City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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), C-V (Civic) 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. 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).

10. 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 LANDSCAPE BUFFER AND PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH AND SOUTH SIDES OF A SHARED PROPERTY LINE AND A SIX-FOOT BUFFER ALONG PORTIONS OF THE 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).

11. 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 on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow).

12. 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 HOTEL, RESIDENCE 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).

13. 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 BY 48-FOOT OFF-PREMISE SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2252 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

14. SUP-43963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1200 South Rainbow Boulevard (APN 163-02-101-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

15. 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 1,300 SQUARE-FOOT JEWELRY STORE, CLASS III at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

16. 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 Office and Parking) Zone, Ward 1 (Tarkanian).

17. 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 the southeast corner of Mayflower Lane and Decatur Boulevard (APN 139-31-221-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

18. 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).

PUBLIC HEARING ITEMS

19. 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).

20. 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).

21. 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).

22. 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 Petition to Vacate A PORTION OF AN EXISTING ALLEY SOUTH OF CINCINNATI AVENUE AND EAST OF TAM DRIVE, Ward 3 (Coffin).

23. 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).

24. GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request to amend the 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).

25. 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).

26. 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).

27. 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 A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

28. 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 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

29. 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 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

30. 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) FACILITY (NATURE SANCTUARY) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross).

31. 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).

32. VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT/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).

33. 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).

34. 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 PUBLIC STREETS WHERE EIGHT-FOOT TALL SCREENING IS REQUIRED at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).

35. 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 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS

REQUIRED FOR AN EXISTING LEGALLY NONCONFORMING BUILDING on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

36. 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 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin).

37. 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 WAIVERS TO ALLOW A DISTANCE SEPARATION OF 270 FEET FROM A SCHOOL AND 100 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

38. 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 2.38 acres located on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

39. 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 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

40. 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).

41. 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 Avenue (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3 (Coffin).

42. 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).

43. SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - 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).

44. SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - 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).

45. 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).

46. 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 AN AUTO SMOG CHECK AND OFFICE TO AN EXISTING CAR WASH, SELF-SERVICE FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF 12 FEET ALONG A PORTION OF THE WEST PERIMETER AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

47. 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 Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] 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).

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**

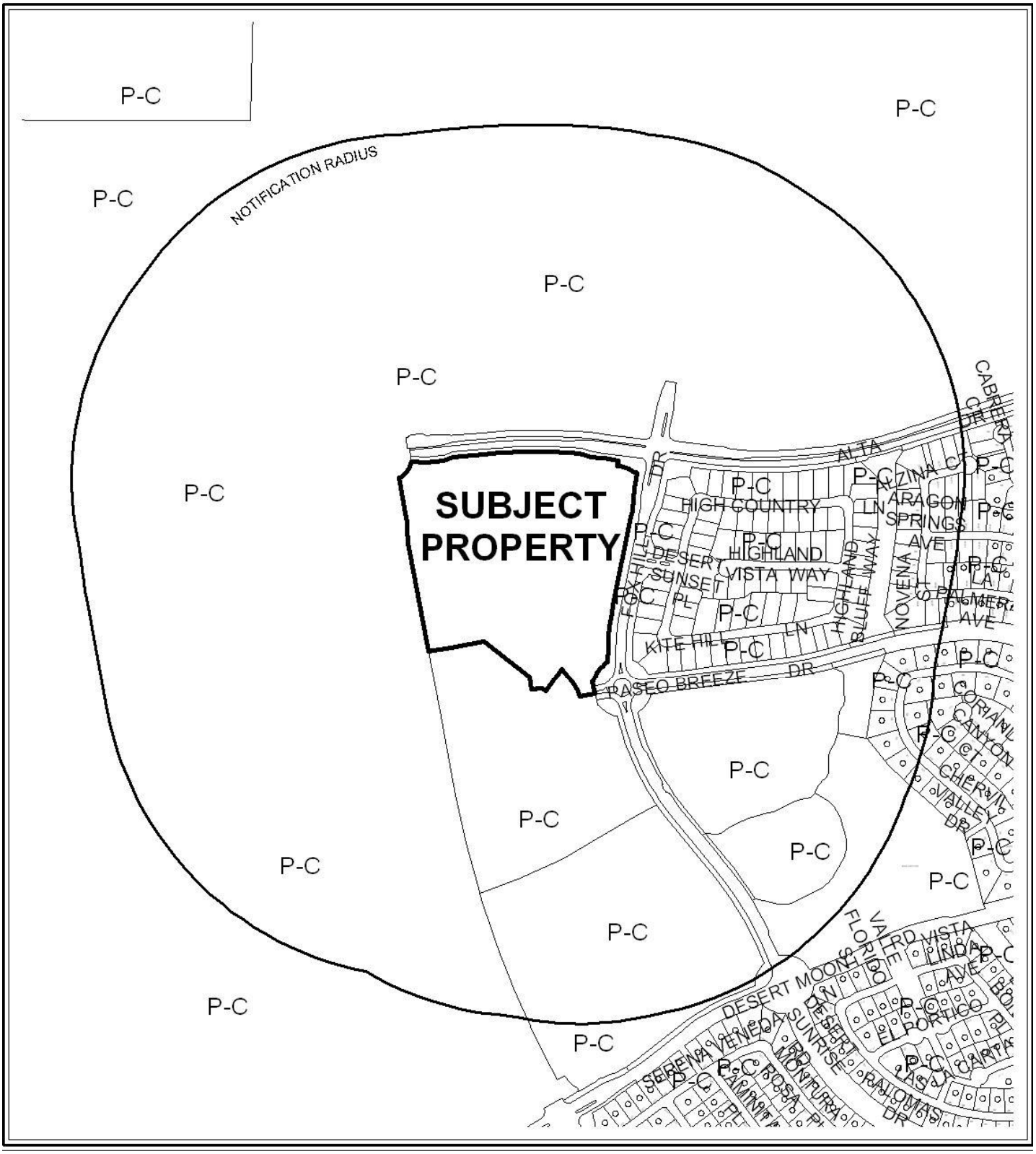
SUBJECT:
TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-43967**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



CASE: **TMP-43967**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

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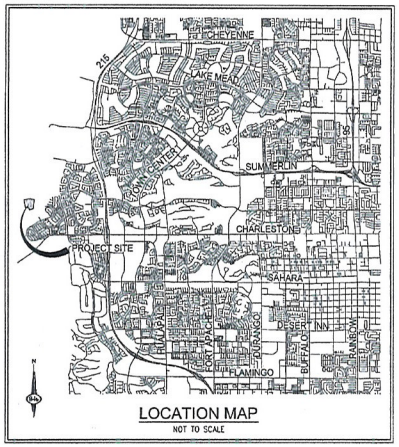
TENTATIVE MAP
FOR
SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O

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' = 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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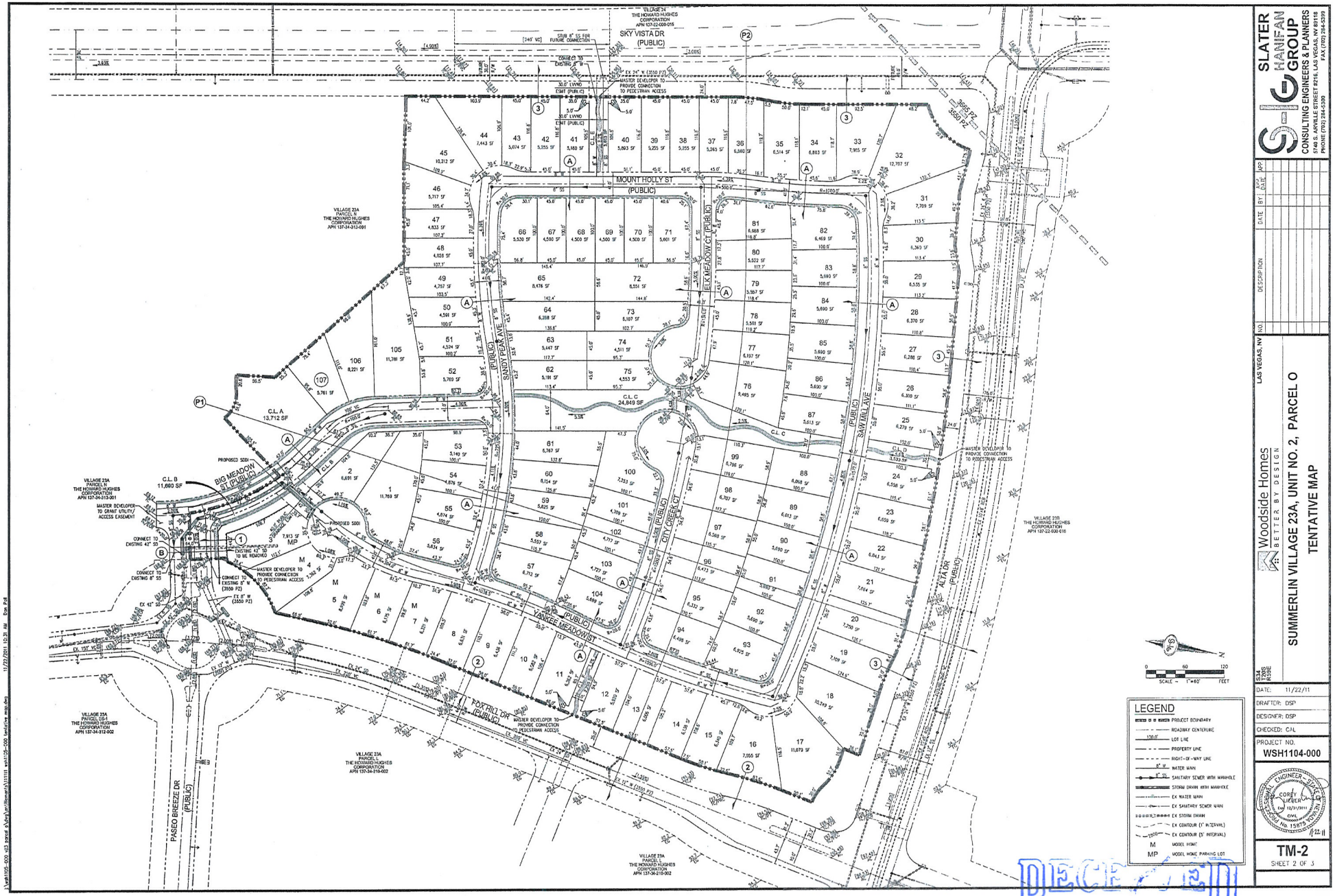
NOV 22 2011

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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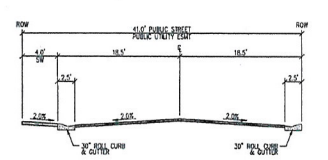
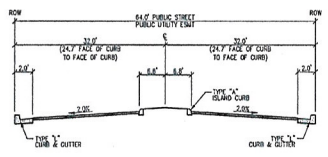
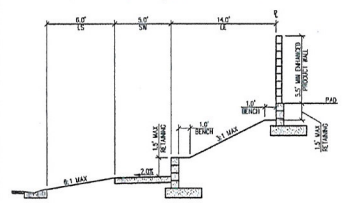


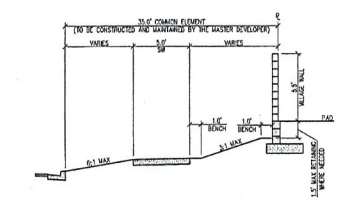
A. PUBLIC STREET SECTION
NOT TO SCALE



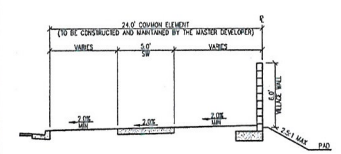
B. PUBLIC ENTRY STREET SECTION
NOT TO SCALE



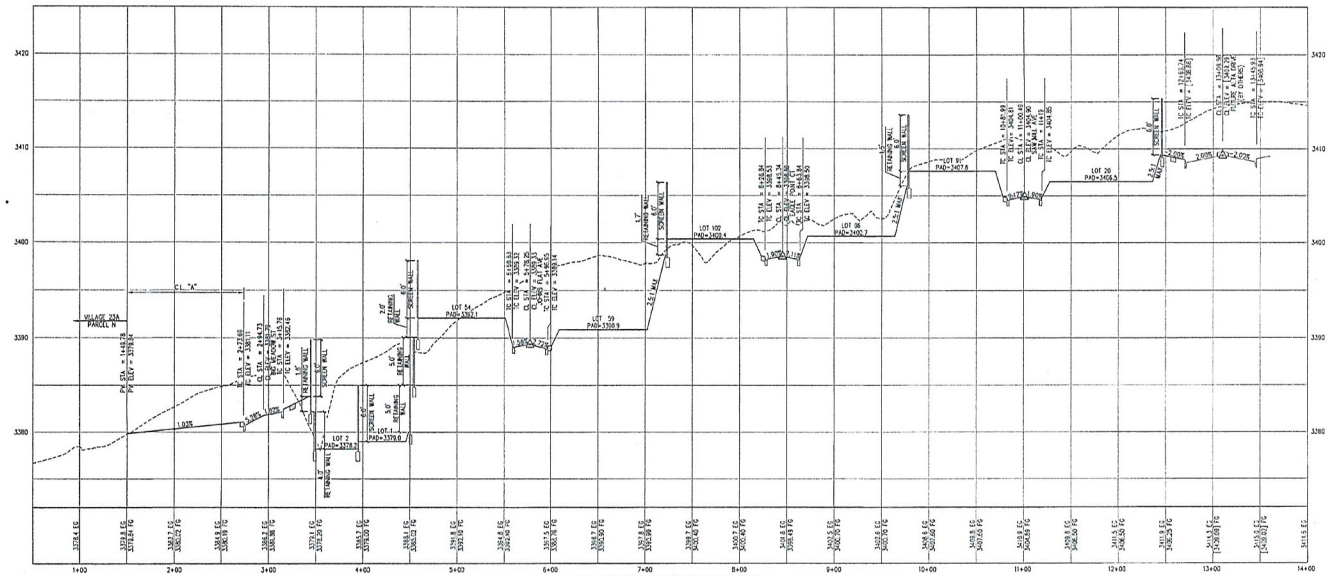
1. PERIMETER RETAINING WALL
NOT TO SCALE



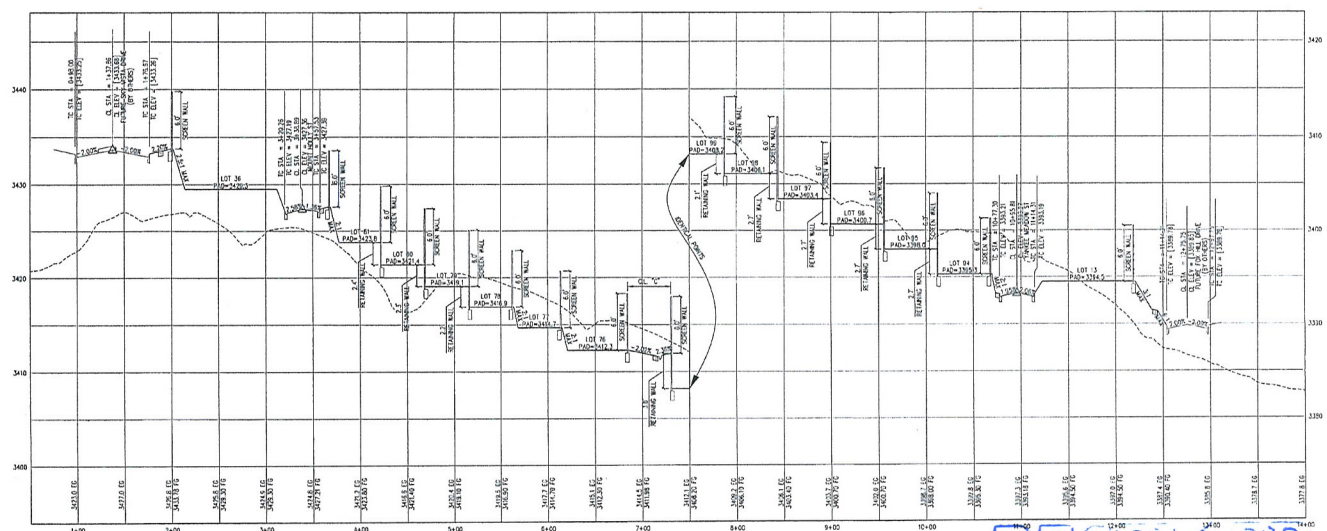
2. PERIMETER RETAINING WALL
NOT TO SCALE



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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TMP-43967

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**

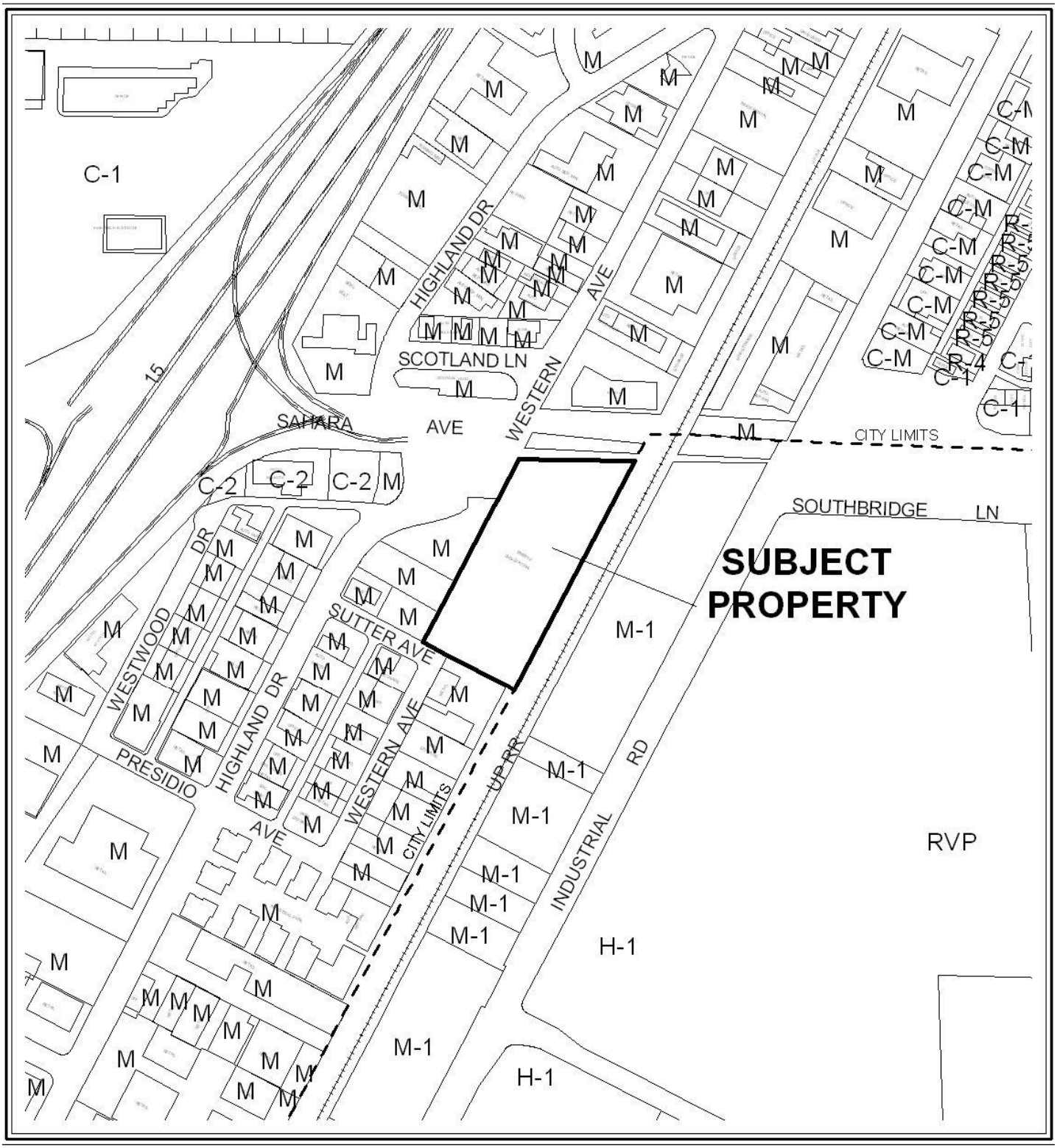
SUBJECT:
EOT-43895 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: NV ENERGY - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002),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

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: EOT-43895

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: EOT-43895

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

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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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.

RECEIVED
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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EOT-43895

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**

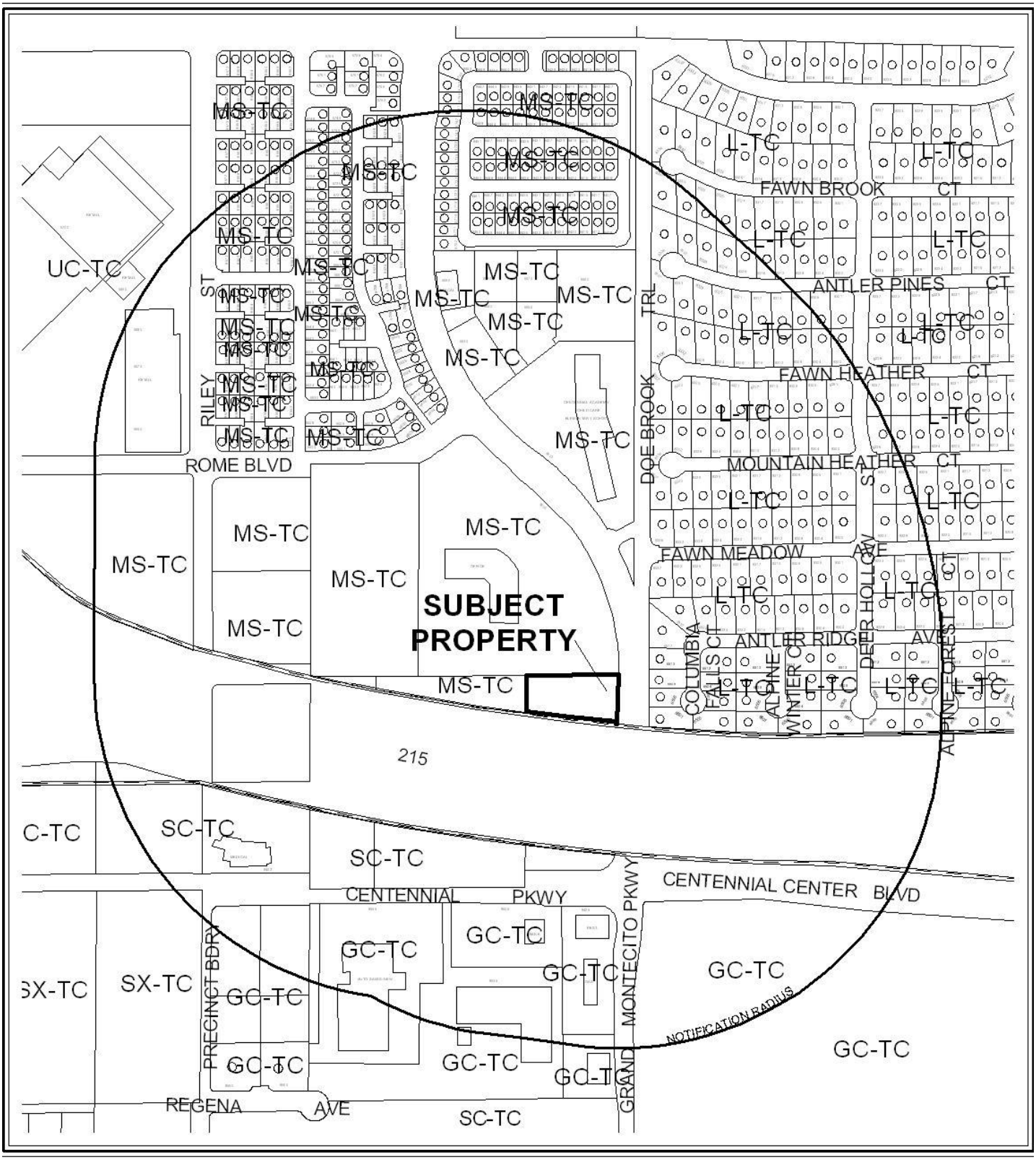
SUBJECT:
ZON-43792 - REZONING - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [MS-TC (Main Street Mixed Use - Town 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). Staff recommends APPROVAL.

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 APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
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



CASE: **ZON-43792**

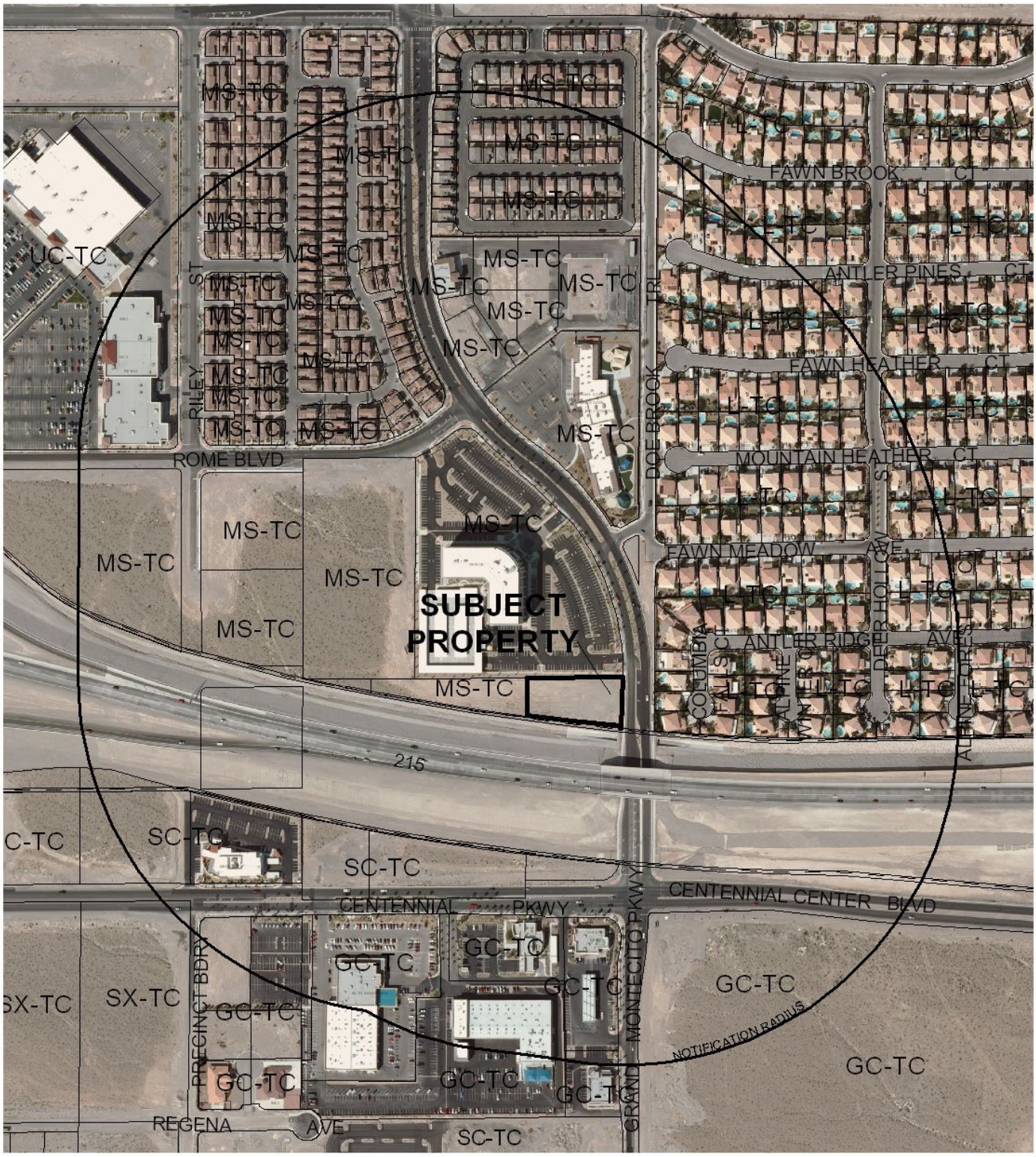
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)



0 400 800 Feet

CASE: **ZON-43792**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

N

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

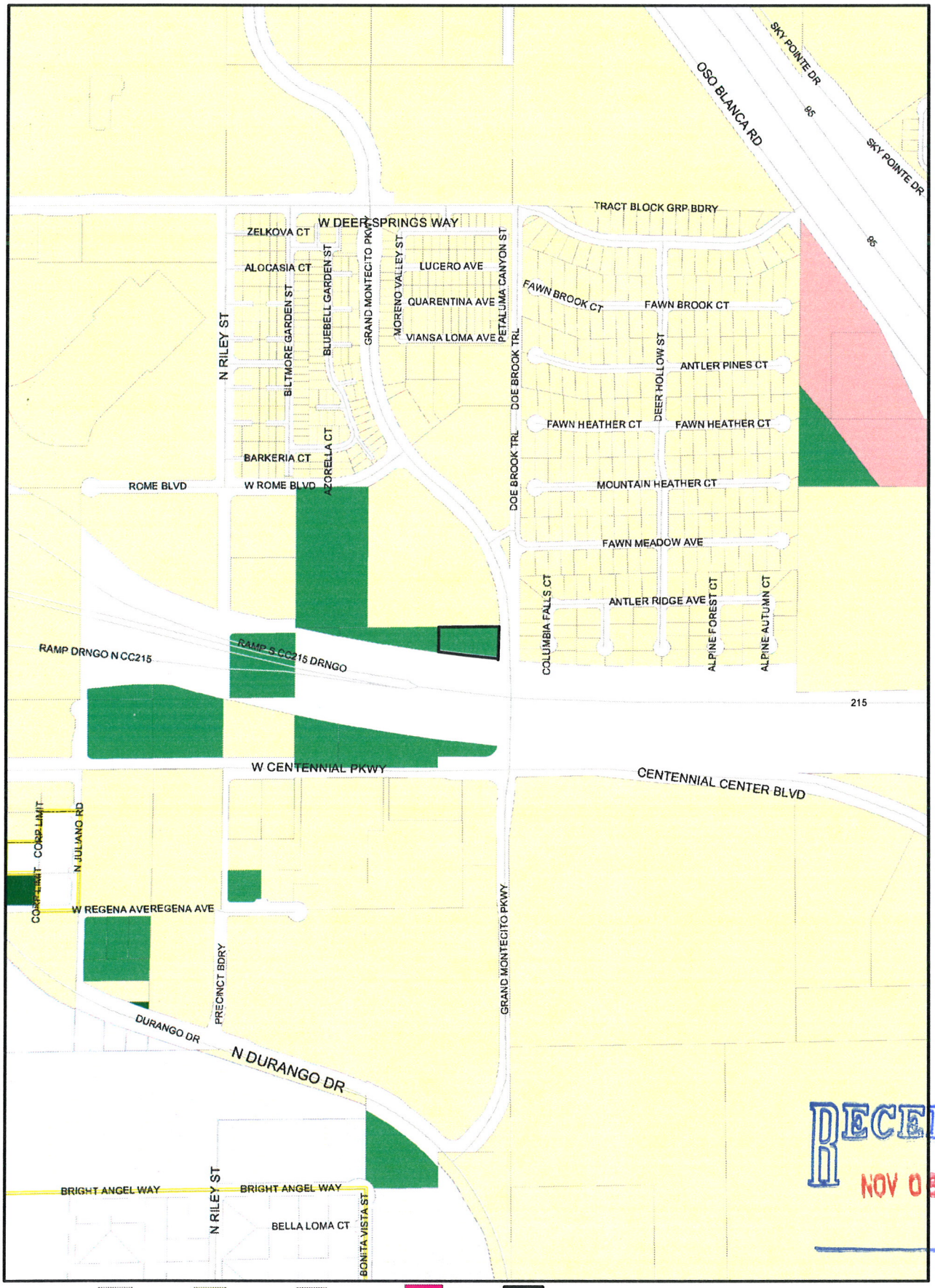
FOR DEPARTMENT USE ONLY

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

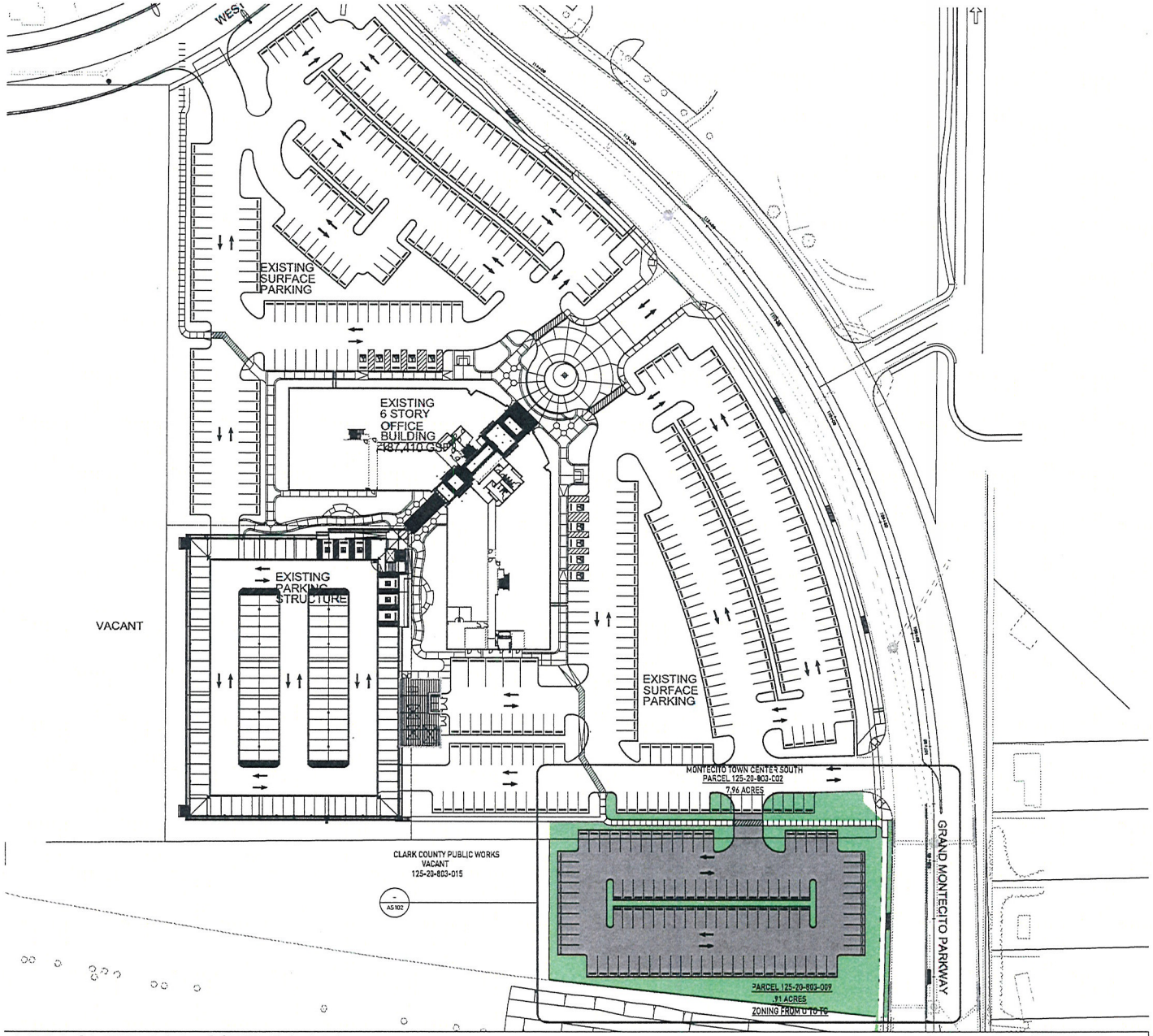
C-V	R-A	R-CL	P-O	PD	Subject Parcel
C-PB	R-E	R-2	P-R	T-D	City Limits
P-C	R-D	R-3	N-S	TC	ROI Zoning
U	R-PD	R-4	O	C-2	
	R-1	R-5	C-D	C-M	
	R-MH	R-MHP	C-1	M	

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

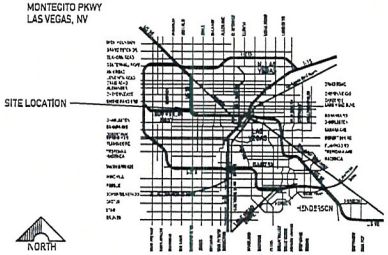


KEY OVERALL SITE PLAN

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
Architecture + Planning
10700 West Twain Ave | Las Vegas, NV 89135
cosig@cosurbanvegas.com 702.733.7759

KEY OVERALL SITE PLAN

FOR PARCEL 125-208-03-009

for MONTECITO OFFICE BUILDING
LAS VEGAS, NV

SEAL

REVISIONS

NO	DATE / COMMENTS	BY

DATE 11/07/2011 DRAWN BY
PROJECT NO 11002 CHECKED BY

SHEET NUMBER

AS101

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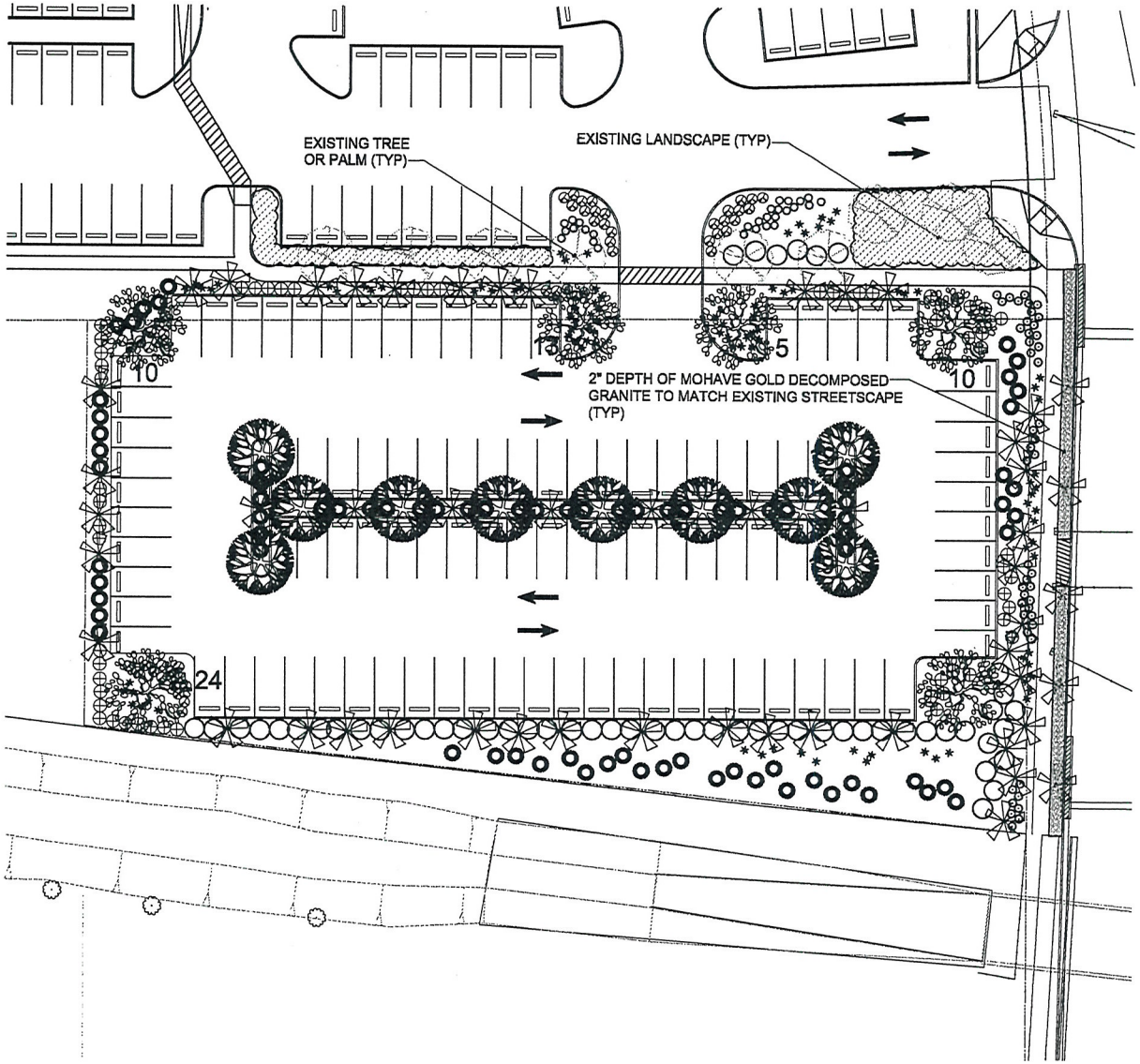
SDR-43790



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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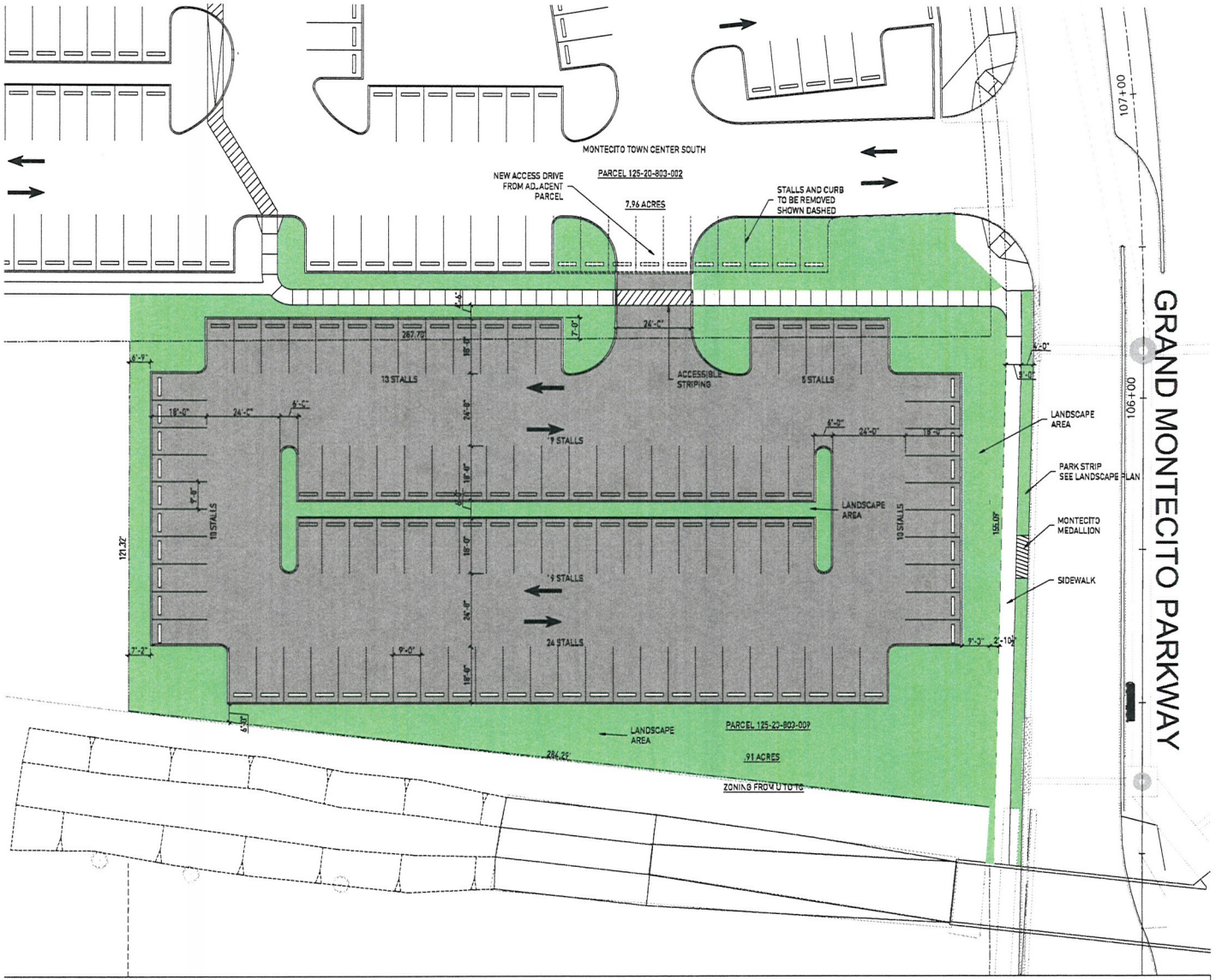
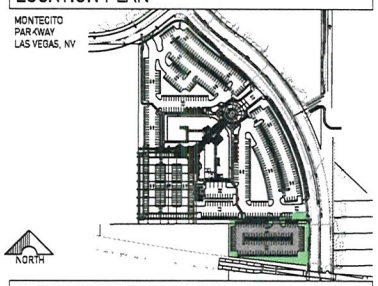
ZON-43792
SDR-43790



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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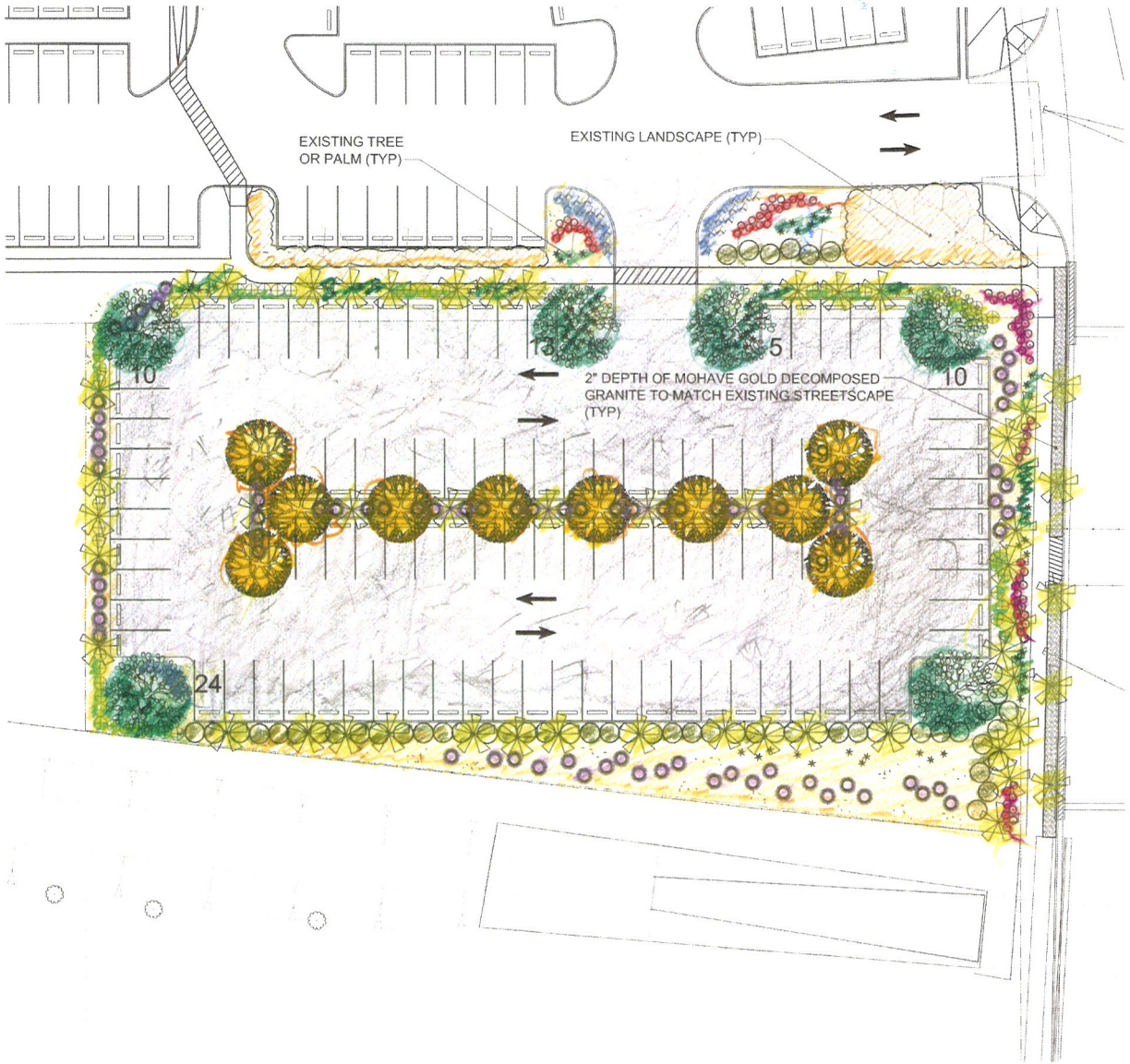
ZON-43792

SDR-43790



PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
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	DALLAS RED LANTANA	LANTANA 'DALLAS RED'	1 GAL.	28
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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.).
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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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NOV 08 2011

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

RECEIVED
NOV 08 2011

ZON-43792
SDR-43790

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:
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 LANDSCAPE BUFFER AND PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH AND SOUTH SIDES OF A SHARED PROPERTY LINE AND A SIX-FOOT BUFFER ALONG PORTIONS OF THE 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). Staff recommends APPROVAL.

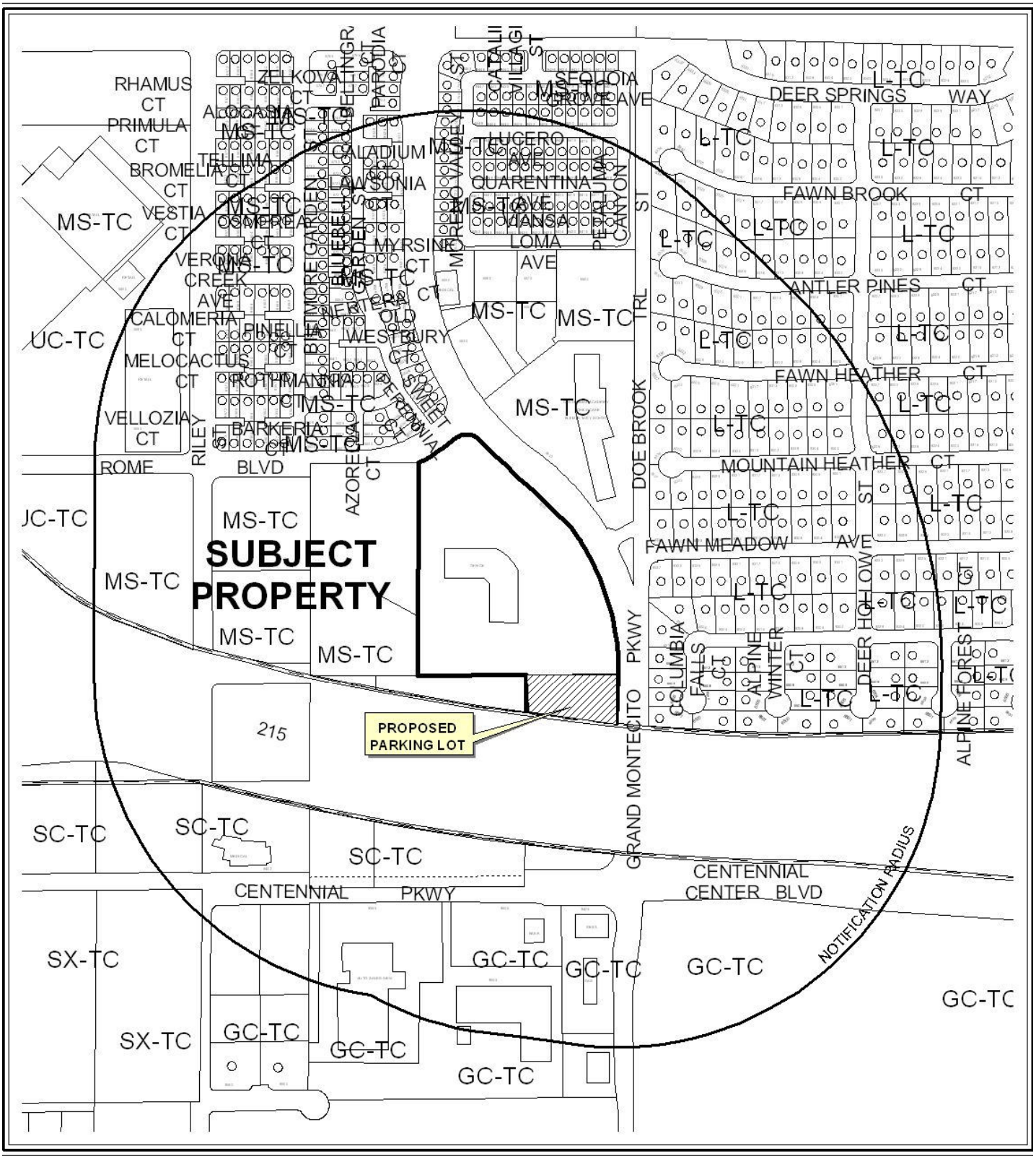
C.C.: 02/15/2012

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 APPROVAL, subject to conditions:

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

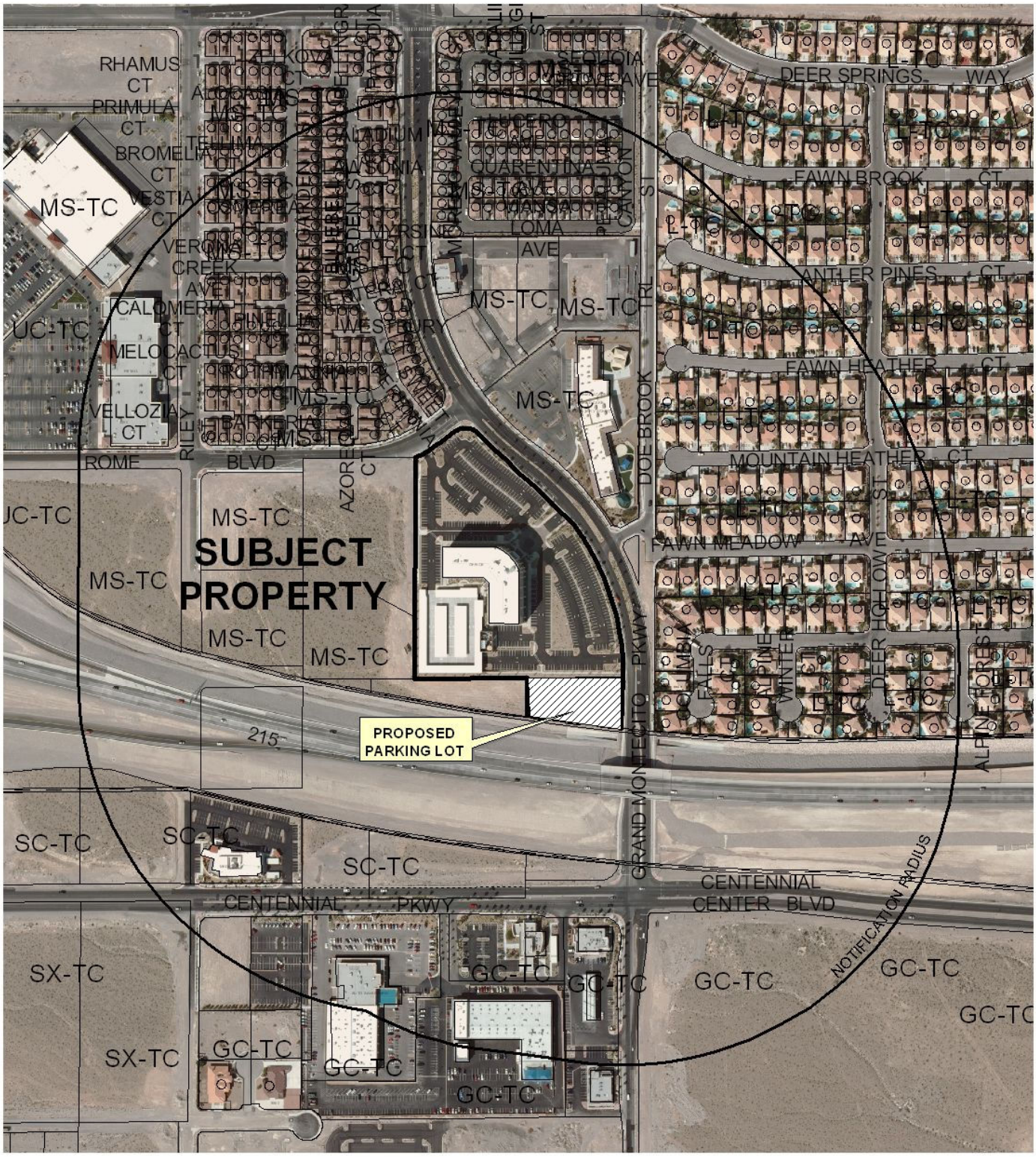
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SDR-43790**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



0 300 600 Feet

CASE: **SDR-43790**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

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

E-mail Address mrobinson@swvp.com

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* _____

*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.: **11.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

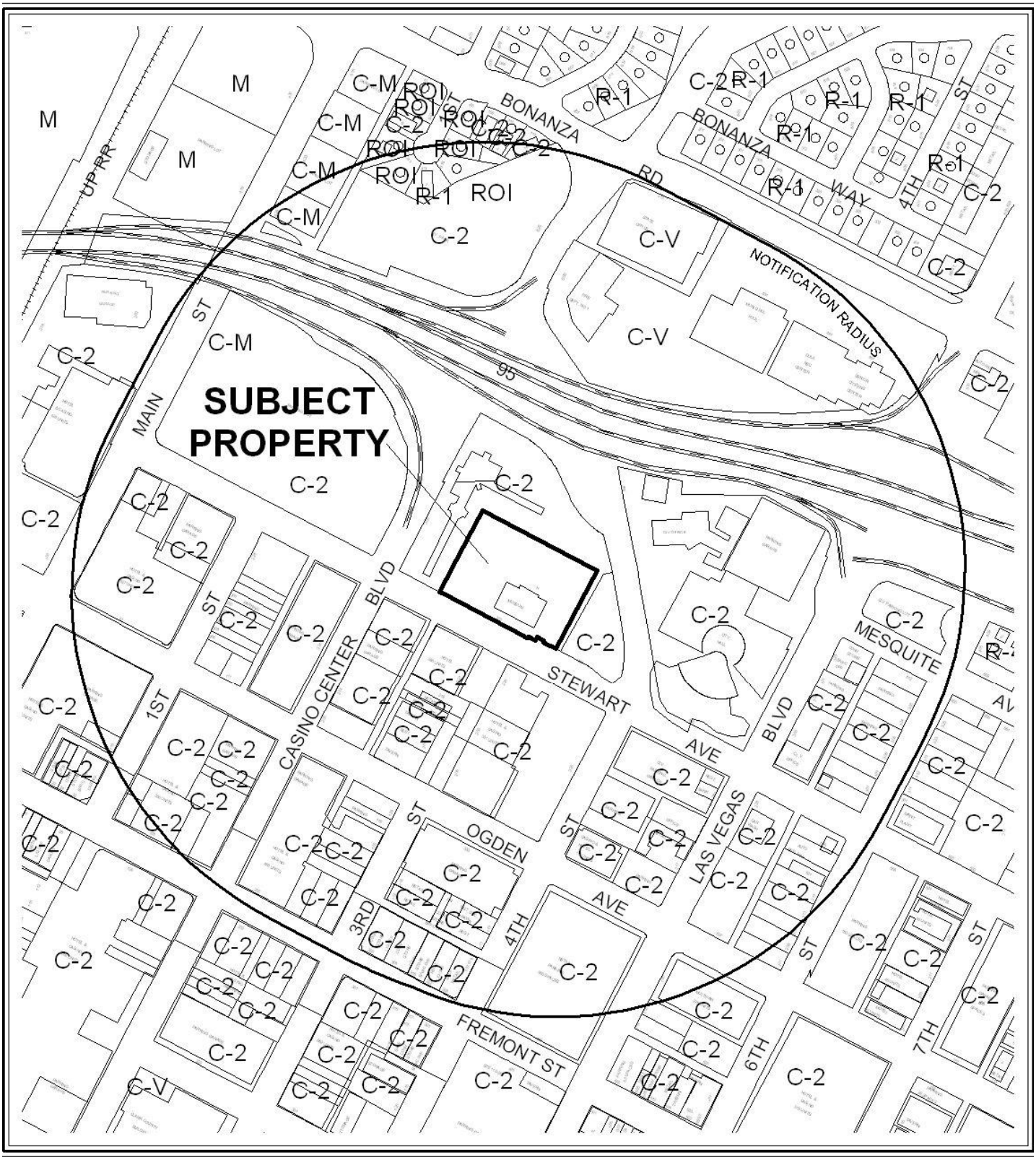
SUBJECT:
MSP-44034 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Master Sign Plan FOR A MUSEUM on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **MSP-44034**

RADIUS:

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **MSP-44034**

RADIUS:

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

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

RECEIVED
NOV 30 2011
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

RECEIVED
NOV 30 2011
City of Las Vegas
Department of Planning

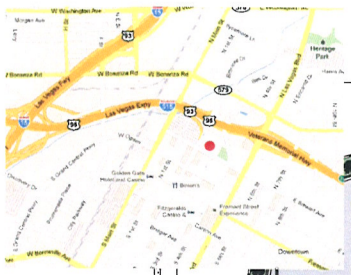
FOR DEPARTMENT USE ONLY

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.

RECEIVED

DEC 01 2011



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" *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)
3	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)
4	C Wall 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 Wall 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	D Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
7	D Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
8	D Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
9	D Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
10	E Wall Sign	North Facade	2'-9"	10'-10"	29.75 s/f	None	None	No
11	C Wall Sign	East Facade	23'-1"	6'-2"	142.3 s/f	None	None	No
12	C Wall Sign	West Facade	23'-1"	6'-2"	142.3 s/f	None	None	No

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue?
13	F 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	F 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
15	F 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
16	F 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
17	F 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
18	F 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

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

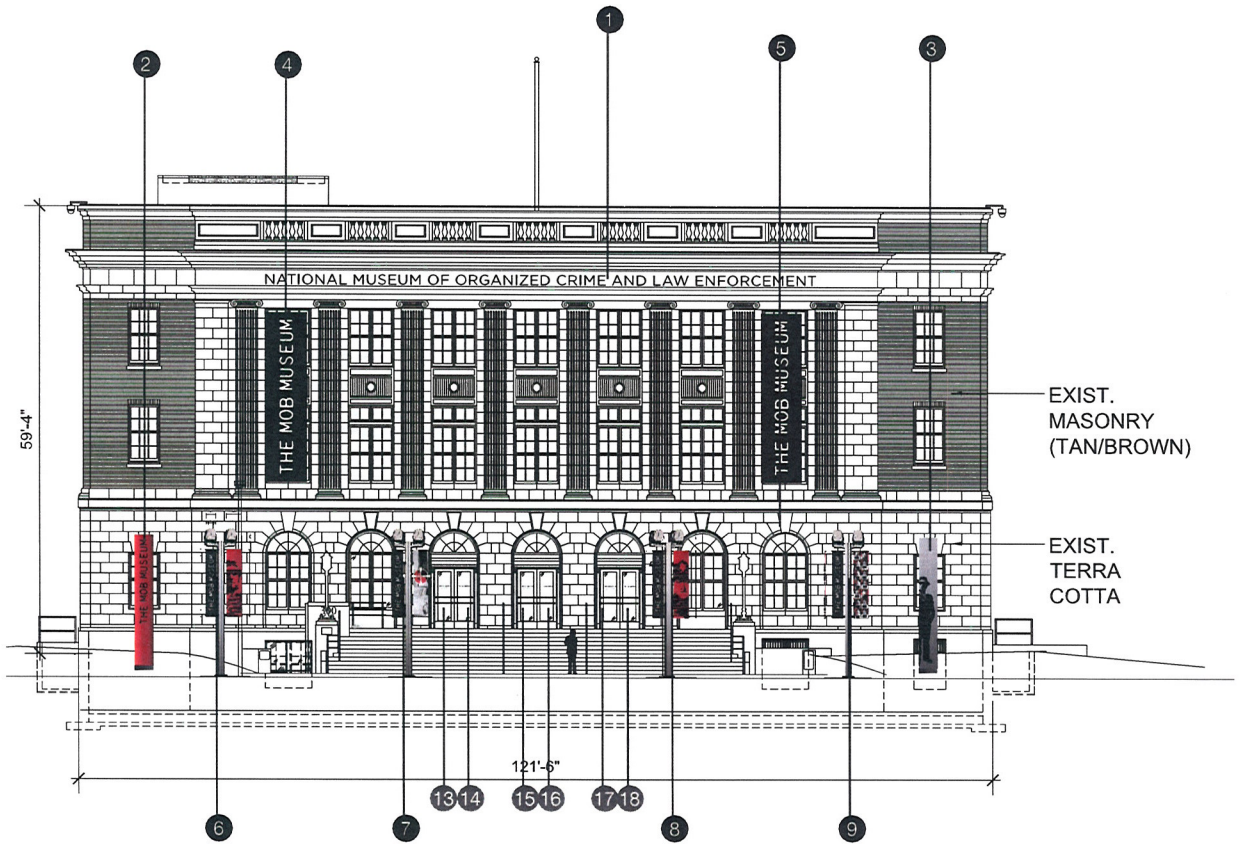
1

MSP-44034
REVISED

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"	6'-8"	53 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)
3	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)
4	C. Wall 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. Wall 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	D. Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
7	D. Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
8	D. Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
9	D. Freestanding Sign	South Facade	9'-0"	1'-5"	18 s/f	None	None	No
10	E. Wall Sign	North Facade	9'-9"	10'-10"	98.75 s/f	None	None	No - under 25% of window area and 10% of wall area
11	C. Wall Sign	East Facade	23'-1"	6'-2"	142.3 s/f	None	None	No - under 25% of window area and 10% of wall area
12	C. Wall Sign	West Facade	23'-1"	6'-2"	142.3 s/f	None	None	No - under 25% of window area and 10% of wall area

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue?
13	F. 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	F. 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
15	F. 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
16	F. 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
17	F. 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
18	F. 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

The Mob Museum
Las Vegas, NV

South Elevation
Sign Location Elevation: Stewart Avenue

DATE 11.30.11
PHASE 100% DESIGN INTENT
PROJECT NO 9893.00

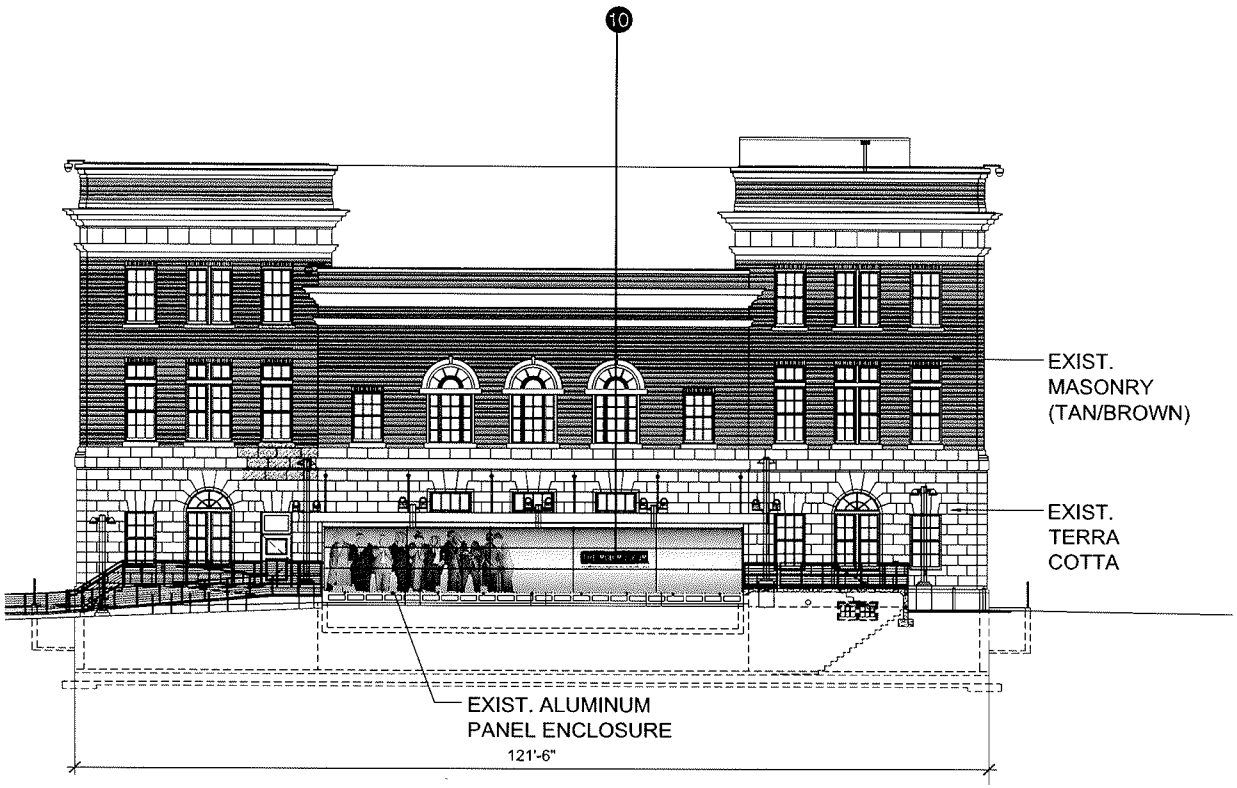
SCALE VARIES
DRAWN BY LBR

Gallagher & Associates

MSP-44034
REVISED

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



1 North 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"	66'-0"	89 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-Backlit 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" Allowable 12'-0"	2'-6"	14 s/f message Allowable 48 s/f	Internal-Backlit Letterforms	None	Yes - sign is 18'-0" (allowed is 12'-0"). We are requesting 2 signs (1 allowed per frontage)
4	C. Wall Sign	South Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
5	C. Wall Sign	South Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
6	D. Freestanding Sign	South Facade	9'-0"	1'-5"	16 s/f	None	None	No
7	D. Freestanding Sign	South Facade	9'-0"	1'-5"	16 s/f	None	None	No
8	D. Freestanding Sign	South Facade	9'-0"	1'-5"	16 s/f	None	None	No
9	D. Freestanding Sign	South Facade	9'-0"	1'-5"	16 s/f	None	None	No
10	E. Wall Sign	North Facade	7'-5"	10'-10"	76.25 s/f	None	None	No - under 25% of window area and 10% of wall area
11	C. Wall Sign	East Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
12	C. Wall Sign	West Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue
13	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area
14	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area
15	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area
16	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area
17	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area
18	F. Window Sign	South Facade	4 1/4"	1'-1 3/4"	.5 s/f	None	None	No - under 25% of window area and 10% of wall area

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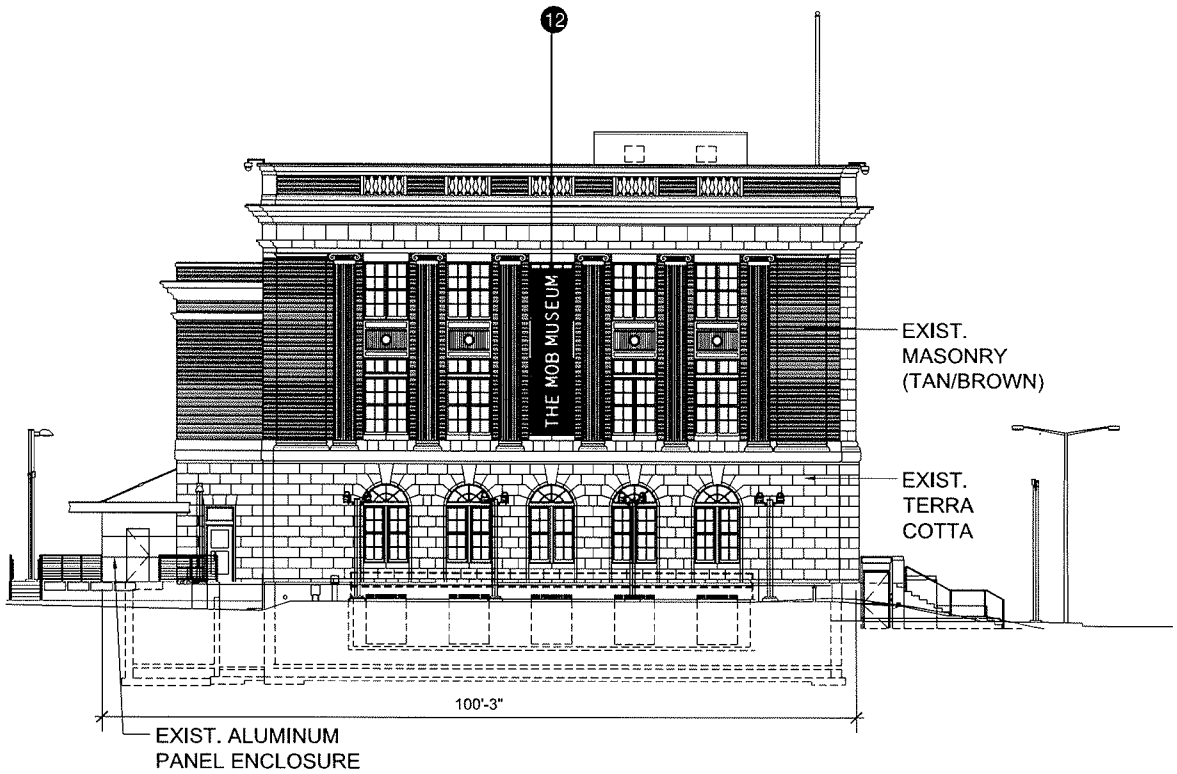

1 West Elevation
Scale: 1/16"=1'-0"

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 19% of windows 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'-6"	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-Backlit 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" *Allowable 12'-0"*	2'-6"	14 s/f message *Allowable 48 s/f*	Internal-Backlit Letterforms	None	Yes - sign is 18'-0" (allowed is 12'-0") We are requesting 2 signs (1 allowed per frontage)
4	C. Wall Sign	South Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
5	C. Wall Sign	South Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
6	D. Freestanding Sign	South Facade	6'-0"	1'-5"	18 s/f	None	None	No
7	D. Freestanding Sign	South Facade	6'-0"	1'-5"	18 s/f	None	None	No
8	D. Freestanding Sign	South Facade	6'-0"	1'-5"	18 s/f	None	None	No
9	D. Freestanding Sign	South Facade	6'-0"	1'-5"	18 s/f	None	None	No
10	E. Wall Sign	North Facade	2'-6"	10'-10"	19.75 s/f	None	None	No - under 25% of window area and 10% of wall area
11	C. Wall Sign	East Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area
12	C. Wall Sign	West Facade	23'-1"	6'-2"	142.2 s/f	None	None	No - under 25% of window area and 10% of wall area

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Illumination	Animation	Code Compliance Issue?
13	F. 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	F. 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
15	F. 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
16	F. 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
17	F. 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
18	F. 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

The Mob Museum
Las Vegas, NV

West Elevation
Sign Location Elevation

DATE 11.30.11
PHASE 100% DESIGN INTENT
PROJECT NO 9893.00

SCALE VARIES
DRAWN BY LBR

Gallagher & Associates

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Sign Type A: Wall Sign

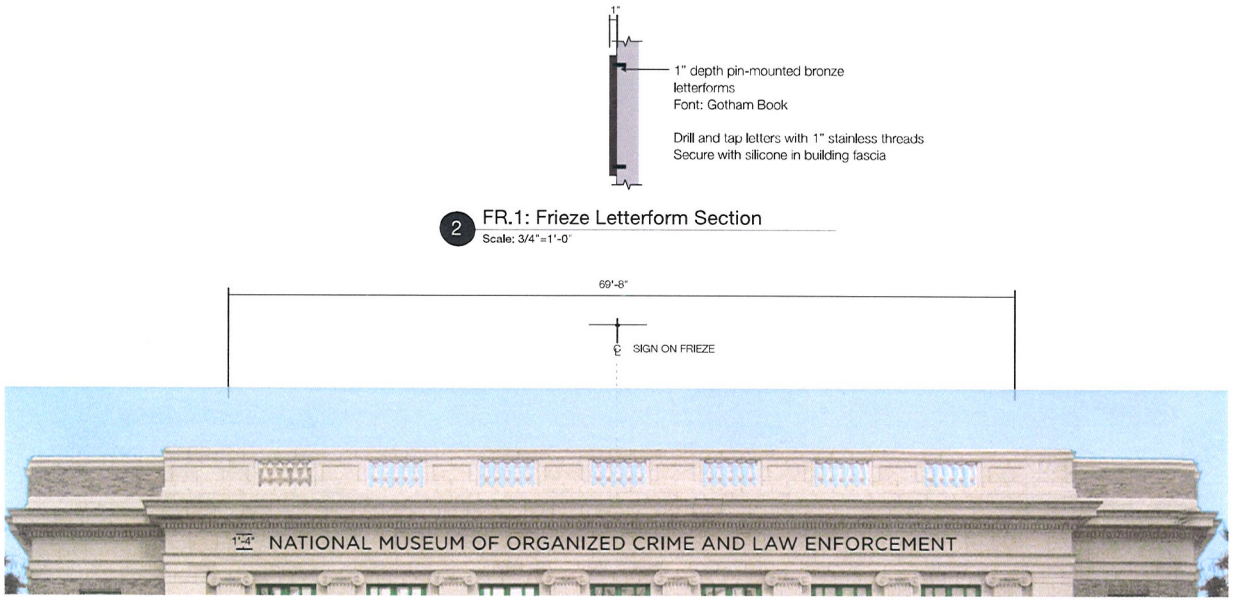
Dimensional bronze letterforms s applied to historic façade

Sign Information:

Type:	Wall Sign
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.



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

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

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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

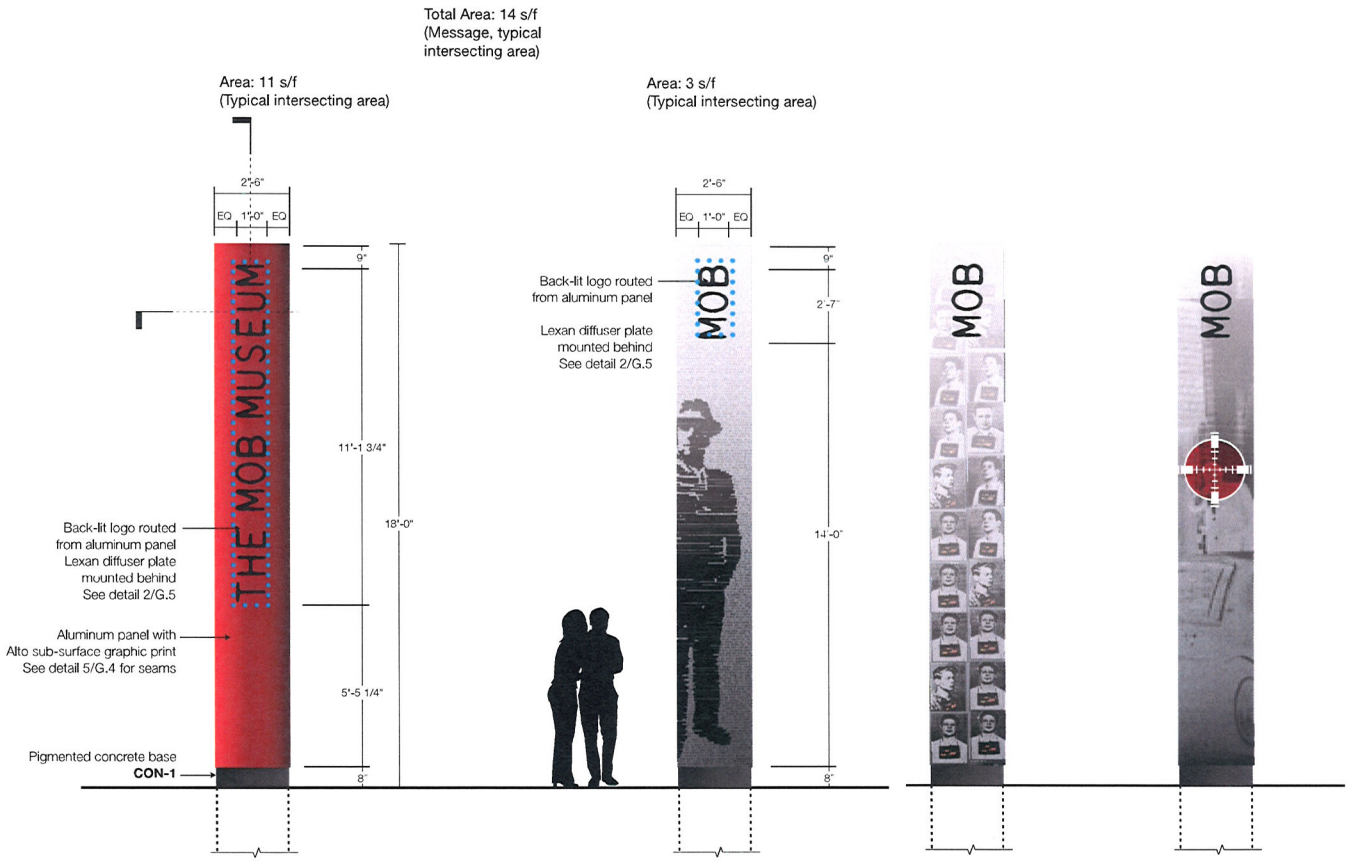
Code Compliance: No - see below for C-V District code

- 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

(l) 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.



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"

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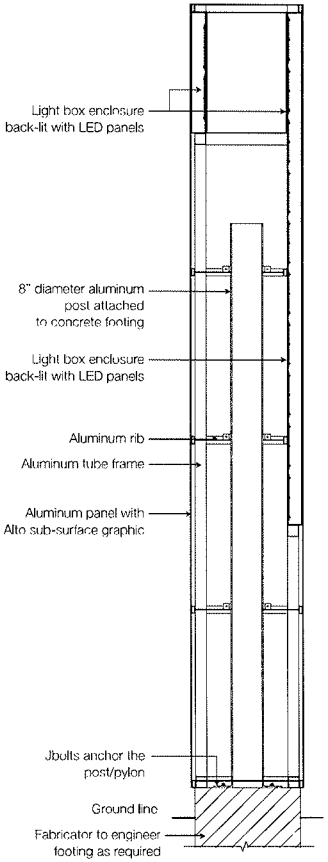
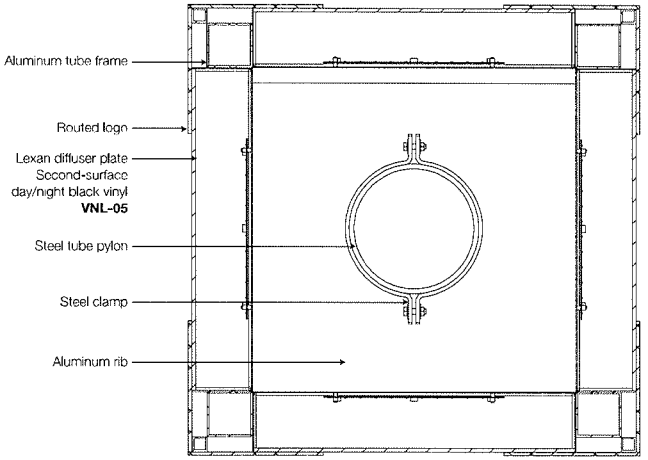


1 BID.1: Monument Detail Section
Scale: 3/8"=1'-0"



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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Sign Type C: Wall Sign

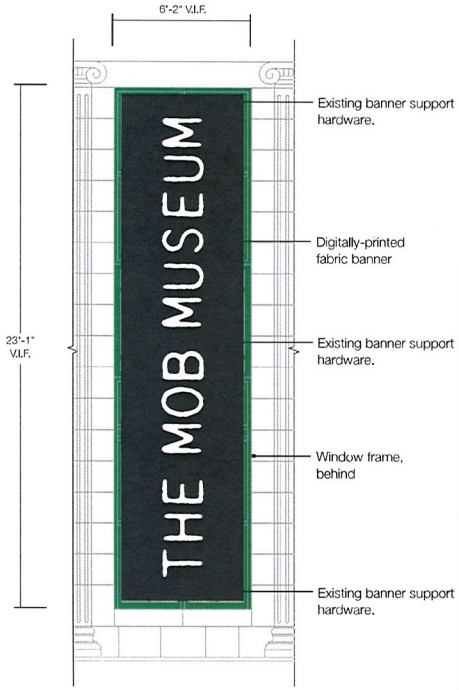
Printed Fabric Banners

Sign Information:

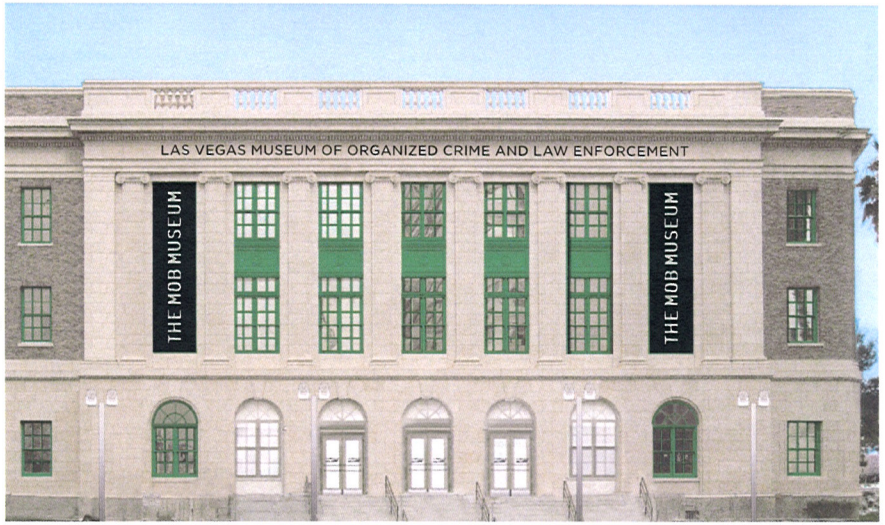
Type:	Wall Sign
Quantity	2 (South Facaade)
	1 (East Facade)
	1 (West Facade)
Height:	23'-1"
Width:	6'-2"
Area:	142.3 s/f
Illumination:	None
Animated	No

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

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.



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



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

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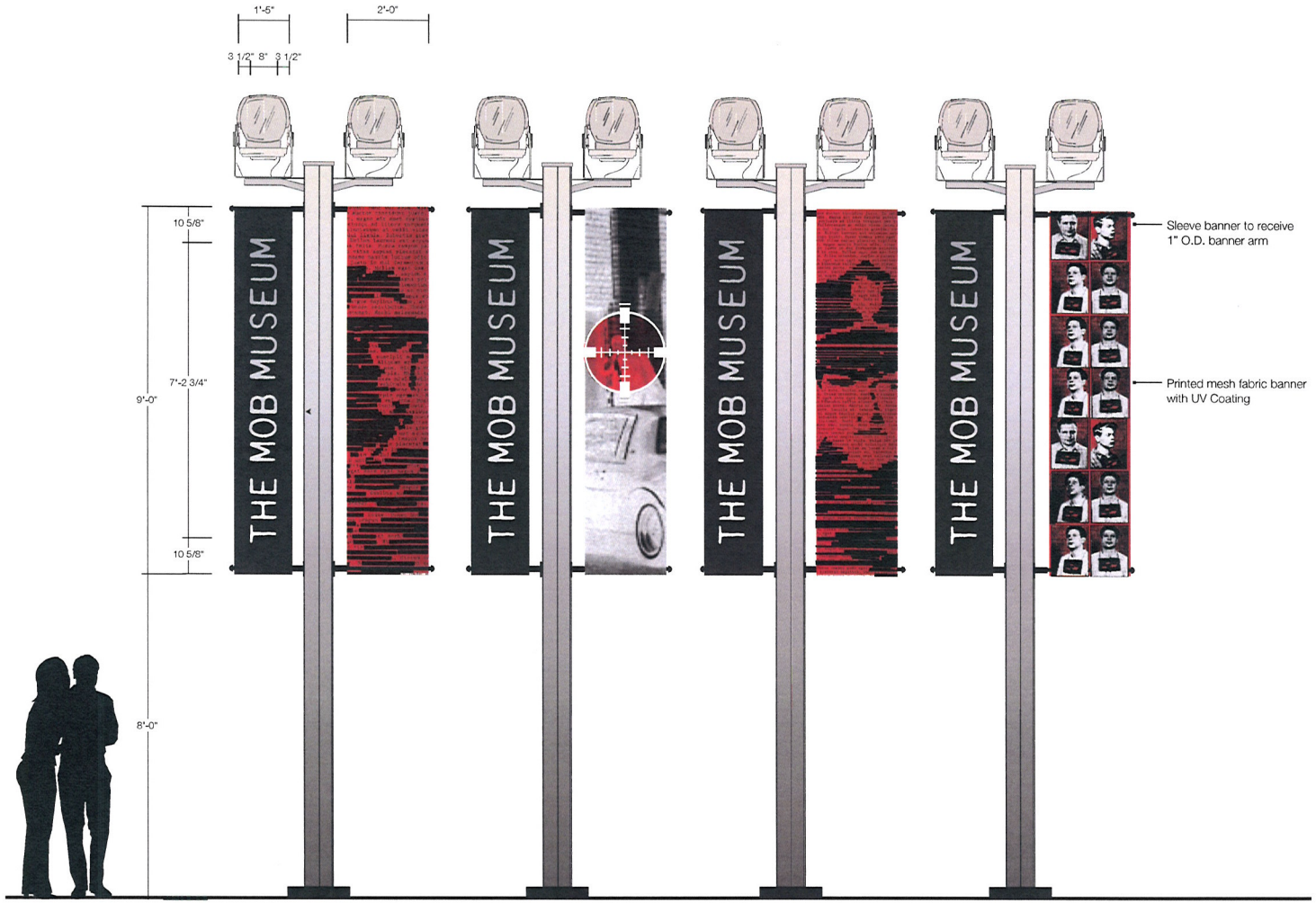

1 BN.1: Light Post Banners Front Elevation
Scale: 3/8" = 1'-0"

Sign Type D Freestanding Signs

Printed mesh fabric banners

Sign Information:

Type:	Freestanding Sign
Quantity	4
Height:	9'-0"
Width:	1'-5"
Area:	18 s/f; Total area: 72 s/f
Illumination:	None
Animated	No

Code Compliance: Yes

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

(l) 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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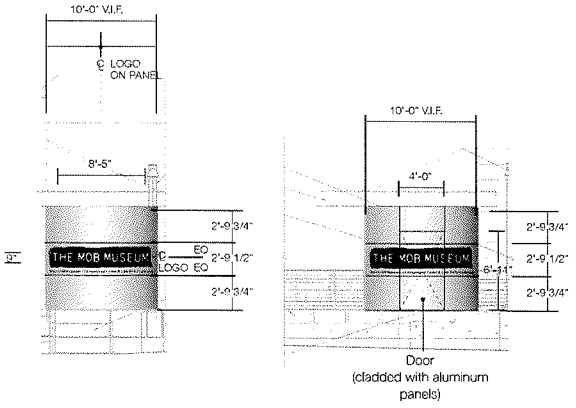
Sign Type E: Wall Sign

Digitally Printed matte vinyl film

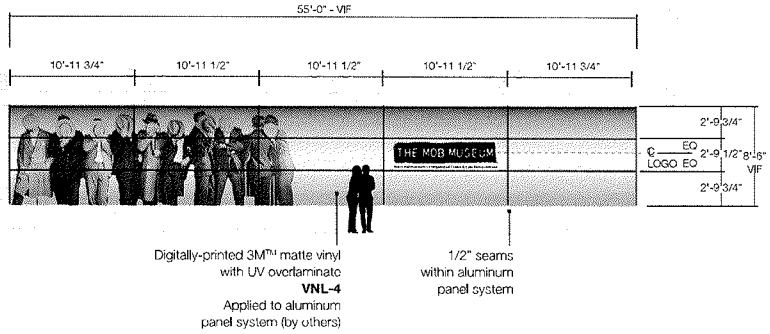
Sign Information:

Type:	Wall Sign
Quantity	3
Height:	2'-9"
Width:	10'-10"
Area:	29.75 s/f each
Illumination:	None
Animated	No
Note	*Signs are not visible from public right of way*



1 LDE.1: Loading Dock East Elevation

Scale: 3/32" = 1'-0"



2 LDE.1: Loading Dock Enclosure – Building North Elevation

Scale: 3/32" = 1'-0"

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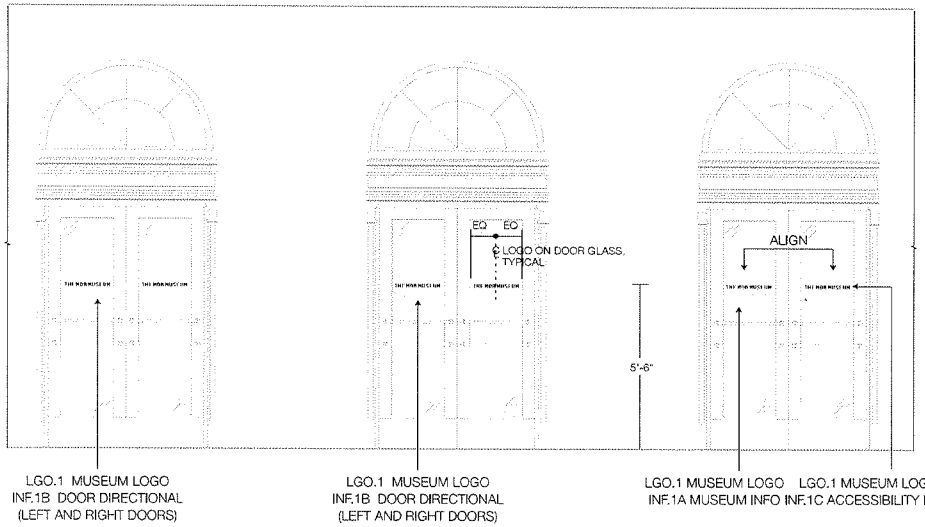


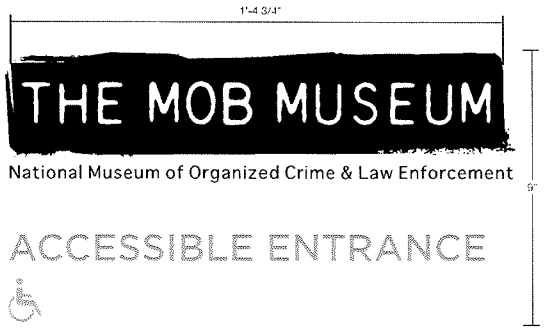
1 Museum Entry Front Elevation
Scale: 1/4" = 1'-0"



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 F: 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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Gallagher & Associates

8665 Georgia Avenue
Silver Spring MD 20910

T 301 656 7575
F 301 656 5455

November 30, 2011

RECEIVED
DEC 01 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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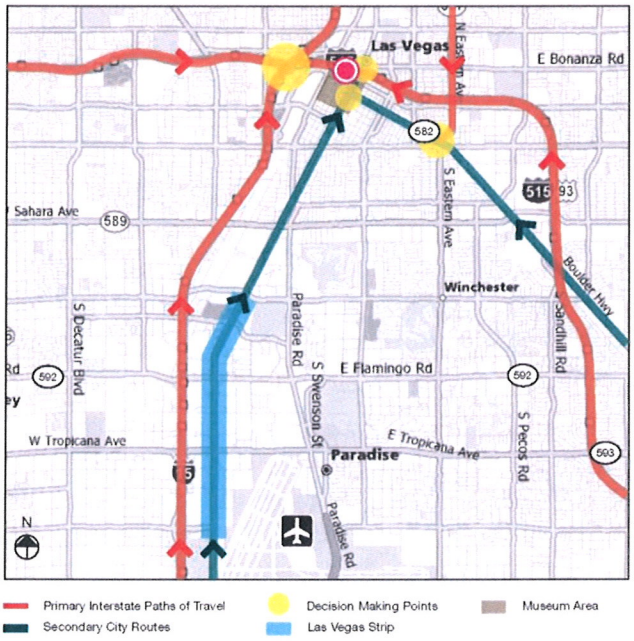

Diagram 1: Vehicular Paths of Travel

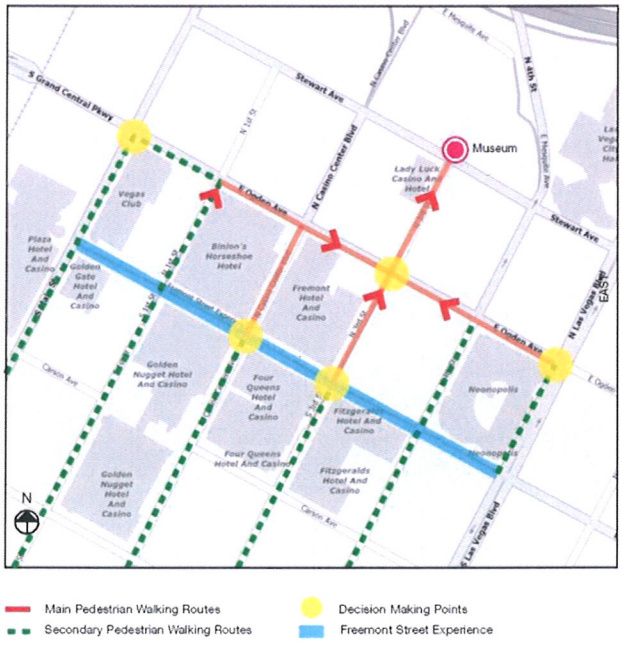

Diagram 2: Pedestrian Paths of Travel

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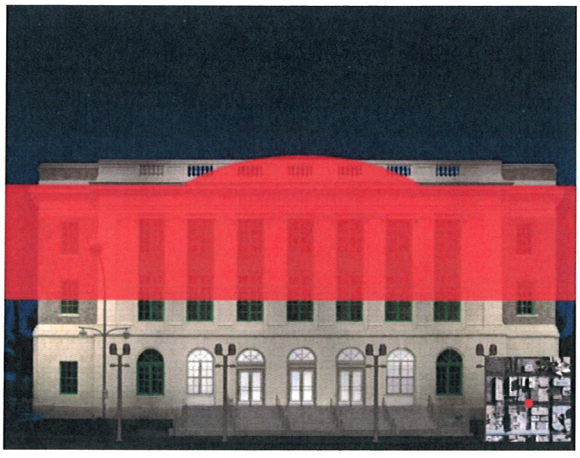
CHALLENGES

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. We have a narrow opportunity, below the red area indicated, to make the building visible.



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, and scale 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:
For sign types B (ground-mounted freestanding sign) and D (lightpost mounted banners): We are requesting additional signs be allowed, and a height increase of 6' from the allowable height for the sign type B signs.

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. Additional banners on the lightposts will help to utilize that narrow view to the building with more visual identity. And two ground-mounted signs, rather than one, allow us to catch the attention of visitors approaching from either direction on Stewart Avenue.

After review of the C-V district codes, it appears that the only variance that we are requesting is related to the quantity and height of the freestanding signs. 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:

MSP-44034
REVISED

Sign Type A: Wall Sign / 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 already a part of the historic building. The frieze letters must be replaced since the name and use of the building is changed.

Sign Types C and E: Wall Signs: For our submission, we are categorizing the banners on the windows on the South, East and West elevations as "wall signs" since banners are not specifically mentioned in the Code. There is no specific limit on the number of signs, except that maximum area "shall not cover more than 25 percent of the total area of all windows located on a building elevation." Additionally, any of these banners can be removed or replaced at any time.

Sign Type F: Window Signs: These types of entry graphics signs are not addressed in the requirements for Zone C-V per the Las Vegas Zoning Code, however the DDRC does need to comment on these. Therefore, we are requesting to include these signs in accordance with the note in LV Zoning Code 19.14.060, C.7c which allows the "request for additional signs subject to the review and approval of the Planning Commission." The function of these small vinyl-applied graphics are to convey the brand of the museum, directions to the primary entry doors (only two sets of doors are available for visitor use) and important information about the hours of operation of the museum and store.

We thank you for your consideration of this request. The exterior signage at the Mob Museum is critical to attracting visitors to the site and making its presence known among all of the other visually active buildings in the area and in Las Vegas. The visibility of the building is critical to making the Mob Museum a popular and successful anchor and attraction for downtown Las Vegas and the revitalized Fremont Street Experience area.

Sincerely,

Sara Habich
Project Manager
Gallagher & Associates

MSP-44034
REVISED

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.: **12.**

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

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

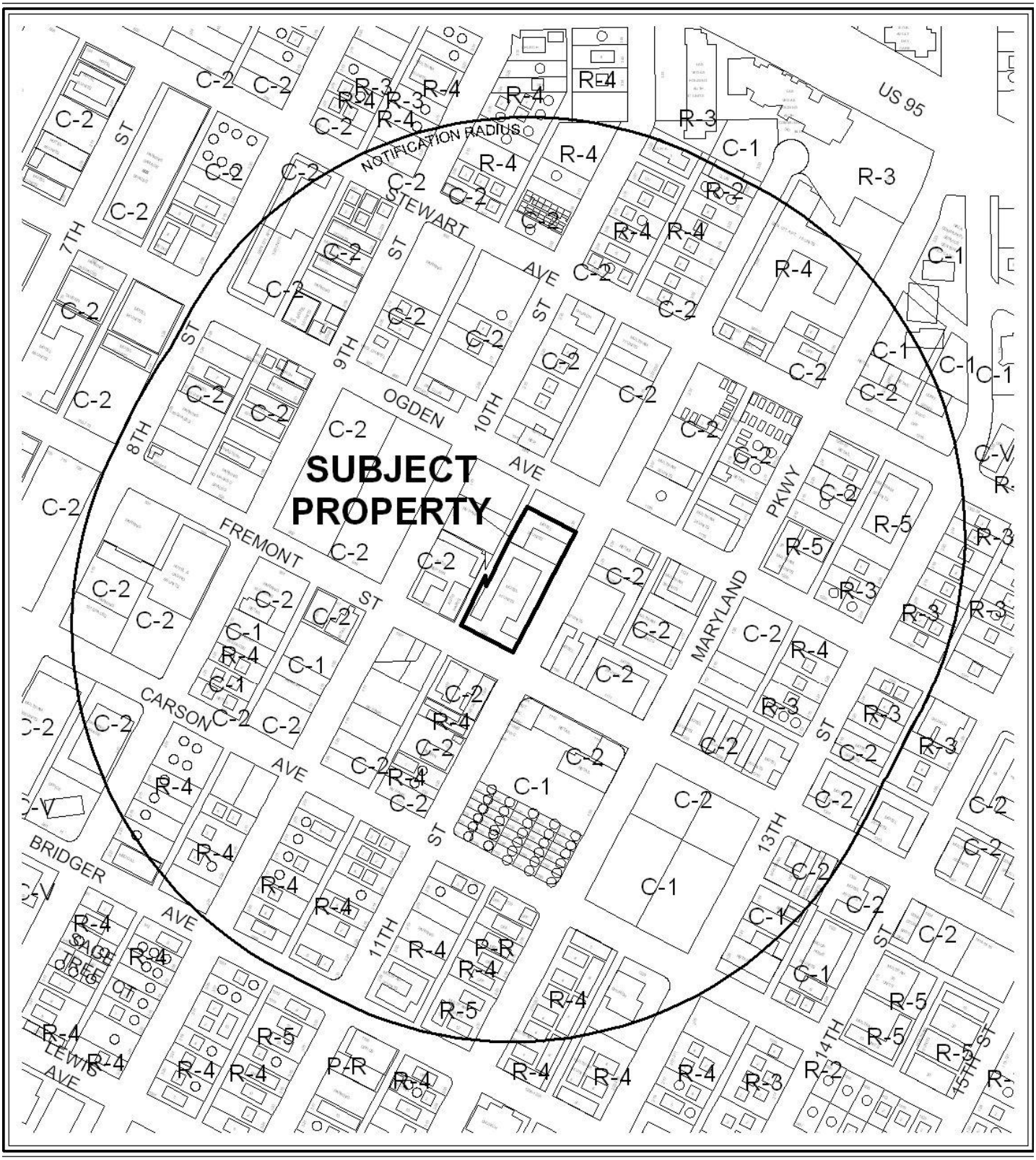
SUBJECT:
RQR-43945 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SONAL, INC. - For possible action on a Required Review of a previously approved Special Use Permit (SUP-37905) FOR 22 HOTEL, RESIDENCE UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026),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

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 APPROVAL, subject to conditions:

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



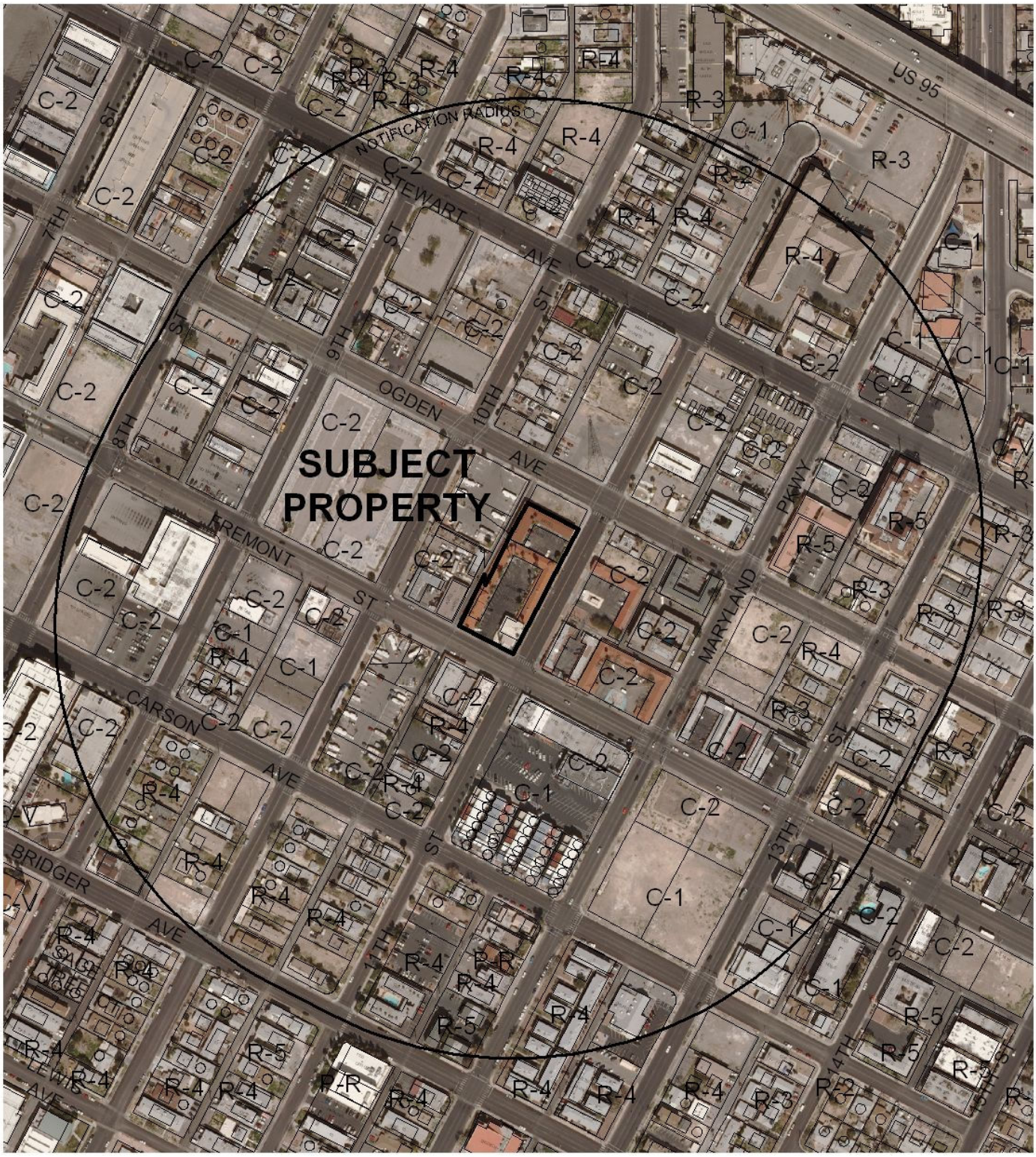
0 300 600 Feet

CASE: **RQR-43945**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **RQR-43945**

RADIUS: 1000 FEET

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

N

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

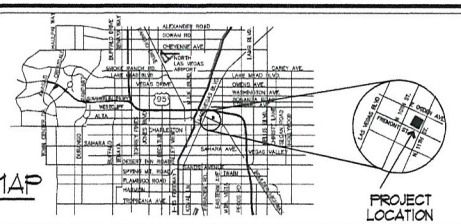
Case #	RQR 43945
Meeting Date:	1/10/12
Total Fee:	$ 800
Date Received:*	11/21/11
Received By:	Romeo

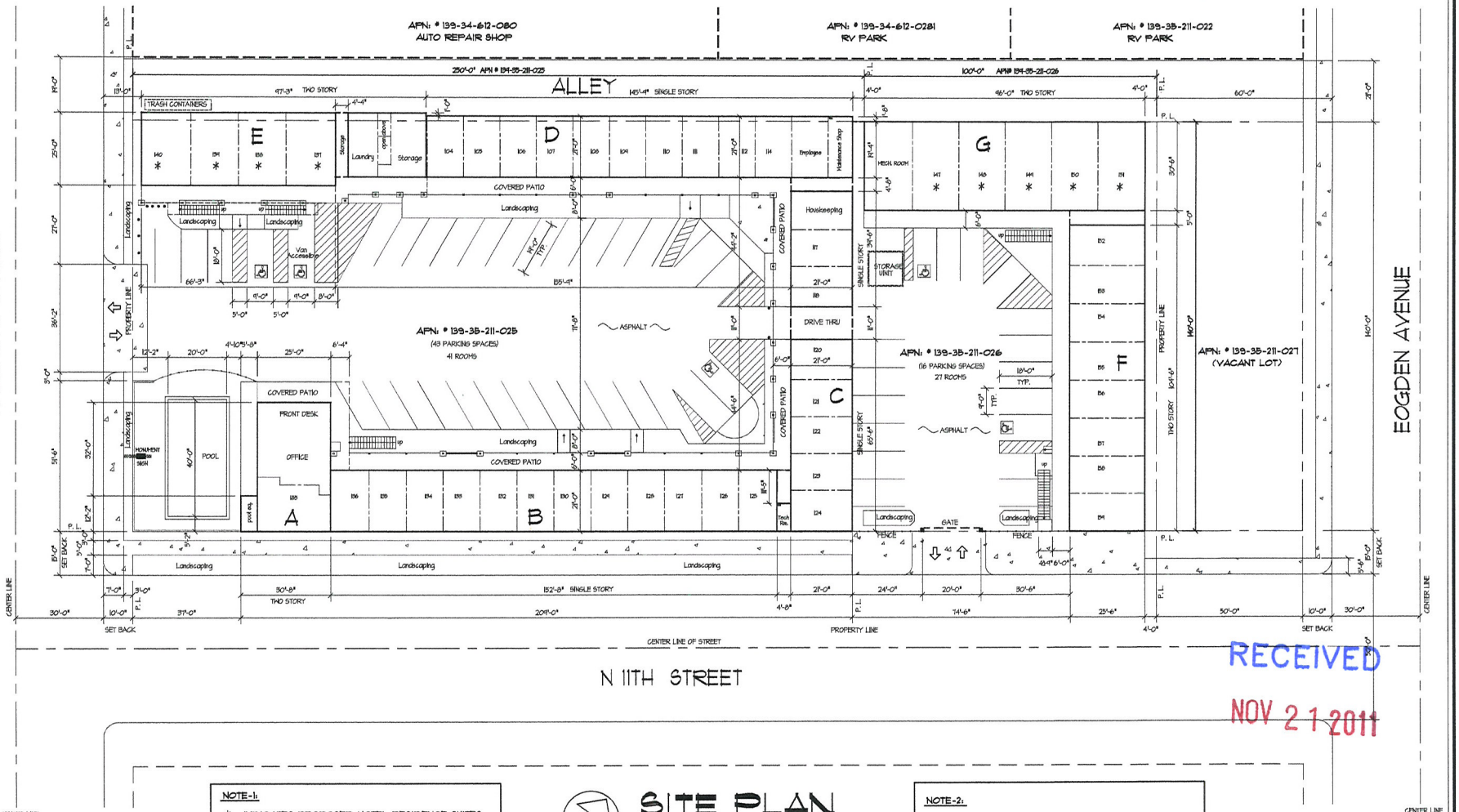
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

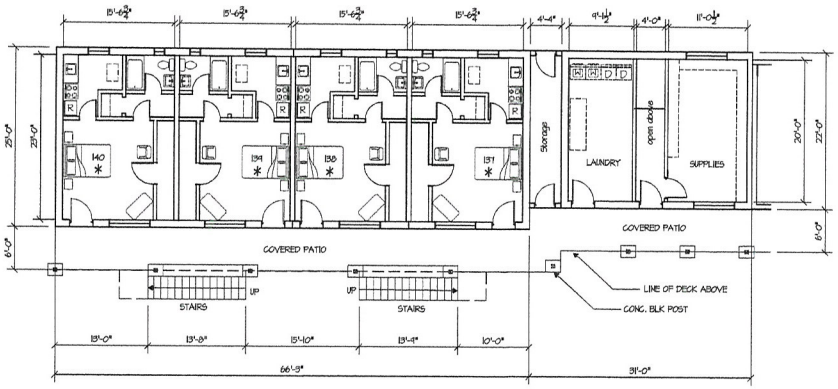
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

SITE PLAN

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

A-1

RQR-43945



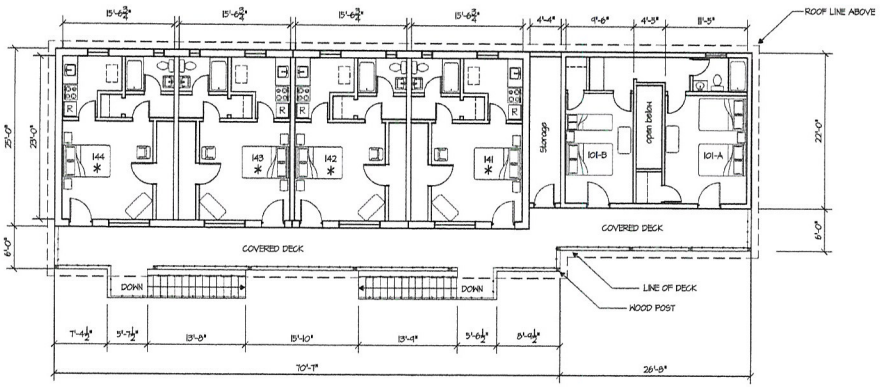
FIRST FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"

NOTE:

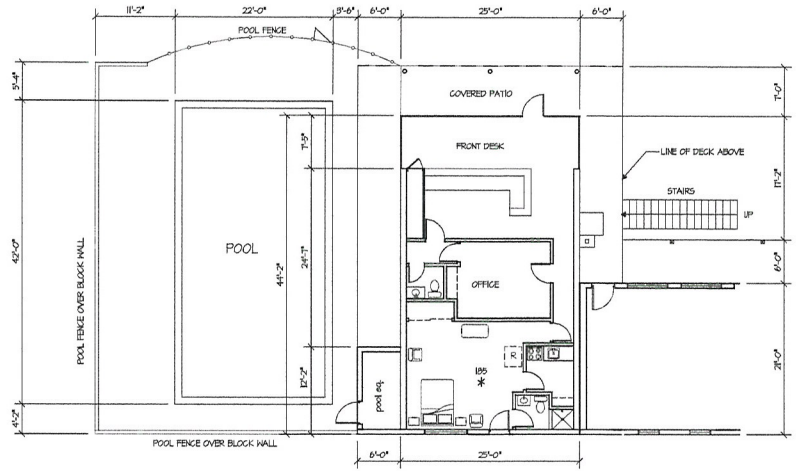
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

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



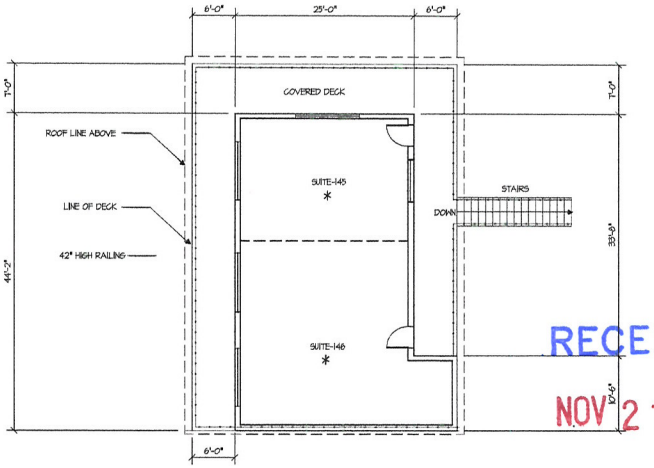
SECOND FLOOR PLAN: SECTION-"E"

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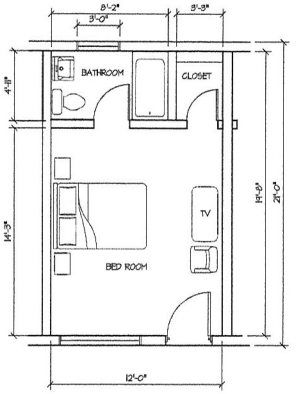
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

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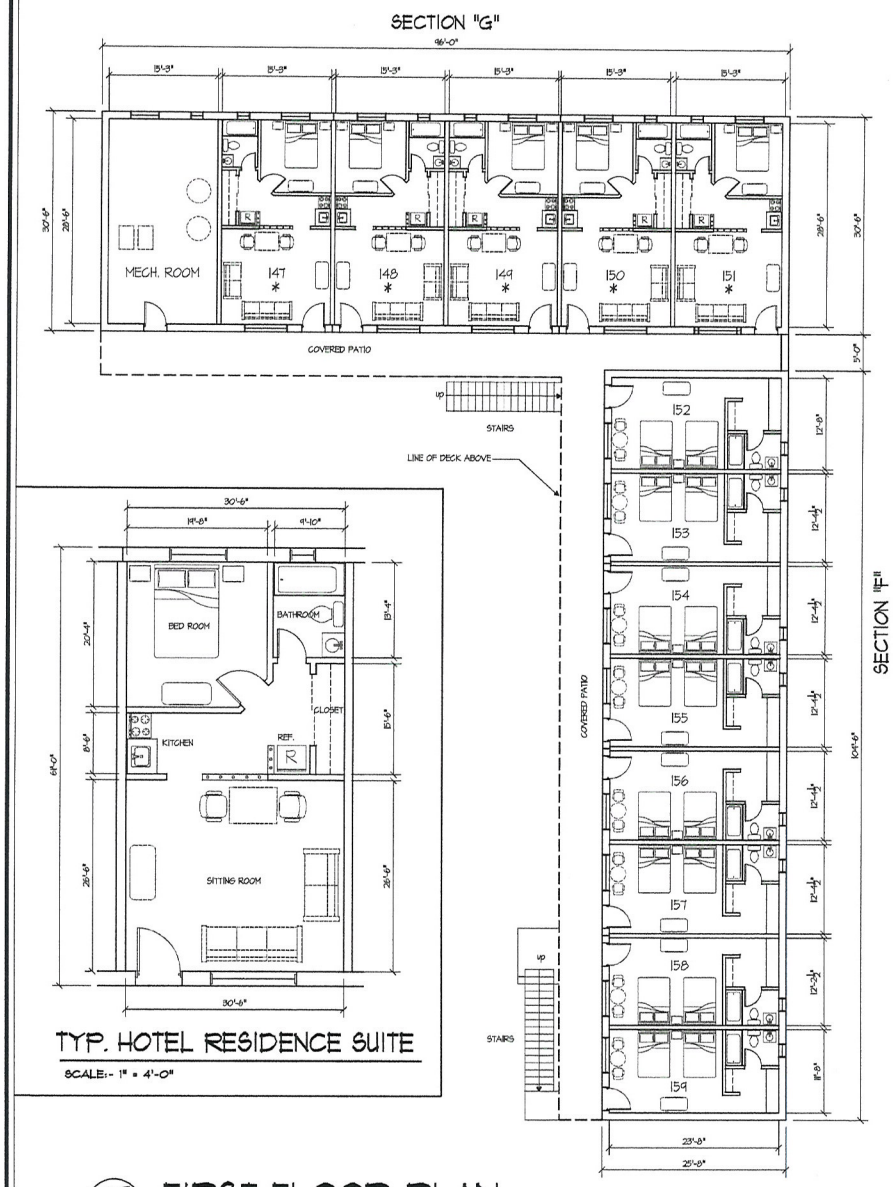
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

PLAN B-C-D

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

A-3



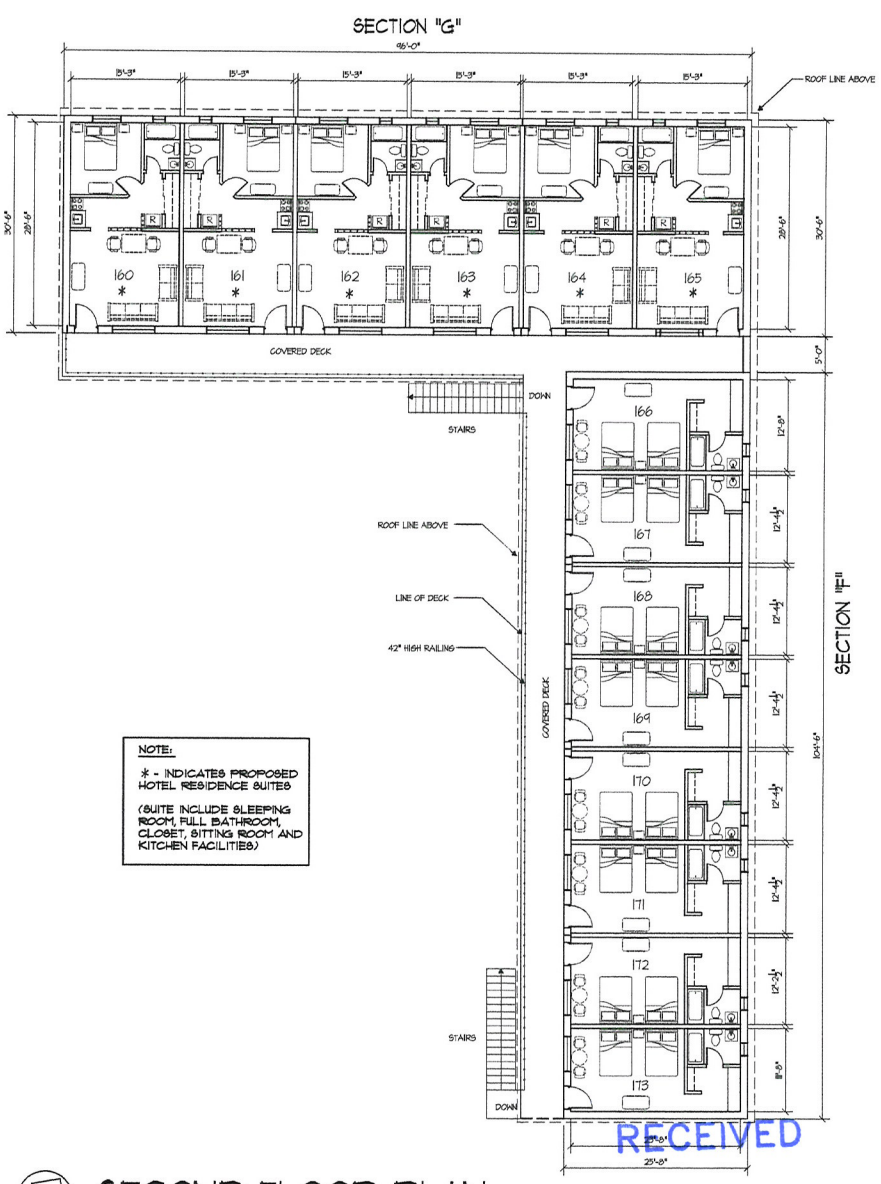
TYP. HOTEL RESIDENCE SUITE

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
Architect
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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



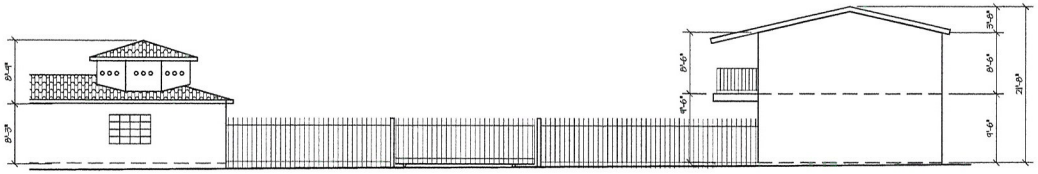
PARKING LOT & LANDSCAPE



INSIDE ELEVATION- SECTION F & G

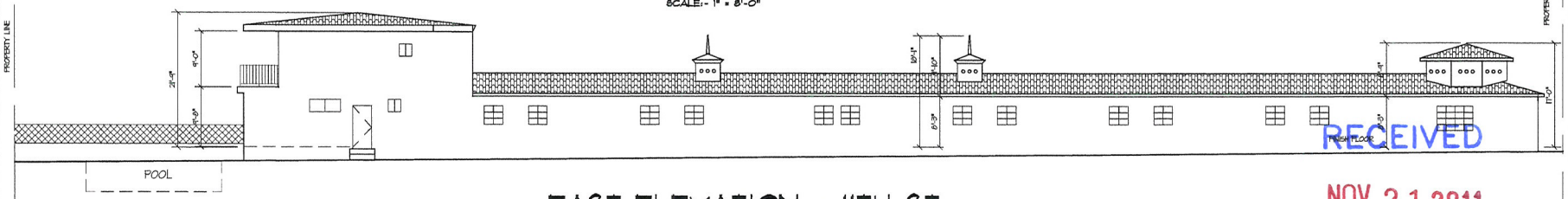


OFFICE BLDG ELEVATION



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.

RECEIVED
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

RECEIVED
NOV 28 2011

RQR-43945

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**

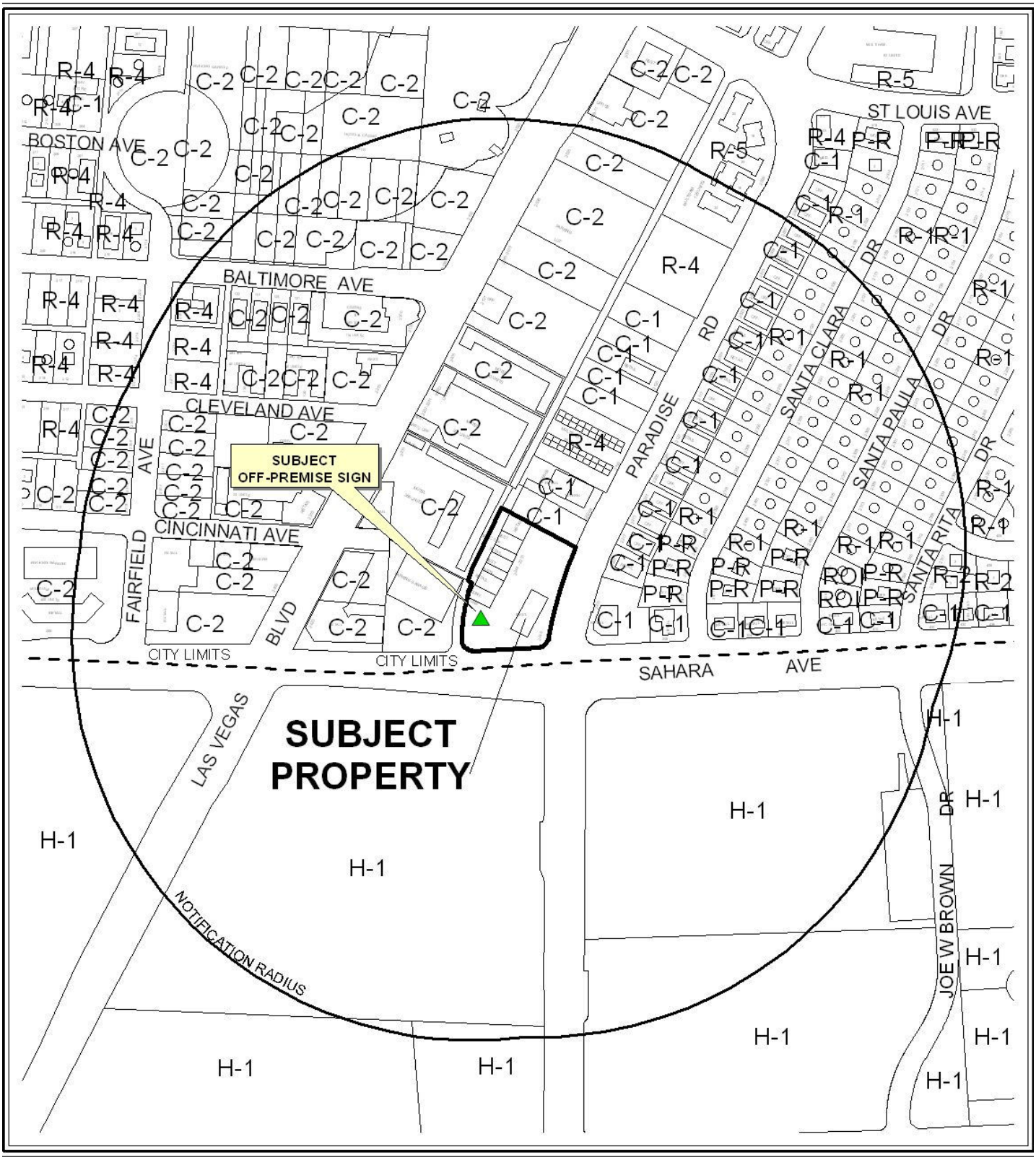
SUBJECT:
RQR-44030 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT - For possible action on a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2252 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



CASE: **RQR-44030**

RADIUS: 1000 FEET

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



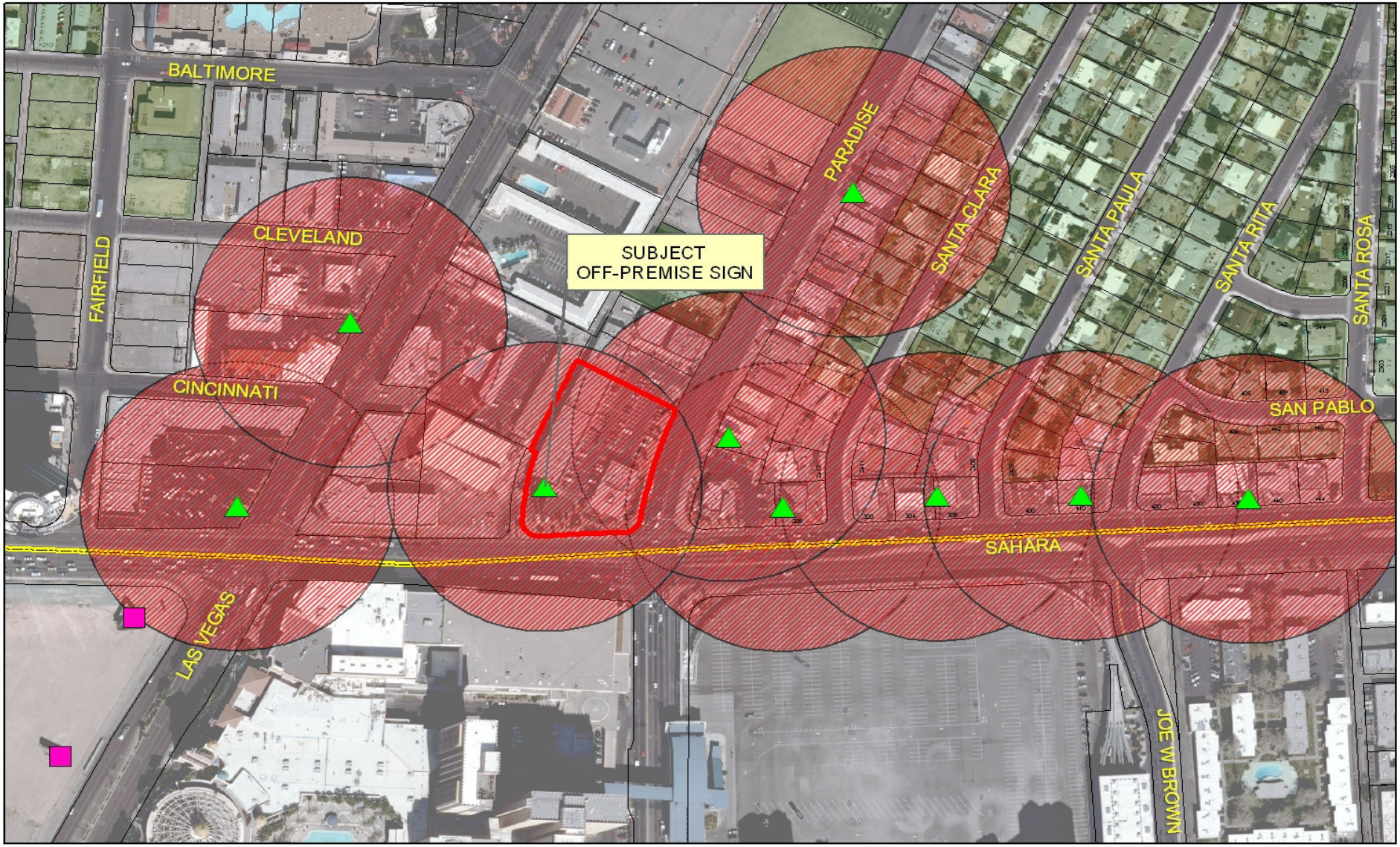
0 300 600 Feet

CASE: **RQR-44030**

RADIUS: 1000 FEET

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

N



RQR-44030

Subject Parcel

City of Las Vegas Billboard Location

Clark County Billboard Location

City of Las Vegas Billboard Data

300 Foot Buffer Around Billboard

750 Foot Buffer Around Freeway Billboard

Residential Zoned Property

Off Premise Sign Exclusion Area

Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-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

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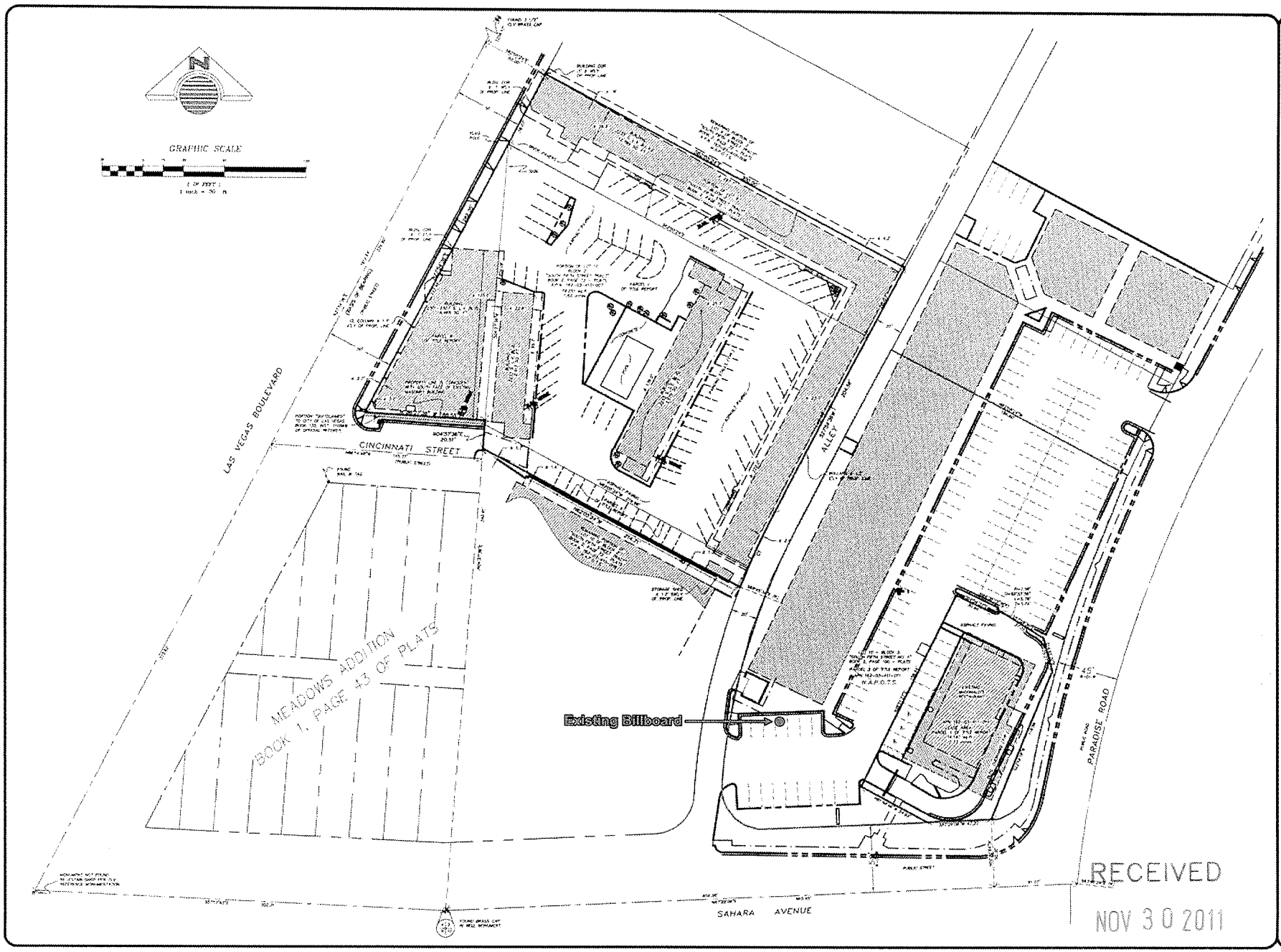
NOV 30 2011

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.: **14.**

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

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

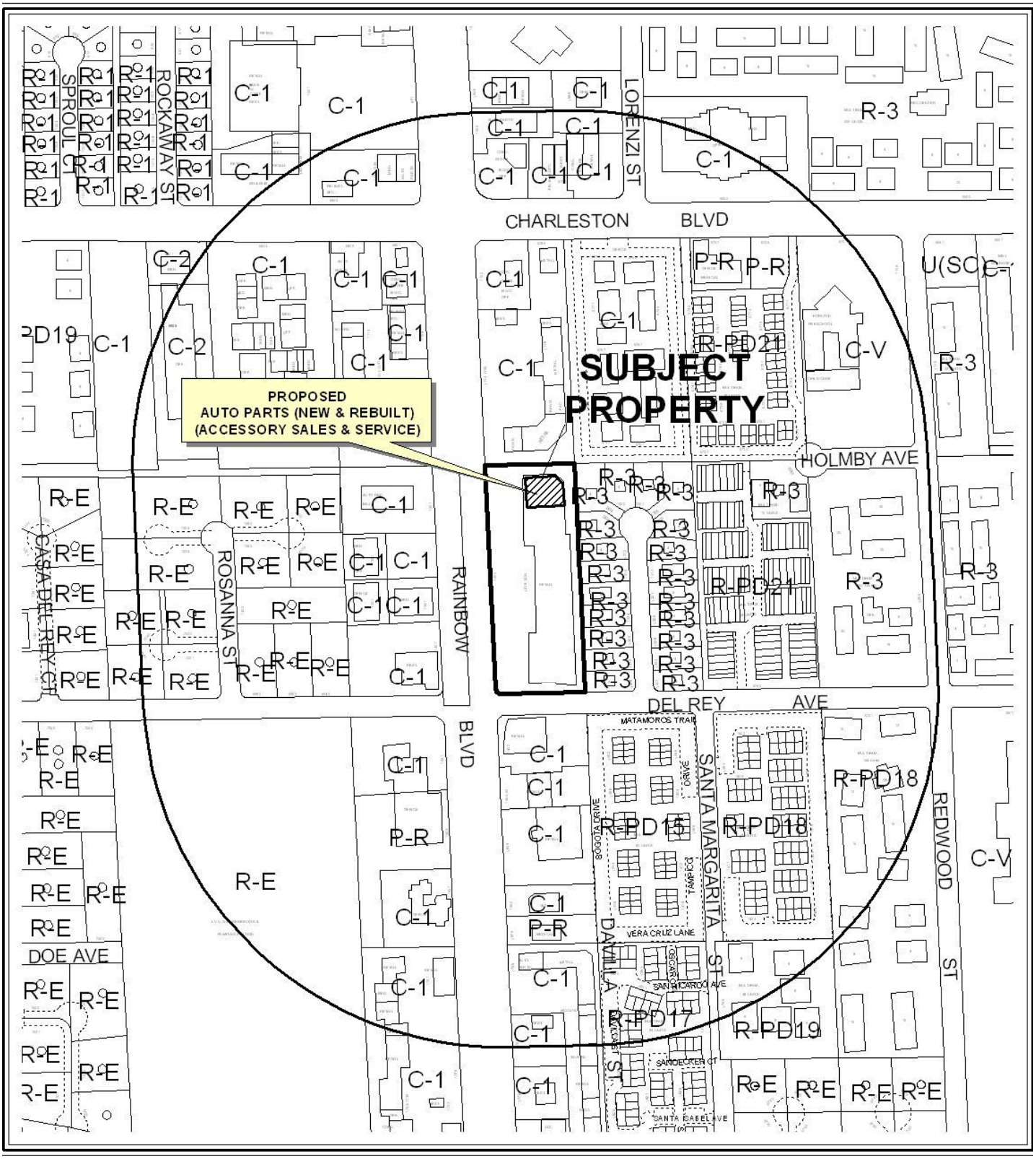
SUBJECT:
SUP-43963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1200 South Rainbow Boulevard (APN 163-02-101-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43963**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43963**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43963** APN: 163-02-101-003

Name of Property Owner: 1200 S. Rainbow Holdings a maryland limited liability company

Name of Applicant: Autozone Inc

Name of Representative: Phil Pecord

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: See Attached

Print Name: _____

Subscribed and sworn before me

This 18 day of November, 20 11

Kathryn Horner

Notary Public in and for said County and State

NOTARY PUBLIC SEAL STATE OF MARYLAND
KATHRYN HORNER
Notary Public
Montgomery Co., MD
My Comm. Exps. April 28, 2015

RECEIVED
NOV 23 2011
City of Las Vegas

SIGNATURE PAGE ATTACHED TO
STATEMENT OF FINANCIAL INTEREST
FOR AUTOZONE, INC. AT 1200 S. RAINBOW, LAS VEGAS, NV 89107

OWNER:

1200 SOUTH RAINBOW BOULEVARD HOLDINGS, LLC,
a Maryland limited liability company

By: Wells Fargo Bank, National Association, as Trustee for the registered holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-HQ5 (the **"Trust"**), sole member

By: CWCapital Asset Management LLC,
a Massachusetts limited liability company,
solely in its capacity as Special Servicer to the Trust

By: _____
Michael J. McGregor
Vice President

STATE OF MARYLAND §
§
COUNTY OF MONTGOMERY §

Subscribed and sworn before me on November 18, 2011, by Michael McGregor, Vice President of CWCapital Asset Management LLC, a Massachusetts limited liability company, solely in its capacity as Special Servicer to Wells Fargo Bank, National Association, as Trustee for the registered holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-HQ5, sole member of **1200 SOUTH RAINBOW BOULEVARD HOLDINGS, LLC, LLC**, a Maryland limited liability company, on behalf of said limited liability company.

NOTARY PUBLIC SEAL STATE OF MARYLAND
KATHRYN HORNER
Notary Public
Montgomery Co., MD
My Comm. Exps. April 28, 2015

_____
Notary Public, State of Maryland

My Commission Expires:

_____
Print Name of Notary

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NOV 22 2011
City of Las Vegas

DA-3218657 v1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1200 S. Rainbow, Las Vegas, NV 89107

Project Name Shoppes on Rainbow **Proposed Use** Auto Parts Store

Assessor's Parcel #(s) 163-02-101-003 **Ward #** One

General Plan: existing X proposed ____ **Zoning:** existing C-1 proposed ____

Commercial Square Footage 64,331 **Floor Area Ratio** .404

Gross Acres 3.65 **Lots/Units** n/a **Density** n/a

Additional Information ____

PROPERTY OWNER 1200 S. Rainbow Holdings LLC et al **Contact** Michael J. McGregor,

Address 7501 Wisconsin Avenue, Suite 500 **Phone:** (301) 255-4833 **Fax:** (301) 255-4875

City Bethesda **State** MD **Zip** 20814

E-mail Address mmcgregor@cwcapital.com

APPLICANT Autozone Inc **Contact** Phil Pecord

Address 123 Front Street **Phone:** (901) 495-8706 **Fax:** (901) 495-8969

City Memphis **State** TN **Zip** 38104

E-mail Address Pecord, phil (phil.pecord@autozone.com

REPRESENTATIVE Autozone Inc **Contact** Phil Pecord

Address 123 Front Street **Phone:** (901) 495-8706 **Fax:** (901) 495-8969

City Memphis **State** TN **Zip** 38104

E-mail Address Pecord, phil (phil.pecord@autozone.com

Property Owner Signature* See Attached

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

Print Name ____

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-43963
Meeting Date:	1/10/12 PC
Total Fee:	$1,030 —
Date Received:*	11/22/11
Received By:	Bas

*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
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City of Las Vegas

SIGNATURE PAGE ATTACHED TO
APPLICATION FOR SPECIAL USE PERMIT
FOR AUTOZONE, INC. AT 1200 S. RAINBOW, LAS VEGAS, NV 89107

OWNER:

1200 SOUTH RAINBOW BOULEVARD HOLDINGS, LLC,
a Maryland limited liability company

By: Wells Fargo Bank, National Association, as Trustee for the registered holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-HQ5 (the **"Trust"**), sole member

By: CWCapital Asset Management LLC,
a Massachusetts limited liability company,
solely in its capacity as Special Servicer to the Trust

By: _____
Michael J. McGregor
Vice President

STATE OF MARYLAND §
§
COUNTY OF MONTGOMERY §

Subscribed and sworn before me on November _____, 2011, by Michael McGregor, Vice President of CWCapital Asset Management LLC, a Massachusetts limited liability company, solely in its capacity as Special Servicer to Wells Fargo Bank, National Association, as Trustee for the registered holders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-HQ5, sole member of **1200 SOUTH RAINBOW BOULEVARD HOLDINGS, LLC, LLC**, a Maryland limited liability company, on behalf of said limited liability company.

NOTARY PUBLIC SEAL STATE OF MARYLAND
KATHRYN HORNER
Notary Public
Montgomery Co., MD
My Comm. Exps. April 28, 2015

_____
Notary Public, State of Maryland

My Commission Expires:

_____
Print Name of Notary

_____

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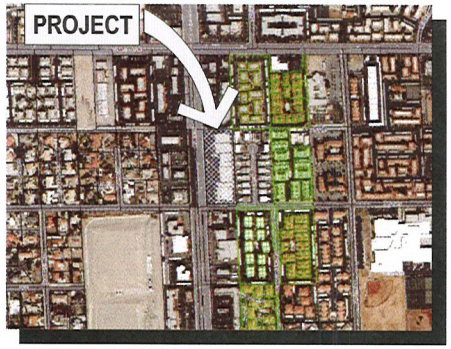
NOV 22 2011
City of Las Vegas



VICINITY MAP

SITE DATA

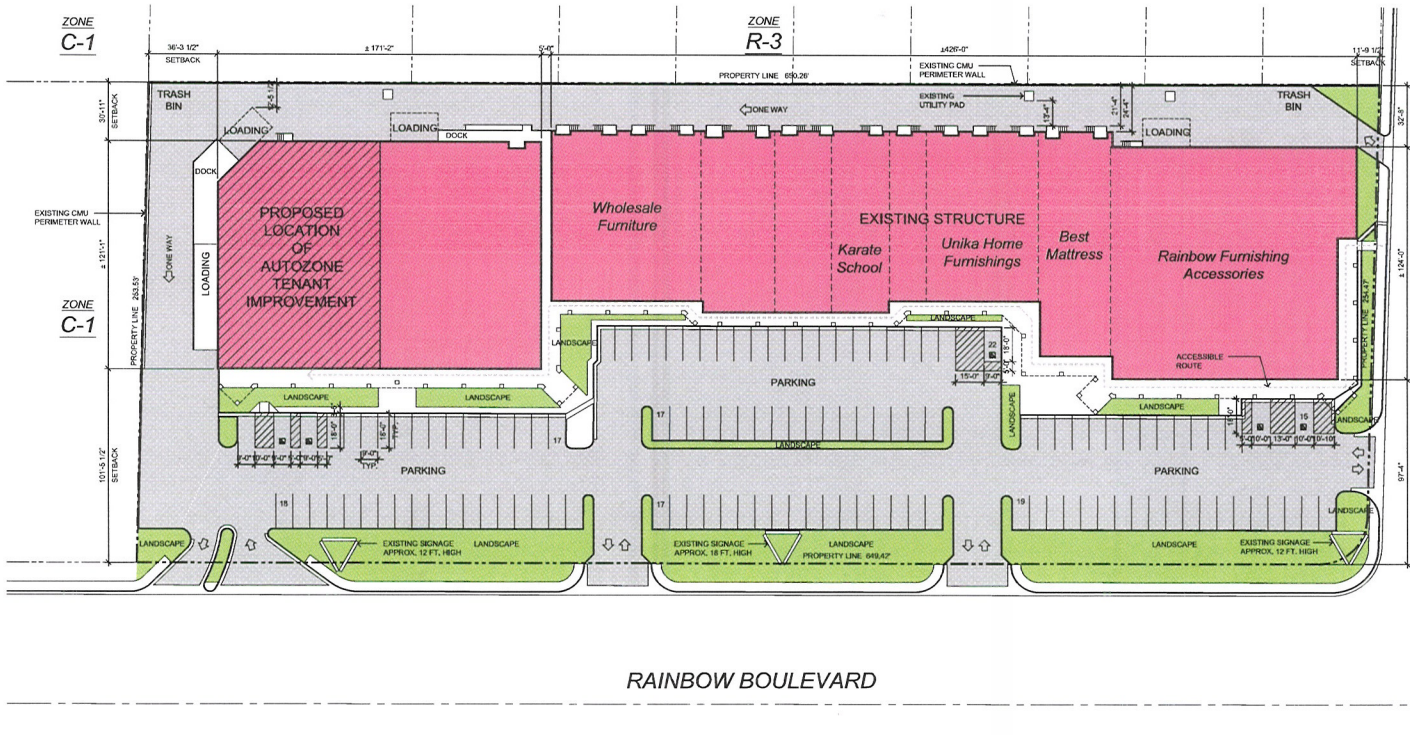
JURISDICTION	LAS VEGAS
PARCEL NO.	163-02-101-003
ZONING	C-1
LAND USE DESIGNATION	COMMERCIAL
LOT SIZE	3.65 ACRES 158,994 SF
AUTO PARTS (ACCESSORY SALES & SERVICE)	10,189 SF
SHOPPING CENTER	21,582 SF
WHOLESALE SHOWROOM FACILITY	32,436 SF
STORAGE	6,487 SF (20% OF GROSS FLR. AREA)
TOTAL BUILDING AREA	64,207 SF
LOT COVERAGE	40.38 %

PARKING ANALYSIS

PARKING REQUIRED	
SHOPPING CENTER AT 1 SPACE PER 250 SF	257 SPACES
CURRENT USE	197 SPACES
AUTO PARTS AT 5 + 1 SPACE PER 200 SF	55.95 SPACES
SHOPPING CENTER AT 1 SPACE PER 250 SF	86.33 SPACES
WHOLESALE SHOWROOM AT 1 SPACE PER 500 SF	51.90 SPACES
STORAGE AT 1 SPACE PER 2,500 SF	2.59 SPACES
PARKING PROVIDED	125 SPACES
HANDICAP ACCESSIBLE SPACES REQUIRED	7 SPACES
HANDICAP ACCESSIBLE SPACES PROVIDED	5 SPACES
VAN ACCESSIBLE SPACE REQUIRED	1 SPACE
VAN ACCESSIBLE SPACE PROVIDED	1 SPACE
LOADING SPACES (15X25) REQUIRED	4 SPACES
LOADING SPACES (15X25) PROVIDED	4 SPACES

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

DRAWING APPROVED:
DATE:



SITE PLAN

AUTOZONE
1200 S RAINBOW BLVD

SITE PLAN

SCALE : 1" = 30'-0"

north

0 15' 30' 60'

11-21-11

A1.0

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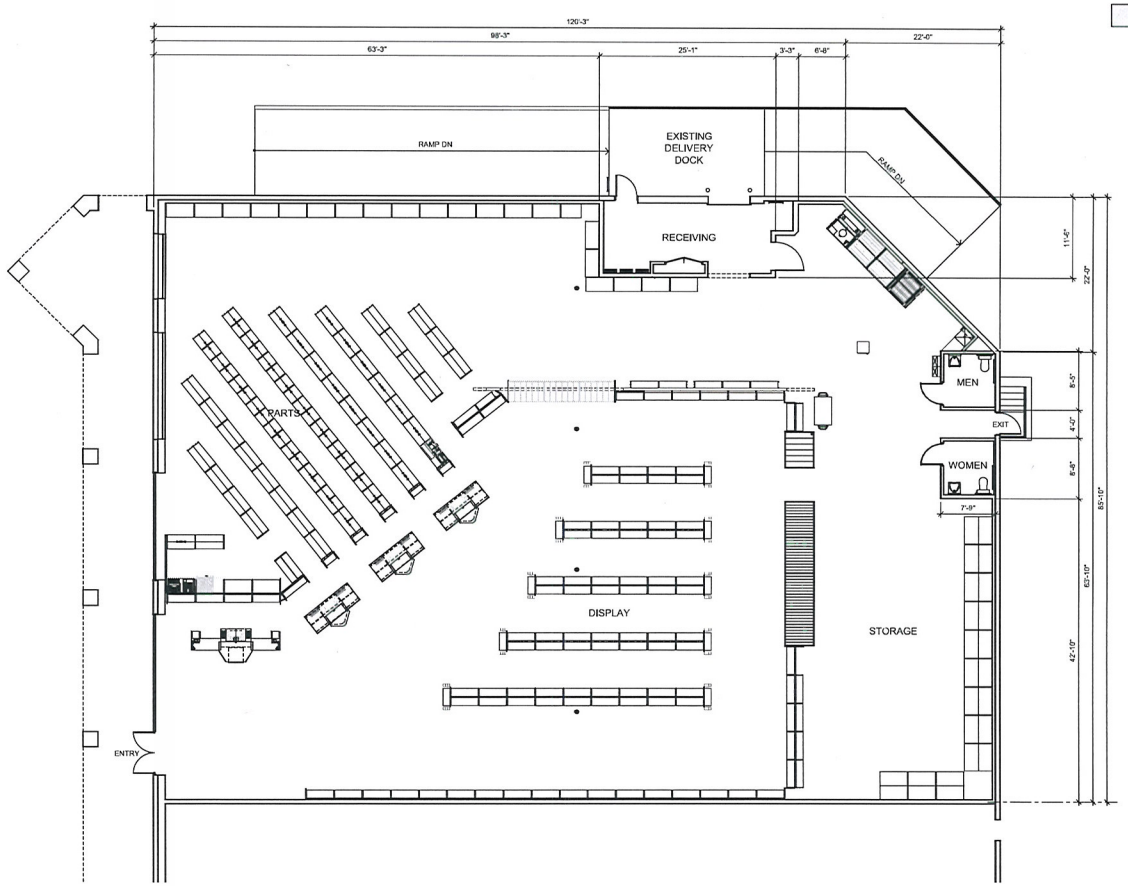
SUP-43963

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

OCCUPANT LOAD ANALYSIS

FUNCTION OF SPACE	SQUARE FOOTAGE	LOAD FACTOR	NO. OF OCCUPANTS
MERCANTILE	10,046 S.F.	1/30 gross	335 occupants



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

FLOOR PLAN

AUTOZONE
1200 S RAINBOW BLVD

north

0 4' 8' 16'

11-21-11

A2.0

FLOOR PLAN

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

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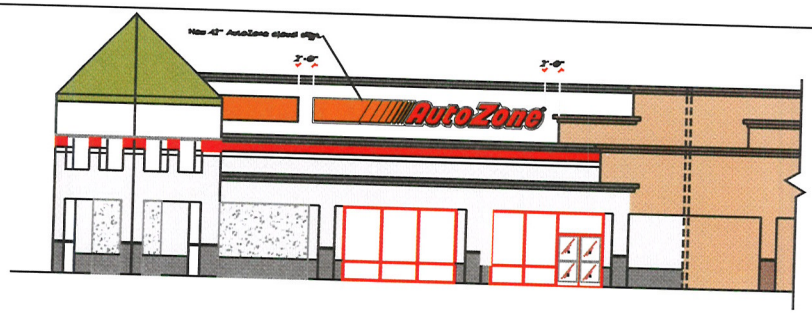
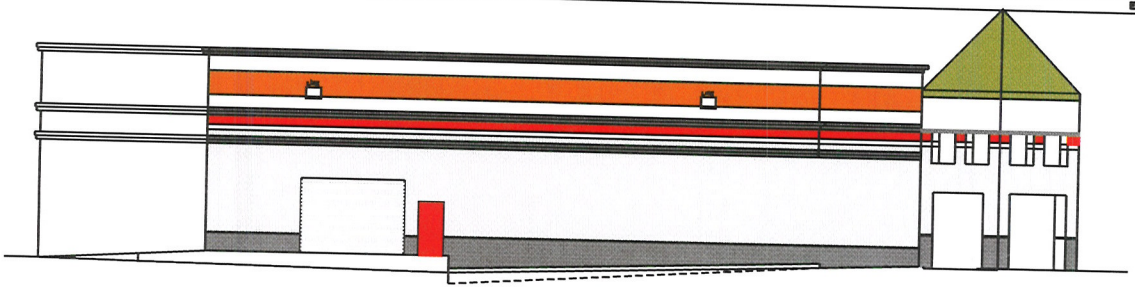
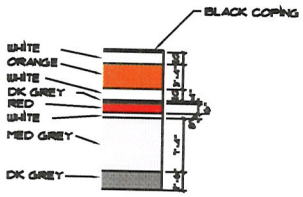
SUP-43963



EXTERIOR ELEVATION - FRONT 1



EXTERIOR ELEVATION - LEFT SIDE 2



COLOR SCHEME DETAIL

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REVISIONS			
1		4	
2		5	
3		6	

AutoZone Store No. 5739
1200 S. RAINBOW BLVD.
LAS VEGAS NV 89145

COLOR ELEVATIONS

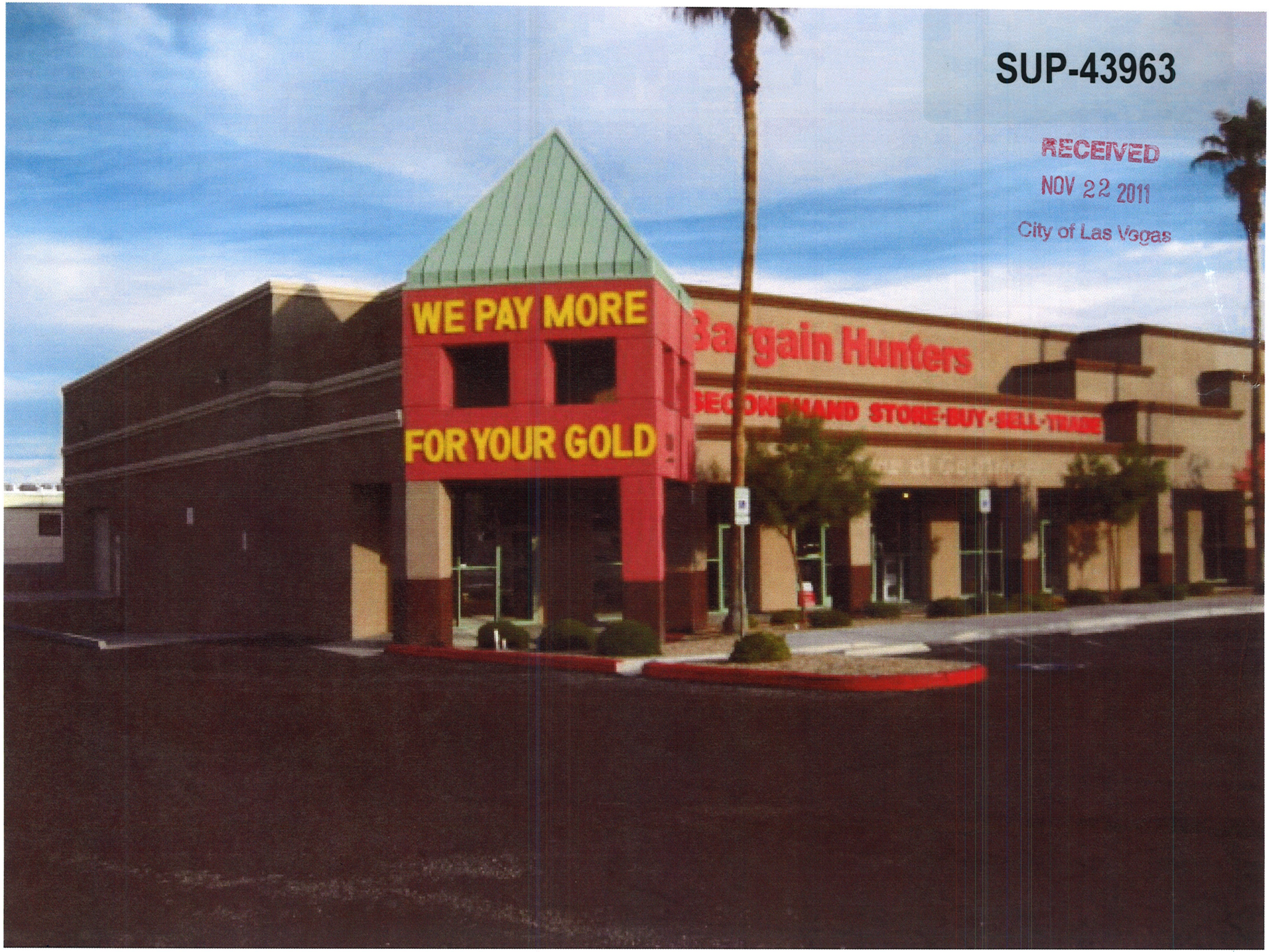
Architect: PHILLIP PECORD
123 South Front Street
Memphis, Tennessee 38103
TEL:901-495-8706 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
F. W. Dodge Plan Room Tel. 615-884-1017

11/02/11

7N

CE-1

SUP-43963



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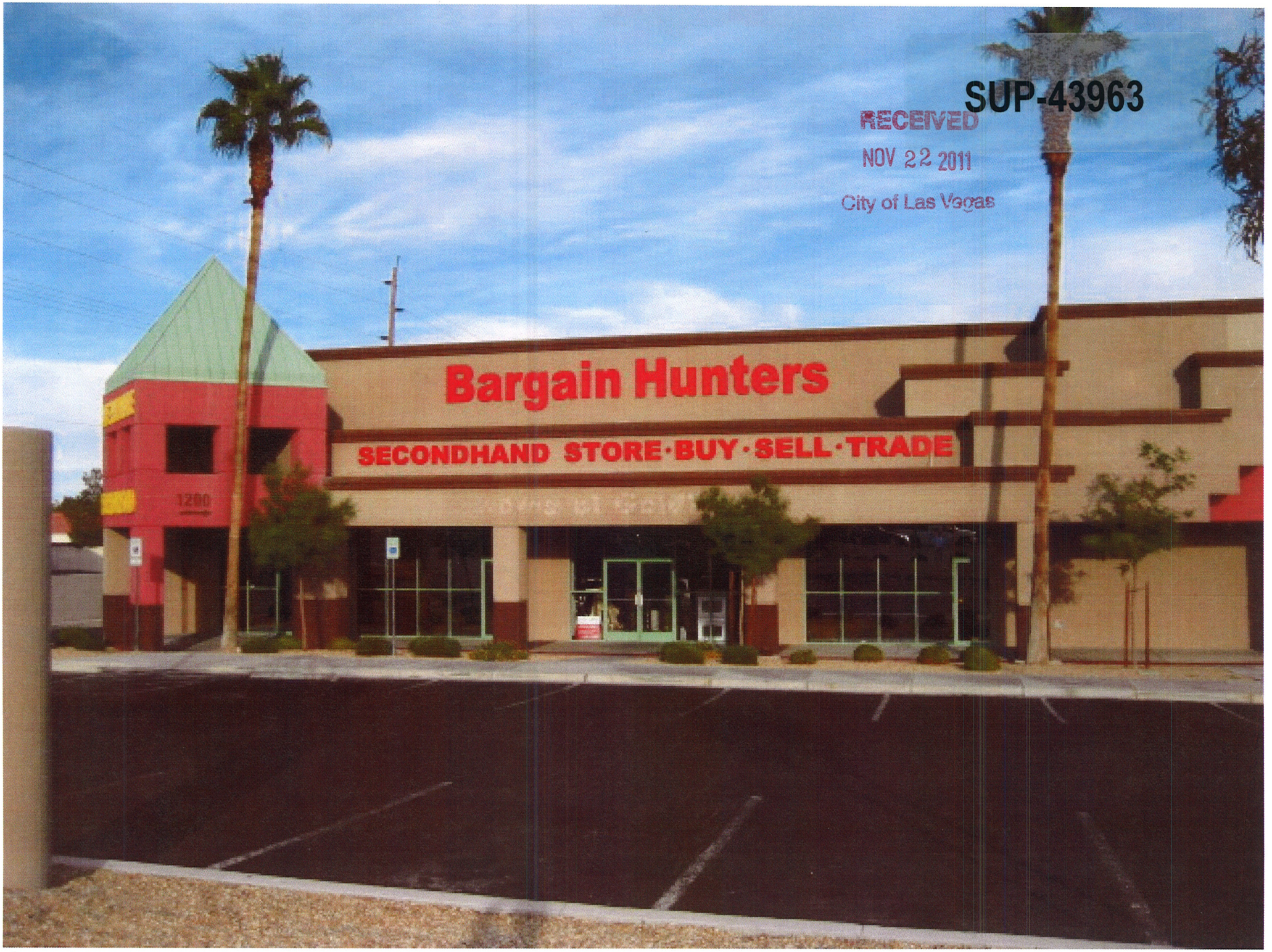
City of Las Vegas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NOV 22 2011
City of Las Vegas
Bargain Hunters
SECONDHAND STORE·BUY·SELL·TRADE
1200


SUP-43963
RECEIVED
NOV 22 2011
City of Las Vegas
rs
ELL·TRADE

AutoZone®
Store Development
123 S. Front St., 3rd Floor Memphis, TN 38103
(800) 285-2223 ext. 8706 Fax (901) 495-8969
E-mail: phil.pecord@autozone.com

Letter of Transmittal

November 18, 2011

Steve Gebeke
City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV
Ph: (702) 229-6301
Fax: (702) 474-0352

RE: ***Commercial Building Plans Submittal***
AutoZone Project # 5739
1200 S. Rainbow Blvd.
Las Vegas, NV 89145
APN No. 163-02-101-003

Dear Mr. Gebeke:

AutoZone is planning to move its existing store to the above referenced location, formerly Bargain Hunters, to expand our retail sales. We hereby apply for a Special Use Permit.

In accordance with the UDC 19.12, our use is classified as Auto Parts (Accessory Sales & Service) which requires a Special Use Permit. As part of our operation, we offer service at the customer vehicle in the parking lot for computer diagnosis, and replacement of batteries, wipers, and lights. We accept used batteries, alternators and starters, and keep them in the premises for return to our distribution center for remanufacture or component recycling. We do not perform the other forms of services noted in the UDC or in the meeting notes. We perform these services at our current location at 1043 S. Rainbow Blvd. and at all stores in Las Vegas and Clark County. We have 10 other stores within a 5 mile radius of this location.

The UDC requires a minimum parking of 5 spaces plus 1 space/200SF gross floor area. You investigated this on November 3, and found the site qualifies as a Shopping Center, with uses calculated at this rate, so no variance is required.

We maintain high standards for the appearance and maintenance of our property and for the site. As a retail operation, the use is compatible with the existing uses of the property and with surrounding mercantile occupancies. However, as a Tenant Improvement, we have little to afford for sustainability and do not expect to participate in the Green Building Program.

Our normal business hours shall be from 7AM-10PM every day and will employ as many as 10 people at this location.

Enclosed please find the documents for the Development Submittal for the above referenced AutoZone Store,

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NOV 22 2011
City of Las Vegas
SUP-43963

Store Development

123 S. Front St., 3rd Floor Memphis, TN 38103
(800) 285-2223 ext. 8706 Fax (901) 495-8969
E-mail: phil.pecord@autozone.com

7 copies site plan – 5 folded, 1 rolled, 1 reduced size
3 copies floor plan- 1 folded, 1 rolled, 1 reduced
Photos of existing building
Special Use Permit application signed by owner
Statement of Financial Disclosure signed by owner
Grant deed from county assessor
Submittal Checklist and Pre-application Meeting Notes
$1030 application fee

Please place us on your agenda as soon as possible. If you have any questions or comments regarding the enclosures or need additional information, please contact me. Thank you for your assistance.

Sincerely,

AutoZone Inc.

Phillip Pecord

Phillip Pecord
Architect
AutoZone Store Development

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NOV 22 2011
City of Las Vegas
SUP-43963

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**

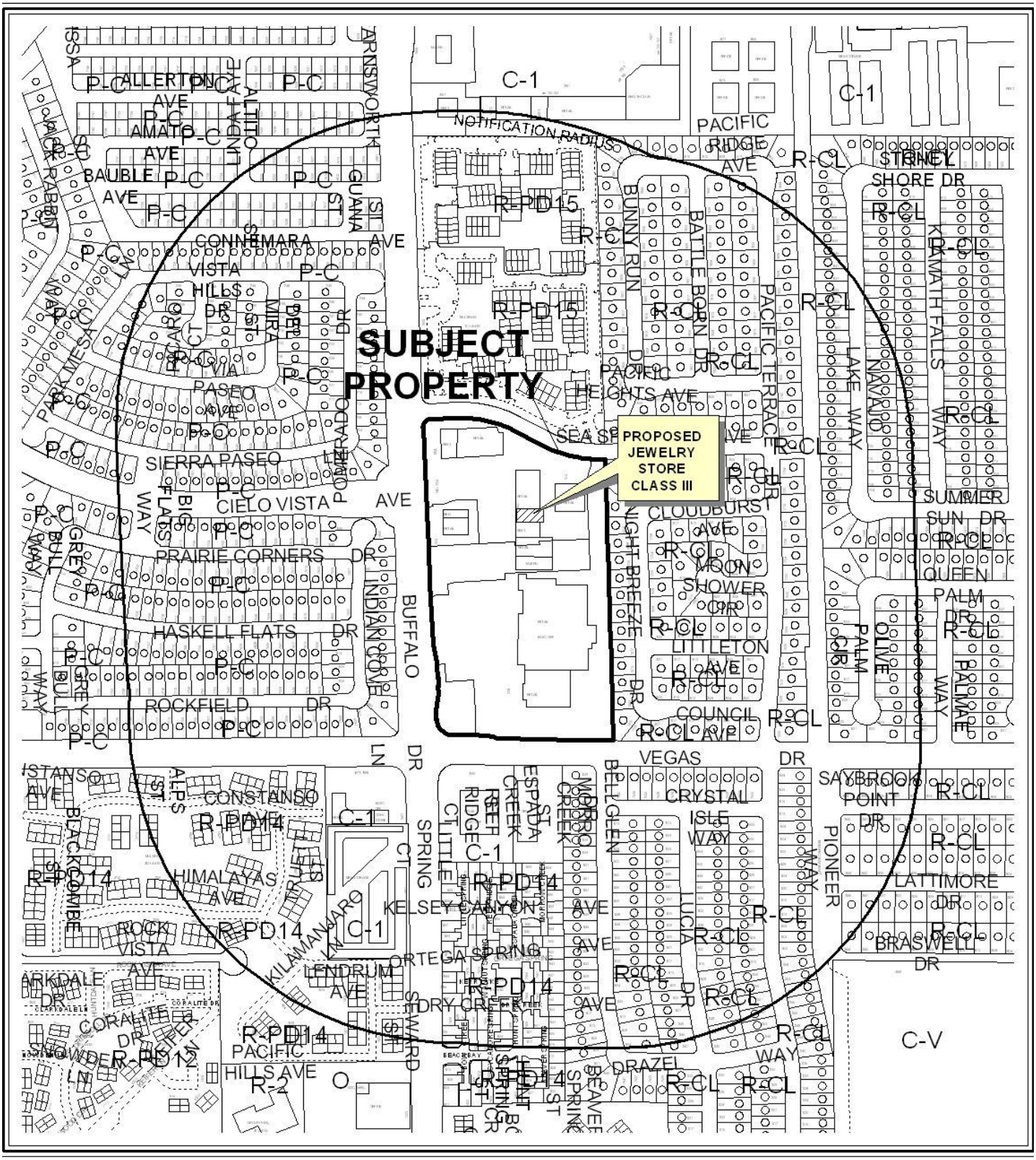
SUBJECT:
SUP-43992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A 1,300 SQUARE-FOOT JEWELRY STORE, CLASS III at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43992**

RADIUS: 1000 FEET

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



CASE: **SUP-43992**

RADIUS: 1000 FEET

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

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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NOV 23 2011
City of Las Vegas

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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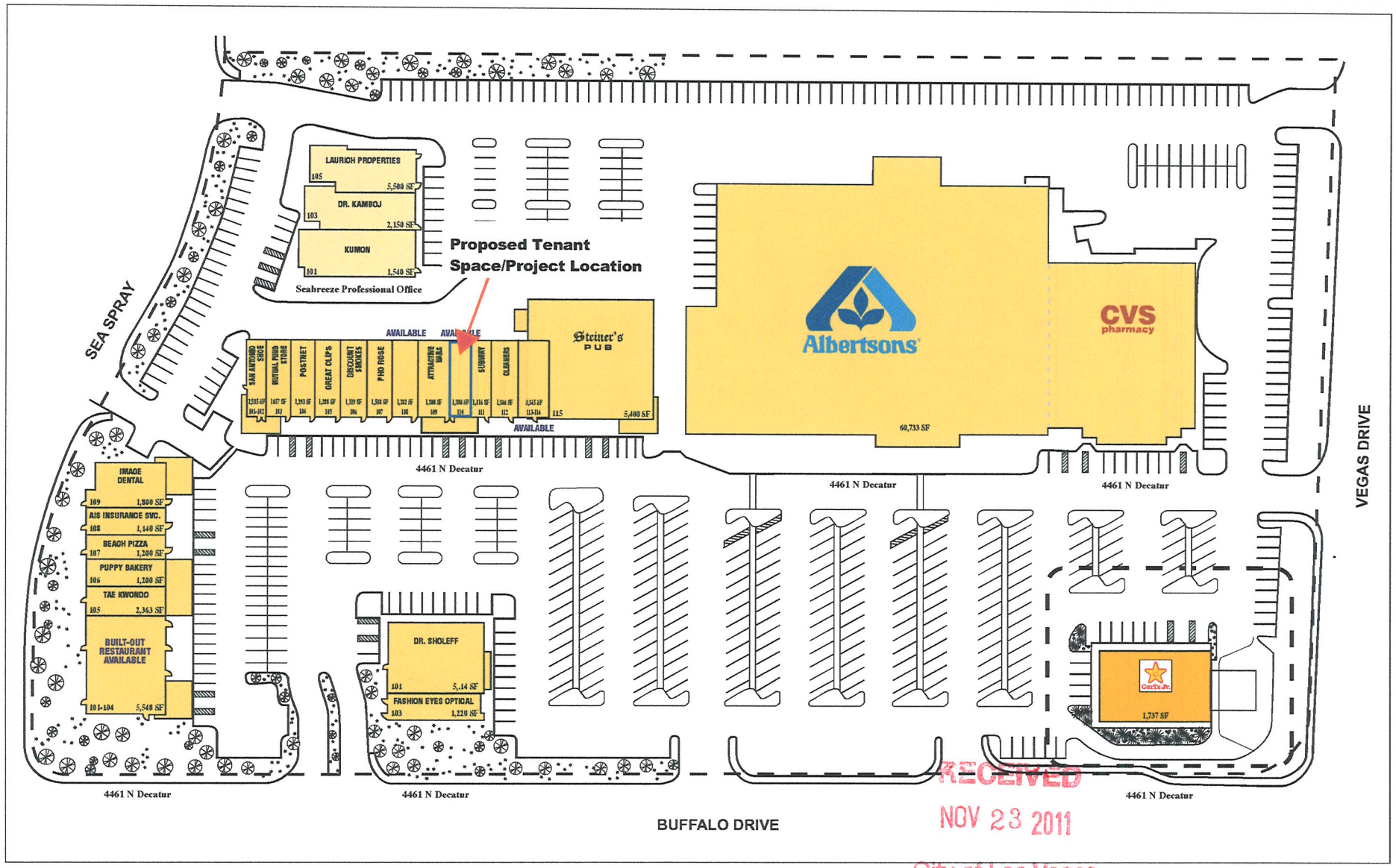
NOV 23 2011
City of Las Vegas

Revised 10/27/08

GREAT AMERICAN CAPITAL

SEABREEZE VILLAGE

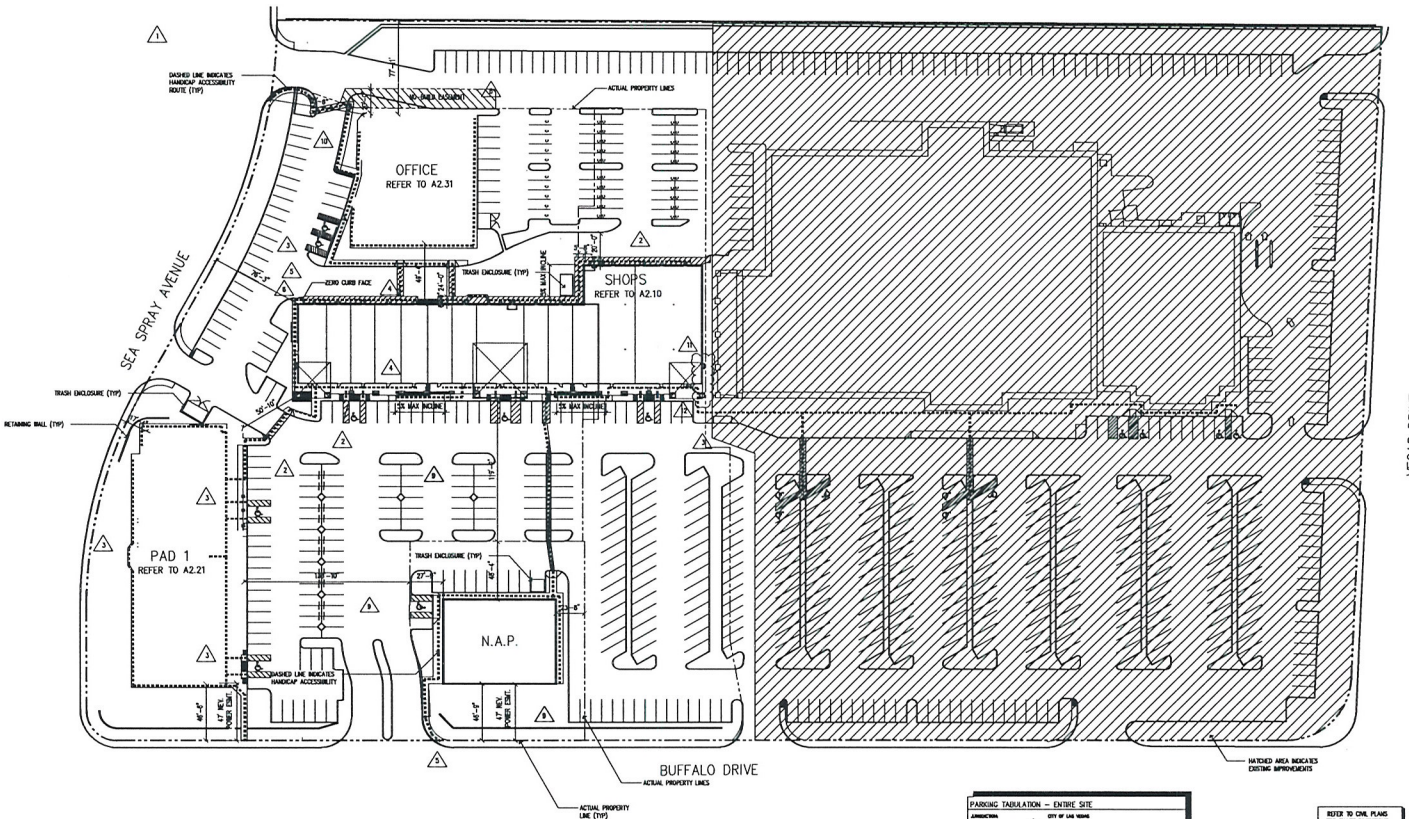
602 - 1752 N. Buffalo Drive • Las Vegas, Nevada 89129



RECEIVED
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.

RECEIVED
NOV 23 2011
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

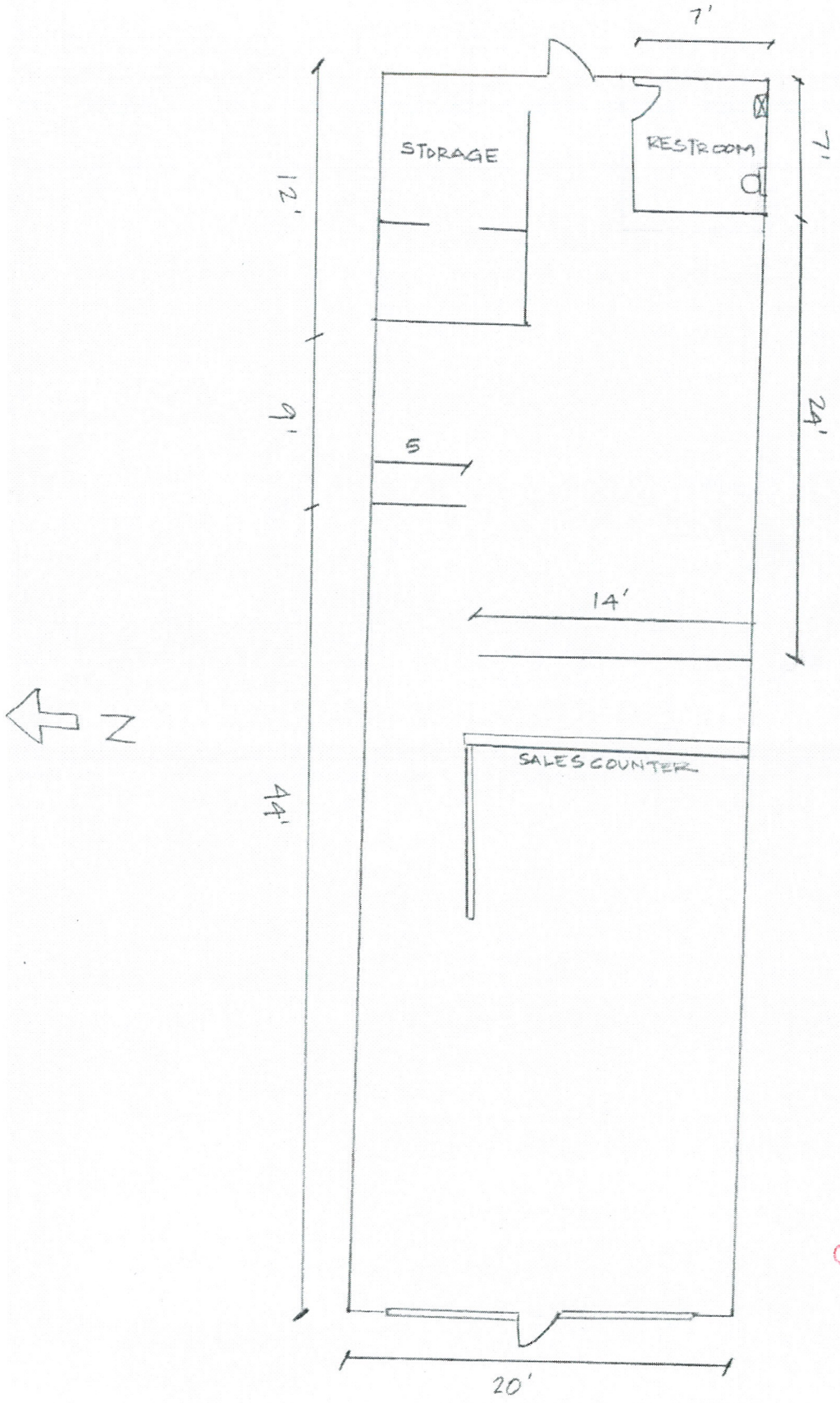
JAMES E. STROH, ARCHITECT, INC.
6126 South Sandhill Road, Suite 1
Las Vegas, Nevada 89120
702 433 1400

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



RECEIVED
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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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.: **16.**

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

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

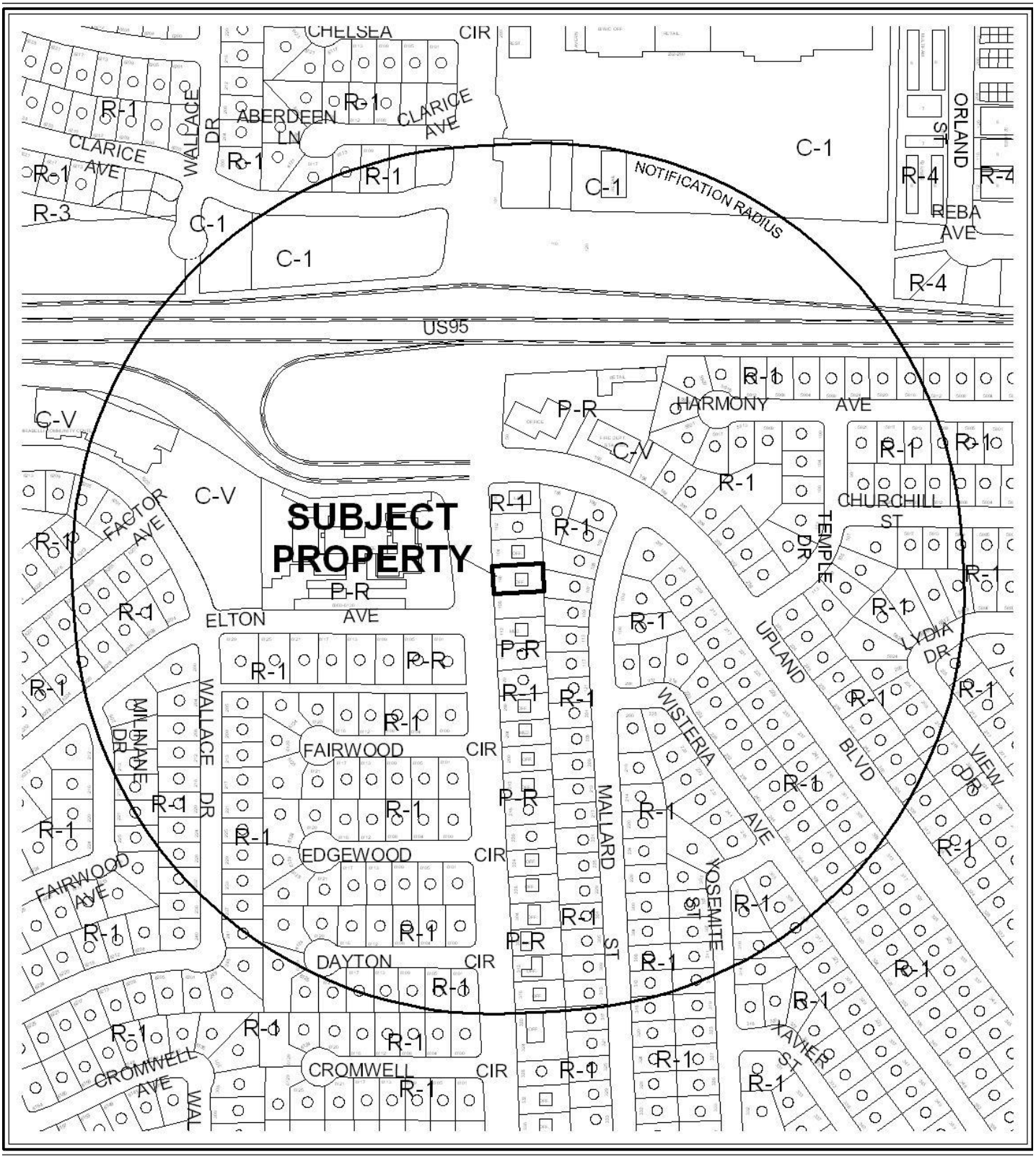
SUBJECT:
SUP-43998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 106 South Jones Boulevard (APN 138-36-112-004), P-R (Professional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

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43998**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



0 300 600 Feet

CASE: **SUP-43998**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N

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

RECEIVED
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

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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:	

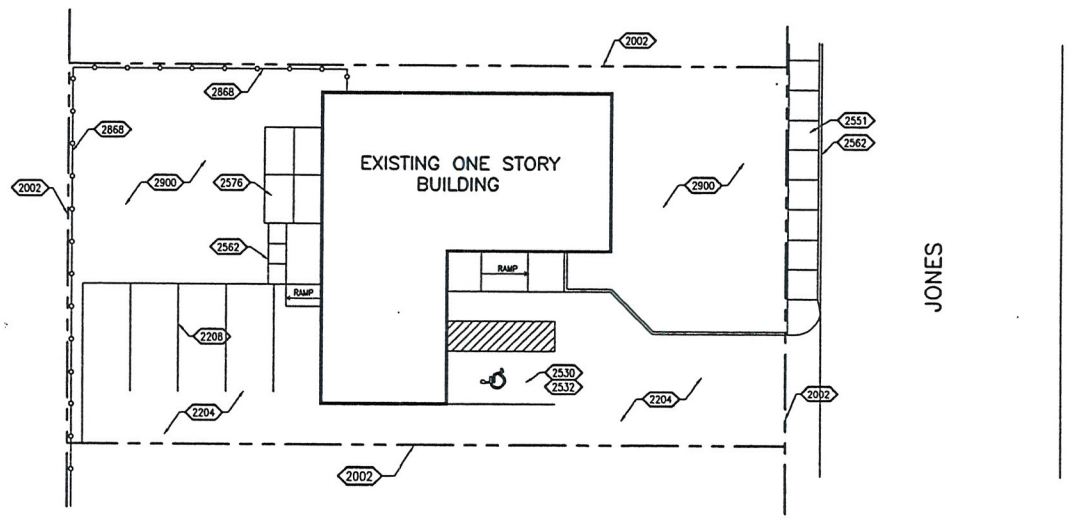
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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.
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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

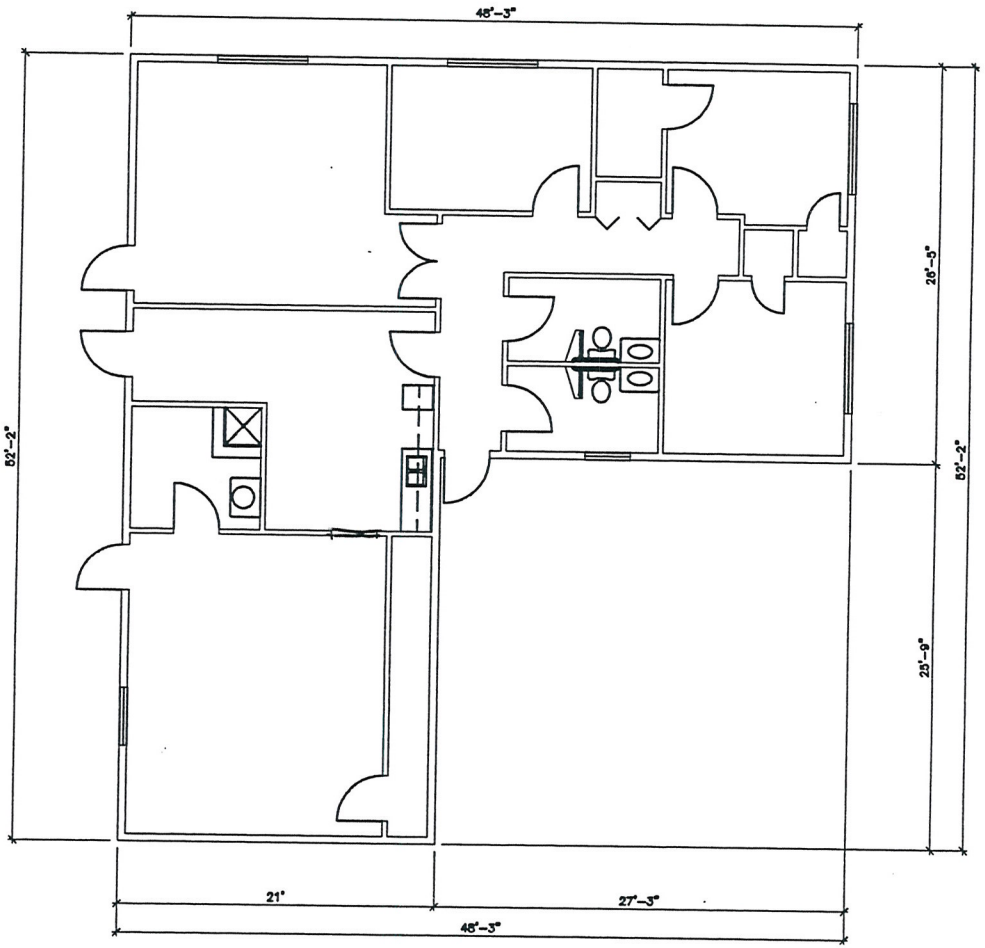
EXISTING SITE PLAN

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)

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NOV 2 3 2011

SUP-43998

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architecture/engineering/site
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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 Hdwg, 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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NOV 23 2011
SUP-43998

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**

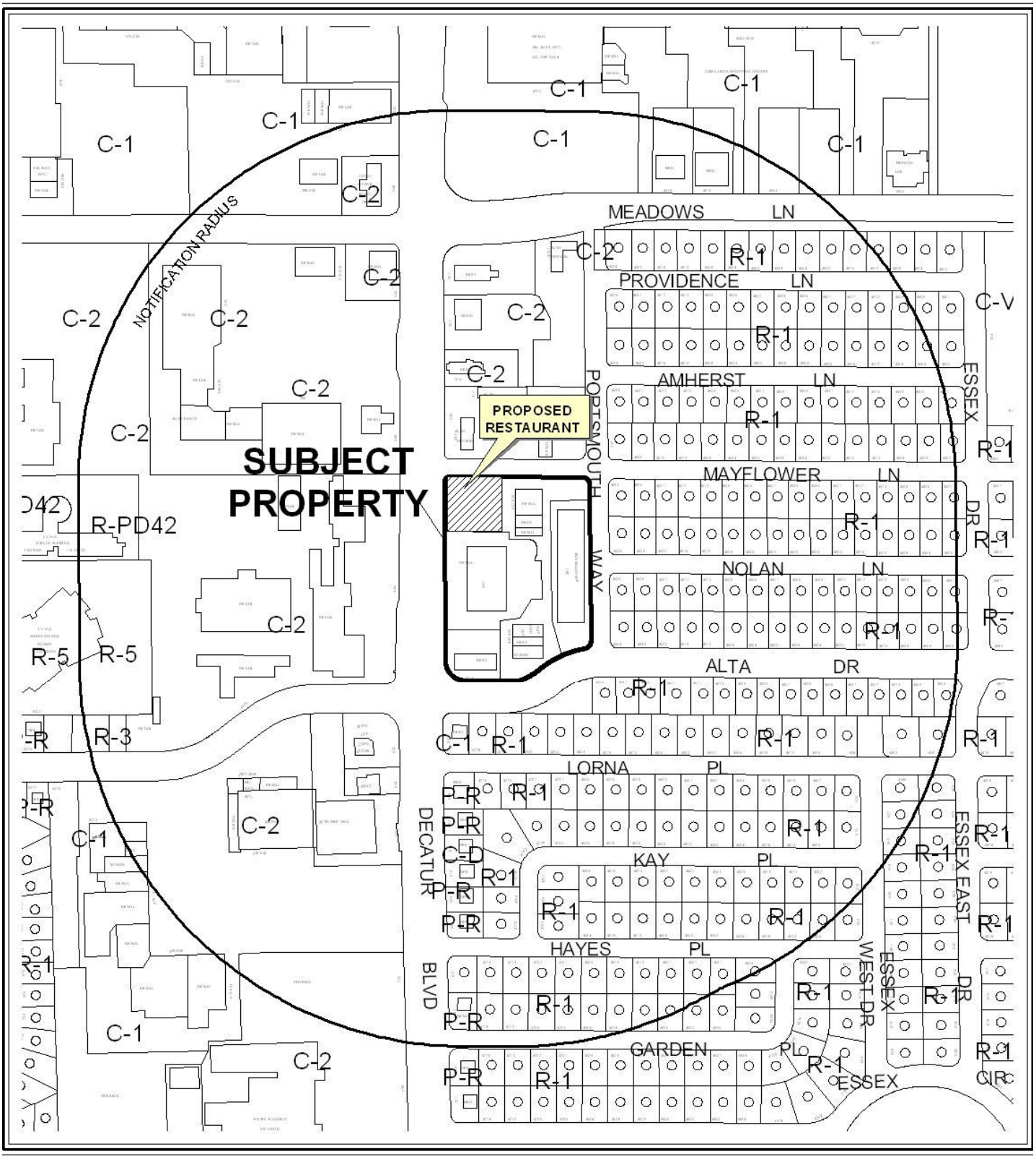
SUBJECT:
SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING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

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 APPROVAL, subject to conditions:

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



CASE: **SDR-43960**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-43960**

RADIUS: 1000 FEET

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

N

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

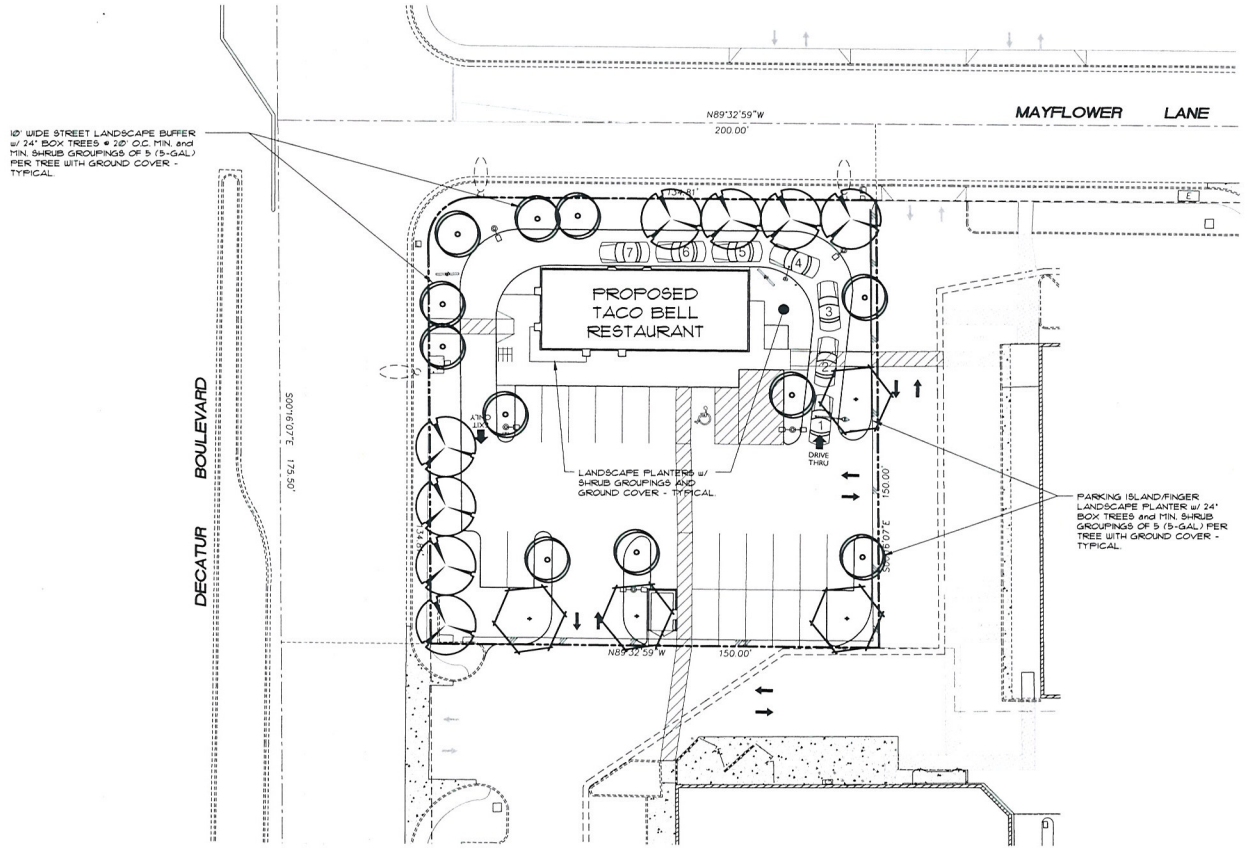
FOR DEPARTMENT USE ONLY

Case #	SDR-43960
Meeting Date:	01/10/12
Total Fee:	$1030.00
Date Received:*	11/22/11
Received By:	

RECEIVED
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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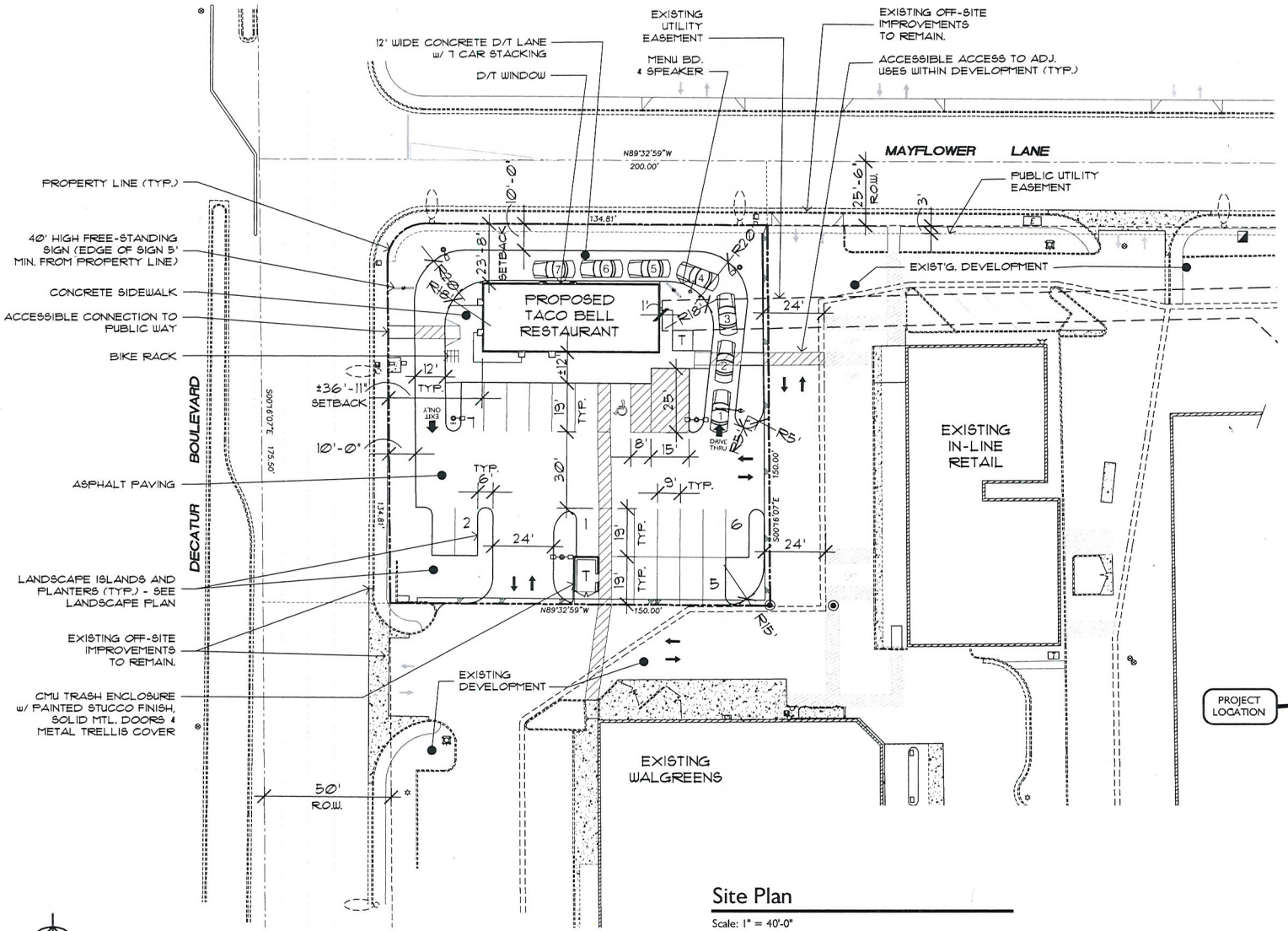

Site Plan

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

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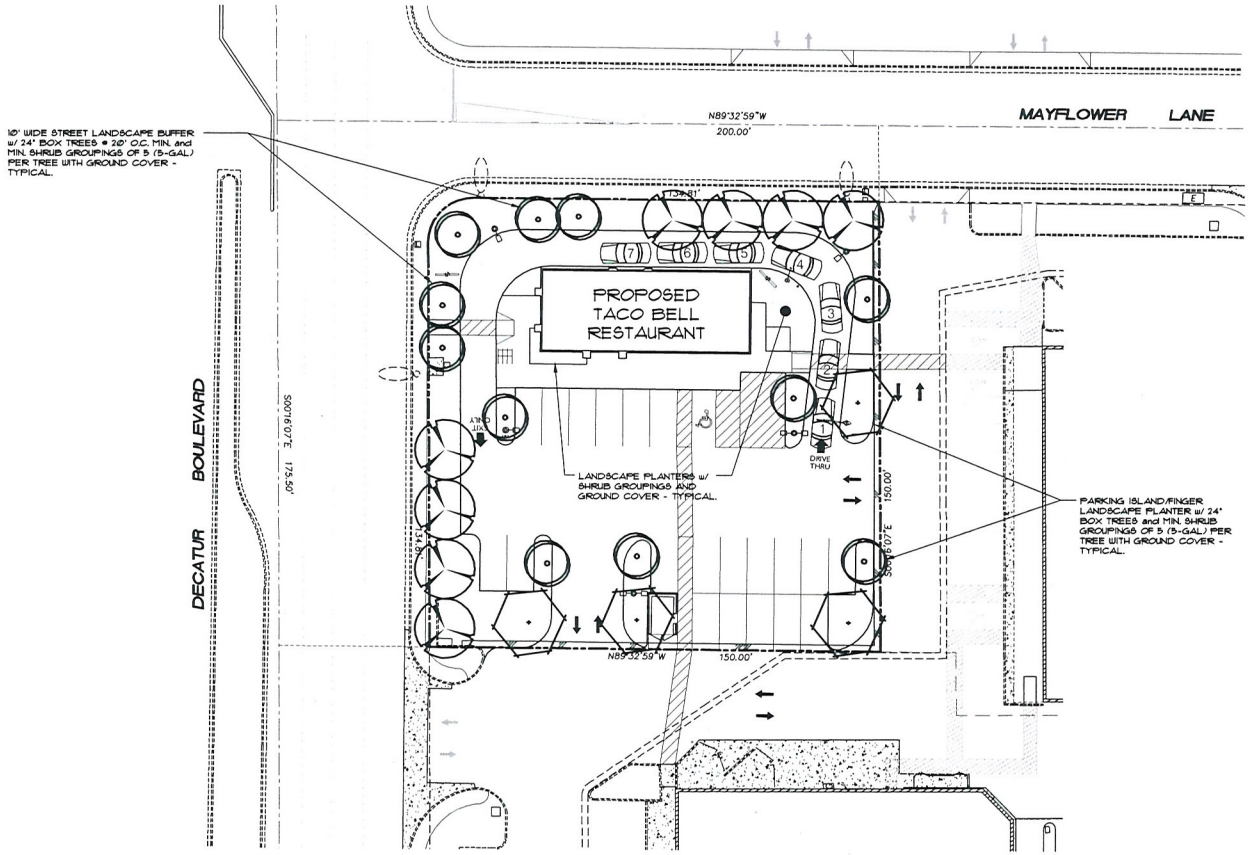

Conceptual Landscape Plan

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.

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City of Las Vegas, Nevada

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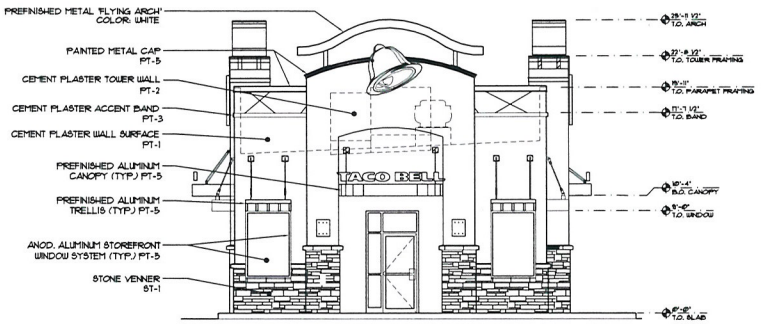
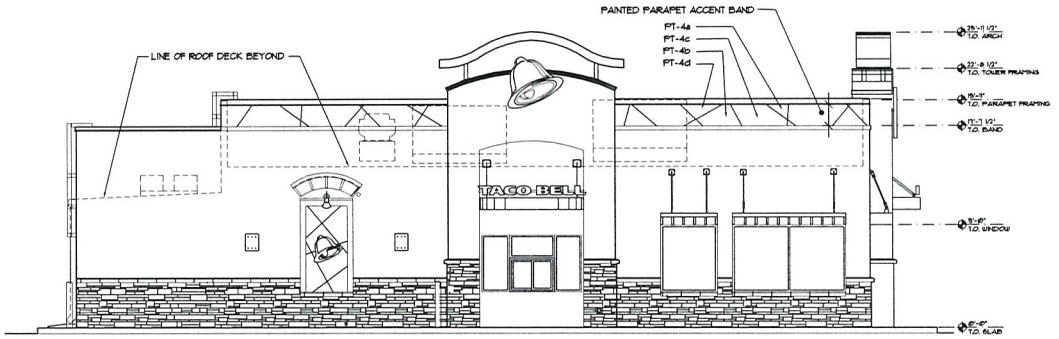
Color Legend

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	



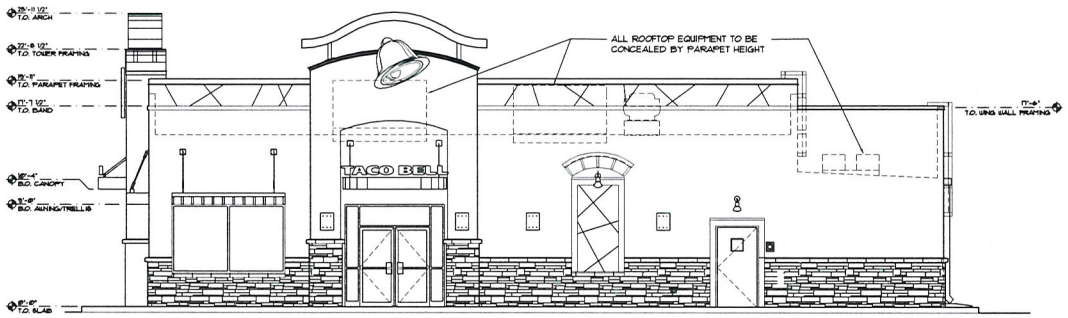
Front Elevation (West)

Scale: 3/32" = 1'-0"



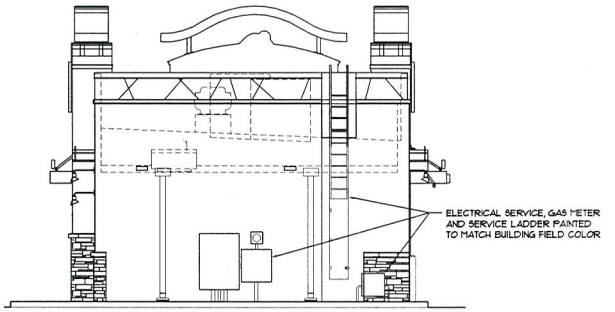
Drive-Thru Side Elevation (North)

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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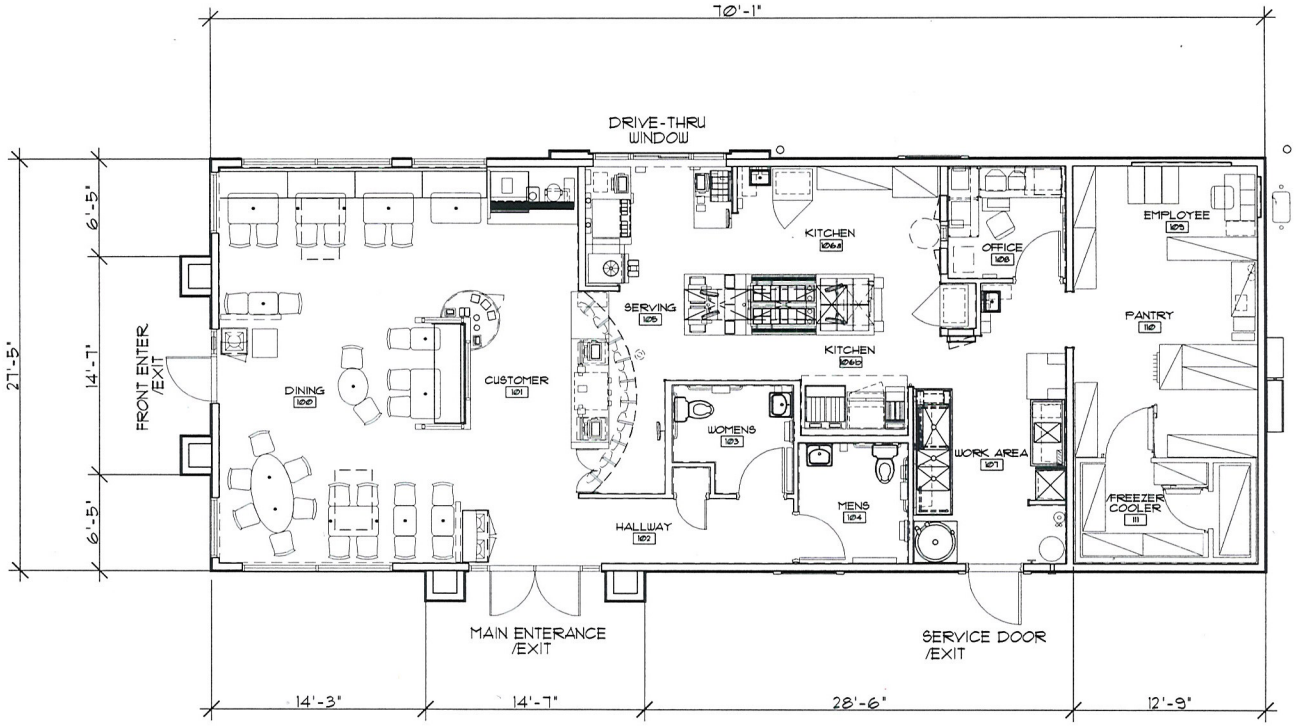

Floor Plan

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

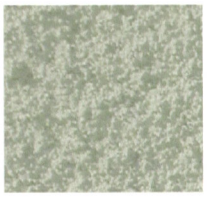
PT-4b: #SW2861
AVOCADO
Sherwin Williams

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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SDR 43960
Las Cal Corporation

401 S Decatur Bouelvard

Proposed 1.921 thousand square foot fast food restaurant.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	1.921	496.12	953
AM Peak Hour			53.11	102
PM Peak Hour			34.64	67

Existing traffic on all nearby streets:

Decatur Blvd.

Average Daily Traffic (ADT)	51,425
PM Peak Hour	4,114
(heaviest 60 minutes)	

Alta Dr.

Average Daily Traffic (ADT)	12,075
PM Peak Hour	966
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Decatur Blvd.	67,000
Alta Dr.	16,300

This project will add approximately 953 trips per day on Decatur Boulevard and Alta Drive. Decatur is currently at about 77 percent of capacity and Alta is at about 74 percent of capacity. After this project is added, Decatur is expected to be at about 78 percent of capacity and Alta to be at about 80 percent of capacity.

Based on Peak Hour use, this development will add roughly 102 additional cars into the area, which works out to about two every minute.

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

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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.: **18.**

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

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

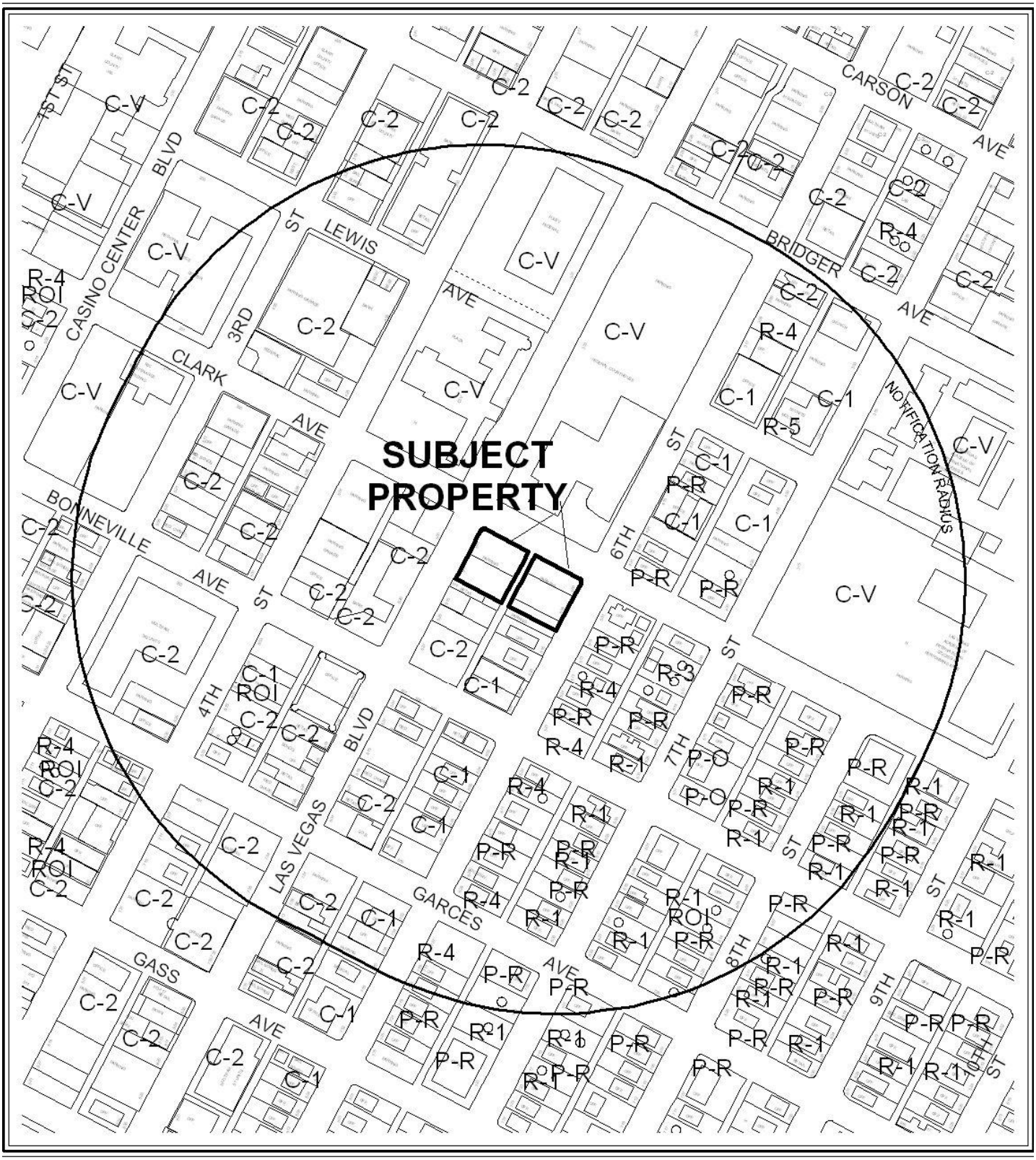
SUBJECT:
SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SDR-43975**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-43975**

RADIUS: 1000 FEET

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

N

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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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

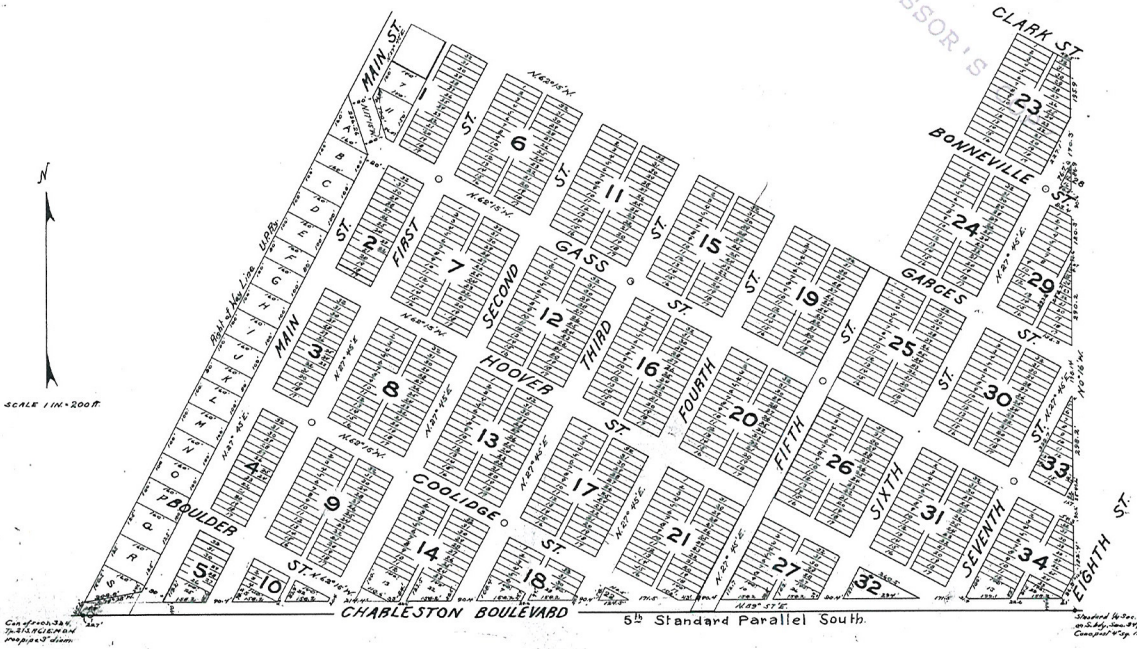
SOUTH ADDITION

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.

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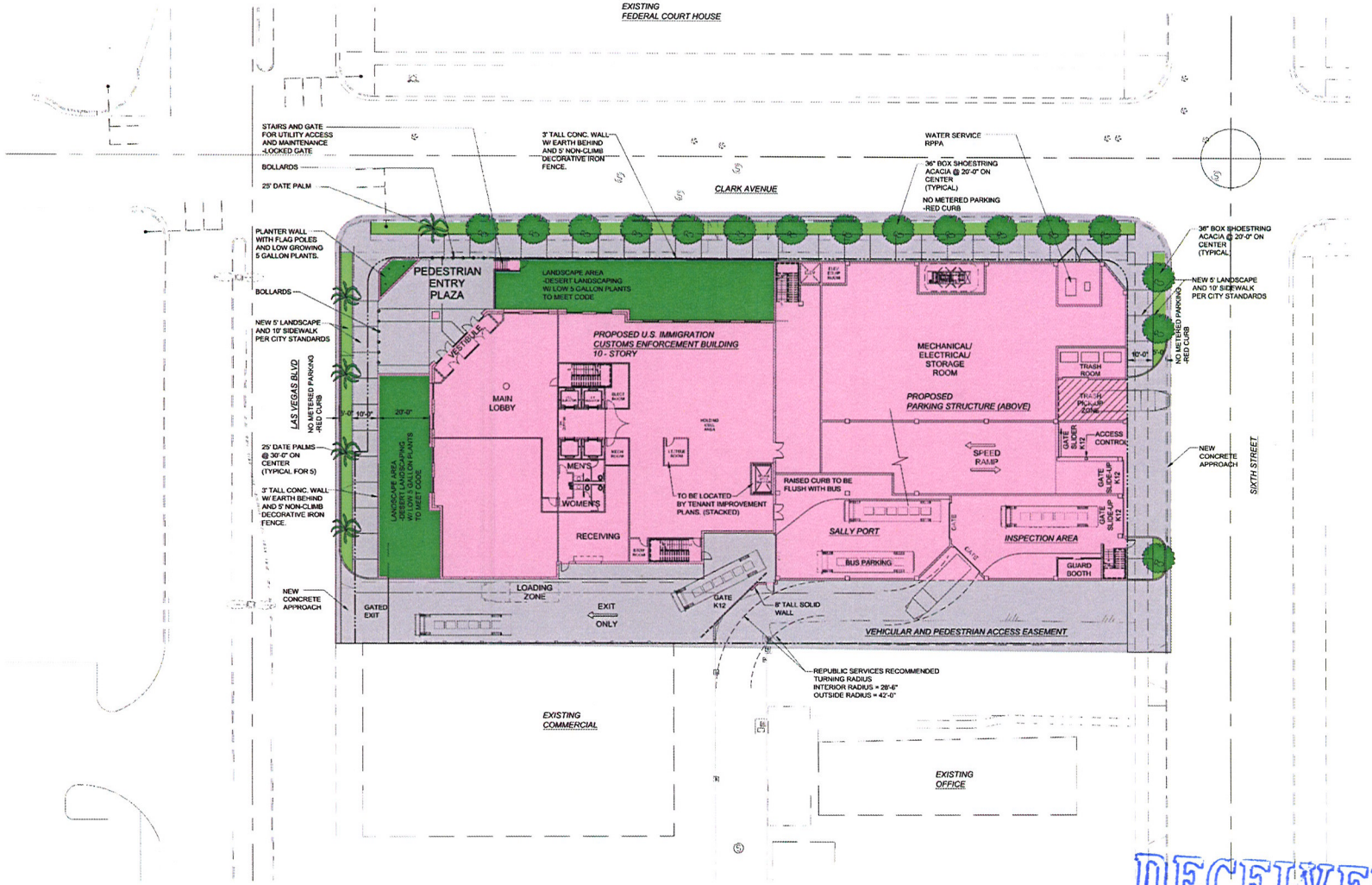
SDR-43975

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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NOV 23 2011
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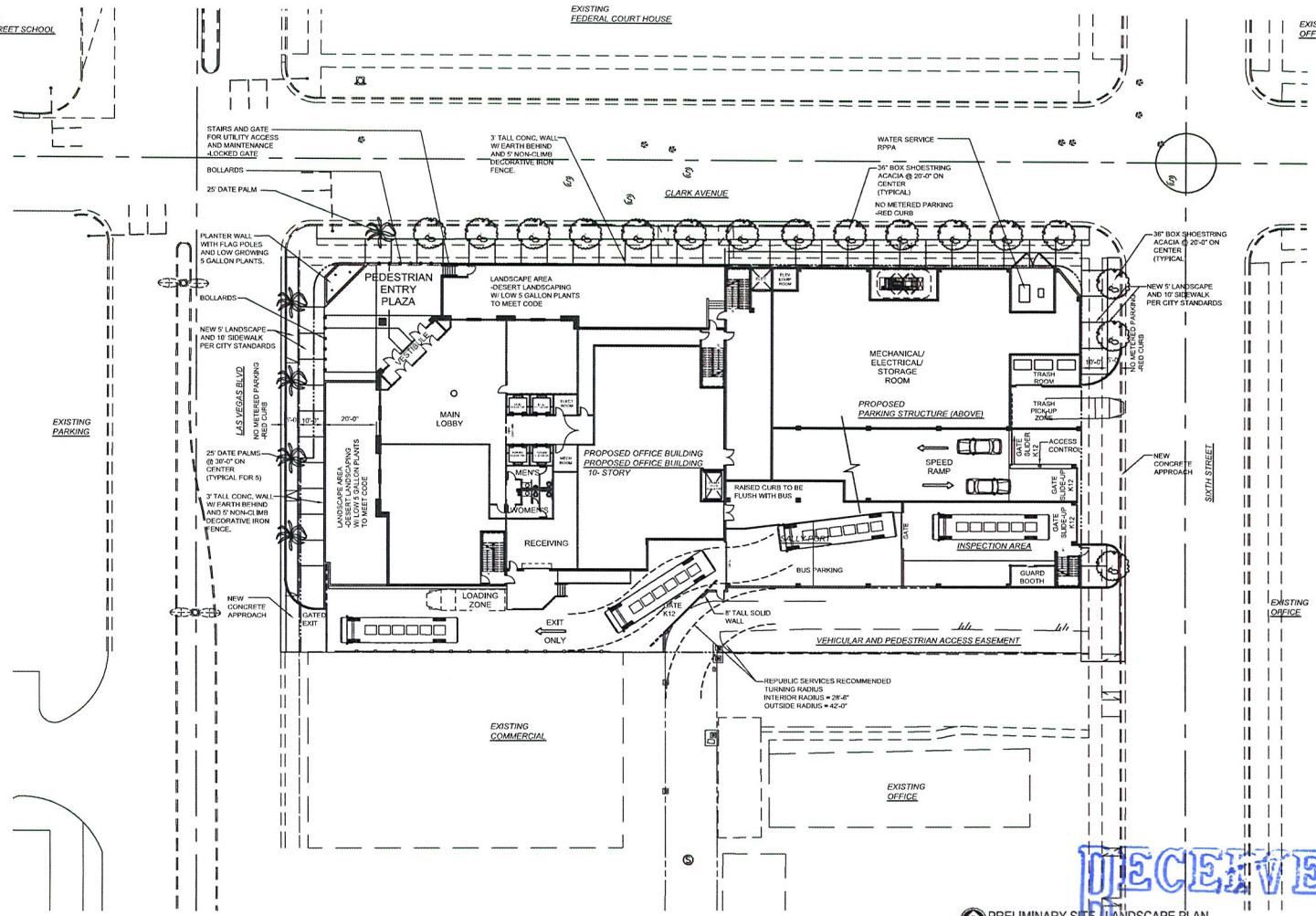
209010 preliminary site plan progress revised 08.21.2011option2 - REVISED1.dwg / ICE SITE PLAN - 07/19/2011 - 1:53pm - B24.dwg / B24ICE.dwg / 210018ACPLcoast#1.dwg / 210018ACPLcoast#1nobusOR/GINAL SUBMITAL.dwg / 209010APL1cdsAll #1nobusrevised 10.06.10.dwg



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 7 PROVIDED

Key Plan

Issued For:	Date:
Review	10.22.2010
Planning	04.28.2011
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

SDA INC.
5655 South Yosemite Street
Suite 301
Greenwood Village, CO 80111
P. (775) 322-2229
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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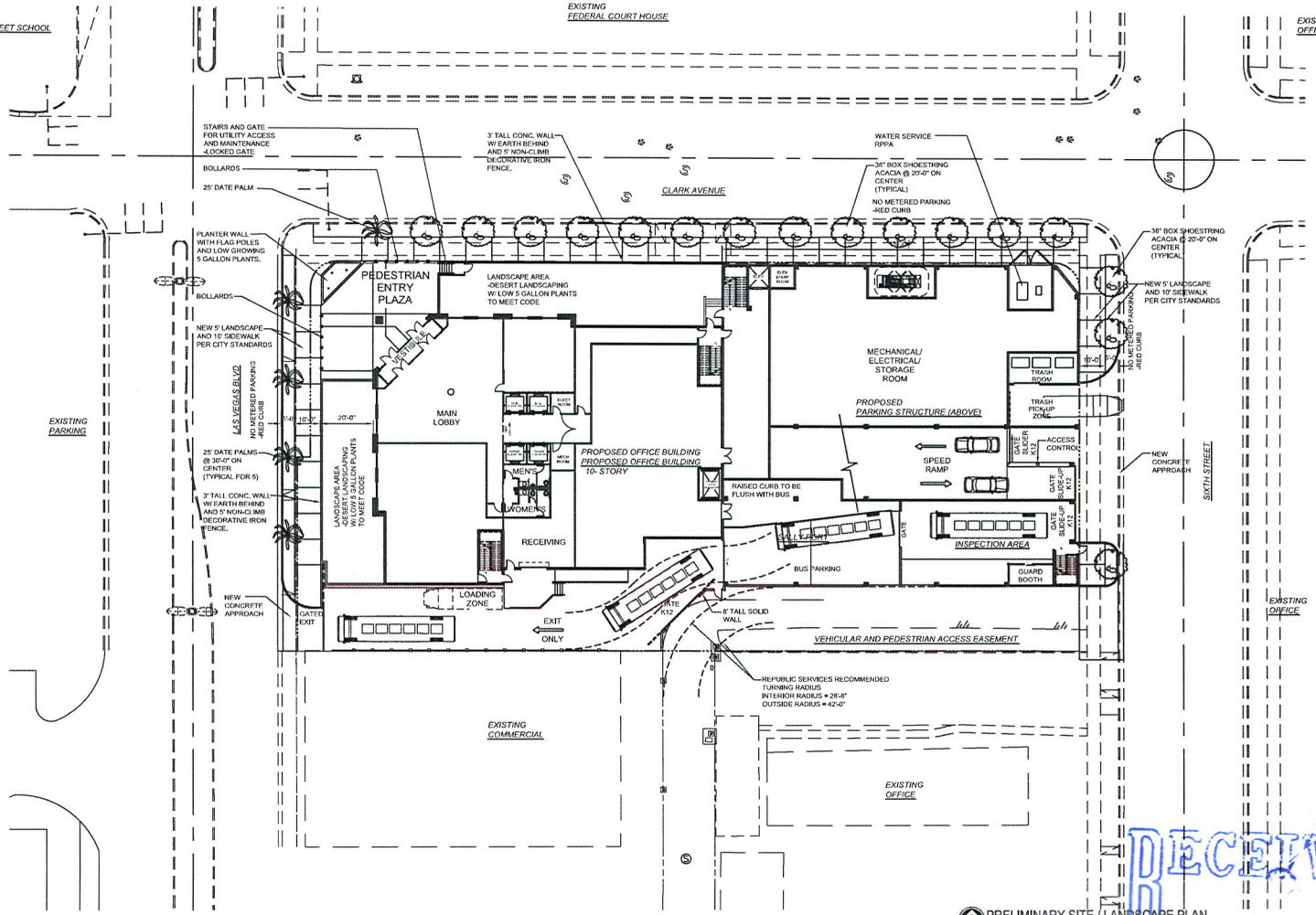

PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION:	
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DISTRICT:	REDEVELOPMENT
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Key Plan

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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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NOV 23 2011
SDR-43975

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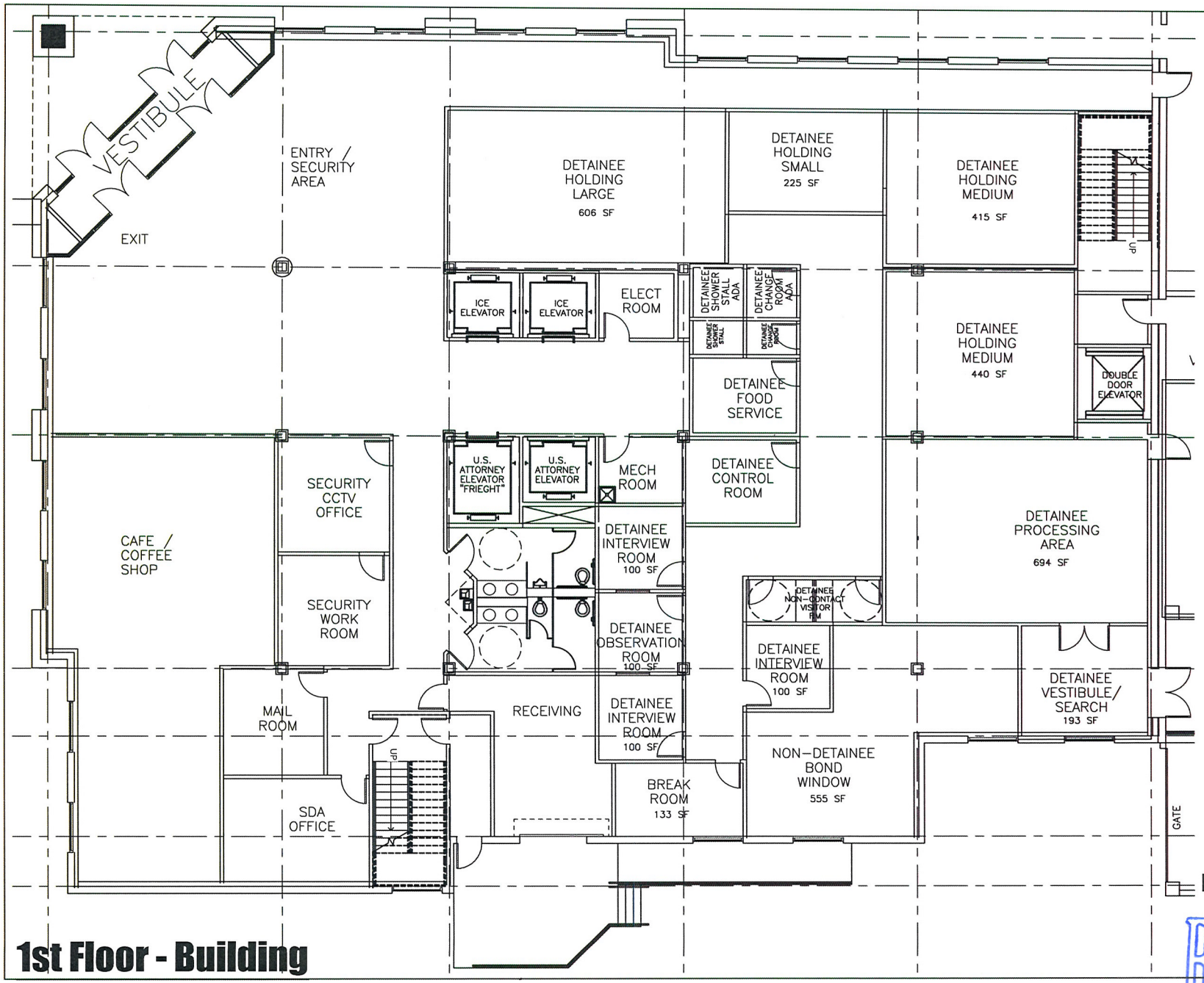

1st Floor - Building

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

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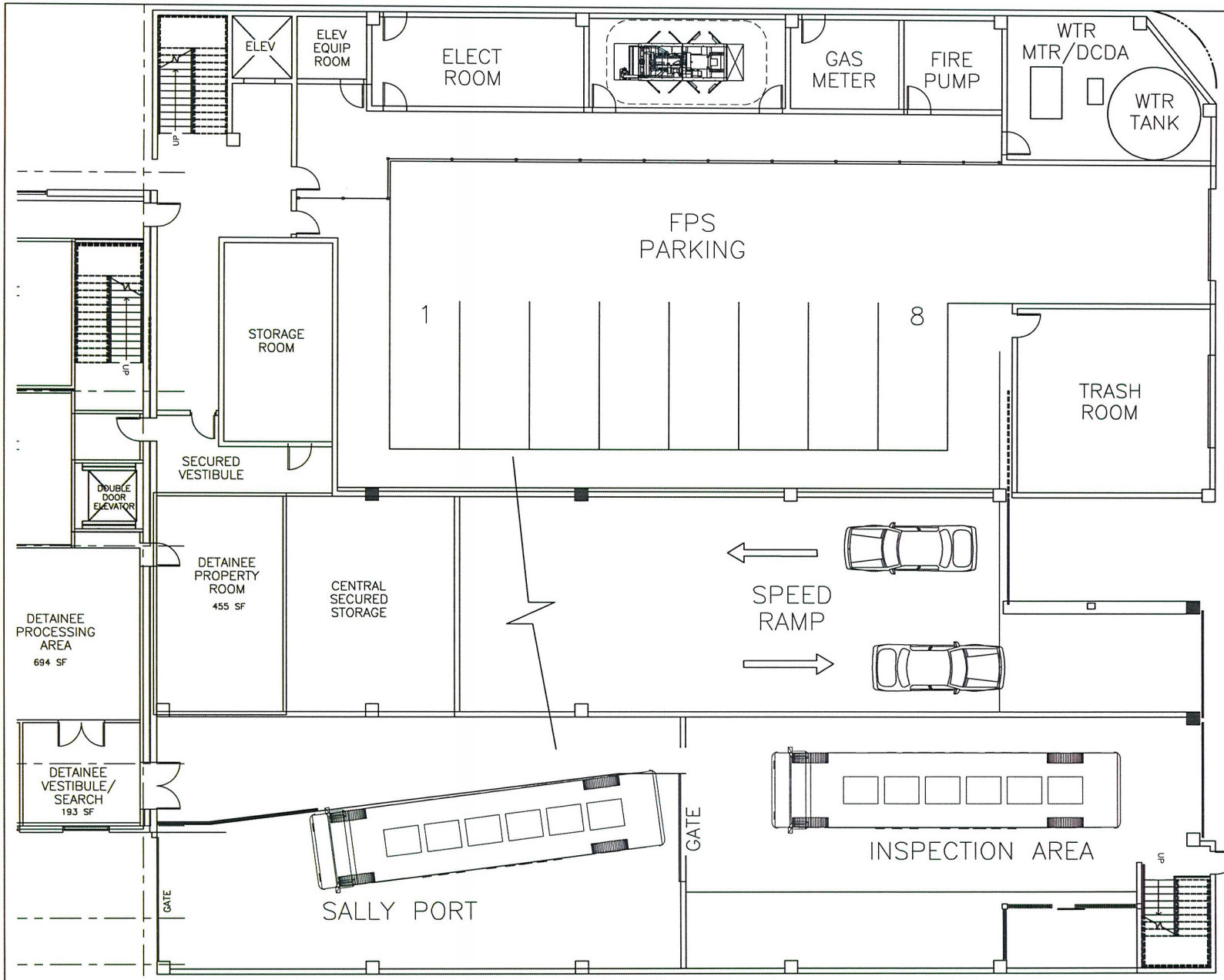

1st Floor - Garage

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

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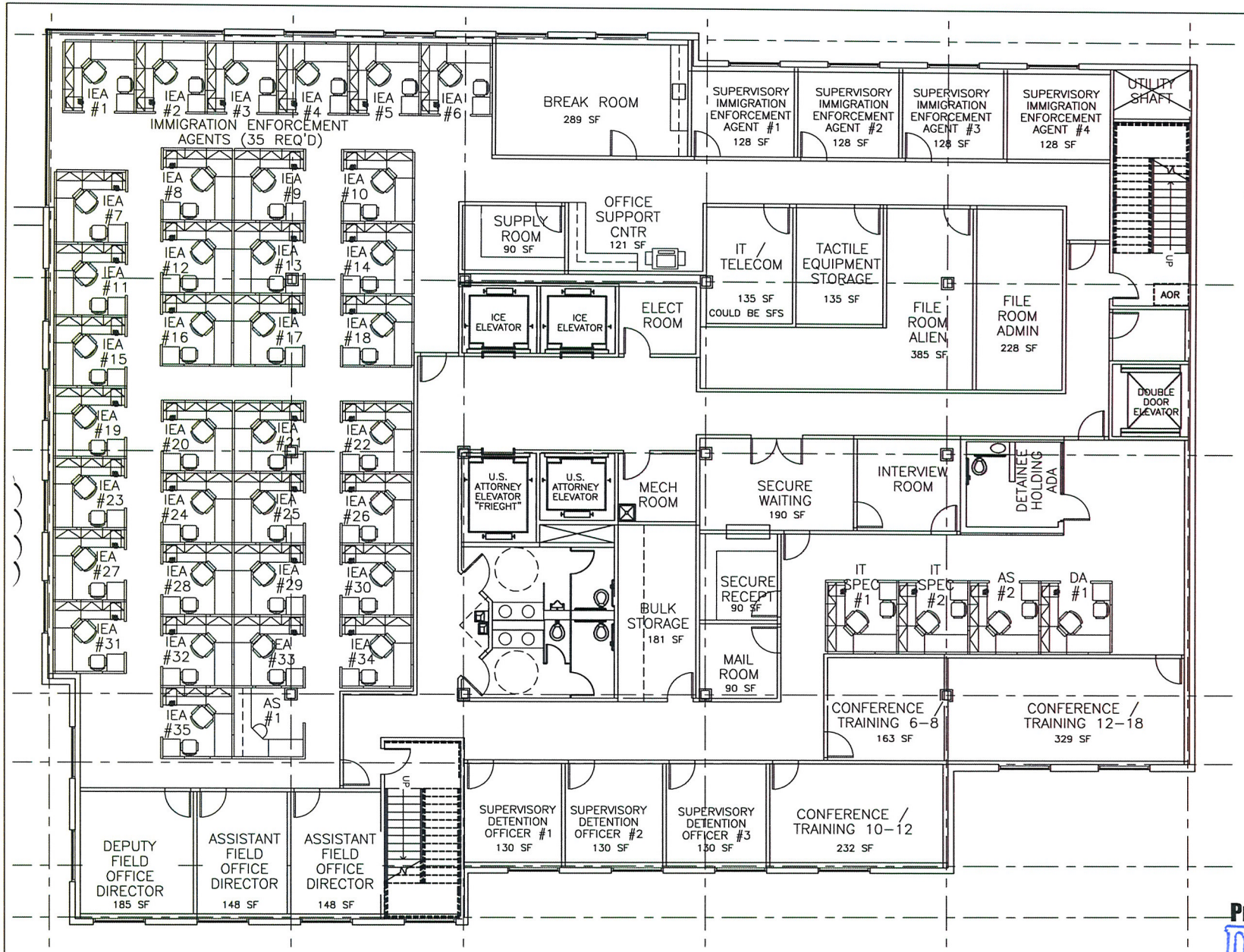

2nd Floor

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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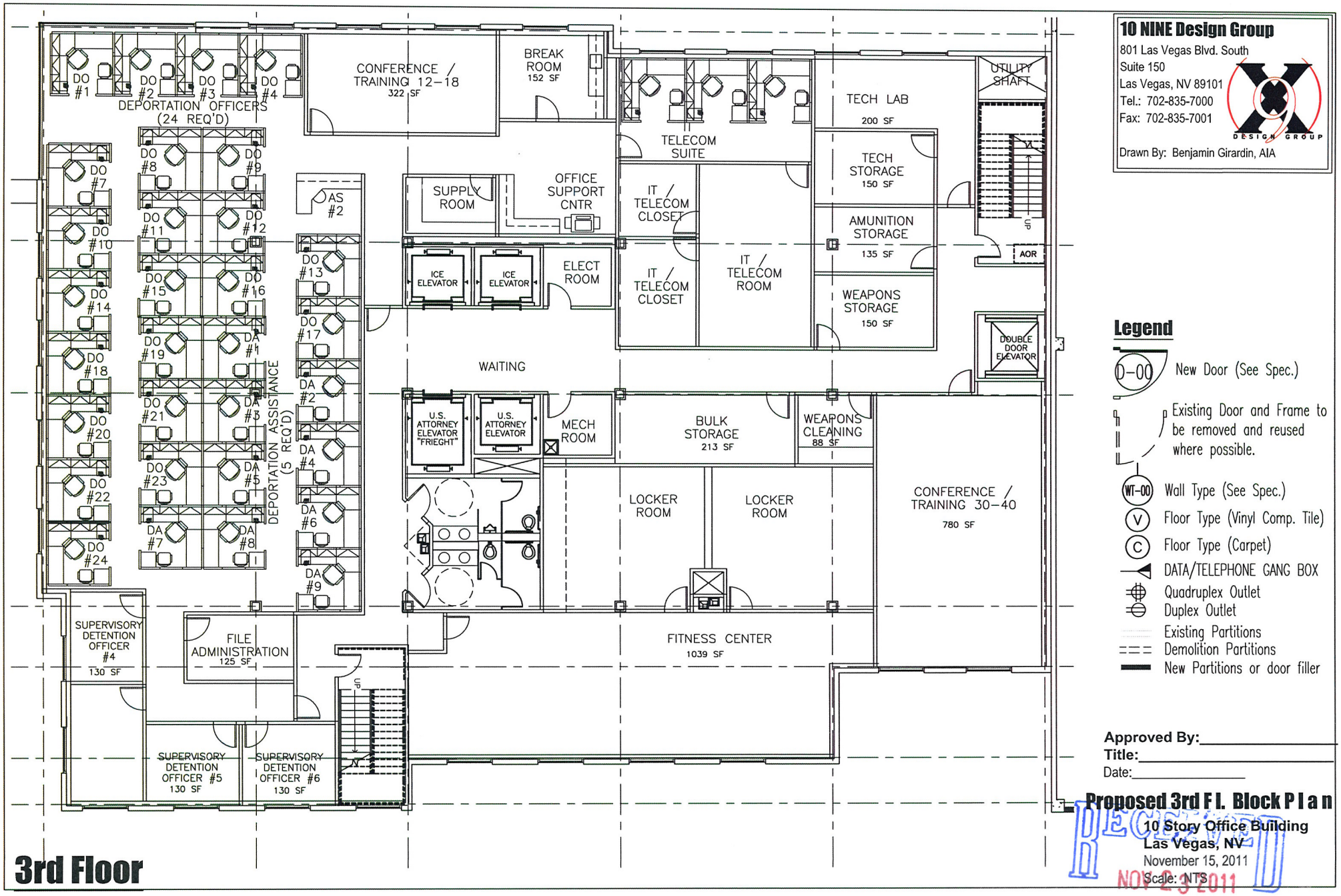

3rd Floor

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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NOV 23 2011

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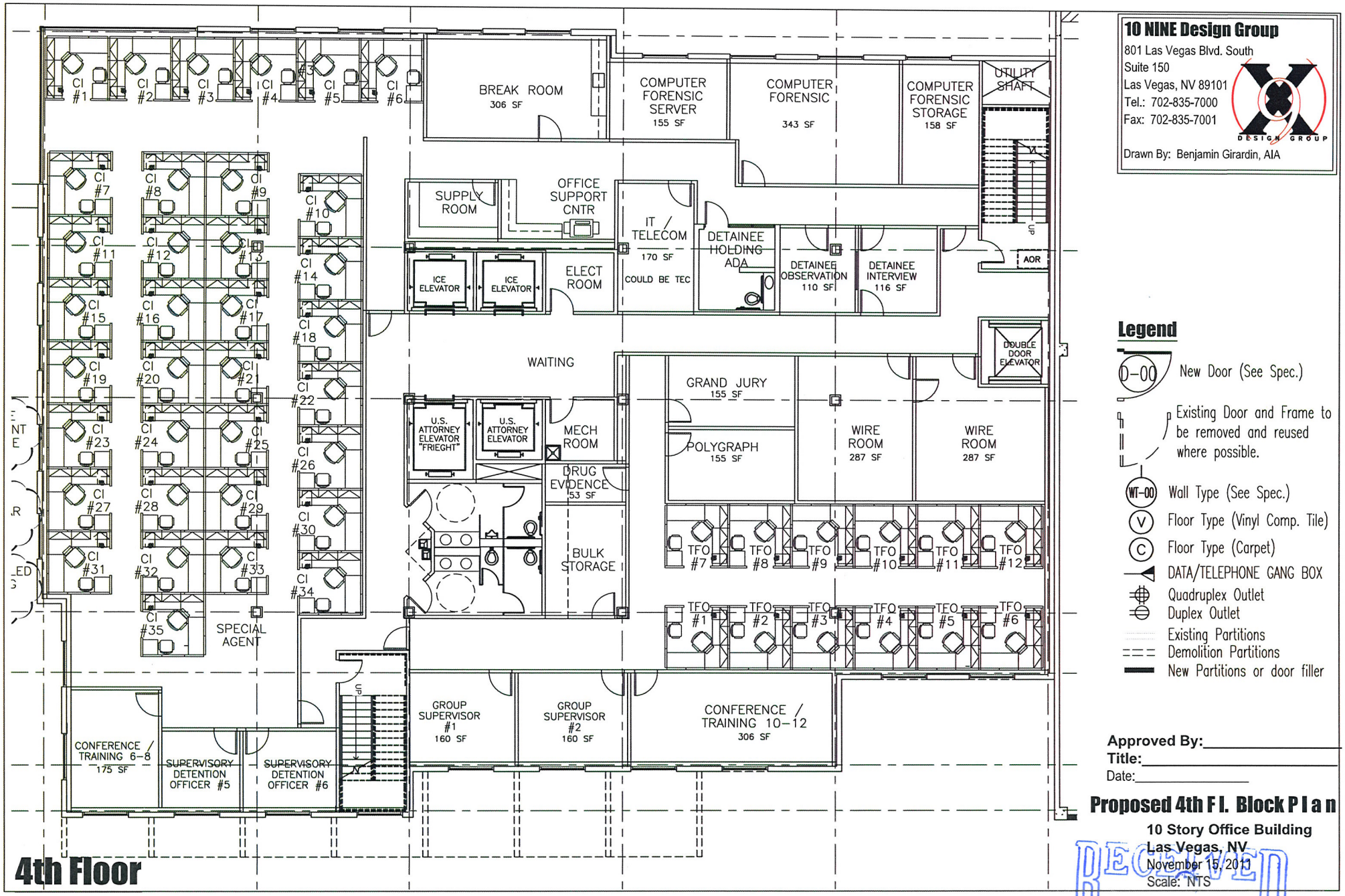

10 NINE Design Group
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
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- 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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NOV 23 2011

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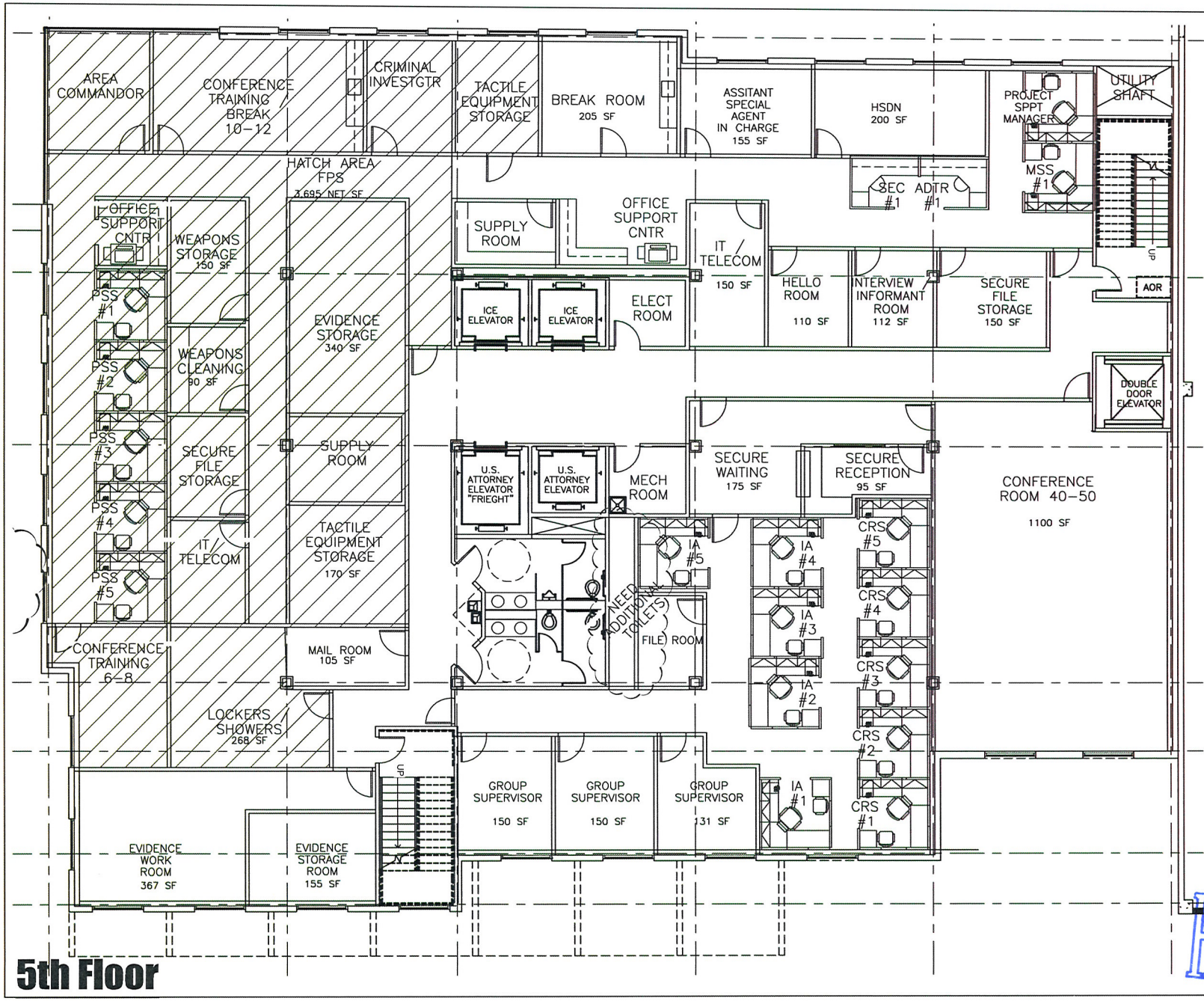
4th Floor



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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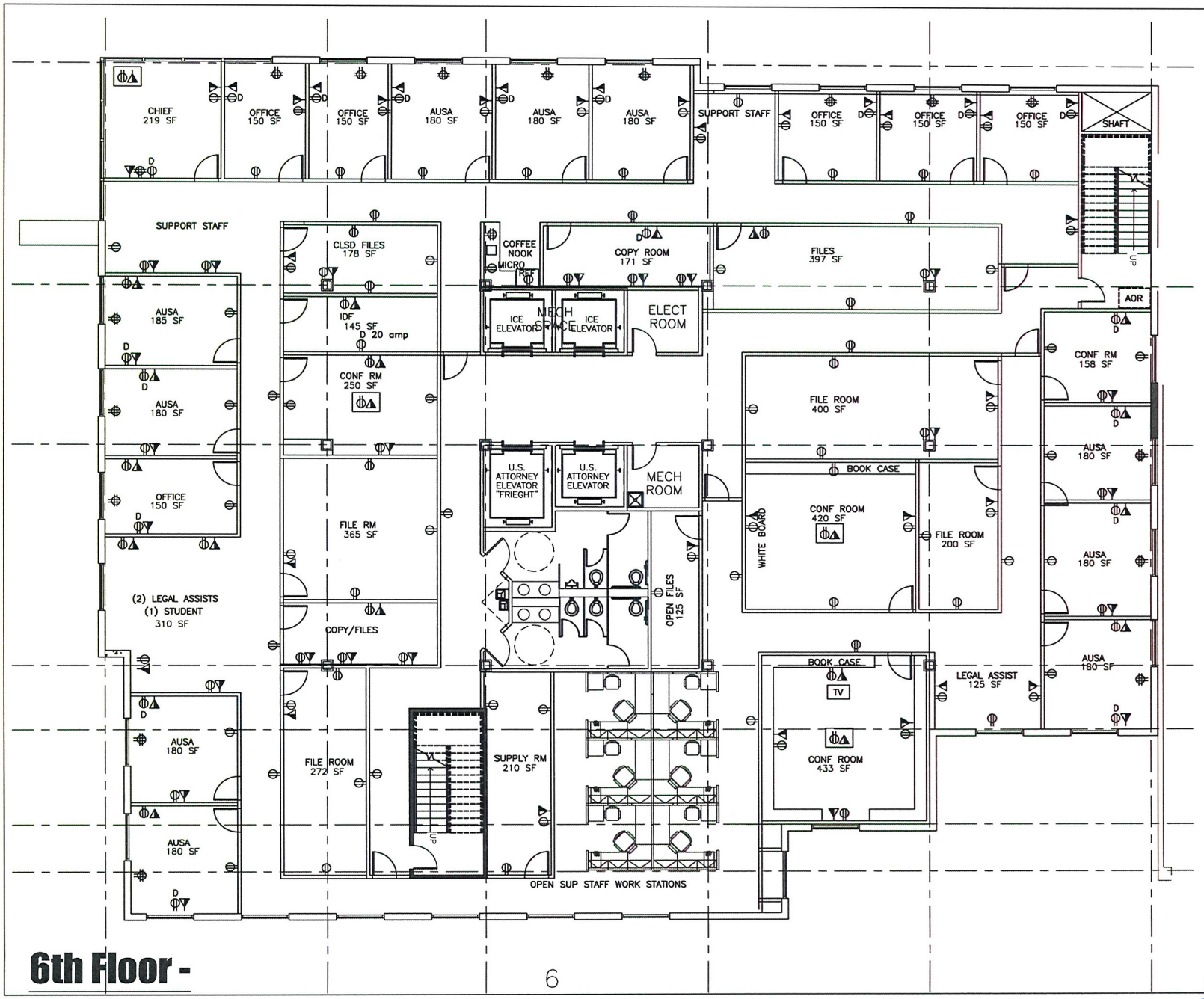

10 NINE Design Group
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

Legend

- 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 6th Fl. Block Plan

10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS

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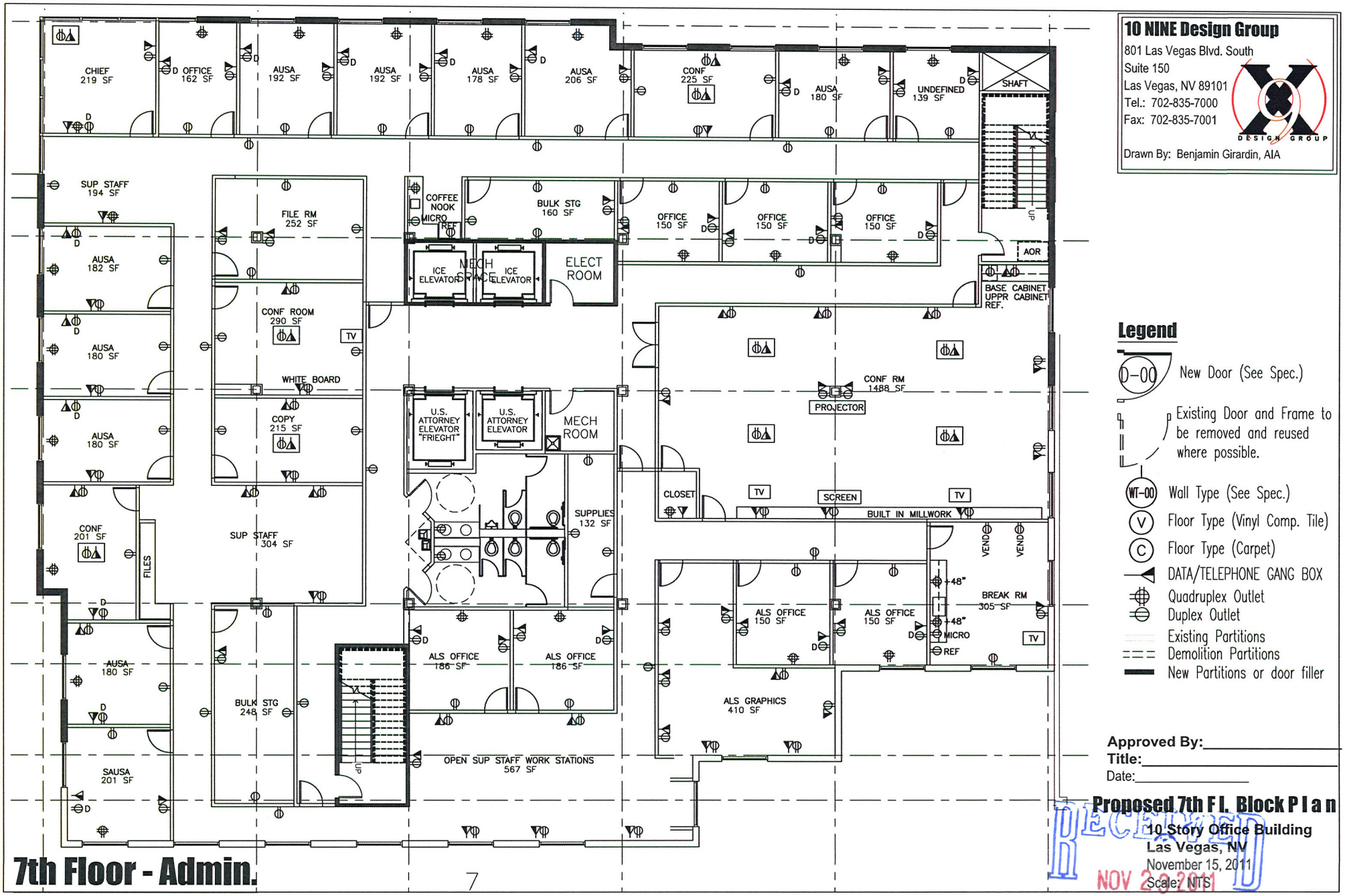
6th Floor -

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.
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- Quadruplex Outlet
- 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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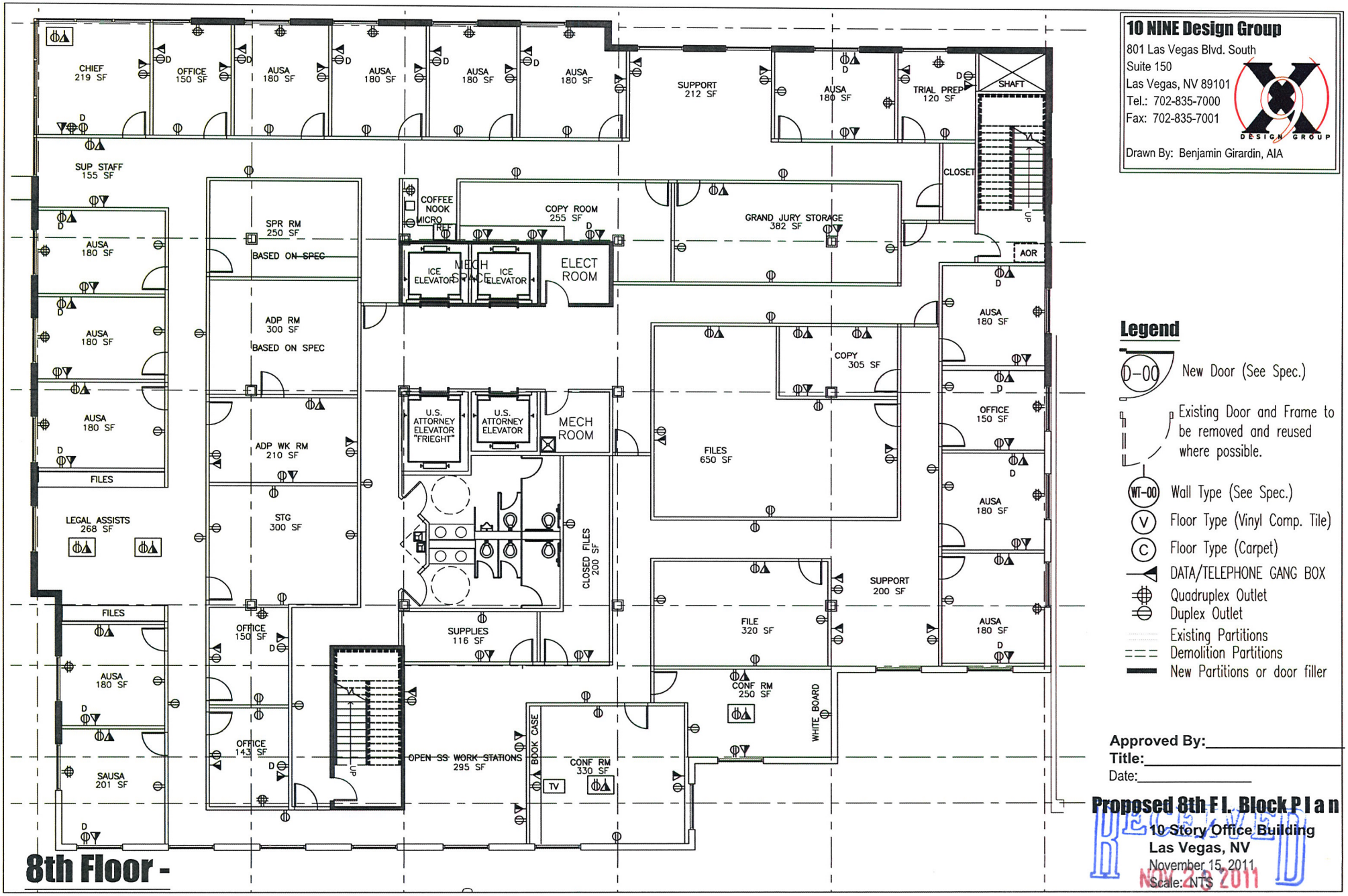
NOV 29 2011

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

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
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- Quadruplex Outlet
- 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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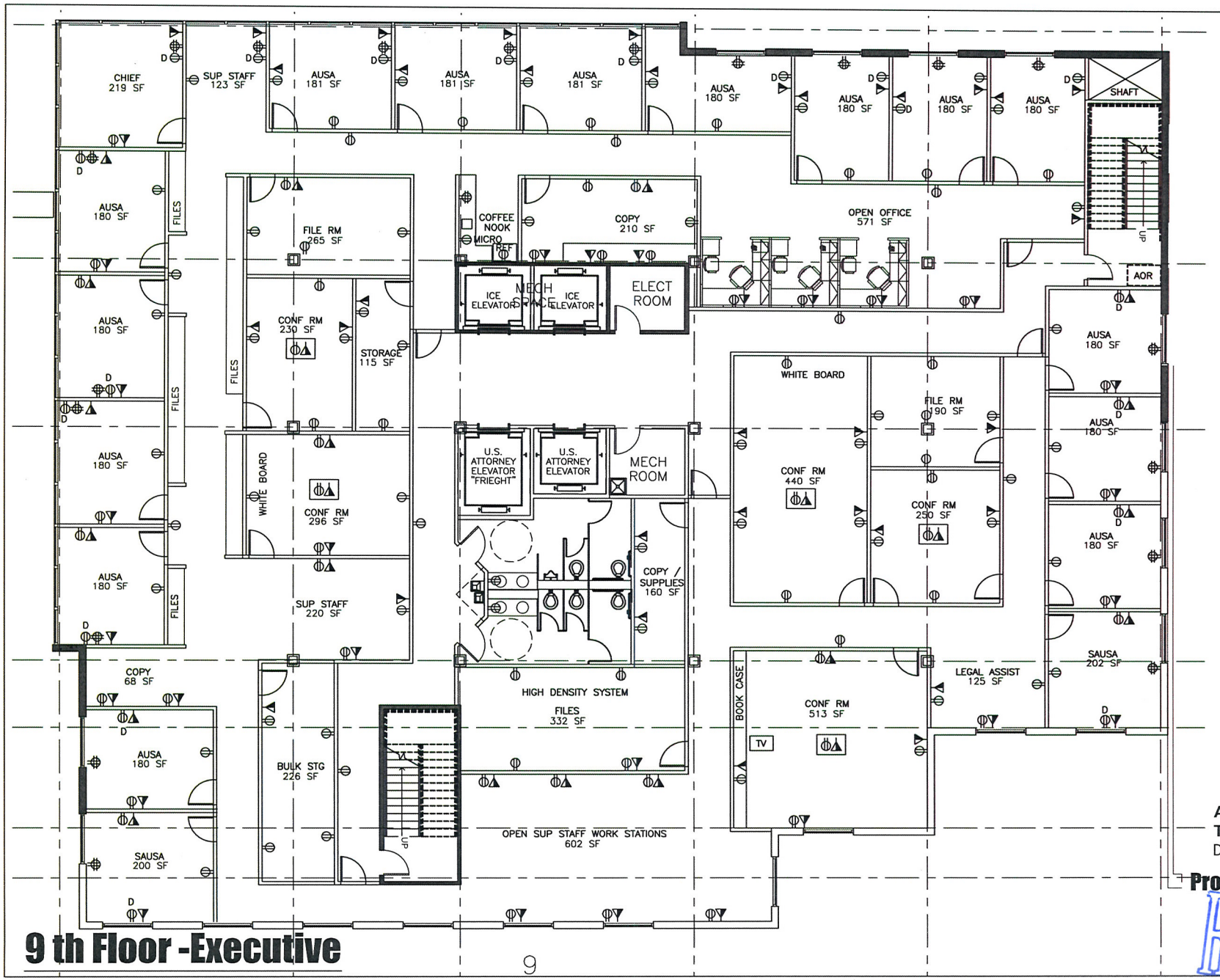
NOV 28 2011

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

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- Duplex Outlet
- Existing Partitions
- 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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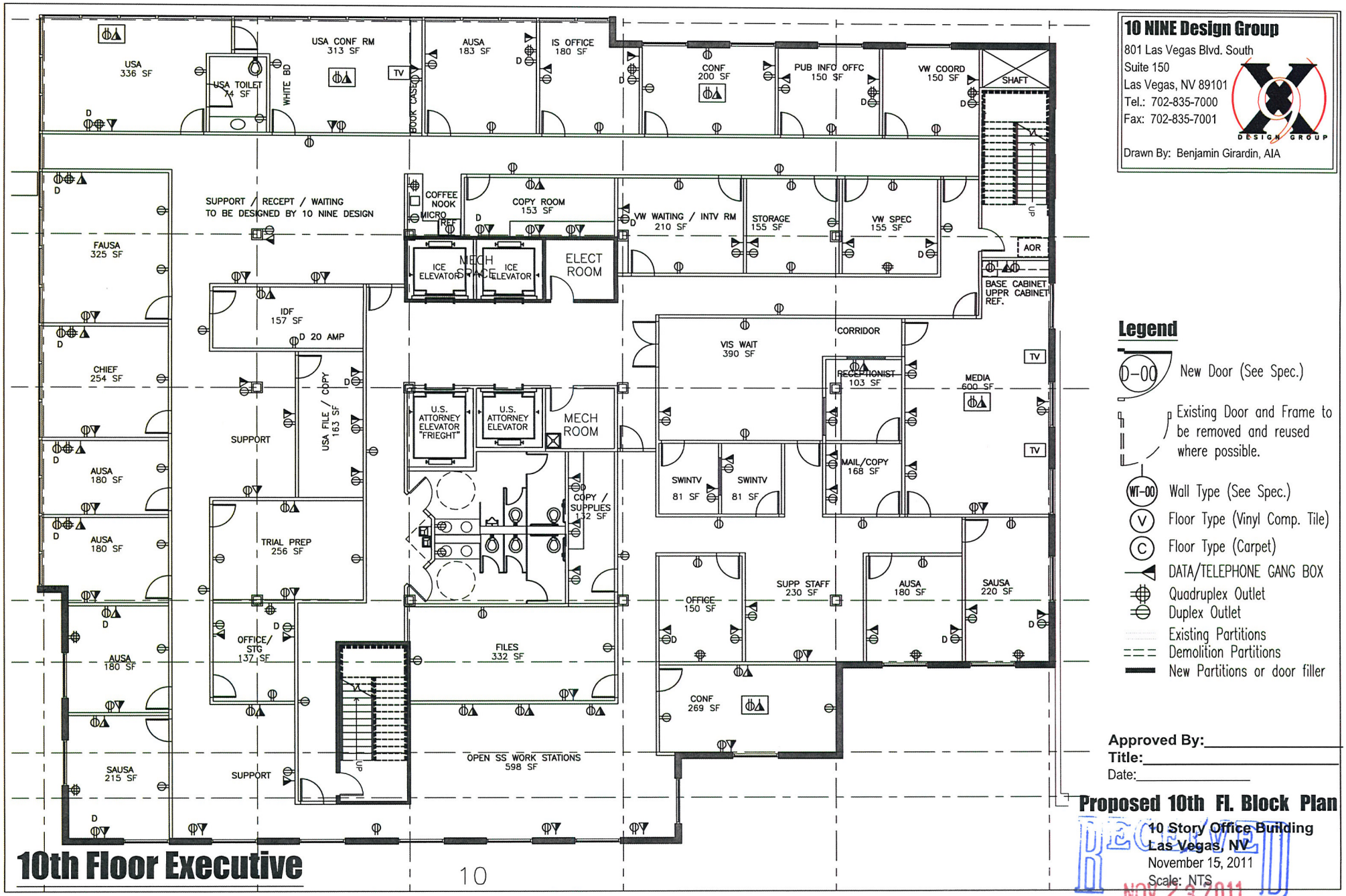
NOV 23 2011

SDR-43975



10th Floor Executive

10

10 NINE Design Group
801 Las Vegas Blvd. South
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Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

Legend

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- Duplex Outlet
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- Demolition Partitions
- New Partitions or door filler

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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NOV 23 2011

SDR-43975

10 NINE Design Group
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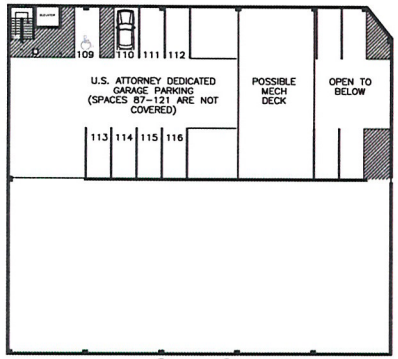
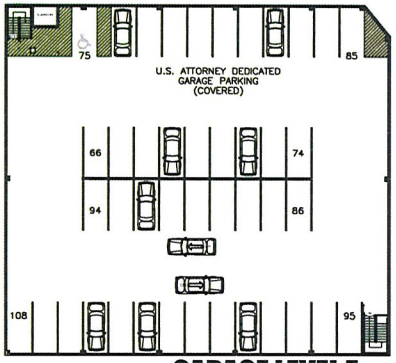
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA



GARAGE LEVEL 7.5



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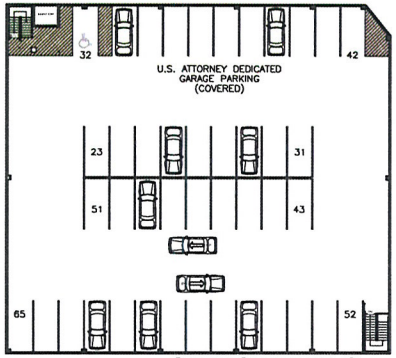

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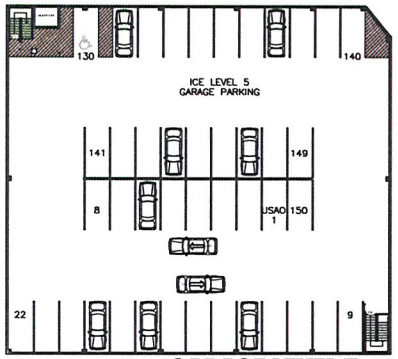

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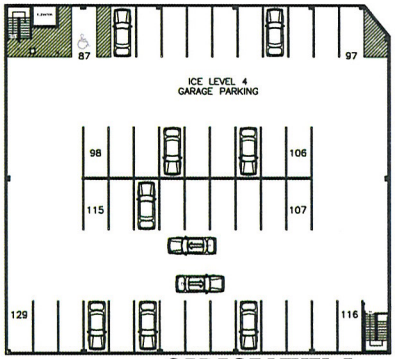
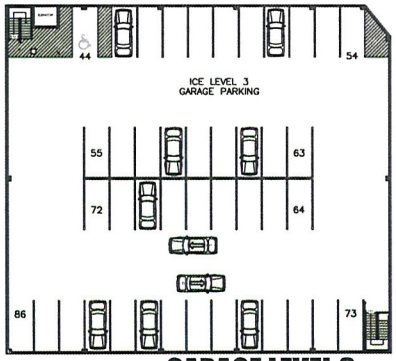
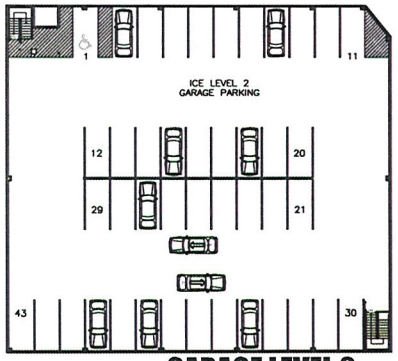


GARAGE LEVEL 4



GARAGE LEVEL 3



GARAGE LEVEL 2

Legend

- D-00 — New Door (See Spec.)
- Existing Door and Frame to be removed and reused where possible.
- WT-00 — Wall Type (See Spec.)
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- 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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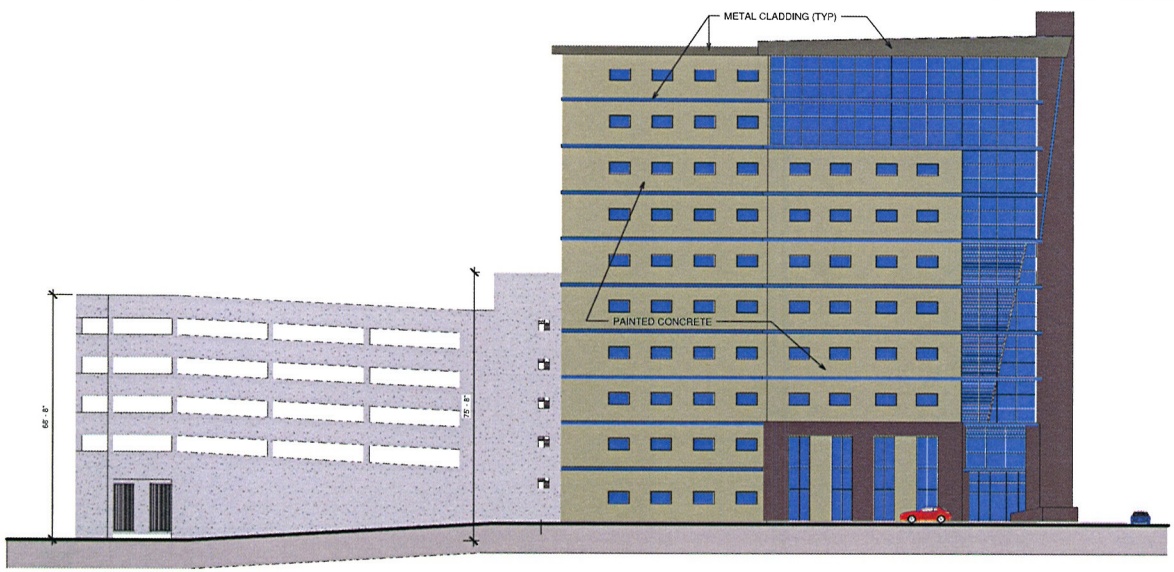
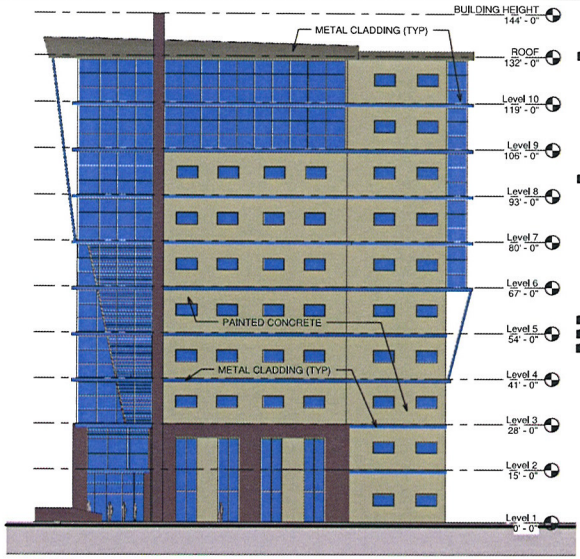
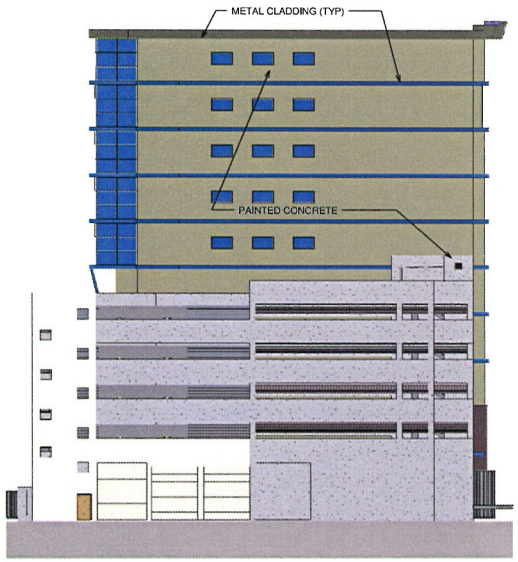
SDR-43975



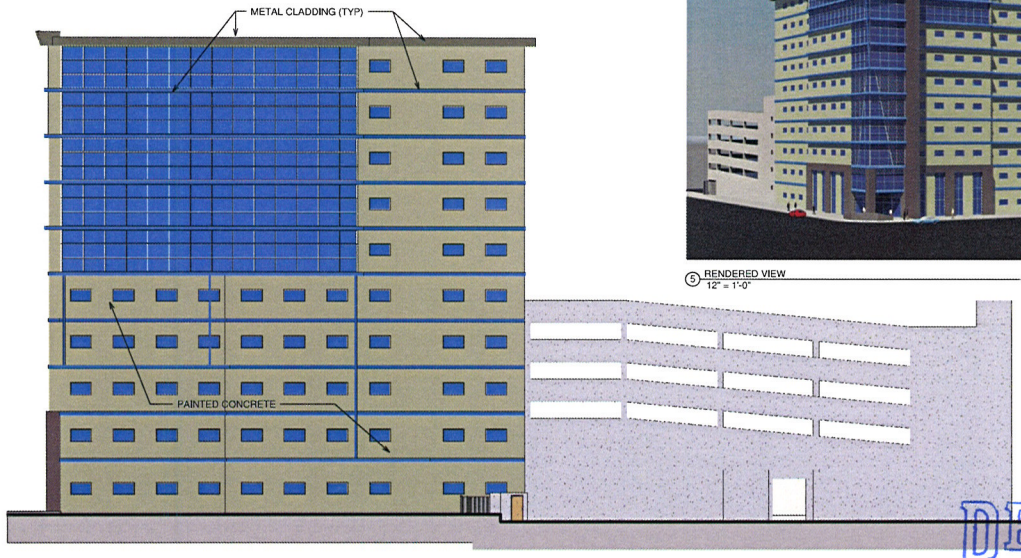
1 NORTH
1/16" = 1'-0"



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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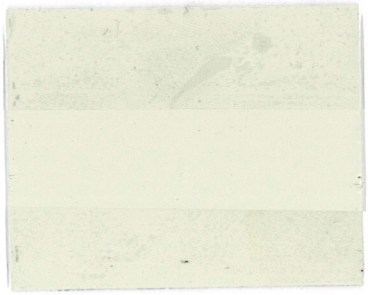
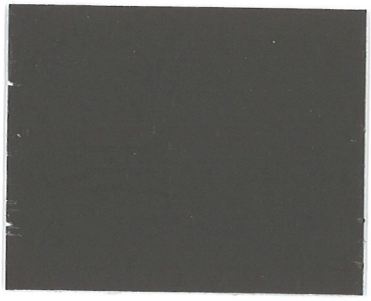
RENDERING OF BUILDING



MAIN BUILDING COLOR
MATCH DUNN EDWARDS SP427



ACCENT BUILDING COLOR
MATCH FRAZEE CL3256A

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SDR 43975
SDA, Inc.

SEC Las Vegas Boulevard & Clark Avenue

Proposed 131.228 thousand square foot office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	131.228	11.01	1,445
AM Peak Hour			1.55	203
PM Peak Hour			1.49	196

(heaviest 60 minutes)

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	63.828	11.01	703
AM Peak Hour			1.55	99
PM Peak Hour			1.49	95

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	67.4	11.01	742
AM Peak Hour			1.55	104
PM Peak Hour			1.49	100

Existing traffic on all nearby streets:

Las Vegas Blvd.

Average Daily Traffic (ADT)	22,013
PM Peak Hour	1,761

(heaviest 60 minutes)

Clark Ave.

Average Daily Traffic (ADT)	2,650
PM Peak Hour	212

(heaviest 60 minutes)

6th St.

Average Daily Traffic (ADT)	1,694
PM Peak Hour	136

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Las Vegas Blvd.	34,500
Clark Ave.	16,300
6th St.	16,300

This project will add approximately 742 trips per day more than the previous use on Las Vegas Boulevard, Clark Avenue and 6th Street. Las Vegas is currently at about 64 percent of capacity, Clark is at about 16 percent of capacity and 6th is at about 10 percent of capacity. After this project is added, Las Vegas is expected to be at about 66 percent of capacity, Clark to be at about 21 percent of capacity and 6th to be at about 15 percent of capacity.

Based on Peak Hour use, this development will add roughly 104 additional cars into the area, which works out to about two every minute.

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



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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

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www.10NINE.com

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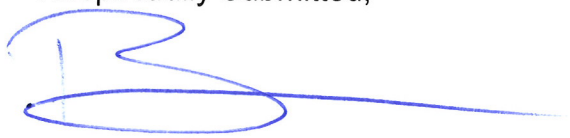
The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

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

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Las Vegas, Nevada 89101

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SDR-43975

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**

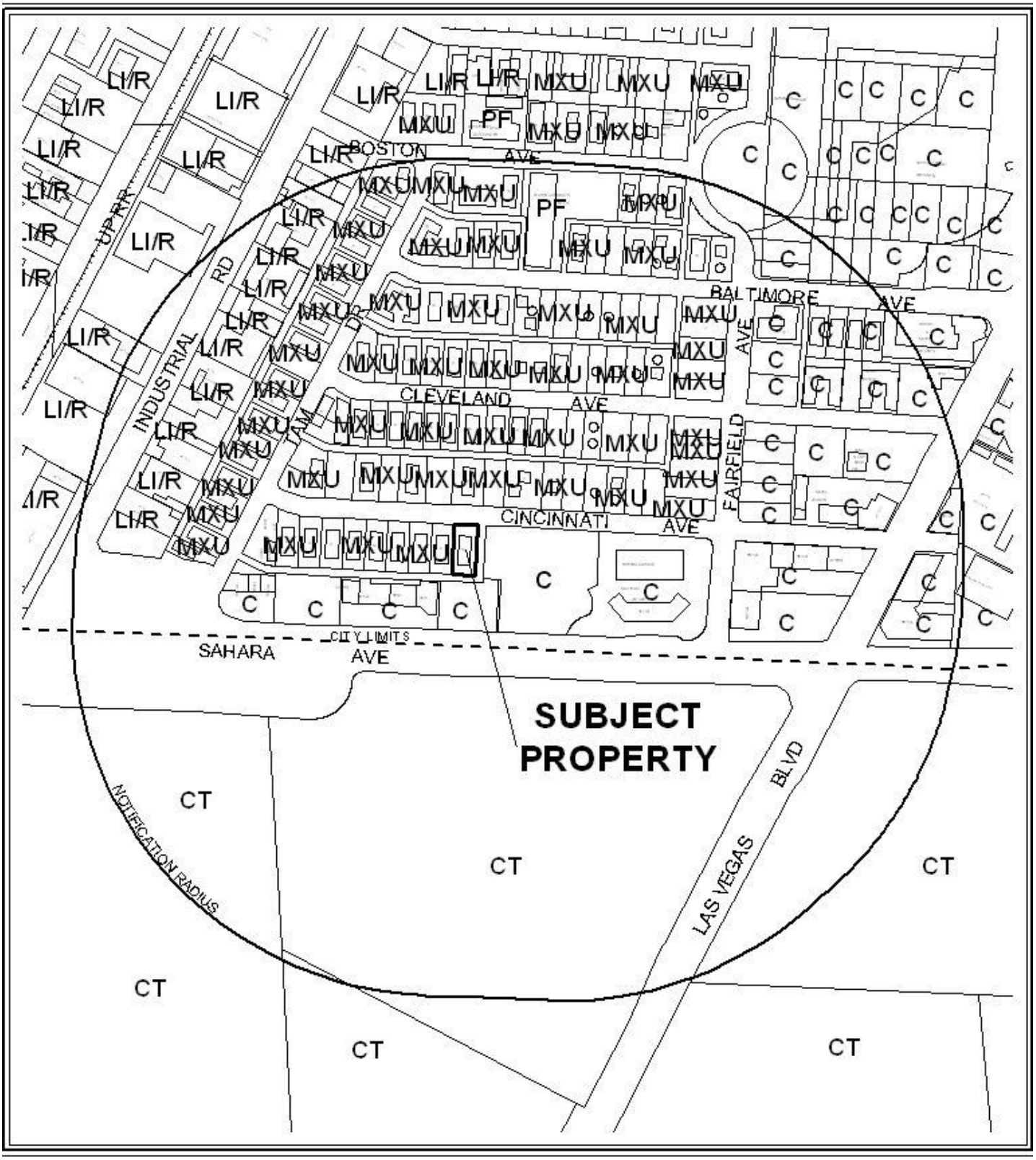
SUBJECT:
GPA-43887 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin). Staff recommends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

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 APPROVAL.

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



0 400 800 Feet

CASE: **GPA-43887**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MXU (MIXED USE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

C (COMMERCIAL)



0 400 800 Feet

CASE: **GPA-43887**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MXU (MIXED USE)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

C (COMMERCIAL)

N

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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City of Las Vegas

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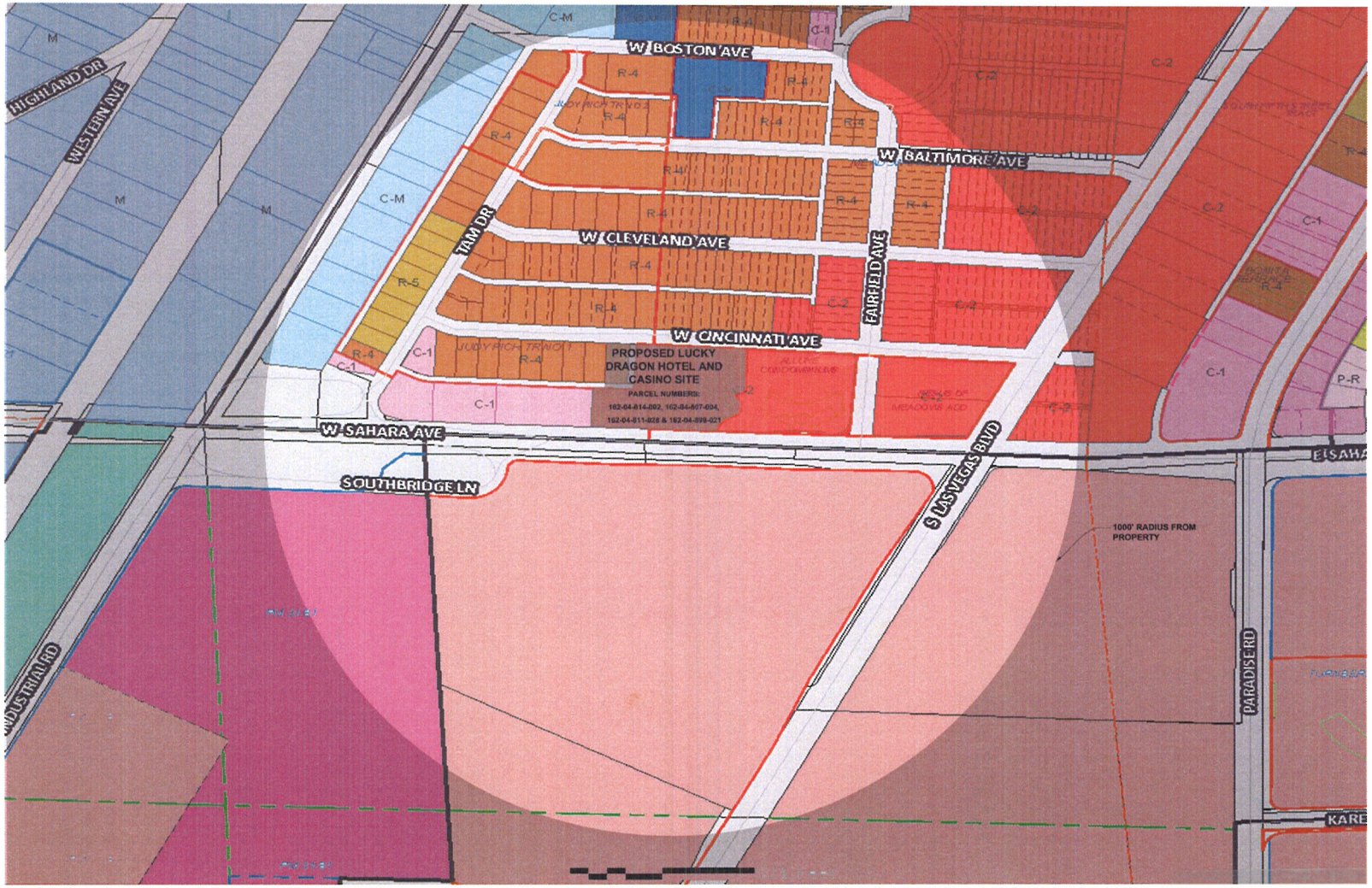
10/27/2011 10:31 Weidner Holdings (FAX)702 407 5683 P.002/002



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



ED VANCE AND ASSOCIATES
900 S PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F.702.946.8196
www.edvanceassociates.com

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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City of Las Vegas

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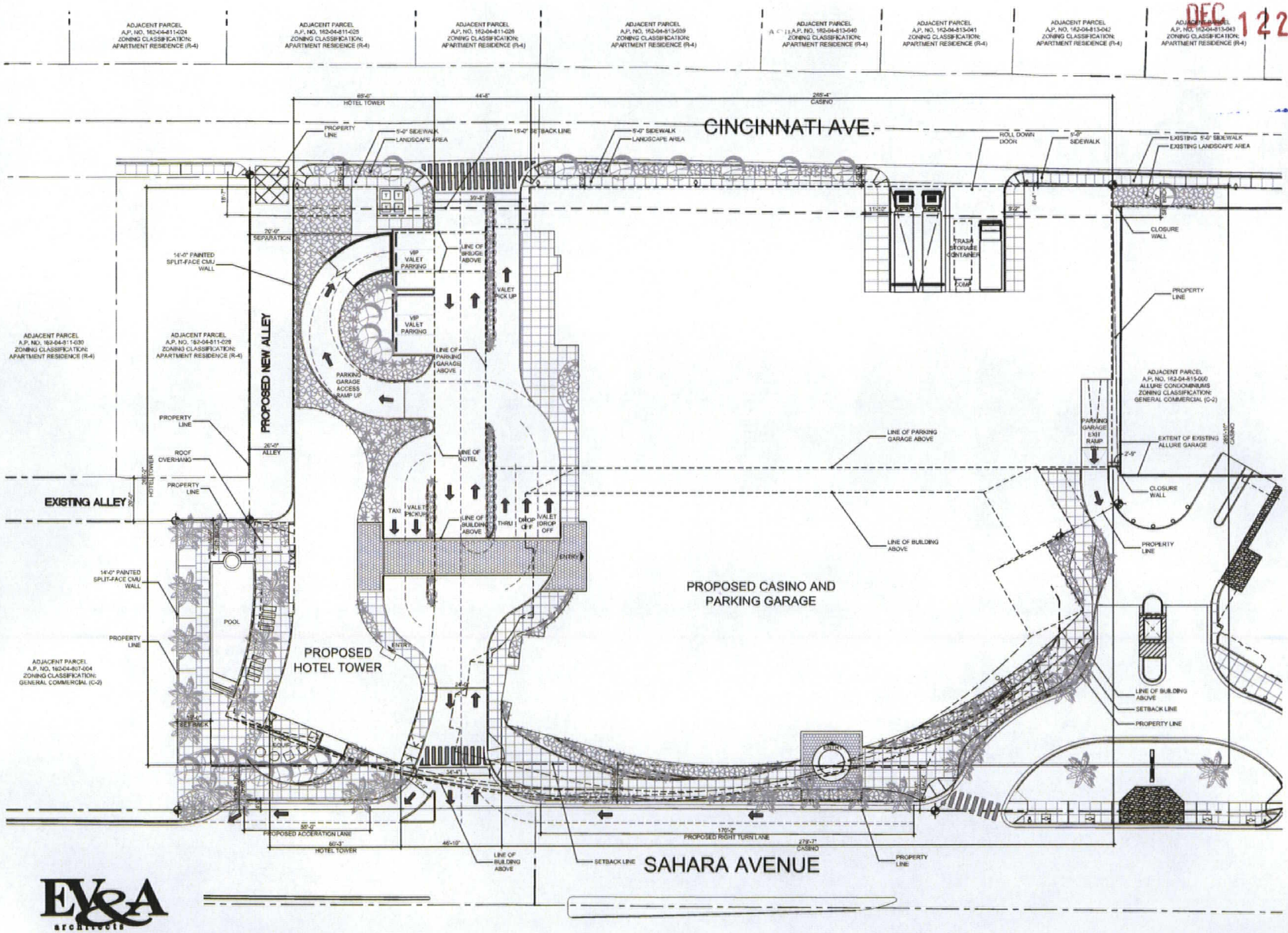
DEC 12 2011



SITE INFORMATION

PARCEL NUMBERS	162-04-814-002 162-04-807-004 162-04-811-028 162-04-899-021
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

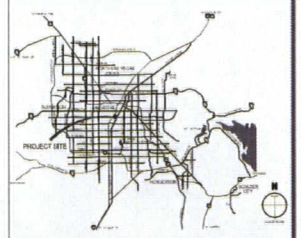
PARKING REQUIRED

CASINO: (1 PER 90 SF OF GAMING AREA) 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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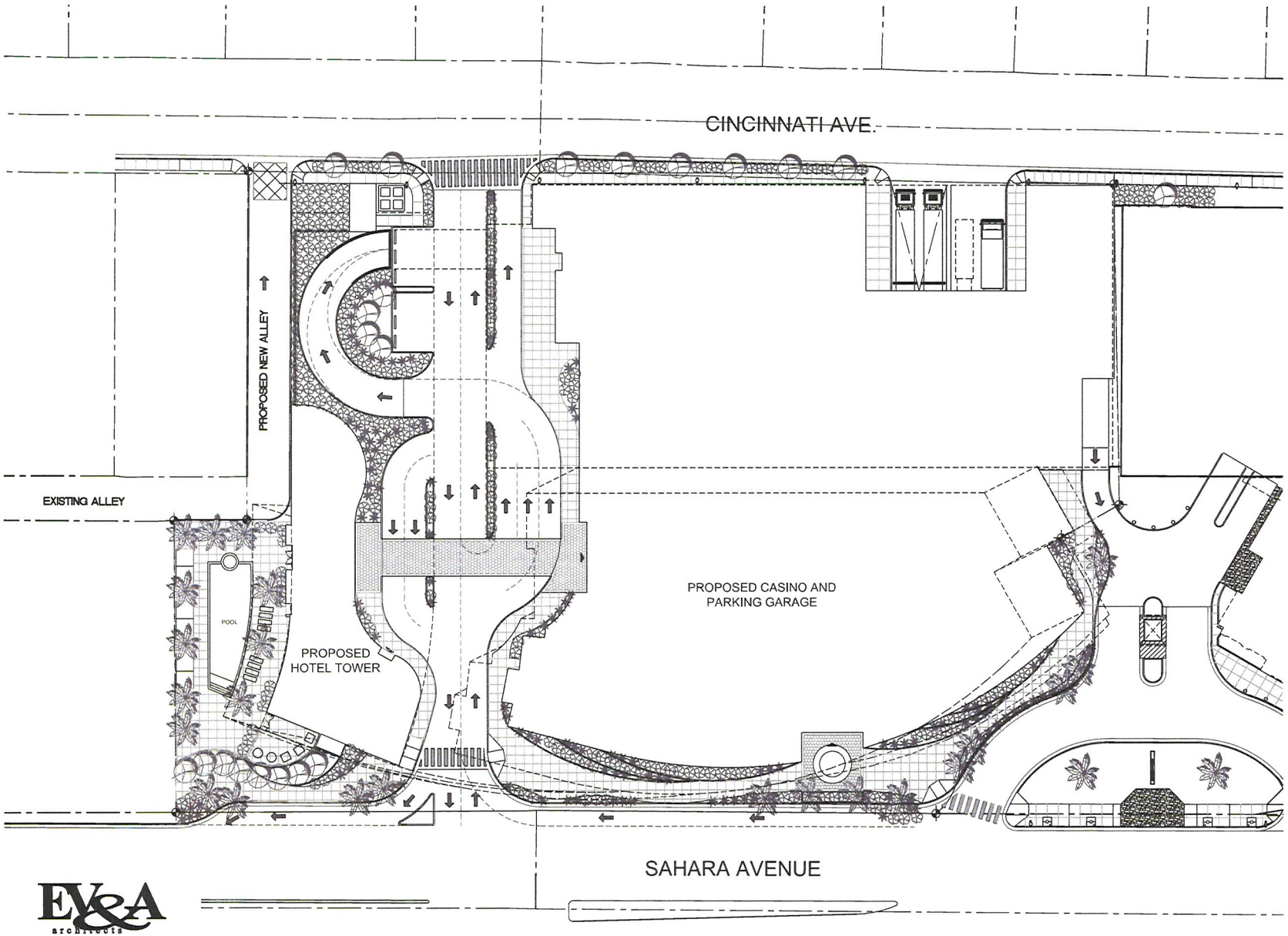

PLANT LEGEND

	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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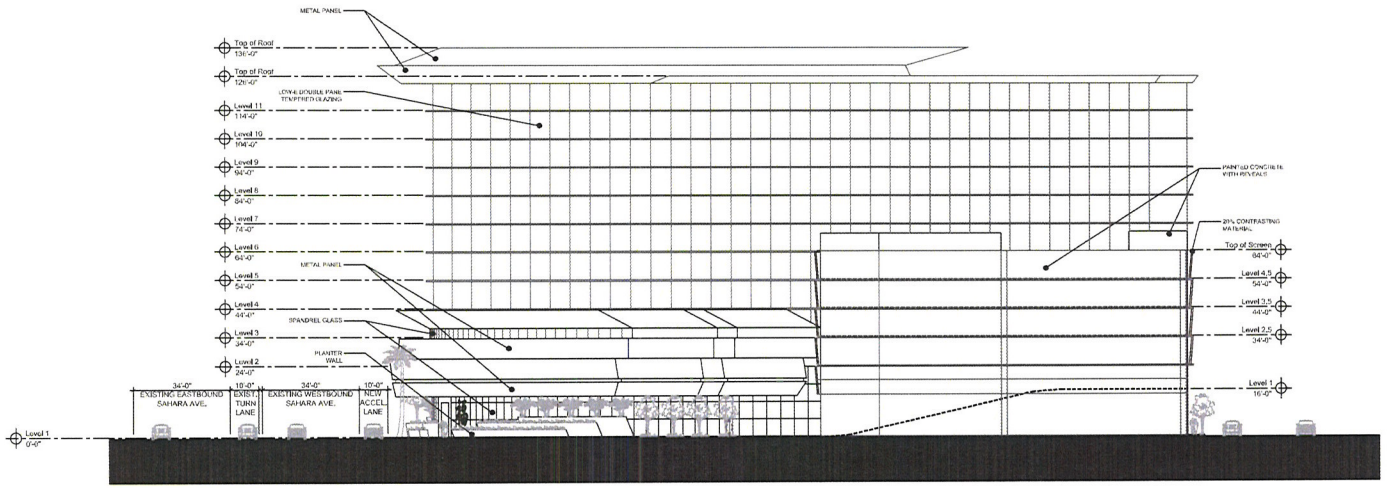
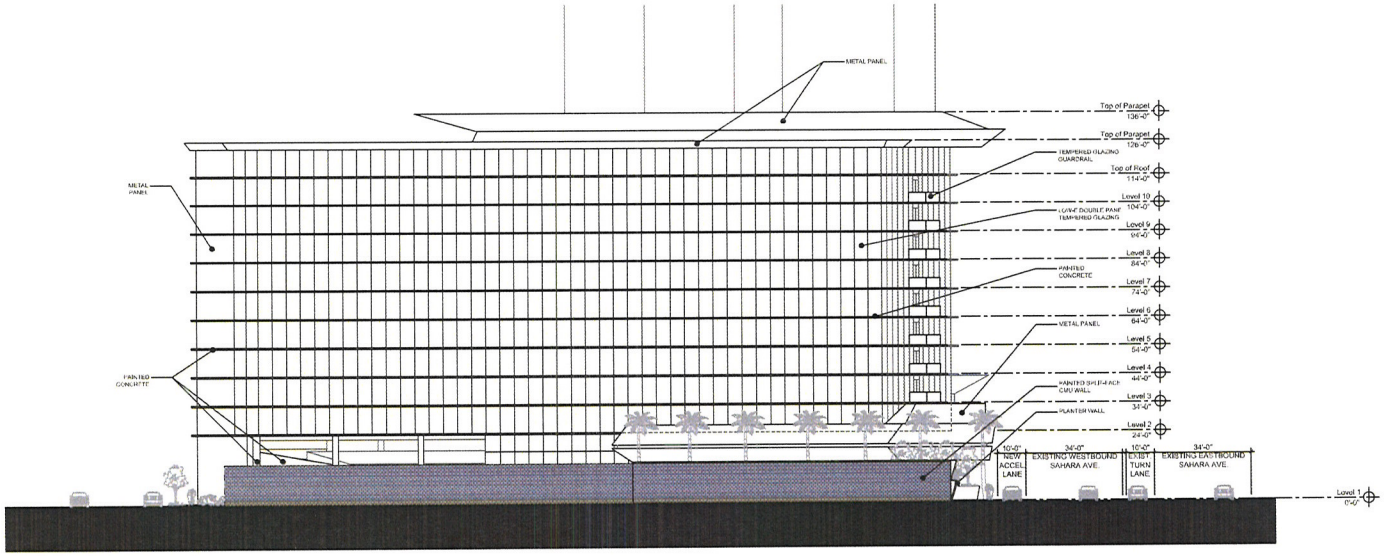


EAST ELEVATION



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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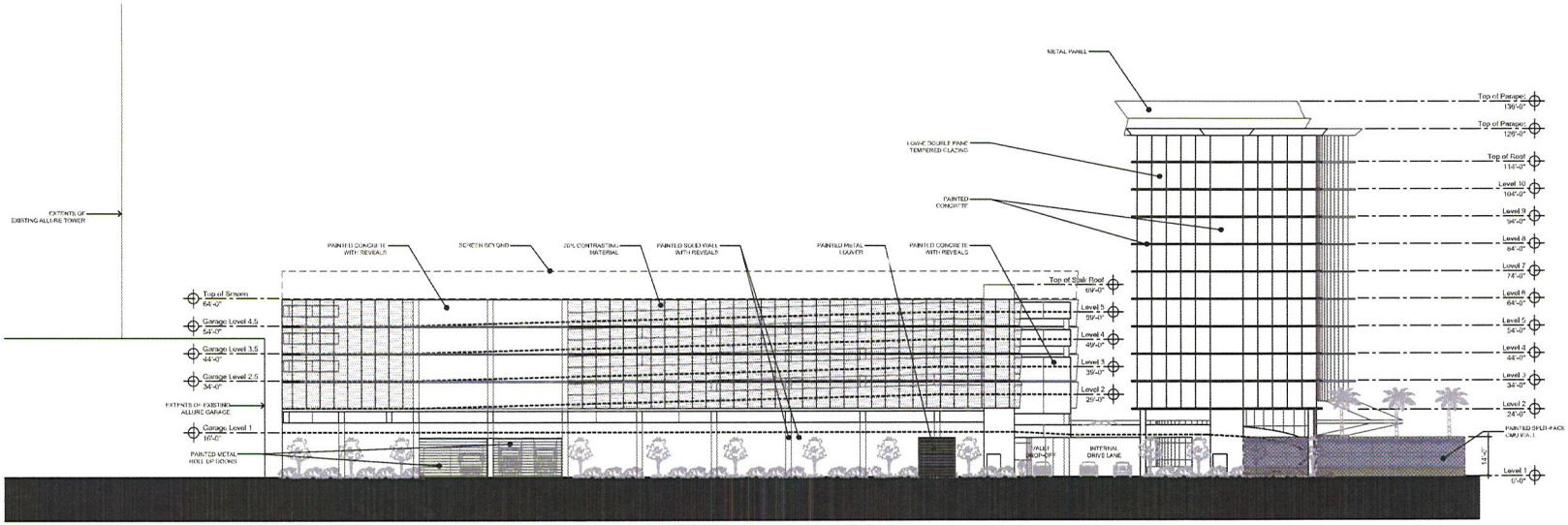
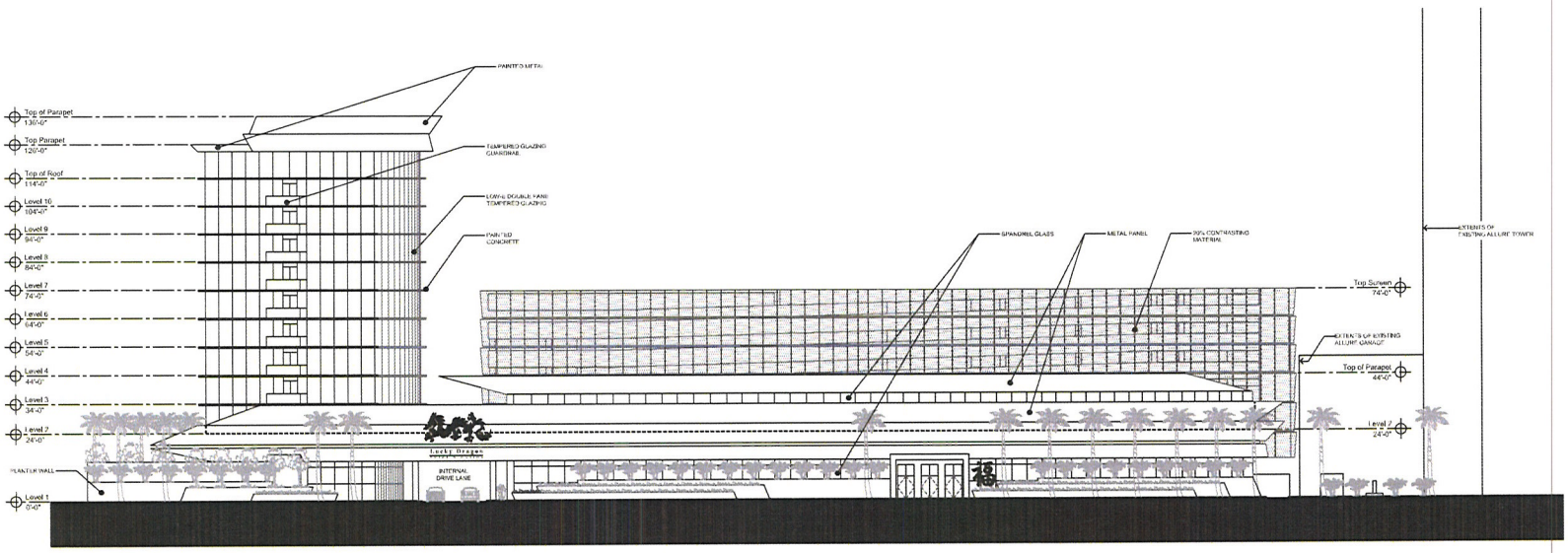
SDR-43890



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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City of Las Vegas

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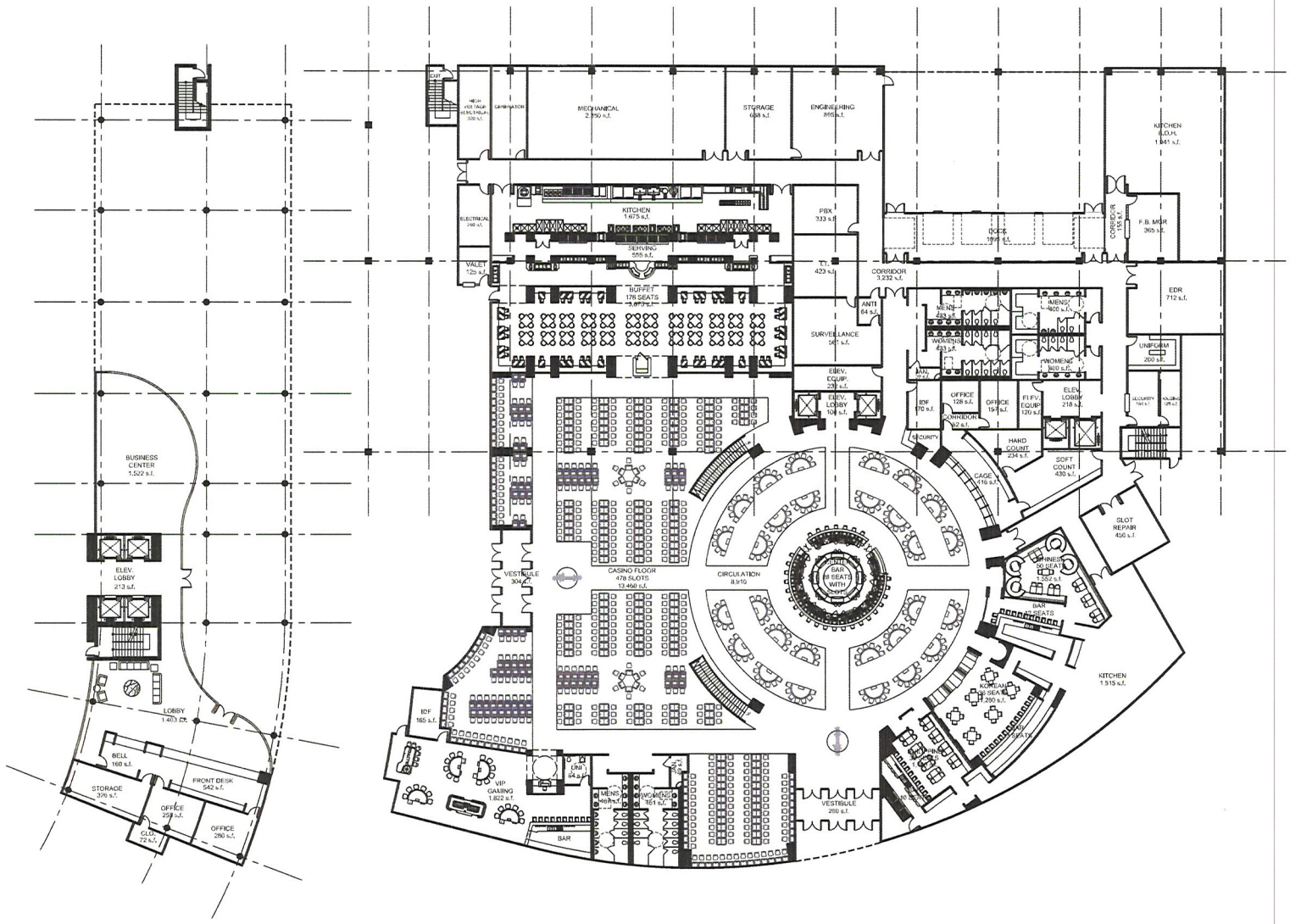

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CASINO AND HOTEL FLOOR PLAN - LEVEL 01

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

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SUP-43889 VAC-43891
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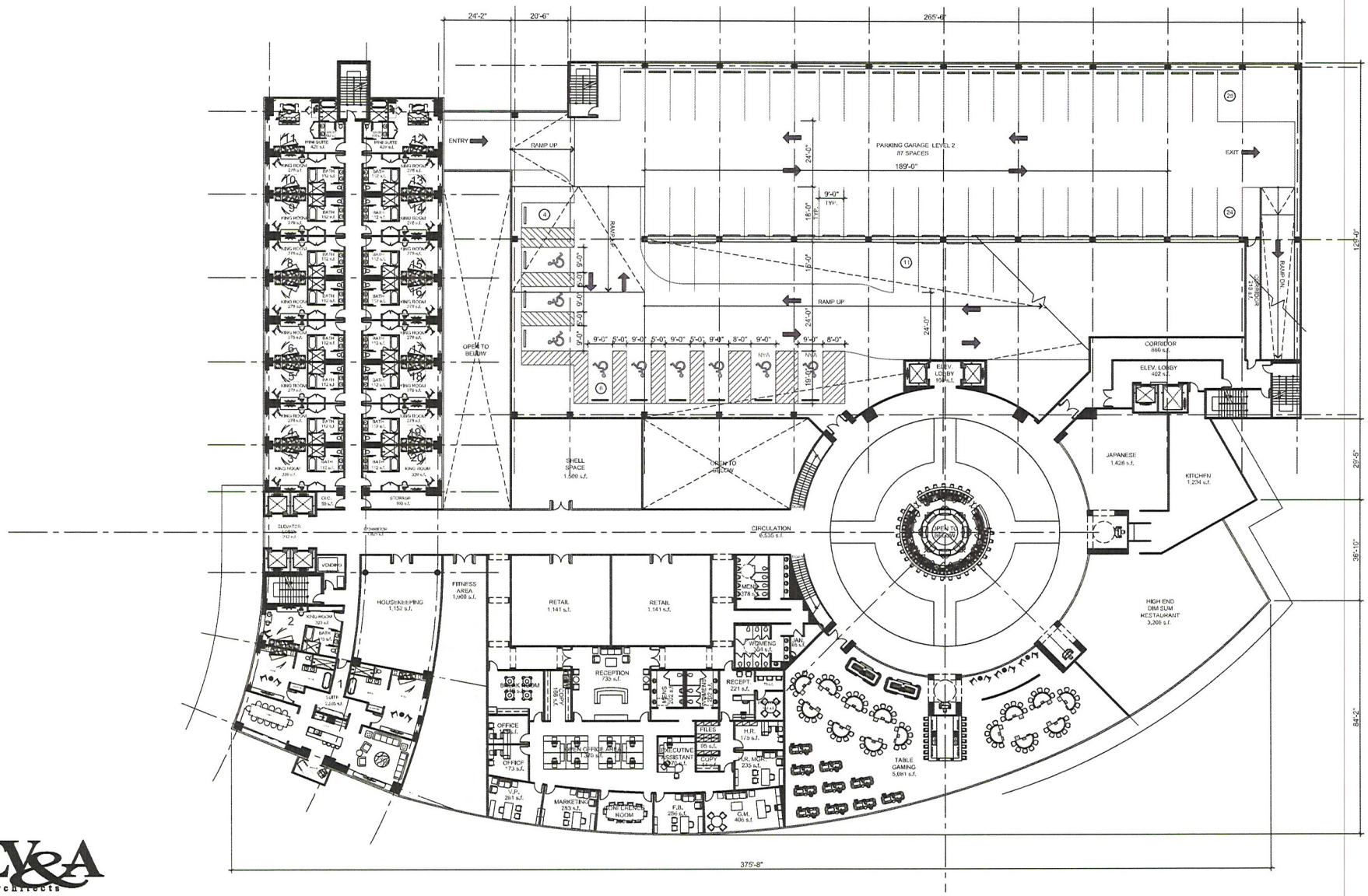

EV&A architects

ED VANCE AND ASSOCIATES
900 S.PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F.702.946.8196
www.edvanceassociates.com

CASINO AND HOTEL FLOOR PLAN - SECOND FLOOR

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011 LAS VEGAS, NEVADA

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

N

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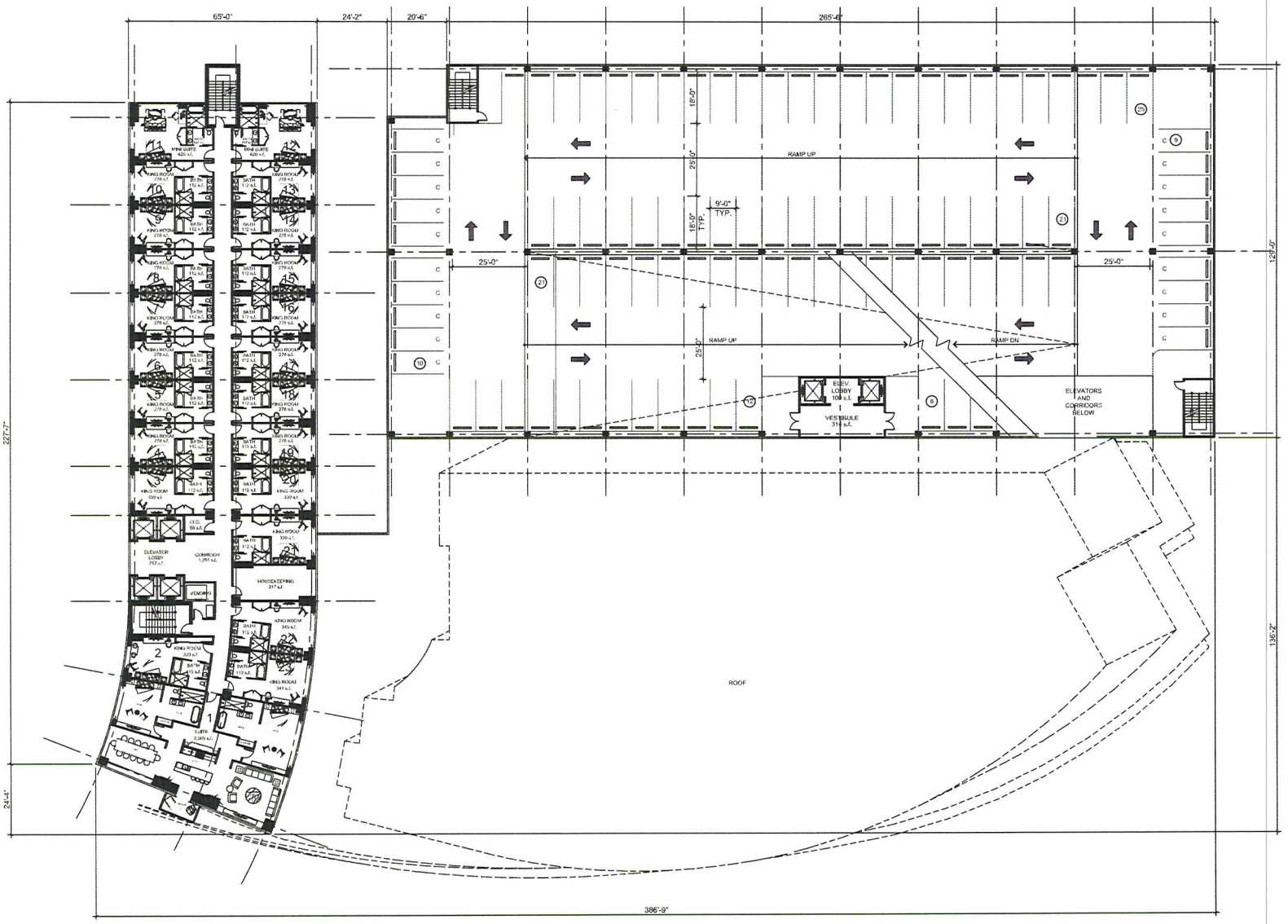
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



EV&A architects
ED VANCE AND ASSOCIATES
900 S PAVILION CENTER DRIVE SUITE 140
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F. 702.946.8196
www.edvanceassociates.com

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"

N

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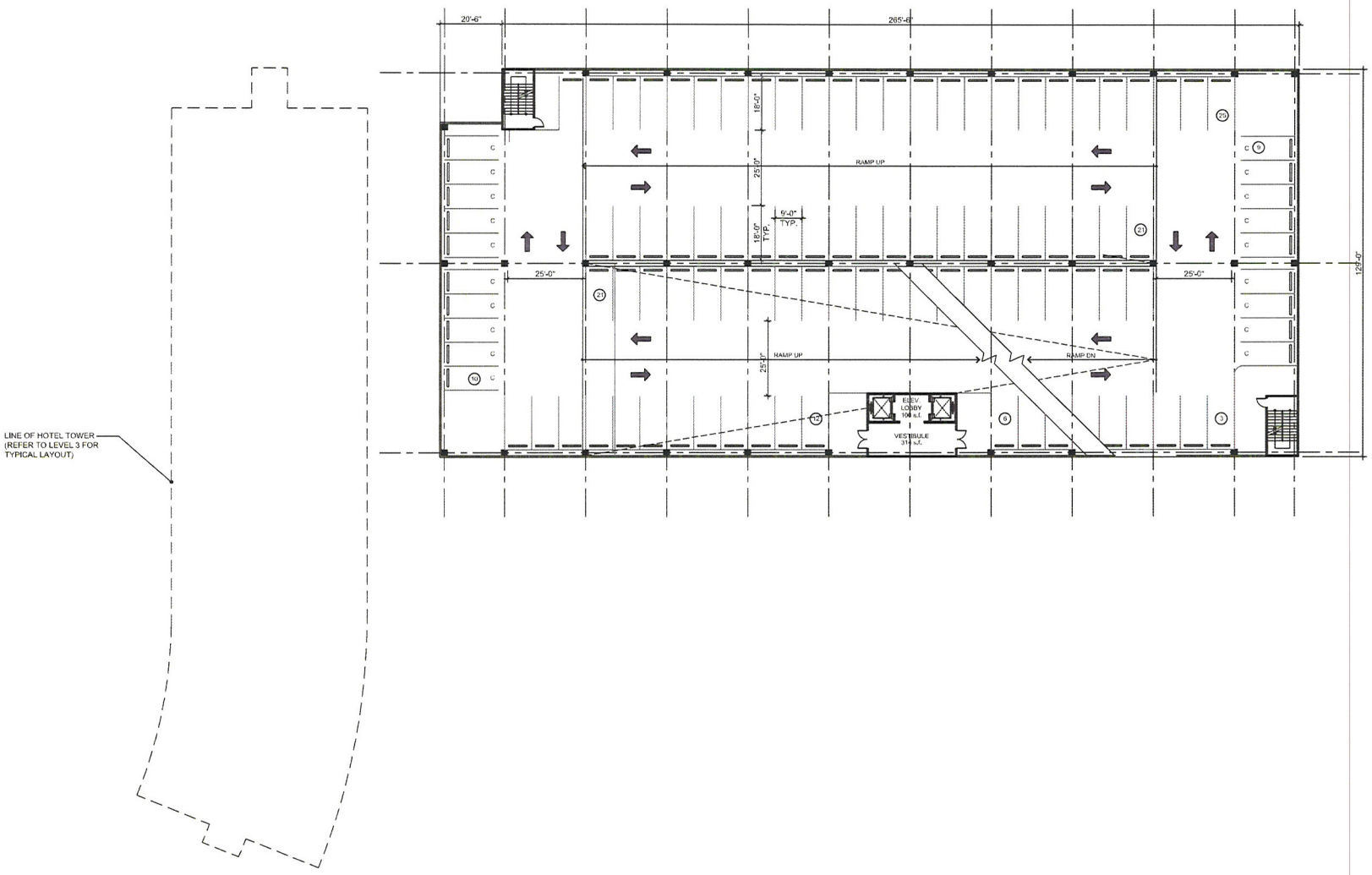
SUP-43889 VAC-43891
SDR-43890



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LAS VEGAS, NEVADA 89144
P. 702.946.8195 F.702.946.8196
www.edvanceassociates.com

GARAGE LEVEL 3 (LEVEL 4 SIMILAR)

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

N

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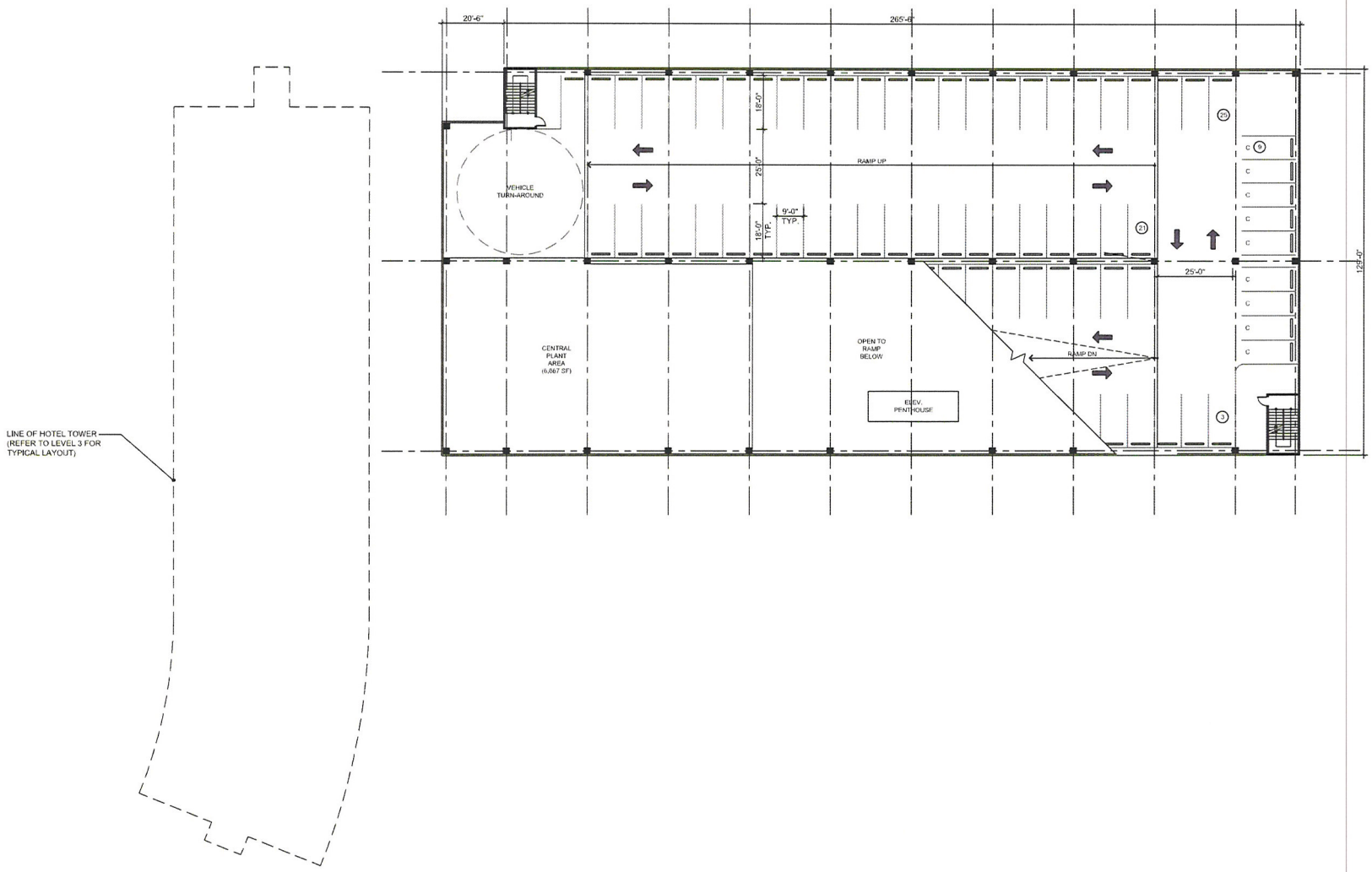
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



EV&A architects
ED VANCE AND ASSOCIATES
900 S PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F.702.946.8196
www.edvanceassociates.com

GARAGE LEVEL 5

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

N

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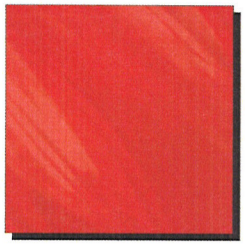
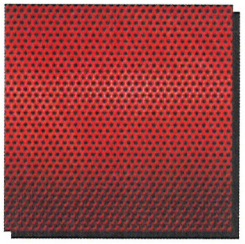
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



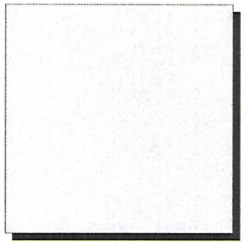
RED GLAZING



GOLD GLAZING



20% CONTRASTING MATERIAL



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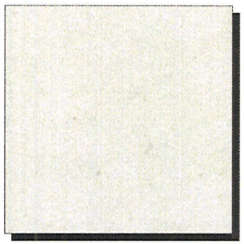


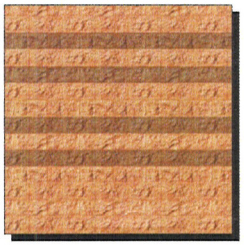
PAINTED SOLID WALL



PAINTED METAL



PAINTED METAL FENCE



PAINTED SPILT FACE CMU WALL

EV&A architects

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LAS VEGAS, NEVADA 89144
P. 702.946.8195 F. 702.946.8196
www.edvanceassociates.com

MATERIALS BOARD

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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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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SDR-43890

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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.: **20.**

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). Staff recommends APPROVAL.

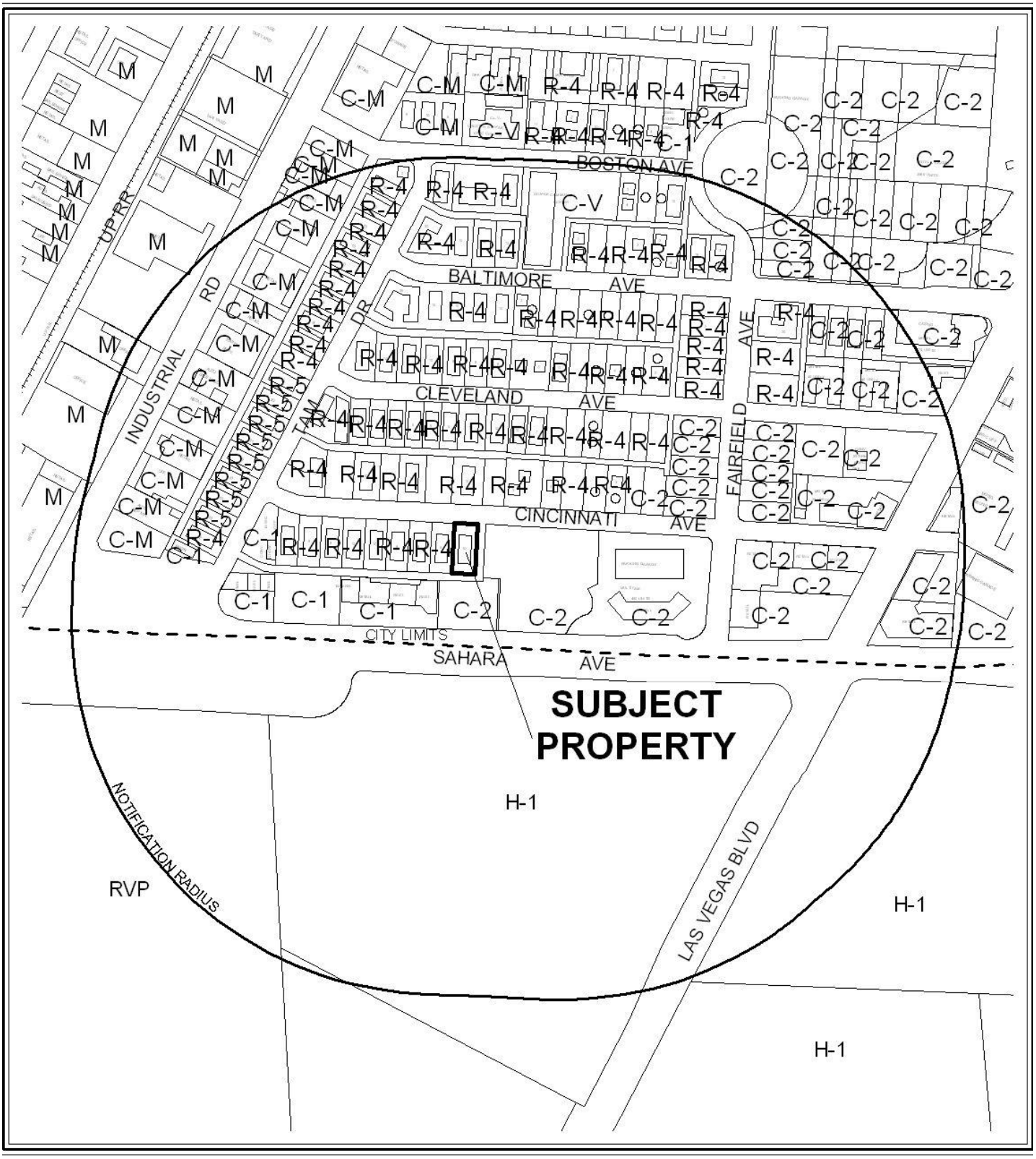
C.C.: 02/15/2012

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 APPROVAL.

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.



CASE: **ZON-43888**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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



0 400 800 Feet

CASE: **ZON-43888**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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

N

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

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: 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.: **21.**

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). Staff recommends APPROVAL.

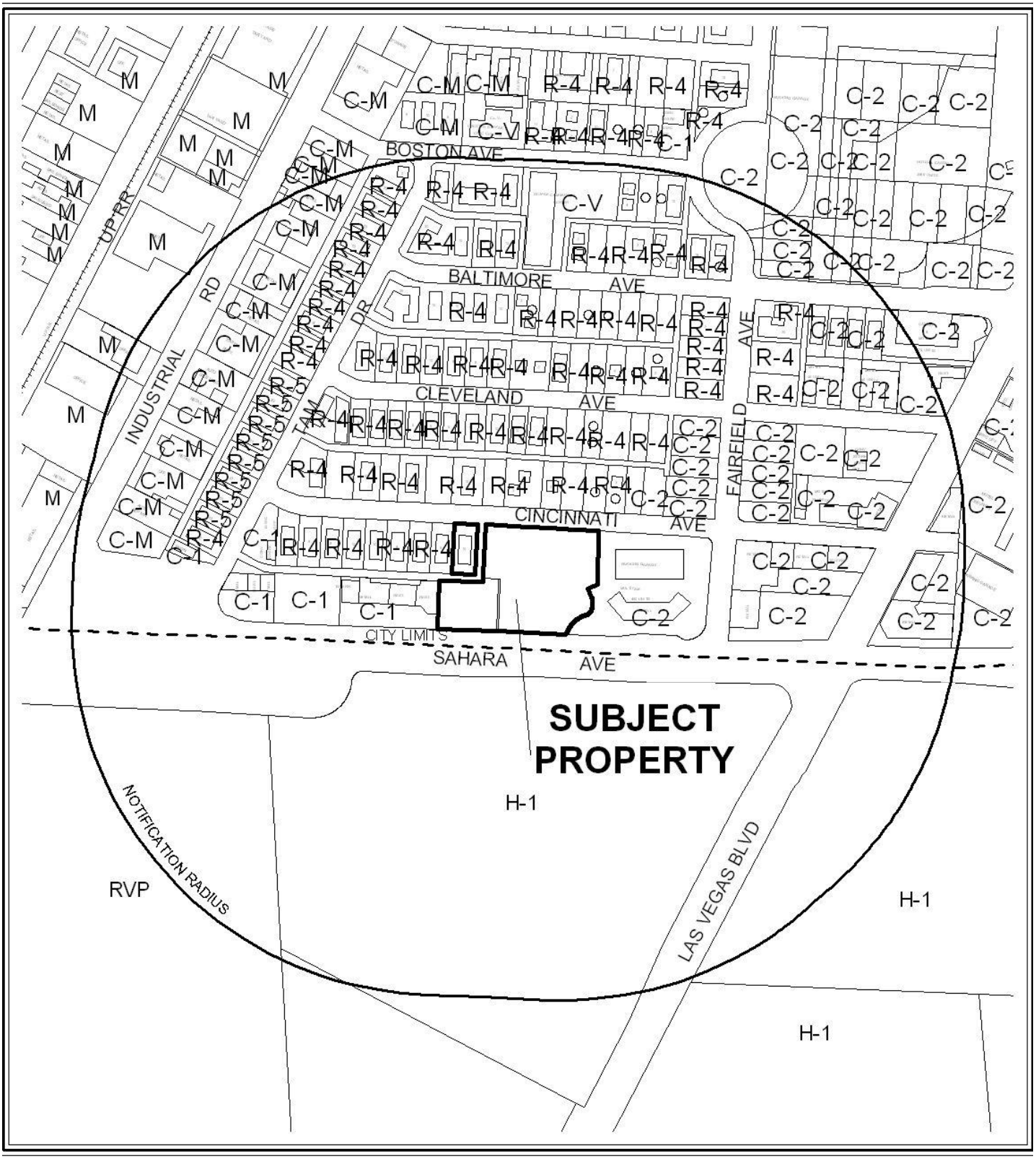
C.C.: 02/15/2012

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – 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.



0 300 600 Feet

CASE: **SUP-43889 & SDR-43890**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) & C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-43889 & SDR-43890**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) & C-2 (GENERAL COMMERCIAL)

N

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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City of Las Vegas

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

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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Revised 02.14.11

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

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:
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 Petition to Vacate A PORTION OF AN EXISTING ALLEY SOUTH OF CINCINNATI AVENUE AND EAST OF TAM DRIVE, Ward 3 (Coffin). Staff recommends APPROVAL.

SET DATE: 02/01/2012
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 APPROVAL, subject to conditions:

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

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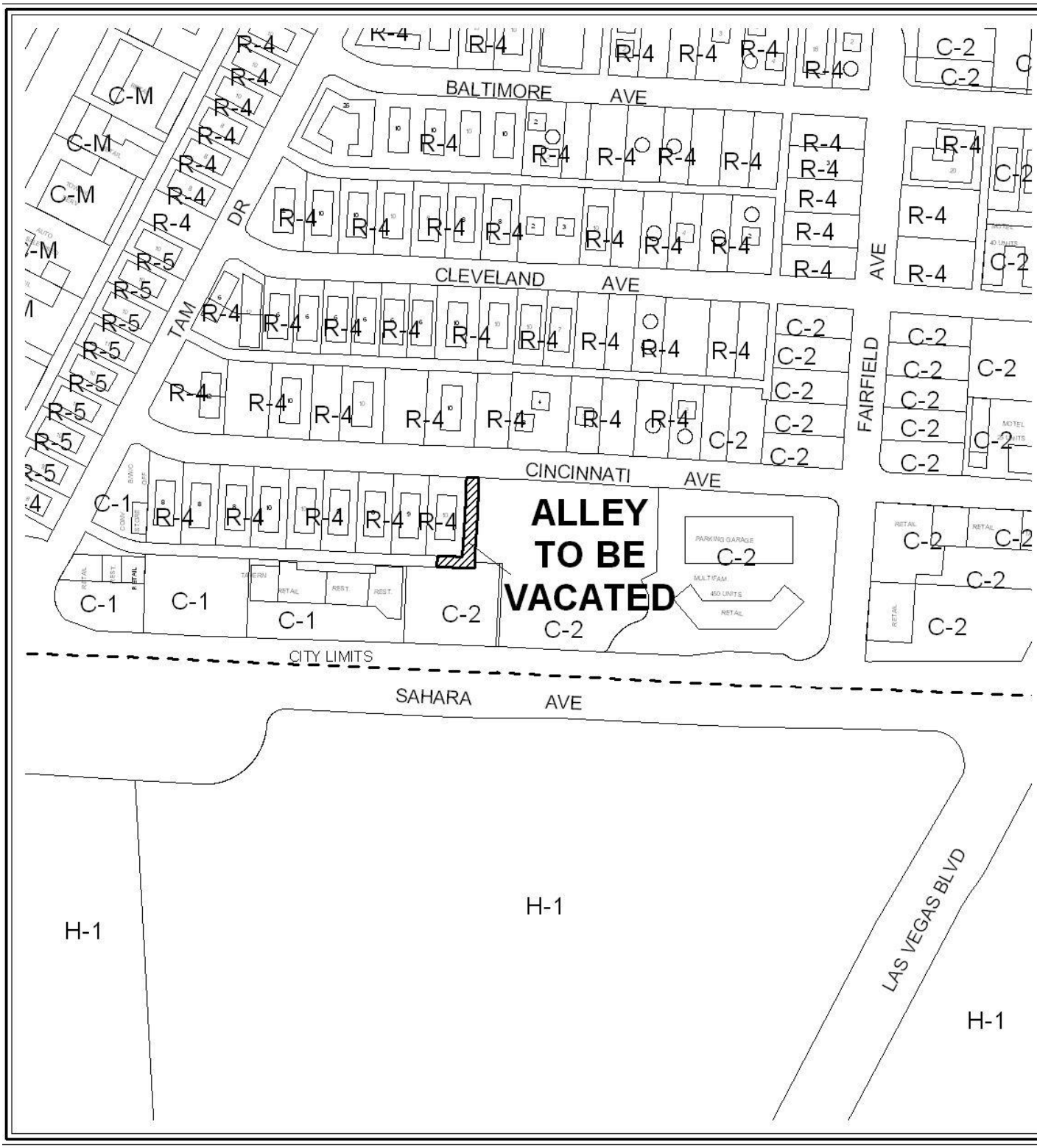

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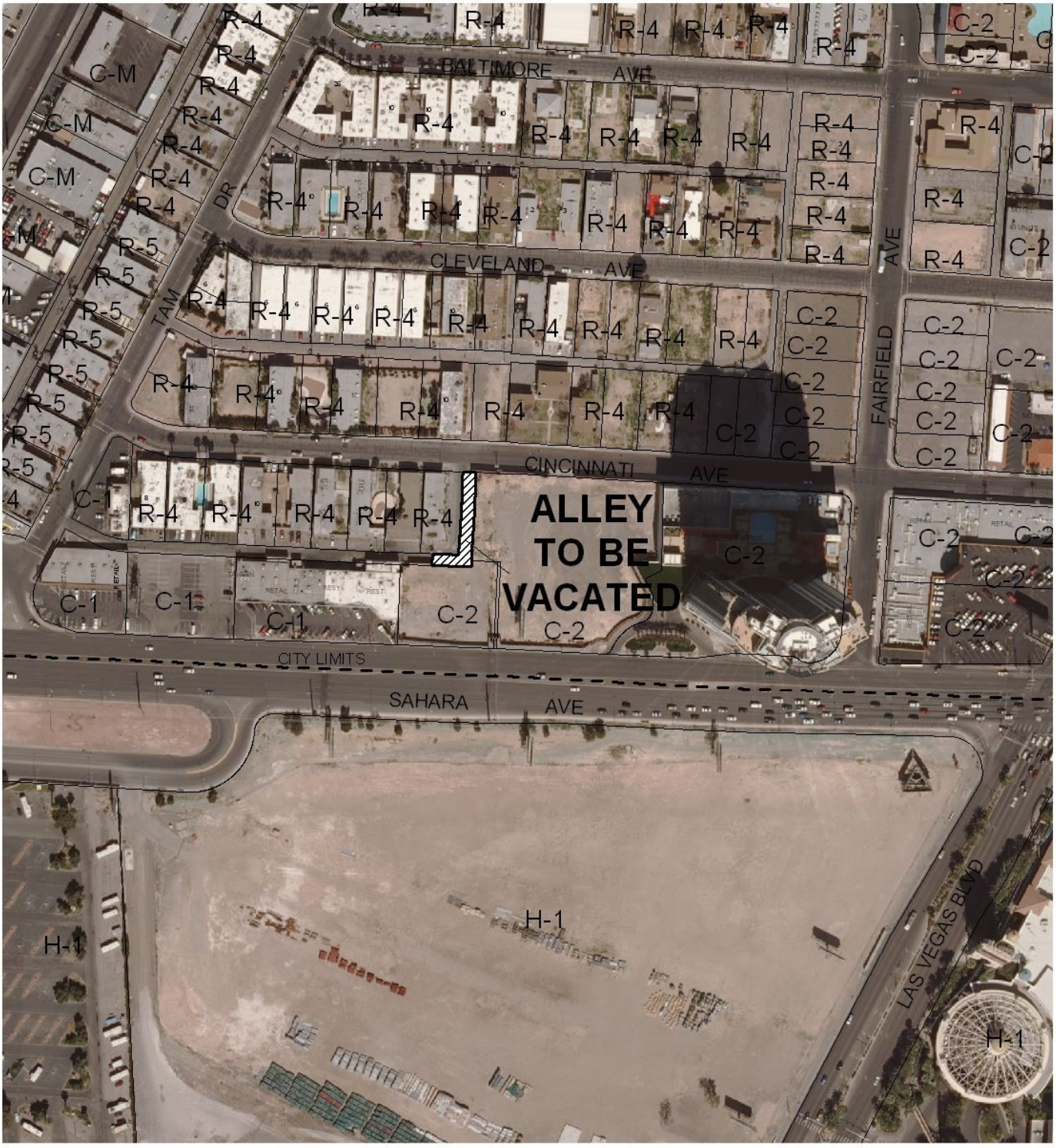
CASE: VAC-43891

N



0 200 400 Feet

CASE: **VAC-43891**

N

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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City of Las Vegas

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.

RECEIVED
NOV 16 2011
City of Las Vegas

Revised 02.14.11

f:\depot\Public\Forms\ApplicationPacket\Application Form.doc

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

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-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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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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NOV 16 2011
City of Las Vegas

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

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.

RECEIVED
NOV 16 2011
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

SDR 43890
Lucky Dragon, LLC

North Side of Sahara, West of Fairfield

Proposed 201 room casino.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CASINO HOTEL, CORRIDO [ROOMS]	201	N/A	N/A
AM Peak Hour			0.48	97
PM Peak Hour			0.70	141

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sahara Ave.

Average Daily Traffic (ADT)	53,138
PM Peak Hour	4,251

(heaviest 60 minutes)

Las Vegas Blvd.

Average Daily Traffic (ADT)	30,700
PM Peak Hour	2,456

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Sahara Ave.	51,800
Las Vegas Blvd.	34,500

Sahara Avenue is currently over capacity and Las Vegas Boulevard is at about 89 percent of capacity. An Average Daily Traffic estimation has not been determined for this use, however after this project is added, Sahara is still expected to be over capacity, and Las Vegas Boulevard is expected to remain under capacity.

Based on Peak Hour use, this development will add roughly 141 additional cars into the area, which works out to about five every two minutes.

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

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**

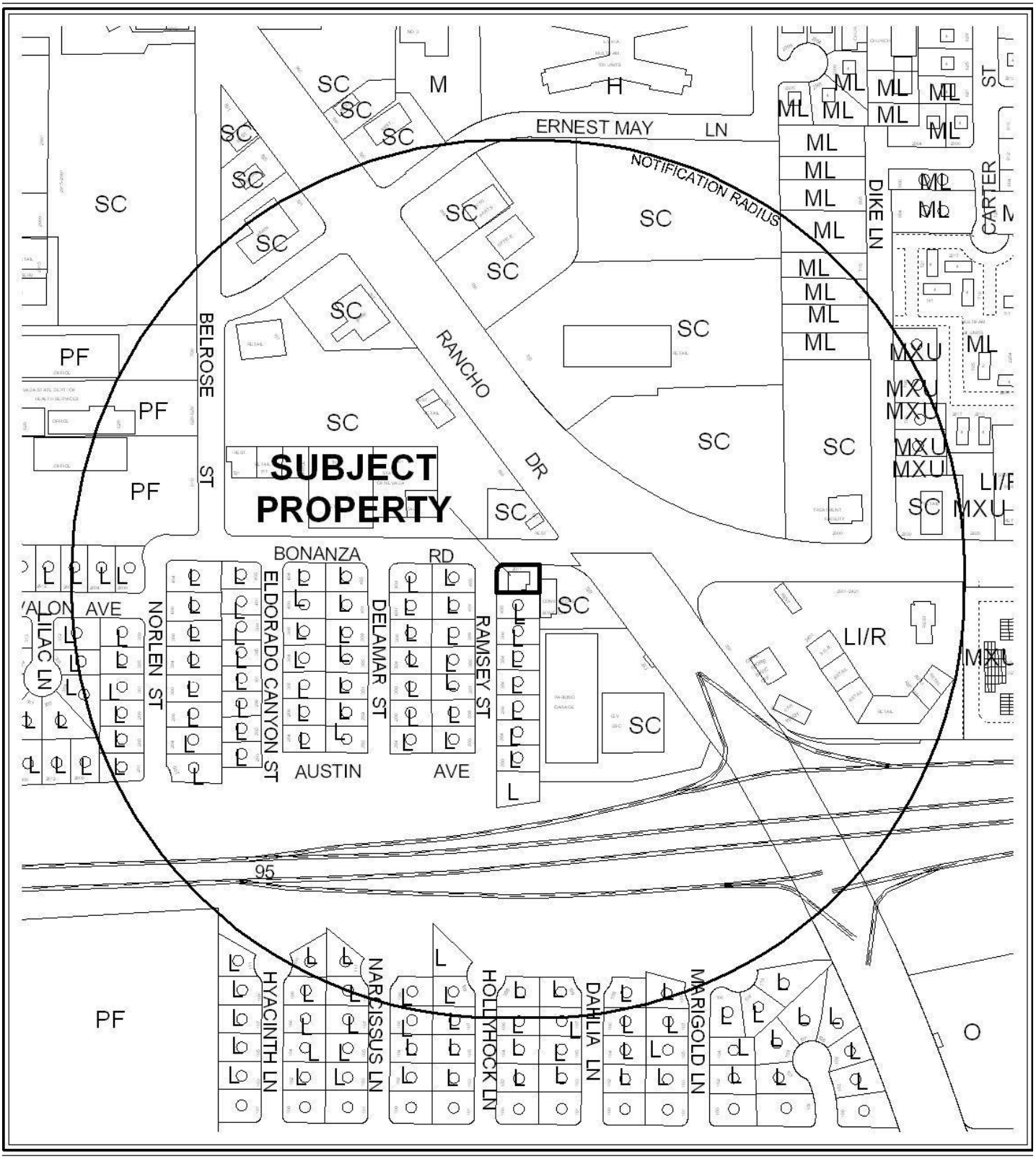
SUBJECT:
GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request to amend the General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023),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

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 DENIAL.

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



0 300 600 Feet

CASE: **GPA-43970**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-43970**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N

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.

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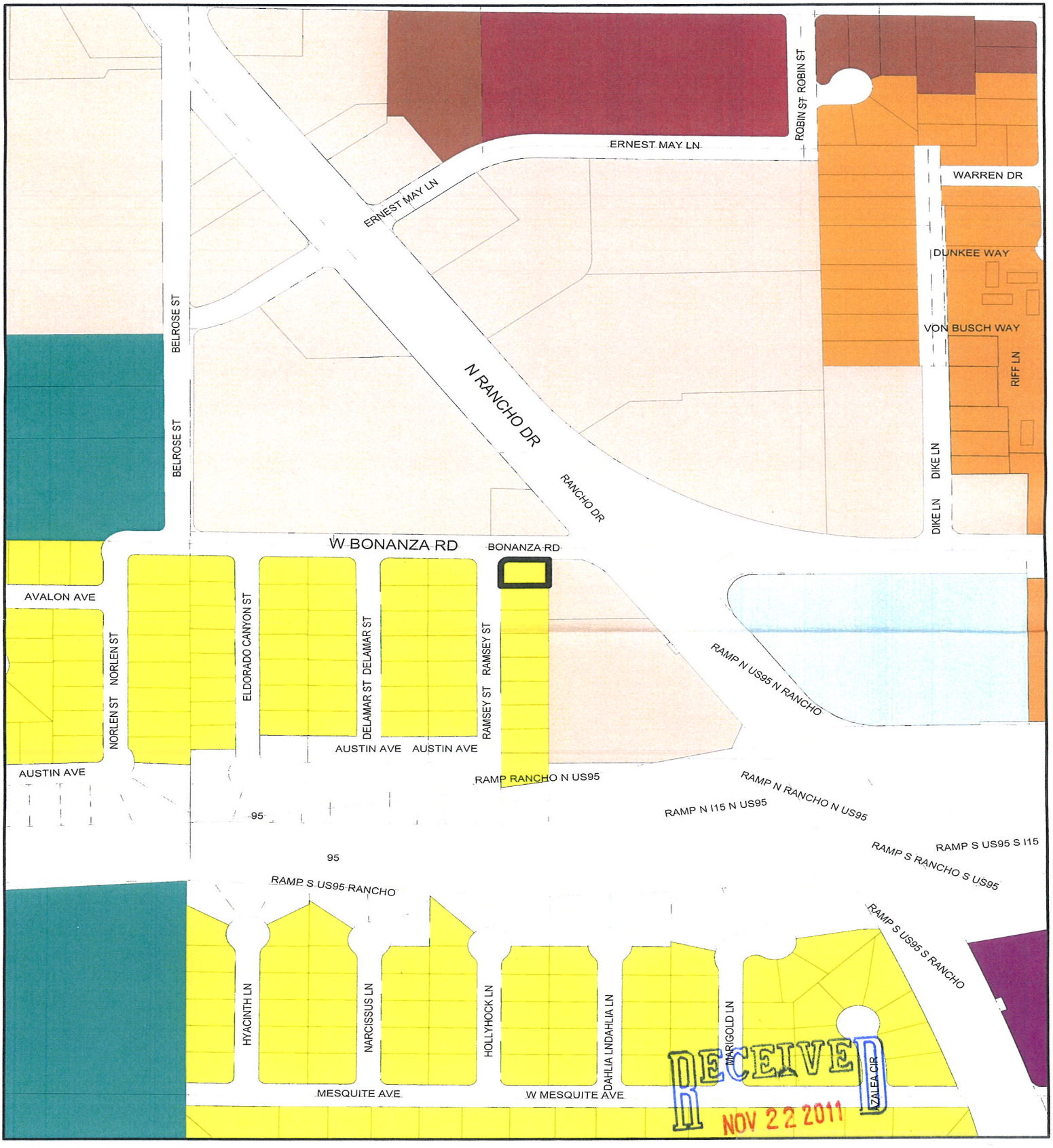
GENERAL PLAN AMENDMENT Parcel: 139-29-810-023



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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

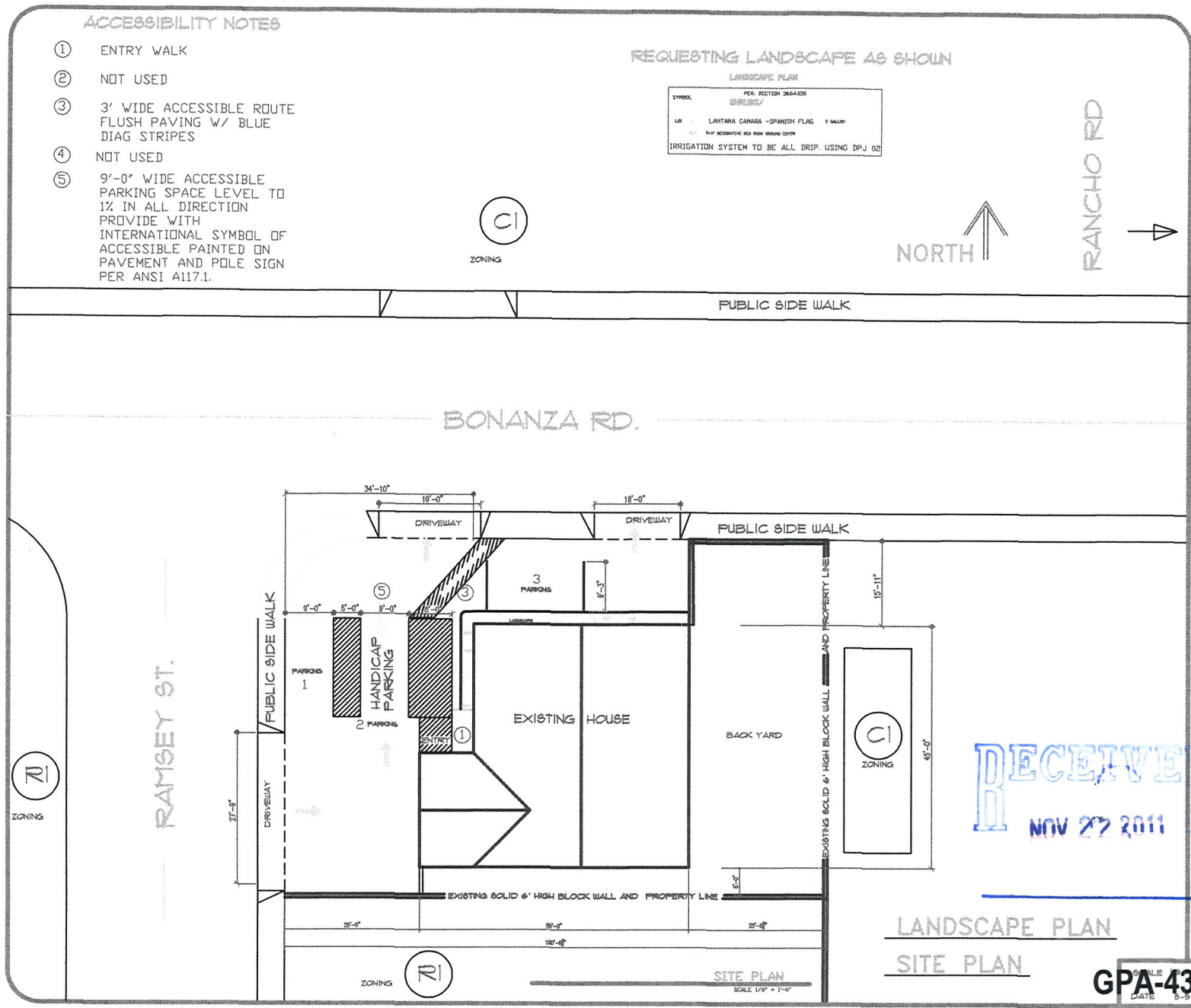
1. ENTRY WALK
2. NOT USED
3. 3' WIDE ACCESSIBLE ROUTE FLUSH PAVING W/ BLUE DIAG STRIPES
4. NOT USED
5. 9'-0" WIDE ACCESSIBLE PARKING SPACE LEVEL TO 1% IN ALL DIRECTION PROVIDE WITH INTERNATIONAL SYMBOL OF ACCESSIBLE PAINTED ON PAVEMENT AND POLE SIGN PER ANSI A117.1.

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

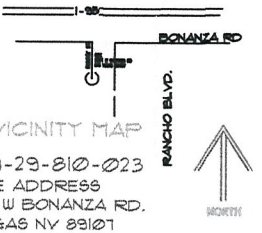
IRRIGATION SYSTEM TO BE ALL DRIP. USING DPJ 02



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

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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

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

USE
4 CHANGE EXISTING USE SINGLE FAMILY RESIDENTIAL TO OFFICE.

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

ZONING
6 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 A3 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

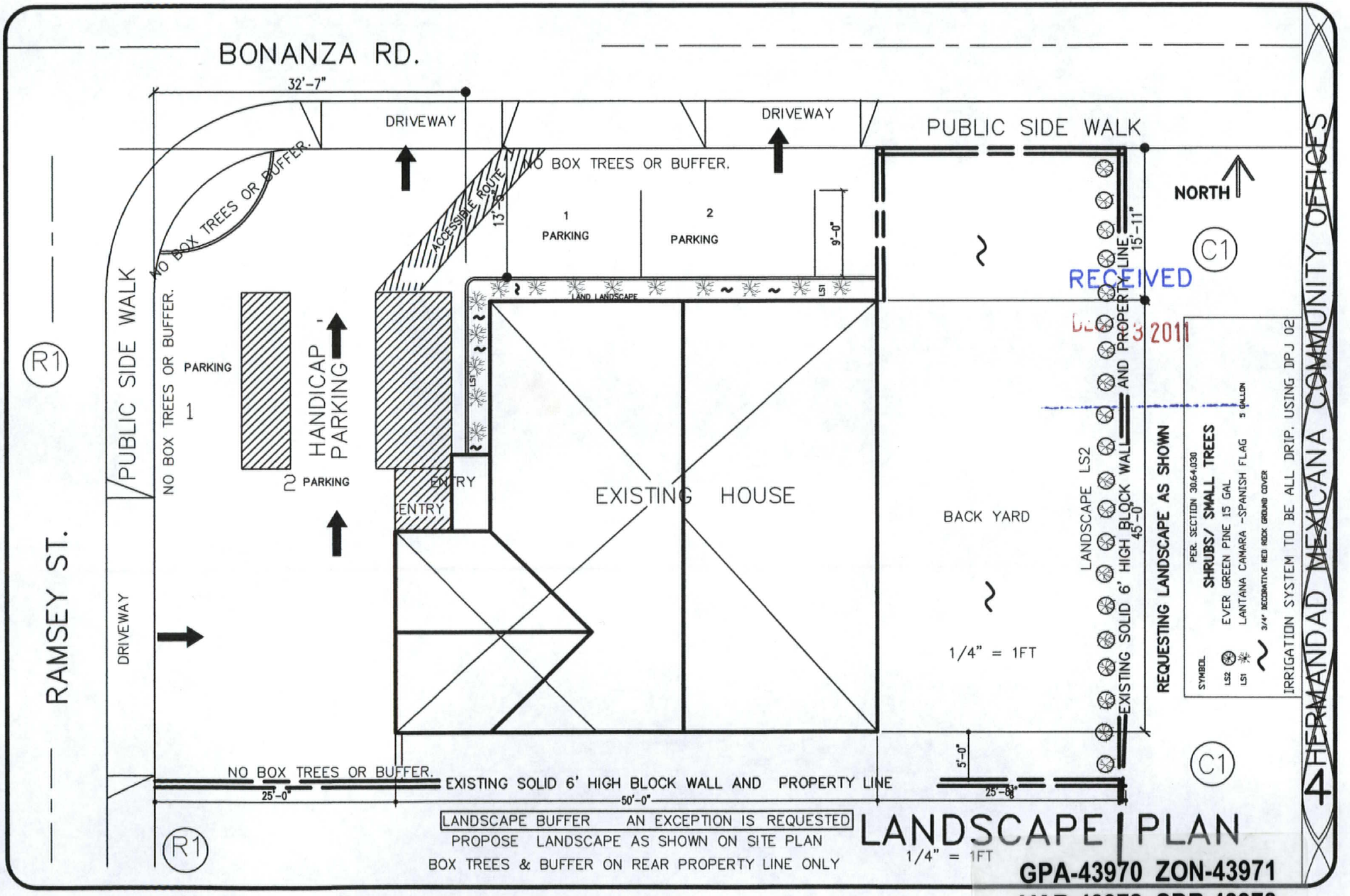
CONTACT
REPRESENTATIVE
LUZ MARINA MOSQUERA
596-0052

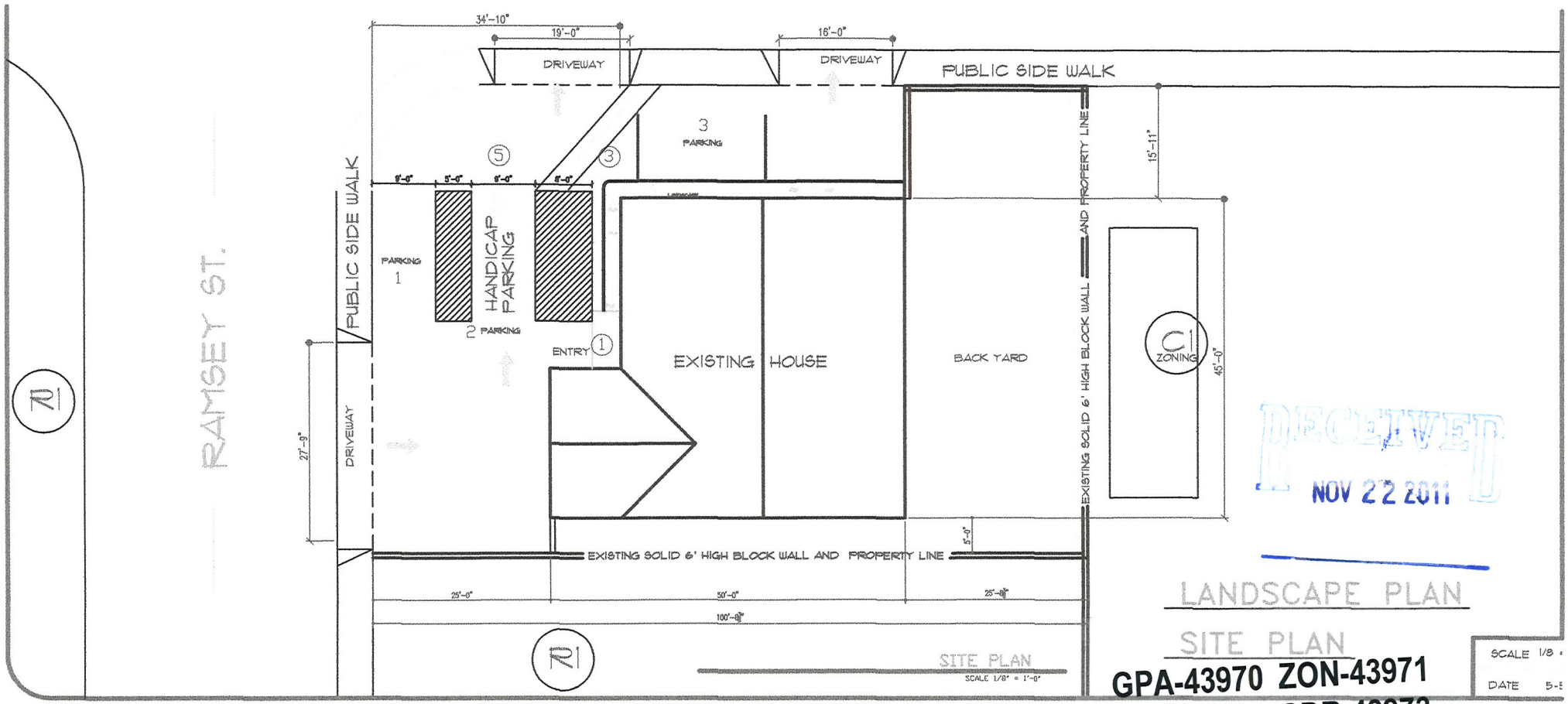
RECEIVED
NOV 22 2011

HERMANDAD MEXICANA COMMUNITY OFFICES

1

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

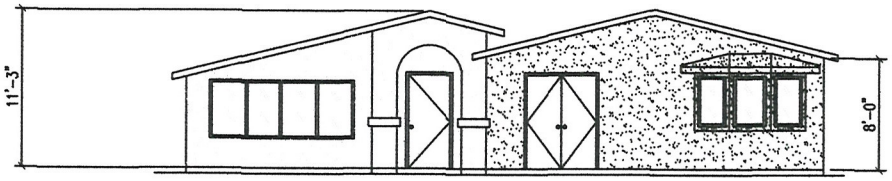

BONANZA RD.
RAMSEY ST.
32'-7"
DRIVEWAY
DRIVEWAY
PUBLIC SIDE WALK
NO BOX TREES OR BUFFER.
NO BOX TREES OR BUFFER.
ACCESSIBLE ROUTE
13'-5"
1
PARKING
2
PARKING
9'-0"
NORTH
C1
15'-11"
RECEIVED
DEC 3 2011
PUBLIC SIDE WALK
NO BOX TREES OR BUFFER.
PARKING
1
HANDICAP PARKING
2 PARKING
ENTRY
ENTRY
EXISTING HOUSE
BACK YARD
1/4" = 1FT
LANDSCAPE LS2
EXISTING SOLID 6' HIGH BLOCK WALL AND PROPERTY LINE
45'-0"
REQUESTING LANDSCAPE AS SHOWN
PER. SECTION 30.64.030
SHRUBS/ SMALL TREES
SYMBOL
LS2 EVER GREEN PINE 15 GAL
LS1 LANTANA CAMARA -SPANISH FLAG 5 GALLON
3/4" DECORATIVE RED ROCK GROUND COVER
IRRIGATION SYSTEM TO BE ALL DRIP. USING DPJ 02
HERMANDAD MEXICANA COMMUNITY OFFICES
NO BOX TREES OR BUFFER.
EXISTING SOLID 6' HIGH BLOCK WALL AND PROPERTY LINE
25'-0"
50'-0"
5'-0"
25'-8"
LANDSCAPE BUFFER AN EXCEPTION IS REQUESTED
PROPOSE LANDSCAPE AS SHOWN ON SITE PLAN
BOX TREES & BUFFER ON REAR PROPERTY LINE ONLY
LANDSCAPE PLAN
1/4" = 1FT
GPA-43970 ZON-43971
VAR-43972 SDR-43973
REVISED



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

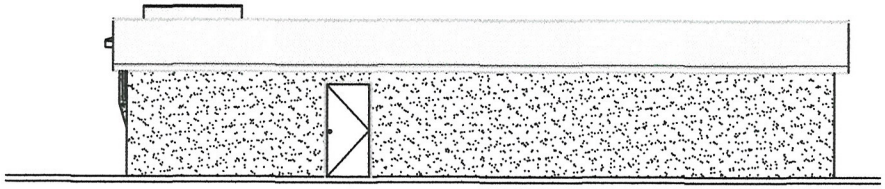


FRONT PHOTO



WEST ELEVATION

1/4" = 1FT.



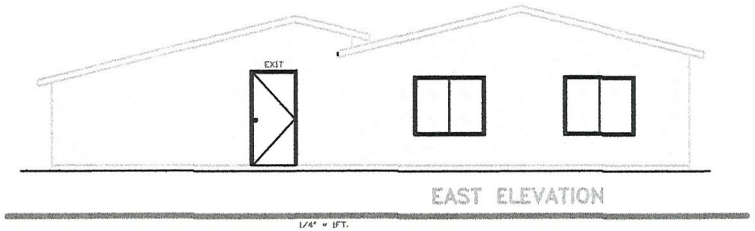
SOUTH ELEVATION

1/4" = 1FT.

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

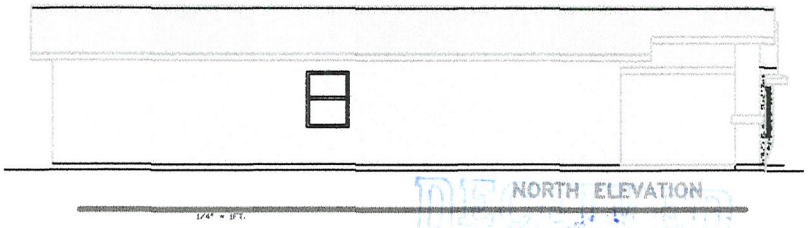


NORTH .FRONT PHOTO



EAST ELEVATION

1/4" = 1FT.



NORTH ELEVATION

1/4" = 1FT.

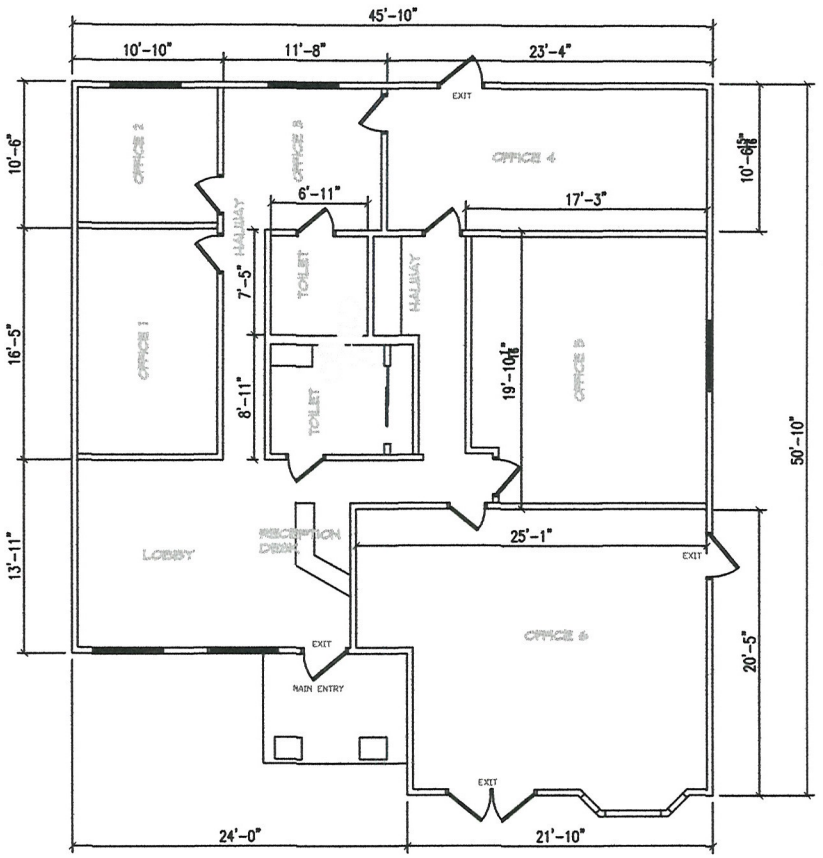
FLOOR PLAN

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

RECEIVED
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

RECEIVED
NOV 22 2011

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

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-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). Staff recommends DENIAL.

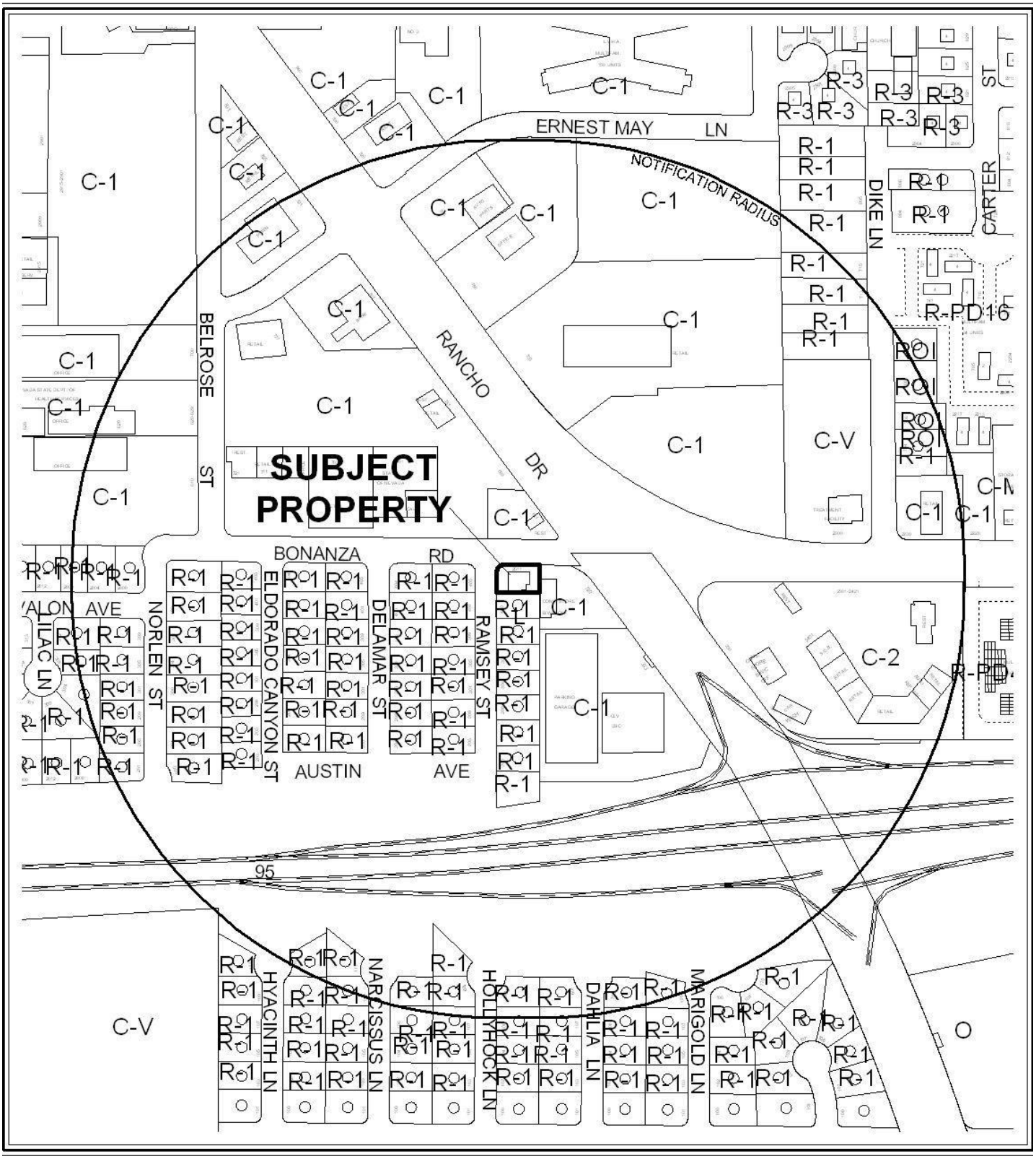
C.C.: 02/15/2012

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 DENIAL.

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.



0 300 600 Feet

CASE: **ZON-43971; VAR-43972 & SDR-43973**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N



0 300 600 Feet

CASE: **ZON-43971; VAR-43972 & SDR-43973**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N

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

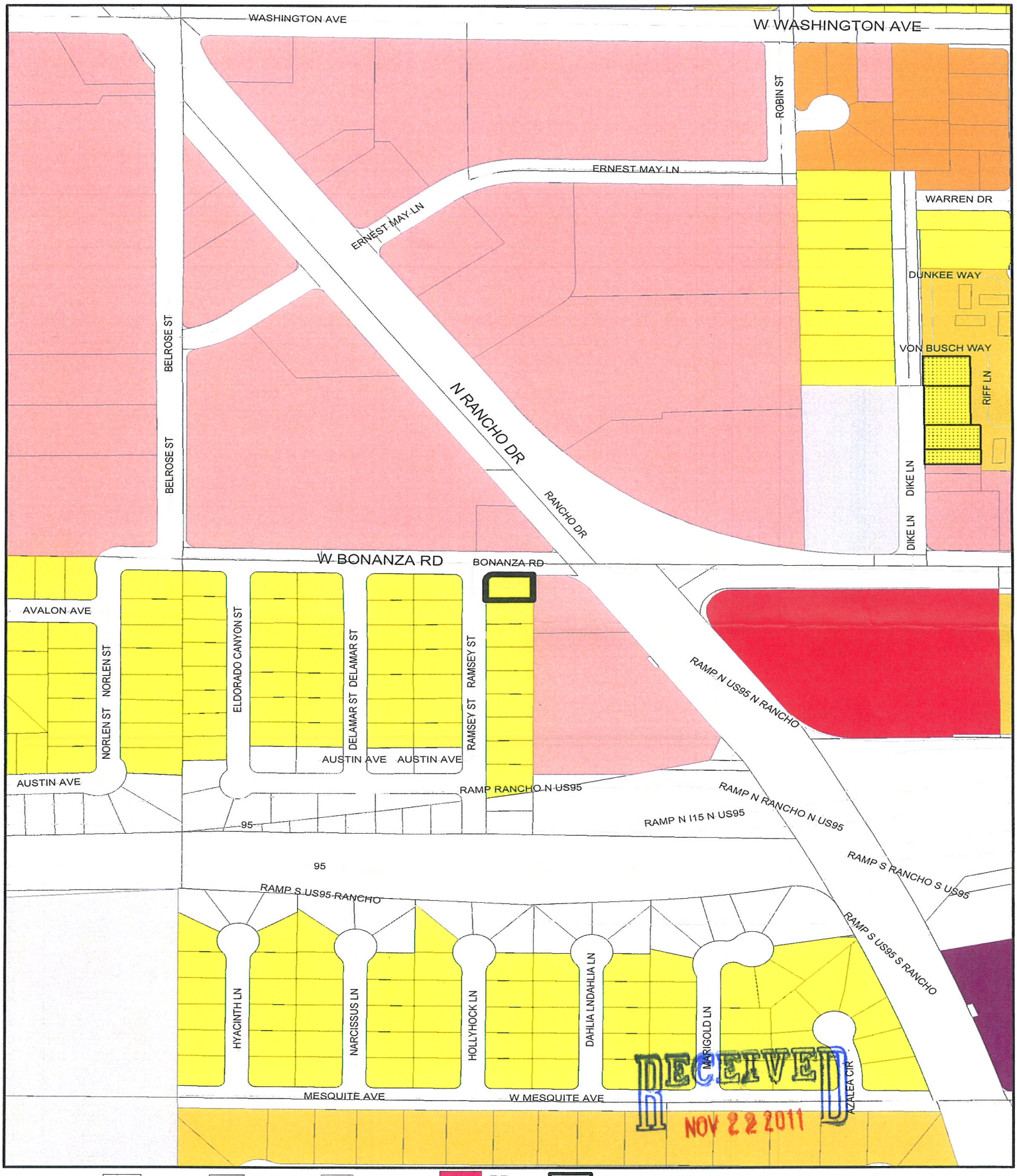
Case #	ZON-43971
Meeting Date:	01/10/12 PC
Total Fee:	$1200.00
Date Received:*	11/22/11
Received By:	M. Kelbaugh

*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.: **26.**

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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

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 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.

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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:
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 A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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.

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SDR 43973
Hermandad Mexicana Transnacional

2511 W. Bonanza Road

Proposed conversion of an existing house into a 2.01 thousand square foot office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.01	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.01	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	2

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	2,113
PM Peak Hour (heaviest 60 minutes)	169

Rancho Drive	
Average Daily Traffic (ADT)	50,275
PM Peak Hour (heaviest 60 minutes)	4,022

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonanza Road	16,300
Rancho Drive	51,800

This conversion is expected to add 6 additional trips per day on Bonanza Rd. and Rancho Dr. Currently, Bonanza is at about 13 percent of capacity and Rancho is at about 97 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 2 additional cars into the area in the peak hour, or about one every thirty minutes.

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

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**

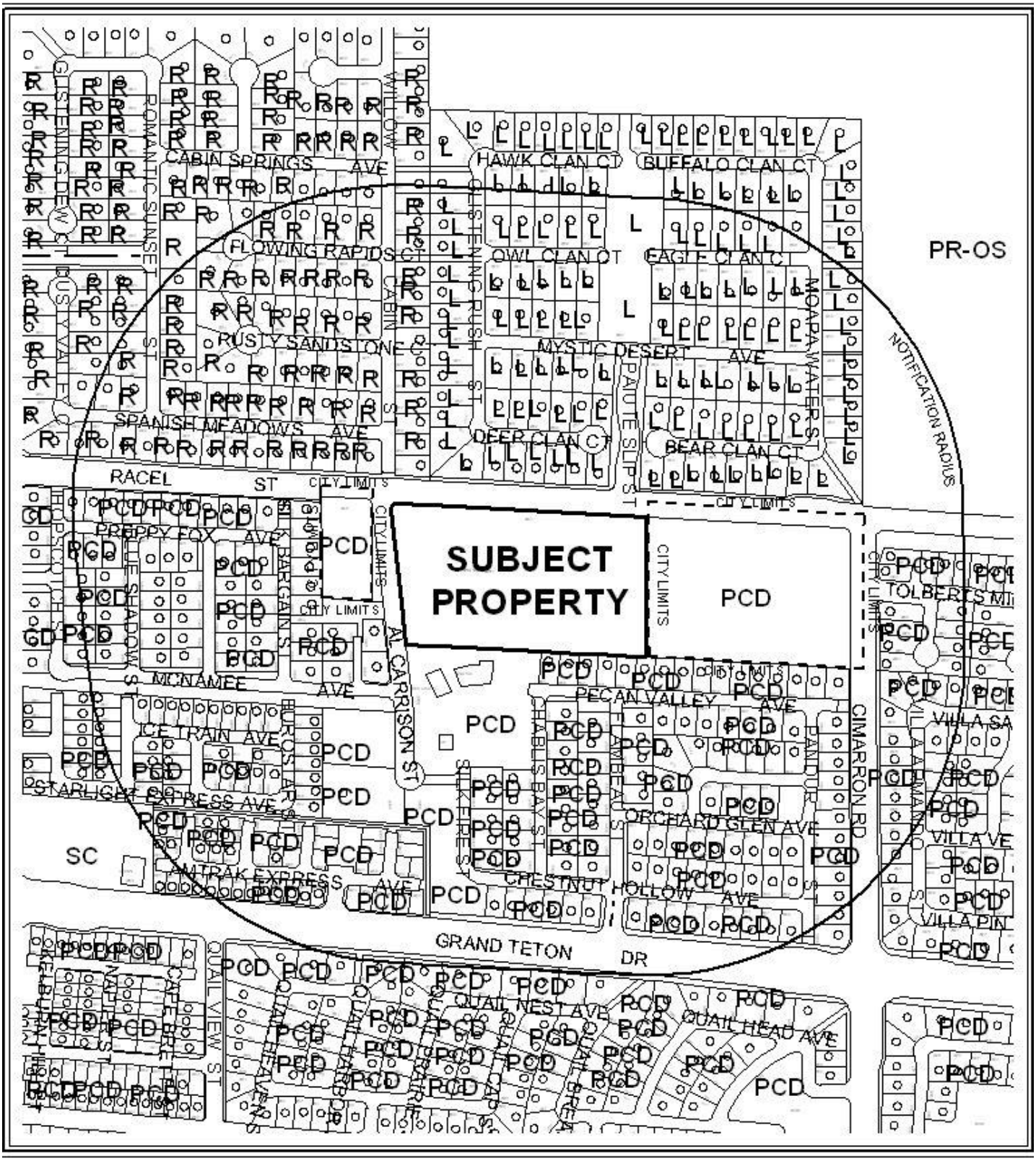
SUBJECT:
GPA-43983 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - For possible action on a General Plan Amendment from PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL.

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



CASE: **GPA-43983**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)



0 400 800 Feet

CASE: **GPA-43983**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N

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

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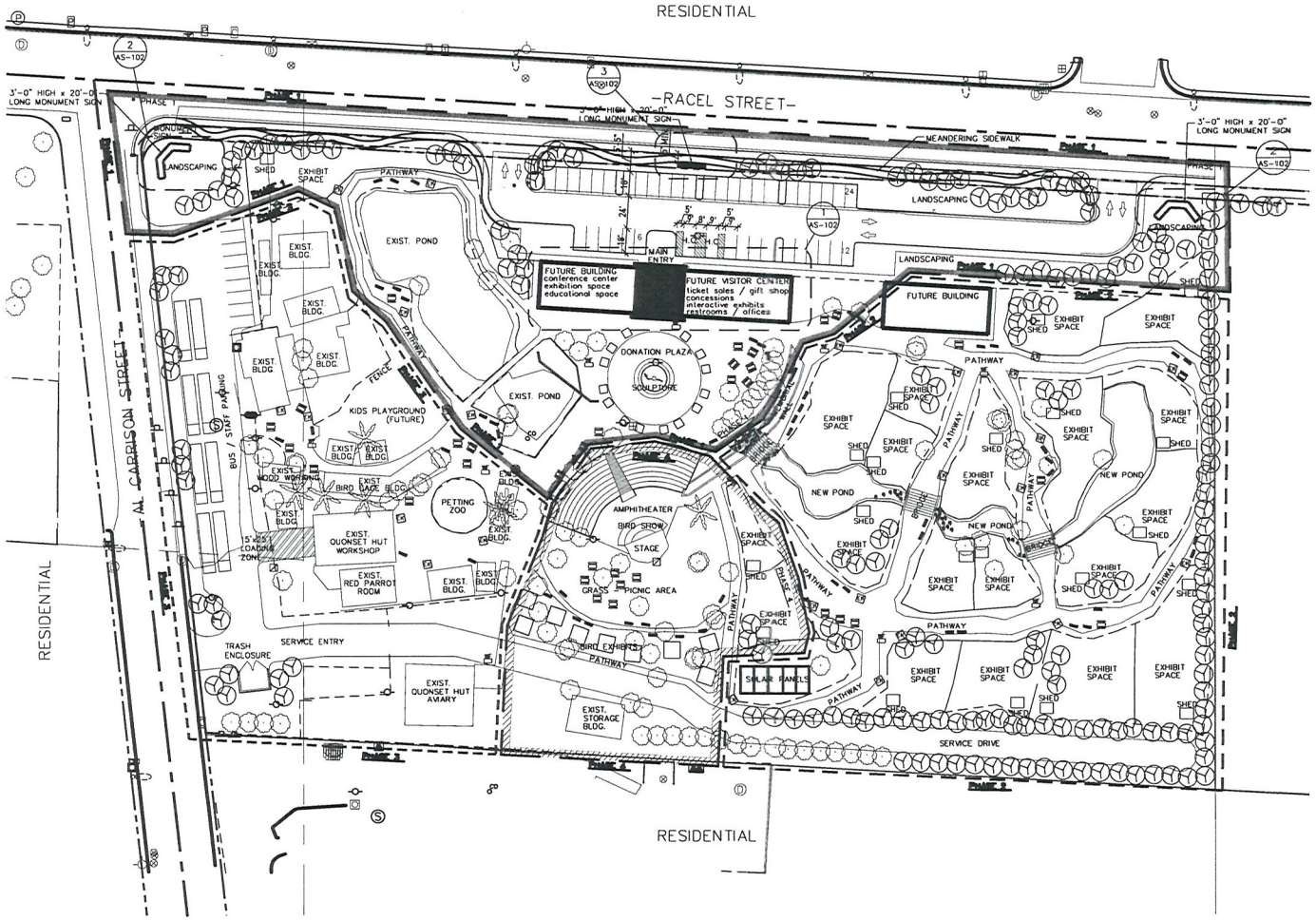
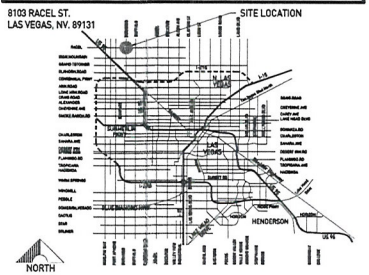


SITE PLAN

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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NOV 23 2011
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	PROSPIS 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. W/HIPS
	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	BIGNONIA CAPREOLATA	5 GAL
	SURFACE SELECT UTAH BOULDERS	RANDOM PLACEMENT	2'-4' DIA

ENCOMPASS STUDIO
architecture + interiors
13799 West Twain Ave | Las Vegas, NV 89135
designer@encompassstudiovegas.com 702.733.7759

LANDSCAPE PLAN
FOR PARCEL 125-094-01-033

for
GILCREASE NATURE SACTUARY
8103 RACEL ST. LAS VEGAS, NV.

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NORTH

SCALE: 1'-0" = 40'

LANDSCAPE PLAN

GPA-43983 ZON-43982
SDR-43981 REVISED

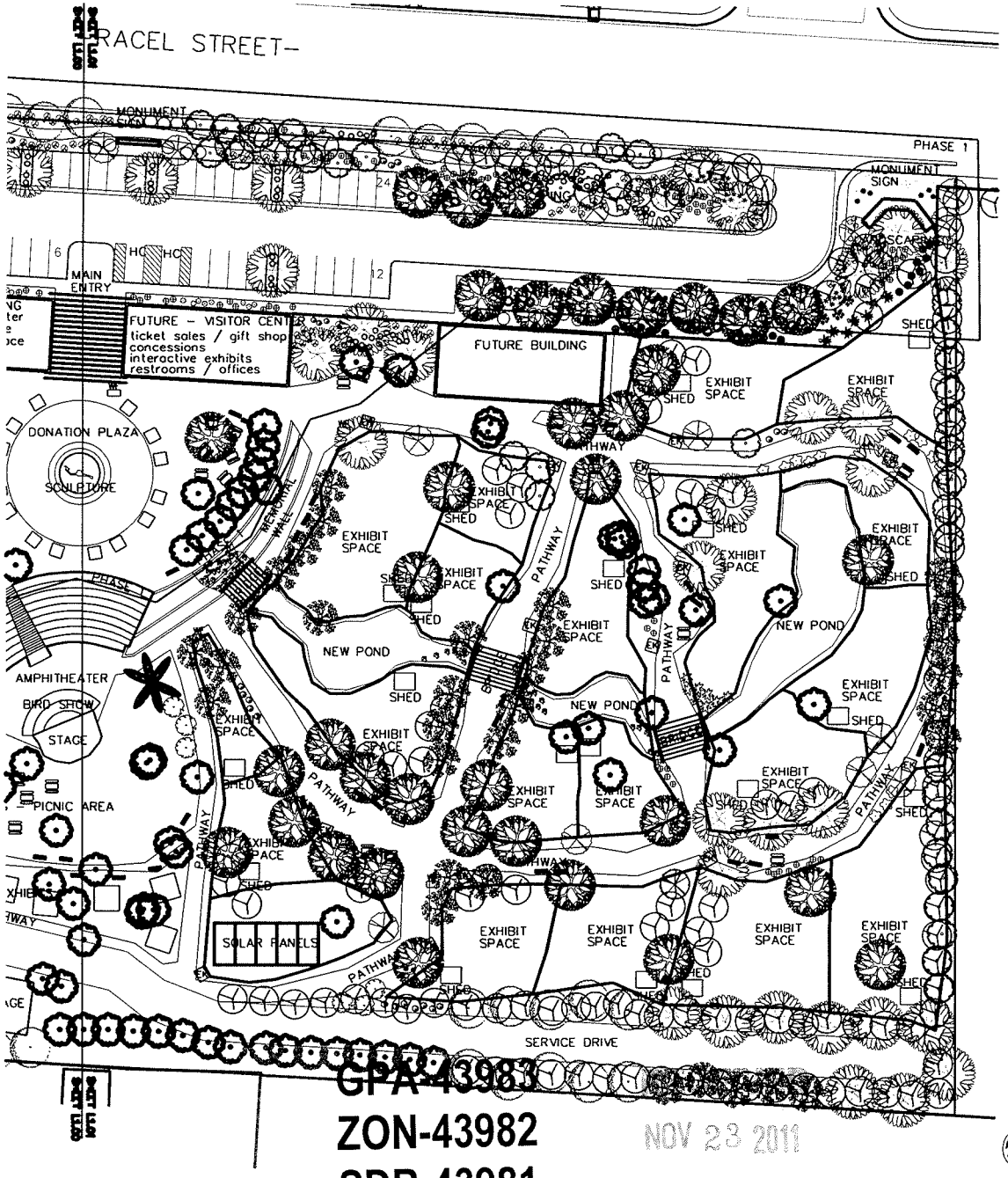
AS-101-L

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

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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
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	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
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	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.

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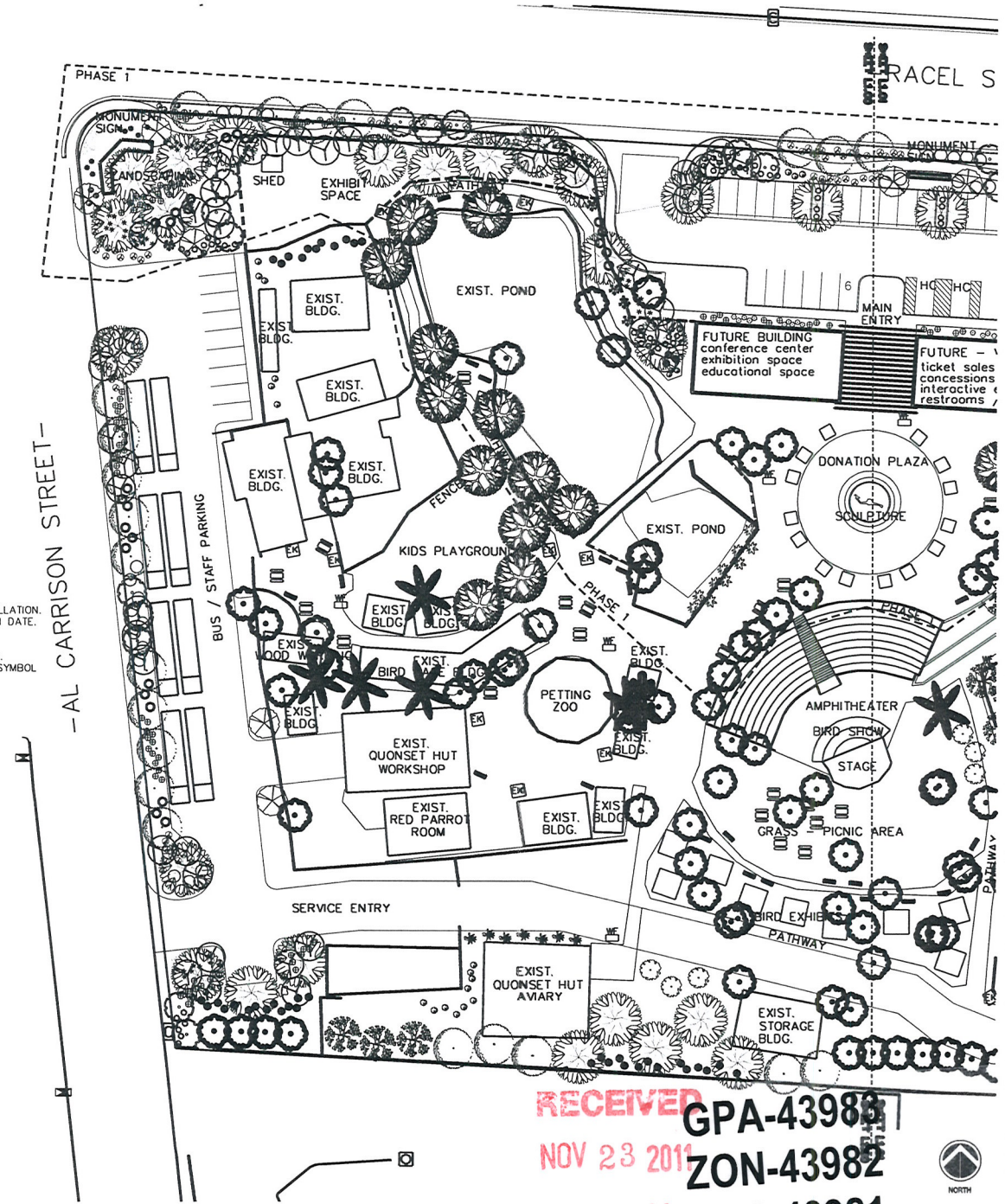

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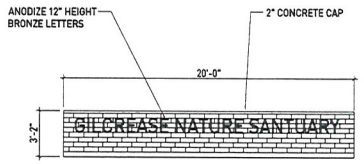
Sage Design Studios, Inc.
1998 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.303.4714 Fax: 702.256.4078

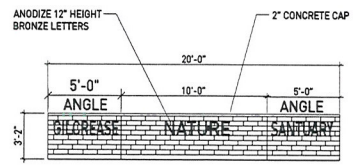
Gilcrease Nature Sanctuary
8301 Racel Street
Las Vegas, Nevada 89131

Landscape Planting Plan

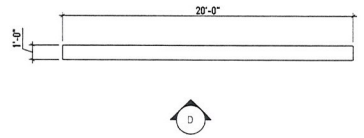
L1.00



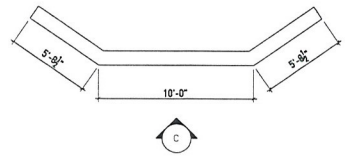
D MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



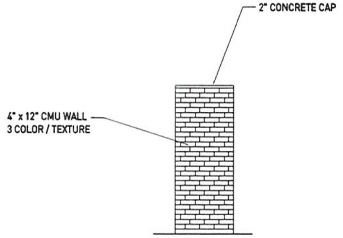
C MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



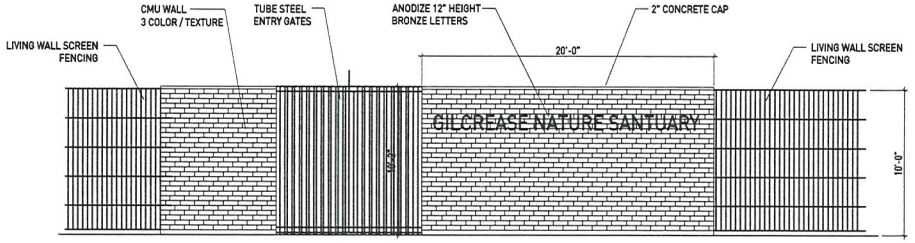
3 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



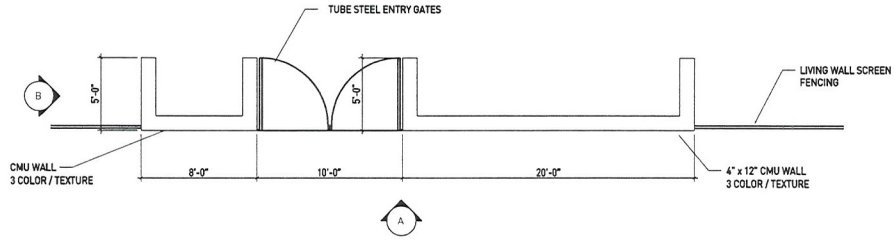
2 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



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"

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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



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ZON-43982
SDR-43981

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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

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principals:
Barrett Powley, architect
Deb Hopson, registered interior designer

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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

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ZON-43982
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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.: **29.**

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 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.

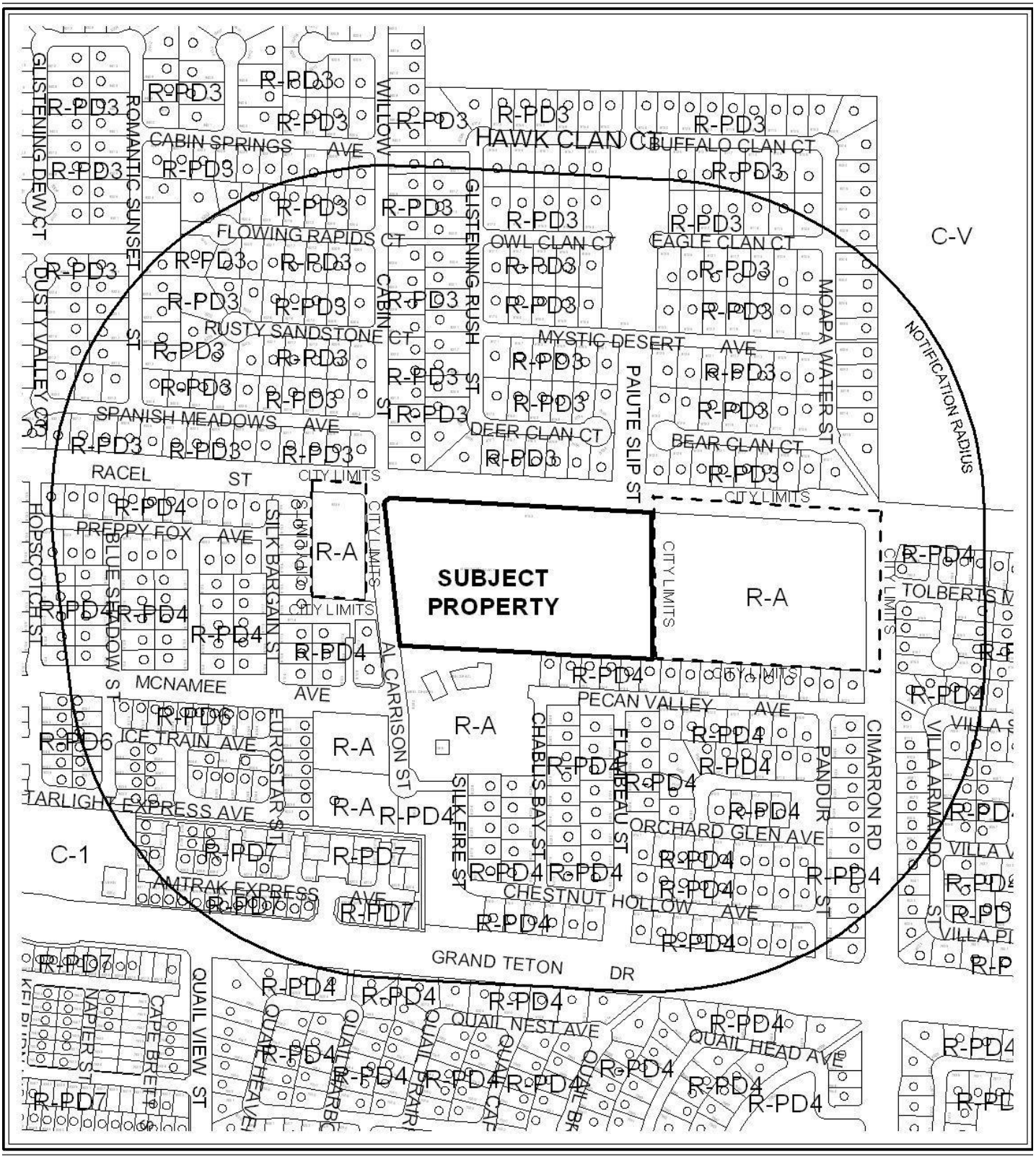
C.C.: 02/15/2012

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 APPROVAL.

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.



0 400 800 Feet

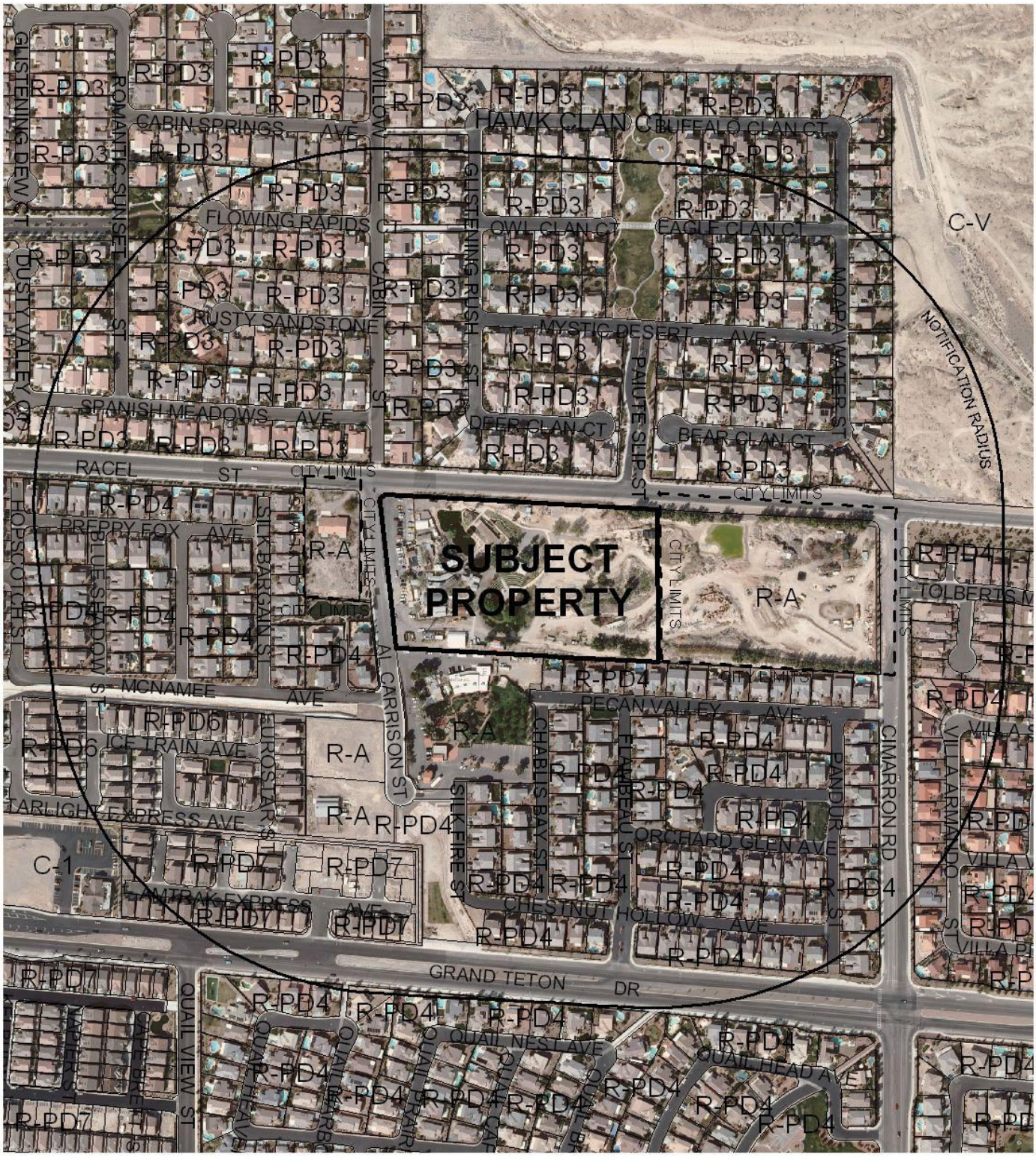
CASE: **ZON-43982 & SDR-43981**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **ZON-43982 & SDR-43981**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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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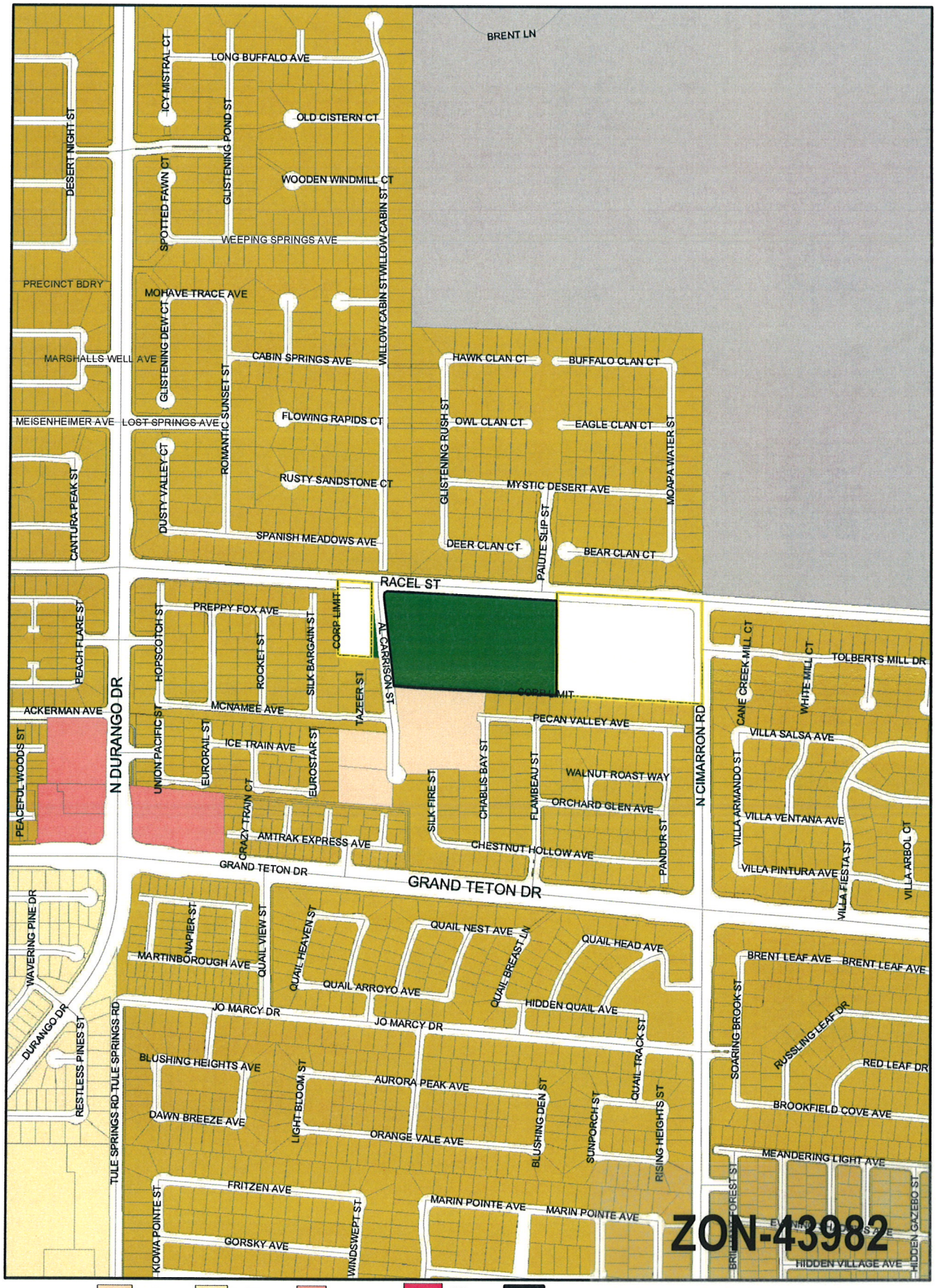
Case #	ZON-43982
Meeting Date:	1/10/12
Total Fee:	$1,200
Date Received:*	11/23/11
Received By:	B.S.

*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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702-229-6301

Printed: November 21, 2011

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:
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) FACILITY (NATURE SANCTUARY) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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
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County of Clark
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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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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

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SDR 43981
Gilcrease Nature Sanctuary

8103 Racel Street

Proposed 8.02 acre nature preserve.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	REGIONAL PARK [ACRES]	8.02	4.57	37
AM Peak Hour			0.15	1
PM Peak Hour			0.20	2

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Racel St.

Average Daily Traffic (ADT)	1,772
PM Peak Hour	142

(heaviest 60 minutes)

Durango Dr.

Average Daily Traffic (ADT)	9,228
PM Peak Hour	738

(heaviest 60 minutes)

Cimarron Rd.

Average Daily Traffic (ADT)	1,039
PM Peak Hour	83

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Racel St.	15,400
Durango Dr.	32,700
Cimarron Rd.	15,400

This project will add approximately 37 trips per day on Racel Street, Durango Drive and Cimarron Road. Racel is currently at about 12 percent of capacity, Durango is at about 28 percent of capacity and Cimarron is at about 7 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this development will add roughly 2 additional cars into the area, which works out to about one every thirty minutes.

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

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**

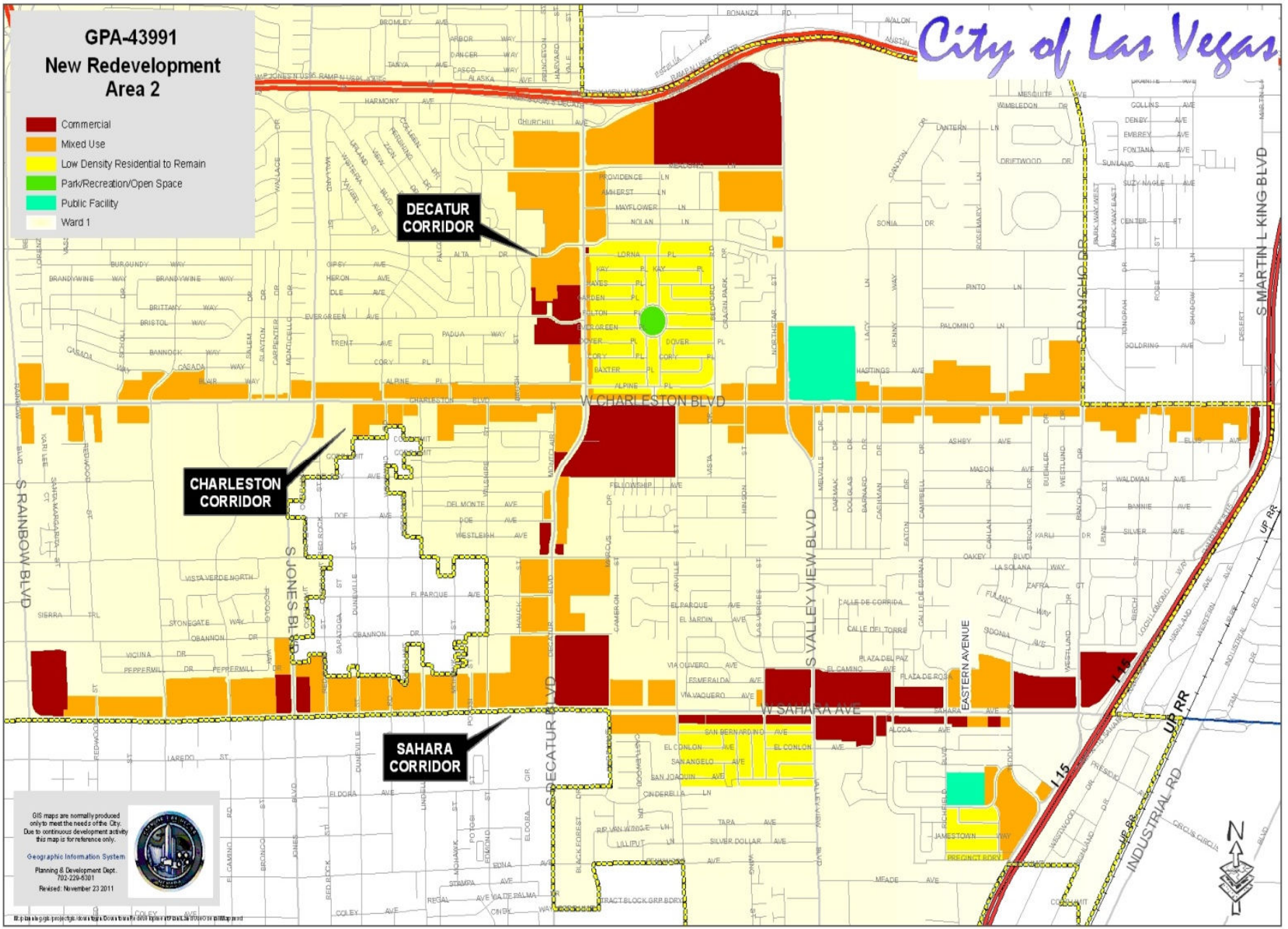
SUBJECT:
GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE REDEVELOPMENT 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:
None

BACKUP DOCUMENTATION:
1. Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Blight Study - City of Las Vegas Redevelopment Area 2
6. Justification Letter


GPA-43991
New Redevelopment Area 2
Commercial
Mixed Use
Low Density Residential to Remain
Park/Recreation/Open Space
Public Facility
Ward 1
City of Las Vegas
DECATUR CORRIDOR
CHARLESTON CORRIDOR
SAHARA CORRIDOR
W CHARLESTON BLVD
W SAHARA AVE
S RAINBOW BLVD
S JONES BLVD
S DECATUR BLVD
S VALLEY VIEW BLVD
EASTERN AVENUE
S RANCHO DR
S MARTIN L KING BLVD
INDUSTRIAL RD
UP RR
I-15
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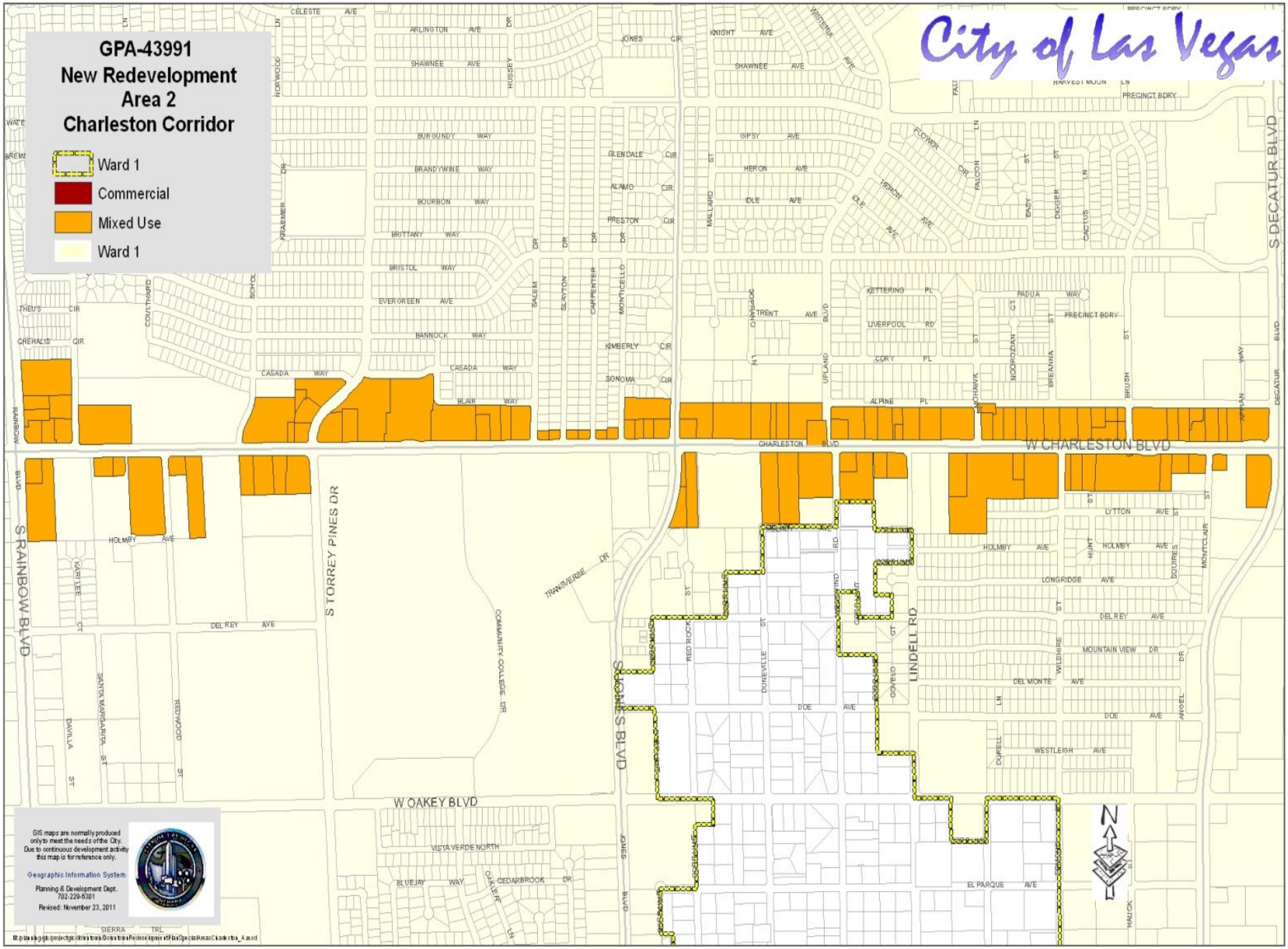
GPA-43991
New Redevelopment
Area 2
Charleston Corridor
Ward 1
Commercial
Mixed Use
Ward 1
City of Las Vegas
W CHARLESTON BLVD
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S RAINBOW BLVD
S TORREY PINES DR
LINDELL RD
W OAKEY BLVD
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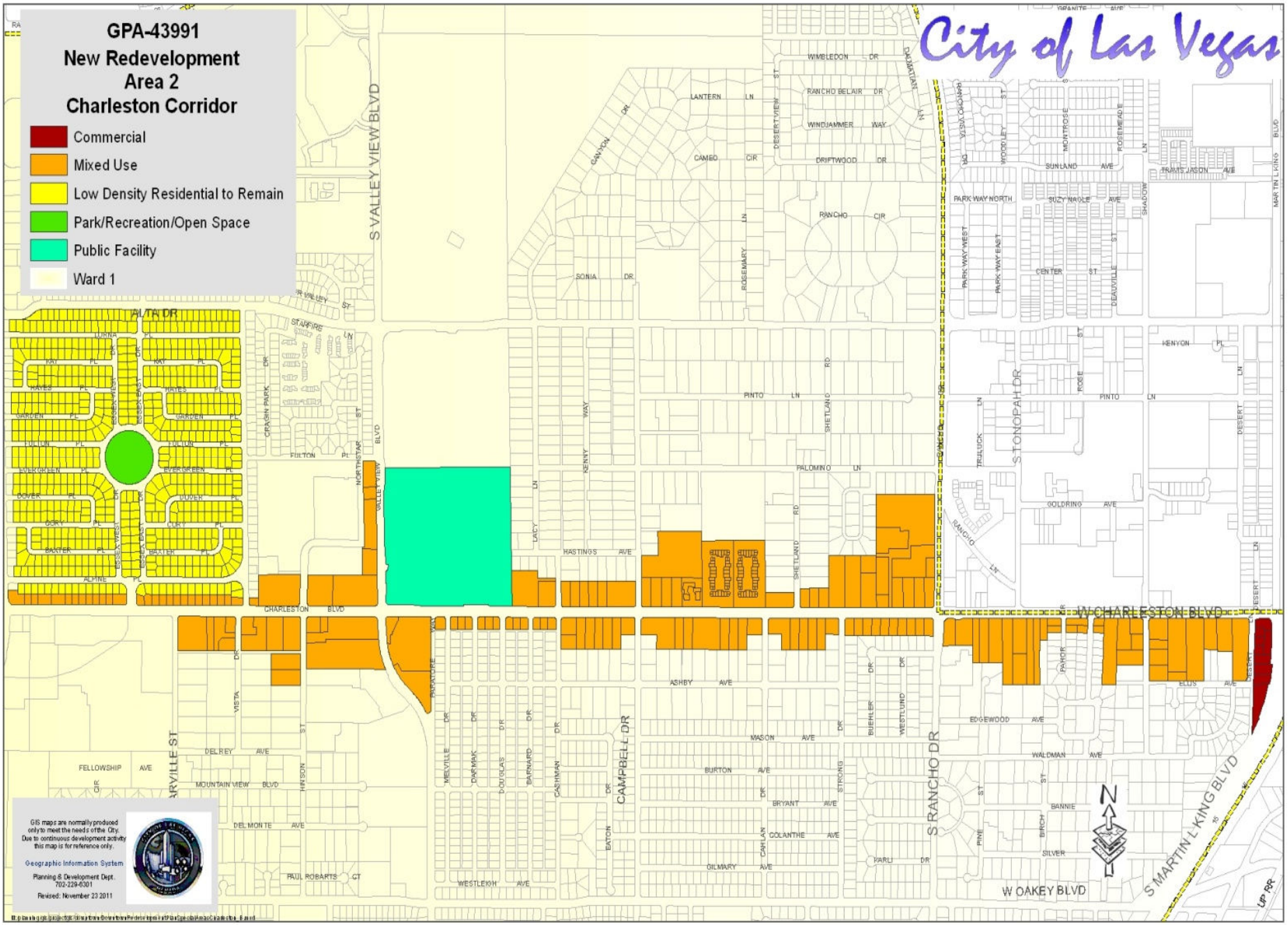
GPA-43991
New Redevelopment
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S VALLEY VIEW BLVD
ALTA DR
CHARLESTON BLVD
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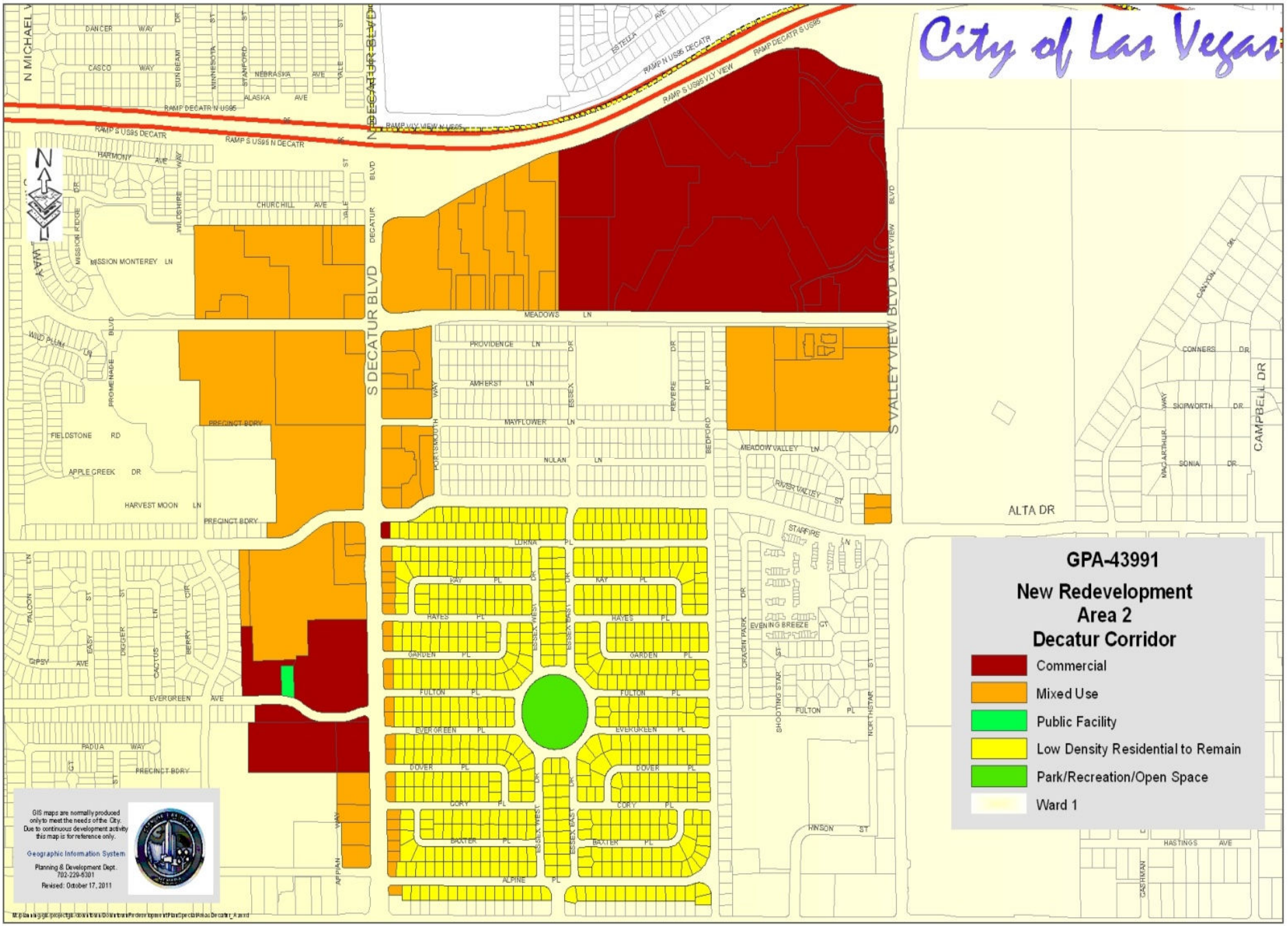
S RANCHO DR
S TONOPAH DR
CAMPBELL DR
S MARTIN L KING BLVD
W OAKEY BLVD
UP RR


City of Las Vegas
GPA-43991
New Redevelopment Area 2
Decatur Corridor
Commercial
Mixed Use
Public Facility
Low Density Residential to Remain
Park/Recreation/Open Space
Ward 1
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S VALLEY VIEW BLVD
ALTA DR
CAMPBELL DR
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RAMP S US95 DECATR
RAMP S US95 N DECATR
RAMP N US95 DECATR
RAMP S US95 VLY VIEW
RAMP DECATR S US95
MEADOWS LN
MISSION MONTEREY LN
PRECINCT BDRY
FIELDSTONE RD
APPLE CREEK DR
HARVEST MOON LN
PROVIDENCE LN
AMHERST LN
MAYFLOWER LN
NOLAN LN
MEADOW VALLEY LN
RIVER VALLEY ST
LORNA PL
RAY PL
HAYES PL
GARDEN PL
FULTON PL
EVERGREEN PL
DOVER PL
CORY PL
BAXTER PL
ALPINE PL
ESSEX WEST
ESSEX EAST
STARFIRE LN
EVENING BREEZE CT
SHOOTING STAR
NORTHSTAR
HINSON ST
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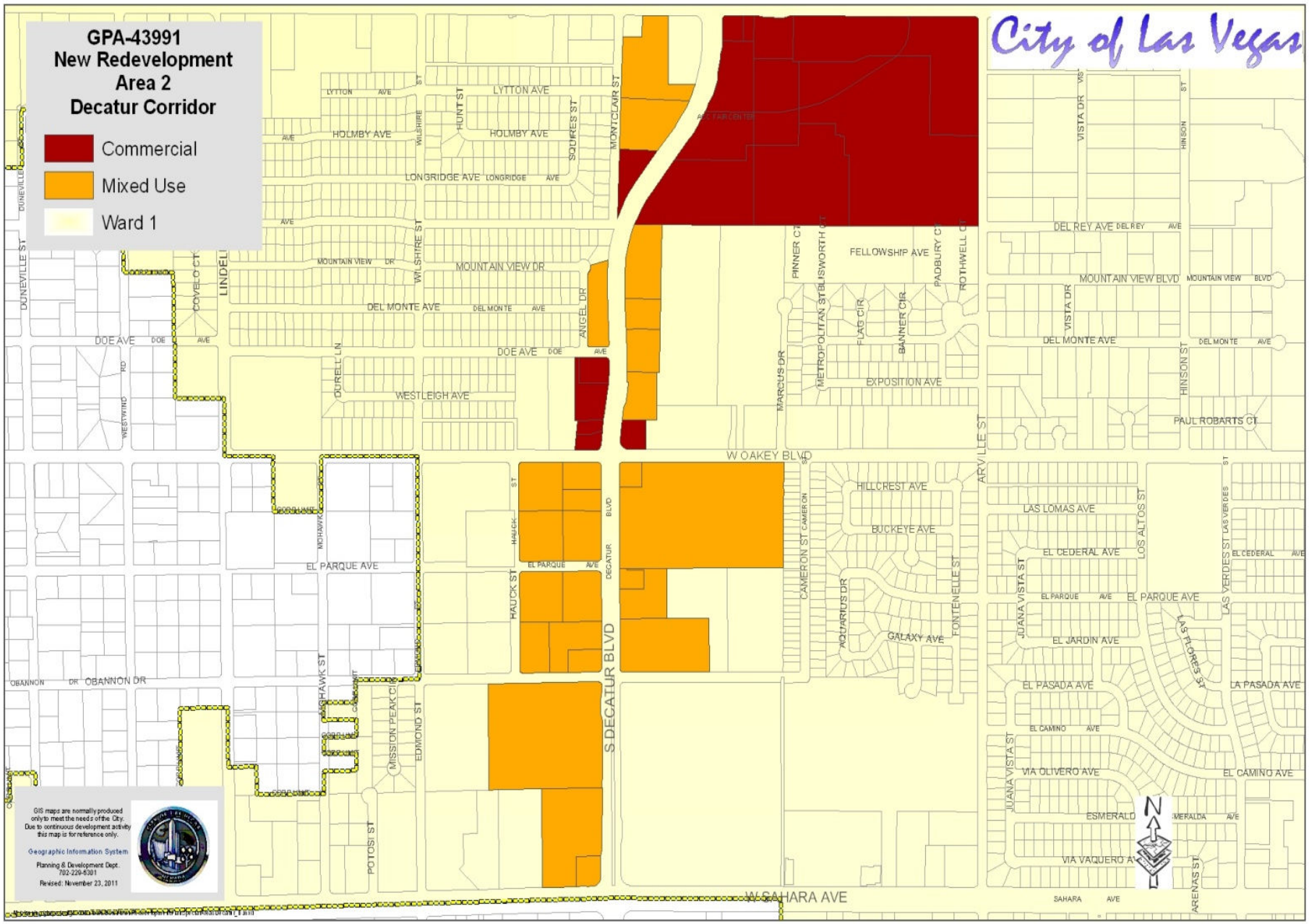
GPA-43991
New Redevelopment
Area 2
Decatur Corridor
Commercial
Mixed Use
Ward 1
City of Las Vegas
LYTTON AVE
HOLMBY AVE
LONGRIDGE AVE
MOUNTAIN VIEW DR
DEL MONTE AVE
DOE AVE
WESTLEIGH AVE
EL PARQUE AVE
OBANNON DR
POTOSI ST
W SAHARA AVE
S DECATUR BLVD
W OAKEY BLVD
FELLOWSHIP AVE
EXPOSITION AVE
DEL REY AVE
MOUNTAIN VIEW BLVD
PAUL ROBARTS CT
HILLCREST AVE
BUCKEYE AVE
LAS LOMAS AVE
EL CEDERAL AVE
EL JARDIN AVE
EL PASADA AVE
LA PASADA AVE
EL CAMINO AVE
VIA OLIVERO AVE
ESMERALDO AVE
VIA VAQUERO AVE
GALAXY AVE
LINDELL RD
DUNEVILLE ST
WILSHIRE ST
HUNT ST
SQUIRES ST
MONTCLAIR ST
ANGEL DR
DURELL LN
MARCUS DR
METROPOLITAN ST
FLAG CIR
BANNER CIR
PINNER CT
BUSWORTH CT
PADBURY CT
ROTHWELL CT
VISTA DR
HINSON ST
ARVILLE ST
CAMERON ST
AQUARIUS DR
FONTENELLE ST
JUANA VISTA ST
LOS ALTOS ST
LAS VERDES ST
LAS FLORES ST
HAUCK ST
DECATUR BLVD
MISSION PEAK CIR
EDMOND ST
ARENAS ST
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Revised: November 23, 2011
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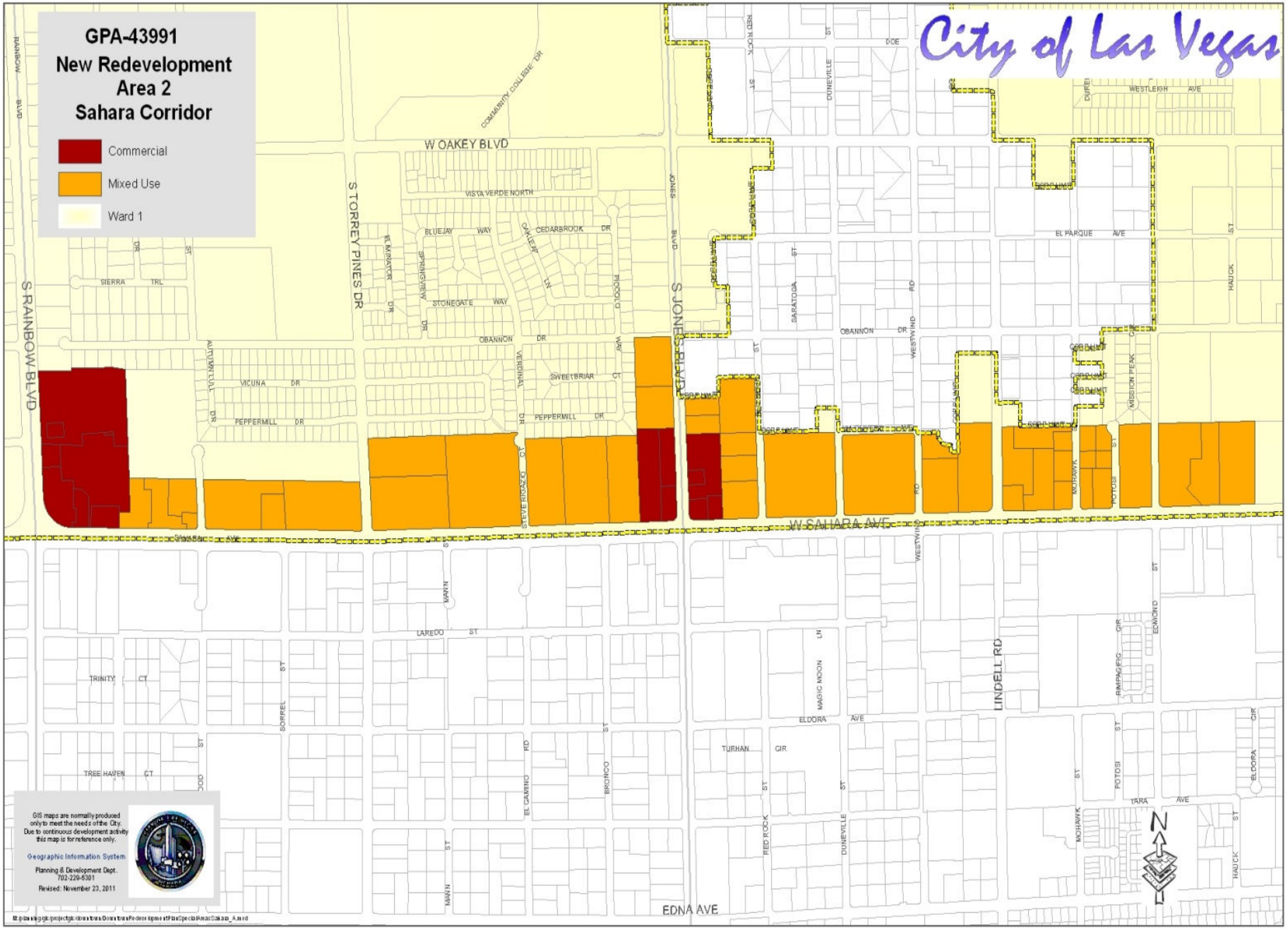
GPA-43991
New Redevelopment Area 2
Sahara Corridor
Commercial
Mixed Use
Ward 1
City of Las Vegas
S RAINBOW BLVD
W OAKEY BLVD
S TORREY PINES DR
S JONES BLVD
W SAHARA AVE
LINDELL RD
EDNA AVE
COMMUNITY COLLEGE DR
VISTA VERDE NORTH
BLUEJAY WAY
CEDARBROOK DR
STONEGATE WAY
OBANNON DR
SWEETBRIAR CT
PEPPERMILL DR
VICUNA DR
SIERRA TRL
WESTLEIGH AVE
EL PARQUE AVE
LAREDO ST
ELDORA AVE
TURHAN GIR
TARA AVE
TRINITY CT
TREE HAVEN CT
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Revised: November 23, 2011
N

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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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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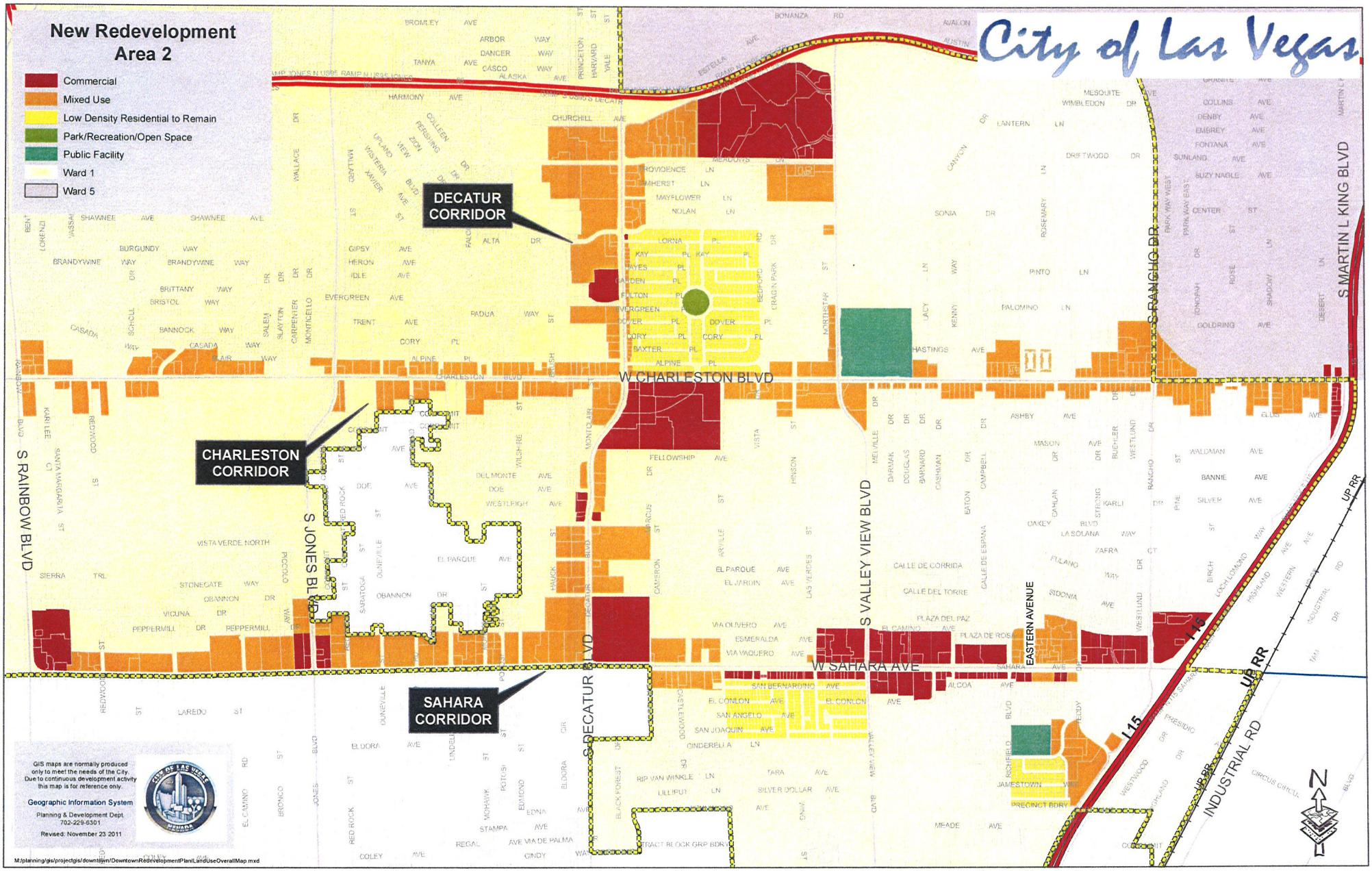

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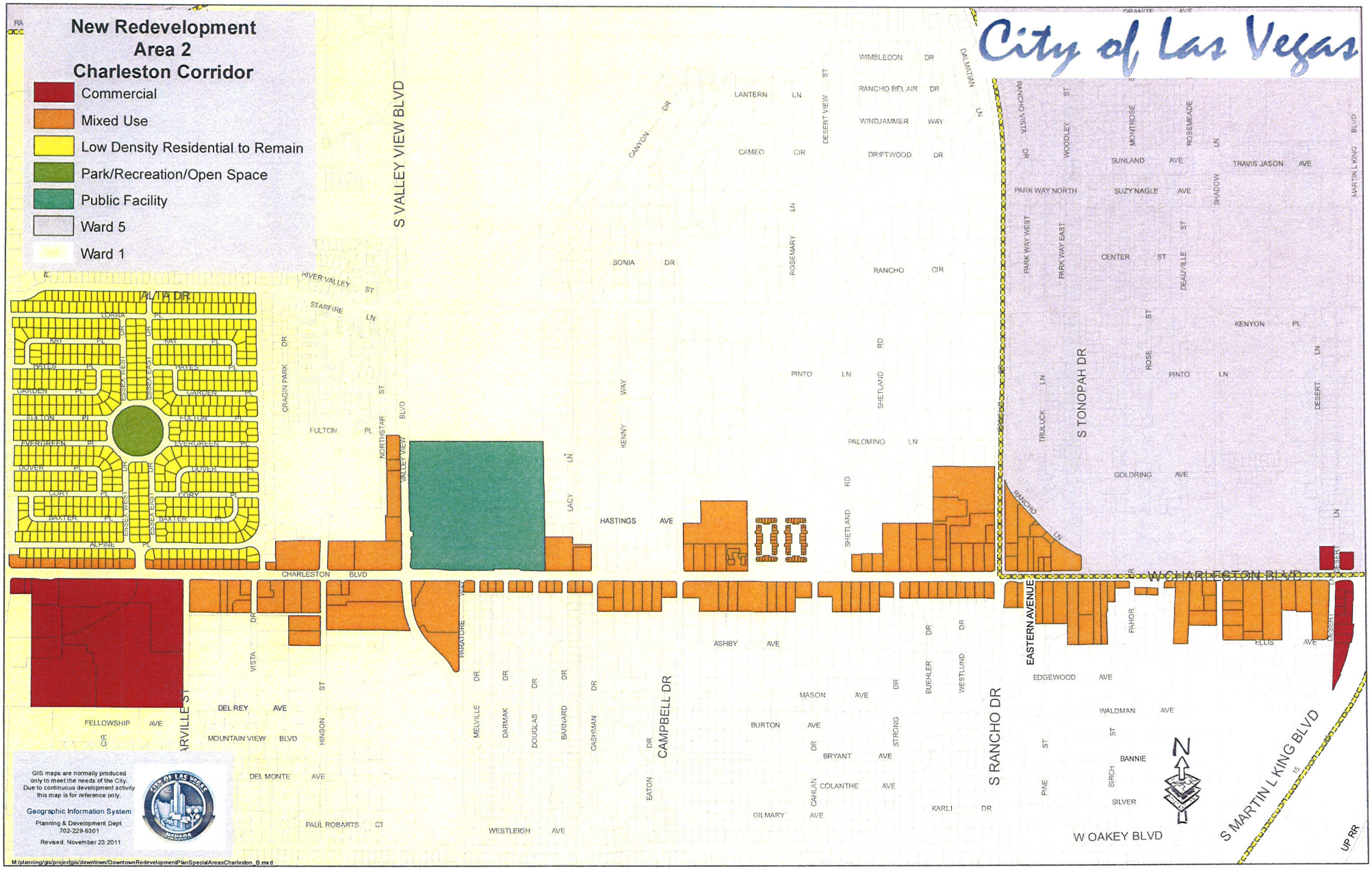

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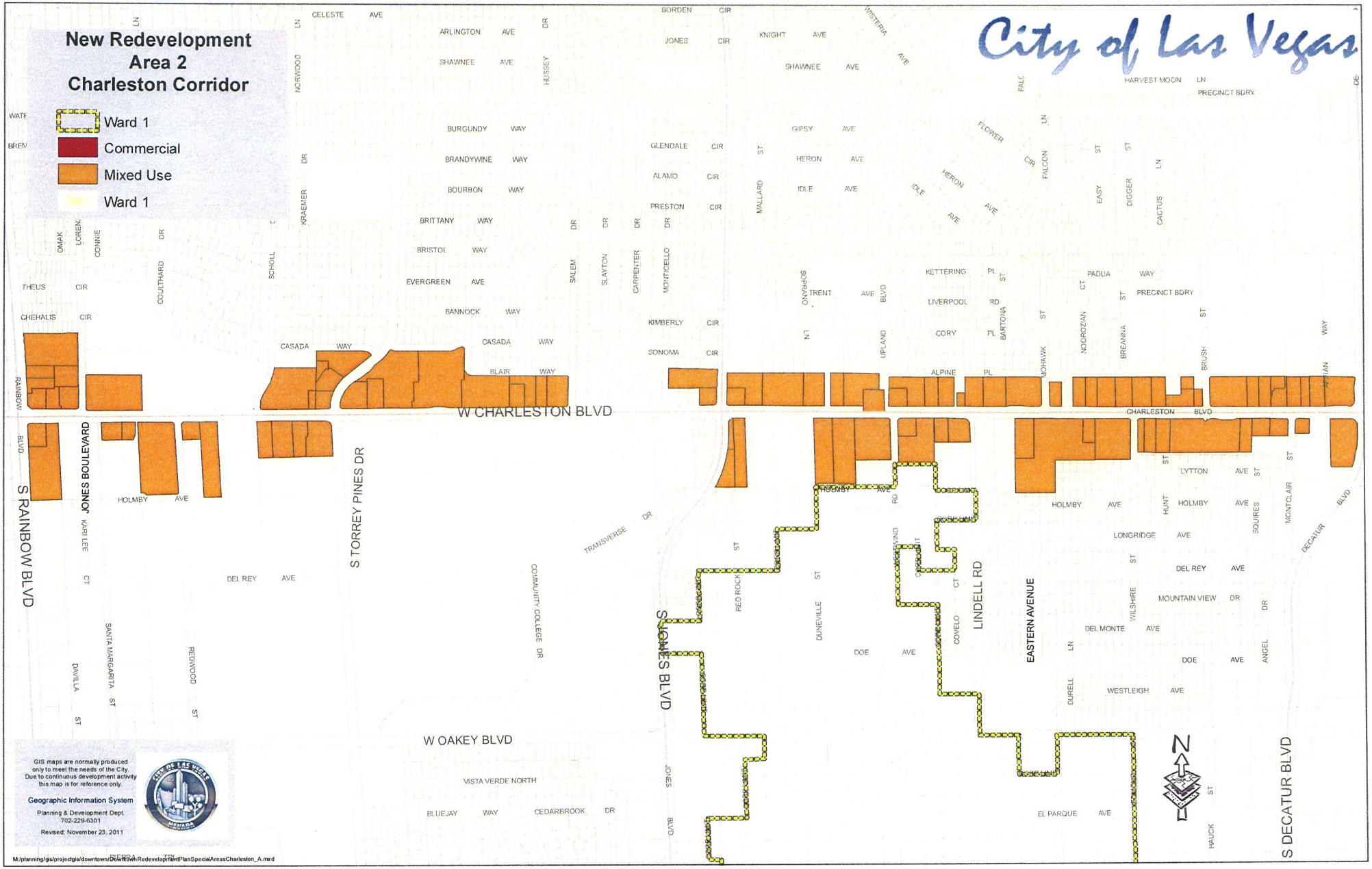

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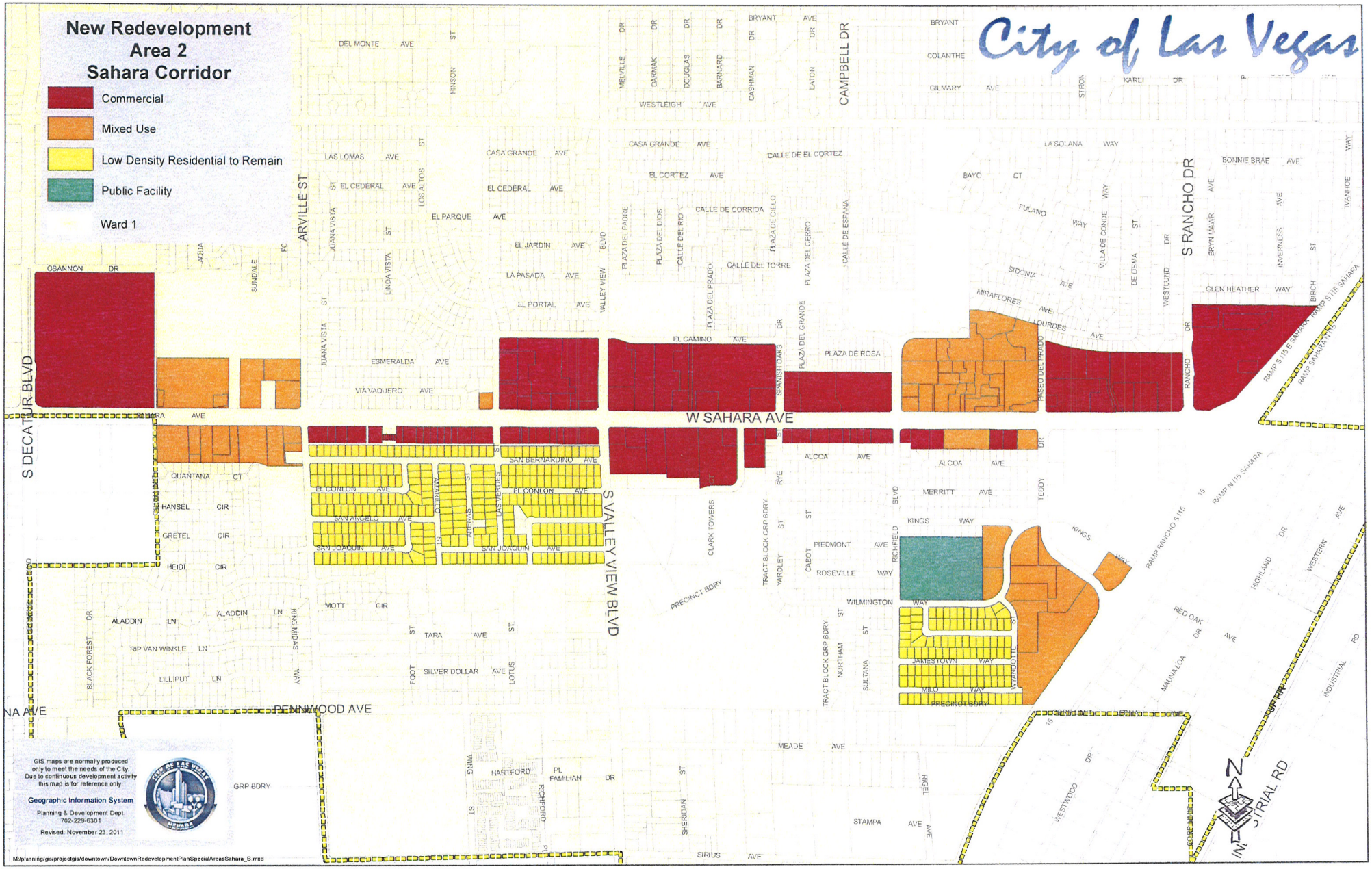
GPA-43991



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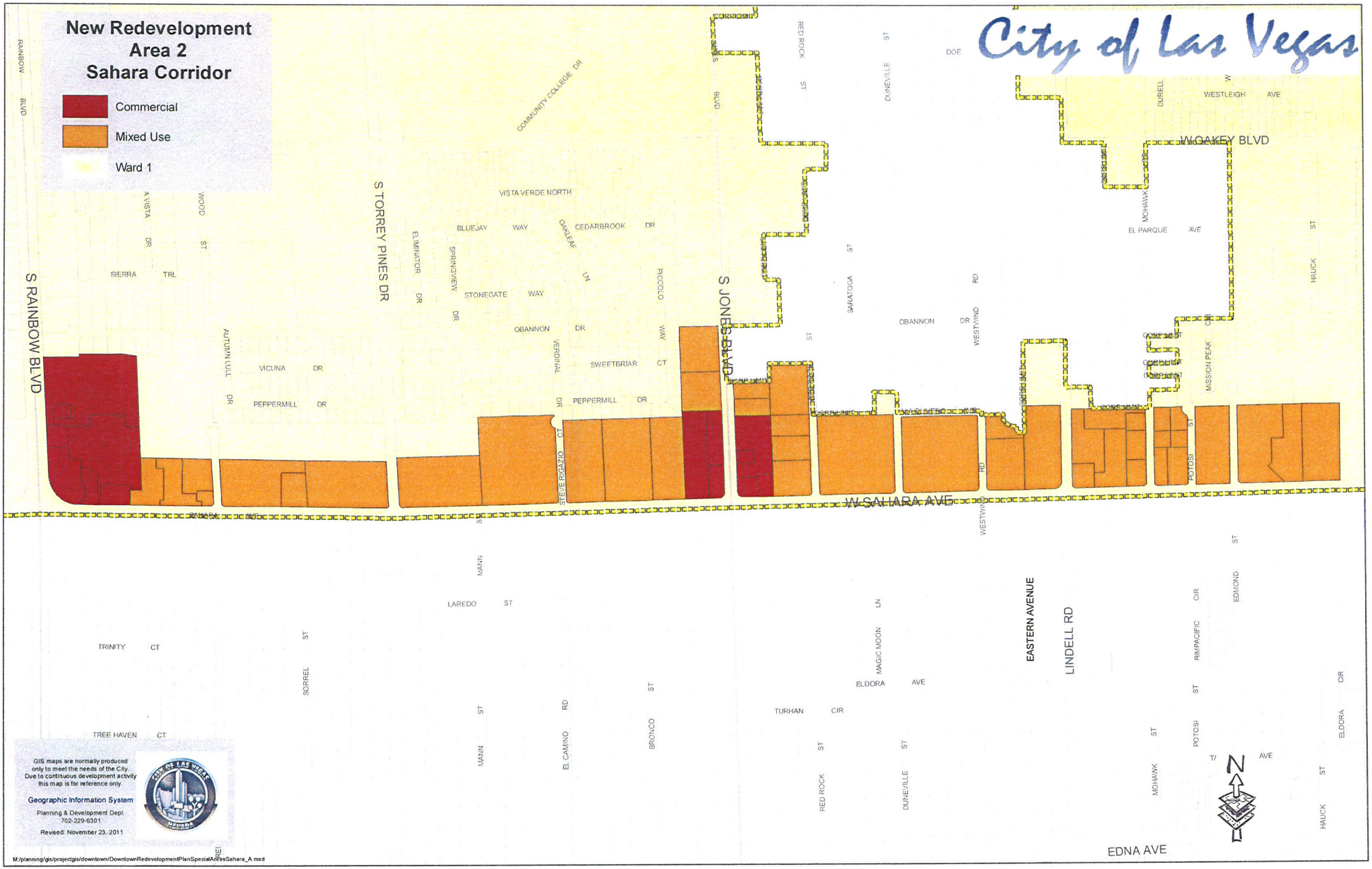
GPA-43991



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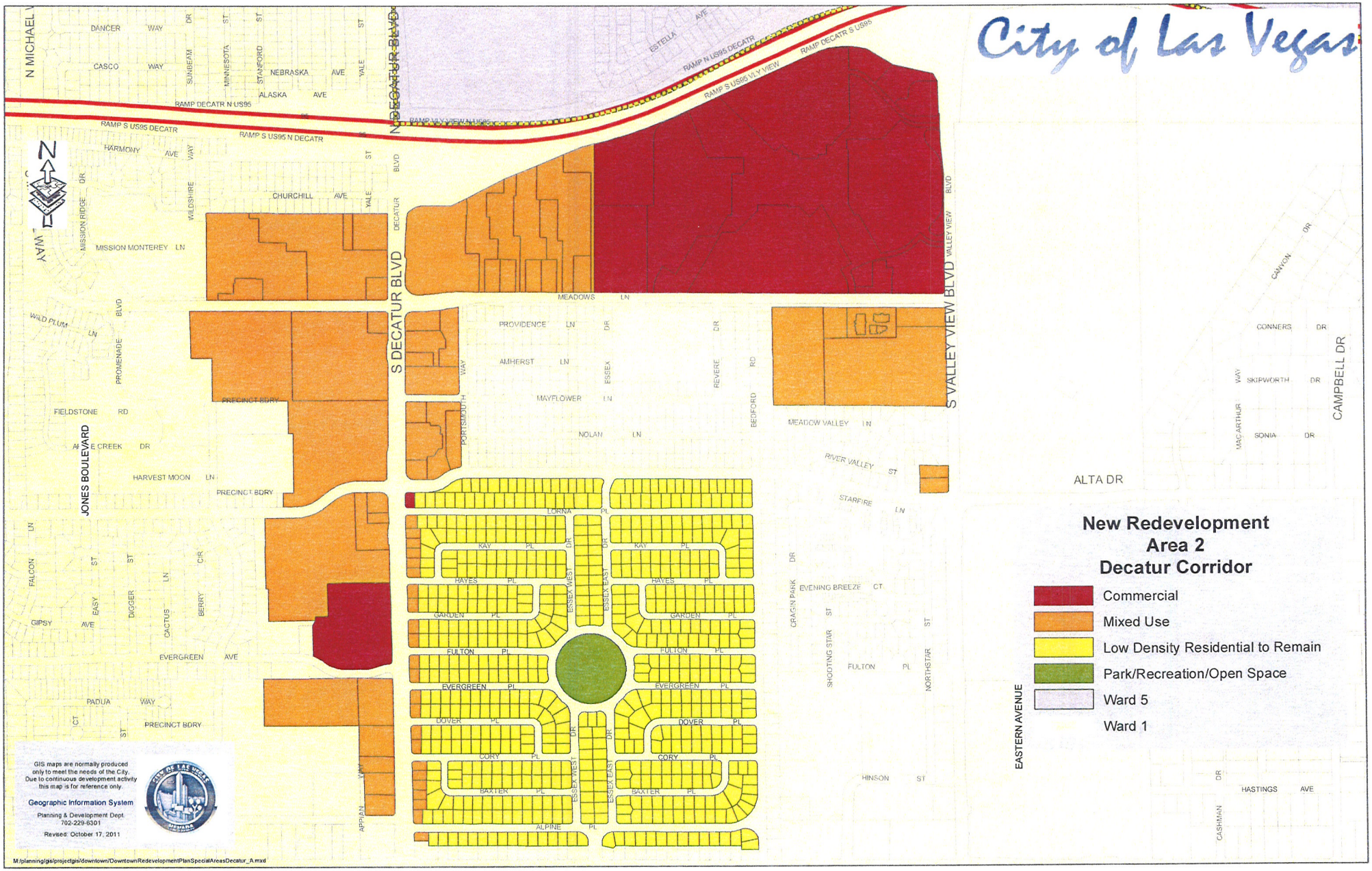
GPA-43991



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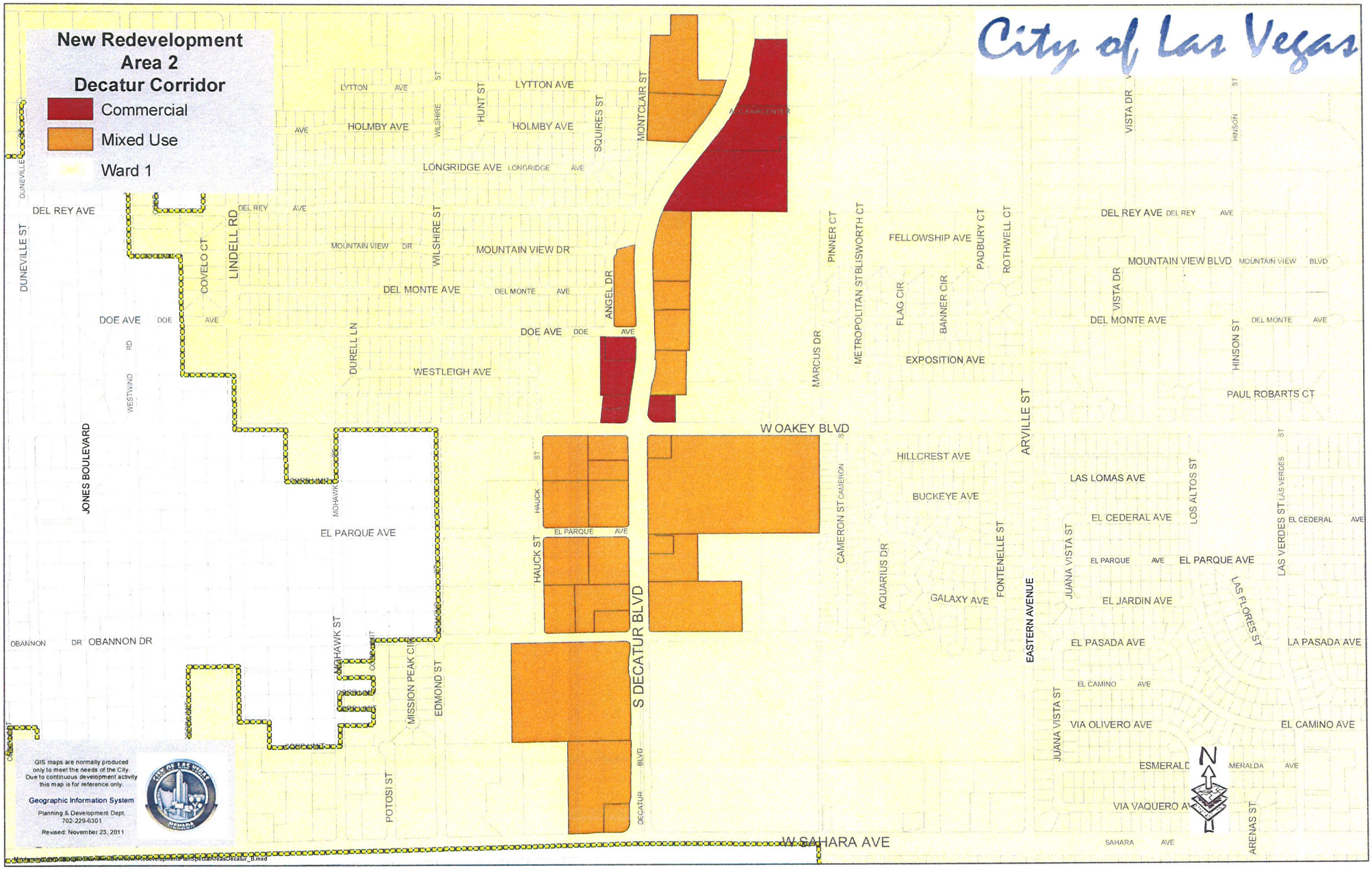
GPA-43991



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City of Las Vegas

GPA-43991

BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

(Sahara, Charleston and Decatur Corridors in Ward 1)

December 13, 2011

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DEFINITION OF BLIGHT

The rationale behind the State of Nevada enabling laws to create redevelopment agencies resides in NRS 279.416-420. These statutes describe conditions of blight and deterioration that, if prevalent, constitute a menace to the health, safety and welfare of communities. Conditions of blight as delineated in NRS 279.388 are reprinted, verbatim in the box below.

1. Except as otherwise provided in subsection 2, "blighted area" means an area which is characterized by at least four of the following factors:
   (a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
      1) Defective design and character of physical construction.
      2) Faulty arrangement of the interior and spacing of buildings.
      3) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
      4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
   (b) An economic dislocation, deterioration or disuse.
   (c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
   (d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
   (e) The existence of inadequate streets, open spaces and utilities.
   (f) The existence of lots or other areas which may be submerged.
   (g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.
   (h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
   (i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
   (j) The environmental contamination of buildings or property.
   (k) The existence of an abandoned mine.

Finally, NRS 279.519 states that a redevelopment area need not be restricted to only those building improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. Furthermore, a redevelopment area may include, in addition to blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. These criteria are critical for the City of Las Vegas Redevelopment Agency as the redevelopment area contains a few parcels which do not appear to have significant decline or deterioration. However, these parcels are threatened by other parcels which exhibit a variety of conditions of blight including deterioration, safety hazards, economic maladjustment, depreciating property values, stagnant population and the unproductive use of land.

This Blight Study is a component of the documentation required to establish a new redevelopment area within the City of Las Vegas.

APPROACH AND METHODOLOGY

With the legal definition of blight clearly described, it is necessary to demonstrate how, and where, these conditions exist. To accomplish this, a common sense interpretation of the individual blight statutes has been provided. In turn, specific examples of blight located within the City of Las Vegas Redevelopment Area were identified and compared to the interpretations, thereby clearly documenting the extent of blight. For ease of understanding, the format used is to:

1. List the legal blight factor as defined by NRS;
2. List the common sense interpretation;
3. Provide the specific examples which demonstrate these characteristics.

Both primary and secondary data sources were used to quantify existing conditions in the proposed redevelopment area. The primary method for evaluating the existence and prevalence of conditions that characterize blight were extensive field surveys of existing physical conditions. These field surveys were conducted in March 2010 through November, 2010.

Parcels within the proposed Redevelopment Area were analyzed individually and collectively and both physical and economic blight indicators were observed in the field surveys. These blight indicators include inadequate streets, flood prone conditions, deterioration and dilapidation of structures, age and obsolescence, population stagnation, and economic maladjustment. Secondary data sources include U.S. Census Bureau records, and interviews with City of Las Vegas staff and public officials. Finally, numerous pictures of blighted parcels were taken in order to provide a permanent, visual record of the extent of decline and deterioration.

GENERAL DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

The proposed new Redevelopment Area ("Redevelopment Area 2") can be divided into three (3) distinct corridors:

- Sahara Avenue
- West Charleston Boulevard
- South Decatur Boulevard

The **Sahara Avenue Corridor** can be generally described as the following area:

> *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.*
>
> *Additionally there are two residential areas within the Sahara Avenue Corridor:*
>
> 1) *Richfield Village (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, and,*
> 2) *Las Verdes Heights (Keen Neighborhood Coalition) Beginning at Sahara Avenue at Valley View, then proceeding west to Arville Street, then south to Tara Avenue, and then east to Valley View.*

The Sahara Corridor is considered a major transportation corridor within the city of Las Vegas. While the eastern boundary is characterized by newer buildings that contain office, retail and service oriented businesses, as you proceed west, the buildings are older and have a dated architectural style and reveal significant aging.

This corridor consists of **592 parcels**. Thirty-two percent (32%) are zoned as commercial parcels and sixty-seven percent (68%) are zoned low-density residential and three (3) and four (4) plex residential buildings. These 592 parcels equate to 424.33 acres – seventy-nine percent (79%) commercial and twenty-one percent (21%) low-density residential (R-1, R-3, and R-4).

The **West Charleston Boulevard Corridor** can be generally described as the following area:

> *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.*

Additionally there is a residential area within the West Charleston Boulevard Corridor:

1) *Hyde Park Subdivision (Meadows Neighborhood Preservation Neighborhood Association)*
   Bounded by Charleston Blvd. on the south, west to Decatur Blvd., north to Alta Drive, and then east to Bedford Road.

The Charleston Corridor is also a significant commercial corridor within the city of Las Vegas. It also is one of the older commercial corridors located in the city limits. Many parcels have businesses located on them with plot lines running through the property, making it challenging for property owners to develop their property for a changing economic and population demographic. Architectural style of these buildings is dated and not aesthetically pleasing for positive progress within the community.

This corridor consists of **983 parcels**. Thirty-six percent (36%) are zoned as commercial parcels and sixty-four percent (64%) are zoned as low-density residential. These 983 parcels equate to 411.54 acres – seventy percent (70%) commercial and thirty percent (30%) low-density residential.

The **South Decatur Boulevard Corridor** can be generally described as the following area:

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.

The Decatur Corridor is a newer commercial corridor populated with commercial centers that are larger in scale than the other two corridors. While these properties may be considered "young", there has been a growing deterioration of the properties and a dated architectural look. This area also is host to a regional mall that was built in 1979-1980 and has shown an increasing vacancy rate.

This corridor consists of **122 parcels**. Ninety-nine percent (99%) is zoned commercial and equates to 371 acres.

These three corridors are included in the City of Las Vegas Master Plan 2020 and incorporated in the Neighborhood Revitalization Area. The Neighborhood Revitalization Area foresees a strategy to address the decline of older, mature areas that are affected by a shift in land use base, has a significant decline in the economic base, and an increase in property crime, vandalism and graffiti.

GPA-43991
New Redevelopment Area 2
Commercial (O, SC, GC)
Service Commercial
Office
Mixed Use (L,ML, M, H, O, SC, GC, PF)
Low Density Residential to Remain
Park/Recreation/Open Space
Public Facility
CHARLESTON CORRIDOR
DECATUR CORRIDOR
SAHARA CORRIDOR
City of Las Vegas

IDENTIFICATION OF BLIGHT WITHIN THE PROPOSED LAS VEGAS REDEVELOPMENT AREA

As previously mentioned, this Study describes, in **bold face headings**, each of the specific blight factors defined in state statutes. The interpretation of the statute appears in italics. Blighting factors in NRS 279.388 that are not addressed in this Blight Report, due to the fact that they do not exist, nor avail themselves to evaluation, are (j) Environmental contamination of buildings or property and (k) Existence of an abandoned mine. Finally, the applicable data that demonstrates the existence of blight and meets the specific factor under consideration is provided.

Unfit or Unsafe Buildings or Structures

A. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors (1-4).

This category of the law deals with the physical condition of buildings in a redevelopment area. It includes subcategories that describe specific indicators of blight: defective design and physical construction; faulty arrangement of interiors and spacing of buildings; overcrowding; inadequate provisions for ventilation, light, sanitation, open spaces and recreational facilities and age and obsolescence of structures.

Each of these categories is discussed separately, and in detail below.

Defective Design and Physical Construction

1) *Defective design and character of physical construction.*

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design. Such buildings can present safety hazards, be functionally inefficient or facilitate their own deterioration. Defects may exist from the moment a given building is completed or they may evolve as occupants attempt to accommodate change in uses within the building or within surrounding buildings over time.

Conditions of defective design can occur in a variety of ways, and can include inappropriate exterior building materials, or a building that is of inadequate size for the intended use, or exterior retrofit of utilities, such as electrical and water systems. A faulty addition to a building can also be considered defective design.

To document the degree of dilapidation and where deterioration originates of the properties surveyed, field staff surveyed the conditions of only the exteriors of structures from the public right-of-way. Two points must be considered: 1) field staff can only examine and evaluate the most durable portions of the structure and property, i.e. the roof, exterior walls and windows and 2) the structure may be concealing any number of structural deficiencies, which may have a negative impact on the integrity or safety of the structure, but may not be visible from the public right-of-way. The presence of negative conditions that may be hidden by a more durable exterior means that conditions of deterioration may be more prevalent than indicated in this Blight Report.

Since the deterioration couldn't be directly traced to defective design the structures/parcels are listed in category 4 which covers dilapidation and deterioration. Regardless of the reason for deterioration, it is always a serious problem and has a profound impact on the likelihood of new investment and further deterioration.

Faulty Arrangement of Interiors and Spacing of Buildings

2) *Faulty arrangement of the interior and spacing of buildings*

Indicators of faulty interior arrangement and spacing of buildings include inadequate setbacks and side yards resulting in fire hazards, inadequate loading, inadequate on-site parking areas, excessive lot coverage, and exposed outdoor storage and/or production.

Field surveys were conducted from public rights-of-way, and did not include an assessment of interior spaces. There were no available secondary data sources for this information.

The city of Las Vegas can be considered a relatively young municipality. For the most part, recent commercial developments are more likely to meet the required set backs for development purposes. Older commercial developments or structures that were once designated as residential units and are now a professional office or service business are an indicator of blight due to inadequate on-site parking, excessive lot coverage and problems with ingress and egress for customers and safety vehicles.

Instances of this issue were found in all three corridors. Twelve (12) parcels in Sahara, twenty-one (21) properties in Decatur, and 103 parcels in Charleston are zoned as Professional-Residential (P-R). These are former residential homes that have been converted into business/commercial property. In total these parcels account for 7.60 percent of the parcels and 4 percent of the acreage in the proposed new redevelopment area.

Some examples of outdoor storage, which weren't screened from view, were observed. These are identified by the existence of an outdoor storage unit or a fenced in area designated for storage. Exposed outdoor storage is a blight factor in itself, but it can also lead to additional health and safety problems and poses a potential fire hazard to nearby residents and property owners.

3) *Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities*.

A typical indicator of inadequate ventilation and light includes building walls with windows placed too close together so that air and light cannot reach the windows. Open space and recreational facilities refers to parks and playgrounds which are inadequately maintained.

There were only a few examples of blight due to inadequate sanitation observed. It could not be determined if the condition was due to the business owner or a random act by a citizen(s). Often times, citizens will place debris or refuse in unlocked sanitation areas. This is a minor problem in all three corridors of the proposed new redevelopment area. Increased attention by business and property owners would minimize this blighting factor.

Age, Obsolescence and Deterioration and Dilapidation Mixed Character, Shifting of Uses

4) *Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.*

Age refers to buildings and structures of older construction that have not been renovated or upgraded to: eliminate deterioration; modernize heating, ventilation, plumbing or electrical systems; or remedy code or other legal violations or inadequacies. Obsolescence refers to an outdated building design and layout, or site plan that is no longer useful or economically viable given present-day standards or market needs. Such buildings may encourage marginal uses or become neglected and pose safety hazards.

Dilapidation and deterioration are characteristics of buildings or structures.

The terms "Mixed Character" and "Shifting of Uses" refer to a use in a building that was not intended for that building and, consequently, the building is usually poorly adapted and inefficient. This is considered a blighting characteristic because it can lead to incompatible uses, and increased deterioration if buildings are put to more rigorous use than originally intended.

Dilapidation and Deterioration

Ratings in this blight category are the product of first hand field observations. These observations occurred on various dates from March 2010 to October 2010.

The rating categories used in the field survey to assess conditions are generally defined as follows:

- Buildings or land rated as excellent or in good condition (**"0" or "1")** are in need of little or no maintenance; vacant parcels are well cared for and not overgrown with weeds or other debris.

- Buildings or land rated as deferred maintenance (**"2" or "3"**) need minor improvements such as paint or other exterior cosmetic repairs; vacant parcels need minor landscaping improvements.

- Buildings or land rated as needing moderate rehabilitation ("**4**") require a substantial amount of improvement such as a new roof, exterior siding, foundation repairs, etc.; vacant parcels are extensively overgrown and may exhibit topographical problems; and

- Buildings or land rated as needing extensive rehabilitation ("**5**") are abandoned or boarded up, very poorly maintained, have significant structural damage or need several major repairs. Vacant parcels are thoroughly overgrown with weeds, have substantial debris, have been used as a common dumping ground, exhibit foundations of demolished buildings, have severe topographical problems, etc.

Structures that were assigned a rating of "2", "3", "4" or "5" are considered to be in a state of dilapidation or deterioration. While a property may have been assessed a relatively low blight rating, such as a rating of "2", the conditions of the surrounding properties are also a factor in determining the level of blight within an area. Deteriorated buildings which have not been properly maintained by property owners and tenants are a hindrance to attracting new development to the area. Existing property owners and prospective developers are often discouraged from investing in an area where deterioration is prevalent, because security in their investment is uncertain. The presence of properties which exhibit signs of deterioration may also deter owners of neighboring properties from improving or even maintaining their properties. This occurs if it appears that any benefits which might accrue to their properties will be diminished or negated due to the condition of surrounding properties. This presents a risk of decreases in property values if deteriorated conditions are permitted to persist.

Dilapidated and Deteriorated

The overriding blight factor in all three corridors is evidence of dilapidation and deterioration. Of the total of 704 commercial parcels, staff evaluations rated 123 parcels/building as "4" or requiring moderate rehabilitation or substantial improvement, and 35 parcels/buildings as "5" requiring extensive rehabilitation. More importantly, staff evaluated 311 parcels/buildings as "2 or 3" requiring deferred maintenance/minor improvements. In short, 469 of the 638 parcels in the proposed new Redevelopment Area, or 66 percent, are judged to be deteriorated or dilapidated under this blight factor.

While a parcel/building that has what may be considered a lower blight rating, such as a "2 or 3", it is important to note that once a building or parcel becomes deteriorated and/or dilapidated, it is incumbent upon the property owner to address and undertake the necessary maintenance and improvements to keep the property from further decay. Given the current economic environment, many property owners are financially impacted and cannot make those continued investments in the property.

Table 1
Summary Condition of Buildings & Parcels in the Proposed New Redevelopment Area 2 (Commercial Parcels)

	Condition	No. of Parcels	Percent of all Parcels
0 or 1	Buildings or vacant land in excellent or good condition, minor landscape improvements needed.	235	33%
2 or 3	Deferred maintenance/minor improvements needed, vacant land slightly overgrown	311	44%
4	Moderate rehabilitation/substantial improvements needed, vacant land severely overgrown	123	17%
5	Extensive rehabilitation/structural damage/major repairs/abandoned, vacant land thoroughly overgrown, demolished foundations, debris	35	5%
	TOTAL	**704**	**100%**

Total Dilapidated & Deteriorated (2 – 5) 66%

B. **Economic Dislocation, Deterioration or Disuse**

An economic dislocation, deterioration, or disuse resulting from faulty planning. Evidence of faulty planning results from buildings containing uses, which are incompatible with adjacent uses.

Incompatible uses observed in the three corridors could be characterized by the mix of businesses which are near residential parcels. Some parcels located in the proposed new redevelopment area back up to single-family homes and multi-family apartments. The majority of those parcels were located in mature areas of the business/commercial center. This blighting characteristic is not a major factor in the proposed new redevelopment area.

C. Lots of Irregular or Inadequate Shape or Size

The subdivision and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

The economic viability of an area is reduced when it contains a number of lots of inadequate size for usefulness and development. This situation is commonly the result of historical subdivision and development patterns, as well as shifting economic trends in commercial sectors (e.g. shifts in the demand for goods and services). Adequate parcel size and dimension are necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance, but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, circulation, and parking space. Parcels not able to meet these conditions may require that potential investors acquire adjacent properties (which may not be for sale) or forego rehabilitation or development of a property in lieu of an attractive site of adequate size and dimensions. Section 279.388 of the NRS considers the "subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development" a characteristic of a blighted area.

New and recently built commercial development tends to be designed in an appropriate manner which does not impact potential investment in the surrounding properties. It is only when you look at the older, more mature commercial development that this blighting characteristic has a role in impacting future investment in a property. For example, the parcels in the Charleston corridor that are zoned as Professional-Residential (P-R) may have a typical single-family lot shape, but when you have multiple parcels designated as P-R along a commercial corridor, then investment in the area will be negatively impacted. The Charleston corridor has 103 parcels designated as P-R. The Sahara corridor has 12 and Decatur corridor has 21 parcels designated as P-R.

D. Disregard to Contours or Physical Conditions

The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions. This blighting characteristic refers to the presence of parcels that, because of their layout, create problems with, or do not take advantage of, opportunities presented by the topography of an area.

No examples of parcels with contour or physical condition problems in the proposed new Redevelopment Area were found.

E. Inadequate Streets or Physical Conditions

The existence of inadequate, deteriorating, rutted streets, open space and utilities. Section 279.388 of the NRS states a blighted area may also be characterized by the existence of inadequate public streets, open space or utilities. Inadequate streets are defined as those that lack the capacity to carry the existing or anticipated vehicular traffic, or provide inadequate access to an area. Inadequate open space refers to a lack of sufficient parks and recreation areas. Inadequate utilities means that an area lacks or is poorly served with electricity, gas, telephone or other services necessary for successful development.

The majority of the commercial parcels in the proposed new Redevelopment Area are mostly along the major commercial corridors of Sahara, Charleston and Decatur. There was some deterioration of curbs, sidewalks, gutters and streets in all three corridors, but most of the parcels are the responsibility of the city and are on a regular schedule for maintenance and repair.

Field observations throughout the three commercial corridors showed that there this blighting condition has no impact for the proposed new Redevelopment Area.

F. Possible submerging

The existence of lots or other areas which may be submerged. Areas which are flood prone or in a flood plain can be considered as possible submerging candidates.

The Clark County Regional Flood Control District's interactive website for determining if an area is within a 100 Year Flood Zone shows that the proposed new Redevelopment Area will not be impacted. No parcels were found to be a blighting influence due to potential flood problems.

G. Depreciated or Deteriorating Values

Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered. Conditions where assessed values have been declining or failing to keep pace with those in other comparable locations indicates a lack of investment by existing property owners and outside investors.

To assess the depreciated or deteriorating values of the parcels in the three corridors, staff examined whether or not an area's housing stock is keeping pace with the overall performance of the City. Information was obtained from the 2000 Census and the 2005-2009 American Community Survey (ACS). When these figures are compared with the housing figures for the zip codes of the new Redevelopment Area (89102, 89106 and 89107) a determination whether housing figures are maintaining pace can be evaluated.

Apartment contract rent figures provide us with the overall monthly contract rent for the City of Las Vegas and the zip codes of the proposed new Redevelopment Area. From the 2000 Census to the 2005-2009 ACS, we find that the city's contract rent increased from $632 to $841, a 33percent increase. The contract rent for 89102 was $564 to $701, a 24 percent increase. Contract rent for 89106 was $496 to $642, a 29 percent increase. Contract rent for 89107 was $618 to $781, a 26 percent increase. Additionally we can compare the respective zip code's contract rent with the city's contract rent and see that from 2000 Census to the 2005-2009 ACS that each zip code represented a decline of the city's average contract rent. In 2000, 89102's contract rent represented 89 percent, and fell to 83 percent; 89106's contract rent represented 78 percent and fell to 76 percent; and 89107 represented 98 percent and fell to 93 percent.

The decline clearly demonstrates deterioration in the value of the multi-family housing stock in the proposed new Redevelopment Area. A failure to keep pace with the market is an indication of impaired investment and economic maladjustment throughout the study area.

As for economic maladjustment, median household (HH) income is used. Data from the 2009 through 2011 Las Vegas Perspective was used to make a determination of the level of economic maladjustment. The Perspective provides statistical information on 121 zip codes in Clark County. Median HH incomes in areas 89102, 89106, and 89107 in 2009 were $36,116, $33,305, and $46,535; for 2010 - $35,882, $33,357, and $46,398; and for 2011 - $36,715, $35,028, and $47,142. The city's median HH income in 2009 was $58,148 and for 2010 $58,432.

When you look at the 2000 Census data and the 2005-2009 ACS data for the median HH income, you will find that the 89102, 89106, and 89107 zip codes had a decrease in the percentage of the citywide median HH income. In 2000, 89102, 89106, and 89107 represented 73 percent, 63 percent, and 92 percent respectively. In the 2005-2009 ACS data, these three zip codes represented just 68 percent, 56 percent, and 88 percent of the citywide median HH income. This shows that there has been significant economic maladjustment in the proposed new Redevelopment Area.

To assess social maladjustment, we will look at crime statistics and educational levels for the three zip codes that encompass the proposed new Redevelopment Area. From an educational perspective, the national percentage of the population having attained a Bachelor's degree is 17.4 percent (ACS Summary – Census). The percentage for 89102, 89106, and 89107 are 8 percent, 6 percent, and 7.5 percent respectively.

When comparing crime statistics to the national median violent crime index of 4.5, obtained from NeighborhoodScout.com, you will see that 89102, 89106 & 89107 are much higher than the national median, the state's median (7.52) and the Las Vegas MSA (23.85). For violent crimes, the rate ranged from 13.94 to 42.86 in those three zip codes. For property crimes, the national median was 32.1, state median was 35.77, Las Vegas MSA median was 95.49, and the range for the three zip codes was 37.96 to 145.79.

Together, these two indicators demonstrate a significant economic maladjustment from the national levels of crime and education. This results in an area which exhibits the type of social maladjustment which is characteristic of a blighted community.

The proposed new Redevelopment Area suffers from depreciated property values, social and economic maladjustment. Every parcel being considered within the proposed new Redevelopment Area is blighted due to depreciating/deteriorating property values and social and economic maladjustment.

H. Growing, or Total Lack of, Proper Utilization

Growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

This factor refers to the existence of one or more conditions (such as declining or slowly growing property values, or vacant land dispersed among developing properties) that indicate the economic health of an area is declining or stagnating, and that by themselves, or in combination with other physical and social conditions, prevent the private marketplace from economically using, maintaining, upgrading, developing or redeveloping the area.

This blighting characteristic was evaluated in relation to other blighting characteristics, such as the age, obsolescence, deterioration and dilapidation, mixed character; faulty arrangement of the interior and spacing of buildings; lots of irregular form, shape and inadequate size for proper usefulness and development; and economic and social maladjustment. Vacant properties, property zoned as Professional-Residence (P-R) and the overall economic viability of a property/parcel contribute to meeting blighting conditions and preventing private development to make an investment in the proposed new Redevelopment Area.

It is important to emphasize that while the numbers of parcels appear nominal, they have a major impact on the entire neighborhood. More importantly, they provide a dramatic indicator to the private sector that the risk of investing in these areas is likely to be much greater than others. In fact, since Las Vegas was one of the fastest growing cities in the country and the opportunities for the developer were so numerous, the likelihood of them investing in neighborhoods with the risk associated with underutilized property is extremely tenuous.

I. Loss of Population or Use

Loss of population and a reduction of proper use of some parts of the area, resulting in further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

The 2000 Census and the 2010 Census Summary provided statistics on population. The three zip codes included within the proposed new Redevelopment Area are 89102, 89106 and 89107. These zip codes were compared to the entire City of Las Vegas to provide perspective on population loss or stagnation.

This comparison proved extremely revealing demonstrating an overall stagnation within the proposed new Redevelopment Area. Between 2000 and 2010 the City of Las Vegas' population increased by 102,900 or 21% or 1.96% on an Annual Rate. In contrast, 89102 showed a **decrease** of **4%,** or a **-.46%** Annual Rate. 89106 showed a small **increase** of **.5%**, or a **.05%** Annual Rate. 89107 also had a minimal **increase** of **1%**, or a **.13%** Annual Rate. These anemic numbers, when contrasted to a City whose population increases make it one of the fastest growing cities in the country during this period, definitely indicates stagnation and decline. Couple these population figures with the other measures of deterioration previously reported verifies that the proposed new Redevelopment Area demonstrate a profound reduction in proper use of the Area and added costs to the taxpayer.

Summary

Of the 12 blight categories profiled, blight was identified in seven of them. Naturally the extent of this blight is more pervasive in some categories than others. Also, the magnitude of blight varies from Corridor to Corridor depending on the category. It is important to recognize that blight, even in minor numbers, has a substantial impact on deterioration of the entire area and a reluctance on the part of the private sector to contemplate new investment.

CONCLUSION

TABLE 2 provides a summary of the blight observed in the proposed Redevelopment Area. It is apparent that 100 percent of the parcels in the proposed Redevelopment Area are blighted in two categories. Similarly, a majority of all **704** parcels are considered dilapidated or deteriorated. This blight category is especially critical because deterioration of this nature has a tendency to spread to solidly maintained parcels quickly in challenging economic conditions.

In the last analysis, it has been clearly demonstrated that all parcels are blighted in some aspect and are further threatened by other parcels which are severely blighted. In short, it is apparent that the classic characteristics of blight delineated in NRS 279 are readily evident to the extent that they are detrimental to the public health, safety and welfare. These conditions exist in all three corridors of the proposed new Redevelopment Area to an extent where they predominate and may have injuriously affect to the entire proposed new Redevelopment Area.

TABLE 2

SUMMARY OF BLIGHT CONDITIONS
(704 Total Commercial Parcels)

Blight Factor	Blighted Parcels	Percent Blighted
A-1) Defective design* INCORPORATED IN A-4 BELOW	0	0%
A-2) Faulty arrangement & spacing of buildings	136	19%
A-3) Inadequate ventilation, light, sanitation, open spaces, and recreations facilities	0	0%
A-4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses	375	53%
B) Economic dislocation, deterioration or disuse	42	6%
C) Lots of irregular form, shape or size	45	6%
D) Lots in disregard to contours or other physical characteristics	0	0%
E) Inadequate streets, open spaces and utilities	0	0%
F) Lots which may be submerged	0	0%
G) Depreciated values, impaired investments, and social & economic maladjustment	704	100%
H) Stagnant and unproductive condition of land	61	8%
I) Loss of population resulting in further deterioration and added costs to the taxpayer	704	100%

RESIDENTIAL AREAS – Observations and Evaluation

There are three neighborhoods that are proposed for the new Redevelopment Area – Richfield Village; Las Verdes Heights; and Hyde Park Subdivision. Staff walked each neighborhood and noted the blighting conditions. Below is a summary of the findings.

There is obviously some ongoing reinvestment by some property owners. There is a visible on-going standard of maintenance and clear indications of pride of ownership on each block. The well manicured traditional lawns and landscaping, decorative fencing and patios are well planned, arranged and furnished as attractive outdoor rooms for entertaining, family and friends.

In contrast to those homeowners there are a substantial number of homes that exhibit deferred maintenance such as:

- Housing façades with bare wood components, gables ends, fascias, and trim that have years of peeling paint
- Buildings in general need of painting
- Variety of expedient, temporary patches on buildings
- Damaged roofs missing substantial shingles or other roofing material
- Roofs in need of major repair and or replacement
- Fascias and cornices deteriorated and separating from wall and /or roof systems
- Masonry repairs performed by non-qualified tradesmen, on walls, steps, porches, property fencing
- Dangerous masonry repairs that are not stable for the original purpose designed
- Wooden fences sagging, falling and fallen
- Old construction materials stored in yards or against the building
- Dead landscaping, dead trees, falling limbs left where they fell
- High weeds as fire hazard
- Front yards filled with concrete
- Front yards, side lots and ROW used for storage for vehicles, working and non-working- stored cars, trucks, boats, trailers, RV's and other debris
- Windows and doors with taped glass paned, or missing windows
- Hanging doors, not hung, appear to be non-functional
- Burned-out structures, partial and not occupied, left open to trespass; not posted or any indications of insurance repair or building permits, others having evidence of "intermittent owner repair"

Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight and disinvestment in the neighborhoods.

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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400 STEWART AVENUE
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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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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*

SAHARA CORRIDOR

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*
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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*
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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*
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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*
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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*

SAHARA CORRIDOR

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*

DECATUR CORRIDOR

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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DECATUR CORRIDOR

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

DECATUR CORRIDOR

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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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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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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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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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*

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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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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*

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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*
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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*
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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.: **32.**

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

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

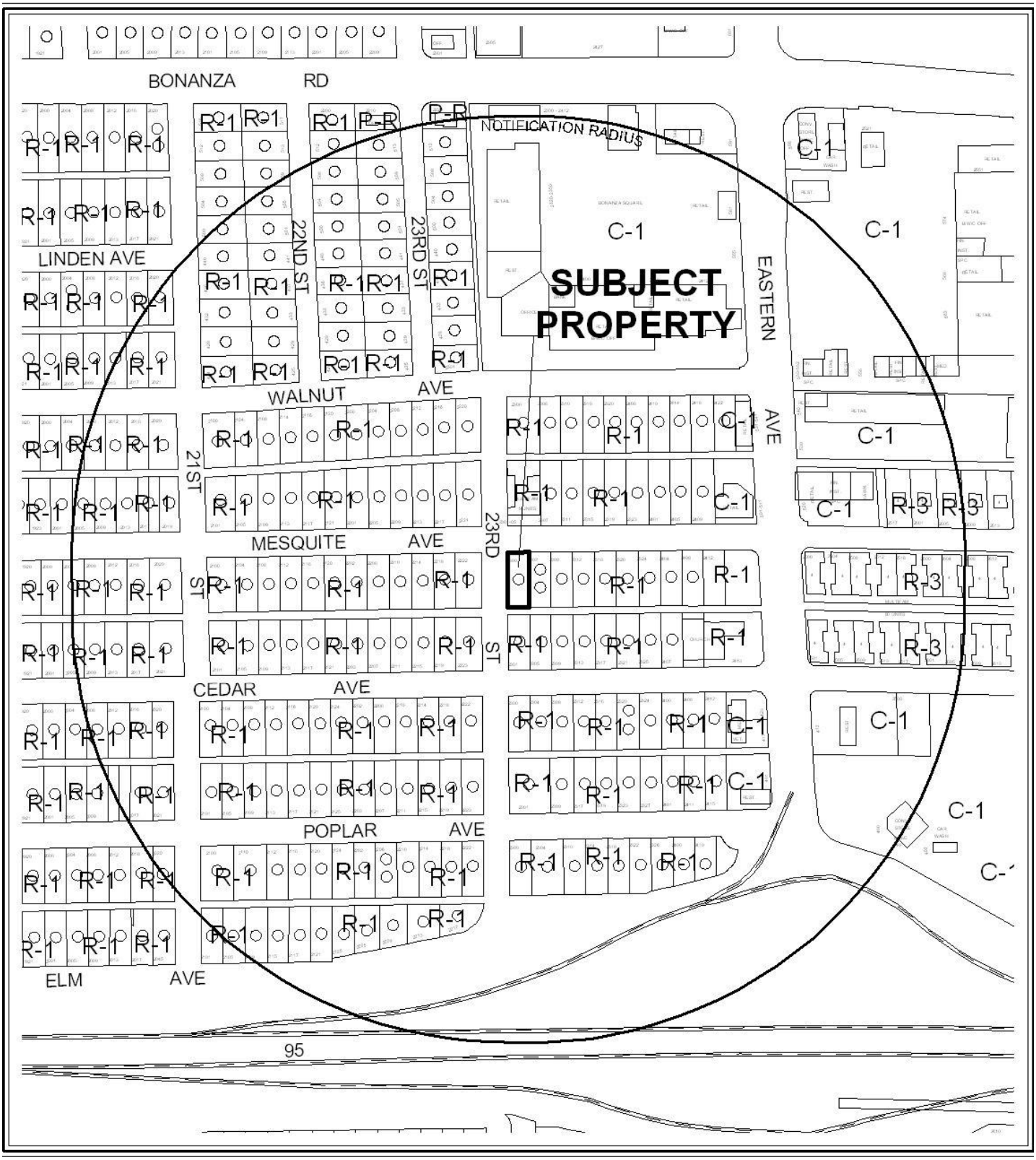
SUBJECT:
VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WISEMAN LIVING TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED CARPORT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

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 DENIAL.

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



CASE: VAR-43956

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600 Feet

N



0 300 600 Feet

CASE: VAR-43956

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

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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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

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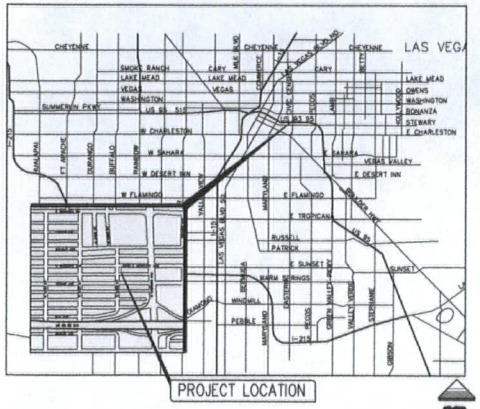
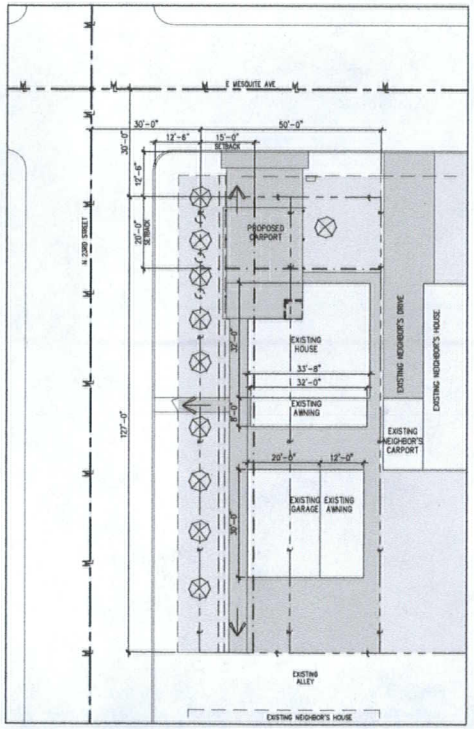
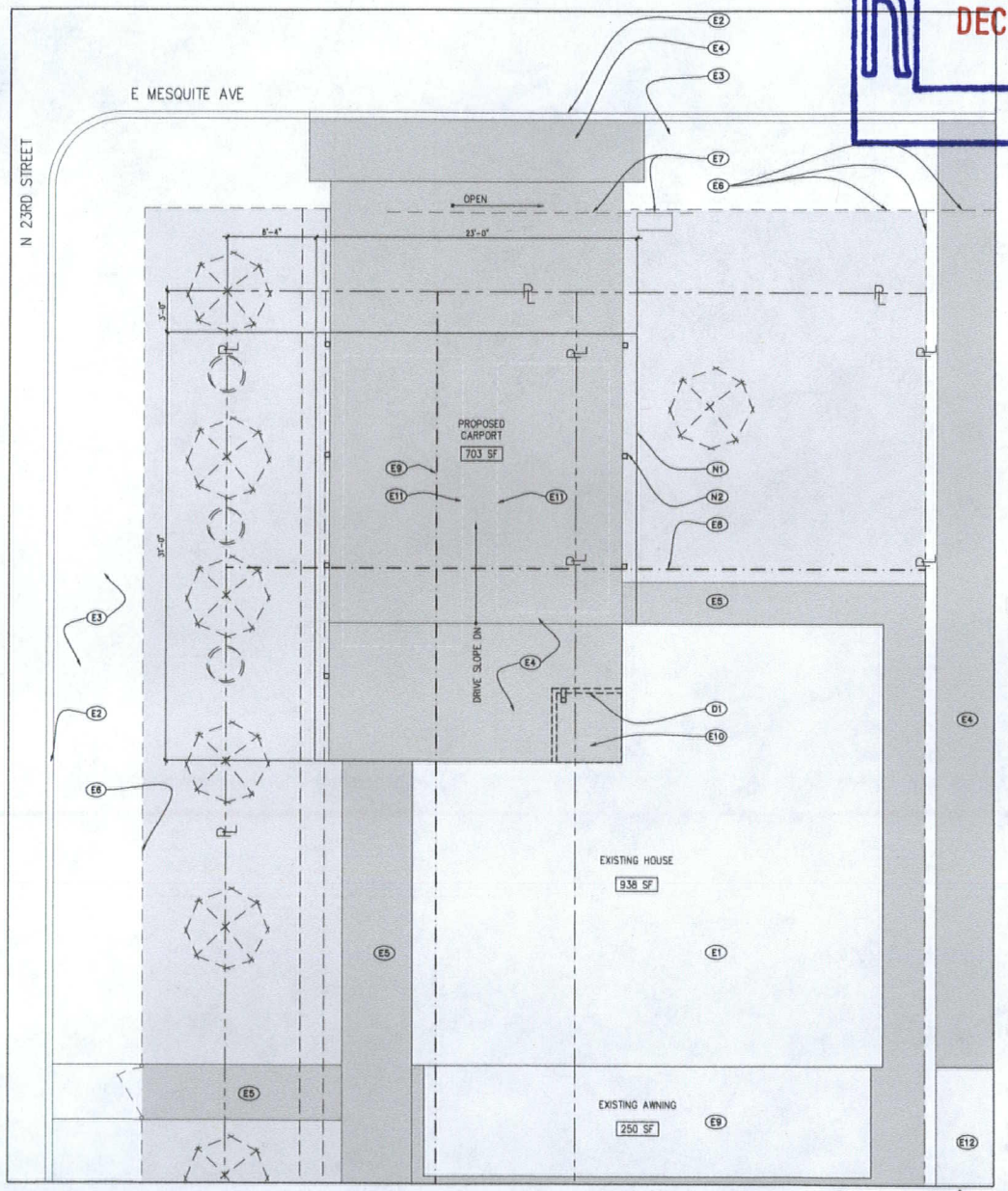


VICNITY MAP



SITE PLAN

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



ENLARGED PLAN

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

keynotes:

- E1 EXISTING HOUSE
- E2 EXISTING CURB
- E3 UNDEVELOPED SIDEWALK (FUTURE, BY CLV)
- E4 EXISTING DRIVEWAY
- E5 EXISTING SIDEWALK
- E6 EXISTING FENCE
- E7 EXISTING GATE & GATE CONTROLLER
- E8 20' SETBACK LINE
- E9 15' SETBACK LINE
- E10 EXISTING CONCRETE STEP
- E11 CAR
- E12 EXISTING NEIGHBOR'S HOUSE
- D1 DEMO EXISTING ENTRY ROOF, COLUMN, DOWNSPOUT, & GUTTER
- N1 PROPOSED CARPORT ROOF
- N2 PROPOSED STEEL COLUMN, TYP

legend:

- EXISTING RESIDENTIAL BUILDING
- EXISTING LANDSCAPING
- EXISTING SIDEWALK/DRIVE
- ℄ – EXITING PROPERTY LINE
- EXISTING FENCE
- ℳ – MONUMENT LINE
- SETBACK LINE
- EXISTING TREE
- EXISTING SHRUB

VAR-42956
REVISED

brazen architecture INC
LAS VEGAS | NEVADA
702.275.9503
be-bold@brazenarchitecture.com

general notes:

consultant | general:

seal:

as instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated, and are the sole property and copyright of brazen architecture inc. any duplication is prohibited without express agreement of brazen architecture inc. (c)

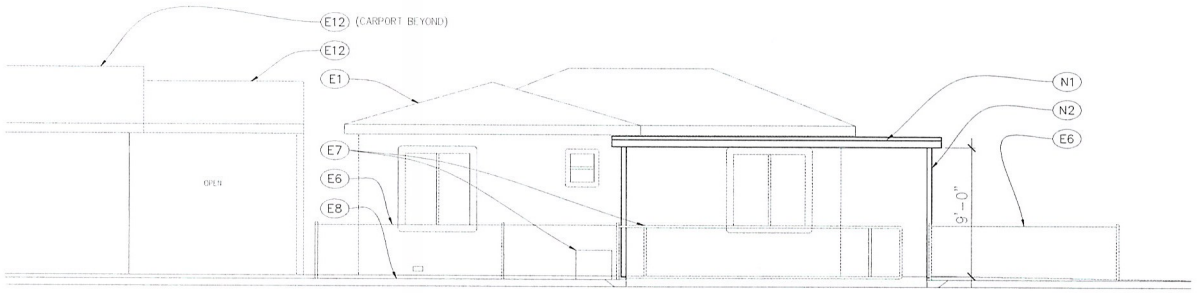
project:
CARPORT ADDITION
2300 E MESQUITE AVE
LAS VEGAS, NV 89101

revisions:
12.05.11 ADD AREA INFO

drawing title:
SITE PLAN &
ENLARGED SITE PLAN

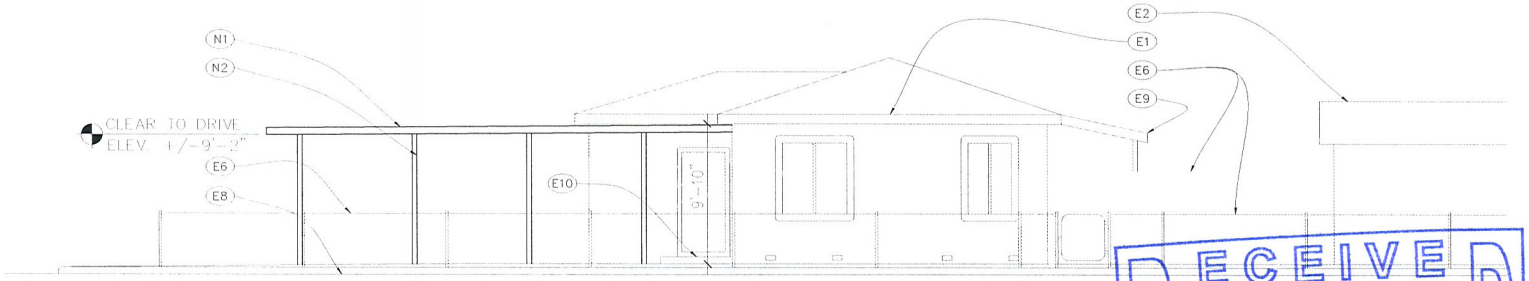
project #: 103.WIS
date: 2011.12.05
drawn: checked:

drawing #: A0.00



NORTH (FRONT) ELEVATION

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



WEST (SIDE) ELEVATION

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

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City of Las Vegas
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 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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NOV 22 2011
City of Las Vegas
Department of Planning

VAR-43956

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**

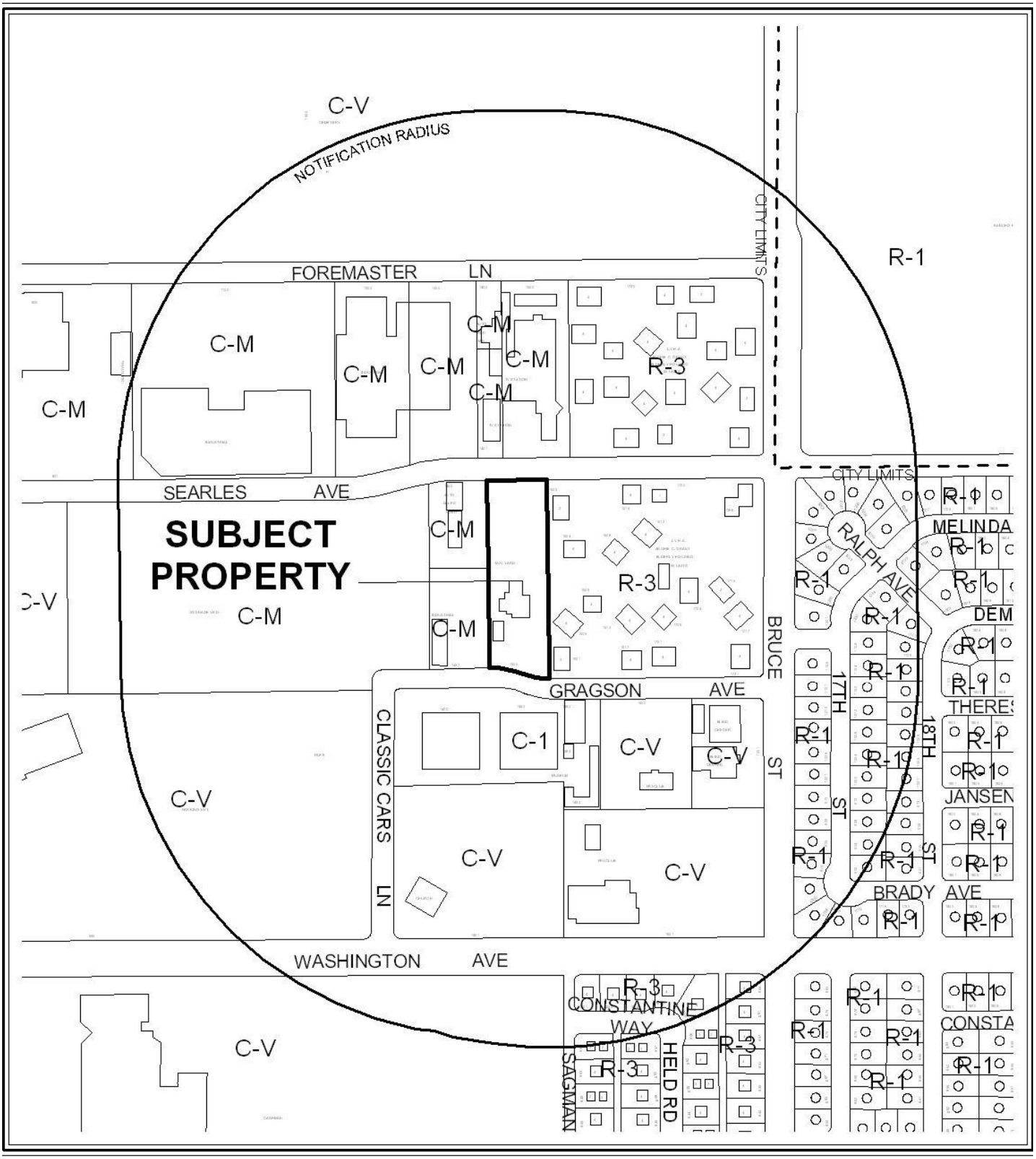
SUBJECT:
VAR-43989 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW 113 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone,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

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 DENIAL.

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



0 300 600 Feet

CASE: **VAR-43989 & SUP-43990**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



0 300 600 Feet

CASE: VAR-43989 & SUP-43990

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

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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NOV 23 2011
City of Las Vegas

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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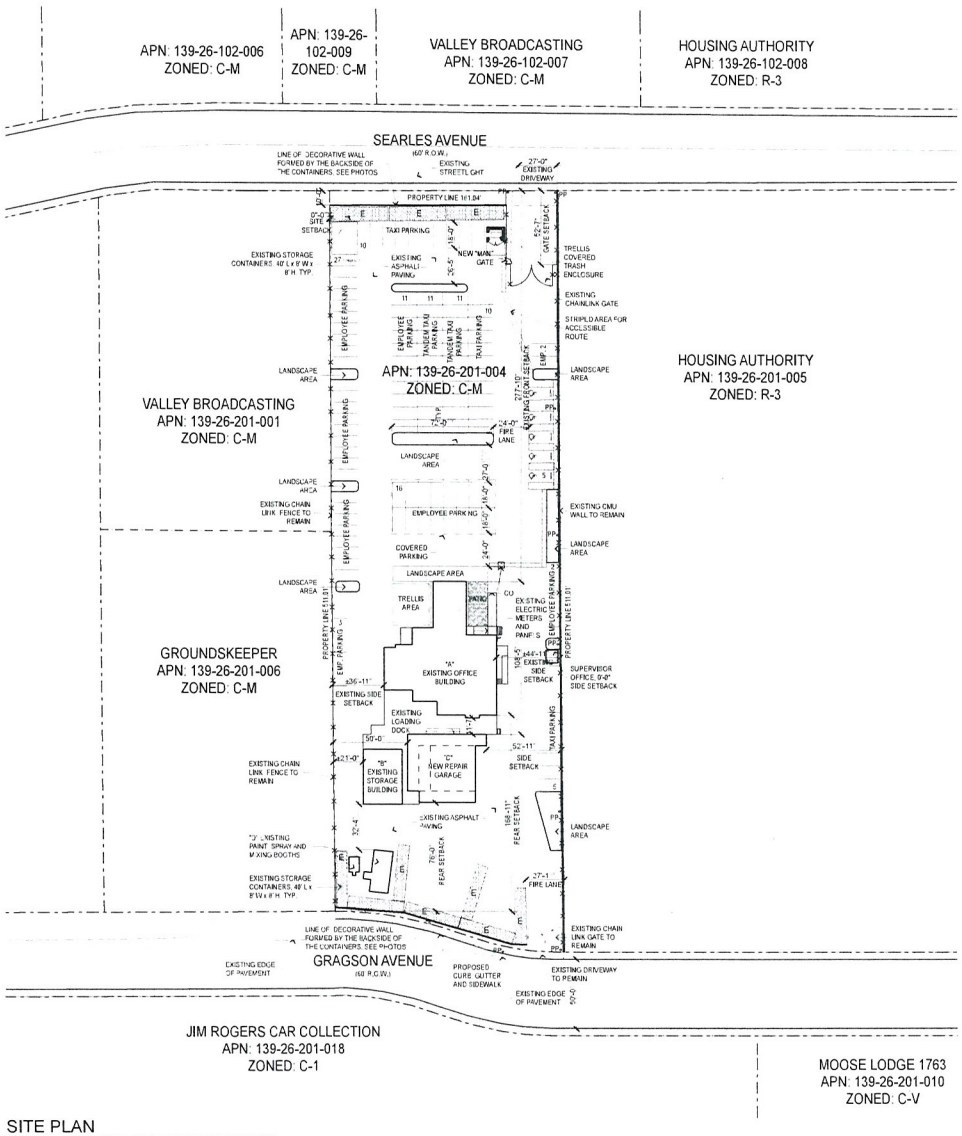
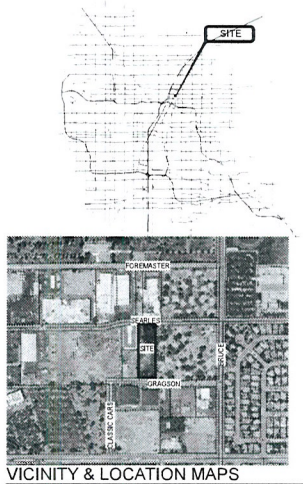
City of Las Vegas

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



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 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

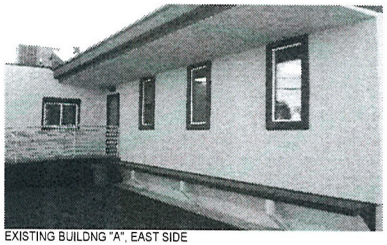
City of Las Vegas Site Development Review Submittal 11.23.11

VAR-43989
SUP-43990

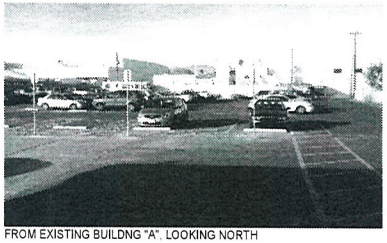
SITE PLAN AND PROJECT DATA

AS100

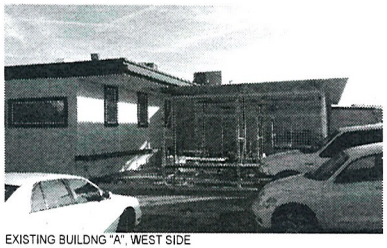
09.065 A Cab Taxi Company



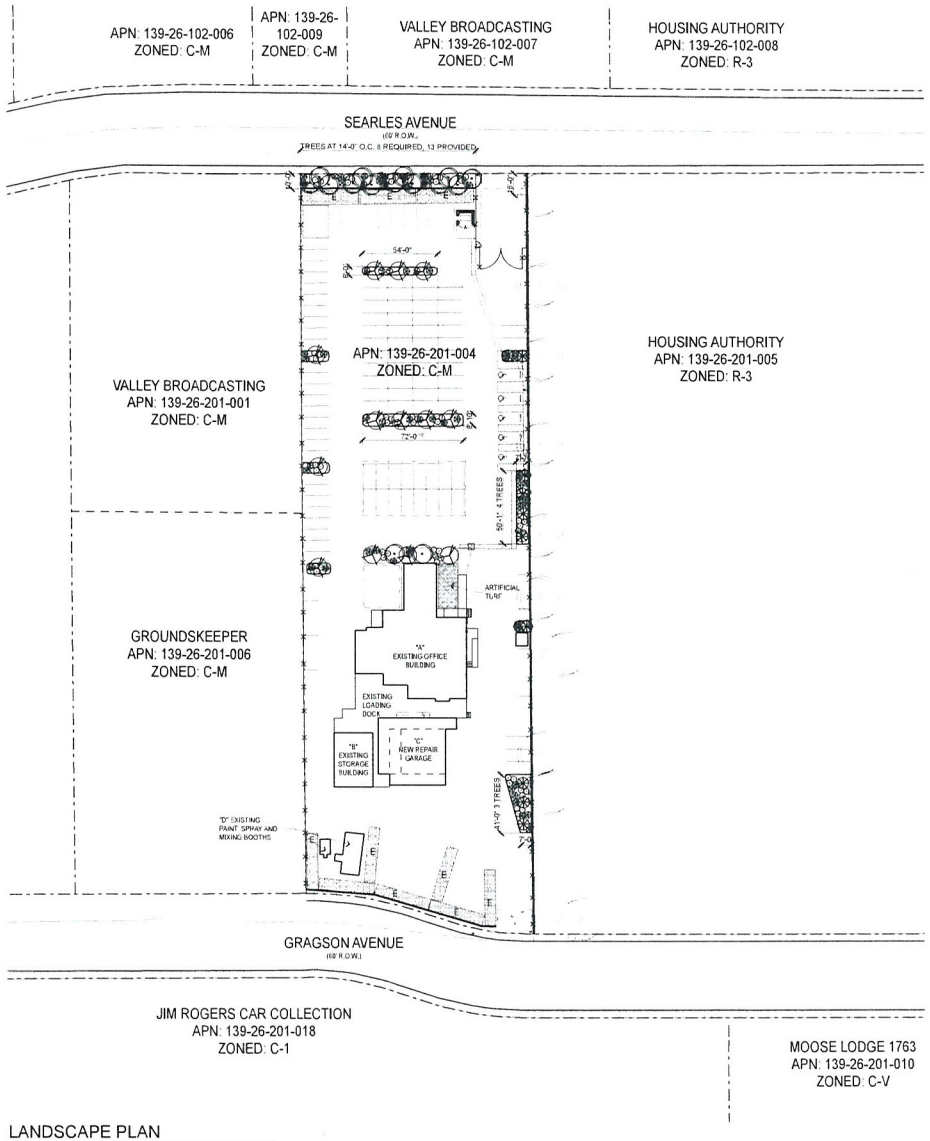
EXISTING BUILDNG "A", EAST SIDE



FROM EXISTING BUILDNG "A", LOOKING NORTH

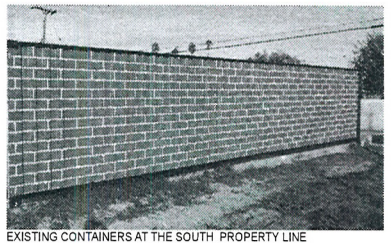


EXISTING BUILDNG "A", WEST SIDE

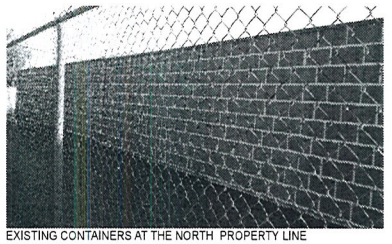


LANDSCAPE PLAN

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

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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

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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.: **34.**

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 PUBLIC STREETS WHERE EIGHT-FOOT TALL SCREENING IS REQUIRED at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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 DENIAL.

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

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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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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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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**

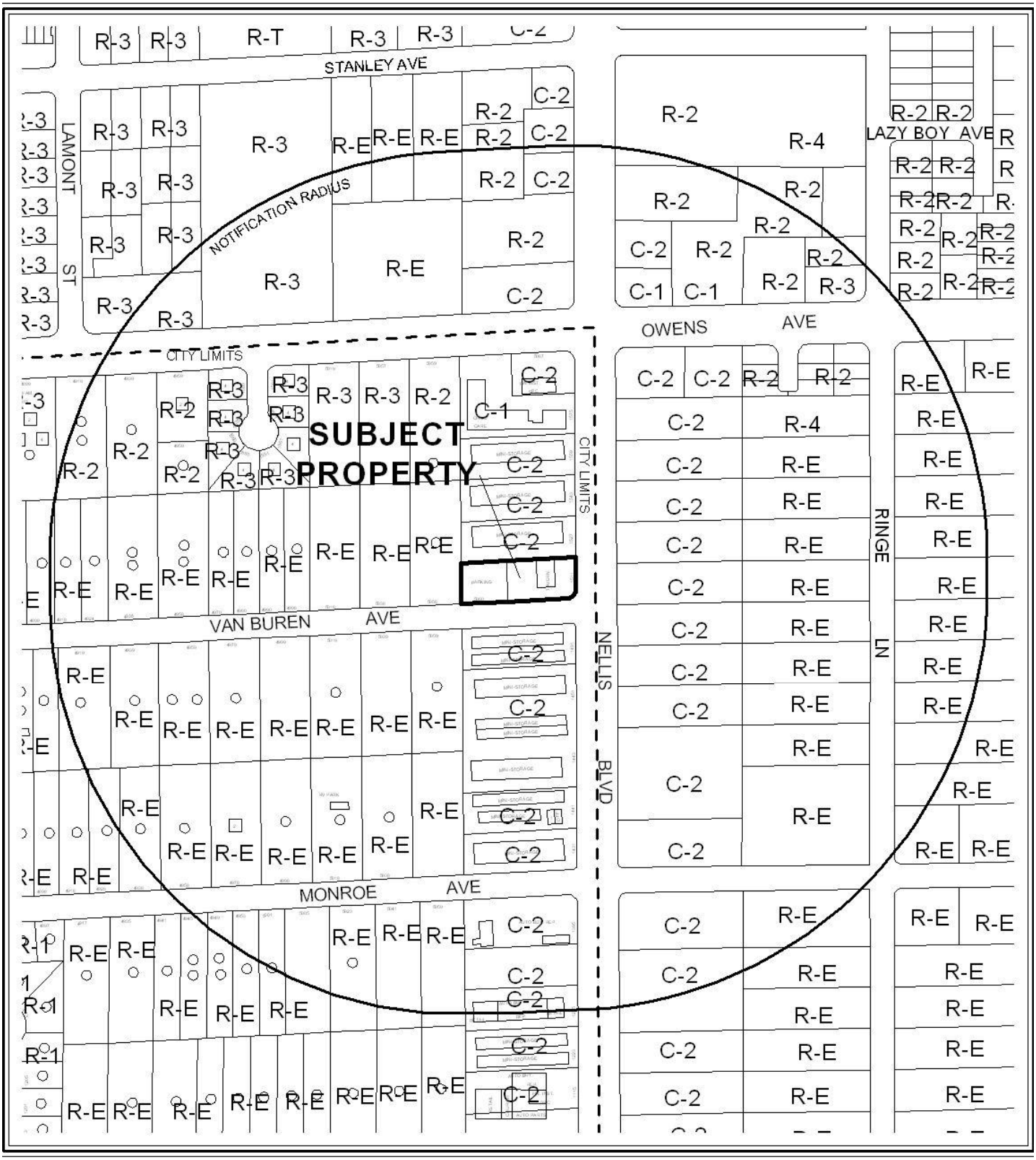
SUBJECT:
VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING LEGALLY NONCONFORMING BUILDING on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **VAR-43994 & SDR-43995**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-43994 & SDR-43995**

RADIUS: 1000 FEET

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

N

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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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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, 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: 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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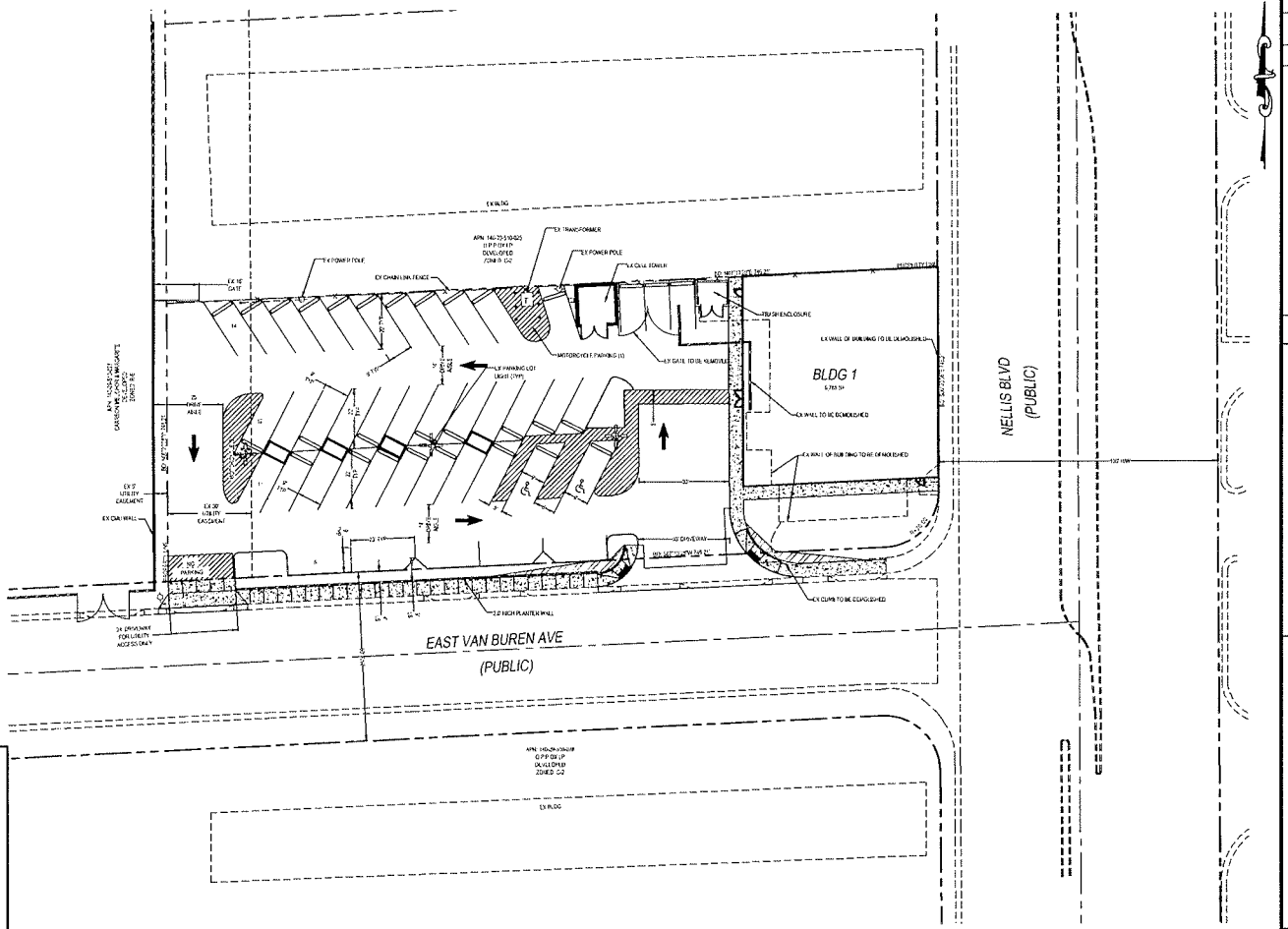
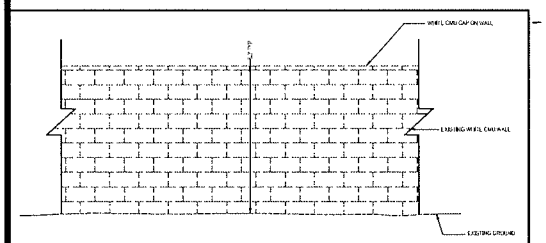
City of Las Vegas

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



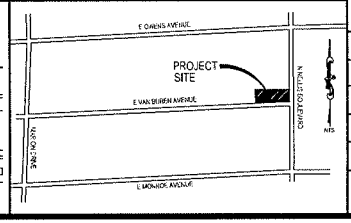


DETAIL A - EXISTING BLOCK WALL ALONG ADJACENT PROPERTY TO THE WEST

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

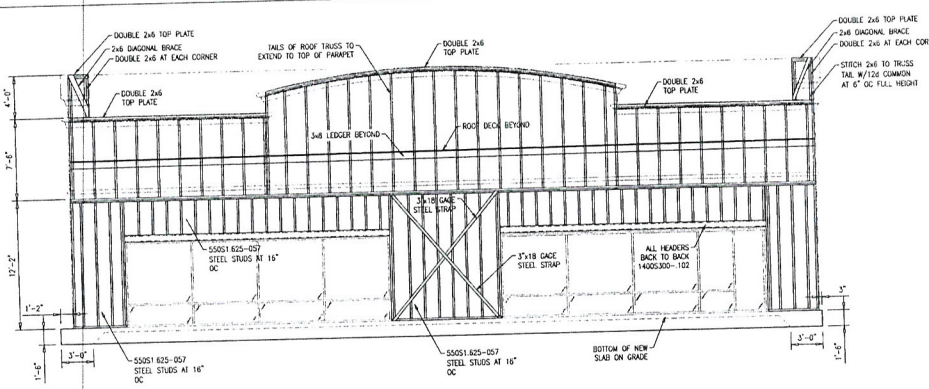
ENGINEER'S SEAL

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

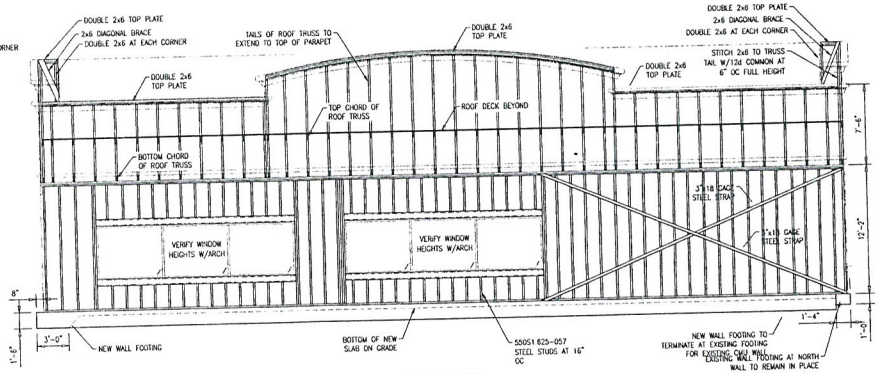
VAR-43994

City of Las Vegas SDR-43995

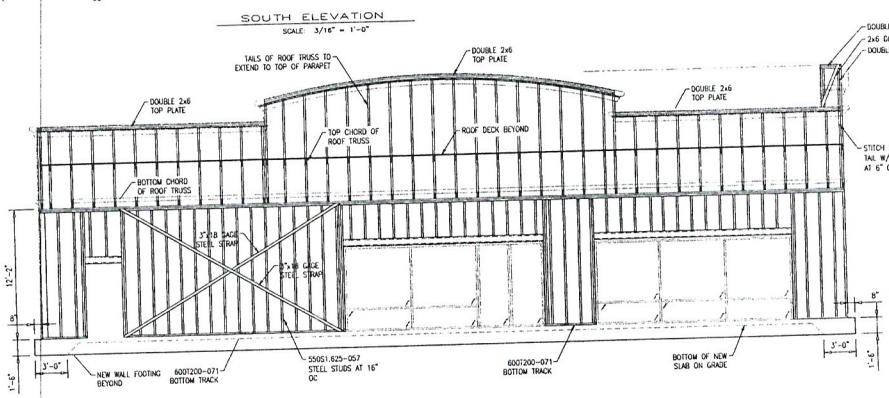
FILE NAME: EP.DWG



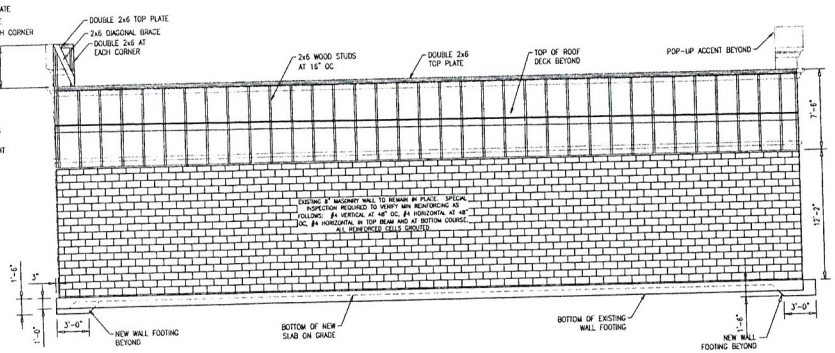
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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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City of Las Vegas

VAR-43994

SDR-43995

REV	DATE	BY	DESCRIPTION

MARK E. WILLIAMS
No. 13877
CIVIL
STRUCTURAL
10-14-2011

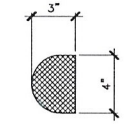
SKY STRUCTURES, LLC
3243 East Warm Springs
Las Vegas, Nevada 89120
Ph 702-434-1900
Fax 702-434-1901

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:

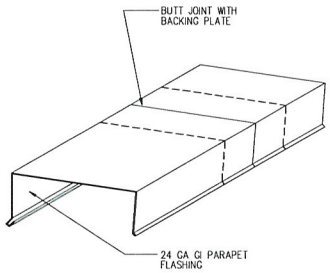
FILE:	Kalb/Dotty Nellis
ACAD FILE:	
DESIGNED:	mew
CHECKED:	mew
DRAWN:	mew
DATE:	10/10/2011

S2

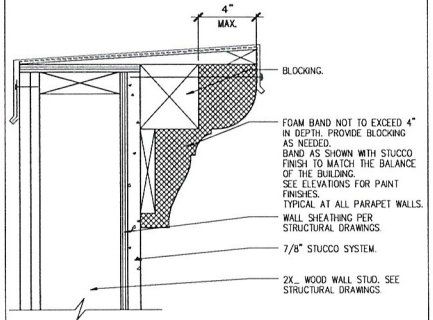


FOAM BAND NOT TO EXCEED 4" IN DEPTH.
BAND AS SHOWN WITH STUCCO FINISH TO MATCH THE BALANCE OF THE BUILDING.
TYPICAL TRIM BAND AROUND BUILDING.

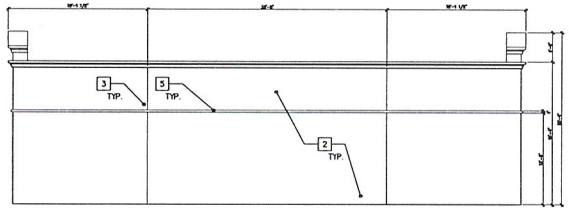
8 / T17.0 FOAM TRIM
SCALE: 3" = 1'-0"



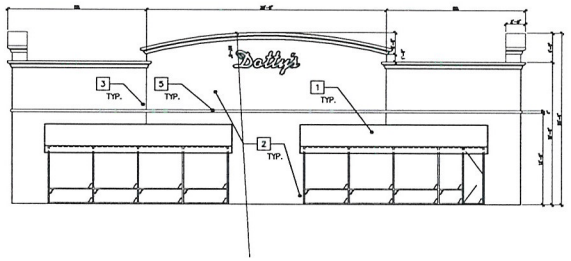
7 / T17.0 TYPICAL COPING DETAIL
SCALE: 3" = 1'-0"



6 / T17.0 PARAPET COPING
SCALE: 3" = 1'-0"



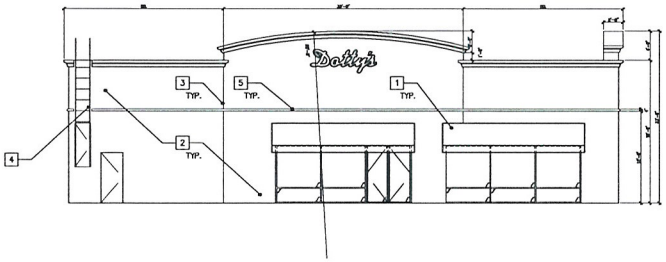
5 / T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/4" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG



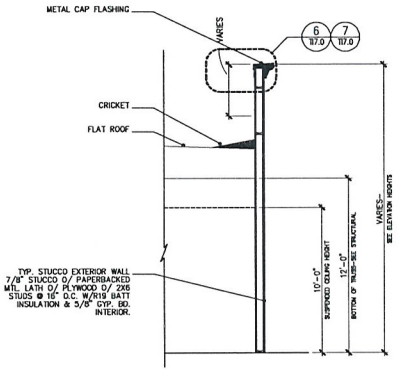
3 / T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG

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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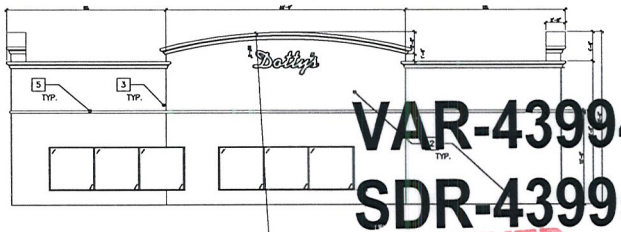

1 / T17.0 EXTERIOR ELEVATION – NELLIS BLVD.
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG

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SDR-43995
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City of Las Vegas

REVISIONS

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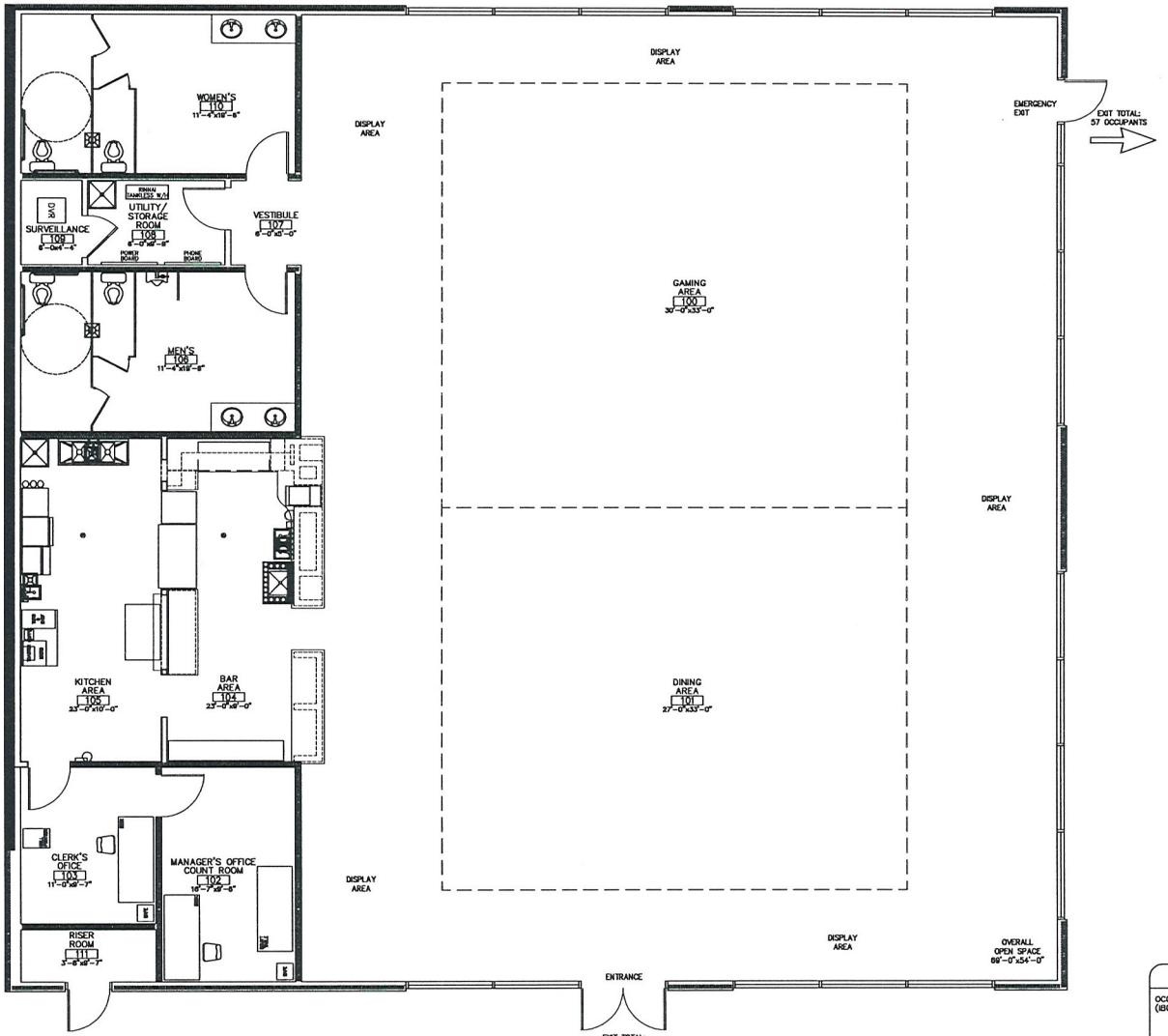
PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1811 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89115
APN: 140-08-810-008/140-08-810-007

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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OCCUPANCY

OCCUPANCY LOAD BREAKDOWN: (IBC TABLE 1004.1.1)	GAMING 1000 S.F./11 = 90 OCCUPANTS DINING 900 S.F./15 = 60 OCCUPANTS BAR/CLEANING AREA 478 S.F./200 = 3 OCCUPANTS OFFICES 243 S.F./100 = 3 OCCUPANTS SURVEILLANCE 26 S.F./100 = 1 OCCUPANTS ACCESSORY AREAS: RESTROOMS, UTILITY ROOM, VESTIBULE, STORAGE, 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.

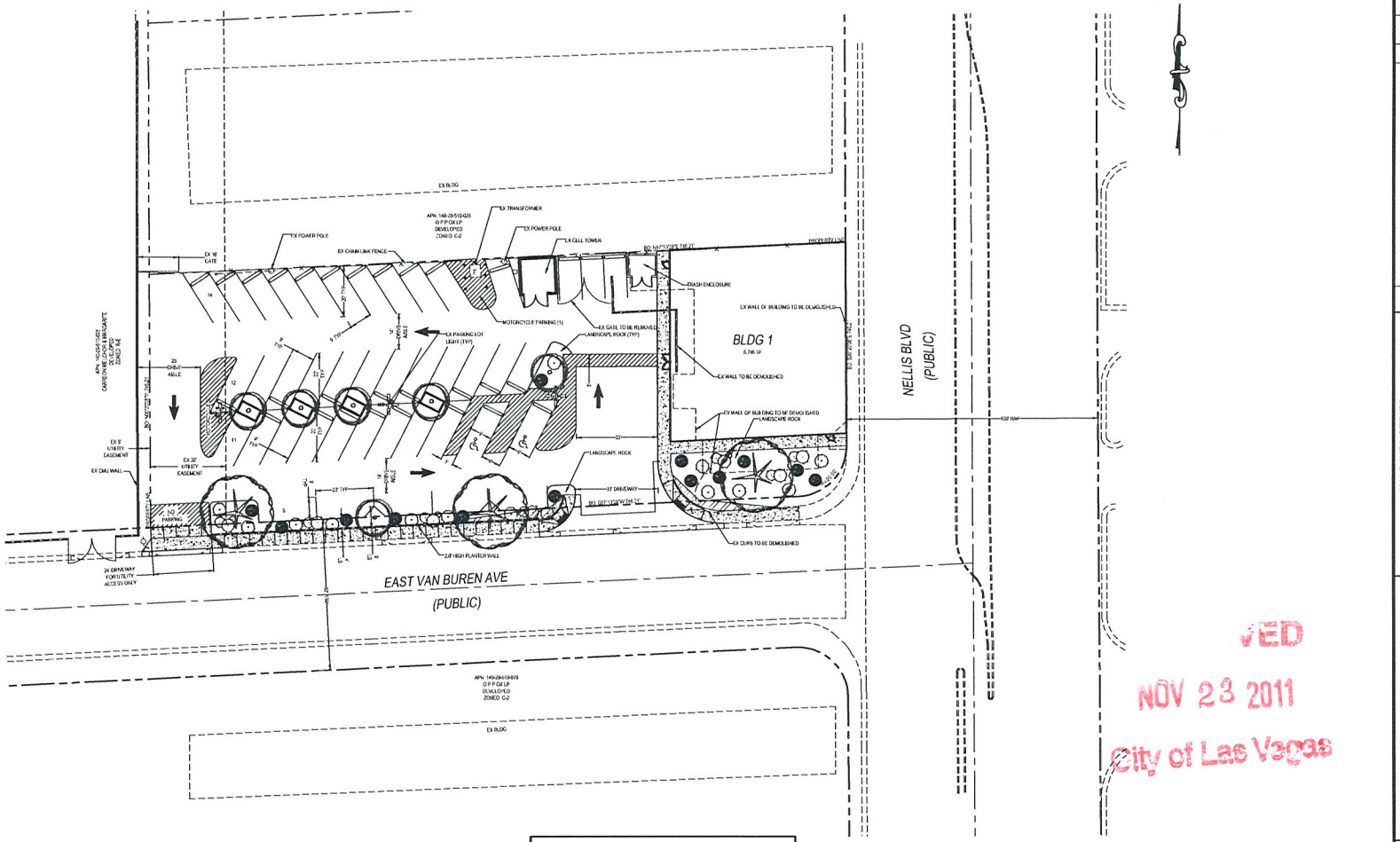
PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1911 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89115
APN - 140-28-810-028/140-28-810-027

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

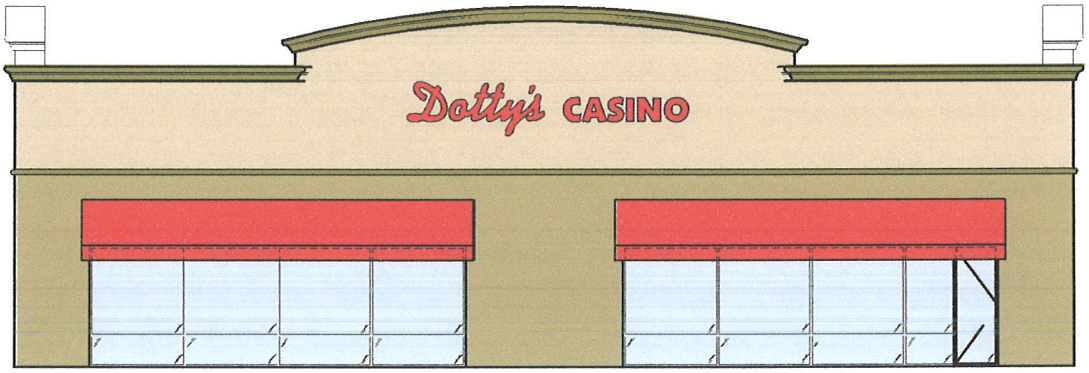
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15729
STATE OF NEVADA
PROFESSIONAL ENGINEER

ENGINEER'S SEAL

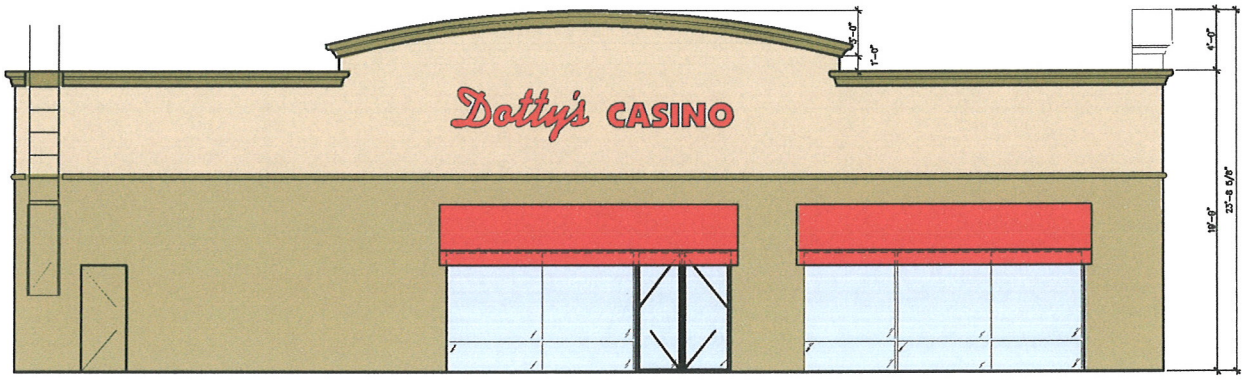
DATE:	10.14.11
SCALE:	1"=20'
JOB NO:	KLB-11-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	LS
SHEET:	1 OF 1

FILE NAME: LP.DWG

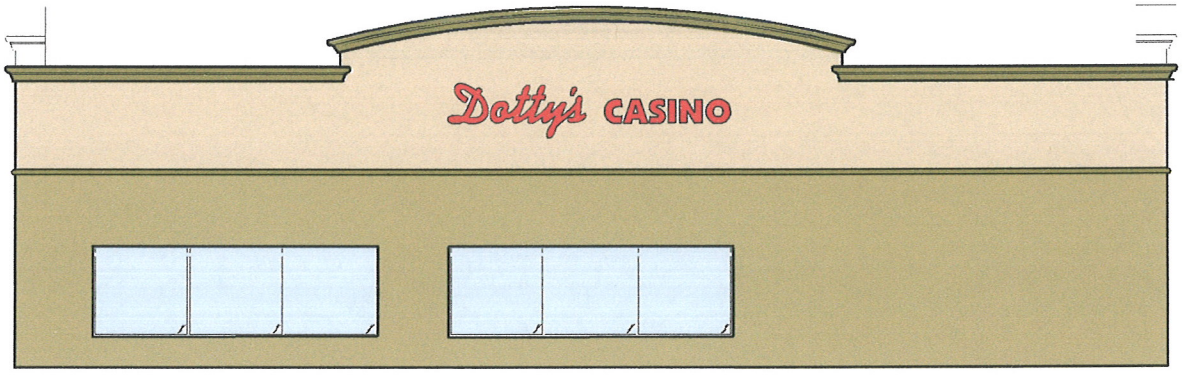
VAR-43994
SDR-43995



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.: **36.**

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 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

SDR 43995
Nevada Restaurant Services

NWC Nellis Boulevard & Van Buren Avenue

Proposed 5.785 thousand square foot high-turnover (sit-down) restaurant.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.785	127.15	736
AM Peak Hour			11.52	67
PM Peak Hour			10.92	63

(heaviest 60 minutes)

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	4.487	127.15	571
AM Peak Hour			11.52	52
PM Peak Hour			10.92	49

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	1.298	127.15	165
AM Peak Hour			11.52	15
PM Peak Hour			10.92	14

Existing traffic on all nearby streets:

Nellis Blvd.

Average Daily Traffic (ADT)	36,975
PM Peak Hour	2,958

(heaviest 60 minutes)

Owens Ave.

Average Daily Traffic (ADT)	11,950
PM Peak Hour	956

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Nellis Blvd.	51,800
Owens Ave.	34,500

This project is expected to add approximately 165 trips per day more than the previous use on Nellis Boulevard, Owens Avenue and Van Buren Avenue. Nellis is currently at about 71 percent of capacity and Owens is at about 35 percent of capacity. After this project is added, Nellis is expected to be at about 72 percent of capacity and Owens to remain at about 35 percent of capacity. Counts are not available for Van Buren Avenue, but it is believed to be under capacity.

Based on Peak Hour use, this development will add roughly 15 additional cars into the area, which works out to about one every four minutes.

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

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**

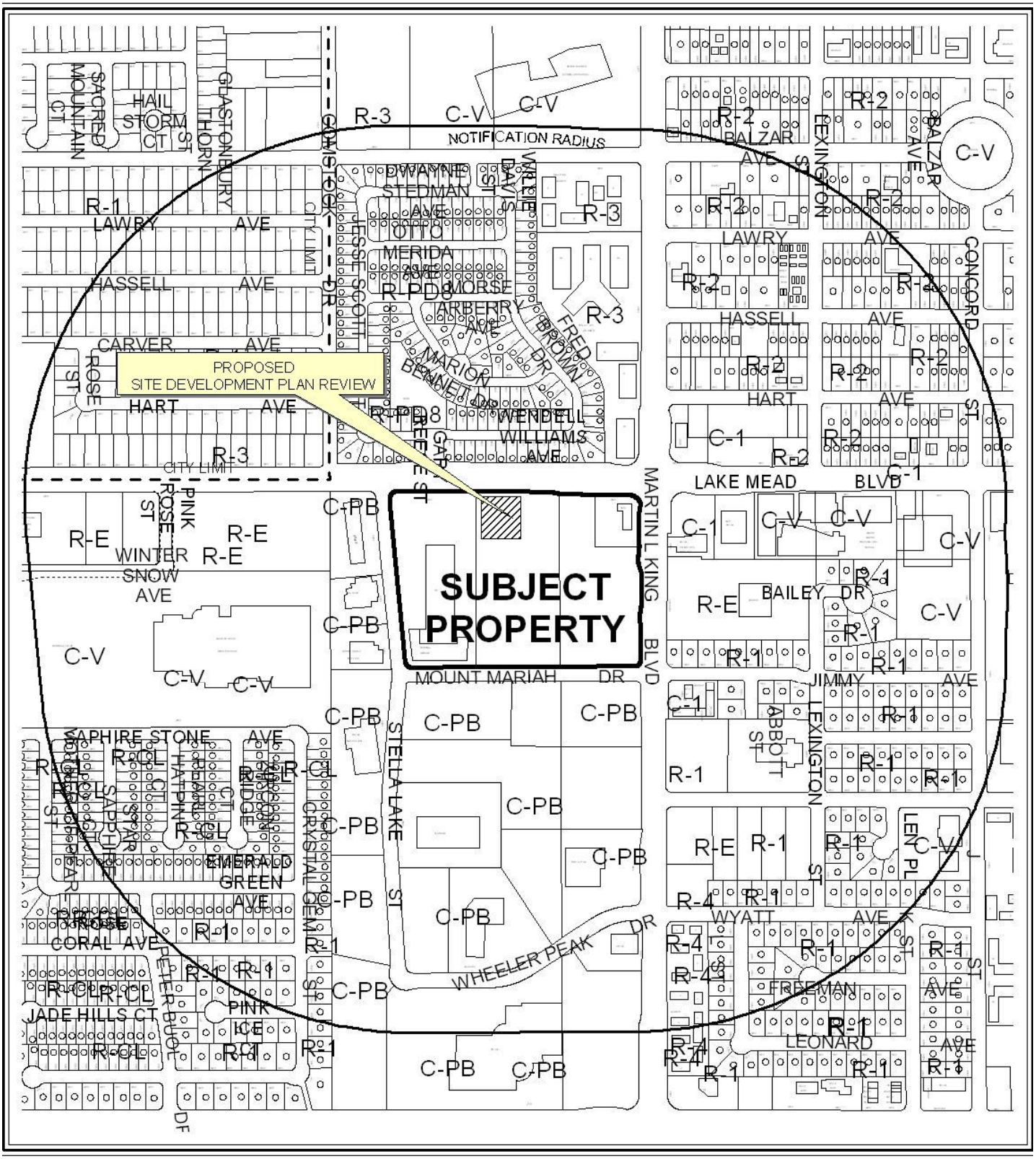
SUBJECT:
SUP-43927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 270 FEET FROM A SCHOOL AND 100 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

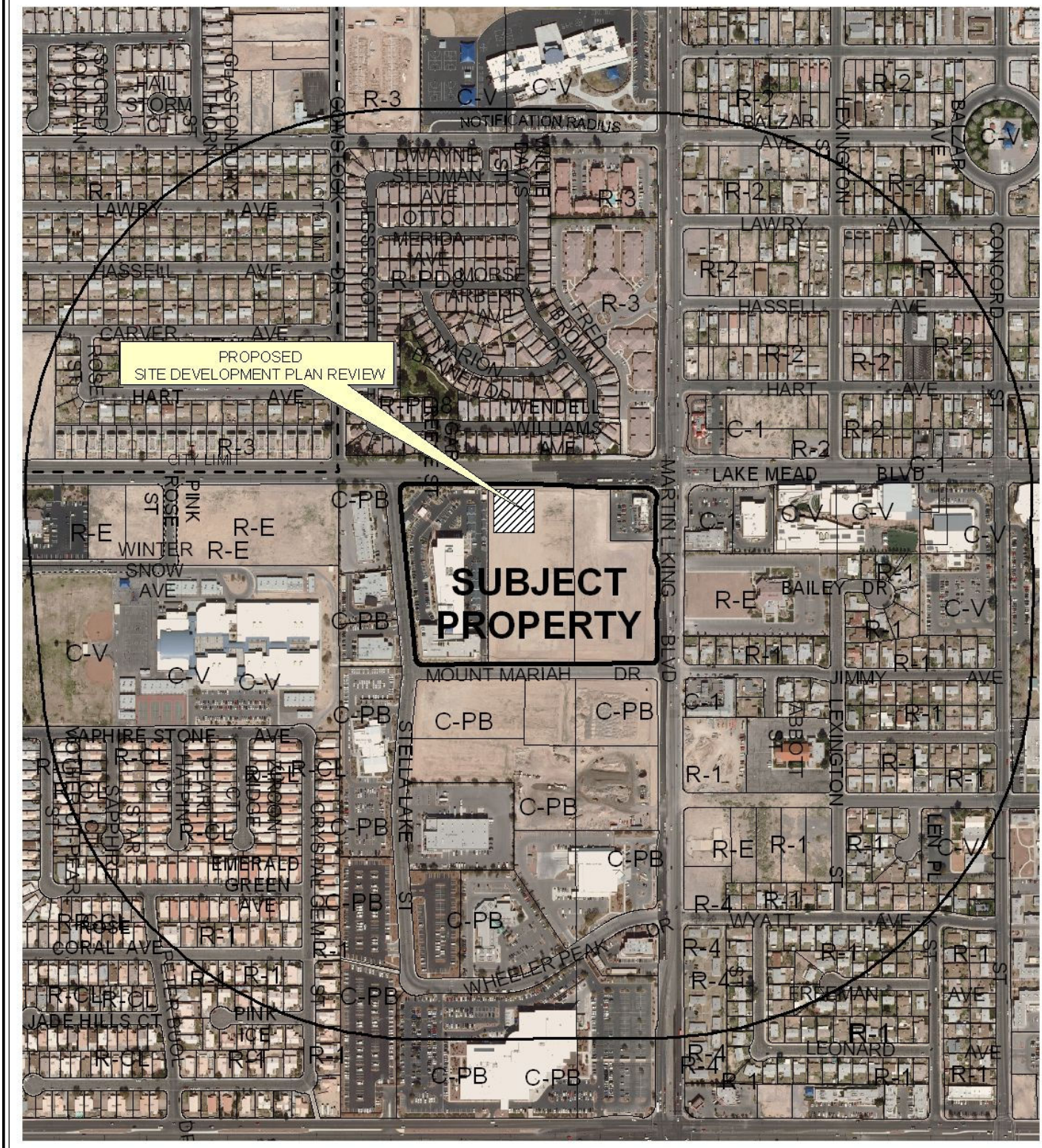
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-43927 and SDR-43929
2. Special Map
3. Conditions and Staff Report - SUP-43927 and SDR-43929
4. Supporting Documentation
5. Photos - SUP-43927 and SDR-43929
6. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
7. Justification Letter - SUP-43927 and SDR-43929



CASE: **SUP-43927 AND SDR-43929**

RADIUS: 1500 FEET

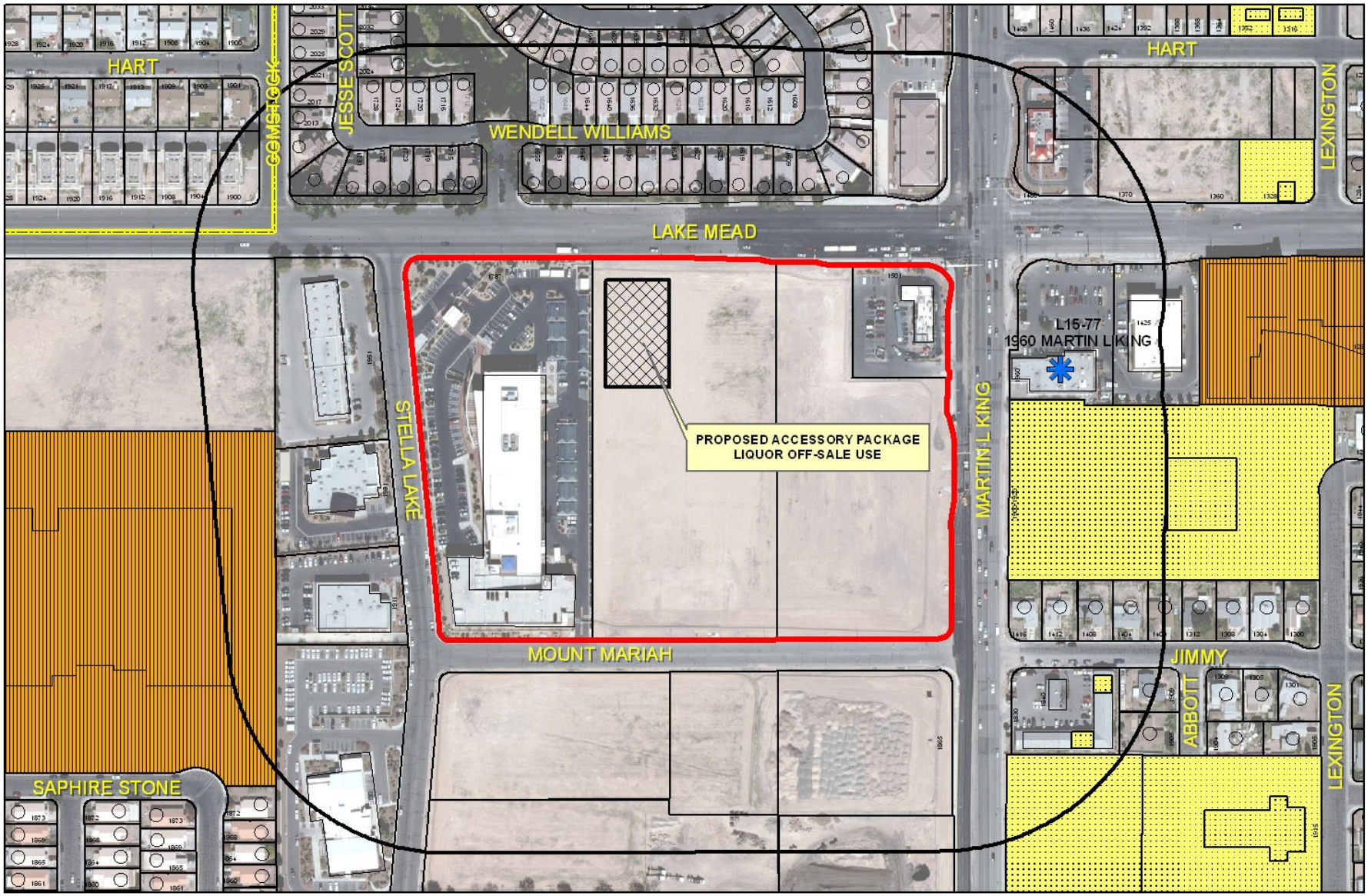
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-43927 AND SDR-43929**

RADIUS: 1500 FEET

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



SUP-43927

Package Liquor Sales

Business Licenses

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

N

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

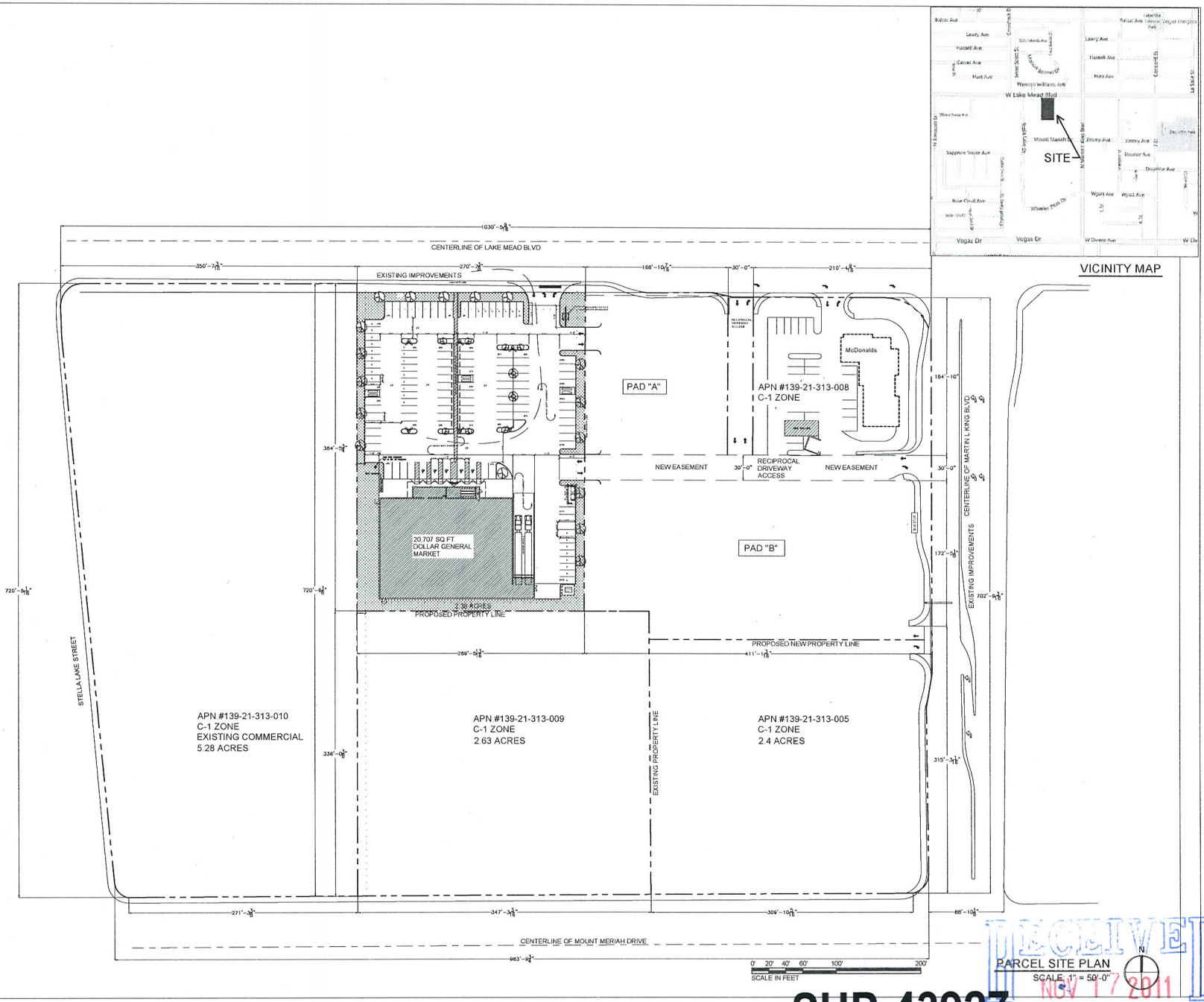
FOR DEPARTMENT USE ONLY

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

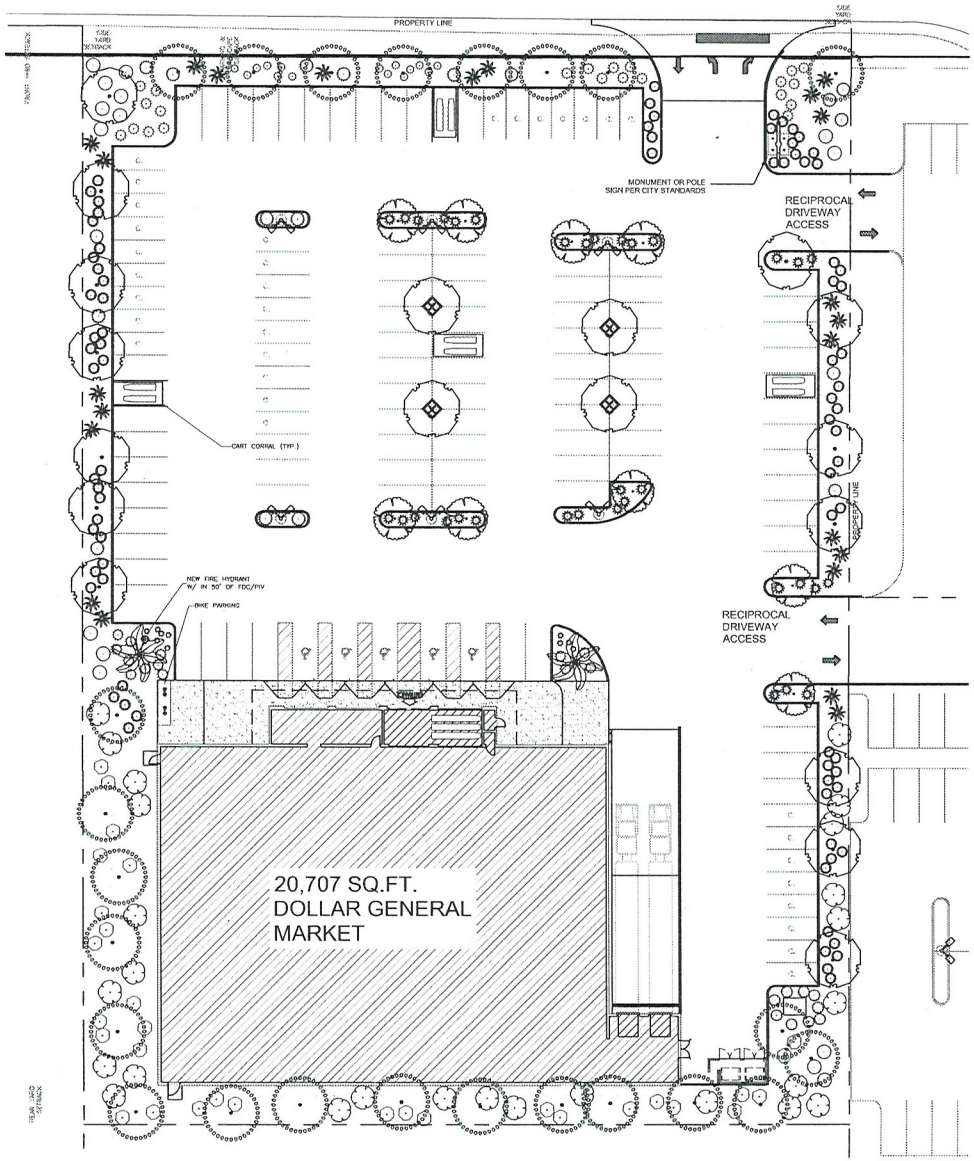
Project:
Dollar General
MLK BLVD. &
LAKE MEAD BLVD.
LAS VEGAS,
NEVADA 89106

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

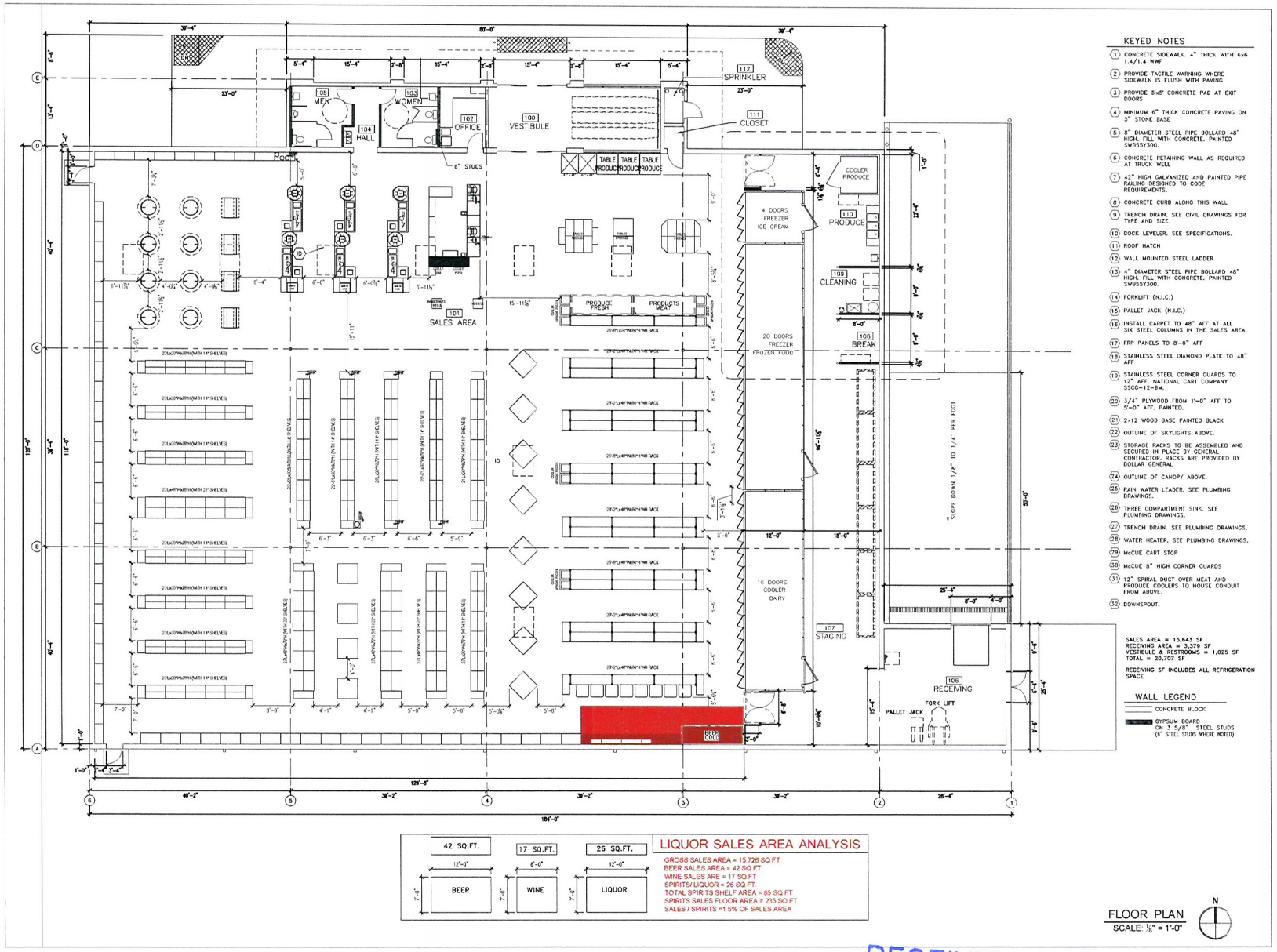
DATE:	08/31/11
SCALE:	1" = 20'
DRAWN BY:	Eric Gripp
SHEET NUMBER	

RECEIVED
NOV 1 / 2011

0 20 40 60 80 feet
1" = 20'

PL-1.1
of 1

SUP-43927
SDR-43929



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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

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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

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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.: **38.**

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 2.38 acres located on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

SDR 43929
Dynamic Development Company, LLC

SEC Martin L. King Boulevard & Lake Mead Boulevard

Proposed 20.7 thousand square foot supermarket.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	20.7	102.24	2,116
AM Peak Hour			3.25	67
PM Peak Hour			10.45	216

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Martin L. King Blvd.

Average Daily Traffic (ADT)	29,050
PM Peak Hour	2,324

(heaviest 60 minutes)

Lake Mead Blvd.

Average Daily Traffic (ADT)	17,813
PM Peak Hour	1,425

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Martin L. King Blvd.	51,800
Lake Mead Blvd.	51,800

This project will add approximately 2,116 trips per day on Martin L. King Boulevard and Lake Mead Boulevard. Martin L. King is currently at about 56 percent of capacity, and Lake Mead is at about 34 percent of capacity. After this project is added, Martin L. King is expected to be at about 60 percent of capacity and Lake Mead to be at about 38 percent of capacity.

Based on Peak Hour use, this development will add roughly 216 additional cars into the area, which works out to about seven every two minutes.

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

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**

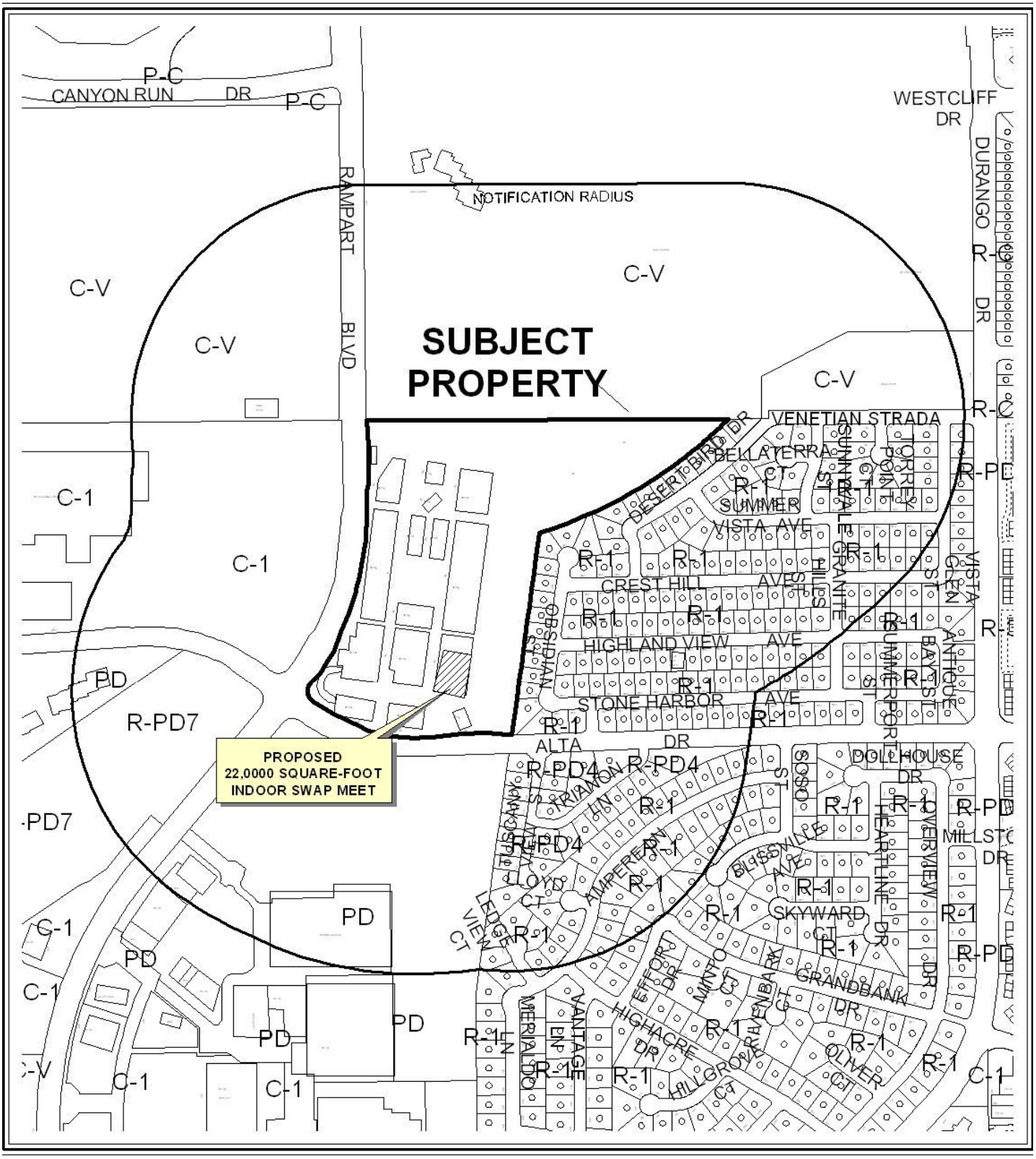
SUBJECT:
SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43957**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-43957**

RADIUS: 1000 FEET

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

N

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

RECEIVED
NOV 22 2011
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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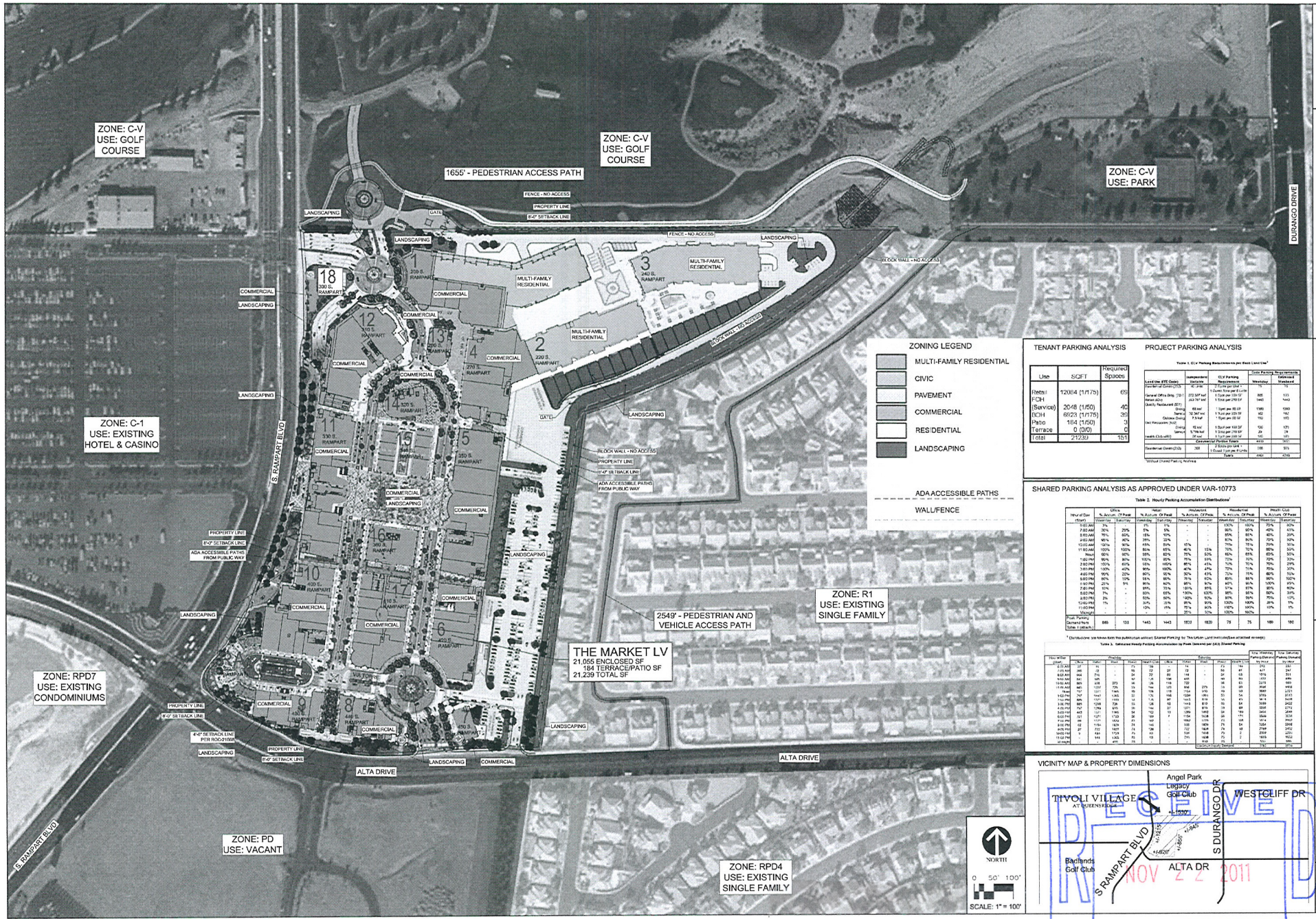
City of Las Vegas
Department of Planning

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

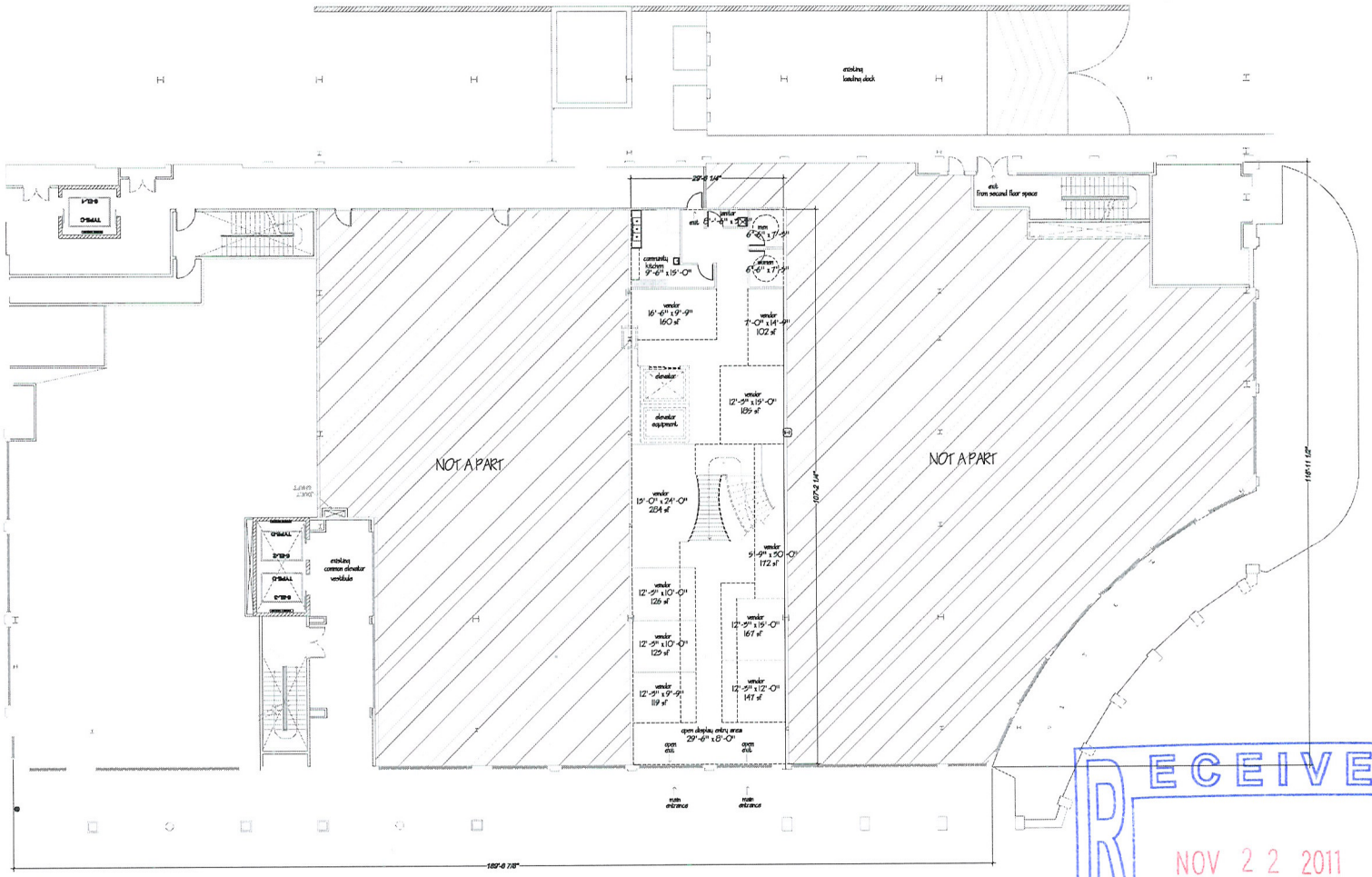
RETAIL	1585 SF
BACK AREA	1645 SF
SEATING AREA	N/A
PATIO SEATING	N/A
TERRACE SEATING	N/A
FIRST FLOOR SPACE TOTAL	3,230 SF

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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Department of Planning

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

Documents prepared by the designer are instruments of service for use solely with respect to this project. The designer shall retain all common law, statutory and other reserved rights, including copyright. The owner shall not reuse or permit the reuse of the designer's documents except by mutual agreement in writing.

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

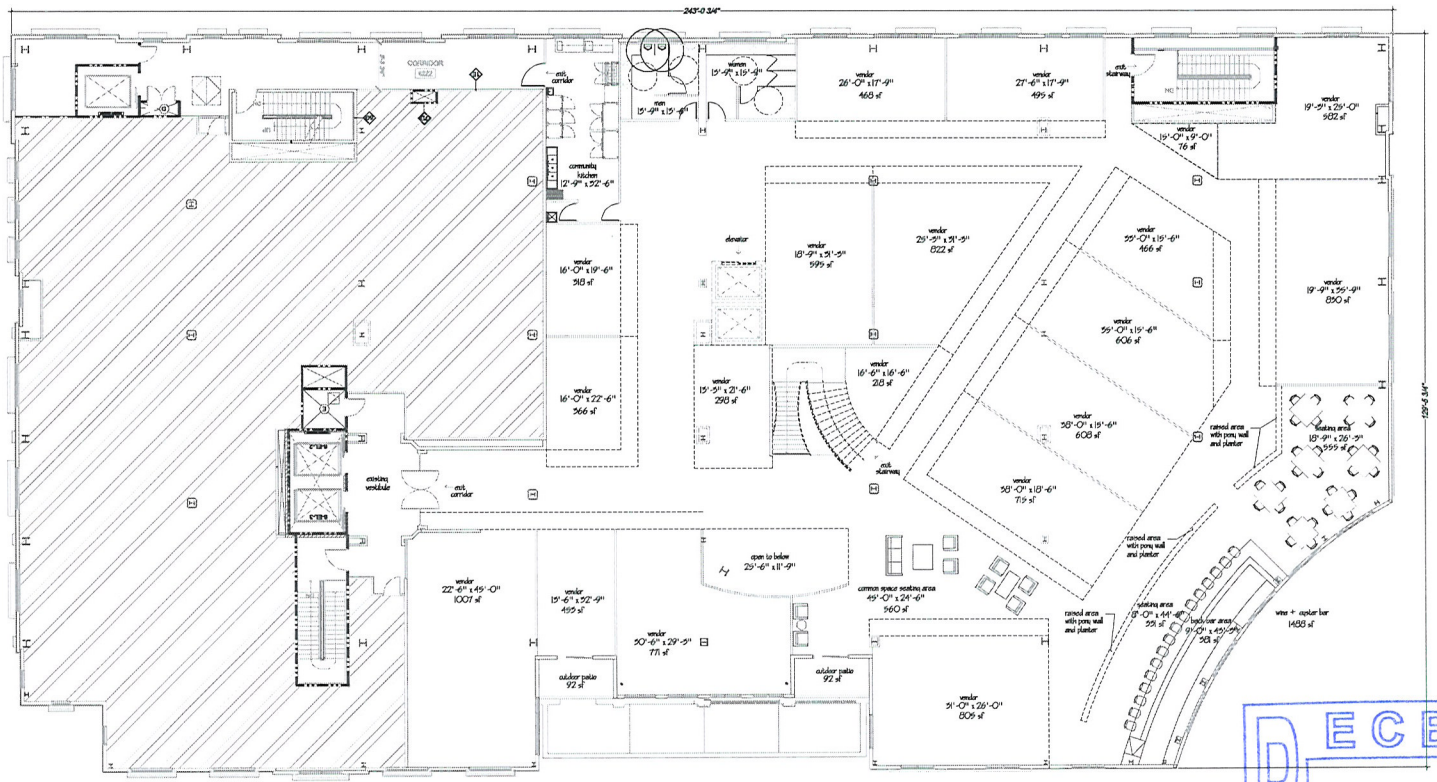
max. premises occupancy = first floor = 108, second floor = 377
TOTAL=485

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

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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

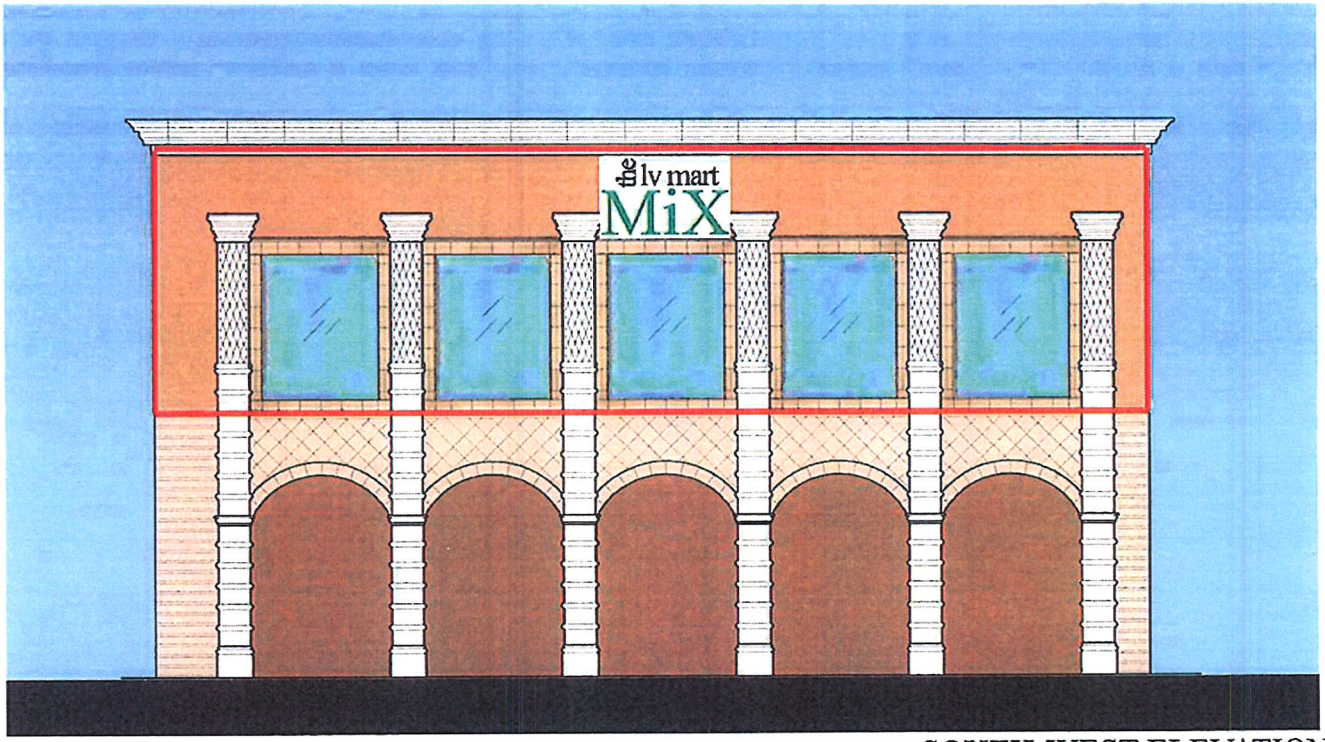
the MARKET LV

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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TIVOLI VILLAGE

SUP-43957

NOTE:
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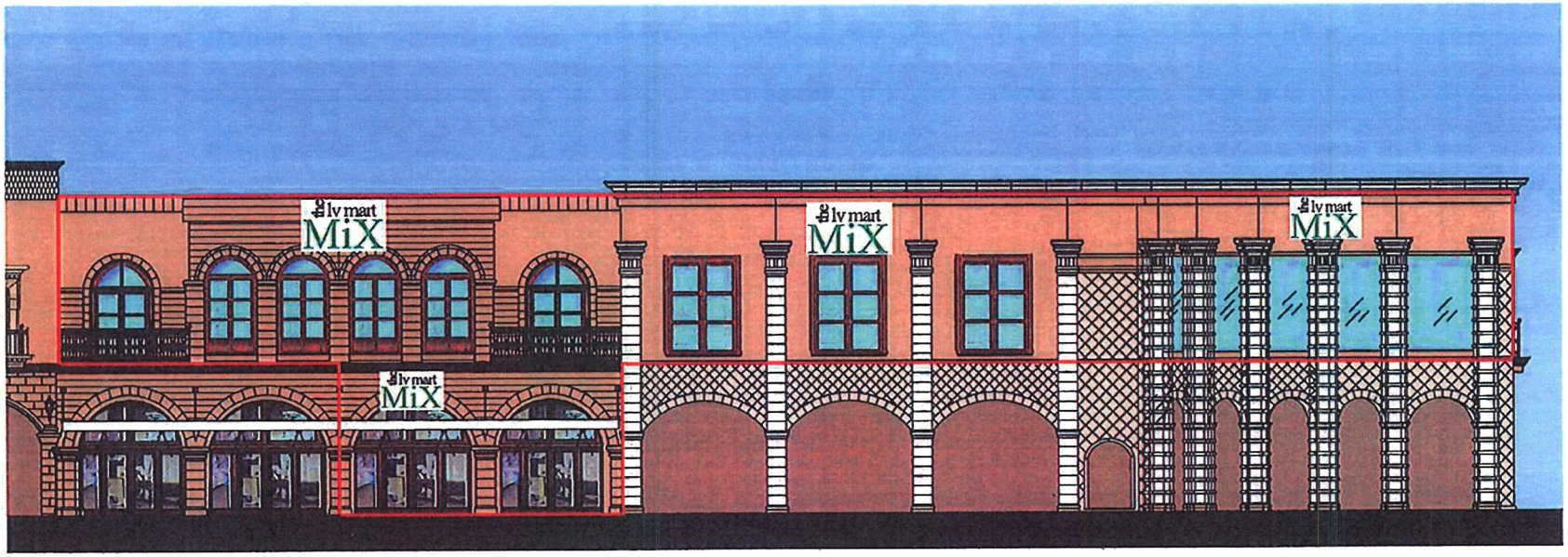

WEST ELEVATION

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TIVOLI
VILLAGE

SUP-43957

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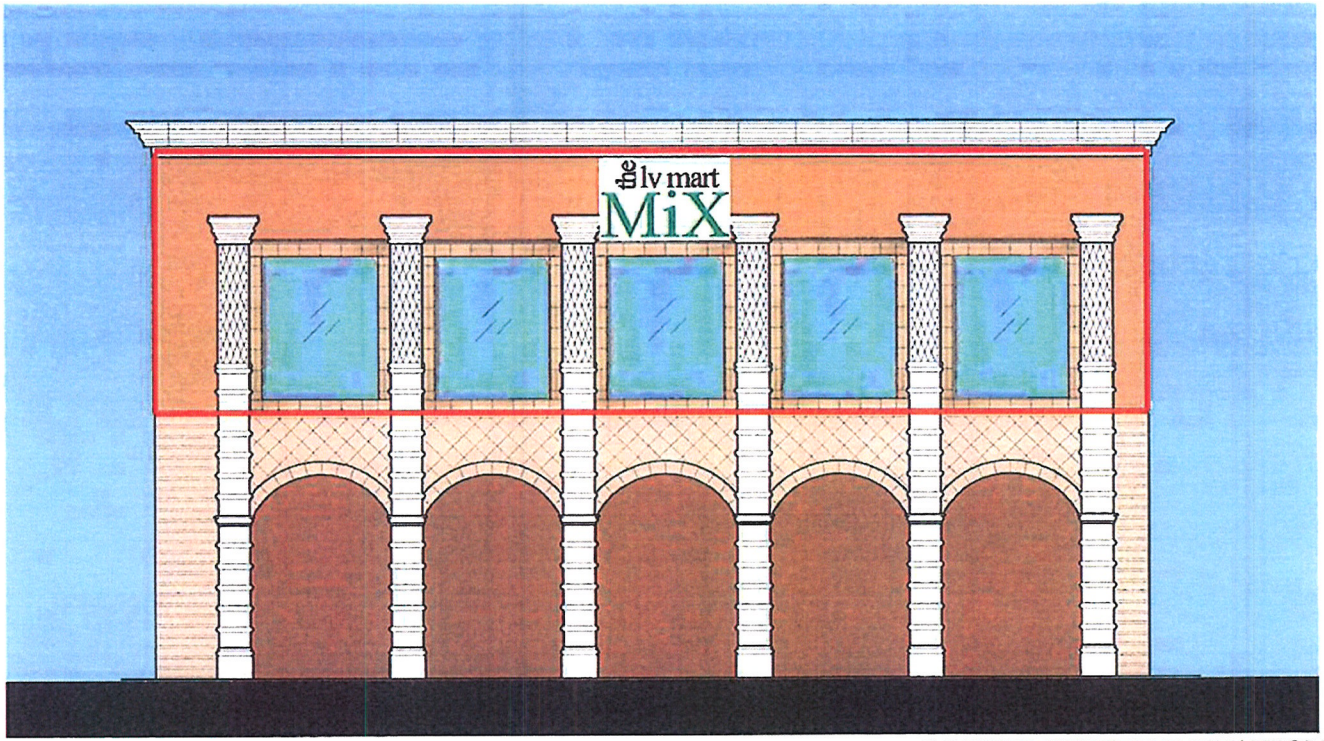

SOUTH-WEST ELEVATION

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Department of Planning

TIVOLI VILLAGE

SUP-43957

NOTE:
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TIVOLI
VILLAGE

SUP-43957



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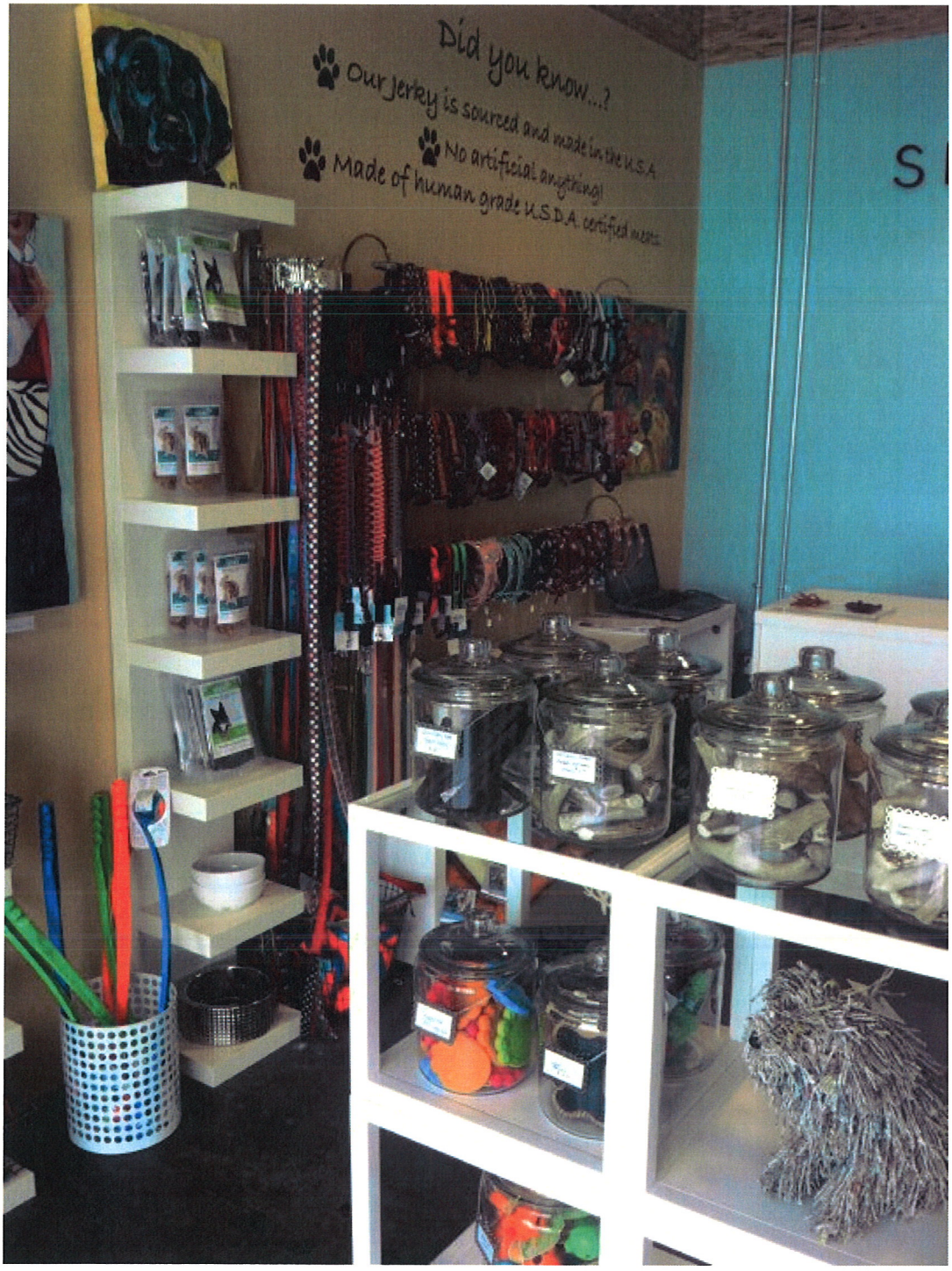
SUP-43957



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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

TELEPHONE (702) 384-5563
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.: **40.**

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

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

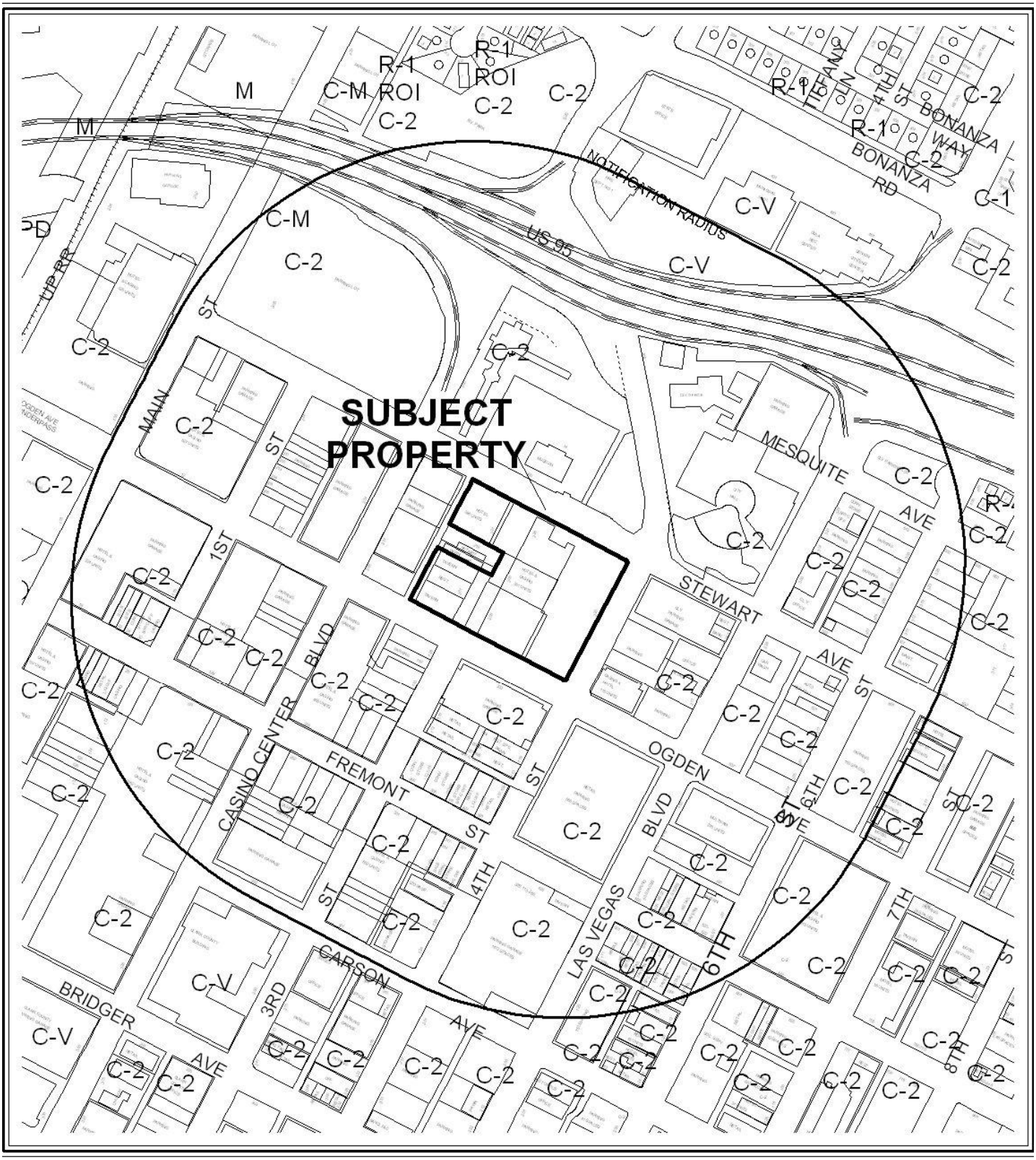
SUBJECT:
SUP-43968 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,780 SQUARE-FOOT EXPANSION OF AN EXISTING 21,720 SQUARE-FOOT GAMING ESTABLISHMENT, NON-RESTRICTED 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43968**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43968**

RADIUS: 1000 FEET

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

N

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

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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**

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

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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: 139-34-510-009, 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**

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: 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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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

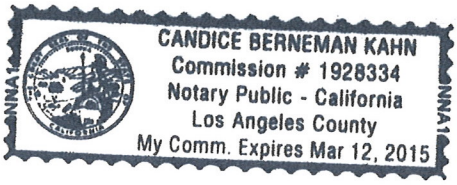
On November 17, 2011, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, 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



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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.

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

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

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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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E-mail Address BAaronson@cimgroup.com

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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* ____

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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

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Candice Berneman Kahn, Notary Public

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Los Angeles County
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DEPARTMENT OF PLANNING

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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) 139-34-514-007 **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

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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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 James F. Germain

Subscribed and sworn before me

This 22nd day of November, 20 11.

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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E-mail Address todd.kessler@rgglv.com

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Print Name Shaul Kuba, Vice President

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By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
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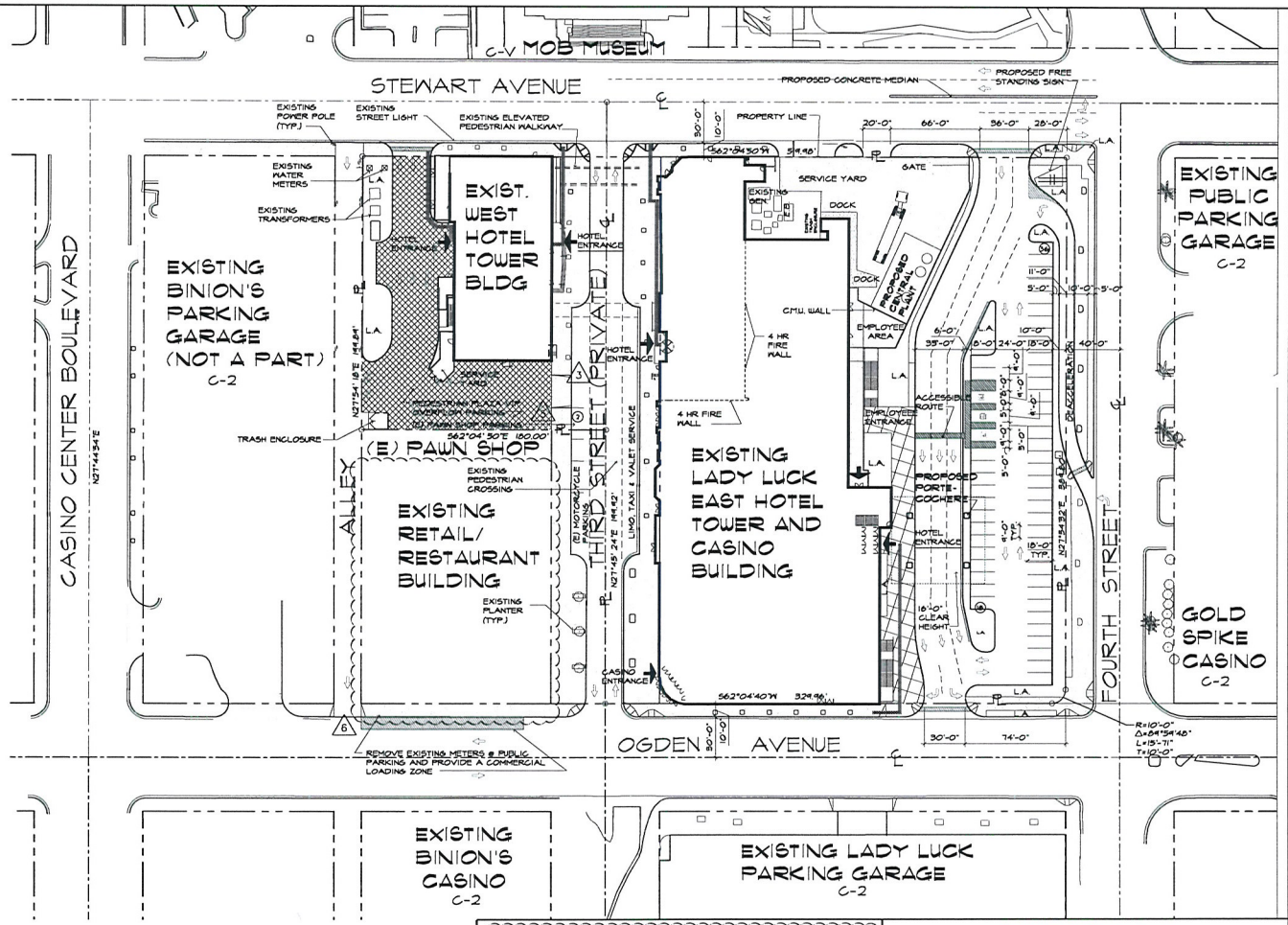


CONCEPTUAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

LEGEND

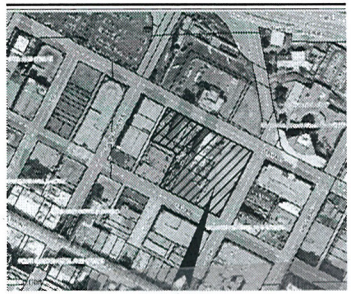
CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

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:



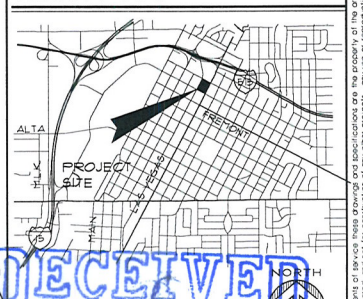
PROJECT SITE

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



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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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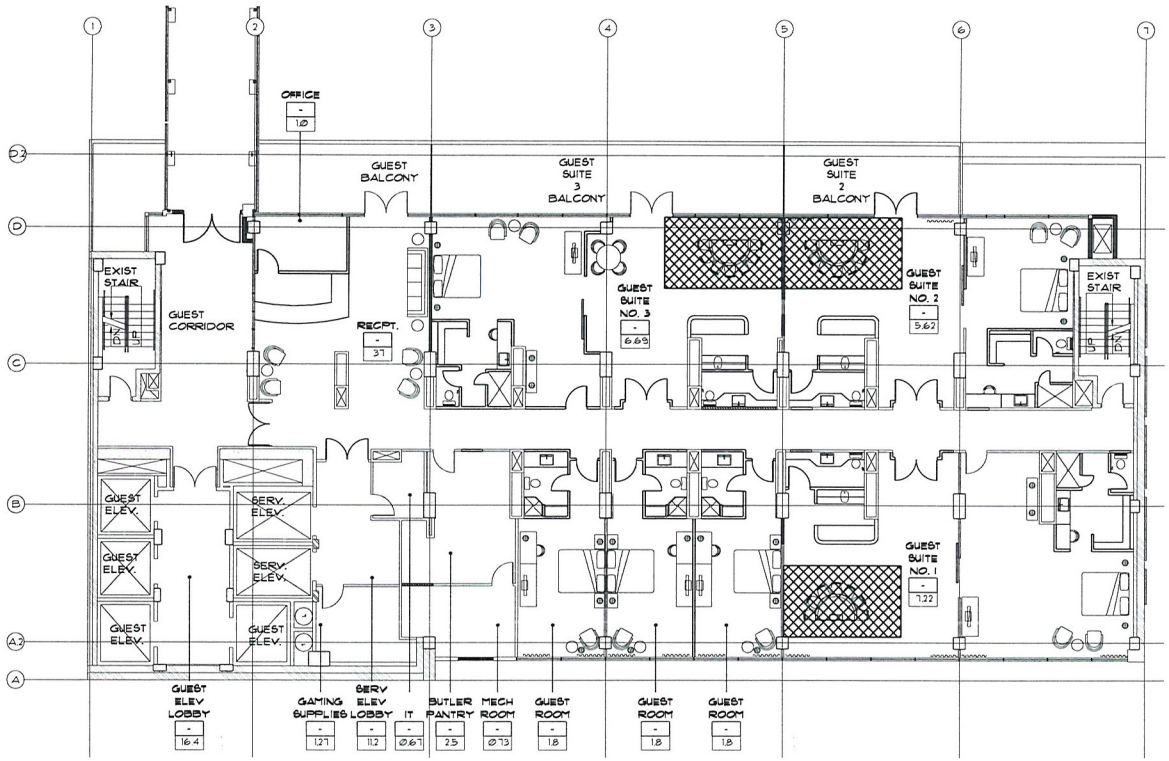
LEGEND

- DENOTES EXISTING GAMING AREA
- DENOTES EXPANDED GAMING AREA



A / A1.03 WEST TOWER 3RD FLOOR PLAN

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

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(702) 454-5842 fax (702) 454-7842

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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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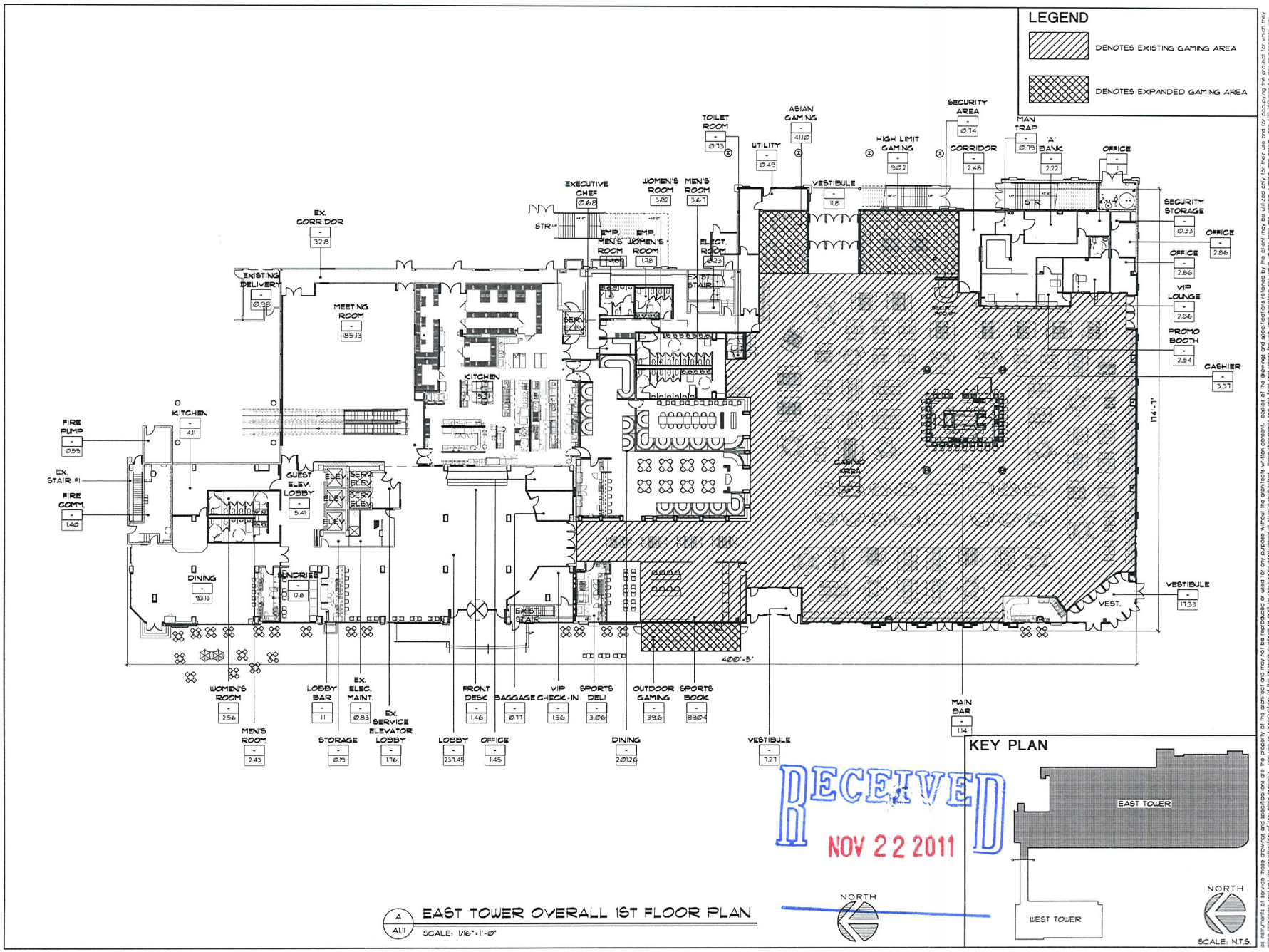

A / A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN

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

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NOV 22 2011

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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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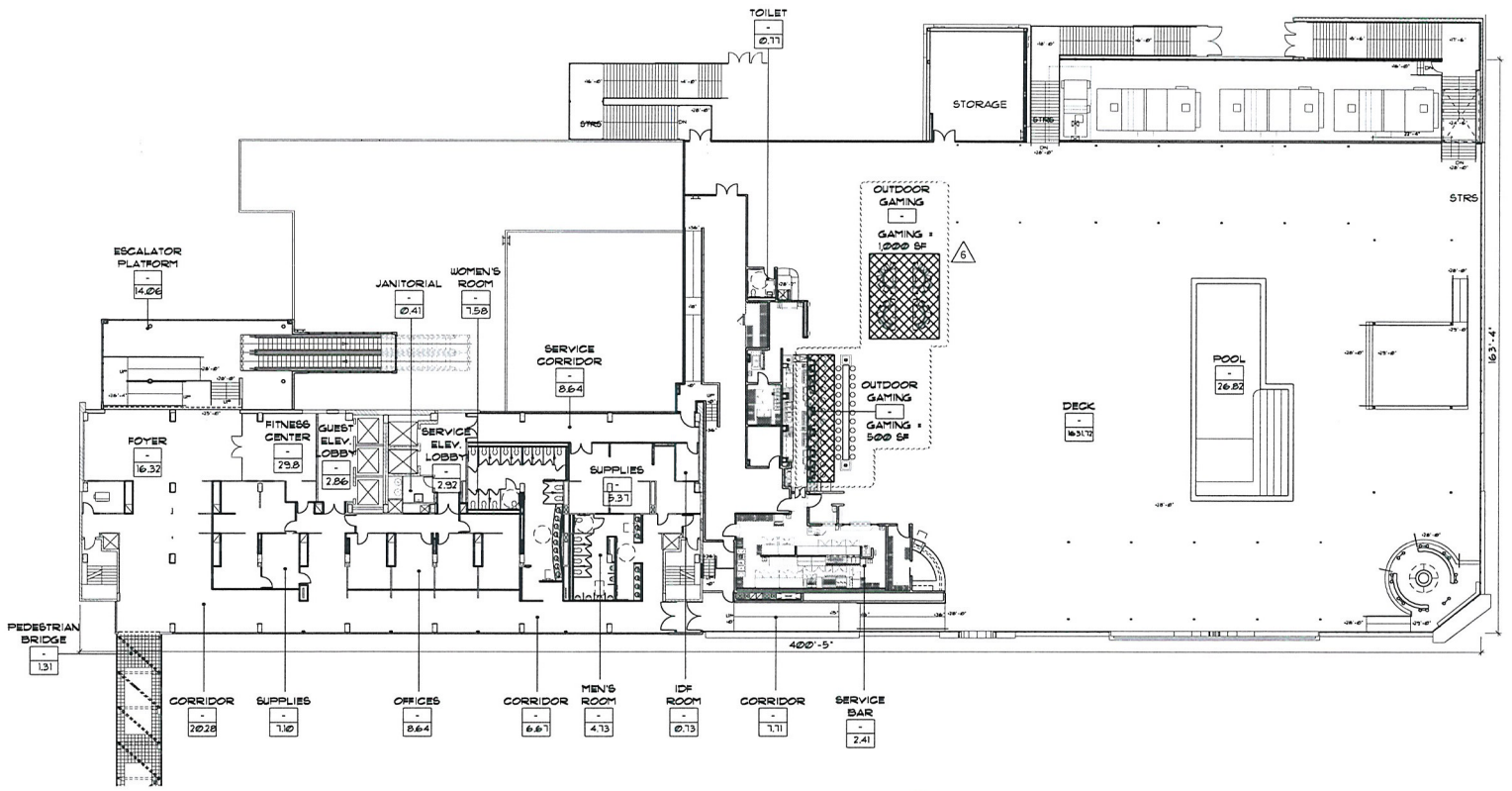

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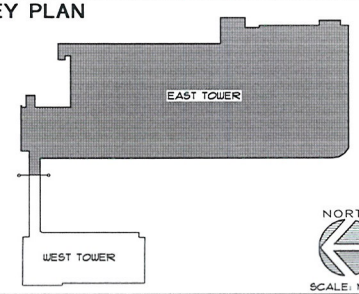
NOV 22 2011

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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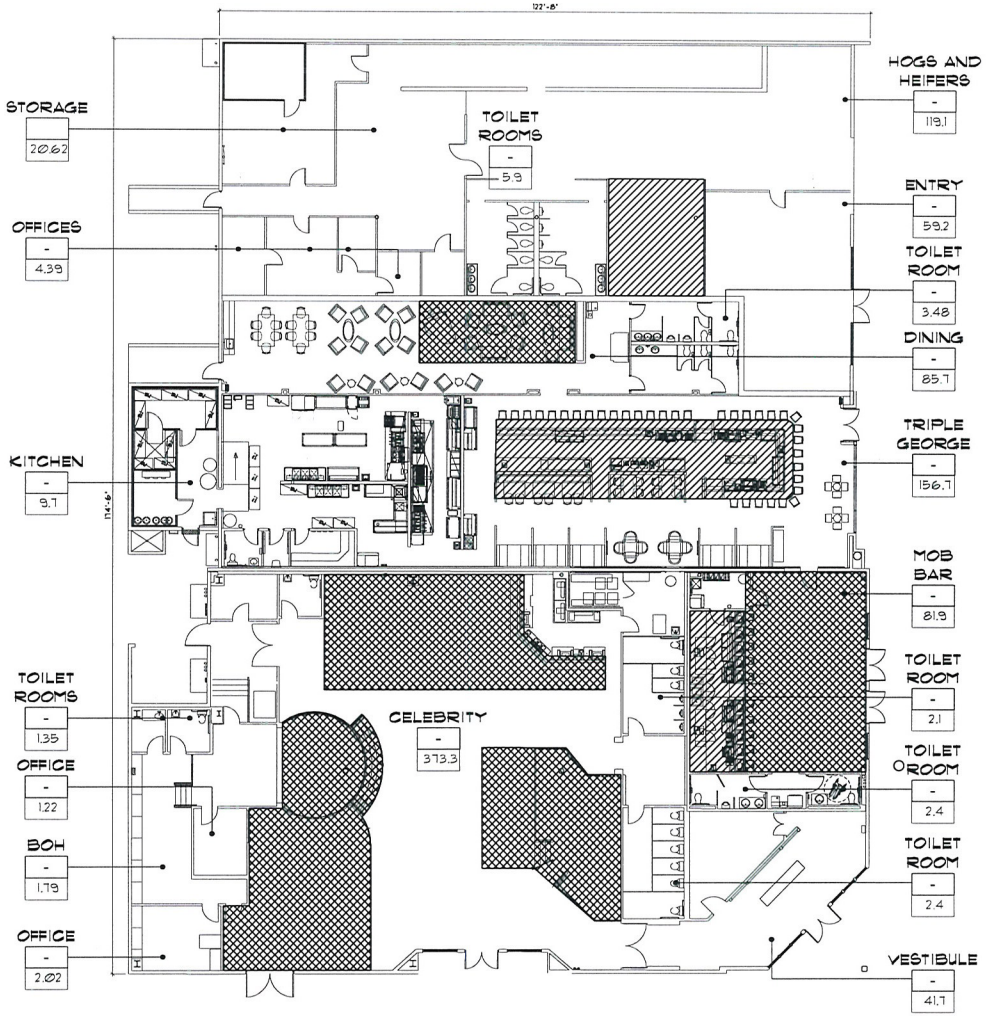

A
A1.20

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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NOV 22 2011

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HFAI
T 415.331.5233
F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfaidesignsolutions.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:
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

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent, copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. noc 623.750 pacific design concepts, llc © 2009.

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

RECEIVED
NOV 22 2011

SUP-43968

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**

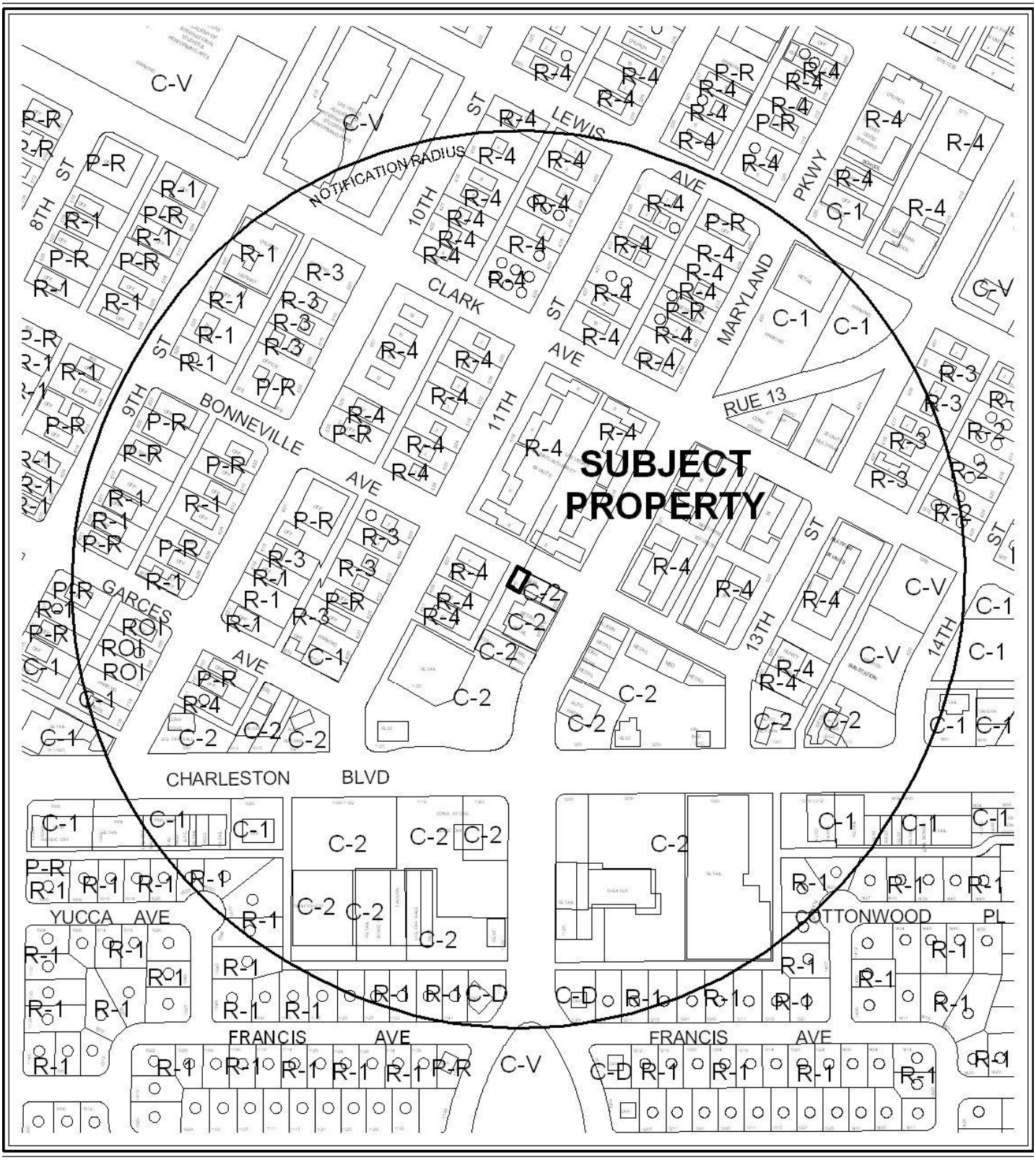
SUBJECT:
SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3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

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 APPROVAL, subject to conditions:

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



CASE: **SUP-43979**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-43979**

RADIUS: 1000 FEET

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

0 300 600 Feet

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: _____

RECEIVED
NOV 23 2011
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

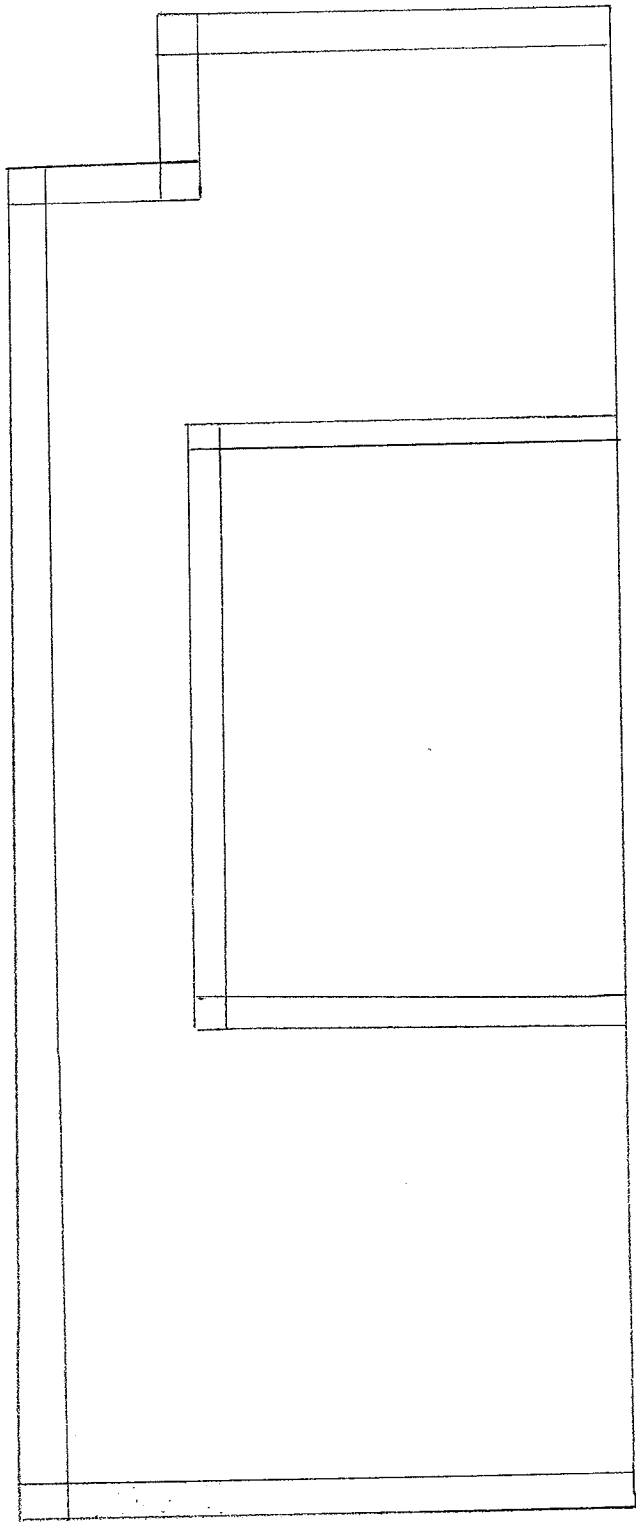
NOTARY PUBLIC
KRISTINE TACATA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 23, 2015
No: 03-084813-1

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

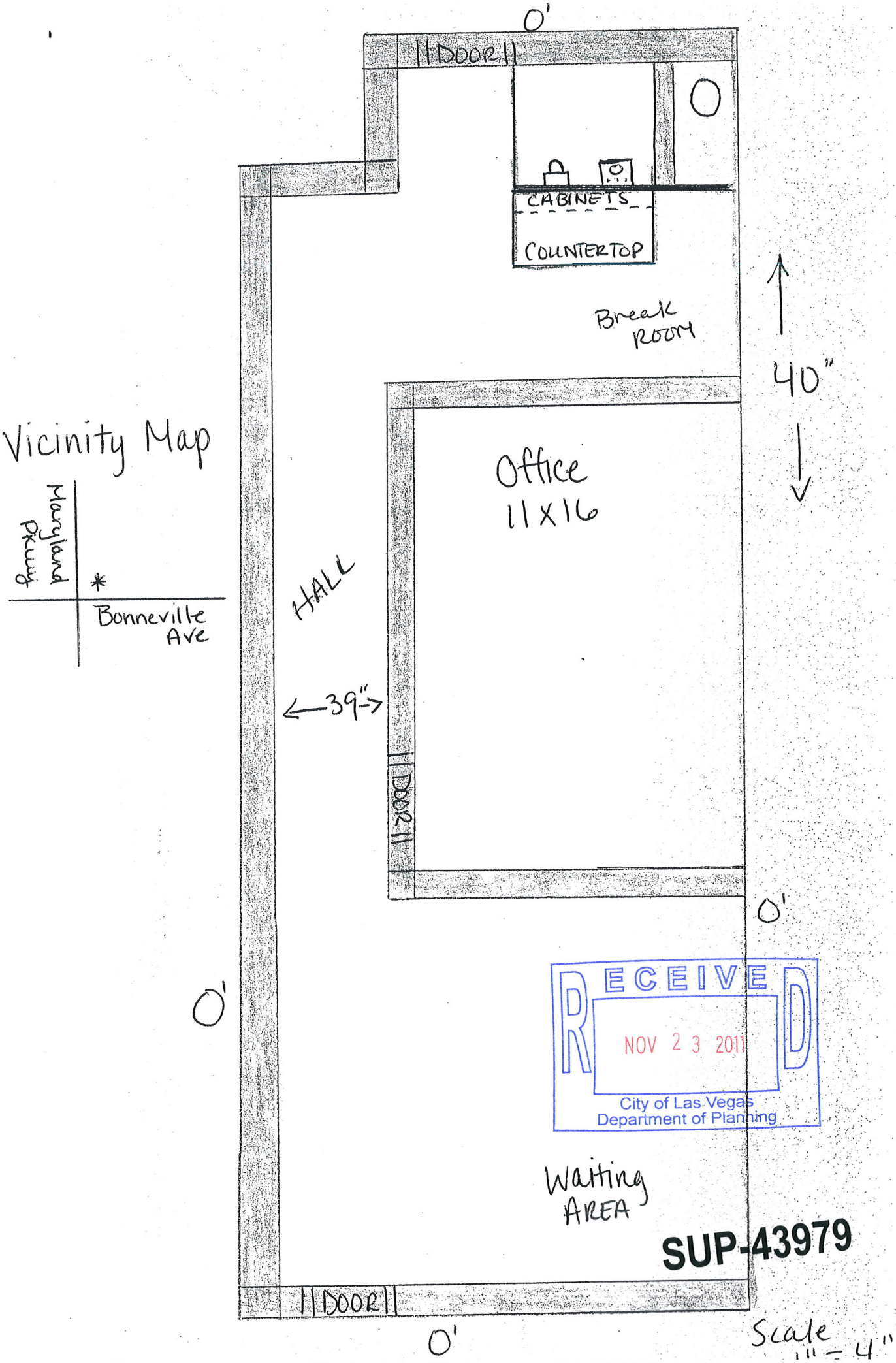
FOR DEPARTMENT USE ONLY

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.



RECEIVED
NOV 23 2011
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
RECEIVED
NOV 23 2011
City of Las Vegas
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.

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

SUP-43979

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**

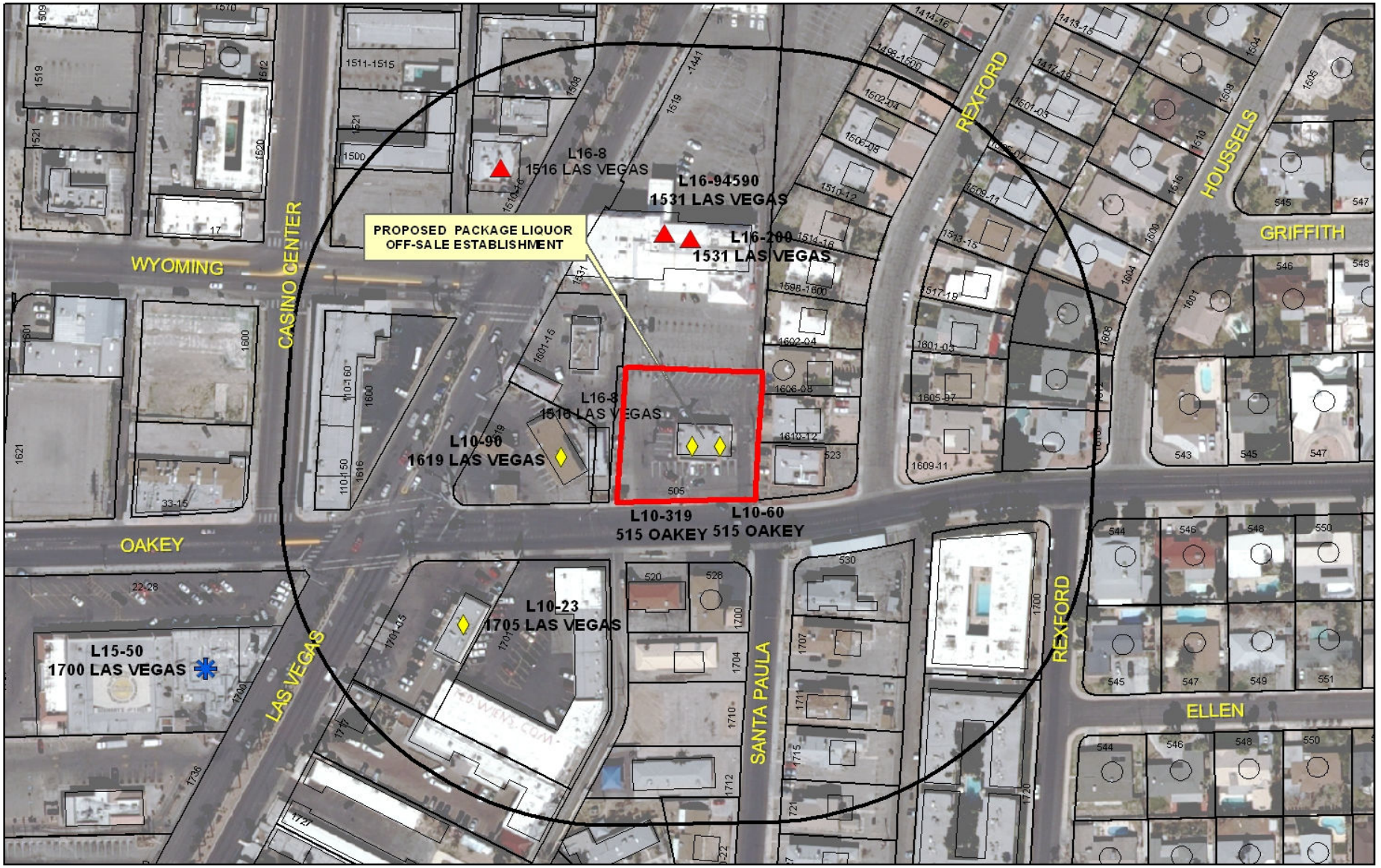
SUBJECT:
SUP-43980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE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

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 DENIAL.

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



SUP-43980

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

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

RECEIVED
NOV 23 2011
City of Las Vegas
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.

RECEIVED
NOV 23 2011
Department of Planning

Revised 02.14.11

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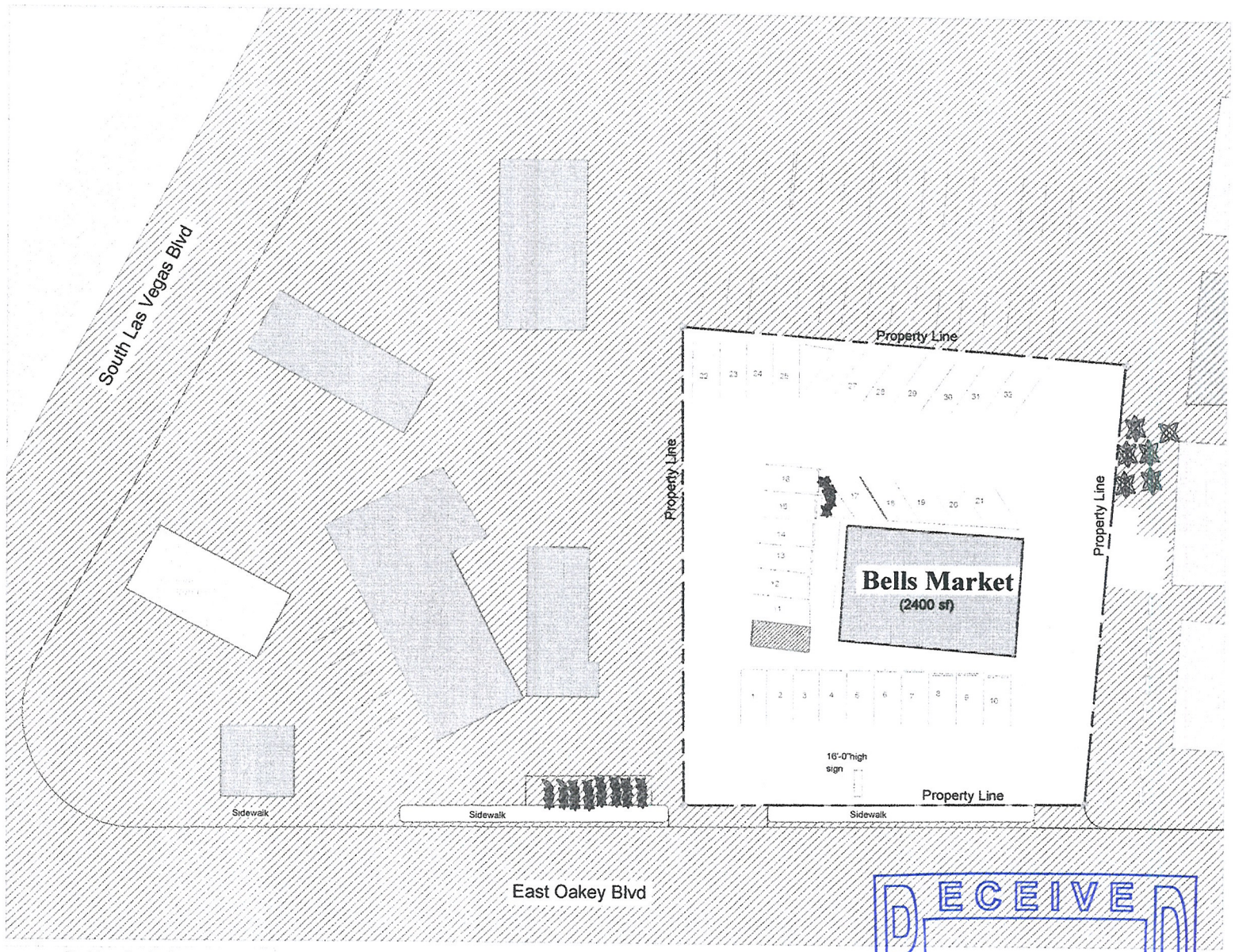


Parking Analysis

Required Parking: 2400 sf Area / 175 SF per Space = 14 Parking space

Existing Parking lot = 32 Parking Space

SITE PLAN

1/16" = 1'-0"

RECEIVED
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

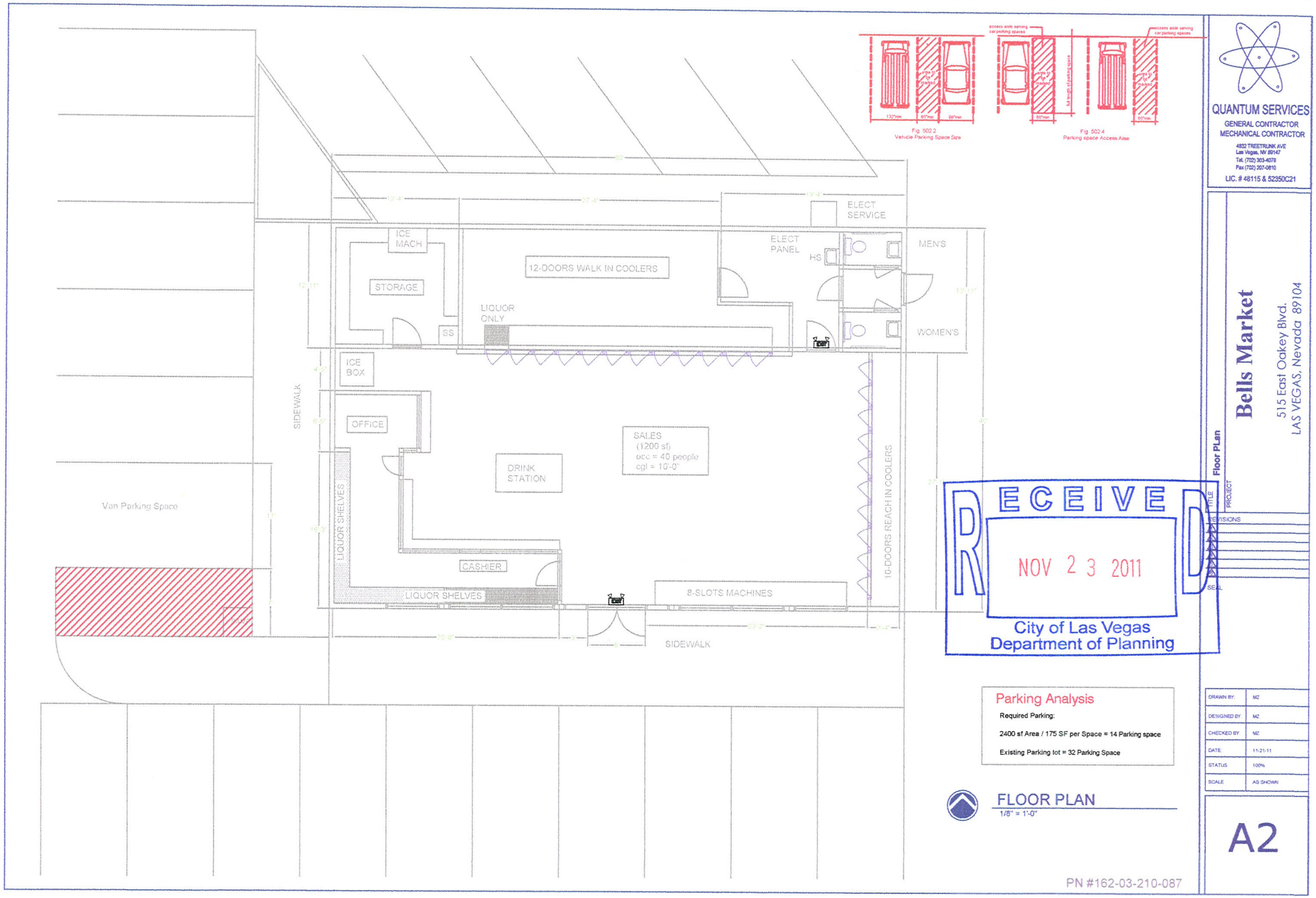
PROJECT: Bells Market
515 East Oakey Blvd.
LAS VEGAS, Nevada 89104

REVISIONS

SEAL

DRAWN BY	MZ
DESIGNED BY	MZ
CHECKED BY	MZ
DATE	11-21-11
STATUS	100%
SCALE	AS SHOWN

A1



RECEIVED
NOV 23 2011
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

RECEIVED
NOV 23 2011
SUP-43980
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**

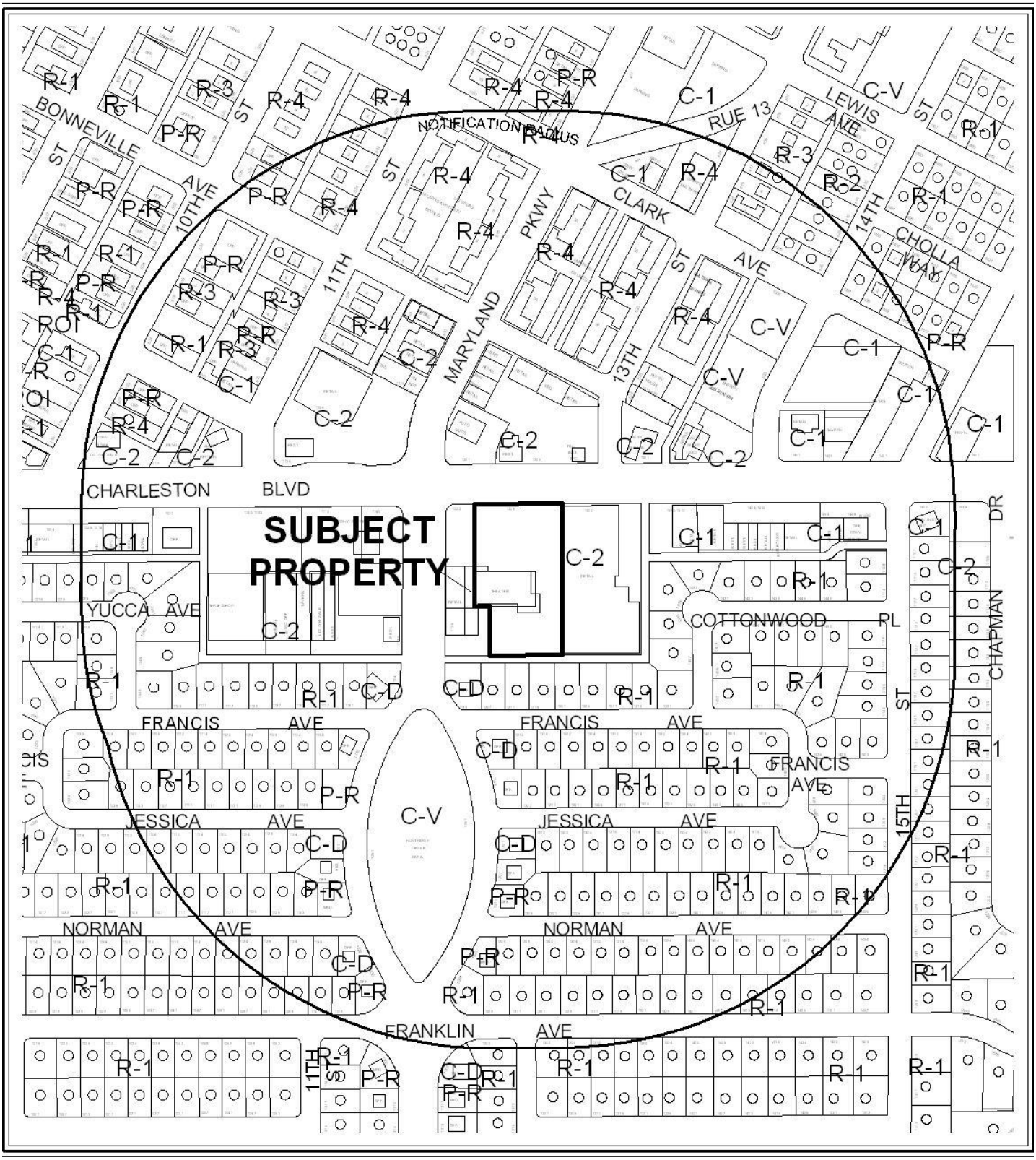
SUBJECT:
SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 017), C-2 (General Commercial) Zone, Ward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

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43985**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43985**

RADIUS: 1000 FEET

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

N

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: _____

RECEIVED
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

RECEIVED
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)

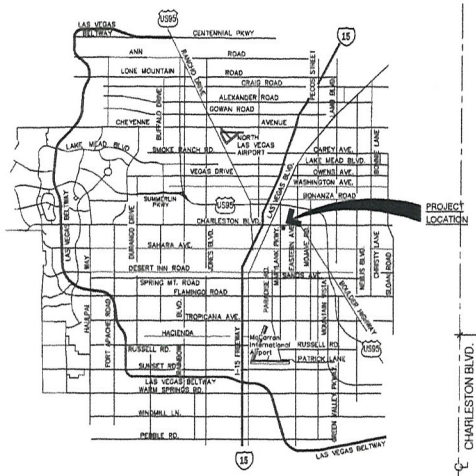
C. BLDG. SQ. FT.: 14,718 S.F.

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

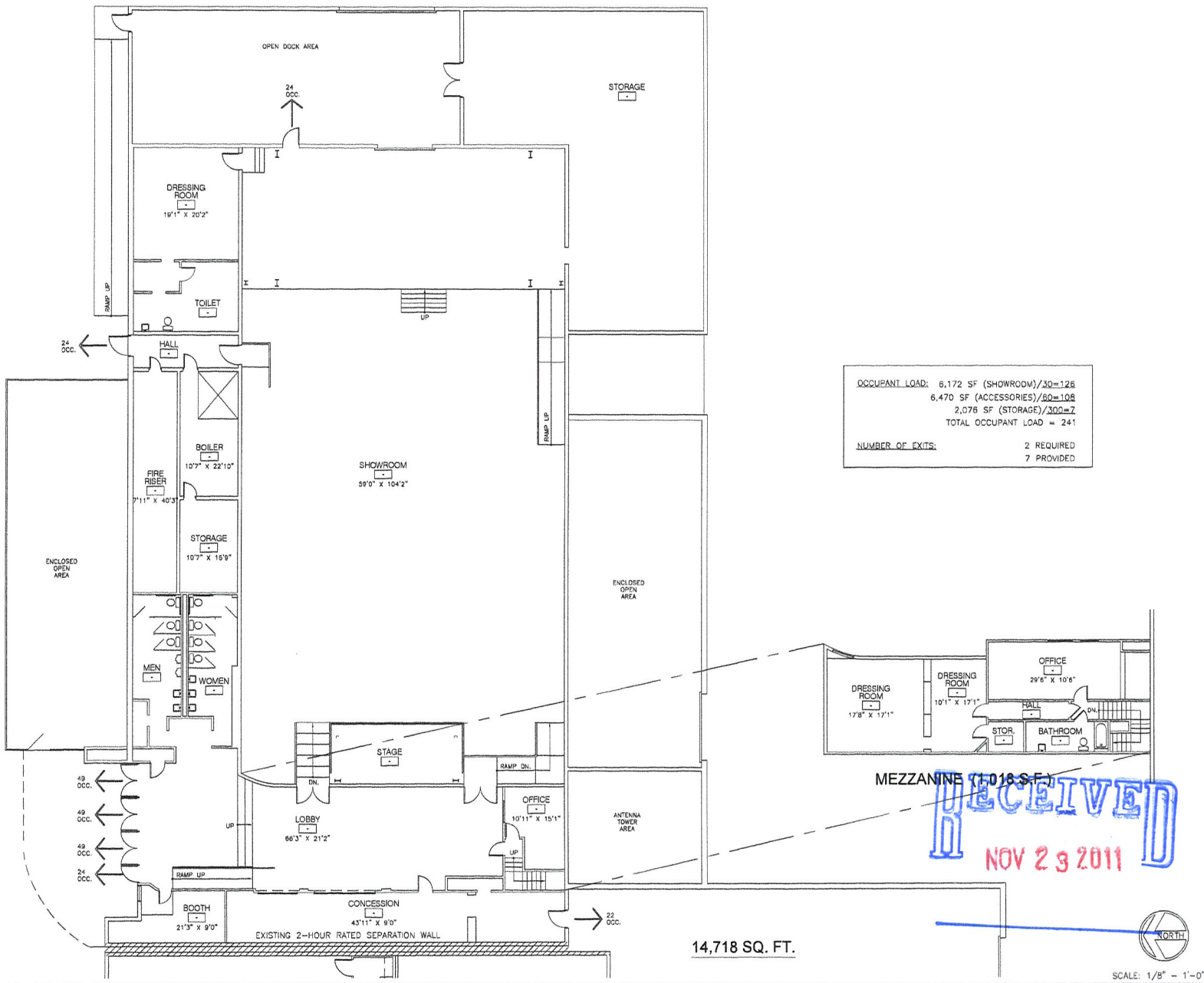
No:	Date:	Revision:

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.: **44.**

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

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

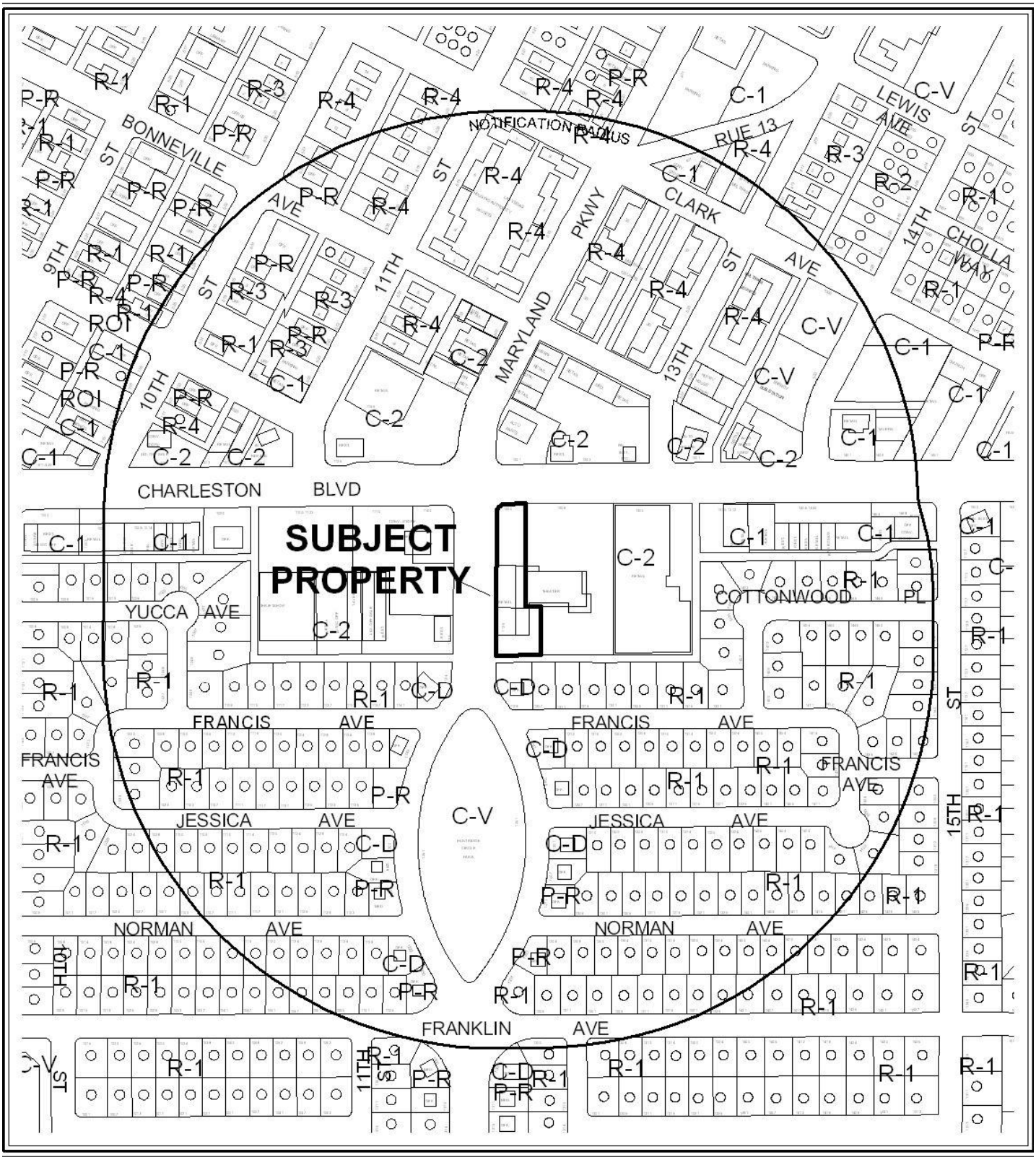
SUBJECT:
SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1200 East Charleston Boulevard and 1125 South Maryland Parkway (APNs 162-02-110-015 and 018), C-2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

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43987**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43987**

RADIUS: 1000 FEET

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

N

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: _____

RECEIVED
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)

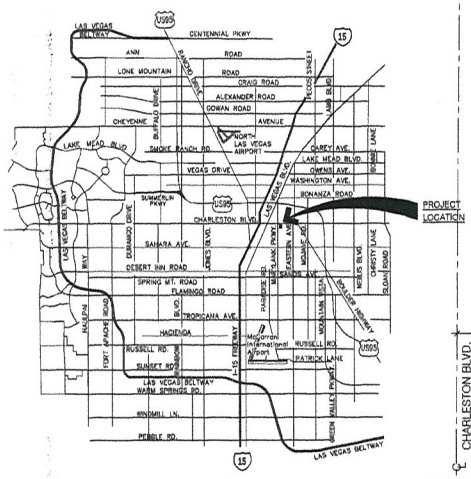
C. BLDG. SQ. FT.: 14,718 S.F.

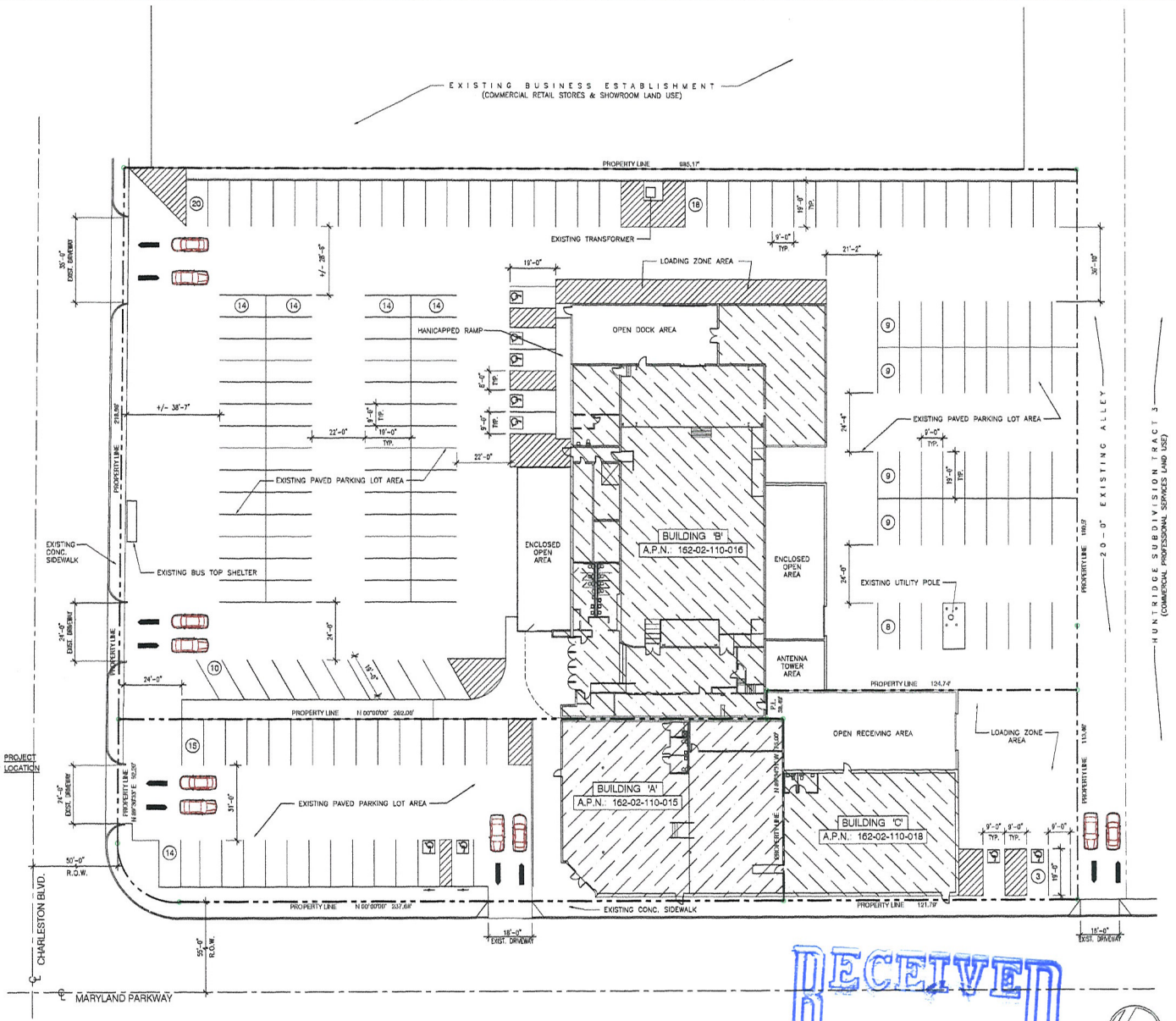
BUILDING 'C'

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

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-43987

MERCANTILE GROUP OCCUPANCY

BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
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- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

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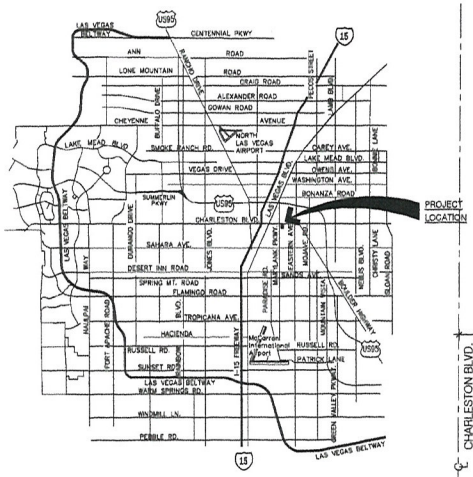
- H.C. PARKING = 2 SPACES
- REG. PARKING = 45 SPACES
- TOTAL PARKING = 47 SPACES

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

RECEIVED
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

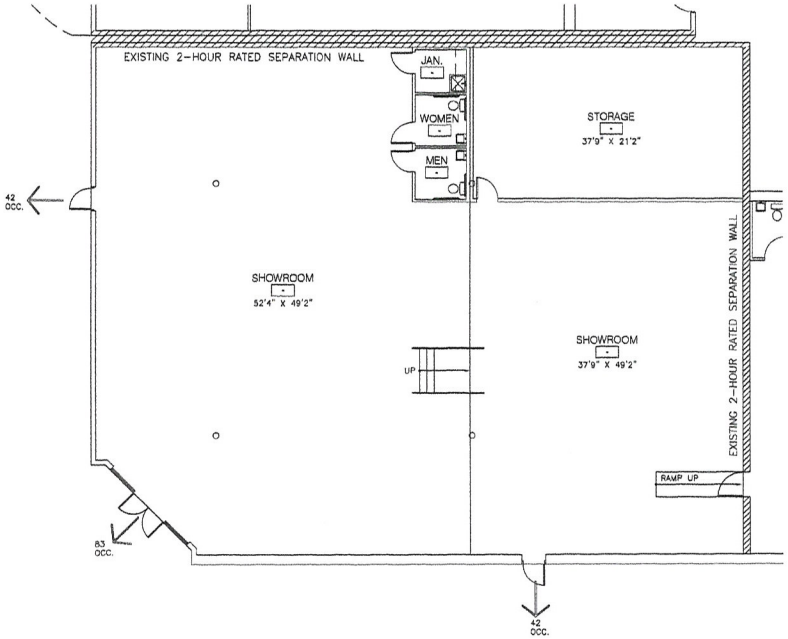
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO.: G1

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

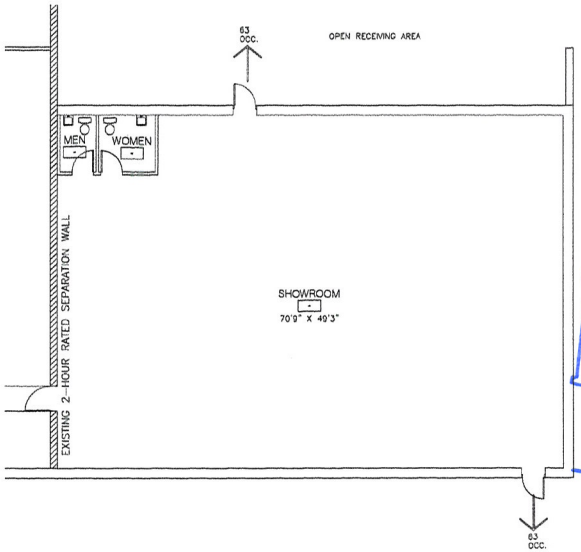
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. A1

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,

RECEIVED
NOV 23 2011

Cima Mizrachi
Principal Owner
Main Street California LLC

SUP-43987

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**

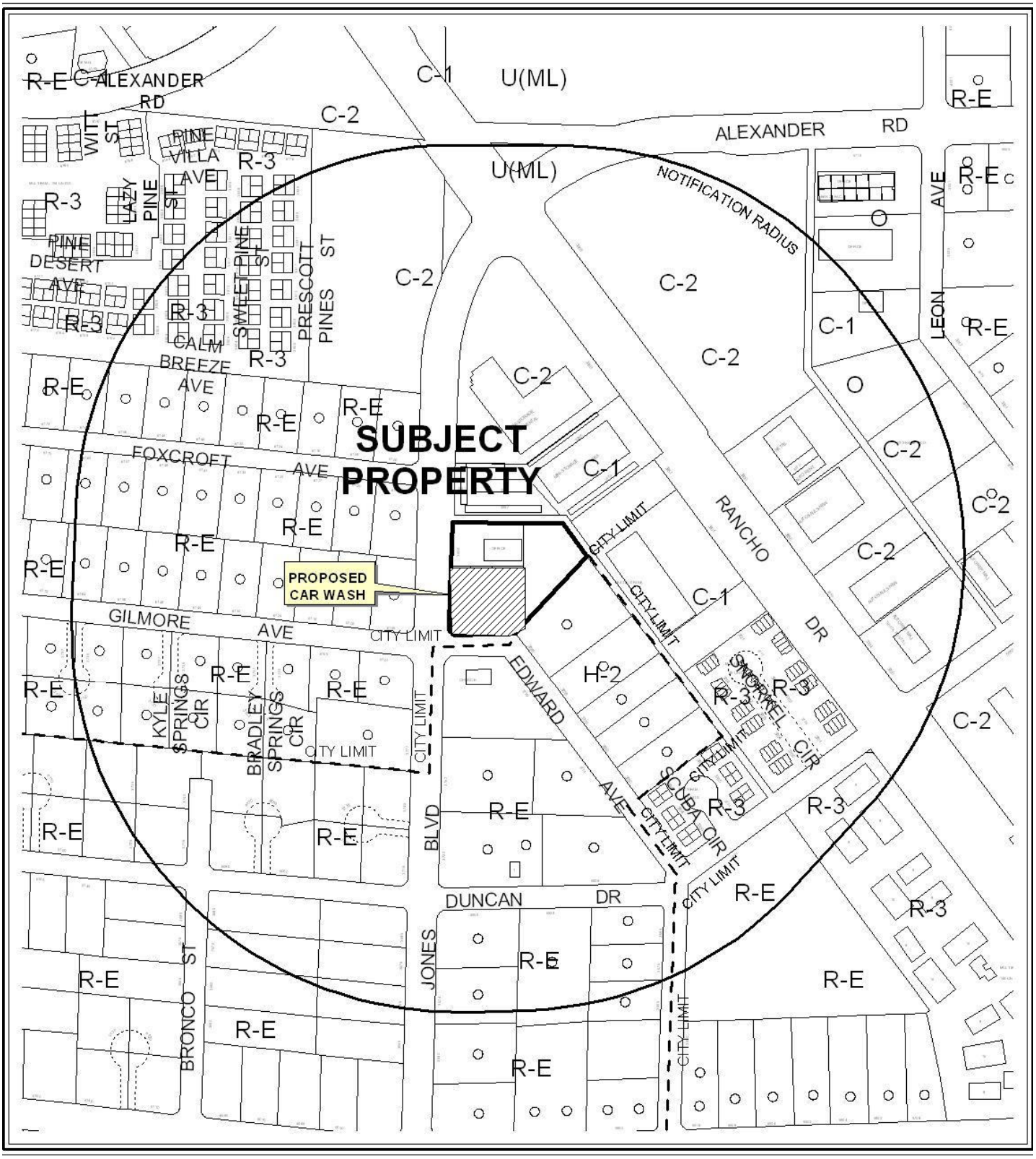
SUBJECT:
SUP-43999 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC - For possible action on a request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-43999 & SDR-43997**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-43999 & SDR-43997**

RADIUS: 1000 FEET

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

N

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:	

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

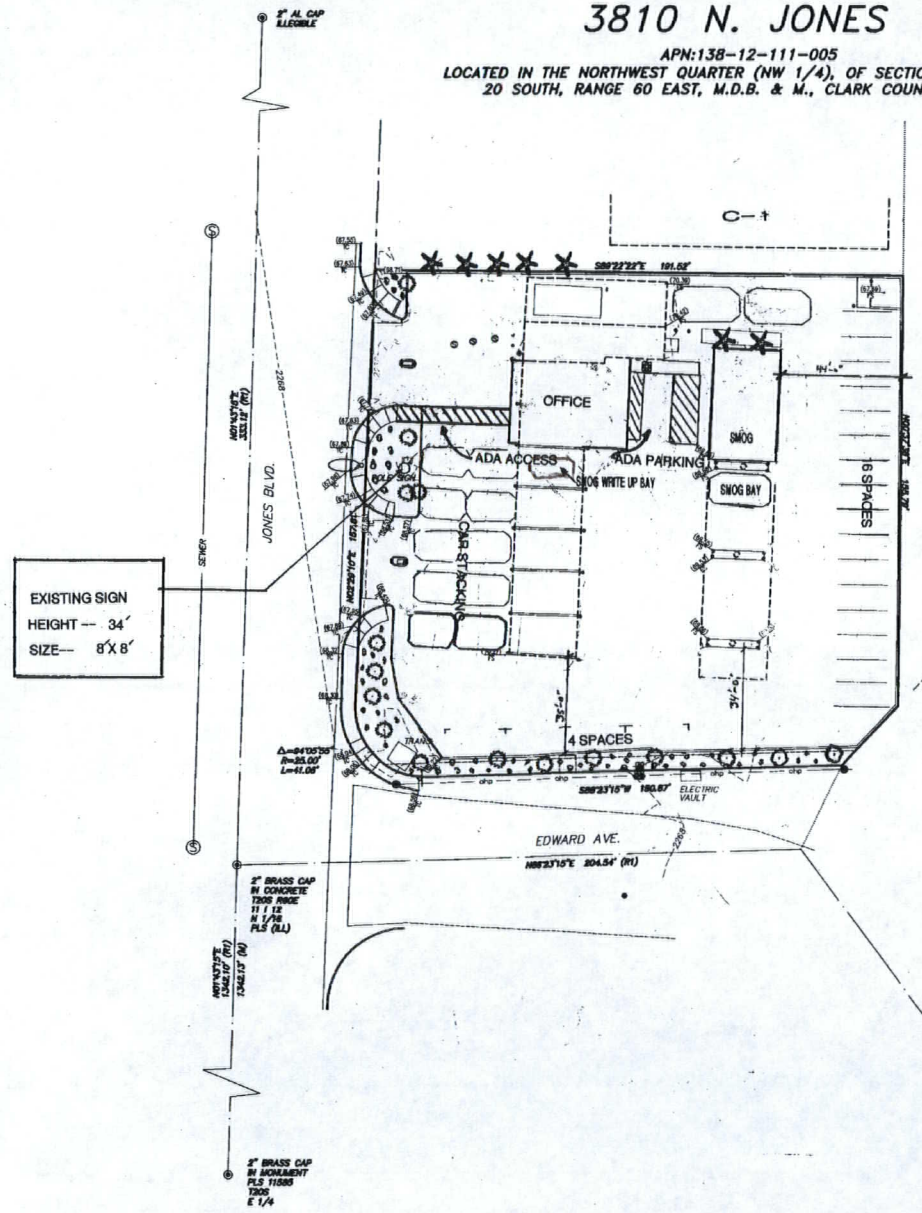
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

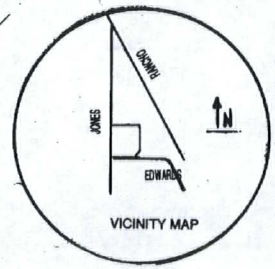
RIVET AND PLATE IN TOP OF CURB, NORTHWEST CORNER OF JONES AND GILMORE

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

RECEIVED
NOV 29 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

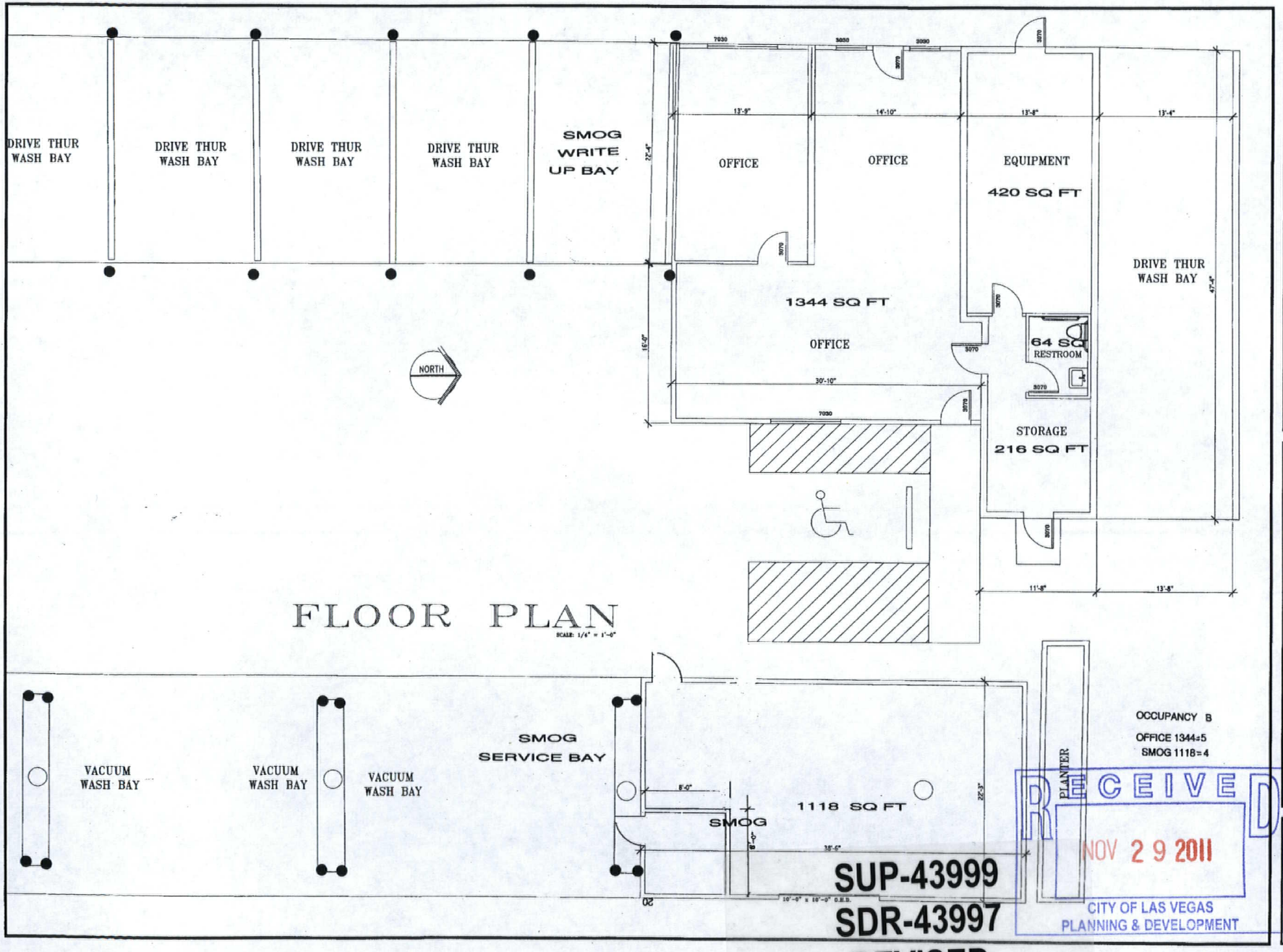
SUP-43999
SDR-43997
REVISED

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

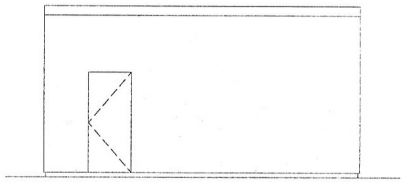
TI for:
VEGAS WASH LLC.
3810 N. JONES
LAS VEGAS, NEVADA

date:	11/28/11
drawn by:	kr
checked by:	kr
job no.	

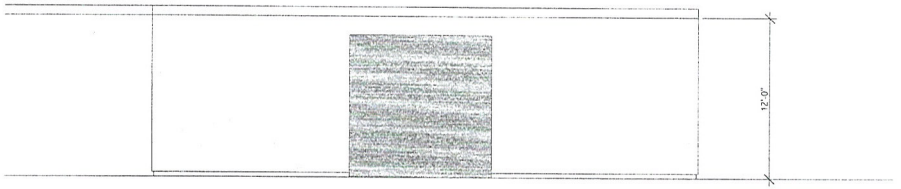
sheet number
A1

RECEIVED
NOV 29 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-43999
SDR-43997
REVISED



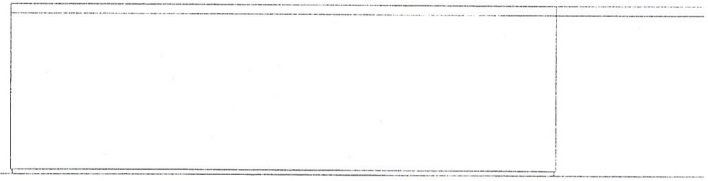
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

STORAGE BUILDING

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

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

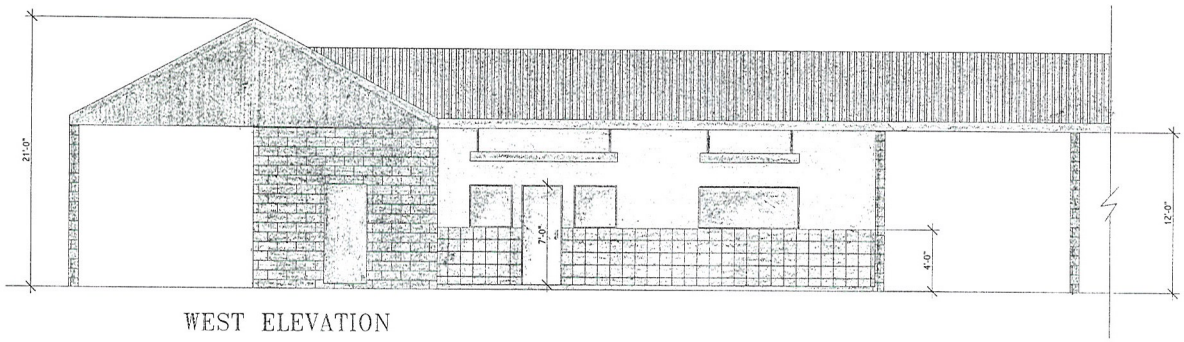
SUP-43999
SDR-43997

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.

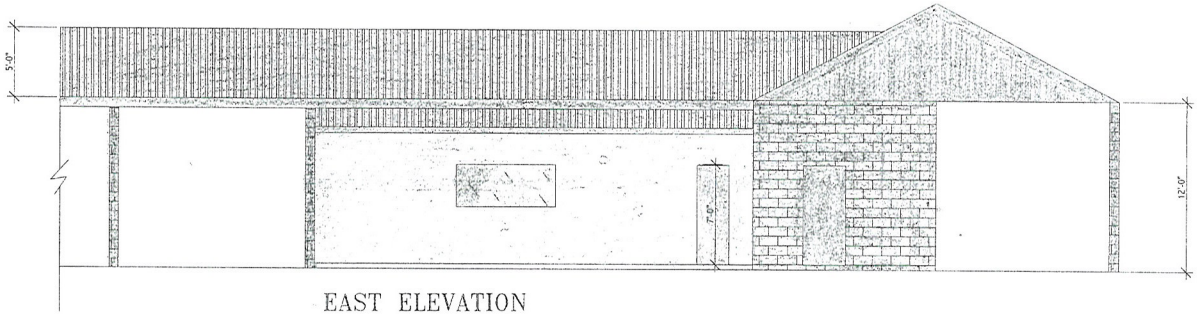
sheet number
A3



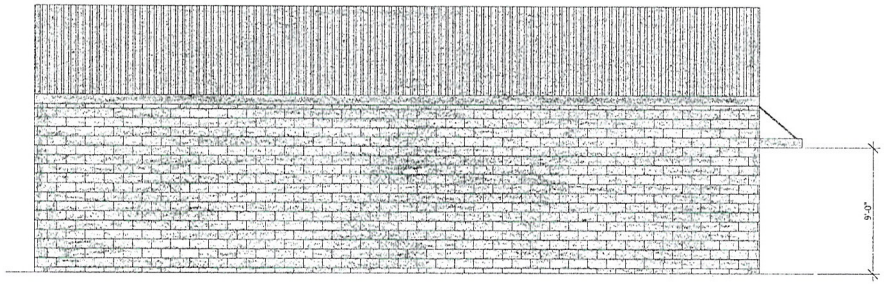
WEST ELEVATION

OFFICE BUILDING

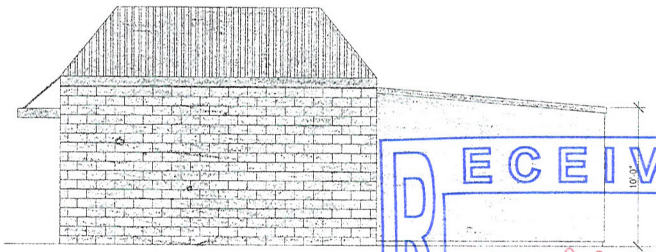
SCALE: 1/4" = 1'-0"



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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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.: **46.**

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 AN AUTO SMOG CHECK AND OFFICE TO AN EXISTING CAR WASH, SELF-SERVICE FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF 12 FEET ALONG A PORTION OF THE WEST PERIMETER AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

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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:	

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City of Las Vegas
Department of Planning

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

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.: **47.**

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

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

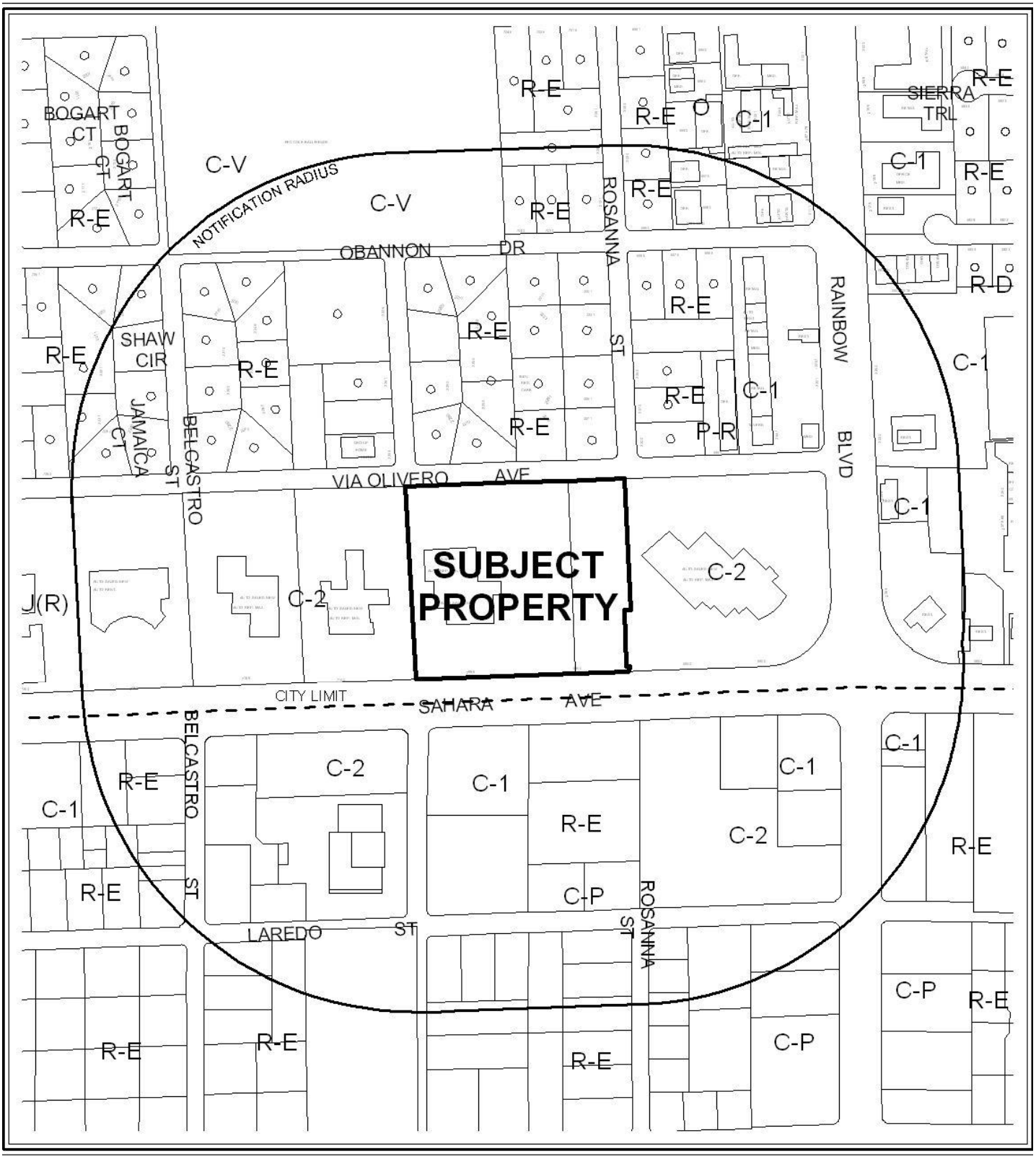
SUBJECT:
SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR 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). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



CASE: **SDR-43961**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-43961**

RADIUS: 1000 FEET

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

N

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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NOV 22 2011

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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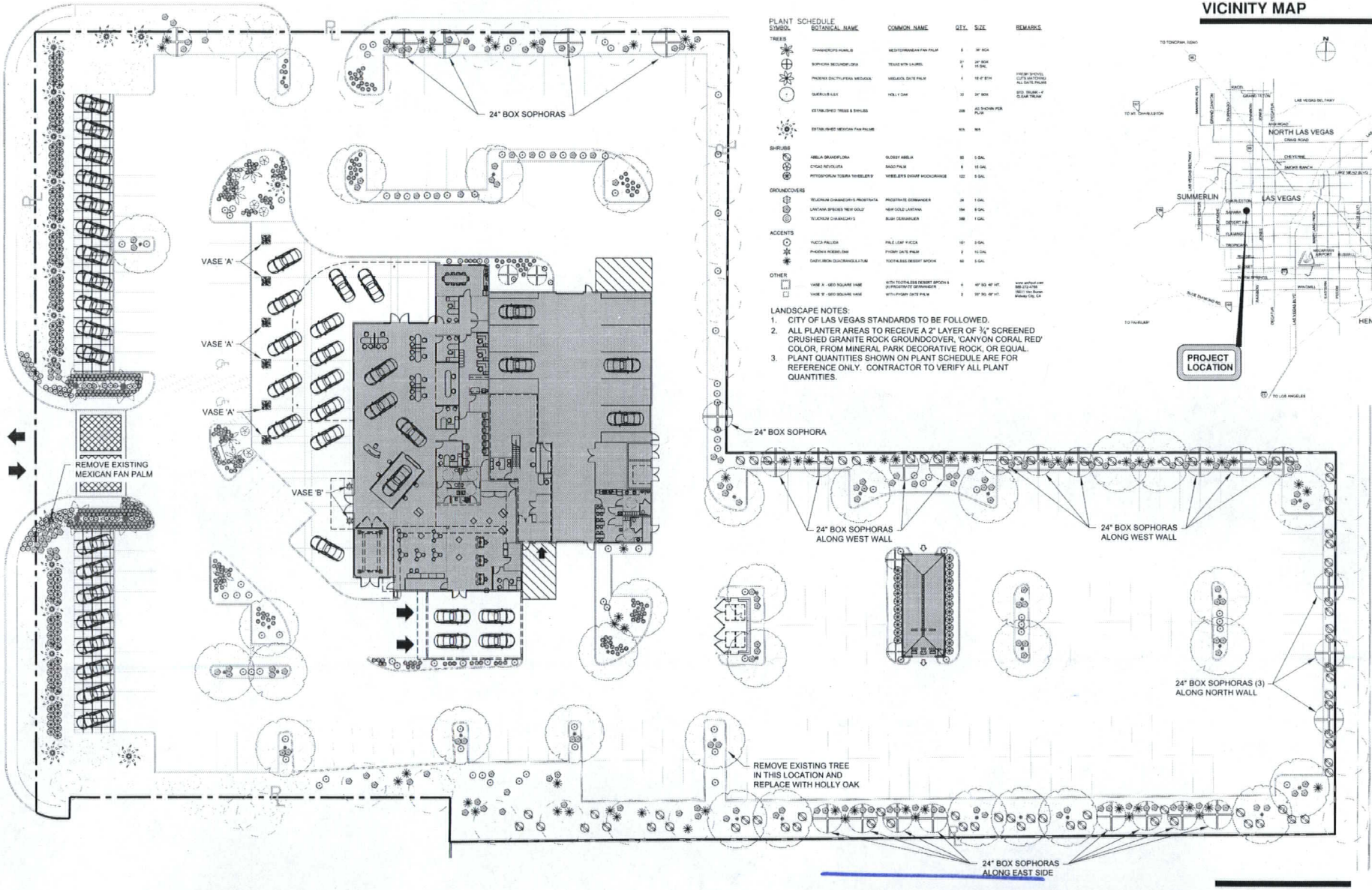

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	8	36" BOX	
	SOPHORA SECUNDIFLORA	TEXAS MTN. LAUREL	27 6	24" BOX 15 GAL.	
	PHOENIX DACTYLIFERA MEDJOOL	MEDJOOL DATE PALM	4	18'-0" BTH.	FRESH SHOVEL CUTS AN TOUCH ALL DATE PALMS
	QUERCUS ILEX	HOLLY OAK	33	24" BOX	STD. DOUBLE - 4' CLEAR TRUNK
	ESTABLISHED TREES & SHRUBS		206	AS SHOWN PER PLAN	
	ESTABLISHED MEXICAN FAN PALMS		N/A	N/A	
SHRUBS					
	ABELIA GRANDIFLORA	GLOSSY ABELIA	83	5 GAL.	
	CYCAS REVOLUTA	SAGO PALM	8	15 GAL.	
	PITTOSPORUM TOBIRA 'WHEELER'S'	WHEELER'S DWARF MOCKORANGE	122	5 GAL.	
GROUNDCOVERS					
	TECOMARIA CAPENSIS 'PROSTRATA'	PROSTRATE COMMANDER	24	1 GAL.	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	194	5 GAL.	
	TECOMARIA CAPENSIS 'DAVEY'	BUSH CREAMLER	398	1 GAL.	
ACCENTS					
	YUCCA FILLIFERA	PALE LEAF YUCCA	161	5 GAL.	
	PHOENIX ROEBELENII	PYGMY DATE PALM	2	15 GAL.	
	DASYLIRION QUADRANGULATUM	TOOTHLESS DESERT SPOON	60	5 GAL.	
OTHER					
	VASE 'A' - GEO SQUARE VASE	WITH TOOTHLESS DESERT SPOON & (4) PRUSTRATE GERANIUMS	6	40" SQ. 40" HT.	www.stofford.com 888-272-4788 15611 Van Buren Midway City, CA
	VASE 'B' - GEO SQUARE VASE	WITH PYGMY DATE PALM	2	30" SQ. 40" HT.	

LANDSCAPE NOTES:
1. CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
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 REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.

VICINITY MAP

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

Date: 12/1/2011
Project No: 2011-121
Scale: 1" = 20'-0"

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

NORTH

0 15 30 60 90

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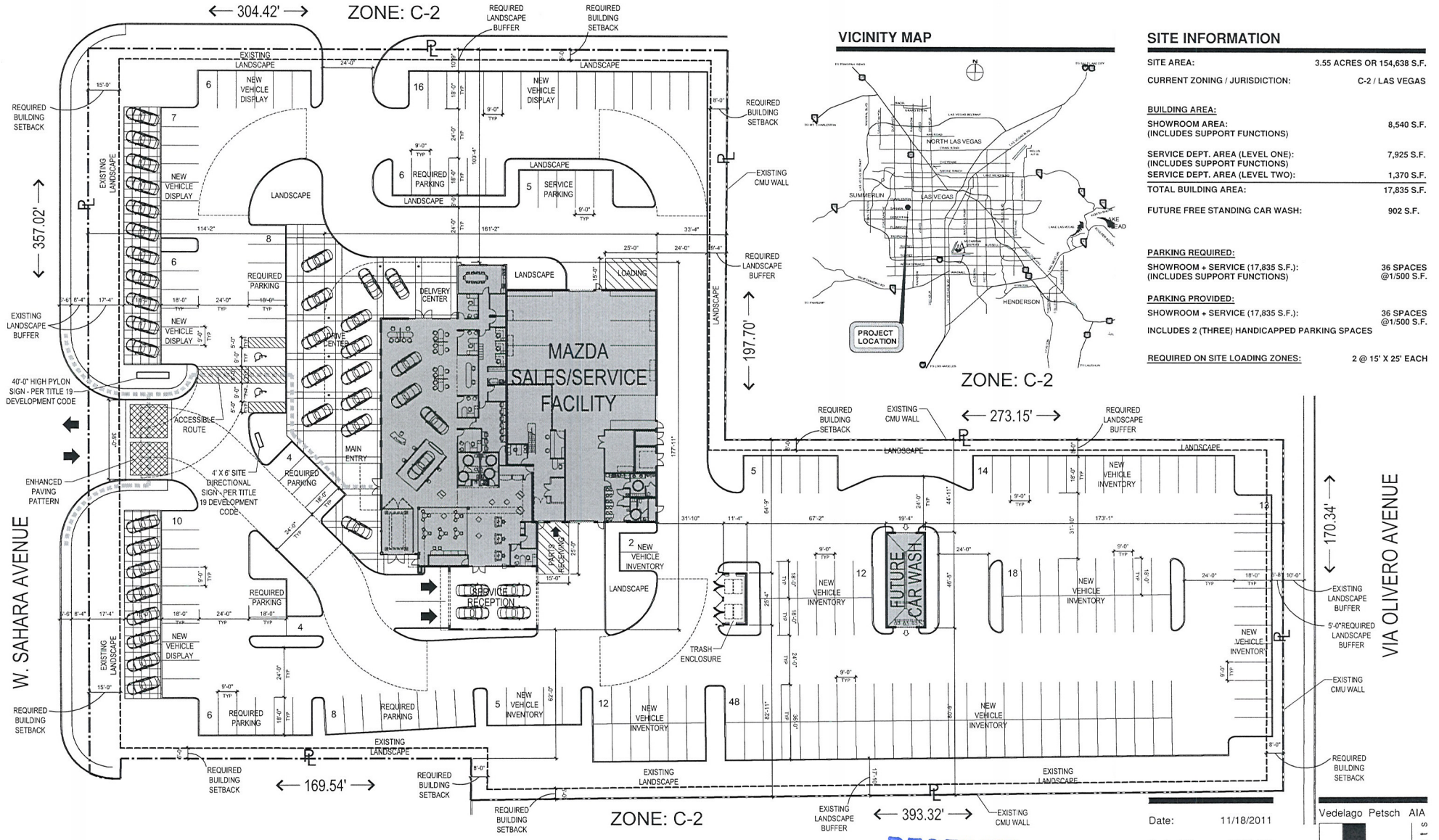
DEC 05 2011

SDR-43961
REVISED



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

RECEIVED
NOV 22 2011

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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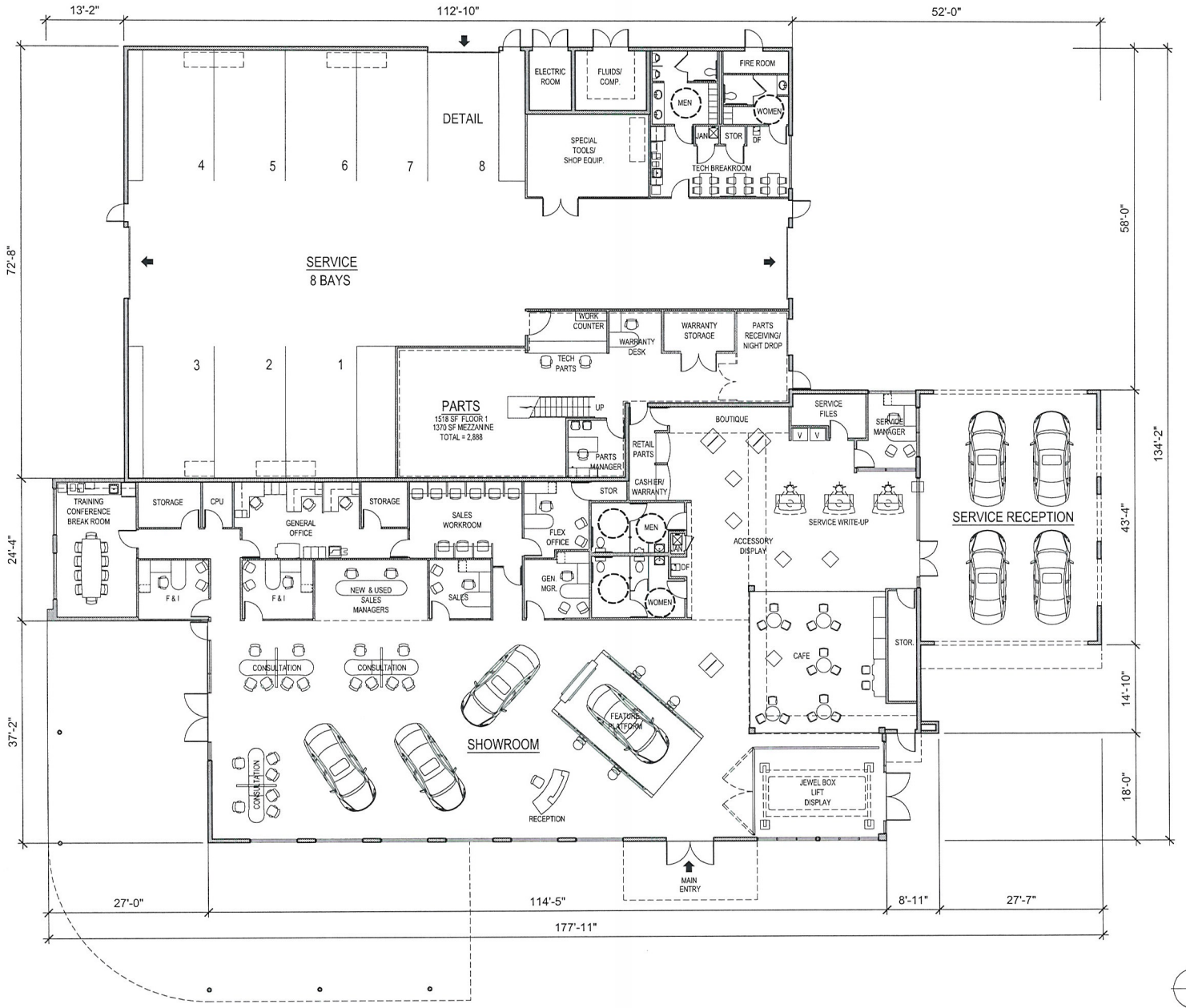
PLANET MAZDA LAS VEGAS

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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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

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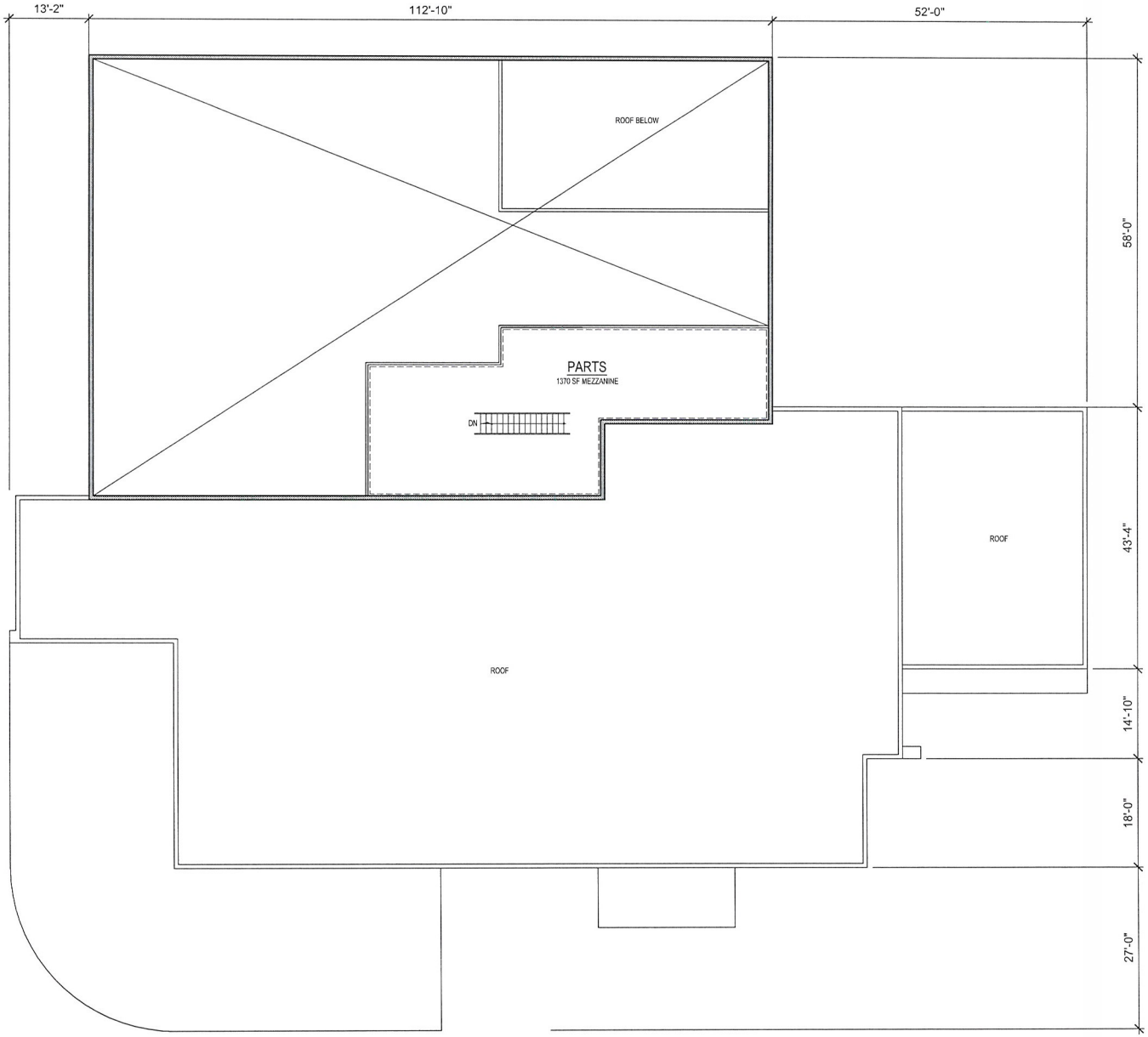

BUILDING INFORMATION

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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Date: 11/18/2011

Project No: 2011-121

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

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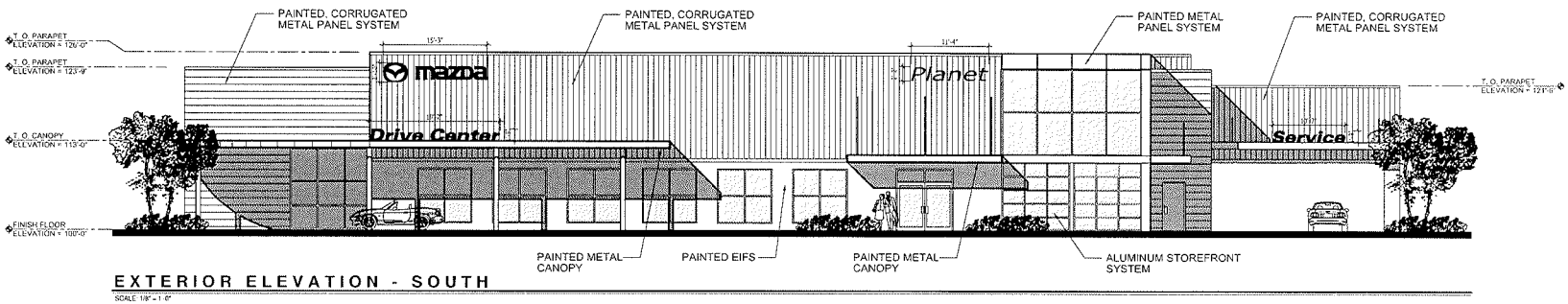
PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LEVEL TWO

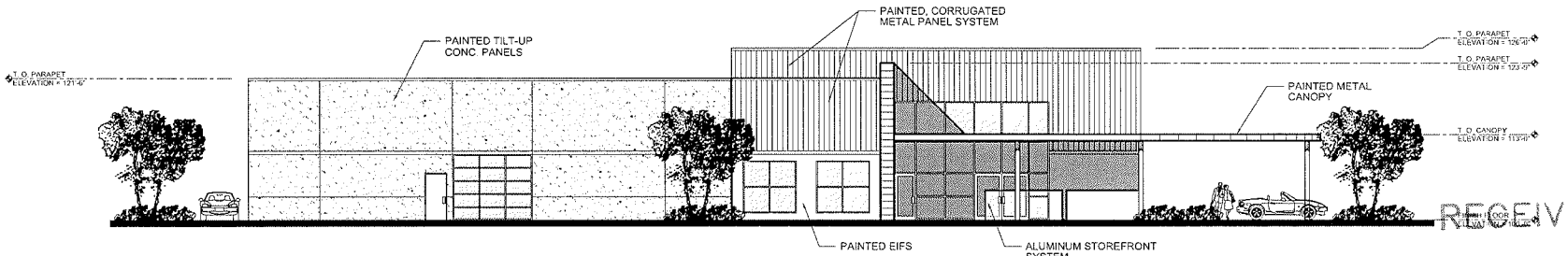
FLOOR PLAN

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

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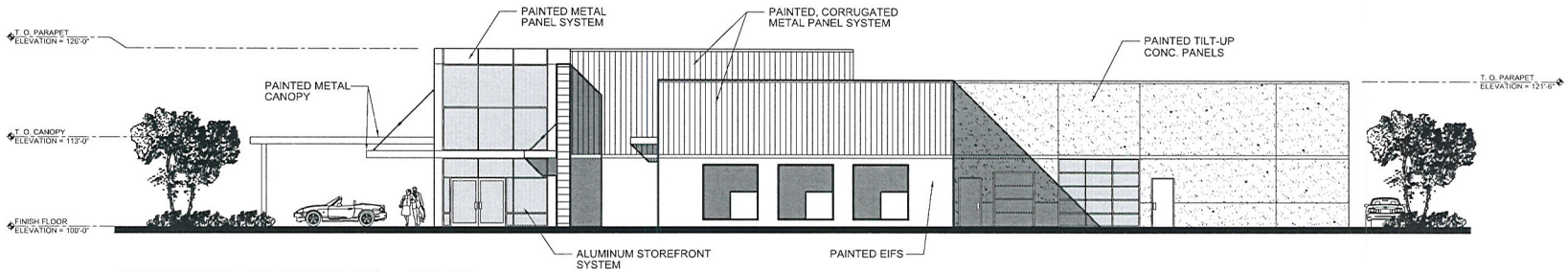
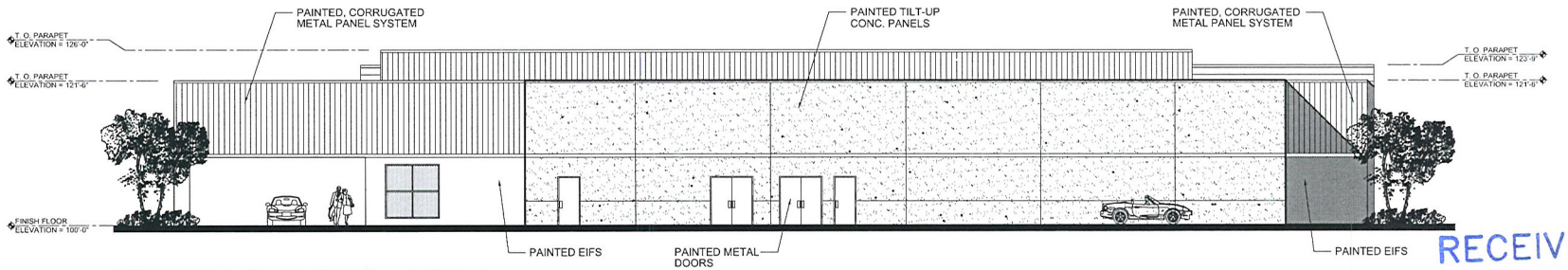


EXTERIOR ELEVATION - EAST

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



EXTERIOR ELEVATION - NORTH

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"

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SDR 43961
John Staluppi, Jr.

7000 W Sahara Avenue

Proposed 18.737 thousand square foot car dealership.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	18.737	33.34	625
AM Peak Hour			2.05	38
PM Peak Hour			2.64	49

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sahara Ave.

Average Daily Traffic (ADT)	36,588
PM Peak Hour	2,927

(heaviest 60 minutes)

Rainbow Blvd.

Average Daily Traffic (ADT)	51,713
PM Peak Hour	4,137

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Sahara Ave.	51,800
Rainbow Blvd.	51,800

This project will add approximately 625 trips per day on Sahara Avenue and Rainbow Boulevard. Sahara is currently at about 72 percent of capacity, and Rainbow is at capacity. After this project is added, Sahara is expected to be at about 72 percent of capacity and Rainbow to be at about capacity.

Based on Peak Hour use, this development will add roughly 49 additional cars into the area, which works out to about one every minute.

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

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

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

