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**

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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.

# January 10, 2012

## 6:00 PM

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 DECEMBER 13, 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.

**7.** **TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest

corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson).

8. **EOT-43895 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: NV ENERGY** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002), M (Industrial) Zone, Ward 1 (Tarkanian).

## 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.

9. **MSP-44034 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Master Sign Plan FOR A MUSEUM, ART DISPLAY, OR ART SALES (PRIVATE) on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

10. **RQR-43945 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SONAL, INC. -** For possible action on a Required Review of a previously approved Special Use Permit (SUP-37905) FOR 22 RESIDENCE HOTEL UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow).

11. **RQR-44030 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT** - For possible action on a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED adjacent to the northwest corner of Sahara Avenue and Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

## PUBLIC HEARING ITEMS

12. **GPA-43887 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin).

13. **ZON-43888 - REZONING RELATED TO GPA-43887 - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin).

14. **SUP-43889 - SPECIAL USE PERMIT RELATED TO GPA-43887 AND ZON-43888 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, NON-RESTRICTED on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin).

15. **VAC-43891 - VACATION RELATED TO GPA-43887, ZON-43888 AND SUP-43889 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a request for a Vacation OF A PORTION OF AN EXISTING ALLEY SOUTH OF CINCINNATI AVENUE AND EAST OF TAM DRIVE, Ward 3 (Coffin).

16. **SDR-43890 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43887, ZON-43888, SUP-43889 AND VAC-43891 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a request for a Site Development Plan Review FOR A 240,199 SQUARE-FOOT, 201-UNIT, 10-STORY HOTEL/CASINO WITH A 446-SPACE PARKING GARAGE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS FOR STREETSCAPE, SERVICE AREA/LOADING DOCK, UTILITY LOCATION, PERIMETER WALL HEIGHT AND WALL TREATMENT AT THE STREET LEVEL REQUIREMENTS on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin).

17. **GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

18. **ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

19. **VAR-43972- VARIANCE RELATED TO GPA-43970 AND ZON-43971 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE SEVEN ARE REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

20. **SDR-43973- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

21. **GPA-43983 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a General Plan Amendment from PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

22. **ZON-43982 - REZONING RELATED TO GPA-43983 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a Rezoning FROM R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) DISTRICT on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

23. **SDR-43981 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43983 AND ZON-43982 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a Site Development Plan Review FOR A COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF FIVE-FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND THREE FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

24. **GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE REDEVELOPMENT AREA TO COMMERCIAL OR MIXED USE, Ward 1 (Tarkanian).

25. **ZON-43792 - REZONING - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] on 0.91 acres at the northwest corner of Grand

Montecito Parkway and Clark County 215 (APN 125-20-803-009), Ward 6 (Ross).

**26.** **SDR-43790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-43792 - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE TOWN CENTER PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH, SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and T-C (Town Center) Zones [PROPOSED: T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**27.** **VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE TWENTY FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.63 acres at northwest corner of North Nellis Boulevard and Van Buren Avenue (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**28.** **SDR-43995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43994 - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC** - For possible action on a request for a Site Development Plan Review FOR AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.63 acres at northwest corner of North Nellis Boulevard and Van Buren Avenue (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**29.** **VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT: BILL WISEMAN - OWNER: WISEMAN LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED CARPORT on 0.14 acres at 2300 East Mesquite Avenue (APN 139-35-513-022), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

**30.** **VAR-43989 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Variance TO ALLOW 113 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

**31.** **SUP-43990 - SPECIAL USE PERMIT RELATED TO VAR-43989 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITH WAIVERS TO ALLOW STORAGE WITHIN THE REQUIRED SIDE AND REAR YARD SETBACK AREAS AND TO ALLOW NO SCREENING FROM A PUBLIC STREET WHERE EIGHT-FOOT TALL SCREENING IS REQUIRED at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

**32.** **SUP-43927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 270 FEET FROM A SCHOOL WHERE 1,500 IS REQUIRED on the south side of Lake Mead Boulevard, approximately 315 feet west of the southwest corner of Martin Luther King Boulevard and Lake Mead Boulevard (APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**33.** **SDR-43929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43927 - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE on a portion of 5.69 acres, 315-feet west of the southwest corner of Martin Luther King Boulevard and Lake Mead Boulevard (APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**34.** **SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK,**

**LLC** - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 410 South Rampart Boulevard, Suites 150 and 240 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

**35.** **SUP-43968 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,780 SQUARE-FOOT EXPANSION OF AN EXISTING 21,720 SQUARE-FOOT GAMING ESTABLISHMENT, NON-RESTRICTED at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-24-501-009 and 010; 139-34-510-019; and 139-34-514-007, 008 and 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**36.** **SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**37.** **SUP-43980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL** - For possible action on a request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 515 East Oakey Boulevard (APN 162-03-210-087), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**38.** **SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZIACHI - OWNER: KING GEORGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**39.** **SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZIACHI - OWNER: KING GEORGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1200 East Charleston Boulevard and 1125 South Maryland Parkway (APNs 162-02-110-015 and 018), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**40.** **SUP-43992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC** - For possible action on a request for a Special Use Permit FOR A SQUARE-FOOT JEWELRY STORE, CLASS III USE at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**41.** **SUP-43998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 106 South Jones Boulevard (APN 138-36-112-004), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian).

**42.** **SUP-43999 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC** - For possible action on a request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO BE ACCESSIBLE TO THE PUBLIC AFTER BUSINESS HOURS at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**43.** **SDR-43997 - SPECIAL USE PERMIT RELATED TO SUP-43999 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH LLC** - For possible action on a request for a Site Development Plan Review TO ADD 1624 OFFICE SPACE TO A CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW ZERO LANDSCAPE BUFFERS ALONG THE NORTH AND EAST SIDES OF THE PROPERTY LINES WHERE EIGHT FEET IS REQUIRED at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**44.** **SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT, (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING BUFFER WIDTH STANDARDS TO ALLOW 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES on 0.43 acres at 401 South Decatur Boulevard (APN 139-31-221-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

45. **SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), C-2 (General Commercial) Zone , Ward 1 (Tarkanian).

46. **SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND AN EIGHT STORY PARKING GARAGE on 0.92 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Coffin).

## DIRECTOR'S BUSINESS:

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

## CITIZENS PARTICIPATION:

48. 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: JANUARY 10, 2012**

**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: JANUARY 10, 2012**

**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 JANUARY 10, 2012

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
ROLL CALL

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF JANUARY 10, 2012

**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 JANUARY 10, 2012

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: JANUARY 10, 2012**

**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: JANUARY 10, 2012**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

**SUBJECT:**

TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson).

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

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

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Residential Design Committee Approval Letter

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-43967 APN: 137-34-212-001

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: Woodside Homes

Name of Representative: Edward Duenas

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: Kevin T. Orrock

Subscribed and sworn before me

This 18th day of November, 2011

Shirley A. Wing

Notary Public in and for said County and State

SHIRLEY A. WING
Notary Public, State of Nevada
Appointment No. 93-3428-1
My Appt. Expires Feb. 28, 2012

Revised 11-14-06

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

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NOV 22 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** Paseo Breeze Drive / Fox Hill Drive

**Project Name** Summerlin Village 23A Parcel O **Proposed Use** _____

**Assessor's Parcel #(s)** 137-34-212-001 **Ward #** _____

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

**Commercial Square Footage** NA **Floor Area Ratio** NA

**Gross Acres** 21.08 **Lots/Units** 107 **Density** 5.07 DU/AC

**Additional Information** _____

**PROPERTY OWNER** The Howard Hughes Co., LLC **Contact** _____

**Address** 10801 W. Charleston Blvd. Suite 300 **Phone:** (702) 791-4000 **Fax:** 791-4453

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** _____

**APPLICANT** Woodside Homes **Contact** Edward Duenas

**Address** 4730 S. Fort Apache # 370 **Phone:** (702) 889-7800 **Fax:** (702) 889-0801

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

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

**Address** 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

**City** Las Vegas **State** Nevada **Zip** 89118

**E-mail Address** cpeltier@shg-inc.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** Kevin T. Orrock

Subscribed and sworn before me

This 18th day of November, 2011.

Shirley A. Wing

Notary Public in and for said County and State

SHIRLEY A. WING
Notary Public, State of Nevada
Appointment No. 93-3428-1
My Appt. Expires Feb. 28, 2012

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | TMP-43967 |
| **Meeting Date:** | 01/10/12 |
| **Total Fee:** | $ 750.00 |
| **Date Received:*** | 11/22/11 |
| **Received By:** | |

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

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

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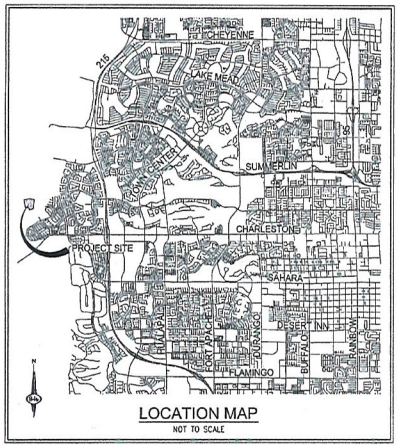
NOV 22 2011

# TENTATIVE MAP
# FOR
# SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O

A SINGLE FAMILY DETACHED
RESIDENTIAL COMMUNITY
APN 137-34-210-001




LOCATION MAP
NOT TO SCALE

CITY OF LAS VEGAS NEVADA

Woodside Homes
BETTER BY DESIGN

## NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA FOX HILL AVENUE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 24" WATER LINE IN SKY VISTA DRIVE AND AN EXISTING 8" WATER LINE IN FOX HILL AVENUE.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

## LEGAL DESCRIPTION

PARCEL O AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST M.D.M., CLARK COUNTY, NEVADA.

## OWNER

HOWARD HUGHES COMPANY, LLC
ROUSE CO
P.O. BOX 825
COLUMBIA, MD 21044
PH (702) 791-4000

## DEVELOPER

WOODSIDE HOMES
4730 S. FORT APACHE #370
LAS VEGAS, NV 89147
PH (702) 889-7800
FX (702) 889-0808

## ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

## PROJECT SUMMARY

| | |
|---|---|
| ZONING | = P-C |
| LOT DIMENSIONS (TYP) | = 45'x100'<br>= 55'x100' |
| MINIMUM LOT AREA | = 4,500 SQ FT |
| MAXIMUM LOT AREA | = 12,707 SQ FT |
| NET ACREAGE | = 21.00 AC |
| TOTAL LOTS | = 107 LOTS |
| DENSITY | = 5.07 DU/AC |

## OPEN SPACE

| | |
|---|---|
| NO OF UNITS | = 107 |
| REQUIRED O.S. (SUMMERLIN) | = 28,720 SF |
| PROVIDED OPEN SPACE | = 58,924 SF |

## WAIVER OF DEVELOPMENT STANDARDS

1. ALLOW ROLL CURB TO BE USED WITH A 41 FOOT STREET SECTION

## PARKING ANALYSIS

| | |
|---|---|
| NO OF UNITS | = 107 |
| RESIDENT PARKING | = 2 SPACES/LOT |
| GUEST PARKING | = 0.2 SPACE/LOT |
| REQUIRED PARKING | = 236 SPACES** |

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

## ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

107 UNITS X 250 GPD/UNITS = 26,750 GPD
TOTAL AVERAGE CONTRIBUTION = 26,750 GPD = 0.02675 MGD
TOTAL PEAK FLOW = 0.02675 MGD X 3.23 (PEAK FACTOR) = 0.08640 MGD

## UTILITY SERVICE BY

| | |
|---|---|
| WATER: | LAS VEGAS VALLEY WATER DISTRICT |
| SEWER: | CITY OF LAS VEGAS |
| GARBAGE: | REPUBLIC SERVICES OF SOUTHERN NEVADA |
| POWER: | NV ENERGY |
| TELEPHONE: | CENTURYLINK |
| NATURAL GAS | SOUTHWEST GAS COMPANY |

## SETBACKS

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS, 45'x100' AND 55'x100' LOTS (AS REVISED JUNE 7, 2010)

| | |
|---|---|
| FRONT * | |
| FRONT ENTRY GARAGE | = 19' |
| SIDE ENTRY GARAGE | = 14' |
| BUILDING FACE | = 14' |
| PORCH | = 14' |
| REAR | = 20' |
| SIDE | |
| INTERIOR | = 5', |
| CORNER ** | = 15' |
| PERIMETER | |
| SINGLE STORY ELEMENT WITHOUT GABLE END | = 6' |
| TWO STORY ELEMENT OR GABLE END | = 10' |
| BALCONY | = 15' |
| COURTYARD WALLS * (FRONT AND SIDE CORNER) | = 6' |
| REAR PATIO COVERS | = 10' |

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS

** SETBACKS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION

## DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

## SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE — DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.


SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399


| NO | DESCRIPTION | DATE | BY | APP | ASP DATE |
|---|---|---|---|---|---|
| | | | | | |

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
TENTATIVE MAP

S34 T20S R58E

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL

PROJECT NO.
WSH1104-000

PROFESSIONAL ENGINEER COREY A. ULDER 12/31/2011 CIVIL No. 15875 STATE OF NEVADA
11/22/11

TM-1
SHEET 1 OF 3

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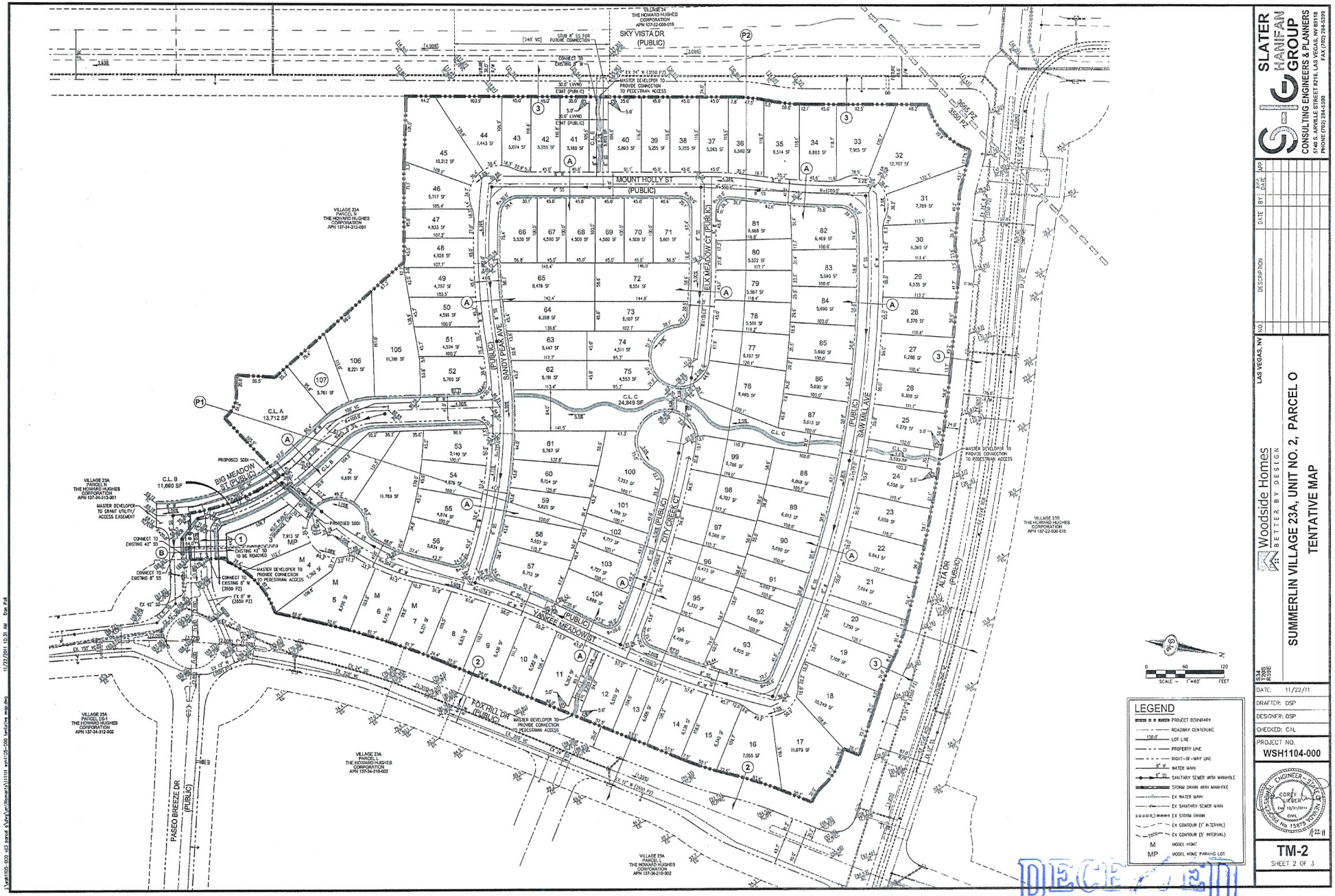
NOV 22 2011

TMP-43967


L:\wsh1105-000 (23 parcel A)\dwg\entitlements\111111 wsh1105-000 tentative map.dwg 11/22/2011 10:21 AM Don Pal




SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5140 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 364-0300 FAX (702) 364-0305

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|

Woodside Homes
BETTER BY DESIGN
LAS VEGAS, NV

# SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
## TENTATIVE MAP

T23S R59E

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1104-000

CAL CORREY LEVER 12/31/2011 CIVIL No. 15875 STATE OF NEVADA
11/22/11

TM-2
SHEET 2 OF 3

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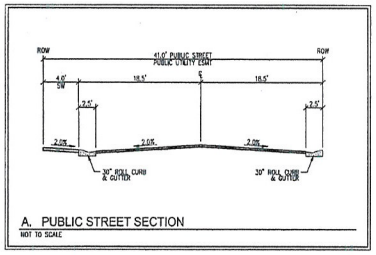
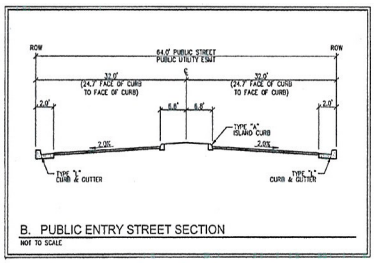
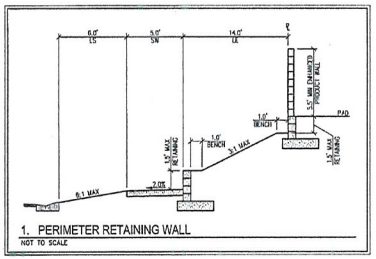
TMP-43967



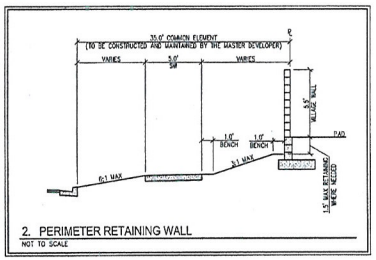

A. PUBLIC STREET SECTION
NOT TO SCALE



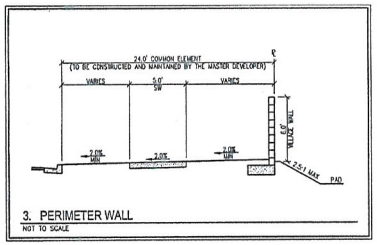

B. PUBLIC ENTRY STREET SECTION
NOT TO SCALE



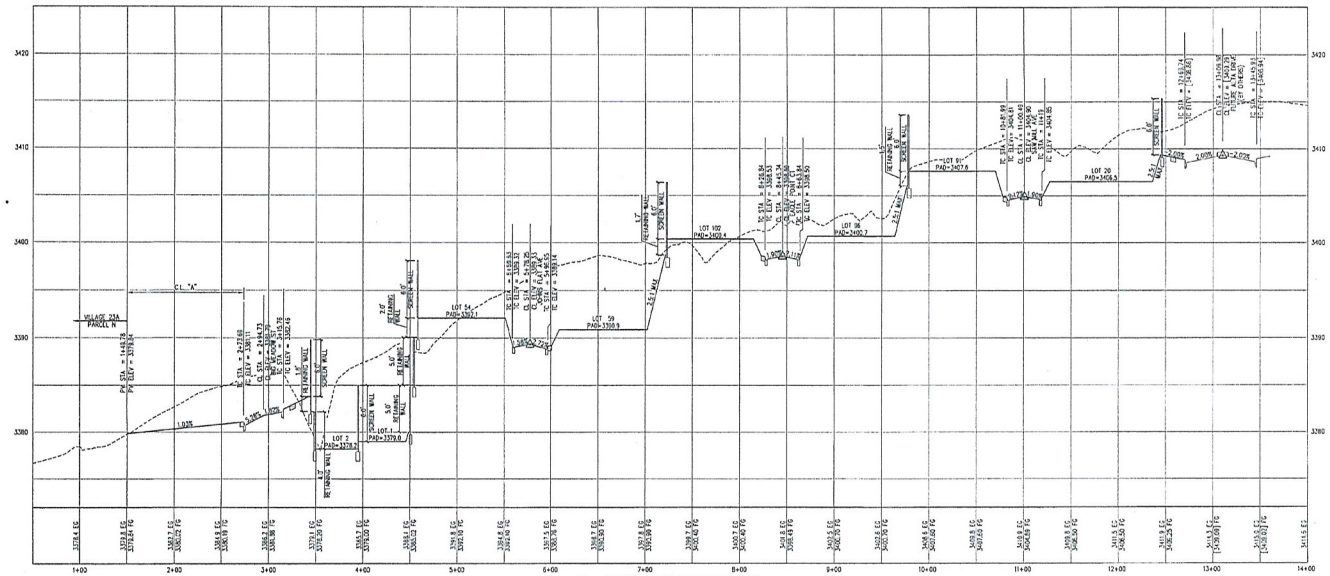

1. PERIMETER RETAINING WALL
NOT TO SCALE



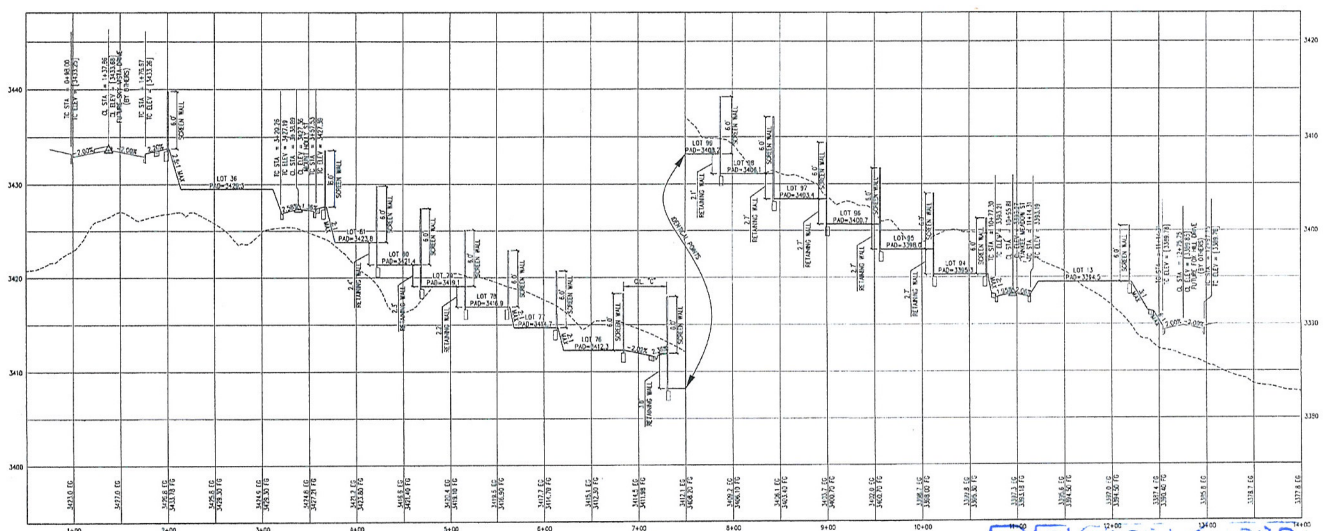

2. PERIMETER RETAINING WALL
NOT TO SCALE




3. PERIMETER WALL
NOT TO SCALE




P1. SOUTH TO NORTH SECTION
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'




P2. EAST / WEST SECTION
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
TENTATIVE MAP

S34
T20S
R59E

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO.
WSH1104-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
CORET A. HEBERA
Exp. 12/31/2011
CIVIL
No. 15875
11-22-11

TM-3
SHEET 3 OF 3

11/22/2011 10:21 AM Don Pott

Howard Hughes.
THE HOWARD HUGHES CORPORATION

November 16, 2011

Jim Foltz
Senior Vice-President
Woodside Homes of Nevada
4730 S. Fort Apache Road, Suite 370
Las Vegas, Nevada 89147

Re: **SDRC Tentative Map Review** – Woodside Homes, Parcel O, Summerlin Village 23A (The Paseos)

Dear Mr. Foltz,

The Summerlin Residential Design Committee (SDRC) has reviewed and approved your tentative map submittal with the following conditions:

1. Verify that product fits on the lots shown. While the typical lot size is 45' and 55' wide x 100' deep, several lots are 95' deep and most of the lots have scarp within the typical lot size. This may make it difficult to fit the product on the lot and provide a full rear and side yard (20' and 6' respectively) for each home. Please note, waivers to setbacks will not be granted.

2. Provide alternative street names for "Eagle Point Ct." and "Johns Flat Ave."

3. Per the existing topography on the Preliminary Grading Plans, the existing cross slope on the area designated for the neighborhood park is between 5% and 10%. Plans will be created to accommodate the slope, however, small retaining walls within the park may be required.

4. Verify that the planter area between retaining walls used to transition slope is a minimum of 4' wide.

5. As discussed earlier, Woodside Homes will employ one of the rear yard slope alternatives shown on Greey Pickett's exhibit to transition grade between lots. This will need to be addressed in your Improvement Plans submittal.

6. Retaining walls may not exceed 3' along parcel boundaries per Exhibit 2-M in the Paseos Residential Design Criteria. The 7'–15' grade difference between Lots #45-48 and the existing grades on the adjacent parcel (Parcel N) will need to be addressed.

7. The 9' grade difference between Lot #52 and "Big Meadow Street" will need to be addressed and may require a lot line adjustment to meet the criteria.

8. Consider moving the lot line between Lot #105 and Lot#106 to the west to alleviate retaining wall condition on Lot #105 due to grade difference of 11'-15' along northern side yard.

The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Third Floor
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

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TMP-43967

Howard Hughes.
THE HOWARD HUGHES CORPORATION

9. Please move sidewalk in Common Lot 'C' to line up with the sidewalks in Common Lot 'D' and along Big Meadow Street.

Please contact me if you have any questions.

Sincerely,

Julie Cleaver
Vice-President Planning & Design

Attachments: V23A, Parcel O Tentative Map (sheets TM-2, TM-3)

CC: Slater Hanifan Group Engineers

**The Howard Hughes Corporation - Summerlin**
10801 W. Charleston Boulevard, Third Floor
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

**TMP-43967**

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: JANUARY 10, 2012**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

**SUBJECT:**

EOT-43895 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: NV ENERGY - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002), M (Industrial) Zone, Ward 1 (Tarkanian).

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**

Staff recommends

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for SUP-25217
6. Planning Commission Approval Letter for EOT-36826
7. Justification Letter

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-43895 APN: 162-09-103-002

Name of Property Owner: Nevada Power Company (d.b.a. NV Energy)

Name of Applicant: Nevada Power Company (d.b.a. NV Energy)

Name of Representative: Thomas Dombrowski

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: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James R Saavedra

Print Name: James R. Saavedra, PE.

Subscribed and sworn before me

This 9 day of November, 20 11

Lynda F Beeman

Notary Public in and for said County and State

Clark County, NV

LYNDA F. BEEMAN
Notary Public, State of Nevada
Appointment No. 09-11128-1
My Appt. Expires Sept. 10, 201

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NOV 10 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Extension of Time of SUP-25217 (2nd)

**Project Address (Location)** 2500 Highland Drive

**Project Name** Collman Transmission Line (230/138kV) **Proposed Use** Transmission Line

**Assessor's Parcel #(s)** 162-09-103-002 **Ward #** 1 - Tarkanian

**General Plan:** existing PF proposed --- **Zoning:** existing C-V proposed ----

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** ---- 4.6 ac **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** Nevada Power (d.b.a. NV Energy) **Contact** Thomas Dombrowski

**Address** 6226 W. Sahara Avenue **Phone:** (702) 402-2620 **Fax:** (702) 402-5064

**City** Las Vegas **State** NV. **Zip** 89146

**E-mail Address** TDombrowski@nvenergy.com

**APPLICANT** Nevada Power Co. (d.b.a. NV Energy) **Contact** Thomas Dombrowski

**Address** 6226 W. Sahara Avenue **Phone:** (702) 402-2620 **Fax:** (702) 402-5064

**City** Las Vegas **State** NV. **Zip** 89146

**E-mail Address** TDombrowski@nvenergy.com

**REPRESENTATIVE** Same as above **Contact**

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

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

**E-mail Address**

**Property Owner Signature*** James Saavedra

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

**Print Name** James R. Saavedra, PE.

Subscribed and sworn before me

This 9 day of November, 20 11.

Lynda F. Beeman

Clark County NV

Notary Public in and for said County and State

LYNDA F. BEEMAN
Notary Public, State of Nevada
Appointment No. 09-11128-1
My Appt. Expires Sept. 10, 2013

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | EOT-43895 |
| Meeting Date: | 01/10/12 |
| Total Fee: | $ 300.00 |
| Date Received:* | 11/16/11 |
| 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 16 2011

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 7, 2007

Ms. Michelle Baltz
Nevada Power Company
6226 West Sahara Avenue, MS #9
Las Vegas, Nevada 89151

***RE: SUP-25217 - SPECIAL USE PERMIT***

Dear Ms. Baltz:

Your Request for a Special Use Permit FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 6, 2007.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

***Planning and Development***

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Utility Transmission Lines use.

2. Conformance to the conditions for Rezoning (Z-0062-60), if approved.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

This action by the Planning Commission on ***December 6, 2007*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***December 7, 2007***.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

NOV 10 2011
EOT-43895

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

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

January 29, 2010

COLLMAN
(CLV PORTION)

Ms. Michelle Baltz
Nevada Power Company
PO Box 98910 MS #9
Las Vegas, Nevada 89151-0001

***RE: EOT-36826 - EXTENSION OF TIME SPECIAL USE PERMIT***

Dear Ms. Baltz:

Your request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on January 28, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

***Planning and Development***

1. This Special Use Permit (SUP-25217) shall expire on 12/06/2011 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval for Special Use Permit (SUP-25217) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

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

This action by the Planning Commission on January 28, 2010 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

NVEnergy™

November 8, 2011

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

Re: Justification Letter: 2nd Extension of time for SUP-25217 -- Collman Transmission Line
(APN- 162-09-103-002)

Dear Flinn:

This application is for a 2nd Extension of Time for a Special Use Permit (SUP-25217) for an electrical transmission line over 15,000 volts. The transmission route, basically encompassing 4 poles, starts within NV Energy's Highland electrical substation, located at 2500 Highland Drive, but quickly crosses into Clark County jurisdiction (at the Union Pacific Railroad right-of-way.

Given the state of the economy and lack of growth throughout the Las Vegas valley, many of our projects are being deferred to later In-Service dates, requiring Extension of Time applications with all jurisdictions. Lack of sustainable growth has delayed the need for additional electrical load and this transmission line as well. NV Energy requests an extension of time for a period of five (5) years, which would extend the commence deadline from December 6, 2011 to December 6, 2016.

Your consideration of this matter is greatly appreciated. Should you have any questions, please feel free to contact me at 702-402-2620.

Sincerely,

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

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EOT-43895

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
MSP-44034 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Master Sign Plan FOR A MUSEUM, ART DISPLAY, OR ART SALES (PRIVATE) on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-44034** APN: 139-34-501-007

Name of Property Owner: City OF LAS VEGAS

Name of Applicant: WESTLAKE REED LESKOSKY (ARCHITECT)

Name of Representative: RICH SOURBRINE

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 30 day of November, 2011

Notary Public in and for said County and State

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

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City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SIGNAGE

**Project Address (Location)** 300 STEWART AVE.

**Project Name** LAS VEGAS MUSEUM OF ORG. CRIME & LAW ENFORCEMENT "MOB MUSEUM" **Proposed Use** MUSEUM

**Assessor's Parcel #(s)** 139-34-501-007 **Ward #** _____

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

**Commercial Square Footage** 40,000 SF **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** CITY OF LAS VEGAS **Contact** DAVE BRATCHER

**Address** CITY MANAGER'S OFF., 400 STEWART **Phone:** 702-229-2201 **Fax:** 702-385-3128

**City** LAS VEGAS **State** NV **Zip** 89101

**E-mail Address** dbratcher@lasvegasnevada.gov

**APPLICANT** WRL ARCHITECTS **Contact** RICH SOURBRINE

**Address** 1 E. CAMELBACK RD., Suite 690 **Phone:** 602-212-0451 **Fax:** 602-212-1020

**City** PHOENIX **State** AZ **Zip** 85012

**E-mail Address** RSOUR@WRLDESIGN.COM

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**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 30 day of November, 20 11.

Notary Public in and for said County and State

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

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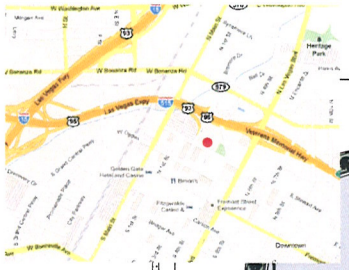
City of Las Vegas
Department of Planning

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | MSP-44034 |
| Meeting Date: | 1-10-12 |
| Total Fee: | 830.00 |
| Date Received:* | 11-30-11 |
| Received By: | JF |

*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.



Vicinity Map




## Site Plan

### General Information:

| | |
|---|---|
| Building Size | 40, 940 s/f |
| Property Size | 87,000 s/f |
| Street Frontage | 192'-0" |

### Sign Analysis Table

| Sign # | Sign Type | Sign Location | Height | Width | Area | Illumination | Animation | Code Compliance Issue? |
|---|---|---|---|---|---|---|---|---|
| 1 | A. Wall-Mounted | South Facade | 1'-4" | 69'-8" | 93 s/f | None | None | No |
| 2 | B. Freestanding | South Facade | 18'-0" *Alloweable 12'-0"* | 2'-6" | 14 s/f message *Alloweable 48 s.f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 3 | B. Freestanding | South Facade | 18'-0" *Alloweable 12'-0"* | 2'-6" | 14 s/f message *Alloweable 48 s.f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 4 | C. Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 5 | C. Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 6 | C. Window Sign | East Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 7 | D. Window Sign | West Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 8 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 9 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 10 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 11 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 12 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 13 | D. Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 14 | E. Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 15 | E. Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 16 | E. Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 17 | E. Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |

**The Mob Museum**
Las Vegas, NV

**Site Plan**

DATE 11.30.11
PHASE 100% DESIGN INTENT
PROJECT NO 9893.00

SCALE 1"=40'-0"
DRAWN BY LBR

Gallagher & Associates

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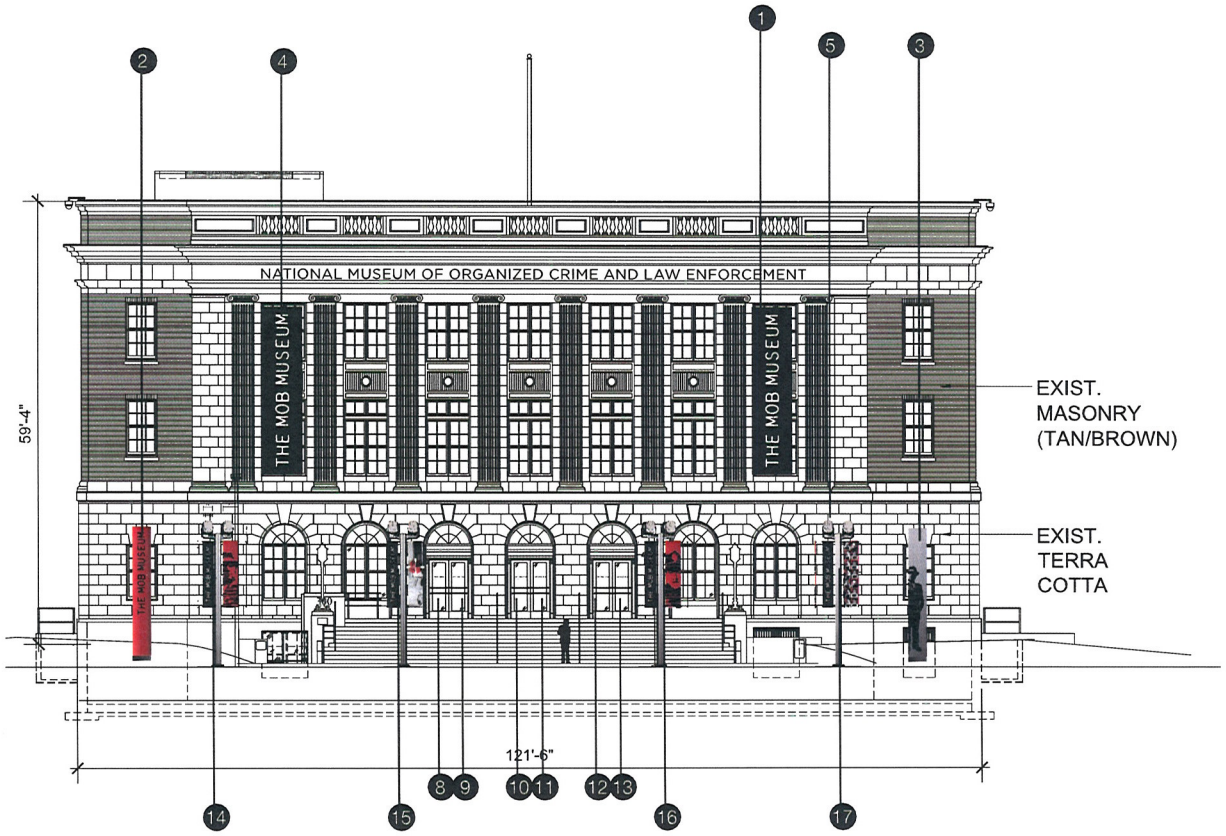
City of Las Vegas
Department of Planning

## South Elevation

### General Information:

| | |
|---|---|
| Square Footage | 7209 s/f |
| Window Square Footage | 1485 s/f |
| Wall Sign Square Footage | 93 s/f (1.2% of facade) |
| Window Sign Square Footage | 284 s/f (19% of windows, 3.9% of wall) |




1 South Elevation - Stewart Avenue
Scale: 1/16"=1'-0"

0 16 32 64 Feet

1/16"=1'-0"

### Sign Analysis Table

| Sign # | Sign Type | Sign Location | Height | Width | Area | Illumination | Animation | Code Compliance Issue? |
|---|---|---|---|---|---|---|---|---|
| 1 | A: Wall-Mounted | South Facade | 1'-4" | 69'-8" | 93 s/f | None | None | No |
| 2 | B: Freestanding | South Facade | 13'-0" *Alloweable 12'-0"* | 2'-6" | 14 s/f message *Alloweable 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 3 | B: Freestanding | South Facade | 13'-0" *Alloweable 12'-0"* | 2'-6" | 14 s/f message *Alloweable 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 4 | C: Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 5 | C: Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 6 | C: Window Sign | East Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 7 | D: Window Sign | West Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 8 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 9 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
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| 14 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 15 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 16 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 17 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |

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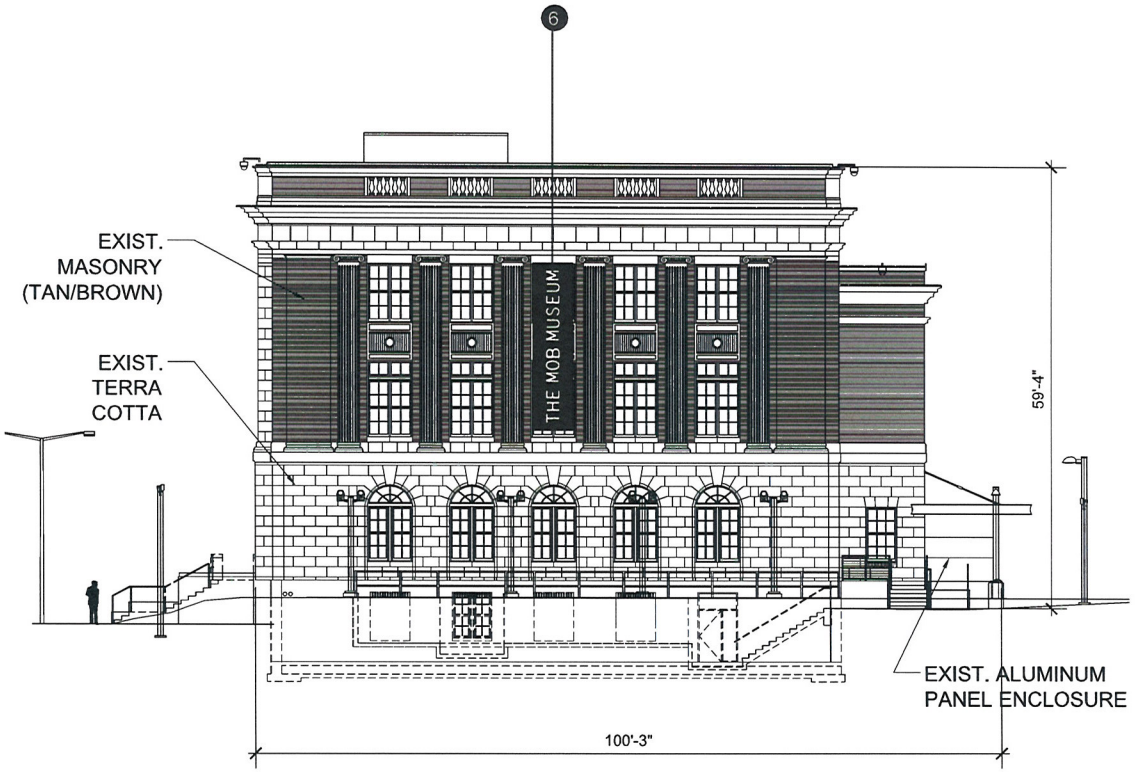
City of Las Vegas
Department of Planning

East Elevation

**General Information:**

| | |
|---|---|
| Square Footage | 5347 s/f |
| Window Square Footage | 774 s/f |
| Wall Sign Square Footage | N/A |
| Window Sign Square Footage | 142.3 s/f<br>18% of windows<br>2.6% of walls |




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

0 16 32 64 Feet

1/16"=1'-0"

## Sign Analysis Table

| Sign # | Sign Type | Sign Location | Height | Width | Area | Illumination | Animation | Code Compliance Issue? |
|---|---|---|---|---|---|---|---|---|
| 1 | A: Wall-Mounted | South Facade | 1'-4" | 69'-8" | 93 s/f | None | None | No |
| 2 | B: Freestanding | South Facade | 18'-0" *Alloweable 12'-0"* | 2'-6" | 14 s/f message *Alloweable 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
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| 16 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 17 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |

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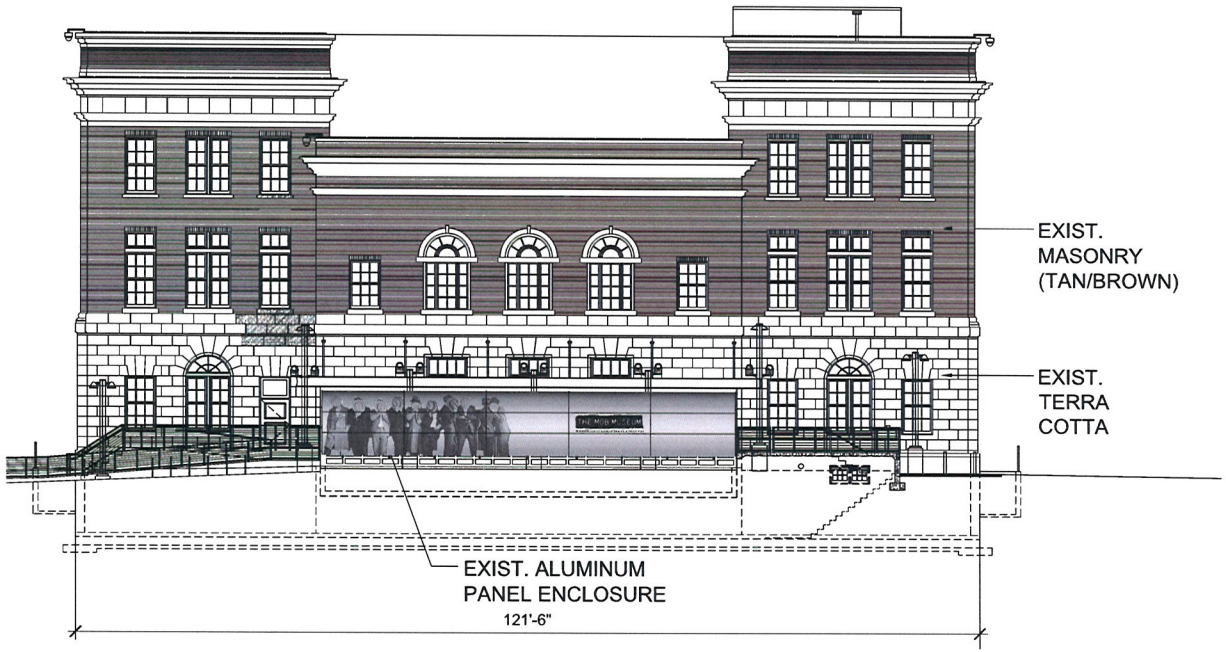
Department of Planning




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

0 16 32 64 Feet
1/16"=1'-0"

## North Elevation

**General Information:**

| | |
|---|---|
| Square Footage | 7209 s/f |
| Window Square Footage | 949 s/f |
| Wall Sign Square Footage | N/A |
| Window Sign Square Footage | N/A |

**Note: Loading dock graphic not included in application because it is not visible from public right-of-way**

### Sign Analysis Table

| Sign # | Sign Type | Sign Location | Height | Width | Area | Illumination | Animation | Code Compliance Issue? |
|---|---|---|---|---|---|---|---|---|
| 1 | A: Wall-Mounted | South Facade | 1'-4" | 69'-8" | 93 s/f | None | None | No |
| 2 | B: Freestanding | South Facade | 18'-0" *Allowable 12'-0"* | 2'-6" | 14 s/f message *Allowable: 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
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| 5 | C: Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - under 25% of window area and 10% of wall area |
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| 15 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 16 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 17 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |

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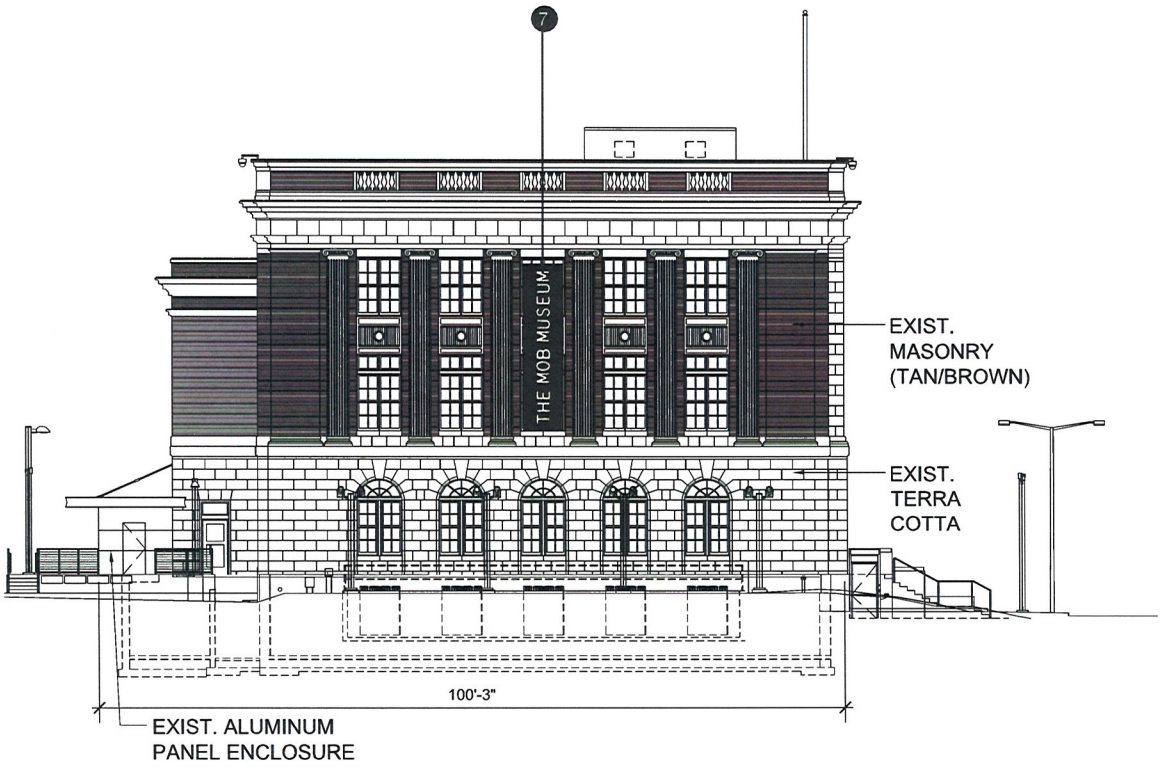


1 West Elevation
Scale: 1/16"=1'-0"

0 16 32 64 Feet

1/16"=1'-0"

## West Elevation

**General Information:**

| | |
|---|---|
| Square Footage | 5347 s/f |
| Window Square Footage | 744 s/f |
| Wall Sign Square Footage | N/A |
| Window Sign Square Footage | 142.3 s/f<br>19% of windows<br>2.6% of walls |

## Sign Analysis Table

| Sign # | Sign Type | Sign Location | Height | Width | Area | Illumination | Animation | Code Compliance Issue? |
|---|---|---|---|---|---|---|---|---|
| 1 | A: Wall-Mounted | South Facade | 1'-4" | 69'-8" | 93 s/f | None | None | No |
| 2 | B: Freestanding | South Facade | 18'-0"<br>*Alloweable 12'-0"* | 2'-6" | 14 s/f message<br>*Alloweable 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 3 | B: Freestanding | South Facade | 18'-0"<br>*Alloweable 12'-0"* | 2'-6" | 14 s/f message<br>*Alloweable 48 s/f* | Internal-Back-lit Letterforms | None | Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage) |
| 4 | C: Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 5 | C: Window Sign | South Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 6 | C: Window Sign | East Facade | 23'-1" | 6'-2" | 142.3 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 7 | D: Window Sign | West Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 8 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 9 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 10 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 11 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 12 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 13 | D: Window Sign | South Facade | 4 1/4" | 1'-4 3/4" | .5 s/f | None | None | No - *under 25% of window area and 10% of wall area* |
| 14 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 15 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 16 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |
| 17 | E: Temporary Sign | South Facade | 9'-0" | 1'-5" and 2'-0" | 30.75 s/f | None | None | No |

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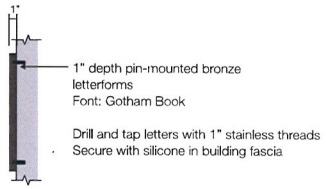
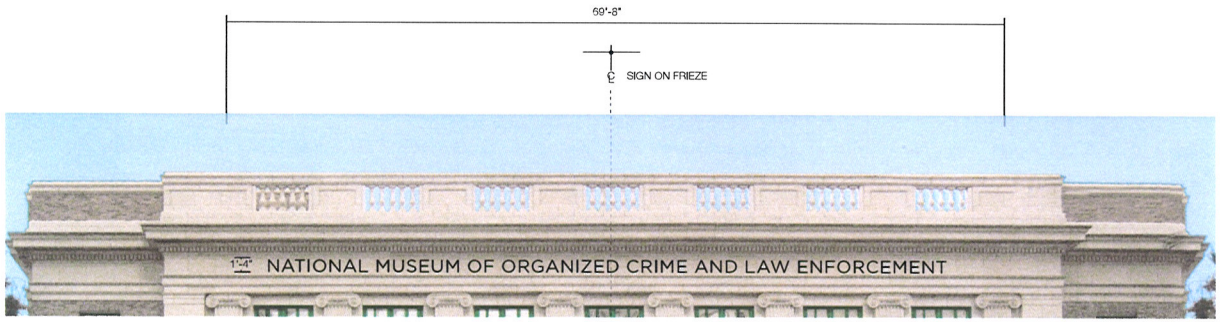



2 FR.1: Frieze Letterform Section
Scale: 3/4"=1'-0"




1 FR.1: Frieze Letterform Elevation
Scale: 3/4"=1'-0"

Sign Type A: Wall-Mounted Sign

Dimensional bronze letterforms s applied to historic façade

**Sign Information:**

| | |
|---|---|
| Type: | Wall-Mounted |
| Quantity | 1 |
| Height: | 1'-4" |
| Width: | 69'-8" |
| Area: | 93 s/f |
| Illumination: | None |
| Animated | No |

**Code Compliance:** Yes - See below for C-V District Code

19.14.060 DIMENSIONAL AND OTHER STANDARDS
(C) PERMITTED SIGNS IN THE **C-V**, N-S, P-R AND O ZONING DISTRICTS
(5) **Wall Signs**
(a) Maximum number. One wall sign per tenant or per building elevation, which faces a street or on-site parking area.
(b) Maximum area. The total amount of wall signage allowed per building elevation is equivalent to 10 percent of the building elevation. In multitenant buildings, the 10 percent maximum sign area for each tenant will be based upon the portion of the building elevation of the leased/ occupied area only.
(c) Maximum height. A wall sign shall not extend more than 12 inches above top of wall, marquee or parapet to which it is attached.
(d) Minimum setback. NA.
(e) Maximum projection. A wall sign shall not project more than 24 inches from the structure to which it is attached; where a wall sign projects from a building elevation, there shall be no additional message on the additional horizontal surface created by the projection.
(f) Additional standards.
(g) Illumination permitted. Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.
(h) Certificate required. Yes.
(i) See also Residential Protection Standards in Section 19.14.070.

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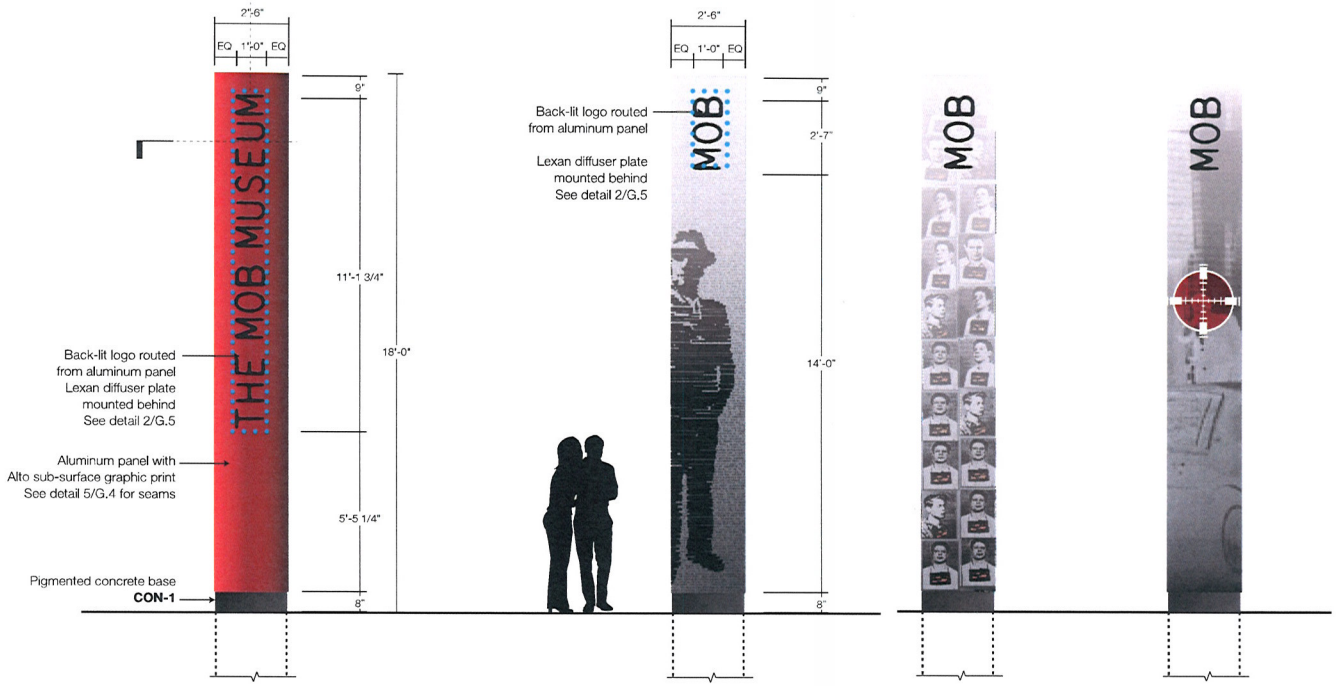
Total Area: 14 s/f
(Message, typical intersecting area)

Area: 11 s/f
(Typical intersecting area)

Area: 3 s/f
(Typical intersecting area)




1 BID.1: Monument Front Elevation
Scale: 1/4"=1'-0"

2 BID.1: Monument East Elevation
Scale: 1/4"=1'-0"

3 BID.1: Monument West Elevation
Scale: 1/4"=1'-0"

4 BID.1: Monument Back Elevation
Scale: 1/4"=1'-0"

Sign Type B: Freestanding Sign

Aluminum pylon with back-lit routed letterforms

**Sign Information:**

| | |
|---|---|
| Type: | Freestanding Sign (see pylon details next page) |
| Quantity | 2 |
| Height: | 18'-0" |
| Width: | 2'-6" |
| Area: | 14 s/f (per sign area calculation guidelines, see below) |
| Illumination: | Internal - Back-lit letterforms |
| Animated | No |

**Code Compliance:** No - see below for C-V District code

- Maximum height freestanding sign: 12 ft
- One freestanding sign per street frontage

19.14.060 DIMENSIONAL AND OTHER STANDARDS
(C) PERMITTED SIGNS IN THE **C-V**, N-S, P-R AND O ZONING DISTRICTS
(3) Freestanding Signs
(a) Maximum number.
(i) One freestanding sign per street frontage; and
(ii) No more than one freestanding sign shall be allowed on lots 43,000 square feet or less in area.
(b) Maximum area. 48 square feet, except in the O zoning district.
(c) Maximum height. 12 feet, except in the O zoning district.
(d) Maximum height and area in the O zoning district.
(ii) Freestanding signs not exceeding 20 feet in height may be up to 100 square feet in area

(I) MEASUREMENT OF SIGN AREA -- GENERAL
See Figures 2 and 3 for illustrations of sign area computation.
(1) The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that encompasses the smallest perimeter of the signs's message.

(2) Except as otherwise provided in this Section, the area of a sign face does not include any supporting framework, bracing, architectural detail or decorative fence or wall which is clearly incidental to the sign. Where the supports or structural elements constitute a commercial symbol, logo, or text, those elements shall be computed as part of the sign area.

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**The Mob Museum**
Las Vegas, NV

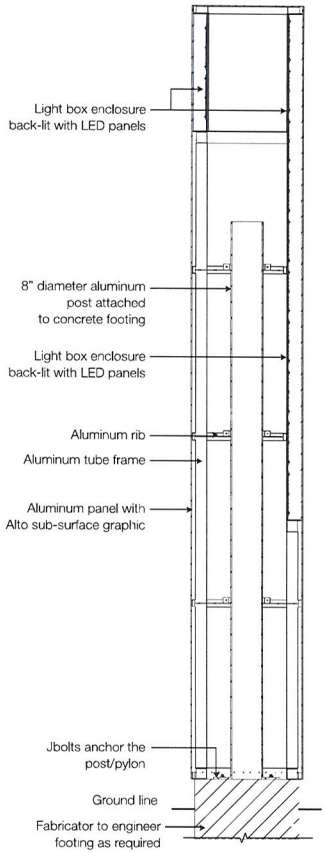
**Sign Type B**
Freestanding Sign

| | |
|---|---|
| DATE | 11.30.11 |
| PHASE | 100% DESIGN INTENT |
| PROJECT NO | 9893.00 |
| SCALE | 1/4"=1'-0" |
| DRAWN BY | LBR |

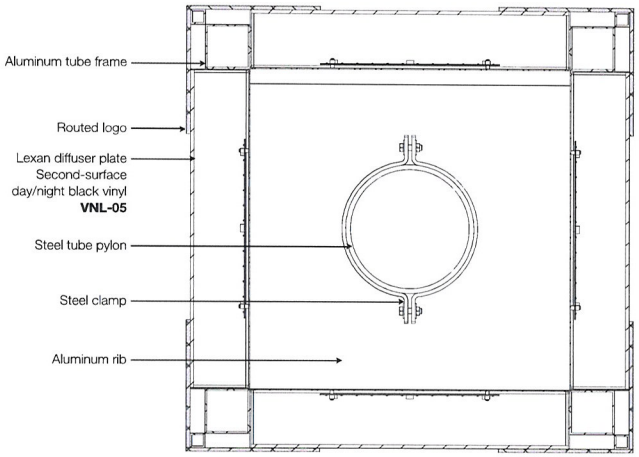
Gallagher & Associates



**MSP-44034**




1 BID.1: Monument Detail Section
Scale: 3/8"=1'-0"




2 BID.1: Monument Detail Plan Section
Scale: 1 1/2"=1'-0"

Sign Type B: Freestanding Sign

Aluminum pylon with back-lit routed letterforms

**Sign Information:**

| | |
|---|---|
| Type: | Freestanding Sign (see pylon details next page) |
| Quantity | 2 |
| Height: | 18'-0" |
| Width: | 2'-6" |
| Area: | 54 s/f (per sign area calculation guidelines) |
| Illumination: | Internal - Back-lit letterforms |
| Animated | No |

**Code Compliance:** No - see below for C-V District code

- Maximum height freestanding sign: 12 ft
- One freestanding sign per street frontage

19.14.060 DIMENSIONAL AND OTHER STANDARDS
(C) PERMITTED SIGNS IN THE **C-V**, N-S, P-R AND O ZONING DISTRICTS
(3) Freestanding Signs
(a) Maximum number.
(i) One freestanding sign per street frontage; and
(ii) No more than one freestanding sign shall be allowed on lots 43,000 square feet or less in area.
(b) Maximum area. 48 square feet, except in the O zoning district.
(c) Maximum height. 12 feet, except in the O zoning district.
(d) Maximum height and area in the O zoning district.
(ii) Freestanding signs not exceeding 20 feet in height may be up to 100 square feet in area

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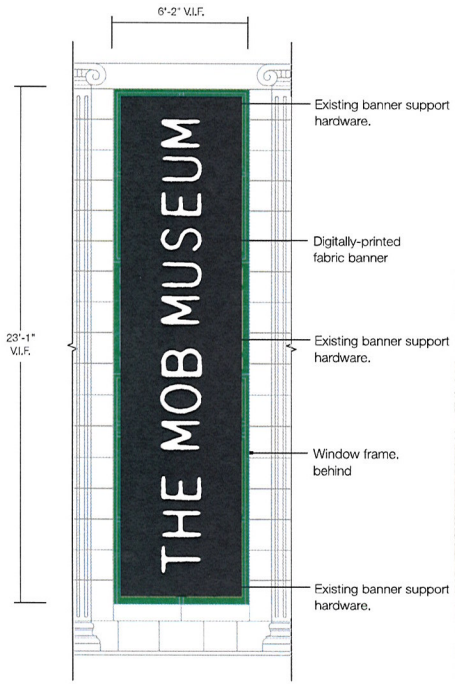



1 BN.2: Vertical Banners Front Elevation
Scale: 3/16" = 1'-0"

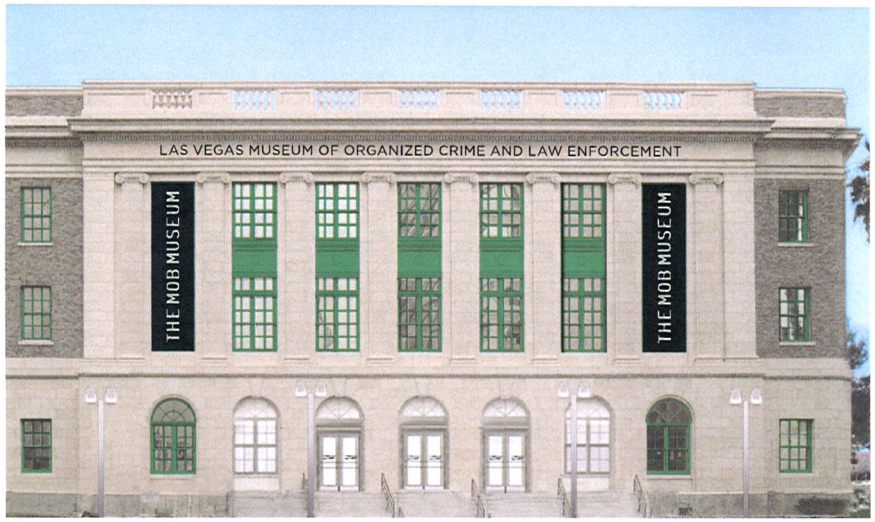
SOUTH FACADE
Total Window Area: 1485 s/f
25% Window Area South Facade: 249 s/f

Proposed Window Area to be Used (Sign Type C):
284 s/f (18% of windows)

Proposed Window Area to be Used (Sign Type D):
3 s/f (.2% of windows)

EAST FACADE
Total Window Area: 774 s/f
25% Window Area South Facade: 193.5 s/f
Proposed Window Area to be Used (Sign Type C): 142.3 s/f (18% of windows)

WEST FACADE
Total Window Area: 744 s/f
25% Window Area South Facade: 186 s/f
Proposed Window Area to be Used (Sign Type C): 142.3 s/f (19% of windows)




2 BN.2: Vertical Banners: South Building Elevation (Stewart Avenue)
Scale: 1/16" = 1'-0"

## Sign Type C: Window Sign

### Printed Fabric Banners

**Sign Information:**

| | |
|---|---|
| Type: | Window Sign |
| Quantity | 2 (South Facaade) |
| | 1 (East Facade) |
| | 1 (West Facade) |
| Height: | 23'-1" |
| Width: | 6'-2" |
| Area: | 142.3 s/f |
| Illumination: | None |
| Animated | No |

**Code Compliance:** Yes - see below for C-V District code

(6) Window Signs
- (a) Maximum number. There is no specific limit on the number of signs, although size and total area limits apply.
- (b) Maximum area. Window signs shall not cover more than 25 percent of the total area of all windows located on a building elevation. In no case shall the combined area of both wall signs and window signs exceed the area permitted for wall signs.
- (c) Maximum height. NA.
- (d) Minimum setback. Refer to Chapter 19.08.
- (e) Illumination permitted. Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.
- (f) Certificate required. No.

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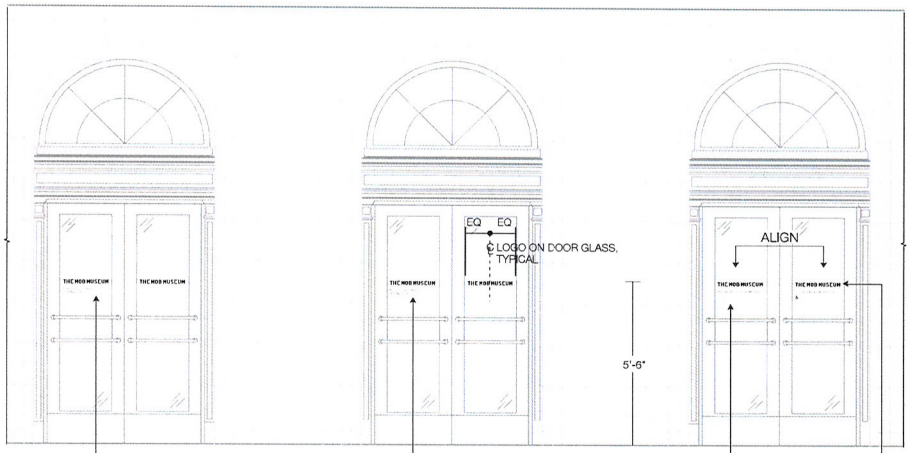
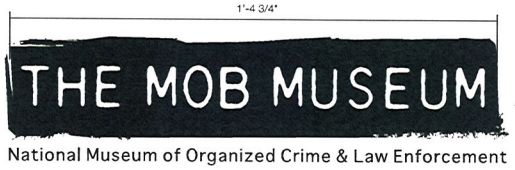
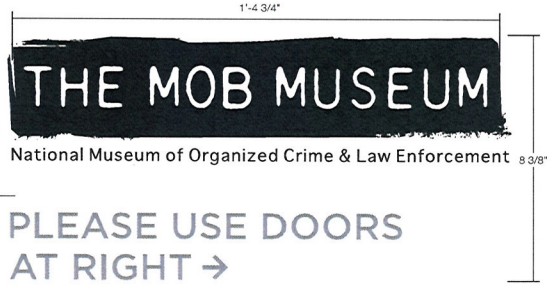



1 Museum Entry Front Elevation
Scale: 1/4" = 1'-0"

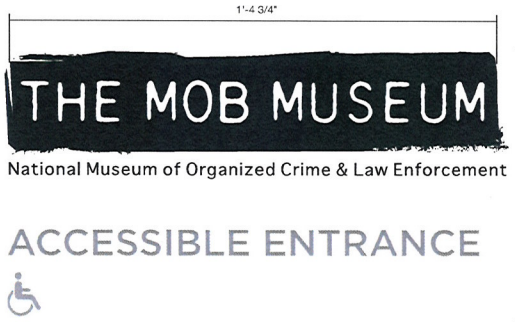



2 LGO.1 & INF.1A: Museum Logo and Hours Detail Elevation
Scale: 3" = 1'-0"




3 LGO.1 & INF.1B: Museum Logo and Directional Detail Elevation
Scale: 3" = 1'-0"




4 LGO.1 & INF.1C: Museum Logo and Accessibility Info Detail Elevation
Scale: 3" = 1'-0"

Sign Type D: Window Sign

Vinyls applied first surface to clear glass

**Sign Information:**

| | |
|---|---|
| Type: | Window Signs |
| Quantity | 6 |
| Height: | 4 1/4" |
| Width: | 1'-4 3/4" |
| Area: | .5 s/f each; 3 s/f total |
| Illumination: | None |
| Animated | No |
| *Note* | *All information except .5 s/f logo is incidental* |

**Code Compliance:** Yes - see below for C-V District code

(6) Window Signs
(a) Maximum number. There is no specific limit on the number of signs, although size and total area limits apply.
(b) Maximum area. Window signs shall not cover more than 25 percent of the total area of all windows located on a building elevation. In no case shall the combined area of both wall signs and window signs exceed the area permitted for wall signs.
(c) Maximum height. NA.
(d) Minimum setback. Refer to Chapter 19.08.
(e) Illumination permitted. Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.
(f) Certificate required. No.

SOUTH FACADE
Total Window Area: 1485 s/f
25% Window Area South Facade: 249 s/f

Proposed Window Area to be Used (Sign Type C):
284 s/f (18% of windows)

Proposed Window Area to be Used (Sign Type D):
3 s/f (.2% of windows)

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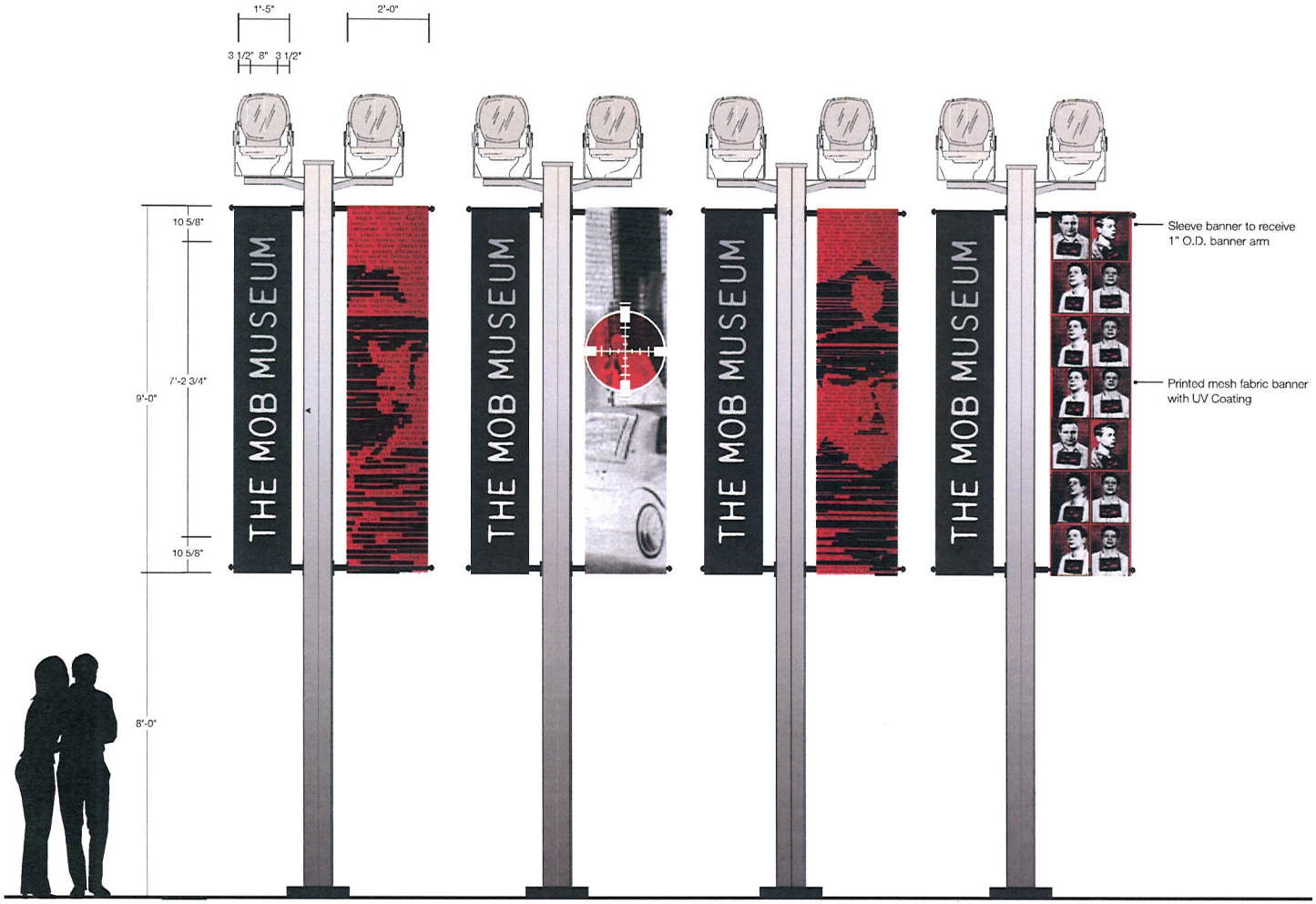


1 BN.1: Light Post Banners Front Elevation
Scale: 3/8" = 1'-0"

Sign Type E Temporary Signage

Printed mesh fabric banners

**Sign Information:**

| | |
|---|---|
| Type: | Temporary |
| Quantity | 4 |
| Height: | 9'-0" |
| Width: | 1'-5" and 2'-0" |
| Area: | 30.75 s/f; Total area: 123 s/f |
| Illumination: | None |
| Animated | No |

**Code Compliance:** Yes

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**The Mob Museum**
Las Vegas, NV

**BN.1**
Light Post Mounted Banners

DATE 11.30.11
PHASE 100% DESIGN INTENT
PROJECT NO 9893.00

SCALE 3/8"=1'-0"
DRAWN BY LBR

Gallagher & Associates



MSP-44034

Gallagher & Associates

8665 Georgia Avenue
Silver Spring MD 20910

T 301 656 7575
F 301 656 5455

November 29, 2011

Las Vegas Planning Commission
City of Las Vegas Department of Planning
333 N. Rancho Drive, Floor 3
Las Vegas, Nevada 89106

RE: Justification for Application to the Planning Department,
Mob Museum Exterior Signage

To Whom it May Concern:

The Mob Museum, the National Museum of Organized Crime and Law Enforcement, will be a new cultural destination in Las Vegas that tells an authentic and accurate historical story – Las Vegas's history and the history of American organized crime – in a fun, immersive engaging way.

In visually active areas such as downtown Las Vegas, clear and attractive signage is extremely important. It can influence the number of visitors coming to the Museum as well as create build-up and excitement. The museum building is the former Post Office / Courthouse building located at 300 Stewart Avenue. This location is near to but detached from the core downtown pedestrian area, the Fremont Street Experience. It is critical for the museum to have a visual draw from a distance and at pedestrian/vehicular eye level.

This justification letter describes the challenges that the Mob Museum is facing and requests a limited variance to the Zoning Code requirements for district C-V to allow the museum to be more visible, attract more visitors, and be a more successful addition to downtown Las Vegas.

## OVERVIEW

The museum faces significant challenges in connecting to visitors from various approaches. Diagram 1 and Diagram 2 show analysis of the primary paths of travel in the vicinity of the museum, both roads/highways, and at pedestrian/street-level. Our analysis of these paths of travel early in the design process showed that signage would be critical for attracting and directing visitors to this new attraction and ensuring its success.

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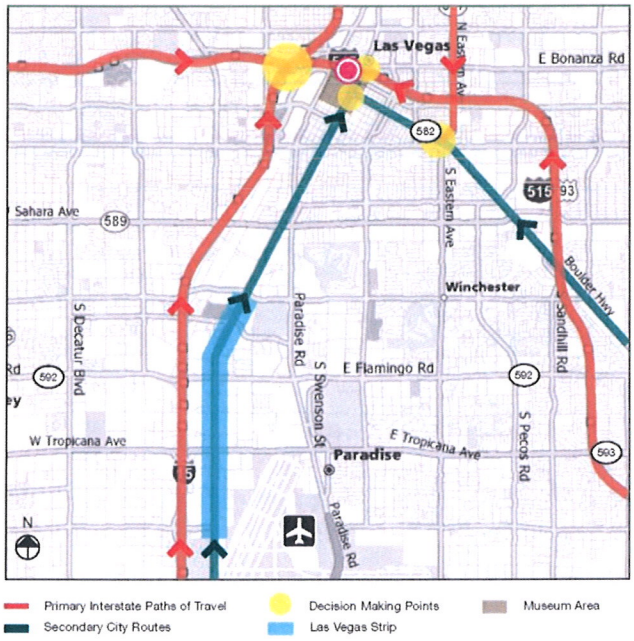


**Diagram 1: Vehicular Paths of Travel**

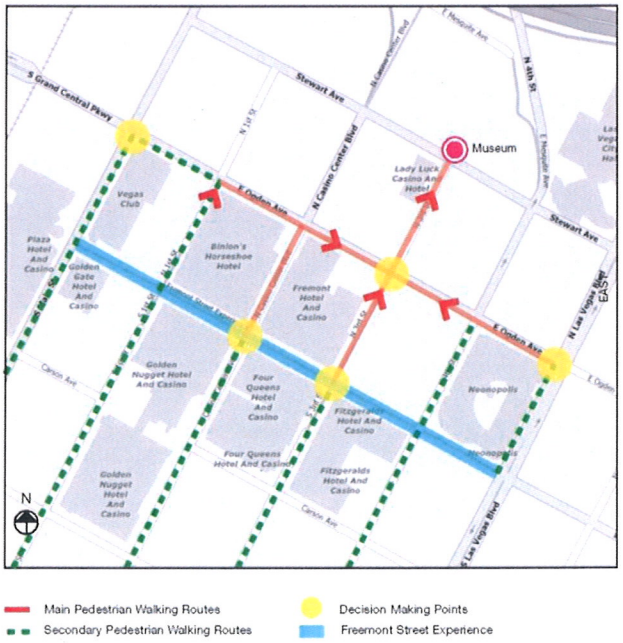


**Diagram 2: Pedestrian Paths of Travel**

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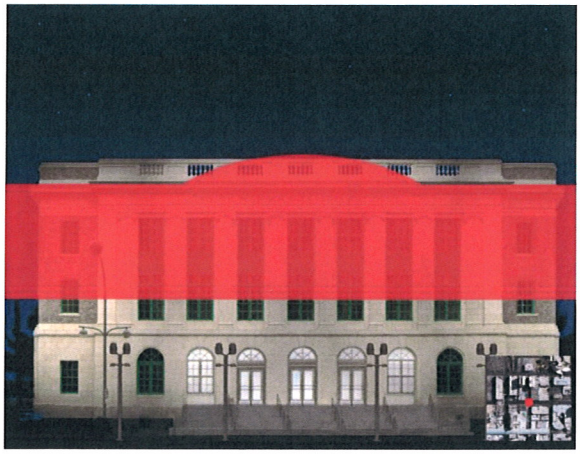
## CHALLENGES

**1. No view from a distance**
A sign on the rooftop of the building was not approved by the National Park Service, so there is no visibility from a distance. The Las Vegas Expressway runs behind and above the museum, drivers driving at highway speed pass only by the rear of the building from a high vantage point.

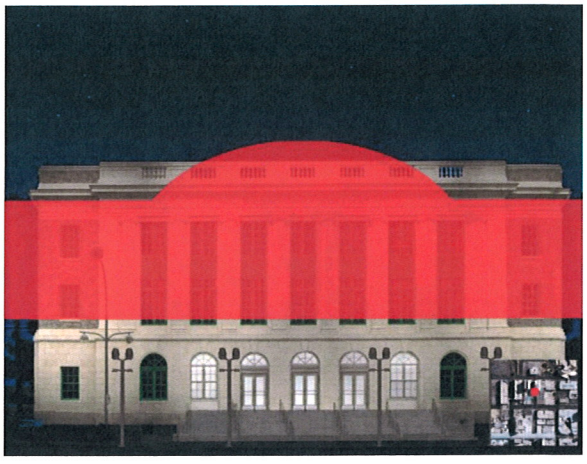
**2. Blocked presence/view from Fremont Street Experience**
The Mob Museum will be located just off the Fremont Street Experience, a major pedestrian walkway in the old downtown section of Las Vegas. However, from the Fremont Street experience, the visitor must turn off the main lighted corridor and view down Third Street to get a glimpse of the museum.

Obscuring this view is a large, opaque pedestrian bridge connecting the two sides of the Lady Luck Hotel and Casino. The hotel and casino has its own re-development project underway, but there are no plans to remove the pedestrian bridge.

The two pictures below show the impact of this pedestrian bridge on the view of the Mob Museum building from two points. The red area indicates the pedestrian bridge's impact on the view from each point. Picture 1 shows the impact from the intersection of Third and Ogden Streets (one block off the Fremont Street Experience), and Picture 2 shows the impact from slightly closer to the museum, on Third Street. Both pictures show that the front of the Mob Museum is almost entirely blocked by the existing pedestrian bridge, even when less than two blocks away. From the Fremont Street Experience, the building will barely be seen past this large obstruction.



Picture 1: From the intersection of Third and Ogden Sts, Street, one block off the Fremont Street Experience



Picture 2: From closer to the building, on Third St

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**3. Historic Preservation restrictions on amount and scale of signage on the historic building**
This is a primary concern. The former Post Office building that will house the Mob Museum is historically important to Las Vegas, and the City of Las Vegas is pursuing several tax credits related to strict historic preservation of the building. The architecture and design teams have been fastidious in addressing historic impact considerations on the interior and exterior of the building, affecting methods of attachment, reversibility, and overall visual impact / scale.

The current exterior signage designs have been rigorously reviewed and negotiated with the National Park Service and have been dramatically reduced in quantity, scale, and over that process. What is shown currently on the building signage plans and elevations is the minimum we feel is necessary for getting the appropriate visual presence for this important new institution, and has been approved by the National Park Service.

## REQUEST

The architecture and design team asks for consideration from the Planning Commission in addressing these significant hardships in providing visibility to the Museum. Each of the signs proposed in this Master Sign Plan package serves a purpose for a particular set of visitors, delivering specific information at the most appropriate point in the visitor's view of, or approach to, the museum.

Per the Additional standards in the C-V zoning district (LV Zoning Code 19.14.060, C.7c) "additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case."

**Freestanding Signs:** We are requesting one additional freestanding sign than is allowed by Code, and a height increase of 6' from the allowable height. We are requesting this variance as the restrictions on the locations of the signage from a historic preservation perspective limit the size/scale of anything we put on the building, and as evidenced by the views of the pedestrian bridge, we have a very narrow window of visibility from the primary pedestrian path of travel. The 18' height would allow the signs to be much more visible and prominent while not impacting significantly the views of the building. Two signs, rather than one, allow us to catch the attention of visitors approaching from either direction on Stewart Avenue.

Other sign types that we would like to address, but that we feel are already within the requirements of the Zoning Code for district C-V:

**Non-Illuminated Letters on Building:** Per the Additional standards in the C-V zoning district, (LV Zoning Code 19.14.060, C.7a), "Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set no the wall of the building, providing the sign does not exceed 50 square feet." The bronze letters shown on the frontage of the building meet these criteria. In addition, this sign is simply a replacement of the bronze lettering which is



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Westlake
Reed
Leskosky

# MEMORANDUM

**Client:** City of Las Vegas
**Project:** Mob Museum
**Comm. No.:** 06079.03
**File No.:** D-Planning

**Date:** November 30, 2011

The following is a brief sustainability statement, per the City of Las Vegas Department of Planning Justification letter instructions:

The National Museum of Organized Crime and Law Enforcement ("Mob Museum") has been designed to achieve LEED Silver certification. Some of the sustainability design features are as follows: Evacuated solar tubes are provided on the roof for the heating of hot water. Low-flow plumbing fixtures and low-water landscaping have been implemented. Bicycle parking has been provided, along with priority parking for hybrid/alternative fuel vehicles and carpools. The HVAC system has been designed to be as efficient as possible. Recycled and regional materials have been used wherever possible. Finally, low-VOC or non-VOC materials have been used throughout.






**MSP-44034**


| | | | |
|---|---|---|---|
| New York | 1140 Broadway Suite 501 New York, New York 10001 | F 212.659.0050 | T 212.564.8705 |
| Phoenix | One East Camelback Road Suite 690 Phoenix, Arizona 85012 | F 602.212.1020 | T 602.212.0451 |
| Washington | 1634 Eye Street NW Suite 900 Washington, DC 20006 | F 202.296.6116 | T 202.296.4344 |
| Cleveland | 925 Euclid Avenue Suite 1900 Cleveland, Ohio 44115 | F 216.522.1357 | T 216.522.1350 |
| Los Angeles | 2140 Hyperion Avenue Los Angeles, CA 90027 | F 323.664.3566 | T 213.804.4531 |

www.WRLdesign.com

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
RQR-43945 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SONAL, INC. - For possible action on a Required Review of a previously approved Special Use Permit (SUP-37905) FOR 22 RESIDENCE HOTEL UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SUP-37905
6. Justification Letter

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-43945** APN: 139-35-211-025 / 026

Name of Property Owner: SONAL INC.

Name of Applicant: AMRAT PATEL

Name of Representative: RAKESH PATEL

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: AMRAT PATEL

Subscribed and sworn before me

This 18 day of NOV, 2011

_____

Notary Public in and for said County and State

NEVADA CLARK

L. REESKE
Notary Public, State of Nevada
Appointment No. 05-99936-1
My Appt. Expires Nov 18, 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SONAL INC.

**Project Address (Location)** 1028 FREMONT STREET / LAS VEGAS, NV 89101

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 139-35-211-025/026 **Ward #** _____

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

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

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

**Additional Information** _____

SONAL INC. /

**PROPERTY OWNER** AMRAT PATEL **Contact** 702-218-2765

**Address** 1028 FREMONT STREET **Phone:** 218-2765 **Fax:** 672-1292

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

**E-mail Address** rakeshmiyati@gmail.com

**APPLICANT** _____ **Contact** _____

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

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **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** AMRAT PATEL

Subscribed and sworn before me

This 18 day of NOVEMBER, 20 11.

_____

NEVADA CLARK

Notary Public in and for said County and State

L. REESKE
Notary Public, State of Nevada
Appointment No. 05-99936-1
My Appt. Expires Nov 18, 2013

*FOR DEPARTMENT USE ONLY*

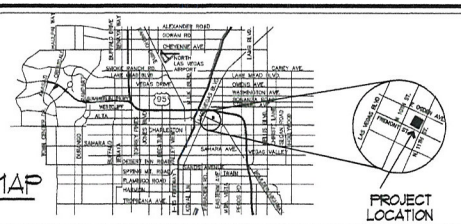
| | |
|---|---|
| Case # | RQR 43945 |
| Meeting Date: | 1/10/12 |
| Total Fee: | $ 800 |
| Date Received:* | 11/21/11 |
| Received By: | Romeo |

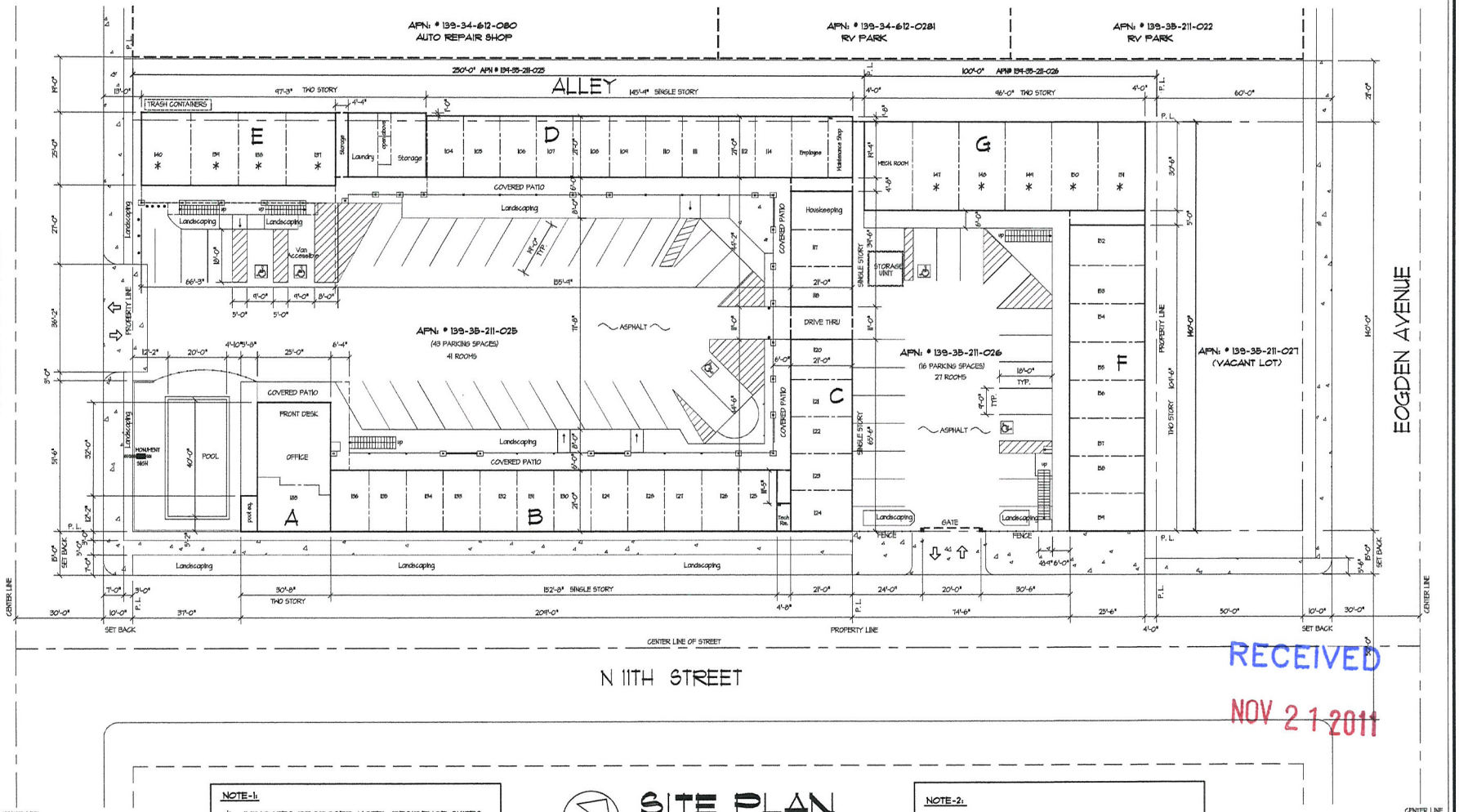
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

APN: # # 139-35-211-025 & # 139-35-211-026
ZONING: C-2 - COMMERCIAL MOTEL
AREA: 0. 83 ACRE + .23 ACRE = 1.06 ACRES TOTAL
UNITS: 41 + 27 = 68 UNITS TOTAL
PARKING: 43 + 16 = 59 PARKING SPACES TOTAL

# FERGUSONS MOTEL
# 1028 FREMONT STREET
# LAS VEGAS, NEVADA

VICINITY MAP




RECEIVED
NOV 21 2011

NOTE-1:
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES
(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)
TOTAL 22 PROPOSED, SEE FLOOR PLAN FOR DETAILS

## SITE PLAN

SCALE:- 1" = 16'-0"

P. L. = PROPERTY LINE

NOTE-2:
SEE DRAWING A-2, A-3, & A-4 FOR ENLARGED FLOOR PLANS OF BUILDING SECTIONS A, B, C, D, E, F & G.

| NO. | DATE | REVISION | APPVD. |
|---|---|---|---|

This drawing is the sole property of the Architect. It has been prepared as an instrument of service for the specific project indicated and shall neither be used on any other project, nor reproduced without the written consent of the Architect. (NRS 623)


Jerry Miceli
Architect
9315 W. Sunset Road, Suite 100
Las Vegas, Nevada 89148
Ph. (702) 431-1241 Fax. (702) 431-1976

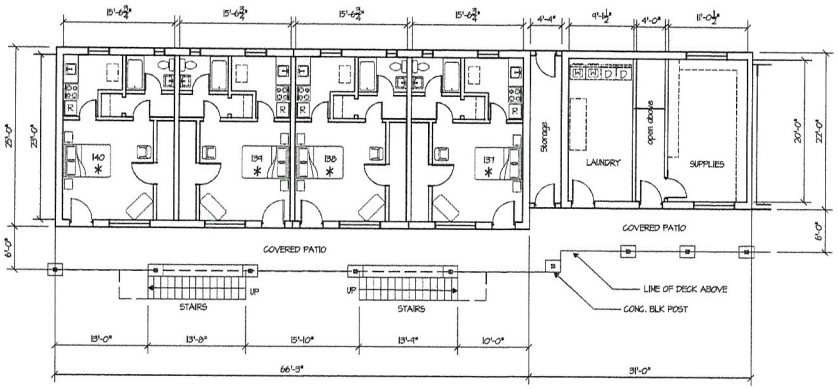

FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

SITE PLAN

JOB NO. 2101
DRAWN BY. CP
CHECKED BY.
DATE. 4-04-2010

A-1

RQR-43945



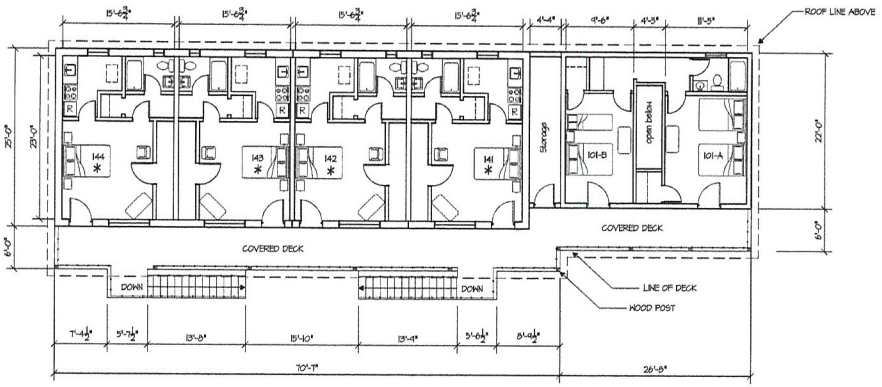

## FIRST FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"

NOTE:

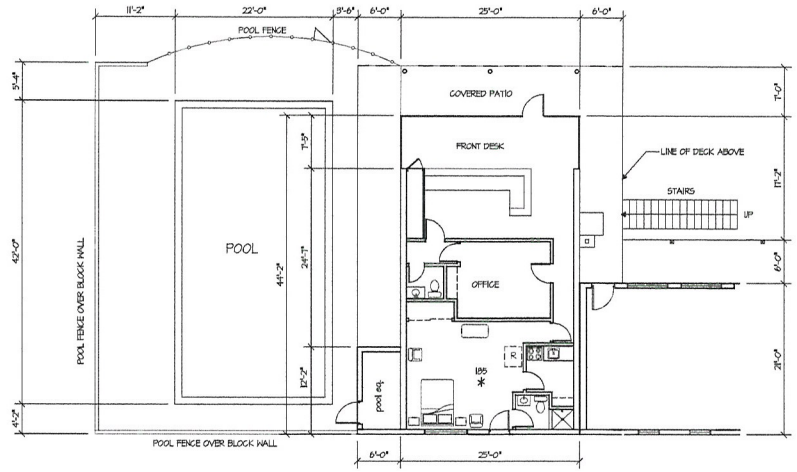
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)



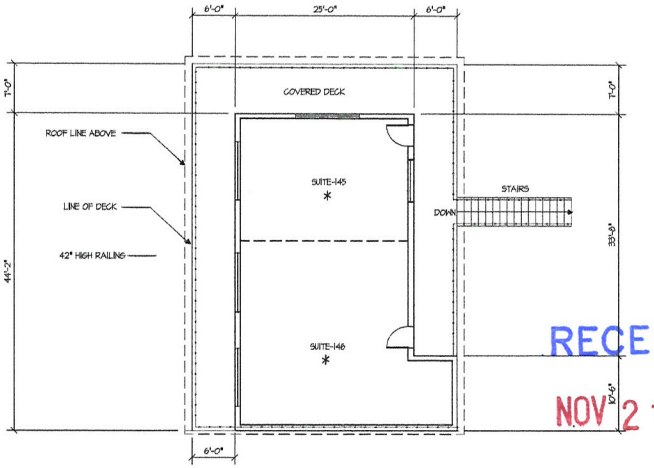

## SECOND FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"




## FIRST FLOOR PLAN: SECTION-"A"

SCALE:- 1" = 8'-0"

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## SECOND FLOOR PLAN: SECTION-"A"

SCALE:- 1" = 8'-0"

| NO. | DATE | REVISION | APPVD. |
|---|---|---|---|
| | | | |

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Jerry Miceli
Architect
9315 W. Sunset Road, Suite 100
Las Vegas, Nevada 89148
Ph. (702) 431-1241 Fax. (702) 431-1976

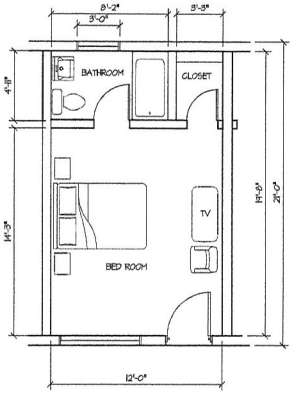
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

PLAN A & E

| | |
|---|---|
| JOB NO. | 2101 |
| DRAWN BY. | CP |
| CHECKED BY. | . |
| DATE. | 3-04-2010 |

A-2

RQR-43945




## TYPICAL MOTEL ROOM PLAN

SCALE:- 1" = 4'-0"




## FLOOR PLAN: SECTION-"B", "C" & "D"

SCALE:- 1" = 8'-0" SINGLE STORY

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RQR-43945

| NO. | DATE | REVISION | APPVD. |
|---|---|---|---|
| | | | |

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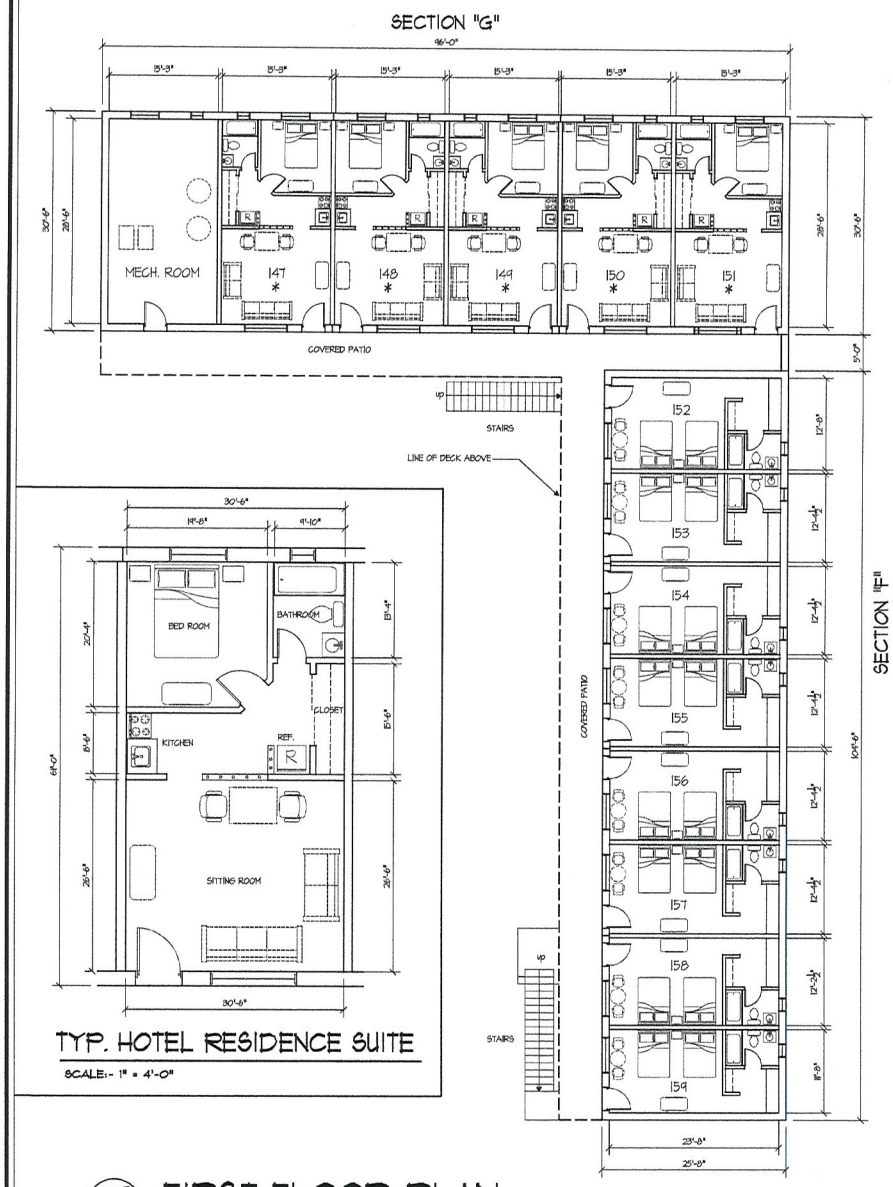
Las Vegas, Nevada 89148
Ph. (702) 431-1241 Fax. (702) 431-1976

FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

PLAN B-C-D

| | |
|---|---|
| JOB NO. | 2101 |
| DRAWN BY. | CP |
| CHECKED BY. | . |
| DATE. | 3-04-2010 |

A-3







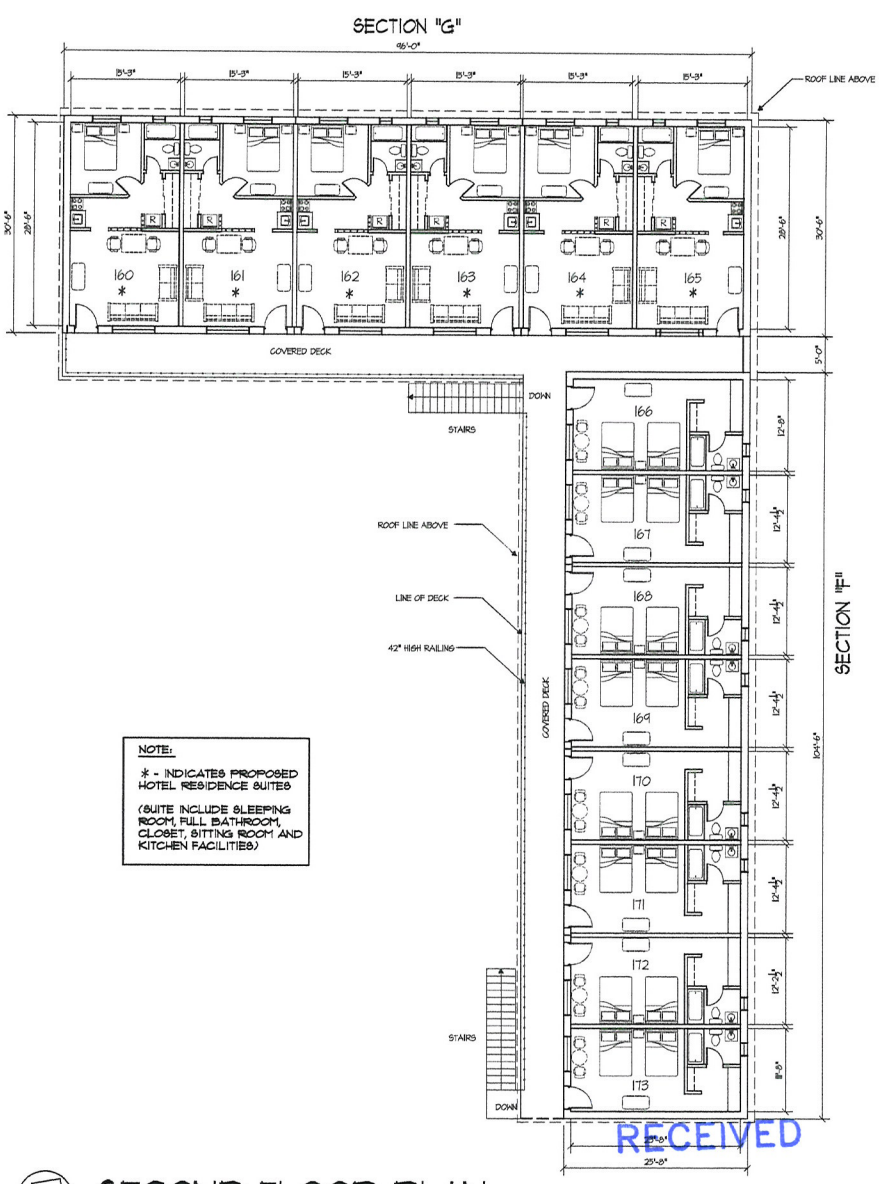
TYP. HOTEL RESIDENCE SUITE

SCALE:- 1" = 4'-0"



FIRST FLOOR PLAN
SECTION-"F", & "G"

SCALE:- 1" = 8'-0"




NOTE:

* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

(SUITE INCLUDE SLEEPING ROOM, FULL BATHROOM, CLOSET, SITTING ROOM AND KITCHEN FACILITIES)



SECOND FLOOR PLAN
SECTION-"F", & "G"

SCALE:- 1" = 8'-0"

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RQR-43945

| NO. | DATE | REVISION | APPD. |
|---|---|---|---|
| | | | |

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Jerry Miceli
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Las Vegas, Nevada 89148
Ph. (702) 431-1261 Fax. (702) 431-1976

FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: s 139-35-211-025 & APN: 139-35-211-026)

PLAN
F & G

| | |
|---|---|
| JOB NO. | 2101 |
| DRAWN BY. | CP |
| CHECKED BY. | |
| DATE. | 4-04-2010 |

A-4




NORTH ELEVATION - FREEMONT STREET




SOUTH ELEVATION - OGDEN AVENUE




PARTIAL EAST ELEVATION - N 11TH STREET




WEST ELEVATION - ALLEY




MONUMENT SIGN - FREEMONT STREET



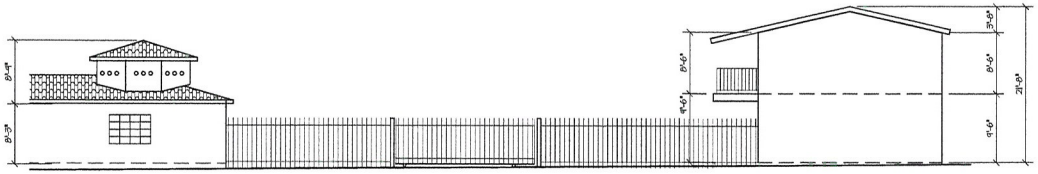

PARKING LOT & LANDSCAPE




INSIDE ELEVATION- SECTION F & G

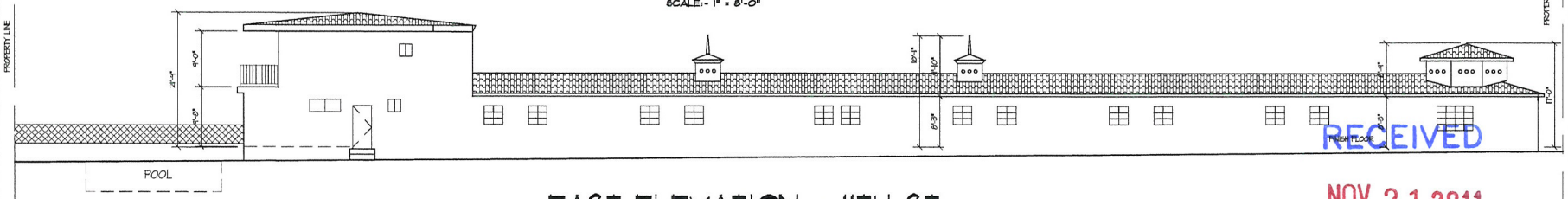



OFFICE BLDG ELEVATION



EAST ELEVATION - 11TH ST - CONT.

SCALE:- 1" = 8'-0"




EAST ELEVATION - 11TH ST

SCALE:- 1" = 8'-0"

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NOV 21 2011

RQR-43945

| NO. | DATE | REVISION | ATTRS. |
|---|---|---|---|
| | | | |

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Jerry Miceli Architect
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FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: s 139-35-211-025 & APN: 139-35-211-026)

Elevation Photos

| | |
|---|---|
| JOB NO. | 2101 |
| DRAWN BY. | CP |
| CHECKED BY. | |
| DATE. | 4-04-2010 |

A-5

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

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

FM-0044-08-09

July 8, 2010

Mr. Rakesh Patel
Sonal, Inc.
1028 Fremont Street
Las Vegas, Nevada 89101

RE: SUP-37905 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 7, 2010

Dear Mr. Patel:

The City Council at a regular meeting held July 7, 2010, APPROVED the request for a Special Use Permit FOR 22 RESIDENCE HOTEL UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

Planning and Development

1. There shall be a 1-year Required Review after issuance of a business license for the subject use at a public hearing of the Planning Commission.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Hotel, Residence use.

3. This approval shall be void one year from the date of final approval, unless a Business License has been issued for the Hotel, Residence use. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

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NOV 28 2011

RQR-43945 Printed with environmentally friendly soy ink.

Public Works

7. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Boulder Highway Bus Rapid Transit project and any other public improvement projects adjacent to this site.

Sincerely,

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

cc: Mr. Rakesh Patel
Ferguson Motel
1028 Fremont Street
Las Vegas, Nevada 89101

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NOV 28 2011

RQR-43945

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
RQR-44030 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT - For possible action on a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED adjacent to the northwest corner of Sahara Avenue and Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-33882

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44030** APN: 162-03-411-011

Name of Property Owner: Chetak Development

Name of Applicant: same as above

Name of Representative: Brian Barson

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: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-411-011

Signature of Property Owner: Will Kemp

Print Name: Will Kemp

Subscribed and sworn before me

This 31 day of October, 20 11

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

RECEIVED
NOV 30 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Required Review #30483

**Project Address (Location)** 2236 Paradise Road, Las Vegas, NV 89104

**Project Name** Billboard **Proposed Use** _____

**Assessor's Parcel #(s)** 162-03-411-011 **Ward #** three (3)

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

**Commercial Square Footage** 14 by 48 **Floor Area Ratio** N/A

**Gross Acres** 2 plus **Lots/Units** N/A **Density** N/A

**Additional Information** Existing billboard

**PROPERTY OWNER** Chetak Development **Contact** Brian Barson

**Address** c/o Cornerstone Company 9901 Covington Cross Dr., #170 **Phone:** 383-3033 **Fax:** 383-8576

**City** Las Vegas **State** ~~Kas~~ NV **Zip** 89144

**E-mail Address** bbarson@cornerstonecompany.com

**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*** _____

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

**Print Name** Will Kaump

Subscribed and sworn before me

This 31 day of October, 20 11.

_____

Notary Public in and for said County and State

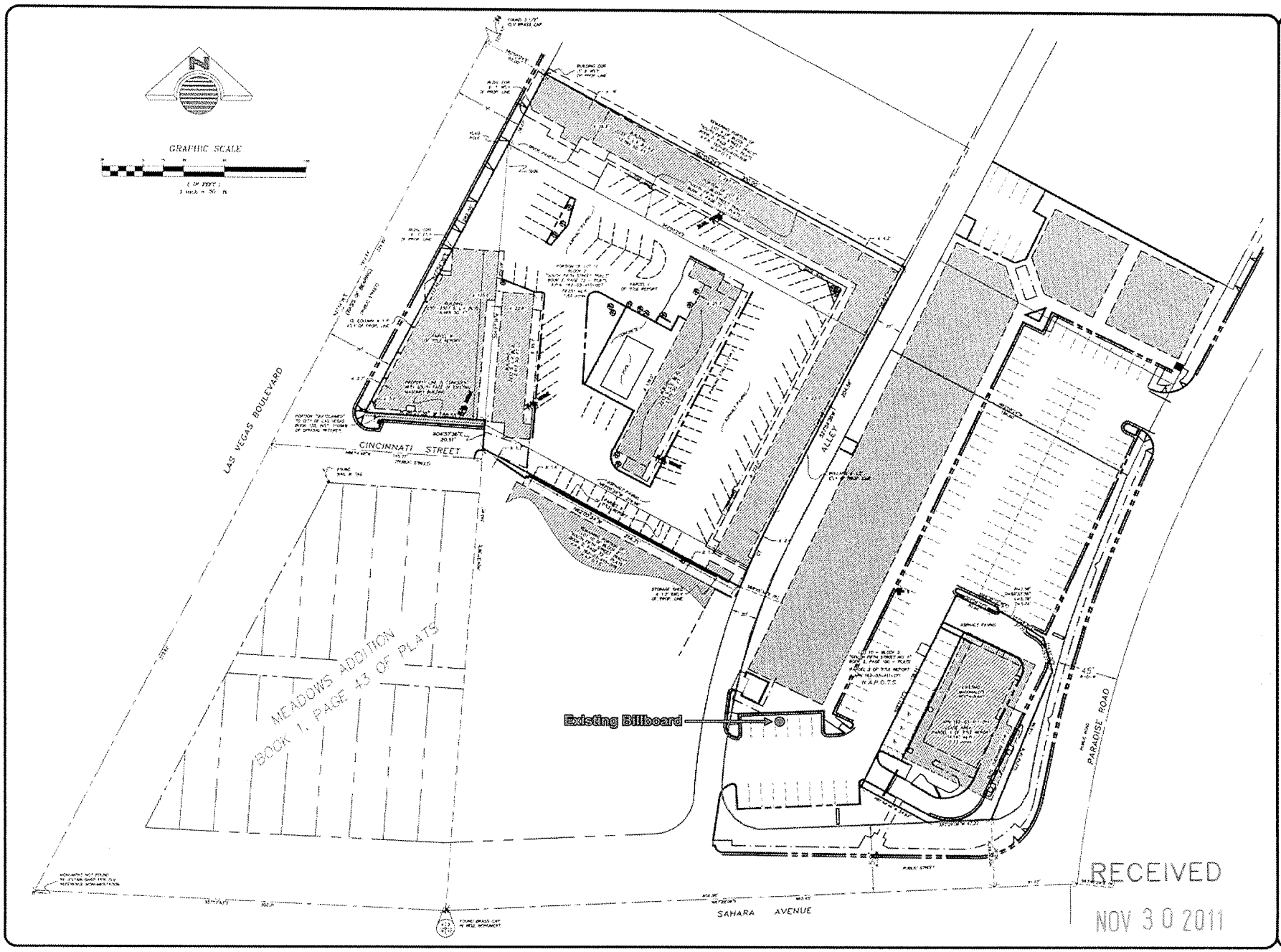
RECEIVED
NOV 30 2011

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | RQR-44030 |
| Meeting Date: | 01/10/12 |
| Total Fee: | $ 800.00 |
| Date Accepted: | 11/30/11 |
| 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.


GRAPHIC SCALE
LAS VEGAS BOULEVARD
CINCINNATI STREET
MEADOWS ADDITION
BOOK 1, PAGE 43 OF PLATS
Existing Billboard
PARADISE ROAD
SAHARA AVENUE
RECEIVED
NOV 30 2011
FUN CITY / MCDONALDS EXHIBIT
LAS VEGAS BLVD / PARADISE / SAHARA
CLARK COUNTY
NEVADA
HORIZON SURVEYS

RQR-44030




RQR-44030

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NOV 30 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 19, 2009

Mr. Will Kemp, Esq.
Chetak Development c/o Cornerstone Co.
9901 Covington Cross Drive, Ste 170
Las Vegas, Nevada 89144

RE: RQR-33882 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 17, 2009

Dear Mr. Kemp:

The City Council at a regular meeting held June 17, 2009 APPROVED the request for a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2236 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-1274).

2. This Special Use Permit shall be placed on an agenda closest to January 22, 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 (SUP-1274) 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.

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

174936

RQR-44030

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,

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

cc: Mr. Will Kemp
3800 Howard Hughes Parkway
Las Vegas, Nevada 89169

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
GPA-43887 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin).

C.C.: 02/15/2012

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-43887, ZON-43888, SUP-43889, VAC-43891 and SDR-43890
3. Supporting Documentation
4. Photos - GPA-43887, ZON-43888, SUP-43889, VAC-43891 and SDR-43890
5. Justification Letter - GPA-43887, ZON-43888, SUP-43889, VAC-43891 and SDR-43890
6.

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-43887 APN: 162-04-811-028

Name of Property Owner: Sahara Investments LLC/Lucky Dragon LP

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

Linda J. Goodell

Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

Revised 11-14-06

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

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10/27/2011 10:30 Weidner Holdings (FAX)702 407 5683 P.001/002

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** 300 West Sahara

**Project Name** Lucky Dragon Hotel and Casino **Proposed Use** Hotel/casino

**Assessor's Parcel #(s)** 162-04-811-028 **Ward #** 3

**General Plan:** existing MXU proposed C **Zoning:** existing R-4 proposed C-2

**Commercial Square Footage** 408,196 **Floor Area Ratio** 3.56

**Gross Acres** 2.63 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sahara Investments LLC/Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 9710 W. Tropicana, Suite 120 **Phone:** 702 7913432 **Fax:** 702 7915828

**City** Las Vegas **State** NV **Zip** 89147

**E-mail Address** gjeanlindak52@aol.com

**APPLICANT** Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 3575 W. Post Rd., Suite 1 **Phone:** 702 7913432 **Fax:** 702 7915828

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

**E-mail Address** gjeanlindak@aol.com

**REPRESENTATIVE** Morenovad Associates **Contact** Gregory Borgel

**Address** 300 S. 4th St, Suite 1700 **Phone:** 702 3838888 **Fax:** 702 3838953

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

**E-mail Address** N/A

**Property Owner Signature*** _____

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

**Print Name** Andrew Fonfa

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of October, 2011.

Linda J. Goodell

Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-43887 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | $2,000.- |
| Date Accepted: | 11/16/11 |
| Accepted By: | BS |

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

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Revised 02.14.11



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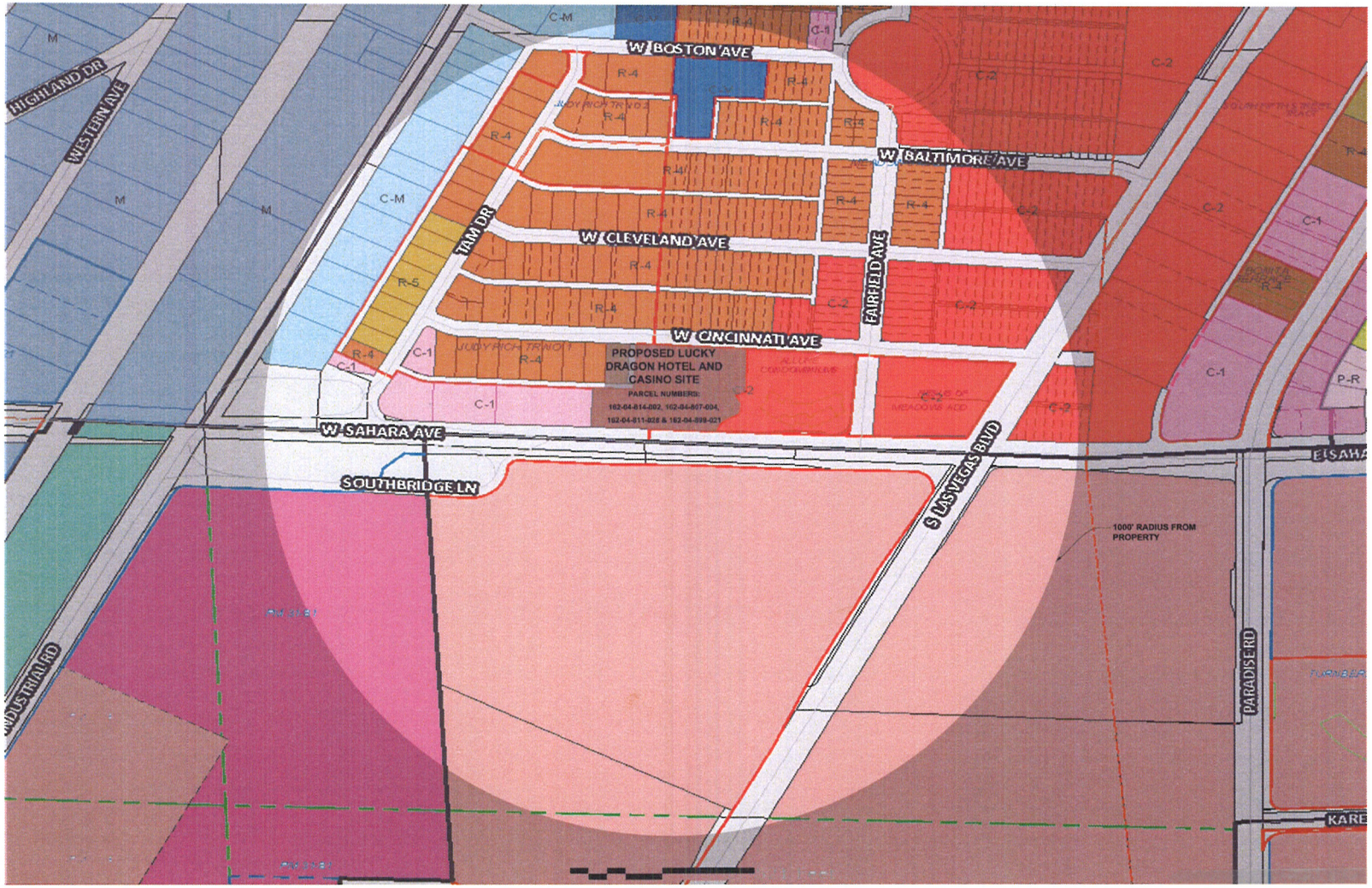


**ZONING LEGEND**

CITY OF LAS VEGAS ZONING:

- LIMITED COMMERCIAL DISTRICT (C-1)
- GENERAL COMMERCIAL DISTRICT (C-2)
- COMMERCIAL INDUSTRIAL DISTRICT (C-M)
- CIVIC DISTRICT (C-V)
- INDUSTRIAL DISTRICT (M)
- APARTMENT RESIDENCE DISTRICT (R-4)
- DOWNTOWN APARTMENT DISTRICT (R-5)

CLARK COUNTY ZONING:

- LIMITED RESORT AND APARTMENT (H-1)
- RECREATIONAL VEHICLE PARK (RVP)
- LIGHT MANUFACTURING (M-1)

**VICINITY MAP**




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# LOCATION MAP

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 2, 2011

LAS VEGAS, NEVADA

SCALE: NOT TO SCALE

**GPA-43887 ZON-43888**
**SUP-43889 VAC-43891**
**SDR-43890**

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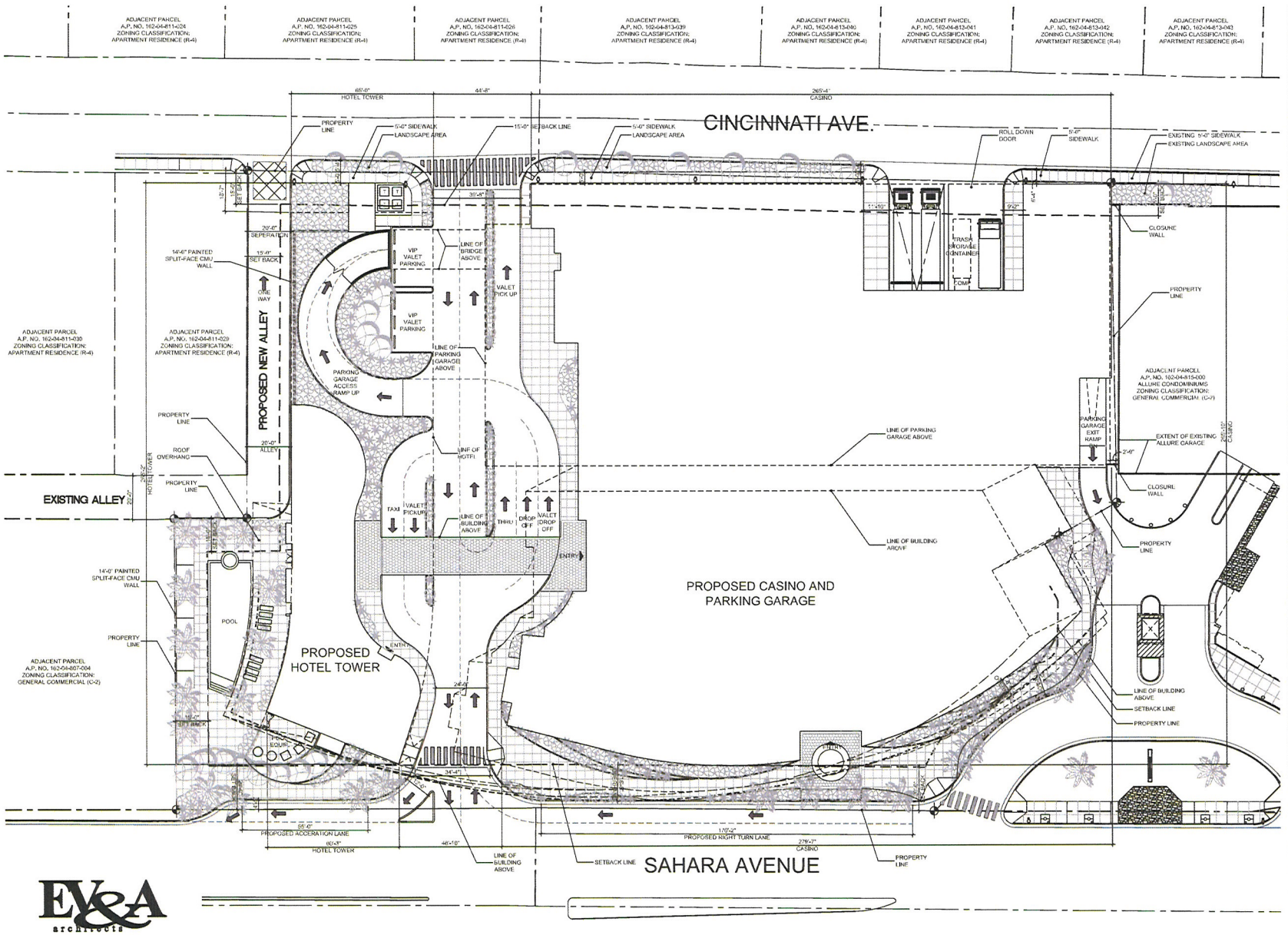


## SITE INFORMATION

| | |
|---|---|
| PARCEL NUMBERS | 162-04-814-002<br>162-04-807-004<br>162-04-811-028<br>162-04-899-021 |
| JURISDICTION: | CITY OF LAS VEGAS |
| EXISTING ZONING: | GENERAL COMMERCIAL (C-2) |
| PROPOSED ZONING: | GENERAL COMMERCIAL (C-2) |
| SIZE: | 2.63 ACRES (114,562 SF) |
| ROOF AREA: | 51,813 SF |
| LOT COVERAGE: | 45.23% |

## BUILDING INFORMATION

**HOTEL DATA:**

| | |
|---|---|
| TOTAL HOTEL ROOMS: | 202 |
| TOTAL FLOORS: | 10 |
| TOTAL AREA: | 151,771 SF |

**CASINO DATA:**

| | |
|---|---|
| GAMING AREA: | 18,889 SF |
| OTHER AREAS: | 69,539 SF |
| **TOTAL:** | 88,428 SF |

**PARKING GARAGE:**

| | |
|---|---|
| LEVEL 1 (70 STALLS) | 33,836 SF |
| LEVEL 2 (104 STALLS) | 36,525 SF |
| LEVEL 3 (107 STALLS) | 36,525 SF |
| LEVEL 4 (107 STALLS) | 36,525 SF |
| LEVEL 5 (58 STALLS) | 20,689 SF |
| CENTRAL PLANT (AT LEVEL 5) | 6,667 SF |
| **TOTAL:** | 170,767 SF |
| **TOTAL BUILDING AREA** | **410,966 SF** |

## PARKING REQUIREMENTS

**PARKING REQUIRED**

| | |
|---|---|
| CASINO: (1 PER 90 SF OF GAMING AREA)<br>GAMING AREA = 18,889 SF | 210 STALLS |
| HOTEL: (1 PER HOTEL ROOM) | 202 STALLS |
| **TOTAL REQUIRED:** | **412 STALLS** |

**PARKING PROVIDED**

| | |
|---|---|
| STANDARD (9'x18') | 371 STALLS |
| VIP VALET (9'x18') | 6 STALLS |
| COMPACT (8'x18') | 66 STALLS |
| ACCESSIBLE STALLS (19'x18') | 7 STALLS |
| ACCESSIBLE STALLS (22'x18') | 2 STALLS |
| **TOTAL PROVIDED:** | **452 STALLS** |

## VICINITY MAP





EV&A architects

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SITE PLAN

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 2, 2011

LAS VEGAS, NEVADA

SCALE: 1" = 20'-0"

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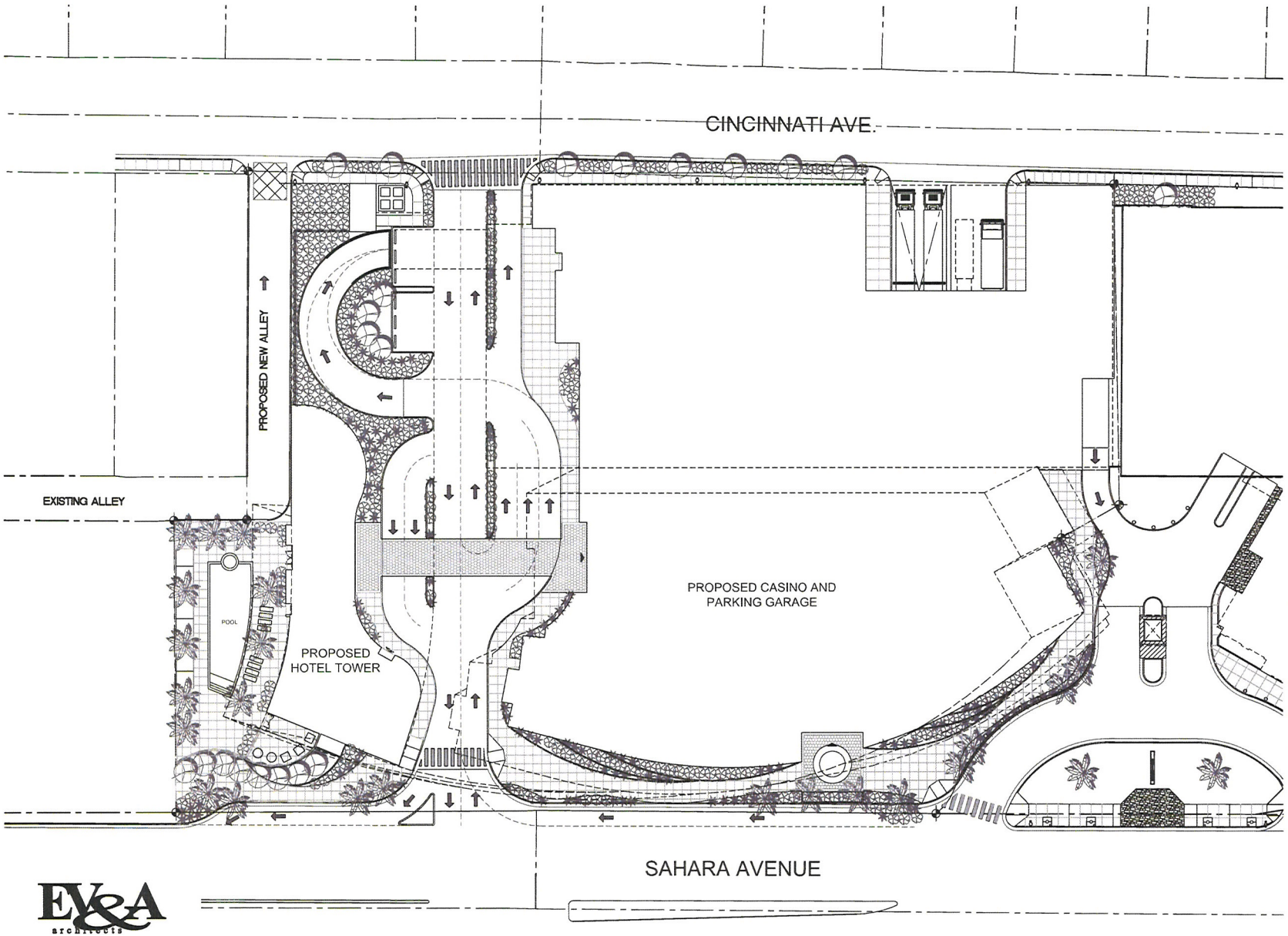
SDR-43890




## PLANT LEGEND

| | PLANT NAME | SIZE | QTY. |
|---|---|---|---|
| TREES | | | |
| | PHOENIX DACTYLIFERA (DATE PALM) | 25' TALL | 22 EA. |
| | FRAXINUS OXYCARPA RAYWOOD (RAYWOOD ASH) | 36" BOX | 7 EA. |
| | PRUNUS CAROLINIANA (CHERRY LAUREL) | 36" BOX | 8 EA. |
| | RHUS LANCEA (AFRICAN SUMAC) | 24" BOX | 6 EA. |
| | CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM) | 24" BOX | 70 EA. |
| | CYCAS REVOLUTA (SAGO PALM) | 24" BOX | 70 EA. |
| PLANTS | | | |
| | DIETES BICOLOR (FORTNIGHT LILY) | 5 GAL. | 40 EA. |
| | BUXUS MICROPHYLLA (BOXWOOD) | 5 GAL. | 40 EA. |
| | HESPERALOE PARVIFLORA (RED YUCCA) | 5 GAL. | 40 EA. |
| | LIGUSTRUM TEXANUM (PRIVET) | 5 GAL. | 40 EA. |
| | LANTANA SPECIES (LANTANA) | 5 GAL. | 40 EA. |
| | ROSMARINUS OFFICINALIS (ROSEMARY) | 5 GAL. | 42 EA. |
| VINES | | | |
| | MACFADYENA UNGUIS-CATI (CAT'S CLAW) | | |

## VICINITY MAP

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# LANDSCAPE PLAN

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 2, 2011 LAS VEGAS, NEVADA

SCALE: 0 10' 20' 40'

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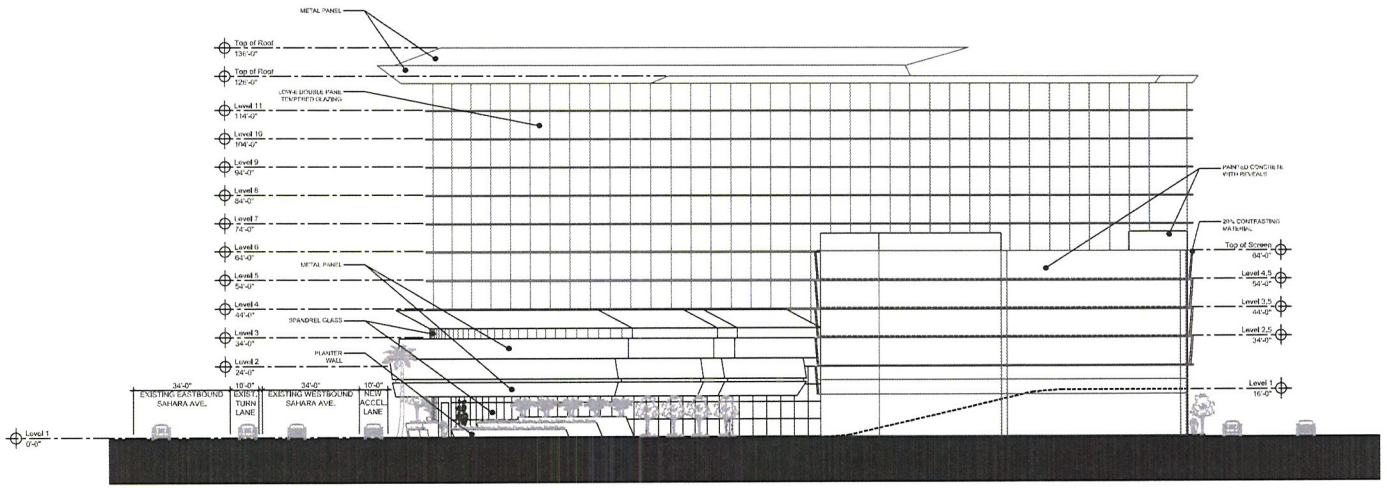
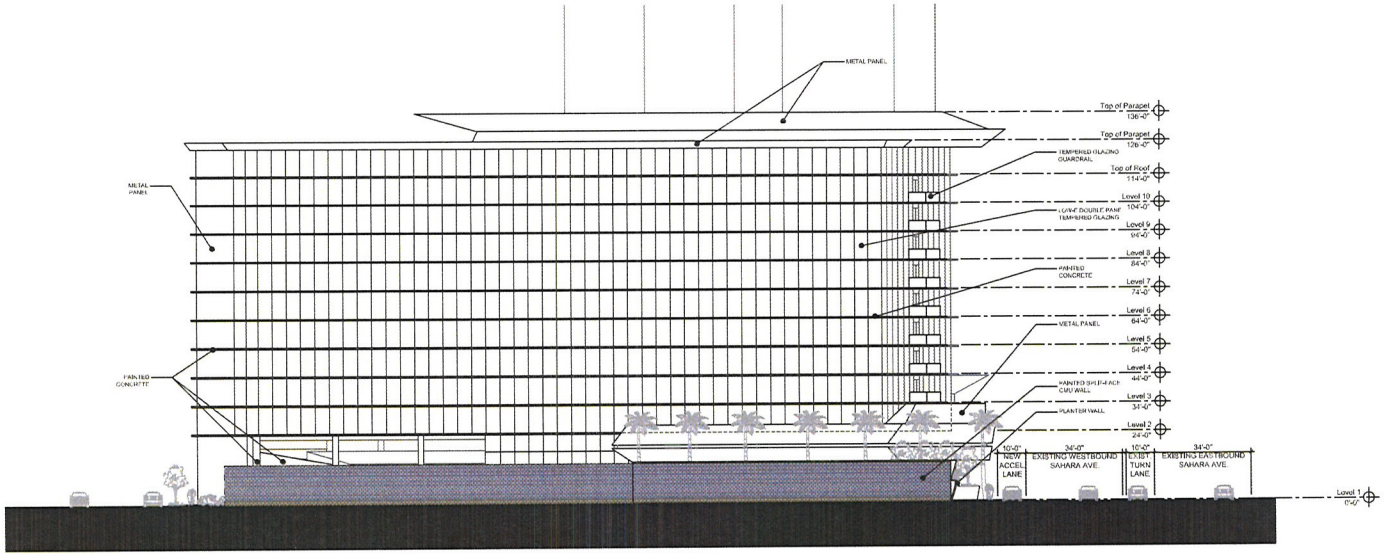



EAST ELEVATION




WEST ELEVATION

EV&A architects

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# EXTERIOR ELEVATIONS

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

0 10'-0" 20'-0" 40'-0"
SCALE: 1" = 20'-0"

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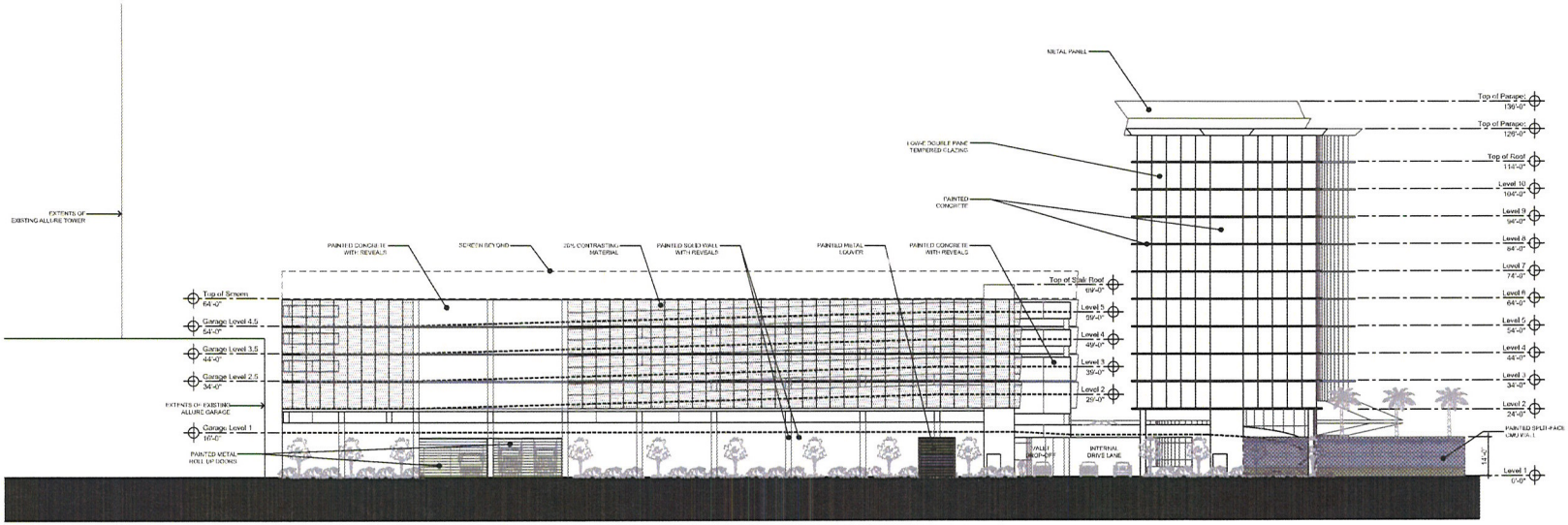
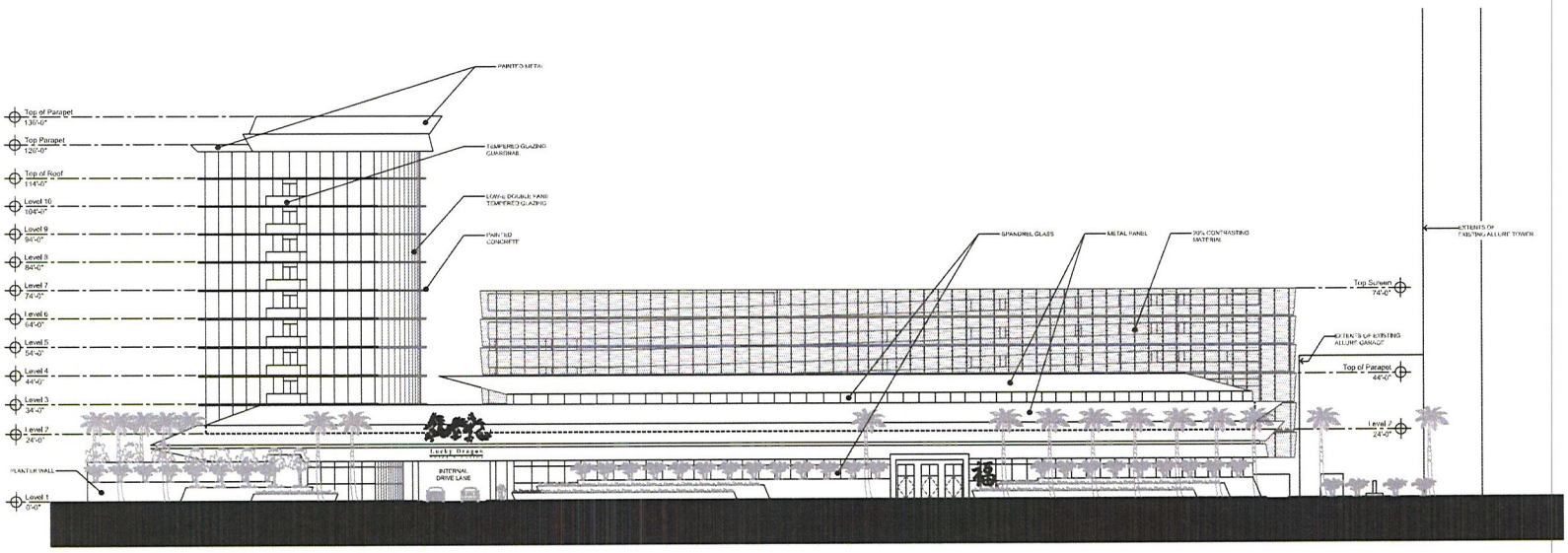



NORTH ELEVATION




SOUTH ELEVATION

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# EXTERIOR ELEVATIONS

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

SCALE: 1" = 20'-0"

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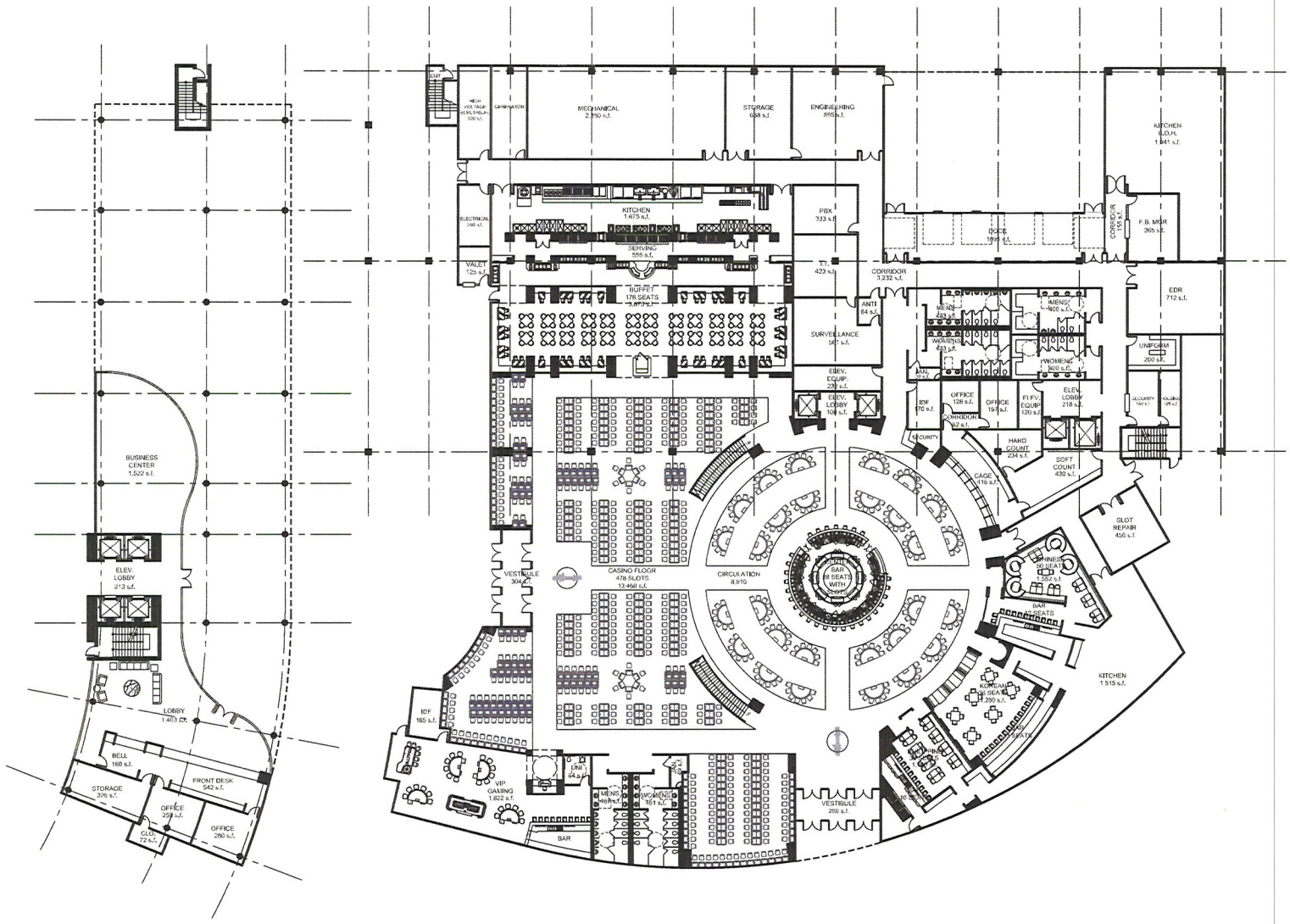


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# CASINO AND HOTEL FLOOR PLAN - LEVEL 01

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

N

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**SDR-43890**

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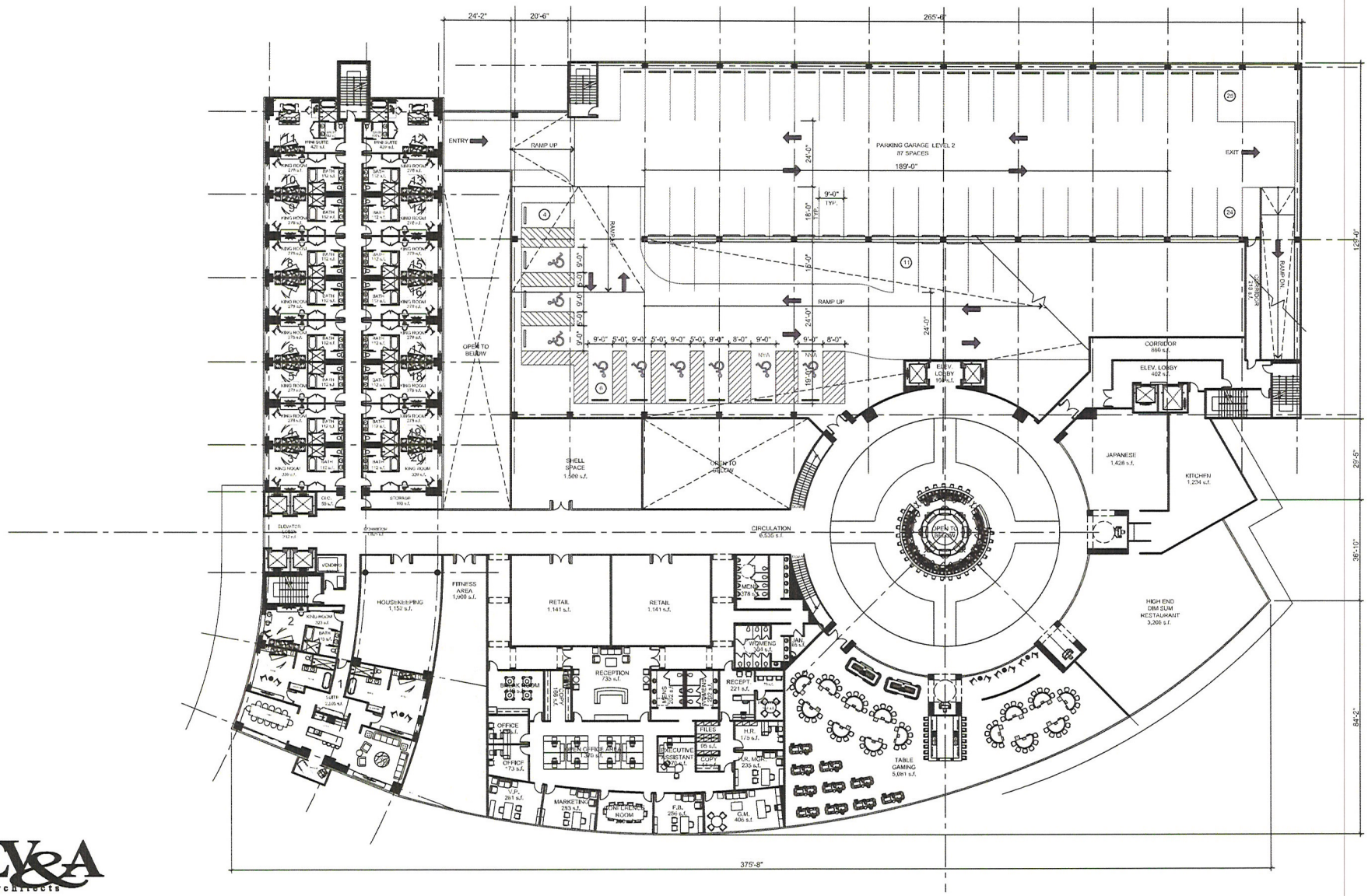


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# CASINO AND HOTEL FLOOR PLAN - SECOND FLOOR

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011 LAS VEGAS, NEVADA

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

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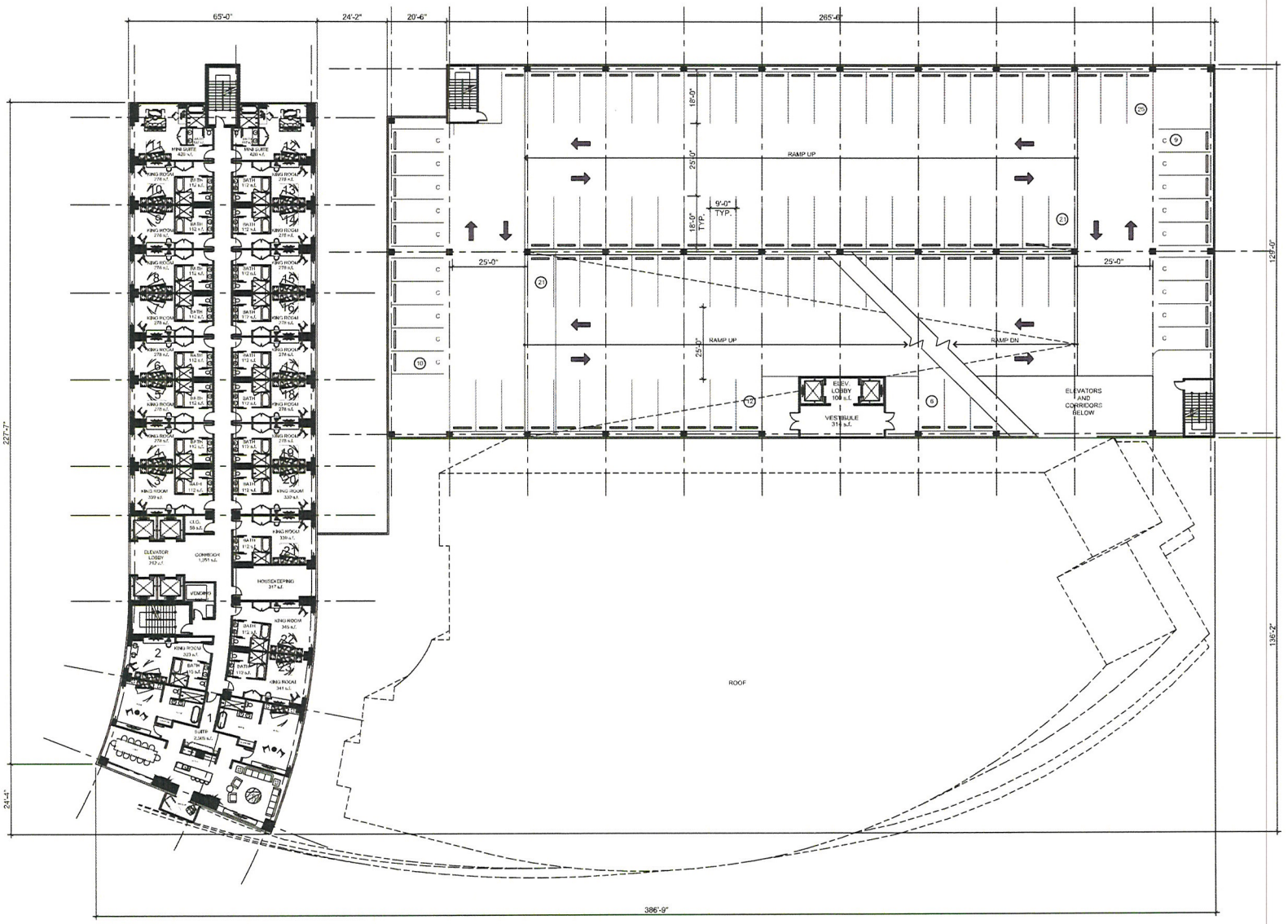


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HOTEL FLOOR PLAN - LEVEL 3 (4-10 SIMILAR) AND GARAGE LEVEL 2

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

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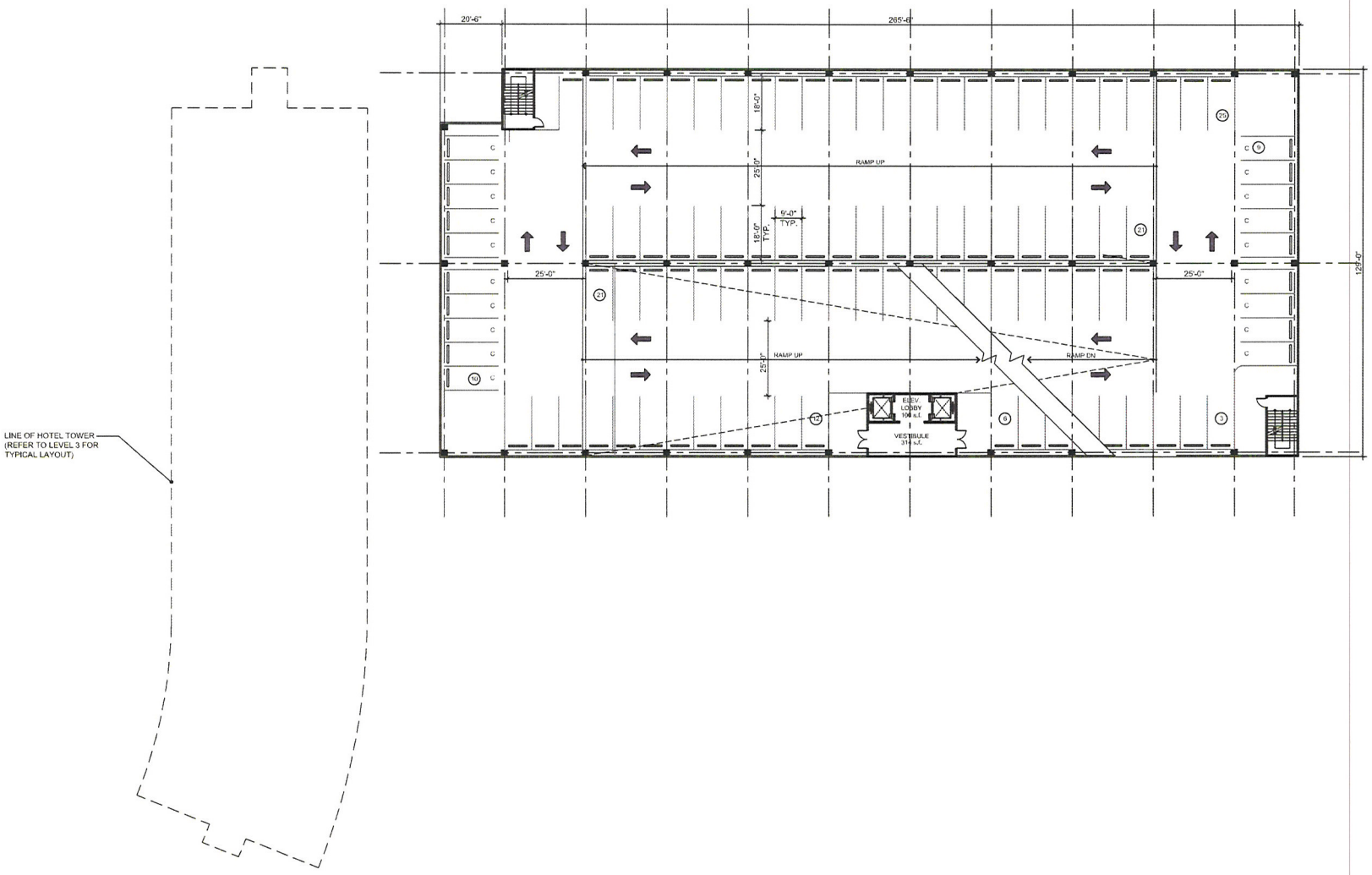
SDR-43890

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# GARAGE LEVEL 3 (LEVEL 4 SIMILAR)

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

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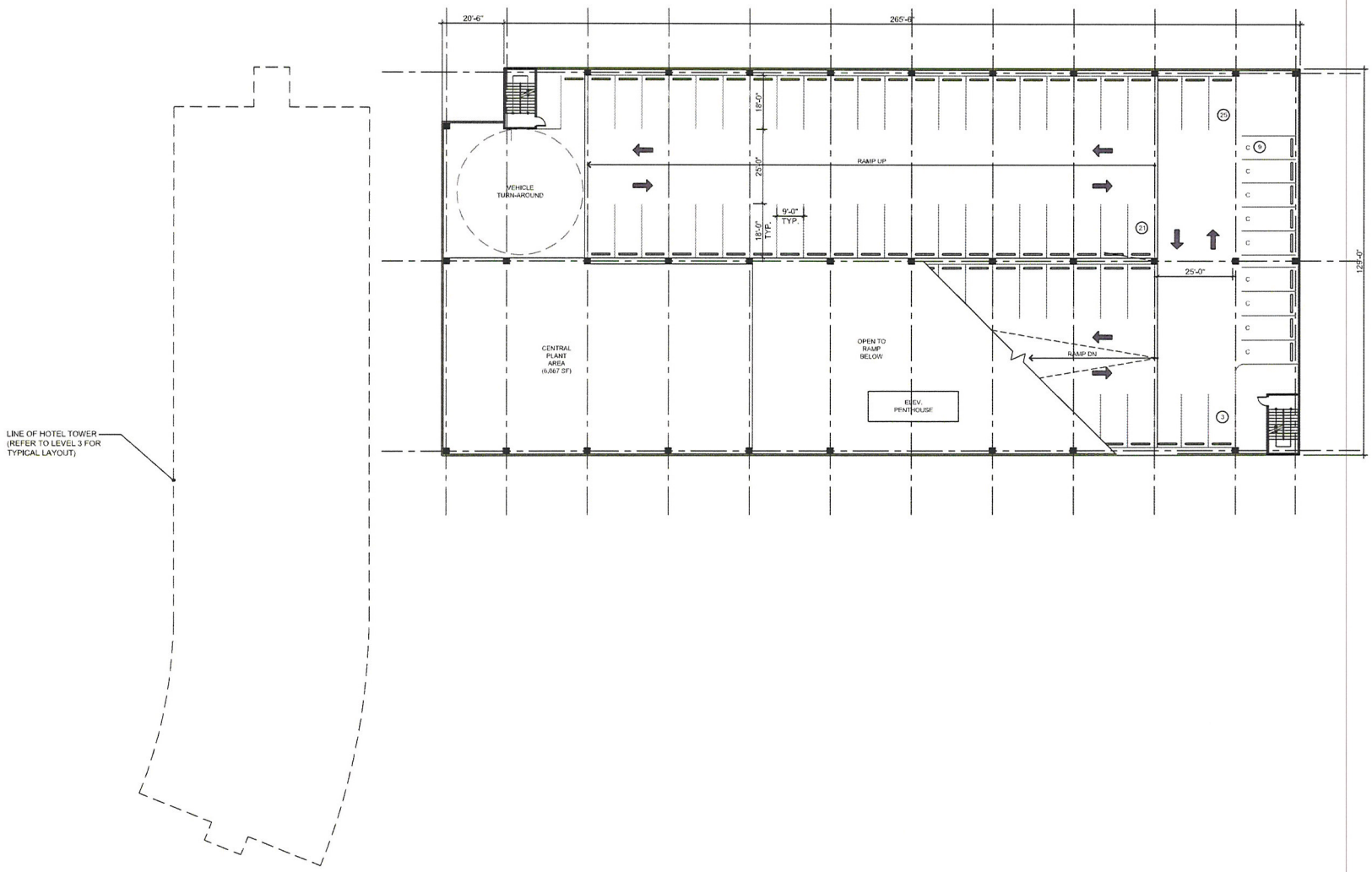


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# GARAGE LEVEL 5

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

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City of Las Vegas

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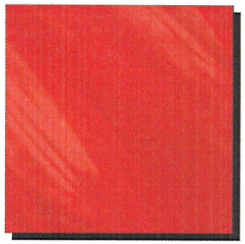
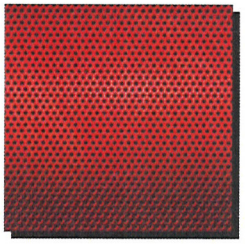
SUP-43889 VAC-43891
SDR-43890



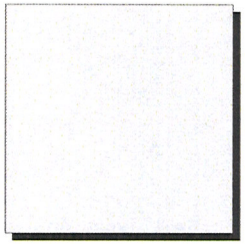
RED GLAZING



GOLD GLAZING



20% CONTRASTING MATERIAL



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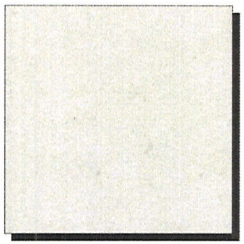

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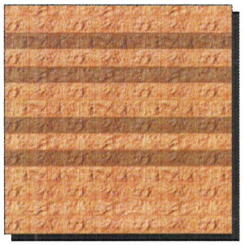
PAINTED METAL



PAINTED METAL FENCE



PAINTED SPILT FACE CMU WALL

EV&A architects

ED VANCE AND ASSOCIATES
900 S. PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89144
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MATERIALS BOARD

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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NOV 16 2011
City of Las Vegas

GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890

Moreno
AND ASSOCIATES, INC.

GREGORY E. BORGEL
*Vice President*
*Planning and Development Services*

October 28, 2011

Planning Department
City of Las Vegas
Hand delivered

Dear Gentlemen:

Please accept this as the required justification letter for applications as follow:

1. A General Plan Amendment from MXU (Mixed Use) to C (Commercial) and a Rezoning from R-4 (Apartment Residence District) to C-2 (General Commercial District for APN 162-04-811-028.

Justification: This parcel is intended to be incorporated into an overall hotel-casino development with adjacent parcels to the south and east which are already in the C general plan category and the C-2 zoning district. In effect, the proposed changes simply move the existing plan/zone boundary slightly west. Since the subject parcel is already within a gaming enterprise district, the applicant believes that the C/C-2 classification is presumed to be appropriate as they are necessary to utilize the gaming classification.

2. A special use permit for a Gaming Establishment, Unrestricted on APNs 162-04-814-002, 162-04-807-004, 162-04-807-005, and 162-04-811-028.

Justification: All parcels are within the existing gaming enterprise district and therefore presumed to be appropriate for gaming. The project is primarily accessed from Sahara Avenue, a major arterial which provides adequate access and which has previously been approved or planned for gaming on both the City and County sides.

3. A site development review with waivers is requested for the overall project (same APNs as in paragraph 2 above).

Justification: As to the overall design, the project is generally designed to be compatible with (and share access with) the existing Allure condominiums, but is lower in height than the Allure project and lower than prior proposals for the subject parcels. The design focuses activity on Sahara Avenue, a major commercial arterial.

a. Waiver of Downtown Centennial Plan east-west street landscaping theme and streetscape (5' amenity zone and 10' sidewalk) is requested. Proposed landscape and streetscape for both Sahara and Cincinnati are designed to approximately match abutting properties. Particularly

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**GPA-43887 ZON-43888**
**SUP-43889 VAC-43891**
**SDR-43890**

*300 S. 4th Street, #1500 • Las Vegas, NV 89101* *(702) 383-8953 • Fax 383-8845*

on Sahara Avenue the applicant believes it is aesthetically important to maintain continuity with the frontage treatment of Allure Condominiums with which the subject project will share access. Landscape on Cincinnati has been provided to the extent feasible and taking account of the slight skewing of the Cincinnati alignment adjacent to the subject parcels.

b. Waiver to allow service area/loading dock at street frontage on Cincinnati, requiring some vehicle maneuvering within the Cincinnati right-of-way. Similar service/loading area arrangements have previously been approved on Cincinnati. As a practical matter, servicing/loading cannot utilize the Sahara access without causing traffic conflicts with the adjacent Allure project and on Sahara Avenue itself. The minimal facilities on Cincinnati (which can be screened to minimize any visual issues) should have no significant impacts on the use of Cincinnati by other properties.

c. Above-ground utilities on Cincinnati. It is is the applicant's understanding that the utility boxes for NV Energy will be required to be above ground for access. The boxes would be low profile and no more visually intrusive than traffic control devices and similar equipment used throughout the community, but appear to require a waiver.

d. Waiver for a 14' block wall on the west perimeter is requested to adequately separate the the project from different uses to the west. The wall can be treated with contrasting materials so as to be aesthetically acceptable. I have been advised that similar overheight walls have been approved on portions of the property in conjunction with a prior application.

e. Other blank walls at street level can be aesthetically enhanced in a manner compatible with the 14' west wall described above.

4. A vacation and abandonment of a portion of the existing alley connecting Tam Drive to Cincinnati is requested to allow APN 162-04-811-028 to be joined to the overall project.

Justification: The applicant will dedicate a new alley segment to maintain the Tam-Cincinnati connection. The net result will be a shorter alley which should be just as convenient for other users and less public alley to be maintained.

Sincerely,

Greg Borgel

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**GPA-43887 ZON-43888**
**SUP-43889 VAC-43891**
**SDR-43890**

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
ZON-43888 - REZONING RELATED TO GPA-43887 - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Location and Aerial Maps – ZON-43888, SUP-43889 and SDR-43890
3. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-43888** APN: 162-04-811-028

Name of Property Owner: Sahara Investments LLC/Lucky Dragon LP

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

_____
Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

Revised 11-14-06

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10/27/2011 10:30 Weidner Holdings (FAX)702 407 5683 P.001/002

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 300 West Sahara

**Project Name** Lucky Dragon Hotel and Casino **Proposed Use** Hotel/casino

**Assessor's Parcel #(s)** 162-04-811-028 **Ward #** 3

**General Plan:** existing MXU proposed C **Zoning:** existing R-4 proposed C-2

**Commercial Square Footage** 408,196 **Floor Area Ratio** 3.56

**Gross Acres** 2.63 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sahara Investments LLC/Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 9710 W. Tropicana, Suite 120 **Phone:** 702 7913432 **Fax:** 702 7915828

**City** Las Vegas **State** NV **Zip** 89147

**E-mail Address** gjeanlindak57@aol.com

**APPLICANT** Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 3575 W. Post Rd., Suite 1 **Phone:** 702 7913432 **Fax:** 702 7915828

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

**E-mail Address** gjeanlindak@aol.com

**REPRESENTATIVE** Morenobond Associates **Contact** Gregory Bergel

**Address** 300 S. 4th St, Suite 1700 **Phone:** 702 3838888 **Fax:** 702 3838953

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

**E-mail Address** N/A

**Property Owner Signature*** _____

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

**Print Name** Andrew Fonfa

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of October, 2011.

Linda J. Goodell

Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-43888 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | $1,200 |
| Date Accepted: | 11/16/11 |
| Accepted By: | BG |

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

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10/27/2011 10:31 Weidner Holdings (FAX)702 407 5683 P.002/002

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43889 - SPECIAL USE PERMIT RELATED TO GPA-43887 AND ZON-43888 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, NON-RESTRICTED on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin).

C.C.: 02/15/2012

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. 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: **SUP-43889** APN: 162-04-807-004 & 005; 162-04-811-028 162-04-814-002

Name of Property Owner: Sahara Investments LLC/Lucky Dragon LP

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

_____
Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

Revised 11-14-06

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit--Gaming Establishment, Unrestricted

**Project Address (Location)** 300 West Sahara

**Project Name** Lucky Dragon Hotel and Casino **Proposed Use** Hotel/casino

**Assessor's Parcel #(s)** 162-04-807-004 & 005; 162-04-811-028 ~~162-04-814-002~~ **Ward #** 3

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

**Commercial Square Footage** 408,196 **Floor Area Ratio** 3.56

**Gross Acres** 2.63 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sahara Investments LLC/Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 9710 W. Tropicana, Suite 100 **Phone:** 702 7913432 **Fax:** 702 7915828

**City** Las Vegas **State** NV **Zip** 89147

**E-mail Address** gjeanlindak@aol.com

**APPLICANT** Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 3575 W. Post Rd., Suite 1 **Phone:** 702 7913432 **Fax:** 702 7915828

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

**E-mail Address** gjeanlindak@aol.com

**REPRESENTATIVE** Morenovod Associates **Contact** Gregory Borgel

**Address** 300 S. 4th St, Suite 1700 **Phone:** 702 3838888 **Fax:** 702 3838953

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

**E-mail Address** N/A

**Property Owner Signature*** _____

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

**Print Name** Andrew Fonfa

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of October, 2011.

Linda J. Goodell

Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-73889 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | ~~$1,030.00~~ |
| Date Accepted: | 11/16/11 |
| 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.

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
VAC-43891 - VACATION RELATED TO GPA-43887, ZON-43888 AND SUP-43889 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC - For possible action on a request for a Vacation OF A PORTION OF AN EXISTING ALLEY SOUTH OF CINCINNATI AVENUE AND EAST OF TAM DRIVE, Ward 3 (Coffin).

C.C.: 02/15/2012

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-43891 APN: 162-04-807-004; 162-04-811-028 162-04-814-002

Name of Property Owner: Sahara Investments LLC/Lucky Dragon LP

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

_____
Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014



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10/27/2011 10:28 Weidner Holdings (FAX)702 407 5683 P.001/002

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Vacation and abandonment

**Project Address (Location)** 300 West Sahara

**Project Name** Lucky Dragon Hotel and Casino **Proposed Use** Hotel/casino

**Assessor's Parcel #(s)** 162-04-811-028; 162-04-807-004 162-04-814-002 **Ward #** 3

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

**Commercial Square Footage** 408,196 **Floor Area Ratio** 3.56

**Gross Acres** 2.63 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sahara Investments LLC/Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 9710 W. Tropicana, Suite 100 **Phone:** 702 7913432 **Fax:** 702 7915828

**City** Las Vegas **State** NV **Zip** 89147

**E-mail Address** gjeanlindak@aol.com

**APPLICANT** Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 3575 W. Post Rd., Suite 1 **Phone:** 702 7913432 **Fax:** 702 7915828

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

**E-mail Address** gjeanlindak@aol.com

**REPRESENTATIVE** Morenaund Associates **Contact** Gregory Borgel

**Address** 300 S. 4th St, Suite 1700 **Phone:** 702 3838888 **Fax:** 702 3838953

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

**E-mail Address** N/A

**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** Andrew Fonfa

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of October, 20 11.

Linda J. Goodell

Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAC-43891 |
| Meeting Date: | 1/10/12 PM |
| Total Fee: | $1,000- |
| Date Accepted: | 11/16/11 |
| Accepted By: | Ben S. |

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

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City of Las Vegas

Revised 02.14.11

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43890 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43887, ZON-43888, SUP-43889 AND VAC-43891 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A 240,199 SQUARE-FOOT, 201-UNIT, 10-STORY HOTEL/CASINO WITH A 446-SPACE PARKING GARAGE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS FOR STREETSCAPE, SERVICE AREA/LOADING DOCK, UTILITY LOCATION, PERIMETER WALL HEIGHT AND WALL TREATMENT AT THE STREET LEVEL REQUIREMENTS on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin).

C.C.: 02/15/2012

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. 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-43890 APN: 162-04-807-004 & 005; 162-04-811-028 ~~162-04-814-002~~

Name of Property Owner: Sahara Investments LLC/Lucky Dragon LP

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

_____
Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

Revised 11-14-06

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City of Las Vegas

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 300 West Sahara

**Project Name** Lucky Dragon Hotel and Casino **Proposed Use** Hotel/casino

**Assessor's Parcel #(s)** 162-04-807-004 & 005; 162-04-811-028 162-04-814-002 **Ward #** 3

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

**Commercial Square Footage** 408,196 **Floor Area Ratio** 3.56

**Gross Acres** 2.63 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sahara Investments LLC/Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 9710 W. Tropicana, Suite 100 **Phone:** 702 7913432 **Fax:** 702 7915828

**City** Las Vegas **State** NV **Zip** 89147

**E-mail Address** gjeanlindak@aol.com

**APPLICANT** Lucky Dragon LP **Contact** Andrew Fonfa

**Address** 3575 W. Post Rd., Suite 1 **Phone:** 702 7913432 **Fax:** 702 7915828

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

**E-mail Address** gjeanlindak@aol.com

**REPRESENTATIVE** Morenovod Associates **Contact** Gregory Borgel

**Address** 300 S. 4th St, Suite 1700 **Phone:** 702 3838888 **Fax:** 702 3838953

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

**E-mail Address** N/A

**Property Owner Signature*** _____

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

**Print Name** Andrew Fonfa

State of Nevada County of Clark
Subscribed and sworn before me

This 27th day of October, 20 11.

Linda J. Goodell
Notary Public in and for said County and State

LINDA J. GOODELL
Notary Public State of Nevada
No. 10-1443-1
My appt. exp. Feb. 18, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-43890 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | $1,030- |
| Date Accepted: | 11/16/11 |
| Accepted By: | |

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

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City of Las Vegas

Revised 02.14.11

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10/27/2011 16:31 Weidner Holdings (FAX)702 407 5683 P.002/002

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-43970, ZON-43971, VAR-43972 and SDR-43973
3. Supporting Documentation
4. Photos - GPA-43970, ZON-43971, VAR-43972 and SDR-43973
5. Justification Letter - GPA-43970, ZON-43971, VAR-43972 and SDR-43973

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-43970** APN: 139-29-810-023

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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: Gloria Saucedo.

Print Name: Gloria Saucedo

Subscribed and sworn before me

This 14 day of November, 2011

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** GENERAL PLAN AMEDMENT

**Project Address (Location)** 2511 W. BONANZA RD. LAS VEGAS, NV 89107

**Project Name** COVERT RESIDENTIAL TO OFFICE USE. **Proposed Use** COMMERCIAL

**Assessor's Parcel #(s)** 139-29-810-023 **Ward #** 5

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

**Commercial Square Footage** 2010 **Floor Area Ratio** 100 PER OCCUPANT

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

**Additional Information** _____

**PROPERTY OWNER** GLORIA SAUCEDO **Contact** GLORIA SAUCEDO

**Address** 1293 MACNEIL ST. **Phone:** 818854715 **Fax:** _____

**City** SYLMAR **State** CA **Zip** 91342

**E-mail Address** GLORIASAU@HOTMAIL.COM

**APPLICANT** Hermandad Mexicana Transnacional **Contact** _____

**Address** 1722 W. Bonanza Rd. **Phone:** (702) 598-0052 **Fax:** (702) 598-0087

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** hermandad_mexicana702@yahoo.com

**REPRESENTATIVE** Yoko Calderon **Contact** Yoko Calderon

**Address** 1722 N. Rampart Blvd. #107 **Phone:** (702) 542-5952 **Fax:** _____

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

**E-mail Address** yoko@hermandad-mexicana.org

**Property Owner Signature*** Gloria Saucedo

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

**Print Name** Gloria Saucedo

Subscribed and sworn before me

This 14TH day of November, 20 11.

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

Revised 10/27/08

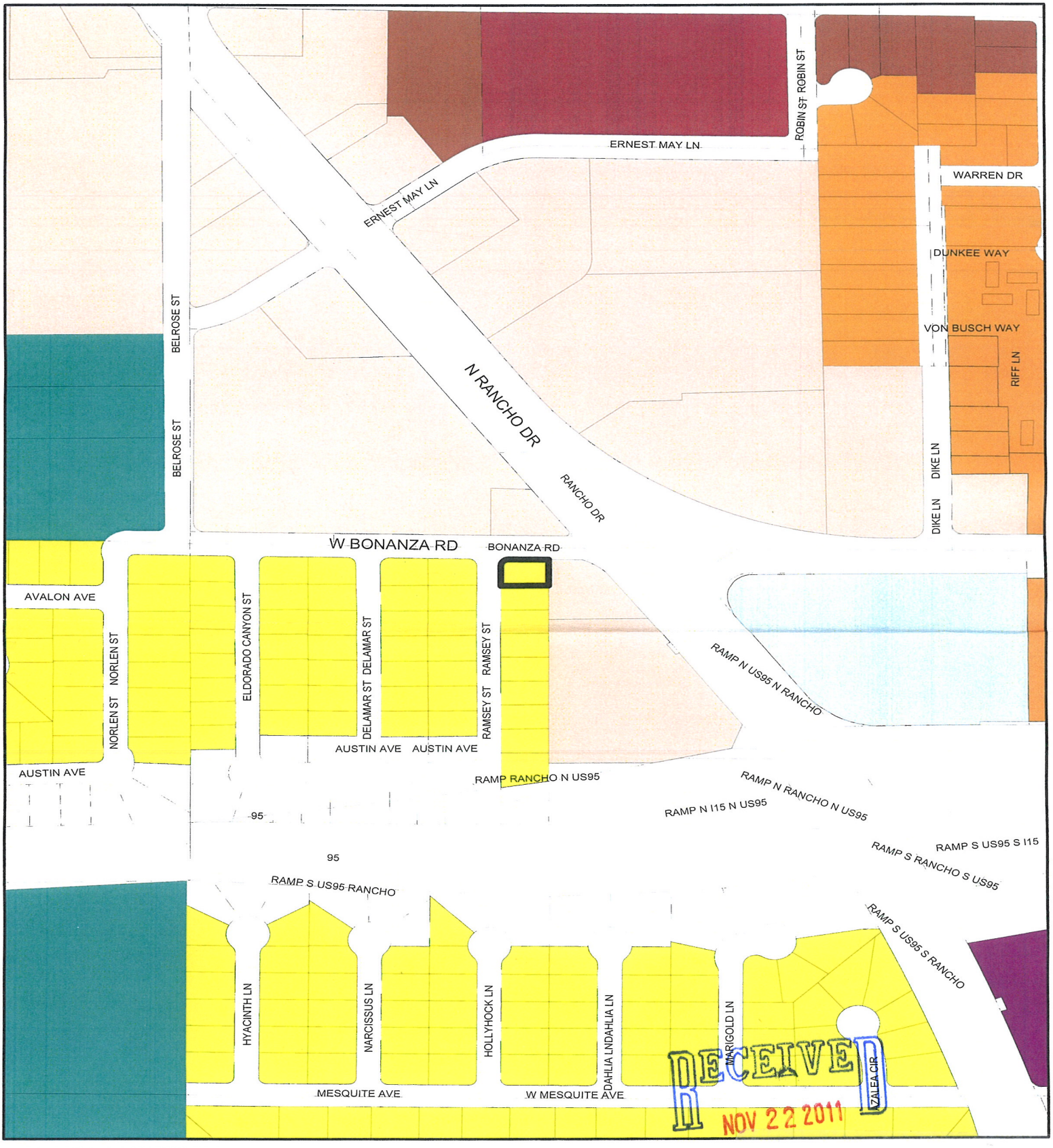
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | GPA-43970 |
| **Meeting Date:** | 01/10/12 PC |
| **Total Fee:** | $1500 + 500 |
| **Date Received:*** | 11/22/11 |
| **Received By:** | Mike 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.

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

# GENERAL PLAN AMENDMENT Parcel: 139-29-810-023

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NOV 22 2011

GENERAL PLAN AMENDMENT

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Subject Parcel
- City Limits

FROM L TO O

**GPA-43970**

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Printed: July 27, 2011

## ACCESSIBILITY NOTES

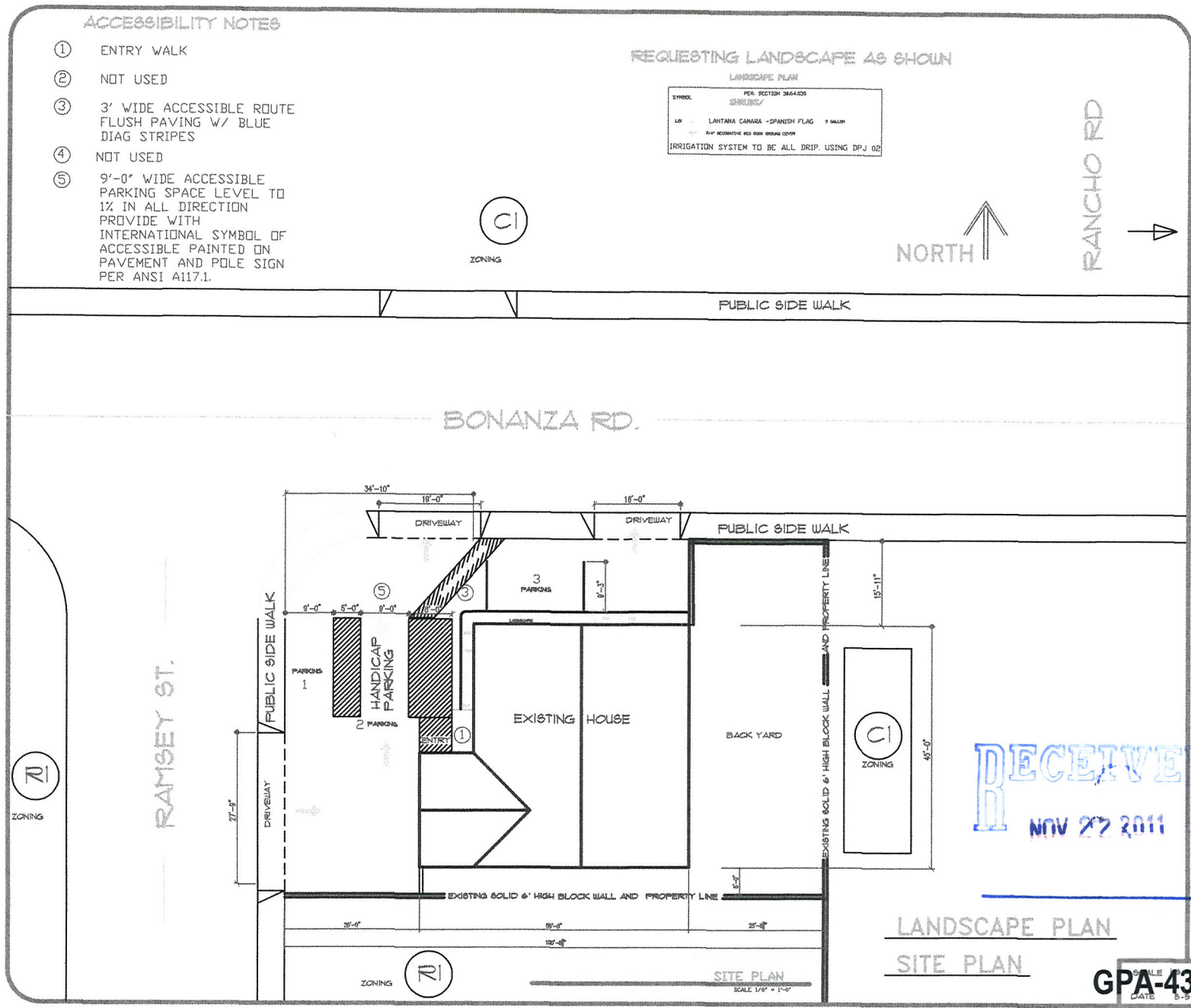
1. ENTRY WALK
2. NOT USED
3. 3' WIDE ACCESSIBLE ROUTE FLUSH PAVING W/ BLUE DIAG STRIPES
4. NOT USED
5. 9'-0" WIDE ACCESSIBLE PARKING SPACE LEVEL TO 1% IN ALL DIRECTION PROVIDE WITH INTERNATIONAL SYMBOL OF ACCESSIBLE PAINTED ON PAVEMENT AND POLE SIGN PER ANSI A117.1.

## REQUESTING LANDSCAPE AS SHOWN

LANDSCAPE PLAN

| SYMBOL | PER SECTION 38.64.030 SHRUBS/ |
|---|---|
| LM | LANTANA CAMARA -SPANISH FLAG 5 GALLON |
| | 3/4" DECORATIVE RED ROCK GROUND COVER |

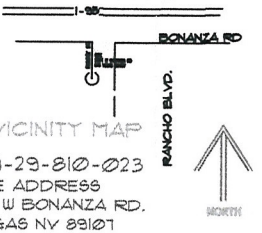
IRRIGATION SYSTEM TO BE ALL DRIP. USING DPJ 02




LANDSCAPE PLAN

SITE PLAN

## COVER PAGE




VICINITY MAP

PN 139-29-810-023
SITE ADDRESS
2511 W BONANZA RD.
VEGAS NV 89107

### VARIANCE REQUESTED

1. A PARKING VARIANCE IS REQUESTED TO ALLOW 3 SPACES WHERE 7 SPACES AR REQUIRED
2. LANDSCAPE BUFFER AN EXCEPTION IS REQUESTED
   PROPOSE LANDSCAPE AS SHOWN ON SITE PLAN
3. NEED EXCEPTION TO BRING PUBLIC SIDEWALK TO CURRENT STANDARDS INCLUDING ADA RAMP

---

4. USE
   CHANGE EXISTING USE SINGLE FAMILY RESIDENTIAL TO OFFICE.
5. GENERAL PLAN
   EXISTING LOW DENSITY SINGLE FAMILY TO PROPOSED O OFFICE.
6. ZONING
   EXISTING R1 SINGLE FAMILY TO P-O PROFESSIONAL OFFICE

### DESCRIPTION BUSINESS

HERMANDAD MEXICANA ORG.
WE ARE A REGISTERED NON PROFIT ESPANIC COMMUNITY SERVICES.
A COMMUNITY BASED ORGANIZATION SERVING THE
COMMUNITY WITH IMMIGRATION SERVICES.

### BUILDING AND LOT

| | | |
|---|---|---|
| EXISTING BUILDING AREA | 2010 | SQ. FT. |
| LOT AREA | | 15 ACRES |

IBC SECTION AS GROUP B
OCCUPANCY 100 SQ. FT. PER OCCUPANT
20 TOTAL

PN 139-29-810-023

### PARKING ANALYSIS

OFFICE PARKING IS 1 SPACE PER 300 SQ. FT.
ON SITE PARKING PROPOSED
2 REGULAR PARKING
1- HANDICAP PARKING
NO VAN PARKING

### CONTACT

REPRESENTATIVE
LUZ MARINA MOSQUERA
598 0052

SCALE
DATE 5-5-2011

HERMANDAD MEXICANA COMMUNITY OFFICES

1

RECEIVED
NOV 22 2011

GPA-43970 ZON-43971
VAR-43972 SDR-43973

## ACCESSIBILITY NOTES

1. ENTRY WALK
2. NOT USED
3. 3' WIDE ACCESSIBLE ROUTE FLUSH PAVING W/ BLUE DIAG STRIPES
4. NOT USED
5. 9'-0" WIDE ACCESSIBLE PARKING SPACE LEVEL TO 1% IN ALL DIRECTION PROVIDE WITH INTERNATIONAL SYMBOL OF ACCESSIBLE PAINTED ON PAVEMENT AND POLE SIGN PER ANSI A117.1.

## REQUESTING LANDSCAPE AS SHOWN

LANDSCAPE PLAN

| SYMBOL | | |
|---|---|---|
| | PER SECTION 30.64.020 SHRUBS/ | |
| LM | LANTANA CAMARA -SPANISH FLAG | 5 GALLON |
| | BAY DECORATIVE WOOD MULCH GROUND COVER | |

IRRIGATION SYSTEM TO BE ALL DRIP. USING DPJ 02

C1 ZONING

NORTH

RANCHO RD

PUBLIC SIDE WALK

BONANZA RD.

RAMSEY ST.

R1 ZONING

34'-10" | 18'-0" | 16'-0"

DRIVEWAY | DRIVEWAY

PUBLIC SIDE WALK

3 PARKING

9'-3"

8'-0" | 5'-0" | 9'-0"

PUBLIC SIDE WALK

PARKING 1

HANDICAP PARKING

2 PARKING

ENTRY

EXISTING HOUSE

BACK YARD

EXISTING SOLID 6' HIGH BLOCK WALL AND PROPERTY LINE

13'-11"

C1 ZONING

45'-0"

27'-9"

DRIVEWAY

EXISTING SOLID 6' HIGH BLOCK WALL AND PROPERTY LINE

3'-0"

75'-0" | 90'-0" | 20'-0"

190'-0"

ZONING R1

SITE PLAN

SCALE 1/8" = 1'-0"

LANDSCAPE PLAN

SITE PLAN

SCALE 1/8 = 1' FT.

DATE 5-5-2011

## COVER PAGE

I-15

BONANZA RD

RANCHO BLVD.

VICINITY MAP

NORTH

PN 139-29-810-023

SITE ADDRESS
2511 W BONANZA RD.
VEGAS NV 89107

### VARIANCE REQUESTED

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PROPOSE LANDSCAPE AS SHOWN ON SITE PLAN

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USE
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5 GENERAL PLAN
EXISTING LOW DENSITY SINGLE FAMILY TO PROPOSED O OFFICE.

ZONING
6 EXISTING R1 SINGLE FAMILY TO P-O PROFESSIONAL OFFICE

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A COMMUNITY BASED ORGANIZATION SERVING THE
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### BUILDING AND LOT

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|---|---|
| - | - |
| LOT AREA | .15 ACRES |

IBC SECTION A3 GROUP B
OCCUPANCY 100 SQ. FT. PER OCCUPANT
20 TOTAL

PN 139-29-810-023

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OFFICE PARKING IS 1 SPACE PER 300 SQ. FT.
ON SITE PARKING PROPOSED
2 REGULAR PARKING
1- HANDICAP PARKING
NO VAN PARKING

CONTACT
REPRESENTATIVE
LUZ MARINA MOSQUERA
596-0052

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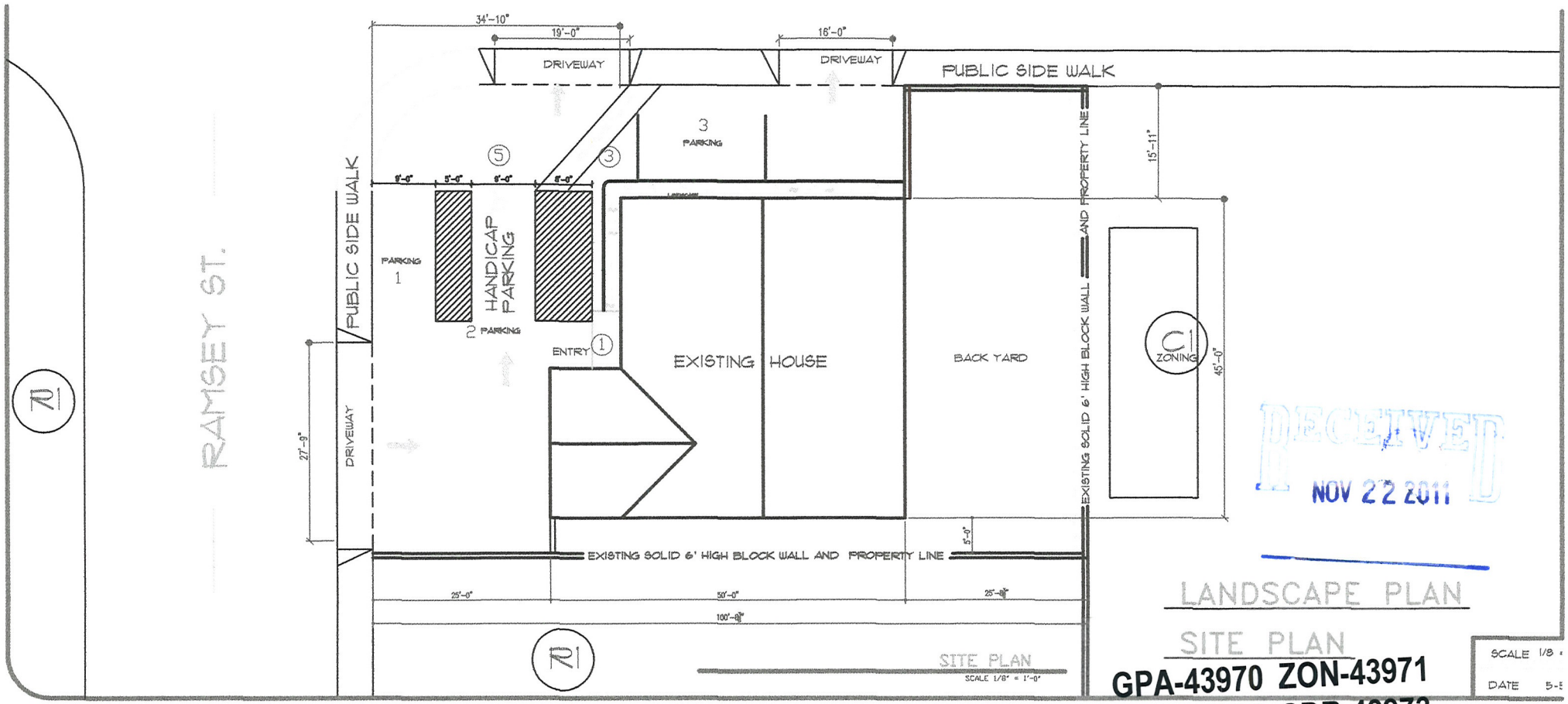
HERMANDAD MEXICANA COMMUNITY OFFICES

1

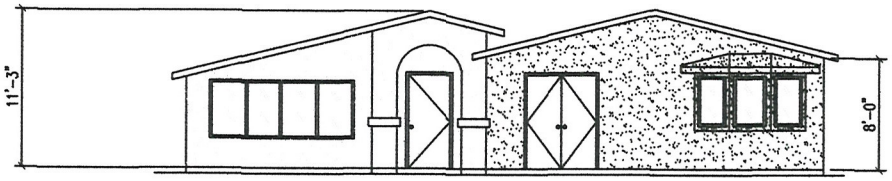
**GPA-43970 ZON-43971**
**VAR-43972 SDR-43973**




GPA-43970 ZON-43971
VAR-43972 SDR-43973

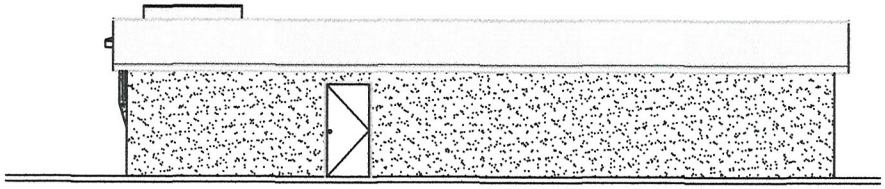


FRONT PHOTO




WEST ELEVATION

1/4" = 1FT.



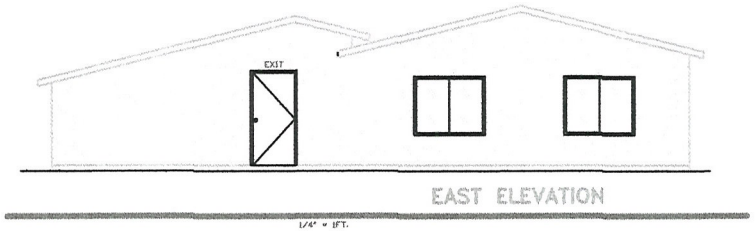
SOUTH ELEVATION

1/4" = 1FT.

1 WALLS 3 COAT STUCCO
2 COLOR DESERT TAN
3 ROOF RED SPANISH CEMENT TILE
4 TRIM STUCCO POP OUT

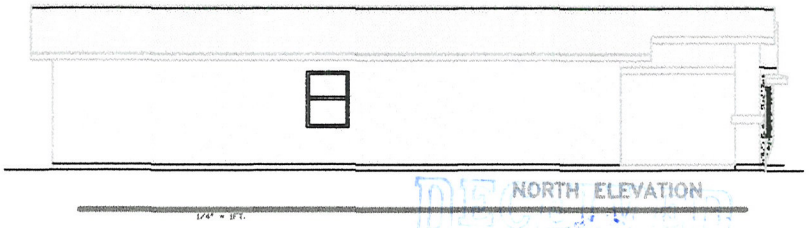


NORTH .FRONT PHOTO




EAST ELEVATION

1/4" = 1FT.



NORTH ELEVATION

1/4" = 1FT.

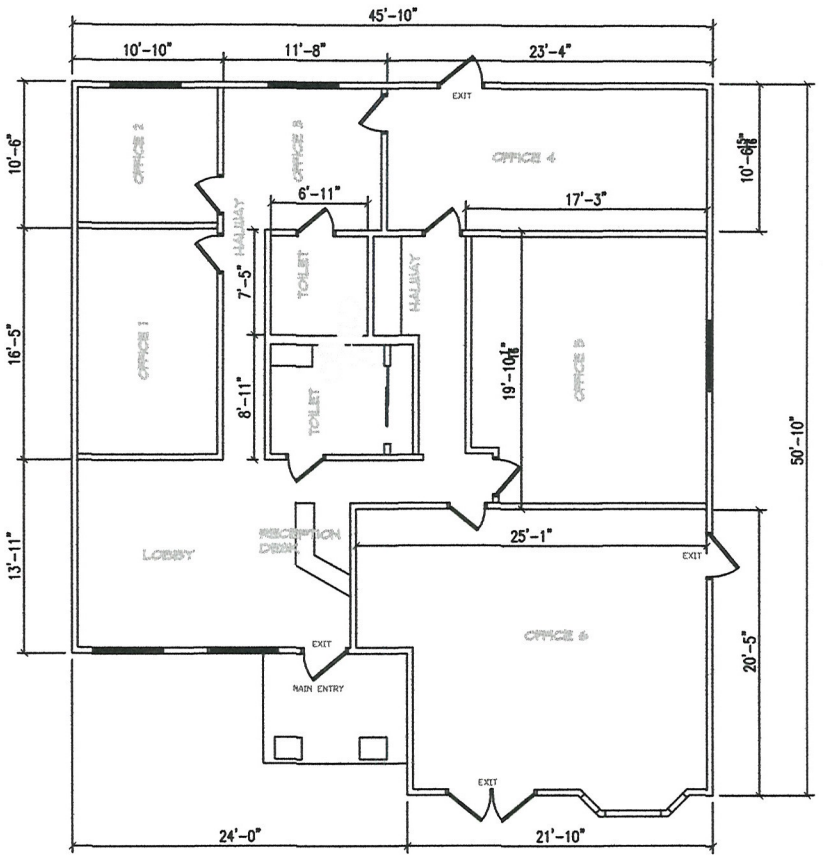
FLOOR PLAN

FLOOR PLAN

HERMANDAD MEXICANA COMMUNITY OFFICES

NOV 22 2011

GPA-43970 ZON-43971
VAR-43972 SDR-43973




FLOOR PLAN

NORTH

2009 IBC

EXISTING BUILDING AREA 2010 SQ. FT.
GROUP B BUSINESS
OCCUPANCY B 100 SQ. FT. PER OCCUPANT

TO UPGRADE BUILDING TO COMMERCIAL STANDARDS

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NOV 22 2011

FLOOR PLAN

HERMANDAD MEXICANA COMMUNITY OFFICES

2

GPA-43970 ZON-43971
VAR-43972 SDR-43973

# JUSTIFICATION LETTER

November 3, 2011

City of Las Vegas Planning Department

**Gloria Saucedo**
**Hermandad Mexicana Transnacional**
**2511 W. Bonanza Road**
**Las Vegas, NV 89107**
**APN: 139-29-810-023**

To Whom It May Concern:

We are hereby requesting approval of a General Plan amendment, Rezoning, Variance for Parking and a Site Development Plan Review to allow the convention of a Residence to Office use on the above referenced property.

Hermandad Mexicana Transnacional (HMT) is a non-profit organization, the main purpose of the office will be have our headquarter office; will have only 2 employees to do the back paperwork which involves such as filings, accounting, payroll and corporate management operations. Hours of operations: Monday-Friday 9:00AM - 5:00PM. During 1966 this property was approve to be used as a bookkeeping office we are going to be doing something completely similar.

Since our site layout complies with the conditions of City of Las Vegas Planning Department and meets all necessary requirements is justified and will be an asset to the community.

Very Truly Yours,

Gloria Saucedo
Owner

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NOV 22 2011

**GPA-43970 ZON-43971**
**VAR-43972 SDR-43973**

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Location and Aerial Maps - ZON-43971, VAR-43972 and SDR-43973
3. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-43971** APN: 139-29-810-023

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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: Gloria Saucedo

Print Name: Gloria Saucedo

Subscribed and sworn before me

This 14th day of November, 2011

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONING

**Project Address (Location)** 2511 W. BONANZA RD. LAS VEGAS, NV 89107

**Project Name** COVERT RESIDENTIAL TO OFFICE USE. **Proposed Use** COMMERCIAL

**Assessor's Parcel #(s)** 139-29-810-023 **Ward #** 5

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

**Commercial Square Footage** 2010 **Floor Area Ratio** 100 PER OCCUPANT

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

**Additional Information** _____

**PROPERTY OWNER** GLORIA SAUCEDO **Contact** GLORIA SAUCEDO

**Address** 1293 MACNEIL ST. **Phone:** 818854715 **Fax:** _____

**City** SYLMAR **State** CA **Zip** 91342

**E-mail Address** GLORIASAU@HOTMAIL.COM

**APPLICANT** Hermandad Mexicana Transnacional **Contact** _____

**Address** 1722 W. Bonanza Rd. **Phone:** (702) 598-0052 **Fax:** (702) 598-0087

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** hermandad_mexicana702@yahoo.com

**REPRESENTATIVE** Yoko Calderon **Contact** Yoko Calderon

**Address** 1722 N. Rampart Blvd. #107 **Phone:** (702) 542-5952 **Fax:** _____

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

**E-mail Address** yoko@hermandad-mexicana.org

**Property Owner Signature*** Gloria Saucedo

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

**Print Name** Gloria Saucedo

Subscribed and sworn before me

This 14TH day of NOVEMBER, 20 11.

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

***FOR DEPARTMENT USE ONLY***

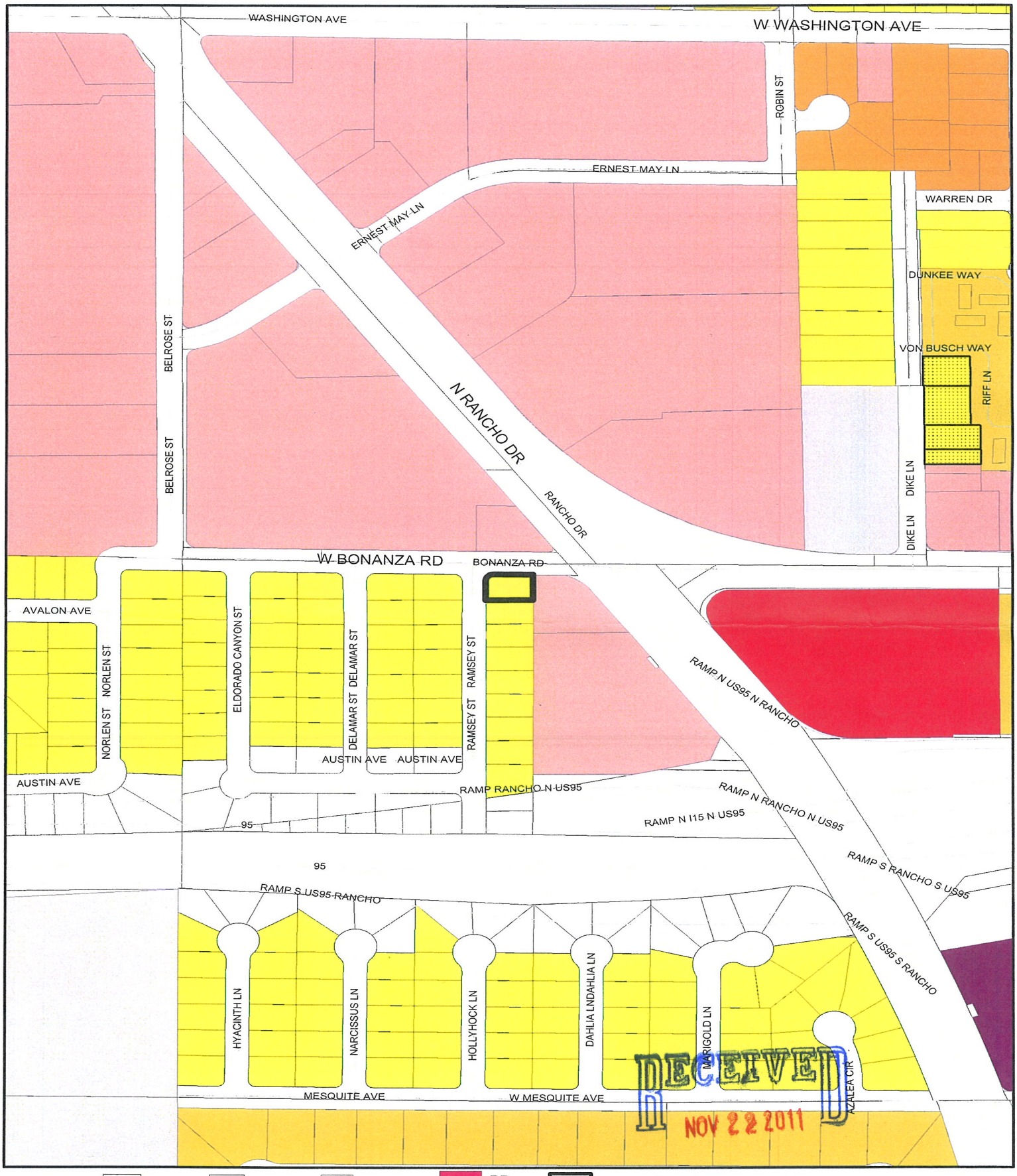
| | |
|---|---|
| **Case #** | ZON-43971 |
| **Meeting Date:** | 01/10/12 PC |
| **Total Fee:** | $1200.00 |
| **Date Received:*** | 11/22/11 |
| **Received By:** | M. Kelbaugh |

*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

# REZONING Parcel: 139-29-810-023




RECEIVED
NOV 22 2011

**ZONING**

| | | | | | |
|---|---|---|---|---|---|
| C-V | R-A | R-CL | P-O | PD | Subject Parcel |
| C-PB | R-E | R-2 | P-R | T-D | City Limits |
| P-C | R-D | R-3 | N-S | TC | ROI Zoning |
| U | R-PD | R-4 | O | C-2 | |
| | R-1 | R-5 | C-D | C-M | |
| | R-MH | R-MHP | C-1 | M | |

**FROM R-1 TO P-O**

**ZON-43971**

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

PLANNING & DEVELOPMENT

Printed: July 27, 2011

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
VAR-43972- VARIANCE RELATED TO GPA-43970 AND ZON-43971 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE SEVEN ARE REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-43972 APN: 139-29-810-023

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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: Gloria Saucedo

Print Name: GLORIA SAUCEDO

Subscribed and sworn before me

This 14 day of November, 2011

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** VARIANCE

**Project Address (Location)** 2511 W. BONANZA RD. LAS VEGAS, NV 89107

**Project Name** COVERT RESIDENTIAL TO OFFICE USE. **Proposed Use** COMMERCIAL

**Assessor's Parcel #(s)** 139-29-810-023 **Ward #** 5

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

**Commercial Square Footage** 2010 **Floor Area Ratio** 100 PER OCCUPANT

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**E-mail Address** hermandad_mexicana702@yahoo.com

**REPRESENTATIVE** Yoko Calderon **Contact** Yoko Calderon

**Address** 1722 N. Rampart Blvd. #107 **Phone:** (702) 542-5952 **Fax:** _____

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

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**Property Owner Signature*** Gloria Saucedo.

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

**Print Name** Gloria GLORIA SAUCEDO.

Subscribed and sworn before me

This 14TH day of November, 20 11.

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAR-43972 |
| **Meeting Date:** | 01/10/12 PC |
| **Total Fee:** | $830.00 |
| **Date Received:*** | 11/22/11 |
| **Received By:** | Mike Have |

*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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43973- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. 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-43973** APN: 139-29-810-023

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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: Gloria Sauceda

Print Name: GLORIA SAUCEDO

Subscribed and sworn before me

This 14 day of November, 2011

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SITE DEVELOPMENT PLAN REVIEW

**Project Address (Location)** 2511 W. BONANZA RD. LAS VEGAS, NV 89107

**Project Name** COVERT RESIDENTIAL TO OFFICE USE. **Proposed Use** COMMERCIAL

**Assessor's Parcel #(s)** 139-29-810-023 **Ward #** 5

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

**Commercial Square Footage** 2010 **Floor Area Ratio** 100 PER OCCUPANT

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

**Additional Information** _____

**PROPERTY OWNER** GLORIA SAUCEDO **Contact** GLORIA SAUCEDO

**Address** 1293 MACNEIL ST. **Phone:** 818854715 **Fax:** _____

**City** SYLMAR **State** CA **Zip** 91342

**E-mail Address** GLORIASAU@HOTMAIL.COM

**APPLICANT** Hermandad Mexicana Transnacional **Contact** _____

**Address** 1722 W. Bonanza Rd. **Phone:** (702) 598-0052 **Fax:** (702) 598-0087

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** hermandad_mexicana702@yahoo.com

**REPRESENTATIVE** Yoko Calderon **Contact** Yoko Calderon

**Address** 1722 N. Rampart Blvd. #107 **Phone:** (702) 542-5952 **Fax:** _____

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

**E-mail Address** yoko@hermandad-mexicana.org

**Property Owner Signature*** Gloria Saucedo

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

**Print Name** GLORIA SAUCEDO.

Subscribed and sworn before me

This 14TH day of NOVEMBER, 20 11.

Marta G. Paz

Notary Public in and for said County and State

MARTA G. PAZ
Commission # 1889880
Notary Public - California
Los Angeles County
My Comm. Expires May 18, 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43973 |
| **Meeting Date:** | 01/18/12 PC |
| **Total Fee:** | $ 1030.00 |
| **Date Received:*** | 11/22/11 |
| **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.

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
GPA-43983 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - For possible action on a General Plan Amendment from PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-43983, ZON-43982 and SDR-43981
3. Supporting Documentation
4. Photos - GPA-43983, ZON-43982 and SDR-43981
5. Justification Letter - GPA-43983, ZON-43982 and SDR-43981

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-43983** APN: 5 P.V. 139-09-401-033

Name of Property Owner: Gilcrease Nature Santuary -

Name of Applicant: Encompass Studio - Dan Vowles

Name of Representative: Gilcrease Nature Santuary - Barbara Price

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: Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

RECEIVED
NOV 23 2011
City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** 8103 Racel Street

**Project Name** Gilcrease Nature Santuary **Proposed Use** Nature Santuary

**Assessor's Parcel #(s)** 12~~9~~5 Pr.-09-401-033 **Ward #** 6

**General Plan:** existing PCD proposed PF **Zoning:** existing R-E proposed C-V

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

**Gross Acres** ~~7.9~~ 8.03 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Jessica Pigula **Contact** _____

**Address** 5028 Ropers Rock ct **Phone:** 702 375-7779 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89131

**E-mail Address** jessica.pigula@gmail.com

**APPLICANT** Encompass Studio **Contact** Dan Vowles

**Address** 10799 W. Twain Ave **Phone:** (702) 733-7759 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** dan @estudiovegas.com

**REPRESENTATIVE** Gilcrease Nature Santuary **Contact** Barbara Price

**Address** 8103 Racel Street **Phone:** (702) 505-5127 **Fax:** (702) 645-6808

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** gilcreasenaturesantuary@yahoo.com

**Property Owner Signature*** [signature]

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

**Print Name** Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 2011

[signature]

Notary Public in and for said County and State

RECEIVED
NOV 23 2011
City of Las Vegas

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

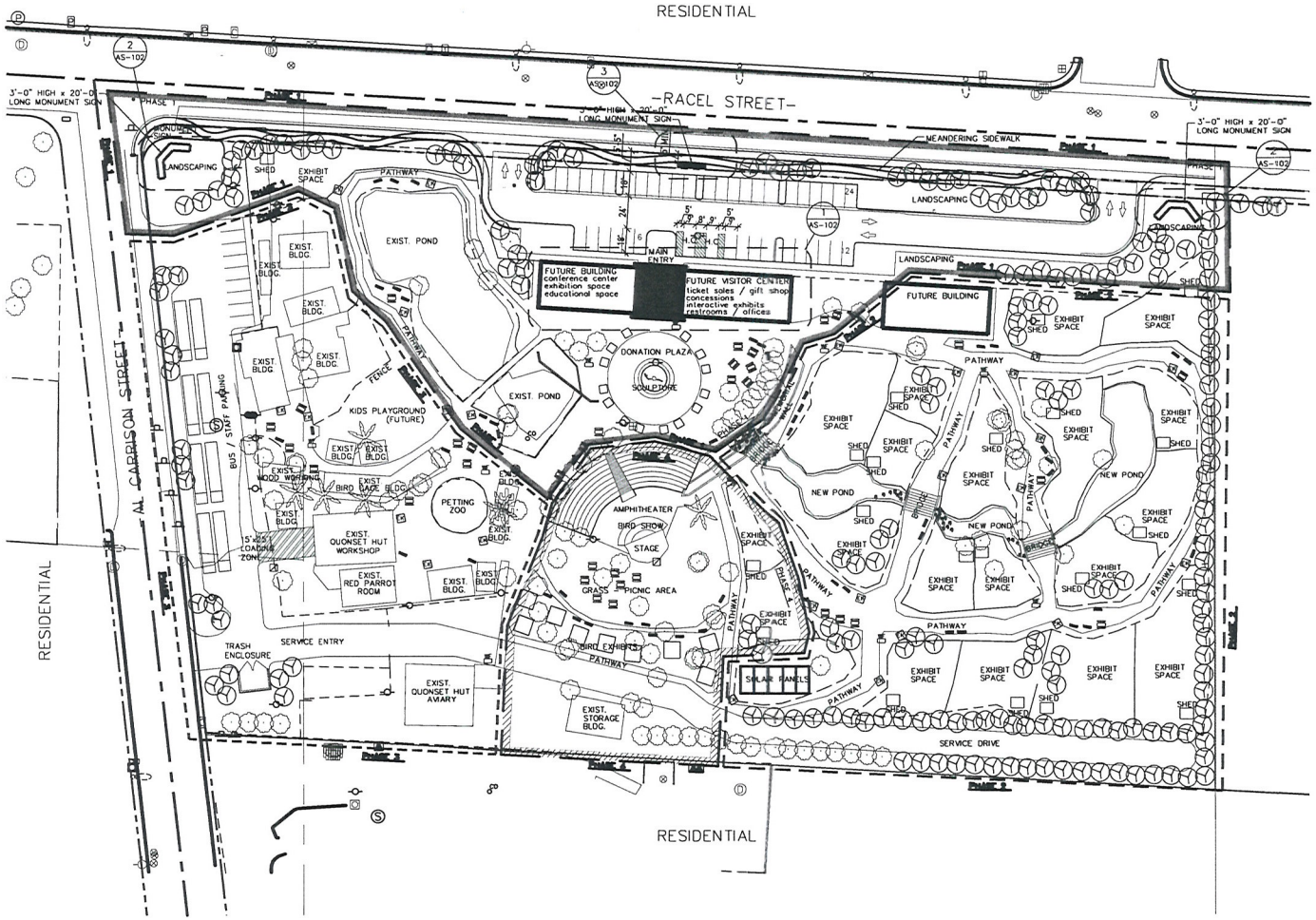
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | GPA-43983 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $ 2,000 |
| **Date Received:*** | 11/23/11 |
| **Received By:** | Ben 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.

Revised 10/27/08

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

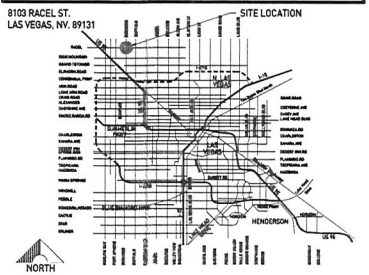



## SITE PLAN

SCALE: 1'-0" = 40'

## LOCATION PLAN

8103 RACEL ST.
LAS VEGAS, NV. 89131




## SITE PARKING ANALYSIS

| | |
|---|---|
| EXISTING SITE AREA: | 7.9 ACRES |
| OPEN SPACE: | |
| EXISTING PARKING: | 14 STALLS |
| NEW PARKING: | 40 STALLS |
| ACCESSIBLE SURFACE PARKING | 3 STALLS |
| TOTAL PARKING PROVIDED | 57 STALLS |
| PARKING REQUIRED | 9' x 18' |

1 STALL PER 200 GROSS SQ. FT.

EXISTING STRUCTURES = 3,000 S.F. (200) 15 STALLS

NEW PROPOSE STRUCTURES 8,000 SF. = 40 STALLS

| | |
|---|---|
| PARKING REQUIRED. | 55 STALLS |
| LOADING ZONE: | 1 PROVIDED (15'x25') |
| TRASH ENCLOSURE: | 1 PROVIDED |

ENCOMPASS STUDIO
architecture + interiors
10799 West Twain Ave | Las Vegas, NV 89135
design@estudiovegas.com 702.733.7759

SITE PLAN
FOR PARCEL 125-094-01-033
for
GILCREASE NATURE SACTUARY
8103 RACEL ST. LAS VEGAS, NV.

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City of Las Vegas

GPA-43983
ZON-43982
SDR-43981

| NO. | DATE / COMMENTS | BY |
|---|---|---|
| | | |

DATE: 11.18.11 DRAWN BY: D.B.
PROJECT NO: 11004 CHECKED BY: S.P.

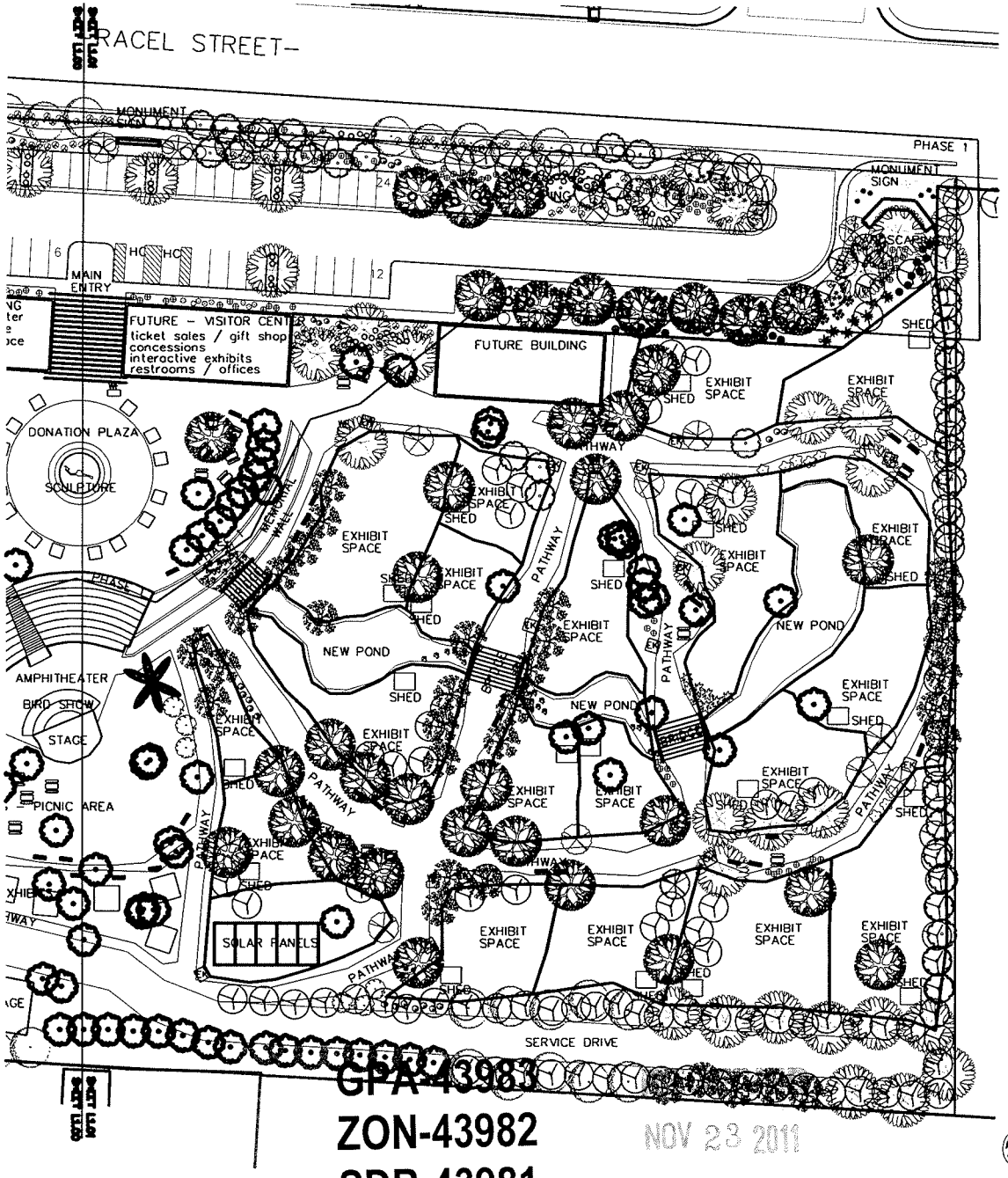
SHEET NUMBER
AS-101

## PLANT LEGEND

| SYM. | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| | FAN-TEX ASH | FRAXINUS V. 'RIO GRANDE' | 24" BOX |
| | WEEPING ACACIA | ACACIA PENDULA | 24" BOX |
| | CHILEAN MESQUITE | PROSOPIS CHILENSIS | 24" BOX |
| | SPECIMEN SOUTHERN LIVE OAK | QUERCUS VIRGINIANA | 36" BOX |
| | CHASTE TREE | VITEX AGNUS-CASTUS | 15 GAL |
| | BOTTLE TREE | BRACHYCHITON POPULNEUS | 24" BOX |
| | TEXAS MESCAL BEAN | SOPHORA SECUNDIFLORA | 15 GAL |
| | BEAKED YUCCA | YUCCA ROSTRATA | 24" BOX |
| | JOSHUA TREE | YUCCA BREVIFOLIA | 24" BOX |
| | OCOTILLO | FOUQUIERIA SPLENDENS | 8' HT. MIN. |
| | OLDHAM BAMBOO | BAMBUSA OLDHAMII | 30" BOX |
| | EBBING'S SILVERBERRY | ELAEAGNUS x EBBINGII | 15 GAL |
| | CORNELIUS AGAVE | AGAVE 'CORNELIUS' | 5 GAL |
| | SIERRA GOLD DALEA | DALEA CAPITATA 'SIERRA GOLD' | 1 GAL |
| | PURPLEHEART | TRADESCANTIA PALLIDA 'ATROPURPUREA' | 1 GAL |
| | VALENTINE BUSH | EREMOPHYLLA 'VALENTINE' | 5 GAL |
| | GOLDEN DYSCODIA | DYSCODIA PENTACHAETA | 1 GAL |
| | BULL GRASS | MUHLENBERGIA EMERSLEYI | 1 GAL |
| | GREEN CLOUD TEXAS RANGER | LEUCOPHYLLUM FRUTESCENS | 5 GAL |
| | WEEPING YUCCA | YUCCA RECURVIFOLIA | 5 GAL |
| | PROSTRATE ROSEMARY | ROSMARINUS OFFICINALIS 'PROSTRATUS' | 5 GAL |
| | DESERT CARPET ACACIA | ACACIA REDDOLENS 'DESERT CARPET' | 5 GAL |
| | WEBERS AGAVE | AGAVE WEBERI | 15 GAL |
| | PINK MIDDLAND ROSE | ROSA MIDDLAND 'PINK' | 5 GAL |
| | SANTA RITA CACTUS | OPUNTIA 'SANTA RITA' | 5 GAL |
| | ARIZONA ROSEWOOD | VAUQUELINIA CALIFORNICA | 5 GAL |
| | REGAL MIST DEER GRASS | MUHLENBERGIA CAPILLARIS | 1 GAL |
| | CALISTOGA CALIFORNIA FUCHSIA | ZAUSCHNERIA CALIFORNICA 'CALISTOGA' | 1 GAL |
| | TANGERINE VINE | SENECIO CAPREOLATA | 5 GAL |
| | SURFACE SELECT UTAH BOULDERS | RANDOM PLACEMENT | 2'-4' DIA |

GENERAL NOTES

1. LANDSCAPE ARCHITECT/OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HRS IN ADVANCE OF PLANT MATERIAL DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL IRRIGATION TO BE DRIP, SOD TO RECEIVE LOW ANGLE SPRINKLERS OR NETAFIM.
4. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT.
5. ALL PLANTERS TO RECEIVE A 3" DEPTH OF SHREDDED BARK MULCH AVAILABLE THROUGH WESTERN ORGANICS OR A-1 ORGANICS.




GPA-43983
ZON-43982
SDR-43981

NOV 23 2011
City of Las Vegas

Sage Design Studios, Inc.
1998 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.303.4714 Fax: 702.256.40

PROJECT: Gilcrease Nature Sanctuary
8301 Racel Street
Las Vegas, Nevada 89131

SHEET TITLE: Landscape Planting Plan

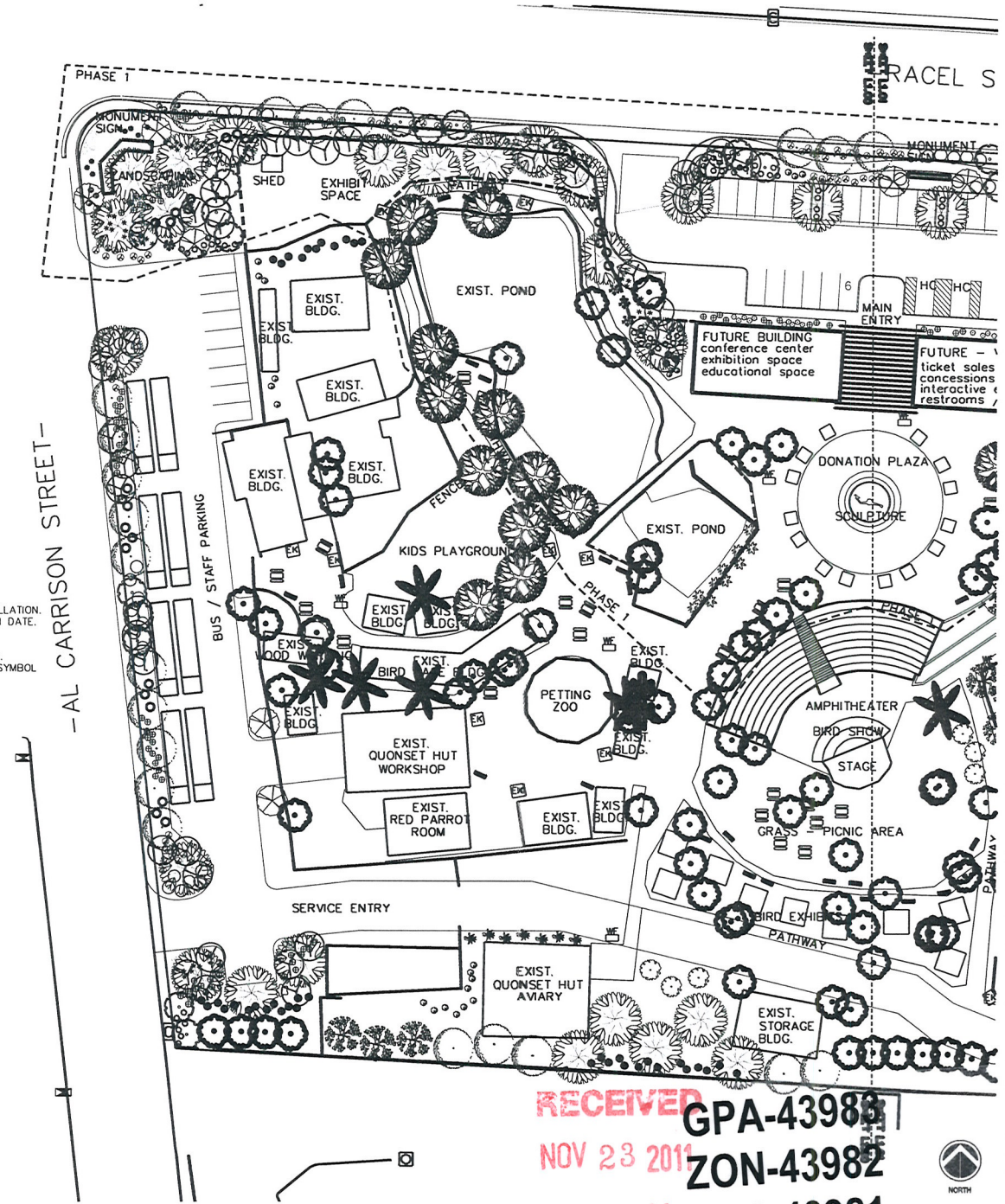
SHEET NUMBER: L1.01

## PLANT LEGEND

| SYM. | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| | FAN-TEX ASH | FRAXINUS V. 'RIO GRANDE' | 24" BOX |
| | WEEPING ACACIA | ACACIA PENDULA | 24" BOX |
| | CHILEAN MESQUITE | PROSIPIS CHILENSIS | 24" BOX |
| | SPECIMEN SOUTHERN LIVE OAK | QUERCUS VIRGINIANA | 36" BOX |
| | CHASTE TREE | VITEX AGNUS-CASTUS | 15 GAL |
| | BOTTLE TREE | BRACHYCHITON POPULNEUS | 24" BOX |
| | TEXAS MESCAL BEAN | SOPHORA SECUNDIFLORA | 15 GAL |
| | BEAKED YUCCA | YUCCA ROSTRATA | 24" BOX |
| | JOSHUA TREE | YUCCA BREVIFOLIA | 24" BOX |
| | OCOTILLO | FOUQUIERIA SPLENDENS | 6' HT. MINIPS |
| | OLDHAM BAMBOO | BAMBUSA OLDHAMII | 36" BOX |
| | EBBING'S SILVERBERRY | ELAEAGNUS x EBBINGII | 15 GAL |
| | CORNELIUS AGAVE | AGAVE 'CORNELIUS' | 5 GAL |
| | SIERRA GOLD DALEA | DALEA CAPITATA 'SIERRA GOLD' | 1 GAL |
| | PURPLEHEART | TRADESCANTIA PALLIDA 'ATROPURPUREA' | 1 GAL |
| | VALENTINE BUSH | EREMOPHYLLA 'VALENTINE' | 5 GAL |
| | GOLDEN DYSSODIA | DYSSODIA PENTACHAETA | 1 GAL |
| | BULL GRASS | MUHLENBERGIA EMERSLEYI | 1 GAL |
| | GREEN CLOUD TEXAS RANGER | LEUCOPHYLLUM FRUTESCENS | 5 GAL |
| | WEEPING YUCCA | YUCCA RECURVIFOLIA | 5 GAL |
| | PROSTRATE ROSEMARY | ROSMARINUS OFFICINALIS 'PROSTRATUS' | 5 GAL |
| | DESERT CARPET ACACIA | ACACIA REDOLENS 'DESERT CARPET' | 5 GAL |
| | WEBER'S AGAVE | AGAVE WEBERI | 15 GAL |
| | PINK MEIDILAND ROSE | ROSA MEIDILAND 'PINK' | 5 GAL |
| | SANTA RITA CACTUS | OPUNTIA 'SANTA RITA' | 5 GAL |
| | ARIZONA ROSEWOOD | VAUQUELINIA CALIFORNICA | 5 GAL |
| | REGAL MIST DEER GRASS | MUHLENBERGIA CAPILLARIS | 1 GAL |
| | CALISTOGA CALIFORNIA FUCHSIA | ZAUSCHNERIA CALIFORNICA 'CALISTOGA' | 1 GAL |
| | TANGERINE VINE | BIONONIA CAPREOLATA | 5 GAL |
| | SURFACE SELECT UTAH BOULDERS | RANDOM PLACEMENT | 2'-4" DIA. |

### GENERAL NOTES

1. LANDSCAPE ARCHITECT/OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HRS. IN ADVANCE OF PLANT MATERIAL DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL IRRIGATION TO BE DRIP, SOD TO RECEIVE LOW ANGLE SPRINKLERS OR NETAFIM.
4. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT.
5. ALL PLANTERS TO RECEIVE A 3" DEPTH OF SHREDDED BARK MULCH AVAILABLE THROUGH WESTERN ORGANICS OR A-1 ORGANICS.



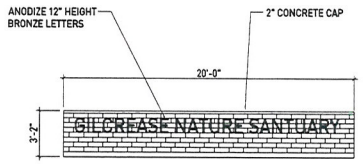

RECEIVED
NOV 23 2011
City of Las Vegas
GPA-43983
ZON-43982
SDR-43981

Sage Design Studios, Inc.
1998 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.303.4714 Fax: 702.256.4078

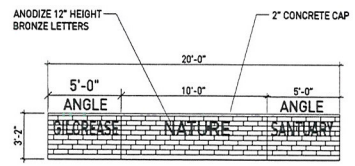
Gilcrease Nature Sanctuary
8301 Racel Street
Las Vegas, Nevada 89131

Landscape Planting Plan

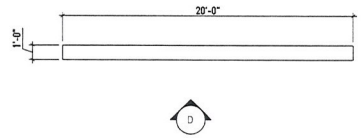
L1.00



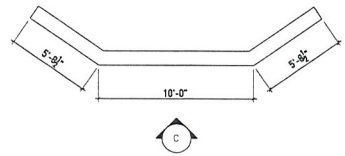

D MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



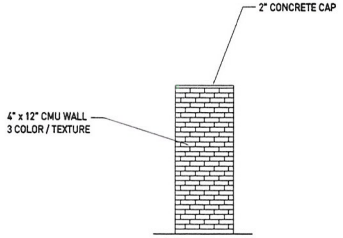

C MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



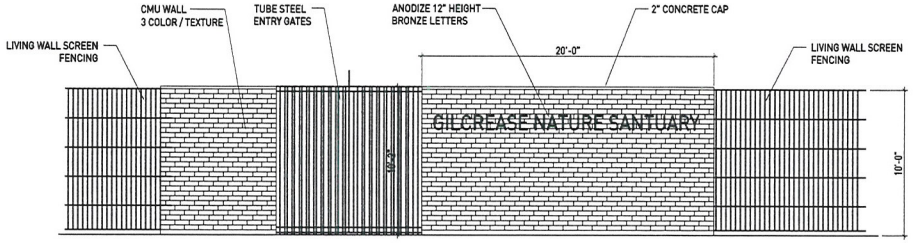

3 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



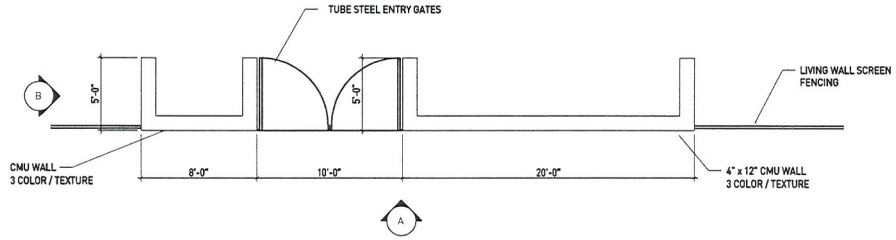

2 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"




B SIDE ELEVATION
SCALE: 1/4" = 1'-0"




A ENTRY WALL AND FRONT GATE ELEVATION
SCALE: 1/4" = 1'-0"




1 ENTRY WALL AND FRONT GATE PLAN
SCALE: 1/4" = 1'-0"

# ENTRY WALL / SIGN

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

**GPA-43983**
**ZON-43982**
**SDR-43981**

RECEIVED
NOV 23 2011
City of Las Vegas

ENCOMPASS STUDIO
architecture + interiors
10799 West Twain Ave | Las Vegas, NV 89135
design@estudiovegas.com 702.733.7759

ENTRY WALL / SIGN
FOR PARCEL 125-094-01-033
for
GILCREASE NATURE SACTUARY
8103 RACEL ST. LAS VEGAS, NV.

| NO. | DATE / COMMENTS | BY |
|---|---|---|

DATE 11.18.11 DRAWN BY D.B.
PROJECT NO. 11004 CHECKED BY B.P.

AS-102




RECEIVED
NOV 23 2011
City of Las Vegas

**GPA-43983**
**ZON-43982**
**SDR-43981**

ENCOMPASS STUDIO
architecture + interiors

estudiovegas.com

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

Attn: Steve Gebeke, AICP

Re:JUSTIFICATION LETTER for General Plan Amendment, Zone Change and Site Development Review
for
Gilcrease Nature Santuary
8103 Racel Street
Las Vegas, Nevada
APN:12509401033

Gilcrease Nature Santuary is an existing sanctuary for exotic birds and animals. Currently the sanctuary is home to over 250 birds along with goats, donkeys, miniature horses, miniature pigs, ostriches, emus, llama, koi fish , a mule deer, ducks, geese and swans. Our facility is a sanctuary for local families as well, who often picnic here. The sanctuary hosts scouts, school field trips, church groups and the like. The proposed use is not anticipated to be changed in the future. The sanctuary currently has 12 employees and 1 full-time resident. The sanctuary is open daily from 9:00 a.m. – 6:00 p.m.

The sanctuary was recently annexed into the City of Las Vegas from Clark County and is currently a nonconforming use of land, with a nonconforming land use designation and zoning district. The santuary was annexed into the city with a PCD General Plan classification. The sanctuary is requesting that the General Plan be amended to change the designation to Public Facility (PF). The property was zoned as R-E as part of the annexation. The sanctuary is requesting that the property be re-zoned to C-V. We believe that the proposed General Plan Amendment and zoning change are compatible with the existing and proposed land use. It was understood during the annexation that the existing uses on the property would be allowed to be grand-fathered in even though they may not meet the intent of the general plan or the zoning classification.

Although the sanctuary will not be registering with USGBC for LEED certification, the sanctuary is committed to sustainability. Wherever financially feasible the sanctuary will be using recycled materials and sustainable building practices. Currently the sanctuary has applied for solar panel grants for the facility.

Phase 1 involves site improvement work to include new 42 stall parking lot along Racel Street, new curb and gutter along with landscaping along the project frontage on Racel Street, new visitor entry and donation plaza which will include a sculpture of sanctuary founder William Gilcrease. Parking lot and site lighting will be designed to meet applicable codes and regulations. Three (3) new monument signs are proposed along Racel Street, one in front of main entry and 1 at each project corner. The signs will meet City of Las Vegas signage design standards. During Phase 1 the existing exhibit spaces affected by new site design will be relocated to Phase 2 area.

The applicant is requesting a landscape waiver of 5'-0" from required 15'-0" front yard landscape buffer. Current site plan show a 20'-0" landscape buffer, with 5'-0"wide meandering sidewalk, from back of street curb to back

GPA-43983
ZON-43982
SDR-43981

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City of Las Vegas

principals:
Barrett Powley, architect
Deb Hopson, registered interior designer

10799 West Twain Ave, Las Vegas, NV 89135 | 702.733.7759

of curb at parking lot. The reason for the additional 10'-0" of landscaping is due to the street being developed to 60'-0" width vs. 80'-0" per general plan.

Phase 2 work involves building new walkways, exhibit spaces (fencing, shed etc.) educational kiosks, ponds and streams, along with landscaping in areas improved. It is hopeful that solar grants may allow installation of solar panels for site lighting and electrical.

Phase 3 work involves refurbishing the existing amphitheater and bringing facility to current accessibility standards. Currently the amphitheater is not being used on a regular basis and is used only a few times during the year. After renovation it is the hopes of the sanctuary staff that the facility will be used on a regular basis with planned events that will benefit the community. Additional bird exhibit facilities will be built around the renovated amphitheater.

Phase 4 involves site improvement to existing staff parking and to refurbishing existing facilities that are deemed appropriate for refurbishing. Some of the existing facilities will be demolished at this phase to accommodate future growth. Phase 4 will also include plans to build a veterinary clinic to service the sanctuary and also be an educational source for the community.

Feel free to contact me if you have any questions or need additional information.

Sincerely,

Dan Vowles

Encompass Studio

GPA-43983
ZON-43982
SDR-43981

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City of Las Vegas

principals:
Barrett Powley, architect
Deb Hopson, registered interior designer

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
ZON-43982 - REZONING RELATED TO GPA-43983 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - For possible action on a Rezoning FROM R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) DISTRICT on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Location and Aerial Maps - ZON-43982 and SDR-43981
3. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-43982 APN: 129-09-401-033 SDR

Name of Property Owner: Gilcrease Nature Santuary -

Name of Applicant: Encompass Studio - Dan Vowles

Name of Representative: Gilcrease Nature Santuary - Barbara Price

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: Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 2011

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

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City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 8103 Racel Street

**Project Name** Gilcrease Nature Santuary **Proposed Use** Nature Santuary

**Assessor's Parcel #(s)** ~~129~~ 5 DV. -09-401-033 **Ward #** 6

**General Plan:** existing PCD proposed PF **Zoning:** existing R-E proposed C-V

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

**Gross Acres** 7.9 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Jessica Pigula **Contact** _____

**Address** 5028 Rogers Rock ct **Phone:** 702 375-7779 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89131

**E-mail Address** jessica.pigula@gmail.com

**APPLICANT** Encompass Studio **Contact** Dan Vowles

**Address** 10799 W. Twain Ave **Phone:** (702) 733-7759 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** dan @estudiovegas.com

**REPRESENTATIVE** Gilcrease Nature Santuary **Contact** Barbara Price

**Address** 8103 Racel Street **Phone:** (702) 505-5127 **Fax:** (702) 645-6808

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** gilcreasenaturesantuary@yahoo.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** Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

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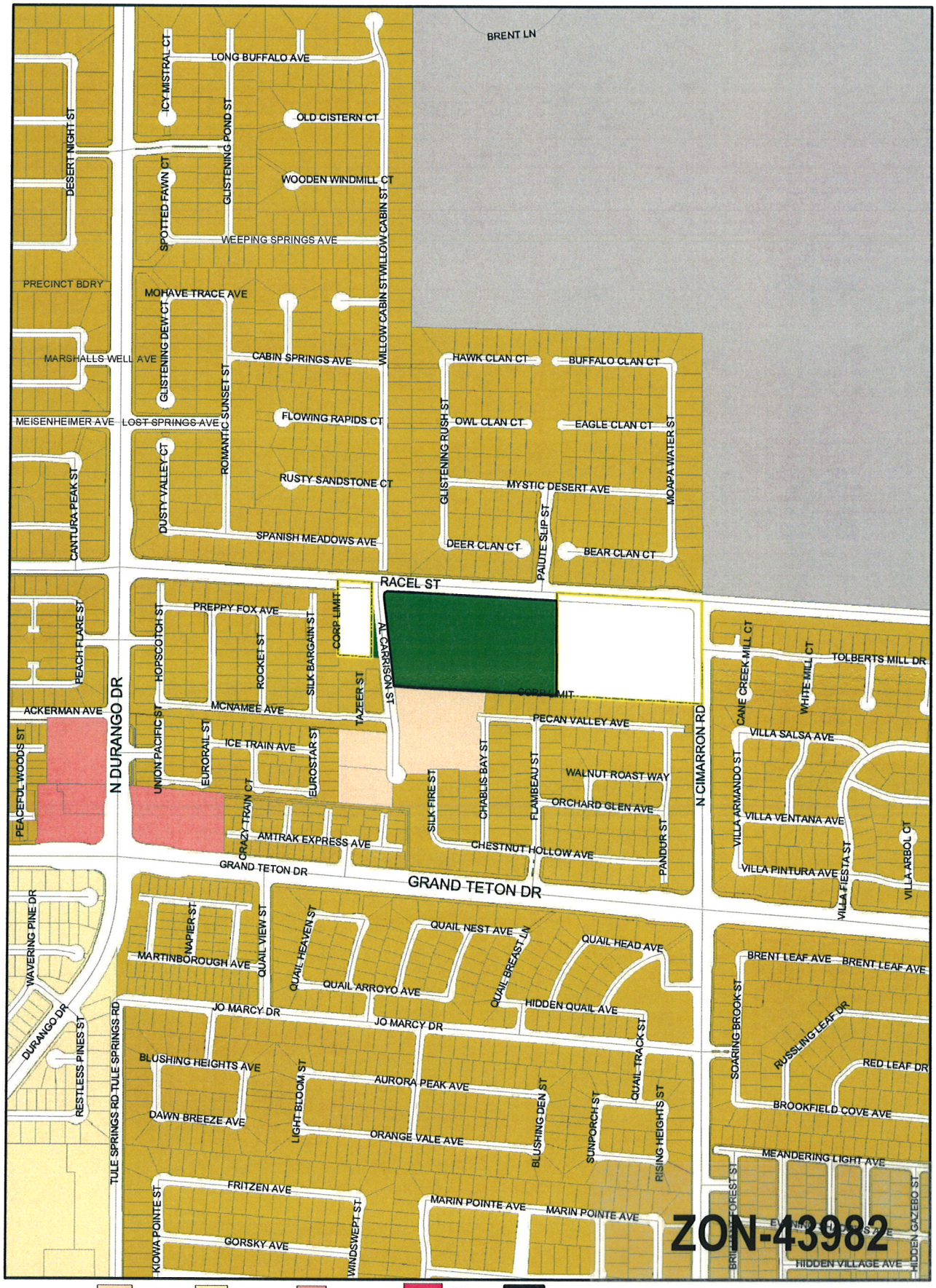
City of Las Vegas

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | ZON-43982 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $1,200 |
| **Date Received:*** | 11/23/11 |
| **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.

# REZONING Parcel: 125-09-401-033




**ZONING**

| | | | | | |
|---|---|---|---|---|---|
| C-V | R-A | R-CL | P-O | PD | Subject Parcel |
| C-PB | R-E | R-2 | P-R | T-D | City Limits |
| P-C | R-D | R-3 | N-S | TC | ROI Zoning |
| U | R-PD | R-4 | O | C-2 | |
| | R-1 | R-5 | C-D | C-M | |
| | R-MH | R-MHP | C-1 | M | |

## FROM R-E TO C-V

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NOV 2[illegible] 2011
City of Las Vegas

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: November 21, 2011

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43981 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43983 AND ZON-43982 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - For possible action on a Site Development Plan Review FOR A COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF FIVE-FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND THREE FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 8.02 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. 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-43981** APN: 129-09-401-033 S D.V.

Name of Property Owner: Gilcrease Nature Santuary -

Name of Applicant: Encompass Studio - Dan Vowles

Name of Representative: Gilcrease Nature Santuary - Barbara Price

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: Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 2011

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan review

**Project Address (Location)** 8103 Racel Street

**Project Name** Gilcrease Nature Santuary **Proposed Use** Nature Santuary

**Assessor's Parcel #(s)** ~~129~~ SDR-09-401-033 **Ward #** 6

**General Plan:** existing PCD proposed PF **Zoning:** existing R-E proposed C-V

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

**Gross Acres** 7.9 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Jessica Pigula **Contact** _____

**Address** 5028 Rogers Rock ct **Phone:** 702 375-7779 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89131

**E-mail Address** jessica.pigula@gmail.com

**APPLICANT** Encompass Studio **Contact** Dan Vowles

**Address** 10799 W. Twain Ave **Phone:** (702) 733-7759 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** dan @estudiovegas.com

**REPRESENTATIVE** Gilcrease Nature Santuary **Contact** Barbara Price

**Address** 8103 Racel Street **Phone:** (702) 505-5127 **Fax:** (702) 645-6808

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** gilcreasenaturesantuary@yahoo.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** Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BOBBY BLYTON
No: 11-5625-1
My Appointment Expires Sept. 15, 2015

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City of Las Vegas

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SDR-43981 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 11/23/11 |
| **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

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE REDEVELOPMENT AREA TO COMMERCIAL OR MIXED USE, Ward 1 (Tarkanian).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-43991 APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas Redevelopment Agency

Name of Representative: Scott D. Adams, Chief Urban Redevelopment Officer

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: SCOTT D. ADAMS

Subscribed and sworn before me

This 22 day of November, 2011

_____

Notary Public in and for said County and State

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

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City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** GENERAL PLAN AMENDMENT

**Project Address (Location)** Charleston Blvd. b/t MLK & Rainbow; Sahara Ave. b/t I-15 & Rainbow; Decatur b/t Washington & Sahara

**Project Name** New Redevelopment Area (Charleston/Decatur/Sahara Corridors) **Proposed Use** _____

**Assessor's Parcel #(s)** See attached list **Ward #** 1-Tarkanian

**General Plan:** existing SC, GC, H PF, O, L proposed C-Commercial MXU - mixed use PF - Public Facilities **Zoning:** existing Multi. proposed No change

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

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

**Additional Information** _____

**PROPERTY OWNER** City of Las Vegas **Contact** Scott D. Adams

**Address** 400 Stewart Avenue, 2nd Floor **Phone:** (702) 229-5036 **Fax:** (702) 385-3128

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

**E-mail Address** ratkins@lasvegasnevada.gov

**APPLICANT** City of Las Vegas RDA **Contact** Rich Atkins

**Address** 400 Stewart Avenue, 2nd Floor **Phone:** (702) 229-5036 **Fax:** (702) 385-3128

**City** Las Vegas **State** NV **Zip** 89131

**E-mail Address** ratkins@lasvegasnevada.gov

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** [signature]

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

**Print Name** SCOTT D. ADAMS

Subscribed and sworn before me

This 22 day of November, 20 11

[signature]

Notary Public in and for said County and State

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

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City of Las Vegas

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | GPA-43991 |
| **Meeting Date:** | 1/10/12 PC |
| **Total Fee:** | $2,000 |
| **Date Received:*** | 11/23/11 |
| **Received By:** | Bus |

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

Revised 10/27/08

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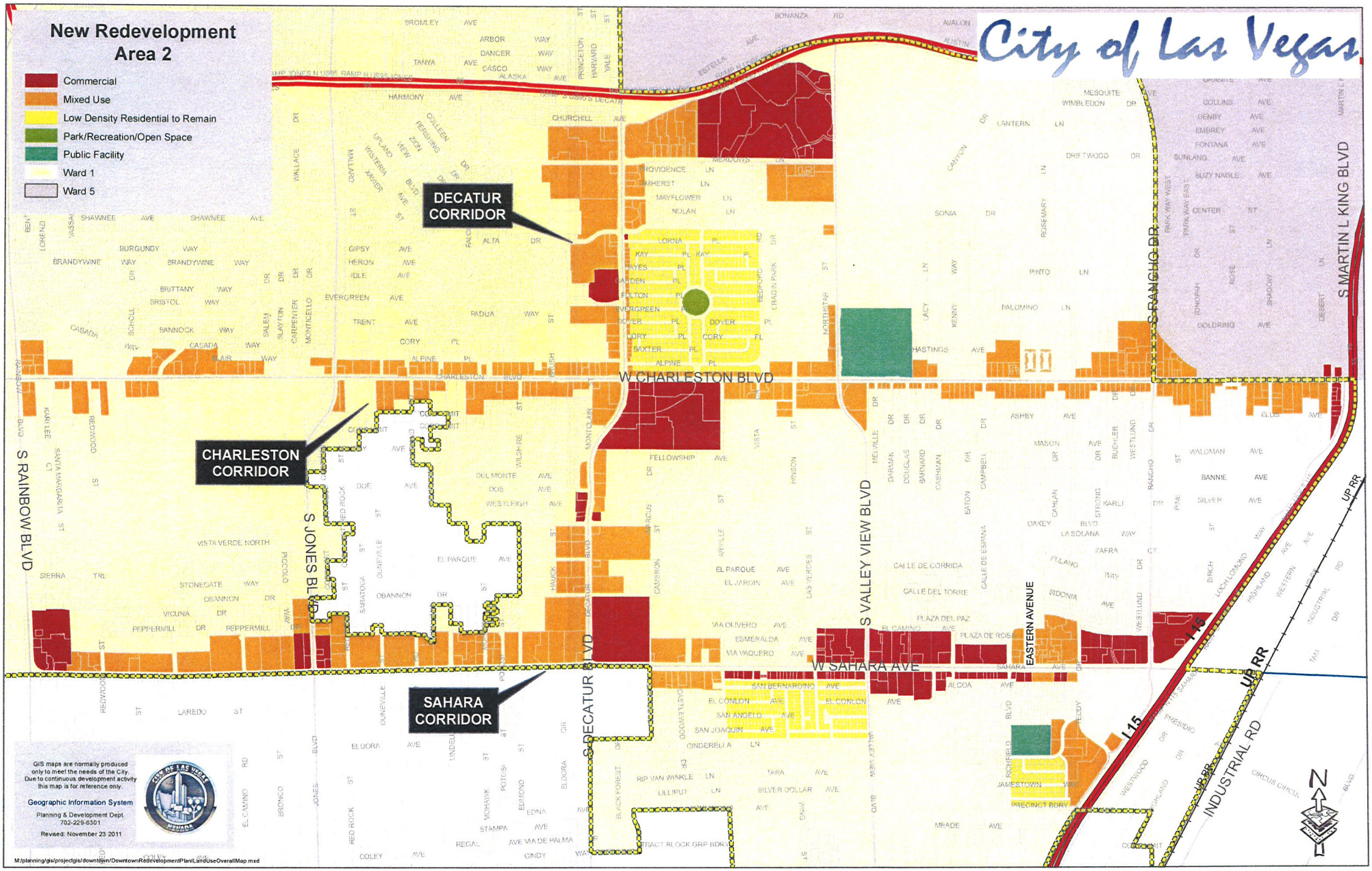


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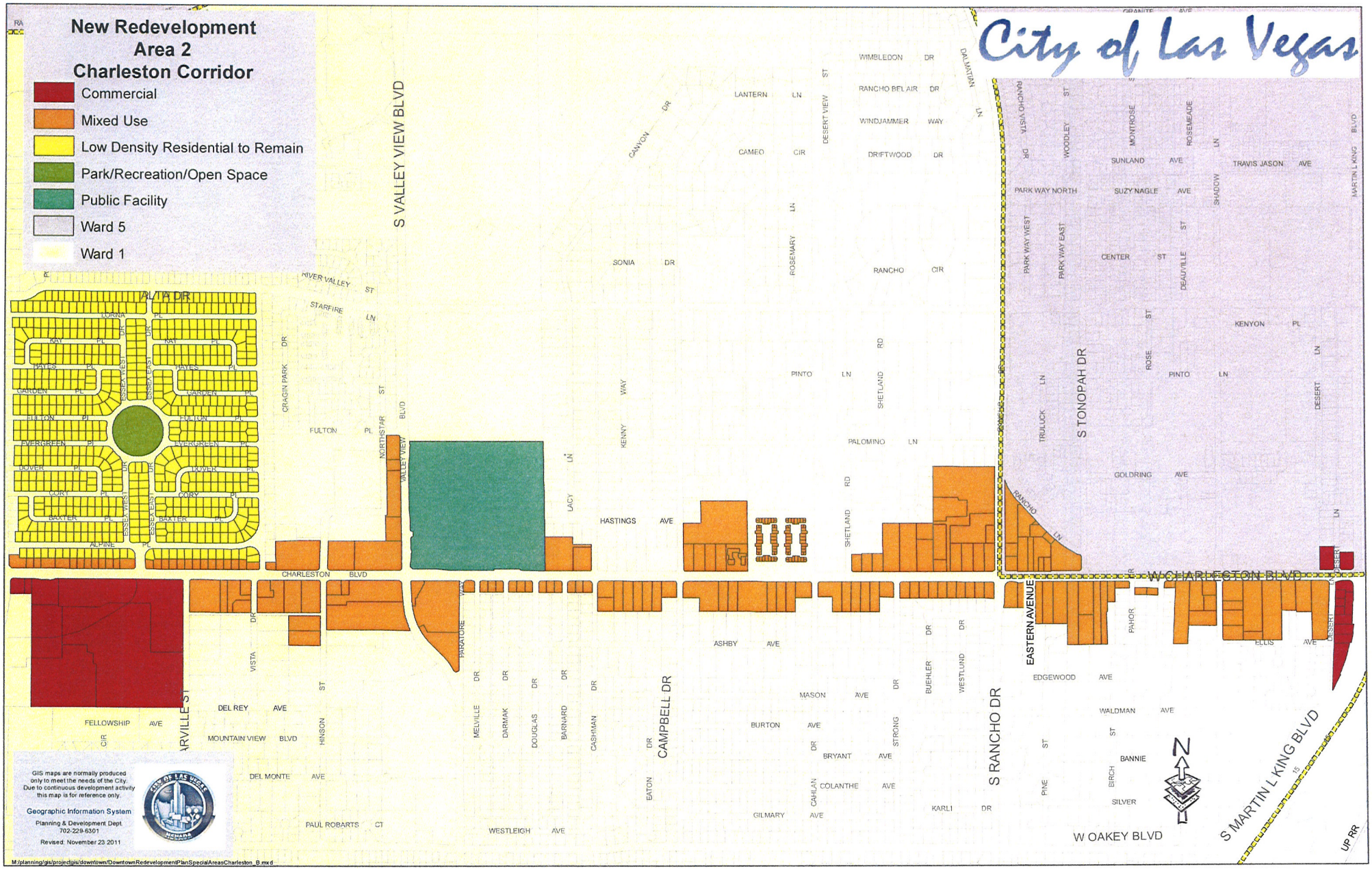
City of Las Vegas

GPA-43991

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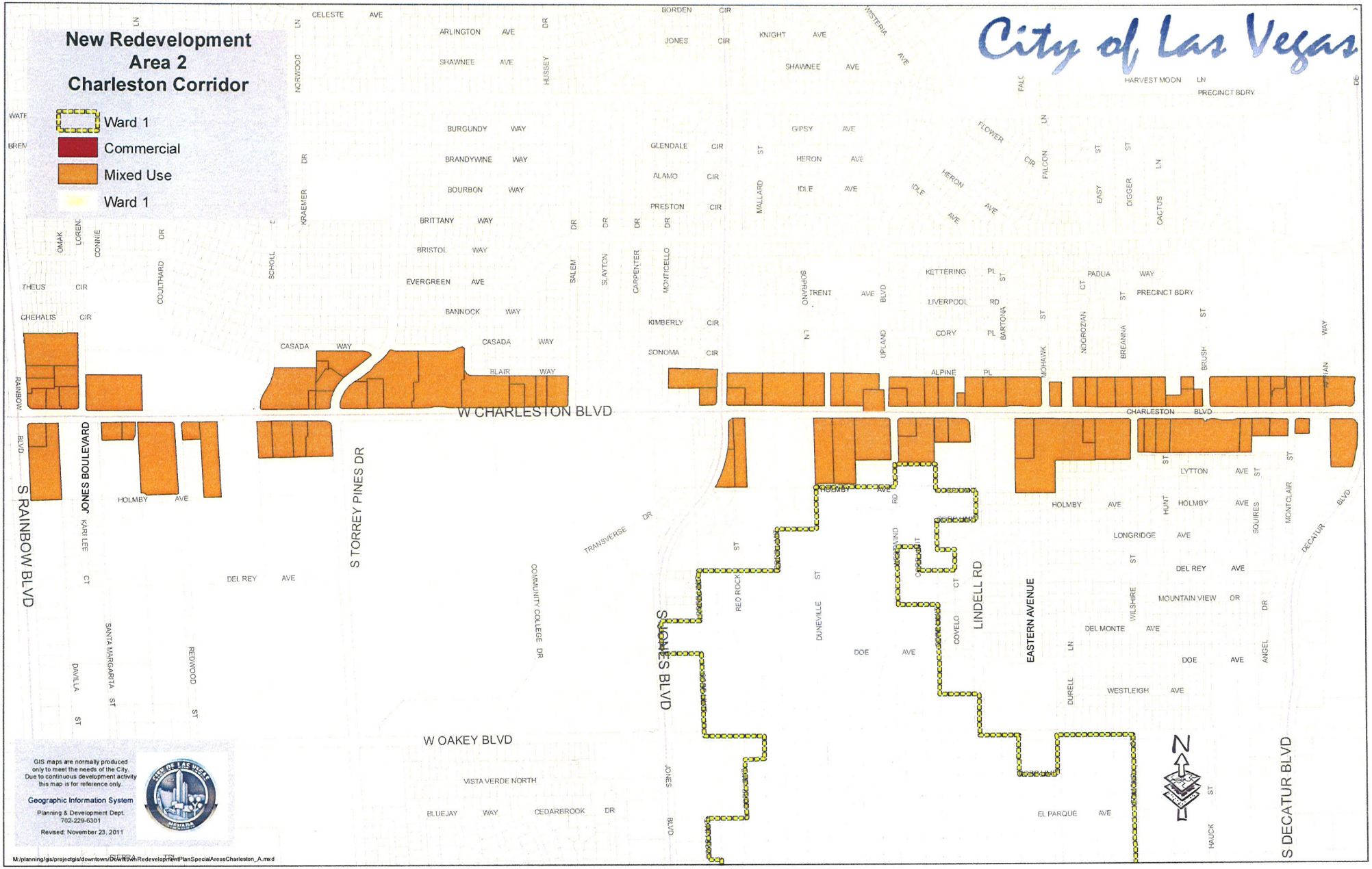
City of Las Vegas

**GPA-43991**

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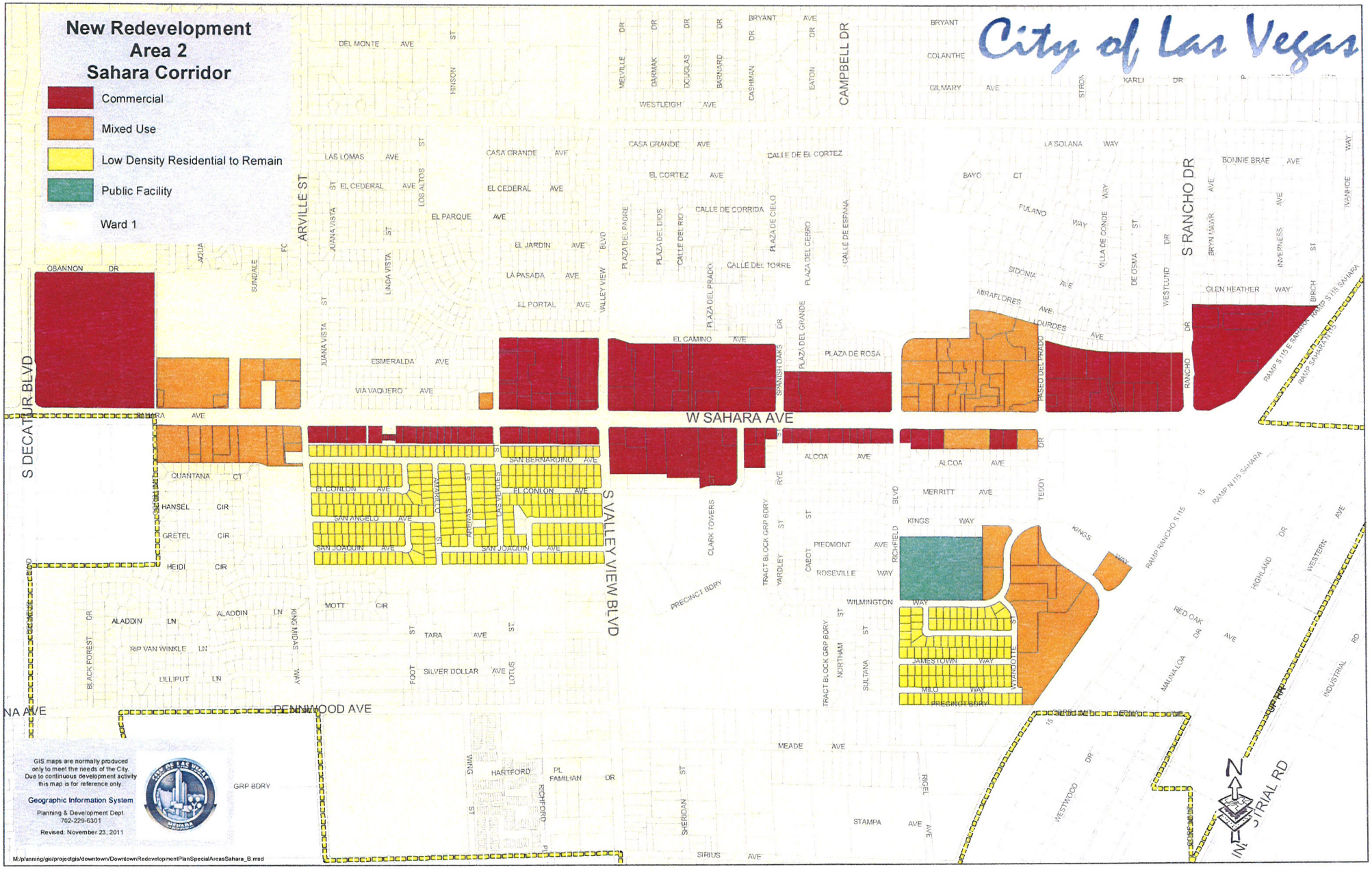
City of Las Vegas

GPA-43991

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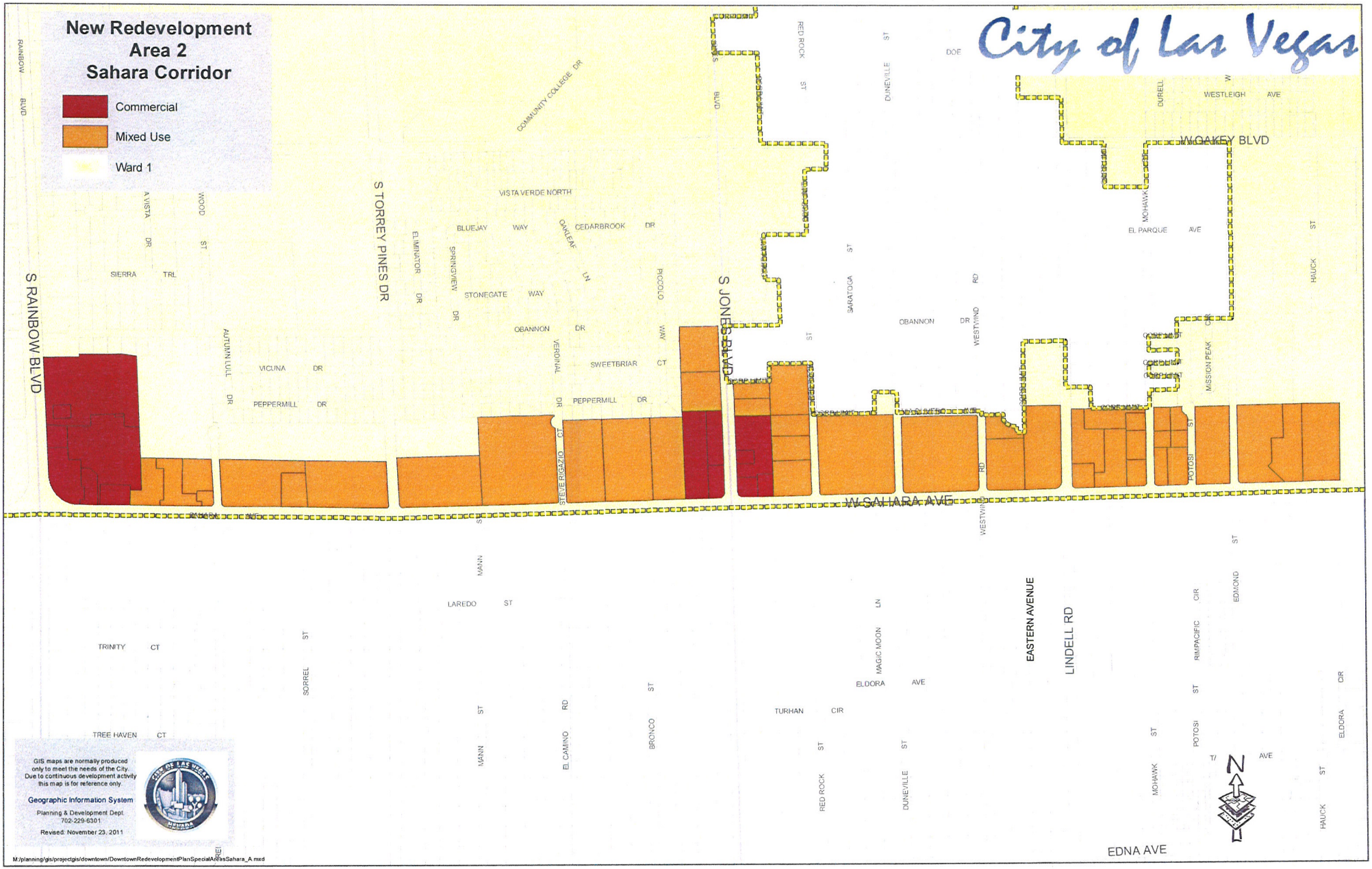
NOV 23 2011
City of Las Vegas

**GPA-43991**

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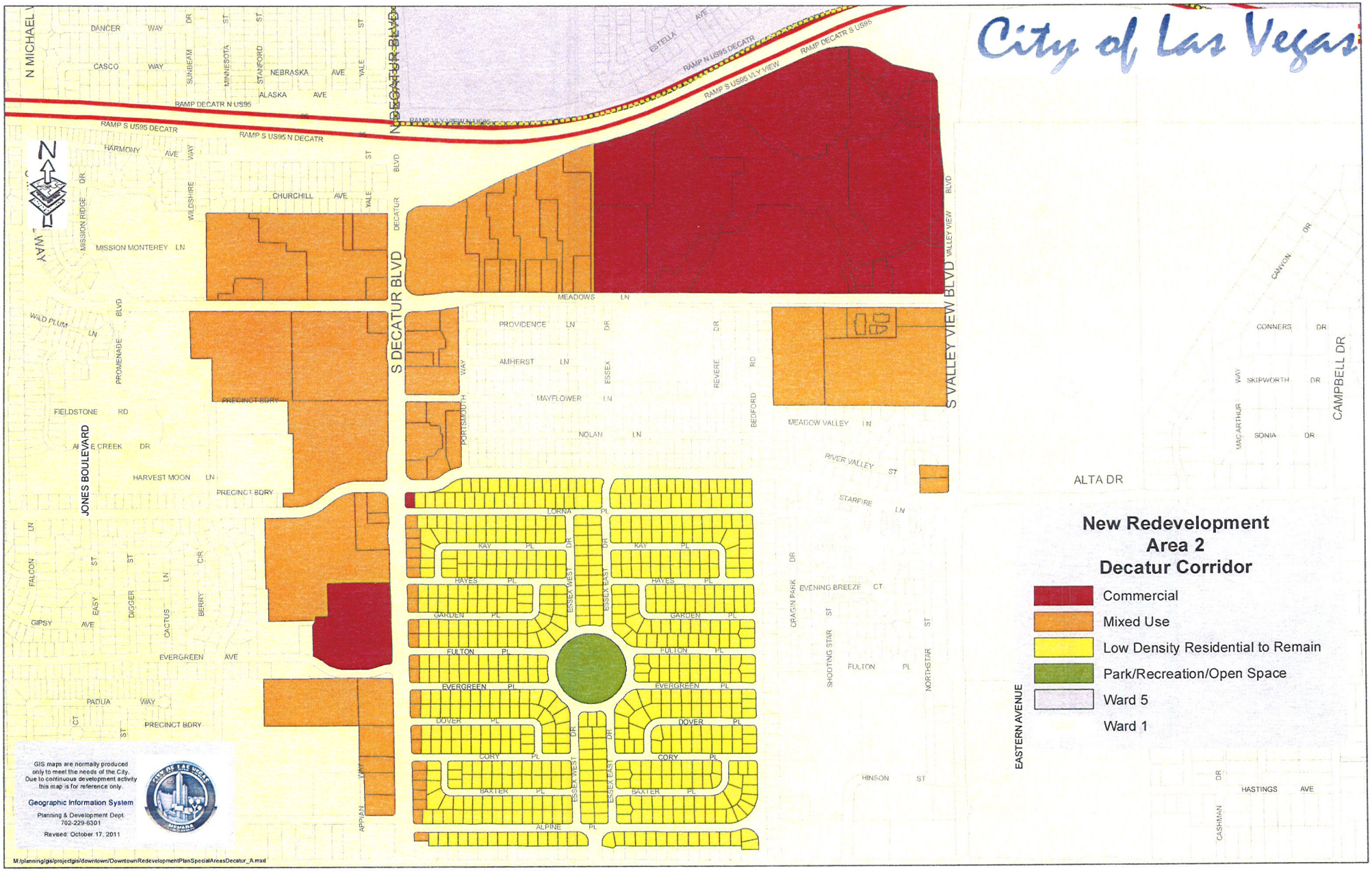
NOV 23 2011
City of Las Vegas

GPA-43991

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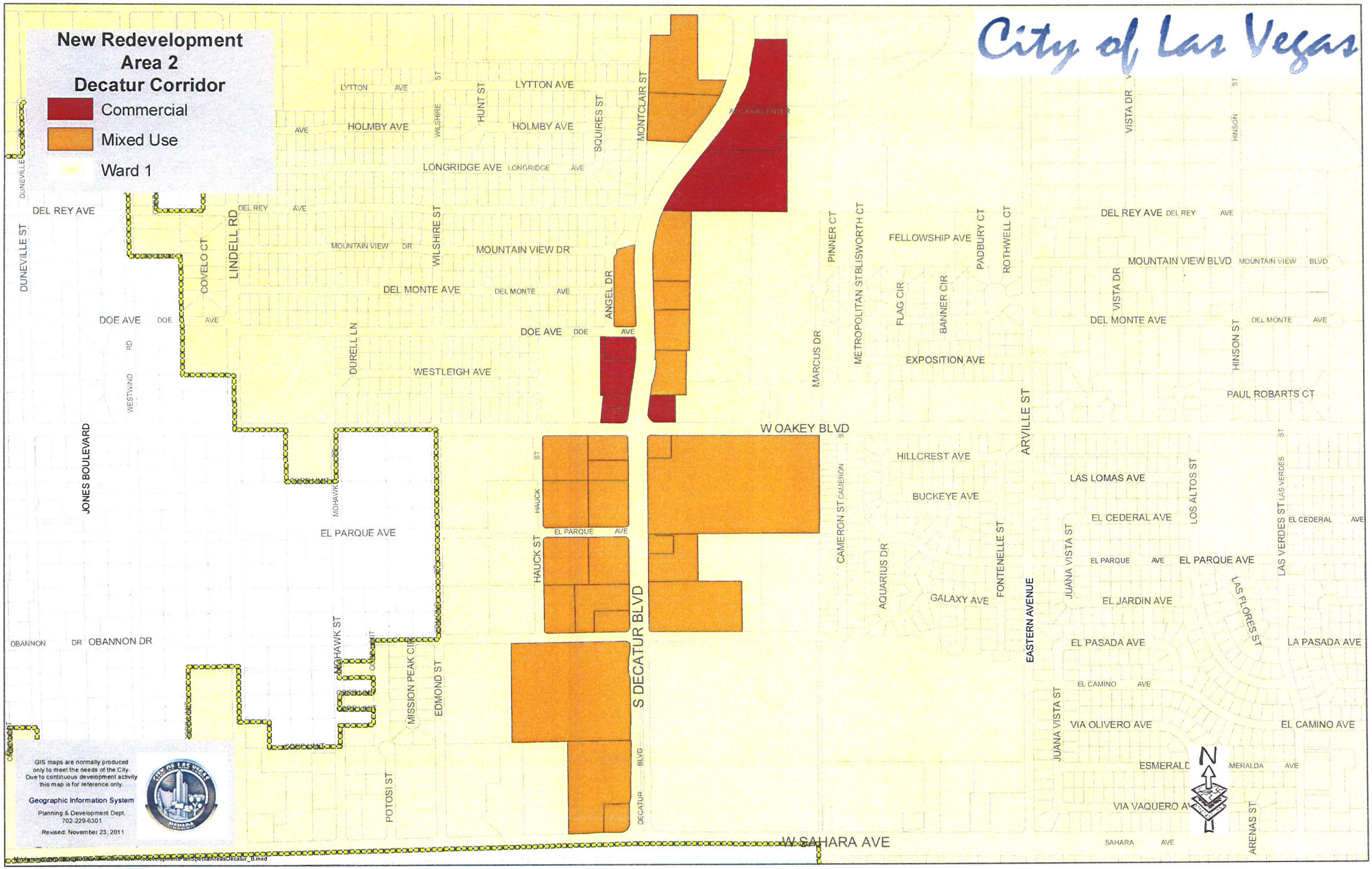
NOV 23 2011
City of Las Vegas

**GPA-43991**

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NOV 23 2011
City of Las Vegas

GPA-43991

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

November 21, 2011

Flinn Fagg, Director
City of Las Vegas
Planning & Development
333 North Ranch Drive
Las Vegas, NV 89106

Re: Justification Letter – General Plan Amendment
Creation of New Redevelopment Area in Ward 1
(See Attached Draft Map of Proposed New Redevelopment Area)

Dear Mr. Fagg,

Please be advised that the Economic and Urban Development Department, on behalf of the city of Las Vegas Redevelopment Agency (the "Applicant"), is requesting to change the Future Land Use designation to Commercial, Mixed Use, Industrial, or Public Facilities on various parcels located within Ward 1 for the creation of a new Redevelopment Area.

The proposed new Redevelopment Area will encompass the following corridors:

- Sahara Corridor – East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.
- Charleston Corridor – East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.
- Decatur Corridor – South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

In addition, the proposed new Redevelopment Area 2 will include three existing Low Density Residential Areas that will be part of the new Redevelopment Area. The three Low Density Residential Areas are:

- Meadows Neighborhood Preservation – Essex Circle – bounded by Charleston Blvd., to Decatur Blvd., to Alta Drive, and then to Bedford Road.
- Richfield Neighborhood Association –Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue.
- Neighborhood adjoining Sahara Avenue at Valley View, then proceeding to Arville Street, then to Tara Avenue, and then to Valley View.

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NOV 23 2011
City of Las Vegas

**GPA-43991**

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

The City of Las Vegas Redevelopment Agency (RDA) will be able to provide staffing to the proposed new Redevelopment Area 2 to address the conditions of blight and provide the necessary financial resources and RDA programs to property and business owners and revitalize Redevelopment Area 2.

We believe this General Plan Amendment proposed to create a new Redevelopment within Ward 1, with the proposed Land Use designations are selected based on the long-range goals of the current Master Plan Land Use designations and Zoning Classifications. The General Plan Amendment will make the current uses more consistent with the General Plan.

Thank you for your consideration of this request.

Sincerely,

Scott D. Adams
Chief Urban Redevelopment Officer

Enclosure

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City of Las Vegas
GPA-43991

# SAHARA CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16204412002 | C-1 | SC | *Commercial* |
| 16204412003 | C-1 | SC | *Commercial* |
| 16204412004 | C-1 | SC | *Commercial* |
| 16204412005 | C-1 | SC | *Commercial* |
| 16205402001 | C-1 | SC | *Commercial* |
| 16205402002 | C-1 | SC | *Commercial* |
| 16205402003 | C-1 | SC | *Commercial* |
| 16205402004 | C-1 | SC | *Commercial* |
| 16205402005 | C-1 | SC | *Commercial* |
| 16205402006 | C-1 | SC | *Commercial* |
| 16205402007 | C-1 | SC | *Commercial* |
| 16205402008 | C-1 | SC | *Commercial* |
| 16205402009 | C-1 | SC | *Commercial* |
| 16205402010 | C-1 | SC | *Commercial* |
| 16205402011 | C-1 | SC | *Commercial* |
| 16205403001 | C-1 | SC | *Commercial* |
| 16205403002 | C-1 | SC | *Commercial* |
| 16205403003 | C-1 | SC | *Commercial* |
| 16205801001 | C-1 | SC | *Mixed Use* |
| 16205801003 | C-1 | SC | *Mixed Use* |
| 16205801004 | C-1 | SC | *Mixed Use* |
| 16205801005 | C-1 | SC | *Mixed Use* |
| 16205801007 | C-1 | SC | *Mixed Use* |
| 16205801010 | C-1 | SC | *Mixed Use* |
| 16205801011 | C-1 | SC | *Mixed Use* |
| 16205801012 | C-1 | SC | *Mixed Use* |
| 16205801013 | C-1 | SC | *Mixed Use* |
| 16205802006 | C-1 | SC | *Commercial* |
| 16205802009 | C-1 | SC | *Commercial* |
| 16205802010 | C-1 | SC | *Commercial* |
| 16205802011 | C-1 | SC | *Commercial* |
| 16205811001 | C-1 | SC | *Mixed Use* |
| 16205811002 | C-1 | SC | *Mixed Use* |
| 16205811003 | C-1 | SC | *Mixed Use* |
| 16205811004 | C-1 | SC | *Mixed Use* |
| 16205811005 | C-1 | SC | *Mixed Use* |
| 16205811006 | C-1 | SC | *Mixed Use* |
| 16205811007 | C-1 | SC | *Mixed Use* |
| 16205811008 | C-1 | SC | *Mixed Use* |
| 16205816004 | C-1 | SC | *Mixed Use* |
| 16205816005 | C-1 | SC | *Mixed Use* |
| 16205816006 | C-1 | SC | *Mixed Use* |
| 16205816007 | C-1 | SC | *Mixed Use* |
| 16205816011 | C-1 | SC | *Mixed Use* |
| 16205816012 | C-1 | SC | *Mixed Use* |
| 16205816013 | C-1 | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16205818001 | C-1 | SC | *Commercial* |
| 16205818002 | C-1 | SC | *Commercial* |
| 16205818003 | C-1 | SC | *Commercial* |
| 16205818004 | C-1 | SC | *Commercial* |
| 16206402001 | C-1 | SC | *Commercial* |
| 16206402007 | C-1 | SC | *Mixed Use* |
| 16206411003 | C-1 | SC | *Mixed Use* |
| 16206411004 | C-1 | SC | *Mixed Use* |
| 16206411005 | C-1 | SC | *Mixed Use* |
| 16206412002 | C-1 | SC | *Mixed Use* |
| 16206412003 | C-1 | SC | *Mixed Use* |
| 16206801002 | C-1 | SC | *Commercial* |
| 16206801003 | C-1 | SC | *Commercial* |
| 16206801004 | C-1 | SC | *Commercial* |
| 16206801005 | C-1 | SC | *Commercial* |
| 16206801006 | C-1 | SC | *Commercial* |
| 16206801007 | C-1 | SC | *Commercial* |
| 16206801008 | C-1 | SC | *Commercial* |
| 16206812002 | C-1 | SC | *Mixed Use* |
| 16206813001 | C-1 | SC | *Commercial* |
| 16206813004 | C-1 | SC | *Commercial* |
| 16206813005 | C-1 | SC | *Commercial* |
| 16206813006 | C-1 | SC | *Commercial* |
| 16206813007 | C-1 | SC | *Commercial* |
| 16207101004 | C-1 | SC | *Mixed Use* |
| 16207101005 | C-1 | SC | *Mixed Use* |
| 16207101006 | C-1 | SC | *Mixed Use* |
| 16207101007 | C-1 | SC | *Mixed Use* |
| 16207101008 | C-1 | SC | *Mixed Use* |
| 16207101009 | C-1 | SC | *Mixed Use* |
| 16207101010 | C-1 | SC | *Mixed Use* |
| 16207101011 | C-1 | SC | *Mixed Use* |
| 16207101014 | C-1 | SC | *Mixed Use* |
| 16207101019 | C-1 | SC | *Mixed Use* |
| 16207501001 | C-1 | SC | *Commercial* |
| 16207501002 | C-1 | SC | *Commercial* |
| 16207501003 | C-1 | SC | *Commercial* |
| 16207501004 | C-1 | SC | *Commercial* |
| 16207502001 | R-1 | L | *Low Density Residential* |
| 16207502002 | R-1 | L | *Low Density Residential* |
| 16207502003 | R-1 | L | *Low Density Residential* |
| 16207502004 | R-1 | L | *Low Density Residential* |
| 16207502005 | R-1 | L | *Low Density Residential* |
| 16207502006 | R-1 | L | *Low Density Residential* |
| 16207502007 | R-1 | L | *Low Density Residential* |
| 16207502008 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207510001 | C-1 | SC | *Commercial* |
| 16207510002 | C-1 | SC | *Commercial* |
| 16207510003 | C-1 | SC | *Commercial* |
| 16207510004 | C-1 | SC | *Commercial* |
| 16207510005 | C-1 | SC | *Commercial* |
| 16207510006 | C-1 | SC | *Commercial* |
| 16207511001 | C-1 | SC | *Commercial* |
| 16207511002 | C-1 | SC | *Commercial* |
| 16207511003 | C-1 | SC | *Commercial* |
| 16207511004 | C-1 | SC | *Commercial* |
| 16207511005 | C-1 | SC | *Commercial* |
| 16207511006 | C-1 | SC | *Commercial* |
| 16207511007 | C-1 | SC | *Commercial* |
| 16207511008 | C-1 | SC | *Commercial* |
| 16207511009 | C-1 | SC | *Commercial* |
| 16207511010 | C-1 | SC | *Commercial* |
| 16207511011 | C-1 | SC | *Commercial* |
| 16207511012 | C-1 | SC | *Commercial* |
| 16207512001 | C-1 | SC | *Commercial* |
| 16207512002 | C-1 | SC | *Commercial* |
| 16207512003 | C-1 | SC | *Commercial* |
| 16207512004 | C-1 | SC | *Commercial* |
| 16207512005 | C-1 | SC | *Commercial* |
| 16207512006 | C-1 | SC | *Commercial* |
| 16207512007 | C-1 | SC | *Commercial* |
| 16207512008 | C-1 | SC | *Commercial* |
| 16207512009 | C-1 | SC | *Commercial* |
| 16207512010 | C-1 | SC | *Commercial* |
| 16207513001 | R-1 | L | *Low Density Residential* |
| 16207513002 | R-1 | L | *Low Density Residential* |
| 16207513003 | R-1 | L | *Low Density Residential* |
| 16207513004 | R-1 | L | *Low Density Residential* |
| 16207513005 | R-1 | L | *Low Density Residential* |
| 16207513006 | R-1 | L | *Low Density Residential* |
| 16207513007 | R-1 | L | *Low Density Residential* |
| 16207513008 | R-1 | L | *Low Density Residential* |
| 16207513009 | R-1 | L | *Low Density Residential* |
| 16207513010 | R-1 | L | *Low Density Residential* |
| 16207513011 | R-1 | L | *Low Density Residential* |
| 16207513012 | R-1 | L | *Low Density Residential* |
| 16207513013 | R-1 | L | *Low Density Residential* |
| 16207513014 | R-1 | L | *Low Density Residential* |
| 16207513015 | R-1 | L | *Low Density Residential* |
| 16207513016 | R-1 | L | *Low Density Residential* |
| 16207513017 | R-1 | L | *Low Density Residential* |
| 16207513018 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207513019 | R-1 | L | *Low Density Residential* |
| 16207513020 | R-1 | L | *Low Density Residential* |
| 16207513021 | R-1 | L | *Low Density Residential* |
| 16207513022 | R-1 | L | *Low Density Residential* |
| 16207513023 | R-1 | L | *Low Density Residential* |
| 16207513024 | R-1 | L | *Low Density Residential* |
| 16207513025 | R-1 | L | *Low Density Residential* |
| 16207513026 | R-1 | L | *Low Density Residential* |
| 16207513027 | R-1 | L | *Low Density Residential* |
| 16207513028 | R-1 | L | *Low Density Residential* |
| 16207513029 | R-1 | L | *Low Density Residential* |
| 16207513030 | R-1 | L | *Low Density Residential* |
| 16207513031 | R-1 | L | *Low Density Residential* |
| 16207513032 | R-1 | L | *Low Density Residential* |
| 16207513033 | R-1 | L | *Low Density Residential* |
| 16207513034 | R-1 | L | *Low Density Residential* |
| 16207513035 | R-1 | L | *Low Density Residential* |
| 16207513036 | R-1 | L | *Low Density Residential* |
| 16207513037 | R-1 | L | *Low Density Residential* |
| 16207513038 | R-1 | L | *Low Density Residential* |
| 16207513039 | R-1 | L | *Low Density Residential* |
| 16207513040 | R-1 | L | *Low Density Residential* |
| 16207513041 | R-1 | L | *Low Density Residential* |
| 16207513042 | R-1 | L | *Low Density Residential* |
| 16207513043 | R-1 | L | *Low Density Residential* |
| 16207513044 | R-1 | L | *Low Density Residential* |
| 16207513045 | R-1 | L | *Low Density Residential* |
| 16207513046 | R-1 | L | *Low Density Residential* |
| 16207513047 | R-1 | L | *Low Density Residential* |
| 16207513048 | R-1 | L | *Low Density Residential* |
| 16207513049 | R-1 | L | *Low Density Residential* |
| 16207513050 | R-1 | L | *Low Density Residential* |
| 16207513051 | R-1 | L | *Low Density Residential* |
| 16207513052 | R-1 | L | *Low Density Residential* |
| 16207513053 | R-1 | L | *Low Density Residential* |
| 16207513054 | R-1 | L | *Low Density Residential* |
| 16207513055 | R-1 | L | *Low Density Residential* |
| 16207513056 | R-1 | L | *Low Density Residential* |
| 16207513057 | R-1 | L | *Low Density Residential* |
| 16207513058 | R-1 | L | *Low Density Residential* |
| 16207513059 | R-1 | L | *Low Density Residential* |
| 16207513060 | R-1 | L | *Low Density Residential* |
| 16207513061 | R-1 | L | *Low Density Residential* |
| 16207513062 | R-1 | L | *Low Density Residential* |
| 16207513063 | R-1 | L | *Low Density Residential* |
| 16207513064 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207513065 | R-1 | L | *Low Density Residential* |
| 16207513066 | R-1 | L | *Low Density Residential* |
| 16207513067 | R-1 | L | *Low Density Residential* |
| 16207513068 | R-1 | L | *Low Density Residential* |
| 16207513069 | R-1 | L | *Low Density Residential* |
| 16207513070 | R-1 | L | *Low Density Residential* |
| 16207513071 | R-1 | L | *Low Density Residential* |
| 16207513072 | R-1 | L | *Low Density Residential* |
| 16207513073 | R-1 | L | *Low Density Residential* |
| 16207513074 | R-1 | L | *Low Density Residential* |
| 16207513075 | R-1 | L | *Low Density Residential* |
| 16207513076 | R-1 | L | *Low Density Residential* |
| 16207513077 | R-1 | L | *Low Density Residential* |
| 16207513078 | R-1 | L | *Low Density Residential* |
| 16207513079 | R-1 | L | *Low Density Residential* |
| 16207513080 | R-1 | L | *Low Density Residential* |
| 16207513081 | R-1 | L | *Low Density Residential* |
| 16207513082 | R-1 | L | *Low Density Residential* |
| 16207513083 | R-1 | L | *Low Density Residential* |
| 16207513084 | R-1 | L | *Low Density Residential* |
| 16207513085 | R-1 | L | *Low Density Residential* |
| 16207513086 | R-1 | L | *Low Density Residential* |
| 16207513087 | R-1 | L | *Low Density Residential* |
| 16207513088 | R-1 | L | *Low Density Residential* |
| 16207513089 | R-1 | L | *Low Density Residential* |
| 16207513090 | R-1 | L | *Low Density Residential* |
| 16207513091 | R-1 | L | *Low Density Residential* |
| 16207513092 | R-1 | L | *Low Density Residential* |
| 16207513093 | R-1 | L | *Low Density Residential* |
| 16207514002 | R-1 | L | *Low Density Residential* |
| 16207514003 | R-1 | L | *Low Density Residential* |
| 16207514004 | R-1 | L | *Low Density Residential* |
| 16207514005 | R-1 | L | *Low Density Residential* |
| 16207514006 | R-1 | L | *Low Density Residential* |
| 16207514007 | R-1 | L | *Low Density Residential* |
| 16207514008 | R-1 | L | *Low Density Residential* |
| 16207514009 | R-1 | L | *Low Density Residential* |
| 16207514010 | R-1 | L | *Low Density Residential* |
| 16207514011 | R-1 | L | *Low Density Residential* |
| 16207514012 | R-1 | L | *Low Density Residential* |
| 16207514013 | R-1 | L | *Low Density Residential* |
| 16207514014 | R-1 | L | *Low Density Residential* |
| 16207514015 | R-1 | L | *Low Density Residential* |
| 16207514016 | R-1 | L | *Low Density Residential* |
| 16207514017 | R-1 | L | *Low Density Residential* |
| 16207514018 | R-1 | L | *Low Density Residential* |

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|---|---|---|---|
| 16207514019 | R-1 | L | *Low Density Residential* |
| 16207514020 | R-1 | L | *Low Density Residential* |
| 16207514021 | R-1 | L | *Low Density Residential* |
| 16207514022 | R-1 | L | *Low Density Residential* |
| 16207514023 | R-1 | L | *Low Density Residential* |
| 16207514024 | R-1 | L | *Low Density Residential* |
| 16207514025 | R-1 | L | *Low Density Residential* |
| 16207514026 | R-1 | L | *Low Density Residential* |
| 16207514027 | R-1 | L | *Low Density Residential* |
| 16207514028 | R-1 | L | *Low Density Residential* |
| 16207514029 | R-1 | L | *Low Density Residential* |
| 16207514030 | R-1 | L | *Low Density Residential* |
| 16207514031 | R-1 | L | *Low Density Residential* |
| 16207514032 | R-1 | L | *Low Density Residential* |
| 16207514033 | R-1 | L | *Low Density Residential* |
| 16207514034 | R-1 | L | *Low Density Residential* |
| 16207514035 | R-1 | L | *Low Density Residential* |
| 16207514036 | R-1 | L | *Low Density Residential* |
| 16207514037 | R-1 | L | *Low Density Residential* |
| 16207514038 | R-1 | L | *Low Density Residential* |
| 16207514039 | R-1 | L | *Low Density Residential* |
| 16207514040 | R-1 | L | *Low Density Residential* |
| 16207514041 | R-1 | L | *Low Density Residential* |
| 16207514042 | R-1 | L | *Low Density Residential* |
| 16207514043 | R-1 | L | *Low Density Residential* |
| 16207514044 | R-1 | L | *Low Density Residential* |
| 16207514045 | R-1 | L | *Low Density Residential* |
| 16207514046 | R-1 | L | *Low Density Residential* |
| 16207514047 | R-1 | L | *Low Density Residential* |
| 16207514048 | R-1 | L | *Low Density Residential* |
| 16207514049 | R-1 | L | *Low Density Residential* |
| 16207514050 | R-1 | L | *Low Density Residential* |
| 16207514051 | R-1 | L | *Low Density Residential* |
| 16207514052 | R-1 | L | *Low Density Residential* |
| 16207514053 | R-1 | L | *Low Density Residential* |
| 16207514054 | R-1 | L | *Low Density Residential* |
| 16207514055 | R-1 | L | *Low Density Residential* |
| 16207514056 | R-1 | L | *Low Density Residential* |
| 16207514057 | R-1 | L | *Low Density Residential* |
| 16207515001 | R-1 | L | *Low Density Residential* |
| 16207515002 | R-1 | L | *Low Density Residential* |
| 16207515003 | R-1 | L | *Low Density Residential* |
| 16207515004 | R-1 | L | *Low Density Residential* |
| 16207515005 | R-1 | L | *Low Density Residential* |
| 16207515006 | R-1 | L | *Low Density Residential* |
| 16207515007 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207515008 | R-1 | L | *Low Density Residential* |
| 16207515010 | R-1 | L | *Low Density Residential* |
| 16207515011 | R-1 | L | *Low Density Residential* |
| 16207515012 | R-1 | L | *Low Density Residential* |
| 16207515013 | R-1 | L | *Low Density Residential* |
| 16207515014 | R-1 | L | *Low Density Residential* |
| 16207515015 | R-1 | L | *Low Density Residential* |
| 16207515016 | R-1 | L | *Low Density Residential* |
| 16207515017 | R-1 | L | *Low Density Residential* |
| 16207515018 | R-1 | L | *Low Density Residential* |
| 16207515019 | R-1 | L | *Low Density Residential* |
| 16207515020 | R-1 | L | *Low Density Residential* |
| 16207515021 | R-1 | L | *Low Density Residential* |
| 16207515022 | R-1 | L | *Low Density Residential* |
| 16207515023 | R-1 | L | *Low Density Residential* |
| 16207515024 | R-1 | L | *Low Density Residential* |
| 16207515025 | R-1 | L | *Low Density Residential* |
| 16207515026 | R-1 | L | *Low Density Residential* |
| 16207515027 | R-1 | L | *Low Density Residential* |
| 16207515028 | R-1 | L | *Low Density Residential* |
| 16207515029 | R-1 | L | *Low Density Residential* |
| 16207515030 | R-1 | L | *Low Density Residential* |
| 16207515031 | R-1 | L | *Low Density Residential* |
| 16207515032 | R-1 | L | *Low Density Residential* |
| 16207515033 | R-1 | L | *Low Density Residential* |
| 16207515034 | R-1 | L | *Low Density Residential* |
| 16207515035 | R-1 | L | *Low Density Residential* |
| 16207515036 | R-1 | L | *Low Density Residential* |
| 16207515037 | R-1 | L | *Low Density Residential* |
| 16207515038 | R-1 | L | *Low Density Residential* |
| 16207515039 | R-1 | L | *Low Density Residential* |
| 16207515040 | R-1 | L | *Low Density Residential* |
| 16207515041 | R-1 | L | *Low Density Residential* |
| 16207515042 | R-1 | L | *Low Density Residential* |
| 16207515043 | R-1 | L | *Low Density Residential* |
| 16207515044 | R-1 | L | *Low Density Residential* |
| 16207515045 | R-1 | L | *Low Density Residential* |
| 16207515046 | R-1 | L | *Low Density Residential* |
| 16207515047 | R-1 | L | *Low Density Residential* |
| 16207515048 | R-1 | L | *Low Density Residential* |
| 16207515049 | R-1 | L | *Low Density Residential* |
| 16207515050 | R-1 | L | *Low Density Residential* |
| 16207515051 | R-1 | L | *Low Density Residential* |
| 16207515052 | R-1 | L | *Low Density Residential* |
| 16207515053 | R-1 | L | *Low Density Residential* |
| 16207515054 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207515055 | R-1 | L | *Low Density Residential* |
| 16207515056 | R-1 | L | *Low Density Residential* |
| 16207515057 | R-1 | L | *Low Density Residential* |
| 16207515058 | R-1 | L | *Low Density Residential* |
| 16207515059 | R-1 | L | *Low Density Residential* |
| 16207515060 | R-1 | L | *Low Density Residential* |
| 16207515061 | R-1 | L | *Low Density Residential* |
| 16207515062 | R-1 | L | *Low Density Residential* |
| 16207515063 | R-1 | L | *Low Density Residential* |
| 16207515064 | R-1 | L | *Low Density Residential* |
| 16207515065 | R-1 | L | *Low Density Residential* |
| 16207515066 | R-1 | L | *Low Density Residential* |
| 16207515067 | R-1 | L | *Low Density Residential* |
| 16207515068 | R-1 | L | *Low Density Residential* |
| 16207515069 | R-1 | L | *Low Density Residential* |
| 16207515070 | R-1 | L | *Low Density Residential* |
| 16207515071 | R-1 | L | *Low Density Residential* |
| 16207515072 | R-1 | L | *Low Density Residential* |
| 16207515073 | R-1 | L | *Low Density Residential* |
| 16207515074 | R-1 | L | *Low Density Residential* |
| 16207515075 | R-1 | L | *Low Density Residential* |
| 16207515076 | R-1 | L | *Low Density Residential* |
| 16207515077 | R-1 | L | *Low Density Residential* |
| 16207515078 | R-1 | L | *Low Density Residential* |
| 16207515079 | R-1 | L | *Low Density Residential* |
| 16207515080 | R-1 | L | *Low Density Residential* |
| 16207515081 | R-1 | L | *Low Density Residential* |
| 16207515082 | R-1 | L | *Low Density Residential* |
| 16207515083 | R-1 | L | *Low Density Residential* |
| 16207515084 | R-1 | L | *Low Density Residential* |
| 16207515085 | R-1 | L | *Low Density Residential* |
| 16207515086 | R-1 | L | *Low Density Residential* |
| 16207515087 | R-1 | L | *Low Density Residential* |
| 16207515088 | R-1 | L | *Low Density Residential* |
| 16207515089 | R-1 | L | *Low Density Residential* |
| 16207515090 | R-1 | L | *Low Density Residential* |
| 16207515091 | R-1 | L | *Low Density Residential* |
| 16207515092 | R-1 | L | *Low Density Residential* |
| 16207515093 | R-1 | L | *Low Density Residential* |
| 16207515094 | R-1 | L | *Low Density Residential* |
| 16207515095 | R-1 | L | *Low Density Residential* |
| 16207515096 | R-1 | L | *Low Density Residential* |
| 16207515097 | R-1 | L | *Low Density Residential* |
| 16207516001 | R-1 | L | *Low Density Residential* |
| 16207516002 | R-1 | L | *Low Density Residential* |
| 16207516003 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207516004 | R-1 | L | *Low Density Residential* |
| 16207516005 | R-1 | L | *Low Density Residential* |
| 16207516006 | R-1 | L | *Low Density Residential* |
| 16207516007 | R-1 | L | *Low Density Residential* |
| 16207516008 | R-1 | L | *Low Density Residential* |
| 16207516009 | R-1 | L | *Low Density Residential* |
| 16207516010 | R-1 | L | *Low Density Residential* |
| 16207516011 | R-1 | L | *Low Density Residential* |
| 16207516015 | R-1 | L | *Low Density Residential* |
| 16207516016 | R-1 | L | *Low Density Residential* |
| 16207516017 | R-1 | L | *Low Density Residential* |
| 16207516018 | R-1 | L | *Low Density Residential* |
| 16207516019 | R-1 | L | *Low Density Residential* |
| 16207516020 | R-1 | L | *Low Density Residential* |
| 16207516021 | R-1 | L | *Low Density Residential* |
| 16207516022 | R-1 | L | *Low Density Residential* |
| 16207516023 | R-1 | L | *Low Density Residential* |
| 16207516024 | R-1 | L | *Low Density Residential* |
| 16207516025 | R-1 | L | *Low Density Residential* |
| 16207516026 | R-1 | L | *Low Density Residential* |
| 16207516027 | R-1 | L | *Low Density Residential* |
| 16207516028 | R-1 | L | *Low Density Residential* |
| 16207516029 | R-1 | L | *Low Density Residential* |
| 16207516030 | R-1 | L | *Low Density Residential* |
| 16207516031 | R-1 | L | *Low Density Residential* |
| 16207516032 | R-1 | L | *Low Density Residential* |
| 16207516033 | R-1 | L | *Low Density Residential* |
| 16207516034 | R-1 | L | *Low Density Residential* |
| 16207516035 | R-1 | L | *Low Density Residential* |
| 16207516036 | R-1 | L | *Low Density Residential* |
| 16207516037 | R-1 | L | *Low Density Residential* |
| 16207516038 | R-1 | L | *Low Density Residential* |
| 16207516039 | R-1 | L | *Low Density Residential* |
| 16207516040 | R-1 | L | *Low Density Residential* |
| 16207516041 | R-1 | L | *Low Density Residential* |
| 16207516042 | R-1 | L | *Low Density Residential* |
| 16207516043 | R-1 | L | *Low Density Residential* |
| 16207516044 | R-1 | L | *Low Density Residential* |
| 16207516045 | R-1 | L | *Low Density Residential* |
| 16207516046 | R-1 | L | *Low Density Residential* |
| 16207516047 | R-1 | L | *Low Density Residential* |
| 16207516048 | R-1 | L | *Low Density Residential* |
| 16207516049 | R-1 | L | *Low Density Residential* |
| 16207516050 | R-1 | L | *Low Density Residential* |
| 16207516051 | R-1 | L | *Low Density Residential* |
| 16207516052 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16207516053 | R-1 | L | *Low Density Residential* |
| 16207516054 | R-1 | L | *Low Density Residential* |
| 16207516055 | R-1 | L | *Low Density Residential* |
| 16208101001 | C-1 | SC | *Commercial* |
| 16208101003 | C-1 | SC | *Commercial* |
| 16208101004 | C-1 | SC | *Commercial* |
| 16208101007 | C-1 | SC | *Commercial* |
| 16208101008 | C-1 | SC | *Commercial* |
| 16208102001 | C-1 | SC | *Commercial* |
| 16208103001 | C-1 | SC | *Commercial* |
| 16208103002 | C-1 | SC | *Commercial* |
| 16208103003 | C-1 | SC | *Commercial* |
| 16208103004 | P-R | SC | *Commercial* |
| 16208104001 | C-1 | SC | *Commercial* |
| 16208104002 | C-1 | SC | *Commercial* |
| 16208104003 | C-1 | SC | *Commercial* |
| 16208104004 | C-1 | SC | *Commercial* |
| 16208104005 | C-1 | SC | *Commercial* |
| 16208104006 | C-1 | SC | *Commercial* |
| 16208104007 | C-1 | SC | *Commercial* |
| 16208104008 | C-1 | SC | *Commercial* |
| 16208104009 | C-1 | SC | *Commercial* |
| 16208110001 | C-1 | SC | *Commercial* |
| 16208212016 | R-1 | L | *Low Density Residential* |
| 16208212017 | R-1 | L | *Low Density Residential* |
| 16208212018 | R-1 | L | *Low Density Residential* |
| 16208212019 | R-1 | L | *Low Density Residential* |
| 16208212020 | R-1 | L | *Low Density Residential* |
| 16208212021 | R-1 | L | *Low Density Residential* |
| 16208212022 | R-1 | L | *Low Density Residential* |
| 16208212023 | R-1 | L | *Low Density Residential* |
| 16208212024 | R-1 | L | *Low Density Residential* |
| 16208212025 | R-1 | L | *Low Density Residential* |
| 16208212026 | R-1 | L | *Low Density Residential* |
| 16208212027 | R-1 | L | *Low Density Residential* |
| 16208212028 | R-1 | L | *Low Density Residential* |
| 16208501001 | C-1 | SC | *Commercial* |
| 16208501002 | C-1 | SC | *Commercial* |
| 16208501003 | R-3 | SC | *Commercial* |
| 16208501004 | R-3 | H | *Mixed Use* |
| 16208501005 | C-1 | SC | *Commercial* |
| 16208501006 | R-4 | SC | *Commercial* |
| 16208501007 | R-4 | H | *Mixed Use* |
| 16208504001 | R-3 | H | *Mixed Use* |
| 16208505001 | R-4 | H | *Mixed Use* |
| 16208505003 | R-4 | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16208601001 | C-V | PF | *Public Facility* |
| 16208601002 | R-3 | H | *Mixed Use* |
| 16208602001 | R-4 | H | *Mixed Use* |
| 16208602002 | R-4 | H | *Mixed Use* |
| 16208602003 | R-4 | H | *Mixed Use* |
| 16208602005 | C-1 | SC | *Mixed Use* |
| 16208610001 | R-1 | L | *Low Density Residential* |
| 16208610002 | R-1 | L | *Low Density Residential* |
| 16208610003 | R-1 | L | *Low Density Residential* |
| 16208610004 | R-1 | L | *Low Density Residential* |
| 16208610005 | R-1 | L | *Low Density Residential* |
| 16208610006 | R-1 | L | *Low Density Residential* |
| 16208610007 | R-1 | L | *Low Density Residential* |
| 16208610008 | R-1 | L | *Low Density Residential* |
| 16208610009 | R-1 | L | *Low Density Residential* |
| 16208610010 | R-1 | L | *Low Density Residential* |
| 16208610011 | R-1 | L | *Low Density Residential* |
| 16208610012 | R-1 | L | *Low Density Residential* |
| 16208610013 | R-1 | L | *Low Density Residential* |
| 16208610014 | R-1 | L | *Low Density Residential* |
| 16208610015 | R-1 | L | *Low Density Residential* |
| 16208610016 | R-1 | L | *Low Density Residential* |
| 16208610017 | R-1 | L | *Low Density Residential* |
| 16208610018 | R-1 | L | *Low Density Residential* |
| 16208610019 | R-1 | L | *Low Density Residential* |
| 16208610020 | R-1 | L | *Low Density Residential* |
| 16208610021 | R-1 | L | *Low Density Residential* |
| 16208610022 | R-1 | L | *Low Density Residential* |
| 16208610023 | R-1 | L | *Low Density Residential* |
| 16208610024 | R-1 | L | *Low Density Residential* |
| 16208610025 | R-1 | L | *Low Density Residential* |
| 16208610026 | R-1 | L | *Low Density Residential* |
| 16208610027 | R-1 | L | *Low Density Residential* |
| 16208610028 | R-1 | L | *Low Density Residential* |
| 16208610029 | R-1 | L | *Low Density Residential* |
| 16208610030 | R-1 | L | *Low Density Residential* |
| 16208610031 | R-1 | L | *Low Density Residential* |
| 16208610032 | R-1 | L | *Low Density Residential* |
| 16208610033 | R-1 | L | *Low Density Residential* |
| 16208610034 | R-1 | L | *Low Density Residential* |
| 16208610035 | R-1 | L | *Low Density Residential* |
| 16208610036 | R-1 | L | *Low Density Residential* |
| 16208610037 | R-1 | L | *Low Density Residential* |
| 16208610038 | R-1 | L | *Low Density Residential* |
| 16208610039 | R-1 | L | *Low Density Residential* |
| 16208610040 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16208610041 | R-1 | L | *Low Density Residential* |
| 16208610042 | R-1 | L | *Low Density Residential* |
| 16208610043 | R-1 | L | *Low Density Residential* |
| 16208610044 | R-1 | L | *Low Density Residential* |
| 16208610045 | R-1 | L | *Low Density Residential* |
| 16208610046 | R-1 | L | *Low Density Residential* |
| 16208610047 | R-1 | L | *Low Density Residential* |
| 16208610048 | R-1 | L | *Low Density Residential* |
| 16208610049 | R-1 | L | *Low Density Residential* |
| 16208610050 | R-1 | L | *Low Density Residential* |
| 16208610051 | R-1 | L | *Low Density Residential* |
| 16208610052 | R-1 | L | *Low Density Residential* |
| 16208610053 | R-1 | L | *Low Density Residential* |
| 16208610054 | R-1 | L | *Low Density Residential* |
| 16208610055 | R-1 | L | *Low Density Residential* |
| 16208610056 | R-1 | L | *Low Density Residential* |
| 16208610057 | R-1 | L | *Low Density Residential* |
| 16208610058 | R-1 | L | *Low Density Residential* |
| 16208610059 | R-1 | L | *Low Density Residential* |
| 16208610060 | R-1 | L | *Low Density Residential* |
| 16208610061 | R-1 | L | *Low Density Residential* |
| 16208610062 | R-1 | L | *Low Density Residential* |
| 16208610063 | R-1 | L | *Low Density Residential* |
| 16208610064 | R-1 | L | *Low Density Residential* |
| 16208610065 | R-1 | L | *Low Density Residential* |
| 16208610066 | R-1 | L | *Low Density Residential* |
| 16208610067 | R-1 | L | *Low Density Residential* |
| 16208610068 | R-1 | L | *Low Density Residential* |
| 16208610069 | R-1 | L | *Low Density Residential* |
| 16208610070 | R-1 | L | *Low Density Residential* |
| 16208610071 | R-1 | L | *Low Density Residential* |
| 16208610072 | R-1 | L | *Low Density Residential* |
| 16208610073 | R-1 | L | *Low Density Residential* |
| 16208610074 | R-1 | L | *Low Density Residential* |
| 16208610075 | R-1 | L | *Low Density Residential* |
| 16208610081 | R-1 | L | *Low Density Residential* |
| 16208610082 | R-1 | L | *Low Density Residential* |
| 16208610083 | R-1 | L | *Low Density Residential* |
| 16208610084 | R-1 | L | *Low Density Residential* |
| 16208610085 | R-1 | L | *Low Density Residential* |
| 16208610086 | R-1 | L | *Low Density Residential* |
| 16208610087 | R-1 | L | *Low Density Residential* |
| 16208610088 | R-1 | L | *Low Density Residential* |
| 16208610089 | R-1 | L | *Low Density Residential* |
| 16208610090 | R-1 | L | *Low Density Residential* |
| 16208610091 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16208610092 | R-1 | L | *Low Density Residential* |
| 16208610093 | R-1 | L | *Low Density Residential* |
| 16208610094 | R-1 | L | *Low Density Residential* |
| 16208610095 | R-1 | L | *Low Density Residential* |
| 16208610096 | R-1 | L | *Low Density Residential* |
| 16208610097 | R-1 | L | *Low Density Residential* |
| 16208610098 | R-1 | L | *Low Density Residential* |
| 16208610099 | R-1 | L | *Low Density Residential* |
| 16208610100 | R-1 | L | *Low Density Residential* |
| 16208610101 | R-1 | L | *Low Density Residential* |
| 16208610102 | R-1 | L | *Low Density Residential* |
| 16208610103 | R-1 | L | *Low Density Residential* |
| 16208610104 | R-1 | SC | *Mixed Use* |
| 16208610104 | C-1 | SC | *Mixed Use* |
| 16301401005 | C-2 | GC | *Mixed Use* |
| 16301401006 | C-1 | SC | *Mixed Use* |
| 16301401007 | C-1 | SC | *Mixed Use* |
| 16301401008 | C-1 | SC | *Mixed Use* |
| 16301401009 | C-1 | SC | *Commercial* |
| 16301401010 | C-1 | SC | *Commercial* |
| 16301401011 | C-1 | SC | *Commercial* |
| 16301401012 | C-1 | SC | *Commercial* |
| 16301401013 | C-1 | SC | *Mixed Use* |
| 16301401014 | C-1 | SC | *Mixed Use* |
| 16301402021 | C-2 | GC | *Mixed Use* |
| 16301404014 | C-2 | GC | *Mixed Use* |
| 16301404021 | C-2 | GC | *Mixed Use* |
| 16301404022 | C-2 | GC | *Mixed Use* |
| 16301404022 | P-R | GC | *Mixed Use* |
| 16301405004 | C-2 | GC | *Mixed Use* |
| 16301405004 | P-R | GC | *Mixed Use* |
| 16301802010 | C-1 | SC | *Mixed Use* |
| 16301803003 | C-2 | GC | *Mixed Use* |
| 16301803006 | C-1 | GC | *Mixed Use* |
| 16301803007 | C-1 | GC | *Mixed Use* |
| 16301804001 | P-R | SC | *Mixed Use* |
| 16301804002 | P-R | SC | *Mixed Use* |
| 16301804003 | P-R | SC | *Mixed Use* |
| 16301804004 | P-R | SC | *Mixed Use* |
| 16301804005 | C-1 | SC | *Mixed Use* |
| 16301804006 | C-1 | SC | *Mixed Use* |
| 16301810002 | P-R | SC | *Mixed Use* |
| 16301810003 | P-R | SC | *Mixed Use* |
| 16301810004 | P-R | SC | *Mixed Use* |
| 16301810005 | C-1 | SC | *Mixed Use* |
| 16301810007 | C-1 | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16301810008 | C-1 | SC | *Mixed Use* |
| 16301810009 | C-1 | SC | *Mixed Use* |
| 16302401006 | C-1 | SC | *Commercial* |
| 16302401008 | C-1 | SC | *Commercial* |
| 16302402002 | C-2 | GC | *Mixed Use* |
| 16302402003 | C-2 | GC | *Mixed Use* |
| 16302415002 | C-1 | SC | *Commercial* |
| 16302415003 | C-1 | SC | *Commercial* |
| 16302415006 | C-1 | SC | *Mixed Use* |
| 16302415007 | C-1 | SC | *Mixed Use* |
| 16302415009 | C-1 | SC | *Commercial* |
| 16302415011 | C-1 | SC | *Mixed Use* |
| 16302415012 | C-1 | SC | *Mixed Use* |
| 16302415014 | C-1 | SC | *Commercial* |
| 16302415015 | C-1 | SC | *Commercial* |
| 16302415016 | C-1 | SC | *Commercial* |
| 16302416006 | C-1 | GC | *Mixed Use* |
| 16302801005 | C-2 | GC | *Mixed Use* |
| 16302802001 | C-1 | SC | *Mixed Use* |
| 16302802002 | C-1 | SC | *Mixed Use* |
| 16302802003 | C-1 | SC | *Mixed Use* |
| 16302802004 | C-1 | SC | *Commercial* |
| 16302802005 | C-1 | SC | *Commercial* |
| 16302802006 | C-1 | SC | *Commercial* |
| 16302802007 | P-R | O | *Mixed Use* |
| 16302802008 | P-R | O | *Mixed Use* |
| 16302816001 | C-1 | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | Proposed Land Use |
|---|---|---|---|
| 13836502001 | C-1 | SC | Mixed Use |
| 13836516001 | C-1 | SC | Mixed Use |
| 13836516002 | C-1 | SC | Mixed Use |
| 13836516003 | C-1 | SC | Mixed Use |
| 13836516004 | C-1 | SC | Mixed Use |
| 13836516005 | C-2 | SC | Mixed Use |
| 13836601003 | C-2 | SC | Mixed Use |
| 13836601004 | C-2 | SC | Mixed Use |
| 13836601009 | C-2 | GC | Mixed Use |
| 13836701003 | C-2 | SC | Mixed Use |
| 13836701004 | C-2 | SC | Mixed Use |
| 13836701005 | C-2 | SC | Mixed Use |
| 13836701018 | C-2 | SC | Mixed Use |
| 13836701018 | C-1 | SC | Mixed Use |
| 13836701022 | C-2 | SC | Commercial |
| 13836802002 | C-1 | GC | Mixed Use |
| 13836802002 | C-2 | GC | Mixed Use |
| 13836802003 | C-2 | GC | Mixed Use |
| 13836802004 | C-2 | GC | Mixed Use |
| 13836802005 | C-2 | GC | Mixed Use |
| 13836802006 | R-1 | SC | Mixed Use |
| 13836802009 | C-1 | SC | Mixed Use |
| 13930812002 | C-1 | SC | Commercial |
| 13930812003 | C-1 | SC | Commercial |
| 13930812005 | C-1 | SC | Commercial |
| 13930812006 | C-1 | SC | Commercial |
| 13931110001 | C-1 | SC | Mixed Use |
| 13931110002 | C-1 | SC | Mixed Use |
| 13931110003 | C-1 | SC | Mixed Use |
| 13931110004 | C-1 | SC | Mixed Use |
| 13931110005 | C-1 | SC | Mixed Use |
| 13931110007 | C-1 | SC | Mixed Use |
| 13931110008 | C-1 | SC | Mixed Use |
| 13931110009 | C-1 | SC | Mixed Use |
| 13931110010 | C-1 | SC | Mixed Use |
| 13931110011 | C-1 | SC | Mixed Use |
| 13931110012 | C-1 | SC | Mixed Use |
| 13931111001 | C-1 | SC | Mixed Use |
| 13931111003 | C-1 | SC | Commercial |
| 13931111006 | C-1 | SC | Commercial |
| 13931201001 | C-2 | SC | Mixed Use |
| 13931201002 | C-2 | SC | Mixed Use |
| 13931201003 | C-2 | SC | Mixed Use |
| 13931201004 | C-2 | SC | Mixed Use |
| 13931201005 | C-2 | SC | Mixed Use |
| 13931221001 | C-2 | SC | Mixed Use |

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| PARCEL | ZONE | FLU | Proposed Land Use |
|---|---|---|---|
| 13931221003 | C-2 | SC | Mixed Use |
| 13931221004 | C-2 | SC | Mixed Use |
| 13931221005 | C-2 | SC | Mixed Use |
| 13931221006 | C-2 | SC | Mixed Use |
| 13931310001 | C-1 | SC | Commercial |
| 13931310050 | P-R | O | Mixed Use |
| 13931310051 | P-R | O | Mixed Use |
| 13931310075 | R-1 | O | Mixed Use |
| 13931310133 | P-R | O | Mixed Use |
| 13931310134 | P-R | O | Mixed Use |
| 13931310135 | C-D | SC | Mixed Use |
| 13931310136 | P-R | O | Mixed Use |
| 13931310137 | P-R | O | Mixed Use |
| 13931310138 | P-R | O | Mixed Use |
| 13931312001 | P-R | O | Mixed Use |
| 13931312028 | P-R | O | Mixed Use |
| 13931312029 | P-R | O | Mixed Use |
| 13931410001 | P-R | O | Mixed Use |
| 13931410036 | P-R | O | Mixed Use |
| 13931410037 | P-R | O | Mixed Use |
| 13931410061 | P-R | O | Mixed Use |
| 13931410119 | P-R | O | Mixed Use |
| 13931410120 | P-R | O | Mixed Use |
| 13931410121 | P-R | O | Mixed Use |
| 13931410122 | P-R | O | Mixed Use |
| 13931410123 | P-R | O | Mixed Use |
| 13931410124 | P-R | O | Mixed Use |
| 13931410125 | P-R | O | Mixed Use |
| 13931510006 | C-1 | SC | Commercial |
| 13931510015 | C-1 | SC | Commercial |
| 13931510017 | C-1 | SC | Commercial |
| 13931510018 | C-1 | SC | Commercial |
| 13931510019 | C-1 | SC | Commercial |
| 13931510020 | C-1 | SC | Commercial |
| 13931510021 | C-1 | SC | Commercial |
| 13931601001 | C-1 | SC | Mixed Use |
| 13931601002 | C-1 | SC | Mixed Use |
| 13931601003 | C-1 | SC | Mixed Use |
| 13931601004 | C-1 | SC | Mixed Use |
| 13931602001 | C-1 | SC | Mixed Use |
| 13931602002 | C-1 | SC | Mixed Use |
| 13931611002 | C-1 | SC | Mixed Use |
| 13931611003 | C-1 | SC | Mixed Use |
| 13931611004 | C-1 | SC | Mixed Use |
| 13931611005 | C-1 | SC | Mixed Use |
| 13931611006 | C-1 | SC | Mixed Use |

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| PARCEL | ZONE | FLU | Proposed Land Use |
|---|---|---|---|
| 16206111001 | C-1 | SC | Mixed Use |
| 16206111003 | C-1 | SC | Mixed Use |
| 16206112011 | C-1 | SC | Commercial |
| 16206112013 | C-1 | SC | Commercial |
| 16206112015 | C-1 | SC | Commercial |
| 16206201003 | C-1 | SC | Commercial |
| 16206211001 | C-1 | SC | Mixed Use |
| 16206211002 | C-1 | SC | Mixed Use |
| 16206211003 | C-1 | SC | Mixed Use |
| 16206211004 | C-1 | SC | Mixed Use |
| 16206301001 | C-1 | SC | Mixed Use |
| 16206301002 | C-1 | SC | Mixed Use |
| 16206301003 | C-2 | GC | Mixed Use |
| 16206301004 | C-2 | GC | Mixed Use |
| 16206301006 | C-2 | GC | Mixed Use |
| 16301602003 | C-1 | SC | Commercial |
| 16301602004 | C-2 | GC | Commercial |
| 16301602005 | C-1 | SC | Commercial |
| 16301602006 | C-1 | SC | Commercial |
| 16301614056 | C-1 | SC | Mixed Use |
| 16301704001 | C-1 | SC | Mixed Use |
| 16301704002 | C-1 | SC | Mixed Use |
| 16301704003 | C-1 | SC | Mixed Use |
| 16301704004 | C-2 | GC | Mixed Use |
| 16301704005 | C-2 | GC | Mixed Use |
| 16301708001 | C-2 | GC | Mixed Use |
| 16301708002 | C-2 | GC | Mixed Use |
| 16301708003 | C-2 | SC | Mixed Use |
| 16301708004 | C-2 | SC | Mixed Use |
| 16301708005 | C-2 | SC | Mixed Use |
| 16301803004 | C-2 | GC | Mixed Use |
| 16301803005 | C-2 | GC | Mixed Use |
| 16301803008 | C-1 | SC | Mixed Use |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13834819014 | C-1 | SC | *Mixed Use* |
| 13834820001 | C-1 | SC | *Mixed Use* |
| 13834820006 | C-1 | SC | *Mixed Use* |
| 13834820008 | C-1 | SC | *Mixed Use* |
| 13834820009 | C-1 | SC | *Mixed Use* |
| 13834820013 | C-1 | SC | *Mixed Use* |
| 13834820014 | C-1 | SC | *Mixed Use* |
| 13835401003 | C-1 | M | *Mixed Use* |
| 13835402002 | C-1 | SC | *Mixed Use* |
| 13835402006 | C-1 | SC | *Mixed Use* |
| 13835402007 | C-1 | SC | *Mixed Use* |
| 13835402008 | C-1 | SC | *Mixed Use* |
| 13835402011 | C-1 | SC | *Mixed Use* |
| 13835402012 | C-1 | M | *Mixed Use* |
| 13835403001 | C-1 | SC | *Mixed Use* |
| 13835403004 | C-1 | SC | *Mixed Use* |
| 13835803002 | C-1 | SC | *Mixed Use* |
| 13835803003 | C-1 | SC | *Mixed Use* |
| 13835803004 | C-1 | SC | *Mixed Use* |
| 13835803005 | C-1 | SC | *Mixed Use* |
| 13835806001 | C-2 | SC | *Mixed Use* |
| 13835806005 | C-2 | SC | *Mixed Use* |
| 13835816001 | C-1 | SC | *Mixed Use* |
| 13835816002 | C-1 | SC | *Mixed Use* |
| 13835816003 | C-1 | SC | *Mixed Use* |
| 13836406004 | C-1 | SC | *Mixed Use* |
| 13836406005 | C-1 | SC | *Mixed Use* |
| 13836406006 | C-1 | SC | *Mixed Use* |
| 13836406007 | C-1 | SC | *Mixed Use* |
| 13836406009 | R-PD15 | M | *Mixed Use* |
| 13836406010 | C-1 | SC | *Mixed Use* |
| 13836406011 | C-1 | SC | *Mixed Use* |
| 13836408001 | C-1 | SC | *Mixed Use* |
| 13836408002 | C-1 | SC | *Mixed Use* |
| 13836408003 | C-1 | SC | *Mixed Use* |
| 13836408004 | C-1 | SC | *Mixed Use* |
| 13836408006 | C-1 | SC | *Mixed Use* |
| 13836408008 | C-1 | SC | *Mixed Use* |
| 13836408009 | C-1 | SC | *Mixed Use* |
| 13836408010 | C-1 | SC | *Mixed Use* |
| 13836803002 | C-1 | SC | *Mixed Use* |
| 13836803004 | C-1 | SC | *Mixed Use* |
| 13836803004 | R-1 | SC | *Mixed Use* |
| 13836803005 | C-1 | SC | *Mixed Use* |
| 13836803007 | C-1 | SC | *Mixed Use* |
| 13836803008 | C-1 | SC | *Mixed Use* |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13836803009 | C-1 | SC | *Mixed Use* |
| 13836803011 | C-1 | SC | *Mixed Use* |
| 13836803013 | C-1 | SC | *Mixed Use* |
| 13836803014 | C-1 | SC | *Mixed Use* |
| 13836803015 | C-1 | SC | *Mixed Use* |
| 13836803015 | C-1 | SC | *Mixed Use* |
| 13836804001 | C-1 | SC | *Mixed Use* |
| 13836804002 | C-1 | SC | *Mixed Use* |
| 13836804003 | C-1 | SC | *Mixed Use* |
| 13836804004 | C-1 | SC | *Mixed Use* |
| 13836804005 | C-1 | SC | *Mixed Use* |
| 13836804006 | C-1 | SC | *Mixed Use* |
| 13836804007 | C-2 | GC | *Mixed Use* |
| 13836804008 | C-2 | GC | *Mixed Use* |
| 13836804009 | C-1 | SC | *Mixed Use* |
| 13931214017 | R-1 | L | *Low Density Residential* |
| 13931214018 | R-1 | L | *Low Density Residential* |
| 13931214019 | R-1 | L | *Low Density Residential* |
| 13931214020 | R-1 | L | *Low Density Residential* |
| 13931214021 | R-1 | L | *Low Density Residential* |
| 13931214022 | R-1 | L | *Low Density Residential* |
| 13931214023 | R-1 | L | *Low Density Residential* |
| 13931214024 | R-1 | L | *Low Density Residential* |
| 13931214025 | R-1 | L | *Low Density Residential* |
| 13931214026 | R-1 | L | *Low Density Residential* |
| 13931214027 | R-1 | L | *Low Density Residential* |
| 13931214028 | R-1 | L | *Low Density Residential* |
| 13931214029 | R-1 | L | *Low Density Residential* |
| 13931214030 | R-1 | L | *Low Density Residential* |
| 13931214031 | R-1 | L | *Low Density Residential* |
| 13931214032 | R-1 | L | *Low Density Residential* |
| 13931214033 | R-1 | L | *Low Density Residential* |
| 13931220017 | R-1 | L | *Low Density Residential* |
| 13931220018 | R-1 | L | *Low Density Residential* |
| 13931220019 | R-1 | L | *Low Density Residential* |
| 13931220020 | R-1 | L | *Low Density Residential* |
| 13931220021 | R-1 | L | *Low Density Residential* |
| 13931220022 | R-1 | L | *Low Density Residential* |
| 13931220023 | R-1 | L | *Low Density Residential* |
| 13931220024 | R-1 | L | *Low Density Residential* |
| 13931220025 | R-1 | L | *Low Density Residential* |
| 13931220026 | R-1 | L | *Low Density Residential* |
| 13931220027 | R-1 | L | *Low Density Residential* |
| 13931220028 | R-1 | L | *Low Density Residential* |
| 13931220029 | R-1 | L | *Low Density Residential* |
| 13931220030 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931220031 | R-1 | L | *Low Density Residential* |
| 13931220032 | R-1 | L | *Low Density Residential* |
| 13931301002 | R-1 | L | *Low Density Residential* |
| 13931301003 | R-1 | L | *Low Density Residential* |
| 13931310002 | R-1 | L | *Low Density Residential* |
| 13931310003 | R-1 | L | *Low Density Residential* |
| 13931310004 | R-1 | L | *Low Density Residential* |
| 13931310005 | R-1 | L | *Low Density Residential* |
| 13931310006 | R-1 | L | *Low Density Residential* |
| 13931310007 | R-1 | L | *Low Density Residential* |
| 13931310008 | R-1 | L | *Low Density Residential* |
| 13931310009 | R-1 | L | *Low Density Residential* |
| 13931310010 | R-1 | L | *Low Density Residential* |
| 13931310011 | R-1 | L | *Low Density Residential* |
| 13931310012 | R-1 | L | *Low Density Residential* |
| 13931310013 | R-1 | L | *Low Density Residential* |
| 13931310014 | R-1 | L | *Low Density Residential* |
| 13931310015 | R-1 | L | *Low Density Residential* |
| 13931310017 | R-1 | L | *Low Density Residential* |
| 13931310018 | R-1 | L | *Low Density Residential* |
| 13931310019 | R-1 | L | *Low Density Residential* |
| 13931310020 | R-1 | L | *Low Density Residential* |
| 13931310021 | R-1 | L | *Low Density Residential* |
| 13931310022 | R-1 | L | *Low Density Residential* |
| 13931310023 | R-1 | L | *Low Density Residential* |
| 13931310024 | R-1 | L | *Low Density Residential* |
| 13931310025 | R-1 | L | *Low Density Residential* |
| 13931310026 | R-1 | L | *Low Density Residential* |
| 13931310027 | R-1 | L | *Low Density Residential* |
| 13931310028 | R-1 | L | *Low Density Residential* |
| 13931310029 | R-1 | L | *Low Density Residential* |
| 13931310030 | R-1 | L | *Low Density Residential* |
| 13931310031 | R-1 | L | *Low Density Residential* |
| 13931310032 | R-1 | L | *Low Density Residential* |
| 13931310033 | R-1 | L | *Low Density Residential* |
| 13931310034 | R-1 | L | *Low Density Residential* |
| 13931310035 | R-1 | L | *Low Density Residential* |
| 13931310036 | R-1 | L | *Low Density Residential* |
| 13931310037 | R-1 | L | *Low Density Residential* |
| 13931310038 | R-1 | L | *Low Density Residential* |
| 13931310039 | R-1 | L | *Low Density Residential* |
| 13931310040 | R-1 | L | *Low Density Residential* |
| 13931310041 | R-1 | L | *Low Density Residential* |
| 13931310042 | R-1 | L | *Low Density Residential* |
| 13931310043 | R-1 | L | *Low Density Residential* |
| 13931310044 | R-1 | L | *Low Density Residential* |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931310045 | R-1 | L | *Low Density Residential* |
| 13931310046 | R-1 | L | *Low Density Residential* |
| 13931310047 | R-1 | L | *Low Density Residential* |
| 13931310048 | R-1 | L | *Low Density Residential* |
| 13931310049 | R-1 | L | *Low Density Residential* |
| 13931310052 | R-1 | L | *Low Density Residential* |
| 13931310053 | R-1 | L | *Low Density Residential* |
| 13931310054 | R-1 | L | *Low Density Residential* |
| 13931310055 | R-1 | L | *Low Density Residential* |
| 13931310056 | R-1 | L | *Low Density Residential* |
| 13931310057 | R-1 | L | *Low Density Residential* |
| 13931310058 | R-1 | L | *Low Density Residential* |
| 13931310059 | R-1 | L | *Low Density Residential* |
| 13931310060 | R-1 | L | *Low Density Residential* |
| 13931310061 | R-1 | L | *Low Density Residential* |
| 13931310062 | R-1 | L | *Low Density Residential* |
| 13931310063 | R-1 | L | *Low Density Residential* |
| 13931310064 | R-1 | L | *Low Density Residential* |
| 13931310065 | R-1 | L | *Low Density Residential* |
| 13931310066 | R-1 | L | *Low Density Residential* |
| 13931310067 | R-1 | L | *Low Density Residential* |
| 13931310068 | R-1 | L | *Low Density Residential* |
| 13931310069 | R-1 | L | *Low Density Residential* |
| 13931310070 | R-1 | L | *Low Density Residential* |
| 13931310071 | R-1 | L | *Low Density Residential* |
| 13931310072 | R-1 | L | *Low Density Residential* |
| 13931310073 | R-1 | L | *Low Density Residential* |
| 13931310074 | R-1 | L | *Low Density Residential* |
| 13931310076 | R-1 | L | *Low Density Residential* |
| 13931310077 | R-1 | L | *Low Density Residential* |
| 13931310078 | R-1 | L | *Low Density Residential* |
| 13931310079 | R-1 | L | *Low Density Residential* |
| 13931310080 | R-1 | L | *Low Density Residential* |
| 13931310081 | R-1 | L | *Low Density Residential* |
| 13931310082 | R-1 | L | *Low Density Residential* |
| 13931310083 | R-1 | L | *Low Density Residential* |
| 13931310084 | R-1 | L | *Low Density Residential* |
| 13931310085 | R-1 | L | *Low Density Residential* |
| 13931310086 | R-1 | L | *Low Density Residential* |
| 13931310087 | R-1 | L | *Low Density Residential* |
| 13931310088 | R-1 | L | *Low Density Residential* |
| 13931310089 | R-1 | L | *Low Density Residential* |
| 13931310090 | R-1 | L | *Low Density Residential* |
| 13931310091 | R-1 | L | *Low Density Residential* |
| 13931310092 | R-1 | L | *Low Density Residential* |
| 13931310093 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931310094 | R-1 | L | *Low Density Residential* |
| 13931310095 | R-1 | L | *Low Density Residential* |
| 13931310096 | R-1 | L | *Low Density Residential* |
| 13931310097 | R-1 | L | *Low Density Residential* |
| 13931310098 | R-1 | L | *Low Density Residential* |
| 13931310099 | R-1 | L | *Low Density Residential* |
| 13931310100 | R-1 | L | *Low Density Residential* |
| 13931310101 | R-1 | L | *Low Density Residential* |
| 13931310102 | R-1 | L | *Low Density Residential* |
| 13931310103 | R-1 | L | *Low Density Residential* |
| 13931310104 | R-1 | L | *Low Density Residential* |
| 13931310105 | R-1 | L | *Low Density Residential* |
| 13931310106 | R-1 | L | *Low Density Residential* |
| 13931310107 | R-1 | L | *Low Density Residential* |
| 13931310108 | R-1 | L | *Low Density Residential* |
| 13931310109 | R-1 | L | *Low Density Residential* |
| 13931310110 | R-1 | L | *Low Density Residential* |
| 13931310111 | R-1 | L | *Low Density Residential* |
| 13931310112 | R-1 | L | *Low Density Residential* |
| 13931310113 | R-1 | L | *Low Density Residential* |
| 13931310114 | R-1 | L | *Low Density Residential* |
| 13931310115 | R-1 | L | *Low Density Residential* |
| 13931310116 | R-1 | L | *Low Density Residential* |
| 13931310117 | R-1 | L | *Low Density Residential* |
| 13931310118 | R-1 | L | *Low Density Residential* |
| 13931310119 | R-1 | L | *Low Density Residential* |
| 13931310120 | R-1 | L | *Low Density Residential* |
| 13931310121 | R-1 | L | *Low Density Residential* |
| 13931310122 | R-1 | L | *Low Density Residential* |
| 13931310123 | R-1 | L | *Low Density Residential* |
| 13931310124 | R-1 | L | *Low Density Residential* |
| 13931310125 | R-1 | L | *Low Density Residential* |
| 13931310126 | R-1 | L | *Low Density Residential* |
| 13931310127 | R-1 | L | *Low Density Residential* |
| 13931310128 | R-1 | L | *Low Density Residential* |
| 13931310129 | R-1 | L | *Low Density Residential* |
| 13931310130 | R-1 | L | *Low Density Residential* |
| 13931310131 | R-1 | L | *Low Density Residential* |
| 13931310132 | R-1 | L | *Low Density Residential* |
| 13931311001 | R-1 | L | *Low Density Residential* |
| 13931311002 | R-1 | L | *Low Density Residential* |
| 13931311003 | R-1 | L | *Low Density Residential* |
| 13931311004 | R-1 | L | *Low Density Residential* |
| 13931311005 | R-1 | L | *Low Density Residential* |
| 13931311006 | R-1 | L | *Low Density Residential* |
| 13931311007 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931311008 | R-1 | L | *Low Density Residential* |
| 13931311009 | R-1 | L | *Low Density Residential* |
| 13931311010 | R-1 | L | *Low Density Residential* |
| 13931311011 | R-1 | L | *Low Density Residential* |
| 13931311012 | R-1 | L | *Low Density Residential* |
| 13931311013 | R-1 | L | *Low Density Residential* |
| 13931311014 | R-1 | L | *Low Density Residential* |
| 13931311015 | R-1 | L | *Low Density Residential* |
| 13931311030 | R-1 | L | *Low Density Residential* |
| 13931311031 | R-1 | L | *Low Density Residential* |
| 13931311032 | R-1 | L | *Low Density Residential* |
| 13931311033 | R-1 | L | *Low Density Residential* |
| 13931311034 | R-1 | L | *Low Density Residential* |
| 13931311035 | R-1 | L | *Low Density Residential* |
| 13931311036 | R-1 | L | *Low Density Residential* |
| 13931311037 | R-1 | L | *Low Density Residential* |
| 13931311038 | R-1 | L | *Low Density Residential* |
| 13931311039 | R-1 | L | *Low Density Residential* |
| 13931311040 | R-1 | L | *Low Density Residential* |
| 13931311041 | R-1 | L | *Low Density Residential* |
| 13931311042 | R-1 | L | *Low Density Residential* |
| 13931311043 | R-1 | L | *Low Density Residential* |
| 13931311044 | R-1 | L | *Low Density Residential* |
| 13931311045 | R-1 | L | *Low Density Residential* |
| 13931311046 | R-1 | L | *Low Density Residential* |
| 13931311047 | R-1 | L | *Low Density Residential* |
| 13931311048 | R-1 | L | *Low Density Residential* |
| 13931311049 | R-1 | L | *Low Density Residential* |
| 13931311050 | R-1 | L | *Low Density Residential* |
| 13931311051 | R-1 | L | *Low Density Residential* |
| 13931311052 | R-1 | L | *Low Density Residential* |
| 13931311053 | R-1 | L | *Low Density Residential* |
| 13931311054 | R-1 | L | *Low Density Residential* |
| 13931311055 | R-1 | L | *Low Density Residential* |
| 13931311056 | R-1 | L | *Low Density Residential* |
| 13931311057 | R-1 | L | *Low Density Residential* |
| 13931311058 | R-1 | L | *Low Density Residential* |
| 13931311059 | R-1 | L | *Low Density Residential* |
| 13931311060 | R-1 | L | *Low Density Residential* |
| 13931311061 | R-1 | L | *Low Density Residential* |
| 13931311062 | R-1 | L | *Low Density Residential* |
| 13931311063 | R-1 | L | *Low Density Residential* |
| 13931311064 | R-1 | L | *Low Density Residential* |
| 13931311065 | R-1 | L | *Low Density Residential* |
| 13931311066 | R-1 | L | *Low Density Residential* |
| 13931311067 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931311068 | R-1 | L | *Low Density Residential* |
| 13931311069 | R-1 | L | *Low Density Residential* |
| 13931311070 | R-1 | L | *Low Density Residential* |
| 13931311071 | R-1 | L | *Low Density Residential* |
| 13931311072 | R-1 | L | *Low Density Residential* |
| 13931311073 | R-1 | L | *Low Density Residential* |
| 13931311074 | R-1 | L | *Low Density Residential* |
| 13931311075 | R-1 | L | *Low Density Residential* |
| 13931311076 | R-1 | L | *Low Density Residential* |
| 13931311077 | R-1 | L | *Low Density Residential* |
| 13931311078 | R-1 | L | *Low Density Residential* |
| 13931311079 | R-1 | L | *Low Density Residential* |
| 13931311080 | R-1 | L | *Low Density Residential* |
| 13931311081 | R-1 | L | *Low Density Residential* |
| 13931311082 | R-1 | L | *Low Density Residential* |
| 13931311083 | R-1 | L | *Low Density Residential* |
| 13931311084 | R-1 | L | *Low Density Residential* |
| 13931311085 | R-1 | L | *Low Density Residential* |
| 13931311086 | R-1 | L | *Low Density Residential* |
| 13931311087 | R-1 | L | *Low Density Residential* |
| 13931311088 | R-1 | L | *Low Density Residential* |
| 13931311089 | R-1 | L | *Low Density Residential* |
| 13931311090 | R-1 | L | *Low Density Residential* |
| 13931311091 | R-1 | L | *Low Density Residential* |
| 13931311092 | R-1 | L | *Low Density Residential* |
| 13931311093 | R-1 | L | *Low Density Residential* |
| 13931311094 | R-1 | L | *Low Density Residential* |
| 13931311095 | R-1 | L | *Low Density Residential* |
| 13931311096 | R-1 | L | *Low Density Residential* |
| 13931311097 | R-1 | L | *Low Density Residential* |
| 13931311098 | R-1 | L | *Low Density Residential* |
| 13931311099 | R-1 | L | *Low Density Residential* |
| 13931311100 | R-1 | L | *Low Density Residential* |
| 13931311101 | R-1 | L | *Low Density Residential* |
| 13931311102 | R-1 | L | *Low Density Residential* |
| 13931311103 | R-1 | L | *Low Density Residential* |
| 13931311104 | R-1 | L | *Low Density Residential* |
| 13931311105 | R-1 | L | *Low Density Residential* |
| 13931311106 | R-1 | L | *Low Density Residential* |
| 13931311107 | R-1 | L | *Low Density Residential* |
| 13931311108 | R-1 | L | *Low Density Residential* |
| 13931311109 | R-1 | L | *Low Density Residential* |
| 13931311110 | R-1 | L | *Low Density Residential* |
| 13931311111 | R-1 | L | *Low Density Residential* |
| 13931311112 | R-1 | L | *Low Density Residential* |
| 13931311113 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931311114 | R-1 | L | *Low Density Residential* |
| 13931311115 | R-1 | L | *Low Density Residential* |
| 13931311116 | R-1 | L | *Low Density Residential* |
| 13931311117 | R-1 | L | *Low Density Residential* |
| 13931311118 | R-1 | L | *Low Density Residential* |
| 13931311119 | R-1 | L | *Low Density Residential* |
| 13931311120 | R-1 | L | *Low Density Residential* |
| 13931311121 | R-1 | L | *Low Density Residential* |
| 13931311122 | R-1 | L | *Low Density Residential* |
| 13931311123 | R-1 | L | *Low Density Residential* |
| 13931311124 | R-1 | L | *Low Density Residential* |
| 13931311125 | R-1 | L | *Low Density Residential* |
| 13931311126 | R-1 | L | *Low Density Residential* |
| 13931311127 | R-1 | L | *Low Density Residential* |
| 13931311128 | R-1 | L | *Low Density Residential* |
| 13931311129 | R-1 | L | *Low Density Residential* |
| 13931311130 | R-1 | L | *Low Density Residential* |
| 13931311131 | R-1 | L | *Low Density Residential* |
| 13931311132 | R-1 | L | *Low Density Residential* |
| 13931311133 | R-1 | L | *Low Density Residential* |
| 13931311134 | R-1 | L | *Low Density Residential* |
| 13931311135 | R-1 | L | *Low Density Residential* |
| 13931311136 | R-1 | L | *Low Density Residential* |
| 13931311137 | R-1 | L | *Low Density Residential* |
| 13931311138 | R-1 | L | *Low Density Residential* |
| 13931311139 | R-1 | L | *Low Density Residential* |
| 13931312002 | R-1 | L | *Low Density Residential* |
| 13931312003 | R-1 | L | *Low Density Residential* |
| 13931312004 | R-1 | L | *Low Density Residential* |
| 13931312005 | R-1 | L | *Low Density Residential* |
| 13931312006 | R-1 | L | *Low Density Residential* |
| 13931312007 | R-1 | L | *Low Density Residential* |
| 13931312008 | R-1 | L | *Low Density Residential* |
| 13931312009 | R-1 | L | *Low Density Residential* |
| 13931312010 | R-1 | L | *Low Density Residential* |
| 13931312011 | R-1 | L | *Low Density Residential* |
| 13931312012 | R-1 | L | *Low Density Residential* |
| 13931312013 | R-1 | L | *Low Density Residential* |
| 13931312014 | R-1 | L | *Low Density Residential* |
| 13931312015 | R-1 | L | *Low Density Residential* |
| 13931312016 | R-1 | L | *Low Density Residential* |
| 13931312017 | R-1 | L | *Low Density Residential* |
| 13931312018 | R-1 | L | *Low Density Residential* |
| 13931312019 | R-1 | L | *Low Density Residential* |
| 13931312020 | R-1 | L | *Low Density Residential* |
| 13931312021 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931312022 | R-1 | L | *Low Density Residential* |
| 13931312023 | R-1 | L | *Low Density Residential* |
| 13931312024 | R-1 | L | *Low Density Residential* |
| 13931312025 | R-1 | L | *Low Density Residential* |
| 13931312026 | R-1 | L | *Low Density Residential* |
| 13931312027 | R-1 | L | *Low Density Residential* |
| 13931312030 | R-1 | L | *Low Density Residential* |
| 13931312031 | R-1 | L | *Low Density Residential* |
| 13931312032 | R-1 | L | *Low Density Residential* |
| 13931312033 | R-1 | L | *Low Density Residential* |
| 13931312034 | R-1 | L | *Low Density Residential* |
| 13931312035 | R-1 | L | *Low Density Residential* |
| 13931312036 | R-1 | L | *Low Density Residential* |
| 13931312037 | R-1 | L | *Low Density Residential* |
| 13931312038 | R-1 | L | *Low Density Residential* |
| 13931312039 | R-1 | L | *Low Density Residential* |
| 13931312040 | R-1 | L | *Low Density Residential* |
| 13931312041 | R-1 | L | *Low Density Residential* |
| 13931312042 | R-1 | L | *Low Density Residential* |
| 13931312043 | C-V | PR-OS | *Park/Recreation/Open Space* |
| 13931313001 | R-1 | L | *Low Density Residential* |
| 13931313002 | R-1 | L | *Low Density Residential* |
| 13931313003 | R-1 | L | *Low Density Residential* |
| 13931313004 | R-1 | L | *Low Density Residential* |
| 13931313005 | R-1 | L | *Low Density Residential* |
| 13931313006 | R-1 | L | *Low Density Residential* |
| 13931313007 | R-1 | L | *Low Density Residential* |
| 13931313008 | R-1 | L | *Low Density Residential* |
| 13931313009 | R-1 | L | *Low Density Residential* |
| 13931313010 | R-1 | L | *Low Density Residential* |
| 13931313011 | R-1 | L | *Low Density Residential* |
| 13931313012 | R-1 | L | *Low Density Residential* |
| 13931313013 | R-1 | L | *Low Density Residential* |
| 13931313014 | R-1 | L | *Low Density Residential* |
| 13931313015 | R-1 | L | *Low Density Residential* |
| 13931313016 | R-1 | L | *Low Density Residential* |
| 13931313017 | R-1 | L | *Low Density Residential* |
| 13931313018 | R-1 | L | *Low Density Residential* |
| 13931313019 | R-1 | L | *Low Density Residential* |
| 13931313020 | R-1 | L | *Low Density Residential* |
| 13931313021 | R-1 | L | *Low Density Residential* |
| 13931313022 | R-1 | L | *Low Density Residential* |
| 13931313023 | R-1 | L | *Low Density Residential* |
| 13931313024 | R-1 | L | *Low Density Residential* |
| 13931313025 | R-1 | L | *Low Density Residential* |
| 13931313026 | R-1 | L | *Low Density Residential* |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931313027 | R-1 | L | *Low Density Residential* |
| 13931313028 | R-1 | L | *Low Density Residential* |
| 13931313029 | R-1 | L | *Low Density Residential* |
| 13931313030 | R-1 | L | *Low Density Residential* |
| 13931313031 | R-1 | L | *Low Density Residential* |
| 13931313032 | R-1 | L | *Low Density Residential* |
| 13931313033 | R-1 | L | *Low Density Residential* |
| 13931313034 | R-1 | L | *Low Density Residential* |
| 13931313035 | R-1 | L | *Low Density Residential* |
| 13931313036 | R-1 | L | *Low Density Residential* |
| 13931410002 | R-1 | L | *Low Density Residential* |
| 13931410003 | R-1 | L | *Low Density Residential* |
| 13931410004 | R-1 | L | *Low Density Residential* |
| 13931410005 | R-1 | L | *Low Density Residential* |
| 13931410006 | R-1 | L | *Low Density Residential* |
| 13931410007 | R-1 | L | *Low Density Residential* |
| 13931410008 | R-1 | L | *Low Density Residential* |
| 13931410009 | R-1 | L | *Low Density Residential* |
| 13931410010 | R-1 | L | *Low Density Residential* |
| 13931410011 | R-1 | L | *Low Density Residential* |
| 13931410012 | R-1 | L | *Low Density Residential* |
| 13931410013 | R-1 | L | *Low Density Residential* |
| 13931410014 | R-1 | L | *Low Density Residential* |
| 13931410015 | R-1 | L | *Low Density Residential* |
| 13931410016 | R-1 | L | *Low Density Residential* |
| 13931410017 | R-1 | L | *Low Density Residential* |
| 13931410018 | R-1 | L | *Low Density Residential* |
| 13931410019 | R-1 | L | *Low Density Residential* |
| 13931410020 | R-1 | L | *Low Density Residential* |
| 13931410021 | R-1 | L | *Low Density Residential* |
| 13931410022 | R-1 | L | *Low Density Residential* |
| 13931410023 | R-1 | L | *Low Density Residential* |
| 13931410024 | R-1 | L | *Low Density Residential* |
| 13931410025 | R-1 | L | *Low Density Residential* |
| 13931410026 | R-1 | L | *Low Density Residential* |
| 13931410027 | R-1 | L | *Low Density Residential* |
| 13931410028 | R-1 | L | *Low Density Residential* |
| 13931410029 | R-1 | L | *Low Density Residential* |
| 13931410030 | R-1 | L | *Low Density Residential* |
| 13931410031 | R-1 | L | *Low Density Residential* |
| 13931410032 | R-1 | L | *Low Density Residential* |
| 13931410033 | R-1 | L | *Low Density Residential* |
| 13931410034 | R-1 | L | *Low Density Residential* |
| 13931410035 | R-1 | L | *Low Density Residential* |
| 13931410038 | R-1 | L | *Low Density Residential* |
| 13931410039 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931410040 | R-1 | L | *Low Density Residential* |
| 13931410041 | R-1 | L | *Low Density Residential* |
| 13931410042 | R-1 | L | *Low Density Residential* |
| 13931410043 | R-1 | L | *Low Density Residential* |
| 13931410044 | R-1 | L | *Low Density Residential* |
| 13931410045 | R-1 | L | *Low Density Residential* |
| 13931410046 | R-1 | L | *Low Density Residential* |
| 13931410047 | R-1 | L | *Low Density Residential* |
| 13931410048 | R-1 | L | *Low Density Residential* |
| 13931410049 | R-1 | L | *Low Density Residential* |
| 13931410050 | R-1 | L | *Low Density Residential* |
| 13931410051 | R-1 | L | *Low Density Residential* |
| 13931410052 | R-1 | L | *Low Density Residential* |
| 13931410053 | R-1 | L | *Low Density Residential* |
| 13931410054 | R-1 | L | *Low Density Residential* |
| 13931410055 | R-1 | L | *Low Density Residential* |
| 13931410056 | R-1 | L | *Low Density Residential* |
| 13931410057 | R-1 | L | *Low Density Residential* |
| 13931410058 | R-1 | L | *Low Density Residential* |
| 13931410059 | R-1 | L | *Low Density Residential* |
| 13931410060 | R-1 | L | *Low Density Residential* |
| 13931410062 | R-1 | L | *Low Density Residential* |
| 13931410063 | R-1 | L | *Low Density Residential* |
| 13931410064 | R-1 | L | *Low Density Residential* |
| 13931410065 | R-1 | L | *Low Density Residential* |
| 13931410066 | R-1 | L | *Low Density Residential* |
| 13931410067 | R-1 | L | *Low Density Residential* |
| 13931410068 | R-1 | L | *Low Density Residential* |
| 13931410069 | R-1 | L | *Low Density Residential* |
| 13931410070 | R-1 | L | *Low Density Residential* |
| 13931410071 | R-1 | L | *Low Density Residential* |
| 13931410072 | R-1 | L | *Low Density Residential* |
| 13931410073 | R-1 | L | *Low Density Residential* |
| 13931410074 | R-1 | L | *Low Density Residential* |
| 13931410075 | R-1 | L | *Low Density Residential* |
| 13931410076 | R-1 | L | *Low Density Residential* |
| 13931410077 | R-1 | L | *Low Density Residential* |
| 13931410078 | R-1 | L | *Low Density Residential* |
| 13931410079 | R-1 | L | *Low Density Residential* |
| 13931410080 | R-1 | L | *Low Density Residential* |
| 13931410081 | R-1 | L | *Low Density Residential* |
| 13931410082 | R-1 | L | *Low Density Residential* |
| 13931410083 | R-1 | L | *Low Density Residential* |
| 13931410084 | R-1 | L | *Low Density Residential* |
| 13931410085 | R-1 | L | *Low Density Residential* |
| 13931410086 | R-1 | L | *Low Density Residential* |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931410087 | R-1 | L | *Low Density Residential* |
| 13931410088 | R-1 | L | *Low Density Residential* |
| 13931410089 | R-1 | L | *Low Density Residential* |
| 13931410090 | R-1 | L | *Low Density Residential* |
| 13931410091 | R-1 | L | *Low Density Residential* |
| 13931410092 | R-1 | L | *Low Density Residential* |
| 13931410093 | R-1 | L | *Low Density Residential* |
| 13931410094 | R-1 | L | *Low Density Residential* |
| 13931410095 | R-1 | L | *Low Density Residential* |
| 13931410096 | R-1 | L | *Low Density Residential* |
| 13931410097 | R-1 | L | *Low Density Residential* |
| 13931410098 | R-1 | L | *Low Density Residential* |
| 13931410099 | R-1 | L | *Low Density Residential* |
| 13931410100 | R-1 | L | *Low Density Residential* |
| 13931410101 | R-1 | L | *Low Density Residential* |
| 13931410102 | R-1 | L | *Low Density Residential* |
| 13931410103 | R-1 | L | *Low Density Residential* |
| 13931410104 | R-1 | L | *Low Density Residential* |
| 13931410105 | R-1 | L | *Low Density Residential* |
| 13931410106 | R-1 | L | *Low Density Residential* |
| 13931410107 | R-1 | L | *Low Density Residential* |
| 13931410108 | R-1 | L | *Low Density Residential* |
| 13931410109 | R-1 | L | *Low Density Residential* |
| 13931410110 | R-1 | L | *Low Density Residential* |
| 13931410111 | R-1 | L | *Low Density Residential* |
| 13931410112 | R-1 | L | *Low Density Residential* |
| 13931410113 | R-1 | L | *Low Density Residential* |
| 13931410114 | R-1 | L | *Low Density Residential* |
| 13931410115 | R-1 | L | *Low Density Residential* |
| 13931410116 | R-1 | L | *Low Density Residential* |
| 13931410117 | R-1 | L | *Low Density Residential* |
| 13931410118 | R-1 | L | *Low Density Residential* |
| 13931410126 | C-1 | SC | *Mixed Use* |
| 13931410127 | C-1 | SC | *Mixed Use* |
| 13931410128 | C-1 | SC | *Mixed Use* |
| 13931410129 | C-1 | SC | *Mixed Use* |
| 13931410130 | C-1 | SC | *Mixed Use* |
| 13931410131 | C-1 | SC | *Mixed Use* |
| 13931410132 | C-1 | SC | *Mixed Use* |
| 13931410133 | C-1 | SC | *Mixed Use* |
| 13931410134 | P-R | SC | *Mixed Use* |
| 13931410135 | C-1 | SC | *Mixed Use* |
| 13931410136 | P-R | SC | *Mixed Use* |
| 13931410137 | P-R | SC | *Mixed Use* |
| 13931410138 | C-1 | SC | *Mixed Use* |
| 13931410140 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931410141 | R-1 | L | *Low Density Residential* |
| 13931410142 | R-1 | L | *Low Density Residential* |
| 13931410143 | R-1 | L | *Low Density Residential* |
| 13931410144 | R-1 | L | *Low Density Residential* |
| 13931410145 | R-1 | L | *Low Density Residential* |
| 13931410146 | R-1 | L | *Low Density Residential* |
| 13931410147 | R-1 | L | *Low Density Residential* |
| 13931410148 | R-1 | L | *Low Density Residential* |
| 13931410149 | R-1 | L | *Low Density Residential* |
| 13931410150 | R-1 | L | *Low Density Residential* |
| 13931410151 | R-1 | L | *Low Density Residential* |
| 13931410152 | R-1 | L | *Low Density Residential* |
| 13931410153 | R-1 | L | *Low Density Residential* |
| 13931410154 | R-1 | L | *Low Density Residential* |
| 13931410155 | R-1 | L | *Low Density Residential* |
| 13931410156 | R-1 | L | *Low Density Residential* |
| 13931410157 | R-1 | L | *Low Density Residential* |
| 13931410158 | R-1 | L | *Low Density Residential* |
| 13931410159 | R-1 | L | *Low Density Residential* |
| 13931410160 | R-1 | L | *Low Density Residential* |
| 13931410161 | R-1 | L | *Low Density Residential* |
| 13931410162 | R-1 | L | *Low Density Residential* |
| 13931410163 | R-1 | L | *Low Density Residential* |
| 13931410164 | R-1 | L | *Low Density Residential* |
| 13931410165 | R-1 | L | *Low Density Residential* |
| 13931411001 | R-1 | L | *Low Density Residential* |
| 13931411002 | R-1 | L | *Low Density Residential* |
| 13931411003 | R-1 | L | *Low Density Residential* |
| 13931411004 | R-1 | L | *Low Density Residential* |
| 13931411005 | R-1 | L | *Low Density Residential* |
| 13931411006 | R-1 | L | *Low Density Residential* |
| 13931411007 | R-1 | L | *Low Density Residential* |
| 13931411008 | R-1 | L | *Low Density Residential* |
| 13931411009 | R-1 | L | *Low Density Residential* |
| 13931411010 | R-1 | L | *Low Density Residential* |
| 13931411011 | R-1 | L | *Low Density Residential* |
| 13931411012 | C-1 | SC | *Mixed Use* |
| 13931411013 | P-R | SC | *Mixed Use* |
| 13931411014 | C-1 | SC | *Mixed Use* |
| 13931411015 | P-R | SC | *Mixed Use* |
| 13931411016 | C-1 | SC | *Mixed Use* |
| 13931411017 | P-R | SC | *Mixed Use* |
| 13931411018 | P-R | SC | *Mixed Use* |
| 13931411019 | P-R | SC | *Mixed Use* |
| 13931411020 | C-1 | SC | *Mixed Use* |
| 13931411021 | P-R | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931411022 | P-R | SC | *Mixed Use* |
| 13931411023 | P-R | SC | *Mixed Use* |
| 13931411024 | C-1 | SC | *Mixed Use* |
| 13931411025 | P-R | SC | *Mixed Use* |
| 13931411026 | R-1 | L | *Low Density Residential* |
| 13931411027 | R-1 | L | *Low Density Residential* |
| 13931411028 | R-1 | L | *Low Density Residential* |
| 13931411029 | R-1 | L | *Low Density Residential* |
| 13931411030 | R-1 | L | *Low Density Residential* |
| 13931411031 | R-1 | L | *Low Density Residential* |
| 13931411032 | R-1 | L | *Low Density Residential* |
| 13931411033 | R-1 | L | *Low Density Residential* |
| 13931411034 | R-1 | L | *Low Density Residential* |
| 13931411035 | R-1 | L | *Low Density Residential* |
| 13931411036 | R-1 | L | *Low Density Residential* |
| 13931411037 | R-1 | L | *Low Density Residential* |
| 13931411038 | R-1 | L | *Low Density Residential* |
| 13931411039 | R-1 | L | *Low Density Residential* |
| 13931411040 | R-1 | L | *Low Density Residential* |
| 13931411041 | R-1 | L | *Low Density Residential* |
| 13931411042 | R-1 | L | *Low Density Residential* |
| 13931411043 | R-1 | L | *Low Density Residential* |
| 13931411044 | R-1 | L | *Low Density Residential* |
| 13931411045 | R-1 | L | *Low Density Residential* |
| 13931411046 | R-1 | L | *Low Density Residential* |
| 13931411047 | R-1 | L | *Low Density Residential* |
| 13931411048 | R-1 | L | *Low Density Residential* |
| 13931411049 | R-1 | L | *Low Density Residential* |
| 13931411050 | R-1 | L | *Low Density Residential* |
| 13931411051 | R-1 | L | *Low Density Residential* |
| 13931411052 | R-1 | L | *Low Density Residential* |
| 13931411053 | R-1 | L | *Low Density Residential* |
| 13931411054 | R-1 | L | *Low Density Residential* |
| 13931411055 | R-1 | L | *Low Density Residential* |
| 13931411056 | R-1 | L | *Low Density Residential* |
| 13931411057 | R-1 | L | *Low Density Residential* |
| 13931411058 | R-1 | L | *Low Density Residential* |
| 13931411059 | R-1 | L | *Low Density Residential* |
| 13931411060 | R-1 | L | *Low Density Residential* |
| 13931411061 | R-1 | L | *Low Density Residential* |
| 13931411062 | R-1 | L | *Low Density Residential* |
| 13931411063 | R-1 | L | *Low Density Residential* |
| 13931411064 | R-1 | L | *Low Density Residential* |
| 13931411065 | R-1 | L | *Low Density Residential* |
| 13931411066 | R-1 | L | *Low Density Residential* |
| 13931411067 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931411068 | R-1 | L | *Low Density Residential* |
| 13931411069 | R-1 | L | *Low Density Residential* |
| 13931411070 | R-1 | L | *Low Density Residential* |
| 13931411071 | R-1 | L | *Low Density Residential* |
| 13931411072 | R-1 | L | *Low Density Residential* |
| 13931411073 | R-1 | L | *Low Density Residential* |
| 13931411074 | R-1 | L | *Low Density Residential* |
| 13931411075 | R-1 | L | *Low Density Residential* |
| 13931411076 | R-1 | L | *Low Density Residential* |
| 13931411077 | R-1 | L | *Low Density Residential* |
| 13931411078 | R-1 | L | *Low Density Residential* |
| 13931411079 | R-1 | L | *Low Density Residential* |
| 13931411080 | R-1 | L | *Low Density Residential* |
| 13931411081 | R-1 | L | *Low Density Residential* |
| 13931411082 | R-1 | L | *Low Density Residential* |
| 13931411083 | R-1 | L | *Low Density Residential* |
| 13931411084 | R-1 | L | *Low Density Residential* |
| 13931411085 | R-1 | L | *Low Density Residential* |
| 13931411086 | R-1 | L | *Low Density Residential* |
| 13931411087 | R-1 | L | *Low Density Residential* |
| 13931411088 | R-1 | L | *Low Density Residential* |
| 13931411089 | R-1 | L | *Low Density Residential* |
| 13931411090 | R-1 | L | *Low Density Residential* |
| 13931411091 | R-1 | L | *Low Density Residential* |
| 13931411092 | R-1 | L | *Low Density Residential* |
| 13931411093 | R-1 | L | *Low Density Residential* |
| 13931411094 | R-1 | L | *Low Density Residential* |
| 13931411095 | R-1 | L | *Low Density Residential* |
| 13931411096 | R-1 | L | *Low Density Residential* |
| 13931411097 | R-1 | L | *Low Density Residential* |
| 13931411098 | R-1 | L | *Low Density Residential* |
| 13931411099 | R-1 | L | *Low Density Residential* |
| 13931411100 | R-1 | L | *Low Density Residential* |
| 13931411101 | R-1 | L | *Low Density Residential* |
| 13931411102 | R-1 | L | *Low Density Residential* |
| 13931411103 | R-1 | L | *Low Density Residential* |
| 13931411104 | R-1 | L | *Low Density Residential* |
| 13931411105 | R-1 | L | *Low Density Residential* |
| 13931411106 | R-1 | L | *Low Density Residential* |
| 13931411107 | R-1 | L | *Low Density Residential* |
| 13931411108 | R-1 | L | *Low Density Residential* |
| 13931411109 | R-1 | L | *Low Density Residential* |
| 13931411110 | R-1 | L | *Low Density Residential* |
| 13931411111 | R-1 | L | *Low Density Residential* |
| 13931411112 | R-1 | L | *Low Density Residential* |
| 13931411113 | R-1 | L | *Low Density Residential* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13931411114 | R-1 | L | *Low Density Residential* |
| 13931411115 | R-1 | L | *Low Density Residential* |
| 13931411116 | R-1 | L | *Low Density Residential* |
| 13931411117 | R-1 | L | *Low Density Residential* |
| 13931411118 | R-1 | L | *Low Density Residential* |
| 13931411119 | R-1 | L | *Low Density Residential* |
| 13931411120 | R-1 | L | *Low Density Residential* |
| 13931411121 | R-1 | L | *Low Density Residential* |
| 13931411122 | R-1 | L | *Low Density Residential* |
| 13931411123 | R-1 | L | *Low Density Residential* |
| 13931411124 | R-1 | L | *Low Density Residential* |
| 13931411125 | R-1 | L | *Low Density Residential* |
| 13931411126 | R-1 | L | *Low Density Residential* |
| 13931411127 | R-1 | L | *Low Density Residential* |
| 13931411128 | R-1 | L | *Low Density Residential* |
| 13931411129 | R-1 | L | *Low Density Residential* |
| 13931411130 | R-1 | L | *Low Density Residential* |
| 13931411131 | R-1 | L | *Low Density Residential* |
| 13931411132 | R-1 | L | *Low Density Residential* |
| 13931411133 | R-1 | L | *Low Density Residential* |
| 13931411134 | R-1 | L | *Low Density Residential* |
| 13931411135 | R-1 | L | *Low Density Residential* |
| 13931411136 | R-1 | L | *Low Density Residential* |
| 13931411137 | R-1 | L | *Low Density Residential* |
| 13931411138 | R-1 | L | *Low Density Residential* |
| 13931411139 | R-1 | L | *Low Density Residential* |
| 13931411140 | R-1 | L | *Low Density Residential* |
| 13931411141 | R-1 | L | *Low Density Residential* |
| 13931411142 | R-1 | L | *Low Density Residential* |
| 13931411143 | R-1 | L | *Low Density Residential* |
| 13931411144 | R-1 | L | *Low Density Residential* |
| 13931411145 | R-1 | L | *Low Density Residential* |
| 13931411162 | P-R | SC | *Mixed Use* |
| 13931801001 | C-1 | SC | *Mixed Use* |
| 13931801002 | C-1 | SC | *Mixed Use* |
| 13931801005 | C-1 | SC | *Mixed Use* |
| 13931801006 | C-V | PF | *Public Facility* |
| 13931801008 | C-1 | SC | *Mixed Use* |
| 13931801009 | C-1 | SC | *Mixed Use* |
| 13931801010 | C-2 | SC | *Mixed Use* |
| 13931801018 | C-1 | SC | *Mixed Use* |
| 13932402006 | R-E | O | *Mixed Use* |
| 13932402007 | C-D | O | *Mixed Use* |
| 13932405015 | C-D | O | *Mixed Use* |
| 13932405016 | C-D | O | *Mixed Use* |
| 13932405017 | C-D | O | *Mixed Use* |

# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13932405018 | C-D | O | *Mixed Use* |
| 13932405019 | C-D | O | *Mixed Use* |
| 13932405020 | C-D | O | *Mixed Use* |
| 13932405021 | C-D | O | *Mixed Use* |
| 13932405022 | C-D | O | *Mixed Use* |
| 13932405023 | C-D | O | *Mixed Use* |
| 13932405026 | P-R | O | *Mixed Use* |
| 13932411001 | P-R | O | *Mixed Use* |
| 13932411002 | P-R | O | *Mixed Use* |
| 13932411003 | P-R | O | *Mixed Use* |
| 13932411004 | P-R | O | *Mixed Use* |
| 13932411005 | P-R | O | *Mixed Use* |
| 13932411006 | P-R | O | *Mixed Use* |
| 13932411007 | P-R | O | *Mixed Use* |
| 13932411008 | P-R | O | *Mixed Use* |
| 13932411009 | P-R | O | *Mixed Use* |
| 13932411010 | P-R | O | *Mixed Use* |
| 13932411011 | P-R | O | *Mixed Use* |
| 13932411012 | P-R | O | *Mixed Use* |
| 13932411013 | P-R | O | *Mixed Use* |
| 13932411014 | P-R | O | *Mixed Use* |
| 13932411015 | P-R | O | *Mixed Use* |
| 13932411016 | P-R | O | *Mixed Use* |
| 13932411017 | P-R | O | *Mixed Use* |
| 13932411018 | P-R | O | *Mixed Use* |
| 13932411019 | P-R | O | *Mixed Use* |
| 13932411020 | P-R | O | *Mixed Use* |
| 13932411021 | C-D | O | *Mixed Use* |
| 13932411022 | C-D | O | *Mixed Use* |
| 13932411023 | C-D | O | *Mixed Use* |
| 13932411024 | C-D | O | *Mixed Use* |
| 13932411025 | C-D | O | *Mixed Use* |
| 13932411026 | C-D | O | *Mixed Use* |
| 13932411027 | C-D | O | *Mixed Use* |
| 13932411028 | C-D | O | *Mixed Use* |
| 13932411029 | C-D | O | *Mixed Use* |
| 13932411030 | P-R | O | *Mixed Use* |
| 13932411031 | P-R | O | *Mixed Use* |
| 13932411032 | P-R | O | *Mixed Use* |
| 13932411033 | P-R | O | *Mixed Use* |
| 13932411034 | P-R | O | *Mixed Use* |
| 13932411035 | P-R | O | *Mixed Use* |
| 13932411036 | P-R | O | *Mixed Use* |
| 13932411037 | P-R | O | *Mixed Use* |
| 13932411038 | P-R | O | *Mixed Use* |
| 13932411039 | P-R | O | *Mixed Use* |

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# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13932411040 | P-R | O | *Mixed Use* |
| 13932411041 | P-R | O | *Mixed Use* |
| 13932411042 | P-R | O | *Mixed Use* |
| 13932412001 | P-R | O | *Mixed Use* |
| 13932412002 | P-R | O | *Mixed Use* |
| 13932412003 | P-R | O | *Mixed Use* |
| 13932412004 | P-R | O | *Mixed Use* |
| 13932412005 | P-R | O | *Mixed Use* |
| 13932412006 | P-R | O | *Mixed Use* |
| 13932412007 | P-R | O | *Mixed Use* |
| 13932412008 | P-R | O | *Mixed Use* |
| 13932412009 | P-R | O | *Mixed Use* |
| 13932412010 | P-R | O | *Mixed Use* |
| 13932412011 | P-R | O | *Mixed Use* |
| 13932412012 | P-R | O | *Mixed Use* |
| 13932412013 | P-R | O | *Mixed Use* |
| 13932412014 | P-R | O | *Mixed Use* |
| 13932412015 | P-R | O | *Mixed Use* |
| 13932412016 | P-R | O | *Mixed Use* |
| 13932412017 | P-R | O | *Mixed Use* |
| 13932412018 | P-R | O | *Mixed Use* |
| 13932412019 | P-R | O | *Mixed Use* |
| 13932412020 | P-R | O | *Mixed Use* |
| 13932412021 | C-D | O | *Mixed Use* |
| 13932412022 | C-D | O | *Mixed Use* |
| 13932412023 | C-D | O | *Mixed Use* |
| 13932412024 | C-D | O | *Mixed Use* |
| 13932412025 | C-D | O | *Mixed Use* |
| 13932412026 | C-D | O | *Mixed Use* |
| 13932412027 | C-D | O | *Mixed Use* |
| 13932412028 | C-D | O | *Mixed Use* |
| 13932412029 | C-D | O | *Mixed Use* |
| 13932412030 | P-R | O | *Mixed Use* |
| 13932412031 | P-R | O | *Mixed Use* |
| 13932412032 | P-R | O | *Mixed Use* |
| 13932412033 | P-R | O | *Mixed Use* |
| 13932412034 | P-R | O | *Mixed Use* |
| 13932412035 | P-R | O | *Mixed Use* |
| 13932412036 | P-R | O | *Mixed Use* |
| 13932412037 | P-R | O | *Mixed Use* |
| 13932412038 | P-R | O | *Mixed Use* |
| 13932412039 | P-R | O | *Mixed Use* |
| 13932412040 | P-R | O | *Mixed Use* |
| 13932412041 | P-R | O | *Mixed Use* |
| 13932412042 | P-R | O | *Mixed Use* |
| 13932802012 | C-1 | SC | *Mixed Use* |

# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 13932802015 | C-1 | SC | *Mixed Use* |
| 13932802018 | P-R | O | *Mixed Use* |
| 13932802019 | C-1 | SC | *Mixed Use* |
| 13932802020 | C-1 | SC | *Mixed Use* |
| 13932802023 | C-D | O | *Mixed Use* |
| 13932802024 | C-1 | SC | *Mixed Use* |
| 13932802026 | C-D | O | *Mixed Use* |
| 13932802027 | C-D | O | *Mixed Use* |
| 13932802028 | C-D | O | *Mixed Use* |
| 13932802029 | R-E | O | *Mixed Use* |
| 13932802031 | C-D | SC | *Mixed Use* |
| 13932802032 | C-D | SC | *Mixed Use* |
| 13932802033 | C-D | SC | *Mixed Use* |
| 13932802034 | C-D | SC | *Mixed Use* |
| 13932802035 | C-1 | SC | *Mixed Use* |
| 13932802036 | C-D | O | *Mixed Use* |
| 13932804001 | PD | LVMD | *Mixed Use* |
| 13932804002 | PD | LVMD | *Mixed Use* |
| 13932804003 | PD | LVMD | *Mixed Use* |
| 13932804004 | PD | LVMD | *Mixed Use* |
| 13932804005 | PD | LVMD | *Mixed Use* |
| 13932804006 | PD | LVMD | *Mixed Use* |
| 13932804007 | PD | LVMD | *Mixed Use* |
| 13932804008 | PD | LVMD | *Mixed Use* |
| 13932804009 | PD | LVMD | *Mixed Use* |
| 13932804010 | PD | LVMD | *Mixed Use* |
| 13932804011 | PD | LVMD | *Mixed Use* |
| 13932804012 | PD | LVMD | *Mixed Use* |
| 13932804013 | PD | LVMD | *Mixed Use* |
| 13933411001 | PD | LVMD | *Commercial* |
| 13933411019 | PD | LVMD | *Commercial* |
| 16204101001 | C-1 | SC | *Mixed Use* |
| 16204101002 | O | O | *Mixed Use* |
| 16204101003 | C-1 | O | *Mixed Use* |
| 16204101004 | C-1 | O | *Mixed Use* |
| 16204101005 | C-1 | O | *Mixed Use* |
| 16204101006 | R-E | O | *Mixed Use* |
| 16204101008 | C-1 | O | *Mixed Use* |
| 16204101009 | C-1 | O | *Mixed Use* |
| 16204101010 | C-1 | SC | *Mixed Use* |
| 16204110001 | C-1 | SC | *Mixed Use* |
| 16204110016 | P-R | O | *Mixed Use* |
| 16204111001 | P-R | O | *Mixed Use* |
| 16204111017 | R-4 | O | *Mixed Use* |
| 16204111018 | R-E | O | *Mixed Use* |
| 16204112004 | P-R | O | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16204112006 | P-R | O | *Mixed Use* |
| 16204112007 | P-R | O | *Mixed Use* |
| 16204112008 | P-R | O | *Mixed Use* |
| 16204112009 | C-1 | O | *Mixed Use* |
| 16204112010 | C-1 | O | *Mixed Use* |
| 16204112011 | P-R | O | *Mixed Use* |
| 16204112019 | C-1 | O | *Mixed Use* |
| 16204112020 | C-1 | O | *Mixed Use* |
| 16204112021 | C-1 | O | *Mixed Use* |
| 16204116001 | C-D | O | *Mixed Use* |
| 16204116002 | C-D | O | *Mixed Use* |
| 16204501001 | C-1 | SC | *Commercial* |
| 16204501002 | C-1 | SC | *Commercial* |
| 16204501003 | P-R | SC | *Commercial* |
| 16204501004 | P-R | SC | *Commercial* |
| 16204501005 | C-1 | SC | *Commercial* |
| 16204501006 | C-1 | SC | *Commercial* |
| 16204501007 | C-1 | SC | *Commercial* |
| 16204501008 | C-1 | SC | *Commercial* |
| 16204501009 | C-1 | SC | *Commercial* |
| 16204510001 | C-1 | O | *Mixed Use* |
| 16204510002 | C-1 | O | *Mixed Use* |
| 16204510003 | C-1 | O | *Mixed Use* |
| 16204510004 | O | O | *Mixed Use* |
| 16205110001 | C-D | O | *Mixed Use* |
| 16205110014 | C-D | O | *Mixed Use* |
| 16205110015 | C-D | O | *Mixed Use* |
| 16205110016 | C-D | O | *Mixed Use* |
| 16205110029 | C-D | O | *Mixed Use* |
| 16205110030 | C-D | O | *Mixed Use* |
| 16205110031 | C-D | O | *Mixed Use* |
| 16205110044 | C-D | O | *Mixed Use* |
| 16205110045 | C-D | O | *Mixed Use* |
| 16205110046 | C-D | O | *Mixed Use* |
| 16205110059 | C-D | O | *Mixed Use* |
| 16205110060 | C-D | O | *Mixed Use* |
| 16205111001 | C-D | O | *Mixed Use* |
| 16205112001 | C-D | O | *Mixed Use* |
| 16205112002 | C-D | O | *Mixed Use* |
| 16205112003 | C-D | O | *Mixed Use* |
| 16205112004 | C-D | O | *Mixed Use* |
| 16205112005 | C-D | O | *Mixed Use* |
| 16205112006 | C-D | O | *Mixed Use* |
| 16205112007 | O | O | *Mixed Use* |
| 16205112008 | P-R | O | *Mixed Use* |
| 16205115001 | C-D | O | *Mixed Use* |

# CHARLESTON CORRIDOR

| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16205115003 | C-D | O | *Mixed Use* |
| 16205501001 | C-D | O | *Mixed Use* |
| 16205510001 | C-D | O | *Mixed Use* |
| 16205510002 | C-D | O | *Mixed Use* |
| 16205510003 | O | O | *Mixed Use* |
| 16205510004 | C-D | O | *Mixed Use* |
| 16205510005 | C-D | O | *Mixed Use* |
| 16205510006 | C-D | O | *Mixed Use* |
| 16205511007 | P-R | O | *Mixed Use* |
| 16205511008 | C-D | O | *Mixed Use* |
| 16205511009 | P-R | O | *Mixed Use* |
| 16205511010 | C-D | O | *Mixed Use* |
| 16205511011 | C-D | O | *Mixed Use* |
| 16205511012 | C-D | O | *Mixed Use* |
| 16205511013 | C-D | O | *Mixed Use* |
| 16205511014 | P-R | O | *Mixed Use* |
| 16205511015 | C-D | O | *Mixed Use* |
| 16205511016 | C-D | O | *Mixed Use* |
| 16205512004 | C-D | O | *Mixed Use* |
| 16205512005 | C-D | O | *Mixed Use* |
| 16205512006 | C-D | O | *Mixed Use* |
| 16205512007 | C-D | O | *Mixed Use* |
| 16205512008 | P-R | O | *Mixed Use* |
| 16206101001 | C-1 | SC | *Mixed Use* |
| 16206102001 | C-1 | SC | *Commercial* |
| 16206111002 | C-1 | SC | *Mixed Use* |
| 16206112001 | C-1 | SC | *Commercial* |
| 16206112005 | C-1 | SC | *Commercial* |
| 16206112006 | C-1 | SC | *Commercial* |
| 16206112007 | C-1 | SC | *Commercial* |
| 16206112009 | C-1 | SC | *Commercial* |
| 16206112010 | C-1 | SC | *Commercial* |
| 16206112012 | C-1 | SC | *Commercial* |
| 16206112014 | C-1 | SC | *Commercial* |
| 16206112016 | C-1 | SC | *Commercial* |
| 16206501001 | C-1 | SC | *Mixed Use* |
| 16206501002 | C-1 | SC | *Mixed Use* |
| 16206501003 | C-1 | SC | *Mixed Use* |
| 16206501005 | C-1 | SC | *Mixed Use* |
| 16206502001 | C-1 | SC | *Mixed Use* |
| 16206502002 | C-1 | SC | *Mixed Use* |
| 16206502003 | C-1 | SC | *Mixed Use* |
| 16206502004 | C-1 | SC | *Mixed Use* |
| 16206510001 | R-E | SC | *Mixed Use* |
| 16206510001 | C-1 | SC | *Mixed Use* |
| 16206510002 | C-1 | SC | *Mixed Use* |

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| PARCEL | ZONE | FLU | *Proposed Land Use* |
|---|---|---|---|
| 16206510003 | C-1 | SC | *Mixed Use* |
| 16206510004 | C-2 | SC | *Mixed Use* |
| 16206510005 | C-1 | SC | *Mixed Use* |
| 16206510019 | C-1 | SC | *Mixed Use* |
| 16206510025 | R-E | SC | *Mixed Use* |
| 16206510025 | C-1 | SC | *Mixed Use* |
| 16206510028 | C-1 | SC | *Mixed Use* |
| 16206510028 | R-E | SC | *Mixed Use* |
| 16206510029 | R-E | R | *Mixed Use* |
| 16206510040 | C-1 | SC | *Mixed Use* |
| 16301102001 | C-1 | SC | *Mixed Use* |
| 16301102002 | C-1 | SC | *Mixed Use* |
| 16301102005 | C-1 | SC | *Mixed Use* |
| 16301102006 | C-1 | SC | *Mixed Use* |
| 16301102007 | C-1 | SC | *Mixed Use* |
| 16301102033 | C-1 | SC | *Mixed Use* |
| 16301103001 | U(SC) | SC | *Mixed Use* |
| 16301103004 | C-1 | SC | *Mixed Use* |
| 16301103024 | C-2 | SC | *Mixed Use* |
| 16301103025 | C-2 | SC | *Mixed Use* |
| 16301501007 | C-1 | SC | *Mixed Use* |
| 16301501010 | C-1 | SC | *Mixed Use* |
| 16301501011 | C-1 | SC | *Mixed Use* |
| 16301501012 | C-1 | SC | *Mixed Use* |
| 16301502001 | C-1 | SC | *Mixed Use* |
| 16301502004 | C-1 | SC | *Mixed Use* |
| 16301502009 | C-1 | SC | *Mixed Use* |
| 16301502010 | C-1 | SC | *Mixed Use* |
| 16301502011 | C-1 | SC | *Mixed Use* |
| 16301502014 | C-1 | SC | *Mixed Use* |
| 16301515001 | C-1 | SC | *Mixed Use* |
| 16302101001 | C-1 | SC | *Mixed Use* |
| 16302101002 | C-1 | SC | *Mixed Use* |
| 16302102001 | P-R | O | *Mixed Use* |
| 16302102002 | P-R | O | *Mixed Use* |
| 16302103001 | C-V | M | *Mixed Use* |
| 16302104001 | U(SC) | SC | *Mixed Use* |
| 16302104003 | C-1 | SC | *Mixed Use* |
| 16302114002 | C-1 | SC | *Mixed Use* |
| 16302114003 | C-1 | SC | *Mixed Use* |
| 16302114010 | C-1 | SC | *Mixed Use* |
| 16302114012 | C-1 | SC | *Mixed Use* |

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
ZON-43792 - REZONING - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] on 0.91 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APN 125-20-803-009), Ward 6 (Ross).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - ZON-43792 and SDR-43790
2. Conditions and Staff Report - ZON-43792 and SDR-43790
3. Supporting Documentation
4. Photos - ZON-43792 and SDR-43790
5. Justification Letter - ZON-43792 and SDR-43790

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-43792** APN: 125-20-803-009

Name of Property Owner: Centennial & Durango, LLC

Name of Applicant: Waitt-Montecito Real Estate, LLC

Name of Representative: Lionel Sawyer & Collins, Attn: Jennifer Roberts

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 McDaniel Kanne

Print Name: Dana McDaniel Kanne

Subscribed and sworn before me

This 27 day of Oct, 20 11

Lisa Lu Wayne Patton

Notary Public in and for said County and State

LISA LU WAYNE PATTON
Notary Public, State of Nevada
Appointment No. 09-10143-1
My Appt. Expires Aug 22, 2012

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** Grand Montecito Pkwy/I-215

**Project Name** Montecito Town Center South **Proposed Use** Parking Lot (surface)

**Assessor's Parcel #(s)** 125-20-803-009 **Ward #** 6

**General Plan:** existing -- proposed -- **Zoning:** existing U(T-C) proposed MS

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 0.91 **Lots/Units** N/A **Density** N/A

**Additional Information** Undeveloped parcel requiring rezoning for additional parking to office complex at adjacent parcel

**PROPERTY OWNER** Centennial & Durango, LLC **Contact** Dana Kanne

**Address** 1704 Wincanton Drive **Phone:** (702) 340-5200 **Fax:** N/A

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

**E-mail Address** danakanne@cox.net

**APPLICANT** Waitt-Montecito Real Estate, LLC **Contact** Mark Robinson

**Address** 12790 El Camino Real, Suite 150 **Phone:** (858) 480-2900 **Fax:** (702) 383-8845

**City** San Diego **State** CA **Zip** 92130

**E-mail Address** mrobinson@swvp.com

**REPRESENTATIVE** Lionel Sawyer & Collins **Contact** Jennifer Roberts

**Address** 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 383-8845

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

**E-mail Address** jroberts@lionelsawyer.com

**Property Owner Signature*** Dana Kanne

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

**Print Name** Dana Kanne

Subscribed and sworn before me

This 28 day of Sept, 20 11.

Lisa Lu Wayne Patton

Notary Public in and for said County and State

Aug 8 Nevada
Co of Clark

Revised 10/27/08

LISA LU WAYNE PATTON
Notary Public, State of Nevada
Appointment No. 09-10143-1
My Appt. Expires Aug 22, 2012

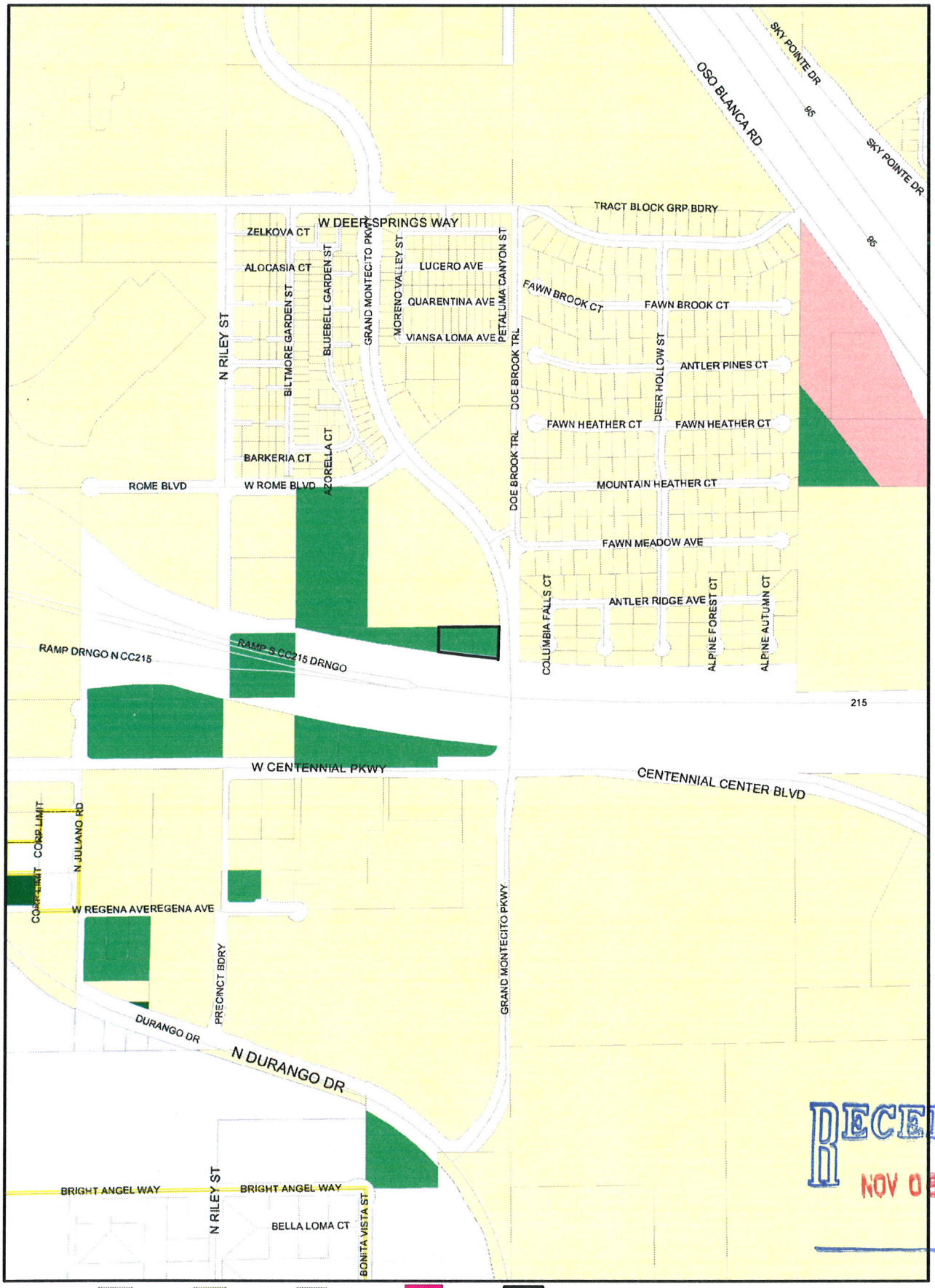
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-43792 |
| Meeting Date: | 2/14/2014 |
| Total Fee: | 1200.00 |
| Date Received:* | 11/8/2014 |
| Received By: | MRE |

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

...depot\Application Packet\Application Form.pdf

# REZONING Parcel: 125-208-03-009

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**ZONING**

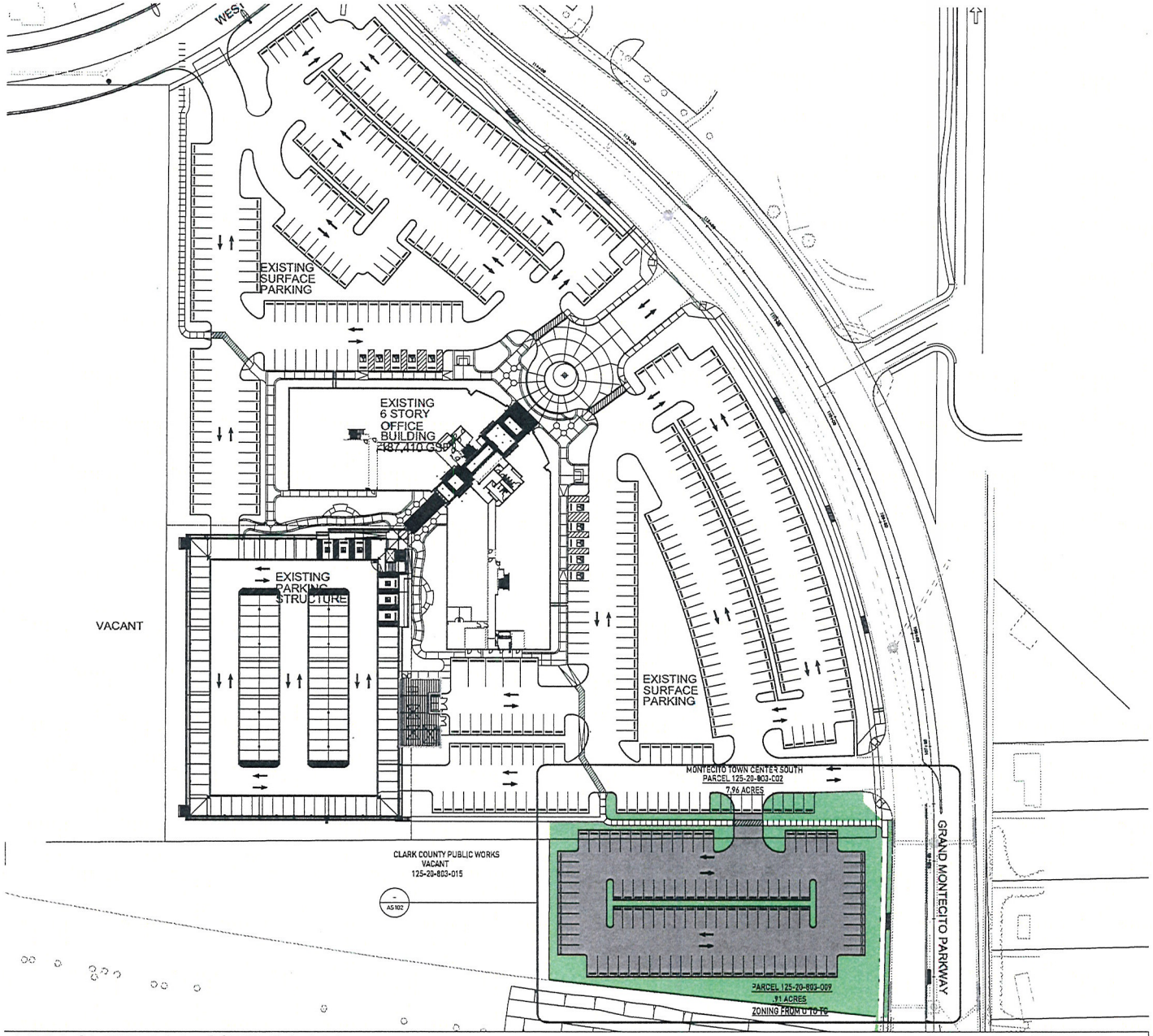
| | | | | | |
|---|---|---|---|---|---|
| C-V | R-A | R-CL | P-O | PD | Subject Parcel |
| C-PB | R-E | R-2 | P-R | T-D | City Limits |
| P-C | R-D | R-3 | N-S | TC | ROI Zoning |
| U | R-PD | R-4 | O | C-2 | |
| | R-1 | R-5 | C-D | C-M | |
| | R-MH | R-MHP | C-1 | M | |

**FROM U(TC) TO TC**

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: October 03, 2011

**ZON-43792**

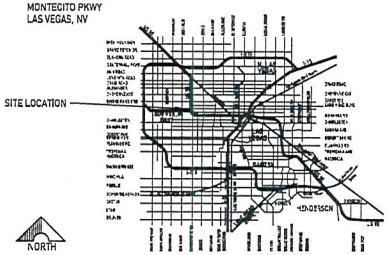



KEY OVERALL SITE PLAN

SCALE: 1" = 40'

## LOCATION PLAN

MONTECITO PKWY
LAS VEGAS, NV




## SITE PARKING DATA

| | |
|---|---|
| EXISTING SITE AREA: | 8.01 ACRES |
| OPEN SPACE: | (30.5% ) 2.43 ACRES |
| NEW SITE AREA: | 0.91 ACRES |
| EXISTING OFFICE BUILDING GSF: | 181,500 SF |
| EXISTING PARKING: | 726 (1/250 S.F.) |
| SURFACE PARKING | 438 |
| ACCESSIBLE SURFACE PARKING | 10 |
| STRUCTURED PARKING | 280 |
| ACCESSIBLE STRUCTURED PARKING | 6 |
| TOTAL ACCESSIBLE PARKING (2%) | 16 |
| TYPICAL PARKING SPACE | 9' x 18' |
| TOTAL BICYCLE PARKING | 12 SPACES |
| LOADING: | NO LOADING SPACES |
| SURFACE PARKING REMOVED FOR NEW ACCESS DRIVE | (10) |
| NEW PARKING (SOUTH PARCEL): | 100 SPACES |
| NEW ACCESSIBLE STALLS (RESTRIPED STALLS AT NORTH PARCEL) | 2 SPACES |
| TOTAL SURFACE PARKING: | 540 SPACES |
| TOTAL STRUCTURED PARKING: | 266 SPACES |
| TOTAL PARKING PROVIDED: | 806 SPACES |


ENCOMPASS STUDIO


# KEY OVERALL SITE PLAN

FOR PARCEL 125-208-03-009

for MONTECITO OFFICE BUILDING
LAS VEGAS, NV

REVISIONS

| NO | DATE / COMMENTS | BY |
|---|---|---|
| | | |

DATE 11/07/2011 DRAWN BY
PROJECT NO 11002 CHECKED BY

SHEET NUMBER

AS101

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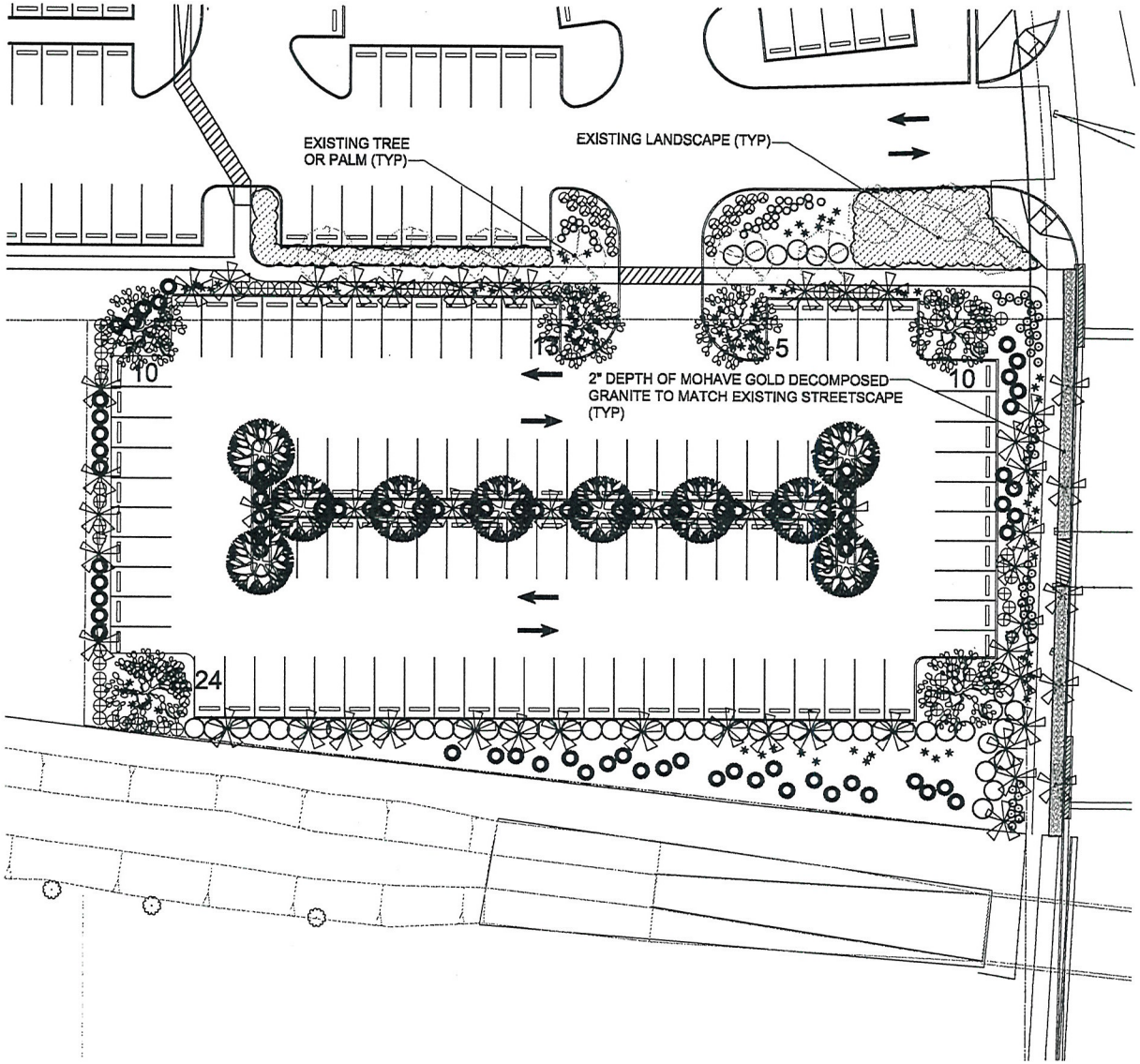
SDR-43790




## LANDSCAPE PLANTING PLAN

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

## PLANT LEGEND

| SYM. | COMMON NAME | BOTANICAL NAME | SIZE | QTY. |
|---|---|---|---|---|
| | CHILEAN MESQUITE | PROSOPIS CHILENSIS | 24" BOX | 6 |
| | FAN-TEX ASH | FRAXINUS VELUTINA 'RIO GRANDE' | 24" BOX | 10 |
| | MEXICAN FAN PALM (SKINNED) | WASHINGTONIA ROBUSTA | 15' BTH | 45 |
| | CHIHUAHUAN SAGE | LEUCOPHYLLUM LAEVIGATUM | 5 GAL. | 81 |
| | PROSTRATE GERMANDER | TEUCRIUM CHAMAEDRYS | 5 GAL. | 46 |
| | DESERT CARPET ACACIA | ACACIA REDOLENS 'DESERT CARPET' | 5 GAL. | 54 |
| | WEEPING YUCCA | YUCCA RECURVIFOLIA | 5 GAL. | 98 |
| | PROSTRATE ROSEMARY | ROSMARINUS OFFICINALIS 'PROSTRATUS' | 5 GAL. | 55 |
| | DALLAS RED LANTANA | LANTANA 'DALLAS RED' | 1 GAL. | 28 |
| | BULL GRASS | MUHLENBERGIA EMERSLEYI | 1 GAL. | 55 |

GENERAL NOTES

1. OWNER/OWNER'S REPRESENTATIVE TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HRS. IN ADVANCE OF PLANT MATERIAL DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL IRRIGATION TO BE DRIP/SUBTERRANEAN IRRIGATION. NO OVERHEAD SPRAY.
4. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT.
5. ALL PLANTERS TO RECEIVE A 2" DEPTH OF 3/4" MOHAVE GOLD ROCK MULCH AVAILABLE THROUGH KALAMAZOO MATERIALS (702) 290.5476. UNDER ALL RIDES INSTALL 4" DEPTH BARK MULCH (TYP.).
6. PATCH AND REPAIR ANY EXISTING LANDSCAPE DAMAGED BY NEW INSTALLATION, IF APPLICABLE.

Sage Design Studios, Inc.
1098 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.903.4714 Fax: 702.256.4078

Montecito Office Building Parking Lot
Montecito Parkway
Las Vegas, Nevada 89102

Not For Construction

Landscape Planting Plan

SHEET NUMBER: L1.00

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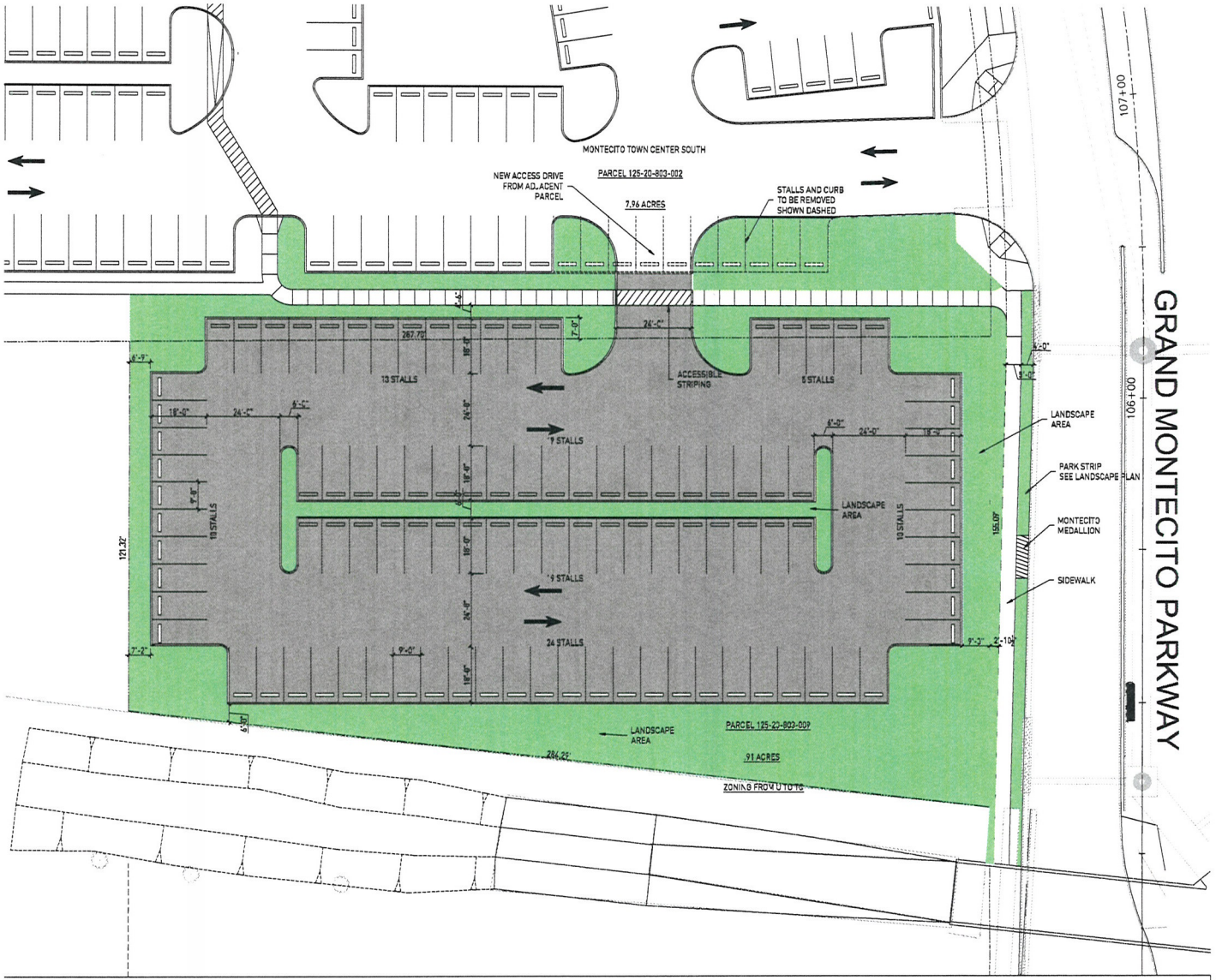
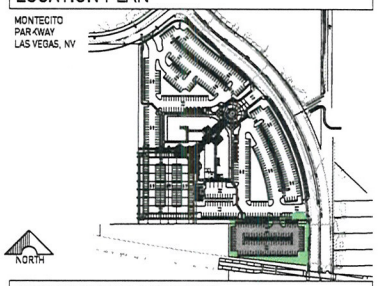
ZON-43792
SDR-43790




New Site Parking Plan

SCALE: 1" = 16'-0"

## LOCATION PLAN




## SITE PARKING ANALYSIS

| | |
|---|---|
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ENCOMPASS STUDIO

# SITE PARKING PLAN

FOR PARCEL 125-208-03-009

for MONTECITO OFFICE BUILDING LAS VEGAS, NV

REVISIONS

| NO | DATE / COMMENTS | BY |
|---|---|---|

DATE 11/07/2011 DRAWN BY

PROJECT NO 11002 CHECKED BY

SHEET NUMBER

AS102

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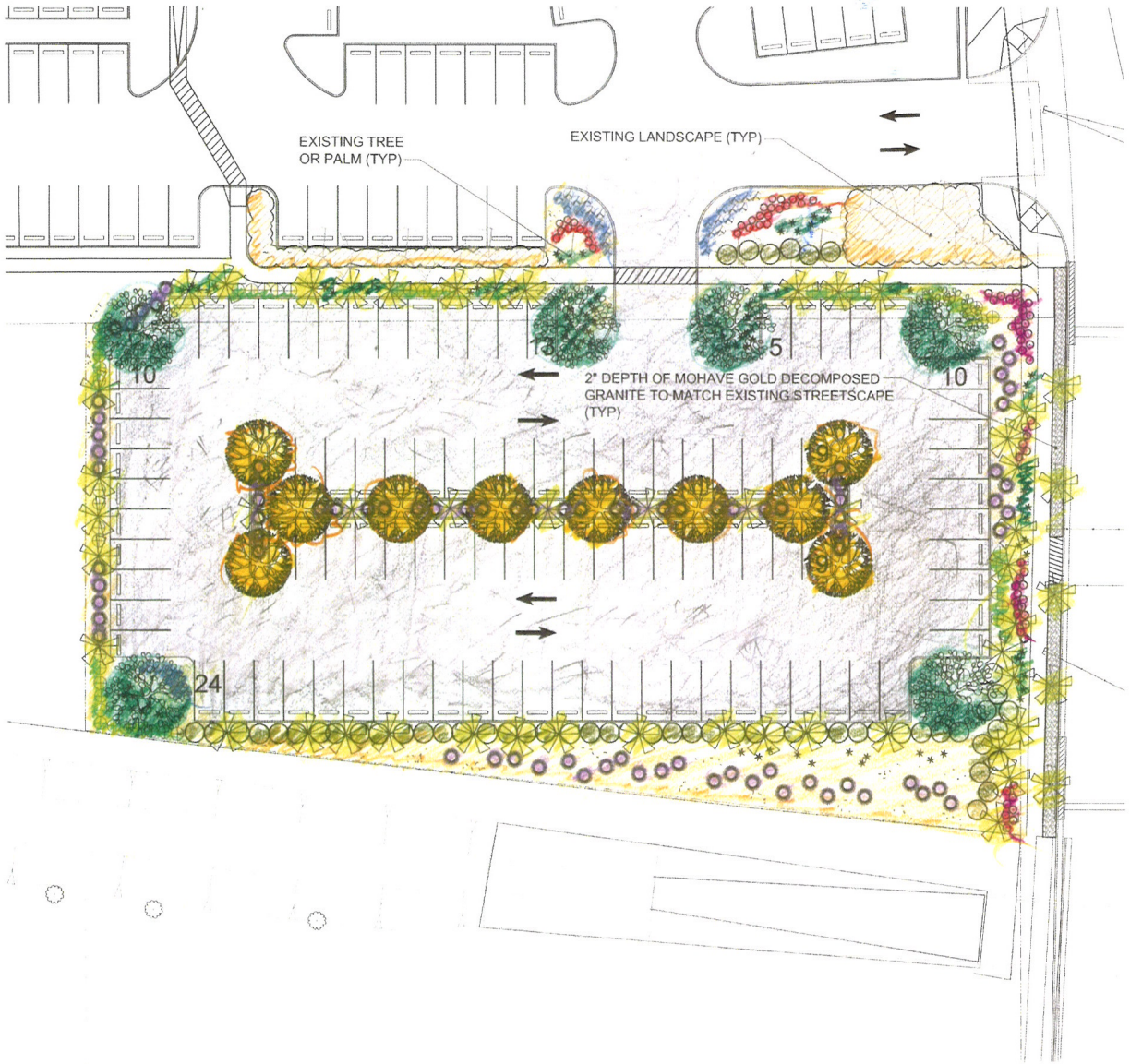
SDR-43790

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# LANDSCAPE PLANTING PLAN

NORTH

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PLANNING

ZON-43792
SDR-43790

Sage Design Studios, Inc.
1998 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.303.4714 Fax: 702.256.4078

Montecito Office Building Parking Lot
Montecito Parkway
Las Vegas, Nevada 89102

Not For Construction

Landscape Planting Plan

L1.00

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845

lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON

MICHAEL D. KNOX
MEREDITH L. MARKWELL
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DiMARZIO
PEARL L. GALLAGHER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD

ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JING ZHAO
JOHN D. TENNERT
MARLA DAVEE
STEVEN ANDERSON
RYAN ANDERSEN

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS

*ADMITTED IN CA ONLY

November 8, 2011

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

**VIA HAND DELIVERY**

Dan Donley, Planner II
Planning Department
City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, Nevada 89106

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**RE:** ***Applications for Rezoning, Site Development Review, Amendment to Site Development Review, and Waivers***

Dear Dan:

I am writing on behalf of Waitt-Montecito Real Estate, LLC ("Applicant") in support of applications for the rezoning of parcel #125-20-803-009 to T-C(MS); for a site development review for the addition of a parking lot; to amend the site development review of the adjacent parcel (#125-20-610-002) to allow for a waiver of the required landscape buffer; for a waiver to allow for landscape buffers of less than 8 feet on the north, west, and south sides of the parcel; and for an exception to allow for one row of trees on the north side.

The parcel is currently undeveloped, but is located adjacent to a parcel owned by the Applicant that contains a 180,000 square foot constructed, unoccupied office complex. The existing zoning for the parcel at issue is U(T-C), so the Applicant is seeking rezoning to T-C(MS), a Montecito zoning classification that would match the zoning of the adjacent parcel.

As the Applicant intends to market the availability of the office complex for occupation, it is anticipated that additional parking may be necessary to accommodate all tenants and guests. Therefore, if rezoning is approved, the Applicant intends to



ZON-43792
SDR-43790

develop a surface parking lot, which is a permitted use with MS zoning. Accordingly, the Applicant seeks approval of a site development review for the parking lot.

The proposed rezoning will not adversely affect surrounding properties since the adjacent parcel is developed with a compatible use, the parcel abuts the I-215 and Grand Montecito Parkway, and the other neighboring parcel is undeveloped. The proposed parking lot use would not increase the intensity of any use, but would simply compliment all permitted uses in the area. Therefore, the rezoning and site development review would be appropriate for the parcel at issue.

Moreover, the Applicant seeks certain waivers that would best accommodate a parking lot. First, to allow for maximum spacing and usage, the Applicant seeks a waiver of the 8-foot landscape buffer requirement on the north, west, and south sides of the parcel. Due to the shape of the parcel, the landscape buffer on these sides vary from over 4 feet to 7 feet. Second, the Applicant, which owns the adjacent parcel, seeks to amend the existing site development review of that parcel (#125-20-610-002) to waive the landscape buffer that abuts the parcel at issue. This will allow for one strip of landscaping along the parcel lines, which consists solely of paved parking, rather than requiring two 8-foot landscape buffers for the same use on abutting parcels. Moreover, in conjunction with the landscape buffer waiver, the Applicant also seeks an exception to allow for one row of trees on the landscape buffer on the north side of the parcel.

The proposed rezoning and parking lot use confirms to the General Plan and are compatible to surrounding parcels. There is adequate access to the parcel and the parking lot complements the use on the adjacent parcel. Aside from the requested waivers, the proposed site development meets other code standards, and is in accordance with the City of Las Vegas policies, plans, and standards.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

cc: Mr. Mark Robinson

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ZON-43792
SDR-43790

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-43792 - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE TOWN CENTER PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH, SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and T-C (Town Center) Zones [PROPOSED: T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**C.C.: 02/15/2012**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. 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-43790** APN: 125-20-610-002

Name of Property Owner: Waitt-Montecito Real Estate, LLC

Name of Applicant: Waitt-Montecito Real Estate, LLC

Name of Representative: Lionel Sawyer & Collins, Attn: Jennifer Roberts

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 McDaniel Kanne

Print Name: Dana McDaniel Kanne

Subscribed and sworn before me

This 27 day of Oct, 20 11

Lisa Lu Wayne Patton

Notary Public in and for said County and State

LISA LU WAYNE PATTON
Notary Public, State of Nevada
Appointment No 09-10143-1
My Appt. Expires Aug 22, 2012

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43790 APN: 125-20-610-002

Name of Property Owner: Waitt-Montecito Real Estate, LLC

Name of Applicant: Waitt-Montecito Real Estate, LLC

Name of Representative: Lionel Sawyer & Collins, Attn: Jennifer Roberts

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark Schlossberg

Subscribed and sworn before me

This 27 day of October, 2011

_____
Notary Public in and for said County and State

VICKEY MONTEZ
Commission # 1891395
Notary Public - California
San Diego County
My Comm. Expires May 29, 2014

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** Grand Montecito Pkwy/I-215

**Project Name** Montecito Town Center South **Proposed Use** Parking Lot (surface)

**Assessor's Parcel #(s)** 125-20-803-009 **Ward #** 6

**General Plan:** existing -- proposed -- **Zoning:** existing U(T-C) proposed MS

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 0.91 **Lots/Units** N/A **Density** N/A

**Additional Information** Undeveloped parcel requiring site development review for additional parking lot for commercial complex at adjacent parcel

**PROPERTY OWNER** Centennial & Durango, LLC **Contact** Dana Kanne

**Address** 1704 Wincanton Drive **Phone:** (702) 340-5200 **Fax:** N/A

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

**E-mail Address** danakanne@cox.net

**APPLICANT** Waitt-Montecito Real Estate, LLC **Contact** Mark Robinson

**Address** 12790 El Camino Real, Suite 150 **Phone:** (858) 480-2900 **Fax:** (702) 383-8845

**City** San Diego **State** CA **Zip** 92130

**E-mail Address** mrobinson@swvp.com

**REPRESENTATIVE** Lionel Sawyer & Collins **Contact** Jennifer Roberts

**Address** 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 383-8845

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

**E-mail Address** jroberts@lionelsawyer.com

**Property Owner Signature*** Dana McDaniel Kanne

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

**Print Name** Dana McDaniel Kanne

Subscribed and sworn before me

This 27 day of Oct, 20 11.

Lisa Lu Wayne Patton

Notary Public in and for said County and State

LISA LU WAYNE PATTON
Notary Public, State of Nevada
Appointment No. 09-10143-1
My Appt. Expires Aug 22, 2012

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR- 43790 |
| **Meeting Date:** | 2/14/2012 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 11/8/2011 |
| **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.

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Amendment to Site Development Review

**Project Address (Location)** Grand Montecito Pkwy/I-215

**Project Name** Montecito Town Center South **Proposed Use** Commercial

**Assessor's Parcel #(s)** 125-20-610-002 **Ward #** 6

**General Plan:** existing MS proposed -- **Zoning:** existing T-C proposed --

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

**Gross Acres** 7.96 **Lots/Units** 1 **Density** Commercial

**Additional Information** Amendment to site development review due to proposed development adjacent parcel (parking lot)

**PROPERTY OWNER** Waitt-Montecito Real Estate, LLC **Contact** Mark Robinson

**Address** 12790 El Camino Real, Suite 150 **Phone:** (858) 480-2900 **Fax:** (702) 383-8845

**City** San Diego **State** CA **Zip** 92130

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**E-mail Address** jroberts@lionelsawyer.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** Mark Schlossberg

Subscribed and sworn before me

This 27 day of October, 20 11.

Vickey Montez

Notary Public in and for said County and State

VICKEY MONTEZ
Commission # 1891395
Notary Public - California
San Diego County
My Comm. Expires May 29, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43790 |
| **Meeting Date:** | 2/14/2012 |
| **Total Fee:** | 1030 |
| **Date Received:*** | 11/15/2011 |
| **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.

Revised 10/27/08

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE TWENTY FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.63 acres at northwest corner of North Nellis Boulevard and Van Buren Avenue (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-43994 and SDR-43995
2. Conditions and Staff Report - VAR-43994 and SDR-43995
3. Supporting Documentation
4. Photos - VAR-43994 and SDR-43995
5. Justification Letter - VAR-43994 and SDR-43995

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43994** APN: 140-29-510-026 & 027

Name of Property Owner: Nellis W F T LLC

Name of Applicant: Nevada Restaurant Services

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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~~ Applicant: _____

Print Name: Michael L. Eide

Subscribed and sworn before me

This 21st day of November 2011

Carmalen Gillilan

~~Notary~~ Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

RECEIVED
NOV 23 2011
City of Las Vegas

# DEPARTMENT OF PLANNING

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☐ **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: KURT T WIESNER,

Subscribed and sworn before me

This 21st day of November, 20 11

Carmalen Gillilan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

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City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance

**Project Address (Location)** 1511 N. Nellis

**Project Name** Big Dogs Remodel **Proposed Use** Tavern

**Assessor's Parcel #(s)** 140-29-510-026 & 027 **Ward #** _____

**General Plan:** existing GC proposed N/A **Zoning:** existing C-2 proposed N/A

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

**Gross Acres** 0.63+/- **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Nellis W F T LLC **Contact** _____

**Address** 3216 Ashby Ave **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** Nevada Restaurant Services **Contact** Mike Eide

**Address** 835 W. Bonanza Rd. **Phone:** (702) 531-7161 **Fax:** (702) 383-2903

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** MEide@dottys.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** George Garcia

**Address** 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

**City** Henderson **State** NV **Zip** 89014

**E-mail Address** acole@gcgarciainc.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** Kurt T. Wiesner

Subscribed and sworn before me

This 21st day of November, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-43994 |
| Meeting Date: | 1/10/12 |
| Total Fee: | $830 — |
| Date Received:* | 11/23/11 |
| Received By: | BGS |

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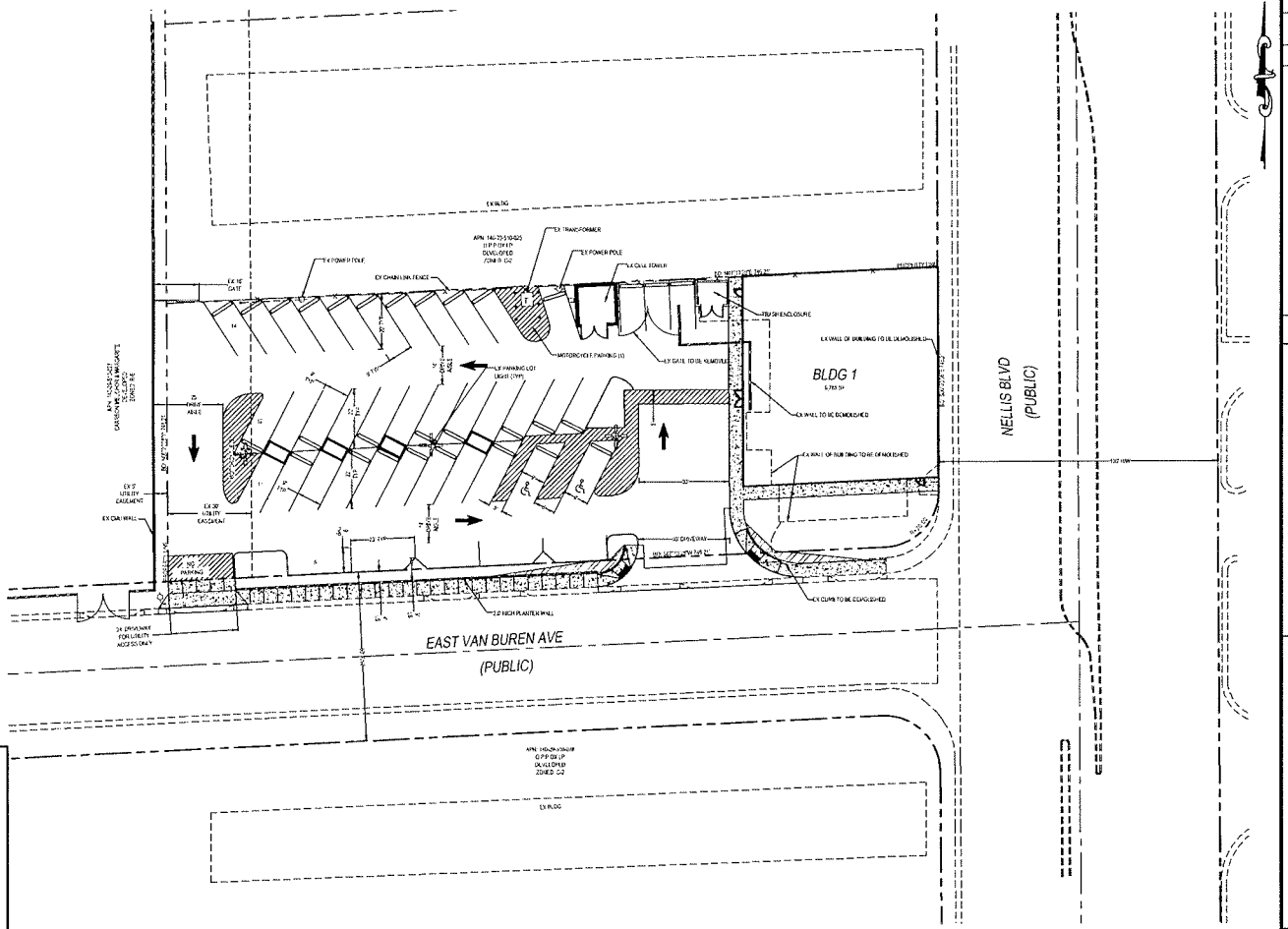
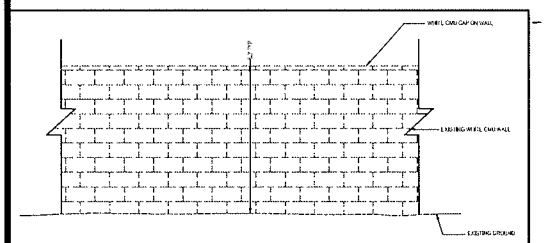
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



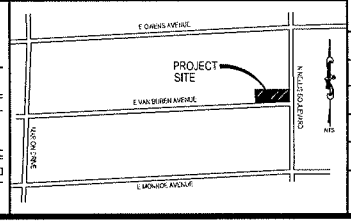




DETAIL A - EXISTING BLOCK WALL ALONG ADJACENT PROPERTY TO THE WEST

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| RETAINING WALL | | |
| CMU WALL | | |
| CENTER LINE | | |
| RIGHT-OF-WAY | | |
| CUT LINE-ASPHALT | | |
| CURB AND GUTTER | | |
| FENCE | | |
| POWER POLE | | |
| DRIVEWAY | | |
| CURB DROP INLET | | |
| SIDEWALK | | |
| PROPERTY LINE | | |
| EDGE OF PAVEMENT | | |

## KEY MAP




## SCALE

20 0 10 20 40 60

( IN FEET )
1 inch = 20 ft.

## LEGAL DESCRIPTION

LOT STANDING FOR HAPPY VALLEY RANCHOS TRACT AS SHOWN IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN BOOK 3, PAGE 69 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

## BASIS OF BEARINGS

NORTH 00°20'00" W ST BEING THE EASTLINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA IN BOOK 3, PAGE 69 OF PLATS.

## BENCHMARK

CC BM# CC001 (NGVD29)

NEAT AND SQUARE ALUMINUM PLATE IN THE TOP OF CURB NORTHEAST CORNER OF NELLIS BLVD. AND MONROE AVE., NEAR THE PC OF NELLIS BLVD.
ELEVATION = 540.39 FEET (DATUM 3 (NAVD88 DATUM))

## SITE INFORMATION

| | |
|---|---|
| ASSESSOR PARCEL NUMBER | 140-29-610-026 & 140-29-610-027 |
| PROPOSED USE OF PROPERTY | RETAIL (LIQUOR) GAMING 1,000 SF DINING 900 SF GROSS FLOOR AREA 1,917 SF |
| PROPOSED ZONING | C-2 (GENERAL COMMERCIAL DISTRICT) |
| TOTAL PROPOSED LOTS | 1 COMMERCIAL LOT |
| GROSS ACREAGE | 0.921 |
| NET ACREAGE | 0.804 |
| FLOOR AREA RATIO (F.A.R) | 0.211 |

PARKING CALCULATIONS (PER TITLE 19.12.010)

| | REQUIRED | PROVIDED |
|---|---|---|
| PUBLIC SEATING (1 SEAT) | 36 SPACES | 49 SPACES |
| GROSS FLOOR AREA (1,000 SF) | 1 SPACES | |
| HANDICAPPED | 2 SPACES | 2 SPACES |
| TOTAL | 43 STANDARD, 2 HANDICAPPED | 51 SPACES |

LANDSCAPED AREA: APPROX. 2,518 SF

Call Before You Dig
CALL 811
1-800-227-2600
CLARK COUNTY NEVADA ONLY
1-800-456-7544

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALTIC CONCRETE | MIN | MINIMUM |
| BC | BACK OF CURB | NTS | NOT TO SCALE |
| BCR | BACK OF CURB RADIUS | OC | ON CENTER |
| BM | BENCHMARK | PSI | POUNDS PER SQUARE INCH |
| BVC | BEGIN VERTICAL CURVE | PC | POINT OF CURVE |
| BW | BOTTOM OF WALL | PCC | POINT OF COMPOUND CURVE |
| CATV | CABLE T.V. VISION | PI | POINT OF INTEREST |
| CC | CLARK COUNTY | PI | POINT OF INTERSECTION |
| CI | CAST IRON | PL | PROPERTY LINE |
| CLV | CITY OF LAS VEGAS | POC | POINT OF CONNECTION |
| CMP | CORRUGATED METAL PIPE | PP | POWER POLE |
| CNLV | CITY OF NORTH LAS VEGAS | PRC | POINT OF REVERSE CURVE |
| CO | CLEAN OUT, SEWER | PT | POINT OF TANGENCY |
| CONC | CONCRETE | PVC | POLYVINYL CHLORIDE |
| CY | CY DAM | R | RADIUS |
| DC | DESIGN GRADE | RCB | REINFORCED CONCRETE BOX |
| DI | DRAIN INLET | RCP | REINFORCED CONCRETE PIPE |
| DIP | DUCTILE IRON PIPE | ROW | RIGHT-OF-WAY |
| EC | END OF CURVE | RT | RIGHT |
| EG | EXISTING GRADE | SD | STORM DRAIN |
| EVC | END VERTICAL CURVE | SL | STREET LIGHT |
| EX | EXISTING | SS | SANITARY SEWER |
| FF | FINISH FLOOR ELEVATION | STA | STATION |
| FG | FINISH GRADE | STD | STANDARD |
| GB | GRADE BREAK | SW | SIGHT VISIBILITY ZONE |
| GV | GATE VALVE | TBC | TOP BACK |
| HP | HIGH POINT | TC | TOP OF CURB |
| INV | INVERT ELEVATION | TF | TOP OF FOOTING |
| LP | LOW POINT | TW | TOP OF RETAINING WALL |
| MH | MANHOLE | TW | TOP OF WALL |
| MW | MONITOR WELL | TYP | TYPICAL |
| NIC | NOT IN CONTRACT | VC | VERTICAL CURVE |
| NTS | NOT TO SCALE | VERT | VERTICAL |
| OC | ON CENTER | W | WATER |
| PI | POINT OF INTERSECTION | WM | WATER METER |
| PL | PROPERTY LINE | WV | WATER VALVE |


KALB INDUSTRIES
8275 W. SUNSET RD.
LAS VEGAS, NV 89113
(702) 366-5252 FAX: N/A

TNEV ENGINEERING
6005 PLUMAS, SUITE 300
LAS VEGAS, NEVADA 89519
(702) 362-8844 FAX: (702) 362-8233


| NO. | DESCRIPTION | BY | DATE | APPR |
|---|---|---|---|---|

REVISIONS

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15173
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

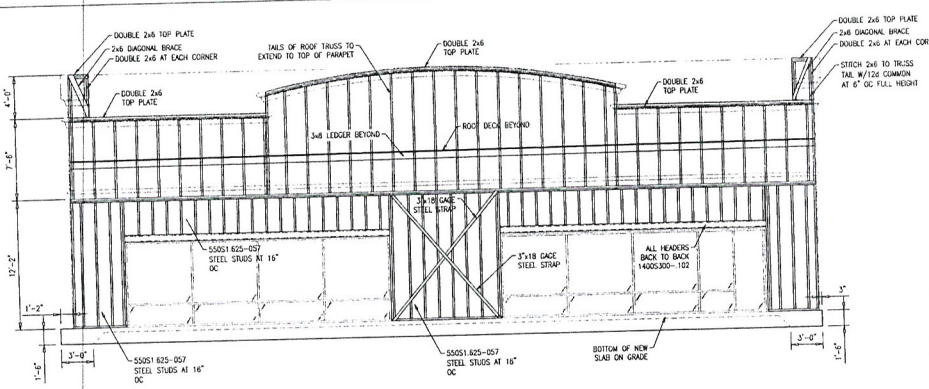
ENGINEER'S SEAL

DATE: 10.14.11
SCALE: 1"=20'
JOB NO: KLB-11-002
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: SP
SHEET: 1 OF 1

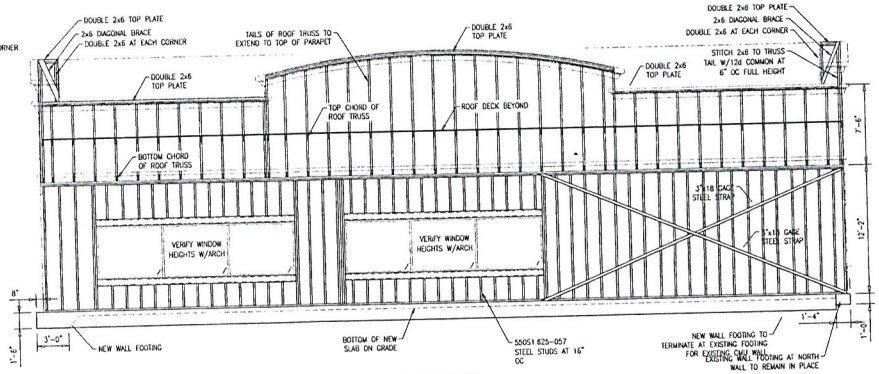
VAR-43994

City of Las Vegas SDR-43995

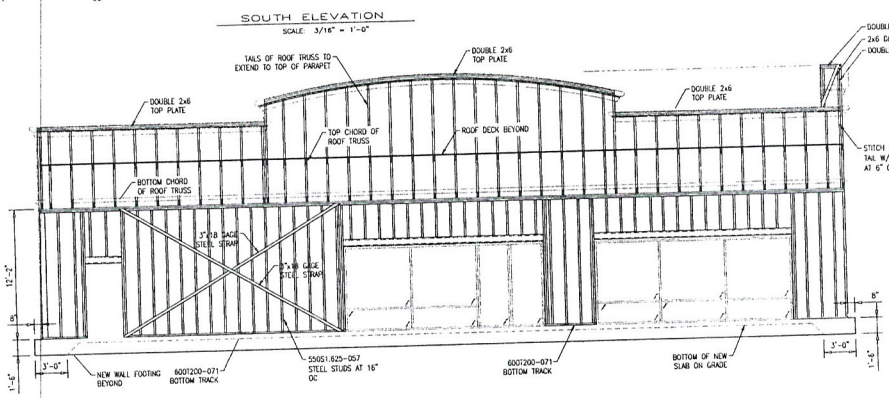
FILE NAME: EP.DWG



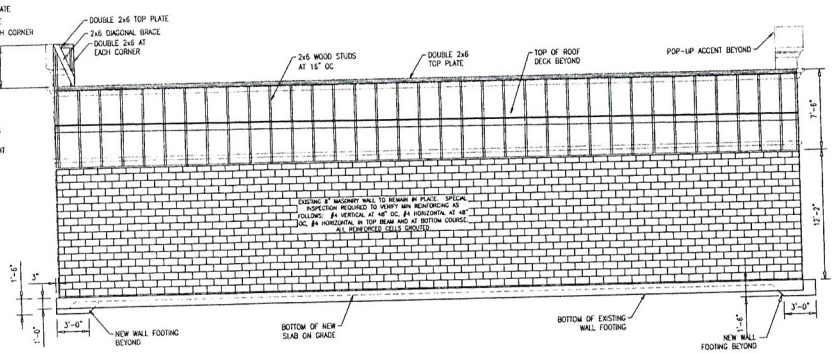

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"




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




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




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

## WOOD

SAWN FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL BE DOUGLAS FIR NO 2 (UNLESS NOTED OTHERWISE).

ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO THE CURRENT EDITION OF THE APPROVED BUILDING CODE. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ONPLANS. ALL PLYWOOD SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN UNLESS NOTED OTHERWISE:

| THICKNESS | SPAN RATING | EDGE NAILING | FIELD NAILING |
|---|---|---|---|
| 3/8" | 24/0 | 8d AT 6" OC | 8d AT 12" OC |
| 7/16" | 24/16 | 8d AT 6" OC | 8d AT 12" OC |
| 15/32" (1/2") | 32/16 | 10d AT 2" OC | 10d AT 12" OC |
| 3/4" | 48/24 | 10d AT 4" OC | 10d AT 12" OC |

AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING (OSB) MAY BE USED AS AN ALTERNATIVE TO PLYWOOD WITH PRIOR APPROVAL OF THE ENGINEER. RATED SHEATHING SHALL COMPLY WITH ICBO REPORT No. NER-124 AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE MANUFACTURERED BY SIMPSON STRONG-TIE COMPANY WITH CURRENT ICC APPROVAL. ATTACH FRAMING ANCHORS TO WOOD PER MANUFACTURER'S RECOMMENDATIONS. USE MAXIMUM NUMBER AND SIZE OF FASTENERS WHERE NOT SPECIFICALLY NOTED. USE OF ALTERNATIVE HARDWARE MANUFACTURER REQUIRES WRITTEN APPROVAL OF THE ENGINEER.

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NOV 23 2011
City of Las Vegas

VAR-43994

SDR-43995

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

MARK E. WILLIAMS
No. 13877
CIVIL
STRUCTURAL
10-14-2011

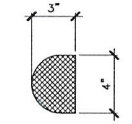
SKY STRUCTURES, LLC
3243 East Warm Springs
Las Vegas, Nevada 89120
Ph 702-434-1900
Fax 702-434-1901

Drawings as instruments of service are the sole property of the engineer, and any use or reproduction is prohibited. Drawings and specifications remain the sole property of the design professional. Copies of them may be used only for the specified project and only by the owner who paid for his use and for occupying the project for which they were prepared and not for the construction of any other project.

Project: KALB INDUSTRIES OF NEVADA
1511 N Nellis Blvd
Las Vegas, Nevada
Client:

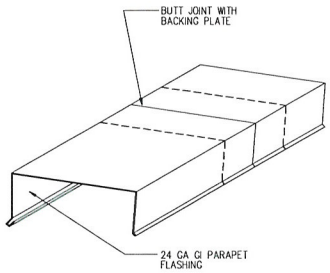
| | |
|---|---|
| FILE: | Kalb/Dotty Nellis |
| ACAD FILE: | |
| DESIGNED: | mew |
| CHECKED: | mew |
| DRAWN: | mew |
| DATE: | 10/10/2011 |

S2

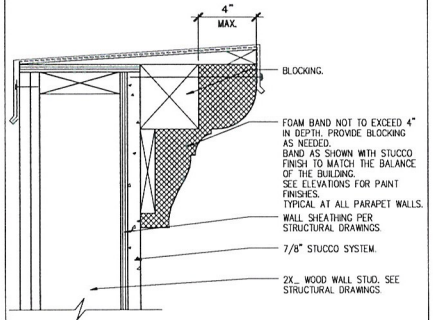



FOAM BAND NOT TO EXCEED 4" IN DEPTH.
BAND AS SHOWN WITH STUCCO FINISH TO MATCH THE BALANCE OF THE BUILDING.
TYPICAL TRIM BAND AROUND BUILDING.

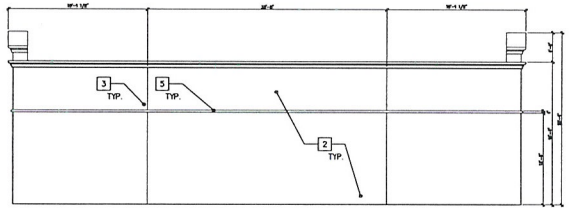
8 / T17.0 FOAM TRIM
SCALE: 3" = 1'-0"



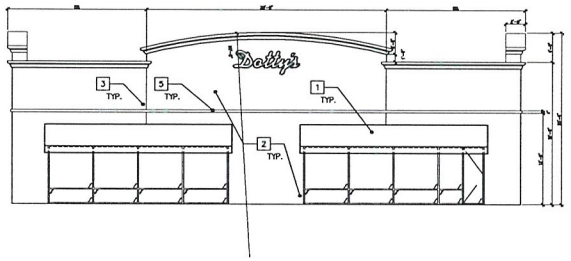

7 / T17.0 TYPICAL COPING DETAIL
SCALE: 3" = 1'-0"




6 / T17.0 PARAPET COPING
SCALE: 3" = 1'-0"



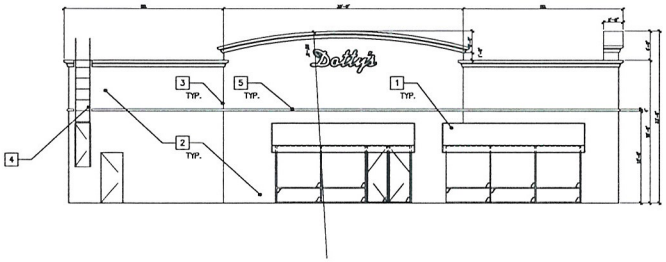

5 / T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/4" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG



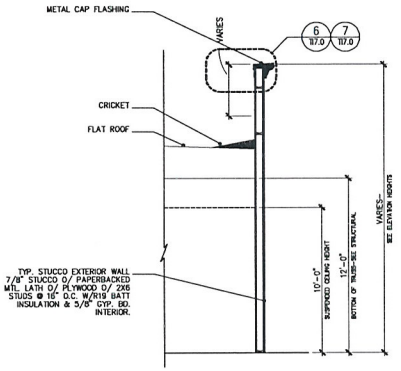

3 / T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG

## EXTERIOR FINISH INFORMATION:

1. NEW AWNING AT WINDOW.
2. STUCCO:
   7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @16" O.C. W/R-19 INSULATION.
3. STUCCO BREAK LINES.
4. ROOF ACCESS LADDER
5. FOAM TRIM SEE 8/T17.0




2 / T17.0 EXTERIOR ELEVATION – PARKING LOT
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG




4 / T17.0 EXTERIOR WALL SECTION
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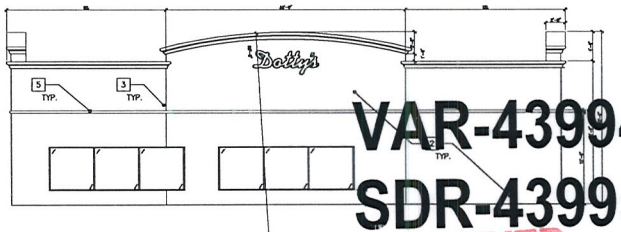


1 / T17.0 EXTERIOR ELEVATION – NELLIS BLVD.
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG

VAR-43994
SDR-43995
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NOV 23 2011
City of Las Vegas

REVISIONS

COPYRIGHT NEVADA RESTAURANT SERVICES, INC. 2010. NEVADA RESTAURANT SERVICES, INC. AND ITS AFFILIATES CLAIM EXCLUSIVE RIGHTS IN THE DOTTY'S MARK AND DOTTY'S TRADE DRESS UNDER FEDERAL LAW. ALL RIGHTS RESERVED.

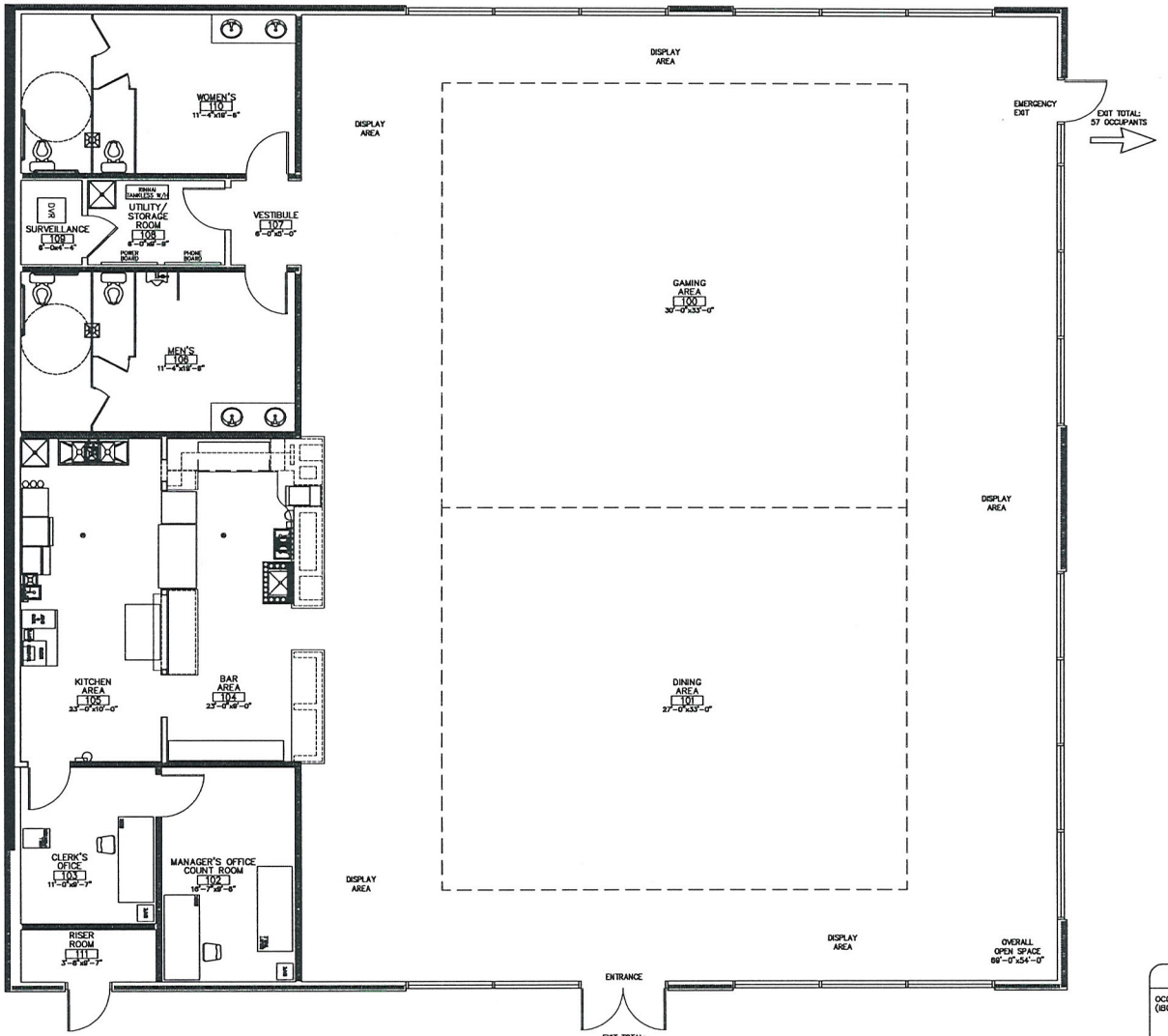
PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1811 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89115
APN: 140-08-810-008/140-08-810-007

DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: 09/29/2011

PROJ. NO.
STORE-77

T17.0




FLOOR PLAN

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

G:\DWG\DOTTY'S\#77\FLOOR PLAN.DWG

NORTH

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NOV 23 2011
City of Las Vegas

## OCCUPANCY

| | |
|---|---|
| OCCUPANCY LOAD BREAKDOWN: (IBC TABLE 1004.1.1) | GAMING 1000 S.F./11 = 90 OCCUPANTS<br>DINING 900 S.F./15 = 60 OCCUPANTS<br>BAR/CLEANING AREA 478 S.F./200 = 3 OCCUPANTS<br>OFFICES 243 S.F./100 = 3 OCCUPANTS<br>SURVEILLANCE 26 S.F./100 = 1 OCCUPANTS<br><br>ACCESSORY AREAS:<br>RESTROOMS, UTILITY ROOM, VESTIBULE, STORAGE,<br>DISPLAY AREA = 2,338 S.F./0 = 0 OCCUPANTS |
| OCCUPANT LOAD: | TOTAL OCCUPANT LOAD FOR THE ENTIRE SPACE IS 157 OCCUPANTS. |
| EXITING REQUIRED: | [illegible] |

VAR-43994

SDR-43995

REVISIONS

COPYRIGHT NEVADA RESTAURANT SERVICES, INC. 2010. NEVADA RESTAURANT SERVICES, INC. AND ITS AFFILIATES CLAIM EXCLUSIVE RIGHTS IN THE DOTTY'S MARK AND DOTTY'S TRADE DRESS UNDER FEDERAL LAW. ALL RIGHTS RESERVED.

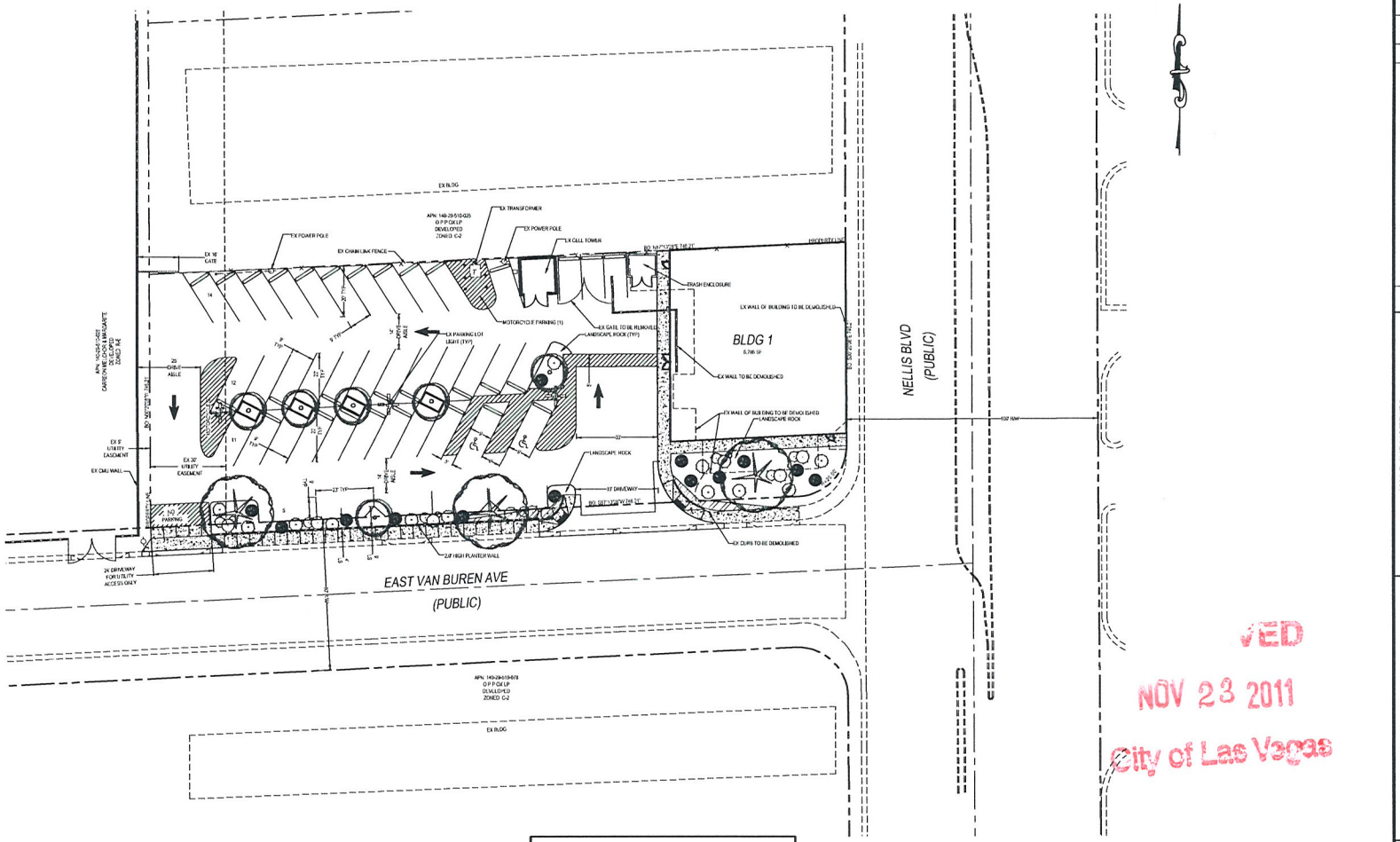
PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1911 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89115
APN - 140-28-810-028/140-28-810-027

DRAWING TITLE:
FLOOR PLAN

DATE: 09/29/2011

PROJ. NO.
STORE-77

FLR PLN




## SYMBOL LEGEND

| SYMBOL | TYPE* | AREA |
|---|---|---|
| | MULGA ACACIA (ACACIA ANEURA) 24" BOX | LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING |
| | HONEY LOCUST TREE, (GLEDITSIA TRIACANTHOS CV. INERMIS) 24" BOX | LANDSCAPING AREAS ADJACENT TO STREET AND PARKING LOT ISLANDS |
| | CREOSOTE BUSH (LARREA TRIDENTATA) 5 GAL. | LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING |
| | GREEN CLOUD TEXAS RANGER (LEUCOPHYLLUM LANGMANIAE 'GREEN CLOUD') 5 GAL. | LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING |
| | CHAPARRAL SAGE (SALVIA CLEVELANDII) 5 GAL. | LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING |

*- PLANT TYPES CAN BE INDICATED TYPE OR EQUIVALENT. ALL PLANT TYPES MUST BE IN ACCORDANCE WITH SOUTHERN NEVADA WATER AUTHORITY PLANNING COALITION - REGIONAL PLANT LIST

## NOTES

1. IN LANDSCAPED AREAS ADD SOIL AMENDMENTS TO ABSORB AND RETAIN WATER AND ENCOURAGE DEEP ROOT SYSTEMS.
2. STREET TREES SHALL BE PLANTED WITH A ROOT SHIELD.
3. TREES SHALL INCORPORATE A DEEP ROOT DRIP IRRIGATION SYSTEM.

## SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## LEGAL DESCRIPTION

LOT 37 IN BLOCK 7 OF HAPPY VALLEY RANCHOS TRACT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 2, PAGE 69 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

## BASIS OF BEARINGS

NORTH 00°20'58" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA IN BOOK 5, PAGE 89 OF PLATS.

## BENCHMARK

CC BM# BCC029WW96

RIVET AND SQUARE ALUMINUM PLATE IN THE TOP OF CURB NORTHEAST CORNER OF NELLIS BLVD. AND MONROE AVE. NEAR THE PC OF NELLIS BLVD.
ELEVATION = 542.36WAT/722.84F ( NAVD 88 DATUM)

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALTIC CONCRETE | MIN | MINIMUM |
| BC | BACK OF CURB | NTS | NOT TO SCALE |
| BCR | BACK OF CURB RADIUS | OC | ON CENTER |
| BM | BENCHMARK | PB | PULL BOX |
| BVC | BEGIN VERTICAL CURVE | PC | POINT OF CURVE |
| BW | BOTTOM OF WALL | PCC | POINT OF COMPOUND CURVE |
| EAW | EACH WAY OR EDGE | PI | POINT OF INTERSECTION |
| CL | CLEAR, CLEARANCE | PL | PROPERTY LINE |
| CL | CENTERLINE | POC | POINT OF CONNECTION |
| CLV | CITY OF LAS VEGAS | PP | POWER POLE |
| CMP | CORRUGATED METAL PIPE | PRC | POINT OF REVERSE CURVE |
| CNLV | CITY OF NORTH LAS VEGAS | PT | POINT OF TANGENCY |
| CO | CLEAN OUT, SEWER | PVC | POLYVINYL CHLORIDE |
| COH | CITY OF HENDERSON | R | RADIUS |
| CY | CUBIC YARD | RCB | REINFORCED CONCRETE BOX |
| DG | DECOMPOSED GRANITE | RCP | REINFORCED CONCRETE PIPE |
| DI | DROP INLET | R/W | RIGHT-OF-WAY |
| DIP | DUCTILE IRON PIPE | RT | RIGHT |
| EC | END OF CURVE | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | SL | STREET LIGHT |
| EVC | END VERTICAL CURVE | SS | SANITARY SEWER |
| EX | EXISTING | STA | STATION |
| FF | FINISH FLOOR ELEVATION | STD | STANDARD |
| FG | FINISH GRADE | SVZ | SIGHT VISIBILITY ZONE |
| FH | FIRE HYDRANT | SW | SIDEWALK |
| FL | FLOW LINE | TC | TOP OF CURB |
| FT | FEET | TF | TOP OF FOOTING |
| GB | GRADE BREAK | TR | TOP OF RETAINING |
| GFF | GARAGE FINISH FLOOR | TW | TOP OF WALL |
| HP | HIGH POINT | TYP | TYPICAL |
| INV | INVERT | UBC | UNIFORM STANDARD DRAWING (CC AREA) |
| LF | LINEAR FEET | VC | VERTICAL CURVE |
| LS | LET | VCP | VITRIFIED CLAY PIPE |
| LVVWD | LAS VEGAS VALLEY WATER DISTRICT | VG | VALLEY GUTTER |
| MAX | MAXIMUM | W | WATER |
| MH | MANHOLE | | |

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| NO | DESCRIPTION | BY | DATE | APPR |
|---|---|---|---|---|

REVISIONS

KALB INDUSTRIES
8270 MONK ROAD
LAS VEGAS, NV 89113
(702) 365-5102 FAX: NA

TANEY ENGINEERING
6030 SOUTH JONES BLVD #300
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-8233

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

LANDSCAPE PLAN

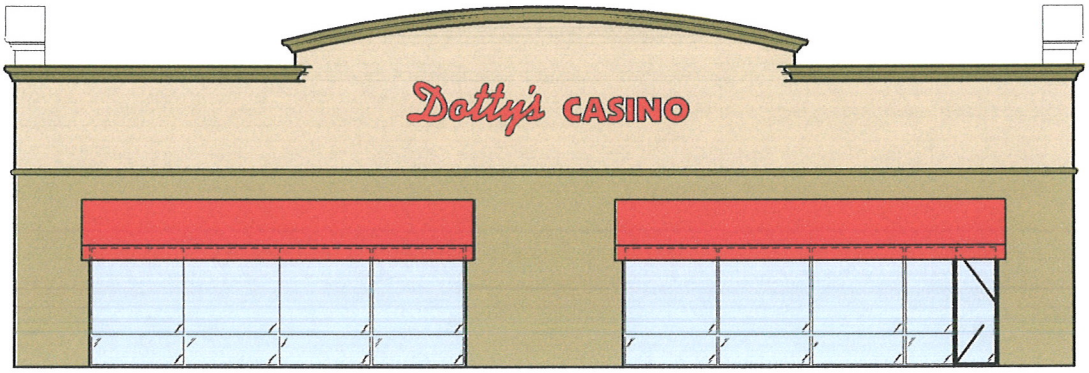
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15729
STATE OF NEVADA
PROFESSIONAL ENGINEER

ENGINEER'S SEAL

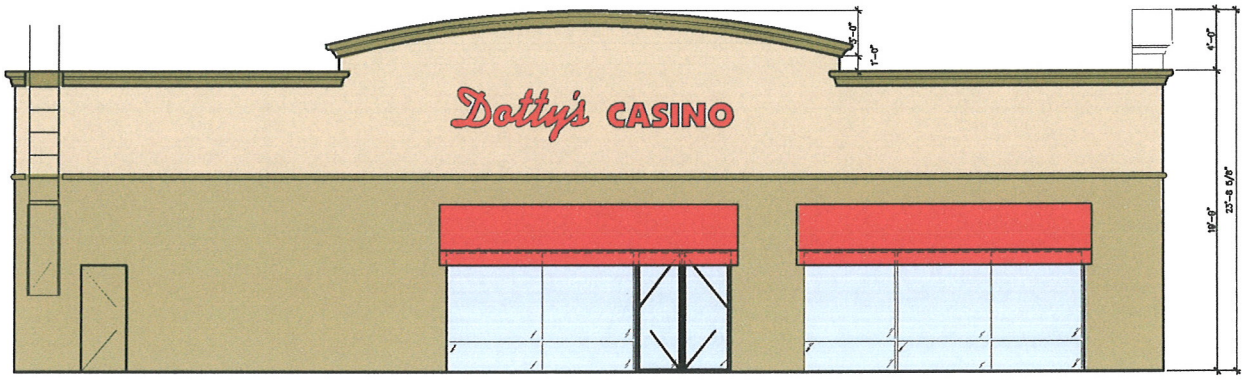
| | |
|---|---|
| DATE: | 10.14.11 |
| SCALE: | 1"=20' |
| JOB NO: | KLB-11-002 |
| DESIGNED BY: | MC |
| CHECKED BY: | RDC |
| SHEET NAME: | LS |
| SHEET: | 1 OF 1 |

FILE NAME: LP.DWG

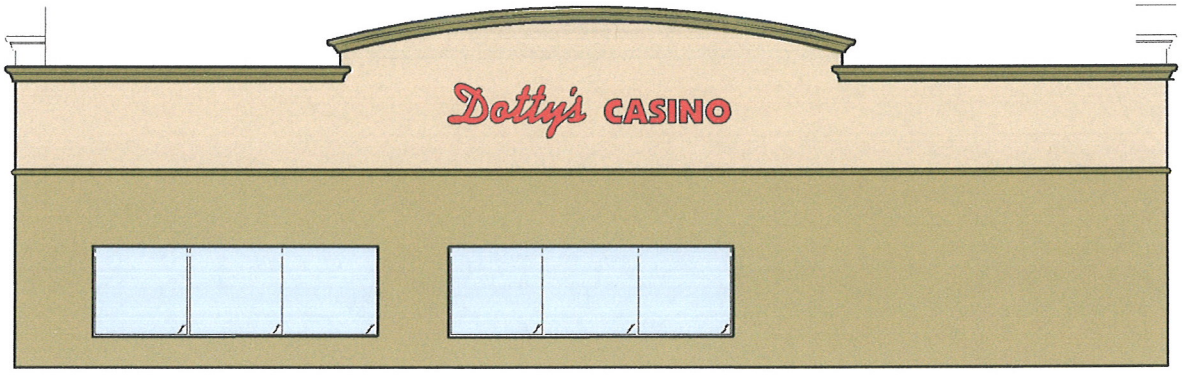
VAR-43994
SDR-43995




EXTERIOR ELEVATION – SIDE




EXTERIOR ELEVATION – PARKING LOT




EXTERIOR ELEVATION – NELLIS BLVD.

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**DOTTY'S** - BIG DOGS
1511 NORTH NELLIS BOULEVARD
LAS VEGAS, NV 89110-5317

***PROPOSED COLOR SCHEMATIC***
NOVEMBER 1, 2011
SCALE: NOT TO SCALE

- STUCCO 1 - Frazee Bushwacking CLC 1236D
- STUCCO 2 - Frazee Verdant CLC 1262W
- STUCCO 2 (ACCENT) - Frazee Color to be confirmed
- AWNINGS - Color: Jockey Red

**VAR-43994**
**SDR-43995**

November 23, 2011

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Big Dogs Nellis & Van Buren – 1511 North Nellis Boulevard

Request: SDR for Site & Building Renovations and Variances to Create a Conforming Use, Site, Building & Signage
Related Cases: SUP-33253 & VAR-33848
APN#s: 140-29-510-026 & 027

Dear Mr. Fagg:

On behalf of our client, Nevada Restaurant Services Inc., please accept this justification letter for a Site Development Plan Review and Variances to allow the existing Big Dogs to undergo a renovation of the site, sign face and building that will both be a major reinvestment into a deteriorating neighborhood as well as major upgrade to the property. It will also bring it into substantially greater conformance with the existing City codes. This project is located on two parcels comprising 0.63 +/- net acres located at the northwest corner of Nellis Boulevard & East Van Buren.

The request is for an SDR to change the exterior elevations and revise the parking layout to add a sidewalk and landscaping. The waiver and variance requests are to enable the use, site, building, and signage to be lawfully conforming in order to protect the significant reinvestment into the property. The two existing lots will be combined into a single lot.

At this time the following are believed to be lawfully non-conforming: the limited non-restricted gaming; building setbacks on the north and east; the freestanding sign; the parking landscaping; and the perimeter landscaping. The required parking will be in excess of the required parking: 26 spaces (VAR-33848). With the combination of the two parcels and parking redesign there will be 41 spaces.

**Surrounding Land Use & Zoning Characteristics**

The current zoning for the property is General Commercial (C-2). The limited non-restricted gaming use has been in existence since the late 1950s and is still active currently. The building underwent some revision when Big Dogs took ownership in the 1990s.

The General Plan designates this area along Nellis as General Commercial. There are no recent changes in land use as the area has been developed for many years and essentially remains unchanged. The actual structures are generally in a state of decline and not compliant with current codes.

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GCGARCIA
*A Planning & Development Services Corporation*
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

VAR-43994
SDR-43995

The entire nearby area along Nellis is C-2 in both the City and County, with R-E behind the commercial frontages. The actual abutting land uses are predominantly mini storage in the commercial areas to the north and south. There is a one lot residential home to the west of the Big Dogs parking. The actual dwelling sits behind the mini storage with the dirt portion of the lot against the Big Dogs parking.

**SITE DEVELOPMENT REVIEW REQUEST**

There is currently no landscaping along the perimeter of Van Buren or within the parking lot. No sidewalk exists along Van Buren. The building will be transformed by removing a blank wall covered with signage to an attractive façade with windows and accents thereby creating an inviting business with curb appeal.

The proposed plans will add the sidewalk, perimeter and parking lot landscaping. Additionally, desert landscaping will be substantially enhanced on the "hard" corner around the base of the existing pole sign and south side of the building.

**Waivers Requested:**

1) Landscape Buffer 0 feet where 15 feet is required (LVMC 19.08.080 Table 4.A
   Justification: The existing building provides for architecture forward creating a more walkable and sustainable. The renovation will create a street façade conducive to a street scene. Nellis may have widened to its current level of ROW over time.

2) Parking Lot Landscaping (LVMC 19.080.110) one tree exceeds 30 foot on center requirement.
   Justification: Currently no parking lot or perimeter landscaping is provided. The renovation will dramatically improve the absence of landscaping with the addition of some parking lot and perimeter landscaping.

3) Sign Height: Approximately 60' where 40' is allowed.
   Justification: The existing sign will be refaced as part of the renovation will conform to the current sign code area requirements. The sign character and height is consistent with the gaming use, history and character of the site.

**Approval Criteria for a Review of Site Development Plans LVMC 19.16.100**

The purpose of the proposed a Site Development Plan Review is to ensure consistency with the General Plan, Unified Development Code & Design Standards Manual; the contribution to the long term attractiveness of the City its economy and the public health, safety and general welfare. The suggested amendments helps the Plan come into close compatibility with the new code and recognizes that the proposed uses provide an appropriate balance in what is permitted outright or requires Special Use Permits.

**E. Criteria for Review of Site Development Plans—Approval**

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

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

   The use will remain unchanged. The addition of the sidewalk, landscaping, and building enhancements create a far more compatible use then exists today.

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

   The General Plan encourages Revitalization that helps improve and stabilize the neighborhood. The land use conforms to the General Plan.

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**VAR-43994**
**SDR-43995**

The architectural changes and enhancements to the building and site help make the area more attractive, walkable, safe and inviting. The changes while not strictly meeting all standards for new development. The 2020 policy does suggest incentives for relaxing standards when balanced against the quality of the improvements.

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

   The use and basic site design, as to building and parking, remain unchanged do there will be no negative traffic impact.

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

   The plant materials will be from the approved plant palette and sustainable given their locations. Exterior wall materials will be stucco. There will be a change in the roof line elevation to add character along with a cornice and stucco break lines on the front and rear elevations.

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;*

   As described above and based on the site and building plans provided, the aesthetics and compatibility of the building will be enhanced and remove some features that could be considered unsightly or undesirable in appearance. The design will be far more attractive and harmonious while establishing a baseline for future revitalization projects in the area.

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

   The site is not experiencing any issue currently. The new owner and operator have a history of providing safe and secure environment for its customers and do not attract customers that are prone to such activities. The general welfare will be promoted by the reinvestment into an older deteriorating area; the jobs and tax revenue created; the enhanced appearance and the completion of sidewalks.

**VARIANCE REQUESTS:**

1) Side yard setback of 0 feet where 10 feet is required (LVMC 19.08.080 Table1)

2) Front yard setback of 0 feet where 20 feet is required (LVMC 19.08.080 Table1C)

Prior Variance Approval: Parking to 26 spaces (VAR-33848)

**Approval Criteria for a Variance LVMC 19.16.140**

1. *Is not available to permit a use in a zoning district in which the use is not allowed, or to vary any minimum spacing requirement between uses: and*

   The proposed request if approved will not change the use. The current use as a limited non-restricted gaming facility with a tavern license will remain regardless of this request.

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2. *Shall not be granted in order to relieve a hardship which is solely personal, self-created or financial in nature.*

VAR-43994
SDR-43995

The use and building date back to 1959 when Nellis was a small street and the City and neighborhood were completely different in the plans, regulations and surrounding development in the area. With growth Nellis Boulevard became a major arterial and the City plans and regulations evolved many time over. Today, with the area growing and now in decline, the 2020 Plan policies encourage flexibility and incentives for revitalization by relaxing the regulations. The conditions were not created by the applicant and the benefits will also inure to the community at substantial cost to the applicant and which are not required to continue the operation of the use.

The proposed changes now sought are to help encourage the major reinvestment and enhancements to the building and site which benefit the surrounding properties and neighborhood. The variances sought to the setback, parking lot and perimeter landscaping will not reduce the quality of development but will help bring the property into closer compliance with current regulations and the goals and policies of the City.

**SUMMARY JUSTIFICATION**

In summary, we believe the requested SDR & Variances will enable revitalization through private reinvestment to improve the economic stability of the area and provide for business opportunity, jobs, and taxes while improving the safety, appearance and sustainability of the property. Without this assistance the applicant cannot be assured that the investment into the property will be lost through a calamity under the non-conforming regulations

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

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VAR-43994
SDR-43995

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43994 - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Site Development Plan Review FOR AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.63 acres at northwest corner of North Nellis Boulevard and Van Buren Avenue (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43995** APN: 140-29-510-026 & 027

Name of Property Owner: Nellis W F T LLC

Name of Applicant: Nevada Restaurant Services

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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: KURT T WIESNER

Subscribed and sworn before me

This 21st day of November, 2011

Carmalen Gillilan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

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# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43995** APN: 140-29-510-026 & 027

Name of Property Owner: Nellis W F T LLC

Name of Applicant: Nevada Restaurant Services

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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~~ Applicant: _____

Print Name: Michael L. Eide

Subscribed and sworn before me

This 21st day of November, 20 11

Carmalen Gillilan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861-1
My Appointment Expires Feb. 17, 2014

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 1511 N. Nellis

**Project Name** Big Dogs Remodel **Proposed Use** Tavern

**Assessor's Parcel #(s)** 140-29-510-026 & 027 **Ward #** _____

**General Plan:** existing GC proposed N/A **Zoning:** existing C-2 proposed N/A

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

**Gross Acres** 0.63+/- **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Nellis W F T LLC **Contact** _____

**Address** 3216 Ashby Ave **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** Nevada Restaurant Services **Contact** Mike Eide

**Address** 835 W. Bonanza Rd. **Phone:** (702) 531-7161 **Fax:** (702) 383-2903

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** MEide@dottys.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** George Garcia

**Address** 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

**City** Henderson **State** NV **Zip** 89014

**E-mail Address** acole@gcgarciainc.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** KURT T WIESNER

Subscribed and sworn before me

This 21st day of November, 2011.

Carmalen Gillilan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43995 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 11/23/11 |
| **Received By:** | BCS |

*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

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT: BILL WISEMAN - OWNER: WISEMAN LIVING TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED CARPORT on 0.14 acres at 2300 East Mesquite Avenue (APN 139-35-513-022), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43956** APN: 139.35.513.022

Name of Property Owner: WISEMAN LIVING TRUST

Name of Applicant: WILLIAM (BILL) WISEMAN

Name of Representative: BRAZEN ARCHITECTURE INC % MONICA GRESSER

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: William B Wiseman

Print Name: William B Wiseman

Subscribed and sworn before me

This 10 day of November, 20 11

Notary Public in and for said County and State

State of Nevada
County of Clark

IRMA ZUNIGA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-23-14
Certificate No: 10-2541-1

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NOV 22 2011
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SETBACK VARIANCE

**Project Address (Location)** 2300 E MESQUITE AVE, LAS VEGAS, NV

**Project Name** WISEMAN CARPORT FOR SINGLE FAMILY **Proposed Use** NO CHANGE

**Assessor's Parcel #(s)** 139.35.513.022 **Ward #** 3

**General Plan:** existing LDR proposed NO CHANGE **Zoning:** existing R-1 proposed NO CHANGE

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 0.14 **Lots/Units** _____ **Density** LOW

**Additional Information** _____

**PROPERTY OWNER** WISEMAN LIVING TRUST **Contact** BILL WISEMAN

**Address** 2300 E MESQUITE AVE **Phone:** 702.384.1250 **Fax:** N/A

**City** LAS VEGAS **State** NV **Zip** 89101.3408

**E-mail Address** 1BillWiseman@gmail.com

**APPLICANT** BILL WISEMAN **Contact** _____

**Address** 2300 E MESQUITE AVE **Phone:** 702.384.1250 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89101.3408

**E-mail Address** 1BillWiseman@gmail.com

**REPRESENTATIVE** BRAZEN ARCHITECTURE INC **Contact** MONICA GRESSER

**Address** P.O. BOX 93754 **Phone:** 702.275.9503 **Fax:** N/A

**City** LAS VEGAS **State** NV **Zip** 89193-3754

**E-mail Address** mgresser@brazenarchitecture.com

**Property Owner Signature*** William B Wiseman

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

**Print Name** William B Wiseman

Subscribed and sworn before me

This 10 day of November, 20 11.

Notary Public in and for said County and State

State of Nevada
County of Clark

IRMA ZUNIGA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-28-14
Certificate No: 10-2541-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-43956 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | $830 |
| Date Accepted: | 11/22/11 |
| Accepted By: | |

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

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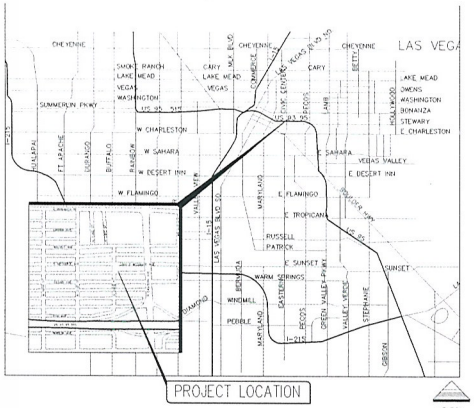
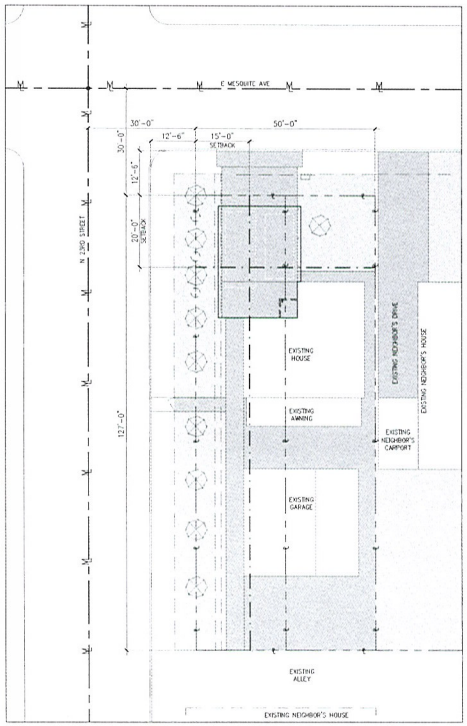
Department of Planning

Revised 02.14.11

T:\Depot\Public\Forms\ApplicationPacket\Applications Form.doc

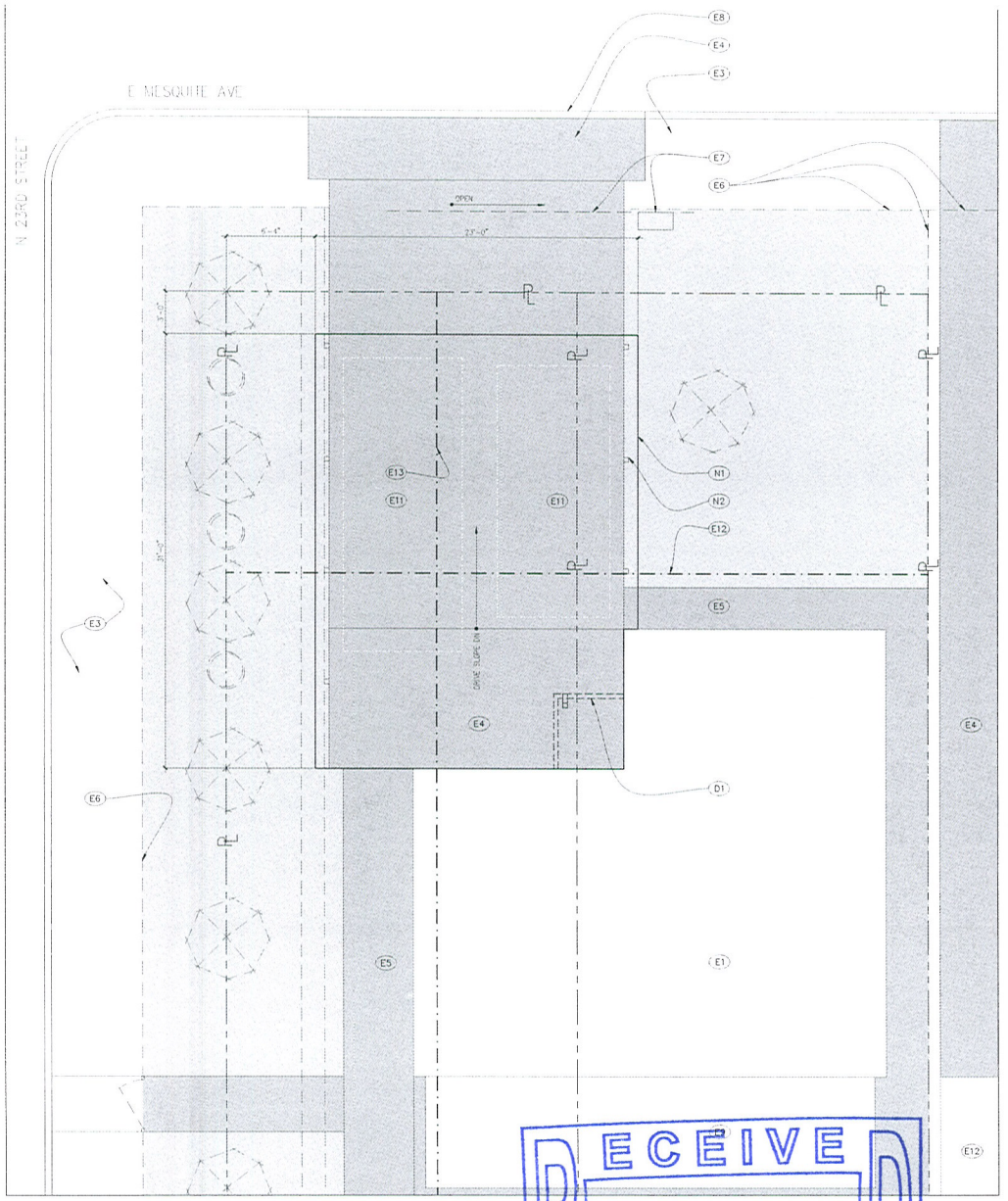



## VICNITY MAP




## SITE PLAN

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




## ENLARGED PLAN

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

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Department of Planning

VAR-43956

### general notes:

### keynotes:

- E1 EXISTING HOUSE
- E2 EXISTING GARAGE
- E3 UNDEVELOPED SIDEWALK (FUTURE, BY CLV)
- E4 EXISTING DRIVEWAY
- E5 EXISTING SIDEWALK
- E6 EXISTING FENCE
- E7 EXISTING GATE & GATE CONTROLLER
- E8 EXISTING CURB
- E9 EXISTING AWNING
- E10 EXISTING CONCRETE STEP
- E11 CAR
- E12 20' SETBACK LINE
- E13 15' SETBACK LINE
- E14 EXISTING NEIGHBOR'S HOUSE
- D1 DEMO EXISTING ENTRY ROOF, COLUMN, DOWNSPOUT, & GUTTER
- N1 NEW CARPORT
- N2 NEW STEEL COLUMNS, TYP

### legend:

- EXISTING RESIDENTIAL BUILDING
- EXISTING LANDSCAPING
- EXISTING SIDEWALK/DRIVE
- ℄ – EXITING PROPERTY LINE
- EXISTING FENCE
- M – MONUMENT LINE
- SETBACK LINE
- EXISTING TREE
- EXISTING SHRUB

designer:
braz architecture
LAS VEGAS | NEVADA
702.275.9503
be-bold@brazenarchitecture.com
consultant / general:

seal:

as instruments of service, these document ready for use, and therefore not valid unl signed and dated, and are the sole proper brazen architecture inc. any duplication is p express agreement of brazen architecture

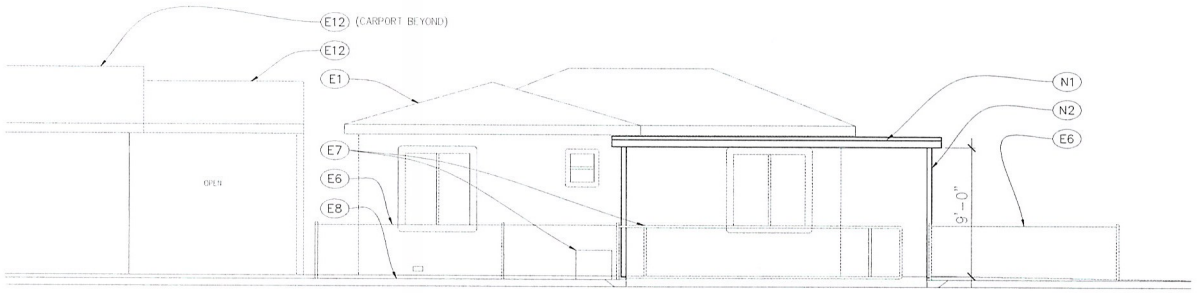
project:

# CARPORT ADDITION

revisions:

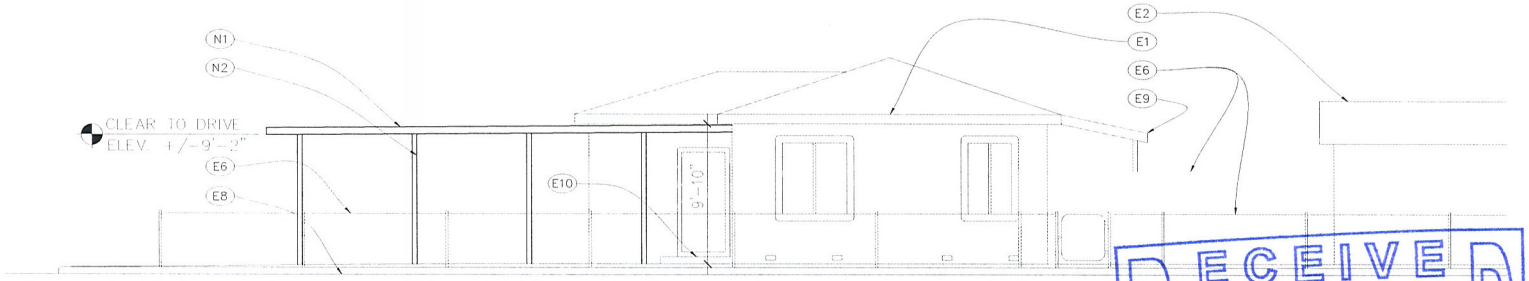
drawing title:
SITE PLAN
ENLARGED SITE

project #: 103.WIS
date: 2011.11.23
scale: --
drawn: mmg
checked:
drawing #: AC




## NORTH (FRONT) ELEVATION

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




## WEST (SIDE) ELEVATION

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

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Department of Planning

VAR-43956

general notes:

keynotes:

- E1 EXISTING HOUSE
- E2 EXISTING GARAGE
- E3 UNDEVELOPED SIDEWALK (FUTURE, BY CLV).
- E4 EXISTING DRIVEWAY
- E5 EXISTING SIDEWALK
- E6 EXISTING FENCE
- E7 EXISTING GATE & GATE CONTROLLER
- E8 EXISTING CURB
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- D1 DEMO EXISTING ENTRY ROOF, COLUMN, DOWNSPOUT, & GUTTER
- N1 NEW CARPORT
- N2 NEW STEEL COLUMN, TYP

legend:

designer:
brazen
architecture INC
LAS VEGAS | NEVADA
702.275.9503
be-bold@brazenarchitecture.com

consultant / general:

seal:

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project:

# CARPORT ADDITION

2300 E MESQUITE AVE
LAS VEGAS, NV 89101

revisions:

drawing title:
NORTH & WEST ELEVATIONS

project #: 103.WIS
drawing #: A1.00
date: 2011.11.23
scale: 3/16" = 1'-0"
drawn: mmq
checked:

brazen
architecture INC

23 Nov 2011

Mike Howe
City of Las Vegas Planning Commission
333 N Rancho Drive
Las Vegas, NV 89106
702.229.6301

RE: JUSTIFICATION LETTER | Variance for Setbacks for a Carport Addition at 2300 E Mesquite Ave, Las Vegas, NV (R-1)

Mike

Mr & Mrs William Wiseman bought their dream home in 1970, located at 2300 E Mesquite in Las Vegas. At the time of the purchase the 50'x127' lot contained a comfortable home and modest garage adjacent to the alley at the rear yard. Now retired, the Wisemans wish to build a carport in the front yard to protect their vehicles and themselves as they walk from their home to their cars. Since the existing garage was built to house a small single vehicle, it is now too small to store their cars.

We are requesting a variance to reduce the required setbacks from 20'-0" to 3'-0" at the front yard, and from 15'-0" to 6'-0" at the side corner yard. This will provide a location for an engineered, metal carport that offers weather protection from the north for the Wiseman's vehicles and persons. What we wish to achieve by constructing this carport is protection from the sun – providing added life to a retired couple's vehicles – and protection from potential slippage due to northern rains falling on the existing drive – a safety issue for the owners.

Additionally, please note that the location of this carport in relationship to the property lines and setback requirements for an R-1 zoned lot in this area has some history - as several lots in the area also contain carports (metal and wood) built within the required setbacks, next to the existing property lines.

Finally, know that Mr Wiseman has spoken to his nearest neighbors and received verbal acceptance to construct the carport. It is obvious to us that the Wisemans' neighbors do not believe the carport will cause any health, safety, or aesthetic issues for them; and we hope that the Commission will grant permission to construct it.

Please contact me at the phone number or email listed below for additional information about this project.

Sincerely

Monica M Gresser
Principal Architect
mgresser@brazenarchitecture.com

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Department of Planning

VAR-43956

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
VAR-43989 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW 113 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-43989 and SUP-43990
2. Conditions and Staff Report - VAR-43989 and SUP-43990
3. Supporting Documentation
4. Photos - VAR-43989 and SUP-43990
5. City Council Approval Letter for VAR-39148
6. Justification Letter - VAR-43989 and SUP-43990

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-43989 APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: APTUS

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: Creighton Jay Nady

Subscribed and sworn before me

This 22nd day of November, 2011

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Parking Variance

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5-Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing MV proposed n/a

**Commercial Square Footage** 11,760 **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information**

**PROPERTY OWNER** Four Fours LLC **Contact** C. Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi **Contact** C. Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** APTUS **Contact** Kristen Neuman

**Address** 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

**City** Las Vegas **State** Nevada **Zip** 89104

**E-mail Address** kristen@aptusgroup.com

**Property Owner Signature*** C Nady

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

**Print Name** Creighton Jay nady

Subscribed and sworn before me

This 22nd day of November, 20 11.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-43989 |
| Meeting Date: | 1/10/12 |
| Total Fee: | $830 |
| Date Received:* | 11/23/11 |
| Received By: | Bas |

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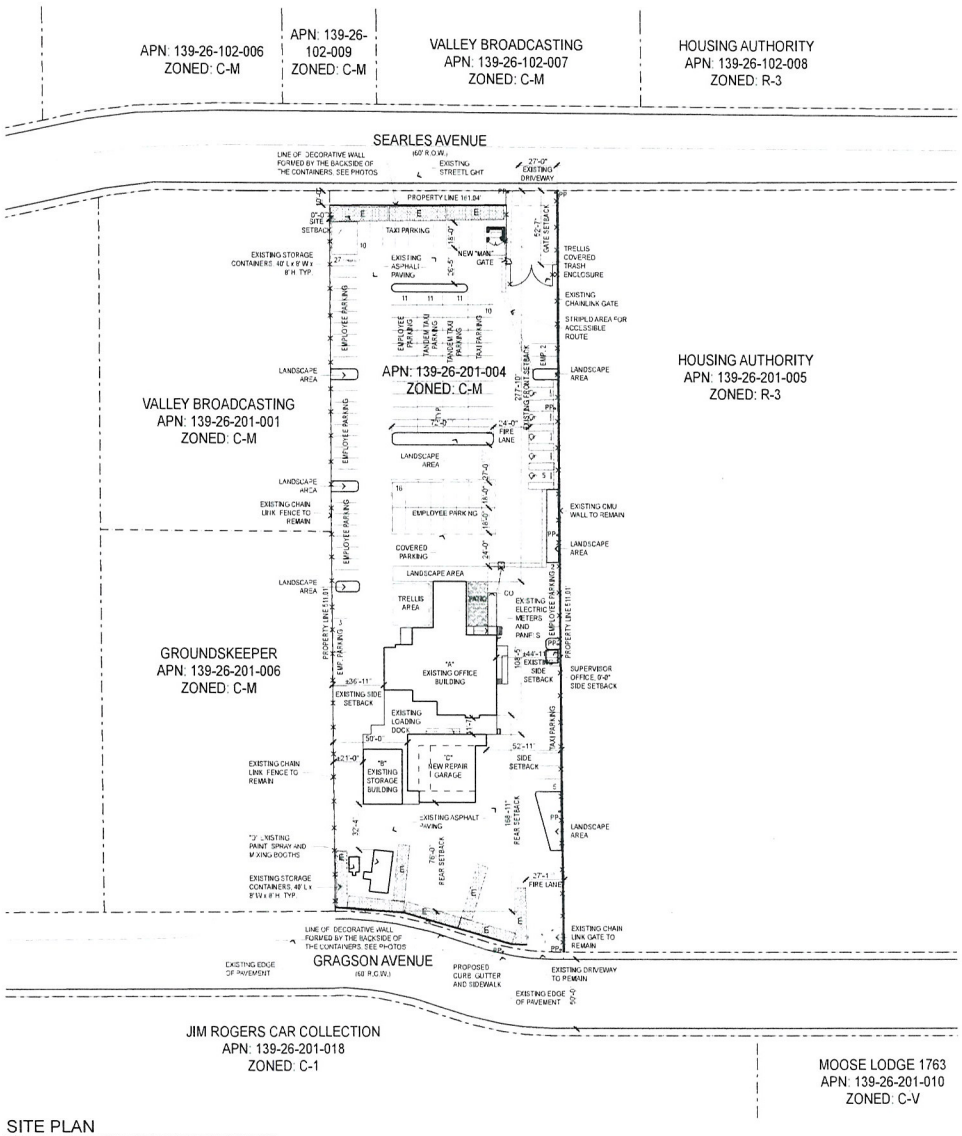
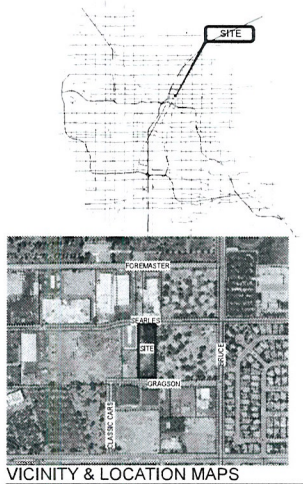
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.




SITE PLAN

1" = 40'




VICINITY & LOCATION MAPS

## Site and Project Information

### SITE DATA

| | |
|---|---|
| PARCEL NUMBER | 139-26-201-004 |
| JURISDICTION | CITY OF LAS VEGAS - 89101 |
| EXISTING GENERAL PLAN | LIGHT INDUSTRIAL / RESEARCH |
| EXISTING ZONING | C-M |
| PROPOSED USE | TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE |
| SITE AREA | 82,283 SF<br>1.89 GROSS ACRES |

SETBACKS - (PRINCIPAL STRUCTURE)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 10'-0" | 277'-10" |
| INTERIOR SIDE | 10'-0" | 36'-11", 44'-11" |
| REAR | 10'-0" | 166'-11" |

SETBACKS - (ACCESSORY STRUCTURE) BUILDING B, REPAIR GARAGE

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 10'-0" | 471'-4" |
| INTERIOR SIDE | 5'-0" | 386'-2", 52'-11" |
| REAR | 5'-0" | 76'-4" |

| | |
|---|---|
| MAX HEIGHT | N/A |
| ACTUAL HEIGHT | 28'-6" |
| LOT COVERAGE ALLOWED | N/A |
| ACTUAL LOT COVERAGE | 17% |
| % OF OUTSIDE STORAGE ALLOWED | 5% |
| ACTUAL % OF OUTSIDE STORAGE (3288 SF / 82,283 SF) | 3.9% |

### BUILDING INFORMATION

| | |
|---|---|
| CODE | 2009 INTERNATIONAL BUILDING CODE |
| CONSTRUCTION TYPE | VB |
| OCCUPANCY | B/MS-1 |
| FIRE SPRINKLERS PROVIDED | NO |

BUILDING AREAS

| | |
|---|---|
| A EXISTING OFFICE BUILDING (± 16' HIGH) | 4,400 SF |
| B EXISTING STORAGE BUILDING (± 16' HIGH) | 1,100 SF |
| C NEW REPAIR GARAGE (26'-6" HIGH) | 2598 SF (1st) + 1995 SF (2nd) = 4,965 SF |
| D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH) | 429 SF |
| E STORAGE CONTAINER (8' X 40') TYP. OF 16 (± 8' HIGH) | 4,208 SF |
| TOTAL | 13,102 SF |

### PARKING AREA

| BUILDING AREA | REQUIRED PARKING | PROVIDED |
|---|---|---|
| # OF EMPLOYEES ON LARGEST SHIFT | 66 | 66 |
| # OF TAXIS @ MAXIMUM CAPACITY | 67 | 67 |
| STANDARD PARKING SPACES PROVIDED | | 81 |
| COMPACT PARKING SPACES PROVIDED | | 27 |
| HANDICAPPED SPACES PROVIDED | | 5 |
| TOTAL PARKING | | 113 |

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F:\09\09065 A Cab Taxi Co\DWG\09065 A Cab Tax DR Revised Oct 2011.pln 11/22/2011 8:45 AM Khachatryan

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APTUS
8200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0 10 40 80

# A Cab Taxi Company
## Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

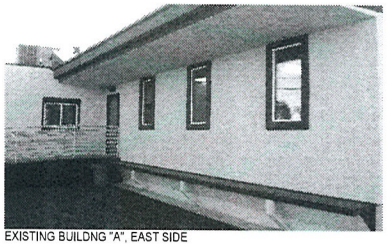
City of Las Vegas Site Development Review Submittal 11.23.11

**VAR-43989**
**SUP-43990**

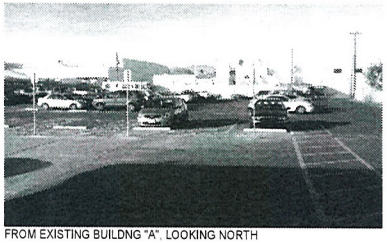
SITE PLAN AND PROJECT DATA

AS100

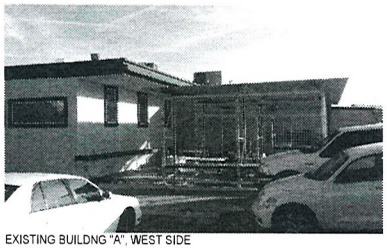
09.065 A Cab Taxi Company



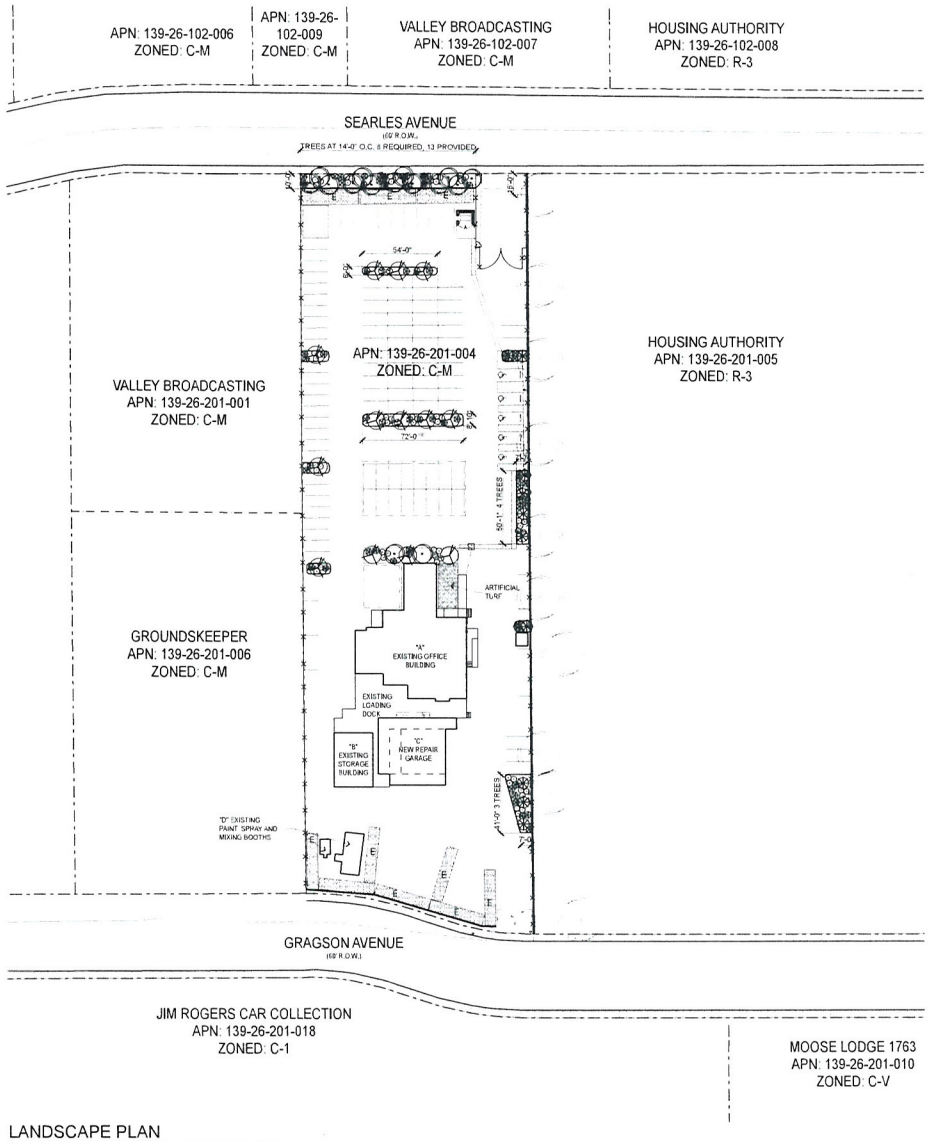
EXISTING BUILDNG "A", EAST SIDE



FROM EXISTING BUILDNG "A", LOOKING NORTH

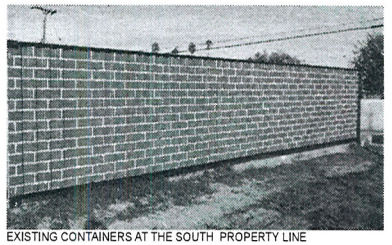


EXISTING BUILDNG "A", WEST SIDE

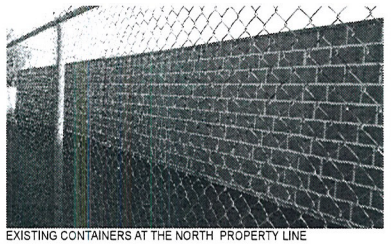



LANDSCAPE PLAN

1" = 40'



EXISTING CONTAINERS AT THE SOUTH PROPERTY LINE



EXISTING CONTAINERS AT THE NORTH PROPERTY LINE

LANDSCAPE SCHEDULE

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE | QTY. |
|---|---|---|---|---|
| TREES | | | | |
| | TEXAS HONEY MESQUITE | prosopis glandulosa glandulosa | 24" Box | 13 |
| | SHOESTRING ACACIA | acacia stenophylla | 24" Box | 15 |
| | CHILTALPA | chitalpa tashkentesis | 24" Box | 11 |
| | EXISTING TREES | — | — | — |
| SHRUBS | | | | |
| | TEXAS RANGER | leucophyllum frutescens 'Green Cloud' | 5 gal | 45 |
| | MEXICAN CLIFFROSE | purshia mexicana | 5 gal | 44 |
| GROUND COVER | | | | |
| | TRAILING LANTANA | lantana montevidensis | 5 gal | 32 |
| | PROSTRATE ROSEMARY | rosemarus officinalis prostratus | 5 gal | 35 |
| ROCK MULCH | SIZE | COLOR | DEPTH | |
| | 3/8" CRUSHED GRANITE | TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STD COLORS | MIN. 2" DEEP | |

LANDSCAPE BUFFERS

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT (ADJ. TO ROW) | 10'-0" | 10'-0" |
| INTERIOR SIDE (ADJ. TO RESIDENTIAL) | 6'-0" | 6'-0" (WAIVER APPROVED) |
| INTERIOR SIDE (ADJ. TO INDUSTRIAL) | 6'-0" | 6'-0" |
| REAR (ADJ. TO ROW) | 15'-0" | 6'-0" (WAIVER APPROVED) |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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702 839 1200
F 702 839 1213


0' 10' 40' 80'

# A Cab Taxi Company

## Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 11.23.11

**VAR-43989**
**SUP-43990**

PLANTING PLAN

L100

09.065 A Cab Taxi Company


F:\09.065 A Cab Taxi Co\DWGS\09.065 A Cab Taxi DR Revised Oct 2011.dwg, 11/22/2011 8:43 AM, KNorman

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

October 21, 2010

Mr. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

RE: VAR-39148 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to SUP-39149 and SDR-39147

Dear Mr. Nady:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR ACCESSORY STRUCTURES on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39149) and Site Development Plan Review (SDR-39147) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

Sincerely,

Angela Crolli

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

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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City of Las Vegas

VAR-43989

Printed with environmentally friendly soy ink.

cc: Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

RECEIVED
NOV 23 2011
City of Las Vegas

VAR-43989

APTUS

November 23, 2011

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: A Cab Taxi Dispatch Center**
APN: 139-26-201-004

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Site Development Review for an existing Taxi Yard
- Special Use permit to allow outdoor storage in a required setback
- Parking variance for the required number of spaces.

A Cab Taxi Co. is currently operating from their site located on a 1.89 acre site located at 1500 Searles Avenue. The site is currently zoned C-M. A Cab has been operating out of the Searles location for approximately 18 months.

Accessory buildings on site reflect the site's use for limited maintenance of company owned vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed.

SDR 39147 approved in November 2010, approved a site that had storage containers on the north side of the site creating a buffer from the right of way. This application adds storage containers on the south side creating a buffer from the right of way. The containers are painted to simulate a brick wall. Also, with the addition of these containers, the parking count has been reduced from 133 to 113 creating the need for the variance. Lastly, the repair garage was approved at 5000 sf, but has been reduced to 4,985 sf to negate the need for fir sprinklers.

With this letter we are requesting the following applications:

A Site Development Review to allow the relocated parking, storage containers, removed masonry walls at north and south property lines and the reduction in SF for the repair garage.

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**VAR-43989**
**SUP-43990**

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

A special use permit to allow outside storage within the rear setback at the south end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip. The outdoor storage percentage is within the allowed amount.

A variance to allow 113 parking spaces where 133 are required. There are 47 spaces for taxis and 66 spaces for the employees. There is never a time when all taxis would be parked on site since it is against the taxi cab authority to have all taxis parked at one time. There are 67 taxis in the A Cab fleet. In addition to this variance request, we are working on a text amendment that would change the amount of required taxi parking (.5 space per taxi) and would negate the need for the parking variance. Please see attached for letter to Flinn Fagg dated 11.08.11.

Previously approved SDR-43399 approved a waiver of landscape along the east property line. This application does not affect that waiver.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS

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City of Las Vegas

VAR-43989
SUP-43990

City of Las Vegas Agenda Item No.: **31.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43990 - SPECIAL USE PERMIT RELATED TO VAR-43989 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITH WAIVERS TO ALLOW STORAGE WITHIN THE REQUIRED SIDE AND REAR YARD SETBACK AREAS AND TO ALLOW NO SCREENING FROM A PUBLIC STREET WHERE EIGHT-FOOT TALL SCREENING IS REQUIRED at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. City Council Approval Letter for SUP-39149

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43990** APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi Co.

Name of Representative: APTUS

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: Creighton Jay Nady

Subscribed and sworn before me

This 22nd day of November, 2011

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

RECEIVED
NOV 23 2011
City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special use Permit for Outdoor Storage in a Required Setback

**Project Address (Location)** 1500 Searles

**Project Name** A Cab Taxi Co. **Proposed Use** Taxi/Limo yard

**Assessor's Parcel #(s)** 139-26-201-004 **Ward #** 5-Barlow

**General Plan:** existing LI-R proposed n/a **Zoning:** existing MV proposed n/a

**Commercial Square Footage** 11,760 **Floor Area Ratio** n/a

**Gross Acres** 1.89 **Lots/Units** n/a **Density** n/a

**Additional Information**

**PROPERTY OWNER** Four Fours LLC **Contact** C. Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**APPLICANT** A Cab Taxi **Contact** C. Jay Nady

**Address** 1500 Searles **Phone:** (702) 277-1333 **Fax:**

**City** Las Vegas **State** Nevada **Zip** 89101

**E-mail Address** cjnoui@yahoo.com

**REPRESENTATIVE** APTUS **Contact** Kristen Neuman

**Address** 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

**City** Las Vegas **State** Nevada **Zip** 89104

**E-mail Address** kristen@aptusgroup.com

**Property Owner Signature*** [signature]

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

**Print Name** Creighton Jay nady

Subscribed and sworn before me

This 22nd day of November, 20 11.

Cindy Lou Ord

Notary Public in and for said County and State

CINDY LOU ORD
Notary Public State of Nevada
No. 00-63415-1
My appt. exp. July 15, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43990 |
| Meeting Date: | 1/10/12 |
| Total Fee: | $1,030 |
| Date Received:* | 11/23/11 |
| Received By: | BMS |

*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

Revised 10/27/08

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

October 21, 2010

Mr. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

RE: SUP-39149 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to VAR-39148 and SDR-39147

Dear Mr. Nady:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITHIN THE REQUIRED SETBACK AND LANDSCAPE BUFFER AREA ALONG THE WEST PERIMETER at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for the Outdoor Storage, Accessory use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-39148) and Site Development Plan Review (SDR-39147) shall be required.

3. This approval shall be void two years from the date of final approval, unless a final inspection has been completed. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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City of Las Vegas

SUP-43990

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,

Angela Crolli

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

cc: Mr. Bill Curran
Ballard Spahr, LLP
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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NOV 23 2011
City of Las Vegas
SUP-43990

City of Las Vegas Agenda Item No.: **32.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 270 FEET FROM A SCHOOL WHERE 1,500 IS REQUIRED on the south side of Lake Mead Boulevard, approximately 315 feet west of the southwest corner of Martin Luther King Boulevard and Lake Mead Boulevard (APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-43927 and SDR-43929
2. Special Map
3. Conditions and Staff Report - SUP-43927 and SDR-43929
4. Supporting Documentation
5. Photos - SUP-43927 and SDR-43929
6. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
7. Justification Letter - SUP-43927 and SDR-43929

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43927 APN: 139-21-313-009

Name of Property Owner: City of Las Vegas

Name of Applicant: Dynamic Development Company, LLC

Name of Representative: Walker Engineering, 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: Elizabeth Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 10 day of November, 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

RECEIVED
NOV 17 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** West of Southwest Corner of Martin Luther King and Lake Mead

**Project Name** Dollar General @ Lake Mead & MLK **Proposed Use** Grocery/Retail

**Assessor's Parcel #(s)** 139-21-313-009 **Ward #** 5

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

**Commercial Square Footage** 20,707 S.F. **Floor Area Ratio** _____

**Gross Acres** 2.38 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

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

**Address** 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** Dynamic Development Company, LLC **Contact** Damon Porter

**Address** 1725 21st Street **Phone:** (310) 315-5411 **Fax:** (310) 315-5422

**City** Santa Monica **State** CA **Zip** 90404

**E-mail Address** dporter@dynamicdevco.com

**REPRESENTATIVE** Walker Engineering, LLC **Contact** Jody W. Belsick, P.E.

**Address** 5765 S. Rainbow Blvd. Ste. 101 **Phone:** (702) 873-5197 **Fax:** (702) 873-5346

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

**E-mail Address** jbelsick@walker-eng.com

**Property Owner Signature*** Elizabeth 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 10 day of November, 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

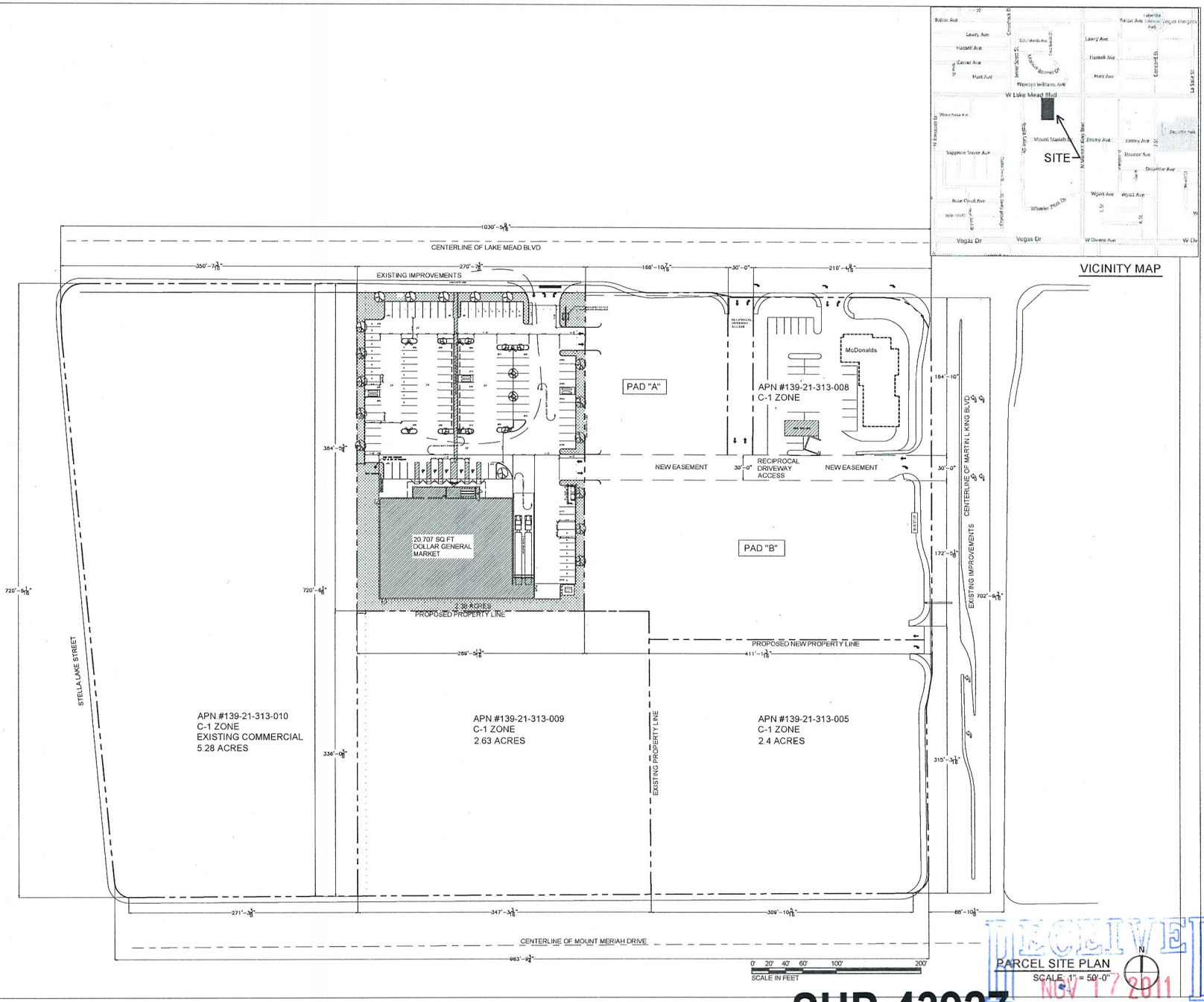
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | SUP-43927 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $1280.00 |
| **Date Received:*** | 11/17/11 |
| **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.

RECEIVED NOV 17 2011

Revised 10/27/08

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NOV 17 2011

SUP-43927
SDR-43929

Dynamic DEVELOP DESIGN BUILD

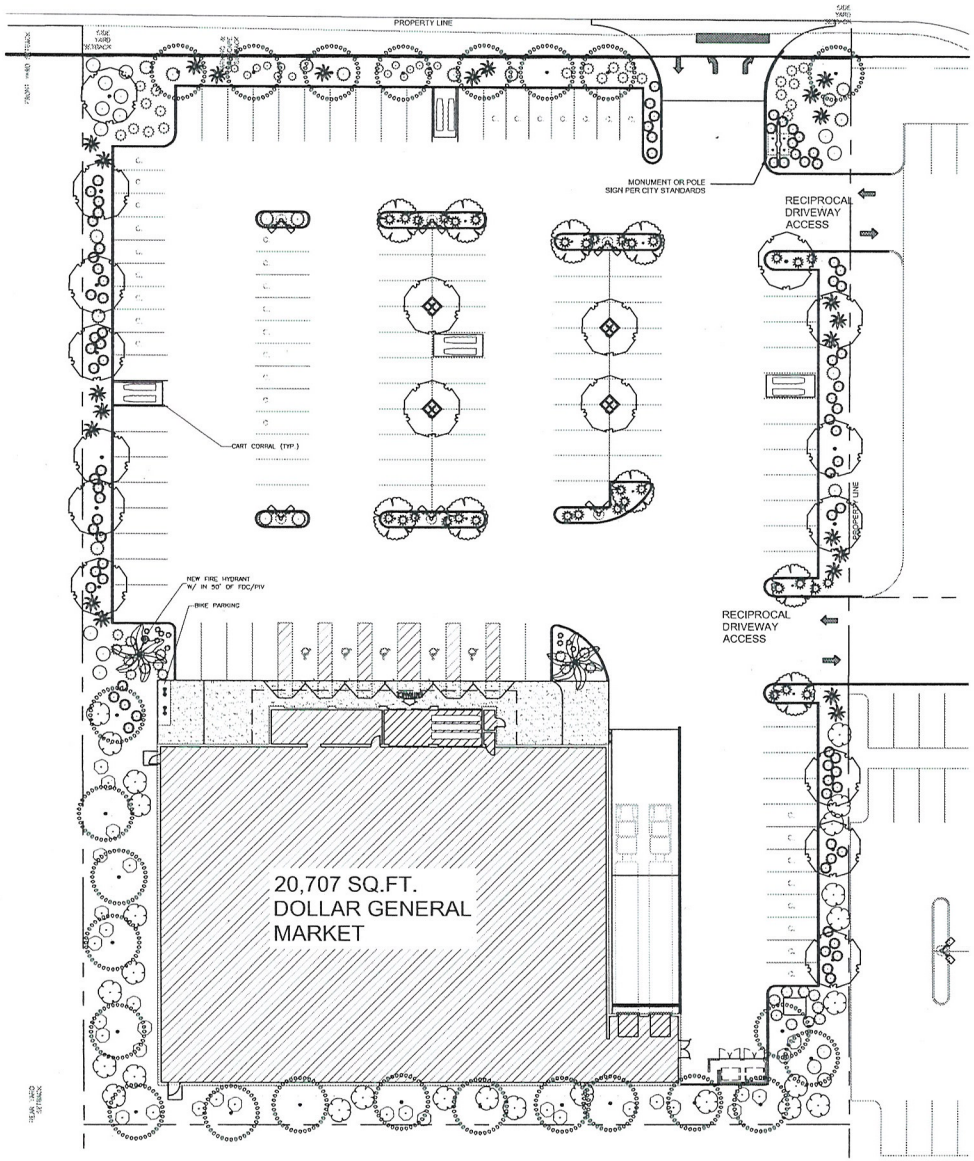
Project:
Dollar General
MLK BLVD. &
LAKE MEAD BLVD.
LAS VEGAS,
NEVADA 89106

Revisions
00/00/00

Sheet Title:
PARCEL SITE PLAN

Date: 11/15/11

Sheet No.
A.1A




## PLANT SCHEDULE

| TREES | BOTANICAL NAME / COMMON NAME | CONT |
|---|---|---|
| | Celtis reticulata / Netleaf Hackberry | 24"box |
| | Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde | 15 gal |
| | Washingtonia robusta / Mexican Fan Palm | Min. 15' B.T.H. |
| | Zelkova serrata 'Musashino' / Sawleaf Zelkova | 15 gal |

| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT |
|---|---|---|
| | Agave vilmoniana / Octopus Agave | 5 gal |
| | Aloe saponaria / Soap Aloe | 1 gal |
| | Caesalpinia gilliesii / Yellow Bird of Paradise | 5 gal |
| | Calliandra californica / Red Bap Fairy Duster | 5 gal |
| | Dasylinon wheelen / Grey Desert Spoon | 5 gal |
| | Helictotrichon sempervirens / Blue Oat Grass | 1 gal |
| | Hesperaloe parvifora / Red Yucca | 5 gal |
| | Juniperus chinensis 'Sea Green' / Sea Green Juniper | 5 gal |
| | Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper | 15 gal |
| | Pennisetum rubrum / Fountain Grass | 1 gal |
| | Pyracantha coccinea / Scarlet Pyracantha | 5 gal |
| | Senna wislizeni / Wislizenus' Senna | 5 gal |
| | Stipa tenacissima / Mexican Feather Grass | 1 gal |

All Planting Areas to Recieve a Min. 2" Depth Layer Of Ornamental Rock Ground CoverOn 4 Oz. Weed Fabric

## LANDSCAPE REQUIREMENTS DATA:

SITE AREA = @103,673 S.F. (2.38 ACRES)
TOTAL SHRUB AREA PROVIDED = @18,658 S.F. (.42 ACRES)
TOTAL TURF AREA PROVIDED = 0 S.F.
TOTAL TREES REQUIRED (1 PER 30 L.F.) = @1,288 L.F. = 42 TREES
TOTAL TREES PROVIDED = 42
SHRUBS REQUIRED (MIN. 4 SHRUBS PER TREE)
ORNAMENTAL ROCK GROUND COVER @103,673 S.F.
(MIN. 2" DEPTH ON 4 OZ. WEED FABRIC)

## IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FOR THE ENTIRE PROJECT

THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
MULTIPLE PROGRAM CAPABILITIES
MULTIPLE REPEAT CYCLE CAPABILITIES
FLEXIBLE CALENDAR PROGRAM

E.G.L.A.
Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455

1449 Doral Circle
Thousand Oaks, CA 91362
P: 805-379-1773
F: 805-778-1793
E: egripp@roadrunner.com

340 La Purisma Way
Oceanside, CA 92057
P: 760-529-0241
F: 760-529-0241
E: egla01@sbcglobal.net

REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which the have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT
ERIC E GRIPP
455
STATE OF NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT AND PROJECT
Dollar General Market
W. Martin Luther King Blvd. And Lake Mead Blvd.
Las Vegas, NV 89106

For:
Dynamic Development Company, LLC.
1725 21st Street
Santa Monica, CA 90404
(310)315-5411 Ext. 21

SHEET DESCRIPTION
**Conceptual Landscape Plan**

| | |
|---|---|
| DATE: | 08/31/11 |
| SCALE: | 1" = 20' |
| DRAWN BY: | Eric Gripp |
| SHEET NUMBER | |

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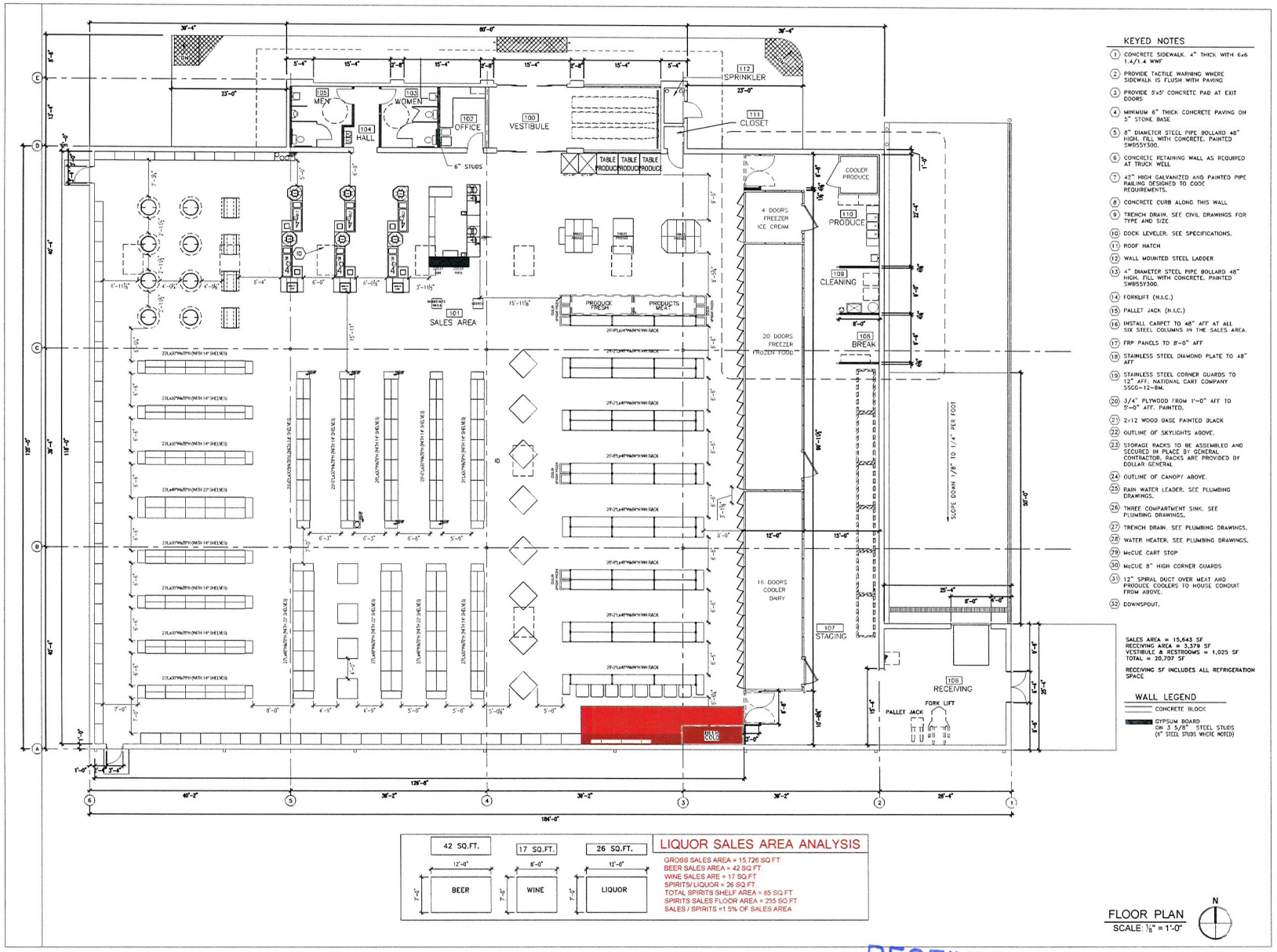
NOV 1 / 2011

0 20 40 60 80 feet
1" = 20'

PL-1.1
of 1

SUP-43927
SDR-43929




RECEIVED
NOV 28 2011

**SUP-43927**
**SDR-43929**
**REVISED**

Dollar General
MLK BLVD. & LAKE MEAD BLVD.
LAS VEGAS
NEVADA 89106

00/00/00

FLOOR PLAN

11/23/11

A1.0

# Las Vegas Enterprise Park
# Architectural Review Committee

September 27, 2011

Ms. Jody Walker Belsick, President
Walker Engineering, LLC
5765 South Rainbow Blvd., Suite 101
Las Vegas, NV 89118

Re: Dollar General Store
LVEP ARC Approval for Meetings 1 and 2

Dear Ms. Belsick:

Thank you for presenting the Dollar General Store (Project) to the Las Vegas Enterprise Park (LVEP) Architectural Review Committee (ARC) for Meetings 1 and 2 as described in Section VII of the LVEP Covenants, Conditions and Restrictions (CCRs).

Please be advised that the ARC has approved the Project for Meetings 1 and 2 of the CCRs, subject to the following conditions:

- All roof mounted equipment shall be screened from public view looking towards the north, east and south elevations of the building. (The ARC will defer to the City of Las Vegas Planning & Development and/or Building & Safety Departments to determine the acceptable methods and materials to be used for screening the roof mounted equipment.)

- The exterior lighting, irrigation and signage plans for the Project shall be submitted to the ARC for review and approval along with all of the items called for in Meeting 3 of the CCRs.

Please contact me to schedule another review meeting when the exterior lighting, irrigation and signage plans as well as all of the items for Meeting 3 are ready for submittal to the ARC.

Best regards.

LAS VEGAS ENTERPRISE PARK
ARCHITECTURAL REVIEW COMMITTEE

Scott Auyong
SCOTT AUYONG
ACTING CHAIRMAN

RECEIVED
NOV 17 2011

SUP-43927
SDR-43929

WALKER ENGINEERING, LLC

November 17, 2011
WE Project No. 1217.00

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

**RE: Justification for Site Development Plan Review and Special Use Permit for the Dollar General Market Project Located on the SWC of Lake Mead and Martin Luther King in the City of Las Vegas (Portion of APN: 139-21-313-009)**

To whom it may concern:

We are pleased to submit this justification letter on behalf of Dynamic Development Company, LLC for a proposed commercial project located on Lake Mead just west of Martin Luther King on a portion of Clark County Assessor's number 139-21-313-009 in the City of Las Vegas. The project will consist of a new Dollar General Market and associated site improvements. The project is located within the existing *Las Vegas Enterprise Park* Land Use Area are and is currently zoned C-1. The corresponding applications are a Site Development Plan Review and a Special Use Permit.

Dollar General Market is a proposed 20,700 square foot building which will serve the needs of the surrounding residents and businesses with grocery and retail items. The store will have approximately 40 full time employees which will bring new jobs to this area. The store hours will be 8 am to 9 pm seven days a week, with the possibility of operating 24 hours per day. The project site is currently vacant and this will be the anchor tenant for the future development to the east between this site and the existing McDonalds at the SWC of Lake Mead and Martin Luther King.

The proposed site plan has been designed to meet the intent of the *Las Vegas Enterprise Park* plan and meet the intent of City of Las Vegas Title 19 as well. The project will include the installation of one driveway onto Lake Mead and will also provide cross access through the future commercial development to the east to Martin Luther King providing the best possible circulation for the overall center once it is fully developed.

5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346
www.walker-eng.com

RECEIVED
NOV 17 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

**SUP-43927**
**SDR-43929**

The proposed Dollar General Market will be a retail/grocery establishment with accessory package liquor off-sale, beer/wine/cooler off-sale, and up to 15 slot machines for the customers. For these items, we are respectfully requesting a Special Use Permit in conjunction with the Site Development Review.

The proposed market is compatible with the adjacent development and development in the area and will provide valuable services to the community. The development will not have an adverse effect to public health, safety or welfare. We look forward to working with City of Las Vegas Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 873.5197 if you have any questions or require any additional information.

Sincerely,
WALKER ENGINEERING, LLC

Jody Walker Belsick, P.E., LEED AP
President

cc: Damon Porter, Dynamic Development Company, LLC
Hank Gordon, Laurich Properties

**SUP-43927**
**SDR-43929**

City of Las Vegas Agenda Item No.: **33.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43927 - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE on a portion of 5.69 acres, 315-feet west of the southwest corner of Martin Luther King Boulevard and Lake Mead Boulevard (APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 02/15/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43929 APN: 139-21-313-009

Name of Property Owner: City of Las Vegas

Name of Applicant: Dynamic Development Company, LLC

Name of Representative: Walker Engineering, 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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 10 day of November, 2011

Notary Public in and for said County and State

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

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NOV 17 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** West of Southwest Corner of Martin Luther King and Lake Mead

**Project Name** Dollar General @ Lake Mead & MLK **Proposed Use** Grocery/Retail

**Assessor's Parcel #(s)** 139-21-313-009 **Ward #** 5

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

**Commercial Square Footage** 20,707 S.F. **Floor Area Ratio** _____

**Gross Acres** 2.38 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

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

**Address** 400 Stewart Avenue **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** Dynamic Development Company, LLC **Contact** Damon Porter

**Address** 1725 21st Street **Phone:** (310) 315-5411 **Fax:** (310) 315-5422

**City** Santa Monica **State** CA **Zip** 90404

**E-mail Address** dporter@dynamicdevco.com

**REPRESENTATIVE** Walker Engineering, LLC **Contact** Jody W. Belsick, P.E.

**Address** 5765 S. Rainbow Blvd. Ste. 101 **Phone:** (702) 873-5197 **Fax:** (702) 873-5346

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

**E-mail Address** jbelsick@walker-eng.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 10 day of November, 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 #** | SDR-43929 |
| **Meeting Date:** | 01/10/12 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 11/17/11 |
| **Received By:** | John Anderson |

*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.

NOV 17 2011

Revised 10/27/08

City of Las Vegas Agenda Item No.: **34.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 410 South Rampart Boulevard, Suites 150 and 240 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43957** APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: The Market LV

Name of Representative: Brown Brown & Premsrirut - Contact Lora Derja

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: Todd D. Davis

Subscribed and sworn before me

This 21st day of NOVEMBER, 2011

Cynthia Callegaro

Notary Public in and for said County and State

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

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City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Swap Meet

Project Address (Location) within Tivoli Village, 410 South Rampart Boulevard, Suite 150 & 240

Project Name The Market LV Proposed Use Swap Meet

Assessor's Parcel #(s) 138-32-615-001 Ward # 2 - Wolfson

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

Retail Area - 12,084 sqft Back Area - 6,923 sqft Seating Area - 2,048 sqft Patio Seating - 184 sqft

Commercial Square Footage 21,239 total sqft Floor Area Ratio See SUP - 5853

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

Additional Information Subject Use Permit is on a portion of a 29 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5838. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart

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

City Las Vegas State Nevada Zip 89117

E-mail Address vickie@ehbcompanies.com

APPLICANT Great Wash Park LLC Contact Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 Phone: (702) 946-6680 Fax: (702) 946-6681

City Las Vegas State Nevada Zip 89117

E-mail Address ccallegaro@ehbcompanies.com

REPRESENTATIVE Brown Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth Street Phone: (702) 598-1408 Fax: (702) 385-1023

City Las Vegas State Nevada Zip 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 21st day of NOVEMBER, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

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

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43957 |
| Meeting Date: | 1/10/12 PC |
| Total Fee: | $1,030 |
| Date Received:* | 11/22/11 |
| 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.

T:\Depot\Application Packet\Application Form.pdf

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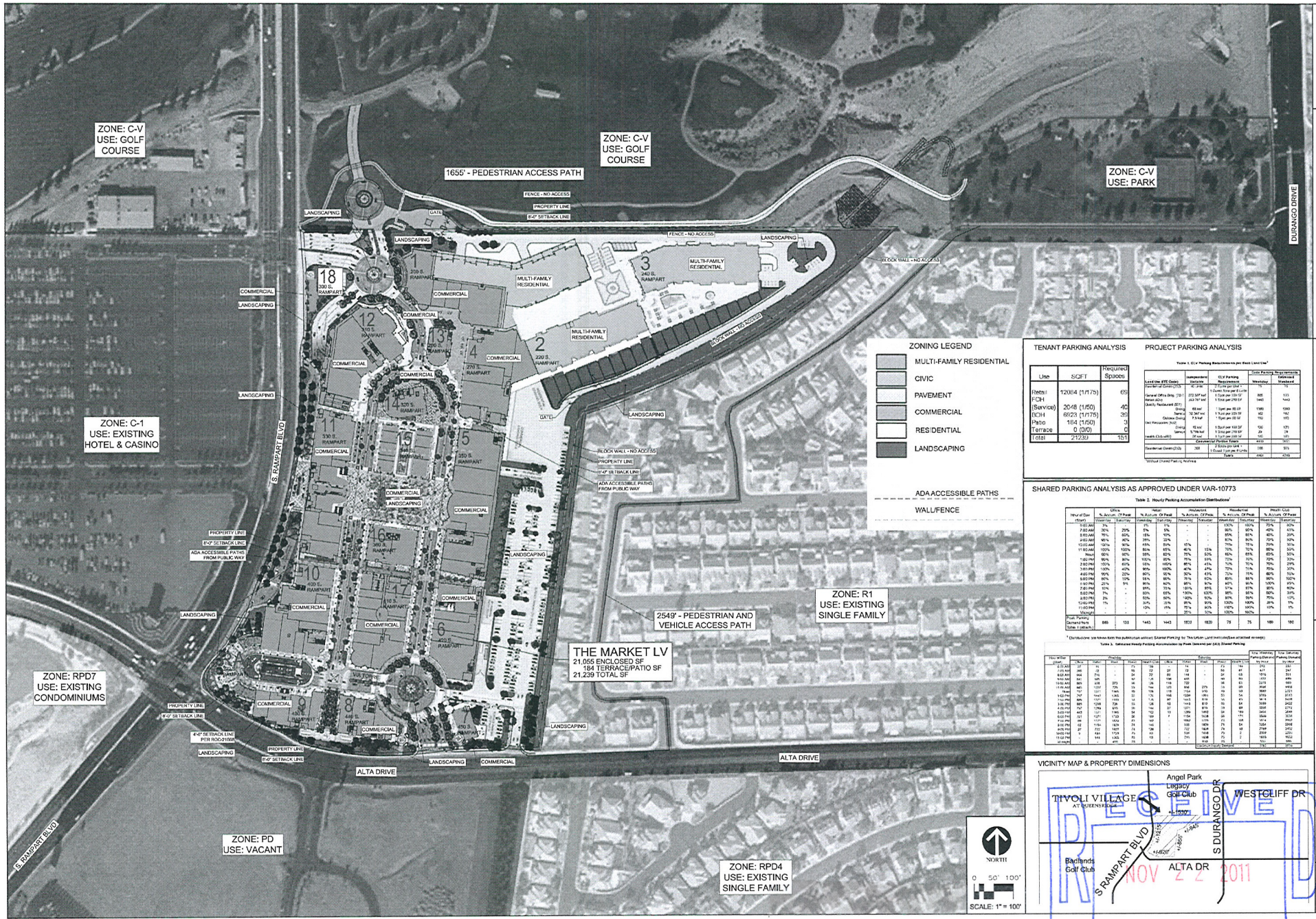
City of Las Vegas
Department of Planning

Revised 10/27/08




TENANT PARKING ANALYSIS

| Use | SQFT | Required Spaces |
|---|---|---|
| Retail | 12864 (1/175) | 69 |
| FOH | | |
| (Service) | 2048 (1/50) | 40 |
| BOH | 6923 (1/175) | 39 |
| Patio | 184 (1/50) | 3 |
| Terrace | 0 (0/0) | 0 |
| Total | 21239 | 151 |

PROJECT PARKING ANALYSIS

Table 1, CLV Parking Requirements per Clark County Land Use*

| Land Use (CC Code) | Independent Variable | CLV Parking Requirements | Code Parking Requirements Estimated | |
|---|---|---|---|---|
| | | | Weekday | Weekend |
| Residential Condo (230) | 40 Units | 2 Spaces per Unit + 1 Guest Space per 4 Units | 90 | 90 |
| General Office Bldg. (710) | 272.5XX sqf | 1 Space per 333 SF | 820 | 133 |
| Retail (820) | 43,797 sqft | 1 Total per 250 SF | 1460 | 1460 |
| Quality Restaurant (931) | | | | |
| Dining | 65 sqf | 1 Spot per 50 SF | 1300 | 1300 |
| Service | 32,347 sqf | 1 Spot per 200 SF | 162 | 162 |
| Cocktail Lounge (Dining) | 9 Spot | 1 Spot per 50 SF | 180 | 180 |
| Fast Restaurant (932) | | | | |
| Dining | 62 sqf | 1 Spot per 100 SF | 620 | 620 |
| Service | 5,746 sqf | 1 Spot per 250 SF | 29 | 29 |
| Health Club (492) | 35 sqf | 1 Spot per 200 SF | 180 | 180 |
| Commercial Parking Totals | | | 4330 | 3611 |
| Residential Condo (232) | 300 | 2 Spots per Unit + 1 Guest Spot per 4 Units | 1095 | 975 |
| Totals | | | 4965 | 4795 |

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions*

| Hour of Day (Start) | Office % Actum. Of Peak | | Retail % Actum. Of Peak | | Residential % Actum. Of Peak | | Health Club % Actum. Of Peak | |
|---|---|---|---|---|---|---|---|---|
| | Weekday | Saturday | Weekday | Saturday | Weekday | Saturday | Weekday | Saturday |
| 6:00 AM | 3% | - | 1% | - | - | - | 100% | 70% |
| 7:00 AM | 30% | 25% | 5% | 5% | - | - | 90% | 95% |
| 8:00 AM | 75% | 60% | 8% | 10% | - | - | 85% | 80% |
| 9:00 AM | 95% | 40% | 35% | 20% | - | - | 80% | 80% |
| 10:00 AM | 100% | 90% | 65% | 35% | 15% | - | 75% | 75% |
| 11:00 AM | 100% | 100% | 85% | 65% | 40% | 15% | 70% | 75% |
| Noon | 90% | 90% | 85% | 85% | 60% | 25% | 65% | 65% |
| 1:00 PM | 95% | 80% | 100% | 95% | 75% | 35% | 70% | 70% |
| 2:00 PM | 100% | 60% | 95% | 90% | 75% | 45% | 75% | 70% |
| 3:00 PM | 100% | 40% | 90% | 100% | 80% | 45% | 75% | 75% |
| 4:00 PM | 90% | 20% | 90% | 90% | 85% | 70% | 80% | 80% |
| 5:00 PM | 80% | 10% | 95% | 80% | 90% | 80% | 85% | 90% |
| 6:00 PM | 25% | 5% | 90% | 60% | 90% | 90% | 100% | 95% |
| 7:00 PM | 10% | - | 85% | 35% | 100% | 95% | 97% | 85% |
| 8:00 PM | 5% | - | 70% | 15% | 95% | 95% | 95% | 90% |
| 9:00 PM | 3% | - | 50% | 10% | 100% | 90% | 90% | 75% |
| 10:00 PM | 1% | - | 30% | 5% | 100% | 90% | 90% | 35% |
| 11:00 PM | - | - | 10% | 0% | 75% | 90% | 100% | 10% |
| Midnight | - | - | - | - | 50% | 75% | 100% | - |
| Peak Parking Demand Note Table 1 (attach) | 846 | 133 | 1443 | 1443 | 1830 | 1830 | 78 | 75 | 180 | 180 |

* Distributions are taken from the publication entitled Shared Parking by The Urban Land Institute(See attached excerpts)

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

| Hour of Day (Start) | Weekday | | | | Saturday | | | | Site Weekday Parking Demand by Hour | Site Saturday Parking Demand by Hour |
|---|---|---|---|---|---|---|---|---|---|---|
| | Office | Retail | Resid. | Health Club | Office | Retail | Resid. | Health Club | | |
| 6:00 AM | 27 | 15 | - | 75 | 19 | 14 | 73 | 53 | 117 | 159 |
| 7:00 AM | 254 | 72 | 90 | 72 | 84 | 72 | 73 | 48 | 477 | 247 |
| 8:00 AM | 634 | 114 | - | 54 | 72 | 144 | - | 34 | 902 | 304 |
| 9:00 AM | 803 | 501 | - | 36 | 36 | 288 | - | 63 | 1376 | 387 |
| 10:00 AM | 846 | 936 | 270 | 18 | 18 | 432 | 365 | 58 | 2070 | 873 |
| 11:00 AM | 846 | 1227 | 450 | 18 | 18 | 576 | 548 | 58 | 2559 | 1200 |
| Noon | 761 | 1227 | 540 | 18 | 18 | 576 | 548 | 58 | 2544 | 1200 |
| 1:00 PM | 803 | 1370 | 675 | 18 | 18 | 720 | 548 | 58 | 2884 | 1344 |
| 2:00 PM | 846 | 1443 | 675 | 18 | 18 | 720 | 548 | 58 | 2980 | 1344 |
| 3:00 PM | 846 | 1370 | 675 | 18 | 18 | 720 | 548 | 58 | 2907 | 1344 |
| 4:00 PM | 761 | 1299 | 630 | 18 | 18 | 648 | 548 | 58 | 2726 | 1272 |
| 5:00 PM | 677 | 1227 | 585 | 18 | 18 | 576 | 548 | 58 | 2545 | 1200 |
| 6:00 PM | 211 | 1083 | 540 | 18 | 18 | 504 | 548 | 58 | 1852 | 1128 |
| 7:00 PM | 85 | 722 | 540 | 18 | 18 | 288 | 548 | 58 | 1363 | 912 |
| 8:00 PM | 42 | 501 | 540 | 18 | 18 | 144 | 548 | 58 | 1099 | 768 |
| 9:00 PM | 25 | 361 | 540 | 18 | 18 | 72 | 548 | 58 | 943 | 696 |
| 10:00 PM | 8 | 144 | 540 | 18 | 18 | 72 | 548 | 58 | 748 | 696 |
| 11:00 PM | 4 | 72 | 540 | 18 | 18 | 72 | 548 | 58 | 632 | 696 |
| Midnight | - | - | 540 | 18 | - | - | 548 | 58 | 558 | 606 |

VICINITY MAP & PROPERTY DIMENSIONS

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TIVOLI VILLAGE

THE MARKET LV
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
420 S. Rampart Ste. 150 & 240
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-615-001

SITE PLAN

01

SUP-43957

## FIRST FLOOR

max. premises occupancy = 3230 sf. (retail 1/30 =) 108
seating capacity = n/a
seat count:
dining =n/a
lounge =n/a
bar =n/a
terrace =n/a
patio =n/a

## SQUARE FOOTAGE CHART

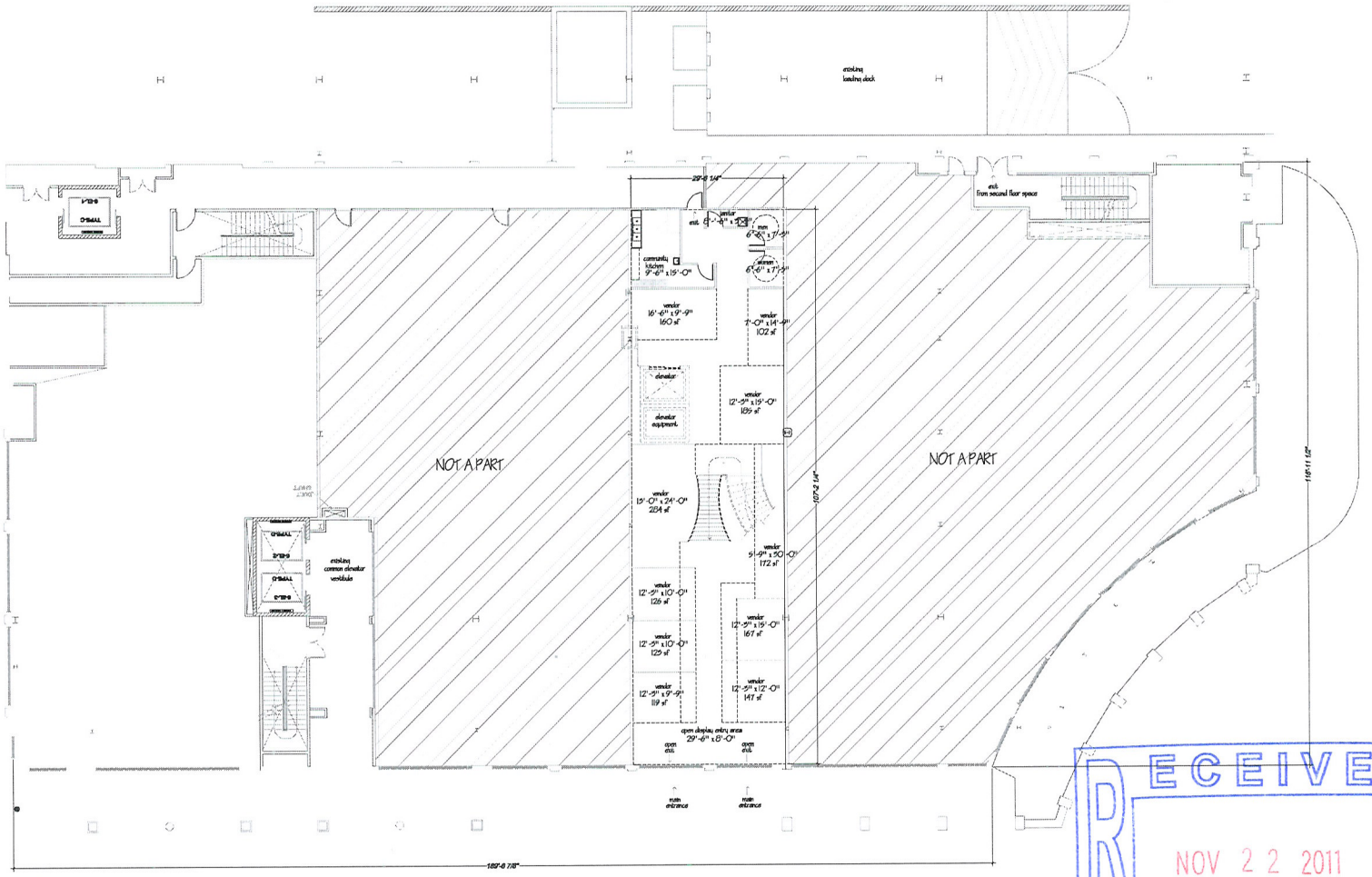
| | |
|---|---|
| RETAIL | 1585 SF |
| BACK AREA | 1645 SF |
| SEATING AREA | N/A |
| PATIO SEATING | N/A |
| TERRACE SEATING | N/A |
| FIRST FLOOR SPACE TOTAL | 3,230 SF |

## PROJECT TOTALS

max. premises occupancy = first floor = 108, second floor = 377 TOTAL=485
seating capacity = 136
seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

## SQUARE FOOTAGE CHART

| | FIRST FLOOR | SECOND FLOOR | TOTAL |
|---|---|---|---|
| RETAIL | 1585 SF | 10,499 SF | 12,084 SF |
| BACK AREA | 1645 SF | 5,278 SF | 6,923 SF |
| SEATING AREA | N/A | 2,048 sf | 2,048 sf |
| PATIO SEATING | N/A | 184 sf | 184 sf |
| TERRACE SEATING | N/A | N/A | N/A |
| TOTAL | 3,230 SF | 18,009 SF | 21,239 SF |




SUP-43957

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1 first floor plan
scale: 1/2" = 1'-0"
NORTH

the MARKET LV
Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003

stamp


Commercial Design Group
6445 S. Tenaya Way
Suite B-140
Las Vegas, NV. 89113
O: 702.240.3335
F: 702.647.3338



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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

the MARKET LV

DATE: 11.18.11
SCALE: AS NOTED
PROJ NO: 11079

First floor Plan

PACKAGE NO:
ID-1.0

## SECOND FLOOR

second floor max. premises occupancy = 18,009 sf.
total = 377 occupants
(retail=10,499 /60=175)
(bar area=1488/15=99)
(common seating=560/15=37)
(back of house=5278/100=53)
(patio=184/15=13)

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

## SQUARE FOOTAGE CHART

| | |
|---|---|
| RETAIL | 10,499 SF |
| BACK AREA | 5,278 SF |
| SEATING AREA | 2,048 sf |
| PATIO SEATING | 184 sf |
| TERRACE SEATING | N/A |
| SECOND FLOOR SPACE TOTAL | 18,009 SF |

## PROJECT TOTALS

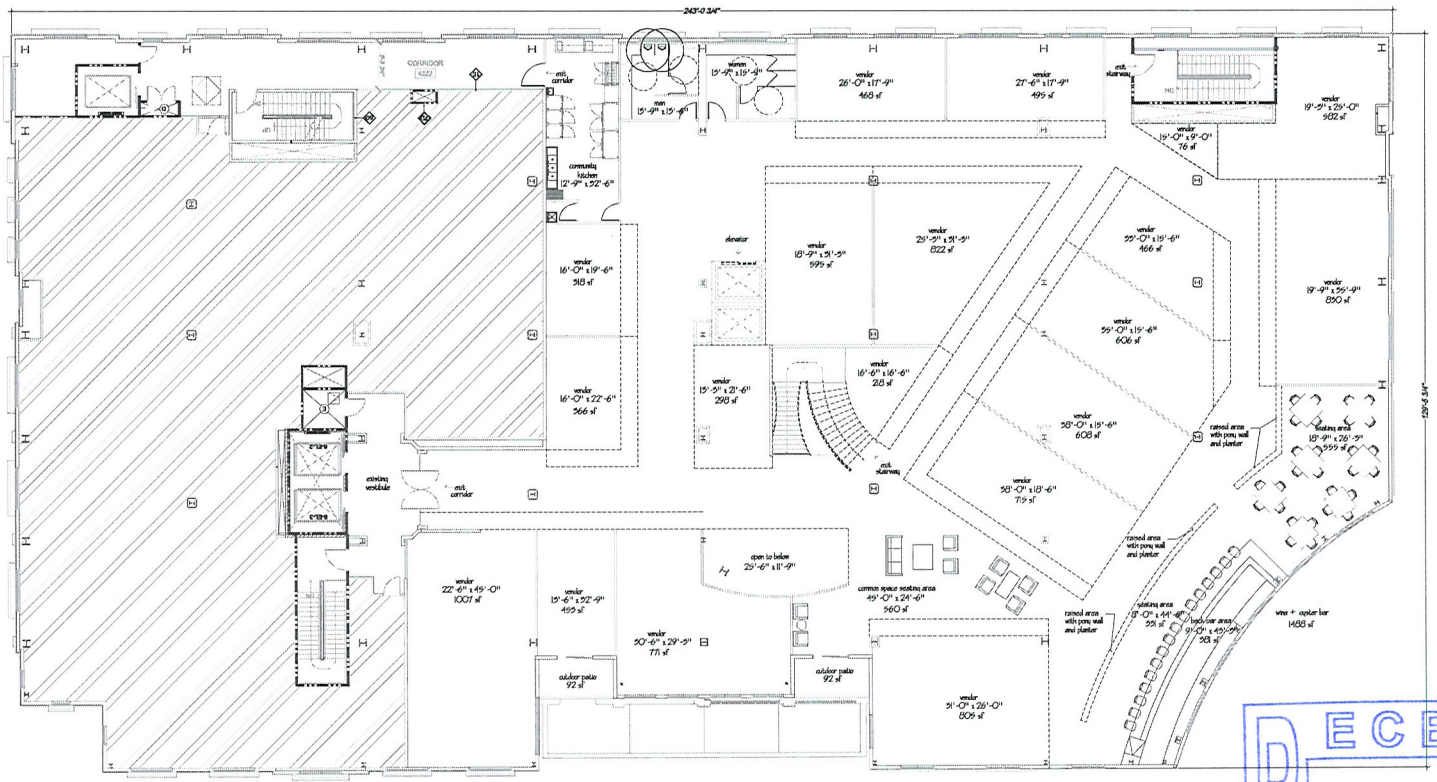
max. premises occupancy = first floor = 108, second floor = 377
TOTAL=485

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

## SQUARE FOOTAGE CHART

| | FIRST FLOOR | SECOND FLOOR | TOTAL |
|---|---|---|---|
| RETAIL | 1585 SF | 10,499 SF | 12,084 SF |
| BACK AREA | 1645 SF | 5,278 SF | 6,923 SF |
| SEATING AREA | N/A | 2,048 sf | 2,048 sf |
| PATIO SEATING | N/A | 184 sf | 184 sf |
| TERRACE SEATING | N/A | N/A | N/A |
| TOTAL | 3,230 SF | 18,009 SF | 21,239 SF |




1 second floor plan
scale: 1/8" = 1'-0"

NORTH

# SUP-43957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Department of Planning


the MARKET LV

Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003


stamp
Commercial Design Group
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Suite B-140
Las Vegas, NV. 89113
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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

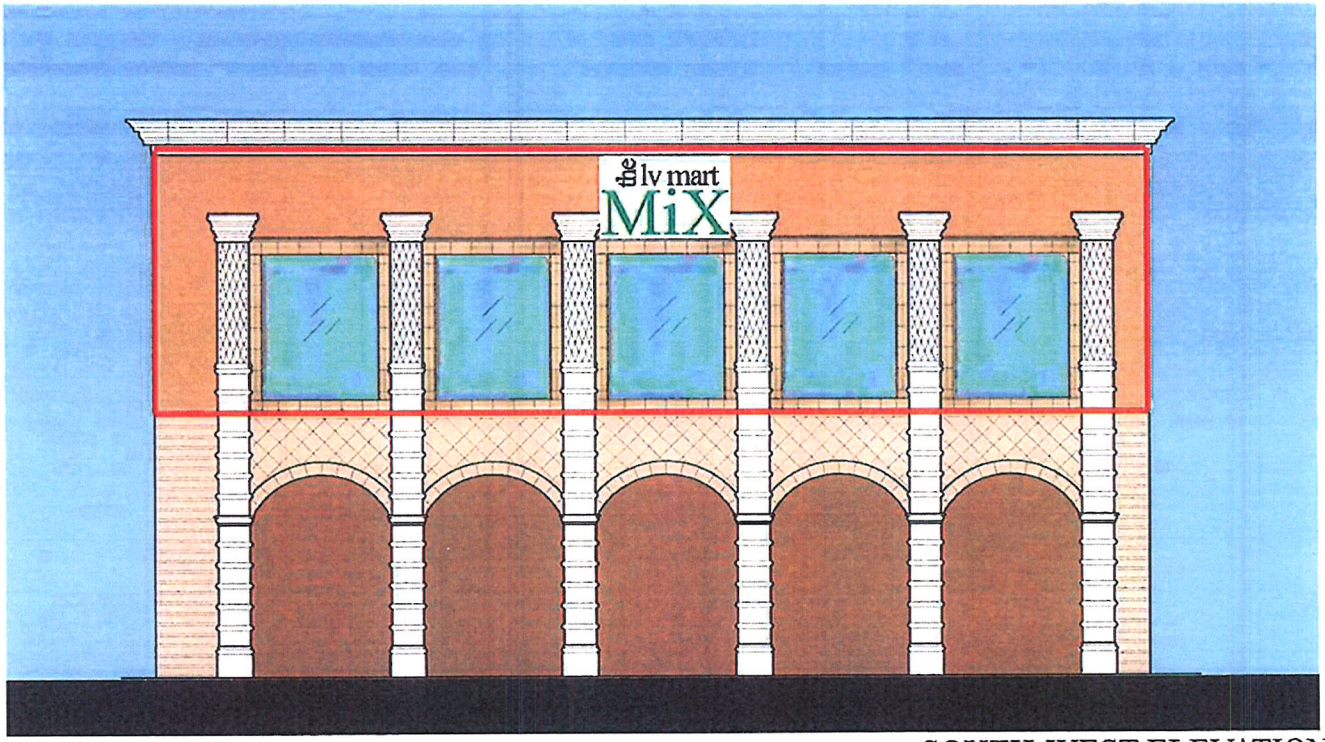
the MARKET LV

DATE: 11.18.11
SCALE: AS NOTED
PROJ NO: 11079

Second Floor Plan

PACKAGE NO:
ID-1.1

NOTE:
The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings




SOUTH-WEST ELEVATION

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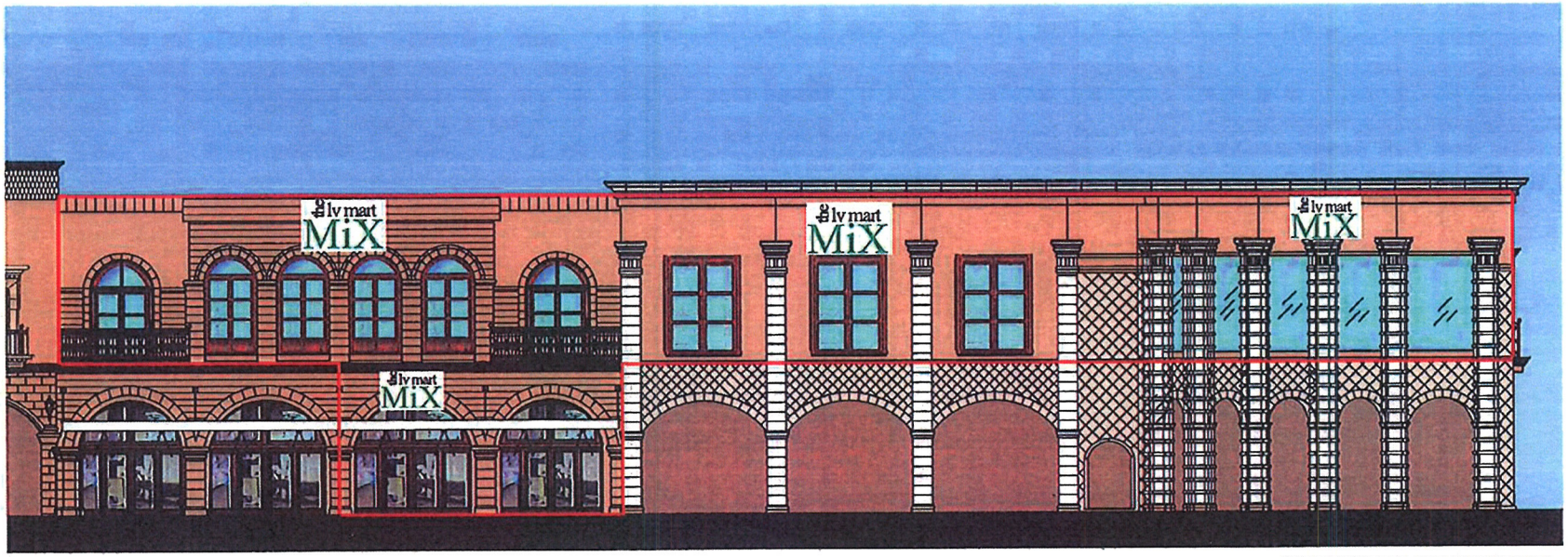
NOV 22 2011

TIVOLI VILLAGE

SUP-43957

NOTE:
The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings




WEST ELEVATION

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City of Las Vegas
Department of Planning

TIVOLI
VILLAGE

SUP-43957

NOTE:
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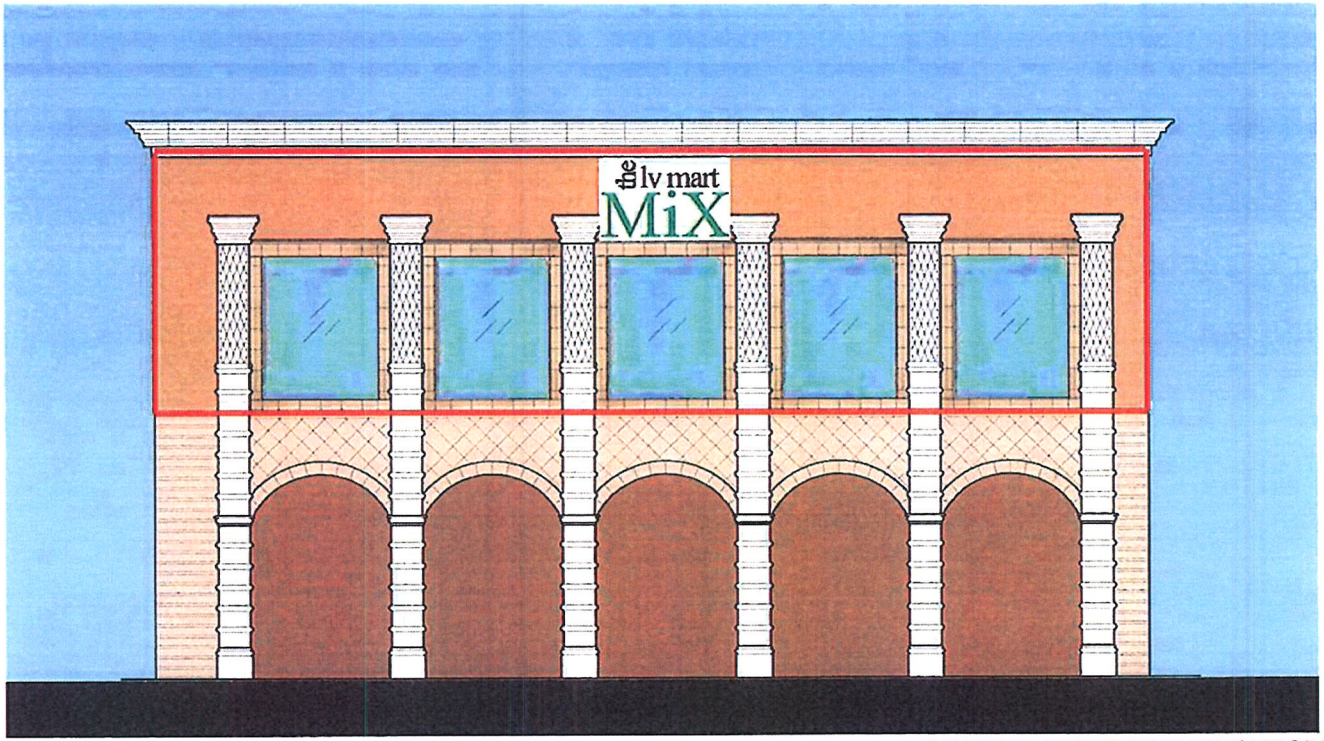


SOUTH-WEST ELEVATION

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City of Las Vegas
Department of Planning

TIVOLI VILLAGE

SUP-43957

NOTE:
The base building information depicted on these drawings is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings




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City of Las Vegas
Department of Planning

TIVOLI
VILLAGE

SUP-43957




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City of Las Vegas
Department of Planning

SUP-43957




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SUP-43957
City of Las Vegas
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Department of Planning

**SUP-43957**



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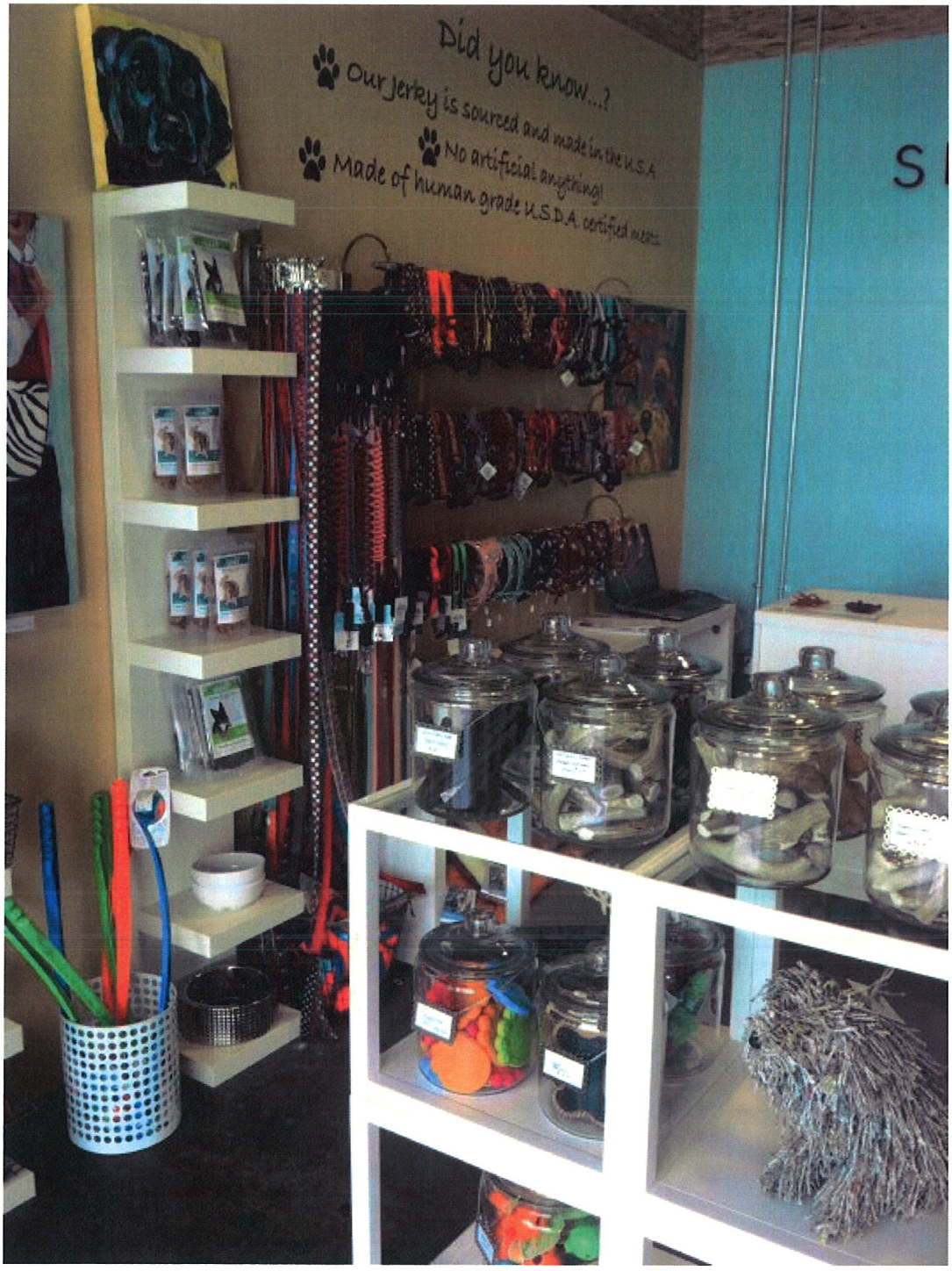
**SUP-43957**

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City of Las Vegas
Department of Planning

**SUP-43957**

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

November 21, 2011

City of Las Vegas
Planning & Development
333 Rancho Blvd
Las Vegas, Nevada 89101

Re: Special Use Permit to allow a conglomerate of vendors to share a retail area (Swap Meet: Indoor) within Tivoli Village at Queensridge 420 Rampart Blvd, Suites 150, 240

Dear Sir/Madam;

Please consider this request to allow approximately 55 vendors to conduct business within two suites located in the Tivoli Village mixed use center. The operation is named "The Market LV." The operator will lease upwards of 22,000 SF space located on two levels in an existing building. A combination of carts, showrooms, kiosks, and display furnishings are form a layout designed to lead patrons past each establishment. Each kiosk/showroom is licensed to different vendors offering unique products. Examples of lessee's include artisans specializing in jewelry, stationary, candles, flowers, spices, pillows as well as fine food and wine specialists.

The proposed operation is categorized as a "Swap Meet" in the Title 19 use table. The description of a swap meet provides for a conglomerate of merchants to deal within an area obtained by a management company. This establishment is entirely indoors and uses signage previously approved in Tivoli Village's Master Sign Plan. The elevations indicate signage will read '*The Market LV*'; the operation will not hold itself out to be a Swap Meet. By definition, a Swap Meet allows for bartering, exchanging or trading new or used items. This operator limits transactions to retail sales. All vendors will sell new items with the exception of antique dealers that have used items in inventory.

This market is modeled after the operator's existing "the OC mart Mix" located in Costa Mesa California. Photos of the interior of the existing operation are enclosed.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



City of Las Vegas Agenda Item No.: **35.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43968 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,780 SQUARE-FOOT EXPANSION OF AN EXISTING 21,720 SQUARE-FOOT GAMING ESTABLISHMENT, NON-RESTRICTED at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-24-501-009 and 010; 139-34-510-019; and 139-34-514-007, 008 and 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-501-009, 139-34-501-010

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL 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: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

See Attached

RECEIVED
NOV 22 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On November 17, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-514-007

Name of Property Owner: Beth Garside, Etal

Name of Applicant: CIM/LL 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: _____

Print Name: James F. Germain

Subscribed and sworn before me

This 22nd day of November, 2011

Marilyn Saldana

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

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# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-510-008

Name of Property Owner: 221 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL 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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

See attached

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-510-009, 139-34-510-019

Name of Property Owner: 220 N. 4th Street LV, LLC

Name of Applicant: CIM/LL 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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shawl Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

see attached

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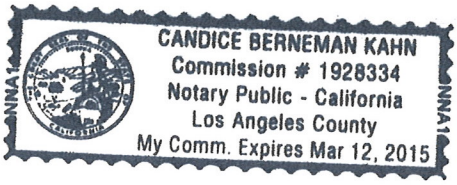
By: _____
Candice Berneman Kahn, Notary Public

SEAL

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP - Increase of Gaming Space

**Project Address (Location)** 206 N. 3rd Street, Las Vegas, NV 89101

**Project Name** Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-514-009, 139-34-510-019 **Ward #** 5

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

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

**Gross Acres** 3.12 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** 220 N. 4th Street LV LLC **Contact** Brad Aaronson

**Address** 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

**City** Hollywood **State** CA **Zip** 90028

**E-mail Address** BAaronson@cimgroup.com

**APPLICANT** CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

**Address** 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

**City** Hollywood **State** CA **Zip** 90028

**E-mail Address** BAaronson@cimgroup.com

**REPRESENTATIVE** Todd Kessler **Contact** ____

**Address** 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

**E-mail Address** todd.kessler@rgglv.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** Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

See attached

Notary Public in and for said County and State

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NOV 22 2011

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-43968 |
| **Meeting Date:** | 01/10/12 PC |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 11/22/11 |
| **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.

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By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1926334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP - Increase of Gaming Space

**Project Address (Location)** 206 N. 3rd Street, Las Vegas, NV 89101

**Project Name** Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-510-008 **Ward #** 5

**General Plan:** existing X proposed ____ **Zoning:** existing X proposed ____

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

**Gross Acres** 3.12 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** 221 N. 3rd Street LV LLC **Contact** Brad Aaronson

**Address** 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

**City** Hollywood **State** CA **Zip** 90028

**E-mail Address** BAaronson@cimgroup.com

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**City** Hollywood **State** CA **Zip** 90028

**E-mail Address** BAaronson@cimgroup.com

**REPRESENTATIVE** Todd Kessler **Contact** ____

**Address** 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

**E-mail Address** todd.kessler@rgglv.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** Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____ See attached

Notary Public in and for said County and State

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Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
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# DEPARTMENT OF PLANNING

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**Project Name** Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

**Assessor's Parcel #(s)** 139-34-514-007 **Ward #** 5

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

**Commercial Square Footage** 501,531 SF **Floor Area Ratio** 2.92

**Gross Acres** 3.12 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** Beth Garside, Etal **Contact** James F. Germain

**Address** 10991 Laureldale Court **Phone:** (702) 425-8214 **Fax:** ____

**City** Las Vegas **State** NV **Zip** 89141

**E-mail Address** j.f.germain@hotmail.com

**APPLICANT** CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

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Notary Public in and for said County and State

MARILYN SALDANA
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STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

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NOV 22 2011

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
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| **Case #** | SUP-43968 |
| **Meeting Date:** | 01/10/12 PC |
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**E-mail Address** todd.kessler@rgglv.com

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**Print Name** Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

see attached

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NOV 22 2011

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

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|---|---|
| **Case #** | SUP-43968 |
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SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
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My Comm. Expires Mar 12, 2015

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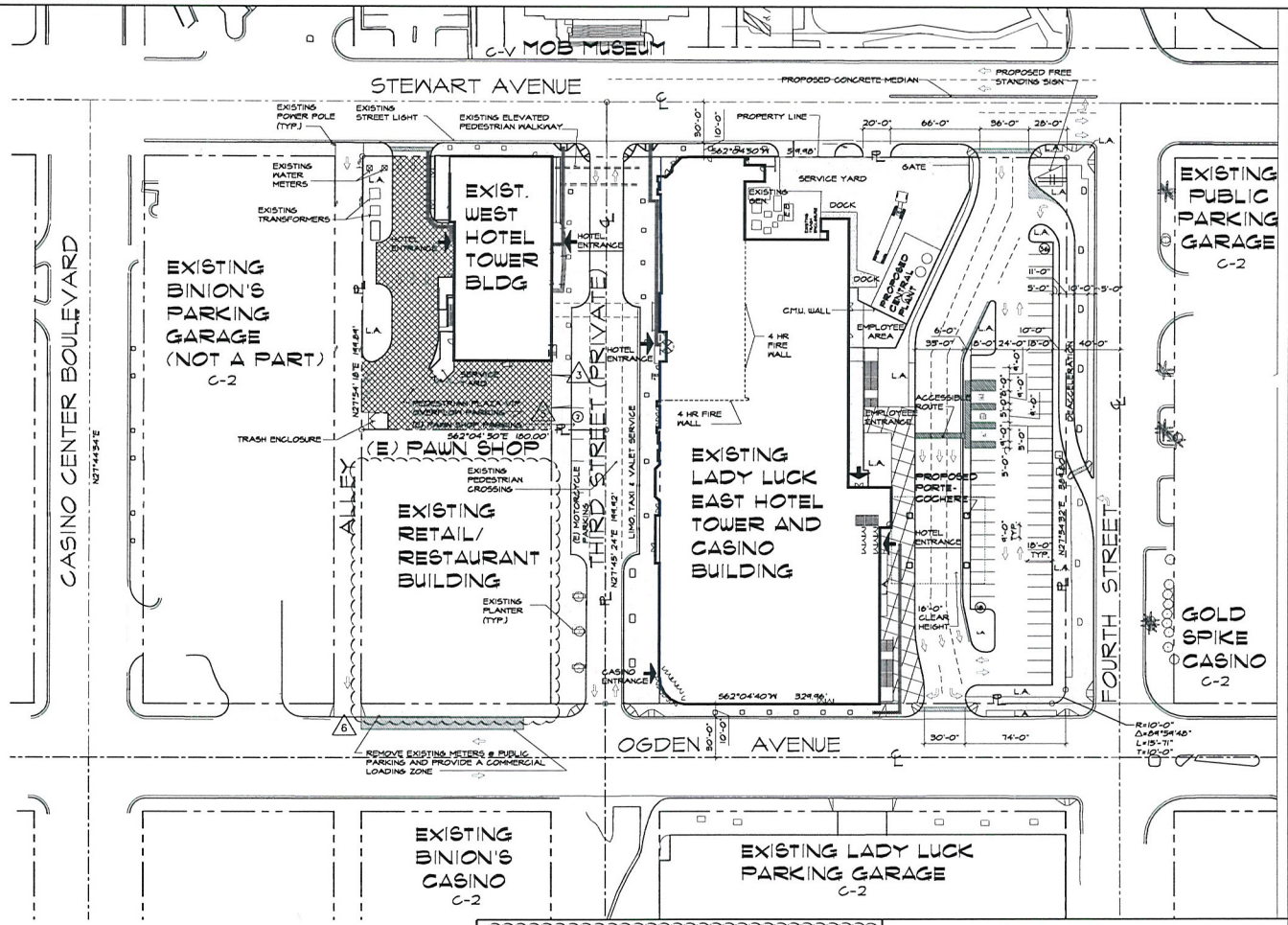



## CONCEPTUAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

## LEGEND

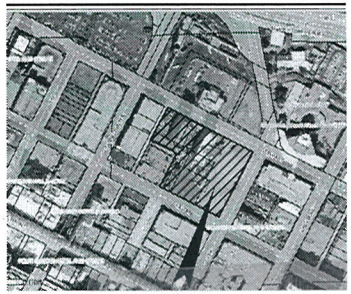
CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

## GAMING CALCULATIONS:

| | | |
|---|---|---|
| EAST TOWER: | | |
| 1ST FLOOR EXISTING GAMING FLOOR: | 21,000 SQ. FT. | EXISTING |
| 1ST FLOOR NEW ASIAN GAMING AREA: | 500 SQ. FT. | EXPANDED |
| 1ST FLOOR NEW HIGH GAMING LIMIT AREA: | 1,000 SQ. FT. | EXPANDED |
| 1ST FLOOR SPORTS BOOK (INTERIOR): | 1,000 SQ. FT. | EXPANDED |
| 1ST FLOOR SPORTS BOOK (EXTERIOR): | 500 SQ. FT. | EXPANDED |
| 3RD FLOOR POOL BAR: | 1,000 SQ. FT. | EXPANDED |
| 3RD FLOOR POOL DECK: | 1,500 SQ. FT. | EXPANDED |
| WEST TOWER: | | |
| 3RD FLOOR ASIAN SUITES GAMING (FUTURE) | 500 SQ. FT. | EXPANDED |
| 3RD STREET VENUES: | | |
| EXISTING MOB BAR (FORMERLY SIDE BAR): | 320 SQ. FT. | EXISTING |
| EXISTING MOB BAR (FORMERLY SIDE BAR): | 930 SQ. FT. | EXPANDED |
| EXISTING TRIPLE GEORGE: | 1,250 SQ. FT. | EXPANDED |
| EXISTING CELEBRITY (BY OWNER): | 2,600 SQ. FT. | EXPANDED |
| EXISTING HOGS AND HEIFERS (BY OWNER): | 400 SQ. FT. | EXISTING |
| TOTAL: | 32,500 SQ. FT. | |

SEE INDIVIDUAL FLOORS PLAN FOR THE DISTINCTION BETWEEN EXISTING GAMING AND EXPANDED GAMING

## LOCATION MAP:



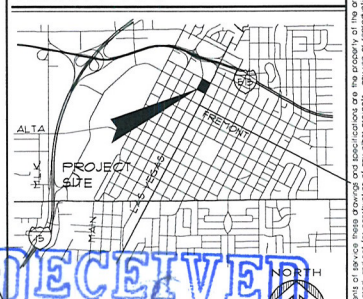
PROJECT SITE

NORTH

## PROJECT DATA:

| | |
|---|---|
| ASSESSORS PARCEL NUMBER(S): | (139-34-501-010) (139-34-510-013) (139-34-514-001) (139-34-514-008) (139-34-514-009) 6 |
| ACTION REFERENCE NUMBER(S): | SDR-37946 |
| GOVERNING JURISDICTION: | CITY OF LAS VEGAS |
| 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: | 4.46 ACRES/ 194,271.6 SQ. FT. 6 |
| BUILDING AREA: | |
| EXISTING EAST TOWER AREA: | |
| BASEMENT: | 8,744 SQ. FT. |
| 1ST FLOOR: | 55,0804 SQ. FT. |
| 2ND FLOOR: | 18,451 SQ. FT. |
| 3RD FLOOR: | 42,725 SQ. FT. |
| 4TH THROUGH 17 TH FLOOR: | 143,936 SQ. FT. |
| (11,872 SQ. FT. X 13) + | |
| EXISTING EAST TOWER TOTAL AREA: | 268,860 SQ. FT. |
| EXISTING PEDESTRIAN BRIDGE AREA: | 1,120 SQ. FT. |
| BUILDING AREA: | |
| EXISTING WEST TOWER AREA: | |
| BASEMENT: | 9,847 SQ. FT. |
| 1ST FLOOR: | 11,202 SQ. FT. |
| 2ND FLOOR: | 18,496 SQ. FT. |
| 3RD FLOOR: | 9,454 SQ. FT. |
| 4TH THROUGH 25TH FLOOR: | 188,534 SQ. FT. |
| (9,454 SQ. FT. X 21) + | |
| EXISTING WEST TOWER TOTAL AREA: | 239,533 SQ. FT. |
| EXIST. RETAIL/REST. BLDG. TOTAL AREA: | 22,310 SQ. FT. |
| TOTAL BUILDING AREA: | 524,023 SQ. FT. |
| FLOOR AREA RATIO : | 2.70 6 |
| EAST TOWER: | |
| BUILDING HEIGHT: | 168'-0" |
| NUMBER OF STORIES: | 17 W/ BASEMENT |
| WEST TOWER: | |
| BUILDING HEIGHT: | 237'-0" |
| NUMBER OF STORIES: | 25 W/ BASEMENT |
| RETAIL/RESTAURANT BUILDING: | |
| BUILDING HEIGHT: | 20'-0" |
| NUMBER OF STORIES: | 1 |
| PARKING ANALYSIS: | |
| PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) + | 1 634 SPACES |
| EXISTING PARKING GARAGE: | 3 445 SPACES |
| PROPOSED SURFACE PARKING: | 24 SPACES |
| ACCESSIBLE PARKING PROVIDED: (INCLUDING ONE VAN & TWO ACCESSIBLE): | |
| TOTAL PARKING PROVIDED: | 469 SPACES |

## VICINITY MAP




NORTH

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SUP-43968

HFAI
T 415.331.5232
F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfai.com

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 484-8842 fax (702) 484-7842

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-14-2011

sheet title:
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: KG/GM/BMT
checked by: RCG
project no.: 09-150
revisions:
5-4-2010
5-12-2010
6-8-2010
6-10-2010
11-22-2011

sheet no. AS1.01 2
of sheets

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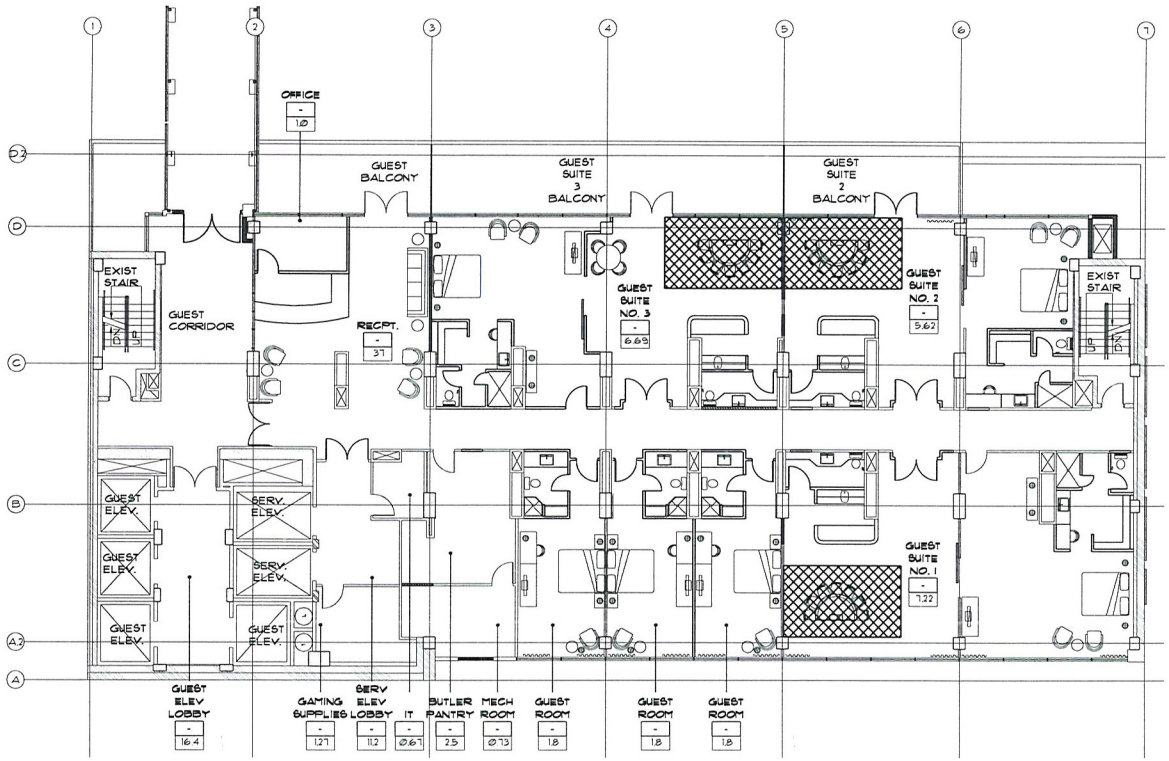
## LEGEND

DENOTES EXISTING GAMING AREA

DENOTES EXPANDED GAMING AREA




A / A1.03 WEST TOWER 3RD FLOOR PLAN

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

NORTH

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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842


project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
WEST TOWER
3RD FLOOR
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MS/PT

checked by: RCG

project no.: 09-150

revisions:

sheet no.
A1.03

of sheets


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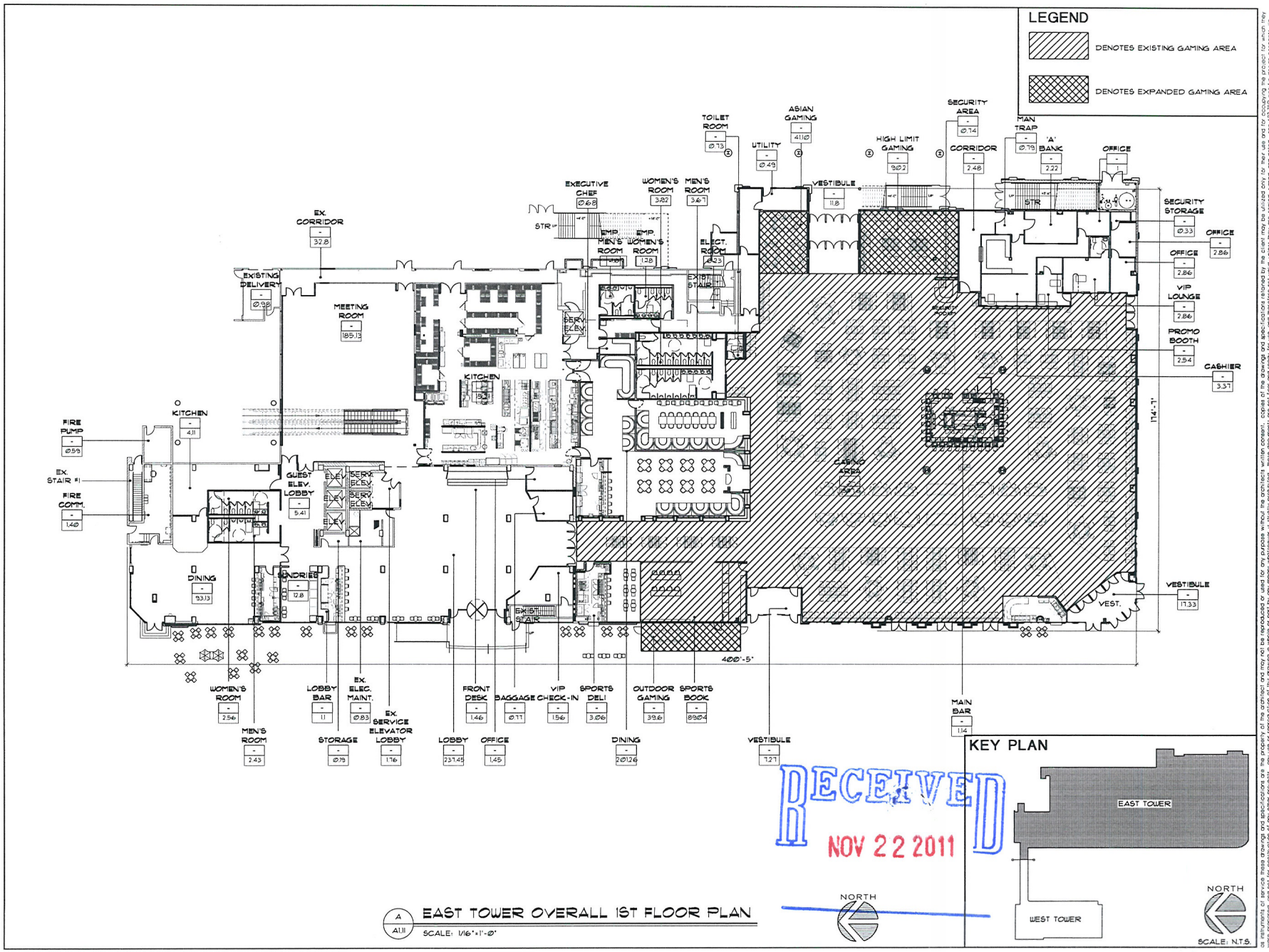


A / A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

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NOV 22 2011

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T 415.331.5233
F 415.397.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfaintermedia.com

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

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST, LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
EAST TOWER
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT
checked by: RCG
project no.: 09-150
revisions:
sheet no. A1.11
of sheets

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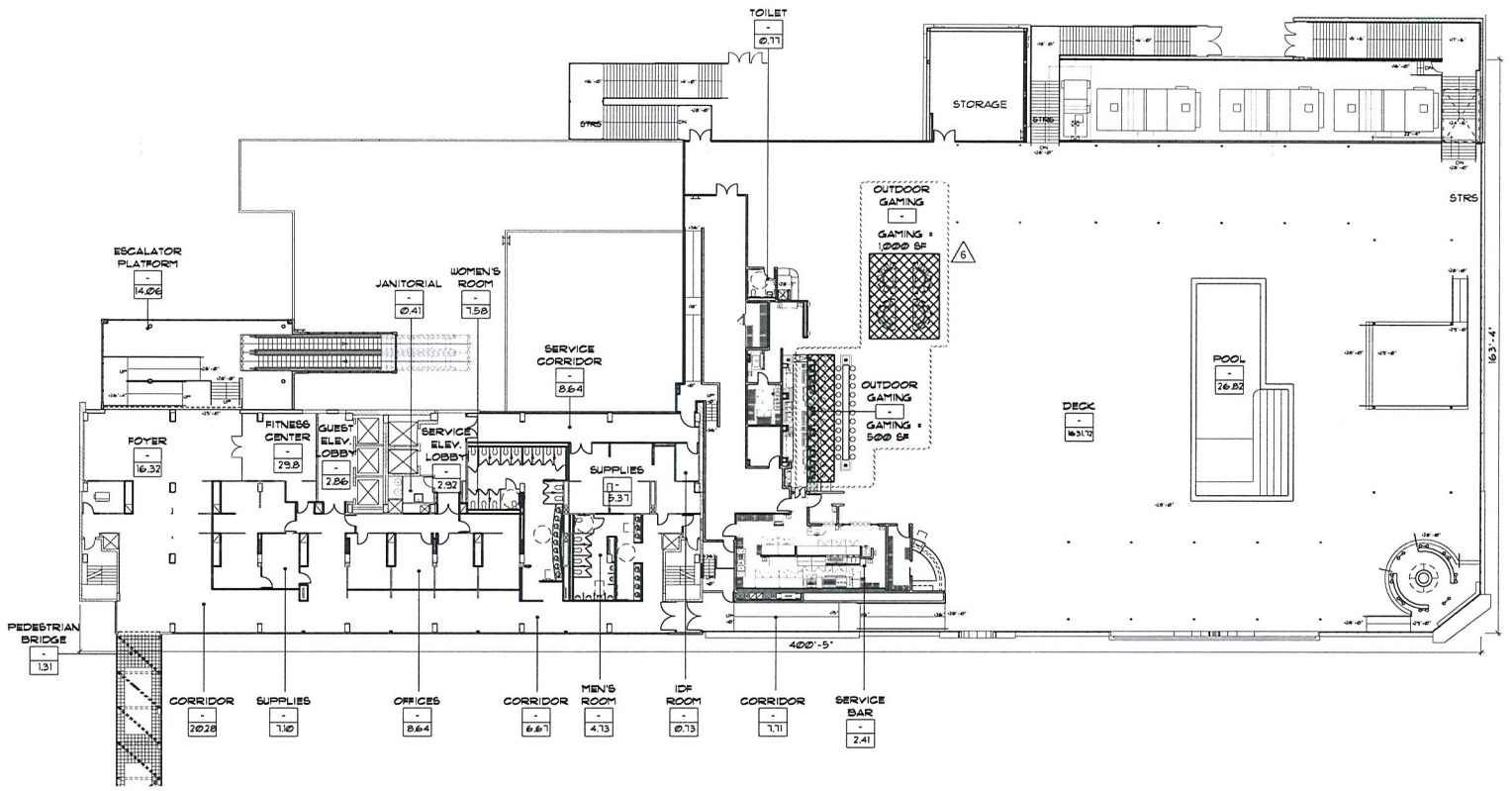


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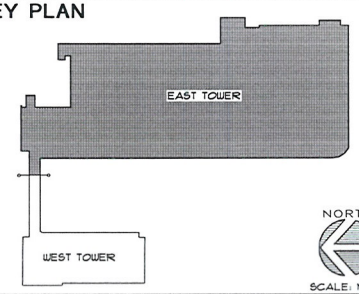
A1.13 EAST TOWER OVERALL 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN




NORTH
SCALE: N.T.S.

SUP-43968

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HFAI
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-3948 fax (702) 454-7842
T 415.331.5233
F 415.331.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfaiarchitecture.com

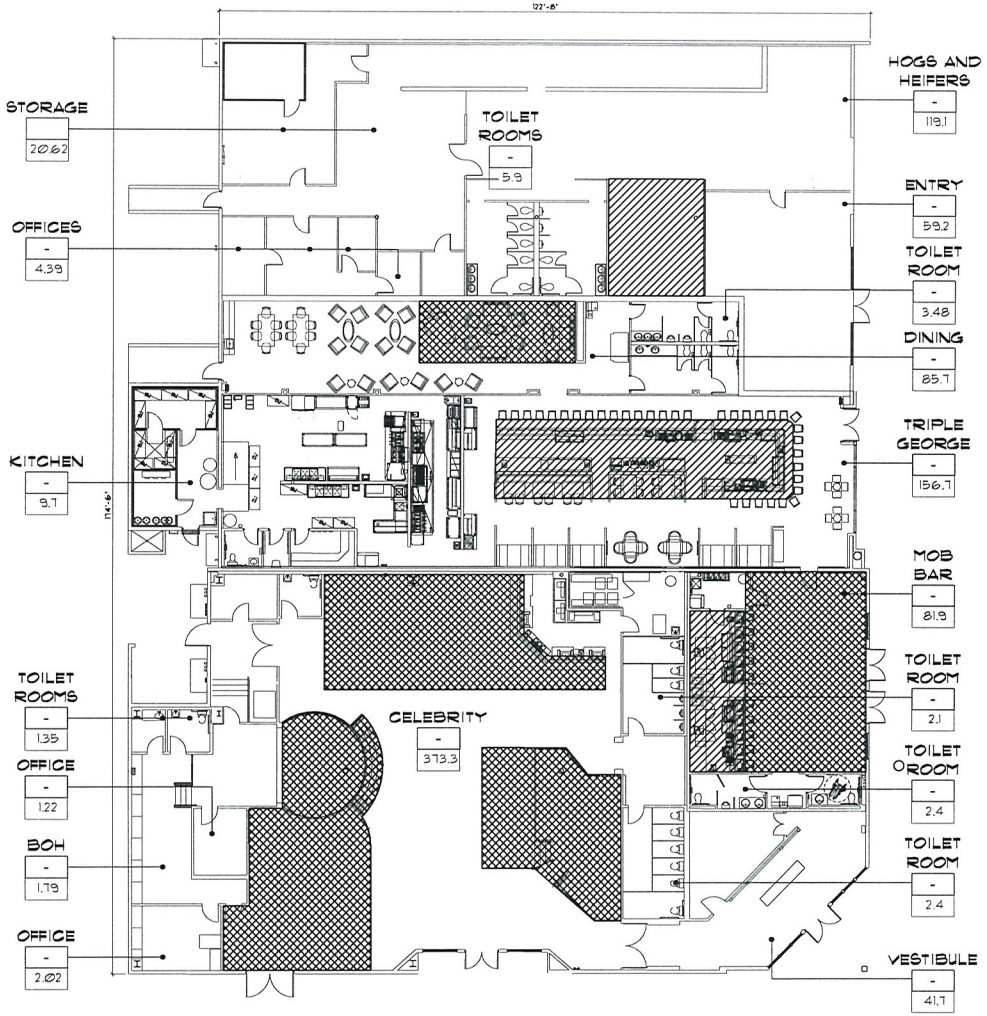
project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
EAST TOWER
OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/MT
checked by: RCG
project no.: 09-150
revisions: 11-22-2011
sheet no. A1.13
of sheets

P:\09-150 Design\LLS\SUP submittal\Submittal-111122\East Tower-A113.dwg plotted: 11/17/2011 5:12 PM by: KAREN CRANUN




A
A1.20

3RD STREET VENUES OVERALL 1ST FLOOR PLAN

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

NORTH

LEGEND

DENOTES EXISTING GAMING AREA

DENOTES EXPANDED GAMING AREA

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T 415.331.5233
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pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
THIRD STREET VENUES
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MS/PT

checked by: RCG

project no.: 09-150

revisions:

sheet no.
A1.20

of sheets

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P:\09-150 George\LUS\SUP submittal\Submittal-111122\VENUES-A120.dwg plotted: 11/17/2011 5:09 PM by: KAREN GRAVLIN

# Todd Kessler
# 206 N. 3rd St
# Las Vegas, NV 89101


November 21, 2011

Flinn Fagg
City of Las Vegas
Planning & Development
333 Rancho Drive
Las Vegas, Nevada

Re: **JUSTIFICATION LETTER -** SUP Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009 , 139-34-501-009 &010,

Dear Mr. Fagg:

Please accept this as the Applicant's official justification letter for an SUP application for an increase to the gaming area concerning the expansion and remodel of the Lady Luck Hotel & Casino located on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The existing gaming area is currently approximately 21,720 SF and the Applicant is requesting and additional 10,780 SF for a new total gaming area of 32,500 SF.

The proposed additions to the existing gaming are will further 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. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. This application is 'in-line' with the vision of the Centennial Plan and will further help change the face of Downtown and spark the Renaissance that is currently stalled. The renovation will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

*Todd Kessler*

Todd Kessler
Representative for the Applicant

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**SUP-43968**

City of Las Vegas Agenda Item No.: **36.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43979 APN: 139-34-813-012

Name of Property Owner: Melissa F. Maxwell

Name of Applicant: Lamar Kruitbosch

Name of Representative: Osvaldo Fumo

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Osvaldo Fumo for Melissa F. Maxwell

Subscribed and sworn before me

This 4th day of November, 2011

_____

Notary Public in and for said County and State

CRISTINA MORTEO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 04-90979-1
MY COMM. EXP. AUGUST 15, 2012

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** _____

**Project Address (Location)** 1110 Bonneville Ave

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 139-34-813-012 **Ward #** _____

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

**Commercial Square Footage** 640 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** Melissa F. Maxwell **Contact** Osvaldo Fumo

**Address** 204 37th Ave N #157 **Phone:** 474-7554 **Fax:** 474-4210

**City** St. Petersburg **State** FL **Zip** 33704-1446

**E-mail Address** Ozzie@FumoLaw.com

**APPLICANT** LAMar Krutbosch **Contact** _____

**Address** 3100 E. Charleston **Phone:** 386-9116 **Fax:** 474-4210

**City** LV NV **State** NV **Zip** 89109

**E-mail Address** rescuebailbonds@yahoo.com

**REPRESENTATIVE** Osvaldo Fumo **Contact** _____

**Address** 1212 Casino Center **Phone:** 474-7554 **Fax:** 474-4210

**City** LV **State** NV **Zip** 89104

**E-mail Address** Ozzie@Fumolaw.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** Melissa F. Maxwell

Subscribed and sworn before me

This 23 day of NOVEMBER, 20 11

_____

Notary Public in and for said County and State

NOTARY PUBLIC
KRISTINE TACATA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 23, 2015
No: 03-084813-1

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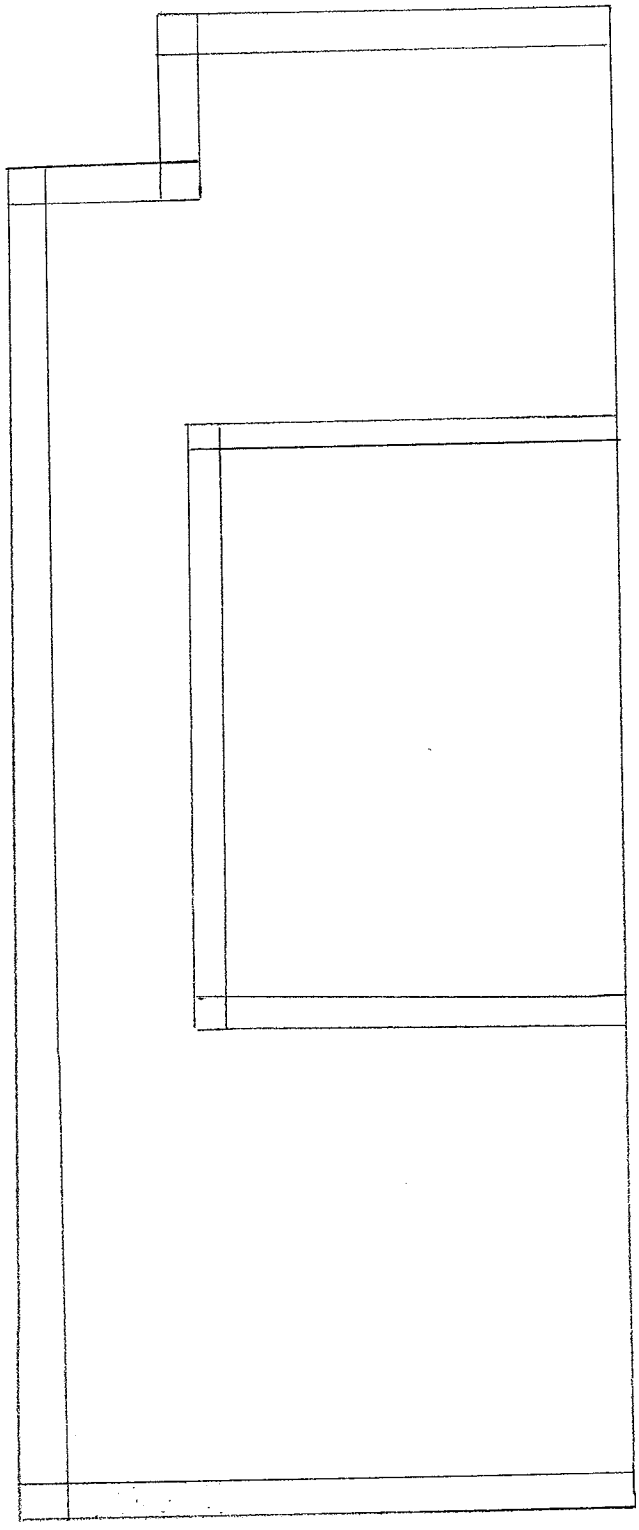
Department of Planning

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43979 |
| Meeting Date: | 1-10-12 PC |
| Total Fee: | $ 4,030 |
| Date Accepted: | 11/23/11 |
| Accepted By: | |

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

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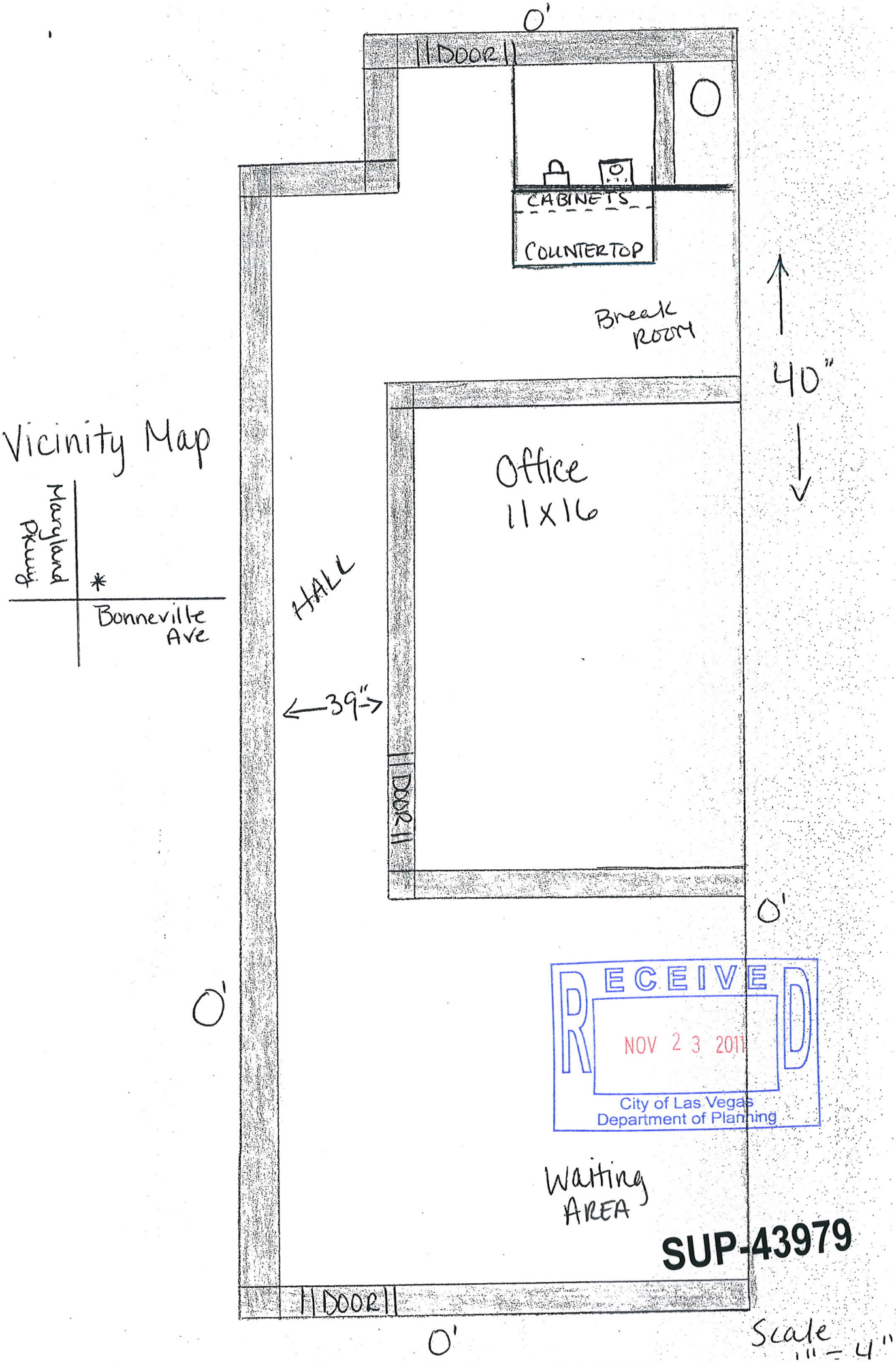
SUP-43979
City of Las Vegas
Department of Planning


0'
DOOR
CABINETS
COUNTERTOP
Break ROOM
40"
Office
11X16
HALL
39"
DOOR
0'
0'
0'
DOOR
Vicinity Map
Maryland Pkwy
Bonneville Ave
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Department of Planning
Waiting AREA
SUP-43979
N
Scale 1" = 4'

# Justification Letter

Re: 1110 Bonneville Ave.
APN – 139-34813-012

**Issue** Presented – Whether a Special Use Permit should be approved for 1110 Bonneville Ave. to allow for a Bail Bond Company (Rescue Bail Bonds) to conduct business at that location. Pursuant to Title 19.18, a Bail bond Company is an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

This request is made on behalf of the owner of Rescue Bail Bonds, Lamar Kruitbosch. Previously, Rescue Bail Bonds had been in operation for over a decade at 505 Bonneville Ave. Unfortunately, on February 9, 2011 that location burned in a fire.

Subsequent to the fire, Rescue Bail Bonds had a temporary office located in a competing bail bond office near Charleston and Mojave. Presently Rescue Bail Bonds would like to conduct business at 1110 Bonneville Ave. The location is less than a mile from Rescue's previous office at 505 Bonneville Ave. It is centrally located near the jail and near local attorney offices. Previous clients are familiar with the location.

Rescue Bail Bonds employs only one person.
The hours of operation are business hours 9am to 5pm. Thereafter by appointment.
Applicant owns no other Bail Bond Company.
Rescue Bail Bonds is licensed by the State of Nevada Division of Insurance. Proudly, Rescue Bail Bonds has never been disciplined by its regulatory body.

Most of the area around 1110 Bonneville is comprised of businesses. Attorney offices, accountants and medical professionals. The tenant prior was a paralegal. He was at the location for several years.

The proposed use is harmonious and compatible with the surrounding uses. Additionally, the subject site is physically suitable for the type and intensity of land use being proposed. The street facilities providing access to the property are adequate in size to meet the requirements of the proposed use. Finally, approval of the special use permit at this site will not be inconsistent with the public health, safety, and welfare of the overall objectives of the general plan.

The special use permit should be **APPROVED**.

Osvaldo Fumo
Representative of Rescue Bail Bonds.

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City of Las Vegas
Department of Planning

**SUP-43979**

City of Las Vegas Agenda Item No.: **37.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 515 East Oakey Boulevard (APN 162-03-210-087), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43980** APN: 162-03-210-087

Name of Property Owner: _____

Name of Applicant: Bells Market LLC

Name of Representative: James Shoshani

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 G. Gubler

Subscribed and sworn before me

This 21st day of November, 2011

Christela Mayorga

Notary Public in and for said County and State

CHRISTELA MAYORGA
Notary Public State of Nevada
No. 02-77930-1
My appt. exp. Sept. 25, 2014

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Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Bells Market II

**Project Address (Location)** 515 E. Oakey Blvd.

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 162-03-210-087 **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** John G. Gubler, Trustee **Contact** John G. Gubler

**Address** 10655 Park Run Dr. Ste. 170 **Phone:** (702) 382-4343 **Fax:** (702) 382-6726

**City** Las Vegas, NV 89144 **State** _____ **Zip** _____

**E-mail Address** jgg@gublerlaw.com

**APPLICANT** Bells Market LLC **Contact** James Shoshani

**Address** 515 E. Oakey Blvd **Phone:** 387-9205 **Fax:** 387-9206

**City** Las Vegas **State** NV **Zip** 89104

**E-mail Address** BellsMarket2@gmail.com

**REPRESENTATIVE** James Shoshani **Contact** James Shoshani

**Address** 515 E Oakey Blvd **Phone:** 6045665 **Fax:** 387-9206

**City** Las Vegas **State** NV **Zip** 89104

**E-mail Address** BellsMarket2@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** John G. Gubler

Subscribed and sworn before me

This 21st day of November, 20 11

Christela Mayorga

Notary Public in and for said County and State

CHRISTELA MAYORGA
Notary Public State of Nevada
No. 02-77930-1
My appt. exp. Sept. 25, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43980 |
| Meeting Date: | 1-10-12 PC |
| Total Fee: | $1,280 |
| Date Accepted: | 11/23/11 |
| Accepted By: | |

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

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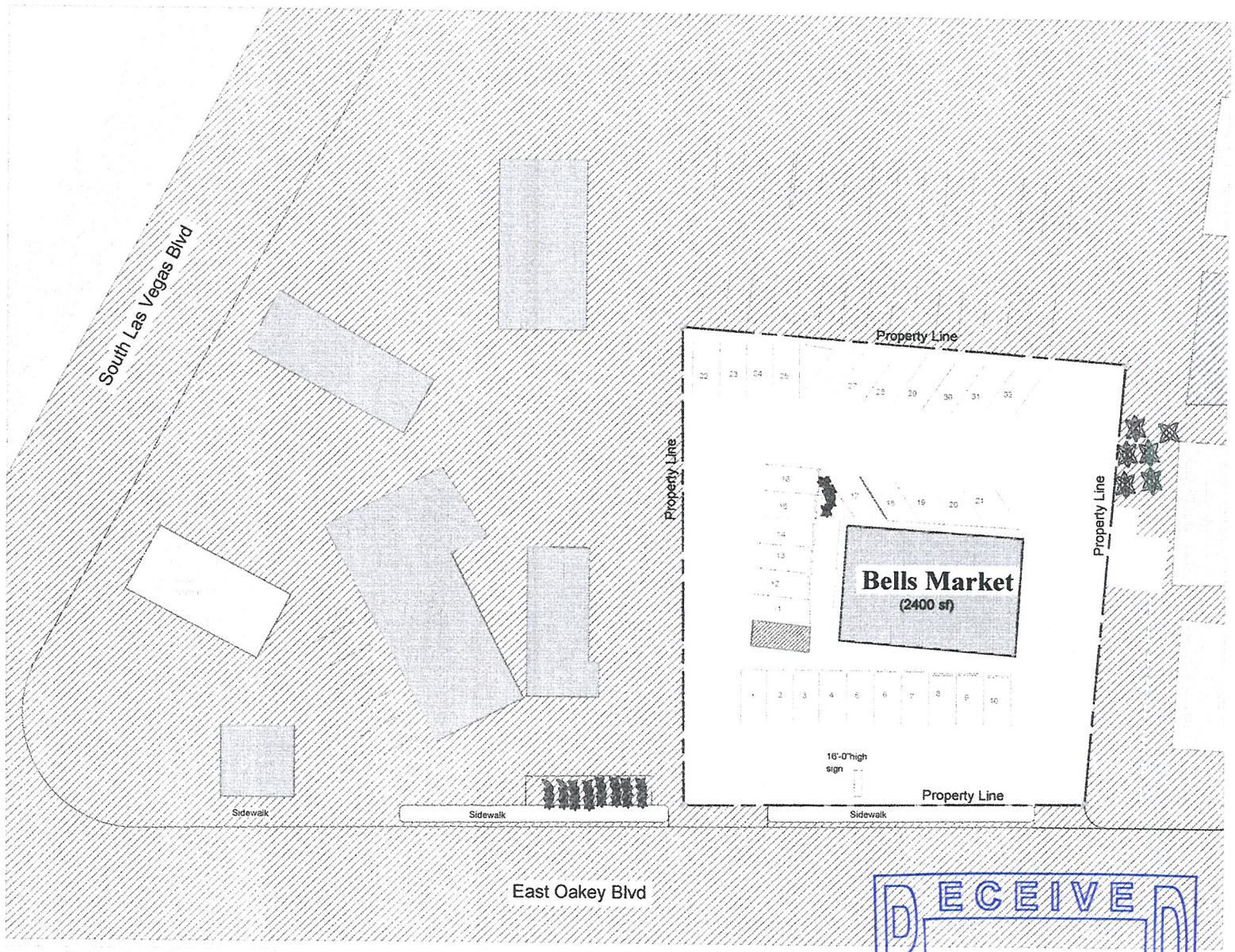
Department of Planning

Revised 02.14.11

f:\depot\Public\Forms\ApplicationPacket\Application Form.doc




Parking Analysis

Required Parking: 2400 sf Area / 175 SF per Space = 14 Parking space

Existing Parking lot = 32 Parking Space

SITE PLAN

1/16" = 1'-0"

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NOV 23 2011
City of Las Vegas
Department of Planning

APN #162-03-210-087

SUP-43980

QUANTUM SERVICES
GENERAL CONTRACTOR
MECHANICAL CONTRACTOR
4802 TREETRUNK AVE
Las Vegas, NV 89147
Tel. (702) 303-4078
Fax (702) 307-0810
LIC. # 48115 & 52850C21

TITLE: SITE PLAN

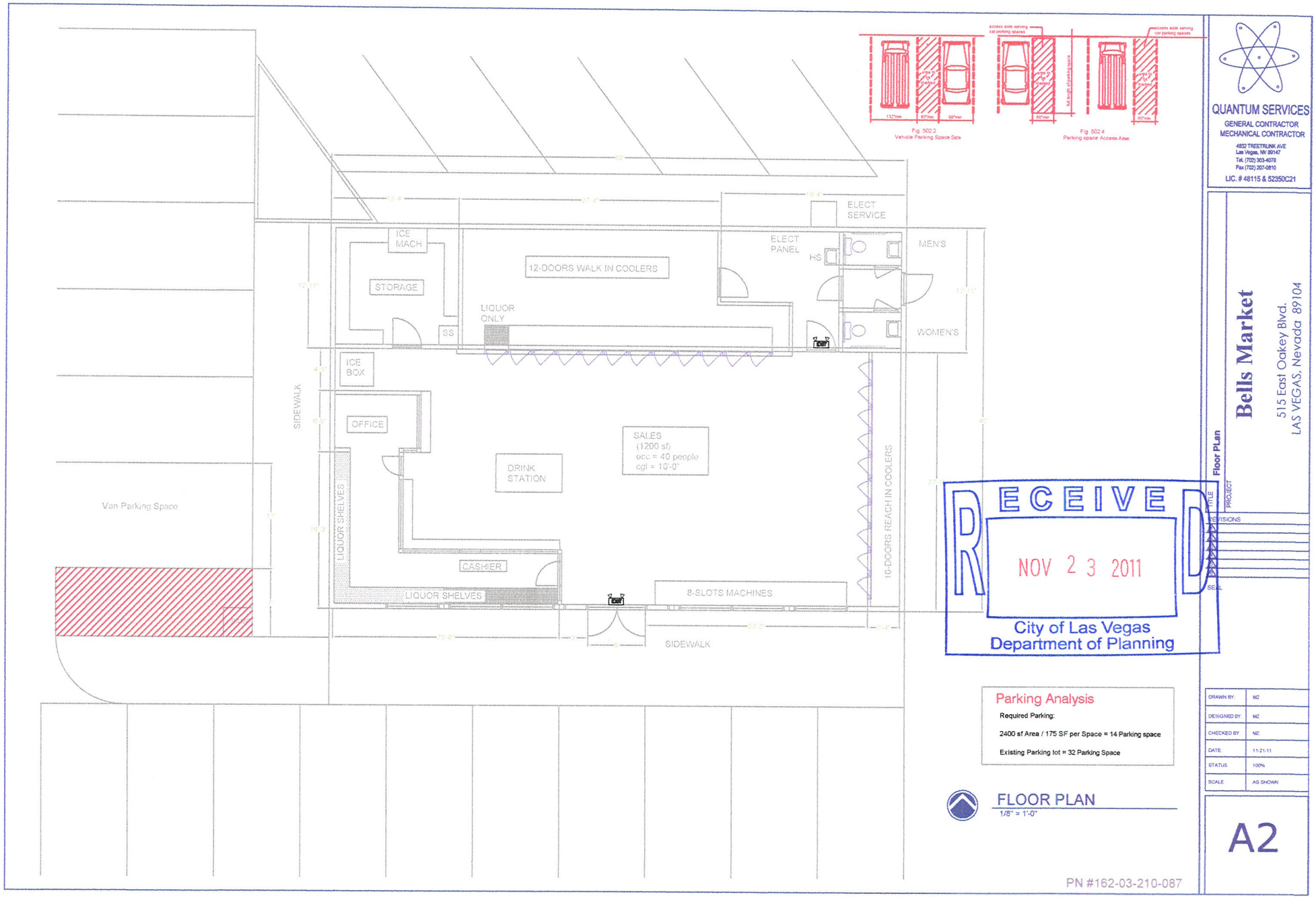
PROJECT: Bells Market
515 East Oakey Blvd.
LAS VEGAS, Nevada 89104

REVISIONS

SEAL

| | |
|---|---|
| DRAWN BY | MZ |
| DESIGNED BY | MZ |
| CHECKED BY | MZ |
| DATE | 11-21-11 |
| STATUS | 100% |
| SCALE | AS SHOWN |

A1







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City of Las Vegas
Department of Planning

## Parking Analysis

Required Parking:

2400 sf Area / 175 SF per Space = 14 Parking space

Existing Parking lot = 32 Parking Space

## FLOOR PLAN

1/8" = 1'-0"

PN #162-03-210-087

QUANTUM SERVICES
GENERAL CONTRACTOR
MECHANICAL CONTRACTOR
4832 TREETRUNK AVE
Las Vegas, NV 89147
Tel. (702) 263-4078
Fax (702) 207-0810
LIC. # 48115 & 52350C21

PROJECT: Bells Market
515 East Oakey Blvd.
LAS VEGAS, Nevada 89104

TITLE: Floor PLan

REVISIONS

SEAL

| | |
|---|---|
| DRAWN BY: | MZ |
| DESIGNED BY: | MZ |
| CHECKED BY: | MZ |
| DATE: | 11-21-11 |
| STATUS: | 100% |
| SCALE: | AS SHOWN |

A2

SUP-43980

**BELLS MARKET II**

**515 E. OAKEY BLVD.**

**LAS VEGAS NV, 89104**

**702.387.9205**

## JUSTIFICATION LETTER

To whom it may concern,

The following letter is to inform you of the plans we have for the business listed above. We are currently licensed as a convenience store with beer/wine, tobacco, gaming and grocery. We have been in business at this location since April 12, 2010. We now want to enhance our business by adding a package-liquor off sale license. Please feel free to contact me, James Shoshani with any questions or concerns.

Thank You,

11/22/11

James Shoshani Date

702.604.5665

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SUP-43980
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **38.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZIACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43985** APN: 162-02-110-016 and 162-02-110-017

Name of Property Owner: King George LLC

Name of Applicant: Cima Mizrachi

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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NOV 23 2011

Print Name: Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 2011

Rhiann H. Turley
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan 20, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 1208 E. Charleston Blvd. Las Vegas, NV 89104

**Project Name** Main Street California **Proposed Use** secondhand dealer

**Assessor's Parcel #(s)** 162-02-110-016 and 162-02-110-017 **Ward #** 3-coffin

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

**Commercial Square Footage** 7,000 **Floor Area Ratio** 8.64%

**Gross Acres** 1.086 **Lots/Units** N/A **Density** N/A

**Additional Information** ____

**PROPERTY OWNER** King George LLC **Contact** ____

**Address** 2425 Pinq. Dr. **Phone:** ____ **Fax:** ____

**City** Henderson **State** NV **Zip** 89074

**E-mail Address** ____

**APPLICANT** Cima Mizrachi **Contact** ____

**Address** 2047 Smoketree Village Cr. **Phone:** 702-371-9680 **Fax:** ____

**City** Henderson **State** NV **Zip** 89012

**E-mail Address** mainstreetcalifornia.LLC@gmail.com

**REPRESENTATIVE** N/A **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** Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 20 11.

Rhiannon H. Turley

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | 43985 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $ 1030 |
| **Date Received:*** | 11/23/11 |
| **Received By:** | Romeo |

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NOV 23 2011

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

Revised 10/27/08

MERCANTILE GROUP OCCUPANCY

## BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
- TOTAL PARKING = 31 SPACES

B. LOT SIZE: 19,602 S.F. (0.45 ACRES)

C. BLDG. SQ. FT.: 4,998 S.F.

## BUILDING 'B'

A. PARKING:
- H.C. PARKING = 5 SPACES
- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

B. LOT SIZE: 88,179 S.F. (2.0 ACRES)

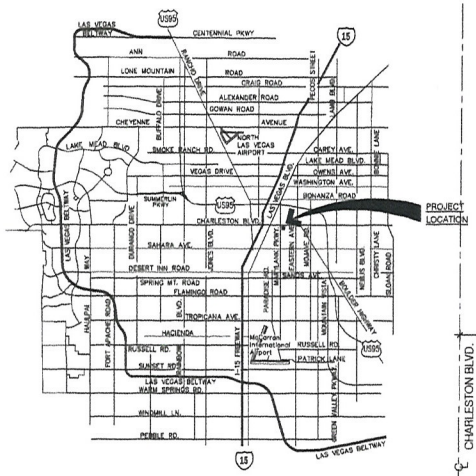
C. BLDG. SQ. FT.: 14,718 S.F.

## BUILDING 'C'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 45 SPACES
- TOTAL PARKING = 47 SPACES

B. LOT SIZE: 13,939 S.F. (0.32 ACRES)

C. BLDG. SQ. FT.: 3,770 S.F.




SCALE: NOT TO SCALE

VICINITY MAP | 2




SCALE: 1" = 20'-0"

SITE PLAN | 1

RECEIVED
NOV 23 2011

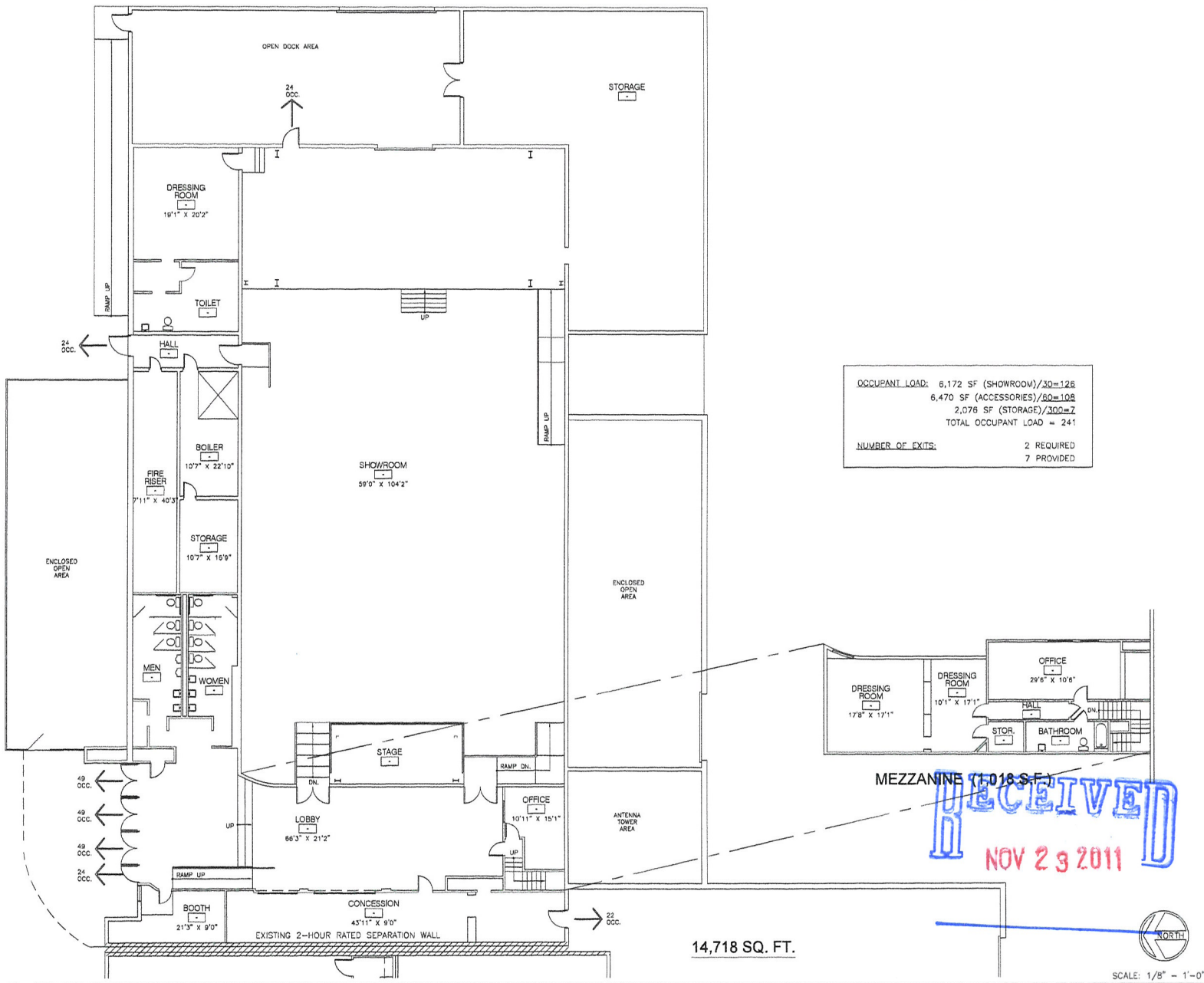
| No: | Date: | Revision: |
|---|---|---|
| | | |

SHEET TITLE: SITE PLAN

PROJECT TITLE: HUNTRIDGE SUB AMD TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. G1

SUP-43985

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NOV 23 2011

No: Date: Revision:

BLDG. 'B' - FLOOR PLAN

HUNTRIDGE SUB AMD
TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. B1

SUP-43985

October 27, 2011
Department of Planning
333 N. Rancho Dr.
Las Vegas, NV 8910

RE: Justification for Special Use Permit for Secondhand Dealer License

To whom it may concern:

Please consider this justification for a Special Use permit for 1208 E. Charleston Blvd. The location will be used as a Secondhand Dealer retail store. We will be applying for a Privilege License for Secondhand Dealers.

Initially, there will be one employee in charge of the secondhand store. This location will be run in conjunction with the stores next door at 1200 E. Charleston Blvd and 1125 S. Maryland Pkwy. We will be open Monday-Saturday from 9am-6pm.

Currently, the location at 1200 E. Charleston is in use as a retail store selling new furniture and accessories. There are currently several other secondhand dealers in the surrounding area, and a large number of potential customers who come into the existing store are in search of used items. Because of this, it can be inferred that not only will the proposed use be compatible with existing surrounding land uses, but there is still a need in the area for this type of store.

The commercial square footage to be used will is 7,000 square feet. The surrounding lot is over an acre and will be used for the necessary parking spaces. There will be a minimum of 28 parking spots.

With approval and Privilege Licensing we will abide by the guidelines set forth in Chapter 6.74 which will prevent compromising the public safety and welfare of our customers and surrounding neighborhoods.

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NOV 23 2011

Thank you for your time and consideration,

Cima Mizrachi
Principal Owner
Main Street California LLC

**SUP-43985**

City of Las Vegas Agenda Item No.: **39.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZIACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1200 East Charleston Boulevard and 1125 South Maryland Parkway (APNs 162-02-110-015 and 018), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43987** APN: 162-02-110-018 and 162-02-110-015

Name of Property Owner: King George LLC

Name of Applicant: Cima Mizrachi

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: N/A

Partner(s): _____ _____

APN: _____

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NOV 23 2011

Signature of Property Owner: _____

Print Name: Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 2011

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 1125 S. Maryland Pkwy & 1200 E. Charleston Blvd LV, NV 89104

**Project Name** Main Street California **Proposed Use** secondhand dealer

**Assessor's Parcel #(s)** 162-02-110-018 & 162-02-110-015 **Ward #** 3-Coffin

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

**Commercial Square Footage** 8,750 **Floor Area Ratio** 26.09%

**Gross Acres** 0.77 **Lots/Units** N/A **Density** N/A

**Additional Information** Both addresses are accessible from one entrance

**PROPERTY OWNER** King George LLC **Contact** _____

**Address** 2425 Ping Dr. **Phone:** _____ **Fax:** _____

**City** Henderson **State** NV **Zip** 89074

**E-mail Address** _____

**APPLICANT** Cima Mizrachi **Contact** _____

**Address** 2047 Smoketree Village Cr. **Phone:** 702-371-9680 **Fax:** _____

**City** Henderson **State** NV **Zip** 89012

**E-mail Address** mainstreetcalifornia.LLC@gmail.com

**REPRESENTATIVE** N/A **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** Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 20 11.

Rhiannon H. Turley

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | 43987 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | $1030 |
| **Date Received:*** | 11/23/11 |
| **Received By:** | Romer |

*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 23 2011

MERCANTILE GROUP OCCUPANCY

## BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
- TOTAL PARKING = 31 SPACES

B. LOT SIZE: 19,602 S.F. (0.45 ACRES)

C. BLDG. SQ. FT.: 4,998 S.F.

## BUILDING 'B'

A. PARKING:
- H.C. PARKING = 5 SPACES
- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

B. LOT SIZE: 88,179 S.F. (2.0 ACRES)

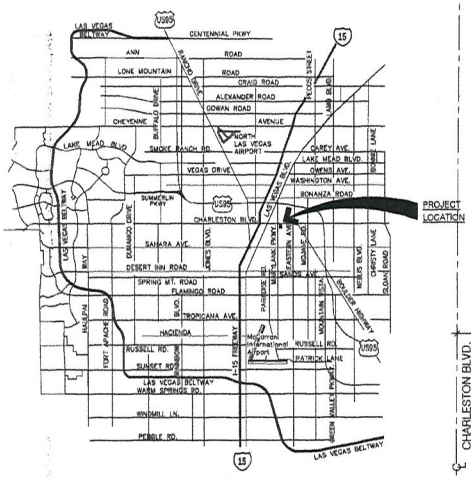
C. BLDG. SQ. FT.: 14,718 S.F.

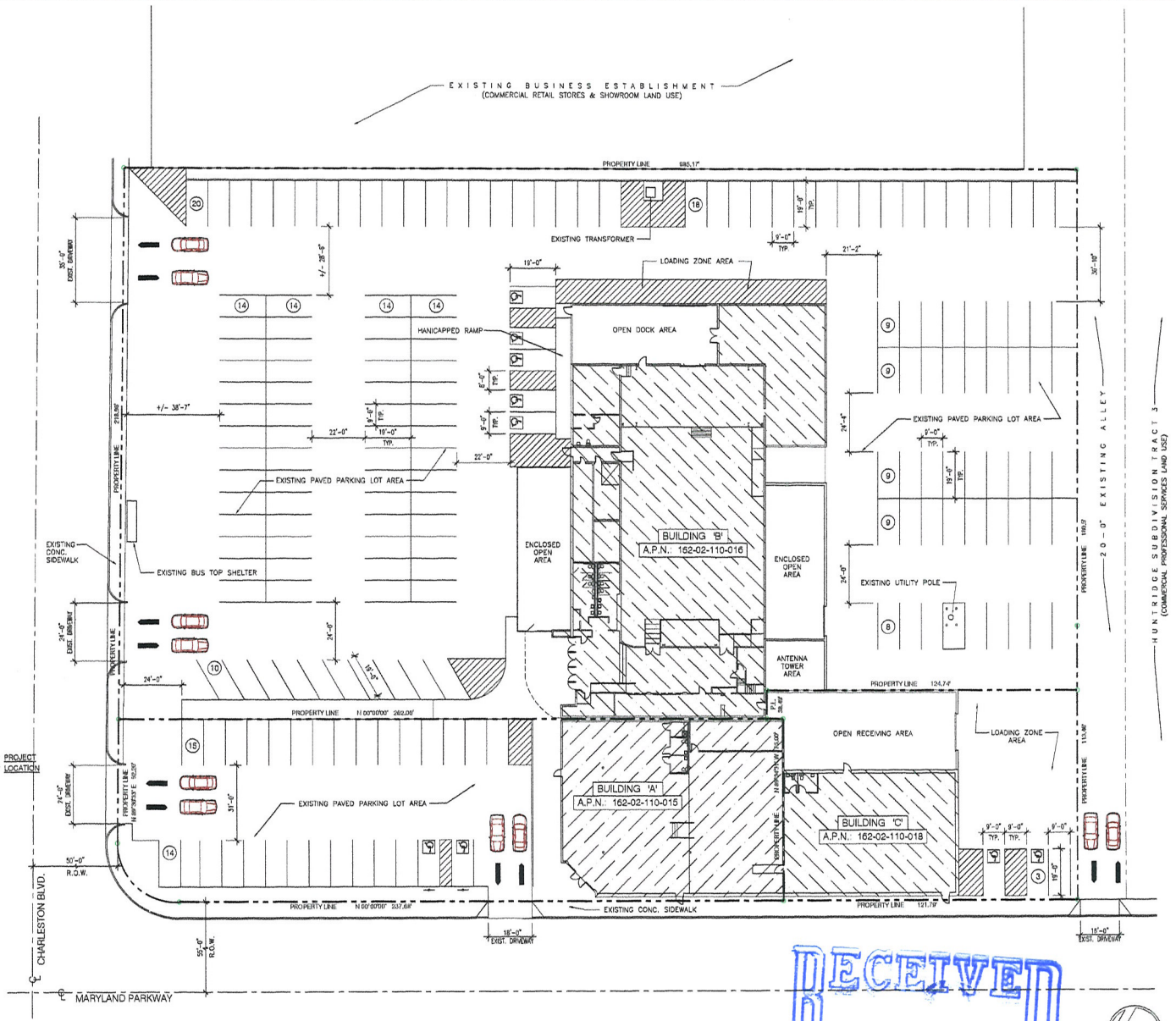
## BUILDING 'C'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 45 SPACES
- TOTAL PARKING = 47 SPACES

B. LOT SIZE: 13,939 S.F. (0.32 ACRES)

C. BLDG. SQ. FT.: 3,770 S.F.




SCALE: NOT TO SCALE

VICINITY MAP | 2

SCALE: 1" = 20'-0"

SITE PLAN | 1

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NOV 23 2011

| No: | Date: | Revision: |
|---|---|---|

SHEET TITLE: SITE PLAN

PROJECT TITLE: HUNTRIDGE SUB AMD TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. G1

SUP-43987

MERCANTILE GROUP OCCUPANCY

## BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
- TOTAL PARKING = 31 SPACES

B. LOT SIZE: 19,602 S.F. (0.45 ACRES)

C. BLDG. SQ. FT.: 4,998 S.F.

## BUILDING 'B'

A. PARKING:
- H.C. PARKING = 5 SPACES
- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

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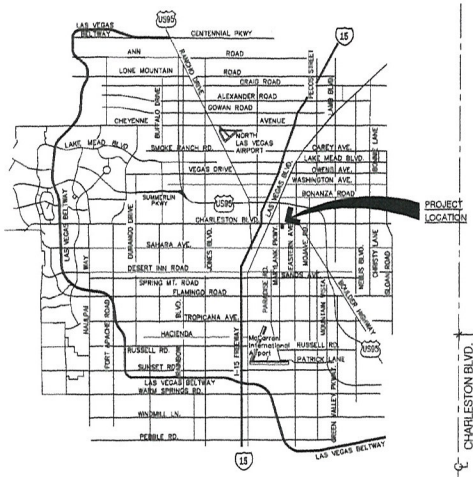
## BUILDING 'C'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 45 SPACES
- TOTAL PARKING = 47 SPACES

B. LOT SIZE: 13,939 S.F. (0.32 ACRES)

C. BLDG. SQ. FT.: 3,770 S.F.




SCALE: NOT TO SCALE

VICINITY MAP | 2

EXISTING BUSINESS ESTABLISHMENT
(COMMERCIAL RETAIL STORES & SHOWROOM LAND USE)

PROPERTY LINE 985.17'

EXISTING TRANSFORMER

LOADING ZONE AREA

HANICAPPED RAMP

OPEN DOCK AREA

EXISTING PAVED PARKING LOT AREA

EXISTING BUS TOP SHELTER

EXISTING CONC. SIDEWALK

ENCLOSED OPEN AREA

BUILDING 'B'
A.P.N.: 162-02-110-016

ENCLOSED OPEN AREA

ANTENNA TOWER AREA

EXISTING UTILITY POLE

20'-0" EXISTING ALLEY

HUNTRIDGE SUBDIVISION TRACT 3
(COMMERCIAL, PROFESSIONAL SERVICES LAND USE)

PROPERTY LINE N 00°00'00" 269.09'

PROPERTY LINE 124.74'

OPEN RECEIVING AREA

LOADING ZONE AREA

BUILDING 'A'
A.P.N.: 162-02-110-015

BUILDING 'C'
A.P.N.: 162-02-110-018

EXISTING CONC. SIDEWALK

PROPERTY LINE N 00°00'00" 237.68'

50'-0" R.O.W.

55'-0" R.O.W.

CHARLESTON BLVD.

MARYLAND PARKWAY

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NOV 23 2011

SCALE: 1" = 20'-0"

SITE PLAN | 1

| No: | Date: | Revision: |
|---|---|---|
| | | |

SHEET TITLE: SITE PLAN

PROJECT TITLE: HUNTRIDGE SUB AMD
TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

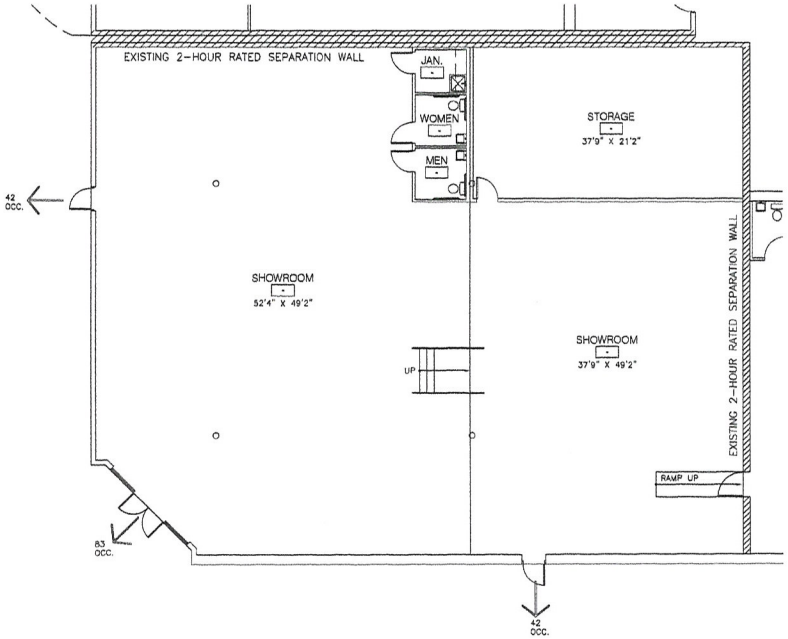
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO.: G1

SUP-43987

OCCUPANT LOAD: 4,998 SF (SHOWROOM)/30=167
TOTAL OCCUPANT LOAD = 167

NUMBER OF EXITS: 2 REQUIRED
3 PROVIDED

RECEIVED
NOV 23 2011




4,998 SQ. FT.

NORTH

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

BLDG. 'A' - FLOOR PLAN | 1

| No: | Date: | Revision: |
|---|---|---|
| | | |

BLDG. 'A' - FLOOR PLAN

PROJECT TITLE:
HUNTRIDGE SUB AMD
TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

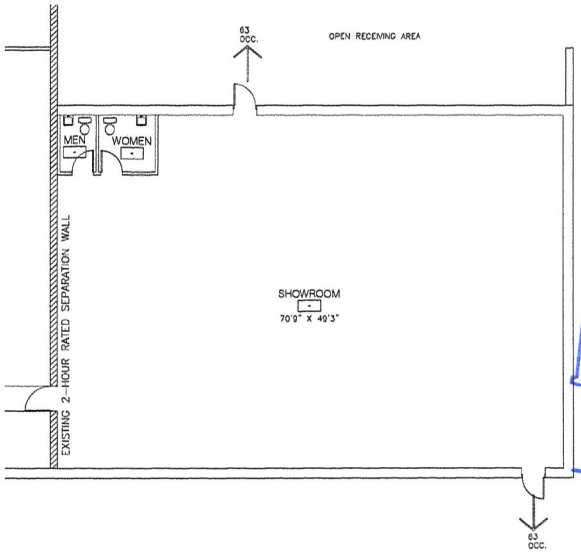
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. A1

SUP-43987

| No: | Date: | Revision: |
|---|---|---|
| | | |

OCCUPANT LOAD: 3,770 SF (SHOWROOM)/30=126
TOTAL OCCUPANT LOAD = 126

NUMBER OF EXITS: 2 REQUIRED
2 PROVIDED




3,770 SQ. FT.

NORTH

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

BLDG. 'C' - FLOOR PLAN | 1

SHEET TITLE: BLDG. 'C' - FLOOR PLAN

PROJECT TITLE: HUNTRIDGE SUB AMD
TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

RECEIVED
NOV 23 2011

DRAWING DATE: 11/21/2011
DRAWN BY: RC
JOB NUMBER:
SHEET NO. C1

SUP-43987

October 27, 2011
Department of Planning
333 N. Rancho Dr.
Las Vegas, NV 8910

RE: Justification for Special Use Permit for Secondhand Dealer License

To whom it may concern:

Please consider this justification for a Special Use permit for two locations: 1) 1200 E. Charleston Blvd., 2) 1125 S. Maryland Pkwy. We would like to open secondhand retail stores at the aforementioned locations. We will be applying for a Privilege License for Secondhand Dealers.

The two addresses are adjacent and would be run by a single company. Initially, there will be one employee in charge of the secondhand stores. We will be open Monday-Saturday from 9am-6pm.

Currently, the location at 1200 E. Charleston is in use as a retail store selling new furniture and accessories. There are currently several other secondhand dealers in the surrounding area, and a large number of potential customers who come into the existing store are in search of used items. Because of this, it can be inferred that not only will the proposed use be compatible with existing surrounding land uses, but there is still a need in the area for this type of store.

Both locations are already set up for retail sales. Per the parking space requirements for secondhand dealers there must be 1 parking space for every 250 square feet of floor space. The store at 1200 E. Charleston Blvd. is 4,999 square feet and there are 30 parking spots in front, which are accessible from both Charleston Blvd. and Maryland Pkwy. There are another 17 parking spots accessible from Maryland Pkwy. for the store at 1125 S. Maryland Pkwy. That location has 3,750 square feet of floor space.

With approval and Privilege Licensing we will abide by the guidelines set forth in Chapter 6.74 which will prevent compromising the public safety and welfare of our customers and surrounding neighborhoods.

Thank you for your time and consideration,

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NOV 23 2011

Cima Mizrachi
Principal Owner
Main Street California LLC

**SUP-43987**

City of Las Vegas Agenda Item No.: **40.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A SQUARE-FOOT JEWELRY STORE, CLASS III USE at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43992** APN: 138-22-418-008

Name of Property Owner: Sea Breeze Village, LLC

Name of Applicant: Golden Trade

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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~~ Applicant: _____

Print Name: YOAL SHARON

State of NV
County of Clark
Subscribed and sworn before me

This 21st day of November, 2011

Emily Winn
Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My Appt. Expires April 16, 2014

RECEIVED
NOV 23 2011
City of Las Vegas

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43992** APN: 138-22-418-008

Name of Property Owner: Sea Breeze Village, LLC

Name of Applicant: Golden Trade

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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: Richard Gordon

Subscribed and sworn before me

This 22 day of NOV, 20 11

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Buffalo and Vegas, NEC

**Project Name** GoldenTrade at Buffalo **Proposed Use** Jewelry-Class III

**Assessor's Parcel #(s)** 138-22-418-008 **Ward #** Ward 1

**General Plan:** existing _____ proposed N/A **Zoning:** existing C-1 proposed N/A

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

**Gross Acres** 3.82+/- **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Sea Breeze Village, LLC **Contact** c/o Great American Capital

**Address** 1770 N. Buffalo, #101 **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** Golden Trade **Contact** Ygal Sharoni

**Address** 4985 W. Tropicana Ave, #101 **Phone:** (702) 524-3641 **Fax:** (702) 889-4454

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** ydlv@cox.net

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** George Garcia

**Address** 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

**City** Henderson **State** NV **Zip** 89014

**E-mail Address** acole@gcgarciainc.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** Richard Gordon

Subscribed and sworn before me

This 22 day of November, 20 11.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43992 |
| Meeting Date: | 1/10/12 |
| Total Fee: | $1,039 |
| Date Received:* | 11/23/11 |
| Received By: | Ben 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

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

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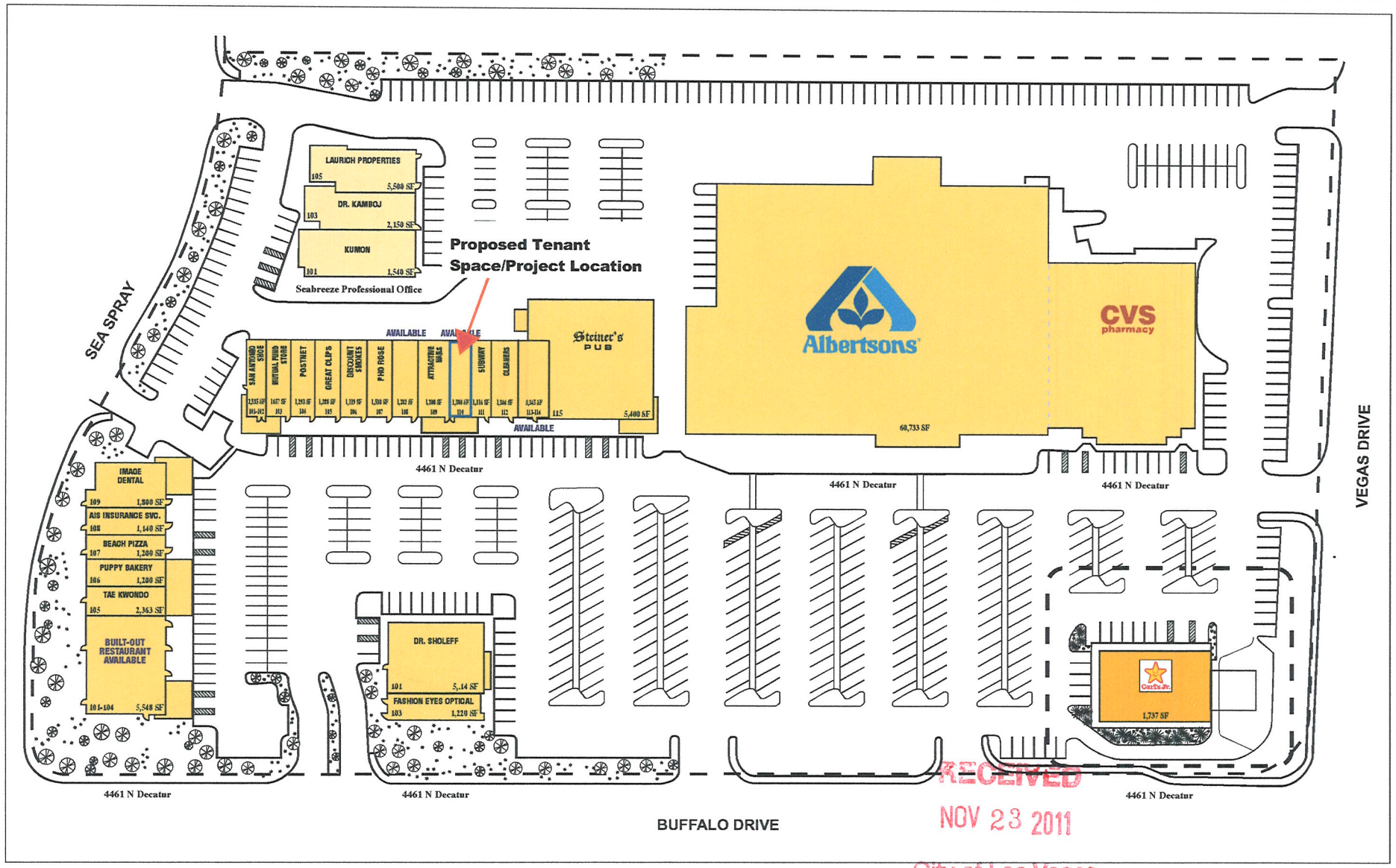
NOV 23 2011
City of Las Vegas

Revised 10/27/08

GREAT AMERICAN CAPITAL

# SEABREEZE VILLAGE

602 - 1752 N. Buffalo Drive • Las Vegas, Nevada 89129

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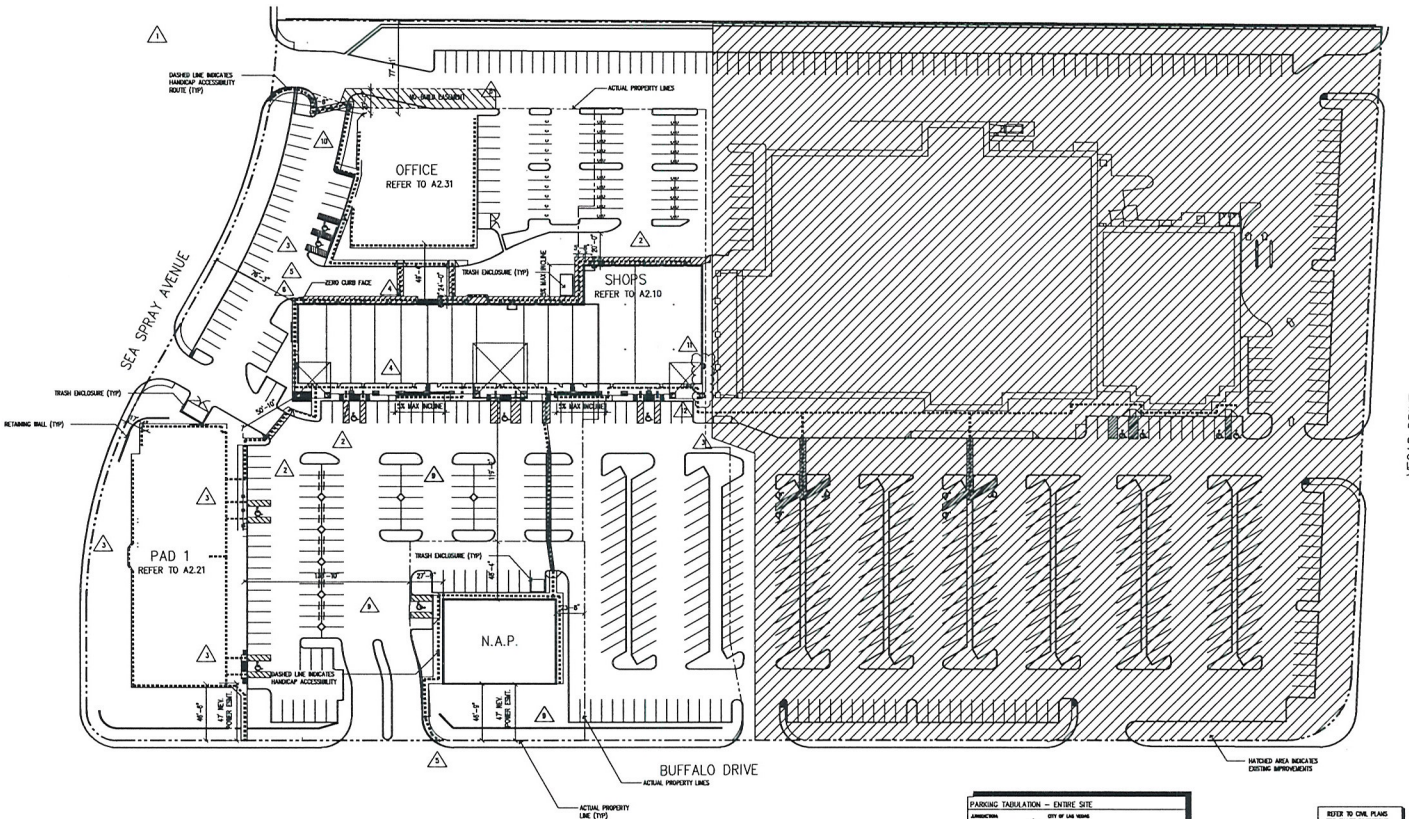
NOV 23 2011
City of Las Vegas


*For more information please contact:*
GREAT AMERICAN CAPITAL
John Murillo • 702.253.5751
john@greatac.com • www.greatac.com


**SUP-43992**




PARKING TABULATION – ENTIRE SITE

PARKING TABULATION – THIS APPLICATION

REFER TO CIVIL PLANS FOR EXACT DIMENSIONS

SITE PLAN NOTES

1. MAXIMUM SLOPES ON ACCESSIBLE ROUTE:
   A. IN DIRECTION OF TRAVEL
   B. ACROSS SLOPE
   C. AT CHANGE OF DIRECTION
   D. 1:12 AT CURB RAMP INCLUDING SIDE FLARES
2. MINIMUM WIDTH OF ACCESSIBLE ROUTE IS 3'-0".
3. MINIMUM LANDING AT ANY DOOR IS 5'-0" X 5'-0" MEASURED FROM HINGE SIDE OF DOOR AND FACE OF DOOR FRAME.
4. CONTRACTOR SHALL CAREFULLY REVIEW AND COORDINATE THE REQUIREMENTS OF THE CIVIL ENGINEERING DRAWINGS WITH THIS DRAWING AND THESE SITE NOTES. CONFLICTS, IF ANY, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER, AND NO WORK SHALL COMMENCE OR RESUME IN AREAS OF POTENTIAL CONFLICT PENDING ARCHITECT'S DIRECTIVE.

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COORDINATION WITH CIVIL
City of Las Vegas

NORTH

A1.0 ARCHITECTURAL SITE PLAN
1"=40'-0"

SITEDI.DWG 01/27/00 22:58

**SUP-43992**

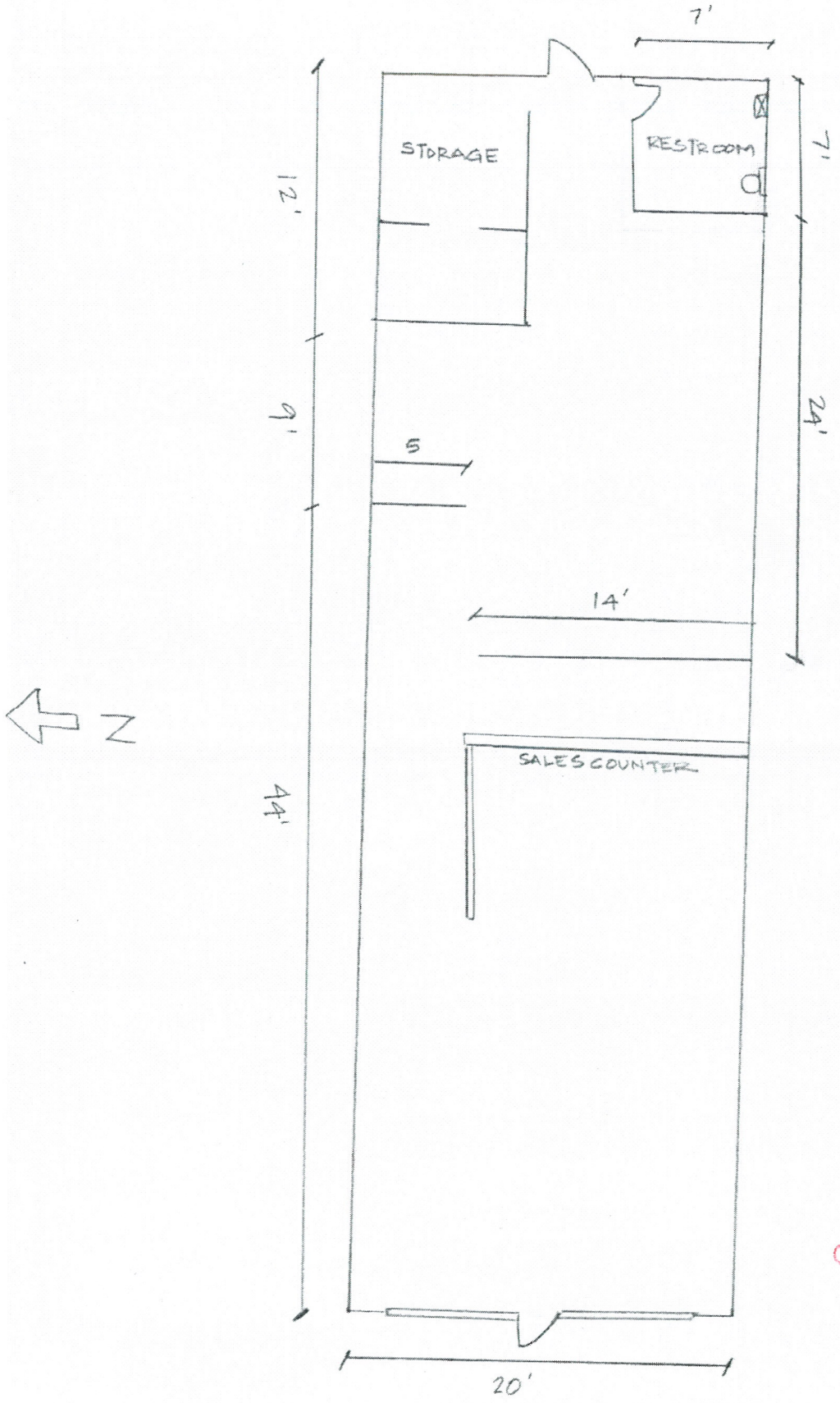
JAMES E. STROH, ARCHITECT, INC.
6126 South Sandhill Road, Suite 1
Las Vegas, Nevada 89120
702 433 1400

Sea Spray Plaza
at
Vegas & Buffalo
for
Great American Capital

July 17, 2001
date
00138
project number
MHP
drawn by
J. Stroh
checked by

Architectural Site Plan

A1.0

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NOV 23 2011
City of Las Vegas

1/8" = 1 ft

**SUP-43992**

November 23, 2011

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Sea Breeze Shopping Center at Buffalo & Vegas, NEC
Request: Jewelry Story Class III Special Use Permit
APN: 138-22-418-008

Dear Mr. Fagg:

On behalf of our client, Great American Capital, please accept this justification letter for a Special Use Permit to allow a Jewelry Store Class III in an approximately 1,300 square foot tenant space in the Sea Breeze Shopping Center. This proposed use is located in Suite 110, within the 3.82 +/- net acres located at the northeast corner of Vegas Drive & Buffalo.

**Approval Criteria for a Special Use Permit 19.16.110**

**L. Special Use Permit Determinations—Approval**

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

**1.** In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

**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 uses as projected by the General Plan;

*The existing shopping center is already planned and approved for commercial as C-1. The addition of this uses capability merely enables a tenant to help sustain the shopping center vitality while complying with Title 6 requirements and Conditional Use Regulations. It does not create any impacts that are not typical of a retail center.*

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

*The operation is just another retail tenant that will occupy space that is already planned, designed and built within the shopping center and that has adequate physical accommodations including parking in compliance with City requirements.*

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NOV 23 2011
City of Las Vegas
SUP-43992

GCGARCIA
*A Planning & Development Services Corporation*
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

**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; and

*The use is within an approved shopping center on the corner of two major streets, Buffalo and Vegas, which are fully built and will accommodate this use.*

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

*The proposed tenant will be like other tenants in the shopping center and will not compromise the health, safety and welfare or the Plan.*

**SUMMARY JUSTIFICATION**

In summary, we believe the requested SUP will help the vitality and stability of the shopping center and provide for a new business, jobs and investment and will be a good compatible tenant. It will not create any adverse impacts and can be served by existing infrastructure.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

for George Garcia,
President

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NOV 23 2011
City of Las Vegas
SUP-43992

City of Las Vegas Agenda Item No.: **41.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 106 South Jones Boulevard (APN 138-36-112-004), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43998 APN: 138-36-112-004

Name of Property Owner: Becker Equities, LLC

Name of Applicant: Tiffany Bogun

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: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 18th day of November, 2011

Debra Alston

Notary Public in and for said County and State

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

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NOV 23 2011

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for Astrologer, Hypnotist, or Psychic Art & Science

**Project Address (Location)** 106 South Jones Boulevard, Las Vegas

**Project Name** One World Psychic **Proposed Use** ~~Psychic Art & Science~~ Astrologer, Hypnotist

**Assessor's Parcel #(s)** 138-36-112-004 **Ward #** 1

**General Plan:** existing SC proposed SC **Zoning:** existing PR proposed PR

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

**Gross Acres** .18 acres **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Becker Equities, LLC **Contact** Ernest A. Becker, IV

**Address** 8090 S Durango Dr. Ste 115 **Phone:** (702) 395-9244 **Fax:** (702) 395-4155

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

**E-mail Address** eabj@beksgroup.com

**APPLICANT** Tiffany Bogun **Contact** (702) 541-5497

**Address** 106 S Jones Blvd **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** Same as Above **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** Ernest A. Becker, IV

Subscribed and sworn before me

This 18th day of November, 20 11

Debra S. Alston

Notary Public in and for said County and State

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

RECEIVED
NOV 23 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-43998 |
| Meeting Date: | 01/10/12 |
| Total Fee: | $1030.00 |
| Date Received:* | 11/23/11 |
| Received By: | |

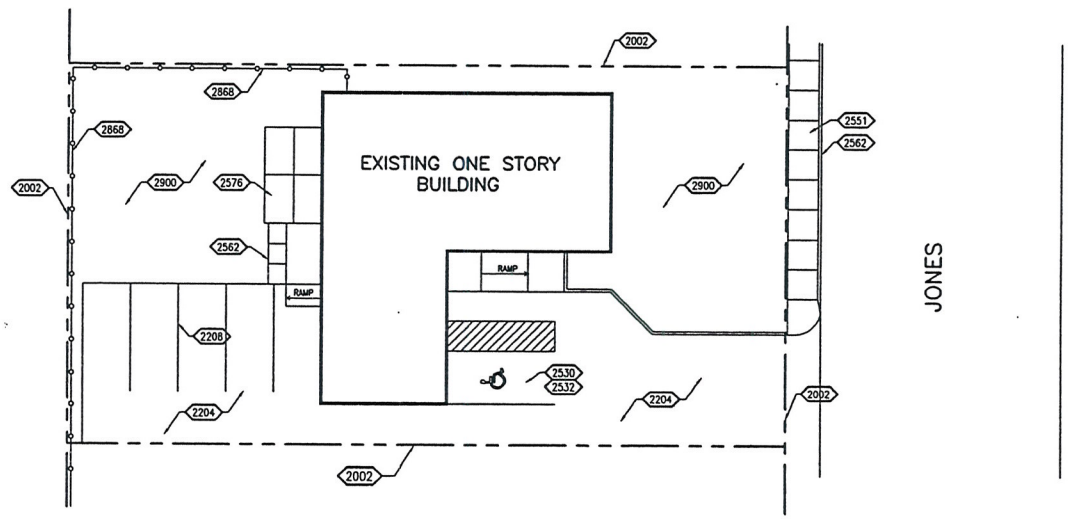
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

## KEYNOTES

THIS SHEET ONLY

- 2002 PROPERTY LINE
- 2204 CONCRETE ACCESS DRIVE AND PARKING AREA
- 2508 EXISTING PARKING STALL
- 2530 HANDICAP STALL W/ 3" SYMBOL & 3" STRIPING, PAINTED
- 2532 HANDICAP SYMBOL OF ACCESSIBILITY,
- 2551 EXISTING CONCRETE WALK
- 2561 EXISTING CONCRETE CURB
- 2574 EXISTING CONCRETE WALK
- 2576 EXISTING CONCRETE PATIO
- 2868 EXISTING WOODEN FENCE
- 2900 DECORATIVE GRAVEL GROUND COVER




EXISTING SITE PLAN SC: 1" = 10'-0" 1

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
© ALL RIGHTS RESERVED 2005

architecture/engineering/site
GARY GUY WILSON
7625 South Industrial Road, Suite 100
Las Vegas, Nevada 89139
AIA
planning/interior design
STUDIOS...
(702)876-0668
professional corp / certified a.c.a.r.b.

CONSULTANTS:
CIVIL: ...
ELEC: ...
STRUCT: ...
MECH: ...

# BECKER OFFICE

@: 106 SOUTH JONES BLVD.
FOR: MR. BRAIN BECKER
BECKER ENTERPRISES

| | |
|---|---|
| PROJ.NO. | 13370616.00 |
| PROJ.ARCH | G.G.WILSON,AIA |
| PROJ.MGR | MVM |
| JOB CAPT | JRG |
| TECH'N | JRG |
| ARCH.CHK | GGW |
| PH-1 | 05 MAY 06 |
| PH-2/3 | .... |
| PH-4/5 | .... |

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

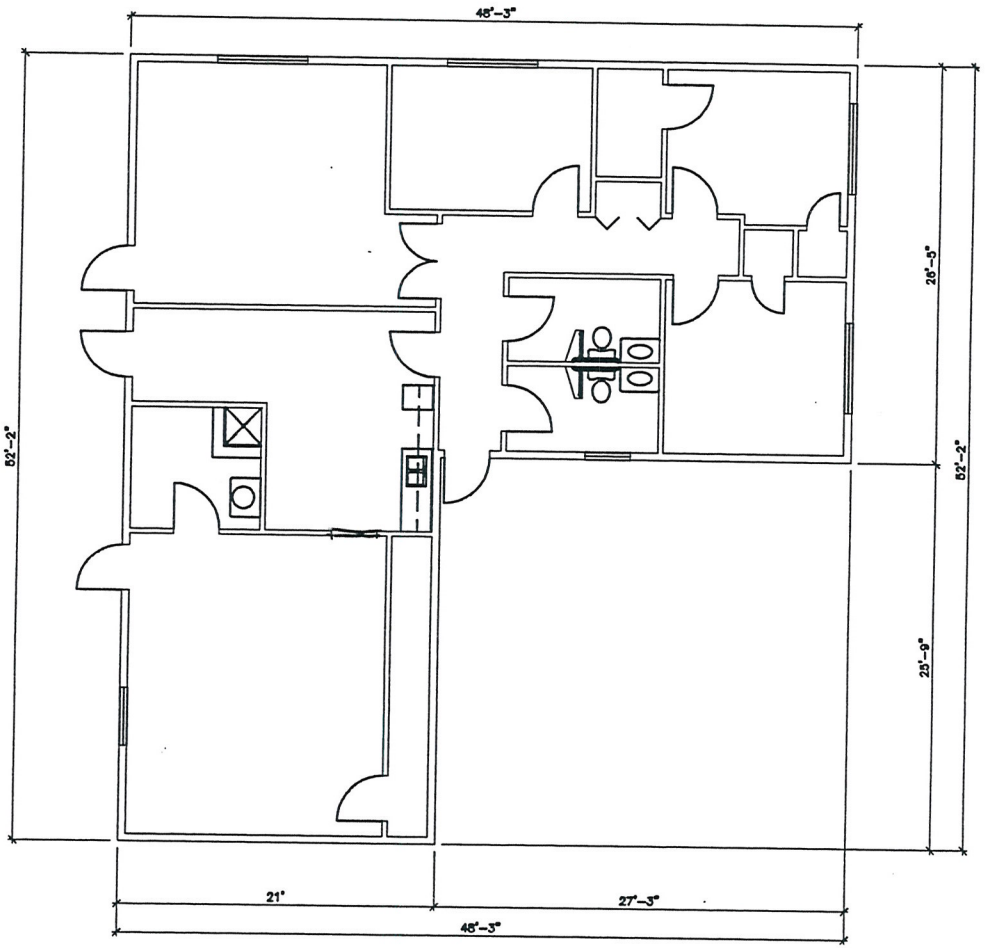
EXISTING SITE PLAN

SHT.NO. SC 1.1

SUP-43998

RECEIVED
NOV 23 2011

V:\2006 Projects\13370616.00 - BECKER OFFICE @ 106 South Jones Blvd\Phase 2 - Site Planning\SP Drawings\A1.1.dwg, 5/4/2006 3:52:06 PM




AS-BUILT FLOOR PLAN SC: 1/4" = 1'-0" (1)

RECEIVED
NOV 2 3 2011

SUP-43998

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
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architecture/engineering/site
GARY GUY WILSON
7625 South Industrial Road, Suite 100
Las Vegas, Nevada 89139
planning/interior design
AIA STUDIOS...
(702)876-0668
professional corp / certified s.c.a.r.b.

CONSULTANTS:
CIVIL: ...
ELEC: ...
STRUCT: ...
MECH: ...

# BECKER OFFICE

@: 106 SOUTH JONES BLVD.
FOR: MR. BRAIN BECKER
BECKER ENTERPRISES

| | |
|---|---|
| PROJ.NO. | 13370616.00 |
| PROJ.ARCH | G.G.WILSON,AIA |
| PROJ.MGR | MVM |
| JOB CAPT | JRG |
| TECH'N | JRG |
| ARCH.CHK | GGW |
| PH-1 | 05 MAY 06 |
| PH-2/3 | .... |
| PH-4/5 | .... |

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY

AS-BUILT FLOOR PLAN

SHT.NO. SC.2.1

V:\2006 Projects\13370616.00 - BECKER OFFICE @ 106 South Jones Blvd\Phase 2 - Site Planning\SP Drawings\A1 Plan.dwg, 5/9/2006 10:24:49 AM

# Department of Planning

I Tiffany Bogun am applying for a Special use Permit at Location 106 South Jones BLvd Las Vegas Nevada 89107 The business that im applying for is A PSychic Reader and Advisor That Will be open from 9:00 A.M to 9:00 p.m Monday thru Friday readings and advise will be conducted as in Palm Tarot exc.... by appointments an walk-ins will be welcomed

Tiffany Bogun 11-18-11

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SUP-43998

City of Las Vegas Agenda Item No.: **42.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SUP-43999 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC - For possible action on a request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO BE ACCESSIBLE TO THE PUBLIC AFTER BUSINESS HOURS at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-43999 and SDR-43997
2. Conditions and Staff Report - SUP-43999 and SDR-43997
3. Supporting Documentation
4. Photos - SUP-43999 and SDR-43997
5. Justification Letter - SUP-43999 and SDR-43997

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43999** APN: 138-12-111-005

Name of Property Owner: Vegas Wash, LLC

Name of Applicant: Vegas Wash, LLC

Name of Representative: Don Robinson

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: R Don Robinson

Print Name: Don Robinson

Subscribed and sworn before me

This 22nd day of November, 2011

_____

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Car Wash, Self Serve & Office

**Project Address (Location)** 3810 N Jones Blvd, Las Vegas, Nevada

**Project Name** Vegas Wash Car Wash **Proposed Use** Car Wash Self Serve

**Assessor's Parcel #(s)** 138-12-111-005 **Ward #** 6

**General Plan:** existing SC proposed SC **Zoning:** existing C1 proposed C1

**Commercial Square Footage** 4800 **Floor Area Ratio** .14

**Gross Acres** .80 **Lots/Units** 1 **Density** #1

**Additional Information**

**PROPERTY OWNER** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**APPLICANT** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**REPRESENTATIVE** Don Robinson **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**Property Owner Signature*** R Don Robinson

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

**Print Name** Don Robinson

Subscribed and sworn before me

This 22nd day of November, 20 11.

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-43999 |
| **Meeting Date:** | 1-10-12 |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 11-23-11 |
| **Received By:** | |

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NOV 23 2011
City of Las Vegas
Department of Planning

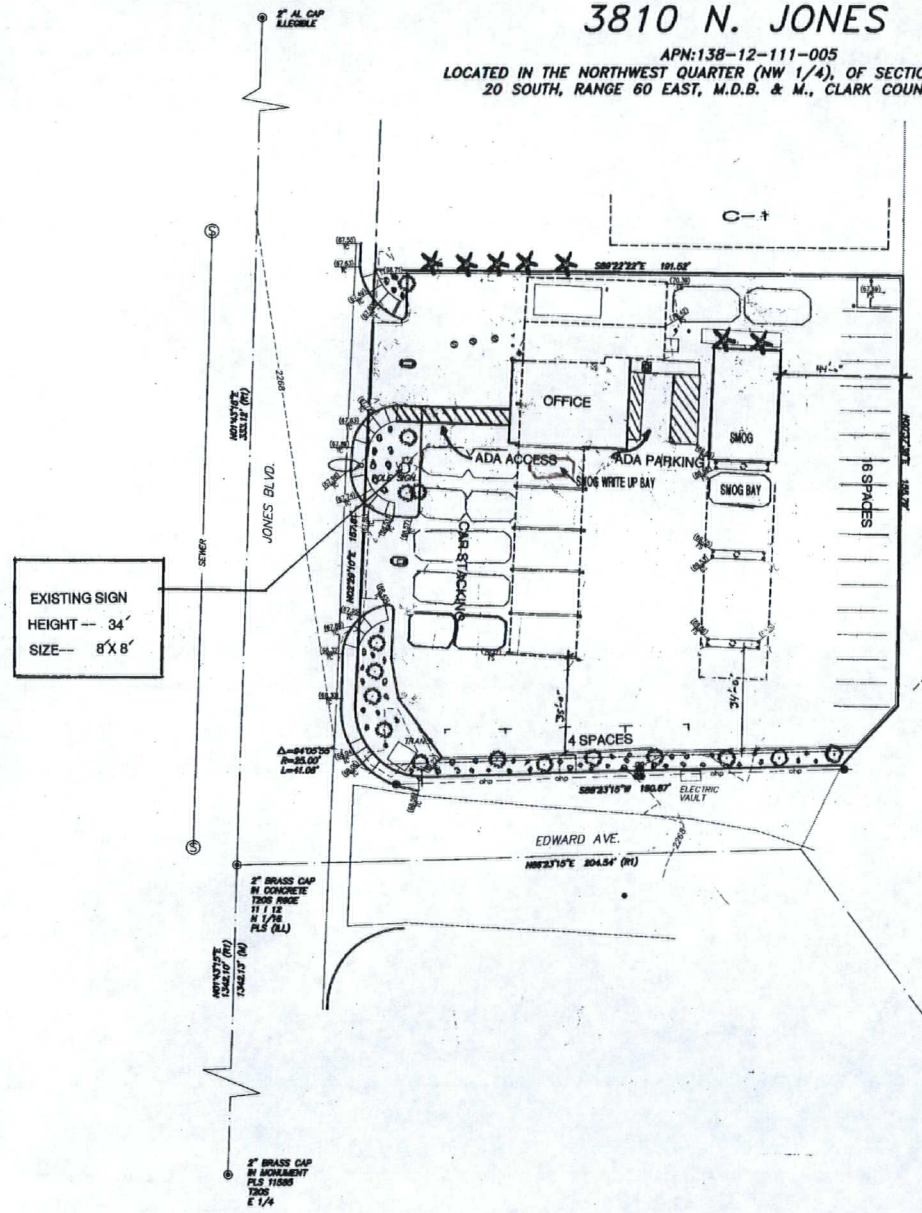
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

# 3810 N. JONES

APN:138-12-111-005

LOCATED IN THE NORTHWEST QUARTER (NW 1/4), OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.




**BASIS OF BEARINGS:**

NORTH 01°43'15" EAST – BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN FILE 96, PAGE 01 OF SURVEYS IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

**BENCHMARK**

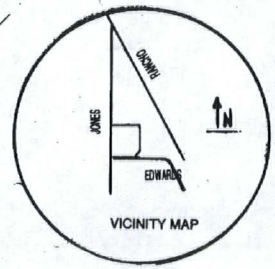
RIVET AND PLATE IN TOP OF CURB, NORTHWEST CORNER OF JONES AND GILMORE

BENCHMARK ID: ILVD01INEE6

ELEV 691.52845 METERS (2268.79 FEET) NAVD 1988

**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- TIE/RADIAL LINE
- EASEMENT LINE
- CENTER LINE
- 2.5' TYPE CURB
- CONTOUR LINE
- SCREEN WALL AS INDICATED
- OVERHEAD UTILITY LINE
- GATE
- ELECTRIC BOX
- STREET LIGHT
- WATER METER
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- POWER POLE
- ASPHALT GRADE
- TOP OF CURB GRADE
- FINISHED SURFACE
- TREE
- PALM TREE
- FOUND MONUMENT AS NOTED




SCALE: 1"=20'

20 10 0 20

## LANDSCAPE

**PLANTS&TREES LANDSCAPE**

- 60-5 GAL GREEN&GRAY TEXAS SAGE
- 8-EXSITING AFRICIAN SUMAC
- 8-EXSITING MONDEL PINE

## PARKING

| | |
|---|---|
| OFFICE---1344 SQ FT | @ 300 |
| HALL---24 SQ FT | @ 300 |
| SMOG ---1054SQ FT | @ 300 |
| EQUIPMENT RM---420 SQ FT | @ 300 |
| RESTROOM--- 64SQ FT | @ 300 |
| WASH BAYS---5 @ 2 EACH = | 10 |
| TOTAL SQ FT 2906 | @ 300= 10 |
| WASH BAYS | 10 |
| TOTAL PARKS | 20 |

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NOV 29 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

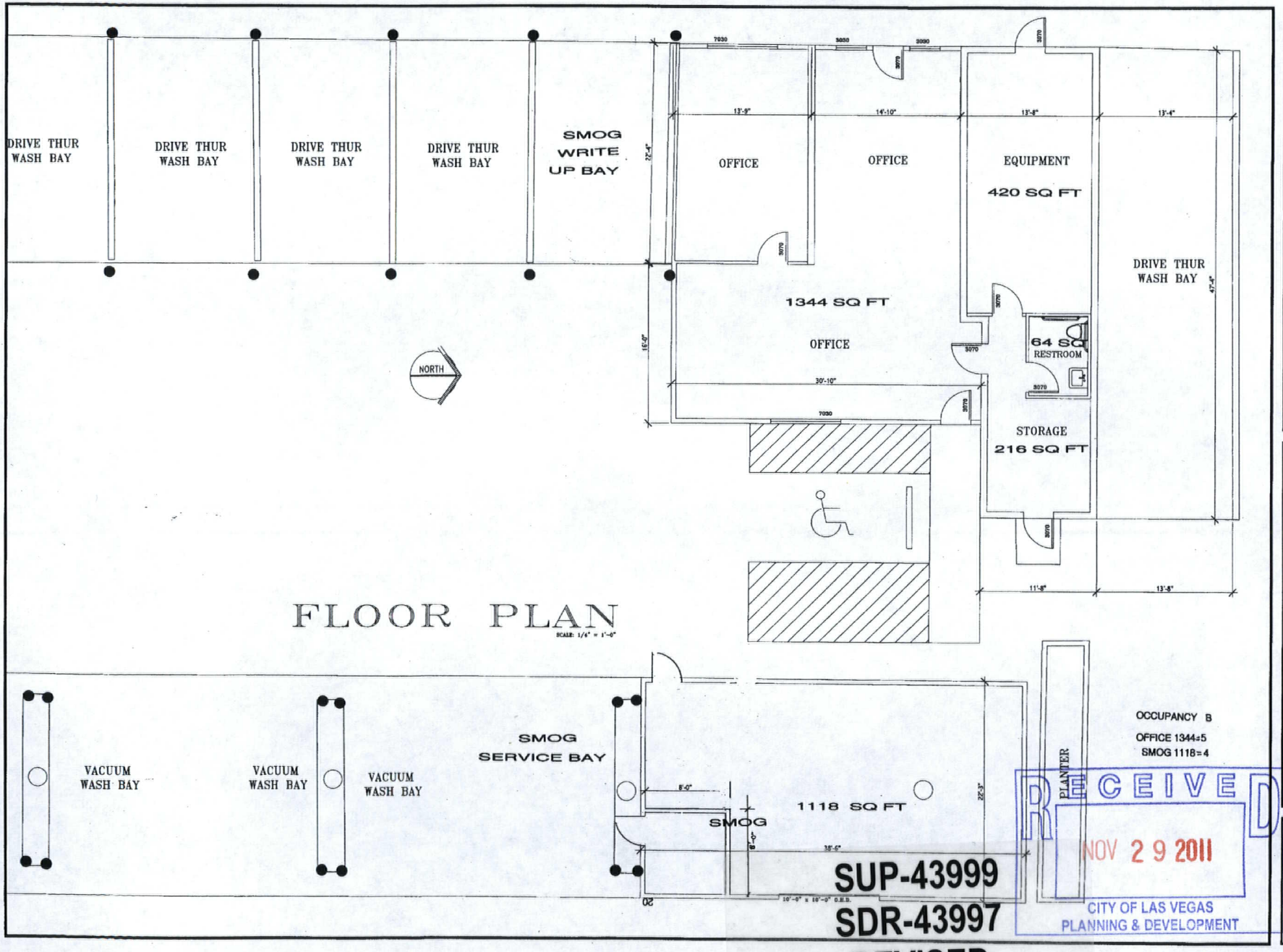
SUP-43999
SDR-43997
REVISED

KEVCO CONSTRUCTION

SITE PLAN
LANDSCAPE PLAN

TI for:
VEGAS WASH LLC.
3810 N. JONES
LAS VEGAS, NEVADA

| | |
|---|---|
| date: | 11/28/11 |
| drawn by: | kr |
| checked by: | kr |
| job no. | |
| sheet number | SITE |




FLOOR PLAN

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

OCCUPANCY B
OFFICE 1344÷5
SMOG 1118÷4

KEVCO CONSTRUCTION

FLOOR PLAN

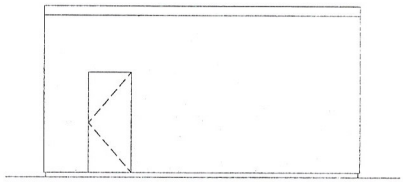
TI for:
VEGAS WASH LLC.
3810 N. JONES
LAS VEGAS, NEVADA

| | |
|---|---|
| date: | 11/28/11 |
| drawn by: | kr |
| checked by: | kr |
| job no. | |

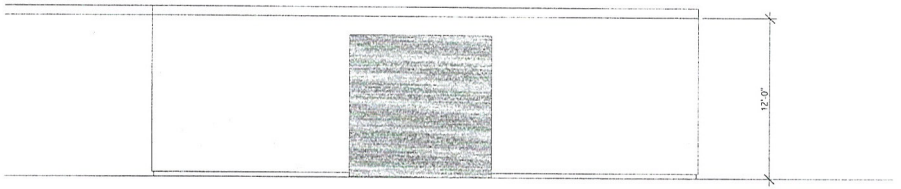
sheet number
A1

RECEIVED
NOV 29 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-43999
SDR-43997
REVISED



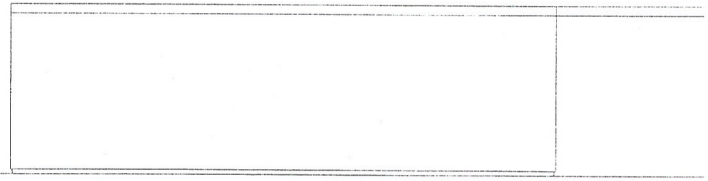
SOUTH ELEVATION




EAST ELEVATION




NORTH ELEVATION



WEST ELEVATION

# STORAGE BUILDING

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

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

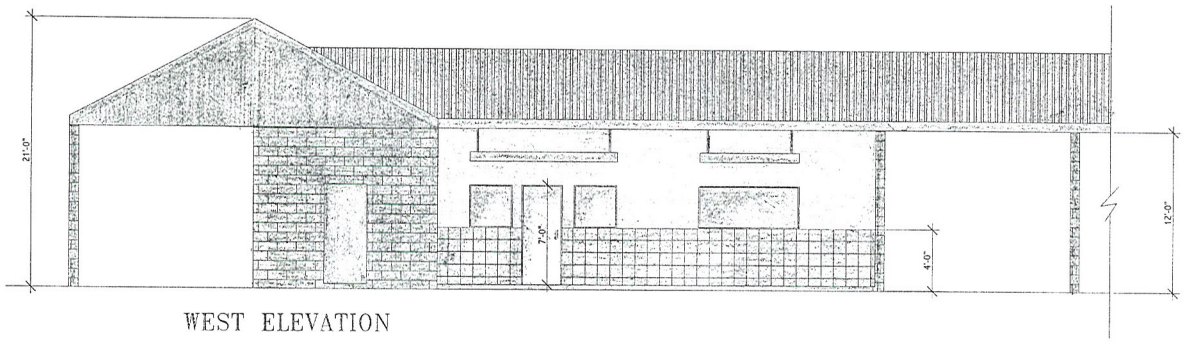
**SUP-43999**
**SDR-43997**

KEVCO CONSTRUCTION

11 for:
VEGAS WASH LLC.
3810 N. JONES
LAS VEGAS, NEVADA

date: 11/28/11
drawn by: kr
checked by: kr
job no.

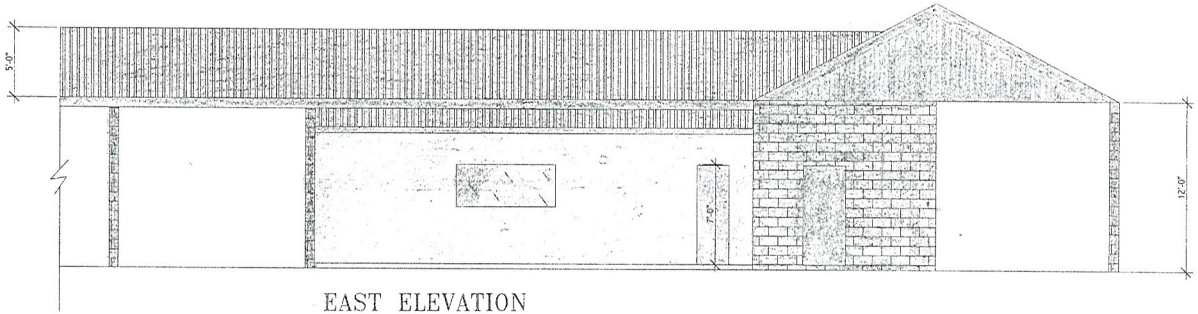
sheet number
A3



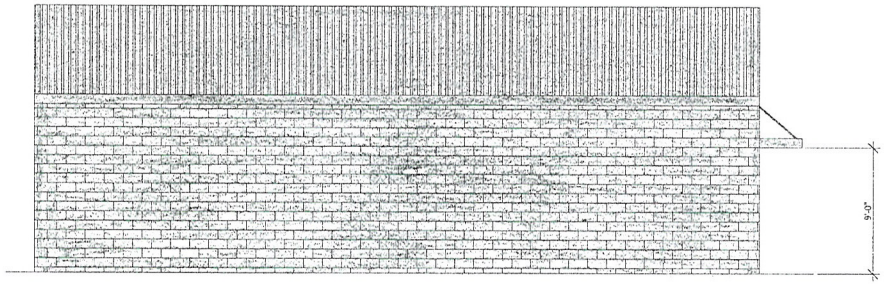

WEST ELEVATION

# OFFICE BUILDING

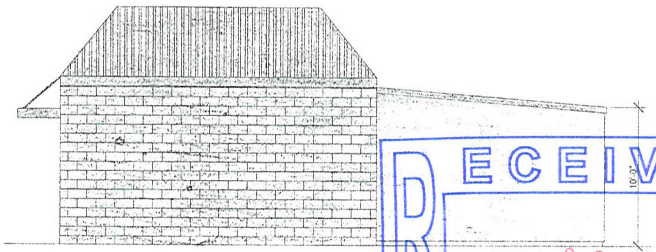
SCALE: 1/4" = 1'-0"




EAST ELEVATION




NORTH ELEVATION




SOUTH ELEVATION

**SUP-43999**

**SDR-43997**

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

KEVCO CONSTRUCTION

TI for:
VEGAS WASH LLC.
3810 N. JONES
LAS VEGAS, NEVADA

date: 11/29/11
drawn by: KF
checked by:
job no.

sheet number
A2

November 22, 2011

VIA HAND DELIVERY
City of Las Vegas Planning and
Development Services
333 N Ranch Drive
Las Vegas, NV 89106

Re: **3810 North Jones Boulevard, Las Vegas, Nevada**
**Application for Special Use Permit, and Site Development Review**
**Justification Letter**

Ladies and Gentlemen:

**Special Use Permit:**

This Justification Letter is sent in support of the Application of Vegas Wash LLC. The special use permit for which application is made is required in order to authorize the continued use of this property as a self-service carwash facility. The previously non-conforming use of the site expired September 29th, 2011. The business license expired as a result of the foreclosure by the Community Bank of Nevada of this property, which occurred June 6, 2008.

The site was annexed by the City of Las Vegas in its current configuration in 2001. The general plan currently designates this property as SC (Service Commercial)

The property in question consists of an approximately 0.80 acre tract of land located on the east side of North Jones Boulevard. The property has been improved with a one-story building which contains self-service carwash bays and a maintenance room. Additional site improvements include asphalt parking and drives, a perimeter block wall and a canopy covered vacuum use structure together with areas of landscaping. The improvements to this property were constructed in 1999. Vegas Wash desires to operate the property as a self-service carwash, essentially continuing the same use as has previously existed on this property since its construction in 1999. Vegas Wash requests that a special use permit be issued which will reinstate and allow the continued historic use of the property as a self-service carwash.

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City of Las Vegas
Department of Planning

**SUP-43999**
**SDR-43997**

The real property has access directly from North Jones Boulevard. In addition, we request waivers of the minimum special use permit requirements that opening to the wash bays shall not face the public right-of-way, that the use not be located within 200 feet of residential property unless separated by a street. The parcel is separated by a block wall from residential property which is nearby, as shown on the site maps.

Any other use of this property would require that the improvements which have been in existence for more than 10 years be demolished and expensive reconstruction would be required for any other use. To the best of our knowledge, this property has been used as a self-service carwash continuously without objection as to such use from surrounding property owners since it was first constructed. It is therefore requested that the use be continued to be approved through the issuance of the special use permit requested herein to reestablish this self-service carwash use.

**Site Development Review**:

The original design of this wash facility anticipated an unsupervised operation; therefore no provisions were incorporated for on-site management. We believe that we can offer a better customer experience and better protect our investment by providing on-site staff as such we need to construct the facilities required such as offices and bathroom facilities. The current facility has 7 self-serve bays and 1 automatic bay. We would like to modify 2 of the self-serve bays to accommodate offices, add a bathroom in the existing equipment room and partially enclose the existing vacuum canopy to house the smog testing equipment and provide storage for carwash products.

We are requesting permission to create approximately 1250 square feet of office space and 1000 square feet of space to be utilized as a combination smog facility and storage space. Additionally we will be adding a bathroom facility. The Proposed site plan will provide the required parking spaces for the additional occupancy at a rate of 1 space per 300 square feet of office space.

We are asking for a waiver of the 8' landscaping buffer along the east side of the property. The original design for this property did not require the buffer and the area where the buffer would be located is currently fully paved and the designated parking area for the carwash facility.

Sincerely,

Don Robinson
Vegas Wash

**SUP-43999**
**SDR-43997**

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City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **43.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43997 - SPECIAL USE PERMIT RELATED TO SUP-43999 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH LLC - For possible action on a request for a Site Development Plan Review TO ADD 1624 OFFICE SPACE TO A CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW ZERO LANDSCAPE BUFFERS ALONG THE NORTH AND EAST SIDES OF THE PROPERTY LINES WHERE EIGHT FEET IS REQUIRED at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43997 APN: 138-12-111-005

Name of Property Owner: Vegas Wash, LLC

Name of Applicant: Vegas Wash, LLC

Name of Representative: Don Robinson

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: R Don Robinson

Print Name: Don Robinson

Subscribed and sworn before me

This 22 day of November, 2011

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43997** APN: 138-12-111-005

Name of Property Owner: Vegas Wash LLC

Name of Applicant: Vegas Wash LLC

Name of Representative: Jim Provencher

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: R Don Robinson

Print Name: R Don Robinson

Subscribed and sworn before me

This 23 day of November, 2011

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Car Wash, Self Serve & Office

**Project Address (Location)** 3810 N Jones Blvd, Las Vegas, Nevada

**Project Name** Vegas Wash Car Wash **Proposed Use** Car Wash Self Serve

**Assessor's Parcel #(s)** 138-12-111-005 **Ward #** 6

**General Plan:** existing SC proposed SC **Zoning:** existing C1 proposed C1

**Commercial Square Footage** 4800 **Floor Area Ratio** .14

**Gross Acres** .80 **Lots/Units** 1 **Density** #1

**Additional Information**

**PROPERTY OWNER** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**APPLICANT** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**REPRESENTATIVE** Don Robinson **Contact** Don Robinson

**Address** 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVWash.com

**Property Owner Signature*** R Don Robinson

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

**Print Name** Don Robinson

Subscribed and sworn before me

This 22nd day of November, 20 11.

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43997 |
| **Meeting Date:** | 1-10-12 PC |
| **Total Fee:** | $1,030 |
| **Date Received:*** | 11-23-11 |
| **Received By:** | |

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

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

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

Revised 10/27/08

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Vegas Wash Car Wash

**Project Address (Location)** 3810 N Jones Blvd Las Vegas, Nevada

**Project Name** Vegas Wash **Proposed Use** Carwash Self Service

**Assessor's Parcel #(s)** 138-12-111-005 **Ward #** 6

**General Plan:** existing SC proposed ____ **Zoning:** existing C1 proposed ____

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

**Gross Acres** 80 **Lots/Units** 1 **Density** ____

**Additional Information** ____

**PROPERTY OWNER** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E Clark ST **Phone:** 275-3200 **Fax:** 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVwash.com

**APPLICANT** Vegas Wash LLC **Contact** Don Robinson

**Address** 6041 E. Clark ST **Phone:** 275-3200 **Fax:** 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVwash.com

**REPRESENTATIVE** Don Robinson **Contact** Don Robinson

**Address** 6041 E. Clark ST **Phone:** 275-3200 **Fax:** 454-2307

**City** Las Vegas **State** NV **Zip** 89122

**E-mail Address** Jim@NVwash.com

**Property Owner Signature*** Don Robinson

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

**Print Name** Don Robinson

Subscribed and sworn before me

This 23 day of November, 20 11.

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43987 |
| **Meeting Date:** | 1-10-12 PC |
| **Total Fee:** | 1,030 |
| **Date Received:*** | 11-28-11 |
| **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.

City of Las Vegas Agenda Item No.: **44.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT, (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING BUFFER WIDTH STANDARDS TO ALLOW 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES on 0.43 acres at 401 South Decatur Boulevard (APN 139-31-221-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43960** N: 139-31-221-001

Name of Property Owner: ADSC, LLC

Name of Applicant: Las Cal Corporation, dba Taco Bell

Name of Representative: Ron LaBar, AIA

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: Barry Becker, Manager

Subscribed and sworn before me

This 21st day of November, 2011

Tina Fagin

Notary Public in and for said County and State

TINA FAGIN
Notary Public State of Nevada
No. 99-54312-1
My appt. exp. March 29, 2015

RECEIVED
NOV 2[illegible] 2011

Revised 11-14-06

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 401 S. Decatur Blvd.

**Project Name** Taco Bell @ Mayflower & Decatur **Proposed Use** Restaurant

**Assessor's Parcel #(s)** 139-31 -221-001 **Ward #** 1

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

**Commercial Square Footage** 1,921 **Floor Area Ratio** 8.6%

**Gross Acres** +/- 0.43 **Lots/Units** n/a **Density** n/a

**Additional Information**

**PROPERTY OWNER** ADSC, LLC **Contact** Randy Becker

**Address** 50 S. Jones Blvd., Suite 101 **Phone:** (702) 870-0212 **Fax:**

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

**E-mail Address** rbecker@beckerrealty.net

**APPLICANT** Las Cal Corp, dba Taco Bell **Contact** Dewey Doolen

**Address** 3225-A S. Rainbow Blvd., Suite 102 **Phone:** (702) 880-5818 **Fax:** (702) 880-5819

**City** Las Vegas **State** NV **Zip** 89146

**E-mail Address** ddoolen@lascal.com

**REPRESENTATIVE** LABAR architecture, inc. **Contact** Ronald D. LaBar, AIA

**Address** 458 W. 15th Ave. **Phone:** (509) 363-0240 **Fax:** (509) 363-0240

**City** Spokane **State** WA **Zip** 99203

**E-mail Address** LABARarch@aol.com

**Property Owner Signature*** [signature]

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

**Print Name** BARRY W BECKER MANAGER

Subscribed and sworn before me

This 21st day of November, 20 11.

Tina Fagin

Notary Public in and for said County and State

TINA FAGIN
Notary Public State of Nevada
No. 99-54312-1
My appt. exp. March 29, 2015

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR-43960 |
| Meeting Date: | 01/10/12 |
| Total Fee: | $1030.00 |
| Date Received:* | 11/22/11 |
| Received By: | |

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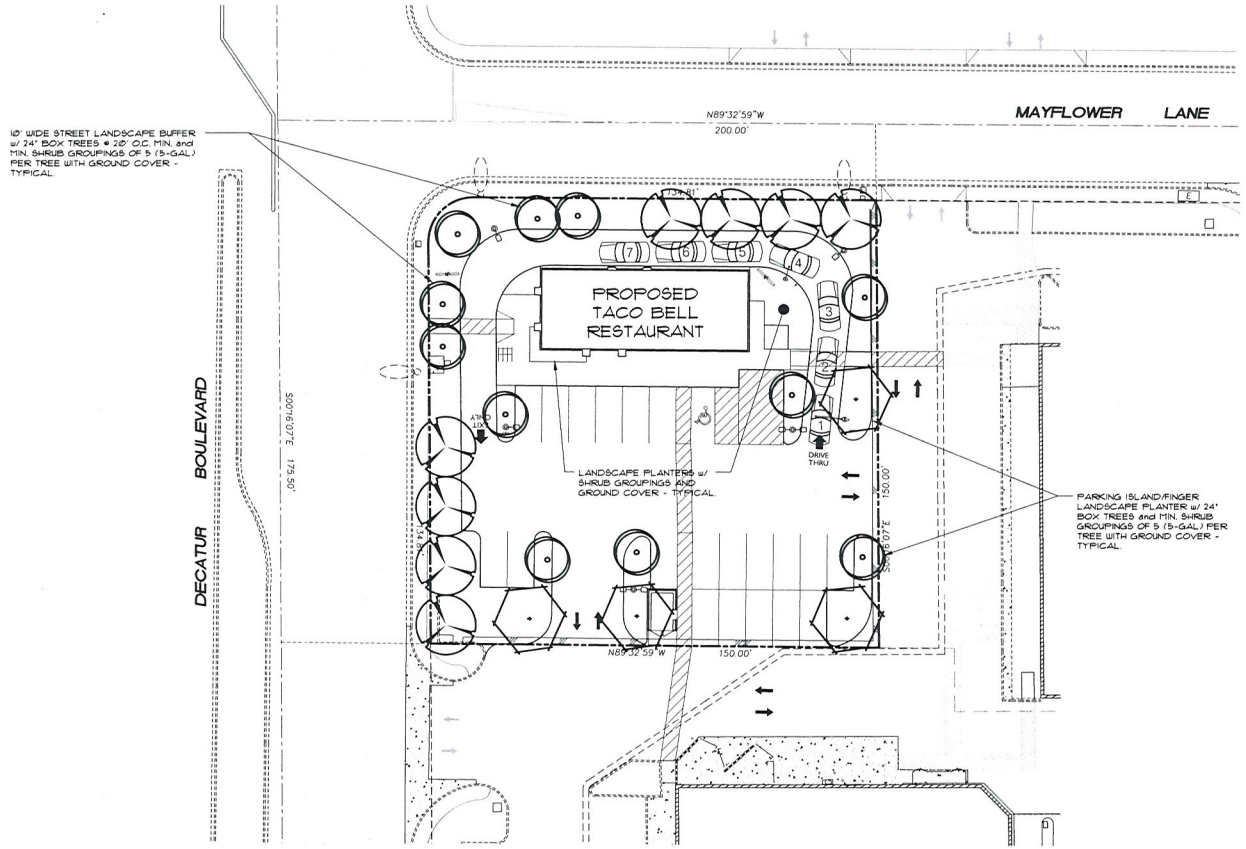
NOV 22 2011

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

Revised 10/27/08




## Planting Legend:

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QUANTITY |
|---|---|---|---|
| | ACACIA STENOPHYLLA SHOESTRING ACACIA | 24" BOX | 11 |
| | CHITALPA TASHKENTENSIS CHITALPA | 24" BOX | 8 |
| | PROSOPIS CHILENSIS THORNLESS MESQUITE | 24" BOX | 4 |

| SUGGESTED SHRUB LIST | |
|---|---|
| CASSIA PHYLLODENIA SILVER LEAF CASSIA | 5 GALLON |
| CHRYSACTINIA MEXICANA DAIMINITA | 1 GALLON |
| DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA | 1 GALLON |
| DASYLIRION WHEELERI DESERT SPOON | 5 GALLON |
| HESPERALOE PARVIFLORA RED HESPERALOE | 5 GALLON |
| LANTANA 'NEW GOLD' NEW GOLD LANTANA | 5 GALLON |
| LEUCOPHYLLUM SPECIES TEXAS RANGER | 5 GALLON |
| MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS | 1 GALLON |

## Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" DECOMPOSED GRANITE TO MATCH THE ADJACENT SHOPPING CENTER ROCK MULCH COLOR, CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.

## Conceptual Landscape Plan

Scale: 1" = 40'-0"

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

Site Development Review

401 S. Decatur Blvd.

City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
458 WEST 15th AVENUE
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

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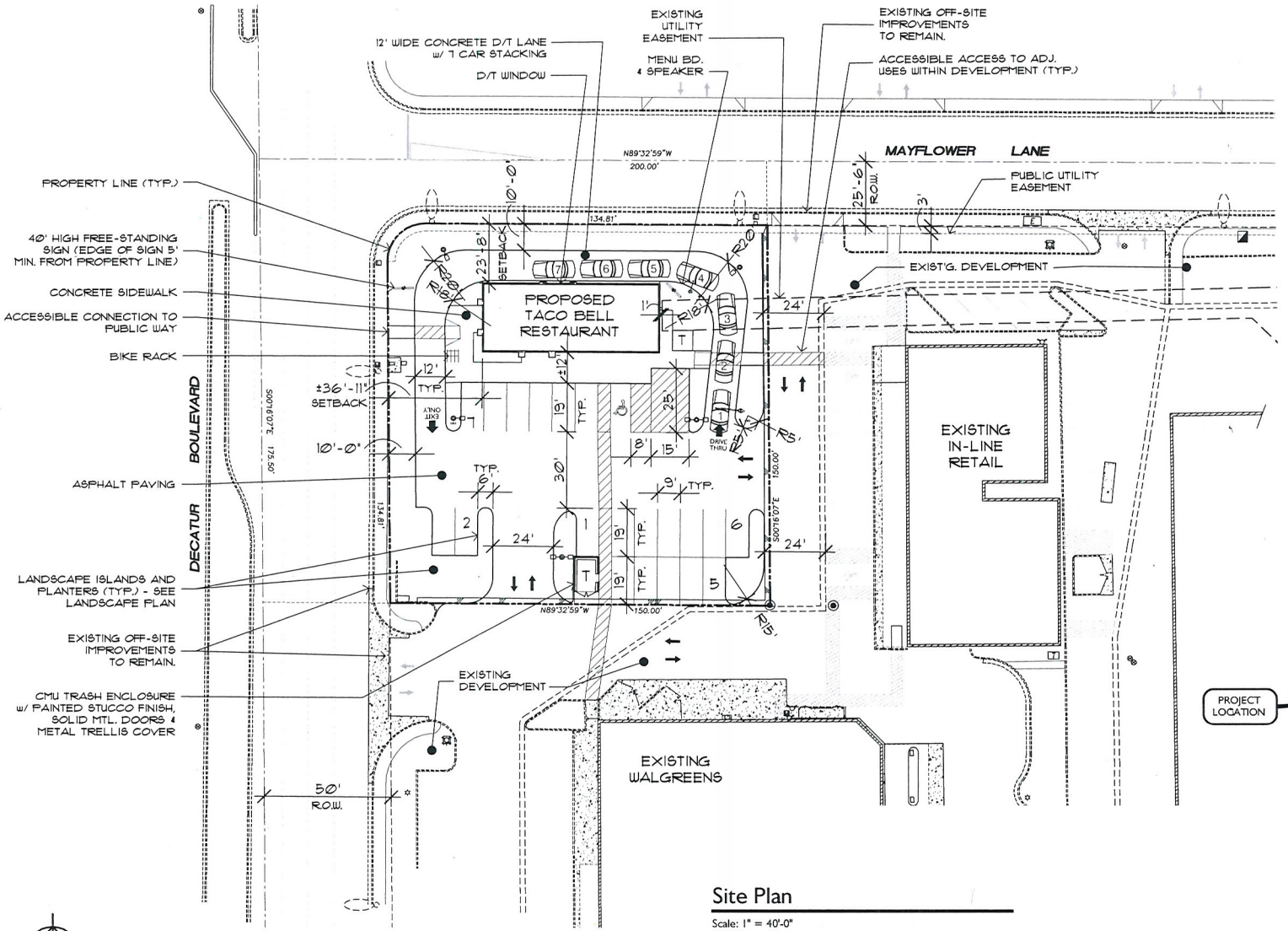
NOV 22 2011

**SDR-43960**

11/20/2011 6:40:12 AM




## Site Plan

Scale: 1" = 40'-0"

## Site Data

| | |
|---|---|
| ASSESSORS PARCEL NUMBER (APN) | 139-31-221-001 |
| CURRENT ZONING | C-2 |
| SITE AREA: | ±22,448 SF |
| BLDG. FOOTPRINT: | 1,921 S.F. |
| F.A.R: | 8.6% |

**PARKING ANALYSIS:**

| | |
|---|---|
| TACO BELL: 1,921 SF. | 1/100 SF. = 19.2 |
| PARKING REQUIRED: | 20 SPACES |

**PARKING PROVIDED: 21 SPACES**
(INCLUDING 1 VAN ACCESSIBLE SPACE)

DRIVE-THRU STACK = 7 CARS

**- WAIVER REQUIRED FOR REDUCTION OF LANDSCAPE:**
10' DEEP BUFFER ON STREET FRONTAGE IN LIEU OF 15' DEEP BUFFER

## Applicant

LAS-CAL CORPORATION dba TACO BELL
3225-A RAINBOW BLVD., SUITE 102
LAS VEGAS, NV 89146
PH (702) 880-5818 FX (702) 880-5819
DEWEY DOOLEN, OPERATIONS MANAGER

## Owner / Developer

ADSC, LLC - BECKER ENTERPRISES
80 S. JONES BLVD, SUITE 101
LAS VEGAS, NV 89107
PH (702) 810-0212
RANDY BECKER, MANAGER

## Vicinity Map

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

11/17/2011 4:49:00 PM

# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

Site Development Review

401 S. Decatur Blvd.
City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
458 WEST 15th AVENUE
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

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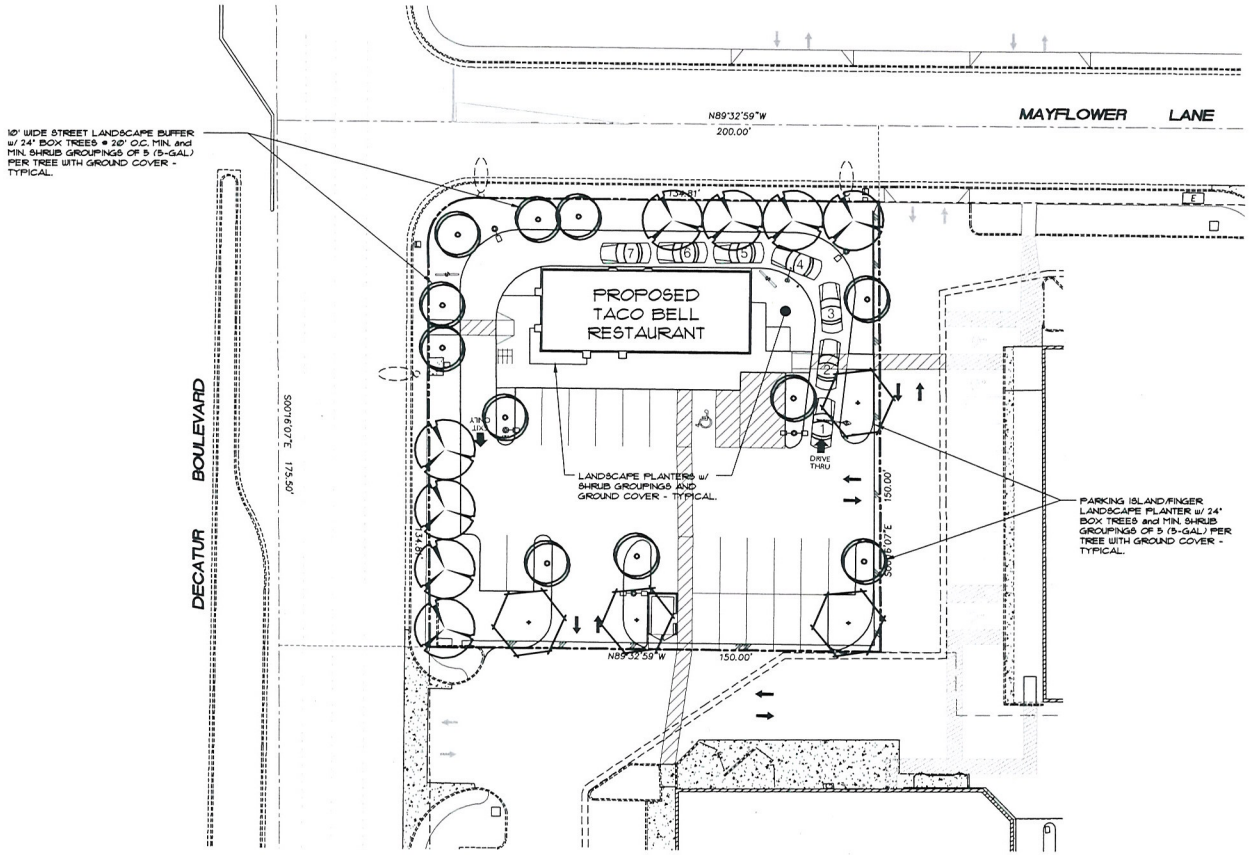


## Conceptual Landscape Plan

Scale: 1" = 40'-0"

## Planting Legend:

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QUANTITY |
|---|---|---|---|
| | ACACIA STENOPHYLLA SHOESTRING ACACIA | 24" BOX | 9 |
| | CHITALPA TASHKENTENSIS CHITALPA | 24" BOX | 6 |
| | PROSOPIS CHILENSIS THORNLESS MESQUITE | 24" BOX | 2 |

| SUGGESTED SHRUB LIST | |
|---|---|
| CASSIA PHYLLODENIA SILVER LEAF CASSIA | 5 GALLON |
| CHRYSACTINIA MEXICANA DAHLINITA | 1 GALLON |
| DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA | 1 GALLON |
| DASYLIRION WHEELERI DESERT SPOON | 5 GALLON |
| HESPERALOE PARVIFLORA RED HESPERALOE | 5 GALLON |
| LANTANA 'NEW GOLD' NEW GOLD LANTANA | 5 GALLON |
| LEUCOPHYLLUM SPECIES TEXAS RANGER | 5 GALLON |
| MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS | 1 GALLON |

## Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" DECOMPOSED GRANITE TO MATCH THE ADJACENT SHOPPING CENTER ROCK MULCH COLOR, CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

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# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

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401 S. Decatur Blvd.

City of Las Vegas, Nevada

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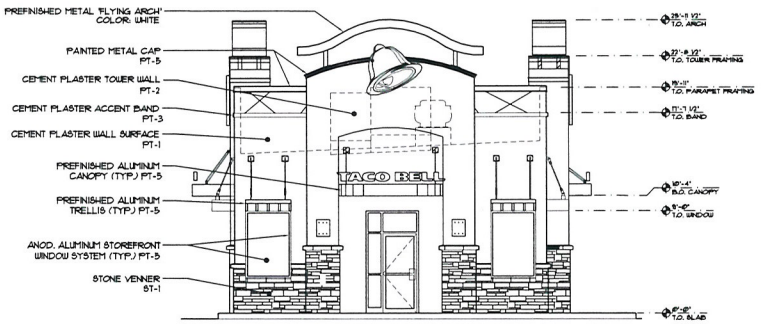
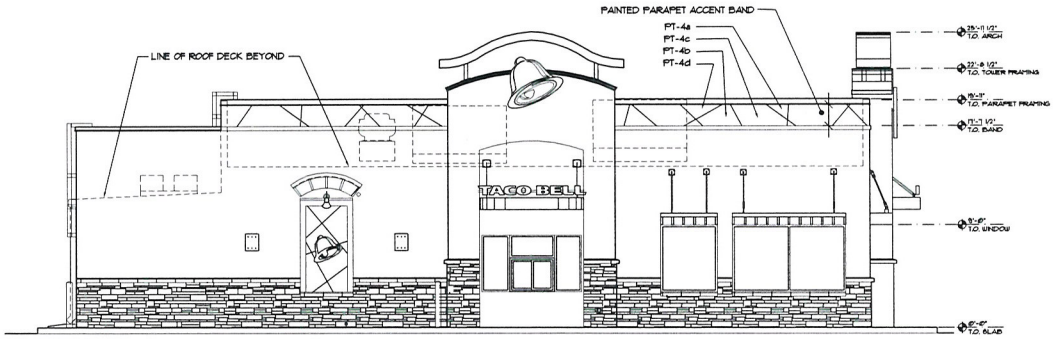
## Color Legend

| | | | | |
|---|---|---|---|---|
| PT-1: #SW6122 CAMELBACK Sherwin Williams | PT-3: #SW2823 ROCKWOOD CLAY Sherwin Williams | PT-4b: #SW2861 AVOCADO Sherwin Williams | PT-4d: #SW6558 PLUMMY Sherwin Williams | ST-1: Idaho Drystack CARMEL MOUNTAIN Coronado Stone Products |
| PT-2: #SW6657 AMBER WAVE Sherwin Williams | PT-4a: #SW6383 GOLDEN RULE Sherwin Williams | PT-4c: #SW2803 ROCKWOOD TERRA COTTA Sherwin Williams | PT-5: #SW7069 IRON ORE Sherwin Williams | |



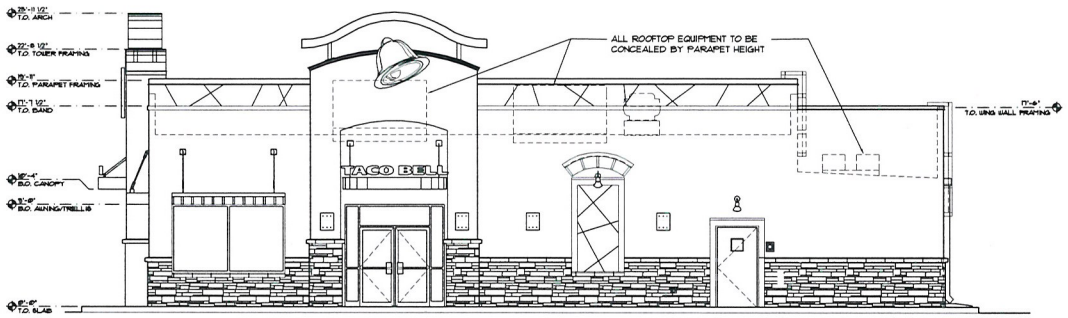

## Front Elevation (West)

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



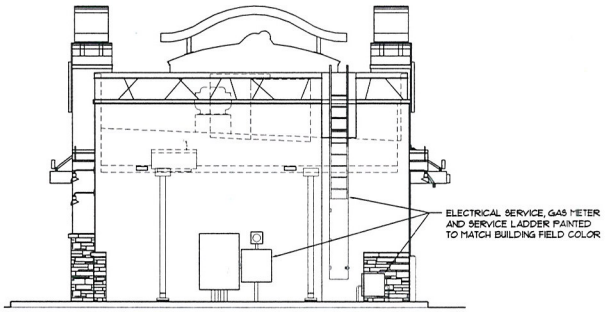

## Drive-Thru Side Elevation (North)

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




## Front Side Elevation (South)

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




## Rear Elevation (East)

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

NOTE: SIGNAGE (N.I.C.) TO BE REVIEWED UNDER SEPARATE SUBMITTAL

# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

Site Development Review

401 S. Decatur Blvd.

City of Las Vegas, Nevada

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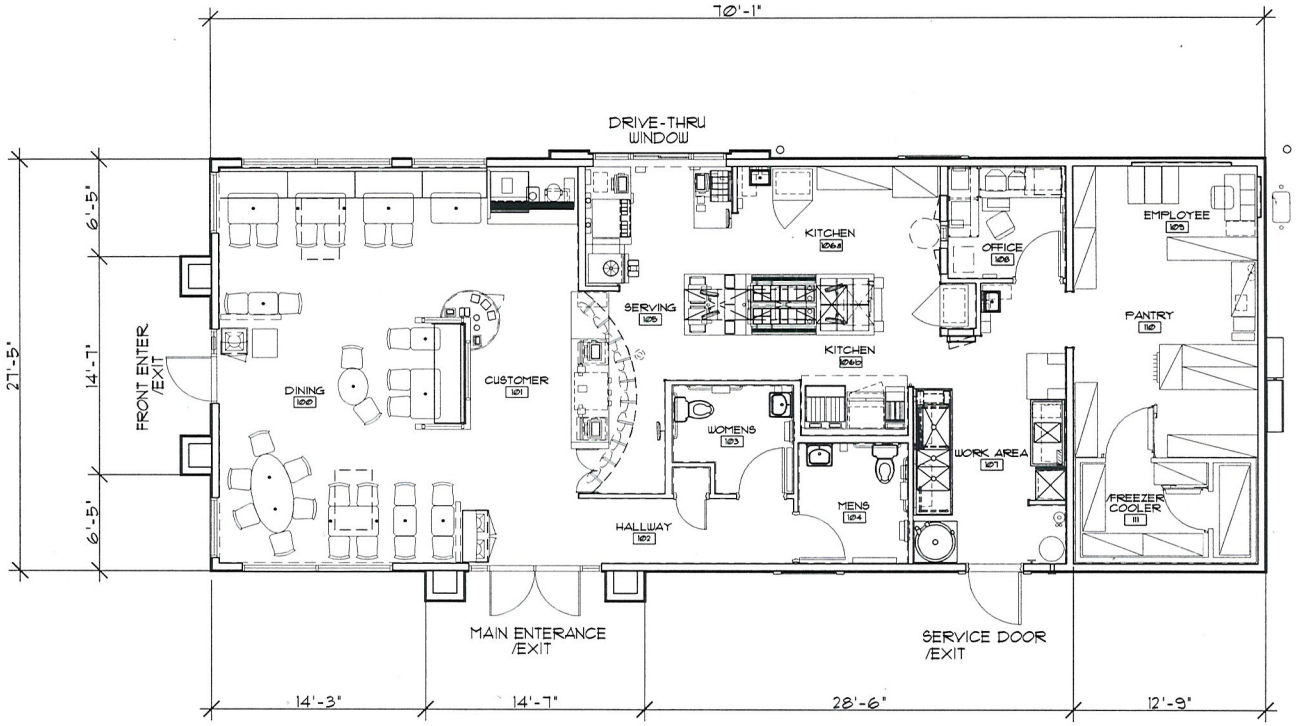


## Floor Plan

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

BUILDING AREA: 1,921 SF

OCCUPANT LOAD : 61 PERSONS
(2 EXITS REQ'D; 3 PROVIDED)

FIXED SEATS = 38

# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

Site Development Review

401 S. Decatur Blvd.
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## Paint Color Legend

PT-1: #SW6122
CAMELBACK
Sherwin Williams

PT-2: #SW6657
AMBER WAVE
Sherwin Williams

PT-3: #SW2823
ROCKWOOD CLAY
Sherwin Williams

PT-4a: #SW6383
GOLDEN RULE
Sherwin Williams

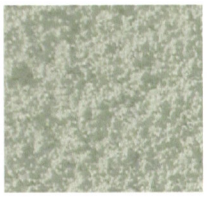
PT-4b: #SW2861
AVOCADO
Sherwin Williams

PT-4c: #SW2803
ROCKWOOD TERRA COTTA
Sherwin Williams

PT-4d: #SW6558
PLUMMY
Sherwin Williams

PT-5: #SW7069
IRON ORE
Sherwin Williams

## Material Legend



STUCCO FINISH - MEDIUM DASH PT-1



STUCCO FINISH - HEAVY SAND FLOAT PT-2



PT-5 ALUM. STOREFRONT w/
POWDER COATED PAINT FINISH
& TINTED INSUL. GLASS



ST-1: Idaho Drystack
CARMEL MOUNTAIN
Coronado Stone Products

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## Color & Materials Board

Scale: N.T.S.

# Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

401 S. Decatur Blvd.
City of Las Vegas, Nevada

November 2011 — Site Development Review

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**LABAR**
**architecture, inc.**
architecture • design • planning

November 18, 2011

Ronald D. LaBar, AIA
458 West 15th Avenue
Spokane, WA 99203
Main Ph: (509) 363-0240 Cell Ph: (702) 682-2772
Fx: (509) 363-0241

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

Re: **Justification Letter – Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.**

To Whom It May Concern:

This letter is addressed to the City of Las Vegas, Planning & Development Department as required by the UDC Title 19: Site Development Plan Review Submittal Requirements. Assessor's Parcel Number is 139-31-**221-001.**

The site is currently a vacant parcel located on the southeast corner of S. Decatur Blvd. & Mayflower Lane and is Lot One of Becker Enterprises Decatur and Alta Commercial Center; a commercial subdivision. The current zoning district is C-2. The adjacent developments within the shopping center include a newer Walgreens Drugstore to the south and an older in-line retail commercial building to the east. The in-line building to the east contains a barber shop, jeweler and diner, with one vacant tenant space. It is understood that the prior use of this pad was for a drive-thru restaurant.

Off-site improvements including curb & gutter and sidewalks are existing. Ingress and egress drives are existing within the adjacent development and cross-access agreements are in place. All utilities are stubbed to the pad.

We are requesting approval to construct a new 38 seat free-standing Taco Bell restaurant with a drive-thru. The store will employ approx. 14 people. The hours of operation will be approx. 8:00 AM to 1:00 AM. The Applicant, Las Cal Corporation, dba Taco Bell, operates numerous franchise stores throughout the state of Nevada. This store will act as a replacement store for an older and outdated store at the SE intersection of Charleston & Decatur.

The Gross Area of the building is 1,921 SF, and at 1/100 SF that is 19.2 or rounded up to 20 required parking spaces including (1) van accessible space. The proposed site

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layout indicates providing 21 parking spaces, including (1) van accessible space. All parking spaces are 9' wide x 19' deep. The main drive aisle separating the parking island from the head-in parking is 30' wide to provide extra width for circulating vehicles and easier access to the drive-thru entrance. The drive-thru will contain a minimum 7-car stack. A 15' wide x 25' deep loading zone is provided. A CMU trash enclosure with painted stucco finish, solid metal doors and painted metal trellis cover will be provided.

The proposed landscape design can meet the requirements of the Development Code with the exception of the depth of street frontage landscape buffers. We have provided a 10' landscape buffer along Decatur and Mayflower where 15' is required per the Development Code for a C-2 zone. No landscape currently exists. The proposed buffer will contain the required street trees with additional shrubs to negate the reduced depth. We are requesting a Waiver for Reduction of Landscape along the street frontages due to the limited depth and width of the parcel, 150' in each direction, for a total site area of about 22,448 SF, and the presence of a Utility Easement that enters the parcel from the east and extends approx. 42' into the pad. Our typical Taco Bell pad is approx. 28,000 to 30,000 SF. to fit a standard size Taco Bell building with an 8 to 10 car stack drive-thru. The building we are proposing is the smallest store available for use by YUM Brands! Corporation and will fit just shy of the Utility Easement and allow for the drive-thru lane to wrap around the building as needed for stacking and departure of the drive-thru. The site dimensions from east to west are as follows: 2' asphalt, 6' planter, 13' D/T lane, 21' to back of building for lane radius, 70' for building, 15' for lane radius, 13' D/T lane and 10' landscape buffer at ROW. This is the absolute minimum site depth that can work for our proposed store.

Our proposed landscape buffer along Decatur will align with the existing buffer of the Walgreens within the same development, providing a consistent appearance. Landscape planter islands throughout the parking area and overall percentage of landscape coverage will be provided per the UDC.

The proposed use complies with the current approved and adjacent property uses, which are commercial, C-2.

With the exceptions noted above, the proposed facility complies with the provisions of the Development Code provided by the City of Las Vegas.

The proposed facility will not impose any new use impacts to the adjacent properties and neighborhood in general. This includes architectural aesthetics. This development will enhance the street landscape and site development.

Public Safety, transportation and utility services will be able to access and serve the proposed facility's property.

Maintenance of subject property and accompanying utilities/infrastructure will be assured.

The natural environment surrounding the proposed facility will not be compromised in any fashion. Any potential conflicts would be mitigated. The proposed facility will not exceed the capacity of public services, which cannot be mitigated.

SDR-43960

458 West 15th Avenue, Spokane, WA 99203 P(509) 363-0240 F(509) 363-0241
LABARarch@aol.com

In general, we request approval base on the above information and drawings provided.

If you have any questions or require further information regarding this request letter, please do not hesitate to contact me.

Regards,

Ronald D. LaBar, AIA
LABAR architecture, inc.

**SDR-43960**

458 West 15th Avenue, Spokane, WA 99203 P(509) 363-0240 F(509) 363-0241
LABARarch@aol.com

City of Las Vegas Agenda Item No.: **45.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE - For possible action on a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), C-2 (General Commercial) Zone , Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43961 APN: 163-03-806-012, and 013

Name of Property Owner: Danielle Realty / Centennial Azure

Name of Applicant: John Staluppi, Jr.

Name of Representative: Michael J. Bellon

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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: _____

Print Name: John Staluppi, Jr.

Subscribed and sworn before me

This 21 day of Nov., 20 11

Sharon H. Mangaccat

Notary Public in and for said County and State Clark Nevada

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NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHARON H. MANGACCAT
Appt. No. 03-80822-1
My Appt. Expires Feb. 10, 2015

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 7000 West Sahara Avenue, Las Vegas, NV

**Project Name** Planet Mazda **Proposed Use** Automobile Sales

**Assessor's Parcel #(s)** 163-03-806-012, and 013 **Ward #** 1-Tarkanian

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

**Commercial Square Footage** 154,638 **Floor Area Ratio** _____

**Gross Acres** 3.55 **Lots/Units** 2 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Danielle Realty/Centennial Azure **Contact** Michael Bellon

**Address** 5850 Centennial Center Blvd. **Phone:** (702) 876-8000 **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** John Staluppi, Jr. **Contact** Michael Bellon

**Address** 5850 Centennial Center Blvd. **Phone:** (702) 876-8000 **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** Elysium Enterprises, Inc. **Contact** Michael Bellon

**Address** 1408 Saintsbury Drive **Phone:** (702) 501-6392 **Fax:** (702) 243-7788

**City** Las Vegas **State** NV **Zip** 89144

**E-mail Address** elysium_mb@hotmail.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** John Staluppi, Jr.

Subscribed and sworn before me

This 21 day of Nov., 20 11.

Sharon H. Mangaccat

Clark Nevada

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHARON H. MANGACCAT
Appt. No. 03-80822-1
My Appt. Expires Feb. 10, 2015

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-43961 |
| **Meeting Date:** | 1/10/12 |
| **Total Fee:** | 1030 |
| **Date Received:*** | 11/22/11 |
| **Received By:** | Romeo |

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*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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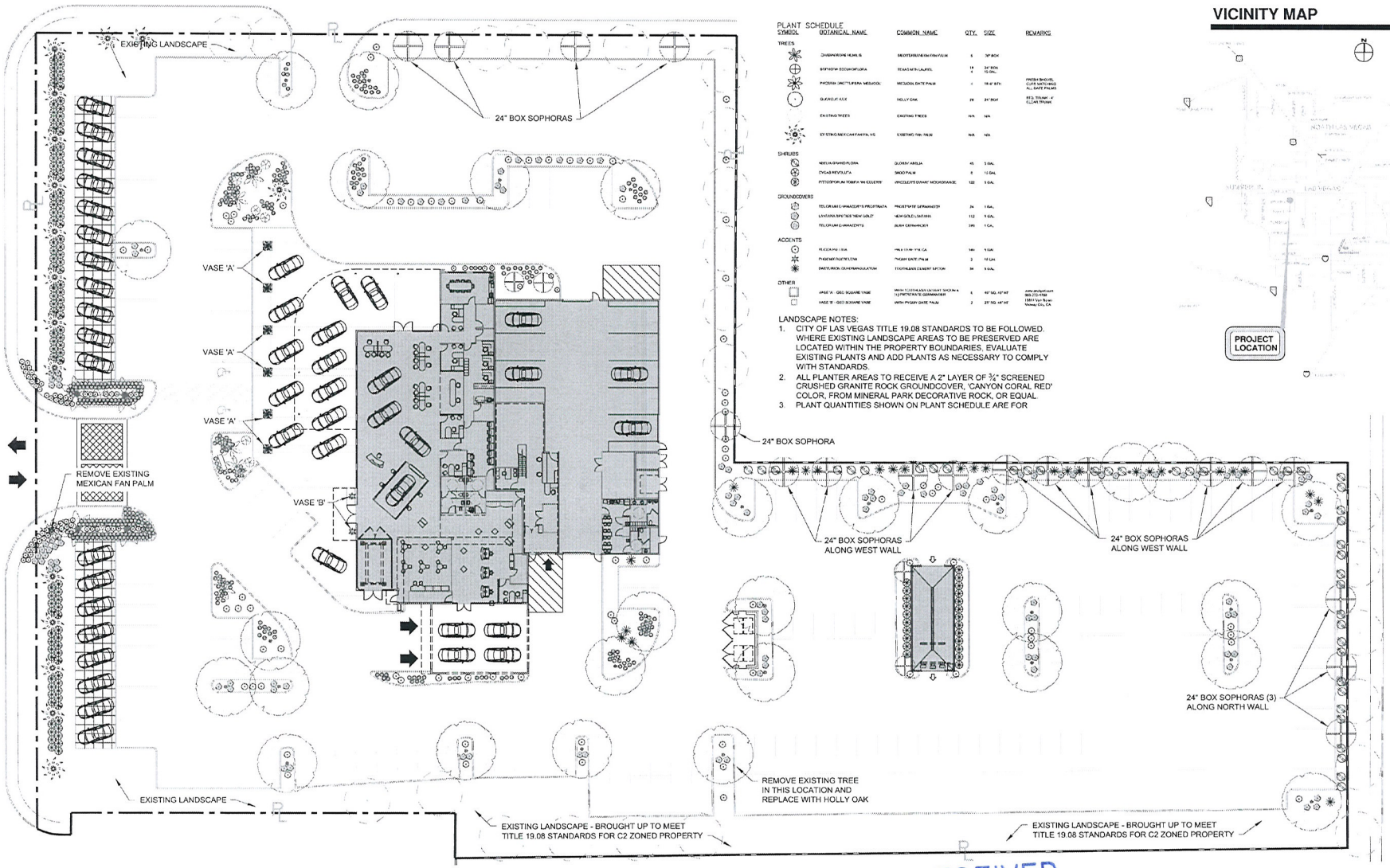


PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS |
|---|---|---|---|---|---|
| TREES | | | | | |
| | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM | 5 | 36" BOX | |
| | SOPHORA SECUNDIFLORA | TEXAS MTN. LAUREL | 19<br>4 | 24" BOX<br>15 GAL. | |
| | PHOENIX DACTYLIFERA 'MEDJOOL' | MEDJOOL DATE PALM | 4 | 16'-0" BTH. | FRESH SHOVEL CUT MATCHING ALL DATE PALMS |
| | QUERCUS ILEX | HOLLY OAK | 28 | 24" BOX | STD. TRUNK - 4' CLEAR TRUNK |
| | EXISTING TREES | EXISTING TREES | N/A | N/A | |
| | EX. STRONG MEXICAN FAN PALM, TYP. | EXISTING FAN PALM | N/A | N/A | |
| SHRUBS | | | | | |
| | NERIUM GRAND FLORA | GLORIOSA OLEANDER | 45 | 5 GAL. | |
| | CYCAS REVOLUTA | SAGO PALM | 8 | 15 GAL. | |
| | PITTOSPORUM TOBIRA 'WHEELERS' | WHEELER'S DWARF MOCKORANGE | 102 | 5 GAL. | |
| GROUNDCOVERS | | | | | |
| | TELORUM C-WHANGHYS PROSTRATA | PROSTRATE GERMANDER | 24 | 1 GAL. | |
| | LANTANA SPECIES 'NEW GOLD' | NEW GOLD LANTANA | 112 | 1 GAL. | |
| | TELORUM CHAMAEDRYS | BUSH GERMANDER | 336 | 1 GAL. | |
| ACCENTS | | | | | |
| | YUCCA RIGIDA | BLUE YUCCA | 140 | 5 GAL. | |
| | PHOENIX ROEBELENII | PYGMY DATE PALM | 2 | 15 GAL. | |
| | DASYLIRION QUADRANGULATUM | TOOTHLESS DESERT SPOON | 34 | 5 GAL. | |
| OTHER | | | | | |
| | VASE 'A' - GEO SQUARE VASE | WITH TOOTHLESS DESERT SPOON & 12" PRUNETANA ST. GERMANDER | 5 | 40" SQ. 40" HT. | www.shopforpots.com (800) 213-1184 13891 Slover Ave. Fontana, CA |
| | VASE 'B' - GEO SQUARE VASE | WITH PYGMY DATE PALM | 2 | 25" SQ. 48" HT. | |

LANDSCAPE NOTES:

1. CITY OF LAS VEGAS TITLE 19.08 STANDARDS TO BE FOLLOWED. WHERE EXISTING LANDSCAPE AREAS TO BE PRESERVED ARE LOCATED WITHIN THE PROPERTY BOUNDARIES, EVALUATE EXISTING PLANTS AND ADD PLANTS AS NECESSARY TO COMPLY WITH STANDARDS.
2. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF ¾" SCREENED CRUSHED GRANITE ROCK GROUNDCOVER, 'CANYON CORAL RED' COLOR, FROM MINERAL PARK DECORATIVE ROCK, OR EQUAL.
3. PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR

## VICINITY MAP




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

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Date: 11/18/2011
Project No: 2011-121
Scale: 1" = 20'-0"

NORTH

0 15 30 60 90

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

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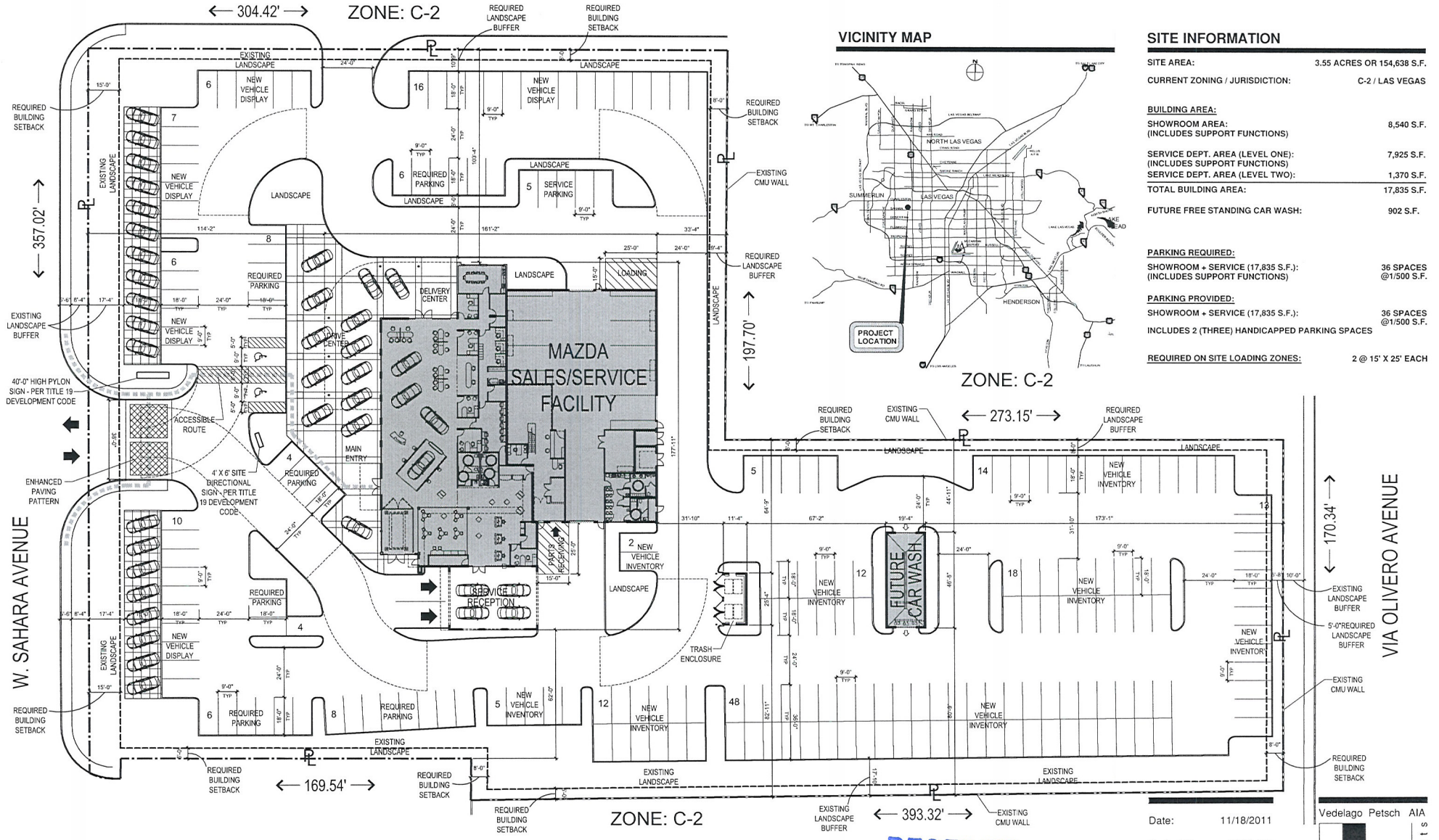
# PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LANDSCAPE PLAN

SDR-43961




## VICINITY MAP




## SITE INFORMATION

| | |
|---|---|
| SITE AREA: | 3.55 ACRES OR 154,638 S.F. |
| CURRENT ZONING / JURISDICTION: | C-2 / LAS VEGAS |
| **BUILDING AREA:** | |
| SHOWROOM AREA: (INCLUDES SUPPORT FUNCTIONS) | 8,540 S.F. |
| SERVICE DEPT. AREA (LEVEL ONE): (INCLUDES SUPPORT FUNCTIONS) | 7,925 S.F. |
| SERVICE DEPT. AREA (LEVEL TWO): | 1,370 S.F. |
| TOTAL BUILDING AREA: | 17,835 S.F. |
| FUTURE FREE STANDING CAR WASH: | 902 S.F. |
| **PARKING REQUIRED:** | |
| SHOWROOM + SERVICE (17,835 S.F.): (INCLUDES SUPPORT FUNCTIONS) | 36 SPACES @1/500 S.F. |
| **PARKING PROVIDED:** | |
| SHOWROOM + SERVICE (17,835 S.F.): | 36 SPACES @1/500 S.F. |
| INCLUDES 2 (THREE) HANDICAPPED PARKING SPACES | |
| **REQUIRED ON SITE LOADING ZONES:** | 2 @ 15' X 25' EACH |

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NORTH

Scale: 1" = 20'-0"

0 15 30 60 90

Date: 11/18/2011

Project No: 2011-121

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

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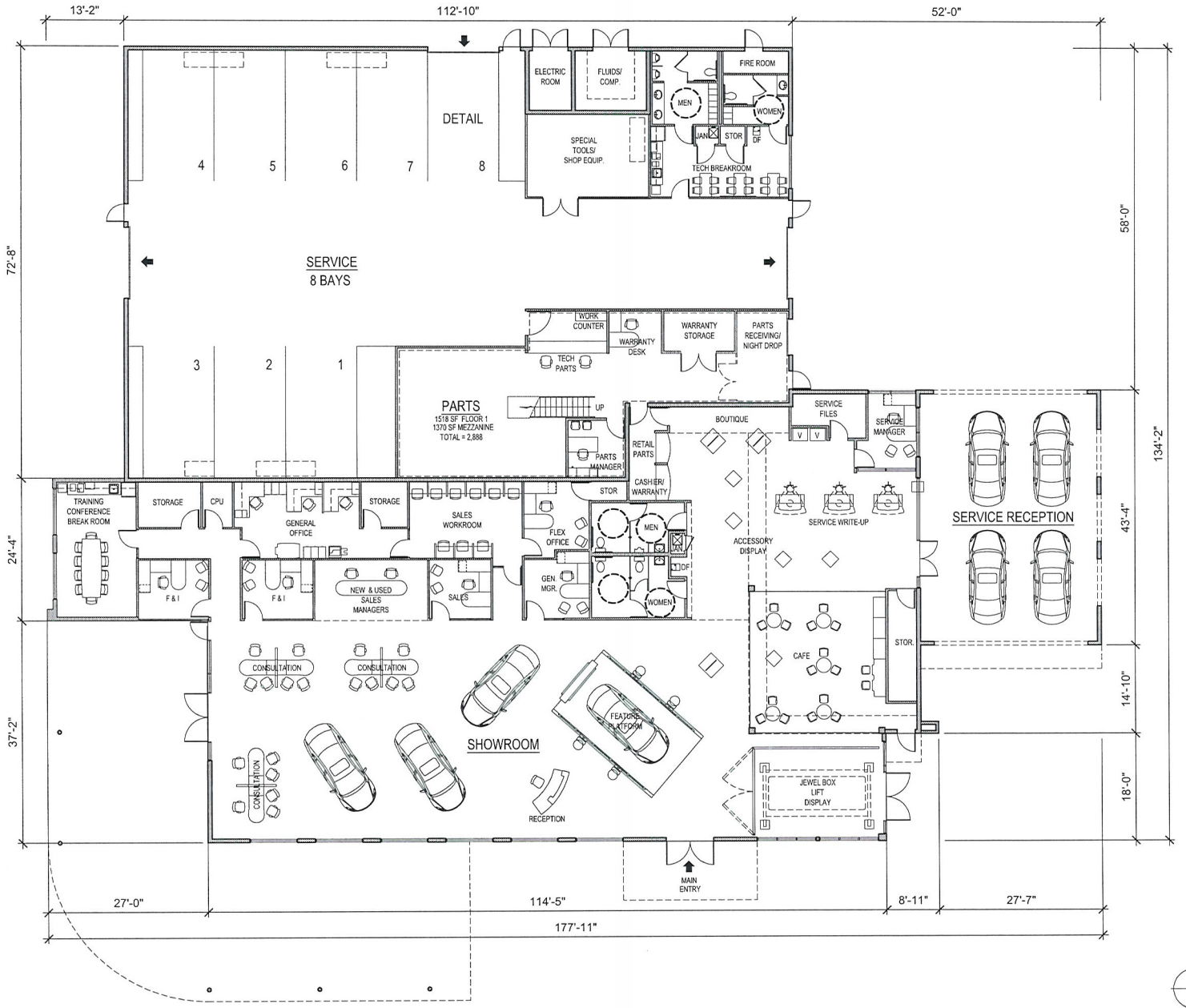
# PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

SITE PLAN

# SDR-43961




## BUILDING INFORMATION

| | |
|---|---|
| SHOWROOM AREA: (INCLUDES SUPPORT FUNCTIONS) | 8,540 S.F. |
| SERVICE DEPT. AREA: (INCLUDES SUPPORT FUNCTIONS) | 6,407 S.F. |
| PARTS WAREHOUSE - LEVEL ONE: | 1,518 S.F. |
| TOTAL LEVEL ONE BUILDING AREA: | 16,465 S.F. |

**OCCUPANCY**

| | |
|---|---|
| SHOWROOM (8,540 S.F.) | B |
| MAXIMUM OCCUPANCY (1/100 S.F.): PER 2009 IBC TABLE 1004.1.1 | 86 OCCUPANTS |
| SERVICE DEPT. (6,407 S.F.) | S-1 |
| MAXIMUM OCCUPANCY (1/200 S.F.): PER 2009 IBC TABLE 1004.1.1 | 32 OCCUPANTS |
| PARTS WAREHOUSE (1,518 S.F.): | S-2 |
| MAXIMUM OCCUPANCY (1/500 S.F.): PER 2009 IBC TABLE 1004.1.1 | 4 OCCUPANTS |
| LEVEL ONE TOTAL OCCUPANT LOAD: | 122 OCCUPANTS |

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NORTH

# PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LEVEL ONE

FLOOR PLAN

Date: 11/18/2011

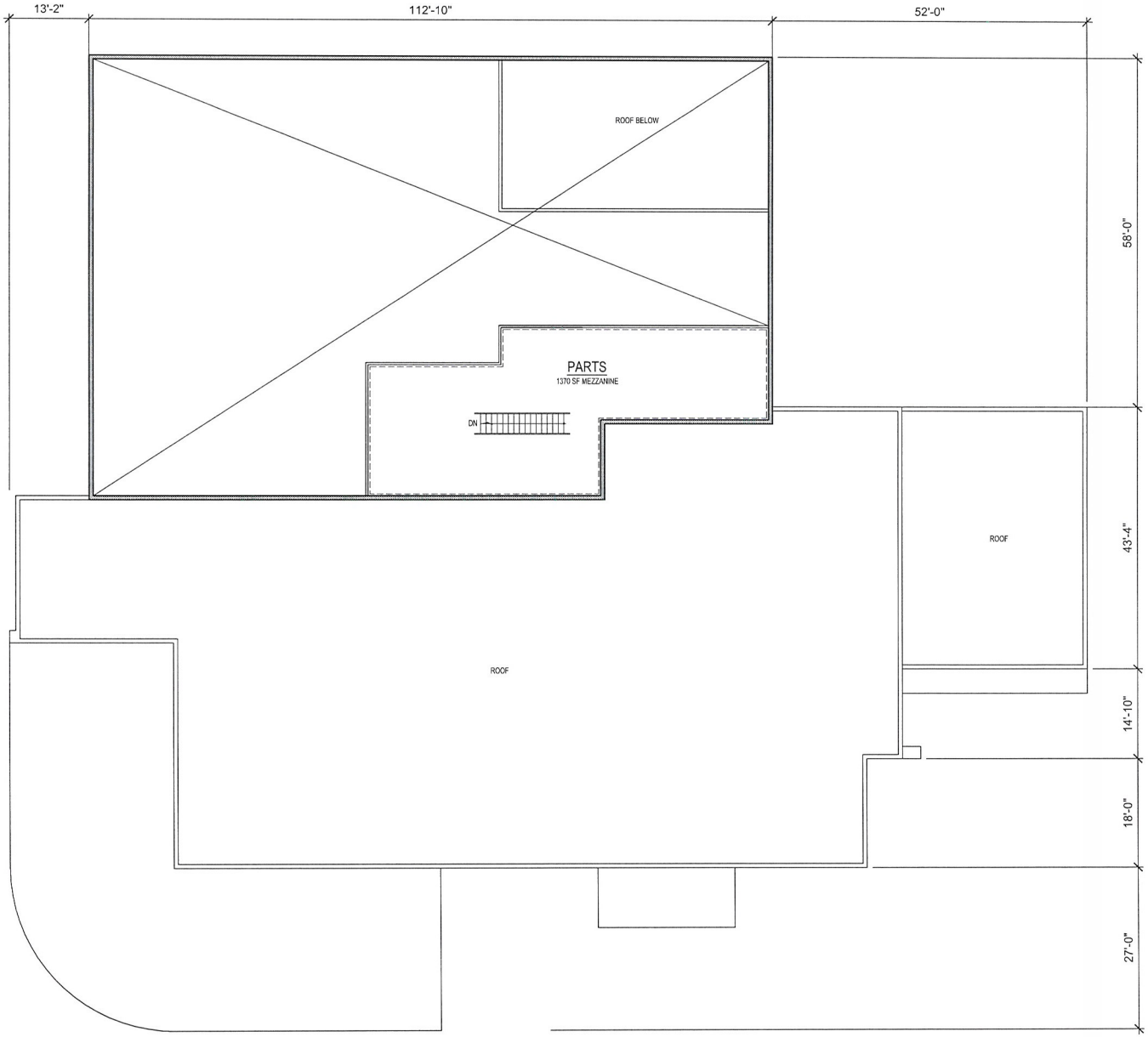
Project No: 2011-121

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

Vedelago Petsch AIA
architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

COPYRIGHT 2011, Vedelago Petsch Architects

SDR-43961




## BUILDING INFORMATION

| | |
|---|---|
| PARTS WAREHOUSE - LEVEL TWO: | 1,370 S.F. |
| OCCUPANCY | |
| PARTS WAREHOUSE (1,370 S.F.) | S-2 |
| MAXIMUM OCCUPANCY (1/500 S.F.): PER 2009 IBC TABLE 1004.1.1 | 3 OCCUPANTS |

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NORTH

Date: 11/18/2011

Project No: 2011-121

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

0 4 8 16 24

Vedelago Petsch AIA
architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

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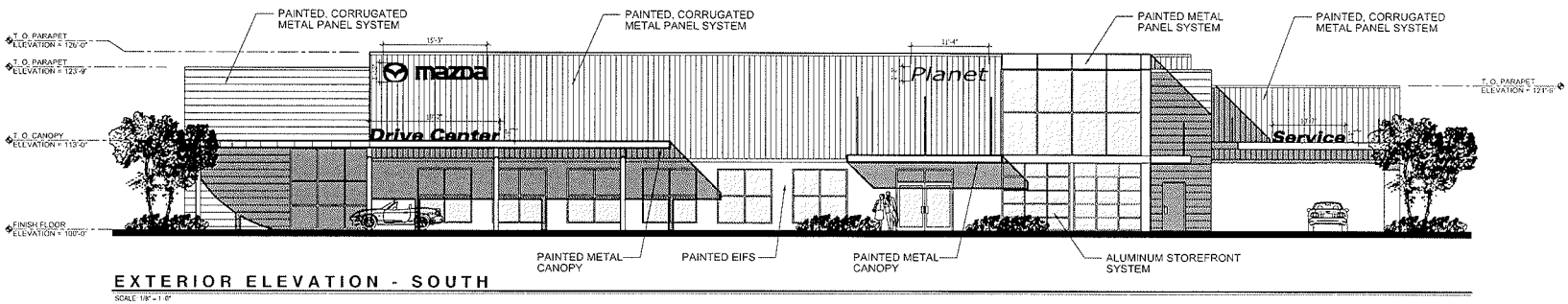
# PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LEVEL TWO

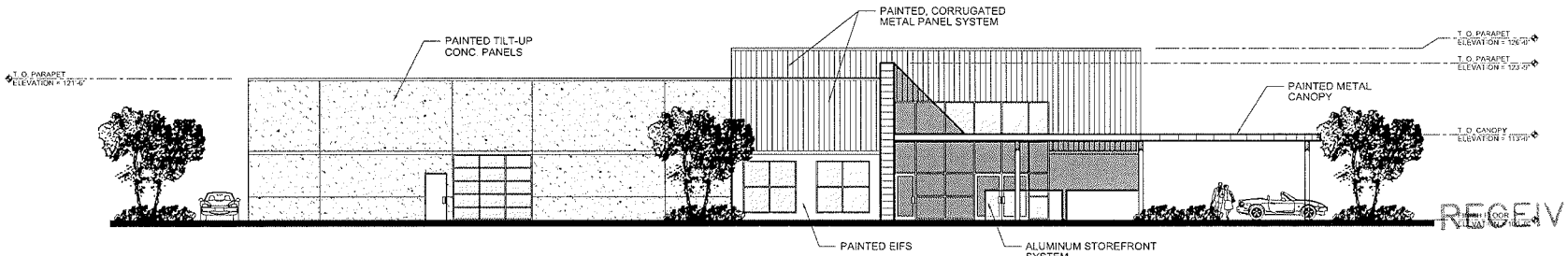
FLOOR PLAN

SDR-43961




EXTERIOR ELEVATION - SOUTH

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




EXTERIOR ELEVATION - WEST

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

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# PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

EXTERIOR ELEVATIONS

Date: 11/18/2011

Project No: 2011-121

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

0 4 8 16 24

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

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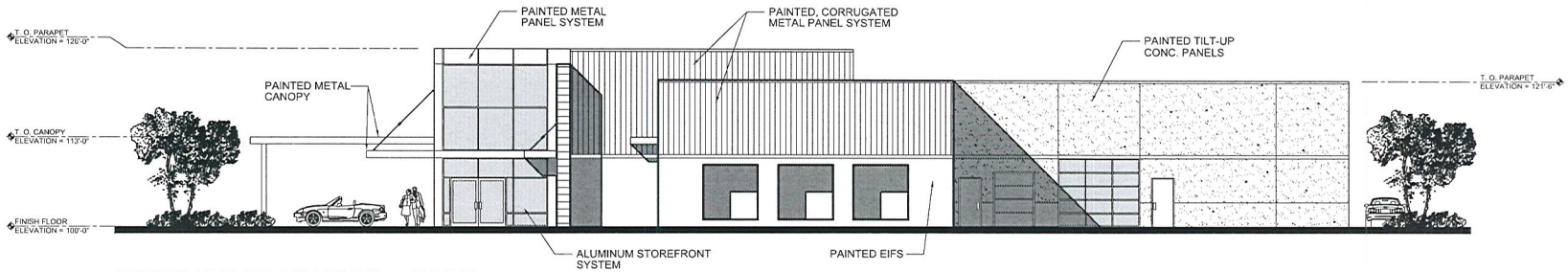
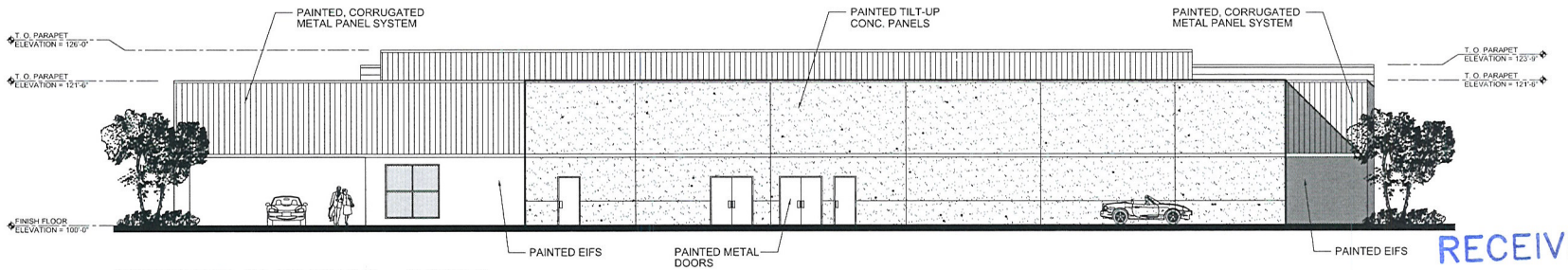



EXTERIOR ELEVATION - EAST

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




EXTERIOR ELEVATION - NORTH

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

RECEIVED
NOV 22 2011

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WEST SAHARA AVE. - LAS VEGAS, NV

EXTERIOR ELEVATIONS

Date: 11/18/2011

Project No: 2011-121

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Fax (702)-951-0302

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SDR-43961

Elysium Enterprises

*1408 Saintsbury Drive*
*Las Vegas, Nevada 89144*

# JUSTIFICATION LETTER

The following is a brief explanation justifying the request for a Site Development Review and detailing the intended use of the property. This request is being submitted in order to seek permission to construct a new Mazda franchised automobile sales and service facility to be built on APN 163-03-806-013, adjacent to 7000 West Sahara Avenue. The property in question is currently zoned C-2 (General Commercial) and is presently in use as a part of the existing Acura of Las Vegas franchised automobile sales and service facility. Of the slightly more than 8 acres that are currently in use by the Acura facility, some 3.5 acres will be separated for the new Mazda facility.

The new Mazda dealership will be owned and operated by Mr. John Staluppi Jr. Mr. Staluppi currently owns and operates not only the Acura dealership, but also Planet Nissan, Henderson Nissan, Centennial Buick-GMC and Centennial Mazda as well. The new Mazda dealership will create more than 100 construction related jobs and approximately 40 new permanent jobs. The facility will be open for business for service from 7am until 6pm, and for sales from 8am until 9pm Monday through Saturday. The business will be closed on Sundays in accordance with Nevada law. It will be necessary for Mr. Staluppi to acquire both State and City Business Licenses, and also a DMV&PS Dealers License.

We feel justified in making the request to build this facility at this location because there are auto dealerships adjacent to proposed facility on both sides of this site. The general area of West Sahara Avenue has 7 other auto dealerships practically all in a row. Desert BMW, the proposed Mazda site, Acura of Las Vegas, a vacant Courtesy dealership, Planet Hyundai, Gaudin Jaguar-Porsche and Fletcher Jones Mercedes-Benz are all located next to each other in this area of West Sahara Avenue and therefore is most compatible with the adjacent business.

The project meets and supports all existing planned uses for the area and currently seeks no waivers or variances of any kind. As mentioned earlier, the site is currently in use as part of the existing Acura dealership and has maintained a strong and positive working relationship with both City Officials and the surrounding neighbors alike.

Thank you for your time and consideration. Should you have any questions or require additional information, please don't hesitate to contact me.

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Respectfully,

Michael J. Bellon
President Elysium Enterprises - As Owners Representative

**SDR-43961**

PHONE: (702) 243-7677.....FAX: (702) 243-7788

City of Las Vegas Agenda Item No.: **46.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

**SUBJECT:**
SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND AN EIGHT STORY PARKING GARAGE on 0.92 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 02/15/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43975 APN: 139-34-710-001,139-34-310-061-63,139-34-2

Name of Property Owner: Steve Biagiotti

Name of Applicant: Steve Biagiotti

Name of Representative: Moriah Curran

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: Steve Biagiotti

Subscribed and sworn before me

This 17th day of November, 2011

_____

Notary Public in and for said County and State

MORIAH CURRAN
Notary Public State of Nevada
No. 07-2374-1
My Appt. Exp. February 27, 2015

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Las Vegas ICE, LLC By SDA, Inc.

**Project Address (Location)** 501 Las Vegas Blvd

**Project Name** Federal Justice Tower **Proposed Use** _____

**Assessor's Parcel #(s)** 139-34-710-001,139-34-310-061-63,139 **Ward #** 3- Coffin

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

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

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

**Additional Information** Downtown Centennial Plan, DDRC overlay, LV Redevelopment Plan,

**PROPERTY OWNER** Las Vegas Ice, LLC by SDA Inc **Contact** Steve Biagiotti

**Address** 5655 S. Yosemite St. Suite #301 **Phone:** (303) 220-0500 **Fax:** (303) 220-0596

**City** Greenwood Village **State** CO **Zip** 80111

**E-mail Address** _____

**APPLICANT** SAME AS PROPERTY OWNER **Contact** _____

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

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

**E-mail Address** _____

**REPRESENTATIVE** SR Construction **Contact** Moriah Curran

**Address** 3579 Red Rock Street **Phone:** (702) 278-0072 **Fax:** (702) 258-6326

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** mcurran@srbuilt-usa.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** Steve Biagiotti

Subscribed and sworn before me

This 17th day of November, 20 11

MORIAH CURRAN
Notary Public State of Nevada
No. 07-2374-1
My Appt. Exp. February 27, 2015

_____

Notary Public in and for said County and State

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NOV 23 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-43975 |
| Meeting Date: | 01/10/12 |
| Total Fee: | $1030.00 |
| Date Received:* | 11/23/11 |
| 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.

Book I Page 51

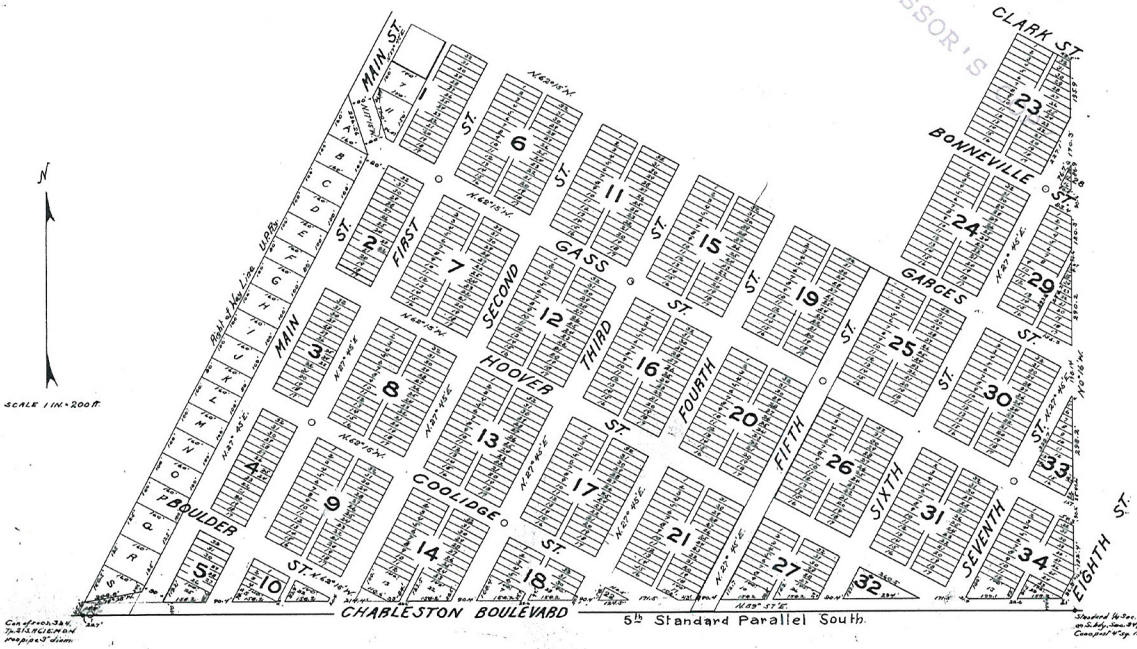
# SOUTH ADDITION

TO THE

# CITY OF LAS VEGAS,

CLARK COUNTY, NEVADA.

LEGEND:
All streets are 80 feet wide and all alleys 20 feet wide.
All blocks are 300 by 400 feet and all lots 25 by 140 feet unless otherwise indicated.
○ Concrete monument 6 ins. diam. 12 ins. long set 6 ins. below the surface of the ground with a metal plug at the exact intersection of the center line of the Street.




BOOK I. PAGE 51

I, J. F. HESSE, do hereby certify that this plat is a true and accurate map of the land surveyed by me and laid out into blocks, lots, streets, alleys and public places at the instance of FIRST STATE BANK OF LAS VEGAS, NEVADA, INCORPORATED; that the location of said Blocks, lots, streets, alleys and public places have been definitely established and perpetuated in strict accordance with the law as shown hereon; that the blocks, lots and public places shown hereon are situate wholly within that certain parcel of ground, described as follows, to wit:

That certain piece or parcel of land, being that portion of the SW¼ of Sec. 34, and the E½ of the SE¼ of Section 33, T. 20 S.R. 61 E. M.D.B.&M.; in the City of Las Vegas, Clark County, Nevada, and more particularly described as follows:

Beginning at the Southwest corner of Main and Garces Streets in the City of Las Vegas, Clark County, Nevada; thence southwesterly along the westerly side of Main Street produced to the intersection of the Fifth Standard Parallel (Township line between Tps. 20 and 21 S.); thence Easterly along said Township line to the North and South Centerline of said Section 34; thence north along said north and south centerline to the intersection with the South side of Clark Street produced; thence westerly along the south side of Clark Street produced to the East side of Fifth Street; thence southerly along the east side of Fifth Street to the south east corner of Fifth and Garces Streets; thence westerly along the south side of Garces Street to the place of beginning;

Expressly excepting and excluding therefrom, a parcel of land described as follows: Commencing at the point of intersection of the Southerly line of Garces Street, with the southerly prolongation of the easterly line of Main Street, as shown on the plat of Clark's Las Vegas Townsite; thence Southerly following said southerly prolongation of the easterly line of Main Street, a distance of 150 feet; thence easterly parallel with and distant 150 feet from the Southerly line of Garces Street for a distance of 140 feet; thence northerly parallel with and distant 140 feet easterly from said southerly prolongation of the easterly line of Main Street for a distance of 150 feet to the southerly line of Garces Street; thence westerly along the southerly line of Garces Street to the point of beginning. Also expressly excepting and excluding therefrom a strip of land 80 feet wide, being 40 feet on each side measured at right angles from the following described centerline:

Beginning at the point of intersection of the Center line of Fifth Street with the southwesterly line of Garces Street said point being West 653.7 feet, more or less from a point on the Easterly line of the Southwest quarter of said Section 34, said last named point being 1205.5 feet northerly from the South east corner of said southwest quarter of Section 34; thence S. 27° 45' W. 1364.0 feet, more or less to a point on the Southerly line of said Section 34, said point being 1288.0 feet westerly from said southeast corner of southwest quarter of Sec. 34.

That the survey was completed on the 31st day of July 1926.

J. F. Hesse
Surveyor

First State Bank of Las Vegas, Nevada, Incorporated, does hereby certify that it is the owner of the property subdivided as shown by this plat and known as SOUTH ADDITION TO THE CITY OF LAS VEGAS; that it dedicates for public use the streets and alleys shown thereon and also Block 22 shown thereon for the use of the public school system of the District in which it is located.

FIRST STATE BANK OF LAS VEGAS, NEVADA, INCORPORATED.

By [signature]
its Vice President

Attest: [signature]
Secretary.

STATE OF NEVADA

COUNTY OF CLARK --SS--

On this 5th day of August 1926, personally appeared before me, a Notary Public in and for the County of Clark, State of Nevada, C. S. Wengert, known to me to be the Secretary of the Corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that said corporation executed said instrument freely and voluntarily and for the uses and purposes therein mentioned.

[signature]
Notary Public

APPROVED by the Board of City Commissioners of the City of Las Vegas, Clark County, Nevada, at its regular meeting held August 5, 1926.

[signature]
Mayor Pro Tem.

Attest: Florence S. Doherty
Clerk.

No. 24840
Filed and Recorded at Request of First State Bank
40 1 51 11 A.M. Plats
Fee $5.00 Conformed SRV

ASSESSOR'S

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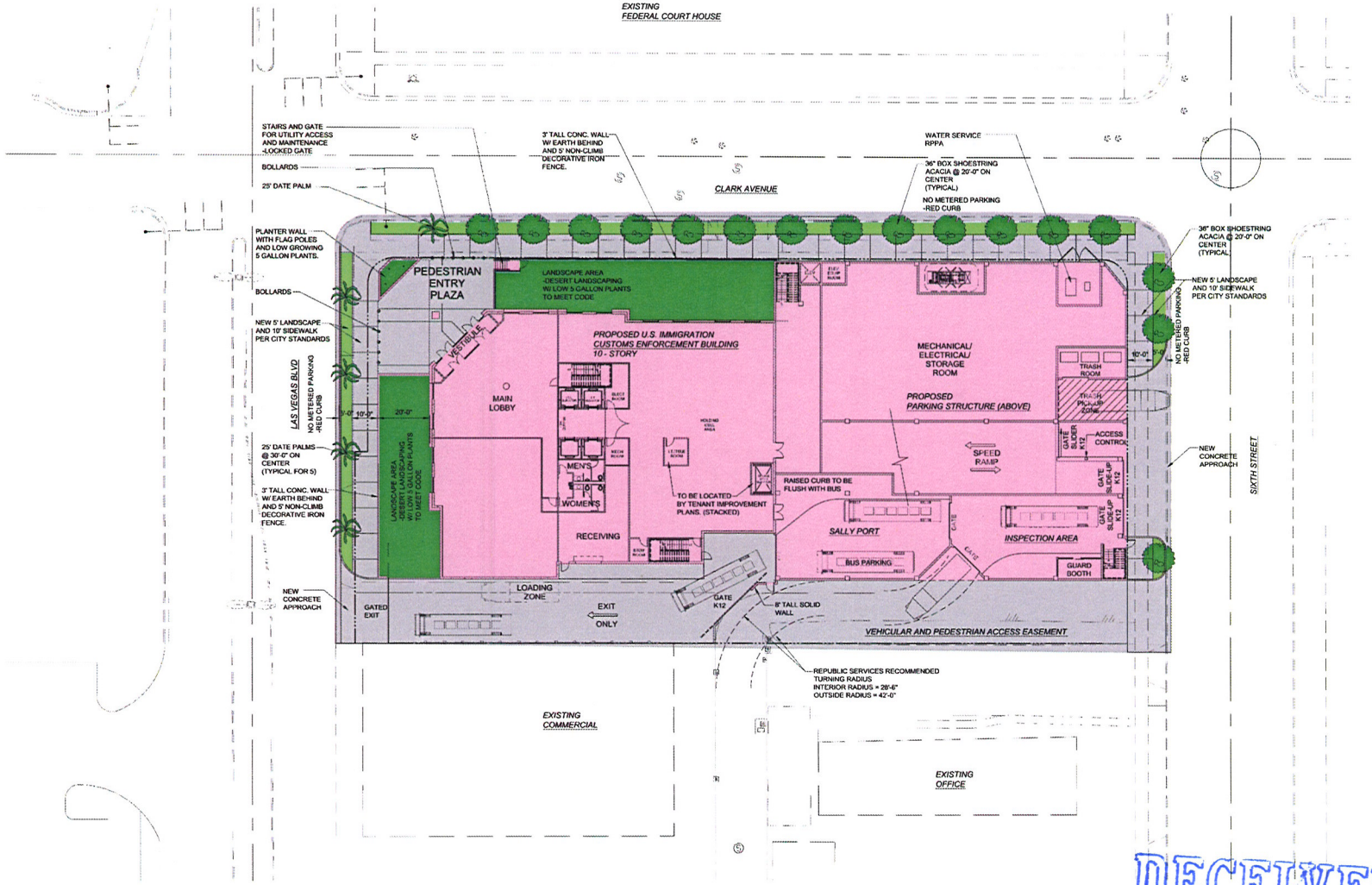
SDR-43975

Book I Page 51




PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Key Plan

| Issued For: | Date |
|---|---|
| Review | 10.22.201 |
| Planning | 04.28.201 |
| Planning Resubmittal | 05.11.201 |
| Design Development | 06.24.201 |
| Review | 06.29.201 |
| Review | 07.05.201 |
| Planning Re-Submittal | 07.20.201 |

Drawn BJ
Checked BJ
Approved BJ

SDA INC
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P. (775) 322-2229
F. (775) 220-0596

DESIGN GROUP
801 Las Vegas Blvd Suite 150
Las Vegas, Nevada 89101
P (702) 870-7076
F (702) 258-6326

Project Title

10 STORY OFFICE BUILDING
501 LAS VEGAS BLVD
LAS VEGAS, NV 89101

Sheet Title

Preliminary Site / Landscape Plan

Project Number

210018

Sheet Number

AS1.0

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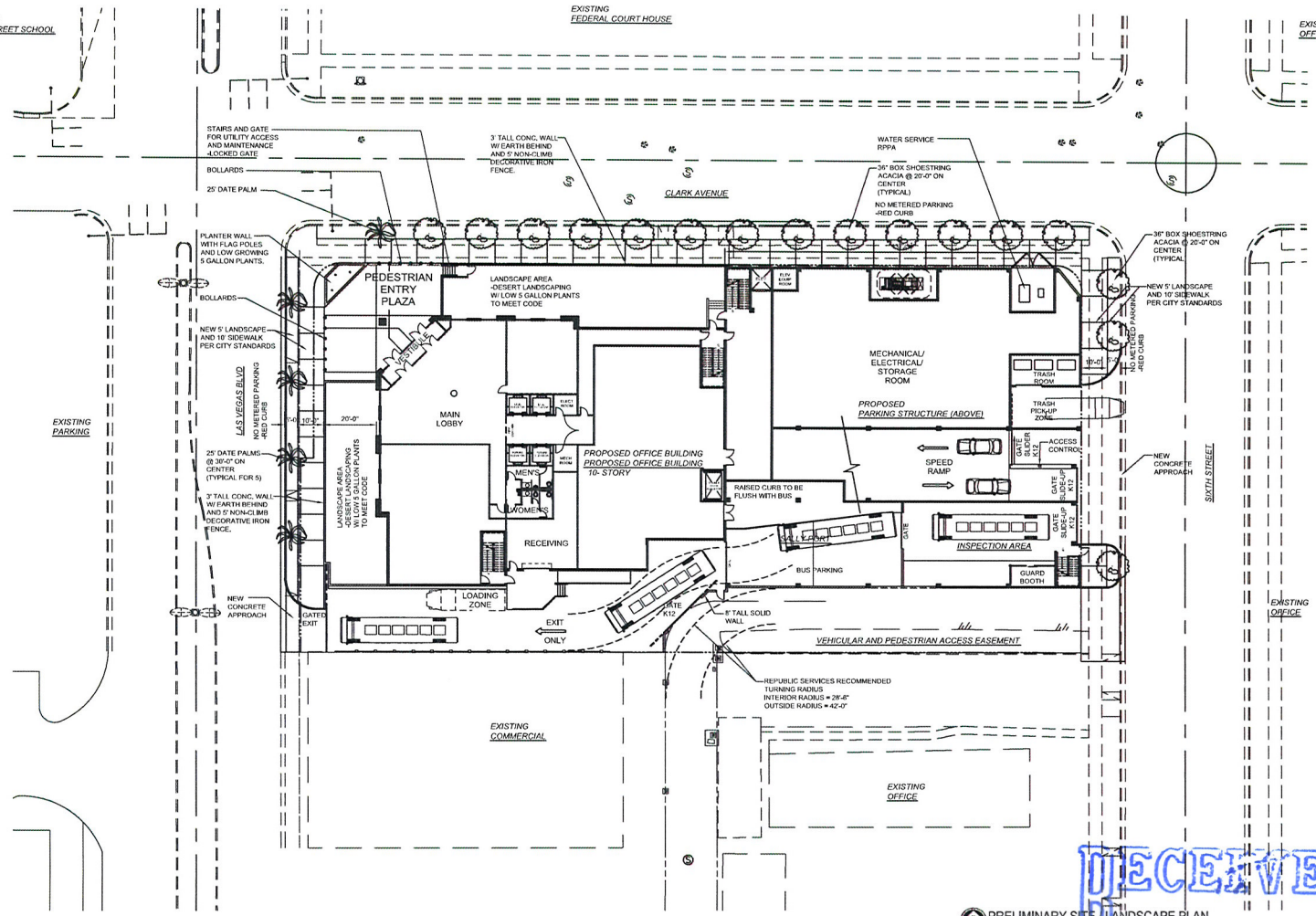
SDR-43975

209010 preliminary site plan progress revised 08.21.2011option2 - REVISED1.dwg / ICE SITE PLAN - 07/19/2011 - 1:53pm - B24.dwg / B24ICE.dwg / 210018ACPLcoast#1.dwg / 210018ACPLcoast#1nobusOR/GINAL SUBMITAL.dwg / 209010APL1cdsAll #1nobusrevised 10.06.10.dwg




PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

| SITE INFORMATION: | |
|---|---|
| JURISDICTION: | CITY OF LAS VEGAS |
| DISTRICT: | REDEVELOPMENT |
| USE: | OFFICE |
| SITE SIZE: | APPROX. 1.03 ACRES (44,680 SF) |
| **BUILDING AREA:** | |
| FIRST FLOOR (OFFICE) | 12,888 S.F. |
| SECOND - FIFTH FLOORS | 12,735 S.F. |
| SIXTH - TENTH | 13,480 S.F. |
| TOTAL BUILDING AREA | 131,228 S.F. |
| PARKING GARAGE FIRST FLOOR: | 16,750 S.F. |
| TOTAL BUILDING FOOTPRINT AREA: | 29,638 S.F. |
| FLOOR AREA RATIO: 29,638 SF / 44,680 SF | 66.0% |
| **PARKING ANALYSIS:** | |
| OFFICE: 1 / 300 = 131,228 / 300 = | 438 SPACES |
| TOTAL REQUIRED PARKING: | 438 SPACES |
| PARKING PROVIDED: | 273 SPACES |
| H.C. SPACES: 201-300 = | 7 REQUIRED<br>7 PROVIDED |

Key Plan

| Issued For: | Date: |
|---|---|
| Review | 10.22.2010 |
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| Planning Resubmittal | 05.11.2011 |
| Design Development | 06.24.2011 |
| Review | 06.29.2011 |
| Review | 07.05.2011 |
| Planning Re-Submittal | 07.20.2011 |
| Preapplication | 11.15.2011 |
| Planning Re-Submittal | 11.21.2011 |
| Drawn | BJG |
| Checked | BJG |
| Approved | BJG |

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F. (775) 220-0596

801 Las Vegas Blvd, South
Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

10 Story Office Building and Parking Structure
501 Las Vegas Blvd. South
Las Vegas, Nevada

Sheet Title

Preliminary Site / Landscape Plan

Project Number

211330

Sheet Number

AS1.0

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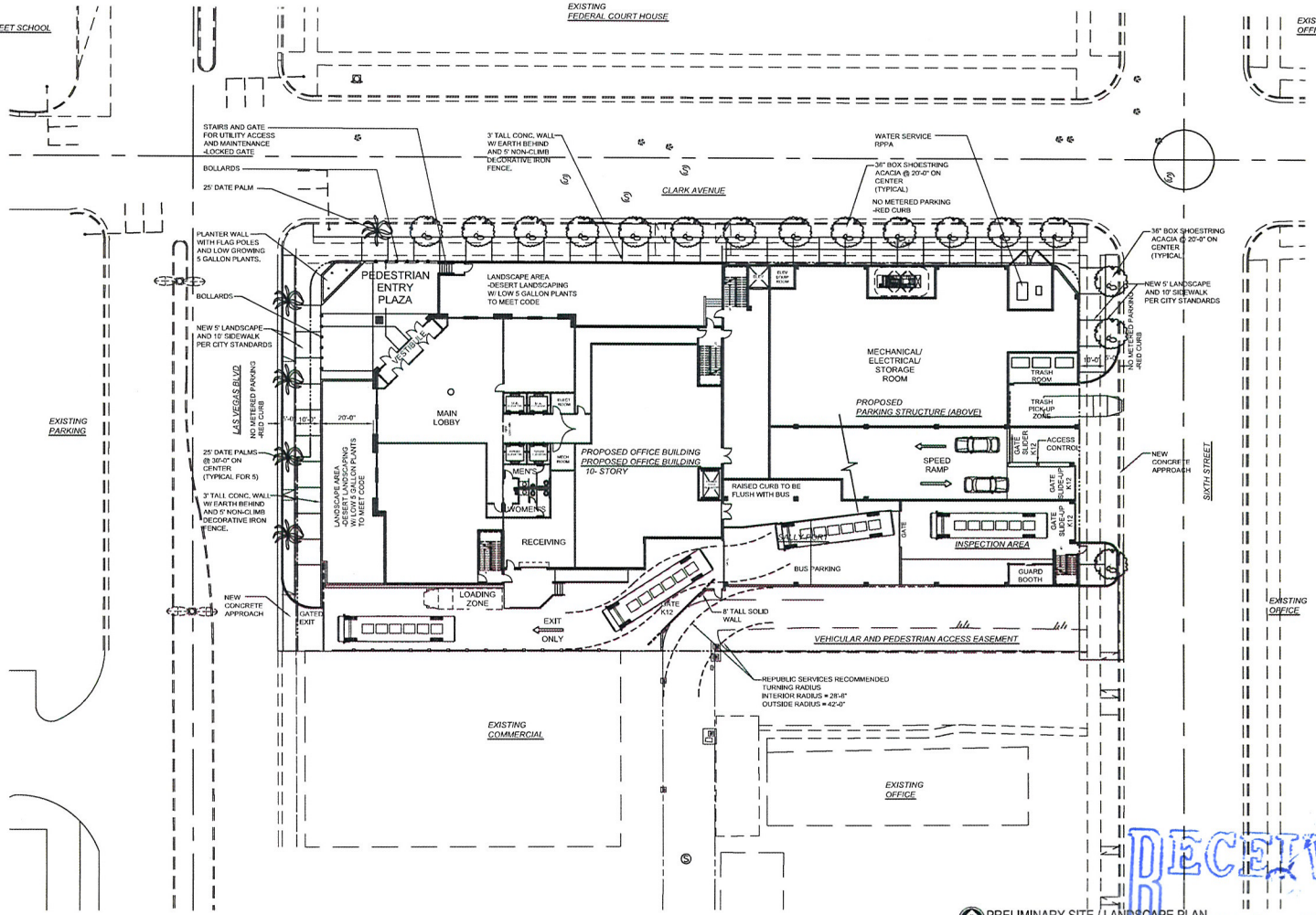
SDR-43975

211330 Design Development 11.08.2011.dwg / ICE SITE PLAN (2) - 11/2/2011 - 11:09am - B24.dwg / B24ICE.dwg / 211011SACPLsite01.dwg / Immigration\Bldgs\2011-07-17-Sec\Sec-East-West\Section-Immigration\Bldgs\Parking\Garage\2011-06-28\Revised\x-ref-East-West\Section.dwg / Immigration\Bldgs\Blend\Sec-East-Immigration\Bldgs\Parking\Garage\2011-07-23-rvt-x-ref-Land.dwg

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801 Las Vegas Blvd, South
Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

10 Story Office Building
and Parking Structure
501 Las Vegas Blvd. South
Las Vegas, Nevada

Sheet Title

Preliminary Site /
Landscape Plan

Project Number

211330

Sheet Number

AS1.0

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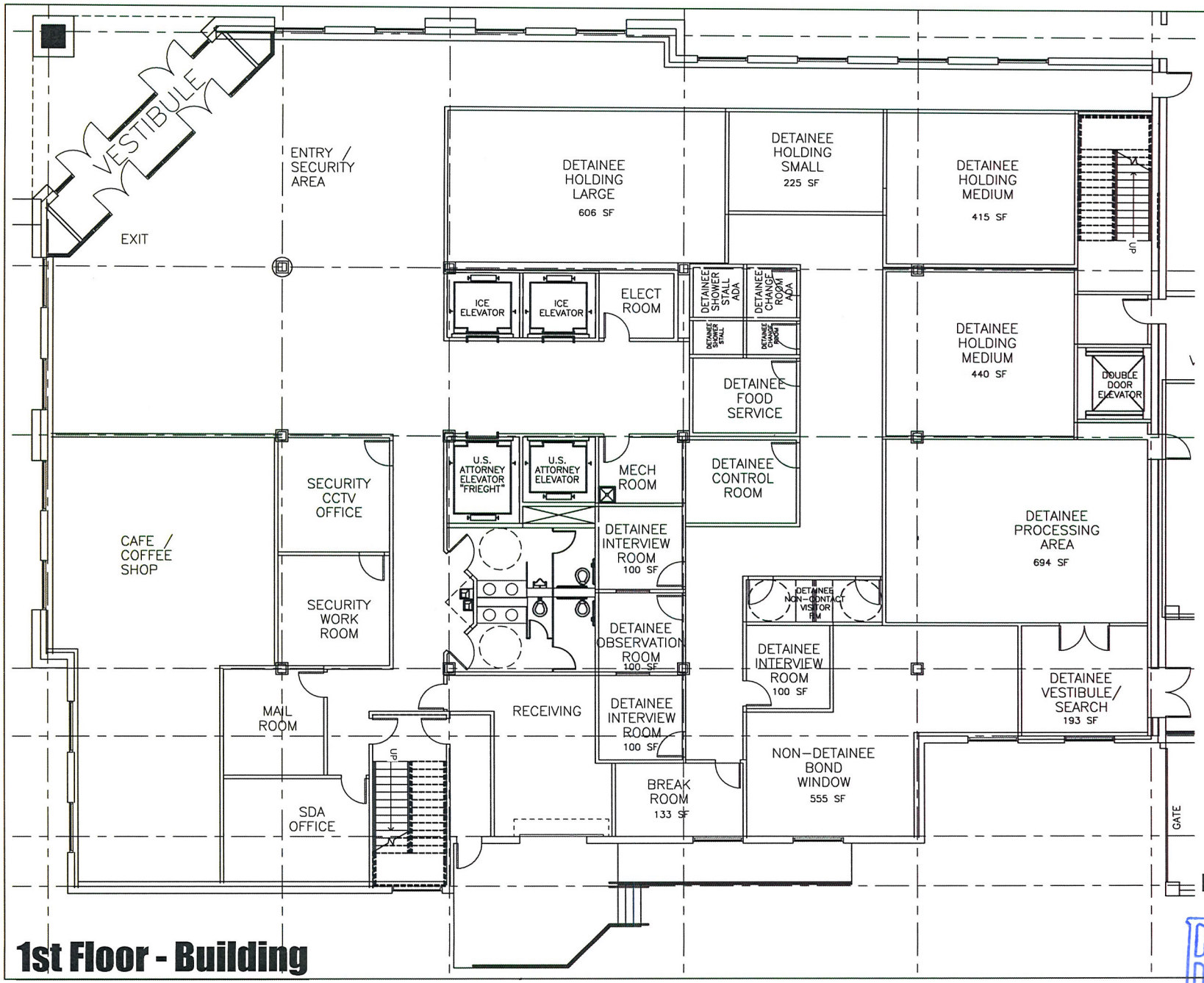
211330 Design Development 11.08.2011.dwg / ICE SITE PLAN (2) - 11/21/2011 - 11:05am - B24.dwg / 211001AACPLbase01.dwg / Immigration Bldg/Parking Garage 2011-07-17-Sec'tion-East-West'section-Immigration Bldg/Parking Garage 2011-06-24-revised-sec'n-East-West'section.dwg / Immigration Bldg/Elevations-East-Immigration Bldg/Parking Garage 2011-07-23-v'n-1-East.dwg




# 1st Floor - Building


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA


## Legend

- 0-00 New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 Wall Type (See Spec.)
- V Floor Type (Vinyl Comp. Tile)
- C Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

**Approved By:**_____
**Title:**_____
Date:_____

## Proposed 1st Fl. Block Plan

10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS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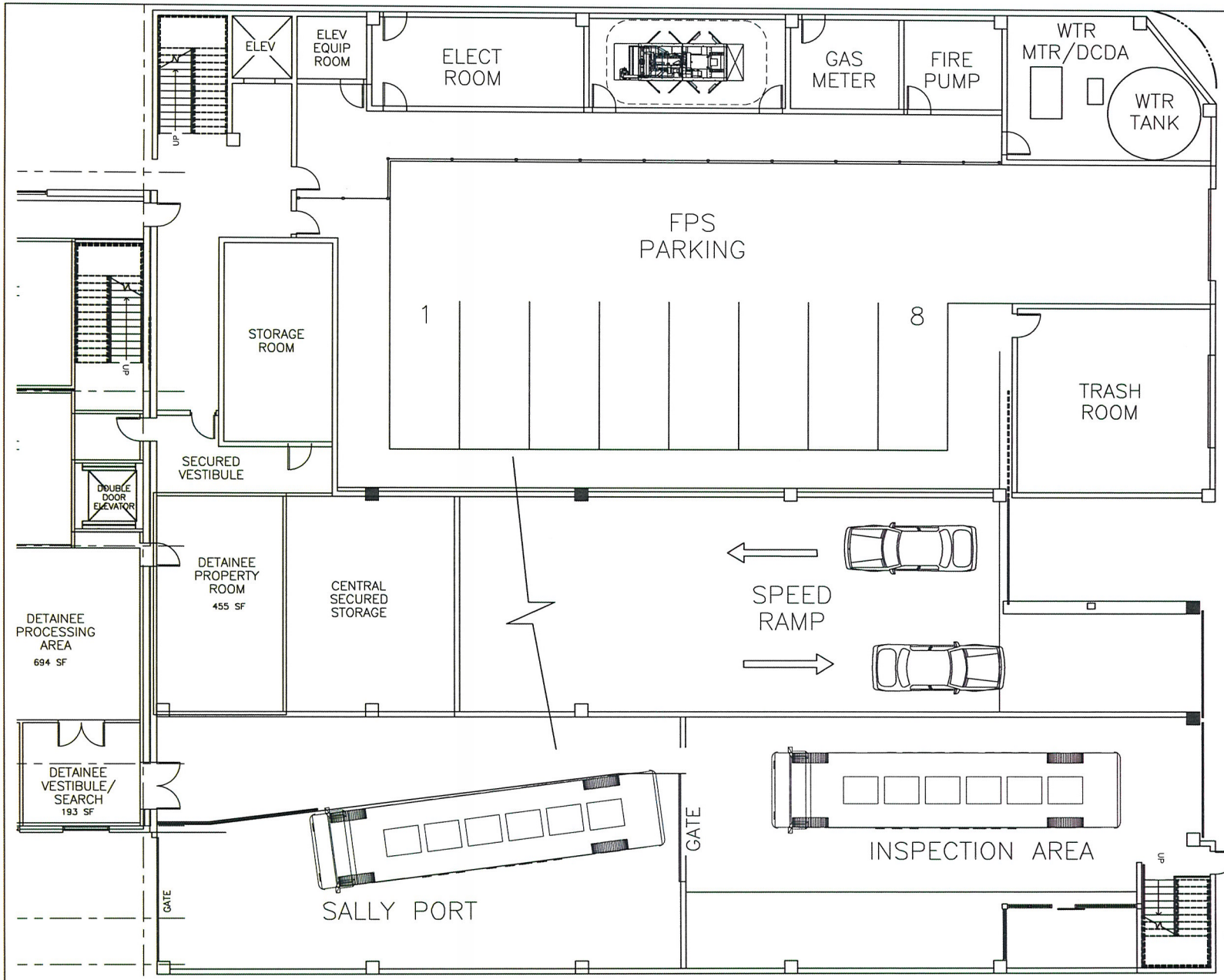
NOV 23 2011


**SDR-43975**




# 1st Floor - Garage


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA


## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

**Approved By:**_____
**Title:**_____
Date:_____

**Proposed 1st Fl. Block Plan**
**10 Story Office Building**
**Las Vegas, NV**
November 15, 2011
Scale: NTS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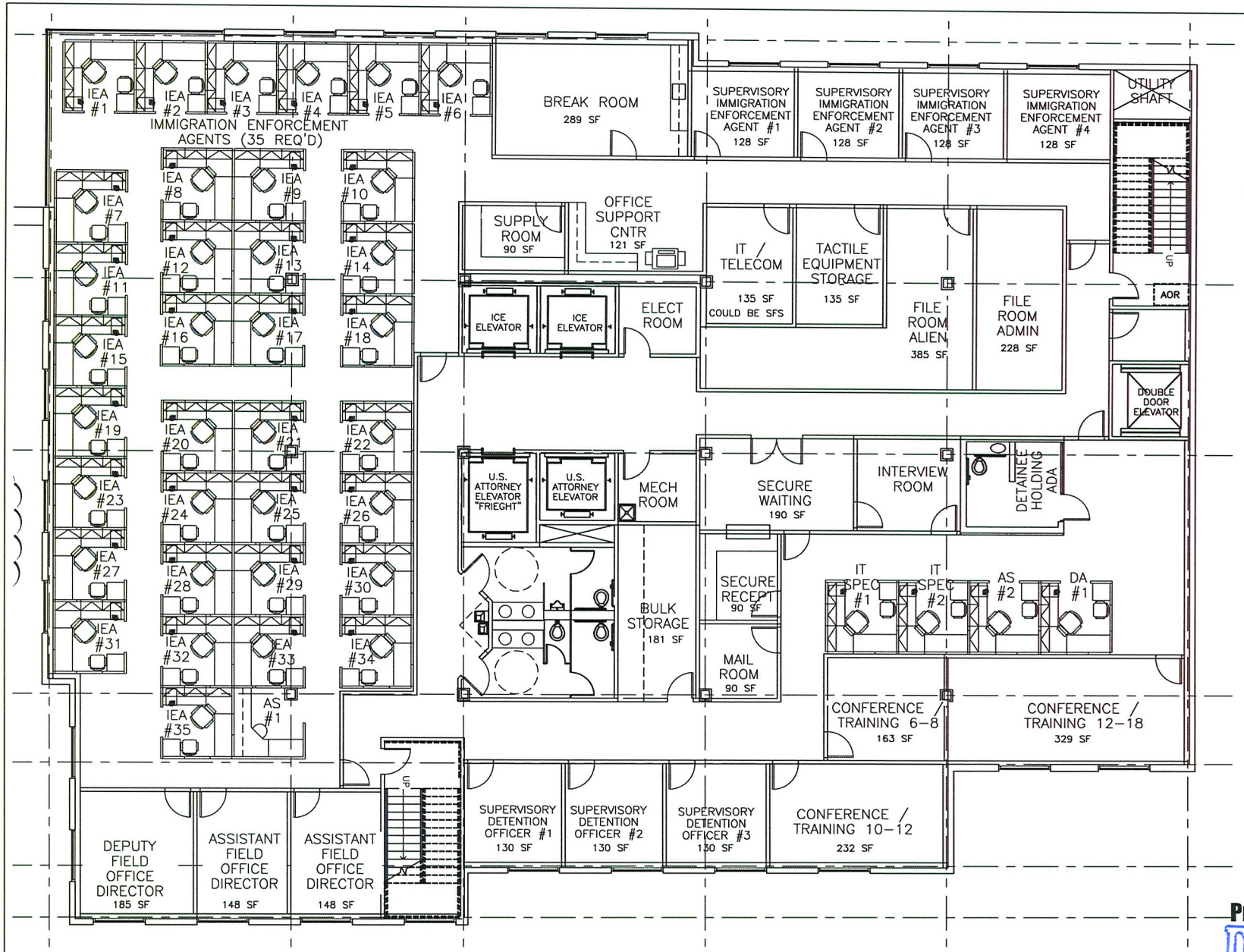
NOV 23 2011


**SDR-43975**




# 2nd Floor


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001


Drawn By: Benjamin Girardin, AIA

## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

**Proposed 2nd Fl. Block Plan**

10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS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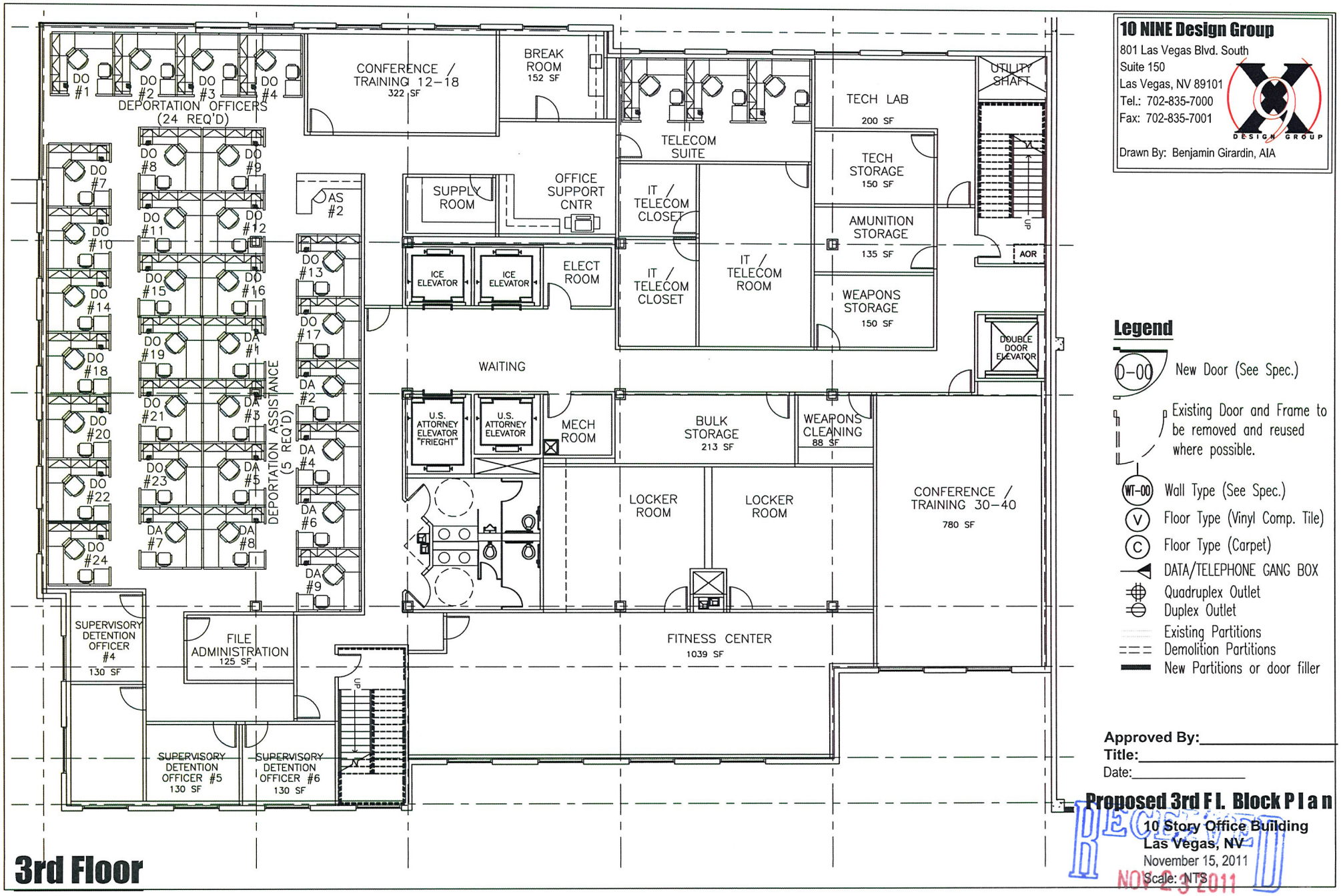
**SDR-43975**




# 3rd Floor

**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

**Proposed 3rd Fl. Block Plan**
10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS

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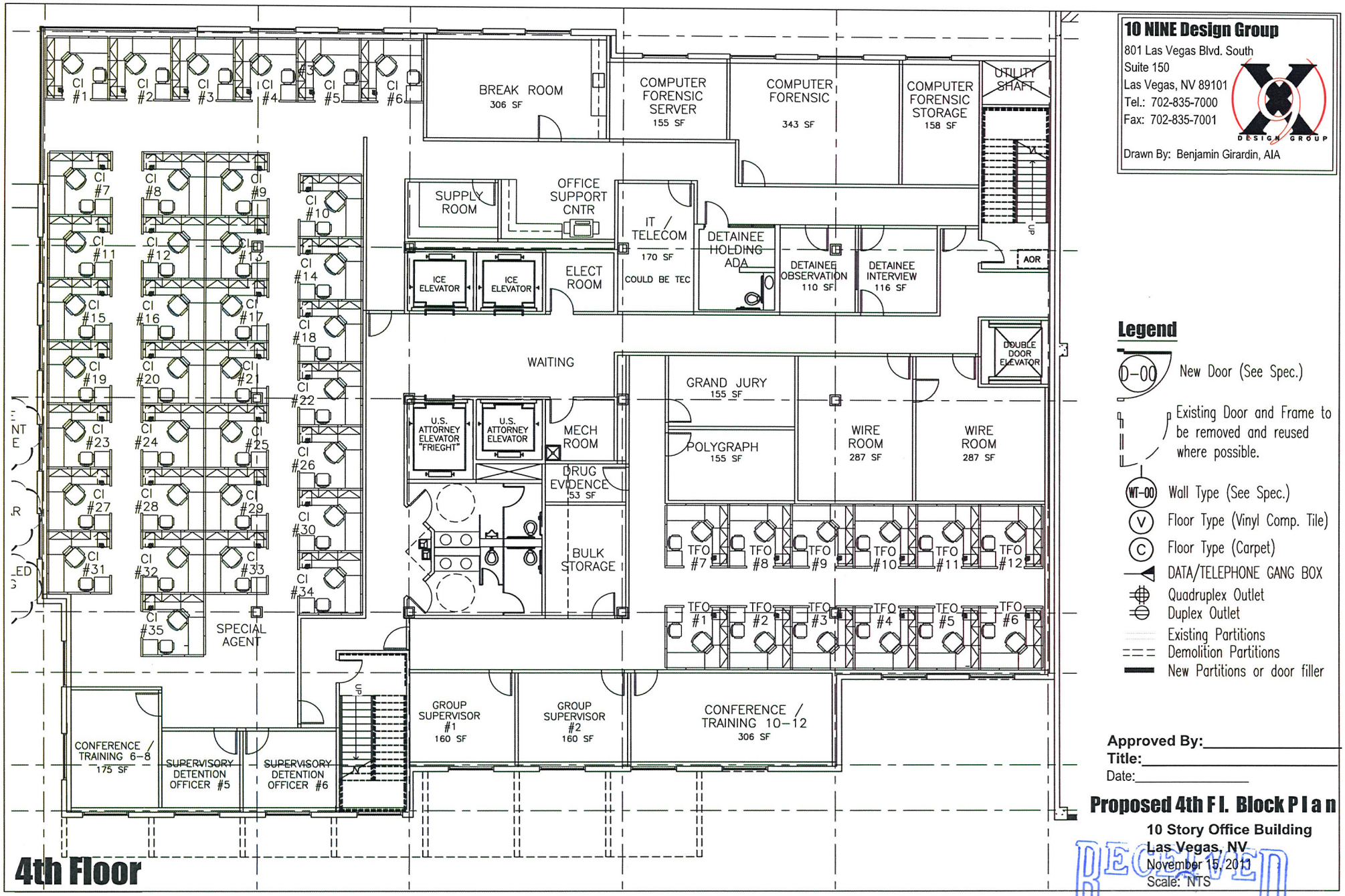
**SDR-43975**




**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

## Legend

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- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

# Proposed 4th Fl. Block Plan

**10 Story Office Building**
**Las Vegas, NV**
November 15, 2011
Scale: NTS

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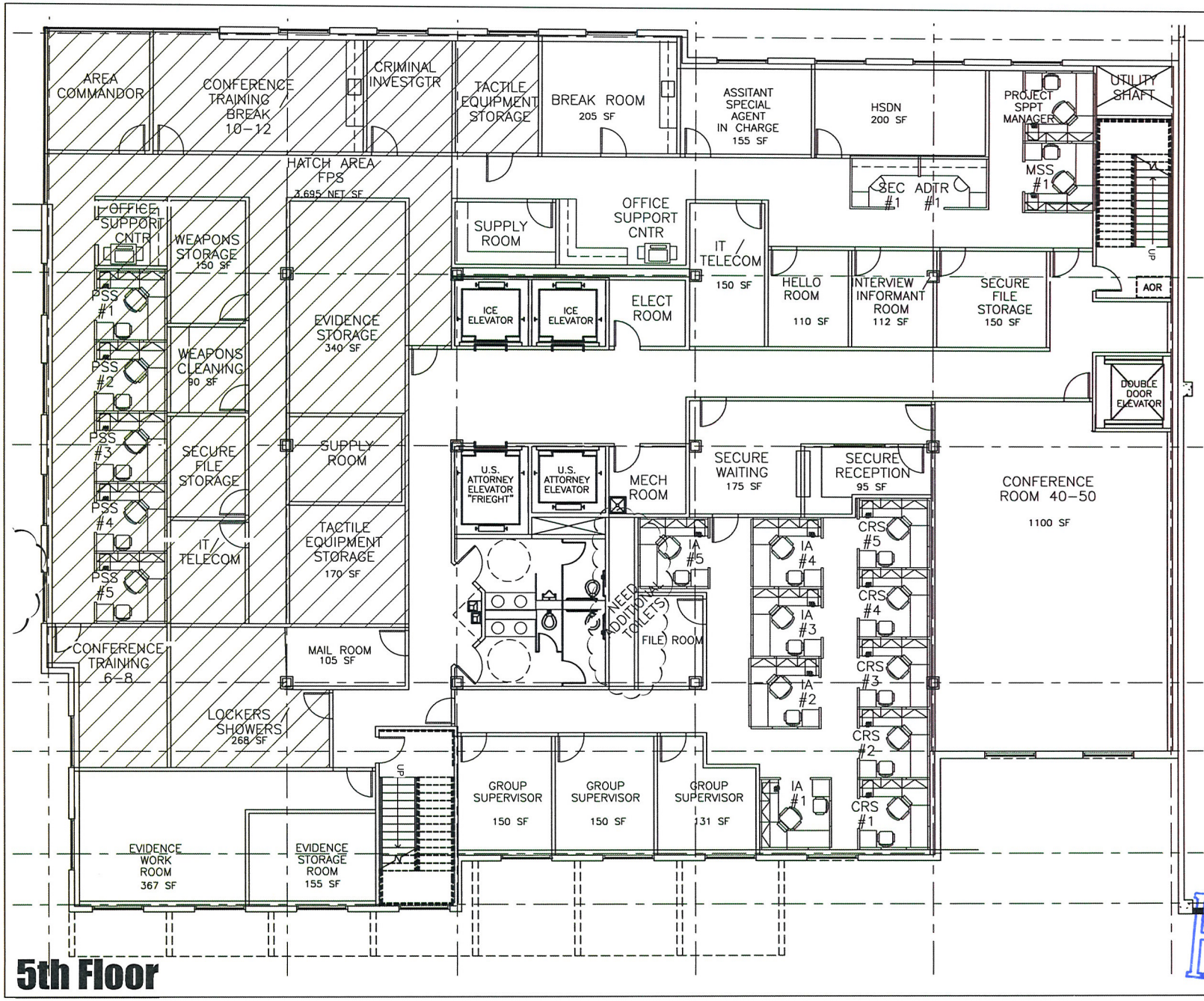
**SDR-43975**

## 4th Floor




# 5th Floor


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001


Drawn By: Benjamin Girardin, AIA

## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
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- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

**Approved By:**_____
**Title:**_____
Date:_____

## Proposed 5th Fl. Block Plan

**10 Story Office Building**
**Las Vegas, NV**
November 15, 2011
Scale: NTS


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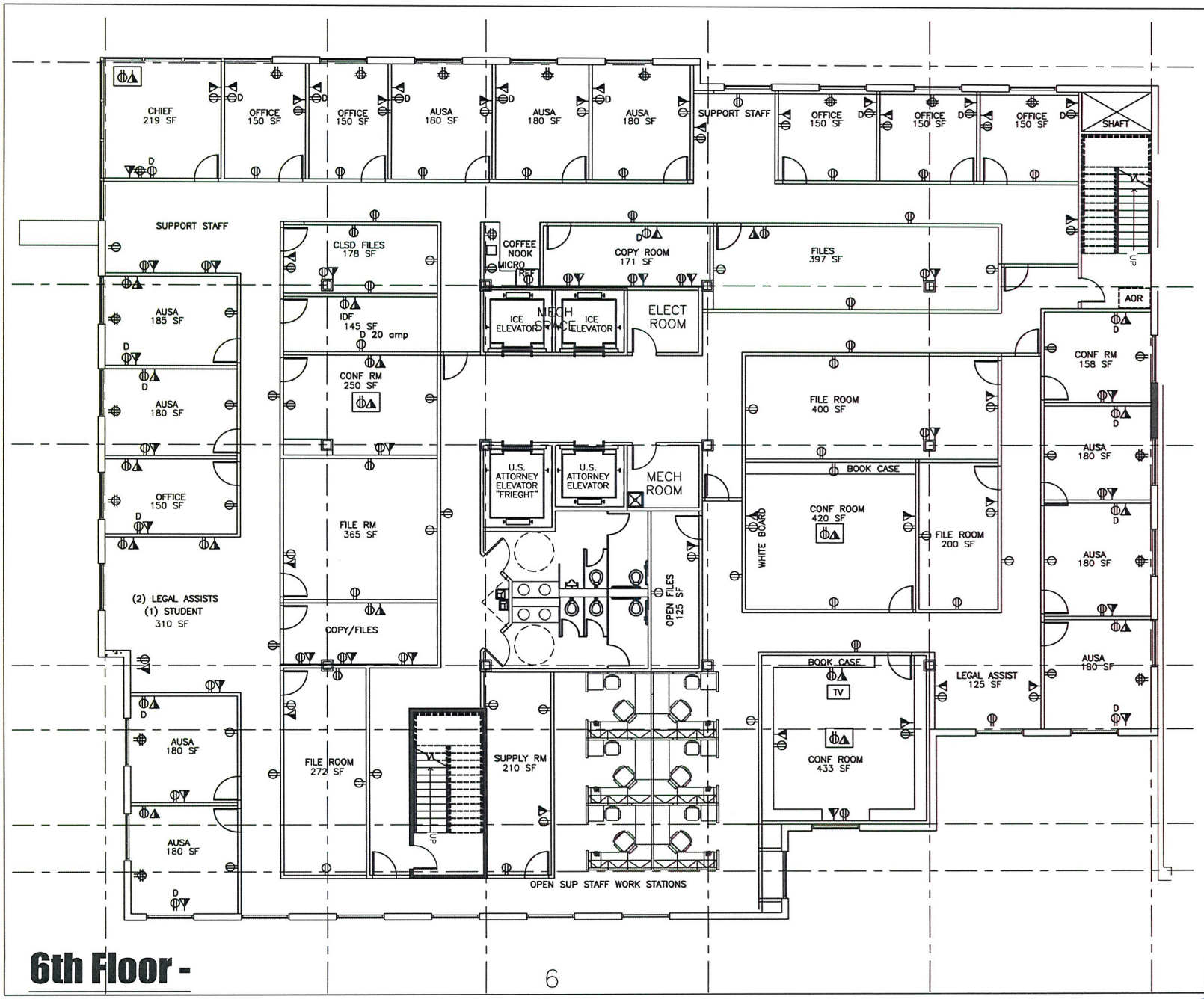


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

## Legend

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- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
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- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By: _____
Title: _____
Date: _____

# Proposed 6th Fl. Block Plan

10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS

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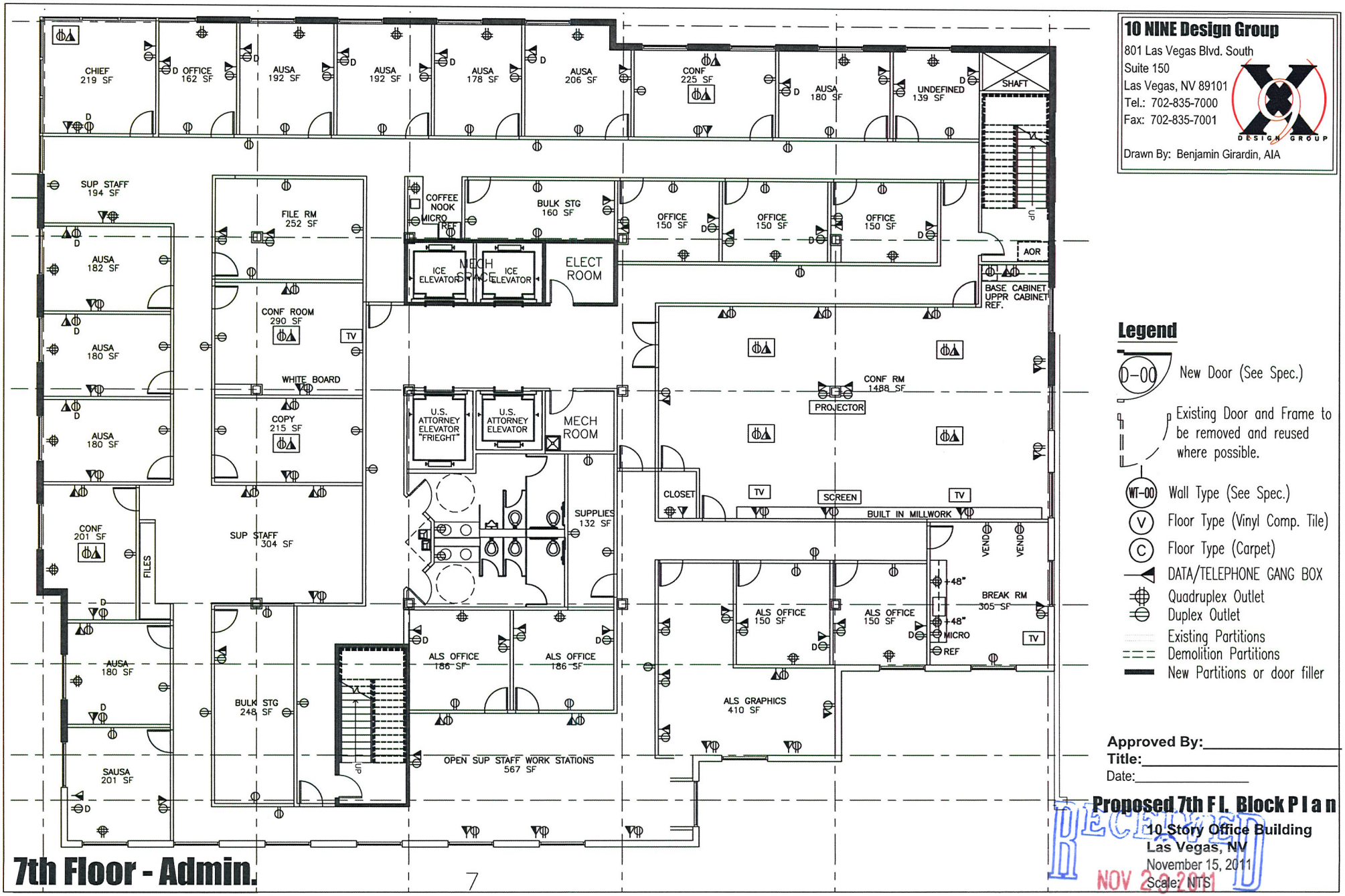
# 6th Floor -



SDR-43975




# 7th Floor - Admin.


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA


## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
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- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

**Proposed 7th Fl. Block Plan**
10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS


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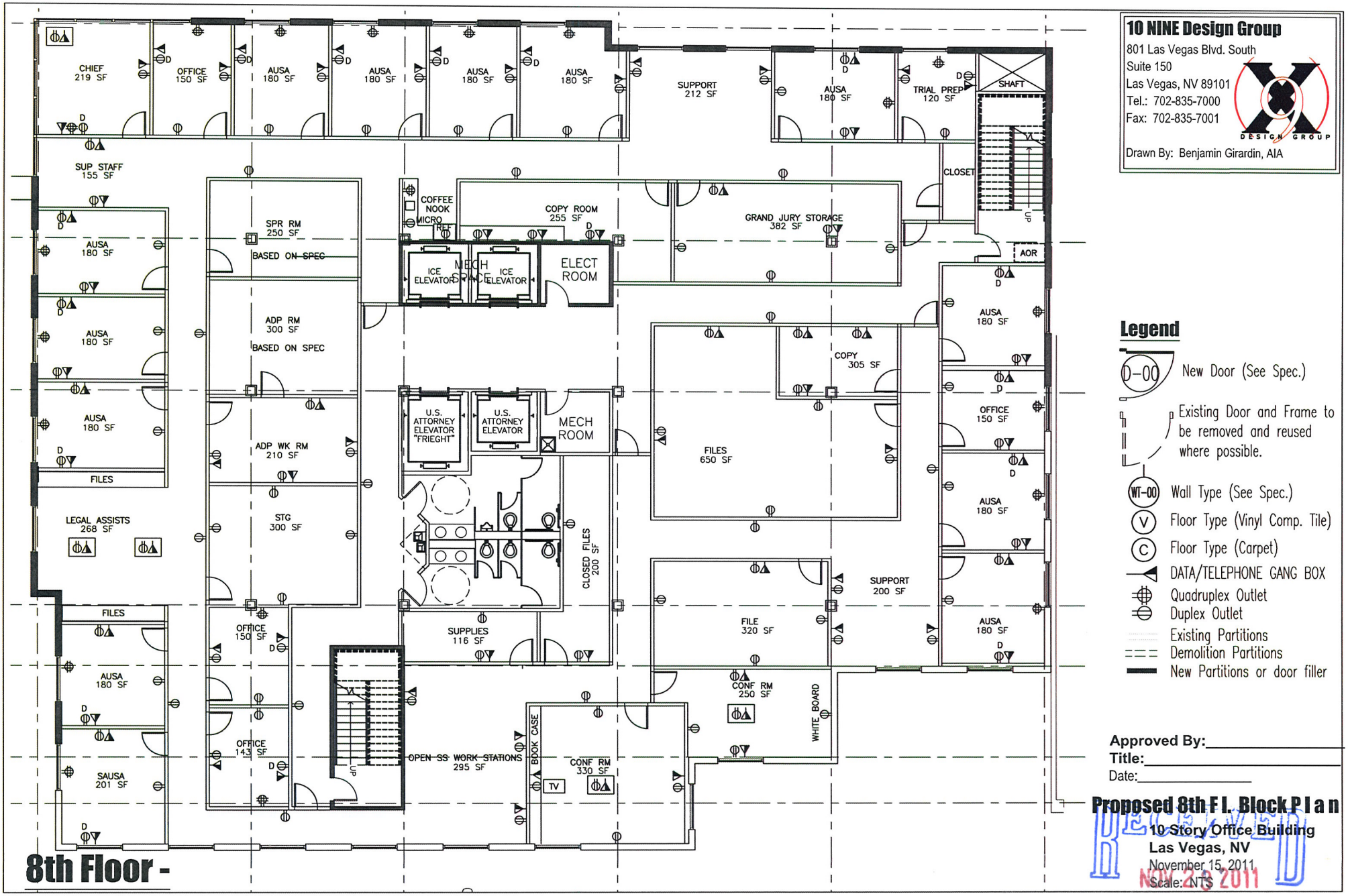
NOV 29 2011


**SDR-43975**




# 8th Floor -


**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA


## Legend

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- Existing Door and Frame to be removed and reused where possible.
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- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

**Proposed 8th Fl. Block Plan**
10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS


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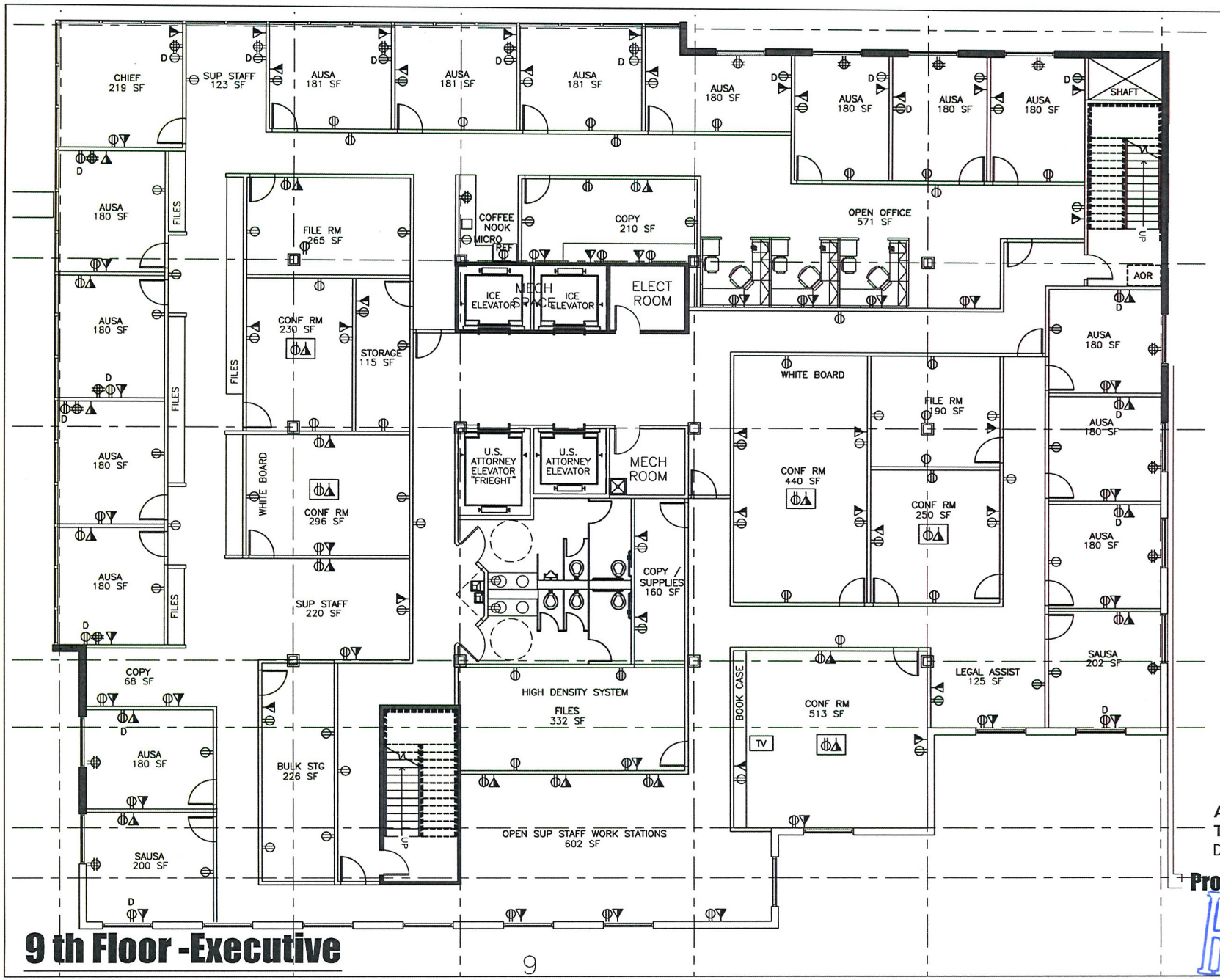
NOV 28 2011


**SDR-43975**




# 9 th Floor -Executive



**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
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- Duplex Outlet
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- Demolition Partitions
- New Partitions or door filler

Approved By:_____
Title:_____
Date:_____

**Proposed 9 th Fl. Block P l a n**
**10 Story Office Building**
**Las Vegas, NV**
November 15, 2011
Scale: NTS

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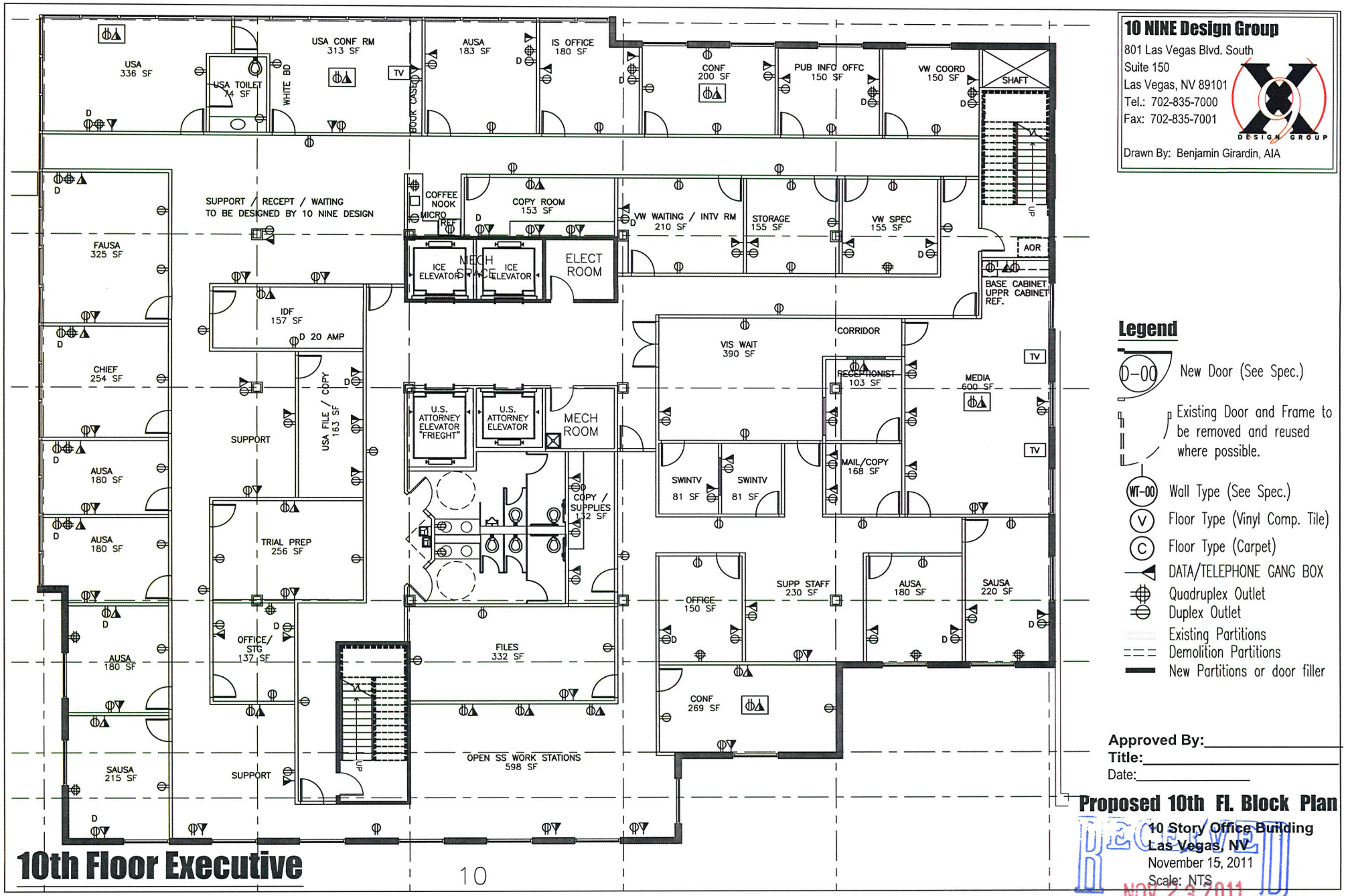
NOV 23 2011

**SDR-43975**




# 10th Floor Executive

10

**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

## Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
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Approved By:_____
Title:_____
Date:_____

## Proposed 10th Fl. Block Plan

10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS

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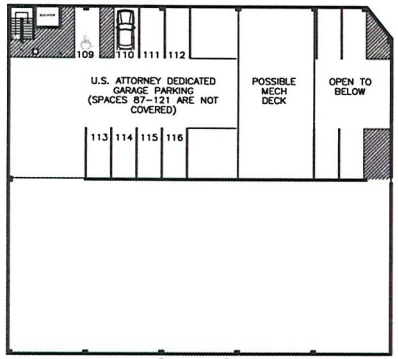
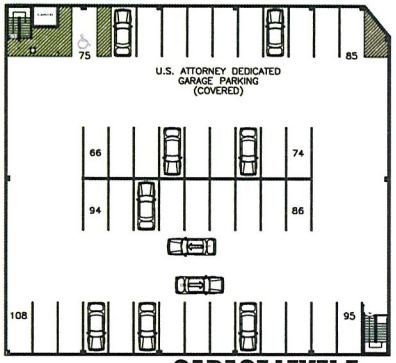
**SDR-43975**

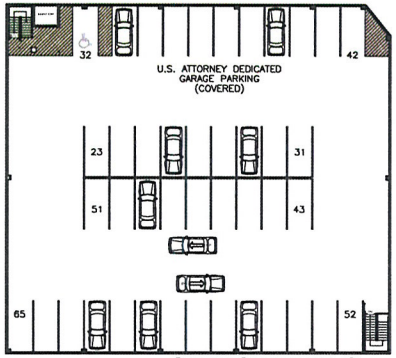
**10 NINE Design Group**
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA



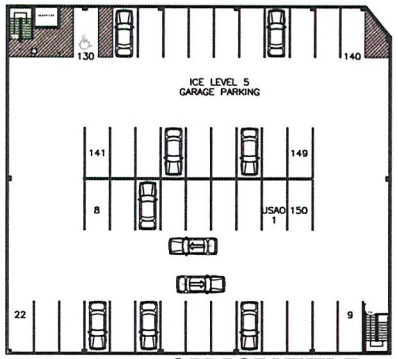

GARAGE LEVEL 7.5



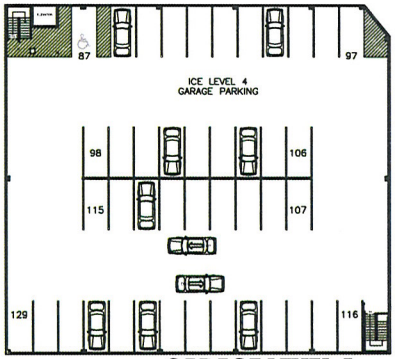

GARAGE LEVEL 7



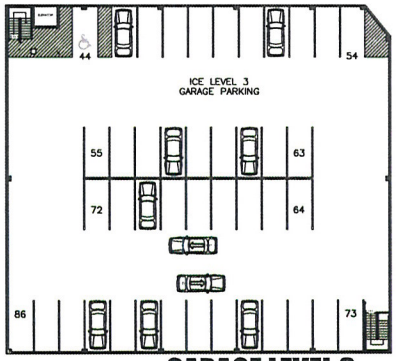

GARAGE LEVEL 6



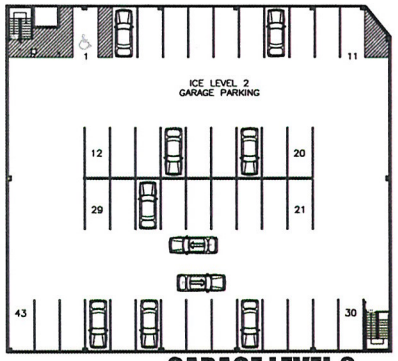

GARAGE LEVEL 5




GARAGE LEVEL 4




GARAGE LEVEL 3




GARAGE LEVEL 2

## Legend

- D-00 — New Door (See Spec.)
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- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

# GARAGE FLOOR PLANS 2 - 7

Approved By:_____
Title:_____
Date:_____

**Proposed GARAGE Plans**
**10 Story Office Building**
**Las Vegas, NV**
November 15, 2011
Scale: NTS

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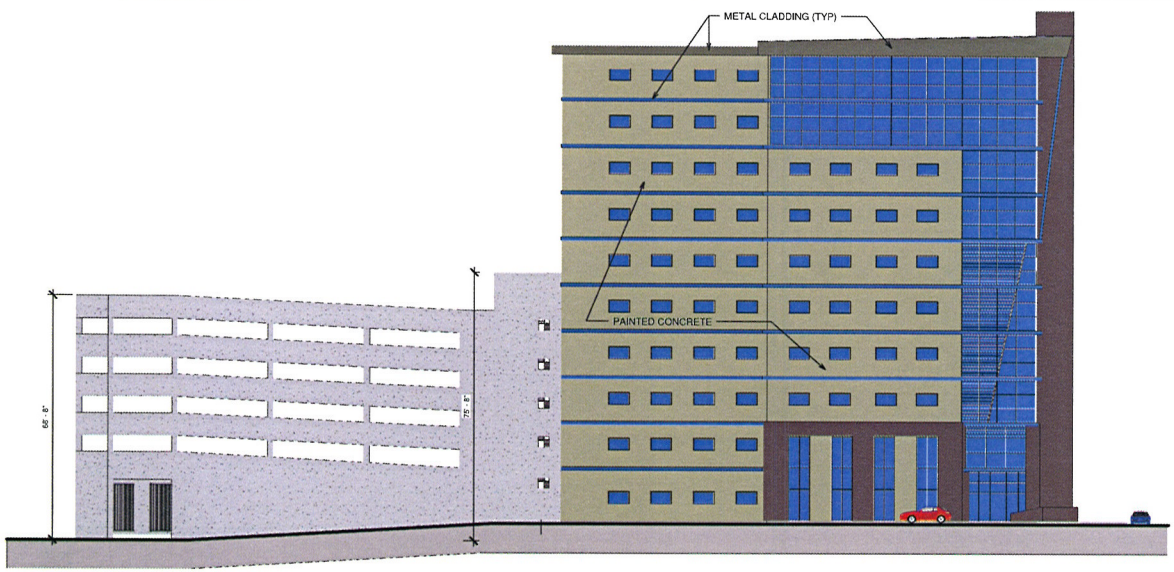
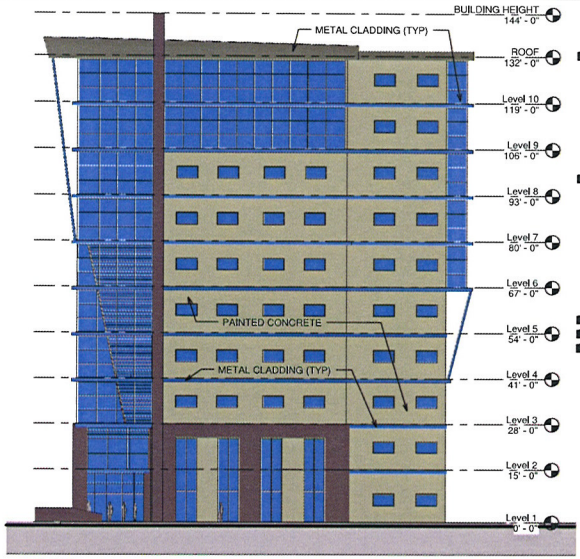
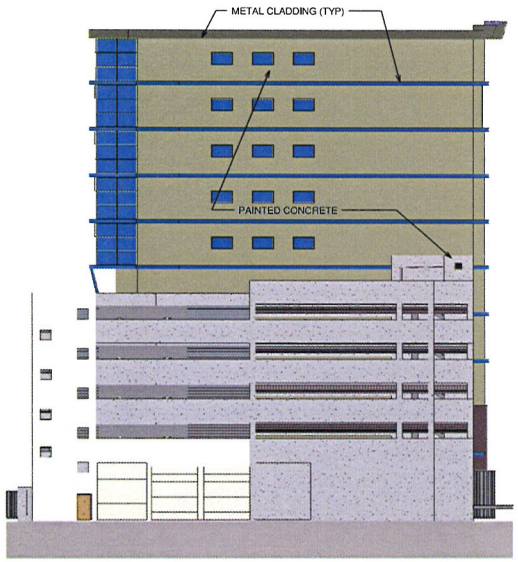


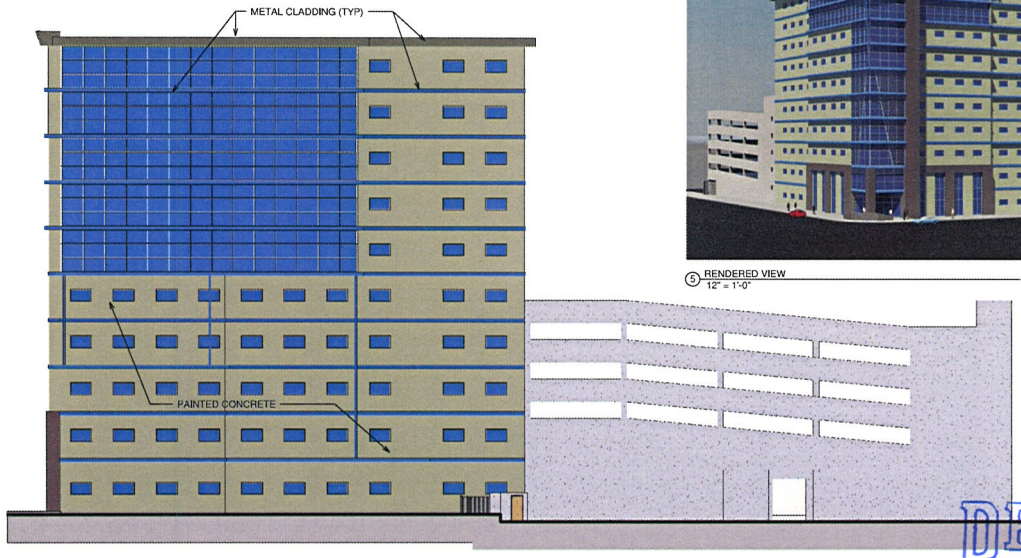

1 NORTH
1/16" = 1'-0"




2 West
1/16" = 1'-0"




4 East
1/16" = 1'-0"




3 South
1/16" = 1'-0"



5 RENDERED VIEW
12" = 1'-0"

EXTERIOR ELEVATIONS

| Issue For: | Date: |
|---|---|
| REVIEW | 10.22.2010 |
| PLANNING | 4.26.2011 |
| PLANNING RESUBMITTAL | 5.11.2011 |
| DESIGN DEVELOPMENT | 6.24.2011 |
| REVIEW | 6.29.2011 |
| REVIEW | 7.5.2011 |
| PLANNING RESUBMITTAL | 7.20.2011 |
| PREAPPLICATION | 11.15.2011 |
| PLANNING RESUBMITTAL | 11.21.2011 |

Drawn Author DLH
Checked Checker
Approved Approver

SDA , Inc.
5655 S. Yosemite St.
#301
Greenwood Village, CO
80111
(303) 220-0500

DESIGN GROUP
801 S Las Vegas Blvd #150
Las Vegas, Nevada 89101
P. (702) 835-7000
F. (702) 835-7001

Project Title
10 STORY OFFICE BUILDING
AND PARKING STRUCTURE
501 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

Sheet Title
EXTERIOR ELEVATIONS
& RENDERED VIEW

Project Number
211330

Sheet Number
A101

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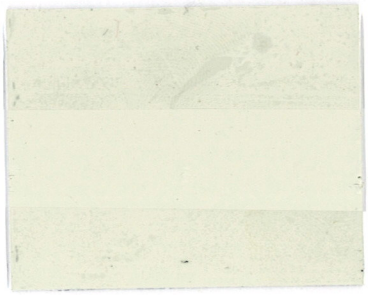
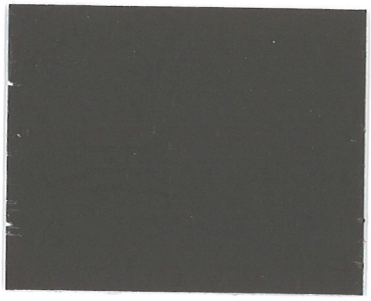
RENDERING OF BUILDING



MAIN BUILDING COLOR
MATCH DUNN EDWARDS SP427



ACCENT BUILDING COLOR
MATCH FRAZEE CL3256A

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

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F. (702) 835-7001
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SDR-43975

# Federal Justice Tower
## DHS/US Attorney Office Building

501 Las Vegas Blvd. Las Vegas, Nevada

SDA Inc. Development

DESIGN GROUP

November 21, 2011

Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR THE PROPOSED 10 STORY OFFICE BUILDING LOCATED ON THE SE CORNER OF LAS VEGAS BLVD AND CLARK.

To Whom this May Concern:

SDA Inc. is proposing a new 10 story / 131,228 SF office building with a 7.5 story parking structure to include 273 parking spaces. This proposed development will be located on the south east corner of Las Vegas Blvd and Clark, 501 Las Vegas Blvd, and will be the future home of two Federal Government Agencies. The land for this project was recently purchased from the City of Las Vegas. As part of this submittal, we are requesting that the existing alley be vacated to make a continuous parcel.

The development is required to meet all the security requirements of the federal government which include guarded / gated vehicular entries, security measures at the pedestrian entry of the building, perimeter protection, and blast resistant exterior walls. The project also requires that all on street parking spaces on Las Vegas Blvd and Clark along the boundaries of this site be eliminated and to be secured by an eight foot tall concrete and wrought iron fence capable of withstanding vehicular penetration.

The first floor will be used for a main lobby with security, holding cells, sally port for buses, receiving, building management, and storage. Floors 2 through 10 will be regular office space. The parking garage was designed to meet the requirements of the Federal Agencies occupying the building and will not have any public parking.

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001
www.10NINE.com

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SDR-43975

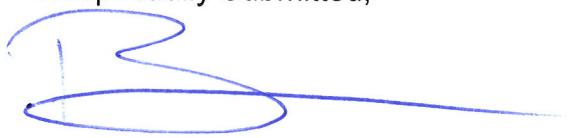
The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

The waivers requested from the downtown centennial plan are the following:

a.) 70% façade alignment along Las Vegas Boulevard. This is due to setback requirements of the tenant.
b.) Parking Garage to have ground floor retail. This is due to the requirements of the tenant to be a secure site.
c.) Reduction in required parking based on SF requirements.

We are requesting your support of this project and believe that it will be a great addition to downtown Las Vegas. Please contact me if you need any additional information or have any questions.

Respectfully Submitted,



Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001
www.10NINE.com

**SDR-43975**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: JANUARY 10, 2012**

**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

