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

Vicki Quinn, Chair
Gus W. Flangas, Vice Chair
Byron Goynes
Richard Truesdell
Glenn E. Trowbridge
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.

THE PLANNING COMMISSION MEETING HAS BEEN RELOCATED TO THE COUNCIL CHAMBERS AT THE NEW CITY HALL LOCATED AT 495 SOUTH MAIN STREET EFFECTIVE MARCH 13, 2012

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

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

21. ABEYANCE - SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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 DENIAL.

27. 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.

28. 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.

29. 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 DENIAL.

30. 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 DENIAL.

31. 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.

32. 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.

33. 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.

34. 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). Staff recommends APPROVAL.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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). Stff recommends APPROVAL.

47. 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.

48. 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.

49. SDR-43997 - SITE DEVELOPMENT PLAN REVIEW 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, at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

50. 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.

CITIZENS PARTICIPATION:

51. 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**

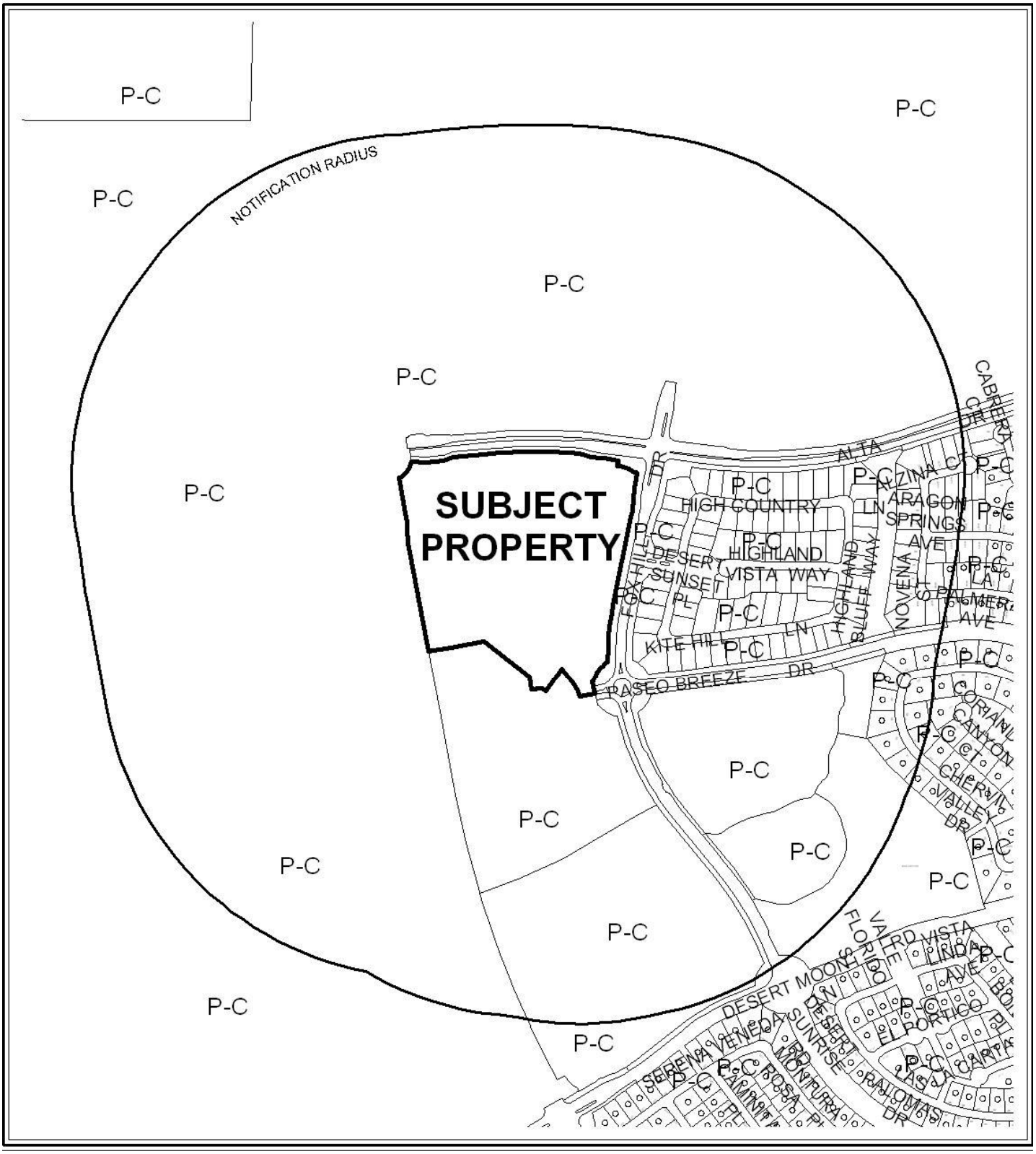
SUBJECT:
TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-43967	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-43967 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. Conformance to the requirements and conditions of approval of the Summerlin Residential Design Review Committee (SDRC) addressed in a letter dated 11/16/11.

3. All development shall conform to the Summerlin West Development Agreement (DA-0001-96), Village 23A and 23B Master Development Plan (SV-0018-01), Minor Modification (MOD-2994) and the Summerlin Development Standards approved 09/15/04.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate and construct the full width of the entrance street concurrent with the first phase of development of this site.

9. If not already constructed by the master developer, construct paved, legal access to this site concurrent with the first phase of development.

10. Grant Pedestrian Access Easements for all sidewalk located outside of the public right-of-way.

11. Grant a Public Sewer Easement, to be privately maintained, across Common Lot "E". No trees or vegetation taller than 30 inches will be allowed within the easement.

12. Provide public sewer easements for all public sewers outside the bounds of this map not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

13. Prior to the release of a Final Map for recordation on this Site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

14. A minimum of two lanes of asphalt pavement on Paseo Breeze Drive and Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Per Title 19.12.130.B.2, 50% of the full permanent improvements on Paseo Breeze Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. Additionally per Title 19.12.130.B.3 all off-site improvements for Paseo Breeze Drive and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, CRG-2243 and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains 21.08 acres of undeveloped land at the southwest corner of Alta Drive and Fox Hill Drive within Summerlin West. The applicant is proposing a 107-lot single-family residential subdivision with public streets. The map has been reviewed and conditionally approved by the Summerlin Residential Design Committee and conforms to the Summerlin Development Standards; therefore, staff recommends approval with conditions.

ISSUES

- Some of the street names provided are duplicates of existing street names in the Las Vegas Valley; these must be changed to unique names on the Final Map. A condition of approval requires compliance with the City of Las Vegas Street Naming and Address Assignment Regulations.
- The Summerlin Residential Design Committee (SRDC) reviewed and conditionally approved the subject Tentative Map on 11/16/11.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West. The Council also approved a Rezoning (Z-0119-96) to P-C (Planned Community) for this site as part of a larger request. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved the Master Development Plan (SV-0018-01) for The Paseos at Summerlin Village 23A and 23B, which established land uses for the site. The Planning Commission and staff recommended approval.
03/14/02	The Planning Commission approved a Tentative Map (TM-0006-02) for the Summerlin Village 23A Subdivision, consisting of 20 pod lots on 389.40 acres adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive. Staff recommended approval.
09/24/03	Planning and Development staff approved a Minor Modification (MOD-2994) to the Master Development Plan for The Paseos at Summerlin Village 23A and 23B, amending the land use designations to conform to a revised street network.
12/03/04	The Final Map for the Summerlin Village 23A Unit No. 2 subdivision was recorded.
06/27/11	An amended Final Map for the Summerlin Village 23A Unit No. 2 subdivision was recorded.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses are associated with this request.

Pre-Application Meeting	
11/16/11	A pre-application meeting was held with the applicant, where submittal requirements for a Tentative Map were discussed. The use of roll curbs versus "L" curbs on interior streets was discussed, with the applicant deciding to use the standard "L" curbing (eliminating the need for a Minor Deviation).

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/01/11	A field check of the subject site was conducted. The site is undeveloped and currently cannot be accessed by a paved street.

Details of Application Request	
Site Area	
Net Acres	21.08

Surrounding Property	***Existing Land Use Per Summerlin Development Stds***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	MF2 (Medium Density Multi-Family)	P-C (Planned Community)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Summerlin	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards , the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	4,500 SF	N/A
Min. Lot Width	N/A	43 Feet	N/A
Min. Setbacks:			
• Front (garage)	18 Feet	19 Feet	Y
• Front (side loaded garage)	10 Feet	14 Feet	Y
• Front (building face)	10 Feet	14 Feet	Y
• Side (interior lots)	5 Feet	5 Feet	Y
• Side (perimeter lots)	5 Feet	6 Feet single story w/o gable end 10 Feet 2-story or gable end	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	20 Feet	Y
Max. Density	10 Units/Gross Acre	5.08 du/ac	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fox Hill Drive	N/A	N/A	74	N/A
Alta Drive	N/A	N/A	87	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	107	2 spaces per unit	214				
TOTAL SPACES REQUIRED			214		214		Y
Regular and Handicap Spaces Required			214	0	214	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. It is located at the northwest edge of Village 23A. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Residential Design Committee prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 5.08 dwelling units per acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to 19.04 street section requirements. No trails are adjacent to the site.

The proposed lots range in size from 4,500 square feet to 12,707 square feet. Site access is proposed from the south end of the site from a new street that will connect to Paseo Breeze Drive just west of the roundabout with Fox Hill Drive currently under construction. Interior circulation is provided through 41-foot wide public streets with "L" type curbs.

Walls on the perimeter of the site are 5.5-foot product walls with a maximum of 1.5 feet of retaining in conformance to the Summerlin Development Standards. Six-foot tall village walls along the north and west perimeter are constructed and maintained by Summerlin.

Some of the street names provided on the Tentative Map are duplicates of existing street names in the Las Vegas Valley; on the Final Map, names must comply with the City of Las Vegas Street Naming and Address Assignment Regulations. The Las Vegas Metropolitan Police Department notes that the project will have a minimal impact on police services.

FINDINGS

The proposed Tentative Map conforms to the Summerlin Development Standards and has been conditionally approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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

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NOV 22 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

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

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

APPLICANT Woodside Homes **Contact** Edward Duenas

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 18th day of November, 2011.

Shirley A. Wing

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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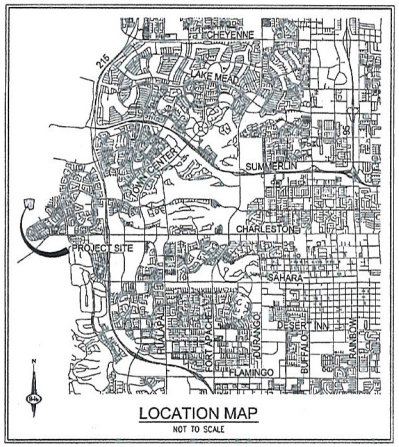
RECEIVED
NOV 22 2011

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

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



LOCATION MAP
NOT TO SCALE

CITY OF LAS VEGAS NEVADA

Woodside Homes
BETTER BY DESIGN

NOTES

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

LEGAL DESCRIPTION

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

OWNER

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

DEVELOPER

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

ENGINEER

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

PROJECT SUMMARY

ZONING	= P-C
LOT DIMENSIONS (TYP)	= 45'x100' = 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

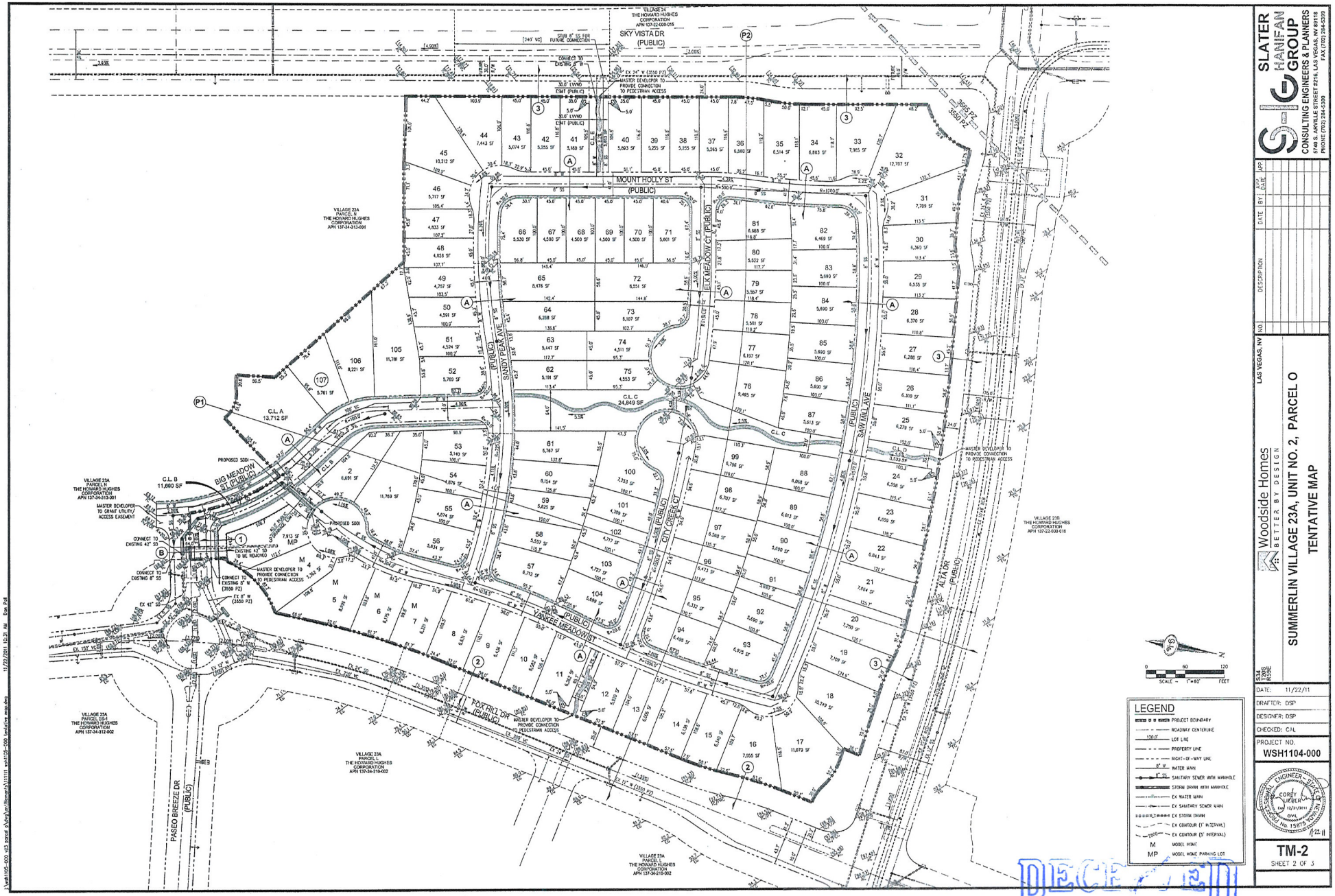
PROFESSIONAL ENGINEER COREY A. ULDER 12/31/2011 CIVIL No. 15875 STATE OF NEVADA
11/22/11

TM-1
SHEET 1 OF 3

RECEIVED
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

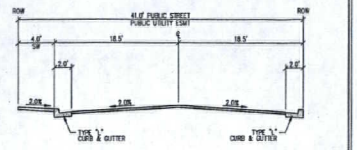
DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1104-000

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

TM-2
SHEET 2 OF 3

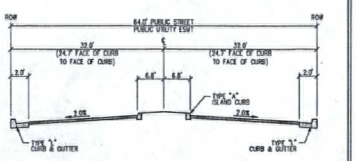
RECEIVED
NOV 22 2011

TMP-43967



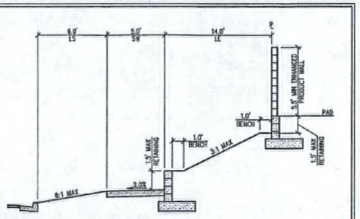
A. PUBLIC STREET SECTION

NOT TO SCALE



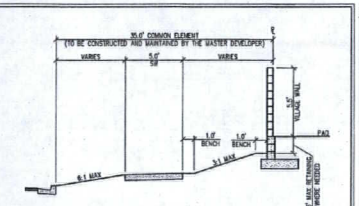
B. PUBLIC ENTRY STREET SECTION

NOT TO SCALE



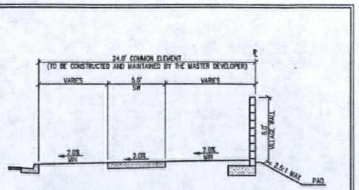
1. PERIMETER RETAINING WALL

NOT TO SCALE



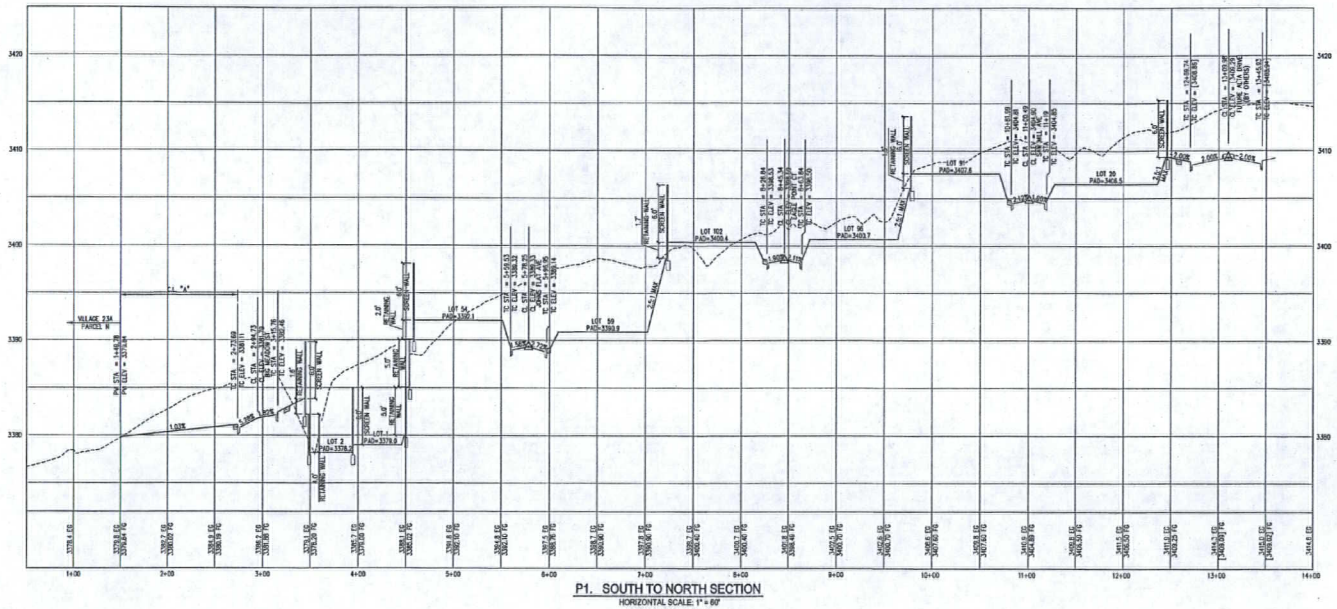
2. PERIMETER RETAINING WALL

NOT TO SCALE



3. PERIMETER WALL

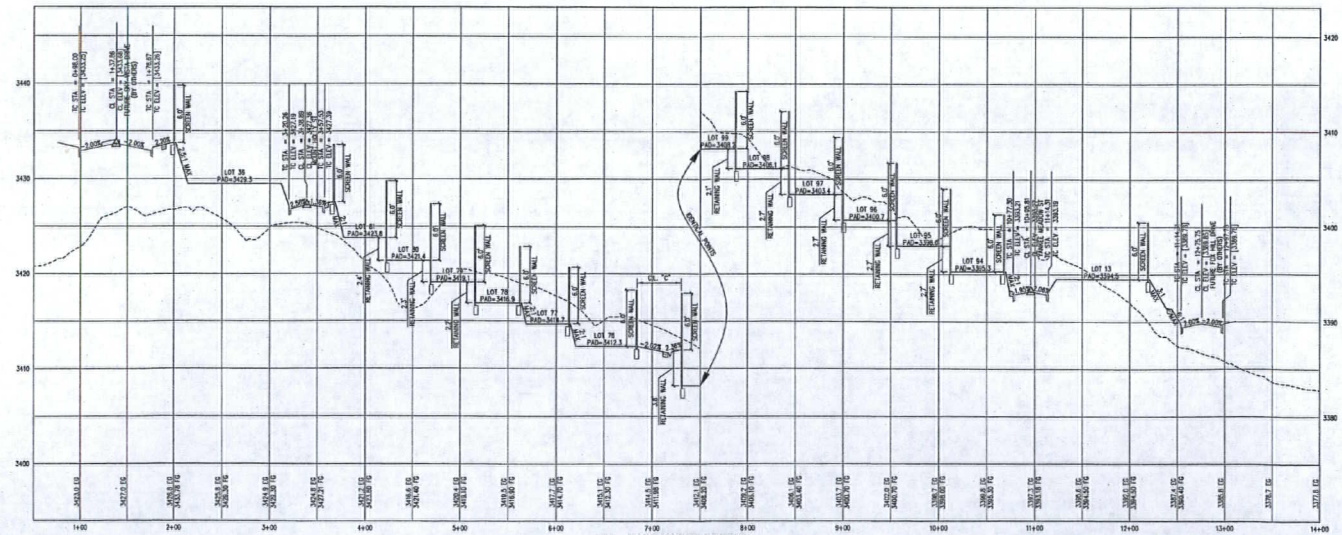
NOT TO SCALE



P1. SOUTH TO NORTH SECTION

HORIZONTAL SCALE: 1" = 60'

VERTICAL SCALE: 1" = 6'



P2. EAST / WEST SECTION

HORIZONTAL SCALE: 1" = 60'

VERTICAL SCALE: 1" = 6'

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP'D	DATE

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

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

TENTATIVE MAP

DATE: 11/22/11

DRAFTER: DSP

DESIGNER: DSP

CHECKED: CAL

PROJECT NO.
WSH1104-000



12-12-11

TM-3

SHEET 3 OF 3

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TMP-43967



TMP-43967 - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND FOX HILL DRIVE

12/01/11

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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NOV 22 2011
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**

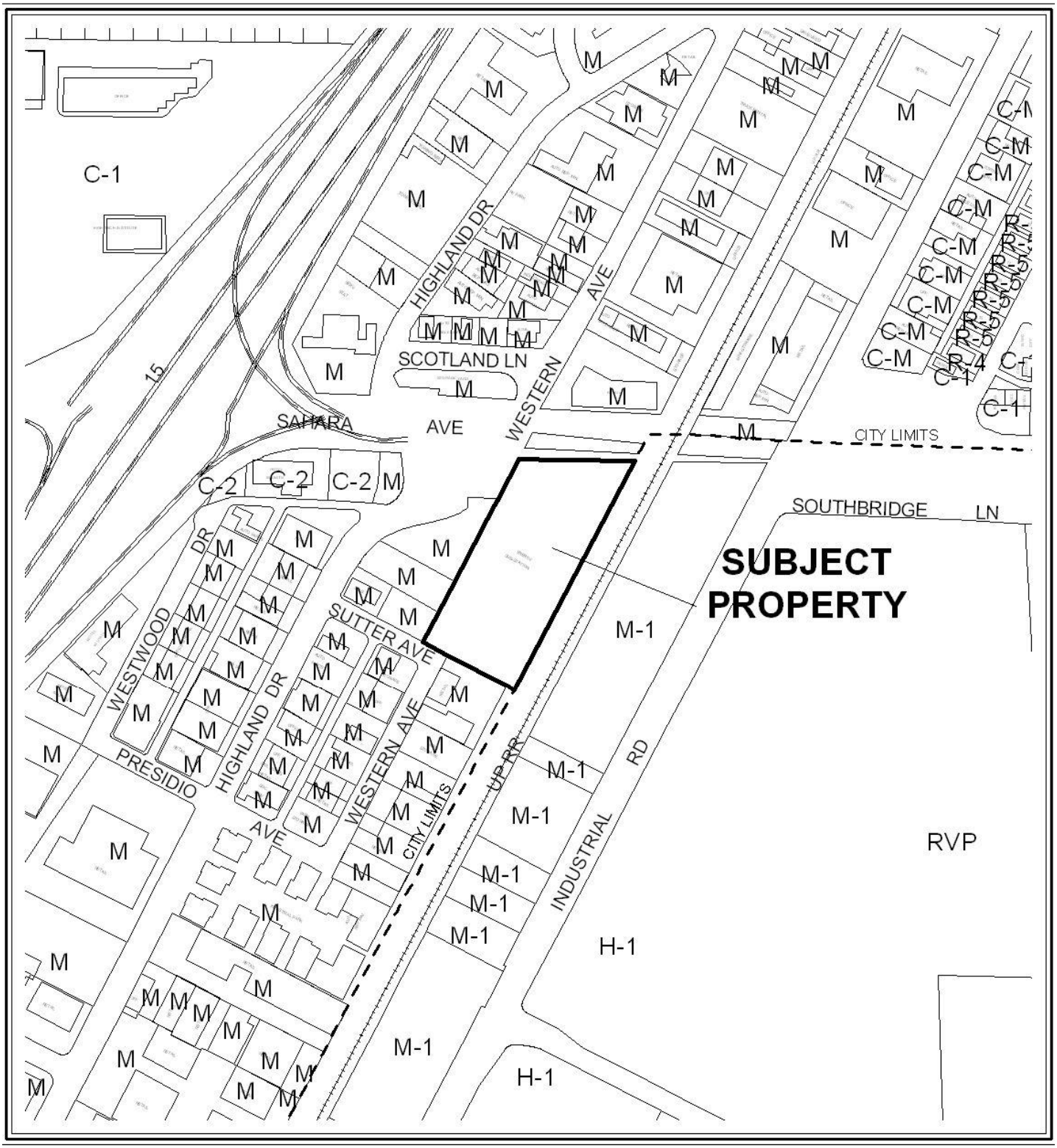
SUBJECT:
EOT-43895 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: NV ENERGY - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002),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



CASE: EOT-43895

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 300 600 Feet

CASE: EOT-43895

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NV ENERGY

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-43895	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-43895 CONDITIONS

Planning

1. Special Use Permit (SUP-25217) shall expire on 12/06/2016 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.

DED

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time to an approved Special Use Permit (SUP-25217) for a 138/260 kilovolt overhead Electrical Utility Transmission Line. The Electrical Utility Transmission Line originates from an Electric Utility Substation located at 2500 Highland Drive on 4.6 acres adjacent to the north side of the Union Pacific Railroad. The applicant is requesting an Extension of Time of the Special Use Permit as the additional electrical load is not required at this time. Staff recommends approval of the Extension of Time for the requested five years. If denied, the existing Special Use Permit (SUP-25217) will expire.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales	
12/06/07	The Planning Commission approved a Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
01/28/10	Planning Commission approved an Extension of Time (EOT-36826) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.

Most Recent Change of Ownership	
06/02/61	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no recorded Building Permits or Business Licenses for this location.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property, and noted the subject property was a well maintained electrical sub-station.

DED

Details of Application Request	
Site Area	
Net Acres	4.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Utility Transmission Lines	PF (Public Facilities)	C-V (Civic)
North	Contractor Plant, Shop and Storage Yard	LI/R (Light Industrial/Retail)	M (Industrial)
South	Contractor Plant, Shop and Storage Yard	LI/R (Light Industrial/Retail)	M (Industrial)
East	Clark County/ Railroad	Clark County/ Railroad	Clark County/ Railroad
West	Undeveloped	C (Commercial)	M (Industrial)
	Sexually Oriented Business	LI/R (Light Industrial/Retail)	

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Redevelopment Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a request for a second Extension of Time of a previously approved Special Use Permit (SUP-25217) for a 138/260 kilovolt overhead Electrical Utility Transmission Line. Utility Transmission Lines over 15,000 volts require the approval of a Special Use Permit. The applicant would like to retain the entitlement of the Special Use Permit (SUP-25217) until December 6, 2016, as the demand for the additional electrical load is not needed at this time, but may be need to meet future demand.

FINDINGS (EOT-43895)

The requested Extension of Time is appropriate, and will not negatively affect the surrounding land uses. Conditions in the area have not changed significantly since the approval of Special Use Permit (SUP-25217); therefore, staff recommends approval of the Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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.

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EOT-43895 - APPLICANT/OWNER: NV ENERGY
2500 HIGHLAND DRIVE

12/01/11



EOT-43895 - APPLICANT/OWNER: NV ENERGY
2500 HIGHLAND DRIVE

12/01/11

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**

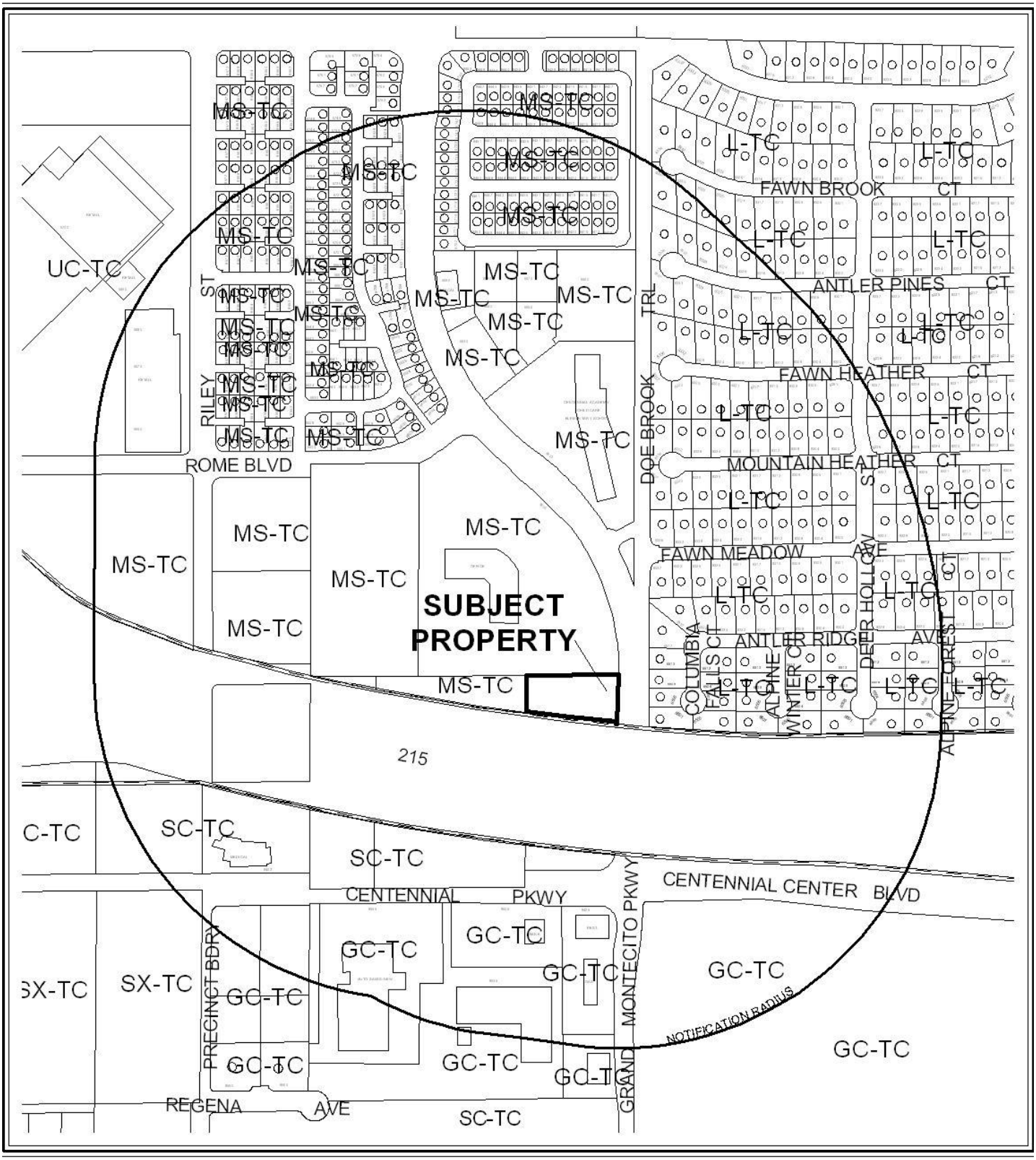
SUBJECT:
ZON-43792 - REZONING - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [MS-TC (Main Street Mixed Use - Town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

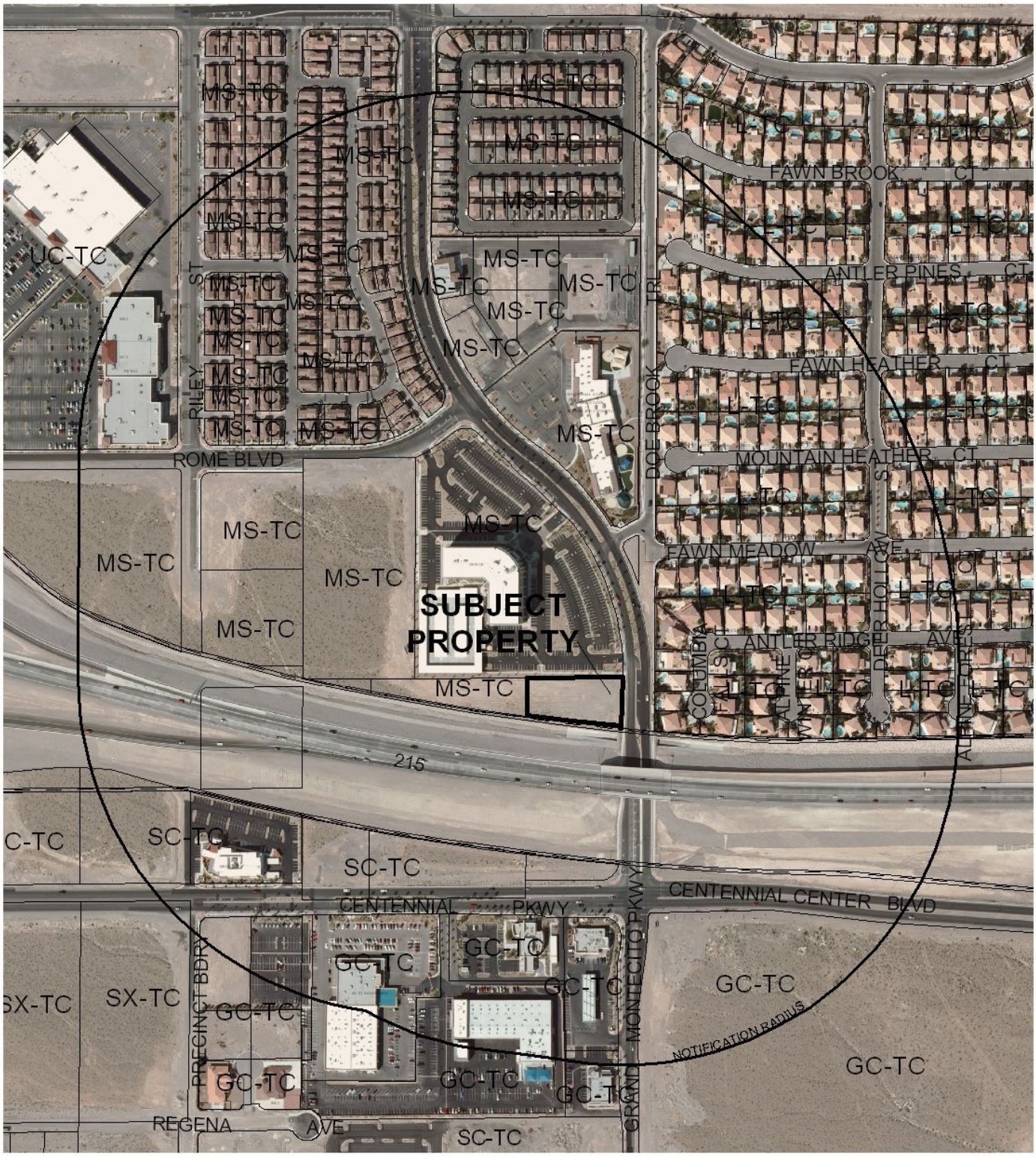
RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, LLC, ET AL.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-43792	Staff recommends APPROVAL.	
SDR-43790	Staff recommends APPROVAL, subject to conditions:	ZON-43792

** CONDITIONS **

SDR-43790 CONDITIONS

Planning

1. Approval of Rezoning (ZON-43792) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and building elevations date stamped 11/08/11, and landscape plan date stamped 11/15/11, except as amended by conditions herein.

4. A shared access agreement shall be submitted to the Department of Planning for approval and shall be recorded prior to issuance of any permits for the proposed parking lot.

5. Handicap accessible spaces on APN 125-20-810-002 shall be designed in accordance with Title 19.08.110.

6. A Waiver from Town Center Development Standards Manual Section E.1.D is hereby approved, to allow a nine-foot perimeter buffer along the east property line where 15 feet is required.

7. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow 16 parking lot trees where 21 are required.

8. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along the north and south sides of the shared property line between APNs 125-20-810-002 and 125-20-803-009 and a six-foot buffer along portions of the south and west property lines of APN 125-20-803-009 where eight feet is required.

9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/15/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

10. 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 Department of Building and Safety.

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

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Indicate Washingtonia Robusta (Mexican Fan Palm) trees at a 25-foot brown trunk height within the required four-foot amenity zone in conformance to Town Center Landscape Standards.

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

Public Works

14. Complete all incomplete half-street improvements on Grand Montecito Parkway per Town Center Development Standards adjacent to this site except as amended herein.

15. Provide a copy of a recorded Joint Access Agreement between this parcel and Assessor's Parcel #125-20-803-009 prior to the issuance of any permits. Alternatively record a map that joins the parcels entitled by this action.

16. Provide a legal access route through this site for Assessor's Parcel #125-20-803-015. Alternatively, provide a letter from Clark County Public Works stating that legal access does not need to be provided.

17. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to Rezone a vacant lot located to the south of an existing commercially developed lot at 6605 Grand Montecito Parkway and construct a 100-space parking lot that would be accessed through the existing developed lot to provide additional non-required parking for the development. No new access would be provided to Grand Montecito Parkway. Currently, the lot to be developed is zoned U (Undeveloped) with a Town Center special land use designation of MS-TC (Main Street Mixed Use – Town Center). The request to rezone the property to T-C (Town Center) is appropriate, as the property is already located within the Town Center Master Plan area, and rezoning is required prior to development of the site. Staff supports the request for Rezoning.

Landscaping will be provided around all four sides of the proposed parking lot. However, landscaping on the north side of the parking lot will be located entirely on APN 125-20-810-002 (the northern property), prompting a waiver of Title 19.08 perimeter buffer standards. Reduced perimeter buffers are also proposed along the other sides of the parking lot. Interior landscaping will be provided on an island strip in the center of the lot, with trees provided at the end of each parking row. Staff supports the waivers needed for each of these proposed landscape components, as the parking lot is an appropriate use for this site, the deviations from the requirements are minimal and would not impact the surrounding properties. Staff therefore recommends approval of the Site Development Plan Review request with conditions. If denied, permits could not be obtained for construction of the proposed parking lot.

ISSUES

- A Waiver of the Town Center Loop Road streetscape requirements is required to allow a nine-foot buffer where 15 feet is required along the east property line. Staff supports this waiver.
- A Waiver of the Town Center parking lot landscape requirements is required to allow 16 parking lot trees on APN 125-20-803-009 where 21 trees are required. Staff supports this waiver.
- Waivers of Title 19.08 perimeter landscape requirements are required to allow a zero-foot landscape buffer along the north and south sides of the shared property line between APNs 125-20-810-002 and 125-20-803-009 and a six-foot buffer along portions of the south and west property lines of APN 125-20-803-009 where eight feet is required. Staff supports these waivers.

- A condition has been added to require that a shared access agreement be submitted to the Department of Planning for approval and be recorded prior to issuance of any permits for the proposed parking lot.
- Two handicap parking spaces have been added to the northern site; however, the spaces as depicted do not meet the minimum Title 19 requirements for handicap spaces. Specifically, access aisles must be provided on both sides of the space. A condition has been added to require conformance to Title 19.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/06/03	The City Council approved a Petition to Vacate (VAC-2420) a portion of Darling Road, west of Durango Drive. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 02/10/04.
11/05/03	The City Council approved a Petition to Vacate (VAC-2948) a portion of Durango Drive between Darling Road and Centennial Parkway. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 03/26/04.
07/13/06	The Planning Commission approved a Site Development Plan Review (SDR-13684) for a 186,300 square foot, six-story office building and a 41,377 square-foot parking structure on 8.01 acres at the southwest corner of Rome Boulevard and Grand Montecito Parkway. Staff recommended approval.
11/20/08	The Planning Commission approved a Master Sign Plan (MSP-30236) for a commercial development on 7.96 acres at 6605 Grand Montecito Parkway Staff recommended approval.
11/04/09	The City Council approved a Waiver (WVR-35710) to allow a 394 cubic-foot utility box to be set back zero feet from public right-of-way with no required landscaping where three feet of landscaping is required at 6605 Grand Montecito Parkway. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
03/04/11	A deed was recorded for a change in ownership (APN 125-20-810-002).
04/24/00	A deed was recorded for a change in ownership (APN 125-20-803-009).

Related Building Permits/Business Licenses	
10/05/07	A building permit (#07002846) was issued for onsite improvements and hardscapes. A planning inspection was completed 11/20/09; however, no final inspection was approved.
10/05/07	A building permit (#07002844) was issued for an office shell building for certificate of completion. A final inspection was approved 12/07/09.

Pre-Application Meeting	
10/25/11	A pre-application meeting was conducted by staff for the addition of a parking lot on a separate parcel, south of a developed commercial property. The parking lot will be accessed through the existing developed lot to provide additional parking. Rezoning of the site is required from U (Undeveloped) to T-C (Town Center) as the subject site is located within the Town Center Master Plan area, and a Site Development Plan Review is required for development as a parking lot. Issues discussed included: 1. Standards applied (Town Center Master Plan and Title 19). 2. Landscape requirements, including plant materials. 3. Landscape buffer requirements and waivers. 4. Open space requirement. 5. Streetscape requirements. 6. Submittal requirements.

Neighborhood Meeting
No neighborhood meeting was required or held for this request.

Field Check	
12/01/11	A field check revealed that the site to be rezoned is a small, trapezoidal shaped undeveloped lot adjacent to Clark County 215. The site was free of trash and debris. The adjacent site to the north is developed with an office, surface parking and a parking structure.

Details of Application Request	
Site Area	
Net Acres	8.87

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office and Vacant	MS-TC (Main Street Mixed Use)	T-C (Town Center) and U (Undeveloped)
North	Single Family Residences and Elementary School	MS-TC (Main Street Mixed Use)	T-C (Town Center)
South	Vacant and CC-215	MS-TC (Main Street Mixed Use)	U (Undeveloped) and ROW

East	Single Family Residences	L (Low Density Residential)	T-C (Town Center)
West	Vacant	MS-TC (Main Street Mixed Use)	U (Undeveloped)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Town Center Master Plan	X		N
Montecito Town Center (APN 125-20-810-002 only)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual and Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
APN 125-20-810-002 Buffer Trees: • A portion of the South only	1 Tree / 30 Linear Feet	12 Trees	0 Trees	N
TOTAL PERIMETER TREES		**12 Trees**	**0 Trees**	**N**
APN 125-20-803-009 Buffer Trees:				
• North	1 Tree / 30 Linear Feet	12 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	8 Trees	12 Trees	Y
• East	Streetscape only required	N/A	12 Trees	N/A
• West	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**29 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	21 Trees	16 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	0 Feet	N
• South	8 Feet	6 Feet	N
• East	15 Feet	9 Feet	N
• West	8 Feet	6 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	Not Indicated	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Montecito Parkway	Town Center Loop Road	Town Center Development Standards Manual	90 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Loop Road (90')	4-foot amenity zone	4-foot amenity zone	Y
	5-foot sidewalk	5-foot sidewalk	Y
Amenity Zone	25' BTH Mexican Fan Palm trees 35 feet on center in 4-foot tree grates	15' BTH Mexican Fan Palm trees maximum 32 feet on center	N
	15-foot long gray hardscape areas every 105 feet	One 15-foot long hardscape area for 160 feet of frontage	Y
Landscape Setback	15 feet	9 feet	N
	15-25' BTH Mexican Fan Palm trees in alternating clusters	15' BTH Mexican Fan Palms in alternating clusters to coordinate with amenity zone palms	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office (existing)	181,500 SF	1 space/ 300 SF	605		716		
Spaces lost for new access	N/A	N/A			(10)		
TOTAL SPACES REQUIRED			605		706		Y
Regular and Handicap Spaces Required			592	13	690	16	Y*
New spaces provided on APN 125-20-803-009					100		

*A condition has been added to require that all handicap spaces meet minimum Title 19 standards.

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide landscape buffer adjacent to Grand Montecito Parkway	To allow nine feet adjacent to Grand Montecito Pkwy	Approval
Eight-foot wide landscape buffer along interior lot lines	To allow zero feet along a portion of the south perimeter (APN 125-20-810-002)	Approval
Eight-foot wide landscape buffer along interior lot lines	To allow zero feet along the north, 6 feet along the west, and 6 feet along a portion of the south perimeter (APN 125-20-803-009)	Approval
21 parking lot trees, with one tree every six spaces	To allow 16 parking lot trees with one center island separating two parking rows	Approval

ANALYSIS

The lot to be rezoned is included within the Town Center Master Plan area with a MS-TC (Main Street Mixed Use – Town Center) land use designation. This designation is intended to encourage a cohesive mix of interdependent uses within multilevel buildings that are amenable to pedestrian rather than vehicular access. The adjoining approved and developed property was not designed as a mixed use development, and addition of the proposed parking lot will simply be an extension of the office development. The rezoning of the southern property is appropriate for these reasons, namely that it is already included within the Town Center plan and is fitting as a companion to the existing office development to the north. Staff therefore recommends approval of the Rezoning request.

Development on the northern lot (APN 125-20-810-002) is subject to the Montecito Development Agreement as well as the Montecito Town Center Design Guidelines. Where these documents are silent, the Town Center Development Standards Manual controls. Development of the southern lot (APN 125-20-803-009) is subject only to the Town Center Development Standards. The two lots are under separate ownership. A condition of approval will require recordation of a shared access agreement prior to issuance of any permit for the proposed parking lot.

The parking lot as proposed is an appropriate use for this site and is compatible with the existing development with regard to layout and landscaping. A 24-foot wide driveway providing access to the southern lot is proposed along the southern edge of the developed property. Two-way traffic will logically circulate around a long landscape island that separates two rows of parking. The two Town Center landscape waivers requests can be supported, as the nine-foot buffer proposed provides adequate separation from the street and sidewalk and does not hinder the provision of streetscape materials that conform to the Town Center Development Standards. Although they are not shade trees, additional palm trees have been provided within the perimeter and parking lot landscape buffers to compensate for the lack of landscaped islands within the parking lot. The waivers of the internal perimeter buffer requirements can also be supported, as the deviation is minimal and sufficient landscaping is still provided. Within the required four-foot amenity zone, 15-foot brown trunk height palm trees are proposed where 25-foot trees are required by the Town Center Development Standards at the time of installation. A condition of approval will require conformance to the Town Center Development Standards to maintain consistency with existing development along Grand Montecito Parkway.

The office development on the northern site already conforms to Title 19 parking requirements; the 100 additional spaces proposed are in excess of the requirements. Two handicap parking spaces have been added to the northern site; however, the spaces as depicted do not meet the minimum Title 19 requirements for handicap spaces. Specifically, access aisles must be provided on both sides of each space. A condition has been added to require conformance to Title 19.

The Department of Public Works notes that the two parcels to the west of this site are owned by Clark County Public Works and appear to be remnants of the parcels that were taken with the construction of the Clark County 215 Beltway. These parcels are currently land locked and Public Works has recommended a condition that requires access route be provided or a letter from the adjacent property stating that the access does not need to be provided.

As the proposed development is compatible with development on adjacent parcels, a parking lot is an appropriate use for the site and the requested waivers can be supported, staff recommends approval of the Site Development Plan Review, with conditions.

FINDINGS (ZON-43792)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The property is already located within the Town Center Master Plan area and designated MS-TC (Main Street Mixed Use – Town Center), which allows office and related parking uses.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Areas to the north and east are compatibly zoned T-C (Town Center), which is the appropriate district for the range of uses expected in this area of the city. Residential uses to the east do not face the subject property and are unlikely to be affected by any change in use proper to the MS-TC (Main Street Mixed Use – Town Center) designation. Given the size, shape and location of the property, its best use is in association with the T-C (Town Center) zoned property to the north.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject property is already included within the Town Center Master Plan and must be rezoned to be developed. In addition, the size, shape and location of the lot limit the types of uses that are viable.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The property will be accessed from APN 125-20-810-002 (the property to the north), which provides access to Grand Montecito Parkway, a 90-foot wide Town Center Loop Road.

FINDINGS (SDR-43790)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed parking lot is designed to have direct access to and be compatible with the layout and landscape design of the existing office development on the northern lot.

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 proposed parking lot, as an ancillary use to the existing office development on the northern lot, is consistent with the Town Center Master Land Use Plan; development of the lot requires several waivers of the Town Center Development Standards and Title 19 with regard to streetscape and buffering, which staff supports.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access is provided through APN 125-20-810-002 from Grand Montecito Parkway. Little impact to area traffic is expected, as the proposed parking lot will provide additional spaces beyond minimum parking requirements.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Landscape materials are consistent with those required by the Town Center Development Standards and those along Grand Montecito Parkway.

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;**

The design of the proposed parking lot is harmonious and compatible with the office development on the northern property, and sufficient landscaping will create an aesthetically pleasing environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Development of the site is subject to review prior to issuance of permits and subsequent inspection, thereby safeguarding the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 374

APPROVALS 0

PROTESTS 0

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

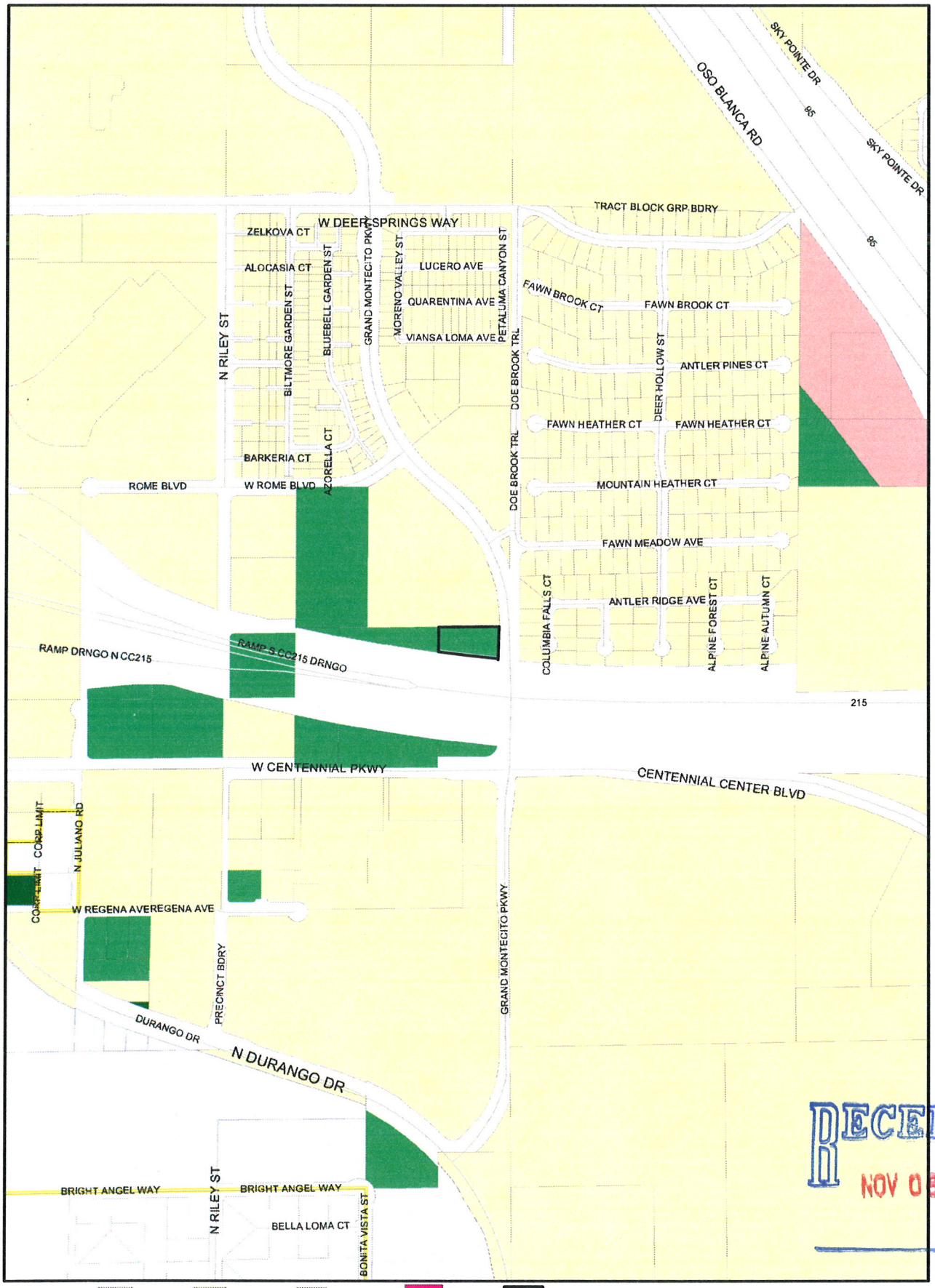
FOR DEPARTMENT USE ONLY

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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NOV 08 2011

ZONING

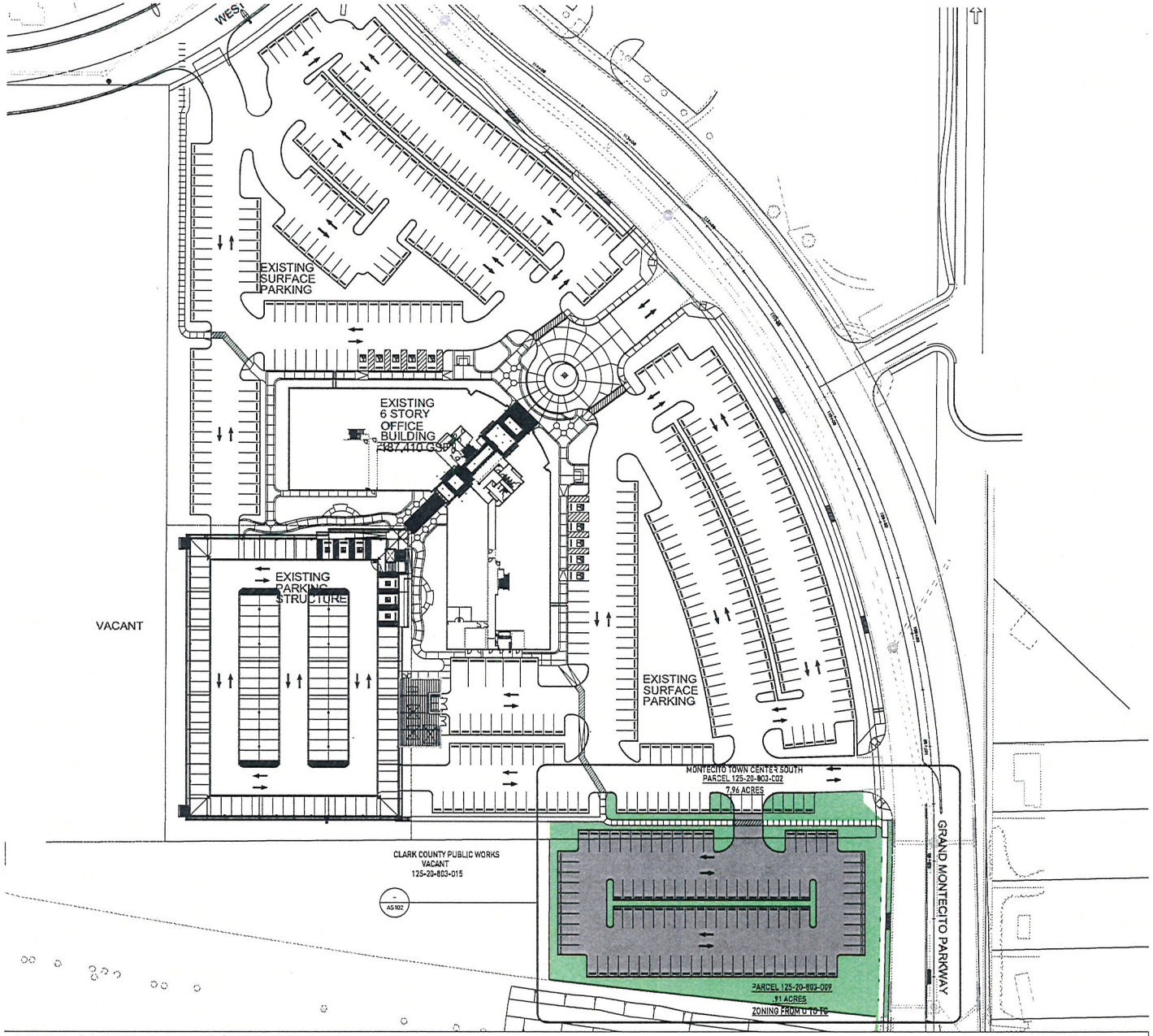
C-V	R-A	R-CL	P-O	PD	Subject Parcel
C-PB	R-E	R-2	P-R	T-D	City Limits
P-C	R-D	R-3	N-S	TC	ROI Zoning
U	R-PD	R-4	O	C-2	
	R-1	R-5	C-D	C-M	
	R-MH	R-MHP	C-1	M	

FROM 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

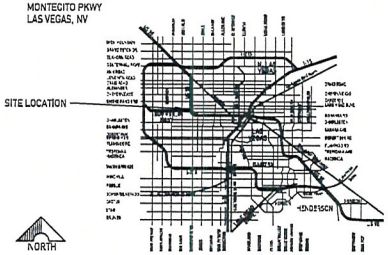


KEY OVERALL SITE PLAN

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@cosustuvegas.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

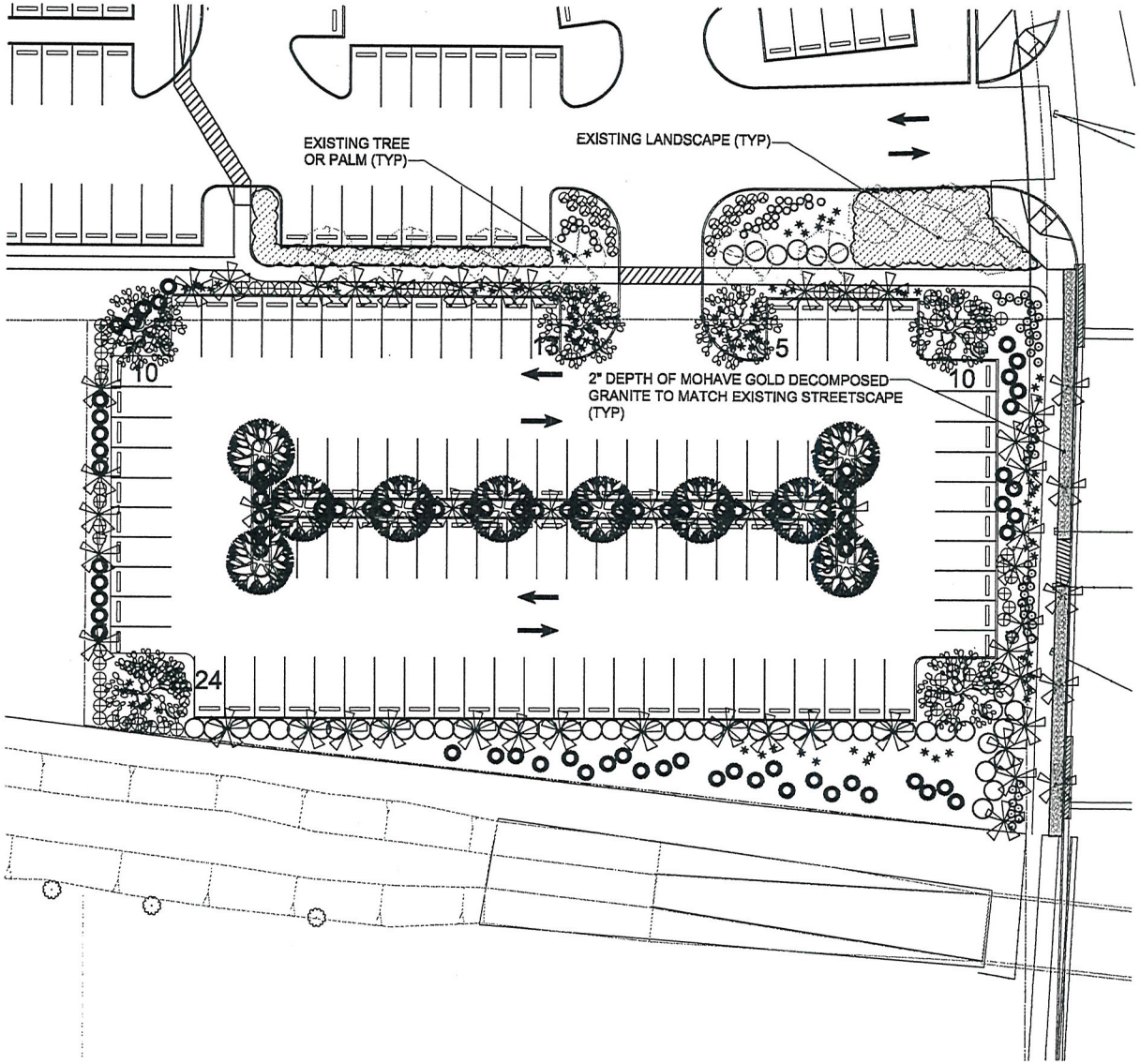
DATE 11/07/2011 DRAWN BY
PROJECT NO 11002 CHECKED BY

SHEET NUMBER

AS101

RECEIVED
NOV 08 2011

ZON-43792
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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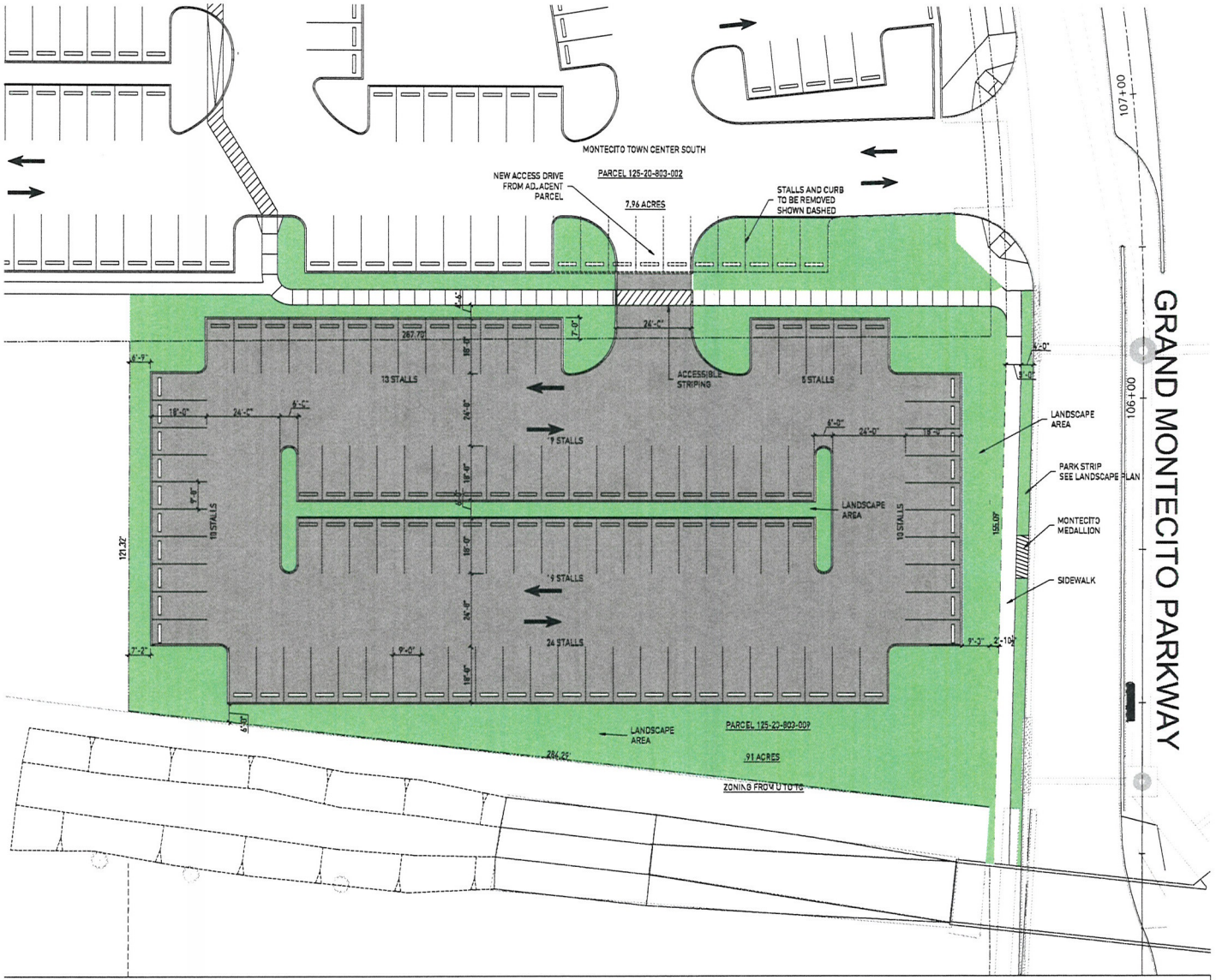
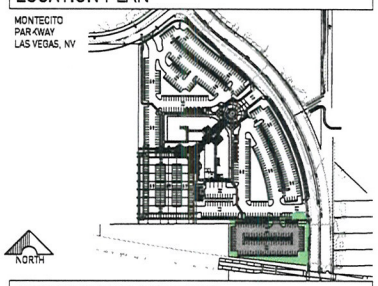
NOV 08 2011
ZON-43792
SDR-43790



New Site Parking Plan

SCALE: 1" = 16'-0"

LOCATION PLAN



SITE PARKING ANALYSIS

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

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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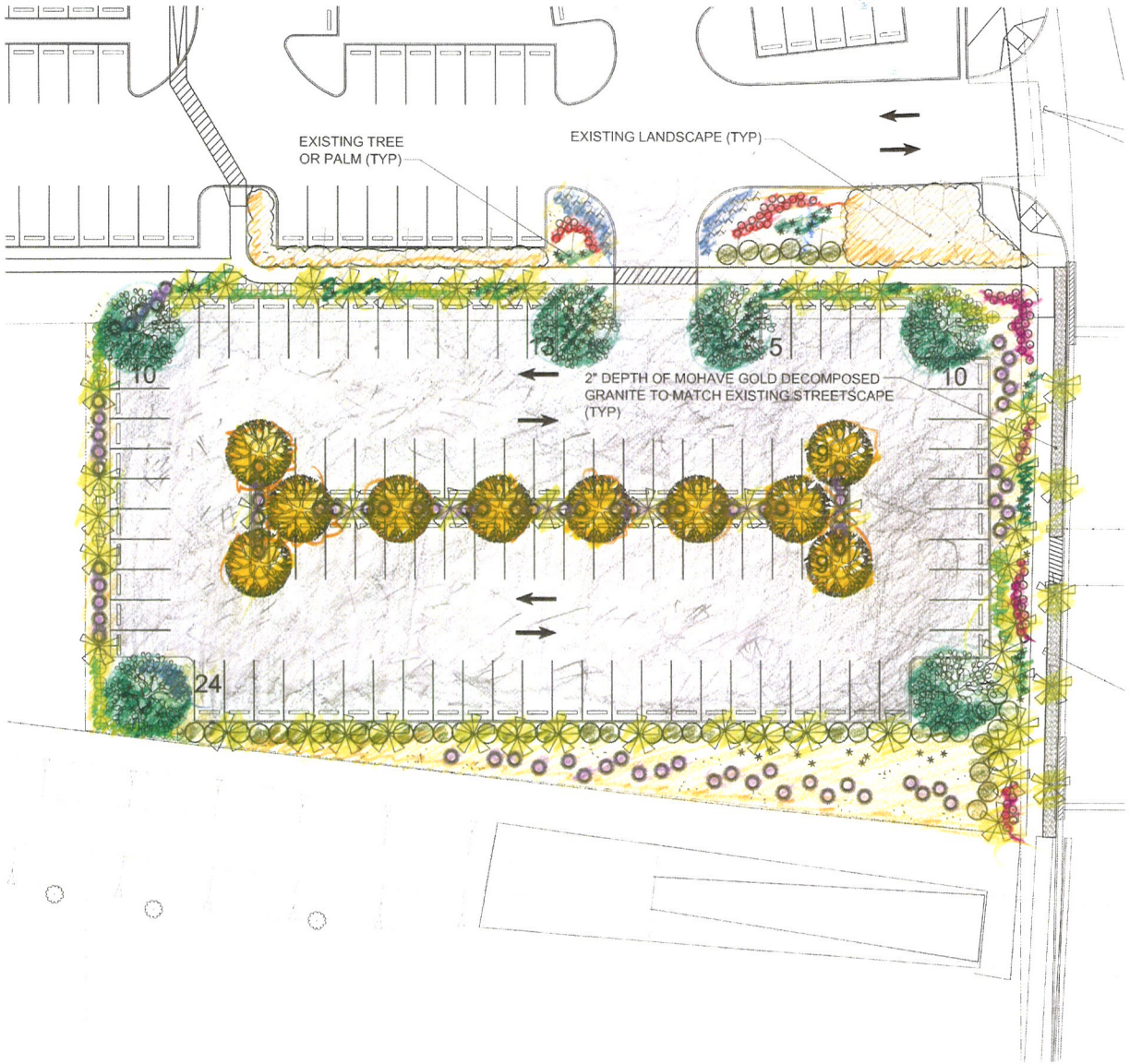
NOV 08 2011

ZON-43792

SDR-43790



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
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	BULL GRASS	MUHLENBERGIA EMERSLEYI	1 GAL.	55

GENERAL NOTES

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6. PATCH AND REPAIR ANY EXISTING LANDSCAPE DAMAGED BY NEW INSTALLATION, IF APPLICABLE.

LANDSCAPE PLANTING PLAN

NORTH

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NOV 15 2011
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



ZON-43792 AND SDR-43970 - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC

THE NORTHWEST CORNER OF GRAND MONTECITO PARKWAY AND CLARK COUNTY 215

12/01/11



ZON-43792 AND SDR-43970 - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC

THE NORTHWEST CORNER OF GRAND MONTECITO PARKWAY AND CLARK COUNTY 215

12/01/11

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

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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.

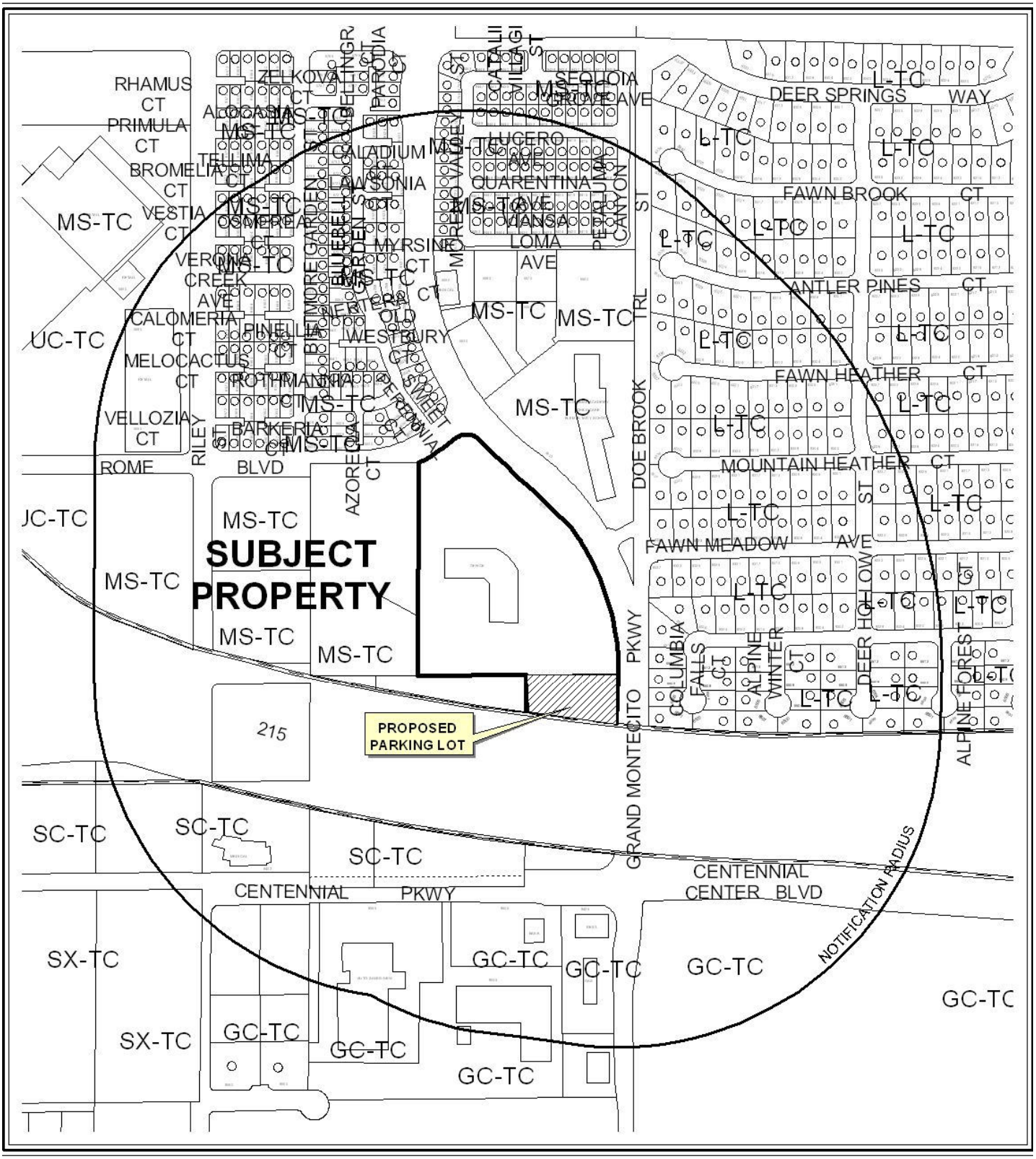
C.C.: 02/15/2012

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

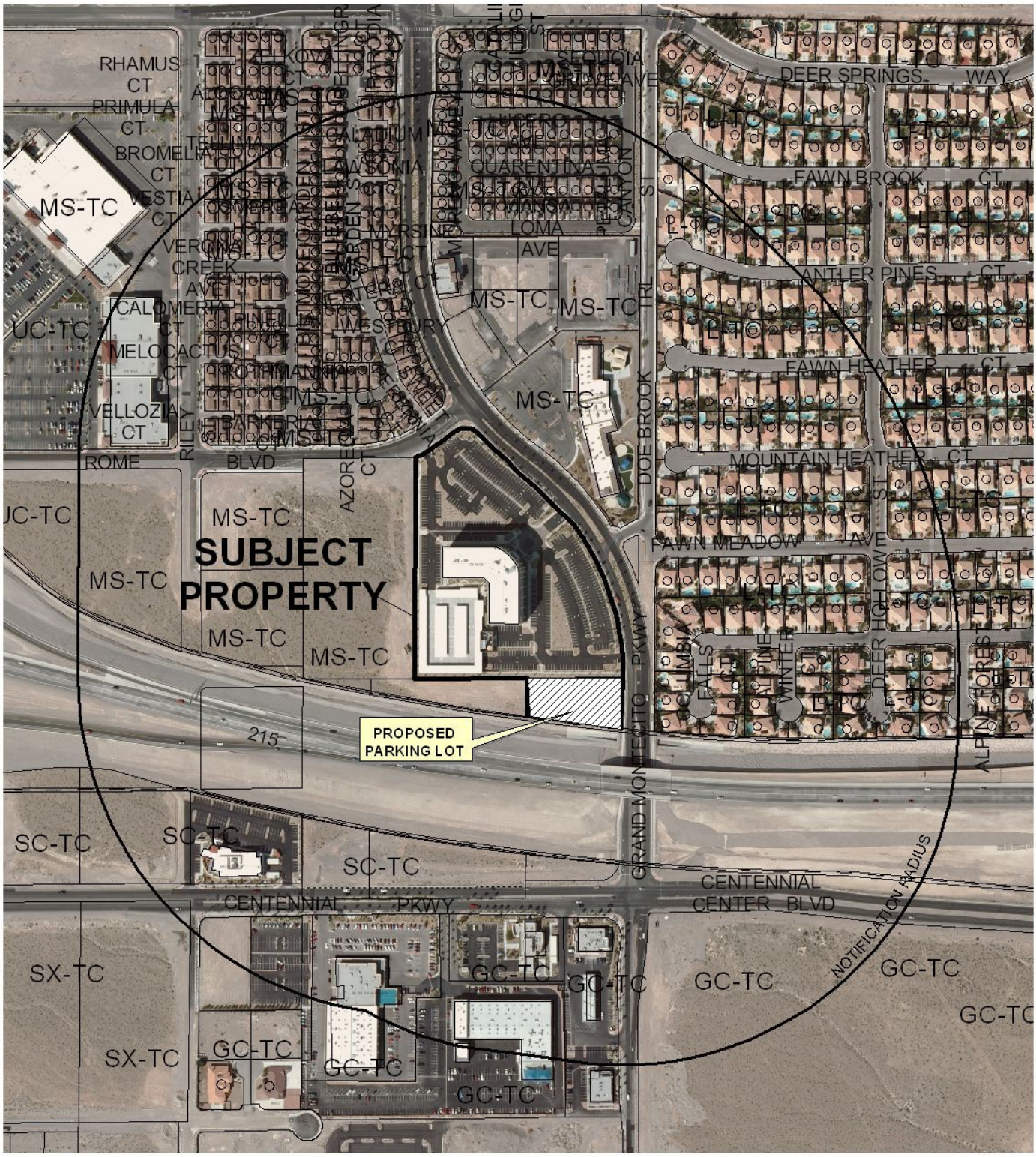
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SDR-43790**

RADIUS: 1000 FEET

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



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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

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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**

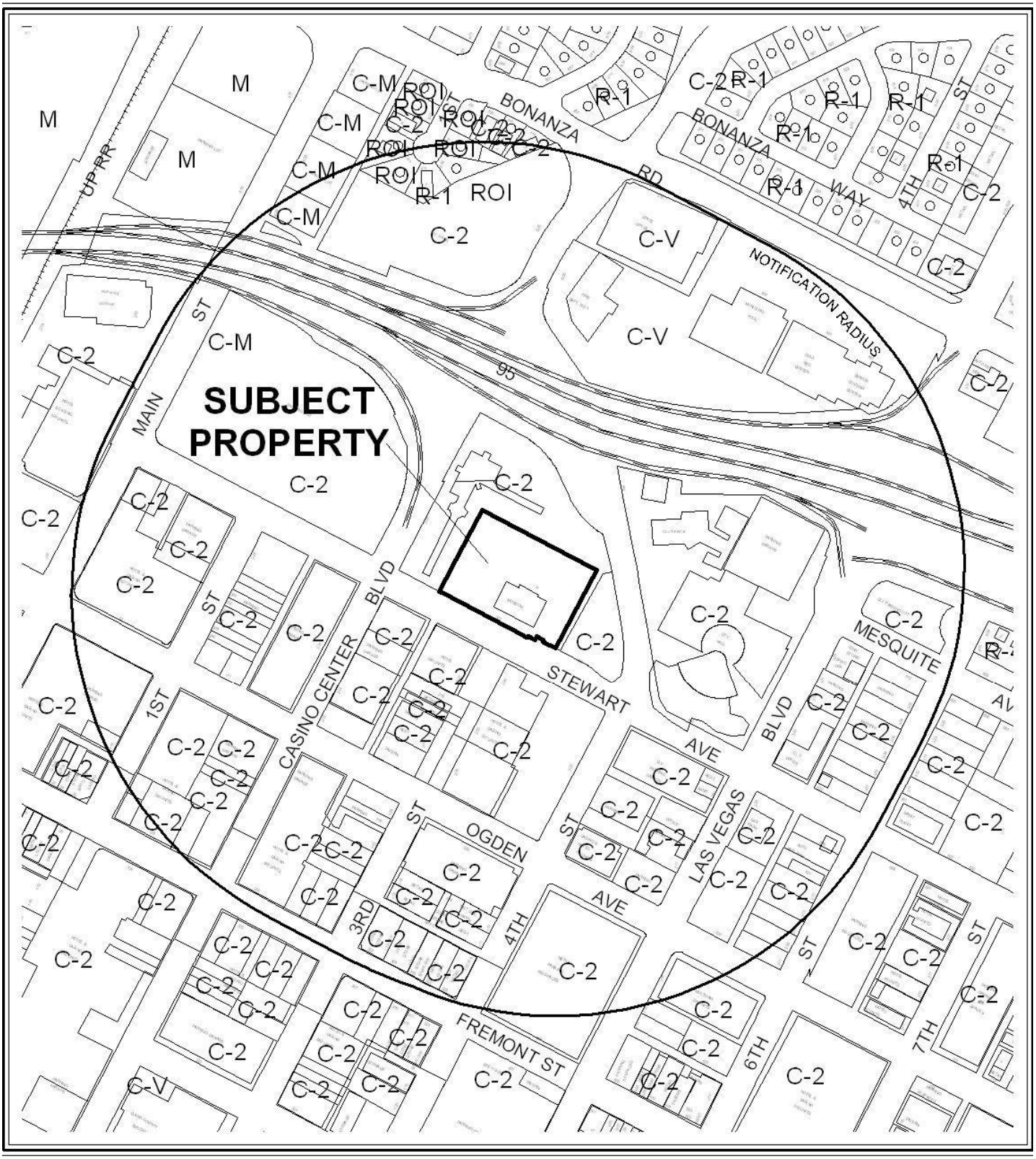
SUBJECT:
MSP-44034 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Master Sign Plan FOR A MUSEUM on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

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: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **MSP-44034**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-44034	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-44034 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval of Historic Preservation Commission (HPC- 39602) and Downtown Design Review Commission (ARC-44067) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/01/11, except as amended by conditions herein

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Master Sign Plan for a museum in a C-V (Civic) zone located at 300 Stewart Avenue. Signs within the C-V (Civic) zoning district are the same as for the P-O (Professional Office) district. However, additional signage may be permitted in conjunction with the public and semi-public institutions subject to review and approval by the Planning Commission. The proposed sign plan will contribute to the goals and objectives of the Downtown Gateway District of the Centennial Plan; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/11/08	The City of Las Vegas approved a Capital Improvement Project (CIP-26498) agreement for the historic rehabilitation of the downtown Post Office/Courthouse at 300 Stewart Avenue into a museum and cultural center.
03/27/08	Planning and Development staff administratively approved a Site Development Plan Review (SDR-27014) for proposed on-site improvements and a mechanical room addition at 300 Stewart Avenue.
12/09/09	The Las Vegas Historic Preservation Commission approved a Certificate of Appropriateness (HPC-36661) for new construction at the U.S. Post Office and Courthouse, located at 300 Stewart Avenue.
09/22/10	The Las Vegas Historic Preservation Commission (HPC-39602) approved a Certificate of Appropriateness for exterior signage at the U.S. Post Office and Courthouse, at 300 Stewart Avenue.
12/22/11	A Downtown Design Review Commission (DDRC) Application (ARC-44067) for proposed exterior signage at the U.S. Post Office and Courthouse at 300 Stewart Avenue was submitted and is scheduled for the 01/17/12 DDRC agenda.

Most Recent Change of Ownership	
05/14/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/28/09	A building permit (119565) for Tenant Improvements for a museum at 300 Stewart Avenue was issued. The permit has not been finalized and is still active.

YK

Pre-Application Meeting	
11/30/11	Staff met with the applicant and reviewed the requirements for a Master Sign Plan application. The DDRC process was also reviewed.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
12/01/11	Staff visited the site and found a well maintained property secure and under renovation.

Details of Application Request	
Site Area	
Net Acres	1.98

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Museum, Art Display, or Art Sales (Private)	PF (Public Facilities)	C-V (Civic)
North	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
South	Hotel and Gaming Establishment, Non-Restricted	C (Commercial)	C-2 (General Commercial)
East	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
West	Vacant	MXU (Mixed Use)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area	X		
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		
C-V (Civic) District	X		Y
Downtown Centennial Plan Overlay District	X		Y
A-O (Airport Overlay) District 200 Feet	X		Y
H (Historic Designation)	X		Y
Live/Work Overlay District	X		N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Uniform Development Code 19.10.020, the signage standards for a project in a Civic District shall be established by the P-O District. In addition to the allowed signage, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The following signs are proposed:

Freestanding Signs: *[Signs 2 and 3 on the South Side of Property]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	2/ Street frontage 2 total
Maximum Area	48 SF	14 SF (each)
Maximum Height	12 Feet	18 Feet
Minimum Setback	5 Feet	8 Feet
Illumination	N/A	Internal/Back lit

Freestanding Signs: *[Signs 6 – 9 on the South Side of Property]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	4/ Street frontage 4 total
Maximum Area	48 SF	18 SF (each)
Maximum Height	12 Feet	17 Feet
Minimum Setback	5 Feet	5 Feet (Signs 7 and 8)
		2 Feet (Signs 6 and 9)
Illumination	N/A	None

Wall Signs: *[Signs 1, 4 and 5 South Elevation]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	3 / Street frontage 3 total
Maximum Area	50 SF / sign	Sign 1: 93 SF
		Sign 4: 142.3 SF
		Sign 5 142.3 SF
Maximum Projection	2 Feet	Less than 2 Feet
Illumination	Internal/External	None

Wall Signs: *[Sign 10 North Elevation]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 0 total	1 / Street frontage 1 total
Maximum Area	50 SF/ sign	29.75 SF
Maximum Projection	2 Feet	Less than 2 Feet
Illumination	Internal/External	None

Wall Signs: *[Sign 11 East Elevation]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 0 total	1 / Street frontage 1 total
Maximum Area	50 SF/ sign	142.3 SF
Maximum Projection	2 Feet	Less than 2 Feet
Illumination	Internal/External	None

Wall Signs: *[Sign 12 West Elevation]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 0 total	1 / Street frontage 1 total
Maximum Area	50 SF/ sign	142.3 SF
Maximum Projection	2 Feet	Less than 2 Feet
Illumination	Internal/External	None

Window Signs: *[Signs 13-18 South Elevation]*		
Standards	***Allowed***	***Provided***
Maximum Number	1	6 total
Maximum Area	25% of total window SF	3 SF (total)
Maximum Projection	N/A	N/A
Illumination	Internal/External	None

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Stewart Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as PF (Public Facilities). This category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The proposed museum use established at this location is permissible in the C-V (Civic) zoning district, which is compatible with the PF (Public Facilities) General Plan designation.

As previously noted, the project is within the boundaries of the Las Vegas Redevelopment Area, with a PF (Public Facilities) land use designation. The proposed museum use is in conformance with Redevelopment Plan policies that encourage innovative projects in this area of the City. The proposed development is in compliance with the PF (Public Facilities) designation.

The Cultural Corridor Trail runs along the southern property line of this site and connects to other existing and future portions of the city's trails network. No specific design standards beyond the streetscape requirements of the Downtown Centennial Plan are identified for this section of the Cultural Corridor Trail.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Downtown Gateway district. This district is intended to be developed as an intense tourist commercial district with hotel/casinos acting as the anchor for the area. The proposed museum is consistent with the goals and objectives of the Downtown Centennial Plan Downtown Gateway Districts goals and objectives.

The project is allowed to have one freestanding sign. However, the proposal is to allow six freestanding signs, all on the south side of the property. The proposed signs are supported by staff since the pedestrian bridge across 3rd Street blocks the view of the museum from Fremont Street. Signs six through nine reflect an artistic design favored by museums throughout the country. These signs will be located on existing light poles, which will reduce the overall aesthetic footprint of the signs themselves. Signs seven and eight will be located within five feet of the front property line. Since these signs will all remain within the property lines and will not block required site visibility, staff supports the request.

The requested wall signage exceeds the allowed number and area per the Unified Development Code (UDC) for the P-O (Professional Office) district. However, the UDC allows signage in a C-V (Civic) zoning district to exceed the maximum allowed if approved by the Planning Commission due to the public benefit of the uses permitted. The signs are artistic and banner-like in design that softens visual impact. Staff supports this request.

Each of the six front doors will have a logo sign of the museum on the window. This is a common treatment on museum doors throughout the country and does not have a negative effect on the area. Staff supports the request.

Staff finds the overall signage plan is appropriate for the site location and civic designation. The Historic Preservation Commission has also reviewed and approved the proposed signage and certified that the proposal will not have a negative impact on the historic nature of the building. For these reasons, staff recommends approval. Additional approval of the proposed signage by the DDRC is required, and an application (ARC-44067) is tentatively scheduled for 01/17/12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 94

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City OF LAS VEGAS

Name of Applicant: WESTLAKE REED LESKOSKY (ARCHITECT)

Name of Representative: RICH SOURBRINE

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of November, 2011

Notary Public in and for said County and State

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

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SIGNAGE

Project Address (Location) 300 STEWART AVE.

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address dbratcher@lasvegasnevada.gov

APPLICANT WRL ARCHITECTS **Contact** RICH SOURBRINE

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

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

E-mail Address RSOUR@WRLDESIGN.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 30 day of November, 20 11.

Notary Public in and for said County and State

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

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NOV 30 2011
City of Las Vegas
Department of Planning

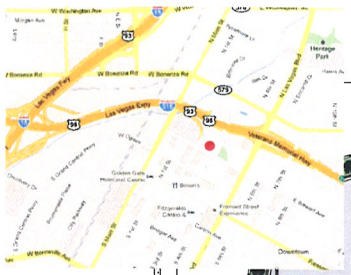
FOR DEPARTMENT USE ONLY

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

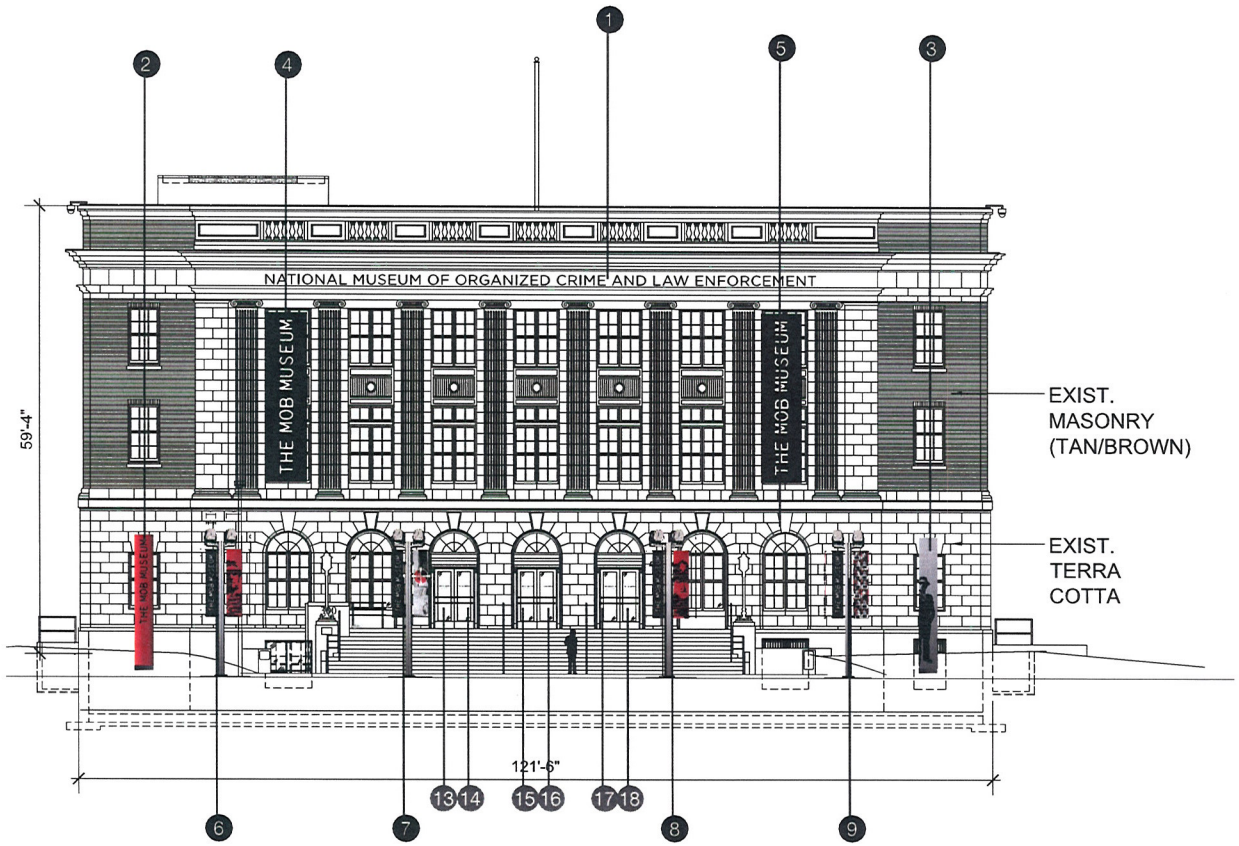
1

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

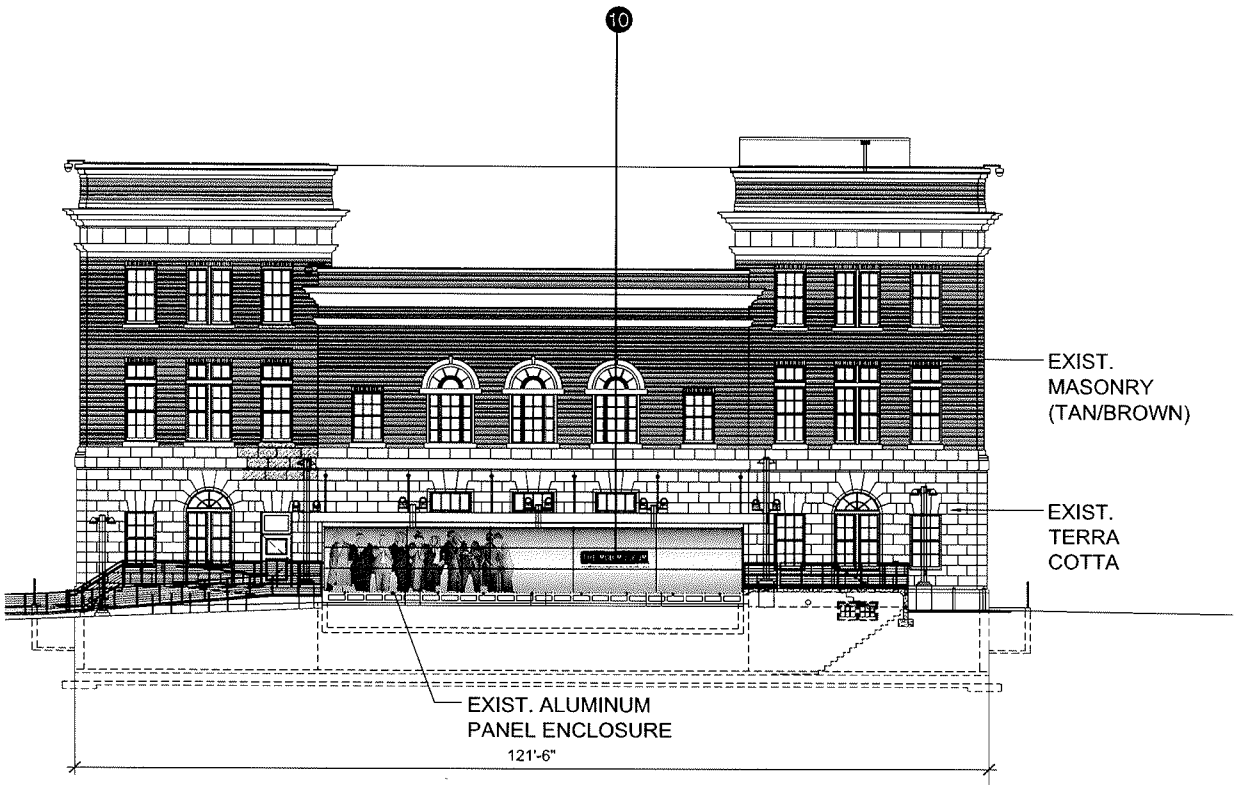
SCALE VARIES
DRAWN BY LBR

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"

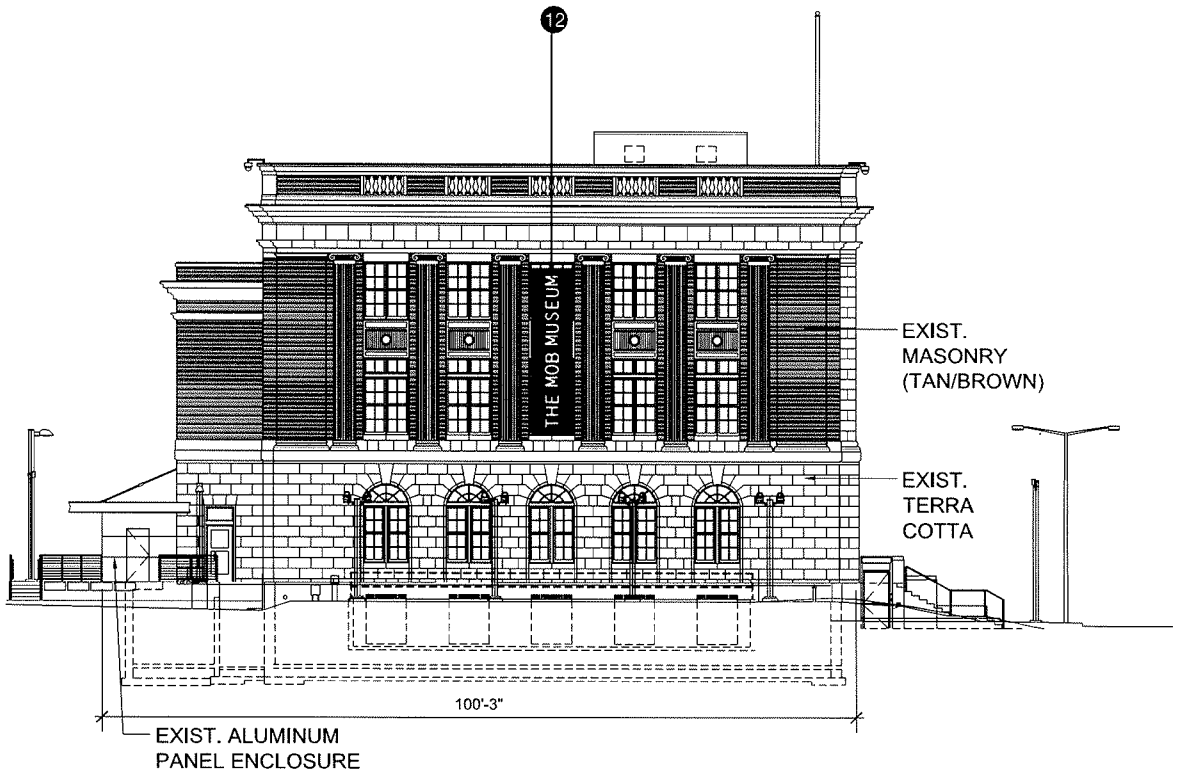
Sign Analysis Table

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

MSP-44034
REVISED



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

MSP-44034
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Sign Type A: Wall Sign

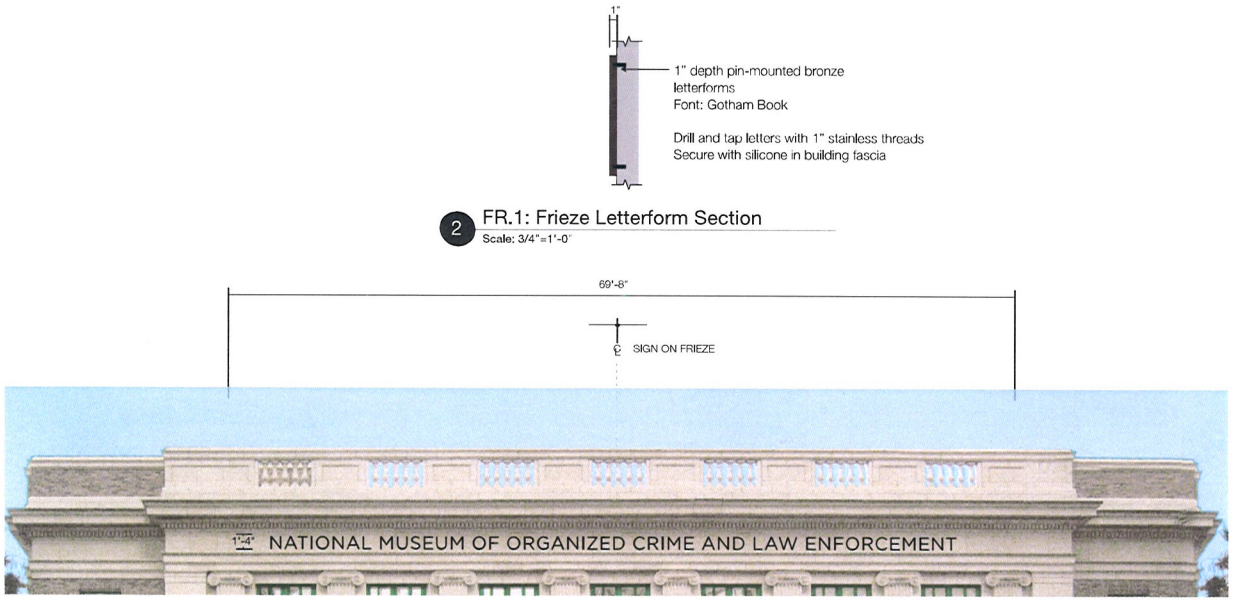
Dimensional bronze letterforms s applied to historic façade

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

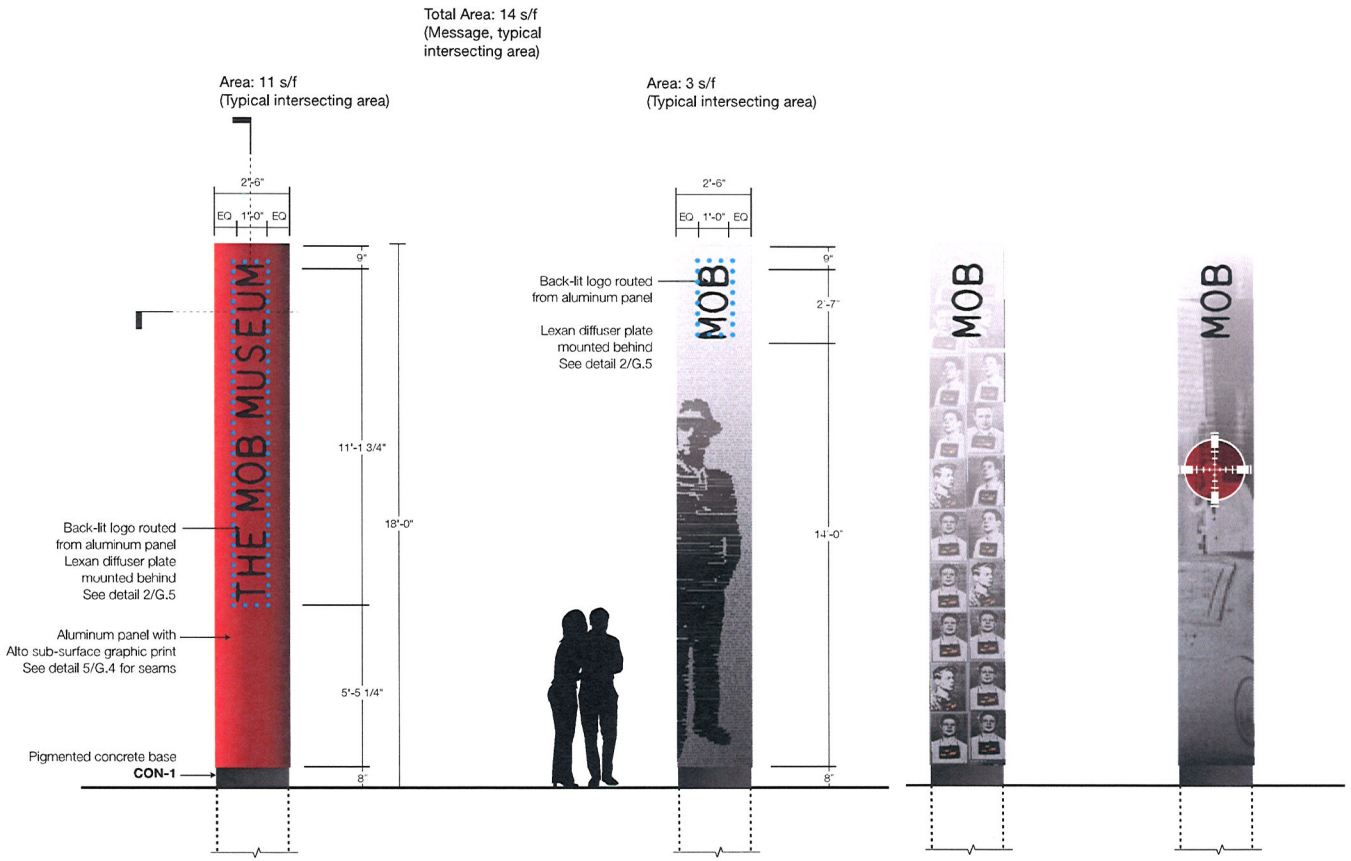
Code Compliance: No - see below for C-V District code

- 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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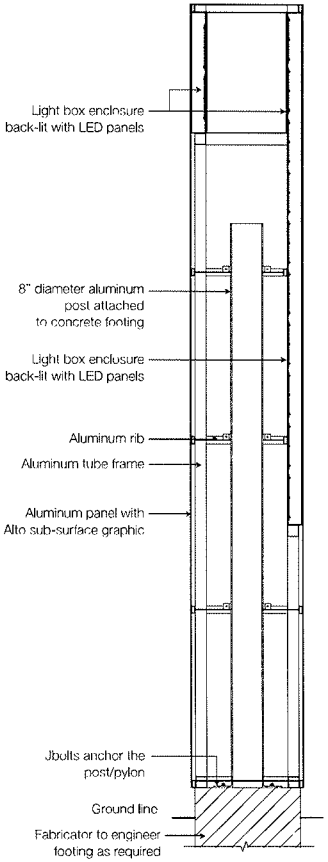
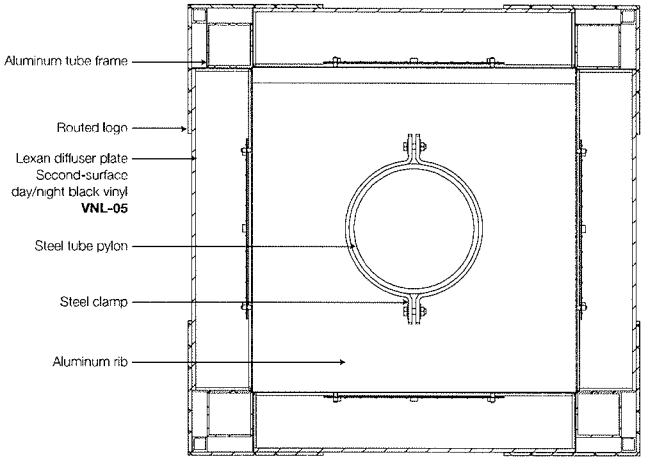


1 BID.1: Monument Detail Section
Scale: 3/8"=1'-0"



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
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(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
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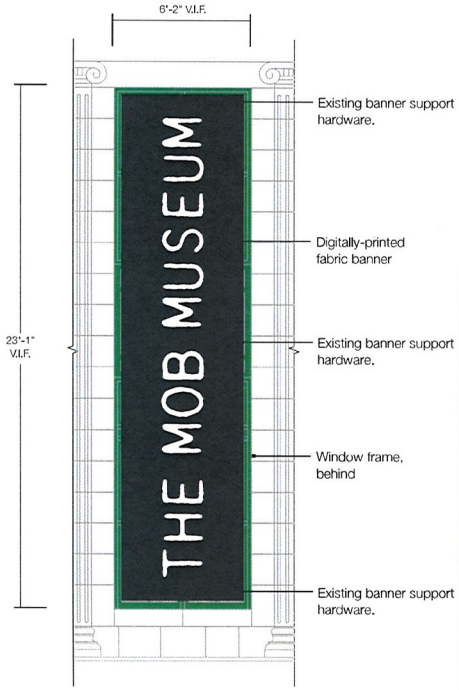
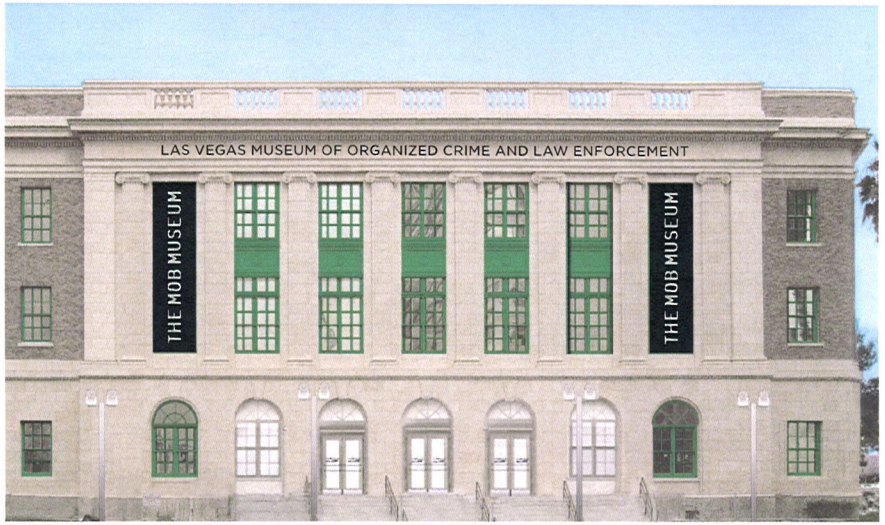
(f) Additional standards.
(g) Illumination permitted. Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic 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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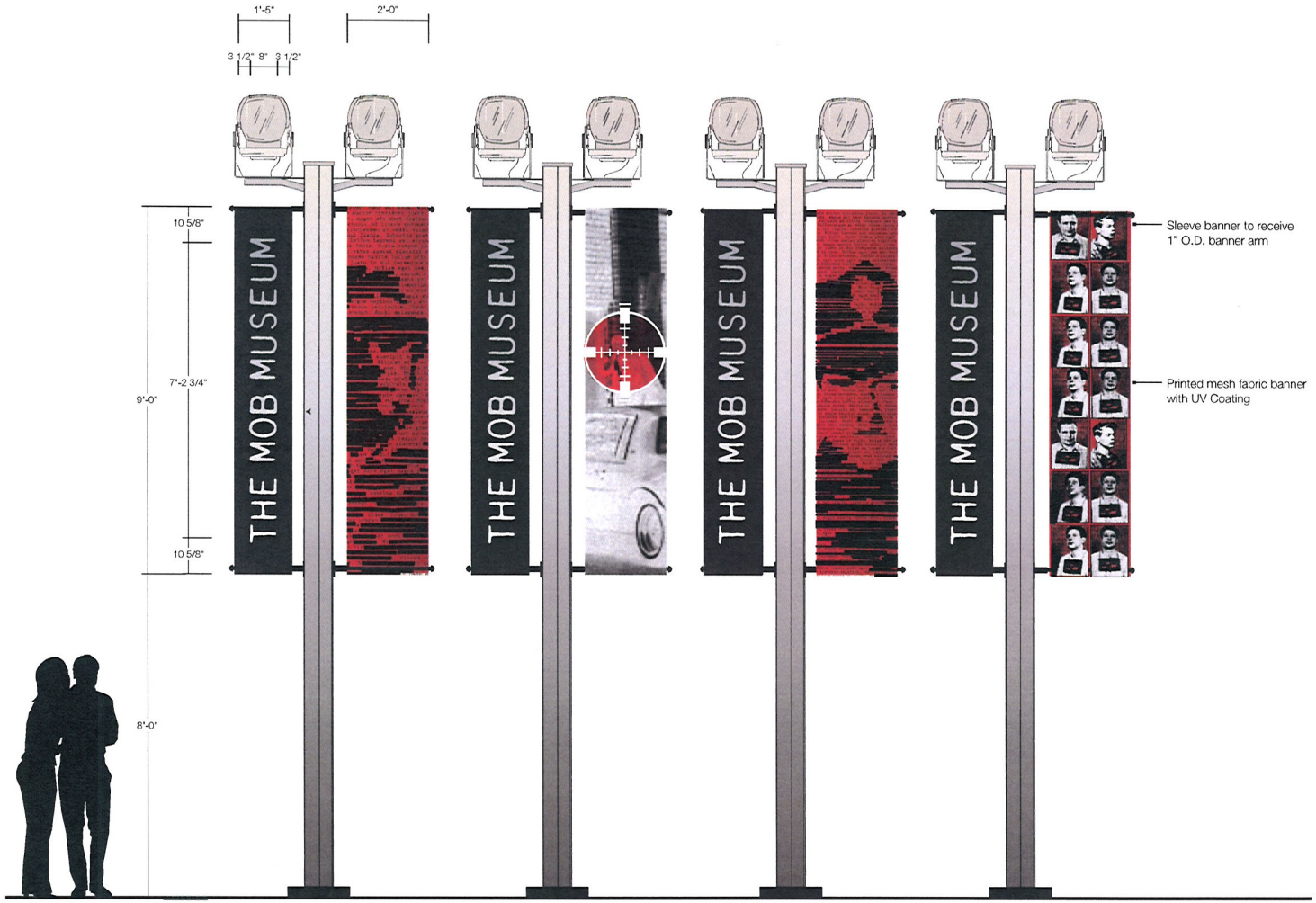

1 BN.1: Light Post Banners Front Elevation
Scale: 3/8" = 1'-0"

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
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(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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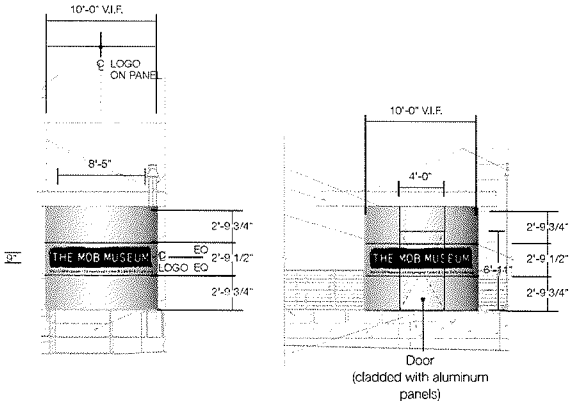
Sign Type E: Wall Sign

Digitally Printed matte vinyl film

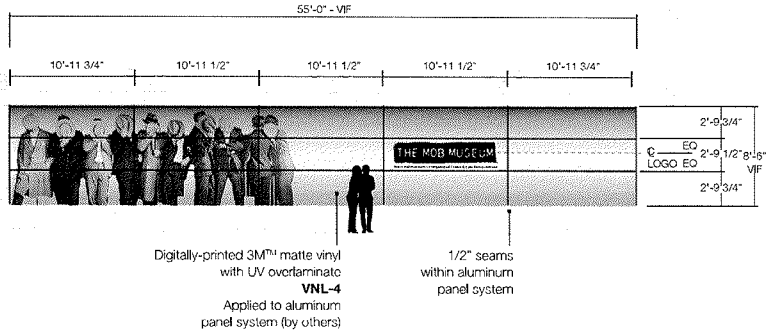
Sign Information:

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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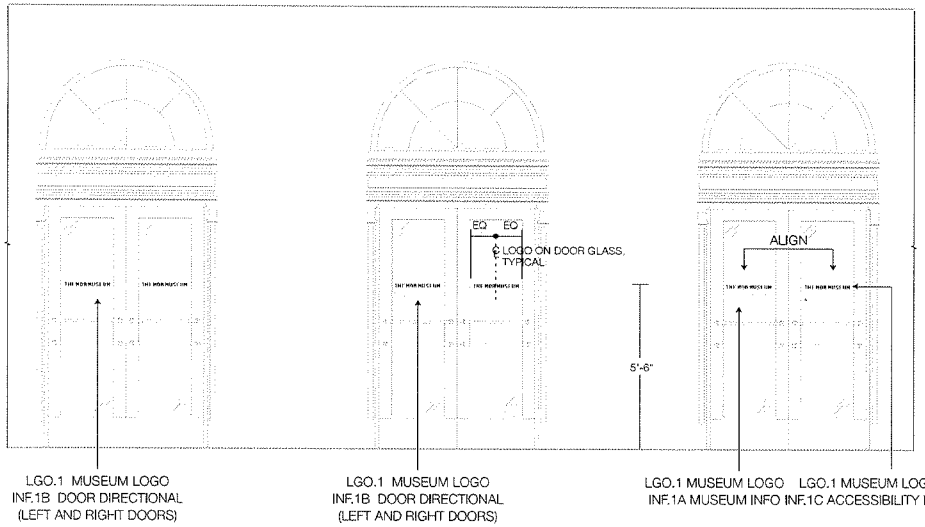


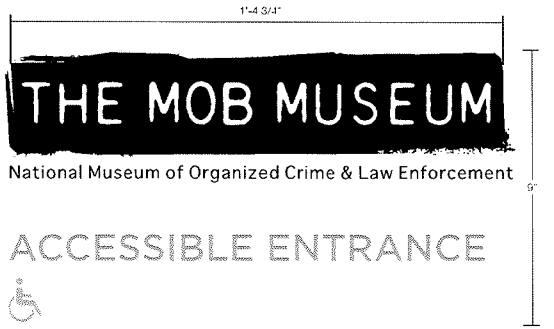
1 Museum Entry Front Elevation
Scale: 1/4" = 1'-0"



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)

MSP-44034
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MSP-44034 - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS
300 STEWART AVENUE

12/01/11

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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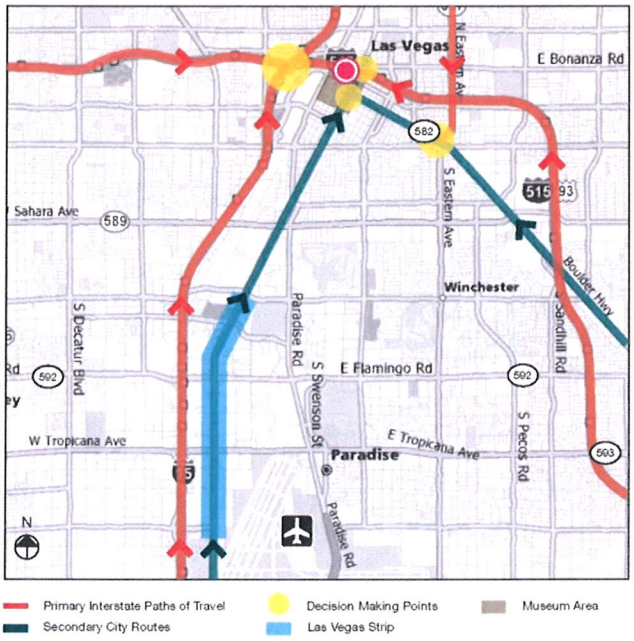

Diagram 1: Vehicular Paths of Travel

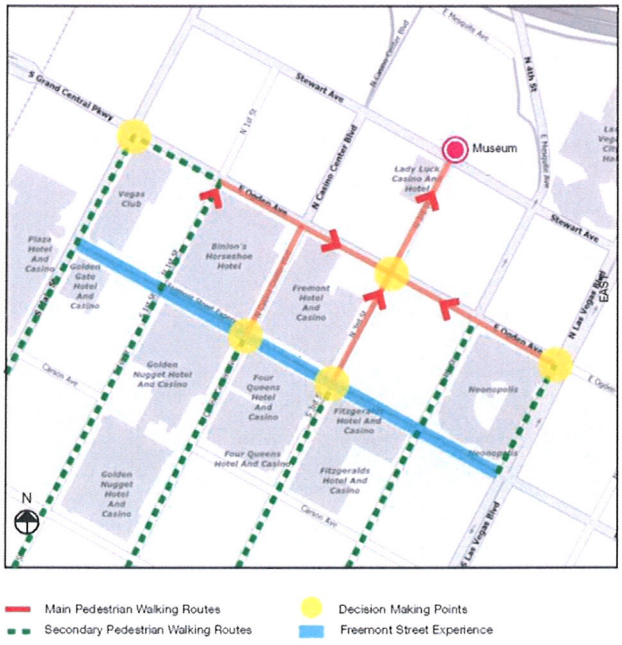

Diagram 2: Pedestrian Paths of Travel

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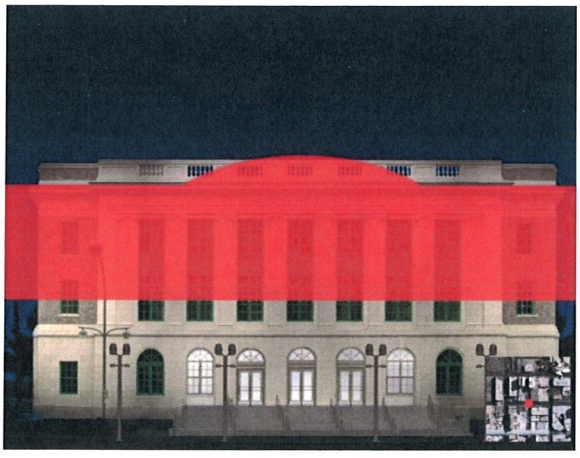
CHALLENGES

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:

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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**

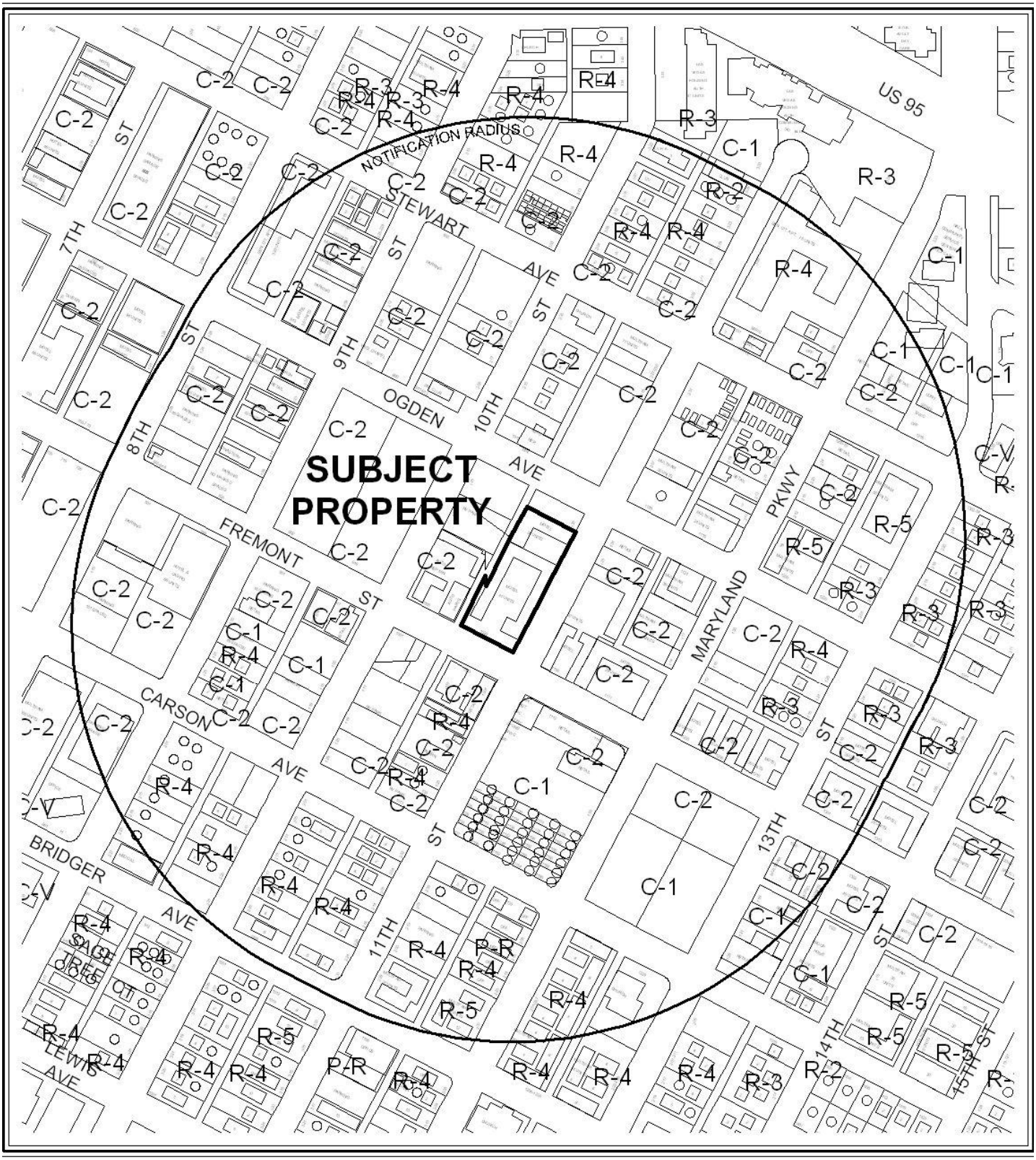
SUBJECT:
RQR-43945 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SONAL, INC. - For possible action on a Required Review of a previously approved Special Use Permit (SUP-37905) FOR 22 HOTEL, RESIDENCE UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026),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



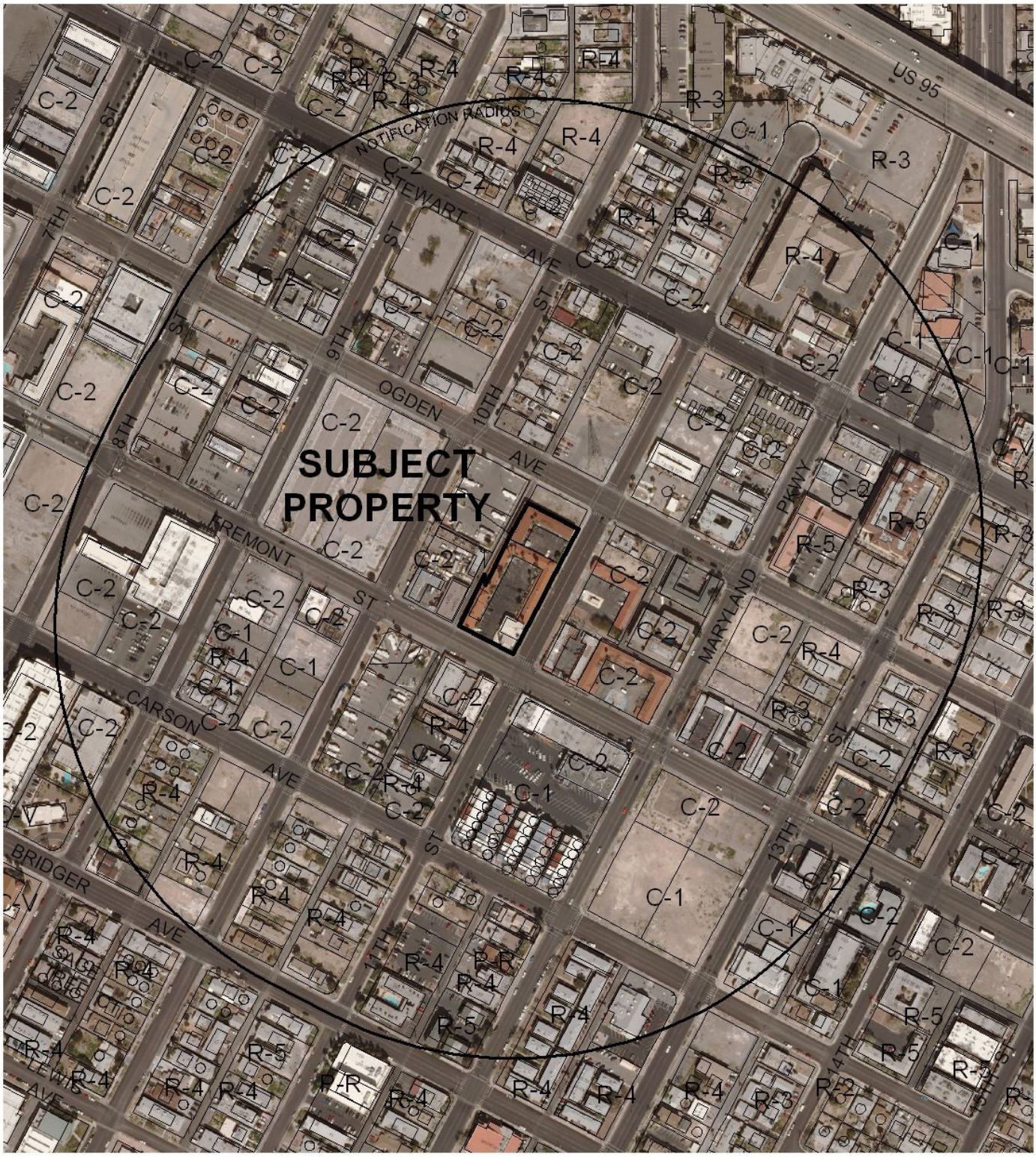
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SONAL, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-43945	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-43945 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-37905).

2. All signage, including temporary signage, shall be permitted in conformance to Title 19 and the requirements of the Department of Building and Safety.

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

Fire Department

4. Owner shall abide by the Letter-of-Intent for installation of Fire Alarm System by 8/15/2013. Benchmarks are: Contract with installation contractor by 2/15/13; permit obtained by 4/15/13, work to begin by 6/15/13 and all work be completed by 8/15/13. This is a carryover from the original conditional approval for SUP-37905.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Review of an approved Special Use Permit (SUP-37905) for 22 rooms of an existing 68-room Motel to remain as a Hotel, Residence use at 1028 Fremont Street. The use complies with Title 19 requirements for a Hotel, Residence use and has been conducted in a manner that is harmonious and compatible with the surrounding properties. Therefore, staff recommends approval. If this request is denied, the Hotel, Residence use will no longer be allowed, but the Motel use allowing short-term stays would remain in all 68 units.

ISSUES

- Special Use Permit (SUP-37905) stipulated a one-year Required Review after issuance of a business license for the subject use at a public hearing of the Planning Commission.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/24//11	A Code Enforcement case (98328) was processed for "trash/litter and weeds" at 1028 Fremont Street. The case was closed by Code Enforcement on 02/27/11.

Most Recent Change of Ownership	
01/29/1999	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/04/10	A business license (H11-00112) was issued for a Hotel, Residence at 1028 Fremont Street. The license is active.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property, and noted temporary signage banners along the railing fronting Fremont Street.

Details of Application Request	
Site Area	
Net Acres	1.15

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel, Residence	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Retail	C (Commercial)	C-2 (General Commercial)
West	Auto Repair Garage, Major	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (East Village)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fremont Street	Secondary Collector	Master Plan of Streets and Highways	80 Feet	Y

ANALYSIS

A Hotel, Residence use is defined by Title 19.12.010 as "a multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities."

Special Use Permit (SUP-37905) stipulated a one-year Required Review after issuance of a business license. A business license was issued for a Hotel, Residence on October 4, 2011 and is currently active. During a field check staff noted temporary signage banners along the front railing. A condition as been added requiring all signage, including temporary signage, to be in conformance to Title 19 and the requirements of the Department of Building and Safety.

FINDINGS (RQR-43945)

The use complies with Title 19 requirements for a Hotel, Residence use and has been conducted in a manner that is harmonious and compatible with the surrounding properties. The property is located within the Downtown Centennial Plan Overlay District (East Village) and the Live/Work Overlay District. The subject property meets the requirements of both districts. The conditions of Special Use Permit (SUP-37905) are met; therefore, staff recommends approval. If this request is denied, the Hotel, Residence use will not be allowed and the Motel use would remain in all 68 units.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 187

APPROVALS 0

PROTESTS 0

DED

DED

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

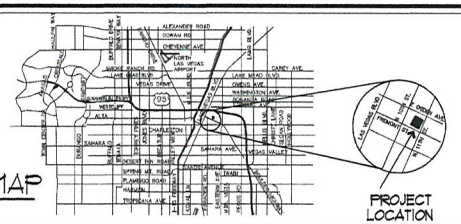
Case #	RQR 43945
Meeting Date:	1/10/12
Total Fee:	$ 800
Date Received:*	11/21/11
Received By:	Romeo

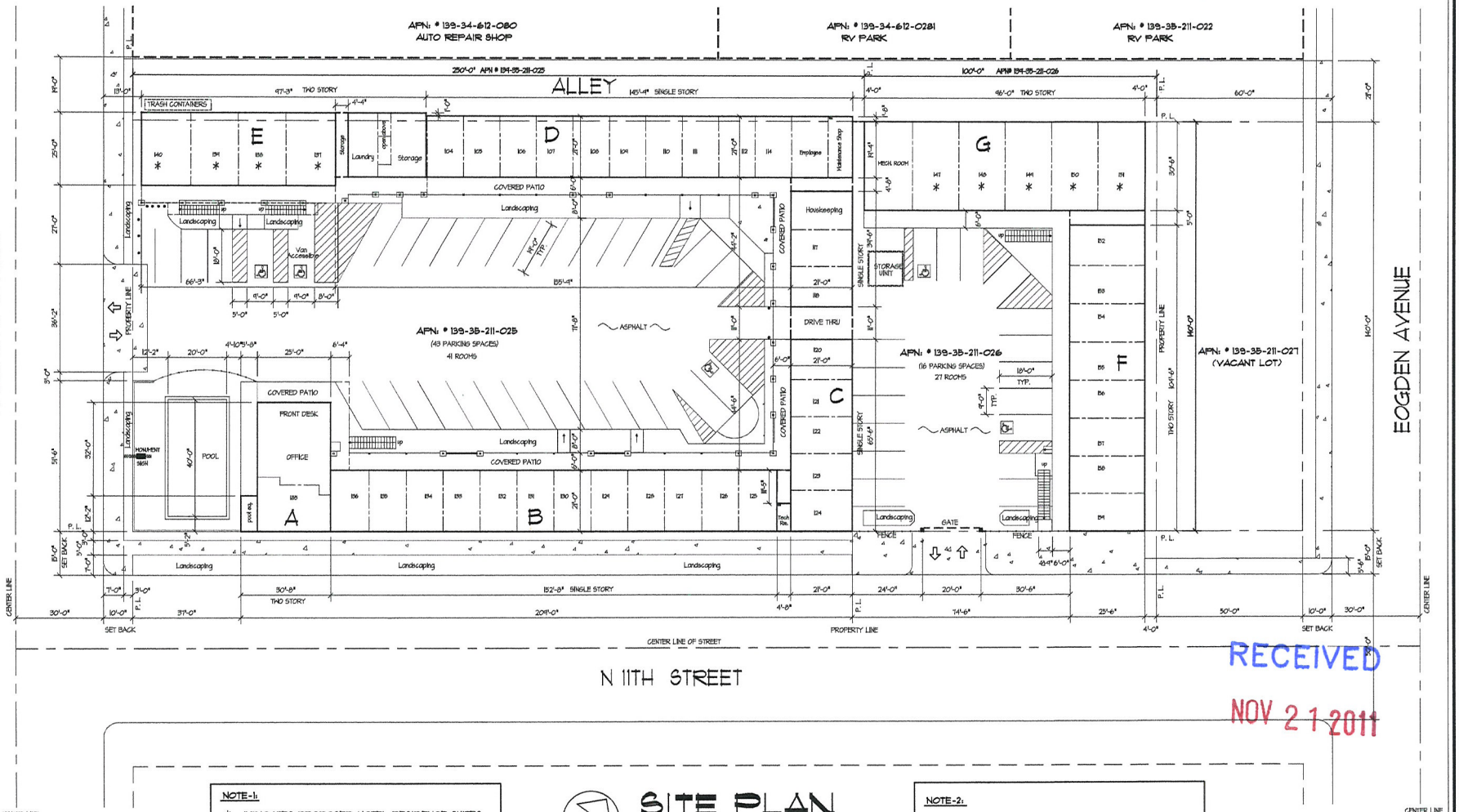
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

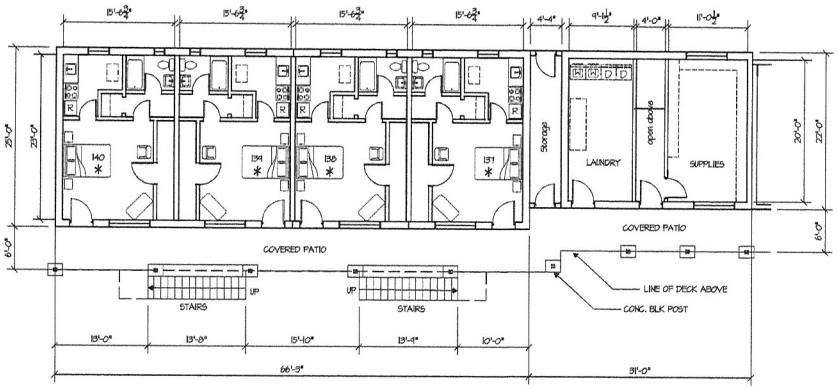
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN: # 139-35-211-025 & APN: 139-35-211-026)

SITE PLAN

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

A-1

RQR-43945



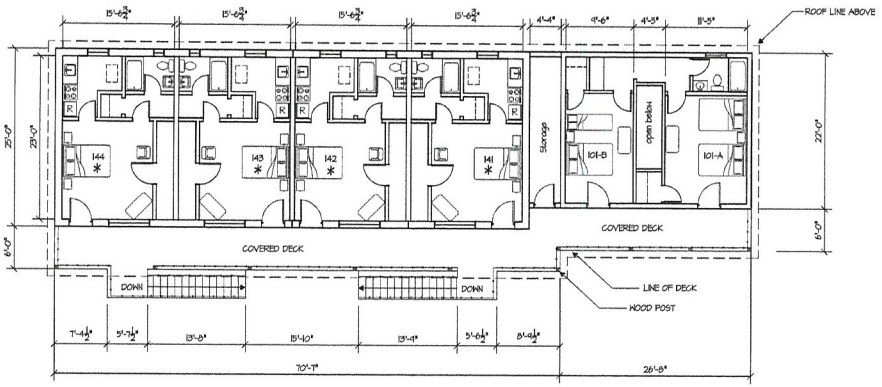
FIRST FLOOR PLAN: SECTION-"E"

SCALE:- 1" = 8'-0"

NOTE:

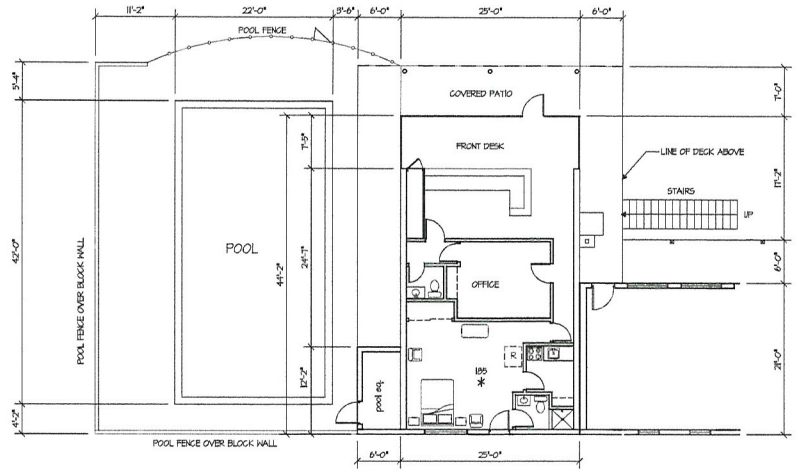
* - INDICATES PROPOSED HOTEL RESIDENCE SUITES

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



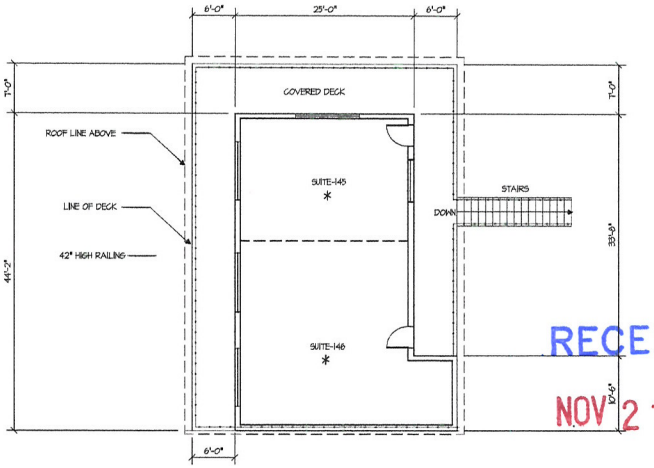
SECOND FLOOR PLAN: SECTION-"E"

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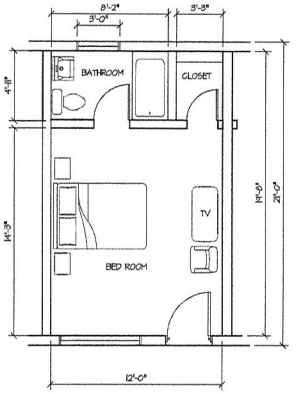
FERGUSONS MOTEL
1028 FREEMONT STREET
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

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
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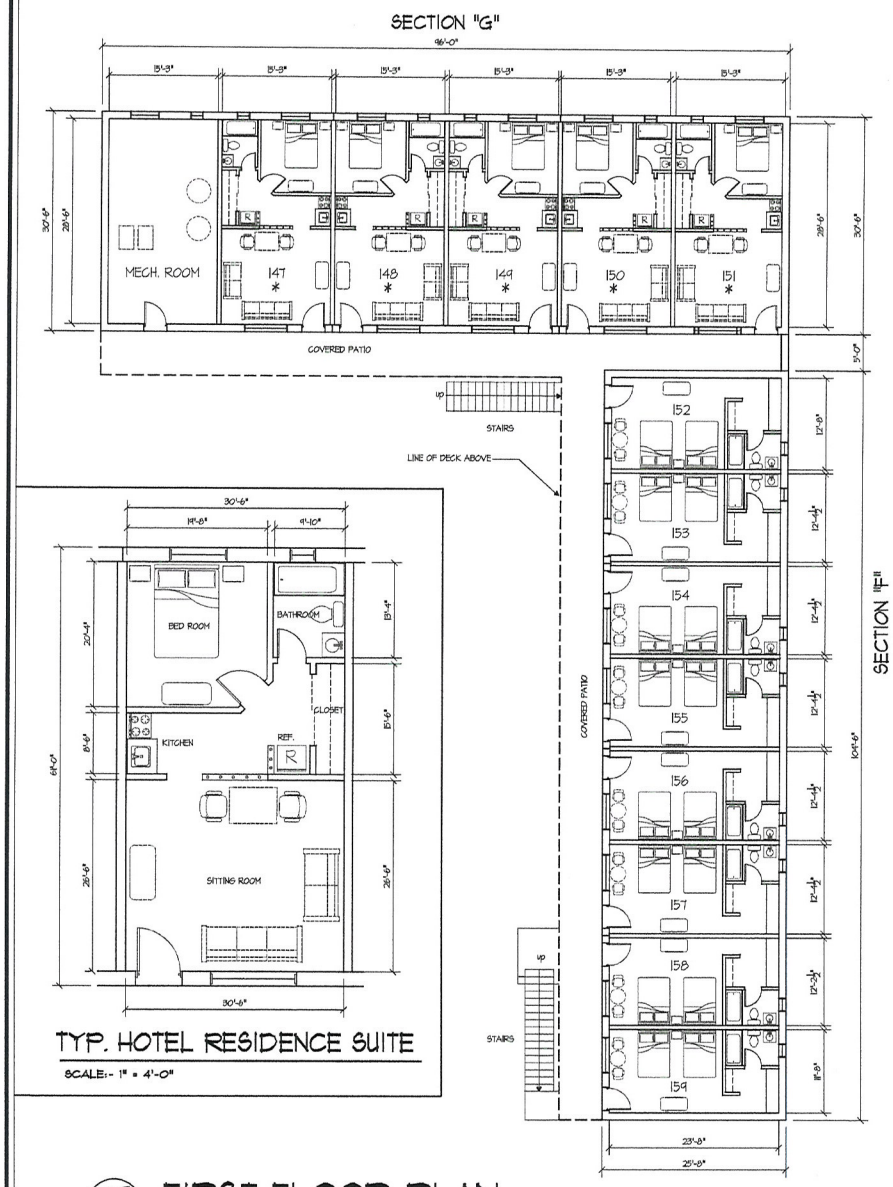
LAS VEGAS, NEVADA 89101
(APN= 139-35-211-025 & APN= 139-35-211-026)

PLAN B-C-D

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

A-3



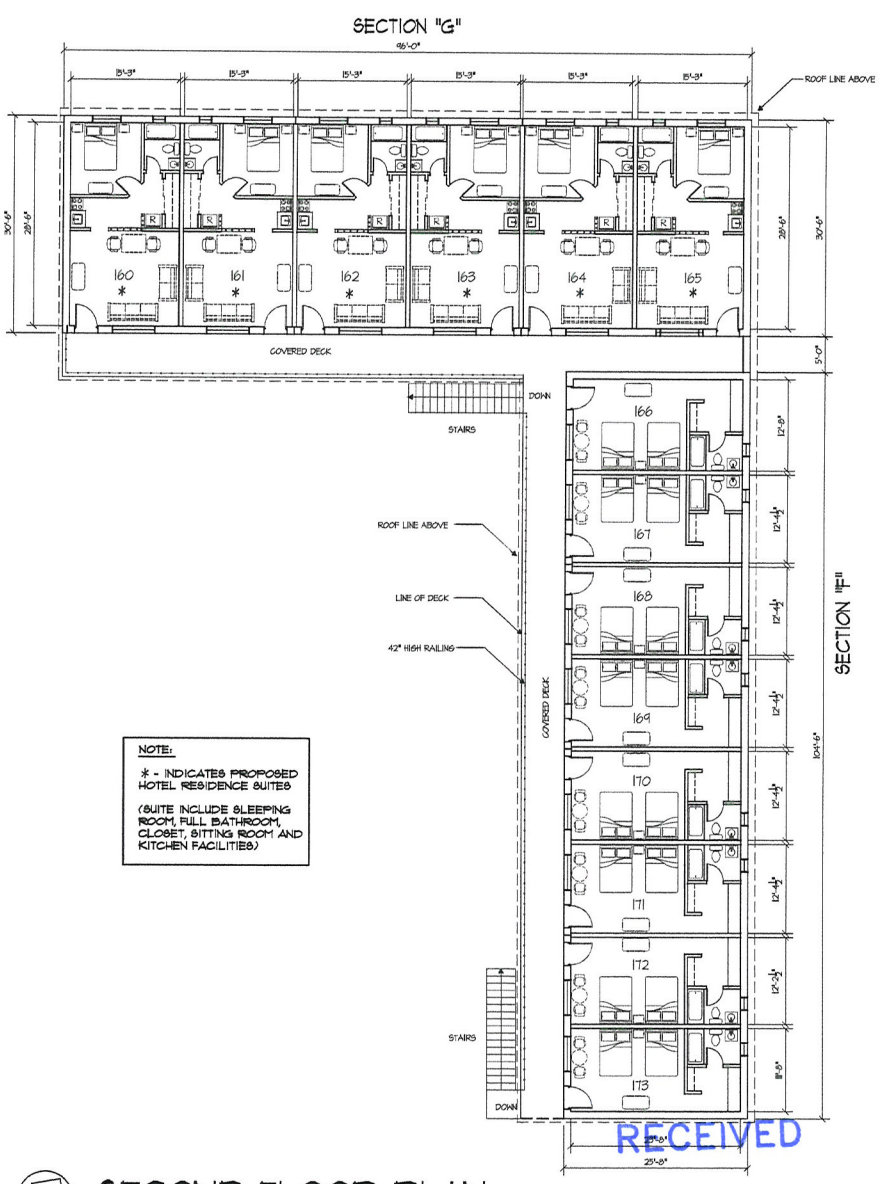
TYP. HOTEL RESIDENCE SUITE

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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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



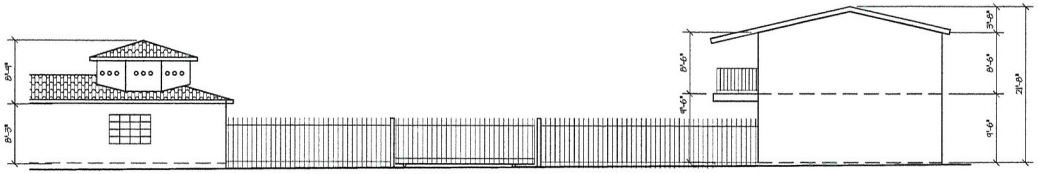
PARKING LOT & LANDSCAPE



INSIDE ELEVATION- SECTION F & G

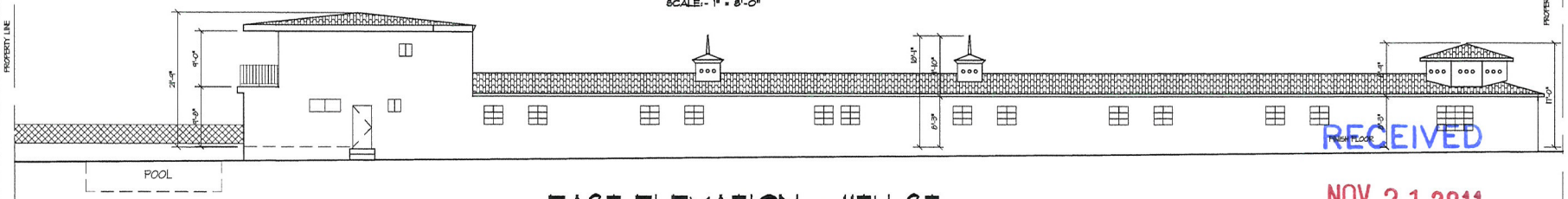


OFFICE BLDG ELEVATION



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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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



RQR-43945 - APPLICANT/OWNER: SONAL, INC.
1028 FREMONT STREET

12/01/11



RQR-43945 - APPLICANT/OWNER: SONAL, INC.
1028 FREMONT STREET

12/01/11

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**

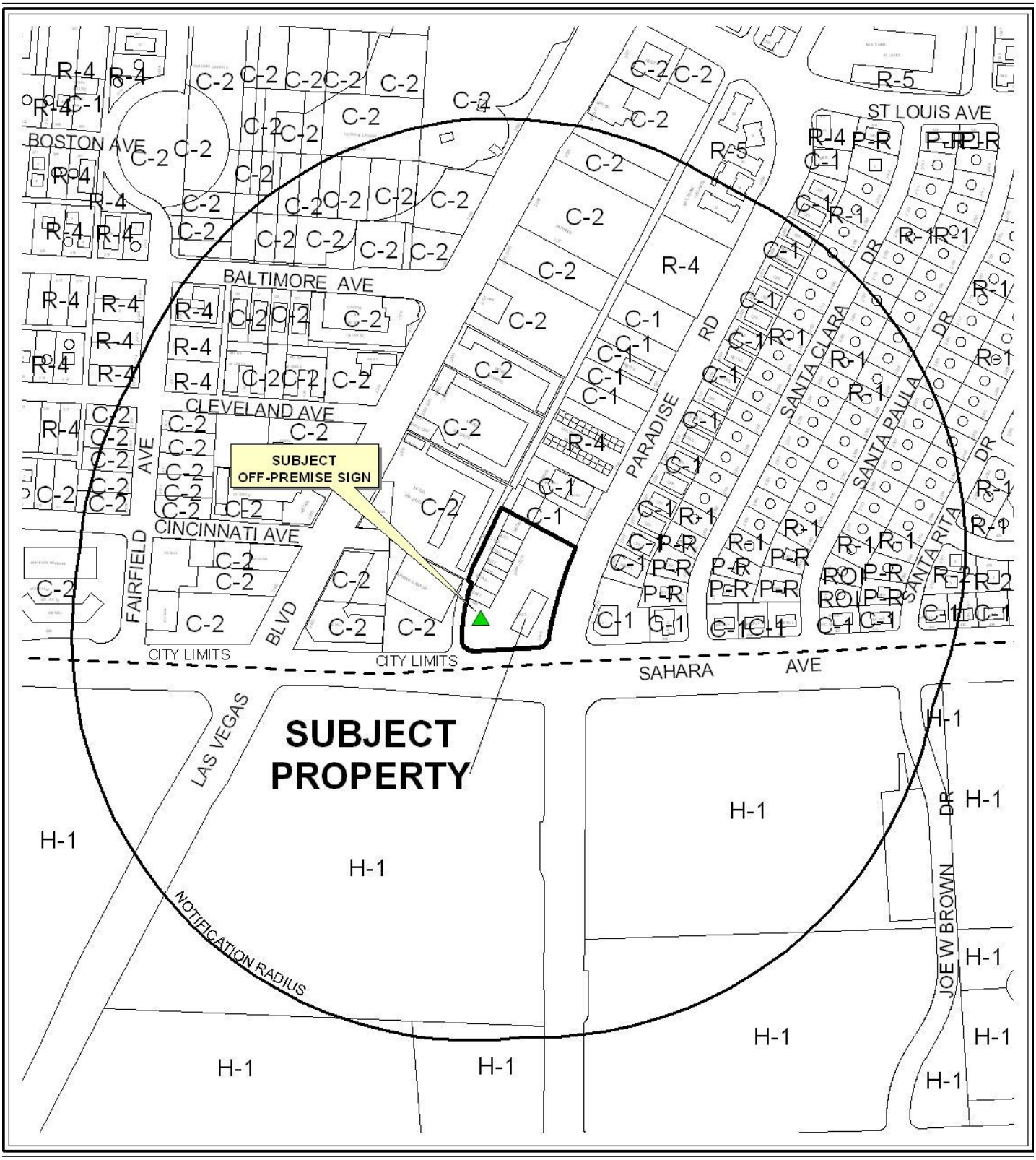
SUBJECT:
RQR-44030 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT - For possible action on a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2252 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)



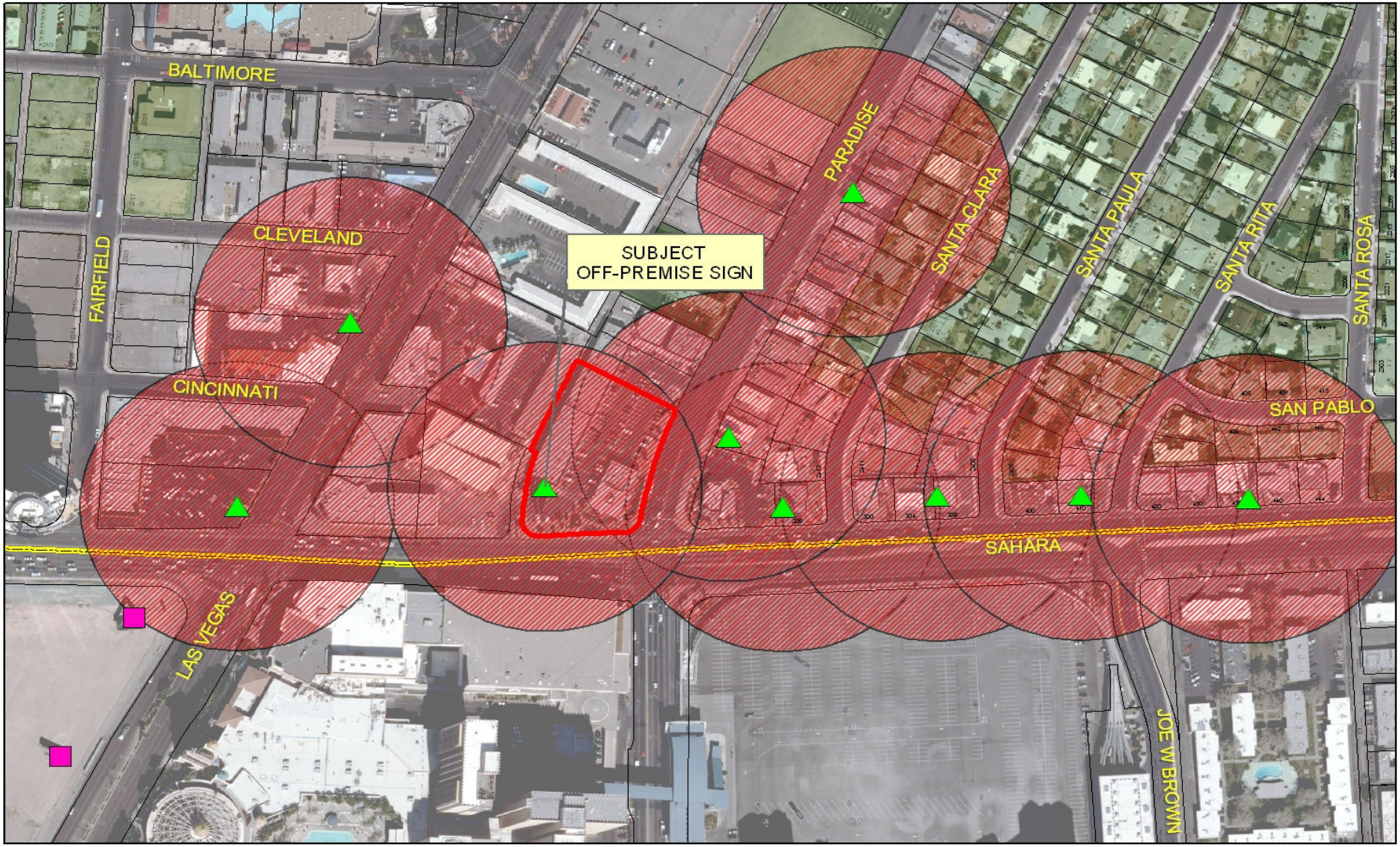
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHETAK DEVELOPMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44030	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-44030 CONDITIONS

Planning

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a required three-year review of an approved Special Use Permit (SUP-1274), which allows a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. This is the fourth review of the Special Use Permit for this Off Premise Sign. The Off Premise Sign meets all requirements listed in Title 19.12.120 for such use and there have been no changes in the surrounding area since the previous review; therefore, staff recommends approval, with conditions. If denied, the Off-Premise Sign will have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/06/64	The City Council approved a request for a Rezoning (Z-0014-64) from R-4 (High Density Residential) to C-1 (Limited Commercial) of property generally located on the west side of Paradise Road between Sahara Avenue and St. Louis Avenue. The Planning Commission recommended approval on 04/28/64.
04/18/73	The City Council denied a request for a Variance (V-0013-73) to allow a three-sided Off-Premise Sign to a height of 55 feet in a residential zone where no Off-Premise Signs are allowed on property located on the northwest corner of East Sahara Avenue and Paradise Road. The Board of Zoning Adjustment recommended denial on 03/22/73.
01/22/03	The City Council approved a request for a 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 allowed adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission recommended denial on 12/19/02.
04/06/05	The City Council approved a request for a Required Review (RQR-5925) of an approved Special Use Permit (SUP-1274) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission recommended approval on 02/24/05.
05/17/06	The City Council approved a request for a Required Review (RQR-12169) of an approved Special Use Permit (SUP-1274) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign adjacent to the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission recommended approval on 04/13/06.
06/17/09	The City Council approved a request for a Required Review (RQR-33882) of an approved Special Use Permit (SUP-1274) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/01/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/15/03	Building Permit #03-026485 was issued for the installation of a billboard sign at 2252 Paradise Road. The permit expired, was renewed on 08/13/07, and then received final inspection on 08/15/07.

Pre-Application Meeting
A pre-application conference was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting is not required for this type of requested action.

Field Check	
12/01/11	Staff conducted a field check and found the sign and supporting structure appeared in good condition. The subject sign had no embellishments, animated signage, or electronic displays and there were no signs of a bird nuisance.

Details of Application Request	
Site Area	
Net Acres	1.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Multi Family Residential	C (Commercial)	R-4 (High Density Residential)
South	Clark County - Casino and Hotel, Resort	Clark County - CT (Commercial and Tourist)	Clark County - H-1 (Limited Resort and Apartment District)-
East	Retail Establishment	C (Commercial)	C-1 (Limited Commercial)
West	Offices	C (Commercial)	C-1 (Limited

			Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.12.110, the following standards apply:

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Sign is not located in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	Sign is located in a C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	Sign does not have an embellishment and is 672 square feet in size.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	Sign is entitled for 55-foot height but is constructed at 40 feet.	Y*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements are screened from public view.	Y

Off-Premise Sign (Billboard)	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	Sign is at least 300 feet from another billboard sign.	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is at least 300 feet from property zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached to the ground and it is not located on property zoned for residential use.	Y

*****Special Use Permit (SUP-1274) was approved by the City Council to allow a 55-foot tall Off-Premise Sign (Billboard).

ANALYSIS

This is the fourth required review of Special Use Permit (SUP-1274), which allows a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2252 Paradise Road. The sign is located in a C-1 (Limited Commercial) zoning district and it is not within the Off-Premise Exclusionary Zone. Building Permit #03-026485 was issued for the billboard at 2252 Paradise Road, and the sign received final inspection on 08/15/07.

During a site inspection, staff found the sign and supporting structure in good condition with no discrepancies noted or signs of a bird nuisance. There have been no significant changes in land use or development in the surrounding the area; therefore, staff recommends approval, subject to a three-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 805

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Chetak Development

Name of Applicant: same as above

Name of Representative: Brian Barson

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

☒ **Yes** ☐ **No**

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-411-011

Signature of Property Owner: Will Kemp

Print Name: Will Kemp

Subscribed and sworn before me

This 31 day of October, 20 11

Notary Public in and for said County and State

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

RECEIVED
NOV 30 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review #30483

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

Project Name Billboard **Proposed Use** _____

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

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

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

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

Additional Information Existing billboard

PROPERTY OWNER Chetak Development **Contact** Brian Barson

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

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

E-mail Address bbarson@cornerstonecompany.com

APPLICANT Same as above. **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Same as above. **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Will Kaump

Subscribed and sworn before me

This 31 day of October, 20 11.

_____

Notary Public in and for said County and State

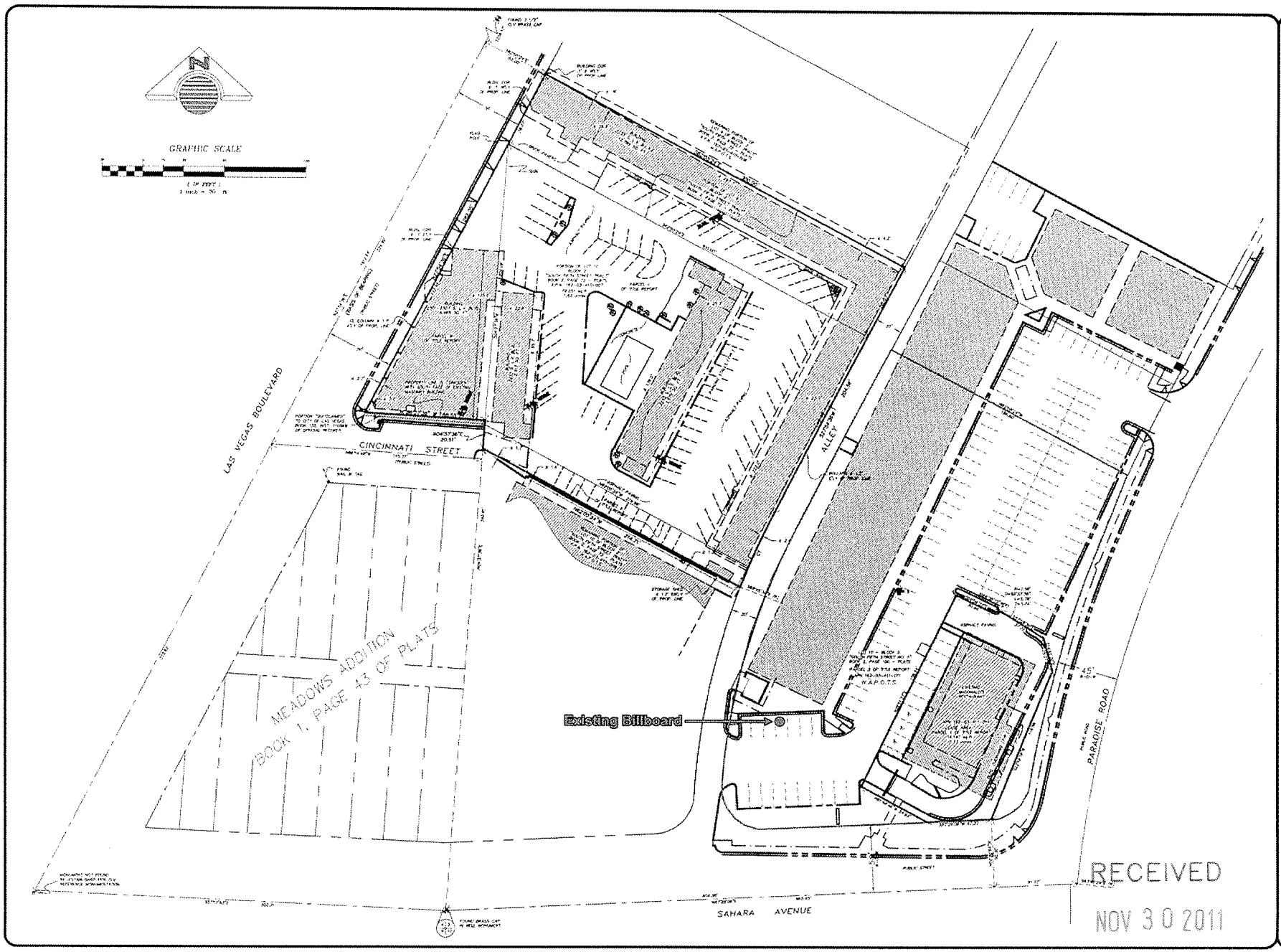
RECEIVED
NOV 30 2011

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

FOR DEPARTMENT USE ONLY

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

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


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

RQR-44030



RQR-44030

RECEIVED
NOV 30 2011



RQR-44030 - APPLICANT/OWNER: CHETAK DEVELOPMENT
2252 PARADISE ROAD

12/01/11



RQR-44030 - APPLICANT/OWNER: CHETAK DEVELOPMENT
2252 PARADISE ROAD

12/01/11

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**

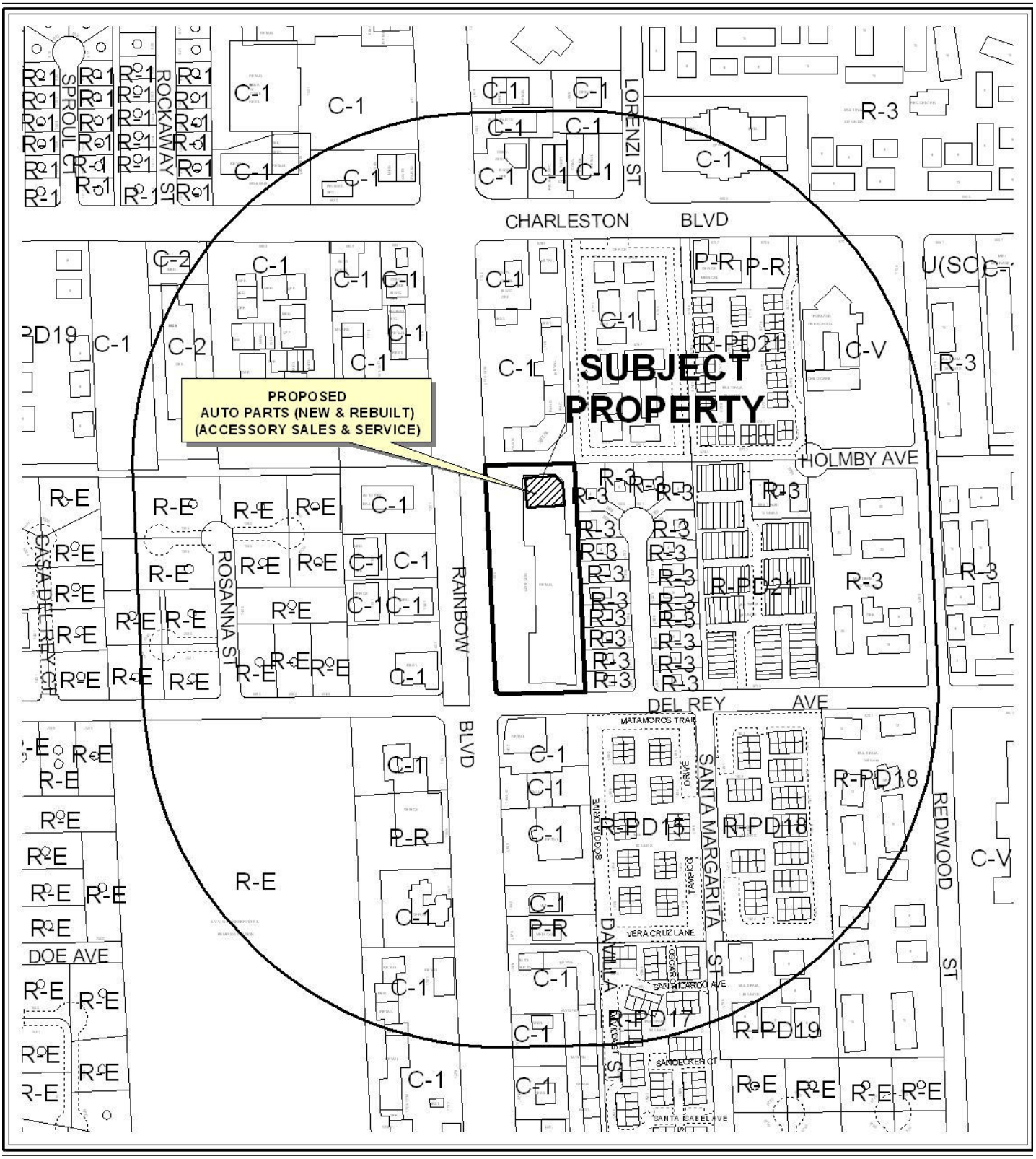
SUBJECT:
SUP-43963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1200 South Rainbow Boulevard (APN 163-02-101-003),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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43963	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-43963 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. There shall be no installation bays with this Special Use Permit.

3. No dismantling, re-manufacturing or rebuilding shall be permitted.

4. No used or discarded minor automotive parts shall be located or stored in any open area outside of an enclosed building.

5. 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 Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use at 1200 South Rainbow Boulevard. The proposed use will replace the former Secondhand Dealer use at this location. The use is appropriate for the C-1 (Limited Commercial) Zoning District and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval with conditions. If the application is denied, the Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will not be allowed.

ISSUES

- A Special Use Permit is required for Auto Parts (New & Rebuilt) (Accessory Sales & Service) use in the C-1 (Limited Commercial) Zoning District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/20/88	The City Council approved a request for a Reclassification (Z-0055-88) of property from N-U (Non-Urban) to C-1 (Limited Commercial), located at 1200 South Rainbow Boulevard The Planning Commission also recommended approval.
05/06/09	The City Council approved a Special Use Permit (SUP-33388) for a Secondhand Dealer use at 1200 South Rainbow Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/04/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/16/96	A building permit (#96000959) was issued for a Tenant Improvement at 1200 South Rainbow Boulevard for a furniture store. This permit was finalized on 03/29/96.
11/26/08	A business license (F07-01999) was issued for a Furniture Store at 1200 South Rainbow Boulevard. This license was marked out on 05/13/09.
11/16/09	A business license (S25-00122) was issued for a Secondhand Dealer Class II at 1200 South Rainbow Boulevard. This license was expired on 02/01/11.

Pre-Application Meeting	
11/16/11	A pre-application meeting was held and issues concerning the submittal requirements of a Special Use Permit for an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	3.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Pawn Shop	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	M (Medium)	R-3 (Medium Density Residential)
West	Auto Repair Garage, Major	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	150 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	64,207 SF	1:250	257				
TOTAL SPACES REQUIRED			257		125		Y*
Regular and Handicap Spaces Required			250	7	125	7	Y*

***** The subject site is considered parking impaired pursuant to Title 19.18.030(d).

ANALYSIS

An Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is defined as "a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses, as well as the installation of auto accessories."

An Auto Parts (New & Rebuilt) (Accessory Sales & Service) use does not have minimum requirements under LVMC Title 19.12 for the use. Conditions of approval have been added regarding installation bays, re-manufacturing or rebuilding of auto parts, and storage of parts.

The property is zoned C-1 (Limited Commercial) and is intended to provide retail shopping and personal services. The C-1 (Limited Commercial) District is consistent with the General Plan of SC (Service Commercial). The proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is permissible in the C-1 (Limited Commercial) District with the approval of a Special Use Permit. The subject site is not located within a Special Purpose and Overlay District.

The applicant has indicated that the area of tenant improvement will not be expanded and the existing site plan will not change the provided parking. The site is considered a "parking-impaired development" and no additional parking spaces are required, as the parking requirements for the proposed use are the same as the current use parking requirements.

The use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval with conditions. If the application is denied, the Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will not be allowed.

FINDINGS (SUP-43963)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) is located within a shopping center with similar hours and can be operated 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.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will replace a Secondhand Dealer use and no significant changes are proposed to the existing structure or the site that would increase the intensity of the subject site.

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

Rainbow Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. The roadway facilities are adequate to serve the Auto Parts (New & Rebuilt) (Accessory Sales & Service) use.

4. **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.**

   Approval of a Special Use Permit for an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   Title 19.12 does not have minimum conditions for an Auto Parts (New & Rebuilt) (Accessory Sales & Service).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 492

APPROVALS 0

PROTESTS 0

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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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.

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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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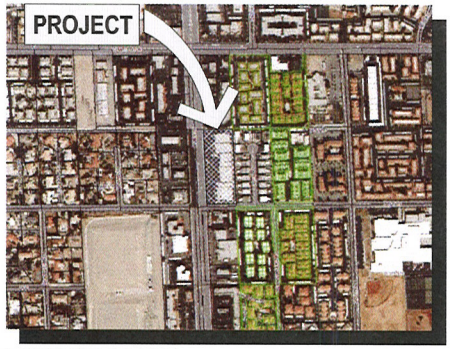


VICINITY MAP

SITE DATA

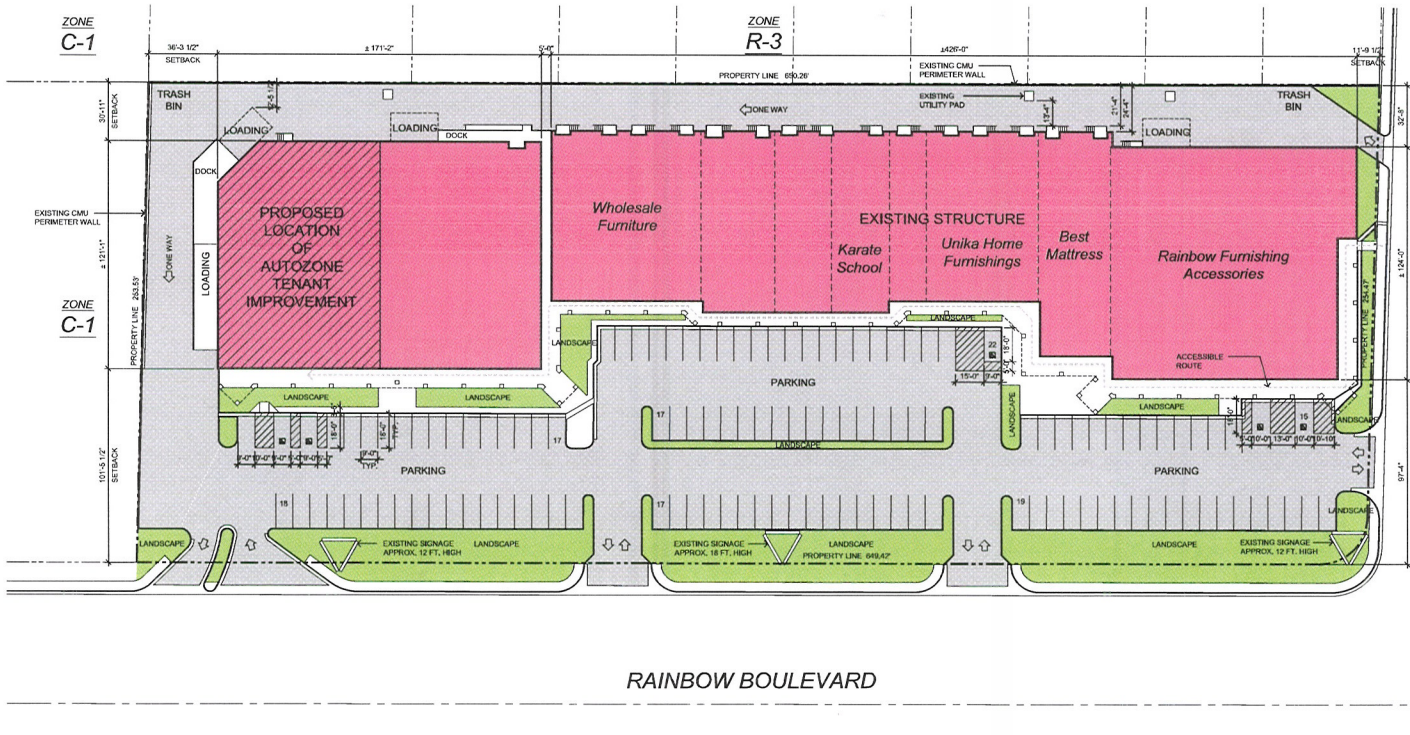
JURISDICTION	LAS VEGAS
PARCEL NO.	163-02-101-003
ZONING	C-1
LAND USE DESIGNATION	COMMERCIAL
LOT SIZE	3.65 ACRES 158,994 SF
AUTO PARTS (ACCESSORY SALES & SERVICE)	10,189 SF
SHOPPING CENTER	21,582 SF
WHOLESALE SHOWROOM FACILITY	32,436 SF
STORAGE	6,487 SF (20% OF GROSS FLR. AREA)
TOTAL BUILDING AREA	64,207 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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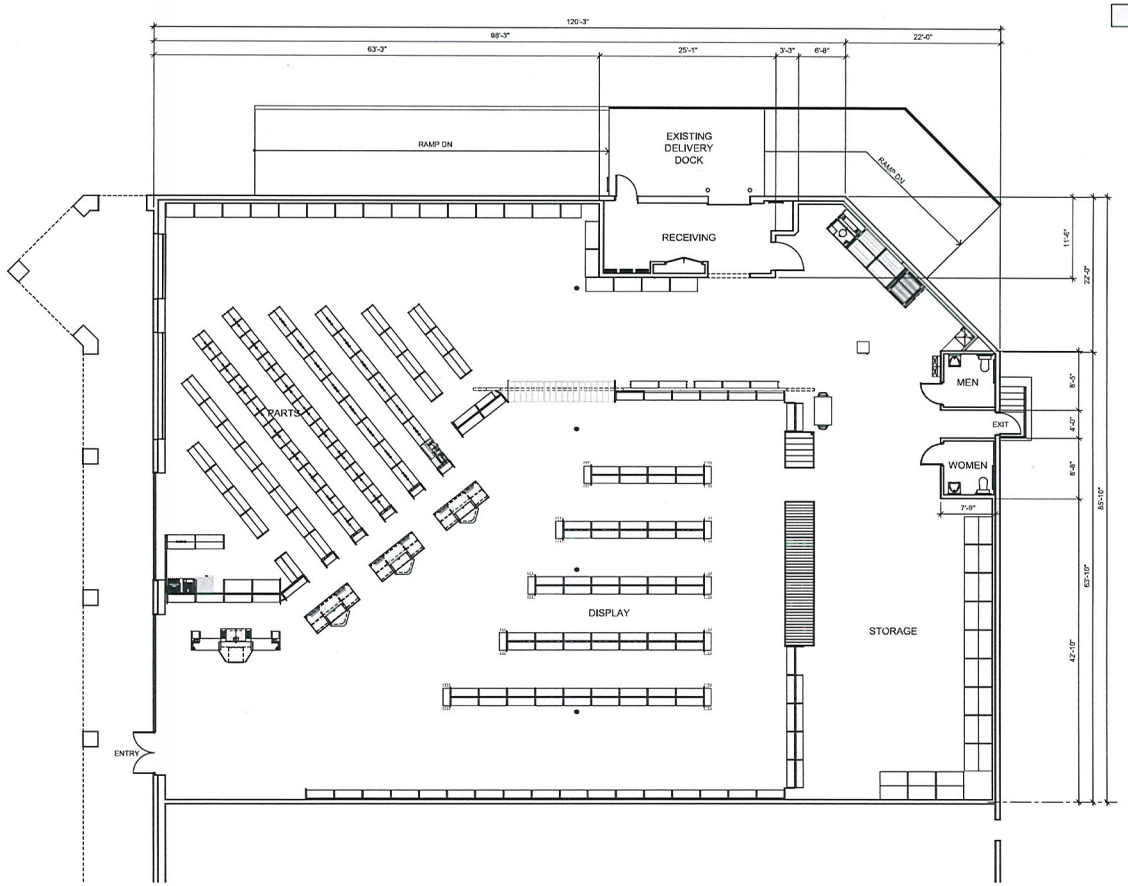
SUP-43963

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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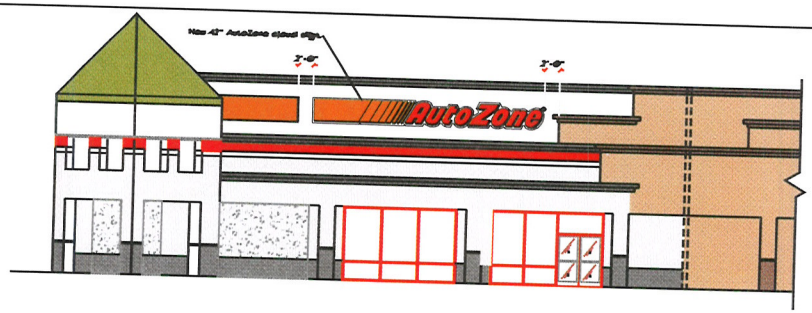
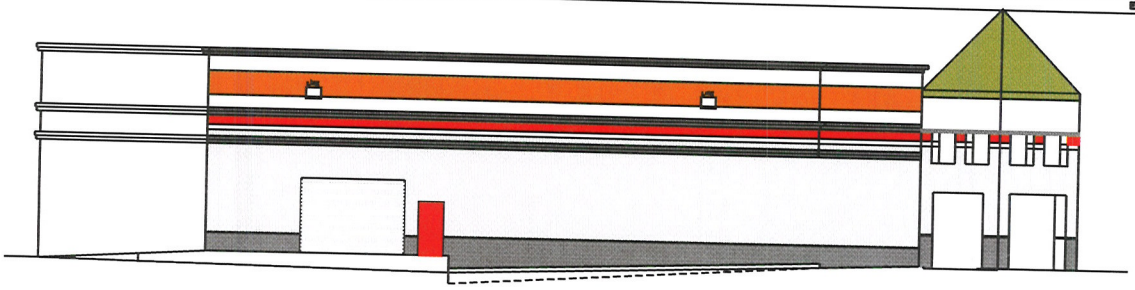
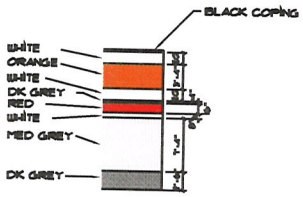
SUP-43963



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

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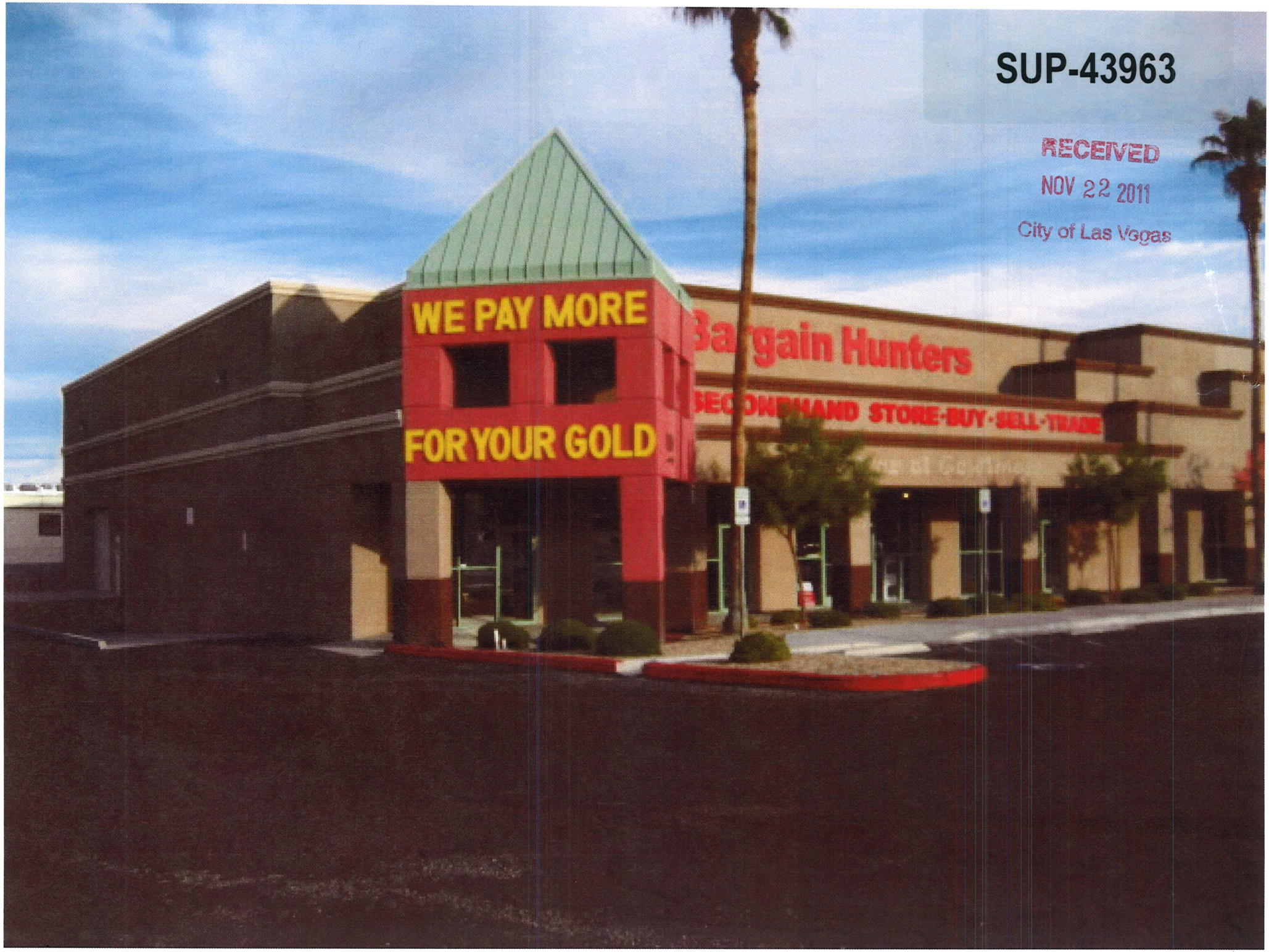
SUP-43963



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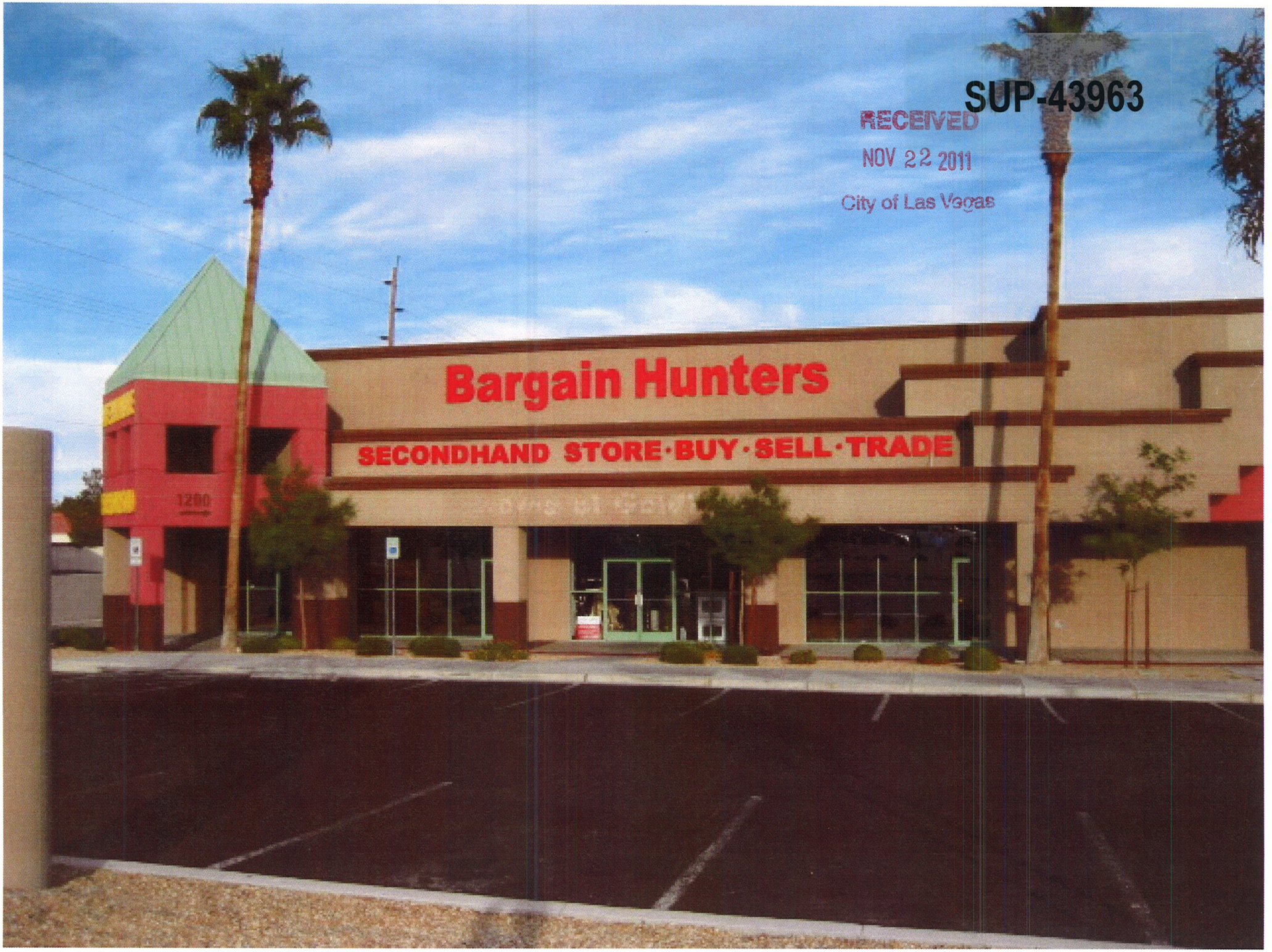
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City of Las Vegas
Bargain Hunters
SECONDHAND STORE·BUY·SELL·TRADE
1200


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NOV 22 2011
City of Las Vegas
rs
ELL·TRADE



SUP-43963 - APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC
1200 SOUTH RAINBOW BOULEVARD

12/01/11

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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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**

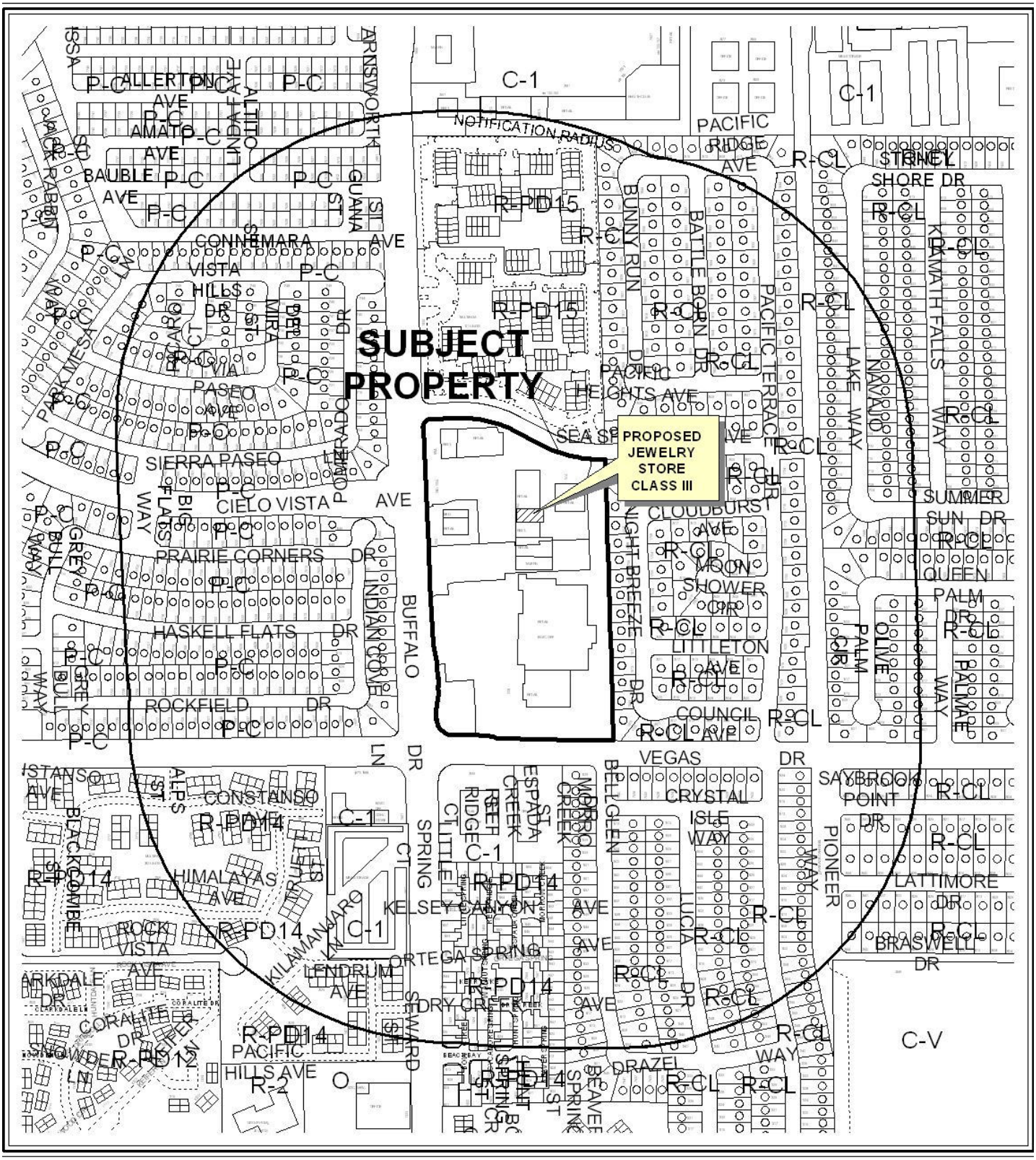
SUBJECT:
SUP-43992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A 1,300 SQUARE-FOOT JEWELRY STORE, CLASS III at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial)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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43992	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43992 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Jewelry Store, Class III use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

MH

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Jewelry Store, Class III, within an existing Shopping Center at 1750 North Buffalo Drive, Suite #110. If approved, this use will allow the applicant to buy precious metals on premise. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with the surrounding commercial uses. Staff recommends approval of this request, with conditions. If denied, the applicant will not be allowed to locate the proposed Jewelry Store, Class III use at this location.

ISSUES

- The Jewelry Store, Class III use is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/07/90	The City Council approved a Rezoning (Z-0097-90) from N-U (Non-Urban) to R-CL (Single Family Compact-Lot), R-PD15 (Residential Planned Development – 15 Units per Acre) and C-1 (Limited Commercial) on property located on the east side of Buffalo Drive between Vegas Drive and Lake Mead Boulevard. The Planning Commission recommended approval; staff recommended denial.
03/09/98	The City Council approved a Site Development Plan Review [Z-0097-90(5)] for a proposed 142,352 square-foot Retail Center and a Special Use Permit (U-0138-97) to allow Packaged Liquor sales in conjunction with a proposed 17,157 square-foot General Retail Store on property located on the northeast corner of Vegas Drive and Buffalo Drive. The Planning Commission and staff recommended approval.
06/06/01	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0097-90(7)] to modify the approved retail commercial center by reducing the square footage from 142,352 square feet to 130,643 square feet.
10/16/02	The City Council approved a Master Sign Plan (MSP-0006-02) for the development. The Planning Commission and staff recommended approval.

01/22/03	The City Council approved a Variance (V-0054-02) to allow 652 parking spaces where 729 parking spaces are required for a Shopping Center located adjacent to the northeast corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval of this request; staff recommended denial.
09/17/03	The City Council approved a request for a Major Amendment (MSP-2619) of an approved Master Sign Plan (MSP-0006-02) for an existing Shopping Center at the northeast corner of Buffalo Drive and Vegas Drive. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved a Required Review (RQR-3543) of an approved Variance (V-0054-02) to allow 652 parking spaces where 729 spaces are required on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive. Staff recommended approval of this request.
10/06/10	The City Council approved a Major Modification (MSP-38116) to an approved Master Sign Plan (MSP-0006-02) for the related Shopping Center. The Planning Commission and staff recommended approval

Most Recent Change of Ownership	
01/17/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/13/08	Building Permit #112776 was issued for a tenant improvement at 1750 North Buffalo Drive, Suite #110. A final inspection was completed on 06/03/08.
12/17/09	Business License #M21-01178 was issued for a Merchandise Broker at 1750 North Buffalo Drive, Suite #110. This license was marked out of business on 03/16/11.

Pre-Application Meeting	
11/17/11	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for a Special Use Permit related to the proposed Jewelry Store, Class III use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the site and found a currently unoccupied retail suite within a well maintained Shopping Center with adequate parking throughout the site.

Details of Application Request	
Site Area	
Net Acres	1.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units Per Acre)
South	Grocery Store	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwelling, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family Dwelling, Detached	SF3 (Single Family Residential – 10 Units per Acre) Summerlin North Designation	P-C (Planned Community)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center (Jewelry Store, Class III)	131,748 SF	1 space per 250 SF					
TOTAL SPACES REQUIRED			527		652		
Regular and Handicap Spaces Required			516	11	634	18	Y

ANALYSIS

The applicant proposes to establish a Jewelry Store, Class III use within a 1,300 square-foot commercial suite at 1750 North Buffalo Drive, Suite #110 in order to purchase precious metals. Title 19.20.020 defines the Jewelry Store, Class III use as a "store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. This may include operations similar to a new jewelry store." The proposed use is within the guideline of the permissible use definition, and will require approval of this Special Use Permit prior to the issuance of a privileged business license.

The Jewelry, Class III use requires parking of one space per 175 square feet; however, the proposed use is located within an established Shopping Center, which requires one space per 250 square feet. A Variance (V-0054-02) was approved in 2003 which allowed 652 spaces where 729 parking spaces are required, based upon an itemized listing of commercial uses with varying levels of parking demands. Since the approval of this Variance in 2003, the City of Las Vegas Unified Development Code has added the Shopping Center land use designation to Title 19.12. The Shopping Center land use aptly describes the existing land use of the commercial subdivision, for which the proposed Jewelry Store, Class III use is located.

The Las Vegas Metropolitan Police Department notes that the request will have minimal impact on police services; however, due to the economy, the special use permits for secondhand dealer are becoming more prevalent which gives our agency concern. There is potential for these locations to be used by certain criminal elements. If the application is approved, LVMPD requests the applicant strictly adhere to Las Vegas Municipal Code 6.74.

Because the proposed use can be conducted in a manner that is harmonious and compatible with the surrounding commercial uses located through the Shopping Center and will have little impact on the nearby residential uses, staff recommends approval.

FINDINGS (SUP-43992)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed use will be located within an existing Shopping Center. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site consists of a 131,748 square-foot Shopping Center and is physically suitable for the type of land use proposed.

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

   Site access is provided primarily from Buffalo Drive and is of sufficient size and capacity to accommodate the needs of the proposed Jewelry Store, Class III use.

4. **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.**

   Approval of the Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use complies with the Minimum Special Use Permit Requirements for a Jewelry Store, Class III use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 1,245

APPROVALS 0

PROTESTS 0

MH

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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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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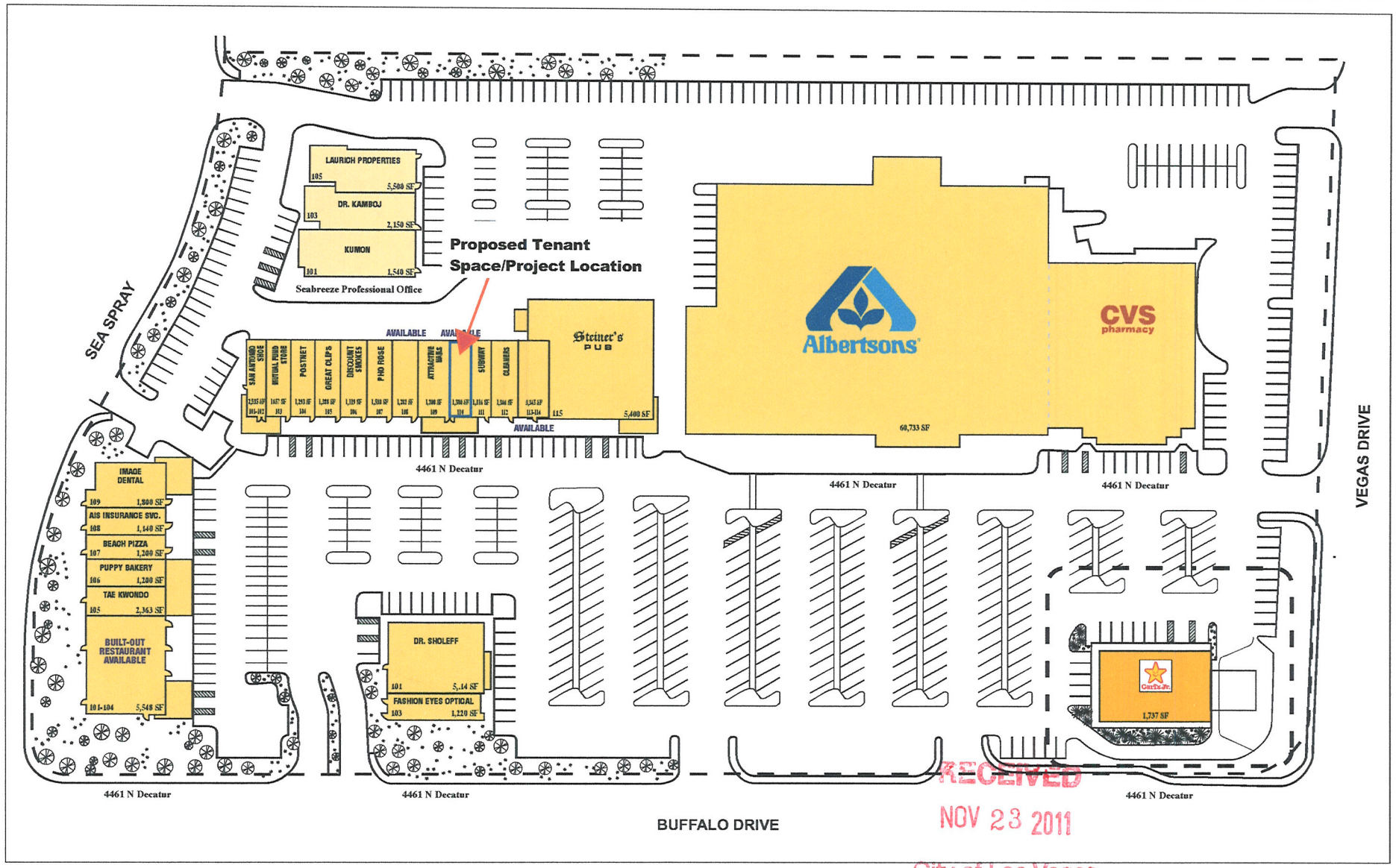
City of Las Vegas

Revised 10/27/08

GREAT AMERICAN CAPITAL

SEABREEZE VILLAGE

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



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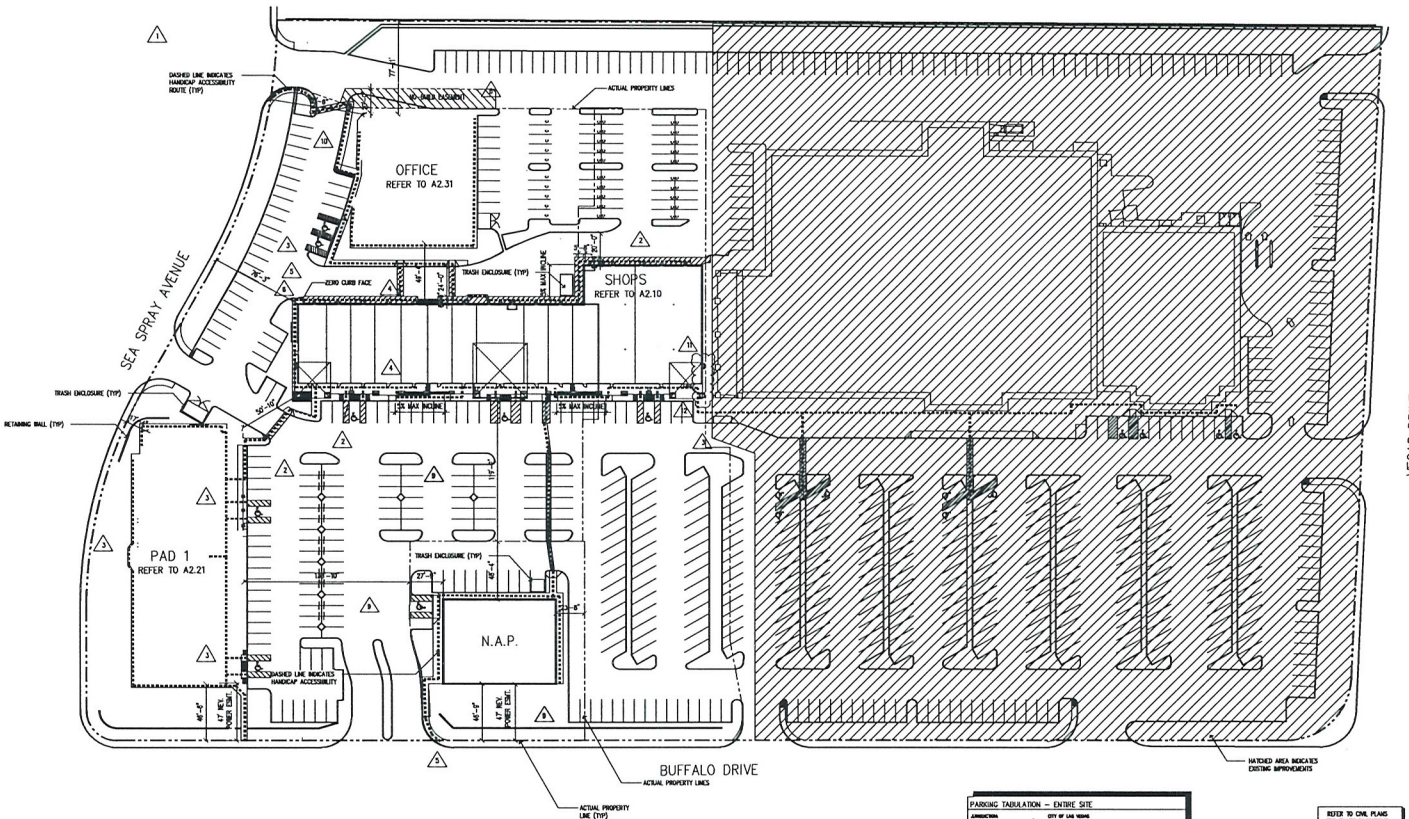
For more information please contact:
GREAT AMERICAN CAPITAL
John Murillo • 702.253.5751
john@greatac.com • www.greatac.com

SUP-43992



PARKING TABULATION – ENTIRE SITE

PARKING TABULATION – THIS APPLICATION

REFER TO CIVIL PLANS FOR EXACT DIMENSIONS

SITE PLAN NOTES

1. MAXIMUM SLOPES ON ACCESSIBLE ROUTE:
   A. IN DIRECTION OF TRAVEL
   B. ACROSS SLOPE
   C. AT CHANGE OF DIRECTION
   D. 1:12 AT CURB RAMP INCLUDING SIDE FLARES
2. MINIMUM WIDTH OF ACCESSIBLE ROUTE IS 3'-0".
3. MINIMUM LANDING AT ANY DOOR IS 5'-0" X 5'-0" MEASURED FROM HINGE SIDE OF DOOR AND FACE OF DOOR FRAME.
4. CONTRACTOR SHALL CAREFULLY REVIEW AND COORDINATE THE REQUIREMENTS OF THE CIVIL ENGINEERING DRAWINGS WITH THIS DRAWING AND THESE SITE NOTES. CONFLICTS, IF ANY, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER, AND NO WORK SHALL COMMENCE OR RESUME IN AREAS OF POTENTIAL CONFLICT PENDING ARCHITECT'S DIRECTIVE.

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COORDINATION WITH CIVIL
City of Las Vegas

NORTH

A1.0 ARCHITECTURAL SITE PLAN
1"=40'-0"

SITEDI.DWG 01/27/00 22:58

SUP-43992

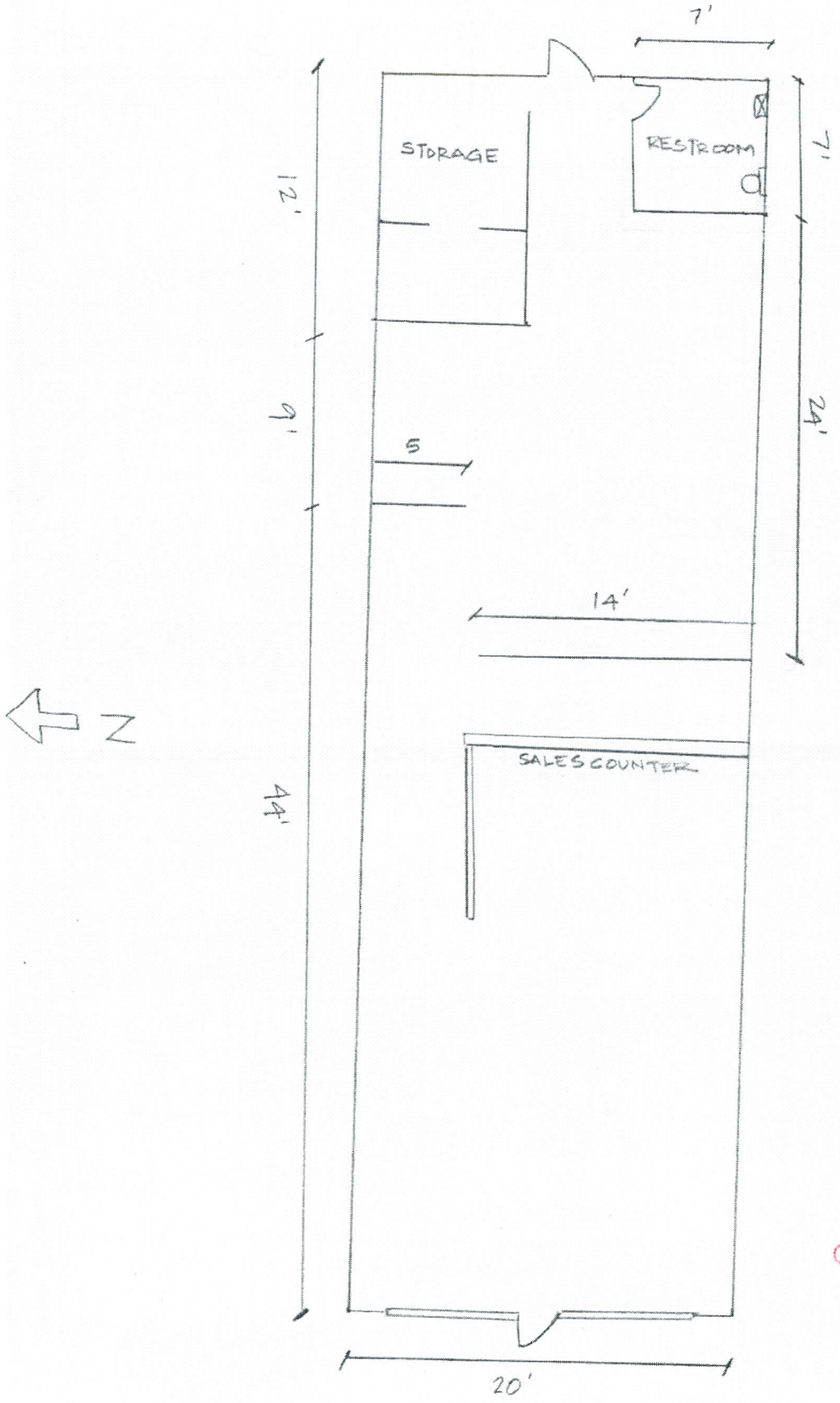
JAMES E. STROH, ARCHITECT, INC.
6126 South Sandhill Road, Suite 1
Las Vegas, Nevada 89120
702 433 1400

Sea Spray Plaza
at
Vegas & Buffalo
for
Great American Capital

July 17, 2001
date
00138
project number
MHP
drawn by
J. Stroh
checked by

Architectural Site Plan

A1.0



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1/8" = 1 ft

SUP-43992



SUP-43992 - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC
1750 NORTH BUFFALO DRIVE, SUITE #110

12/01/11

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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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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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**

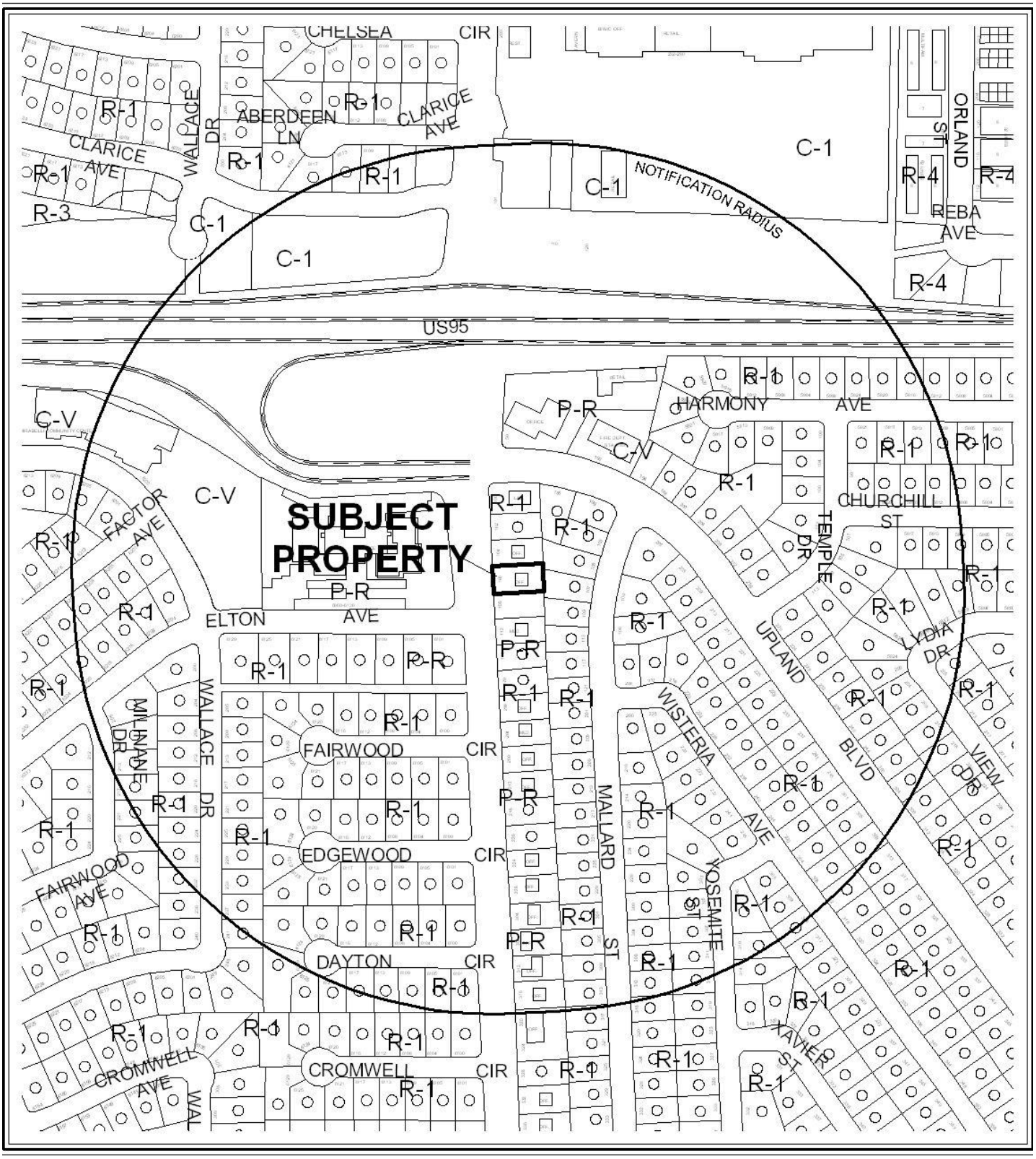
SUBJECT:
SUP-43998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 106 South Jones Boulevard (APN 138-36-112-004), P-R (Professional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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43998	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43998 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0026-91).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Astrologer, Hypnotist, or Psychic Art and Science use at 106 South Jones Boulevard. The building is currently vacant. The site plan was approved via the building permit process and has been determined to be parking impaired. The owner also owns the adjacent property at 104 South Jones Boulevard and has a shared driveway with cross access to the parking lot in the rear yard. The proposed use can be conducted in a harmonious manner with the surrounding developments; therefore, staff recommends approval, with conditions.

ISSUES

- An Astrologer, Hypnotist, or Psychic Art and Science use is allowed in a P-R (Professional Office and Parking) district with an approved Special Use Permit. Staff supports the request.
- The property has been determined to be a parking impaired site.
- The site plan was approved via the building permit process.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/01/91	The City Council approved a Rezoning (Z-0026-91) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on this site as part of a larger request. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/07/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/17/06	A business license (C14-00473-4-127295) for Light Laser Therapy at 104 and 106 South Jones Boulevard was issued. The license expired when the firm went out of business on 12/30/08.
11/17/06	A building permit (6007026) for a Tenant Improvement Certificate of Occupancy at 106 South Jones Boulevard was applied for. The permit was finalized on 08/02/07.
01/26/10	A business license (H14-00260-a-145926) for Residential Care at 106 South Jones Boulevard was issued. The license expired when it went out of business on 06/08/11.

Pre-Application Meeting	
11/16/11	Staff met with the applicant and reviewed the requirements for a Special Use Permit application for a Astrologer, Hypnotist, or Psychic Art and Science business in a P-O (Professional Office and Parking) district.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
12/01/11	Staff visited the site and found a secure, clean, vacant structure.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	P-R (Professional Office and Parking)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Parking Lot	O (Office)	P-R (Professional Office and Parking)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		N/A
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways Manual	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Astrologer, Hypnotist, or Psychic Art and Science	1,860 SF	1:250 SF	8				
TOTAL SPACES REQUIRED			8		5		Y*
Regular and Handicap Spaces Required			7	1	4	1	Y

The site has been determined to be parking impaired.

ANALYSIS

This request is for a Special Use Permit for a proposed Astrologer, Hypnotist, or Psychic Art and Science use within an existing office building at 106 South Jones Boulevard. Astrologer, Hypnotist, or Psychic Art and Science is defined as any person who practices, teaches, or professes to practice the business of astrology, hypnotism or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, clairvoyance, clairaudience, crystal gazing, prophecy, augury, divination, magic or necromancy. This use does not include a hypnotherapy practice.

The use requires eight parking spaces but only provides five. The site has been determined to be parking impaired; therefore, no additional parking is required. The office space consists of 1,860 square-feet with six offices and three bathrooms.

The subject site is within a P-R (Professional Office and Parking) zoning district. The P-R (Professional Office and Parking) district is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a

low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Office and Parking) district should be constructed to maintain a residential character. The P-R (Professional Office and Parking) district is consistent with the existing Service Commercial category of the General Plan. The proposed use will not change the physical appearance or characteristics of the subject site and is compatible with the surrounding uses in the area. The proposed Astrologer, Hypnotist, or Psychic Art and Science are permissible with approval of this request; therefore, staff recommends approval, with conditions.

FINDINGS (SUP-43998)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed land use is compatible with the SC (Service Commercial) General Plan designation. The proposed Astrologer, Hypnotist, or Psychic Art and Science use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed Astrologer, Hypnotist, or Psychic Art and Science use will be in an existing office building, which is physically suitable for the type and intensity of the land use proposed.

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

   Site access is provided from Jones Boulevard, an 80-foot Secondary Collector, as designated in the Master Plan of Streets and Highways. This street provides adequate access to and from the subject property.

4. **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.**

   Approval of this Special Use Permit will not compromise public health, safety or welfare as the proposed Astrologer, Hypnotist, or Psychic Art and Science use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.12.

There are no conditions for the Astrologer, Hypnotist, or Psychic Art and Science use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 269

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43998 APN: 138-36-112-004

Name of Property Owner: Becker Equities, LLC

Name of Applicant: Tiffany Bogun

Name of Representative: Same as Above

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Ernest A. Becker, IV

Subscribed and sworn before me

This 18th day of November, 2011

Debra Alston

Notary Public in and for said County and State

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

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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:	

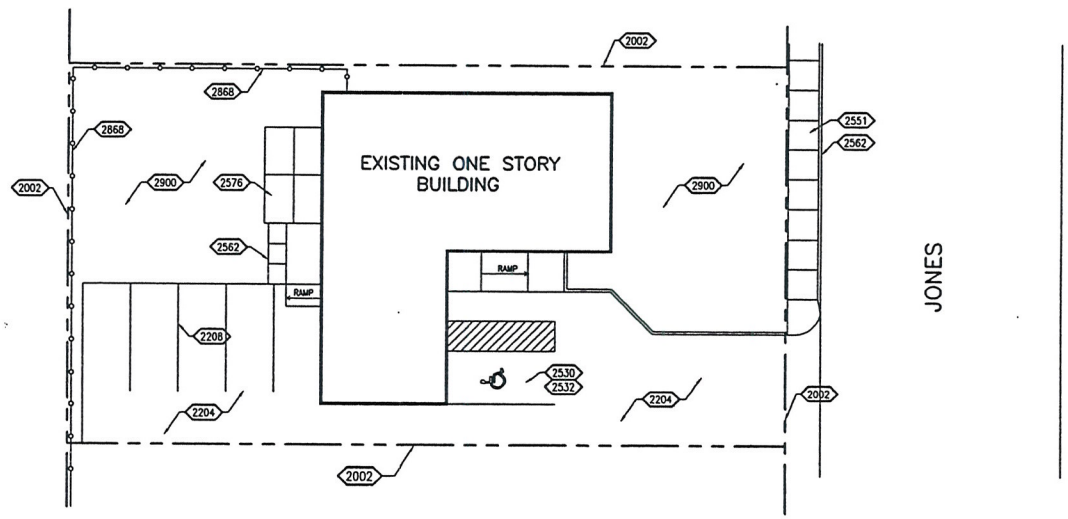
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

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NOV 23 2011

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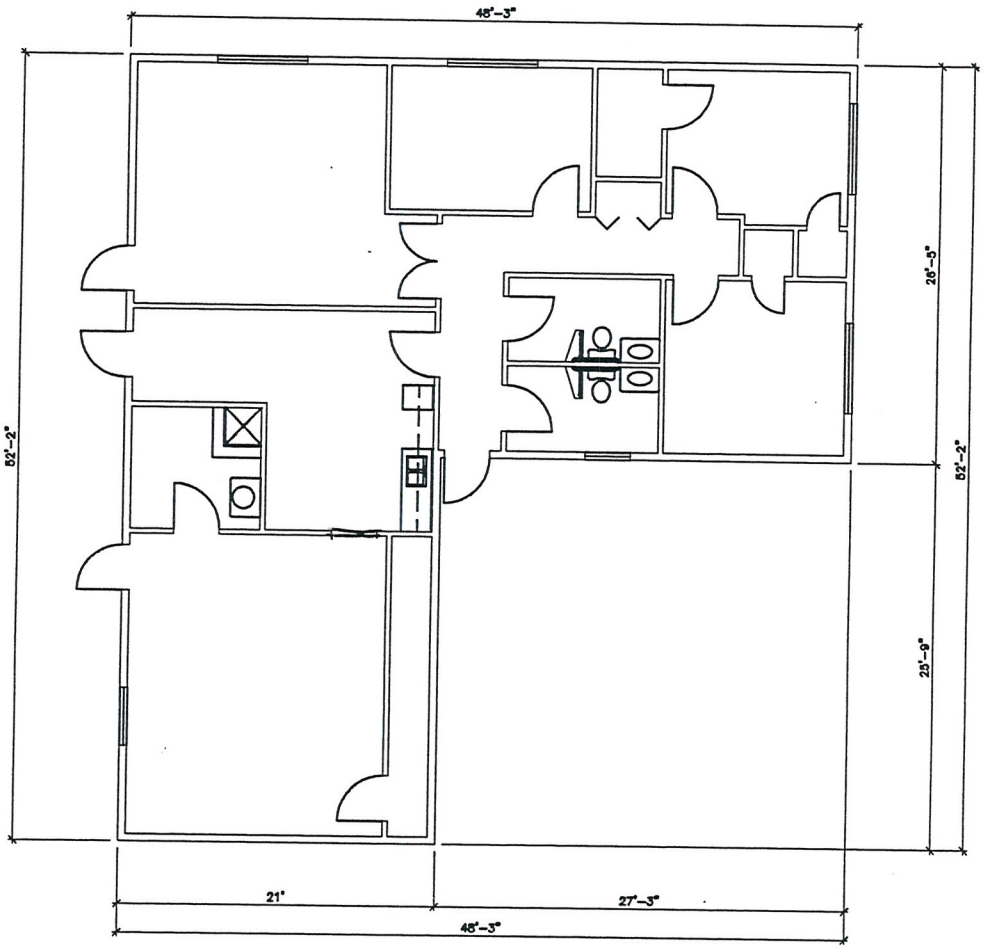

AS-BUILT FLOOR PLAN SC: 1/4" = 1'-0" (1)

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NOV 2 3 2011

SUP-43998

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architecture/engineering/site
GARY GUY WILSON
7625 South Industrial Road, Suite 100
Las Vegas, Nevada 89139
planning/interior design
AIA STUDIOS...
(702)876-0668
professional corp / certified s.c.a.r.b.

CONSULTANTS:
CIVIL: ...
ELEC: ...
STRUCT: ...
MECH: ...

BECKER OFFICE
@: 106 SOUTH JONES BLVD.
FOR: MR. BRAIN BECKER
BECKER ENTERPRISES

PROJ.NO.	13370616.00
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
JOB CAPT	JRG
TECH'N	JRG
ARCH.CHK	GGW
PH-1	05 MAY 06
PH-2/3	....
PH-4/5	....

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY

AS-BUILT FLOOR PLAN

SHT.NO. SC.2.1

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SUP-43998 - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC
106 SOUTH JONES BOULEVARD

12/01/11

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**

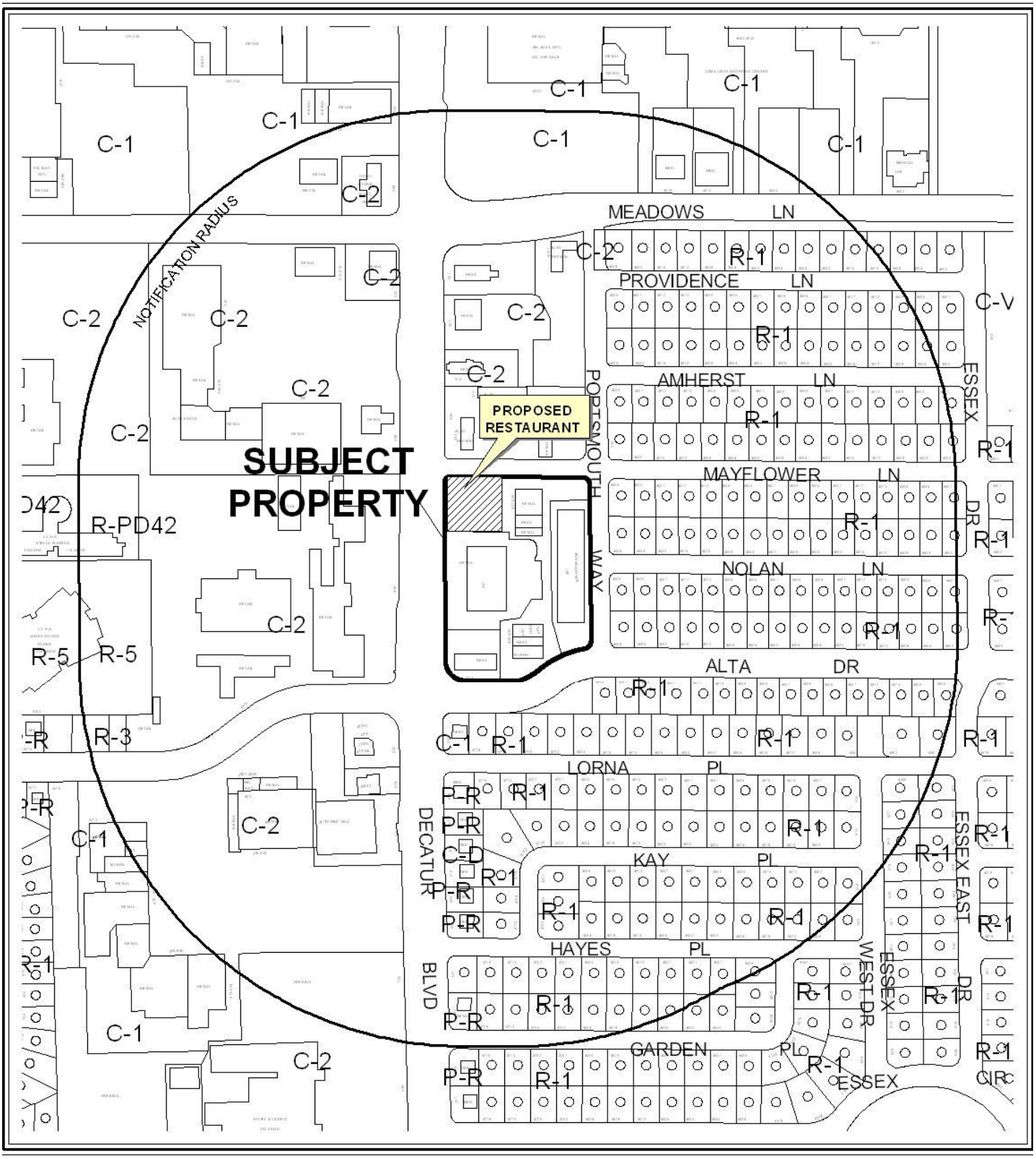
SUBJECT:
SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43960	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-43960 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/22/11, except as amended by conditions herein.

3. A Waiver from Title 19.08.080 is hereby approved, to allow 10-foot perimeter landscape buffers along the north and west property lines where 15-foot buffers are required.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/22/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. The existing freestanding sign shall be maintained pursuant to Title 19.08.120(D) standards or shall be removed.

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

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

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the addition of two 24 inch box trees and eight five gallon shrubs within the north perimeter landscape buffer for a total of eight trees.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

11. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southeast corner of Decatur Boulevard and Mayflower Lane prior to the issuance of any permits.

12. Remove and replace all substandard improvements on Decatur Boulevard and Mayflower Lane adjacent to this site and replace with Current City Standards concurrent with on-site development activities.

13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Decatur and Charleston Intersection Widening" project (H#37187) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

14. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
January 10, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 1,921 square-foot Restaurant (with drive-through) on a property located at southeast corner of Mayflower Lane and Decatur Boulevard. The previous 2,465 square-foot restaurant was cleared and the parcel is currently undeveloped. A Restaurant, Less than 2,000 Square Feet (with Drive-Through) use is permissible in the C-2 (General Commercial) Zoning District. The use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the proposed development will not be allowed.

ISSUES

- A Waiver of the Title 19.08 Perimeter Landscape Buffer Standards to allow 10-foot buffers along the north and west property lines where 15-foot buffers are required.
- The perimeter landscape buffer along the north property line has six trees where eight trees are required. A condition of approval will be require the additional trees to be provided.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/15/65	The City Council approved a Rezoning (Z-0080-65) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission and staff both recommended approval.
09/10/98	The Planning Commission approved a Site Development Plan Review [Z-0080-65(1)] for a proposed 4,500 square foot fast-food restaurant on this site. Staff recommended approval.
05/16/01	The City Council approved a request for a Variance (V-0020-01) to allow 190 parking spaces where 230 parking spaces were required on the northeast corner of Alta Drive and Decatur Boulevard. Planning Commission recommended approval and staff recommended denial.
12/15/04	The City Council approved a Required Review (RQR-5372) of an approved Variance (V-0020-01), which allowed 190 parking spaces where 230 parking spaces were required. The Planning Commission recommended approval and staff recommended denial.
04/26/07	The Planning Department administratively approved a Site Development Plan Review (SDR-20377) for a proposed 2,327 square foot restaurant (with drive through) at 401 South Decatur Boulevard.

Most Recent Change of Ownership	
05/25/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/31/03	A Business License for a Restaurant (R09-00159) was issued at 401 South Decatur Boulevard. The license was marked out of business on 10/20/06.
12/05/06	A building permit (#06007227) was issued for the demolition of an existing restaurant and parking lot at 401 South Decatur Boulevard. The permit was finalized 01/02/07

Pre-Application Meeting	
11/14/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for a Restaurant, Less than 2000 Square Feet (With Drive-Through) were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property and noted the existing freestanding sign was not maintained to Title 19 standards.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	22,500 SF	N/A
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	36 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	23 Feet	Y
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50 %	9 %	Y
Max. Building Height	N/A	26 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	6 Trees	N
• West	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**15 Trees**	**13 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	8 Trees	Y

DED

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • North & West	15 Feet	10 Feet	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	130 Feet	Y
Mayflower Lane	N/A	N/A	50 Feet	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	34,427 SF	1:250	138				
Mini Storage Facility	504 Units	1:50 Storage Units, Plus 5	16				
TOTAL SPACES REQUIRED			154		192		Y
Regular and Handicap Spaces Required			148	6	180	12	Y
Loading Spaces		2			2		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot Perimeter Landscape Buffer	10-foot Perimeter Landscape Buffer along the north and west property lines	Approval

ANALYSIS

A Restaurant, Less than 2,000 Square Feet (with Drive-Through) use is permissible in the C-2 (General Commercial) Zoning District and meets the conditional use requirements of having a stacking lane that will accommodate at least six cars per lane. The proposed project is consistent with the General Plan of SC (Service Commercial). The subject site is located within the Airport Overlay District and meets the height requirement for the district.

The proposed project will be located on a pad site within a commercial subdivision. The proposed principal project meets the minimum setback, lot width, and lot coverage requirements. The required trash enclosure is screened from the right-of-way with metal doors and a metal trellis. The mechanical equipment is located on the rear of the building and painted to match the exterior color of the building, with landscaping to obscure the view from the drive through traffic.

The Alta Commercial Center meets the definition for Shopping Center parking requirements of one parking space for every 250 square feet of gross floor area. Located along the eastern portion of the Alta Commercial Center is a Mini Storage Facility that does not meet the Shopping Center definition; therefore, the parking requirements will be calculated separately. The proposed project will add 20 parking spaces and one handicap parking space to the Alta Commercial Center, bringing the total number of parking spaces to 192. The total required parking for the Alta Commercial Center is 154 spaces, with six of them being handicap parking spaces.

The landscaping plan depicts a 10-foot buffer along the north and west property lines where 15 feet is required. The previous Site Development Plan Review (SDR-20377) approved landscape perimeter buffers of 10 feet along the west property line and 8.5 feet along the north property line. The existing Alta Commercial Center perimeter landscaping buffers are at 10 feet. To increase the perimeter landscape buffer for the subject site to meet the development code would not be consistent with the existing development of the rest of the Alta Commercial Center and would negatively impact parking and site circulation; therefore, staff can support the waiver of the perimeter landscaping buffers.

The north perimeter landscape buffer is deficient two 24-inch box trees. The minimum number of trees allowed within the north perimeter landscape buffer is eight trees and seven trees within the west perimeter landscape buffer for a total of 15 trees. A condition of approval is included regarding the deficiency of trees.

The proposed building elevations depict an Idaho Drystack Carmel Mountain Coronado stone veneer along the base of the wall and cement plaster above. The metal awnings, changes in height, architectural pop-outs, and foe windows create visual interest. The proposed design features of the building elevations adheres to the guidelines provided by Title 19.08.040.

The existing freestanding sign on the lot will need to be maintained to Title 19.08 standards or be removed. A condition of approval is included regarding this issue. The proposed development is consistent with the surrounding uses in the general area; therefore, staff recommends approval.

FINDINGS (SDR-43960)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 1,921 square-foot Restaurant (with Drive-Through) is compatible with the existing shopping center uses and will be compatible with the surrounding uses located in the general area.

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 proposed development is consistent with the Title 19.08 development standards, with the exception of the Waiver request for perimeter landscaping buffers that staff supports and which will allow the proposed project to be consistent with the surrounding shopping center landscaping.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is provided by Decatur Boulevard, a 130-foot Primary Arterial, and Mayflower Lane. The streets provide adequate traffic flow for the proposed 1,921 square-foot Restaurant (with Drive-Through).

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building and landscape materials for the proposed development meet are appropriate for the area. A condition of approval will require additional trees on the perimeter.

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;**

   The proposed building elevations depict aesthetically pleasing facades and are harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project will be subject to a building permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 287

APPROVALS 0

PROTESTS 0

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

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Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 401 S. Decatur Blvd.

Project Name Taco Bell @ Mayflower & Decatur **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-31 -221-001 **Ward #** 1

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

Commercial Square Footage 1,921 **Floor Area Ratio** 8.6%

Gross Acres +/- 0.43 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER ADSC, LLC **Contact** Randy Becker

Address 50 S. Jones Blvd., Suite 101 **Phone:** (702) 870-0212 **Fax:**

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

E-mail Address rbecker@beckerrealty.net

APPLICANT Las Cal Corp, dba Taco Bell **Contact** Dewey Doolen

Address 3225-A S. Rainbow Blvd., Suite 102 **Phone:** (702) 880-5818 **Fax:** (702) 880-5819

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

E-mail Address ddoolen@lascal.com

REPRESENTATIVE LABAR architecture, inc. **Contact** Ronald D. LaBar, AIA

Address 458 W. 15th Ave. **Phone:** (509) 363-0240 **Fax:** (509) 363-0240

City Spokane **State** WA **Zip** 99203

E-mail Address LABARarch@aol.com

Property Owner Signature* [signature]

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

Print Name BARRY W BECKER MANAGER

Subscribed and sworn before me

This 21st day of November, 20 11.

Tina Fagin

Notary Public in and for said County and State

TINA FAGIN
Notary Public State of Nevada
No. 99-54312-1
My appt. exp. March 29, 2015

FOR DEPARTMENT USE ONLY

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

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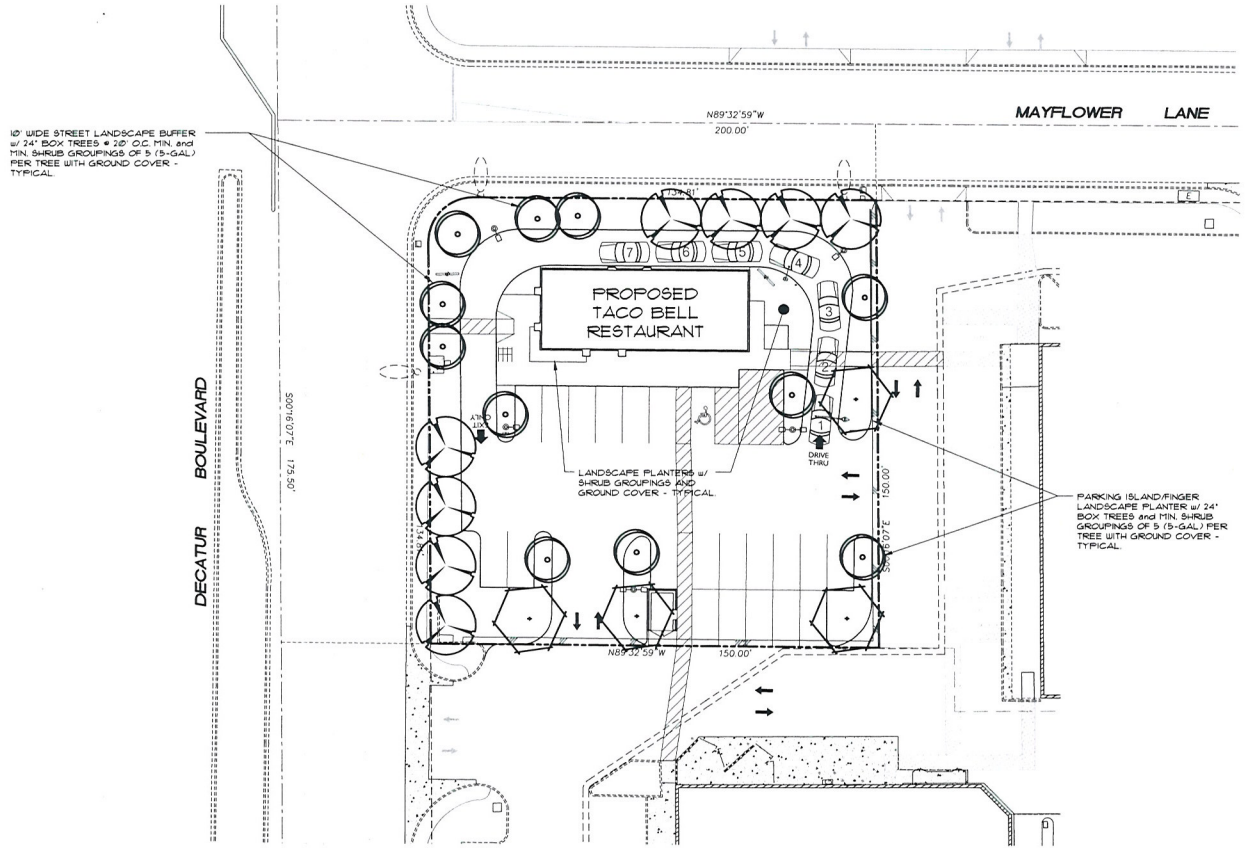
NOV 22 2011

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

Revised 10/27/08



Planting Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	11
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	8
	PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX	4

SUGGESTED SHRUB LIST	
CASSIA PHYLLODENIA SILVER LEAF CASSIA	5 GALLON
CHRYSACTINIA MEXICANA DAIMINITA	1 GALLON
DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GALLON
DASYLIRION WHEELERI DESERT SPOON	5 GALLON
HESPERALOE PARVIFLORA RED HESPERALOE	5 GALLON
LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GALLON
LEUCOPHYLLUM SPECIES TEXAS RANGER	5 GALLON
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	1 GALLON

Notes:

1. DECOMPOSED GRANITE (D.G.) - INSTALLED A 2" LAYER OF 3/4" DECOMPOSED GRANITE TO MATCH THE ADJACENT SHOPPING CENTER ROCK MULCH COLOR. CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS.

Conceptual Landscape Plan

Scale: 1" = 40'-0"

North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.

November 2011

Site Development Review

401 S. Decatur Blvd.

City of Las Vegas, Nevada

LABAR architecture, inc.
architecture • design • planning
458 WEST 15th AVENUE
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

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SDR-43960

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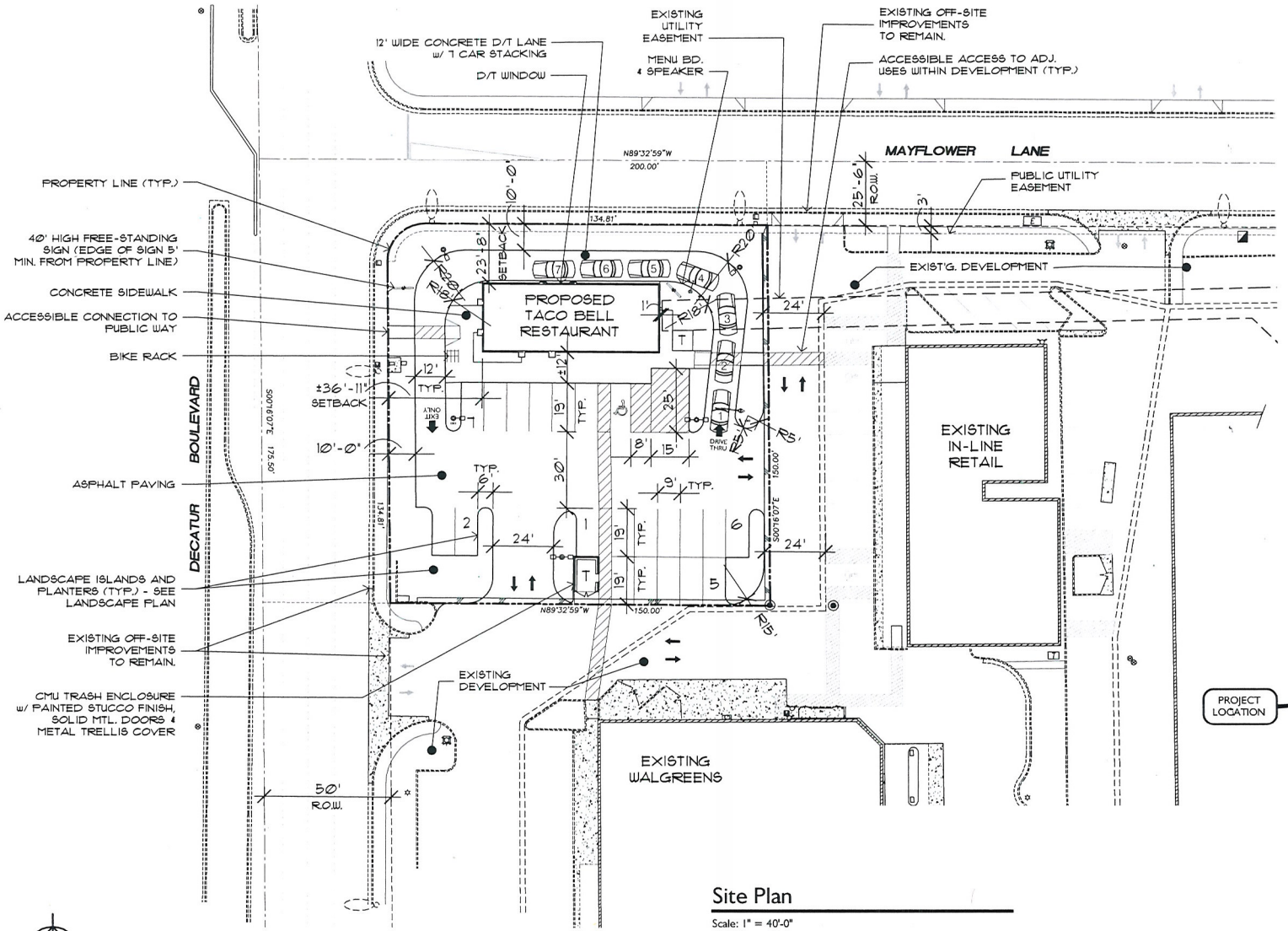

Site Plan

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

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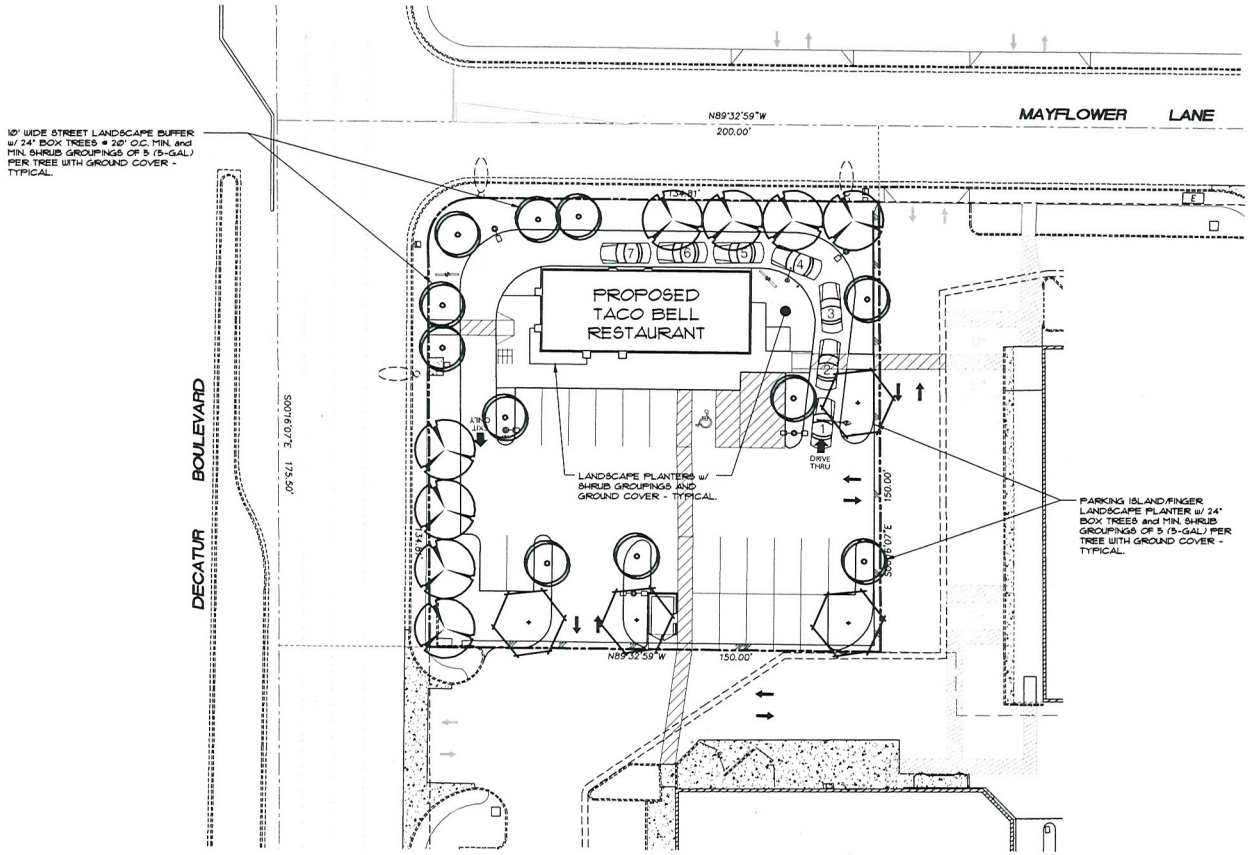
SDR-43960



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North

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

11/18/2011 10:50:28 AM

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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SDR-43960

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architecture • design • planning
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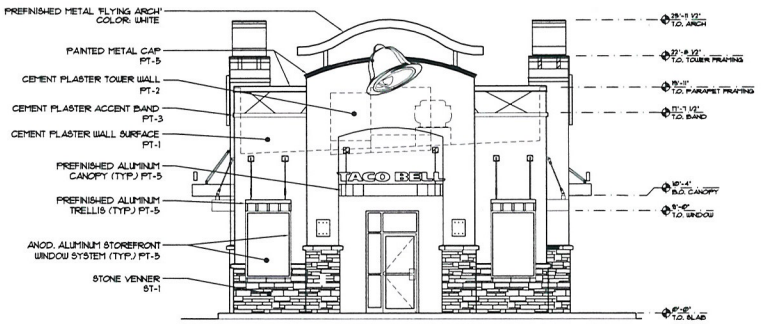
SPOKANE, WA 99203
ph.509.363.0240 fx.509.363.0241

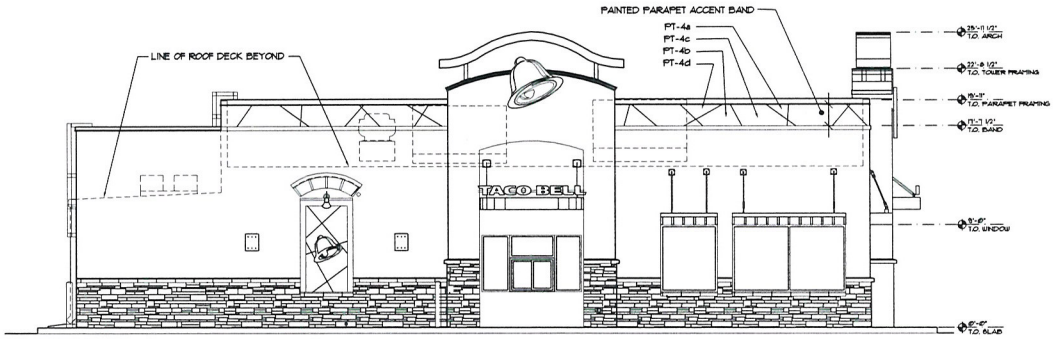
Color Legend

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	



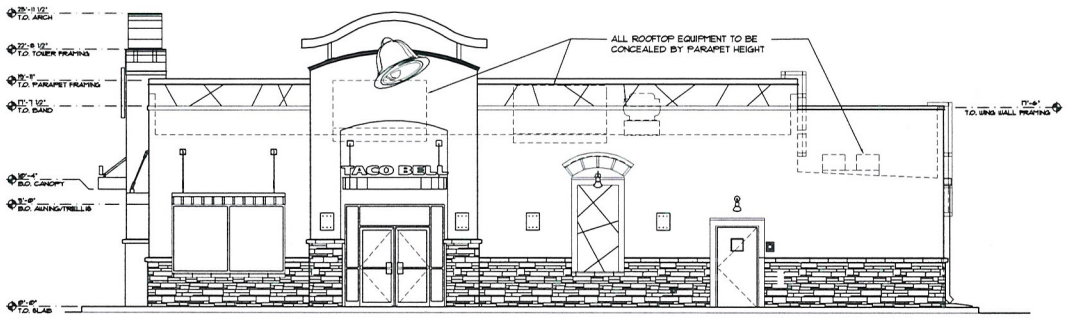
Front Elevation (West)

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



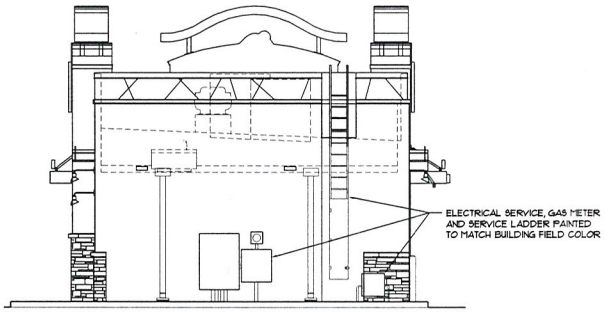
Drive-Thru Side Elevation (North)

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

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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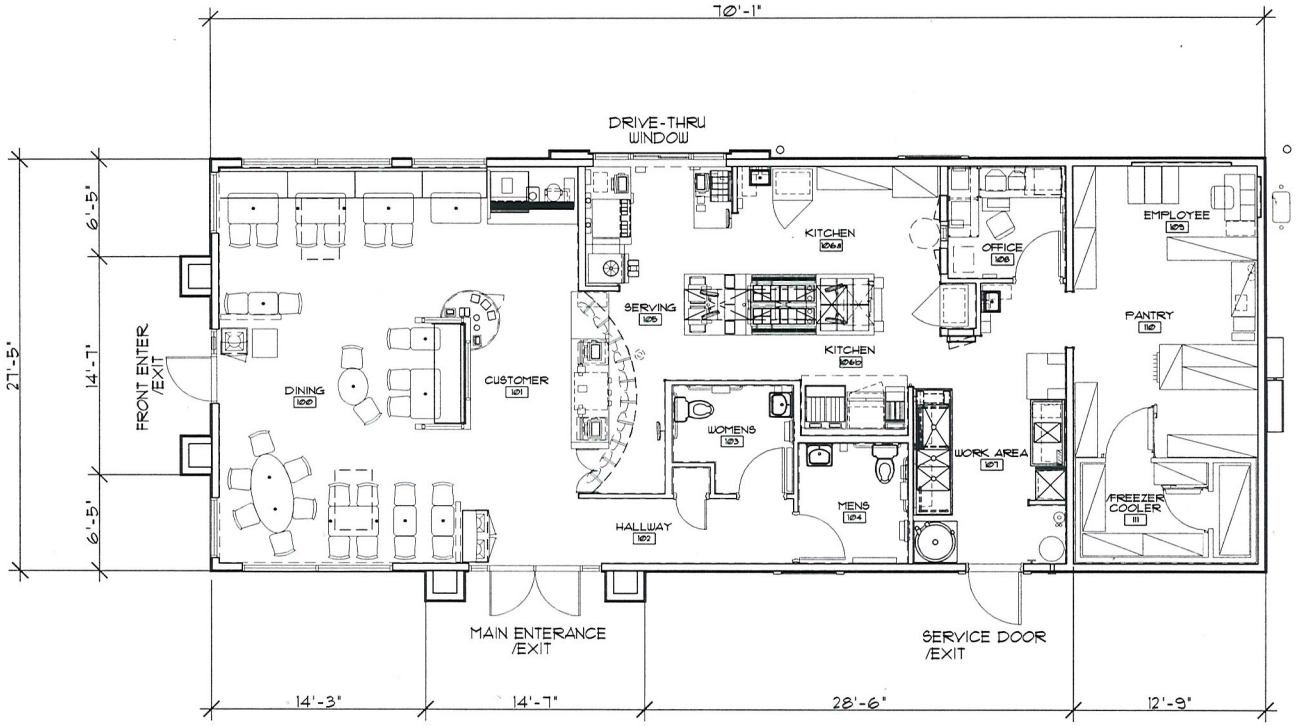

Floor Plan

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.
City of Las Vegas, Nevada

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SDR-43960

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

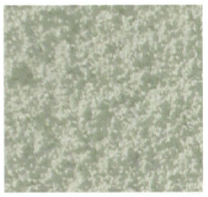
PT-4b: #SW2861
AVOCADO
Sherwin Williams

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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ph.509.363.0240 fx.509.363.0241

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SDR-43960

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.



SDR-43960 - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC
SOUTHEAST CORNER OF MAYFLOWER LANE AND DECATUR BOULEVARD

12/01/11



SDR-43960 - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC
SOUTHEAST CORNER OF MAYFLOWER LANE AND DECATUR BOULEVARD

12/01/11



SDR-43960 - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC
SOUTHEAST CORNER OF MAYFLOWER LANE AND DECATUR BOULEVARD

12/01/11



SDR-43960 - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC
SOUTHEAST CORNER OF MAYFLOWER LANE AND DECATUR BOULEVARD

12/01/11

LABAR
architecture, inc.
architecture • design • planning

November 18, 2011

Ronald D. LaBar, AIA
458 West 15th Avenue
Spokane, WA 99203
Main Ph: (509) 363-0240 Cell Ph: (702) 682-2772
Fx: (509) 363-0241

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

Re: **Justification Letter – Taco Bell Restaurant @ Mayflower Ln. & Decatur Blvd.**

To Whom It May Concern:

This letter is addressed to the City of Las Vegas, Planning & Development Department as required by the UDC Title 19: Site Development Plan Review Submittal Requirements. Assessor's Parcel Number is 139-31-**221-001.**

The site is currently a vacant parcel located on the southeast corner of S. Decatur Blvd. & Mayflower Lane and is Lot One of Becker Enterprises Decatur and Alta Commercial Center; a commercial subdivision. The current zoning district is C-2. The adjacent developments within the shopping center include a newer Walgreens Drugstore to the south and an older in-line retail commercial building to the east. The in-line building to the east contains a barber shop, jeweler and diner, with one vacant tenant space. It is understood that the prior use of this pad was for a drive-thru restaurant.

Off-site improvements including curb & gutter and sidewalks are existing. Ingress and egress drives are existing within the adjacent development and cross-access agreements are in place. All utilities are stubbed to the pad.

We are requesting approval to construct a new 38 seat free-standing Taco Bell restaurant with a drive-thru. The store will employ approx. 14 people. The hours of operation will be approx. 8:00 AM to 1:00 AM. The Applicant, Las Cal Corporation, dba Taco Bell, operates numerous franchise stores throughout the state of Nevada. This store will act as a replacement store for an older and outdated store at the SE intersection of Charleston & Decatur.

The Gross Area of the building is 1,921 SF, and at 1/100 SF that is 19.2 or rounded up to 20 required parking spaces including (1) van accessible space. The proposed site

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SDR-43960

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**

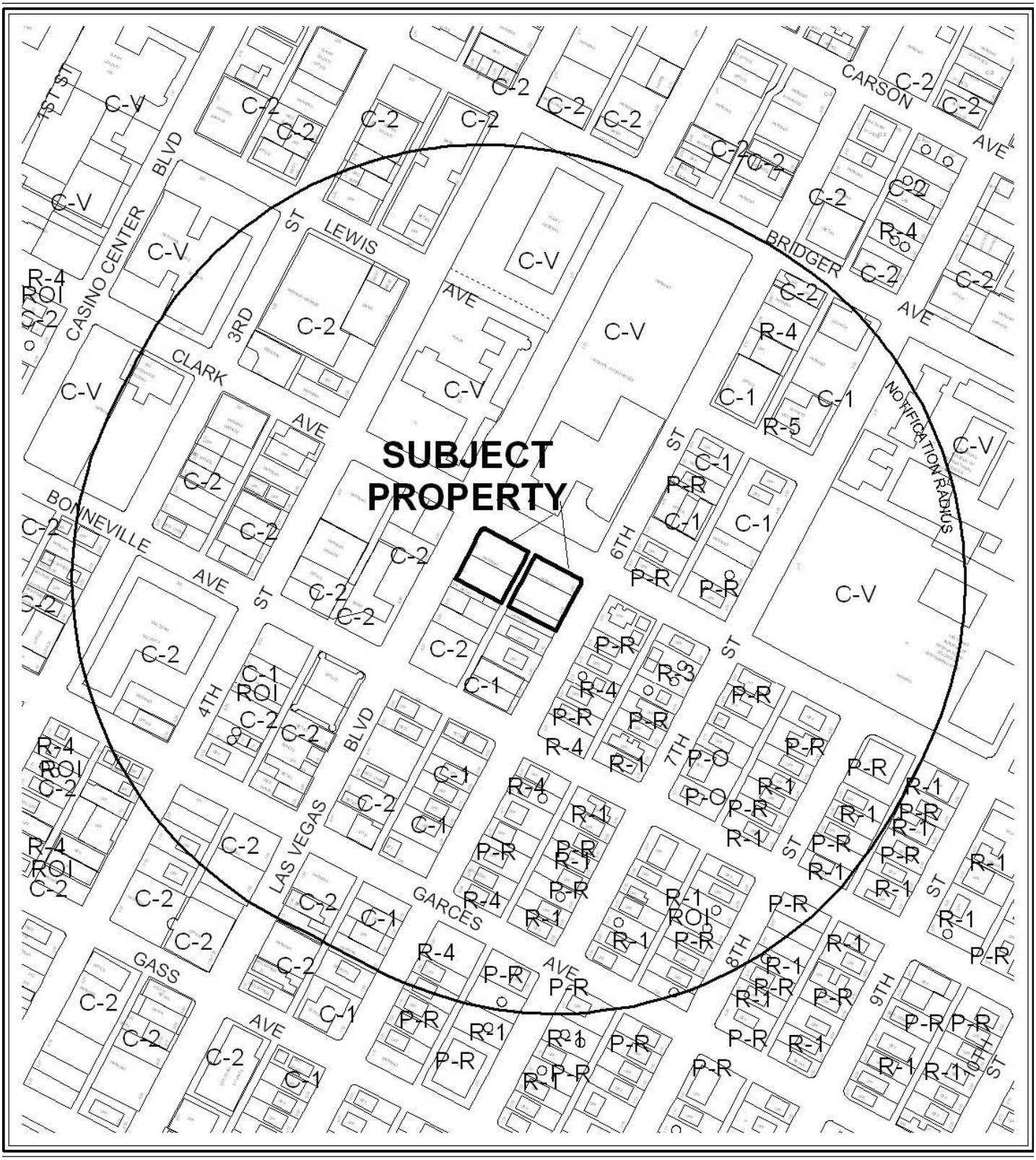
SUBJECT:
SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43975	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43975 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-41606), Vacation (VAC-41661) and Site Development Plan Review (SDR-41601) shall be required, if approved except as modified herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/23/11, except as amended by conditions herein.

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 Department of Building and Safety.

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

YK

6. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

7. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

Public Works

9. Provide an abandonment plan acceptable to the Sanitary Sewer Section of the Department of Public Works for the existing 8-inch sanitary sewer, which the proposed building will be built over, prior to the approval of construction drawings for this site. Connect to the public sewer in Clark Avenue concurrent with on-site development activities.

10. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to add five stories to a previously approved five-story office building and to add three levels to a previously approved five-level parking garage at the southeast corner of Las Vegas Boulevard and Clark Avenue. The project is being privately developed to be leased to the Federal Government. The footprint of the building, landscape and aesthetics of the project will remain the same. The only changes proposed are to the height of the building and parking garage. All ingress and egress locations will remain the same. The previously approved waivers will remain.

The project conforms to the Downtown Centennial Plan and the Las Vegas Redevelopment Plan; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/02/56	The City Council approved Rezoning (Z-0008-56) from R-1 (Single Family Residential) and R-3 (Medium Density Residential) to P-1 (Parking District) on .39 acres on the southwest corner of Clark Avenue and Sixth Street as part of a larger request. The Planning Commission and staff recommended approval.
08/03/11	The City Council approved Rezoning (ZON-41606), Vacation (VAC-41661) and Site Development Plan Review (SDR-41601) with three Waivers of the Downtown Centennial Plan for a five-story office building with an attached five-level parking garage on the southeast corner of Las Vegas Boulevard and Clark Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
08/18/93	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses on file for these parcels.

Pre-Application Meeting	
11/15/11	Staff met with the applicants and reviewed the requirements for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601). All conditions of approval for ZON-41606, VAC-41661 and SDR-41601 would remain. A public hearing is required since there is more than a 10% expansion of the square footage of the building.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/01/11	Staff visited the site and found a clean vacant parking lot that was surrounded by a six-foot tall chain-link fence. The alley had been vacated and was closed.

Details of Application Request	
Site Area	
Net Acres	0.92

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Government Facility	PF (Public Facilities)	C-V (Civic)
South	Office	C (Commercial)	C-1 (Limited Commercial)
	Vacant		C-2 (General Commercial)
East	Office	C (Commercial)	P-R (Professional Office and Parking)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan (Office Core Overlay District)	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Scenic Byway)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	70% at 0 Feet	20 Feet	Y
• Side	0 Feet	26 Feet	Y
• Corner	70% at 0 Feet	20 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Building Height	No Limit	Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	85	Y
Clark Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Sixth Street	N/A	N/A	80	N/A

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office	131,228 SF	1:300 SF	438				
TOTAL SPACES REQUIRED			438		273		Y*
Regular and Handicap Spaces Required			429	9	266	7	Y
Loading Spaces	131,228 SF	3 for first 50,000 SF plus 1:50,000 SF additional	5		1		Y*

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This project was recently approved as a five-story office building with an attached five-level parking garage at the southeast corner of Las Vegas Boulevard and Clark Avenue. The building is being built by the private sector and will then be leased to the Federal Government. Since the original approval, the Federal Government has requested additional building area. The original design anticipated future growth and was structurally engineered for additional floors to be added. As a result, the original building footprint, setbacks and aesthetics will not change. The building will have the exact same elevations as previously approved with the exception of five additional floors. The ingress and egress to the project will remain the same. All previous conditions of approval will apply.

This project will enhance downtown and adheres to the General Plan and the Las Vegas Redevelopment Plan goals and objectives. The design also meets the Downtown Centennial Plan standards as previously approved. For these reasons, staff recommends approval.

FINDINGS (SDR-43975)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed office building and parking garage are compatible with the development in the area.

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 project is consistent with the General Plan and the Downtown Centennial Plan Standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The project is located downtown where a fully developed grid traffic pattern has been established. The adjacent streets of Las Vegas Boulevard, Clark Avenue and Sixth Streets are capable of handling the traffic generated by this project.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building and landscape materials are appropriate for the downtown area.

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;**

   This project is aesthetically harmonious and compatible with adjacent developments.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development will be subject to requirements of the International Building Code and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 187

APPROVALS 0

YK

PROTESTS 0

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

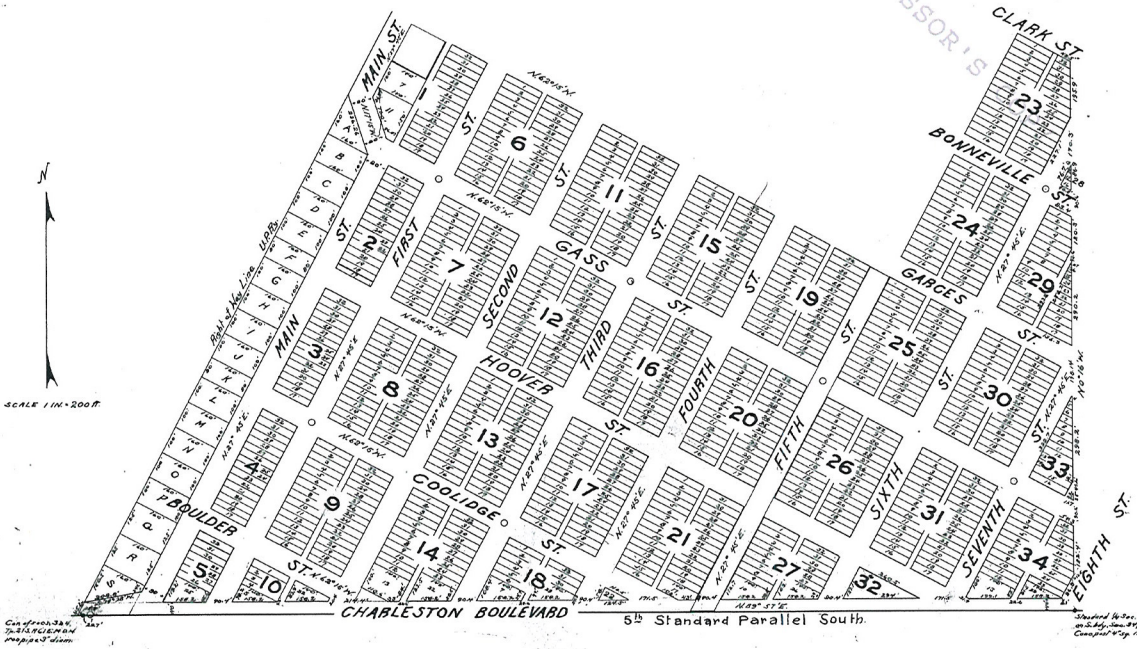
SOUTH ADDITION

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

ASSESSOR'S

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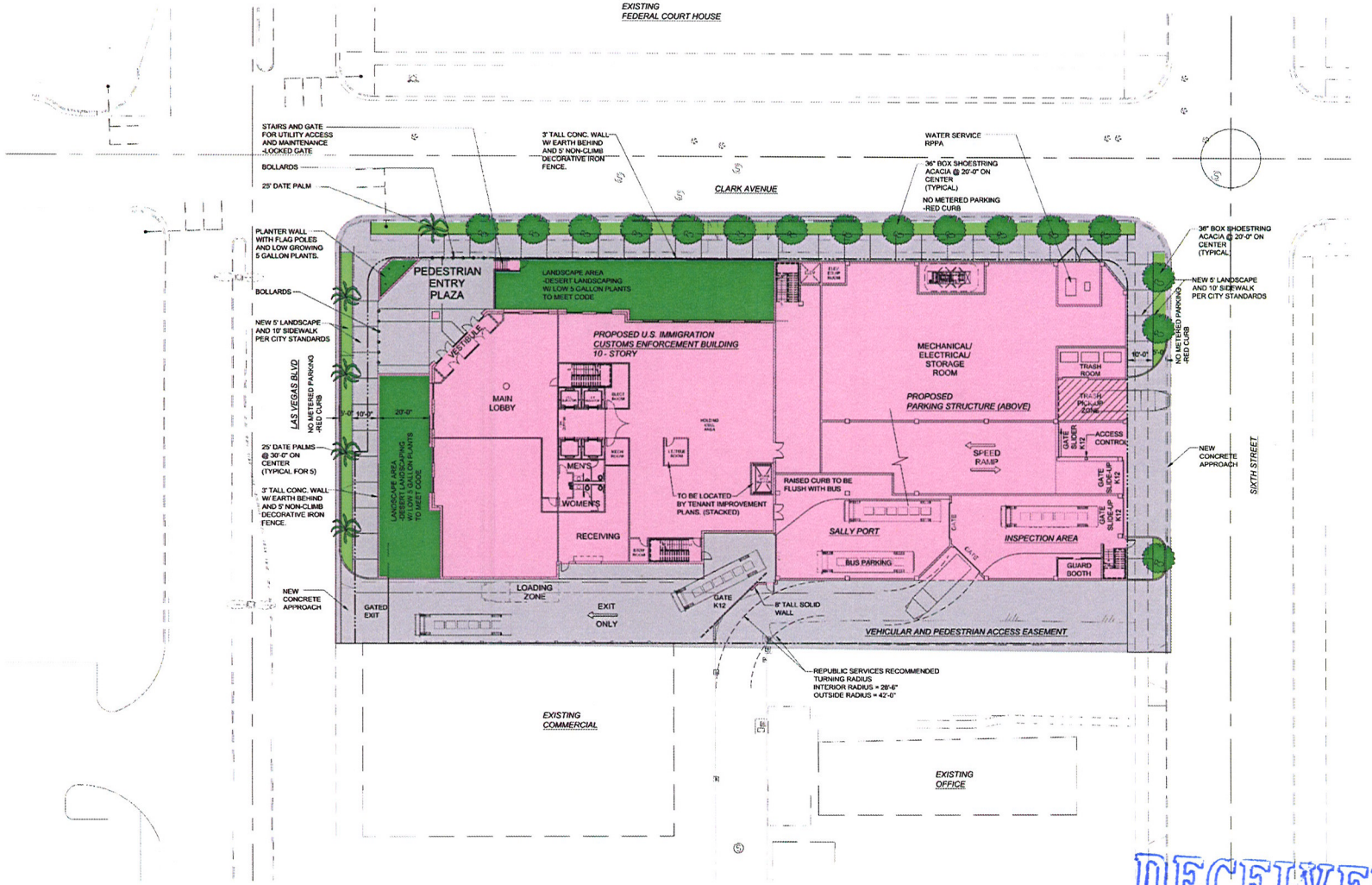
Book I Page 51



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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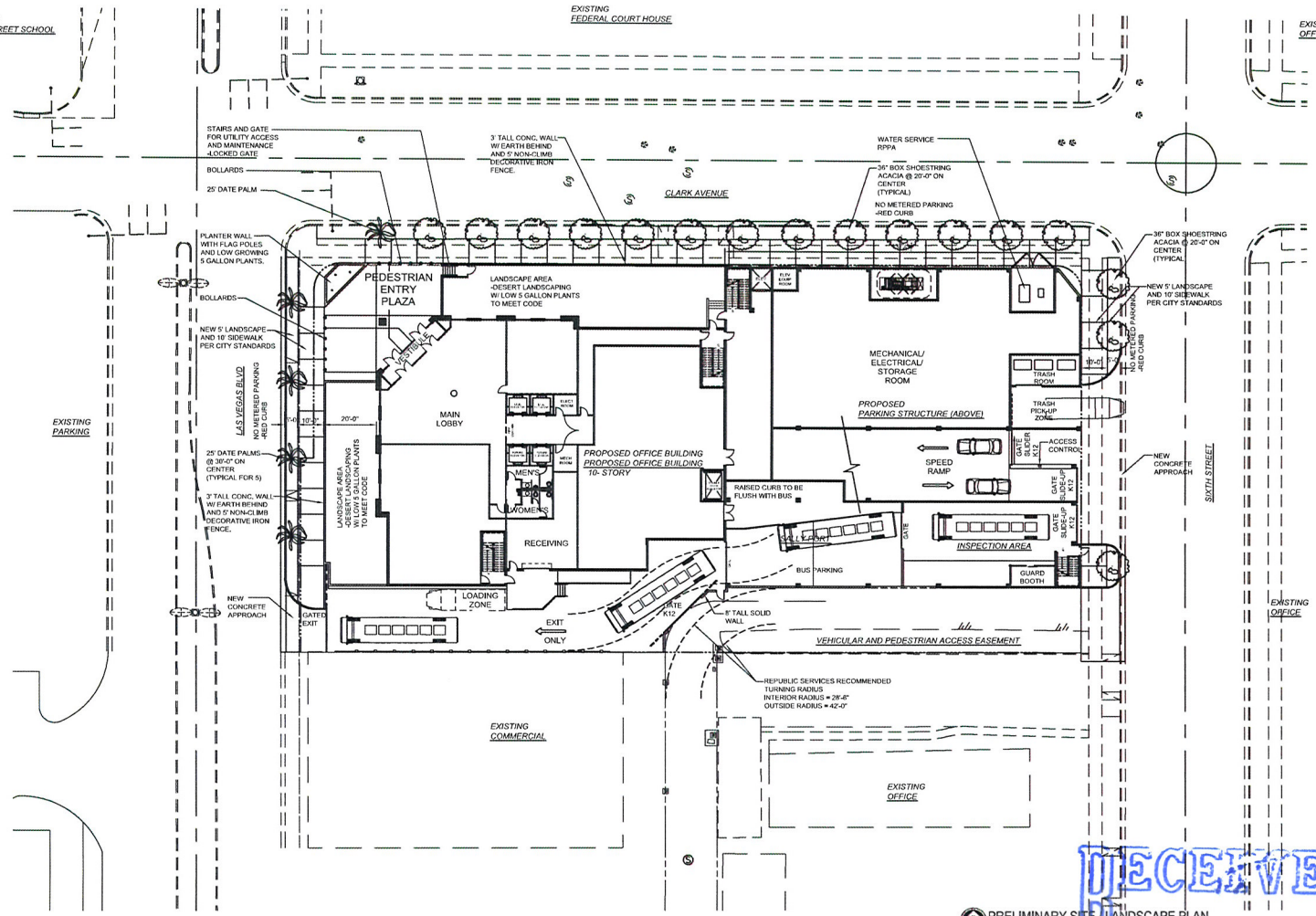
NOV 23 2011
SDR-43975

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



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

SITE INFORMATION:	
JURISDICTION:	CITY OF LAS VEGAS
DISTRICT:	REDEVELOPMENT
USE:	OFFICE
SITE SIZE:	APPROX. 1.03 ACRES (44,680 SF)
BUILDING AREA:	
FIRST FLOOR (OFFICE)	12,888 S.F.
SECOND - FIFTH FLOORS	12,735 S.F.
SIXTH - TENTH	13,480 S.F.
TOTAL BUILDING AREA	131,228 S.F.
PARKING GARAGE FIRST FLOOR:	16,750 S.F.
TOTAL BUILDING FOOTPRINT AREA:	29,638 S.F.
FLOOR AREA RATIO: 29,638 SF / 44,680 SF	66.0%
PARKING ANALYSIS:	
OFFICE: 1 / 300 = 131,228 / 300 =	438 SPACES
TOTAL REQUIRED PARKING:	438 SPACES
PARKING PROVIDED:	273 SPACES
H.C. SPACES: 201-300 =	7 REQUIRED 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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SDR-43975

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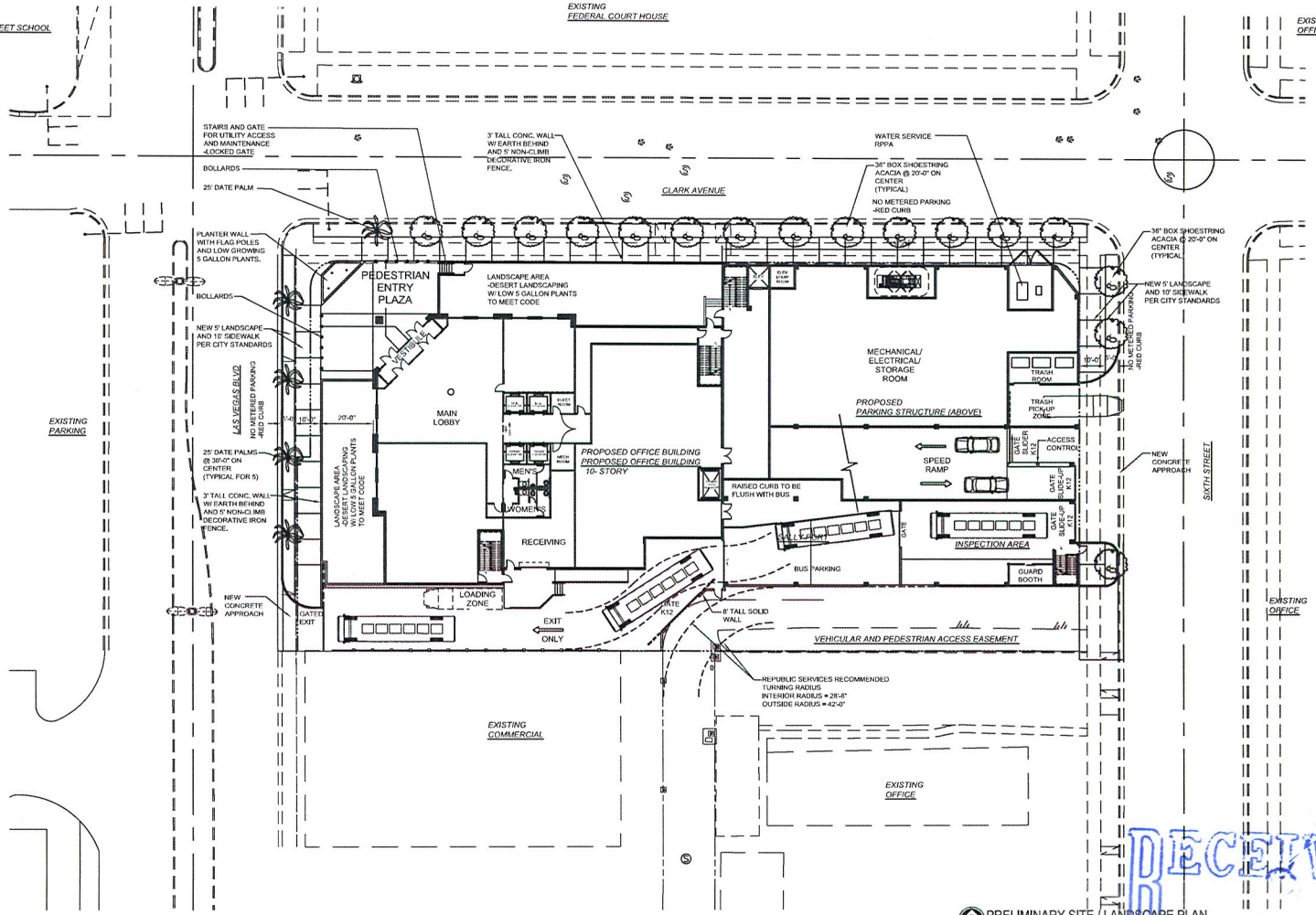

PRELIMINARY SITE / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION:	
JURISDICTION:	CITY OF LAS VEGAS
DISTRICT:	REDEVELOPMENT
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Key Plan

Issued For:	Date:
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Planning	04.28.2011
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Planning Re-Submittal	11.21.2011
Drawn	BJG
Checked	BJG
Approved	BJG

SDA INC.
5655 South Yosemite Street
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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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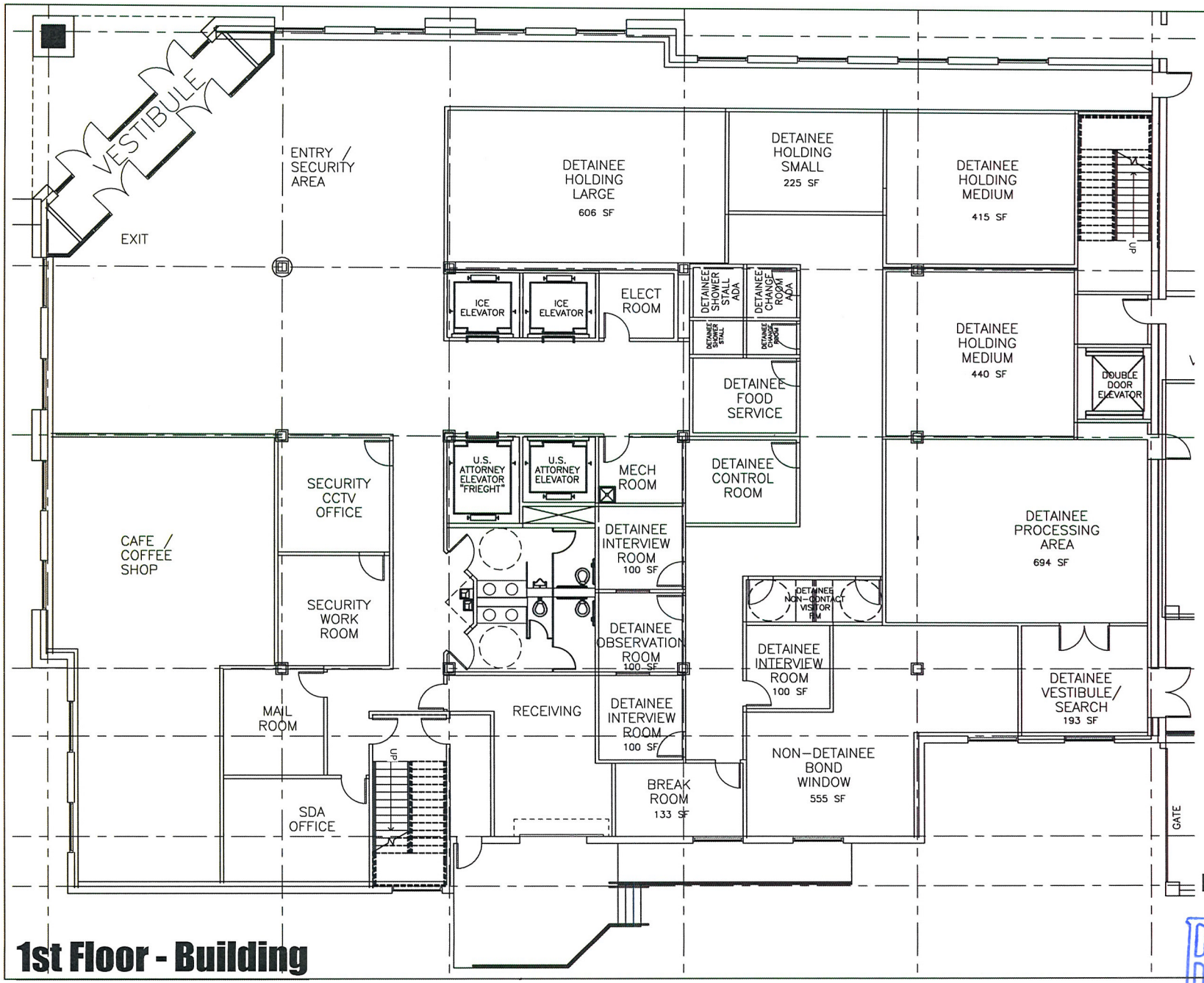

1st Floor - Building

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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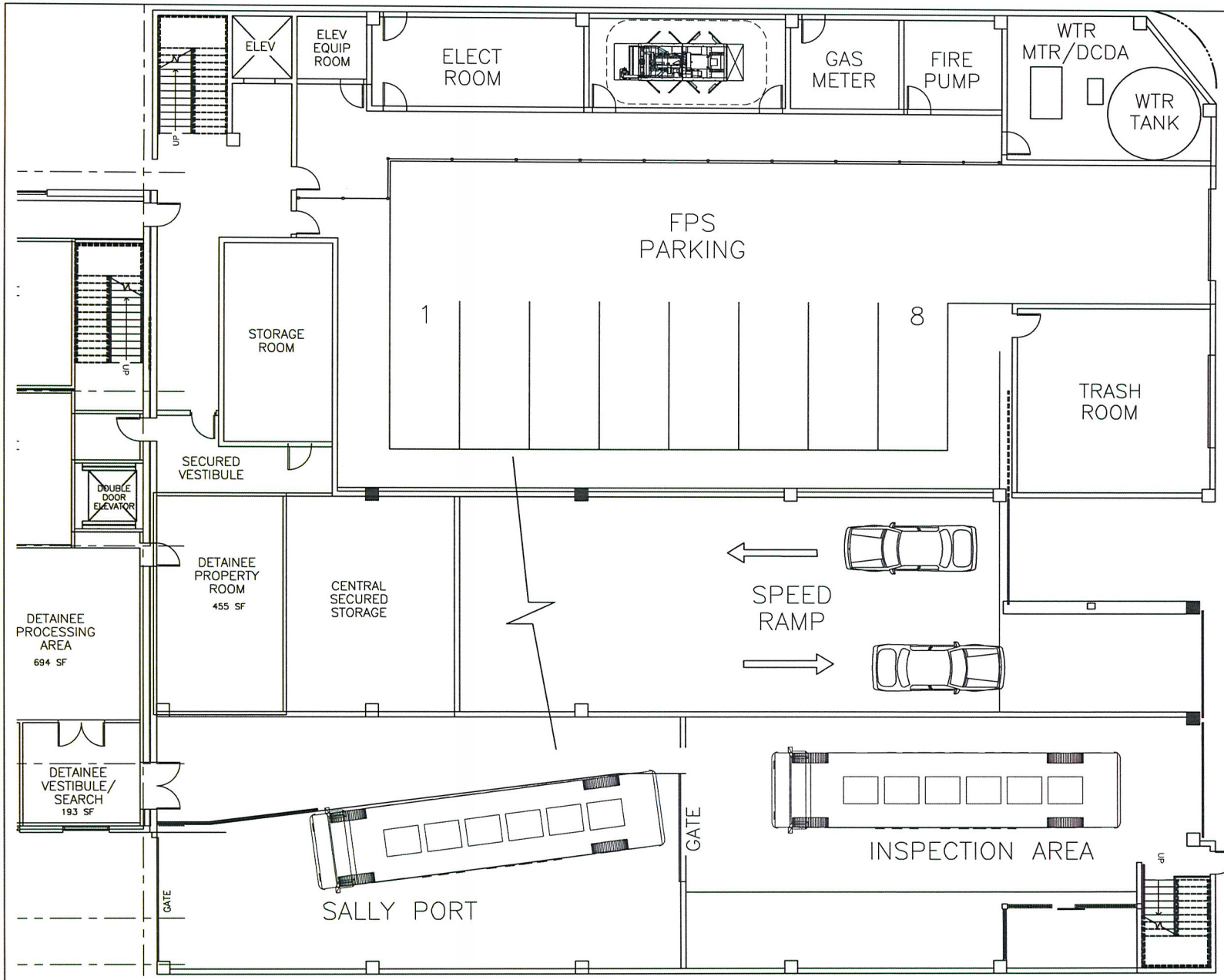

1st Floor - Garage

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.)
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- WT-00 — Wall Type (See Spec.)
- V — Floor Type (Vinyl Comp. Tile)
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- DATA/TELEPHONE GANG BOX
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- 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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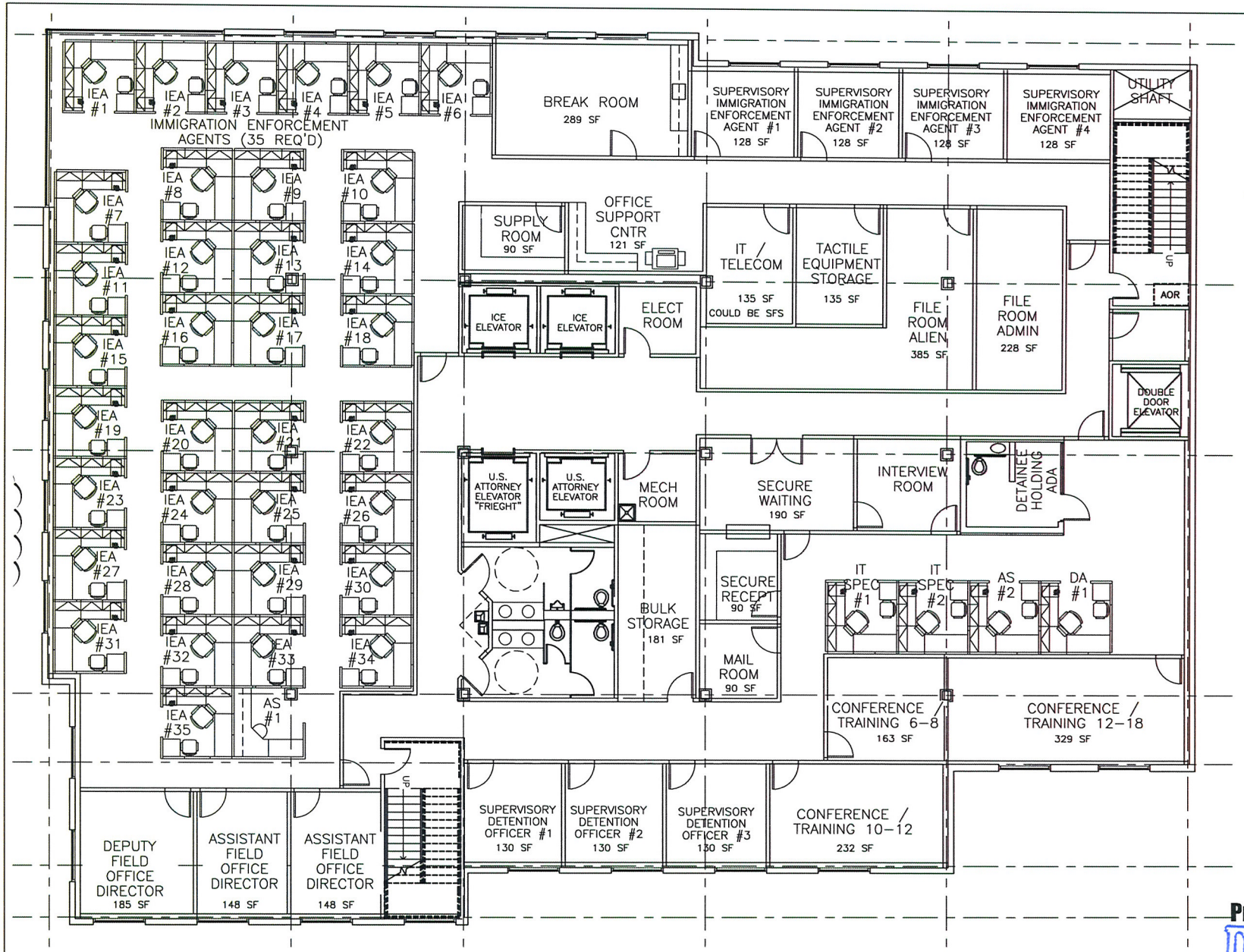

2nd Floor

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

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- 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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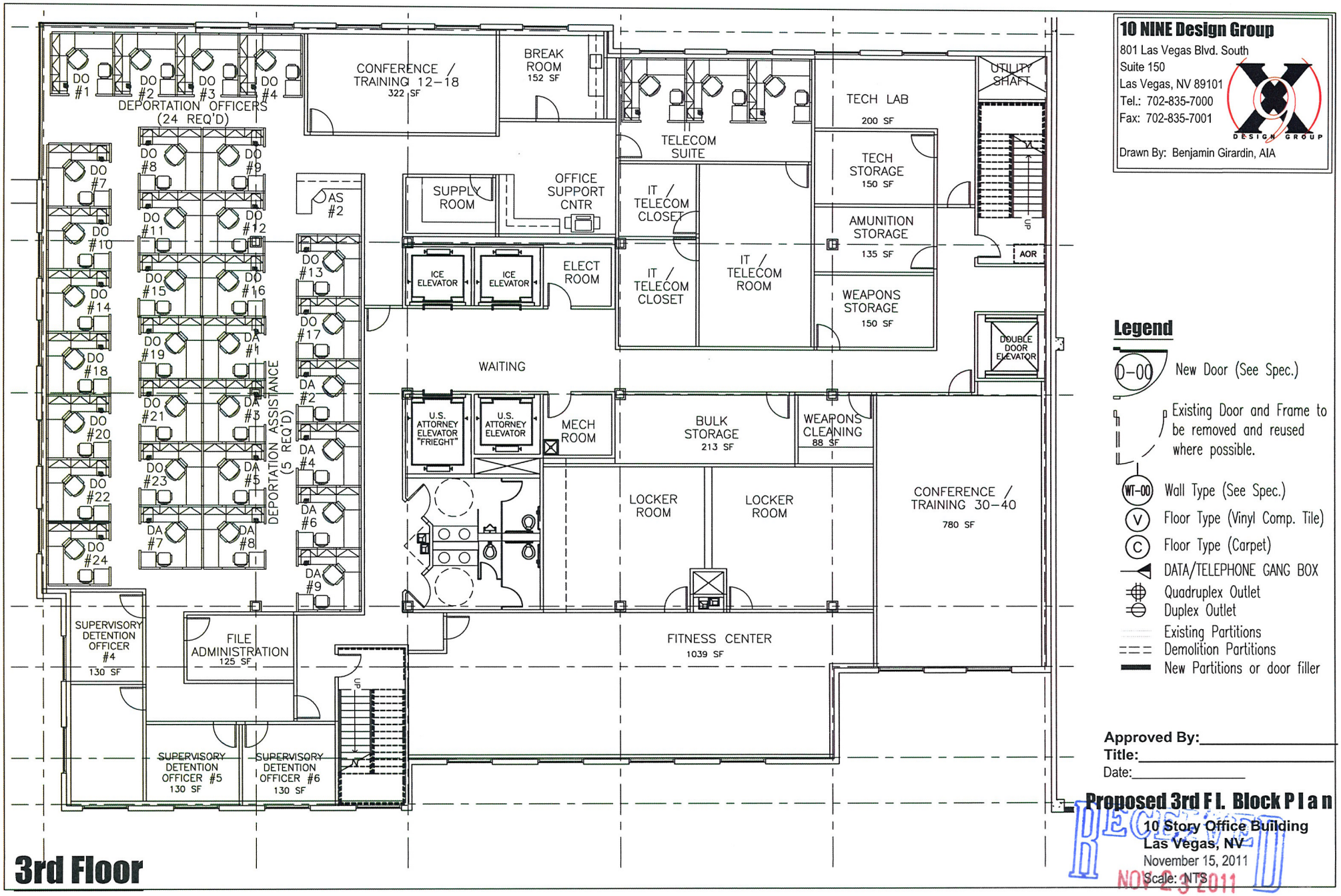

3rd Floor

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.)
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- 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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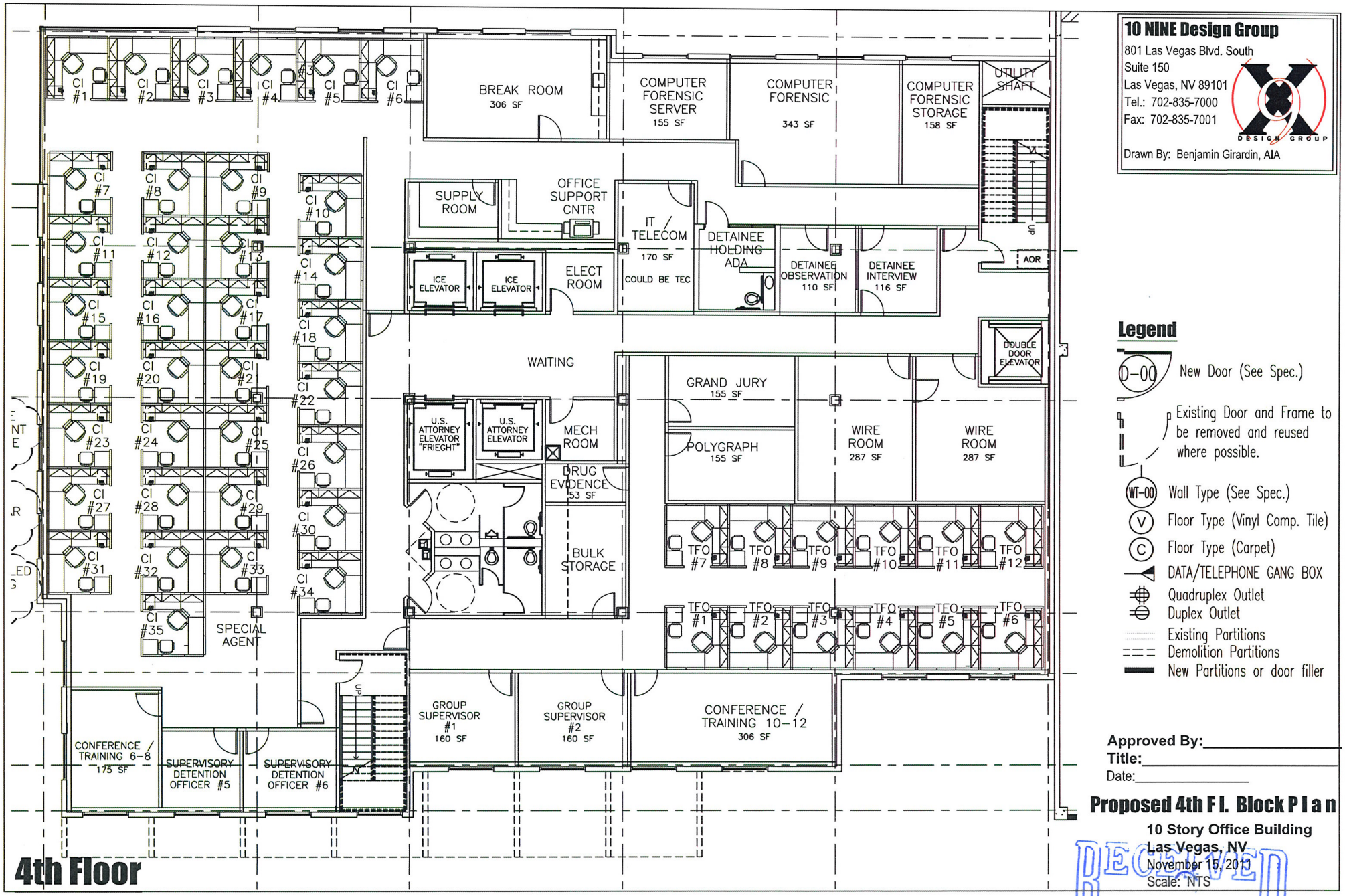

10 NINE Design Group
801 Las Vegas Blvd. South
Suite 150
Las Vegas, NV 89101
Tel.: 702-835-7000
Fax: 702-835-7001
Drawn By: Benjamin Girardin, AIA

Legend

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- 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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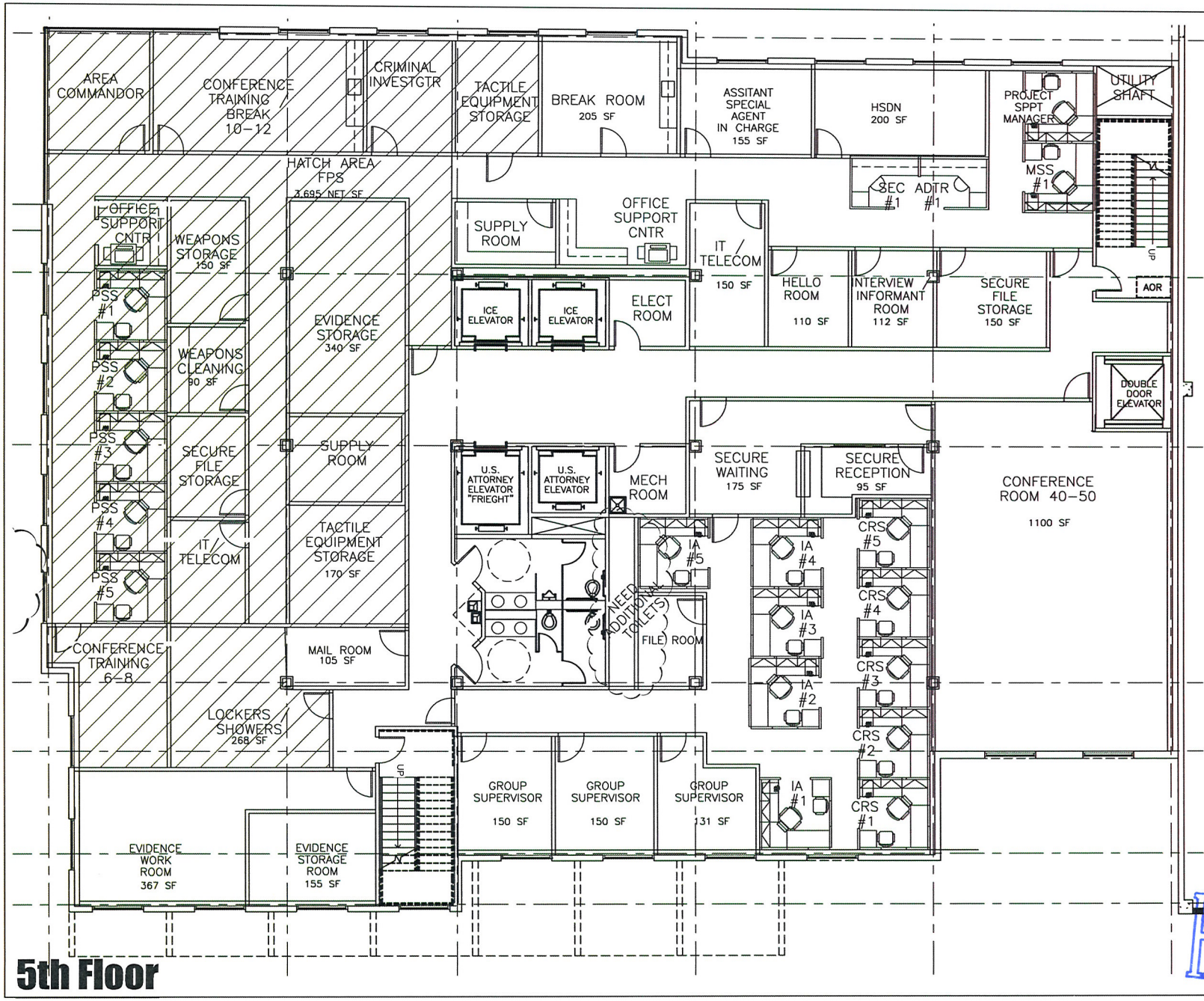
4th Floor



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

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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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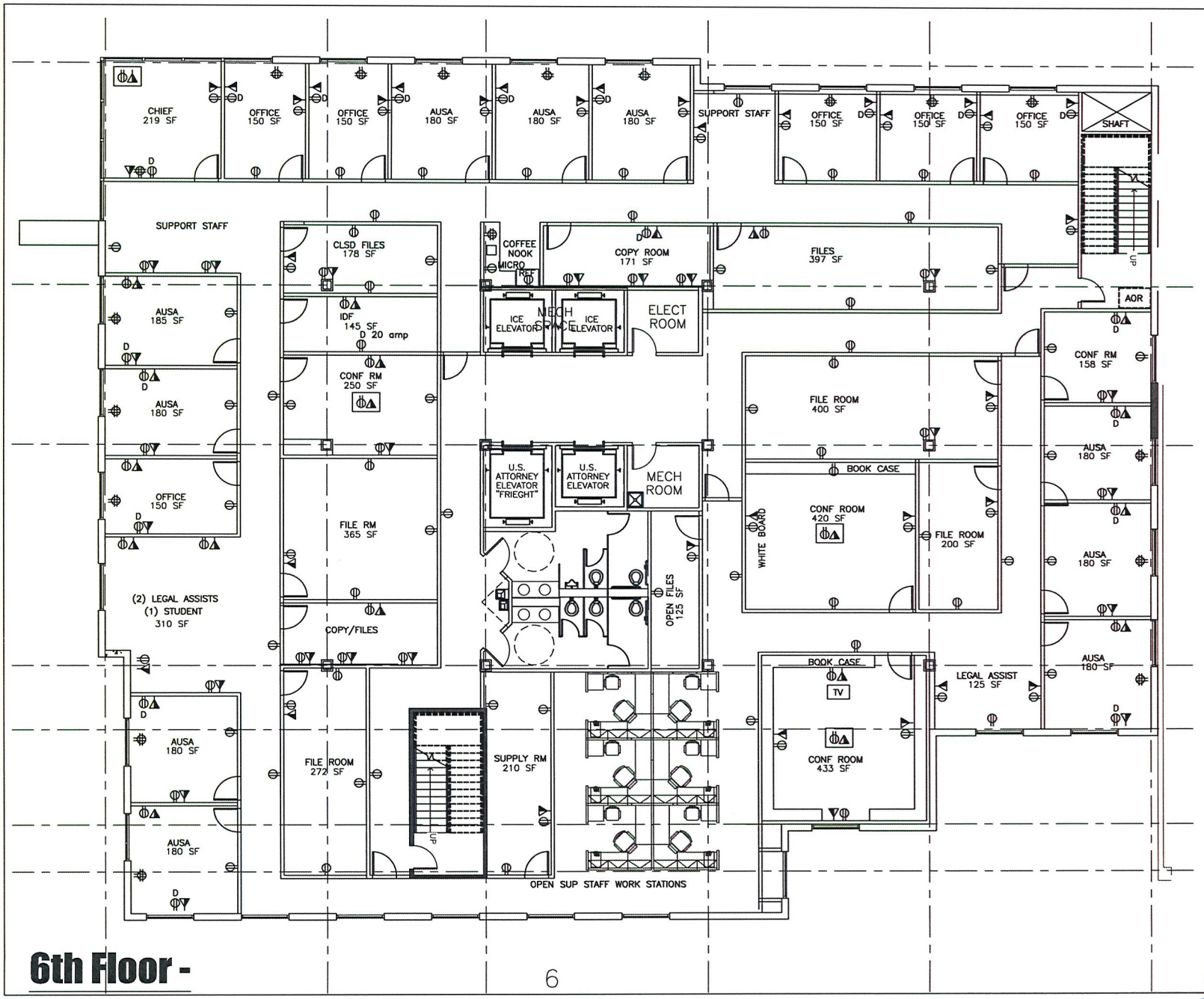
NOV 23 2011



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

Legend

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- 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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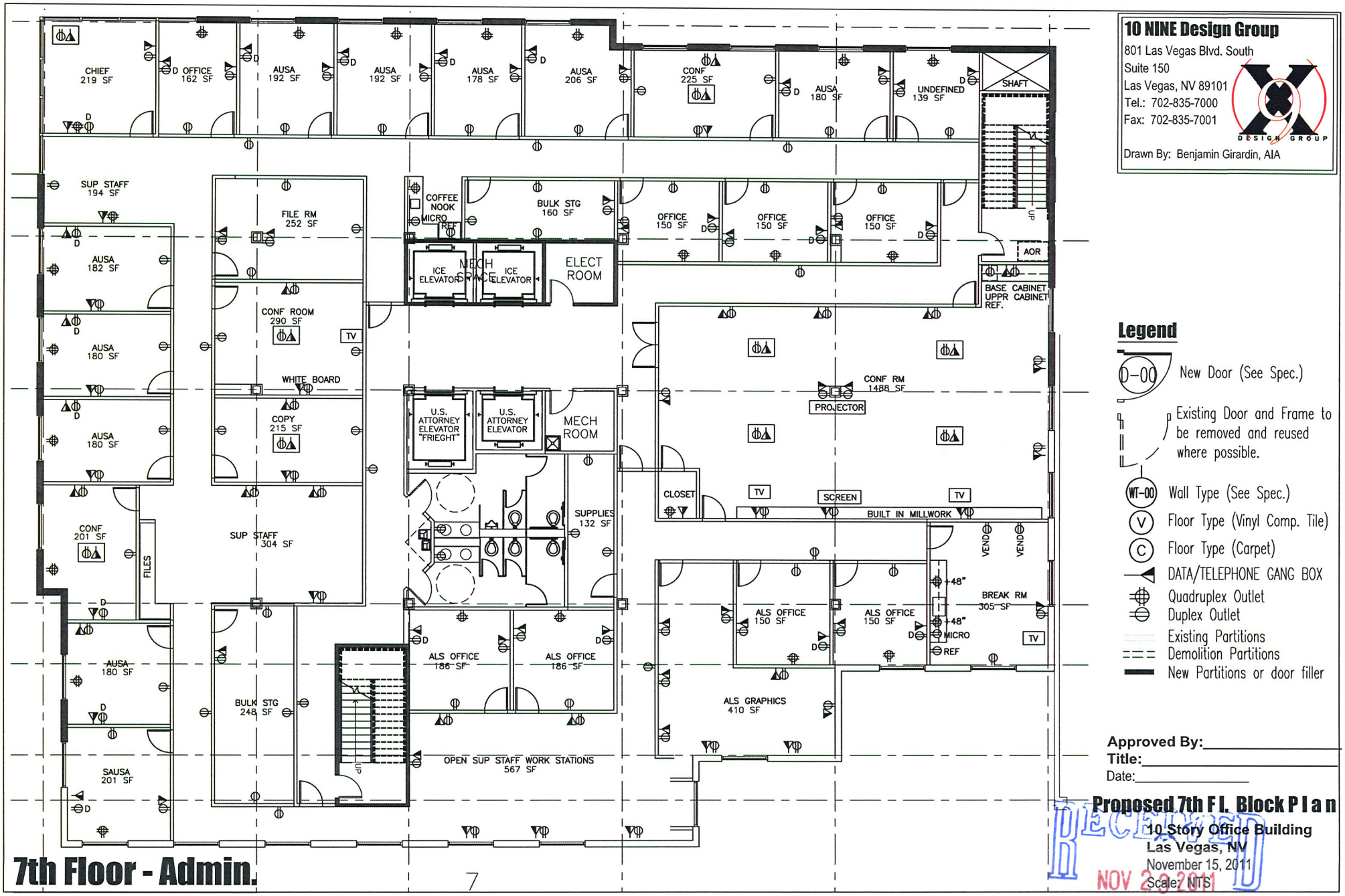
6th Floor -

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

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

Approved By:_____
Title:_____
Date:_____

Proposed 7th Fl. Block Plan
10 Story Office Building
Las Vegas, NV
November 15, 2011
Scale: NTS

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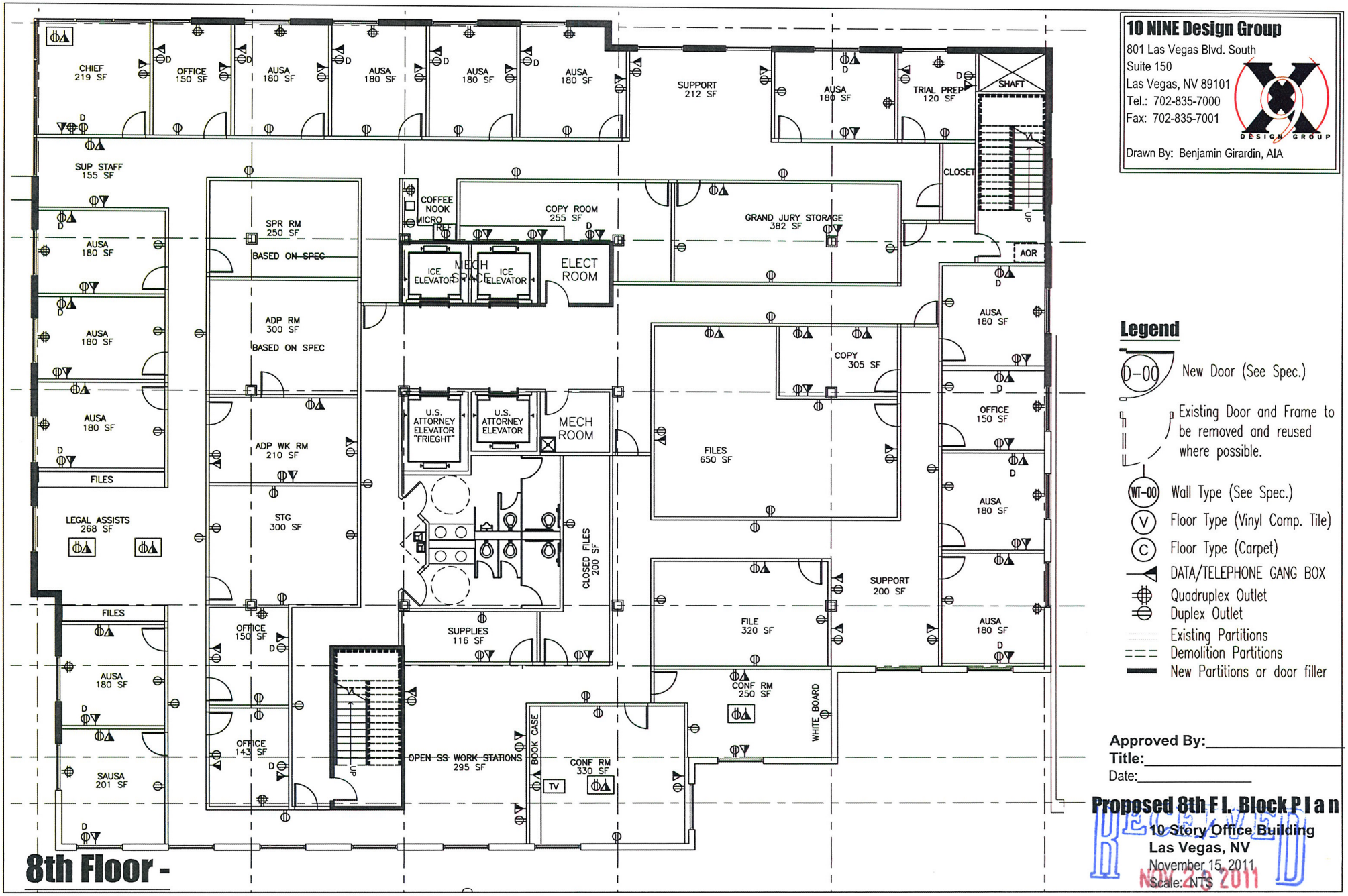
NOV 29 2011

SDR-43975



8th Floor -

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

Legend

- D-00 — New Door (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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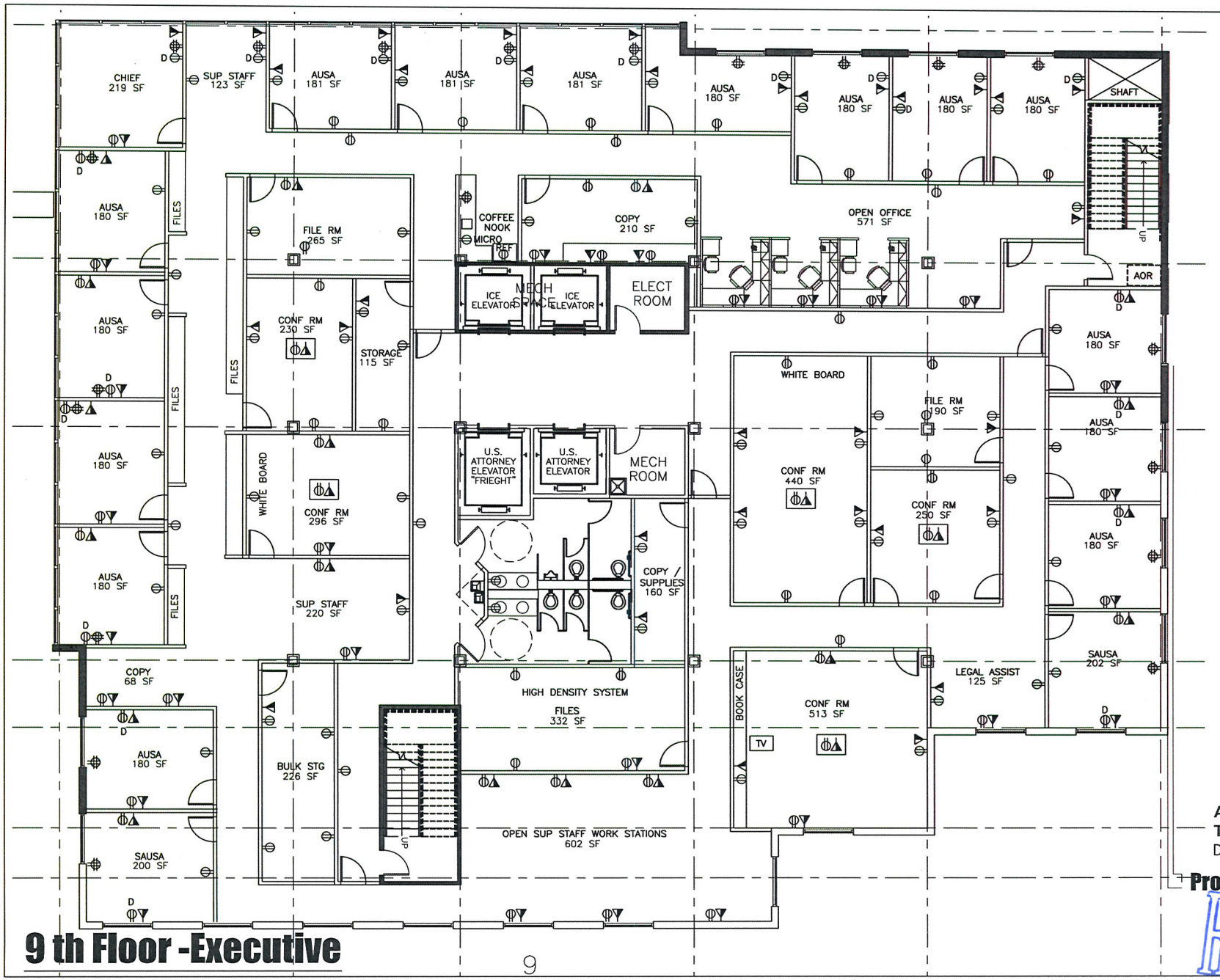
SDR-43975



9 th Floor -Executive

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

Legend

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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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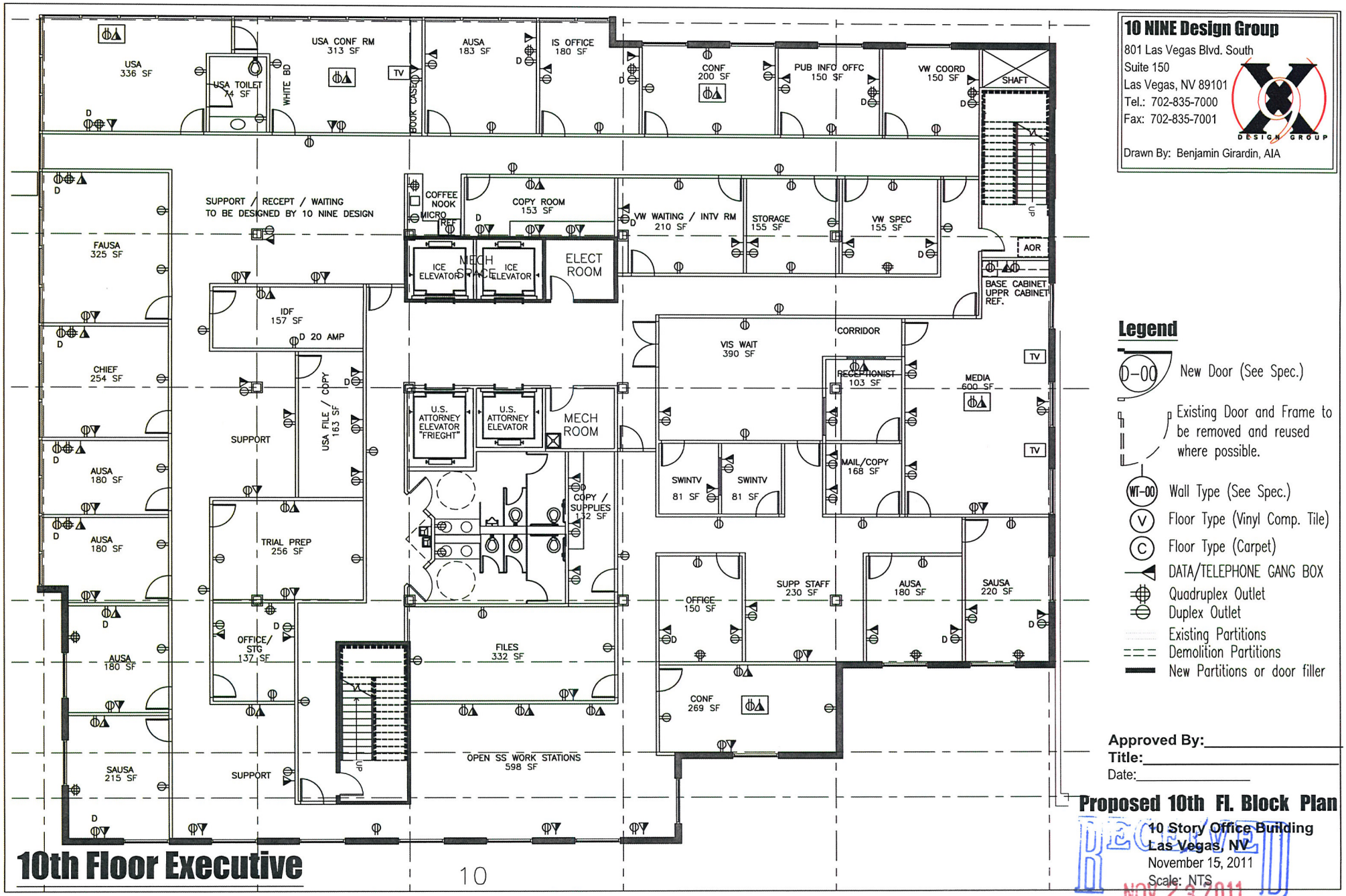
NOV 23 2011

SDR-43975



10th Floor Executive

10

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

Legend

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- Duplex Outlet
- Existing Partitions
- 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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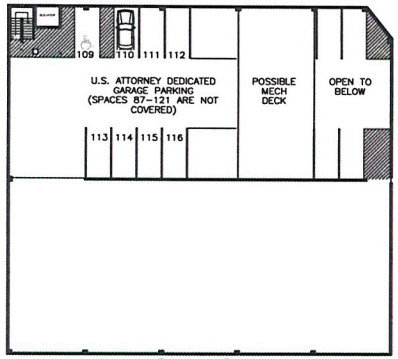
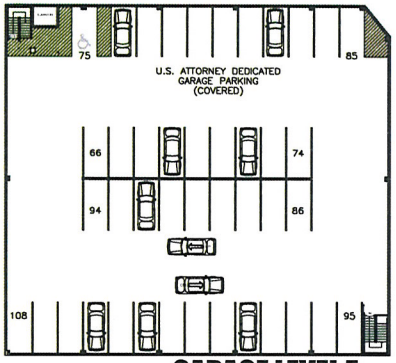
NOV 23 2011

SDR-43975

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



GARAGE LEVEL 7.5



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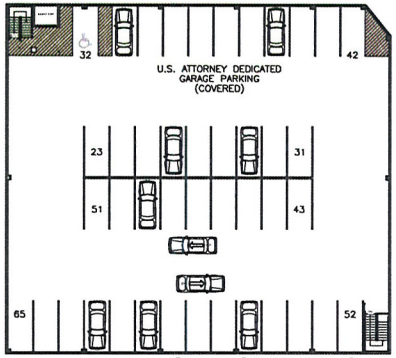
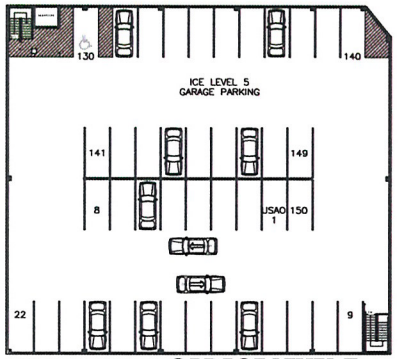
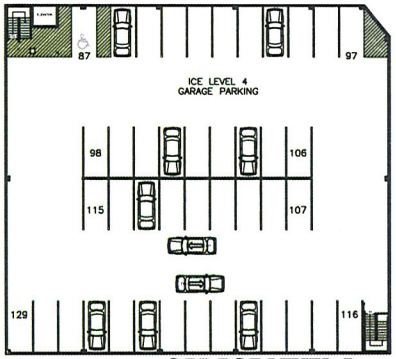


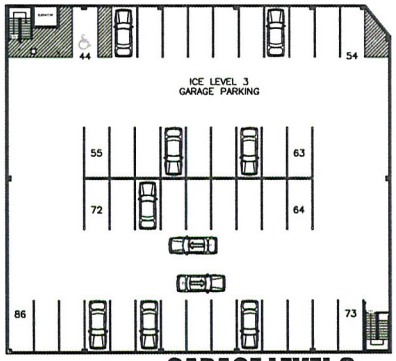
GARAGE LEVEL 6



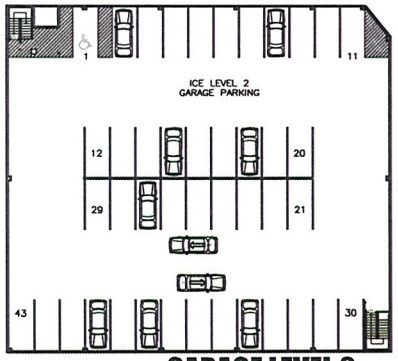
GARAGE LEVEL 5



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.)
- V — Floor Type (Vinyl Comp. Tile)
- C — Floor Type (Carpet)
- DATA/TELEPHONE GANG BOX
- Quadruplex Outlet
- Duplex Outlet
- Existing Partitions
- Demolition Partitions
- New Partitions or door filler

GARAGE FLOOR PLANS 2 - 7

Approved By:_____
Title:_____
Date:_____

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

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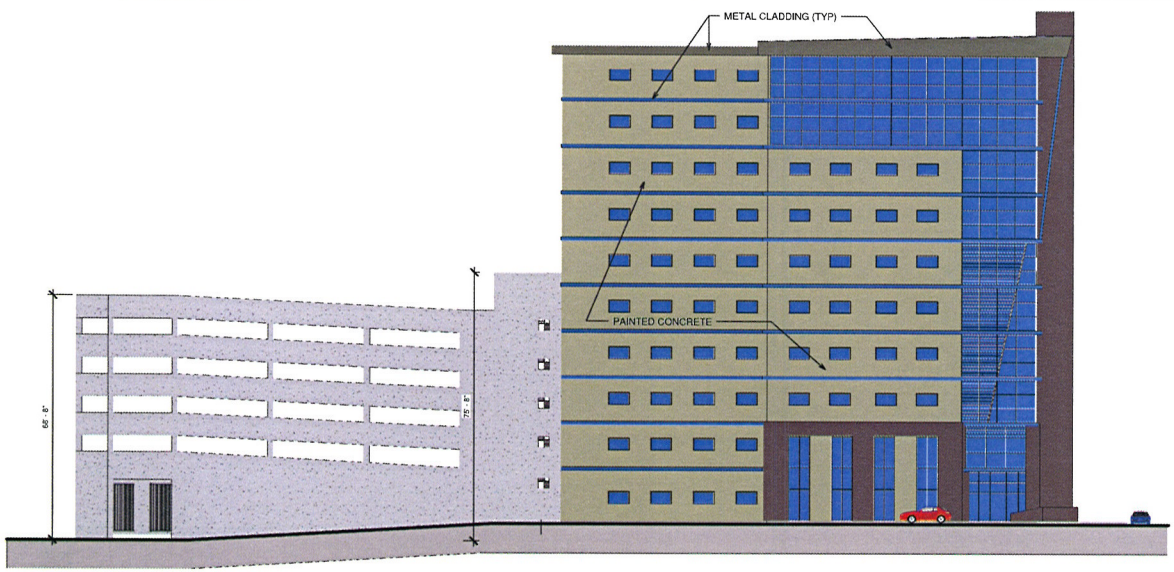
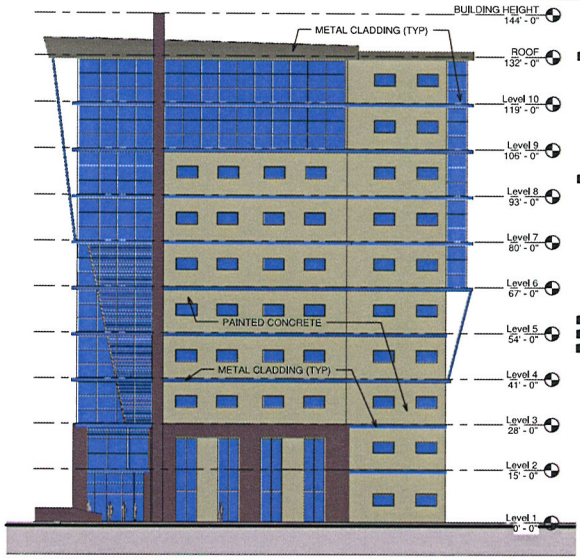
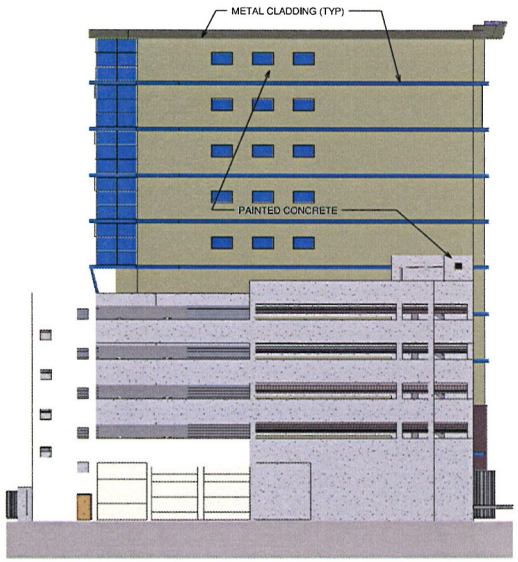


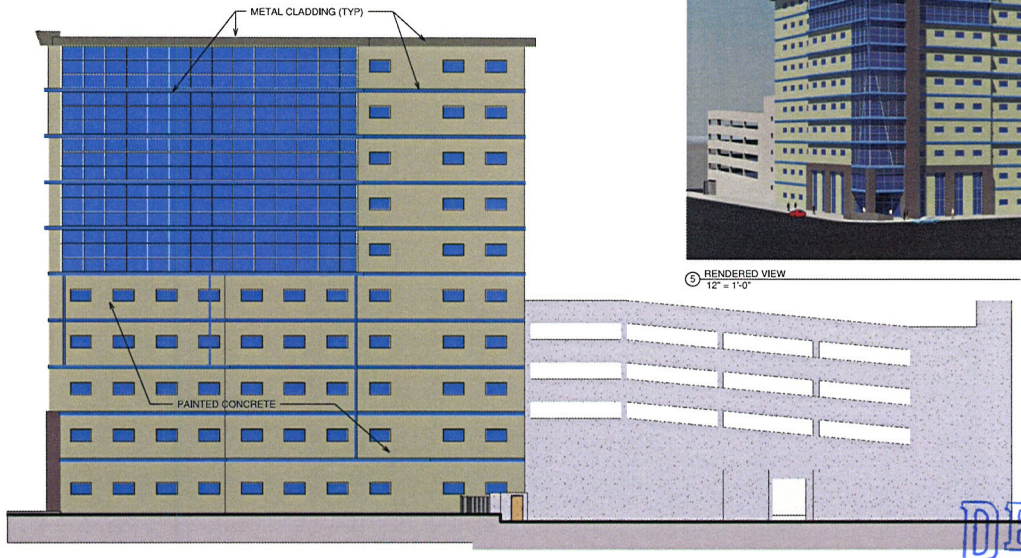
1 NORTH
1/16" = 1'-0"



2 West
1/16" = 1'-0"



4 East
1/16" = 1'-0"



3 South
1/16" = 1'-0"

5 RENDERED VIEW
12" = 1'-0"

EXTERIOR ELEVATIONS

Issue For:	Date:
REVIEW	10.22.2010
PLANNING	4.26.2011
PLANNING RESUBMITTAL	5.11.2011
DESIGN DEVELOPMENT	6.24.2011
REVIEW	6.29.2011
REVIEW	7.5.2011
PLANNING RESUBMITTAL	7.20.2011
PREAPPLICATION	11.15.2011
PLANNING RESUBMITTAL	11.21.2011

Drawn Author DLH
Checked Checker
Approved Approver

SDA , Inc.
5655 S. Yosemite St.
#301
Greenwood Village, CO
80111
(303) 220-0500

DESIGN GROUP
801 S Las Vegas Blvd #150
Las Vegas, Nevada 89101
P. (702) 835-7000
F. (702) 835-7001

Project Title
10 STORY OFFICE BUILDING
AND PARKING STRUCTURE
501 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA

Sheet Title
EXTERIOR ELEVATIONS
& RENDERED VIEW

Project Number
211330

Sheet Number
A101

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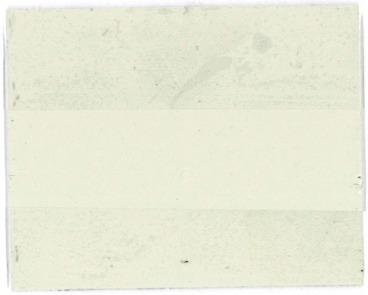
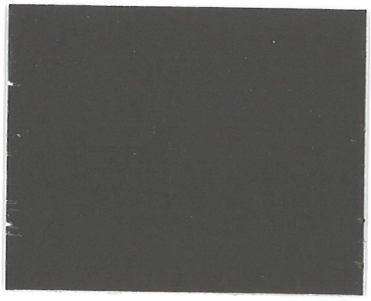
RENDERING OF BUILDING



MAIN BUILDING COLOR
MATCH DUNN EDWARDS SP427



ACCENT BUILDING COLOR
MATCH FRAZEE CL3256A

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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



SDR-43975 - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK AVENUE

12/01/11

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.

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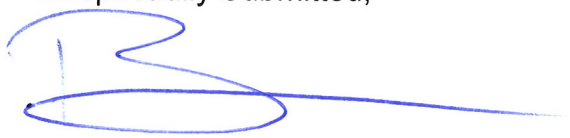
The building was designed to complement the surrounding buildings with precast concrete exterior walls, clear anodized aluminum window frames with blue tinted glass, and metal decorative accents to match the window frame color.

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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www.10NINE.com

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**

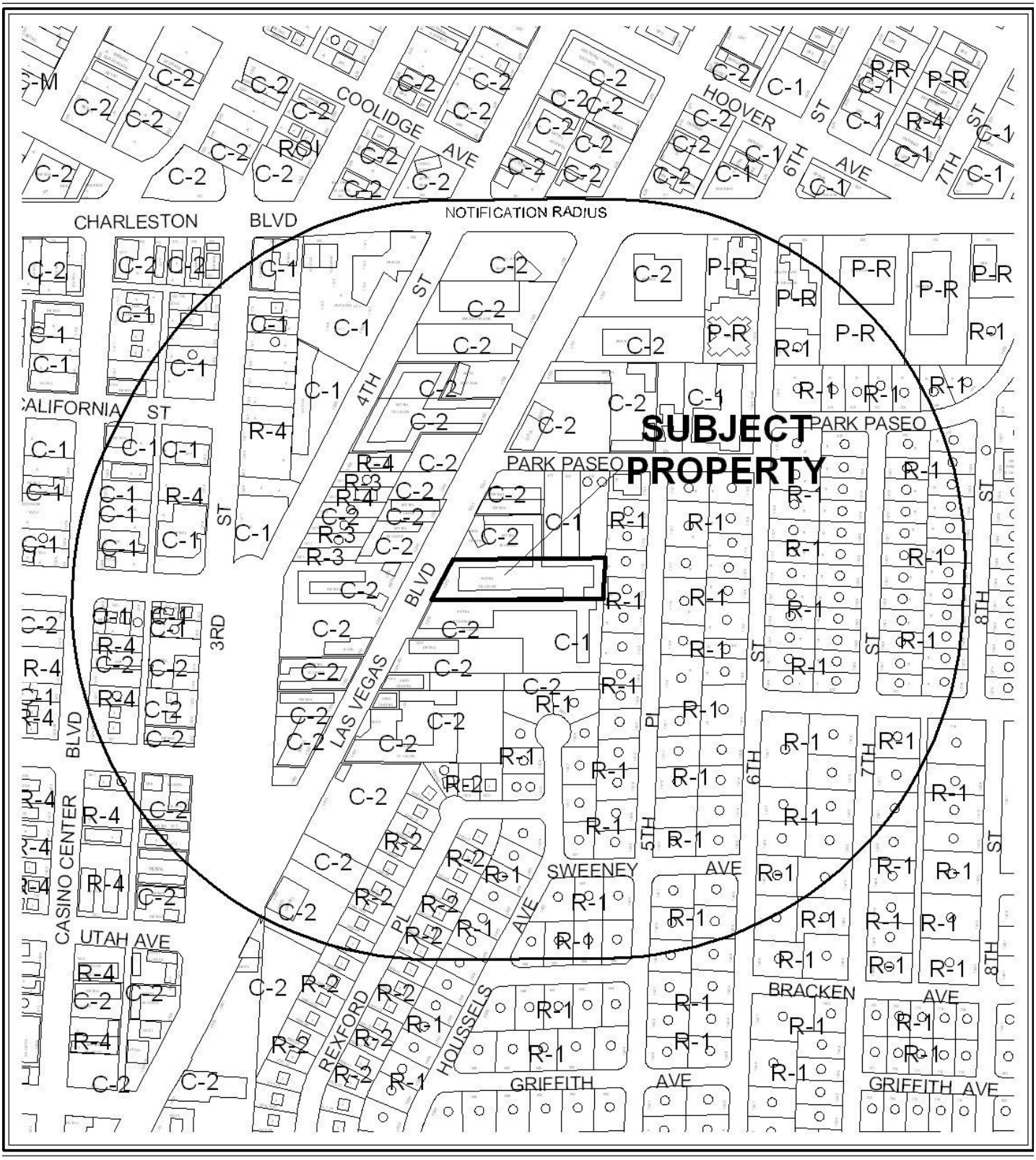
SUBJECT:
ABEYANCE - VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

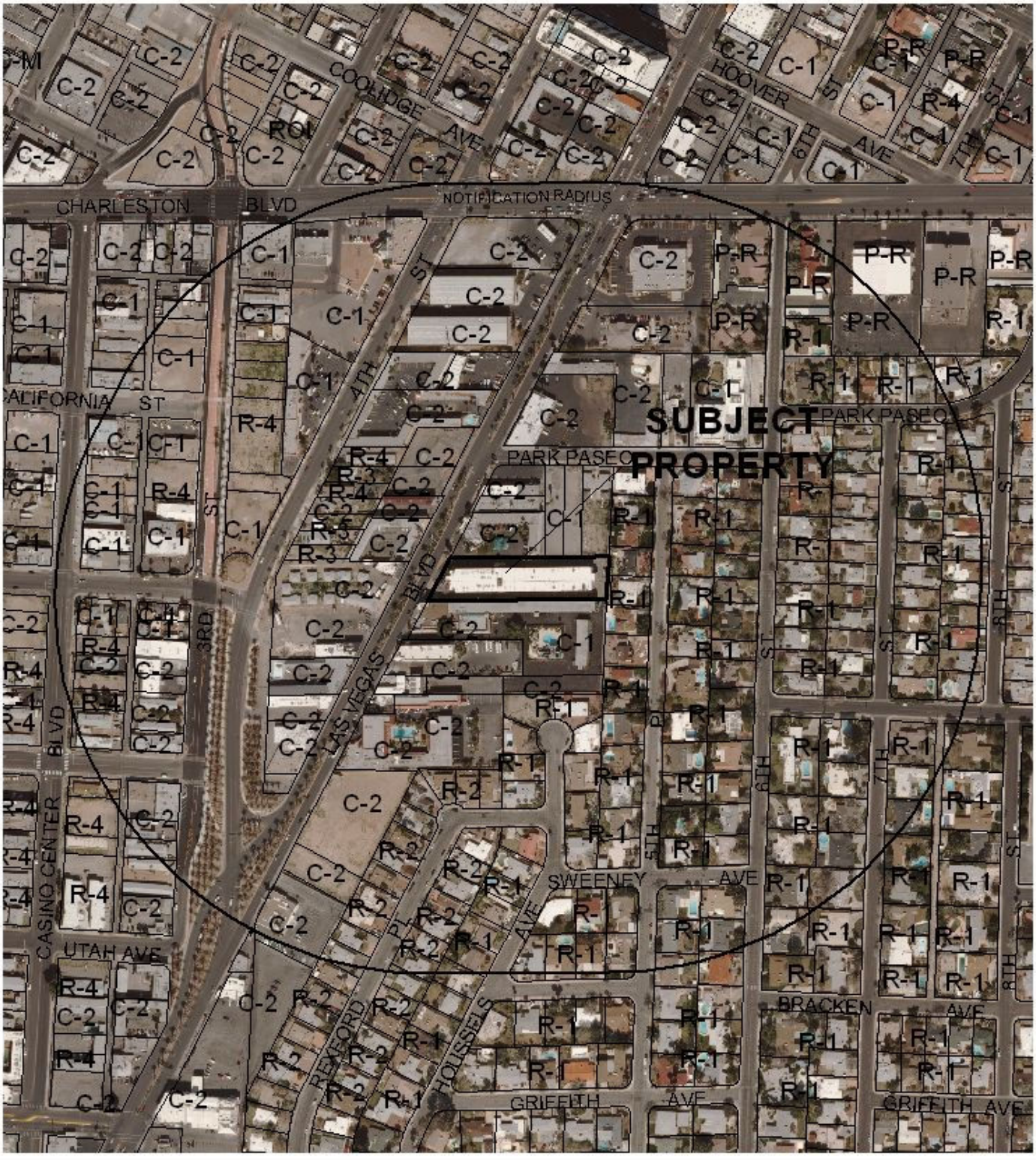
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: VAR-43719

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-43719**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43719	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-43719 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for a Downtown Design Review Committee Signage Design Review (ARC-43672) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All temporary signage associated with this site shall be removed within 60 days of final approval unless a Temporary Sign Permit is approved.

4. 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 Department of Building and Safety.

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

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

Public Works

7. Submit an Encroachment Agreement for the portions of the proposed sign located in the Las Vegas Boulevard South public right-of-way adjacent to this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove the sign encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

** STAFF REPORT **

PROJECT DESCRIPTION

A 25-foot tall freestanding sign is proposed along the frontage at an existing Motel at 1213 South Las Vegas Boulevard. The sign as proposed would encroach three feet into the public right-of-way and would therefore have a zero-foot setback from the right-of-way. As the sign could be constructed to meet the requirements of Title 19, staff recommends denial. If denied, a permit for the proposed sign could not be issued.

ISSUES

- A Variance of LVMC 19.08.120(F)(16) is required to allow a zero-foot setback for a proposed freestanding sign where five feet from the right-of-way is required. An Encroachment Agreement is required for the portion of the sign that extends into the public right-of-way.
- The sign design was approved by the Downtown Design Review Committee (DDRC) on 11/15/11.
- Las Vegas Boulevard is designated as a 100-foot Primary Arterial in the subject location; however, the roadway has not been built out to its maximum capacity.
- The existing temporary signage located on the subject property and on the sign to the north of this site shall be removed unless a Temporary Sign Permit is obtained through the Department of Planning.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/99	The City Council denied a request for a Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on a larger 7.60-acre tract that included the subject parcel. The Planning Commission recommended denial and staff had recommended approval.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5369) for a proposed 505 square-foot lobby addition to an existing Motel. The applicant's accompanying request for Waivers of Downtown Centennial Plan streetscape standards was partially approved, with conditions to provide a portion of the required streetscape. The Planning Commission and staff recommended approval. The approval expired 12/15/06.

09/18/07	Department of Planning staff approved a Site Development Plan Review (SDR-23776) for a proposed 529 square-foot lobby expansion within an existing Motel on 1.17 acres at 1213 South Las Vegas Boulevard. The approval expired 09/18/09.
03/15/11	A Code Enforcement case (99064) was processed for demolition, foundation repair, underground plumbing and sewer work, installation of water valves and electrical work without permits at 1213 South Las Vegas Boulevard. The case was resolved 04/04/11.
10/25/11	Department of Planning staff approved a Temporary Commercial Permit (TCP-43658) to allow an outdoor special event with music, third party catering and retail sales of souvenirs from 11/11/11 to 11/13/11 in the parking lot at 1213 South Las Vegas Boulevard.
11/15/11	The Downtown Design Review Committee approved a request for a Signage Design Review (ARC-43672) for a proposed 25-foot tall freestanding sign at 1213 South Las Vegas Boulevard. Staff recommended denial.
12/13/11	The Planning Commission voted to hold this item in abeyance to the January 10, 2012 Planning Commission meeting.
12/13/11	The Planning Commission struck the appeal of the approval of the DDRC for a Signage Design Review (ARC-43672) as the item will be considered by the City Council on January 18, 2012.

Most Recent Change of Ownership	
01/03/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/03/10	A building permit (177221) was issued for a tenant improvement for Buildings #1 and 2 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 02/24/11.
03/21/11	A building permit (183768) was issued for a tenant improvement for Building #3 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 05/25/11.
05/16/11	A business license (M06-03210) was issued for General Merchandise at 1213 South Las Vegas Boulevard. The license is still active.
05/16/11	A business license (M08-00206) was issued for a 151-unit Motel at 1213 South Las Vegas Boulevard. The license is still active.

Pre-Application Meeting	
10/13/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a sign setback Variance on the subject site. It was noted that the proposed sign would project into the public right-of-way and that an encroachment permit would need to be approved by the City Council prior to any construction within the right-of-way. Downtown Design Review Committee approval of the sign design would need to be obtained prior to the hearing on this item. A street address would need to be added to the sign per Title 19.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
11/03/11	A field check of the subject site was conducted by staff. The following items were noted: • There is currently no freestanding sign on the property. • Two portable signs and two banners advertising onsite services are located on the property. One of the banners is attached to a freestanding sign on the adjacent property to the north.

Details of Application Request	
Site Area	
Net Acres	1.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motel	C (Commercial)	C-2 (General Commercial) and C-1 (Limited Commercial)
North	Wedding Chapel Motel	C (Commercial)	C-2 (General Commercial)
	General Retail Store Parking Lot	C (Commercial)	C-1 (Limited Commercial)
South	Hotel	C (Commercial)	C-2 (General Commercial) and C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	General Retail Store	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown Centennial Plan	X		Y
John S. Park Neighborhood Plan	X		N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Downtown South District)	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Freestanding Signs:			
Standards	***Required/Allowed***	***Provided***	***Compliance***
Maximum Number	1/200 feet street frontage; 1 total	1 total	Y
Maximum Area	2 SF/foot street frontage; 260 SF	120 SF	Y
Maximum Height	40 Feet	25 Feet	Y
Separation Distance from another Freestanding Sign	100 feet from freestanding or monument sign on same lot	No other freestanding or monument sign on same lot (nearest sign is 100 feet from proposed)	Y
Minimum Setback	5 Feet	0 Feet	N
Illumination	75% of total surface areas for all signs must contain neon illumination and/or animation	76% neon	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	92	N

ANALYSIS

The subject parcel is located in the Downtown South District within the Downtown Centennial Plan area. The Downtown South District is intended to accommodate a wide variety of land uses and density, and encourages redevelopment that contributes to the vitality of the area while supporting the adjacent residential uses.

The subject property is located within the Las Vegas Boulevard Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic route. The Overlay requires the use of neon and/or animation for all signage, and prohibits new off-premise signage. The proposed signage meets the illumination requirements of the Overlay District.

The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The use is in conformance with the Redevelopment Plan.

A Variance of LVMC 19.08.120(F)(16) is required to allow a zero-foot front yard setback where five feet is required for a proposed freestanding sign. The setback is measured from the property line to the closest edge of the sign. The pole of the proposed sign is located on private property, but the entire projecting portion of the sign and part of the main sign cabinet encroaches three feet into the public right-of-way. All other Title 19 sign standards are met, including freestanding sign separation distance and special design standards.

The use for which the sign would advertise is set back from Las Vegas Boulevard such that it is difficult to be seen from the roadway. Additionally, an existing freestanding sign on the property to the north encroaches into the right-of-way; however, this sign predates the current sign code and the encroachment is nonconforming. These conditions are factors to be considered, but do not prevent the proposed sign from being designed and positioned to meet Title 19.08 standards. Staff therefore recommends denial, subject to conditions if approved.

According to Title 19.10.100, which in part provides for sign standards within the Scenic Byway, encroachment of signage into rights-of-way is not encouraged, and the proper encroachment approvals must be obtained prior to installation of such signage. This is added as a condition of approval. The design of the sign was approved by the DDRC independently of the encroachment.

FINDINGS (VAR-43719)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a sign that encroaches into the public right-of-way. Redesign and repositioning of the sign would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 224

APPROVALS 1

PROTESTS 4

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 1213 S Las Vegas Blvd LLC

Name of Applicant: Continental Suites

Name of Representative: Zohar Robin

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ilan Gorodezki

Print Name: ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 20 11

Notary Public in and for said County and State

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

RECEIVED
OCT 27 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance setback approval of a proposed 25' freestanding sign

Project Address (Location) 1213 South Las Vegas Boulevard

Project Name Continental Suites **Proposed Use** No Change / Motel

Assessor's Parcel #(s) 162-03-112-028 **Ward #** 3 - Coffin

General Plan: existing C proposed _____ **Zoning:** existing C2 / C1 proposed _____

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

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

Additional Information _____

PROPERTY OWNER 1213 S Las Vegas Blvd LLC **Contact** Zohar Robin

Address 1213 S Las Vegas Blvd **Phone:** (702) 210-6182 **Fax:** (702) 643-6292

City Las Vegas **State** NV **Zip** 89104

E-mail Address zre702@gmail.com

APPLICANT Continental Suites **Contact** Zohar Robin

Address 1213 S Las Vegas Blvd **Phone:** (702) 331-0545 **Fax:** (702) 331-0546

City Las Vegas **State** NV **Zip** 89104

E-mail Address zre702@gmail.com

REPRESENTATIVE Patrick's Signs Inc **Contact** John L Yurik

Address 9030 West Sahara Avenue Suite 222 **Phone:** (702) 604-9883 **Fax:** (702) 873-5657

City Las Vegas **State** NV **Zip** 89117

E-mail Address john.yurik@gmail.com

Property Owner Signature* _____

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

Print Name ILAN GORODEZKI

Subscribed and sworn before me

This 25 day of Oct, 20 11.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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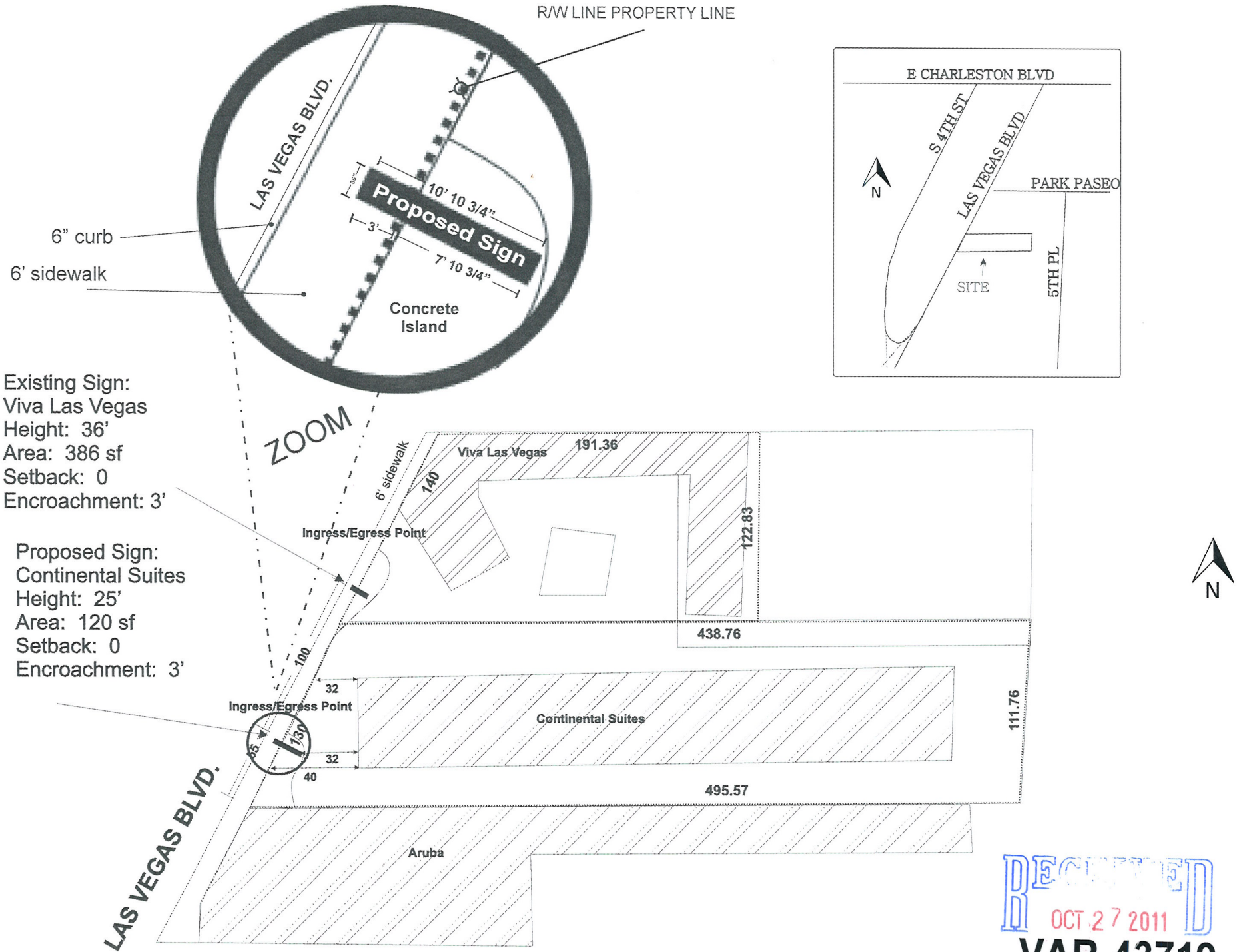
Revised 10/27/08



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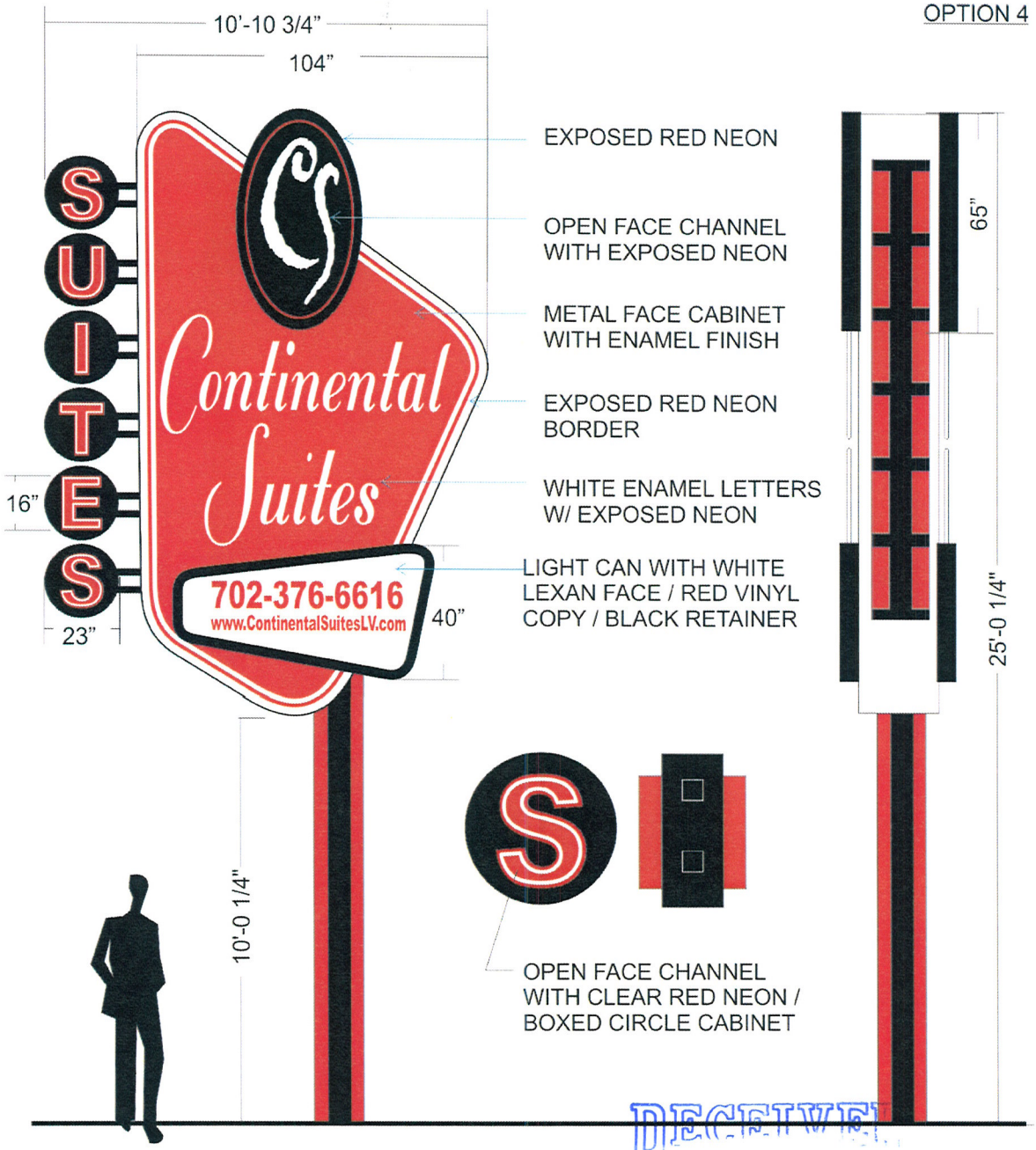
VAR-43719

OPTION 4





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VAR-43719

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

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

OCT 27 2011
VAR-43719



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11



VAR-43719 - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC
1213 SOUTH LAS VEGAS BOULEVARD

11/03/11

PATRICK'S SIGN COMPANY

October 6, 2011

License Number: 62560

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

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

Planning Department:

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

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

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

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

Thank you for your consideration.

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

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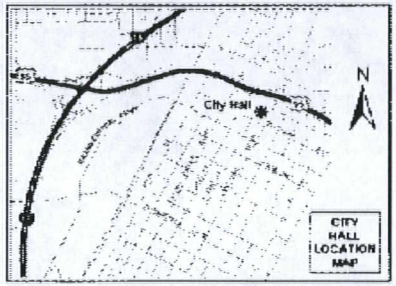
OCT 27 2011
VAR-43719

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

28.04.2010 08:09 PM

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43719
Planning Commission Meeting of 12/13/2011

PRESORTED FIRST CLASS

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Case: VAR-43719
16203113008
MARTENSON TRUST
PANIAGUA RAUL A TRS
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2207 BANCROFT ST #605
HOUSTON TX 77027-3721 77027-3721

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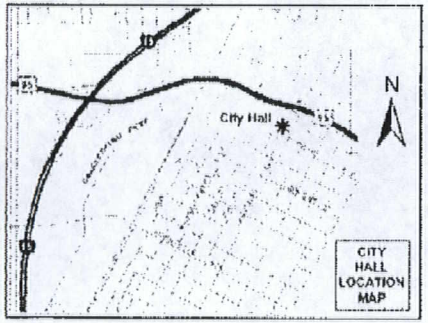
Dec 03 11 12:26p Viva Las Vegas 7023840190 p.1

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43719

Planning Commission Meeting of 12/13/2011

Case: VAR-43719
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DECAR ENTERPRISES L L C
1205 LAS VEGAS BLVD S
LAS VEGAS NV 89104-1307 89104-1307

27 JRDFN11 89104

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DEC 05 2011

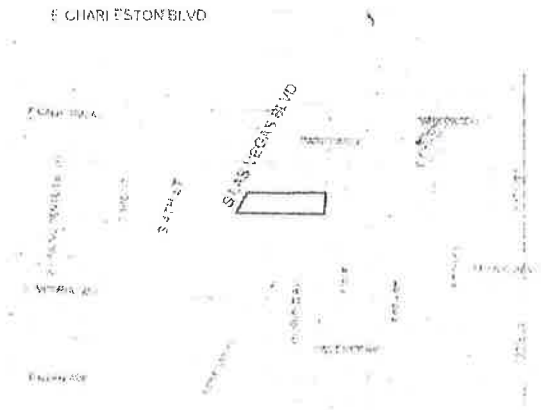
27P

Application Information

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

Not Necessary to change rules — plus sign could be hit by a car/truck easier if NO set BACK

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***December 13, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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

Keep Set Back Rule

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

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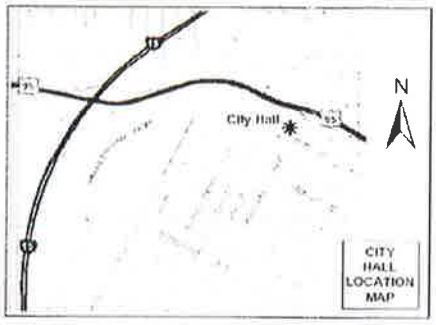

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43719
Planning Commission Meeting of 12/13/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: VAR-43719

16203511003
PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
~~177 F RIVERSIDE AVE #924~~
~~NEWPORT BEACH CA 92663-4009 92663~~

1103 S Lamb St
LV 89104 27P

92 JRDFN11 92663

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

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FIRST CLASS

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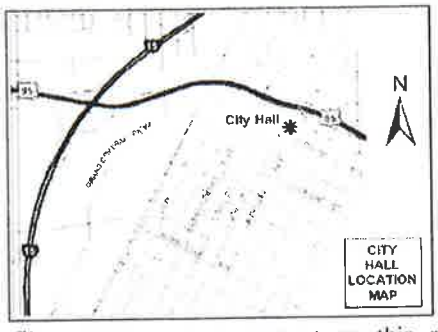
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43719
Planning Commission Meeting of 12/13/2011

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DEC 12 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: VAR-43719

16203515037
ASMUSSEN JEANNE
718 PARK PASEO ST
LAS VEGAS NV 89104-1532 89104-1532

27 JRDFN11 89104

27P

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43719

Planning Commission Meeting of 12/13/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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MAILED FROM ZIPCODE 89101

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DEC 12 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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305 LAS VEGAS L L C
421 HUDSON ST
NEW YORK NY 10014-3646 10014-3646

No. 8666 P. 1

Dec. 12. 2011 1:00PM

27A

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**

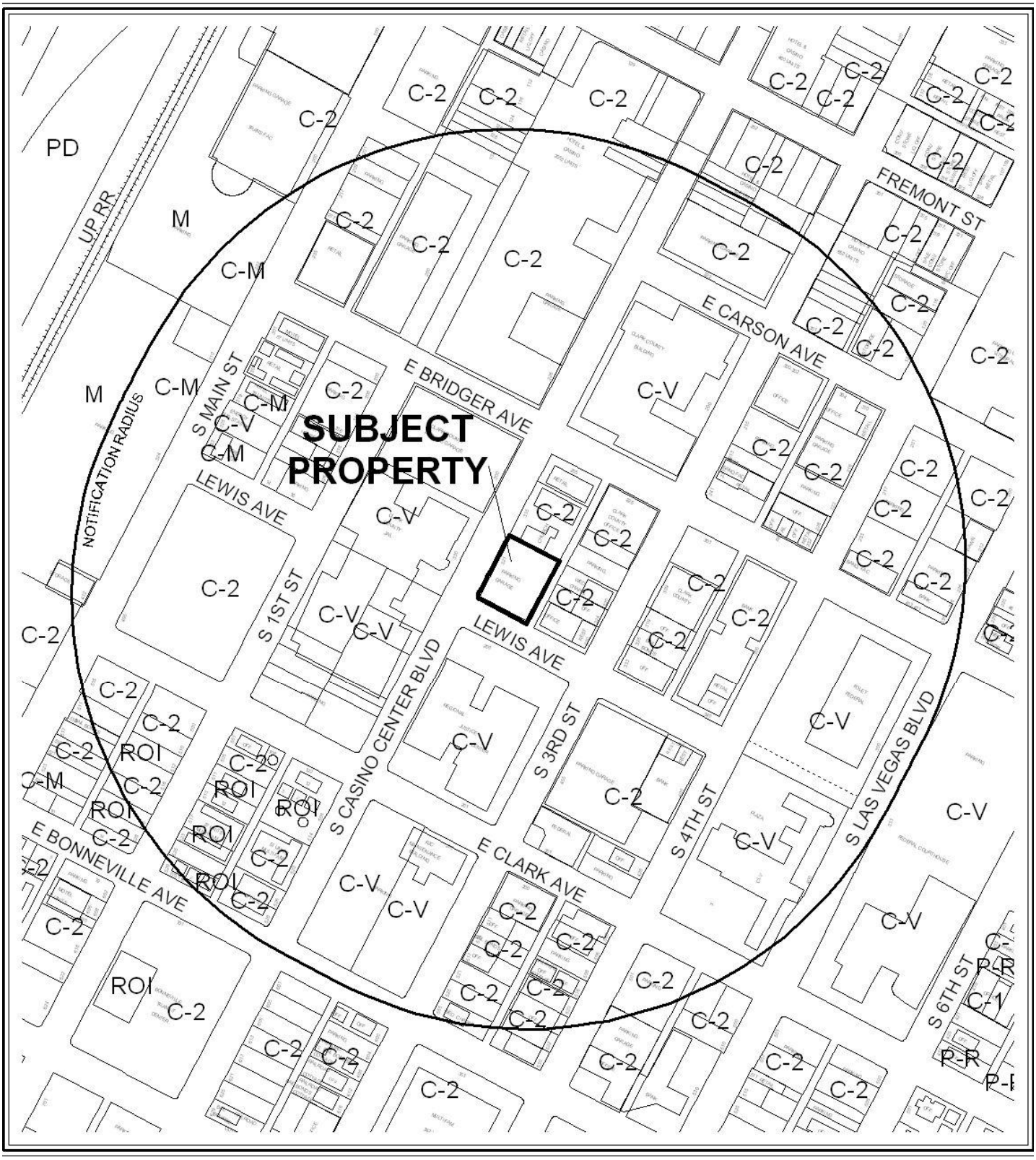
SUBJECT:
ABYEANCE - VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-43723

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANAURY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43723	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAR-43723 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-1298).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. 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 Department of Building and Safety.

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.

Public Works

6. Submit an Encroachment Agreement for any portions of the proposed signage located in the Lewis Street and Casino Center Boulevard public rights-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove all private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. This Encroachment Agreement may supersede L-ENCR #41924.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to replace existing artistic banners with signage bearing a commercial message on a parking garage at the northeast corner of Lewis Street and Casino Center Boulevard. These banners were architecturally designed to visually break up the building mass for curb appeal. Title 19 classifies these as projecting signs, which are permitted in the C-2 (General Commercial) zone. The signs exceed the number and maximum area allowed by Title 19. There has been no compelling reason presented to justify the request. For this reason, staff recommends denial. If denied, the artistic banners would remain.

ISSUES

- A Variance is required to allow projecting signs to exceed the maximum area and maximum number allowed by code. Staff does not support the request.
- Currently one of the banners on the south elevation has a sign with the word, "Parking" on it. This does not have a proper sign permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/24/63	The Board of City Commissioners approved zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) on the subject site. The Planning Commission and staff recommended approval.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) and a waiver of the Downtown Centennial Plan building setback standards for a proposed eight-level parking garage with 17,959 square feet of ground level retail at 321 Casino Center Boulevard. Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request for an Extension of Time (EOT-5631) for a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
02/21/07	The City Council approved a Special Use Permit (SUP-18695) for a proposed Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. Planning Commission and staff recommended approval.
03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Planning Commission and staff recommended approval.

05/07/08	The City Council approved request for an Extension of Time (EOT-27576) for an approved Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Staff recommended approval.
01/20/10	The City Council approved a request for a Special Use Permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite 105. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-36552) for a proposed 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites 110 and 115. The Planning Commission and staff recommended approval.
02/02/11	The City Council approved a request for an Extension of Time (EOT-40580) of a previously approved Special Use Permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105. Staff recommended approval.
12/13/11	The Planning Commission voted to hold this item in abeyance to the January 10, 2012 Planning Commission meeting.

Most Recent Change of Ownership	
01/24/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/03/05	A building permit (#05002805) was issued for Certificate of Completion for a Parking Garage at 321 South Casino Center Boulevard. A final inspection was completed on 07/10/07.
11/30/06	A permit for Civil Improvement Plans (#18394) was issued for Lewis Center Parking Garage.
07/27/09	A business license (P02-01067) was issued for a commercial parking lot at 321 South Casino Center. The business license is still active.
10/15/09	A business license (P02-01068) was issued for a commercial parking lot at 321 South Casino Center. The business license is still active.

Pre-Application Meeting	
10/18/11	Staff met with the applicant and reviewed the requirements for a Variance to allow projecting signs to exceed the number and area allowed by code.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
11/03/11	Staff visited the site and found a well maintained parking garage with suites on the ground floor. Artistic banners were up where the proposed signage will be located. One of the banners had the word, "Parking" on it, which is considered a commercial message and therefore requires a sign permit.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Garage Bailbond Service Restaurant, Less than 2,000 SF (without Drive-Through)	C (Commercial)	C-2 (General Commercial)
North	Church/House of Worship	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facilities)	C-V (Civic)
East	Retail Wedding Chapel	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Yes***	***No***	***Compliance***
Downtown Centennial Plan (Office Core)	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 Feet)	X		Y
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

YK

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Casino Center Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y
Lewis Street	N/A	N/A	80	Y

Projecting Signs: *(West Elevation)*			
Standards	***Allowed***	***Provided***	***Conformance***
Maximum Number	1 / door entry 4 total	5	No
Maximum Area	35 SF	215 SF	No
Maximum Height	1 Foot above eave	Below eave	Yes
Minimum Setback	3 Feet	3 Feet	Yes
Illumination	Internal/External	N/A	N/A

Projecting Signs: *(South Elevation)*			
Standards	***Allowed***	***Provided***	***Conformance***
Maximum Number	1 / door entry 4 total	5	No
Maximum Area	35 SF	215 SF	No
Maximum Height	1 Foot above eave	Below eave	Yes
Minimum Setback	3 Feet	3 Feet	Yes
Illumination	Internal/External	N/A	N/A

ANALYSIS

The applicant is requesting to convert the artistic banners that were required as part of the approved Site Development Plan Review (SDR-1298) into commercial signage. The reason presented is that the required streetscape shade trees block the view of wall signage, making it less effective for advertising businesses on the site. Changing required artistic features for signage would change the character of the building and have a negative effect on the downtown aesthetic.

The Las Vegas 2020 Master Plan Policy 1.2.5 states: "That the City improve the quality and appearance of signage through review, amendment and consistent application of its Sign Code." This request is not consistent with the Sign Code and no evidence of a unique or extraordinary circumstance has been presented by the applicant to justify the request; therefore, staff recommends denial.

FINDINGS (VAR-43723)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing signage that exceeds Title 19 requirements. Alternative design of wall signage would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 77

APPROVALS 0

PROTESTS 2

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Oakbrook Realty & Investments II LLC

Name of Applicant: Oabrook Realty & Investments

Name of Representative: Kim M. Plencner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X _____

Print Name: Kim M. Plencner

Subscribed and sworn before me

This 28 day of September, 2011

_____

Notary Public in and for said County and State

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

19.08/120(F)

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

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

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

Assessor's Parcel #(s) 139-34-201-020 **Ward #** Coffin

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

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

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

Additional Information _____

PROPERTY OWNER Oakbrook Realty & Investments II LLC **Contact** Kevin Plencner

Address 1000 Royce Blvd **Phone:** (847) 268-4000 **Fax:** (847) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address kvplncn@aol.com

APPLICANT Oakbrook Realty & Investments II LLC **Contact** Kevin Plencner

Address 1000 Royce Blvd **Phone:** (847) 268-4000 **Fax:** (847) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address kvplncn@aol.com

REPRESENTATIVE Chris Denzel **Contact** Chris Denzel

Address 1000 Royce Blvd **Phone:** (630) 268-4000 **Fax:** (630) 268-4444

City Oakbrook Terrace **State** IL **Zip** 60181

E-mail Address _____

Property Owner Signature* X _____

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

Print Name Kim M. Plencner, Managing Member

Subscribed and sworn before me

This 28 day of September, 2011.

_____

Notary Public in and for said County and State

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

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City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	VAR-43723
Meeting Date:	12/13/11 P.C.
Total Fee:	$830 —
Date Received:*	10/27/11
Received By:	B.S.

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

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

COMMON AREA

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

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

REVISIONS	BY
1 3 /31 / 10	

SPECIAL INSPECTION REQUIRED

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

ARCHITECT

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

STRUCTURAL ENGINEER

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

MECHANICAL & PLUMBING ENGINEER

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

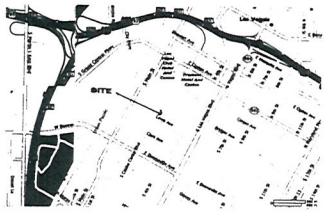
ELECTRICAL ENGINEER

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

GENERAL CONTRACTOR

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

VICINITY MAP



GENERAL NOTES

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

CODE ANALYSIS

SCOPE OF WORK:
INTERIOR:
-CERTIFICATE OF CONSTRUCTION FOR 1 TENANT AREA (#125) THE TENANT AREA CONSISTS OF DEMISING WALLS ONLY (GRAY SHELL) INDIVIDUAL TENANT IMPROVEMENT CONTRACT DOCUMENTS WILL BE SUBMITTED IN THE FUTURE.
EXTERIOR
-CONSTRUCT COMMON AREA NEW HANDICAP RAMPS AND NEW PATIO FOR HANDICAP ACCESS ALONG LEWIS STREET.
-REMOVE & ADD DOORS IN EXISTING STOREFRONT

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

ZONING: C-1/C-2 DOWNTOWN OVERLAY

GROSS SITE AREA: 24,500 SQ. FT.

EXISTING BUILDING CONSTRUCTION TYPE: 1A

NEW T.I SHELL CONSTRUCTION TYPE: 1A

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

FLOOR AREA:
TENANT #125 = 1,233 SQ. FT.
COMMON AREA EXTERIOR PATIO = 857 SQ. FT.

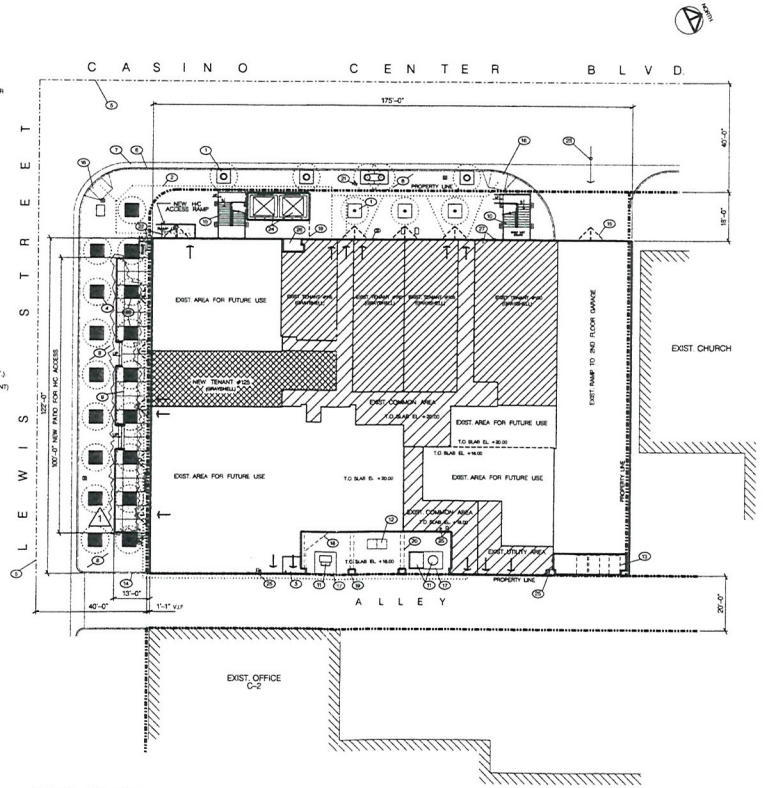
ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): UNLIMITED

OCCUPANCY LOADS (ASSEMBLY @ 1/15 SQ. FT. + KITCHEN @ 1/200 SQ.FT.):
TENANT #125 = 46 OCCUPANTS (ASSUMED AS FUTURE RESTAURANT)

EXITS REQ'D & PROVIDED (PER I.B.C. TABLE 1019.1): 2

FIRE SPRINKLERS: PROVIDED @ GROUND FLOOR

PARKING REQ'D: RESTAURANT (1 SPACE FOR EACH 100 SF OF GFA, INCLUDING OUTDOOR SEATING/EATING AREAS, PLUS 1 SPACE FOR EACH 200 SF OF THE TOTAL REMAING GFA, WITH A MINIMUM OF TEN SPACES) TO BE DETERMINED IN THE FUTURE T.I. PLANS
PARKING PROVIDED: 426 SPACES PROVIDED (INCLUDING 8 REGULAR HC SPACES & 2 VAN HC SPACES



SITE PLAN
1" = 20'

KEYNOTES

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

LIST OF DRAWINGS

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

S-1 STRUCTURAL DETAILS & SPECIFICATIONS

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

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

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

PLUMBING ANALYSIS

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

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

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

SITE PLAN, NOTES & LIST OF DRAWINGS

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

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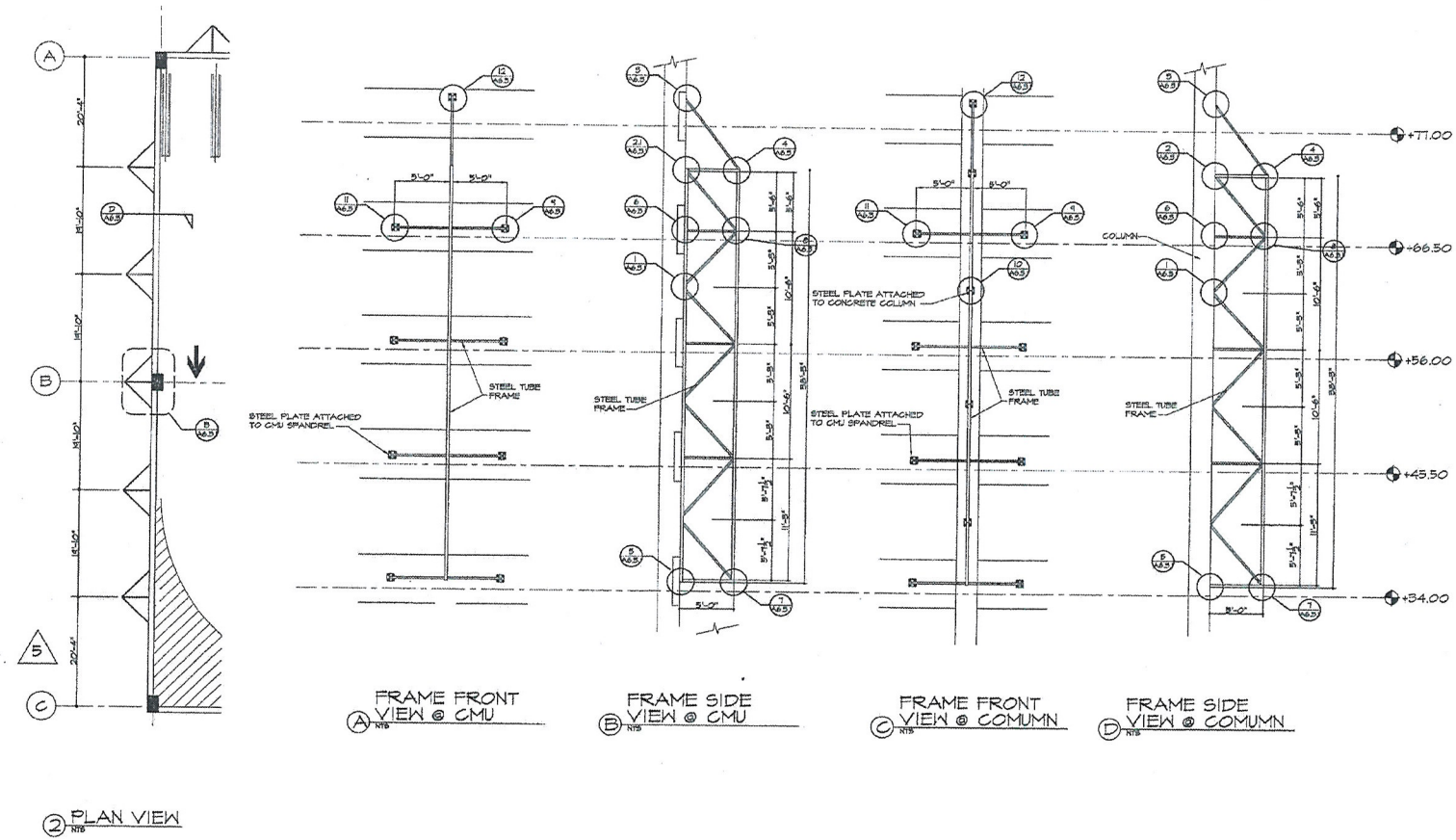
City of Las Vegas

VAR-43723



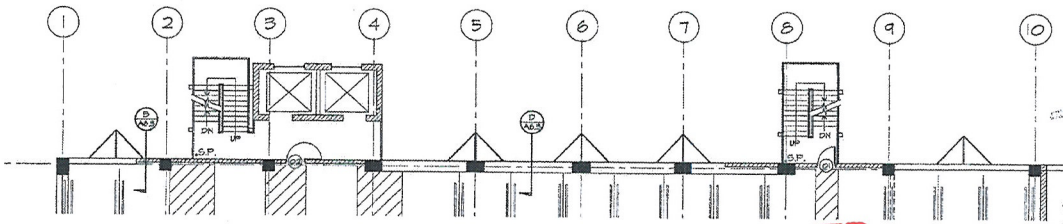
FRAME FRONT VIEW @ CMU (A) NTS

FRAME SIDE VIEW @ CMU (B) NTS

FRAME FRONT VIEW @ COMUMN (C) NTS

FRAME SIDE VIEW @ COMUMN (D) NTS

(2) PLAN VIEW NTS



(1) PLAN VIEW NTS

(2) REVISED ENTIRE SHEET

4/15/05 OWNER REVISIONS

KRACOR, INC.

JESSEN-WRIGHT Structural Engineers

LEWIS STREET PARKING STRUCTURE FOR LEWIS CENTER PARKING, L.L.C.

LAS VEGAS, NEVADA

BANNER DETAILS

PROJECT NO. 02-118.01
DATE 3/21/2003
DRAWN BY R.
CHECKED BY
REVISED DATE
/1\ 4/17/03-CITY CORRECTIONS
/2\ 4/15/05 - OWNER REVISIONS
/3\ 6/7/05 - REDESIGN

A-6.3

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VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11



VAR-43723 - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD

11/03/11

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 26, 2011

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

Re: Justification Letter - Sign Variance 321 Casino Center

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

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

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

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

Sincerely,

Janet Avance

Janet Avance
Project Service Coordinator

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VAR-43723

OAKBROOK REALTY AND INVESTMENT, LLC

October 4, 2011

Justification Letter
Sign variance 321 Casino Center

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

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

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

Sincerely,

Kim M. Plencner

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OCT 27 2011
City of Las Vegas

VAR-43723

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

From: Tom Burkart <tburkart@LasVegasNevada.GOV>
To: kvplncn <kvplncn@aol.com>
Cc: lvchris <lvchris@hotmail.com>
Subject: RE: 321 Casino Center sign variance package for review prior to submission:
Date: Mon, Oct 3, 2011 4:16 pm

Kevin,

The Justification letter should be expanded upon.

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

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

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

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

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

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

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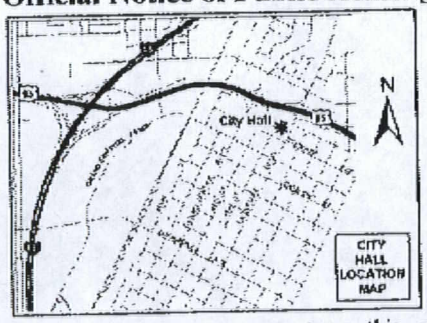
12/02/2011 17:04 7029387595 VEGAS WEDDING 320 PAGE 01/01

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43723

Planning Commission Meeting of 12/13/2011

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DEC 05 2011

29P

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 01 2011
MAILED FROM ZIP CODE 89101

Case: VAR-43723
13934301007
BUYERS ONLY REAL EST AGENCY LLC
555 S 3RD ST
LAS VEGAS NV 89101-6501 89101-6501

90 JRDFH1 89101

12/02/2011 17:06 7029387595 VEGAS WEDDING 320 PAGE 01/01

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

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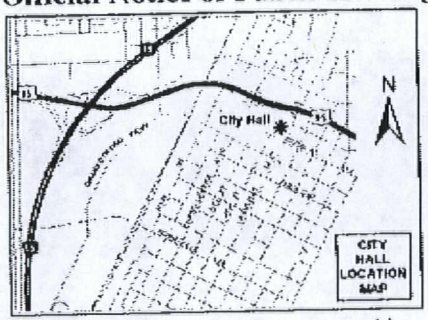
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 01 2011
MAILED FROM ZIP CODE 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43723

Planning Commission Meeting of 12/13/2011

Case: VAR-43723
13934210060
LAS VEGAS WEDDING BUREAU L L C
555 S 3RD ST
LAS VEGAS NV 89101-6501 89101-6501

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DEC 05 2011

89101

29P

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**

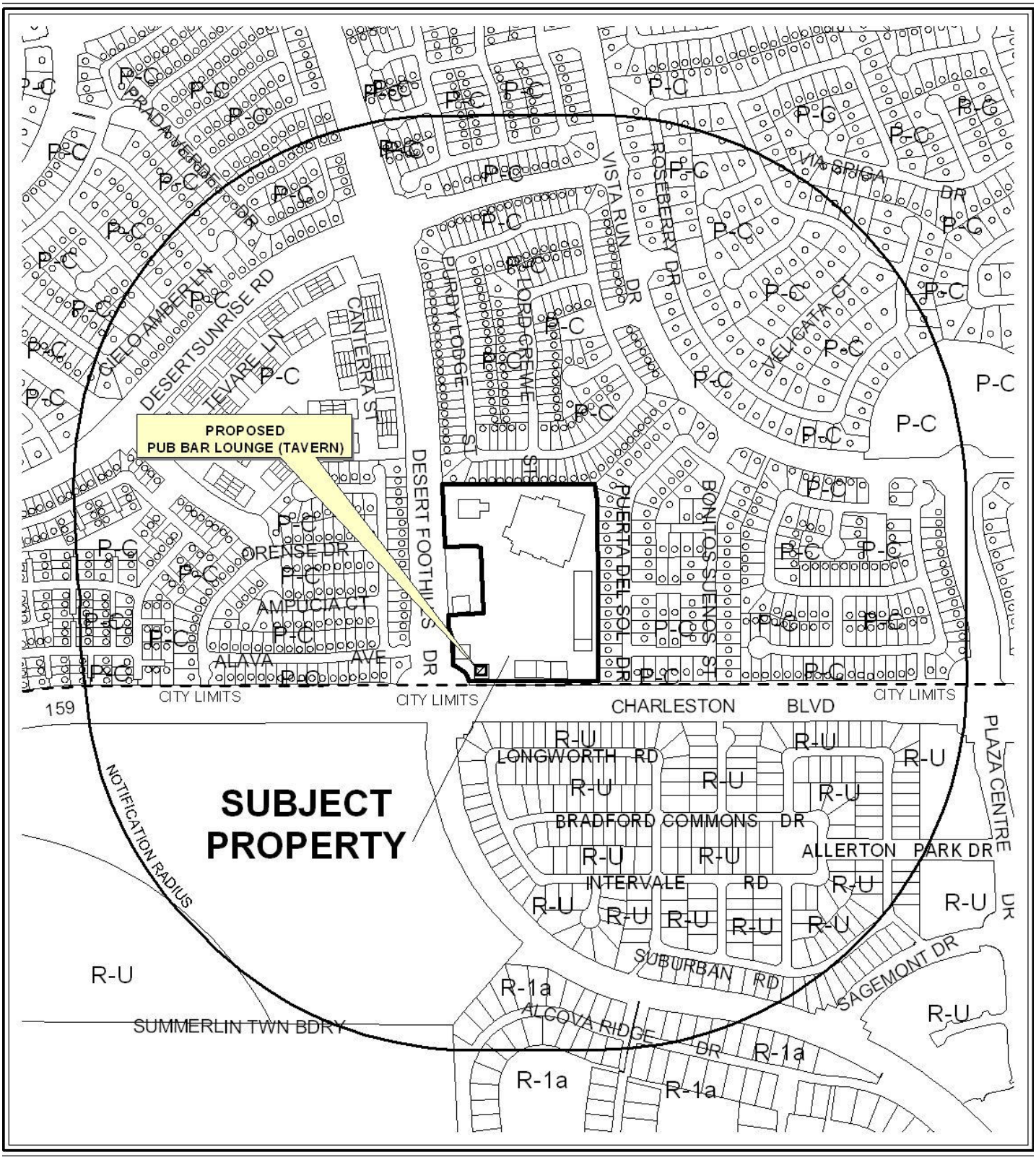
SUBJECT:
ABEYANCE - SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

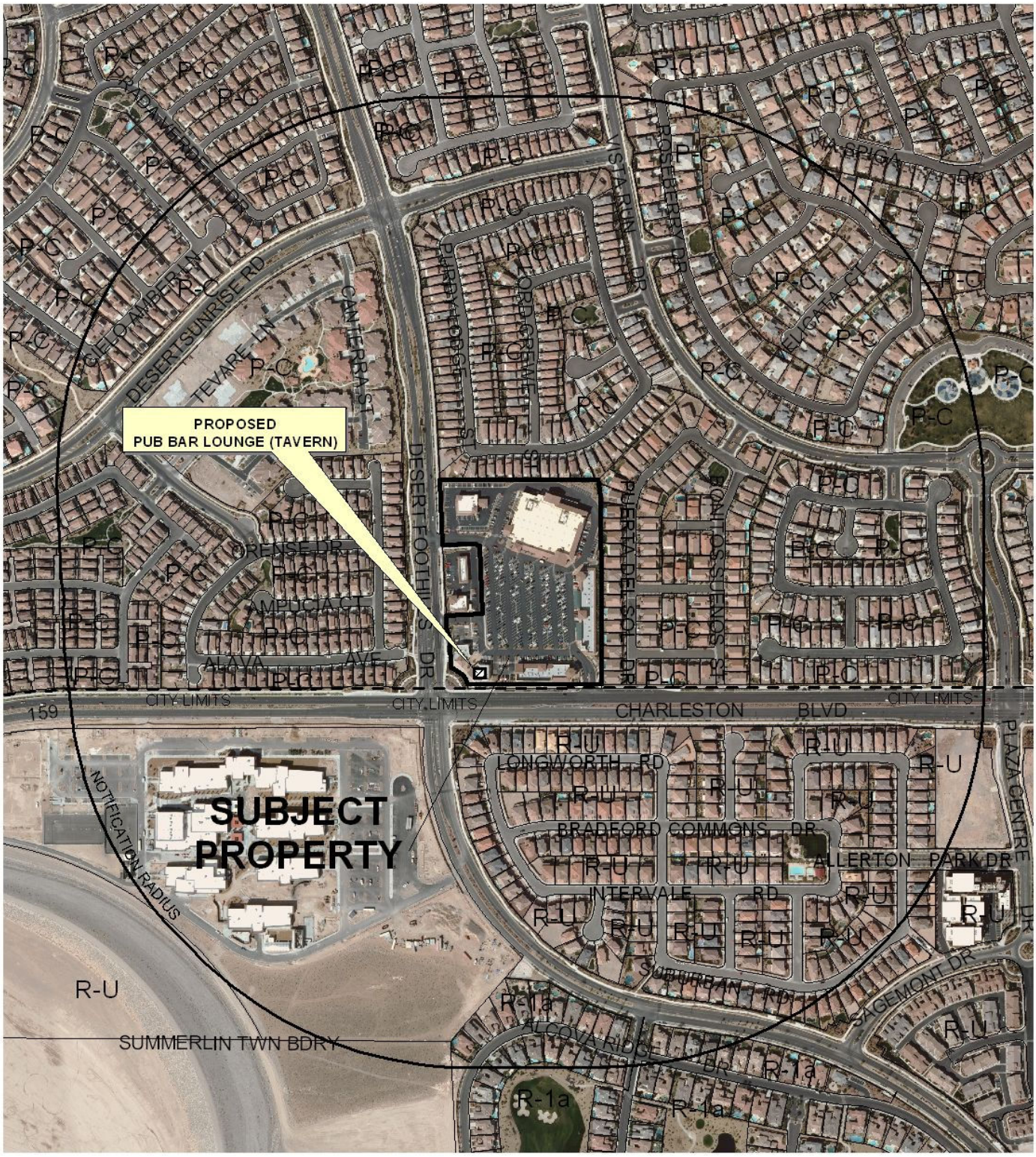
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-43724**

RADIUS: 1500 FEET

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



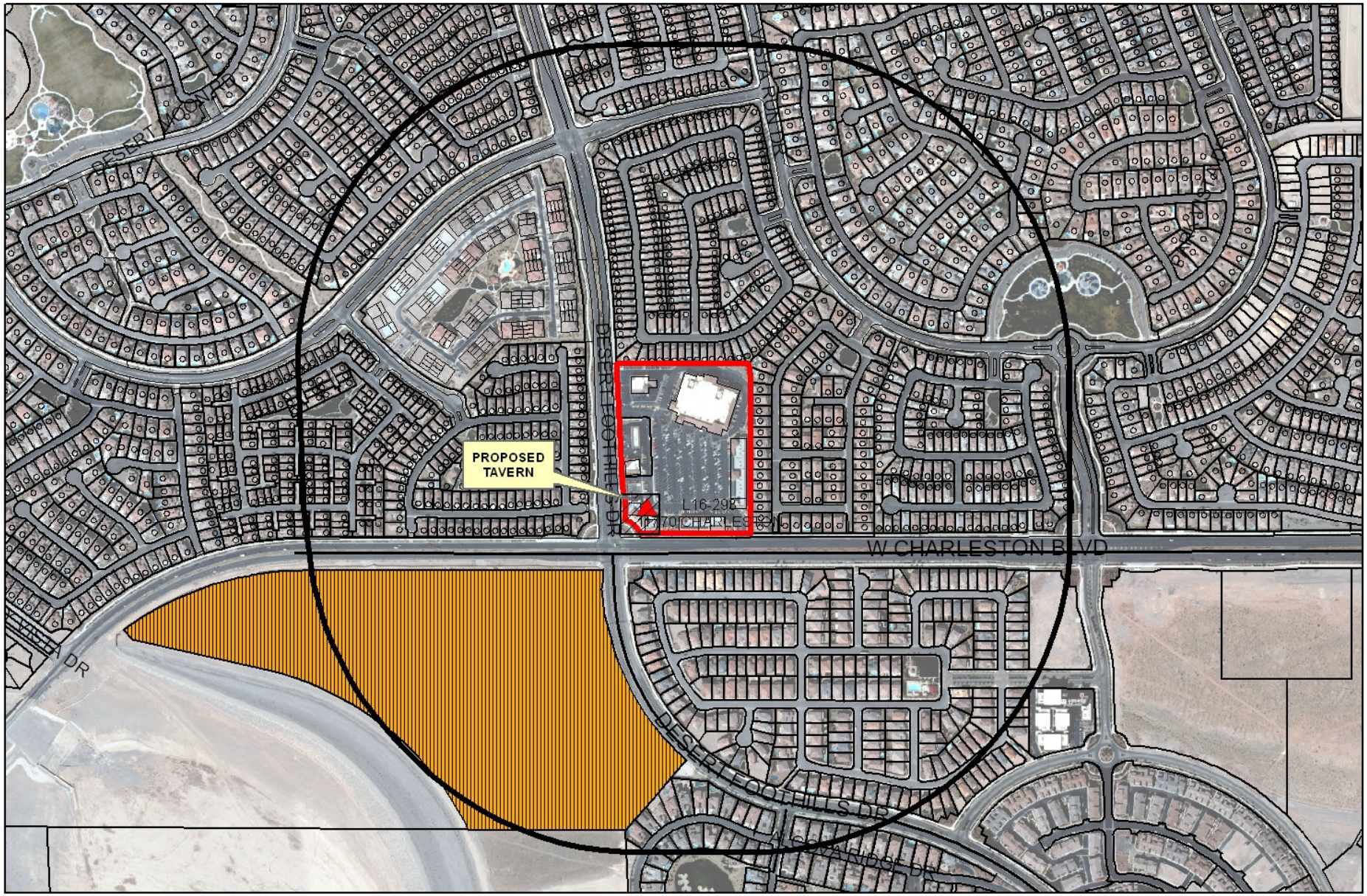
0 500 1000 Feet

CASE: **SUP-43724**

RADIUS: 1500 FEET

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

N



SUP-43724

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 310 620 1,240 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43724	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43724 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards for the Pubs, Bars, or Lounges use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This proposal consists of a 2,951 square-foot Pub, Bar or Lounge (Tavern) at 11700 West Charleston Boulevard, Suite #150. The proposed use consists of a 1,891 square-foot interior space with approximately 1,060 square feet of outdoor patio space located within a commercial shopping center. Therefore, the use is determined to be compatible with adjacent uses and staff recommends approval.

ISSUES

- A Pub, Bar, or Lounge use requires a Special Use Permit in the VC (Village Commercial) Summerlin Land Use.
- Per the Summerlin Development Standards, no waivers are required for distance separation requirements; however, the proposed use will be adjacent to an existing Pub, Bar, or Lounge (Tavern) use and is located within 1,500 feet of an existing Public or Private School, Secondary Use. The school is approximately 280 feet away, south of Charleston Boulevard and west of Desert Foothills Drive. Both of these streets are at least 100 feet in width.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/25/05	A request for a Site Development Plan Review (CRG-6661) was approved by the City Referral Group for a proposed 56,000 square-foot grocery store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
07/06/05	The City Council approved a request for a Special Use Permit (SUP-6500) for a proposed Liquor Store adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval.
08/15/07	The City Council approved a request for an Extension of Time (EOT-22994) of an approved Special Use Permit (SUP-6500) for a proposed Liquor Store at 11720 West Charleston Boulevard.
09/05/07	The City Council approved a request for a Special Use Permit (SUP-22488) for a proposed Beer/Wine/Cooler On-Sale Establishment at 11710 West Charleston Boulevard, Suite #150. The Planning Commission recommended approval.
11/21/07	The City Council approved a request for a Special Use Permit (SUP-24265) for a proposed Pub, Bar and Lounge at 11770 West Charleston Boulevard, Suite #110. The Planning Commission recommended approval.

03/19/08	The City Council approved a request for a Special Use Permit (SUP-26267) for a Gaming Establishment, Restricted within an existing Pub, Bar and Lounge at the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-29241) for a proposed 6,019 square-foot Supper Club at 11760 West Charleston Boulevard. The Planning Commission and staff recommended approval. This entitlement has expired.
12/13/11	The Planning Commission voted to hold this item in abeyance to the January 10, 2012 Planning Commission meeting.

Most Recent Change of Ownership	
01/24/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/14/07	Business license #L15-00136 issued for a Package Liquor Establishment at 11720 West Charleston Boulevard
08/26/08	Business license #L16-00293 issued for Tavern at 11770 W. Charleston Bl. Suite 110.
	Business license #C05-02630 issued for Retail Tobacco Dealer at 11770 W. Charleston Bl. Suite 110.
11/20/07	Business license #L09-00245 issued for a Beer/Wine/Cooler On-Sale at 11710 West Charleston Boulevard, Suite #150.
	Business license #R09-01430 issued for a Restaurant at 11710 West Charleston Boulevard, Suite #150.

Pre-Application Meeting	
10/20/11	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a proposed Pub were discussed.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application.

Field Check	
11/03/11	A field check was performed by staff. The existing shopping center at the northeast corner of Charleston Boulevard and Desert Foothills Drive provides sufficient onsite parking and is well maintained.

Details of Application Request	
Site Area	
Net Acres	10.3

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SUM (Summerlin)	P-C (Planned Community) [VC (Village Center) Summerlin Land Use District]
North	Single-Family Residential	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]
South	Unincorporated Clark County- Single-Family Detached	Unincorporated Clark County- SF (Single Family Residential)	Unincorporated Clark County- R-U (Rural Open Land District)
East	Single-Family, Detached	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]
West	Single-Family, Detached	SUM (Summerlin)	P-C (Planned Community) [SF3 (Single Family Detached)]

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Summerlin	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards the following parking standards apply:

Parking Requirement (as approved by CRG-6661)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Grocery Store (Bldg A)	56,000 SF	1:250 SF	224				
Retail (Bldg B)	17,200 SF	1:250 SF	70				
Retail (Bldg C)	12,800 SF	1:250 SF	52				
Pubs, Bars and Lounges (Bldgs D & E)	8,000 SF	1 space for each 50 s.f. of public seating and waiting area, including outdoors seating/eating areas	91				
Service Station (Bldg F)	3,660 SF	1:250 SF	15				
Bank (Bldg G)	5,000 SF	1:200 SF	25				
TOTAL SPACES REQUIRED			477		494		
Regular and Handicap Spaces Required			468	9	472	22	Y

ANALYSIS

The applicant proposes a 1,891 square-foot drinking and eating establishment with a 1,060 square-foot outdoor patio area located in a commercial shopping center that falls under the Village Center (VC) land use category. The Village Center (VC) allows a mix of land uses including commercial and recreational facilities that provide most of the daily and weekly services and activities for a village or combination of villages. A Pub, Bar or Lounge use may occur with an approved Special Use Permit in the Village Center District of Summerlin.

This Special Use Permit request qualifies as a Project of Regional Significance (PRS) as the subject site is located within 500 feet of the boundary with Clark County. There have been no comments received from participating agencies regarding the anticipated impact from this proposal.

The Summerlin Development Standards defines the "Pubs, Bars, & Lounges use" as, "A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required." The proposed establishment would operate much in the way Title 19.12 describes the Supper Club use, with the Liquor Establishment (Tavern) use being applied as the equivalent Title 19.12 use equivalent in terms of intensity and analytical discussion of separation distances

There are no waivers required with this proposal, as the Summerlin Development Standards do not require a minimum distance separation from city parks, schools, child care facilities licensed for more than 12 children, or houses of worship. However, a Pub, Bar, or Lounge use is located adjacent to this proposal and and a Public or Private School, Secondary use is located approximately 280 feet to the southwest of the subject site. It is important to note that both Charleston Boulevard and Desert Foothills separates the proposed use from the school with at least 100 feet of public right-of-way.

Parking is adequately provided for the proposed use and the included proposed outdoor patio area. The originally approved City Referral Group (CRG-6661) approval had the proposed "Building D" parked as a restaurant, which utilizes the same parking ratio for Pubs, Bars, or Lounges. The applicant is adding approximately 1,060 square feet of additional drinking and dining space with the proposed patio, which will require an additional 11 parking spaces that are readily available on site.

Staff recommends approval of this proposal, as it meets the intent and expectations of the VC (Village Commercial) land use and is compatible with the surrounding uses. If denied, the applicant will not be allowed to sell alcohol at this location.

FINDINGS (SUP-43724)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Pub, Bar, or Lounge use is located within a commercial shopping center that includes a bank, a restaurant with on premise alcohol sales, a tavern, personal services, and a grocery store with accessory package liquor sales. The addition of the Pub, Bar, or Lounge use is meets the intent of the VC (Village Center) land use designation. The closest protected uses is separated from the site by a 150-foot right-of-way.

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

The subject site operates as a commercial shopping center which was designed to accommodate a variety of uses and parking needs, including the proposed Pub use.

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

The proposed use is located within a commercial subdivision that is accessed by Charleston Boulevard and Desert Foothills Drive, both of which are adequate in size to meet the needs of the proposed use.

4. 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 Pub, Bar, or Lounge use is will be subject to regular licensing inspections and will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use is regulated by the Summerlin Development Standards Manual, and as such meets all of the applicable conditions required of said plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 1,233

APPROVALS 1

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: Cross Creek Development, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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

_____Yes ___X___No

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

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dave Petty

Print Name: Dave Petty, Authorized Signatory

Subscribed and sworn before me

This 25th day of October, 2011

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

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

Revised 11-14-06

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14937.5

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pub Bar Lounge (Tavern)

Project Address (Location) 11700 West Charleston

Project Name Bar Taco **Proposed Use** Tavern

Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2

General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

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

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

Additional Information _____

PROPERTY OWNER The Vista Commons Center, LLC **Contact** _____

Address 4350 Von Karman Ave., 4th Floor **Phone:** _____ **Fax:** _____

City Newport Beach **State** CA **Zip** 92660

E-mail Address _____

APPLICANT Cross Creek Development, LLC **Contact** Mitch Wilson

Address 9701 Orient Express Court **Phone:** 279-6000 **Fax:** 360-5373

City Las Vegas **State** NV **Zip** 89145

E-mail Address mitchwilson@cox.net

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick

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

City Las Vegas **State** NV **Zip** 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Dave Patty

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

Print Name Dave Patty

Subscribed and sworn before me

This 25th day of October, 20 11.

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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Department of Planning

Revised 10/27/08

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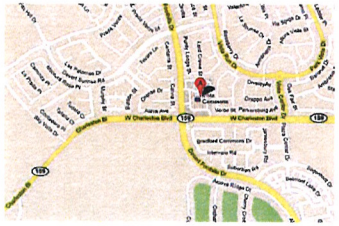
Department of Planning

bar taco

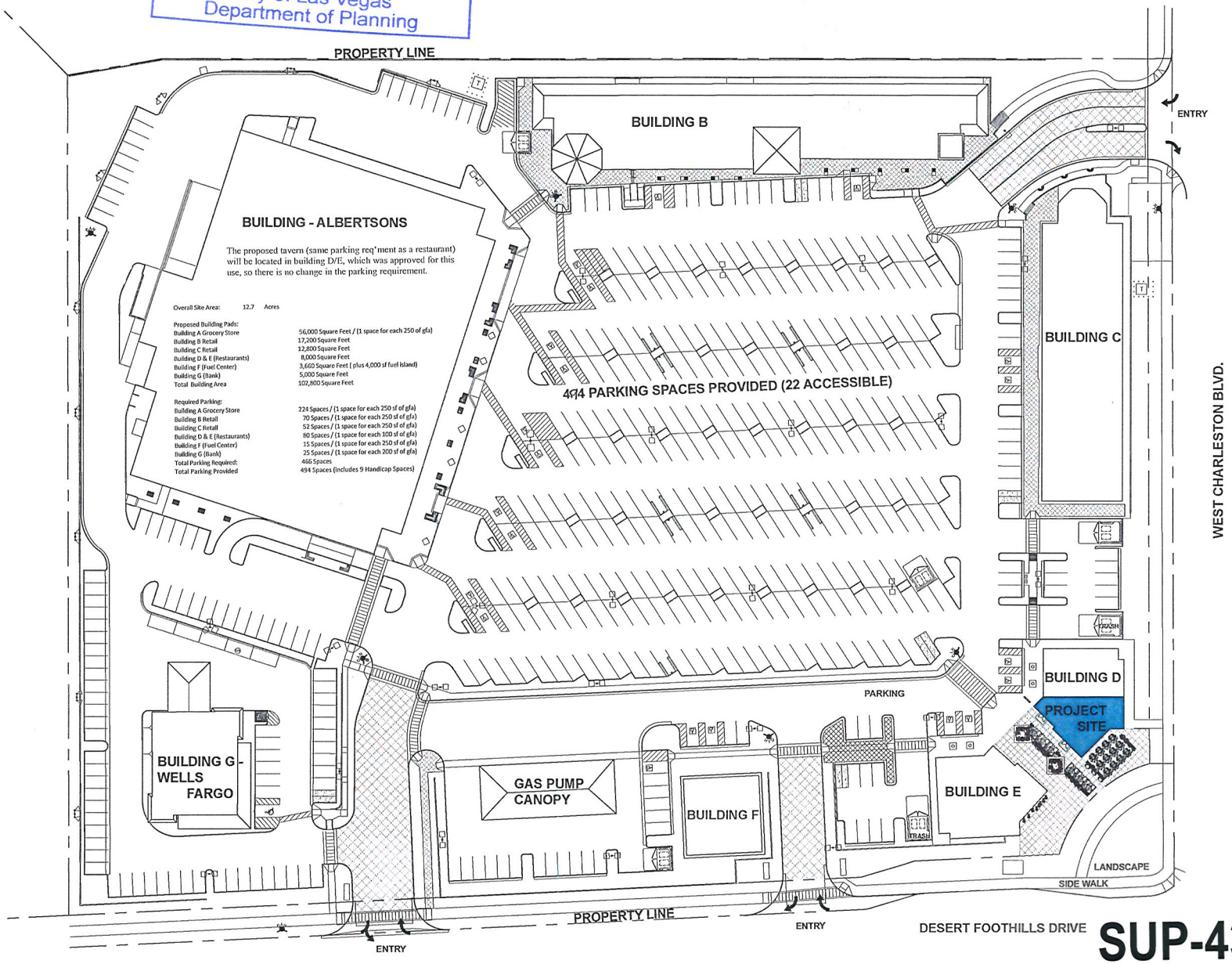
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











SITE PLAN

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

SUP-43724

bar taco

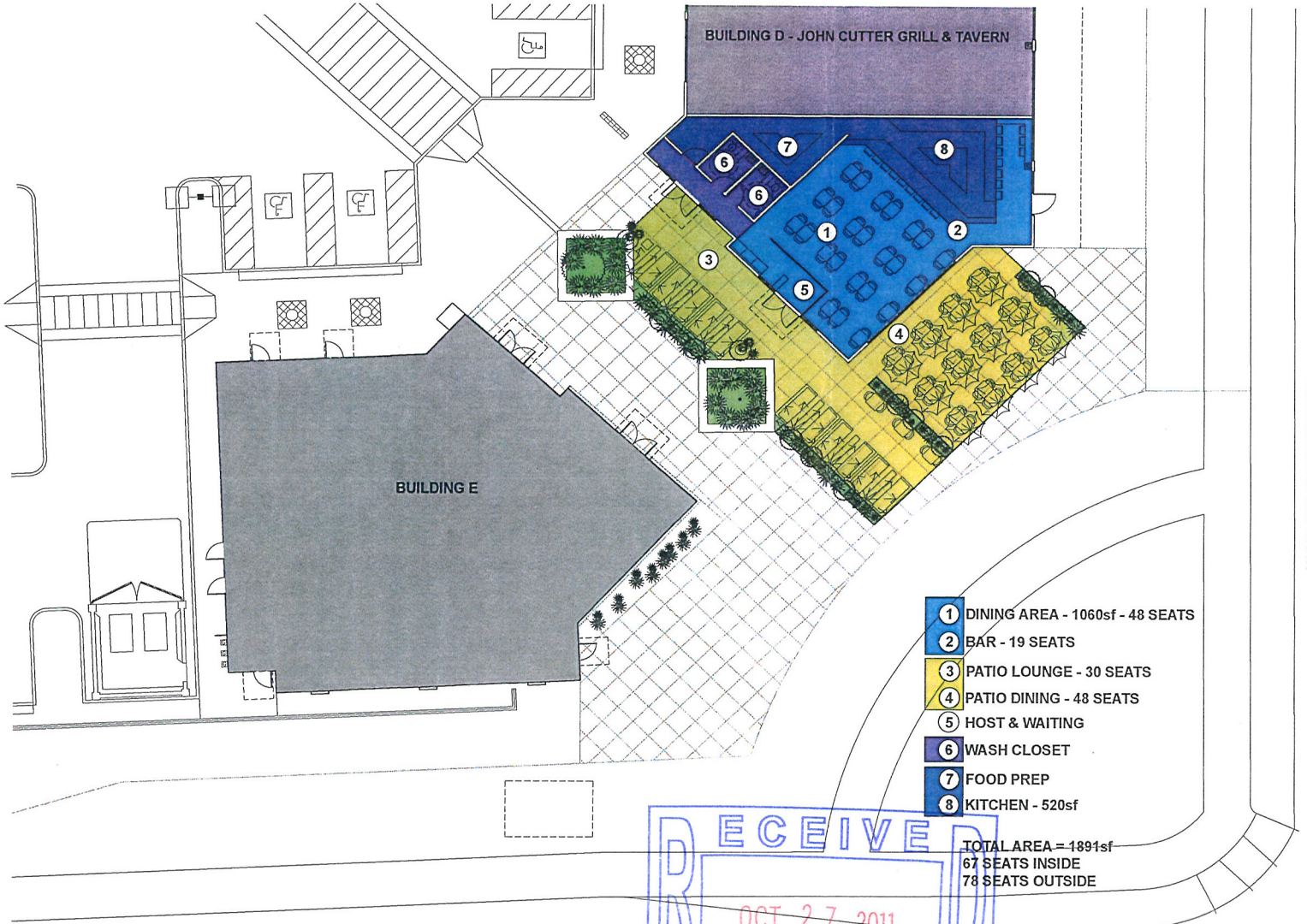
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











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FLOOR PLAN

NORTH

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

SUP-43724



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

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tamick@kcnvlaw.com
702.693.4265

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Fax: 702.796.7181

RENO OFFICE
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Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

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

October 26, 2011

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

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

To Whom it May Concern:

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

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

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

The proposed establishment will not have any gaming machines.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

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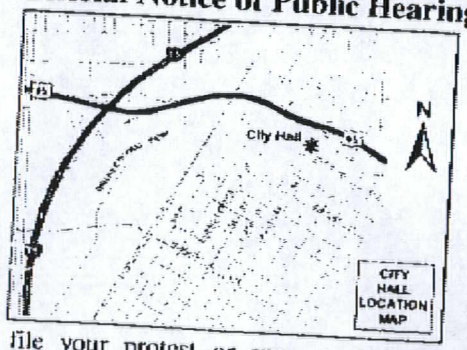
City of Las Vegas
Department of Planning

TDA/EED

SUP-43724

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724

Planning Commission Meeting of 12/13/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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13734716045 Case: SUP-43724
RUTTENBERG LINDA D & KEITH M
843 PASEO CERRO PL
LAS VEGAS NV 89138-6096 89138-6096

55 JRDFN11 89138

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

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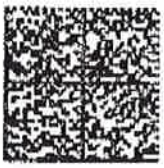

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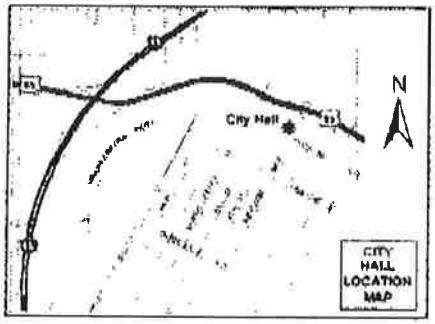

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-43724

Planning Commission Meeting of 12/13/2011

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case SUP-43724
13734816103
QUIAMBAO YOLANDA SEP PPTY REV TR
QUIAMBAO YOLANDA L TRS
10445 PLUMTREE LN
NORTHRIDGE CA 91326-3931 91326-3931

Submitted after final agenda

37P

Date 12/6/2011 Item 37

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

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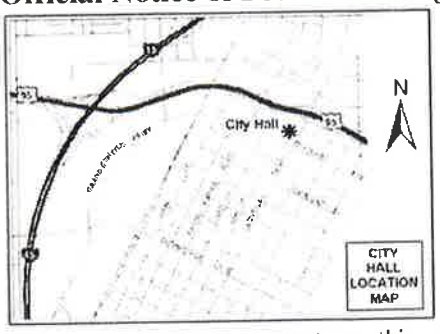

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724
Planning Commission Meeting of 12/13/2011

Case: SUP-43724
13734811012
CIESIEL FAMILY 1997 REVOCABLE TR
CIESIEL DENNIS E & SUZANNE D TRS
716 ANACAPRI ST
LAS VEGAS NV 89138-6000 89138-6000

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

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Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-43724

Planning Commission Meeting of 12/13/2011

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CITY OF LAS VEGAS PLANNING

Case: SUP-43724
16402112212
MEDINA NESTOR L & CECILIA N
11686 BRADFORD COMMONS DR
LAS VEGAS NV 89135-1318 89135-1318

5 JRDFM11 89135

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

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FIRST CLASS

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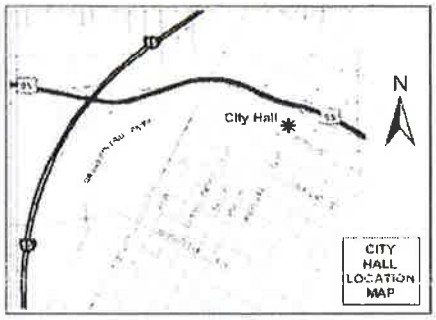
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724
Planning Commission Meeting of 12/13/2011

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Case SUP-43724
13734817054
MOON FAMILY 2002 TRUST
MOON CHAE H & SUN CO-TRS
15821 TEXAS SPRINGS RD
REDDING CA 96001-4383 96001-4383

2 JRDFN11 89501

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SUP-43724
Planning Commission Meeting of 12/13/2011

Case SUP-43724
13735416048
JONES TIMOTHY & GWYNN LIVING TR
%T & G JONES
1032 BONITOS SUENOS ST
LAS VEGAS NV 89138-6062 89138-6062

55 JRDFN11 89138

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

PRESORTED FIRST CLASS

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PITNEY BOWES
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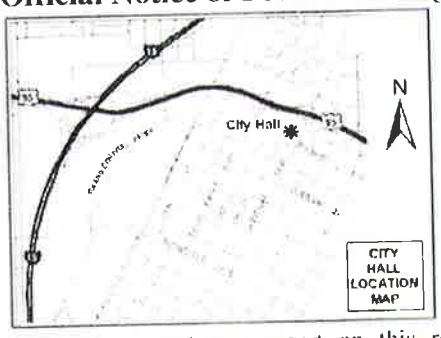
Official Notice of Public Hearing



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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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Please use available blank space on card for your comments.

SUP-43724
Planning Commission Meeting of 12/13/2011

Case: SUP-43724
13734717119
DINCECCO ROBERT & DOROTHY
11909 BARCINAS LN
LAS VEGAS NV 89138-4539 89138-4539

55 JRDFM11 89139

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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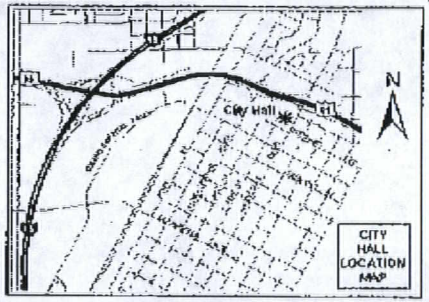
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724

Planning Commission Meeting of 12/13/2011

Case: SUP-43724
16402113035
FISH HEAD HOLDINGS L L C
M/M ACKERMAN
280 N GIBSON RD
HENDERSON NV 89014-6700 89014-6700

No. 6460 P. 1

Dec. 2. 2011 3:15PM

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

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

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

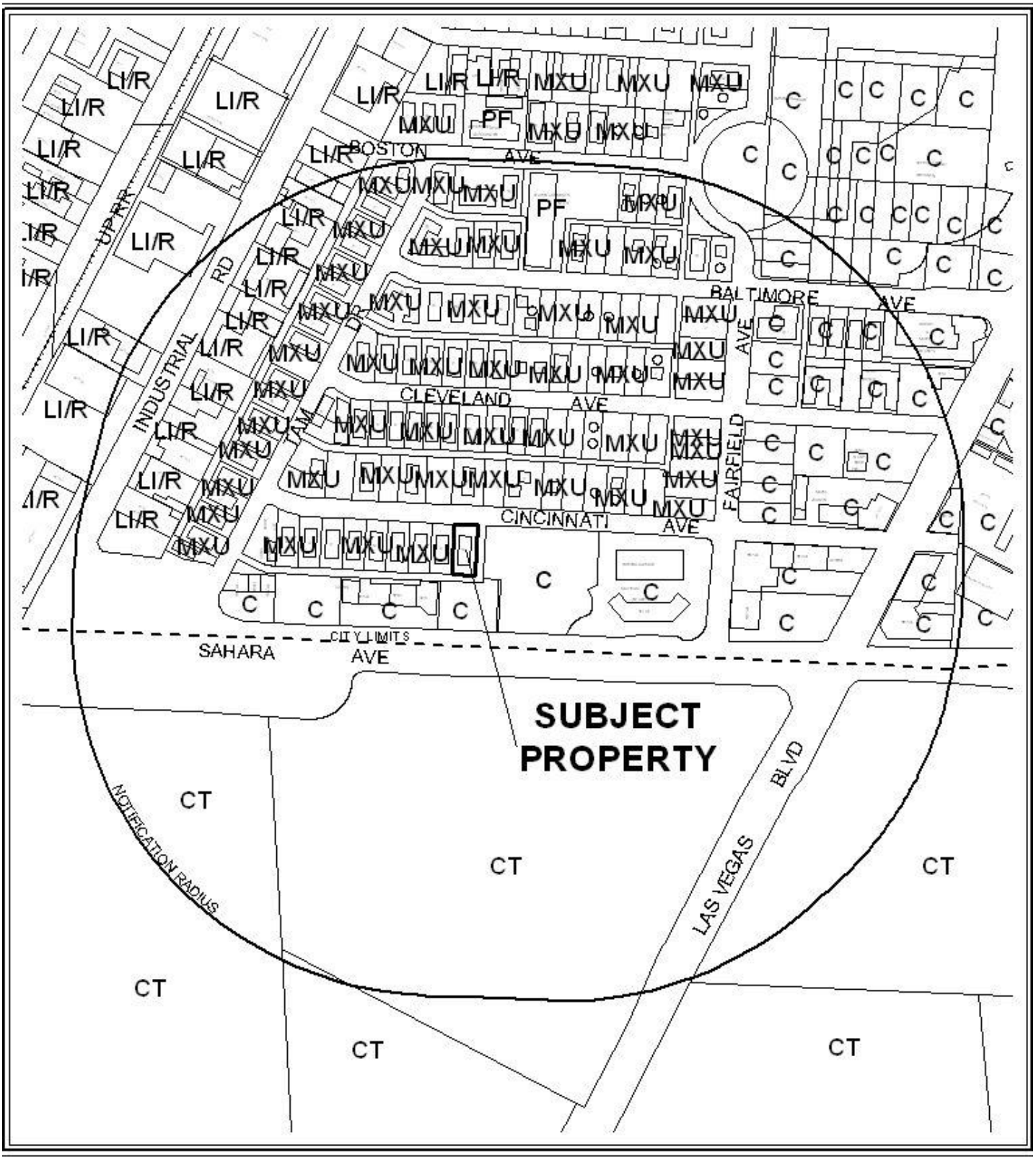
SUBJECT:
GPA-43887 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin). Staff recommends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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LUCKY DRAGON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-43887	Staff recommends APPROVAL.	
ZON-43888	Staff recommends APPROVAL.	GPA-43887
SUP-43889	Staff recommends APPROVAL, subject to conditions:	GPA-43887 ZON-43888
VAC-43891	Staff recommends APPROVAL, subject to conditions:	GPA-43887 ZON-43888 SUP-43889
SDR-43890	Staff recommends DENIAL, if approved subject to conditions:	GPA-43887 ZON-43888 SUP-43889 VAC-43891

** CONDITIONS **

SUP-43889 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Non-Restrictive use.

2. Approval of General Plan Amendment (GPA-43887) and Rezoning (ZON-43888), and conformance to the Conditions of Approval for Vacation (VAC-43891) and Site Development Plan Review (SDR-43890) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

YK

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 Department of Building and Safety.

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

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

VAC-43891 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the eastern north/south leg of the public alley located south of Cincinnati Avenue, east of Tam Drive.

2. The dedication of the new 20-foot wide north/south leg of the alley shall record prior to or concurrently with the recordation of the Order of Vacation. The final layout of the area dedicated shall accommodate minimum turning radii for a SU-30 design vehicle.

3. Submit a sewer relocation plan acceptable to the Sanitary Sewer Planning section of the Department of Public Works prior to the recordation of the Order of Vacation. This vacation shall not record until civil improvement plans are approved by the City of Las Vegas and a temporary sewer easement is submitted overlying the vacation limits. The temporary easement shall remain on file until the relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval. Alternatively, this vacation may be written to record in phases, reserving a public sewer easement that may be vacated as a subsequent phase after the relocated sewer is accepted for use by the City of Las Vegas.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-43890 may be used to satisfy this requirement provided that it addresses the area to be vacated.

5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

9. All development shall be in conformance with code requirements and design standards of all City Departments.

SDR-43890 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-43887) and Rezoning (ZON-43888), and conformance to the Conditions of Approval for Vacation (VAC-43891) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the landscape plan and building elevations, date stamped 11/16/11 and site plan date stamped 12/12/11, except as amended by conditions herein.

4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

5. A Waiver from the Downtown Centennial Plan is hereby approved, to allow no first story façade to align along the front property line where 70% alignment is required along Sahara Avenue.

6. A Waiver from the Downtown Centennial Plan is hereby approved, to allow a meandering eight to ten foot wide sidewalk and no amenity zone along the back of curb along Sahara Avenue and a five foot wide sidewalk and zero to five-foot amenity zone along Cincinnati Avenue, where a 10 foot wide sidewalk and five-foot amenity zone are required.

7. A Waiver from the Downtown Centennial Plan is hereby approved, to allow loading docks to front onto the Cincinnati right-of-way to allow maneuvering of service vehicles in the public right-of-way where such is not permitted.

8. A Waiver from the Downtown Centennial Plan is hereby approved, to allow utility vaults to be above ground where utility vaults are required to be underground.

9. A Waiver from the Downtown Centennial Plan is hereby approved, to allow 14 foot solid block walls with paint and no contrasting materials where eight foot tall walls with 20% contrasting material are required.

10. A Waiver from the Downtown Centennial Plan is hereby approved, to allow extended, blank, expressionless walls on the west and portions of the east, north and south elevations where relief in elevations is required.

11. An Exception from the Downtown Centennial Plan is hereby approved, to allow no 36-inch box shade trees where required along Sahara Avenue.

12. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/16/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

13. 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 Department of Building and Safety.

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

15. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

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

Public Works

19. A Petition of Vacation, such as VAC-43891, shall record and a new alley acceptable to the City Traffic Engineer shall be dedicated prior to the approval of construction drawings or the issuance of building permits that propose construction in the existing alley, whichever may occur first.

20. Construct the proposed alley per Uniform Standard Drawing #214.S1 concurrent with development of this site. The new alley shall not be permitted to have any encroachments less than 20-feet above the paved surface in order to facilitate public sewer maintenance.

21. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements and replace with new improvements meeting Downtown Centennial Standards except as amended herein concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

22. Provide a sewer relocation plan to the Sanitary Sewer Planning section of the Department of Public Works for the sewer located within the alley to be vacated prior to the submittal of any construction drawings for this site. Additionally, this site shall connect to the public sewer line in Sahara Avenue.

23. Grant Pedestrian Access Easements for all public sidewalks not located within the public right-of-way.

24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Project Clear Skies" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

25. The design of the proposed acceleration/ deceleration lanes, driveways, and proposed median modifications on Sahara Avenue shall all meet the approval of both the City of Las Vegas Traffic Engineer and the Nevada Department of Transportation.

26. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

27. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Cincinnati Avenue and Sahara Avenue public rights-of-way adjacent to this site prior to the issuance of any building permits. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

28. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a proposal for a 410,966 square-foot hotel/casino to be located along the north side of Sahara Avenue, approximately 350 feet west of Fairfield Avenue. The project features a 10-story tower on the western portion of the site with 201 guest suites and an eight-story casino and parking garage on the east portion of the site. Both structures will be connected via a second floor breezeway and roof. This project includes a parcel with a vacant 10-unit multi-family structure on Cincinnati Avenue that requires a General Plan Amendment and a Rezoning application. If approved, this structure will be demolished. The alley that currently separates the project will be vacated and relocated to the west of the site allowing for the project to be built. The remaining site is currently undeveloped.

Staff recommends approval of the General Plan Amendment, Rezoning, Vacation and Special Use Permit applications, as they further the goals and objectives of the Downtown Centennial Plan. However, staff recommends denial of the Site Development Plan Review application. The proposed loading docks are designed to allow all maneuvering to take place on Cincinnati Avenue. This will cause regular blockage of this public right-of-way and will have a negative impact on the adjacent residences. Staff recommends the applicant redesign this aspect of the project in order to mitigate the negative impacts the current design creates.

ISSUES

- A General Plan Amendment is required for a small portion of the site along Cincinnati Avenue. Staff supports the request, as it is consistent with the goals and objectives of the North Strip Gateway District of the Downtown Centennial Plan.
- A Rezoning is required for a small portion of the site along Cincinnati Avenue. Staff supports the request, as it is consistent with the goals and objectives of the North Strip Gateway District of the Downtown Centennial Plan.
- A Gaming Establishment, Non-restricted use is allowed in a C-2 (General Commercial) District with an approved Special Use Permit. Staff supports the request, since it is consistent with the goals and objectives of the North Strip Gateway District of the Downtown Centennial Plan, and the site is located within the Gaming Enterprise Overlay District.
- A vacation of a portion of the alley adjacent to the site is required. Staff supports the request, since the alley will be relocated 65 feet to the west and remain useable.
- The project is designed with all loading dock maneuvering to take place on the Cincinnati Avenue right-of-way. Staff opposes this aspect of the design, due to the negative impact on the surrounding adjacent residential neighborhood.

- A site development plan review with six waivers of the Downtown Centennial Plan development standards is required for this application. Staff supports five of the requested waivers, due to the unique location of the site and the overall goals of the project.
- Remapping of the site will be required to combine the separate lots into one parcel. A condition has been added to address this issue.
- An exception is required to allow non-shade trees along the perimeter streetscape. Staff supports the request since it is consistent with the landscape aesthetic of the adjacent condominium tower to the east.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/22/61	The City Council approved a Rezoning (Z-0013-61) on a portion of the subject site from R-3 to C-1.
07/26/61	The City Council approved a Rezoning (Z-0026-61) on a portion of the subject property from R-3 to C-1.
06/24/76	The Board of Zoning Adjustment approved a Variance (V-0037-76) in order to permit a Wedding Chapel in a district where the use is not allowed.
01/07/87	The City Council approved a Rezoning (Z-0099-86) on a portion of the subject property in order to allow a Wedding Chapel use.
02/18/87	The City Council approved a Rezoning (Z-0107-86) on the subject property from R-3 and C-1 to C-1 and C-2 in order to permit the development of retail shops, gas sales and a convenience store, and a restaurant.
06/25/87	The Board of Zoning Adjustment approved a Variance (V-0066-87) from parking requirements for a shopping center on the subject property.
03/08/99	The City Council approved a Rezoning (Z-0002-99) to C-2 (General Commercial on a portion of the subject property in order to permit the development of 54,580 square-foot shopping center. A Variance (V-0001-99) for relief from side, rear, and corner side yard setbacks and a Vacation (VAC-0001-99) to vacate an alleyway were also approved in conjunction with the Rezoning request. The Planning Commission and staff recommended approval.
06/05/02	The City Council approved a Site Development Plan Review [Z-0002-99(1)] for the development of a 200-room hotel and casino on the site. Special Use Permits for a Hotel Lounge Bar (U-0042-02) and Non-Restricted Gaming (U-0043-02), and a Variance (V-0027-02) to allow the construction of a parking garage directly on the north property line and 12-foot high perimeter walls were also approved at that time. The Planning Commission and staff recommended approval.

06/02/04	The City Council approved an Extension of Time (EOT-4349) for the Variance (V-0027-02) request that allowed a zero-foot setback for the parking structure and 12-foot high perimeter walls. The Planning Commission and staff recommended approval. NOTE: This approval expired June 5, 2006.
08/04/04	The City Council approved a Site Development Plan Review (SDR-4534) and a Special Use Permit (SUP-4540) for a Mixed-Use development consisting of 39 stories, 808 residential units and 35,500 square feet of commercial space on this site. The Planning Commission and staff recommended approval.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5574) for an 810-unit mixed-use condominium subdivision on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. Staff recommended approval.
04/06/05	The City Council approved a Vacation (VAC-5902) to vacate public utility easements at 200 West Sahara Avenue. The Planning Commission and staff recommended approval.
06/29/05	The Planning and Development Department administratively approved a request for a Final Map Technical Review (FMP-5750) to revert various parcels to remove extraneous lot lines.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6588) for a 41-story mixed-use development including: 900 residential units, 10,200 square-feet of commercial space and waivers from the Downtown Centennial Plan on 3.90 acres located at the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.
09/08/05	The Planning Commission approved a Tentative Map (TMP-5574) for a 902-unit mixed-use condominium subdivision on 3.82 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue. Staff recommended approval.
02/01/07	The Planning and Development Department administratively approved a request for a Final Map Technical Review (FMP-17618) of a one-lot commercial subdivision of 3.86 acres located at northwest corner of Sahara Avenue and Fairfield Avenue.
06/20/07	The City Council approved a request for a Vacation (VAC-20805) to vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue and a Variance (VAR-20806) to allow a 12-foot tall wall along the west and north property lines where eight feet is the maximum height permitted on property located at 300 West Sahara Avenue. The Planning Commission and staff recommended approval.
03/19/08	The City Council approved a Rezoning (ZON-25295), Special Use Permits (SUP-25262 and SUP-25263) and a Site Development Plan Review (SDR-25261) for a Casino/Hotel 365 feet west of the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.

06/29/11	Code Enforcement issued a Notice of Violation (#103388) for an open and accessible structure at 305 West Cincinnati Avenue. The case was resolved on 10/10/11.

Most Recent Change of Ownership	
02/12/07	A deed was recorded for a change in ownership for 16204814002.
03/14/07	A deed was recorded for a change in ownership for 16204807005.
10/10/08	A deed was recorded for a change in ownership for 16204807004.
04/20/11	A deed was recorded for a change in ownership for 16204811028.

Related Building Permits/Business Licenses	
06/11/07	A building permit (07001894) application was submitted for the site. This was for a plan check review for the demolition of an existing service station at 300 West Sahara Avenue. This permit was reviewed and approved by the Planning and Development Department and issued by the Building and Safety Department on the day of submittal. The permit was finalized on 06/15/07.

Pre-Application Meeting	
10/24/11	Staff held a follow-up pre-application meeting with the applicant to confirm the applications required for the proposed 201-room hotel/casino project. It was noted that several waivers of the Downtown Centennial Plan would be required to address streetscape, service area/loading docks, above-ground utilities and extended, blank walls at the street level. Remapping into one parcel as well as a DINA application were also reviewed.

Neighborhood Meeting	
12/12/11	The following is a summary of the meeting that took place at the Allure Tower: 46 people attended including CM Coffin, 7 applicants and 2 City Staff members. The main issues raised were: • Traffic flow on and off Sahara Avenue. Applicant stated it is working with NDOT to have a traffic light installed to address this issue. It is not likely that NDOT will approve a light at this location due to the proximity to Las Vegas Boulevard. • Property owners on Cincinnati Avenue do not want commercial traffic on the street. They were opposed to allowing the hotel/casino to have access to the residential street. • There was some concern regarding construction noise, exterior lighting and signage. The majority in attendance appeared to support the project. However, there was some strong opposition due primarily to the traffic concerns.

Field Check	
12/01/11	Staff visited the site and found a fenced, secure undeveloped property. It was noted that there are multi-family residential units that face the rear of the project and the proposed loading docks on Cincinnati Avenue.

Details of Application Request	
Site Area	
Net Acres	2.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Undeveloped	Clark County	Clark County
East	Condominium	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
	Shopping Center	C (Commercial)	R-4 (High Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Centennial Plan (Northern Strip Gateway Overlay District)	X		Y
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

YK

DEVELOPMENT STANDARDS

Pursuant to Downtown Centennial Plan, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size (Acres)	N/A	2.49	Y
Min. Lot Width	N/A	350 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 0 Feet for at least 70% N/A N/A N/A	 0 Feet for 0% N/A N/A N/A	 N Y Y Y
Max. Lot Coverage	Unlimited	45.23%	Y
Max. Building Height	N/A	136 Feet	Y
Trash Enclosure	Gated and Screened	Internal to the building	Y
Mech. Equipment	Screened	Screened	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	120	Y
Cincinnati Avenue	N/A	N/A	50	Y

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Gaming Establishment, Non-restricted	18,889 SF	1:90 SF of Gross Floor Area	210				
Hotel	201 Rooms	1: Guest Room	201				
TOTAL SPACES REQUIRED			411		452		Y
Regular and Handicap Spaces Required			402	9	443	9	Y
Loading Spaces	410,000 SF	Up to 50,000 SF/3 spaces then 1: 100,000 SF	7		3		Y

YK

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Pursuant Downtown Centennial Plan, the following streetscape standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
East/West Street (Sahara Avenue and Cincinnati Avenue)	1 Shade Tree @ 15-20' O.C. Maximum (min. 36" box) 14 Shade Trees	Eight 25' tall Date Palms	N
Right-of Way Improvements:	10' wide Sidewalk and a five –foot wide Amenity Zone	8' – 20' wide sidewalk and a zero to five foot wide Amenity Zone along Sahara and Cincinnati Avenues	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
70% of the first story façade shall align along the front property line/shade structures and plazas may satisfy this requirement.	To allow no first story façade to align along the front property line along Sahara Avenue.	Approval
A 15-foot setback from back of curb will include a 10-foot wide sidewalk and a 5-foot wide amenity zone.	To allow a meandering eight to ten foot wide sidewalk and no amenity zone along the back of curb along Sahara and Cincinnati Avenues.	Approval
Utility vaults shall be located underground.	To allow utility vaults to be above ground.	Approval
Decorative 8-foot solid block walls with 20% contrasting material are permitted.	To allow 14 foot solid block walls with paint and no contrasting materials.	Approval
Extended, blank, expressionless walls at the street level shall be prohibited.	To allow extended, blank, expressionless walls on the west and portions of the east, north and south elevations.	Approval

Service areas and loading docks shall orient away from and be screened from public view.	To allow loading docks to front onto the Cincinnati right-of-way and allow maneuvering of service vehicles on the right-of-way.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
36-inch box shade trees shall be placed along the right-of-way every 15 to 20 feet on center.	To allow no 36-inch box shade trees.	Approval

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as C (Commercial) and MXU (Mixed Use). A General Plan Amendment (GPA-43887) accompanies this application and if approved, would designate the entire site as C (Commercial). The C (Commercial) designation allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) General Plan land use categories. The proposed hotel/casino use is compatible with this land use designation and the neighboring zoning districts, which are intended for high intensity commercial uses.

There is a Rezoning (ZON-43888) proposed to change the zoning of a portion of the project site where one parcel is zoned R-4 (High Density Residential). This would bring the entire project area into a single C-2 (General Commercial) zoning district. The uses proposed for this location are permissible in the C-2 (General Commercial) zoning district with the approval of this project and would then be consistent with the C-2 (General Commercial) zoning district and the C (Commercial) General Plan designation.

As previously noted, the parcels are within the boundaries of the Las Vegas Redevelopment Area. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, high intensity use projects in this area of the City.

The site is within the McCarran International Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed height of the tower, 136 feet, is below the height limitation of 175 feet for this area.

The subject parcels are within the Las Vegas Downtown Centennial Plan boundaries, and are located in the Northern Strip Gateway District, which is centered by the Stratosphere Tower Hotel and Casino. This district is intended as one of two entertainment and activity anchor districts that provide a distinct area of landmark status. The proposed Special Use Permit for Gaming Establishment, Non-Restrictive use is consistent with the goals and objectives of the Downtown Centennial Plan. The site is located within a Gaming Enterprise Overlay District, which is one of the prerequisites to establish non-restricted gaming in the City.

Pursuant to Unified Development Code 19.10.110, properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development generally conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied. However, there is a request for six waivers of the Downtown Centennial Plan development standards with this proposal. Staff supports five of the waivers, since the overall project furthers the goals and objectives of both the Las Vegas Redevelopment Plan and the Downtown Centennial Plan's Northern Strip Gateway District.

The applicant is proposing to vacate the existing alignment of the alley and relocate it 65 feet to the west of the current alignment. This will allow a remapping of all the parcels to take place for the development to proceed. Public Works provided the following comments:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as the purpose of the vacation is to relocate the north/south "leg" of an existing alley.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the same vehicles that currently use the alley will continue to do so.*
C. Does it appear that the vacation request involves only excess right-of-way? *No, it is for an alley relocation.*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-43890, the Lucky Dragon Hotel/Casino site.*
E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
F. Does this vacation request result in a conflict with any existing City requirements? *No.*
G. Does the Department of Public Works have an objection to this vacation request? *No.*

Since all properties will continue to have use of the alley, staff supports the request.

The project is designed to allow most traffic to enter and exit off of Sahara Avenue. However, Access is also provided off of Cincinnati Avenue to the north. This is primarily a residential street and the increase in commercial traffic from the hotel/casino will negatively impact the nature of this street. In addition, the loading docks are accessed directly off Cincinnati Avenue, which will require trucks to perform required maneuvering on the street. This will cause limited interruptions during deliveries. Staff does not support the requested waiver to allow the loading docks to front onto a public right-of-way or to allow service vehicles to maneuver into the proposed loading docks from the right-of-way. A redesign of this aspect of the site plan is recommended.

The Las Vegas Metropolitan Police Department notes that the proposed project would have a minimal impact on police services, but concurs with staff's recommendation for denial of SDR-43890 regarding the potential of disrupting traffic flow and quality of life for nearby residence.

The design aesthetic of the building and landscape will seamlessly complement the adjacent high rise condominium tower to the east. Due to this objective of the project, an exception is required to allow 25-foot tall date palms to be used instead of the required shade trees along Sahara Avenue. This will create a united streetscape design along this portion of Sahara Avenue and staff supports the request.

The 2020 General Plan Downtown Reurbanization Area Goal 1 states, "The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley." This goal is further defined by Objective 1.3, "To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core"; and Policy 1.3.1 specifically states, " That the Fremont Street Experience continue to be the focal point for tourist and gaming activities within the Downtown. An important secondary node for existing and future tourist and gaming activities should be the area north of Sahara Avenue and south of St. Louis Avenue, west of Las Vegas Boulevard." This project fulfills these goals, objectives and policies of the 2020 Master Plan and therefore, staff recommends approval of the General Plan, Rezoning, Vacation and Special Use Permit applications of this project. However, due to the negative impact the loading docks will create for residents and the public on Cincinnati Avenue, staff recommends denial of the Site Development Plan Review application.

FINDINGS (GPA-43887)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed C (Commercial) designation allows for a variety of intense commercial uses, which is compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Rezoning to C-2 (General Commercial) allows for a variety of intense commercial and/or office uses, which are compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The proposed project will contain a 10-story hotel/casino and adjacent parking garage. The site can be accessed from Sahara Avenue and Cincinnati Avenue to accommodate the uses permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed amendment conforms to the goals of the Downtown Centennial Plan and the Las Vegas Redevelopment Plan.

FINDINGS (ZON-43888)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-2 (General Commercial) zoning district conforms to the proposed C (Commercial) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed C-2 (General Commercial) zoning district would permit a variety of intense commercial uses including a hotel/casino uses that are compatible with the surrounding land use and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The proposed Rezoning is appropriate to be consistent with the existing and proposed commercial use.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The access to the site is provided via Sahara and Cincinnati Avenues. The streets are adequate to meet the requirements for the proposed zoning district.

FINDINGS (SUP-43889)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed non-restricted gaming use can be conducted in a harmonious manner and is generally compatible with the surrounding uses and with future surrounding land uses as projected by the General Plan. Specifically, the Downtown Centennial Plan notes that the Northern Strip Gateway District is an anchoring district meant to service as an entertainment and activities center. Further, the proposed Gaming Establishment, Non-restricted use is consistent with the existing G-O (Gaming Enterprise Overlay) District requirements.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the uses and scale of development proposed for the site. The Downtown Centennial Plan specifically calls for development of this type and intensity in this area.

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

   Sahara Avenue, a 100-foot Primary Arterial Street, will be the principal access point for the development. Secondary access is available from Cincinnati Avenue on the north of the property. The project is approximately 0.5 miles from a major interstate and is situated just west of the intersection of two Primary Arterial streets with mass transit access, which should be adequate in size to provide access to the site.

4. **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 approval of this special use permit will not compromise public health, safety or welfare. Further, it will not compromise the objectives of the General Plan. Additionally, the Gaming Establishment, Non-restricted use is subject to regular inspections to verify compliance with various state and local regulations to continuously safeguard the health, safety or welfare of the community.

5. **The use meets all of the applicable conditions per Title 19.12.**

   This application has been filed in accordance with City regulations and the use is consistent with the applicable conditions listed in Title 19.12.

FINDINGS (SDR-43890)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed hotel/casino is compatible with adjacent development and development in the area. However, the design of the loading dock area is not compatible with the area.

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 proposed development is consistent with the General Plan and with Title 19. The project requires six waivers from the Northern Strip Gateway District Development Standards; five of the waivers are recommended for approval, as they are generally consistent with the goals and objectives of the Downtown Centennial Plan and previous actions of City Council with regard to the neighboring development. The waiver associated with the loading dock area is not supported by staff.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Sahara Avenue, a 100-foot primary arterial street, will be the principal vehicular access point for the development with secondary access off of Cincinnati Avenue. Further, the frontage along Sahara Avenue will be used by pedestrians patronizing the casino and hotel and has access to public transportation, which may assist in reducing the number of vehicle trips generated by the development. The site access and circulation should not negatively impact adjacent roadways or neighborhood traffic, as the project is approximately a half mile from a major interstate and is situated just west of the intersection of two primary arterial streets that should be adequate in size to handle the traffic generated. However, the design of the loading dock area to allow maneuvering into the loading docks on the Cincinnati Avenue right-of-way will have a negative impact on the adjacent surrounding residential neighborhood to the north.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for the Northern Strip Gateway District and the City. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

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;**

The proposed building will provide a new aesthetically pleasing building to the area that will offer commercial opportunities as well as provide additional tourist accommodations that will be harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections. However, the loading dock design has the potential to create a safety hazard along Cincinnati Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 435 (GPA-43887, ZON-43888, SUP-43889 & SDR-43890)
3 (VAC-43891)

APPROVALS 0

PROTESTS 0

YK

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 Morenovad Associates **Contact** Gregory Borgel

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

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

E-mail Address N/A

Property Owner Signature* _____

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

Print Name Andrew Fonfa

State of Nevada County of Clark

Subscribed and sworn before me

This 27th day of October, 2011.

Linda J. Goodell

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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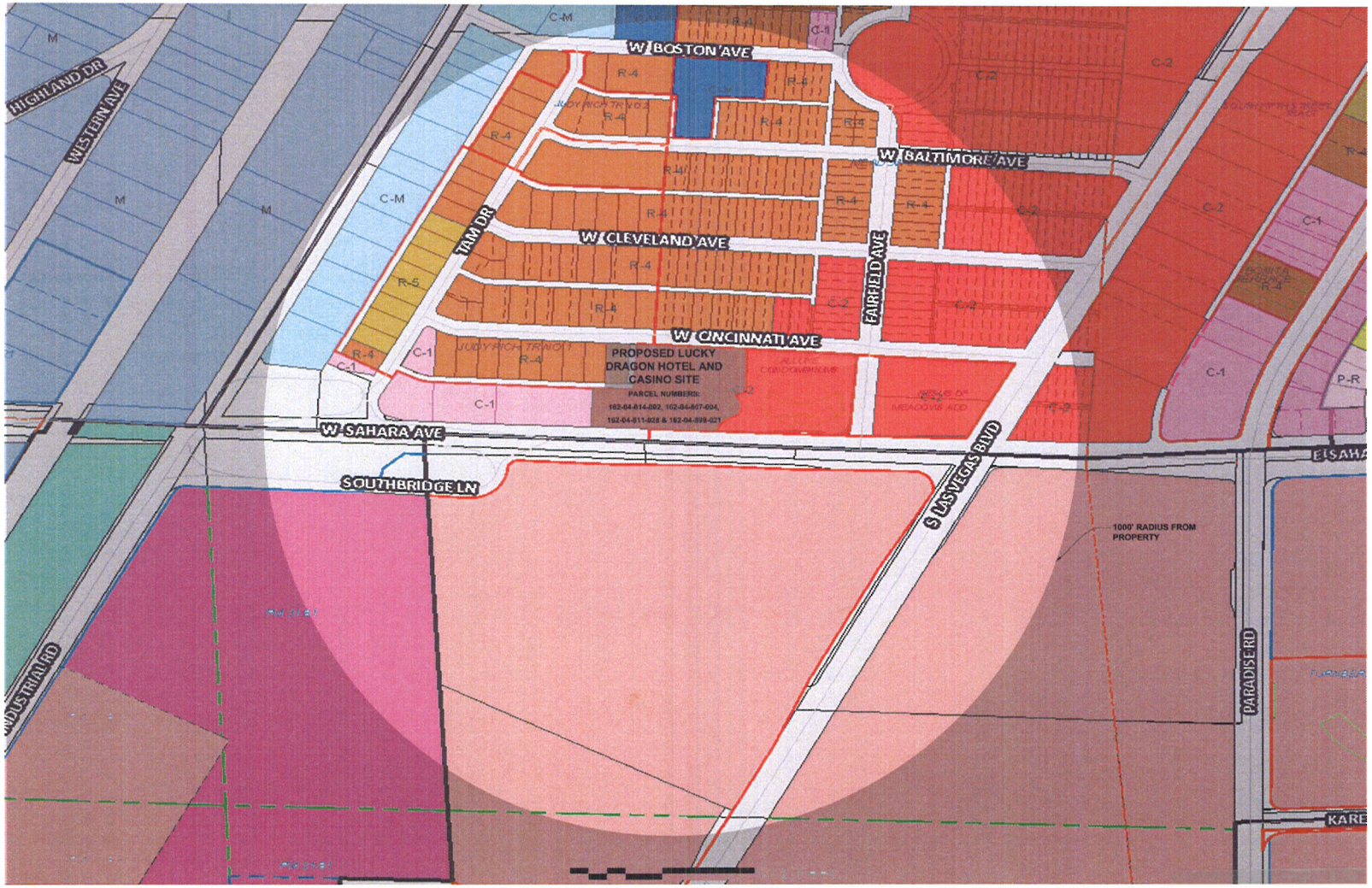
10/27/2011 10:31 Weidner Holdings (FAX)702 407 5683 P.002/002



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
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LOCATION MAP

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 2, 2011

LAS VEGAS, NEVADA

SCALE: NOT TO SCALE

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

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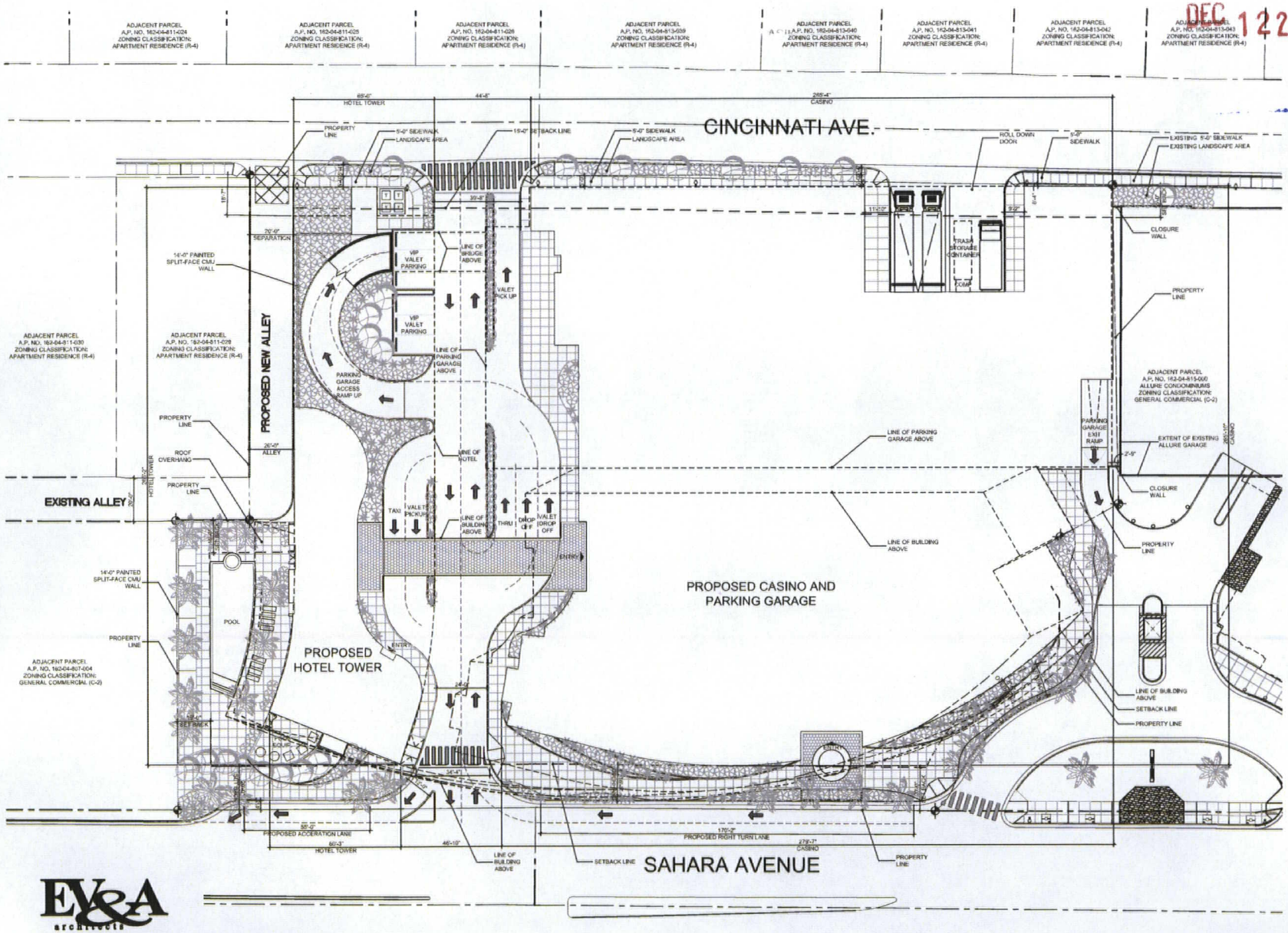


SITE INFORMATION

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

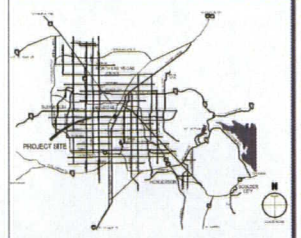
PARKING REQUIRED

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

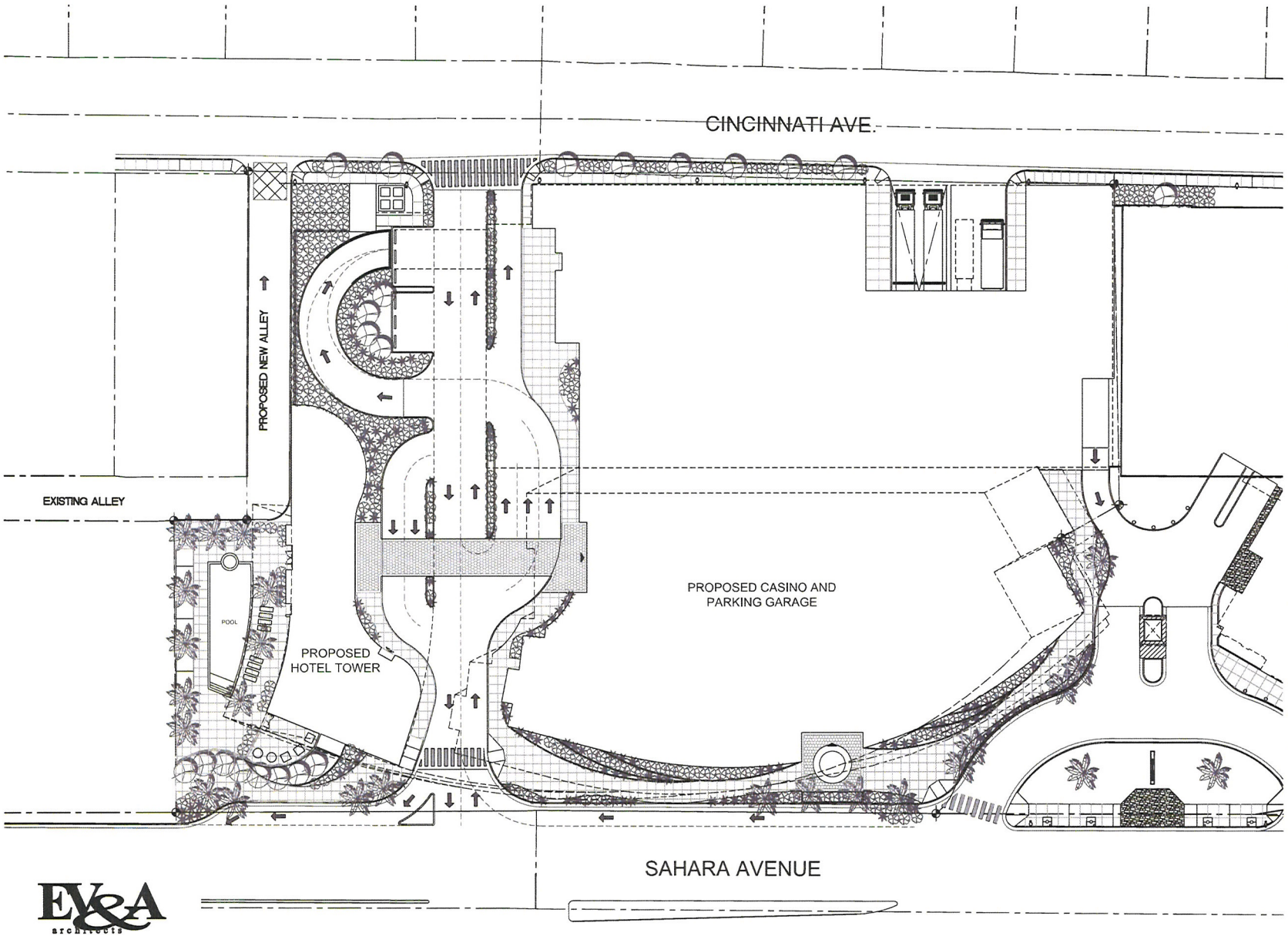
NOVEMBER 2, 2011

LAS VEGAS, NEVADA

SCALE: 1" = 20'-0"

N

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



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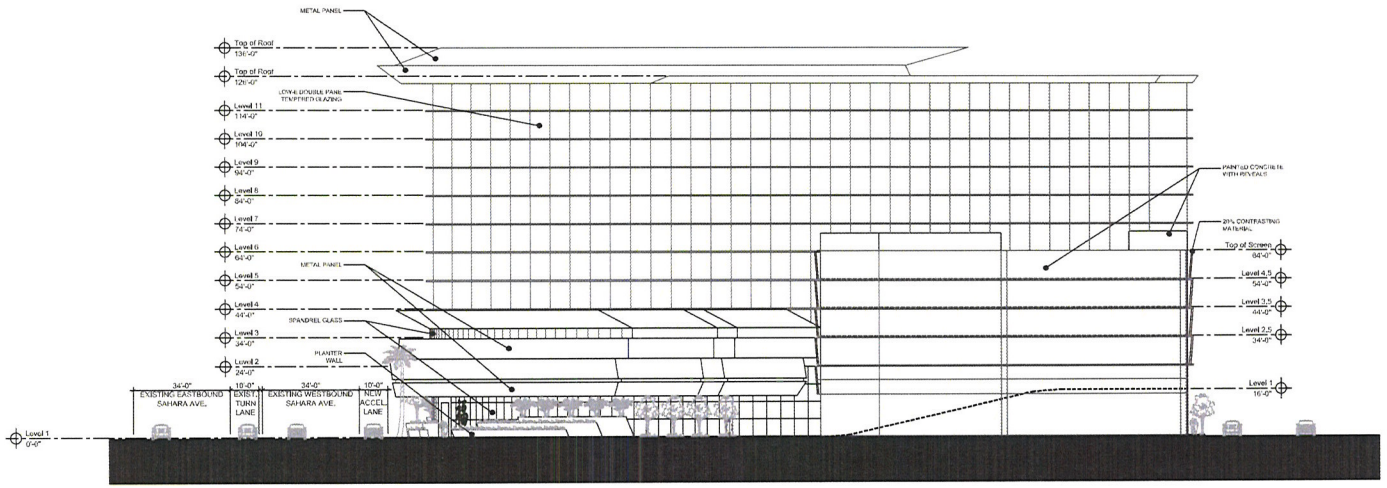
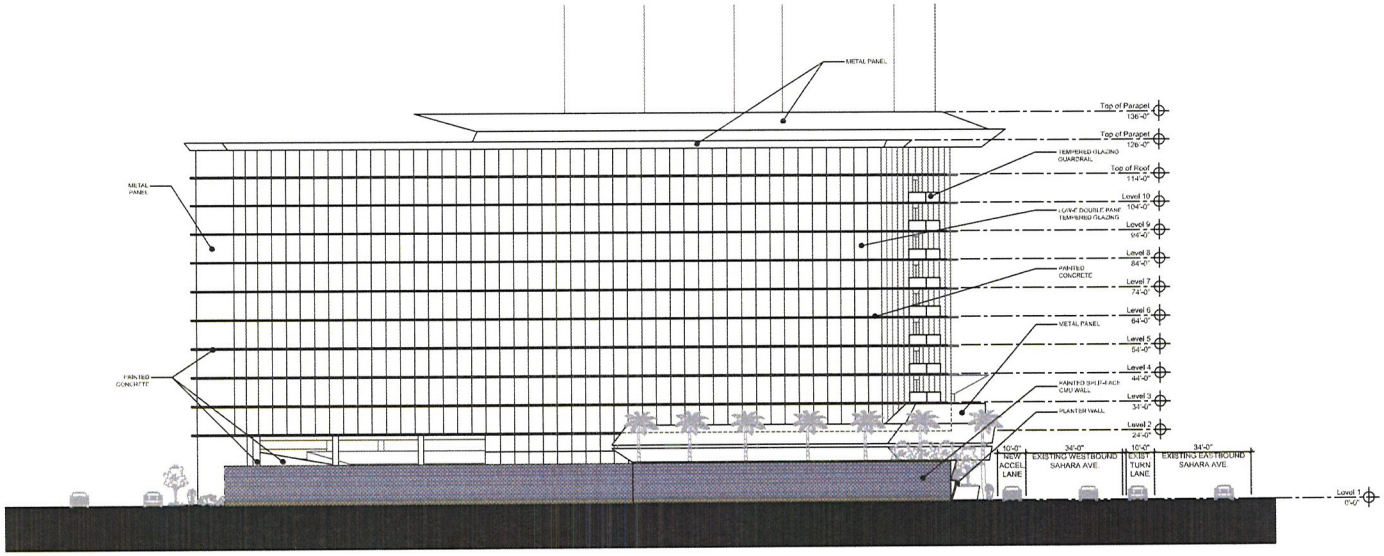
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



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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City of Las Vegas
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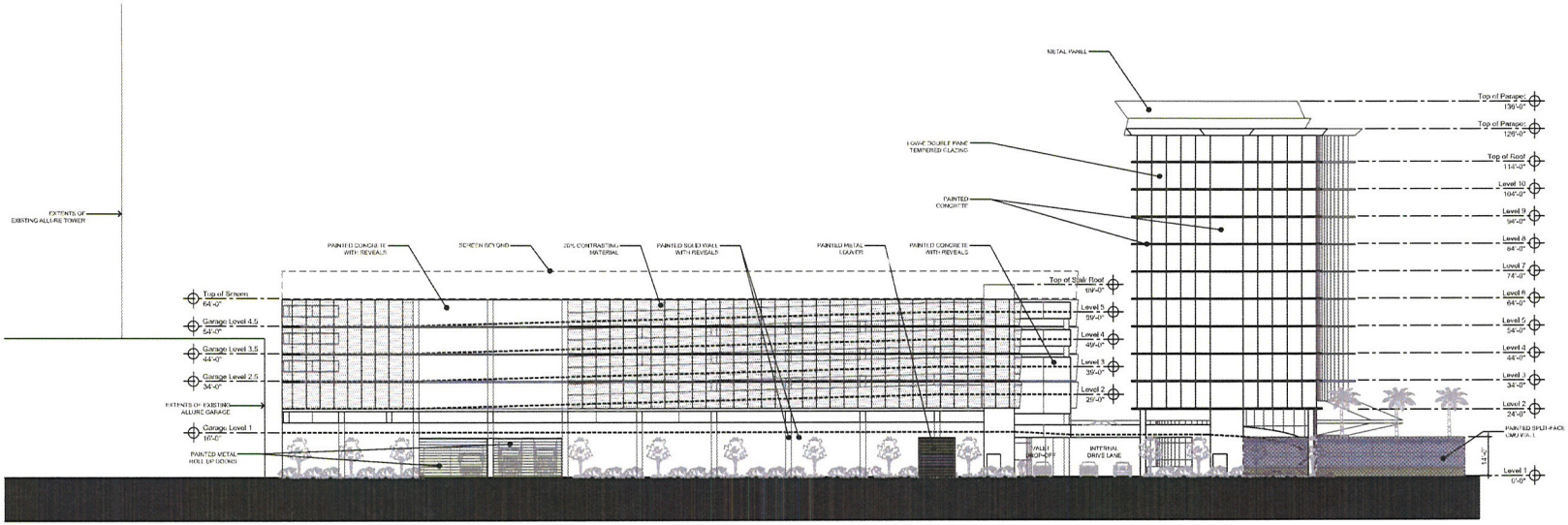
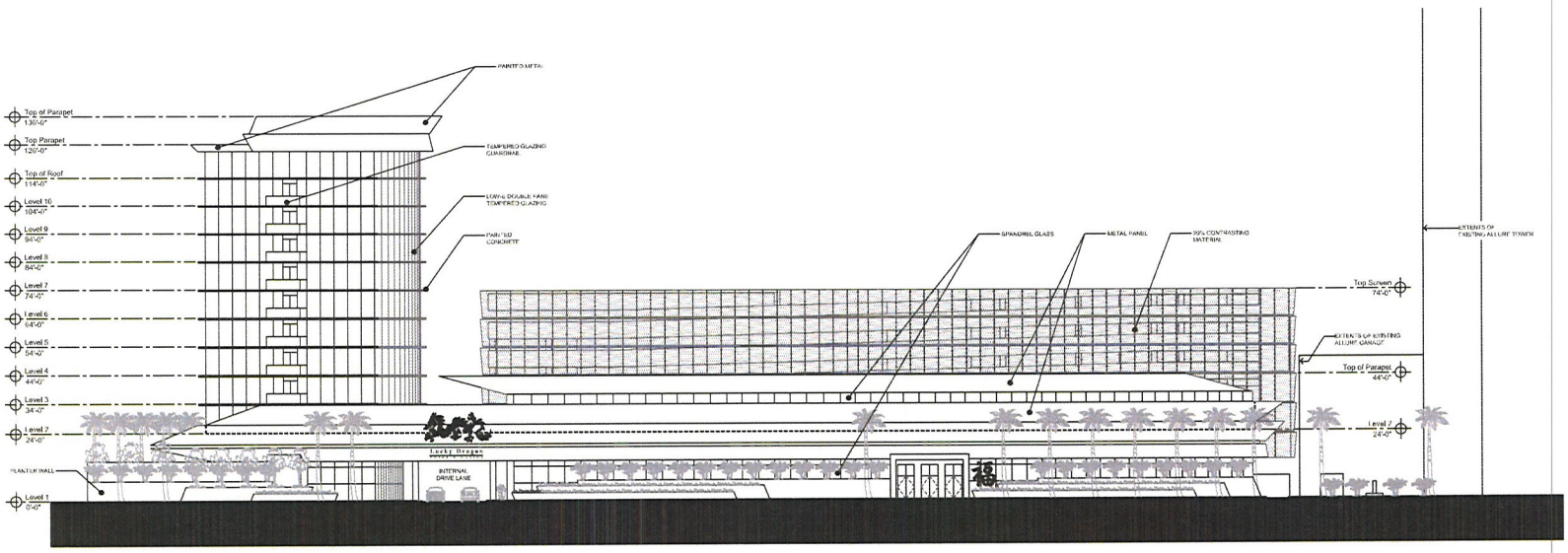
SUP-43889 VAC-43891
SDR-43890



NORTH ELEVATION



SOUTH ELEVATION

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

EXTERIOR ELEVATIONS

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

SCALE: 1" = 20'-0"

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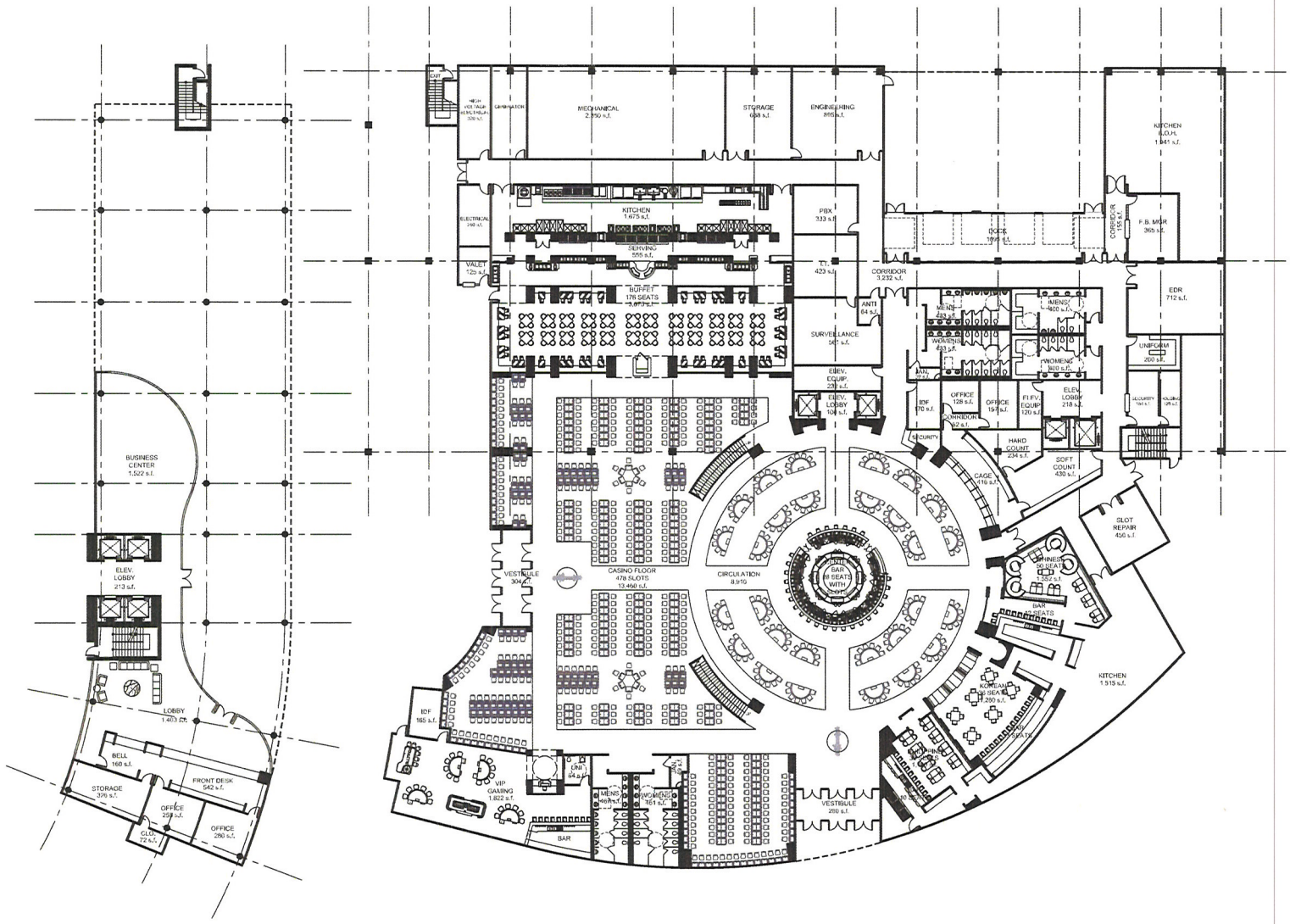
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



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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 - LEVEL 01

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

N

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

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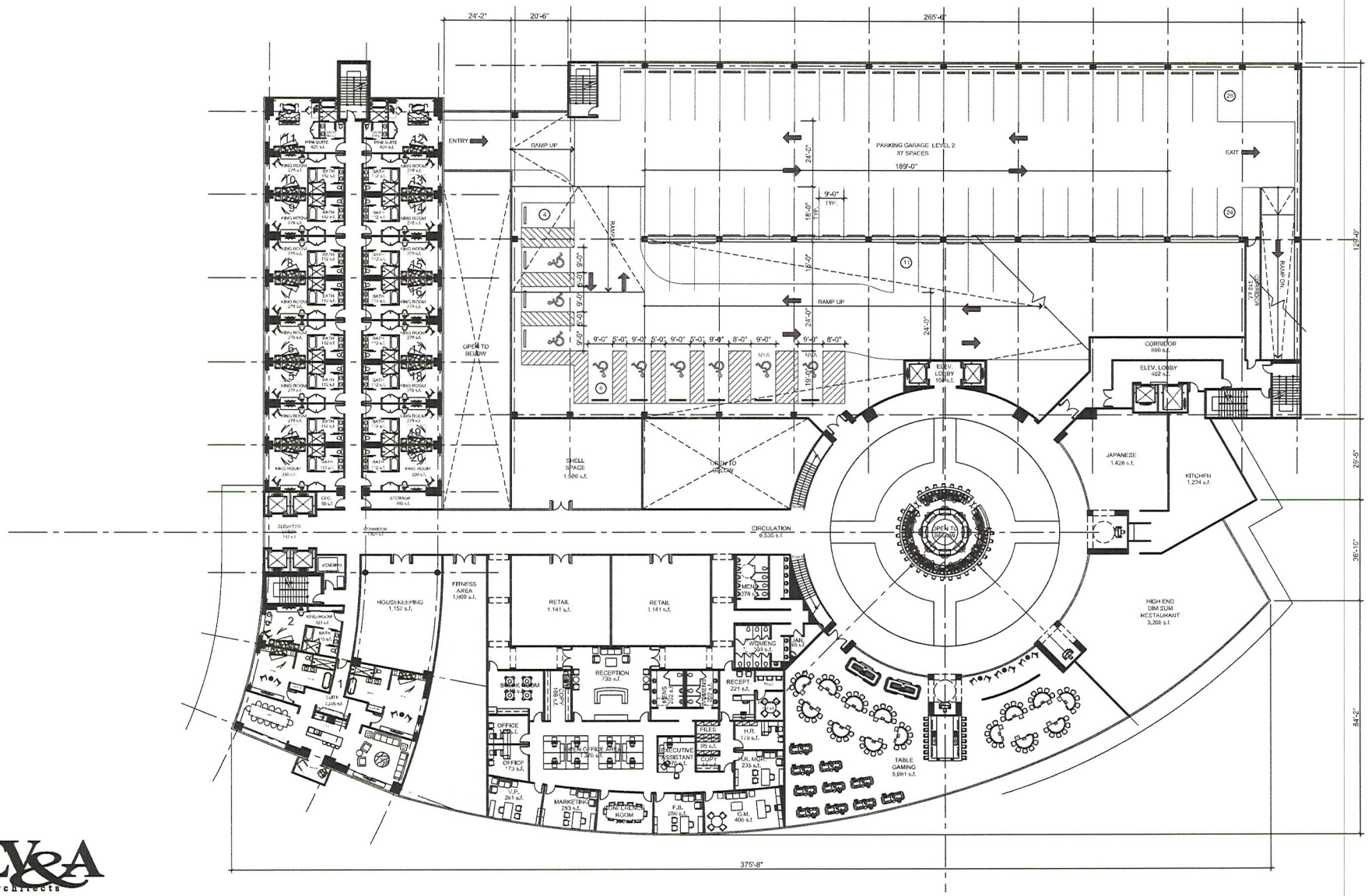

EV&A architects

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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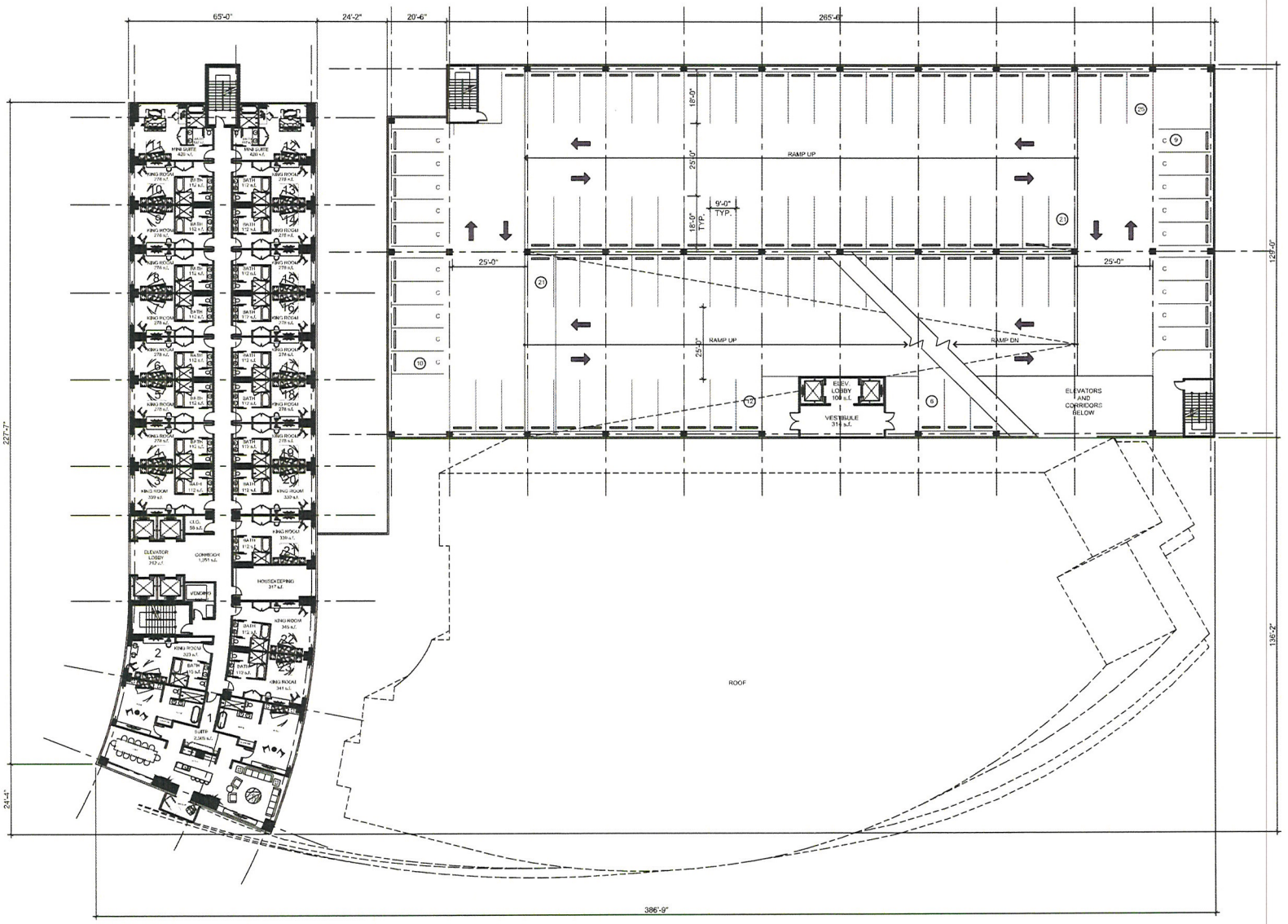
City of Las Vegas

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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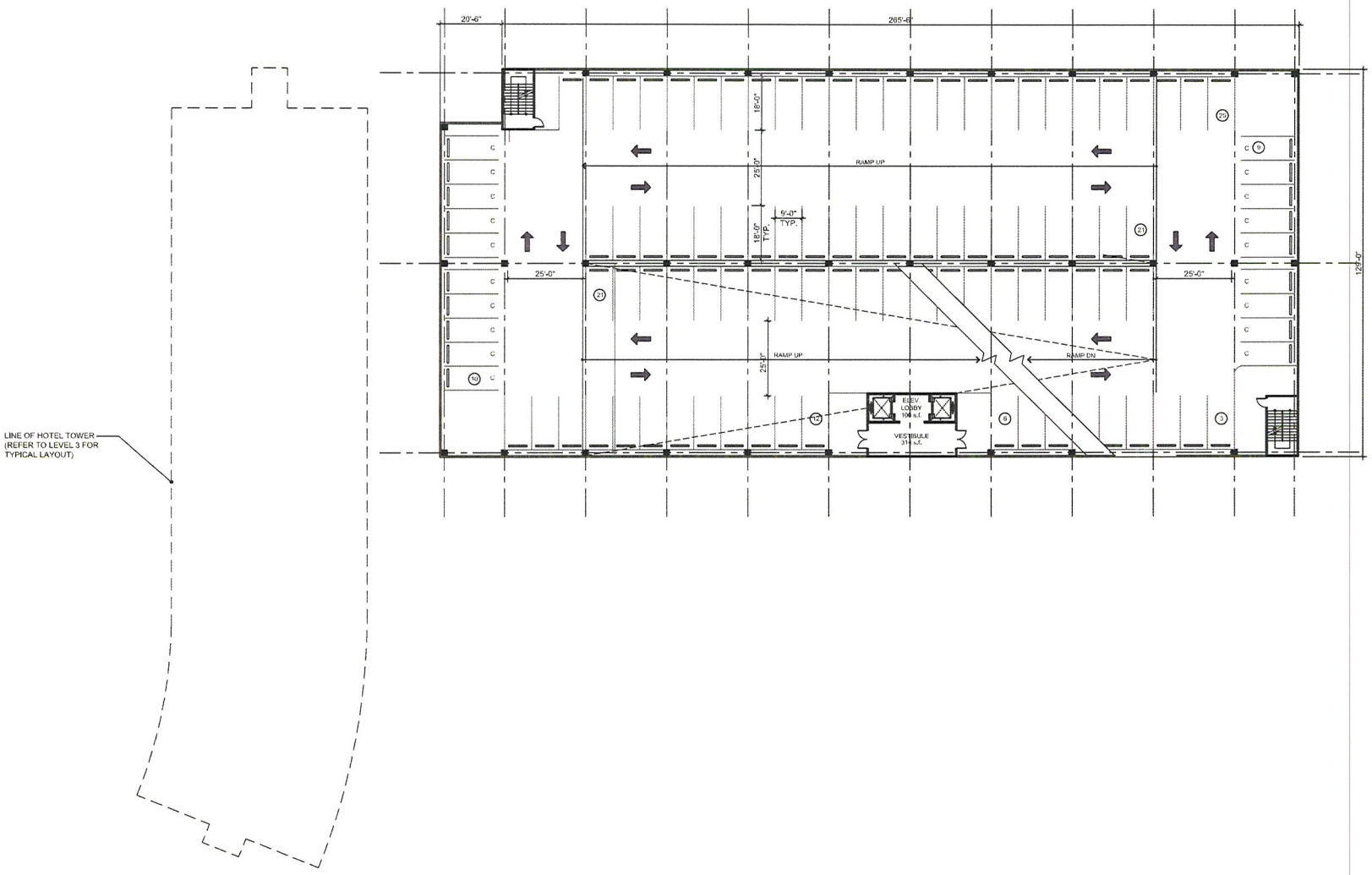
City of Las Vegas

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



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 3 (LEVEL 4 SIMILAR)

LUCKY DRAGON HOTEL + CASINO

NOVEMBER 02, 2011

LAS VEGAS, NEVADA

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

N

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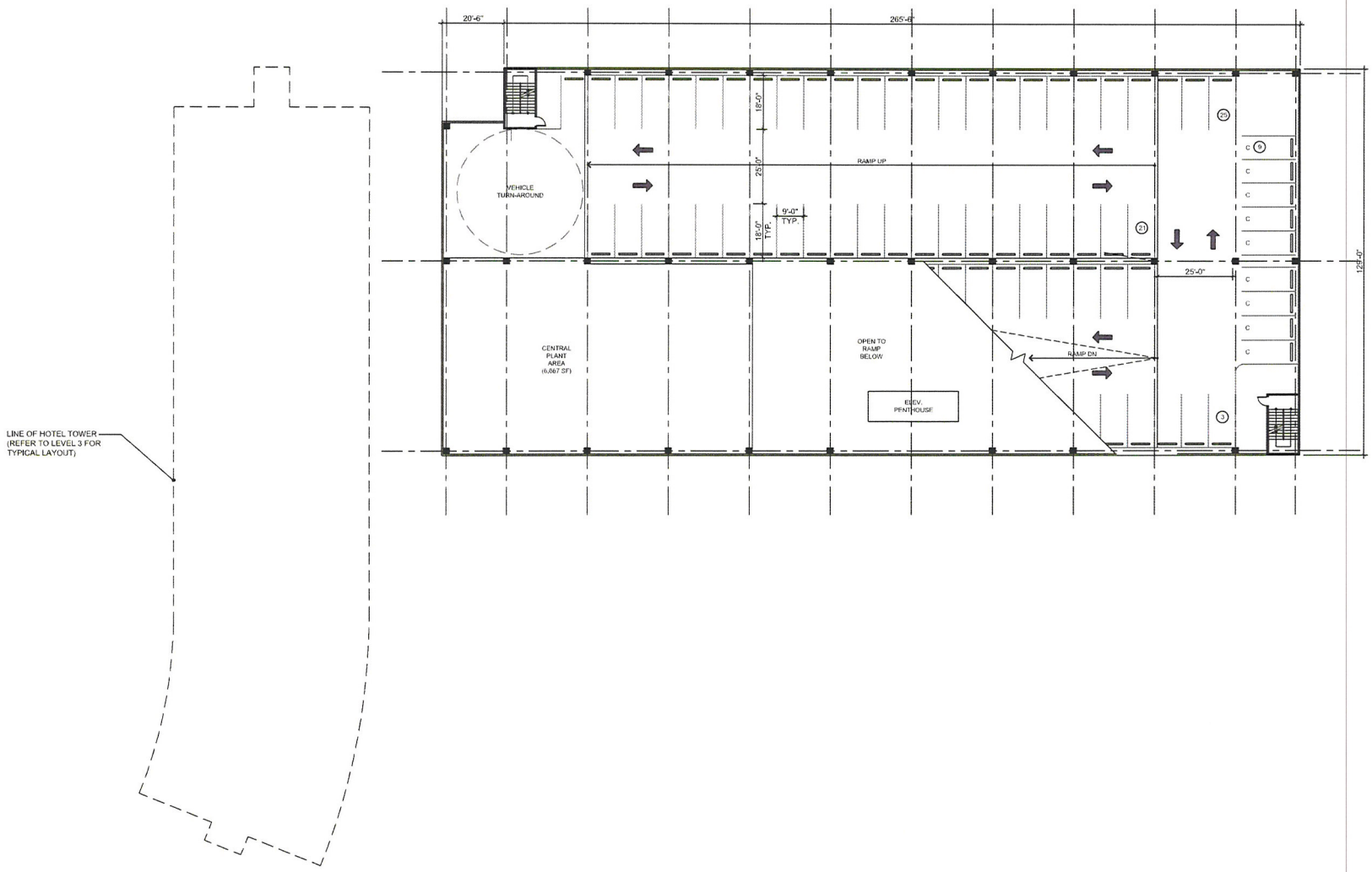
NOV 16 2011
City of Las Vegas

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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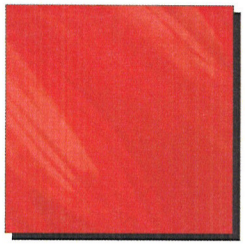
NOV 16 2011
City of Las Vegas

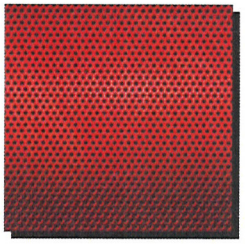
GPA-43887 ZON-43888
SUP-43889 VAC-43891
SDR-43890



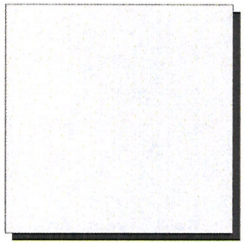
RED GLAZING



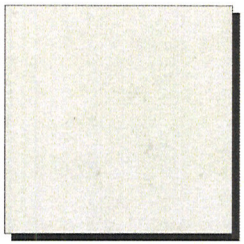
GOLD GLAZING



20% CONTRASTING MATERIAL



PAINTED CONCRETE



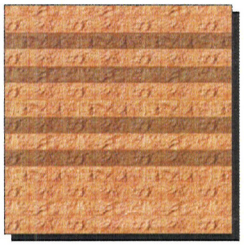
PAINTED SOLID WALL



PAINTED METAL



PAINTED METAL FENCE



PAINTED SPILT FACE CMU WALL

EV&A architects

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



GPA-43887, ZON-43888, SUP-43889, VAC-43891 AND SDR-43890 - APPLICANT/OWNER: LUCKY DRAGON, LLC
305 WEST CINCINNATI AVENUE

12/01/11



GPA-43887, ZON-43888, SUP-43889, VAC-43891 AND SDR-43890 - APPLICANT/OWNER: LUCKY DRAGON, LLC
305 WEST CINCINNATI AVENUE

12/01/11

Moreno
AND ASSOCIATES, INC.

GREGORY E. BORGEL
Vice President
Planning and Development Services

October 28, 2011

Planning Department
City of Las Vegas
Hand delivered

Dear Gentlemen:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Greg Borgel

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

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

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.

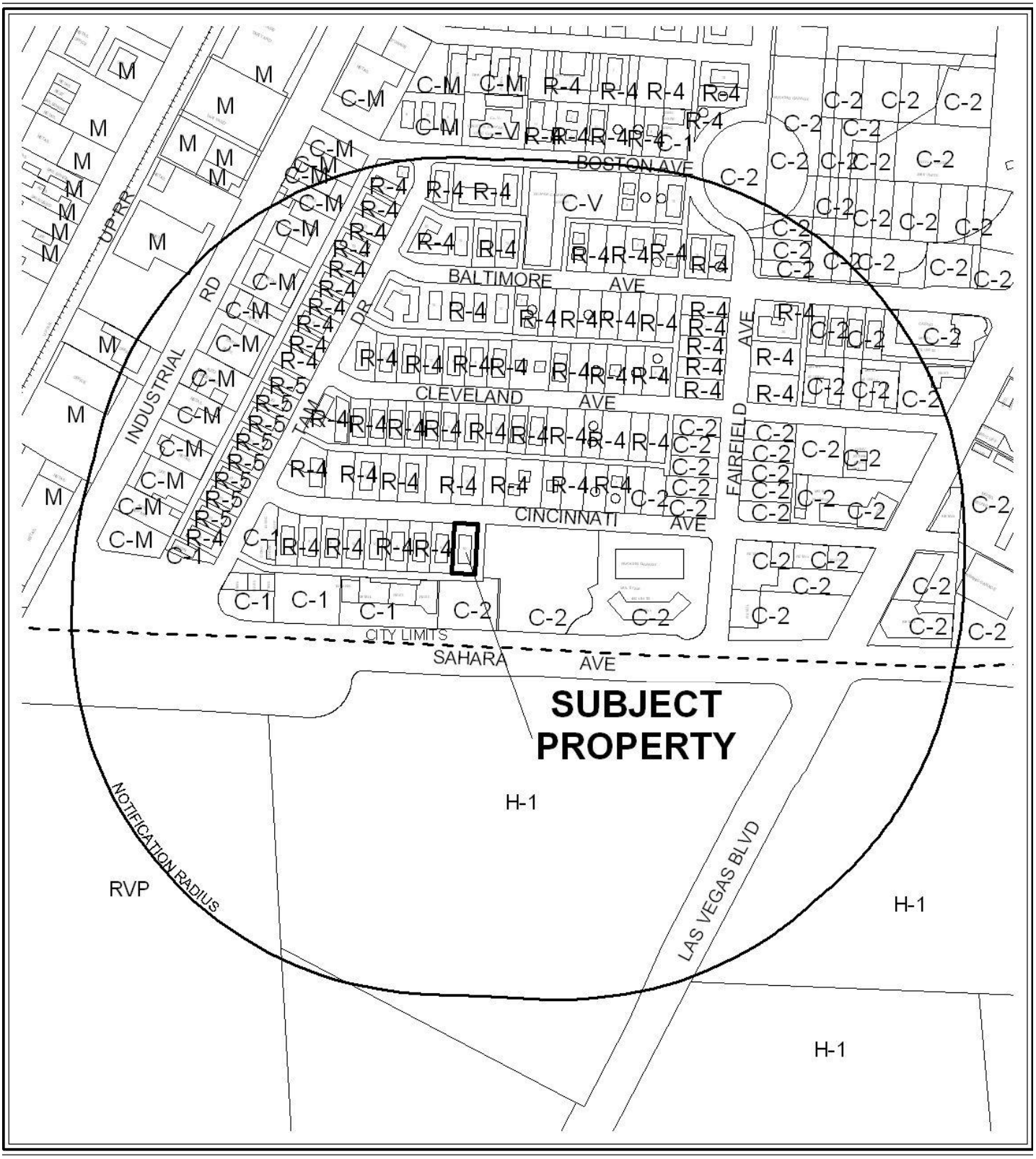
C.C.: 02/15/2012

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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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: 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.: **24.**

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.

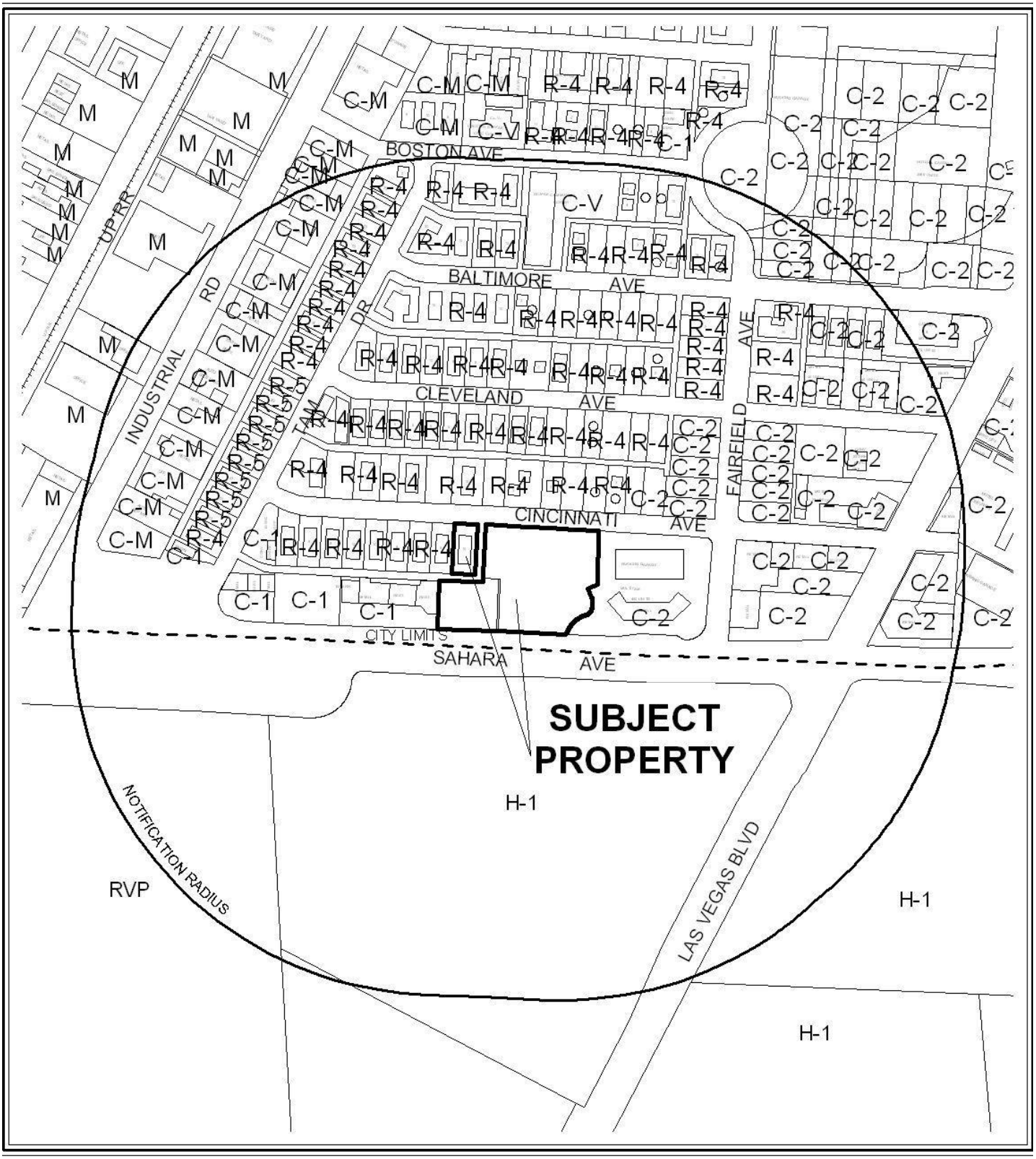
C.C.: 02/15/2012

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.: **25.**

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.

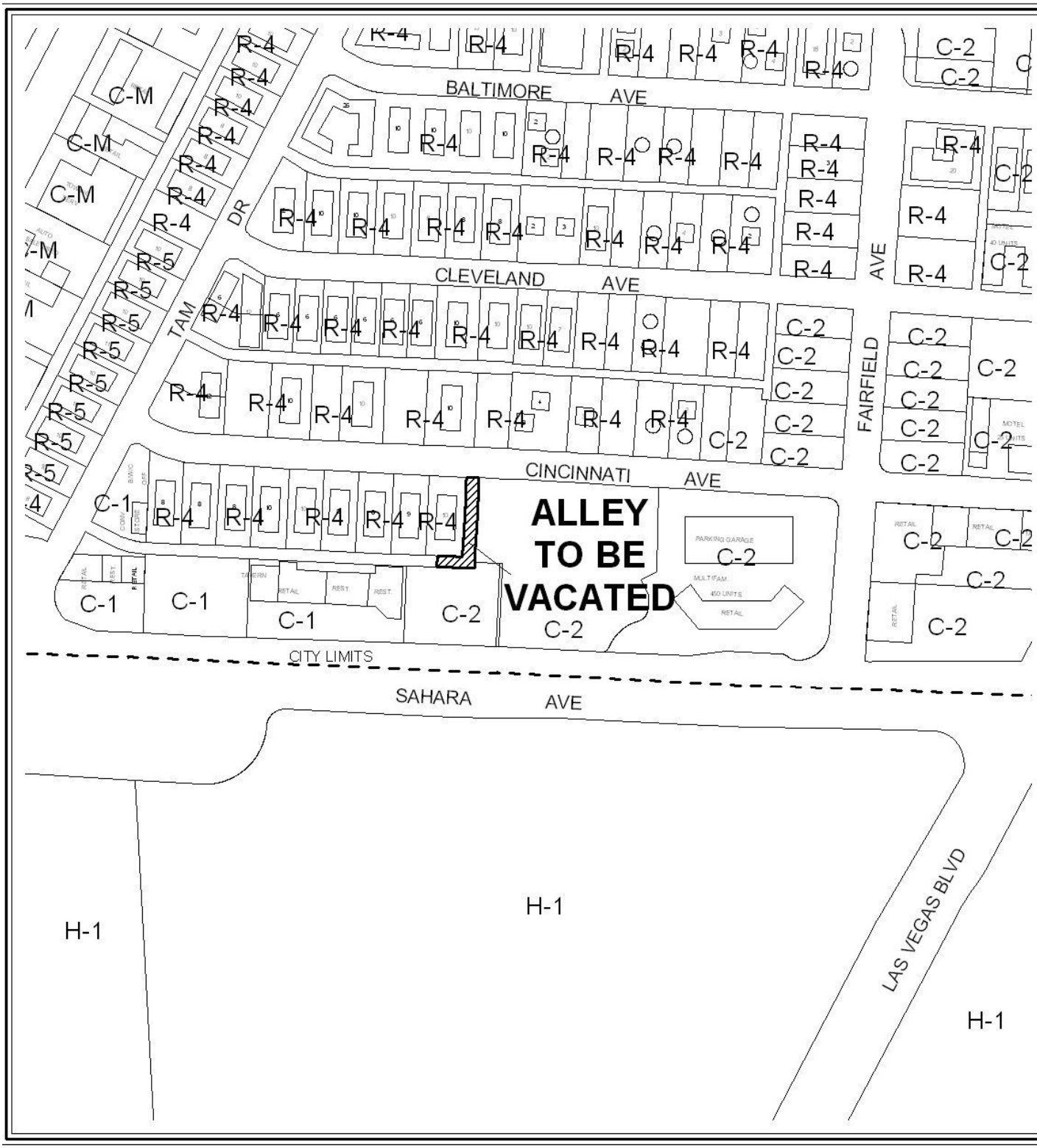
SET DATE: 02/01/2012
C.C.: 02/15/2012

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

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.



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CASE: VAC-43891

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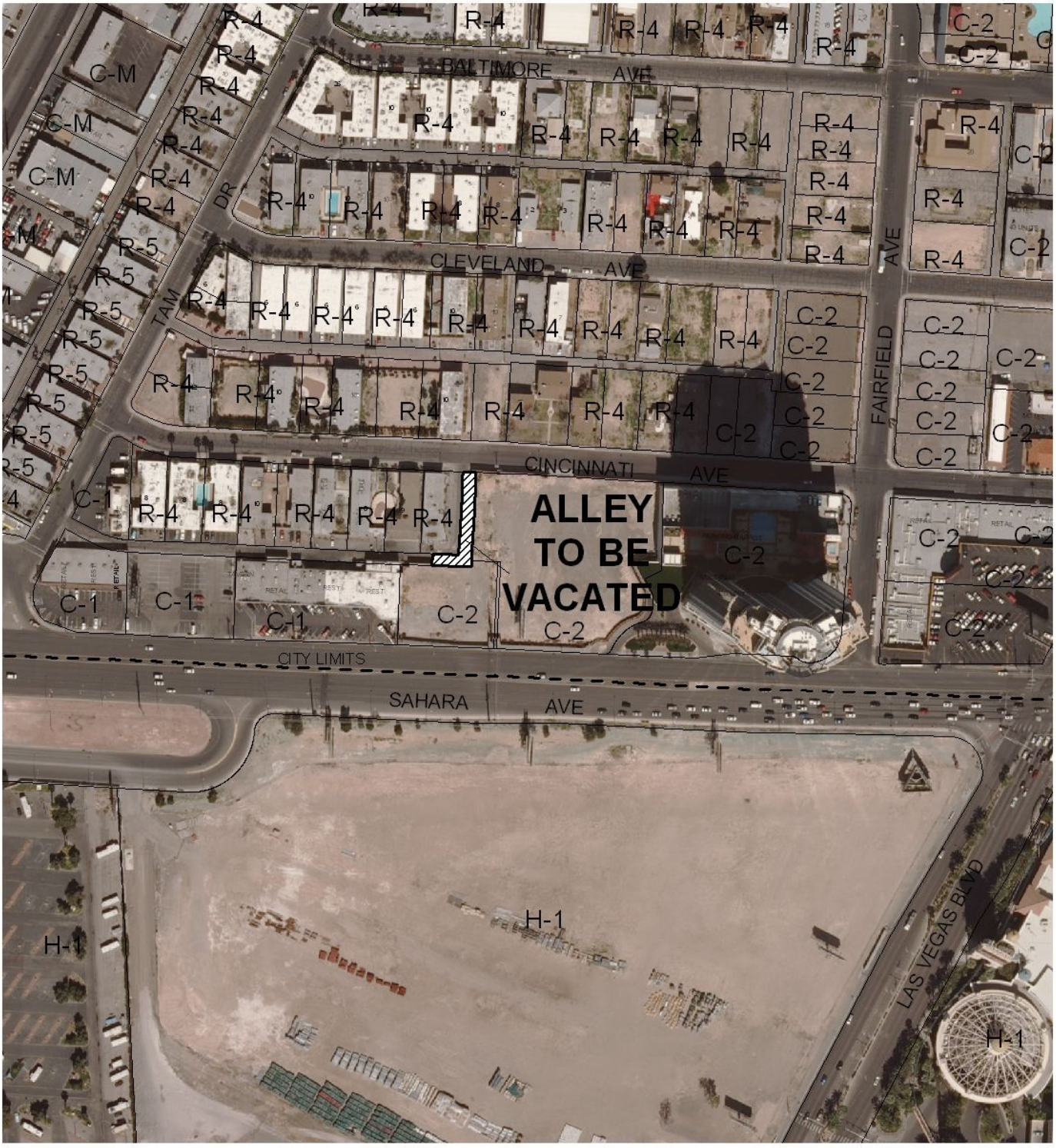

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CASE: **VAC-43891**

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

RECEIVED
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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.

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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

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

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

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

SUBJECT:
SDR-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 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. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43890 APN: 162-04-807-004 & 005; 162-04-811-028 ~~162-04-814-002~~

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

Name of Applicant: Lucky Dragon LP

Name of Representative: Moreno and Associates

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

State of Nevada
County of Clark

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 27th day of October, 2011

_____
Notary Public in and for said County and State

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

Revised 11-14-06

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City of Las Vegas

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

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APPLICANT Lucky Dragon LP **Contact** Andrew Fonfa

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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
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This 27th day of October, 20 11.

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

FOR DEPARTMENT USE ONLY

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

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

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City of Las Vegas

Revised 02.14.11

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

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.: **27.**

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

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

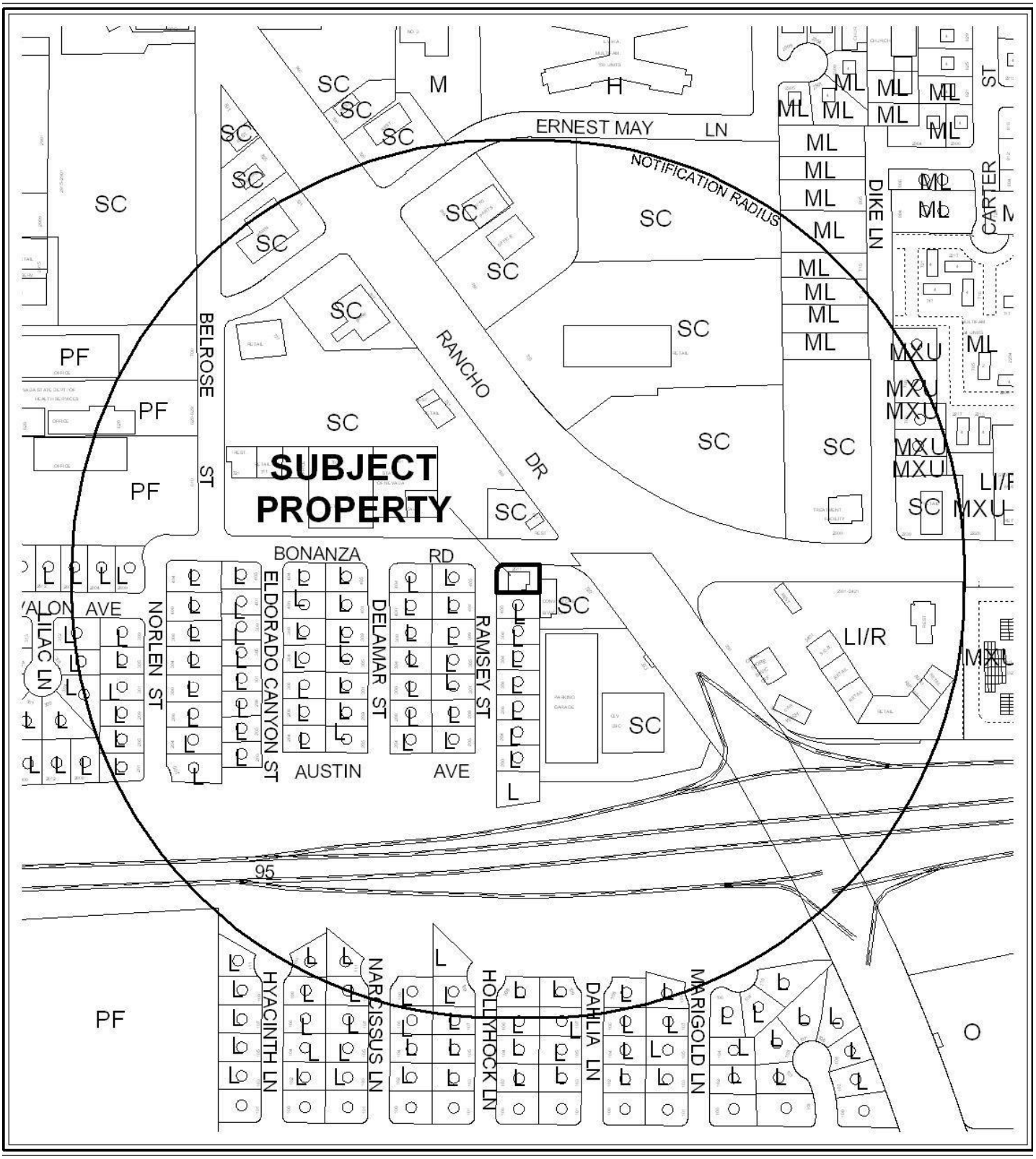
SUBJECT:
GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO - For possible action on a request to amend the General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023),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

C.C.: 02/15/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**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
6. Protest 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-43970	Staff recommends DENIAL.	
ZON-43971	Staff recommends DENIAL.	GPA-43970
VAR-43972	Staff recommends DENIAL, if approved subject to conditions:	GPA-43970 ZON-43971
SDR-43973	Staff recommends DENIAL, if approved subject to conditions:	GPA-43970 ZON-43971 VAR-43972

** CONDITIONS **

VAR-43972 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-43970), (Rezoning (ZON-43971), and Site Development Plan Review (SDR-43973) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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

YK

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

SDR-43973 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-43970), Rezoning (ZON-43971) and Variance (VAR-43972) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/22/11, and the landscape plan date stamped 12/13/11, except as amended by conditions herein.

4. A Waiver from Unified Development Code 19.08.050 is hereby approved, to allow a zero foot landscape buffer along the north, west and a portion of the south perimeters.

5. An Exception from Unified Development Code 19.08.040 is hereby approved, to allow mechanical equipment on a sloping roof.

6. All roof mounted mechanical equipment shall be screened from public view within 60 days of approval.

7. 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 Department of Building and Safety.

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

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

11. Remove the driveways on Bonanza Road adjacent to this site and replace with new curb, gutter and sidewalk meeting Current City Standards. Additionally, remove and replace all substandard improvements on Bonanza Road and Ramsey Street adjacent to this site and replace with Current City Standards concurrent with on-site development activities. The existing "pan style" driveway on Ramsey Street accessing this site may remain.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Staff Report Page One
January 10, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to convert an existing R-1 (Single Family Residential) zoned property into a P-O (Professional Office) zoned property at 2511 West Bonanza Road. A single family dwelling is currently on the site. Staff recommends denial of the request due to the encroachment of commercial uses into an established residential neighborhood and the required variance, waivers and exception associated with the request. If denied, the property would remain residential.

ISSUES

- Waivers are required for reduced landscape buffer widths along the north, west and a portion of the south perimeters. Staff does not support these requests.
- An exception is required to allow mechanical equipment on a sloped roof. Staff does not support this request.
- A variance for parking to allow three spaces where seven are required. Staff does not support this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/02/83	The City Council approved a Variance (V-0099-83) to allow a commercial (Accounting and Real Estate Office) use in a residential district at 2511 West Bonanza Road. The Planning Commission and staff recommended approval.
05/20/87	The City Council denied a Rezoning (Z-0035-87) from R-1 (Single Family Residential) to P-P (Professional Office and Parking) at 2511 West Bonanza Road. The Planning Commission and staff recommended denial.
01/17/90	The City Council approved a Variance (V-0138-89) to allow a commercial (Photography Portrait Studio) use in a residential district at 2511 West Bonanza Road. The Planning Commission and staff recommend approval.
09/10/11	Code Enforcement issued a notice (105613) for high weeds at 2511 West Bonanza Road. The case was resolved 10/01/11.

Most Recent Change of Ownership	
12/31/09	A deed was recorded for a change in ownership.

YK

Related Building Permits/Business Licenses	
07/09/90	A business license (P06-00474-K-043099) was issued for a Photographer at 2511 West Bonanza Road. The license expired as out-of-business on 10/23/08.
	A business license (P20-00065-5-043099) was issued for Sales at 2511 West Bonanza Road. The license expired as out-of-business on 10/29/08.
03/01/99	A building permit (99004138) for Exterior Remodeling was issued for 2511 West Bonanza Road. The permit was finalized on 05/11/99.

Pre-Application Meeting	
05/05/11	Staff met with the applicant and reviewed the required application to convert this property from residential to commercial use. It was determined that a GPA, SDR, VAR and ZON applications would be needed. Waivers of the landscape buffer requirements would also be needed.
08/23/11	Staff held a phone conference with the applicant and confirmed the May 5, 2011 pre-application information. A pre-application check sheet was e-mailed to the applicant.

Neighborhood Meeting	
12/15/11	A required neighborhood meeting was held. Three members of the development team and two City of Las Vegas staff members attended. No property owners or residence attended.

Field Check	
12/01/11	Staff visited the property and found a clean, secure property that was being used as an office. The majority of the front yard was concrete parking.

Details of Application Request	
Site Area	
Net Acres	.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	L (Low Density Residential)	R-1 (Single Family Residential)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family,	L (Low Density	R-1 (Single Family

	Detached	Residential)	Residential)

East	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District 140 Feet	X		Y
Trails (Bonanza)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Unified Development Code 19.08.050, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	65 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	25 Feet	Y
Max. Lot Coverage	50 %	30 %	Y
Max. Building Height	35 Feet	10 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	None	N/A
Mech. Equipment	Screened	Not Screened	N

Pursuant to Unified Development Code 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
• East	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	2 Trees	0 Trees	N
TOTAL PERIMETER TREES		**14 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• South	5 Feet		5 Feet	Y
• East	5 Feet		25 Feet	Y
• West	15 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	N/A	N/A	60	Y
Ramsey Street	N/A	N/A	50	Y

Pursuant to Unified Development Code 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	2010 SF	1:300 SF	7				
TOTAL SPACES REQUIRED			7		3		N
Regular and Handicap Spaces Required			6	1	2	1	N
Percent Deviation			58%				

YK

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide a 15 foot landscape buffer along the north and west perimeter.	To allow a zero foot landscape buffer along the north and west perimeters.	Denial
To provide a 5 foot landscape buffer along the south perimeter.	To allow a zero foot landscape buffer along a portion of the south perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
No mechanical equipment shall be located on a sloping roof.	To allow mechanical equipment on a sloping roof.	Denial

ANALYSIS

This is a proposal to convert a single family dwelling into an office building. The site is not suited for such a conversion due to the lack of required parking and commercial encroachment into the residential nature of the neighborhood. The applicant is not proposing to improve the property to make it an asset to the neighborhood. The entire front and corner side yards are currently paved and lack the required perimeter landscape buffers for a P-O (Professional Office) district. Even with the amount of pavement on the property, the site still lacks the required parking for the proposed office use. A variance to allow a 58% deviation from the parking requirement is needed for this proposal. Public Works is requiring that the driveway access off of Bonanza Road be removed. This will further reduce the amount of parking spaces on the site. Staff does not support the requested variance, since the overflow parking would flow onto the adjacent residential streets.

A waiver is also required for the lack of required landscape buffers along the north and west perimeters of the site. Where a 15 foot wide buffer is required, the applicant is proposing a zero foot buffer. In addition, a waiver is requested for a portion of the south perimeter where a five foot wide buffer is required. The applicant is requesting a zero foot buffer along a portion of this perimeter. There are no trees on this property and none are proposed. There is some minimal shrubbery around the foundation of the structure and in the enclosed rear yard. The lack of perimeter landscaping creates a stark, visually negative aesthetic for the entrance into this residential neighborhood. Staff does not support the request for these reasons.

The P-O (Professional Office) district does not allow mechanical equipment to be located on sloping roofs. This property has such a roof with mechanical equipment on it. No screening exists nor is any proposed to mitigate this condition. The applicant has proposed nothing that would enhance this property and allow it to seamlessly co-exist with the residential properties in the neighborhood. Staff does not support the requested exception to allow mechanical equipment on the roof. A condition has been added to require screening if the project is approved.

The proposed project is not compatible with the General Plan or the Unified Development Code as evidenced by the required variance, waivers and exception. Specifically, the 2020 General Plan Neighborhood Revitalization Goal 2 states, "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation". This project does not meet Policy 2.1.2, "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development". For these reasons, staff recommends denial of all four applications.

FINDINGS (GPA-43970)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   An office use is not compatible with the residential nature of the area due to the lack of parking that is required for the building area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are too intense, and are not compatible with the adjacent residential use to the south.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   This is an established built urban environment. The available infrastructure is adequate to accommodate the project.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

There are no other applicable plans for the area.

FINDINGS (ZON-43971)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning conforms to the proposed General Plan Amendment for land use, but does not conform to stated goals or policies of the General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   An office project is not compatible with the adjacent residential land uses, specifically to the south and west.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There is currently an abundance of vacant office space in the community and thus these conditions do not support the request at this time.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The project would be serviced by Bonanza Road and Ramsey Streets, both are adequate to accommodate the proposed use.

FINDINGS (VAR-43972)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to convert a residential property to office use without adequate parking and landscaping. Alternative is to maintain the current residential use that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-43973)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed office use is not compatible with the adjacent residential uses. The lack of available parking on the site would force employees and visitors to park on the residential streets increasing congestion. In addition, landscape buffers intended to screen more intense commercial activity from the adjacent residential uses have been omitted.

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 proposed development is not consistent with the goals and policies of the General Plan or with the Unified Development Code as is evidenced by the required waivers and exceptions.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Bonanza Road and Ramsey Streets are adequate to handle the traffic generated by the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The applicant is not proposing any additional landscaping or enhancements to the building. The lack of landscaping as evidenced by the requested waivers is not appropriate for the residential nature of the area.

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;**

   The required front and side yards are dominated by parking making the property appear unsightly and obnoxious in appearance for a residential area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The project will require permits and inspections and thus the public health, safety and welfare will be protected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 151

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: GLORIA SAUCEDO

Name of Applicant: HERMANDAD MEXICANA TRANSNACIONAL, ORG.

Name of Representative: YOKO CALDERON

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Gloria Saucedo.

Print Name: Gloria Saucedo

Subscribed and sworn before me

This 14 day of November, 2011

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMEDMENT

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

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

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

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

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

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

Additional Information _____

PROPERTY OWNER GLORIA SAUCEDO **Contact** GLORIA SAUCEDO

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

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

E-mail Address GLORIASAU@HOTMAIL.COM

APPLICANT Hermandad Mexicana Transnacional **Contact** _____

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

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

E-mail Address hermandad_mexicana702@yahoo.com

REPRESENTATIVE Yoko Calderon **Contact** Yoko Calderon

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

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

E-mail Address yoko@hermandad-mexicana.org

Property Owner Signature* Gloria Saucedo

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

Print Name Gloria Saucedo

Subscribed and sworn before me

This 14TH day of November, 20 11.

Marta G. Paz

Notary Public in and for said County and State

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

Revised 10/27/08

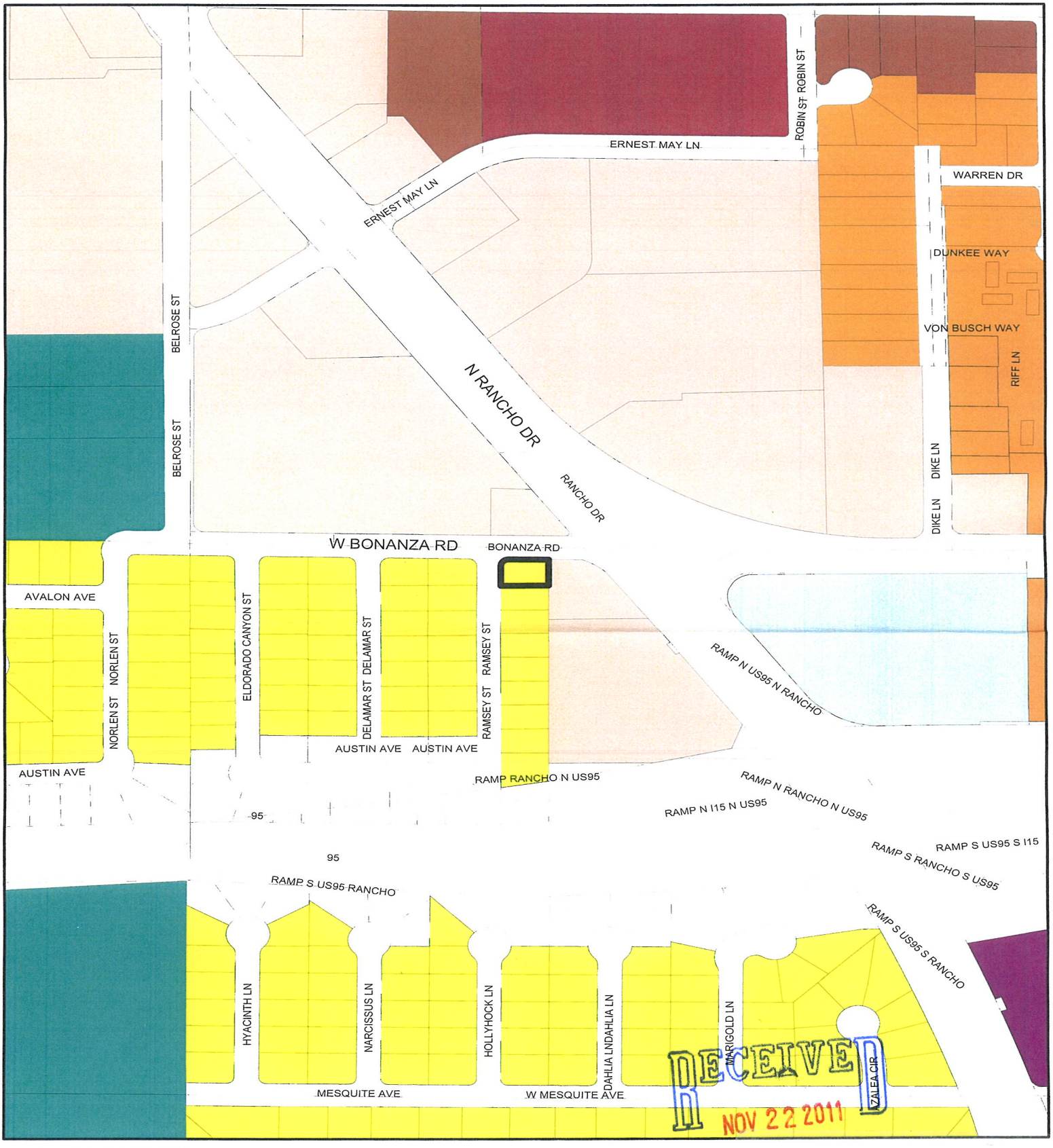
FOR DEPARTMENT USE ONLY

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

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

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

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



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NOV 22 2011

GENERAL PLAN AMENDMENT

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

FROM L TO O

GPA-43970

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

PLANNING & DEVELOPMENT

Printed: July 27, 2011

ACCESSIBILITY NOTES

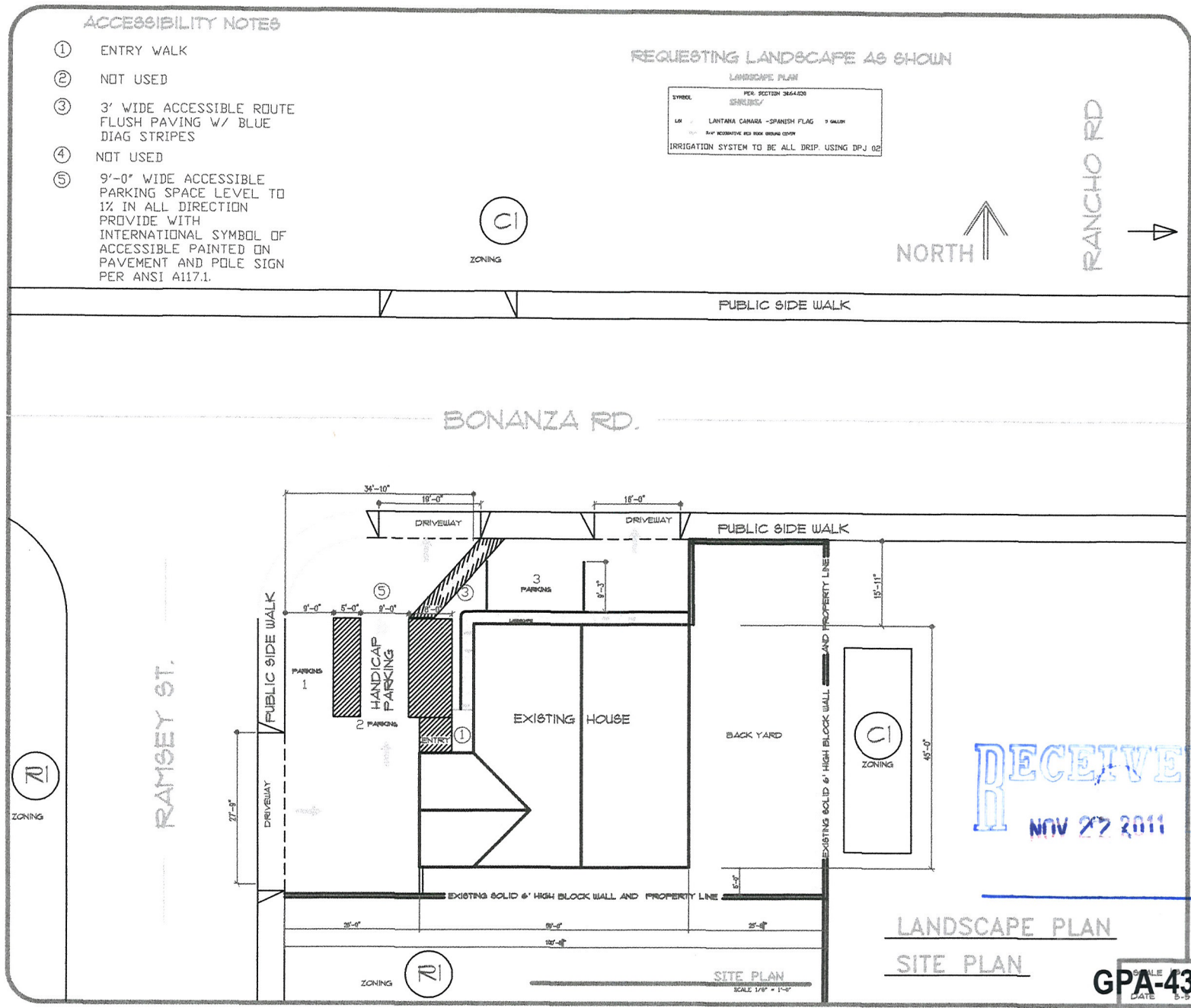
1. ENTRY WALK
2. NOT USED
3. 3' WIDE ACCESSIBLE ROUTE FLUSH PAVING W/ BLUE DIAG STRIPES
4. NOT USED
5. 9'-0" WIDE ACCESSIBLE PARKING SPACE LEVEL TO 1% IN ALL DIRECTION PROVIDE WITH INTERNATIONAL SYMBOL OF ACCESSIBLE PAINTED ON PAVEMENT AND POLE SIGN PER ANSI A117.1.

REQUESTING LANDSCAPE AS SHOWN

LANDSCAPE PLAN

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

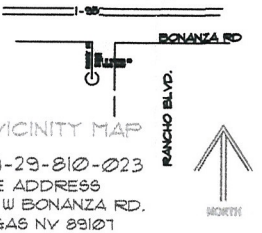
IRRIGATION SYSTEM TO BE ALL DRIP. USING DPJ 02



LANDSCAPE PLAN

SITE PLAN

COVER PAGE



VICINITY MAP

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

VARIANCE REQUESTED

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

---

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

DESCRIPTION BUSINESS

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

BUILDING AND LOT

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

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

PN 139-29-810-023

PARKING ANALYSIS

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

CONTACT

REPRESENTATIVE
LUZ MARINA MOSQUERA
598 0052

SCALE
DATE 5-5-2011

HERMANDAD MEXICANA COMMUNITY OFFICES

1

RECEIVED
NOV 22 2011

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

ACCESSIBILITY NOTES

1. ENTRY WALK
2. NOT USED
3. 3' WIDE ACCESSIBLE ROUTE FLUSH PAVING W/ BLUE DIAG STRIPES
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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" | 25'-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

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WE ARE A REGISTERED NON PROFIT ESPANIC COMMUNITY SERVICES.
A COMMUNITY BASED ORGANIZATION SERVING THE
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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

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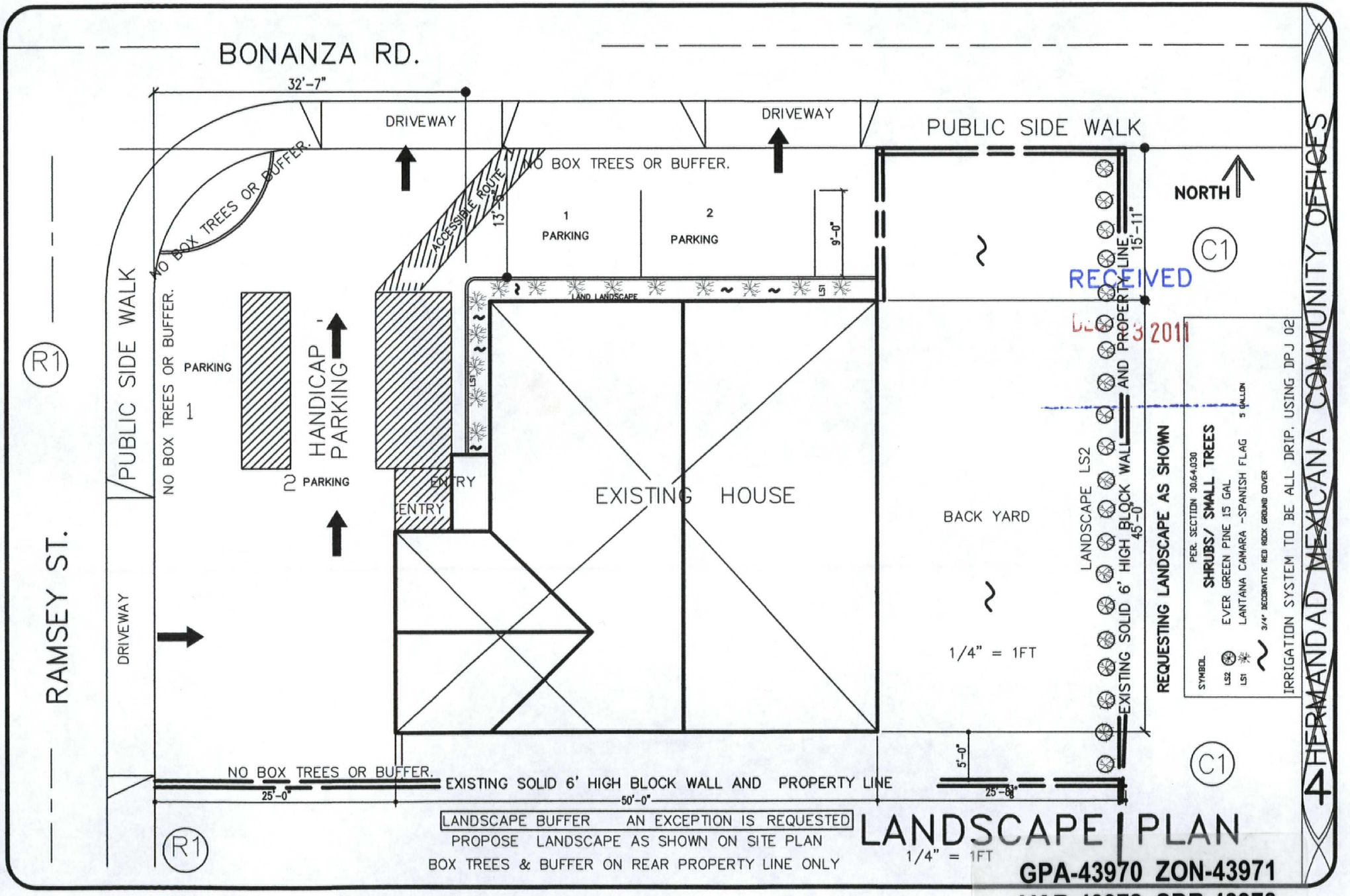
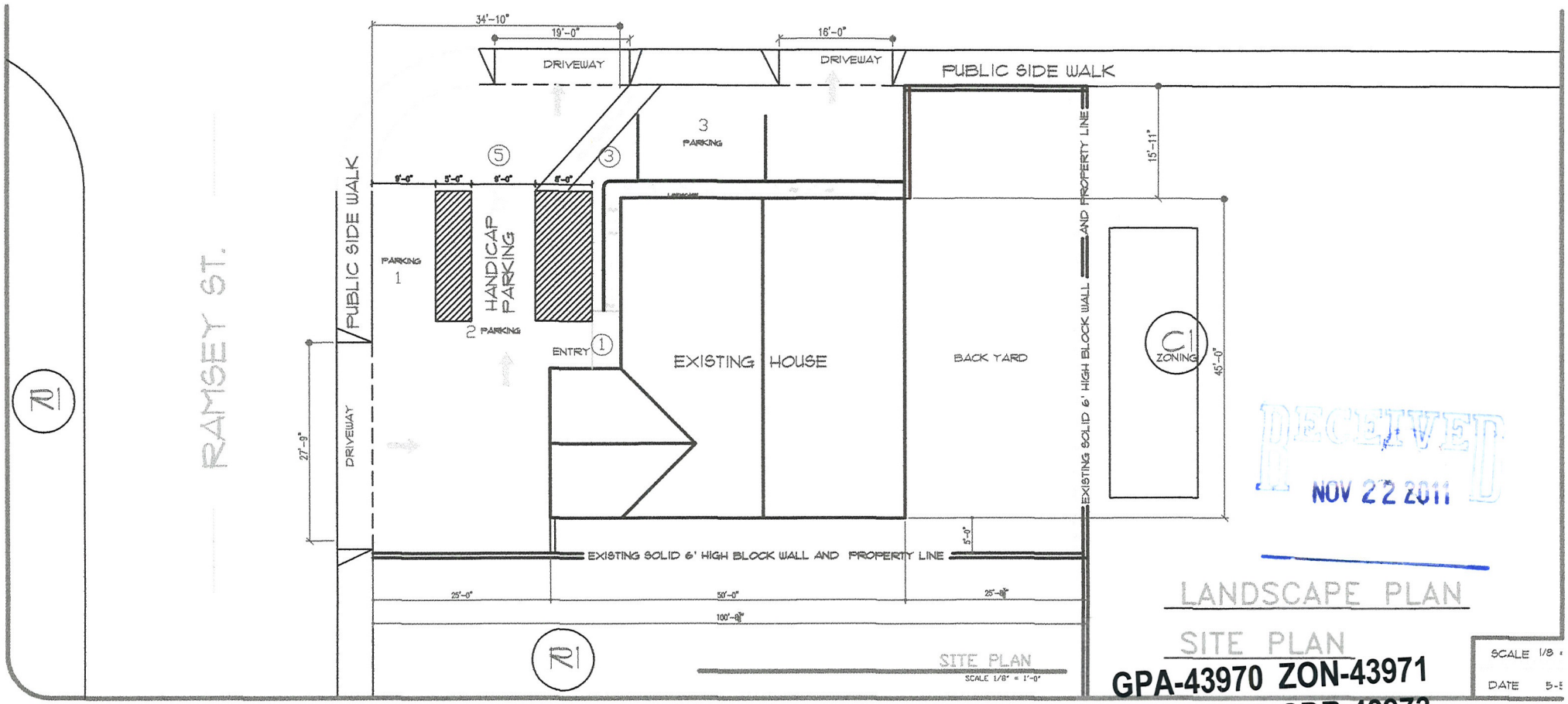
NOV 22 2011

HERMANDAD MEXICANA COMMUNITY OFFICES

1

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

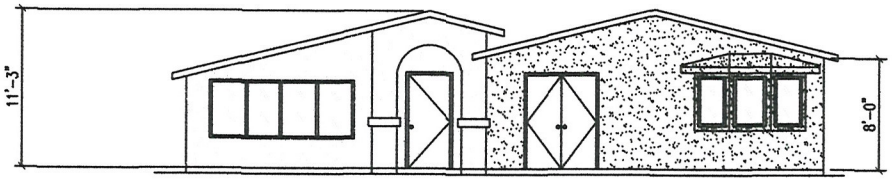

BONANZA RD.
RAMSEY ST.
32'-7"
DRIVEWAY
DRIVEWAY
PUBLIC SIDE WALK
NO BOX TREES OR BUFFER.
NO BOX TREES OR BUFFER.
ACCESSIBLE ROUTE
13'-5"
1
PARKING
2
PARKING
9'-0"
NORTH
C1
15'-11"
RECEIVED
DEC 3 2011
PUBLIC SIDE WALK
NO BOX TREES OR BUFFER.
PARKING
1
HANDICAP PARKING
2 PARKING
ENTRY
ENTRY
EXISTING HOUSE
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

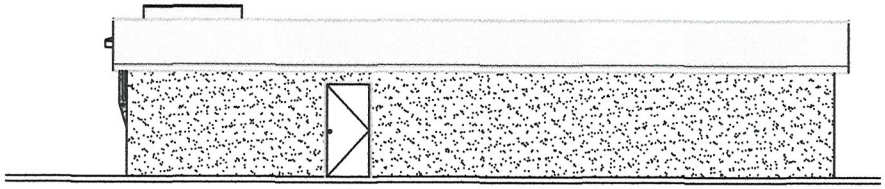


FRONT PHOTO



WEST ELEVATION

1/4" = 1FT.



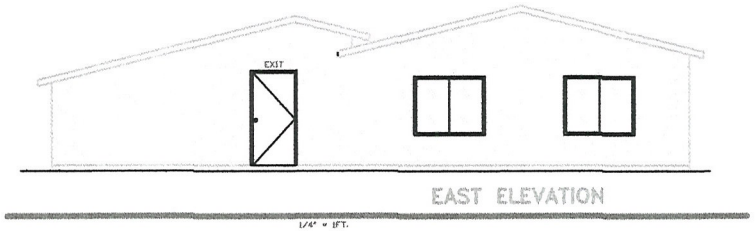
SOUTH ELEVATION

1/4" = 1FT.

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

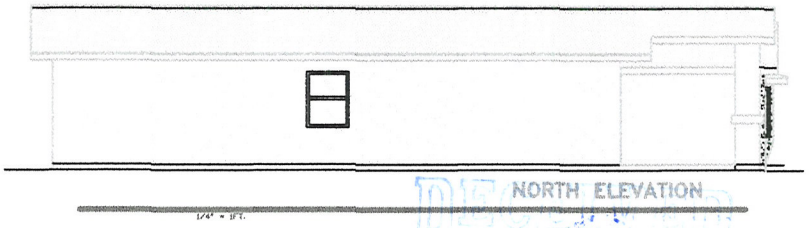


NORTH .FRONT PHOTO



EAST ELEVATION

1/4" = 1FT.



NORTH ELEVATION

1/4" = 1FT.

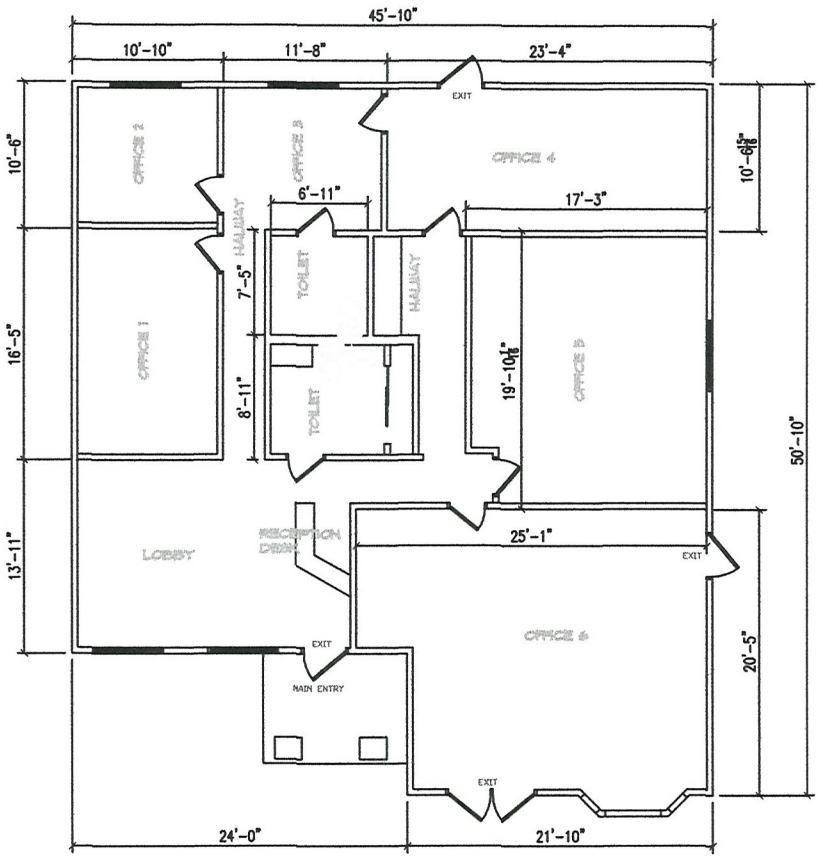
FLOOR PLAN

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



GPA-43970, ZON-43971, VAR-43972 AND SDR-43973 - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO
2511 WEST BONANZA ROAD

12/01/11



GPA-43970, ZON-43971, VAR-43972 AND SDR-43973 - APPLICANT: HERMANDAD MEXICANA TRANSNACIONIAL - OWNER: GLORIA SAUCEDO
2511 WEST BONANZA ROAD

12/01/11

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

Mr. & Mrs. L. Harris
2808 Avalon Ave. ~ Las Vegas, Nevada 89107



December 7, 2011

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

Attn: Planning Commission

Ref.: #GPA-43970, ZON-43971, VAR-43972 and GPA-43973
Zoning charges to 2511 W. Bonanza Road

To whom it may concern:
In regards to Application Information cards received 12-5-11, we Lloyd Harris and Roberta Harris owners of property at 2808 Avalon Ave. Las Vegas, Nv. 89107.

Vote **NOT** to have approvals

Getting in and out of this residential area is difficult all ready. This residential neighborhood is a small pocket of homes.

If you allow seven businesses to be run out of one small home that has already converted its garage, and not govern the quantity of car's for parking and noise of the foot traffic. Then this neighborhood will fall as so many others have in Las Vegas.

Please take this in you consideration **"Not"** to approve these applications.

Sincerely yours,

Mr. & Mrs. L.E. Harris

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:
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.

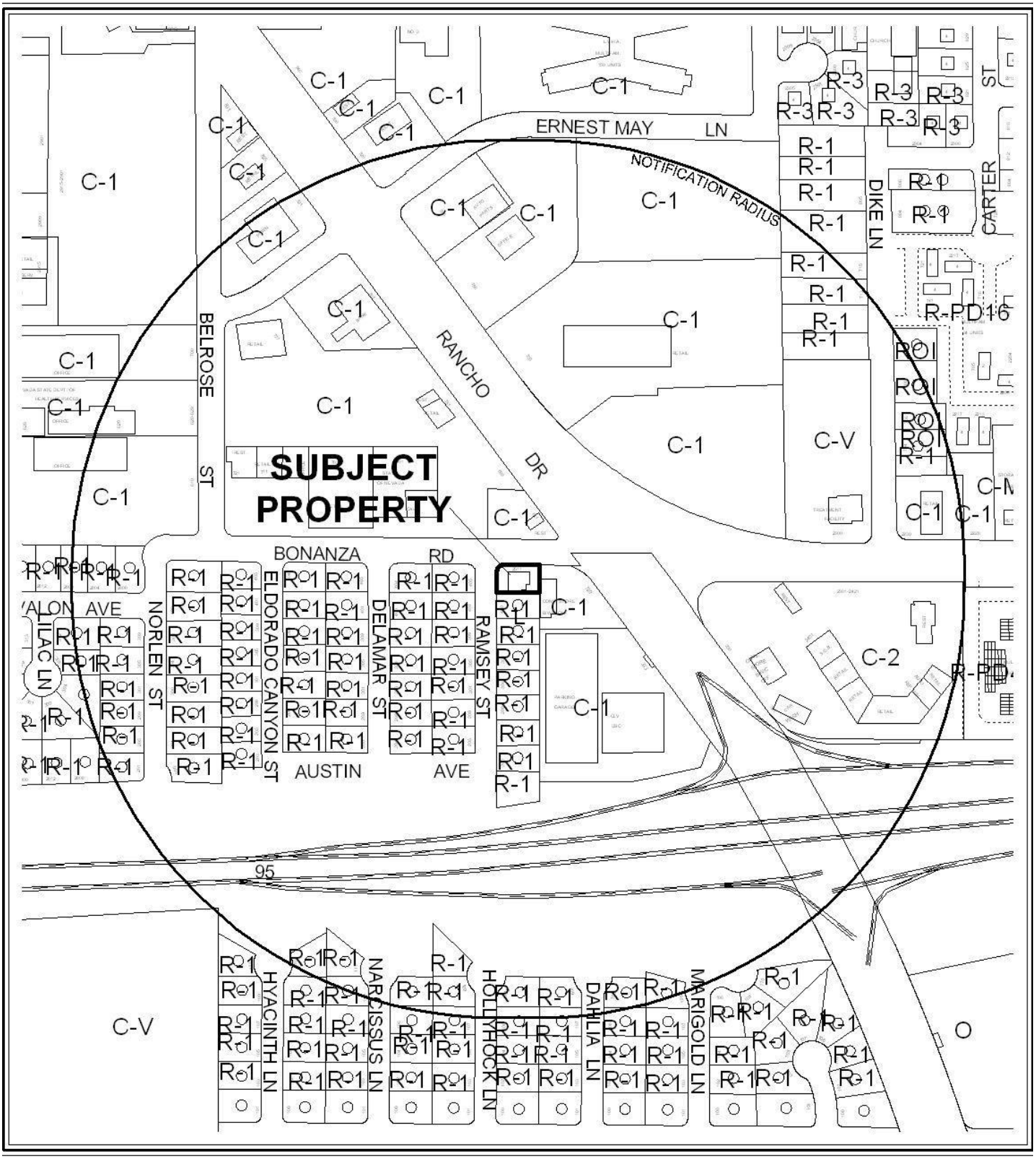
C.C.: 02/15/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**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

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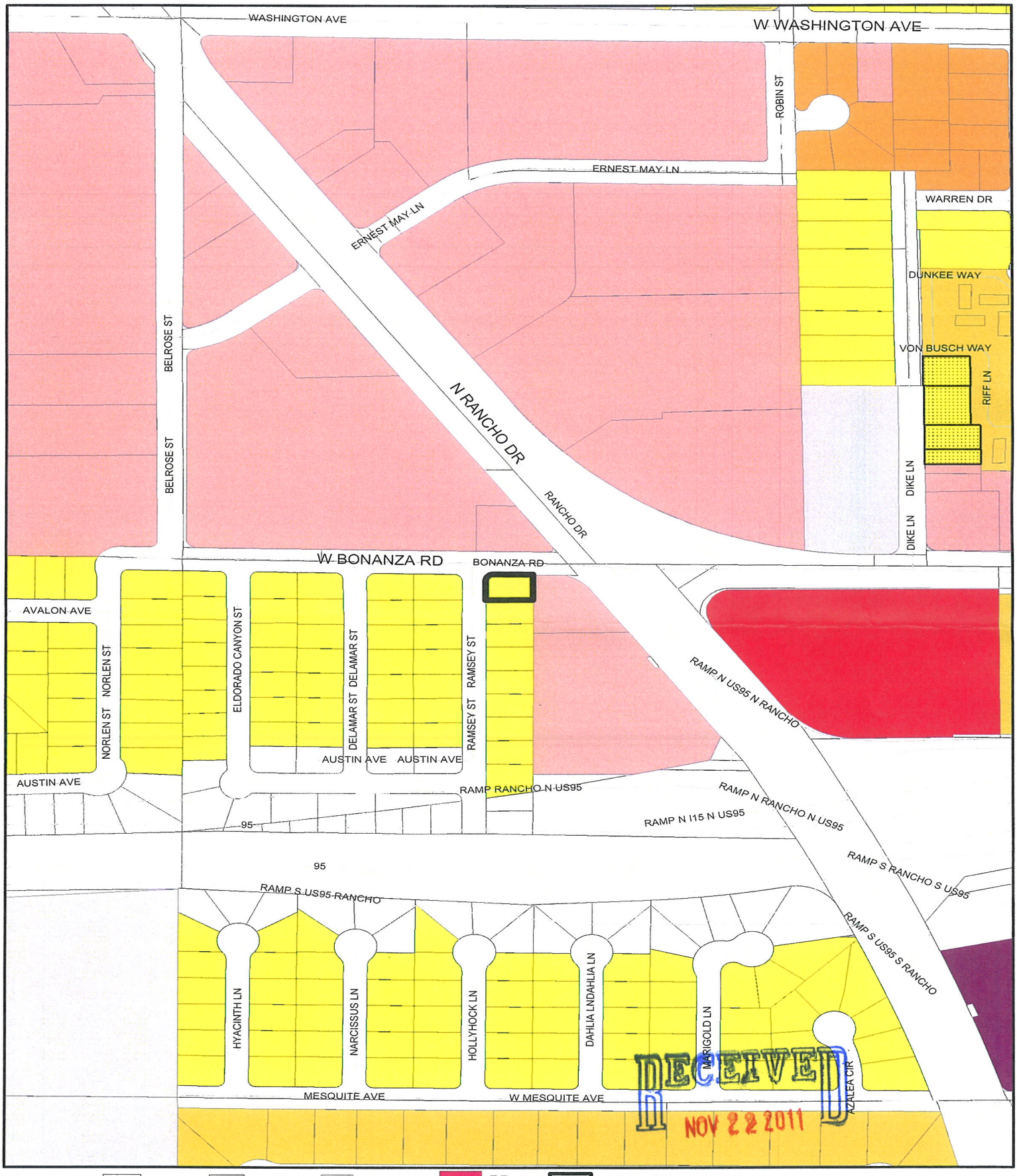
REZONING Parcel: 139-29-810-023



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.: **29.**

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 DENIAL.

C.C.: 02/15/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: 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.: **30.**

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 DENIAL.

C.C.: 02/15/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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 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: 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.: **31.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

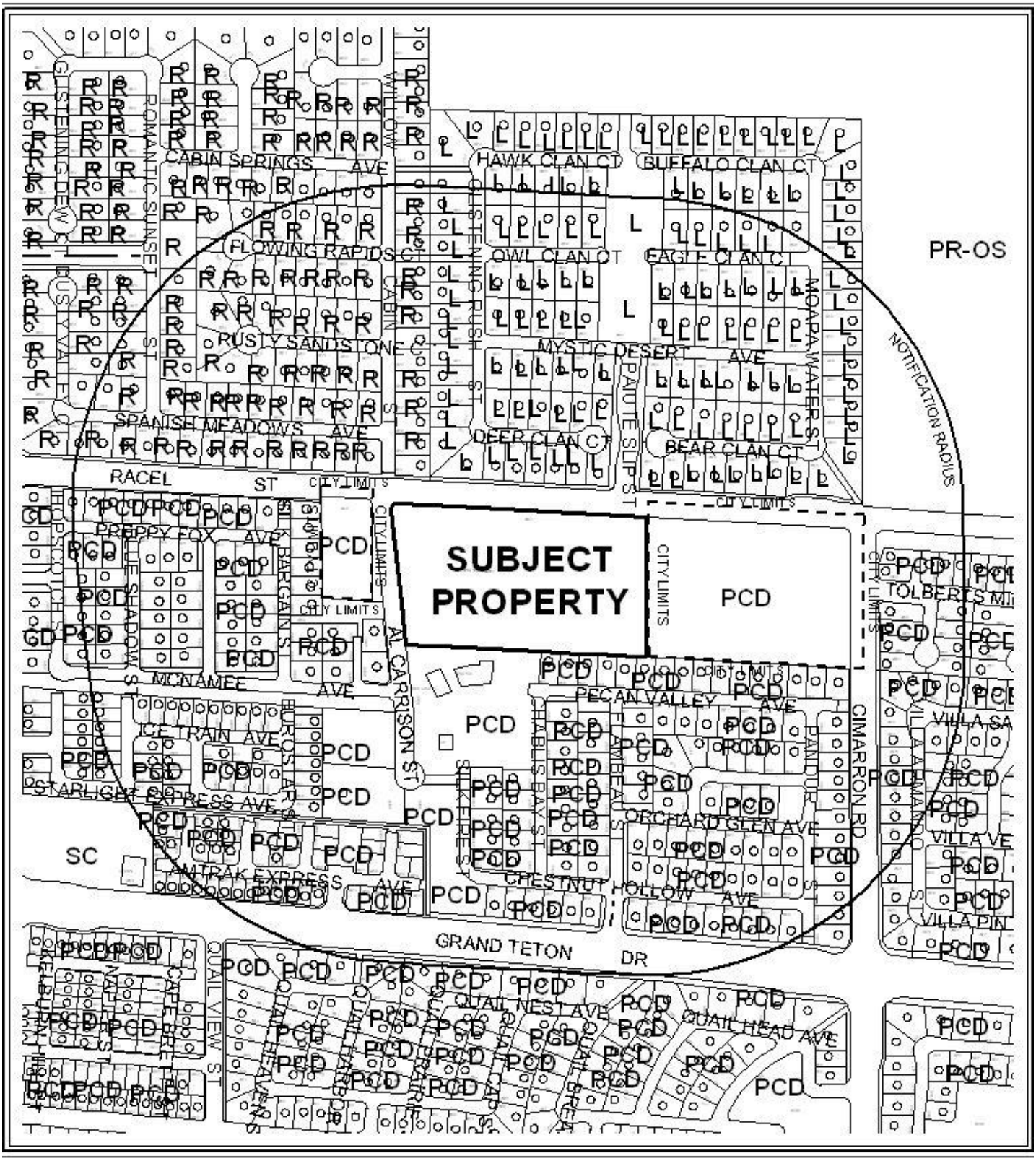
SUBJECT:
GPA-43983 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY - For possible action on a General Plan Amendment from PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GILCREASE NATURE SANCTUARY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-43923	Staff recommends APPROVAL.	
ZON-43982	Staff recommends APPROVAL.	GPA-43923
SDR-43981	Staff recommends APPROVAL, subject to conditions:	GPA-43923 ZON-43982

** CONDITIONS **

SDR-43981 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-43923) and Rezoning (ZON-43982) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/23/11, and landscape plans date stamped 12/12/11, except as amended by conditions herein.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 12/12/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. 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 Department of Building and Safety.

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

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

9. Construct all incomplete half-street improvements on Racel Street and Al Carrison Street in accordance with the approved Site Plan concurrent with on-site development as shown on the approved Phasing Plan. Racel Street may be constructed to a 60-foot width to match the adjacent street improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

10. Grant Pedestrian Access Easements for all public sidewalks not located within the public right-of-way.

11. Abandon all existing septic tank systems in accordance with Southern Nevada Heath District regulations and connect to the City of Las Vegas public sewer system.

12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

13. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of

the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment, Rezoning and Site Development Plan Review for a recently annexed 7.88 acre parcel of land located at 8103 Racel Street. The parcel is currently classified as a legal, nonconforming, Commercial Recreation/Amusement (Outdoor) use for an existing bird and animal sanctuary. This request will remove the nonconforming designation and allow the applicant to improve the site to current code standards. Since this request will bring a nonconforming parcel into conformance with both the General Plan and the Uniform Development Code zoning designations, staff recommends approval of the requests. If denied, the parcel will remain a legal, nonconforming use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/09/79	The Clark County Commission approved a Rezoning (ZC-106-79) from R-E (Rural Estates Residential) to R-A (Residential Agricultural) for the commercial raising and sale of birds on 11.03 acres on the south side of Racel Road, one-quarter mile east of Durango Drive.
05/07/97	The Clark County Commission approved a Vacation (VS-0207-97) of Al Carrison Street between Racel Street to a point 350-feet north of Grand Teton Drive.
05/22/97	The Clark County Commission approved a Use Permit and Variances (UC-0680-97) for a 55-foot high monopole with 4 antennas on a portion of an 8.04 acre parcel generally located on the southeast corner of Racel Street and Al Carrison Street.
07/17/08	The Clark County Commission approved a Use Permit (UC-0606-08) for a Recreational Facility/Nature Sanctuary on the southeast corner of Racel Street and Al Carrison Street.
06/01/10	The Clark County Commission approved a Use Permit (UC-0153-10) to replace an existing communication tower with an 80-foot high communication tower and to reduce the separation between a communication tower and a residential use.
02/08/11	A Temporary Commercial License for an Arts and Crafts Fair on April 16 and 17, 2011 was approved for the southeast corner of Racel Street and Al Carrision Street.
10/19/11	The City Council approved a Petition to Annex (ANX-41279) property at 8103 Racel Street, containing 8.02 acres south of Racel Street, east and west of Al Carrison Street. The Planning Commission and staff recommended approval. The effective date was 10/28/11.

Most Recent Change of Ownership	
12/27/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been applied for since annexation.

Pre-Application Meeting	
11/16/11	Staff met with the applicant and reviewed the required application information needed for the project. This nonconforming property will need to have a General Plan Amendment be Rezoned in order to develop it further.

Neighborhood Meeting	
12/15/11	A required neighborhood meeting was held with the following summary: Four members of the development team, two City of Las Vegas staff members and 11 members of the public attended. The concerns voiced related to the undeveloped portion of the project that is still in the county, the overflow parking that spills out on to Al Carrision, stagnant water on site and the overall property not being well maintained. There was also some concern about the requested landscape waivers. However, members of the public were supportive of the projects design and future plans.

Field Check	
12/01/11	Staff visited the site and found an active animal/bird compound. The property was fenced and none of the parking area was paved. The adjacent parcels were fully developed with single family dwellings and a wedding hall.

Details of Application Request	
Site Area	
Net Acres	7.88

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Nature Sanctuary	PCD (Planned Community Development)	R-E (Residence Estates)

YK

North	Single Family Residential	L (Low Density Residential)	R-PD3 (Residential Planned Development-three units per acre)
South	Single Family Residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development-four units per acre)
	Wedding & Banquet Facility		R-A (Residential Agricultural – Clark County Designation)
East	Nature Sanctuary	PCD (Planned Community Development)	R-A (Residential Agricultural – Clark County Designation)
West	Single Family Residential	PCD (Planned Community Development)	R-A (Residential Agricultural – Clark County Designation)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Racel Street	N/A	N/A	80	N/A
Al Carrison Street	N/A	N/A	55	N/A

Pursuant to Unified Development Code 19.08.050, the following standards are used as a baseline only:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	7.9 acres	Y
Min. Lot Width	60 Feet	445 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	40 Feet	N/A
• Rear	15 Feet	85 Feet	Y
Max. Lot Coverage	50 %	Unknown	Y
Max. Building Height	2 stories	1 story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Unified Development Code 19.08.050, the following standards are used as a baseline only:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	38 Trees	38 Trees	Y
• South	1 Tree / 30 Linear Feet	25 Trees	43 Trees	Y
• East	1 Tree / 20 Linear Feet	22 Trees	29 Trees	Y
• West	1 Tree / 20 Linear Feet	20 Trees	23 Trees	Y
TOTAL PERIMETER TREES		**105 Trees**	**133 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	6 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• South	8 Feet		15 Feet	Y
• East	8 Feet		2 Feet	N
• West	15 Feet		5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Outdoor)	11,000 SF	1:200 SF	55				
TOTAL SPACES REQUIRED			55		57		Y
Regular and Handicap Spaces Required			52	3	54	3	Y
Loading Spaces	11,000 SF	2:10,000 – 29,999 SF	2		1		Y

ANALYSIS

This project addresses a legal, nonconforming property that was recently annexed into the City from Clark County. The property was used as a bird and animal sanctuary in Clark County when it was annexed in as an R-E (Residence Estate) district. The proposed General Plan Amendment and Rezoning requests will bring the property into legal conformance and allow for the continued use as a bird and animal sanctuary. The proposed General Plan designation is PF (Public Facility) and the proposed Rezoning district is C-V (Civic). These designations would allow the bird and animal sanctuary to operate in conformance with the Commercial Recreation/Amusement (Outdoor) land use category. This is the closest land use related to the bird and animal sanctuary use available, since the Unified Development Code does not specifically provide for a zoo or similar use.

The related Site Development Plan Review application submitted in conjunction with this project requires no waivers or exceptions. The Unified Development Code allows for maximum flexibility with the development standards of a C-V (Civic) district. To provide a baseline for comparison analysis, staff used the development standard tables for a P-O (Professional Office) project. This project adheres to these standards with the exceptions of the perimeter landscape buffer widths along the north and east perimeters and the number of shade trees required in the parking lots. Both of these deviations will have a limited affect on the site and the adjacent developments due to the additional landscaping provided throughout the site. In fact, the project exceeds the number of trees that would normally be required for a P-O (Professional Office) project.

The project proposes adequate parking to meet the needs of the development. Although only one dedicated loading dock is being provided where a commercial project of similar size would require two loading docks, other alternatives are available to meet future needs. For example, there are several private service drives throughout the site that are available and could be utilized for loading and unloading purposes. This would meet the intent of the code, since the activity could take place without impeding the required parking spaces and drive lanes.

The overall layout of the project site will remain as it currently exists. Additional landscape and sites for future buildings provide a base standard for enhancements that are planned for a later date.

Staff recommends approval of the General Plan Amendment, Rezoning and Site Development Plan Review applications, since they reduce the overall number of nonconforming aspects of this parcel.

FINDINGS (GPA-43923)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed PF (Public Facilities) designation allows for a variety of public interest uses, which are compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Rezoning to C-V (Civic) allows for a variety of public interest uses, which are compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site can be accessed from Racel Street and Al Carrison Street to accommodate the uses permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

No applicable plans are affected by this request.

FINDINGS (ZON-43982)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-V (Civic) zoning district conforms to the proposed PF (Public Facilities) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed C-V (Civic) zoning district would permit a variety of public interest uses including Commercial Recreation/Amusement (Outdoor) use that is compatible with the surrounding land use and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The proposed Rezoning is appropriate to be consistent with the existing and proposed uses.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The access to the site is provided via Racel and Al Carrison Streets. The streets are adequate to meet the requirements for the proposed zoning district.

FINDINGS (SDR-43981)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The existing bird and animal sanctuary has been at this location for many years. All of the residential development that surrounds the site took the existing conditions into consideration and designed their projects accordingly. The park-like setting with the lush vegetation provided is compatible with adjacent developments.

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;**

   This proposal is accompanied with a General Plan Amendment and a Rezoning application. Approval of these requests will bring the project into conformance with these required standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The traffic generated with this development is less than if the property was developed for residential use. Racel and Al Carrison Streets will not be negatively impacted by this project.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials are appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The enhanced perimeter landscaping will provide an aesthetically pleasing environment. Future buildings are proposed, but will be subject to additional Site Development Plan Reviews.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development will be subject to inspections and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 478

APPROVALS 0

PROTESTS 0

YK

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

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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

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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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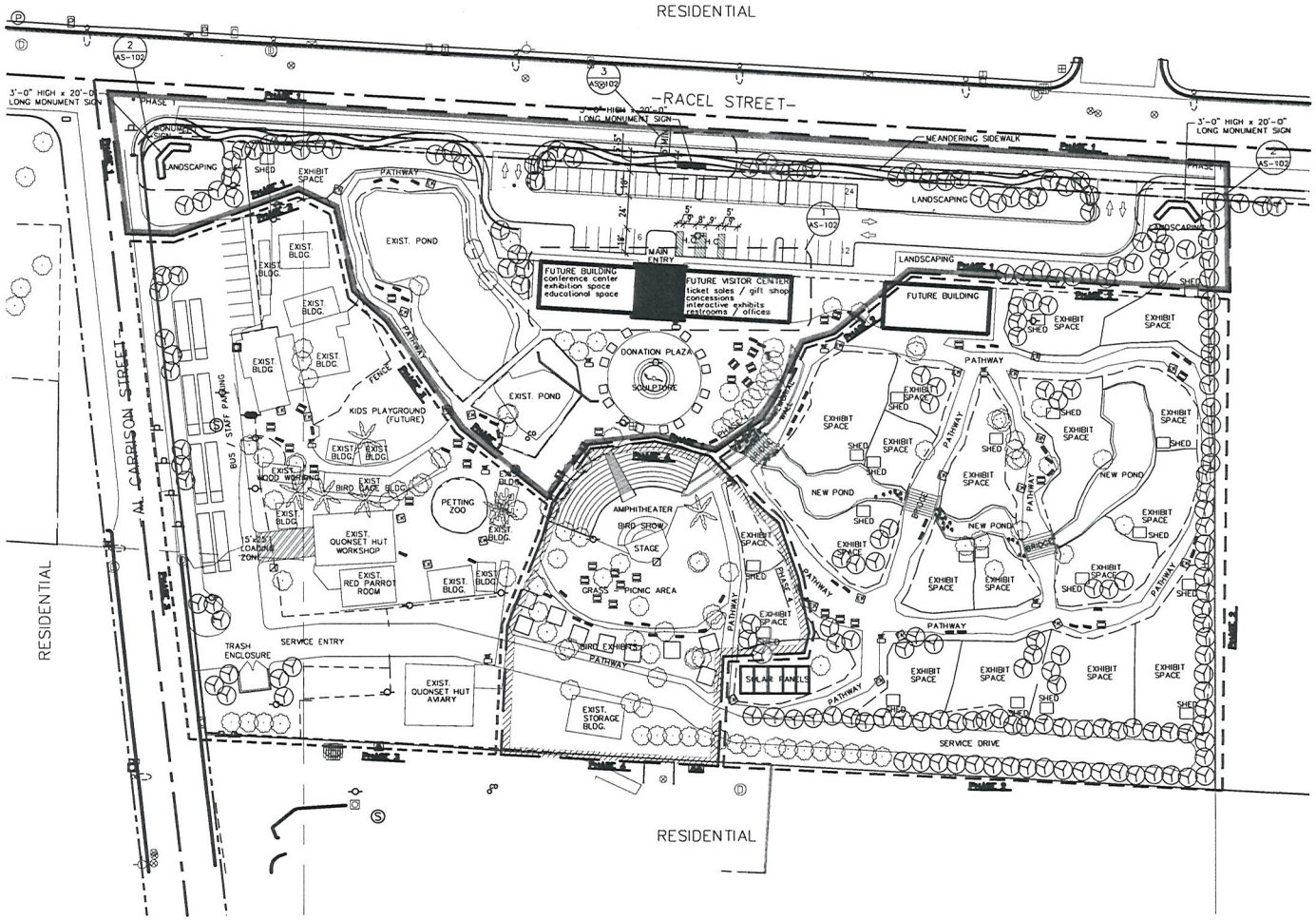
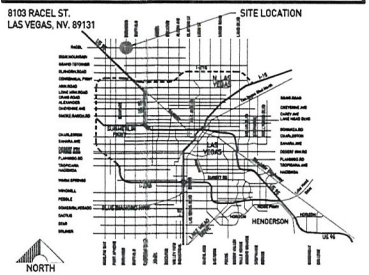


SITE PLAN

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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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.

RECEIVED
DEC 12 2011

NORTH

SCALE: 1'-0" = 40'

LANDSCAPE PLAN

GPA-43983 ZON-43982
SDR-43981 REVISED

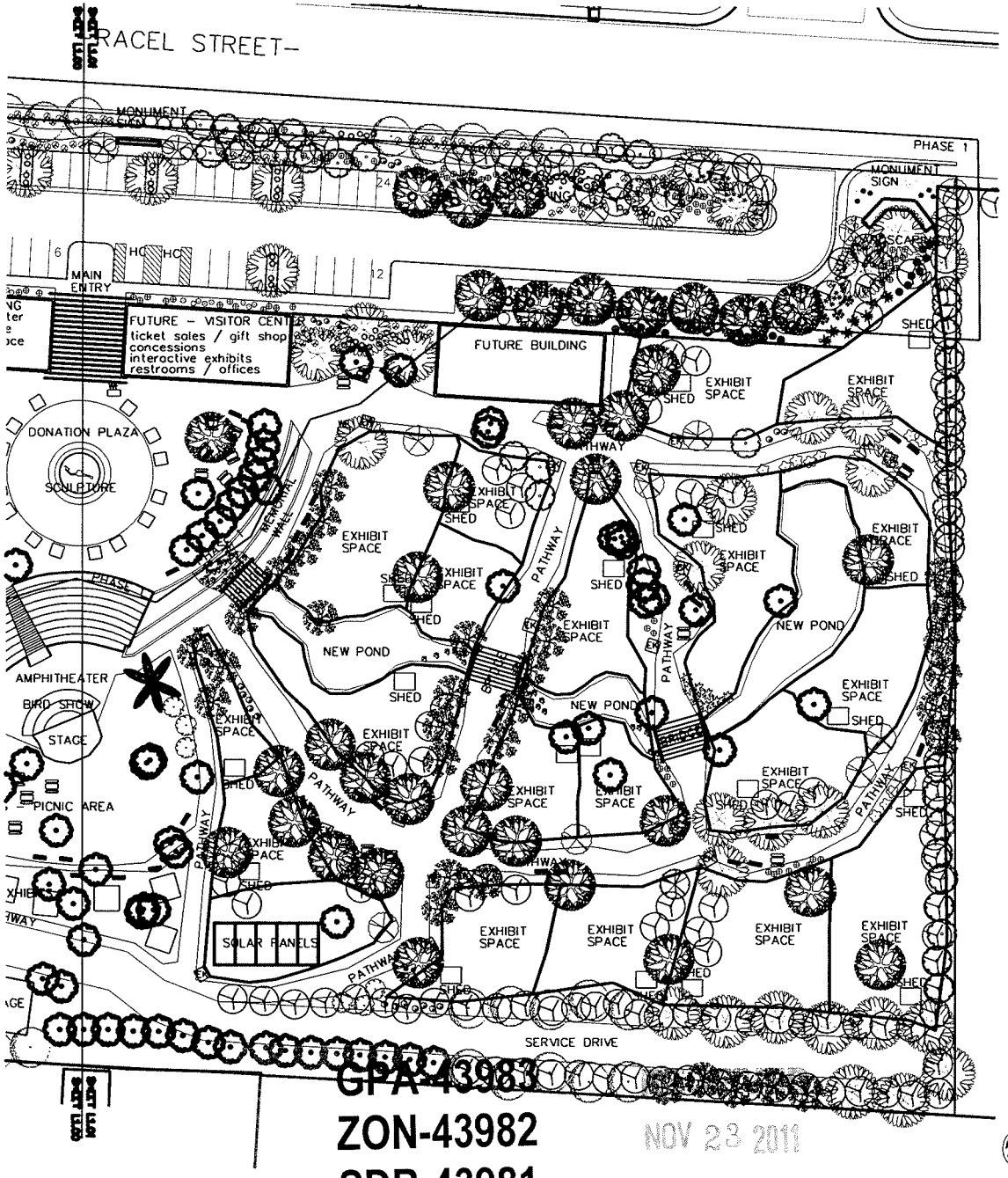
AS-101-L

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

NOV 23 2011
City of Las Vegas

Sage Design Studios, Inc.
1998 Shady Elm Street, Las Vegas, Nevada 89135
Phone: 702.303.4714 Fax: 702.256.40

PROJECT: Gilcrease Nature Sanctuary
8301 Racel Street
Las Vegas, Nevada 89131

SHEET TITLE: Landscape Planting Plan

SHEET NUMBER: L1.01

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	FAN-TEX ASH	FRAXINUS V. 'RIO GRANDE'	24" BOX
	WEEPING ACACIA	ACACIA PENDULA	24" BOX
	CHILEAN MESQUITE	PROSIPIS CHILENSIS	24" BOX
	SPECIMEN SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	36" BOX
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	OCOTILLO	FOUQUIERIA SPLENDENS	6' HT. MINIPS
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	EBBING'S SILVERBERRY	ELAEAGNUS x EBBINGII	15 GAL
	CORNELIUS AGAVE	AGAVE 'CORNELIUS'	5 GAL
	SIERRA GOLD DALEA	DALEA CAPITATA 'SIERRA GOLD'	1 GAL
	PURPLEHEART	TRADESCANTIA PALLIDA 'ATROPURPUREA'	1 GAL
	VALENTINE BUSH	EREMOPHYLLA 'VALENTINE'	5 GAL
	GOLDEN DYSSODIA	DYSSODIA PENTACHAETA	1 GAL
	BULL GRASS	MUHLENBERGIA EMERSLEYI	1 GAL
	GREEN CLOUD TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS	5 GAL
	WEEPING YUCCA	YUCCA RECURVIFOLIA	5 GAL
	PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	5 GAL
	DESERT CARPET ACACIA	ACACIA REDOLENS 'DESERT CARPET'	5 GAL
	WEBER'S AGAVE	AGAVE WEBERI	15 GAL
	PINK MEIDILAND ROSE	ROSA MEIDILAND 'PINK'	5 GAL
	SANTA RITA CACTUS	OPUNTIA 'SANTA RITA'	5 GAL
	ARIZONA ROSEWOOD	VAUQUELINIA CALIFORNICA	5 GAL
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	1 GAL
	CALISTOGA CALIFORNIA FUCHSIA	ZAUSCHNERIA CALIFORNICA 'CALISTOGA'	1 GAL
	TANGERINE VINE	BIONONIA CAPREOLATA	5 GAL
	SURFACE SELECT UTAH BOULDERS	RANDOM PLACEMENT	2'-4" DIA.

GENERAL NOTES

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4. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT.
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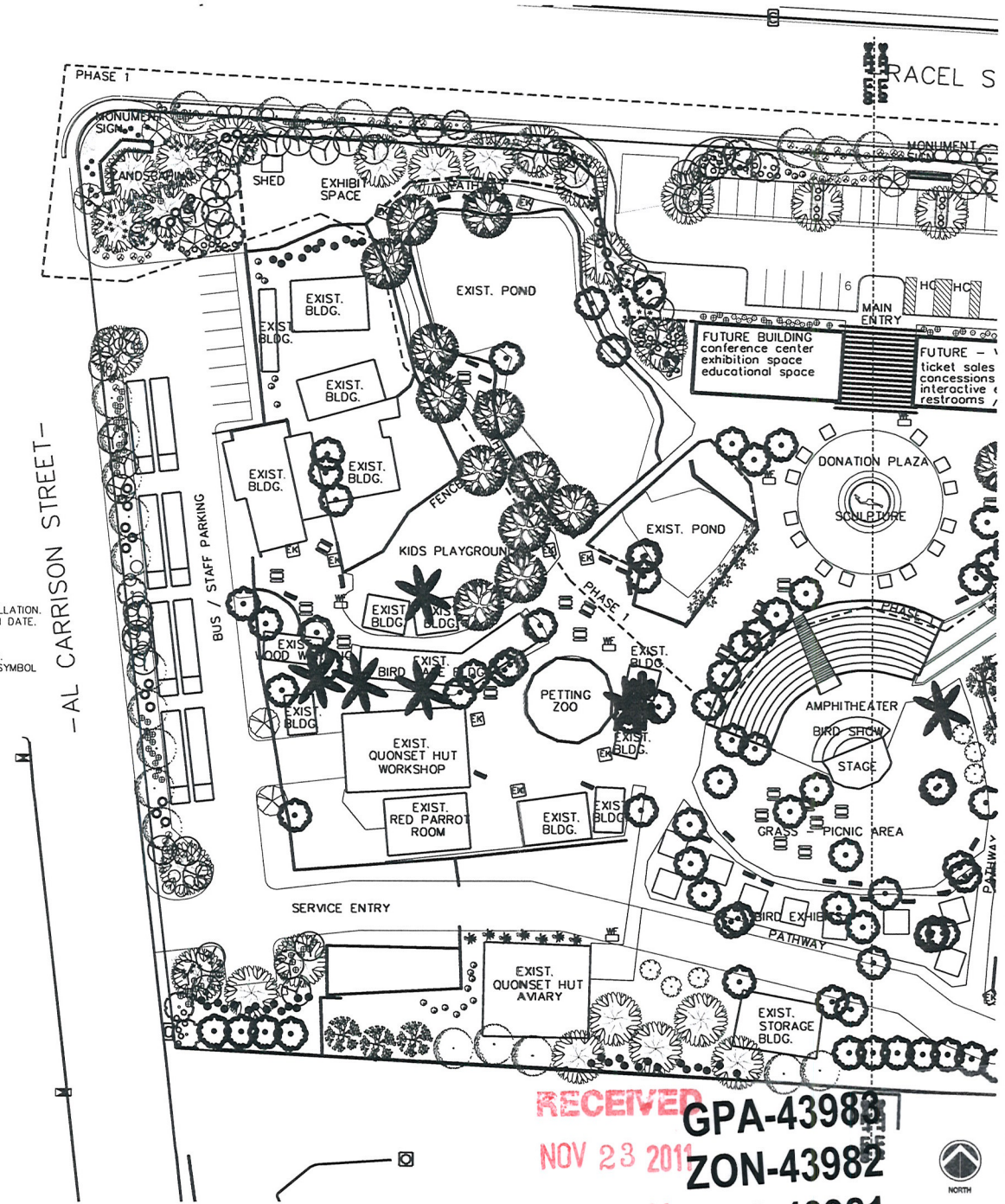

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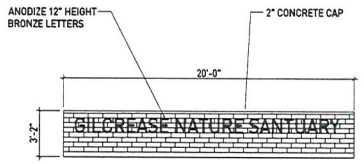
City of Las Vegas
GPA-43983
ZON-43982
SDR-43981

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

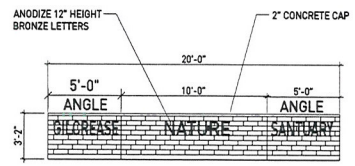
Gilcrease Nature Sanctuary
8301 Racel Street
Las Vegas, Nevada 89131

Landscape Planting Plan

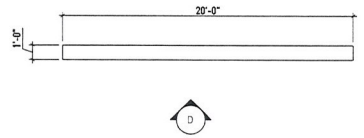
L1.00



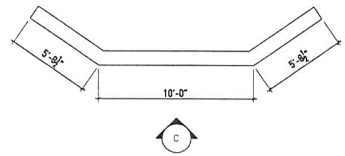
D MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



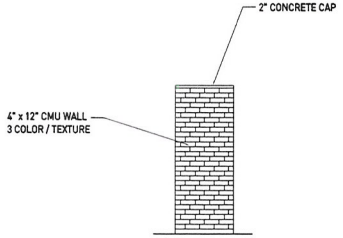
C MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



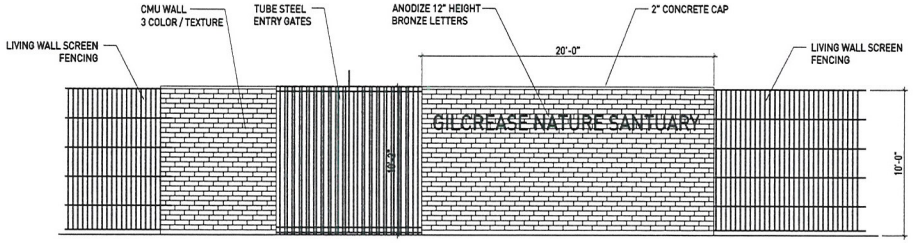
3 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



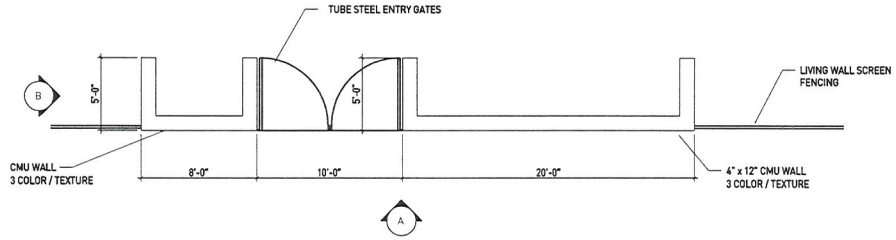
2 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



B SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A ENTRY WALL AND FRONT GATE ELEVATION
SCALE: 1/4" = 1'-0"



1 ENTRY WALL AND FRONT GATE PLAN
SCALE: 1/4" = 1'-0"

ENTRY WALL / SIGN

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

GPA-43983
ZON-43982
SDR-43981

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

ENTRY WALL / SIGN
FOR PARCEL 125-094-01-033
for
GILCREASE NATURE SACTUARY
8103 RACEL ST. LAS VEGAS, NV.

NO.	DATE / COMMENTS	BY

DATE 11.18.11 DRAWN BY D.B.
PROJECT NO. 11004 CHECKED BY B.P.

AS-102



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GPA-43983
ZON-43982
SDR-43981



GPA-43983, ZON-43982 AND SDR-43981 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

12/01/11



GPA-43983, ZON-43982 AND SDR-43981 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

12/01/11



GPA-43983, ZON-43982 AND SDR-43981 - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY
8103 RACEL STREET

12/01/11

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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

GPA-43983
ZON-43982
SDR-43981

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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

GPA-43983
ZON-43982
SDR-43981

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City of Las Vegas

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

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City of Las Vegas Agenda Item No.: **32.**

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.

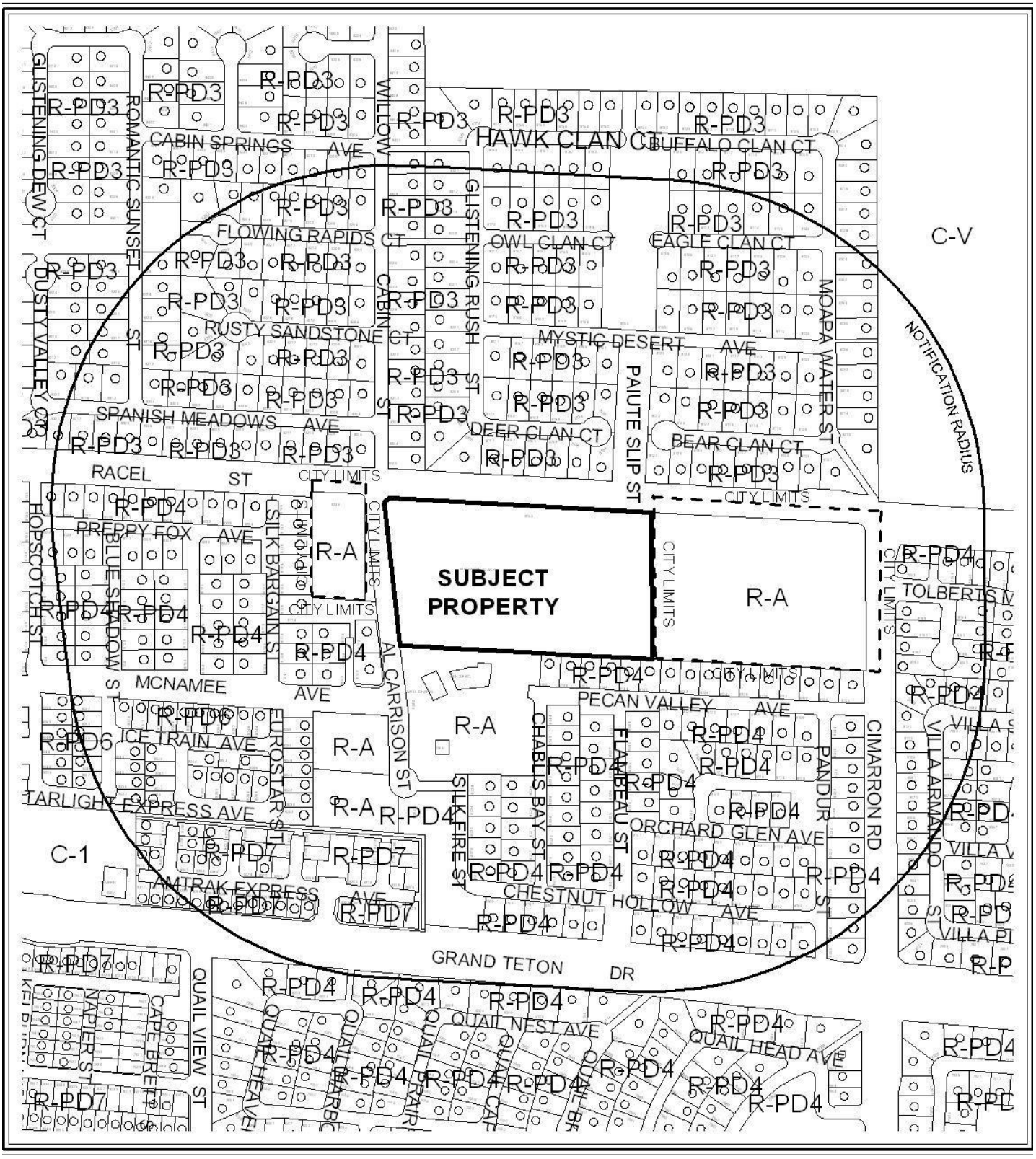
C.C.: 02/15/2012

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

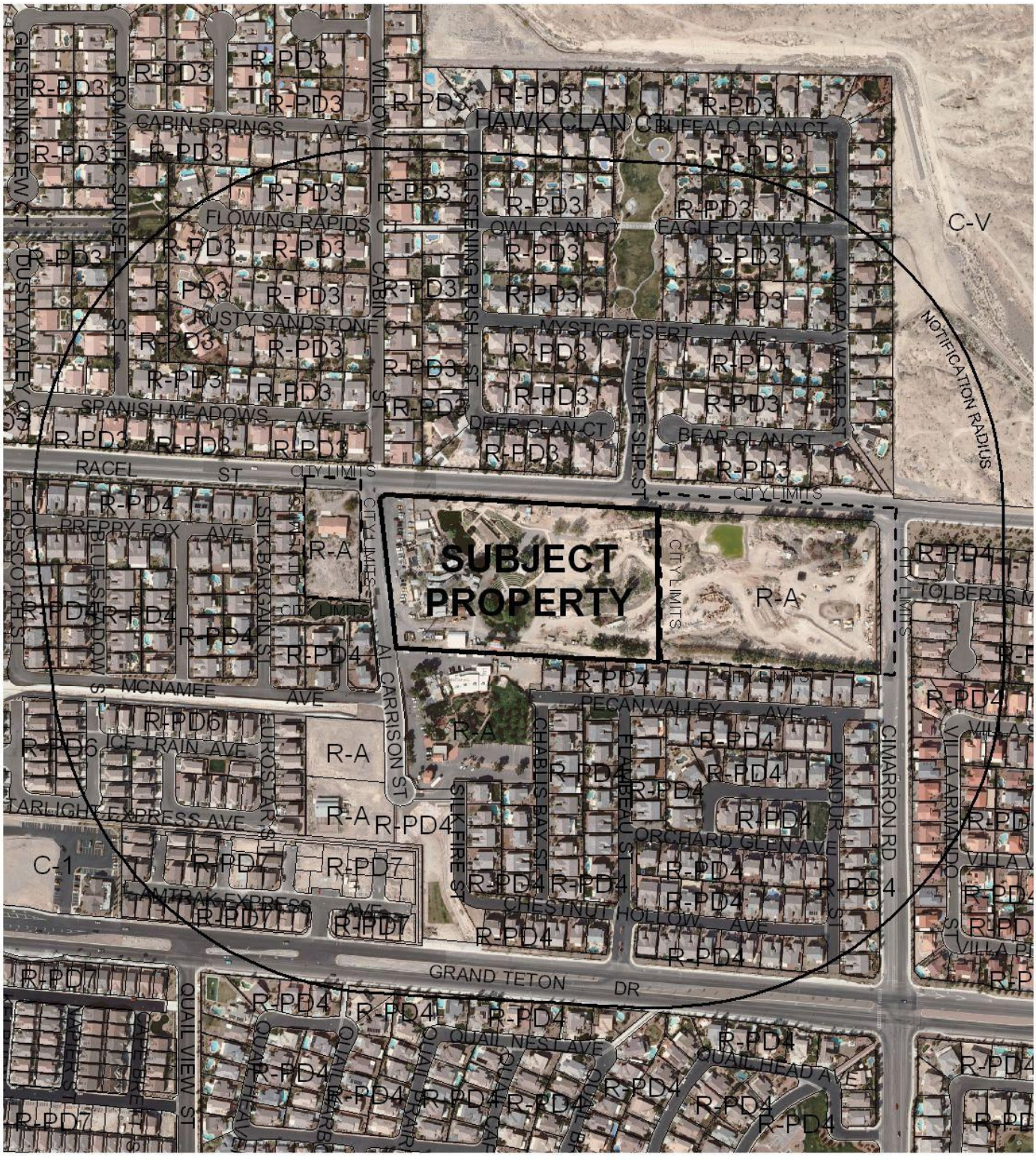
CASE: **ZON-43982 & SDR-43981**

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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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 8103 Racel Street

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

Assessor's Parcel #(s) ~~129~~ 5 DV. -09-401-033 **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER Jessica Pigula **Contact** _____

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

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

E-mail Address jessica.pigula@gmail.com

APPLICANT Encompass Studio **Contact** Dan Vowles

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

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

E-mail Address dan @estudiovegas.com

REPRESENTATIVE Gilcrease Nature Santuary **Contact** Barbara Price

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

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

E-mail Address gilcreasenaturesantuary@yahoo.com

Property Owner Signature* _____

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

Print Name Jessica Pigula

Subscribed and sworn before me

This 23rd day of November, 20 11.

_____

Notary Public in and for said County and State

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

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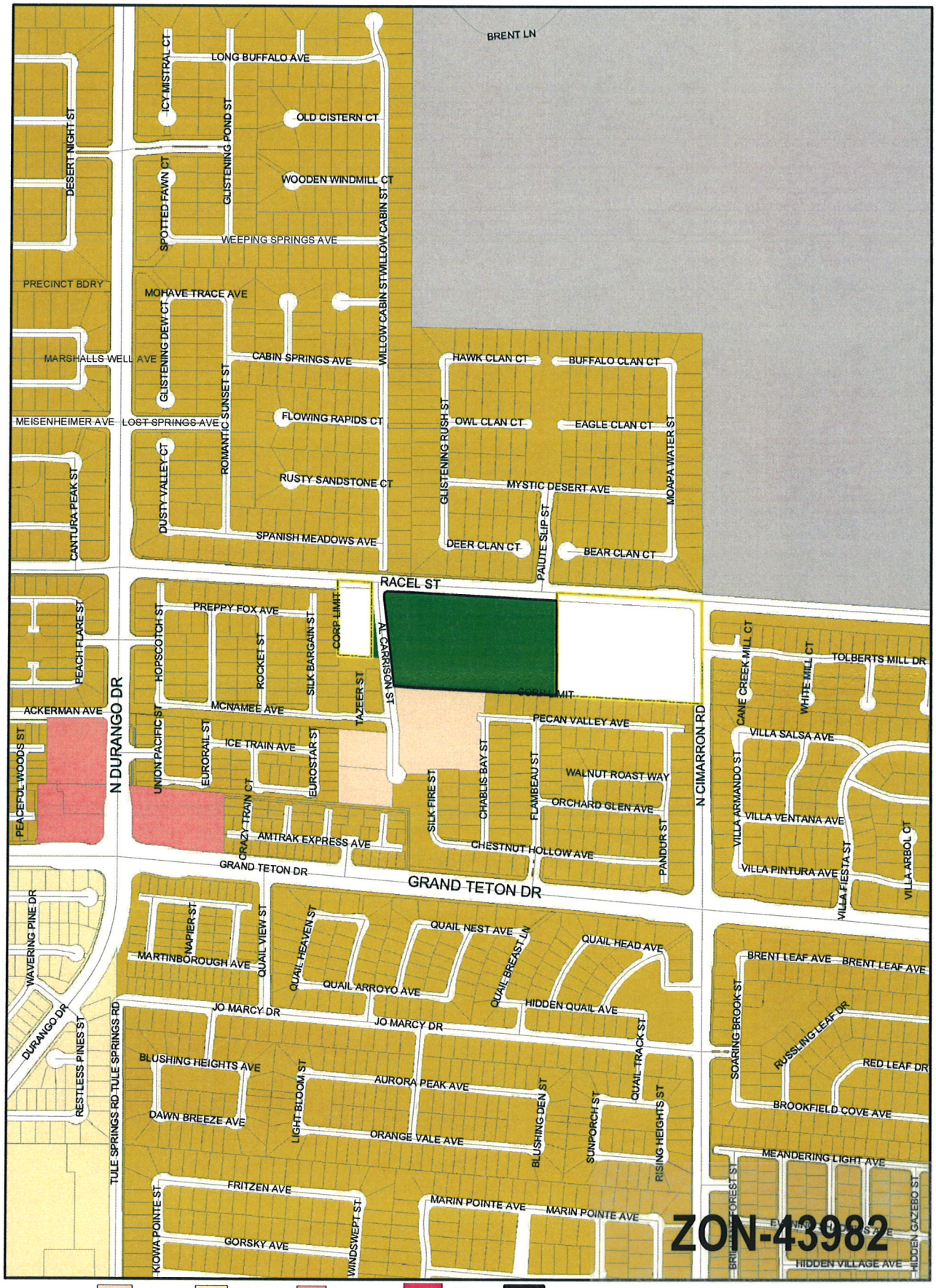
City of Las Vegas

FOR DEPARTMENT USE ONLY

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

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

REZONING Parcel: 125-09-401-033



ZONING

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

FROM R-E TO C-V

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Planning & Development Dept.
702-229-6301

Printed: November 21, 2011

City of Las Vegas Agenda Item No.: **33.**

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

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

SUBJECT:
SDR-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
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: 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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FOR DEPARTMENT USE ONLY

Case #	SDR-43981
Meeting Date:	1/10/12
Total Fee:	$1,030
Date Received:*	11/23/11
Received By:	

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

Revised 10/27/08

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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.: **34.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 10, 2012

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

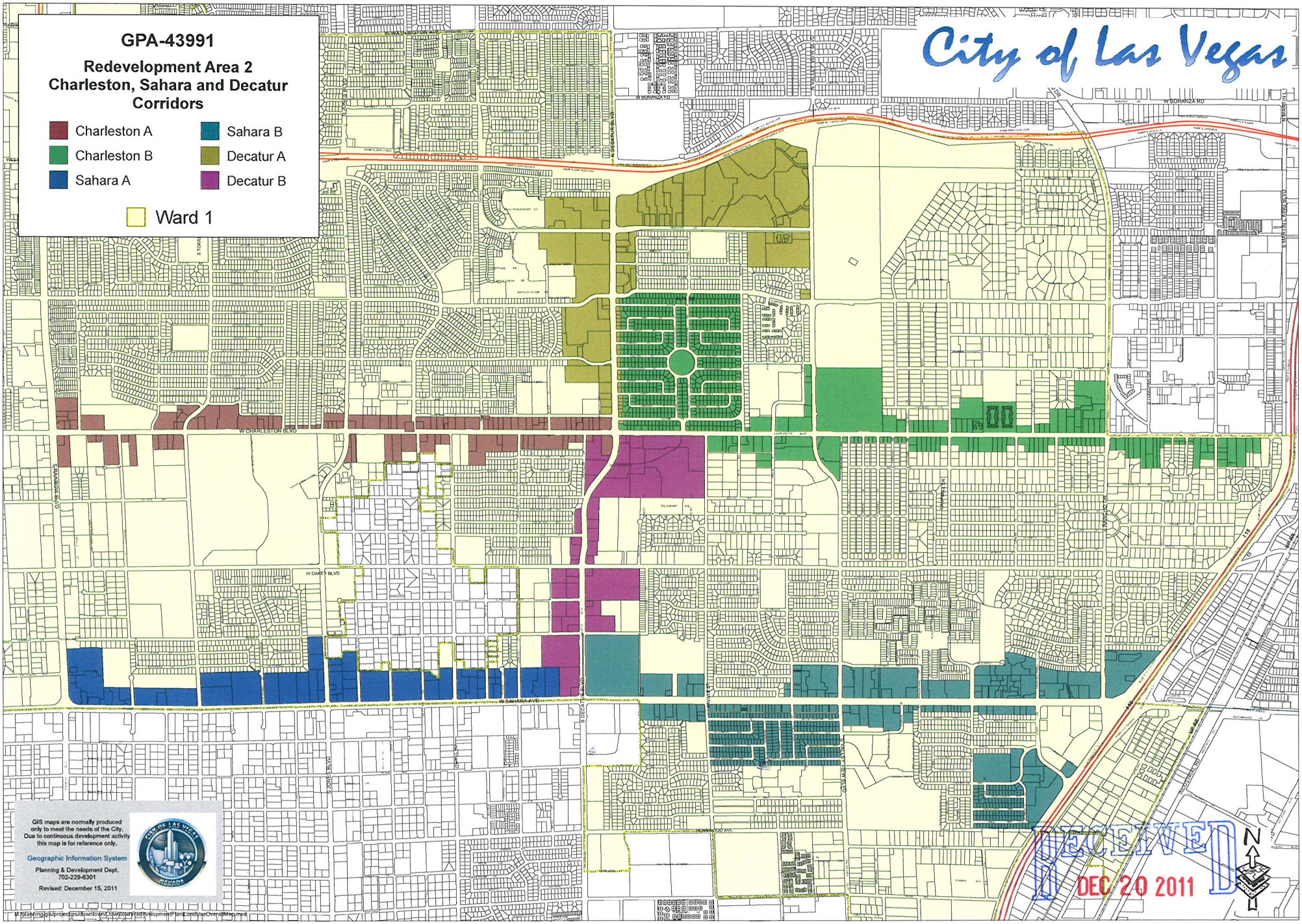
SUBJECT:
GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE REDEVELOPMENT 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. Blight Study - City of Las Vegas Redevelopment Area 2
5. Justification Letter


GPA-43991
Redevelopment Area 2
Charleston, Sahara and Decatur
Corridors
Charleston A
Charleston B
Sahara A
Sahara B
Decatur A
Decatur B
Ward 1
City of Las Vegas
W CHARLESTON BLVD
W OAKEY BLVD
W SAHARA AVE
W BONANZA RD
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Revised: December 15, 2011
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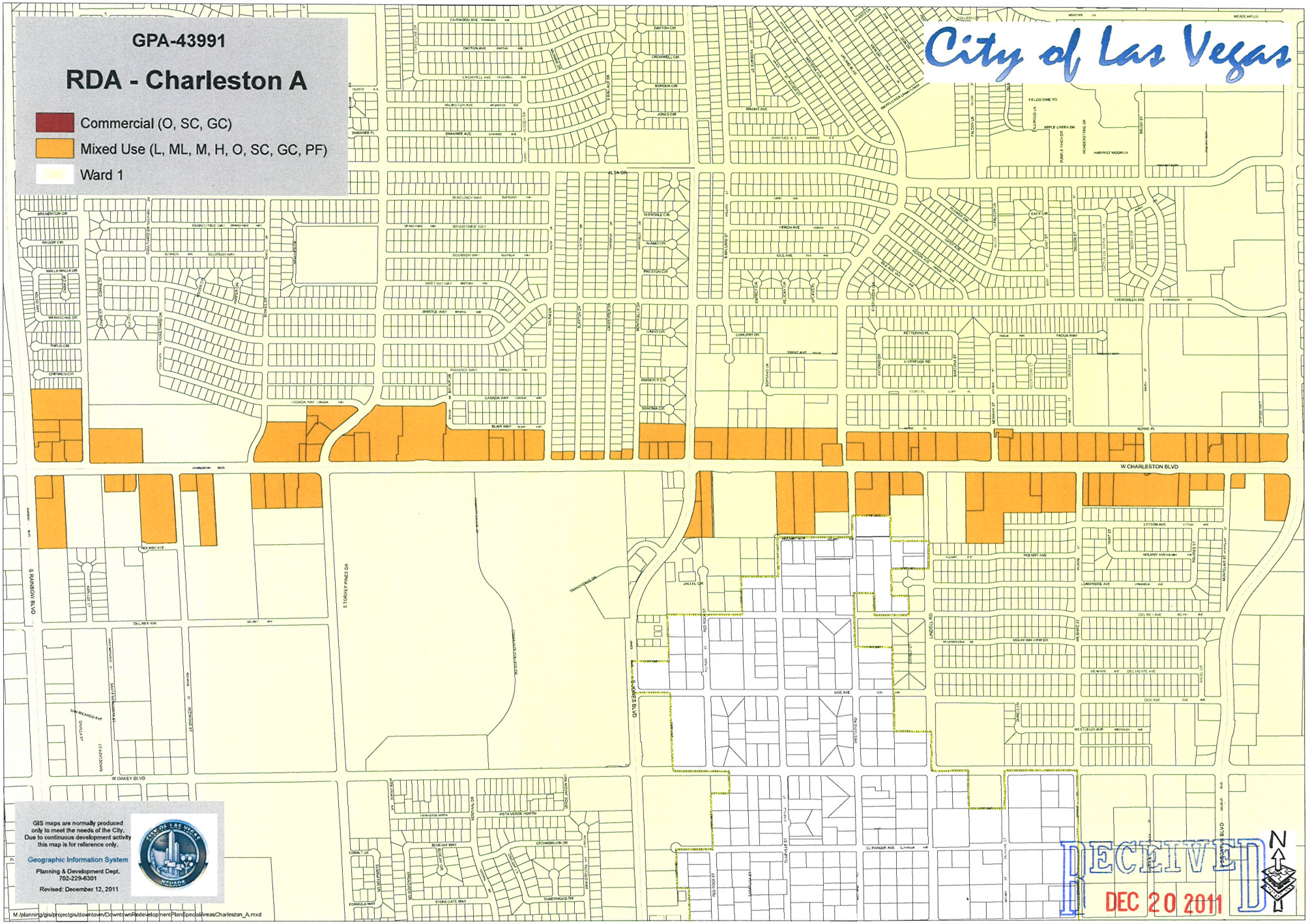
GPA-43991
RDA - Charleston A
Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Ward 1
City of Las Vegas
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S RAINBOW BLVD
S TORREY PINES DR
ALTA DR
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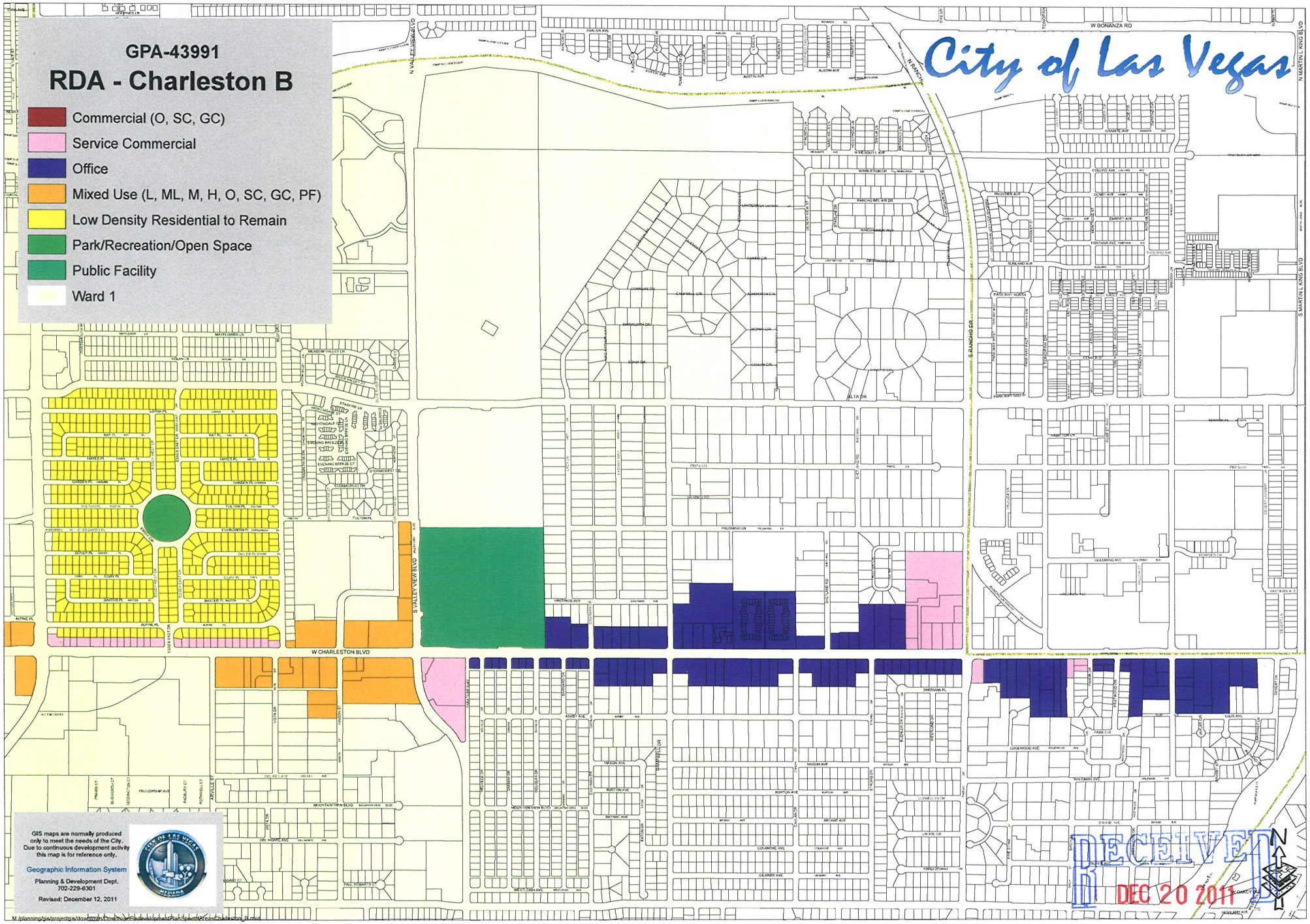
GPA-43991
RDA - Charleston B
Commercial (O, SC, GC)
Service Commercial
Office
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Low Density Residential to Remain
Park/Recreation/Open Space
Public Facility
Ward 1
City of Las Vegas
W BONANZA RD
W CHARLESTON BLVD
S VALLEY VIEW BLVD
S RANCHO DR
N MARTIN L KING BLVD
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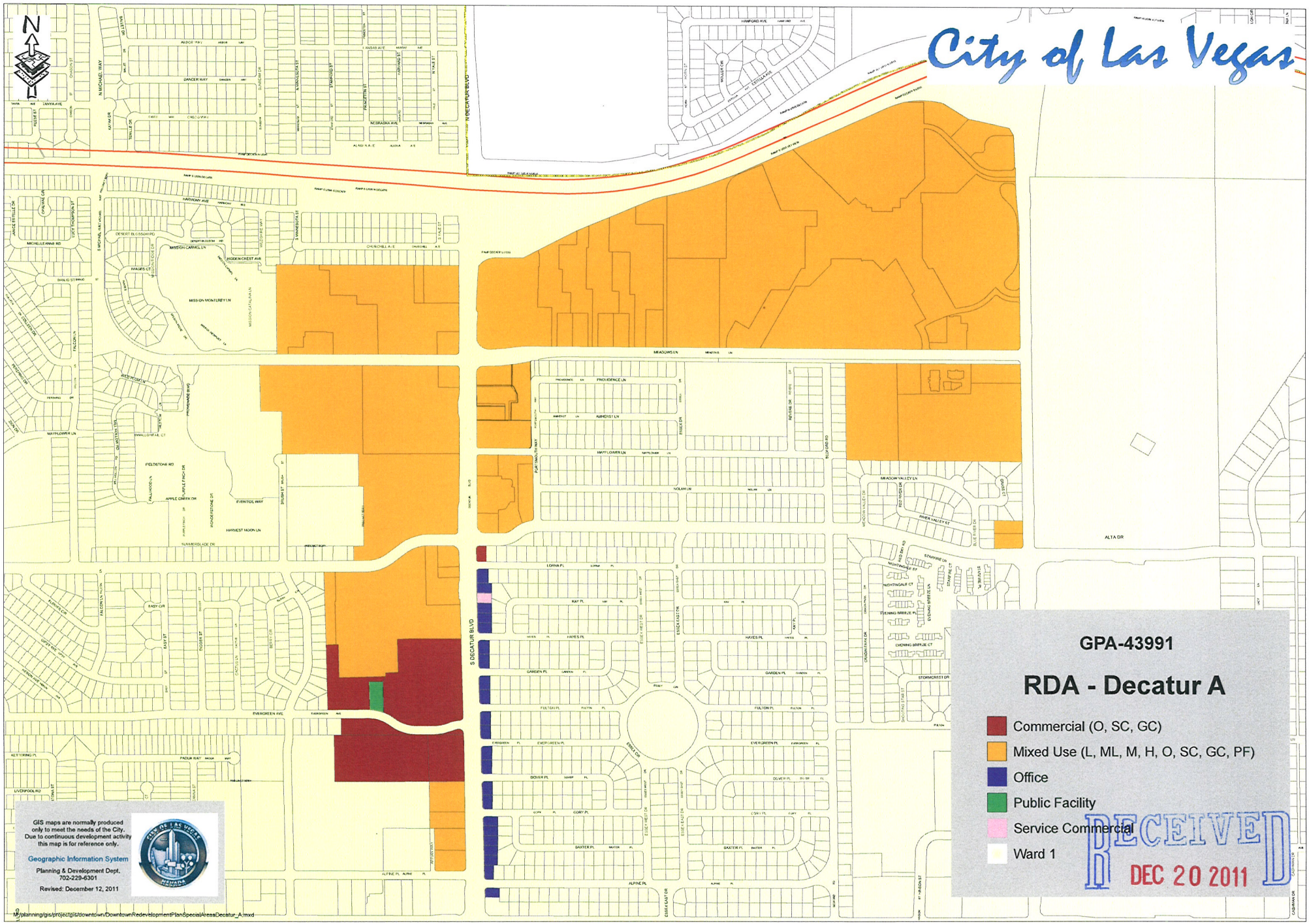
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GPA-43991
RDA - Decatur A
Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Office
Public Facility
Service Commercial
Ward 1
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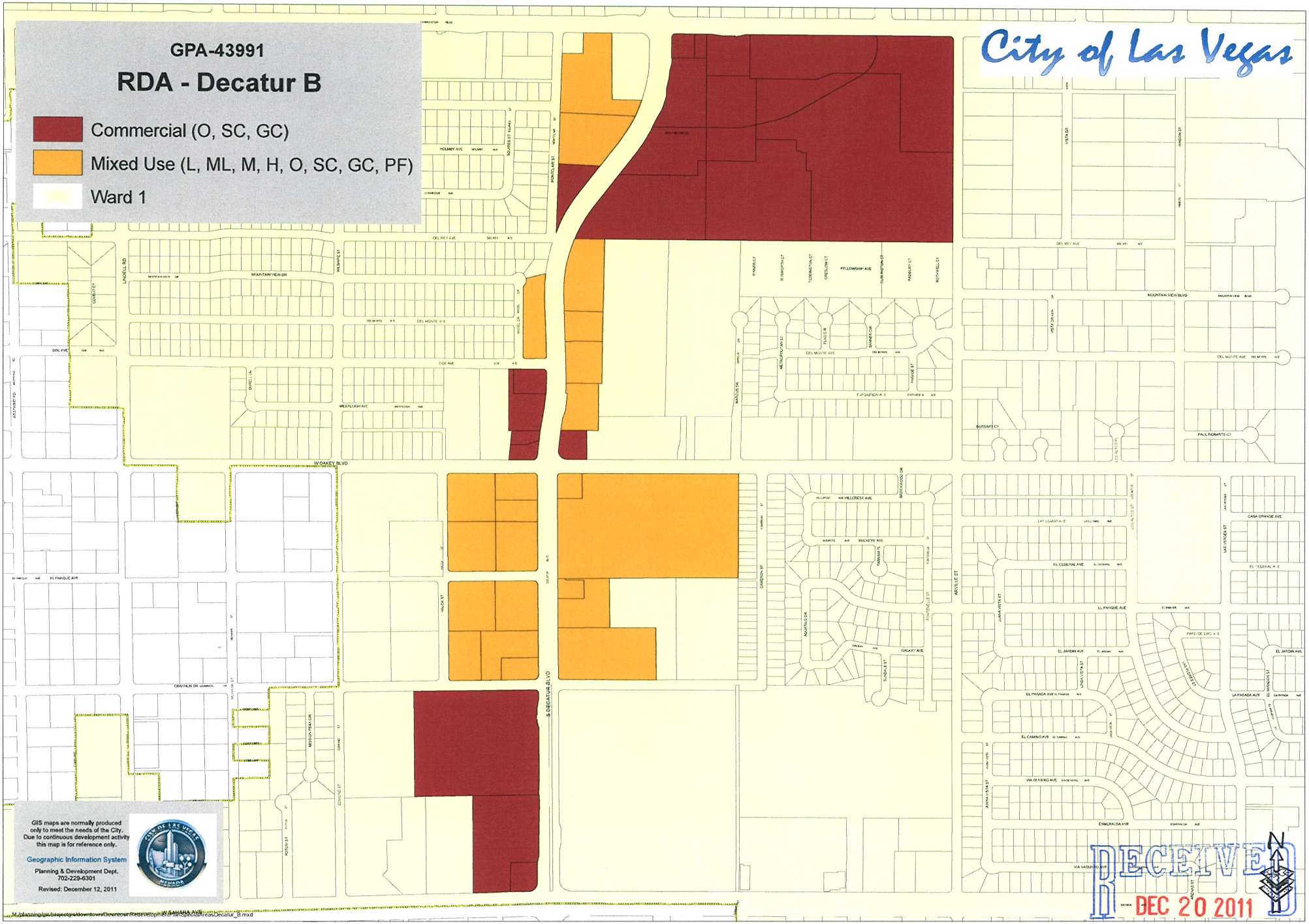
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RDA - Decatur B
Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
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W SAHARA AVE
MOUNTAIN VIEW DR
DEL REY AVE
DEL MONTE AVE
WESTLEIGH AVE
DOE AVE
MOUNTAIN VIEW BLVD
EL CEDERAL AVE
EL PARQUE AVE
EL JARDIN AVE
EL PASADA AVE
EL CAMINO AVE
VIA OLIVERO AVE
ESMERALDA AVE
VIA VAQUERO AVE
LA PASADA AVE
CASA GRANDE AVE
HILLCREST AVE
BUCKEYE AVE
GALAXY AVE
FELLOWSHIP AVE
PAUL ROBARTS CT
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
Revised: December 12, 2011
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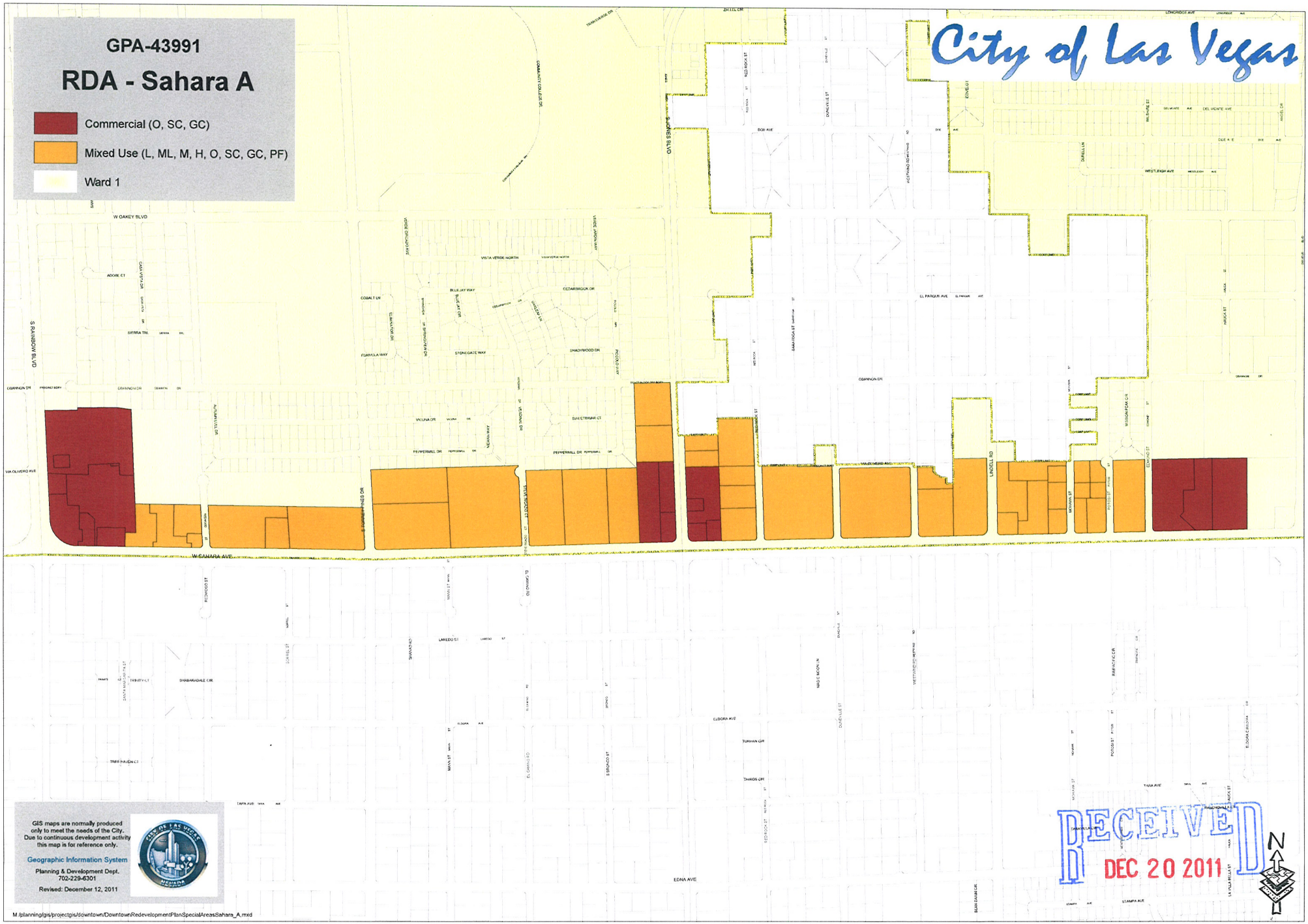
DEC 20 2011


GPA-43991
RDA - Sahara A
Commercial (O, SC, GC)
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City of Las Vegas
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W SAHARA AVE
S RAINBOW BLVD
LINDELL RD
DURANGO DR
S VALLEY VIEW BLVD
S JONES BLVD
S DECATUR BLVD
S MAPLE ST
S JONES BLVD
S EASTERN AVE
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GPA-43991

RDA - Sahara B

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Public Facility
- Ward 1

City of Las Vegas

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301
Revised: December 12, 2011

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-43991	Staff recommends APPROVAL.	

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to establish a new redevelopment area (Redevelopment Area 2) within Ward 1 of the City of Las Vegas, consisting of noncontiguous parcels generally located along Charleston Boulevard between Rainbow Boulevard and Martin L. King Boulevard, Sahara Avenue between Rainbow Boulevard and Interstate 15, and Decatur Boulevard between Sahara Avenue and U.S. 95. The area is being created to slow and prevent blight in the proposed areas. The current land use of these parcels is primarily commercial; however, some existing low density residential areas and parcels designated for office and public facilities uses are also proposed for inclusion within the redevelopment area. The land use designation of these parcels would not be changed, nor would the designation of any parcel located within the boundaries of the Rancho Charleston Land Use Study area. As the General Plan assigns a wide range of land use categories to residential and commercial properties, the applicant proposes to simplify future land use by designating a Commercial category for parcels currently designated O (Office), SC (Service Commercial) and GC (General Commercial) and a Mixed Use category to allow for the possibility of future residential and/or commercial uses on these parcels. As conditions per state law pertaining to the creation of a new redevelopment area are demonstrated to be met and the land use designations proposed to be changed are compatible with adjacent designations, staff recommends approval of the proposed land use amendment. If denied, a new redevelopment area could not be created.

ISSUES

- Approval of the General Plan Amendment request would allow the future land use designation of selected parcels in the proposed redevelopment area to be changed to C (Commercial) or MXU (Mixed Use).
- Parcels within the Rancho Charleston Land Use Study area are proposed to be included in the new redevelopment area; however, the future land use designation of these parcels would remain unchanged.
- The future land use designation of parcels proposed for inclusion currently designated L (Low Density Residential) and PF (Public Facilities) would remain unchanged.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/05/86	The City Council adopted the Las Vegas Redevelopment Plan (Ordinance #3218) and established the boundaries of the Downtown Redevelopment Area.

02/03/88	The City Council amended the Las Vegas Redevelopment Plan (Ordinance #3339) to include additional area within the Plan boundaries.
04/01/92	The City Council approved an amendment to the Redevelopment Plan (Ordinance #3637) in order to bring the land use categories and definitions into conformance with the General Plan.
11/04/96	The City Council adopted Ordinance #4036, thereby approving an expansion of the Downtown Redevelopment Area.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the Downtown Redevelopment Plan Map 9 of the Las Vegas Redevelopment Plan in order to consolidate all categories and to make certain other changes. The Planning Commission and staff recommended approval.
12/17/03	The City Council adopted Ordinance #5652, thereby amending the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations and to extend the duration of the plan.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) redesignating various parcels located within the Las Vegas Redevelopment Area and proposed expansion area. The Planning Commission and staff recommended approval.
	The City Council adopted Ordinance #5830, which amended and restated the Las Vegas Redevelopment Plan and included additional property within the Plan.

Related Building Permits/Business Licenses
No building permits or business licenses pertain to this action.

Pre-Application Meeting	
11/21/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment application. Key issues discussed included the following: • A new redevelopment area is proposed to be created, separate from the existing Downtown Redevelopment Area. The area will be located only within the boundaries of Ward 1. • The proposed areas to be redesignated still must conform to the existing General Plan; this must be verified prior to submittal. • Low Density residential areas are proposed to be included in the new area; they would remain designated as Low Density Residential. • At least one neighborhood meeting is required. • A legal description of the property to be included must be ready by the time the item is published. It was to be determined in what form this would take.

Neighborhood Meeting	
12/14/11	A Neighborhood Meeting was held Wednesday, December 14, 2011 at 5:30 p.m. in the Mead Room of Las Vegas Valley Water District, 3700 West Charleston Boulevard. The meeting was attended by 26 members of the public, four members of staff and three members of the Ward 1 Council office. Staff gave a presentation regarding the proposed redevelopment areas in Ward 1. Members of the public in attendance had the following questions and concerns: • Residents questioned why residential areas were proposed for inclusion in the Redevelopment Area, and asked if traffic calming could be implemented using redevelopment funds. • It was noted that the Hyde Park neighborhood suffers from increased commercial traffic cutting through the neighborhood, and concerns that business development efforts would further increase commercial traffic in the neighborhood. • Many concerns were noted relative to the residential properties on the east side of Decatur Boulevard that had been converted to office uses. While some residents noted that many of those properties were vacant due to the use restrictions and limited parking, others were concerned about the impacts of those properties on the residential neighborhood and the increasing commercial encroachment into the neighborhood. • Residents of the Hyde Park neighborhood also raised concerns about the lack of effectiveness of code enforcement efforts, and inquired if redevelopment funds could be used for increased enforcement. • Residents of the Scotch Eighties HOA noted concerns with several properties adjacent to their neighborhood and any increased commercial encroachment into the residential area. • Commercial property owners raised questions about the Visual Improvement Program and how the funds could be used in upgrading commercial properties. • Business owners were generally supportive of the proposed changes to the land use designations, due to the zoning flexibility allowed under those designations.

Details of Application Request	
Site Area	
Net Acres	1,186

DEVELOPMENT STANDARDS

No additional development standards will be applied to the subject parcels as a result of their inclusion within a new redevelopment area.

ANALYSIS

Nevada Revised Statutes Section 279.516 defines two prerequisites for formation of a new redevelopment area. The community must have a planning commission and a master plan. The Planning Commission serves under the auspices of the City Council as established under the City's charter. The Las Vegas 2020 Master Plan is the city's current long range plan for development of the city. NRS requires that the master plan contain the following:

NRS Requirement	Las Vegas 2020 Master Plan Conforming Document
The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other major public utilities and facilities	Transportation & Streets and Highways Element (adopted 2009)
A land use plan which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, recreation, education, public buildings and grounds and other categories of public and private uses of land	Land Use & Rural Preservation Neighborhoods Preservation Element (adopted in 2000; amended in 2009)
A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future growth in population, in the territory covered by the plan, all correlated with the land-use plan	Population Element (adopted in 2000; amended in 2010)
Maps, plans, charts or other descriptive matter showing the areas in which conditions are found indicating the existence of blighted areas.	Blight Study (included as part of this request)

Once a redevelopment area is established, the Las Vegas Redevelopment Agency may use its powers as defined by NRS Section 279 to aid in the redevelopment of properties for public purposes within the boundaries of the redevelopment area.

A "Blighted Area" is defined in NRS 279.388 as an area containing at least four of the following factors:

- 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:
  - Defective design and character of physical construction.
  - Faulty arrangement of the interior and spacing of buildings.
  - Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
  - Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
- An economic dislocation, deterioration or disuse.
- The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
- The existence of inadequate streets, open spaces and utilities.
- The existence of lots or other areas which may be submerged.
- 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.
- 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.
- 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.
- The environmental contamination of buildings or property.
- The existence of an abandoned mine.

The accompanying blight study documents areas of blight through field surveys, U.S. Census data and interviews with city staff and public officials.

Land use designations on properties included within the Rancho Charleston Land Use Study and Strategic Plan area will remain unchanged. These properties are subject to special development standards and are zoned to limit the types of uses that can be developed. A change in the land use in the commercial corridor along Charleston Boulevard, especially between Rancho Drive and Valley View Boulevard, could potentially threaten the stability of the adjacent residential neighborhoods. Likewise, properties designated L (Low Density Residential) will remain unchanged. It is not the intent of the proposed amendment to change the land use of these properties, but rather to develop programs and allocate financial resources to address blight and disinvestment in these residential neighborhoods.

As conditions per state law are met pertaining to the creation of a new redevelopment area are demonstrated and the land use designations proposed to be changed are appropriate and compatible with adjacent designations, staff recommends approval of the proposed land use amendment.

FINDINGS (GPA-43991)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed changes in land use designation for the proposed Redevelopment Area are compatible with the existing General Plan designations of these parcels. The Mixed Use category may include current residential designations or commercial designations, while the Commercial category may include parcels currently designated as Office, Service Commercial or General Commercial. The designations of parcels located within the boundaries of the Rancho Charleston Land Use Study area and those designated L (Low Density Residential) and PF (Public Facilities) will remain unchanged.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the C (Commercial) land use designation are already compatible with the existing zoning designations on both the affected parcels and those adjacent to them. In those cases where existing zoning designations do not currently conform to the General Plan, the zoning will be changed once redevelopment occurs.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The affected parcels are located within a fully improved part of the city with adequate infrastructure in place.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed amendment is compatible with the goals, objectives and policies of the Neighborhood Revitalization Area as defined by the Las Vegas 2020 Master Plan. Land use designations of parcels along the Charleston Boulevard corridor conform to the recommendations of the Rancho Charleston Land Use Study and Strategic Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

SS

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

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

BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

(Sahara, Charleston and Decatur Corridors in Ward 1)

December 13, 2011

Prepared by the Economic and Urban Development Department
City of Las Vegas

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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 **625 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 418 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 **1,008 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 447 acres – seventy percent (70%) commercial and thirty percent (30%) low-density residential.

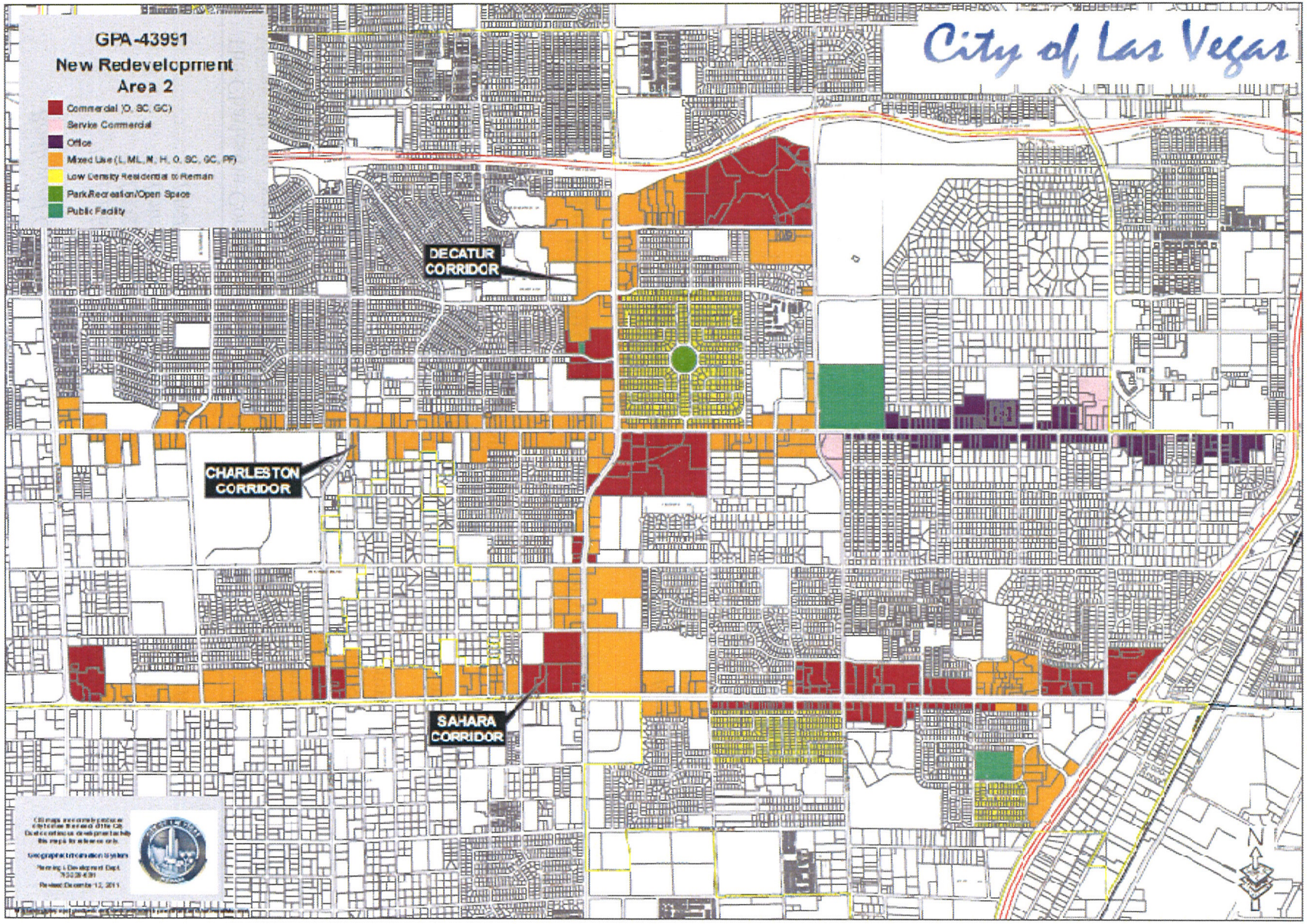
The **South Decatur Boulevard Corridor** can be generally described as the following area:

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 **125 parcels**. Ninety-nine percent (99%) is zoned commercial and equates to 321 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
City of Las Vegas
DECATUR CORRIDOR
CHARLESTON CORRIDOR
SAHARA CORRIDOR
N

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 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. <u>Growing, or Total Lack of, Proper Utilization</u>

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"

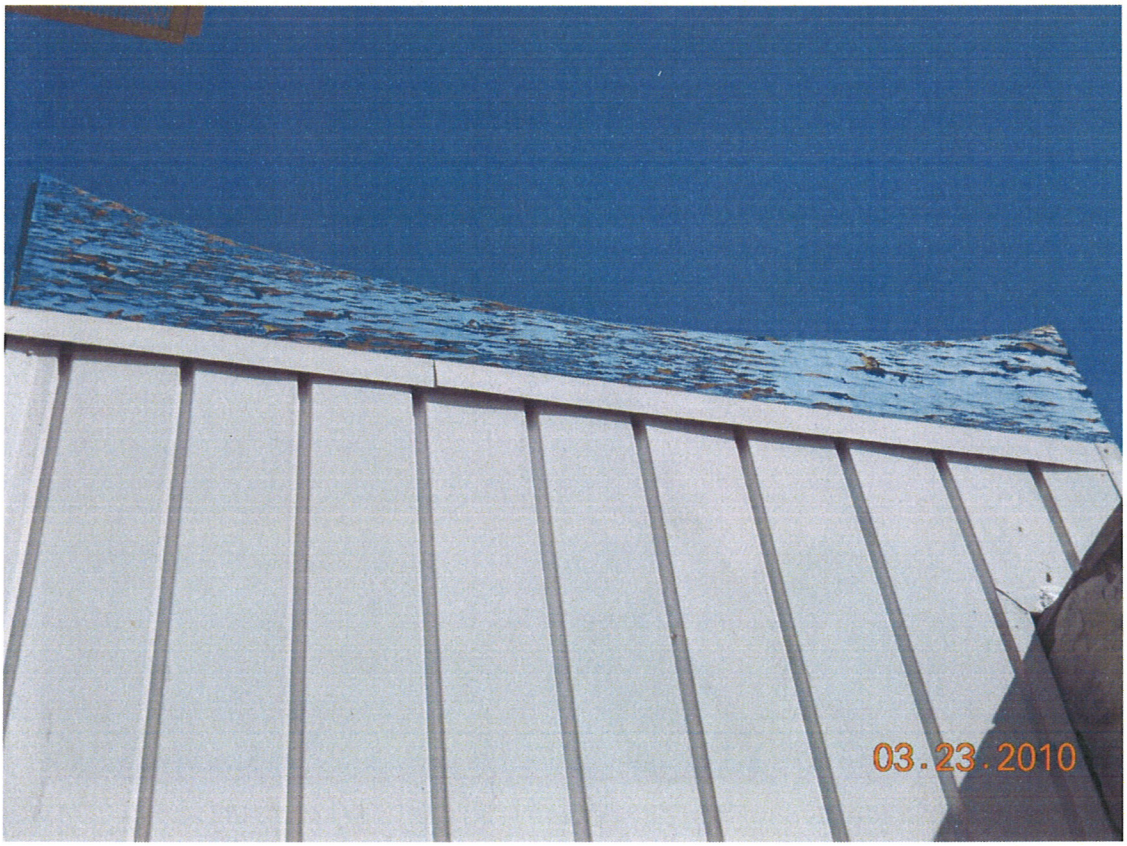
Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight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

Photographic Examples of Blighting Conditions






24-HOUR MIXOLOGY BAR & GRILL
03.23.2010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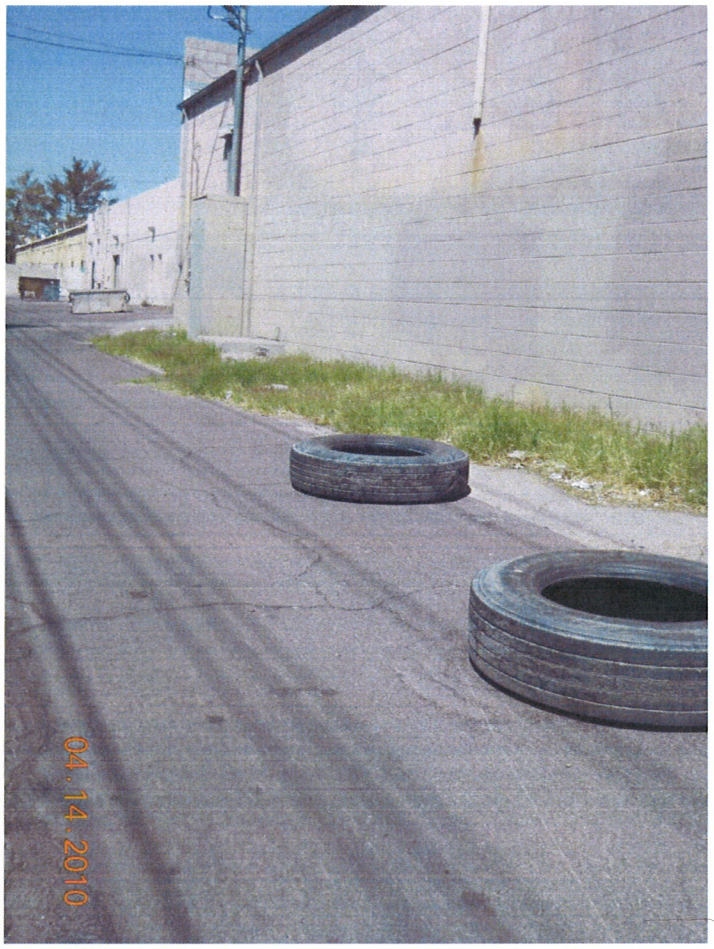
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FOR SALE
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03.25.2010


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03.23.2010


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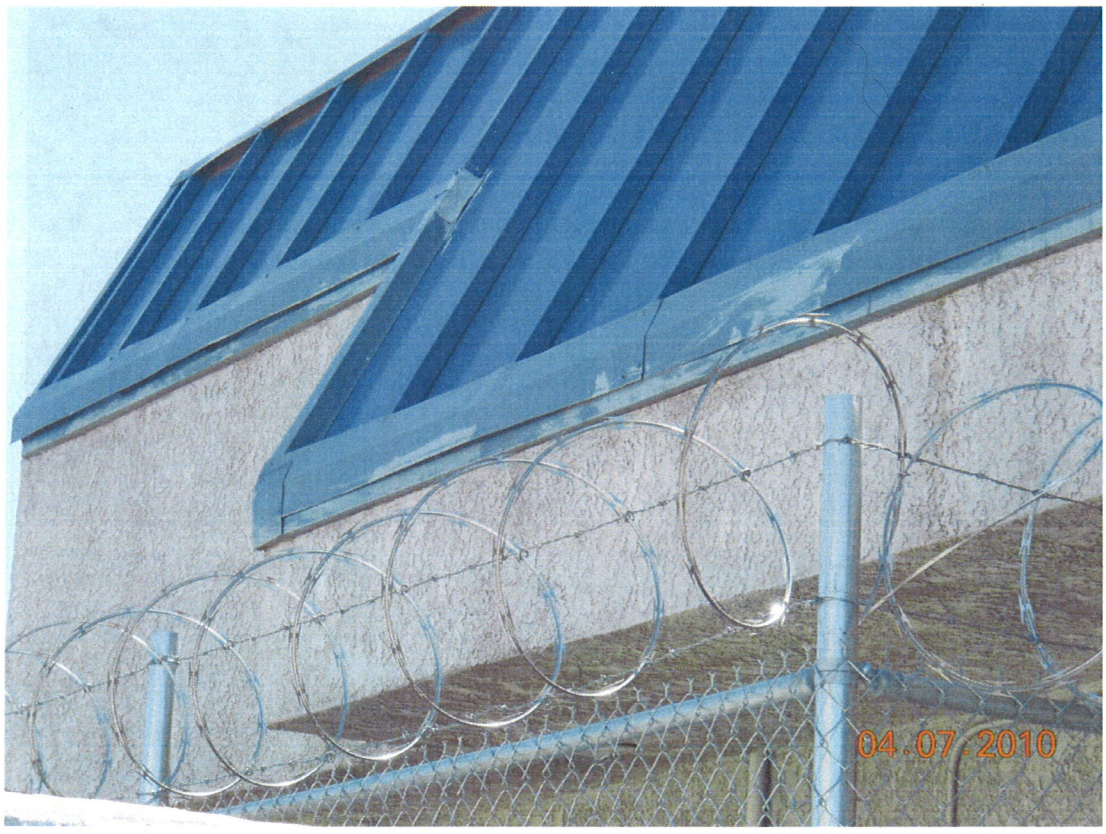
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Photographic Examples of Residential Blighting Conditions






05.18.2010


05.18.2010


04.14.2010


04.14.2010


04.14.2010


04.14.2010


04.14.2010


04.14.2010

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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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GPA-43991

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LAS VEGAS, NEVADA 89101

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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

RECEIVED
NOV 23 2011
City of Las Vegas
GPA-43991

SAHARA CORRIDOR

PARCEL	ZONE	FLU	*Proposed Land Use*
16204412002	C-1	SC	*Commercial*
16204412003	C-1	SC	*Commercial*
16204412004	C-1	SC	*Commercial*
16204412005	C-1	SC	*Commercial*
16205402001	C-1	SC	*Commercial*
16205402002	C-1	SC	*Commercial*
16205402003	C-1	SC	*Commercial*
16205402004	C-1	SC	*Commercial*
16205402005	C-1	SC	*Commercial*
16205402006	C-1	SC	*Commercial*
16205402007	C-1	SC	*Commercial*
16205402008	C-1	SC	*Commercial*
16205402009	C-1	SC	*Commercial*
16205402010	C-1	SC	*Commercial*
16205402011	C-1	SC	*Commercial*
16205403001	C-1	SC	*Commercial*
16205403002	C-1	SC	*Commercial*
16205403003	C-1	SC	*Commercial*
16205801001	C-1	SC	*Mixed Use*
16205801003	C-1	SC	*Mixed Use*
16205801004	C-1	SC	*Mixed Use*
16205801005	C-1	SC	*Mixed Use*
16205801007	C-1	SC	*Mixed Use*
16205801010	C-1	SC	*Mixed Use*
16205801011	C-1	SC	*Mixed Use*
16205801012	C-1	SC	*Mixed Use*
16205801013	C-1	SC	*Mixed Use*
16205802006	C-1	SC	*Commercial*
16205802009	C-1	SC	*Commercial*
16205802010	C-1	SC	*Commercial*
16205802011	C-1	SC	*Commercial*
16205811001	C-1	SC	*Mixed Use*
16205811002	C-1	SC	*Mixed Use*
16205811003	C-1	SC	*Mixed Use*
16205811004	C-1	SC	*Mixed Use*
16205811005	C-1	SC	*Mixed Use*
16205811006	C-1	SC	*Mixed Use*
16205811007	C-1	SC	*Mixed Use*
16205811008	C-1	SC	*Mixed Use*
16205816004	C-1	SC	*Mixed Use*
16205816005	C-1	SC	*Mixed Use*
16205816006	C-1	SC	*Mixed Use*
16205816007	C-1	SC	*Mixed Use*
16205816011	C-1	SC	*Mixed Use*
16205816012	C-1	SC	*Mixed Use*
16205816013	C-1	SC	*Mixed Use*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16205818001	C-1	SC	*Commercial*
16205818002	C-1	SC	*Commercial*
16205818003	C-1	SC	*Commercial*
16205818004	C-1	SC	*Commercial*
16206402001	C-1	SC	*Commercial*
16206402007	C-1	SC	*Mixed Use*
16206411003	C-1	SC	*Mixed Use*
16206411004	C-1	SC	*Mixed Use*
16206411005	C-1	SC	*Mixed Use*
16206412002	C-1	SC	*Mixed Use*
16206412003	C-1	SC	*Mixed Use*
16206801002	C-1	SC	*Commercial*
16206801003	C-1	SC	*Commercial*
16206801004	C-1	SC	*Commercial*
16206801005	C-1	SC	*Commercial*
16206801006	C-1	SC	*Commercial*
16206801007	C-1	SC	*Commercial*
16206801008	C-1	SC	*Commercial*
16206812002	C-1	SC	*Mixed Use*
16206813001	C-1	SC	*Commercial*
16206813004	C-1	SC	*Commercial*
16206813005	C-1	SC	*Commercial*
16206813006	C-1	SC	*Commercial*
16206813007	C-1	SC	*Commercial*
16207101004	C-1	SC	*Mixed Use*
16207101005	C-1	SC	*Mixed Use*
16207101006	C-1	SC	*Mixed Use*
16207101007	C-1	SC	*Mixed Use*
16207101008	C-1	SC	*Mixed Use*
16207101009	C-1	SC	*Mixed Use*
16207101010	C-1	SC	*Mixed Use*
16207101011	C-1	SC	*Mixed Use*
16207101014	C-1	SC	*Mixed Use*
16207101019	C-1	SC	*Mixed Use*
16207501001	C-1	SC	*Commercial*
16207501002	C-1	SC	*Commercial*
16207501003	C-1	SC	*Commercial*
16207501004	C-1	SC	*Commercial*
16207502001	R-1	L	*Low Density Residential*
16207502002	R-1	L	*Low Density Residential*
16207502003	R-1	L	*Low Density Residential*
16207502004	R-1	L	*Low Density Residential*
16207502005	R-1	L	*Low Density Residential*
16207502006	R-1	L	*Low Density Residential*
16207502007	R-1	L	*Low Density Residential*
16207502008	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207510001	C-1	SC	*Commercial*
16207510002	C-1	SC	*Commercial*
16207510003	C-1	SC	*Commercial*
16207510004	C-1	SC	*Commercial*
16207510005	C-1	SC	*Commercial*
16207510006	C-1	SC	*Commercial*
16207511001	C-1	SC	*Commercial*
16207511002	C-1	SC	*Commercial*
16207511003	C-1	SC	*Commercial*
16207511004	C-1	SC	*Commercial*
16207511005	C-1	SC	*Commercial*
16207511006	C-1	SC	*Commercial*
16207511007	C-1	SC	*Commercial*
16207511008	C-1	SC	*Commercial*
16207511009	C-1	SC	*Commercial*
16207511010	C-1	SC	*Commercial*
16207511011	C-1	SC	*Commercial*
16207511012	C-1	SC	*Commercial*
16207512001	C-1	SC	*Commercial*
16207512002	C-1	SC	*Commercial*
16207512003	C-1	SC	*Commercial*
16207512004	C-1	SC	*Commercial*
16207512005	C-1	SC	*Commercial*
16207512006	C-1	SC	*Commercial*
16207512007	C-1	SC	*Commercial*
16207512008	C-1	SC	*Commercial*
16207512009	C-1	SC	*Commercial*
16207512010	C-1	SC	*Commercial*
16207513001	R-1	L	*Low Density Residential*
16207513002	R-1	L	*Low Density Residential*
16207513003	R-1	L	*Low Density Residential*
16207513004	R-1	L	*Low Density Residential*
16207513005	R-1	L	*Low Density Residential*
16207513006	R-1	L	*Low Density Residential*
16207513007	R-1	L	*Low Density Residential*
16207513008	R-1	L	*Low Density Residential*
16207513009	R-1	L	*Low Density Residential*
16207513010	R-1	L	*Low Density Residential*
16207513011	R-1	L	*Low Density Residential*
16207513012	R-1	L	*Low Density Residential*
16207513013	R-1	L	*Low Density Residential*
16207513014	R-1	L	*Low Density Residential*
16207513015	R-1	L	*Low Density Residential*
16207513016	R-1	L	*Low Density Residential*
16207513017	R-1	L	*Low Density Residential*
16207513018	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207513019	R-1	L	*Low Density Residential*
16207513020	R-1	L	*Low Density Residential*
16207513021	R-1	L	*Low Density Residential*
16207513022	R-1	L	*Low Density Residential*
16207513023	R-1	L	*Low Density Residential*
16207513024	R-1	L	*Low Density Residential*
16207513025	R-1	L	*Low Density Residential*
16207513026	R-1	L	*Low Density Residential*
16207513027	R-1	L	*Low Density Residential*
16207513028	R-1	L	*Low Density Residential*
16207513029	R-1	L	*Low Density Residential*
16207513030	R-1	L	*Low Density Residential*
16207513031	R-1	L	*Low Density Residential*
16207513032	R-1	L	*Low Density Residential*
16207513033	R-1	L	*Low Density Residential*
16207513034	R-1	L	*Low Density Residential*
16207513035	R-1	L	*Low Density Residential*
16207513036	R-1	L	*Low Density Residential*
16207513037	R-1	L	*Low Density Residential*
16207513038	R-1	L	*Low Density Residential*
16207513039	R-1	L	*Low Density Residential*
16207513040	R-1	L	*Low Density Residential*
16207513041	R-1	L	*Low Density Residential*
16207513042	R-1	L	*Low Density Residential*
16207513043	R-1	L	*Low Density Residential*
16207513044	R-1	L	*Low Density Residential*
16207513045	R-1	L	*Low Density Residential*
16207513046	R-1	L	*Low Density Residential*
16207513047	R-1	L	*Low Density Residential*
16207513048	R-1	L	*Low Density Residential*
16207513049	R-1	L	*Low Density Residential*
16207513050	R-1	L	*Low Density Residential*
16207513051	R-1	L	*Low Density Residential*
16207513052	R-1	L	*Low Density Residential*
16207513053	R-1	L	*Low Density Residential*
16207513054	R-1	L	*Low Density Residential*
16207513055	R-1	L	*Low Density Residential*
16207513056	R-1	L	*Low Density Residential*
16207513057	R-1	L	*Low Density Residential*
16207513058	R-1	L	*Low Density Residential*
16207513059	R-1	L	*Low Density Residential*
16207513060	R-1	L	*Low Density Residential*
16207513061	R-1	L	*Low Density Residential*
16207513062	R-1	L	*Low Density Residential*
16207513063	R-1	L	*Low Density Residential*
16207513064	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207513065	R-1	L	*Low Density Residential*
16207513066	R-1	L	*Low Density Residential*
16207513067	R-1	L	*Low Density Residential*
16207513068	R-1	L	*Low Density Residential*
16207513069	R-1	L	*Low Density Residential*
16207513070	R-1	L	*Low Density Residential*
16207513071	R-1	L	*Low Density Residential*
16207513072	R-1	L	*Low Density Residential*
16207513073	R-1	L	*Low Density Residential*
16207513074	R-1	L	*Low Density Residential*
16207513075	R-1	L	*Low Density Residential*
16207513076	R-1	L	*Low Density Residential*
16207513077	R-1	L	*Low Density Residential*
16207513078	R-1	L	*Low Density Residential*
16207513079	R-1	L	*Low Density Residential*
16207513080	R-1	L	*Low Density Residential*
16207513081	R-1	L	*Low Density Residential*
16207513082	R-1	L	*Low Density Residential*
16207513083	R-1	L	*Low Density Residential*
16207513084	R-1	L	*Low Density Residential*
16207513085	R-1	L	*Low Density Residential*
16207513086	R-1	L	*Low Density Residential*
16207513087	R-1	L	*Low Density Residential*
16207513088	R-1	L	*Low Density Residential*
16207513089	R-1	L	*Low Density Residential*
16207513090	R-1	L	*Low Density Residential*
16207513091	R-1	L	*Low Density Residential*
16207513092	R-1	L	*Low Density Residential*
16207513093	R-1	L	*Low Density Residential*
16207514002	R-1	L	*Low Density Residential*
16207514003	R-1	L	*Low Density Residential*
16207514004	R-1	L	*Low Density Residential*
16207514005	R-1	L	*Low Density Residential*
16207514006	R-1	L	*Low Density Residential*
16207514007	R-1	L	*Low Density Residential*
16207514008	R-1	L	*Low Density Residential*
16207514009	R-1	L	*Low Density Residential*
16207514010	R-1	L	*Low Density Residential*
16207514011	R-1	L	*Low Density Residential*
16207514012	R-1	L	*Low Density Residential*
16207514013	R-1	L	*Low Density Residential*
16207514014	R-1	L	*Low Density Residential*
16207514015	R-1	L	*Low Density Residential*
16207514016	R-1	L	*Low Density Residential*
16207514017	R-1	L	*Low Density Residential*
16207514018	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207514019	R-1	L	*Low Density Residential*
16207514020	R-1	L	*Low Density Residential*
16207514021	R-1	L	*Low Density Residential*
16207514022	R-1	L	*Low Density Residential*
16207514023	R-1	L	*Low Density Residential*
16207514024	R-1	L	*Low Density Residential*
16207514025	R-1	L	*Low Density Residential*
16207514026	R-1	L	*Low Density Residential*
16207514027	R-1	L	*Low Density Residential*
16207514028	R-1	L	*Low Density Residential*
16207514029	R-1	L	*Low Density Residential*
16207514030	R-1	L	*Low Density Residential*
16207514031	R-1	L	*Low Density Residential*
16207514032	R-1	L	*Low Density Residential*
16207514033	R-1	L	*Low Density Residential*
16207514034	R-1	L	*Low Density Residential*
16207514035	R-1	L	*Low Density Residential*
16207514036	R-1	L	*Low Density Residential*
16207514037	R-1	L	*Low Density Residential*
16207514038	R-1	L	*Low Density Residential*
16207514039	R-1	L	*Low Density Residential*
16207514040	R-1	L	*Low Density Residential*
16207514041	R-1	L	*Low Density Residential*
16207514042	R-1	L	*Low Density Residential*
16207514043	R-1	L	*Low Density Residential*
16207514044	R-1	L	*Low Density Residential*
16207514045	R-1	L	*Low Density Residential*
16207514046	R-1	L	*Low Density Residential*
16207514047	R-1	L	*Low Density Residential*
16207514048	R-1	L	*Low Density Residential*
16207514049	R-1	L	*Low Density Residential*
16207514050	R-1	L	*Low Density Residential*
16207514051	R-1	L	*Low Density Residential*
16207514052	R-1	L	*Low Density Residential*
16207514053	R-1	L	*Low Density Residential*
16207514054	R-1	L	*Low Density Residential*
16207514055	R-1	L	*Low Density Residential*
16207514056	R-1	L	*Low Density Residential*
16207514057	R-1	L	*Low Density Residential*
16207515001	R-1	L	*Low Density Residential*
16207515002	R-1	L	*Low Density Residential*
16207515003	R-1	L	*Low Density Residential*
16207515004	R-1	L	*Low Density Residential*
16207515005	R-1	L	*Low Density Residential*
16207515006	R-1	L	*Low Density Residential*
16207515007	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207515008	R-1	L	*Low Density Residential*
16207515010	R-1	L	*Low Density Residential*
16207515011	R-1	L	*Low Density Residential*
16207515012	R-1	L	*Low Density Residential*
16207515013	R-1	L	*Low Density Residential*
16207515014	R-1	L	*Low Density Residential*
16207515015	R-1	L	*Low Density Residential*
16207515016	R-1	L	*Low Density Residential*
16207515017	R-1	L	*Low Density Residential*
16207515018	R-1	L	*Low Density Residential*
16207515019	R-1	L	*Low Density Residential*
16207515020	R-1	L	*Low Density Residential*
16207515021	R-1	L	*Low Density Residential*
16207515022	R-1	L	*Low Density Residential*
16207515023	R-1	L	*Low Density Residential*
16207515024	R-1	L	*Low Density Residential*
16207515025	R-1	L	*Low Density Residential*
16207515026	R-1	L	*Low Density Residential*
16207515027	R-1	L	*Low Density Residential*
16207515028	R-1	L	*Low Density Residential*
16207515029	R-1	L	*Low Density Residential*
16207515030	R-1	L	*Low Density Residential*
16207515031	R-1	L	*Low Density Residential*
16207515032	R-1	L	*Low Density Residential*
16207515033	R-1	L	*Low Density Residential*
16207515034	R-1	L	*Low Density Residential*
16207515035	R-1	L	*Low Density Residential*
16207515036	R-1	L	*Low Density Residential*
16207515037	R-1	L	*Low Density Residential*
16207515038	R-1	L	*Low Density Residential*
16207515039	R-1	L	*Low Density Residential*
16207515040	R-1	L	*Low Density Residential*
16207515041	R-1	L	*Low Density Residential*
16207515042	R-1	L	*Low Density Residential*
16207515043	R-1	L	*Low Density Residential*
16207515044	R-1	L	*Low Density Residential*
16207515045	R-1	L	*Low Density Residential*
16207515046	R-1	L	*Low Density Residential*
16207515047	R-1	L	*Low Density Residential*
16207515048	R-1	L	*Low Density Residential*
16207515049	R-1	L	*Low Density Residential*
16207515050	R-1	L	*Low Density Residential*
16207515051	R-1	L	*Low Density Residential*
16207515052	R-1	L	*Low Density Residential*
16207515053	R-1	L	*Low Density Residential*
16207515054	R-1	L	*Low Density Residential*

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16207515055	R-1	L	*Low Density Residential*
16207515056	R-1	L	*Low Density Residential*
16207515057	R-1	L	*Low Density Residential*
16207515058	R-1	L	*Low Density Residential*
16207515059	R-1	L	*Low Density Residential*
16207515060	R-1	L	*Low Density Residential*
16207515061	R-1	L	*Low Density Residential*
16207515062	R-1	L	*Low Density Residential*
16207515063	R-1	L	*Low Density Residential*
16207515064	R-1	L	*Low Density Residential*
16207515065	R-1	L	*Low Density Residential*
16207515066	R-1	L	*Low Density Residential*
16207515067	R-1	L	*Low Density Residential*
16207515068	R-1	L	*Low Density Residential*
16207515069	R-1	L	*Low Density Residential*
16207515070	R-1	L	*Low Density Residential*
16207515071	R-1	L	*Low Density Residential*
16207515072	R-1	L	*Low Density Residential*
16207515073	R-1	L	*Low Density Residential*
16207515074	R-1	L	*Low Density Residential*
16207515075	R-1	L	*Low Density Residential*
16207515076	R-1	L	*Low Density Residential*
16207515077	R-1	L	*Low Density Residential*
16207515078	R-1	L	*Low Density Residential*
16207515079	R-1	L	*Low Density Residential*
16207515080	R-1	L	*Low Density Residential*
16207515081	R-1	L	*Low Density Residential*
16207515082	R-1	L	*Low Density Residential*
16207515083	R-1	L	*Low Density Residential*
16207515084	R-1	L	*Low Density Residential*
16207515085	R-1	L	*Low Density Residential*
16207515086	R-1	L	*Low Density Residential*
16207515087	R-1	L	*Low Density Residential*
16207515088	R-1	L	*Low Density Residential*
16207515089	R-1	L	*Low Density Residential*
16207515090	R-1	L	*Low Density Residential*
16207515091	R-1	L	*Low Density Residential*
16207515092	R-1	L	*Low Density Residential*
16207515093	R-1	L	*Low Density Residential*
16207515094	R-1	L	*Low Density Residential*
16207515095	R-1	L	*Low Density Residential*
16207515096	R-1	L	*Low Density Residential*
16207515097	R-1	L	*Low Density Residential*
16207516001	R-1	L	*Low Density Residential*
16207516002	R-1	L	*Low Density Residential*
16207516003	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207516004	R-1	L	*Low Density Residential*
16207516005	R-1	L	*Low Density Residential*
16207516006	R-1	L	*Low Density Residential*
16207516007	R-1	L	*Low Density Residential*
16207516008	R-1	L	*Low Density Residential*
16207516009	R-1	L	*Low Density Residential*
16207516010	R-1	L	*Low Density Residential*
16207516011	R-1	L	*Low Density Residential*
16207516015	R-1	L	*Low Density Residential*
16207516016	R-1	L	*Low Density Residential*
16207516017	R-1	L	*Low Density Residential*
16207516018	R-1	L	*Low Density Residential*
16207516019	R-1	L	*Low Density Residential*
16207516020	R-1	L	*Low Density Residential*
16207516021	R-1	L	*Low Density Residential*
16207516022	R-1	L	*Low Density Residential*
16207516023	R-1	L	*Low Density Residential*
16207516024	R-1	L	*Low Density Residential*
16207516025	R-1	L	*Low Density Residential*
16207516026	R-1	L	*Low Density Residential*
16207516027	R-1	L	*Low Density Residential*
16207516028	R-1	L	*Low Density Residential*
16207516029	R-1	L	*Low Density Residential*
16207516030	R-1	L	*Low Density Residential*
16207516031	R-1	L	*Low Density Residential*
16207516032	R-1	L	*Low Density Residential*
16207516033	R-1	L	*Low Density Residential*
16207516034	R-1	L	*Low Density Residential*
16207516035	R-1	L	*Low Density Residential*
16207516036	R-1	L	*Low Density Residential*
16207516037	R-1	L	*Low Density Residential*
16207516038	R-1	L	*Low Density Residential*
16207516039	R-1	L	*Low Density Residential*
16207516040	R-1	L	*Low Density Residential*
16207516041	R-1	L	*Low Density Residential*
16207516042	R-1	L	*Low Density Residential*
16207516043	R-1	L	*Low Density Residential*
16207516044	R-1	L	*Low Density Residential*
16207516045	R-1	L	*Low Density Residential*
16207516046	R-1	L	*Low Density Residential*
16207516047	R-1	L	*Low Density Residential*
16207516048	R-1	L	*Low Density Residential*
16207516049	R-1	L	*Low Density Residential*
16207516050	R-1	L	*Low Density Residential*
16207516051	R-1	L	*Low Density Residential*
16207516052	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16207516053	R-1	L	*Low Density Residential*
16207516054	R-1	L	*Low Density Residential*
16207516055	R-1	L	*Low Density Residential*
16208101001	C-1	SC	*Commercial*
16208101003	C-1	SC	*Commercial*
16208101004	C-1	SC	*Commercial*
16208101007	C-1	SC	*Commercial*
16208101008	C-1	SC	*Commercial*
16208102001	C-1	SC	*Commercial*
16208103001	C-1	SC	*Commercial*
16208103002	C-1	SC	*Commercial*
16208103003	C-1	SC	*Commercial*
16208103004	P-R	SC	*Commercial*
16208104001	C-1	SC	*Commercial*
16208104002	C-1	SC	*Commercial*
16208104003	C-1	SC	*Commercial*
16208104004	C-1	SC	*Commercial*
16208104005	C-1	SC	*Commercial*
16208104006	C-1	SC	*Commercial*
16208104007	C-1	SC	*Commercial*
16208104008	C-1	SC	*Commercial*
16208104009	C-1	SC	*Commercial*
16208110001	C-1	SC	*Commercial*
16208212016	R-1	L	*Low Density Residential*
16208212017	R-1	L	*Low Density Residential*
16208212018	R-1	L	*Low Density Residential*
16208212019	R-1	L	*Low Density Residential*
16208212020	R-1	L	*Low Density Residential*
16208212021	R-1	L	*Low Density Residential*
16208212022	R-1	L	*Low Density Residential*
16208212023	R-1	L	*Low Density Residential*
16208212024	R-1	L	*Low Density Residential*
16208212025	R-1	L	*Low Density Residential*
16208212026	R-1	L	*Low Density Residential*
16208212027	R-1	L	*Low Density Residential*
16208212028	R-1	L	*Low Density Residential*
16208501001	C-1	SC	*Commercial*
16208501002	C-1	SC	*Commercial*
16208501003	R-3	SC	*Commercial*
16208501004	R-3	H	*Mixed Use*
16208501005	C-1	SC	*Commercial*
16208501006	R-4	SC	*Commercial*
16208501007	R-4	H	*Mixed Use*
16208504001	R-3	H	*Mixed Use*
16208505001	R-4	H	*Mixed Use*
16208505003	R-4	SC	*Mixed Use*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16208601001	C-V	PF	*Public Facility*
16208601002	R-3	H	*Mixed Use*
16208602001	R-4	H	*Mixed Use*
16208602002	R-4	H	*Mixed Use*
16208602003	R-4	H	*Mixed Use*
16208602005	C-1	SC	*Mixed Use*
16208610001	R-1	L	*Low Density Residential*
16208610002	R-1	L	*Low Density Residential*
16208610003	R-1	L	*Low Density Residential*
16208610004	R-1	L	*Low Density Residential*
16208610005	R-1	L	*Low Density Residential*
16208610006	R-1	L	*Low Density Residential*
16208610007	R-1	L	*Low Density Residential*
16208610008	R-1	L	*Low Density Residential*
16208610009	R-1	L	*Low Density Residential*
16208610010	R-1	L	*Low Density Residential*
16208610011	R-1	L	*Low Density Residential*
16208610012	R-1	L	*Low Density Residential*
16208610013	R-1	L	*Low Density Residential*
16208610014	R-1	L	*Low Density Residential*
16208610015	R-1	L	*Low Density Residential*
16208610016	R-1	L	*Low Density Residential*
16208610017	R-1	L	*Low Density Residential*
16208610018	R-1	L	*Low Density Residential*
16208610019	R-1	L	*Low Density Residential*
16208610020	R-1	L	*Low Density Residential*
16208610021	R-1	L	*Low Density Residential*
16208610022	R-1	L	*Low Density Residential*
16208610023	R-1	L	*Low Density Residential*
16208610024	R-1	L	*Low Density Residential*
16208610025	R-1	L	*Low Density Residential*
16208610026	R-1	L	*Low Density Residential*
16208610027	R-1	L	*Low Density Residential*
16208610028	R-1	L	*Low Density Residential*
16208610029	R-1	L	*Low Density Residential*
16208610030	R-1	L	*Low Density Residential*
16208610031	R-1	L	*Low Density Residential*
16208610032	R-1	L	*Low Density Residential*
16208610033	R-1	L	*Low Density Residential*
16208610034	R-1	L	*Low Density Residential*
16208610035	R-1	L	*Low Density Residential*
16208610036	R-1	L	*Low Density Residential*
16208610037	R-1	L	*Low Density Residential*
16208610038	R-1	L	*Low Density Residential*
16208610039	R-1	L	*Low Density Residential*
16208610040	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16208610041	R-1	L	*Low Density Residential*
16208610042	R-1	L	*Low Density Residential*
16208610043	R-1	L	*Low Density Residential*
16208610044	R-1	L	*Low Density Residential*
16208610045	R-1	L	*Low Density Residential*
16208610046	R-1	L	*Low Density Residential*
16208610047	R-1	L	*Low Density Residential*
16208610048	R-1	L	*Low Density Residential*
16208610049	R-1	L	*Low Density Residential*
16208610050	R-1	L	*Low Density Residential*
16208610051	R-1	L	*Low Density Residential*
16208610052	R-1	L	*Low Density Residential*
16208610053	R-1	L	*Low Density Residential*
16208610054	R-1	L	*Low Density Residential*
16208610055	R-1	L	*Low Density Residential*
16208610056	R-1	L	*Low Density Residential*
16208610057	R-1	L	*Low Density Residential*
16208610058	R-1	L	*Low Density Residential*
16208610059	R-1	L	*Low Density Residential*
16208610060	R-1	L	*Low Density Residential*
16208610061	R-1	L	*Low Density Residential*
16208610062	R-1	L	*Low Density Residential*
16208610063	R-1	L	*Low Density Residential*
16208610064	R-1	L	*Low Density Residential*
16208610065	R-1	L	*Low Density Residential*
16208610066	R-1	L	*Low Density Residential*
16208610067	R-1	L	*Low Density Residential*
16208610068	R-1	L	*Low Density Residential*
16208610069	R-1	L	*Low Density Residential*
16208610070	R-1	L	*Low Density Residential*
16208610071	R-1	L	*Low Density Residential*
16208610072	R-1	L	*Low Density Residential*
16208610073	R-1	L	*Low Density Residential*
16208610074	R-1	L	*Low Density Residential*
16208610075	R-1	L	*Low Density Residential*
16208610081	R-1	L	*Low Density Residential*
16208610082	R-1	L	*Low Density Residential*
16208610083	R-1	L	*Low Density Residential*
16208610084	R-1	L	*Low Density Residential*
16208610085	R-1	L	*Low Density Residential*
16208610086	R-1	L	*Low Density Residential*
16208610087	R-1	L	*Low Density Residential*
16208610088	R-1	L	*Low Density Residential*
16208610089	R-1	L	*Low Density Residential*
16208610090	R-1	L	*Low Density Residential*
16208610091	R-1	L	*Low Density Residential*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16208610092	R-1	L	*Low Density Residential*
16208610093	R-1	L	*Low Density Residential*
16208610094	R-1	L	*Low Density Residential*
16208610095	R-1	L	*Low Density Residential*
16208610096	R-1	L	*Low Density Residential*
16208610097	R-1	L	*Low Density Residential*
16208610098	R-1	L	*Low Density Residential*
16208610099	R-1	L	*Low Density Residential*
16208610100	R-1	L	*Low Density Residential*
16208610101	R-1	L	*Low Density Residential*
16208610102	R-1	L	*Low Density Residential*
16208610103	R-1	L	*Low Density Residential*
16208610104	R-1	SC	*Mixed Use*
16208610104	C-1	SC	*Mixed Use*
16301401005	C-2	GC	*Mixed Use*
16301401006	C-1	SC	*Mixed Use*
16301401007	C-1	SC	*Mixed Use*
16301401008	C-1	SC	*Mixed Use*
16301401009	C-1	SC	*Commercial*
16301401010	C-1	SC	*Commercial*
16301401011	C-1	SC	*Commercial*
16301401012	C-1	SC	*Commercial*
16301401013	C-1	SC	*Mixed Use*
16301401014	C-1	SC	*Mixed Use*
16301402021	C-2	GC	*Mixed Use*
16301404014	C-2	GC	*Mixed Use*
16301404021	C-2	GC	*Mixed Use*
16301404022	C-2	GC	*Mixed Use*
16301404022	P-R	GC	*Mixed Use*
16301405004	C-2	GC	*Mixed Use*
16301405004	P-R	GC	*Mixed Use*
16301802010	C-1	SC	*Mixed Use*
16301803003	C-2	GC	*Mixed Use*
16301803006	C-1	GC	*Mixed Use*
16301803007	C-1	GC	*Mixed Use*
16301804001	P-R	SC	*Mixed Use*
16301804002	P-R	SC	*Mixed Use*
16301804003	P-R	SC	*Mixed Use*
16301804004	P-R	SC	*Mixed Use*
16301804005	C-1	SC	*Mixed Use*
16301804006	C-1	SC	*Mixed Use*
16301810002	P-R	SC	*Mixed Use*
16301810003	P-R	SC	*Mixed Use*
16301810004	P-R	SC	*Mixed Use*
16301810005	C-1	SC	*Mixed Use*
16301810007	C-1	SC	*Mixed Use*

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PARCEL	ZONE	FLU	*Proposed Land Use*
16301810008	C-1	SC	*Mixed Use*
16301810009	C-1	SC	*Mixed Use*
16302401006	C-1	SC	*Commercial*
16302401008	C-1	SC	*Commercial*
16302402002	C-2	GC	*Mixed Use*
16302402003	C-2	GC	*Mixed Use*
16302415002	C-1	SC	*Commercial*
16302415003	C-1	SC	*Commercial*
16302415006	C-1	SC	*Mixed Use*
16302415007	C-1	SC	*Mixed Use*
16302415009	C-1	SC	*Commercial*
16302415011	C-1	SC	*Mixed Use*
16302415012	C-1	SC	*Mixed Use*
16302415014	C-1	SC	*Commercial*
16302415015	C-1	SC	*Commercial*
16302415016	C-1	SC	*Commercial*
16302416006	C-1	GC	*Mixed Use*
16302801005	C-2	GC	*Mixed Use*
16302802001	C-1	SC	*Mixed Use*
16302802002	C-1	SC	*Mixed Use*
16302802003	C-1	SC	*Mixed Use*
16302802004	C-1	SC	*Commercial*
16302802005	C-1	SC	*Commercial*
16302802006	C-1	SC	*Commercial*
16302802007	P-R	O	*Mixed Use*
16302802008	P-R	O	*Mixed Use*
16302816001	C-1	SC	*Mixed Use*

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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CHARLESTON CORRIDOR

PARCEL	ZONE	FLU	*Proposed Land Use*
13836803009	C-1	SC	*Mixed Use*
13836803011	C-1	SC	*Mixed Use*
13836803013	C-1	SC	*Mixed Use*
13836803014	C-1	SC	*Mixed Use*
13836803015	C-1	SC	*Mixed Use*
13836803015	C-1	SC	*Mixed Use*
13836804001	C-1	SC	*Mixed Use*
13836804002	C-1	SC	*Mixed Use*
13836804003	C-1	SC	*Mixed Use*
13836804004	C-1	SC	*Mixed Use*
13836804005	C-1	SC	*Mixed Use*
13836804006	C-1	SC	*Mixed Use*
13836804007	C-2	GC	*Mixed Use*
13836804008	C-2	GC	*Mixed Use*
13836804009	C-1	SC	*Mixed Use*
13931214017	R-1	L	*Low Density Residential*
13931214018	R-1	L	*Low Density Residential*
13931214019	R-1	L	*Low Density Residential*
13931214020	R-1	L	*Low Density Residential*
13931214021	R-1	L	*Low Density Residential*
13931214022	R-1	L	*Low Density Residential*
13931214023	R-1	L	*Low Density Residential*
13931214024	R-1	L	*Low Density Residential*
13931214025	R-1	L	*Low Density Residential*
13931214026	R-1	L	*Low Density Residential*
13931214027	R-1	L	*Low Density Residential*
13931214028	R-1	L	*Low Density Residential*
13931214029	R-1	L	*Low Density Residential*
13931214030	R-1	L	*Low Density Residential*
13931214031	R-1	L	*Low Density Residential*
13931214032	R-1	L	*Low Density Residential*
13931214033	R-1	L	*Low Density Residential*
13931220017	R-1	L	*Low Density Residential*
13931220018	R-1	L	*Low Density Residential*
13931220019	R-1	L	*Low Density Residential*
13931220020	R-1	L	*Low Density Residential*
13931220021	R-1	L	*Low Density Residential*
13931220022	R-1	L	*Low Density Residential*
13931220023	R-1	L	*Low Density Residential*
13931220024	R-1	L	*Low Density Residential*
13931220025	R-1	L	*Low Density Residential*
13931220026	R-1	L	*Low Density Residential*
13931220027	R-1	L	*Low Density Residential*
13931220028	R-1	L	*Low Density Residential*
13931220029	R-1	L	*Low Density Residential*
13931220030	R-1	L	*Low Density Residential*

CHARLESTON CORRIDOR

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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CHARLESTON CORRIDOR

PARCEL	ZONE	FLU	*Proposed Land Use*
16204112006	P-R	O	*Mixed Use*
16204112007	P-R	O	*Mixed Use*
16204112008	P-R	O	*Mixed Use*
16204112009	C-1	O	*Mixed Use*
16204112010	C-1	O	*Mixed Use*
16204112011	P-R	O	*Mixed Use*
16204112019	C-1	O	*Mixed Use*
16204112020	C-1	O	*Mixed Use*
16204112021	C-1	O	*Mixed Use*
16204116001	C-D	O	*Mixed Use*
16204116002	C-D	O	*Mixed Use*
16204501001	C-1	SC	*Commercial*
16204501002	C-1	SC	*Commercial*
16204501003	P-R	SC	*Commercial*
16204501004	P-R	SC	*Commercial*
16204501005	C-1	SC	*Commercial*
16204501006	C-1	SC	*Commercial*
16204501007	C-1	SC	*Commercial*
16204501008	C-1	SC	*Commercial*
16204501009	C-1	SC	*Commercial*
16204510001	C-1	O	*Mixed Use*
16204510002	C-1	O	*Mixed Use*
16204510003	C-1	O	*Mixed Use*
16204510004	O	O	*Mixed Use*
16205110001	C-D	O	*Mixed Use*
16205110014	C-D	O	*Mixed Use*
16205110015	C-D	O	*Mixed Use*
16205110016	C-D	O	*Mixed Use*
16205110029	C-D	O	*Mixed Use*
16205110030	C-D	O	*Mixed Use*
16205110031	C-D	O	*Mixed Use*
16205110044	C-D	O	*Mixed Use*
16205110045	C-D	O	*Mixed Use*
16205110046	C-D	O	*Mixed Use*
16205110059	C-D	O	*Mixed Use*
16205110060	C-D	O	*Mixed Use*
16205111001	C-D	O	*Mixed Use*
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16205112003	C-D	O	*Mixed Use*
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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*
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16205501001	C-D	O	*Mixed Use*
16205510001	C-D	O	*Mixed Use*
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16205510003	O	O	*Mixed Use*
16205510004	C-D	O	*Mixed Use*
16205510005	C-D	O	*Mixed Use*
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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*
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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*
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16206112005	C-1	SC	*Commercial*
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16206112007	C-1	SC	*Commercial*
16206112009	C-1	SC	*Commercial*
16206112010	C-1	SC	*Commercial*
16206112012	C-1	SC	*Commercial*
16206112014	C-1	SC	*Commercial*
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16206501002	C-1	SC	*Mixed Use*
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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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City of Las Vegas

CHARLESTON CORRIDOR

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*
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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*
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16301502009	C-1	SC	*Mixed Use*
16301502010	C-1	SC	*Mixed Use*
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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.: **35.**

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

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

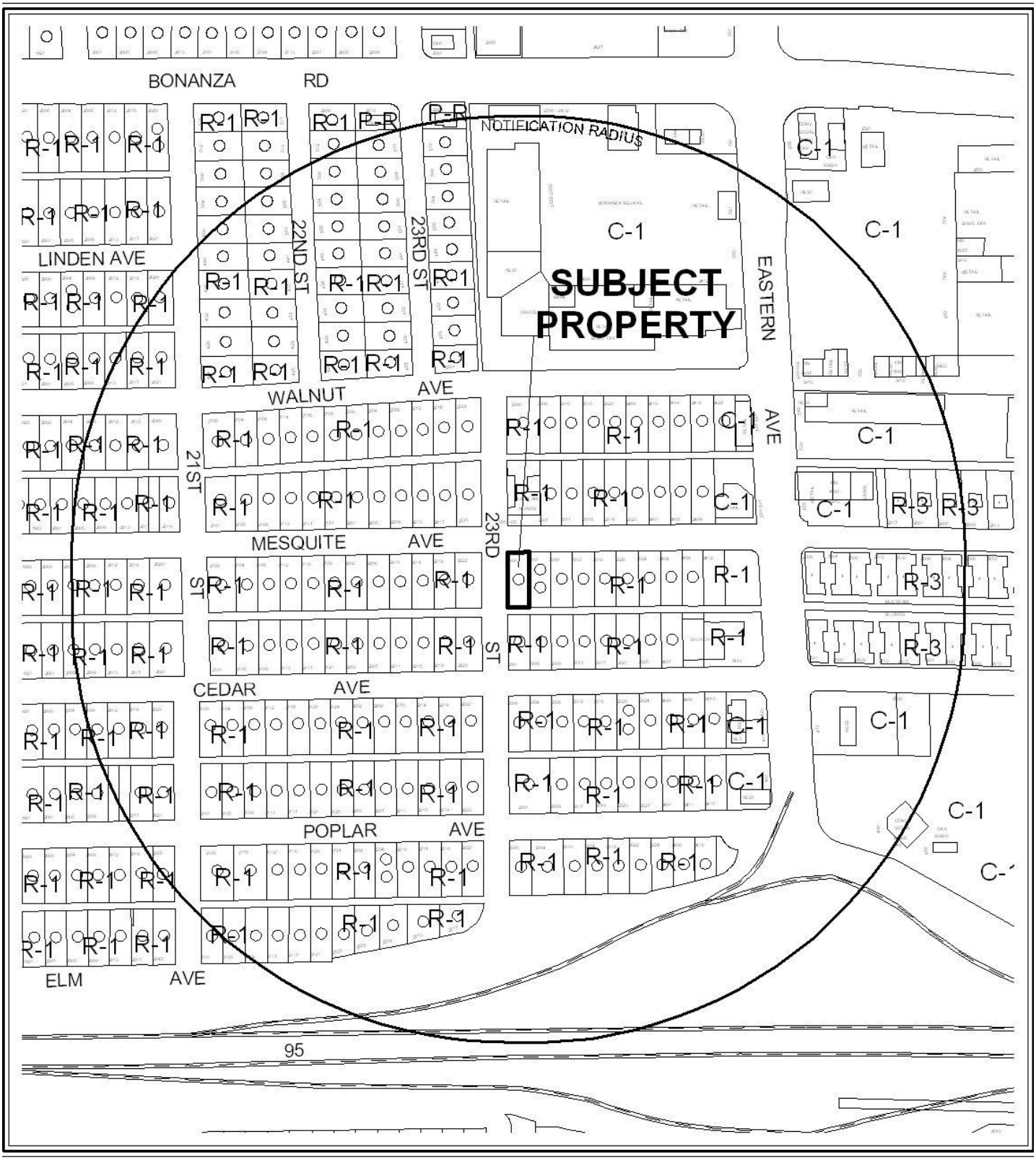
SUBJECT:
VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WISEMAN LIVING TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED CARPORT 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WISEMAN LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43956	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-43956 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

3. 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 Department of Building and Safety.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a proposed carport to be located three feet from the front property line where 20 feet is required and six feet from the corner side property line where 15 feet is required at 2300 East Mesquite Avenue. There is a single family home with a detached garage on the property. The need for a Variance is self-imposed and does not meet the minimum standards for the R-1 (Single Family Residential) Zoning District; therefore, staff recommends denial. If the Variance is denied, the proposed structure will not be allowed to encroach into the front and side yard setbacks.

ISSUES

- A Variance is required to allow a carport to be three feet from the front property line where 20 feet is the required minimum setback.
- A Variance is required to allow a carport to be six feet from the side property line where 15 feet is the required minimum setback.
- The carport is proposed to be built across a lot line and a remapping action is required to create a single lot.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no history of relevant actions taken related to the proposed variance.

Most Recent Change of Ownership	
02/01/2006	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1948	A single family dwelling was constructed on the site.
02/05/76	A building permit (#541) was issued for two awning structures at 2300 East Mesquite Avenue. The permit was finalized 02/24/76.

Pre-Application Meeting	
11/07/11	A pre-application meeting was held and issues concerning the application submittal of a Variance for setbacks were discussed with the applicant.
Neighborhood Meeting	
A Neighborhood Meeting is not required for this application, nor was one held.	

Field Check	
12/01/11	Staff conducted a field check of the subject property. Staff noted the site was a well maintained residential home with a detached garage and accessory additions.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Multi-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,350 SF	N*
Min. Lot Width	65 Feet	50 Feet	N*
Min. Setbacks			
• Front	20 Feet	3 Feet	N
• Corner Side	15 Feet	6 Feet	N
Max. Lot Coverage	50 %	45 %	Y

*The subject site is legally non conforming in regards to the lot size and width.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
East Mesquite Avenue	N/A	N/A	60	N/A

ANALYSIS

The applicant is proposing to construct a 703 square-foot attached carport in the front of the existing principal structure. The Variance is a deviation of 85 percent from the front yard setback standards of the R-1 (Single Family Residential) Zoning District and a deviation of 60 percent from the corner side yard setback standards of the R-1 (Single Family Residential) Zoning District.

The property is comprised of two legally subdivided lots. The carport is proposed to be built across a lot line; therefore, a remapping action is required to create a single lot. A condition of approval is included regarding this issue.

This property is not located within a Special Purpose or Overlay District. The proposed addition is a self-imposed hardship inconsistent with the intent of the R-1 (Single Family Residential) Zoning District; therefore, staff recommends denial.

FINDINGS (VAR-43956)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a structure within the front and corner side yard setback areas. To meet Title 19 requirements the proposed structure would need to be redesigned to meet the setback standards of an R-1 (Single Family Residential) Zoning District. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 41

NOTICES MAILED 261

APPROVALS 0

PROTESTS 0

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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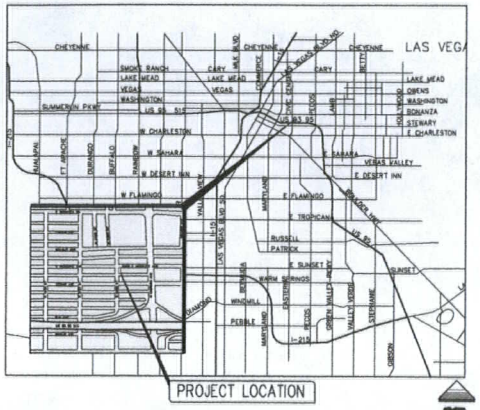
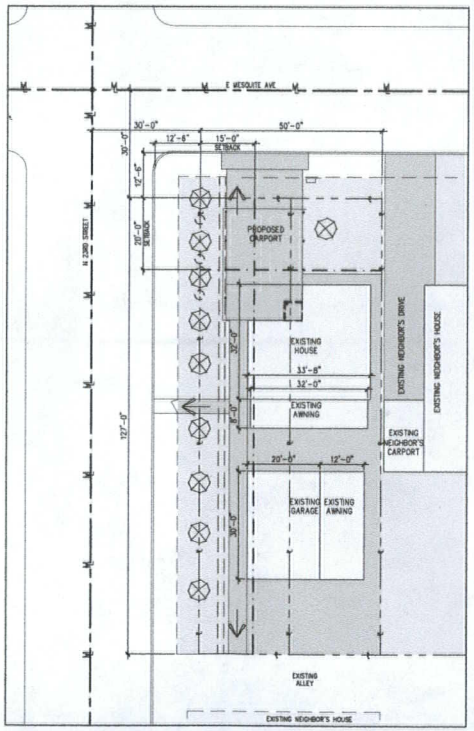
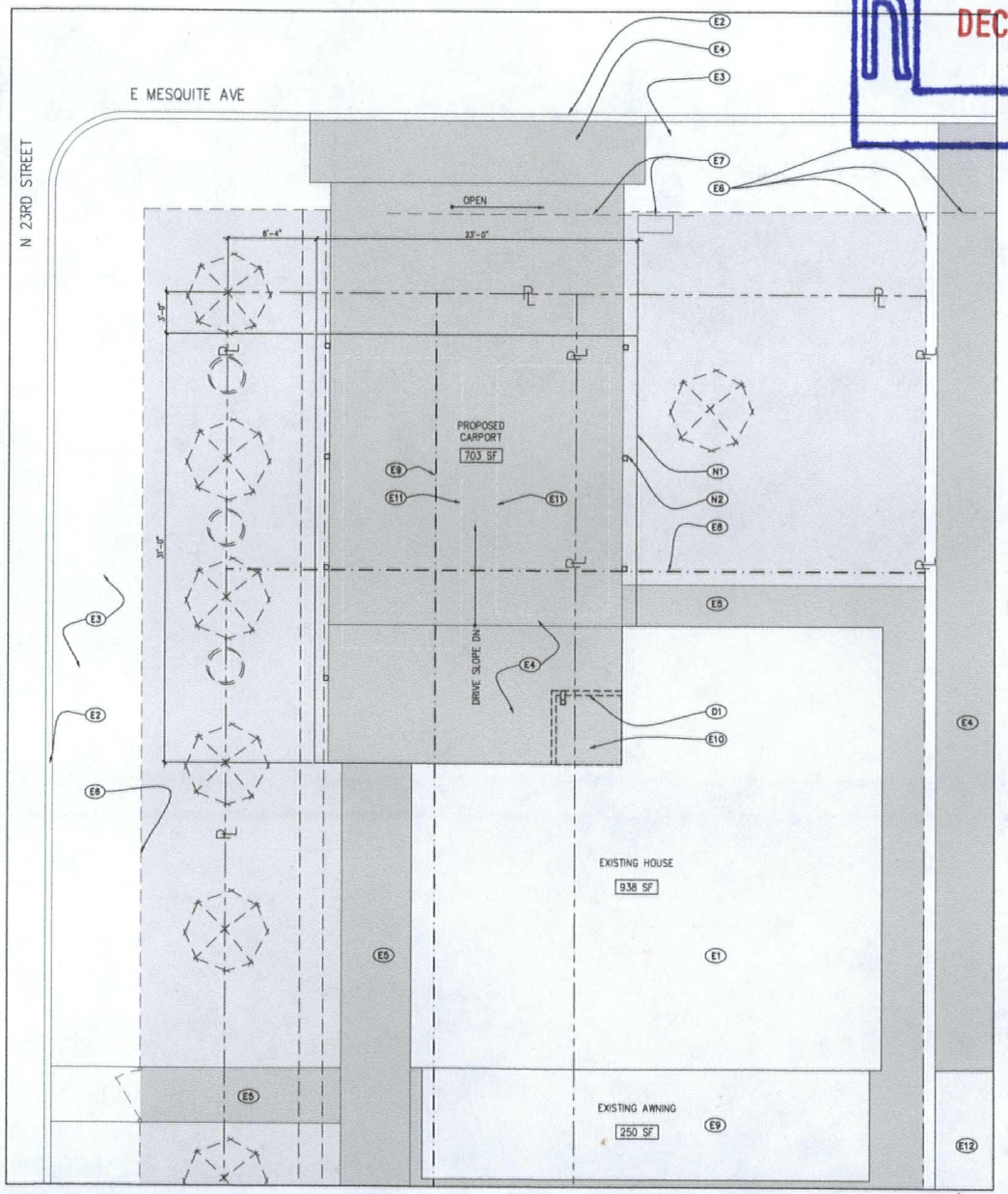


VICNITY MAP



SITE PLAN

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



ENLARGED PLAN

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

general notes:

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
- PL – EXITING PROPERTY LINE
- EXISTING FENCE
- M – MONUMENT LINE
- SETBACK LINE
- EXISTING TREE
- EXISTING SHRUB

drawn by:
brazen architecture INC
LAS VEGAS | NEVADA
702.275.9503
be-bold@brazenarchitecture.com
consultant / general:

seal:

as instruments of service, these documents are and shall remain the property of brazen architecture inc. any duplication is prohibited without express agreement of brazen architecture inc. (c)

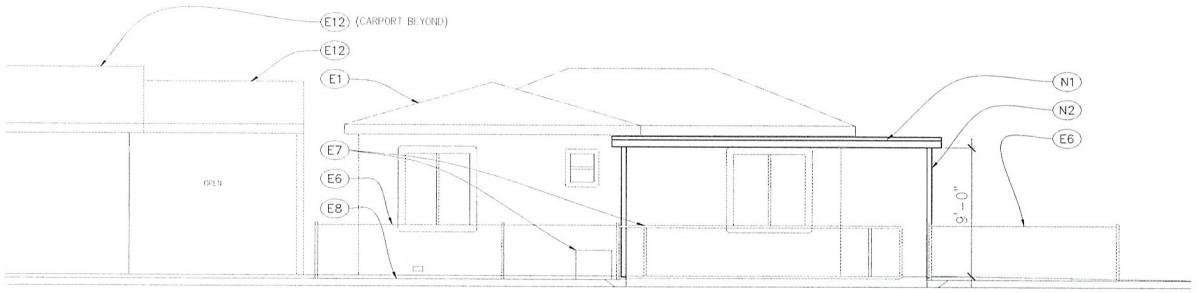
project:
CARPORT ADDITION
2300 E MESQUITE AVE
LAS VEGAS, NV 89101

revisions:
12.05.11 ADD AREA INFO

drawing title:
SITE PLAN & ENLARGED SITE PLAN

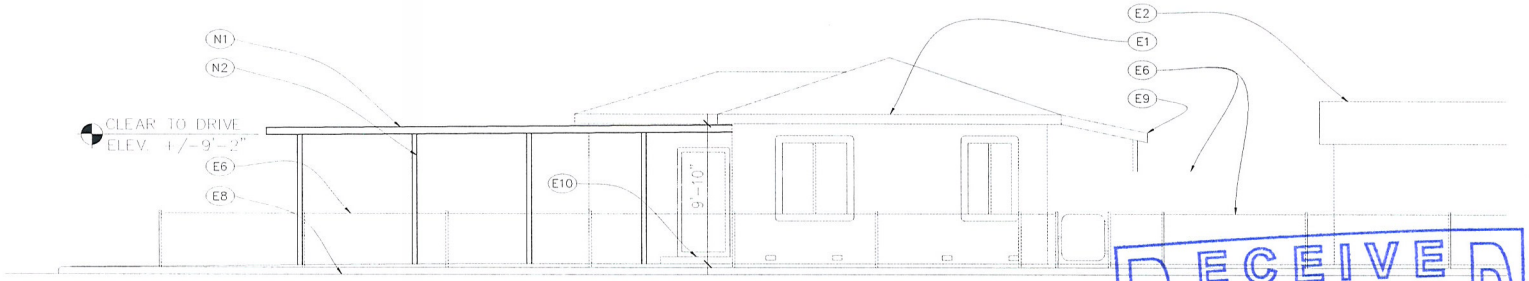
project #: 103.WIS
date: 2011.12.05
drawing #: A0.00

VAR-43956
REVISED



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:

as instruments of service, these documents are not final and ready for use, and shall remain the property of brazen architecture inc. when 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:

drawing title:
NORTH & WEST ELEVATIONS

project #: 103.WIS
drawing #: A1.00
date: 2011.11.23
scale: 3/16" = 1'-0"
drawn: mmq
checked:



VAR-43956 - APPLICANT/OWNER: WISEMAN LIVING TRUST
2300 EAST MESQUITE AVENUE

12/01/11



VAR-43956 - APPLICANT/OWNER: WISEMAN LIVING TRUST
2300 EAST MESQUITE AVENUE

12/01/11



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2300 EAST MESQUITE AVENUE

12/01/11

brazen
architecture INC

23 Nov 2011

Mike Howe
City of Las Vegas Planning Commission
333 N Rancho Drive
Las Vegas, NV 89106
702.229.6301

RE: JUSTIFICATION LETTER | Variance for Setbacks for a Carport Addition at 2300 E Mesquite Ave, Las Vegas, NV (R-1)

Mike

Mr & Mrs William Wiseman bought their dream home in 1970, located at 2300 E Mesquite in Las Vegas. At the time of the purchase the 50'x127' lot contained a comfortable home and modest garage adjacent to the alley at the rear yard. Now retired, the Wisemans wish to build a carport in the front yard to protect their vehicles and themselves as they walk from their home to their cars. Since the existing garage was built to house a small single vehicle, it is now too small to store their cars.

We are requesting a variance to reduce the required setbacks from 20'-0" to 3'-0" at the front yard, and from 15'-0" to 6'-0" at the side corner yard. This will provide a location for an engineered, metal carport that offers weather protection from the north for the Wiseman's vehicles and persons. What we wish to achieve by constructing this carport is protection from the sun – providing added life to a retired couple's vehicles – and protection from potential slippage due to northern rains falling on the existing drive – a safety issue for the owners.

Additionally, please note that the location of this carport in relationship to the property lines and setback requirements for an R-1 zoned lot in this area has some history - as several lots in the area also contain carports (metal and wood) built within the required setbacks, next to the existing property lines.

Finally, know that Mr Wiseman has spoken to his nearest neighbors and received verbal acceptance to construct the carport. It is obvious to us that the Wisemans' neighbors do not believe the carport will cause any health, safety, or aesthetic issues for them; and we hope that the Commission will grant permission to construct it.

Please contact me at the phone number or email listed below for additional information about this project.

Sincerely

Monica M Gresser
Principal Architect
mgresser@brazenarchitecture.com

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Department of Planning

VAR-43956

City of Las Vegas Agenda Item No.: **36.**

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

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

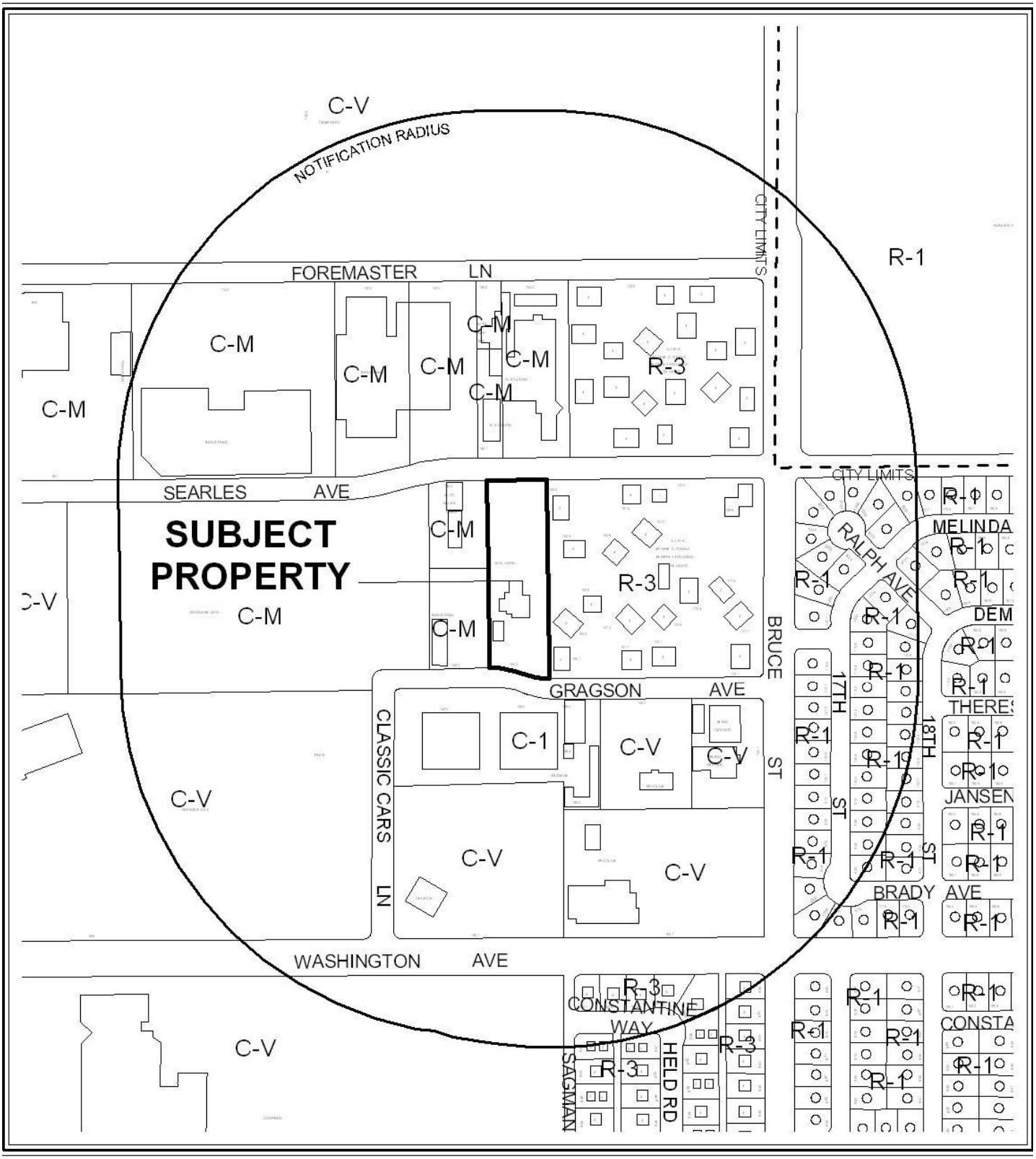
SUBJECT:
VAR-43989 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW 113 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone,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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43989	Staff recommends DENIAL, if approved subject to conditions:	
SUP-43990	Staff recommends DENIAL, if approved subject to conditions:	VAR-43989

** CONDITIONS **

VAR-43989 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43990) shall be required, if approved.

2. Conformance to the approved conditions for Variance (VAR-39148), Special Use Permit (SUP-39149) and Site Development Plan Review (SDR-43399).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. 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 Department of Building and Safety.

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

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

SUP-43990 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for the Outdoor Storage, Accessory use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-43989) shall be required.

3. Conformance to the approved conditions for Variance (VAR-39148), Special Use Permit (SUP-39149) and Site Development Plan Review (SDR-43399).

4. The existing chain link fence along Searles Avenue shall be removed within 30 days of final approval.

5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. 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 Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

Changes to the configuration of existing outside storage containers are proposed to an existing Taxicab/Limo Yard at 1500 Searles Avenue that affect required parking on the site. The applicant proposes to leave seven existing self-contained shipping containers along and near the south property line; this configuration does not meet conditional use requirements for the Outdoor Storage, Accessory use and is contrary to the previously approved site plan, which indicated that the containers would be used in the construction of a proposed ancillary Auto Repair Garage on the interior of the site. Instead, additional containers are proposed to be brought in to construct the garage. Tandem taxi parking proposed along the south property line will be removed to allow for the storage containers. The applicant proposes to remove the proposed screen walls along both Searles Avenue and Gragson Avenue that were included in previous approvals. Instead of screening, the storage containers would be painted in a brick pattern along the rights-of-way. The removal of parking spaces will require a variance, and the placement of storage within required setback and landscape buffers and the lack of screening of storage from public streets will require a Special Use Permit. The hardships prompting the requests are self-imposed and the lack of adequate, aesthetically compatible screening is not supported; therefore, staff recommends denial of the Variance and Special Use Permit. If denied, the storage containers must be removed from the setback areas along the south and west property lines and cannot impede the approved parking spaces in that area. In addition, screen walls must be built along the north and south property lines in accordance with the approved site plan (referenced as SDR-43399).

ISSUES

- A Special Use Permit is required for Outside Storage, Accessory on this site, as a minimum use condition disallowing storage within required setbacks or buffer yards cannot be met. The applicant proposes that storage containers be located within the rear (south) and side (west) setback areas. A previously approved Special Use Permit (SUP-39149) allowed storage containers within the setback area along the west property line only where it intersects with the north property line. A second condition of the use to provide a minimum eight-foot device for screening of outside storage also cannot be met, as no screening from Gragson Avenue and Searles Avenue is proposed. Staff does not support waivers of the use requirements.
- A Variance is required to allow 113 parking spaces where 133 are required on the site. This represents a 15 percent deviation from the Title 19.12 requirement.
- If approved, a condition of the Special Use Permit will require removal of the existing chain link fence along Searles Avenue, as screening would be provided by the existing outdoor storage containers.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/21/03	The City Council approved a General Plan Amendment (GPA-2249) to amend the Southeast Sector Plan by adopting the Downtown North Land Use Plan. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) changing the future land use designation to Industrial on this property as part of an update to the Las Vegas Redevelopment Plan. The Planning Commission and staff recommended approval.
10/07/09	The City Council approved a Petition to Vacate (VAC-35193) a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue, approximately 580 feet west of Bruce Street. The Planning Commission recommended approval. Staff recommended denial. The Order of Vacation, which only included 2,305 square feet of public right-of-way, was recorded 12/30/09.
10/07/09	The City Council approved a Site Development Plan Review (SDR-35195) for a proposed 8,800 square-foot Taxicab/Limo Yard with ancillary Vehicle Service and Auto Repair within 5,800 square feet of existing buildings and a proposed 3,000 square-foot building with waivers of the perimeter landscape requirements to allow a zero-foot buffer along the west and a portion of the east perimeters where eight feet is required, a six-foot buffer along the south perimeter where 15 feet is required, to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing on 1.89 acres at 1500 Searles Avenue. The Planning Commission recommended approval. Staff recommended denial. As conditions of the City Council's approval, no barbed wire was to be allowed on site and the waiver of the requirement for a sidewalk along Gragson Avenue was deleted.
04/20/10	Code Enforcement processed a complaint (89642) that a taxicab company was working on its own vehicles without a license and sending out vehicles without seatbelts and license plates at 1500 Searles Avenue. Code Enforcement resolved the case on 04/22/10.
08/26/10	The Planning Commission accepted the applicant's request to withdraw a request for a Major Amendment (SDR-37613) to a previously approved Site Development Plan Review (SDR-35195) to increase the area of Building C from 3,000 square feet to 5,000 square feet with waivers of the perimeter landscape buffer standards to allow a buffer width of zero feet along the east perimeter where eight feet was previously approved and to allow eight perimeter trees where 39 trees were previously approved on 1.89 acres at 1500 Searles Avenue. Staff had recommended denial.

10/20/10	The City Council approved a Variance (VAR-39148) to allow a zero-foot side yard setback where eight feet is required for an accessory structure on 1.94 acres at 1500 Searles Avenue. Staff recommended denial.
	The City Council approved a Special Use Permit (SUP-39149) for Outdoor Storage, Accessory within the required setback and landscape buffer area along the west perimeter at 1500 Searles Avenue. Staff recommended denial.
	The City Council approved a Major Amendment (SDR-39147) to a previously approved Site Development Plan Review (SDR-35195) for a proposed 10,800 square-foot Taxicab/Limo Yard with ancillary vehicle service and auto repair where an 8,800 square-foot Taxicab/Limo Yard was approved, a proposed 5,000 square-foot Auto Repair Garage where a 3,000 square-foot building was approved, for waivers of perimeter landscape requirements along the east and south property lines and to allow 24 trees within perimeter landscape buffers where 37 trees were approved on 1.94 acres at 1500 Searles Avenue. Staff recommended denial.
12/05/11	Department of Planning staff administratively approved a Minor Amendment (SDR-43399) to a previously approved Site Development Plan Review (SDR-39147) to modify the landscape buffers along the east perimeter, modify the parking configuration and reduce the floor area of Building 'C' to 4,985 square feet where 5,000 square feet was approved on 1.94 acres at 1500 Searles Avenue.

Most Recent Change of Ownership	
12/29/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/28/61	A building permit (#7174) was issued for an office building and storage building at 1500 Searles Avenue. A final inspection was approved on 05/09/62.
04/30/63	A building permit (#19801) was issued for a 1,024 square-foot service garage at 1500 Searles Avenue. A final inspection was approved on 11/04/64.
07/30/73	A building permit (#12364) was issued for a loading dock at 1500 Searles Avenue.
12/01/83	A building permit (#4641) was issued for a single-faced electric freestanding sign on the interior of the site at 1500 Searles Avenue. A final inspection was approved on 01/27/84.
Pre-1993	A business license (I02-00081) was issued for product delivery at 1500 Searles Avenue. The license was marked out of business on 06/01/09.
03/02/93	A business license (D01-00001) was issued for dairy products and sales at 1500 Searles Avenue after this business changed ownership. The original license pre-dated 1993. This license was marked out of business on 10/18/07.

03/05/02	A building permit (#02003896) was issued for replacement of a four-inch sewer line at 1500 Searles Avenue. A final inspection was completed on 03/06/02.
10/09/09	A building permit (146417) was issued for a tenant improvement remodel for certificate of occupancy for a 4,400 square-foot building at 1500 Searles Avenue. A final inspection was completed on 02/11/10.
10/09/09	A building permit (149327) was issued for demolition work at 1500 Searles Avenue. A final inspection was completed on 10/28/09.
01/05/10	A building permit (154090) was issued for installation of low voltage electrical with conduit for data transmission at 1500 Searles Avenue. A final inspection was completed on 01/20/10.
08/05/10	An application for a building permit (169266) was submitted for a 10-foot combined retaining and screen wall along the south property line at 1500 Searles Avenue. The permit has not yet been issued.
08/05/10	An application for a building permit (169262) was submitted for existing paint mixing and spray booths at 1500 Searles Avenue. This permit has not been issued.

Pre-Application Meeting	
11/21/11	A pre-application meeting was held with the applicant to discuss submittal requirements for Variance, Special Use Permit and Site Development Plan Review applications related to the site. It was later determined that the Site Development Plan Review would not be needed if a previously submitted Site Development Plan Review (SDR-43399) application were approved prior. Only the VAR and SUP applications would be necessary to approve what the plans propose. A Special Use Permit with waivers of the minimum use conditions is required for the placement of seven additional self-contained storage containers within the required rear setback area (along the south property line adjacent to Gragson Avenue). A Variance is required to allow a reduction of parking spaces, due to the placement of existing storage containers at the south property line. The applicant stated that a text amendment to reduce the parking requirement for a Taxicab/Limo yard use is in process (but not yet scheduled for an agenda); that it is in process would have no effect on the current proposal.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/01/11	The following items were noted: • The site contains an existing Taxicab/Limo Yard. • Storage containers exist along the north and south perimeters and within the interior of the subject site. The containers along the north and south property lines have been painted to look like red brick walls.

Details of Application Request	
Site Area	
Net Acres	1.94

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Taxicab/Limo Yard	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	TV Broadcasting & Other Communication Service	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Museum (Private)	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential (apartments)	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Museum (Private)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Building Maintenance Service and Sales	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Commercial, Other than listed (Armored Car Service)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Downtown North Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.12, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Maximum Lot Area for Outside Storage	5%	3.8%	Y
Screen Wall Height	10 feet along Gragson Ave. 8 feet along Searles Ave.	No screening	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Searles Avenue	N/A	N/A	60	N/A
Gragson Avenue	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Taxicab/Limo Yard	66 employees on largest shift; 67 taxis at maximum capacity	1 space per employee plus one space per taxi	133				

SS

TOTAL SPACES REQUIRED	**133**		**113**		N

Regular and Handicap Spaces Required	128	5	108	5	N
Compact Spaces (maximum 30%)	39		27		Y
Percent Deviation (Total Spaces)	15%				N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.12.070 Permissible Uses - Outdoor Storage, Accessory: Outside storage areas not screened by an intervening building shall be screened from view of public streets by an 8-foot screening device	To allow no screening device	Denial
19.12.070 Permissible Uses - Outdoor Storage, Accessory: Storage shall not be permitted within required setbacks or buffer yards	To allow outside storage within the rear and side (west) setback areas	Denial

ANALYSIS

The site is located within the Downtown North Land Use Plan area. The site is also located within the Downtown Redevelopment Area, which designates this site as appropriate for industrial land uses. The Taxicab/Limo Yard use is a permitted use within the C-M (Commercial/Industrial) zoning district, which conforms to the LI/R (Light Industry/Research) land use category. The Land Use Plan Strategy outlined in the Downtown North Land Use Plan emphasizes enhancement of existing commercial properties through the implementation of commercial design standards. In the absence of specific design standards for the Downtown North area, Title 19 development standards will be used to evaluate commercial properties.

Existing storage containers are currently located along the south and north property lines. According to the previously approved site plan (SDR-39147), these containers, which are not compliant with the zoning code, would be moved to the interior of the site to create part of an ancillary Auto Repair garage. Under this proposal, the existing containers would remain in their current location and new containers would be brought in to construct the garage. The storage containers are eight feet tall and are painted to look like brick walls. Along the south property line, the height of the containers as measured from the outside is smaller, as a retaining wall is present sloping up from east to west. As the applicant intends for the storage containers to serve as screening buffers from rights-of-way, it requests a waiver from the requirement for decorative walls along the north and south property lines that would screen the containers from view from

Gragson Avenue and Searles Avenue. Staff does not support this waiver, as the storage containers should be screened from public view. If approved, a condition of approval will require removal of the existing chain link fence along Searles Avenue, as this was originally to be removed for construction of a screening wall. Staff also does not support the waiver to allow the storage containers within the rear (south) and side (west) setback areas, as they will now not be screened from public view and will create a potential nuisance to adjacent properties.

The parking spaces near the south property line proposed to be removed were to store off-duty taxis. The applicant anticipates a future amendment of Title 19 to reduce the amount of required parking for a Taxicab/Limo Yard use; however, no such amendment has been proposed at this time and a Variance is required. The hardship is self-imposed, as no characteristic of the property itself requires the applicant to place storage containers against the property line, thereby displacing required parking spaces.

FINDINGS (VAR-43989)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented; in that the applicant has created a self-imposed hardship by proposing to replace parking spaces that otherwise would help satisfy minimum parking requirements for the existing use on the site with outside storage containers. Adherence to the approved Site Development Plan Review (SDR-39147) would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-43990)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 encroachment of outdoor shipping containers into the rear and side setback areas without adequate screening creates a potential nuisance to adjoining properties and is therefore not compatible with the uses on those properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Adequate space is available on the site for outdoor storage. Less than four percent of the area containing the principal use is proposed to be used for storage, which conforms to Title 19.12 requirements for C-M (Commercial/Industrial) zoned properties.

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

   Both Gragson Avenue and Searles Avenue are 60-foot rights-of-way and adequate to accommodate the existing Taxicab/Limo Yard as well as any needs of the Outdoor Storage, Accessory use.

4. **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.**

   Location of the proposed storage containers within required setback areas may compromise the health and safety of the public; this proposal defeats the purpose of setback requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Outdoor Storage, Accessory use is unable to comply with a condition requiring all storage to be located outside required setback or landscape buffer yards and a condition to provide screening from a public street by a screening device of at least eight feet in height.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 82

APPROVALS 0

PROTESTS 0

SS

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

RECEIVED
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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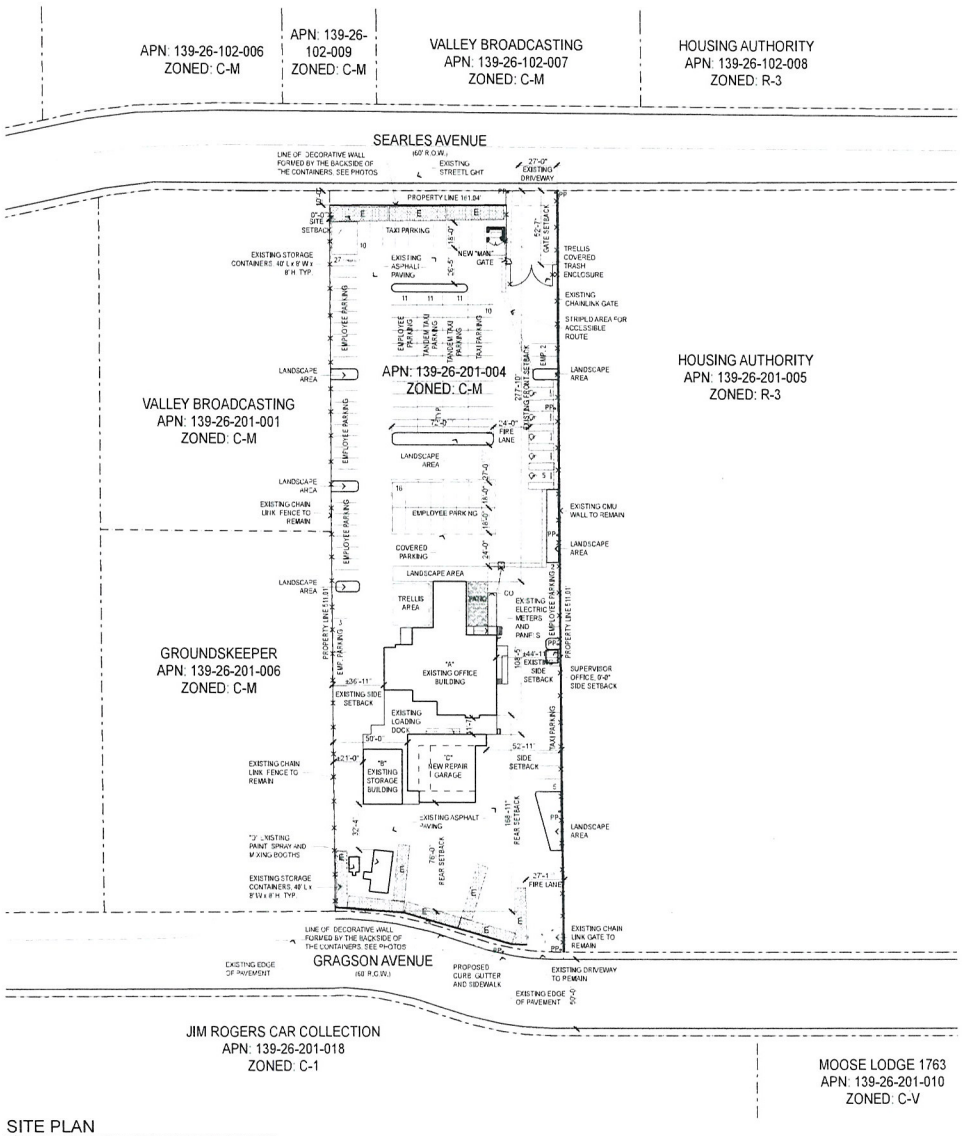
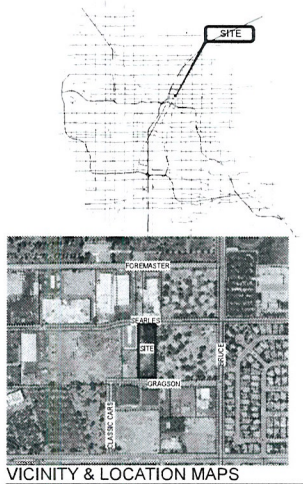
NOV 23 2011
City of Las Vegas

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



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

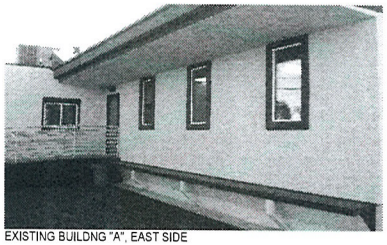
City of Las Vegas Site Development Review Submittal 11.23.11

VAR-43989
SUP-43990

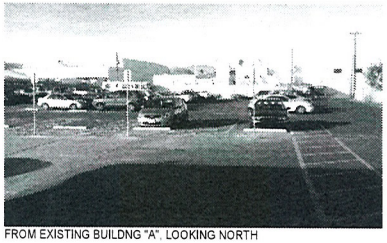
SITE PLAN AND PROJECT DATA

AS100

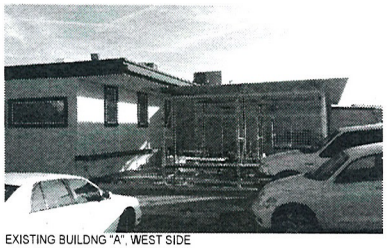
09.065 A Cab Taxi Company



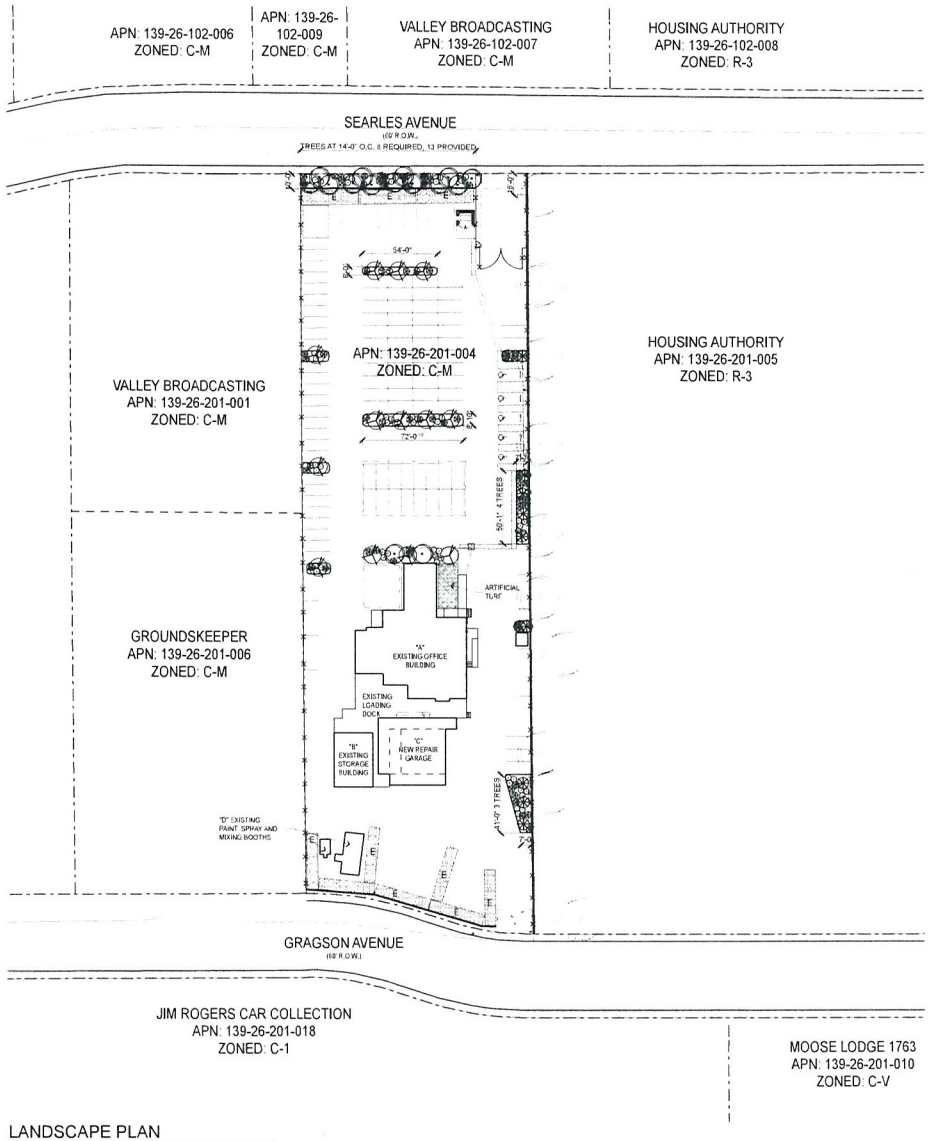
EXISTING BUILDNG "A", EAST SIDE



FROM EXISTING BUILDNG "A", LOOKING NORTH

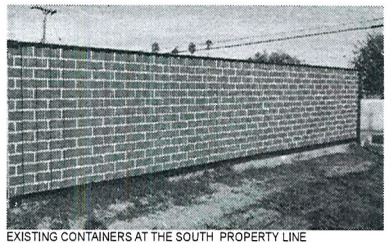


EXISTING BUILDNG "A", WEST SIDE

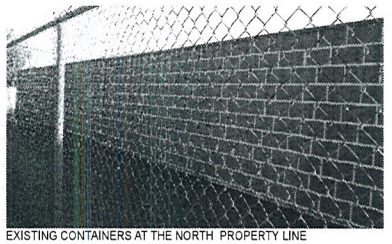


LANDSCAPE PLAN

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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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



VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

12/01/11



VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

12/01/11



VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

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VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
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12/01/11



VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

12/01/11



VAR-43989, SUP-43990 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

12/01/11

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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VAR-43989

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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

aptusgroup.com

A special use permit to allow outside storage within the rear setback at the south end of the property. This will help to provide a buffer from the site to the street and will provide a continuous landscape strip. The outdoor storage percentage is within the allowed amount.

A variance to allow 113 parking spaces where 133 are required. There are 47 spaces for taxis and 66 spaces for the employees. There is never a time when all taxis would be parked on site since it is against the taxi cab authority to have all taxis parked at one time. There are 67 taxis in the A Cab fleet. In addition to this variance request, we are working on a text amendment that would change the amount of required taxi parking (.5 space per taxi) and would negate the need for the parking variance. Please see attached for letter to Flinn Fagg dated 11.08.11.

Previously approved SDR-43399 approved a waiver of landscape along the east property line. This application does not affect that waiver.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS

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VAR-43989
SUP-43990

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-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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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
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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
SUP-43990

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**

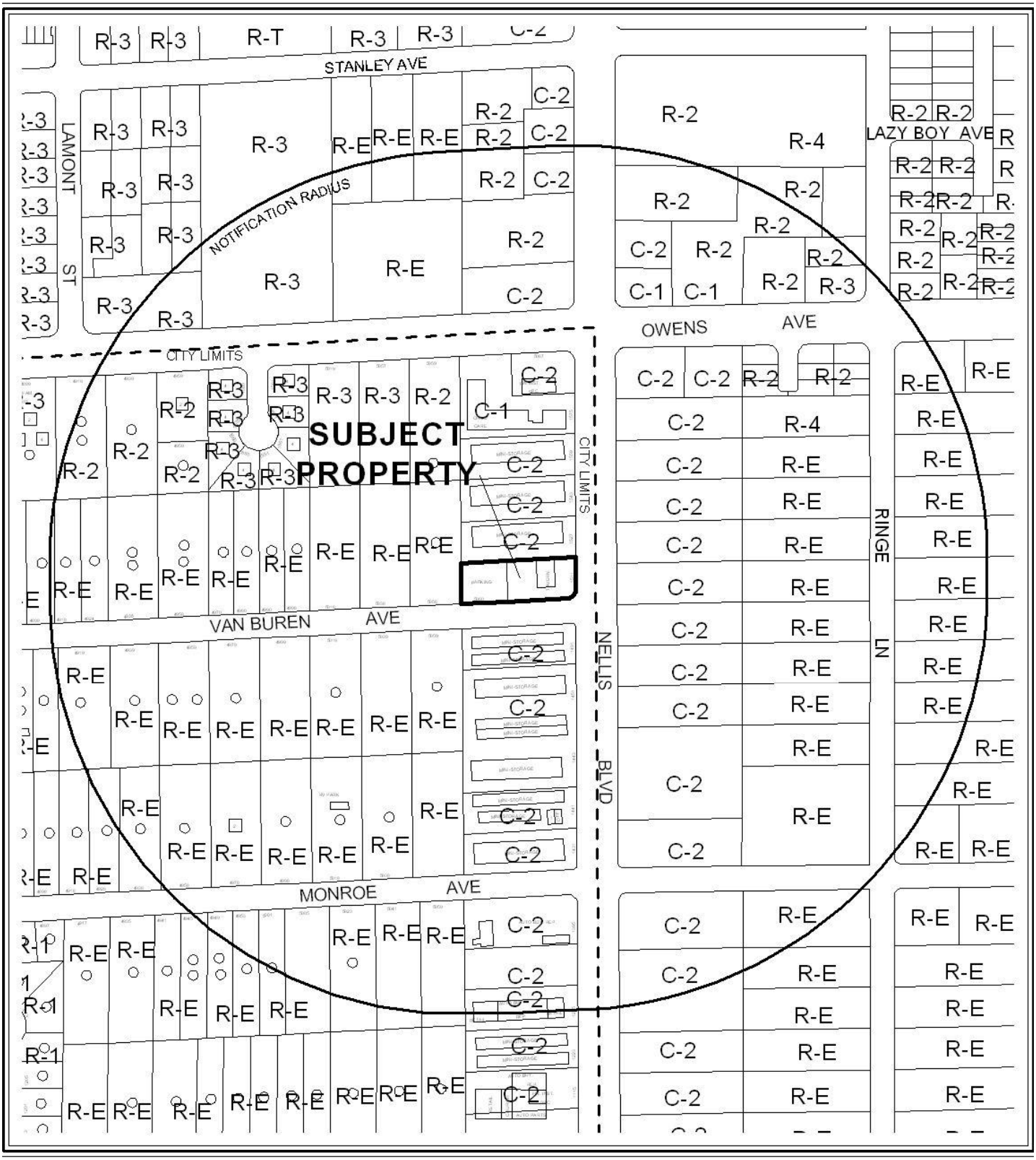
SUBJECT:
VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-43994	Staff recommends APPROVAL, subject to conditions:	
SDR-43995	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-43994 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-43995) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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.

SDR-43995 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, floor plan and building elevations, date stamped 01/03/12, except as amended by conditions herein.

3. A Waiver from 19.08.080 is hereby approved, to allow no landscape buffers along portions of the south and east perimeter where 15 feet is required and to allow no landscape buffers along the west and north perimeters where eight feet is required.

4. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow five shade trees within the parking lot landscape islands where nine trees are required.

5. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow 45 square-foot landscape islands (diamonds) where 49 square-foot landscape islands (diamonds) are required.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 01/03/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. 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 Department of Building and Safety.

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

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

13. Dedicate an additional five feet of right-of-way for a total radius of 25 feet on the northwest corner of Nellis Boulevard and Van Buren Avenue prior to the issuance of any permits.

14. Construct all incomplete half-street improvements (sidewalk) on Van Buren Avenue adjacent to this site concurrent with development of this site.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. A "pan" style driveway per Standard Drawing #224 is acceptable for the westerly driveway on Van Buren Avenue.

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to alter a legally nonconforming Liquor Establishment (Tavern), which will consist of a modified site plan for the addition of the adjacent west lot, and a modified building footprint with new building elevations. The applicant has requested 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, Additionally, a Variance to allow a zero-foot front yard setback where twenty feet is required and a zero-foot side yard setback where ten feet is required has been requested to secure the location of the legally nonconforming building. Staff recommends approval of this request, as the proposed improvements will provide a positive contribution to the visual curb appeal of this section of Nellis Boulevard and will add needed pedestrian amenities to the south and east perimeter. If denied, the use and the building will remain in its current configuration.

ISSUES

- The Liquor Establishment (Tavern) and Gaming Establishment, Non-restricted use are legally nonconforming uses that have existed at this location since 1991.
- The Tavern, constructed in 1959, is a legally nonconforming building.
- The Variance request is to entitle the existing building setbacks.
- A waiver is required for no landscape buffers along the north, south, east and perimeters. Staff supports this request.
- An exception is required for a reduction in the required parking lot tree numbers and landscape island (diamond) size . Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/25/08	The Department of Planning and Development denied a request for a Minor Site Development Plan Review (SDR-29142) for a Wireless Communication Facility, Non-Stealth Design at 1511 North Nellis Boulevard.
06/17/09	The City Council approved a request for a Special Use Permit (SUP-33253) for a proposed 70-foot Wireless Communication Facility, Non-Stealth Design and a related Variance (VAR-33848) to allow 26 parking spaces where 27 spaces are required at 1511 North Nellis Boulevard. The Planning Commission recommended approval with staff recommending denial.

Most Recent Change of Ownership	
07/01/90	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1959	Construction of building.
01/02/91	Building Permit #91-093444 was issued for a building remodel and parking lot addition at 1511 North Nellis Boulevard. The building received a final inspection on 04/02/91.
04/08/91	Business License #G07-00002 was issued for Gaming, Non-Restricted Limited at 1511 North Nellis Boulevard. The license is active.
	Business License #R09-00372 was issued for a Restaurant at 1511 North Nellis Boulevard. The license is active.
11/05/98	Building Permit #98-021998 was issued for a freestanding sign at 1511 North Nellis Boulevard. The sign received final inspection on 02/18/99.
10/08/03	Business License #L16-00028 was issued for a Tavern at 1511 North Nellis Boulevard. The license is active. This license was reclassified from the original business license #L04-00029, which was issued 07/01/93.
06/14/05	Business License #C05-02399 was issued for a Cigarette Machine at 1511 North Nellis Boulevard. The license is active.
	Business License #C08-01701 was issued for Coin-Operated Amusement Machines at 1511 North Nellis Boulevard. The license is active.

Pre-Application Meeting	
11/17/11	A pre-application meeting was held where the submittal requirements for a Site Development Plan Review and related setback Variances for an existing Tavern were discussed.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/01/11	A field check was conducted by staff and found the existing Liquor Establishment (Tavern) and Gaming Establishment, Non-restricted well maintained. There is a 100-foot tall Wireless Communication Facility (Non-Stealth), a six-foot high wall and a 60-foot tall freestanding sign in place.

Details of Application Request	
Site Area	
Net Acres	0.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Liquor Establishment (Tavern)	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage Facility	GC (General Commercial)	C-2 (General Commercial)
South	Mini-Storage Facility	GC (General Commercial)	C-2 (General Commercial)
East	Clark County- Appliance Repair	Clark County- CG (Commercial General)	Clark County- C-2 (General Commercial)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	0 Feet	N
• Side	10 Feet	0 Feet	N
• Corner	15 Feet	24 Feet	Y
• Rear	20 Feet	205 Feet	Y

Max. Lot Coverage	50 %	20 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	10 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	14 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
TOTAL PERIMETER TREES		**34 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	5 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	15 Feet		0 Feet	N
• East	15 Feet		0 Feet	N
• West	8 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Foot Wall Adjacent to Residential	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	N
Van Buren Avenue	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - 2011							
Use	***Gross Floor Area or Number of Units***	***Approved VAR-33848****			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern	5,785 SF (2,756 Public; 2,512 Non-Public)	1:50 Public GFA & 1:200 Non-Public GFA	(38)				
TOTAL SPACES REQUIRED			**26***		42		
Regular and Handicap Spaces Required			25	1	40	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Fifteen-foot wide landscape buffer along the east and south perimeters	No landscape buffers along a portion of the east and south perimeters	Approval
Eight-foot wide landscape buffer along the west and north perimeters	No landscape buffers along the west and north perimeters	Approval
Exceptions		
Requirement	***Request***	***Staff Recommendation***
Nine trees required within the parking lot landscape islands	Five shade trees within the parking lot landscape islands	Approval
49 square-foot parking lot landscape islands (diamonds)	45 square-foot parking lot landscape islands (diamonds)	Approval

ANALYSIS

The requested entitlements are required in order for the applicant to complete the proposed remodeling of a legally nonconforming Liquor Establishment (Tavern) and Gaming Establishment, Non-restricted use. The streetfront setbacks (a zero-foot side yard and front yard setback) of the original structure constructed in 1959 precede the required 20-foot front yard setback and 10-foot side yard setback required today, thus making the structure a legally nonconforming building. The applicant has been legally operating the nonconforming uses at this location since 1991, prior to the requirement for a 1,500-foot separation from a Child Care Facility from a Tavern or the limit of no more than 15 gaming devices. The applicant proposes an extensive remodeling of the structure, which will result in new building elevations, which includes an entire resurfacing, repainting, and refenestration and a modified floor plan. The

scope of work remains within the existing building footprint and does not constitute an expansion of the nonconforming use or building. Included with the improvements to the building, the applicant is adding the adjacent lot to the west in order to provide additional parking. Although the applicant has requested a waiver to allow zero-foot wide landscape buffers along all four perimeters, there will be additional onsite landscaping at the northeast corner of Nellis Boulevard and Van Buren Avenue. The additional offsite landscaping along the outside of the south property line does not count towards the required landscape buffers and is included within the waiver request. The requested exception is to allow five parking lot trees where nine are required and to allow a modified 45 square-foot diamond planter where a 49 square foot planter is required. Staff supports the requested waiver and exception, as the applicant has provided suitable site landscaping that does not impede the existing site circulation, the requirement for a 30-foot utility easement, or further reduce the amount of onsite parking.

In regards to parking, the site has an approved Variance (VAR-33848) that allows for 26 parking spaces where 27 are required. With the remapping of the site to include the lot to the west, parking will increase to 42 available spaces where current code requires 38 spaces.

Staff recommends approval of this request, as the applicant is providing a substantial re-investment in the site which entails the provision of needed onsite and offsite improvements to an existing establishment. If denied, the applicant will not be allowed to make the proposed improvements but will be allowed to continue the nonconforming uses and occupy the nonconforming building.

FINDINGS (VAR-43994)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources

and without substantially impairing the intent and purpose of any ordinance or resolution."

The arrangement of the lot, with sole access of the lot coming from Van Buren Avenue, along with the corner side yard setback requirements create a unique condition where there are no discernable alternatives that would allow full conformance to the Title 19 requirements while maintaining adequate parking and site circulation. This request is to entitle the existing setbacks, which have been warranted without issue, since the construction of this building in 1959. In view of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting this Variance.

FINDINGS (SDR-43995)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed amendments are consistent with the existing Tavern and Gaming Establishment, Non-restricted development that has been operating at this location for the past two decades. The applicant is proposing a substantial reinvestment to the property and will remain compatible to the surrounding development in the area.

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 proposed improvements to the existing building and site are not consistent with the General Plan or Title 19. Although the requested deviations are not in full accordance with Title 19.08, staff supports these requests, as the applicant is providing substantial improvements to an existing property that will benefit the surrounding commercial and residential area, and the deviation are nece3ssary to maintain adequate parking and circulation for the site.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is from Van Buren Avenue, a 60-foot wide local street, and is primarily from a single driveway 75 feet west of Nellis Boulevard. The site has a 30-foot utility easement shown on the site plan, which the applicant has kept clear of development or parking. The site ingress and egress remain relatively unchanged from the original site layout. Parking is

increased from the 26 spaces allowed by a previously approved Variance (VAR-33848) to 42 spaces with the proposed addition of the adjacent lot to the west.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscape materials are appropriate for the immediate area and the City at-large. Additionally, the landscape materials will provide a needed improvement to the pedestrian rights-of-way along Nellis Boulevard and Van Buren Avenue. The proposed landscaping is appropriate for the area, but does require waivers for buffer widths and exceptions for the numbers of shade trees and planter sizes. Staff supports the requested deviations, as the applicant is still providing landscape improvements that occur outside of the landscape buffer area within the right-of-way.

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;**

   The proposed building façade will provide the opportunity to rejuvenate an existing tavern and provide a welcome visual improvement along Nellis Boulevard. The applicant is proposing complete resurfacing and refenestration to the existing building in order to provide the maximum aesthetic improvements, yet maintain the existing building's footprint.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed changes to the existing tavern are subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 120

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43994** APN: 140-29-510-026 & 027

Name of Property Owner: Nellis W F T LLC

Name of Applicant: Nevada Restaurant Services

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of ~~Property Owner~~ Applicant: _____

Print Name: Michael L. Eide

Subscribed and sworn before me

This 21st day of November 2011

Carmalen Gillilan

~~Notary~~ Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

RECEIVED
NOV 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner _____

Print Name: KURT T WIESNER,

Subscribed and sworn before me

This 21st day of November, 20 11

Carmalen Gillilan

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

RECEIVED
NOV 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 1511 N. Nellis

Project Name Big Dogs Remodel **Proposed Use** Tavern

Assessor's Parcel #(s) 140-29-510-026 & 027 **Ward #** _____

General Plan: existing GC proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 0.63+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Nellis W F T LLC **Contact** _____

Address 3216 Ashby Ave **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Nevada Restaurant Services **Contact** Mike Eide

Address 835 W. Bonanza Rd. **Phone:** (702) 531-7161 **Fax:** (702) 383-2903

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

E-mail Address MEide@dottys.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

Property Owner Signature* _____

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

Print Name Kurt T. Wiesner

Subscribed and sworn before me

This 21st day of November, 20 11.

_____

Notary Public in and for said County and State

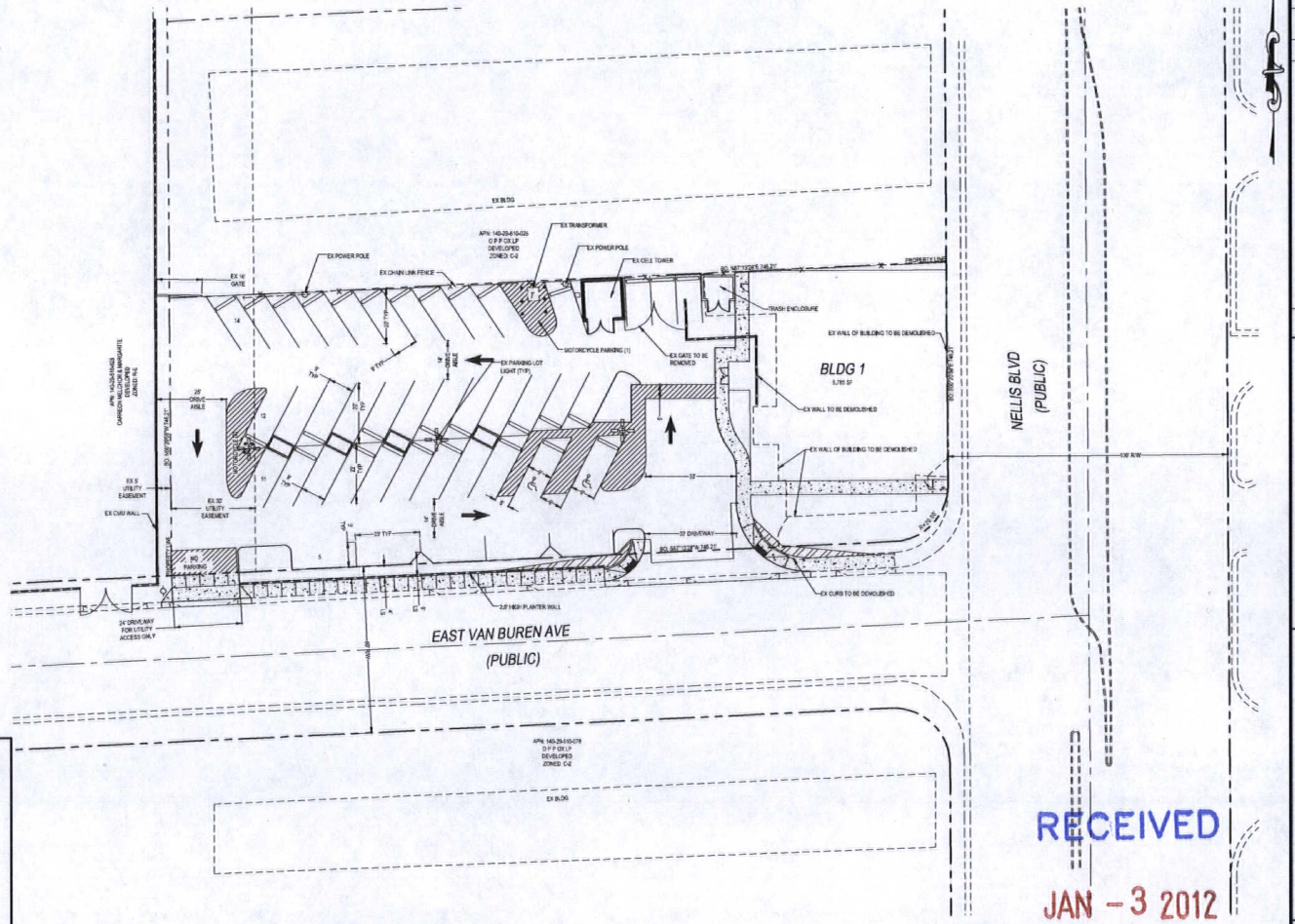
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CARMALEN GILLILAN
No: 02-77861 1
My Appointment Expires Feb. 17, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-43994
Meeting Date:	1/10/12
Total Fee:	$830 —
Date Received:*	11/23/11
Received By:	BGS

RECEIVED
NOV 23 2011
City of Las Vegas

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



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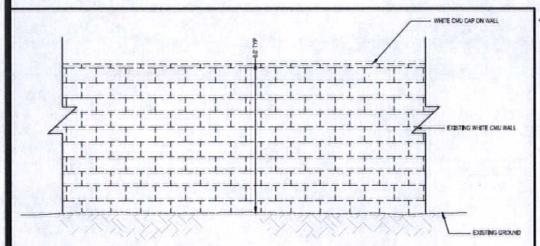
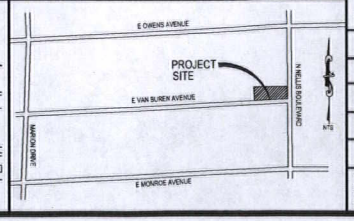


DETAIL A - EXISTING BLOCK WALL ALONG ADJACENT PROPERTY TO THE WEST

LEGEND

	EXISTING	PROPOSED
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
FENCE		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
SIDEWALK		
PROPERTY LINE		
EDGE OF PAVEMENT		

KEY MAP



SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 37 IN BLOCK 1 OF HAPPY VALLEY RANCHOS TRACT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 3, 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 90°00'00" 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 3, PAGE 69 OF PLATS.

BENCHMARK

CC BM# 6C0208WAH6

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 = 5452.969M/17725.84FT (NAVD 88 DATUM)

SITE INFORMATION

ASSESSORS PARCEL NUMBER	140-29-510-037 & 140-29-510-037
PROPOSED USE OF PROPERTY	TAVERN PUBLIC SEATING GAMING 1,022 SF DINING 696 SF GROSS FLOOR AREA 1,312 SF
PROPOSED ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
TOTAL PROPOSED LOTS	1 COMMERCIAL LOT
GROSS ACREAGE	0.63±
NET ACREAGE	0.63±
FLOOR AREA RATIO (F.A.R)	0.21±

PARKING CALCULATIONS (PER TITLE 19.12.010)

	REQUIRED	PROVIDED
PUBLIC SEATING (1:50 SF):	39 SPACES	40 SPACES
GROSS FLOOR AREA (1:200 SF):	7 SPACES	
HANDICAPPED :	2 SPACES	2 SPACES
TOTAL	43 STANDARD, 2 HANDICAPPED	42 SPACES

LANDSCAPED AREA — APPROX. 2578 SF.

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COST X.
CALL 811
OR
1-800-227-2600
NO
CLARK COUNTY TRAFFIC DESIGN 7246
1-800-455-7544

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BC	BACK OF CURB	NTS	NOT TO SCALE
BCR	BACK OF CURB RADIUS	OC	ON CENTER
BM	BENCHMARK	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PC	POINT OF CURVE
BW	BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVE
CATV	CABLE TELEVISION	PE	POLYETHYLENE
CC	CLARK COUNTY	PI	POINT OF INTERSECTION
CL	CENTERLINE	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
CON	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DG	DESIGN GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RW	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EF	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	STREETLIGHT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	UDD	UNIFORM STANDARD DRAWING (CC AREA)
LVC	LOW VERTICAL CURVE	VC	VERTICAL CURVE
LVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER

KALB INDUSTRIES
3670 WYNN ROAD
LAS VEGAS, NV 89103
(702) 364-0520 FAX: N/A

TANEY ENGINEERING
6030 SOUTH JONES BLVD #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-0283

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

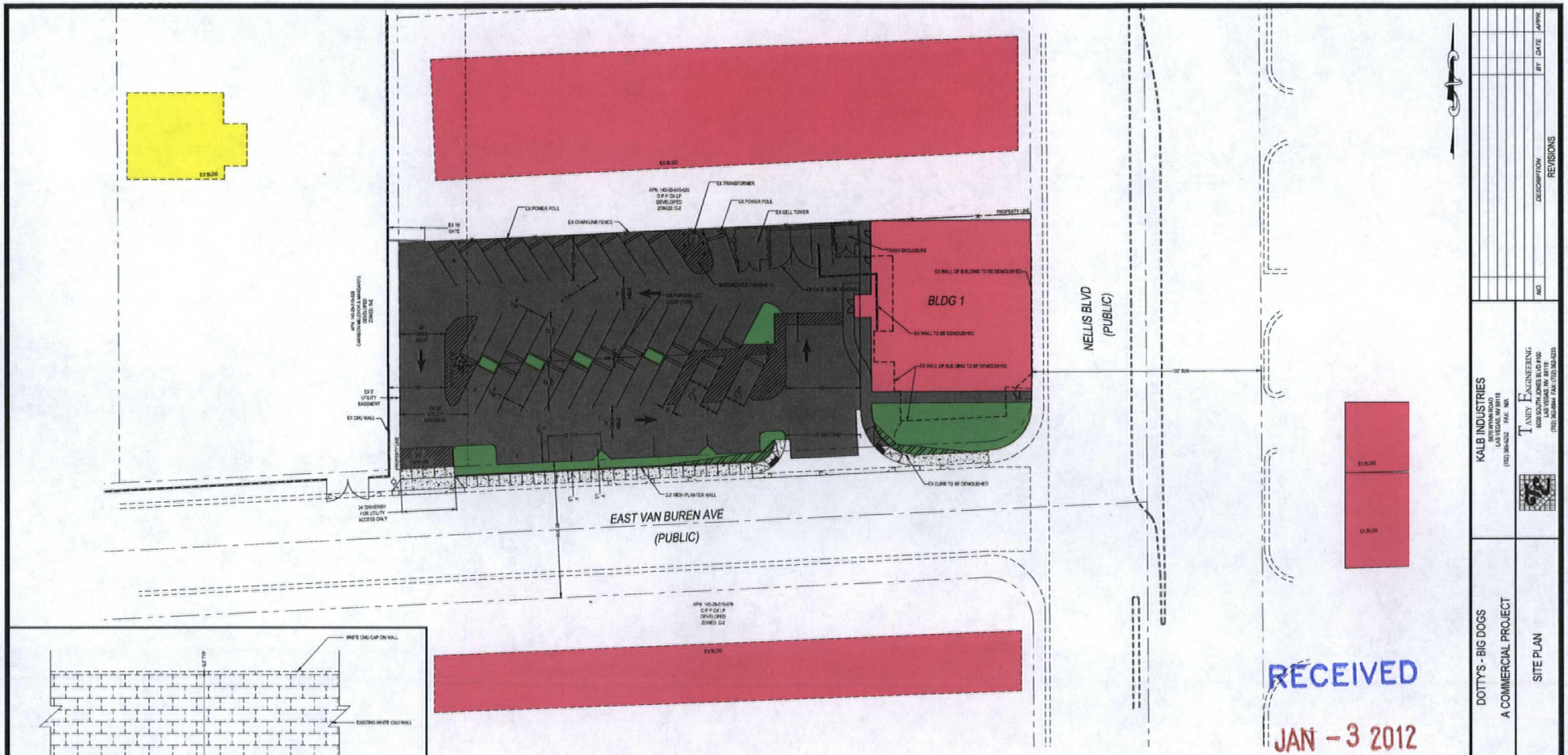
SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-11
CIVIL
No. 15725
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

FILE NAME: SP.DWG

VAR-43994
SDR-43995
REVISED



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

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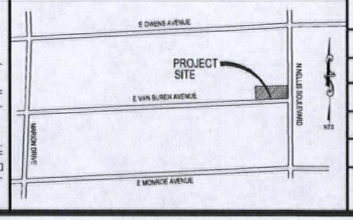
LEGEND

	EXISTING	PROPOSED
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
FENCE		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
SIDEWALK		
PROPERTY LINE		
EDGE OF PAVEMENT		

KEY MAP



SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 37 IN BLOCK 1 OF HAPPY VALLEY RANCHOS TRACT 1 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 3, PAGE 65 OF PLATS, LYING WITHIN THE NORTH-EAST QUARTER (NE ¼) OF THE NORTH-EAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 00°20'08" WEST, BEING THE EAST LINE OF THE NORTH-EAST QUARTER (NE ¼) OF THE NORTH-EAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA IN BOOK 3, PAGE 65 OF PLATS.

BENCHMARK

CC BM# BC0239HWW

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 = 549.39887772.34787 (NAVD 88 DATUM)

SITE INFORMATION

ASSESSORS PARCEL NUMBER	140-25-610-026 & 140-25-610-027
PROPOSED USE OF PROPERTY	TAVERN PUBLIC SEATING DINING 1,200 SF DINING 900 SF GROSS FLOOR AREA 1,312 SF
PROPOSED ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)
TOTAL PROPOSED LOTS	1 COMMERCIAL LOT
GROSS ACREAGE	0.53±
NET ACREAGE	0.50±
FLOOR AREA RATIO (F.A.R)	0.57±

PARKING CALCULATIONS (PER TITLE 19.12.010)	REQUIRED	PROVIDED
PUBLIC SEATING (1.50 SF):	39 SPACES	40 SPACES
GROSS FLOOR AREA (1,200 SF):	7 SPACES	
HANDICAPPED:	2 SPACES	2 SPACES
TOTAL	46 STANDARD, 2 HANDICAPPED	42 SPACES

LANDSCAPED AREA — APPROX. 2578 SF.

Call Before You Dig
AVOID CUTTING BOOKMONS
UTILITY LINES IF DIGGING
CALL
811
1-800-227-2600
OR
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BC	BACK OF CURB	NTS	NOT TO SCALE
BCR	BACK OF CURB RADIUS	OC	ON CENTER
BM	BENCHMARK	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PC	POINT OF CURVE
BW	BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVE
CATV	CABLE TELEVISION	PE	POLYETHYLENE
CB	CATCH BASIN	PI	POINT OF INTERSECTION
CG	CURB & GUTTER	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	PT	POINT OF TANGENCY
CON	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DG	DI DION GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	STREETLIGHT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
HW	HW DIST	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING (CC AREA)
LT	LEFT	VC	VERTICAL CURVE
LVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MIN	MANHOLE	W	WATER

KALB INDUSTRIES
3900 E. FLAMINGO RD.
LAS VEGAS, NV 89118
(702) 369-5252 FAX: N/A

TANEY ENGINEERING
6030 SOUTH JONES BLVD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-0283

NO	DESCRIPTION	REVISIONS BY	DATE	APPR.

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

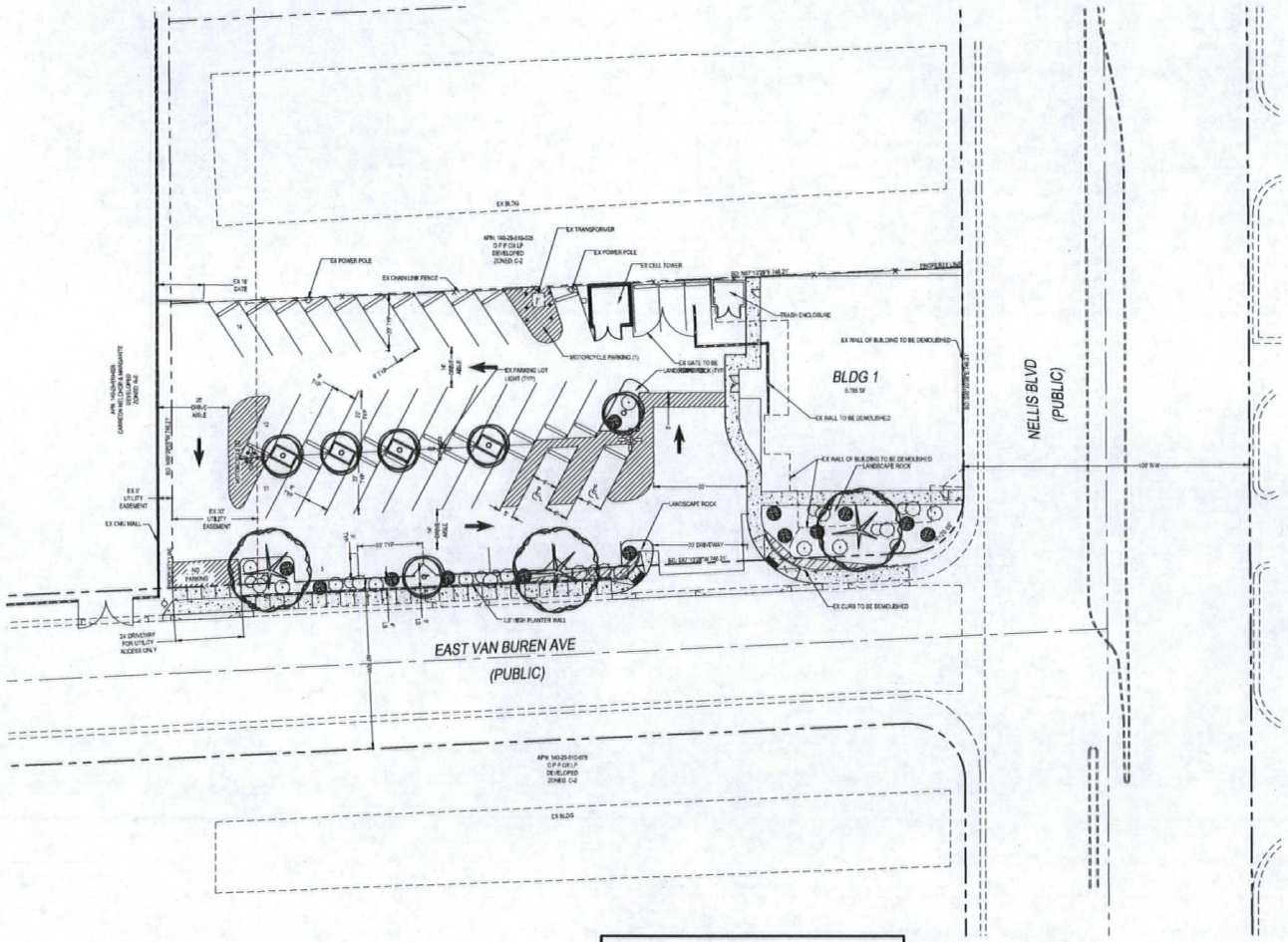
SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
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

FILE NAME: SP.DWG

VAR-43994
SDR-43995
REVISED



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SYMBOL LEGEND

SYMBOL	TYPE*	AREA
	ACACIA, (ACACIA ANEURA) 24" BOX	LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING
	HONEY LOCUST TREE, (GLEDITSIA TRIACANTHOS CULTIVARS) 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 TEA BUSH RANGER (LEUCOPHYLLUM LP. "CHERRY 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 REGIONAL 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 3, PAGE 86 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 89°39'59" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, 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 5949 BC2038MW6

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 = 540.56041772 MSFT (NAVD 88 DATUM)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BC	BACK OF CURB	NTS	NOT TO SCALE
BOR	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
CATV	CABLE ELLEVISION	PE	POLYETHYLENE
CC	CLEAR COUNT	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CLV	CITY OF LAS VEGAS	POC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CNTY	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
D	DOMIC YARD	R	RADIUS
DG	DECOMPOSITE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEV-ASSY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	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
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	TBC	TOP OF CURB
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING (CC AREA)
LT	LEFT	VC	VERTICAL CURVE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MBX	MAILBOX	VD	VALLEY GUTTER
MH	MANHOLE	W	WATER

KALB INDUSTRIES
6915 SILVER SPUR AVE
LAS VEGAS, NV 89118
(702) 365-6322 FAX: N/A

TANEY ENGINEERING
6030 SOUTH JONES BLVD #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-8833

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

LANDSCAPE PLAN

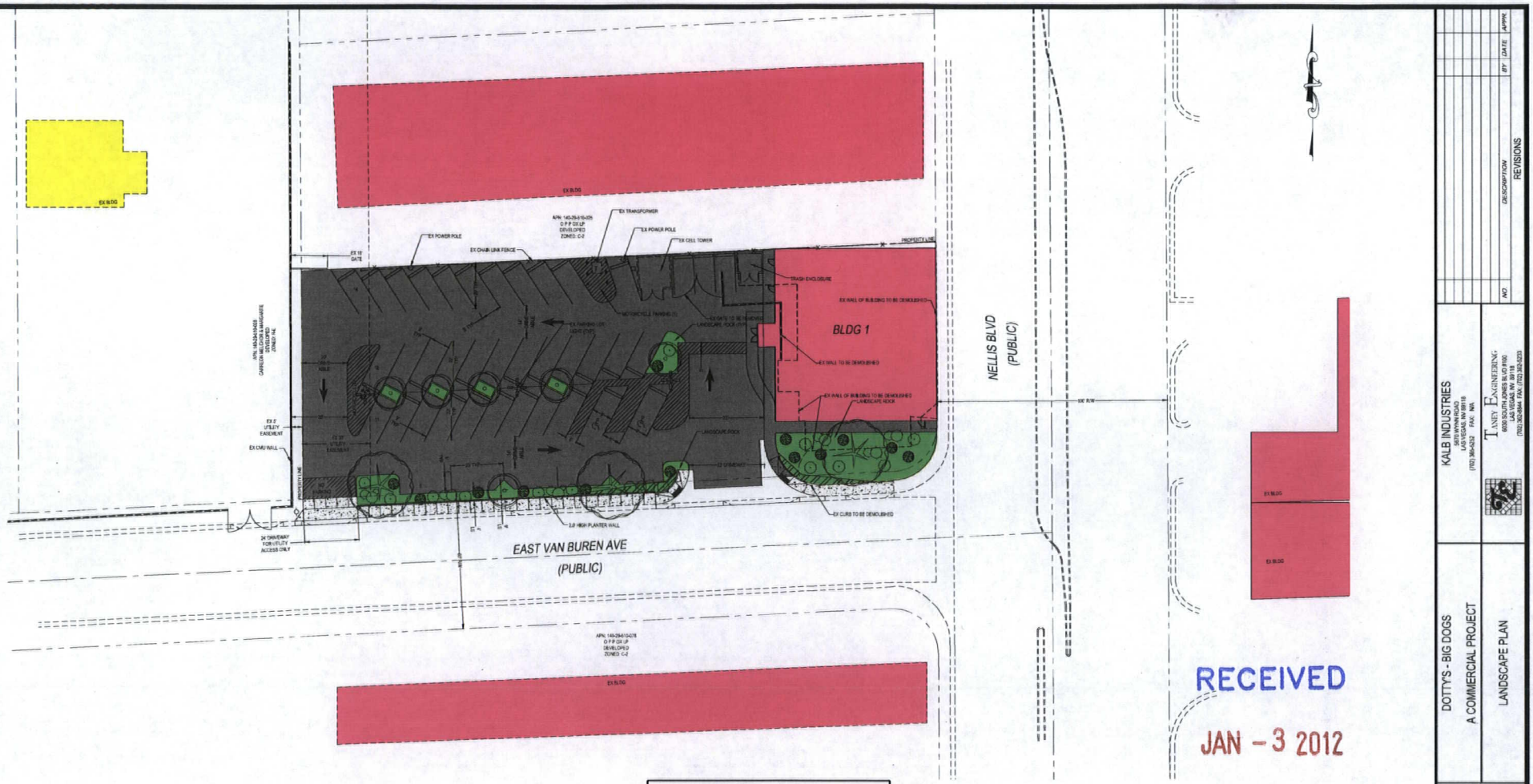
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
PROFESSIONAL ENGINEER
STATE OF NEVADA

ENGINEER'S SEAL

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

FILE NAME: SP 2005

VAR-43994
SDR-43995
REVISED



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SYMBOL LEGEND

SYMBOL	TYPE*	AREA
	MULGA ACACIA, (ACACIA ANEURA) 24" BOX	LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING
	HONEY LOCUST TREE, (GLEDITSIA TRIACANTHOS CULTIVARS) 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 (L.F. 'GREEN CLOUD') 5 GAL.	LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING
	CHAPARRAL SAGE (SALVIA CLEVELANDII) 5 GAL.	LANDSCAPING AREAS ADJACENT TO STREET AND BUILDING

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NOTES

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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 3, PAGE 69 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 00°29'08" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, 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# 6CC0286AW8

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 = 540.20997772.5497 (NAVD 88 DATUM)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BC	BACK OF CURB	N'LY	NOT TO SCALE
BOW	BACK OF CURB BUGNIS	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
CATV	CABLE TELEVISION	PE	POLYETHYLENE
CC	CLARK COUNTY	PI	POINT OF INTERSECTION
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CY	CUBIC YARD	R	RADIUS
DG	DESIGN GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	R/W	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	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
FH	FIRE HYDRANT	S-Z	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
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LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING (CC AREA)
LT	LEFT	VC	VERTICAL CURVE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
Min	MINIMUM	W	WATER

KALB INDUSTRIES
5870 WYNN ROAD
LAS VEGAS, NEVADA 89118
(702) 364-5232 FAX: NA

TANEY ENGINEERING
8530 SOUTH LINDELL BLVD #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9225

NO	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

DOTTY'S - BIG DOGS
A COMMERCIAL PROJECT

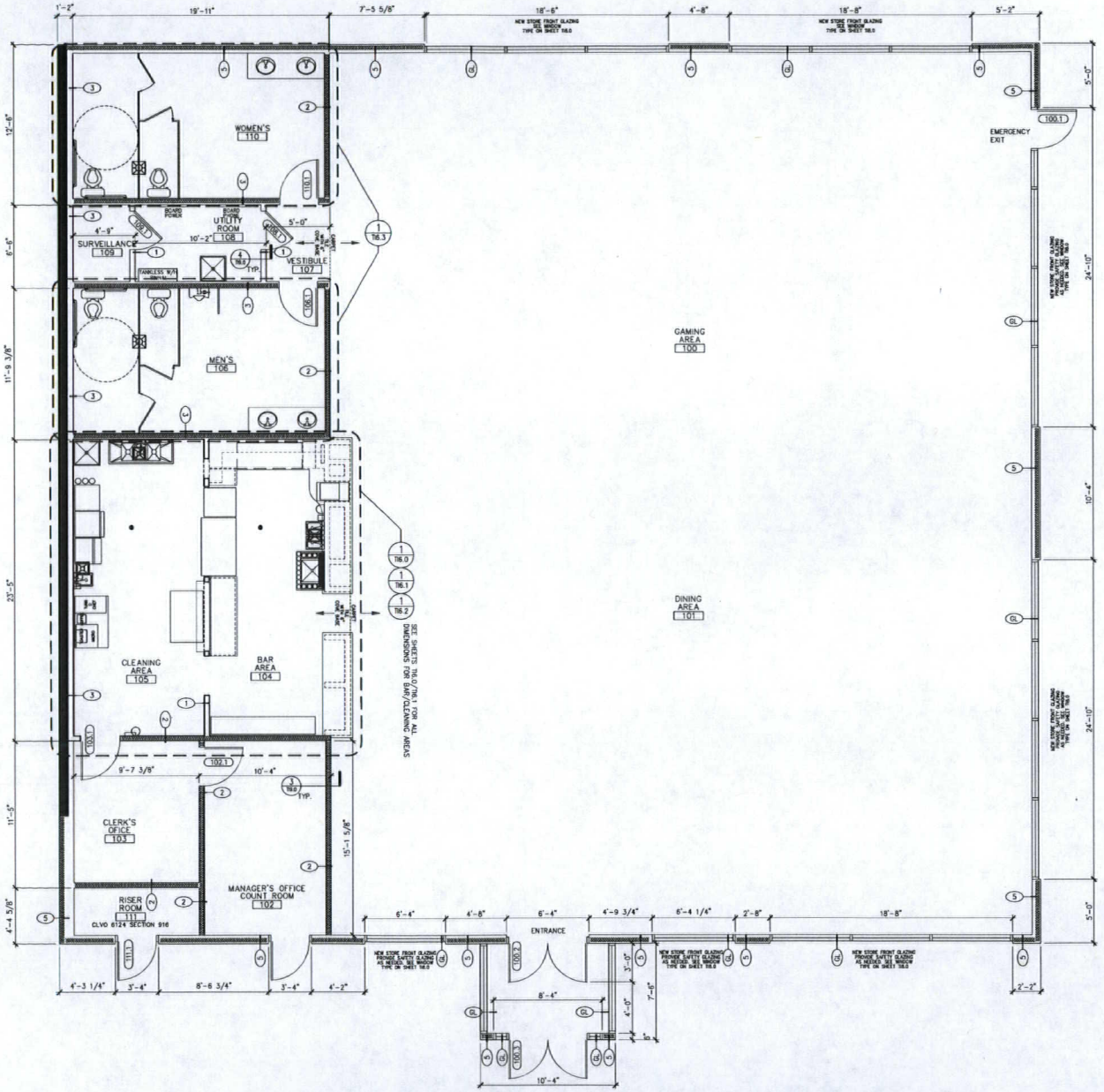
LANDSCAPE PLAN

ROBERT D CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
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: SP.DWG

VAR-43994
SDR-43995
REVISED



1 FLOOR PLAN
TI4.0 SCALE: 1/4" - 1'-0"

G:\DWG\DOTTY'S\#77\TI4.0.DWG

NORTH

NOTE

DINING SURFACES, WORK SURFACES & COUNTER/ SERVICE TOP HEIGHTS, ETC., COMPLY WITH ANSI CHAPTER 9.

PROVIDE SIGNAGE AS REQUIRED 1004.3 FOR POSTING OF OCCUPANT LOADS IN THE ASSEMBLY AREA.

SEATING REQUIREMENTS

ALL SEATING CONFIGURATIONS REQUIRE 5% ACCESSIBLE SEATING.

WALL NOTES

1. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES. SEE INTERIOR ELEVATIONS ACCESSORIES AND LOCATIONS.
2. PROVIDE FRP BEHIND GLASS COOLER, DISPENSER CAVITY, STORAGE COUNTER, AND 8' SNACK COUNTER - KITCHEN SIDE OF CABINETS.
3. SEAL ALL HARD SURFACE FLOORING.
4. ALL DIMENSIONS ARE FROM FACE OF FINISH.

WALL SYMBOL LEGEND

GRAPHIC	DESCRIPTION OF WALL
	EXISTING WALLS. PROTECT IN PLACE.
	NEW STUD WALL. CONSTRUCT PER PLANS.
	NEW STUD WALL W/ SOUND INSULATION. CONSTRUCT PER PLANS.

KEY NOTES:

1. NEW STOREFRONT DOOR. PROVIDE EMERGENCY EXIT PANIC HARDWARE.
2. NEW STEEL MAN DOOR. PROVIDE EMERGENCY EXIT PANIC HARDWARE.
3. NEW WINDOW SYSTEM.
4. EXISTING ENVELOPE OF BUILDING. REPAIR/PAINT TO MATCH EXISTING EXTERIOR WALL/ SOFFIT/CEILING/SIDEWALK SURFACE TEXTURE AND COLOR AS NEEDED.
5. EXISTING WALL TO REMAIN. DRYWALL, INSULATE, AND REPAIR AS NEEDED.
6. EXISTING COLUMN TO REMAIN.
7. INSTALL BRACING AS REQUIRED TO RECEIVE ANY AND ALL WALL MOUNTED ACCESSORIES. PATCH AND REPAIR AS NEEDED.
8. FRAMING AND DRYWALL TO EXTEND TO UNDERSIDE OF ROOF DECK.

WALL TYPES

WALL TAG	DESCRIPTION OF ASSEMBLY
1	4" STUD INTERIOR WALL 3-5/8" 20 GA. METAL STUDS AND OR WOOD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
2	4" STUD INTERIOR WALL 3-5/8" 20 GA. METAL STUDS AND OR WOOD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. 3 1/2" SOUND BATT INSULATION.
3	6" STUD PLUMBING WALL 5-5/8" 20 GA. METAL STUDS AND OR WOOD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
4	4" STUD INTERIOR WALL 3-5/8" 20 GA. METAL STUDS AND OR WOOD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE.
5	FRAMING WALL 3-5/8" 20 GA. METAL STUDS AND OR WOOD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE INTERIOR/ EXTERIOR FINISH TO MATCH EXISTING.
GL	STORE FRONT GLAZING TO MATCH EXISTING.

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JAN - 3 2012

VAR-43994

SDR-43995

REVISED

REVISIONS

1

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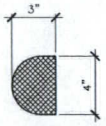
PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1511 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89110
APN - 140-29-510-028/140-29-510-027

DRAWING TITLE:
FLOOR PLAN

DATE: 09/29/2011

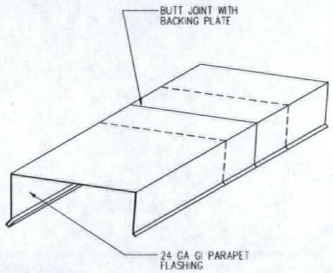
PROJ. NO.
STORE-77

TI4.0

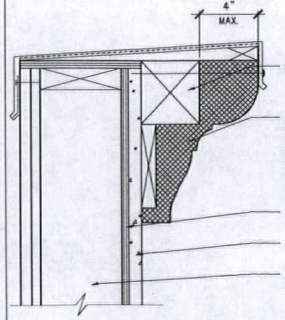


FOAM BAND NOT TO EXCEED 4" IN DEPTH.
BAND AS SHOWN WITH STUCCO FINISH TO MATCH THE BALANCE OF THE BUILDING.
TYPICAL TRIM BAND AROUND BUILDING.

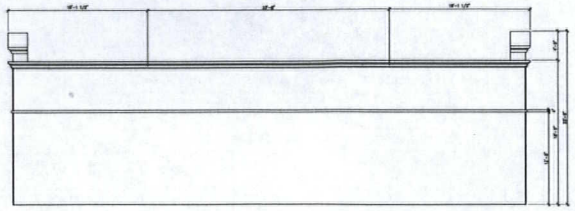
8 T17.0 FOAM TRIM
SCALE: 3" = 1'-0"



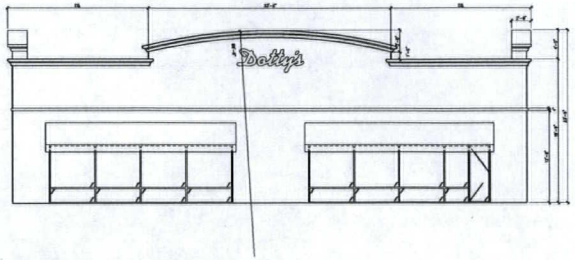
7 T17.0 TYPICAL COPING DETAIL
SCALE: 3" = 1'-0"



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



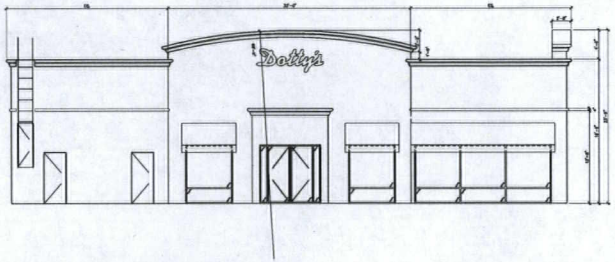
5 T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/4" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG



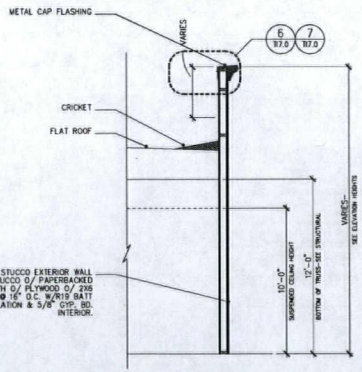
3 T17.0 EXTERIOR ELEVATION – SIDE
SCALE: 1/8" = 1'-0" – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG

EXTERIOR FINISH INFORMATION:

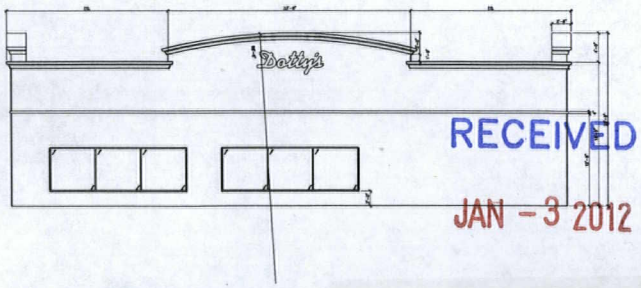
1. NEW AWNING AT WINDOW.
2. STUCCO:
   7/8" STUCCO O/HEXMIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 STUDS @16" O.C. W/R-19 INSULATION.
3. STUCCO BREAK LINES.
4. ROOF ACCESS LADDER
5. FOAM TRIM SEE 8/T17.0



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
SCALE: NOT TO SCALE – VERIFY ALL ELEVATION CONDITIONS IN FIELD G:\DWG\DOTTY'S\#77\T17.0.DWG



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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JAN – 3 2012

REVISIONS

COPYRIGHT NEVADA RESTAURANT SERVICES, INC. 2010. NEVADA RESTAURANT SERVICES, INC. AND ITS AFFILIATES CLAIM EXCLUSIVE RIGHTS IN THE DOTTY'S MARK AND DOTTY'S TRADE DRESS UNDER FEDERAL LAW. ALL RIGHTS RESERVED.

PROJECT NAME
DOTTY'S - BIG DOGS
TENEANT IMPROVEMENT
1811 N. NELLIS BLVD.
LAS VEGAS, NEVADA 89115
APN - 140-30-810-005/140-30-810-007

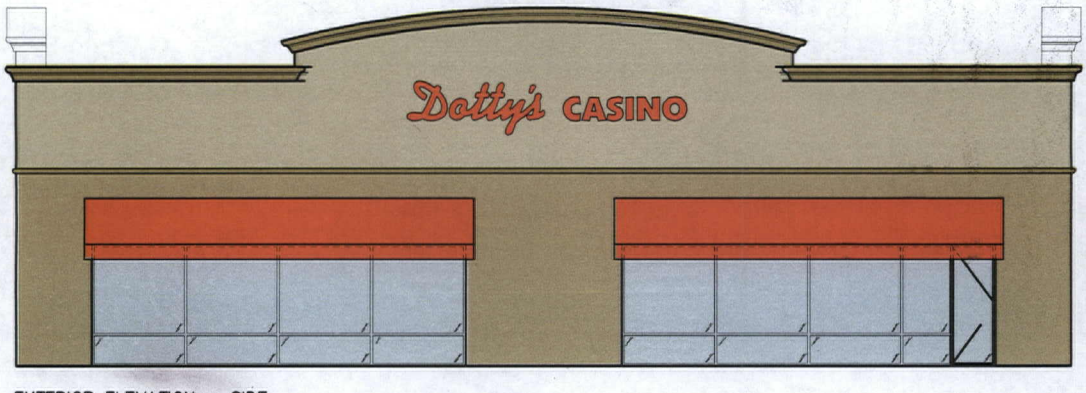
DRAWING TITLE:
EXTERIOR ELEVATIONS

DATE: 09/29/2011

PROJ. NO.
STORE-77

T17.0

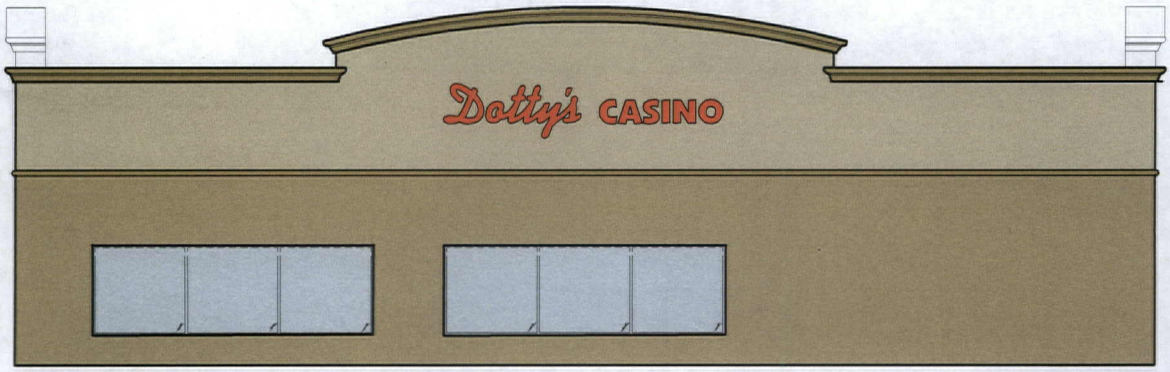
VAR-43994
SDR-43995
REVISED



EXTERIOR ELEVATION – SIDE



EXTERIOR ELEVATION – PARKING LOT



EXTERIOR ELEVATION – NELLIS BLVD.

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JAN – 3 2012

DOTTY'S - BIG DOGS
1511 NORTH NELLIS BOULEVARD
LAS VEGAS, NV 89110-5317

REVISED COLOR SCHEMATIC
December 30, 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
REVISED



VAR-43994 AND SDR-43995 - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC
1511 NORTH NELLIS BOULEVARD

12/01/11



VAR-43994 AND SDR-43995 - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC
1511 NORTH NELLIS BOULEVARD

12/01/11



VAR-43994 AND SDR-43995 - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC
1511 NORTH NELLIS BOULEVARD

12/01/11



VAR-43994 AND SDR-43995 - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC
1511 NORTH NELLIS BOULEVARD

12/01/11



VAR-43994 AND SDR-43995 - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC
1511 NORTH NELLIS BOULEVARD

12/01/11

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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City of Las Vegas

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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City of Las Vegas

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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NOV 25 2020
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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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NOV 23 2021
City of Las Vegas

VAR-43994
SDR-43995

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:
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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NOV 23 2011
City of Las Vegas

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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NOV 23 2011
City of Las Vegas

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.: **40.**

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

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

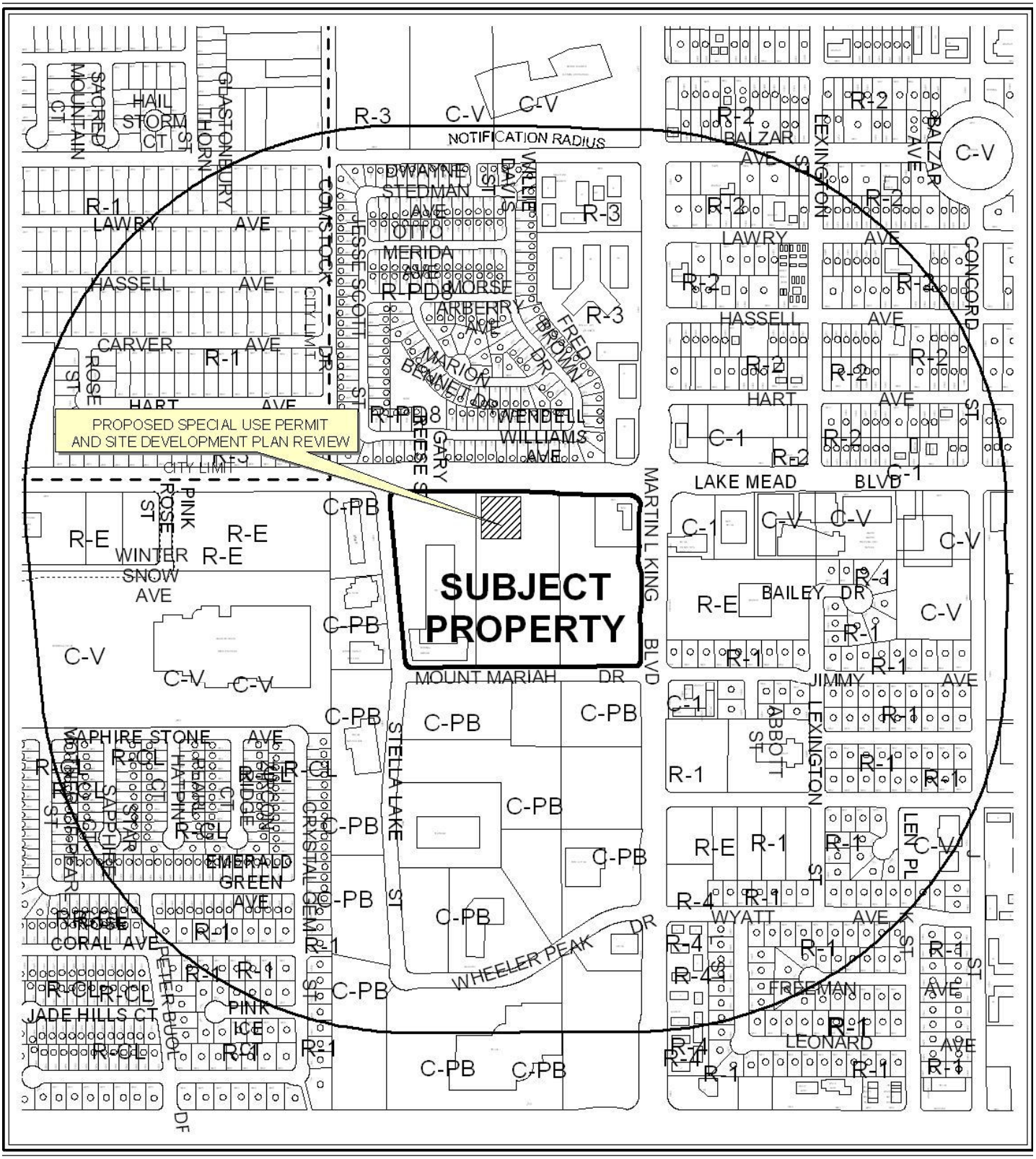
SUBJECT:
SUP-43927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE WITH WAIVERS TO 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:

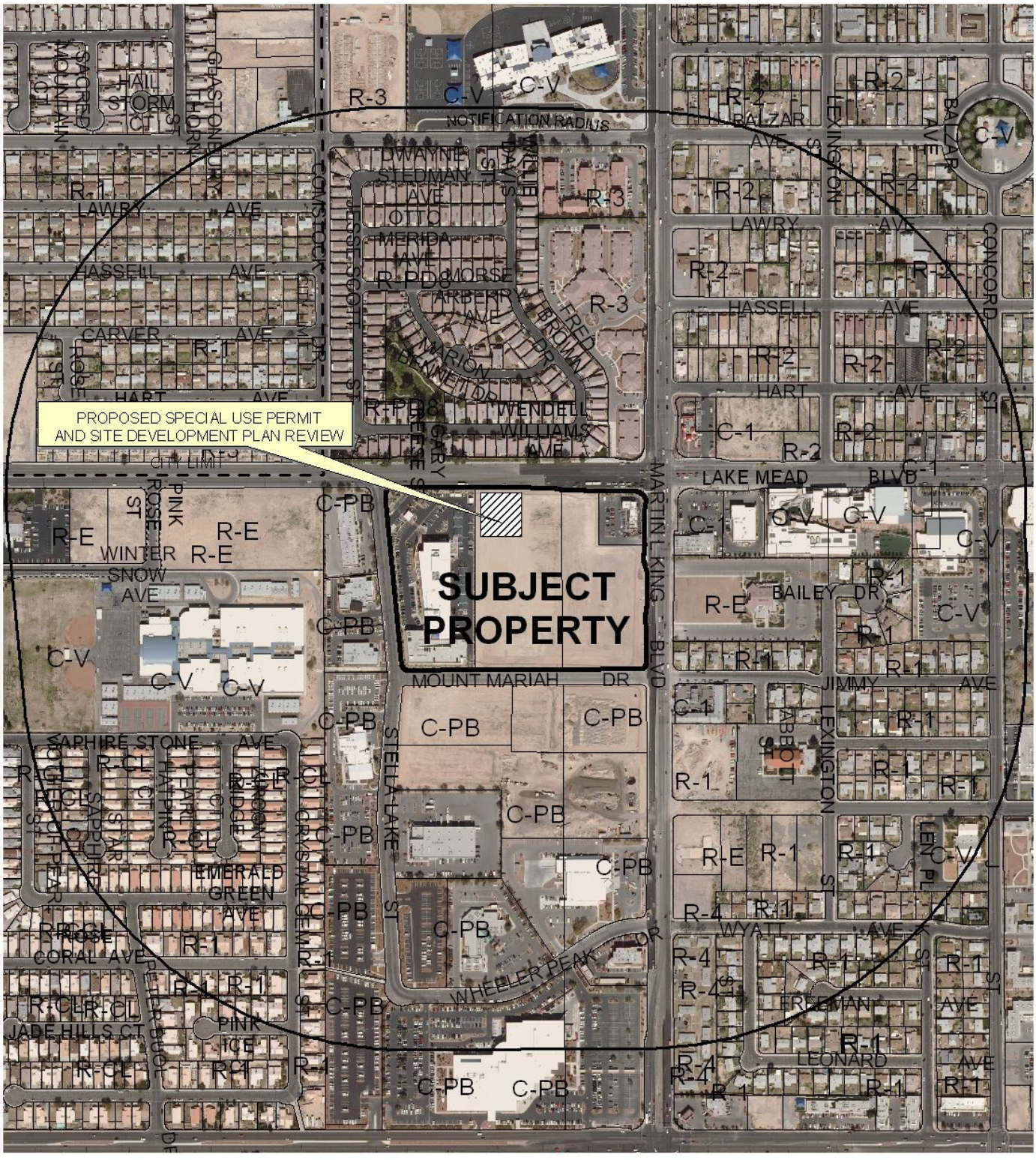
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-43927 and SDR-43929
2. Special Map
3. Conditions and Staff Report - SUP-43927 and SDR-43929
4. Supporting Documentation
5. Photos - SUP-43927 and SDR-43929
6. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
7. Justification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



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

RADIUS: 1500 FEET

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



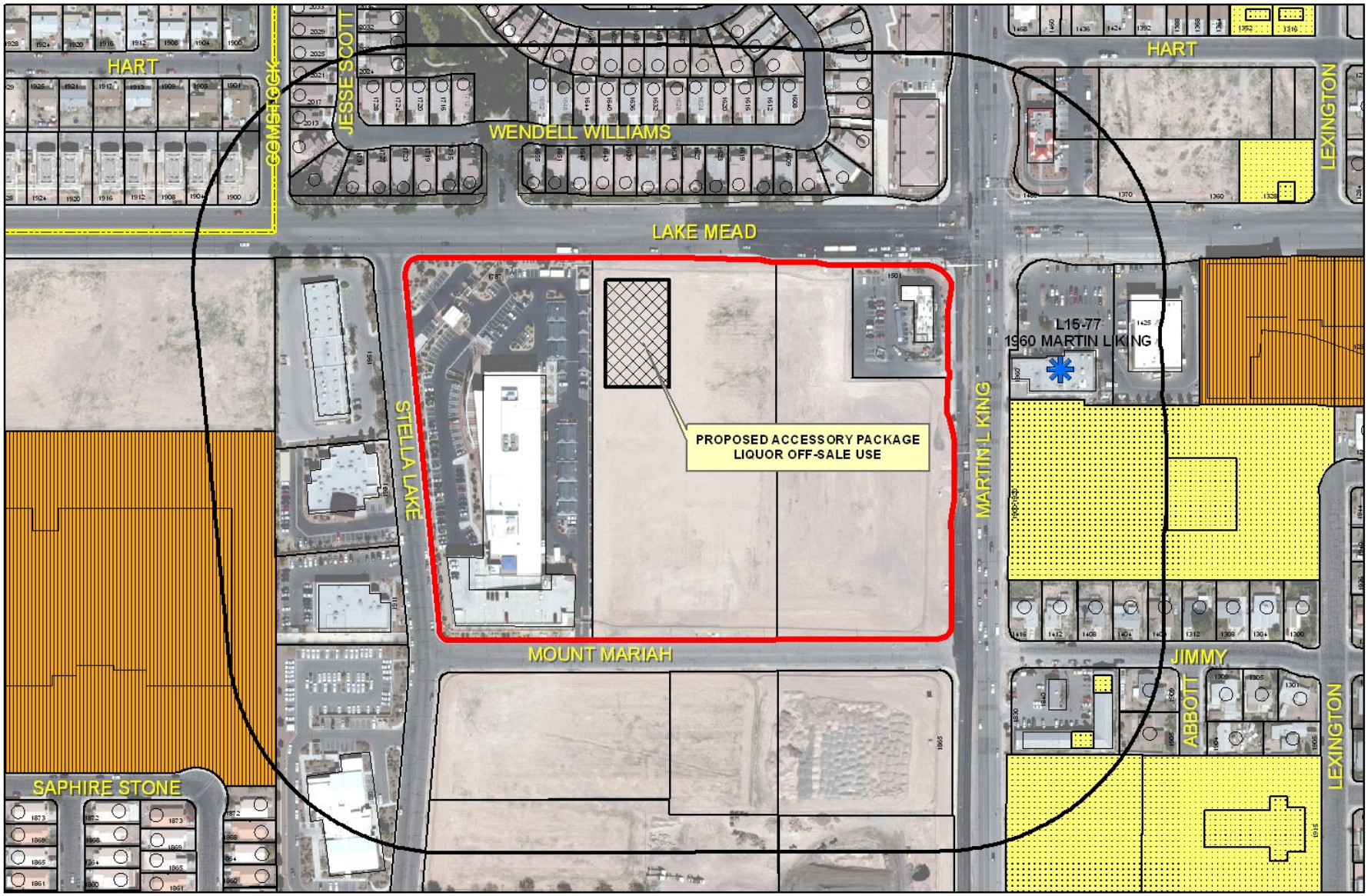
0 300 600 Feet

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

RADIUS: 1500 FEET

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

N



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43927	Staff recommends APPROVAL, subject to conditions:	
SDR-43929	Staff recommends APPROVAL, subject to conditions:	SUP-43927

** CONDITIONS **

SUP-43927 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Package Liquor Off-Sale use.

2. Approval of and conformance to the approved conditions for Site Development Plan Review (SDR-43929).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

SDR-43929 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43927) shall be required, if approved.

2. Conformance to the Conditions of Approval of The Las Vegas Enterprise Park Architectural Review Committee letter dated 09/27/11 shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/17/11, and floor plans date stamped, 11/28/11, except as amended by conditions herein.

5. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow nine, 15-gallon shade trees where 24-inch box trees are required and to allow 11 trees where 15 trees are required within the parking lot.

6. An Exception from Title 19.08.040(F)(8) is hereby approved, to allow nine shade trees along the north perimeter where 12 trees are required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/17/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

8. 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 Department of Building and Safety.

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Parking lot diamond island planters shall comply with the requirements of Title 19.08.110.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

13. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All new driveways shall meet Uniform Standard Drawing #222a as required by the City Traffic Engineer.

14. Construct a minimum 24-foot wide paved path from this site to driveways on the adjacent parcels to the east, as shown on the approved Site Plan, to accommodate two-way traffic.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. This site shall connect to the public sewer line in Lake Mead Boulevard.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the proposed facility.

18. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a proposal for a 20,700 square-foot Grocery Store with an Accessory Package Liquor Off-Sale use. The proposed development is on a 2.38-acre portion of a 5.69 acre lot on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard. The proposed 20,700 square-foot Grocery Store is compatible with the Enterprise Park, the surrounding low-intensity commercial area, and is a providing a needed resource to the West Las Vegas Plan Master Plan area. The intensity and design of this development provides a good mix between the commercial uses of the commercial subdivision and the nearby residential uses the north and west. The retail display and sales area for Accessory Package Liquor Off-Sales use consists of approximately 235 square feet of the total retail floor area of the proposed Grocery Store. A maximum of 10% is permitted.

Staff recommends approval, with conditions, of the Special Use Permit and Site Development Plan Review requests.

ISSUES

- A Special Use Permit is required for an Accessory Package Liquor Off-Sale use in the C-1 (Limited Commercial) zoning district.
- The subject site is located in the Las Vegas Enterprise Park and has received conditional approval from The Las Vegas Enterprise Park Architectural Review Committee.
- A waiver is required to allow a distance separation of 270 feet from a school to the east, and 100 feet and 280 feet from two churches to the west where 400 feet is required. Staff supports the waiver requests.
- An exception is required to allow nine shade trees along the north perimeter where 12 trees are required and to allow nine 15-gallon trees in select areas within the parking lot where 24-inch box trees are required. Staff supports the exception requests.
- Waivers of the required distance separation are possible, as the proposed Grocery Store has between 20,000 and 50,000 square feet of retail floor space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/94	The City Council approved a rezoning for this property from R-E (Residence Estates) to C-PB (Planned Business Park) as part of a larger overall request (Z-136-94).

10/03/95	The City Council approved a Plot Plan and Building Elevation Review for a 41-lot business park within this development [Z-136-94(1)].
06/16/04	The City Council approved a Site Development Plan Review (SDR-4298) for a proposed 120,232 square-foot Office building on 5.32 acres adjacent to the southeast corner of Lake Mead Boulevard and Stella Lake Street.
09/27/11	The Las Vegas Enterprise Park Architectural Review Committee conditionally approved the subject development.

Most Recent Change of Ownership	
10/05/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or licenses associated with this undeveloped site.

Pre-Application Meeting	
09/15/11	A pre-application meeting was held where the submittal requirements for a Site Development Plan review and related Special Use Permit for Accessory Package Liquor Off-Sale use were discussed.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/01/11	Staff conducted a site visit and found the site graded and free of weeds and debris.

Details of Application Request	
Site Area	
Gross Acres	5.69
Net Acres	2.38

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
North	Single Family, Detached	M (Medium Density Residential)	R-PD8 (Residential Planned Development - 8 Dwelling Units Per Acre)
South	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Undeveloped	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
West	Office, Other Than Listed	LI/R (Light Industry/Research)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Las Vegas Enterprise Park	X		Y
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 105 Feet	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	271 Feet	Y
Min. Setbacks			
• Front	10 Feet	237 Feet	Y
• Side	N/A	10 Feet	N/A
• Rear	N/A	10 Feet	N/A
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	N/A	26 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

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Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North	1 Tree / 20 Linear Feet	12 Trees	9 Trees	N*
TOTAL PERIMETER TREES		**12 Trees**	**42 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	11 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	15 Feet		15 Feet	Y

**The proposed perimeter landscaping is in compliance with the Design & Development Standards listed in the Enterprise Park Covenants, Conditions and Restrictions.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Grocery Store	20,700 SF	1:175 SF	119				
Accessory Package Liquor Off-Sale	-	-	-				
TOTAL SPACES REQUIRED			119		121		Y
Regular and Handicap Spaces Required			114	5	117	5	Y
Loading Spaces	10,000 – 29,999 SF		2		2		Y

MH

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-foot distance separation from a school	270 Feet	Approval
A 400-foot distance separation from a church	100 Feet	Approval
A 400-foot distance separation from a church	280 Feet	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Twelve, 24-inch box trees adjacent to right-of-way	Nine 24-inch box trees adjacent to right-of-way	Approval
One, 24-inch box tree per six uncovered parking spaces feet adjacent to right-of-way	Nine, 15-gallon shade trees	Approval

ANALYSIS

The proposed Grocery Store with Accessory Package Liquor use is located within the C-1 (Limited Commercial) Zoning District, which allows for 10% of the retail floor area to be dedicated for the sale of alcohol. The primary use, the Grocery Store, is consistent with the goals and policies of the West Las Vegas Plan and the Las Vegas Redevelopment Plan. The provided floor plans show approximately 235 square feet of the Accessory Package Liquor use occupying the 20,700 square feet of retail floor area. This amounts to approximately 1.1% of the allowable 10% for alcohol display. Additionally, all the alcohol sales are located in the same general area, allowing for more control over the inventory. The proposed use requires a waiver to the minimum separation distance, as the distance is calculated from the edge of the commercial lot line to the protected uses. In this instance, there are two churches located across Martin Luther King Boulevard, a 100-foot right-of-way, and one school located 270 feet to the west, across Stella Lake Street and the remaining Las Vegas Enterprise Park development. Staff supports this waiver request, as the applicant is proposing less than the allowable amount of floor area for alcohol sales and there is no direct access to the protected uses.

The subject site is located within the Las Vegas Enterprise Park, and is subject to the development standards for the park; the Enterprise Park Architectural Review Committee reviewed and approved the proposed plans on 09/27/11.

The building elevations for the proposed one-story structure show a mixture of painted stucco finish, painted CMU products, and an aluminum storefront window and door system with insulated glazing. The building placement and massing are in compliance with both Title 19.08.070 standards and the Las Vegas Enterprise Park Design and Development Standards.

Landscaping is only required along the north perimeter; however, the applicant has provided landscaping along the south, east and west property lines. The additional amounts will contribute to the overall Enterprise Park and exceed the current landscaping requirements. A variety of drought tolerant shrubs are shown within the planter areas interspersed among the existing and proposed trees. An exception has been requested to allow nine trees along the north perimeter where twelve trees are required and to allow 15-gallon trees in select planters where 24-inch box trees are required. Staff supports this request, as the proposed tree spacing is in compliance with the one tree per 30 lineal feet as listed in the Enterprise Park Covenants Conditions and Restrictions Design and Development Standards and the 15-gallon size for select tree placement will ensure better adapted trees planted within the parking lot planters. A condition of approval has been placed requiring that the landscape plans replace the 25 square-foot (five-foot by five-foot) diamonds located in the parking lot with 49 square-foot (seven-foot by seven-foot) diamonds to conform to the Title 19 requirements.

The proposed development meets the required amount of parking and loading spaces. The provided site plan references an incorrect compact parking ratio of 35% where 30% is allowable, but the amount of compact spaces shown is still in compliance. Site access is primarily from Lake Mead Boulevard with two cross access points provided along the eastern property line.

The development of the proposed Grocery Store with Accessory Package Liquor provides a needed resource to the surrounding community. The building and landscape design provides a positive contribution to the surrounding commercial uses while remaining sensitive to the nearby residential uses. Staff recommends approval, with conditions, for the proposed development. If denied, the development, as proposed, will not be allowed at this site.

FINDINGS (SUP-43927)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 Accessory Package Liquor Off-Sale use will be operated in conjunction with a proposed 20,700 square-foot Grocery Store, which is compatible with the surrounding commercial uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is currently undeveloped. The proposed site layout for the Grocery store is physically suitable to accommodate the proposed Accessory Package Liquor Off-Sale use. The proposed Grocery Store is a much needed resource for the West Las Vegas Plan Area

and the Accessory Package Liquor Off-Sale use has been designed to minimize the potential impacts to the community.

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

   Site access is provided from Lake Mead Boulevard, a 120-foot Parkway Arterial. This street is of sufficient size to accommodate the needs of the proposed use.

4. **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 Special Use Permit request will not be inconsistent with or compromise the public health, safety, and welfare or overall objectives of the General Plan or the overall objectives of the West Las Vegas Plan. Concerns regarding the potential impacts related to the approval of the requested Special Use Permit are addressed by the applicant by utilizing only 1.1% of the total floor area for liquor sales in a single, contained area.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Accessory Package Liquor Off-Sale use does not meet all of the required distance separation requirements, per Title 19.12. The applicant has requested a waiver to allow a 270-foot separation from a school and a 100-foot separation and 260-foot separation from two churches. A waiver is permissible for this use when it is proposed in connection with an establishment having between 20,000 and 50,000 square feet of retail floor space. Staff supports the applicant's request, as the location and design of the proposed Grocery Store greatly minimizes the negative impacts that an Accessory Package Liquor Off-Sales use could have.

FINDINGS (SDR-43929)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 20,700 square-foot Grocery Store is compatible with the Enterprise Park, the surrounding low-intensity commercial area, and is a providing a needed resource to the West Las Vegas Plan Master Plan area. The intensity and design of this development provides a good mix between the commercial uses of the commercial subdivision and the nearby residential uses the north and west.

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 development is consistent with The Las Vegas Enterprise Park Plan and Title 19, but requires a waiver and exceptions for landscaping, which staff supports. The proposed landscaping along the north property line will provide much needed improvements to the pedestrian right-of-way along Lake Mead Boulevard by means of adding nine 24-inch box shade trees.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided primarily from Lake Mead Boulevard, a 120-foot Parkway Arterial. This street is of sufficient size to accommodate the needs of the proposed use. The location of the proposed Grocery Store will also allow for nearby residents to make walkable trips for purchasing daily goods.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed development contains building and landscape materials that will a positive contribution to the overall development of The Las Vegas Enterprise Park, along with ornamental vegetation appropriate for a desert environs and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building elevations depict a design that features modern architectural elements that are consistent with revitalization efforts of the both the Redevelopment Plan Area and the West Las Vegas Plan. The development has received conditional approval from The Las Vegas Enterprise Park Architectural Review Committee for the proposed buildings, materials, and landscaping. The applicant will need to secure approval for any exterior lighting, irrigation, or signage plans from the Architectural Review Committee prior to issuance of permits.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to regular inspection and will not result in detrimental effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 803

APPROVALS 0

PROTESTS 0

MH

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.

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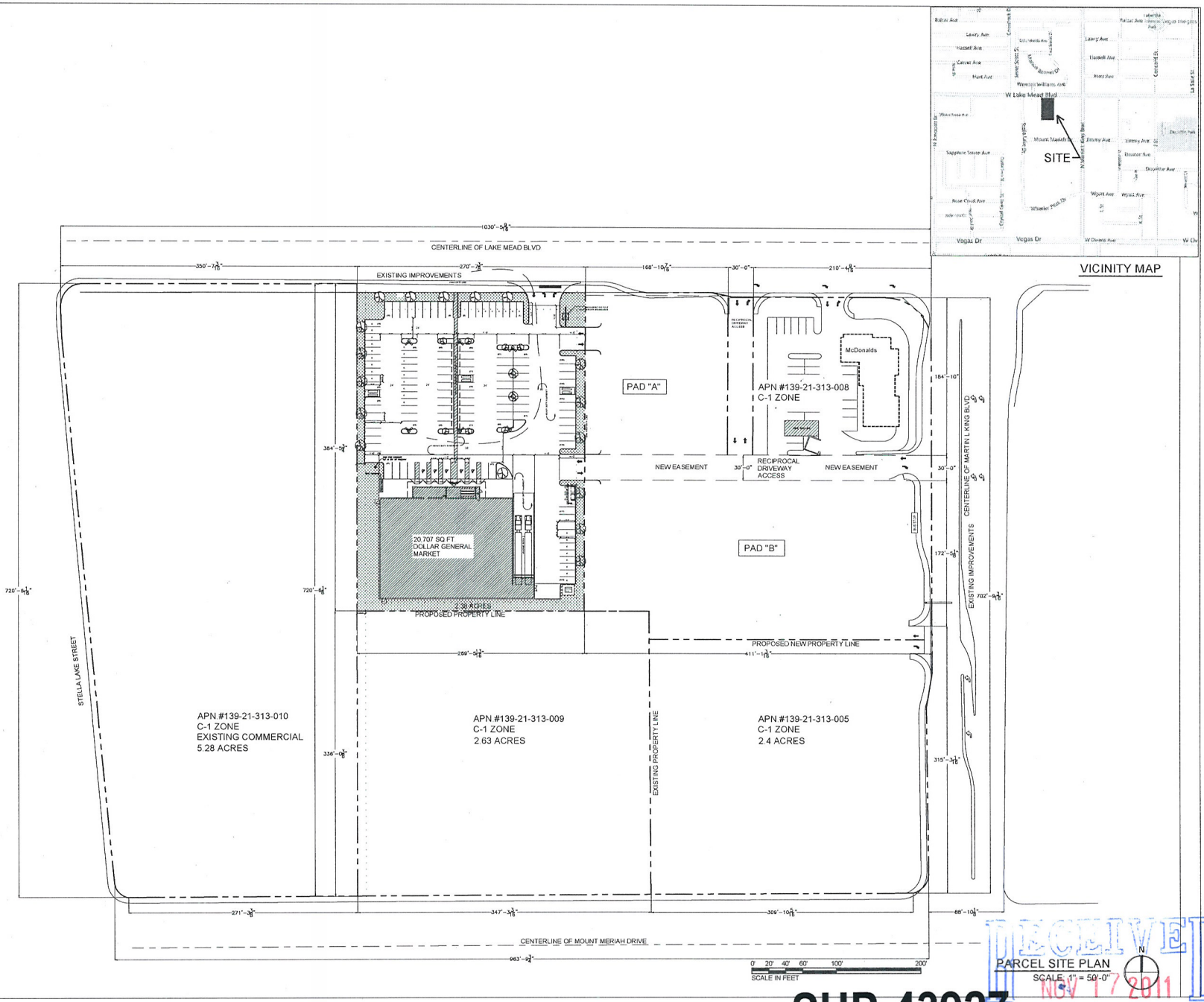
Revised 10/27/08



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NOV 17 2011

SUP-43927
SDR-43929

Dynamic DEVELOP DESIGN BUILD

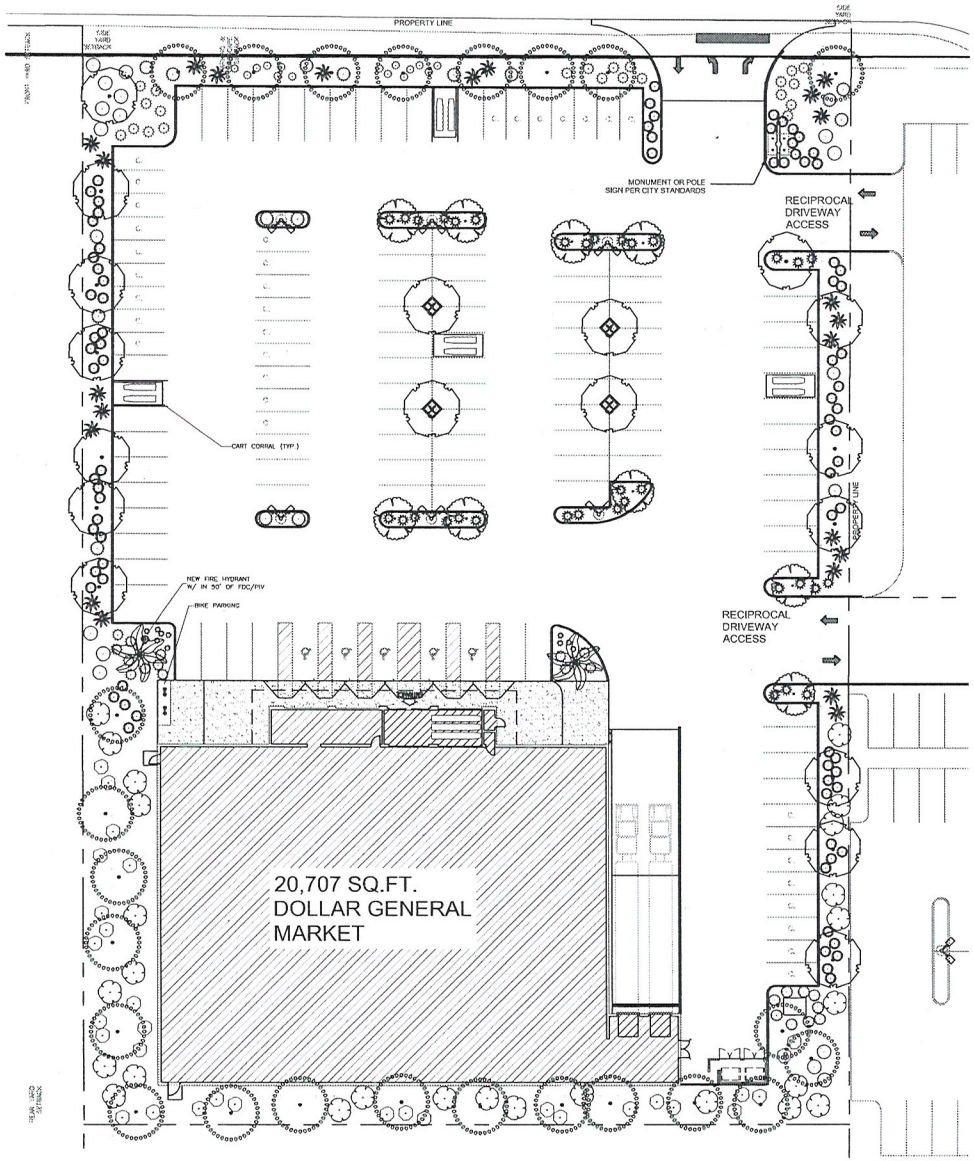
Project:
Dollar General
MLK BLVD. &
LAKE MEAD BLVD.
LAS VEGAS,
NEVADA 89106

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

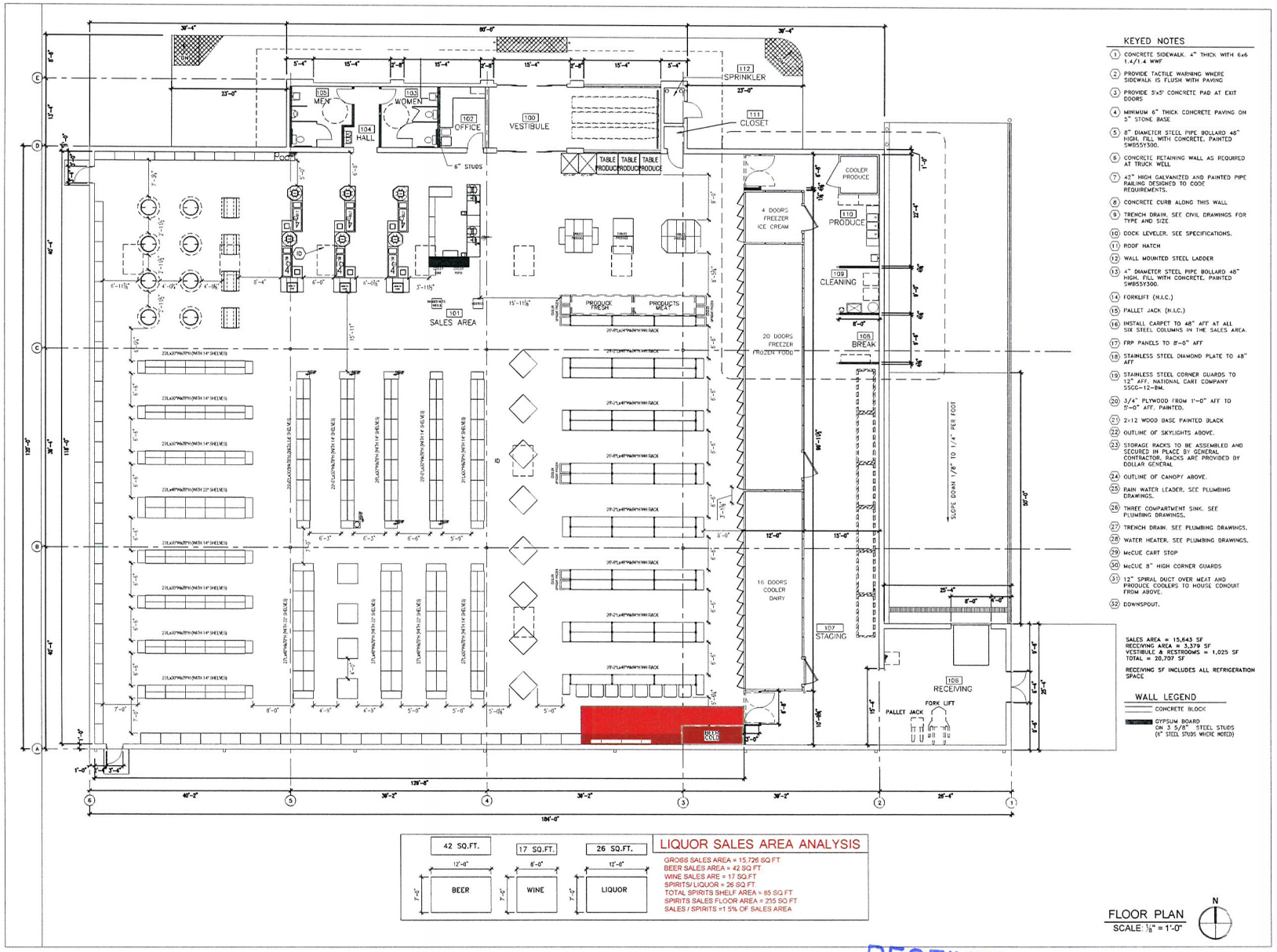
DATE:	08/31/11
SCALE:	1" = 20'
DRAWN BY:	Eric Gripp
SHEET NUMBER	

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



SUP-43927 AND SDR-43929 - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 315 FEET WEST OF MARTIN LUTHER KING BOULEVARD

12/01/11



SUP-43927 AND SDR-43929 - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 315 FEET WEST OF MARTIN LUTHER KING BOULEVARD

12/01/11



SUP-43927 AND SDR-43929 - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 315 FEET WEST OF MARTIN LUTHER KING BOULEVARD

12/01/11



SUP-43927 AND SDR-43929 - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 315 FEET WEST OF MARTIN LUTHER KING BOULEVARD

12/01/11

WALKER ENGINEERING, LLC

November 17, 2011
WE Project No. 1217.00

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

RE: Justification for Site Development Plan Review and Special Use Permit for the Dollar General Market Project Located on the SWC of Lake Mead and Martin Luther King in the City of Las Vegas (Portion of APN: 139-21-313-009)

To whom it may concern:

We are pleased to submit this justification letter on behalf of Dynamic Development Company, LLC for a proposed commercial project located on Lake Mead just west of Martin Luther King on a portion of Clark County Assessor's number 139-21-313-009 in the City of Las Vegas. The project will consist of a new Dollar General Market and associated site improvements. The project is located within the existing *Las Vegas Enterprise Park* Land Use Area are and is currently zoned C-1. The corresponding applications are a Site Development Plan Review and a Special Use Permit.

Dollar General Market is a proposed 20,700 square foot building which will serve the needs of the surrounding residents and businesses with grocery and retail items. The store will have approximately 40 full time employees which will bring new jobs to this area. The store hours will be 8 am to 9 pm seven days a week, with the possibility of operating 24 hours per day. The project site is currently vacant and this will be the anchor tenant for the future development to the east between this site and the existing McDonalds at the SWC of Lake Mead and Martin Luther King.

The proposed site plan has been designed to meet the intent of the *Las Vegas Enterprise Park* plan and meet the intent of City of Las Vegas Title 19 as well. The project will include the installation of one driveway onto Lake Mead and will also provide cross access through the future commercial development to the east to Martin Luther King providing the best possible circulation for the overall center once it is fully developed.

5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346
www.walker-eng.com

RECEIVED
NOV 17 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-43927
SDR-43929

The proposed Dollar General Market will be a retail/grocery establishment with accessory package liquor off-sale, beer/wine/cooler off-sale, and up to 15 slot machines for the customers. For these items, we are respectfully requesting a Special Use Permit in conjunction with the Site Development Review.

The proposed market is compatible with the adjacent development and development in the area and will provide valuable services to the community. The development will not have an adverse effect to public health, safety or welfare. We look forward to working with City of Las Vegas Planning for a favorable recommendation for this project. Please do not hesitate to contact me at 873.5197 if you have any questions or require any additional information.

Sincerely,
WALKER ENGINEERING, LLC

Jody Walker Belsick, P.E., LEED AP
President

cc: Damon Porter, Dynamic Development Company, LLC
Hank Gordon, Laurich Properties

SUP-43927
SDR-43929

City of Las Vegas Agenda Item No.: **41.**

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

RECEIVED
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.: **42.**

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

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

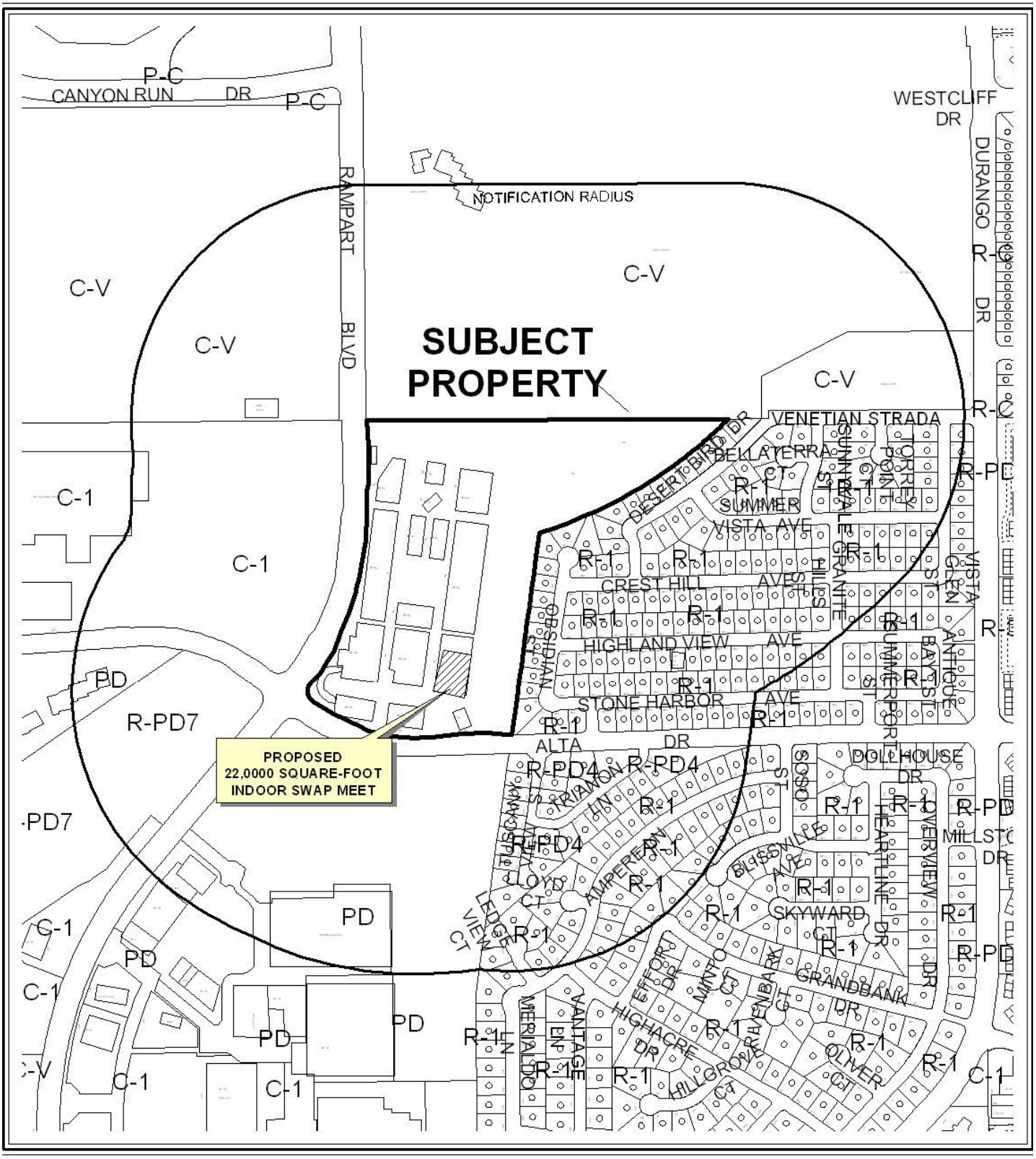
SUBJECT:
SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43957	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-43957 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Swap Meet use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Swap Meet use within a portion of Suite #140 at 420 South Rampart Boulevard. The proposed Swap Meet use will allow portions of the tenant space to be rented to individual merchants. The use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, a Swap Meet use will not be allowed to operate at this location.

ISSUES

- A Swap Meet use is allowed within a C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Swap Meet use will be comprised of two floors at 420 South Rampart Boulevard. Final addressing will be assigned at the time of submittal of an application for a building permit for the proposed tenant space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/02/05	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but the Department of Planning staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 690,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but the Department of Planning staff recommended denial.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/23/09	A building permit (#07002942) was issued for renewal of a permit for a certificate of completion of Building #6 at 420 South Rampart Boulevard. The permit has not been finalized.

Pre-Application Meeting	
09/06/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for a Indoor Swap Meet use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	28.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel & Gaming Establishment Non-restricted	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case by case basis (when originally approved)					
TOTAL SPACES REQUIRED			3,955		3,955		
Regular and Handicap Spaces Required			3,955	60	3,955	60	Y*

* Per approved Variance (VAR-10773).

ANALYSIS

The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development. The mixed-use development is adjacent to a Pedestrian Path along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The property is zoned C-2 (General Commercial) and is intended to provide the broadest scope of compatible services that allows retail, service and mixed-use developments. The C-2 (General Commercial) District is consistent with the General Commercial Category of the General Plan. The proposed Swap Meet use is permissible in the C-2 (General Commercial) District with approval of a Special Use Permit and adherence to the minimum conditions.

A Swap Meet use is defined by Title 19.20 as "a facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of 1,000 dollars."

The applicant is proposing to use two floors that are connected internally by a stairwell and two elevators. The combined area of the floors will equal 22,000 square feet. The main entrance will be located on the first floor. The final addressing of the suite will be assigned upon review of the building permit plans for tenant improvements. The justification letter states the space will be leased to artisans specializing in jewelry, stationery, candles, flowers, spices and pillows as well as fine food.

The proposed Swap Meet use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, a Swap Meet use will not be allowed to operate at this location.

FINDINGS (SUP-43957)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Swap Meet use is similar to the existing land use in intensity, and 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.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   No significant physical changes of the existing structure or the site are proposed with the Swap Meet use that would increase the intensity of the mixed-use development.

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

   Access to the mixed-use development is provided by Rampart Drive, a 100-foot Primary Arterial, and Alta Drive, an 80-foot Secondary Collector. The streets provide adequate traffic flow for the mixed-use development, including the proposed Swap Meet use.

4. **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.**

   Approval of a Special Use Permit for an Swap Meet use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Swap Meet use meets the conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 415

APPROVALS 0

PROTESTS 0

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.

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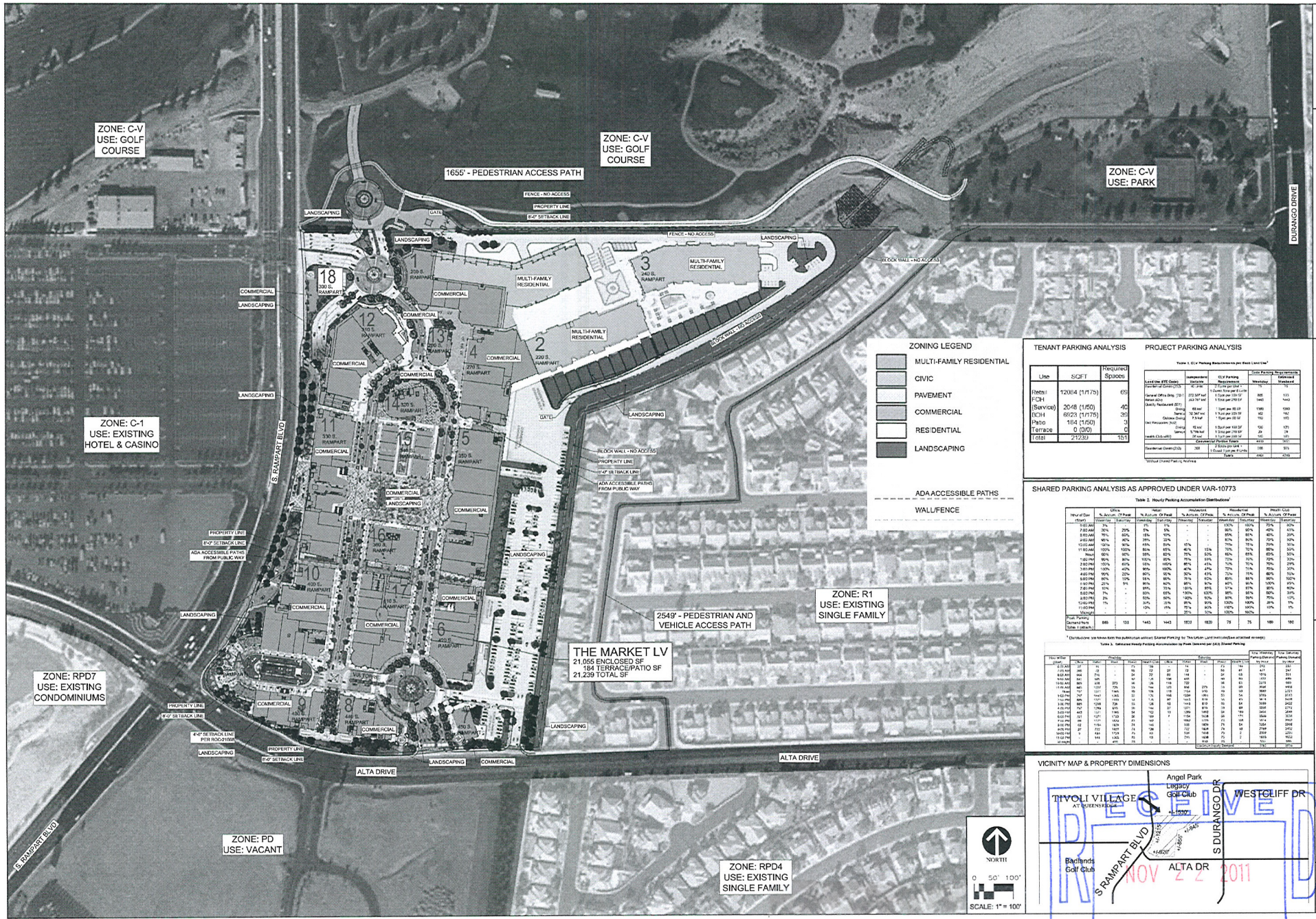
RECEIVED
NOV 22 2011
City of Las Vegas
Department of Planning

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

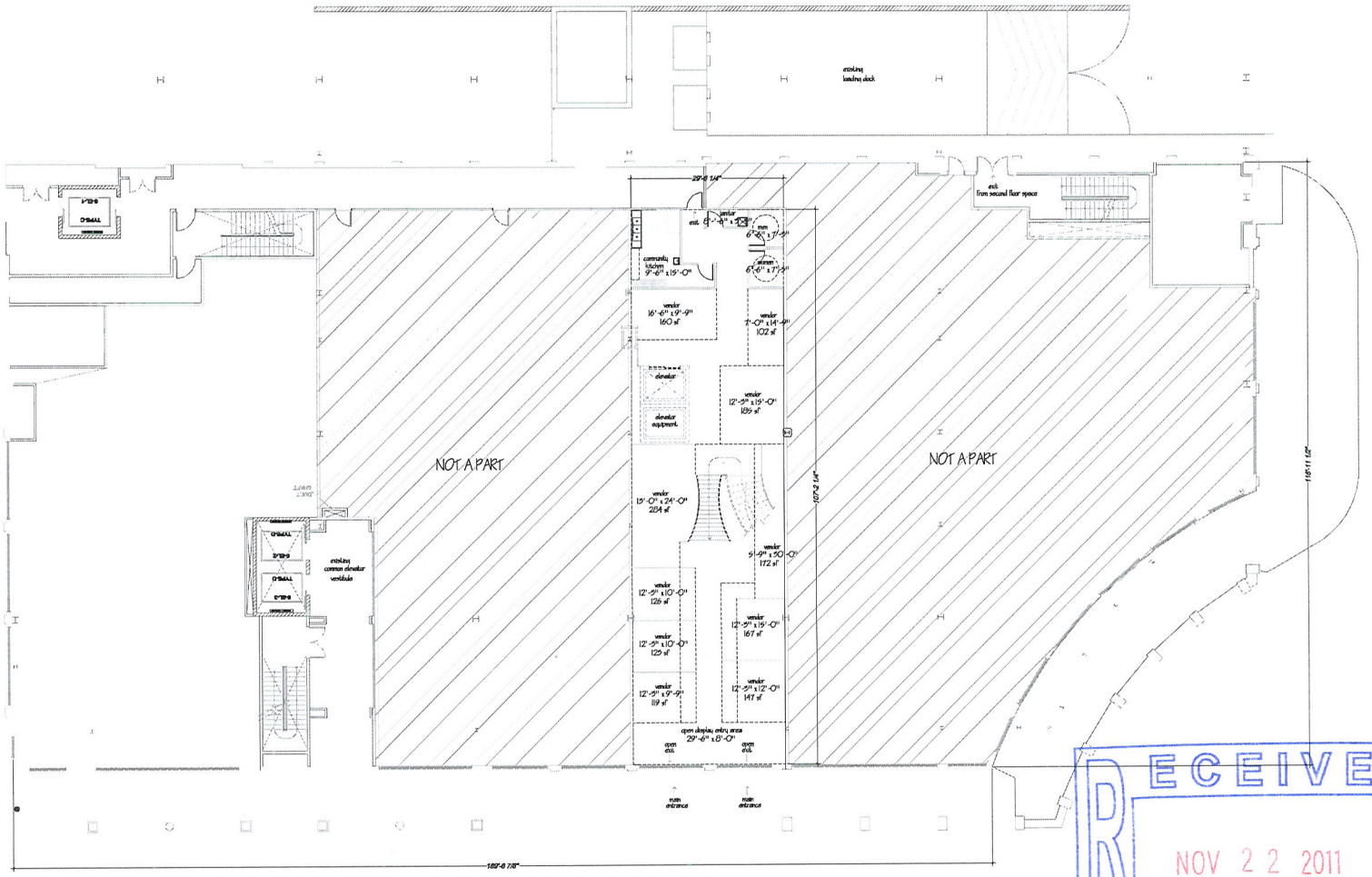
RETAIL	1585 SF
BACK AREA	1645 SF
SEATING AREA	N/A
PATIO SEATING	N/A
TERRACE SEATING	N/A
FIRST FLOOR SPACE TOTAL	3,230 SF

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



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1 first floor plan
scale: 1/2" = 1'-0"
NORTH

the MARKET LV
Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003

stamp

Commercial Design Group
6445 S. Tenaya Way
Suite B-140
Las Vegas, NV. 89113
O: 702.240.3335
F: 702.647.3338

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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

the MARKET LV

DATE: 11.18.11
SCALE: AS NOTED
PROJ NO: 11079

First floor Plan

PACKAGE NO:
ID-1.0

SECOND FLOOR

second floor max. premises occupancy = 18,009 sf.
total = 377 occupants
(retail=10,499 /60=175)
(bar area=1488/15=99)
(common seating=560/15=37)
(back of house=5278/100=53)
(patio=184/15=13)

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

SQUARE FOOTAGE CHART

RETAIL	10,499 SF
BACK AREA	5,278 SF
SEATING AREA	2,048 sf
PATIO SEATING	184 sf
TERRACE SEATING	N/A
SECOND FLOOR SPACE TOTAL	18,009 SF

PROJECT TOTALS

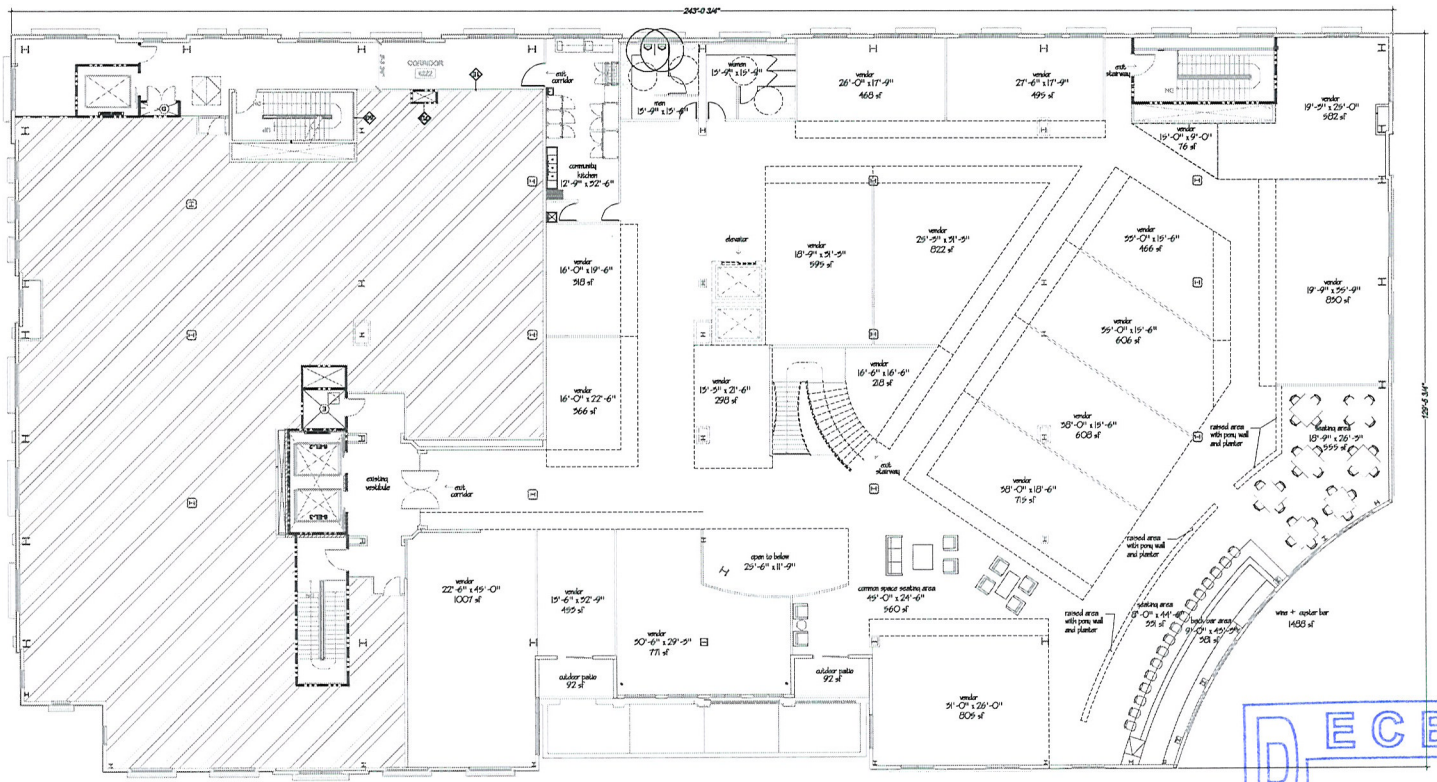
max. premises occupancy = first floor = 108, second floor = 377
TOTAL=485

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

SQUARE FOOTAGE CHART

	FIRST FLOOR	SECOND FLOOR	TOTAL
RETAIL	1585 SF	10,499 SF	12,084 SF
BACK AREA	1645 SF	5,278 SF	6,923 SF
SEATING AREA	N/A	2,048 sf	2,048 sf
PATIO SEATING	N/A	184 sf	184 sf
TERRACE SEATING	N/A	N/A	N/A
TOTAL	3,230 SF	18,009 SF	21,239 SF



1 second floor plan
scale: 1/8" = 1'-0"

NORTH

SUP-43957

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Department of Planning

the MARKET LV

Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003

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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

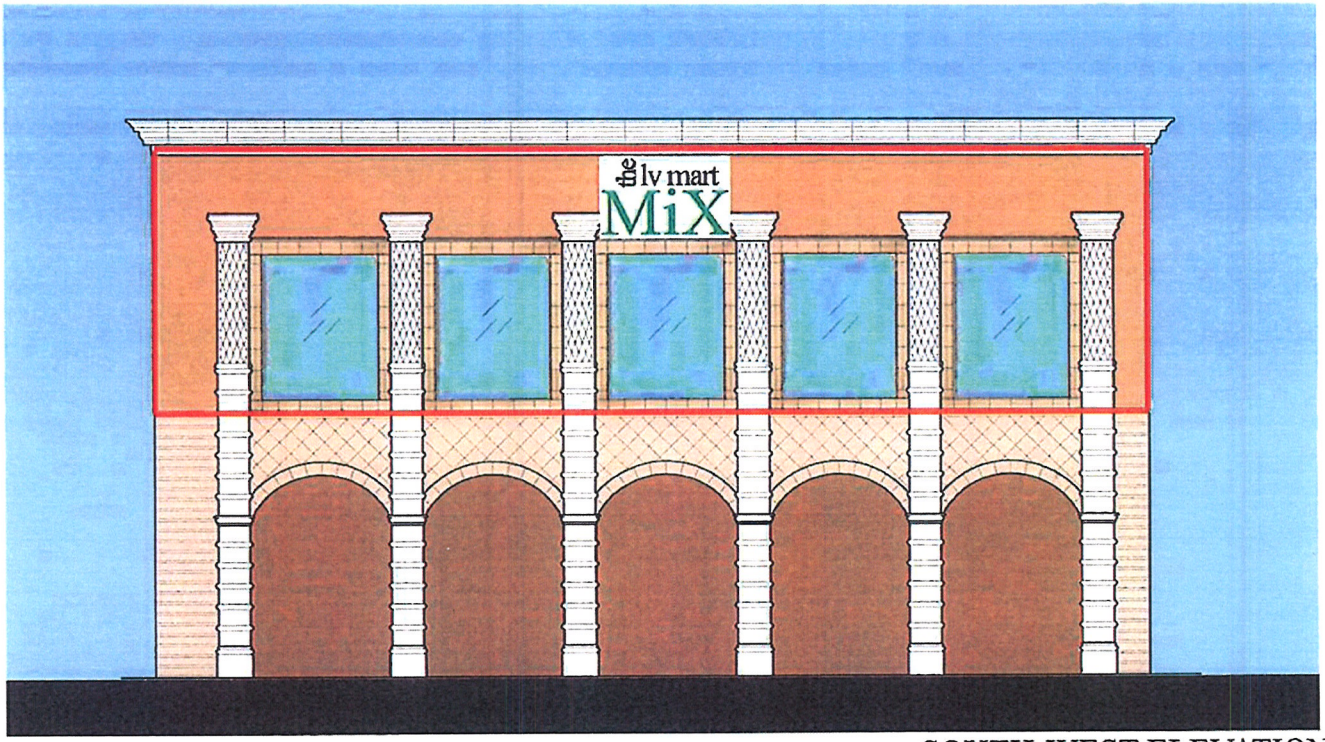
the MARKET LV

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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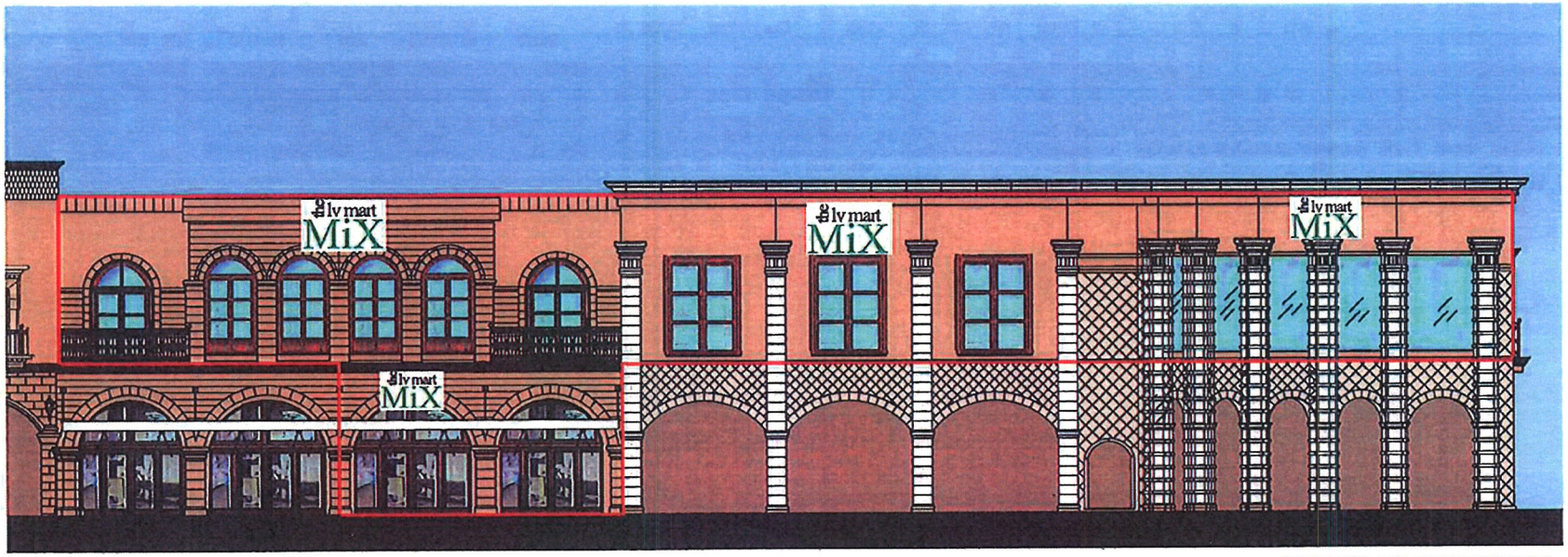
TIVOLI VILLAGE

SUP-43957

NOTE:
The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings



WEST ELEVATION

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Department of Planning

TIVOLI
VILLAGE

SUP-43957

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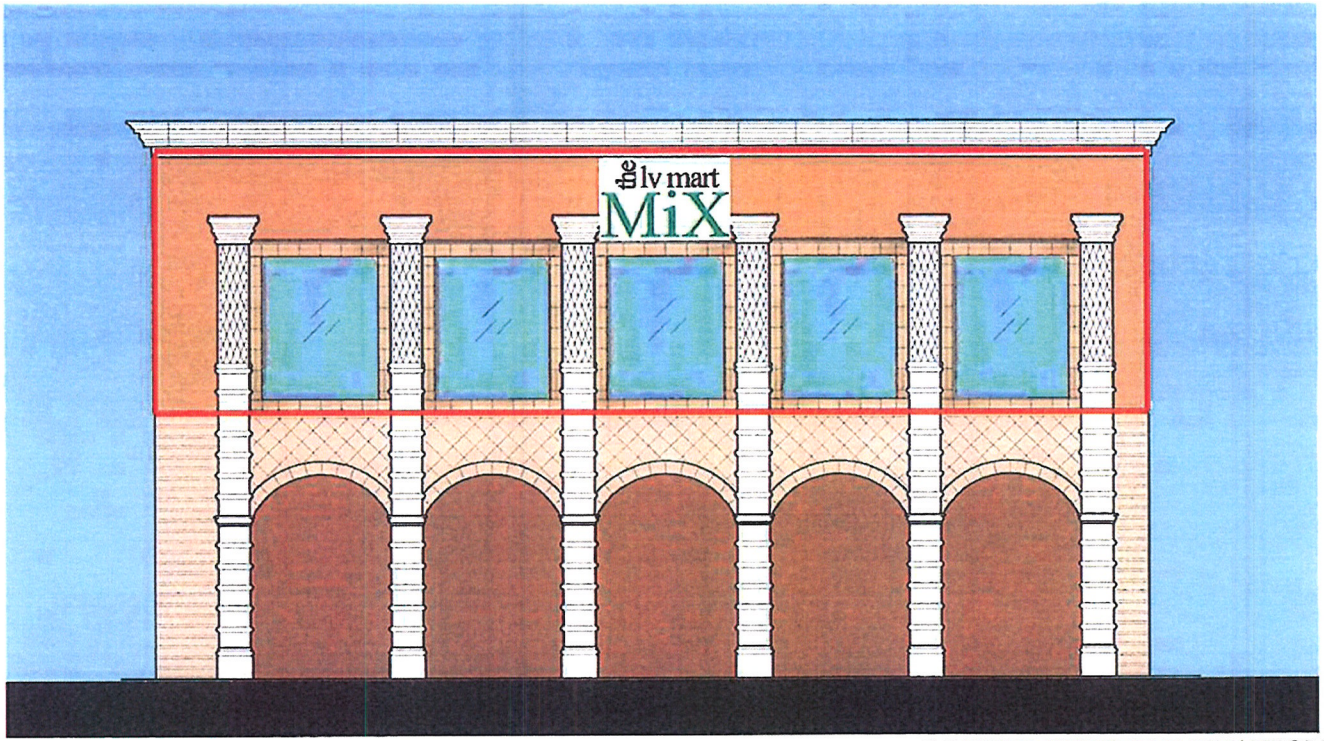

SOUTH-WEST ELEVATION

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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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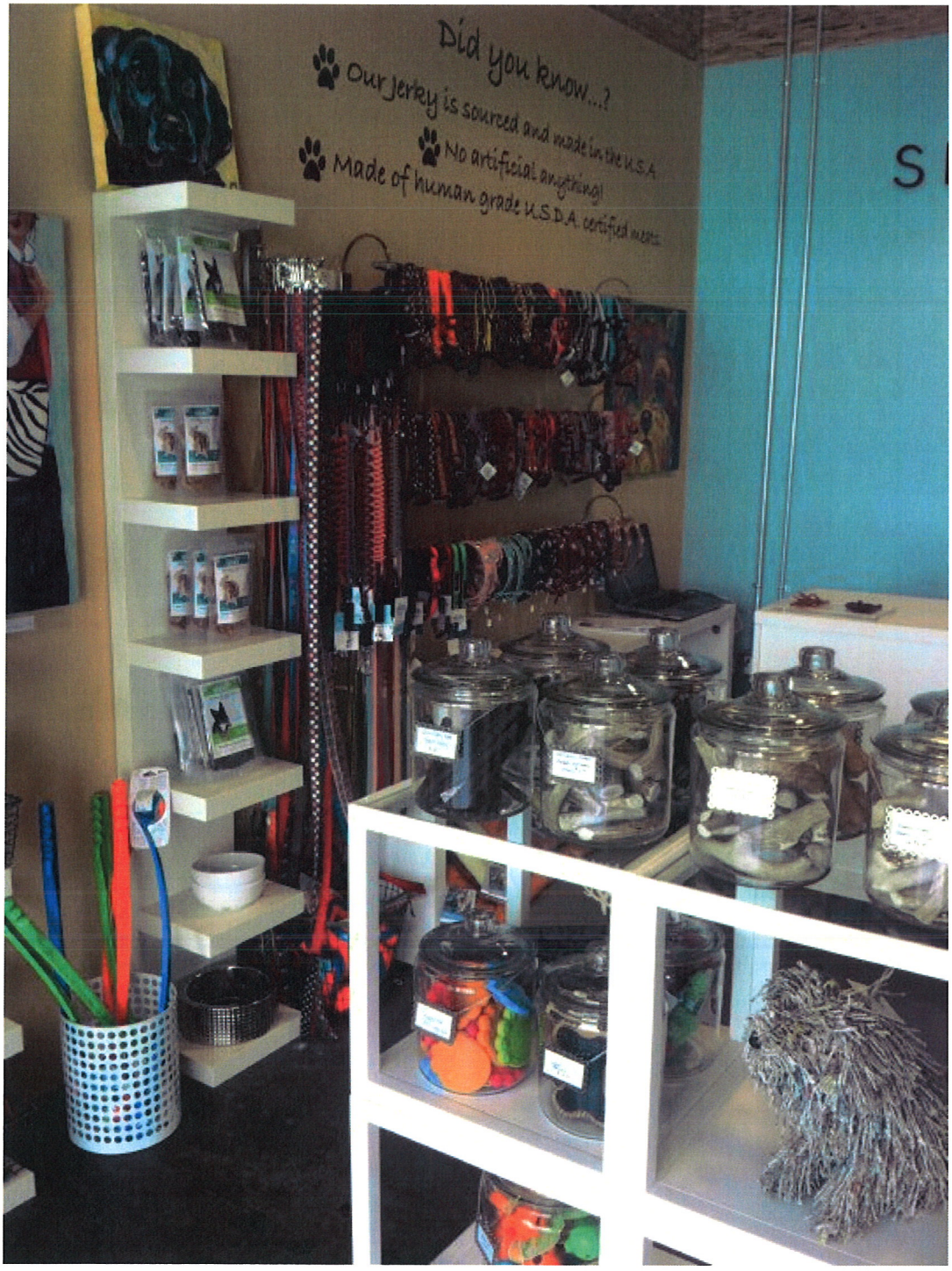

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SUP-43957



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Department of Planning

SUP-43957



SUP-43957 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, A PORTION OF SUITE #140

12/01/11



SUP-43957 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, A PORTION OF SUITE #140

12/01/11

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
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PUOY K. PREMSRIRUT

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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.: **43.**

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

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

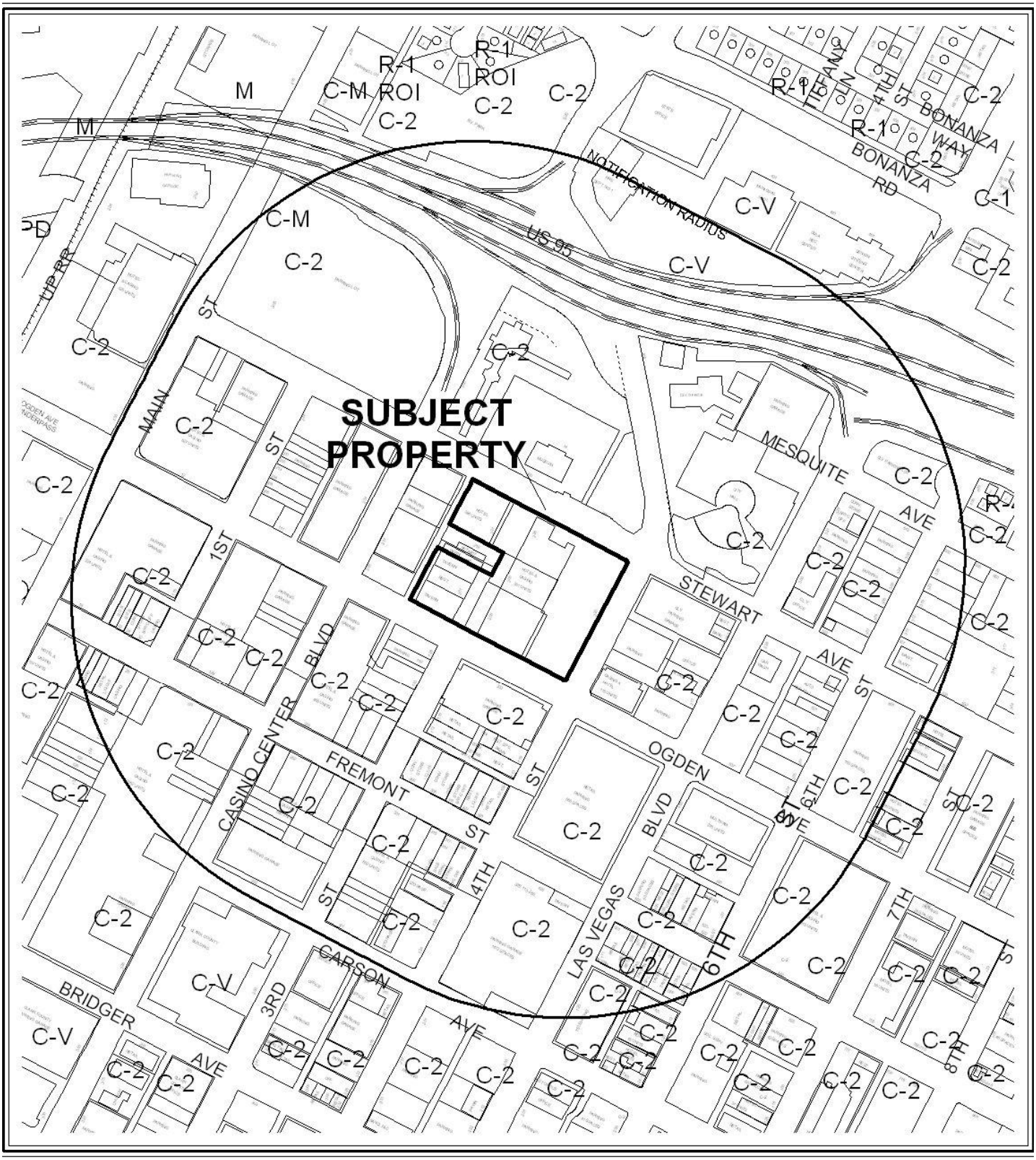
SUBJECT:
SUP-43968 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,780 SQUARE-FOOT EXPANSION OF AN EXISTING 21,720 SQUARE-FOOT GAMING ESTABLISHMENT, NON-RESTRICTED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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43968	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-43968 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Non-Restricted use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-37946).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests to expand non-restricted gaming operations at an existing Hotel and Casino located at 206 North Third Street, 221 North Third Street and 220 North Fourth Street. The proposed amount of floor area to be dedicated to non-restricted gaming is 32,500 square feet, a 50% increase over the current floor area dedicated to non-restricted gaming. The expansion area will cover 2,500 square feet on the approved, but undeveloped, third floor pool deck area and 3,000 square feet on the first floor of the East Tower. An additional 4,780 square feet is proposed to be added within the tenant spaces on the west side of Third Street currently occupied by several taverns, and 500 square feet is proposed to be added to the third floor of the West Tower. The expansion is compatible with the existing Hotel and Casino and with uses on adjacent properties; therefore, staff recommends approval with conditions. If denied, the Hotel may maintain the existing 21,720 square feet of the Gaming Establishment, Non-Restricted use.

ISSUES

- A Special Use Permit is required for expansion of the existing Gaming Establishment, Non-Restricted use. Minimum Requirement 2 requires a Special Use Permit for the expansion even though the use was originally established without a Special Use Permit.
- Approximately 5,500 square feet of floor area dedicated to the Gaming Establishment, Non-Restricted Use is proposed within the East Tower, 500 square feet within the West Tower and 4,780 square feet within existing establishments along the west side of Third Street. All of these areas were previously eligible for this use.
- The proposed expansion would increase the required number of parking spaces on the property by 120 spaces. However, the property is exempt from the automatic application of Title 19 parking requirements by virtue of its location in the Downtown Centennial Plan Overlay District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/26/62	The Board of City Commissioners approved Ordinance #1014, which adopted an official Zoning Map reaffirming the C-2 (General Commercial) Zoning District for the subject property.

11/19/80	The Board of City Commissioners approved an Aesthetic Review (AR-0008-80) for a proposed 21-story, 360-unit Hotel tower to be located on the east side of Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.
12/04/85	The City Council approved an Aesthetic Review (AR-0008-80) for Phase I of a proposed expansion to an existing Hotel and Casino, including a proposed 21-story, 360-unit tower to be located on the east side of Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.
01/05/00	The City Council approved a Site Development Plan Review (SD-0030-99) for a proposed pedestrian mall on Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a Petition to Vacate (VAC-3926) Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval. The Order of Vacation was recorded on 11/19/04.
09/15/04	The City Council approved a Special Use Permit (SUP-4739) for a proposed 10,000 square-foot Liquor Establishment (Tavern) and a Waiver of the 1,500-foot distance separation requirement from another Tavern at 201 North Third Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-4741) for a proposed 5,500 square-foot Liquor Establishment (Tavern) and a Waiver of the 1,500-foot distance separation requirement from another Tavern at 207 North Third Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-4742) for a proposed 6,000 square-foot Liquor Establishment (Tavern) and a Waiver of the 1,500-foot distance separation requirement from another Tavern at 207-A North Third Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-4743) for a proposed 4,050 square-foot Liquor Establishment (Tavern) and a Waiver of the 1,500-foot distance separation requirement from another Tavern at 217 North Third Street. The Planning Commission and staff recommended approval.
02/15/06	The City Council approved a Special Use Permit (SUP-10491) for the proposed expansion of an existing Gaming Establishment, Non-Restricted Facility at 206 North Third Street and 220 North Fourth Street. The Planning Commission and staff recommended approval. The Special Use Permit approval expired 02/15/10.
	The City Council approved a Site Development Plan Review (SDR-10490) for a proposed 8,700 square-foot expansion of an existing Gaming Establishment, Non-Restricted Facility and Waivers of Downtown Centennial Plan streetscape requirements, required parking structure setback along Fourth Street and building frontage requirement along Ogden Avenue on 3.12 acres at 206 North Third Street and 220 North Fourth Street. The Planning Commission and staff recommended approval. The Site Development Plan Review approval expired 02/15/10.

09/21/06	The Planning Commission voted to table requests for a Special Use Permit (SUP-15382) for the proposed expansion of an existing Gaming Establishment, Non-Restricted and a Site Development Plan Review (SDR-15380) for a proposed 16,000 square-foot expansion of an existing Gaming Establishment, Non-Restricted Facility and waivers of Downtown Centennial Plan standards related to sidewalk width and reflective glass. Staff had recommended approval.
08/18/10	The City Council approved a Site Development Plan Review (SDR-37946) for proposed facade modifications and the addition of a service yard, a porte cochere, a surface parking lot and a 25-foot addition on the roof of an existing Hotel/Casino with Waivers of Downtown Centennial Plan streetscape, utility and parking lot landscaping and screening requirements on 3.94 acres at 220 North Fourth Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/08/06	A deed was recorded for a change in ownership on APN 139-34-514-007.
10/08/07	A deed was recorded for a change in ownership on APNs 139-34-514-008 and 009 and on APNs 139-34-501-009 and 010.
04/16/08	A deed was recorded for a change in ownership on APN 139-34-514-019.

Related Building Permits/Business Licenses	
Pre-1991	A business license (L16-00098) was issued for a Tavern at 206 North Third Street. The license is still active.
08/04/98	Business licenses (C30-00984 and G08-00039) were issued for a race and sports book at 206 North Third Street. The licenses were marked out of business on 12/14/07.
09/04/03	A business license (G08-00056) was issued for Non-Restricted Gaming at 206 North Third Street. The license is still active.
02/07/07	A business license (A01-01253) was issued for an administrative office at 206 North Third Street. The license is still active.
03/12/09	A business license was issued for a casino owners association at 206 North Third Street. The license is still active.
07/21/09	A building permit (143884) was issued for demolition of a 4-story building shell at 220 North Fourth Street. A final inspection was approved 01/21/10.
11/07/11	A building permit (177482) was issued for onsite improvements and hardscapes at 206 North Third Street. A final inspection has not been approved.

11/07/11	A building permit (177480) was issued for renovation and remodel of all floors of the East Tower of an existing Hotel and Casino at 206 North Third Street. A final inspection has not been approved.
	A building permit (177480) was issued for renovation and remodel of all floors of the West Tower of an existing Hotel and Casino and pedestrian bridge at 206 North Third Street. A final inspection has not been approved.
	A building permit (177484) was issued for a new porte cochere at 206 North Third Street. A final inspection has not been approved.

Pre-Application Meeting	
11/16/11	A pre-application meeting was held with the applicant. Submittal requirements for a Special Use Permit were discussed. It was noted that the 3rd floor would be remodeled to accommodate gaming operations, and gaming would be included in the recently approved addition to the 3rd floor.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/01/11	A field check was conducted, in which an existing unoccupied Hotel and Casino was observed.

Details of Application Request	
Site Area	
Net Acres	4.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel	C (Commercial)	C-2 (General Commercial)
	Gaming Establishment, Non-Restricted		
	Taverns		
North	Museum (Public)	PF (Public Facilities)	C-V (Civic)
South	Parking Garage	C (Commercial)	C-2 (General Commercial)

East	Hotel, Gaming Establishment, Non-Restricted, Tavern	C (Commercial)	C-2 (General Commercial)
	Government Facility Parking Garage	PF (Public Facilities)	
West	Taverns, Parking Garage	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
DCP-O (Downtown Centennial Plan Overlay) District (Downtown Gateway District)	X		Y
A-O (Airport Overlay) District	X		N/A
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fourth Street	Secondary Collector	Master Plan of Streets and Highways	80	Y
Ogden Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y
Third Street	Private	N/A	80	N/A
Stewart Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	634 rooms	1 space per guest room	634				
Gaming Establishment, Non-Restricted	32,500 SF	1 space per 90 SF GFA	362				
TOTAL SPACES REQUIRED			**996**		**499**		N
Regular and Handicap Spaces Required			976	20	488	11	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. A condition of approval of Site Development Plan Review (SDR-37946) required additional handicap parking spaces to be provided in accordance with Title 19.

ANALYSIS

The subject site is located within the Downtown Gateway District of the Downtown Centennial Plan Overlay District. It is subject to the standards contained within the Downtown Centennial Plan and Title 19.10.110.

Title 19.18 defines a Gaming Establishment, Non-Restricted as "an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, the term refers to an establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms, the use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50." The site for the expansion is within an existing 634-room Hotel and Casino that is currently not in operation.

Title 19.12 allows expansion of non-restricted gaming areas through approval of a Special Use Permit. In this instance, gaming was originally established on the site without a Special Use Permit. Requirement 2 states that the Special Use Permit is required for any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming use was approved by means of a Special use permit. Requirement 3 also states that the Special Use Permit applies to all property in the City, whether or not is it is located within the Gaming Enterprise Overlay District (which it is not); applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered; applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary. The subject site is considered by state law to be within the Las Vegas Boulevard gaming corridor. The existing establishment may continue without being located within a gaming enterprise district.

The existing gaming area includes the East and West Towers and the retail stores, restaurants and taverns along the west side of Third Street, excluding APN 139-34-510-014. Expansion of the use on the overall property would add 120 spaces to the parking requirement. However, as the property is located within the Downtown Centennial Plan Overlay District, it is not automatically subject to the standard parking requirements of Title 19. As the use has already been established over the entire property, the increase of floor area dedicated to non-restricted gaming will not significantly affect parking needs. Adequate parking facilities are provided in the parking garage at the southwest corner of Fourth Street and Ogden Avenue, in nearby lots and garages and on-street spaces.

The expansion is compatible with the existing Hotel and Casino and with surrounding properties; therefore, staff recommends approval with conditions. If denied, the Hotel may maintain the existing 21,720 square feet of the Gaming Establishment, Non-Restricted use.

FINDINGS (SUP-43968)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Gaming Establishment, Non-Restricted will be located within the facilities of an existing Hotel and the adjacent properties it controls. Expansion of the use at this location will be compatible with the area, which allows similar uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Adequate space is available for expansion of the use at this location.

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

   The access provided by the surrounding streets is adequate to serve the expanded gaming use on the site.

4. **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 Gaming Establishment, Non-Restricted use is subject to licensing and inspection, thereby protecting the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed expansion of the existing Gaming Establishment, Non-Restricted use on the subject site meets the non-waivable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 134

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-501-009, 139-34-501-010

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

See Attached

RECEIVED
NOV 22 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-514-007

Name of Property Owner: Beth Garside, Etal

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James F. Germain

Subscribed and sworn before me

This 22nd day of November, 2011

Marilyn Saldana

Notary Public in and for said County and State

MARILYN SALDANA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-01-14
Certificate No: 02-74470-1

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43968** APN: 139-34-510-008

Name of Property Owner: 221 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

See attached

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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

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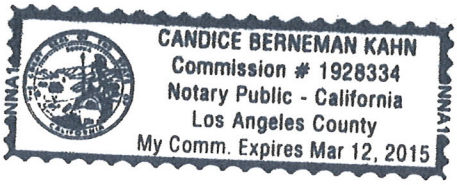
By: _____
Candice Berneman Kahn, Notary Public

SEAL



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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - Increase of Gaming Space

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 N. 4th Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

See attached

Notary Public in and for said County and State

RECEIVED
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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SEAL

CANDICE BERNEMAN KAHN
Commission # 1926334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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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

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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

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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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Revised 10/27/08

FOR DEPARTMENT USE ONLY

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Meeting Date:	01/10/12 PC
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City Las Vegas **State** NV **Zip** 89101

E-mail Address todd.kessler@rgglv.com

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Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

see attached

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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
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f:\depot\Application Packet\Application Form pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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COUNTY OF LOS ANGELES

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

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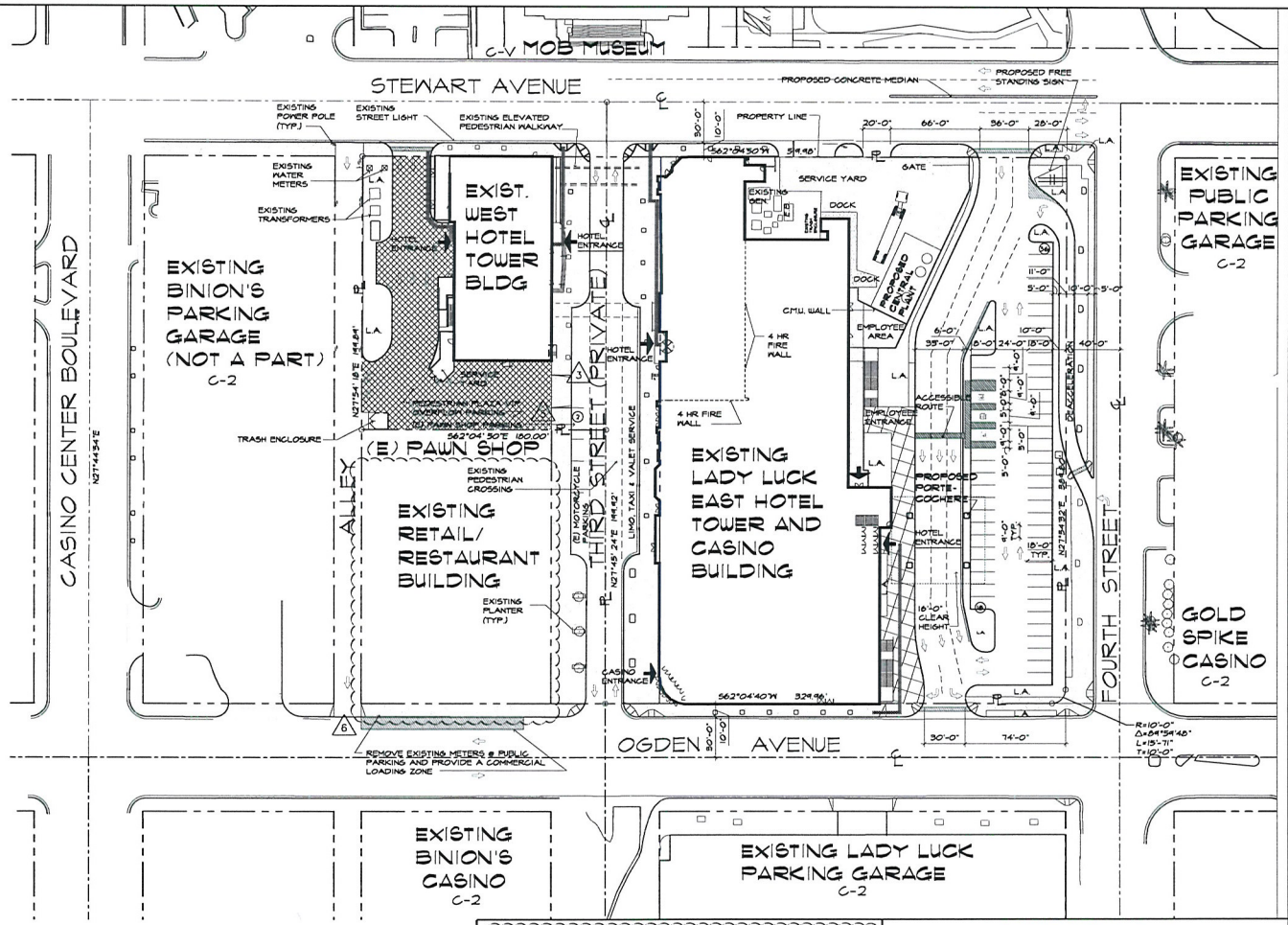


CONCEPTUAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

LEGEND

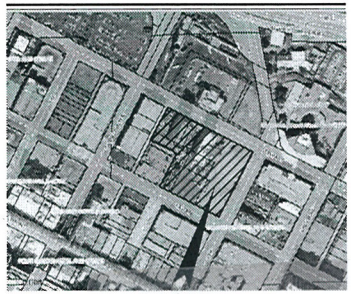
CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

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:



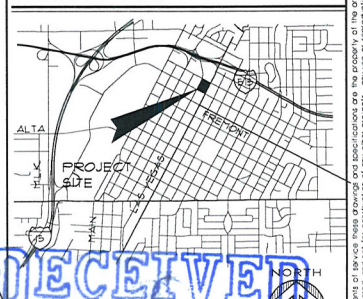
PROJECT SITE

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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NOV 22 2011

SUP-43968

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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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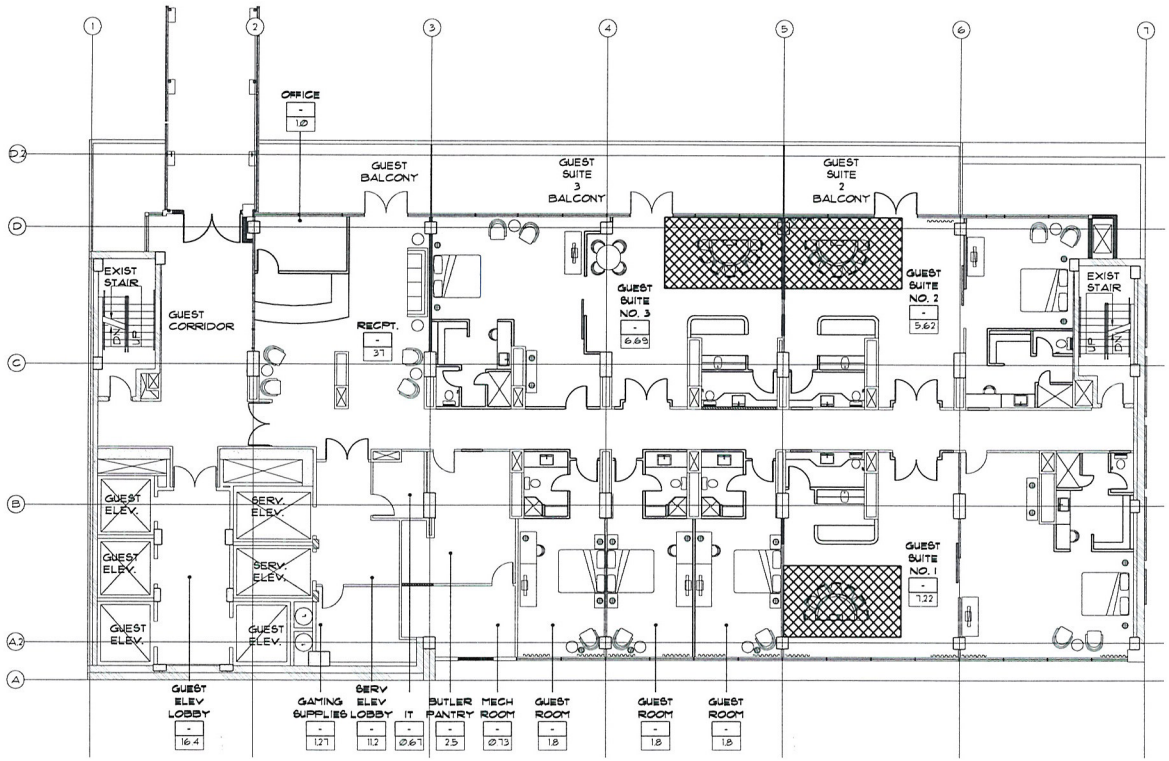
LEGEND

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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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
WEST TOWER
3RD FLOOR
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MS/PT

checked by: RCG

project no.: 09-150

revisions:

sheet no.
A1.03

of sheets

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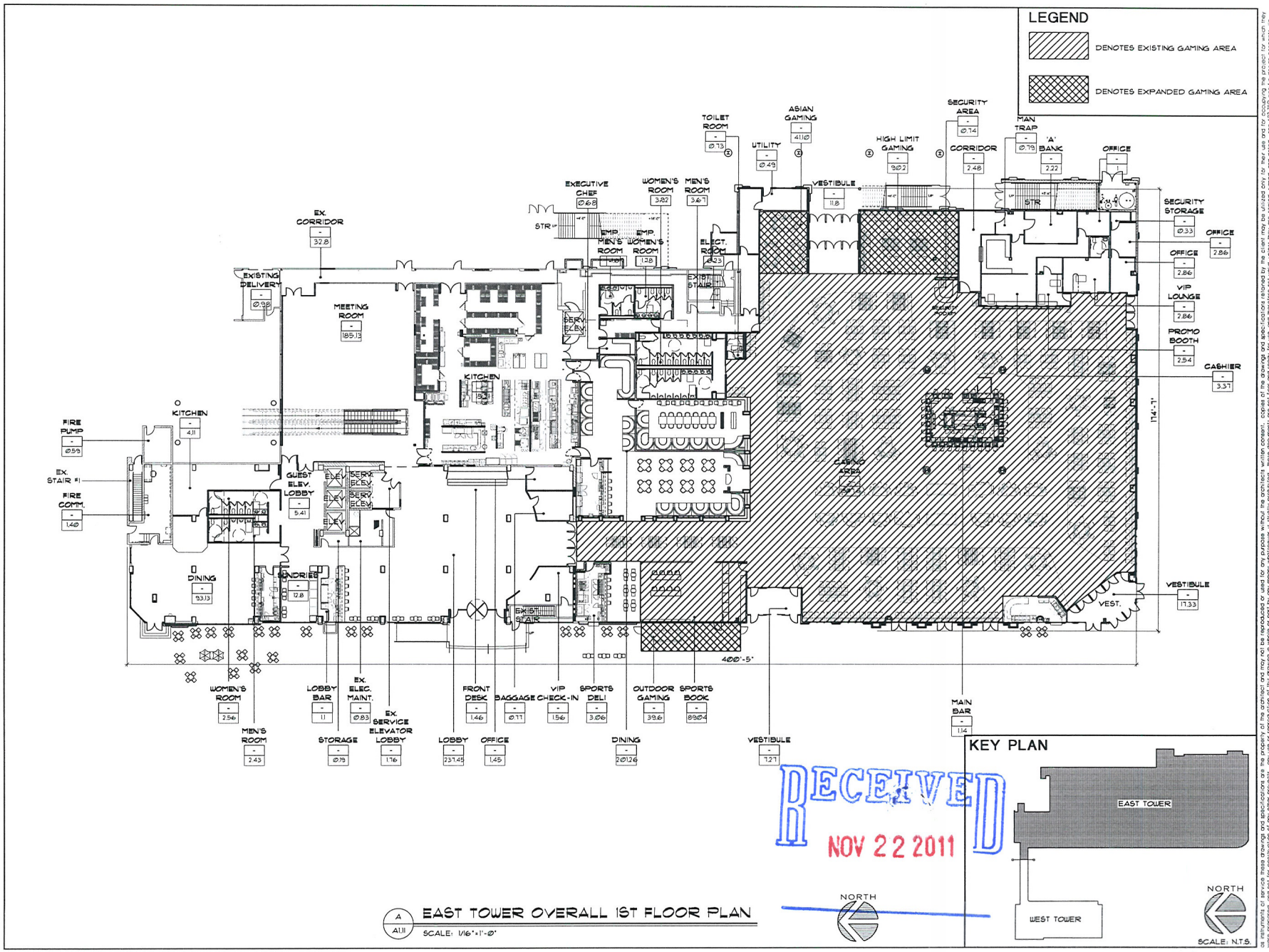

A / A1.11 EAST TOWER OVERALL 1ST FLOOR PLAN

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

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Sausalito, California 94965
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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST, LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
EAST TOWER
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/PT
checked by: RCG
project no.: 09-150
revisions:
sheet no.
A1.11
of sheets

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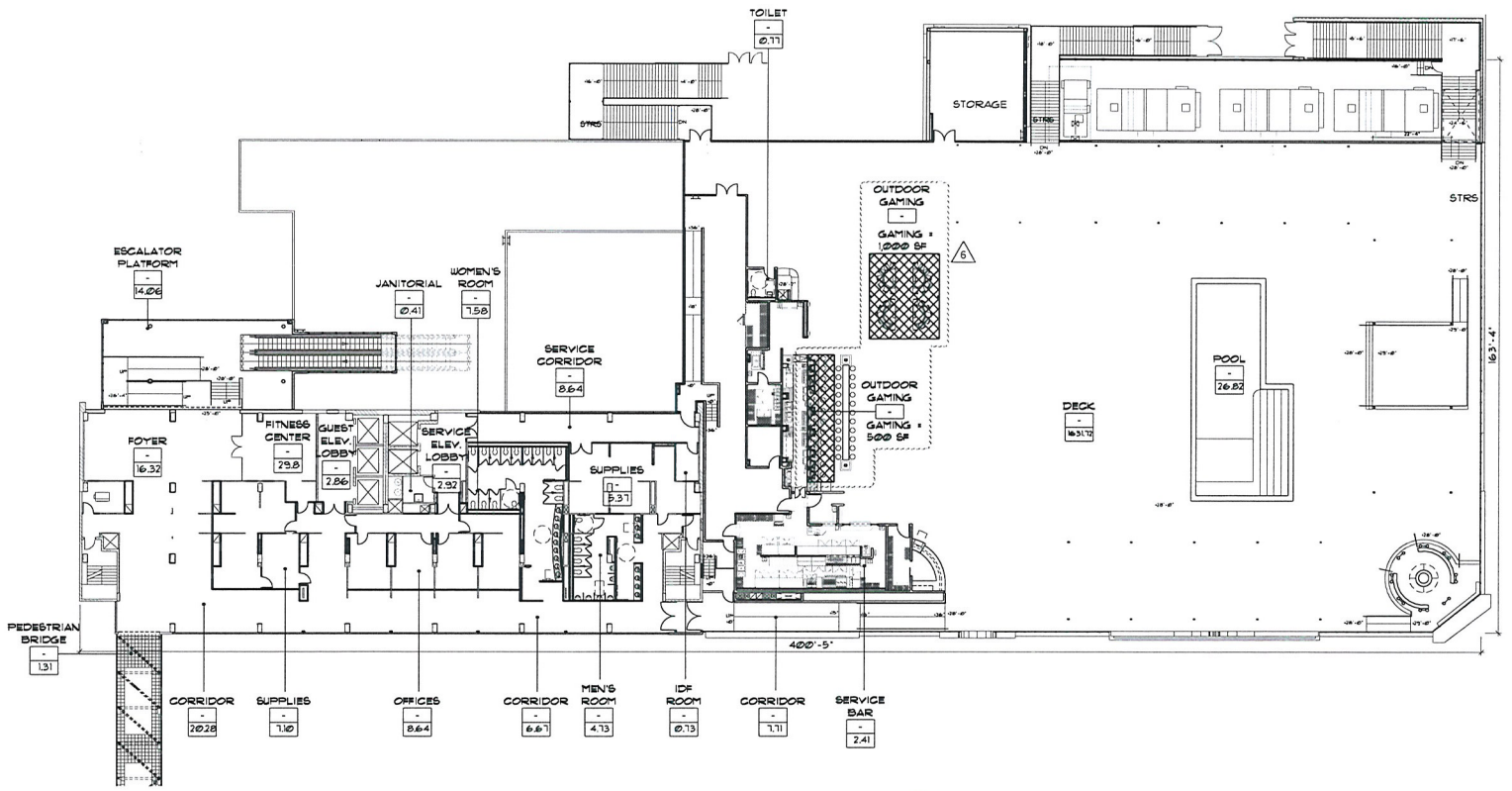

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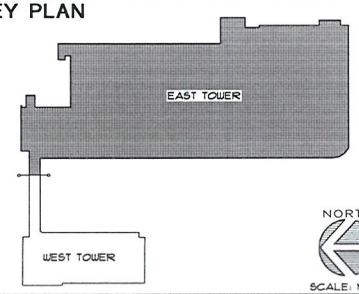
A1.13 EAST TOWER OVERALL 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN



NORTH
SCALE: N.T.S.

SUP-43968

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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
EAST TOWER
OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MS/MT
checked by: RCG
project no.: 09-150
revisions: 11-22-2011
sheet no. A1.13
of sheets

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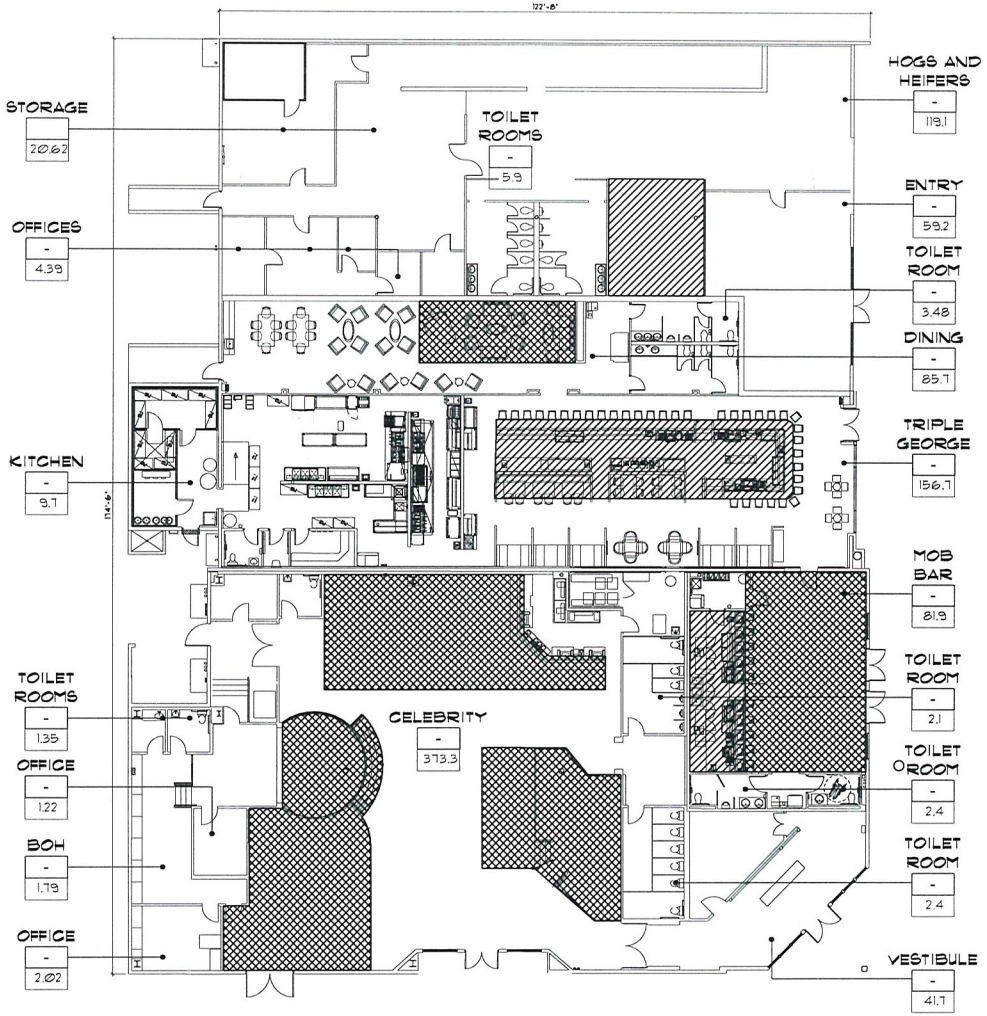

A
A1.20

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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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

PRELIMINARY
NOT FOR CONSTRUCTION
11-22-2011

sheet title:
THIRD STREET VENUES
OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MS/PT

checked by: RCG

project no.: 09-150

revisions:

sheet no.
A1.20

of sheets

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SUP-43968 - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
206 NORTH 3RD STREET, 221 NORTH 3RD STREET AND 220 NORTH 4TH STREET

12/01/11

Todd Kessler
206 N. 3rd St
Las Vegas, NV 89101

November 21, 2011

Flinn Fagg
City of Las Vegas
Planning & Development
333 Rancho Drive
Las Vegas, Nevada

Re: **JUSTIFICATION LETTER -** SUP Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009 , 139-34-501-009 &010,

Dear Mr. Fagg:

Please accept this as the Applicant's official justification letter for an SUP application for an increase to the gaming area concerning the expansion and remodel of the Lady Luck Hotel & Casino located on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The existing gaming area is currently approximately 21,720 SF and the Applicant is requesting and additional 10,780 SF for a new total gaming area of 32,500 SF.

The proposed additions to the existing gaming are will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. This application is 'in-line' with the vision of the Centennial Plan and will further help change the face of Downtown and spark the Renaissance that is currently stalled. The renovation will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler
Representative for the Applicant

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SUP-43968

City of Las Vegas Agenda Item No.: **44.**

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

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

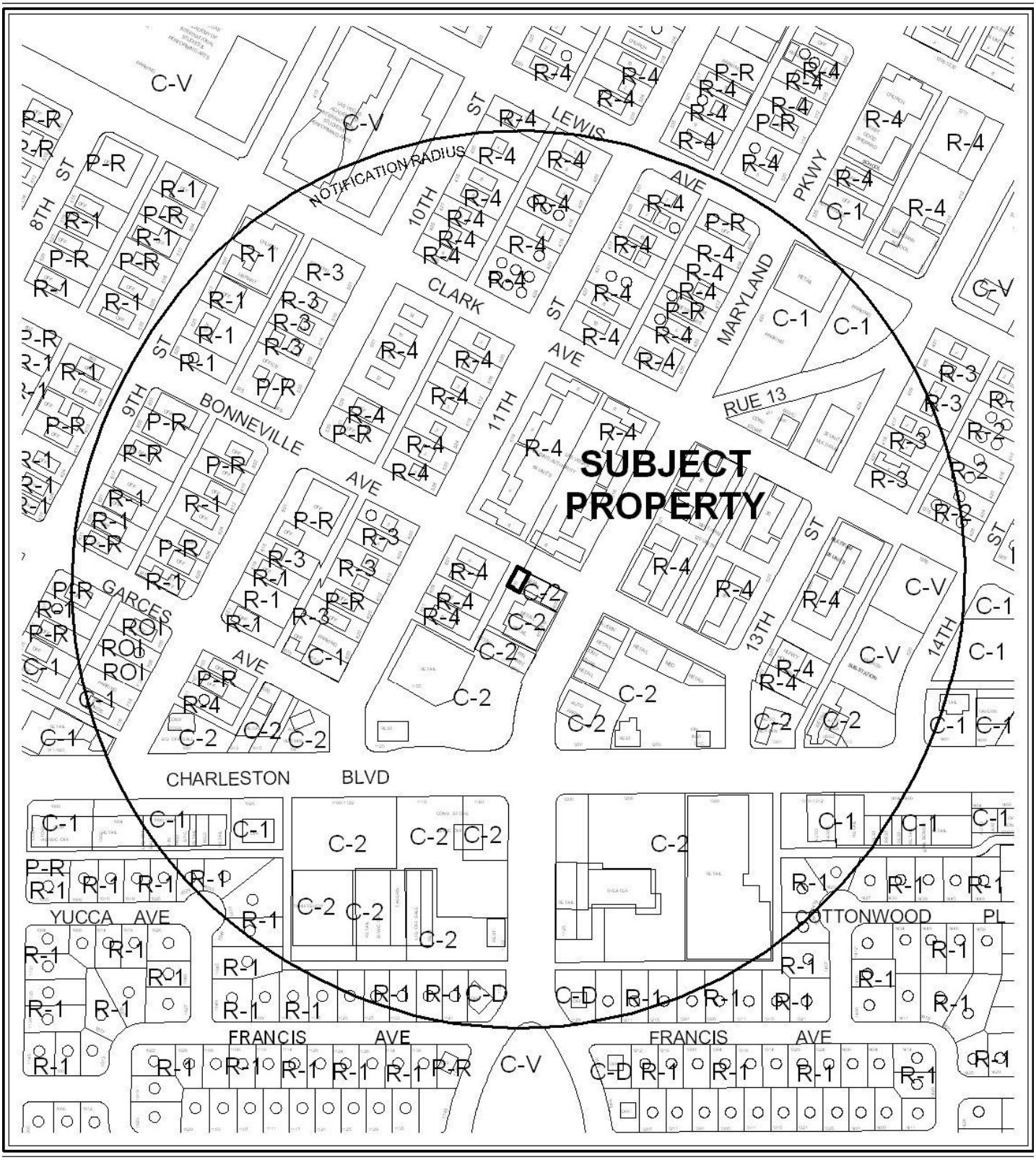
SUBJECT:
SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43979	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43979 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Bailbond Service use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

MH

Staff Report Page One
January 10, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 1,000 square-foot Bailbond Service at 1110 East Bonneville Avenue. The proposed use complies with all Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Bailbond Service use cannot be operated at this location.

ISSUES

- A Bailbond Service use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The site is parking impaired with no onsite parking provided. Street parking is available in the area.
- The applicant had previously operated a Bailbond Service at 505 East Bonneville Avenue, which was subsequently destroyed in a fire on 2011.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no relevant actions recorded against the subject site, 1110 East Bonneville Avenue.

Most Recent Change of Ownership	
02/13/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/25/03	Business License #P11-00530 was issued for Paralegal Services at 1110 East Bonneville Avenue. This license was marked out of business on 03/11/10.

Pre-Application Meeting	
11/09/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for a proposed Bailbond Service.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/01/11	Staff visited the site and found a vacant Office building with no onsite parking.

Details of Application Request	
Site Area	
Net Acres	0.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office. Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Retail	C (Commercial)	C-2 (General Commercial)
East	Tavern	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	1,000 SF	1:300 SF					
TOTAL SPACES REQUIRED			4				
Regular and Handicap Spaces Required			1	3	0	0	Y*

ANALYSIS

The applicant proposes to establish a Bailbond Service use, defined as "an establishment that makes available to the public undertakings of bail in connection with judicial proceedings." within an unoccupied 1,000 square-foot office building. The applicant had previously operated such use for over 10 years at 505 East Bonneville Avenue until the office was destroyed in a fire February 9, 2011. The subject site of the proposed use is located within the Downtown Redevelopment Area and is predominately surrounded by low-intensity law offices. The proposed use is also located within the Live/Work Overlay District, which would allow for a residential component to the proposed office use; however, the applicant has not proposed such residential/commercial configuration and the overlay district is therefore not applicable.

The submitted site plan does not show any parking spaces, as the property was constructed in 1955. The subject site is parking impaired, but there are adequate on street parking spaces adjacent to the proposed use to sufficiently meet the low-intensity demands of the proposed use. The location of the proposed Bailbond Service is in close proximity to the other Bailbond Services and related legal offices typically located west of Maryland Parkway and north of Charleston Boulevard and are less than a mile from the Regional Justice Center.

The proposed use meets all applicable requirements as set forth pursuant to Title 19.12 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions of this request.

FINDINGS (SUP-43979)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Bailbond Service use is appropriate for the C-2 (General Commercial) zoning district and is consistent with other Bailbond Service uses located in the downtown area. This use can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed Bailbond Service use will be located within a currently vacant 1,000 square-foot Office building, with limited offsite parking available.

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

   The access to the site is provided from Bonneville Avenue, an 80-foot right-of-way, which has sufficient capacity to accommodate the proposed use. An alley located adjacent to the west property line provides access to the site.

4. **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.**

   Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Bailbond Service use meets all applicable requirements as set forth pursuant to Title 19.12 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 135

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43979 APN: 139-34-813-012

Name of Property Owner: Melissa F. Maxwell

Name of Applicant: Lamar Kruitbosch

Name of Representative: Osvaldo Fumo

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Osvaldo Fumo for Melissa F. Maxwell

Subscribed and sworn before me

This 4th day of November, 2011

_____

Notary Public in and for said County and State

CRISTINA MORTEO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 04-90979-1
MY COMM. EXP. AUGUST 15, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1110 Bonneville Ave

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-813-012 **Ward #** _____

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

Commercial Square Footage 640 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Melissa F. Maxwell **Contact** Osvaldo Fumo

Address 204 37th Ave N #157 **Phone:** 474-7554 **Fax:** 474-4210

City St. Petersburg **State** FL **Zip** 33704-1446

E-mail Address Ozzie@FumoLaw.com

APPLICANT LAMar Krutbosch **Contact** _____

Address 3100 E. Charleston **Phone:** 386-9116 **Fax:** 474-4210

City LV NV **State** NV **Zip** 89109

E-mail Address rescuebailbonds@yahoo.com

REPRESENTATIVE Osvaldo Fumo **Contact** _____

Address 1212 Casino Center **Phone:** 474-7554 **Fax:** 474-4210

City LV **State** NV **Zip** 89104

E-mail Address Ozzie@Fumolaw.com

Property Owner Signature* _____

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

Print Name Melissa F. Maxwell

Subscribed and sworn before me

This 23 day of NOVEMBER, 20 11

_____

Notary Public in and for said County and State

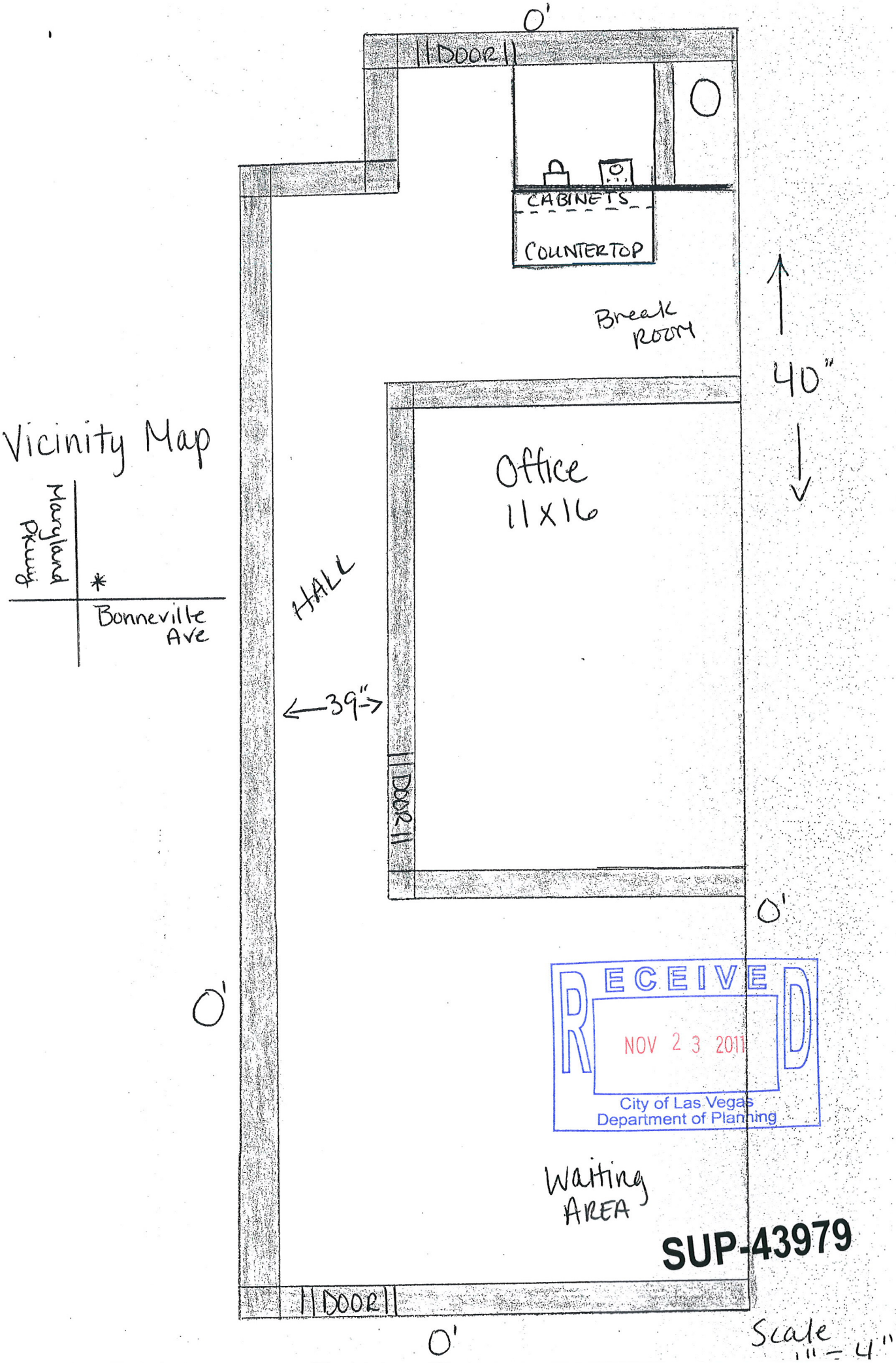
NOTARY PUBLIC
KRISTINE TACATA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 23, 2015
No: 03-084813-1

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.


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'



SUP-43979 - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL
1110 EAST BONNEVILLE AVENUE

12/01/11



SUP-43979 - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL
1110 EAST BONNEVILLE AVENUE

12/01/11

Justification Letter

Re: 1110 Bonneville Ave.
APN – 139-34813-012

Issue Presented – Whether a Special Use Permit should be approved for 1110 Bonneville Ave. to allow for a Bail Bond Company (Rescue Bail Bonds) to conduct business at that location. Pursuant to Title 19.18, a Bail bond Company is an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

This request is made on behalf of the owner of Rescue Bail Bonds, Lamar Kruitbosch. Previously, Rescue Bail Bonds had been in operation for over a decade at 505 Bonneville Ave. Unfortunately, on February 9, 2011 that location burned in a fire.

Subsequent to the fire, Rescue Bail Bonds had a temporary office located in a competing bail bond office near Charleston and Mojave. Presently Rescue Bail Bonds would like to conduct business at 1110 Bonneville Ave. The location is less than a mile from Rescue's previous office at 505 Bonneville Ave. It is centrally located near the jail and near local attorney offices. Previous clients are familiar with the location.

Rescue Bail Bonds employs only one person.
The hours of operation are business hours 9am to 5pm. Thereafter by appointment.
Applicant owns no other Bail Bond Company.
Rescue Bail Bonds is licensed by the State of Nevada Division of Insurance. Proudly, Rescue Bail Bonds has never been disciplined by its regulatory body.

Most of the area around 1110 Bonneville is comprised of businesses. Attorney offices, accountants and medical professionals. The tenant prior was a paralegal. He was at the location for several years.

The proposed use is harmonious and compatible with the surrounding uses. Additionally, the subject site is physically suitable for the type and intensity of land use being proposed. The street facilities providing access to the property are adequate in size to meet the requirements of the proposed use. Finally, approval of the special use permit at this site will not be inconsistent with the public health, safety, and welfare of the overall objectives of the general plan.

The special use permit should be **APPROVED**.

Osvaldo Fumo
Representative of Rescue Bail Bonds.

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Department of Planning

SUP-43979

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**

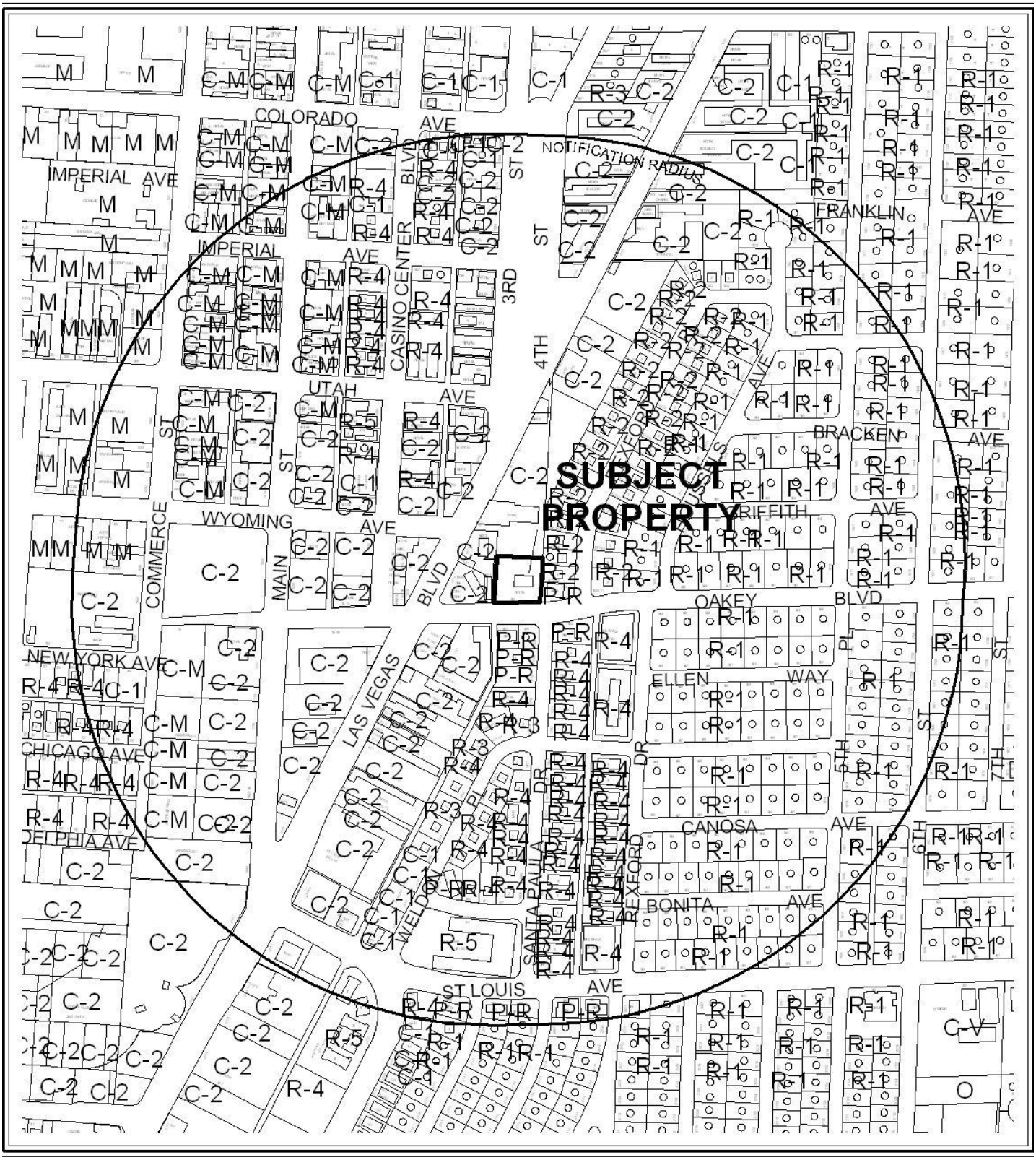
SUBJECT:
SUP-43980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE 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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-43980**

RADIUS: 1000 FEET

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



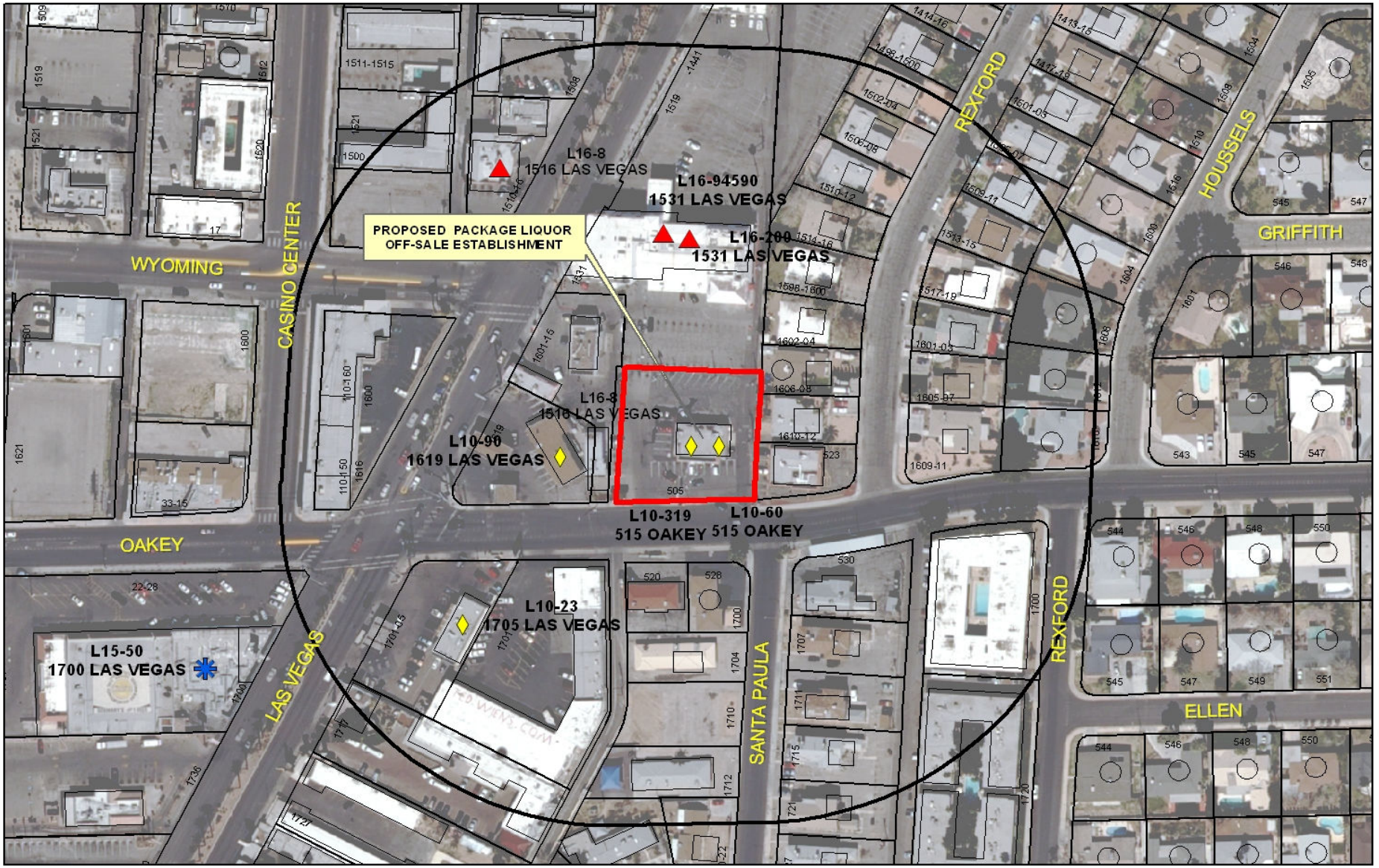
0 400 800 Feet

CASE: **SUP-43980**

RADIUS: 1000 FEET

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

N



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43980	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SUP-43980 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Package Liquor Off-Sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

6. All signage shall be in conformance with LVMC Title 19.08, or shall be removed within 30 days of the date of final approval.

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

Staff Report Page One
January 10, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow the operation of a Package Liquor Off-Sale Establishment use within an existing 2,400 square-foot Convenience Store located at 515 East Oakey Boulevard. The proposed use will inhabit all of the available 1,200 square-foot retail floor area and will not require additional parking beyond that which is required for the principal use on the site. The proposed Package Liquor Off-Sale Establishment differs from the Retail Establishment with Accessory Package Liquor Off-Sale use in that there is no minimum floor area requirement for alcohol sales display. Staff recommends denial of this request, as the use cannot be conducted in a manner that is compatible with the surrounding uses. If is denied, the applicant will not be allowed to conduct the Package Liquor Off-Sale use at this location.

ISSUES

- The Package Liquor Off-Sale Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The applicant currently maintains a Beer/Wine/Cooler Off-Sale Establishment at this location.
- The current window signage exceeds the allowable 25% window coverage.
- There are five alcohol-related uses within 500 feet of the proposed use.
- The applicant intends to retain the Convenience Store use; however, per Title 6.50.170, unaccompanied minors are prohibited from entering a Package Liquor Off-Sale Establishment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no City actions recorded against this property.

Most Recent Change of Ownership	
01/31/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/09/10	A business license was issued for a Convenience Store (#C15-00064) and for Beer/Wine/Cooler Off-Sale (#L10-00319) for at 515 East Oakey Boulevard. These licenses are currently active.
06/16/08	A business license was issued for Pay Phone (#P35-00880) at 515 East Oakey Boulevard. This license was marked out-of-business on 01/11/11.
08/02/10	A business license was issued for Wire Transfer Service (#W10-00347) at 515 East Oakey Boulevard. This license is currently active.
10/22/10	Building Permit #174666 was issued for a re-roofing of an existing structure at 515 East Oakey Boulevard.
11/10/10	A business license was issued for Restricted Gaming (#G01-02416) at 515 East Oakey Boulevard. This license is currently active.

Pre-Application Meeting	
11/07/11	A pre-application meeting was held with the applicant to discuss the requirements for submitting a Special Use Permit request related to a proposed Package Liquor Off-Sale Establishment at 515 East Oakey Boulevard.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request.

Field Check	
12/01/11	Staff conducted a field check of the site and found a well maintained Convenience Store. The surrounding parking lot was free of trash and debris; however, the property currently exceeds the allowable window sign coverage.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	C (Commercial)	C-2 (General Commercial)
North	Sexually Oriented Business/ Tavern	C (Commercial)	C-2 (General Commercial)

South	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
East	Single Family, Attached	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
	Office, Medical		P-R (Professional Office and Parking)
West	Convenience Store	C (Commercial)	C-2 (General Commercial)
	Restaurant, Less than 2000 sq. ft. (with Drive Through)		

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
John S. Park Historic Neighborhood	X		N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Package Liquor Off-Sale	2,400 SF	1:175 SF	14				
TOTAL SPACES REQUIRED			14		32		
Regular and Handicap Spaces Required			13	1	31	1	Y

ANALYSIS

It is the applicant's intent to replace the current Beer/Wine/Cooler Off-Sale entitlement with the Package Liquor Off-Sale use. The proposed Package Liquor Off-Sale Establishment differs from the Retail Establishment with Accessory Package Liquor Off-Sale use in that there is no minimum floor area requirement for alcohol sales display. The subject site currently maintains the C (Commercial) land use designation and is compliant with the applicable standards for the C-2 (General Commercial) zoning district development standards, with the exception of signage. The current window signage exceeds the maximum allowable 25% coverage listed in Title 19.08.120(F)(18). A condition of approval requiring compliance within 30 days has been made in the event that this request is approved. The proposed use is located within the John S. Park Historic Neighborhood Plan area, but there are no conflicts with a proposed Package Liquor Off-Sale Establishment with the stated goals of the adopted plan.

Onsite parking is unaffected, as the parking requirements for a Package Liquor Off-Sale use are similar to the parking requirements for the existing Convenience Store use.

Although this proposal is physically capable of accommodating a Package Liquor Off-Sale use, the applicant is proposing too great of an increase in intensity from the existing Beer/Wine/Cooler Off-Sale use that currently operates within the existing Convenience Store. The approval of this request will allow the applicant to operate a liquor store with no restrictions to the amount of sales or floor space dedicated towards the retail sale of alcohol. The close proximity of five alcohol-related uses within a 500-foot radius contributes to the oversaturation of alcohol uses for this neighborhood and is the reason staff recommends denial of this request.

FINDINGS (SUP-43980)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 applicant proposes a Package Liquor Off-Sale use within an existing 2,400 square-foot Convenience Store. The proposed use cannot be conducted in a manner that is harmonious and compatible with the uses on the existing site and related alcohol uses on the adjacent properties.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is not physically suitable for this type and intensity of use. There are currently two Beer/Wine/Cooler Off-Sale uses, a Package Liquor Sales use, and two Taverns located within 500 feet of this proposed location, which currently operates a Beer/Wine/Cooler use. The proposed use will contribute to the oversaturation of alcohol uses at the intersection of Oakey Boulevard and Las Vegas Boulevard.

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

The site is accessed by Oakey Boulevard, which is of sufficient size to accommodate the needs of a proposed Package Liquor Off-Sale use. There are no additional parking requirements for a Package Liquor Off-Sale use other than that which is required for the existing Convenience Store use.

4. 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.

Approval of the proposed Special Use Permit for a Package Liquor Off-Sale Establishment would not be in the interest of the public health, safety and general welfare, as the use will be contributing to the oversaturation of alcohol-related uses.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Package Liquor Off-Sale Establishment meets the applicable conditions per Title 19.12; however, staff recommends denial of this request as the proposed use is not in the best interest of the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 425

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43980** APN: 162-03-210-087

Name of Property Owner: _____

Name of Applicant: Bells Market LLC

Name of Representative: James Shoshani

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: John G. Gubler

Subscribed and sworn before me

This 21st day of November, 2011

Christela Mayorga

Notary Public in and for said County and State

CHRISTELA MAYORGA
Notary Public State of Nevada
No. 02-77930-1
My appt. exp. Sept. 25, 2014

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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.

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Department of Planning

Revised 02.14.11

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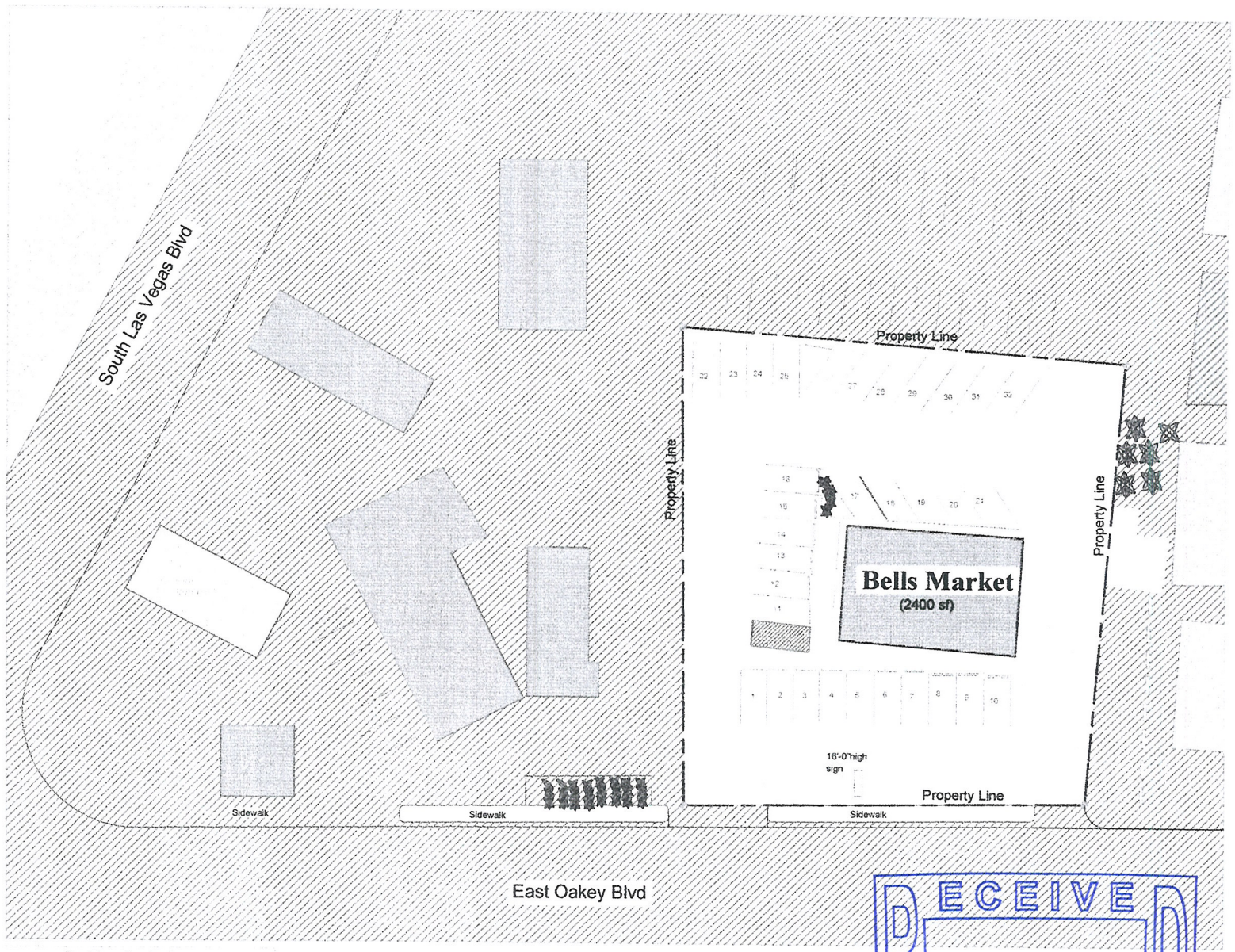

Parking Analysis

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

Existing Parking lot = 32 Parking Space

SITE PLAN

1/16" = 1'-0"

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City of Las Vegas
Department of Planning

APN #162-03-210-087

SUP-43980

QUANTUM SERVICES
GENERAL CONTRACTOR
MECHANICAL CONTRACTOR
4802 TREETRUNK AVE
Las Vegas, NV 89147
Tel. (702) 303-4078
Fax (702) 307-0810
LIC. # 48115 & 52850C21

TITLE: SITE PLAN

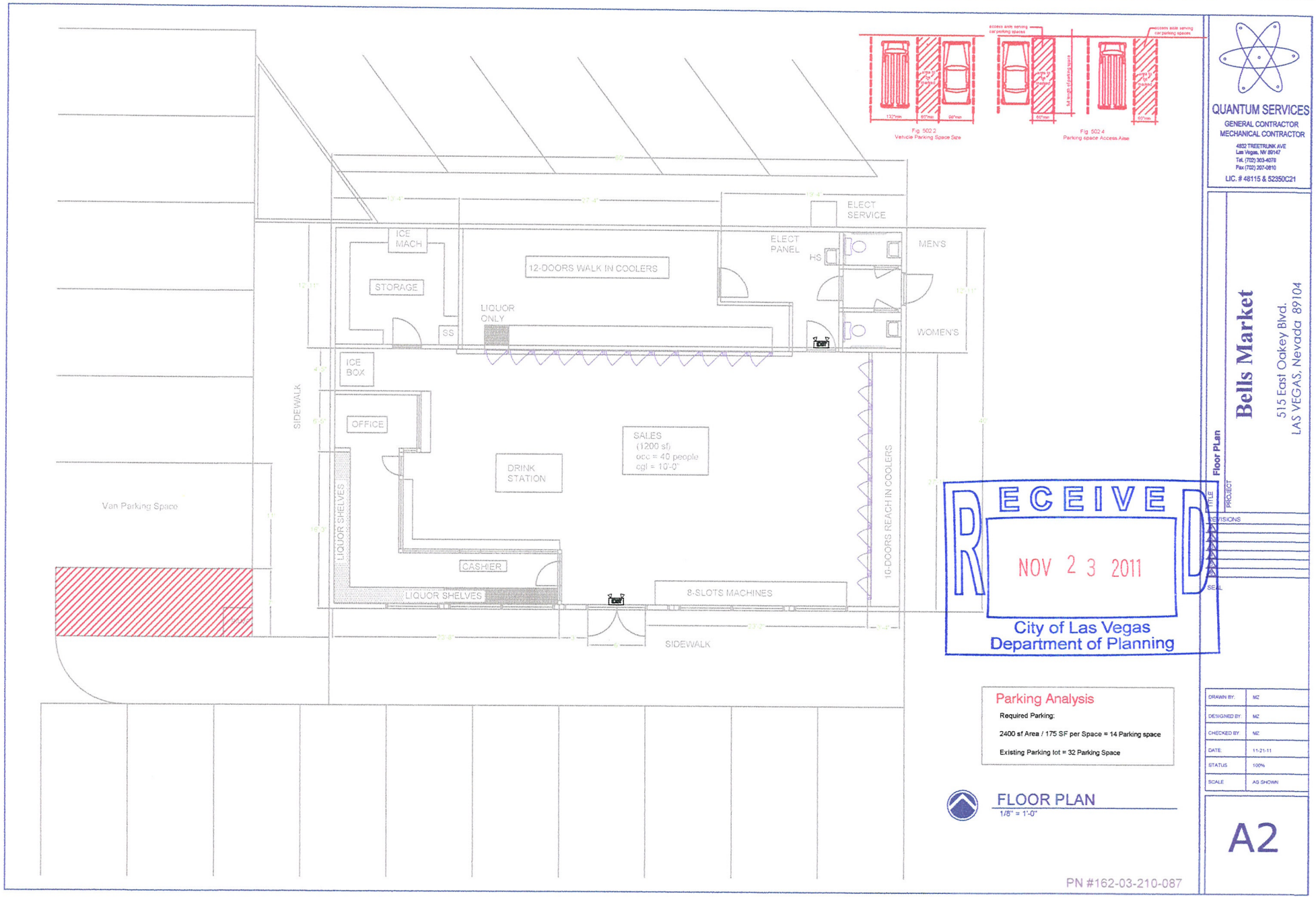
PROJECT: Bells Market
515 East Oakey Blvd.
LAS VEGAS, Nevada 89104

REVISIONS

SEAL

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

A1



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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



SUP-43980 - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL
515 EAST OAKEY BOULEVARD

12/01/11



SUP-43980 - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL

515 EAST OAKEY BOULEVARD

12/01/11



SUP-43980 - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL
515 EAST OAKEY BOULEVARD

12/01/11



SUP-43980 - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL

515 EAST OAKEY BOULEVARD

12/01/11

BELLS MARKET II

515 E. OAKEY BLVD.

LAS VEGAS NV, 89104

702.387.9205

JUSTIFICATION LETTER

To whom it may concern,

The following letter is to inform you of the plans we have for the business listed above. We are currently licensed as a convenience store with beer/wine, tobacco, gaming and grocery. We have been in business at this location since April 12, 2010. We now want to enhance our business by adding a package-liquor off sale license. Please feel free to contact me, James Shoshani with any questions or concerns.

Thank You,

11/22/11

James Shoshani Date

702.604.5665

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NOV 23 2011
SUP-43980
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**

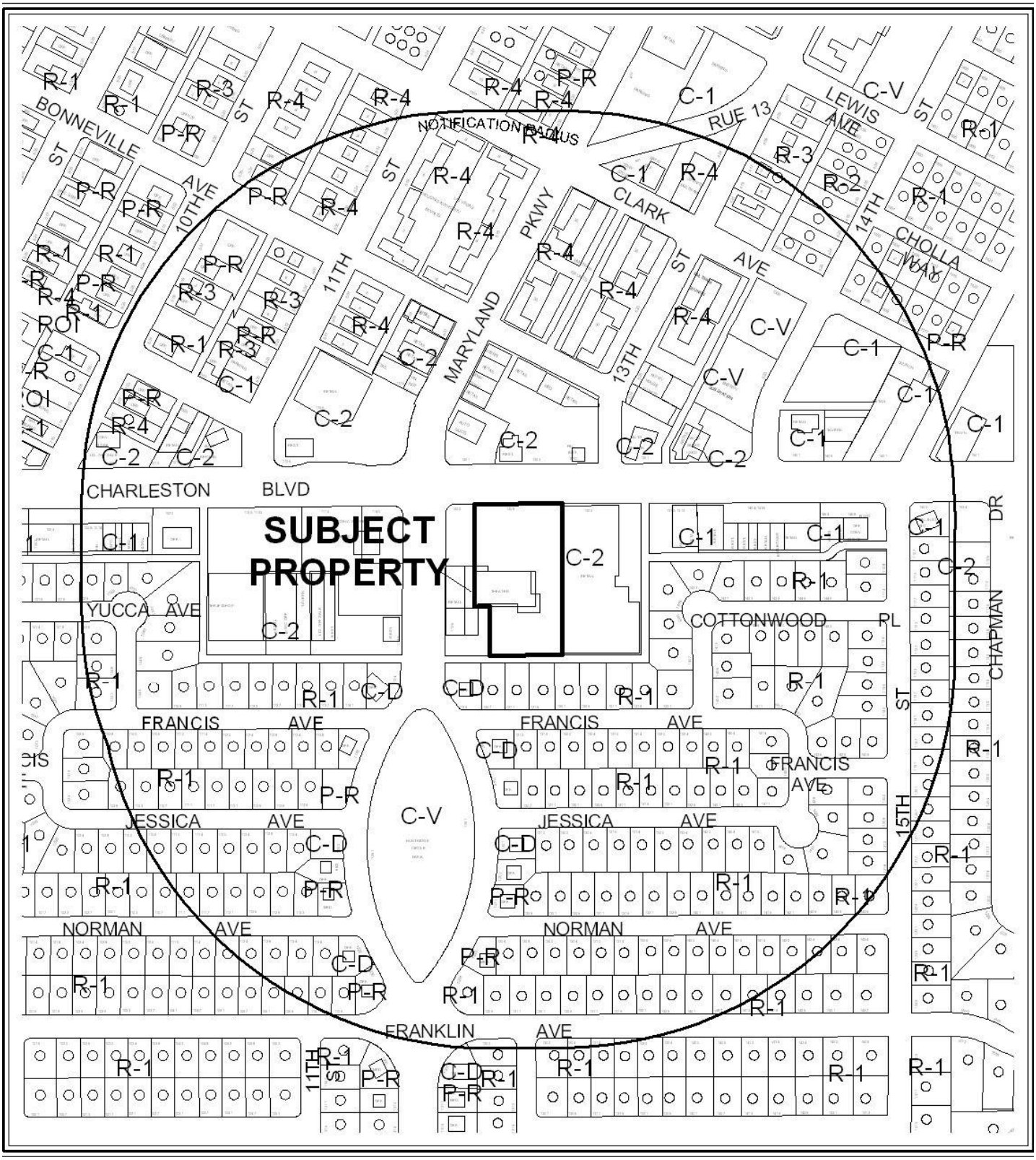
SUBJECT:
SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 017), C-2 (General Commercial) Zone, Ward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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43985	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-43985 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

4. All deliveries, loading, unloading and services to the premises shall be completed during regular business hours.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Secondhand Dealer use at 1208 East Charleston Boulevard. The applicant would like to use the theater space to display used home décor items for sale. A Secondhand Dealer use is permitted within the C-2 (General Commercial) Zoning District with the approval of a Special Use Permit. The proposed use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the Secondhand Dealer use will not be allowed at this location.

ISSUES

- A Secondhand Dealer use is allowed within a C-2 (General Commercial) Zoning District with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no history of relevant actions taken related to the proposed use.

Most Recent Change of Ownership	
06/22/2011	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/08/01	A building permit (#1003789) was issued for a Tenant Improvement at 1208 East Charleston Boulevard. The permit was finalized 11/21/01

Pre-Application Meeting	
11/10/11	A pre-application meeting was held and issues concerning the submittal requirements of a Special Use Permit for a Secondhand Dealer were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial property.

Details of Application Request	
Site Area	
Net Acres	1.85

Surrounding Property	***Existing Land Use***	***Planned Land Use***	***Existing Zoning***
Subject Property	Theater (vacant)	C (Commercial)	C-2 (General Commercial)
North	General Retail Stores	C (Commercial)	C-2 (General Commercial)
South	Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
West	Convenience Store, General Retail Stores	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
H (Historic Designation)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Secondhand Dealer	14,718 SF	1:250 SF	59				
TOTAL SPACES REQUIRED			59		109		Y
Regular and Handicap Spaces Required			56	3	104	5	Y

ANALYSIS

A Secondhand Dealer use is defined by Title 19.20 as a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. This use includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. This use does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. This use also does not include a thriftshop or nonprofit thriftshop.

The Secondhand Dealer use has three minimum Special Use Permit Requirements:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

The subject property is zoned C-2 (General Commercial) and is intended to provide the broadest scope of compatible services that allows retail, service and mixed-use developments. The C-2 (General Commercial) Zoning District is consistent with the General Plan of C (Commercial). The proposed Secondhand Dealer use is permissible in the C-2 (General Commercial) Zoning District with approval of a Special Use Permit and adherence to the minimum conditions. The Huntridge Theater is within the Historic Overlay and the Las Vegas Redevelopment Plan Area. The application for a Secondhand Dealer use does not propose changes to the building facades.

The Las Vegas Metropolitan Police Department notes that the request will have minimal impact on police services; however, due to the economy, the special use permits for secondhand dealer are becoming more prevalent which gives our agency concern. There is potential for these locations to be used by certain criminal elements. If the application is approved, LVMPD requests the applicant strictly adhere to Las Vegas Municipal Code 6.74.

The Huntridge Theater is approximately 105 feet from the rear lot line and buffered by an alley separating the use from the residential properties to the south. The use will be conducted within a fully enclosed building and is compatible with the commercial uses along Charleston Boulevard. A condition of approval is included to limit all deliveries, loading, unloading and services to the premises to be completed during regular business hours. The Secondhand Dealer use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval with conditions. If the application is denied, the Secondhand Dealer use will not be allowed.

FINDINGS (SUP-43985)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Secondhand Dealer use can be operated 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.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   No significant changes are proposed to the existing structure or the site for the proposed Secondhand Dealer use that would increase the intensity of the subject site.

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

   Charleston Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. The roadway facilities are adequate to serve the Secondhand Dealer use.

4. **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.**

   Approval of a Special Use Permit for a Secondhand Dealer use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The Secondhand Dealer use meets all of the applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 300

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43985** APN: 162-02-110-016 and 162-02-110-017

Name of Property Owner: King George LLC

Name of Applicant: Cima Mizrachi

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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NOV 23 2011

Print Name: Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 2011

Rhiann H. Turley
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan 20, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1208 E. Charleston Blvd. Las Vegas, NV 89104

Project Name Main Street California **Proposed Use** secondhand dealer

Assessor's Parcel #(s) 162-02-110-016 and 162-02-110-017 **Ward #** 3-coffin

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

Commercial Square Footage 7,000 **Floor Area Ratio** 8.64%

Gross Acres 1.086 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER King George LLC **Contact** ____

Address 2425 Pinq. Dr. **Phone:** ____ **Fax:** ____

City Henderson **State** NV **Zip** 89074

E-mail Address ____

APPLICANT Cima Mizrachi **Contact** ____

Address 2047 Smoketree Village Cr. **Phone:** 702-371-9680 **Fax:** ____

City Henderson **State** NV **Zip** 89012

E-mail Address mainstreetcalifornia.LLC@gmail.com

REPRESENTATIVE N/A **Contact** ____

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

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

E-mail Address ____

Property Owner Signature* ____

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

Print Name Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 20 11.

Rhiannon H. Turley

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

FOR DEPARTMENT USE ONLY

Case #	43985
Meeting Date:	1/10/12
Total Fee:	$ 1030
Date Received:*	11/23/11
Received By:	Romeo

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NOV 23 2011

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

Revised 10/27/08

MERCANTILE GROUP OCCUPANCY

BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
- TOTAL PARKING = 31 SPACES

B. LOT SIZE: 19,602 S.F. (0.45 ACRES)

C. BLDG. SQ. FT.: 4,998 S.F.

BUILDING 'B'

A. PARKING:
- H.C. PARKING = 5 SPACES
- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

B. LOT SIZE: 88,179 S.F. (2.0 ACRES)

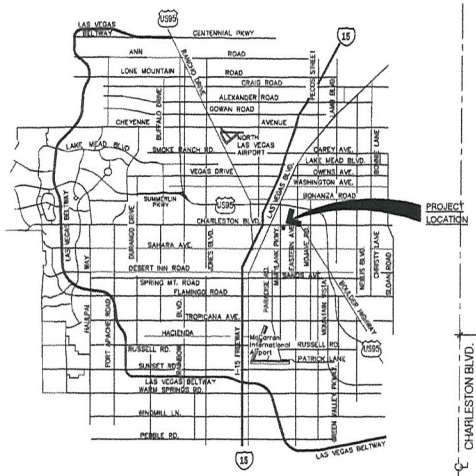
C. BLDG. SQ. FT.: 14,718 S.F.

BUILDING 'C'

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

B. LOT SIZE: 13,939 S.F. (0.32 ACRES)

C. BLDG. SQ. FT.: 3,770 S.F.



SCALE: NOT TO SCALE

VICINITY MAP | 2

SCALE: 1" = 20'-0"

SITE PLAN | 1

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NOV 23 2011

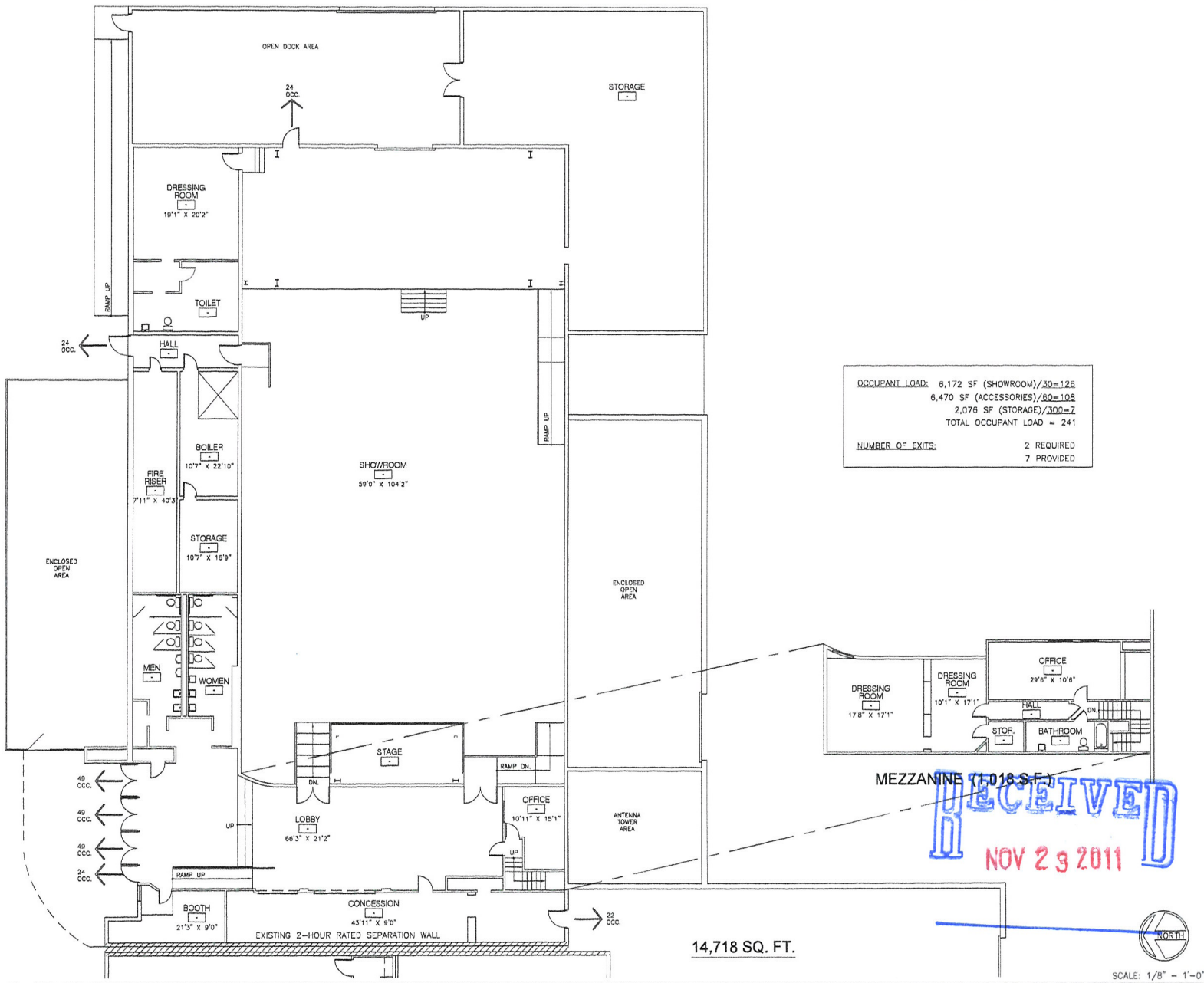
No:	Date:	Revision:

SHEET TITLE: SITE PLAN

PROJECT TITLE: HUNTRIDGE SUB AMD TRACTS 1, 2 & 3
LAS VEGAS, NEVADA 89104
CLARK COUNTY

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

SUP-43985



RECEIVED
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



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43985 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11

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.: **47.**

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

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

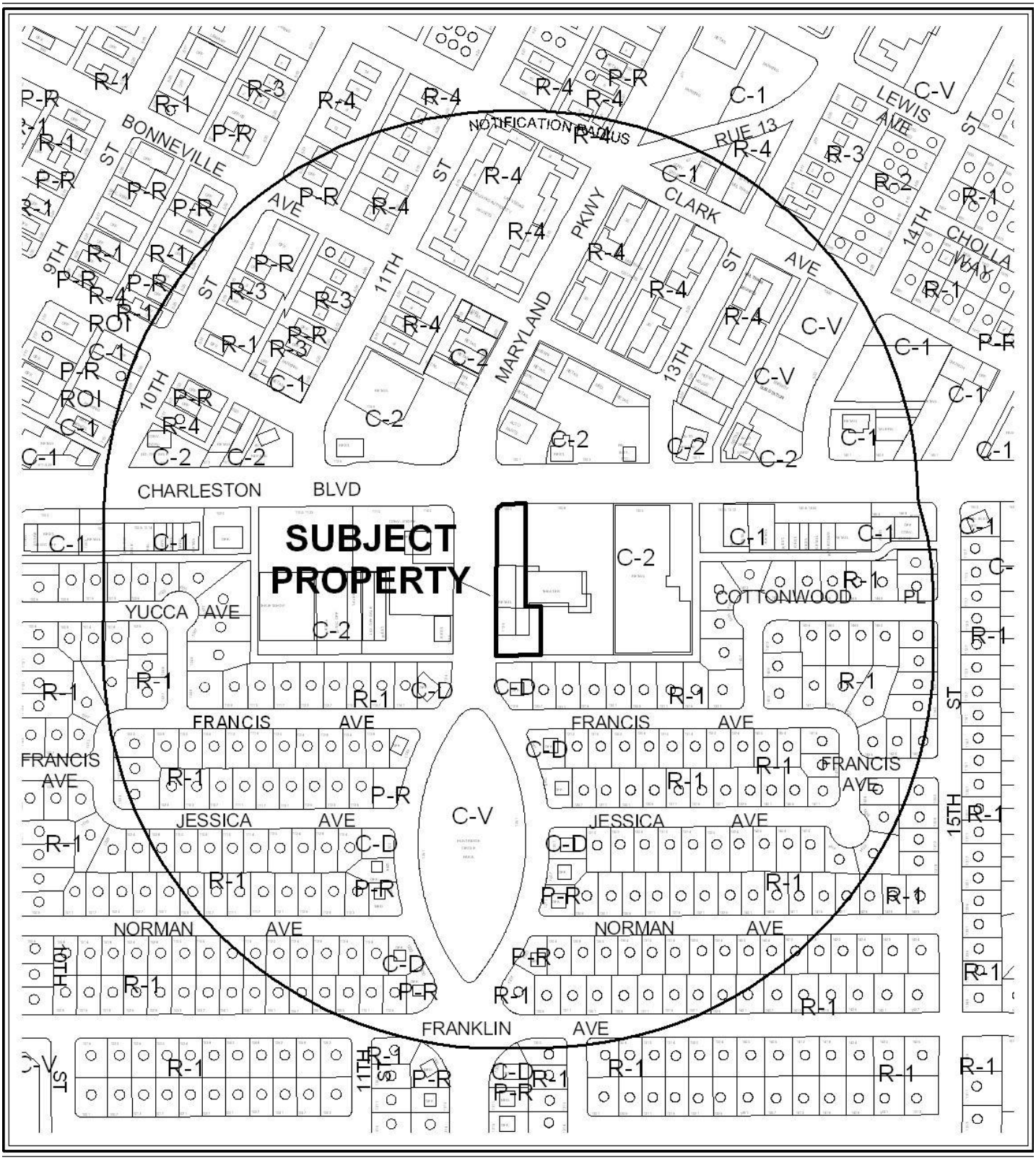
SUBJECT:
SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1200 East Charleston Boulevard and 1125 South Maryland Parkway (APNs 162-02-110-015 and 018), C-2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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43987	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-43987 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Secondhand Dealer use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

4. All deliveries, loading, unloading and services to the premises shall be completed during regular business hours

5. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots/parcels. The mapping action shall be completed and recorded prior to the issuance of any business license for a Secondhand Dealer use.

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

Staff Report Page One
January 10, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to add a Secondhand Dealer use to the existing retail use at 1200 East Charleston Boulevard and 1125 South Maryland Parkway. The subject site is currently used for the retail sale of new furniture. The applicant would like add a Secondhand Dealer use to display and sell used home décor items. A Secondhand Dealer use is permitted within the C-2 (General Commercial) Zoning District with the approval of a Special Use Permit. The proposed Secondhand Dealer use is appropriate for the site and can be conducted in manner that is harmonious and compatible with surrounding uses; therefore, staff recommends approval. If the application is denied, the Secondhand Dealer use will not be allowed at this location.

ISSUES

- A Secondhand Dealer use is allowed within a C-2 (General Commercial) Zoning District with the approval of a Special Use Permit.
- The existing subject building shares two parcels, 162-20-110-018 and 162-02-110-015; therefore, a remapping action is required to create a single parcel as a condition of approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no history of relevant actions taken related to the proposed use.

Most Recent Change of Ownership	
06/22/2011	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/25/10	A business license for a Furniture Store (F07-02081) was issued at 1200 East Charleston Boulevard. This license remains active.
10/25/10	A business license for Jewelry Sales (J01-02197) was issued at 1200 East Charleston Boulevard. This license remains active.

Pre-Application Meeting	
11/10/11	A pre-application meeting was held and issues concerning the submittal requirements of a Special Use Permit for a Secondhand Dealer were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
12/01/11	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial property.

Details of Application Request	
Site Area	
Net Acres	0.76

Surrounding Property	***Existing Land Use***	***Planned Land Use***	***Existing Zoning***
Subject Property	General Retail Store	C (Commercial)	C-2 (General Commercial)
North	General Retail Store	C (Commercial)	C-2 (General Commercial)
South	Office	SC (Service Commercial)	C-D (Designed Commercial)
	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
West	Convenience Store	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DED

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways	110	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Secondhand Dealer	8,768 SF	1:250 SF	36				
TOTAL SPACES REQUIRED			36		32		Y*
Regular and Handicap Spaces Required			34	2	30	2	Y*

* The project location is considered parking impaired pursuant to Title 19.18.030(d).

ANALYSIS

A Secondhand Dealer use is defined by Title 19.20 as a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. This use includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. This use does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. This use also does not include a thriftshop or nonprofit thriftshop.

The Secondhand Dealer use has three minimum Special Use Permit Requirements:

* 1. No outdoor display, sales or storage of any merchandise shall be permitted.

* 2. The use shall comply with the applicable requirements of LVMC Title 6.

* 3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

The subject property is zoned C-2 (General Commercial) and is intended to provide the broadest scope of compatible services that allows retail, service and mixed-use developments. The C-2 (General Commercial) Zoning District is consistent with the General Plan of C (Commercial). The proposed use of a Secondhand Dealer use is permissible in the C-2 (General Commercial) Zoning District with approval of a Special Use Permit and adherence to the minimum conditions. The subject site is within the Las Vegas Redevelopment Plan Area and meets requirements for the plan area.

The applicant has indicated that the tenant space will not be expanded and the existing site plan will not change the provided parking. The site is considered a "parking-impaired development" and no additional parking spaces are required, as the parking requirements for the proposed use are the same as the current use parking requirements.

The subject building for the proposed Secondhand Dealer use shares two parcels, 162-20-110-018 and 162-02-110-015; therefore, a remapping action is required to create a single parcel, and eliminate the property line that runs through the building. A condition of approval is included regarding this issue.

The Las Vegas Metropolitan Police Department notes that the request will have minimal impact on police services; however, due to the economy, the special use permits for secondhand dealer are becoming more prevalent which gives our agency concern. There is potential for these locations to be used by certain criminal elements. If the application is approved, LVMPD requests the applicant strictly adhere to Las Vegas Municipal Code 6.74.

The retail building is approximately 54 feet from the rear property line and buffered by an alley separating the use from the office building and residential property to the south. The use will be conducted within a fully enclosed building and is compatible with the commercial uses along Charleston Boulevard. A condition of approval is included to limit all deliveries, loading, unloading and services to the premises to be completed during regular business hours. The Secondhand Dealer use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval with conditions. If the application is denied, the Secondhand Dealer use will not be allowed.

FINDINGS (SUP-43987)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed Secondhand Dealer use can be operated 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.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   No significant changes are proposed to the existing structure or the site for the proposed Secondhand Dealer use that would increase the intensity of the subject site.

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

   Charleston Boulevard and Maryland Parkway are designated as a Primary Arterials by the city's Master Plan of Streets and Highways and provides access to the property. The roadway facilities are adequate to serve the Secondhand Dealer use.

4. **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.**

   Approval of a Special Use Permit for a Secondhand Dealer use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The Secondhand Dealer use meets all of the applicable conditions per Title 19.12

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 272

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43987** APN: 162-02-110-018 and 162-02-110-015

Name of Property Owner: King George LLC

Name of Applicant: Cima Mizrachi

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): _____ _____

APN: _____

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NOV 23 2011

Signature of Property Owner: _____

Print Name: Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 2011

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1125 S. Maryland Pkwy & 1200 E. Charleston Blvd LV, NV 89104

Project Name Main Street California **Proposed Use** secondhand dealer

Assessor's Parcel #(s) 162-02-110-018 & 162-02-110-015 **Ward #** 3-Coffin

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

Commercial Square Footage 8,750 **Floor Area Ratio** 26.09%

Gross Acres 0.77 **Lots/Units** N/A **Density** N/A

Additional Information Both addresses are accessible from one entrance

PROPERTY OWNER King George LLC **Contact** _____

Address 2425 Ping Dr. **Phone:** _____ **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address _____

APPLICANT Cima Mizrachi **Contact** _____

Address 2047 Smoketree Village Cr. **Phone:** 702-371-9680 **Fax:** _____

City Henderson **State** NV **Zip** 89012

E-mail Address mainstreetcalifornia.LLC@gmail.com

REPRESENTATIVE N/A **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Cima Mizrachi

Subscribed and sworn before me

This 23rd day of November, 20 11.

Rhiannon H. Turley

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RHIANNON H. TURLEY
Appt. No. 10-1248-1
My Appt. Expires Jan. 20, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	43987
Meeting Date:	1/10/12
Total Fee:	$1030
Date Received:*	11/23/11
Received By:	Romer

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

RECEIVED
NOV 23 2011

MERCANTILE GROUP OCCUPANCY

BUILDING 'A'

A. PARKING:
- H.C. PARKING = 2 SPACES
- REG. PARKING = 29 SPACES
- TOTAL PARKING = 31 SPACES

B. LOT SIZE: 19,602 S.F. (0.45 ACRES)

C. BLDG. SQ. FT.: 4,998 S.F.

BUILDING 'B'

A. PARKING:
- H.C. PARKING = 5 SPACES
- REG. PARKING = 104 SPACES
- TOTAL PARKING = 109 SPACES

B. LOT SIZE: 88,179 S.F. (2.0 ACRES)

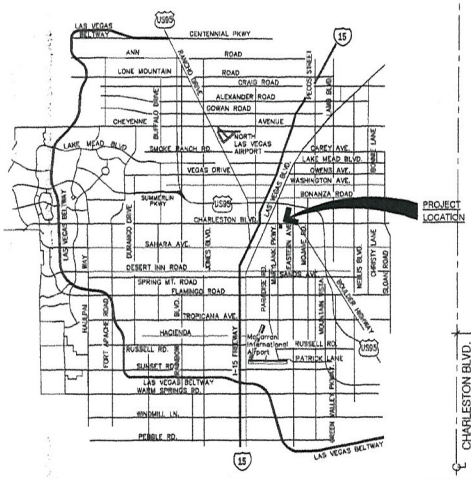
C. BLDG. SQ. FT.: 14,718 S.F.

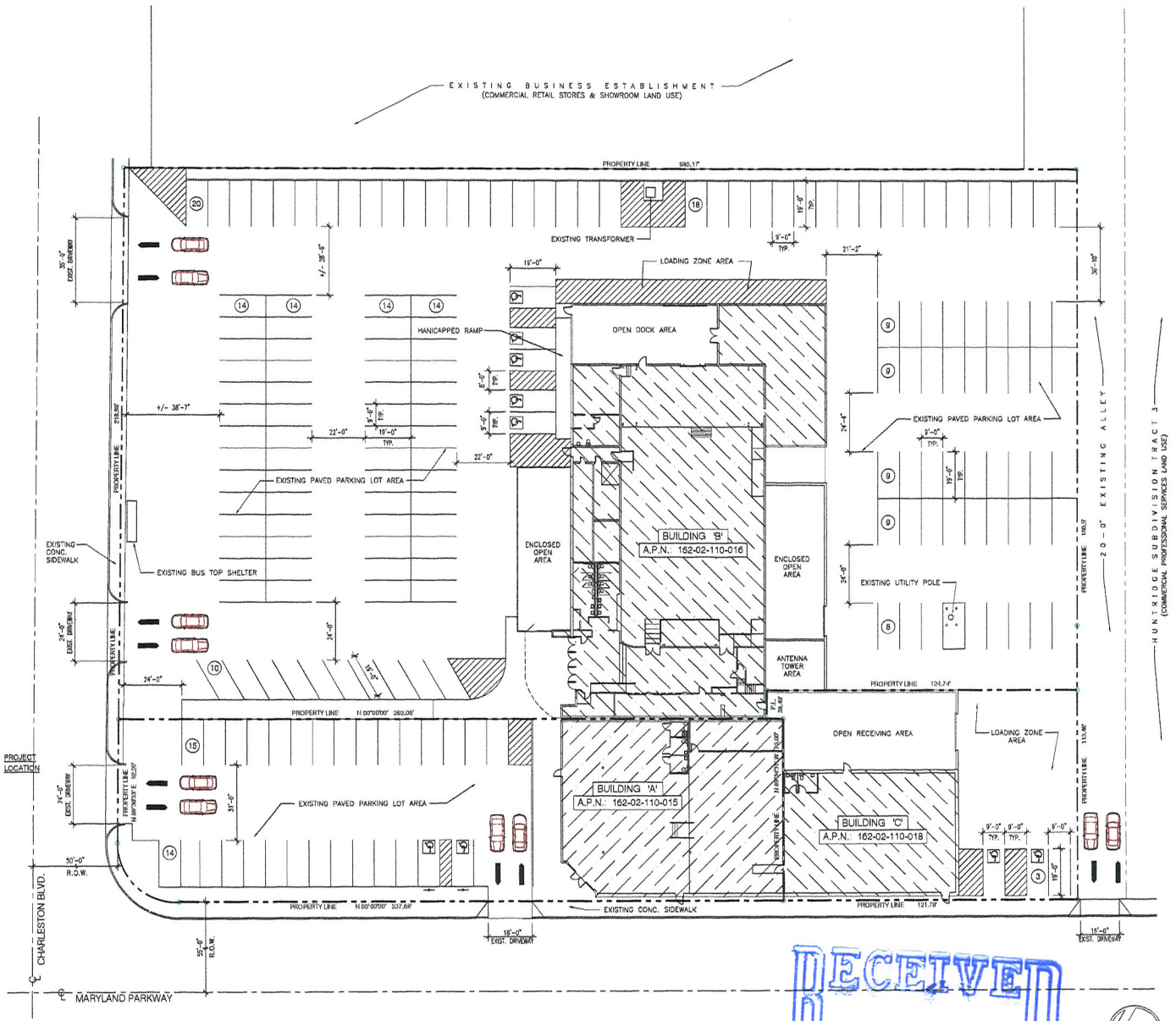
BUILDING 'C'

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

B. LOT SIZE: 13,939 S.F. (0.32 ACRES)

C. BLDG. SQ. FT.: 3,770 S.F.





SCALE: NOT TO SCALE

VICINITY MAP | 2

SCALE: 1" = 20'-0"

SITE PLAN | 1

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

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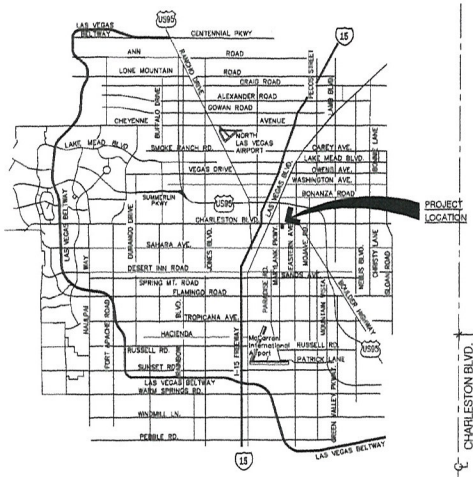


SCALE: NOT TO SCALE

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

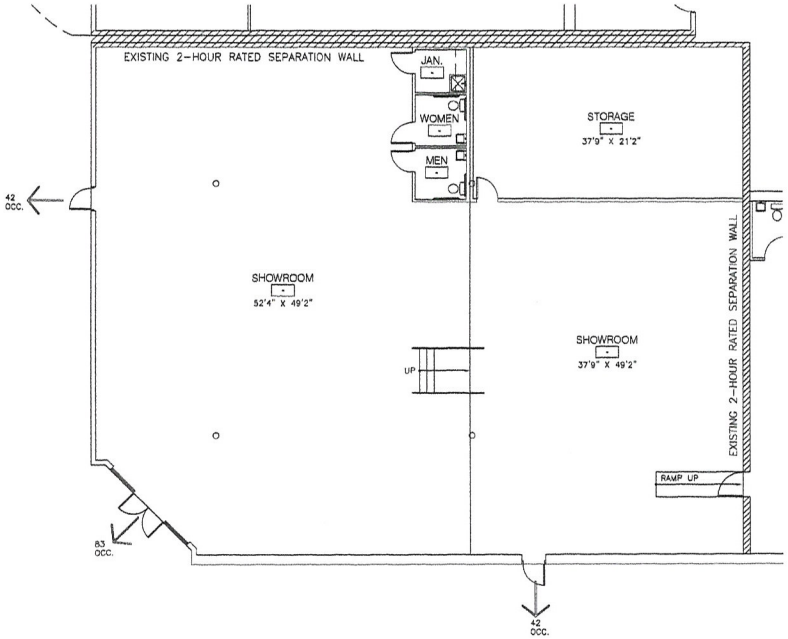
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO.: G1

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

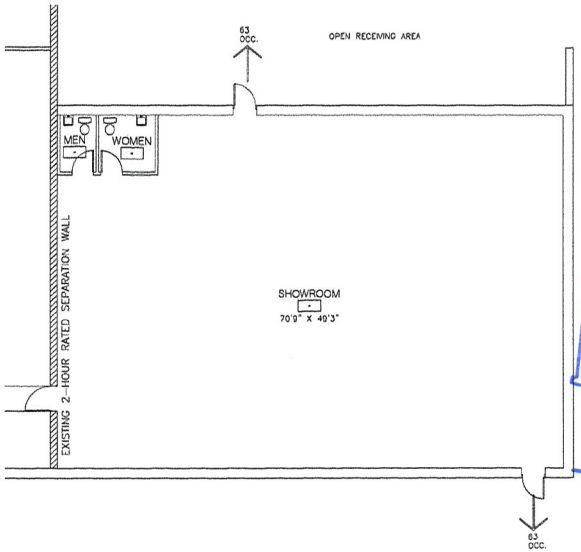
DRAWING DATE: 11/21/2011
DRAWN BY: RE
JOB NUMBER:
SHEET NO. A1

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



SUP-43987 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11



SUP-43987 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
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12/01/11



SUP-43987 - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC
1208 EAST CHARLESTON BOULEVARD

12/01/11

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.: **48.**

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

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

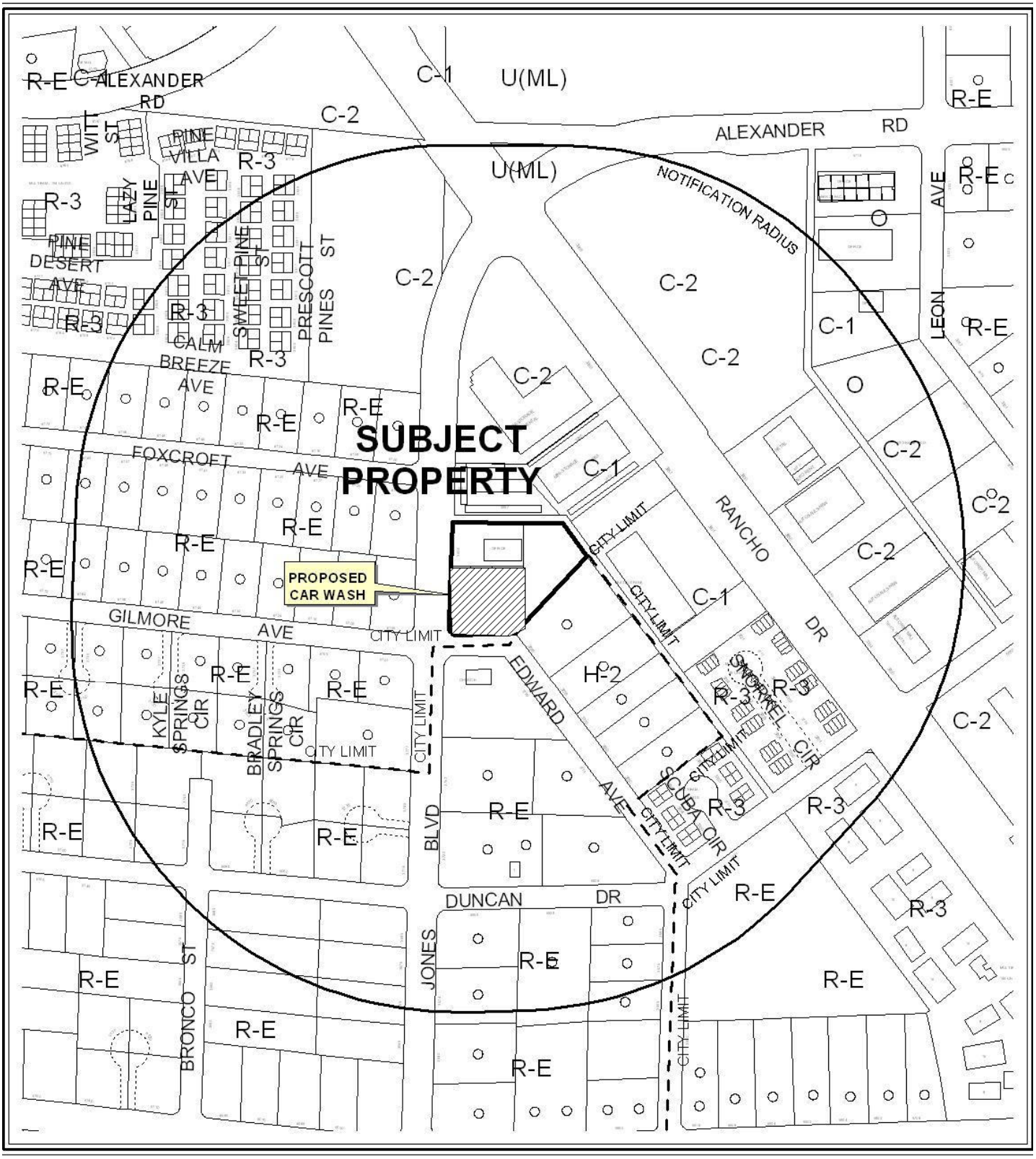
SUBJECT:
SUP-43999 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC - For possible action on a request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: VEGAS CAR WASH LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43999	Staff recommends APPROVAL, subject to conditions:	
SDR-43997	Staff recommends APPROVAL, subject to conditions:	SUP-43999

** CONDITIONS **

SUP-43999 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Self-Service use.

2. Approval of and conformance to the approved conditions for Site Development Plan Review (SDR-43997).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 Department of Building and Safety.

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

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

SDR-43997 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-43999) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and floor plans, date stamped 11/29/11, and building elevations, date stamped 11/23/11, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a 12-foot wide landscape buffer along apportion of the west perimeter and an eight-foot wide landscape buffer along the south perimeter where a 15-foot wide landscape buffer is required.

5. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow no shade trees within the parking lot landscape islands where six trees are required.

6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/29/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

7. 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 Department of Building and Safety.

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

12. Remove and replace all substandard improvements on Jones Boulevard adjacent to this site and replace with Current City Standards concurrent with on-site development activities.

13. Sign and record a Covenant Running with Land agreement for the possible future installation of off-site improvements (curb, gutter, streetlights, etc) on Edward Avenue, not constructed at this time. Such Covenant Running with Land agreement shall record prior to the approval of construction drawings for this site.

14. Meet with the City Traffic Engineering Representative in the Department of Public Works for assistance with the design of on-site circulation related to the ingress and on-site stacking near the southern driveway of this site on Jones Boulevard. Comply with the recommendations of the City Traffic Engineer.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site of the requested Site Development Plan Review and related Special Use Permit request consists of one parcel within a one-lot commercial subdivision. The scope of entitlement covers the abandoned Self-Service Car Wash at 3810 N. Jones Boulevard. The applicant proposes to re-establish an abandoned Car Wash, Self-Service use and add 1,624 square feet of office space and an Auto Smog Check facility. This proposal is accompanied with waivers to the Minimum Special Use Permit Requirements to retain the existing wash bays that face the public right-of-way, to allow no separation from an adjacent residential property where a minimum of 200 feet is required, and to allow the use to be accessible to the public after business hours. The Site Development Plan Review is accompanied by a waiver request to allow a 12-foot wide landscape buffer along a portion of the west property line and an eight-foot wide landscape buffer along the south property line where a 15-foot wide buffer is required. Staff recommends approval of these requests, as the use was previously operated, and can continue to operate, in a manner that is compatible with the surrounding uses. If the Site Development Plan Review and Special Use Permit are denied, the Self-Service Car Wash would not be permitted at the site as proposed, and it would have to be redeveloped for another use.

ISSUES

- The property was annexed into the City in 2001 with an existing Self-Service Car Wash. The established use was nonconforming due to the City's requirement for a Special Use Permit.
- Operations ceased for the nonconforming use for longer than a year, thus requiring a Special Use Permit to reestablish the Car Wash, Self-Service use in the C-1 (Limited Commercial) zoning district.
- The waiver requests affiliated with the Site Development Plan Review and the Special Use Permit are to retain the existing conditions that do not comply with the current code requirements. Staff supports the requests, as the additional landscaping required by Title 19 cannot be provided onsite without negatively affecting parking and site circulation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/18/96	Clark County Action – The Board of Commissioners approved a Rezoning and Plot Plan Review (ZC-1220-96) from H-2 (General Highway Frontage) to C-1 (Local Business) for a commercial retail building along the east side of Jones Boulevard, approximately 900 feet south of Rancho Drive. The approved C-1 (Local Business) district was not in conformance to the existing DR (Desert Rural Density Residential) General Plan designation.

01/03/01	The City Council approved an Annexation (A-0009-00) of approximately 2.03 acres located at the northeast corner of Jones Boulevard and Gilmore Avenue. The Planning Commission recommended approval.
09/01/10	The City Council approved a request for a General Plan Amendment (GPA-38525) to change to land use from DR (Desert Rural Density Residential) to SC (Service Commercial) on 1.93 acres and a related Special Use Permit (SUP-38590) to re-establish an abandoned Car Wash, Self-Service use with waivers to allow the use to be located zero feet from a residential property where a minimum of 200 feet or an 80-foot right-of-way is required for separation, and to allow the use to not be operated in conjunction with another motor vehicle related use at 3810 Jones Boulevard. The Planning Commission and staff recommended approval. The Special Use Permit (SUP-38590) expired on 09/10/11.

Most Recent Change of Ownership	
11/22/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1999	A Car Wash, Self-Serve facility was permitted and constructed through Clark County Development Services.
08/15/02	A business license for a Car Wash (#C02-00328) was issued at 3810 North Jones Boulevard. This license was marked out of business on 01/27/09.

Pre-Application Meeting	
10/12/11	A pre-application meeting was held and the submittal requirements for a Site Development Plan Review and related Special Use Permit for the proposed re-entitlement of an existing Car Wash, Self-Service use were discussed.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/01/11	A field check was conducted by staff and found the car wash facility is currently vacant. The site is well maintained, the landscape remains in good condition, and the site fenced for security. There is a freestanding sign in place.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Car Wash, Self-Service	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Storage facility	SC (Service Commercial)	C-1 (Limited Commercial)
South	Church/House of Worship	Clark County – R-E (Rural Estates)	C-1 (Limited Commercial)
	Single Family, Detached		
East	Undeveloped and Commercial Recreation/Amusement Facility (Indoor)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family, Detached	DR (Desert Rural Density Residential)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	157 Feet	Y
Min. Setbacks			
• Front	10 Feet	55 Feet	Y
• Corner	15 Feet	44 Feet	Y
Max. Lot Coverage	50 %	23 %	Y
Max. Building Height	N/A	21 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	6 Trees	8 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	8 Trees	Y
TOTAL PERIMETER TREES		**12 Trees**	**16 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	15 Feet		8 Feet	N
• West	15 Feet		12 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-Foot Wall	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Self-Service	Five Stalls	2 Spaces per Stall	10				
Auto Smog Check	-	-	1				
Office, Other Than Listed	1,344 SF	1:300 SF	5				
TOTAL SPACES REQUIRED			16		21		
Regular and Handicap Spaces Required			15	1	20	1	Y

Stacking Lanes					
Use	***Number of Stalls***	***Stacking Ratio***	***Required***	***Provided***	***Compliance***
Car Wash, Self-Service	5	2 Spaces per Stall	10	10	Y
Auto Smog Check	1	3 Spaces per Stall	3	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-Foot distance separation from a residential property, unless separated from property by a street with a minimum width of 80 feet.	Zero-feet, with no intervening street.	Approval
Openings to the wash bays shall not face public rights-of-way.	The opening of the wash bays to face public rights-of-way.	Approval
The use must be inaccessible to the public after business hours.	Publicly accessible after business hours.	Approval
15-foot wide landscape buffer.	12-foot wide landscape buffer for a portion of the west perimeter.	Approval
15-foot wide landscape buffer.	Eight-foot wide landscape buffer for a portion of the west perimeter.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Six parking lot shade trees.	No parking lot shade trees.	Approval

ANALYSIS

The proposed development qualifies as a Project of Regional Significance (PRS) and the applicant has provided the required Environmental Impact Assessment, with no comments received from other participating agencies. The subject site is a portion of a one-lot commercial subdivision, which consists of an abandoned Self Service Car Wash facility that was built and operated in Clark County prior to its annexation (A-0009-00) into the City as a non-conforming use. The car wash ceased operations and the business license expired on 01/27/09. Pursuant to Title 19.14.030(A)(3)(a), the discontinuation of the car wash use for more than one year resulted in the loss of its nonconforming status. A Special Use Permit (SUP-38590) was approved to reestablish the use, but expired on 09/01/11. Since the expiration of the previous entitlement, a new applicant has taken ownership of the property and is proposing moderate changes to the site plan to include 1,344 square feet of Office space and an Auto Smog Check facility.

The provided parking and stacking lanes adequately meet the requirements for the Car Wash facility, the proposed Auto Smog Check, and the related office space. The Department of Public Works has noted that the on-site stacking, as shown on the submitted site plan, will significantly reduce the efficiency of the southern driveway on Jones Boulevard as proposed. It is recommended that the applicant meet with the City Traffic Engineer to address potential on-site circulation issues prior to the issuance of building permits or business licenses.

The requested waivers are required based on the current Minimum Special Use Permit Requirements listed in Title 19.12, which were not applicable when the existing facility was constructed. Regarding the first two waiver requests, to allow no separation from the adjacent residential property where 200 feet is required and to allow the service bays to face the right-of-way, the car wash operated for approximately 10 years before ceasing operations, and was conducted in a manner that was compatible with the surrounding residential and commercial use. The third requested waiver to the Minimum Special Use Permit Requirements is to allow public access to the property during non-business hours. This waiver is based upon lack of automated site control. The hours of operation are still restricted to 7:00 a.m to 10:00 p.m.; it is not the intent of the applicant to have anyone on site after business hours.

Staff recommends approval of both applications and the affiliated waivers and exception. If denied, this property will not be allowed to operate the requested uses and will require substantial redevelopment prior to being able to operate any other proposed uses.

FINDINGS (SUP-43999)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land 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 proposed land use had operated at the site for approximately 10 years before being abandoned in 2009. It can be operated in a manner that is still compatible with the existing and future surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site was developed and operated as a Car Wash, Self-Service use prior to abandonment of the use, and is physically suitable for re-establishing the use. The applicant has requested waivers to allow the service bays to face out towards the public right-of-way, for the use to operate within 200 feet of residentially zoned property, and for the property to be accessible to the public during non-business hours. Staff supports these requests, as the applicant could not meet these requirements without demolishing and redeveloping the site.

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

   Site access is provided from Jones Boulevard, an 80-foot Secondary Collector, which is adequate in size to meet the requirements of the Car Wash, Self-Service and Auto Smog Check uses. There are concerns regarding the impact that the proposed vehicle stacking may have on the southern driveway on Jones Boulevard. It is recommended that the applicant meet with the City Traffic Engineer prior to operations in order to address potential on-site circulation issues.

4. **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.**

   Approval of this Special Use Permit will not be inconsistent with or compromise the health, safety, or welfare of the general public, as it will be subject to the applicable City building permit and business licensing requirements.

5. The use meets all of the applicable conditions per Title 19.12.

The use does not meet all of the applicable conditions listed per Title 19.12 for the Car Wash, Self-Service use. Therefore, the applicant has requested a waiver to allow the re-establishment of the Car Wash, Self Service use adjacent to residentially zoned property where a 200-foot separation is required, to allow the bays to face out towards the public right of way, and to allow public access to the property during non-business hours. Staff supports these requests, as the facilities were constructed prior to the current requirements and operated in a manner that was compatible with the surrounding residential and commercial developments for approximately 11 years before the use was discontinued.

FINDINGS (SDR-43997)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The bulk of the proposed development consists of the addition of 1,344 square feet of office space and an Auto Smog Check Facility to an existing Car Wash, Self-Service facility that was constructed in 1999. The proposal remains compatible with the adjacent commercial and development in the area.

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 subject site was originally developed as a Car Wash, Self-Service use prior to abandonment of the use. The applicant has requested waivers to allow the service bays to face out towards the public right-of-way and for the use to operate within 200 feet of residentially zoned property. Staff supports these requests, as the applicant could not meet these requirements without demolishing and redeveloping the site.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is provided from Jones Boulevard, an 80-foot Secondary Collector, which is adequate in size to meet the requirements of the Car Wash, Self-Service and Auto Smog Check uses. Although the applicant is working with an existing building, the on-site stacking, as shown on the submitted site plan, will significantly reduce the efficiency of the

southern driveway on Jones Boulevard. It is recommended that the applicant meet with the City Traffic Engineer to address potential on-site circulation issues.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The existing mature landscape materials are appropriate for the area and the City, and the proposed building materials related to the Auto Smog Facility and office space are aesthetically consistent with the existing buildings.

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;**

   The existing building elevations remain orderly and are harmonious and compatible to the surrounding environment. The proposed changes remain consistent and seamless to the remaining developed portions of the site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development will be subject to inspections during building permitting and business licensing and will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 288

APPROVALS 0

PROTESTS 0

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

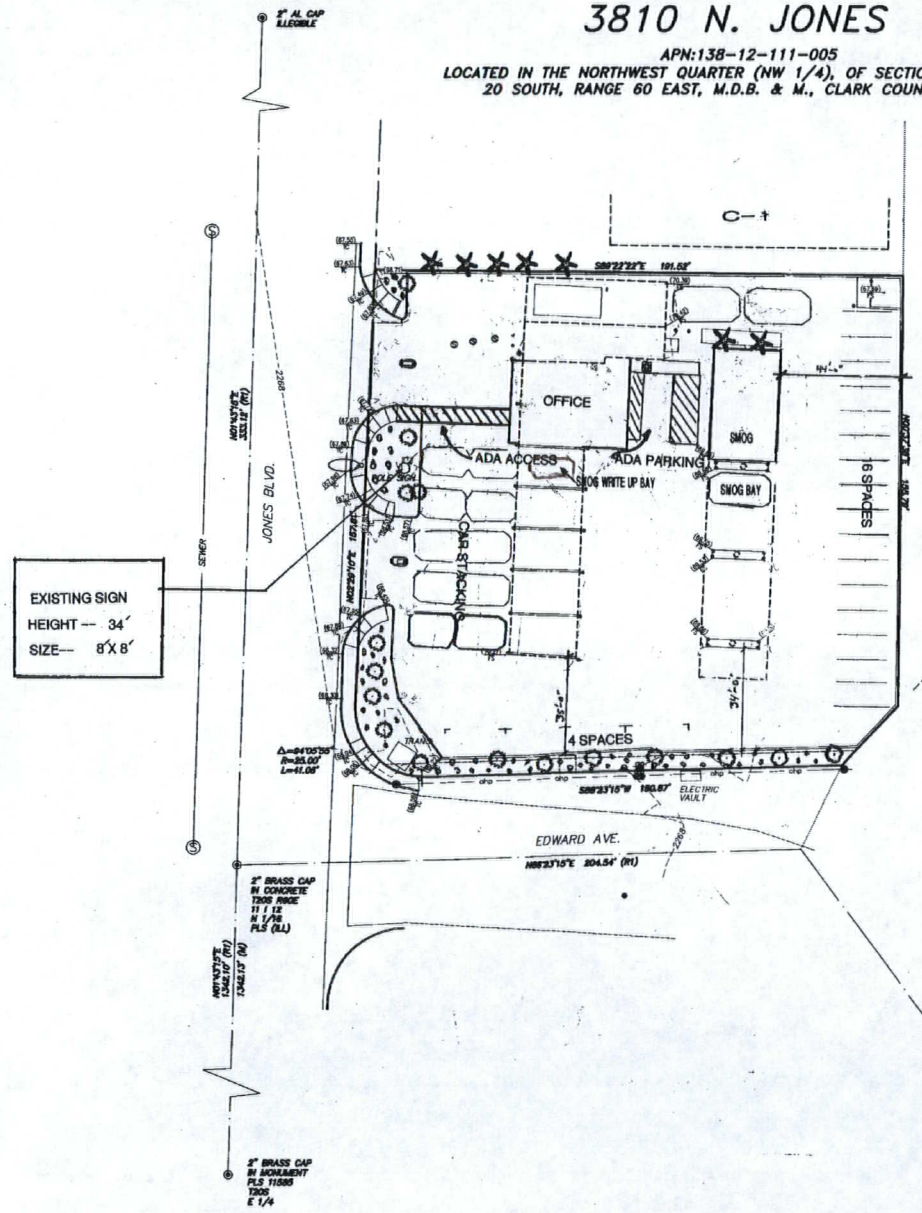
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

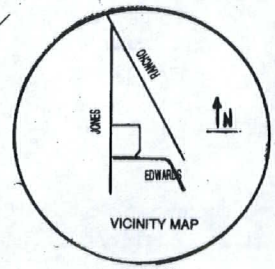
RIVET AND PLATE IN TOP OF CURB, NORTHWEST CORNER OF JONES AND GILMORE

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

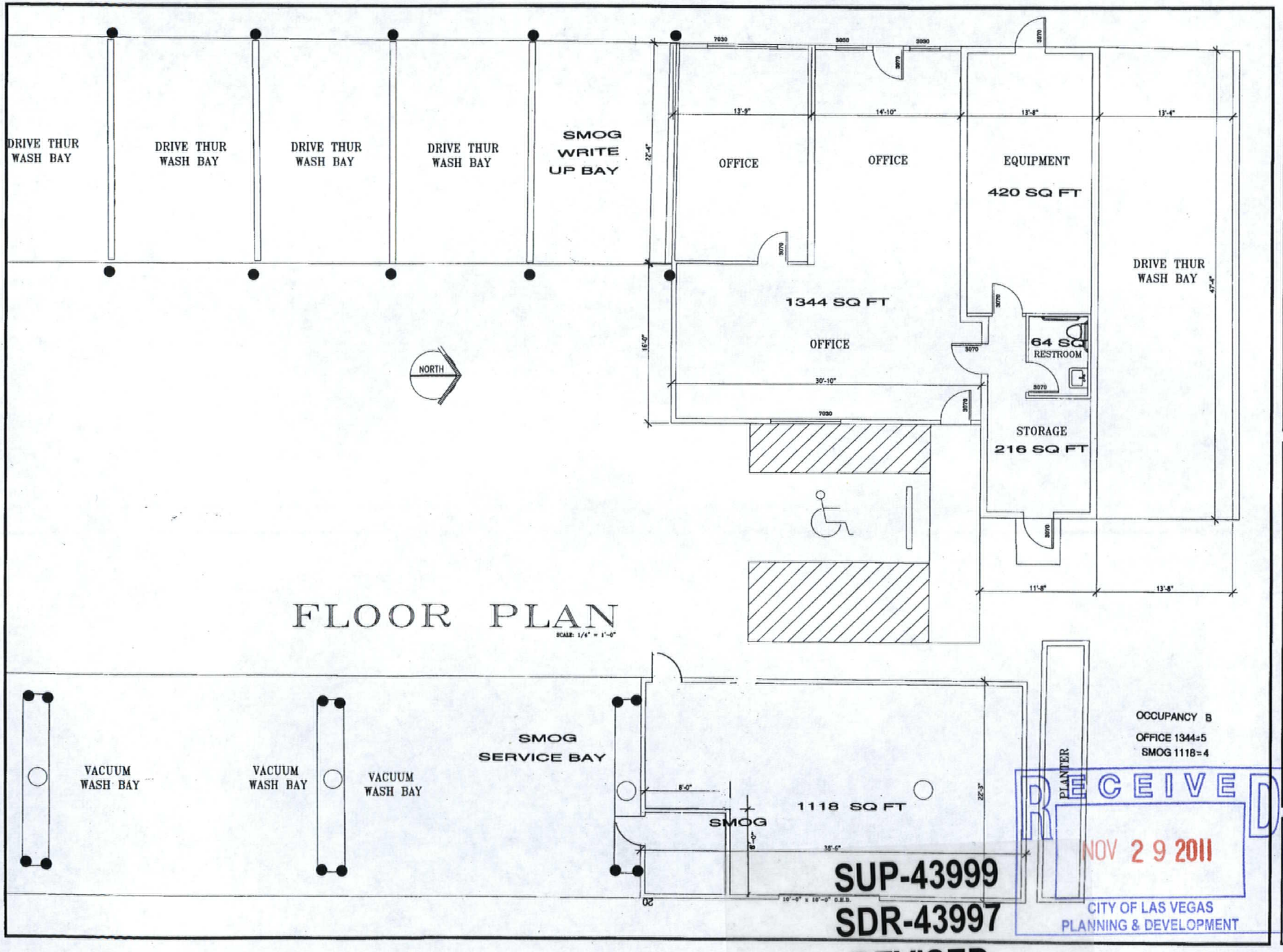
SUP-43999
SDR-43997
REVISED

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
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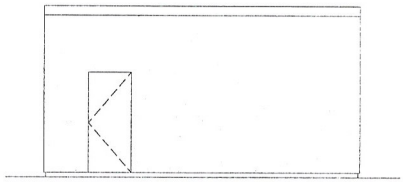
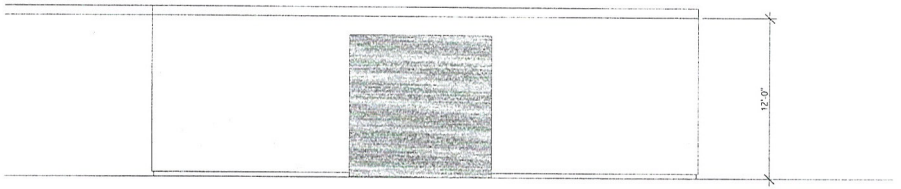
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-43999
SDR-43997
REVISED



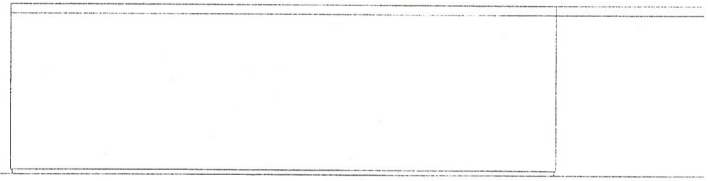
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

STORAGE BUILDING

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

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NOV 23 2011
City of Las Vegas
Department of Planning

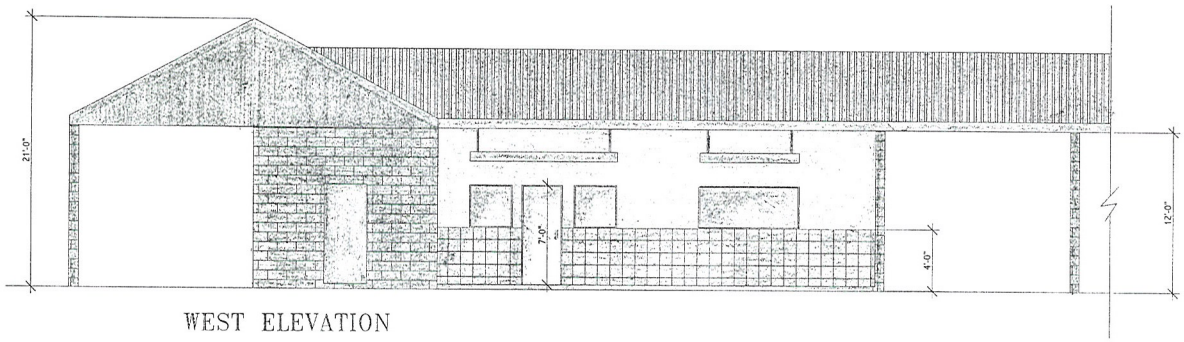
SUP-43999
SDR-43997

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.

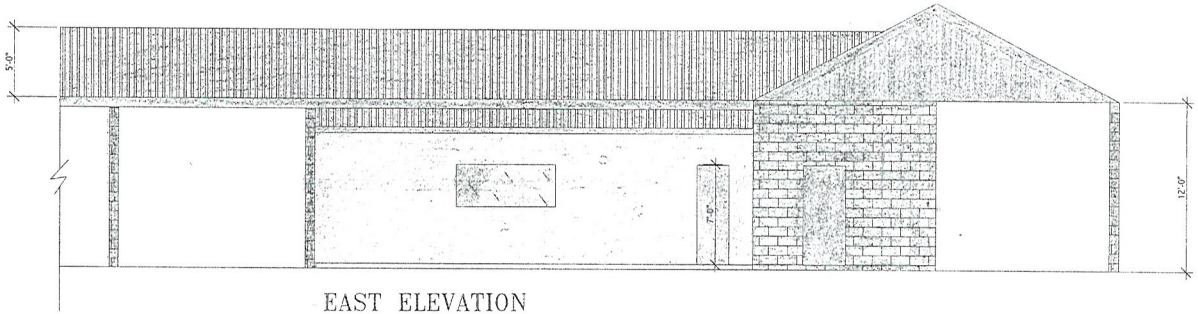
sheet number
A3



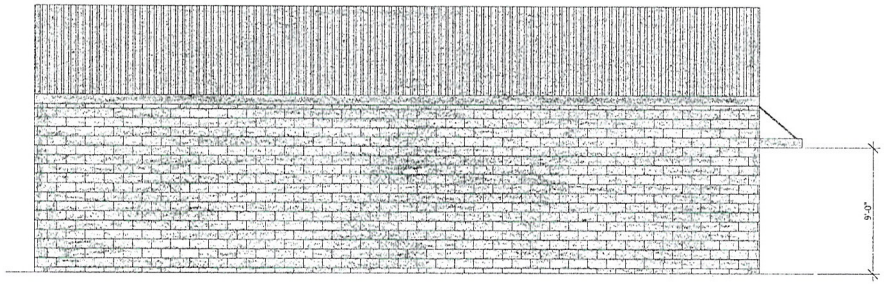
WEST ELEVATION

OFFICE BUILDING

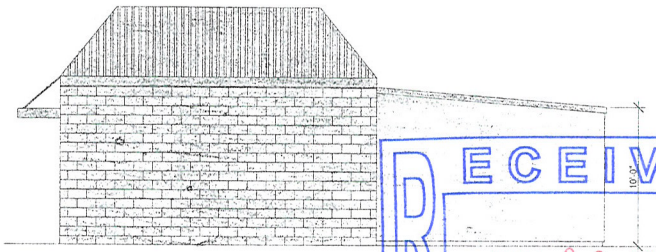
SCALE: 1/4" = 1'-0"



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SUP-43999

SDR-43997

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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



SUP-43999 AND SDR-43997 - APPLICANT/OWNER: VEGAS CAR WASH, LLC
3810 NORTH JONES BOULEVARD

12/01/11



SUP-43999 AND SDR-43997 - APPLICANT/OWNER: VEGAS CAR WASH, LLC
3810 NORTH JONES BOULEVARD

12/01/11

November 22, 2011

VIA HAND DELIVERY
City of Las Vegas Planning and
Development Services
333 N Ranch Drive
Las Vegas, NV 89106

Re: **3810 North Jones Boulevard, Las Vegas, Nevada**
Application for Special Use Permit, and Site Development Review
Justification Letter

Ladies and Gentlemen:

Special Use Permit:

This Justification Letter is sent in support of the Application of Vegas Wash LLC. The special use permit for which application is made is required in order to authorize the continued use of this property as a self-service carwash facility. The previously non-conforming use of the site expired September 29th, 2011. The business license expired as a result of the foreclosure by the Community Bank of Nevada of this property, which occurred June 6, 2008.

The site was annexed by the City of Las Vegas in its current configuration in 2001. The general plan currently designates this property as SC (Service Commercial)

The property in question consists of an approximately 0.80 acre tract of land located on the east side of North Jones Boulevard. The property has been improved with a one-story building which contains self-service carwash bays and a maintenance room. Additional site improvements include asphalt parking and drives, a perimeter block wall and a canopy covered vacuum use structure together with areas of landscaping. The improvements to this property were constructed in 1999. Vegas Wash desires to operate the property as a self-service carwash, essentially continuing the same use as has previously existed on this property since its construction in 1999. Vegas Wash requests that a special use permit be issued which will reinstate and allow the continued historic use of the property as a self-service carwash.

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City of Las Vegas
Department of Planning

SUP-43999
SDR-43997

The real property has access directly from North Jones Boulevard. In addition, we request waivers of the minimum special use permit requirements that opening to the wash bays shall not face the public right-of-way, that the use not be located within 200 feet of residential property unless separated by a street. The parcel is separated by a block wall from residential property which is nearby, as shown on the site maps.

Any other use of this property would require that the improvements which have been in existence for more than 10 years be demolished and expensive reconstruction would be required for any other use. To the best of our knowledge, this property has been used as a self-service carwash continuously without objection as to such use from surrounding property owners since it was first constructed. It is therefore requested that the use be continued to be approved through the issuance of the special use permit requested herein to reestablish this self-service carwash use.

Site Development Review:

The original design of this wash facility anticipated an unsupervised operation; therefore no provisions were incorporated for on-site management. We believe that we can offer a better customer experience and better protect our investment by providing on-site staff as such we need to construct the facilities required such as offices and bathroom facilities. The current facility has 7 self-serve bays and 1 automatic bay. We would like to modify 2 of the self-serve bays to accommodate offices, add a bathroom in the existing equipment room and partially enclose the existing vacuum canopy to house the smog testing equipment and provide storage for carwash products.

We are requesting permission to create approximately 1250 square feet of office space and 1000 square feet of space to be utilized as a combination smog facility and storage space. Additionally we will be adding a bathroom facility. The Proposed site plan will provide the required parking spaces for the additional occupancy at a rate of 1 space per 300 square feet of office space.

We are asking for a waiver of the 8' landscaping buffer along the east side of the property. The original design for this property did not require the buffer and the area where the buffer would be located is currently fully paved and the designated parking area for the carwash facility.

Sincerely,

Don Robinson
Vegas Wash

SUP-43999
SDR-43997

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NOV 23 2011
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **49.**

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

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

SUBJECT:
SDR-43997 - SITE DEVELOPMENT PLAN REVIEW 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, 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

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43997** APN: 138-12-111-005

Name of Property Owner: Vegas Wash LLC

Name of Applicant: Vegas Wash LLC

Name of Representative: Jim Provencher

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: R Don Robinson

Print Name: R Don Robinson

Subscribed and sworn before me

This 23 day of November, 2011

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Car Wash, Self Serve & Office

Project Address (Location) 3810 N Jones Blvd, Las Vegas, Nevada

Project Name Vegas Wash Car Wash **Proposed Use** Car Wash Self Serve

Assessor's Parcel #(s) 138-12-111-005 **Ward #** 6

General Plan: existing SC proposed SC **Zoning:** existing C1 proposed C1

Commercial Square Footage 4800 **Floor Area Ratio** .14

Gross Acres .80 **Lots/Units** 1 **Density** #1

Additional Information

PROPERTY OWNER Vegas Wash LLC **Contact** Don Robinson

Address 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVWash.com

APPLICANT Vegas Wash LLC **Contact** Don Robinson

Address 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVWash.com

REPRESENTATIVE Don Robinson **Contact** Don Robinson

Address 6041 E Clark St **Phone:** (702) 275-3200 **Fax:** (702) 454-2307

City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVWash.com

Property Owner Signature* R Don Robinson

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

Print Name Don Robinson

Subscribed and sworn before me

This 22nd day of November, 20 11.

Notary Public in and for said County and State

CHELA G. NATZEL
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 6-1-2013
CERTIFICATE NO: 09-10250-1

FOR DEPARTMENT USE ONLY

Case #	SDR-43997
Meeting Date:	1-10-12 PC
Total Fee:	$1,030
Date Received:*	11-23-11
Received By:	

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

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

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vegas Wash Car Wash

Project Address (Location) 3810 N Jones Blvd Las Vegas, Nevada

Project Name Vegas Wash **Proposed Use** Carwash Self Service

Assessor's Parcel #(s) 138-12-111-005 **Ward #** 6

General Plan: existing SC proposed ____ **Zoning:** existing C1 proposed ____

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

Gross Acres 80 **Lots/Units** 1 **Density** ____

Additional Information ____

PROPERTY OWNER Vegas Wash LLC **Contact** Don Robinson

Address 6041 E Clark ST **Phone:** 275-3200 **Fax:** 454-2307

City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVwash.com

APPLICANT Vegas Wash LLC **Contact** Don Robinson

Address 6041 E. Clark ST **Phone:** 275-3200 **Fax:** 454-2307

City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVwash.com

REPRESENTATIVE Don Robinson **Contact** Don Robinson

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City Las Vegas **State** NV **Zip** 89122

E-mail Address Jim@NVwash.com

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Print Name Don Robinson

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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.: **50.**

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

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

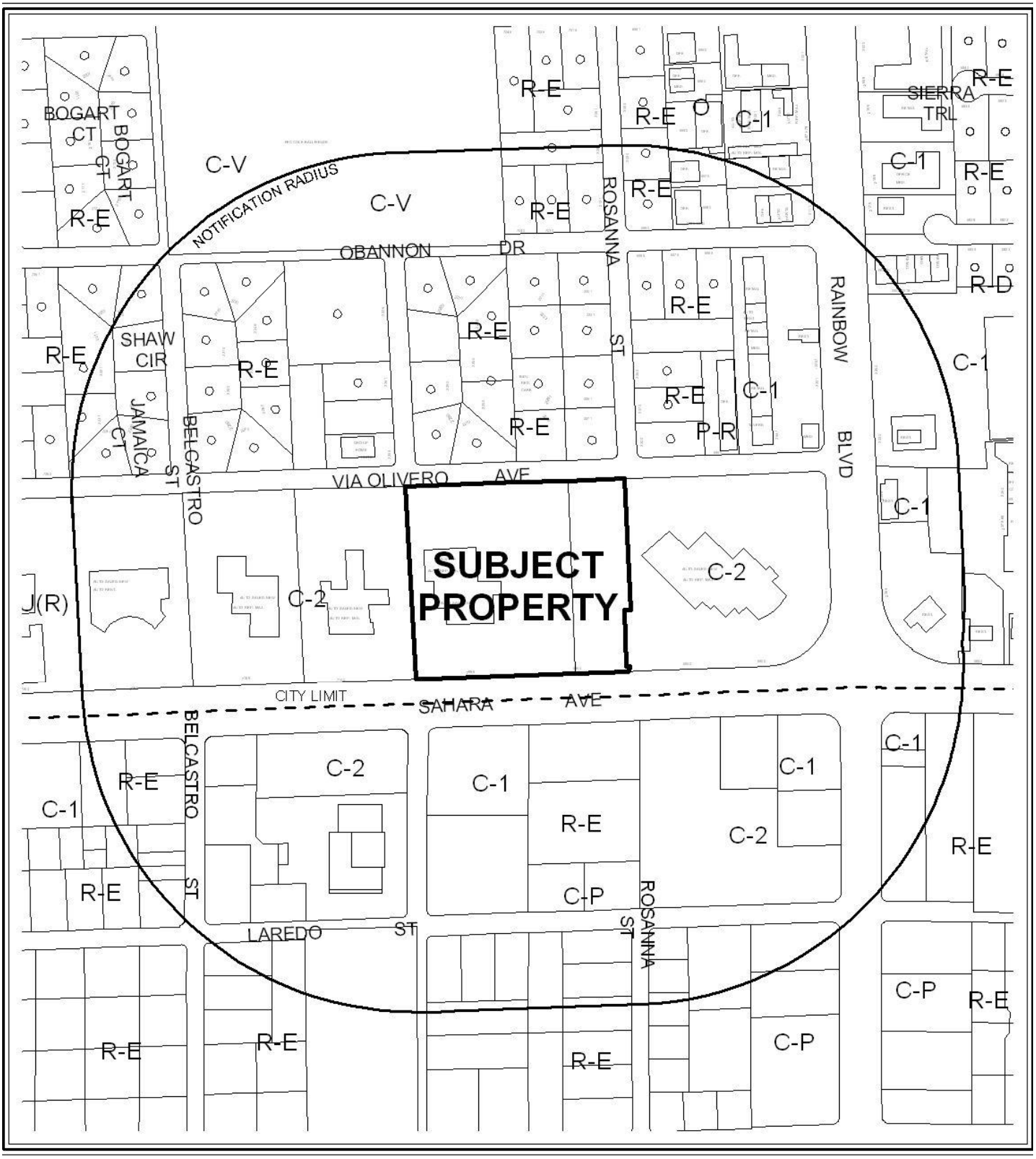
SUBJECT:
SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-43961	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43961 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0057-98) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/22/11 and landscape plans date stamped 12/05/11, except as amended by conditions herein.

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 Department of Building and Safety.

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

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

10. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements adjacent to this site and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on site. Vehicles shall neither be displayed nor stored within the public right-of-way adjacent to this site.

13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review [Z-0057-98(3)] of an existing Motor Vehicle Sales (New) parking lot. The project is for a proposed new Auto Dealership complete with a new showroom, offices, service garage and carwash at 7000 West Sahara Avenue. The proposed two story building and Motor Vehicle Sales (New) use are allowed in the C-2 (General Commercial) district and is being designed to meet all Uniform Development Code standards. For these reasons, staff recommends approval, with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/91	The City Council denied a Variance (V-0078-90) for an Outdoor Recreation (Golf Driving Range) Use at 7000 West Sahara Avenue as part of a larger request. The Planning Commission and staff recommended approval.
09/28/98	The City Council approved a Rezoning (Z-0057-98) from R-E (Residence Estates) to C-2 (General Commercial) as part of a larger request. The Planning Commission and staff recommended approval.
01/24/02	The Planning Commission approved a Site Development Plan Review [Z-0057-98(3)] for an Auto Dealership parking lot expansion on the site. Staff recommended approval.

Most Recent Change of Ownership	
03/30/07	A deed was recorded for a change in ownership of 163-03-806-013.
09/15/08	A deed was recorded for a change in ownership of 163-03-806-012.

Related Building Permits/Business Licenses	
09/12/08	A business license (A16-01015-1-035242) for Auto Sales/Service was issued for 7000 West Sahara Avenue. The license is currently active.
07/21/11	A business license (A28-01044-F-035242) for Auto Leasing was issued for 7000 West Sahara Avenue. The license is currently active.
	A business license (G03-02464-6-035242) for Garage, Major Auto was issued for 7000 West Sahara Avenue. The license is currently active.
	A business license (M29-00019-6-035242) for Used Motorcycle Sales was issued for 7000 West Sahara Avenue. The license is currently active.

Pre-Application Meeting	
11/09/11	Staff met with the applicant and reviewed the applications required for the project. It was noted that remapping would be required to create one parcel for the project and that this would be made a condition of approval. The applicant indicated that the project would be designed in order for all code requirements will be met without the need for any waivers or exceptions.

Neighborhood Meeting
No neighborhood meeting is required with this project, although staff recommended that the applicant hold a voluntary neighborhood meeting to alleviate any concerns residents may have.

Field Check	
12/01/11	Staff visited the site and found a developed parking lot being used to display new vehicles. There was a block wall along the rear of the property with mature landscape between the wall and the street.

Details of Application Request	
Site Area	
Net Acres	3.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office	Clark County	Clark County
East	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Unified Development Code 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	154,638 SF	Y
Min. Lot Width	100 Feet	357 Feet	Y
Min. Setbacks			
• Front	20 Feet	140 Feet	Y
• Side	10 Feet	92 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	24 Feet	Y
Max. Lot Coverage	50 %	12 %	Y
Max. Building Height	N/A	126 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Unified Development Code 19.08 and Z-0057-98(3), the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
• East	1 Tree / 30 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**37 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	28 Trees	28 Trees	Y

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	5 Feet	5 Feet	Y
• South	15 Feet	15 Feet	Y
• East	5 Feet	5 Feet	Y
• West	5 Feet	5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y
Via Olivero Avenue	N/A	N/A	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	17,835 SF	1:500 SF	36				
TOTAL SPACES REQUIRED			36		36		Y
Regular and Handicap Spaces Required			34	2	34	2	Y
Loading Spaces	17,835 SF	2:29,999 SF	2		2		Y

ANALYSIS

The site is currently being utilized as a commercial parking lot in conjunction with an automobile dealership. The existing perimeter and parking lot landscaping was approved via Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)]. Although the approved landscape does not meet current design standards, this proposal enhances the landscaping with additional trees and shrubs throughout the site that will improve the overall aesthetic of the property.

This request maintains the overall site plan, but includes a new two-story building and an automated carwash for a new automobile dealership. The proposed buildings will meet all required setback and development standards for a C-2 (General Commercial) district. However, condition #9 of Z-0057-98 required all buildings to be located a minimum of 180 feet away from the Via Olivero right-of-way. The proposed carwash structure is 173 feet from the right-of-way. Staff has determined that due to the small footprint of the proposed structure and the fact that it is only seven feet short of the requirement, it meets the overall intent of the condition. Therefore, staff supports the deviation from this condition.

The buildings have a modern design aesthetic that will seamlessly blend and compliment the adjacent commercial buildings on the east and west sides. The carwash was placed behind the primary building, but as far away from the rear property line as possible to avoid any negative impact on the residential neighborhood to the north. The existing perimeter screening wall also provides protection of the residential properties by shielding views into the parking lot.

The proposed project meets all Uniform Development Code and previous Site Development Plan Review requirements; therefore, staff recommends approval.

FINDINGS (SDR-43961)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The property is located in a C-2 (General Commercial) district. While there are residential properties to the north, the Motor Vehicle Sales (New) use will remain the same and is compatible with adjacent development.

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 proposed development is consistent with the General Plan and the Uniform Development Code.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is accessed by an existing driveway from Sahara Avenue. There is also a cross access agreement with the property adjacent to the west. There is no direct access to the site from Via Olivero Avenue; therefore will have no negative impact on the adjacent residential neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building and landscape materials are appropriate for the area and for the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building aesthetic will compliment the commercial buildings adjacent to the site. The façade is modern and sleek and will blend seamlessly with adjacent developments.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 116

APPROVALS 0

PROTESTS 0

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

RECEIVED
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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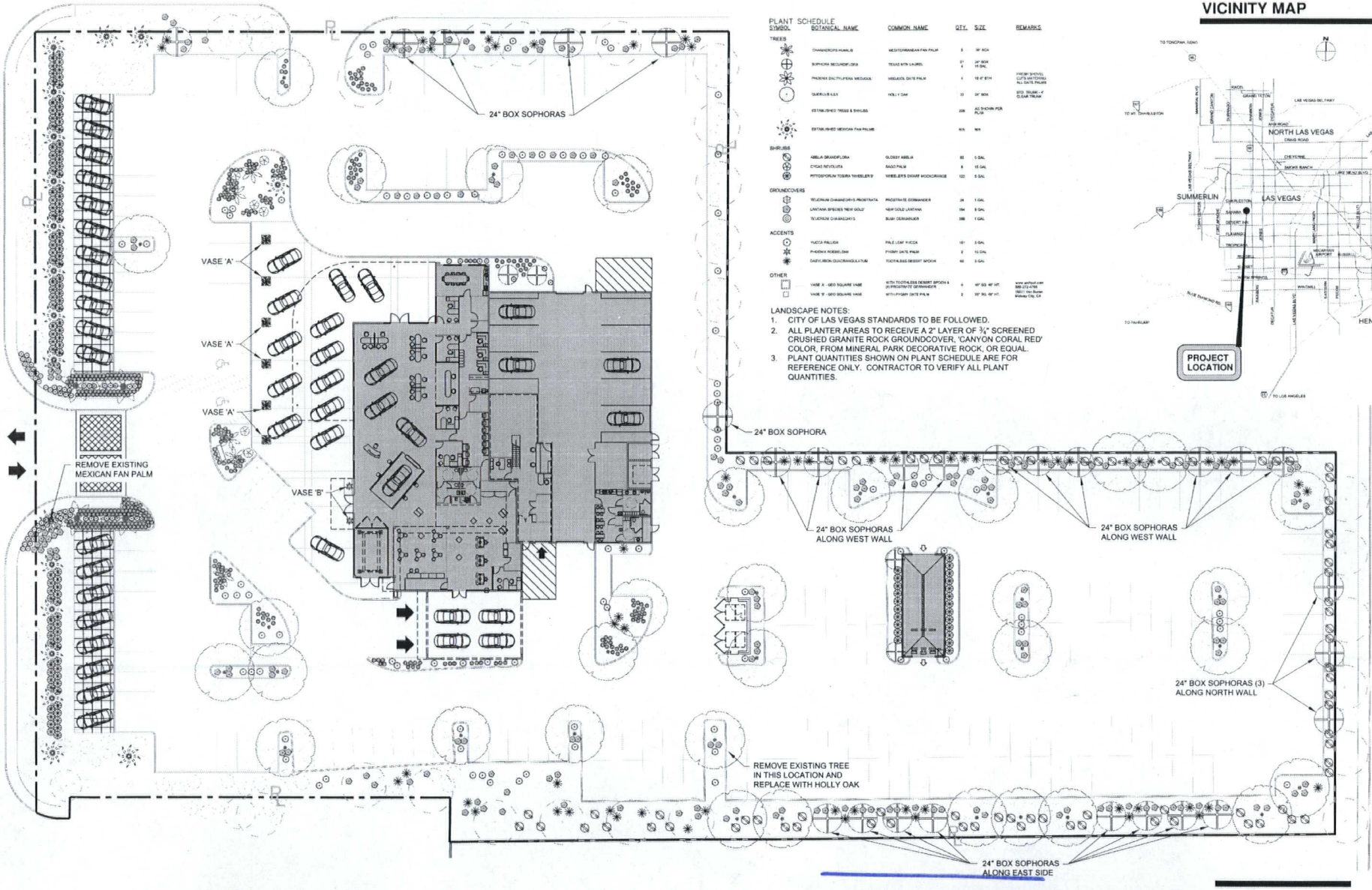

PLANT SCHEDULE

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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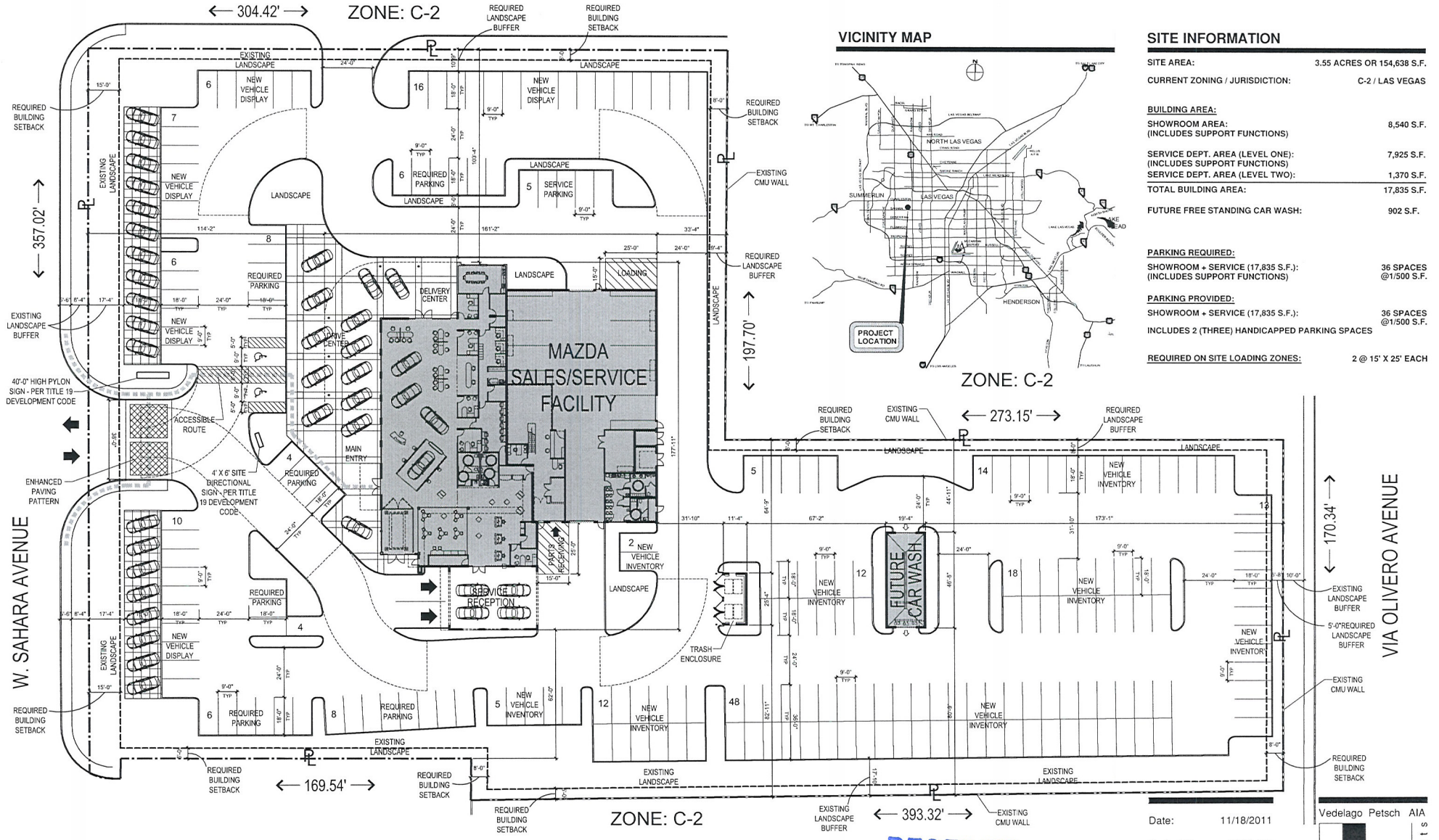
DEC 05 2011

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

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NORTH

Scale: 1" = 20'-0"

0 15 30 60 90

Date: 11/18/2011

Project No: 2011-121

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

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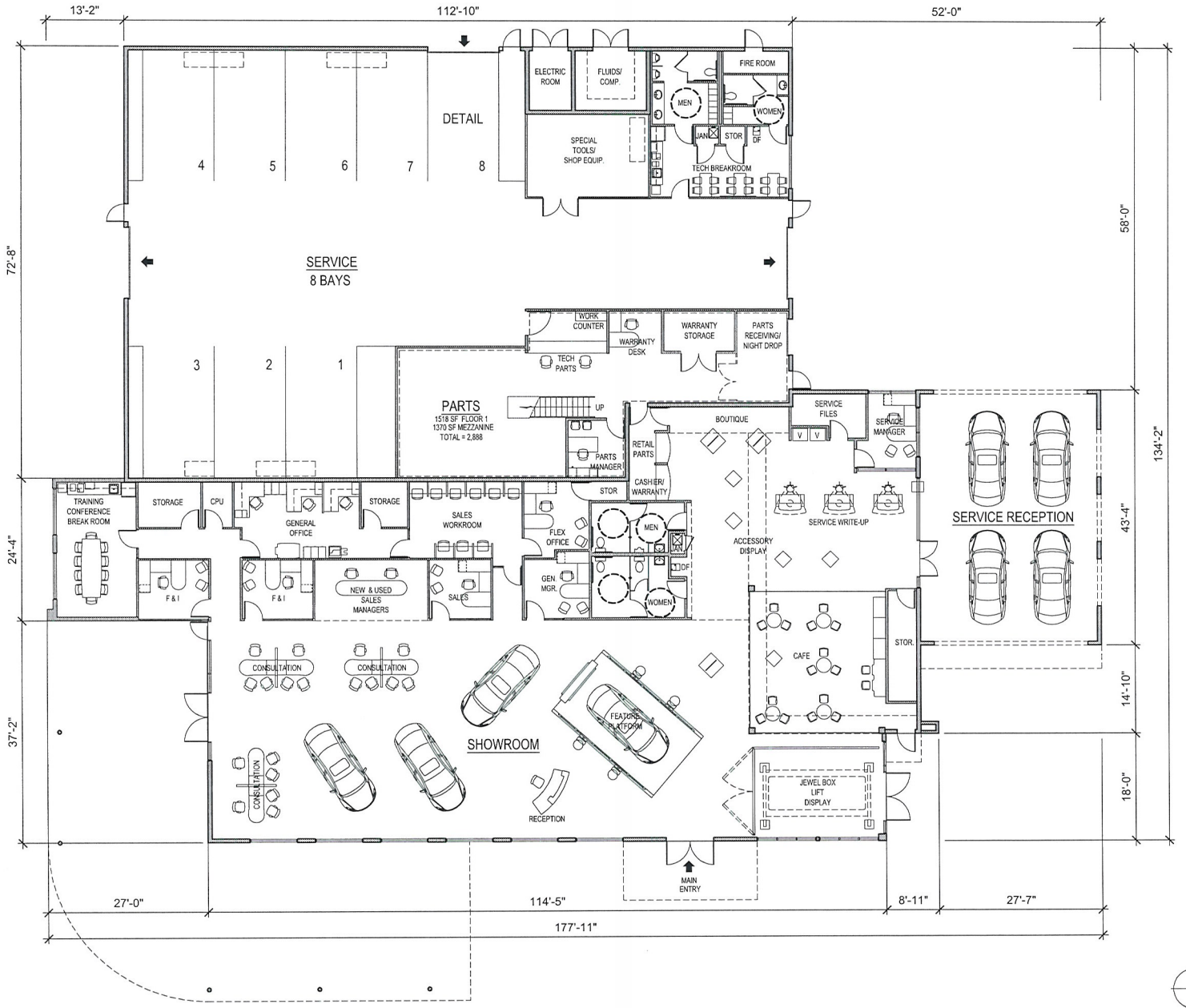
PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

SITE PLAN

SDR-43961



BUILDING INFORMATION

SHOWROOM AREA: (INCLUDES SUPPORT FUNCTIONS)	8,540 S.F.
SERVICE DEPT. AREA: (INCLUDES SUPPORT FUNCTIONS)	6,407 S.F.
PARTS WAREHOUSE - LEVEL ONE:	1,518 S.F.
TOTAL LEVEL ONE BUILDING AREA:	16,465 S.F.

OCCUPANCY

SHOWROOM (8,540 S.F.)	B
MAXIMUM OCCUPANCY (1/100 S.F.): PER 2009 IBC TABLE 1004.1.1	86 OCCUPANTS
SERVICE DEPT. (6,407 S.F.)	S-1
MAXIMUM OCCUPANCY (1/200 S.F.): PER 2009 IBC TABLE 1004.1.1	32 OCCUPANTS
PARTS WAREHOUSE (1,518 S.F.):	S-2
MAXIMUM OCCUPANCY (1/500 S.F.): PER 2009 IBC TABLE 1004.1.1	4 OCCUPANTS
LEVEL ONE TOTAL OCCUPANT LOAD:	122 OCCUPANTS

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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"

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architects
3535 Executive Terminal Dr.
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Fax (702)-951-0302

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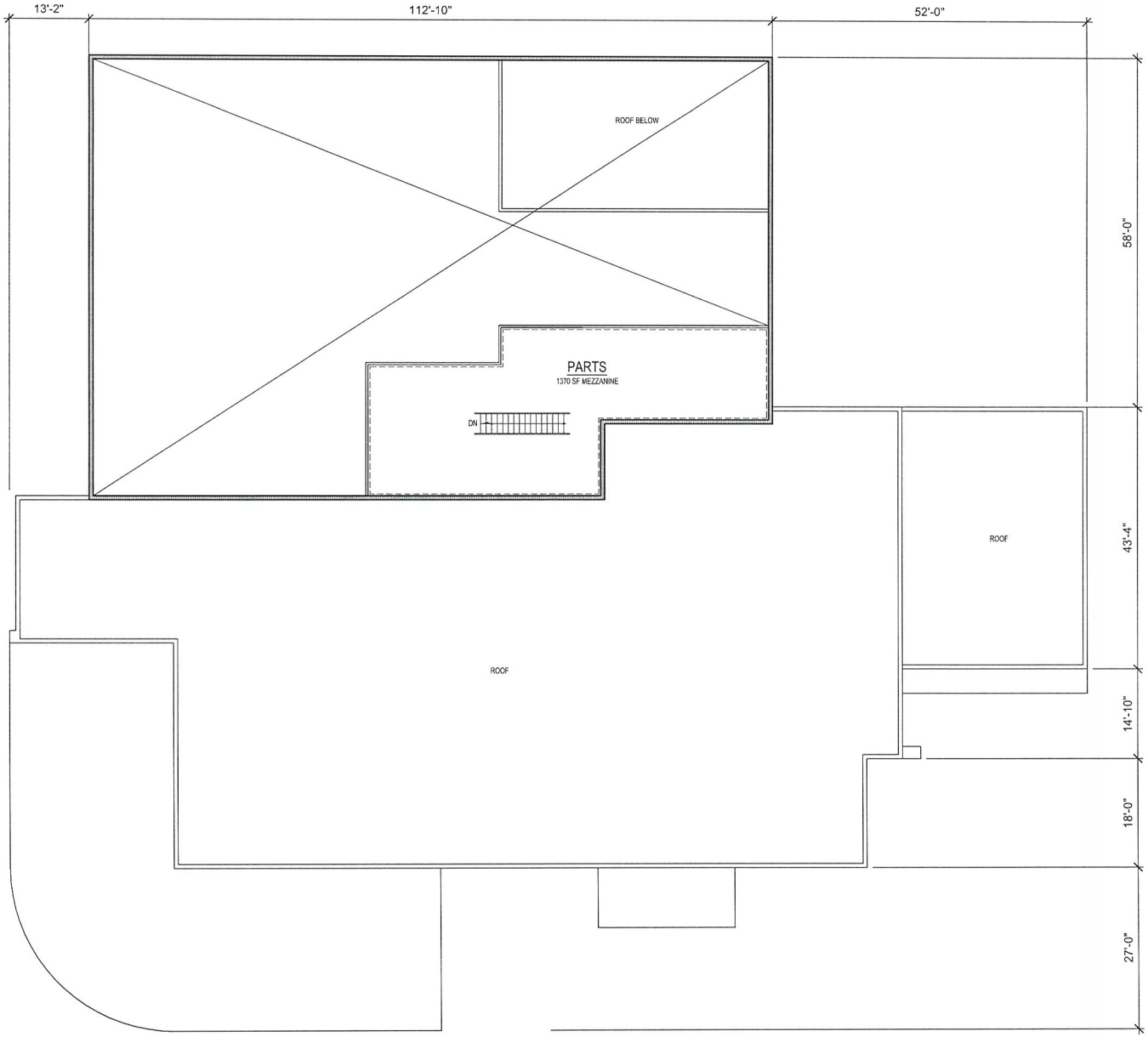
SDR-43961



BUILDING INFORMATION

PARTS WAREHOUSE - LEVEL TWO:	1,370 S.F.
OCCUPANCY	
PARTS WAREHOUSE (1,370 S.F.)	S-2
MAXIMUM OCCUPANCY (1/500 S.F.): PER 2009 IBC TABLE 1004.1.1	3 OCCUPANTS

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NOV 22 2011

NORTH

Date: 11/18/2011

Project No: 2011-121

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

0 4 8 16 24

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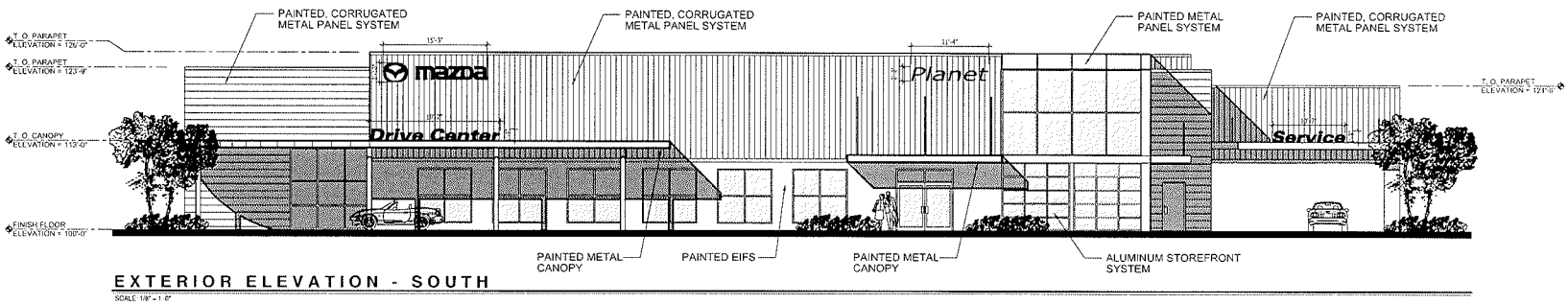
PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

LEVEL TWO

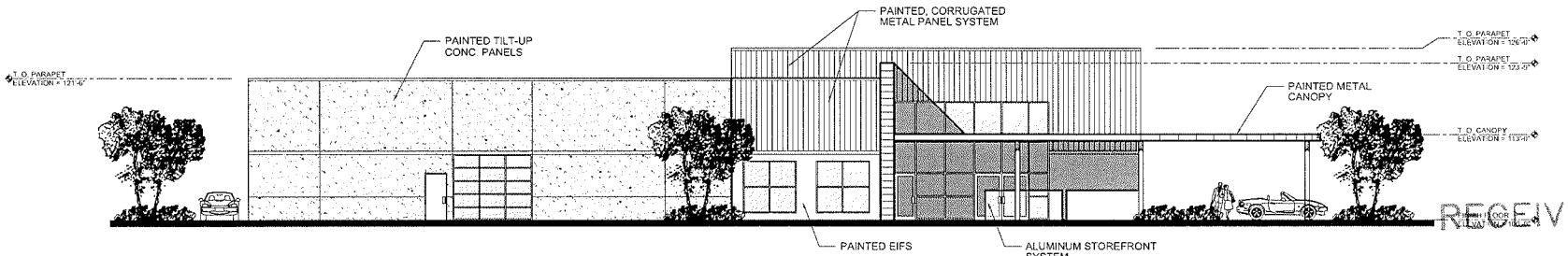
FLOOR PLAN

SDR-43961



EXTERIOR ELEVATION - SOUTH

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



EXTERIOR ELEVATION - WEST

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

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PLANET MAZDA LAS VEGAS

WEST SAHARA AVE. - LAS VEGAS, NV

EXTERIOR ELEVATIONS

Date: 11/18/2011

Project No: 2011-121

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

0 4 8 16 24

Vedelago Petsch AIA architects
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Suite 310
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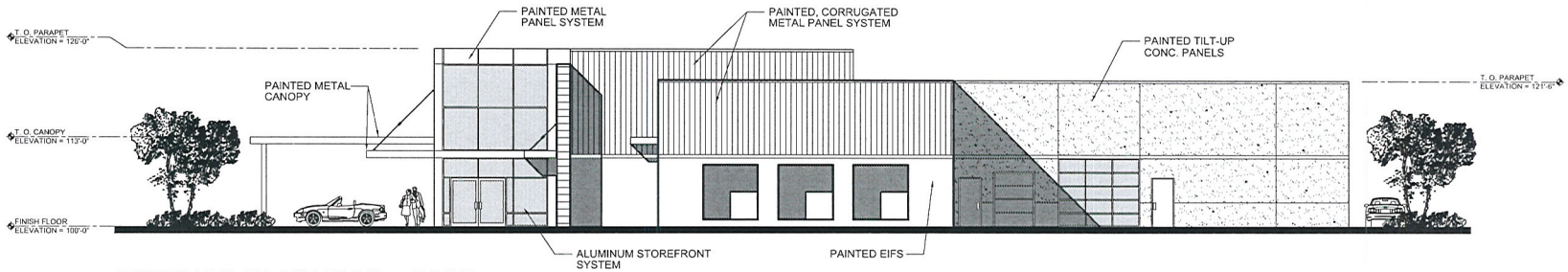
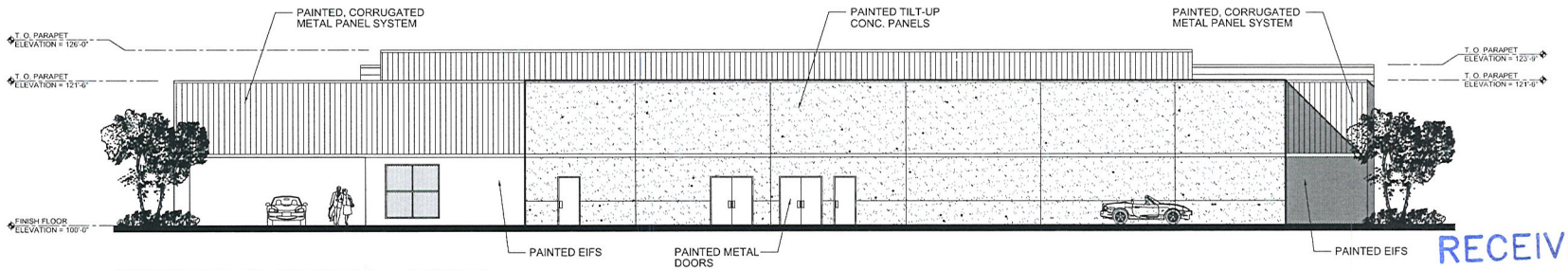


EXTERIOR ELEVATION - EAST

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

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.



SDR-43961 - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE
7000 WEST SAHARA AVENUE

12/01/11



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SDR-43961 - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE
7000 WEST SAHARA AVENUE

12/01/11

Elysium Enterprises

1408 Saintsbury Drive
Las Vegas, Nevada 89144

JUSTIFICATION LETTER

The following is a brief explanation justifying the request for a Site Development Review and detailing the intended use of the property. This request is being submitted in order to seek permission to construct a new Mazda franchised automobile sales and service facility to be built on APN 163-03-806-013, adjacent to 7000 West Sahara Avenue. The property in question is currently zoned C-2 (General Commercial) and is presently in use as a part of the existing Acura of Las Vegas franchised automobile sales and service facility. Of the slightly more than 8 acres that are currently in use by the Acura facility, some 3.5 acres will be separated for the new Mazda facility.

The new Mazda dealership will be owned and operated by Mr. John Staluppi Jr. Mr. Staluppi currently owns and operates not only the Acura dealership, but also Planet Nissan, Henderson Nissan, Centennial Buick-GMC and Centennial Mazda as well. The new Mazda dealership will create more than 100 construction related jobs and approximately 40 new permanent jobs. The facility will be open for business for service from 7am until 6pm, and for sales from 8am until 9pm Monday through Saturday. The business will be closed on Sundays in accordance with Nevada law. It will be necessary for Mr. Staluppi to acquire both State and City Business Licenses, and also a DMV&PS Dealers License.

We feel justified in making the request to build this facility at this location because there are auto dealerships adjacent to proposed facility on both sides of this site. The general area of West Sahara Avenue has 7 other auto dealerships practically all in a row. Desert BMW, the proposed Mazda site, Acura of Las Vegas, a vacant Courtesy dealership, Planet Hyundai, Gaudin Jaguar-Porsche and Fletcher Jones Mercedes-Benz are all located next to each other in this area of West Sahara Avenue and therefore is most compatible with the adjacent business.

The project meets and supports all existing planned uses for the area and currently seeks no waivers or variances of any kind. As mentioned earlier, the site is currently in use as part of the existing Acura dealership and has maintained a strong and positive working relationship with both City Officials and the surrounding neighbors alike.

Thank you for your time and consideration. Should you have any questions or require additional information, please don't hesitate to contact me.

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Respectfully,

Michael J. Bellon
President Elysium Enterprises - As Owners Representative

SDR-43961

PHONE: (702) 243-7677.....FAX: (702) 243-7788

City of Las Vegas Agenda Item No.: **51.**

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