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. RQR-43777 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone, Ward 5 (Barlow).

8. RQR-43778 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC. - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 28-FOOT OFF-PREMISE SIGN at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

9. RQR-43779 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1600 North Rancho Drive (APN 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

10. RQR-43801 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC. - For possible action on a Required Review of a previously approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3591 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

11. RQR-43802 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC - For possible action on a Required Review of a previously approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

12. RQR-43803 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC. - For possible action on a Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow).

13. RQR-43804 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE - For possible action on a Required Review of a previously approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 3 (Coffin).

14. 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).

15. 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 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).

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

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

PUBLIC HEARING ITEMS

18. 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.

19. ABEYANCE - VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

20. ABEYANCE - SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

21. ABEYANCE - SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

22. ABEYANCE - SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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

24. ABEYANCE - SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

25. ABEYANCE - SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED

26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

26. ABEYANCE - SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

27. 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).

28. VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin).

29. VAR-43728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW 84 PARKING SPACES WHERE 111 PARKING SPACES ARE REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

30. SDR-43726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review TO ADD A 6,036 SQUARE-FOOT SECOND STORY TO AN EXISTING MEDICAL OFFICE BUILDING FOR A TOTAL HEIGHT OF 32 FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

31. 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, Suite #110 (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

32. 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) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin).

33. 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).

34. 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 TWO PROPOSED BUILDINGS WITH A TOTAL FLOOR AREA OF 28,495 SQUARE FEET 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).

35. 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).

36. 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 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson).

37. SUP-43897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR at 4655 North Rancho Road (APN 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Ross).

38. 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).

39. SDR-43737 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED AND ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 5.40 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

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

41. DIR-43788 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2012 Planning Commission Officers.

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: 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**

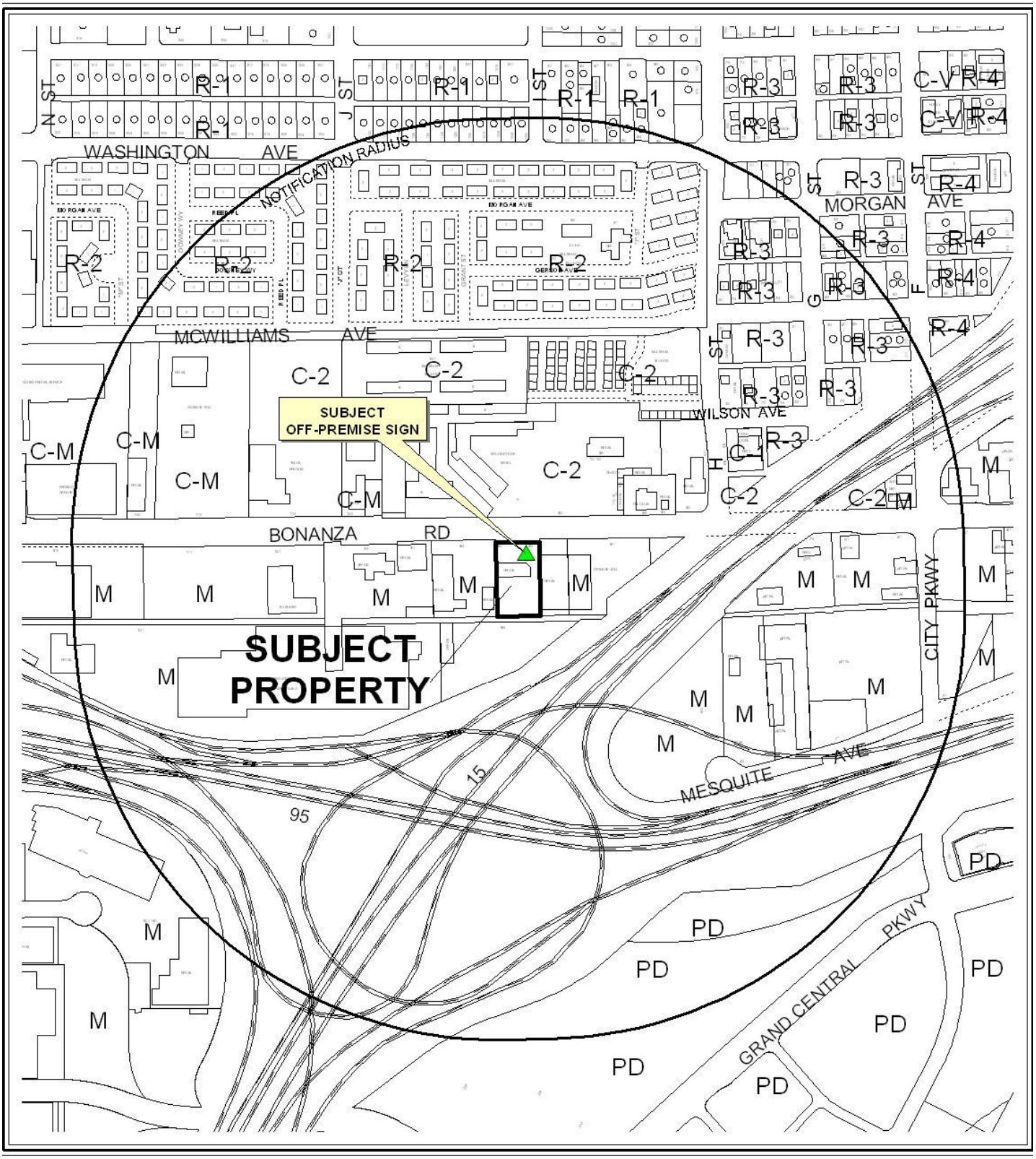
SUBJECT:
RQR-43777 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter RQR-28937



0 400 800 Feet

CASE: **RQR-43777**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

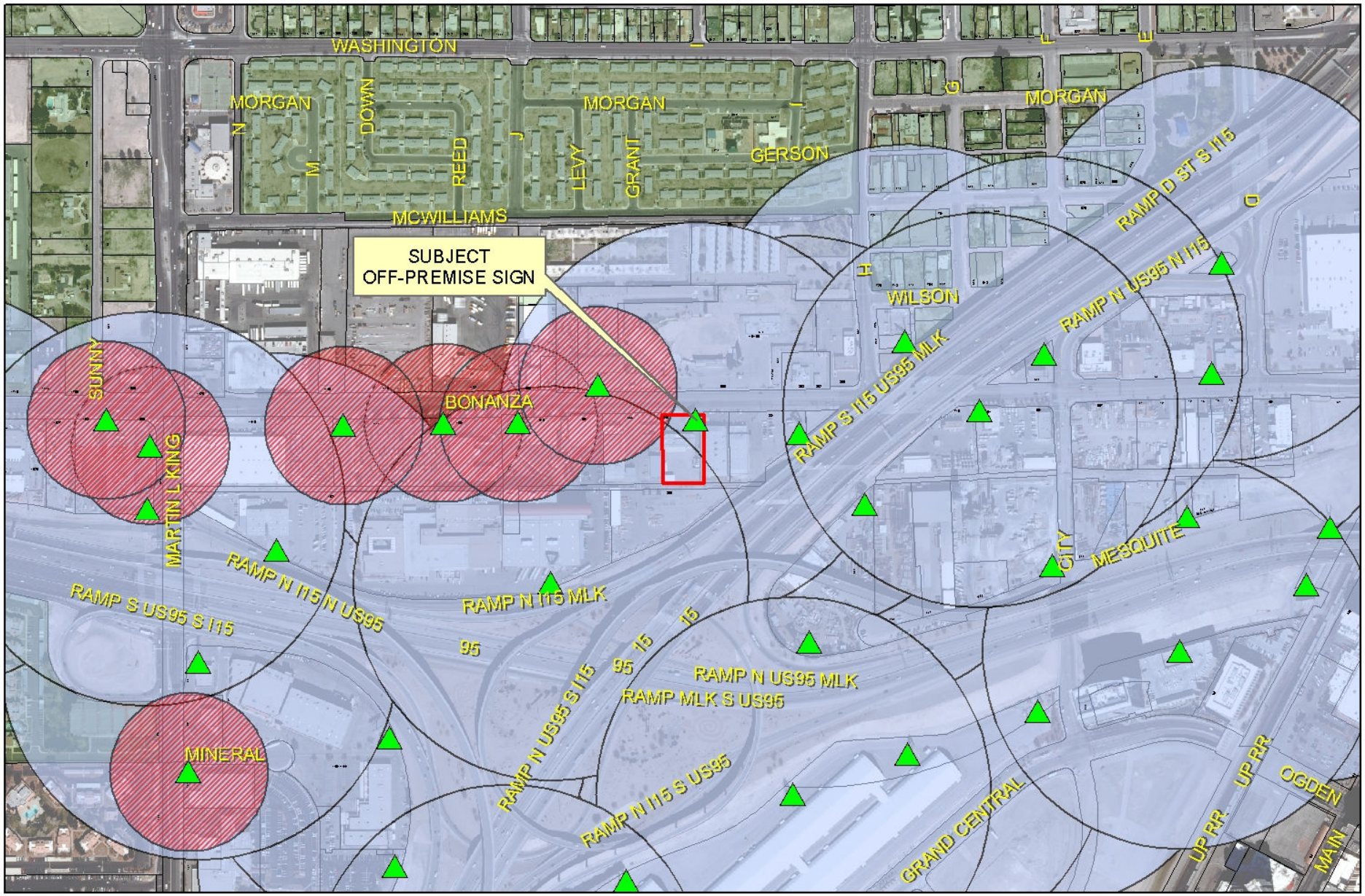
N



CASE: **RQR-43777**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-43777

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43777** APN: 139-28-801-008

Name of Property Owner: SG Properties, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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: Gary Crowe Mg. member

Print Name: Gary Crowe

Subscribed and sworn before me

This 28 day of October, 2011

James A. Kino

Notary Public in and for said County and State

Blaine County, ID

JAMES A. KINO NOTARY PUBLIC STATE OF IDAHO

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 845 W. Bonanza Road

Project Name SG Properties sign **Proposed Use** _____

Assessor's Parcel #(s) 139-28-801-008 **Ward #** 5

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

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

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

Additional Information Required review of an existing billboard

PROPERTY OWNER SG Properties, LLC **Contact** Gary Crowe

Address 9132 Golden Eagle Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Gary Crowe Mgr Member

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

Print Name Gary Crowe

Subscribed and sworn before me

This 28 day of October, 2011.

James A. Kino

Notary Public in and for said County and State

Blaine County, ID

JAMES A. KINO NOTARY PUBLIC STATE OF IDAHO

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZQR-43777
Meeting Date:	~~12/21/11~~ CC 12-13-11 PC
Total Fee:	$800.00
Date Received:*	11/7/11
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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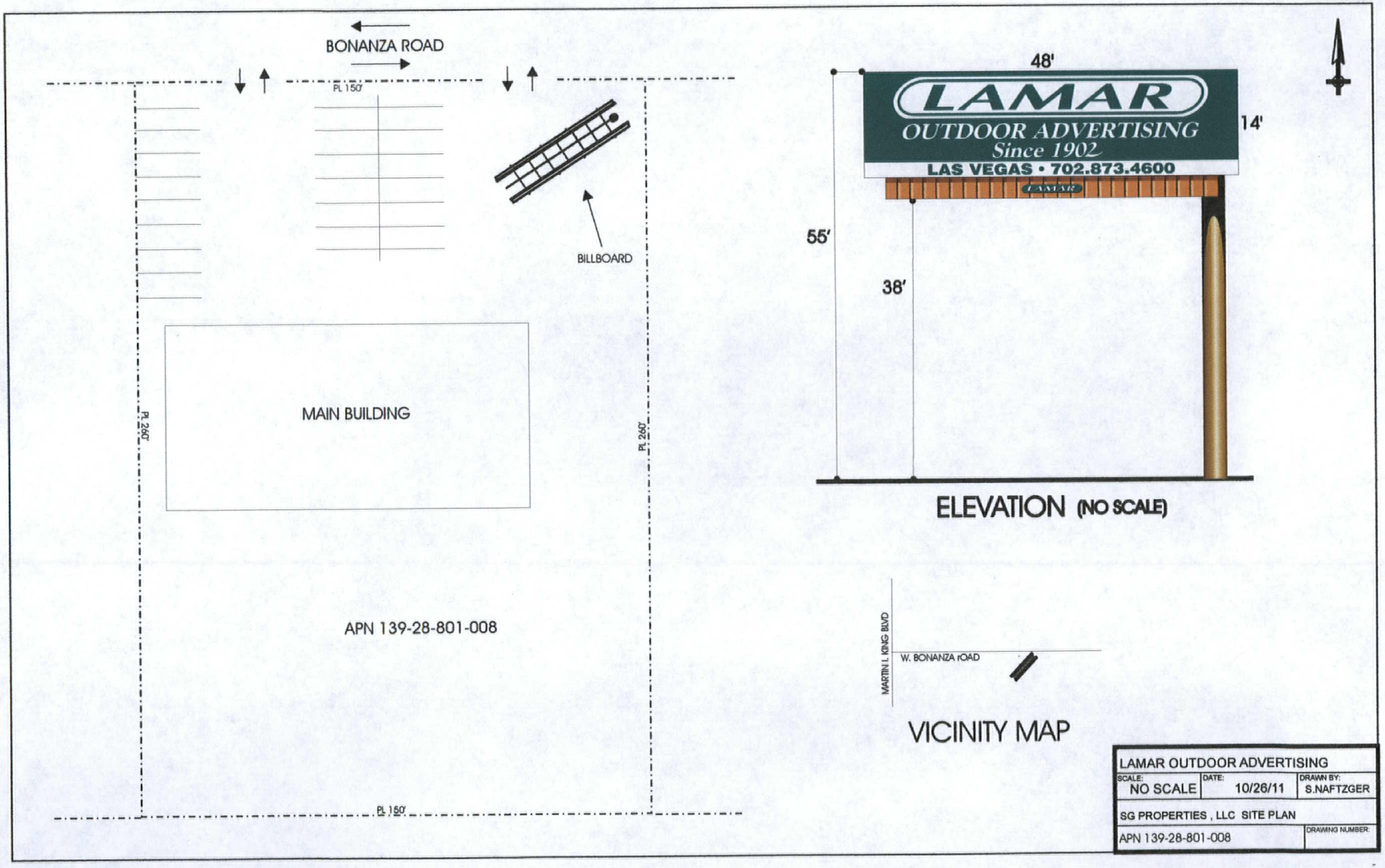

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RQR-43777



RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11



RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11

RQR-43777 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SG PROPERTIES, LLC
845 WEST BONANZA ROAD

11/08/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 19, 2008

Mr. Gary Crowe
S.G. Properties, LLC
9132 Golden Eagle Drive
Las Vegas, Nevada 89134

RE: RQR-28416 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008

Dear Mr. Crowe:

The City Council at a regular meeting held September 17, 2008 APPROVED the Required Two Year Review of an approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED A 55-FOOT TALL, DOUBLE-FACED 14-FOOT BY 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN 139-28-801-008), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0002-98) and Required Review (RQR-11174).

2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

093604

RQR-43777

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-43777

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**

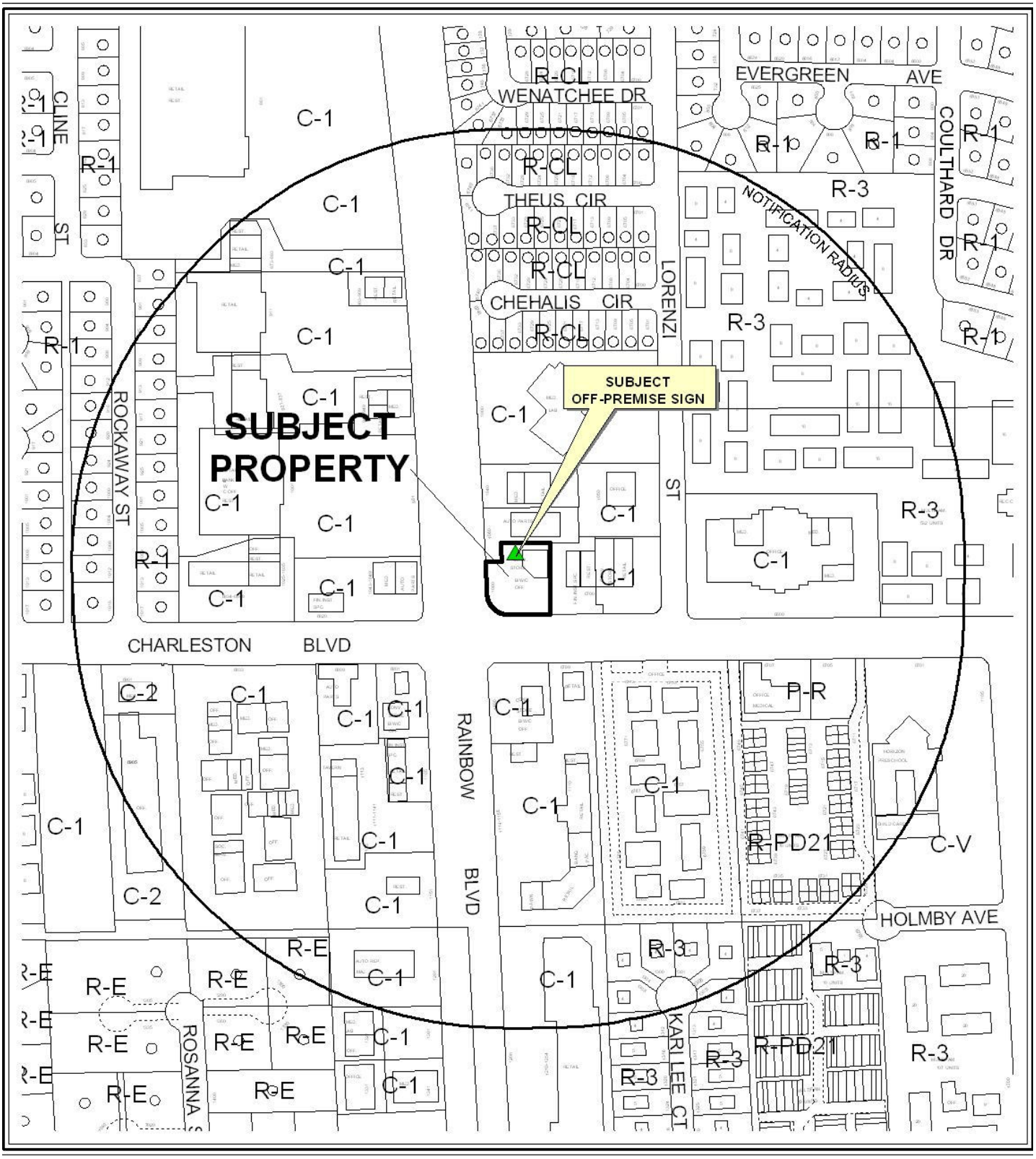
SUBJECT:
RQR-43778 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC. - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 28-FOOT OFF-PREMISE SIGN at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-28416



0 600 Feet

CASE: **RQR-43778**

RADIUS: 1000 FEET

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

N



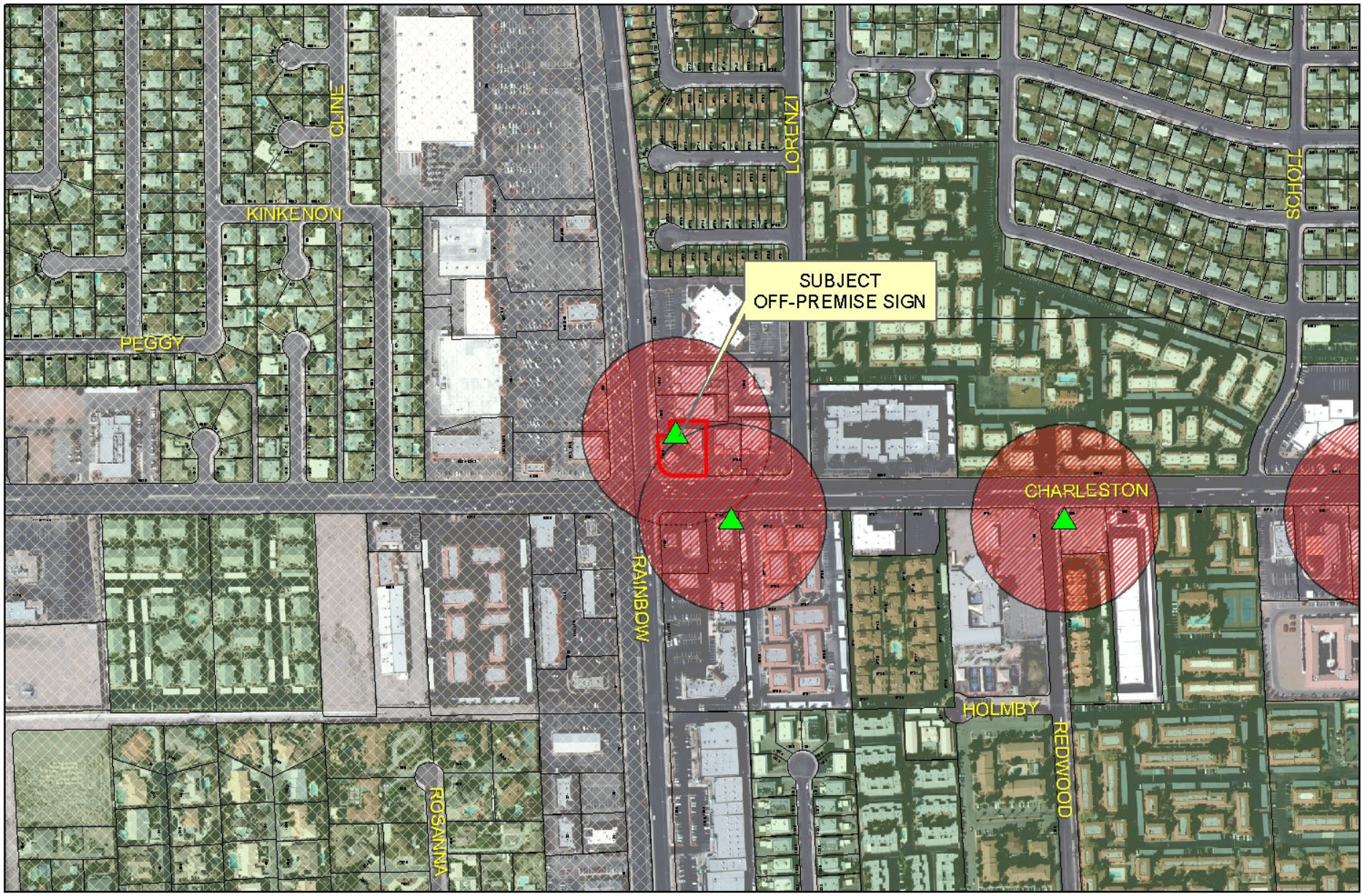
0 600 Feet

CASE: **RQR-43778**

RADIUS: 1000 FEET

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

N



RQR-43778

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-43778 APN: 138-34-819-014

Name of Property Owner: Rebel Oil Company, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dana Cason Teepe

Print Name: Dana Cason Teepe

Subscribed and sworn before me

This 2 day of November, 20 11

P. Gregory Shupe

Notary Public in and for said County and State

RECEIVED

NOV -7 2011

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1080 S. Rainbow Blvd.

Project Name Rainbow / Charleston billboard **Proposed Use** _____

Assessor's Parcel #(s) 138-34-819-014 **Ward #** 1

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

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

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

Additional Information Required review for an existing billboard

PROPERTY OWNER Rebel Oil Company, Inc. **Contact** Jack Cason

Address 2200 S. Highland Ave. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

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

E-mail Address _____

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Dana Cason Teepe

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

Print Name DANA CASON TEEPE

Subscribed and sworn before me

This 2 day of November, 20 11.

P. Gregory Shupe

Notary Public in and for said County and State

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	PQR-43778
Meeting Date:	12/21/11 CC 12-13-11 PC
Total Fee:	$800.00
Date Received:*	11/7/11
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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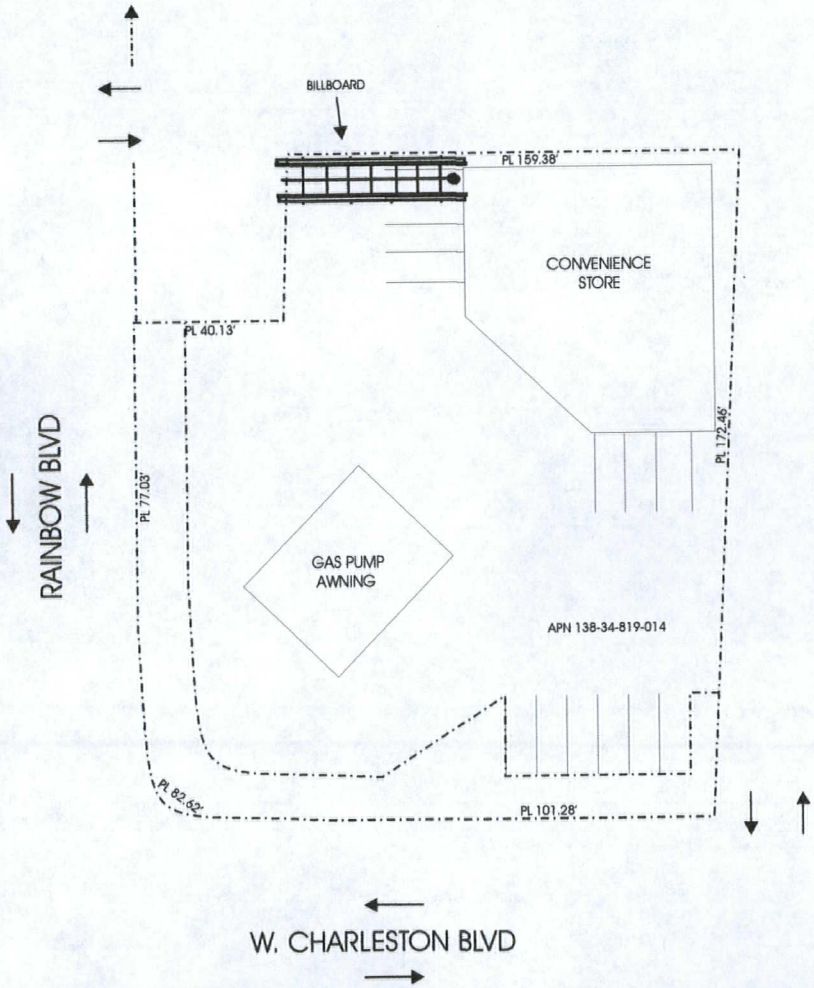
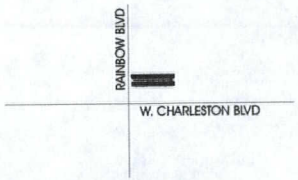
NOV - 7 2011





ELEVATION (NO SCALE)



VICINITY MAP

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 10/26/11	DRAWN BY: S.NAFTZGER
REBEL OIL (RAINBOW) SITE PLAN		
APN 138-34-819-014		DRAWING NUMBER:

RECEIVED
NOV - 7 2011

RQR-43778



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11



RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11

RQR-43778 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: REBEL OIL COMPANY, INC.
1080 SOUTH RAINBOW BOULEVARD

11/08/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

October 2, 2008

Mr. Jack Cason
Rebel Oil, Inc.
2200 South Highland Avenue
Las Vegas, Nevada 89107

RE: RQR-28937 – REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2008

Dear Mr. Cason:

The City Council at a regular meeting held October 1, 2008 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0005-97) FOR A 40-FOOT HIGH, 14-FOOT X 28-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1080 South Rainbow Boulevard (APN 138-34-819-014), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0005-97), if approved.

2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RQR-43778

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

Sincerely,

Angela Crolli

Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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**

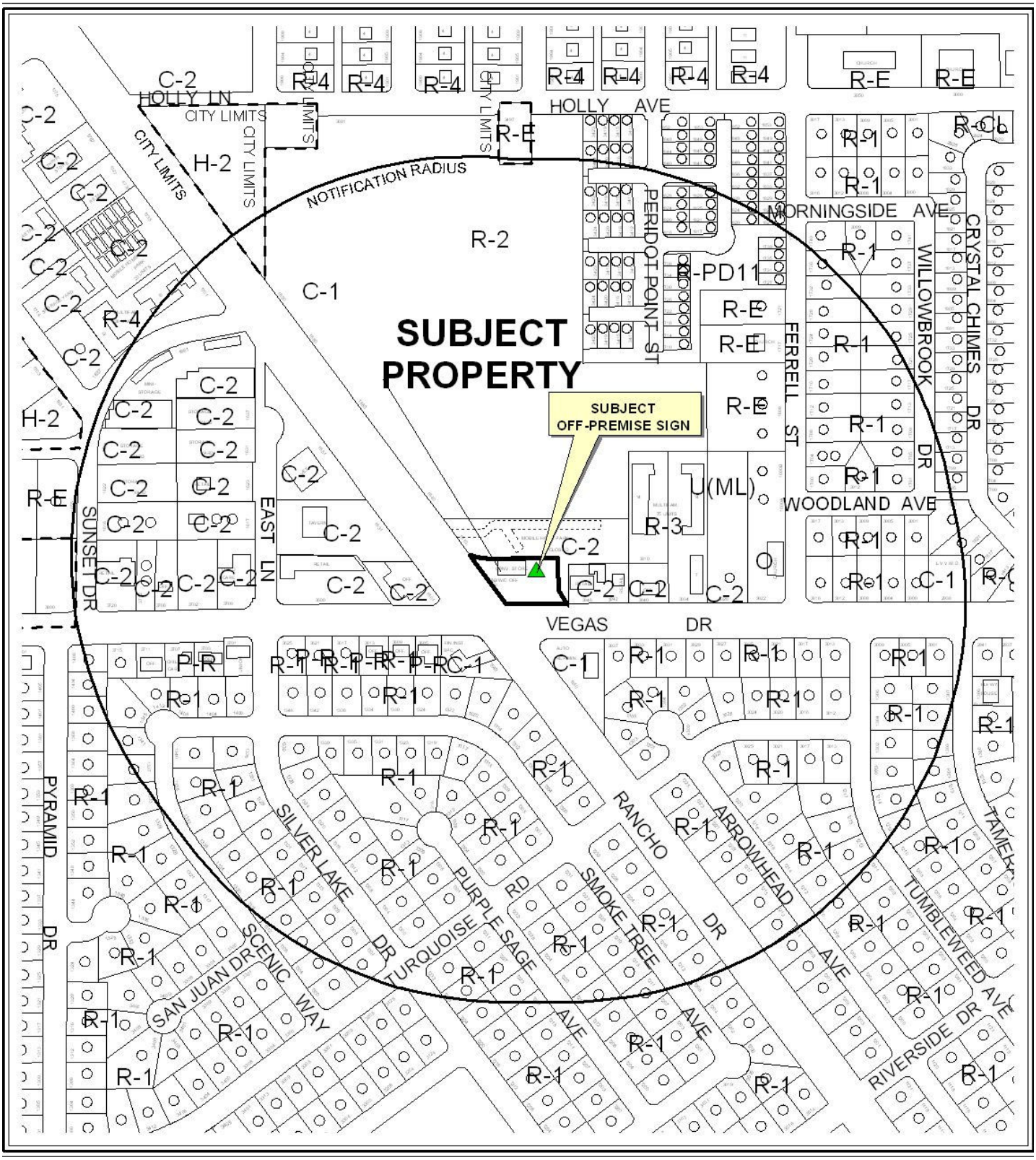
SUBJECT:
RQR-43779 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC - For possible action on a request for a Required Review of a previously approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1600 North Rancho Drive (APN 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-22270



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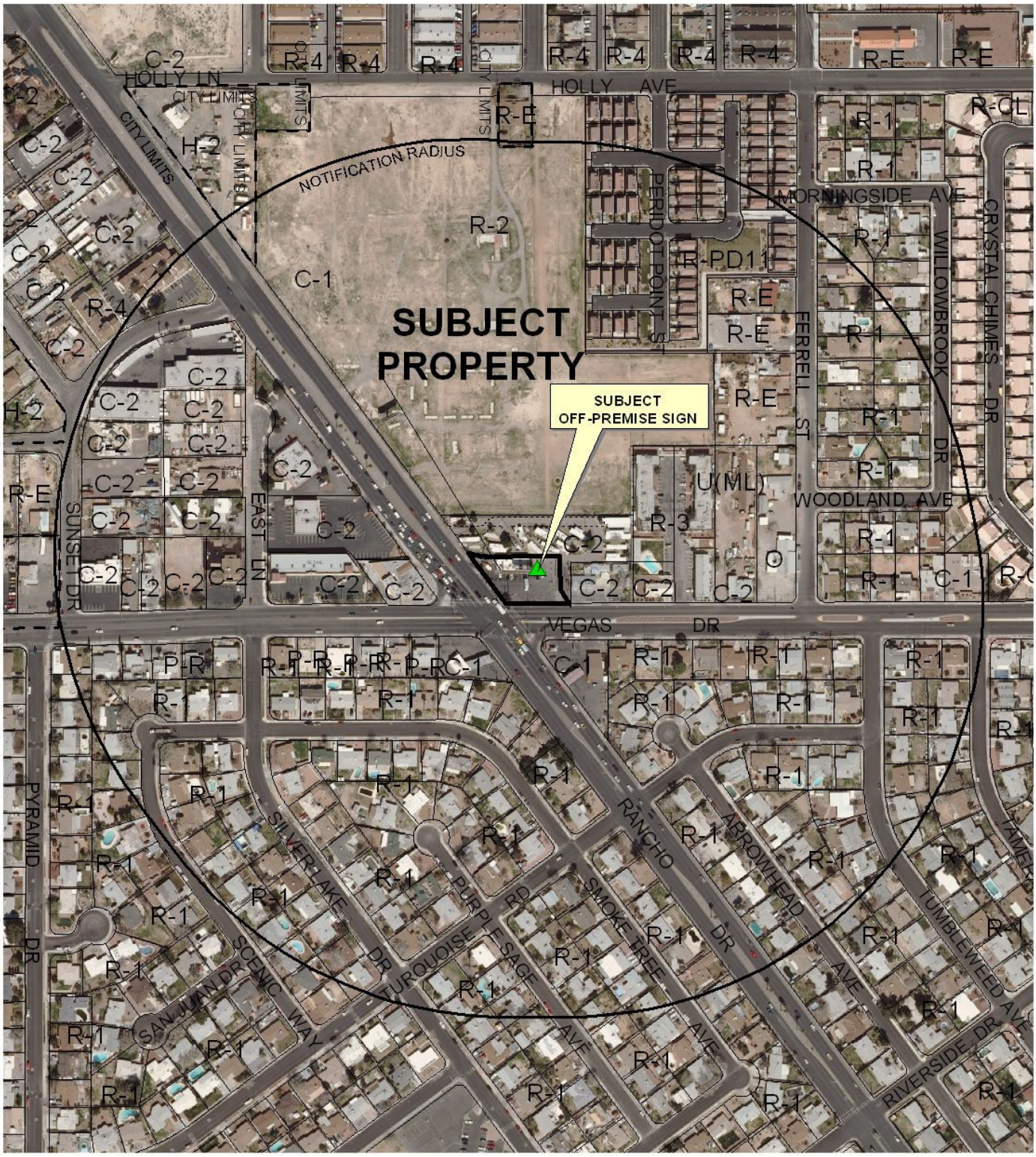
CASE: **RQR-43779**

RADIUS: 1000 FEET

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

N



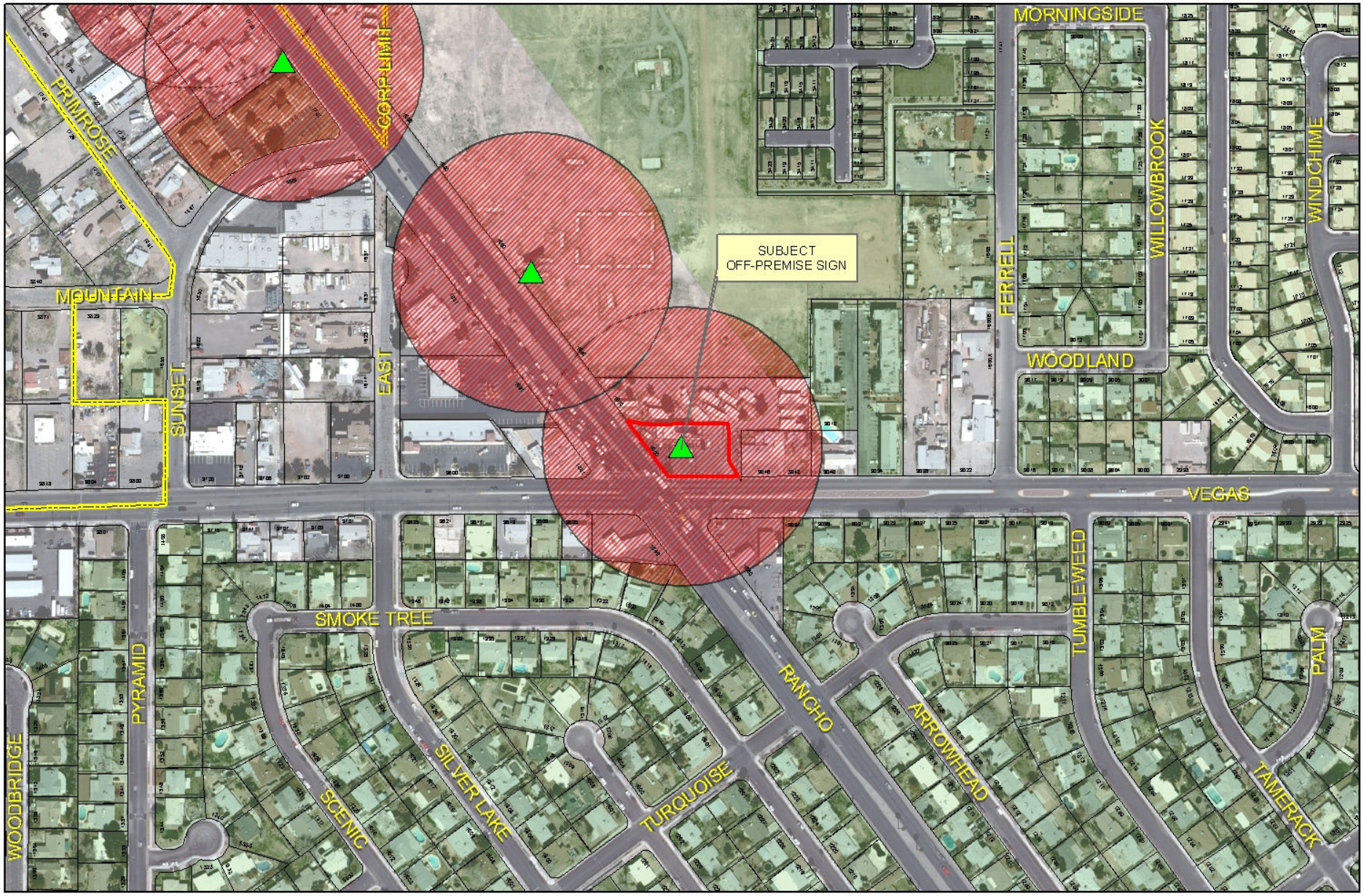
0 300 600 Feet

CASE: **RQR-43779**

RADIUS: 1000 FEET

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

N



RQR-43779

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43779** APN: 139-20-411-005

Name of Property Owner: RHDH Properties, LLC

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robert J Dellatorre

Print Name: Robert J. Dellatorre, Jr.

Subscribed and sworn before me

This 28th day of OCTOBER, 2011

Notary Public in and for said County and State

OFFICIAL SEAL
ERIC L GRABOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/05/15

Revised 11-14-06

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

RECEIVED

NOV - 7 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 1600 N. Rancho Drive

Project Name Rancho / Vegas billboard **Proposed Use** _____

Assessor's Parcel #(s) 139-20-411-005 **Ward #** 5

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

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

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

Additional Information Required Review of an existing billboard

PROPERTY OWNER RHDH Properties, LLC **Contact** Bob Dellutri

Address 399 Wall Street, Suite H **Phone:** (630)894-0099 **Fax:** (630)894-0495

City Glendale Heights **State** Ill **Zip** 60139

E-mail Address bob@heidnerinc.com

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Robert J Dellutri

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

Print Name Robert J. Dellutri, JR.

Subscribed and sworn before me

This 28TH day of OCTOBER, 20 11.

Notary Public in and for said County and State

OFFICIAL SEAL
ERIC L GRABOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/06/15

FOR DEPARTMENT USE ONLY

Case #	RQR-43779
Meeting Date:	~~12/21/11 CC~~ 12.13.11 PC
Total Fee:	$800 ck
Date Received:*	11/7/11
Received By:	M. Howe

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

RECEIVED
NOV - 7 2011

Revised 10/27/08

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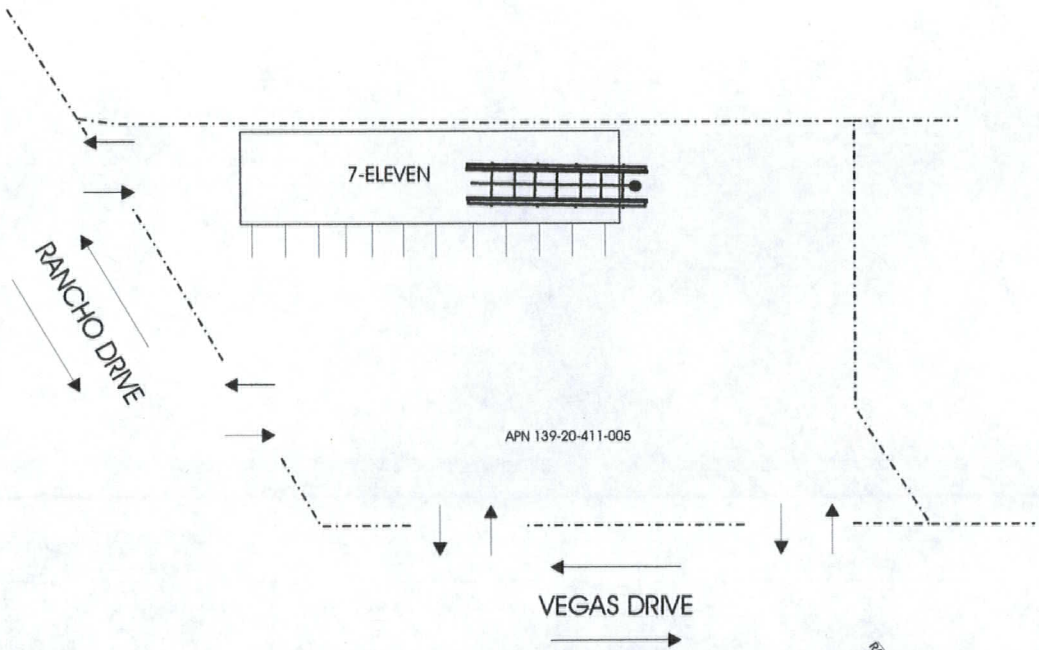

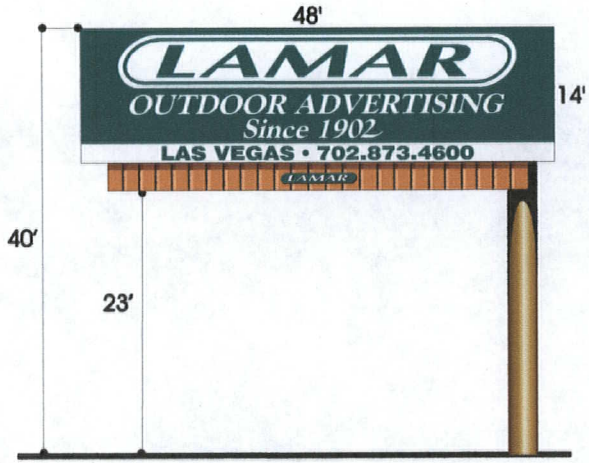

ELEVATION (NO SCALE)



VICINITY MAP

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 10/26/11	DRAWN BY: S.NAFTZGER
7-ELEVAN RANCHO & VEGAS SITE PLAN		
APN 139-20-411-005		DRAWING NUMBER:

RECEIVED
NOV 07 2011

RQR-43779

RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11



RQR-43779 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RHDH PROPERTIES, LLC
1600 NORTH RANCHO DRIVE

11/08/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

August 17, 2007

Mr. Scott Naftzger
RHDH Properties LLC
c/o Law Department
399 Wall Street #H
Glendale Heights, IL 60139

RE: RQR-22270 – REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Naftzger:

The City Council at a regular meeting held August 15, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1600 North Rancho Drive (APN: 139-20-411-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV - 7 2011

RQR-43779

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

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Scott Naftzger
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, Suite #700
Las Vegas, Nevada 89169

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RQR-43779

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**

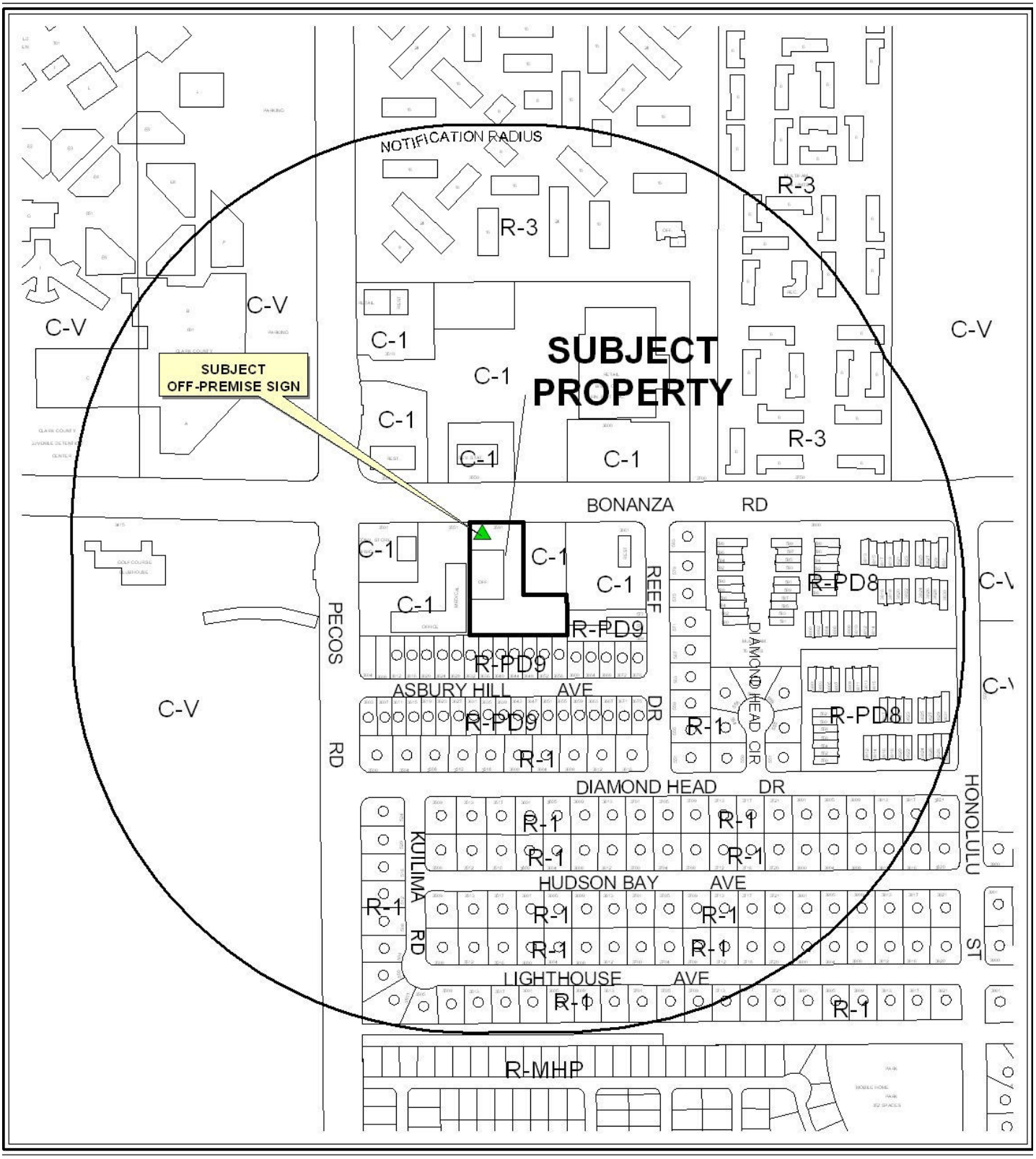
SUBJECT:
RQR-43801 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC. - For possible action on a Required Review of a previously approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3591 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-32902



0 300 600 Feet

CASE: **RQR-43801**

RADIUS: 1000 FEET

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

N



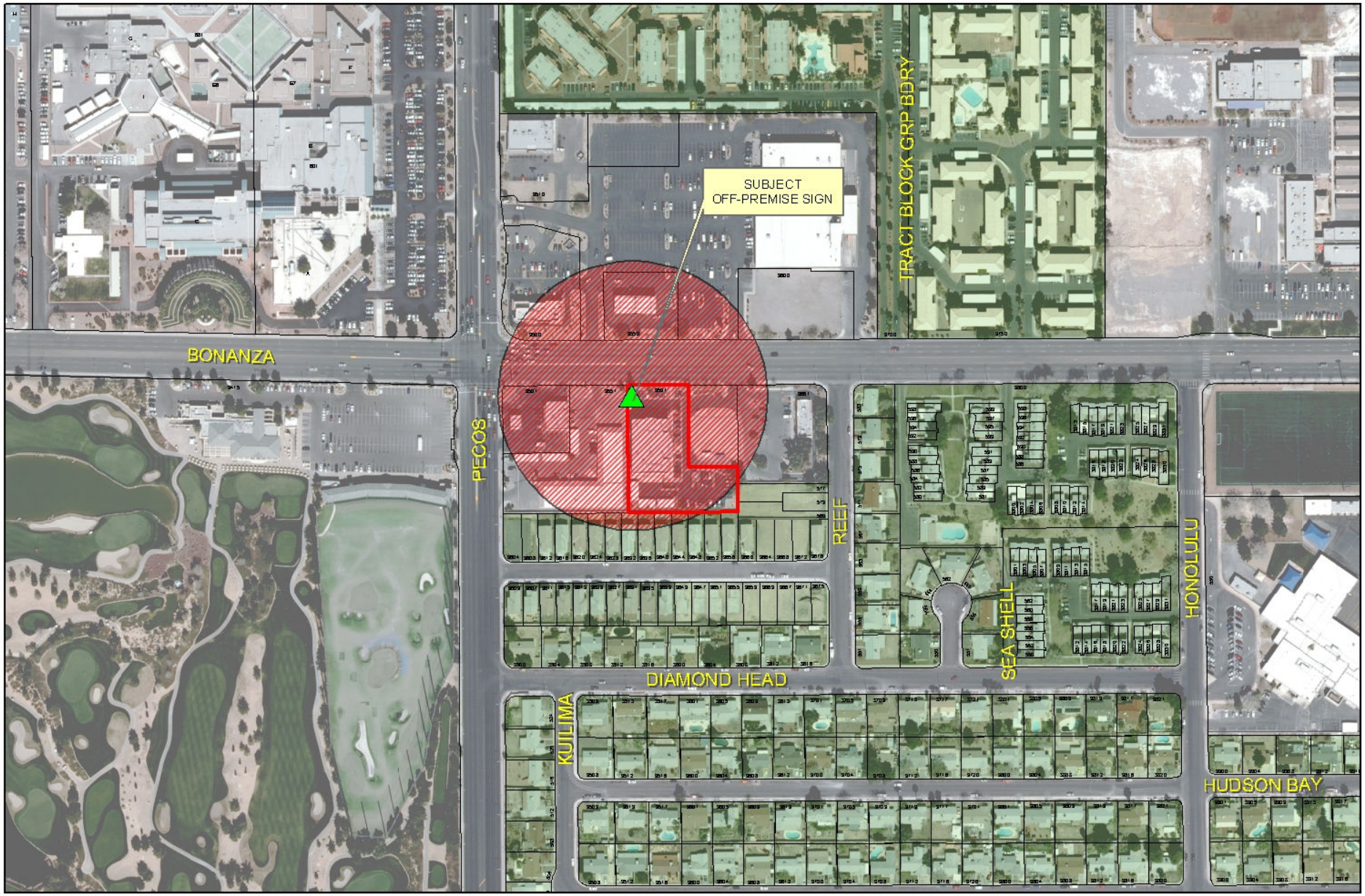
0 300 600 Feet

CASE: **RQR-43801**

RADIUS: 1000 FEET

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

N



RQR-43801

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **RQR-43801** APN: 140 31 121 006

Name of Property Owner: Willick Investments Inc

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: Marshall S. Willick

Print Name: Marshal S. Willick

→ Subscribed and sworn before me

This 7th day of November, 2011

Mary Steele

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY STEELE
Appt. No. 00-63861-1
My Appt. Expires Jan. 6, 2013

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 11-14-06

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 32902

Project Address (Location) 3551 East Bonanza Rd

Project Name Clear Channel Outdoor existing billboard **Proposed Use** existing

Assessor's Parcel #(s) 140-31-121-006 **Ward #** 3

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

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

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

Additional Information Required Review for an existing billboard located at 3551 E. Bonanza road

PROPERTY OWNER Willick Investments Inc **Contact** Seth Willick

Address 3591 East Bonanza **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV 89110 **Zip** _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

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

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name Marsha S. Willick

Subscribed and sworn before me

This 7th day of November, 20 11.

Mary Steele

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARY STEELE
Appt. No. 00-63961-1
My Appt. Expires Jan. 6, 2013

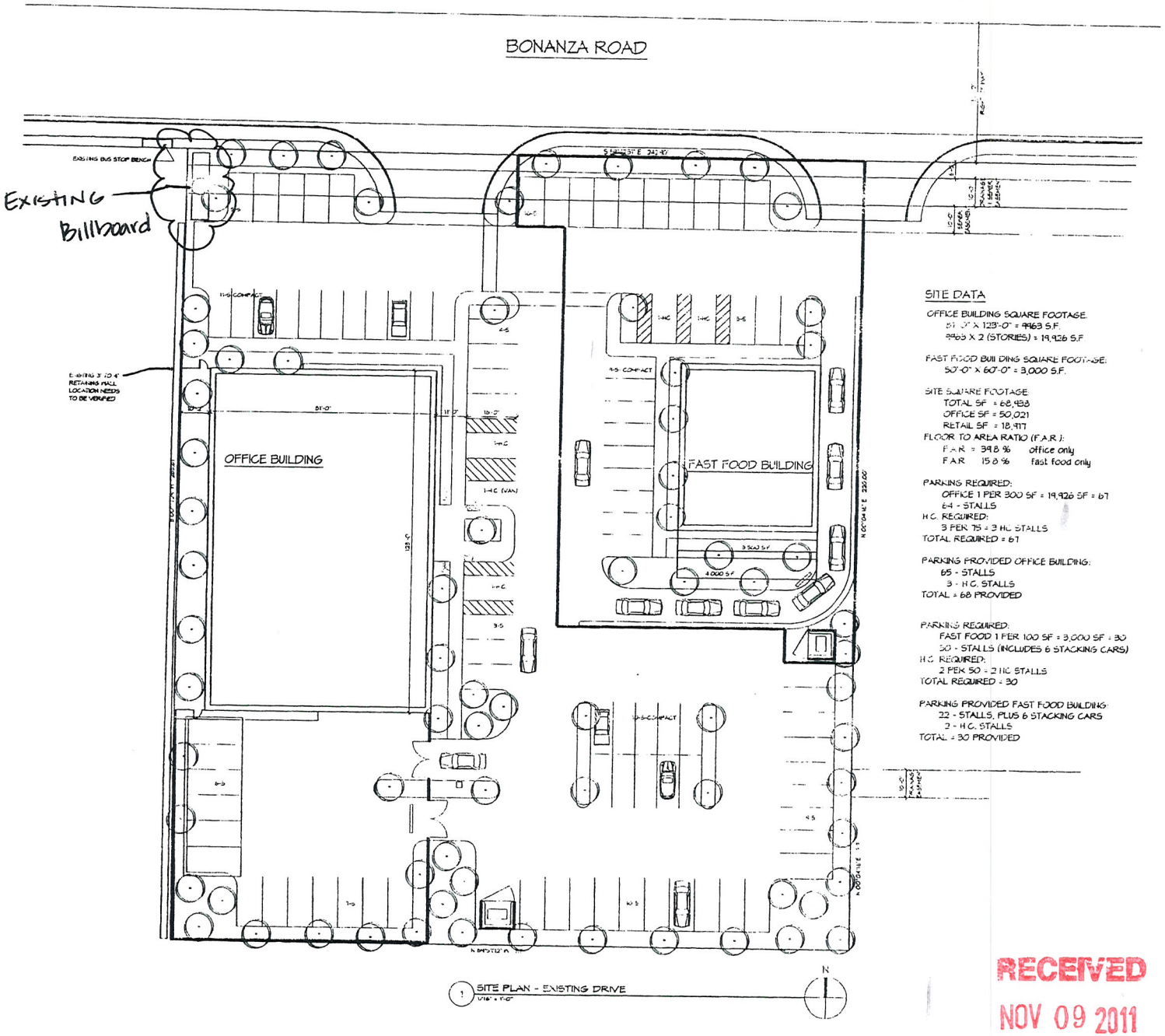
FOR DEPARTMENT USE ONLY

Case #	LQR-43801
Meeting Date:	1/10/12
Total Fee:	$80
Date Received:*	11/9/11
Received By:	BC

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

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 04/26/05



RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43801

RQR-43801 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC
3551 EAST BONANZA ROAD

11/10/11



RQR-43801 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: WILLICK INVESTMENTS, INC
3551 EAST BONANZA ROAD

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 16, 2009

Willick Investments, Inc.
c/o M. Willick
3591 East Bonanza Road, 2nd Floor
Las Vegas, Nevada 89110-2101

RE: RQR-32902 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 15, 2009

Dear Applicant:

The City Council at a regular meeting held April 15, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0176-90) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3551 East Bonanza Road (APN 140-31-121-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0176-90).

2. This Special Use Permit shall be placed on an agenda closest to January 3, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0176-90) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43801

Printed with environmentally friendly soy ink.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43801

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**

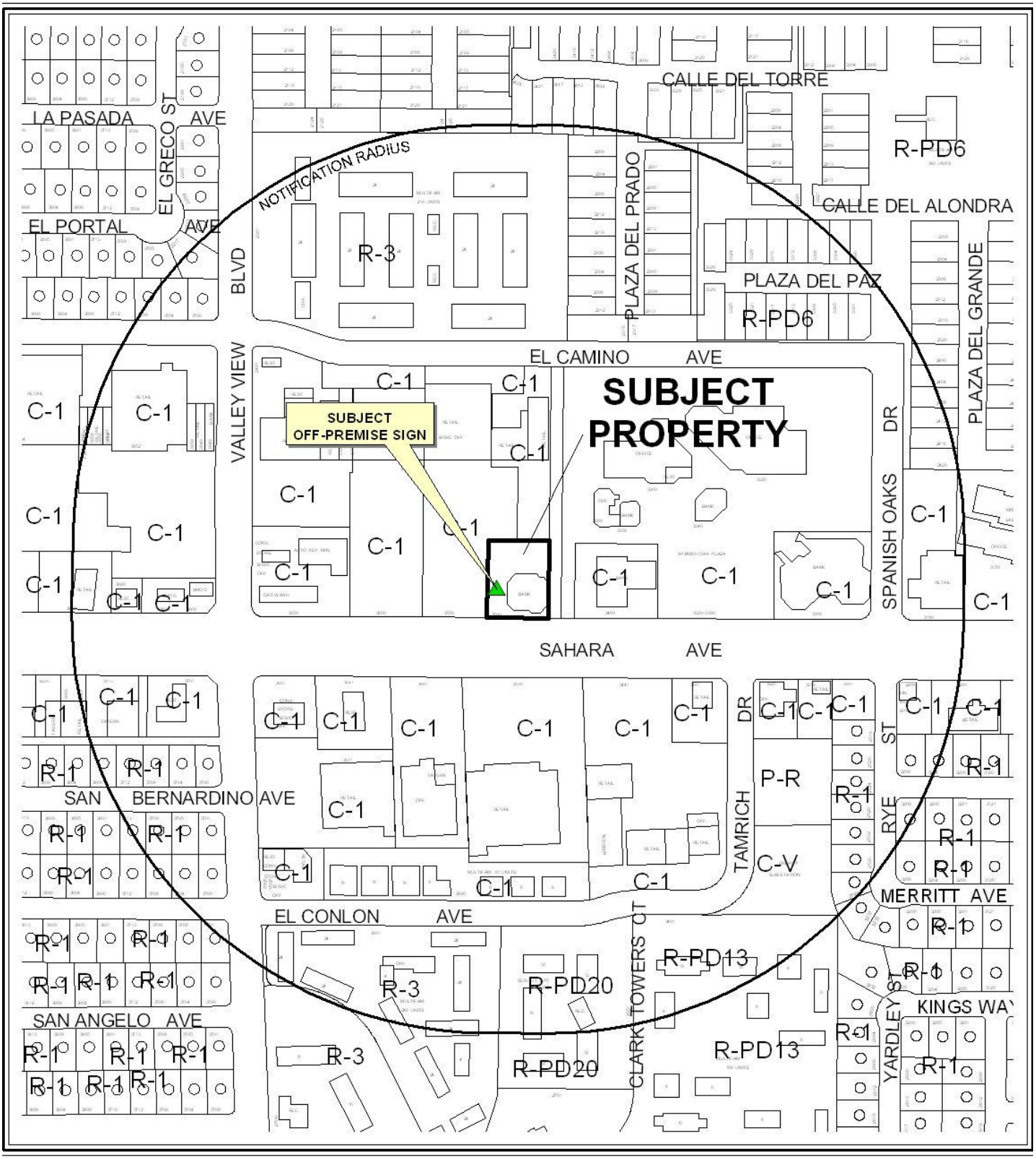
SUBJECT:
RQR-43802 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC - For possible action on a Required Review of a previously approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-30483



0 300 600 Feet

CASE: **RQR-43802**

RADIUS: 1000 FEET

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

N



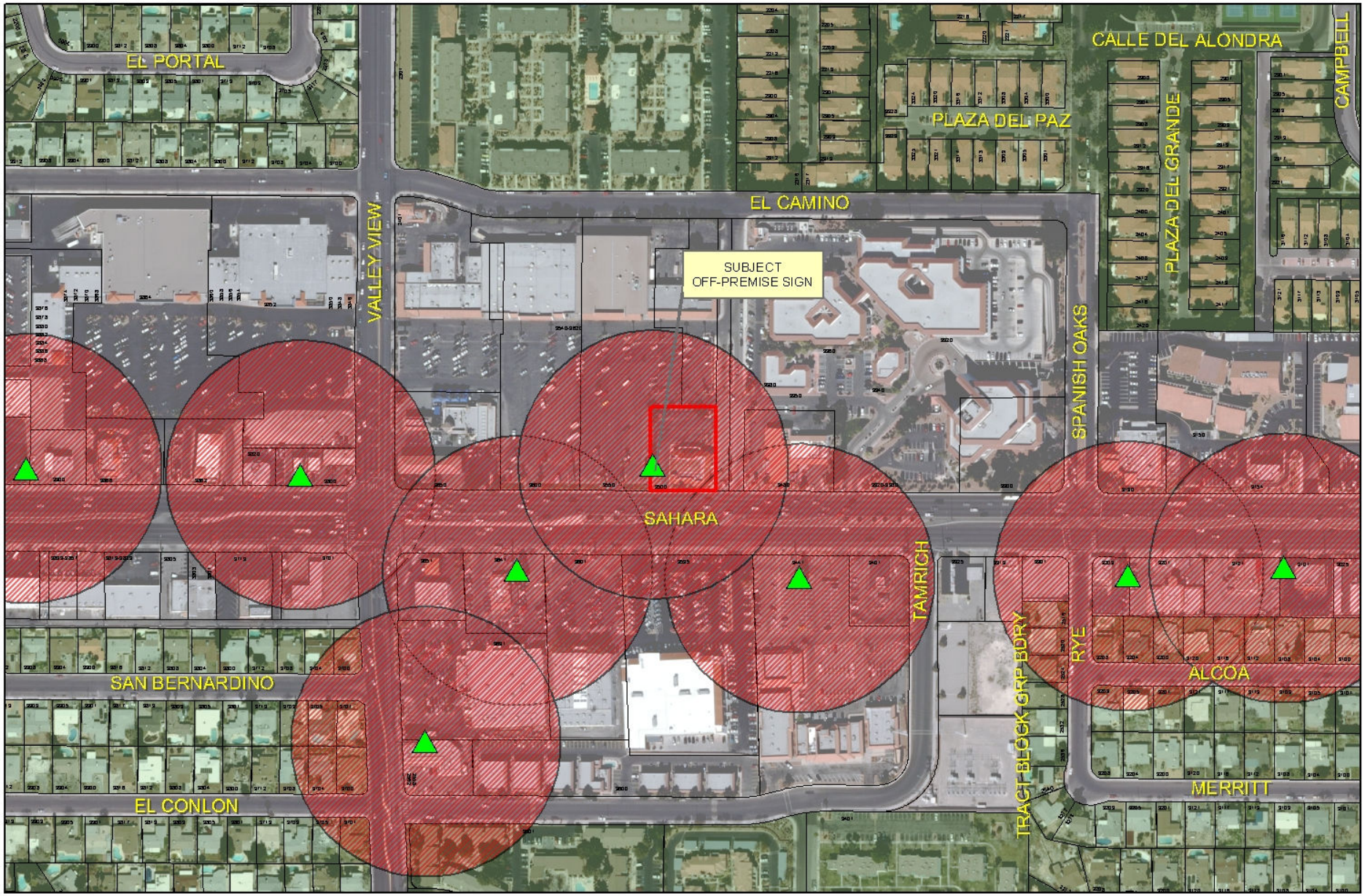
0 300 600 Feet

CASE: **RQR-43802**

RADIUS: 1000 FEET

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

N



RQR-43802

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43802** APN: 162-05-402-007

Name of Property Owner: I RENT B & E LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: Erwin Brodkin

Print Name: ERWIN BRODKIN

→ Subscribed and sworn before me

This 5th day of November, 2011

Deborah Jaso

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH JASO
No: 01-67085-1
My Appointment Expires Jan. 23, 2013

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 11-14-06

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 30483

Project Address (Location) 3500 West Sahara

Project Name Clear Channel Outdoor Required Review **Proposed Use** existing

Assessor's Parcel #(s) 162-05-402-007 **Ward #** 1

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

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

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

Additional Information Required Review of an approved billboard located at 3500 West Sahara

PROPERTY OWNER I Rent B & E, LLC **Contact** Erminia Drobkin

Address 2040 Edgewood Ave **Phone:** (702) 493-1131 **Fax:** _____

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

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

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

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

→ **Property Owner Signature*** Erminia Drobkin

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

→ **Print Name** ERMINIA DROBKIN

Subscribed and sworn before me

→ This 5th day of November, 20 11.

Deborah Jaso

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBORAH JASO
No: 01-67085-1
My Appointment Expires Jan. 23, 2013

FOR DEPARTMENT USE ONLY

Case #	RQR-43802
Meeting Date:	1/10/12
Total Fee:	$ 800.-
Date Received:*	11/9/11
Received By:	

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

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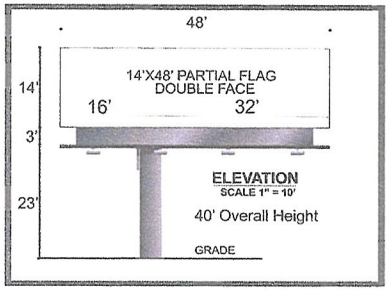
City of Las Vegas







147'±

TOP VIEW
SCALE 1" = 10'

DETAIL

180'±

APN#16205402007
Zoning (C-1)
.61± acres

GRAVEL

VALLEY BANK SIGN

30'
EDGE OF SIGN

62'

CENTER OF COLUMN

10'
EDGE OF SIGN

VALLEY BANK
3500 W SAHARA

180'±

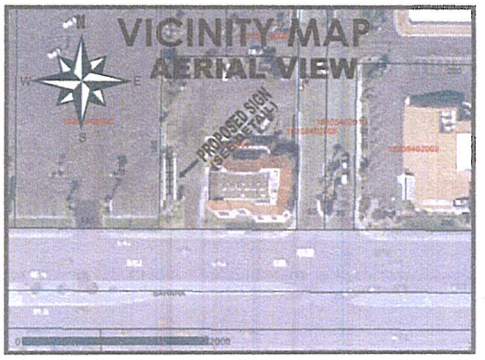
147'±

DRIVEWAY

SIDEWALK

60'
HALF ROW

SAHARA



GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 100 foot of an on-premise sign on adjoining property.
3. Not within 300 foot radius of residential use.
4. No parking spaces will be taken for this location.

SHOW MEDIA
CHRIS YERGENSEN
303-4688

JONES
4145 W. TECO AVE./ LAS VEGAS, NV 89118/ 702-645-0092

OWNER: BANK VALLEY			
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES	
DATE: 4-29-03		REVISED:	
LOCATION: 3500 W SAHARA AVE 89102			
APN#16205402007		DRAWING NUMBER: 190	

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43802

RQR-43802 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC
3500 WEST SAHARA AVENUE

11/10/11

RQR-43802 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: I RENT B & E, LLC
3500 WEST SAHARA AVENUE

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 9, 2009

Ms. Susan Selfridge
Bank Valley
3500 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-30483 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JANUARY 7, 2009

Dear Ms. Selfridge:

The City Council at a regular meeting held January 7, 2009 APPROVED the Required Review of an approved Special Use Permit (SUP-2537) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF PREMISE SIGN (BILLBOARD) at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-2537), if approved.

2. This Special Use Permit shall be placed on an agenda closest to 12/01/11 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-2537) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43802
Printed with environmentally friendly soy ink.

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

Sincerely,

Doreen Araujo

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2800-B Meade Avenue, Suite 350
Las Vegas, Nevada 89102

RECEIVED
NOV 09 2011
City of Las Vegas
RQR-43802

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**

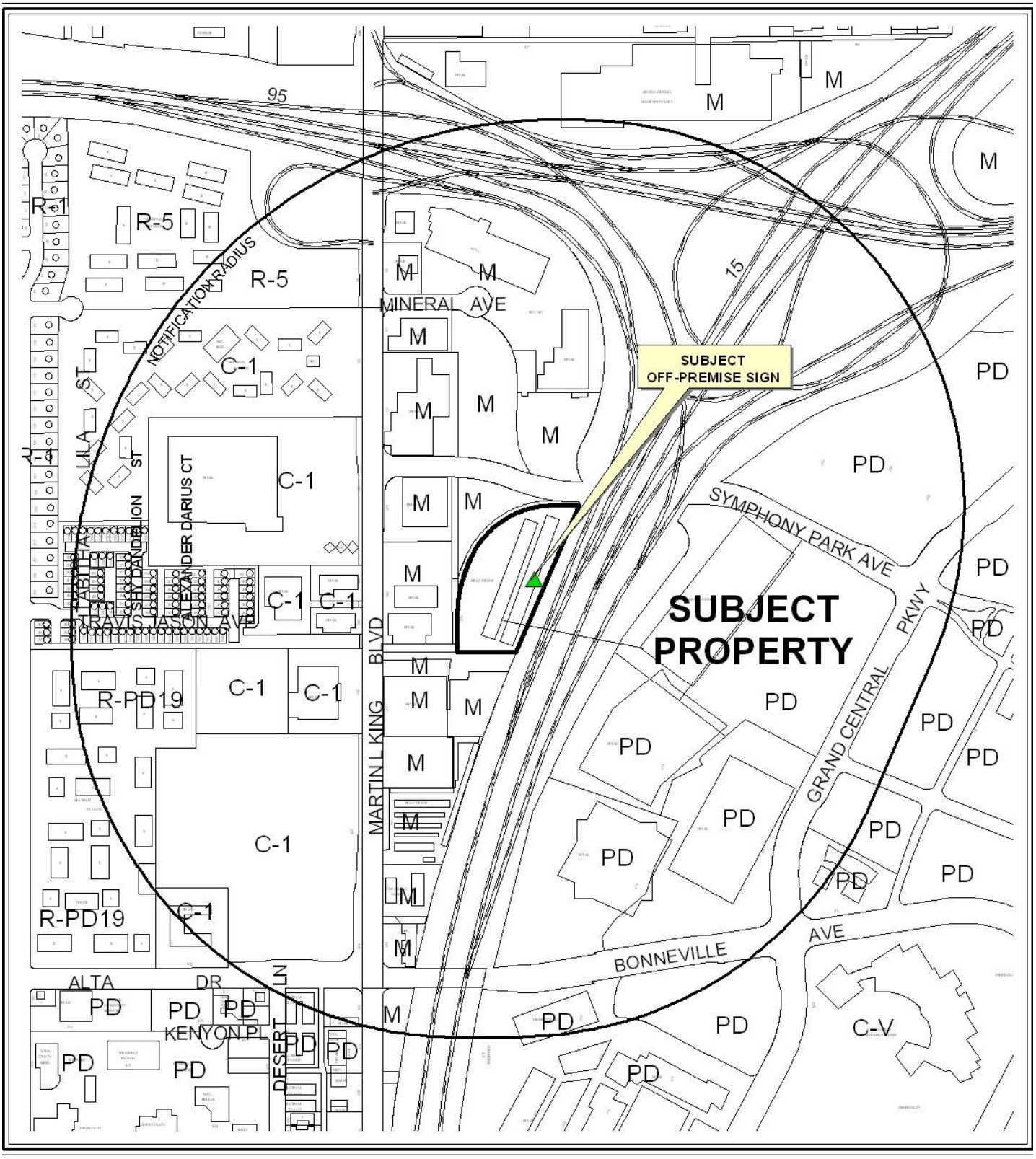
SUBJECT:
RQR-43803 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC. - For possible action on a Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone, Ward 5 (Barlow).

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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31586



0 500 1000 Feet

CASE: **RQR-43803**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



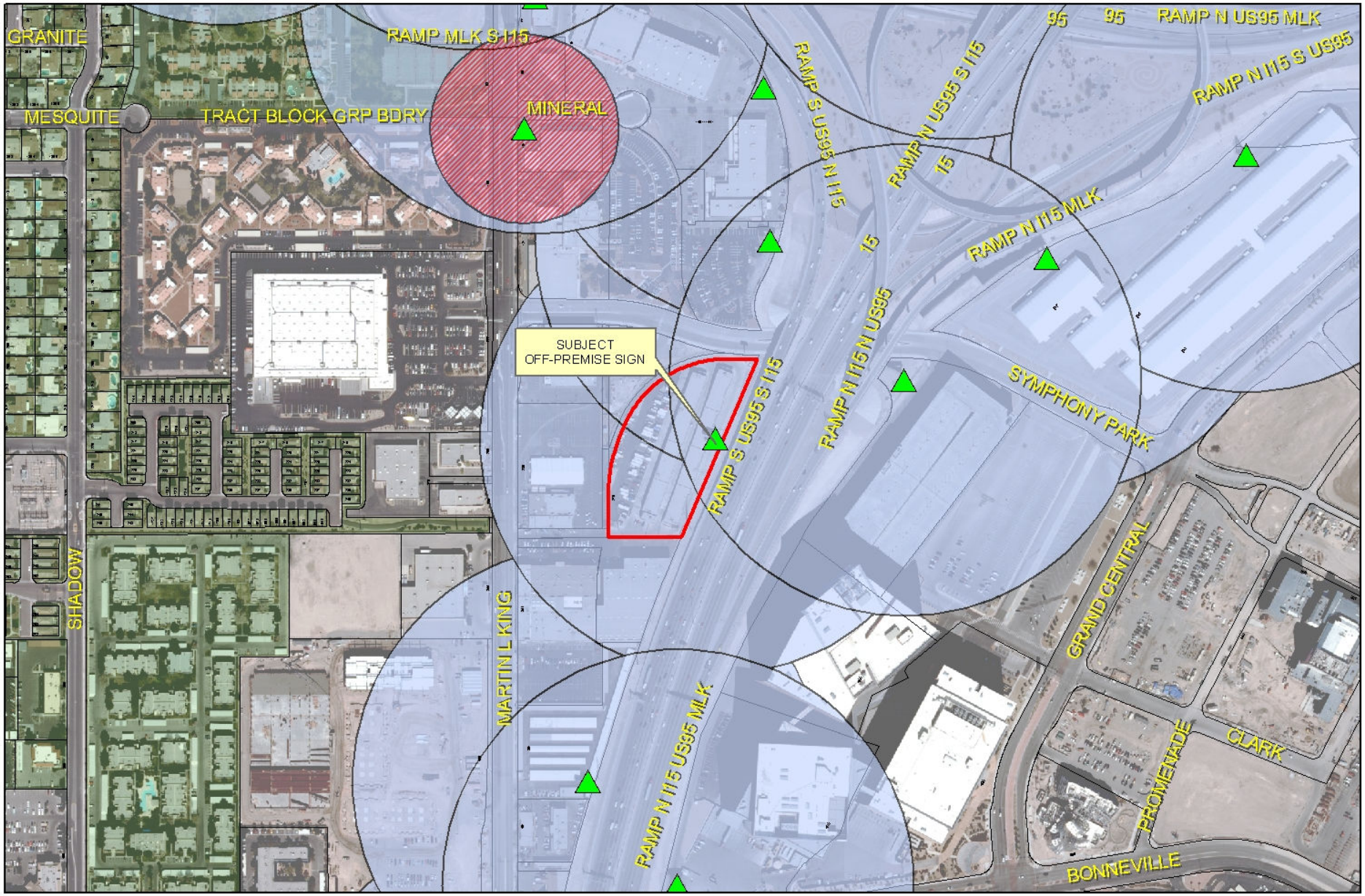
0 500 1000 Feet

CASE: **RQR-43803**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-43803

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43803** APN: 139 33 501 012

Name of Property Owner: Storage Equities Inc

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Erik Svensson

Subscribed and sworn before me

This 31st day of October, 2011

_____

Notary Public in and for said County and State

MEREDITH A. ALLEN
Commission # 1885701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 18, 2014

RECEIVED
NOV 09 2011
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 31586

Project Address (Location) 275 South Martin L. King

Project Name RQR- Clear Channel Outdoor **Proposed Use** existing

Assessor's Parcel #(s) 139-33-501-012 **Ward #** 5

General Plan: existing x proposed ____ **Zoning:** existing M proposed ____

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information Required Review for an existing off premise advertising billboard sign located at 275 South Martin L. King

PROPERTY OWNER Storage Equities Inc **Contact** ~~David Krueger~~ Lease Administrator 818-244-8080

Address 701 Western Ave **Phone:** ~~(206) 772-1190~~ **Fax:** ____

City Glendale **State** CA **Zip** 91201-2349

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

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

REPRESENTATIVE Same As Representative **Contact** ____

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

City ____ **State** ____ **Zip** ____

Property Owner Signature* [signature]

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

Print Name Erik Svensson

Subscribed and sworn before me

This 31st day of October, 20 11.

[signature]

Notary Public in and for said County and State

MEREDITH A. ALLEN
Commission # 1885701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 18, 2014

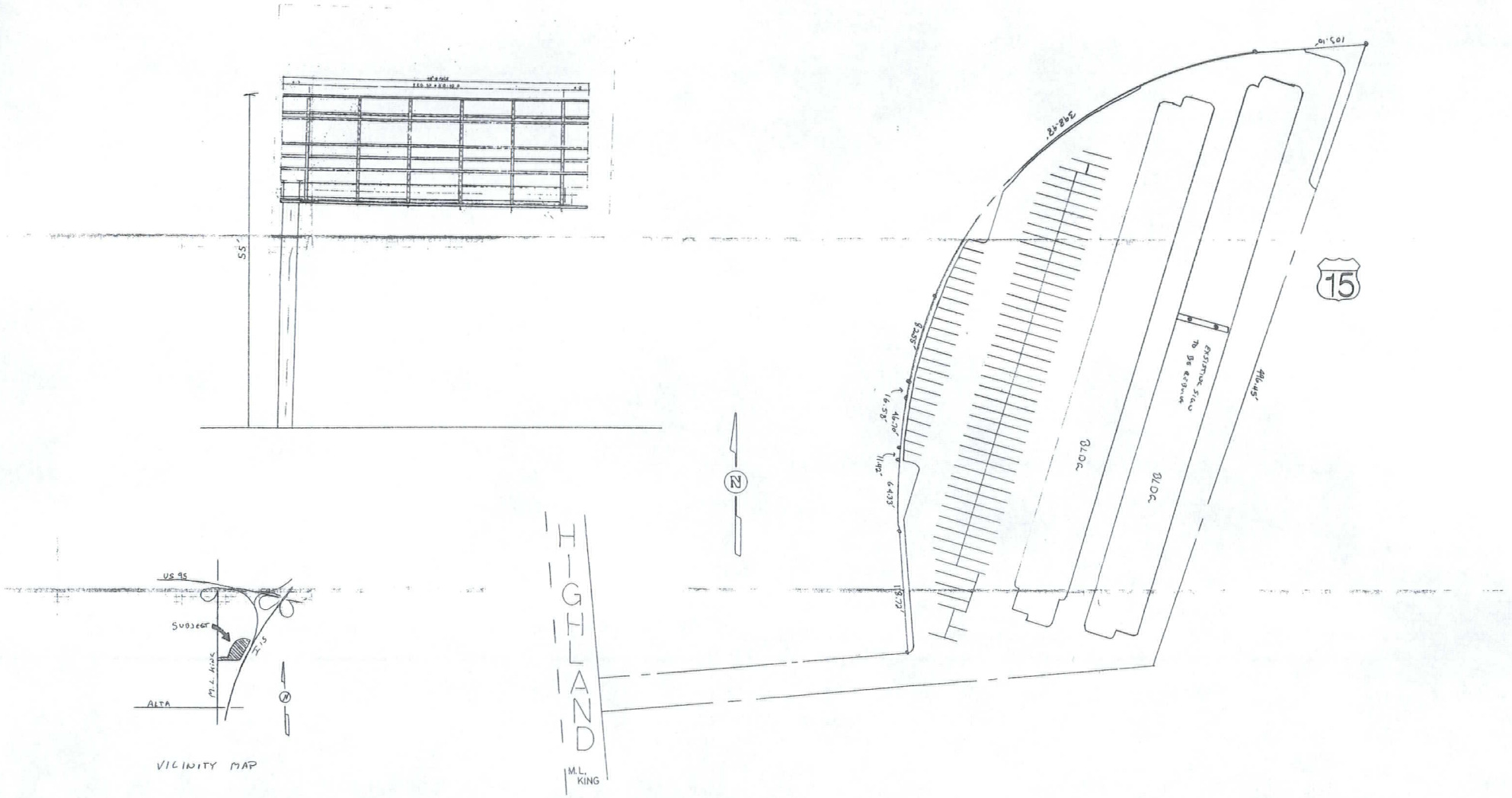
FOR DEPARTMENT USE ONLY

Case #	RQR-43803
Meeting Date:	12/13/11 P.C.
Total Fee:	$800
Date Received:*	11/9/11
Received By:	

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

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 04/26/05



VICINITY MAP

DONREY

SCALE	1" = 40'	DRAWING NUMBER	STORAGE EQUITIES, INC
DATE	10-4-89	1	

1211 West Bonanza Road Drawn By Michael Perrah Phone 382-5020

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43803



RQR-43803 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC.
275 SOUTH MARTIN L. KING BOULEVARD

11/16/11



RQR-43803 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES, INC.
275 SOUTH MARTIN L. KING BOULEVARD

11/16/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

February 6, 2009

Dawn Kader
Public Storage, Inc.
701 Western Avenue
Glendale, California 91201-2349

RE: RQR-31586 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 4, 2009

Dear Applicant:

The City Council at a regular meeting held February 4, 2009 APPROVED the Required Review for an approved Special Use Permit (U-0159-89) FOR A 55-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 275 South Martin L. King Boulevard (APN 139-33-501-012), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0159-89), if approved.

2. This Special Use Permit shall be placed on an agenda closest to November 15, 2011 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0159-89) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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NOV 09 2011
City of Las Vegas
RQR-43803
Printed with environmentally friendly soy ink

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

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43803

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**

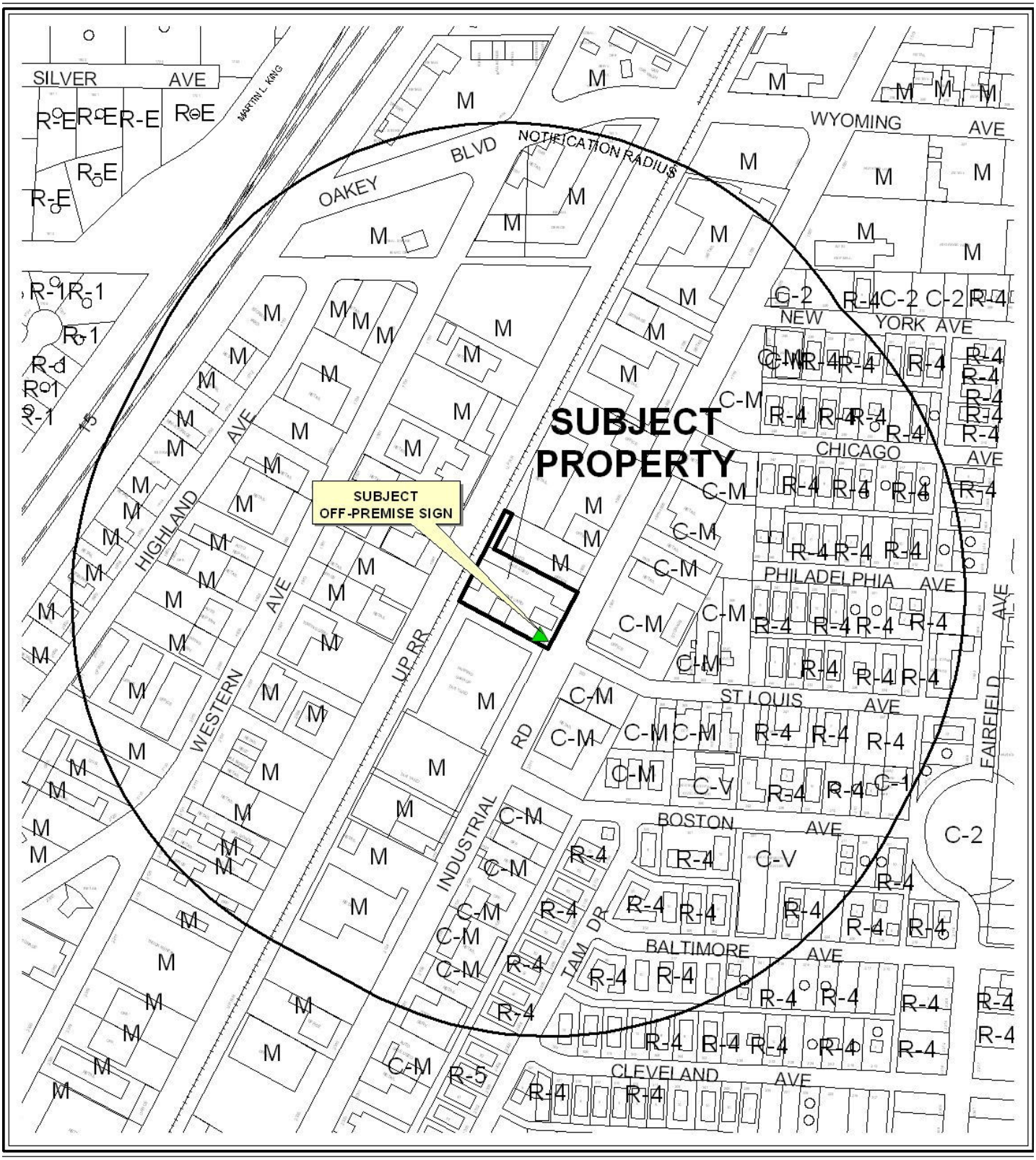
SUBJECT:
RQR-43804 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE - For possible action on a Required Review of a previously approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31387



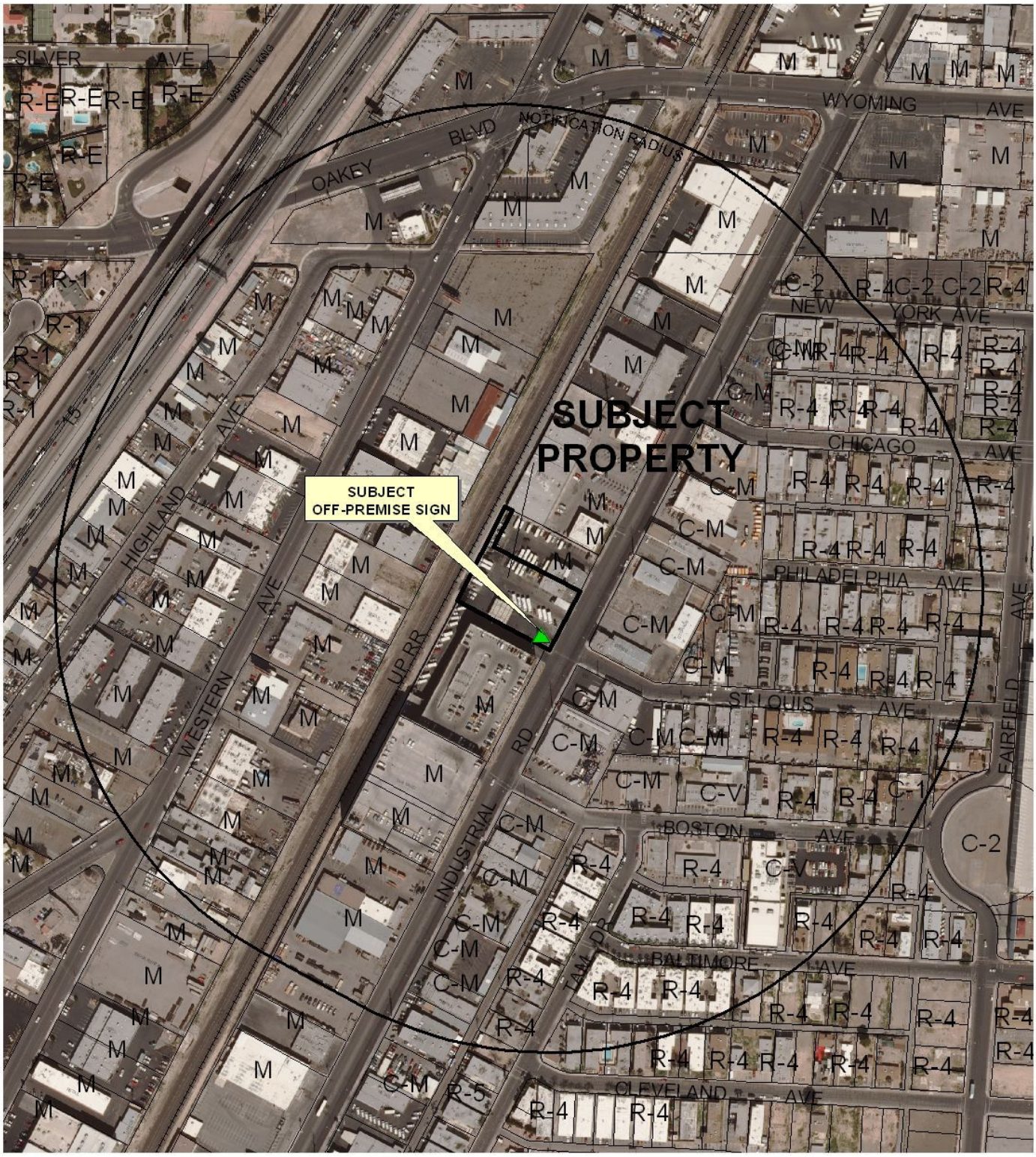
0 300 600 Feet

CASE: **RQR-43804**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



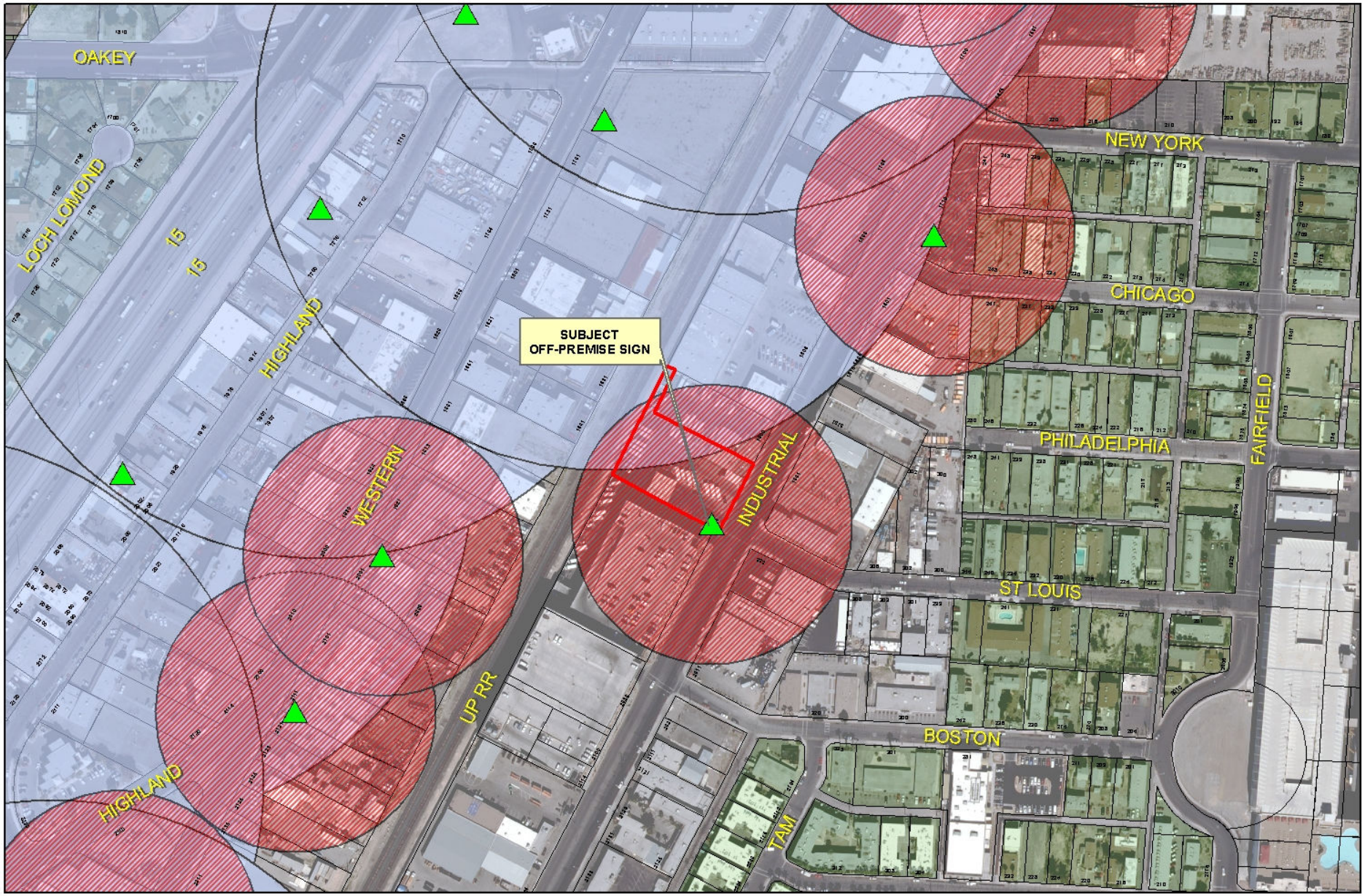
0 300 600 Feet

CASE: **RQR-43804**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-43804

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43804** APN: 162 04 704 006

Name of Property Owner: BELL REAL ESTATE LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: Brent Bell

→ Subscribed and sworn before me

This 3rd day of November, 2011

Deborah N. Garceanu

Notary Public in and for said County and State

Deborah N. Garceanu
Notary Public
State of Nevada
My Appointment Expires March 8, 2015
Certificate No. 99-35724-1

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NOV 09 2011
City of Las Vegas

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review 31387

Project Address (Location) 1910 Industrial Road

Project Name Clear Channel Outdoor Required Review **Proposed Use** existing

Assessor's Parcel #(s) 162-04-704-006 **Ward #** 3

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

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

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

Additional Information Required Review of an approved billboard located at 1910 Industrial Road

PROPERTY OWNER Bell Real Estate **Contact** Brent Bell

Address 1900 Industrial Road **Phone:** _____ **Fax:** _____

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

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

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

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

Property Owner Signature* _____

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

Print Name Brent Bell

Subscribed and sworn before me

This 3rd day of November, 20 11.

Deborah N. Garceanu

Notary Public in and for said County and State

Deborah N. Garceanu
Notary Public
State of Nevada
My Appointment Expires March 8, 2015
Certificate No. 99-35724-1

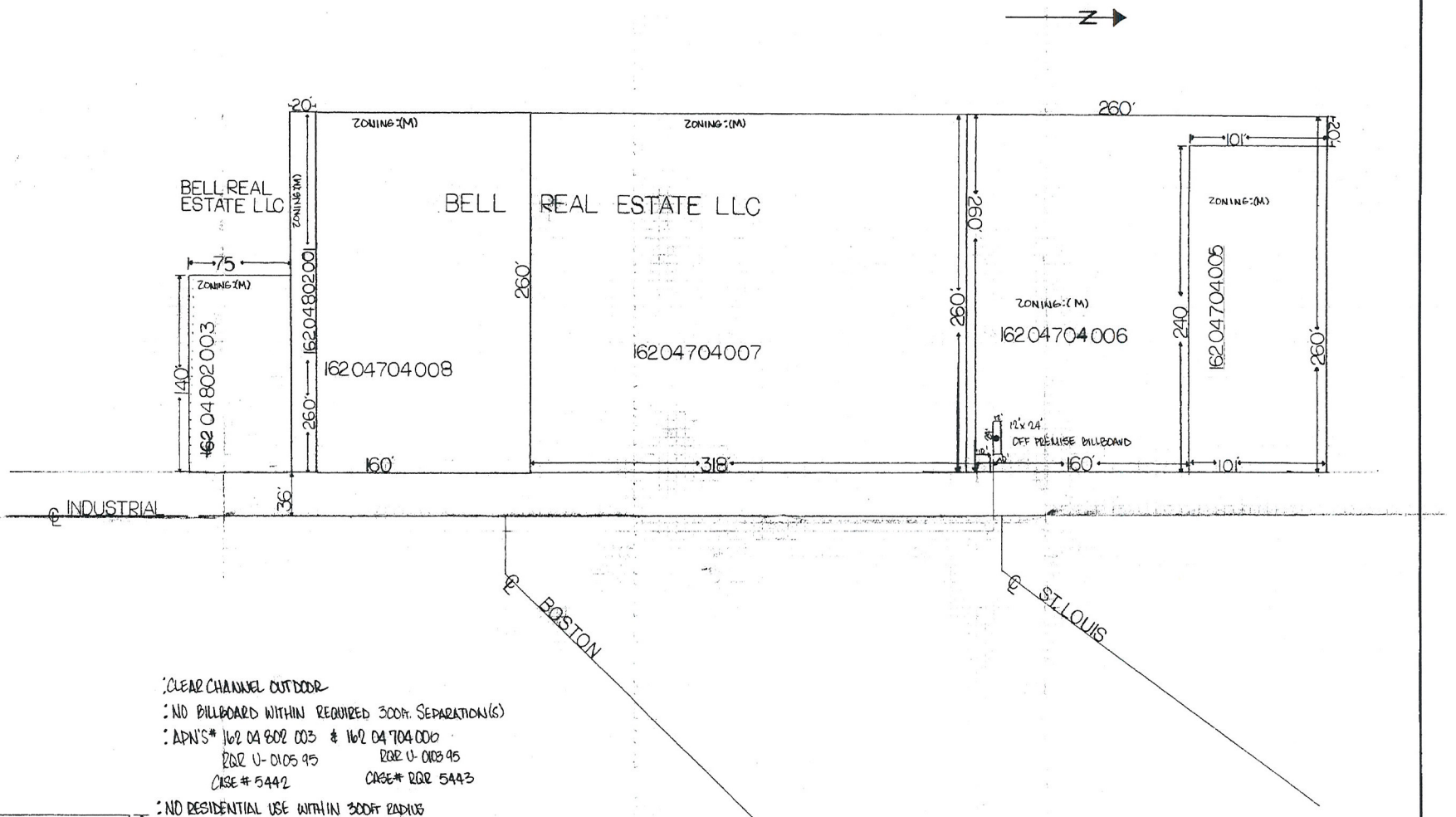
FOR DEPARTMENT USE ONLY

Case #	ZQR-43804
Meeting Date:	11/10/12
Total Fee:	$800
Date Received:*	11/9/11
Received By:	

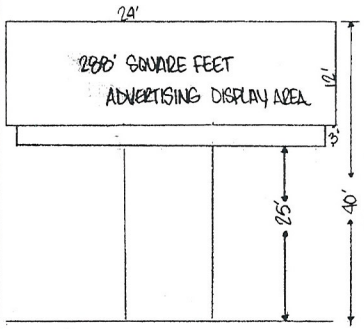
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
NOV 09 2011
City of Las Vegas

Revised 04/26/05



:CLEAR CHANNEL OUTDOOR
: NO BILLBOARD WITHIN REQUIRED 300ft. SEPARATION(S)
: APN'S* 162 04 802 003 & 162 04 704 006
RQR U-0105 95 RQR U-0103 95
CASE # 5442 CASE# RQR 5443
: NO RESIDENTIAL USE WITHIN 300ft RADIUS
: ZONING (M) INDUSTRIAL DISTRIC
: LAS VEGAS 89102
: LOCATIONS CONFORM TO TITLE 19A
: OWNER: BELL REAL ESTATE LLC
: WARD # 1 - JANET MONCRIEF
: SIGHT PLAN C FOR (1) 12'x 24' OFF PREMISE ADVERTISING "BILLBOARD" SIGN(S)



ELEVATION DRAWING NOT TO SCALE

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43804

BELL REAL ESTATE LLC INDUSTRIAL RD 89102

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: RC
DATE: 10/25/04		REVISED

SIGHT PLAN FOR (1) 12'x 24' BILLBOARDS

JURISDICTION: LAS VEGAS 89102 WARD #1

DRAWING NUMBER: ONE OF ONE

RQR-43804 - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: BELL REAL ESTATE
1910 INDUSTRIAL ROAD

11/10/11

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 23, 2009

Mr. Brent Bell
Bell Real Estate
1910 Industrial Road
Las Vegas, Nevada 89102

RE: RQR-31387 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JANUARY 21, 2009

Dear Mr. Bell:

The City Council at a regular meeting held January 21, 2009 APPROVED the Request for a Required Review of an approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0103-95), if approved.

2. This Special Use Permit shall be placed on an agenda closest to 01/19/12 at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

5. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required repainting may result in fines and/or removal of the Off-Premise Sign (Billboard).

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NOV 09 2011
City of Las Vegas

RQR-43804

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6. If the existing Off-Premise Sign (Billboard) is voluntarily demolished, this Special Use Permit (U-0103-95) shall be expunged and a new Off-Premise Sign (Billboard) shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RECEIVED
NOV 09 2011
City of Las Vegas

RQR-43804

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**

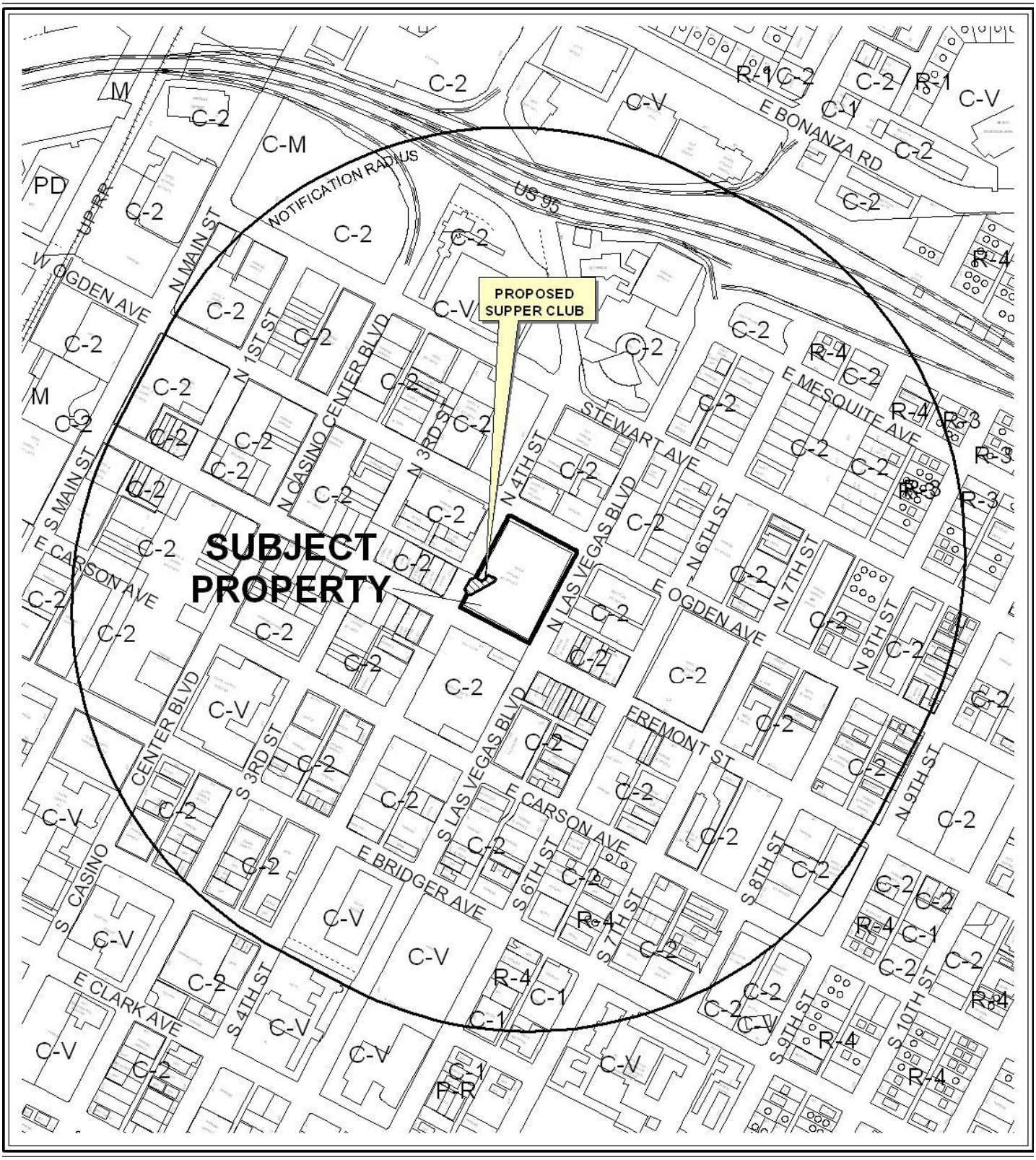
SUBJECT:
SUP-43685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DENNY"S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,300 SQUARE-FOOT SUPPER CLUB at 450 Fremont Street, Suite #195 (APN 139-34-513-002), C-2 (General Commercial)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

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 APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-43685**

RADIUS: 1500 FEET

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

N



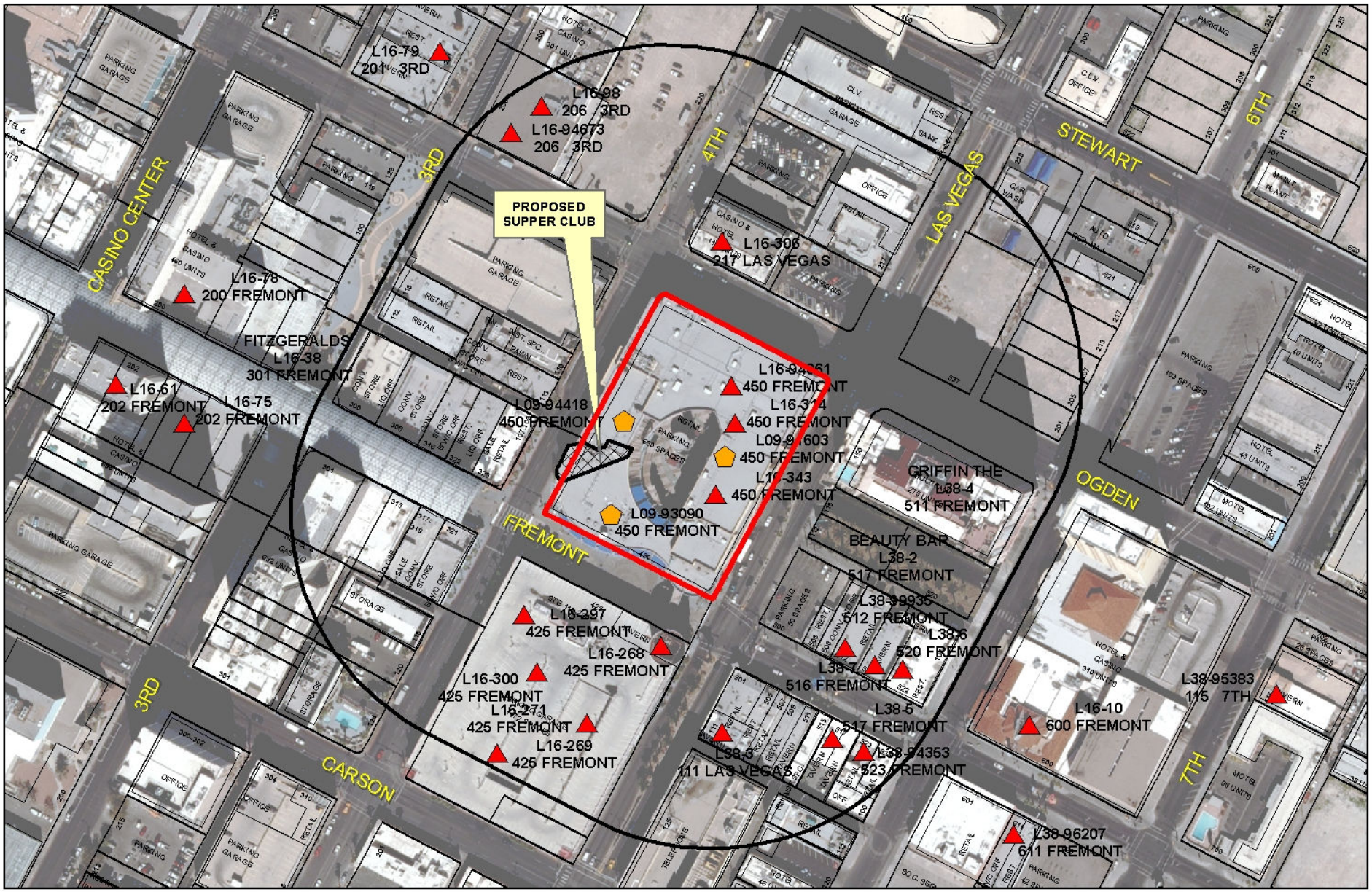
0 500 1000 Feet

CASE: **SUP-43685**

RADIUS: 1500 FEET

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

N



SUP-43685

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

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 (Nirrulla 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 danenirrulla.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

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

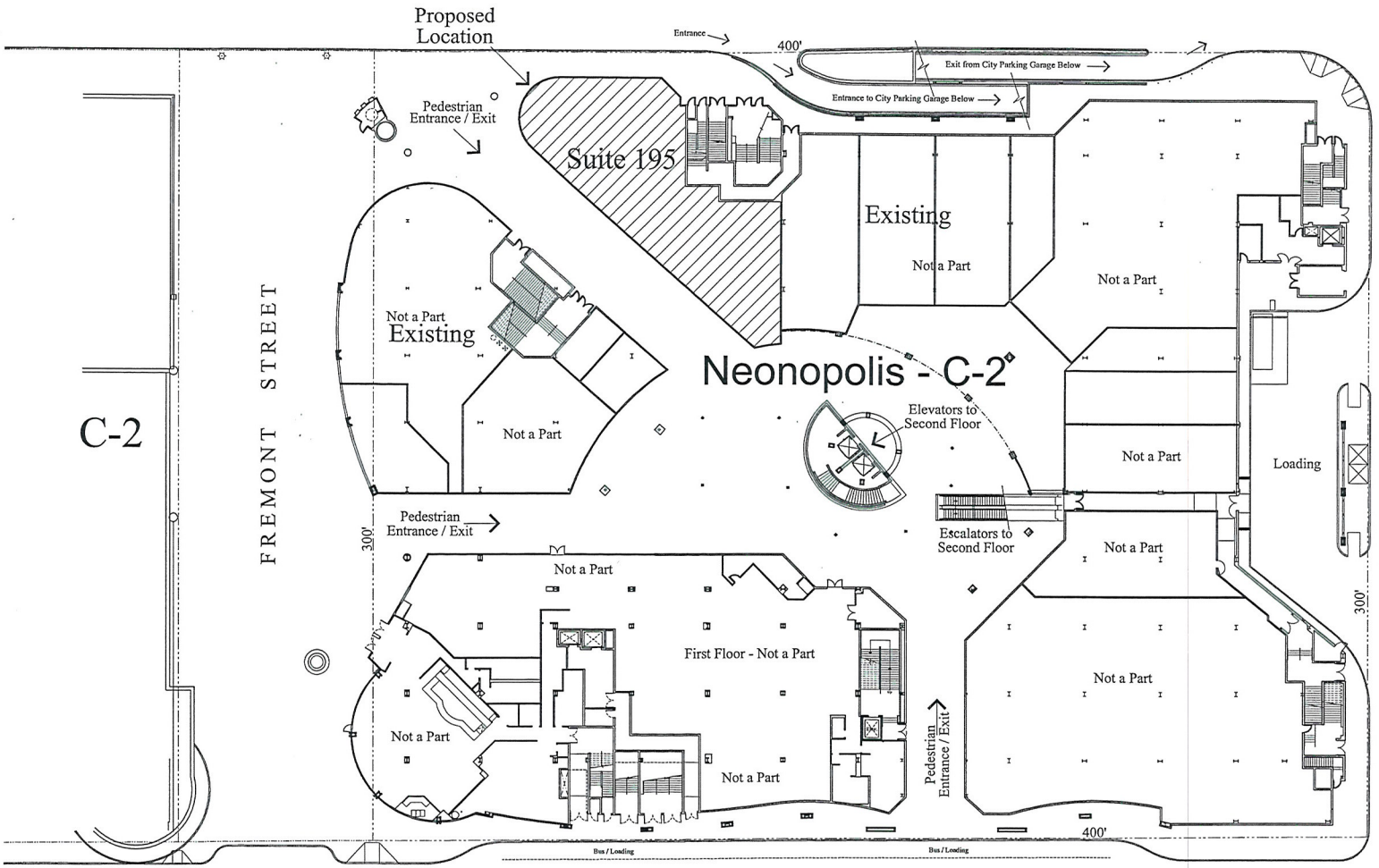
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

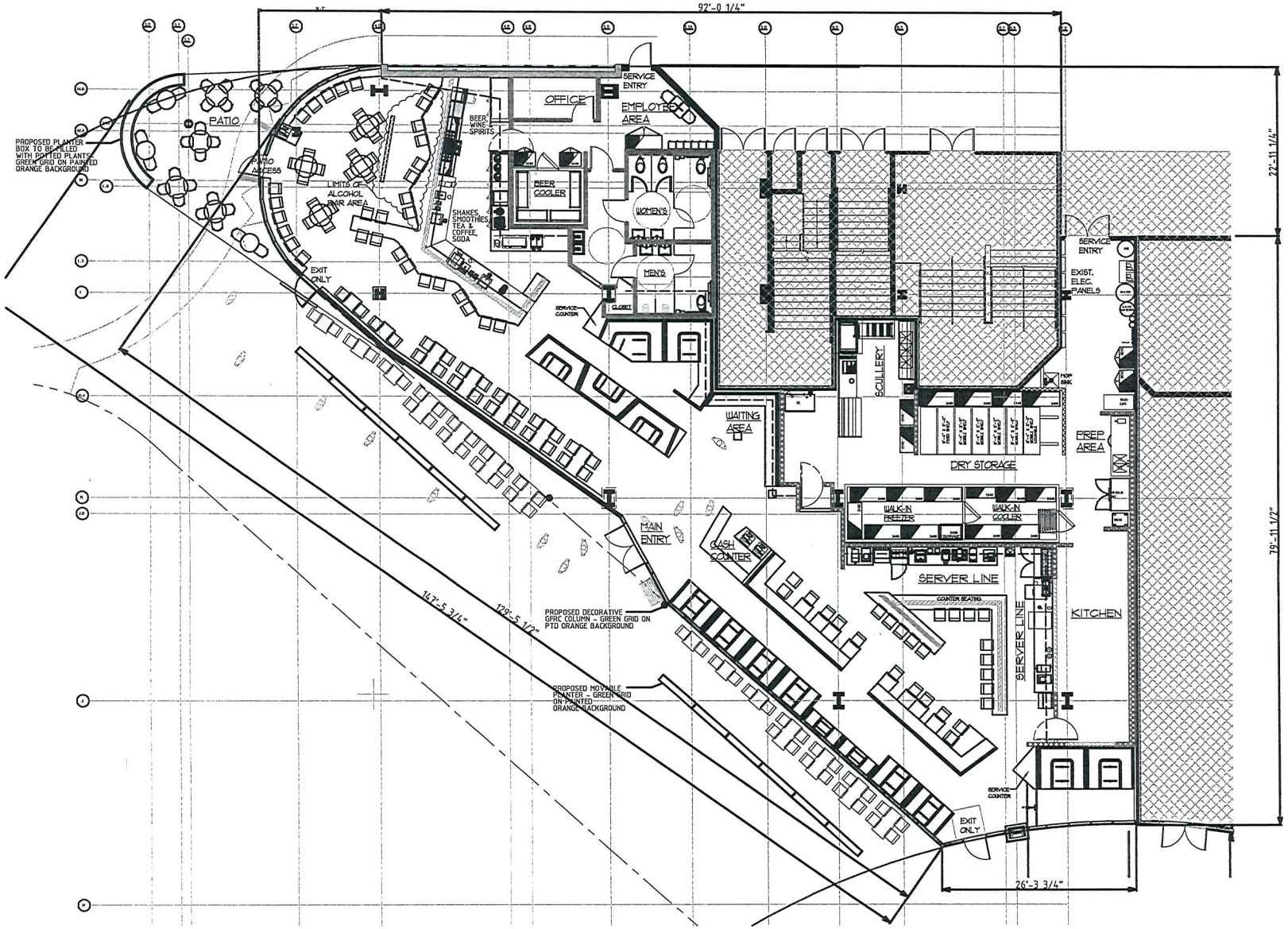
Project No. 111032 September 29, 2011

Denny's at Neonopolis

Las Vegas, Nevada

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

RECEIVED
OCT 25 2011
SUP-43685



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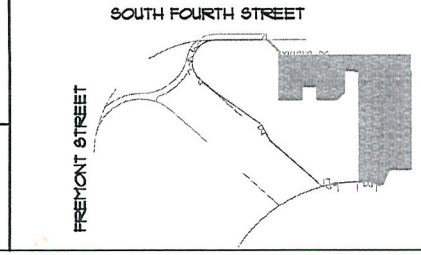
KEY PLAN:



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
DEC 2 5 2011

TITLE: PROPOSED FLOOR PLAN

SHEET: A-1

SUP-43685

ISSUED FOR CONCEPTUAL REVIEW



SUP-43685 - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #195

11/03/11



SUP-43685 - APPLICANT: DENNY'S INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #195

11/03/11

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.)

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OCT 25 2011
SUP-43685

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**

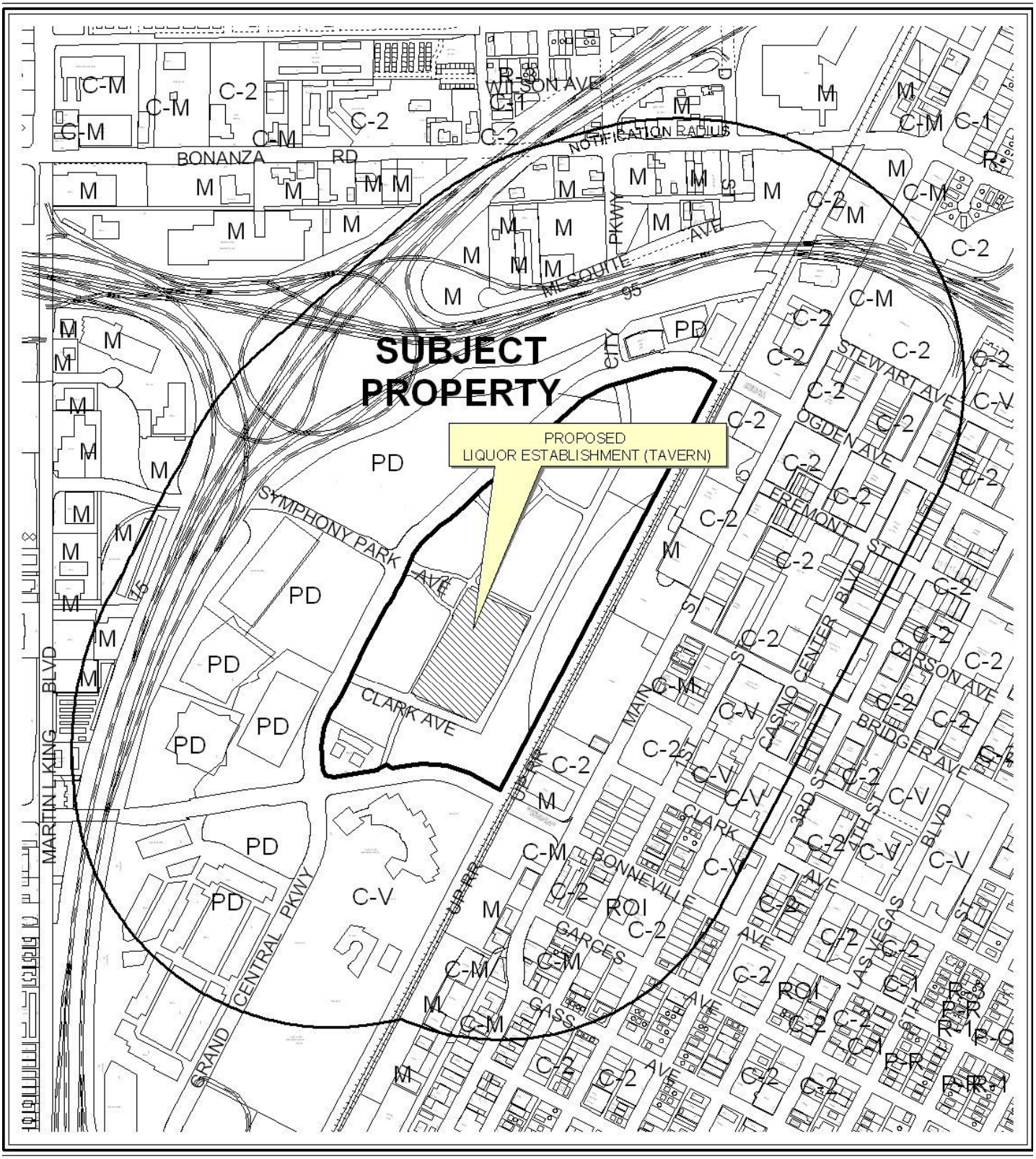
SUBJECT:
SUP-43705 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW A 500-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) AND 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 APPROVAL.

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43705**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



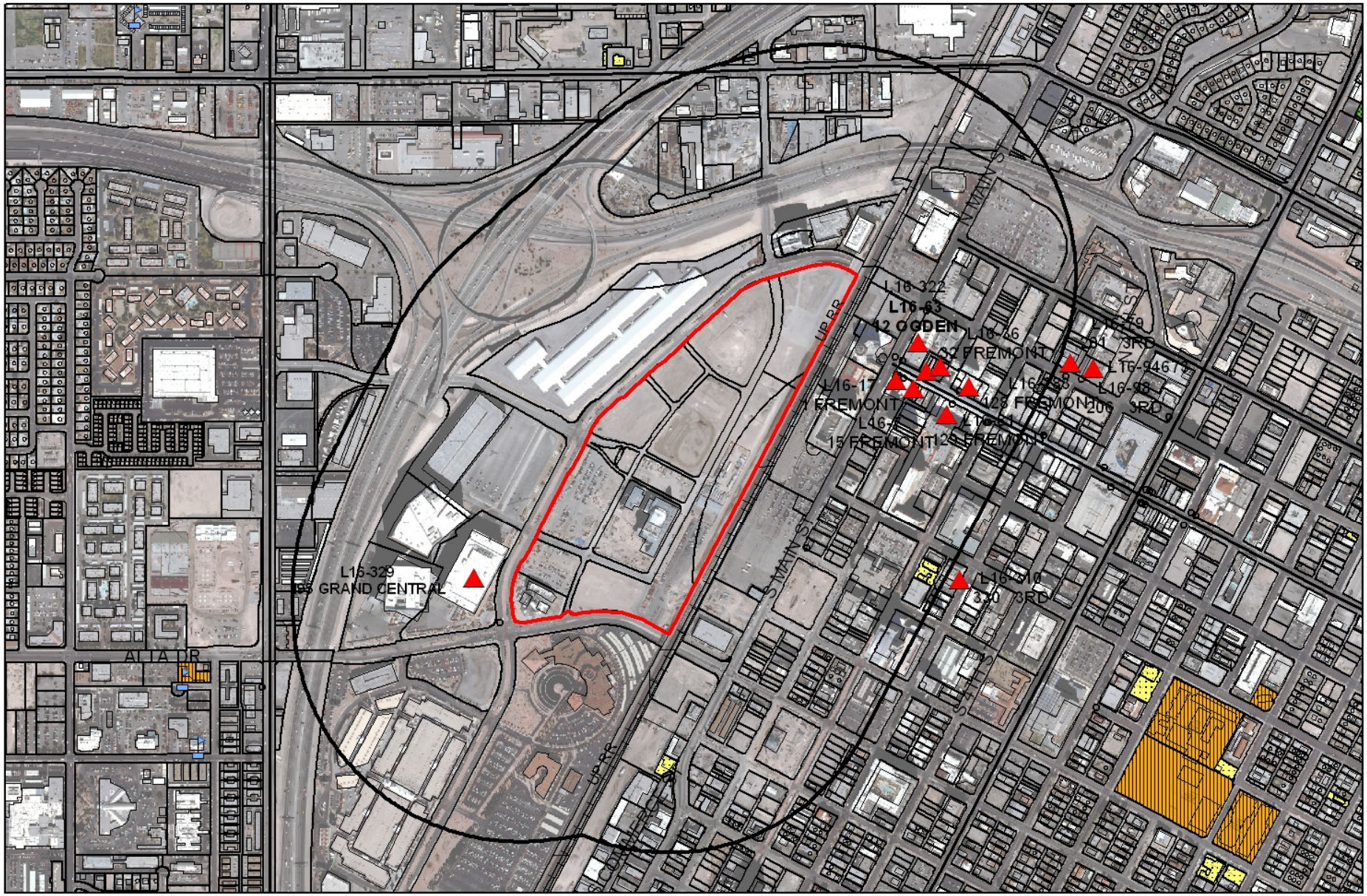
0 600 1200 Feet

CASE: **SUP-43705**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



SUP-43705

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 455 910 1,820 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

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:	MREV

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

Revised 10/27/08

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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 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-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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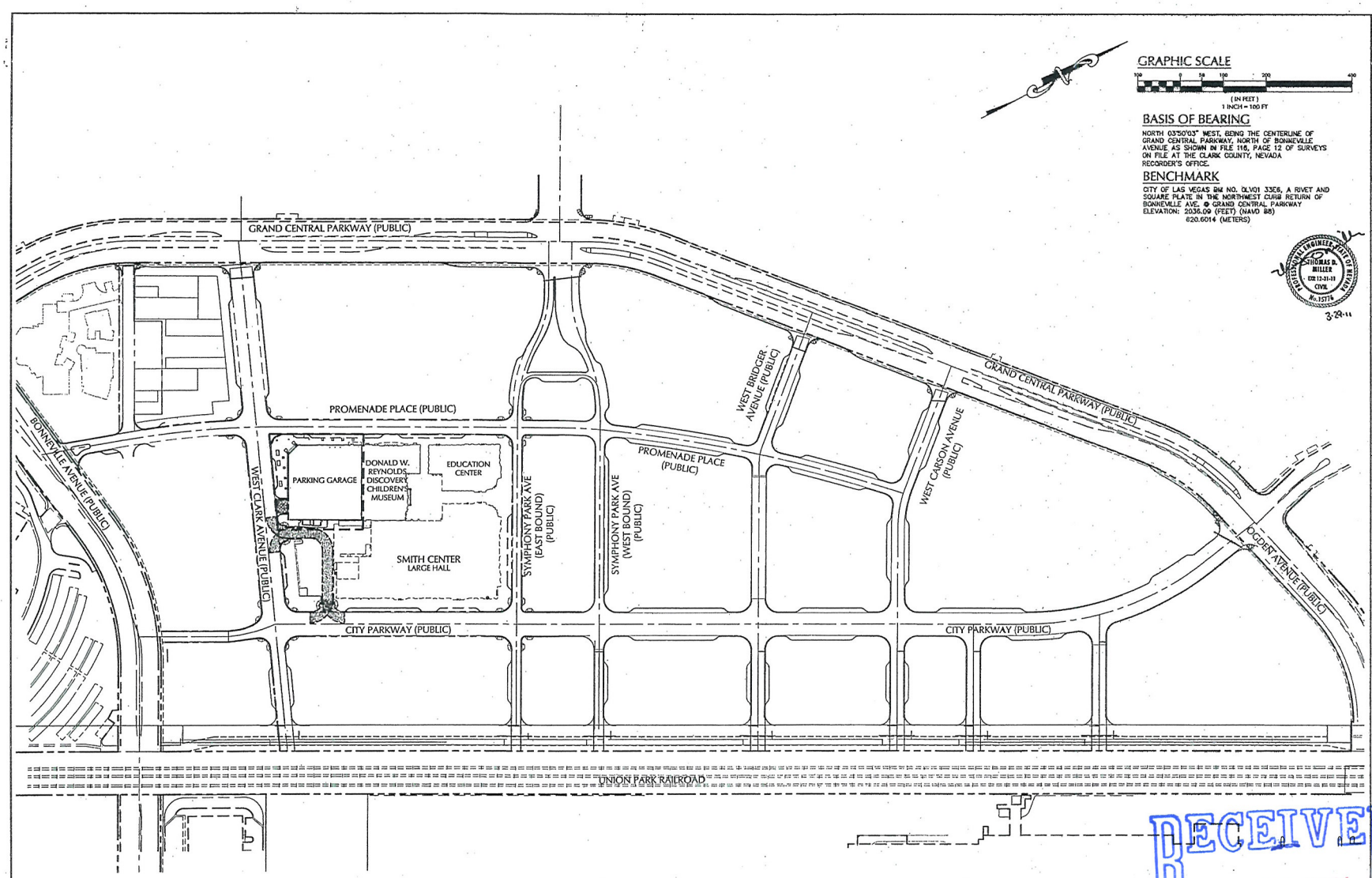

GRAPHIC SCALE

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. OLV01 33E6, A RIVET AND SQUARE PLATE IN THE NORTHWEST CURB RETURN OF BONNEVILLE AVE. @ GRAND CENTRAL PARKWAY
ELEVATION: 2036.09 (FEET) (NAVD 88)
620.6014 (METERS)

PROFESSIONAL ENGINEER STATE OF NEVADA THOMAS D. MILLER EXP. 12-31-11 CIVIL No. 15776 3-29-11

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

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

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
2355 RED ROCK STREET, #103
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8076

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OCT 26 2011

SUP-43705

SHEET NUMBER
C1.03
SHEET 3 OF 7

H# 40887

DWG#/07-5530-644

AVOID CUTTING UNDERGROUND SEWER, WATER, AND OTHER LIGHT SYSTEMS. IT'S COSTLY.
CALL BEFORE YOU DO UNDERGROUND WORK
CALL 1-702-432-5300

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD WORK
CALL 1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
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.

FUTURE	EXISTING	PROPOSED	
(0.00%)	(0.00%)	0.00%	SLOPE
(0.00) XXX	(0.00) XXX	0.00 XXX	GRADING/ ELEVATION TAG
			STORM MANHOLE
			DRAIN INLET
			CONTOUR
			SCREEN/ RETAINING WALL

FUTURE	EXISTING	PROPOSED	
			POWER LINE/POLE
			TELEPHONE LINE
			METERS/PULL BOXES
			UTILITY POLE
STREET LIGHTS			100 W H.P.S.
			150 W H.P.S.
			200 W H.P.S.
			250 W H.P.S.
			AREA LIGHT

FUTURE	EXISTING	PROPOSED	
			FIRE HYDRANT
			FIRE DEPARTMENT CONNECTION
			WATER VALVE
			REDUCER
			SEWER MANHOLE
			SEWER CLEANOUT
			STORM CLEANOUT
			GAS VALVE

FUTURE	EXISTING	PROPOSED	
			PL-RIGHT-OF-WAY
			PL-ADJACENT
			CENTERLINE
			EASEMENT LINE
			FLOW LINE
			WATER LINE
			GAS LINE
			STORM DRAIN
			SANITARY SEWER LINE

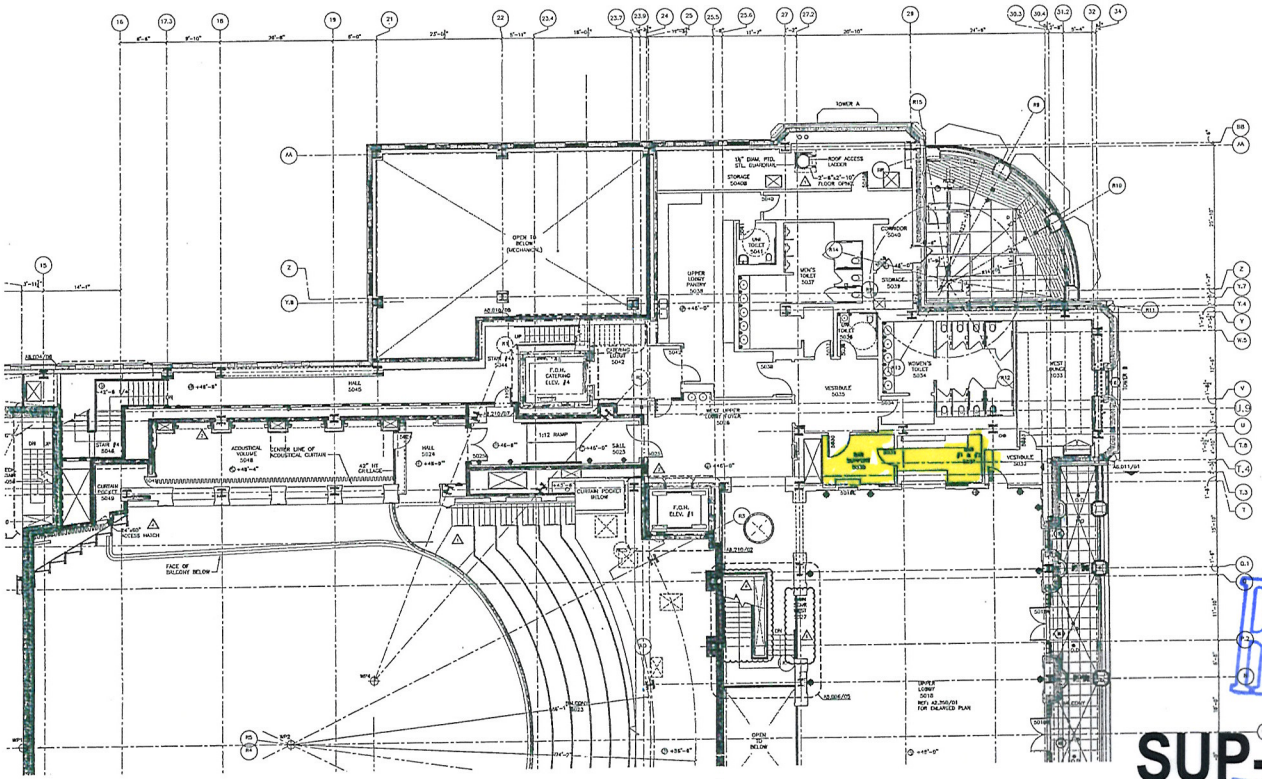
FUTURE	EXISTING	PROPOSED	
			AC PAVEMENT
			6" TYPE "A" CURB
			14" TYPE "A" CURB & GUTTER
			30" ROLL CURB
			CONCRETE

FUTURE	EXISTING	PROPOSED	
			SIGN
			GUARD
			WIRE FE
			GUARDRAIL
FF=(0.00)	FF=(0.00)	FF=(0.00)	FINISH

LIMITS OF CONSTRUCTION

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE 6'0" FINISHED FLOORS, NO CEILING AT THE EXTERIOR WALLS THE GYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING CAPPED, WIRING, HVAC & FIRE SPRINKLER SYSTEM TO BE INSTALLED TO SERVE 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 A3.3 SERIES FOR EXTERIOR DIMENSIONS.



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 89118

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 PLANNING CONSULTANT
PANNA DACHE ASSOCIATES
NEW YORK, NY 10015

ACOUSTICAL CONSULTANT
ARUP
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 ENGINEER
WALTER P. MOORE & ASSOCIATES,INC.
DALLAS, TX 75201

CIVIL ENGINEERS
SAYLOR & MARTIN
LAS VEGAS, NV 89146

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
RMK 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
RMK CONSULTANTS
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90049

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTAI
CONTECH CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT
No. 5030
STATE OF NEVADA
02/15/2008

KEY PLAN

REVISION
1 LH ADDENDUM #5
2 LH ADDENDUM #6
3 LH ADDENDUM #7
4 LH ADDENDUM #8
5 LH ADDENDUM #9

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

ISSUE
LARGE HALL CD PACKAGE

SHEET NAME
LEVEL 5 UPPER LOBBY FLOOR PLAN - 2

SHEET NO.
A2.152

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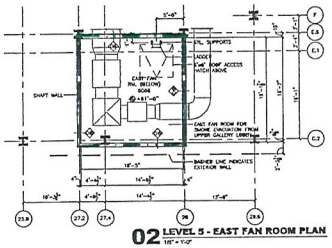
OCT 20 2011

SUP-43705

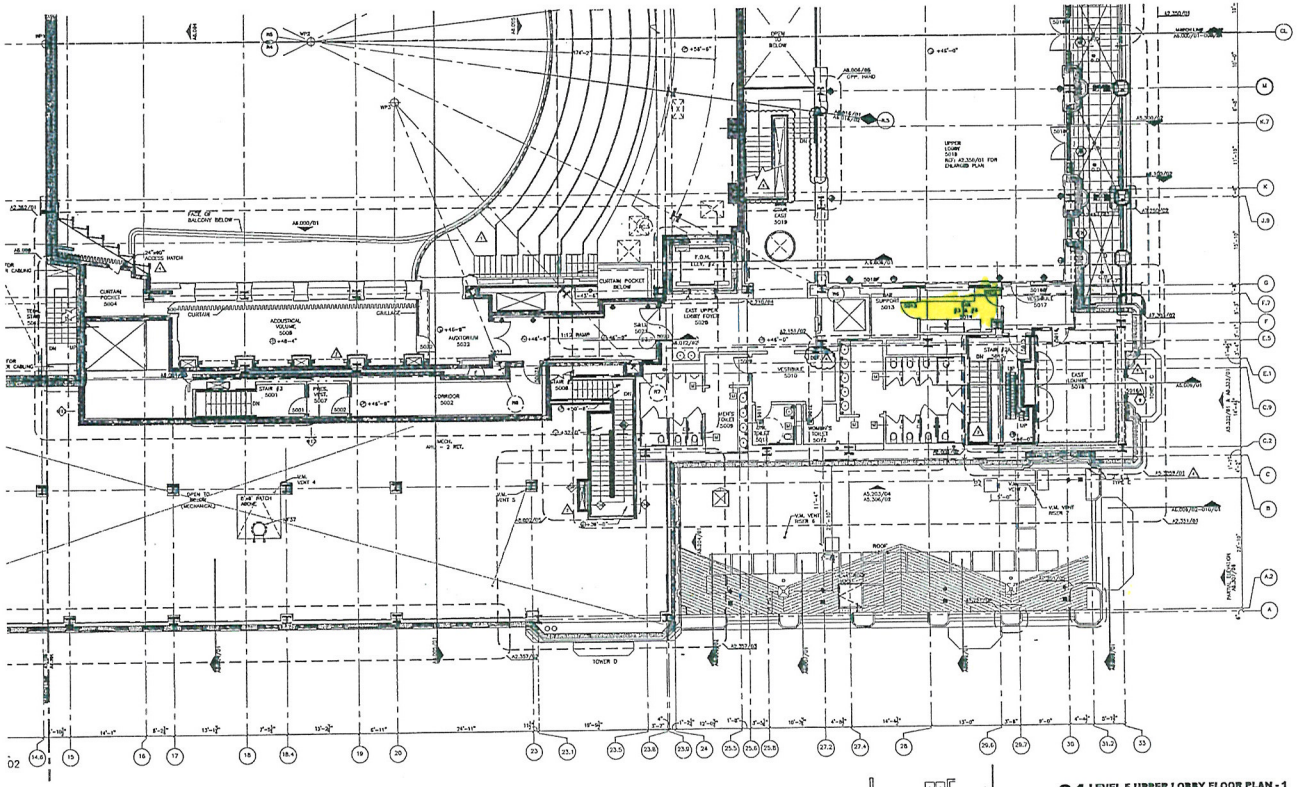
PLOT DATE: FILE NAME: FILE DATE: 3/08/11

GENERAL PLAN NOTES

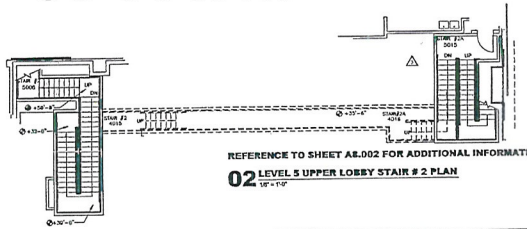
1. REFER TO SHEET A0.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHEATH SPACES SHALL RUN CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE ROOF BOARD IS TO EXTEND FULL HEIGHT FROM THE FLOOR TO THE ROOF DECK. ALL WALLS, DUCTS, SUPPLY AIR TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE REQUIREMENTS. ALL WALLS/CEILING INDICATED TO BE FIRE RATED, MUST BE INSTALLED TO MEET THE REQUIRED RATING.
3. REFERENCE THE A3.3 SERIES FOR EXTERIOR ENVELOPE.



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"

RECEIVED
OCT 26 2018

SUP-43705

HKS

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

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

THE WINDING-TURNER CONTRACTING CO.
LAS VEGAS, NV 89199

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

HOUSE MUSIC THEATER
ARCHITECTURE AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

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

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
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THE SMITH CENTER FOR THE PERFORMING ARTS
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT No. 5080 STATE OF NEVADA
08/15/2018

KEY PLAN

REVISION
1 LV ADDENDUM #3
2 LV ADDENDUM #4
3 LV ADDENDUM #7
4 LV ADDENDUM #9
5 LV ADDENDUM #9

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

NORTH

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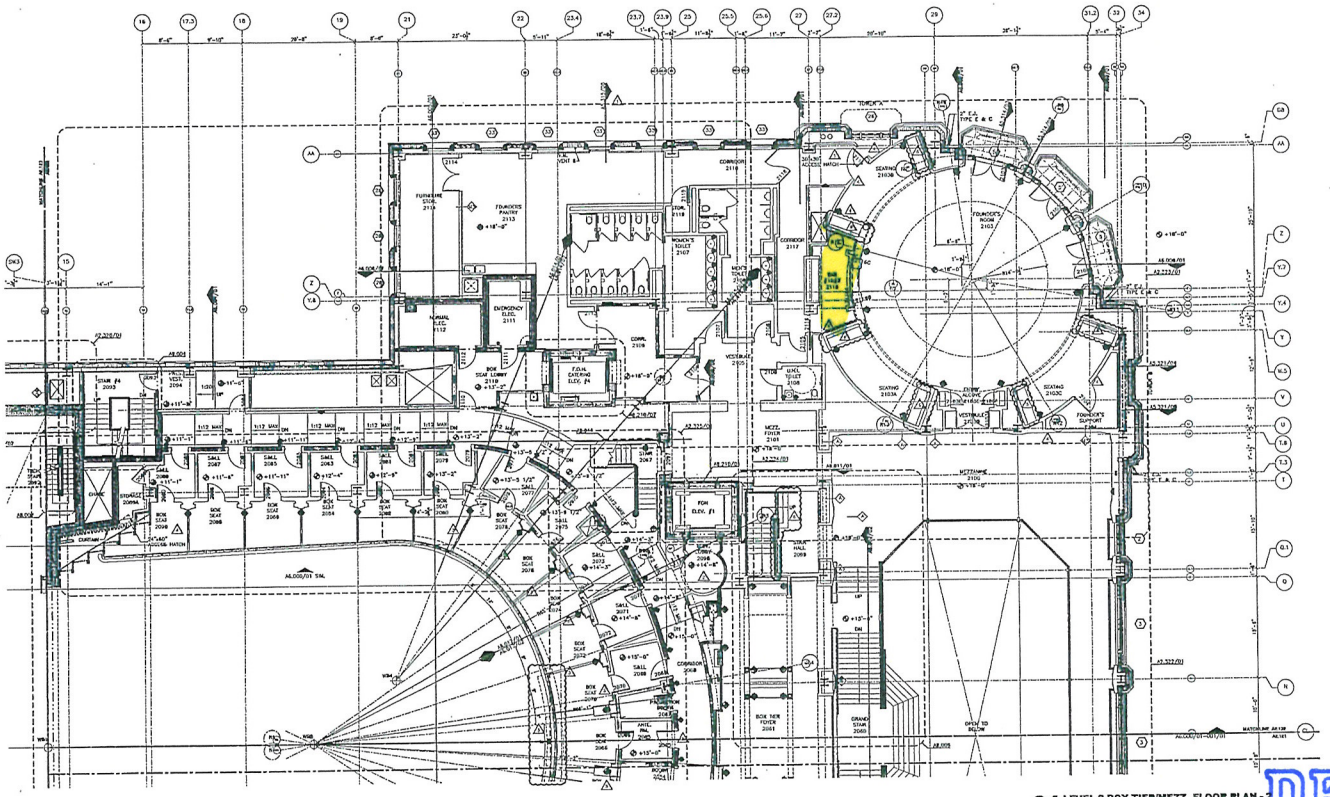
FILE NAME:
FILE DATE:
XREFS:
PLOT DATES:

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 CMP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING, SANITARY, VENTING, NOT A COLD WATER SUPPLY AND TO BE EXTENDED THRU THE SLAB OR INTO THE SHELLED SPACE AND CAPPED OFF TO COMPLY WITH CODE RECOMMENDED. 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.



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

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

PROFESSIONAL ARCHITECT
REGISTERED
No. 3080
ARCHITECT
STATE OF NEVADA
02/13/2018

KEY PLAN

REVISION

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

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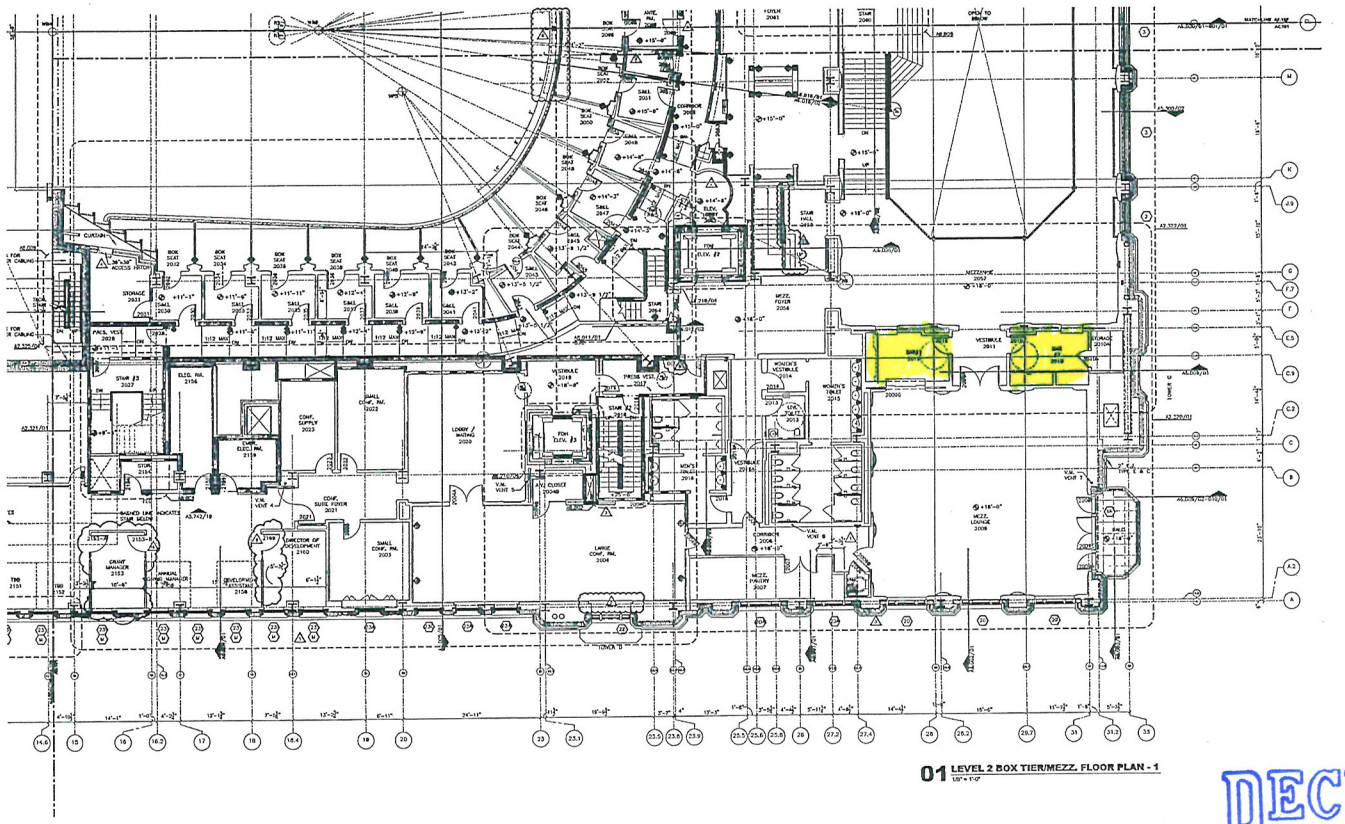
SHEET TITLE
LEVEL 2
BOX TIER/MEZZANINE
FLOOR PLAN - 2

SHEET NO.
A2.122

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 CYP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THAN 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.



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

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISON
REGISTERED
No. 5000
ARCHITECT
STATE OF NEVADA
06/15/2010

KEY PLAN



REVISION

1. LH ADDENDUM #6 09.22.2008
2. LH ADDENDUM #4 04.30.2008
3. LH ADDENDUM #7 10.06.2008
4. LH ADDENDUM #8 12.08.2008
5. LH ADDENDUM #9 03.12.2009

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

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

SHEET NO.
A2.121

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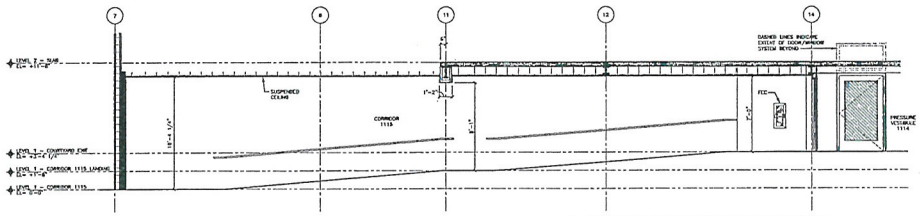
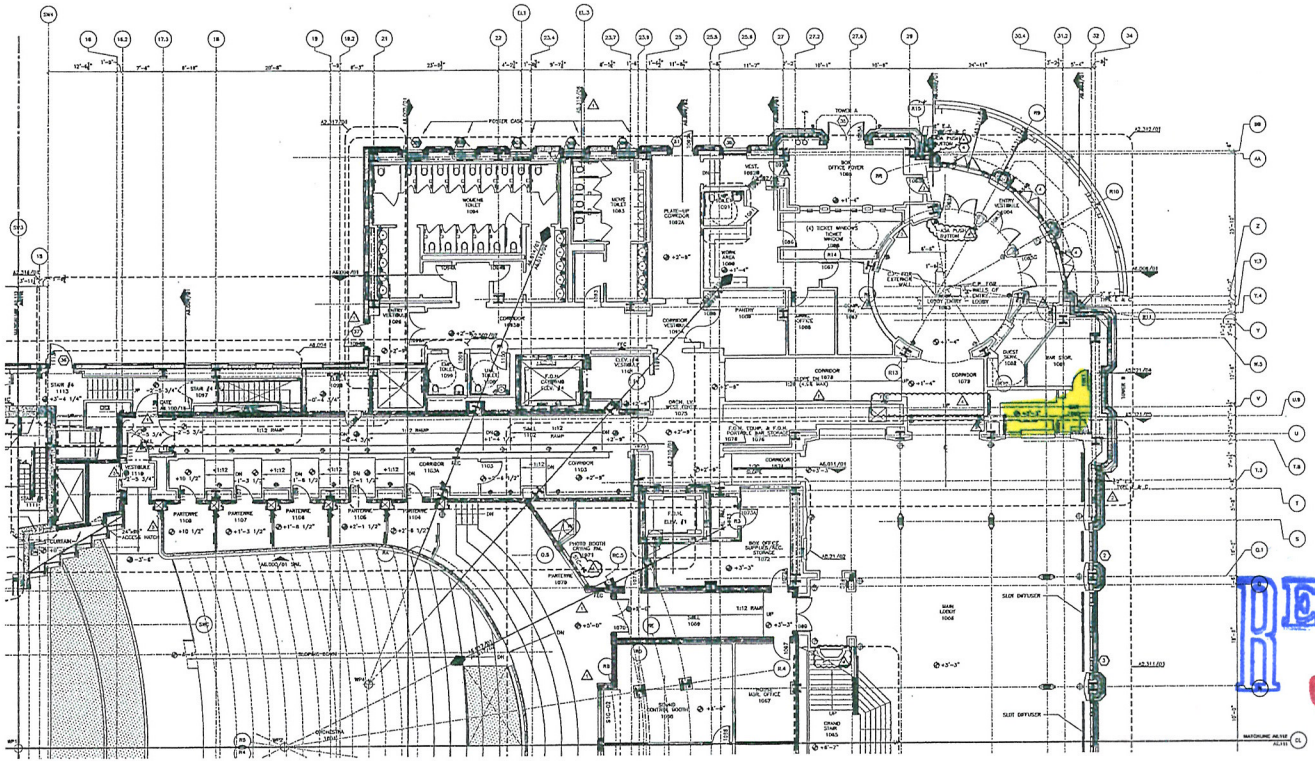
GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. SHELLED SPACES SHALL HAVE CONC FLOORS, NO CEILING AT THE EXISTING WALLS THE CITY 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 1 - BOH CORRIDOR 1115 - SECTION
1/4" = 1'-0"



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

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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

REGISTERED ARCHITECT
No. 5080
STATE OF NEVADA
08/19/2010

KEY PLAN



REVISION

△	LH ADDENDUM #8
△	LH ADDENDUM #9
△	LH ADDENDUM #8
△	LH ADDENDUM #9
△	LH ADDENDUM #8
△	LH ADDENDUM #9

HKS PROJECT NUMBER
10261.012

DATE
11.21.2008

ISSUE
LARGE HALL
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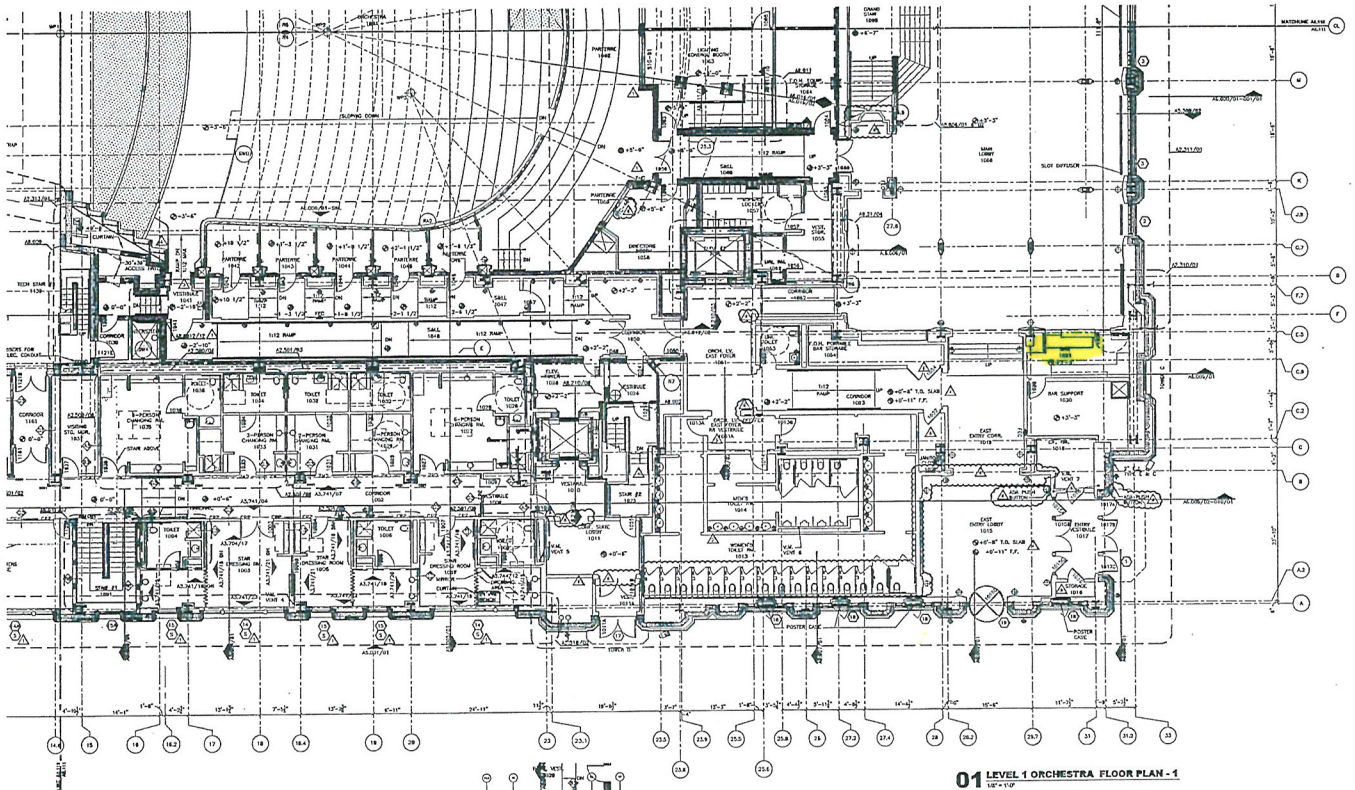
SHEET TITLE
LEVEL 1
ORCHESTRA
FLOOR PLAN - 2

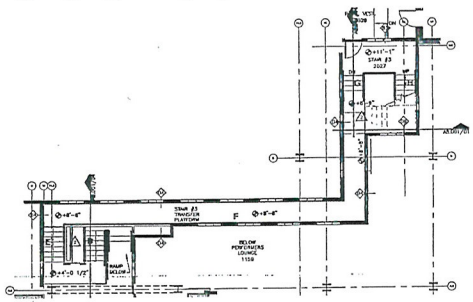
SHEET NO.
A2.112

GENERAL PLAN NOTES

1. REFER TO SHEET A2.000 FOR TYPICAL FLOOR PLAN NOTES
2. DEFLECTED ACTIVITY SHALL HAVE CONC FLOORS, NO CEILING AT THE EXTERIOR WALLS THE CUP BOARD IS TO EXTEND FULL HEIGHT, PLUMBING SANITARY, VENTING, HOT & COLD WATER SUPPLY ARE TO BE EXTENDED THRU THE SLAB OR INTO THE SHIELDED 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.



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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THE SMITH CENTER
LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

ROBERT WILLIAM MORRISSEY
REGISTERED
No. 5050
ARCHITECT
STATE OF NEVADA
02/19/2010

KEY PLAN



REVISION

1	LH ADDENDUM #6 10.22.2009
2	LH ADDENDUM #4 10.26.2009
3	LH ADDENDUM #5 10.28.2009
4	LH ADDENDUM #7 11.06.2009
5	LH ADDENDUM #8 11.02.2009
6	LH ADDENDUM #9 10.15.2010

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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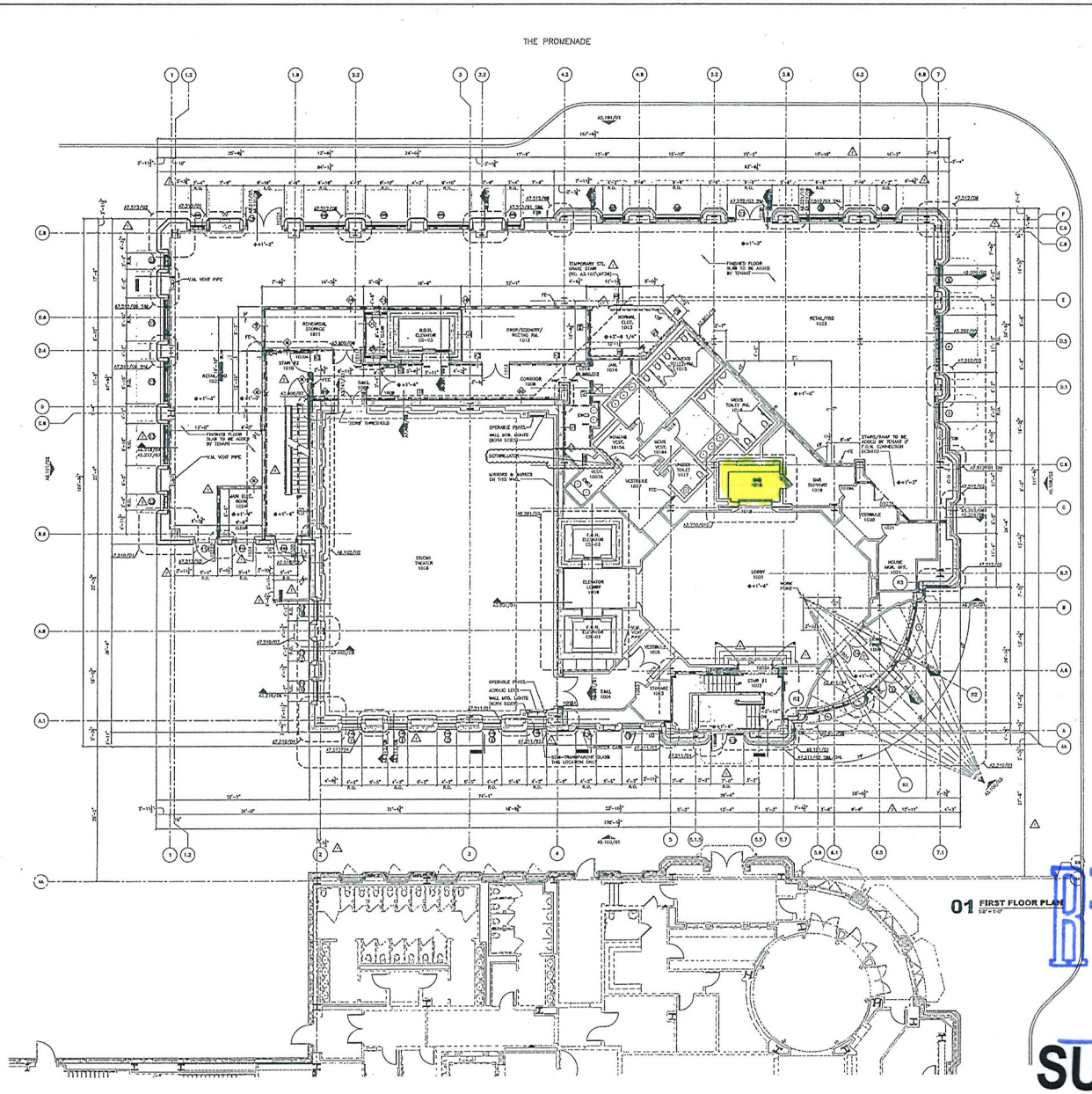

01 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.000 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   W — WINDOW DESIGNATION.
   "1" INDICATES WINDOW SERVICE (SINGLE ROLLER – SX OPEN)
   "2" INDICATES WINDOW SERVICE (DOUBLE ROLLER – DX OPEN & MOTORIZED BLACKOUT SHADES).
2. REFER TO A3.002 FOR TYP. CRASHRAIL & 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 1'-0" DUE NOT TO EXCEED 2" PER FOOT.
8. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" THICK REINF. W/ #3 BARS AT 18" O.C.E.W. AND PROVIDE 1" x 45 DEGREE CHAMFERED EDGES.
9. ALL FLOOR MATERIAL CHANGES SHALL occur AT THE CENTERLINE OF THE DOOR (UNLESS NOTED OTHERWISE).
10. REFER TO A3.3XX 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 REVISE THE DRAWINGS FOR DUCTWORK, DUCT ADDITIONS, TRUNK DUCTS, DUCT TRANSITIONS, DUCT ADDITIONS, TRUNK DUCTS, AND DUCT TRADE SHALL DUCT AND SIGN CONFLICTS DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER NOTATION OF THE SHEET METAL CONTRACTOR, THE COMPLETION OF THE DRAWINGS. IF A CONFLICT ARISES THAT CAN NOT BE RESOLVED BETWEEN THE SUB-CONTRACTORS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT. 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 CAN NOT BE INSTALLED AS SHOWN ON THE DRAWINGS 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 KLEIWELDER DRAWINGS.

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THE SMITH CENTER FOR THE PERFORMING ARTS LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION



02/15/2010

KEY PLAN

REVISION

HKS PROJECT NUMBER
10251.013

DATE
01.05.2009

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SHEET TITLE
FIRST FLOOR PLAN (LEVEL 1)

SHEET NO.
A2.110

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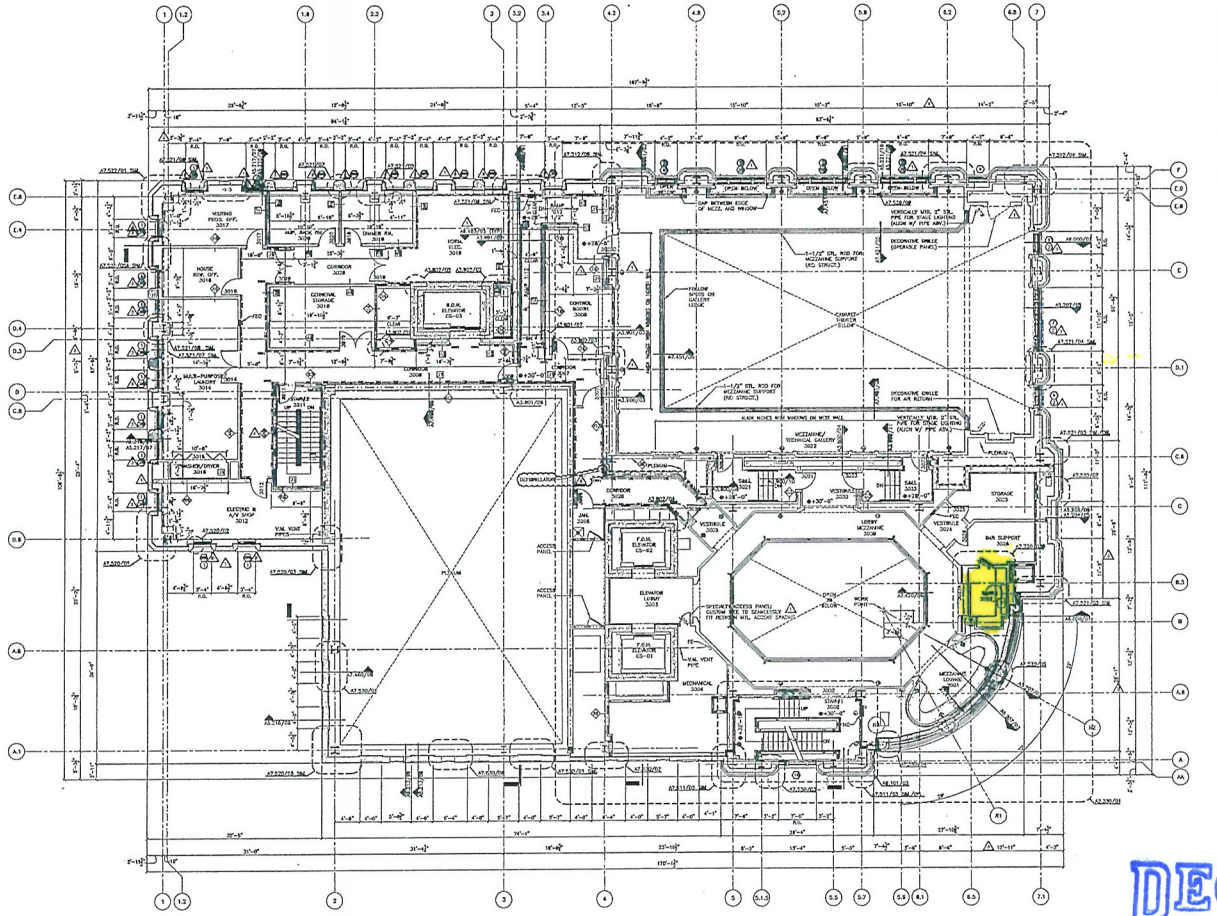

01 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO A5.500 FOR TYP. WINDOW ELEVATION DESIGNATIONS.
   - W# — WINDOW DESIGNATION.
   - ⊘ — 1/2" MECHOSHADE DEVICE (SINGLE ROLLER – 5% OPEN)
   - △ — 1/2" MECHOSHADE DEVICE (DOUBLE ROLLER – 5% OPEN & ADDITIONAL BLACKOUT SHADE).
2. REFER TO A3.202 FOR TYP. DIAGONAL & 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 A5.201 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 4" MIN. HIGH CONCRETE, EXTEND 6" PAST EQUIP. AT 12" O.C.B.W. AND PROVIDE 1" X 45 DEGREE 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 NATURE THE DRAWING PREPARATION. EACH ADDITIONAL TRADE SHALL ADD THEIR WORK TO THE DRAWINGS AS THE WORK PROGRESSES. EACH TRADE SHALL DATE AND SIGN COMPLETED DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL COORDINATE WITH EACH CONTRACTOR AFTER INITIATION OF THE SUBMITTAL PROCESS. AFTER REVIEW OF THE SUBMITTALS, 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 TRADES ARE REQUIRED TO WORK IN THE SAME SPACE, AND ARE NOTED AS A RESULT OF LINE NON-INTERFERENCE DESCRIPANCIES OR VIOLATIONS, THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WHO FAILS TO COORDINATE SHALL BE RESPONSIBLE FOR THE SYSTEM MODIFICATIONS REQUIRED TO MAKE THEIR FIX WITH THE APPROVAL OF THE ARCHITECT AND ENGINEER.
15. KITCHEN EQUIPMENT/MECHANICAL & ELECTRIC EQUIPMENT SIZING FOR ASTHENCE 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 REEVES/LEER DRAWINGS.

HKS

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

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

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

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

DEVELOPMENT THEATER DESIGNER AND PLANNING
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

DEVELOPMENT ACOUSTICAL CONSULTANT
ARISTRUX, 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

DESIGN CONSULTANT
MSA ENGINEERING CONSULTANTS
LAS VEGAS, NV 89118

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

CIVIL ENGINEERS
MANN & MANTES
LAS VEGAS, NV 89146

LANDSCAPE ARCHITECT
MCGRATH ASSOCIATES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
ARUP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACOM
LAS VEGAS, NV 89013

BUILDING ENVELOPE
BA 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 CONSULTING
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FSA DESIGN
LOS ANGELES, CA 90048

LEED CONSULTANT
GREEN BUILDING SERVICES
PORTLAND, OR 97204

TELECOMMUNICATIONS CONSULTANT
CONTEGRI CONSULTANTS
DUBLIN, CA 94568

THE SMITH CENTER
FOR THE PERFORMING ARTS
LAS VEGAS

LAS VEGAS PERFORMING ARTS CENTER FOUNDATION

STEVEN WILLIAM THOMSEN
No. 5230
REGISTERED ARCHITECT
STATE OF NEVADA
02/15/2010

KEY PLAN

REVISION
1 BC ADDENDUM #2 07.27.2009
2 BC ADDENDUM #3 09.18.2009
3 BC ADDENDUM #6 10.08.2009
4 BC ADDENDUM #7 10.28.2009
5 BC ADDENDUM #8 02.15.2010

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

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OCT 26 2011

SUP-43705

NORTH

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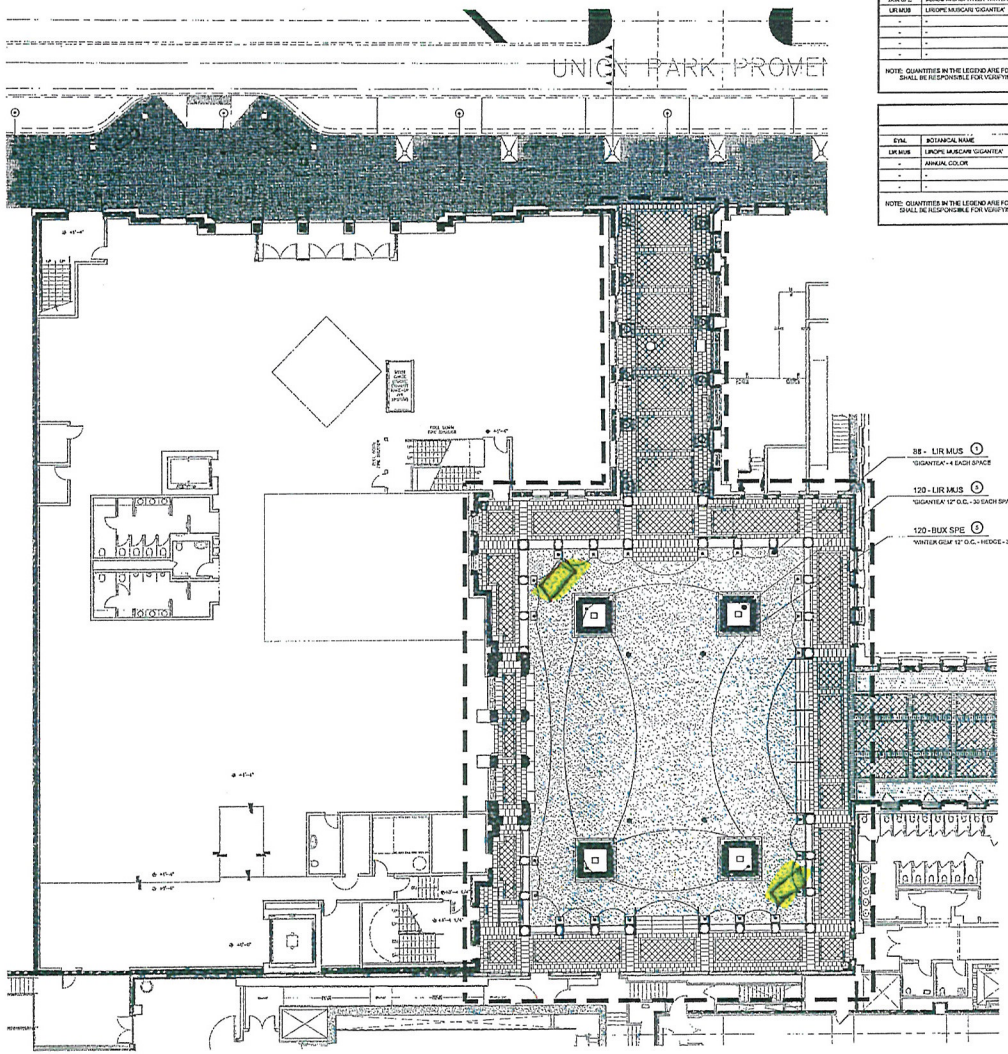

SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	FLATS	1G	3G	5G	15G	COMMENTS
BUX SPE	BUXUS MICROPHYLLA 'WINTERGEM'	BOXWOOD	-	-	-	138	-	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 @ 8" 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 — A

12 - LIR MUS
10" POTS

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

TREE
REFER TO TREE PLAN

FACE OF BUILDING

NOTE 1: REFER TO POTTERY LEGEND FOR UNDERSTORY PLANTING

POTTERY LEGEND — B

12 - LIR MUS
10" POTS

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

TREE
REFER TO TREE PLAN

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 (3) (CIRCLE INDICATES GALLON SIZE)
"CLARA"

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

NORTH

SCALE: 1"=10'-0"

SUP-43705

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HKS

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

DEVELOPER'S CONSULTANT'S
THE PINNACLE 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 CONSULTANT
FISHER DACHS ASSOCIATES
NEW YORK, NY 10011

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

EXECUTIVE ARCHITECT
HKS ARCHITECTS, INC.
DALLAS, TX 75201

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

KEY CONSULTANT
MKA 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
LIFESCAPES INTERNATIONAL
NEWPORT BEACH, CA 92660

LIFE SAFETY CONSULTANT
AHMP
SAN FRANCISCO, CA 94103

GEOTECHNICAL CONSULTANT
TERRACON
LAS VEGAS, NV 89013

PLUMBING, MECH, ELEC
IBA 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
ALLIED CONSULTANTS
LAS VEGAS, NV 89119

FOOD & BEVERAGE CONSULTANT
FEA DEMSR
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



KEY PLAN



REVISION

A ADDENDUM 13 - 07.30.2010

HKS PROJECT NUMBER
10261.012

DATE
07.30.2010

ISSUE
LARGE HALL
CD PACKAGE

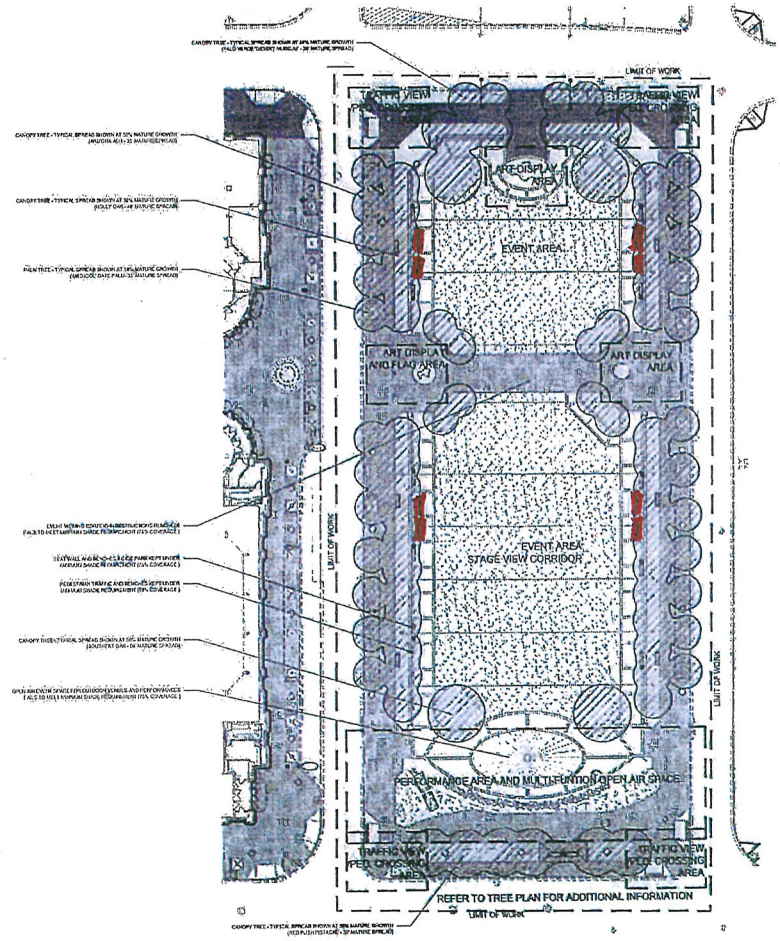
SHEET TITLE
LANDSCAPE
PLANTING PLAN
SHRUBS AND G. COVER

6982CMP801

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, 2010 9:00 AM

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SCALE: 1"=30'

SYMPHONY PARK
LAS VEGAS, NEVADA

07-27-2011

PERMIT

LANDSCAPE SHADE STUDY PLAN

L2.03

SUP-43705



SUP-43705 - APPLICANT: THE SMITH CENTER - OWNER: CITY PARKWAY V, INC.
388 PROMENADE PLACE AND 464 SYMPHONY PARK AVENUE

11/03/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

October 26, 2011

VIA HAND DELIVERY

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

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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.: **16.**

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

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

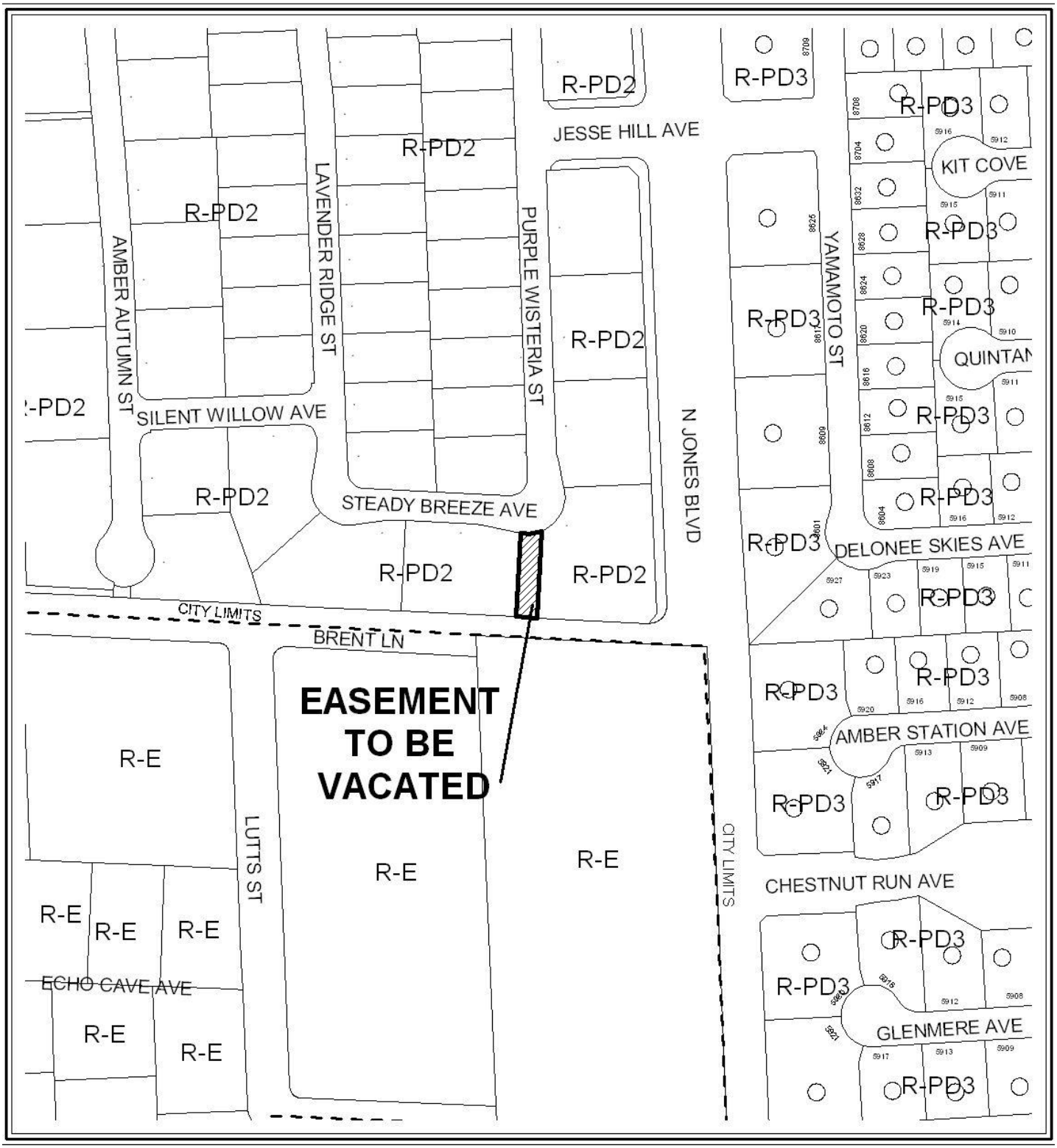
SUBJECT:
VAC-43701 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - For possible action on a request for a Petition to Vacate THE EMERGENCY ACCESS EASEMENT WITHIN COMMON ELEMENT D OF THE RECORDED FINAL MAP ENTITLED STRATTON 35 at the south intersection of Steady Breeze Avenue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

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 APPROVAL, subject to conditions:

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



CASE: VAC-43701

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: VAC-43701

ZONING OF SUBJECT PROPERTY: R-PD (RESIDENTIAL PLANNED DEVELOPMENT)

N

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
WILLIAM LYON

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. 06-108216-14
My Appt. Expires June 23, 2014

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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 Breeze 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 _____ proposed _____ **Zoning:** existing _____ proposed no chg

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

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

Additional Information _____

PROPERTY OWNER ~~Lyon Williams~~ WILLIAM LYON Homes Inc.%TCon **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~~ WILLIAM LYON 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* Kathy Martin-Jensen

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

Print Name Kathy Martin-Jensen

Subscribed and sworn before me

This 2 day of November, 20 11.

Erica J. Morales

Notary Public in and for said County and S

ERICA J. MORALES
Notary Public, State of Nevada
Appointment No. 06-109210-14
My Appt. Expires June 26, 2014

FOR DEPARTMENT USE ONLY

Case #	Vac-43701
Meeting Date:	12/13/11
Total Fee:	$1,000.00
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.

Revised 10/27/08



VAC-43701 - APPLICANT/OWNER: LYON WILLIAMS HOMES INC.
SOUTH INTERSECTION OF STEADY BREEZE AVENUE AND PURPLE WISTERIA STREET

11/03/11

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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VAC-43701



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

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

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**

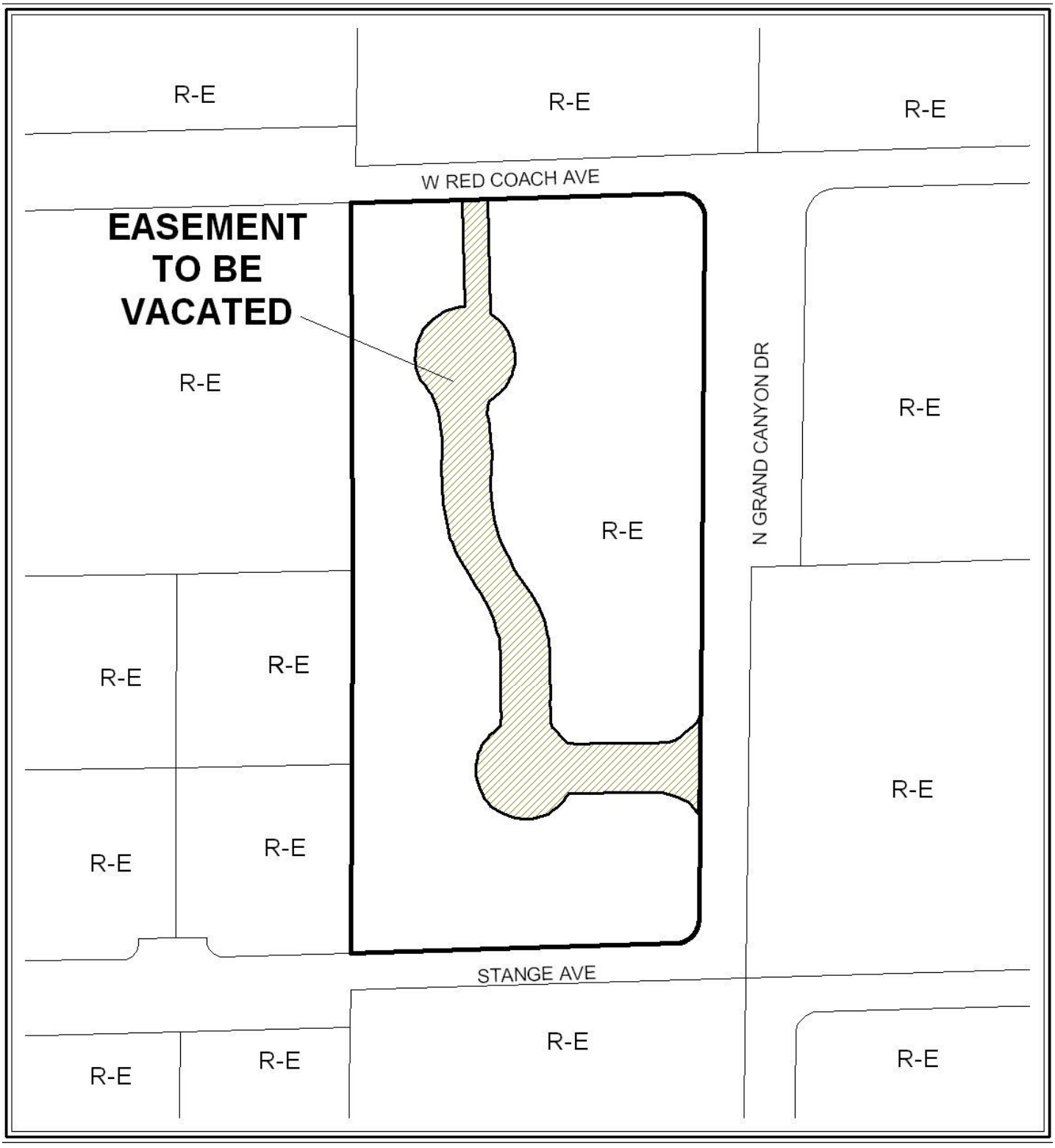
SUBJECT:
VAC-43714 - VACATION - PUBLIC HEARING - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC - For possible action on a request for a Petition to Vacate A PUBLIC SEWER EASEMENT on property located at the northwest corner of Stange Avenue and Grand Canyon Drive (APN 138-06-203-003), Clark County.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

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

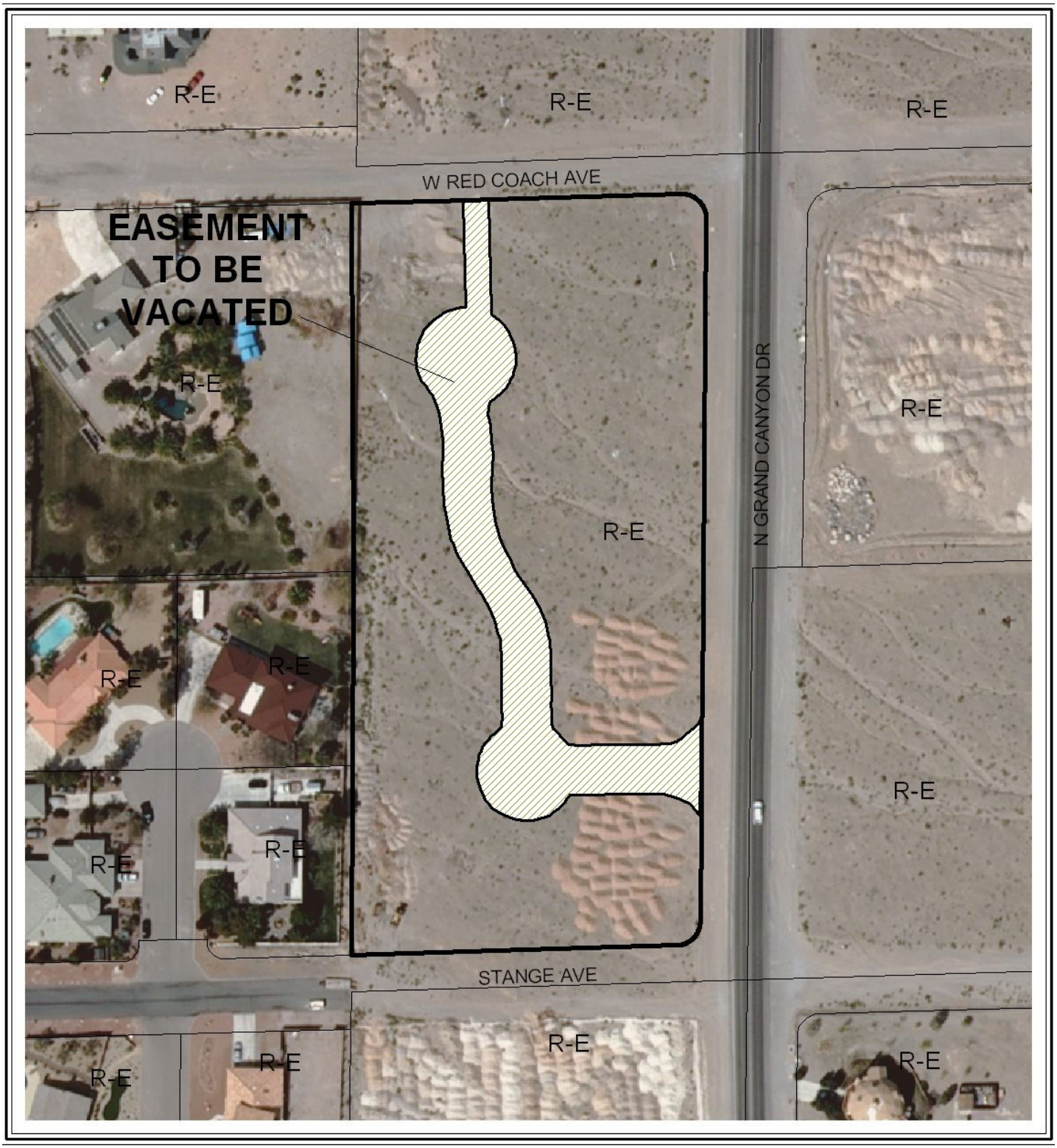
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **VAC-43714**



0 100 200 Feet

CASE: VAC-43714

N

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

RECEIVED
OCT 27 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Sewer Easement

Project Address (Location) NWC Grand Canyon & Red Coach Ave.

Project Name Moore Estates **Proposed Use** _____

Assessor's Parcel #(s) 13806203003 **Ward #** _____

General Plan: existing R-E proposed R-E **Zoning:** existing _____ proposed _____

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

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

Additional Information _____

PROPERTY OWNER Mark III LLC **Contact** Dusty Allen

Address 10515 20th Street #100 **Phone:** _____ **Fax:** _____

City Lake Stevens **State** WA **Zip** 98258

E-mail Address _____

APPLICANT Dwyer Engineering **Contact** Thomas L. Hellums

Address 7310 Smoke Ranch Rd. Ste E **Phone:** 254-2200 **Fax:** 254-2236

City Las Vegas **State** NV **Zip** 89128

E-mail Address thellums@dwyerengineering.com

REPRESENTATIVE Dwyer Engineering **Contact** Thomas Hellums

Address 7310 Smoke Ranch Rd. Ste E **Phone:** 254-2200 **Fax:** 254-2236

City Las Vegas **State** NV **Zip** 89128

E-mail Address thellums@dwyerengineering.com

Property Owner Signature* _____

* 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 3

* 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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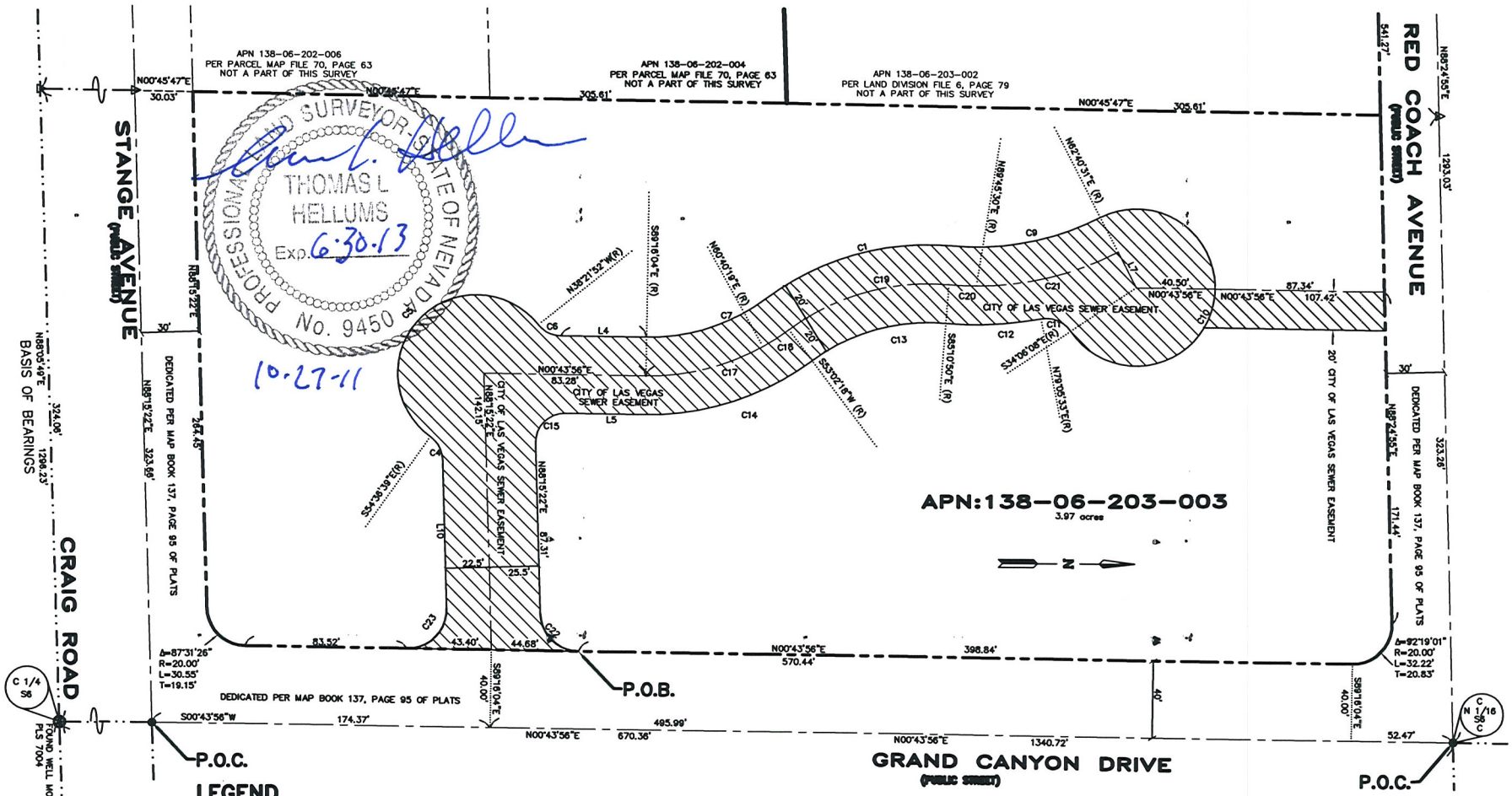
OCT 27 2011
City of Las Vegas

Revised 10/27/08

CITY OF LAS VEGAS SEWER EASEMENT VACATION – EXHIBIT



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

10-27-11

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.

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OCT 27 2011
City of Las Vegas

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

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



VAC-43714 - APPLICANT: DWYER ENGINEERING - OWNER: MARK III, LLC
NORTHWEST CORNER OF STANGE AVENUE AND GRAND CANYON DRIVE

11/03/11

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.: **18.**

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

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

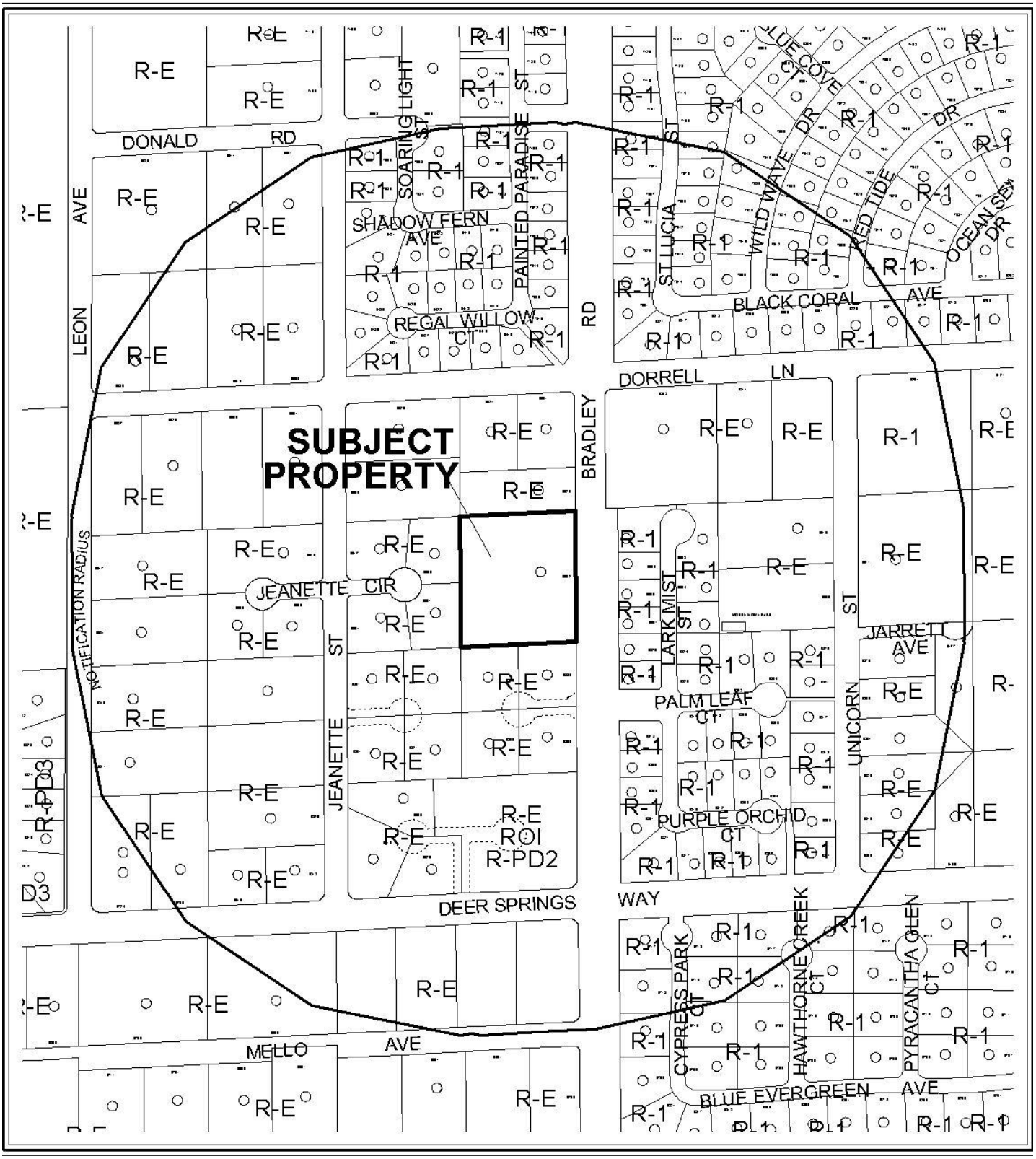
SUBJECT:
VAR-42988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JACK W. ZERKLE, JR. AND ORPHA ZERKLE - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID CORRUGATED METAL SCREEN FENCE WITH NO CONTRASTING MATERIALS OR COLOR WHERE A FIVE-FOOT TALL FENCE WITH A MAXIMUM 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 11e 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-72188
Meeting Date:	10/11/11 PC
Total Fee:	~~$~~ 830
Date Accepted:	8/24/11
Accepted By:	BJS

*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

36'

34'

21'

100'

118'

Horse Shade

28'

18'

110'

EXISTING CHAIN LINK FENCE 6FT

SINGLE FAMILY DETACHED

290'

SINGLE FAMILY DETACHED

98'

Chicken Shade

Hay Barn

32'

SINGLE FAMILY DETACHED

282'

EXISTING CHAIN LINK FENCE 6FT

137'

54'

Home
3380 sqft

29ft

2 space car port
754 sqft

26ft

Storage

112'

Vicinity Map

N

Scale
1 inch = 2 mile
A = 6902 Bradley Rd

EXISTING BLOCK WALL

101'

69'

gate

(This gate hasn't been made yet)

SINGLE FAMILY DETACHED

Fence

4'

29'

100ft

Edge of Proposed Street Pavement

337'

Property Line

Fence

Bradley Road

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AUG 24 2011
City of Las Vegas

VAR-42988


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


RECEIVED
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


RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988


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


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



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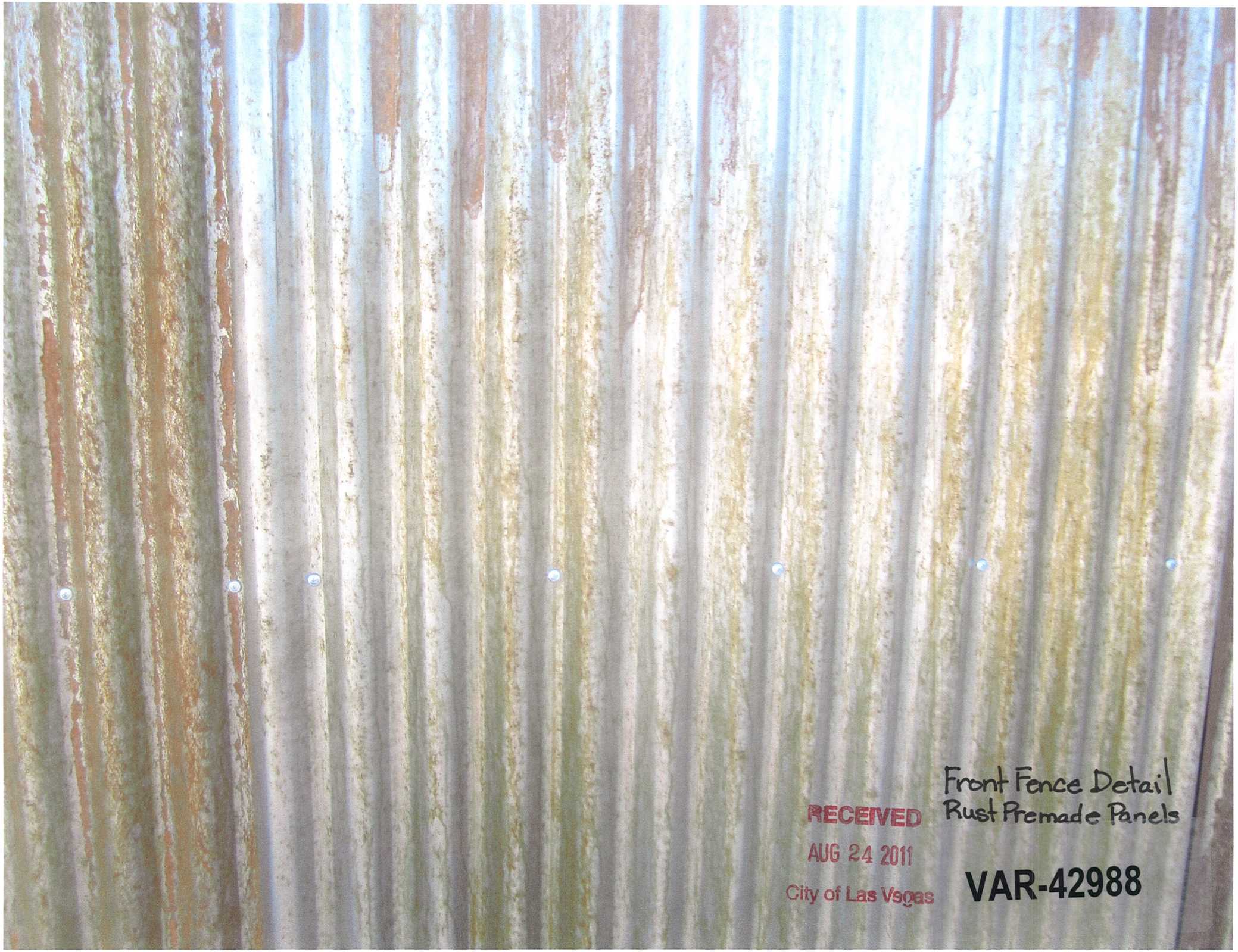
AUG 24 2011
City of Las Vegas

Front Fence Detail
Grey Pre made Panels

VAR-42988



Front Fence Detail
Rust Premade Panels

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AUG 24 2011
City of Las Vegas

VAR-42988

1



RECEIVED
AUG 24 2011
City of Las Vegas
VAR-42988

2



RECEIVED
AUG 24 2011
City of Las Vegas

VAR-42988



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

09/01/11



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

09/01/11



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

09/01/11



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

09/01/11



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

09/01/11



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

09/01/11

August 3, 2011

To the City of Las Vegas Department of Planning,

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

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

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

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

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

Orpha Zerkle

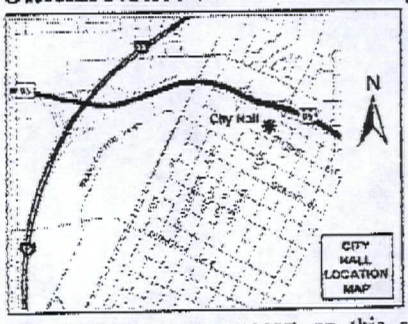
RECEIVED
AUG 24 2011
City of Las Vegas

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

RECEIVED
OCT - 3 2011

25P

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

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

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

RECEIVED
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

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

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

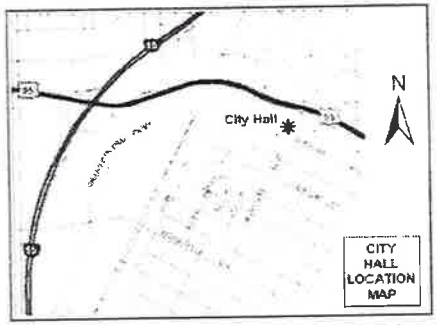
12524710030
VALENZUELA VICTOR H
6717 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

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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☐ 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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UNITED STATES POSTAGE
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0004279218 SEP 29 2011
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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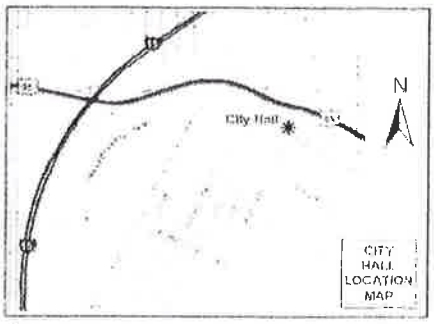
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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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

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

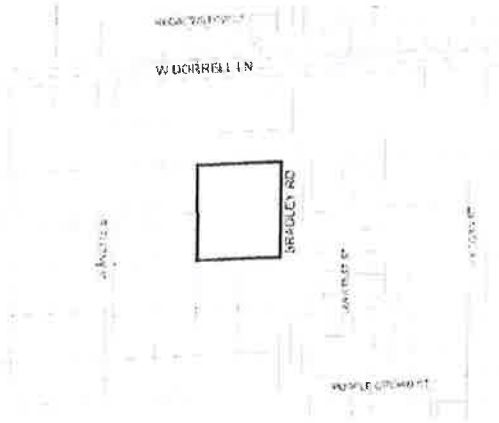
Case VAR-42988
12524601005
SPENDLOVE LORIN K & JANET
6910 UNICORN ST
LAS VEGAS NV 89131-2710 89131-2710

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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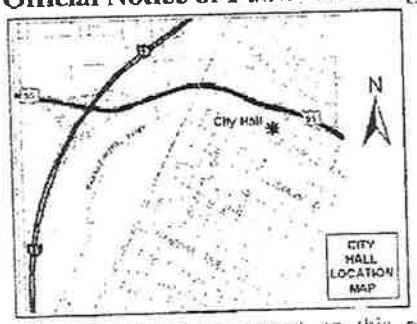
25 A

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

Return Service Requested

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

89131 MRDFM11

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OCT 06 2011

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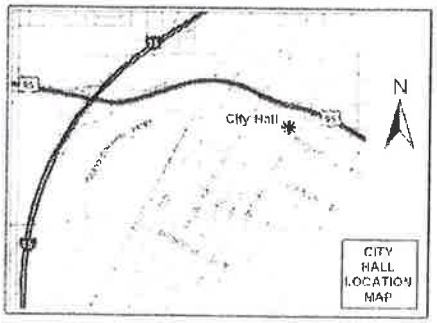
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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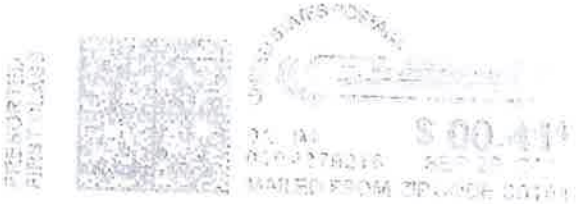
VAR-42988

Planning Commission Meeting of 10/11/2011





Case VAR-42988

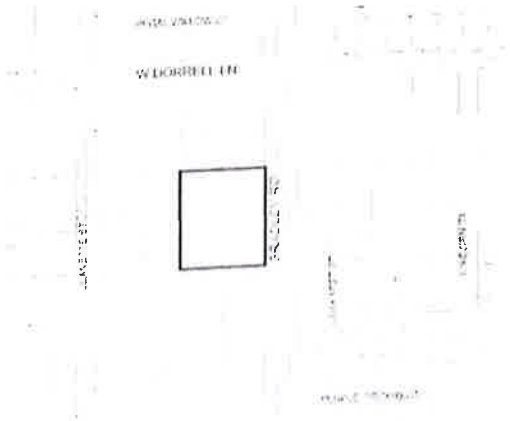
12524710031
KAMIMOTO STANLEY & D LIV TR
KAMIMOTO STANLEY & DORISANNE TRS
6718 CYPRESS PARK CT
LAS VEGAS NV 89131-2754 89131-2754

Application Information

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

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

Application Location



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

Public Hearing Information

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

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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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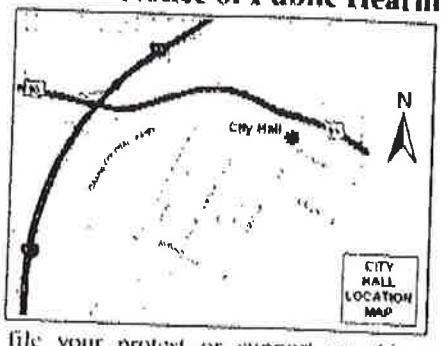

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988

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

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OCT 10 2011

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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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$ 00.41⁴
SEP 29 2011
MAILED FROM ZIP CODE 89101

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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	702-395-13006	6841 Jeanette St.	4
James Schilling	702.622.1133	6880 Jeanette St.	
Kara 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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City of Las Vegas

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OCT 11 2011
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PLANNING & DEVELOPMENT

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

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MAILED FROM ZIP CODE 89101

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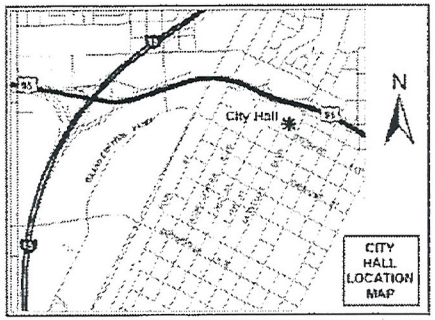

We need to maintain appearances and standards. It is unslightly!

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

66 HRDFN11 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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MAILED FROM ZIP CODE 89101

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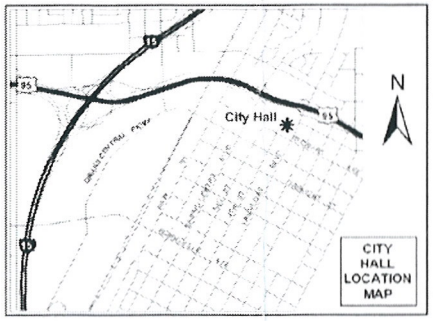
Official Notice of Public Hearing



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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

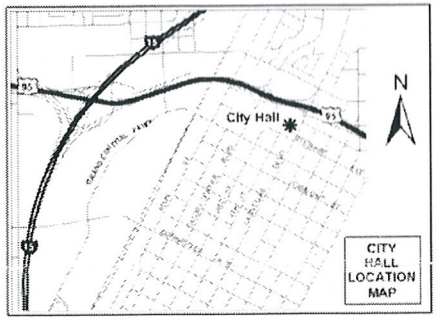
Please use available blank space on card for your comments.

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

Return Service Requested
Official Notice of Public Hearing



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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

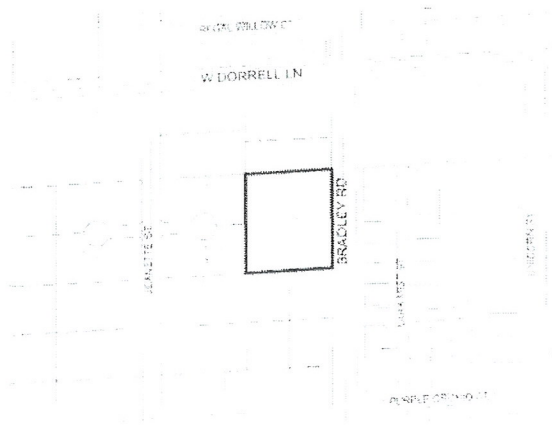
Case: VAR-42988

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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Public Hearing Information

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Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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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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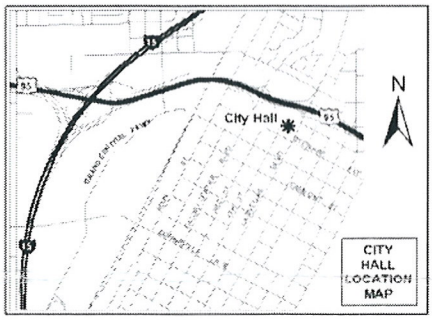

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

PLEASE SEE COMMENTS ON REVERSE SIDE

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

6S 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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OCT 12 2011

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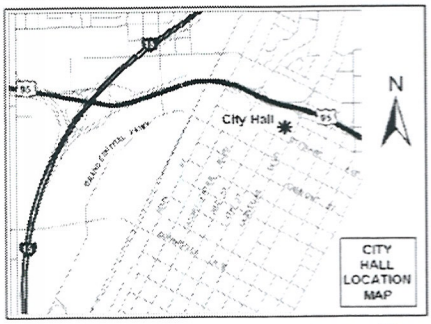

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-42988

Planning Commission Meeting of 10/11/2011

Case: VAR-42988
12524110033
JENSEN KENNETH M & LINDA LIV TR
JENSEN KENNETH M & LINDA K TRS
5423 SHADOW FERN AVE
LAS VEGAS NV 89131-2854 89131-285

66 HRDFM11 89131

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

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

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

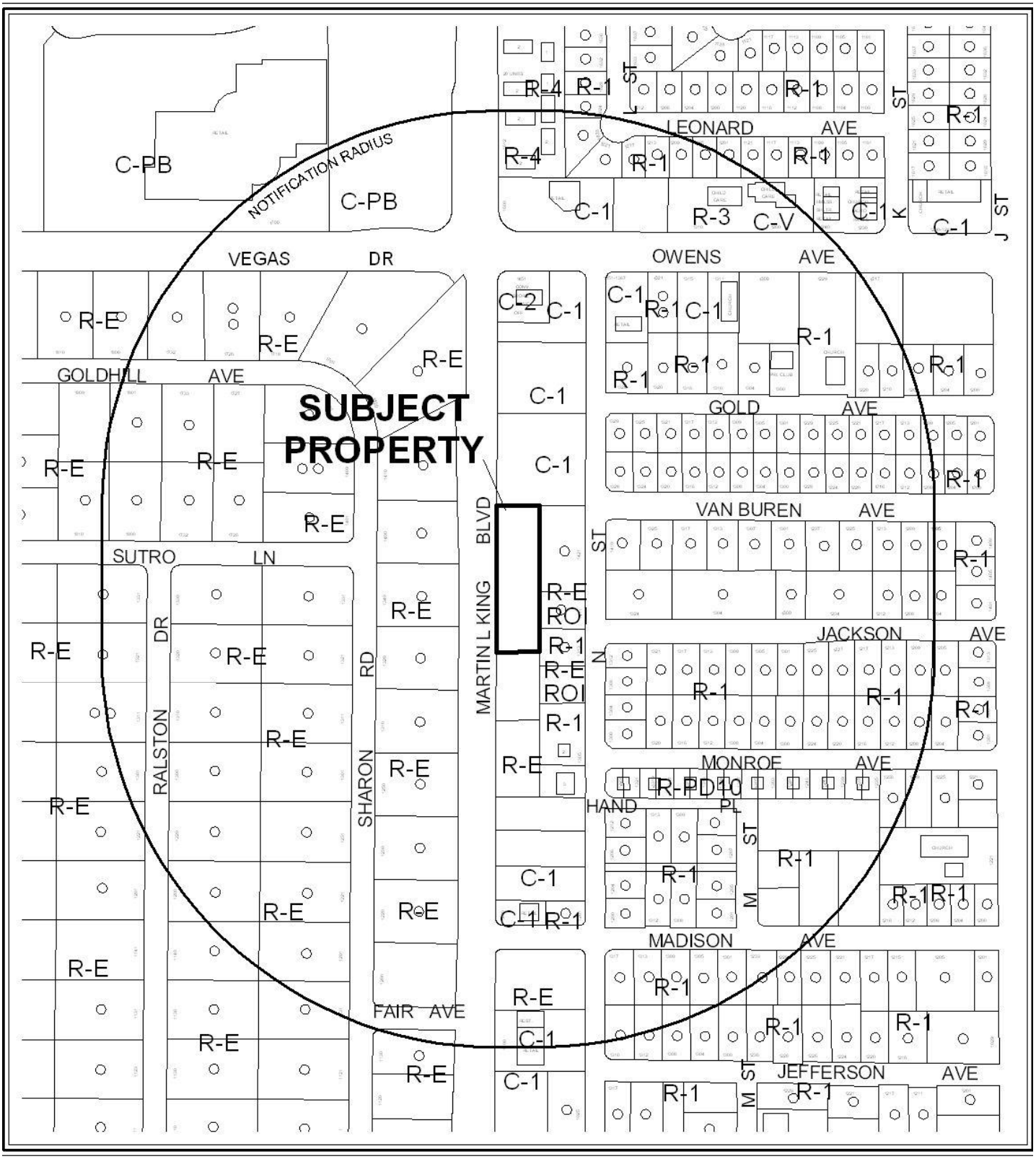
SUBJECT:
VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-43359, SUP-43358 and SDR-43360
2. Conditions and Staff Report - VAR-43359, SUP-43358 and SDR-43360
3. Supporting Documentation
4. Photos - VAR-43359, SUP-43358 and SDR-43360
5. Justification Letter - VAR-43359, SUP-43358 and SDR-43360
6. Protest Letter - VAR-43359, SUP-43358 and SDR-43360



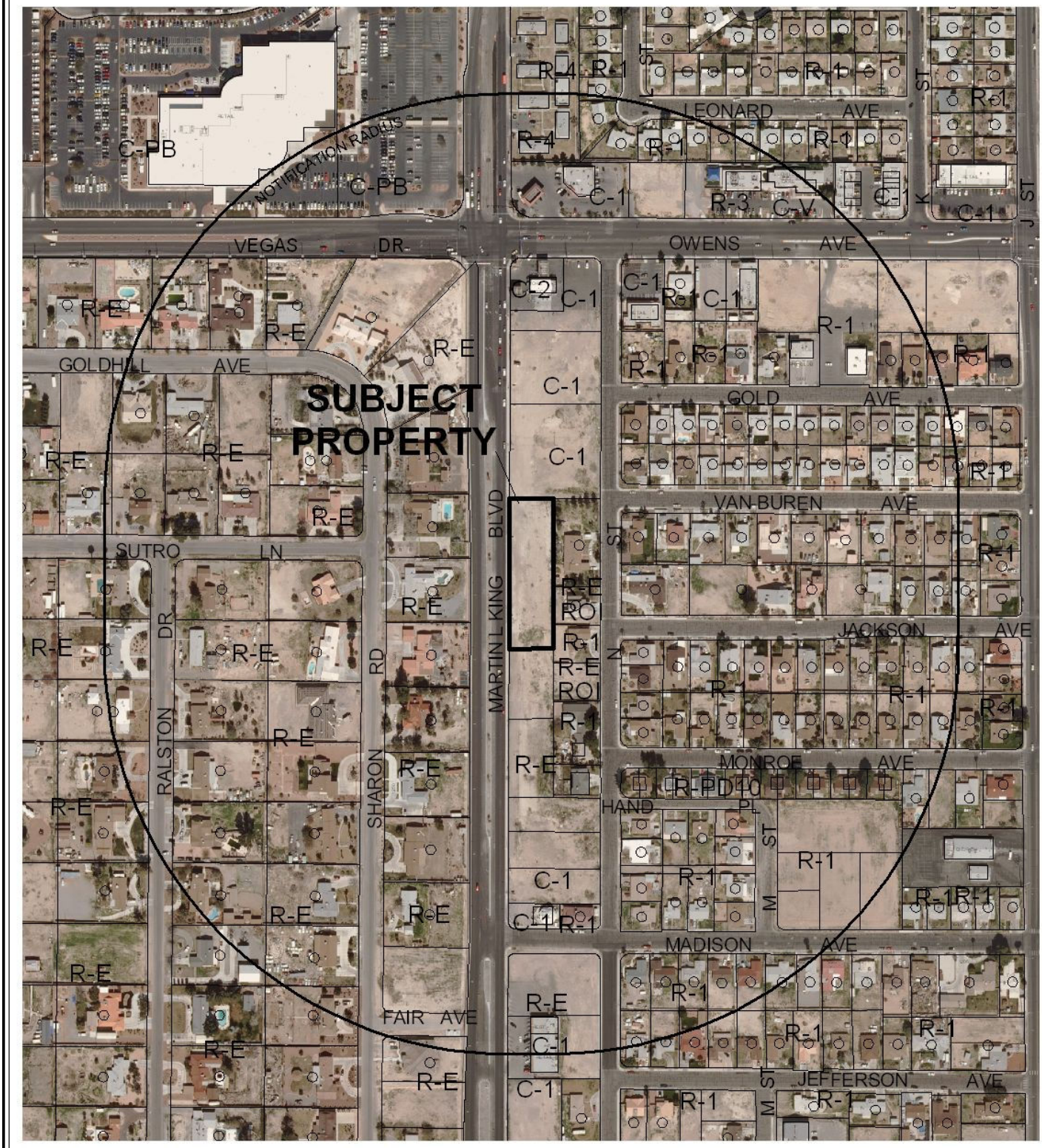
CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N



CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43359** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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SEP 22 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARKING VARIANCE

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER GM HOLDINGS LLC. Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 2504978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0182

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____

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

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

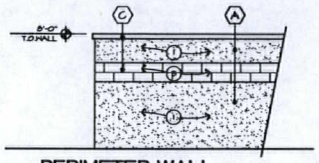
This 22nd day of September 2011

Notary Public in and for said County and State

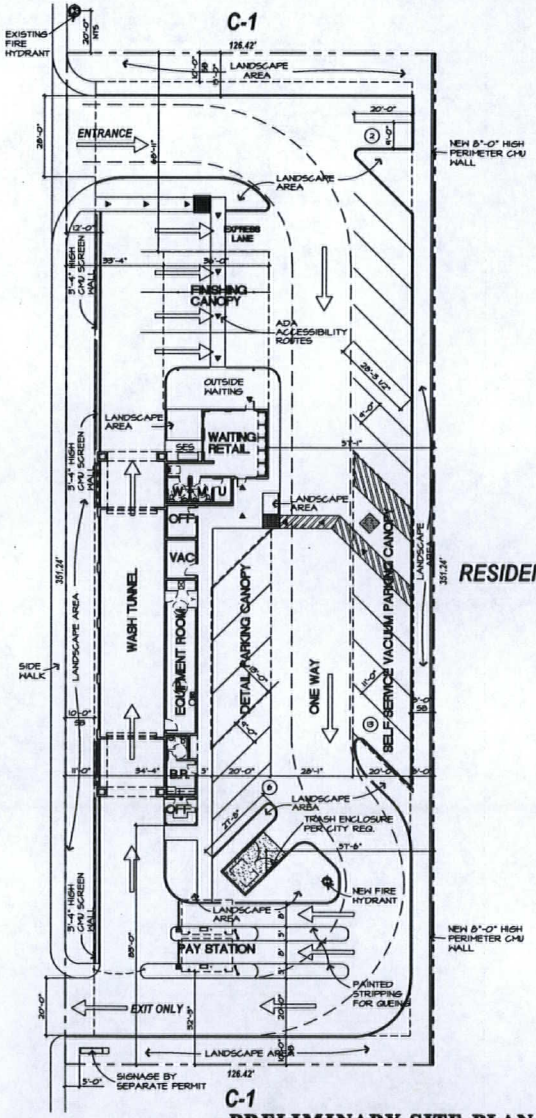
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43359
Meeting Date:	PB 11-8-11
Total Fee:	$3200
Date Accepted:	9.22.11
Accepted By:	F.S.



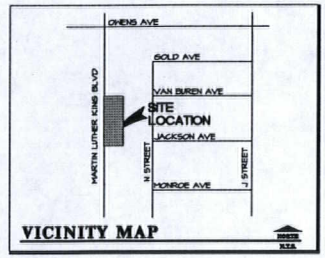
PERIMETER WALL



PRELIMINARY SITE PLAN

SCALE: 1"= 20'-0"

NORTH



VICINITY MAP

PROJECT DATA:

ADDRESS:	1326 N. Martin Luther King Blvd. Las Vegas, Nevada
OWNER / APPLICANT:	Trandy Hester 4901 Sparkling Sky Ave. Las Vegas, Nevada 89130
ARCHITECT/ REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 7524 E ANGUS DR, SUITE 1 SCOTTSDALE, AZ 85251 P 480 946-0242 F 480 946-0182
BOOK/ MAP:	T20S R61E SEC 28 IONE4
APN:	124-28-501-005
ZONING:	C-1
CONSTRUCTION TYPE:	V-B
SITE AREA:	
NET:	38,332 S.F.(.88 AC)
BUILDING USE:	FULL SERVICE CARWASH W/ FLEX SERVE
GROUP 'B' OCCUPANCY	
BUILDING AREA:	
CONDITIONED SPACE:	
OFFICE, RESTROOMS	1,308 SQ. FT.
WASH TUNNEL	1,842 SQ. FT.
EQUIPMENT ROOM	820 SQ. FT.
VACUUM RM	215 SQ. FT.
BUILDING AREA:	3,485 SQ. FT.
TOTAL CANOPY AREA:	4,008 SQ. FT.
TOTAL S.F.:	7,478 SQ. FT.
OCC. LOAD:	
OFFICE, RESTROOMS	1,308 S.F. / 100 = 13.07 OCC.
WASH TUNNEL	2,267 S.F. /300 = 7.55 OCC.
EQUIPMENT ROOM	820 S.F. / 300 = 2.06 OCC
TOTAL OCCUPANTS:	22.68 OR 23 OCCUPANTS
LOT COVERAGE	20.8%
PARKING REQUIRED	
PARKING SPACE	3485 S.F. / 150 = 26.5 OR 27 SP
STACKING	6 SP
PARKING SPACE COUNT:	
20 REGULAR + 0 COMPACT + 1 HANDICAP = 21 SP. TOTAL	
STACKING	6 SP
PARKING VARIANCE REQUEST FOR 6 SPACES	

NOTE:
A. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.
B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

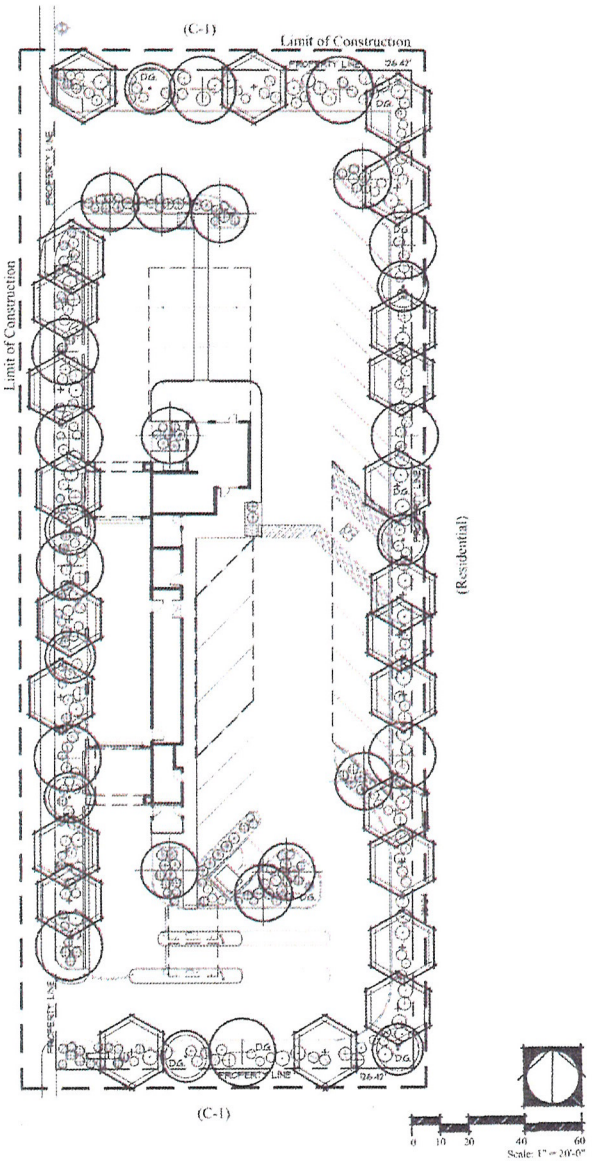
BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnreddellarchitects.com

Date: 9/21/11
Revisions:

A

VAR-43359 SUP-43358
SDR-43360 REVISED



Master Legend

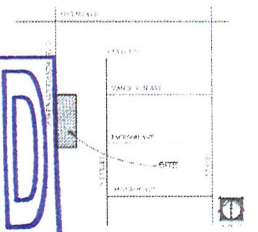
Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
Trees					
	ACACIA SALICINA	WILLOW ACACIA	5	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	CERCIDIUM 'HYBRID' DESERT MUSEUM - STD.	DESERT MUSEUM PALO VERDE	24	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (11'-0" TALL, 4'-0" WIDE, 1.50" MIN CALIPER)
	ACACIA FARNESIANA	SWEET ACACIA - MULTI.	6	36" BOX	MULTI, VASE SHAPED, WELL DEVELOPED BRANCHING STRUCTURE (13'-0" TALL, 7'-0" WIDE, 1.50" MIN CALIPER)
	CATALPA TASHKENTENSIS 'PINK DAWN' - STD.	PINK DAWN CATALPA	11	36" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 9.0' HEIGHT, 6.0' WIDE, 1.75" CALIPER)
Shrubs					
(S)	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	46	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	43	5 GAL.	SPACE 5' O.C., 3' FROM HARDSCAPE
(S)	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	CIMARRON BLUE RANGER	36	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
(S)	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	18	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
(S)	CHAPARRAL SAGE	SALVIA CLEVELANDII	40	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
Accents					
(A)	DASYLIRION WHEELERI	DESERT SPOON	6	5 GAL.	FULL AND BUSHY
(A)	HESPERALOE PARVIFLORA	RED YUCCA	32	5 GAL.	FULL AND BUSHY
Ground Covers					
(G)	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	53	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
(G)	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	41	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
D.G.	DECOMPOSED GRANITE	5/8" SCREENED MOHAVE GOLD	16,036 SF	5/8" SCREEN	ON APPROVED EQUAL SEE NOTE, THIS SHEET

#PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR

Granite Note:

INSTALL A 3" LAYER OF DECOMPOSED GRANITE IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE, COMPACT SUB GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL (MATCH PROPOSED COLOR AND SIZE WITH EXISTING).

Vicinity Map



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VAR-43359
SUP-43358
SDR-43360

Wildwood Design Studio
Landscape Architects
15207 Stayburn Drive
Fountain Hills, AZ 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

Car Wash

Martin Luther King Boulevard
Las Vegas, NV.

These drawings are the property of the architect and may not be reused, redrawn, used for any purpose without the Architect's written consent. Acceptance of any or these documents constitutes full and total agreement to the terms and conditions stated herein.

PROJECT NUMBER 1107
DATE 09.21.11
REVISIONS
REVISIONS

landscape plan

L-1

1 of 1

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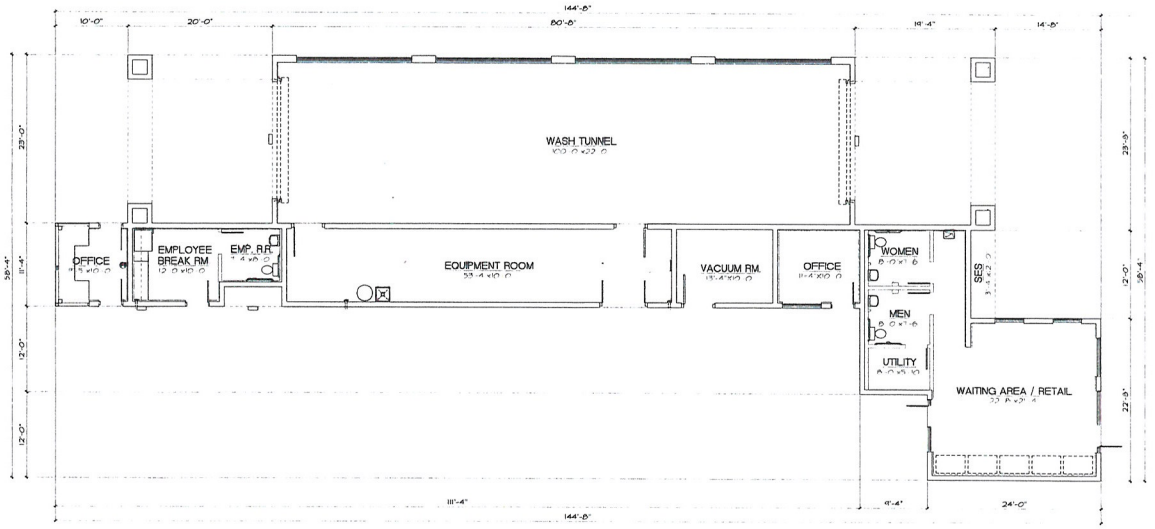

FLOOR PLAN

NORTH

1/8"= 1'-0"

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BUST'N SUDS Carwash
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Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
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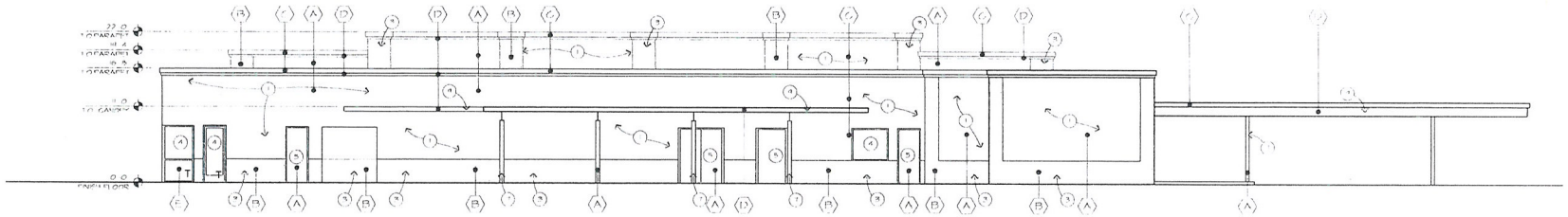
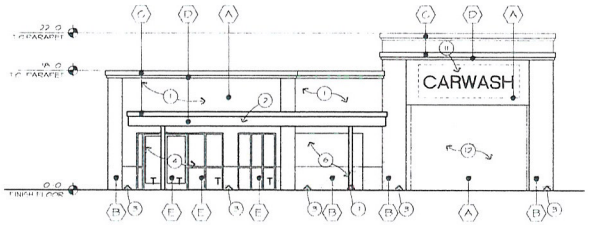
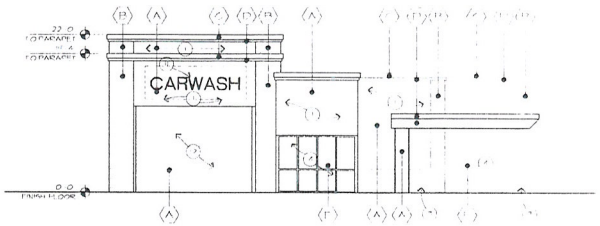


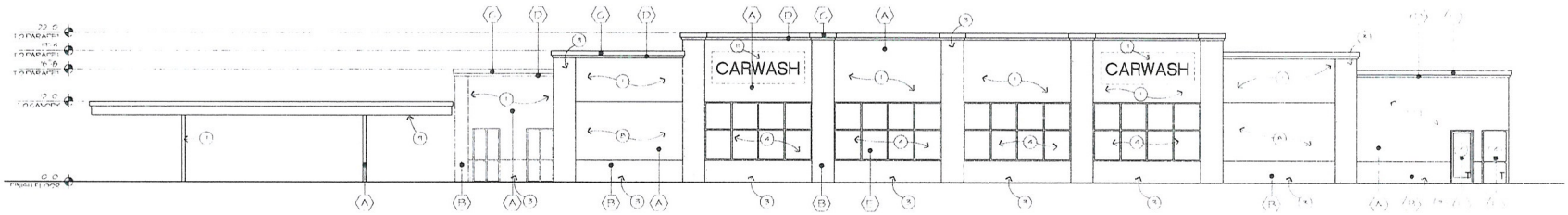
EAST



NORTH



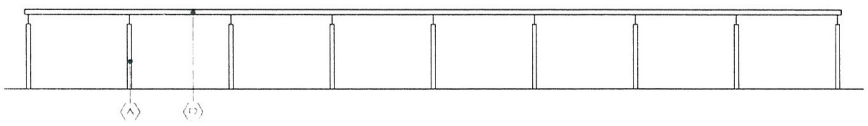
SOUTH



WEST

BUILDING ELEVATIONS

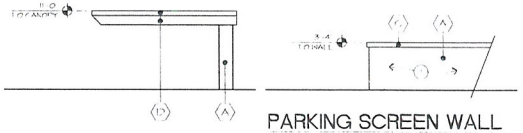
1/8"=1'-0"



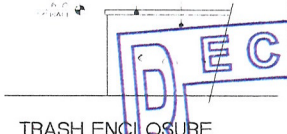
VACUUM CANOPYS

CANOPY ELEVATIONS

1/8"=1'-0"



PARKING SCREEN WALL



TRASH ENCLOSURE

SCREEN WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

NOTES:

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Date: 9/21/11

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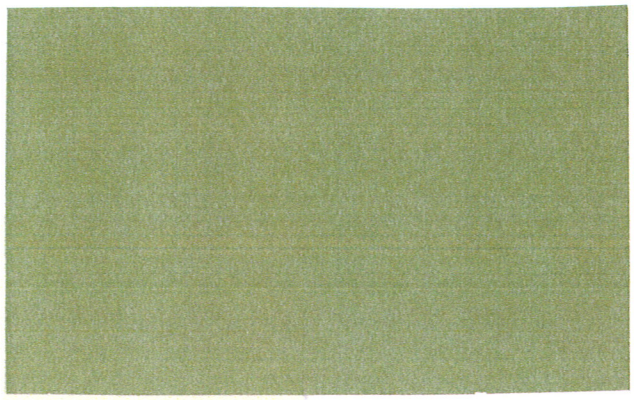
MATERIAL / COLOR SCHEDULE

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

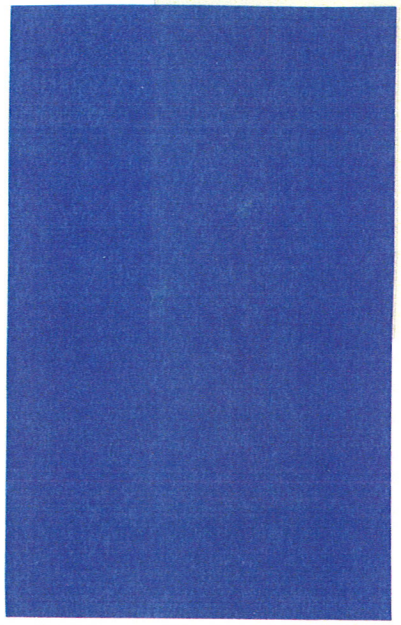
Building Color - B

Splitface CMU
DUNN-EDWARDS: DE 6145
COLOR: Rocky Ridge



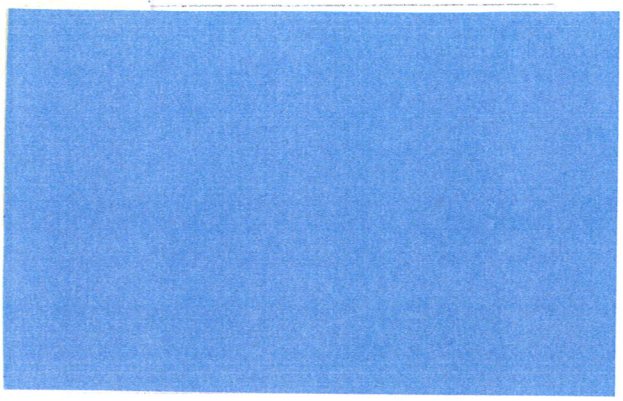
Building Color - A

Main Building Stucco Color
DUNN-EDWARDS: DEC 741
COLOR: Bone White



Building Color - C

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5846
COLOR: Lapis



Building Color - D

Stucco Trim & Canopy Fascia
DUNN-EDWARDS: DE 5844
COLOR: Splish Splash

NOTE: STOREFRONT DOORS AND WINDOWS SHALL BE BRONZE ALUMINUM FRAME WITH BRONZE TINTED GLASS

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VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11



VAR-43359, SUP-43358 & SDR-43360 - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC
1326 NORTH MARTIN LUTHER KING BOULEVARD

09/29/11

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Department of Planning

September 21, 2011

Justification Letter

Bustin' Suds Car Wash
1326 N. Martin Luther King Blvd.

We are requesting Special Use Permit (required for car wash in C1 zoning), Site Development Review and a Variance for parking for a full service carwash with flex serve (flex serve is the ability to get an exterior car wash and self finish your own vehicle for a reduce rate).

The project is located south of the southeast corner of Owens Avenue and Martin Luther King Blvd. on a vacant C1 property. The proposed project is a full service car wash with flex service, this allows a customer the option to have the standard full service or an exterior only car wash with the option to self vacuum their own vehicle. The project consist of a pay canopy, a main building that houses the wash tunnel, equipment room, restrooms, offices, and waiting area, and a separate structure for a finishing canopy and covered parking areas for self vacuum. The car wash will require from 5 to 15 employees depending on the day of the week and time of the day. The site consists of 0.88 acres that is rectangular in shape that runs north / south along Martin Luther King Blvd. with pedestrian sidewalk connecting the parcels on the south and north. The building is sited along Martin Luther King Blvd. as to allow for the interior vehicle circulation to move thru the site on the east with minimum cross traffic circulation, the entrance to the site is on the north end of the property with vehicles circulating thru the site in a clockwise direction. The vehicles turn south to the queing lanes and those customers using the express process can vacuum their vehicles prior or after the wash process which we have provided an exit only at the south end which will allow vehicles that vacuum after the wash process to exit. To enter the auto wash you proceed to the south thru the automated pay stations and turn north thru the tunnel, the customer exiting the tunnel turns right to the finishing canopy for the full service or the express lane to exit the site.

We are requesting approval of site plan thru Site Development Review. The car wash development is along a major street (Martin Luther King Blvd.) between two other C1 Commercial sites that are vacant at this time and its is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and buffer Standards, and other duly-adapted city plans, policies and standards. The site access is in mid block with a median is the center of Martin Luther King and are a substantial distance from the major driveways to residential properties as not to have a negative impact on the adjacent properties and roadway. The building and landscape are so designed as to be durable and appropiate for the area with the elevations being asthetically pleasing while site designed to be considerate of the residential to the east. We have used earth tones as to blend with the surroundings and kept the heights down to be comfortable with the scale of the project. With our site layout and building design (explained in detail below in the Use Permit) we have taken in the considerations of the neighbors the operation of the business as not to impact in a negative way and with our hours of operations (explained below in the Use Permit) to be closed during the proper time with residential adjacent.

We are requesting a Special Use Permit for the car wash use in a C1 zoning. The structure will be constructed of a combination of exposed architectural masonry units with the pay station and finishing canopies being steel frame with shade screen. The orientation of the detail and self vacuum face inward to the site and screened from street view by the building structure. The site layout also removes the building away from the residential on the east and puts it along the west adjacent to Martin Luther King Blvd. to remove the operational noises and which also screens traffic noise to the residential. The equipment is all housed within building structure including the vacuum equipment and the air dryers are within the tunnel, this eliminates any sound transmission to the residential neighbors to the east and commercial properties to the north and south. Operational hours consist of summer hours from 7:00 am to 7:00 pm and winter hours reduced to 8:00 am to 6:00 pm. and at all times of operation the business has employees monitoring the site for cleanliness, debris and control of noise from any vehicle. The access to the site is located in the middle of the block with plenty of clear visibility for cars and

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Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

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pedestrians at the entrance and exit for the site. Our traffic counts will be on the lower end of the numbers for our C1 zoning with approximate trip generations of average 250 to 300 cars a day, this would represent a significant less count than fast food, bank or restaurant. The approval of our Special Use Permit will not have adverse affect with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

We are requesting the approval of a parking Variance of 6 spaces from the required number of 27 per CLV zoning ordinance. The requirement is based upon a square foot of gross building, which does not accurately represent the use of the car wash, the customers do not park their vehicle in a parking space and enter the building. The customer stays in their vehicle thru the pay station into the carwash tunnel at which if they selected the full service they pull under the finishing canopy and they exit the vehicle and go to the waiting area inside or on the outside patio until their vehicle is vacuumed and finished. Their vehicle is never parked in a designated parking space rather they are under the finishing canopy. Those customers that decided upon the exterior car wash have the option of pulling into a covered parking stall to vacuum (that is usually 20% of the exterior wash customers) or they exit the site. We have also made the covered vacuum parking stalls wider than the city standard and that is for the ability of the customer to have their doors in the open position while they vacuum and not have any interference with the vehicle in the adjacent space, this has reduced a few more spaces because of the additional distance of width, but the space is necessary for the customers convenience. We have also included a site plan that shows vehicles circulating thru the car wash facility with them being in all different phases of the process (not in the drive lane) and that number is (45) which exceeds the requirements of the ordinance (27). This approval will allow the owner to operate the business without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent of and purpose of any ordinance or resolution.

Trandy Hester – Owner / Applicant
Bust'n Suds Car Wash

VAR-43359
SUP-43358
SDR-43360

From: Andrea Sayles <andrea.sayles@gmail.com>
To: yobyron <yobyron@aol.com>
Subject: 11/08/2011 Planning Commission Meeting Agenda Items (27 & 28) Oppose Bustin' Suds Application for a Car Wash
Date: Tue, Nov 8, 2011 12:43 pm

#27 & #28

Planning Commissioner Goynes,

My mother, brother and myself, own the house located at 1421 "N" Street. We're 100% in opposition to the applicant (Bustin' Suds) establishing a business behind our property. This is one of the first homes built on "N" street. Our home was built in 1964. It is one of the few ranch style homes located in historical West Las Vegas, better known as "The Westside." My mother decided to have our property enclosed with a chain link fence so that the view would not be obstructed.

Allowing a full service car wash to be built behind a residencial area would disprupt our quiet neighborhood community. We are concerned about the noise levels that are usually associated with a car wash and the hours of operation.

We are in opposition of the (Bustin' Suds) full service car wash being located on MLK BLVD behind our property.

Respectfully Submitted On Behalf Of,

Augusta M. Garry, Andrea D. Sayles and Hezdral L. Garry

Submitted at Planning Commission
Date 11-08-2011 Item 26-28
COMM. GOYNES

From: Andrea Sayles <andrea.sayles@gmail.com>
To: yobyron <yobyron@aol.com>
Subject: 11/08/2011 Planning Commission Meeting Agenda Items (27 & 28) Oppose Bustin' Suds Application for a Car Wash
Date: Tue, Nov 8, 2011 12:24 pm

#27 & #28

Planning Commissioner Goynes,

We're 100% in opposition to the applicant (Bustin' Suds) establishing a business directly behind our home located at 1411 "N" Street, Las Vegas, NV 89106. We have been in this location for more than ten (10) years. Our home is comparable to the homes located in Summerlin and is over 2800 square feet. We paid extra to have a balcony built onto our home to enjoy the view of Mt. Charleston and now the beautiful landscape Councilman Barlow was instrumental in getting for MLK BLVD.

We do not want our (quiet) community disrupted by having a full service car wash located directly behind our home. We are concerned about the noise levels that are usually associated with a car wash and the hours of operation. We currently have a six food block wall in our back yard. And, we do not want a higher fence built next to our block wall. This will make us feel as though we're behind a "prison" wall cutoff from society.

We grew up in this neighborhood and could have lived anywhere in the Vegas valley, but, we chose to custom build our home in the West Las Vegas area to support the revitalization of the westside and because it was a quite community.

To reiterate, we are in opposition of the (Bustin' Suds) application to place a full service car wash directly behind our home.

Respectfully Submitted,

Edgar and Andrea Sayles

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:
ABEYANCE - SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

COPY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43358** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SGM Holdings LLC Contact GINA MAZZA

Address 116 Rivington Ave Phone: (917) 250-4928 Fax: NONE

City STATEN Island State NY Zip 10314

E-mail Address Jeffanderson702@gmail.com / GMAZZA864@Aol.com

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HEGSTER

Address 4901 SPARKLING SKY AVENUE Phone: 702-860-1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480-946-0242 Fax: 480-946-0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____

*An authorized agent may sign if a letter of authorization from the property owner is submitted. Powers of Attorney, Trustee's Deeds, Partnership Agreements, Articles of Incorporation, Boards of Directors' Resolutions, Corporate Bylaws, Limited Liability Company Articles of Organization, Operating Agreements, Certificates of Good Standing, and Fictitious Firm Statements may be required.

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43358
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-22-11
Accepted By:	FS

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

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

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

SUBJECT:
ABEYANCE - SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Copy

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43360** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Roddell Arch

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER JGM HOLDINGS LLC Contact GINA MAZZA

Address 116 RIVINGTON AVE Phone: (917) 250-4978 Fax: NONE

City STATEN ISLAND State NY Zip 10314

E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER

Address 4901 SPARKLING SKY AVENUE Phone: 702.860.1201 Fax: _____

City LAS VEGAS State NEVADA Zip 89130

E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL

Address 7524 E. ANGUS DRIVE #1 Phone: 480.946.0242 Fax: 480.946.0188

City SCOTTSDALE State AZ Zip 85251

E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____

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

Print Name JEFFREY ANDERSON

Subscribed and sworn before me

This 22 day of September 2011

_____

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-43360
Meeting Date:	11-8-11
Total Fee:	1032.00
Date Accepted:	9-22-11
Accepted By:	FS

SDR 43360
Bustin' Suds Carwash

1326 M. Martin L. King Boulevard

Proposed 1 stall car wash.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	1	108.00	108
AM Peak Hour			8.00	8
PM Peak Hour			5.54	6

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Martin L. King Blvd.

Average Daily Traffic (ADT)	33,838
PM Peak Hour	2,707

(heaviest 60 minutes)

Owens Ave.

Average Daily Traffic (ADT)	12,925
PM Peak Hour	1,034

(heaviest 60 minutes)

Washington Ave.

Average Daily Traffic (ADT)	12,813
PM Peak Hour	1,025

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Martin L. King Blvd.	51,800
Owens Ave.	34,500
Washington Ave.	34,500

This project will add approximately 108 trips per day on Martin L. King Boulevard, Owens Avenue and Washington Avenue. Martin L. King is currently at about 65 percent of capacity, and Owens and Washington are both at about 37 percent of capacity. After this project is added, Martin L. King is expected to be at about 66 percent of capacity, and Owens and Washington to be at about 38 percent of capacity.

Based on Peak Hour use, this development will add roughly 8 additional cars into the area, which works out to about two every fifteen minutes.

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

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

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

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

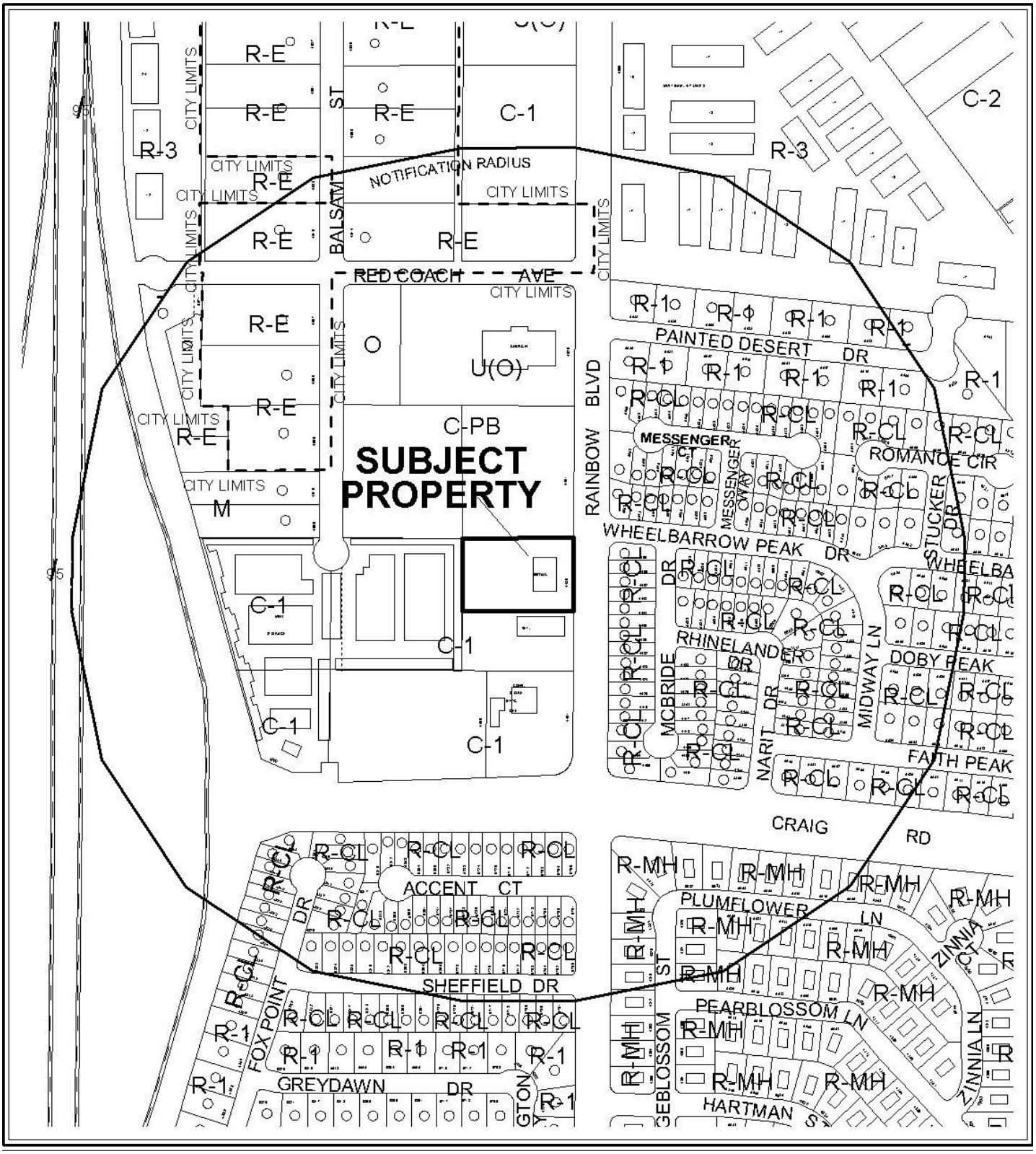
SUBJECT:
ABEYANCE - SUP-43005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-43005 and SDR-43004
2. Conditions and Staff Report - SUP-43005 and SDR-43004
3. Supporting Documentation
4. Photos - SUP-43005 and SDR-43004
5. Justification Letter



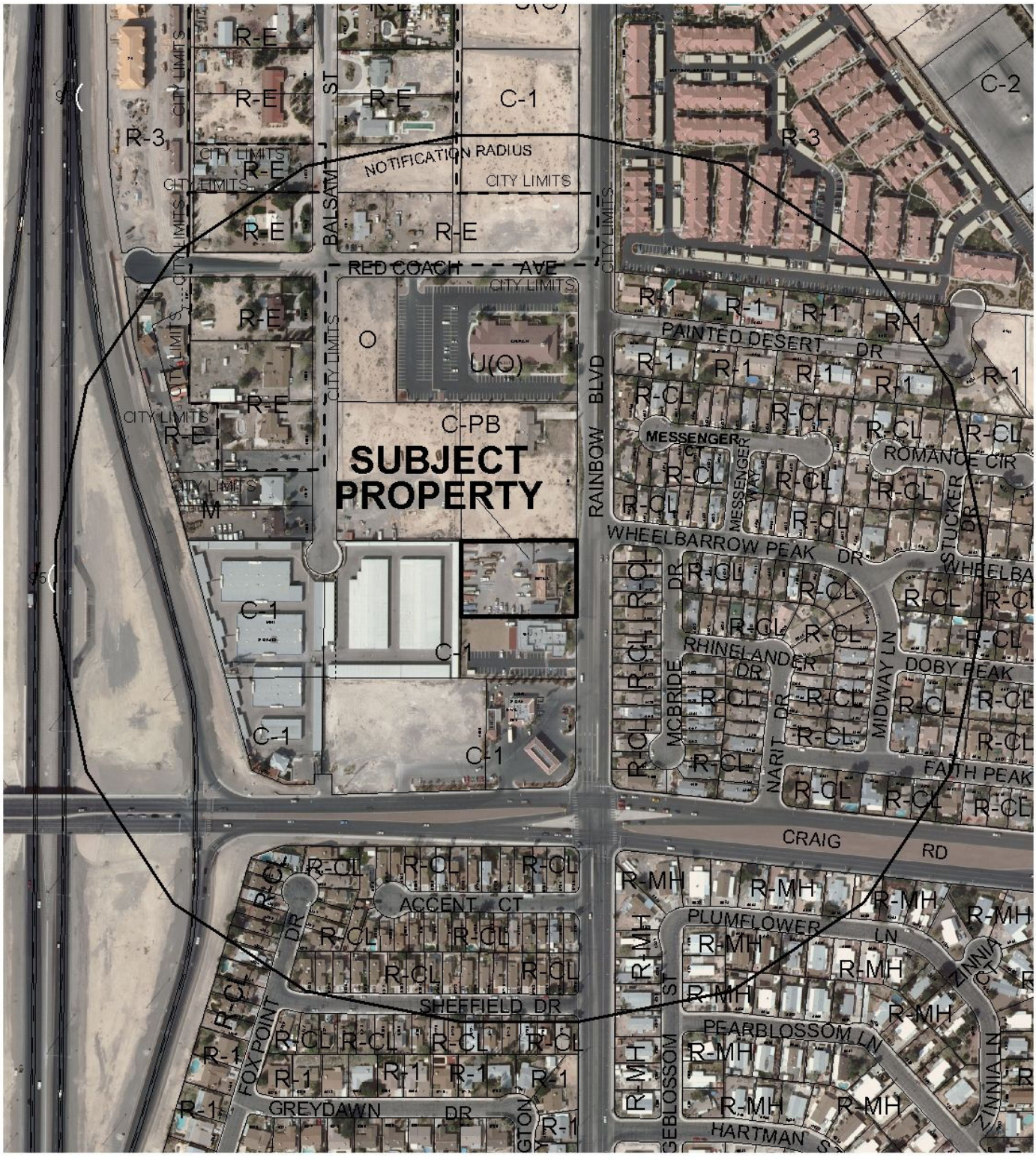
0 300 600 Feet

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

RADIUS: 1000 FT

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

N



0 300 600 Feet

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

RADIUS: 1000 FT

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43005** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

RECEIVED
AUG 25 2011

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

RECEIVED

Revised 11-14-06

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

AUG 25 2011

City of Las Vegas

SDR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

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

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

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

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

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

Additional Information _____

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

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

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

APPLICANT Sequoia Electric **Contact** Blake Barsy

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

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

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

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

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

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

_____

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

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

FOR DEPARTMENT USE ONLY

Case #	SVP-43005
Meeting Date:	10/11/11
Total Fee:	$1,030
Date Received:*	8/25/11
Received By:	

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

RECEIVED
AUG 25 2011

Revised 04/26/05

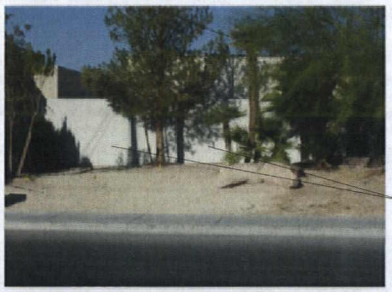
f:\depot\Application Packet\Application Form.pdf



#1 EXISTING FENCE WALL @ SOUTH SIDE



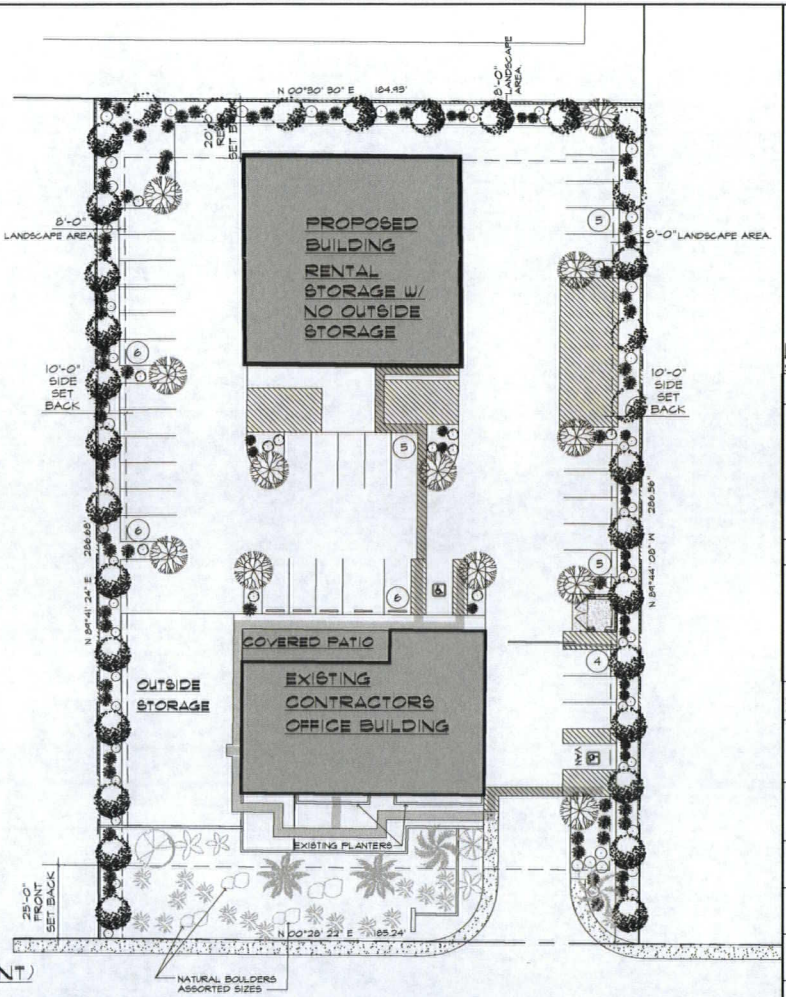
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 14.12.040
3. ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 80% OF LANDSCAPE AREA WITHIN TWO YEAS OF INSTALLATION
4. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
5. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. SWALE DESIGN PER FIGURE 30.64-3.
7. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
8. ALL LANDSCAPE AREAS TO REGEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	33	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	12	ACACIA SP	ACACIA
SHRUBS	**SIZE**		**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	80	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	14	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

14'	2	EXISTING DATE PALMS TO REMAIN
10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
48" BOX	1	EXISTING MONDEL PINE TO REMAIN
48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

RECEIVED
OCT 18 2011
City of Las Vegas
Department of Planning

N. RAINBOW BLVD.

PERIMETER TREES
REQUIRED 1 PER 30 LINEAR FEET
(540 L.F / 30) = 18 TREES
PROVIDED = 33 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 12 TREES

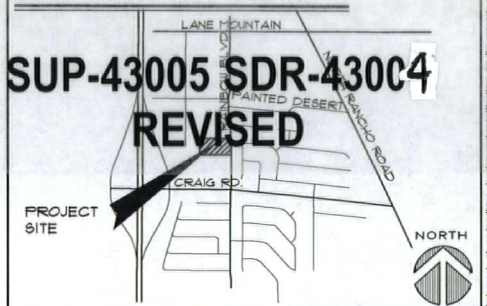
LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

NORTH

LANDSAPE PLAN
1" = 20'-0"

LOCATION MAP/VICINITY:



SUP-43005 SDR-43004
REVISED

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

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

PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011
10/18/2011

sheet title:
LANDSCAPE PLAN

LAND USE SUBMITTAL

issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:

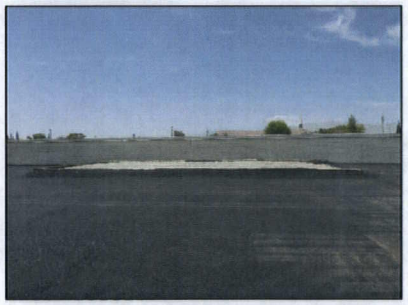
sheet no.
AL1.01
of sheets

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. non 623.780 pacific design concepts, llc © 2006.

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



#1 EXISTING WASH PIT (LOOKING WEST)



#2 EXISTING WASH PIT (LOOKING NORTH)



#3 EXISTING WASH PIT (LOOKING EAST)

EXISTING MINI STORAGE BUILDING C-1
GENERAL PLAN SC

EXISTING DEVELOPMENT C-1
GENERAL PLAN SC

UNDEVELOPED C-PB
GENERAL PLAN L1/R

PROPOSED BUILDING
71'-0"
RENTAL STORAGE W/ NO OUTSIDE STORAGE

COVERED PATIO
EXISTING CONTRACTORS OFFICE BUILDING

OUTSIDE STORAGE

EXISTING 12'-0" HIGH C.M.U. WALL AT REST SIDE PROPERTY

N 00°30' 30" E 184.93'

20'-0" REAR SET BACK

10'-0" SIDE SET BACK

8'-0" LANDSCAPE AREA

EXISTING 8'-0" HIGH C.M.U. WALL SEE 1/A1.01

(2) 15' X 25' LOADING ZONE

EXISTING WASH PIT AREA

EXISTING 8'-0" HIGH C.M.U. WALL, SEE 2/A1.01

PROPERTY LINE

TRASH ENCLOSURE, PER CITY OF LAS VEGAS MUNICIPAL CODE 19.08.050 ROOF COVERED TRASH ENCLOSURE

WHEEL STOP

EXISTING GATE SHALL REMAIN OPEN DURING BUSINESS

EXISTING PLANTERS

PROPERTY LINE

25'-0" FRONT SET BACK

EXISTING 4'-0" HIGH C.M.U. WALL

EXISTING LANDSCAPE AREA

N 00°28' 22" E 185.24'

24'-6" EXISTING DRIVEWAY

50'-0" MIN THROAT DEPTH TYP.

EXISTING 6'-0" HIGH C.M.U. WALL TO BE MODIFIED TO 8'-0" HIGH SEE 3/A1.01

N. RAINBOW BLVD. ℄

RECEIVED
OCT 18 2011
City of Las Vegas
Department of Planning

SUP-43005 SDR-43004
REVISED

ARCHITECTURAL SITE PLAN
1" = 20'-0"

EXISTING RESIDENTIAL RC-L
GENERAL PLAN M

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX CHANGE IN ELEVATIONS

L.A. LANDSCAPE AREA

NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-03-602-013
ACTION REFERENCE NUMBER:	N/A
DEVELOPMENT CODE:	TITLE 19- LAS VEGAS ZONING CODE ADOPTION DATE 05-01-2011
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S)	N/A
GENERAL PLAN	SC
EXISTING LAND USE ZONE:	C-1
SITE AREA:	1.21 ACRES/ 52, 842.4 SQ. FT.
LOT COVERAGE	16.96 % (BASED ON ROOF DRIP LINE)
BUILDING HEIGHT:	
ALLOWABLE:	N/A
ACTUAL:	30 FT.
OCCUPANCY GROUP: EXISTING BUILDING	B
OCCUPANCY GROUP: PROPOSED BUILDING	S-1/M
CONSTRUCTION TYPE: EXISTING BUILDING	V-B

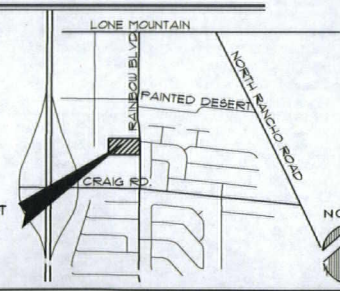
BUILDING AREA TABULATIONS

EXISTING CONTRACTORS OFFICE BUILDING AREA:	4, 011 SQ. FT.
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE:	4, 970 SQ. FT.
TOTAL BUILDING AREA	8, 981 SQ. FT.

PARKING ANALYSIS

EXISTING CONTRACTORS OFFICE BUILDINGS AREA 4, 011 SQ FT. / 300 = 13.37=	14 SPACES
PROPOSED RENTAL STORAGE W/ NO OUTSIDE STORAGE & SALES AREA 4, 970 SQ. FT. / 250 =	20 SPACES
NUMBER OF PARKING SPACES REQUIRED:	34 SPACES
NUMBER OF PARKING SPACES PROVIDED: (INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	37 SPACES
OUTSIDE STORAGE AREA	2, 000 SQ. FT.

LOCATION MAP/VICINITY:



AERIAL MAP:



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

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

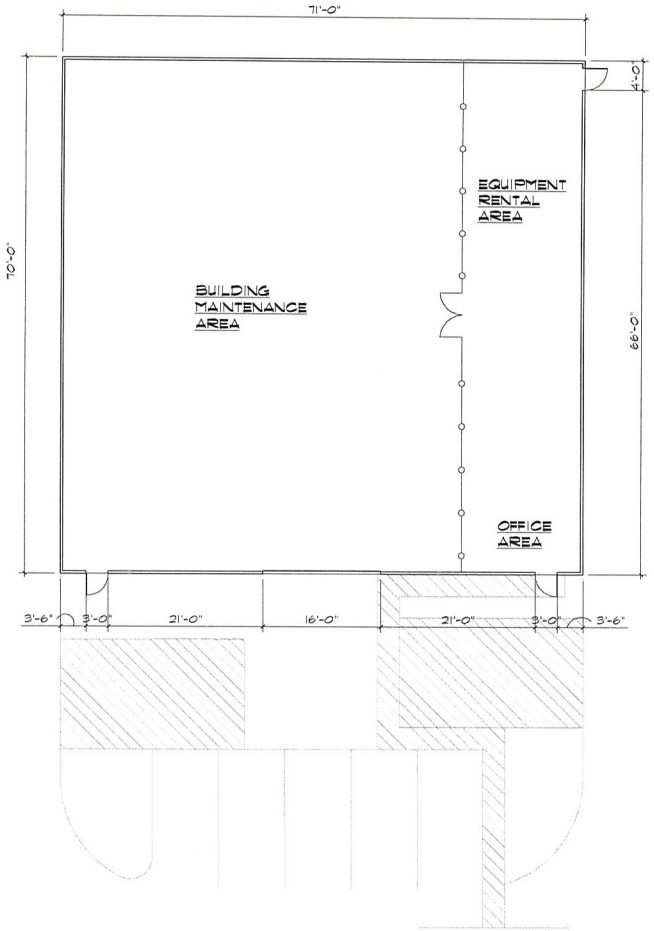
PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011

sheet title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

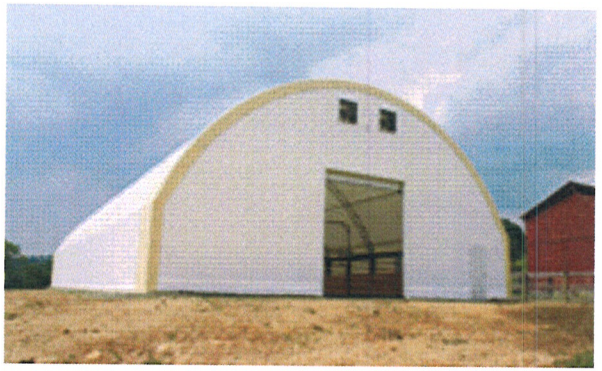
issue dates:
drawn by: PT
checked by: RCG
project no.: 10-129
revisions:
sheet no.: AS1.01
of sheets

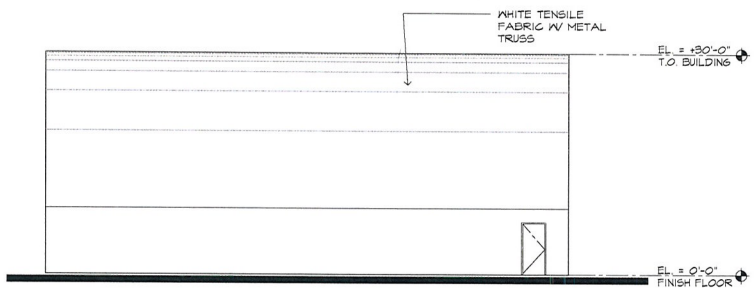
as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they are prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any media whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not ready for sale, until they are sealed, signed, and dated. ©2006 pacific design concepts, llc

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

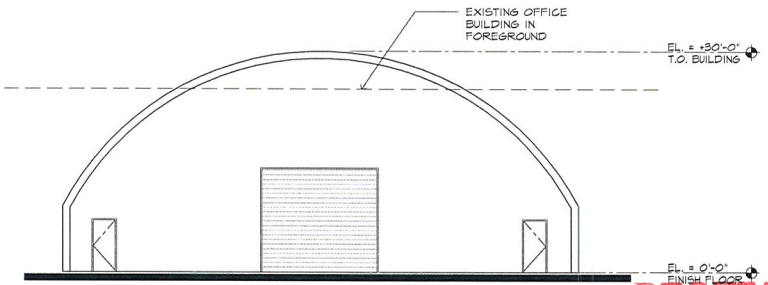


FLOOR PLAN
1/8"= 1'-0"





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



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

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43005
SDR-43004

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

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

PRELIMINARY
NOT FOR CONSTRUCTION
August 25, 2011

sheet title:
FLOOR PLAN
EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

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

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.780 pacific design concepts, llc © 2006.

P:\10-129 Rainbow & Craig-Sequoia\LUS\Submitted LUS_06-23-11\ARCH\10-129 A1.01.dwg plotted: 8/24/2011 12:45 PM by: Patricia Terrazas



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11



SUP-43005 & SDR-43004 - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC
4485 NORTH RAINBOW BOULEVARD

09/01/11

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

August 19, 2011

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

Attn: Steve Gebeke – Principal Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO: 10-129**
APN:138-03-602-013
SPECIAL USE PERMIT JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow 4, 970 sq. ft. Building Maintenance Services and Sales use with 2, 000 sq. ft. outside storage area on 1.21 acres in conjunction with an existing contractor's office building.
The proposed special use permit is appropriate based on the following findings of facts;

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

B. The subject site is physically suitable for the type and intensity of land use being proposed;

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

D Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

E The proposed use will accommodate very small tools and equipment that is commonly used for a small electrical subcontractor business. No large equipment or large company vehicles will be stored at this location. The owner has rented a storage yard for the large vehicles and equipment that is used for this underground electrical company. The hours of operation for the business is Monday thru Friday from 6:30 am until 6:30 pm.

Should you have any questions or require additional information please contact our office.
Sincerely,

Richard C. Gallegos
Principal

RECEIVED
AUG 25 2011
City of Las Vegas

SUP-43005

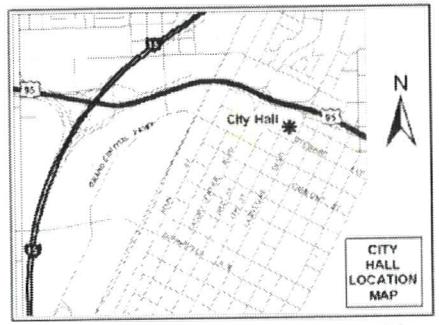
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43005 & SDR-43004

Planning Commission Meeting of 10/11/2011

NO! THIS IS A RESIDENIAL COMMUNITY AND THEY CONTINUE TO PUSH FOR AN INDUSTRIAL USEAGE THEY SHOULD MOVE TO AN INDUSTRIAL PARK IF THEY REFUSE TO ABIDE BY THEIR OFFICE ZONING THIS SITE SHOULD HAVE NEVER BEEN CHANGED TO OFFICE FROM RESIDENTIAL IN THE FIRST PLACE IT IS SURROUNDED BY RESIDENTIAL HOMES AND NEW APARTMENT COMPLEXES

RECEIVED
OCT 12 2011

Case: SUP-43005
13802210053
THOMSON JOSEPH P
6609 WHEELBARROW PEAK DR
LAS VEGAS NV 89108-5740 89108-5740

24 HRDFN11 89108

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

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

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

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

MAY GO TO CITY COUNCIL ON 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 DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43004 APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

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

RECEIVED
AUG 25 2011
City of Las Vegas

SUP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

Additional Information _____

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

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

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

APPLICANT Sequoia Electric **Contact** Blake Barsy

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

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

REPRESENTATIVE Pacific Design Concepts **Contact** Richard Gallegos

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

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

Property Owner Signature* _____

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

Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11.

Tammy J Powell

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

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

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
AUG 25 2011
City of Las Vegas

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

August 19, 2011
October 28, 2011 Revised

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

Attn: Steve Swanton – Senior Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC **PROJECT NO-10-129**
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Rental Store with no Outside Storage/ Building Maintenance Services Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. A Waiver to allow the tensile structure as proposed. These types of structures are difficult to enhance due to the nature of design. The structure is 87 percent blocked from view by the existing front building. The proposed exterior covering of the building is a white tensile fabric that has a clean and futuristic appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractor's office building, which is 26 feet in height and is set back approximately 200 feet from the Rainbow right of way. The very small top portion of the curved structure will not be seen from the Rainbow right of way due to the existing office building.
8. The proposed design meets all set backs, parking and landscape requirements.
9. The existing wash pit area is designated as an evaporative system and is self contained. The use is for the small company vehicles such as the minivan, passenger car ad regular size pick-up trucks. The frequency of use is about twice a month in effort to keep the vehicles clean and to avoid any debris from falling off while driving on public streets.

RECEIVED
OCT 31 2011

SDR-43004
REVISED

Should you have any questions or require additional information please contact our office.
Sincerely,



Richard C. Gallegos
Principal
RCG/pt

SDR-43004
REVISED

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

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

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

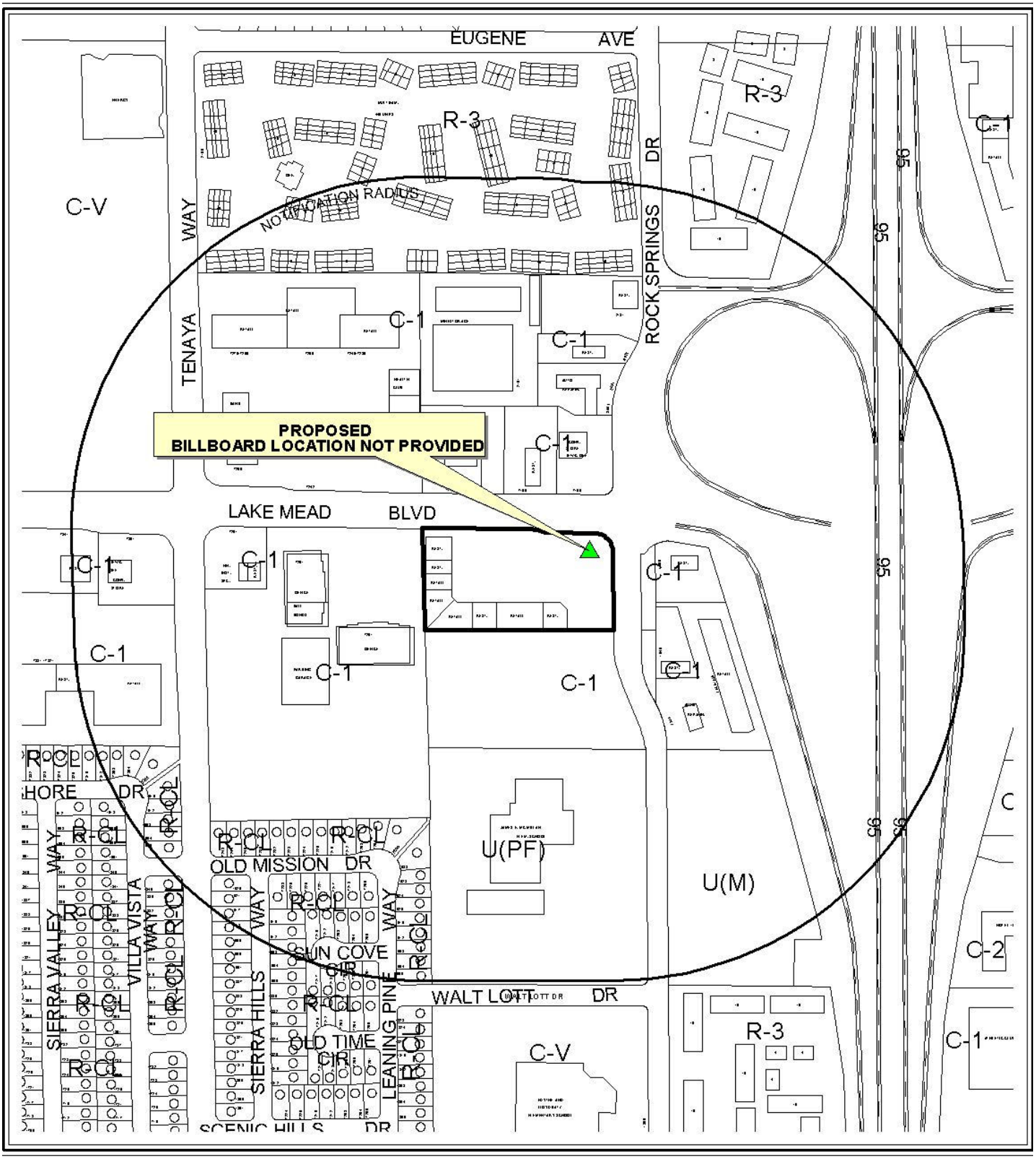
SUBJECT:
ABEYANCE - SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



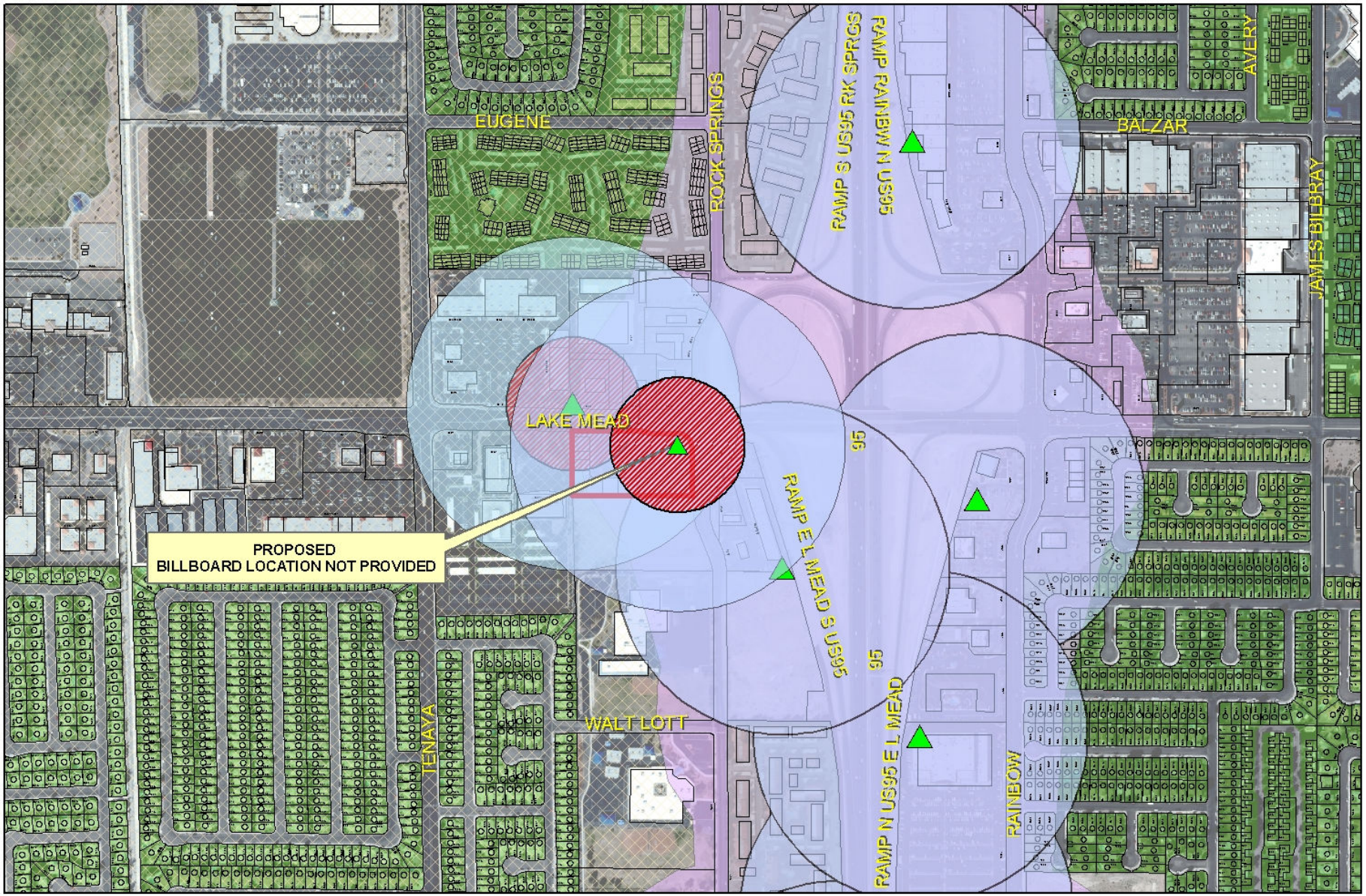
0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



SUP-43285

City of Las Vegas Billboard Data

- SUBJECT PROPERTY
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43285** APN: 138-22-701-007

Name of Property Owner: Rock Springs Plaza L.L.C

Name of Applicant: Rock Springs plaza L.L.C

Name of Representative: Ali Kaveh

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 2011

_____

Notary Public in and for said County and State

BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7175 W. Lake Mead

Project Name Rock Springs plaza **Proposed Use** OFF-site Advertising

Assessor's Parcel #(s) 138-22-701-007 **Ward #** _____

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

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

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Rock Spring plaza L.L.C **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 251-0218 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

APPLICANT Rock Spring plaza **Contact** Ali Kaveh

Address 7175 W. Lake Mead **Phone:** 277-0494 **Fax:** 251-0918

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

REPRESENTATIVE Ali Kaveh **Contact** _____

Address 3804 S. Jones #F **Phone:** _____ **Fax:** _____

City LV **State** NV **Zip** 89103

E-mail Address Kaveh1769@gmail.com

Property Owner Signature* _____

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

Print Name Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 20 11.

_____

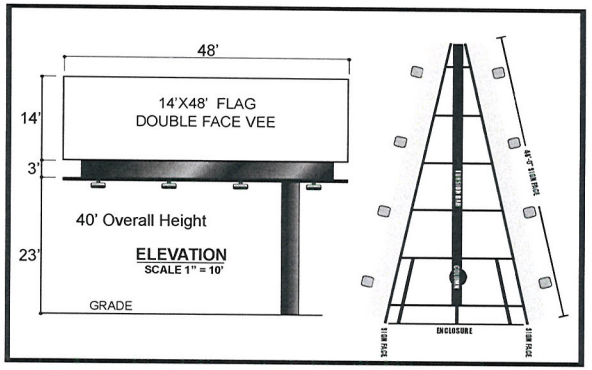
Notary Public in and for said County and State

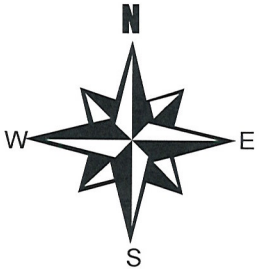
BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43285
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Accepted:	9-20-11
Accepted By:	

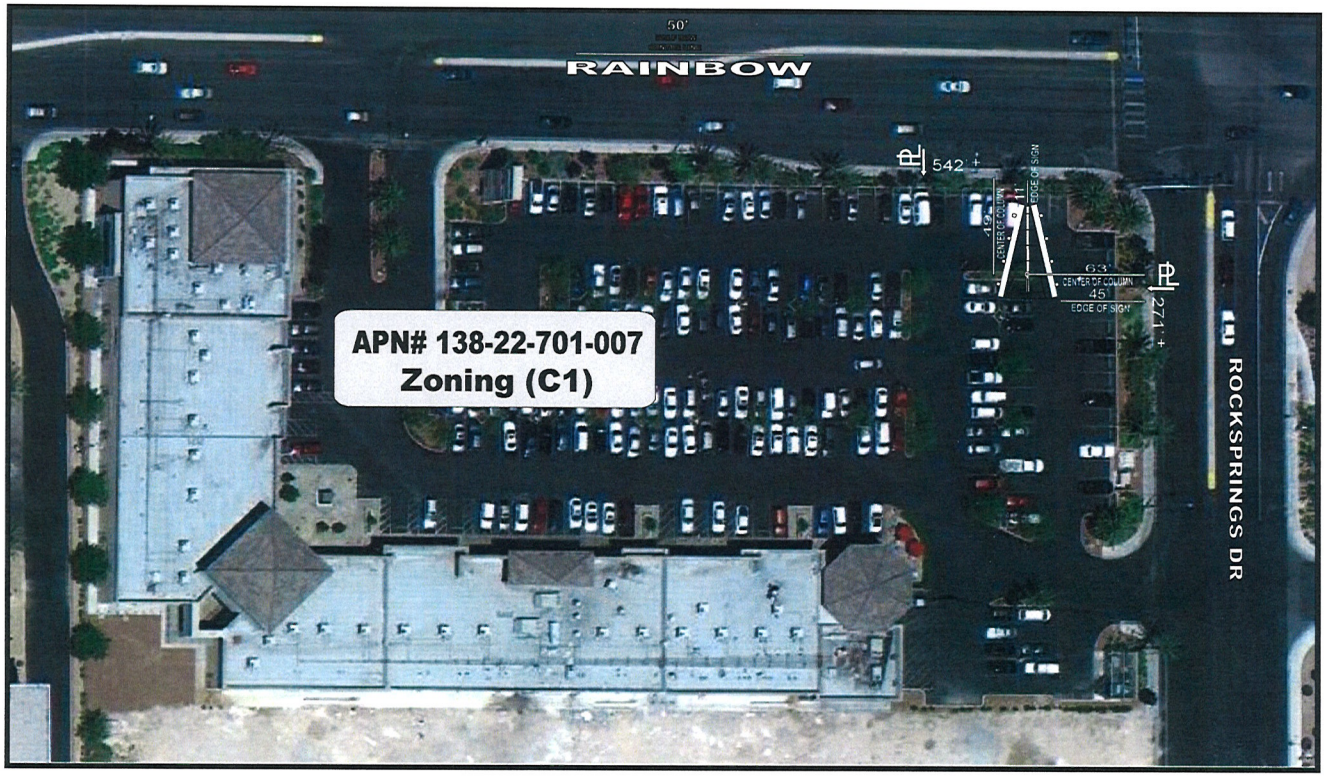
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





TOP VIEW
SCALE 1" =30'
DETAIL





GENERAL NOTES
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3 No parking spaces will be taken for this location.

RECEIVED
SEP 2011
Department of Planning

ALI R KAVEH
277-0194
JONES
4445W. TECO AVE. LAS VEGAS, NV 89118/ 702-645-0092

OWNER: ROCKSPRINGS PLAZA INVEST LLC		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 9-15-11		REVISED:
LOCATION: 7175 W LAKE MEAD BLVD		
APN# 138-22-701-007		DRAWING NUMBER: 314

SUP-43285



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11



SUP-43285 - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC
7175 WEST LAKE MEAD BOULEVARD

09/29/11

To Whom It May Concern:

Rockspring Plaza was built in May of 2006 and is located on Lake Mead Boulevard, just west of the 95 freeway. This 39,000 sqft shopping center has approximately 600 feet of frontage on Lake Mead blvd with a car count of 50,000 cars a day. We feel that this is an ideal location to construct a billboard for the following reasons:

1. It is surrounded by existing billboards in the area.
2. It meets all the set backs and requirements to our knowledge for a billboard structure.
3. It is located in a heavily commercial area and will have no effect on any residential.

We would kindly as you to consider our request to establish an off –Premises advertising sign at this location(billboard).

Sincerely Yours,

Ali Kaveh
Managing Member, RockSprings Plaza
7175 W. Lake Mead Blvd.
APN 138-22-701-007
Cell: 277-0194

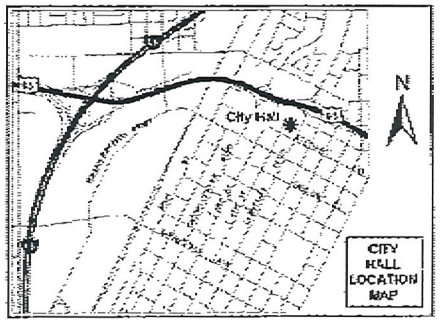
RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

SUP-43285

PAGE 01/01
LVICC
7025155310
10/26/2011 10:40

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43285

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.414
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43285
13822710016
MORAN SHAUNA M
1924 LEANING PINE WY
LAS VEGAS NV 89128-3173 89128-3173

29P

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

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

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

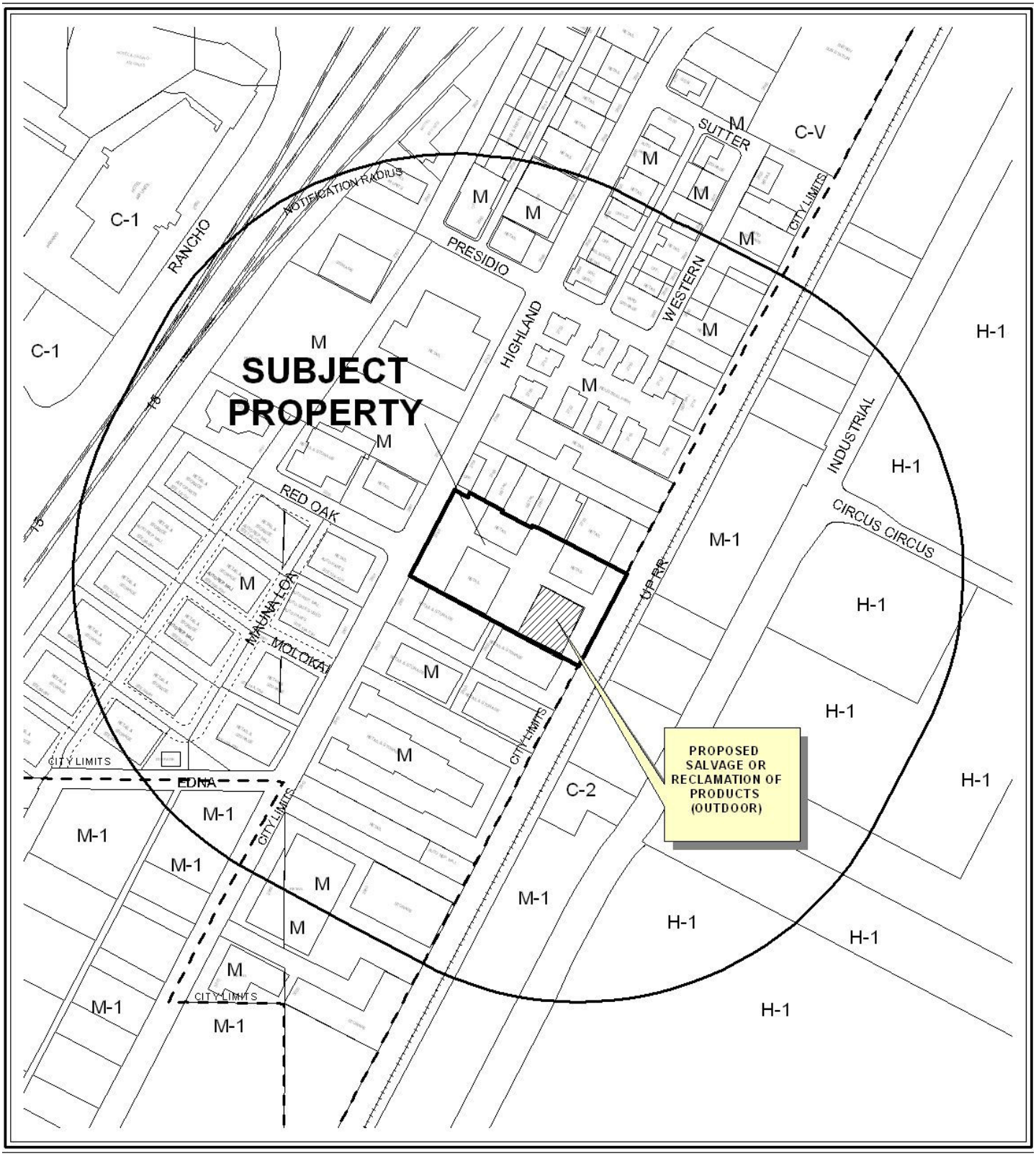
SUBJECT:
ABEYANCE - SUP-43354 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,300 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAR PROPERTY LINE at 2866 South Highland Drive (APN 162-09-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 300 600 Feet

CASE: **SUP-43354**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43354** APN: 162-09-202-007

Name of Property Owner: NEVADA SPACE, INC

Name of Applicant: NUEVO RECYCLING

Name of Representative: PETYA BALOVA

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 2011

_____

Notary Public in and for said County and State

OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public - State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

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SEP 22 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 2804 SOUTH HIGHLAND DRIVE

Project Name NUEVO RECYCLING **Proposed Use** RECYCLING CENTER

Assessor's Parcel #(s) 162-09-202-007 **Ward #** 1

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

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

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER NEVADA SPACE, INC. **Contact** Reza Darehpocht

Address 1900 E. Desert Inn rd **Phone:** 696-0606 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address —

APPLICANT NUEVO RECYCLING **Contact** RAFAEL VALENCIA

Address 3020 N. WALNUT RD, # 180 **Phone:** (909) 677-9723 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89115

E-mail Address nuevorecycling@live.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 216-0330 **Fax:** (702) 216-6001

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

E-mail Address petya@balovaengineering.com

Property Owner Signature* _____

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

Print Name FRANK SILVER

Subscribed and sworn before me

This 20 day of September, 20 11.

_____

Notary Public in and for said County and State

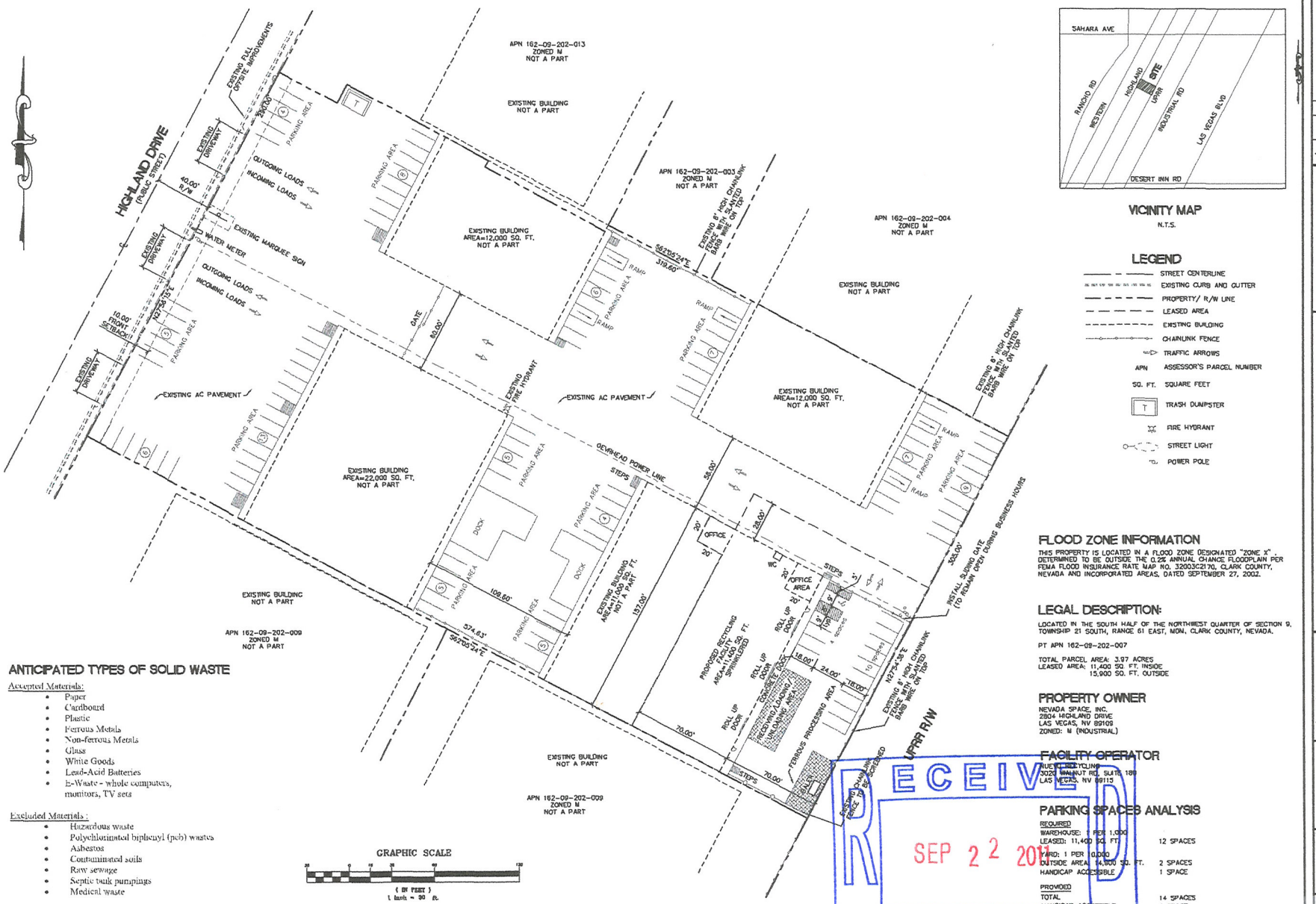
OFFICIAL SEAL
LISA M. JAGODZINSKI
Notary Public · State of Nevada
CLARK COUNTY
My Comm. Expires June 25, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-43354
Meeting Date:	11-8-11
Total Fee:	1030.00
Date Received:*	9-22-11
Received By:	JFM

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

Revised 10/27/08



ANTICIPATED TYPES OF SOLID WASTE

Accepted Materials:

- Paper
- Cardboard
- Plastic
- Ferrous Metals
- Non-ferrous Metals
- Glass
- White Goods
- Lead-Acid Batteries
- E-Waste - whole computers, monitors, TV sets

Excluded Materials :

- Hazardous waste
- Polychlorinated biphenyl (pcb) wastes
- Asbestos
- Contaminated soils
- Raw sewage
- Septic tank pumpings
- Medical waste

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
N.T.S.

LEGEND

- STREET CENTERLINE
- EXISTING CURB AND GUTTER
- PROPERTY/ R/W LINE
- LEASED AREA
- EXISTING BUILDING
- CHAINLINK FENCE
- TRAFFIC ARROWS
- APN ASSESSOR'S PARCEL NUMBER
- SQ. FT. SQUARE FEET
- T TRASH DUMPSTER
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION:

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDM, CLARK COUNTY, NEVADA.

PT APN 162-09-202-007

TOTAL PARCEL AREA: 3.97 ACRES
LEASED AREA: 11,400 SQ. FT. INSIDE
15,900 SQ. FT. OUTSIDE

PROPERTY OWNER

NEVADA SPACE, INC.
2804 HIGHLAND DRIVE
LAS VEGAS, NV 89109
ZONED: M (INDUSTRIAL)

FACILITY OPERATOR

NUEVO RECYCLING
3020 WALNUT RD, SUITE 180
LAS VEGAS, NV 89115

PARKING SPACES ANALYSIS

REQUIRED		
WAREHOUSE: 1 PER 1,000		
LEASED: 11,400 SQ. FT.		12 SPACES
YARD: 1 PER 8,000		
OUTSIDE AREA: 14,900 SQ. FT.		2 SPACES
HANDICAP ACCESSIBLE		1 SPACE
PROVIDED		
TOTAL		14 SPACES
HANDICAP ACCESSIBLE		1 SPACE

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SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354

REV.	DATE	BY	REVISION

THE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF BALOVA ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BALOVA ENGINEERING. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, TO THE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE HEREBY EXPRESSLY RESERVED BY BALOVA ENGINEERING.

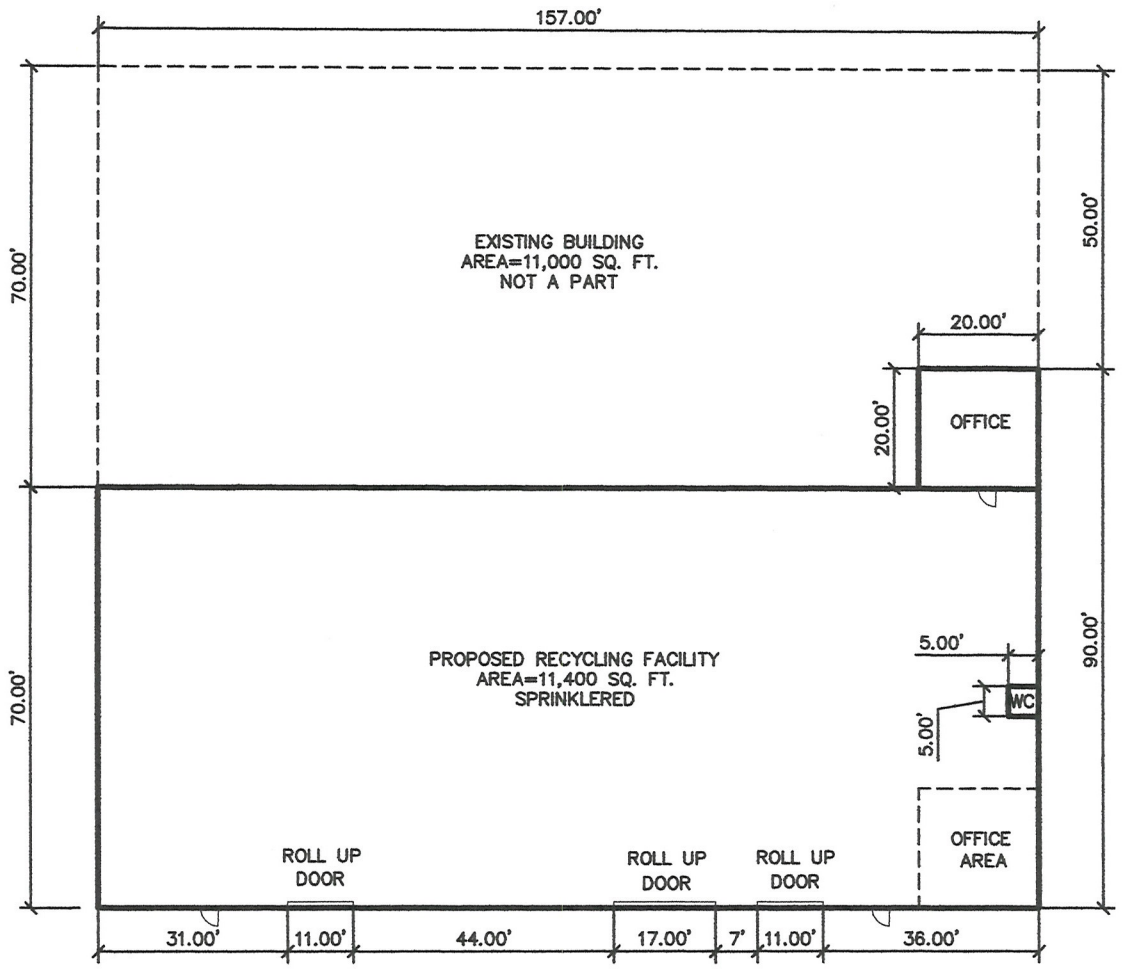
BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

NUEVO RECYCLING
SITE PLAN

2804 HIGHLAND DRIVE
LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 08/29/11
JOB #: 11-000
APN: 162-09-202-007
SHEET: TITLE SITE
SCALE: HORZ 1" = 30'

SHEET #
SP
1 OF 1



FLOOR PLAN

SCALE: 1"=20'

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City of Las Vegas
Department of Planning

DRAWN BY: pb	DATE: 09/21/11
CHECKED BY:	DRAWING NO.: NUEVO RECYCLING
JOB NO.: 11-068	SHEET 1 OF 1

SUP-43354

NUEVO RECYCLING
2866 HIGHLAND DRIVE
APN 162-09-202-007



EAST ELEVATION



EAST AND NORTH ELEVATIONS

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City of Las Vegas
Department of Planning

SUP-43354



STREET FRONTAGE

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City of Las Vegas
Department of Planning

SUP-43354



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



SUP-43354 - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.
2866 SOUTH HIGHLAND DRIVE

09/29/11



September 21, 2011

City Las Vegas
Planning and Zoning Department
333 Rancho Drive
Las Vegas, NV 89101

Re: SPECIAL USE PERMIT FOR NUEVO RECYCLING
PT APN 162-09-202-007

The purpose of this letter is to request a Special Use Permit for a Salvage and Reclamation of Products (Outdoor) use, located on a portion of 2804 Highland Drive, Assessor's Parcel Number 162-09-202-007. The parcel is zoned M (Industrial) and a Salvage or Reclamation of Products (Outdoor) is allowed with the conditions, listed in Table 2 of Chapter 19.04.

Nuevo Recycling is a recycling center, which is a solid waste management facility, designed and operated to receive, store, or process recyclable material which has been separated at the source from all but residual solid waste (ref. NRS 444A.014). "Recyclable material" means solid waste that can be processed and returned to the economic mainstream in the form of raw materials or products. The subject recycling center will receive, store and process only source-separated recyclables, for which there is available market. The recyclable materials (ferrous, non-ferrous metals, plastic, paper, cardboard, glass, wood, etc.) will be separated from the solid waste stream at the source of waste generation. Autobodies will not be accepted by the facility. Nuevo recycling currently operates a similar facility, located on 3020 Walnut Road, Suite 180, Las Vegas, NV 89115.

Customers will be directed to the designated parking area, where they will be provided with appropriate containers to unload the recyclable material. The material will then be weight, sorted, baled and stored inside the warehouse or outside in the designated containers. When quantities are sufficient, the recyclable materials will be transported to other permitted recycling centers for further processing. Any residual debris will be transported to a permitted landfill. The operator will have a baler, forklift and storage containers. The recycling center will accept ferrous, non-ferrous metals, paper, plastic, appliances, batteries, and glass bottles. There are will be no liquid pollutants or contaminants associated with the recycled material.

There are no floor drains in the building. The facility does not accept putrescible waste. There is no offensive odor associated with these types of recyclable material. A Stormwater Polution . Prevention Plan (SWPPP) will be prepared for the proposed facility to outline measures, which mitigate any adverse impact on the natural environment.

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City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

Access to the industrial center is provided by existing dustpan driveways on Highland Drive, which is fully improved public street. The parcel is fully developed industrial complex, which consists of four warehouse buildings and parking areas. Two of the buildings have a floor area of 22,000 square feet each, and the other two have a floor area of 12,000 square feet. Perimeter fence and a sliding gate between the easterly two buildings provides access control to the entrance of the proposed facility.

Nuevo Recycling will lease a part of a 22,000 sq. ft. building, located at the southeast corner of the site. The leased area will include 11,400 sq. ft. of warehouse and office space. The outside area adjacent to the facility is approximately 14,900 sq. ft., which will be used for customer parking and unloading of recyclable materials. The existing masonry building is approximately 20 feet in height, which includes a 4 feet high loading dock. The building is painted in white and blue which matches the color of the other three buildings on the same parcel. The parcel is surrounded by industrial properties, zoned M to the east, north and south. Adjacent to the parcel to the west is Union Pacific Railroad 100-foot right-of-way. Further to the west are Clark County properties, zoned M-1. The whole parcel is

Nuevo Recycling will have four (4) employees. The facility will be open to the public. It will be open 8 am to 5 pm, Moday through Friday, 8 am to 3 pm on Saturday, and 8 am to 1 pm on Sunday.

Parking has been provided as part of the whole industrial complex. Given the size of the parcel and a total of approximately 68,000 square feet of warehouse space (sum of all four buildings), the required number of parking spaces is 79 spaces. The site has a capacity of approximately 98 spaces.

Parking Analysis for the whole parcel:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	68,000 sq. ft.	1 per 1,000 sq. ft.	68
Outdoor Storage Area	105,000 sq. ft.	1 per 10,000 sq. ft.	11
Total			79

Parking Analysis for the leased area:

	Total area	Required spaces	Total number of spaces required
Warehouse Area	11,400 sq. ft.	1 per 1,000 sq. ft.	12
Outdoor Storage Area	14,900 sq. ft.	1 per 10,000 sq. ft.	2
Total			14

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City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107 Office: 702.216.0330

We would like to request a variance of the following conditional use regulations:,

Variance 1:
The minimum site area dedicated to this use shall be 25,000 square feet.

Nuevo Recycling will be leasing 11,400 square feet of warehouse space, with the adjacent outside area, which is approximately 14,900 square feet, as shown on the attached exhibit, for a total of 26,300 square feet of space.

Variance 2:
In addition to the requirements of the LVMC 19.08040 (F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from the surrounding properties.

This is an existing development with no landscape buffers along the property lines due to the zero setback from the adjacent buildings. Planting of mature evergreen trees will interfere with the receiving, sorting, storage and loading and unloading operations of the recycling center.

Variance 3:
Perimeter walls, a minimum of 8 feet in height shall be installed along all property lines.

Currently the property has a 6 foot high chainlink fence along the property lines. All industrial properties in the vicinity of the subject use have chainlink fences on the perimeter, including along the UPRR right-of-way. There is no visibility from a public right-of-way to the proposed recycling center, therefore no need for additional screening.

The proposed recycling center will not be detrimental to the health, safety or welfare of the community, nor will substantially increase traffic in the area. We believe, the proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The business owner estimates to begin operation upon approval of this application and the following approval and a permit by the Southern Nevada Health District. A Clark County Department of Air Quality Control approval and a Southern Nevada Health District permit will be obtained as part of the business license approval process.

If you require further information, please feel free to contact me at (702) 216-0330.

Sincerely,

Petya Balova, P.E.
Balova Engineering

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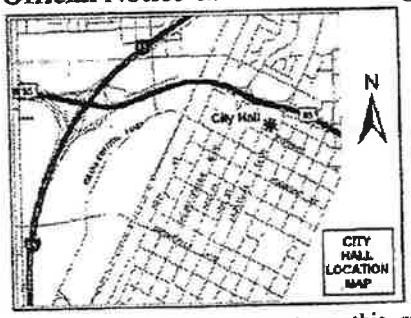
SEP 22 2011
City of Las Vegas
Department of Planning

SUP-43354

6130 Elton Avenue, Las Vegas, NV 89107
Office: 702.216.0330

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43354
Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

Case: SUP-43354
16209110032
L C 111 L L C
P O BOX 81745
LAS VEGAS NV 89180-1745 89180-1745

58 HRDFN11 89180

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2011

Submitted after final agenda
Date 11-08-2011 Item 32
32P

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

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0004279218 OCT 27 2011
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43354

Planning Commission Meeting of 11/8/2011

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NOV 3 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

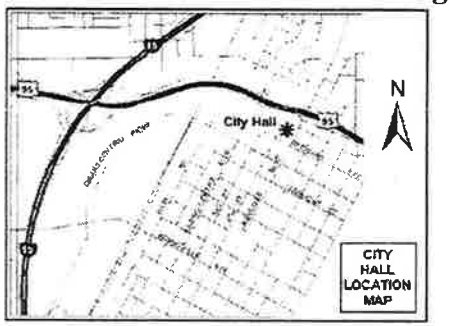
Case: SUP-43354

16209202008
KHAZAI SHAHRIAR & ISABELA
P O BOX 25879
LOS ANGELES CA 90025-0879 90025-087

328

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43354

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

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MAILED FROM ZIP CODE 89101

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
Case SUP-43354

16209102002
2701 WESTWOOD L L C
%MR R BRANDY
1113 PINE ISLAND CT
LAS VEGAS NV 89134-6330 89134-6330

8 HRDFN11 89134

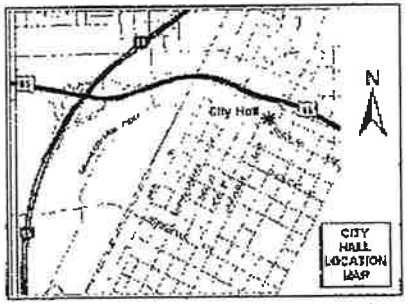
32P

Nov-01-11 11:15am From-A&B Printing +7027312272 T-416 P.001/001 F-037

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

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43354

Planning Commission Meeting of 11/8/2011

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UNITED STATES POSTAGE

02 1M $ 00.41⁴
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

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NOV - 1 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43354

16209202010
POSITIVE SPACE INC
%B ALLEN PHOTOGRAPHY
18 STAR BROOK AVE
HENDERSON NV 89052-6628 89052-6628

32 A

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**

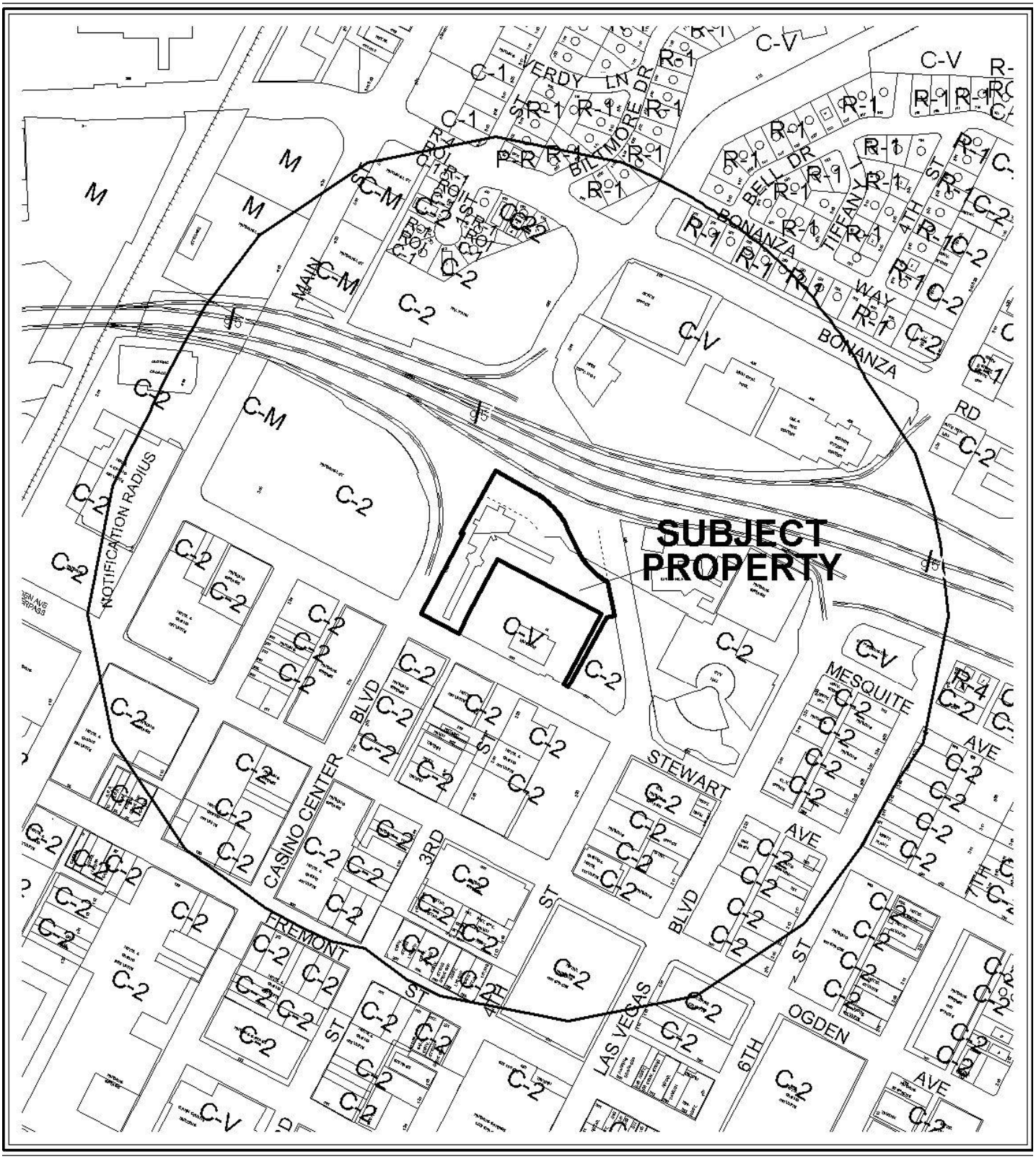
SUBJECT:
ABEYANCE - SDR-42987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED AND PLAZA on 2.83 acres at 300 North Casino Center Boulevard (APN 139-34-501-008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 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.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SDR-42987**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SDR-42987**

RADIUS: 1000 FT

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42987** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: CIM/POB Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11

Notary Public in and for said County and State

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

RECEIVED
AUG 24 2011
City of Las Vegs
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for proposed general retail within a plaza area

Project Address (Location) 300 N. Casino Center Blvd.

Project Name Downtown Transit Center Reuse Proposed Use Retail

Assessor's Parcel #(s) 139-34-501-008 Ward # 5

General Plan: existing C proposed n/a Zoning: existing C-2 proposed n/a

Commercial Square Footage 13,361 Floor Area Ratio 0.11

Gross Acres 2.83 Lots/Units n/a Density n/a

Additional Information

ELIZABETH N. FRETWELL

PROPERTY OWNER City of Las Vegas Contact ~~David Bratcher~~

Address 400 E. Stewart Ave. Phone: 229-2201 Fax:

City Las Vegas State NV Zip 90801

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT CIM/POB Las Vegas, LLC Contact Bradley Aaronson

Address 6922 Hollywood Blvd. #900 Phone: (323) 860-4988 Fax: (323) 446-7172

City Los Angeles State CA Zip 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler Contact n/a

Address 206 N. 3rd St. Phone: (702) 296-2600 Fax: (702) 477-0045

City Las Vegas State NV Zip 90801

E-mail Address Todd@rgglv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 23 day of August, 20 11.

Kim Barrera

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

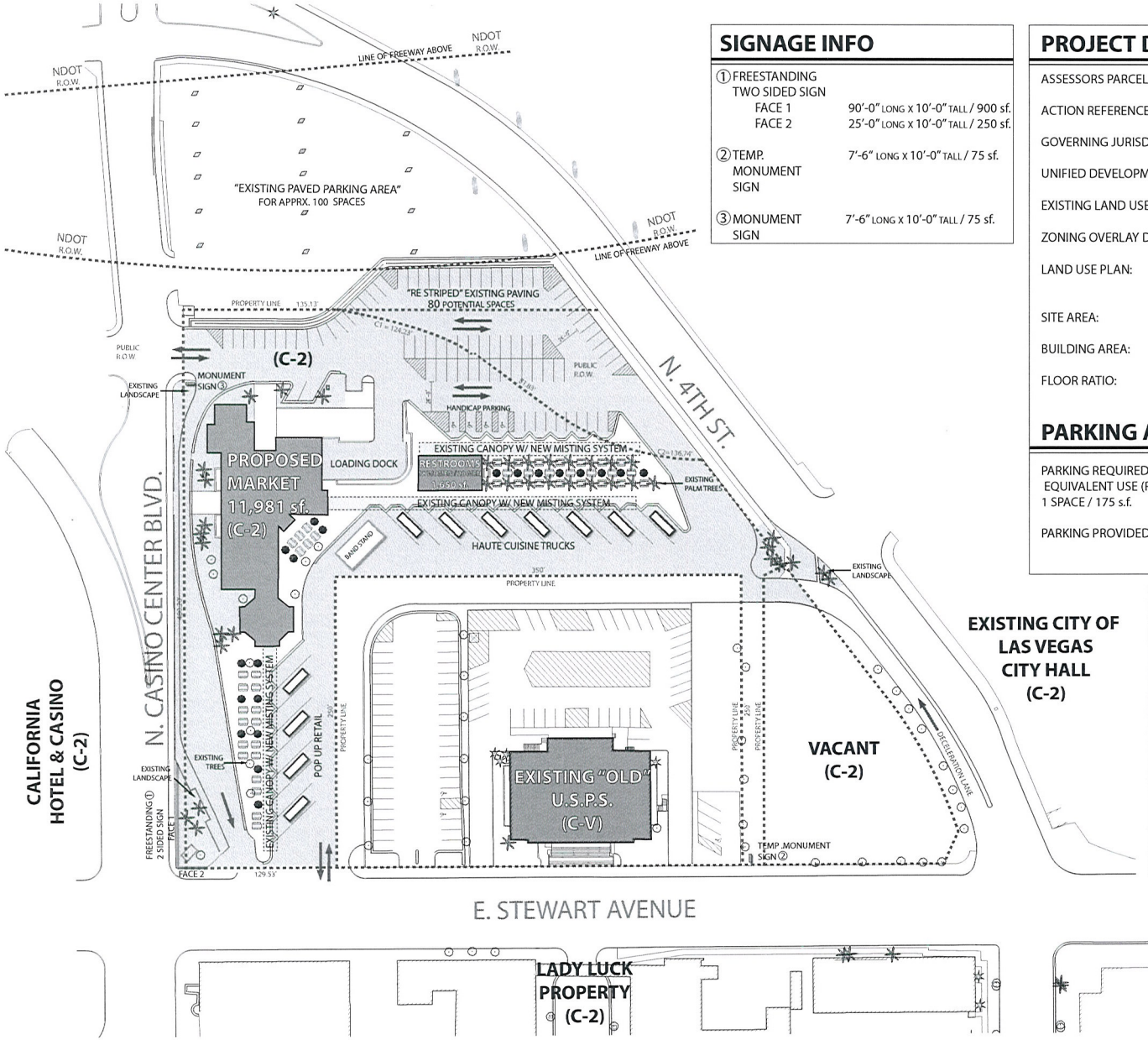
Case #	SDR-42987
Meeting Date:	10-11-11
Total Fee:	1030.00
Date Received:*	8-24-11
Received By:	JFMuller

RECEIVED
AUG 24 2011
City of Las Vegas
Department of Planning

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

Revised 10/27/08

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



SIGNAGE INFO

① FREESTANDING TWO SIDED SIGN	FACE 1	90'-0" LONG x 10'-0" TALL / 900 sf.
	FACE 2	25'-0" LONG x 10'-0" TALL / 250 sf.
② TEMP. MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.
③ MONUMENT SIGN		7'-6" LONG x 10'-0" TALL / 75 sf.

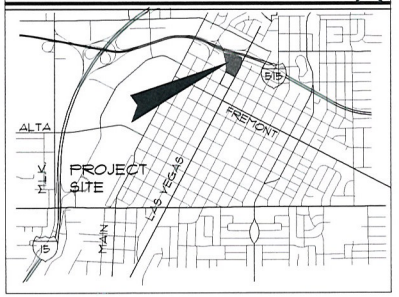
PROJECT DATA

ASSESSORS PARCEL NUMBER (S):	139-34-501-008
ACTION REFERENCE NUMBER (S):	-
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
UNIFIED DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT (S):	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	2.83 ACRES / 123,275 sq. ft.
BUILDING AREA:	13,631 sq. ft.
FLOOR RATIO:	.11

PARKING ANAYLSIS

PARKING REQUIRED PER EQUIVALENT USE (RETAIL) 1 SPACE / 175 s.f.	76 SPACES
PARKING PROVIDED:	76 SPACES + 4 H.C. SPACES = 80 TOTAL SPACES

VICINITY MAP (N.T.S.)



CONCEPTUAL SITE PLAN

1" = 40'-0"

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER
R1000615.31

DATE OF ISSUE
ISSUED FOR PERMIT
AUGUST 10, 2011

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION

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PGAL LLC

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
AS1.01

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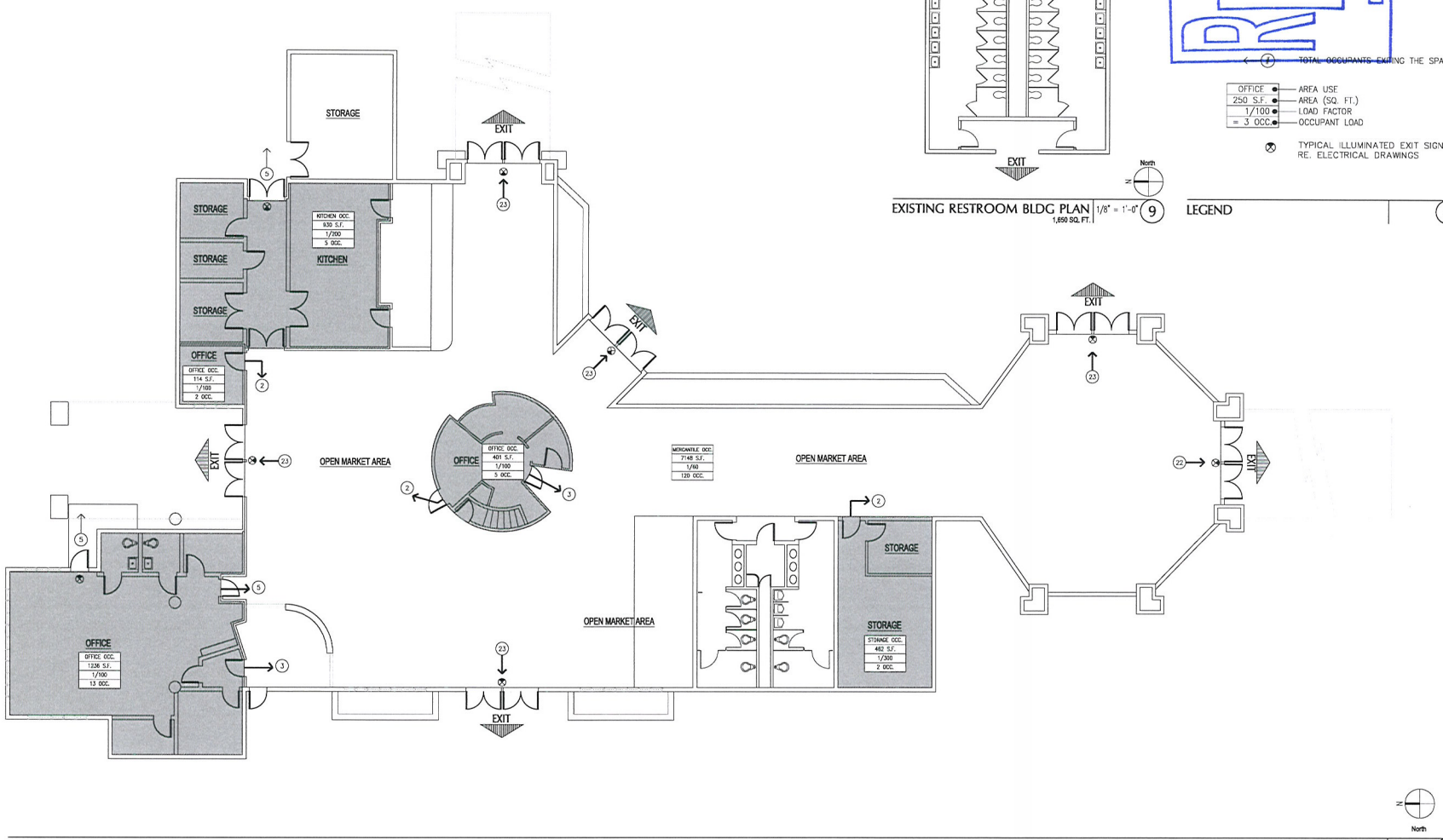
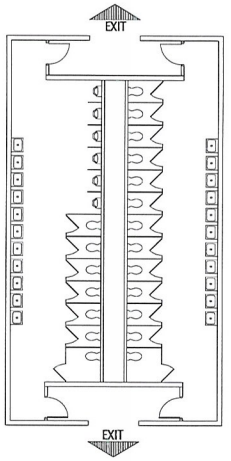
City of Las Vegs
Department of Planning
SDR-42987



EXISTING FIRST FLOOR PLAN
11,981 SQ. FT.

1/8" = 1'-0" (1)



EXISTING RESTROOM BLDG PLAN
1,850 SQ. FT.

1/8" = 1'-0" (9)

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City of Las Vegs
Department of Planning

TOTAL OCCUPANTS EXITING THE SPACE

OFFICE	AREA USE
250 S.F.	AREA (SQ. FT.)
1/100	LOAD FACTOR
= 3 OCC.	OCCUPANT LOAD

TYPICAL ILLUMINATED EXIT SIGNAGE– RE. ELECTRICAL DRAWINGS

LEGEND (4)

OWNER/ DEVELOPER
CIM
9TH FLOOR
6922 HOLLYWOOD BLVD.
LOS ANGELES, CA. 90028
T. 323-860-4900

CONSULTANTS
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PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION
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SHEET TITLE
EXITING PLANS

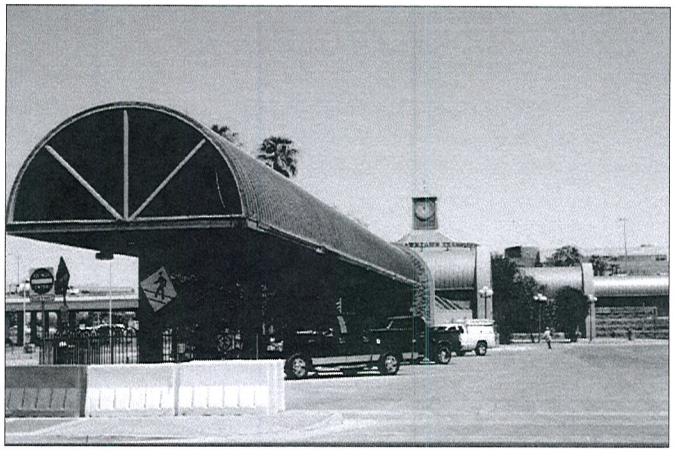
SHEET NUMBER
A0.01

Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC

SDR-42987



NORTH ELEVATION | NO SCALE 13



SOUTH ELEVATION | NO SCALE 3



EAST ELEVATION | NO SCALE 11



WEST ELEVATION | NO SCALE 1

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SDR-42987
City of Las Vegs
Department of Planning

OWNER/ DEVELOPER
CIM
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T. 323-860-4900

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ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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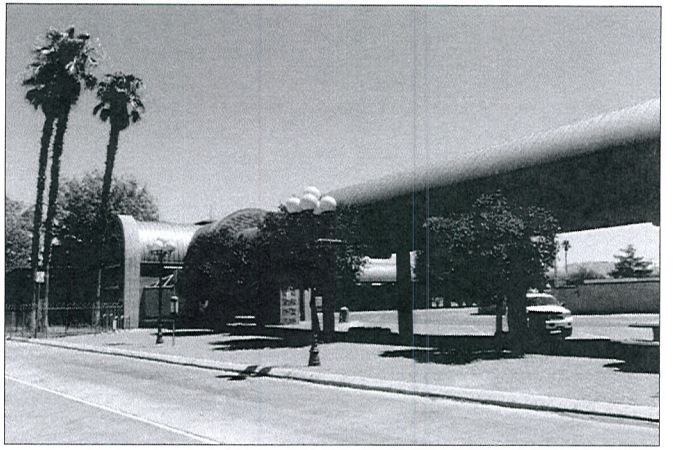
SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A6.01

PGAL, LLC
Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix



EXISTING LANDSCAPE NO SCALE (13)



EXISTING LANDSCAPE NO SCALE (3)



EXISTING LANDSCAPE NO SCALE (11)



EXISTING LANDSCAPE NO SCALE (1)

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AUG 24 2011
SDR-42987
City of Las Vegs
Department of Planning

OWNER/ DEVELOPER
CIM
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LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL

SUBMITTED

APPROVED

REGISTRATION

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SHEET TITLE
EXISTING LANDSCAPE

SHEET NUMBER
L1.01

PGAL, LLC
Abu Dhabi | Atlanta | Beijing | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11



SDR-42987 - APPLICANT: CIM/POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD

09/29/11

Todd Kessler
206 N. 3rd St.
Las Vegas, NV 89101
(702) 296-2600

August 24, 2011

Flinn Fagg
City of Las Vegas- Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: **JUSTIFICATION LETTER FOR THE RESUE OF THE DOWNTOWN TRANSPORTATION CENTER**

SDR Application - APN 139-34-501-008

Dear Mr. Fagg:

Please accept this as an official justification letter for a Site Development Review for general retail within a plaza area encompassing the reuse of the Downtown Transportation Center located on 2.83 acres at 300 N. Casino Center Drive, Las Vegas, NV 89101 zoned C-2 (General Commercial). The Application is FOR AN SDR FOR GENERAL RETAIL WITHIN A PLAZA AREA.

The proposed reuse design for the Downtown Transit Center includes the creation of a Farmers/Retail Market to energize the area north of Stewart Avenue. The site plan and programming has outdoor activities of both Retail Pop-Up Kiosks and Haute Cuisine Food Trucks. Additional retail and a Farmers Market will be located within the existing 11,361 SF building.

A Pop-Up Retail Kiosk, while small and temporary, can build up consumer interest by exposure. Pop-up retail allows a company to create a unique environment that engages their customers, as well as generates a feeling of relevance and adds an element of surprise, urgency, and must-have/must-see to shopping, dining, entertaining, lodging, exhibiting and so on. Pop-up stores are cheaper solutions than year-round rentals, and they can generate a lot of buzz for companies during essential months. Their often strategically placed during the holiday season for shoppers, or put up in time for events like Fashion Week, the launch of a new line or fragrance or just in time for the launch of a major motion picture. Various retailers will be targeted including artists who sell handmade one-of-a kind crafts and more traditional, mainstream retailers.

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SDR-42987
City of Las Vegs
Department of Planning

The operation of the Food Trucks and Pop-Up Retail is planned for Monday – Sunday, 9am - 6pm. The Farmers/Retail Market is initially scheduled for Thursdays at 11am – 3pm. The plan for the interior of the Downtown Transportation center will include both culinary and non-culinary products. It is anticipated that with growing popularity the Market will be extended to the weekend to include Friday, Saturday and Sunday schedules.

Signage plans include two monument signs and a two sided freestanding sign. The materials will be exterior quality and standard in the signage industry. The signs will be metal framed, vinyl covered and not be illuminated.

The proposed reuse will enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. The reuse will create more energy, help enhance the attractiveness of Downtown and will be a crucial part of the beautification and revitalization of Downtown. We believe the SDR application is 'in-line' with the vision of the Centennial Plan and will help change the face of Downtown and spark the Renaissance that is currently stalled.

We believe the proposed reuse; can be conducted in a manner that is harmonious and compatible with the existing and future land uses due to the fact that all the adjacent properties are zoned C-2; is consistent with the General Plan and other duly-adopted city plans, policies and standards; has existing site access and circulation that do not negatively impact adjacent roadways or neighborhood traffic; has building and landscape materials that are appropriate for the area and for the City; contains building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious; and the applicant will take appropriate measures will be taken to secure and protect the public health, safety and general welfare.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler
Representative for the Applicant

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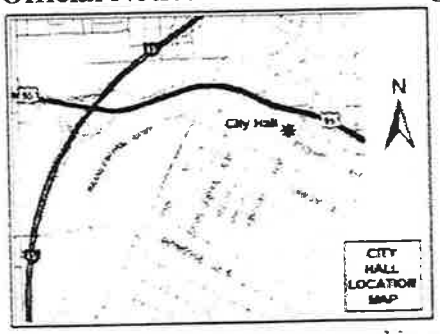
AUG 24 2011
SDR-42987
City of Las Vegs
Department of Planning

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
OCT 27 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-42987
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -3 PM 3:48
DEVELOPMENT

Case SDR-42987

13934613081
MISHUCK LAWRENCE R & MARIA L
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831

89 HRDFM11 91748

34A

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**

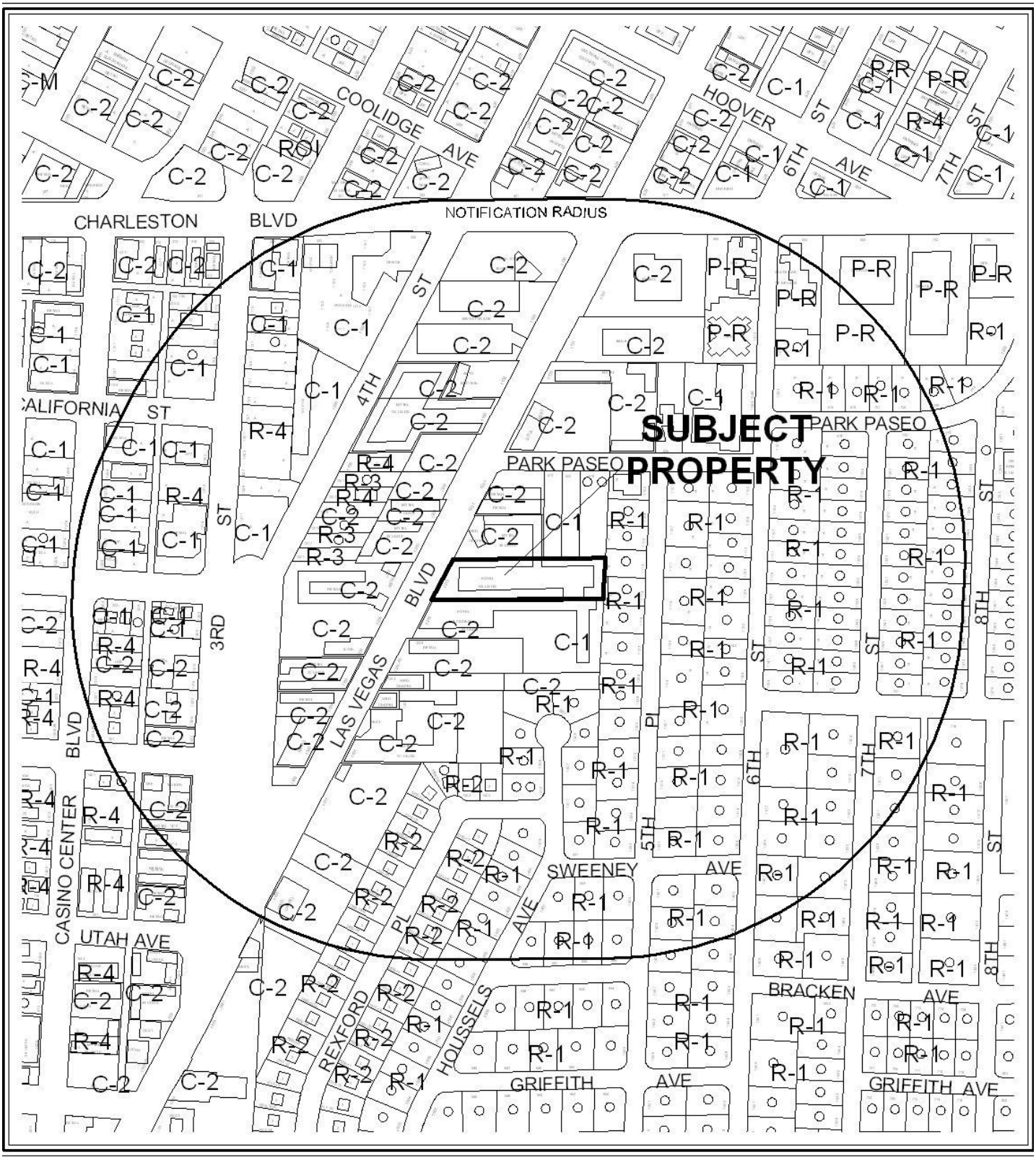
SUBJECT:
VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends 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.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

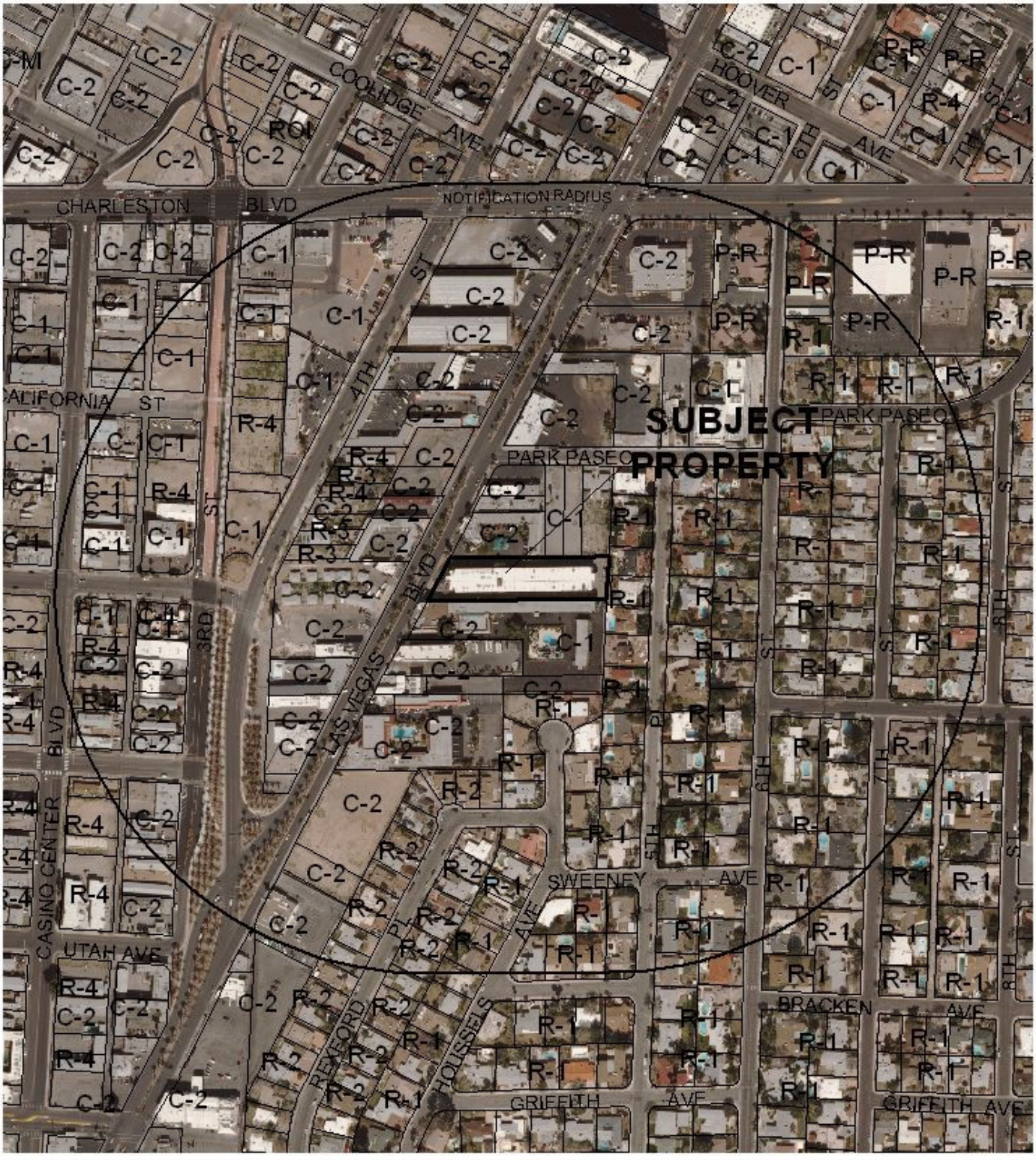
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAR-43719

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-43719**

RADIUS: 1000 FEET

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

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, 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

RECEIVED
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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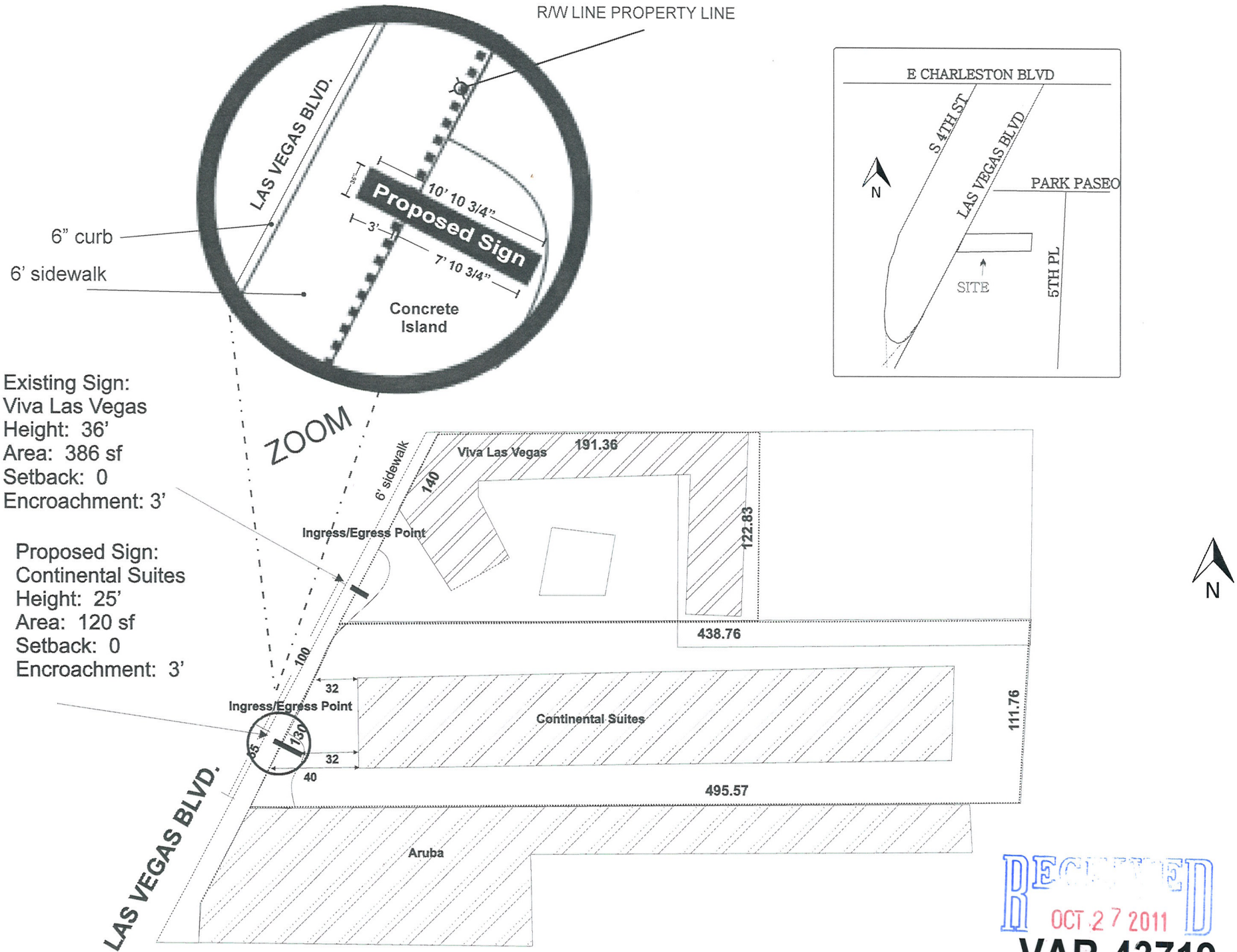
Revised 10/27/08



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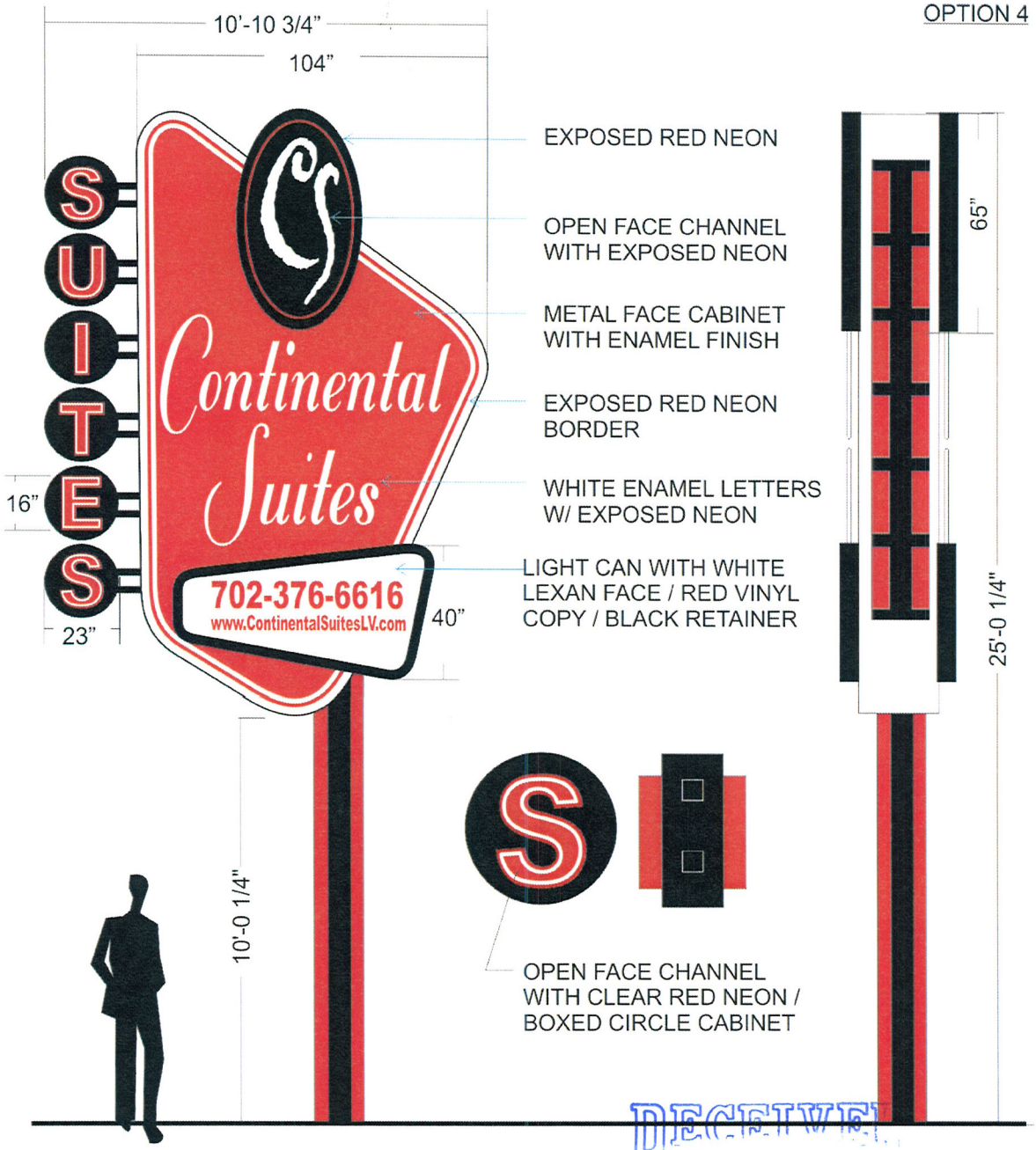
OCT 27 2011
VAR-43719

OPTION 4





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OCT 27 2011
VAR-43719

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

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

OCT 27 2011
VAR-43719



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11

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

RECEIVED
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.: **28.**

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

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

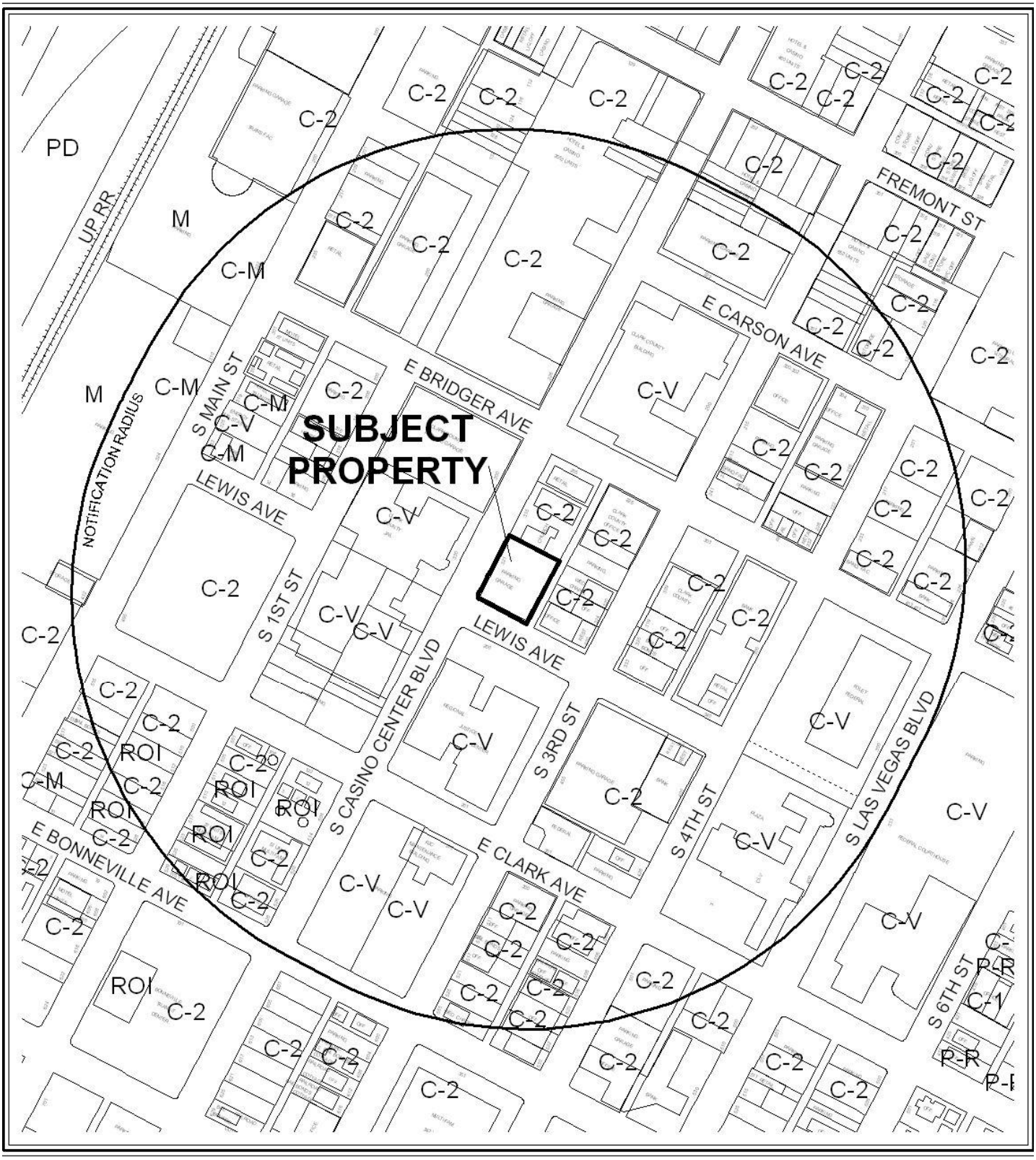
SUBJECT:
VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin). 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.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N

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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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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City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAR-43723
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.

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

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	

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

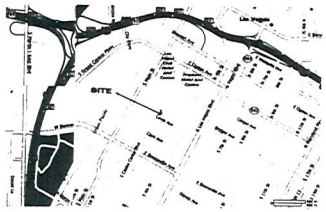
ELECTRICAL ENGINEER

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

VICINITY MAP



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.

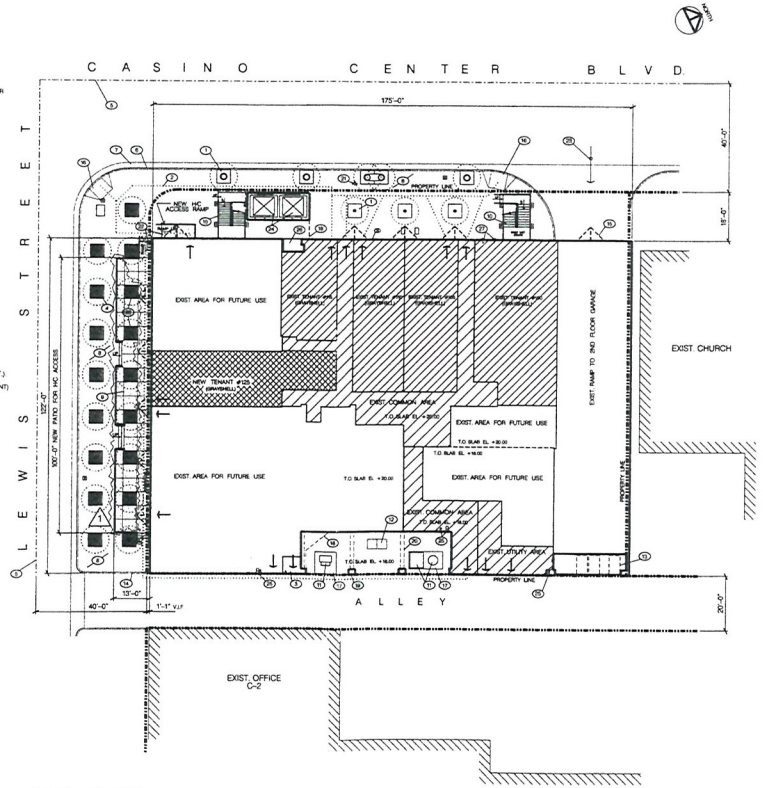
ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

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 1019.1): 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



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 FLUSH 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

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					

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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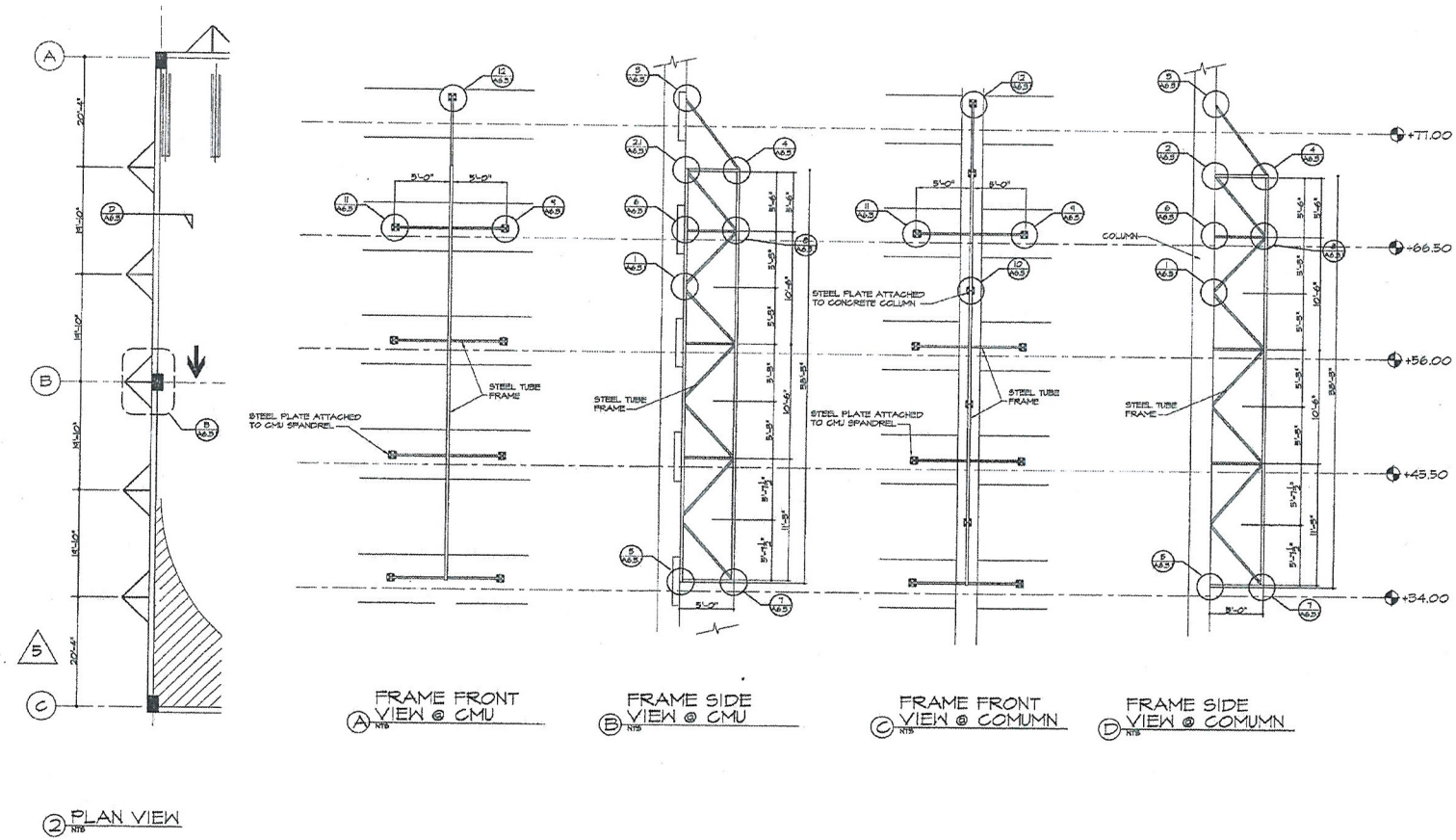
City of Las Vegas

VAR-43723



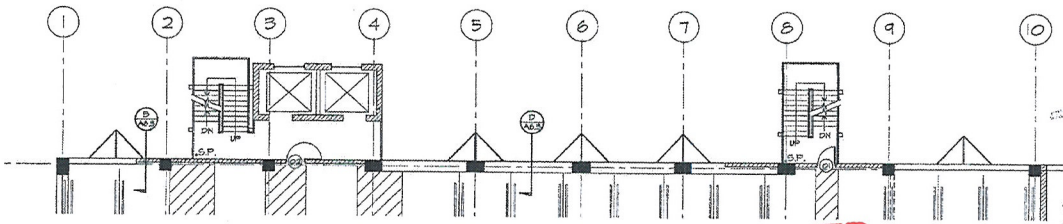
FRAME FRONT VIEW @ CMU (A) NTS

FRAME SIDE VIEW @ CMU (B) NTS

FRAME FRONT VIEW @ COMUMN (C) NTS

FRAME SIDE VIEW @ COMUMN (D) NTS

(2) PLAN VIEW NTS



(1) PLAN VIEW NTS

(2) REVISED ENTIRE SHEET

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

T.S. SEP 07 2005

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VAR-43723

4/15/05 OWNER REVISIONS

KRACOR, INC.
A Nevada Corporation

JESSEN-WRIGHT Structural Engineers

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

BANNER DETAILS

PROJECT NO. 02-118.01
DATE 3/21/2003
DRAWN BY R.
CHECKED BY
REVISED DATE
1 4/17/03 - CITY CORRECTIONS
2 4/15/05 - OWNER REVISIONS
3 6/7/05 - REDESIGN

A-6.3



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11

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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OCT 27 2011
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.: **29.**

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

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

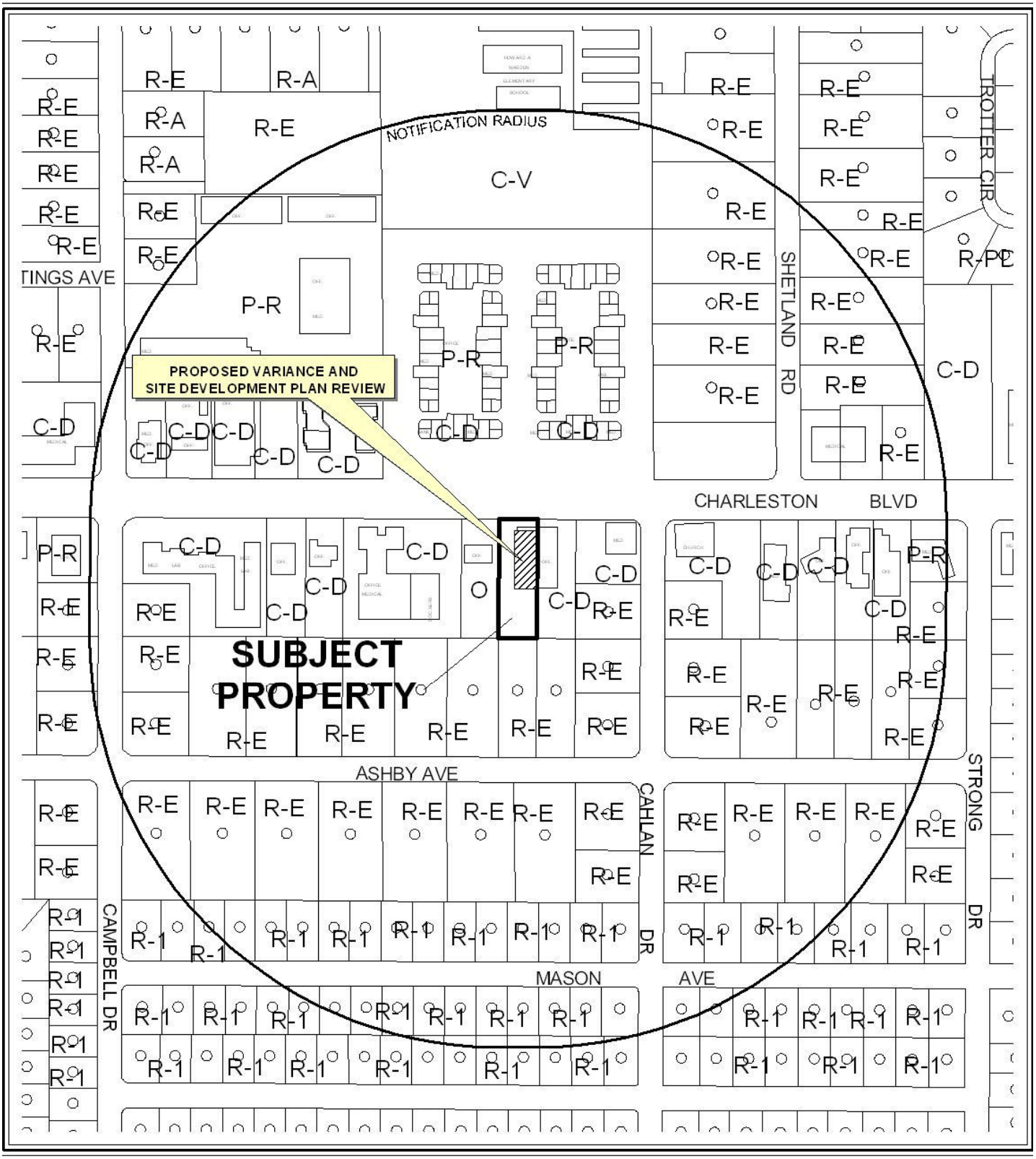
SUBJECT:
VAR-43728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Variance TO ALLOW 84 PARKING SPACES WHERE 111 PARKING SPACES ARE REQUIRED on 1.26 acres at 2905 and 2809 West Charleston Boulevard (APNs 162-05-510-004 and 005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends 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.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-43728 and SDR-43726
2. Conditions and Staff Report – VAR-43728 and SDR-43726
3. Supporting Documentation
4. Photos
5. Justification Letter – VAR-43728 and SDR-43726



0 300 600 Feet

CASE: VAR-43728 & SDR-43726

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



CASE: VAR-43728 & SDR-43726

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

0 300 600 Feet

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

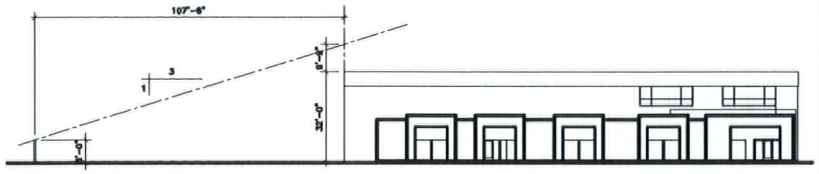
RECEIVED
OCT 27 2011

FOR DEPARTMENT USE ONLY

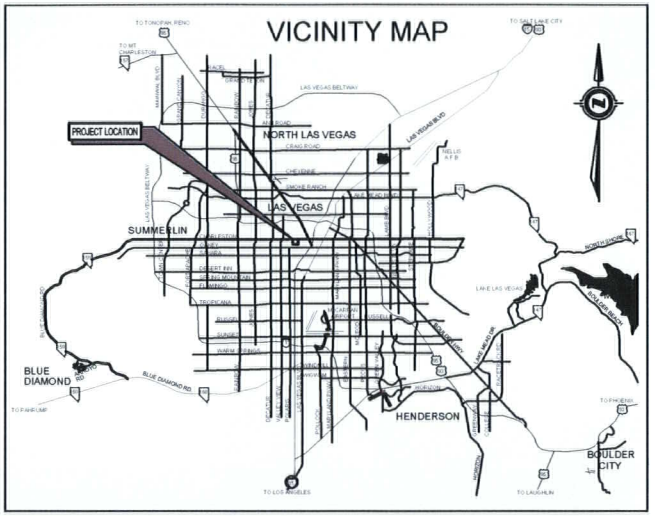
Case #	VAR-43728
Meeting Date:	12-13-11
Total Fee:	830.00
Date Received:*	10-27-11
Received By:	

*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



DISTANCE - TO - HEIGHT SLOPE DIAGRAM

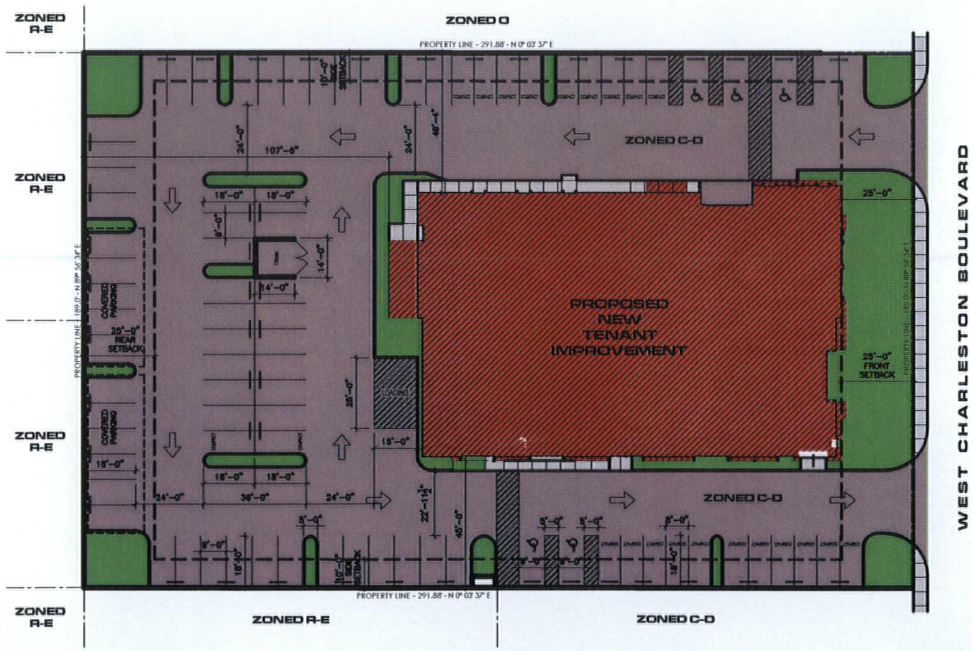


PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-473
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 :	
TENANT IMPROVEMENT :	
LEVEL ONE :	13,764 s.f.
LEVEL TWO :	6,036 s.f.
TOTAL :	19,800 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. =	111 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



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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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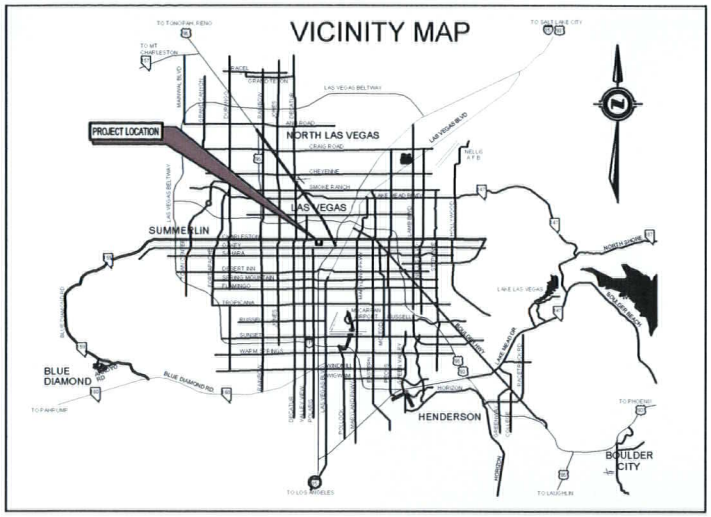
October 27, 2011

VAR-43728
SDR-43726
REVISED



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

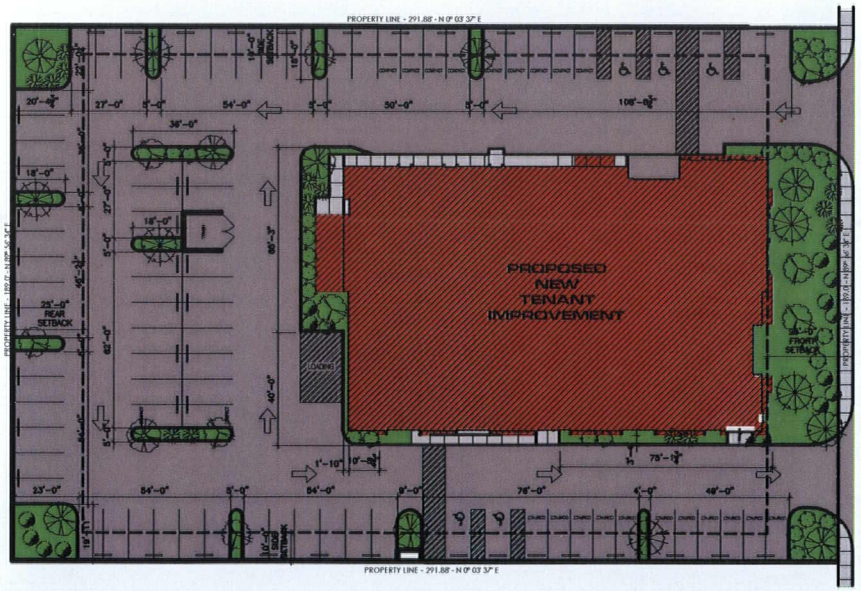
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	ARTEMISIA	TEXAS RANGER SAGE	15 GAL.	25	
	LANTANA	BUSH LANTANA	15 GAL. (3'x3')	17	
	GILLIESII	DESERT BIRD OF PARADISE	15 GAL. (3'x3')	14	

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



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LANDSCAPE PLAN

SCALE: 1" = 20'-0"

A Proposed new Medical Office

Nevada Comprehensive Pain Center

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

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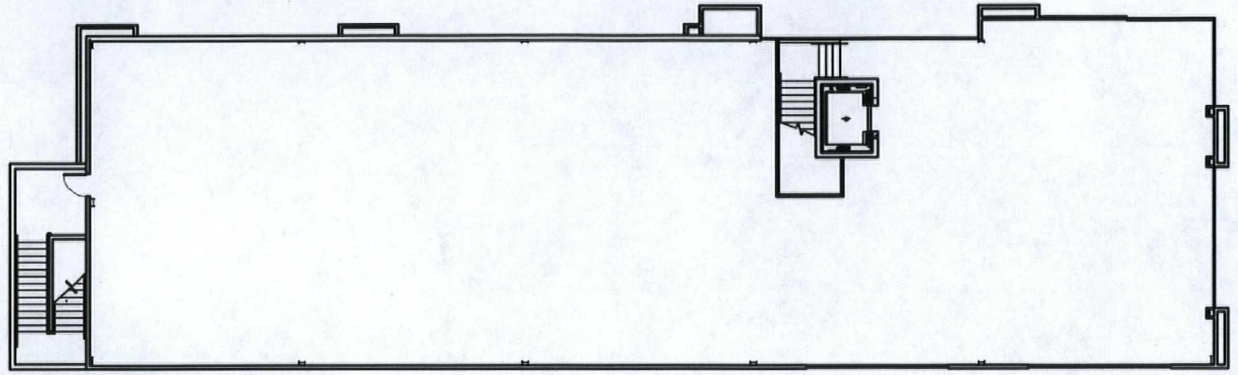
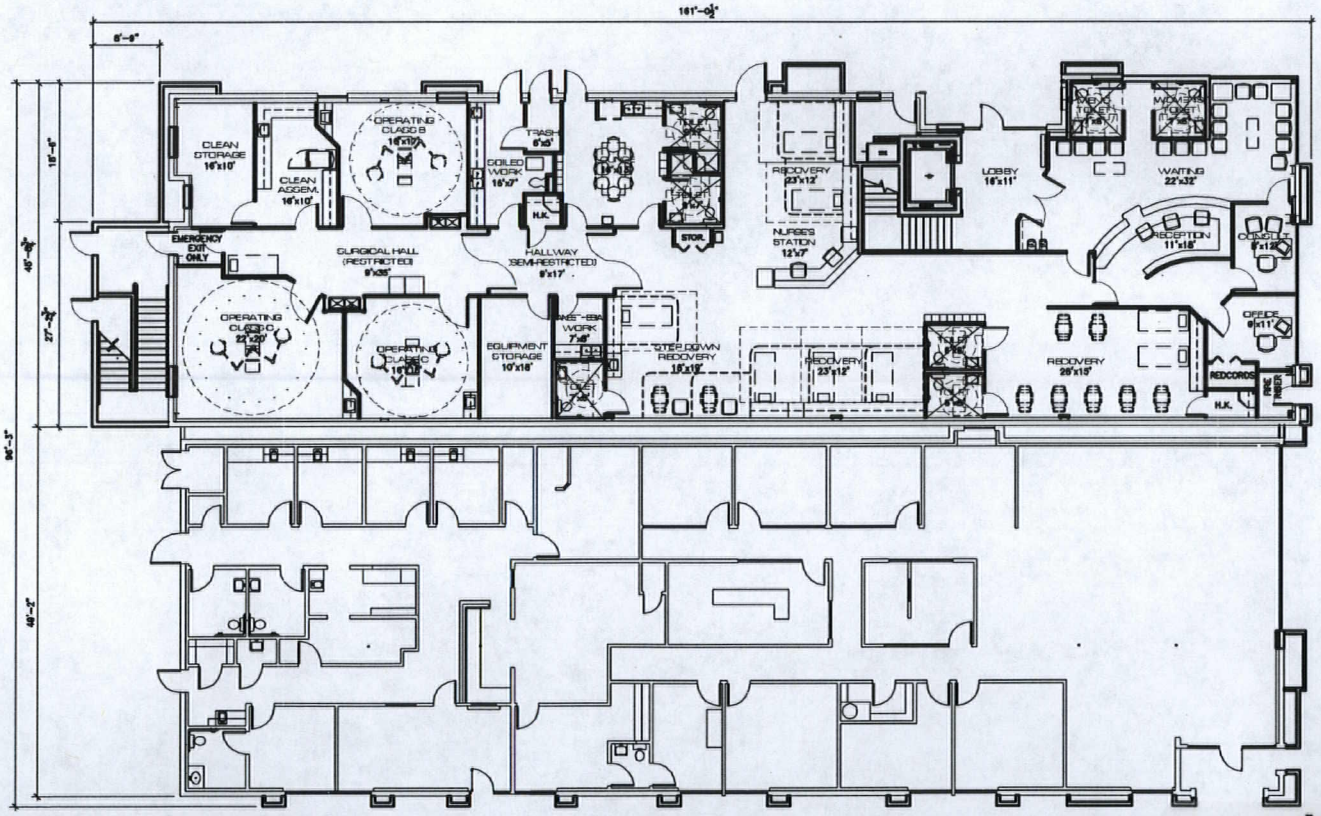
REVISED



SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1930 Village Center Circle
Suite #3-475
Las Vegas, Nevada 89134
702/259.8011
Fax: 702/259.6380

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FLOOR PLAN

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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REVISED

November 15, 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 13,764 sq. ft. 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 portion of the 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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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 two parcels this project encompasses will be re-mapped into a single parcel.

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 portion of the 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

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SDR-43726
REVISED

1-hour overlap there will be a maximum of 40 patients requiring parking. With a maximum of 30 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. Additionally a waiver will be required to eliminate the entire perimeter landscaping buffer.

Sincerely,

Dr. Coppel
Nevada Comprehensive Pain Center

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VAR-43728
SDR-43726
REVISED

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

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-43728 - PUBLIC HEARING - APPLICANT/OWNER: SCENIC VISTAS, LLC - For possible action on a request for a Site Development Plan Review TO ADD A 6,036 SQUARE-FOOT SECOND STORY TO AN EXISTING MEDICAL OFFICE BUILDING FOR A TOTAL HEIGHT OF 32 FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.26 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 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.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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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

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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:	JFnell

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

City of Las Vegas Agenda Item No.: **31.**

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

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

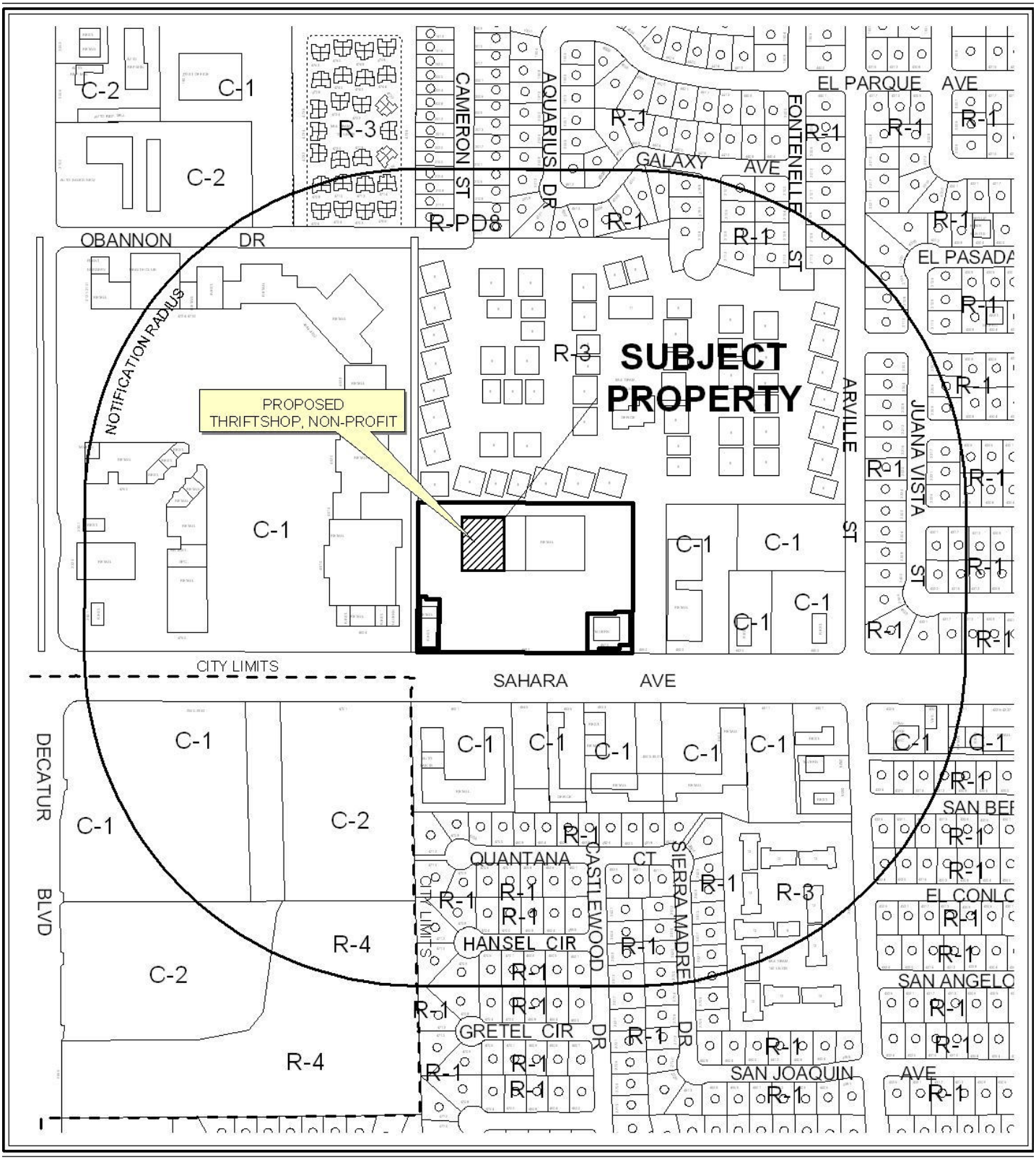
SUBJECT:
SUP-43700 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CROSSING, LP - For possible action on a request for a Special Use Permit FOR A THRIFTSHOP, NON-PROFIT at 4580 West Sahara Avenue, Suite #110 (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



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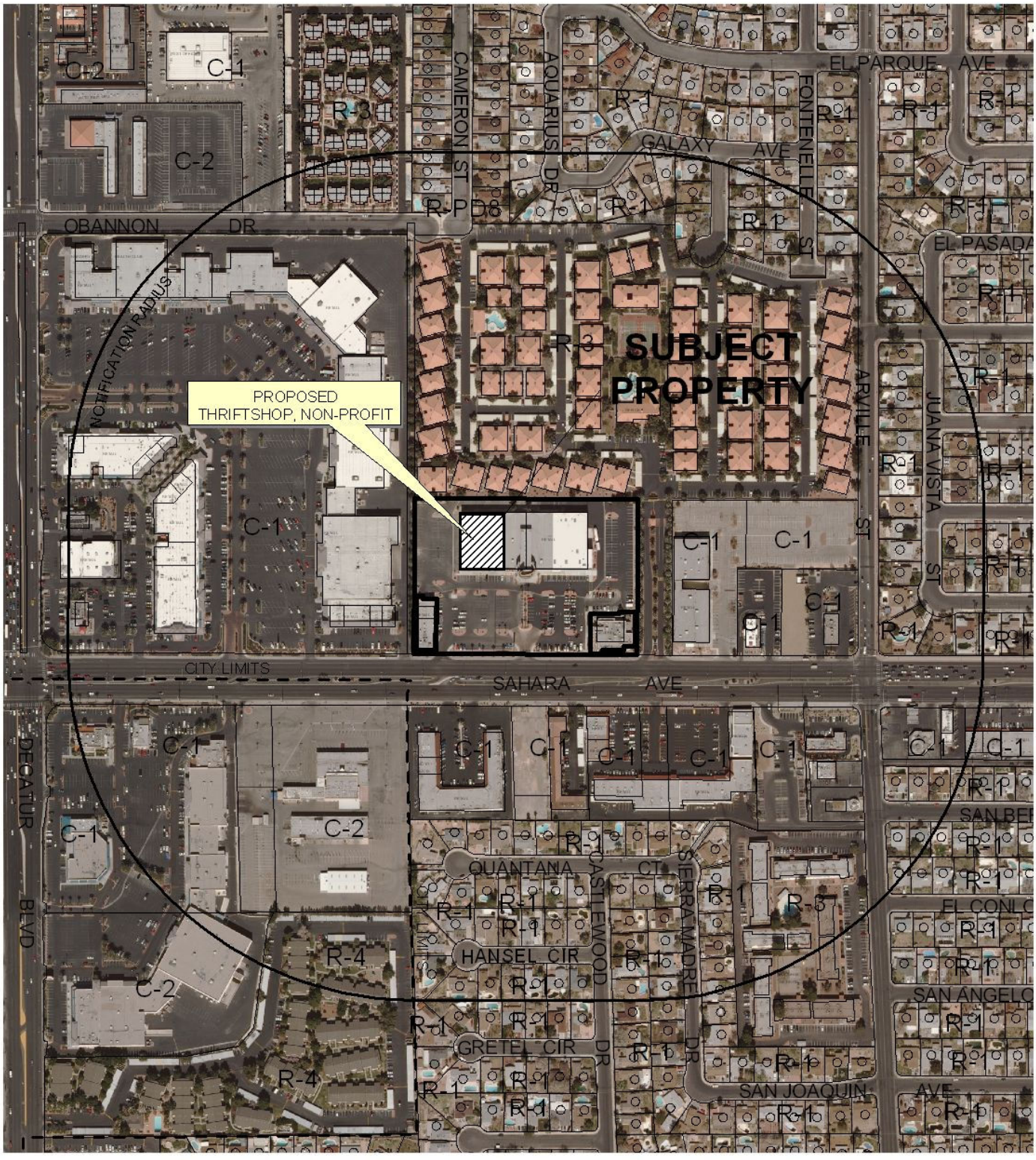
CASE: **SUP-43700**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43700**

RADIUS: 1000 FEET

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

N

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* JOHN STEWART

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

Print Name

Subscribed and sworn before me

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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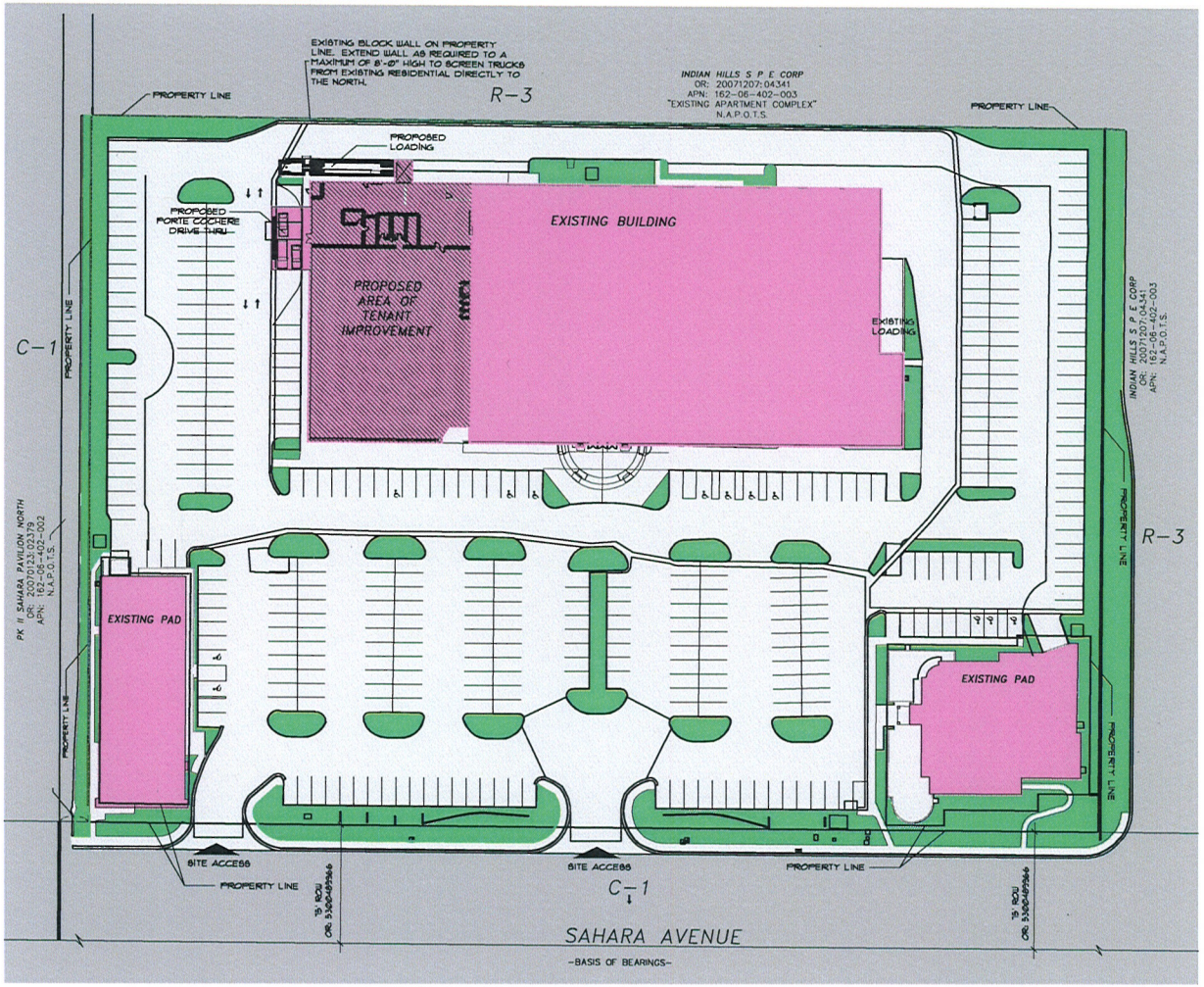
City of Las Vegas
Department of Planning

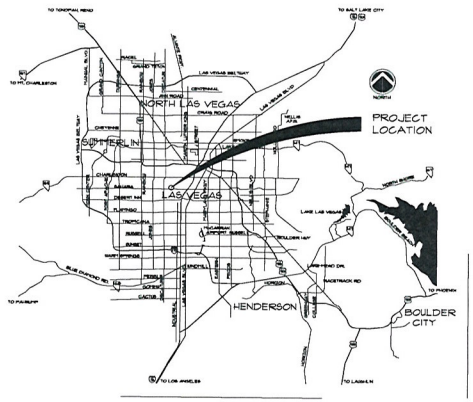


1 SITE PLAN
SCALE: 1" = 75'

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	6.56 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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SUP-43700
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

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

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

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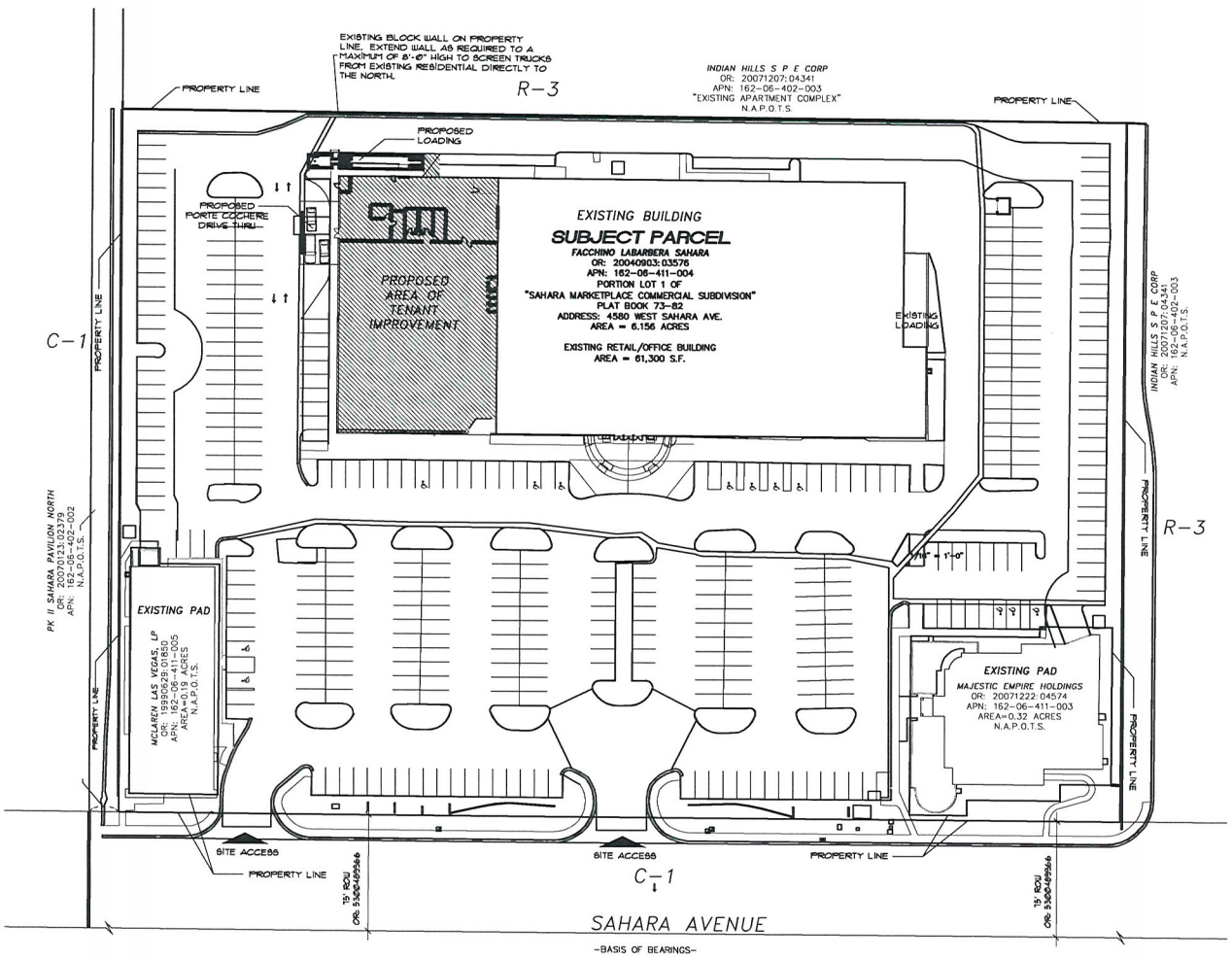


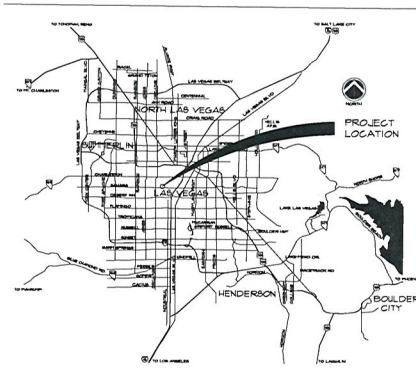
1 SITE PLAN

SCALE: 1" = 75'

NORTH

VICINITY MAP

SITE INFORMATION



SITE NOTES

SITE INFORMATION

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

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	09-27-2011
Drawn by	SS/RS
Checked by	RS

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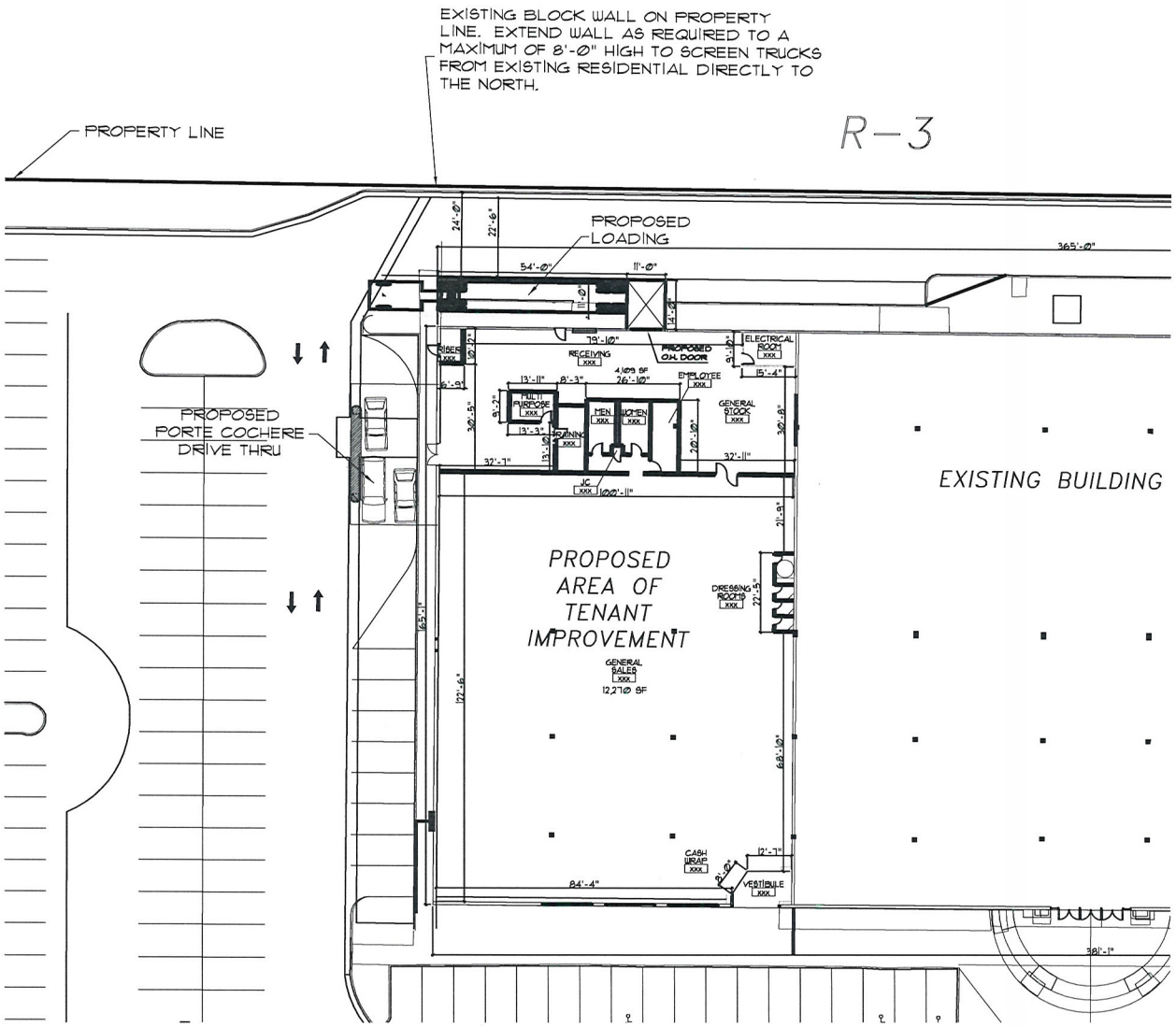
Department of Planning



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

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Architecture Engineering Planning Interiors

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suite 260
Las Vegas, Nevada 89118

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Tenant Improvement for:

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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	04-21-2011
Drawn by	SS/RS
Checked by	RS

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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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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.: **32.**

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

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

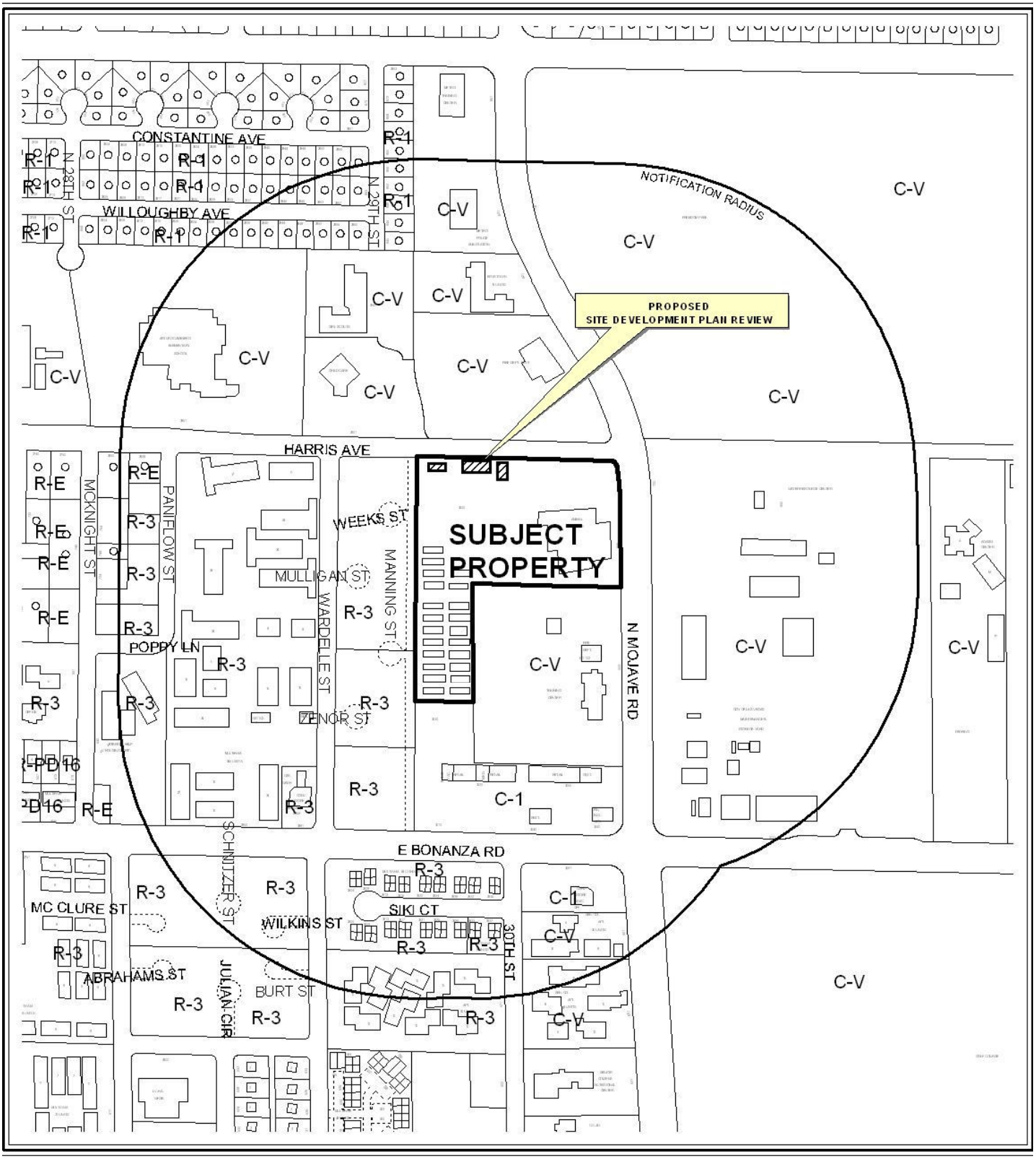
SUBJECT:
SDR-43702 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 400 800 Feet

CASE: **SDR-43702**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SDR-43702**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

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 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

Revised 10/27/08

1052237.1

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.

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

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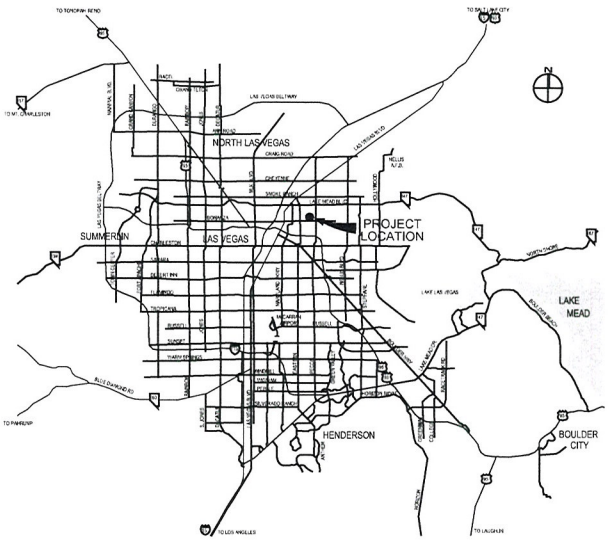
VICINITY MAP



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



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 - EXIST.

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SITE PLAN - EXISTING

SCALE : 1"=50'-0"

0 25 50 100

10-27-11

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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/SHRUB/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 Commerce 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**

0 40' 80' 120'
SCALE: 1" = 40'

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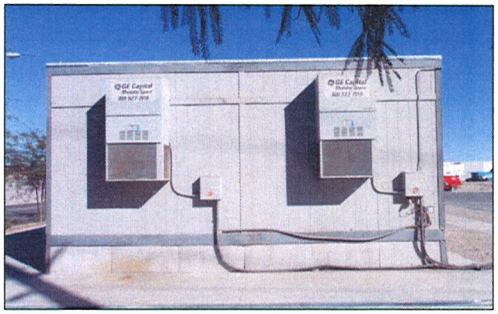
NORTH ELEVATION



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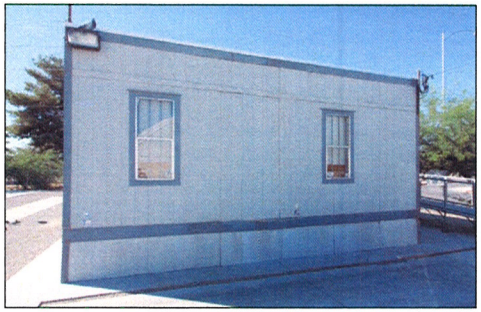

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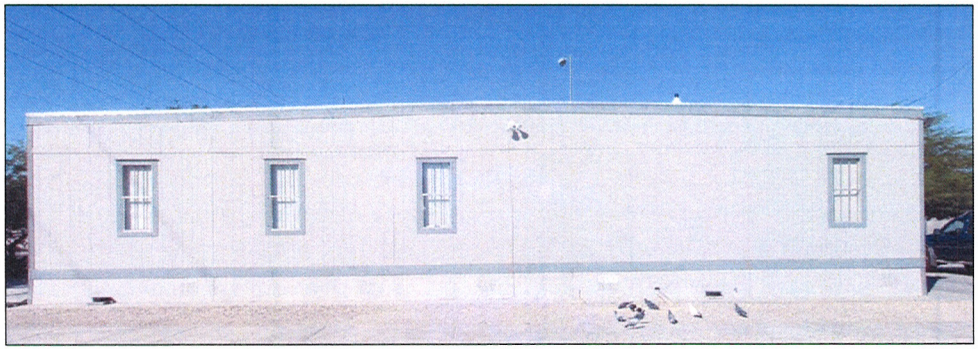

SOUTH ELEVATION

ELEVATIONS - EXISTING PIMA

SCALE : NO SCALE

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las vegas, nv 89123
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f 702.456.7020

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DATE:

ethos three
ARCHITECTURE

ELEVATIONS - PIMA

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645 N. MOJAVE RD.

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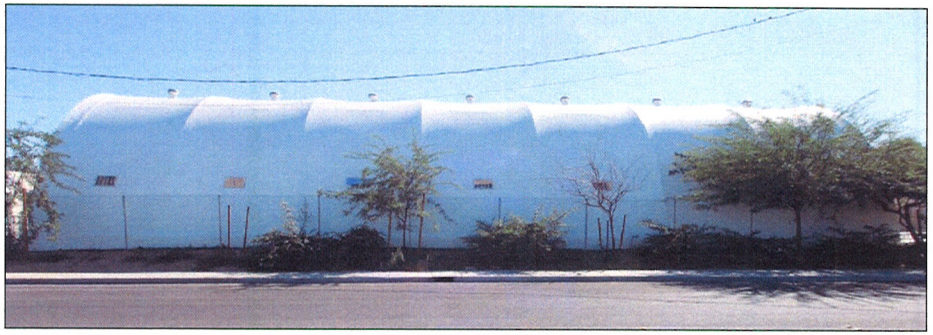
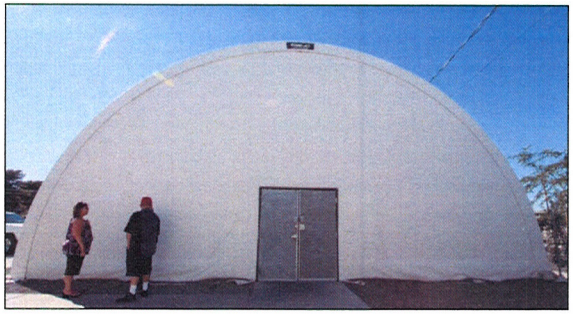


NORTH ELEVATION



WEST ELEVATION



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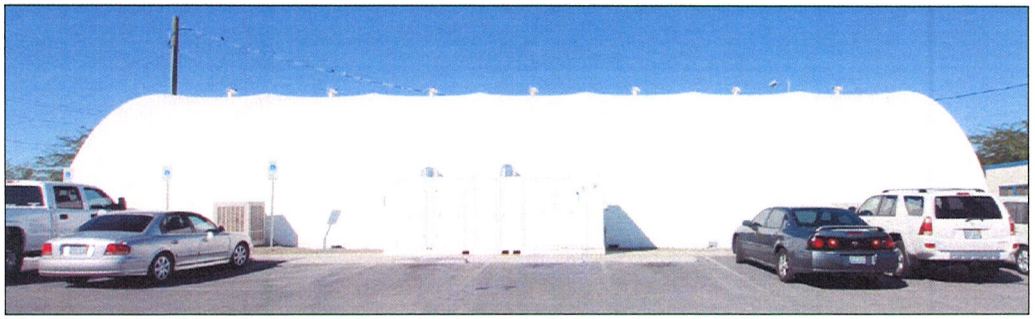

SOUTH ELEVATION

ELEVATIONS - EXISTING ADOPT. TENT

SCALE : NO SCALE

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ELEVATIONS - ADOPT.

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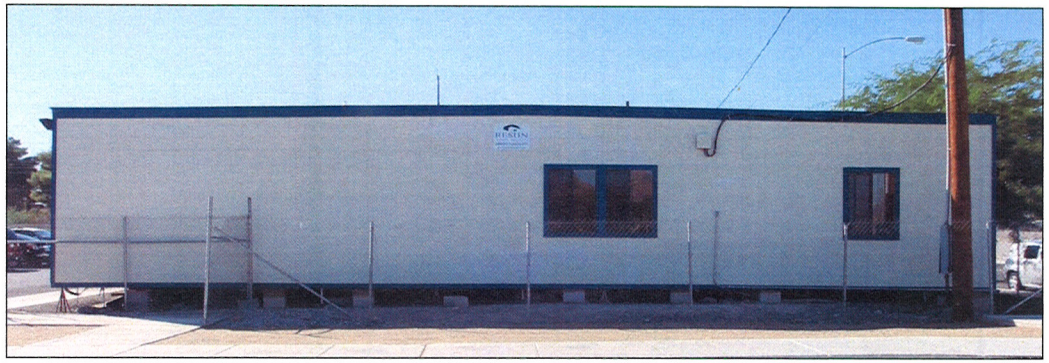

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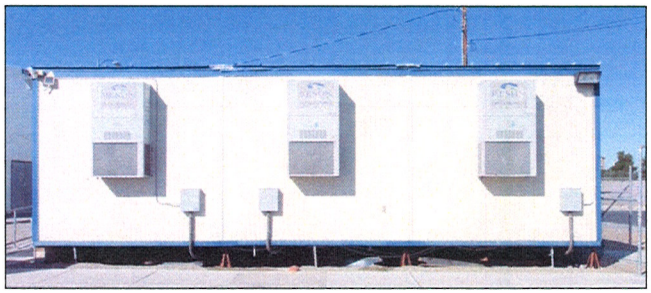

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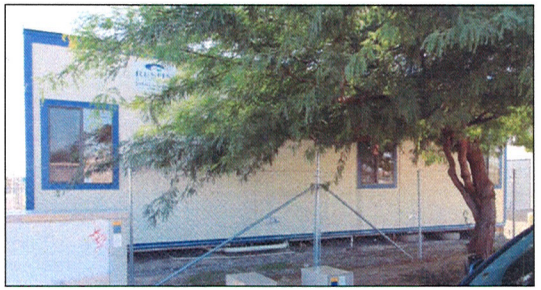

NORTH ELEVATION



WEST ELEVATION

ELEVATIONS - EXISTING ADMIN. BLDG.

SCALE : NO SCALE

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DATE:

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ELEVATIONS - ADMIN.

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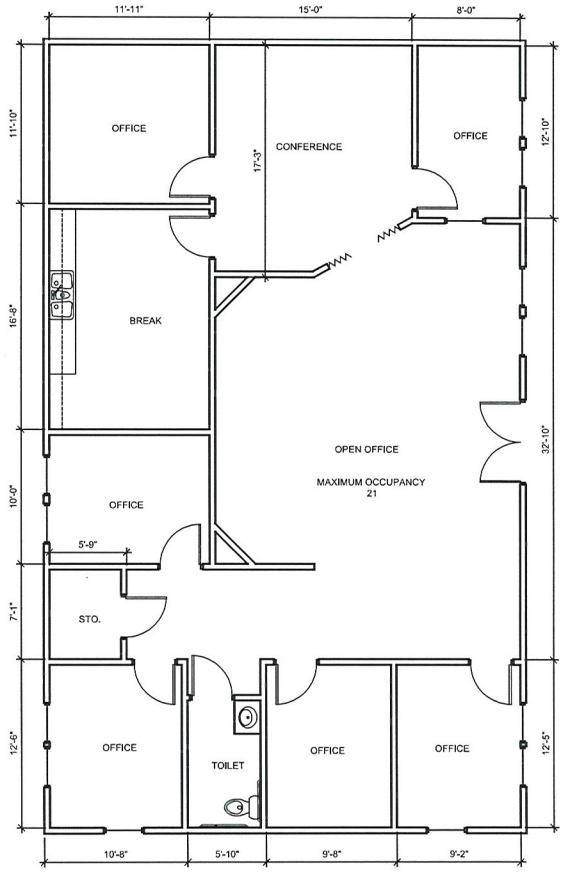

FLOOR PLAN - EXISTING ADMIN. BLDG.

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

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las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN - ADMIN

THE ANIMAL FOUNDATION
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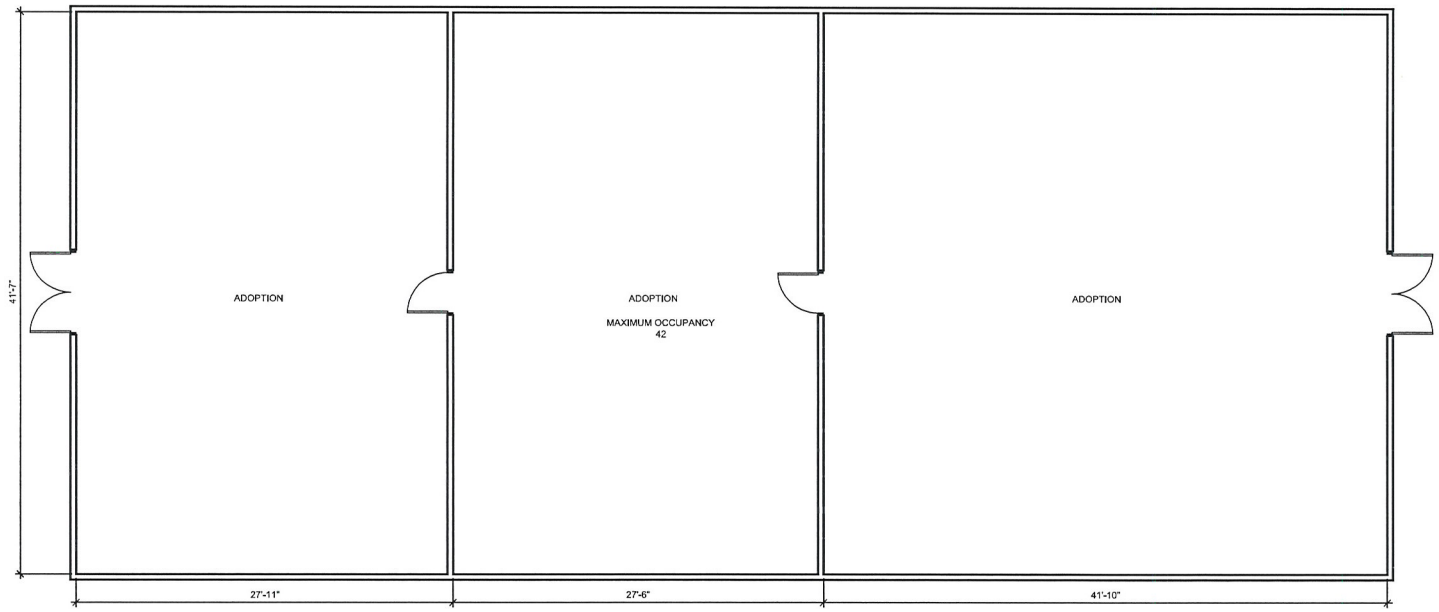

FLOOR PLAN - EXISTING ADOPT. BLDG.

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.

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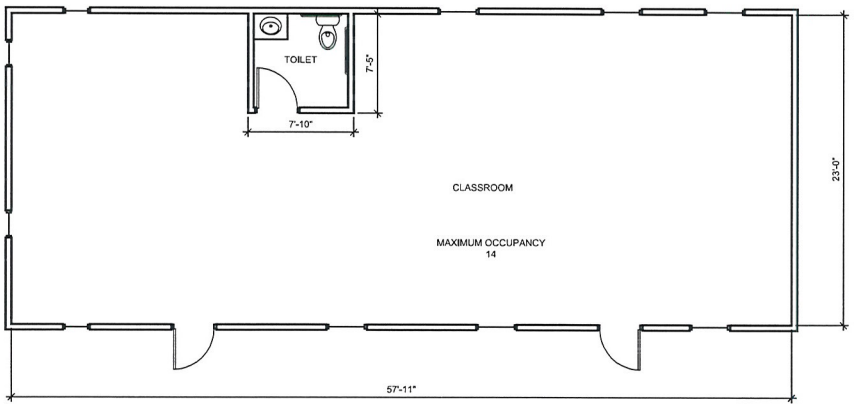

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

FLOOR PLAN - PIMA

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

FLOOR PLAN - EXISTING PIMA

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

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OCT 26 2011

0 2 4 8

10-27-11

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SDR-43702



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SDR-43702 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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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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OCT 26 2011

SDR-43702

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.: **33.**

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

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

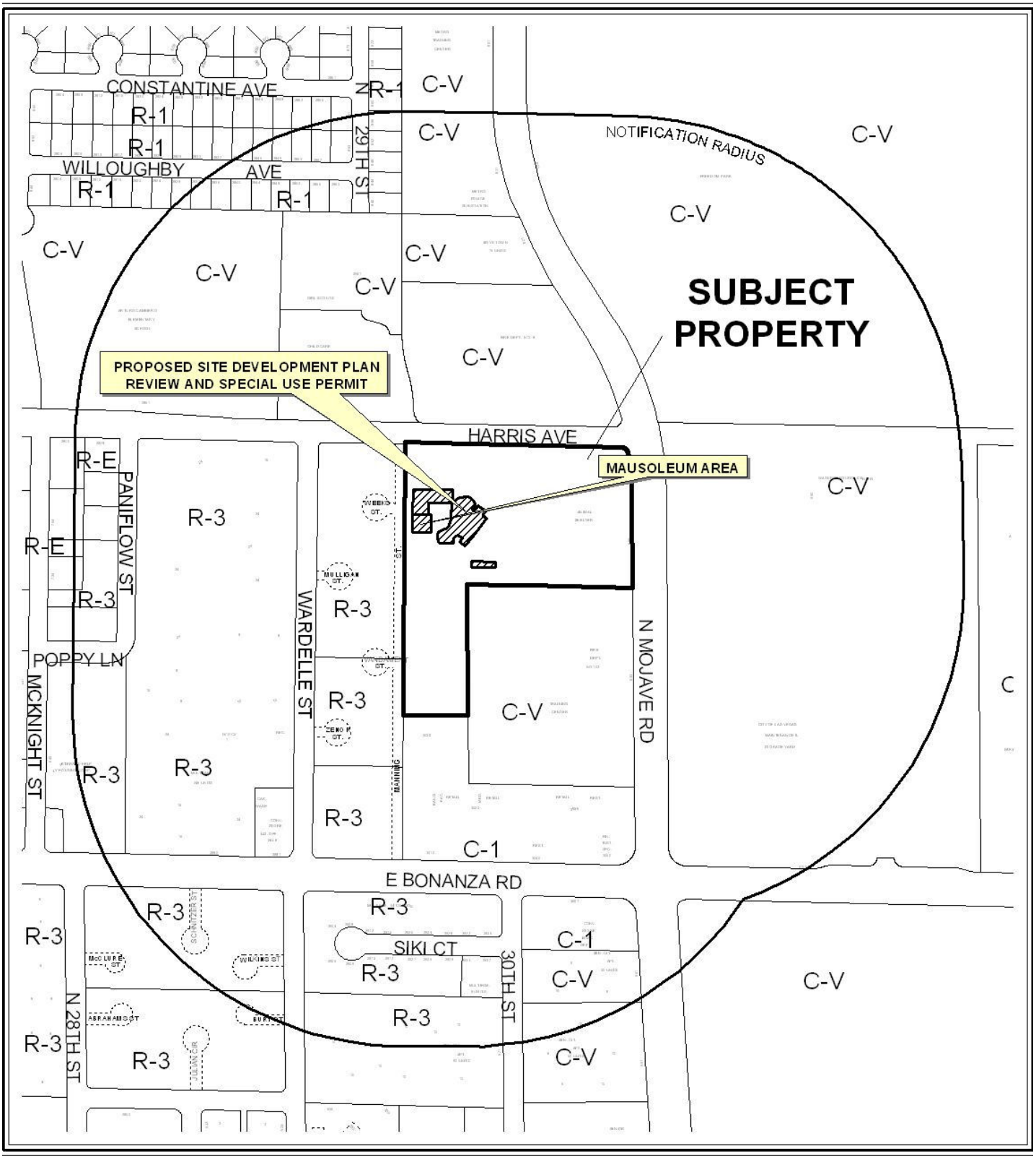
SUBJECT:
SUP-43703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A CEMETERY/MAUSOLEUM (ANIMALS) AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) at 655 North Mojave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

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43703 AND SDR-43704**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SUP-43703 AND SDR-43704**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 400 800 Feet

N

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@lasvegasnevada.gov ~~ryokum~~

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 Appt. Expires January 04, 2015

Revised 10/27/08

1052228.1

FOR DEPARTMENT USE ONLY

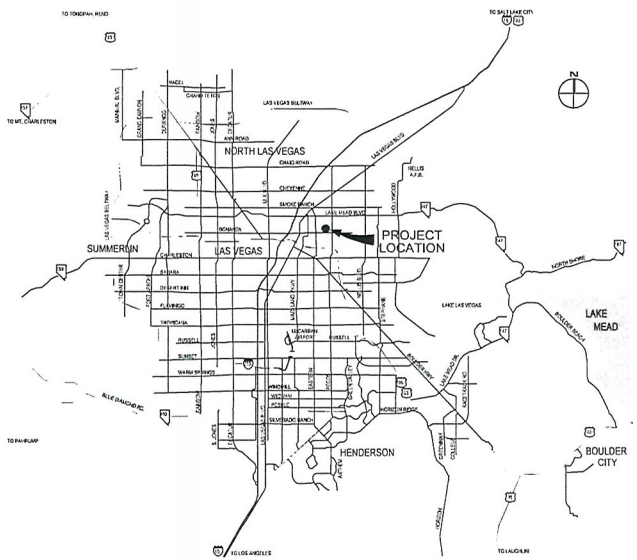
Case #	SDP-43703
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	10/26/2011
Received By:	MIREX

*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.

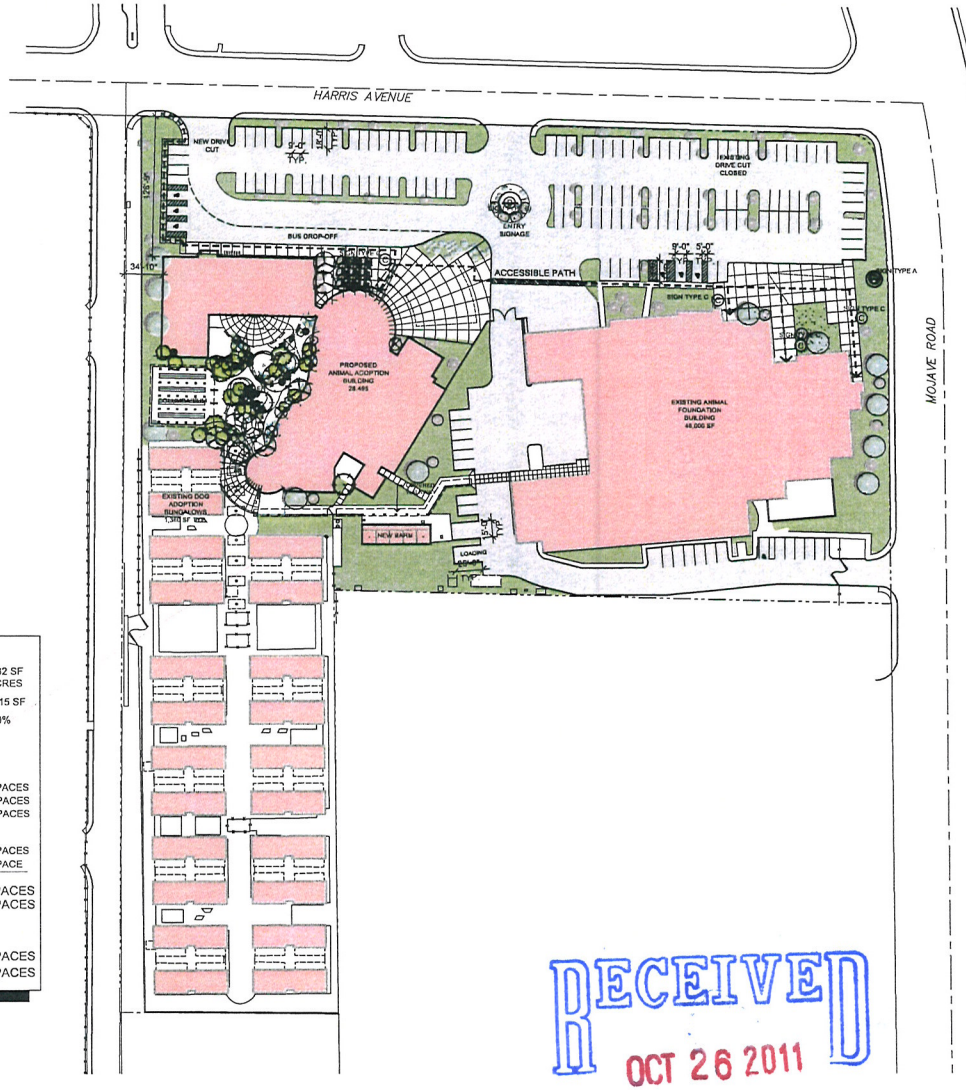
f:\depot\Application Packet\Application Form.pdf

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

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

SITE PLAN

10-27-11

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SITE PLAN

SCALE : 1"=50'-0"

0 25 50 100

SUP-43703
SDR-43704



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CALIPER / MINIMUM SIZE
	BRACHYCHITON POPULNEUS / BOTTLE TREE		2 1/2" / 24" BOX
	CHITALPA x TASHKENTENSIS / CHITALPA TREE		1 1/4" / 24" BOX
	FRAXINUS ANGUSTIFOLIA RAYWOOD / RAYWOOD ASH		1 1/2" / 24" BOX
	MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM MAGNOLIA		1 1/2" / 24" BOX
	PISTACIA CHINENSIS / CHINESE PISTACHE		1 1/2" / 24" BOX
	PYRUS CALLERYANA ARISTOCRAT / ARISTOCRAT PEAR		1 1/4" / 24" BOX
	RHUS LANCEA / AFRICAN SUMAC		1 1/4" / 24" BOX
	ROBINIA x AMBIGUA PURPLE ROSE / PURPLE ROSE LOCUST		1 1/2" / 24" BOX
	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL		CLPR / 24" BOX

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OCT 28 2011

30' 60' 90'
SCALE: 1" = 30'

southwick LANDSCAPE ARCHITECTS
702 597 3108
10 Commerce Center Drive
Henderson NV 89014
www.southwickla.com

CLIENT

CONSULTANT

STAMP

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

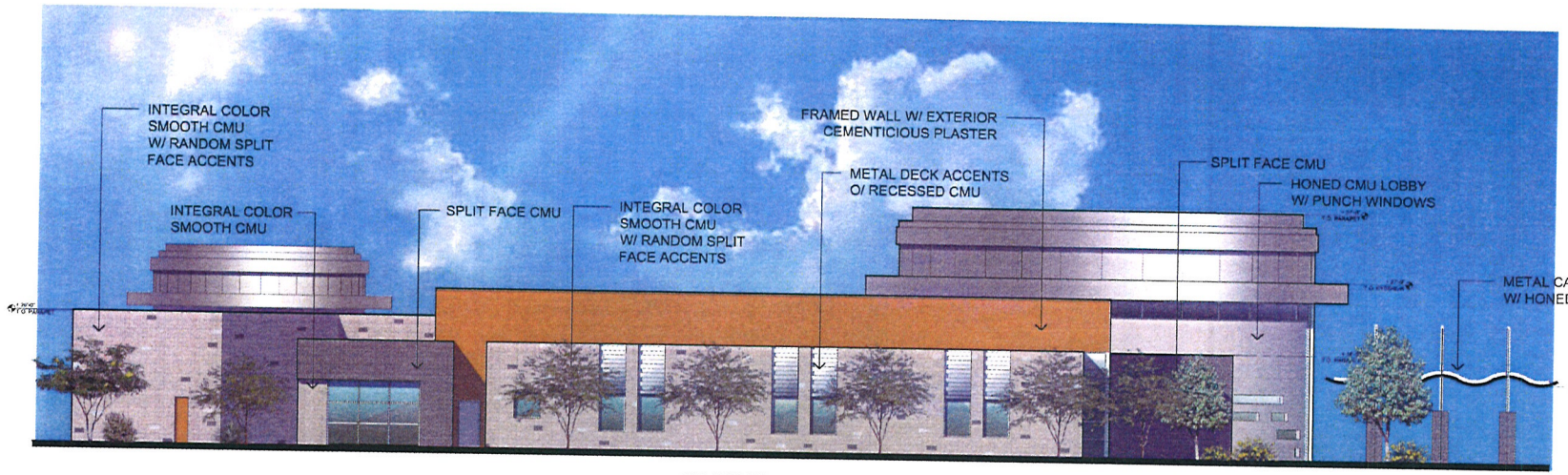
REVISIONS

SHEET CONTENTS

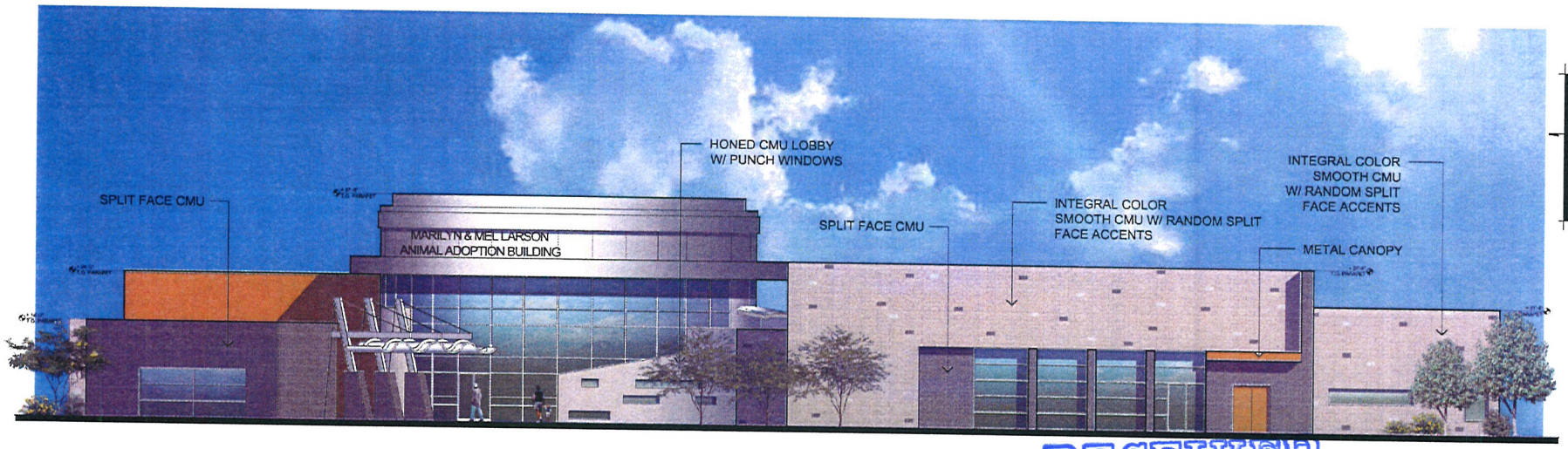
DRAWN BY:	SLA
REVIEWED BY:	JDV
DATE:	JULY 15, 2011
PROJECT NO:	11-006

SHEET:
L1.01

SUP-43703
SDR-43704



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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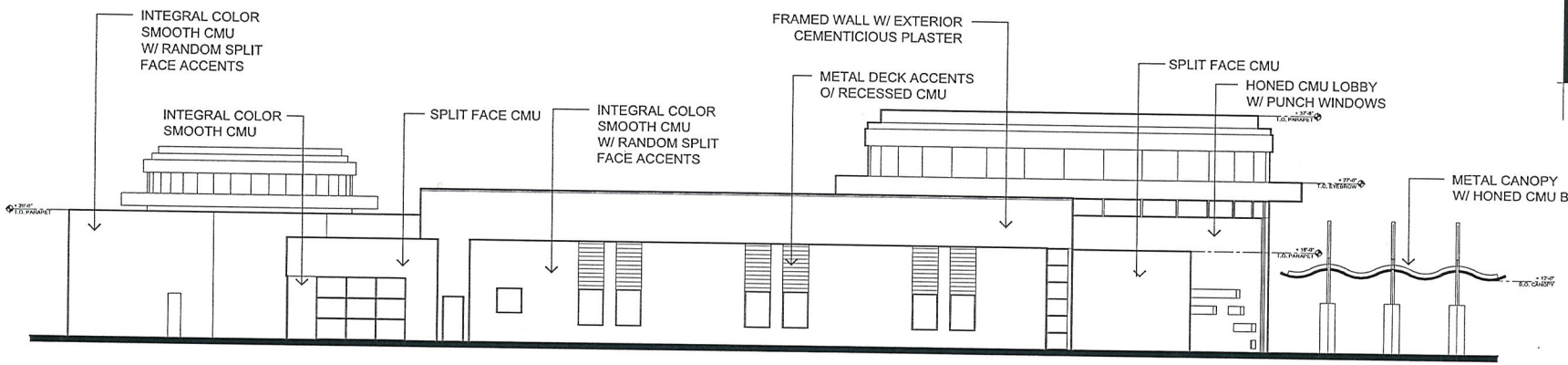
OCT 26 2011

SUP-43703
SDR-43704

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



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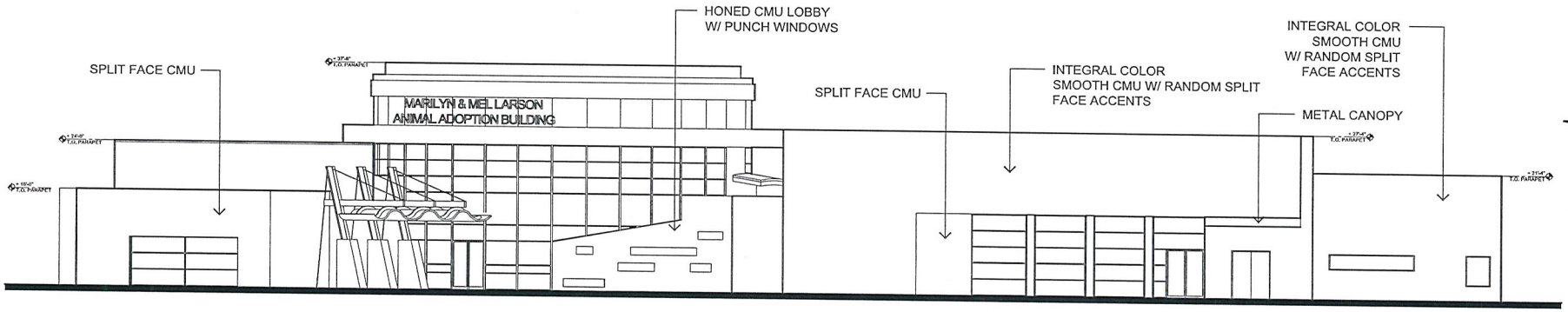

NORTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 1

ELEVATIONS 1

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

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OCT 20 2011

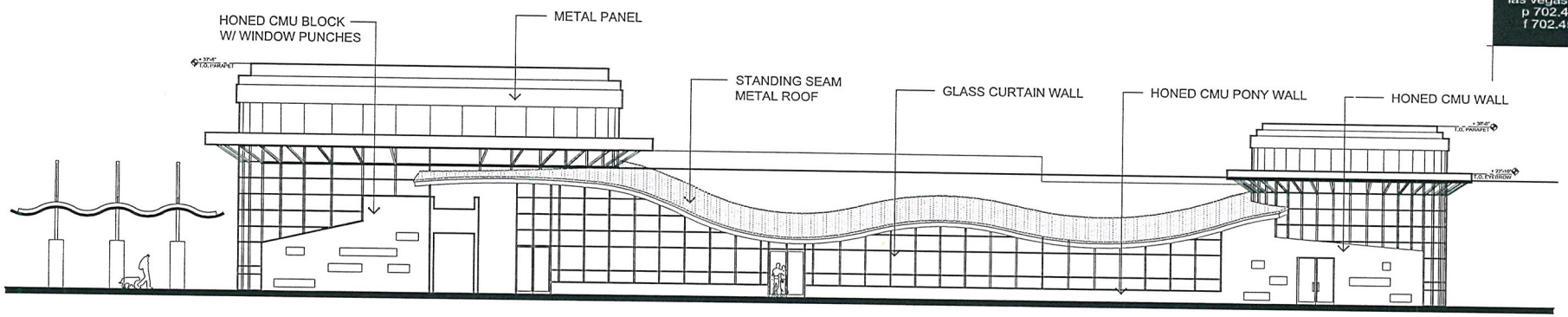
0 4 8 16

10-25-11

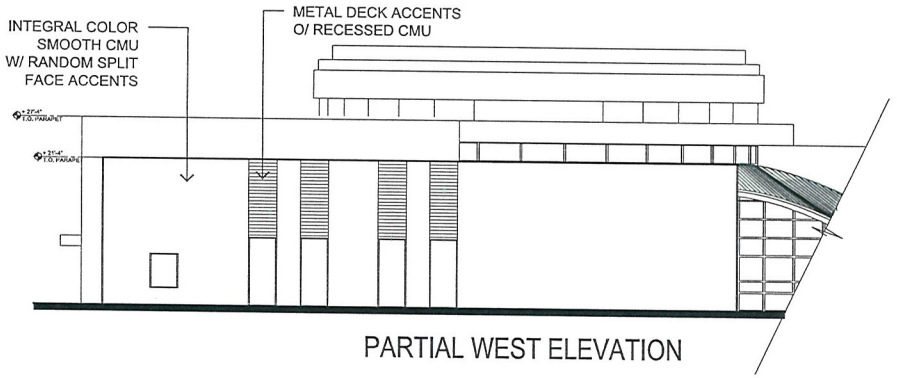
SHT A5.1

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

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OCT 28 2011

ELEVATIONS 2

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

ELEVATIONS 2

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

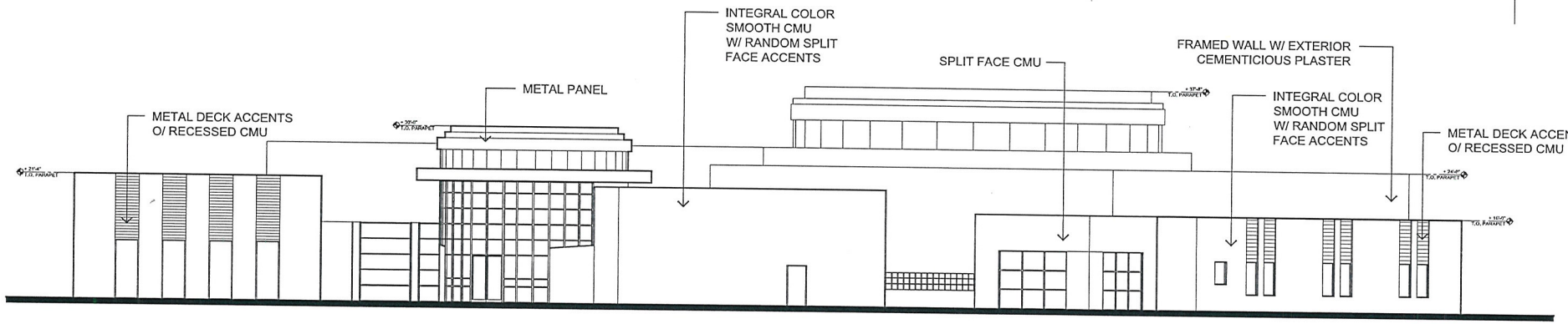
0 4 8 16

10-25-11

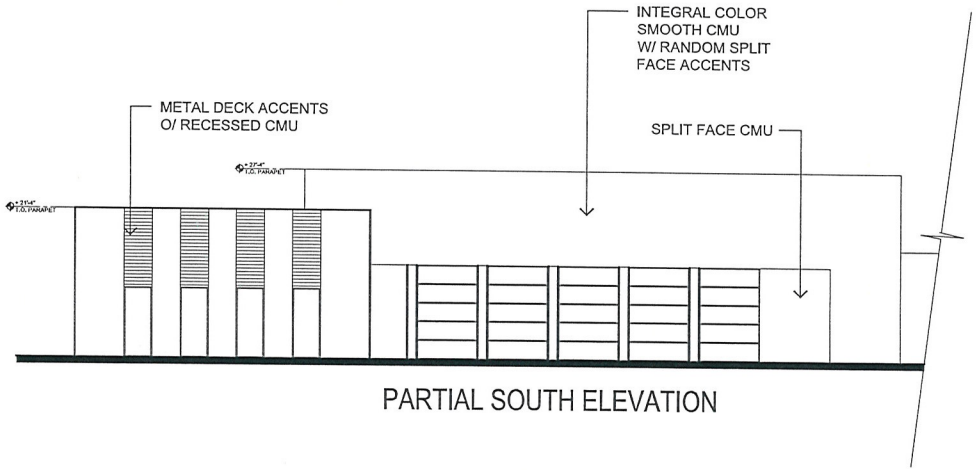
SHT A5.2

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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OCT 26 2011

ELEVATIONS 3

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

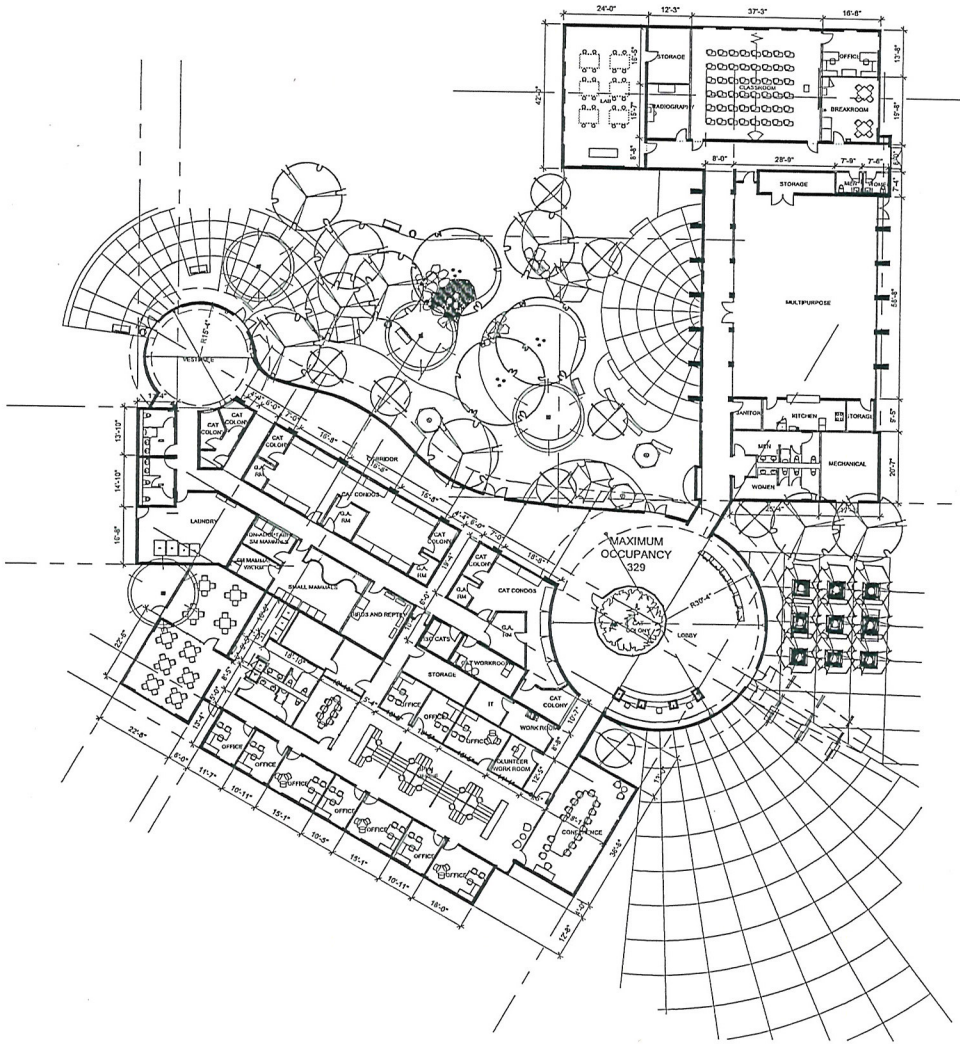
0 4 8 16

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



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"

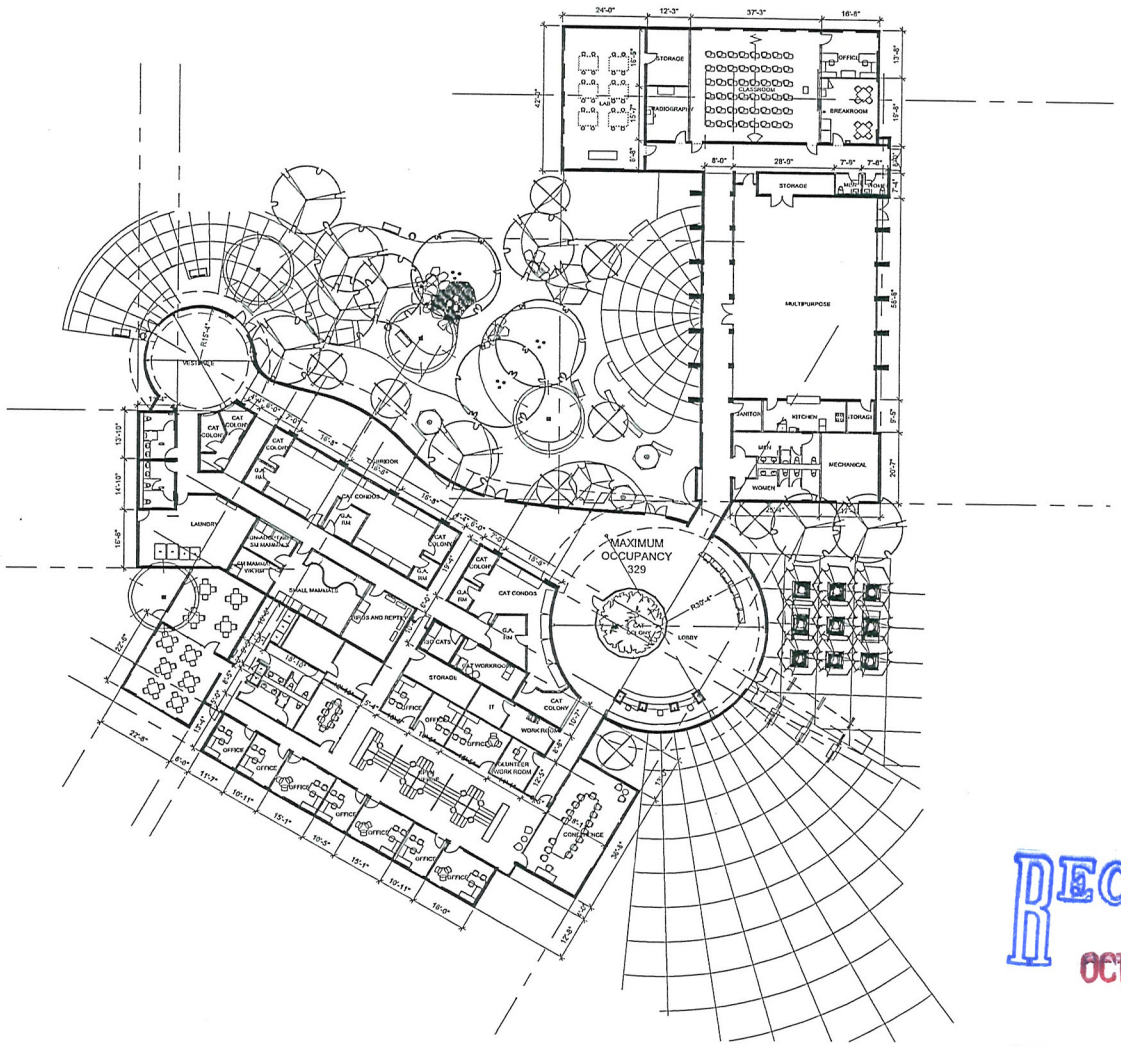
0 8 16 32

10-25-11

SHT A2.1

SUP-43703
SDR-43704

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

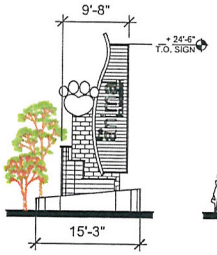
SCALE : 1/16"=1'-0"

0 8 16 32

10-25-11

SHT A2.1

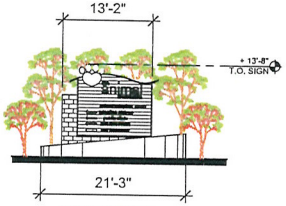
SUP-43703
SDR-43704



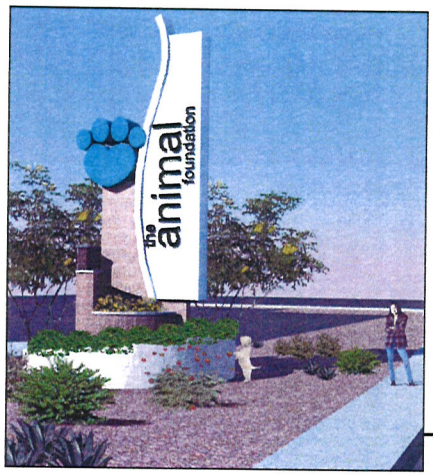
TYPE A SIGN



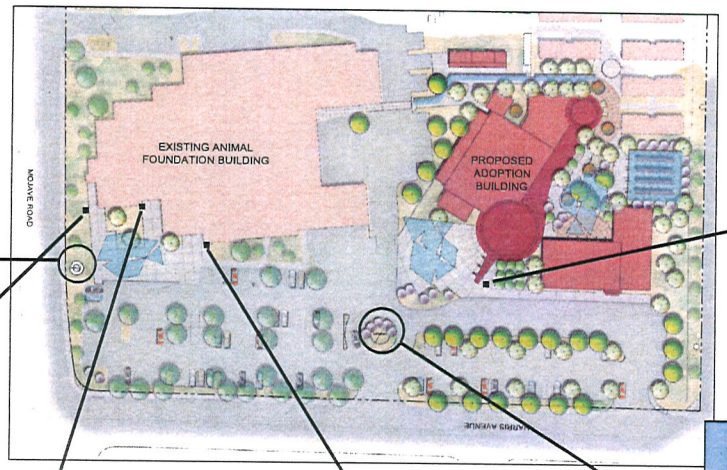
TYPE C SIGN

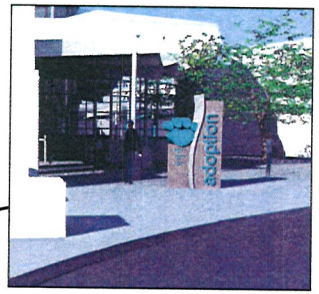


TYPE B SIGN



SIGN AT MOJAVE ROAD (A)





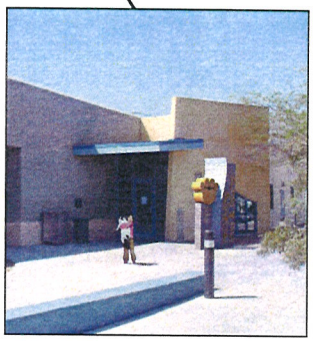
SIGN AT ADOPTION LOBBY (C)



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"

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

THE ANIMAL FOUNDATION
645 N. MOJAVE RD.

WAY FINDING

0 30 60 120 10427.11

SHT A1.3

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OCT 26 2011

SUP-43703
SDR-43704



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11



SUP-43703 AND SDR-43704 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
655 NORTH MOJAVE ROAD

11/08/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

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.: **34.**

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 TWO PROPOSED BUILDINGS WITH A TOTAL FLOOR AREA OF 28,495 SQUARE FEET 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 APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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 . Yockum

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-43704.
Meeting Date:	12/13/2011
Total Fee:	1030 00/100
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

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1052234.1

10987.126

City of Las Vegas Agenda Item No.: **35.**

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

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

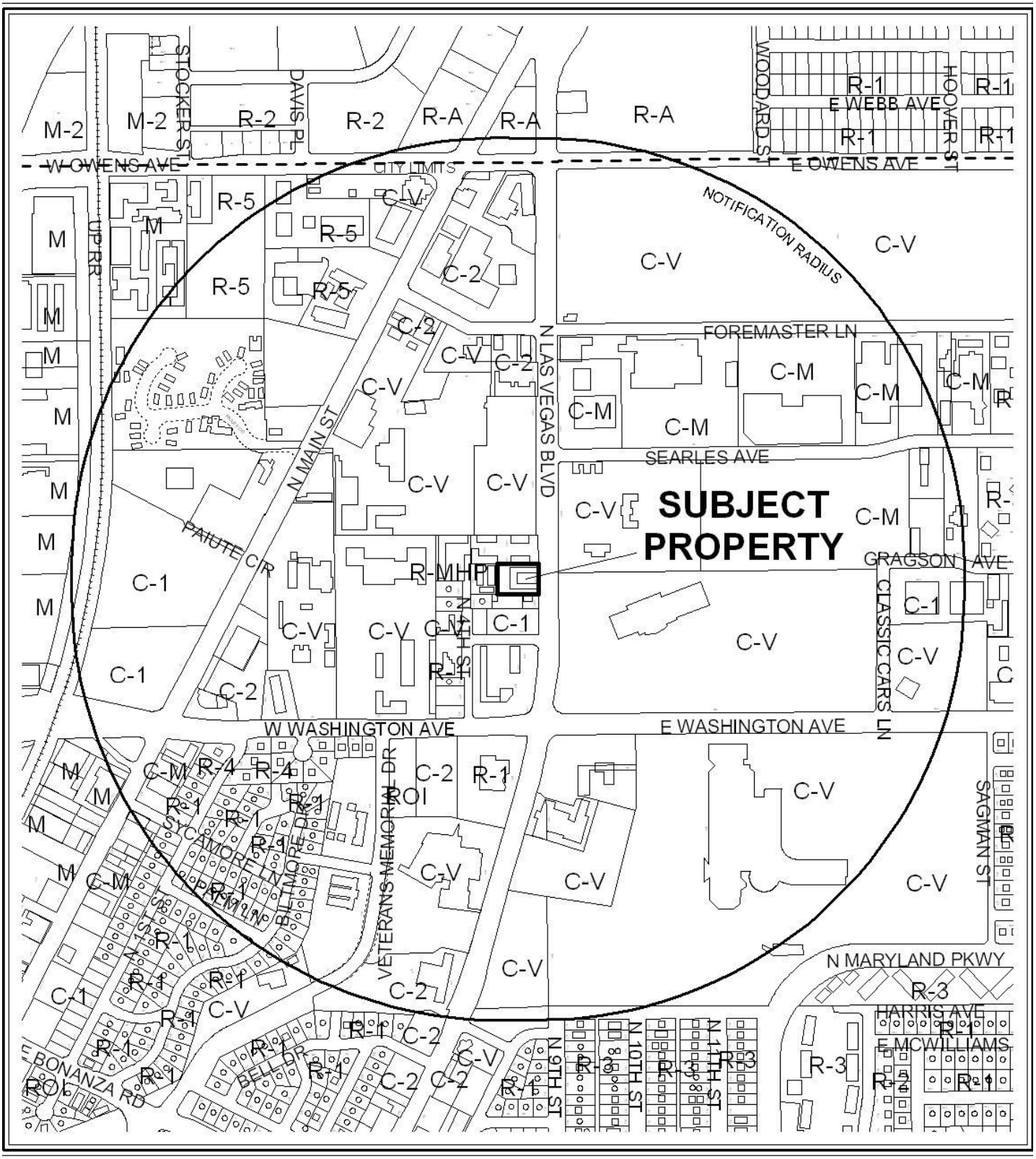
SUBJECT:
SUP-43708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE USE WITHIN AN EXISTING HOTEL at 1101 North Las Vegas Boulevard (APN 139-27-603-007), C-2 (General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

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43708**

RADIUS: 2000 FEET

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



0 500 1000 Feet

CASE: **SUP-43708**

RADIUS: 2000 FEET

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

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

RECEIVED
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

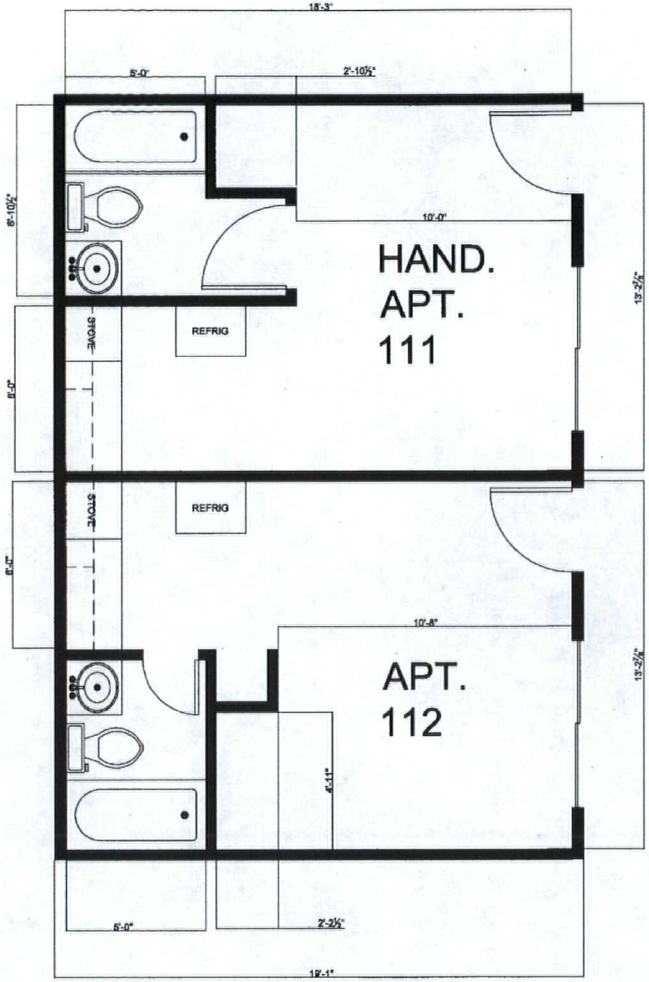
Revised 10/27/08

FOR DEPARTMENT USE ONLY

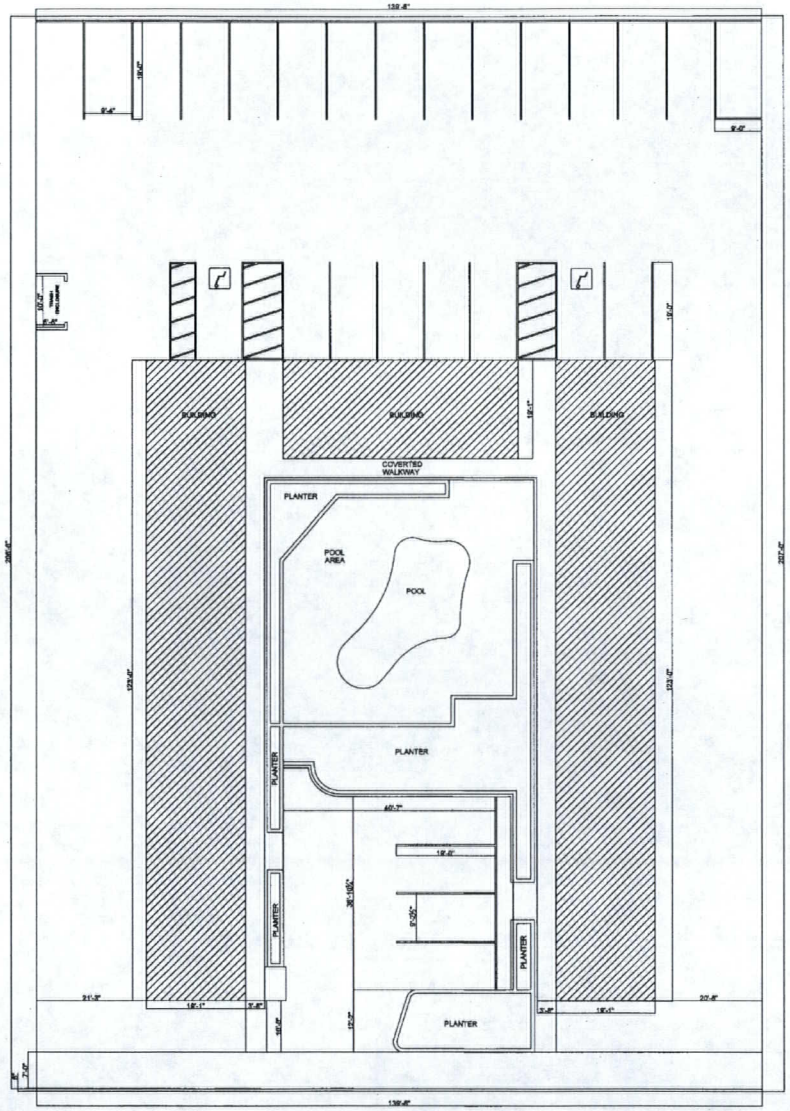
Case #	SUP-43709
Meeting Date:	12-13-11
Total Fee:	1030.00
Date Received:*	10-26-11
Received By:	JFriedrich

RECEIVED
OCT 26 2011
City of Las Vegas
Department of Planning

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



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) 275-4925

Rev. No	Rev. Name	Description

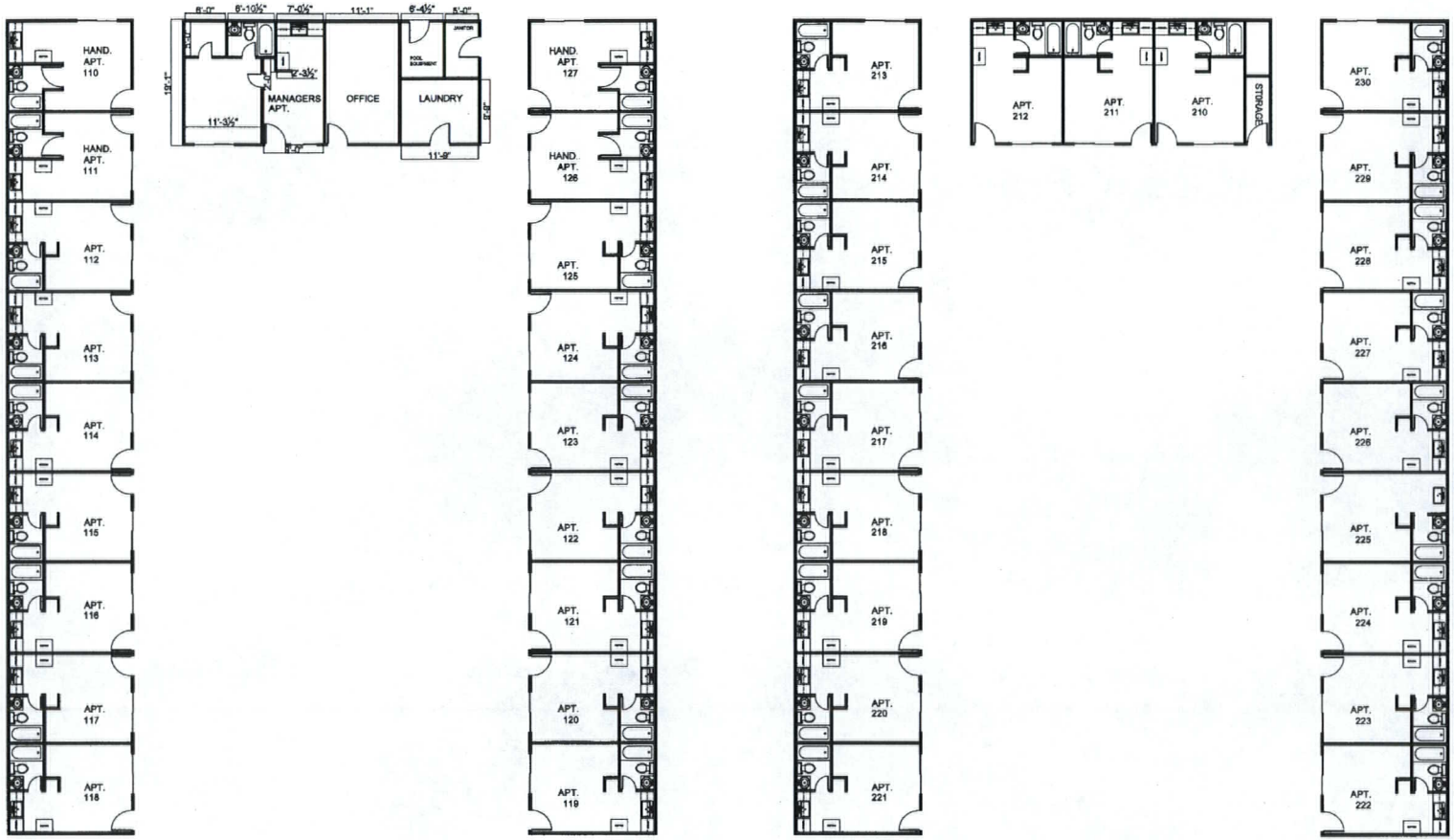
SITE PLAN

AS 1

1 of 2

SUP-43708
REVISED

RECEIVED
NOV 15 2011



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

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

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

Rev. No	Rev. Name	Description

FLOOR PLAN

A 1

2 of 2

SUP-43708
REVISED

RECEIVED
NOV 15 2011



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11



SUP-43708 - APPLICANT: CASHMAN FIELD INN - OWNER: PANTHEON 1101 LAS VEGAS, LLC
1101 NORTH LAS VEGAS BOULEVARD

11/03/11

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

RECEIVED
OCT 26 2011
City of Las Vegas
Department of Planning

SUP-43708

City of Las Vegas Agenda Item No.: **36.**

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

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

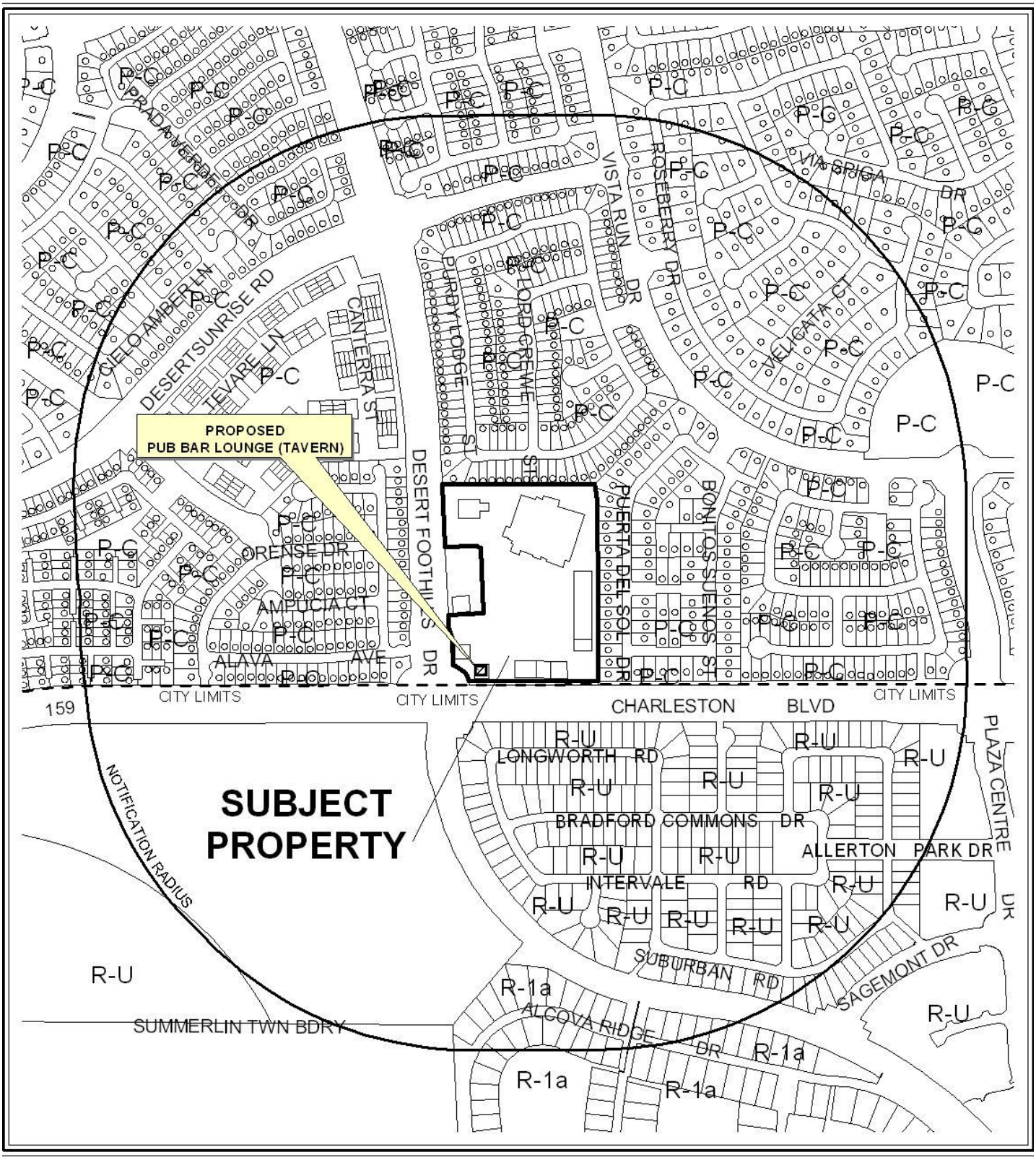
SUBJECT:
SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

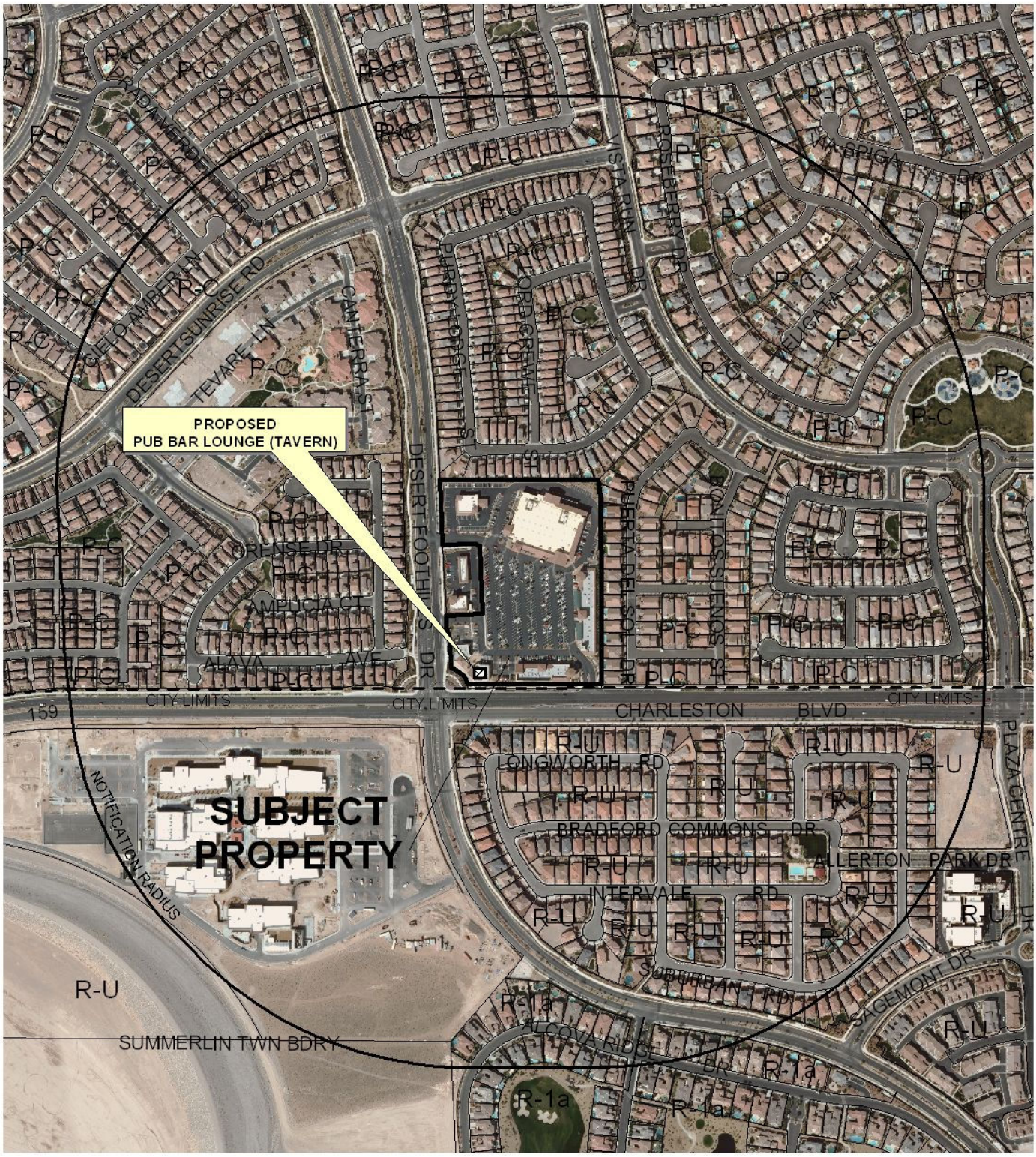
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-43724**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



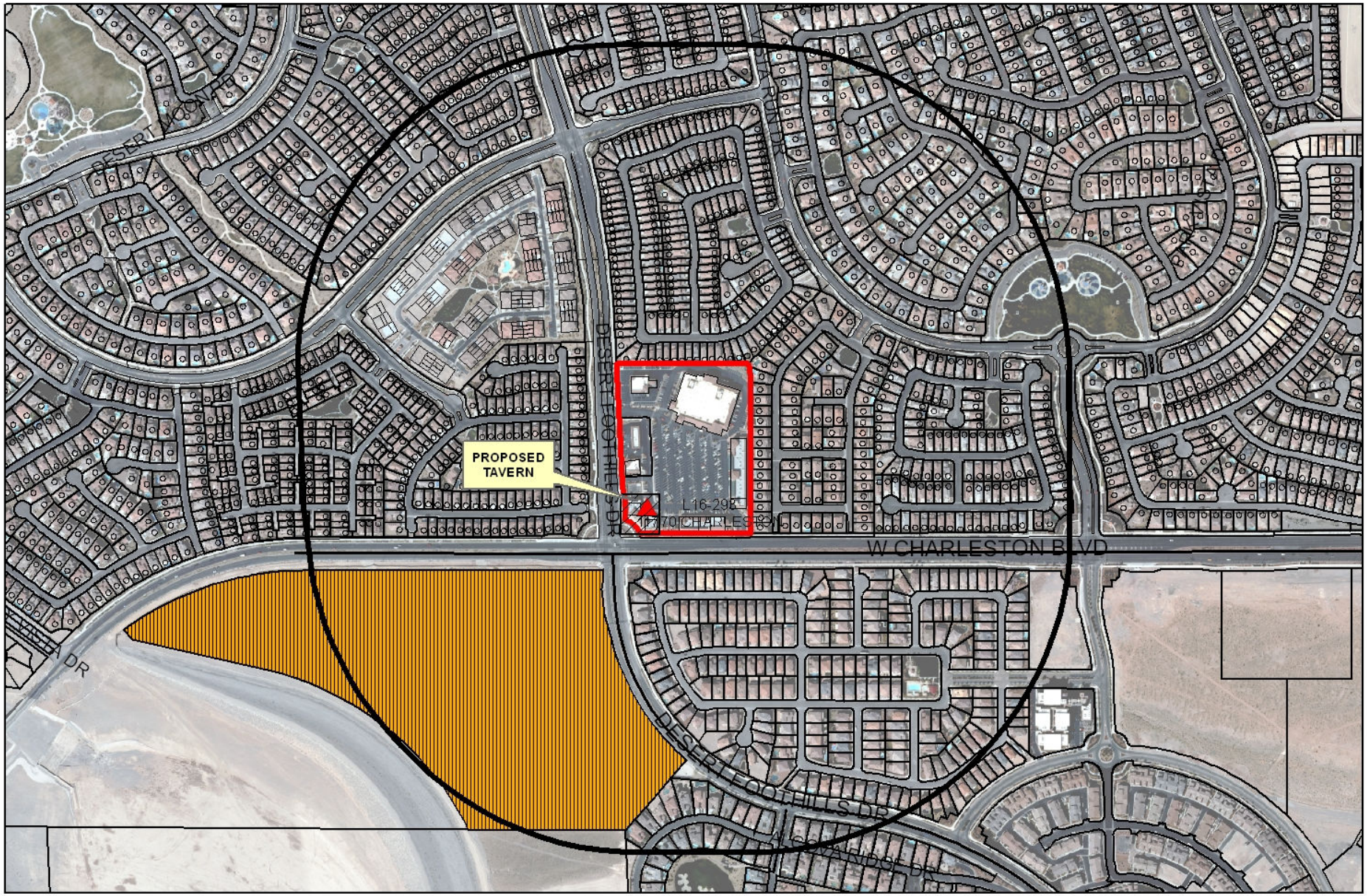
0 500 1000 Feet

CASE: **SUP-43724**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



SUP-43724

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 310 620 1,240 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

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

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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 Patty

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

Print Name Dave Patty

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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RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

Revised 10/27/08

1052284.1

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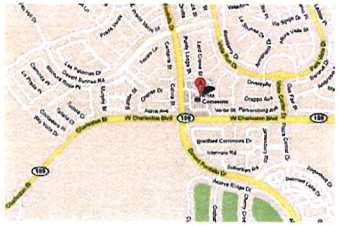
RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

bar taco

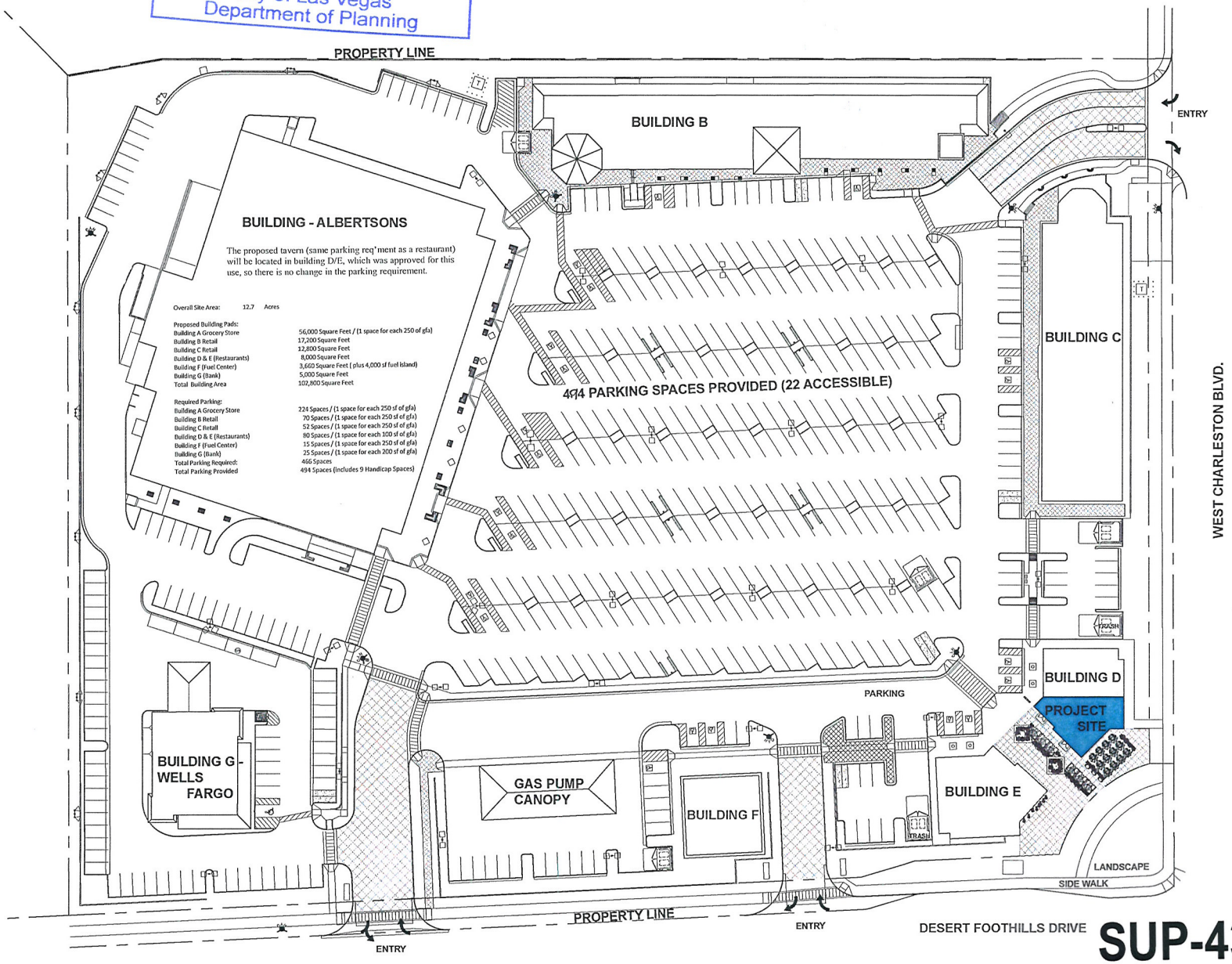
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











SITE PLAN

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

SUP-43724

bar taco

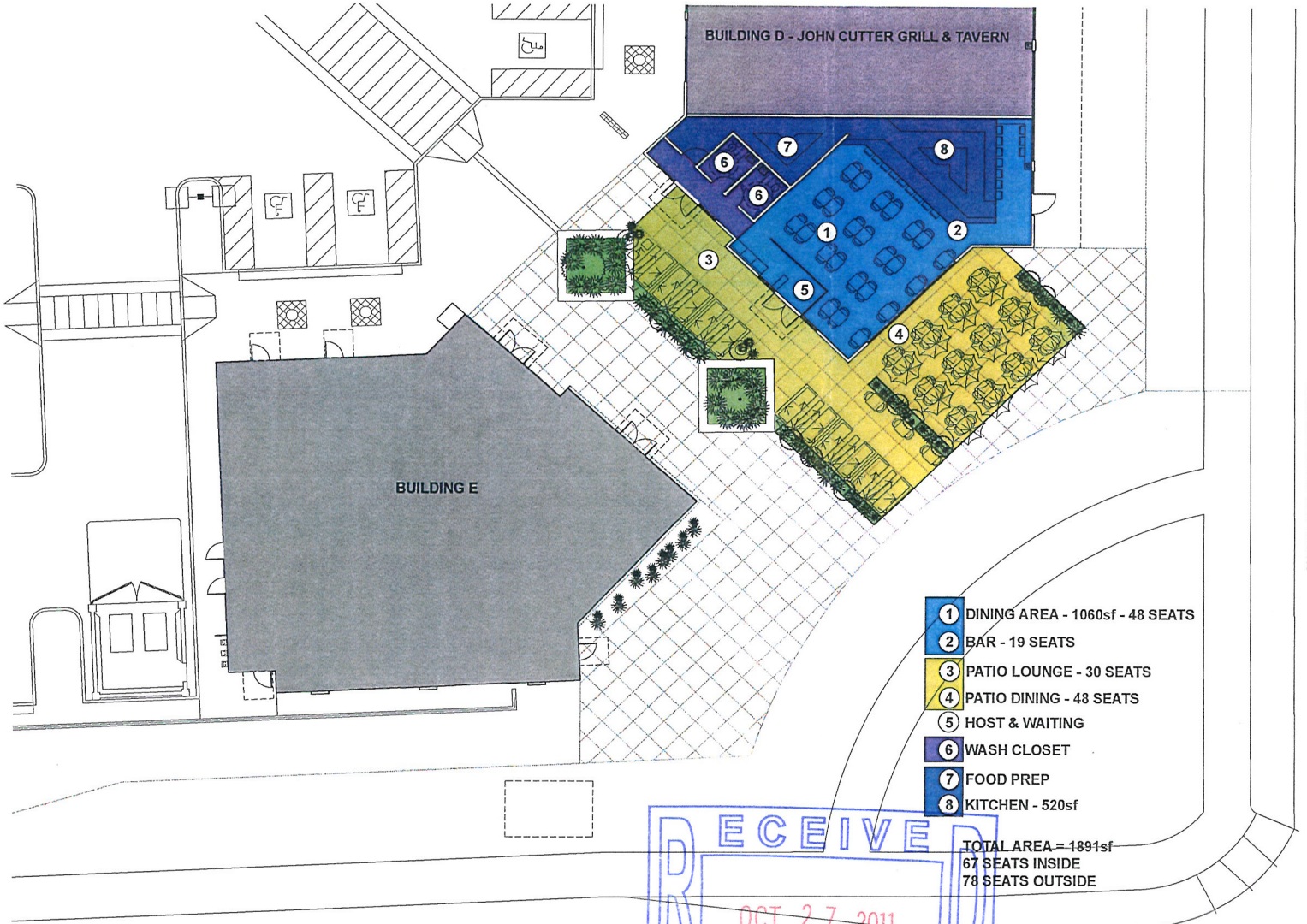
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

FLOOR PLAN

NORTH

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

SUP-43724



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11

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

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

TDA/EED

SUP-43724

City of Las Vegas Agenda Item No.: **37.**

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

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

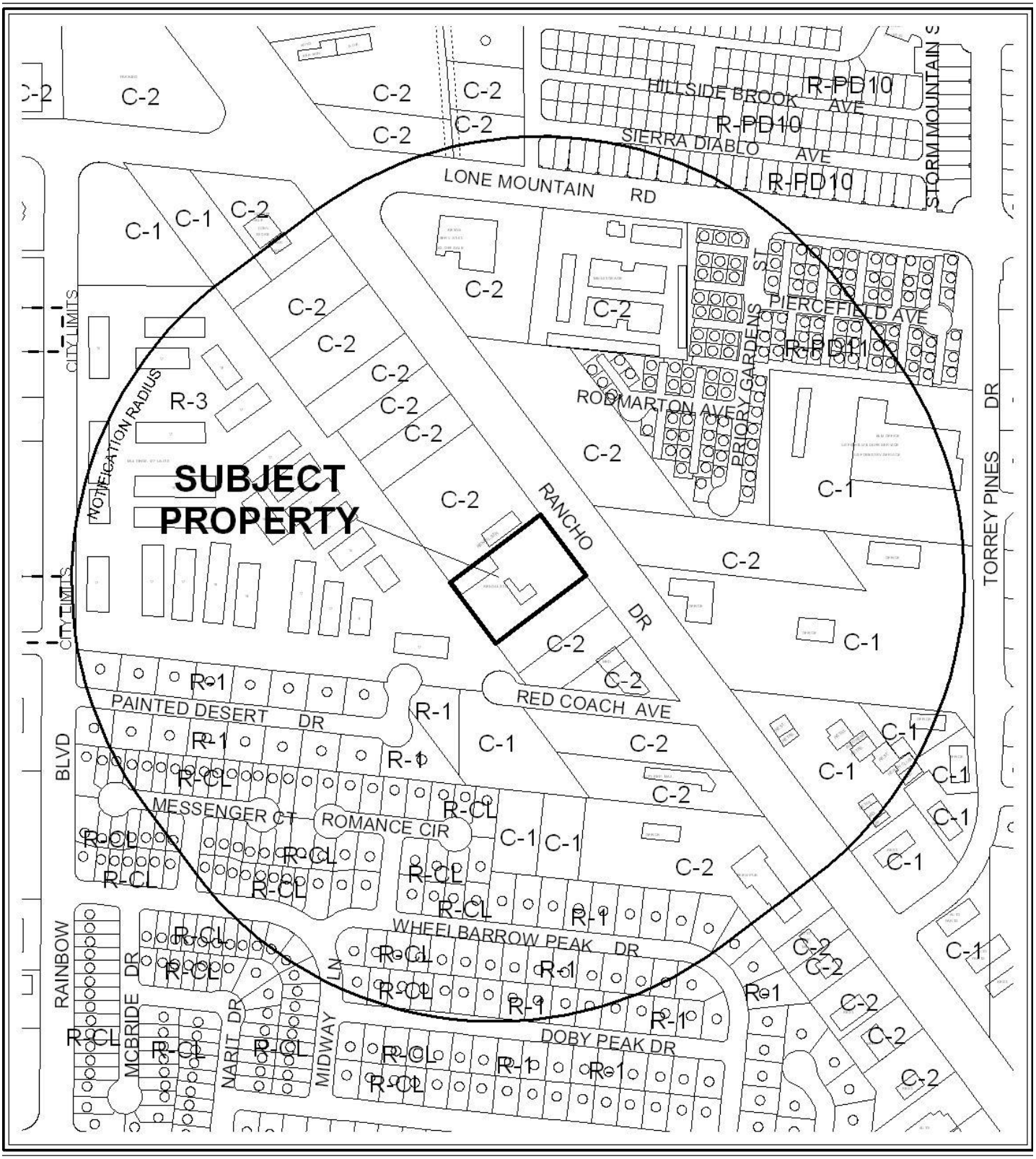
SUBJECT:
SUP-43897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COX COMMERCIAL FLEET SERVICES, LLC - OWNER: DFA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR at 4655 North Rancho Road (APN 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



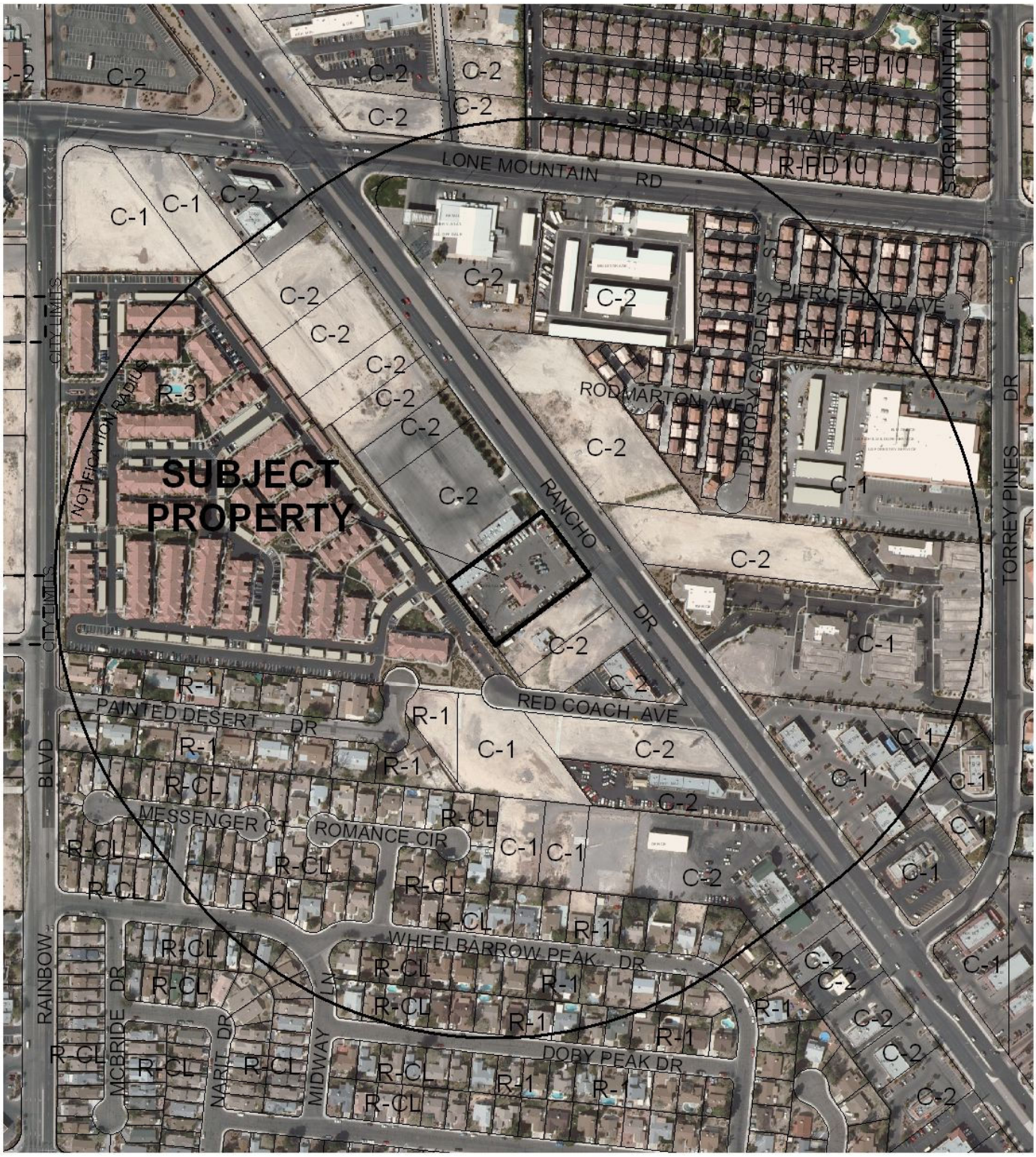
0 300 600 Feet

CASE: **SUP-43897**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43897**

RADIUS: 1000 FEET

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

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43897** APN: 138-02-101-009

Name of Property Owner: DFA, LLC

Name of Applicant: Cox Commercial Fleet Services, LLC

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: Don F Ahern

Print Name: Don F. Ahern

Subscribed and sworn before me

This 16th day of November, 2011

Joni B Starcher

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JONI B. STARCHER
My Appointment Expires
July 30, 2013
No: 93-0701-1

RECEIVED
NOV 17 2011

Revised 11-14-06

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

393052.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4655 N. Rancho

Project Name Cox Commercial Fleet Services, LLC **Proposed Use** Major Auto Repair

Assessor's Parcel #(s) 138-02-101-009 **Ward #** 6

General Plan: existing GC proposed n/a **Zoning:** existing C-2 proposed n/a

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

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

Additional Information See attached

PROPERTY OWNER DFA, LLC **Contact** Don Ahern

Address 1401 Mineral Avenue **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89016

E-mail Address n/a

APPLICANT Cox Commercial Fleet Services, LLC **Contact** Marie Gross

Address 6205 Peachtree Dunwoody Road **Phone:** 678-645-0913 **Fax:** 678-645-1658

City Atlanta **State** GA **Zip** 30328

E-mail Address Marie.Munson@coxinc.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

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

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

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Don F. Ahern

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

Print Name Don F. Ahern

Subscribed and sworn before me

This 16th day of November, 20 11.

Joni B. Starcher

Notary Public in and for said County and State

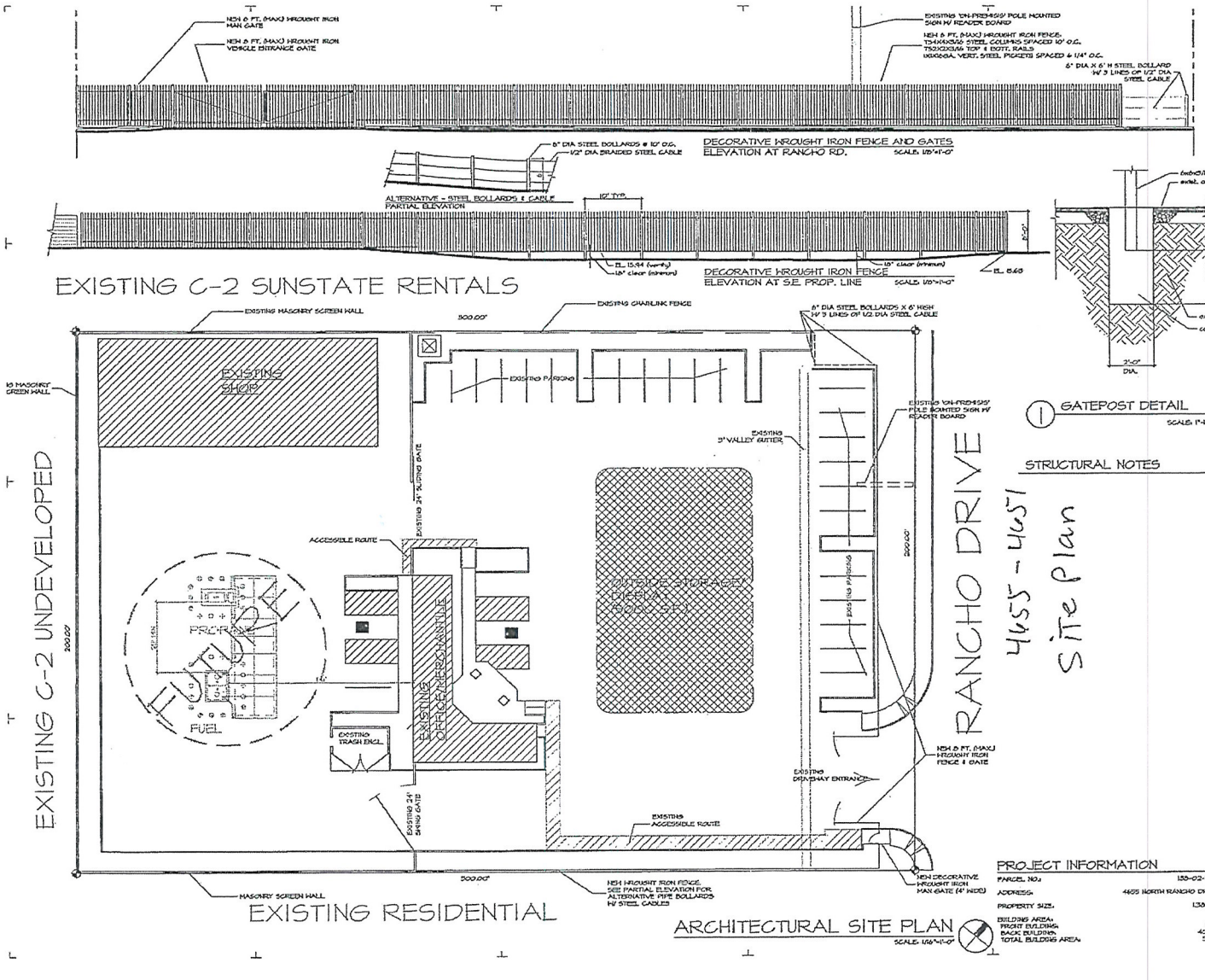
Notary Public - State of Nevada
County of Clark
JONI B. STARCHER
My Appointment Expires
July 30, 2013
No: 93-0701-1

FOR DEPARTMENT USE ONLY

Case #	SUP-43897
Meeting Date:	12/13/2011
Total Fee:	1030.00
Date Received:*	11/17/2011
Received By:	M Rel

*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



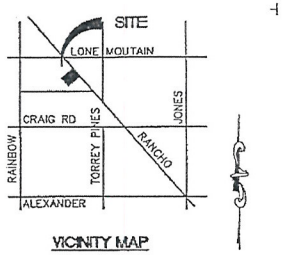
PARKING TABLE

BUILDING	USE	BUILDING AREA	PARKING STANDARD	REQUIRED PARKING
FRONT BUILDING	RETAIL OTHER THAN LISTED	521 S.F.	1/170 S.F.	4 SPACES
BACK BUILDING	MACHINERY SALES (per David Bretcher)	4000 S.F.	1/500 S.F.	8 SPACES
			TOTAL REGULAR PARKING	11 SPACES
			TOTAL HANDICAP PARKING	1 SPACE*
			TOTAL	18 SPACES

* 2 VAN ACCESSIBLE HANDICAPPED SPACES PROVIDED

STRUCTURAL NOTES

4655 - 4657
Site Plan



VICINITY MAP
N.T.S.

PROJECT INFORMATION

PARCEL NO.:	138-02-101-009
ADDRESS:	4655 NORTH RANCHO DR. 85008
PROPERTY SIZE:	1.38 ACRES
BUILDING AREA:	
FRONT BUILDING:	521 S.F.
BACK BUILDING:	4000 S.F.
TOTAL BUILDING AREA	5021 S.F.

Ahern Rentals
RANCHO
John Paul Ahern · Architect
8122 West Monte Linda Lane Peoria, Arizona 85383
Tel 623-572-5020 Fax 623-572-5021

JOB NO.	2004-01
DRAWN	PA
CHECKED	PA
PRINTED	xx/xx/xx
REVISED	

SITE PLAN 101
SHEET OF

SUP-43897

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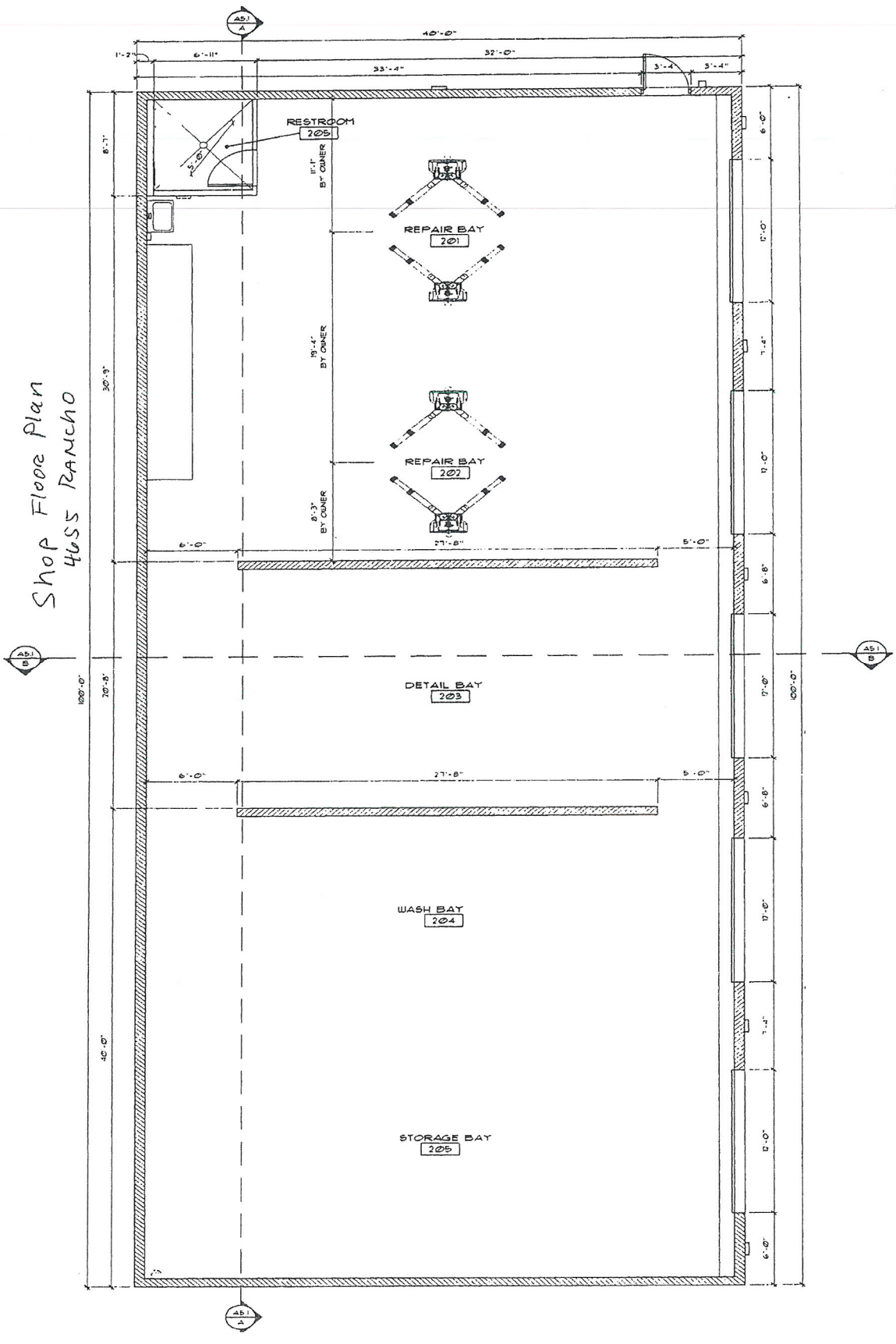
NOV 17 2021

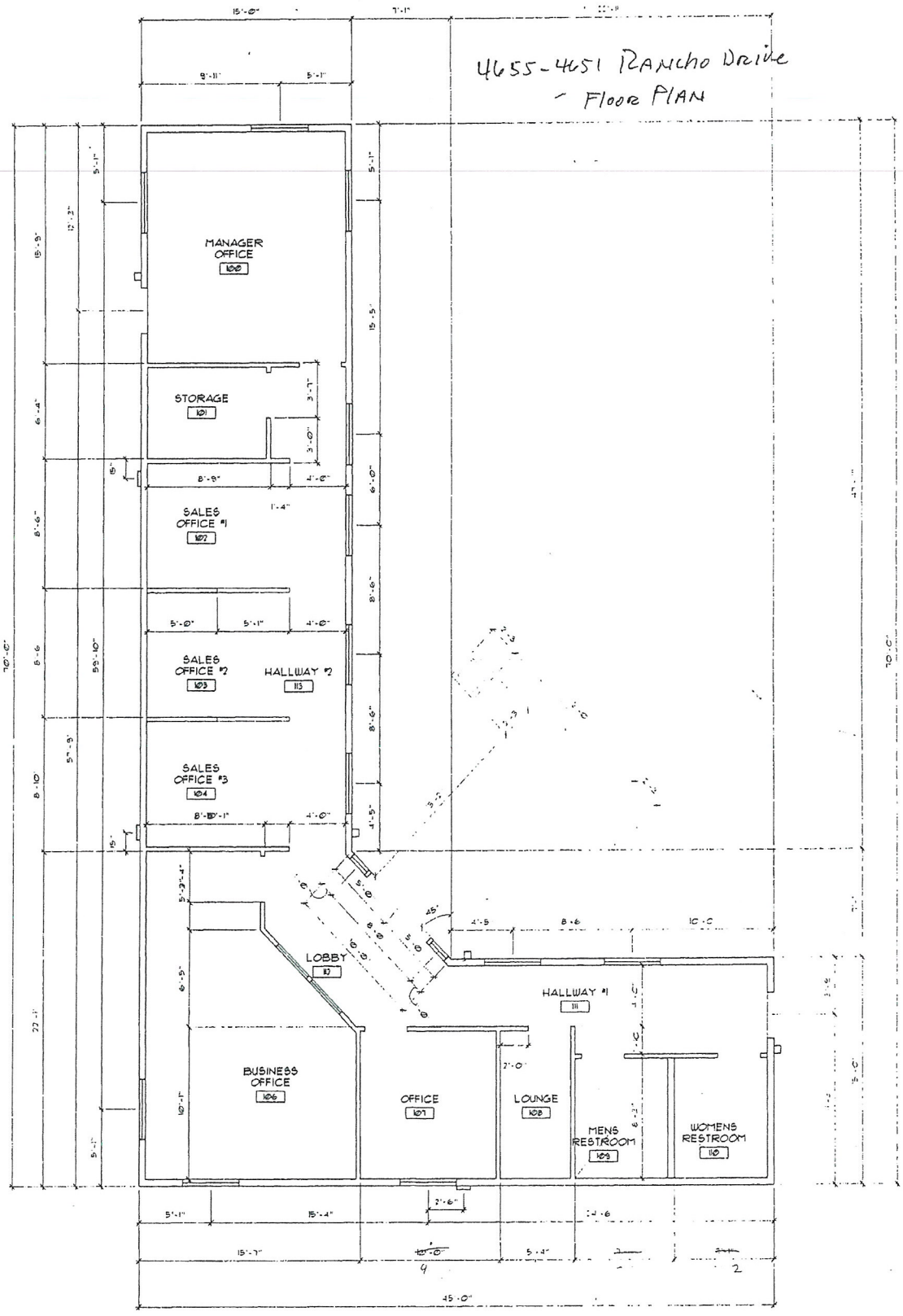


RECEIVED
NOV 17 2011

SUP-43897

RECEIVED
NOV 17 2011
SUP-43897

4655-4651 Rancho Drive
- Floor Plan





SUP-43897


RECEIVED
SUP-43897



RECEIVED
NOV 17 2011
SUP-43897



SUP-43897


SUP-43897


4655
RECEIVED
SUP-43897


RECEIVED
NOV 17 2011
SUP-43897



RECEIVED
NOV 17 2011

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NOV 17 2011

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NOV 17 2011
SUP-43897



RECEIVED
NOV 17 2011
SUP-43897

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

November 16, 2011

VIA EMAIL
drankin@lasvegasnevada.gov

Doug Rankin
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Justification letter – Special Use Permit (Auto Repair Garage, Major)
APN: 138-02-101-009

Dear Mr. Rankin:

Please be advised, this office represents Cox Commercial Fleet Services, LLC (the "Applicant") with respect to a special use permit for Auto Repair, Major on the above referenced property. The property is generally located near Rancho Drive and Lone Mountain Road and is zoned C-2 (the "Site"). Previously, the Site was used for a Rental Store with Outside Storage (equipment rental). There are two existing buildings on the Site with parking and landscaping.

The Applicant is seeking a special use permit for Auto Repair, Major. The Applicant intends to use the existing buildings for repair of its fleet vehicles that service cable needs in Southern Nevada. The rear building on the Site will be used for the repair work. Generally, the repair work will include oil changes, air filters, tire rotation and balancing, replacement of tires and other repairs for general maintenance of the fleet vehicles. Most of the fleet vehicles are vans and trucks but there are a limited number of vehicles that exceed a gross weight of 10,000 pounds. The facility would not be open to the public.

Additionally, an auto parts retailer may utilize a portion of the existing building in the front of the Site to provide parts directly to the fleet service repair facility. The front building would also be used for offices and storage needs.

We believe this request is appropriate as there are a number of similar automotive repair type uses along the Rancho Drive corridor.

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NOV 17 2011
SUP-43897

KAEMPFER
CROWELL

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.

cc: Marie Gross

RECEIVED
NOV 17 2011

SUP-43897

City of Las Vegas Agenda Item No.: **38.**

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

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

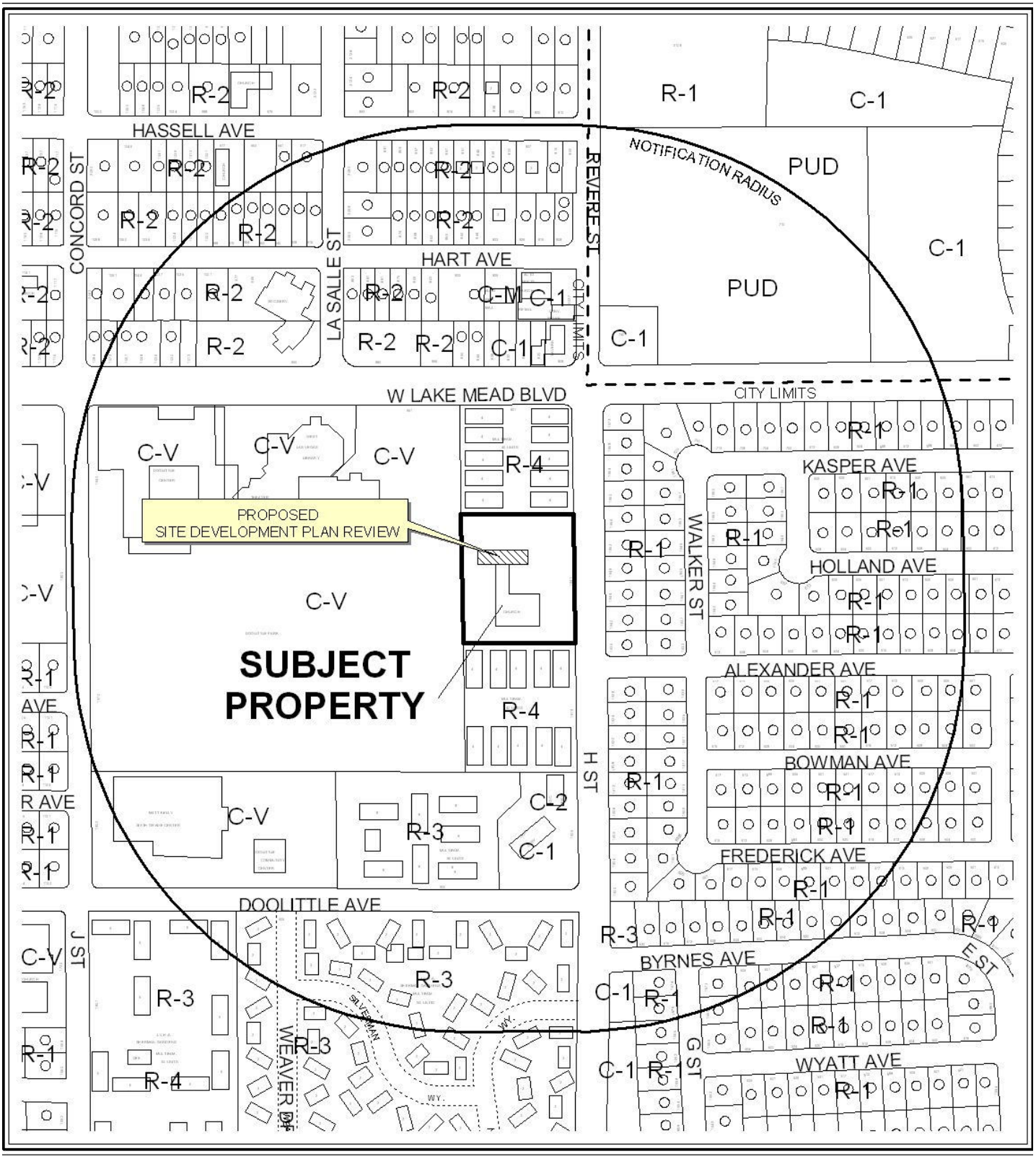
SUBJECT:
SDR-43718 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs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

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 APPROVAL, subject to conditions:

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



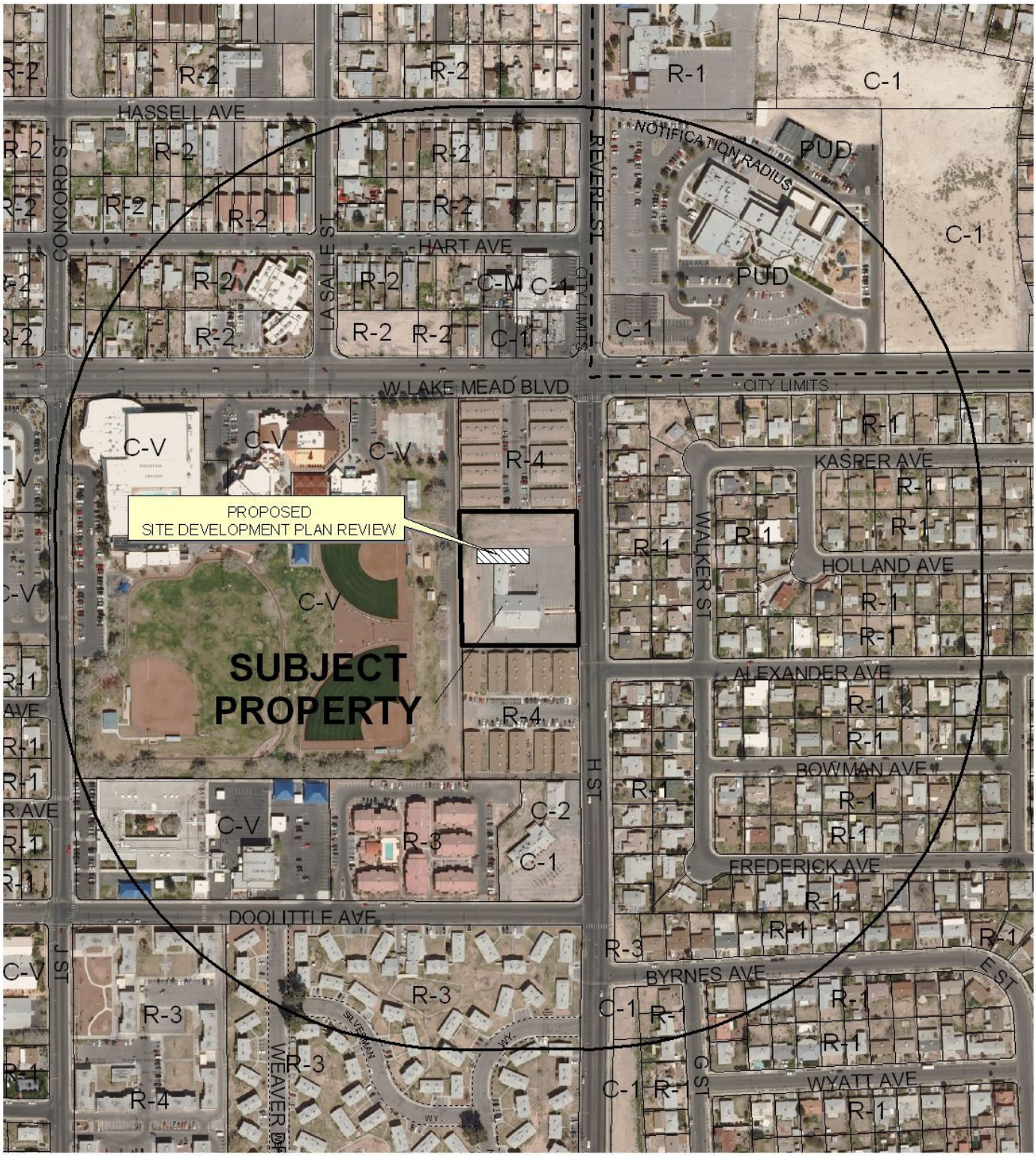
0 300 600 Feet

CASE: **SDR-43718**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **SDR-43718**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

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

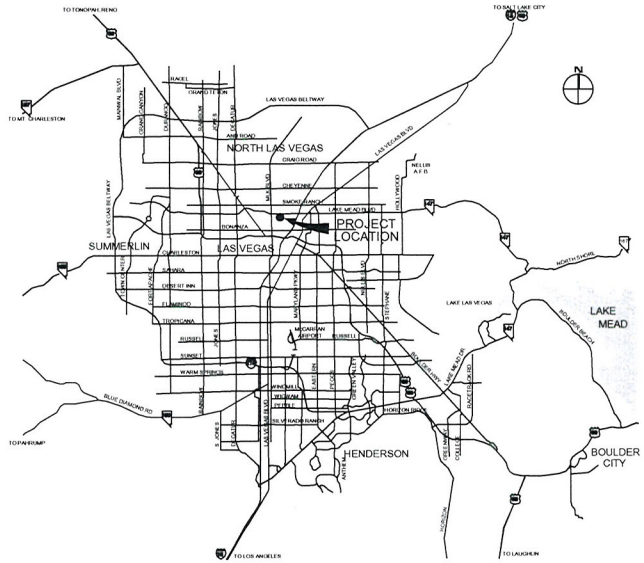
Case #	SDR-43719
Meeting Date:	12/3/2014
Total Fee:	1030 00 TW
Date Received:*	10/27/2014
Received By:	M Reed

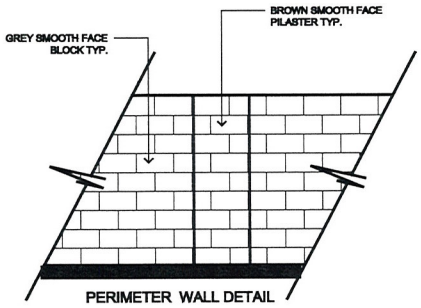
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

VICINITY MAP



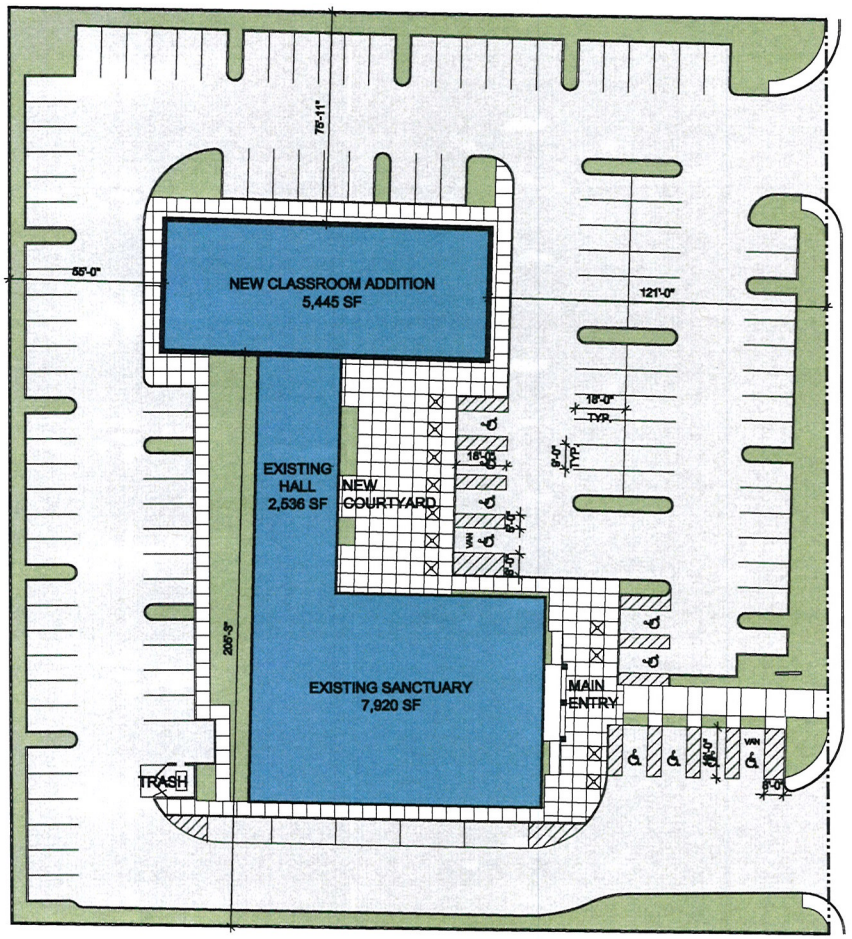


SITE DATA
PARKING ANALYSIS

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

R-4

C-V



R-4

SITE PLAN

SCALE : 1"=20'-0"

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

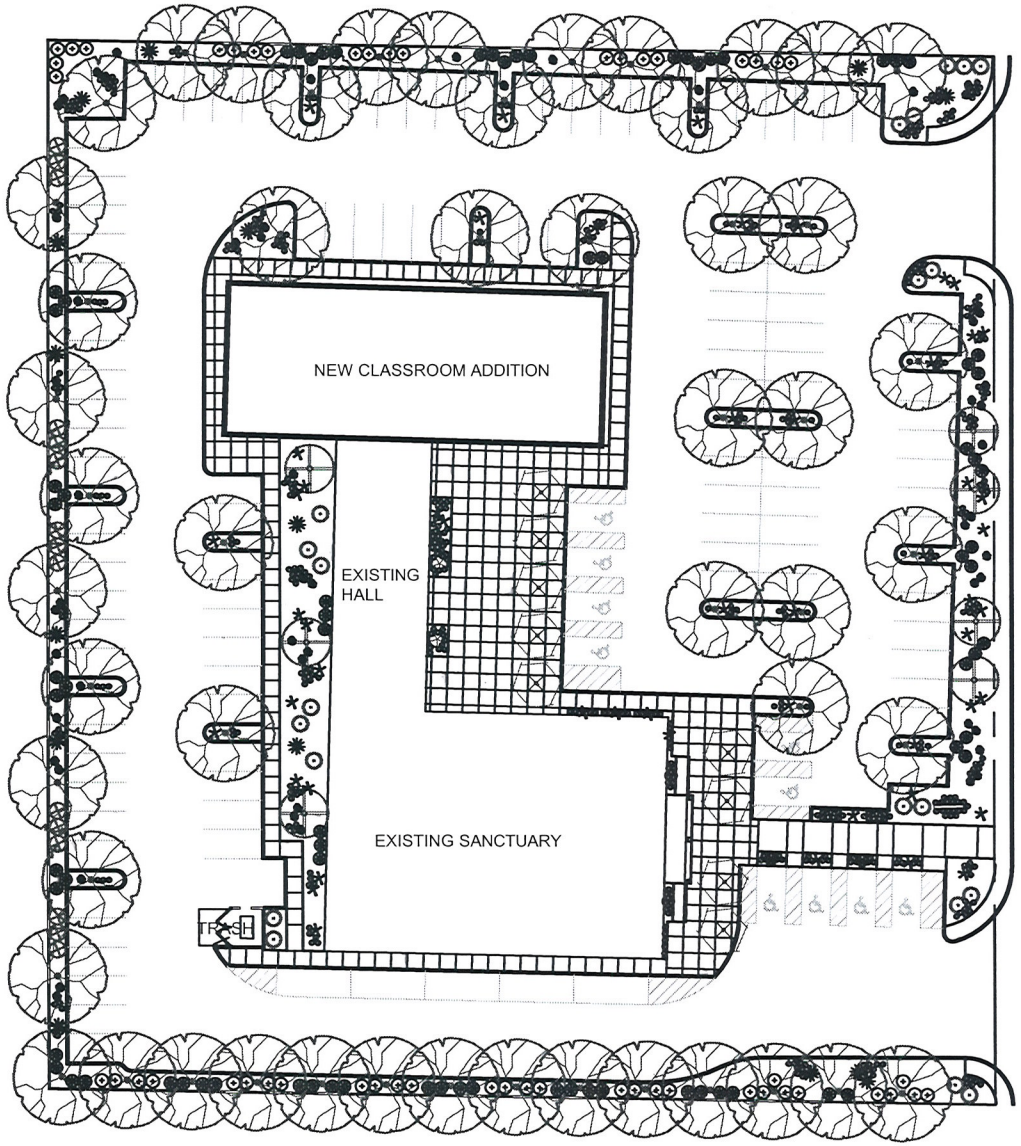
True Love Baptist Church
1941 H Street

0 10 20 40

10-27-11

SHT A1.1

RECEIVED
OCT 27 2011
SDR-43718



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

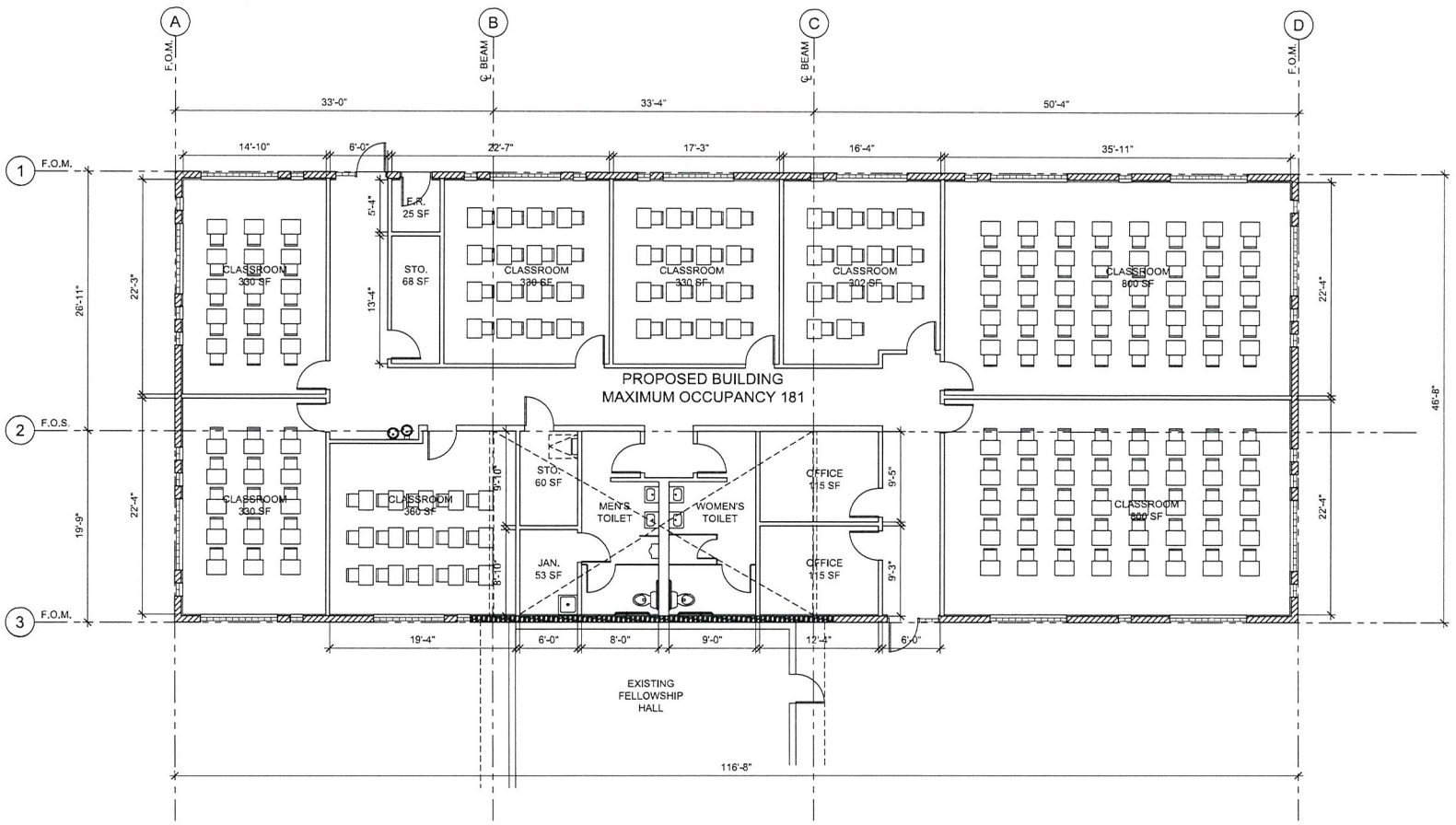
Drawn/Checked By: BC

Date: 10/27/11

Project Number: 1131

Sheet Number: L2.01

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

SHT A2.1

FLOOR PLAN

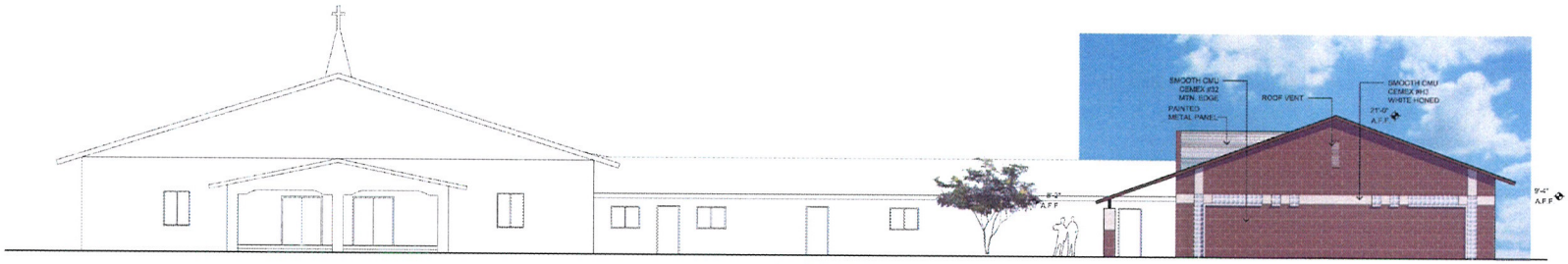
SCALE : 3/16" = 1'-0"

RECEIVED
OCT 27 2011

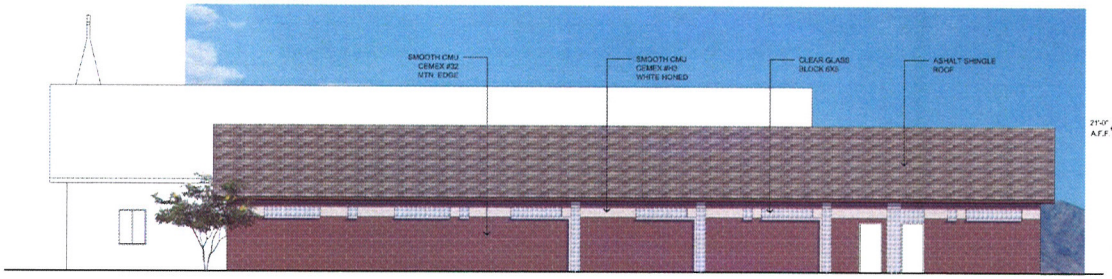
0 2' 4' 8'

10-27-11

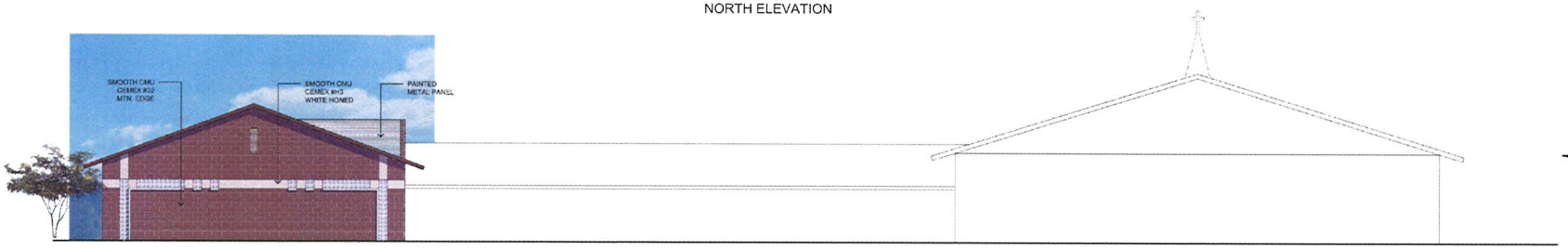
SDR-43718



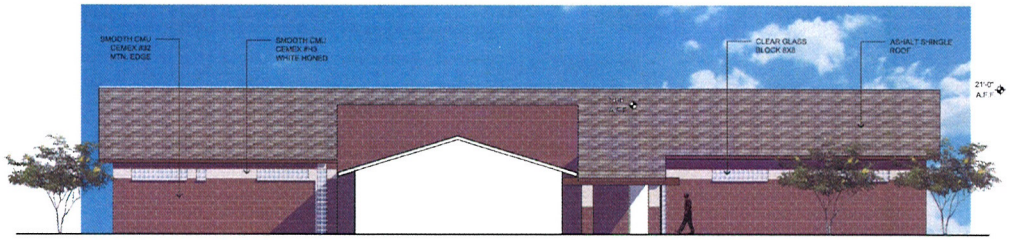
EAST ELEVATION



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

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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"



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SDR-43718



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11



SDR-43718 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 "H" STREET

11/03/11

ethos three
ARCHITECTURE

October 26, 2011

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

RE: **True Love Baptist Church Classroom Addition**
APN: 139-21-703-002

Dear Planning Department,

We are requesting a Site Development Review for a Classroom Addition and parking lot redesign at an existing Religious Facility located at 1941 H Street, known as True Love Baptist Church. The addition is 5,445 square feet and consists of 8 classrooms, 2 offices and toilet rooms.

The Classroom Addition will allow the church to efficiently provide religious instruction to its congregation. The parking lot redesign is intended to improve traffic flow as well as increase parking capacity of the site.

These improvements to the property will enhance the neighborhood by introducing space needed for instruction, beautifying the property, and improving site utilization, efficiency and capacity.

Sincerely,

John Lopeman, AIA

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NOV - 8 2011

SDR-43718
REVISED

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

City of Las Vegas Agenda Item No.: **39.**

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

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

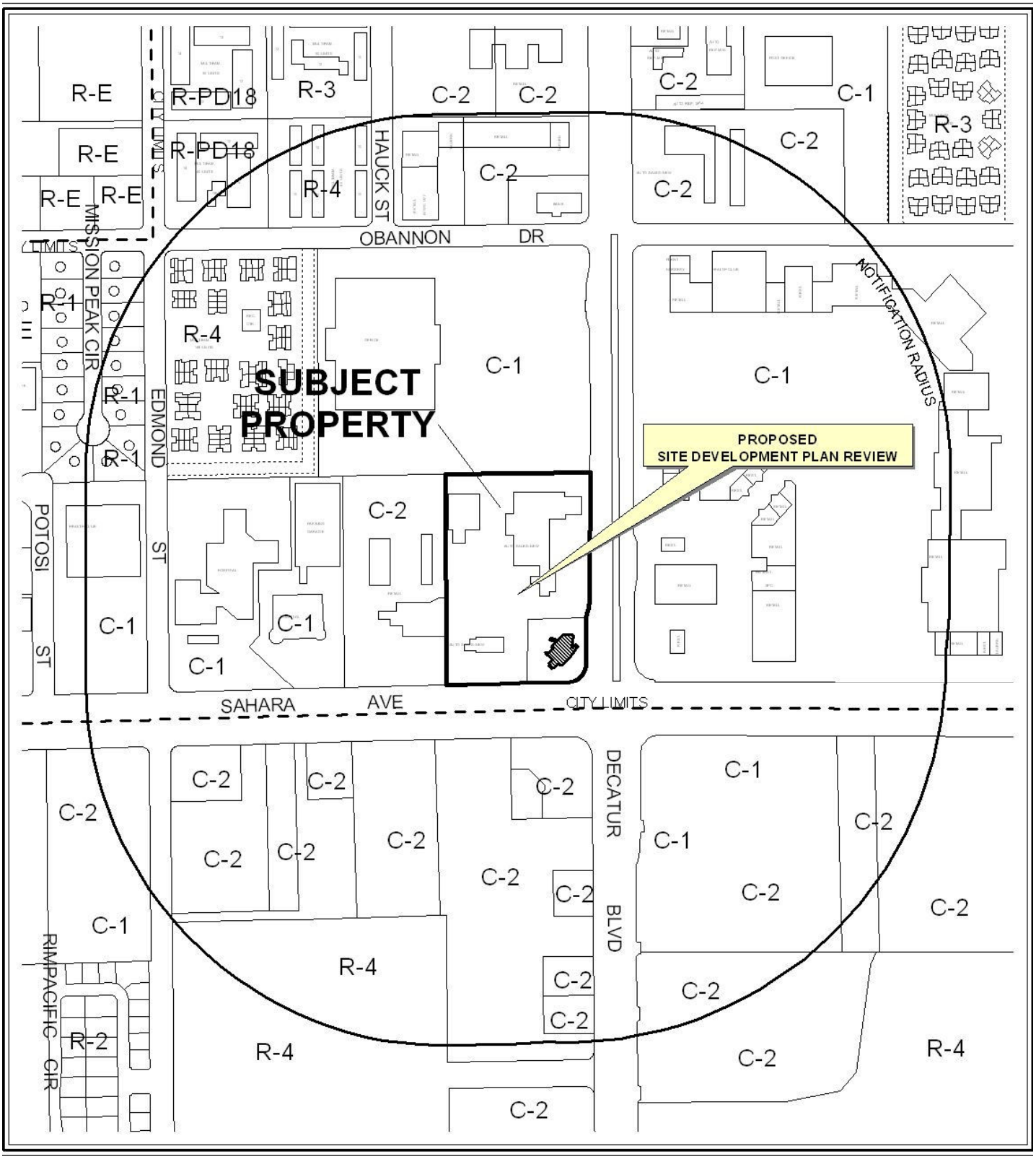
SUBJECT:
SDR-43737 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED AND ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 5.40 acres at the northwest corner of Sahara Avenue and Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SDR-43737**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-43737**

RADIUS: 1000 FEET

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

N

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

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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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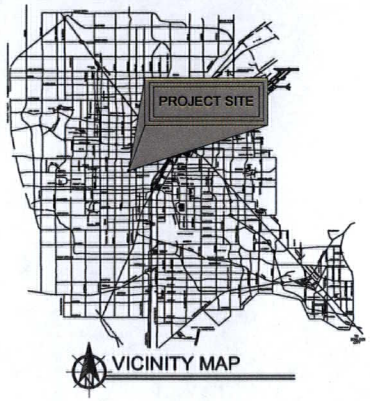
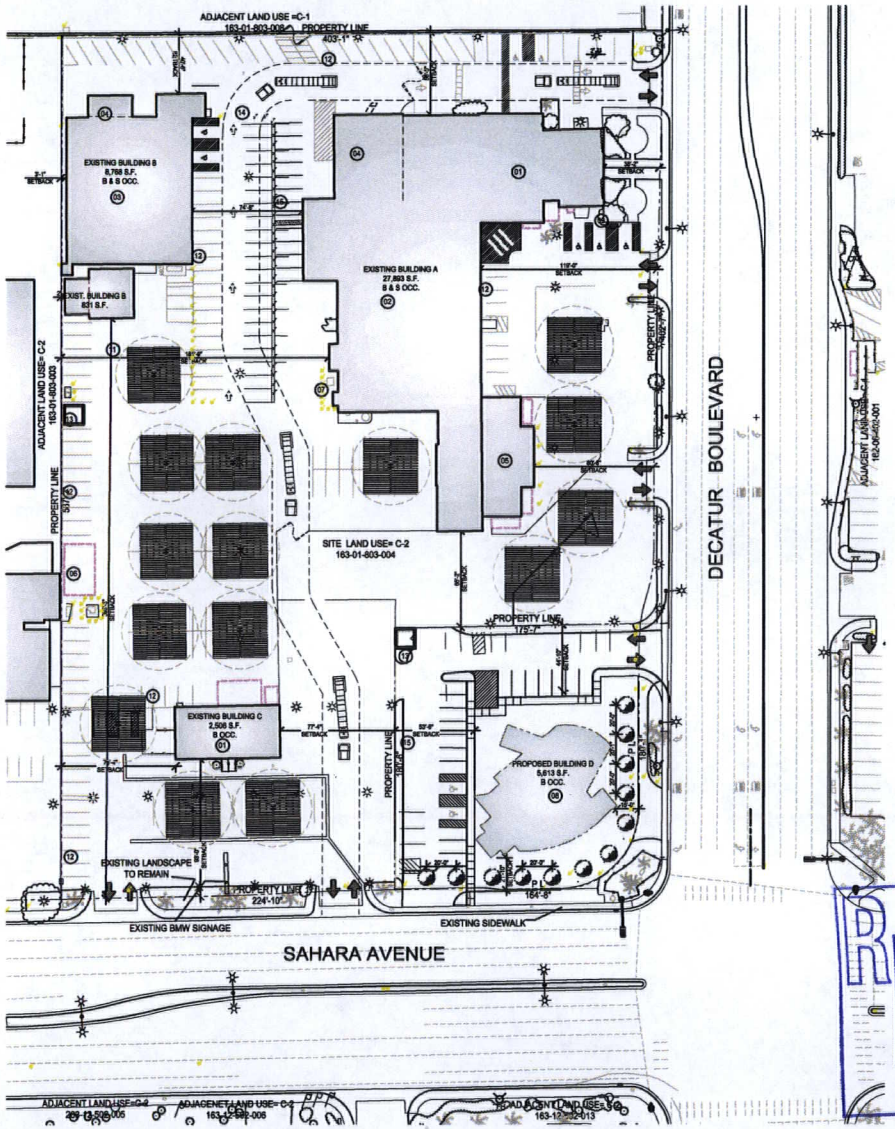
City of Las Vegas





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	35	-	PALM TREE	24" BOX
B	4	-	SMALL TREES	15 GALLON
C	12	-	MEDIUM TREES	15 GALLON
D	16	-	MEDIUM TREES	24" BOX

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-43737
REVISED

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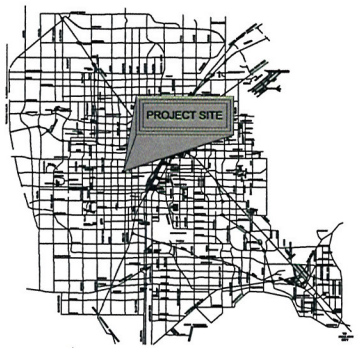
PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
SITE PLAN/ LANDSCAPE SITE PLAN

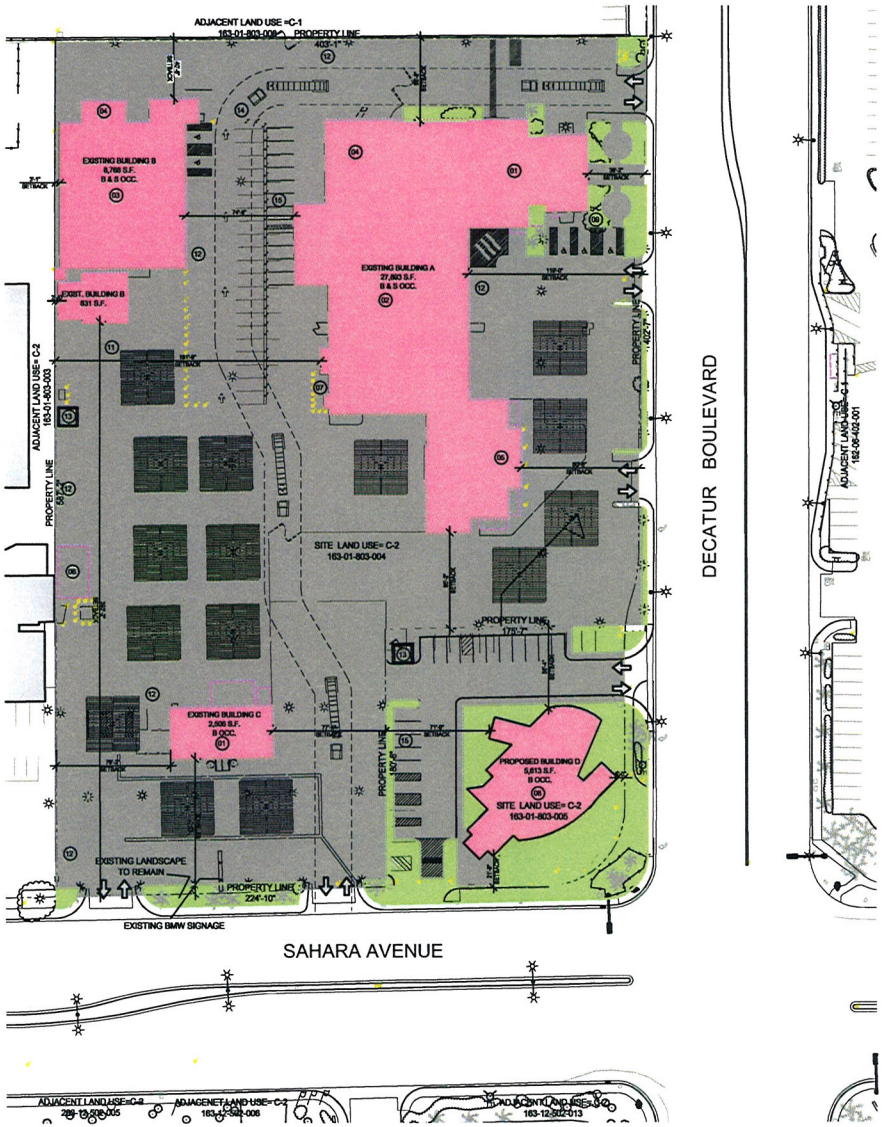
REVISIONS	DATE
REVISIONS 1	11-4-2011
REVISIONS 2	11-16-2011

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

SHEET
A1.01



VICINITY MAP



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SITE PLAN KEY NOTES

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02 SERVICE BAYS
03 BATTERY STORAGE & I-CELL MANUFACTURING DIRECT CHARGING POWER CELL (DCPC)
04 OPEN CANOPY
05 DEALERSHIP SALES
06 STORAGE SHED
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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

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office: 702.868.2088
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PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

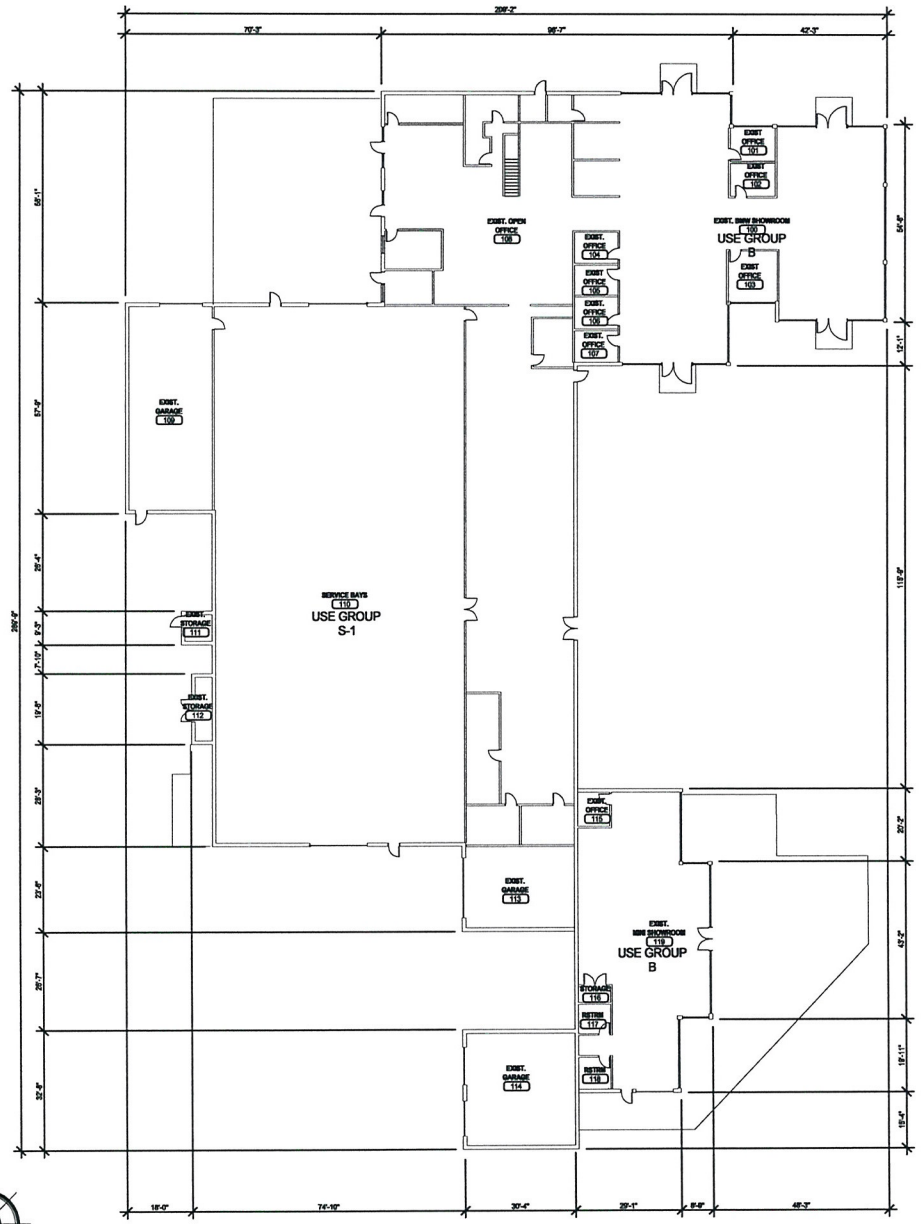
SHEET TITLE:
SITE PLAN/ LANDSCAPE SITE PLAN

REVISIONS	DATE

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

SHEET
A1.01

SDR-43737



EXISTING BUILDING A FLOOR PLAN

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

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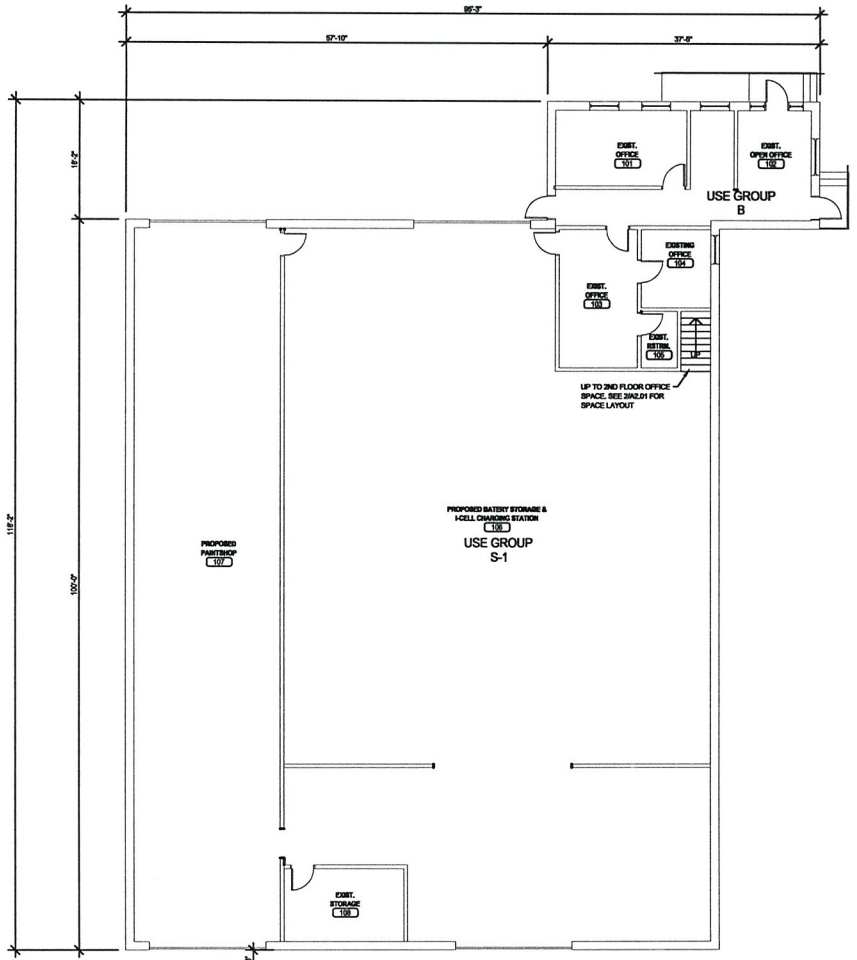
PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
EXISTING BUILDNG A FLOOR PLAN

REVISIONS	DATE

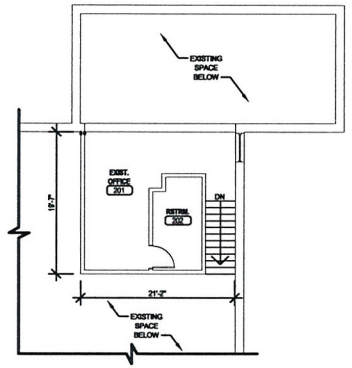
DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A2.01



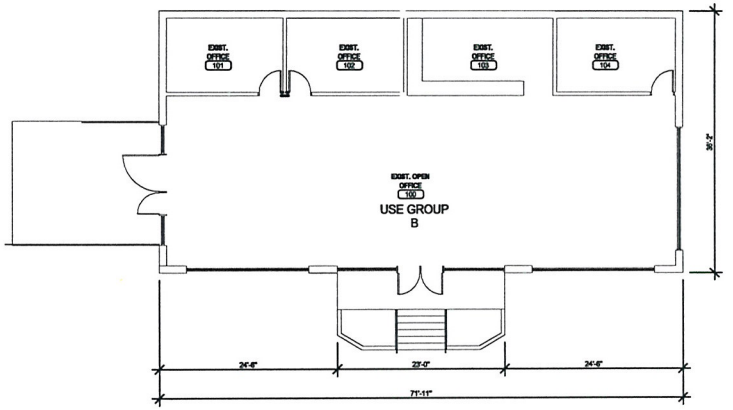
EXISTING BUILDING B
1ST FLOOR PLAN 1

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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OCT 31 2011

SDR-43737

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

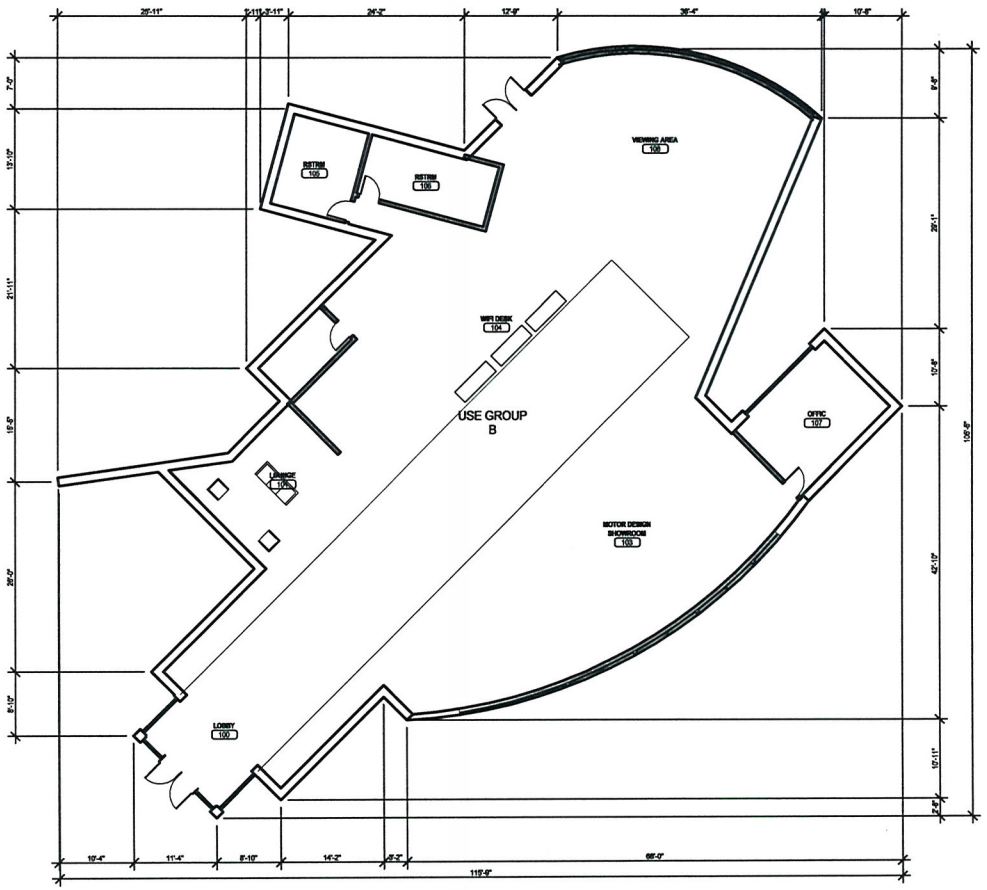
SHEET TITLE:
EXISTING BUILDING B & C - EXISTING FLOOR PLANS

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.



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PROPOSED BUILDING D FLOOR PLAN

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

kme ARCHITECTS

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

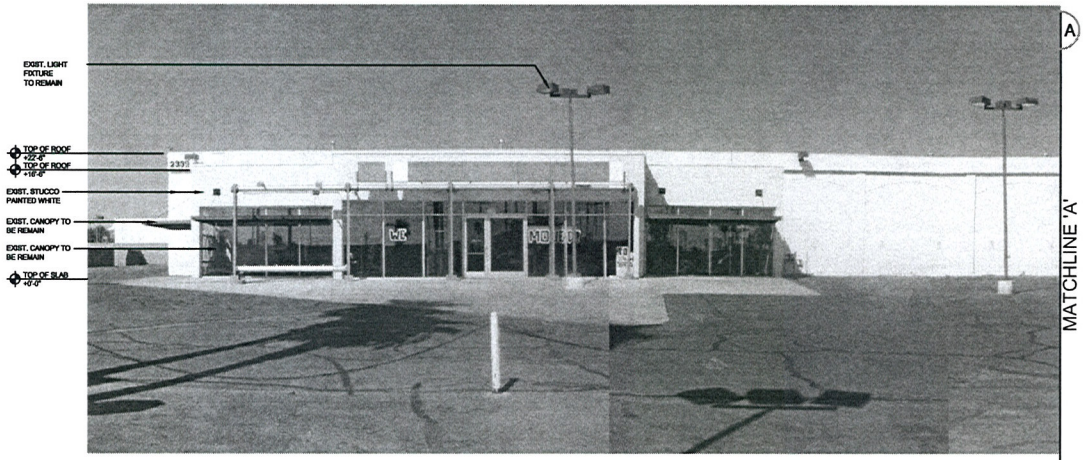
SHEET TITLE:
PROPOSED BUILDNG D FLOOR PLAN

REVISIONS	DATE

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

SHEET
A2.03

SDR-43737



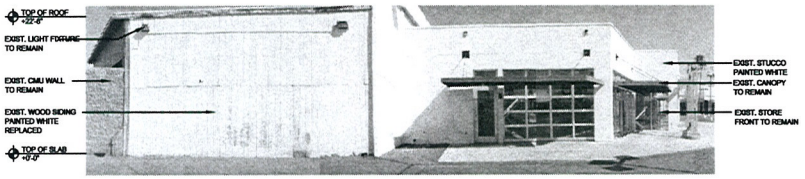
EAST ELEVATION BUILDING A- EXISTING 1

NTS



EAST ELEVATION BUILDING A- EXISTING 2

NTS



SOUTH ELEVATION BUILDING A- EXISTING 3

NTS

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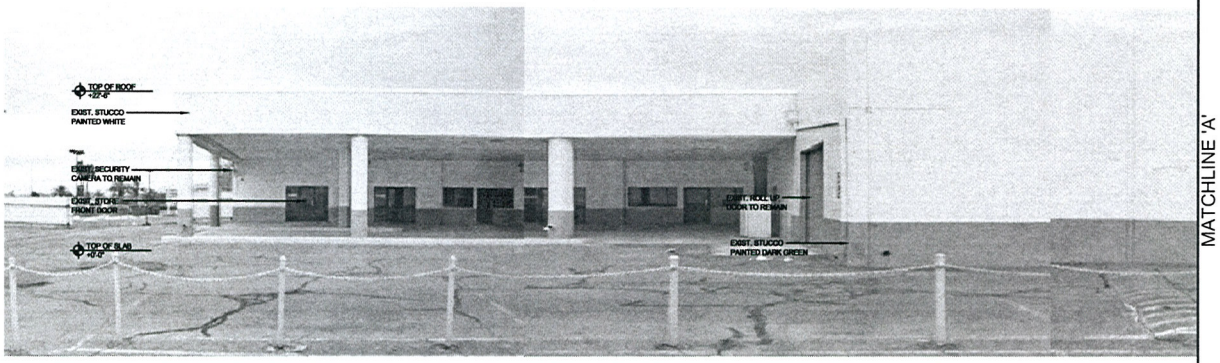
PROJECT:
ENIGMA ENERGY - MASTER PLAN
5000,5050 WEST SAHARA AVENUE
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING A- EXISTING

REVISIONS	DATE

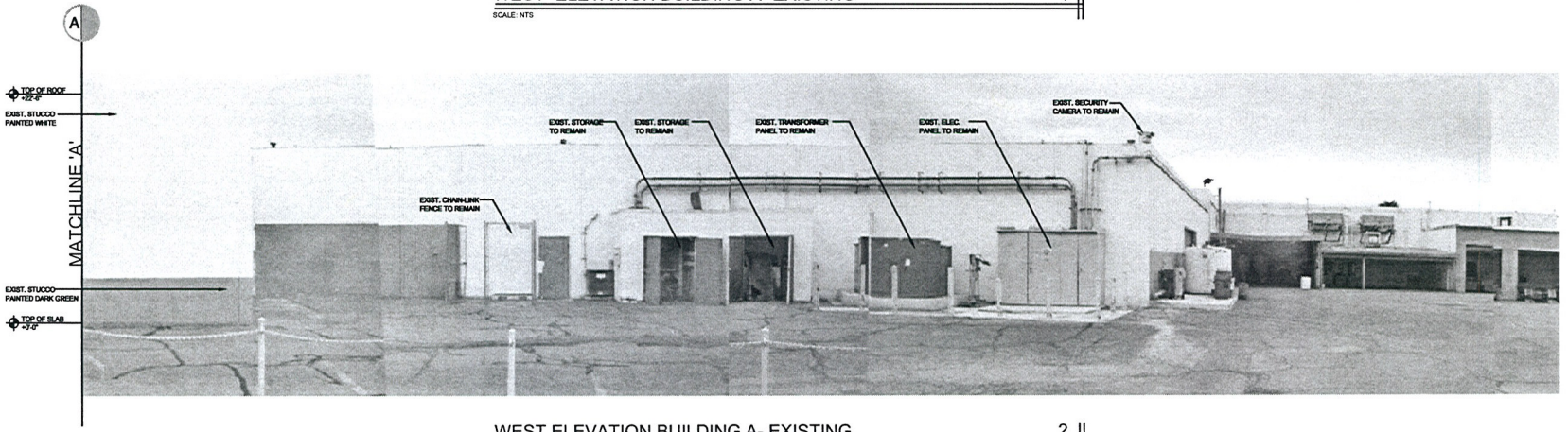
DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.01



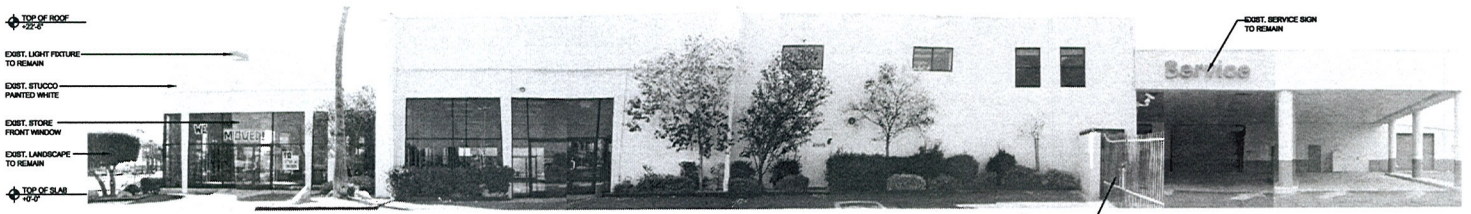
WEST ELEVATION BUILDING A- EXISTING 1

SCALE: NTS



WEST ELEVATION BUILDING A- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING A- EXISTING 3

SCALE: NTS

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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

SHEET
A5.02

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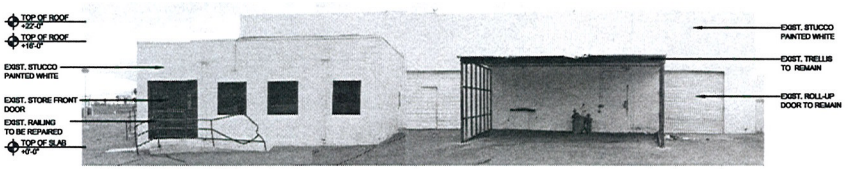
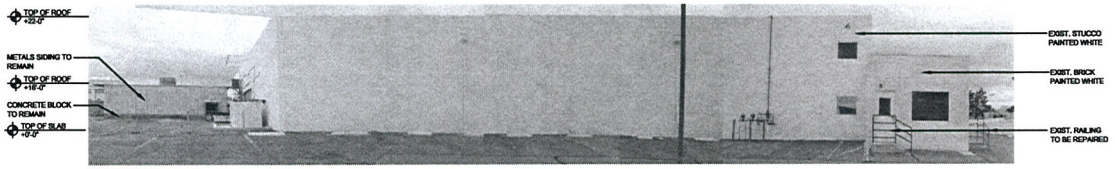


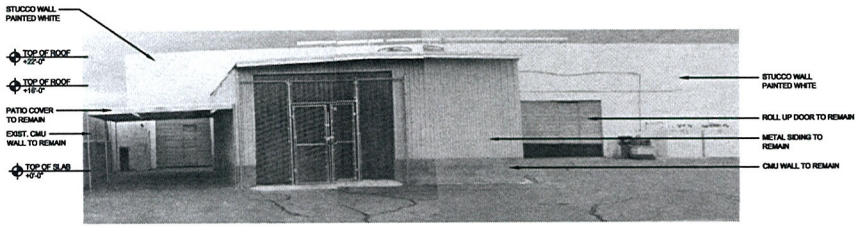
EAST ELEVATION BUILDING B- EXISTING 1

SCALE: NTS



SOUTH ELEVATION BUILDING B- EXISTING 2

SCALE: NTS



NORTH ELEVATION BUILDING B-EXISTING 3

SCALE: NTS

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

SHEET TITLE:
ELEVATIONS BUILDING B- EXISTING

REVISIONS	DATE

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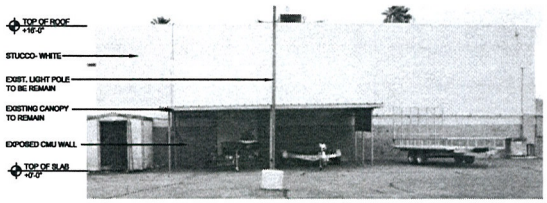
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.03



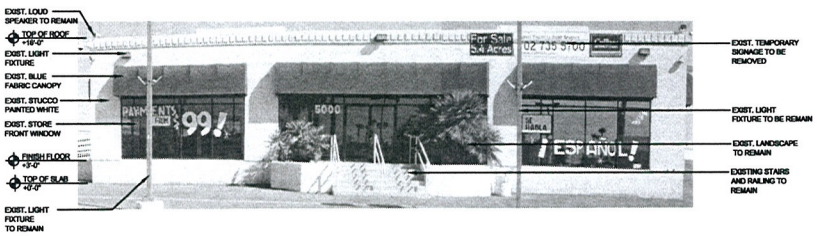
NORTH ELEVATION BUILDING C- EXISTING 1

SCALE: NTS



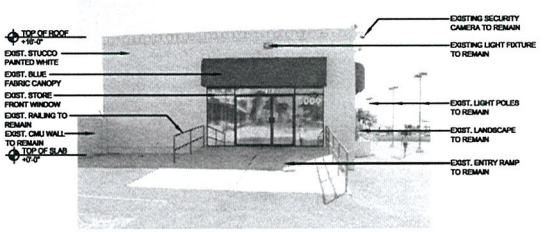
EAST ELEVATION BUILDING C- EXISTING 2

SCALE: NTS



SOUTH ELEVATION BUILDING C- EXISTING 3

SCALE: NTS



WEST ELEVATION BUILDING C- EXISTING 4

SCALE: NTS

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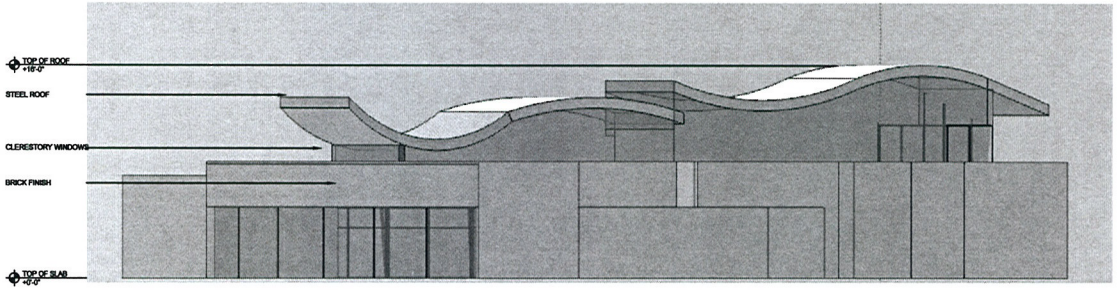
LAS VEGAS, NEVADA

SHEET TITLE:
ELEVATIONS BUILDING C- EXISTING

REVISIONS	DATE

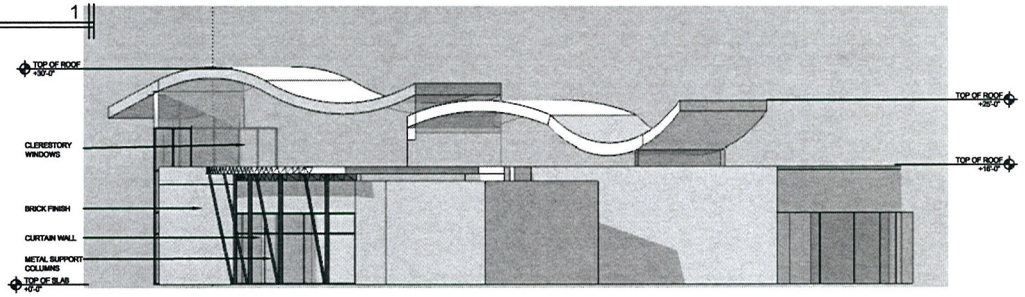
DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
SCALE: AS INDICATED

SHEET
A5.04



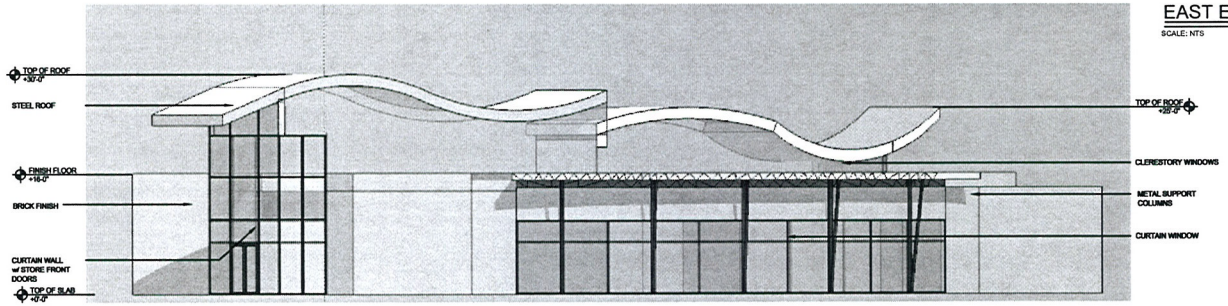
NORTH ELEVATION- PROPOSED BUILDING 1

SCALE:NTS



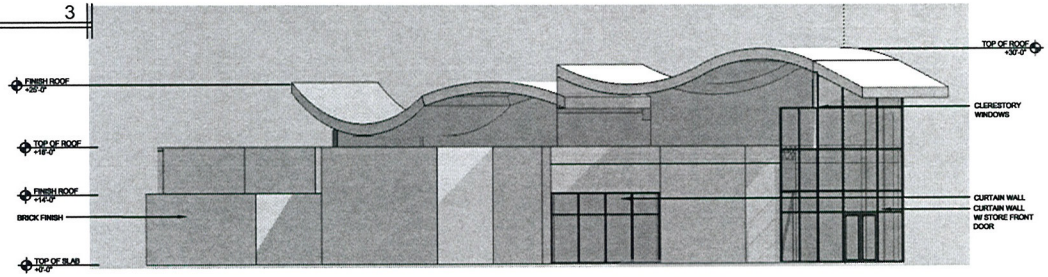
EAST ELEVATION- PROPOSED BUILDING 2

SCALE: NTS



SOUTH ELEVATION- PROPOSED BUILDING 3

SCALE: NTS



WEST ELEVATION- PROPOSED BUILDING 4

SCALE: NTS

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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
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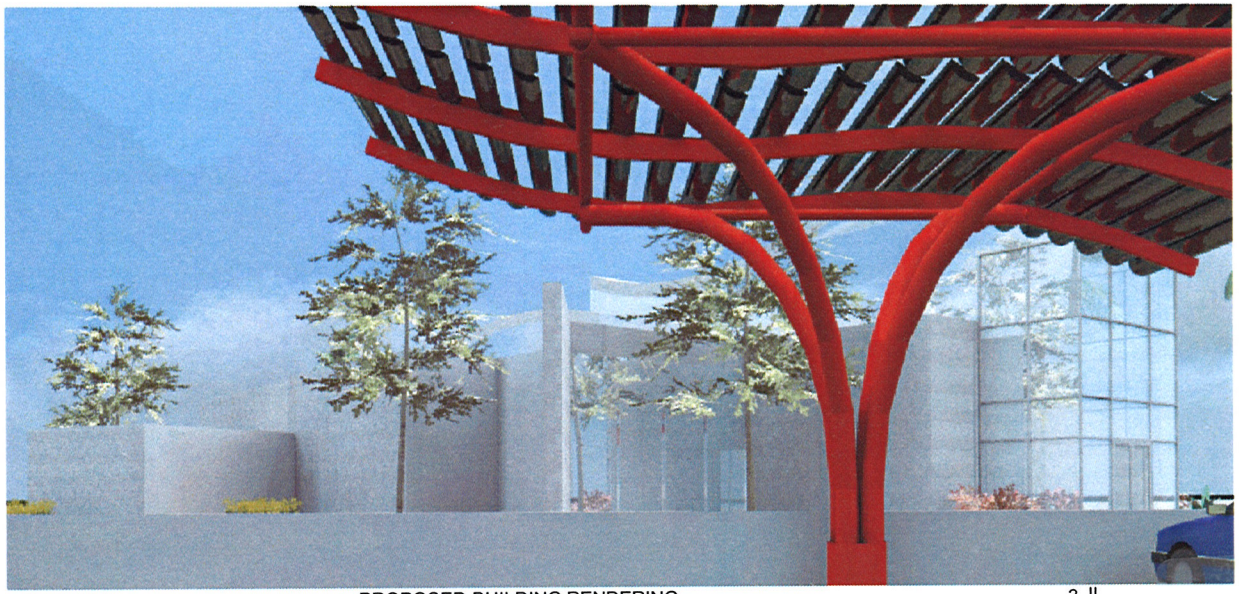
PROPOSED BUILDING RENDERING 1

SCALE:NTS



PROPOSED BUILDING RENDERING 2

SCALE: NTS



PROPOSED BUILDING RENDERING 3

SCALE: NTS

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PROJECT:
ENIGMA ENERGY - MASTER PLAN
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LAS VEGAS, NEVADA

SHEET TITLE:
PROPOSED BUILDING RENDERING

REVISIONS	DATE

DRAWN BY: J.C.
DATE: 10-27-2011
JOB NO: 2011-040
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SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

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SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11



SDR-43737 - APPLICANT/OWNER: JRJ PROPERTIES
2333 AND 2451 SOUTH DECATUR BOULEVARD

11/03/11

kme ARCHITECTS

November 16, 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

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PLANNING AND DEVELOPMENT

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 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 new and used vehicles 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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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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REVISED

City of Las Vegas Agenda Item No.: **40.**

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

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **41.**

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

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

SUBJECT:
DIR-43788 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2012 Planning Commission Officers. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
None

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