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.

NOTE: EFFECTIVE MARCH 13, 2012, THE PLANNING COMMISSION MEETING WILL BE RELOCATED TO THE COUNCIL CHAMBERS AT THE NEW CITY HALL LOCATED AT 495 SOUTH MAIN STREET

February 14, 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 JANUARY 10, 2012

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. **ANX-44087 - ANNEXATION - APPLICANT/OWNER: AE TRUST** - For possible action on a Petition to Annex 0.20 acres at the northwest corner of Vegas Drive and Michael Way (APN 138-24-403-032), Ward 5 (Barlow). Staff recommends APPROVAL.

8. **EOT-44010 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-9078) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 313-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a 0.24-acre portion of 40.52 acres adjacent to the northwest corner of Farm Road and Shaumber Road (APNs 126-13-212-007, 008 and 181), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). 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. **RQR-44040 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL, INC.** - For possible action on a Required Review of an approved Special Use Permit (SUP-3269) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1203 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

10. **RQR-44048 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MASONIC MEMORIAL TEMPLE LODGE** - For possible action on a Required Review of an approved Special Use Permit (U-0010-02) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2234 West Mesquite Avenue (APN 139-29-801-005), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

11. **RQR-44049 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION** - For possible action on a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

12. **RQR-44050 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST** - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

13. **RQR-44051 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: W.H. BAILEY FAMILY TRUST** - For possible action on a Required Review of an approved Special Use Permit (SUP-2467) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 208 East Sahara Avenue (APN 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

14. **RQR-44052 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.** - For possible action on a Required Review of an approved Special Use Permit (U-0238-91) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 301 Mesquite Avenue (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

15. **RQR-44331 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.** - For possible action on a Required Review of an approved Variance (V-0046-92) TO ALLOW AN OFF-PREMISE SIGN TO BE 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN at 301 Mesquite Avenue (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

16. **RQR-44054 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TLC PROPERTIES, INC.** - For possible action on a Required Review of an approved Special Use Permit (U-0300-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3720 West Desert Inn Road (APN 162-08-410-033), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

17. **RQR-44083 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C** - For possible action on a Required Review of an approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at 81 South Martin L. King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

18. **RQR-44084 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS** - For possible action on a Required Review of an approved Special Use Permit (U-0171-89) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

19. **RQR-44099 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES** - For possible action on a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

20. **RQR-44100 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: G G P IVANHOE II, INC.** - For possible action on a Required Review of an approved Special Use Permit (SUP-4807) FOR A 51-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4490 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

21. **SUP-44080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERDI RESTAURANT AND PIZZA, LLC - OWNER: TENAYA VEGAS PARTNERSHIP LP** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT at 7240 Azure Drive, Suite #145 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC General Commercial Town Center Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

22. **SUP-44162 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT SUPPER CLUB at 1000 South Rampart Boulevard, Suite #21 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

23. **VAC-44157 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a Petition to Vacate A 20-FOOT WIDE PUBLIC SEWER EASEMENT at 231 North Las Vegas Boulevard, Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

24. **ABEYANCE - GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL** - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

25. **ABEYANCE - ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

26. **ABEYANCE - ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

27. **ABEYANCE - VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL** - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

28. **ABEYANCE - SUP-43355 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941 AND VAR-43353 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

29. **ABEYANCE - SUP-43356 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353 AND SUP-43355 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

30. **ABEYANCE - SDR-43352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355 AND SUP-43356 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE RANCHO DRIVE PUBLIC RIGHT-OF-WAY on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

31. **ABEYANCE - 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.

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

33. **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.

34. **GPA-44183 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to Amend the Multi-Use Transportation Trails Element of the 2020 Master Plan TO REALIGN AN EXISTING MULTI-USE TRANSPORTATION TRAIL FROM 7TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE TO 8TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE, Ward 5 (Barlow). Staff recommends APPROVAL.

35. **WVR-44155 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL, LLC** - For possible action on a request for a Waiver of Cliff's Edge Design Guidelines, Section 5.10.1 TO ALLOW NON-STANDARD STREETLIGHT POLES ALONG THE NORTH SIDE OF CENTENNIAL PARKWAY, BETWEEN SHAUMBER ROAD AND PULI ROAD (APN 126-24-497-001), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

36. **VAR-44119 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SUSAN SOOK KIM TRUST** - For possible action on a request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres at 1008 Interlude Drive (APN 138-26-618-041), R-1 (Single Family Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

37. **VAR-44145 - VARIANCE - PUBLIC HEARING - APPLICANT: THE WERKS GROUP, LLC - OWNER: ASSAF NEVADA, INC.** - For possible action on a request for a Variance TO ALLOW 188 PARKING SPACES WHERE 371 PARKING SPACES ARE REQUIRED FOR A COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 7.55 acres at 7350 Prairie Falcon Road, Suite #140 (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

38. **VAR-44220 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL** - For possible action on a request to reinstate a previously approved Variance (VAR-5227) TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 7.37 acres at the northeast corner of Coke Street and Maggie Avenue (APNs 125-09-511-001 through 003, 005, and 008 through 019), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross). Staff recommends APPROVAL.

39. **SUP-44154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NADA HAMIKA - OWNER: BONANAZA/LAMB BUSINESS PK** - For possible action on a request for a Special Use Permit FOR A 20 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,680 SQUARE-FOOT CONVENIENCE STORE at 4550 East Bonanza Road, Suite A (APN 140-29-411-217), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

40. **SUP-44160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP** - For possible action on a request for a Special Use Permit FOR AN PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 167-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

41. **SUP-44164 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WGTO, INC. - OWNER: 7-ELEVEN, INC.** - For possible action on a request for a Special Use Permit FOR A 12 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,940 SQUARE-FOOT CONVENIENCE STORE at 1601 West Oakey Boulevard (APN 162-04-603-001), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

42. **SUP-44165 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S. LAS VEGAS BLVD, LLC** - For possible action on a request for a Special Use Permit FOR A 29 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING MOTEL 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 APPROVAL.

43. **SUP-44167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,958 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 1,055 SQUARE-FOOT OUTDOOR SEATING AREA at 525 East Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

44. **SDR-44166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 120-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.16 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential), Ward 2 (Wolfson). Staff recommends APPROVAL.

45. **SDR-44168 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WSC REO, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18693) FOR A PROPOSED 2,800 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on approximately 0.77 acres at the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

46. **SDR-44337 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 59,555 SQUARE-FOOT, 32-BED EXPANSION TO AN EXISTING HOSPITAL on 28.10 acres at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

47. 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: FEBRUARY 14, 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: FEBRUARY 14, 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 FEBRUARY 14, 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 FEBRUARY 14, 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 FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 10, 2012

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 14, 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: FEBRUARY 14, 2012

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

SUBJECT:
ANX-44087 - ANNEXATION - APPLICANT/OWNER: AE TRUST - For possible action on a Petition to Annex 0.20 acres at the northwest corner of Vegas Drive and Michael Way (APN 138-24-403-032), Ward 5 (Barlow). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

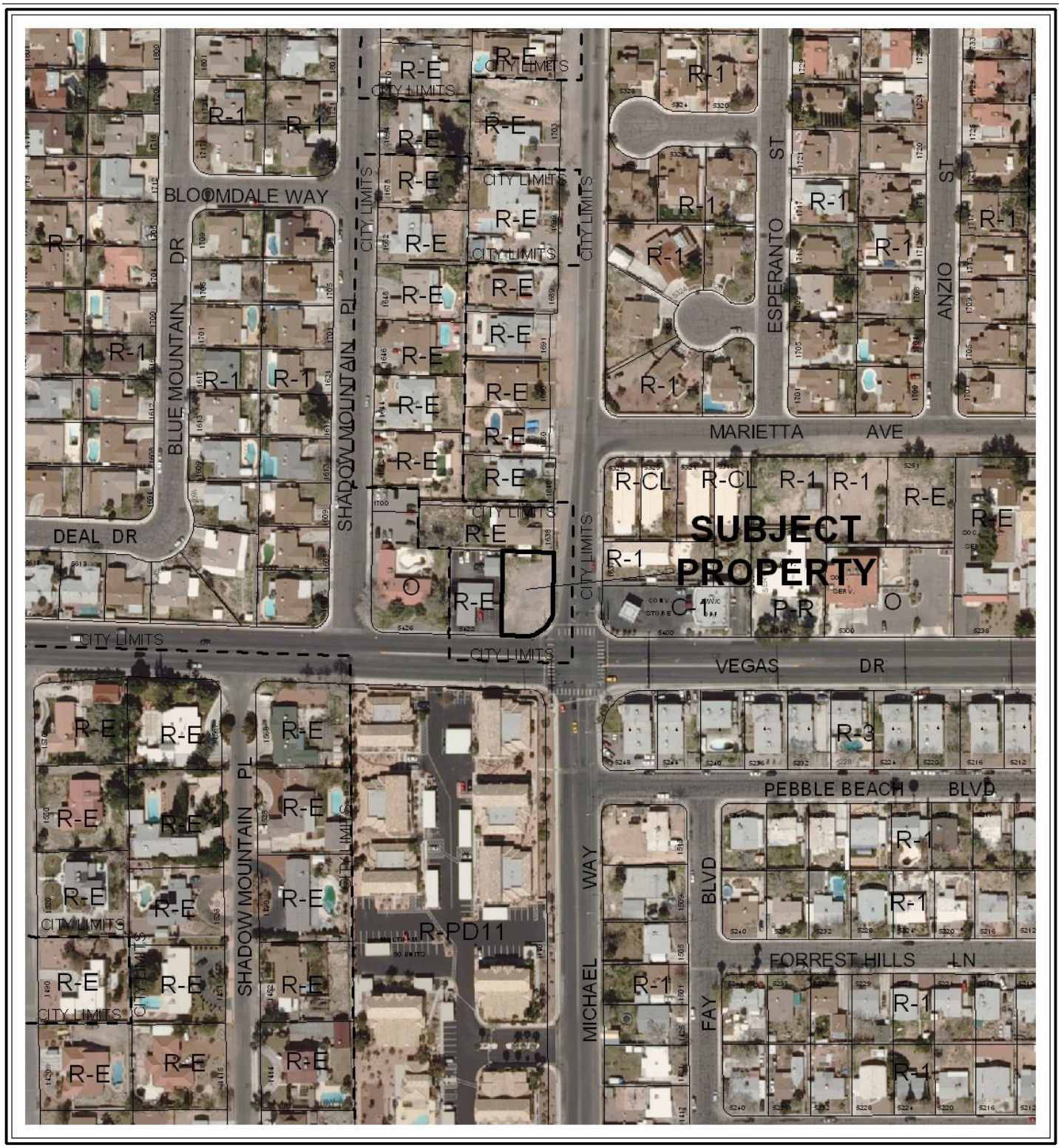
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



0 300 600 Feet

CASE: ANX-44087

N



0 300 600 Feet

CASE: **ANX-44087**

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: AE TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-44087	Staff recommends APPROVAL.	

YK

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to annex one parcel of land, generally located on the northwest corner of Vegas Drive and Michael Way, containing approximately .20 acres (APN 138-24-403-032), Ward 5 (Barlow). The site is undeveloped and in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no relevant City or County actions to report for this property.

Most Recent Change of Ownership	
08/14/08	A deed was recorded for a change in ownership.

Field Check	
01/04/12	Staff visited the site and found an undeveloped lot with a few weeds, but otherwise clean.

Details of Application Request	
Site Area	
Gross Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County
North	Single Family Dwelling	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County
South	Condominiums	ML (Medium/Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units Per Acre)

YK

East	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." Public Works staff notes: "Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments will be required." The property currently has a Clark County RN (Rural Neighborhood) land use designation that allows up to two dwelling units per acre, and an R-E (Rural Estates Residential) zoning district. If approved, the parcel will be assigned an equivalent City of Las Vegas RNP (Rural Neighborhood Preservation) land use designation and an R-E (Residence Estates) zoning district. Staff recommends approval as the request meets minimum requirements for annexation into the city.

FINDINGS

In the event the annexation is approved, additional entitlements will be required for future development of the property. As the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-44087** APN: 138-24-403-032

Name of Property Owner: AE Trust, Aimee Kearns, trustee

Name of Applicant: Aimee Kearns, Trustee of AE Trust

Name of Representative: n/a

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

☐ **Yes** ☒ **No**

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

City Official: n/a

Partner(s): n/a n/a

APN: n/a

Signature of Property Owner: Aimee Kearns, trustee

Print Name: Aimee Kearns, trustee of AE Trust

Subscribed and sworn before me

This 6th day of Dec, 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ERIC RUECKER
No: 01-71992
My Appointment Expires Nov. 24, 2013

RECEIVED
DEC 07 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annex to City

Project Address (Location) NW corner of Michael Way + Vegas Drive

Project Name Aimee's Plan **Proposed Use** Professional Office

Assessor's Parcel #(s) 138-24-403-032 **Ward #** 5

General Plan: existing Clark Cty proposed O **Zoning:** existing Clark Cty proposed P-O

Commercial Square Footage Undeveloped **Floor Area Ratio** n/a

Gross Acres .20 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER AE Trust, Aimee Keams, trustee **Contact** 702-340-1441

Address 5886 N. Bonita Vista St. **Phone:** 340-1441 **Fax:** —

City Las Vegas, **State** NV **Zip** 89149

E-mail Address ae59@cox.net

APPLICANT AE Trust, Aimee Keams, trustee **Contact** Aimee Keams

Address 5886 N. Bonita Vista St. **Phone:** 340-1441 **Fax:** —

City Las Vegas, **State** NV **Zip** 89149

E-mail Address ae59@cox.net

REPRESENTATIVE n/a **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Aimee Keams, trustee

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

Print Name Aimee Kearns, trustee of AE Trust

Subscribed and sworn before me

This 6th day of Dec, 20 11.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ERIC RUECKER
No: 01-7139
My Appointment Expires Nov. 24, 2013

FOR DEPARTMENT USE ONLY

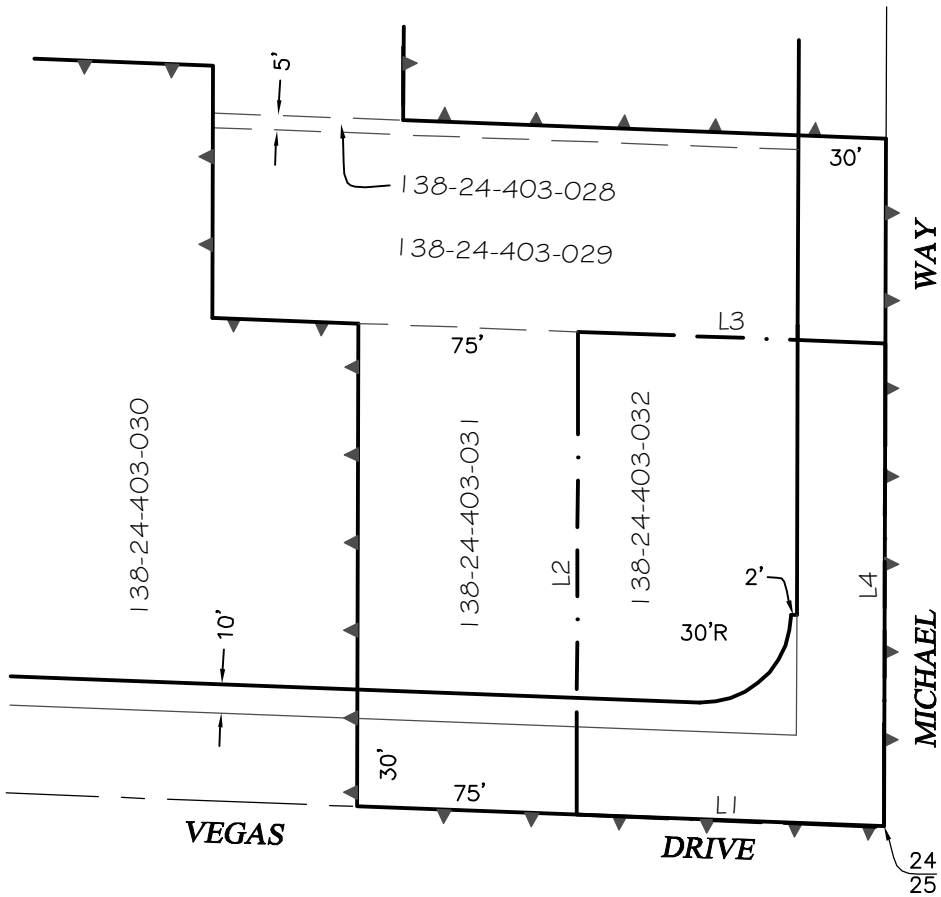
Case #	ANX-44087
Meeting Date:	02/14/12
Total Fee:	$ 330.00
Date Received:*	12/7/11
Received By:	

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

RECEIVED
DEC 07 2011

PORTION OF THE SE 1/4 SW 1/4 SEC 24, T20S, R60E, M.D.M.

NORTH
NO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	105.06	N87°49'51"W
L2	165.10	N00°11'09"E
L3	105.06	S87°49'51"E
L4	165.10	S00°11'09"W

LEGEND :

- Street Centerline
- Right-of-Way Line
- Existing City Boundary
- Lot Line
- Annexation Boundary
- ROW Parcel Line

ANX-44087

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDANCE No. _____

THIS MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON RECORD OF SURVEY IN FILE 23, PAGE 64 OF CLARK COUNTY, NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE
RIGHT-OF-WAY SECTION
DATE: JANUARY 2012 DRAWN BY: BYU
SHEET: 1 OF 1

ANNEXATION PLAT

NORTHWEST CORNER OF
VEGAS DRIVE AND MICHAEL WAY



ANX-44087 - APPLICANT/OWNER: AE TRUST
NORTHWEST CORNER OF VEGAS DRIVE AND MICHAEL WAY

01/04/12

Justification Letter
from
AE Trust, Aimee Kearns, Trustee,
in regards to:
APN # 138-24-403-032
Project Name: Aimee's Plan
to Annex from County of Las Vegas
to City of Las Vegas

December 6, 2011

To Whom it May Concern:

I would like the abilitly to hook up to City Water.

Thank you for your time and consideration. If you should have any further questions, or require any more information from me, please don't hesitate to ask me.

Sincerely,

Aimee Kearns, Trustee

Aimee Kearns
Trustee of the AE Trust
5886 N. Bonita Vista St.
Las Vegas, NV 89149
ae59@cox.net email
702-340-1441 cell

RECEIVED
DEC 07 2011

ANX-44087

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:

EOT-44010 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-9078) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN AN APPROVED 313-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a 0.24-acre portion of 40.52 acres adjacent to the northwest corner of Farm Road and Shaumber Road (APNs 126-13-212-007, 008 and 181), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

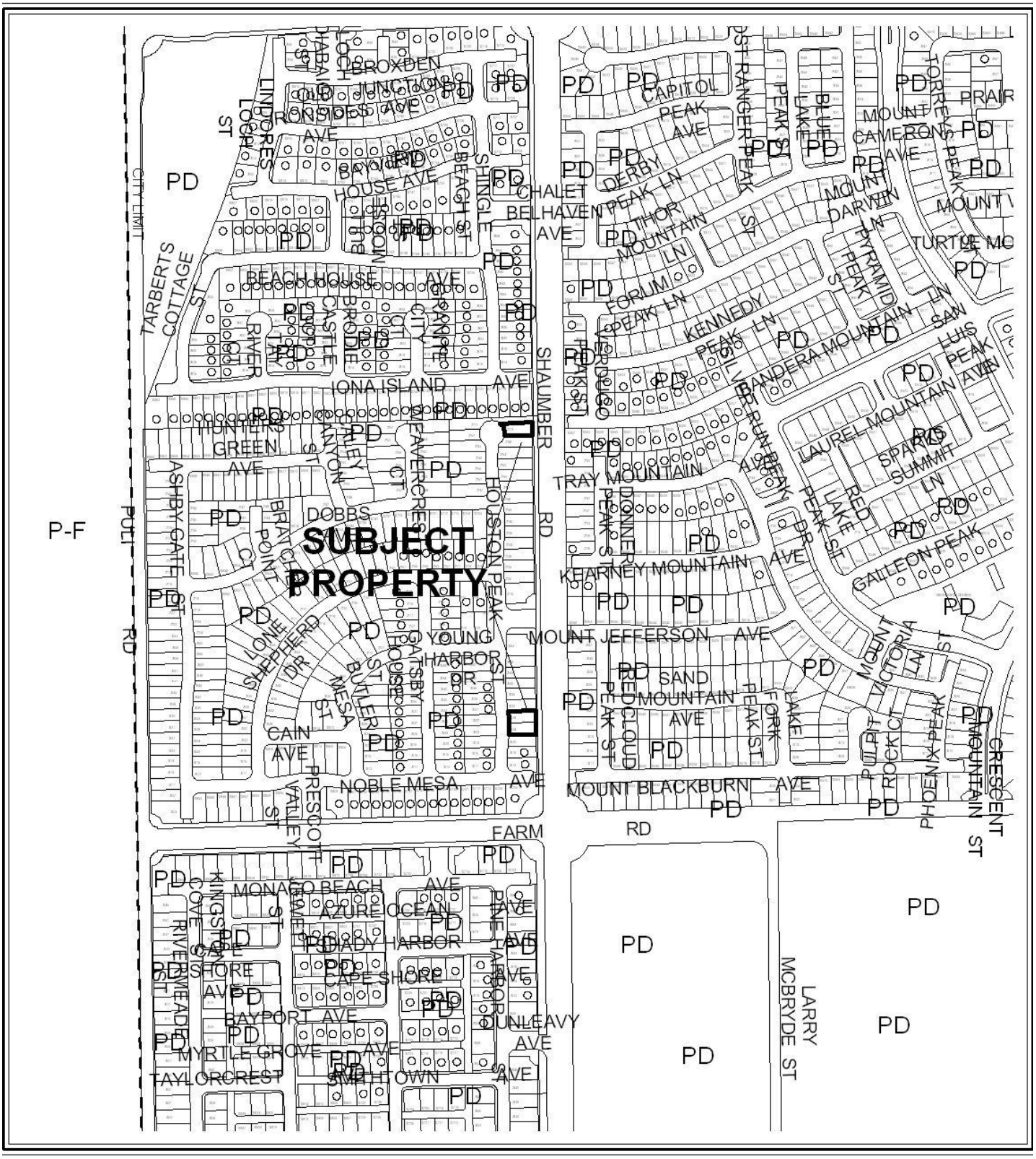
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

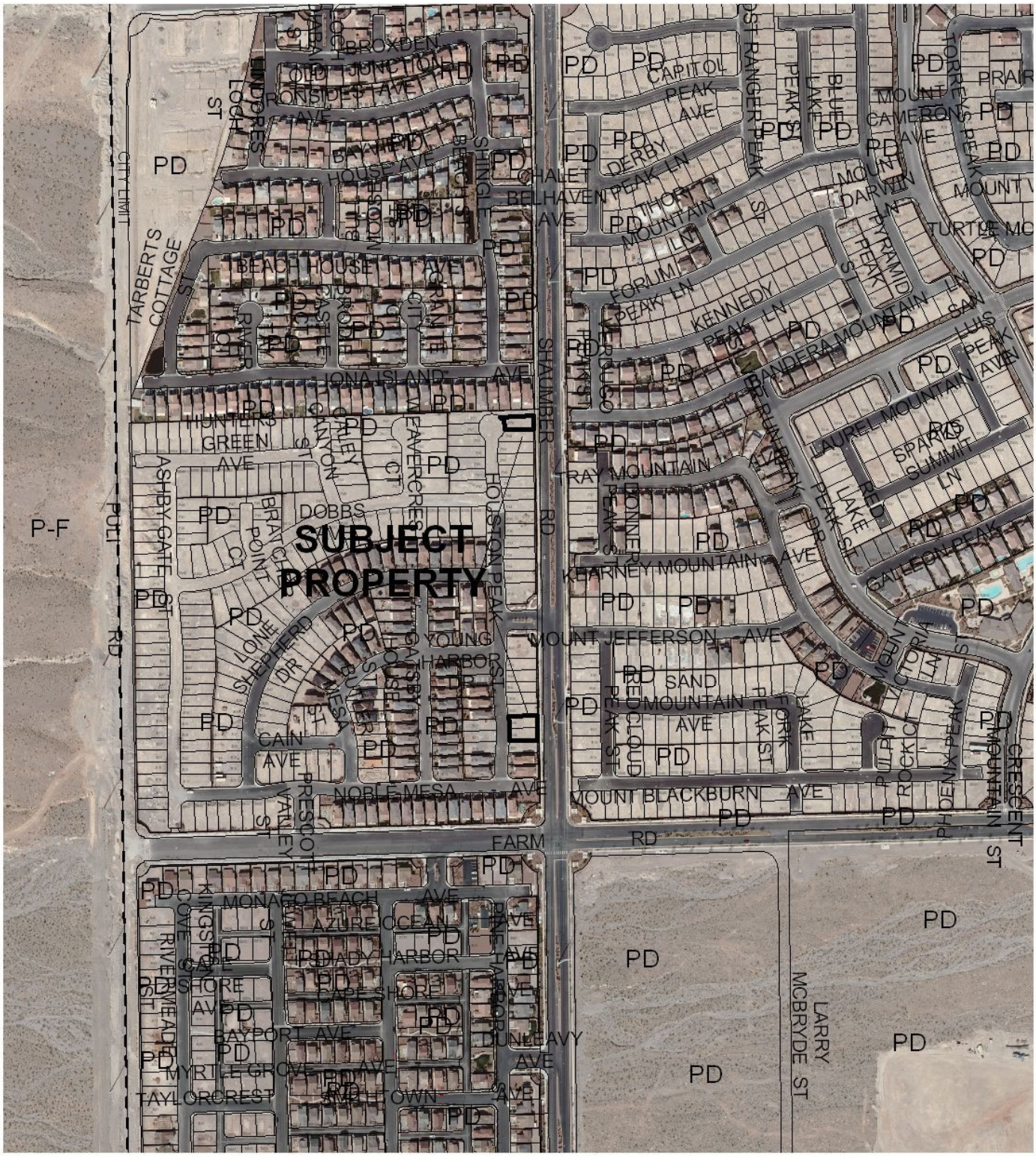
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for VAR-9078
6. Justification Letter



CASE: **EOT-44010**



CASE: **EOT-44010**

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-44010	Staff recommends APPROVAL.	

**** CONDITIONS ****

EOT-44010 CONDITIONS

Planning

1. Conformance to the approved conditions for Variance (VAR-9078).

2. This Variance (VAR-9078) shall expire 10/20/13, 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.

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Variance (VAR-9078), which allowed a 13-foot rear yard setback where 15 feet is the minimum required on three undeveloped lots of a 313-lot single-family residential development on 40.52 acres at the northwest corner of Farm Road and Shaumber Road. The deviations requested are small and would have no impact on surrounding properties; therefore, staff recommends approval of this request. If denied, the Variance approval would expire.

ISSUES

- The three lots requiring the Variance are Lots 7, 8 and 181 as indicated in Book 132 Page 3 of Plats (Beazer @ Cliff's Edge Pod 205).
- This is the third Extension of Time of an approved Variance (VAR-9078), which was approved by the Planning Commission on 10/20/05. Staff had recommended approval of the original request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/16/03	The City Council approved a Rezoning (ZON-1520) of 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission and staff recommended approval of the request.
02/18/04	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, LLC, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval of the request.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval of the request.

06/24/04	The Planning Commission approved a Tentative Map (TMP-4431) for a 313-lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval of the request. A final map covering this area was recorded 06/19/06.
08/19/04	A parent map (FMP-4358) subdividing the Cliff's Edge Master Planned Community area was recorded.
10/20/05	The Planning Commission approved a Variance (VAR-9078) to allow a 13-foot rear yard setback where 15 is the minimum required on three lots on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road. Staff recommended approval of the request.
11/16/05	The City Council approved a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add Section 3.2.5B to the Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval of the request.
12/06/07	The Planning Commission approved an Extension of Time (EOT-25199) of an approved Variance (VAR-9078) to allow a 13-foot rear yard setback where 15 feet is the minimum required for three proposed lots within a 313-lot residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval of the request.
12/02/09	The City Council approved an Extension of Time (EOT-36105) of an approved Variance (VAR-9078) to allow a 13-foot rear yard setback where 15 feet is the minimum required on three proposed lots within an approved 313-lot residential development at the northeast corner of Farm Road and Puli Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/05/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits have been issued for construction on any of the subject properties; however, numerous permits have been issued and finaled for single family dwellings in the immediate subdivision.

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

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

Field Check	
01/04/12	During a field check, it was noted that the three subject lots are undeveloped and that some new single-family dwellings have been constructed on other lots within the development.

Details of Application Request	
Site Area	
Net Acres	0.24 acres of a total 40.52 acres

APNs 126-13-212-007 and 008

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)

APN 126-13-212-181

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

North	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Cliff's Edge	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
PD (Planned Development) 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 Cliff's Edge Design Guidelines, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks • Rear (perimeter lots)	15 Feet, except 10 feet is allowed for up to 50% of the product width; no more than 3 adjacent dwellings may have the same rear setback, or at least a 5-foot offset is required	13 Feet (minimum)	N

ANALYSIS

This is the third request for an Extension of Time for the subject Variance (VAR-9078), which was approved by the Planning Commission on 10/20/05. Staff had originally recommended approval of the request, determining that the deviations requested were small and would have no impact on the surrounding properties. The applicant requests two additional years for the extension, as the lots are part of a later phase of construction within the development, which has been slowed by economic conditions.

FINDINGS (EOT-44010)

Surrounding land uses (all single-family detached residential) have remained unchanged since the Variance was originally approved. Single-family dwellings have been constructed on some of the lots in earlier phases of development within the subdivision. Approval of this request will allow the applicant additional time to construct homes on the indicated lots and complete the existing development. Staff therefore has no objection to this request for a two-year Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-44010** APN: 126-13-212-007, 008 & 181

Name of Property Owner: Beazer Homes Holdings Corp

Name of Applicant: Beazer Homes Holdings Corp

Name of Representative: Bill June

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: W.A. June Division President Beazer Homes-Las Vegas

Subscribed and sworn before me

This 21st day of November, 20 11

_____

Notary Public in and for said County and State

SUZAN ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-12-15
Certificate No: 11-4867-1

SUZAN ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-12-15
Certificate No: 11-4867-1

RECEIVED
NOV 29 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time (VAR-9078)

Project Address (Location) Farm Road / Puli Road

Project Name Beazer @ Cliffs Edge POD 205 **Proposed Use** SFR

Assessor's Parcel #(s) 126-13-212-007, 008 & 181 **Ward #** 6

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

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

Gross Acres 40.52 **Lots/Units** 306 **Density** _____

Additional Information FMP-10705

PROPERTY OWNER Beazer Homes Holdings Corp **Contact** Bill June

Address 184 Bird Cove **Phone:** 837-2100 **Fax:** _____

City Henderson **State** NV **Zip** 89011

E-mail Address bjune@beazer.com

APPLICANT Beazer Homes Holdings Corp **Contact** Bill June

Address 184 Bird Cove **Phone:** 837-2100 **Fax:** _____

City Henderson **State** NV **Zip** 89011

E-mail Address bjune@beazer.com

REPRESENTATIVE Thomason Consulting Engineers **Contact** Sonia Macias

Address 3277 E Warm Springs Rd #400 **Phone:** 932-6125 **Fax:** 932-6129

City Las Vegas **State** NV **Zip** 89120

E-mail Address smacias@tce-lv.com

Property Owner Signature* W.A. June
Division President
Beazer Homes-Las Vegas

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

Print Name W.A. June
Division President
Beazer Homes-Las Vegas

Subscribed and sworn before me

This 21st day of November, 20 11.

Notary Public in and for said County and State

SUZAN ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-12-15
Certificate No: 11-4867-1

Revised 10/27/08

SUZAN ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires:
Certificate No: 11-48-

FOR DEPARTMENT USE ONLY

Case #	EOT-44010
Meeting Date:	02/14/12
Total Fee: $	300.00
Date Received:*	11/29/11
Received By:	

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

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

RECEIVED
NOV 29 2011

ROSABELLA @ SARATOGA HIGHLANDS

PLAN 1792

Beazer Homes

4670 S. FORT APACHE STREET SUITE 200
LAS VEGAS, NEVADA 89147 (702)837-2100

GENERAL NOTES

1 ALL PLANS ARE GENERATED WITH THE AID OF COMPUTER AIDED DRAFTING SYSTEM.
2 DIMENSIONS AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTIONS AND SHOULD BE UTILIZED TO SETTLE ANY DISCREPANCIES - ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO THE PLANNING AND DESIGN DEPARTMENT OF BEAZER HOMES, INC.
3 PLANS ARE GENERATED FROM A COMMON GRAPHIC DATA-BASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.

4 PLANS ON 11x17 SIZE PAPER ARE ONE HALF NOTED SCALE

TABLE OF CONTENTS

SHEET	CONTENT
CS-1.0	COVER SHEET
S-1.0	SLAB FOUNDATION PLAN
A-1.0	FIRST AND SECOND FLOOR PLANS
A-1.1	FLOOR PLAN OPTIONS
A-2.0	ELEVATION "A"
A-2.1	ELEVATION "B"
A-2.2	ELEVATION "C"
A-2.3	ELEVATION "D"
A-2.4	ELEVATION W/COVERED PATIO & DECK
A-2.5	ELEVATION W/OPTION MEDIA NICHE
A-3.0	BUILDING SECTION
A-4.0	INTERIOR DETAILS
CD-1	ARCHITECTURAL DETAILS
CD-2	ARCHITECTURAL DETAILS
CD-3	ARCHITECTURAL DETAILS
CD-4	ARCHITECTURAL DETAILS
CD-5	EFL DETAILS
M-1.0	MECHANICAL PLAN
M-1.1	MECHANICAL PLAN OPTIONS
P-1.0	PLUMBING PLAN
E-1.0	ELECTRICAL SPECIFICATIONS
E-2.0	FIRST & SECOND FLOOR ELECTRICAL PLANS
E-3.0	ELECTRICAL PLAN OPTIONS

GENERAL CONSTRUCTION SPECIFICATIONS

1. PLANS ARE DESIGNED TO MEET THE 2003 IRC BUILDING CODE, LATEST EDITION AS ISSUED BY THE STATE OF NEVADA, WITH MODIFICATIONS AND AMENDMENTS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
2. PLANS SHALL COMPLY WITH THE 2003 IRC, IBC, UMC, UPC, 2002 NEC AND 1992 MEC AS AMENDED BY CLARK COUNTY
3. PRESUMPTIVE SOIL PRESSURE IS 2000 LBS/SF.
4. ALL HOUSE SLABS TO BE 3000 PSI CONCRETE MINIMUM AND ALL GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM UNLESS NOTED OTHERWISE.
5. TYPICAL FOUNDATION CONSTRUCTION DETAILS ARE SHOWN ON RESPECTIVE FOUNDATION PLANS (INCLUDING ENGINEERING PLANS) AND TYPICAL WALL SECTION DETAIL SHEETS GENERATED FOR EACH DRAWING SET.
6. TEMPERED GLASS SHALL COMPLY TO IRC 308.4.
7. HOUSE CONSTRUCTION IS TYPICAL 2x4 STUDS AT 16" O.C. AT ALL EXTERIOR WALL UNLESS OTHERWISE NOTED. ALL INTERIOR BEARING WALLS TO BE CONSTRUCTED WITH 2x4 STUDS AT 16" O.C ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. WALLS THAT ARE TO BE BALLOON FRAMED OR CONSTRUCTED WITH 2x6 STUDS WILL BE NOTED AS SUCH.
8. ALL CONSTRUCTION SPECIFICATIONS NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
9. THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (IRC R318.1.)
10. PROVIDE A WEEP SCREED PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVED PAVED AREAS (R703.6.2.1.)
11. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS , WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED (R702.4.2.)
12. BUILDINGS HAVING FLOORS OF WOOD FRAME CONSTRUCTION: DRAFT STOP THE AREA BETWEEN THE CEILING AND FLOOR ABOVE SO THAT NO CONCEALED SPACE EXCEEDS 1,000 SF, AND NO HORIZONTAL DIMENSION EXCEEDS 60 LF. (R502.12.)
13. FIRE BLOCKING SHALL COMPLY WITH IRC R602.8.
14. OCCUPANCY TO BE SINGLE FAMILY DWELLING.
15. PLEASE SEE SHEET CD-4 FOR EFL DETAILS. USE AT ALL AREAS APPLICABLE SUPERSEDING ANY OTHER DETAILS INFORMATION.

CONTRACTOR

These plans are prepared and submitted by the contractor as an exception to NRS 623.330 for work under contractor license category authorized under NRS 624.

BEAZER HOMES
Company Name

D06280A
Contractor License Number

BEAZER HOMES
Plans Prepared By

(Please Print)
Contractor Responsible for Water or S.T.U. Plumbing
Number and Number

Signature

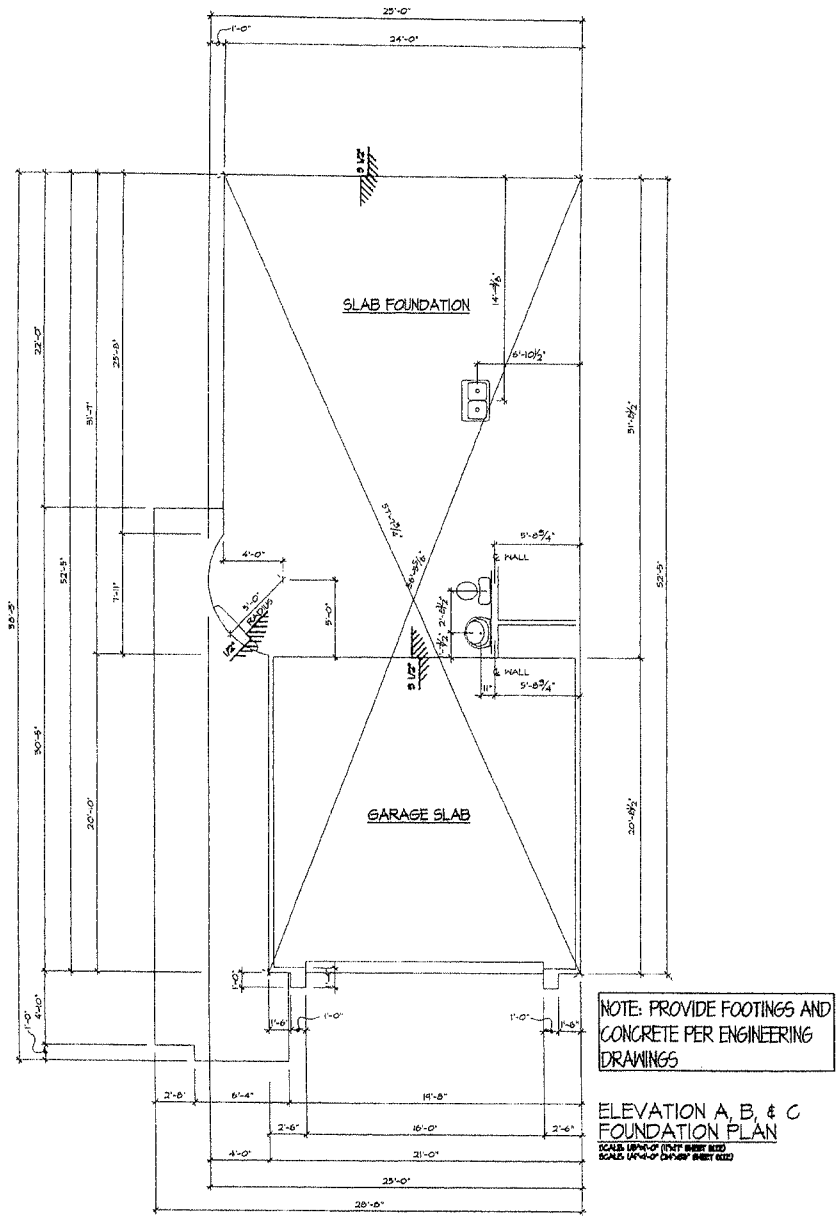
CLIFF'S EDGE 6303

COVER SHEET
PLAN 1792

CS-1.0

RECEIVED
NOV 29 2011

EOT-44010



NOTE: PROVIDE FOOTINGS AND CONCRETE PER ENGINEERING DRAWINGS

ELEVATION A, B, & C
FOUNDATION PLAN

SCALE: 1/4"=1'-0" (11x17 SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)

CONTRACTOR

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor licenses category authorized under NRS 624.

BRAZER HOMES
Company Name

0042054
Contractor License Number

BRAZER HOMES
Plans Prepared By

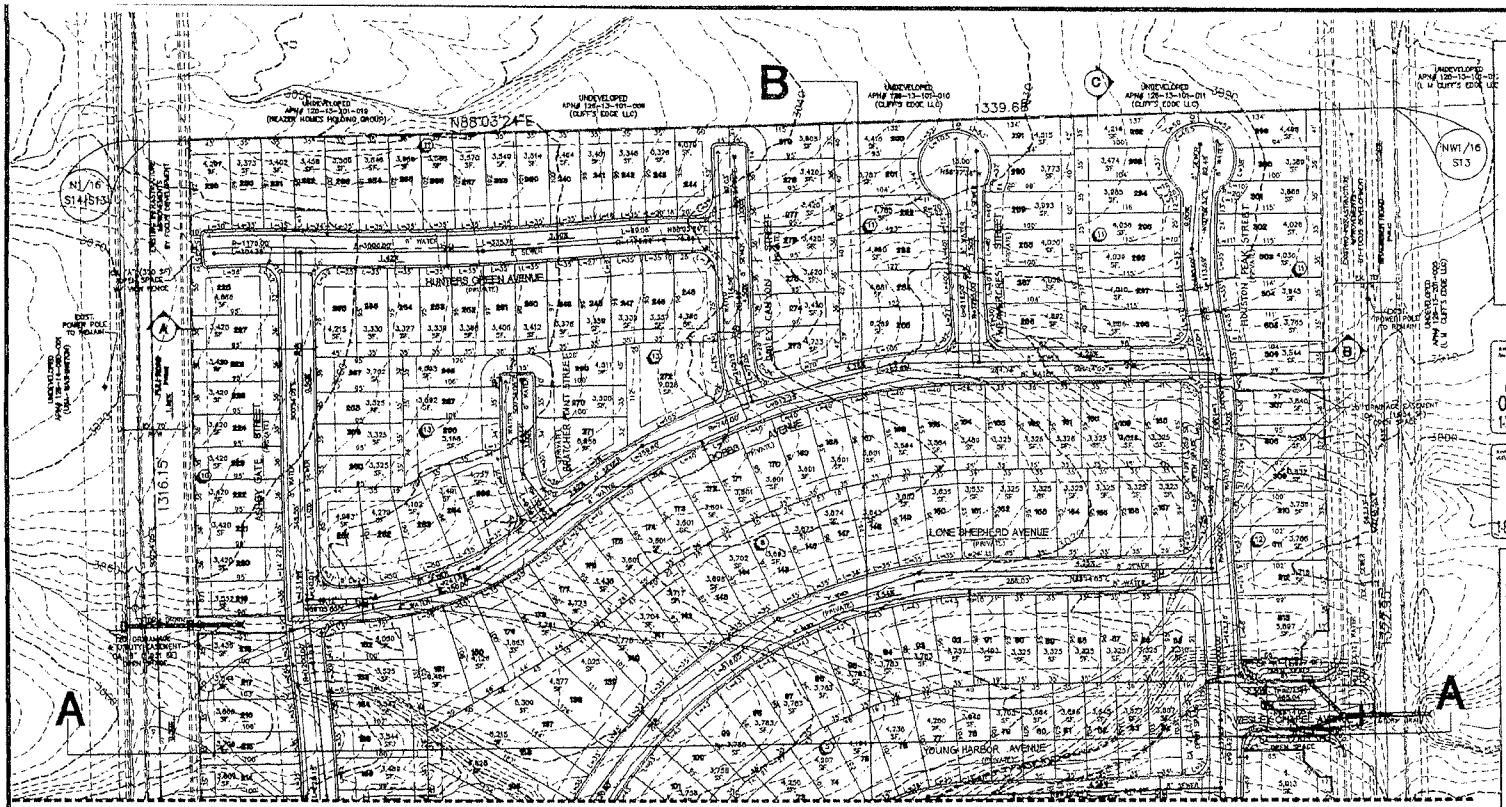
(Please Print)
Contractor Representative OR
Master or Ltd. P. Plumbing-
Electrical and Plumbing

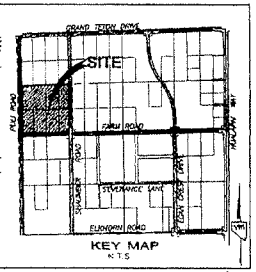
Signature

FOUNDATION PLAN
PLAN 2 OF 2

S-1.0

G:\DOCS\BAE-1\work\VTH\LOCALS-1\Temp\11\720 Floor Plans.dwg, 7/15/2005 11:28:36 AM, mwm, 1:100,0,0,0





KEY MAP
N.T.S.

GRAPHIC SCALE
1" = 60'

Call before you Overhead 1-702-593-5111

Call before you Dig 1-800-227-2600

TABULATION

CURRENT ZONING	R-E, R-2
PROPOSED ZONING	PD
ZONE CHANGE	ZC-1252-03 ZC-1982-03
GROSS AREA	49.97 AC
PROPOSED DENSITY	7.73 DU/A
NUMBER OF RESIDENTIAL LOTS	313 EA.
NUMBER OF COMMON ELEMENTS	11 EA.
MAX. BUILDING HEIGHT(ZONING)	35'
OPEN SPACE REQUIRED =	0 S.F.
OPEN SPACE PROVIDED =	77,889 S.F.
APN# 125-13-201-007,003,004 & 009 125-13-201-010,011,012, & 013	

LEGEND

	STREET CENTERLINE
	BACK OF CURB LINE
	LOT LINE
	PARCEL BOUNDARY
	SETBACK LINE
SEW 8"SS	EXISTING SEWER LINE AND MANHOLE
CW 8"W	EXISTING WATER LINE
8"W	PROPOSED WATER LINE
8"SS	PROPOSED SEWER LINE AND MANHOLE
20	LOT NUMBER
1	BLOCK NUMBER
C.A. "A"	COMMON AREA LOT
POC	POINT OF CONNECTION TO EXIST. UTILITIES
R=8.00	RATE OF GRADE AND DIRECTION OF FLOW (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
2675	EXISTING GROUND CONTOUR LINE
	BLOCK WALL
	PROPOSED / EXISTING STREET LIGHT
	PROPOSED / EXISTING FIRE HYDRANT
MB	PROPOSED MAIL BOXES PER USPS
C.G.	CURB AND GUTTER
S/W	SIDEWALK
R/W	RIGHT-OF-WAY

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION
   AVERAGE FLOW = 0.07825
   PEAK FLOW = 0.2739
5. BUILDING SETBACKS AND HEIGHTS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FIRM RATE MAP NUMBER 32003C1725 G.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 60' WIDE UNLESS OTHERWISE SHOWN. ALL PRIVATE STREETS ARE P.U.E.'S, SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. ALL PROPERTY LINE RADIUS = 10' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY. ALL GROUND WATER DEPTH HISTORICAL WITHIN 20' OF EXISTING GROUND SURFACE.
16. THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND WILL VARY FROM FINAL MAP.

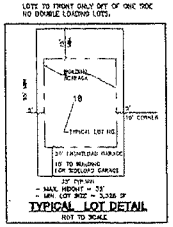
OWNER/DEVELOPER
BEAZER HOMES
4070 S. FORT APACHE RD. SUITE 250
LAS VEGAS, NEVADA 89147
(702) 837-3100
CONTACT: KIRK ARVANJUSON

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1008-810
NAVD88 ELEVATION: 787.784 METERS (2584.62 FEET)
RIVET & SQUARE ALUMINUM PLATE IN 6" CONCRETE CYLINDER, LOCATED 20' SOUTH & 20' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT

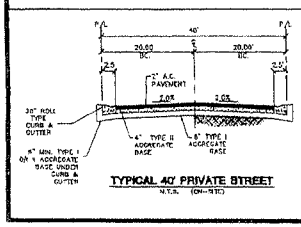
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°34'55" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 124 AT PAGE 94.

LEGAL DESCRIPTION
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

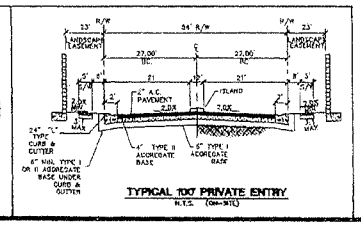
CORNER LOT NOTE
LOTS TO FRONT ONLY OUT OF ONE POC NO DOUBLE FRONTED LOTS.



TYPICAL LOT DETAIL
NOT TO SCALE



TYPICAL 40' PRIVATE STREET
N.T.S. (ON-SITE)



TYPICAL 100' PRIVATE ENTRY
N.T.S. (ON-SITE)

BEAZER HOMES
4070 S. FORT APACHE RD. SUITE 250
LAS VEGAS, NEVADA 89147
(702) 837-3100

CITY OF LAS VEGAS, NEVADA

2787 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5918
PH. (702) 873-7500 FAX (702) 361-2351
nevada COMMUNITY DEVELOPMENT ■ PLANNING ■ LAND SURVEYING

NO.	DATE	BY	REVISION

TENTATIVE MAP

BEAZER @ CLIFFS EDGE
POD 205

DRAWN BY: JAN/SOM
DESIGNED BY:
CHECKED BY:
PROJECT NO. 6383
SCALE: 1"= 60' HORIZ. 1"= 6' VERT.

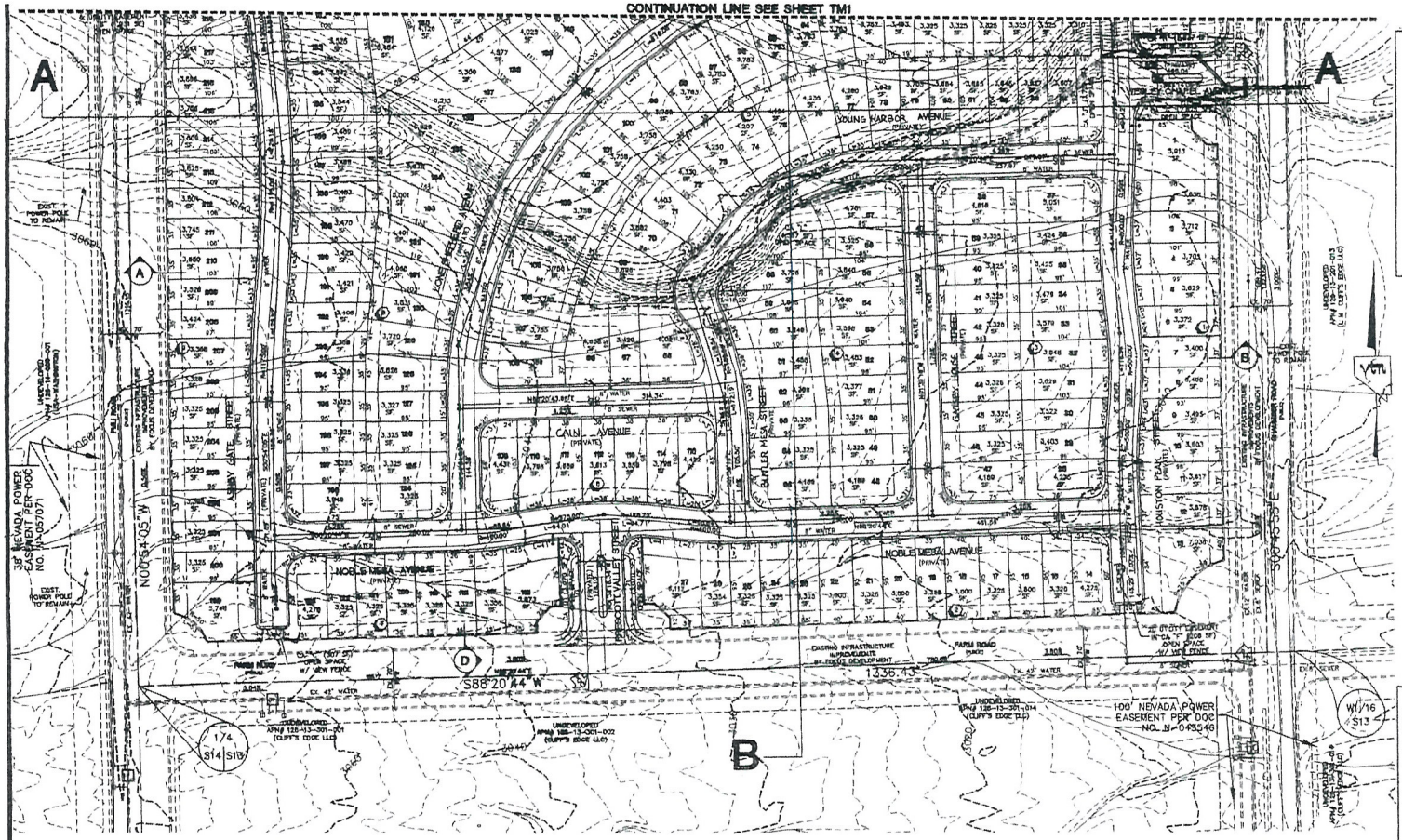
DEBORAH KALEIKINI JOHNSON
CIVIL
No. 14571
EXPIRES 06-30-06

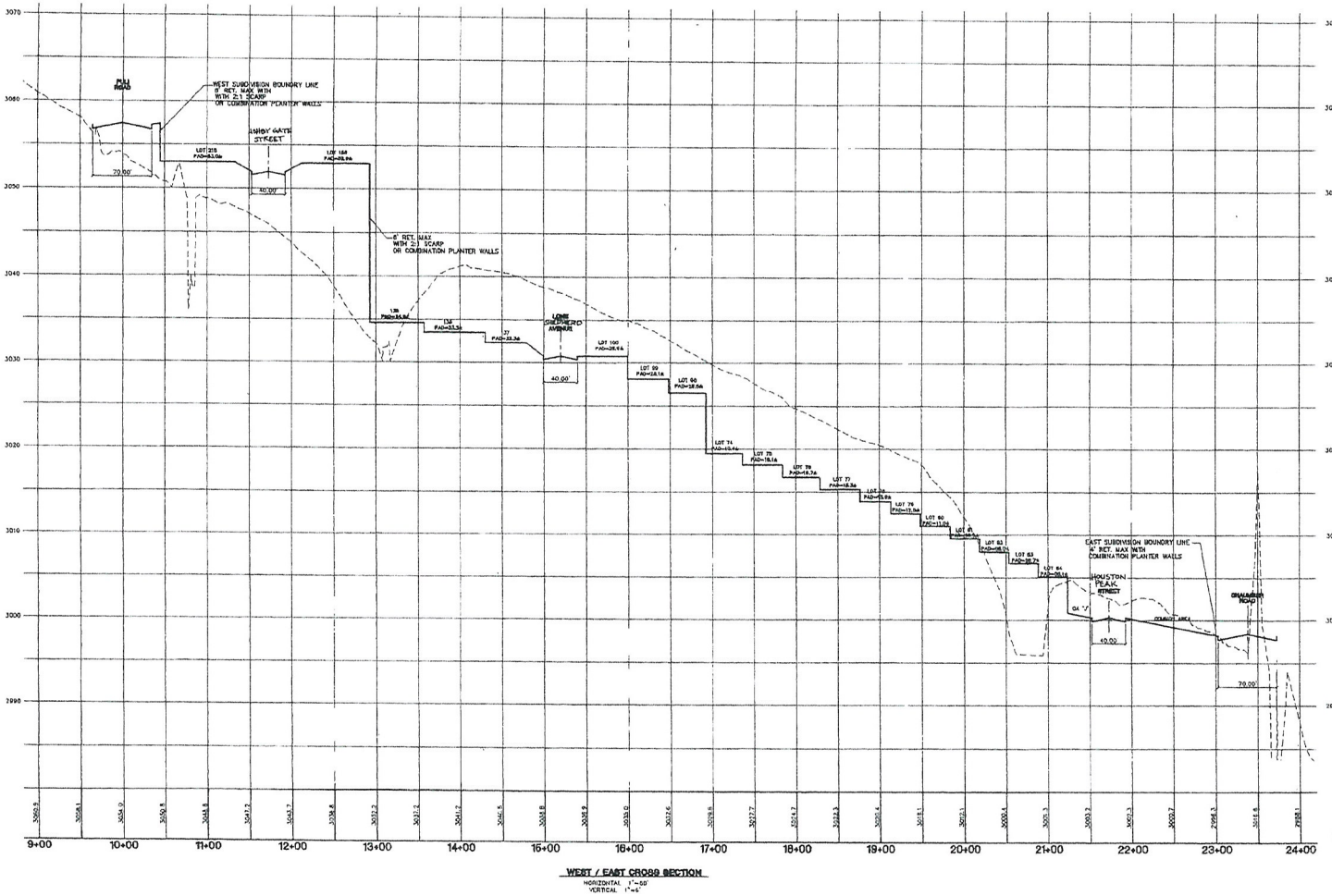
SHEET TM1
1 OF 4 SHEETS
DRAWING NO.

H:\6383\DGN\TM.dgn 11/17/11 AM, Anthony, TEMPLATE (Tab 1)

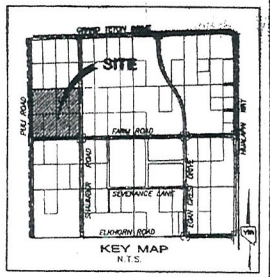
RECEIVED
NOV 29 2011

EOT-44010


CONTINUATION LINE SEE SHEET TM1
A
B
CALN AVENUE
NOBLE MESA AVENUE
YOUNG HARBOR AVENUE
BUTLER MESA STREET
HOUSTON PEAK STREET
PRESCOTT VALLEY STREET
ABBEY GATE STREET
FARM ROAD
PUU ROAD
EXIST. POWER POLE TO REMAIN
PROPOSED 8" WATER
PROPOSED 8" SEWER
EXISTING INFRASTRUCTURE IMPROVEMENTS BY FOCUS DEVELOPMENT
UNDEVELOPED APN# 138-13-301-001 (CLIFF'S EDGE LLC)
UNDEVELOPED APN# 138-13-301-002 (CLIFF'S EDGE LLC)
UNDEVELOPED APN# 138-13-301-034 (CLIFF'S EDGE LLC)
100' NEVADA POWER EASEMENT PER DOC NO. N-043546
30' NEVADA POWER EASEMENT PER DOC NO. 103-05071
N00°54'05"W
S88°20'44"W
1336.43'
OPEN SPACE W/ VIEW FENCE
EX. 48" WATER
EX. 8" SEWER
EX. 8" WATER
EX. 12" WATER
EX. 6" WATER
EX. 6" SEWER
EX. 4" SEWER
EX. 8" STORM DRAIN
EX. 18" STORM DRAIN
EX. 24" STORM DRAIN
EX. 30" STORM DRAIN
EX. 36" STORM DRAIN
EX. 42" STORM DRAIN
EX. 48" STORM DRAIN
EX. 54" STORM DRAIN
EX. 60" STORM DRAIN
EX. 72" STORM DRAIN
EX. 84" STORM DRAIN
EX. 96" STORM DRAIN
EX. 108" STORM DRAIN
EX. 120" STORM DRAIN
EX. 132" STORM DRAIN
EX. 144" STORM DRAIN
EX. 156" STORM DRAIN
EX. 168" STORM DRAIN
EX.



WEST / EAST CROSS SECTION
HORIZONTAL 1"=50'
VERTICAL 1"=6'



KEY MAP
N.T.S.

GRAPHIC SCALE
1" = 50'

A

BEAZER HOMES
4970 S. FORT APACHE RD. SUITE 200
Las Vegas, Nevada 89147
(702) 837-2100

CITY OF LAS VEGAS, NEVADA

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
PH. (702) 873-7550 FAX (702) 362-2597

nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP
SITE CROSS SECTION

BEAZER ● CLIFFS EDGE
POD 205

REV	DATE	BY	REVISION

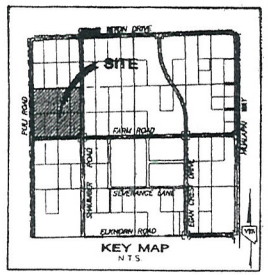
DRAWN BY: CB/DLG
DESIGNED BY:
CHECKED BY:
PROJECT NO: 6303
SCALE: 1" = 60' HORIZ. N/A VERT.
JAN. 2004

PROFESSIONAL ENGINEER - STATE OF NEVADA
DEBORAH KALEIKINI-JOHNSON
CIVIL
No. 14671
EXPIRES 06-30-05

SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

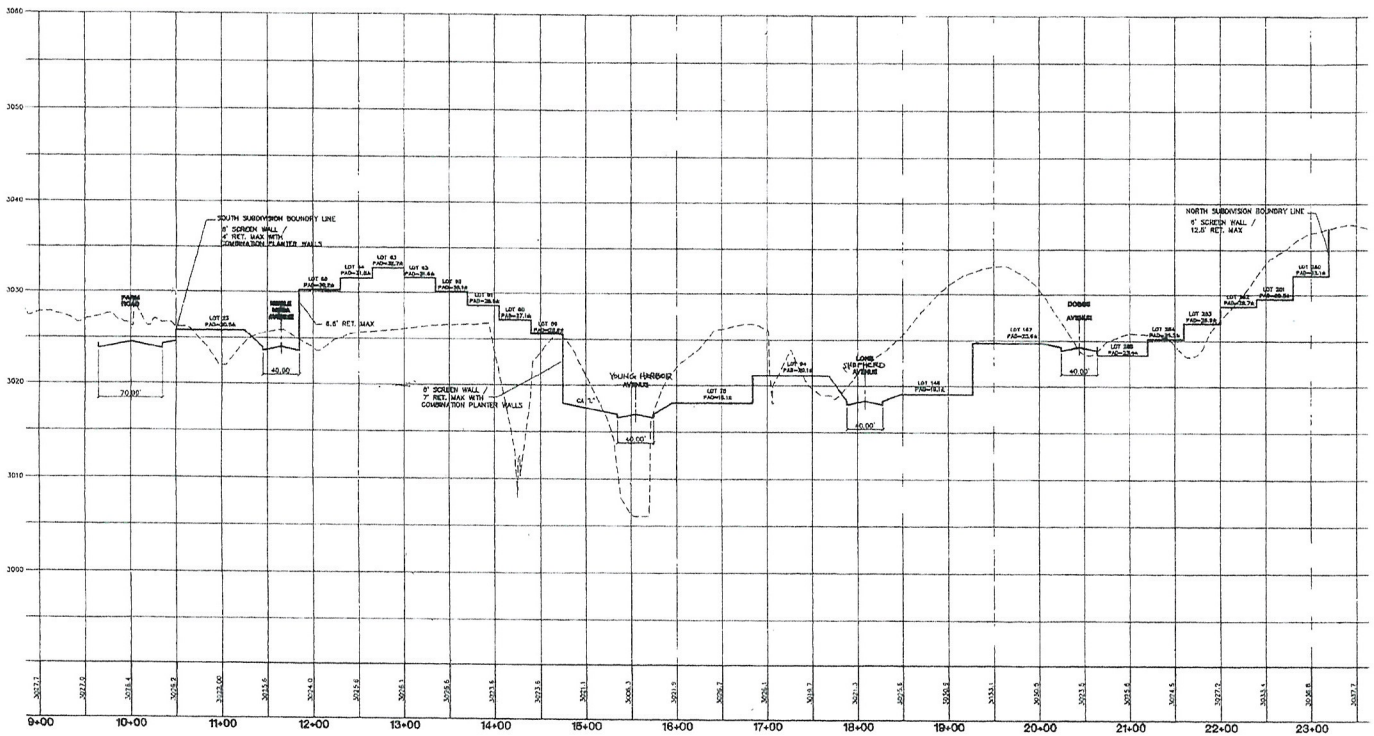
H:\6303\6303-TM.DWG (CS-1)

RECEIVED
NOV 29 2011
EOT-44010



GRAPHIC SCALE

1" = 60'



SOUTH / NORTH CROSS SECTION
HORIZONTAL 1"=60'
VERTICAL 1"=6'

B

BEAZER HOMES
4870 S. FORT APACHE RD. SUITE 200
Las Vegas, Nevada 89147
(702) 837-2100

CITY OF LAS VEGAS, NEVADA

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7350 FAX (702) 362-2597

nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

TENTATIVE MAP
SITE CROSS SECTION

BEAZER • CLIFFS EDGE
POD 205

DRAWN BY: CB/DLG
DESIGNED BY:
CHECKED BY:
PROJECT NO: 8303
SCALE: 1" = 60' HORIZ. N/A VERT.

DEBORAH KALEIKINI JOHNSON
CIVIL
EXPIRES 06-30-05

SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

RECEIVED
NOV 29 2011

EOT-44010

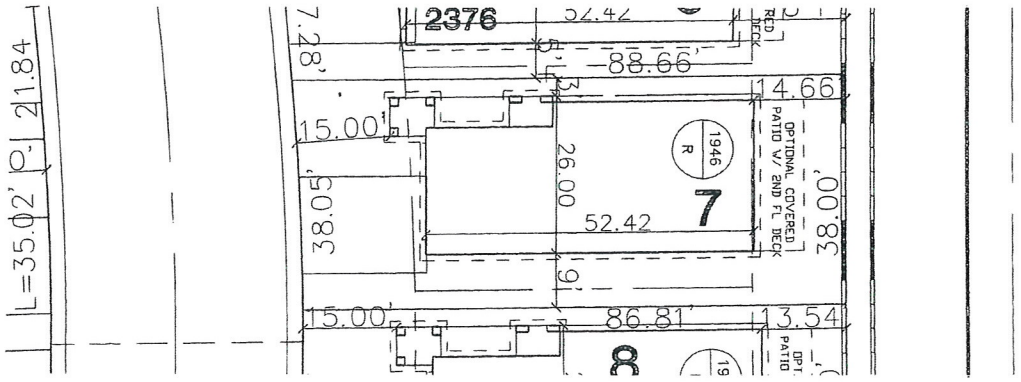
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ____ BOOK: ____ PAGE: ____

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE BUILDING DEPARTMENT DATE

LAND DEVELOPMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

RECEIVED
NOV 29 2011
EOT-44010

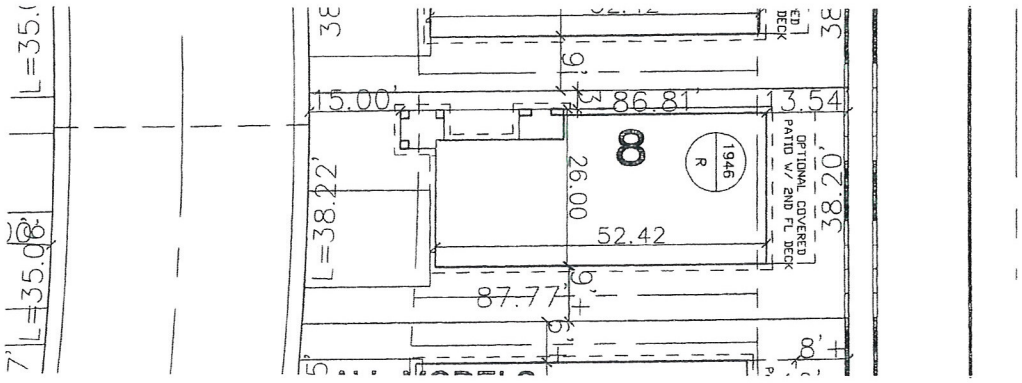
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ____ BOOK: ____ PAGE: ____

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE

LAND DEVELOPMENT DATE

BUILDING DEPARTMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

RECEIVED

NOV 29 2011

EOT-44010

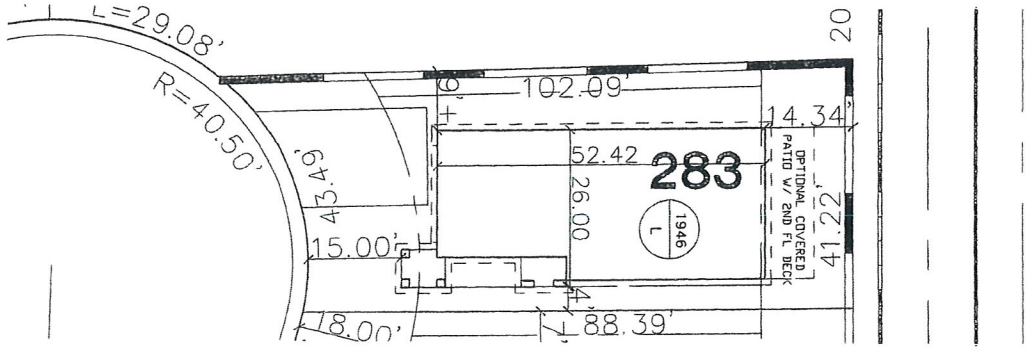
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO: _____

REC. SUBDIV: _____ ZONE: _____

PLAN CHECK: _____ LOT: ____ BLOCK: ____ BOOK: ____ PAGE: ____

APPROVAL FOR: SFD ☐ PATIO COVER ☐ BALCONY ☐ ONLY



SCALE: 30

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME _____ PHONE NO. _____ FAX NO. _____

CONDITIONS _____

PLANNING DEPARTMENT DATE BUILDING DEPARTMENT DATE

LAND DEVELOPMENT DATE

I hereby certify that I have reviewed this application and the proposed pl and have found that the proposed development meets the requirements the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

RECEIVED

NOV 29 2011

EOT-44010



EOT-44010 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION
NORTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD

01/04/12



EOT-44010 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORPORATION
NORTHWEST CORNER OF FARM ROAD AND SHAUMBER ROAD

01/04/12

PLANNING & DEVELOPMENT

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

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

07101-001-07-05

056128

October 21, 2005

Mr. Ernie Rubi
Beazer Homes Holdings Corporation
4670 South Fort Apache Road, Suite #200
Las Vegas, Nevada 89147

RE: VAR-9078 - VARIANCE

Dear Mr. Rubi:

Your request for a Variance TO ALLOW A THIRTEEN-FOOT REAR-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road (APN 126-13-210-001), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on October 20, 2005.

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

Planning and Development

1. Conformance to the Conditions of Approval for approved Tentative Map (TMP-4431).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. If this Variance is approved and the numbering of the lots were to change the Variance would only apply to the lots numbered 7, 8, and 283 on the approved Tentative Map dated (6/24/04).

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on ***October 21, 2005***.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

RECEIVED
NOV 29 2011
EOT-44010

T THOMASON
C CONSULTING
E ENGINEERS

November 29, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89101

Reference: **Pod 205 at Cliffs Edge**
Extension of time for VAR-9078
APN #126-13-212-007, 008 & 181 (lots- 7-8 & 181)

On behalf of Beazer Homes, we respectfully request your consideration of the attached Extension of time for VAR-9078

Location:
The proposed site is located on Farm Rd and Puli Rd Section 13, Township 19 South, Range 59 East.

Background:
This subdivision is within the Cliff's Edge Master plan community.

Request:
At this time, we are requesting approval of an Extension of Time for the above Variance. The approved variance is to allow a 13-foot rear-yard set back where a 15-foot minimum rear yard setback is required. These three lots are part of a later phase within the project. Due to the economic conditions these homes have not been constructed yet. we are requesting a 2 year extension on this application.

Please place this request for a variance on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,

Sonia Macias
Project Coordinator

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

RECEIVED
NOV 29 2011
EOT-44010

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

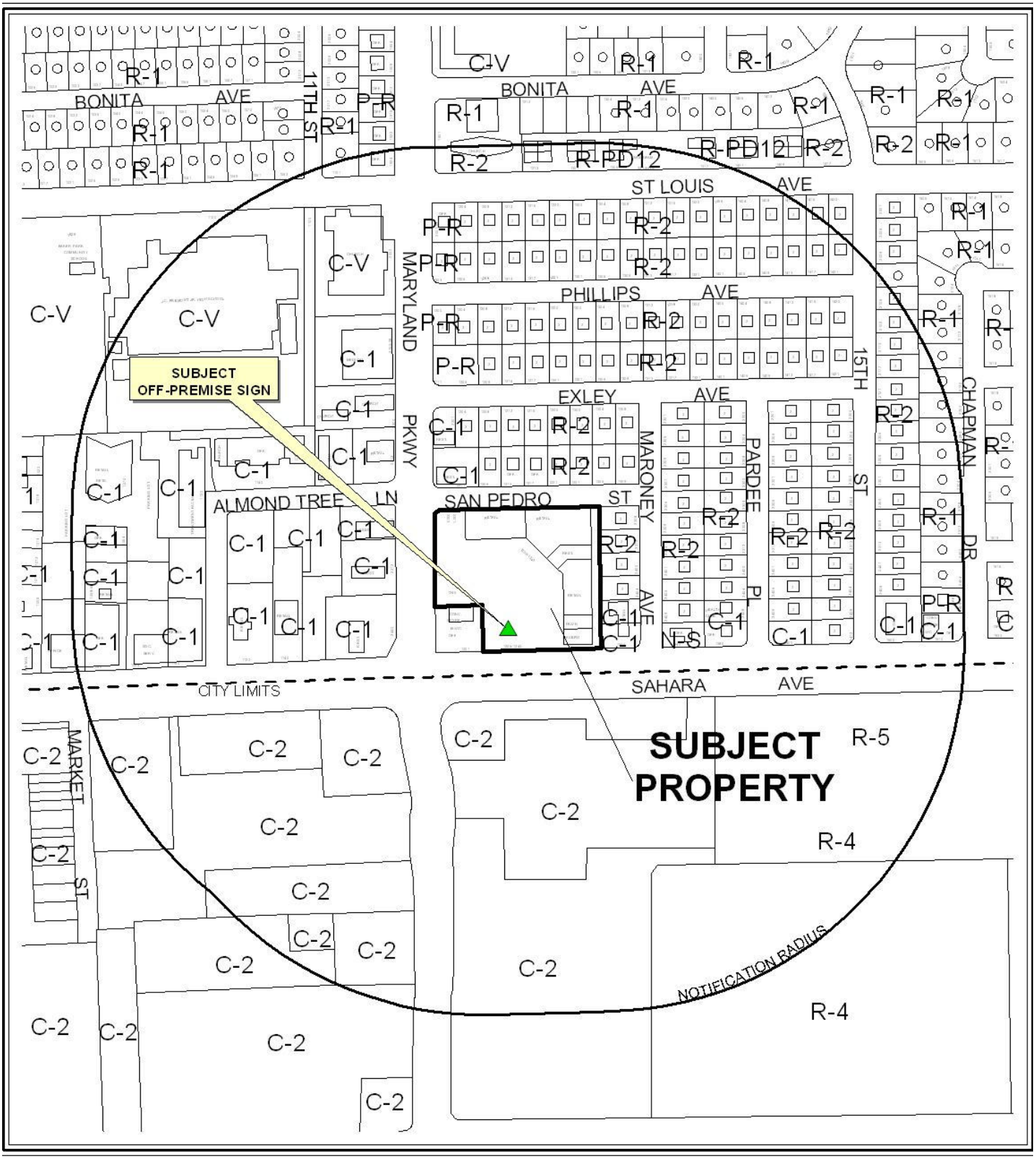
SUBJECT:
RQR-44040 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL, INC. - For possible action on a Required Review of an approved Special Use Permit (SUP-3269) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1203 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-30328



0 300 600 Feet

CASE: **RQR-44040**

RADIUS: 1000 FEET

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



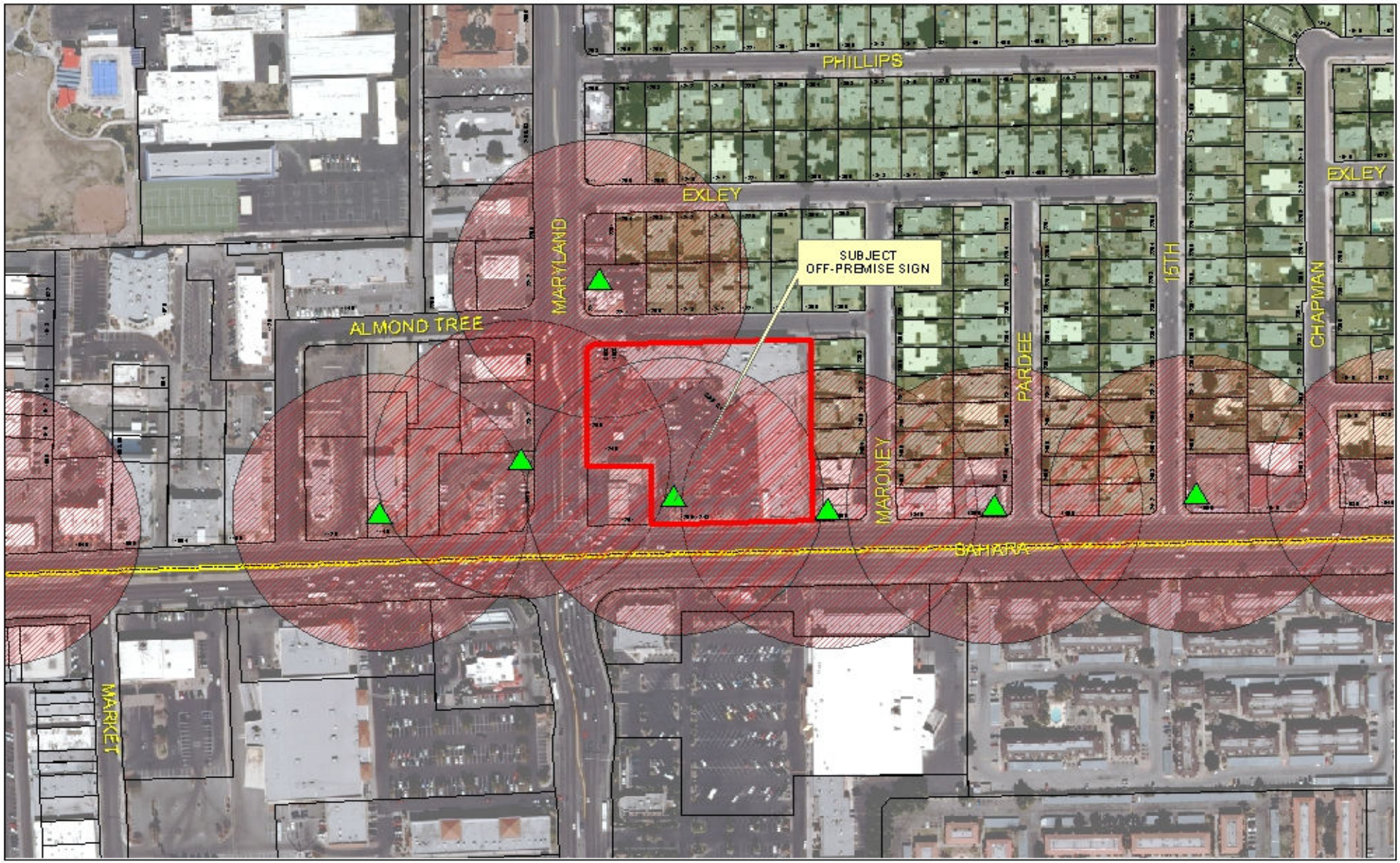
0 300 600 Feet

CASE: **RQR-44040**

RADIUS: 1000 FEET

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

N



RQR-44040

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44040	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-44040 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-3269).

2. The Off-Premise Sign structure components shall be screened from view and installed on the sign within 180 days of final approval 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. 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.

6. 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.

7. 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.

8. 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.

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

10. 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 Required Three-year Review of an approved Special Use Permit (SUP-3269) to allow a 40-foot tall, 14-foot by 48-foot, Off-Premise Sign at 1203 East Sahara Avenue. This is the third Required Review. The Off-Premise Sign use complies with Title 19 requirements and conditions in the area have not changed significantly since the previous Required Review; therefore, staff recommends approval with conditions. If this request is denied, the Off-Premise Sign would no longer be allowed and must be removed.

ISSUES

- The Required Review (RQR-30328) for Special Use Permit (SUP-3269) stipulated a three-year Required Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/04/04	The City Council approved a request for a Special Use Permit (SUP-3269) to allow a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1203 East Sahara Avenue. The Planning Commission and staff recommended denial.
09/06/06	The City Council approved a request for a Required Two Year Review (RQR-13595) of an approved Special Use Permit (SUP-3269) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1203 East Sahara Avenue. The Planning Commission and staff recommended denial.
12/17/08	The City Council approved a request for a Required Two Year Review (RQR-30328) of an approved Special Use Permit (SUP-3269) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 1203 East Sahara Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/30/91	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/26/04	A building permit (#04020852) was issued for the installation of an Off-Premise Sign (Billboard) at 1203 East Sahara Avenue. The final inspection was conducted in conjunction with permit #05000836.
02/14/05	A building permit (05000836) was issued for electrical work for the billboard sign at 1203 East Sahara Avenue. The permit was finalized 08/19/05.

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

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

Field Check	
01/04/12	Staff conducted a field check of the site with the following observations: • The sign had two faces and were in good condition. • Bird droppings were observed at the base of the structure. • The structural elements are visible from the parking lot. • The structure was free of graffiti and did not require any repainting. • There were no embellishments, moving parts, or electronic displays located on the structure.

Details of Application Request	
Site Area	
Net Acres	3.68

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	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Two-Family Dwelling	ML (Medium-Low Density Residential)	R-2 (Medium-Low Density Residential)
South	Shopping Center	CG (Commercial General- Clark County)	C-2 (General Commercial- Clark County)

East	Two-Family Dwellings	ML (Medium-Low Density Residential)	R-2 (Medium-Low Density Residential)
	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	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			
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	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	**Code Requirement**	**Provided**	**Compliance**
Location	No Off-Premise Advertising Sign (Billboard) may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Sign is not located in public right-of-way nor is it in the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise (Billboard) Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	Sign is located in a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Advertising (Billboard) Signs 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.	Surface area of each sign face does not exceed 672 square feet; the signs do not have embellishments	Y

Height	No higher than 40 feet from grade at the point of construction: may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes.	The sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise (Billboard) Sign to which the display panels are attached shall be screened from view.	Sign is not adequately screened from public view	N
Off-Premise Sign (Billboard)	The sign and all other off-premise signs not oriented towards US-95 shall be no closer than 300 feet in any direction to any other off-premise sign.	Sign is approximately 301 feet from any other Off-Premise Sign	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest property line of a lot zoned for residential is approximately 310 feet to the northeast	Y
Other	All Off-premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property used for residential purposes	Y

ANALYSIS

The address of 1203 East Sahara Avenue was assigned to the Off-Premise Sign during the Department of Planning's standard review of the building permits (#04020852 and #05000836). A final inspection for the Off-Premise Sign was received a on 08/19/05.

Staff conducted a field check of the site with the following observations:

- Bird droppings were observed at the base of the structure and require a bird deterrent.
- The structural elements are visible from the parking lot and will need to be screened.

Two conditions of approval were added to address these issues.

This property is located within the Las Vegas Redevelopment Plan Area and the A-O (Airport Overlay) District. The Off-Premise Sign use is a compatible within the C-1 (Limited Commercial) zoning district and there has not been a significant change to the surrounding properties. No code enforcement cases have been reported regarding the Off-Premise Sign since the previous review.

FINDINGS (SUP-44040)

The use complies with Title 19 requirements for an Off-Premise Sign use and has been conducted in a manner that is harmonious and compatible with the surrounding properties. The conditions of Special Use Permit (SUP-3269) are met; therefore, staff recommends approval subject to a three (3) year review. If this request is denied, the Off-Premise Sign use will not be allowed and will have to be removed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 213

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44040** APN: 162-02-401-001

Name of Property Owner: SOL, Inc

Name of Applicant: Reagan National Advertising

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: L Rappaport

Print Name: LARISA RAPPAPORT

Subscribed and sworn before me

This 23rd day of November, 2011

Armine Nalbandian

Notary Public in and for said County and State

ARMINE NALBANDIAN
Commission # 1828145
Notary Public - California
Los Angeles County
My Comm. Expires Dec 23, 2012

RECEIVED
NOV 30 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Off Premise Sign

Project Address (Location) 1205 E Sahara Ave

Project Name _____ **Proposed Use** Off Premise Sign

Assessor's Parcel #(s) 162-02-401-001 **Ward #** _____

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

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

Gross Acres 3.68 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SDL Inc **Contact** Mark Rappaport

Address 13425 Ventura Blvd. # 101 **Phone:** 818-990-5557 **Fax:** 818-995-3067

City Sherman Oaks CA 91423 **State** CA **Zip** 91423

E-mail Address _____

APPLICANT Reagan National Advertising **Contact** Dewey Reagan

Address 1775 N Warm Springs Rd **Phone:** 801 521-1775 **Fax:** 801 5219741

City Salt Lake City **State** UT **Zip** 84116

E-mail Address Dewey@reaganusa.com

REPRESENTATIVE Jay Brown **Contact** Jay Brown

Address 520 S. 4th St **Phone:** 702 384-5563 **Fax:** 702 385 1023

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

E-mail Address ccaldwell@brownlawlv.com

Property Owner Signature* L Rappaport

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

Print Name LARISA RAPPAPORT

Subscribed and sworn before me

This 23rd day of November, 20 11.

Armine Nalb

Notary Public in and for said County and State

ARMINE NALBANDIAN
Commission # 1828145
Notary Public - California
Los Angeles County
My Comm. Expires Dec 23, 2012

Revised 10/27/08

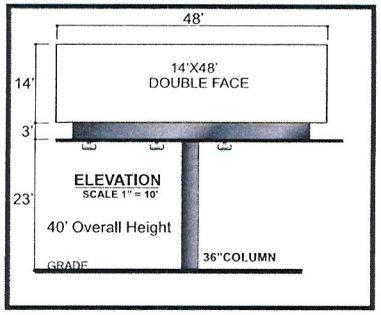
FOR DEPARTMENT USE ONLY

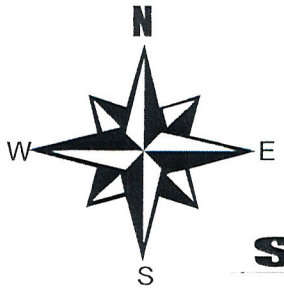
Case #	RQR-44040
Meeting Date:	2.14.12 PC
Total Fee:	800.00
Date Received:*	11-30-11
Received By:	

RECEIVED
NOV 30 2011
City of Las Vegas
Department of Planning

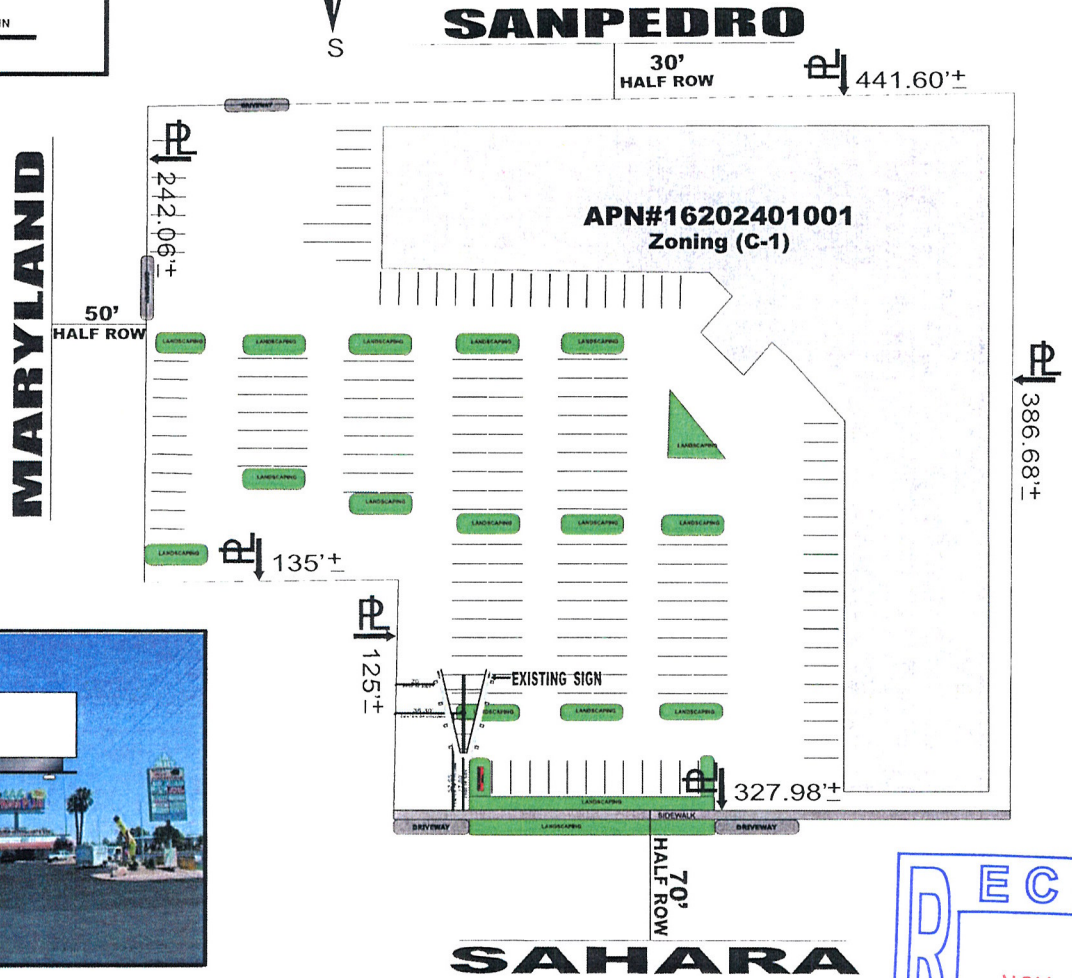
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

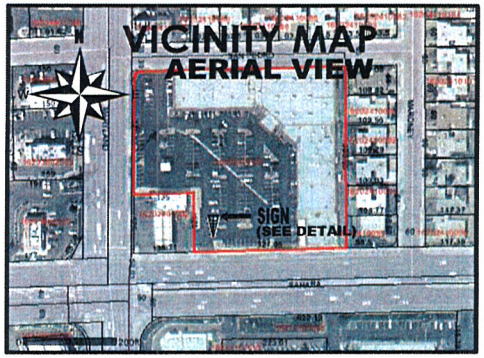




TOP VIEW
SCALE 1" = 30'
DETAIL







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

REAGAN
NATIONAL ADV.
801-521-1775

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

OWNER:	S D L INC
SCALE: NOTED	APPROVED BY: / DRAWN BY: TOM JONES
DATE: 12-14-10	REVISED:
LOCATION:	1205 E SAHARA AVE-89104
APN# 16202401001	DRAWING NUMBER: 220

RECEIVED
NOV 30 2011
City of Las Vegas
Department of Planning

RQR-44040



RQR-44040 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL, INC
1203 EAST SAHARA AVENUE

01/04/12



RQR-44040 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL, INC
1203 EAST SAHARA AVENUE

01/04/12

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 19, 2008

Mr. Mark Rappaport
SDL, Inc.
13425 Ventura Boulevard, Suite #101
Sherman Oaks, California 91423

RE: RQR-30328 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Rappaport:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required Review of an approved Special Use Permit (SUP-3269) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1205 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. This Special Use Permit (SUP-3269) shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-3269) 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.

099425

RECEIVED
NOV 30 2011
RQR-44040
City of Las Vegas
Department of Planning

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

Sincerely,

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

cc: Mr. Andy Bilanzich
Regan National Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116

RECEIVED
NOV 30 2011
City of Las Vegas
Department of Planning

RQR-44040

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

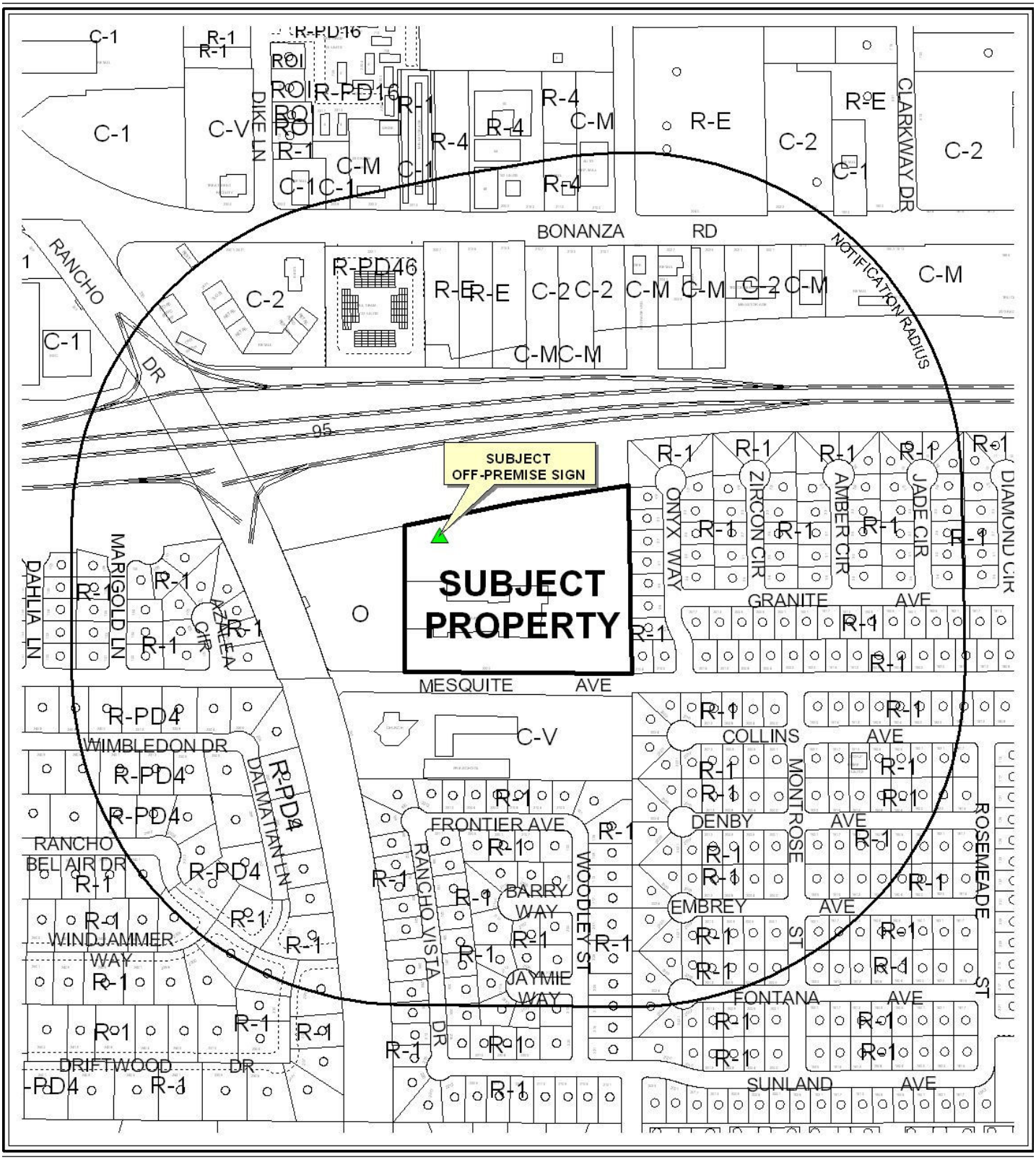
SUBJECT:
RQR-44048 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MASONIC MEMORIAL TEMPLE LODGE - For possible action on a Required Review of an approved Special Use Permit (U-0010-02) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2234 West Mesquite Avenue (APN 139-29-801-005), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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 U-0010-02



CASE: **RQR-44048**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



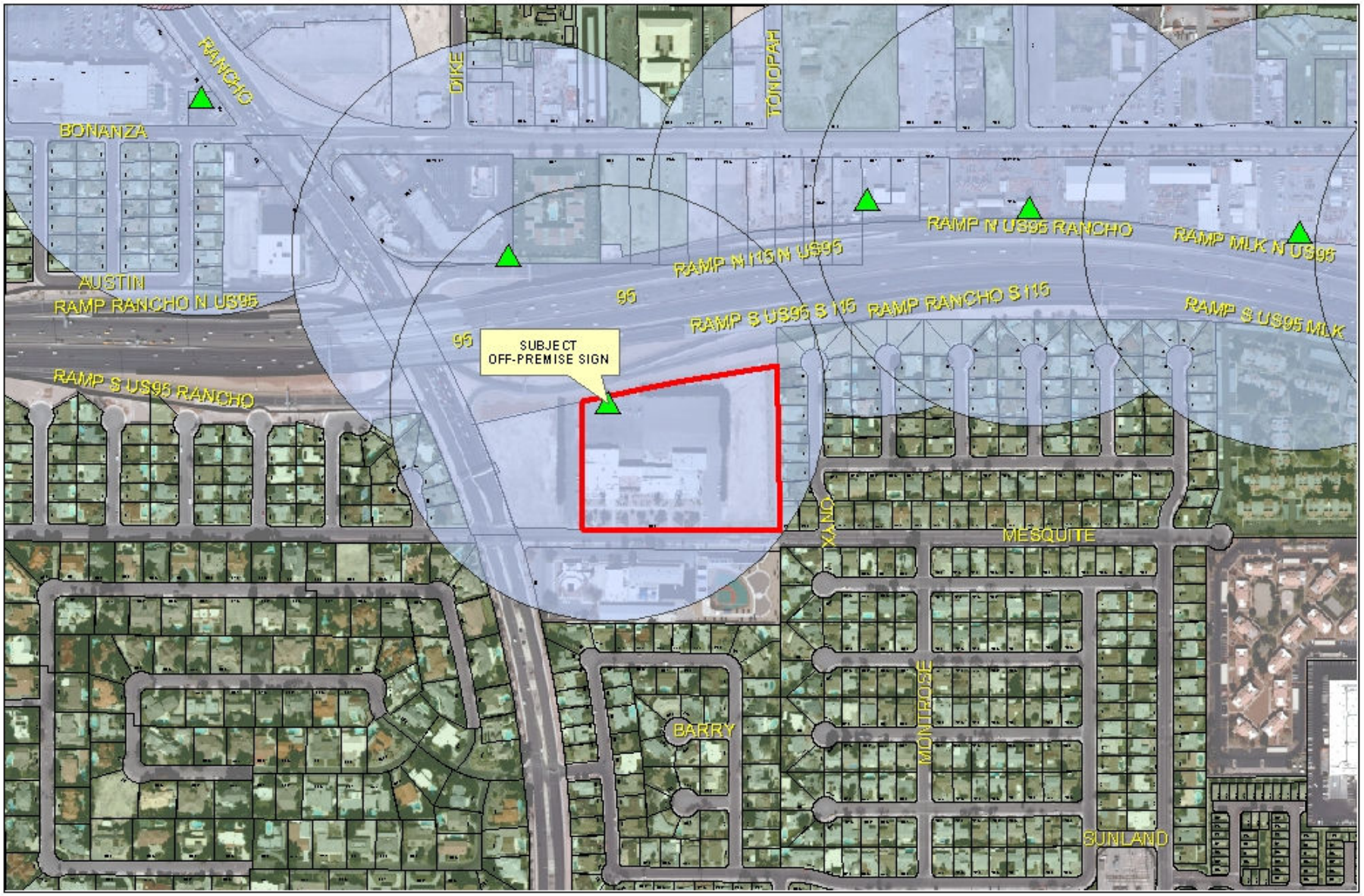
CASE: **RQR-44048**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet

N



RQR-44048

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MASONIC MEMORIAL TEMPLE LODGE

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44048	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-44048 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0010-02).

2. This Special Use Permit shall be reviewed in five (5) 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. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a required two-year review of an approved Special Use Permit (U-0010-02), which allows a 55-foot high, 14-foot by 48-foot Off-Premise Sign located at 2234 West Mesquite Avenue. This is the third review of the entitlement for the Off-Premise Sign since its construction in 2004. Staff recommends approval, with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/18/02	The City Council approved a request for a Special Use Permit (U-0010-02) for a 55-foot high, 14-foot by 48-foot Off-Premise Sign on 3.0 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue. The Planning Commission and staff recommended denial on 03/14/02.
04/17/02	The City Council approved an amended request for a Rezoning (Z-0011-02) from the R-1 (Single Family Residential) zoning district to the C-V (Civic) and O (Office) zoning districts. The Planning Commission recommended denial.
09/06/06	The City Council approved a request for a Required Review (RQR-13675) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. The Planning Commission and Staff recommended approval.
10/01/08	The City Council approved a Required Review (RQR-28992) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/28/72	A deed was recorded for a change in ownership.

Related Building Permits	
05/10/04	A Building Permit (#04-001773) was issued for an Off-Premise Sign at 2234 West Mesquite Avenue. The sign received a final inspection on 11/09/04.

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	
01/04/12	Staff conducted a field check and found the sign and supporting structure in good condition. The subject sign had no embellishments, animated signage, or electronic displays and there was no sign of a bird nuisance.

Details of Application Request	
Site Area	
Net Acres	7.82

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Fraternal Organization/Undeveloped	PF (Public Facilities)/O (Office)	C-V (Civic)/ O (Office)
North	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)
South	Church/School	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/ Undeveloped	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			
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

MH

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in the C-V Zoning Districts with a Special Use Permit only if the parcel or use is operated by a fraternal organization	Sign is on C-V (Civic) zoned property owned and operated by a fraternal organization.	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 is 672 square feet in size. The sign does not have an embellishment.	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 55 feet tall, as approved by City Council.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are adequately screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-9	There are no other signs within 3,000 feet of this Off-Premise Sign along the south side of US-95.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district	Sign is approximately 580 feet from the nearest property line 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.	The sign is secured to the ground on non-residentially zoned property.	Y

ANALYSIS

This is the third review for the Special Use Permit (U-0010-02) that allowed the 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2234 West Mesquite Avenue. Since the initial approval of the Off-Premise Sign, the adjacent property within the subdivision was rezoned to the O (Office) zoning district. The original request was amended at City Council to rezone the portion requested as C-1 (Limited Commercial) to O (Office). The sign received final inspection on 11/09/04. The O (Office) zoned portion of the subdivision has remained undeveloped. A site inspection carried out on 01/04/12 by staff found the subject sign to be in good condition and has been properly maintained in regards to graffiti, bird nuisance abatement and structural screening. Staff recommends approval with the condition that this Off-Premise Sign be reviewed in five years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 335

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44048** APN: 139-29-801-009

Name of Property Owner: Masonic Memorial Temple Lodge

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Masonic Memorial Temple by C. Terry Robertson for

Print Name: C. Terry Robertson

Subscribed and sworn before me

This 4 day of Nov, 2011

Gina M. L. O'Brien Clark NV

Notary Public in and for said County and State

GINA M. L. O'BRIEN
Notary Public, State of Nevada
Appointment No. 03-82441-1
My Appt. Expires Sep 17, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 2234 W. Mesquite Ave

Project Name Masonic Temple sign **Proposed Use** _____

Assessor's Parcel #(s) 139-29-801-009 **Ward #** 5

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

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

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

Additional Information Required review of an existing billboard

PROPERTY OWNER Masonic Memorial Temple Lodge **Contact** Ovid Moore

Address 2200 W. Mesquite Ave **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Masonic Memorial Temple by C. Terry Robertson

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

Print Name C. Terry Robertson

Subscribed and sworn before me

This 4 day of Nov, 2011.

Gina M.L. O'Brien Clark, NV

Notary Public in and for said County and State

GINA M. L. O'BRIEN
Notary Public, State of Nevada
Appointment No. 03-82441-1
My Appt. Expires Sep 17, 2015

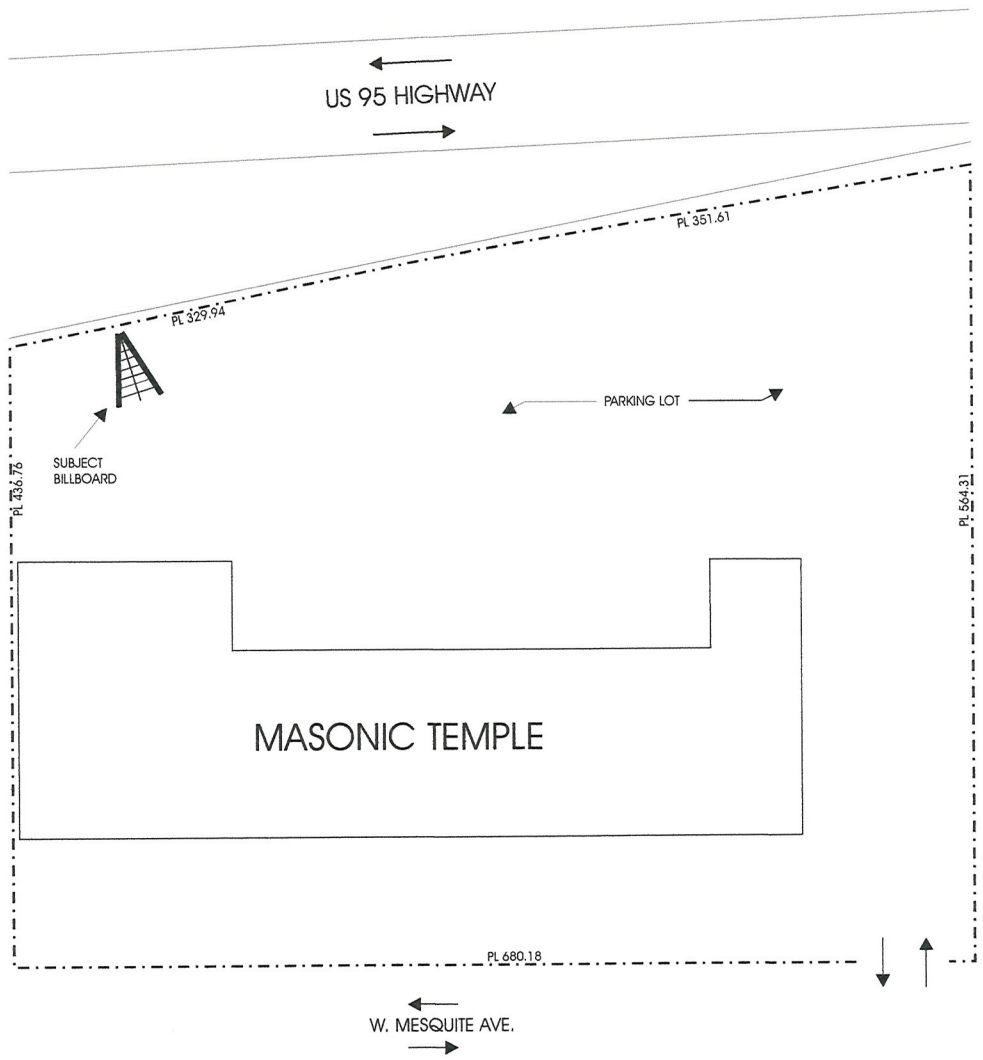
FOR DEPARTMENT USE ONLY

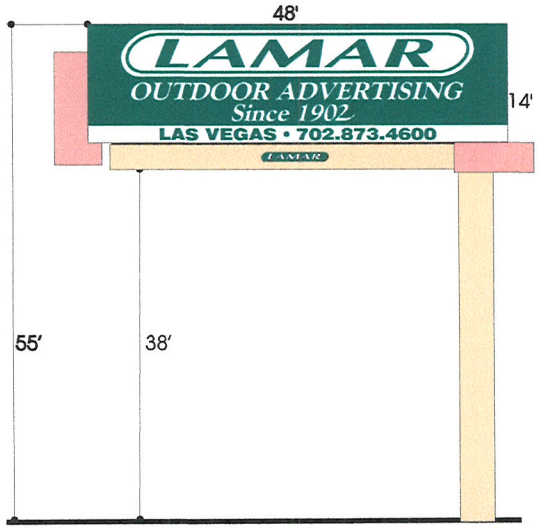
Case #	RQR-44048
Meeting Date:	1/10/12
Total Fee:	$800.
Date Received:*	11/30/11
Received By:	

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

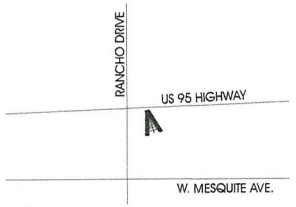
Revised 10/27/08

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





ELEVATION (NO SCALE)

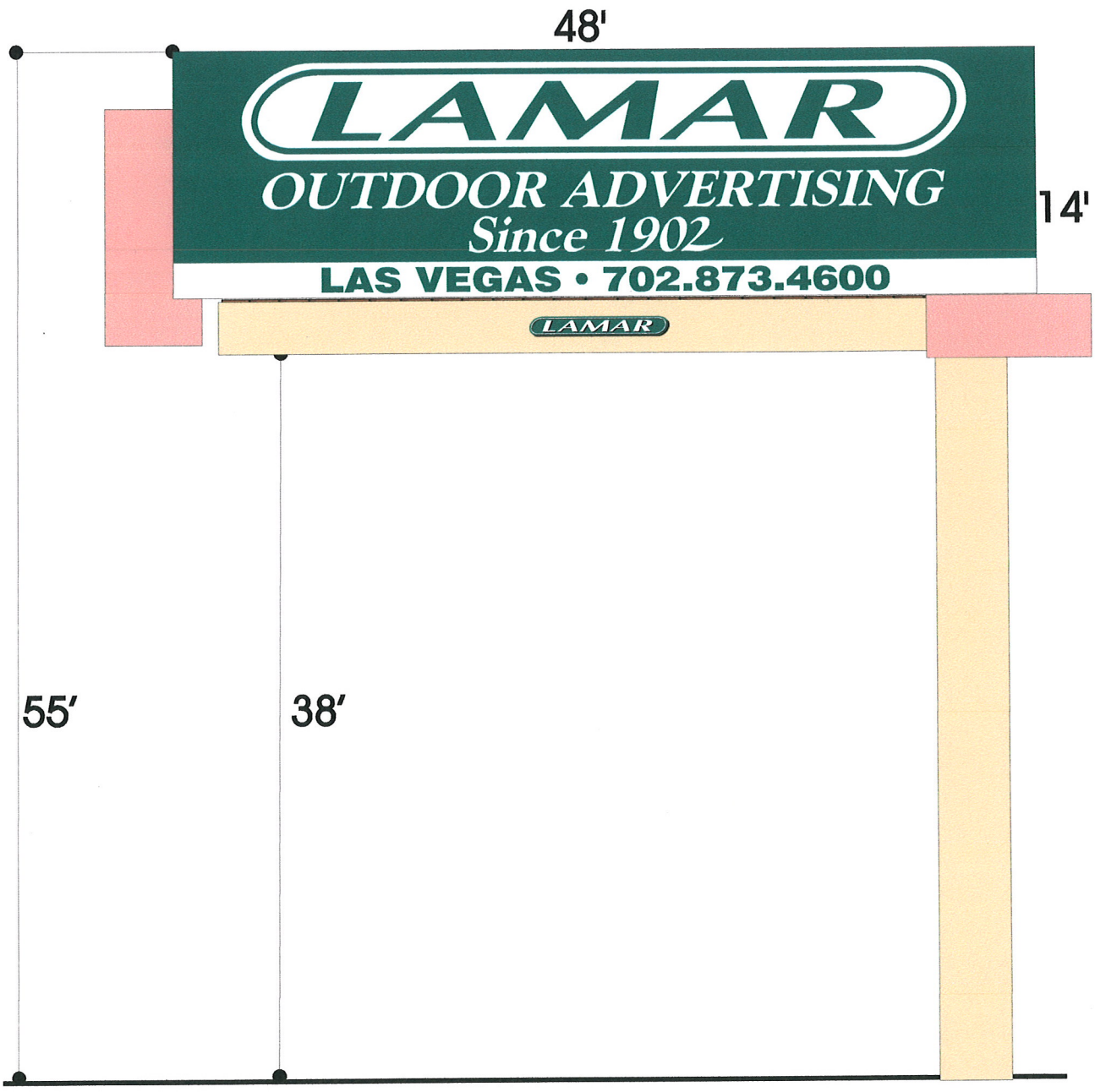


VICINITY MAP

RECEIVED
NOV 30 2011

LAMAR OUTDOOR ADVERTISING			
SCALE: NO SCALE	DATE: 10/26/11	DRAWN BY: S.NAFTZGER	
MASONIC TEMPLE (TYRE) SITE PLAN			
APN 139-29-801-009		DRAWING NUMBER:	

RQR-44048



ELEVATION (NO SCALE)

RECEIVED
NOV 30 2011

RQR-44048



RQR-44048 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MASONIC MEMORIAL TEMPLE LODGE
2234 WEST MESQUITE AVENUE

01/04/12



RQR-44048 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MASONIC MEMORIAL TEMPLE LODGE
2234 WEST MESQUITE AVENUE

01/04/12



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

January 24, 2003

Mr. Ovid Moore
Masonic Memorial Temple
2200 West Mesquite Avenue
Las Vegas, Nevada 89106

RE: U-0010-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2002

Dear Mr. Moore:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Special Use Permit FOR A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on 3.0 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

1. The applicant shall submit a parcel map to be approved by the Planning and Development staff prior to issuance of any permits for the billboard.

2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-8/02

RQR-44048

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

7. All City Code requirements and design standards of all City departments must be satisfied.

8. Prior to the completed construction of the proposed billboard, the applicant shall construct or have constructed a traffic calming feature to be submitted to and approved by the City Traffic Engineer on Mesquite Avenue near the eastern edge of the subject property at no cost to the City of Las Vegas.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Divisioin
Planning and Development Department

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

Mr. Gary Gray
P.O. Box 7397
Las Vegas, Nevada 89125-7397

Mr. John Bielinski
Ad America
2754 Highland Drive, Suite B
Las Vegas, Nevada 89109

RQR-44048

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

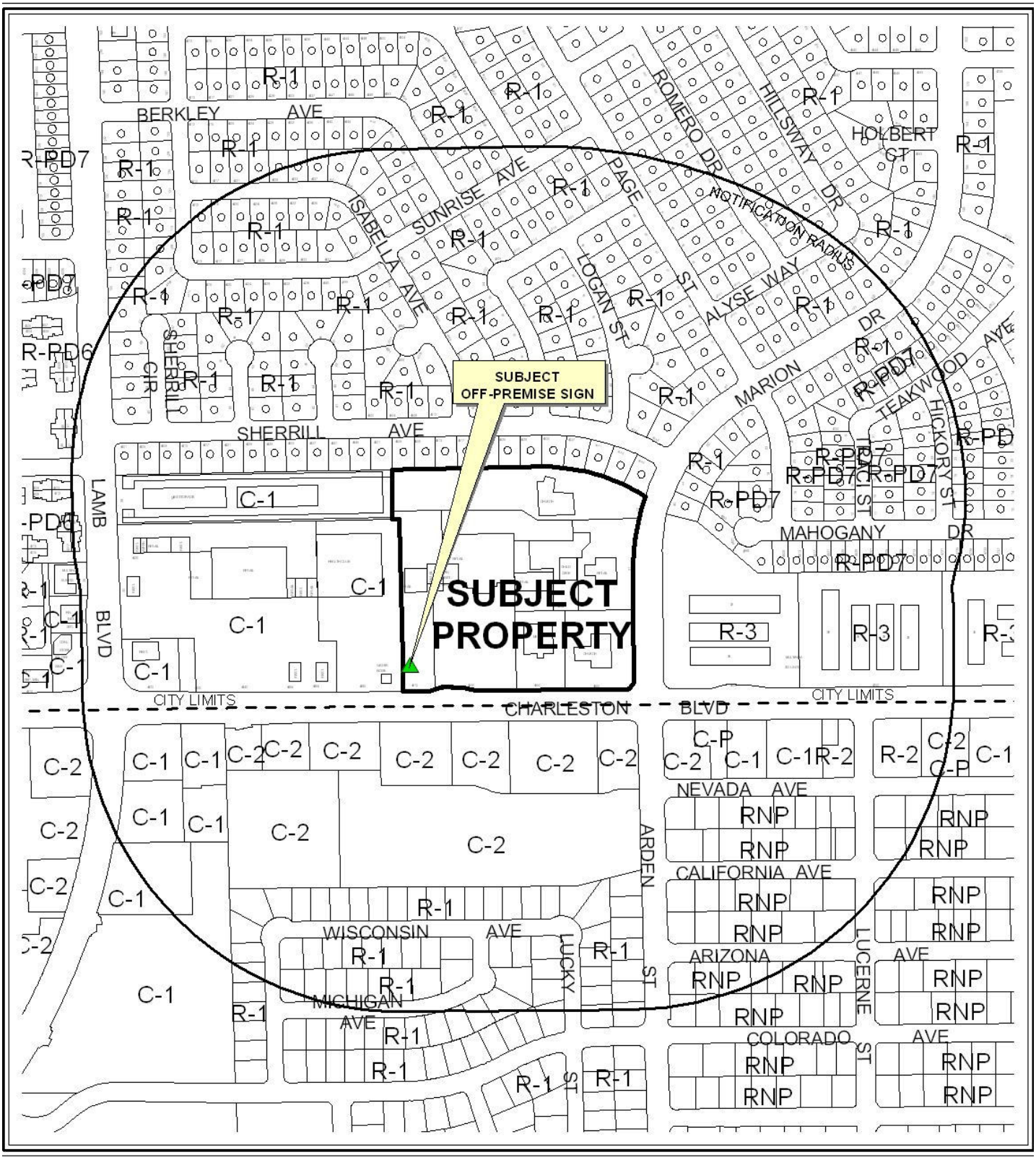
SUBJECT:
RQR-44049 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION - For possible action on a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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 SUP-2290



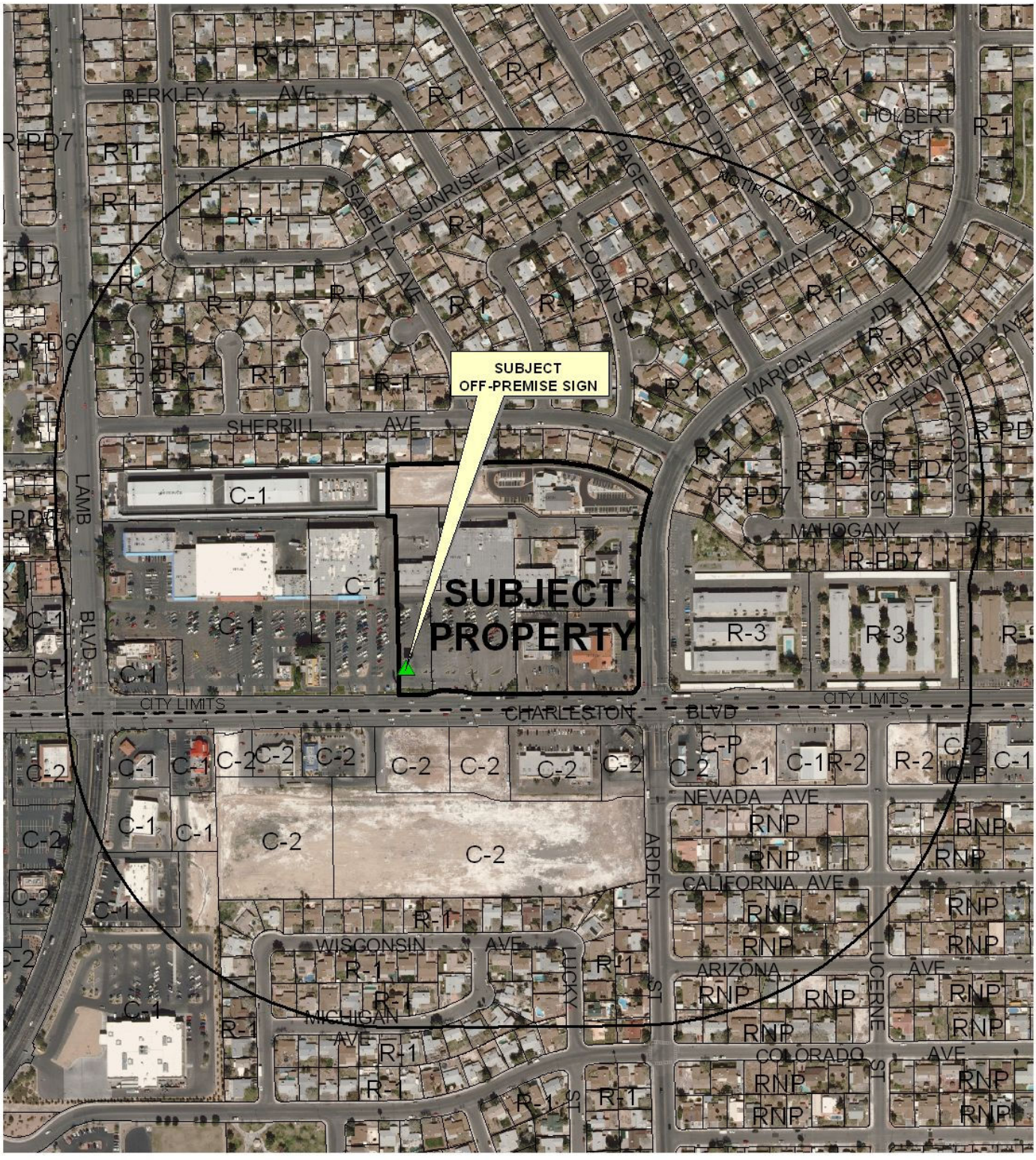
0 300 600 Feet

CASE: **RQR-44049**

RADIUS: 1000 FEET

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

N



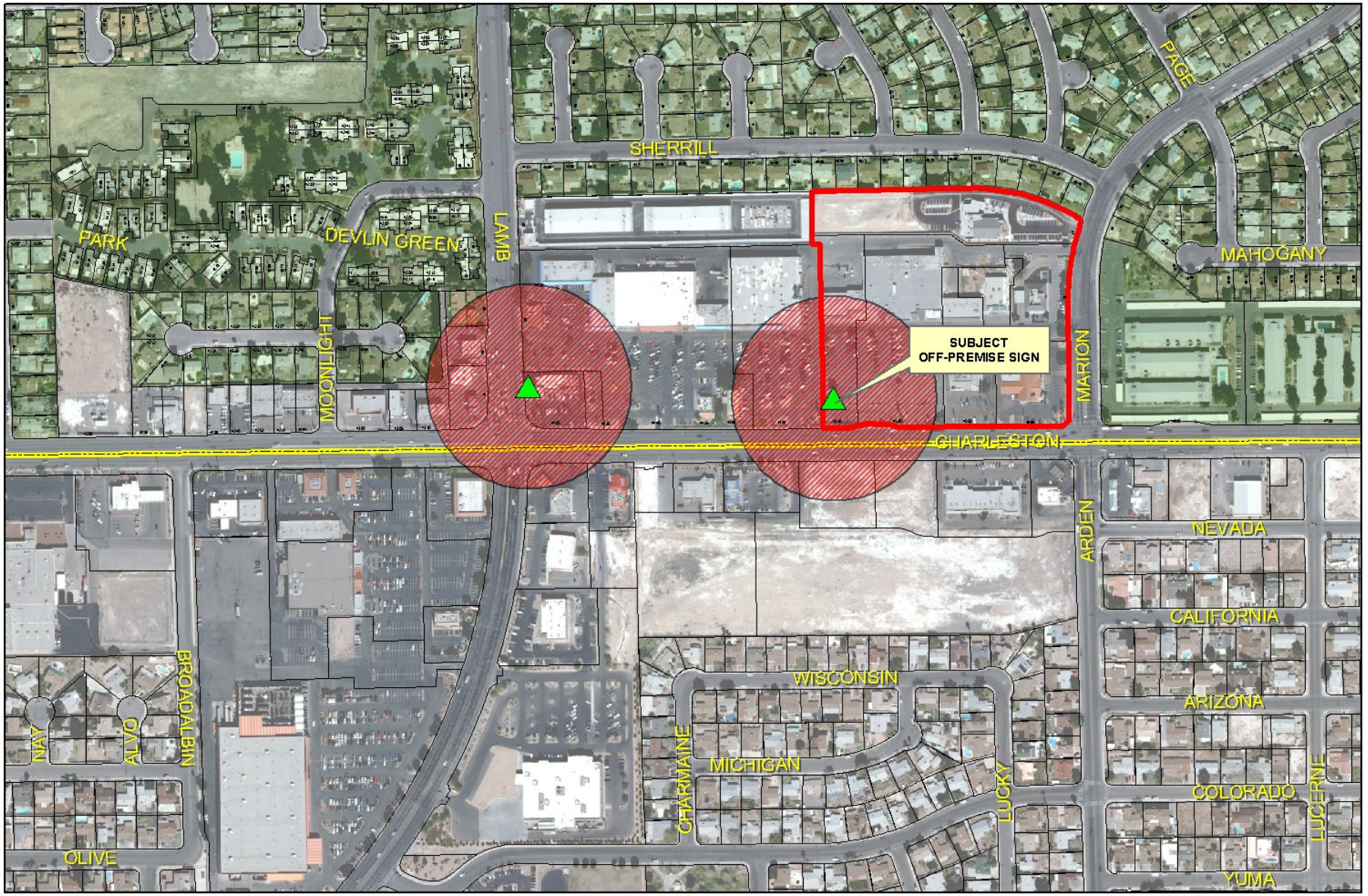
0 300 600 Feet

CASE: **RQR-44049**

RADIUS: 1000 FEET

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

N



RQR-44049

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: MER-CAR CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44049	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-44049 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2290), if approved.

2. This Special Use Permit shall be reviewed in five (5) 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 is 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. 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.

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

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

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a required three-year review of an approved Special Use Permit (SUP-2290), for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 4506 East Charleston Boulevard. This is the second review of the entitlement for this Off-Premise Sign since its construction in 2004. The conditions in the area have not change significantly since the original approval; therefore, staff recommends approval, with conditions. If denied, the Off-Premise Sign will have to be removed.

ISSUE

- The Special Use Permit for an Off-Premise Sign was approved at the 4510 East Charleston Boulevard address; however, the Building Permit was issued for the same Off-Premise Sign at the 4506 address. Both addresses are legal for the parcel.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/06/03	The City Council approved the appeal of the Planning Commission denial of a request for a Special Use Permit (SUP-2290) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4510 East Charleston Boulevard. Staff recommended approval.
09/21/05	The City Council approved a request for a Special Use Permit (SUP-6690) for a proposed 80-foot tall Wireless Communication Facility, Stealth Design at 4480 East Charleston Boulevard. The Planning Commission and staff recommended approval. The City Council approval included a condition restricting the height of the transmission tower to 65 feet.
10/01/08	The City Council approved a Required Review (RQR-28731) for a Special Use Permit (SUP-2290) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4506 East Charleston Boulevard. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
03/28/02	A deed was recorded for a change in ownership.

Related Building Permits	
09/23/03	A Building Permit (#03-020398) issued for an Off-Premise Sign at 4506 East Charleston Boulevard. The sign received final inspection on 03/04/04.

YK

Pre-Application Meeting
No pre-application meeting was required, nor was one held.

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

Field Check	
01/04/12	Staff visited the site and found a well maintained Off-Premise Sign that was free of graffiti.

Details of Application Request	
Site Area	
Net Acres	1.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed (3,500 Square Feet or More) Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County- Undeveloped	Clark County- CG (Commercial General)	Clark County – C-2 (General Commercial)
East	Office, Medical or Dental General Retail Store, Other Than Listed (3,500 Square Feet or More)	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in the C-1 (Limited Commercial) Zoning Districts	Sign is located in the 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 is 672 square feet in size. The sign does not have an embellishment	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 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	Structure elements of the sign are adequately screened from public view	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95	The sign is approximately 860 feet from another Off-Premise Sign along US-95	Y

Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district	Sign is approximately 600 feet from the nearest property line 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	The sign is secured to the ground on non-residentially zoned property	Y

ANALYSIS

This is the third review of Special Use Permit (SUP-2290) for an Off-Premise Sign at 4506 East Charleston Boulevard since the initial approval on 08/06/03. This sign is located within a C-1 (Limited Commercial) zoning district and is not located within the Off-Premise Sign Exclusionary Zone.

FINDINGS

There are no adverse impacts regarding the continued use of this sign at this time, as there have been no significant changes in development or land use in the surrounding area. Therefore; staff recommends approval, subject to a five-year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 438

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44049** APN: 140-32-401-006

Name of Property Owner: MER-CAR Corporation

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____, President

Print Name: Steven Dukatt

Subscribed and sworn before me

This 27th day of October, 2011

_____

Notary Public in and for said County and State

OFFICIAL SEAL
JONATHAN L SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 4510 E. Charleston Blvd

Project Name MER-CAR sign **Proposed Use** _____

Assessor's Parcel #(s) 140-32-401-006 **Ward #** 3

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

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

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

Additional Information Required review of an existing billboard

PROPERTY OWNER MER-CAR Corpopration **Contact** _____

Address 1410 Clinton Street **Phone:** _____ **Fax:** _____

City Chicago **State** IL **Zip** 60607

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____, President

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

Print Name Steven Dukatt

Subscribed and sworn before me

This 27th day of October, 20 11.

_____

Notary Public in and for said County and State

OFFICIAL SEAL
JONATHAN L SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/13

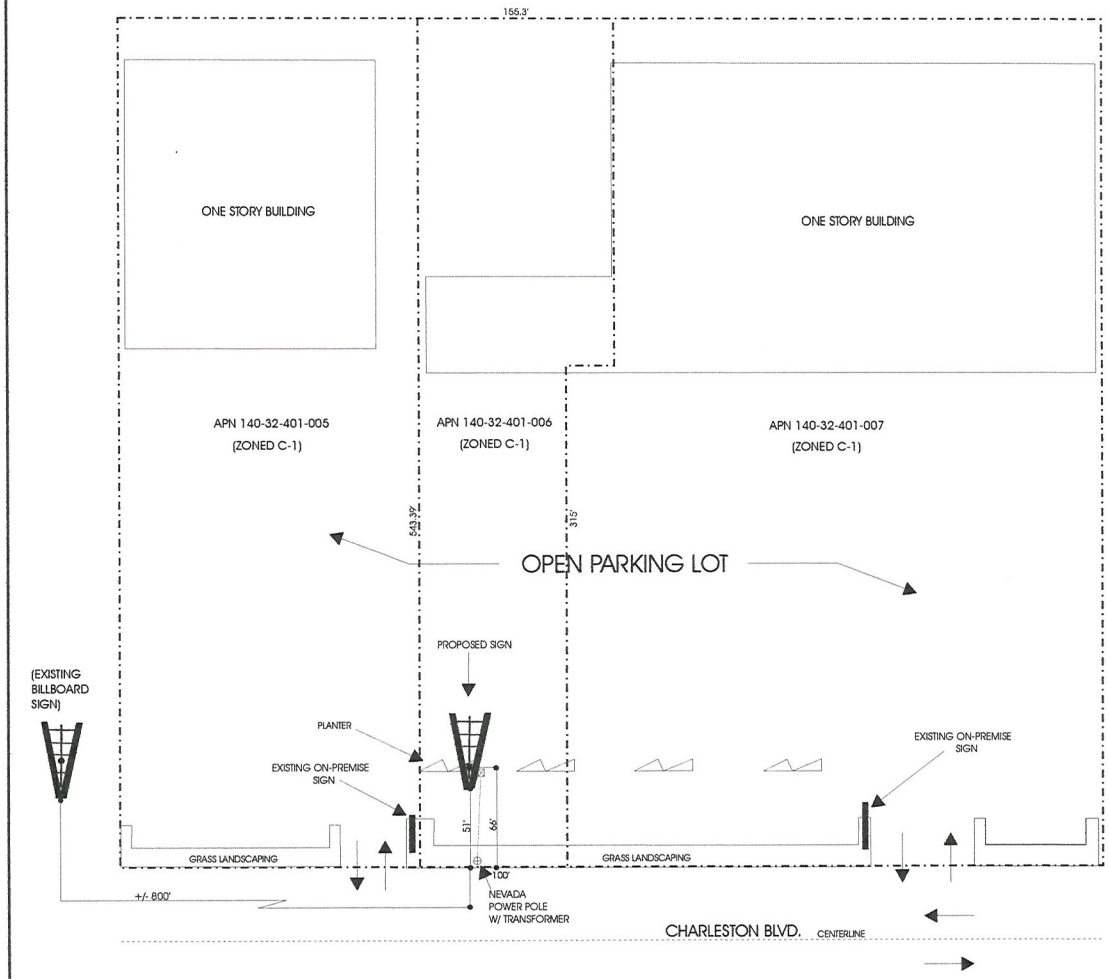
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ROR-44049
Meeting Date:	1/10/12
Total Fee:	$800.00
Date Received:*	11/30/11
Received By:	

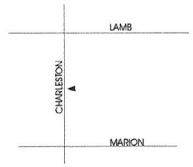
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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



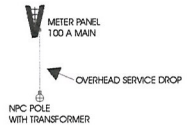


ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)





ELECTRICAL DIAGRAM

DECLARATION
NO OFF-PREMISE SIGN WITHIN 300' RADIUS
NOT WITHIN 300' OF RESIDENTIAL USE
NOT WITHIN EXCLUSIONARY ZONE

RECEIVED
NOV 30 2011

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 50"	DATE: 03/25/03	DRAWN BY: S.NAFTZGER
MER-CAR CORP		
APN 140-32-401-006		DRAWING NUMBER: ECHAR

RQR-44049



ELEVATION (NO SCALE)

RECEIVED
NOV 30 2011

RQR-44049



RQR-44049 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION
4506 EAST CHARLESTON BOULEVARD

01/04/12



RQR-44049 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION
4506 EAST CHARLESTON BOULEVARD

01/04/12



August 8, 2003

Ms. Mary Dulcott
Mer-Car Corporation
1410 South Clinton Street
Chicago, Illinois 60607

RE: SUP-2290 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 6, 2003

Dear Ms. Dulcott:

The City Council at a regular meeting held August 6, 2003 considered the Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4510 East Charleston Boulevard (APN: 140-32-401-006), C-1 (Limited Commercial) Zone. The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-6/03

RQR-44049

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

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

RQR-44049

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

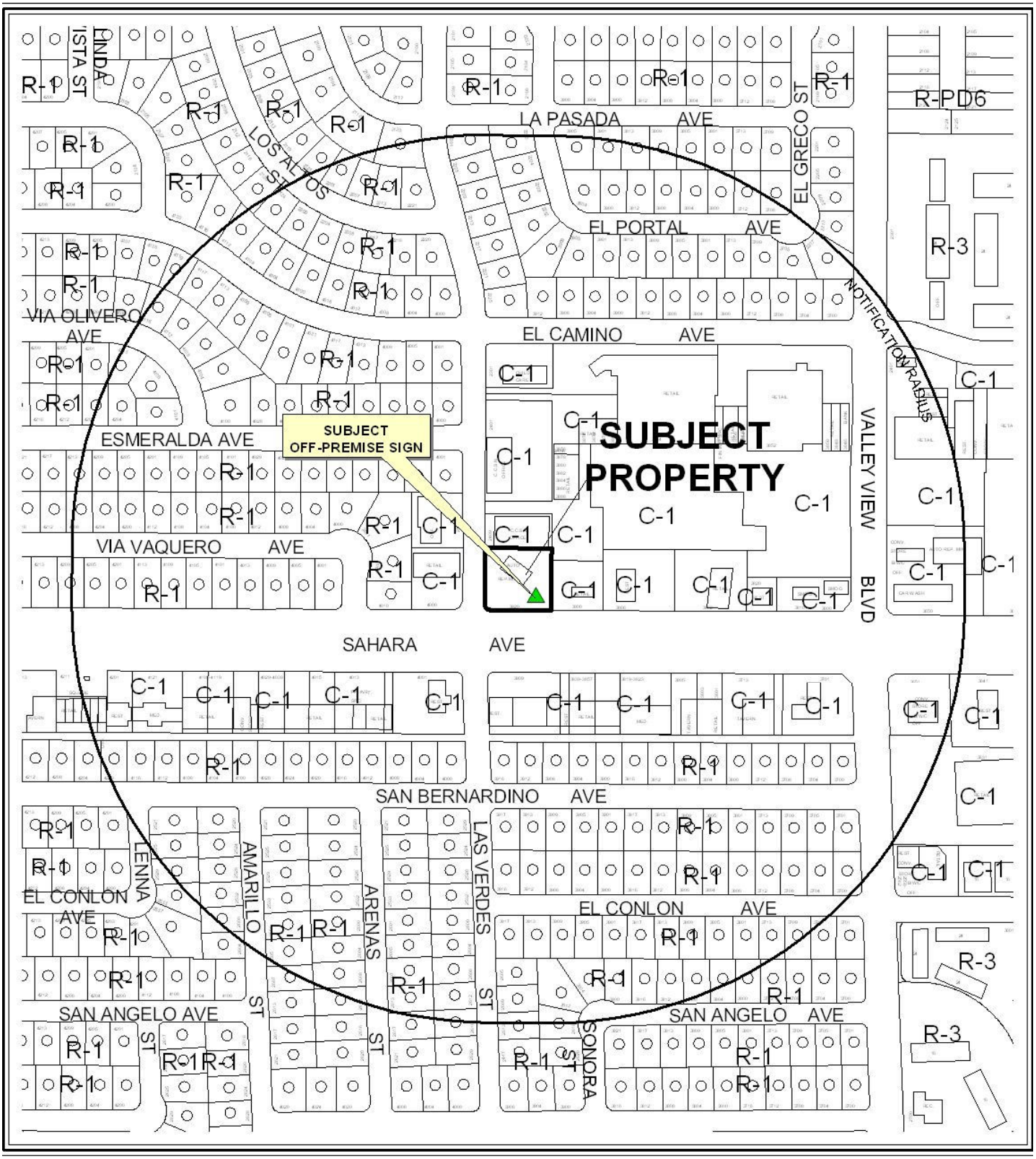
SUBJECT:
RQR-44050 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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. Photo
5. City Council Approval Letter for V-136-95



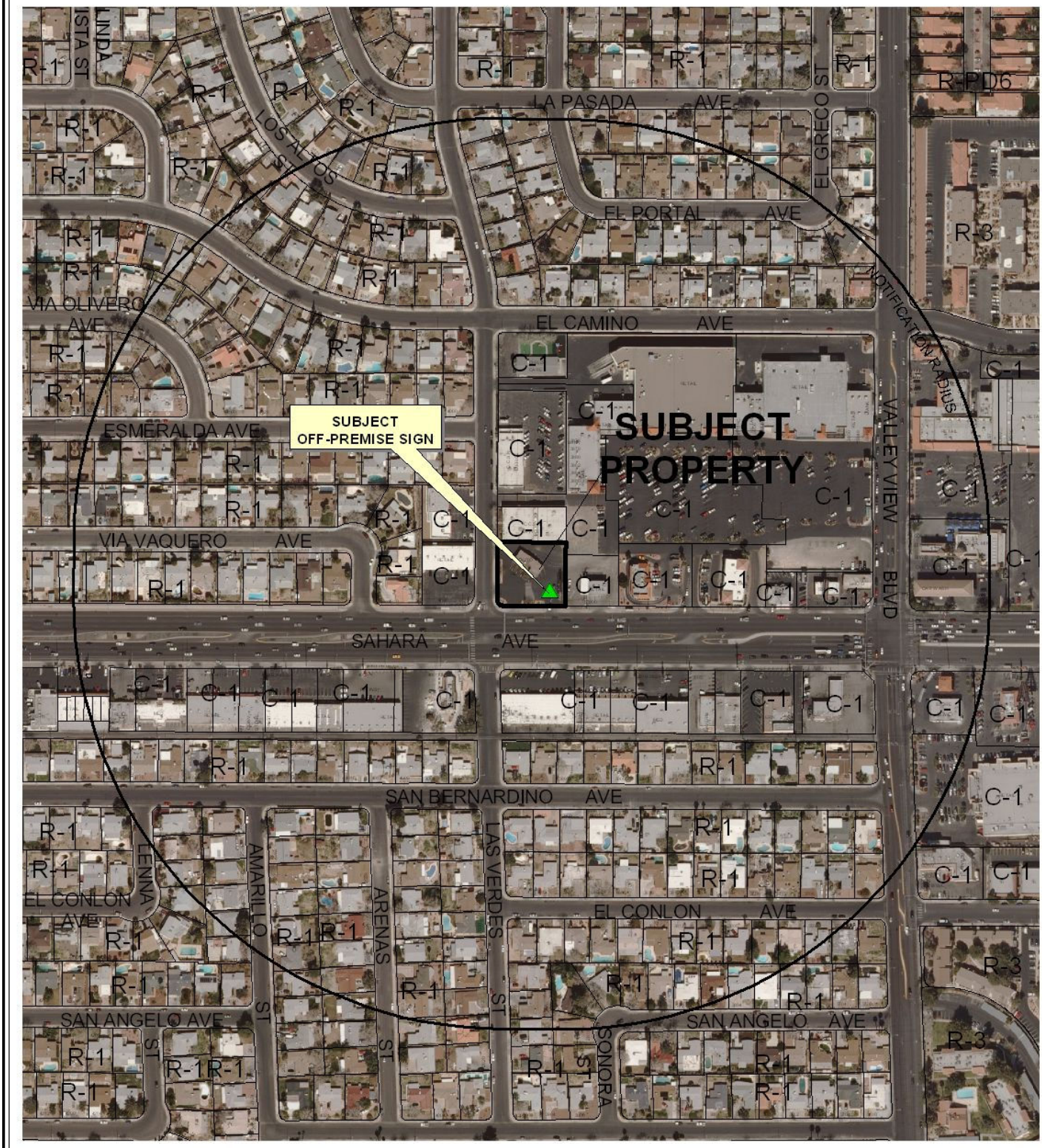
0 300 600 Feet

CASE: **RQR-44050**

RADIUS: 1000 FEET

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

N



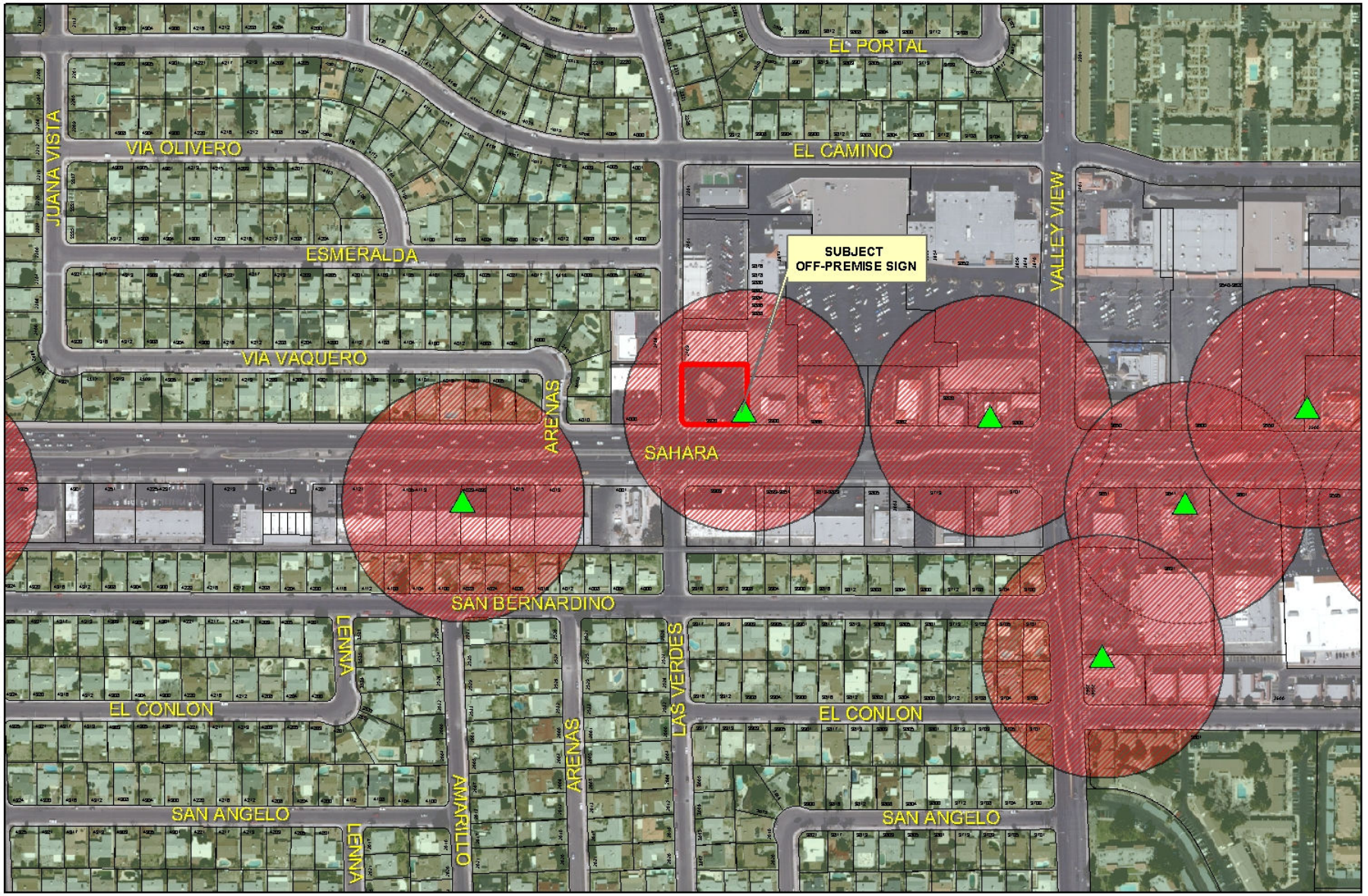
0 300 600 Feet

CASE: **RQR-44050**

RADIUS: 1000 FEET

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

N



RQR-44050

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44050	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-44050 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-0136-95), if approved.

2. This Special Use Permit shall be reviewed in five (5) 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 is 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 Variance (V-0136-95) 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a required review of an approved Variance (V-0136-95) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign, where such use is not permitted at 3920 West Sahara Avenue. The zoning district has changed to C-1 (Limited Commercial) since the variance was approved. An Off-Premise Sign is now a permitted use with an approved Special Use Permit. The approved variance makes this a legal nonconforming use without a Special Use Permit. The area has not changed significantly since the original approval; therefore, staff recommends approval with conditions. If denied, the Off-Premise Sign must be removed from the property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/24/69	The Board of Zoning Adjustment approved a request for a Variance (V-0024-69) to allow an outdoor recreational facility on property located on the northeast corner of Sahara Avenue and Las Verdes Street.
11/25/72	The Board of Zoning Adjustment approved a request for a Variance (V-0022-72) to allow the rental of one truck and five trailers on property located at 3913 West Sahara Avenue.
11/17/76	The Board of Zoning Adjustment approved a request for a Variance (V-0071-76) to allow the rental of trucks on property located at 3920 West Sahara Avenue.
11/15/95	The City Council approved a request for a Variance (V-0136-95) to allow an Off-Premise Sign where such use is not allowed. The Board of Zoning Adjustment recommended denial on 09/26/95.
05/27/97	The City Council approved a request for a Rezoning (Z-0029-97) from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial) due to a revision to the City of Las Vegas Zoning Ordinance that no longer has the C-C (Neighborhood Commercial Center) zoning district. The Planning Commission recommended approval on 04/24/97.
01/17/01	The City Council approved a request for a Required Review of an approved Variance [V-0136-95(1)] to allow a 14-foot by 48-foot Off-Premise Sign where such use is not permitted at 3920 West Sahara Avenue.
07/17/02	The City Council approved a request for a Special Use Permit (U-0053-02) to allow a Minor Automotive Repair Facility located at 3920 West Sahara Avenue. The Planning Commission recommended approval on 06/13/02.

03/17/03	The Planning and Development Department approved a request for a Minor Site Development Plan Review (SDR-1167) for the conversion of an existing retail building for use as a Minor Automotive Repair Facility at 3920 West Sahara Avenue.
04/19/06	The City Council approved a request for a Required Review (RQR-11432) of an approved Variance (V-0136-95) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign where such use is not permitted at 3920 West Sahara Avenue. The Planning Commission and Staff recommended approval.
02/04/09	The City Council approved a request for a Required Review (RQR-31588) of an approved Variance (V-0136-95) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign where such use is not permitted at 3920 West Sahara Avenue. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
11/04/93	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/21/95	A building permit (95885147) was issued for an Off-Premise Sign (Billboard) at 3920 West Sahara Avenue. The permit was finalized on 02/20/96.
12/29/99	A building permit (99024647) was issued to replace service on the sign. The permit was finalized on 01/11/00.
03/20/03	A business license (G02-00625) was issued for a Garage, Minor Auto Repair at 3920 West Sahara Avenue. The license is still active.

Pre-Application Meeting
No pre-application meeting was required, nor was one held.

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

Field Check	
01/04/12	Staff visited the site and found a well maintained, graffiti free Off-Premise Sign.

Details of Application Request	
Site Area	
Gross Acres	0.55

YK

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Garage, Minor Auto Repair Shop	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	
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

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way or may not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas	Sign is not in right-of-way and is not located within the Off-Premise Sign Exclusionary Zone.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts.	Sign is located in a C-1 (Limited Commercial) District.	Y

Area	No Off-Premise Signs shall have a surface area greater than 672 square feet, except that an embellishment 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.	The surface area is 672 square feet with no embellishments.	Y
Height	No taller than 40 feet from grade at the point of construction; may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes	The Off-Premise Sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The Off-Premise Sign is adequately screened.	Y
Off-Premise Sign	At least 300 feet to another Off Premise Sign	Approximately 860 Feet from another Off-Premise Sign.	Y
Off-Premise Sign	Must be at least 300 feet from the nearest property line of a lot in any "R" zoned district.	Approximately 600 feet from the closest residentially-zoned property.	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.	The Off-Premise Sign is permanently secured to the ground on C-1 (Limited Commercial) zoned property.	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	150	Y
Verdes Street	N/A	N/A	55	N/A

YK

ANALYSIS

This is the fourth Required Review since the initial approval of the Variance (V-0136-95), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign where such use was not allowed. The sign was constructed in 1996 in a CC (Neighborhood Commercial Center) zoning district, which did not permit Off-Premise Signs. In 1997, the Zoning Ordinance changed the subject site to a C-1 (Limited Commercial) zoning district, which permits Off-Premise Signs with the approval of a Special Use Permit. The subject sign is a legally non-conforming use by the approval of the variance. Staff recommends approval, with conditions.

FINDINGS

The sign is located within a C-1 (Limited Commercial) zoning district and is not within the Off-Premise Exclusionary Zone. Conditions within the area have not changed significantly since the sign was approved, and continued use of the sign will not negatively affect the surrounding adjacent land uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 304

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44050** APN: 162-06-801-005

Name of Property Owner: Beard Family Trust, Ephraim & Roberta Beard TRS

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as applicant

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ephraim Beard-Trustee
Roberta Beard Trustee

Print Name: EPHRAIM BEARD-TRUSTEE
ROBERTA BEARD-TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

STATE OF CALIFORNIA)
) **SS.**
COUNTY OF ORANGE)

On this **3rd** day of **November**, **2011**, before me, Mark Edson Pressey, A Notary Public in and for said State, personally appeared **Ephraim Beard and Roberta Beard**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

RRS2 MARK EDSON PRESSEY RRS2
COMM. # 1900784
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG 21, 2014

Mark Edson Pressey, Notary Public

[SEAL]

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3920 W. Sahara Ave.

Project Name Beard Family Trust Sign **Proposed Use** _____

Assessor's Parcel #(s) 162-06-801-005 **Ward #** 1

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

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

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

Additional Information Required Review of an existing billboard sign

PROPERTY OWNER Beard Fam. Trs. Ephraim Beard **Contact** Ephraim Beard

Address 57 Linda Isle **Phone:** _____ **Fax:** _____

City Newpoert Beach **State** CA **Zip** 62660

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Ephraim Beard - Trustee

Property Owner Signature* Roberta Beard TRUSTEE

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

Print Name EPHRAIM BEARD - TRUSTEE
ROBERTA BEARD - TRUSTEE

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ZQR-44050
Meeting Date:	2/14/12 AS
Total Fee:	$800.00
Date Received:*	11/30/11
Received By:	

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

Revised 10/27/08

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

STATE OF CALIFORNIA)
) **SS.**
COUNTY OF ORANGE)

On this **3rd** day of **November**, **2011**, before me, Mark Edson Pressey, A Notary Public in and for said State, personally appeared **Ephraim Beard and Roberta Beard**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

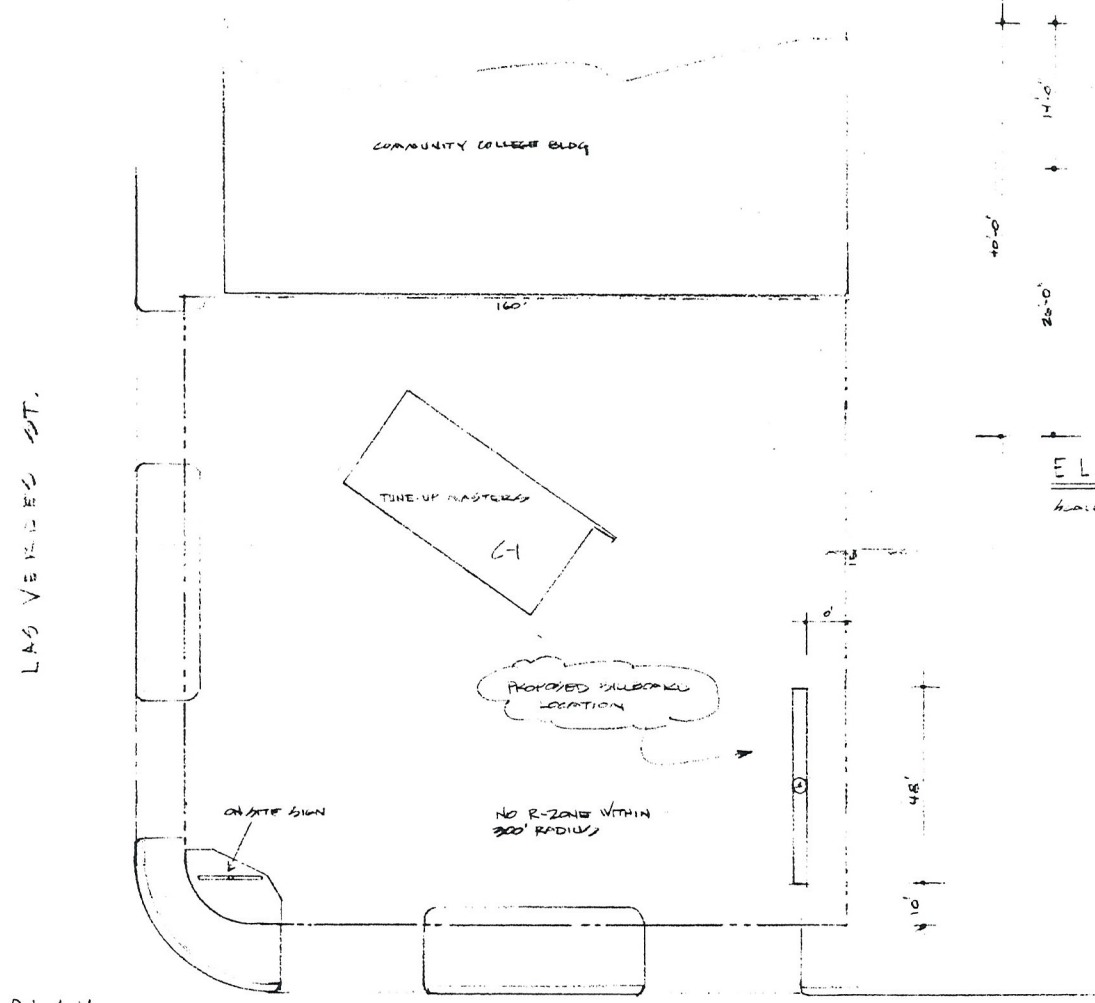
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

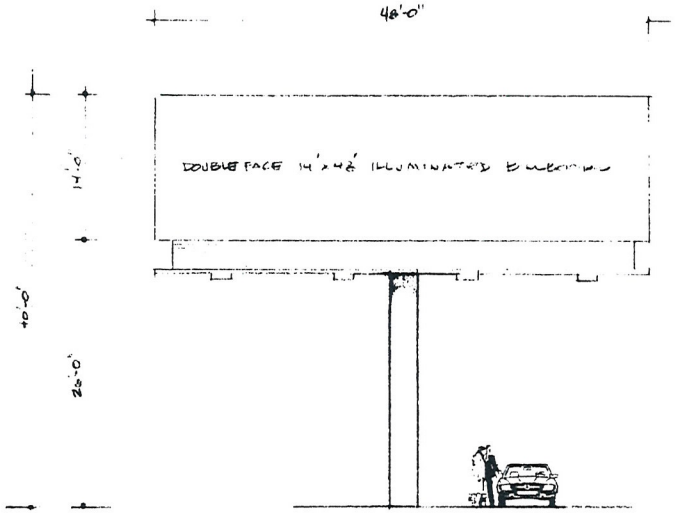
Mark Edson Pressey, Notary Public

RRS2 MARK EDSON PRESSEY RRS2
COMM. # 1900784
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG 21, 2014

[SEAL]



PLOT PLAN



ELEVATION

SCALE 1/8"

RECEIVED

NOV 30 2011

RQR-44050

NEVADA OUTDOOR SYSTEMS, INC.
1818 S. EASTERN • LAS VEGAS, NEVADA 89104
457-2772

OWNER: BEARD FAMILY TRUST PO BOX 6068 CAMARILLO, CA. 93011		
SCALE: 20	APPROVED BY	DRAWN BY LCC
DATE: 4-14-96		REVISED
LOC: 3920 W. SAHARA LV NV		
APN 162-00-801-005		DRAWING NUMBER 594140-1

18 X 24 PRINTED ON NO 1000H CLEARPRINT



ELEVATION (NO SCALE)

RECEIVED
NOV 30 2011

RQR-44050



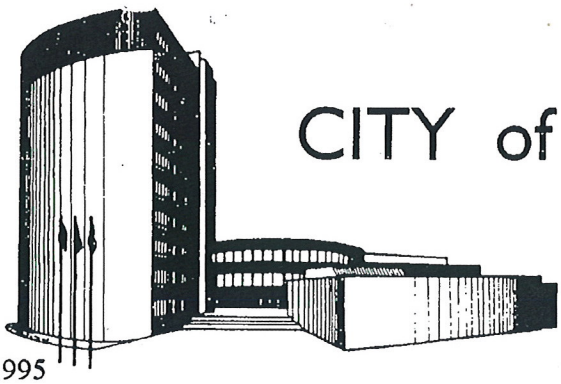
RQR-44050 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST
3920 WEST SAHARA AVENUE

01/04/12

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

November 27, 1995

Beard Family Trust
c/o Ephraim and Robert Beard
c/o Tune-Up Masters
P.O. Box 6068
Camarillo, California 93011

RE: V-136-95 - VARIANCE

Gentlemen:

The City Council at a regular meeting held November 15, 1995 considered the appeal filed by Nevada Outdoor Systems, Inc. on behalf of Beard Family Trust on behalf of Southland Equities for a Variance to allow a 14 foot x 48 foot off-premise advertising (billboard) sign where such use is not permitted, on property located at 3920 West Sahara Avenue, C-C Zone.

The City Council GRANTED the appeal, thereby APPROVING the Variance, subject to:

1. The board shall review this use in five years at a public hearing and may require the sign to be removed.

2. The applicant obtain an off-premise sign certificate from the Department of Planning and Development prior to issuance of a building permit.

3. Conformance to the plot plan and elevations.

4. Satisfaction of City Code requirements and design standards of all City departments.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,

SANDRA R. LeBOEUF
Senior Deputy City Clerk

/cmp
cc: (See Attached)

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

3810-015-6/95

RQR-44050

cc: Planning & Development Department
Dept. of Public Works
Dept. of Fire Services
Land Development Services

R & L Ventures
1818 South Eastern Avenue
Las Vegas, Nevada 89104

Southland Equities
5120 Birch Street
Newport Beach, California 92660

Mr. Mark Fiorentino
Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway, Suite 700
Las Vegas, Nevada 89109

Mr. Greg Borgel
Mendenhall Moreno and Associates
300 S. Fourth Street, Ste. 1500
Las Vegas, Nevada 89101

RQR-44050

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

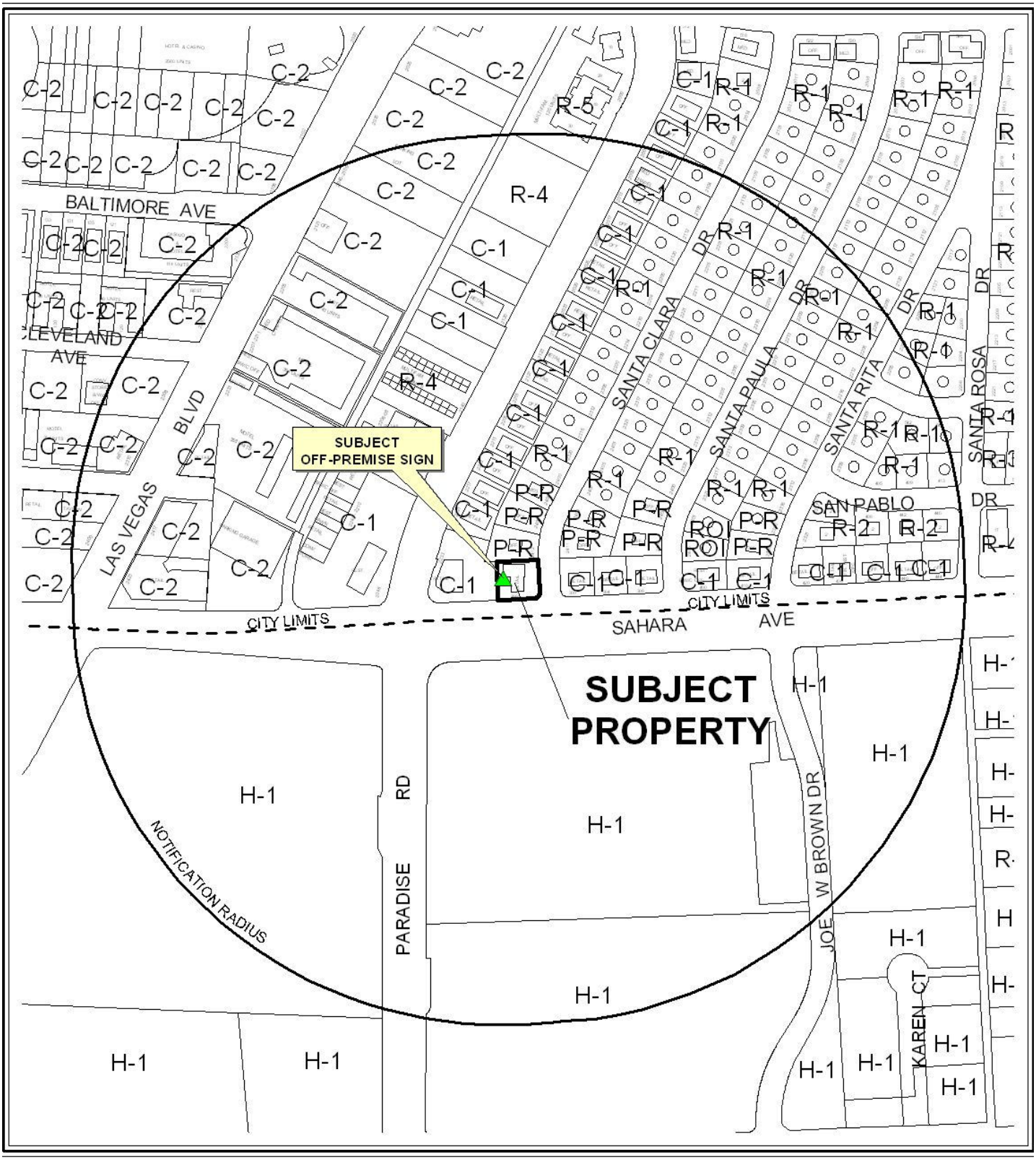
SUBJECT:
RQR-44051 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: W.H. BAILEY FAMILY TRUST - For possible action on a Required Review of an approved Special Use Permit (SUP-2467) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 208 East Sahara Avenue (APN 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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



0 300 600 Feet

CASE: **RQR-44051**

RADIUS: 1000 FEET

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

N



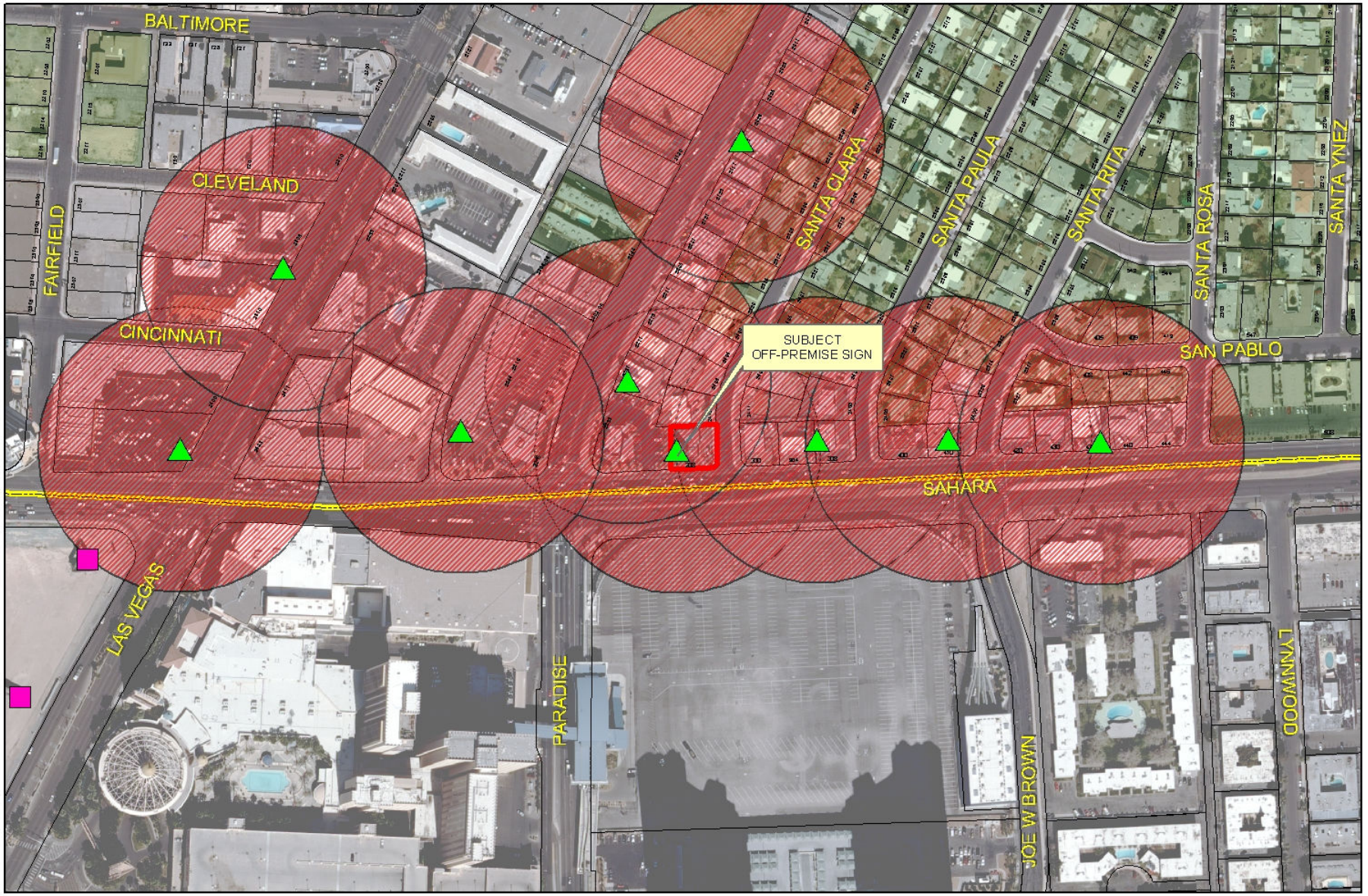
0 300 600 Feet

CASE: **RQR-44051**

RADIUS: 1000 FEET

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

N



RQR-44051

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: W.H. BAILEY FAMILY TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44051	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-44051 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-2467).

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. 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.

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

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Three-year Review of an approved Special Use Permit (SUP-2467) to allow a 40-foot tall, 14-foot by 48-foot, Off-Premise Sign at 208 East Sahara Avenue. This is the third Required Review. The use complies with Title 19 requirements for an Off-Premise Sign use and conditions in the area have not changed significantly since the previous Required Review; therefore, staff recommends approval with conditions. If this request is denied, the Off-Premise Sign would no longer be allowed and must be removed.

ISSUES

- The Required Review (RQR-30258) for Special Use Permit (SUP-2467) stipulated a three-year Required Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/70	The Board of City Commissioners approved a Rezoning (Z-0070-70) from P-R (Professional Office and Parking) to C-1 (Limited Commercial). The Planning Commission recommended approval.
09/06/78	The Board of City Commissioners approved a Review of Condition Number 6 (Z-0070-70) to allow a 14-foot by 48-foot Off-premise Sign on this site. The Planning Commission recommended approval.
03/21/79	The City Council approved a Plot Plan review (Z-0070-70) to allow modifications to the approved Off-Premise Sign. The Planning Commission recommended approval.
04/19/95	The City Council adopted a minimum distance separation of 300 feet from the nearest property line of any parcel having a zoning classification with an "R" prefix for any Off-premise Sign through Ordinance No. 3884.
03/24/97	The City Council adopted Ordinance No. 4073, which adopted a new Zoning Code (Title 19A) that disallowed the ability to vary from any distance separation requirement.
08/06/03	The City Council approved a request for a Variance (VAR-2468) to allow an Off-Premise Sign 253 feet from residentially zoned property, 160 feet from another Off-Premise Sign to the west, and 276 feet from an Off-Premise Sign to the east, where a minimum of 300 feet is required. The Planning Commission recommended approval and staff recommended denial.

08/06/03	The City Council approved a request for a Special Use Permit (SUP-2467) for a 40-foot tall, 14-foot by 48-foot Off-premise Sign at 208 East Sahara Avenue. The Planning Commission recommended approval and staff recommended denial.
09/07/05	The City Council approved a Required Review (RQR-6777) for a 40-foot tall, 14-foot by 48-foot Off-premise Sign at 208 East Sahara Avenue. The Planning Commission recommended approval and staff recommended denial.
01/07/09	The City Council approved a Required Review (RQR-30447) for a 40-foot tall, 14-foot by 48-foot Off-premise Sign at 208 East Sahara Avenue. The Planning Commission recommended approval and staff recommended approval.

Most Recent Change of Ownership	
11/17/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/11/03	A building permit (#3019648) was issued to demolish an existing Off-premise Sign at 208 east Sahara Avenue. The permit expired on 03/13/04 without a final inspection.
09/15/03	A building permit (#3019895) was issued for an Off-Premise Sign at 208 East Sahara Avenue. The permit was finalized on 10/10/05.

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

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

Field Check	
01/04/12	Staff conducted a field check of the site with the following observations: • The sign had only one face, which appeared in good condition. • The structure was free of graffiti, and did not require any repainting or bird deterrents. There were no embellishments, moving parts, or electronic displays located on the signs.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices	L (Low Density Residential)	P-R (Professional Office and Parking)
South	Casino/Hotel	CT (Commercial Tourist- Clark County)	H-1 (Limited Resort and Apartments- Clark County)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant, Less than 2000 sq. ft. (with Drive-Through)	C (Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Beverly Green/ Southridge Neighborhood	X		Y
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 (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

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising Sign (Billboard) may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Sign is not located in public right-of-way nor is it in the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise (Billboard) Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	Sign is located in a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Advertising (Billboard) Signs 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.	Surface area of each sign face does not exceed 672 square feet; the signs do not have embellishments	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes.	The sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise (Billboard) Sign to which the display panels are attached shall be screened from view.	Sign is adequately screened from public view	Y
Off-Premise Sign (Billboard)	The sign and all other off-premise signs not oriented towards US-95 shall be no closer than 300 feet in any direction to any other off-premise sign.	The sign is 160 feet from another sign to the west, and 276 feet to a sign to the east	N*

Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The sign 253 feet to a property line of a lot in any "R" zoned district.	N*
Other	All Off-premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property used for residential purposes	Y

* As approved by Variance (VAR-2468)

ANALYSIS

This property is located within the Beverly Green / Southridge Neighborhood, the A-O (Airport Overlay) District and G-O (Gaming Enterprise Overlay) District. Staff conducted a field check and observed that the structure was in good condition and well maintained. This use is compatible within the C-1 (Limited Commercial) zoning district and there has not been a significant change to the properties surrounding the use. No code an enforcement cases have been reported regarding the Off-Premise Sign since the previous review.

FINDINGS (SUP-44051)

The use complies with Special Use Permit (SUP-2467) and Title 19 requirements for an Off-Premise Sign use and has been conducted in a manner that is harmonious and compatible with the surrounding properties. The conditions in the area have not changed since the pervious review and the structure has been well maintained; therefore, staff recommends approval with conditions requiring a review in three years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 472

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44051** APN: 162-03-413-023

Name of Property Owner: W. H. Bailey Family Trust

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: William H Bailey

Print Name: William H. Bailey

Subscribed and sworn before me

This 9th day of November, 2011

Linda Ann Thomas

Notary Public in and for said County and State

LINDA ANN THOMAS
Notary Public State of Nevada
No. 94-0382-1
My appt. exp. Nov. 12, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 208 E. Sahara Ave.

Project Name WH Bailey Sign **Proposed Use** _____

Assessor's Parcel #(s) 162-03-413-023 **Ward #** 3

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

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

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

Additional Information Required review for an existing billboard

PROPERTY OWNER W.H. Bailey Family Trust **Contact** William Bailey

Address 3045 Waterside Circle **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Wm H Bailey

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

Print Name William H. Bailey

Subscribed and sworn before me

This 9th day of November, 20 11.

Linda Ann Thomas

Notary Public in and for said County and State

Revised 10/27/08

LINDA ANN THOMAS
Notary Public State of Nevada
No. 94-0382-1
My appt. exp. Nov. 12, 2014

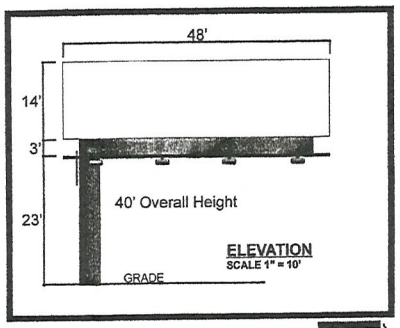
FOR DEPARTMENT USE ONLY

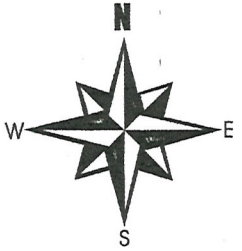
Case #	RQR-44051
Meeting Date:	1/10/12
Total Fee:	$800.
Date Received:*	11/30/11
Received By:	

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

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

257-414-1





253' TO R-1 ZONE

160' TO EXISTING BILLBOARD

APN#16203413023
REPLACEMENT OF EXISTING SIGN

HANG'N LOOSE

SANTACLARA

25'
HALF ROW
CENTER LINE

276' TO EXISTING BILLBOARD

208 E. SAHARA AVE-89104

61'
CENTER OF COLUMN

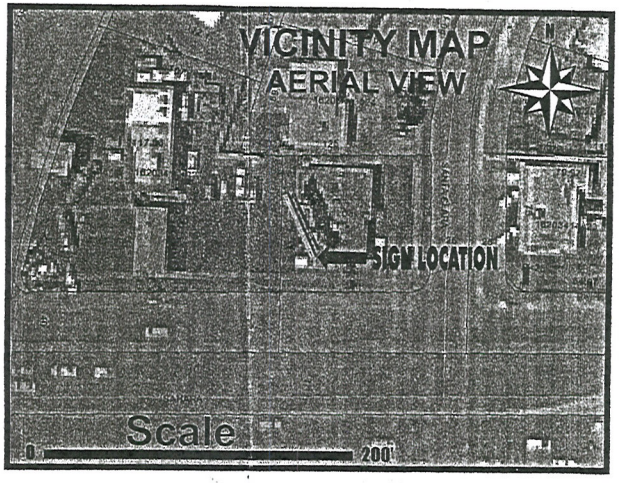
18'
EDGE OF SIGN

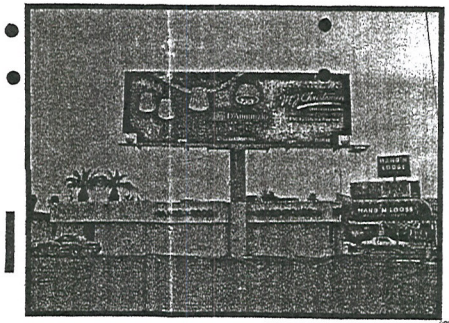
22'
EDGE OF BUILDING

40'
HALF ROW
CENTER LINE

SAHARA

TOP VIEW
SCALE 1" = 10'
DETAIL





REPLACEMENT OF EXISTING SIGN

RECEIVED
AUG 20 2003
CITY OF LAS VEGAS
PERMITS

GENERAL NOTES
APN#16203413023
ZONEING C1
REPLACEMENT OF EXISTING SIGN
14'X48' BILLBOARD
NO PARKING SPACE TAKEN

ORION
OUTDOOR MEDIA
GLENDA LIPPMAN
595-4896

RECEIVED
NOV 30 2011

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

OWNER: BAILEY W H FAMILY TRUST AND BAILEY WILLIAM H AND ANNA L TRS		
SCALE: NOTED	APPROVED BY:	DRAWN BY: TOM JONES
DATE: 4-07-03		REVISED:
LOCATION: 208 E. SAHARA AVE-89104		
APN#16203413023		DRAWING NUMBER: 180

λ-794-03 JOB

RQR-44051



RQR-44051 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: W.H. BAILEY FAMILY TRUST
208 EAST SAHARA AVENUE

01/04/12



RQR-44051 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: W.H. BAILEY FAMILY TRUST
208 EAST SAHARA AVENUE

01/04/12

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

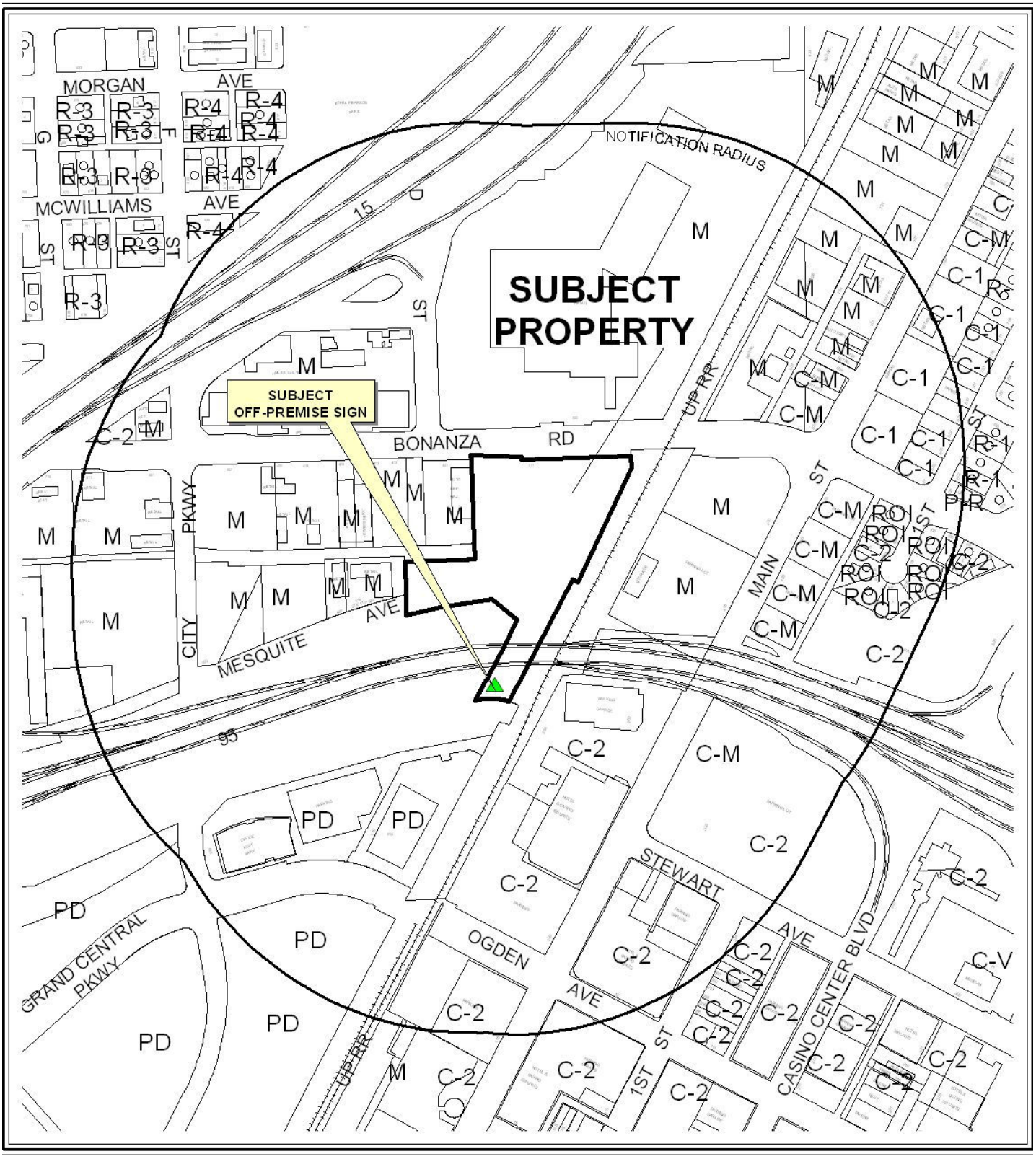
SUBJECT:
RQR-44052 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0238-91) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 301 Mesquite Avenue (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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. Photo
5. City Council Approval Letter for U-0238-91(4)



CASE: **RQR-44052**

RADIUS: 1000 FEET

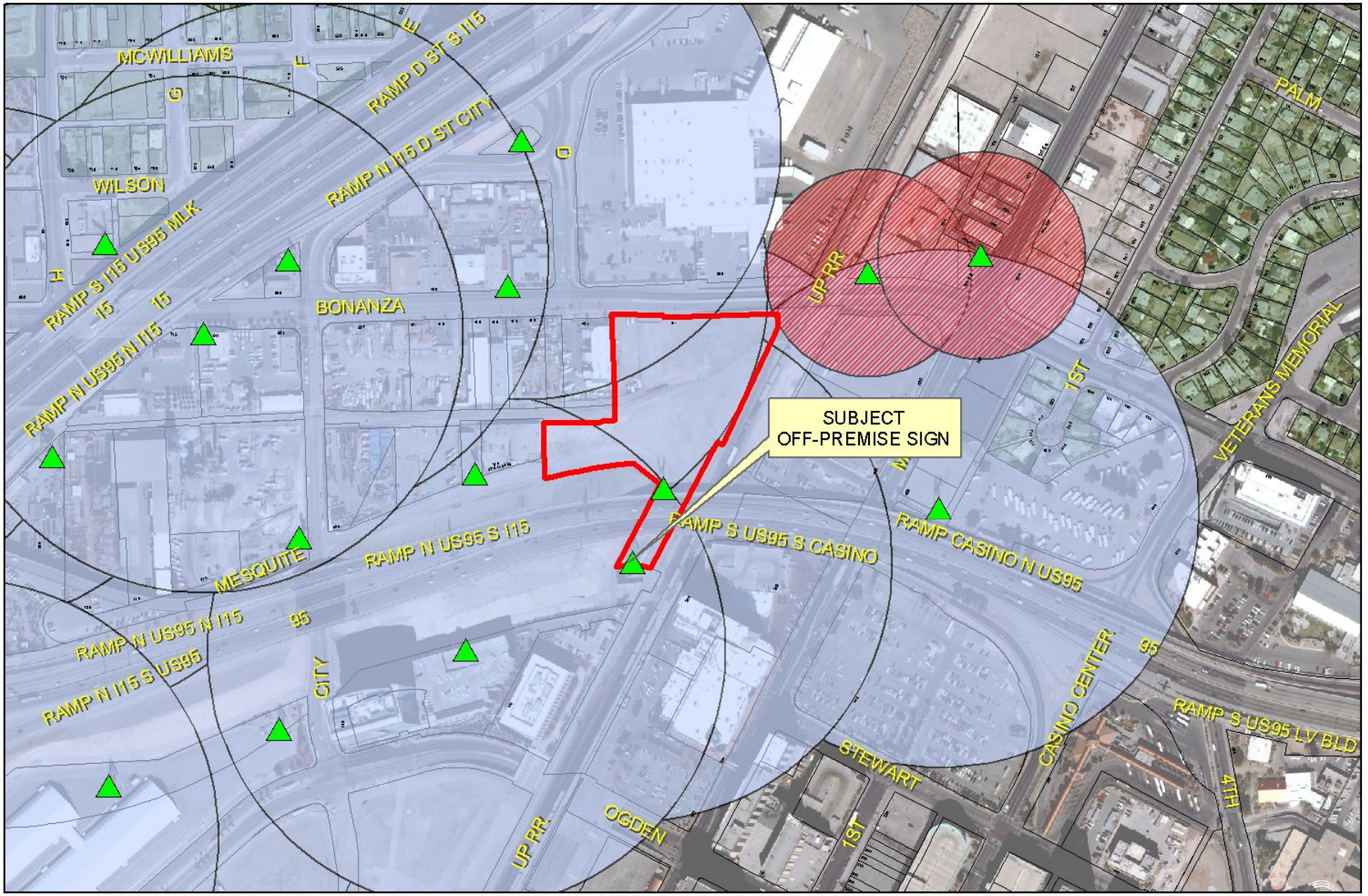
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **RQR-44052**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-44052

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44052	Staff recommends APPROVAL, subject to conditions:	N/A

RQR-44052 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0238-91).

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 supporting structure of the Off-Premise Sign shall be properly screened from public view within 180 days of approval of this review.

4. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a required three-year review of an approved Special Use Permit (U-0238-91), which allowed a 50-foot tall, 14-foot by 48-foot Off-Premise Sign at 301 Mesquite Avenue. This is the fourth review of the Special Use Permit for this Off-Premise Sign. The Off-Premise Sign does not meet the requirement for the screening of structural elements; therefore, a condition has been placed requiring compliance of this requirement within 180 days. There have been no changes in the surrounding area since the previous review; therefore, staff recommends approval, with conditions. A review of the Special Use Permit (U-0238-91) will be required in three (3) years. If denied, the Off-Premise Sign will have to be removed.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/92	The City Council approved a request for a Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign on the south side of Oran K. Gragson Highway (US-95) between "F" Street and Main Street. The Board of Zoning Adjustment recommended approval.
	The City Council granted the Appeal, thereby approving a Variance (V-0046-92) to allow a 14-foot by 48-foot Off-Premise Sign and to allow the sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required on property located on the north side of Oran K. Gragson Highway (US-95) between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks. The Board of Zoning Adjustment recommended denial.
05/27/97	The City Council approved a Required View [V-0046-92(1)] of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required on property located on the north side of Oran K. Gragson Highway (US-95) between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks. The Board of Zoning Adjustment recommended denial.
	The City Council approved a request for a Required Review [U-0238-91(1)] of an approved Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. The Board of Zoning Adjustment recommended approval on 05/06/97.
06/28/99	The City Council approved a request for a Required Review [U-0238-91(2)] of an approved Special Use Permit to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. The Board of Zoning Adjustment recommended approval.

07/12/99	The City Council approved a Required Two Year Review [V-0046-92(2)] of an approved Variance (V-0046-92), which allowed a 14-foot by 48-foot Off-Premise Sign 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Board of Zoning Adjustment and staff recommended approval.
12/20/00	The City Council approved a Required 16 month Review [V-0046-92(3)] of an approved Variance (V-0046-92) to allow a 14-foot by 48-foot Off-Premise Sign 690 feet from an existing Off-Premise Sign where 750 feet is the minimum separation distance required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
04/03/02	The City Council approved a Required One Year Review [V-0046-92(4)] of an approved Variance (V-0046-92), which allowed a 14 foot by 48 foot Off-Premise Sign to be located 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation allowed at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
06/04/03	The City Council approved a Required One Year Review (RQR-1909) of an approved Variance (V-0046-92), which allowed a 14-foot by 48-foot Off-Premise Sign 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation allowed at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval of the request.
05/18/05	The City Council approved a Site Development Plan Review (SDR-5876) for a 15-story, 250,000 square foot office and commercial development and waivers from the Parkway Center streetscape requirements; a Special Use Permit (SUP-5877) for a proposed 50-foot high, 14-foot x 48-foot Off-Premise Sign; a Variance (VAR-6355) to allow a 14-foot by 48-foot Off-Premise Sign to be attached to the building where such is not allowed at a height of 85 feet where 40 feet is the maximum height; and a Variance (VAR-5878) from the 750-foot separation requirement and the 10-foot freeway right-of-way requirement for an Off-Premise Sign at 110 West Mesquite Avenue. The Planning Commission and staff recommended approval of the request with staff recommending denial.
06/08/06	The Planning and Development Department administratively approved a Director's Business item (DIR-14084) to allow an electronic message unit to be installed within an existing Off-Premise Sign at 301 West Mesquite Avenue.
08/16/06	The City Council approved a Required One Year Review (RQR-13616) of an approved Variance (V-0046-92) which allowed a 40-foot, 14-foot by 48-foot Off-Premise Sign to be located 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.

02/19/08	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-26889) to modify an existing Off-Premise Sign for a digital display at 301 West Mesquite Avenue.
11/19/08	The City Council approved a request for a Required Review (RQR-30641) of an approved Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. Staff recommended approval.
07/15/09	The City Council approved a request for a Required Review (RQR-34324) of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/12/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/02/92	Plan Check L-3591-95 was issued for a Off-Premise Sign at 315 W. Mesquite Avenue. The permit was issued; however, a final inspection was not recorded.
07/24/07	Building Permit (#07-002364) was issued for an inspection of an existing Off-Premise Sign at 301 W. Mesquite Avenue. The permit was finalized on 07/24/07.

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	
01/04/12	Staff conducted a field check and found the sign and supporting structure in good condition. The subject sign had no embellishments, animated signage, or electronic displays and there was no sign of a bird nuisance. It is noted, however, that the structural sign elements are not properly screened from view.

Details of Application Request	
Site Area	
Net Acres	5.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	M (Industrial)
North	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)
South	R.O.W. (Railroad)	C (Commercial)	C-2 (General Commercial)
	Office, Other Than Listed	MXU (Mixed Use)	PD (Planned Development)
East	R.O.W. (Railroad)	C (Commercial)	C-2 (General Commercial)
	Parking Garage		
West	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)

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			
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

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, 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 the 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 an M (Industrial) 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 is 672 square feet and does not have an embellishment.	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 50 feet tall, as originally approved by City Council.	Y
Screening	All structural elements of an Off-Premise Sign shall be screened from view.	Structural elements of the sign are not screened from view.	N
Off-Premise Sign	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 540 feet from an existing Off-Premise Sign, as allowed by VAR-5878.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or "U" zoned districts.	Sign is more than 1,000 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 is not located on property zoned for residential use.	Y

ANALYSIS

This is the fourth required review since the initial approval of the Special Use Permit (U-0238-91). The sign is in good condition with proper maintenance in regards to graffiti and bird nuisance abatement; however the sign requires structural screening. A condition of approval has been placed requiring that the structural elements be adequately screened from view.

Since the installation of the subject sign, another Off-Premise Sign was installed at 110 City Parkway 540 feet away from this sign, with a Variance (VAR-5878) to allow for the shorter separation distance (640 feet) that was allowed by the Variance (V-0046-92) for the subject sign. The required review (RQR-44331) for this Variance (V-0046-92) will be heard concurrently as the review for this Special Use Permit (U-0238-91), and is recommended for approval with no further reviews.

FINDINGS

There is no adverse impact regarding the continued use of the sign at this time; therefore, staff recommends approval. A review of the Special Use Permit (U-0238-91) will be required in three (3) years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 50

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44052** APN: 139-27-401-031

Name of Property Owner: City Parkway IV A, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell, President

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 301 W. Mesquite Ave.

Project Name UPRR /City Parkway Sign **Proposed Use** _____

Assessor's Parcel #(s) 139-27-401-031 **Ward #** 5

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

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

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

Additional Information Required review for an existing billboard

PROPERTY OWNER City Parkway IV A, Inc. **Contact** Bill Arent

Address 400 Stewart Ave. 2nd Floor **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* 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, President

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

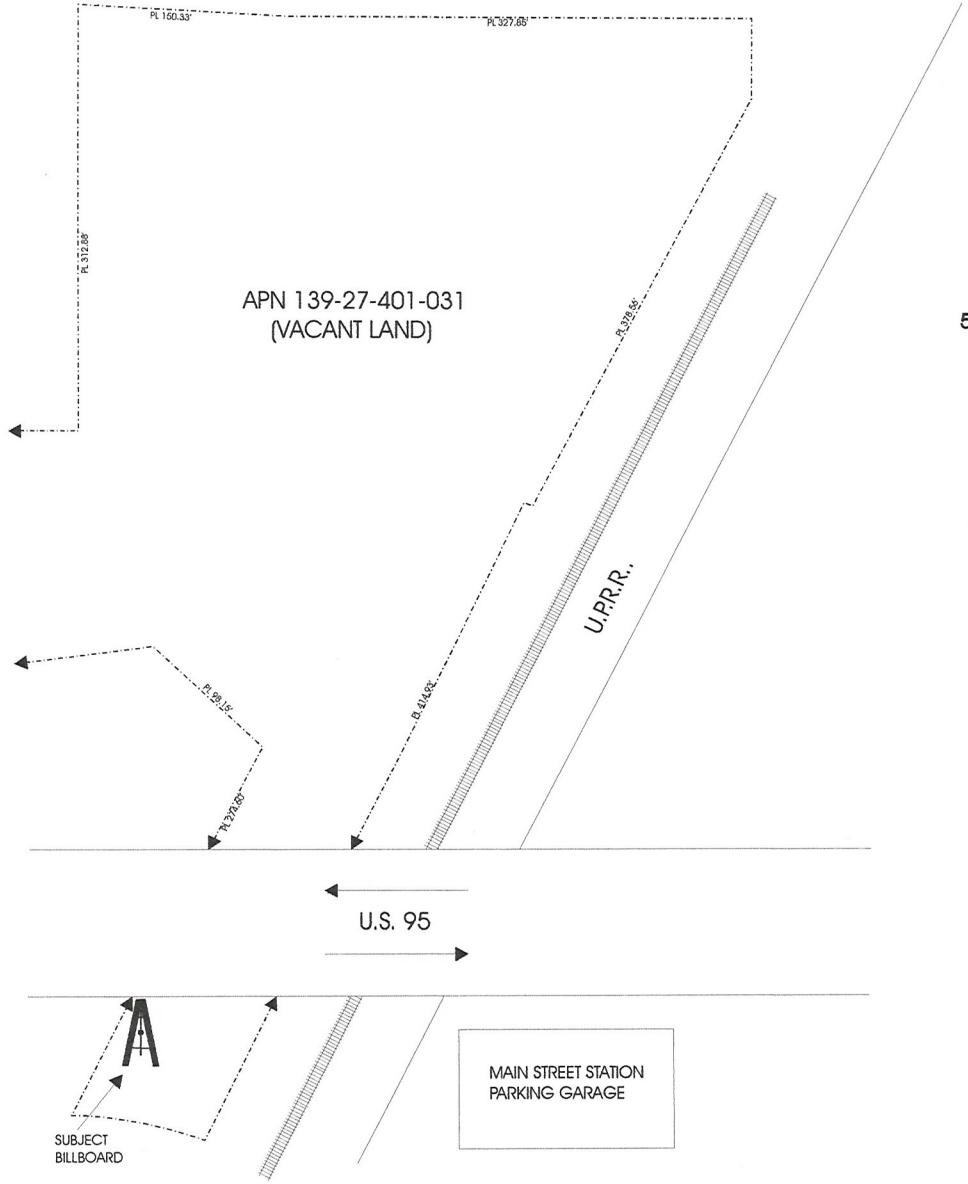
Revised 10/27/08

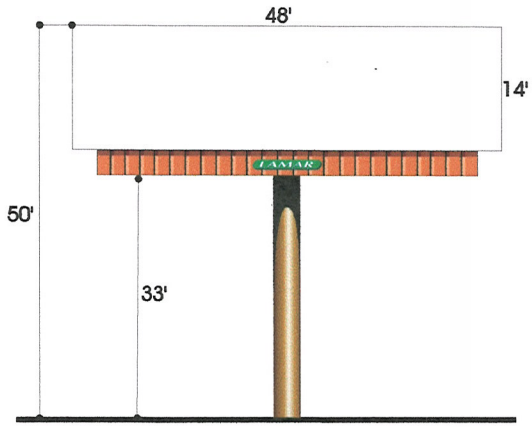
FOR DEPARTMENT USE ONLY

Case #	RQR-44052
Meeting Date:	1/10/12
Total Fee:	$800.00
Date Received:*	11/30/11
Received By:	

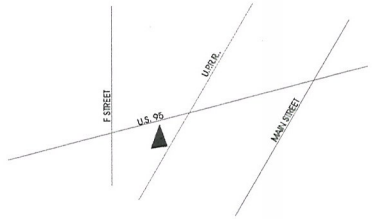
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
NOV 30 2011

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 11/10/11	DRAWN BY: S.NAFTZGER
U.S. 95 CITY PARKWAY SIGN		
APN 139-27-401-031		DRAWING NUMBER:

RQR-44052



ELEVATION (NO SCALE)

RECEIVED
NOV 30 2011

RQR-44052



RQR-44052 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.
301 MESQUITE AVENUE

01/04/12



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

April 4, 2002

Ms. Lesa Coder
City Parkway IV A, Inc.
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: U-0238-91(4) - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 3, 2002

Dear Ms. Coder:

The City Council at a regular meeting held April 3, 2002 APPROVED the Required One Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 4, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

8112-012-11/00

RQR-44052

3. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Sincerely

Lynda Owens

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

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

RQR-44052

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

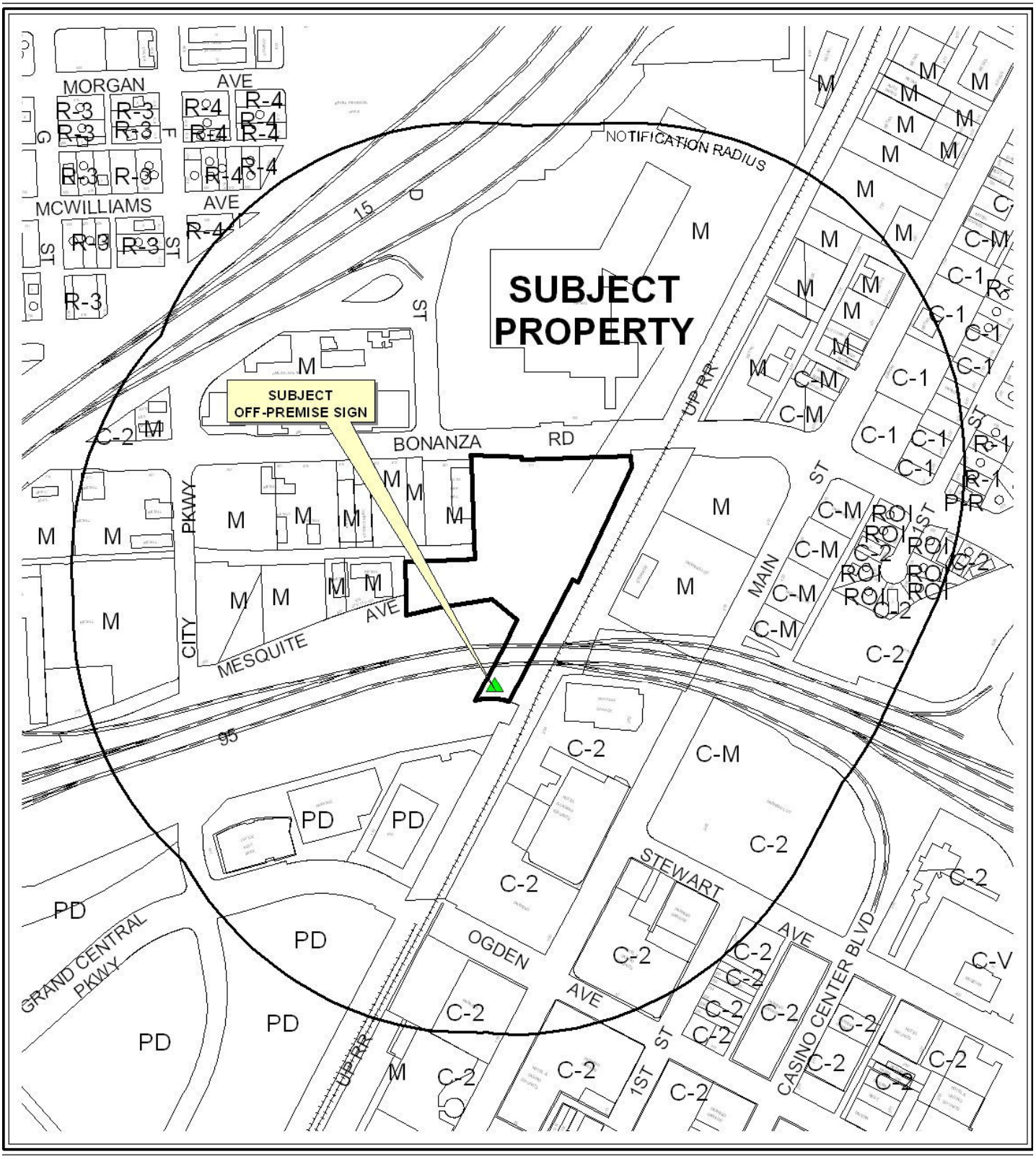
SUBJECT:
RQR-44331 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC. - For possible action on a Required Review of an approved Variance (V-0046-92) TO ALLOW AN OFF-PREMISE SIGN TO BE 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN at 301 Mesquite Avenue (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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. Photo
5. City Council Approval Letter V-46-92(4)
6. City Council Approval Letter for RQR-34324



0 400 800 Feet

CASE: **RQR-44331**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



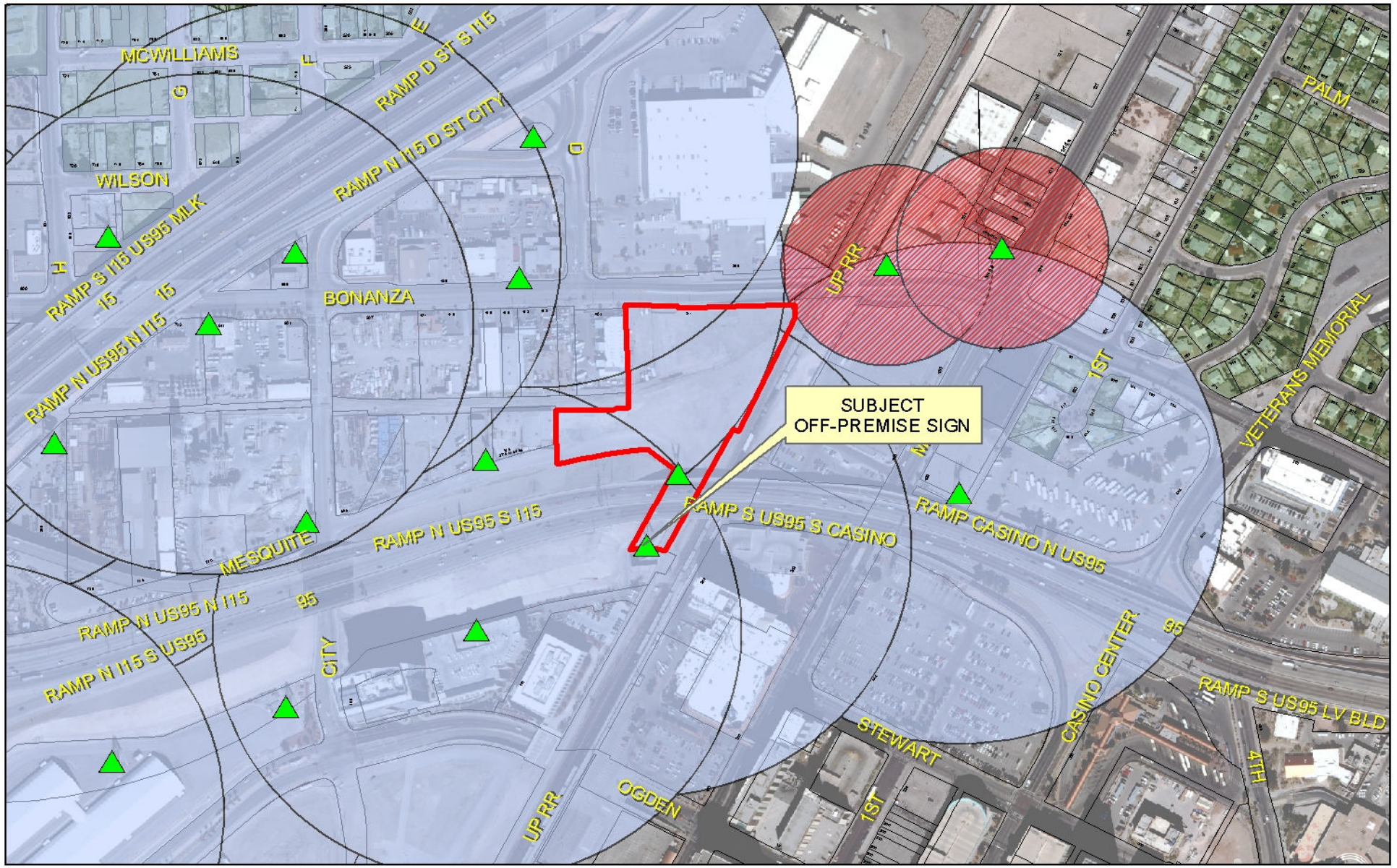
0 400 800 Feet

CASE: **RQR-44331**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-44331

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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44331	Staff recommends APPROVAL	N/A

RQR-44331 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-046-92).

2. No further reviews shall be required.

MH

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is in response to a required three-year review of an approved Variance (V-0046-92) which allows an Off-Premise Sign at 301 Mesquite Avenue. This is the ninth review of the Variance for this Off-Premise Sign. There have been no changes in the surrounding area since the previous review; therefore, staff recommends approval with no further review required.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/92	The City Council approved a request for a Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign on the south side of Oran K. Gragson Highway (US-95) between "F" Street and Main Street. The Board of Zoning Adjustment recommended approval.
	The City Council granted the Appeal, thereby approving a Variance (V-0046-92) to allow a 14-foot by 48-foot Off-Premise Sign and to allow the sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required on property located on the north side of Oran K. Gragson Highway (US-95) between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks. The Board of Zoning Adjustment recommended denial.
05/27/97	The City Council approved a Required View [V-0046-92(1)] of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required on property located on the north side of Oran K. Gragson Highway (US-95) between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks. The Board of Zoning Adjustment recommended denial.
	The City Council approved a request for a Required Review [U-0238-91(1)] of an approved Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. The Board of Zoning Adjustment recommended approval on 05/06/97.
06/28/99	The City Council approved a request for a Required Review [U-0238-91(2)] of an approved Special Use Permit to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. The Board of Zoning Adjustment recommended approval.

07/12/99	The City Council approved a Required Two Year Review [V-0046-92(2)] of an approved Variance (V-0046-92), to allow an Off-Premise Sign to be 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Board of Zoning Adjustment and staff recommended approval.
12/20/00	The City Council approved a Required 16 month Review [V-0046-92(3)] of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
04/03/02	The City Council approved a Required One Year Review [V-0046-92(4)] of an approved Variance (V-0046-92), to allow an Off-Premise Sign to be 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
06/04/03	The City Council approved a Required One Year Review (RQR-1909) of an approved Variance (V-0046-92), to allow an Off-Premise Sign to be 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
05/18/05	The City Council approved a Site Development Plan Review (SDR-5876) for a 15-story, 250,000 square foot office and commercial development and waivers from the Parkway Center streetscape requirements; a Special Use Permit (SUP-5877) for a proposed 50-foot high, 14-foot x 48-foot Off-Premise Sign; a Variance (VAR-6355) to allow a 14-foot by 48-foot Off-Premise Sign to be attached to the building where such is not allowed at a height of 85 feet where 40 feet is the maximum height; and a Variance (VAR-5878) from the 750-foot separation requirement and the 10-foot freeway right-of-way requirement for an Off-Premise Sign at 110 West Mesquite Avenue. The Planning Commission and staff recommended approval of the request with staff recommending denial.
06/08/06	The Planning and Development Department administratively approved a Director's Business (DIR-14084) item to allow an electronic message unit to be installed within an existing Off-Premise Sign at 301 West Mesquite Avenue.
08/16/06	The City Council approved a Required One Year Review (RQR-13616) of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from an existing Off-Premise Sign where 750 feet is the minimum distance separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.
02/19/08	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-26889) to modify an existing Off-Premise Sign for a digital display adjacent at 301 West Mesquite Avenue.

11/19/08	The City Council approved a request for a Required Review (RQR-30641) of an approved Special Use Permit (U-0238-91) to allow a 14-foot by 48-foot Off-Premise Sign at 301 West Mesquite Avenue. Staff recommended approval
07/15/09	The City Council approved a request for a Required Review (RQR-34324) of an approved Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required at 301 West Mesquite Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/12/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/02/92	Plan Check L-3591-95 was issued for an Off-Premise Sign at 315 W. Mesquite Avenue. The permit was issued; however, a final inspection was not recorded.
07/24/07	Building Permit (#07-002364) was issued for an inspection of an existing Off-Premise Sign at 301 W. Mesquite Avenue. The permit was finalized on 07/24/07.

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	
01/04/12	Staff conducted a field check and found the sign and supporting structure in good condition. The subject sign is located within…

Details of Application Request	
Site Area	
Net Acres	5.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	M (Industrial)
North	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)
South	R.O.W. (Railroad)	C (Commercial)	C-2 (General Commercial)
	Office, Other Than Listed	MXU (Mixed Use)	PD (Planned Development)
East	R.O.W. (Railroad)	C (Commercial)	C-2 (General Commercial)
	Parking Garage		
West	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)

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			
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

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, 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 the 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 an M (Industrial) 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 is 672 square feet and does not have an embellishment.	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 50 feet tall, as originally approved by City Council.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are not screened from view.	N
Off-Premise Sign	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).	An Off-Premise Sign is 540 feet from an existing Off-Premise Sign, as approved by VAR-5878.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or "U" zoned districts.	Sign is more than 1,000 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 is not located on property zoned for residential use.	Y

ANALYSIS

This is the ninth review since the initial approval of the Variance (V-0046-92) to allow an Off-Premise Sign to be 690 feet from another existing Off-Premise Sign, where 750 feet is the minimum separation required at 301 West Mesquite Avenue, located on the south side of Oran K. Gragson Highway (US-95) between "F" Street and Main Street. Since the installation of the sign, the subject sign that was located 640 feet away has been removed. In that time a Variance (VAR-5878) was approved to allow an Off-Premise Sign at 110 City Parkway to be located 540 feet away from the subject sign.

FINDINGS

There is no adverse impact regarding the continued use of the sign at this time, which has maintained its entitlement under Special Use Permit U-0238-91; therefore, staff recommends approval with no further review required, as the sign will receive future reviews of the affiliated Special Use Permit (U-238-91).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 50

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-44331 APN: 139-27-401-031

Name of Property Owner: City Parkway IV, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 18 day of January, 2012

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
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 301 W. Mesquite Ave.

Project Name UPRR/City Parkway Sign Variance Review **Proposed Use** _____

Assessor's Parcel #(s) 139-27-401-031 **Ward #** 5

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

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

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

Additional Information Required Review of V-4692 for an existing billboard

PROPERTY OWNER City Parkway IV, Inc. **Contact** Bill Arent

Address 400 Stewart Ave. 2nd floor **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* 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 18 day of January, 20 12.

_____

Notary Public in and for said County and State

IRMA CORRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

Revised 10/27/08

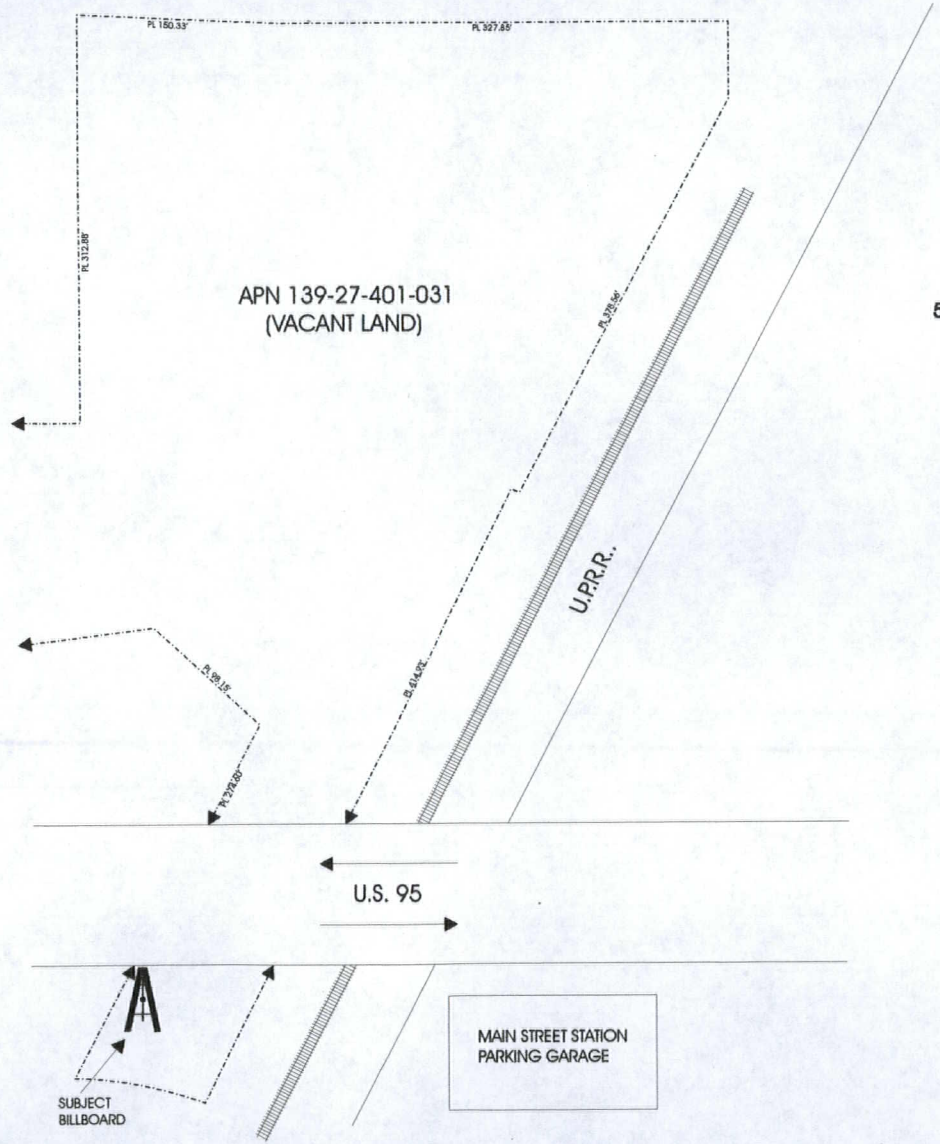
RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

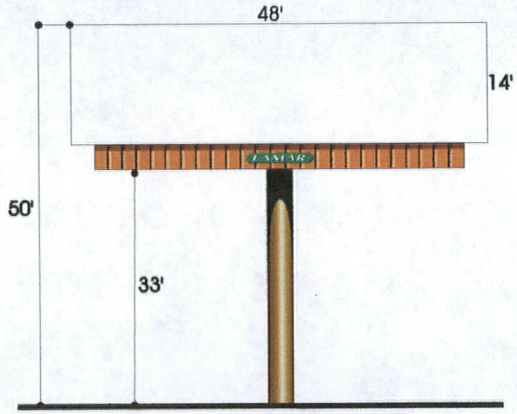
FOR DEPARTMENT USE ONLY

Case #	RQR-44133
Meeting Date:	2/14/12
Total Fee:	$800.00
Date Received:*	1/12/12
Received By:	J. Howe

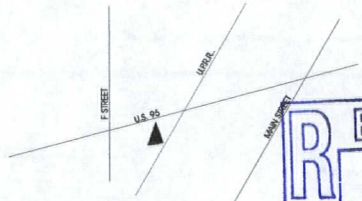
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 11/10/11	DRAWN BY: S.NAFTZGER
U.S. 95 CITY PARKWAY SIGN		
APN 139-27-401-031		DRAWING NUMBER:

RQR-44331



RQR-44331 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: CITY PARKWAY IV A, INC.
301 MESQUITE AVENUE

01/04/12

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

April 4, 2002

Mr. Greg Link
City Parkway, IVA
103 Eisenhower Parkway
Roseland, New Jersey 07068

RE: V-0046-92(4) - ONE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 3, 2002

Dear Mr. Link:

The City Council at a regular meeting held April 3, 2002 APPROVED the Required One Year Review of an approved Variance which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign 690 feet from an existing off-premise advertising (billboard) sign where 750 feet is the minimum distance separation allowed on the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 4, 2002. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising sign (billboard) be removed.

2. The off-premise advertising 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 advertising sign (billboard).

Sincerely,

Linda Owens

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

RECEIVED
JAN 12 2012

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-44331

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

Ms. Denise Dunahay
Viacom Outdoor
425 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Scott Christensen
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
3225-B S. Rainbow Boulevard, Ste 204
Las Vegas, Nevada 89146

RECEIVED
JAN 12 2012

RQR-44331

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

July 16, 2009

City Parkway IV A, Inc.
Ms. Betsy N. Fretwell
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

RE: RQR-34324 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 15, 2009

Dear Ms. Fretwell:

The City Council at a regular meeting held July 15, 2009 APPROVED the request for a Required Review of a previously approved Variance (V-0046-92) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ILLUMINATED SIGN 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM SEPARATION ALLOWED on 5.28 acres on the north side of U.S. 95, between Bonanza Road and Grand Central Parkway, 150 west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Variance (V-0046-92).

2. This Variance shall be placed on an agenda closest to May 20, 2012 at which time the City Council may required 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 is 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. All Graffiti is to be removed from the sign/structure within 30 days of final approval by the City of Las Vegas.

5. The existing Off-Premise Sign is voluntarily demolished, this Variance (V-0046-92) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RQR-44331

Printed with environmentally friendly soy ink.

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

Sincerely,

Doreen Araujo

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

cc: Mr. Scott Christensen
CBS Outdoor
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
The Skancke Group
2620 Regatta Drive, Ste 102
Las Vegas, Nevada 89128

RQR-44331

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

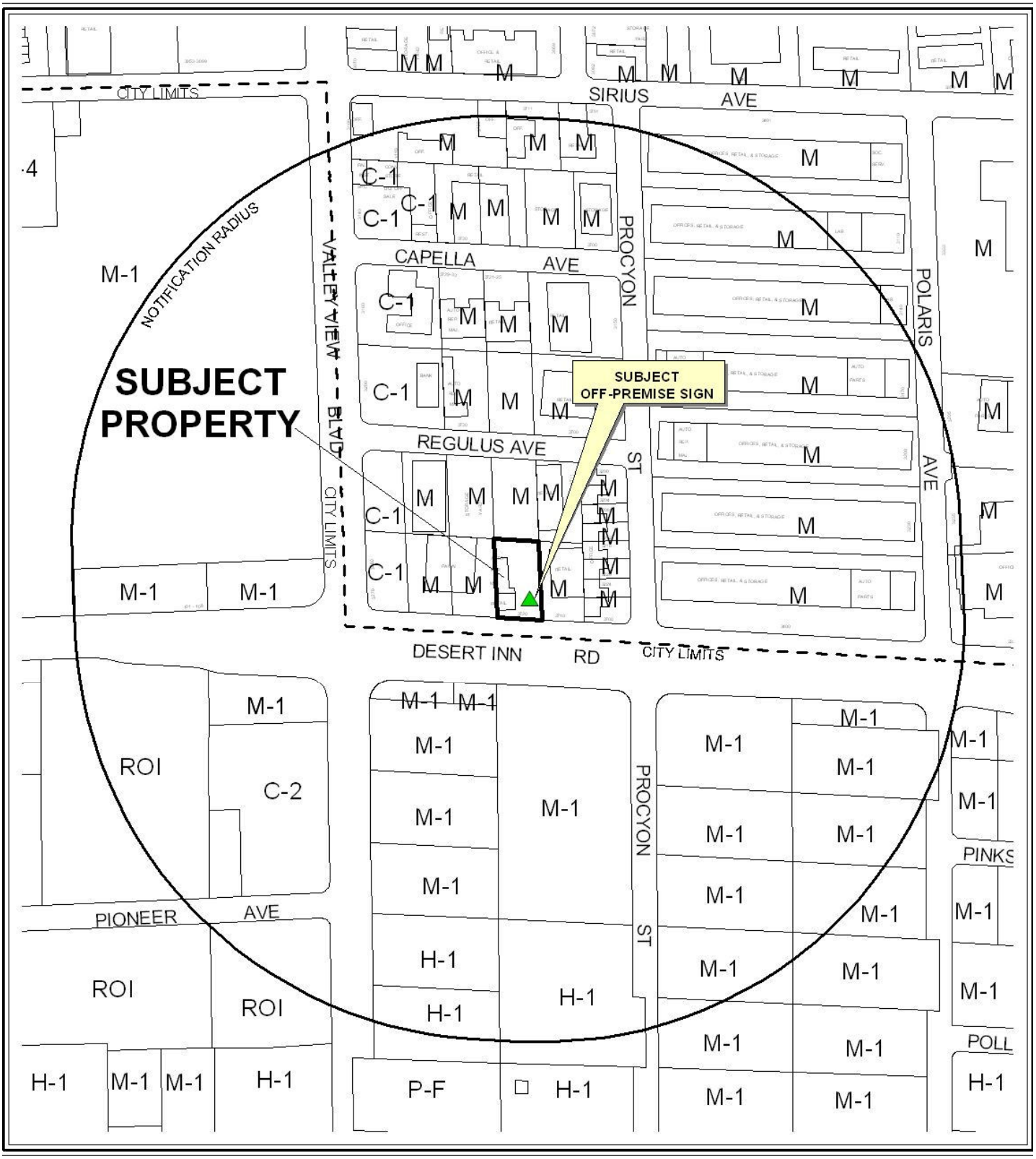
SUBJECT:
RQR-44054 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TLC PROPERTIES, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0300-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3720 West Desert Inn Road (APN 162-08-410-033), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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



0 300 600 Feet

CASE: **RQR-44054**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



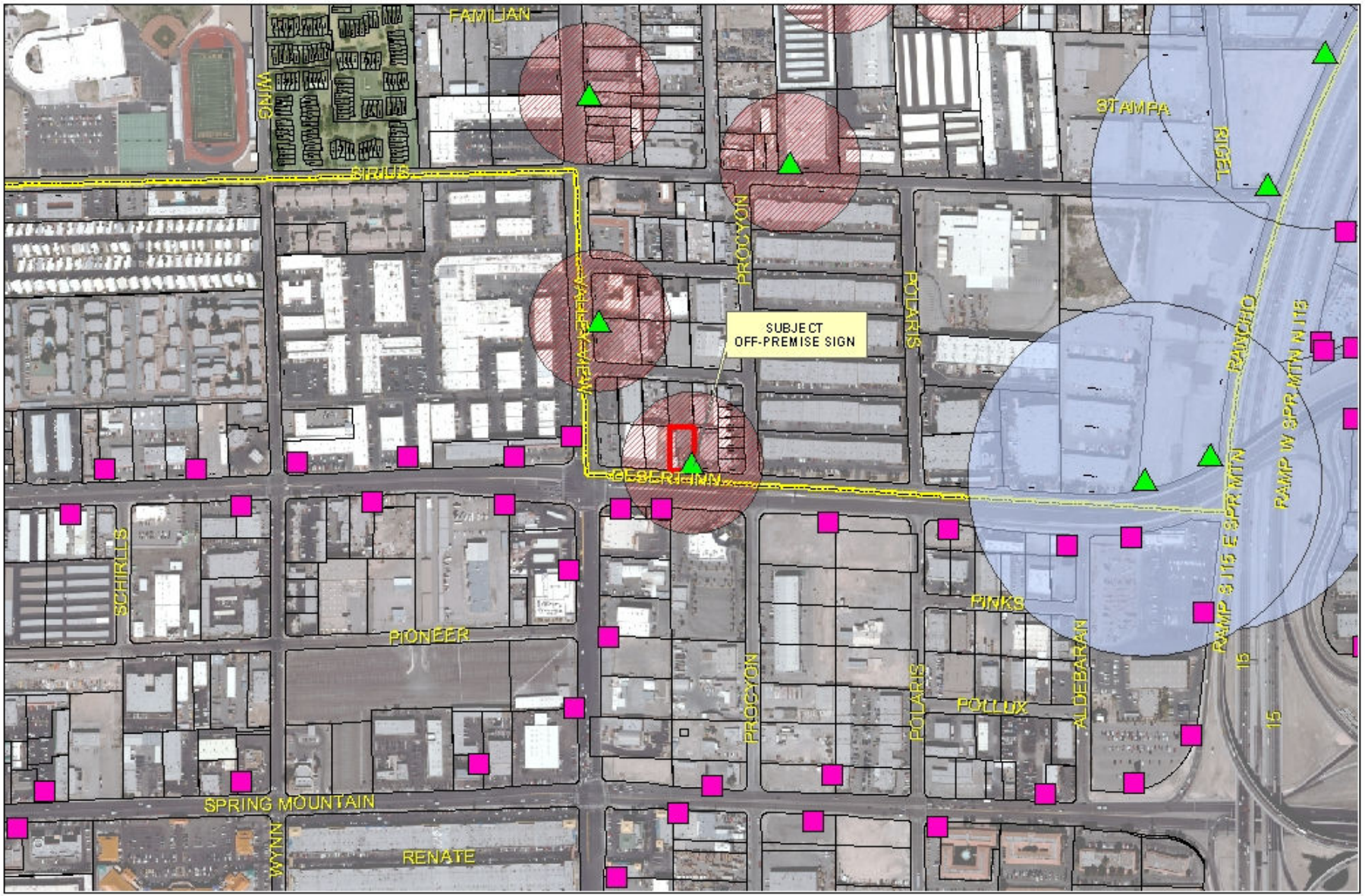
0 300 600 Feet

CASE: **RQR-44054**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-44054

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TLC PROPERTIES, INC.

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44054	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-44054 CONDITIONS

1. Conformance to the Conditions of Approval for Special Use Permit (U-0300-94).

2. This Special Use Permit shall be reviewed in five (5) 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. 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.

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

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 (U-0300-94), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. This is the fourth review of the entitlement for this Off-Premise Sign since its construction in 1995. Staff recommends approval, with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/95	The City Council approved a request for a Special Use Permit (U-0300-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. The Board of Zoning Adjustment recommended approval.
03/01/00	The City Council approved a request for a Required Review [U-0300-94(1)] of an approved Special Use Permit (U-0300-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. The Planning Commission recommended approval.
05/01/02	The City Council approved a request for a Required Review [U-0300-94(2)] of an approved Special Use Permit (U-0300-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. The Planning Commission recommended approval.
02/18/09	The City Council approved a request for a Required Review (RQR-31822) of an approved Special Use Permit (U-0300-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. The Planning Commission recommended approval.

Most Recent Change of Ownership	
12/08/86	A deed was recorded for a change in ownership.

Related Building Permits	
02/02/95	A Building Permit (#95-365772) was issued for an Off-Premise Sign at 3720 West Desert Inn Road. The sign received final inspection on 03/22/95.

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	
01/04/12	Staff conducted a field check and found the sign and supporting structure in good condition. The subject sign had no embellishments, animated signage, or electronic displays and there was no sign of a bird nuisance.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair Garage, Major	LI//R (Light Industry/Research)	M (Industrial)
North	Outdoor Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Clark County - Sexually Oriented Business	Clark County – CT (Commercial Tourist)	Clark County – M-1 (Light Manufacturing)
East	Building Maintenance Service and Sales	LI/R (Light Industry/Research)	M (Industrial)
West	Pawn Shop	LI/R (Light Industry/Research)	M (Industrial)

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	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

MH

Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way	Sign is not in public right-of-way	Y
Zoning	Off-Premise Signs are permitted in the M Zoning Districts with a Special Use Permit	Sign is located on M (Industrial) zoned property.	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 is 672 square feet in size. The sign does not have an embellishment.	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 40 feet tall	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	Structural elements of the sign are adequately screened from public view	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or I-15	Sign is not located along US-95 or I-15	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district	Sign is approximately 300 feet from the nearest property line 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	The sign is secured to the ground on M (Industrial) zoned property	Y

ANALYSIS

This is the fourth review of the approved Special Use Permit (U-0300-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3720 West Desert Inn Road. The sign is located within the M (Industrial) zoning district and is not within the Off-Premise Sign Exclusionary Zone. This sign received final inspection on 03/22/95. Upon a site inspection on 01/04/12, staff noted the sign and supporting equipment were in good condition. There are no adverse impacts regarding the continued use of this sign, as there have been no significant changes in development or land use in the surrounding area since the initial approval of the Special Use Permit. Staff recommends approval of this Off-Premise Sign, subject to a five (5) year review. If denied, the Off-Premise sign must be removed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 42

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44054** APN: 162-08-410-033

Name of Property Owner: TLC Properties Inc. (Easement owner), Toman Family Rev. Trust

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Christopher Prickett

Subscribed and sworn before me

This 11 day of November, 2011

_____

Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3720 W. Desert Inn Road

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

Assessor's Parcel #(s) 162-08-410-033 **Ward #** 1

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

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

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

Additional Information Required review for an existing billboard

PROPERTY OWNER TLC Properties (easement owner) **Contact** Christopher Prickett

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

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

E-mail Address _____

APPLICANT TLC Properties, Inc. **Contact** Scott Naftzger

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Christopher Prickett

Subscribed and sworn before me

This 11th day of November, 20 11.

_____

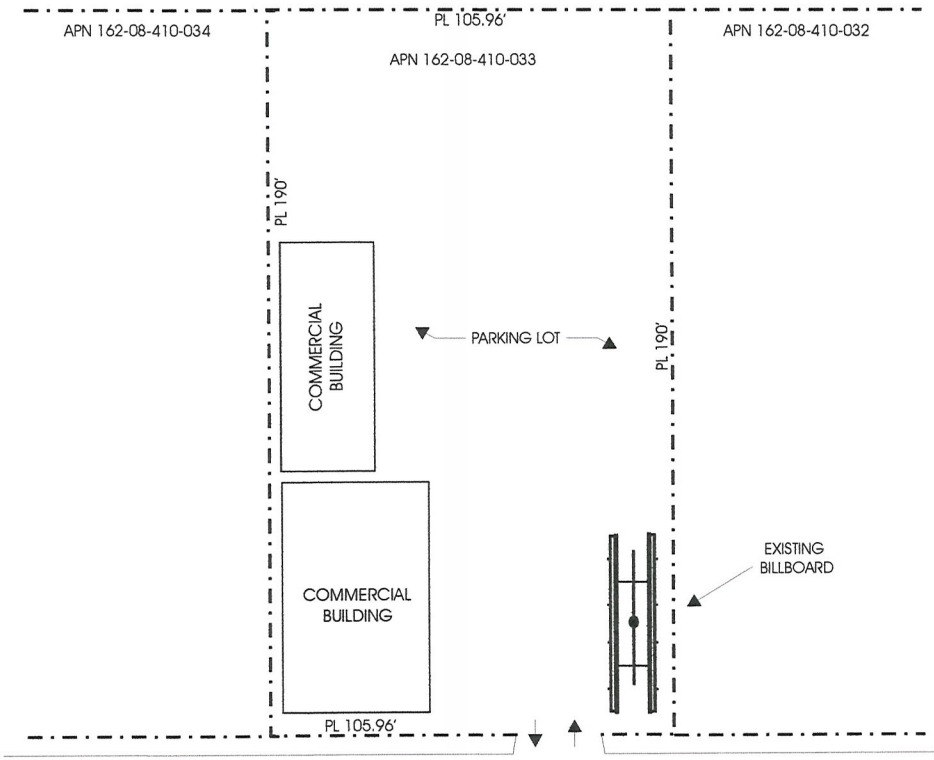
Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

FOR DEPARTMENT USE ONLY

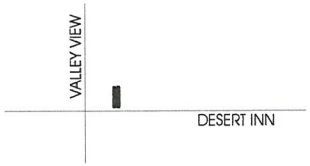
Case #	RQR-44054
Meeting Date:	1/10/12
Total Fee:	$800.xx
Date Received:*	11/30/11
Received By:	

*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.





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
NOV 30 2011

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 30'	DATE: 11/21/08	DRAWN BY: S.NAFTZGER
TLC EASEMENT (TOMAN PROPERTY)		
APN 162-08-410-033		DRAWING NUMBER:

RQR-44054



ELEVATION (NO SCALE)

RECEIVED
NOV 30 2011

RQR-44054



RQR-44054 - APPLICANT/OWNER: TLC PROPERTIES, INC.
3720 WEST DESERT INN ROAD

01/04/12



RQR-44054 - APPLICANT/OWNER: TLC PROPERTIES, INC.
3720 WEST DESERT INN ROAD

01/04/12

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

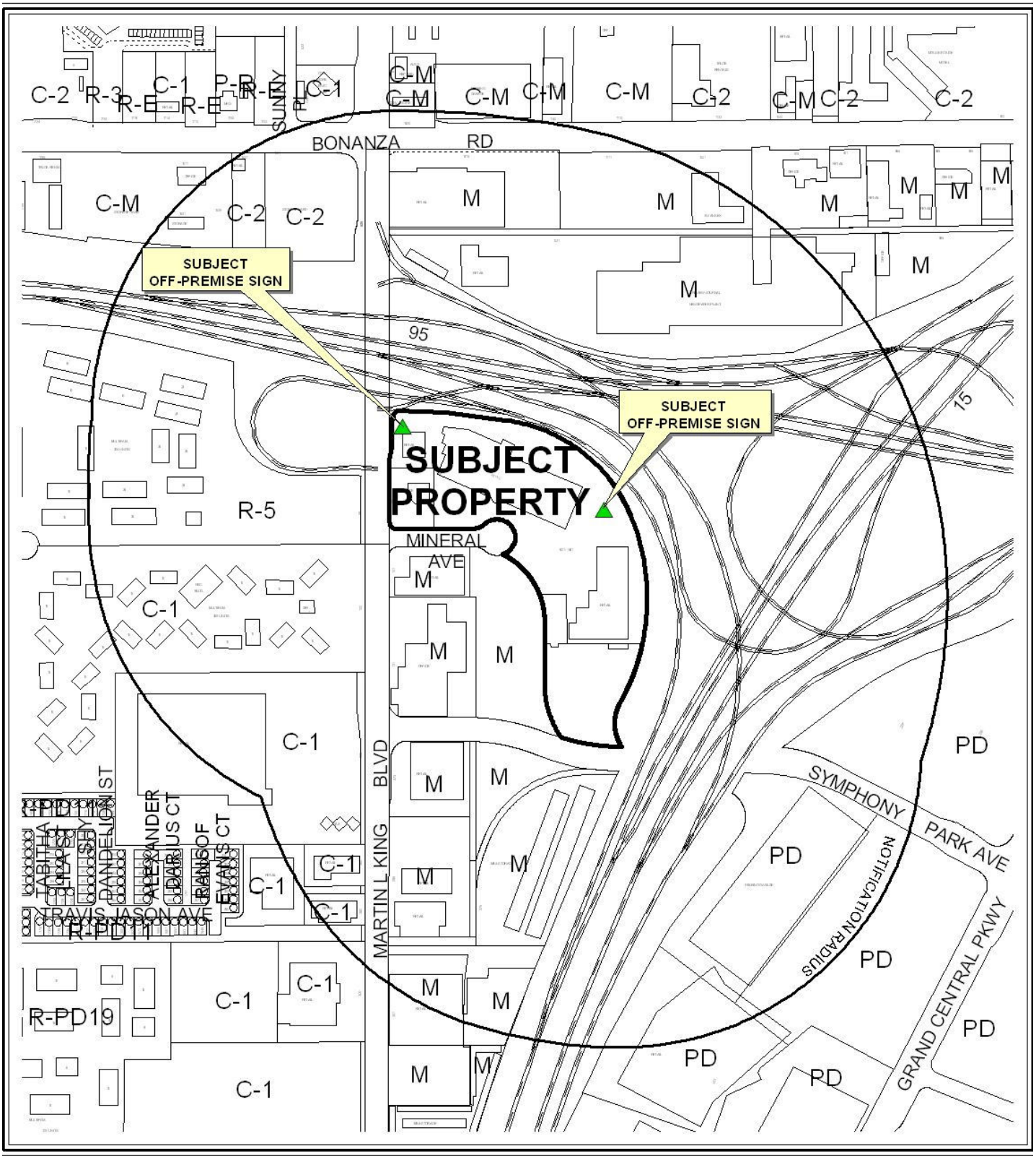
SUBJECT:
RQR-44083 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C - For possible action on a Required Review of an approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at 81 South Martin L. King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-29722



CASE: **RQR-44083**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



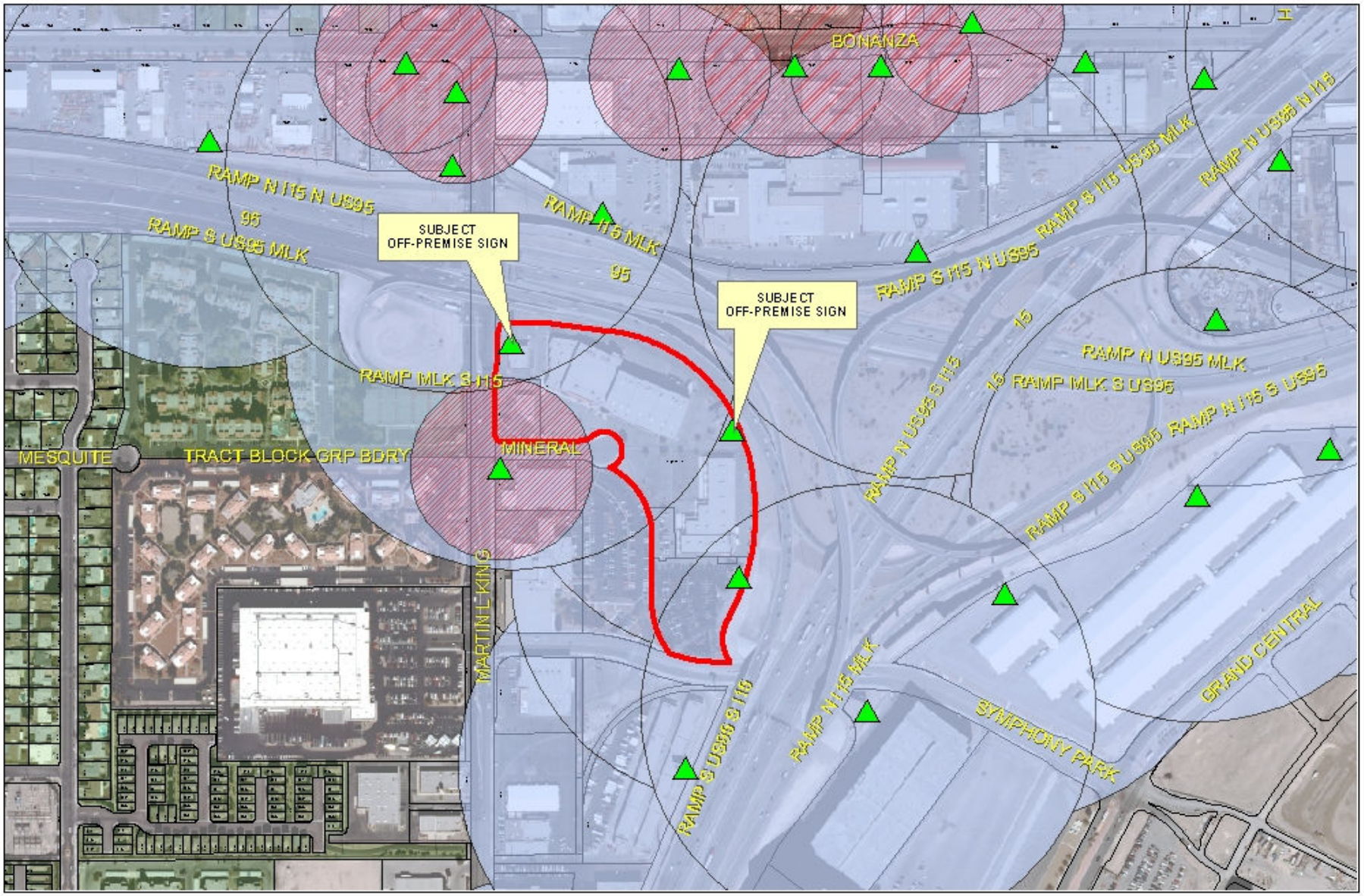
0 400 800 Feet

CASE: **RQR-44083**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-44083

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44083	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-44083 CONDITIONS

Planning

1. Conformance to the conditions for Variance (V-0020-91).

2. 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.

3. If the existing off-premise sign is voluntarily demolished, this Variance (V-0020-91) 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.

4. No further reviews are required.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a Required Three-Year Review of an approved Variance (V-0020-91) which allowed the relocation of two Off-Premise Signs with a 550-foot separation between the signs where 750 feet is required at 73 and 81 South Martin L. King Boulevard. Conditions in the area have not significantly changed since the sign was approved; therefore, staff recommends approval, with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/29/91	The City Council approved a Variance (V-0020-91) to allow the relocation of two Off-Premise Signs on the property; and to allow a 550-foot separation between the signs where 750 feet is required on property located on the northeast corner of Mineral Avenue and Martin L. King Boulevard. The Board of Zoning Adjustment and staff recommended denial of the request.
05/15/96	The City Council approved a Required Review [V-0020-91(1)] of an approved Variance (V-0020-91) to allow the relocation of two Off-Premise Signs on the property; and to allow a 550-foot separation between the signs where 750 feet is required on property located on the northeast corner of Mineral Avenue and Martin L. King Boulevard. The Board of Zoning Adjustment and staff recommended approval of the request.
06/08/98	The City Council approved a Special Use Permit (U-0025-98) for a 74-foot tall, 14-foot by 48-foot Off-Premise Sign at 73 Martin L. King Boulevard. The Planning Commission recommended approval, but staff recommended denial of the request.
08/02/00	The City Council approved a Required Two Year Review [U-0025-98(1)] of an approve Special Use Permit (U-0025-98) to allow a 672 square foot, 48-foot tall, Off-Premise Sign on property located at 73 Martin L. King Boulevard.
06/20/01	The City Council approved a Required Review [V-0020-91(2)] of an approved Variance (V-0020-91) to allow the relocation of two Off-Premise Signs on the property; and to allow a 550-foot separation between the signs where 750 feet is required on property located at the northeast corner of Mineral Avenue and Martin L. King Boulevard. The Planning Commission and staff recommended approval of the request.

09/18/02	The City Council approved a Required Two Year Review [U-0025-98(2)] of an approved Special Use Permit (U-0025-98) which allowed a 74-foot tall, 14-foot by 48-foot, Off-Premise Sign at 73 South Martin L. King Boulevard. The Planning Commission recommended approval, but staff recommended denial on the request.
11/08/04	Staff administratively approved a Site Development Plan Review (SDR-19968) to allow a Wireless Communication Antenna to be co-located on an existing Verizon wireless tower at 81 Martin L. King Boulevard.
05/16/07	The City Council approved a Site Development Plan Review (SDR-20178) for a freestanding sign, 80 feet in height within 200 feet of Highway US-95 on 8.19 acres at 81 South Martin Luther King Boulevard. The Planning Commission and staff recommended approval of the request.
11/19/08	The City Council approved a Required Five Year Review (RQR-29722) of an approved Special Use Permit (U-0025-98) for a 74-foot tall, 14-foot by 48-foot Off-Premise Sign at 73 South Martin L. King Boulevard. The Planning Commission recommended approval of the request, but staff recommended denial of the request.
05/06/09	Code Enforcement issued a notice (77846) for Graffiti at 73 South Martin L. King Boulevard. The issue was resolved on 05/22/09.
07/01/09	The City Council approved a Required Five Year Review (RQR-33830) of an approved Variance (V-0020-91)) which allowed the relocation of two Off-Premise Signs with a 550-foot distance separation between the signs where 750 feet is the minimum distance allowed at 73 South Martin L. King Boulevard. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
11/20/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/30/08	A Building Permit (#130346) was issued for two Off-Premise Signs at 73 and 81 South Martin L. King Boulevard. The permit was finalized on 07/07/09.

Pre-Application Meeting
No pre-application meeting was required, nor was one held.

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

Field Check	
01/04/12	Staff visited the site and found the Off-Premise Signs to be well maintained and free of graffiti.

Details of Application Request	
Site Area	
Gross Acres	8.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	LI/R (Light Industrial / Research)	M (Industrial)
North	Right-Of-Way U.S. 95	Right-Of-Way U.S. 95	Right-Of-Way U.S. 95
South	General Retail	LI/R (Light Industrial / Research)	M (Industrial)
East	Right-Of-Way U.S. 95	Right-Of-Way U.S. 95	Right-Of-Way U.S. 95
West	Apartments	MXU (Mixed Use)	R-5 (Apartment)
	General Retail	LI/R (Light Industrial / Research)	M (Industrial)

Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	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	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	Signs are not located in the public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in C-1, C-2, C-M and M zoning districts only	Signs are located in an M (Industrial) 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.	Signs are 672 square feet in size and do not have embellishments.	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.	Signs are 48 and 74 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the signs are screened from view.	Y
Off-Premise Sign	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)	Signs are 550 feet from each other where 750 feet is the minimum required.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	One sign is 255 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.	Signs are permanently attached to the ground and are not located on property zoned for residential use.	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Martin Luther King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Mineral Avenue	N/A	N/A	60	N/A

ANALYSIS

This is the fourth Required Review of an approved Variance (V-0020-91) which allowed the relocation of two Off-Premise Signs with a 550-foot separation of two Off-Premise Signs where 750 feet is required. Staff recommends approval with no further reviews for the Variance.

FINDINGS

The signs are located in an M (Industrial) zoning district and are not within the Off-Premise Exclusionary Zone. Staff finds that there is no adverse impact regarding the continued use of the Off-Premise Signs, as there have been no significant changes in the development or land use in the surrounding area since the signs were installed; therefore, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 33

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44083** APN: 139 33 510 002

Name of Property Owner: FURNITURE Plaza MLK LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael S. Jedlowski

Subscribed and sworn before me

This 14th day of November, 2011

_____

Notary Public in and for said County and State

Maricopa County, AZ

RECEIVED
DEC 06 2011

Revised 11-14-06

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

OFFICIAL SEAL
KRISTY MYERS
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Feb. 14, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR 29722

Project Address (Location) 73 Martin L. King

Project Name Required Review for an existing Off-Premise Billboard **Proposed Use** existing

Assessor's Parcel #(s) 139 33 510 002 **Ward #** 5

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

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

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

Additional Information Required Review for an Approved/existing Billboard Sign

PROPERTY OWNER Furniture Plaza MLK LLC **Contact** Dennis Campbell

Address 73 Martin L. King Blvd **Phone:** 602 402 6605 **Fax:** _____

City Las Vegas **State** 89106 **Zip** _____

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880 - B Meade Ave., Suite 350 **Phone:** 702 2387209 **Fax:** 7022387206

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same As Applicant **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 Michael S. Jellowski

Subscribed and sworn before me

This 14th day of November, 20 11.

_____

Notary Public in and for said County and State

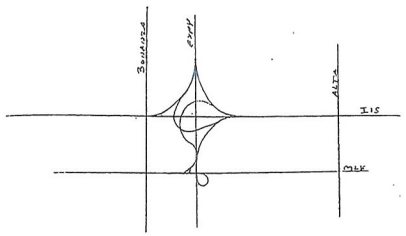
Maricopa County, AZ

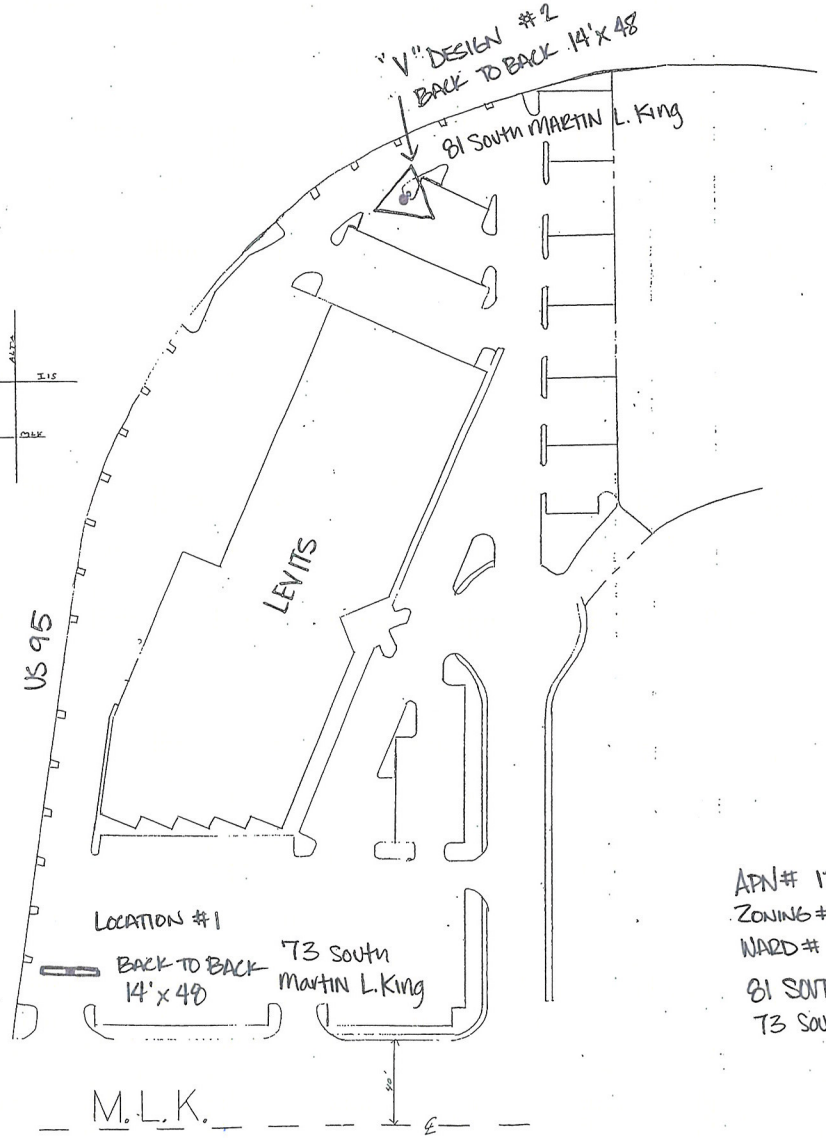
OFFICIAL SEAL
KRISTY MYERS
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Feb. 14, 2014

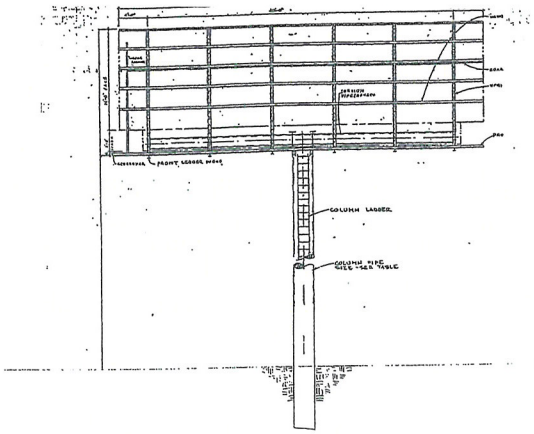
FOR DEPARTMENT USE ONLY

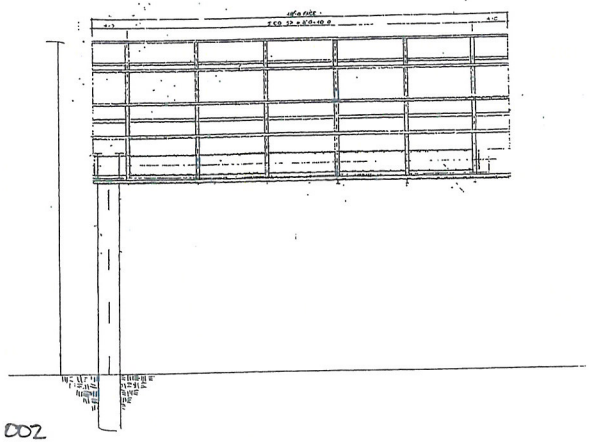
Case #	RQR-44083
Meeting Date:	2/14/201
Total Fee:	800.00
Date Accepted:	12/6/2011
Accepted By:	M Rey

*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.









APN# 139 33 510 002
ZONING# M
WARD# 5
81 SOUTH MARTIN L. KING BLVD
73 South Martin L. KING BLVD

DONREY

SCALE 1"=50'	DRAWING NUMBER 1	Saxton / M.L.K. + Main
DATE 2-4-91		

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

RECEIVED
DEC 09 2011

RQR-44083



RQR-44083 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C
81 SOUTH MARTIN L. KING BOULEVARD

01/04/12



RQR-44083 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C
81 SOUTH MARTIN L. KING BOULEVARD

01/04/12



RQR-44083 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C
81 SOUTH MARTIN L. KING BOULEVARD

01/04/12



RQR-44083 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FURNITURE PLAZA M L K L L C
81 SOUTH MARTIN L. KING BOULEVARD

01/04/12

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

November 21, 2008

Mr. Ted Rosenstein
Constantino Noval, Nevada, LLC
2500 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-29722 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2008

Dear Mr. Rosenstein:

The City Council at a regular meeting held November 19, 2008 APPROVED the Required Five Year Review of an approved Special Use Permit (U-0025-98) FOR A 74-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 73 South Martin L. King Boulevard (APN 139-33-510-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0025-98), and Variance [V-0020-91(2)], if approved.

2. The owner of this Off-Premise Advertising (Billboard) Sign, shall within thirty (30) days obtain either a construction inspection and approval by the City or structure certification, as those items are described in Title 19.14.100(D), paragraph six, subsection a or b. Failure to secure the required final inspection may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

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

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

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

RECEIVED
DEC 06 2011

RQR-44083

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

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

Sincerely,

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

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

RECEIVED
DEC 06 2011
RQR-44083

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

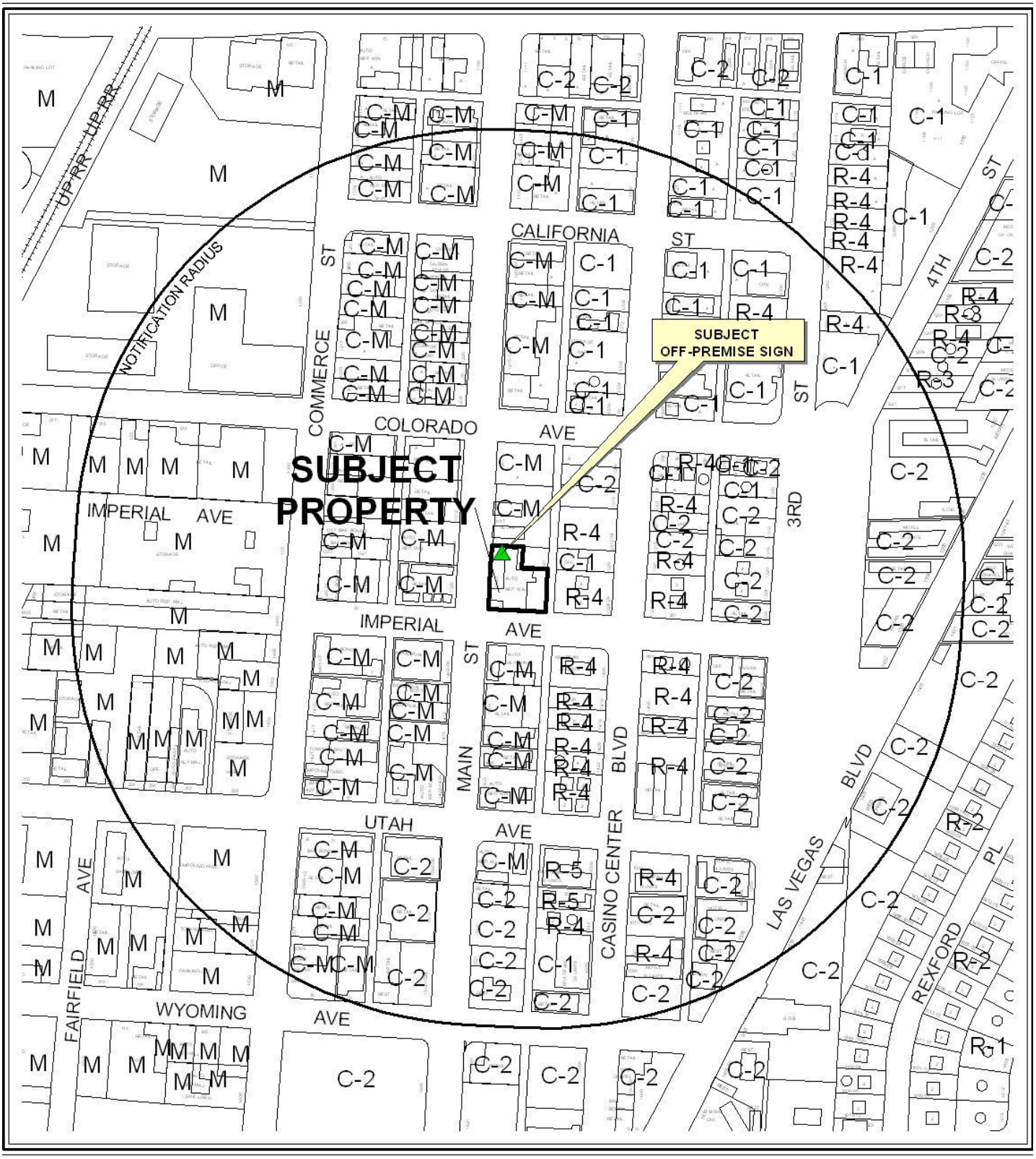
SUBJECT:
RQR-44084 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS - For possible action on a Required Review of an approved Special Use Permit (U-0171-89) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-30321



0 300 600 Feet

CASE: **RQR-44084**

RADIUS: 1000 FEET

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

N



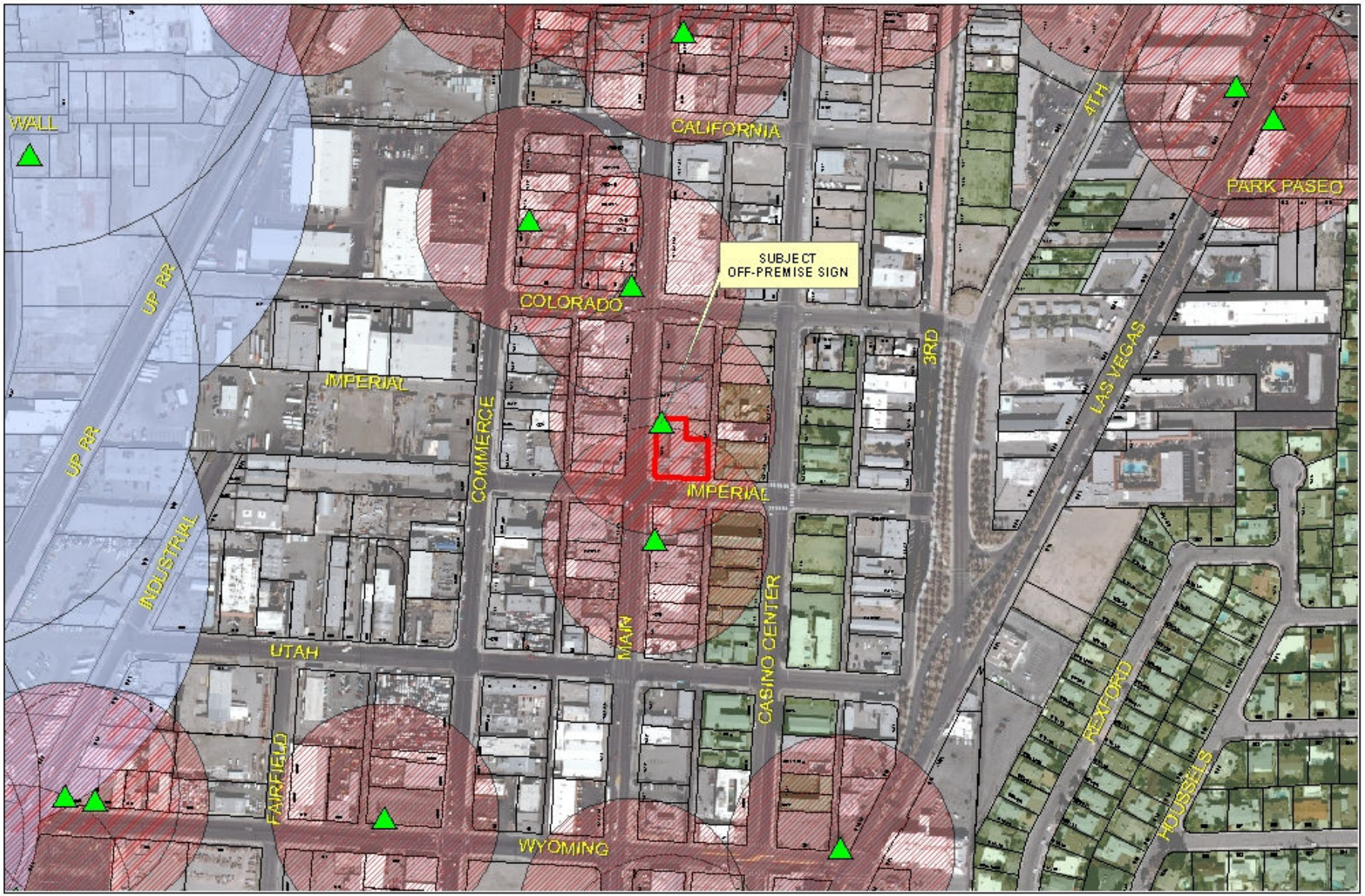
0 300 600 Feet

CASE: **RQR-44084**

RADIUS: 1000 FEET

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

N



RQR-44084

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44084	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-44084 CONDITIONS

Planning and Development

1. Conformance to the conditions for Special Use Permit (U-0171-89), if approved.

2. This Special Use Permit shall be reviewed in five (5) 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 is removed.

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0171-89) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a required three-year review of an approved Special Use Permit (U-0171-89) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The conditions in the area have not substantially changed since the original approval of this Off-Premise Sign; therefore, staff recommends approval. If denied, the sign must be removed from the property.

ISSUES

- An Off-Premise Sign is permitted in a C-M (Commercial/Industrial) district with an approved Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/20/89	The City Council approved a request for a Special Use Permit (U-0171-89) to allow a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Board of Zoning Adjustment recommended approval.
01/18/95	The City Council approved a Required Five Year Review [U-0171-89(1)] on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission recommended approval.
04/05/00	The City Council approved a request for an Appeal of a Required Five Year Review [U-0171-89(2)] on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Board of Zoning Adjustment recommended denial.
06/05/02	The City Council approved a Required Two Year Review [U-0171-89(3)] on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission recommended approval.
07/07/04	The City Council approved a Required Two Year Review (RQR-4271) on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission and Staff recommended approval.
11/16/05	The City Council approved a Required One Year Review (RQR-8821) on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission

	recommended approval and Staff recommended denial.
06/21/06	The City Council approved a Required Six Month Review (RQR-12716) on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission recommended approval and Staff recommended denial.
12/17/08	The City Council approved a Required Two Year Review (RQR-30321) on an approved Special Use Permit (U-0171-89) for a 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. The Planning Commission recommended approval and Staff recommended denial.

Most Recent Change of Ownership	
06/07/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/25/90	A Building Permit (90054325) was issued for an Off-Premise Sign at 1323 South Main Street. The permit went inactive on 11/18/92 and was never finalized.
05/03/90	A Building Permit (90066890) was issued for an Off-Premise Sign at 1323 South Main Street. The permit went inactive on 11/18/92 and was never finalized.
08/07/07	A Business License (G03-02371) was issued for a Major Auto Repair Garage at 1323 South Main Street. The license is still active.
12/30/08	A Building Permit (130316) was issued for an Off-Premise Sign at 1323 South Main Street. The permit was finalized on 07/07/09.
05/11/11	Code Enforcement issued a notice (101834) for Graffiti at 1323 South main Street. The issue was resolved on 05/17/11.

Pre-Application Meeting
No pre-application meeting was required, nor was one held.

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

Field Check	
01/04/12	Staff visited the site and found an older Off-Premise Sign. There was some graffiti-like painting near the base of the pole.

Details of Application Request	
Site Area	
Gross Acres	.42

YK

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Auto Repair Garage, Major	C (Commercial)	C-M (Commercial/Industrial)
North	Building Supplies and Hardware	C (Commercial)	C-M (Commercial/Industrial)
South	Auto Repair Garage, Minor	C (Commercial)	C-M (Commercial/Industrial)
East	Offices	MXU (Mixed Use)	C-1 (Limited Commercial)
	Apartments	MXU (Mixed Use)	R-4 (High Density Residential)

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

DEVELOPMENT STANDARDS

Standards	Code Requirement	Provide	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way.	The sign is not in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.	The sign is located in the C-M (Commercial/Industrial) 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.	The sign is 288 square feet in size. The sign does not have an embellishment.	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.	The sign is 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structure elements of the sign are adequately screened from public view.	Y
Off-Premise Sign	The sign and all other off-premise signs not oriented towards the same highway shall be no closer than 300 feet in any direction to any other off-premise sign.	Sign is approximately 310 feet north of another Off-Premise Sign.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	Sign is 125 feet from property designated for residential use.	N
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.	The sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	80	N
Imperial Street	N/A	N/A	80	Y

ANALYSIS

This is the eighth required review since the initial approval of the Special Use Permit (U-0171-89) for a 40-foot tall, 12-foot by 24-foot Off-Premise Sign at 1323 South Main Street. Title 19.12.070 requires that all Off-Premise Signs have a minimum distance separation of 300 feet from the nearest property line of a lot in the U (Undeveloped) zoning district or any "R" zoning district. The subject sign is located approximately 125 feet from property zoned R-4 (High Density Residential). This Off-Premise Sign was approved prior to this standard and is legally non-conforming; therefore, staff recommends approval.

FINDINGS

The sign is located in the C-M (Commercial/Industrial) zoning district, which permits Off-Premise Signs with an approval of a Special Use Permit. Conditions surrounding the location have not changed since the Off-Premise Sign was approved, and continued use of the sign will not negatively affect the surrounding adjacent uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 146

APPROVALS 0

PROTESTS 0

YK

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-44084 APN: 162 03 110 088

Name of Property Owner: KENNETH SIMKINS

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kenneth Simkins Kenneth Simkins

Print Name: KENNETH SIMKINS

Subscribed and sworn before me

This 1ST day of DECEMBER, 2011

J DeFalco

Notary Public in and for said County and State

J. DEFALCO
Notary Public State of Nevada
No. 01-66461-1
My Appt. Exp. February 1, 2014

RECEIVED
DEC 06 2011

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Received Review (RQR) 30321

Project Address (Location) 1323 So Main

Project Name Clear Channel Outdoor - Existing Billboard **Proposed Use** existing

Assessor's Parcel #(s) 162 03 110 088 **Ward #** 3

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

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

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

Additional Information Received Review of an existing OFF premise advertising Sign at 1323 south Main

PROPERTY OWNER Kenneth Simkins **Contact** Ken Simkins

Address 301 Sioux Ct **Phone:** 702 293 7885 **Fax:** _____

City Boulder City **State** NV **Zip** 89005

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880 - B Meade Ave., Suite 350 **Phone:** 738 7709 **Fax:** 738 7766

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

REPRESENTATIVE SAME AS Applicant **Contact** _____

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

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

Property Owner Signature* Kenneth Simkins Kenneth Simkins

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

Print Name KENNETH SIMKINS

Subscribed and sworn before me

This 1st day of December, 20 11.

J DeFalco

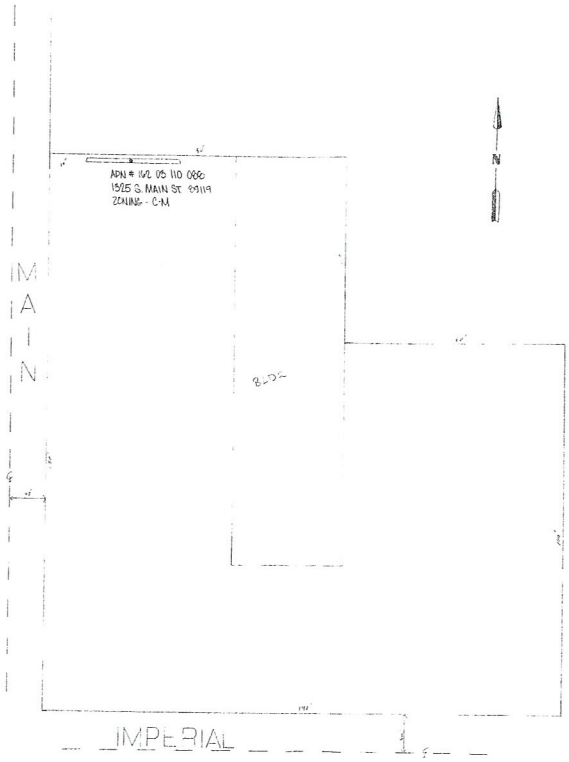
Notary Public in and for said County and State

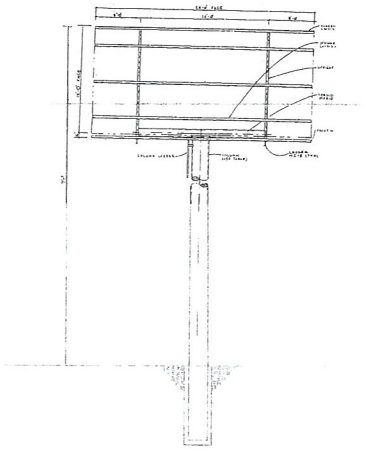
J. DEFALCO
Notary Public State of Nevada
No. 01-66461-1
My Appt. Exp. February 1, 2014

FOR DEPARTMENT USE ONLY

Case #	RQR-44084
Meeting Date:	2/14/2012
Total Fee:	800.00
Date Received:*	12/6/2011
Received By:	MR-ex

*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.





DONREY

SCALE 1"=20'
DATE 8-28-89
DRAWING NUMBER 1
Ken Simeini/DAMCO-Main

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

RECEIVED
DEC 00 2011
RQR-44084



RQR-44084 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS
1323 SOUTH MAIN STREET

01/04/12



RQR-44084 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH SIMKINS
1323 SOUTH MAIN STREET

01/04/12

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 19, 2008

Mr. Kenneth Simkins
1323 South Main Street
Las Vegas, Nevada 89104

RE: RQR-30321 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Simkins:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required Review of an approved Special Use Permit (U-0171-89), FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0171-89), if approved.

2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise 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 owner of this Off-Premise Sign (Billboard) shall within thirty (30) days obtain either a construction inspection and approval by the City or structural certification, as those items are described in Title 19.14.100(D), paragraph six, subsection a or b. Failure to secure the required final inspection may result in fines and/or removal of the Off-Premise Sign (Billboard).

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

5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0171-89) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

099439

RECEIVED
DEC 06 2011
RQR-44084

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

RECEIVED
DEC 06 2011
RQR-44084

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

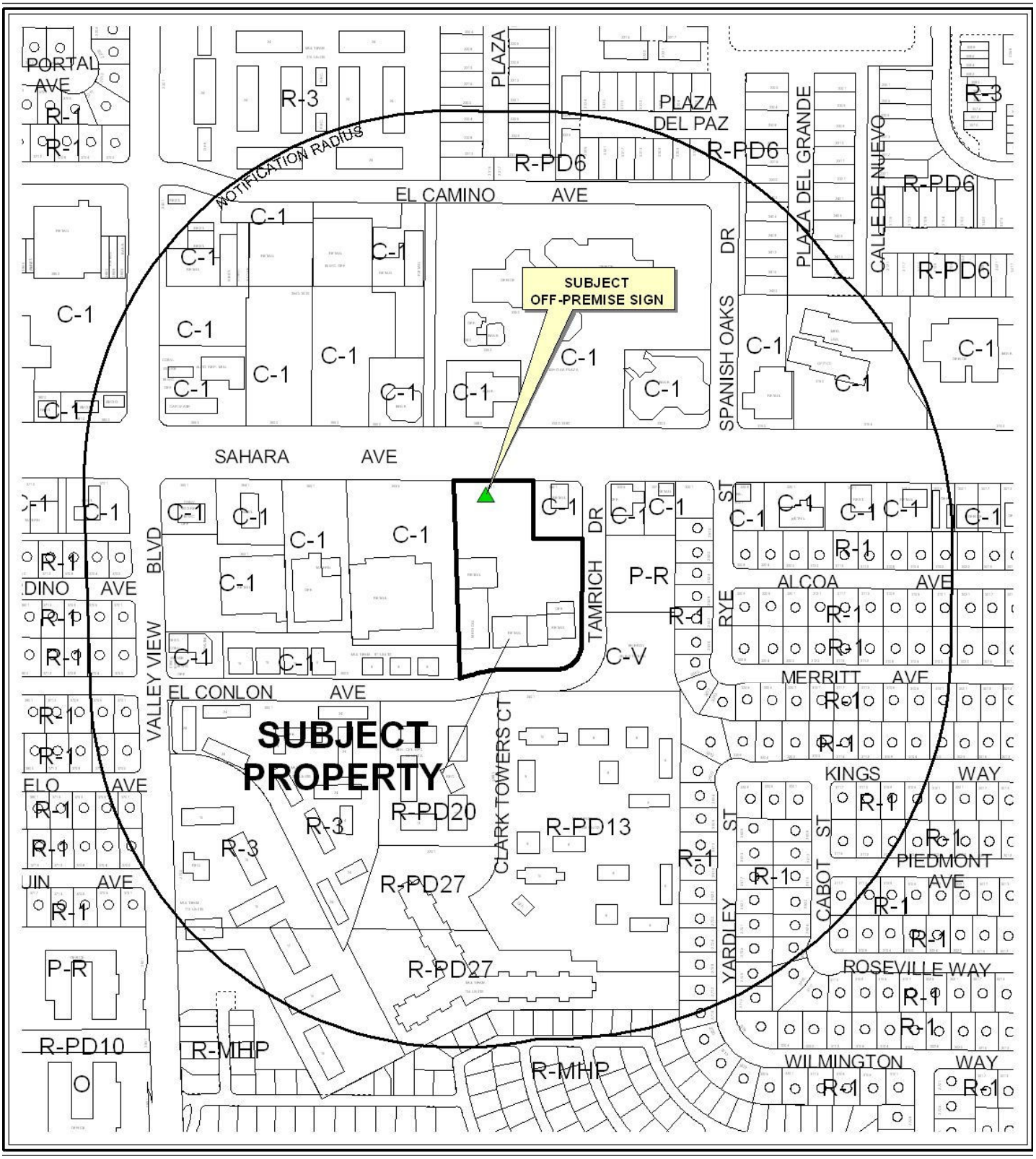
SUBJECT:
RQR-44099 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-30358
6. City Council Approval Letter for SUP-1555



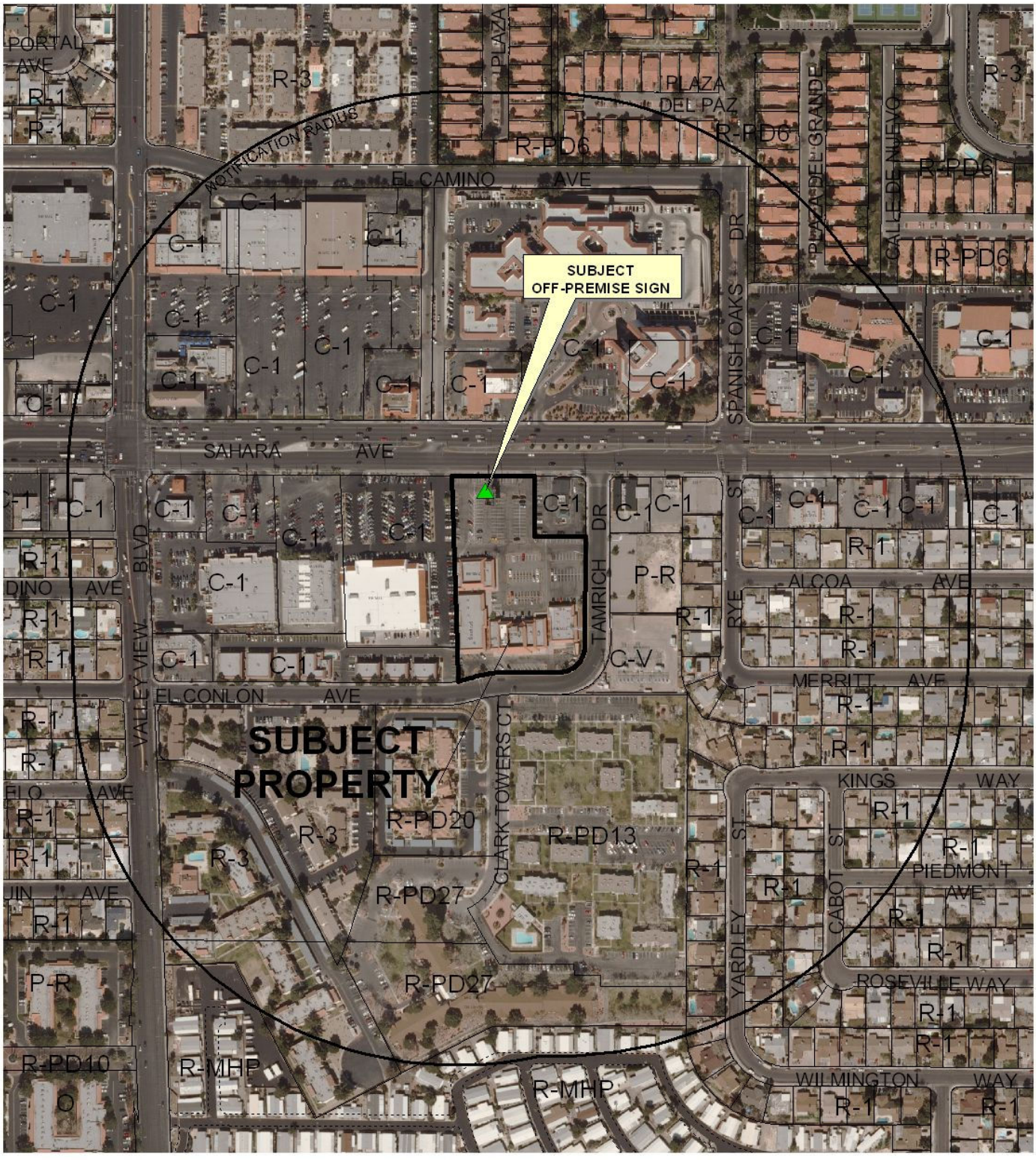
0 300 600 Feet

CASE: **RQR-44099**

RADIUS: 1000 FEET

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

N



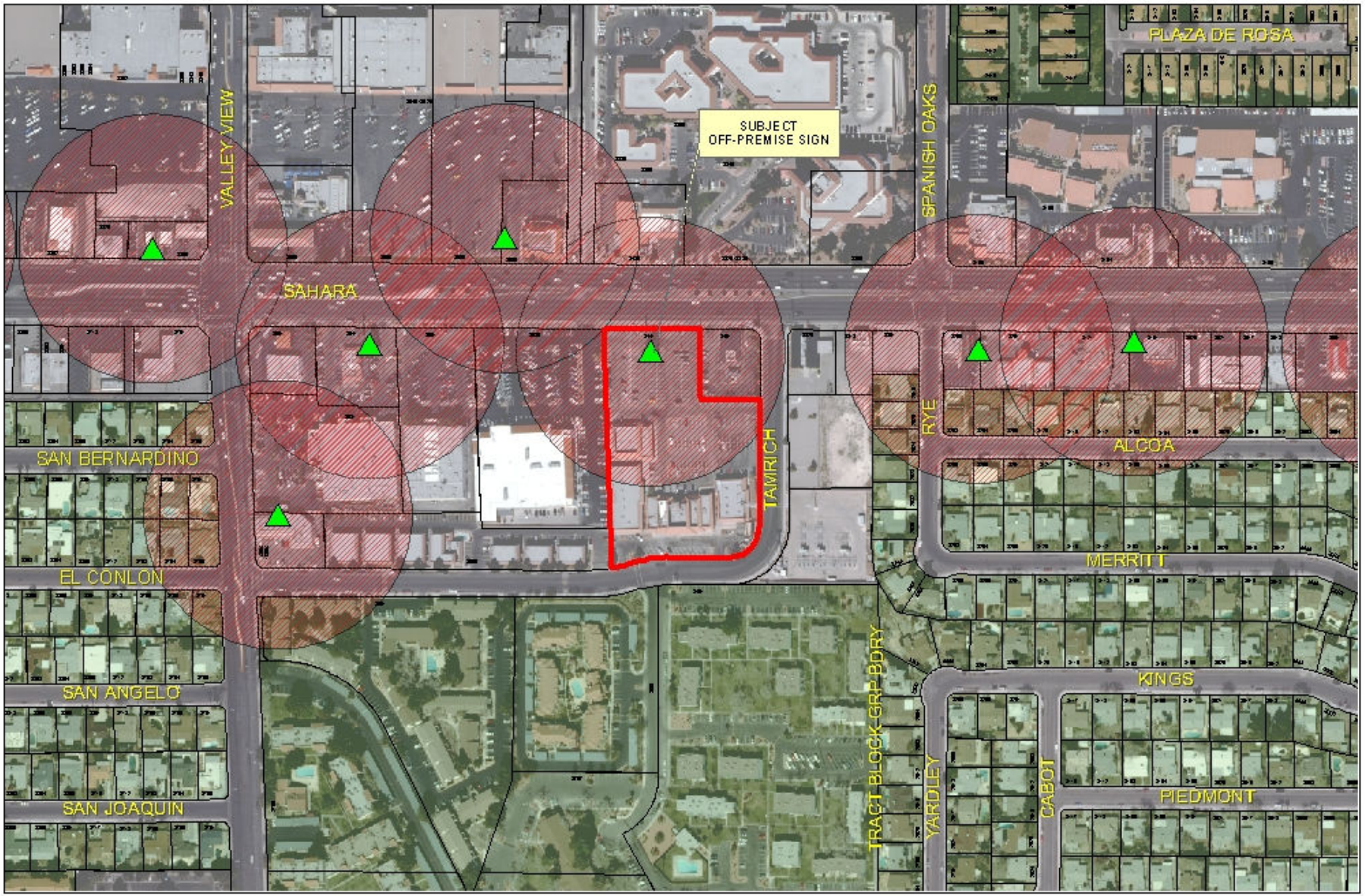
0 300 600 Feet

CASE: **RQR-44099**

RADIUS: 1000 FEET

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

N



RQR-44099

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44099	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-44099 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-1555)

2. This Special Use Permit shall be reviewed in five (5) 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. 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.

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 Required Three-year Review of an approved Special Use Permit (SUP-1555) to allow a 40-foot tall, 14-foot by 48-foot, Off-Premise Sign at 3421 West Sahara Avenue. This is the second Required Review. The use complies with Title 19 requirements for an Off-Premise Sign use and conditions in the area have not changed significantly since the previous Required Review; therefore, staff recommends approval with conditions. If this request is denied, the Off-Premise Sign will no longer be allowed and must be removed.

ISSUES

- The Required Review (RQR-30258) for Special Use Permit (SUP-1555) stipulated a three-year Required Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/16/03	The City Council approved a request for a Special Use Permit (SUP-1555) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3421 West Sahara Avenue. The Planning Commission and staff recommended denied.
04/16/03	Variance (VAR-1554) to allow 50-foot tall Off-Premise Sign where 40-feet is the maximum height permitted at 3421 West Sahara Avenue was withdrawn without prejudices. The Planning Commission and staff recommended denied.
12/17/08	The City Council approved the Required Review (RQR-30358) of an approved Special Use Permit (SUP-3269) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 3421 West Sahara Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/30/86	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/23/03	A building permit (#3012953) was issued for a Off-Premise Sign at 3421 West Sahara Avenue. The permit was finalized on 08/28/03.

DED

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

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

Field Check	
01/04/12	Staff conducted a field check of the site with the following observations: • The sign had only one face and was in good condition. • The structure was free of graffiti, and did not require any repainting or bird deterrents. There were no embellishments, moving parts, or electronic displays located on the signs.

Details of Application Request	
Site Area	
Net Acres	3.5

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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development-20 Units per Acre)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area		X	
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

Standards	Code Requirement	Provided	Compliance
Location	No Off-Premise Advertising Sign (Billboard) may be located within the public right-of-way. May not be located within the Off-Premise Sign Exclusionary Zone except in exempted areas.	Sign is not located in public right-of-way nor is it in the Off-Premise Sign Exclusionary Zone	Y
Zoning	Off-Premise (Billboard) Signs are permitted in the C-1, C-2, C-V, C-M, and M Zoning Districts only.	Sign is located in a C-1 (Limited Commercial) zoning district	Y
Area	No Off-Premise Advertising (Billboard) Signs 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.	Surface area of each sign face does not exceed 672 square feet; the signs do not have embellishments	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to maximum of 55 feet with approval of City Council if significantly obscured from view of travel lanes.	The sign is 40 feet tall	Y
Screening	All structural elements of an Off-Premise (Billboard) Sign to which the display panels are attached shall be screened from view.	Sign is adequately screened from public view	Y
Off-Premise Sign (Billboard)	The sign and all other off-premise signs not oriented towards US-95 shall be no closer than 300 feet in any direction to any other off-premise sign.	Sign is approximately 417 feet from any other Off-Premise Sign	Y
Off-Premise Sign (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The nearest property line of a lot zoned for residential is approximately 500 feet to	Y

		the southeast	
Other	All Off-premise Advertising (Billboard) Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently secured to the ground and is not located on property used for residential purposes	Y

ANALYSIS

This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district. The final address of 3421 West Sahara Avenue was assigned to the Off-Premise Sign during the Department of Planning's standard review of the building permit (3012953). The permit was finalized on 08/28/03. Staff conducted a field check and observed that the structure was in good condition and well maintained. This use is a compatible within the C-1 (Limited Commercial) zoning district and there has not been a significant change to the properties surrounding the use. No code an enforcement cases have been reported regarding the Off-Premise Sign since the previous review.

FINDINGS (SUP-44099)

The use complies with Title 19 requirements for an Off-Premise Sign use and has been conducted in a manner that is harmonious and compatible with the surrounding properties. The conditions of Special Use Permit (SUP-1555) are met and the structure has been well maintained; therefore, staff recommends approval with a Required Review in five years.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 517

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44099** APN: 162-08-110-001

Name of Property Owner: Teddy Enterprises & Associates

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Stephen A. Wong

Print Name: Stephen A. Wong

Subscribed and sworn before me

This 21 day of November, 2011

Nancy Rodriguez Alameda County, California

Notary Public in and for said County and State

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning

Revised 11-14-06

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

NANCY RODRIGUEZ
COMM. #1928162
Notary Public - California
Alameda County
My Comm. Expires Mar. 10, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3421 W. Sahara Ave.

Project Name Teddy Enterprises Sign **Proposed Use** Billboard

Assessor's Parcel #(s) 162-08-110-001 **Ward #** 1

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

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

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

Additional Information Required Review for existing billboard

PROPERTY OWNER Teddy Enterprises & Associates **Contact** Stephen Wong

Address 132 Ninth Street ste #200 **Phone:** _____ **Fax:** _____

City Oakland **State** CA **Zip** 94607

E-mail Address _____

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Stephen A Wong

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

Print Name Stephen A. Wong

Subscribed and sworn before me

This 21st day of November, 2011.

Nancy Rodriguez, Alameda County, CA

Notary Public in and for said County and State

NANCY RODRIGUEZ
COMM. #1928162
Notary Public - California
Alameda County
My Comm. Expires Mar. 10, 2015

FOR DEPARTMENT USE ONLY

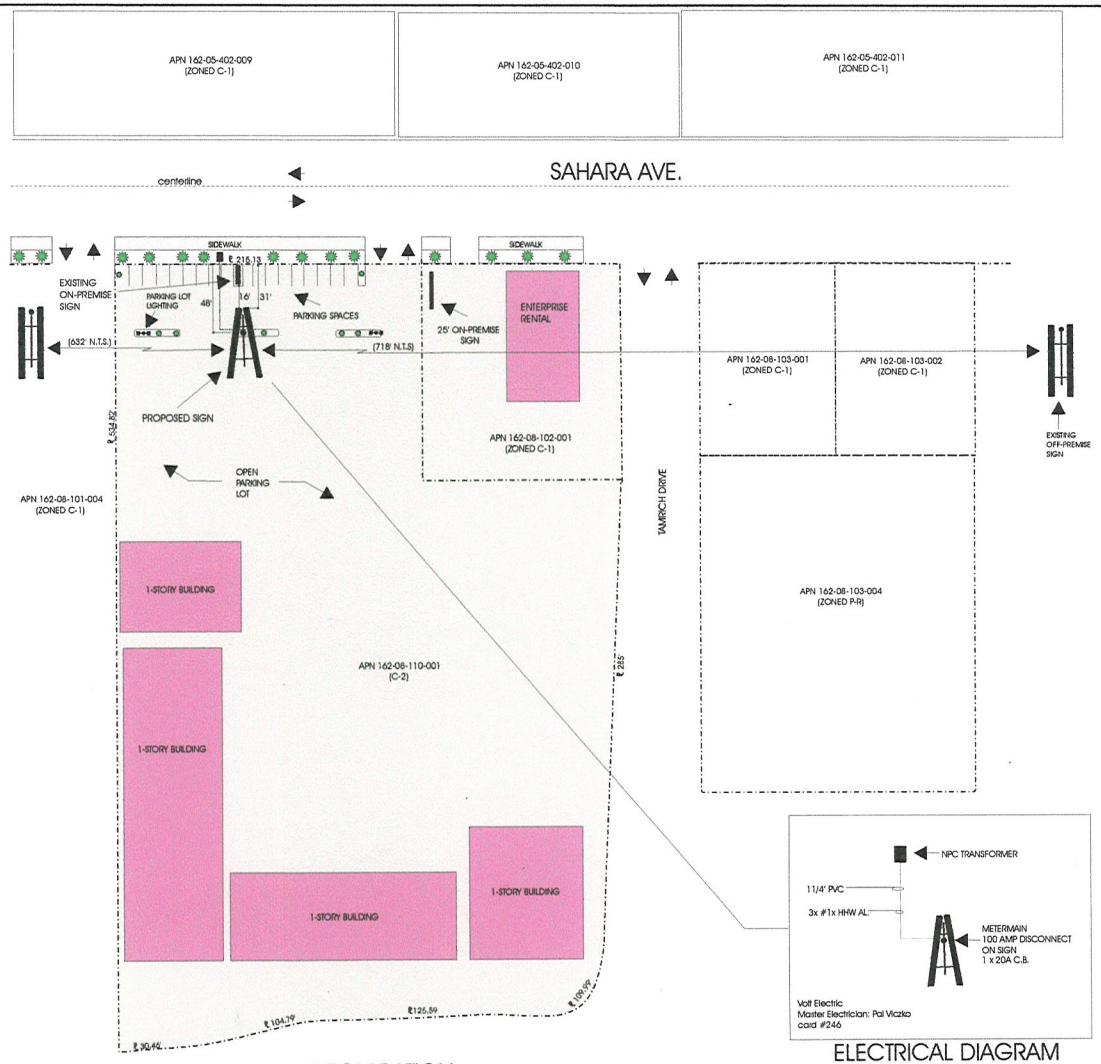
Case #	RQR-44099
Meeting Date:	2/14/12 PC
Total Fee:	$800
Date Received:*	12/8/11
Received By:	

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

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

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning

Revised 10/27/08



ELECTRICAL DIAGRAM



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

DECLARATION

NO OFF-PREMISE SIGN WITHIN 300'
NOT WITHIN 300' OF RESIDENTIAL USE
NOT WITHIN 100' OF ON-PREMISE SIGN ON ADJACENT PROPERTY

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 11/22/02	DRAWN BY: S.NAFTZGER
TEDDY ENTERPRISES, WEST SAHARA		
APN 162-08-110-001		DRAWING NUMBER: 3421SAHARA

RQR-44099



RQR-44099 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES
3421 WEST SAHARA AVENUE

01/04/12



RQR-44099 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES
3421 WEST SAHARA AVENUE

01/04/12

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 19, 2008

Mr. Steven Wong
Teddy Enterprises & Associates
132 Ninth Street
Oakland, California 94607

RE: RQR-30358 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Wong:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required Review of an approved Special Use Permit (SUP-1555) FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT, OFF-PREMISE SIGN (BILLBOARD) at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-1555), if approved.

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

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-1555) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
DEC 12 2011
RQR-44099

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

Sincerely,

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

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

RECEIVED
DEC 12 2011

RQR-44099



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

May 14, 2003

Mr. Steven Wong
Teddy Enterprises & Associates
132 Ninth Street
Oakland, California 94607

RE: SUP-1555 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF April 16, 2003
Related to VAR-1554

Dear Mr. Wong:

The City Council at a regular meeting held April 16, 2003 considered the Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk onApril 17, 2003. This approval is subject to:

Planning and Development

1. The sign be limited to the 40-feet allowed by the Code.

2. The non-conforming sign located between Sahara Avenue and St. Louis on Paradise Road shall be removed.

3. Conformance to all Minimum Requirements under Title 19.14. for an Off-Premise Sign use.

4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

5. All City Code requirements and design standards of all City departments must be satisfied.

RECEIVED
DEC 12 2011

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

68112-012-8/02

RQR-44099

6. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the parcel on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

   a. An accurate site plan of the parcel, at the scale the Director requires;
   b. The location of buildings, parking lots, driveways and landscaped areas on the parcel;
   c. An accurate indication of the location of all existing and proposed off-premise signs;
   d. Drawings which allow the computation of sign area and the height of any off premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

7. The Special Use Permit shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

8. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

9. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

10. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

11. 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.

RECEIVED
DEC 12 2011

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

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Sincerely,

M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

RECEIVED
DEC 12 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

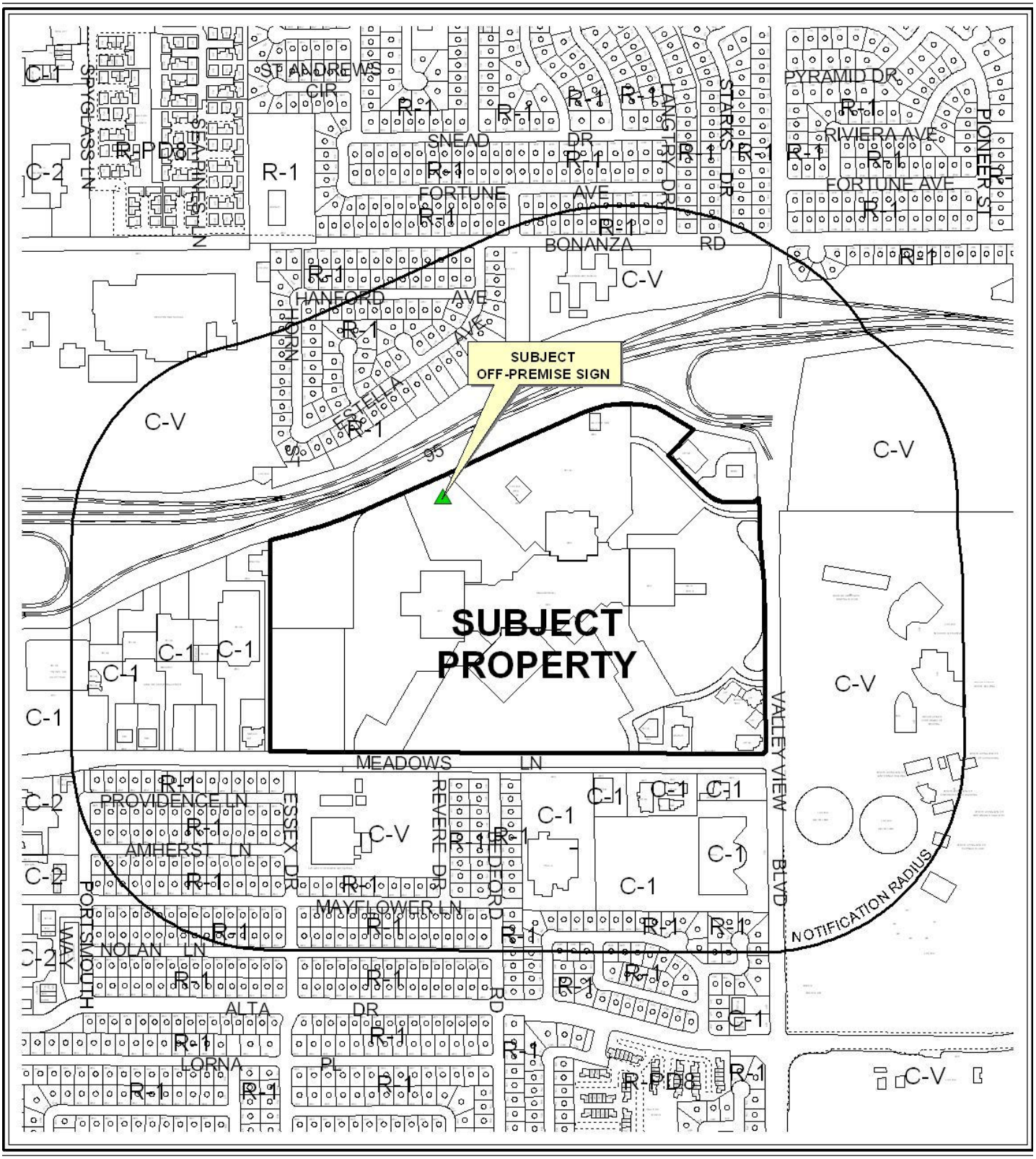
SUBJECT:
RQR-44100 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: G G P IVANHOE II, INC. - For possible action on a Required Review of an approved Special Use Permit (SUP-4807) FOR A 51-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4490 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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 SUP-4807
6. City Council Approval Letter for RQR-30360



CASE: **RQR-44100**

RADIUS: 1000 FEET

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

0 500 1000 Feet

N

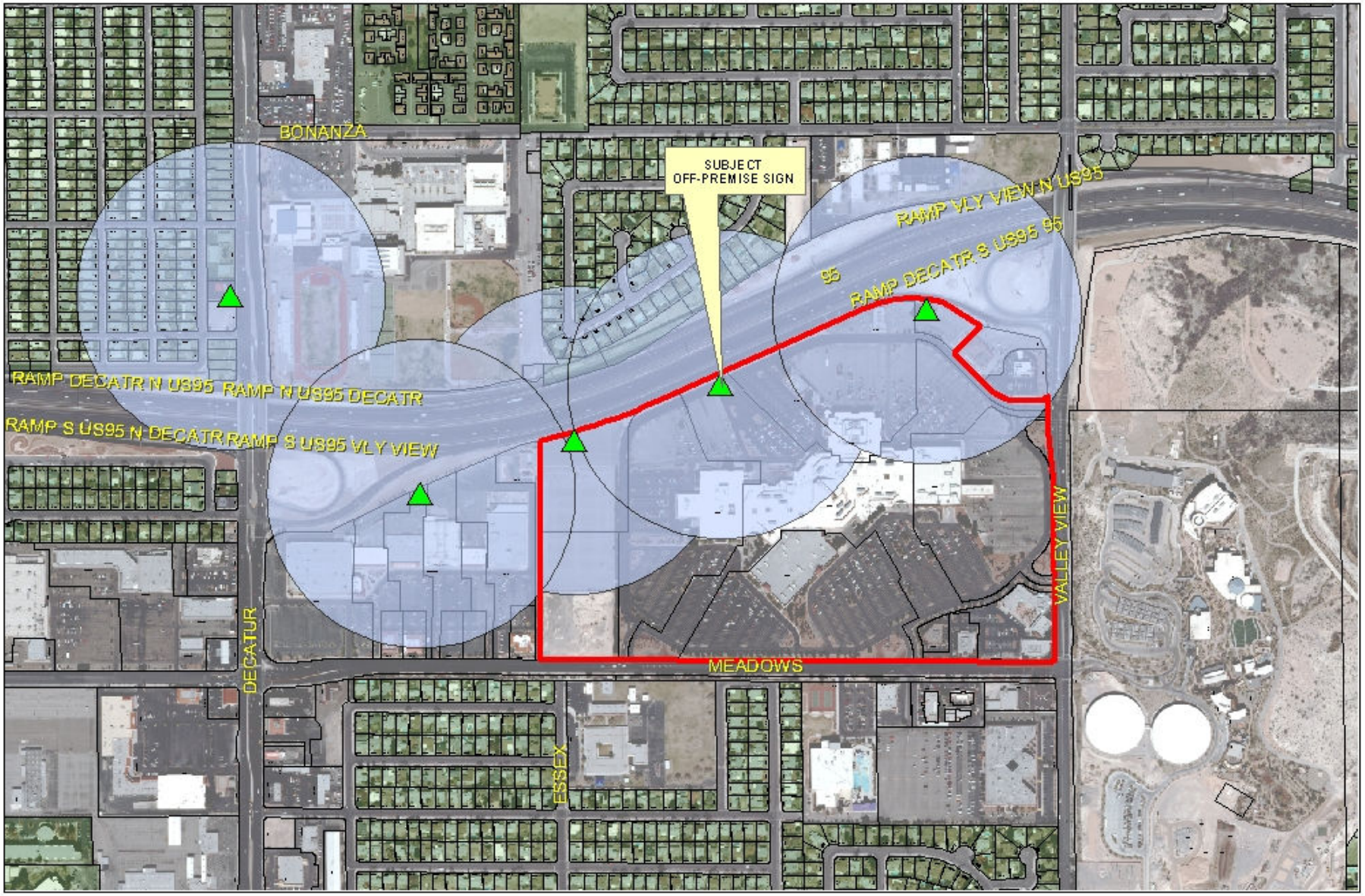


CASE: **RQR-44100**

RADIUS: 1000 FEET

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

0 500 1000 Feet



RQR-44100

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: G G P IVANHOE II, INC.

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-44100	Staff recommends APPROVAL, subject to conditions:	N/A

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-4807).

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. 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.

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

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-4807), which allows a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. This is the second review of the Special Use Permit for this Off-Premise Sign. Staff recommends approval, with conditions. If denied, the Off-Premise Sign would have to be removed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/03/04	The City Council approved a request for a Special Use Permit (SUP-4807) for a 51-foot high, 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane. The Planning Commission recommended approval on 08/26/04.
12/01/04	The City Council approved a request for a Special Use Permit (SUP-4808) for a 51-foot high, 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane (4120 Meadows). The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-4809) for a 40-foot high, 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane (4190 Meadows). The Planning Commission recommended approval.
09/21/05	The City Council approved a request for a Review of Condition (ROC-7694) to Condition Number 1 and 10 of an approved Special Use Permit (SUP-4808) to allow a height of 51 feet where 40 feet was required and a flag mount where a center mount was required for an existing 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane.
12/17/08	The City Council approved a Required Review (RQR-30360) of an approved Special Use Permit (SUP-4807) for a 51-foot high, 14-foot by 48-foot Off-Premise Sign at 4300 Meadows Lane. The Planning Commission recommended approval.

Most Recent Change of Ownership	
07/27/98	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/27/08	Building Permit #05-001859 was issued for an Off-Premise Sign at 4490 Meadows Lane. The permit was finalized on 09/09/08.

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	
01/04/12	Staff conducted a field check and found the sign and supporting structure in good condition. The subject sign had no embellishments, animated signage, or electronic displays and there was no sign of a bird nuisance.

Details of Application Request	
Site Area	
Net Acres	24.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Regional Mall	SC (Service Commercial)	C-1 (Limited Commercial)
North	ROW	ROW	ROW
South	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Las Vegas Springs Preserve	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		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

DEVELOPMENT STANDARDS

Pursuant to 19.12.120, the following standards apply:

Standards	*Code Requirement*	*Provided*	*Compliance*
Location	No Off-Premise Sign may be located within the public right-of-way.	The sign is not in public right-of-way.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.	The sign is located in the 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.	The sign is 672 square feet in size. The sign does not have an embellishment.	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.	The sign is 51 feet tall, as approved by City Council.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are adequately screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95.	The sign is approximately 770 feet from another Off-Premise Sign along US-95.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	The sign is approximately 309 feet from the nearest property line 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.	The sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y

ANALYSIS

This is the second review of the approved Special Use Permit (SUP-4807) for a 51-foot tall, 14-foot by 48-foot Off-Premise Sign at 4490 Meadows Lane. The sign is located within the C-1 (Limited Commercial) zoning district, is not within the Off-Premise Sign Exclusionary Zone, and is in good condition. This sign has received a final inspection on 09/09/08. There are no adverse impacts regarding the continued use of this sign, as there have been no significant changes in development or land use in the surrounding area since the initial approval of the Special Use Permit.

Since the initial approval of the Special Use Permit, there has been no tangible redevelopment within the surrounding area. Staff recommends approval, subject to a three (3) year review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 355

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44100** APN: 139-31-510-019

Name of Property Owner: GGP Meadows Mall, LLC, successor-in-interest to GGP Ivanhoe III, Inc.

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Howard Vogel

Subscribed and sworn before me

This 30th day of November, 2011

Kathleen Fabre

Notary Public in and for said County and State

"OFFICIAL SEAL"
KATHLEEN FABRE
Notary Public, State of Illinois
My Commission Expires 07/01/13

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 4300 Meadows Lane

Project Name GGP Sign **Proposed Use** Billboard

Assessor's Parcel #(s) 139-31-510-019 **Ward #** 1

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

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

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

Additional Information Required Review for existing billboard

PROPERTY OWNER GGP Meadows Mall, LLC **Contact** Howard Sigal

Address 110 N. Wacker Drive **Phone:** 312 960-5[illegible] **Fax:** 312 960 5485

City Chicago **State** IL **Zip** 60606

E-mail Address howard.sigal@ggp.com

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

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

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Howard Sigal

Subscribed and sworn before me

This 30th day of November, 20 11.

Kathleen Fabre

Notary Public in and for said County and State

"OFFICIAL SEAL"
KATHLEEN FABRE
Notary Public, State of Illinois
My Commission Expires 07/01/13

Revised 10/27/08

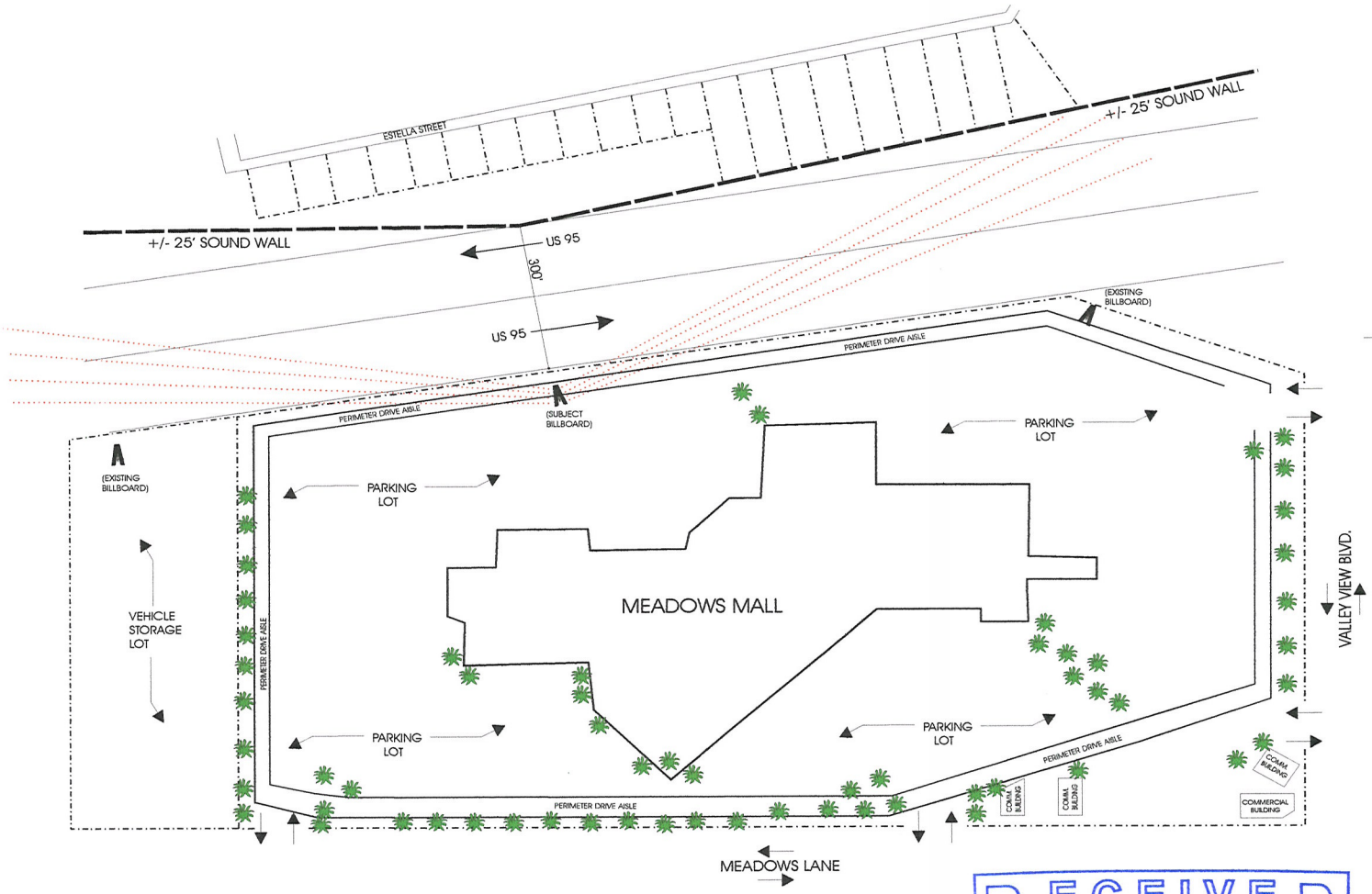
FOR DEPARTMENT USE ONLY

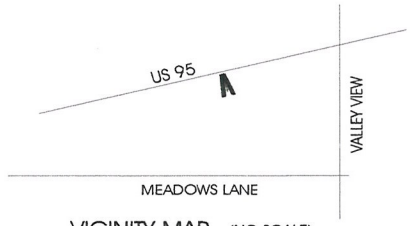
Case #	RQR-44100
Meeting Date:	2-14-12 PC
Total Fee:	$ 800
Date Received:*	12/8/11
Received By:	

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

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

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning





VICINITY MAP (NO SCALE)



ELEVATION (NO SCALE)

RECEIVED
DEC 8 2011
City of Las Vegas
Department of Planning

LAMAR OUTDOOR ADVERTISING		
SCALE: NO SCALE	DATE: 7/07/08	DRAWN BY: S.NAFTZGER
MEADOWS MALL SITE PLAN		
APN 139-30-812-019		DRAWING NUMBER:

RQR-44100



RQR-44100 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: G G P IVANHOE II, INC.
4490 MEADOWS LANE

01/04/12



RQR-44100 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: G G P IVANHOE II, INC.
4490 MEADOWS LANE

01/04/12

051820

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 14, 2005

Mr. Gregory Sims
General Growth Properties
110 North Wacker Drive, BSC-4-20
Chicago, Illinois 60606

RE: SUP-4807 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 3, 2004

Dear Mr. Sims:

The City Council at a regular meeting held November 3, 2004 APPROVED the a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/18/04; the Meadows Mall logo shall not be permitted on the signs.

2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

5. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RECEIVED
DEC 12 2011

RQR-44100

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

9. All City Code requirements and design standards of all City departments must be satisfied.

10. The sign shall be limited to 51 feet in height pursuant to plans and elevations for sign #1 as shown on plans date stamped August 6, 2004.

11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler
Deputy Director
Planning and Development Department

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

Orion Outdoor Media
3161 Cameron Park Drive, Suite #221
Cameron Park, California 95628

Mr. Jay Brown
520 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RECEIVED
DEC 12 2011

RQR-44100

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 19, 2008

Mr. Gregory Sims
General Growth Properties
110 North Wacker Drive, BSC-4-20
Chicago, Illinois 60606

RE: RQR-30360 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Sims:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required Review of an approved Special Use Permit (SUP-4807) FOR A 51-FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE SIGN (BILLBOARD) at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-4807), if approved.

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

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-4807) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED
DEC 12 2011

RQR-44100

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

Sincerely,

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

cc: Mr. Jay Brown
Law Offices of Jay Brown
520 South 4th Street, 2nd Floor
Las Vegas, Nevada 89101

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

RECEIVED
DEC 12 2011

RQR-44100

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

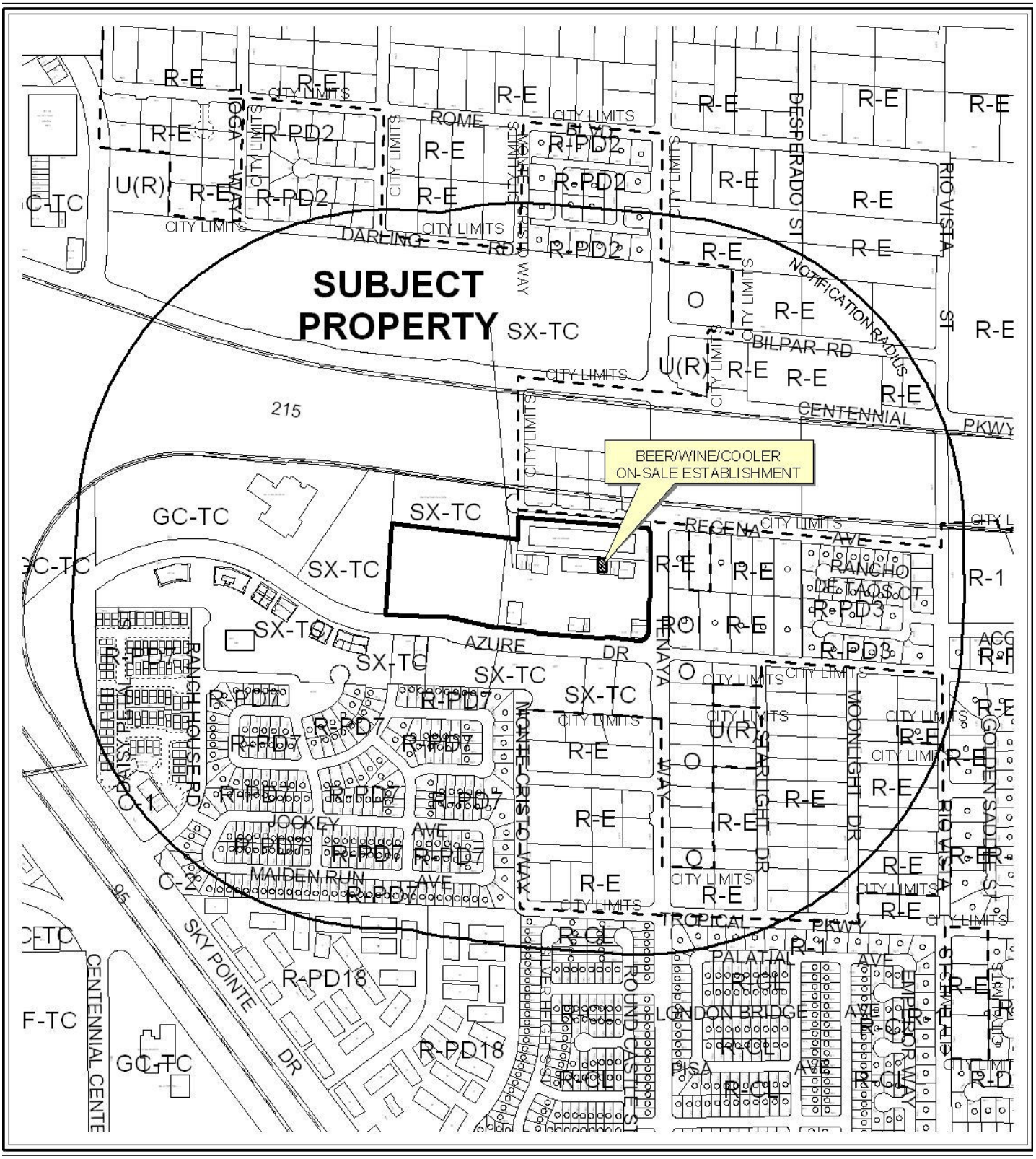
SUBJECT:
SUP-44080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERDI RESTAURANT AND PIZZA, LLC - OWNER: TENAYA VEGAS PARTNERSHIP LP - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT at 7240 Azure Drive, Suite #145 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC General Commercial Town Center Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



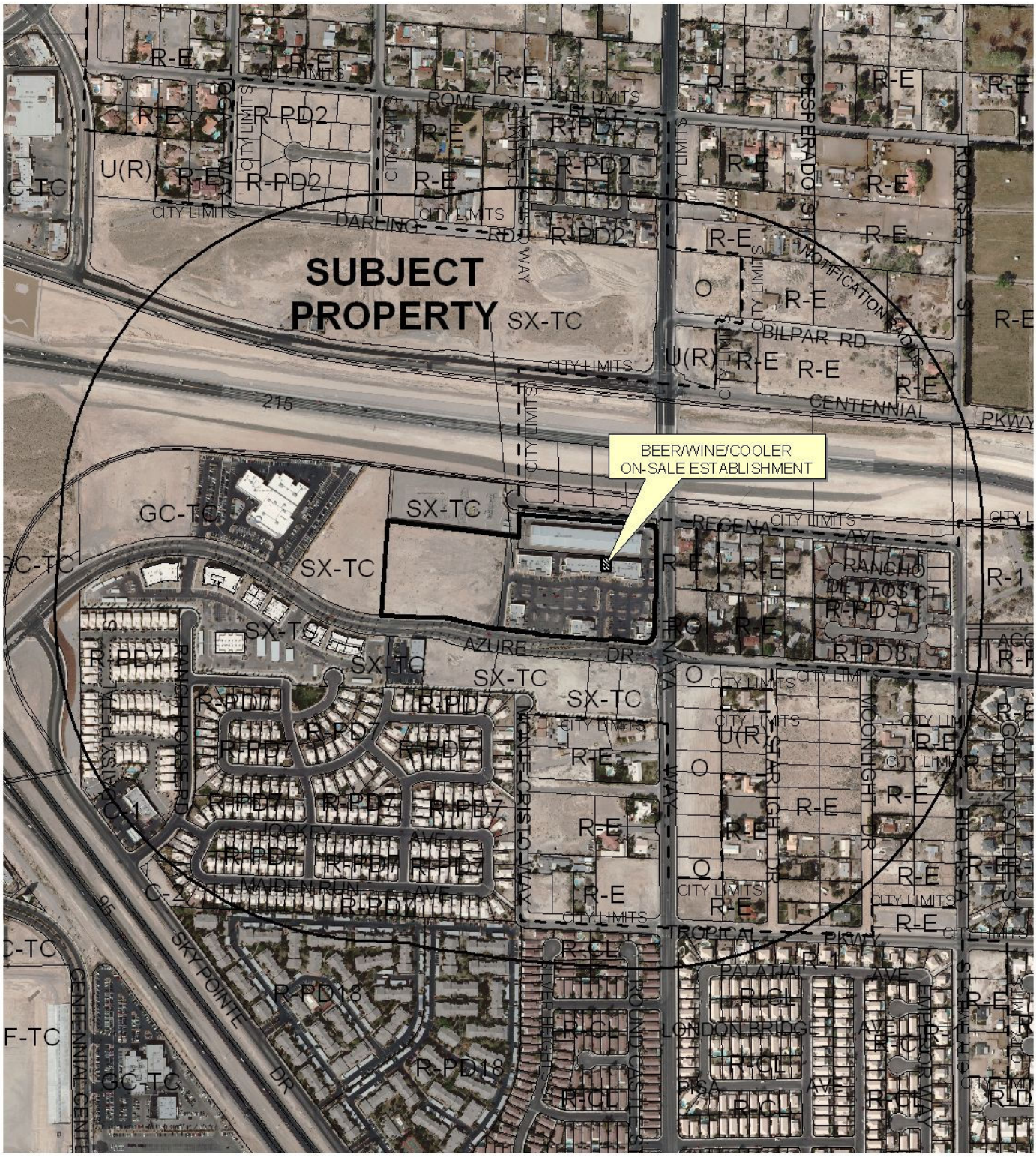
0 400 800 Feet

CASE: **SUP-44080**

RADIUS: 1500 FEET

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

N



0 400 800 Feet

CASE: **SUP-44080**

RADIUS: 1500 FEET

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

N



Business Licenses

SUP-44080
Beer/Wine/Cooler On-Sale Establishment

- 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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: VERDI RESTAURANT AND PIZZA, LLC - OWNER: TENAYA VEGAS PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44080	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-44080 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-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. 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. 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 without the appropriate permits.

8. 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 Beer/Wine/Cooler On-Sale Establishment use at 7240 West Azure Drive, Suite #145. The proposed use will be conducted in conjunction with a restaurant use. The use is appropriate for the GC-TC (General Commercial – Town Center) Land Use Designation 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 Beer/Wine/Cooler On-Sale Establishment use would not be allowed.

ISSUES

- A Special Use Permit is required for a Beer/Wine/Cooler On-Sale Establishment use in the GC-TC (General Commercial – Town Center) Land Use Designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/15/06	The City Council approved a request for a Special Use Permit (SUP-10996) to allow a proposed Tavern at 7220 West Azure Drive. The Planning Commission recommended approval and staff recommended denial.
03/15/06	The City Council approved a request for a Special Use Permit (SUP-10997) to allow a proposed Gaming (Restricted) use at 7220 West Azure Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/25/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/08/04	A building permit (#04017059) was issued for a certificate of completion of a retail shell Building Pad 10 at 7240 West Azure Drive. The permit was finalized 07/19/05.
10/24/05	A building permit (#05007493) was issued for a Tenant Improvement at 7240 West Azure Drive, Suite #145. The permit was finalized 01/25/06.
07/13/07	A business license was issued for Tavern (L16-93104) at 7240 West Azure

	Drive, Suite #170.
07/13/07	A business license was issued for Gaming Restricted (G01-02304) at 7240 West Azure Drive, Suite #170.
12/22/11	A business license for a Restaurant (R09-96311) was approved by the Department of Planning at 7240 West Azure Drive, Suite #145.
12/22/11	A business license is under review for Beer/Wine/Cooler On-Sale Establishment (L09-96310) at 7240 West Azure Drive, Suite #145.

Pre-Application Meeting	
11/02/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for Beer/Wine/Cooler On-Sale Establishment use were discussed with the applicant.

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

Field Check	
01/04/12	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	6.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Clark County 215 (R.O.W.)	Right-of-Way	Right-of-Way
South	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached	O (Office)	R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Tenaya Way	Town Center Loop Road	Town Center Development Standards Manual	90	Y
Azure Drive	Town Center Loop Road	Town Center Development Standards Manual	90	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	51,000 SF	1:250	204				
TOTAL SPACES REQUIRED			204		264		Y
Regular and Handicap Spaces Required			197	7	257	7	Y

ANALYSIS

A Beer/Wine/Cooler On-Sale Establishment use is defined as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools."

The proposed Beer/Wine/Cooler On-Sale Establishment use is 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park and is in compliance with all Minimum Special Use Permit Requirements.

The property is located along the Town Center Loop Trail. The parcel is zoned TC (Town Center) and is located within the Town Center Overlay District with a Land Use Designation of GC-TC (General Commercial – Town Center). The intent of the GC-TC (General Commercial– Town Center) Land Use Designation is to allow all types of retail, service, office and other general business uses of a more intense commercial character. The proposed Beer/Wine/Cooler On-Sale Establishment use is permitted in the GC-TC (General Commercial – Town Center) Land Use Designation with the approval of a Special Use Permit. The TC (Town Center) Zoning District is consistent with the General Plan of TC (Town Center).

A business license was approved for a restaurant at 7240 West Azure Drive, Suite #145 and the applicant has submitted a floor plan that depicts a restaurant in which 30 or more people may be served. No additional parking is required beyond that which is required for the principal use on the site.

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 Beer/Wine/Cooler On-Sale Establishment use will not be allowed.

FINDINGS (SUP-44080)

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 Beer/Wine/Cooler On-Sale Establishment use meets the intent of the GC-TC (General Commercial – Town Center) Land Use Designation and is consistent with the General Plan.

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

   The proposed Restaurant with a Beer/Wine/Cooler On-Sale Establishment use will replace a similar 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.**

   Access to the site is provided by Tenaya Way and Azure Drive. Both roads are a 90-foot Town Center Loop Roads and provide adequate traffic flow for the proposed Restaurant with a Beer/Wine/Cooler On-Sale Establishment 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 Beer/Wine/Cooler On-Sale Establishment 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 Beer/Wine/Cooler On-Sale Establishment use meets the applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 518

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44080** APN: 125-27-113-007

Name of Property Owner: TENAYA VEGAS PARTNERSHIP LP.

Name of Applicant: VERDI RESTAURANT & PIZZA LLC

Name of Representative: IZOLDA SAHAKYAN

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: 125-27-113-007

Signature of Property Owner: _____

Print Name: STUART SCHWEGER, PRES OF GEN PTR OF TENAYA VEGAS PARTNERS

Subscribed and sworn before me

This 10 day of NOVEMBER, 20 11

CLARK COUNTY NEVADA

Notary Public in and for said County and State

AMY EMANUEL
NOTARY PUBLIC
STATE OF NEVADA
NO. 09-9601-1
MY APPT EXPIRES
MARCH 19, 2013

RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer + Wine Service Bar

Project Address (Location) 7240 Azure Dr. #145 Lv NV. 89130

Project Name Verdi Restaurant & Pizzaria **Proposed Use** _____

Assessor's Parcel #(s) 125-27-113-007 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Tenaya Vegas Partnership LLP **Contact** _____

Address 1833 N. Buffalo Dr # 126 **Phone:** 787-6128 **Fax:** _____

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

E-mail Address _____

APPLICANT Verdi Restaurant + Pizza LLC **Contact** Izolda Samakyan

Address 4587 Barnesct **Phone:** 5802587 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Dave Eder NGAC **Contact** Dave Eder

Address 777 E. Quartz Ave PMB 7707 **Phone:** 845-8701 **Fax:** 888-711-1775

City Sandy Valley **State** NV **Zip** 89019

E-mail Address NGACSVJ@mail.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 Stuart Schneider, Agent of Owner of Tenaya Vegas Partner

Subscribed and sworn before me

This 10 day of November, 20 11.

Clark County Nevada

Notary Public in and for said County and State

AMY EMANUEL
NOTARY PUBLIC
STATE OF NEVADA
NO. 09-9601-1
MY APPT EXPIRES
MARCH 19, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

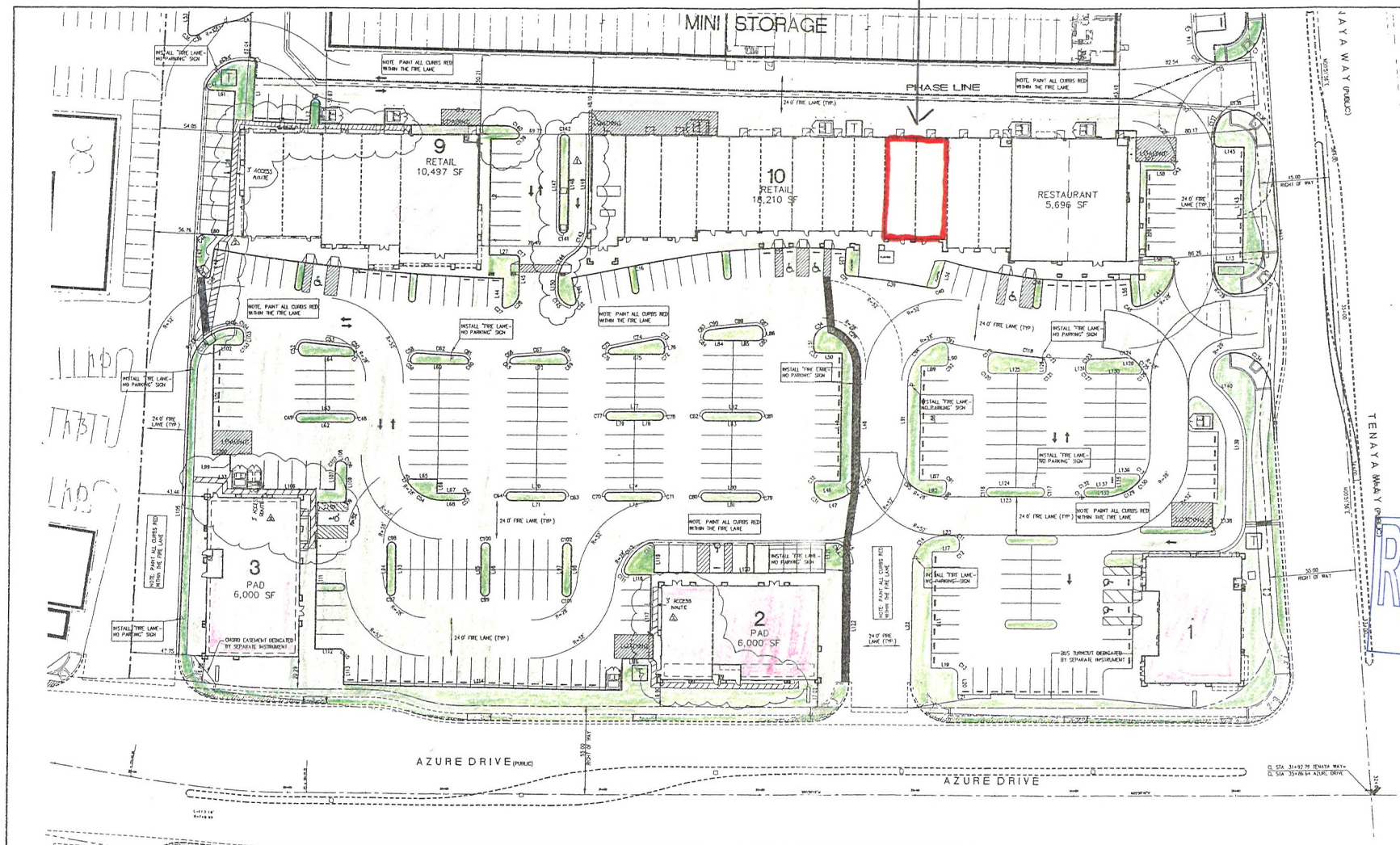
Case #	SUP-44080
Meeting Date:	2-14-12
Total Fee:	1280.00
Date Received:*	12-6-11
Received By:	JFmuld

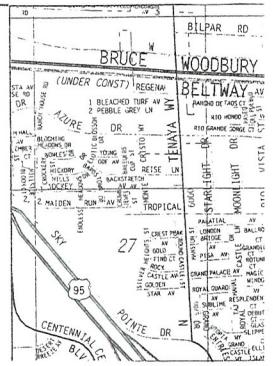
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

Site





RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

NORTH

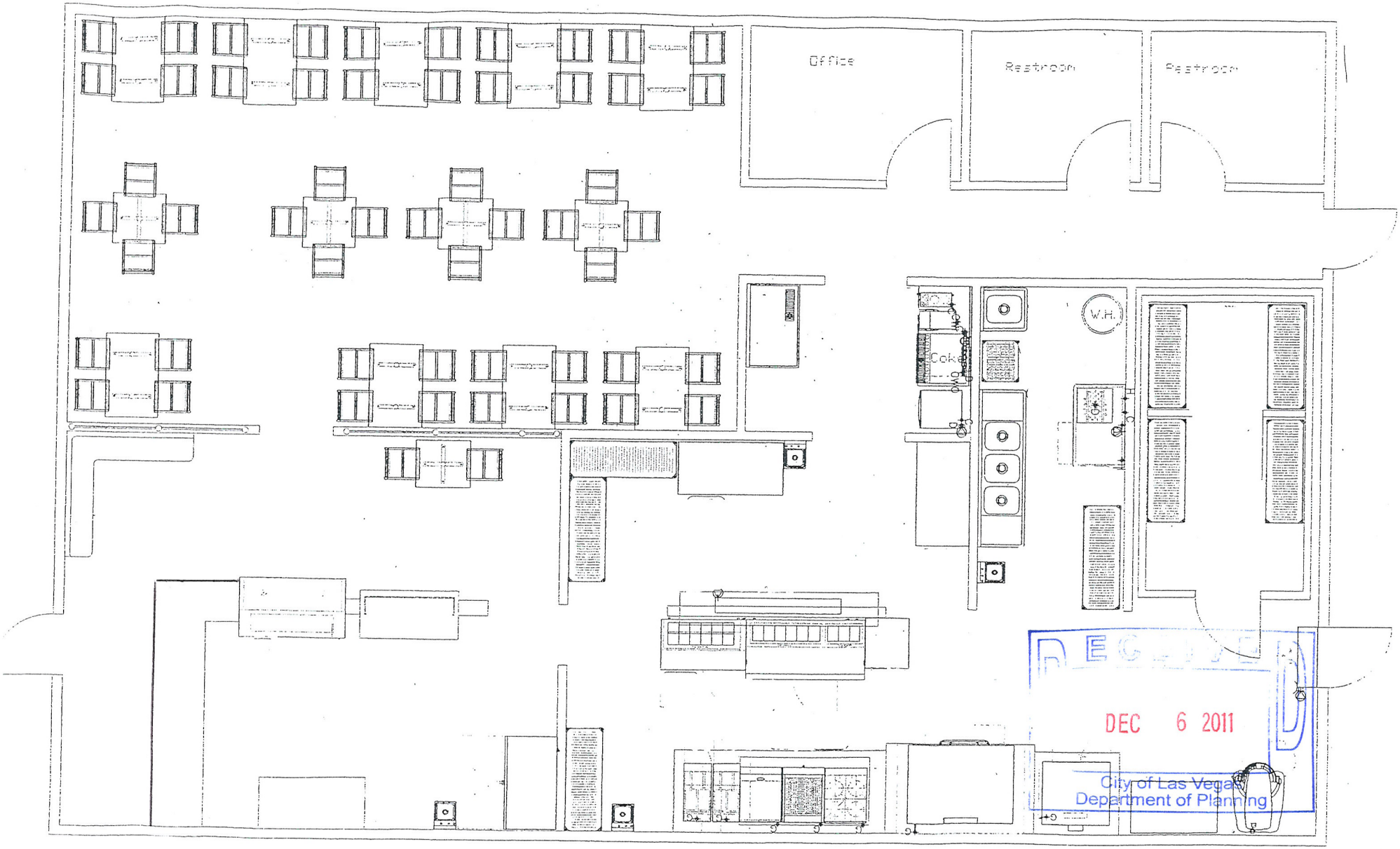
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

Parking Spaces

Parking Spaces Provided	257
Handicap Parking	7
Total Parking Spaces Provided	264

SUP-44080



Verdi Restaurant & Pizzeria
7240 W. Azure Dr. # 145
Las Vegas NV 89130

2,400 SQ FT.

SUP-44080

RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

ELEVATIONS
VERDI RESTAURANT & PIZZERIA
7240 W. AZURE DR., SUITE 145, LAS VEGAS, NV 89130
Parcel # 125-27-113-007

















SUP-44080

LANDSCAPING PAGE 1 OF 2
VERDI RESTAURANT & PIZZERIA
7240 W. AZURE DR., SUITE 145, LAS VEGAS, NV 89130
Parcel # 125-27-113-007





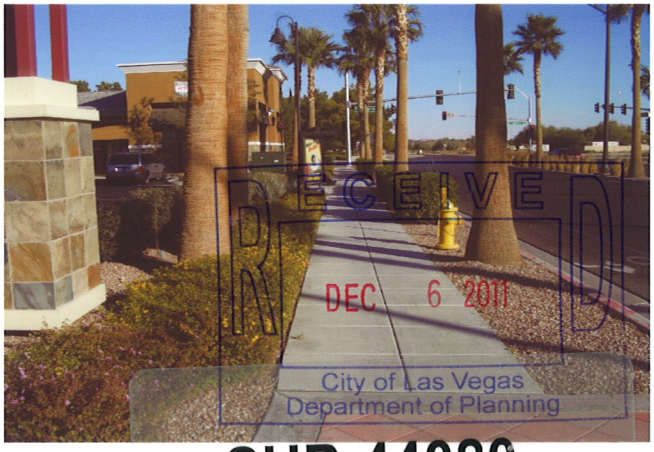












RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

SUP-44080

LANDSCAPING PAGE 2 OF 2
VERDI RESTAURANT & PIZZERIA
7240 W. AZURE DR., SUITE 145, LAS VEGAS, NV 89130
Parcel # 125-27-113-007











RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning

SUP-44080



SUP-44080 - APPLICANT: VERDI RESTAURANT AND PIZZA, LLC - OWNER: TENAYA VEGAS PARTNERSHIP LP
7240 AZURE DRIVE, SUITE #145

01/04/12

Justification Letter
Verdi Restaurant & Pizzeria

The Applicant is requesting a Special Use Permit for a Beer & Wine Service Bar.

The Applicant is planning on opening a family style Italian restaurant at 7240 W. Azure Dr. Suite #145. Keeping true the family style restaurant operations the applicant is requesting a beer & wine service bar only and not full liquor service bar. Beer &Wine will only be served to the tables in-conjunction with meals.

The restaurant will provide seating for at least 50 people and will offer a full menu for both dine in and take out service. The restaurant will operate 7 days a week from 11:00 AM – 11:00 PM Monday thru Saturday, Sunday 11:00 AM – 9:00 PM. Hours may extend if needed.

The applicant will being employing 6 – 8 people as required to operate the restaurant.

The applicant has past restaurant experience and is confident that this restaurant will be successful at this location. In addition the applicant feels that the restaurant will help bring additional business to the shopping center thus benefiting both the people who live in the area and those who own and operate businesses in the center.

The Restaurant will meet the policies of the City of Las Vegas concerning restaurants with service bars.

There are no State Licenses required to operate this business.

It is unknown if the shopping center participate in the Green Building Program as the shopping center was constructed in 2005.

It is unknown what the standards the center was constructed to. It had to be at least to the Uniform Commercial Code.

It is unknown if any water or energy saving sources were in place at the time of construction in 2005.

The parcel to the west is the only developed parcel and there is access for both pedestrians and autos.

There are foot paths to allow for pedestrians.

There is no covered parking on the parcel, The building color is desert friendly as can be seen in the photos provided.

There was no loss of tree canopy coverage, there is no bicycle parking provided and there are no electric vehicle recharging stations.

Representative for the applicant

RECEIVED
DEC 6 2011
City of Las Vegas
Department of Planning
SUP-44080

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

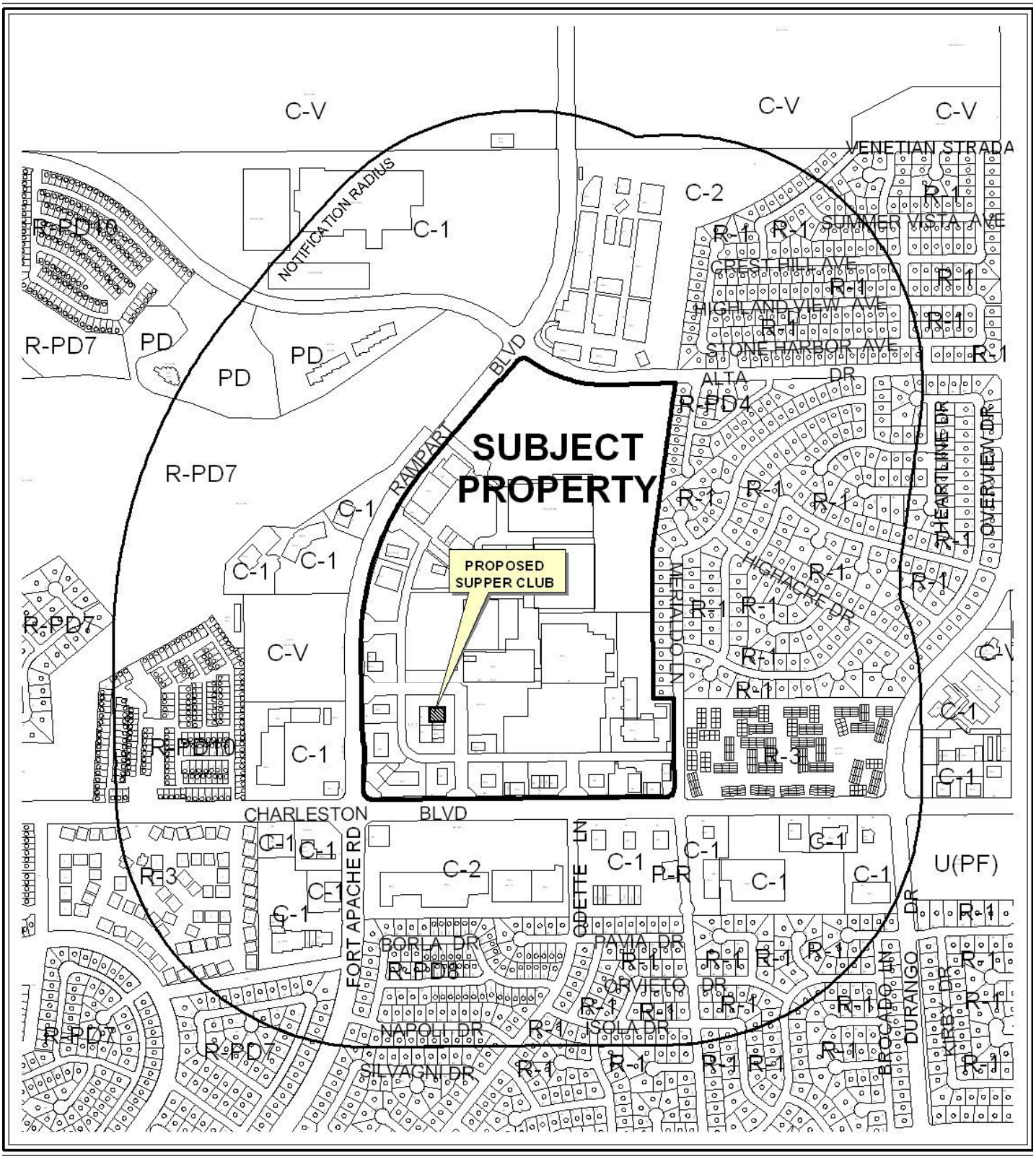
SUBJECT:
SUP-44162 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT SUPPER CLUB at 1000 South Rampart Boulevard, Suite #21 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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:

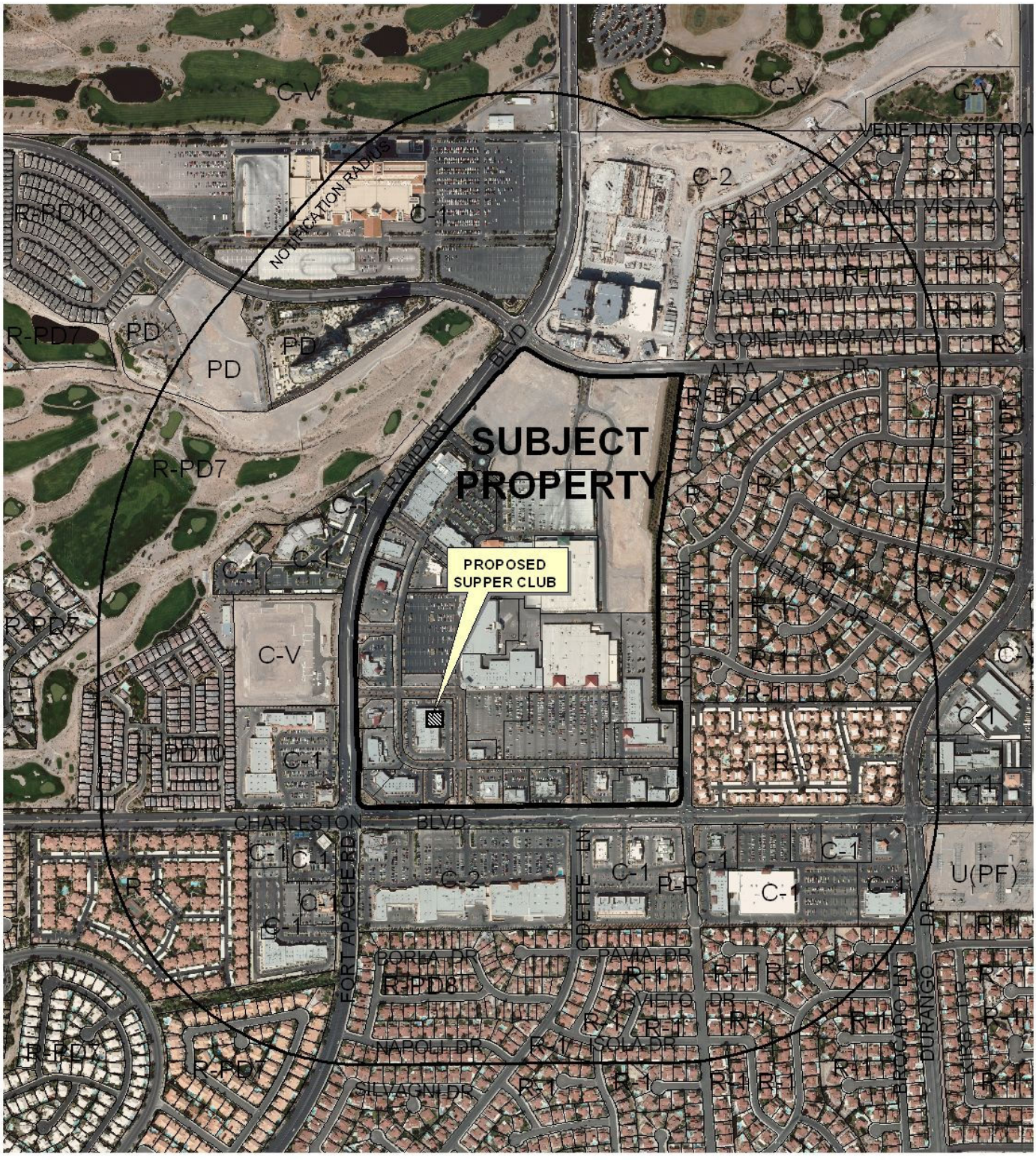
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Boca Park Market Place Architectural Review Committee Approval Letter
6. Justification Letter



CASE: **SUP-44162**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) & C-1 (LIMITED COMMERCIAL)



0 500 1000 Feet

CASE: **SUP-44162**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) & C-1 (LIMITED COMMERCIAL)

N



SUP-44162

SUPPER CLUB

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44162	Staff recommends APPROVAL, subject to conditions:	N/A

SUP-44162 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. Conformance to the conditions for Rezoning (Z-0030-92) and Site Development Plan Review [Z-0030-92(5)] 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. A barrier suitable to restrict the access of minors to the outside patio area must be installed prior to the operation of the bar.

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.

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

MH

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 3,600 square-foot Supper Club Restaurant at 1000 South Rampart Boulevard, Suite #21. Staff recommends approval, as the development is in compliance with the minimum Special Use Permit requirements listed in Title 19.12 for the Supper Club use and the use is compatible and harmonious with the commercial uses within the Shopping Center. If denied, the use will only be allowed to operate as a Restaurant with no alcohol sales.

ISSUES

- A Supper Club use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Supper Club has 146 seats total, with 114 seats in general restaurant area, eight seats in the bar and lounge area, and 24 seats in the outdoor patio area. The 15 barstools are not credited towards the overall seat count.
- The provided floor plans show a 42-inch high barrier between the restaurant area and the bar and lounge area and internal access the outdoor patio area. The outdoor dining area shows a barrier, but does specify the height.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/06/01	The Planning and Development Department administratively approved a request for a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and 23,047 square-foot retail shell building on a portion of 41.87 acres on the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
04/18/01	The City Council approved a request for a Master Sign Plan Review [Z-0012-98(3)] for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III). The Planning Commission recommended approval.
07/05/01	The City Council approved a request for a Special Use Permit (U-0054-01) for a 6,218 square foot Supper Club on 1.15 acres on the east side of Rampart Boulevard, approximately 220 feet north of Charleston Boulevard within Boca Park Phase 1. The Planning Commission recommended approval.

02/20/02	The City Council approved a Special Use Permit (U-0151-01) for a Supper Club in conjunction with a proposed restaurant on property located adjacent to the east side of Rampart Boulevard, approximately 750 feet south of Alta Drive. The Planning Commission recommended approval.
12/21/05	The City Council approved a Special Use Permit (SUP-9430) for a proposed Supper Club located along the east side of Rampart Boulevard, approximately 900 feet south of Alta Drive. The Planning Commission and staff recommended approval. This entitlement has expired.
06/21/06	The City Council approved a Special Use Permit (SUP-12804) for a Beer/Wine/Cooler On-Sale Establishment at 750 South Rampart Boulevard Suite #7. The Planning Commission recommended approval. This entitlement has expired.
11/05/06	The City Council approved a Special Use Permit (SUP-16488) for a Supper Club at 740 South Rampart Boulevard, Suite #4. The Planning Commission and staff recommended approval.
10/07/09	The City Council approved a Special Use Permit (SUP-35154) for a proposed 3,658 square-foot Supper Club within a former restaurant at 750 South Rampart Boulevard, Suite #7. The Planning Commission and staff recommended approval.
10/17/07	The City Council approved a Special Use Permit (SUP-23436) for a Beer/Wine/Cooler On-Sale Establishment at 1000 South Rampart Boulevard Suite #7.
12/16/09	The City Council approved a Special Use Permit (SUP-36172) a proposed 7,800 square-foot Supper Club within an abandoned Supper Club at 1050 South Rampart Boulevard. The Planning Commission and staff recommended approval.
07/29/10	The City Council approved a Special Use Permit (SUP-38501) a proposed 3,314 square-foot Supper Club at 740 South Rampart Boulevard, Suite #7 The Planning Commission and staff recommended approval.

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

Related Building Permits/Business Licenses	
10/26/11	A Building Permit (#198231) was issued for walls related to a proposed outdoor dining area for 1000 South Rampart Boulevard, Suite #21. The permit was denied pending approval of the requested Special Use Permit (SUP-44162).
12/08/11	A Building Permit (#198093) was issued for a tenant improvement for 1000 South Rampart Boulevard, Suite #21 for the Restaurant only.

Pre-Application Meeting	
12/12/11	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for requesting a Special Use Permit for a proposed Supper Club within an existing Shopping Center.

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

Field Check	
01/11/12	Staff conducted a field check of the subject property and noted the subject site was currently under construction. Staff met with the contractor to discuss the conditional requirements for the installation of barriers around the outdoor patio area.

Details of Application Request	
Site Area	
Net Acres	2.38

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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	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	
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	
Supper Club (Shopping Center)	641,664 SF	1:250 SF	2,567				
TOTAL SPACES REQUIRED			2,567		2,639		
Regular and Handicap Spaces Required			2,531	36	2,603	36	Y

ANALYSIS

The Supper Club use is defined as, "A restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business."

The proposed use meets the definition above, as the provided floor plans show barriers sufficient to prevent access to minors and seating for 142 patrons, not to include the 15 bar stools located within the lounge area. As stated in the justification letter, the applicant proposes to operate a Restaurant in similar fashion to the other restaurant operating in Clark County.

The Minimum Special Use Permit Requirements for this use include:

1. No supper club use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed supper club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed supper club. The distance shall be measured in a straight line without regard to intervening obstacles. For

purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of a supper club proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the supper club will be located, without regard to intervening obstacles; or

b. In the case of a proposed supper club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the supper club will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a supper club which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

* 5. In the O District, a supper club is permitted only as an accessory use.

6. The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government. (C-V only)

* 7. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

The proposed use complies with all Minimum Special Use Permit Requirements; there are no protected uses within 400 feet of this proposal, the required seating for 125 customers is provided, and the barriers blocking bar access to minors is shown. The proposed use is located within a 641,664 square-foot Shopping Center and is permitted within the C-1 (Limited Commercial) zoning district with an approved Special Use Permit. The proposed use is compatible and harmonious with the commercial uses within the Shopping Center commercial uses and other existing Restaurants and Supper Clubs found on site.

The proposed use is located within a larger commercial subdivision, which provides cross-access and shared parking throughout the entire commercial center. Two handicap spaces are located adjacent to front of the building along with numerous parking spaces adjacent to the building. No additional parking required beyond that which is required for the principal use on the site, as parking requirements were addressed during the Site Development Plan Review for this site.

Staff recommends approval of this request, as the use conforms to the Minimum Special use Permit Requirements and is a compatible use for the proposed location. If denied, the applicant would be allowed to operate a Restaurant without the ability to sell alcoholic beverages.

MH

FINDINGS (SUP-44162)

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 Supper Club is compatible with the SC (Service Commercial) General Plan land use designation and is located within an existing commercial center with a substantial concentration of major commercial development. The proposed 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 development will be located within an established Shopping Center and the proposed use will be operated in a restaurant within a portion of a multi-tenant retail building. There is no evidence of a physical constraint to the proposed use on 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.**

   Primary site access is from Rampart Boulevard to the west and Charleston Boulevard to the south. Both rights-of-way are 100-foot wide Primary Arterials and provide adequate capacity to serve 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 Supper Club will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

   The proposed use in conjunction with an existing restaurant complies with the conditions per Title 19.12. The provided floor plans show seating for 146 customers with adequate barriers to restrict minors from access to the bar areas shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 1357

MH

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44162** APN: 138-32-412-018

Name of Property Owner: Boca Park Marketplace LV Syndications Group LLC

Name of Applicant: WFTLV02, LLC

Name of Representative: Ed 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: Paul Gilbert Kraft

Subscribed and sworn before me

This 13th day of December, 2011

Adar Bagus, Clark Co., NV

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ADAR D. BAGUS
My Appointment Expires
January 20, 2013
No: 05-94215-1

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit

Project Address (Location) 1000 S. Rampart #21, Las Vegas, NV 89145

Project Name Wahoo's Fish Tacos **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-32-412-018 **Ward #** _____

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

Commercial Square Footage 3,600 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Boca Park Marketplace LV Syndications Group, LL **Contact** James Grindstaff

Address 9440 W. Sahara Ave., Suite 240 **Phone:** (702) 275-2322 **Fax:** (702) 430-5810

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

E-mail Address JAMESG@TRIPLEFIVE.com

APPLICANT WFTLV02, LLC dba Wahoo's Fish Tacos **Contact** Paul Kraft

Address 1000 S. Rampart #21 **Phone:** (312) 399-9362 **Fax:** (831) 299-9436

City Las Vegas **State** NV **Zip** 89145

E-mail Address _____

REPRESENTATIVE Ed Garcia **Contact** Ed Garcia

Address 3773 Howard Hughes Pkwy, Third Floor South **Phone:** (702) 862-3317 **Fax:** (702) 734-2722

City Las Vegas **State** NV **Zip** 89169

E-mail Address emg@jonesvargas.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 Paul Gilbert Kraft

Subscribed and sworn before me

This 13th day of December, 2011.

Adar Bagus, Clark Co., NV

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ADAR D. BAGUS
My Appointment Expires
January 20, 2013
No: 05-94215-1

Revised 10/27/08

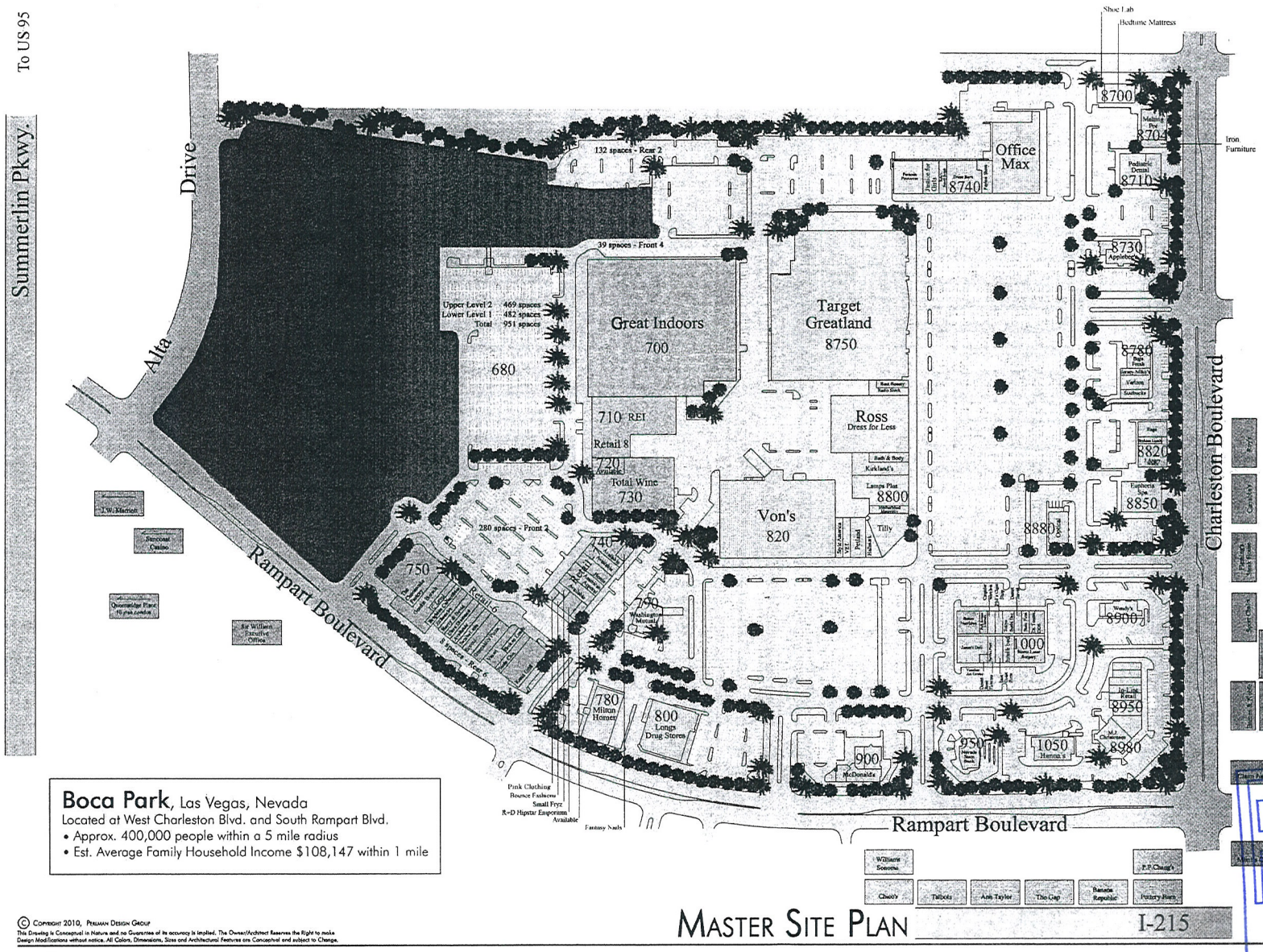
FOR DEPARTMENT USE ONLY

Case #	SUP-44162
Meeting Date:	2/14/11
Total Fee:	$1280.00
Date Received:*	12/19/11
Received By:	

RECEIVED
DEC 19 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



SITE INFORMATION

ZONING
PD - Planned Development District

AREA (Approximate)
Net Area: 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	10,330 gsf	100 gsf	10,430 gsf
Retail Area - 4 Common	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5 Common	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6 Common	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7 Common	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8 Common	50,250 gsf	172 gsf	50,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,007 gsf	258 gsf	54,265 gsf
Retail Area - 11 Common	65,960 gsf	680 gsf	66,640 gsf
Great Indoors	139,320 gsf		139,320 gsf

Total Retail Area	514,187 gsf
Total Common Area	2,399 gsf
Total Building Area	516,586 gsf
FAR (net 1,823,760 sf)	0.283
Office Areas	
Office 12 (3 stories)	108,000 gsf
Storage Areas	
Storage 12 (lower level)	7,250 gsf
Storage Building 8	9,828 gsf
Total Office/Storage Area	125,078 gsf
Total Building Area	641,664 gsf
FAR (net 1,823,760 sf)	0.352

PARKING REQUIREMENTS

Anchor Required:	1 per 250 sf Public 1 per 2500 sf W/H	110,000/250 = 29,320/2500 =	440 12 452
Retail Required:	1 per 250 sf	352,266/250 =	1,410
Restaurant Required:	1 per 50 sf Public 1 per 200 sf Service	16,000/50 = 9,000/200 =	320 45 365
Office Required:	1 per 300 sf	108,000/300 =	360
Storage Required:	1 per 1000 sf	17,078/1000 =	18
Total Parking Required:			2,605

Parking Provided:	
Upper Deck (1-4)	645
Upper Deck (5 story)	469
Lower Deck	482
Parking Garage (5 story)	582
Parking Office Basement	64
Rear of Center (1-6)	397
Total Provided:	2,639
Parking Ratio:	4.1 per 1000 / 1 per 245 sf

North
0 20 40

PROJECT No. 100185.2 APRIL 20, 2010

Boca Park, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
- Approx. 400,000 people within a 5 mile radius
- Est. Average Family Household Income $108,147 within 1 mile

© Copyright 2010, Perlman Design Group
This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner/Architect Reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

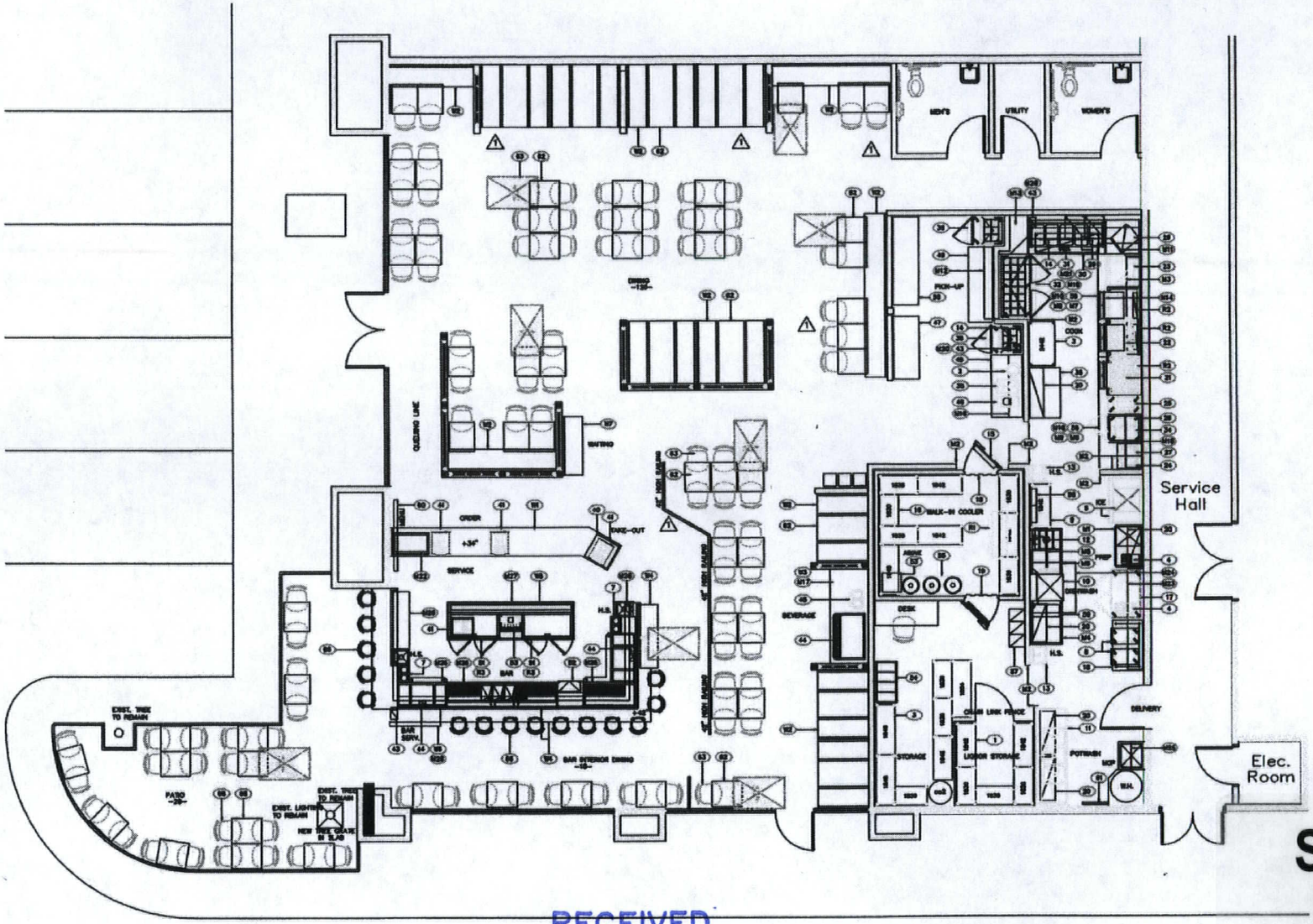
MASTER SITE PLAN

555
TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

BOCA PARK
LAS VEGAS, NEVADA

SUP-44162

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



HEALTH DEPARTMENT NOTES

1. All sinks & lavs in the food facility must be provided w/ hot (min. 120 degree F.) & cold running water under pressure.
2. Food utensil/pot & janitorial sinks must be provided w/ a mixing valve or faucet capable of reaching each compartment.
3. All lavatories or hand sinks must have a combination faucet or pre-mixing faucet capable of supplying warm water for a minimum of 10 seconds.
4. The janitorial sink faucet must be pre-tested w/ an approved backflow prevention device.
5.
6. All beverage dispensing equipment at the self service bar shall have push buttons to activate the dispensers.
7. All counter finishes must be durable / smooth / cleanable / washable, on 6" metal legs or sanitary base w/ 3/8" min. radius cove.
8. Provide 70% LRV (light reflectance value) to color of walls & ceiling in food prep, restrooms, dishwash area, employee, storage & janitor areas.

ROOM FINISH SCHEDULE

ROOM	BASE	FLOOR	WALL	CEILING
BEVERAGE	L	H	A	A
COOK	F	F	C, D	B
DINING	K	H	A, J	I
DISH/POTWASH	F	F	C	B
JAN. AREA	F	F	C	B
ORDER/PICK-UP	H	H	A, J	I
PREP	F	F	C	B
QUEUING	K	H	A, J	I
RESTROOMS	L	H	A, E	A
SERVICE	F	F	A	A
STORAGE	F	F	C	B
WAITRESS	F	F	A	B
COOLER	F	F	G	G
VESTIBULE	K	H	A, J	A
BAR	F	F	A, C	A

SEE SHEET I-2.2 FOR PAINT & FINISH COLOR & SPECS

Symbol	DESCRIPTION
A	Enamel over smooth gyp. bd. (no texture or light orbit)
B	
C	FRP--fiberglass reinforced panels
D	Stainless steel flashing
E	Ceramic tile
F	Troweled on 1/4" epoxy floor w/ 6" high base & 3/8" radius cove
G	Stucco embossed aluminum
H	Stained, sealed concrete
I	Exposed painted ceiling
J	42" high wood wainscot
K	Wood topset base
L	
M	Woven mat over gyp. board

NOTES TO G.C.:
1. m/l TANKS BY PURVEYOR W/ RESTAINT CHAIN BY G.C.
2. MOP SINK SHALL BE PROVIDED AND INSTALLED BY G.C.
3. 50G FIRED WATER HEATER --
100 MBTH -- INSTALLED BY G.C.
4. SINGLE SERVICE SOAP & TOWEL DISPENSERS BY G.C.

LAS VEGAS
1000 S. RAMPART, STE. 21
LAS VEGAS, NV 89145

Wahoo's Fish Taco

revisions

PETRA CONSTRUCTION
9532 Quitman Avenue
Las Vegas, Nevada 89149
(702) 496 -- 5978 fax (702) 570 -- 7348
petraconstruction@hotmail.com

K-1

SCALE 1/4"=1'-0"

SUP-44162
REVISED

fixtures & furnishings plan

RECEIVED
DEC 19 2011



SUP-44162 - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC
1000 SOUTH RAMPART BOULEVARD, SUITE #21

01/04/12



SUP-44162 - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC
1000 SOUTH RAMPART BOULEVARD, SUITE #21

01/04/12



SUP-44162 - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC
1000 SOUTH RAMPART BOULEVARD, SUITE #21

01/04/12



SUP-44162 - APPLICANT: WAHOO'S FISH TACOS - OWNER: BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP, LLC
1000 SOUTH RAMPART BOULEVARD, SUITE #21

01/04/12

BOCA PARK MARKET PLACE, LLC

To whom it may concern
City of Las Vegas,
333 North Rancho Drive
Las Vegas, Nevada 89006

December 14, 2011

RE: Wahoo Tacos' Boca Park

The Boca Park Architectural Review Committee (ARC) is in receipt for your modified landscape plan to allow for outdoor patio seating for the Wahoo Tacos.

Your request to eliminate a portion of the landscape and related plant material and replace with outdoor seating for a patio per the plans dated July 26, 2011 is APPROVED as submitted.

Any substantial deviation from the approved plans must re-submitted to the ARC for additional review.

As a reminder Boca Park Market Place requires that all contracts performing work in the center must possess a valid business license, workman's compensation insurance and be a bonded contractor.

We look forward to seeing the results of the new landscaping.

Sincerely,

James Grindstaff
Boca Park Market Place Architectural review Committee

RECEIVED
DEC 19 2011
SUP-44162
City of Las Vegas
Department of Planning

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
DOUGLAS M. COHEN
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE
MICHAEL G. ALONSO
ANN MORGAN
KRIS T. BALLARD

WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK J. SHEEHAN
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
RICHARD M. TRACHOK, II
EDWARD M. GARCIA
ELIZABETH FIELDER
MOLLY MALONE REZAC
BRIAN R. IRVINE
MATTHEW T. MILONE
BRETT J. SCOLARI
AMANDA J. COWLEY
TRACY A. DIFILLIPPO

JUSTIN J. BUSTOS
DANIEL S. CEREGHINO
CONOR P. FLYNN
BENJAMIN W. KENNEDY
WAYNE O. KLOMP
VAR E. LORDAHL, JR.
MIRANDA M. MAHE

RICHARD A. RAWSON
JOHN P. SANDE, IV
BRADLEY SCOTT SCHRAGER
JESSE A. WADHAMS
GORDON H. WARREN
SHANNON C. WITTENBERGER

MELVIN D. CLOSE, JR.
RICHARD G. BARRIER

JEFFERY S. GEEN
OF COUNSEL

CLIFFORD A. JONES (1912 - 2001)
HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

CATHERINE A. SOURK
EXECUTIVE DIRECTOR

Writer's Direct Line
(702) 862-3317
E-Mail Address
emg@jonesvargas.com

December 12, 2011

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

Hand Delivered

Re: Justification -- Use Permit Application

1000 S. Rampart – Suite 21

Dear Department of Planning:

Please allow this letter to serve as justification for an application for a Use Permit for a Supper Club at the property located at 1000 South Rampart, Suite 21, more specifically defined as APN: 138-32-412-018 (the "***Property***").

The Property is currently zoned C-1 and is utilized as part of the Boca Park retail center. The Property was previously utilized as a specialty retail establishment.

Use Permits

Because the Property is zoned C-1 and located within a large commercial center it is a suitable Supper Club location. The Applicant, Wahoos Fish Tacos, is a successful restaurant chain which currently operates one store in Clark County. The Property was recently vacated and approval of this use permit application will allow the location to reopen as a casual dining restaurant.

Based upon the foregoing, the proposed Use Permit application is appropriate for the Property and we respectfully request your favorable review.

RECEIVED
DEC 19 2011
SUP-44162
City of Las Vegas
Department of Planning

Please do not hesitate to contact me at (702) 862-3317 with any questions or concerns regarding the above request.

Very truly yours,

JONES VARGAS

Edward M. Garcia

EMG/ab

SUP-44162

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

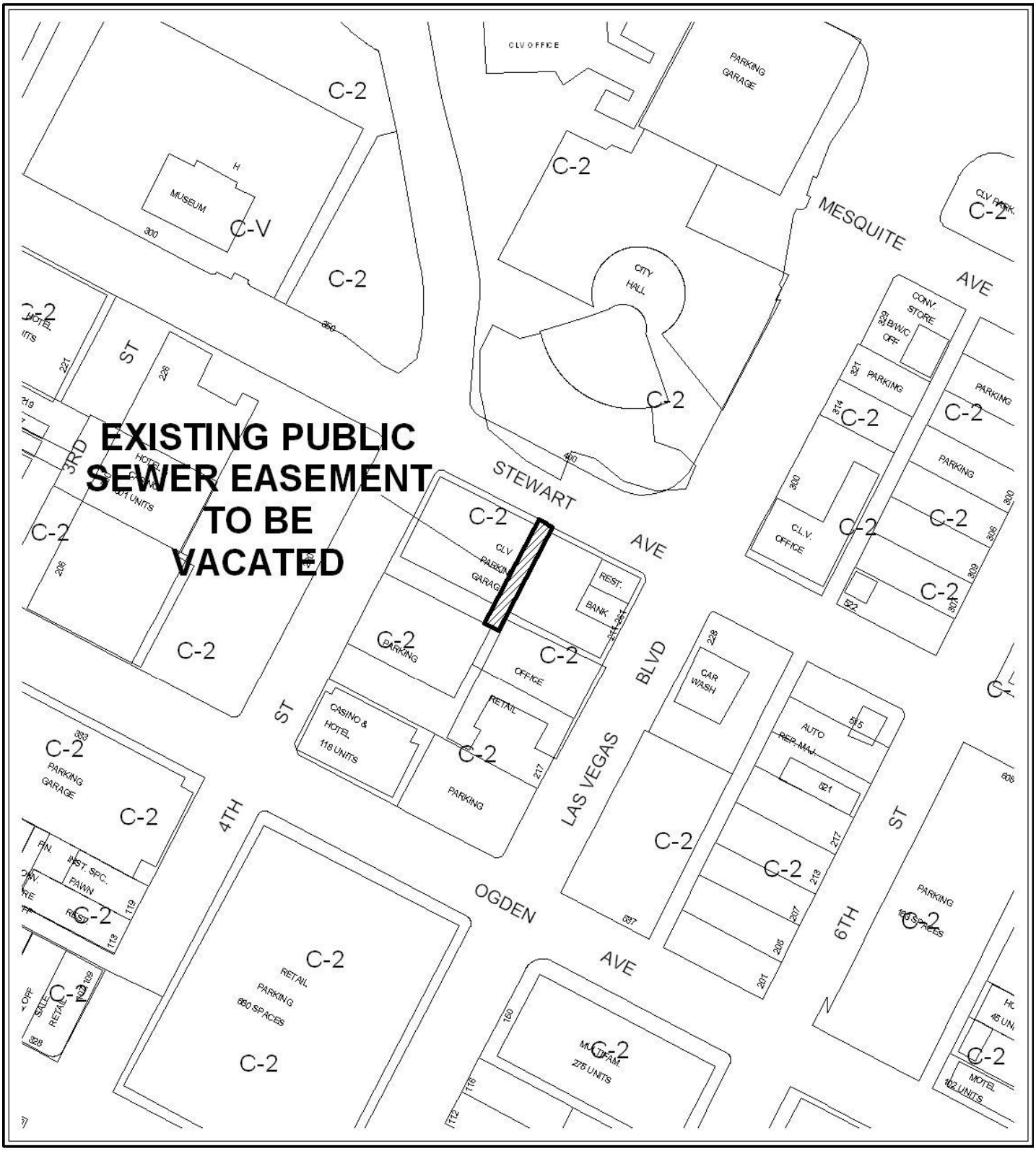
SUBJECT:
VAC-44157 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Petition to Vacate A 20-FOOT WIDE PUBLIC SEWER EASEMENT at 231 North Las Vegas Boulevard, Ward 5 (Barlow). Staff recommends APPROVAL.

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. Photo
5. Justification Letter



CASE: **VAC-44157**

0 200 400 Feet

N



CASE: VAC-44157

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-44157	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAC-44157 CONDITIONS

1. The limits of this Petition of Vacation shall be the 20-foot Public Sewer Easement falling within Parcel 2 of Parcel Map File 118, Page 15.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. 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.

4. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is petitioning to vacate an existing 20-foot wide public sewer easement that underlies the City of Las Vegas parking structure located at 231 North Las Vegas Boulevard. At the time the structure was built, all existing utilities were relocated outside of the previous alley alignment on the site; therefore, the easement is no longer needed in this location. Staff therefore recommends approval, with conditions. If denied, the easement would remain in its current location and would encumber any redevelopment of the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/06/95	The City Council approved a Petition to Vacate (VAC-0045-95) the north 150 feet of the 20-foot wide north/south alley located in the block bounded by Fourth Street, Las Vegas Boulevard, Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval. The Order of Vacation recorded 05/20/96.
06/21/00	The City Council approved a Site Development Plan Review (SD-0017-00) for a proposed 33,069 square-foot addition to the City Hall building; a seven-level parking garage; and a 7,442 square-foot, two-story television studio on 7.76 acres at the northwest and southwest corners of Stewart Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval.
11/17/10	The City Council approved a General Plan Amendment (GPA-39192) to amend the land use designation of various parcels generally located south of U.S. 95, east of Casino Center Boulevard from PF (Public Facilities) to C (Commercial), including the subject site. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on 4.07 acres generally located south of U.S. 95, east of Casino Center Boulevard, including the subject site. The Planning Commission and staff recommended approval.
11/15/11	A two-lot Parcel Map (PMP-41493) that includes this site was recorded.

Most Recent Change of Ownership	
09/09/65	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/08/00	A building permit (#00022272) was issued for a parking garage, retail building, TV studio and pedestrian walkway at 400 Stewart Avenue. A final inspection was completed 04/04/03.

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

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

Field Check	
01/04/12	A six-level public parking structure is currently located over the subject easement. The public alley where the easement was originally located no longer exists.

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 (Downtown Gateway District)	X		Y
A-O (Airport Overlay) District	X		N/A
Downtown Casino Overlay District	X		N/A
Live/Work Overlay District	X		N/A
Las Vegas Boulevard Scenic Byway Overlay District	X		N/A
Trails (Scenic Byway Trail)	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

LEGAL DESCRIPTION

The subject property is legally described as follows:

A 20-foot wide sewer easement in that portion of the Northeast Quarter (NE¼) of Section 34, Township 20 South, Range 61 East, M.D.M. in the City of Las Vegas, County of Clark, State of Nevada, falling within Parcel 2 of Parcel Map File 118, Page 15, on file in the office of the County Recorder, Clark County, Nevada.

ANALYSIS

Public utilities were originally located within a public alley located south of Stewart Avenue, between Fourth Street and Las Vegas Boulevard. The alley was vacated in 1996, upon condition that a public sewer easement be retained over the alley area, as it would not interfere with surface parking. Once the current parking structure was built over the site, all existing utilities were relocated outside of the original alley alignment.

The City of Las Vegas is currently in the process of transferring ownership of the subject property to a private owner, and vacation of the easement would eliminate unneeded encumbrances on the site in case redevelopment is planned. The site is located in the Downtown Redevelopment Area and redevelopment activities are supported by Las Vegas 2020 Master Plan policies.

The Department of Public Works comments that this Vacation application proposes to vacate a City of Las Vegas sewer easement located south of Stewart Avenue between Las Vegas Boulevard North and 4th Street over a portion of the area where the City Hall parking garage currently exists. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only a City easement is involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest.

FINDINGS (VAC-44157)

As all existing utilities, including sewer, were relocated outside of the alley that is now covered by the existing parking structure, the easement is no longer needed. Vacation of the easement will eliminate unnecessary encumbrances on the site. Therefore, staff recommends approval, with conditions. Furthermore, we recommend that this item be declared final action at Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-44157** APN: 139-34-510-045

Name of Property Owner: City of Las Vegas

Name of Applicant: Jorge Cervantes

Name of Representative: Barton Anderson

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: Barton T Anderson (for Jorge Cervantes)

Print Name: Barton T. Anderson for Jorge Cervantes

Subscribed and sworn before me

This 15th day of December, 2011

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

RECEIVED
DEC 15 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of public sewer easement

Project Address (Location) 221 N. Las Vegas Boulevard (City Hall Stewart Garage)

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-045 **Ward #** 5

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

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

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

Additional Information Petition to vacate existing unused public sewer easement.

PROPERTY OWNER City of Las Vegas **Contact** Bart Anderson

Address _____ **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address banderson@lasvegasnevada.gov

APPLICANT Jorge Cervantes **Contact** Bart Anderson

Address _____ **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address banderson@lasvegasnevada.gov

REPRESENTATIVE Barton T. Anderson **Contact** Bart Anderson

Address _____ **Phone:** (702) 229-2198 **Fax:** _____

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

E-mail Address banderson@lasvegasnevada.gov

Property Owner Signature* Barton T Anderson (for Jorge Cervantes)

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

Print Name Barton T. Anderson *for* Jorge Cervantes

Subscribed and sworn before me

This 15th day of December, 20 11.

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

FOR DEPARTMENT USE ONLY

Case #	VAC-44157
Meeting Date:	2/14/12
Total Fee:	—
Date Received:*	12/15/11
Received By:	

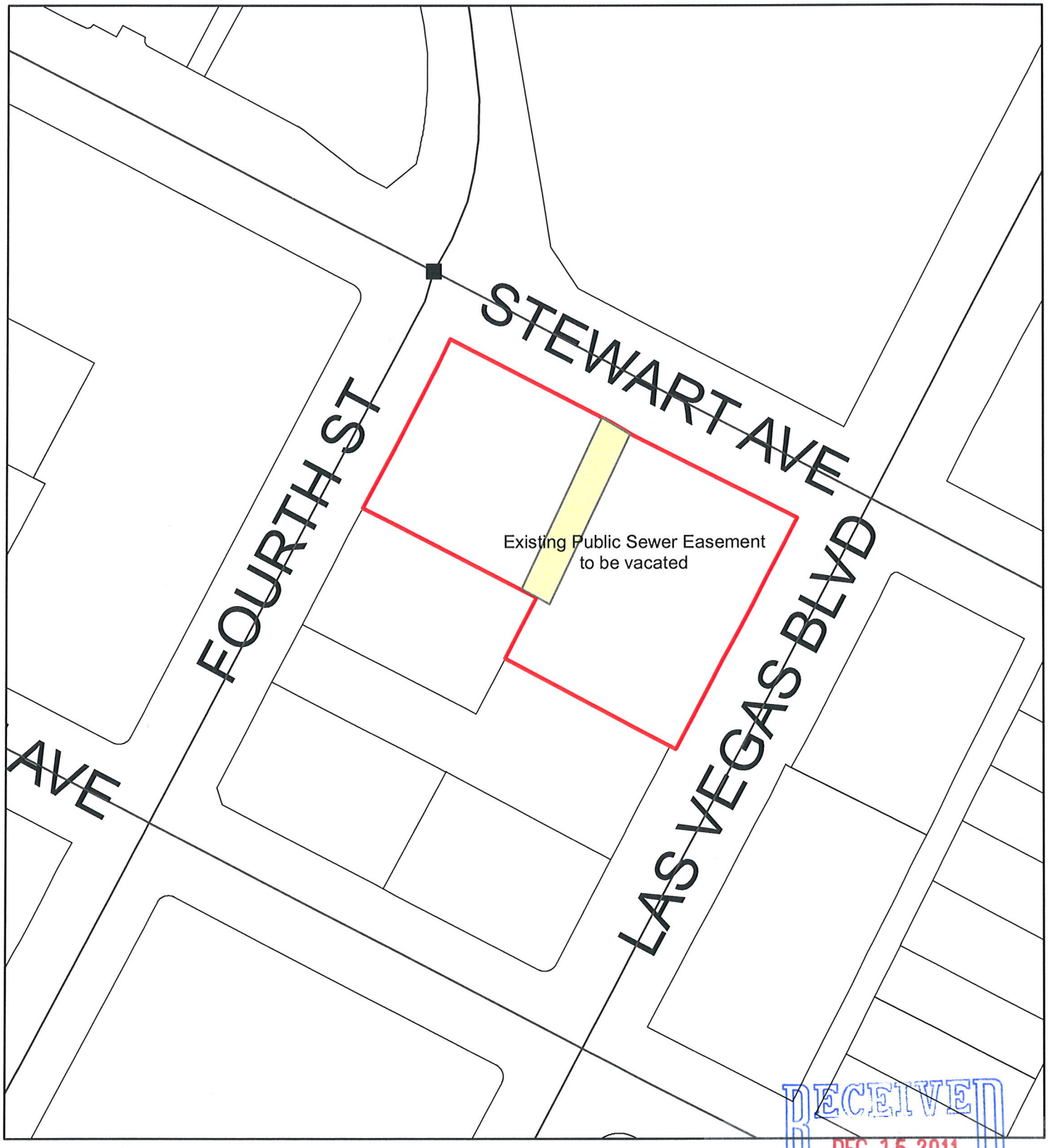
RECEIVED
DEC 15 2011

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

Revised 10/27/08

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

Public Sewer Easement Vacation



Due to continuous development activity
this map is for reference only.

RECEIVED
DEC 15 2011

VAC-44157



VAC-44157 - APPLICANT/OWNER: CITY OF LAS VEGAS
231 NORTH LAS VEGAS BOULEVARD

01/04/12

December 14, 2011

Steve Gebeke
Planning Department
City of Las Vegas

Steve:

The Department of Public Works requests a Petition of Vacation to eliminate the existing public sewer easement underlying the City of Las Vegas parking structure on the south side of Stewart Avenue between 4th Street and Las Vegas Boulevard South. The alley was first vacated in 1996, to allow for construction of a surface parking lot. At that time a public sewer easement was retained for the existing sewer line that was to remain, as it did not interfere with surface parking. However, when the 6-story parking structure was constructed in 2000 all existing utilities, including the sewer, were relocated outside of the old alley alignment. The City is in the process of transferring ownership of this parcel to a private owner, and this petition will eliminate unneeded encumbrances on this site.

Thank you,

Barton T. Anderson

Barton T. Anderson, P.E.
Engineering Project Manager, Development Coordination
City of Las Vegas Department of Public Works

RECEIVED
DEC 15 2011
VAC-44157

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

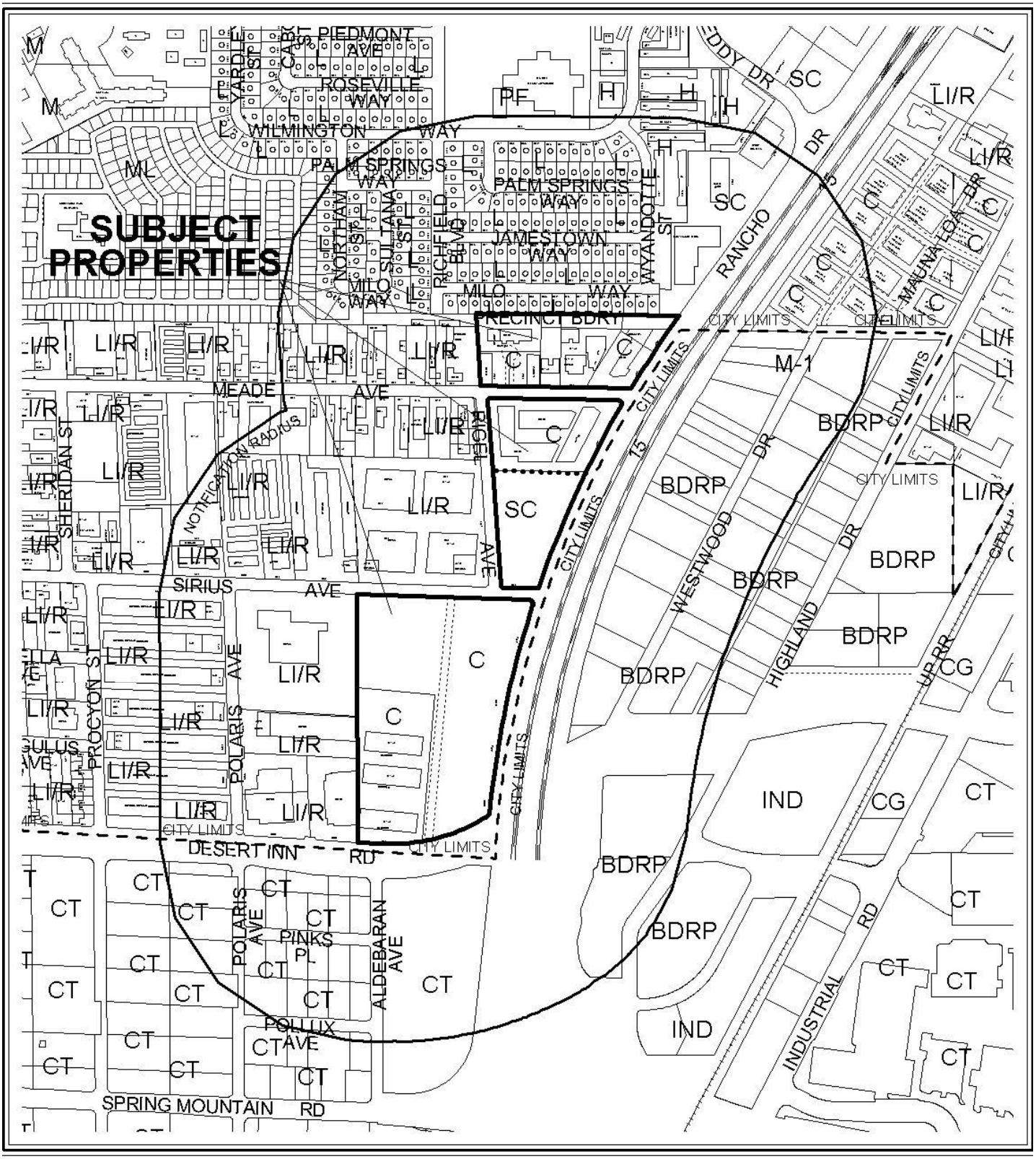
SUBJECT:
ABEYANCE - GPA-42939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a General Plan Amendment FROM: C (COMMERCIAL) AND SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/21/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Request to Withdraw Without Prejudice Submitted by Kaempfer Crowell Renshaw Gronauer & Fiorentino - GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352
3. Conditions and Staff Report - GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352
3. Supporting Documentation
4. Photos - GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352
5. Justification Letter
6. Protest/Support Postcards – GPA-42939 and ZON-42940



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

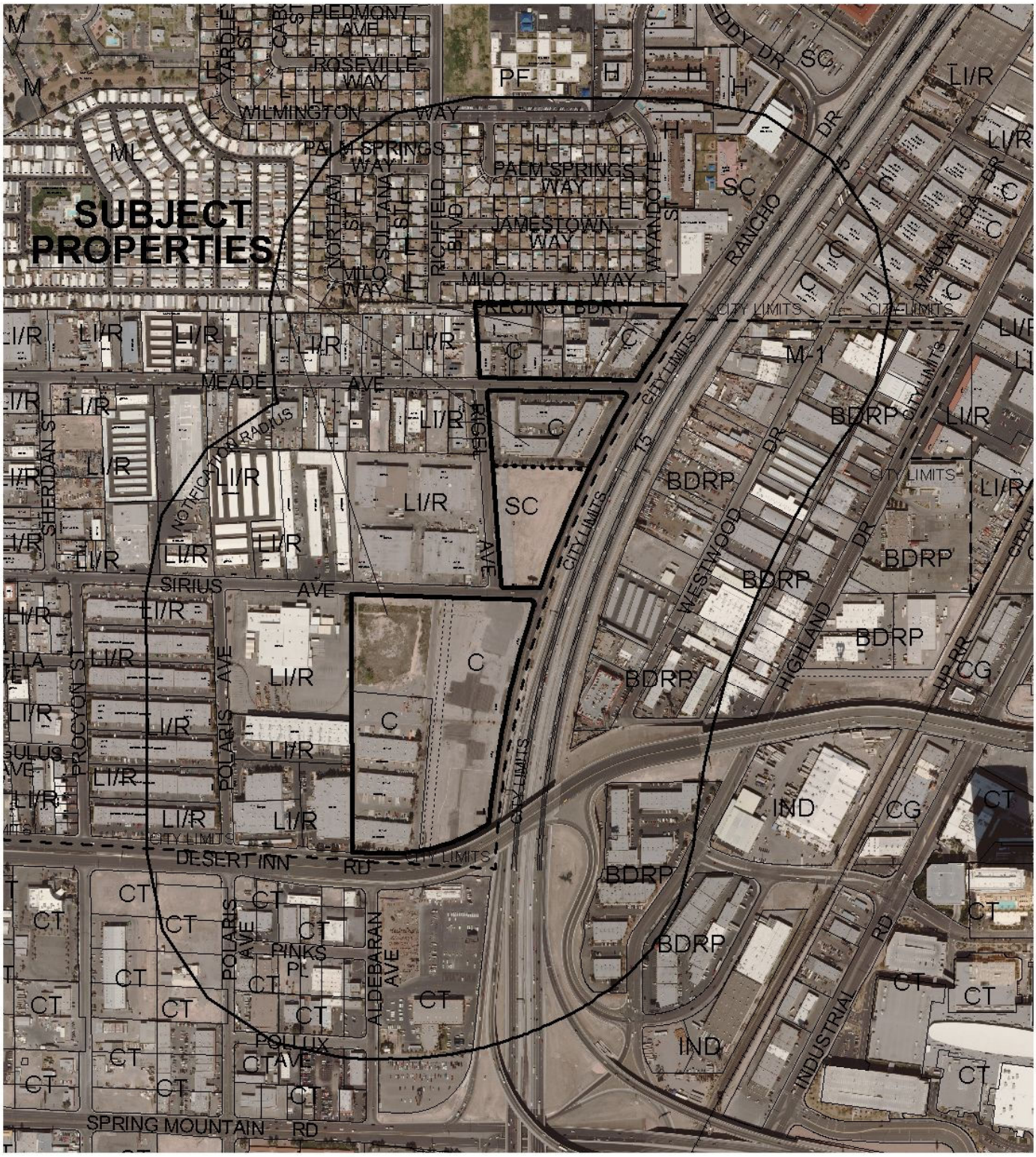
GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N



0 400 800 Feet

CASE: **GPA-42939**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

C (COMMERCIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

LI/R (LIGHT INDUSTRY/RESEARCH)

N

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 260
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

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

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

January 26, 2012

VIA FACSIMILE
474-0352

Mr. Steve Gebeke
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 North Rancho Drive
3rd Floor
Las Vegas, NV 89106

Re: GPA-42939; ZON-42940; ZON-42941; VAR-43353; SUP-43355; SUP-43356; and SDR-43352

Dear Mr. Gebeke:

This office represents the applicant in the above-referenced matters. The above items are currently scheduled to be heard by the City of Las Vegas Planning Commission on **February 14, 2012**. We respectfully request that these items be withdrawn without prejudice.

Thank you for your kind consideration and please let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm

cc: Philip Brohn
Robin Munier-Wadley
Terry Murphy

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-42939	Staff recommends APPROVAL.	
ZON-42940	Staff recommends APPROVAL.	GPA-42939
ZON-42941	Staff recommends APPROVAL.	GPA-42939
VAR-43353	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941
SUP-43355	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353
SUP-43356	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353
SDR-43352	Staff recommends APPROVAL, subject to conditions:	GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356

** CONDITIONS **

VAR-43353 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Special Use Permits (SUP-43355 and SUP-43356) and Site Development Plan Review (SDR-43352) 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.

SUP-43355 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353), Special Use Permit (SUP-43356) and Site Development Plan Review (SDR-43352) 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. 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-43356 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

2. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353), Special Use Permit (SUP-43355) and Site Development Plan Review (SDR-43352) 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. 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-43352 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-42939), two Rezonings (ZON-42940 and ZON-42941) and conformance to the Conditions of Approval for Variance (VAR-43353) and Special Use Permits (SUP-43355 and SUP-43356) 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 landscape plan date stamped 10/17/11, and building elevations, date stamped 09/22/11, except as amended by conditions herein.

4. Previously approved entitlements for a Mixed Use Development, including Special Use Permit (SUP-3100) and Site Development Plan Review (SDR-3101), shall be expunged upon final approval of this Site Development Plan Review.

5. A Waiver of Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of Sirius Avenue where a 15-foot buffer is required.

6. An Exception from Title 19.08.040 is hereby approved, to allow no site amenities within the proposed plaza where such amenities 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 10/17/11. 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. 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.

11. A shared access and parking agreement shall be recorded over the site prior to issuance of building permits.

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: Parking lot trees shall include 24-inch Chilean Mesquite within diamond and island planters. Trees and shrubs shall be added at the ends of all parking rows and in all finger islands to comply with the requirements of Title 19.08.110.

13. A solid screen wall in conformance to the requirements of Title 19.08 of at least six feet in height shall be required adjacent to any residential property.

14. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

17. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

18. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

19. 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.

20. 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.

21. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

23. Grant Pedestrian Access Easements for all proposed public sidewalks not within the existing right-of-way.

24. Remove all substandard sidewalk improvements and unused driveway cuts, including sidewalk ramps adjacent to this site, if any, 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.

25. Prior to the submittal of construction drawings, meet with the Clark County Water Reclamation Department (CCWRD) to determine requirements for connecting this site to the public sewer system that is maintained by CCWRD. Comply with the recommendations of CCWRD.

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. An encroachment for the proposed sidewalk pavers and landscaping in the public right-of-way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan. 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. City Staff is empowered to modify the encroachment area 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 Encroachment Agreement application is not changed.

28. Prior to the issuance of any building permits for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

29. 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. Include a pedestrian access plan with the Traffic Impact Analysis to show the preferred path from the parking lots to the site and determine appropriate pedestrian crossing walk locations.

30. 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

The subject site currently contains a variety of commercial uses and a vacant area that is used for commercial outdoor recreation and amusement. A water-themed amusement park is proposed across the site; however, the current land use and zoning designations over most of the site are inappropriate for this use. The applicant is therefore proposing a General Plan Amendment and two Rezoning requests to align these designations with the proposed use. The proposed site contains a General Plan land use designation of C (Commercial) with the exception of a 4.39-acre parcel at the northwest corner of Rancho Drive and Sirius Avenue, which has a SC (Service Commercial) designation. Most of the site is already zoned M (Industrial) in conformance with the LI/R (Light Industry/Research) land use designation; however, a narrow strip of land along the north side of the site is currently zoned P-R (Professional Office and Parking), while a large portion of the south side of the site is zoned C-1 (Limited Commercial). The requested changes to the general plan land use and zoning are appropriate, as the area is primarily industrial and the designations are consistent with those of surrounding properties and the uses they support. If denied, the current land use and zoning designations would remain.

The park will consist of 26 slides and rides, 11 pools, two "rivers" and buildings for various purposes, including retail sales, restaurants with alcohol sales, restrooms, administrative offices and mechanical functions. The proposed layout and design of the amusement park is logical and compatible with adjacent development. Parking is provided north of the park, with most of the spaces to be located north of Sirius Avenue. A parking variance is necessary to allow fewer spaces than are required by Title 19; however, the unusual shape of the land on which the parking is to be located and the unique use relating to the site creates an actual hardship for which a variance can be supported. Two Supper Club uses are proposed in restaurants on the northeast and northwest sides of the amusement park. As these uses can be operated in a manner compatible with the surrounding land uses, staff recommends approval of the Supper Clubs, with conditions. Overall, the site is suitable for the proposed commercial outdoor recreation development, and staff accordingly recommends approval of the Site Development Plan Review, with conditions.

ISSUES

- A General Plan Amendment from C (Commercial) on a portion of the north side of the site and SC (Service Commercial) on the central portion of the site to LI/R (Light Industry/Research) is requested.
- A Rezoning from P-R (Professional Office and Parking) to M (Industrial) is required for consistency with the proposed General Plan amendment to LI/R.

- A Rezoning from C-1 (Limited Commercial) to M (Industrial) on property located at the northwest corner of Rancho Drive and Desert Inn Road is required for consistency with the proposed General Plan Amendment to LI/R.
- The previous entitlements for a Mixed Use Development on APN 162-08-418-002 will be expunged upon final approval of the proposed Site Development Plan Review (SDR-43352), as this use is not a permitted use in the M (Industrial) District.
- A Variance is required to allow 2,125 parking spaces where 2,488 spaces are required on the site, a 15 percent deviation from Title 19.
- A Waiver of Title 19.08.100 is required to allow a zero-foot perimeter landscape buffer along a portion of Sirius Avenue where a 15-foot buffer is required. Staff recommends approval of the waiver.
- An Exception from Title 19.08.040 is required to allow no site amenities within the proposed plaza where such are required. Staff recommends approval of the exception.
- Remapping is required for lots where proposed buildings would cross property lines.
- Title 19 requires a Special Use Permit for each Supper Club use area within the M (Industrial) zoning district. The site plan indicates that two restaurants are proposed for selling alcohol for consumption in those areas. A Liquor Establishment (Tavern) use is not allowed on the site, as an existing tavern is located within 1,500 feet of the site boundary.
- A Site Development Plan Review for a proposed Commercial Recreation/Amusement (Outdoor) Facility is required for development of a water-based amusement park and parking lot for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/88	The City Council approved a Rezoning (Z-0068-88) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) on 1.59 acres adjacent to the west side of Rancho Drive, approximately 350 feet north of Meade Avenue. The Planning Commission and staff recommended approval.
09/14/89	The Planning Commission approved a Plot Plan Review (Z-0057-81 and Z-0068-88) for a proposed office and warehouse building at 2880 Meade Avenue. Staff recommended approval.
09/16/92	The City Council approved a Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to a five-year review. The Board of Zoning Adjustment and staff both recommended approval.
06/15/94	The City Council approved a Variance (V-0058-94) to allow an Off-Premise Sign to be located 600 feet from another Off-Premise Sign where 750 feet is required at 2900 Sirius Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

08/16/95	The City Council approved a Rezoning (Z-0052-95) from R-E (Residence Estates) to M (Industrial) and P-R (Professional Offices and Parking) on 2.04 acres at the northwest corner of Rancho Drive and Meade Avenue. The Planning Commission and staff recommended approval.
11/10/97	The City Council approved a Required Review [U-0168-92(1)] of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to another five-year review. The Planning Commission and staff both recommended approval.
02/19/03	The City Council approved a Required Review (RQR-1143) of an approved Special Use Permit (U-0168-92), which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in five years. The Planning Commission and staff recommended approval.
11/05/03	The City Council approved a General Plan Amendment (GPA-3005) from LI/R (Light Industry/Research) to SC (Service Commercial) on 21.04 acres at the northwest corner of Desert Inn Road and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres at the northwest corner of Desert Inn Road and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-3100) for Multifamily residential units within a C-1 (Limited Commercial) District. The Planning Commission and staff recommended approval. The approval will expire 11/05/12.
11/20/03	The Planning Commission approved a Site Development Plan Review (SDR-3101) for a Mixed Use Residential and Commercial Development on 15.97 acres at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval. The approval will expire 11/05/12.
07/16/04	A Final Map (FMP-4056) of a one-lot commercial subdivision located west of Rancho Drive, between Sirius Avenue and Desert Inn Road was recorded.
11/03/04	The City Council approved a request for a General Plan Amendment (GPA-5097) from LI/R (Light Industry/Research) to SC (Service Commercial) on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-5103) from M (Industrial) to C-1 (Limited Commercial) on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.
	The City Council approved a Special Use Permit (SUP-5107) for a Mixed-Use condominium development at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.

11/03/04	The City Council approved a Site Development Plan Review (SDR-5104) for a proposed 50-story Mixed-Use Condominium Development with 20,000 square feet of retail uses on 5.25 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval. The approval expired 11/03/07.
06/09/05	The Planning Commission approved a Tentative Map (TMP-6580) for a 703-unit condominium subdivision on 5.32 acres at the northwest corner of Rancho Drive and Sirius Avenue. Staff recommended approval. The Tentative Map expired 06/09/07.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial) with the exception of 5.32 acres at the northwest corner of Rancho Drive and Sirius Avenue. The Planning Commission and staff recommended approval.
05/07/08	The City Council approved a Required Review (RQR-26324) of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
01/07/09	The City Council approved a Required Review (RQR-30584) of a previously approved Variance (V-0058-94), which allowed an Off-Premise Sign to be located 600 feet from another Off-Premise Sign where 750 feet is the minimum separation allowed at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
01/25/11	The Planning Commission approved a Site Development Plan Review (SDR-40437) for a proposed Commercial Recreation/Amusement (Outdoor) Facility with Waivers of all development and landscape requirements on 9.27 acres at 3012 South Rancho Drive. Staff recommended approval.
07/20/11	The City Council approved a Required Review (RQR-41171) of a previously approved Special Use Permit (U-0168-92) for a 14-foot by 48-foot Off-Premise Sign at 2900 Sirius Avenue, subject to review in three years. The Planning Commission and staff recommended approval.
10/11/11	The Planning Commission held items GPA-42939, ZON-42940 and ZON-42941 in abeyance to the 11/08/11 Planning Commission meeting at the applicant's request, so that additional applications related to those requests could be heard concurrently.
11/08/11	The Planning Commission held items GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356 and SDR-43352 in abeyance to the 02/14/12 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
09/07/05	A deed was recorded for a change in ownership on APN 162-08-702-002.
11/21/05	A deed was recorded for a change in ownership on APN 162-08-418-002.
12/15/05	A deed was recorded for a change in ownership on APNs 162-08-303-016, 017 and 018; 162-08-701-001, 002, 003 and 162-08-702-001.
05/16/06	A deed was recorded for a change in ownership on APNs 162-08-603-003 and 162-08-701-007.
07/03/06	A deed was recorded for a change in ownership on APN 162-08-303-033.
08/21/06	A deed was recorded for a change in ownership on APNs 162-08-603-001, 002 and 162-08-701-005.
11/30/06	A deed was recorded for a change in ownership on APNs 162-08-303-015.
12/14/06	A deed was recorded for a change in ownership on APN 162-08-701-008.
07/10/07	A deed was recorded for a change in ownership on APN 162-08-418-003.
07/17/07	A deed was recorded for a change in ownership on APN 162-08-701-004.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses associated with the proposed development of this site.

Pre-Application Meeting	
07/06/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment and two Rezoning applications. It was understood at this meeting that a Site Development Plan Review would be submitted in the future for any proposed redevelopment of the site. Previous entitlements on APN 162-08-418-002 would be expunged if the proposed General Plan Amendment and Rezonings are approved, as the currently approved Mixed Use Development on that site is not a permitted use in the M District.
09/14/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a parking variance, two Special Use Permits for Supper Clubs and a Site Development Plan Review for a proposed water themed amusement park. The key issues discussed included the following: • The Supper Club use was chosen by the applicant as the best alternative to provide alcoholic beverages onsite, as the Tavern use was not allowed due to distance separation issues. Alcohol sales must be affiliated with restaurant areas, as there is no general onsite sales use. • An off-site access and parking agreement will need to be recorded prior to completion of the project. • An exception would be needed for the 36 square-foot diamond planters in the parking lot, unless they are changed to meet Title 19

	standards.

09/14/11	• Provide justification for the reduction in parking using industry standards for water parks. • The existing off-premise signs will remain, including two located within the proposed parking lot. • Remapping of lots encompassing the park area will be required prior to issuance of permits. • Pedestrian access through the parking lot will be accomplished through proposed mid-block crossings and direction of patrons to Rancho Drive. • No Special Use Permit for exceeding the height allowance of the Airport Overlay District is required; however, the applicant will have to demonstrate adequate shielding from existing construction between McCarran Airport and the proposed structure over 140 feet in height.

Neighborhood Meeting	
10/03/11	A neighborhood meeting was held in Salon Room E at the Palace Station Casino, 2411 West Sahara Avenue. Eighteen members of the public, four members of the development team, one member of the City Council staff and one Planning staff member were in attendance. Concerns discussed included the traffic impacts to Rancho Drive, Valley View Boulevard, Sahara Avenue and Sirius Avenue, the proposed hours of operation for the water park and movement between parking lots. Citizens were generally supportive of the proposal, with traffic impacts being the key issue.

Field Check	
09/01/11	A field check was conducted on the subject site. The southern portion of the site is mostly paved but not in use and there are weeds growing in cracks in the asphalt. There are some existing retail and warehouse buildings to the west of the paved area. Some of the walls surrounding the area are topped with razor wire. Two existing off-premise signs are located along Desert Inn Road. The northern portion of the site also contains two off-premise signs facing Rancho Drive and I-15. Other than a mostly undeveloped section currently used for recreational use of heavy machinery, the northern portion contains well-established large office and retail buildings. There are existing single-family residences to the immediate north of the site, separated by a wall and primarily empty landscape buffer.

Details of Application Request	
Site Area	
Net Acres (GPA-42939)	37.85
Net Acres (ZON-42940)	2.49
Net Acres (ZON-42941)	14.72
Net Acres (VAR-43353, SUP-43355, SUP-43356 and SDR-43352)	39.64

Surrounding Property	***Existing Land Use Per Title 19.04***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
	Office, Medical or Dental		M (Industrial)
	General Retail Store		
	Social Service Provider		
	Commercial Recreation/Amusement (Outdoor)	SC (Service Commercial)	M (Industrial)
	Off-Premise Sign		
	Vacant (parking area)	C (Commercial)	C-1 (Limited Commercial)
	Off-Premise Sign		
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Desert Inn Road Superarterial	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Interstate 15 right-of-way	ROW (Right-of-Way)	ROW (Right-of-Way)
West	General Retail Store	LI/R (Light Industry/Research)	M (Industrial)
	Auto Repair Garage, Major		
	Office, Other Than Listed		

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 and 175 Feet)	X		N/A
Trails (Pedestrian Path)	X		Y
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks:			
• Front (Rancho Drive)	10 Feet	15 Feet	Y
• Side	10 Feet (50 Feet along north property line)	12 Feet (50 Feet along N PL)	Y
• Corner	10 Feet	28 Feet	Y
• Rear	0 Feet	5 Feet	Y
Max. Lot Coverage	N/A	16.7 %	N/A
Max. Building Height	N/A	150 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Within maintenance buildings	Y
Mech. Equipment	Screened	Screened	Y

As the north perimeter of the site is adjacent to existing single-family properties, the project is subject to residential adjacency standards contained in Title 19.08.040. However, as there are no buildings proposed in any proximity to the residential properties, the proposal will be in full compliance with the adjacency standards.

Existing Zoning	***Permitted Density***	***Units Allowed***
M (20.64 acres)	N/A	N/A
C-1 (14.72 acres)	N/A	N/A
P-R (2.49 acres)	N/A	N/A

Proposed Zoning	***Permitted Density***	***Units Allowed***
M	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
C (33.46 acres)	N/A	N/A
SC (4.39 acres)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • Adjacent to all ROW and non-commercial uses	1 Tree / 20 Linear Feet	340 Trees	349 Trees	Y
• Adjacent to commercial/ industrial uses	1 Tree / 30 Linear Feet	65 Trees	100 Trees	Y
TOTAL PERIMETER TREES		**405 Trees**	**449 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	521 (355+166) Trees	432 (312+120) Trees	By condition
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • Adjacent to all ROW	15 Feet		15 Feet	Y
• Interior buffers	8 Feet (0 Feet in rear where not adjacent to ROW)		8 Feet (2 Feet in rear)	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By condition

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Secondary Collector	Master Plan of Streets and Highways	51	N
Desert Inn Road	Secondary Collector	Master Plan of Streets and Highways	175	Y
Meade Avenue	N/A	N/A	60	N/A
Sirius Avenue	N/A	N/A	60	N/A
Rigel 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	
Commercial Recreation Amusement (Outdoor) Facility/ Supper Club	Max. capacity 7,466 persons	One space per 3 persons at maximum capacity	2,488				
TOTAL SPACES REQUIRED			**2,488**		**2,125**		**N**
Regular and Handicap Spaces Required			2,445	43	2,082	43	N
Loading Spaces	110,100 SF	3 spaces + 1 per 100,000 SF over 50,000 SF	4		5		Y
Percent Deviation			14.6%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.08.100 M District: Provide a 15-foot perimeter landscape buffer along all rights-of-way	Zero-foot buffer along a portion of Sirius Avenue	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
19.08.040(E)(3) Pedestrian Open Spaces and Plazas: Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza	No amenities provided; provide planters	Approval

ANALYSIS

The proposed development qualifies as a Project of Regional Significance, due to the request for a Special Use Permit within 500 feet of the city's boundary with Clark County. A Development Notice and Assessment was completed by the applicant and sent to various local and regional entities for review and comment. The Metropolitan Police Department noted that the Bolden Area command, which is 5.2 miles from the proposed project, is the nearest service headquarters to the site. The proposed project has the potential to increase the calls for service in the Bolden Area Command if there is insufficient security in the park and parking area. Other agencies that responded to the assessment had no comment.

The site is located in the Airport Overlay District, with a height limitation of 175 feet in the parking areas and 140 feet in the proposed park area. The plans indicate that one of the rides will reach 150 feet in height. Federal Aviation Administration review is not needed unless structural height exceeds 200 feet. Title 19.10.080(E) allows structural height to exceed the height limitations of the Airport Overlay District as long as it can be shown that the structure will be shielded by existing development in such a way that air navigation will not be adversely compromised. The existing tall structures located along the Las Vegas Strip will provide obvious shielding of the proposed water ride from McCarran Airport; verification of shielding may be provided by the Clark County Department of Aviation.

A Pedestrian Path as defined by the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along Rancho Drive adjacent to the properties currently zoned P-R (Professional Office and Parking). The path is part of the right-of-way and is already constructed. No other trail requirements are located adjacent to the site.

The neighborhood to the west of the proposed site is designated LI/R (Light Industry/Research) by the General Plan and includes compatible development consisting of offices, general retail uses, warehouses, auto repair garages and indoor and outdoor storage. The proposed request to change the land use designation on most of the site to LI/R is therefore appropriate, as this area would maintain consistency in the types of uses permitted and should not have significant impacts on existing residential development to the north of the site.

The proposed Commercial Recreation/Amusement (Outdoor) Facility is a permitted use in the proposed M (Industrial) District. This proposed zoning district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing in the northern portion of the site and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site. If approved, the previously entitled Mixed Use Development on the corner of Desert Inn Road and Rancho Drive will be expunged, as a Mixed Use Development use is not permitted in the M District. Remapping of lots in the proposed parking areas will not be required, but mapping of the park area will be required to ensure that buildings and structures will not cross lot lines. A perpetual shared parking and access agreement will be required for the parking areas, as portions of the site are under separate ownership.

Access to the park site for visitors will be via the parking lots to the north. A vehicle turnout is provided along Sirius Avenue for bus/shuttle/taxi drop off purposes. Four entrances from Rancho Drive and Desert Inn Road are designated for access to maintenance buildings. Parking is calculated at the ratio of one space per three persons the park is designed for at maximum capacity (7,466 persons). This calculation takes into account both the amusement park and Supper Club uses, which are ancillary to the recreational use. About 15 percent fewer parking spaces are provided than the code requires, prompting the Variance request. The applicant has provided an engineer's statement using parking demand information from the Institute of Transportation Engineers (ITE) and studies of similarly designed water amusement parks in other cities to show that reasonable parking demand for this site is far less than the city is requiring and less than is currently proposed. At an average vehicle occupancy of 3.5 to 4.0 persons per vehicle, which is similar to the occupancy observed at other existing water park sites, between 1,866 and 2,128 spaces would be required on the site. The 2,125 proposed spaces are within this range. In addition, the lots themselves have an unusual shape, which restrict the provision of parking spaces as compared to rectilinear city blocks. In light of the unique use of the site and given the difficulties of providing parking on odd-shaped lots that also contain perimeter and parking lot landscaping, staff recommends approval of the Variance with conditions.

The Supper Club use is defined as "a restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least one hundred twenty-five persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area.
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business."

The applicant indicates that all of these definitional requirements can be met.

The Special Use Permits for Supper Clubs are requested in two restaurant areas: one is located in a 7,500 square-foot restaurant near the park entrance; the other is located in a 3,000 square-foot restaurant at the northwest side of the site near the employee parking lot. Both restaurants include outdoor seating areas where alcohol is intended to be served. The minimum use requirements for Supper Clubs can be met by the proposal, including distance separation requirements from churches, schools, city parks or Child Care Centers. As these uses are not primary uses of the site, but instead are designed to complement the Commercial Recreation/Amusement (Outdoor) use, they should be compatible with the primary use and uses on neighboring properties.

The proposed layout and design of the amusement park is logical and compatible with adjacent development. Pedestrian traffic will move from north to south through the proposed parking areas to the main entrance at Rancho Drive and Sirius Avenue. A mid-block crossing in Rigel Avenue is proposed between Sirius and Meade Avenue. The applicant is encouraging pedestrian traffic to use the sidewalk provided along Rancho Drive to minimize conflicts within the parking area.

Perimeter landscaping is provided along all sides of the site. A Waiver is required along a portion of Sirius Avenue where a bus turnout is planned. As the required 15-foot buffer area is provided at the interior of the site behind the turnout, staff supports the waiver request. Title 19.08 requires and encourages plazas such as the one designed for the corner of Rancho Drive and Sirius Avenue. As the plaza is integrated into the design of the development and is intended to accommodate high pedestrian traffic, perimeter landscaping at the plaza is not required.

However, an exception is required to allow no amenities other than landscaped planters within the plaza area. As the plaza is intended as a queuing and welcoming area for visitors, these amenities are not practical and staff supports the exception. Parking lot landscaping is deficient throughout the site. Lack of tree plantings at the ends of parking rows and in landscape fingers in the employee parking area accounts for most of the deficiency. A condition of approval will require compliance with Title 19.08 parking lot landscaping requirements.

A Master Sign Plan is required of developments on 15 acres or larger; accordingly, a condition of approval will require approval of a sign plan prior to the issuance of any permit for permanent signage on the site.

As the proposed changes in land use and zoning designation are compatible with adjacent designations and land uses and will result in uniform zoning across the entire site, staff recommends approval of the General Plan Amendment and two Rezonings. The proposed amusement park site is in general compliance with Title 19, is compatible with adjacent development and is appropriate for the area. The two Supper Clubs will be compatible with the integrated design of the amusement park, are not destinations in themselves and will therefore not create additional impact to the area. For these reasons, staff also recommends approval of the Special Use Permits and Site Development Plan Review, with conditions.

FINDINGS (GPA-42939)

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 amendment of the General Plan from C (Commercial) and SC (Service Commercial) to LI/R (Light Industry/Research) is compatible with the LI/R designation of properties to the west. Additionally, although the area has undergone some nominal changes in land use designation, it has not significantly changed from the time when the area was previously designated LI/R.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The LI/R (Light Industry/Research) designation would primarily allow for industrial uses, for which most of the proposed site and properties to the west are already compatibly zoned. Rezoning will allow for uniformity of zoning across the entire site.

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 subject area is located in a well established part of the city that can provide adequate services to the site. Police, fire and other emergency services are located within reasonable distances to the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed General Plan Amendment is supported by the Las Vegas Redevelopment Plan.

FINDINGS (ZON-42940)

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 from P-R (Professional Office and Parking) to M (Industrial) on a portion of the overall site will conform to the LI/R (Light Industry/Research) designation proposed as a companion to this application.

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 M (Industrial) district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing directly south of the subject property and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site related to this request.

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

   The subject site is part of a larger area intended for redevelopment, which will improve the aesthetics of the neighborhood and attract tourism and commerce to the greater area.

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 subject properties are accessed from Rancho Drive, a 51-foot wide Secondary Collector that will be adequate to meet the requirements of the proposed M (Industrial) District.

FINDINGS (ZON-42941)

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 from C-1 (Limited Commercial) to M (Industrial) on a portion of the overall site will conform to the LI/R (Light Industry/Research) designation proposed as a companion to this application.

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 M (Industrial) district would allow for the widest range of uses in the city. These uses would be compatible with those currently existing to the north of the subject property and on properties to the west. Rezoning to M (Industrial) would allow for uniform zoning across the entire site related to this request.

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

   The subject site is part of a larger area intended for commercial redevelopment, which will improve the aesthetics of the neighborhood and attract tourism and commerce to the greater area.

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.**

   Desert Inn Road, rancho Drive and Sirius Avenue all provide adequate access to the subject site, and will meet the needs of any use permitted in the proposed M (Industrial) District.

FINDINGS (VAR-43353)

In accordance with the provisions of Title 19.18.070(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 19.18.070(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 applicant has demonstrated a hardship related to the unique use of the site as a Commercial Recreation/Amusement (Outdoor) facility that does not typically need as much parking as Title 19 requires, and also because the unusual shape of the parcels proposed to contain parking facilities restricts the amount of parking that can be provided. It has been determined that granting of a Variance would therefore be warranted and not create deleterious impacts on the public good.

FINDINGS (SUP-43355)

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 Supper Club use will be located within a restaurant that is part of a larger amusement park facility and will be subject to the same hours of operation as the park. The Supper Club will not have a negative effect on neighboring properties, as it is

designed to complement the primary recreational use, which is also harmonious and compatible with surrounding uses.

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

   The subject site is of sufficient size to accommodate the volume of visitors expected to patronize the proposed Supper Club.

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 Supper Club use is adequately served by Rancho Drive, Desert Inn Road and Sirius Avenue, and secondarily through the streets serving parking facilities for the proposed water park.

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 Supper Club will be subject to licensing and inspection, thereby safeguarding the public's health, safety and welfare.

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

   There are no protected uses within 400 feet of the subject site; therefore, the proposed Supper Club demonstrates compliance with Title 19.12.

FINDINGS (SUP-43356)

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 Supper Club use will be located within a restaurant that is part of a larger amusement park facility and will be subject to the same hours of operation as the park. The Supper Club will not have a negative effect on neighboring properties, as it is designed to complement the primary recreational use, which is also harmonious and compatible with surrounding uses.

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

   The subject site is of sufficient size to accommodate the volume of visitors expected to patronize the proposed Supper Club.

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 Supper Club use is adequately served by Rancho Drive, Desert Inn Road and Sirius Avenue, and secondarily through the streets serving parking facilities for the proposed water park.

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 Supper Club will be subject to licensing and inspection, thereby safeguarding the public's health, safety and welfare.

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

   There are no protected uses within 400 feet of the subject site; therefore, the proposed Supper Club demonstrates compliance with Title 19.12.

FINDINGS (SDR-43352)

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 Commercial Recreation/Amusement (Outdoor) facility is a permitted use in the M (Industrial) District and is compatible with the office, general commercial, retail and industrial uses on the adjacent parcels. The buildings and amusement structures will be located far away from adjacent residential properties to the north, where impacts would be most likely to be felt.

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 Commercial Recreation/Amusement (Outdoor) facility will be consistent with the General Plan if a companion amendment is approved. The development is in substantial compliance with Title 19; the requested exception and waiver are supported by staff. The proposed Commercial Recreation/Amusement (Outdoor) facility promotes Goal 1 and specifically Objective 1.3 recognizing the role of tourism and entertainment as a principal focus of Downtown. While not specifically located downtown, the subject project is part of the Las Vegas Redevelopment Area, which extends to Downtown properties.

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

Desert Inn Road, Rancho Drive, Sirius Avenue, Rigel Avenue and Meade Avenue, which all serve the subject site, provide adequate access and should not negatively, affect traffic in the area. However, a traffic study to provide detailed evidence will be required prior to the issuance of permits as a condition of approval.

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

Building materials consist of decorative block, tile and EIFS exteriors, with metal trim. These are appropriate materials for this type of project and will be compatible with other development in the area. Chilean Mesquite trees are better suited for parking lot diamonds, and a condition of approval will require replacement of the proposed Pepperwood trees with this species type.

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 architectural designs shown on the submitted elevations reflect innovation and creativity, and their arrangement on the site will create an aesthetically pleasing environment.

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

All development will be subject to permitting and inspection, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 621

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

RECEIVED
AUG 23 2011

Revised 11-14-06

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

1028811.1

State of New York
County of New York

AMP

15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 11-14-06

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

RECEIVED
AUG 23 2011
15167-1

1028811.1

State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-42939** APN: Please see attached

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

_____
Notary Public in and for said County and State

Revised 11-14-06

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

RECEIVED
AUG 23 2011
15167.1

1028829.1

State of New York
County of New York

AMP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

RECEIVED
AUG 23 2011

Revised 11-14-06

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

1028828.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-42939 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 11-14-06

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

RECEIVED
AUG 23 2011

1028810.1 AMP 15167.1

State of New York
County of New York

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 18, 2013
AMP

Revised 10/27/08

1026912.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

Case #	GPA - 42939
Meeting Date:	10/11/11 PC
Total Fee:	$1550
Date Received:*	8/23/11
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.

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

RECEIVED
AUG 23 2011

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

_____

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

FOR DEPARTMENT USE ONLY

Case #	GPA-42939
Meeting Date:	10/11/11 PC
Total Fee:	1,550
Date Received:*	8/23/11
Received By:	

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

RECEIVED
AUG 23 2011

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

Revised 10/27/08

1028803.1

AMP

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 10/27/08

1028807.1

State of New York
County of New York

AMP

FOR DEPARTMENT USE ONLY

Case #	GPA - 42939
Meeting Date:	10/1/11 PC
Total Fee:	$ 1,550
Date Received:*	8/23/11
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.

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

RECEIVED
AUG 23 2011

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

Arleen Rivera

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

AMP

FOR DEPARTMENT USE ONLY

Case #	GPA-42939
Meeting Date:	10/11/11 PC
Total Fee:	$1,550
Date Received:*	8/23/11
Received By:	

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

RECEIVED
AUG 23 2011

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

Revised 10/27/08

1028798.1

State of New York
County of New York

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

AMP

Revised 10/27/08

1028801.1

State of New York
County of New York

FOR DEPARTMENT USE ONLY

Case #	GPA-42939
Meeting Date:	10/11/11 PC
Total Fee:	$1,550
Date Received:*	8/23/11
Received By:	

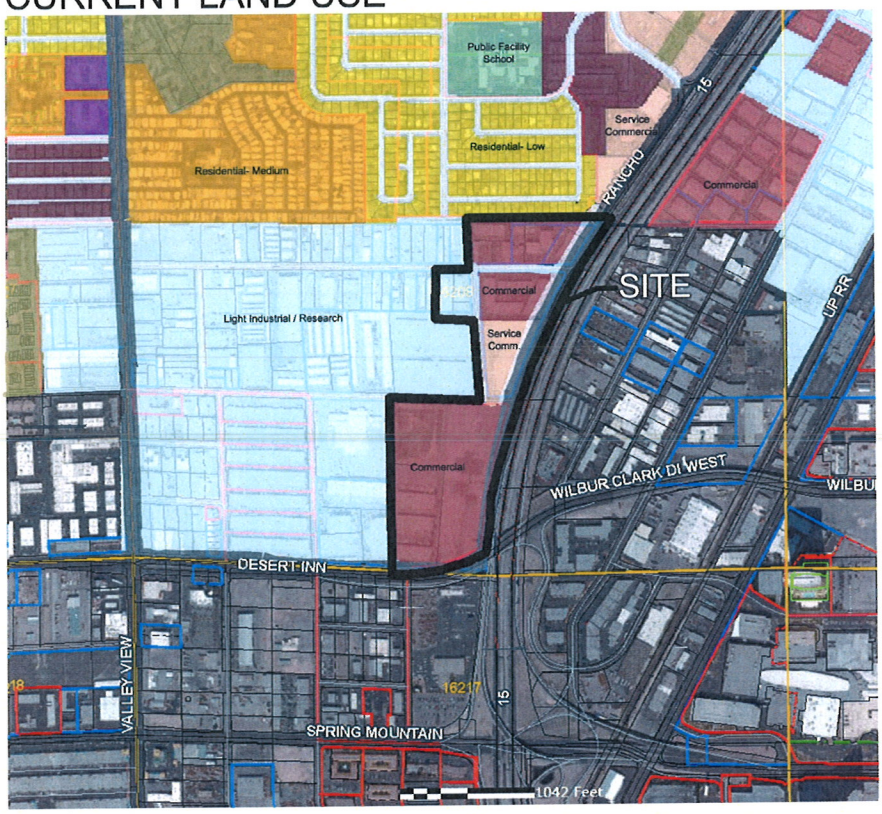
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
AUG 23 2011

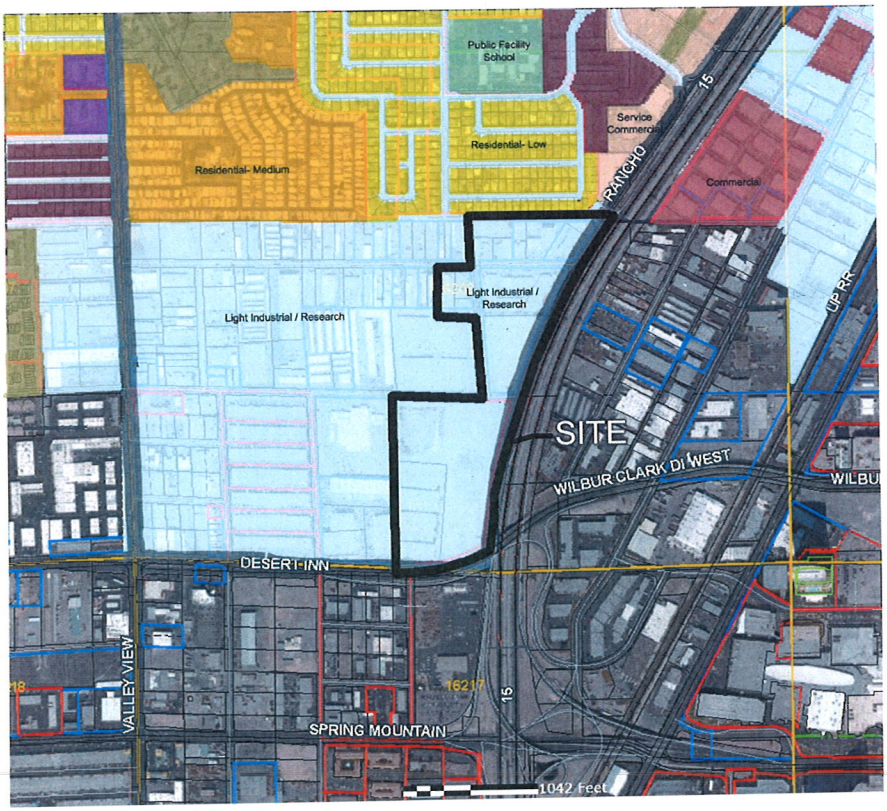
f:\depot\Application Packet\Application Form.pdf

15167.1

CURRENT LAND USE



PROPOSED LAND USE



City of Las Vegas

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Park / Recreation / Open Space
- Public Facility
- Public Facility School
- Public Facilities Clark County
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Town Center
- University Medical Center
- Traditional Neighborhood Development
- City Limits

SOURCE: City of Las Vegas , Planning and Development Department
Revised: May 18, 2011 GPA-40839

RECEIVED
AUG 23 2011

NORTH

LAND USE : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

MOSER architecture studio

GPA-42939



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11



GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355, SUP-43356& SDR-43352 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE

09/29/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Justification Letter – General Plan Amendment***
APN: 162-08-701-007 & 008; 162-08-701-001,002,003,004 & 005;
162-08-603-001,002 & 003; 162-08-702-001 & 002; 162-08-418-002 & 003

To Whom It May Concern:

Please be advised, this office represents the property owners (the "Applicant") of the above referenced parcels (the "Site"). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a General Plan Amendment from Commercial and Service Commercial to Light Industrial/Research on the Site.

We believe this General Plan Amendment is consistent with the General Plan in the immediate vicinity. The property to the west of the Site is master-planned as Light Industrial/Research. Additionally, much of the Site is currently being utilized for industrial type uses. The General Plan Amendment will make the current uses more consistent with the General Plan. Finally, there are a number of industrial businesses in the immediate area. Therefore, the requested General Plan Amendment will not be detrimental to the surrounding neighborhood.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

RECEIVED
AUG 23 2011

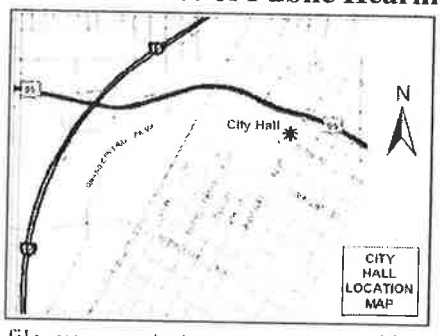
GPA-42939

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 SEP 28 2
MAILED FROM ZIP CODE 89

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT - 5 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

He wants Rezoning To Put Bill Board Signs up.

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.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021 89117-3021

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.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208301017
MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

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.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

18-19 3P

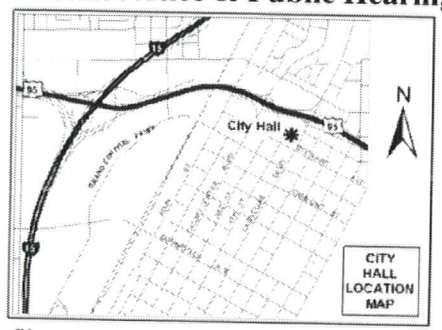
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

3-11 LV NV 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.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

RECEIVED
OCT 12 2011

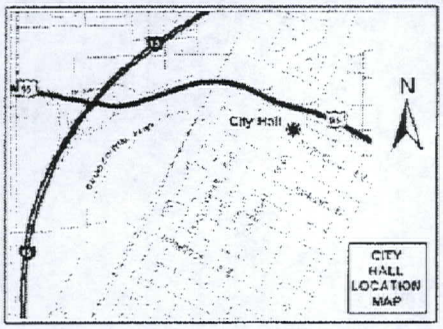
Case: GPA-42939

16208211022
RATZENBERGER WAYNE JR & NANCY
W8150 SUNFISH LAKE RD
SPOONER WI 54801-7824 54801-7824

2 HRDFM11 54801

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.

GPA-42939 & ZON-42940

Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

14 HRDFN11 89121

RECEIVED
OCT - 3 2011

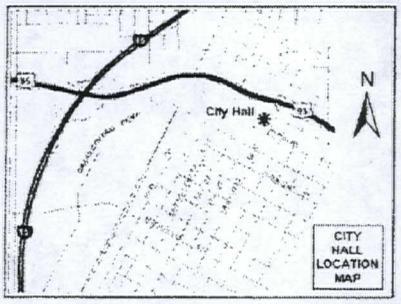
18-19
A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-42939 & ZON-42940
Planning Commission Meeting of 10/11/2011

Case: GPA-42939
16208803001
STATEWOOD L L C
%S MILLER
3163 S HIGHLAND
LAS VEGAS NV 89109-1010 89109-1010

23 HRDFN11 89109

RECEIVED
OCT - 3 2011

18-19
A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
ABEYANCE - ZON-42940 - REZONING RELATED TO GPA-42939 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: M (INDUSTRIAL) on 2.49 acres adjacent to the west side of Rancho Drive, approximately 355 feet north of Meade Avenue (APNs 162-08-603-001 through 003; and 162-08-701-001), Ward 1 (Tarkanian). Staff recommends APPROVAL.

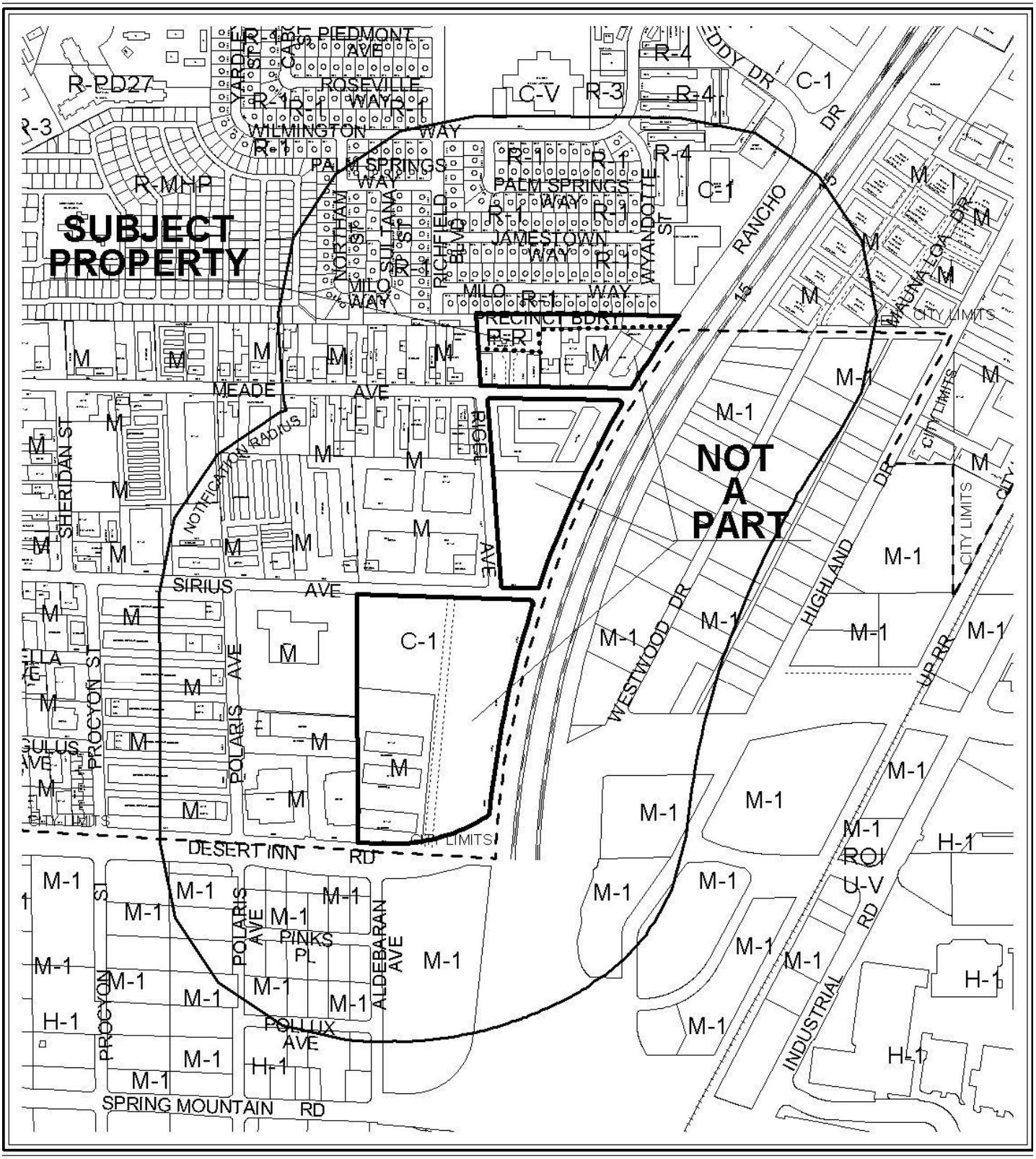
C.C.: 03/21/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
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
4. Justification Letter

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

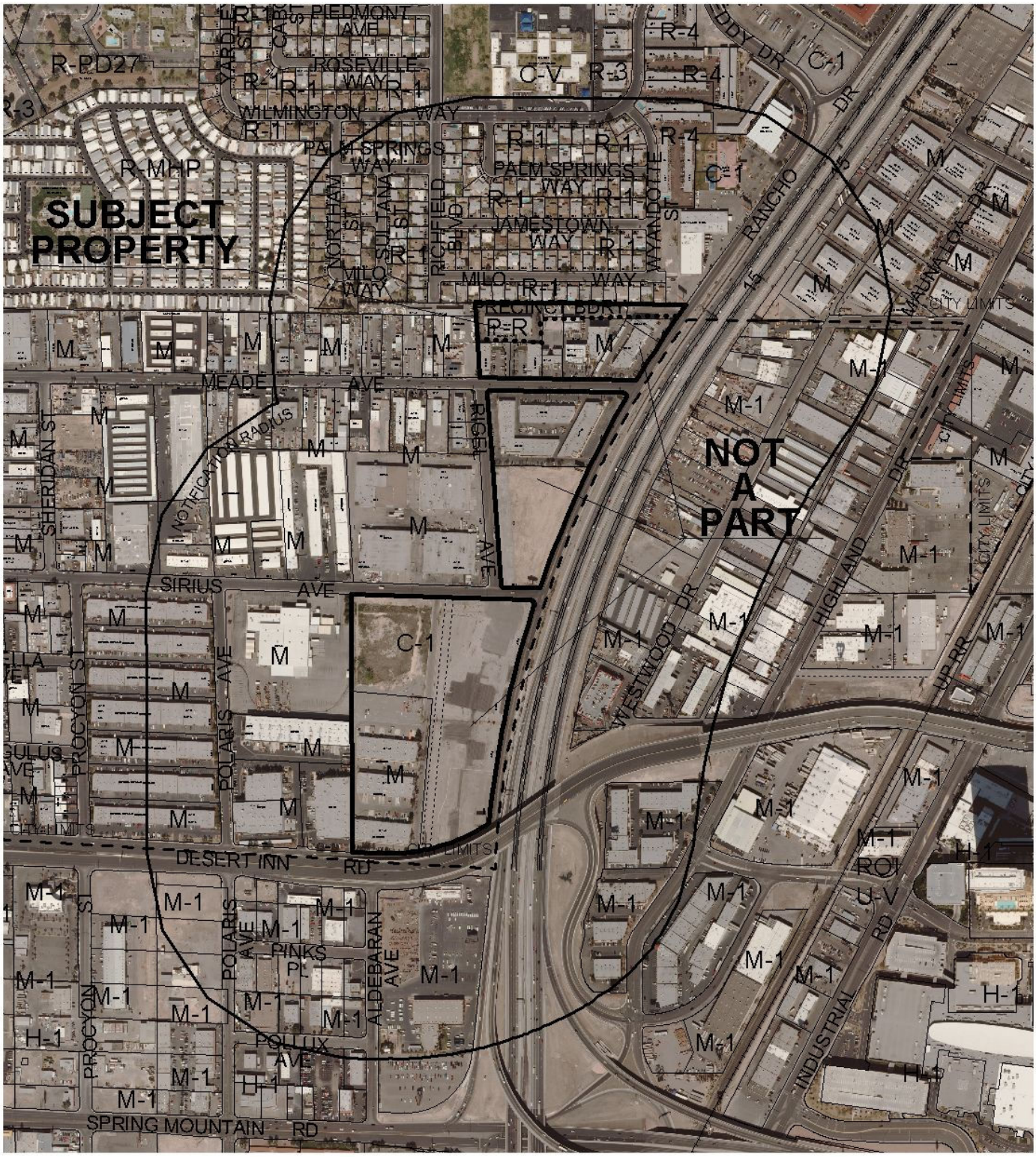


CASE: **ZON-42940**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **ZON-42940**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-42940 APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

RECEIVED
AUG 23 2011

Revised 11-14-06

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

State of New York
County of New York

1028833.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-42940 APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

RECEIVED
AUG 23 2011

Revised 11-14-06

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

State of New York
County of New York

1028842.1 AMP 15167.1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-42940** APN: 162-08-701-001, 162-08-603-001, 002 & 003

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Marvin Edelman

Print Name: Marvin Edelman

Subscribed and sworn before me

This 11th day of August, 2011

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

RECEIVED
AUG 22 2011

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from P-R to M

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

General Plan: existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

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

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* Martin Edelman

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

Print Name Martin Edelman

Subscribed and sworn before me

This 11th day of August, 2011.

Patricia Risi

Notary Public in and for said County and State

PATRICIA RISI
Notary Public, State of New York
No. 01RI5039027
Qualified in Nassau County
Commission Expires 3/31/15

FOR DEPARTMENT USE ONLY

Case #	ZON-42940
Meeting Date:	10/11/11 PC
Total Fee:	$1,200
Date Received:*	8/23/11
Received By:	

RECEIVED
AUG 23 2011

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

Revised 10/27/08

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

1028835.1

AMP

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from P-R to M

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

General Plan: existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

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

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

Revised 10/27/08

State of New York
County of New York

AMP

1028841.1

FOR DEPARTMENT USE ONLY

Case #	ZON - 42940
Meeting Date:	10/11/11 PC
Total Fee:	$1,200
Date Received:*	8/23/11
Received By:	

RECEIVED
AUG 23 2011

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

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

15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from P-R to M

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) 162-08-701-001, 162-08-603-001, 002 & 003 **Ward #** 1

General Plan: existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

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

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No. 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

State of New York
County of New York

FOR DEPARTMENT USE ONLY

Case #	ZON - 42940
Meeting Date:	10/11/11 PC
Total Fee:	$1,200
Date Received:*	8/23/11
Received By:	

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

RECEIVED
AUG 23 2011

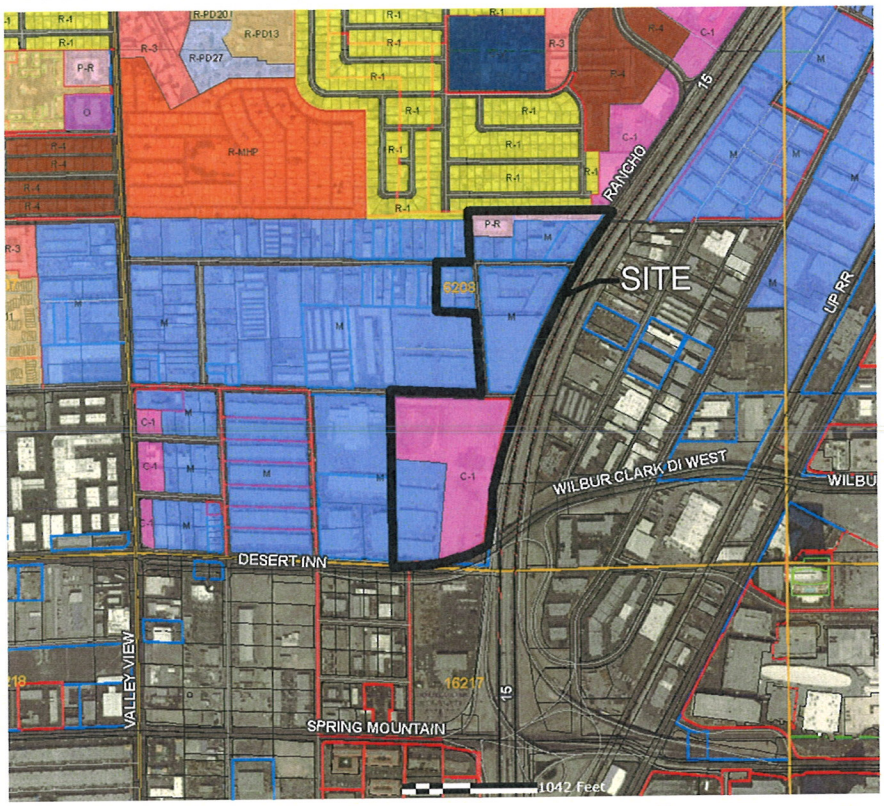
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

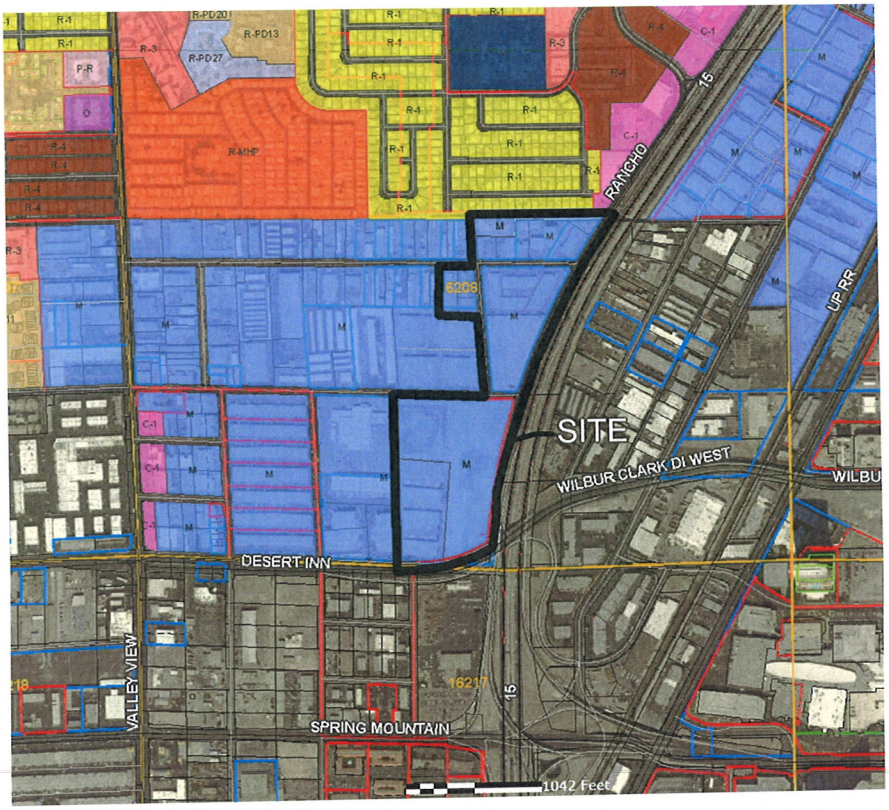
1028830.1

15167.1

CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Profesional Offices And Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

RECEIVED
AUG 23 2011

NORTH

ZONING : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42940

MOSER architecture studio

KAEMPFER CROWELL

ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: Justification Letter for Zone Change from P-R to M
APN: 162-08-701-001; 162-08-603-001,002 & 003

To Whom It May Concern:

Please be advised this office represents the property owners (the "Applicant") of the above referenced parcels (the "Site"). The Site is generally located on the west side of I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from Professional Offices and Parking (P-R) to Industrial (M).

The Site is currently master-planned Commercial. However, the Applicant has submitted a General Plan Amendment for the Site to be master-planned Light Industrial/Research. The Applicant believes a zone change to Industrial is more consistent with the current uses in the area. In fact, a substantial amount of property located to the west of the Site is currently zoned M and master-planned for Light Industrial/Research. Therefore, the Applicant believes that the zone change to Industrial is appropriate for the area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

RECEIVED
AUG 23 2011

ZON-42940

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
ABEYANCE - ZON-42941 - REZONING RELATED TO GPA-42939 AND ZON-42940 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 14.72 acres at the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

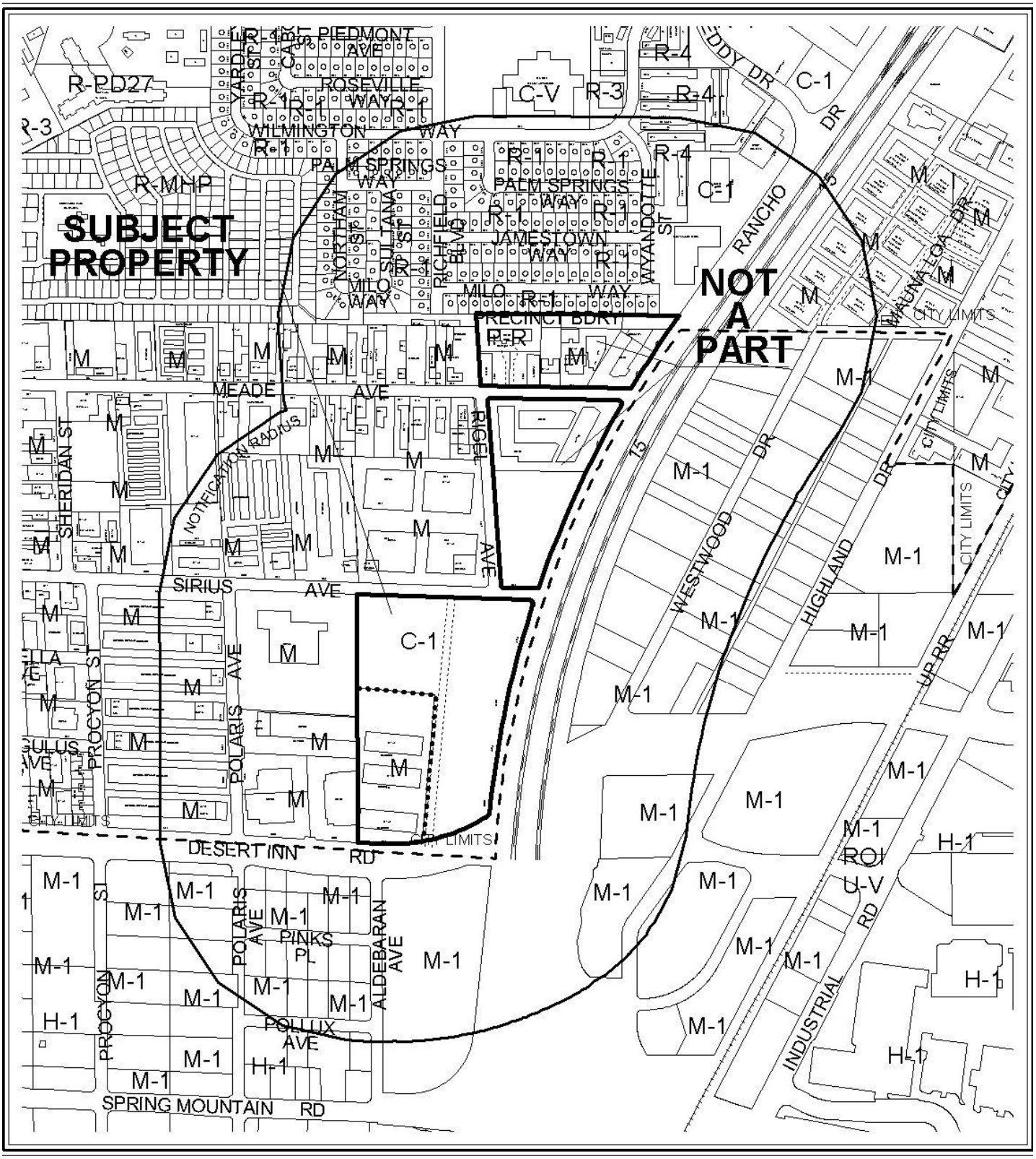
C.C.: 03/21/2011

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 APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Protest/Support Postcards

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

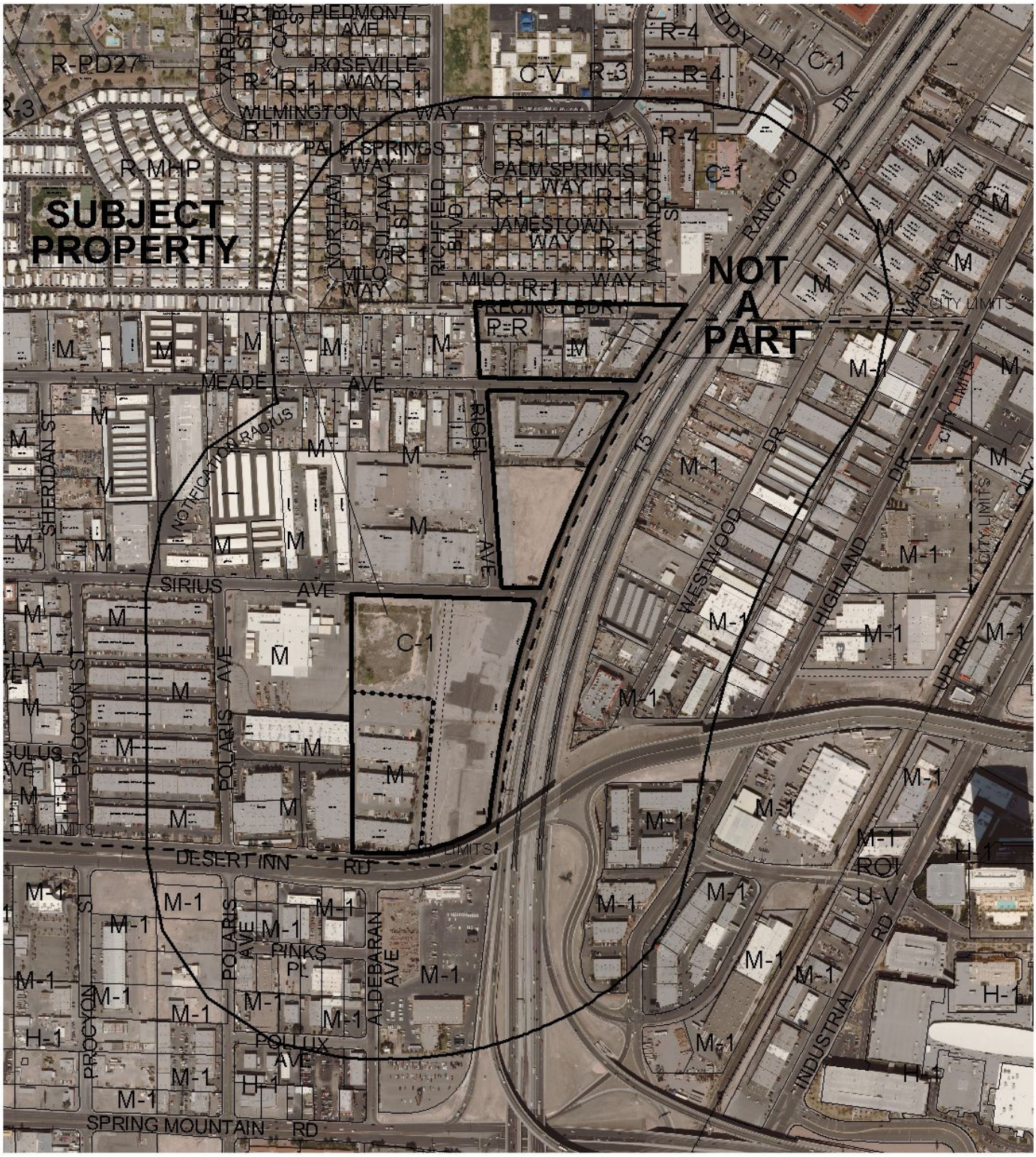
CASE: **ZON-42941**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 400 800 Feet

CASE: **ZON-42941**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-42941** APN: 162-08-418-002

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 15th day of August, 2011

_____
Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

RECEIVED
AUG 23 2011

Revised 11-14-06

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

State of New York
County of New York

1028848.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change from C-1 to M

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1

General Plan: existing C proposed n/a **Zoning:** existing M, P-R & C-1 proposed n/a

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

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

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 15th day of August, 20 11.

_____

Notary Public in and for said County and State

ARLEEN RIVERA
Notary Public, State of New York
No 01RI6203706
Qualified in Queens County
Term Expires April 13, 2013

State of New York
County of New York

AMP

Revised 10/27/08

1028847.1

FOR DEPARTMENT USE ONLY

Case #	ZON-42941
Meeting Date:	10-11-11 PC
Total Fee:	$ 1,200
Date Received:*	8/23/11
Received By:	

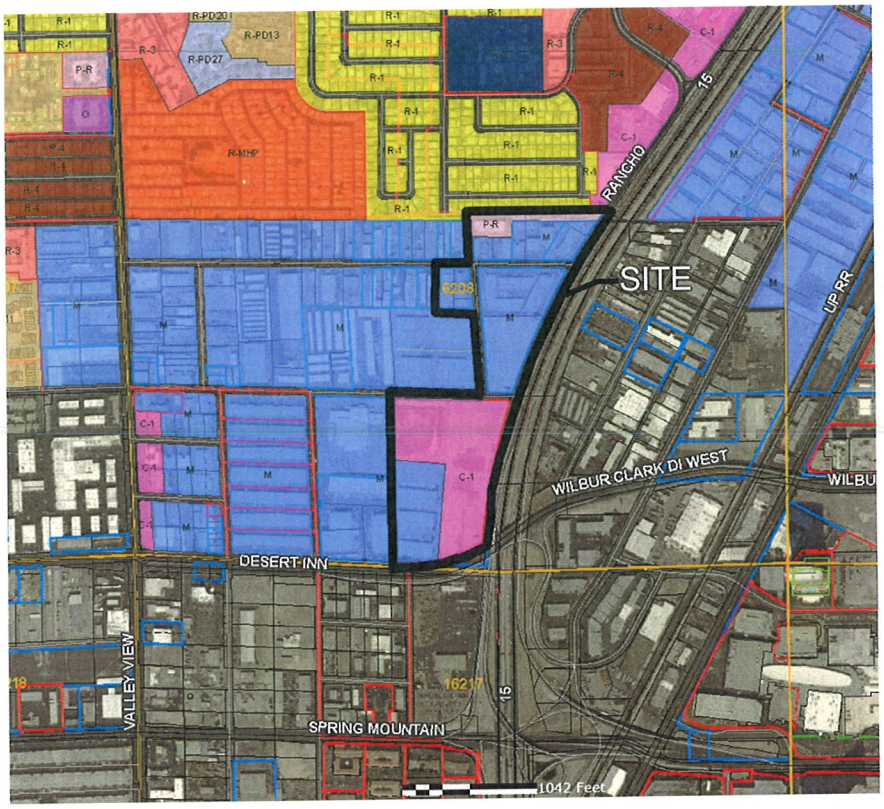
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
AUG 23 2011

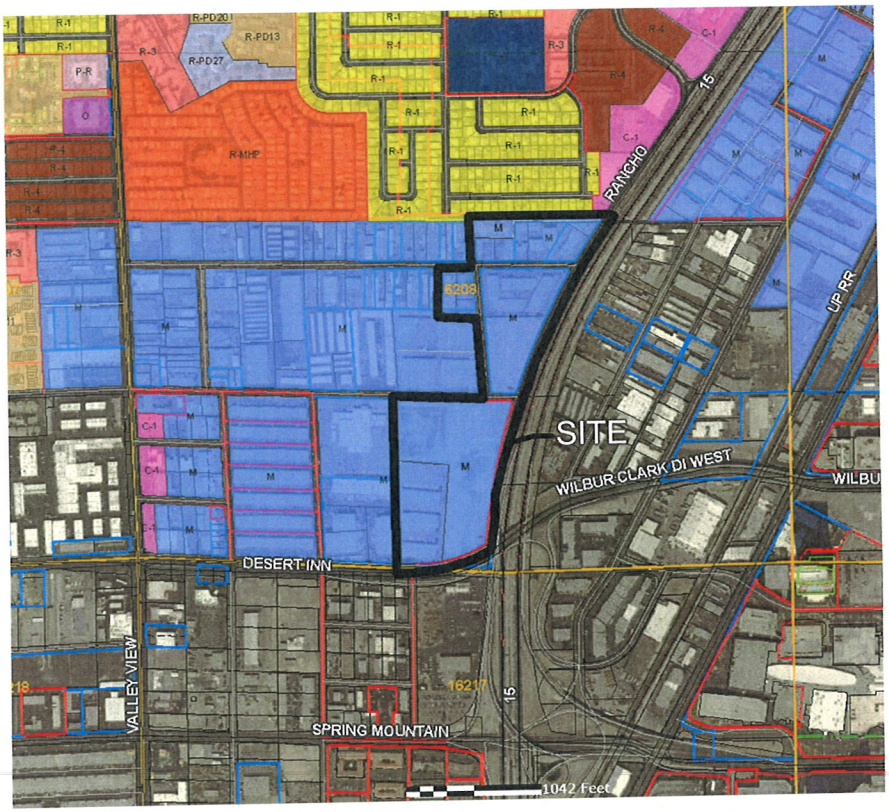
f:\depot\Application Packet\Application Form.pdf

15167.1

CURRENT ZONING



PROPOSED ZONING



City of Las Vegas

ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Profesional Offices And Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

NORTH

ZONING : Sheet Title
11 087.000 : Project Number
08/12/11 : Date

Las Vegas Outdoor Waterpark

LAS VEGAS, NEVADA

ZON-42941

MOSER architecture studio

RECEIVED

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

August 22, 2011

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. 4th Street
Las Vegas, NV 89101

Re: ***Justification Letter – Zone Change***
APN: 162-08-418-002

To Whom It May Concern:

Please be advised, this office represents the property owner (the "Applicant") of the above referenced parcel (the "Site"). The Site is generally located west of the I-15 between Sahara Avenue and Desert Inn Road. On behalf of the Applicant, we are seeking a zone change from C-1 to M.

Currently, the Site is zoned C-1 and being used for an outdoor recreation activity known as *Dig This* which specializes in the rental of large equipment for personal enjoyment. The Site is surrounded by property that is currently zoned Industrial. Additionally, the Applicant has filed a General Plan Amendment to change the designation of the Site from Commercial to Light Industrial/Research. The zone change to M will be consistent with other M zonings in the immediate vicinity as the Site is surrounded by property that is zoned M to the north and west. Therefore, a zone change to M will be more consistent with the zoning in the surrounding area.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
Encl.
Cc: Philip Brohn

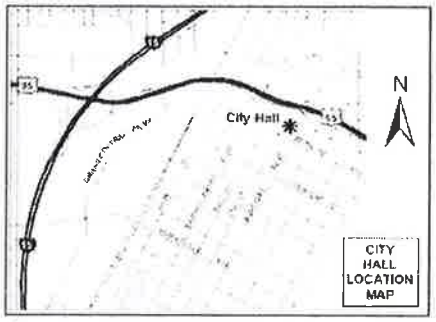
RECEIVED
AUG 23 2011
ZON-42941

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.4
0004279218 SEP 29 2
MAILED FROM ZIP CODE 89

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.

ZON-42941

Planning Commission Meeting of 10/11/2011

RECEIVED
OCT - 5 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ZON-42941
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021 89117-3021

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-42941

Planning Commission Meeting of 10/11/2011

MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

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.

ZON-42941

Planning Commission Meeting of 10/11/2011

Case: ZON-42941
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021 89117-3021

Submitted after final agenda

Date 10-11-2011 Item 20

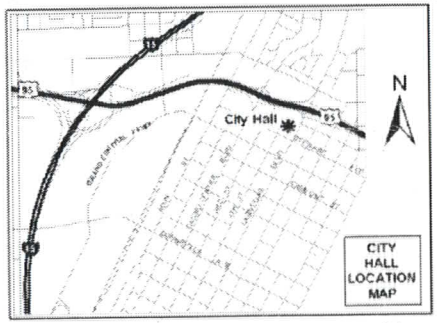
20
3P

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

PRESORTED FIRST CLASS

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

ZON-42941
Planning Commission Meeting of 10/11/2011

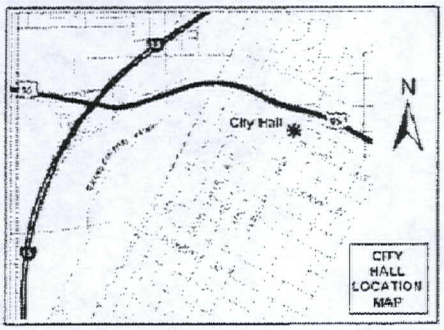
RECEIVED
OCT 13 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: ZON-42941
16208211022
RATZENBERGER WAYNE JR & NANCY
W8150 SUNFISH LAKE RD
SPOONER WI 54801-7824 54801-7824

2 HRDFM11 54801

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.

ZON-42941

Planning Commission Meeting of 10/11/2011

Case: ZON-42941
16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

14 HRDFN11 89121

RECEIVED
OCT - 3 2011

20A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

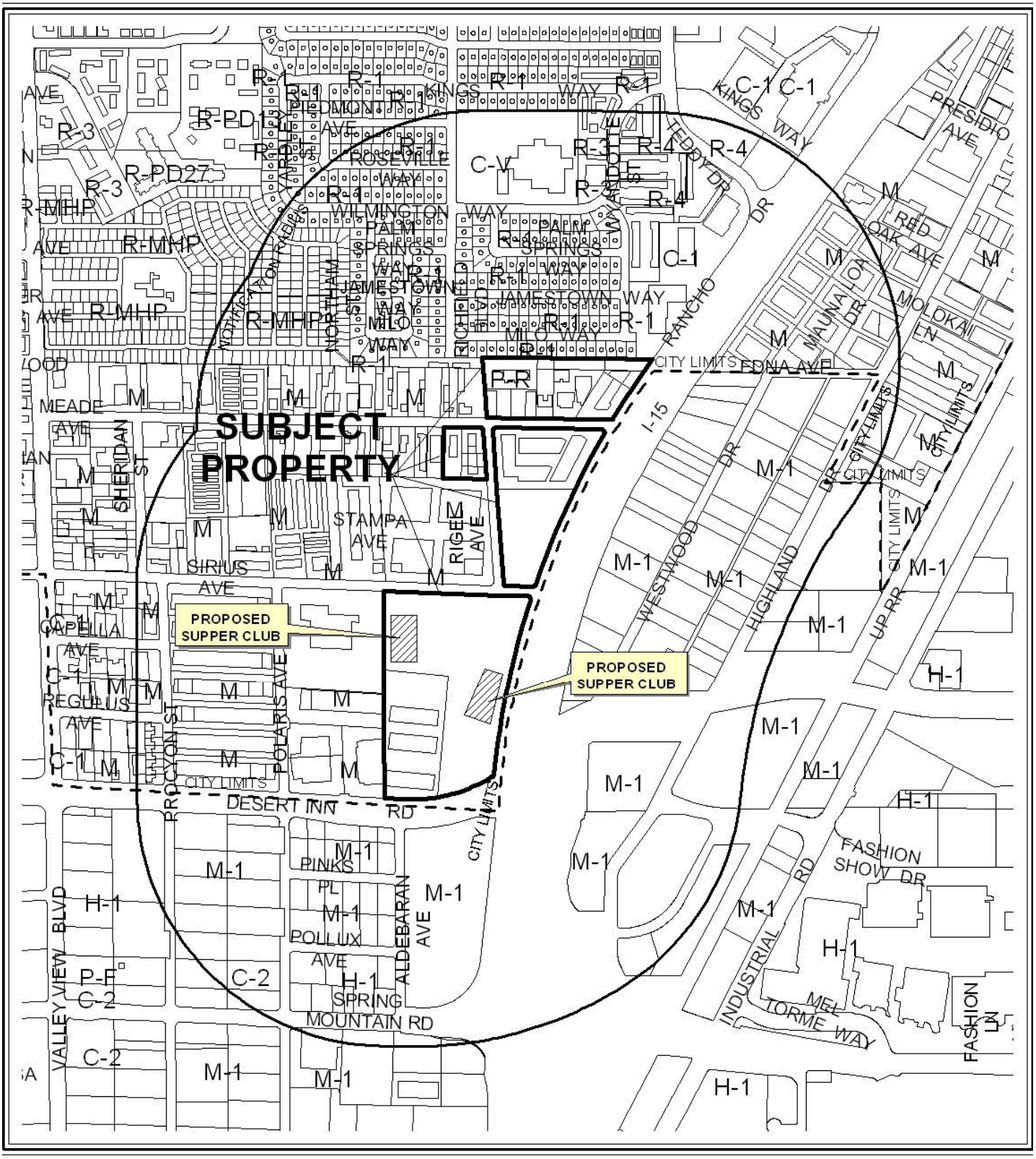
SUBJECT:
ABEYANCE - VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/21/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**8**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-43353, SUP-43355, SUP-43356 and SDR-43352
2. Supporting Documentation
3. Parking Analysis
4. Justification Letter - VAR-43353, SUP-43355, SUP-43356 and SDR-43352
5. Protest/Support Postcards – VAR-43353 and SUP-43355



CASE: **SDR-43352;VAR-43353;SUP-43355 AND SUP-43356**

RADIUS: 1500 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)
C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **SDR-43352;VAR-43353;SUP-43355 AND SUP-43356**

RADIUS: 1500 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)
C-1 (LIMITED COMMERCIAL)
P-R (PROFESSIONAL OFFICE AND PARKING)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 4th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public, State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5059317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-73353
Meeting Date:	11/8/11
Total Fee:	$830
Date Received:*	9/22/11
Received By:	BAS

RECEIVED
SEP 22 2011
City of Las Vegas

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

Revised 10/27/08

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

1035212 1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Martin Edelman

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

Nancy J. deBrito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy J Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas
AMP

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$830
Date Received:*	9/22/11
Received By:	KAS

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

Revised 10/27/08

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

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____
Notary Public for said County and State

Nancy J. DeButo
Notary Public, State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11/17/08 f:\depot\Application Packet\Statement of Financial Interest.doc

1028811.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

Nancy A. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$830
Date Received:*	9/22/11
Received By:	Bea S.

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

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

Revised 10/27/08

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

1035213.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43353** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11-[illegible]

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

1028811.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* [signature]

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

[signature]

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/8/11
Total Fee:	$830—
Date Received:*	9/22/11
Received By:	[signature]

RECEIVED
SEP 2 2 2011
City of Las Vegas

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

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

Revised 10/27/08

1035214.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: Please see attached

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC (Certified)

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ____X____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 4th day of September 2011

_____
Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
OCT 20 2011

Revised 11-14-06

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

1028829.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce parking

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place, Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-43353
Meeting Date:	11/08/11
Total Fee:	$830.00
Date Received:*	10/20/11
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.

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

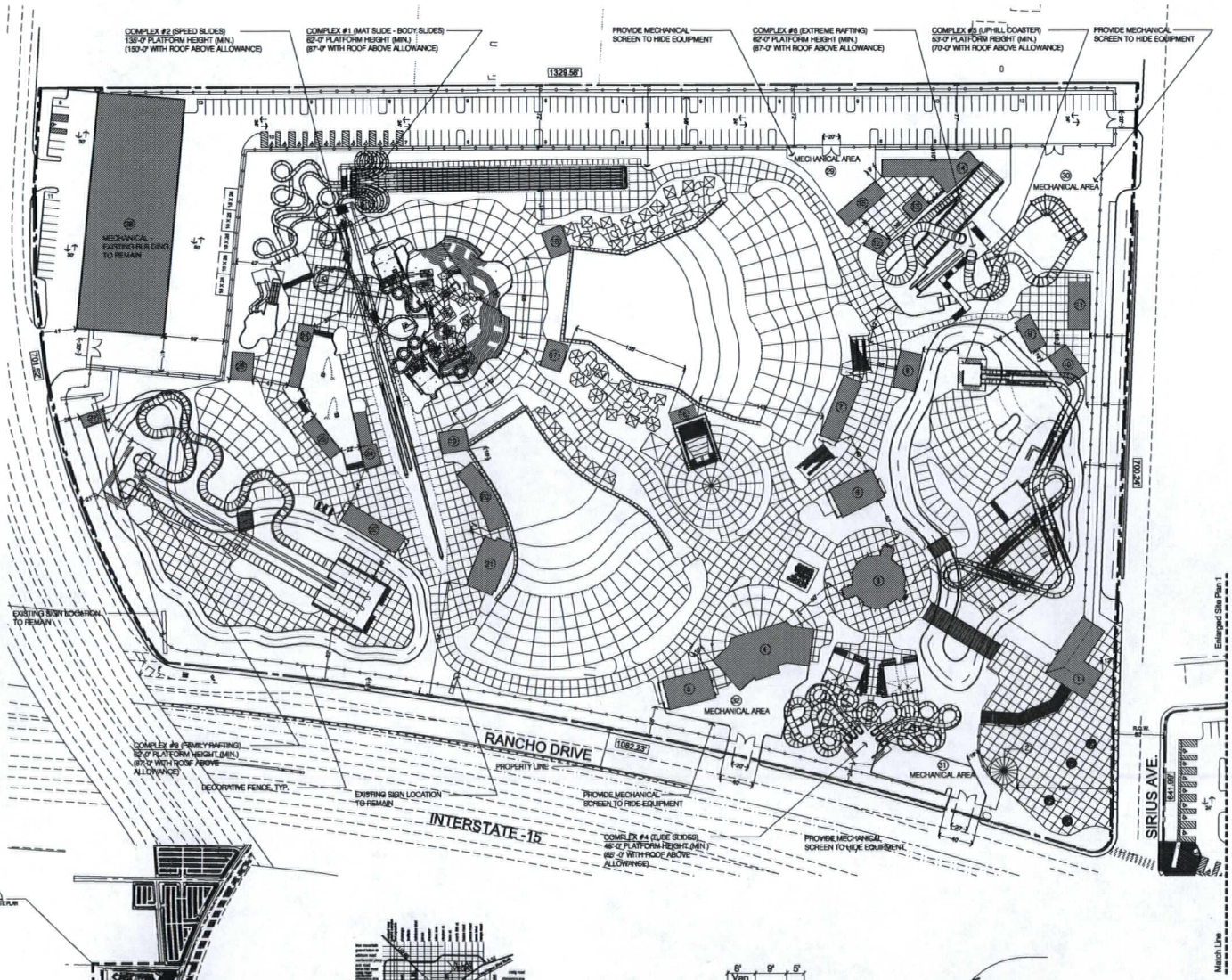
RECEIVED
OCT 20 2011
AMP

1035216.1

15167.1

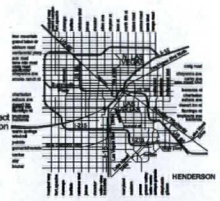
Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC



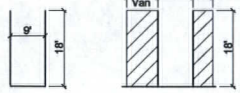
Key Plan

Scale: N.T.S.



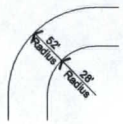
Vicinity Map

Scale: N.T.S.



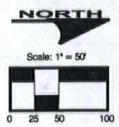
Typical Parking Spaces

Scale: N.T.S.



Fire Turning Radius

Scale: N.T.S.



Enlarged Site Plan 1 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #:	162-05-413-003, 162-05-416-002, 163-09-705-003, 163-09-703-001, 162-05-313-010, 162-05-310-017, 163-09-305-018, 163-09-303-015, 162-05-701-004, 163-09-705-007, 163-09-505-003, 163-09-505-002, 162-05-701-005, 163-09-705-004, 163-09-505-001, 163-09-701-005, 162-05-701-001 & 162-08-701-002

Area (approximate, to be verified)

Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,446,014 s.f.	33.15 acres

Building Area

Buildings by Number see site plan for location	Size/Quantity	Unit
1. Main Park Entry, Client Services, Admin Office	3,500	sf
2. Retail	1,000	sf
3. F&B	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,300	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Wave House Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. Fiber Wave Mechanical Building	500	sf
28. Mechanical Service Building - Existing	29,000	sf
29. Mechanical Service Area (1)	5,000	sf
30. Mechanical Service Area (2)	14,000	sf
31. Mechanical Service Area (3)	3,100	sf
32. Mechanical Service Area (4)	6,200	sf
Cabana's = 32 @ 150 sf = 3360	5,000	sf
Tube Rental = 30 @ 10 sf = 300	300	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	110,100	sf

Water Park Area

Pools (Water Areas noted Approx)	Size/Quantity	Unit	Area per User	Capacity
"BIG Wadeside" (wave) Approx	23,500	sf	50	470
"Boogie Wavepool" (wave) Approx	23,480	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Jets (1,580 LF)	17,900	sf	40	405
Fast/Deep River w/ Beach Entry, fast current & Sprays (936 LF)	26,900	sf	50	460
Generall Swim / "Tempest" Lagoon	5,500	sf	40	140
Activity Pool - Not Incl. Themed WLPS	15,900	sf	#N/A	n/a
Body Slide Landing Pool	1,100	sf	#N/A	n/a
Kid's Slide Lagoon / Landing Pool	1,300	sf	#N/A	n/a
Crossing Activity Pool	1,200	sf	#N/A	n/a
Family Raft Slide Landing Pool	3,300	sf	#N/A	n/a
Signature / Extreme Raft Slide Landing Pool	2,510	sf	#N/A	n/a
Tube Slide Landing Pool(s)	3,210	sf	#N/A	n/a
Uphill Coaster Landing Pool	1,170	sf	#N/A	n/a
Subtotal	130,770	sf		2,115

Rides			Riders per Dispatch	Dispatch (seconds)	Wait (minutes)	Capacity
Large Themed WLPS in Activity Pool	1	ea	975			975
Flowrider #01 - Classic	1	ea	2	15	15	120
Crossing Activity	4	ea	1	120	60	120
Family Raft Ride (linear) ft	2	ea	3.5	20	30	420
Signature/Extreme Raft Ride (4 person) ft	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide Duals	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	90
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	400
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15	20	200
Wild River (8 Lane)	1	ea	6	35	30	576
Subtotal	29					3,414
Total Feature Capacity						**6,529**
Total Passive Capacity (30% of Design Feature Capacity)						**1,566**
Total In Park Capacity						**7,466**

Total Parking Required

Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements:
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity.

7,466 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided

2,128 / 2,488 = 14.4%

14.4% Parking Reduction Request

Handicapped Parking - 2,128 x 2% = 42.6

43 H.C. Parking Spaces Provided

Loading Spaces - 106, 778 = 6 Loading Spaces

6 Loading Spaces Provided

Lot Coverage

Allowed: N/A

Setbacks

Front - Rancho Drive	Required:	10	ft	Provided:	10
Side Street - Sirius Drive	Required:	10	ft	Provided:	15
Side Street - Desert Inn Road	Required:	10	ft	Provided:	13
Rear	Required:	0	ft	Provided:	50

Building Heights & Roof Heights

Complex #1 - Mat Slide - Body Slides	62' Platform Height	87' w/Roof Above
Complex #2 - Speed Slides	130' Platform Height	150' w/Roof Above
Complex #3 - Family Rafting	62' Platform Height	87' w/Roof Above
Complex #4 - Tube Slides	46' Platform Height	62' w/Roof Above
Complex #5 - Uphill Coaster	53' Platform Height	70' w/Roof Above
Complex #6 - Extreme Rafting	62' Platform Height	87' w/Roof Above

Landscape

Parking lot landscaping to conform to 19.08
Adjacent to Rancho Drive - 10' / Tree Spacing 1 per 35 lf
Adjacent to Sirius Drive - 15' / Tree Spacing 1 per 35 lf
Adjacent to Desert Inn - 15' / Tree Spacing 1 per 35 lf
Minimum Zone at Interior Lot Lines - 0' / Tree Spacing
Trees located 1 per 20 linear feet @ Perimeter

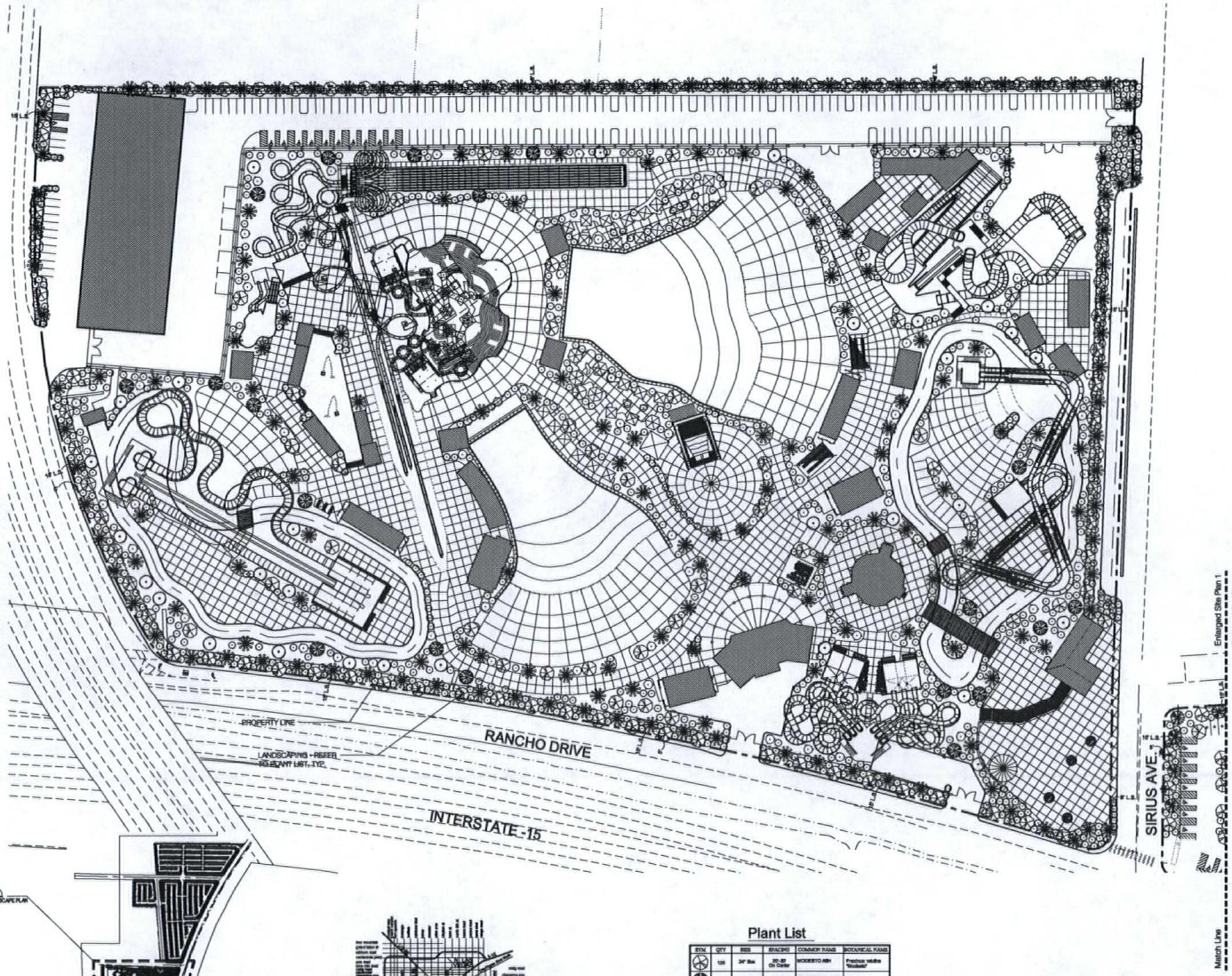
GPA-42939 **ZON-42940**
ZON-42941 **VAR-43353**
SUP-43355 **SUP-43356**
SDR-43352 **REVISED**

DECEIVED
OCT 17 2011

Kimley-Horn and Associates, Inc.

MOSER architecture studio

Enlarged Site Plan 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date



Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #	162-08-419-005, 162-08-419-002, 162-08-703-003, 162-09-703-001, 162-08-703-011, 162-09-301-017, 162-08-303-016, 162-09-305-015, 162-08-701-005, 162-09-701-007, 162-08-803-003, 162-09-503-002, 162-08-701-005, 162-09-701-006, 162-08-803-001, 162-09-701-003, 162-08-701-001 & 162-08-707-002

Area (approximate, to be verified)		
Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,444,014 s.f.	33.15 acres

Building Area		
Buildings by Number are site plan for location	**Size/Quantity**	**Unit**
1. Main Park Entry, Guest Services, Admin Office	5,000	sf
2. Retail	1,000	sf
3. Retail	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,000	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Rooms	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. Rave Wave Mechanical Building	600	sf
28. Mechanical Service Building - Existing	26,000	sf
29. Mechanical Service Area (E)	9,200	sf
30. Mechanical Service Area (E)	14,000	sf
31. Mechanical Service Area (E)	5,150	sf
32. Mechanical Service Area (E)	6,200	sf
Cabanas = 24 @ 600 sf = 5,000	5,000	sf
Tube Rental = 30 @ 13 sf = 390	390	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	113,190	sf

Water Park Area				
Pools (Water Areas w/out Aprons)	**Size/Quantity**	**Unit**	**Area per User**	**Capacity**
"Wild Waterpool" (w/out Apron)	32,320	sf	50	679
"Boogie Waterpool" (w/out Apron)	23,680	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Tornado (1000 LF)	17,000	sf	40	425
Fast/Deep River w/ Beach Entry, fast current & Slowers (584 LF)	26,280	sf	60	460
General Swim / "Tempid" Lagoon	5,920	sf	40	148
Activity Pool - Not incl. Themed Lift	15,000	sf	n/a	n/a
Body Slide Landing Pool	1,125	sf	n/a	n/a
Kid's Slide Lagoon / Landing Pool	1,285	sf	n/a	n/a
Crossing Activity Pool	1,200	sf	n/a	n/a
Family Raft Slide Landing Pool	3,500	sf	n/a	n/a
Signature / Extreme Raft Slide Landing Pool	2,913	sf	n/a	n/a
Tube Slide Landing Pool(s)	3,213	sf	n/a	n/a
Uphill Coaster Landing Pool	1,175	sf	n/a	n/a
Subtotal	130,776	sf		3,116

Rides			**Riders per Dispatch**	**Dispatch (seconds)**	**Wait (minutes)**	**Capacity**
Large Themed Mt. Fit in Activity Pool	1	ea	375			375
Flowrider #01 - Double	1	ea	2	15	15	120
Crossing A-Cetty	4	ea	1	120	60	120
Family Raft Ride (4 per raft)	2	ea	3.5	20	30	420
Signature/Extreme Raft Ride (4 per raft)	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	36
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	400
Extreme Tube Slide - Various types (1 or 2 man tube)	2	ea	1.25	15	20	200
Mat Race (8 Lane)	1	ea	8	25	30	275
Subtotal	26					3,414
Total Feature Capacity						**6,530**
Total Passive Capacity (20% of Design Feature Capacity)						**1,306**
Total in Park Capacity						**7,446**

Total Parking Required
Commercial Recreational/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 5 persons that facilities are designed to accommodate at maximum capacity

7,446 / 5 = 2,489 Required Spaces

Total Parking Provided

2,125 Parking Spaces Provided — **2,125 Parking Spaces Provided**

2,125 / 2,489 = 14.6% — **14.6% Parking Reduction Request**

Handicapped Parking - 2,125 x 2% = 42.5 — **43 H.C. Parking Spaces Provided**

Loading Spaces - 130, 776 = 6 Loading Spaces — **6 Loading Spaces Provided**

Lot Coverage
Allowed: N/A

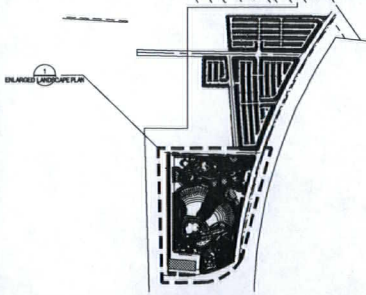
Setbacks

Front - Rancho Drive	Required	10'	Provided	10'
Side Street - Sirius Drive	Required	10'	Provided	10'
Side Street - Desert Inn Road	Required	10'	Provided	10'
Rear	Required	10'	Provided	10'

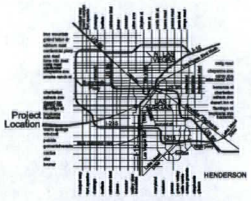
Building Heights & Ride Heights

Complex #1 - Mid Slide - Body Slides	62' Platform Height	80' w/Roof Access
Complex #2 - Speed Slides	130' Platform Height	150' w/Roof Access
Complex #3 - Family Rafting	62' Platform Height	80' w/Roof Access
Complex #4 - Tube Slides	43' Platform Height	60' w/Roof Access
Complex #5 - Uphill Coaster	53' Platform Height	70' w/Roof Access
Complex #6 - Extreme Rafting	62' Platform Height	80' w/Roof Access

Landscape
Parking lot landscaping to conform to 15.08
Adjacent to Rancho Drive - 15' / Tree Spacing 1 per 30 lf
Adjacent to Sirius Drive - 10' / Tree Spacing 1 per 30 lf
Adjacent to Desert Inn - 10' / Tree Spacing 1 per 30 lf
Minimum Zone of Interior Lot Lines- 6'/ Tree Spacing 1 per 30 lf
Trees located 1 per 20 linear feet @ Residential Adjacency



Key Plan
Scale: 1" = 500'

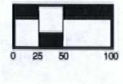


Vicinity Map
Scale: N.T.S.

Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	120	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina 'Modesto'
	19	24" Box	20'-30' On Center	CALIFORNIA LAUREL "Peppermint"	Umbellularia californica
	31	24" Box	20'-30' On Center	TEXANUM PINNET	Ligustrum japonicum "Texanum"
	-	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigs
	191	Freight Varies	1 x Min. Any Direction, Anywhere	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	81	24" Box	1 x Min. Any Direction, Anywhere	FLOWERING PLUM	Prunus blireiana
	806	1 - 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
	-	N/A	N/A	*Hydroseed	

* Hydroseed - No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground cover will be used.



RECEIVED
OCT 17 2011

Enlarged Landscape Plan 1 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

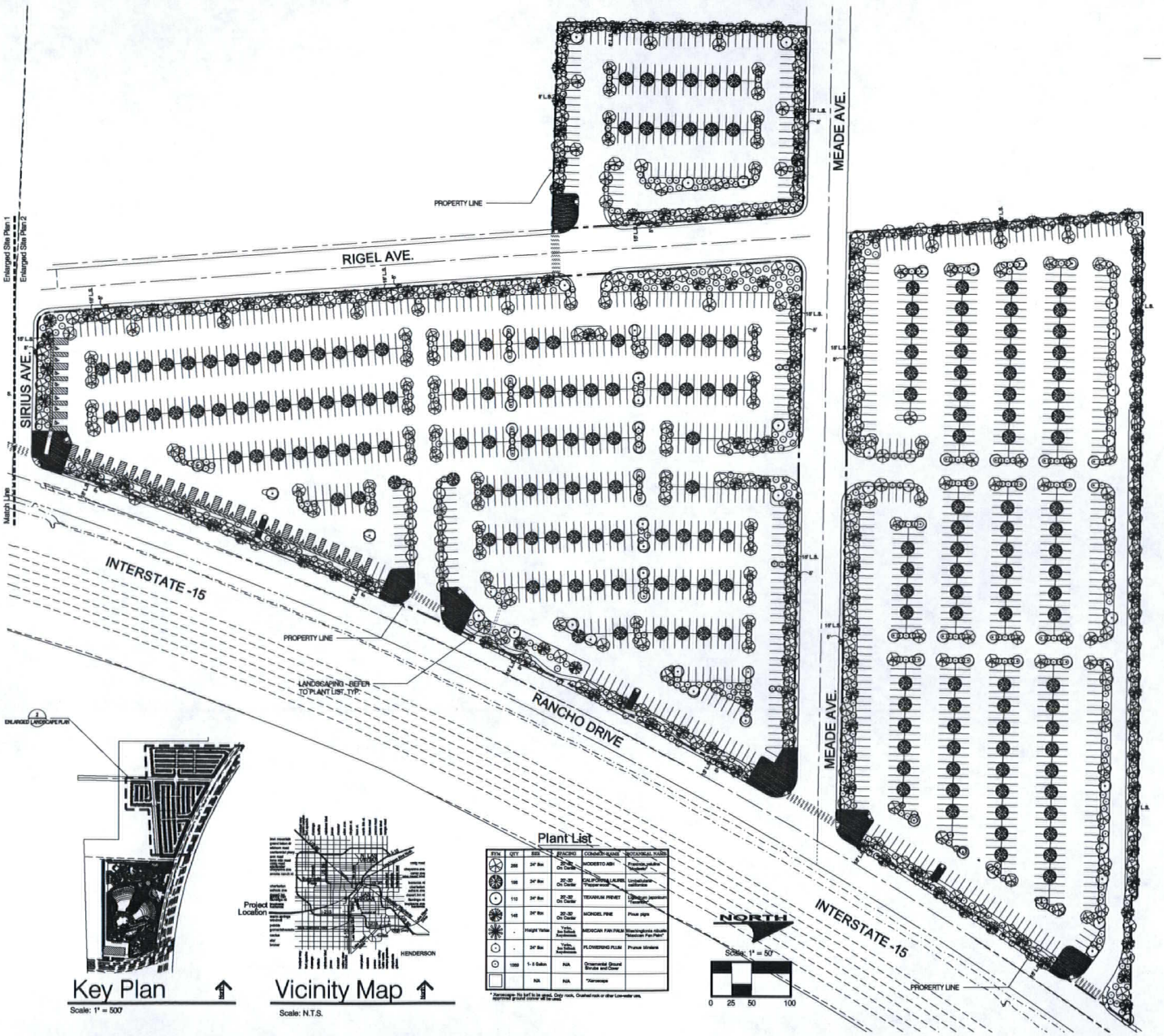
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn Associates, Inc.

architecture studio

Enlarged Landscape Plan 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

GPA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED



Key Plan
Scale: 1" = 500'

Vicinity Map
Scale: N.T.S.

Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	268	24" Box	20'-00" On Center	MODESTO ASH	Fraxinus pistacia 'Modesto'
	106	24" Box	20'-00" On Center	CALIFORNIA LAUREL	Umbellularia californica
	110	24" Box	20'-00" On Center	TEXANUM PRIVET	Ligustrum japonicum 'Texanum'
	145	24" Box	20'-00" On Center	MONDEL PINE	Pinus pigra
	-	Height Varies	Varies, See Details, Plans & Notes	MEXICAN FAN PALM	Washingtonia robusta 'Mexican Fan Palm'
	-	24" Box	Varies, See Details, Plans & Notes	FLOWERING PLUM	Prunus blireana
	1350	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	*Xeriscape	

* Xeriscape - No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground cover will be used.

Site Information

Las Vegas Outdoor Water Park

Jurisdiction	Las Vegas, NV
Current Zoning	M - Industrial
Proposed Zoning	M - Industrial
Planned Land Use	Light Industrial / Research
APN #	162-08-416-003, 162-08-416-002, 162-36-703-002, 162-08-702-001, 162-08-303-014, 162-08-303-017, 162-08-303-018, 162-08-303-010, 162-36-701-004, 162-08-701-003, 162-08-701-007, 162-08-601-003, 162-08-628-002, 162-36-701-005, 162-08-703-004, 162-36-803-001, 162-08-703-001, 162-36-701-001 & 162-36-701-002

Area (approximate, to be verified)

Gross Area	1,745,214 s.f.	40.06 acres
Net Area	1,444,214 s.f.	33.15 acres

Building Area

Buildings by Number see site plan for location	Size-Quantity	Unit
1. Main Park Entry, Guest Services, Admin Office	5,500	sf
2. Retail	1,000	sf
3. Retail	2,500	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	3,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	5,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	2,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. RiverWave Mechanical Building	500	sf
28. Mechanical Service Building - Existing	28,900	sf
29. Mechanical Service Area (E)	5,200	sf
30. Mechanical Service Area (E)	14,900	sf
31. Mechanical Service Area (E)	5,100	sf
32. Mechanical Service Area (E)	6,200	sf
Columns = 16 @ 950 sf = 1,000	5,000	sf
Tube Rental = 30 @ 10 sf = 300	300	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	118,136	sf

Water Park Area

Pools (Water Areas w/out Aprons)	Size-Quantity	Unit	Area per User	Capacity
BIG Wavepool (w/out Apron)	30,630	sf	50	613
Boogie Wavepool (w/out Apron)	23,480	sf	50	470
Adventure River w/ Beach Entry, Wave Generator & Sprays (1035 LF)	17,900	sf	40	425
Fast/Deep River w/ Beach Entry, fast current & Sprays (996 LF)	26,900	sf	50	490
Serene Swim / *Tempo* Lagoon	5,620	sf	40	140
Activity Pool - Not incl. Themed MUPS	15,955	sf	n/a	n/a
Body Slide Landing Pool	1,135	sf	n/a	n/a
Kid's Slide Lagoon Landing Pool	1,395	sf	n/a	n/a
Crossing Activity Pool	1,200	sf	n/a	n/a
Family Raft Slide Landing Pool	3,500	sf	n/a	n/a
Signature / Extreme Raft Slide Landing Pool	2,013	sf	n/a	n/a
Tube Slide Landing Pool(s)	3,213	sf	n/a	n/a
Uphill Coaster Landing Pool	1,175	sf	n/a	n/a
Subtotal	133,776	sf		2,116

Rides			Riders per Dispatch	Dispatch (seconds)	Wait (minutes)	Capacity
Large Themed MUPS or Activity Pool	1	ea	375	0	0	375
FlowRider #01 - Double	1	ea	2	10	10	120
Crossing Activity	1	ea	1.25	60	60	125
Family Raft Ride (4 person raft)	2	ea	3.5	30	30	840
Signature/Extreme Raft Ride (6 person raft)	2	ea	3.25	20	30	585
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	180
Speed Body Slides	1	ea	1	30	30	60
Signature Body Slide	1	ea	1	60	30	30
Extreme Body Slide	1	ea	1	60	60	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	600
Extreme Tube Slide - Vortex type (1 or 2 man tube)	2	ea	1.25	15	20	200
Wet Rock @ Lake	1	ea	8	20	30	576
Subtotal	26					3,414
Total Feature Capacity						**8,830**
Total Pumbre Capacity (50% of Design Feature Capacity)						**1,838**
Total In Park Capacity						**7,446**

Total Parking Required
Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity

7,446 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided	**2,128 Parking Spaces Provided**
2,128 / 2,488 = 14.4%	**14.4% Parking Reduction Request**
Handicapped Parking - 2,128 x 2% = 42.6	**49 H.C. Parking Spaces Provided**
Loading Spaces - 130,776 = 8 Loading Spaces	**8 Loading Spaces Provided**

Lot Coverage
Allowed: N/A

Setbacks

Front - Rancho Drive	Required	10	ft.	Provided: 10
Side Street - Sirius Drive	Required	10	ft.	Provided: 10
Side Street - Desert Inn Road	Required	10	ft.	Provided: 10
Rear	Required	0	ft.	Provided: 50

Building Heights & Ride Heights

Complex #1 - Wet Slide / Body Slides	82' Platform Height	97' w/Roof Above
Complex #2 - Speed Slides	136' Platform Height	150' w/Roof Above
Complex #3 - Tube Rafting	82' Platform Height	97' w/Roof Above
Complex #4 - Tube Slides	49' Platform Height	65' w/Roof Above
Complex #5 - Uphill Coaster	82' Platform Height	70' w/Roof Above
Complex #6 - Extreme Rafting	82' Platform Height	97' w/Roof Above

Landscape
Parking lot landscaping to conform to 15.68
Adjacent to Rancho Drive - 10 / Tree Spacing 1 per 20 F
Adjacent to Sirius Drive - 10 / Tree Spacing 1 per 20 F
Adjacent to Desert Inn - 10 / Tree Spacing 1 per 20 F
Minimum Zone of Interior Lot Lines - 6' / Tree Spacing 1 per 40 F
Trees located 1 per 20 linear feet @ Perimeter & Aisles

RECEIVED
OCT 07 2011

GPA-42939 ZON-42940
ZON-42941 VAR-43353
SUP-43355 SUP-43356
SDR-43352 REVISED

Enlarged Landscape Plan 2 - Las Vegas Water Park

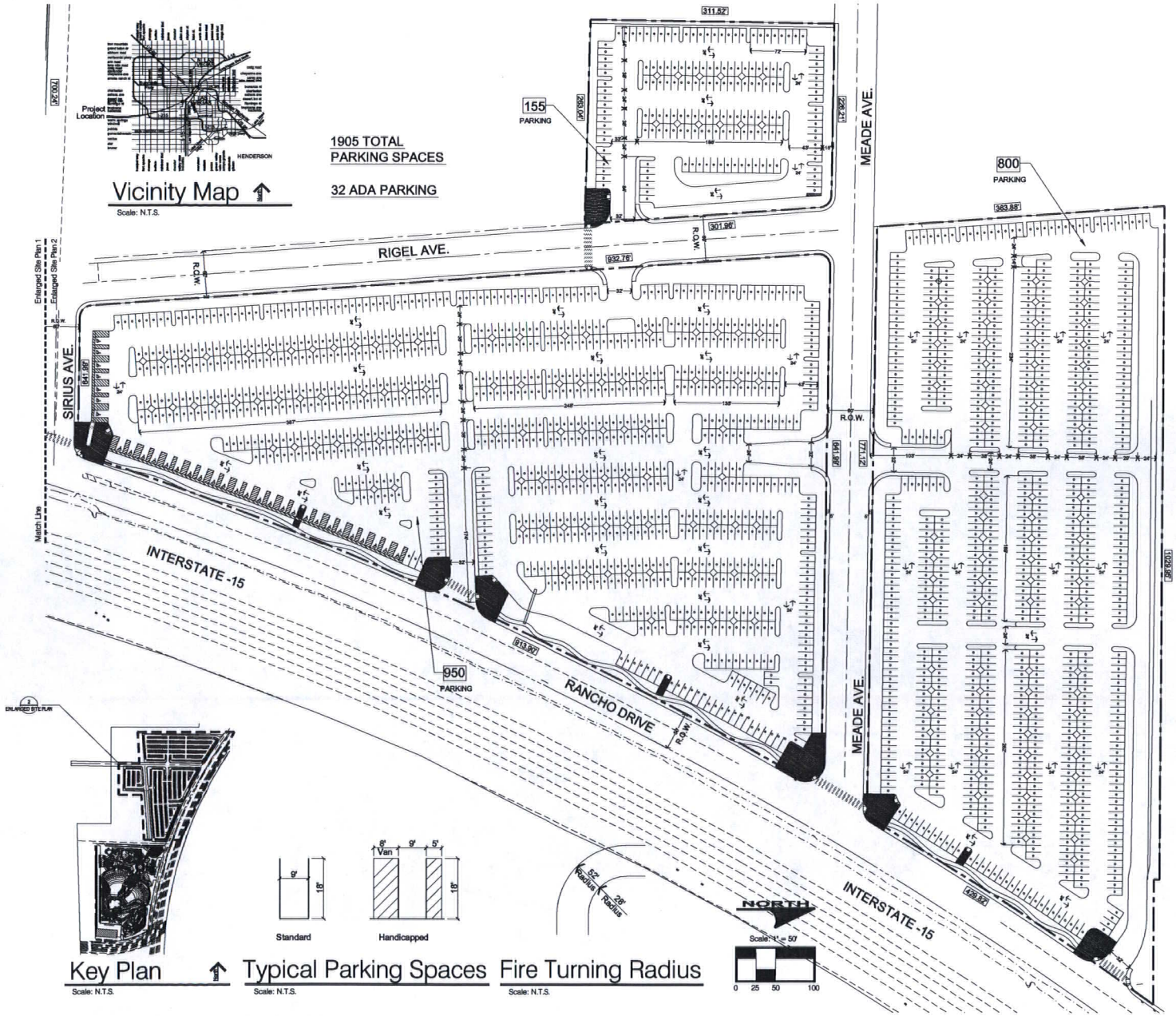
Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

Enlarged Landscape Plan 2 : Sheet Title
11-087 : Project Number
9-22-2011 : Date



Site Information		
Las Vegas Outdoor Water Park		
Jurisdiction	Las Vegas, NV	
Current Zoning	M - Industrial	
Proposed Zoning	M - Industrial	
Planned Land Use	Light Industrial / Research	
APN #	162-08-419-003, 162-08-419-002, 162-08-703-003, 162-08-703-001, 162-08-703-010, 162-08-703-011, 162-08-703-009, 162-08-703-008, 162-08-703-007, 162-08-803-003, 162-08-803-001, 162-08-703-005, 162-08-703-004, 162-08-803-001, 162-08-703-001 & 162-08-701-002	
Area (approximate, to be verified)		
Gross Area	1,745,014 s.f.	40.06 acres
Net Area	1,444,014 s.f.	33.15 acres

Building Area		
Buildings by Number see site plan for location	**Size-Quantity**	**Unit**
1. Main Park Entry, Guest Services, Admin Office	3,500	sf
2. Retail	1,000	sf
3. Retail	2,000	sf
4. Main Food, Kitchen & Storage - Supper Club	7,500	sf
5. Restrooms	2,000	sf
6. Restrooms	2,000	sf
7. Change Rooms	2,000	sf
8. Restrooms / Mechanical	1,200	sf
9. Group Picnic Shade Structure	1,000	sf
10. Group Picnic Shade Structure	1,000	sf
11. Group Picnic Shade Structure	1,500	sf
12. Group Picnic Shade Structure	500	sf
13. Group Picnic Shade Structure	500	sf
14. Food Kitchen & Storage - Supper Club	3,000	sf
15. Group Picnic Shade Structure	1,500	sf
16. Flow Rider Mechanical Building	1,500	sf
17. Restrooms / Mechanical	1,000	sf
18. Restrooms / Mechanical	1,000	sf
19. Restrooms / Mechanical	1,000	sf
20. Change Room	2,000	sf
21. Restrooms	3,000	sf
22. Change Rooms	2,000	sf
23. Trellis Shade Structure	1,000	sf
24. Trellis Shade Structure	1,000	sf
25. Trellis Shade Structure	1,000	sf
26. Restrooms	1,000	sf
27. River Wave Mechanical Building	600	sf
28. Mechanical Service Building - Existing	28,000	sf
29. Mechanical Service Area (E)	5,200	sf
30. Mechanical Service Area (C)	14,000	sf
31. Mechanical Service Area (F)	5,100	sf
32. Mechanical Service Area (K)	6,200	sf
Cabanas = 30 @ 600 sf = 18000	18,000	sf
Tube Rentals = 50 @ 15 sf = 750	800	sf
Drink Station @ Flowrider deck	600	sf
Total Building Square Footage	118,196	sf

Water Park Area						
Pools (Water Areas w/out Aprons)	**Size-Quantity**	**Unit**	**Area per User**			**Capacity**
"BIG Wavepool" (w/out Apron)	32,530	sf	50			651
"Boogie Wavepool" (w/out Apron)	23,480	sf	50			470
Adventure River w/ Beach Entry, Wave Generator & Riptide's (WMF)	17,900	sf	40			425
Fast/Deep River w/ Beach Entry, Bait Current & Riptide's (WMF)	20,000	sf	50			400
General Swim / "Tempid" Lagoon	5,920	sf	40			148
Activity Pool - Not Incl. Thermal MUPS	15,885	sf	n/a			n/a
Slide Slide Landing Pool	1,135	sf	n/a			n/a
Kid's Slide Lagoon / Landing Pool	1,395	sf	n/a			n/a
Crossing to Utility Pool	1,200	sf	n/a			n/a
Family Raft Slide Landing Pool	2,000	sf	n/a			n/a
Signature / Extreme Raft Slide Landing Pool	2,015	sf	n/a			n/a
Tube Slide Landing Pool(s)	3,210	sf	n/a			n/a
Lazy Current Landing Pool	1,175	sf	n/a			n/a
Sub-total	130,776	sf				2,116

Rides			**Riders per Dispatch**	**Dispatch (seconds)**	**Wait (minutes)**	**Capacity**
Large Themed MUPS in Activity Pool	1	ea	375			375
FlowRider #01 - Double	1	ea	2	15	15	120
Crossing A-Tube	4	ea	1	1.25	60	120
Family Raft Ride (4-man raft)	2	ea	3.5	20	30	820
Signature/Extreme Raft Ride (6-man raft)	2	ea	3.25	20	30	965
Kiddie Body Slide	3	ea	1	60	20	72
Body Slide	3	ea	1	30	30	103
Speed Body Slides	1	ea	1	30	30	63
Signature Body Slide	1	ea	1	60	30	56
Extreme Body Slide	1	ea	1	60	30	60
High-Energy Tube Slide - Various types (1 or 2 man tube)	4	ea	1.25	15	20	433
Extreme Tube Slide - Vortex type (1 or 2 man tube)	2	ea	1.25	15	20	229
Wet Play at (Land)	1	ea	8	20	30	278
Sub-total	26					3,414
Total Feature Capacity						**5,530**
Total Passive Capacity (35% of Design Feature Capacity)						**1,936**
Total In Park Capacity						**7,466**

Total Parking Required
Commercial Recreation/Amusement(Outdoor)

On-Site Parking Requirements
Amusement Park - One Space per 3 persons that facilities are designed to accommodate at maximum capacity

7,466 / 3 = 2,488 Required Spaces

Total Parking Provided

2,128 Parking Spaces Provided	**2,128 Parking Spaces Provided**
2,128 / 2,488 = 14.6%	**14.6% Parking Reduction Request**
Handicapped Parking - 2,128 x 2% = 42.6	**43 H.C. Parking Spaces Provided**
Loading Spaces - 130, 776 = 6 Loading Spaces	**6 Loading Spaces Provided**
Lot Coverage	
Allowed	90%
Setbacks	
Front - Rancho Drive	Required: 10' ft. Provided: 10' ft.
Side Street - Sirius Drive	Required: 10' ft. Provided: 10' ft.
Side Street - Desert Inn Road	Required: 10' ft. Provided: 10' ft.
Rear	Required: 0' ft. Provided: 50' ft.

Building Heights & Pools Heights

Complex #1 - Main Slide - Body Slides	52' Platform Height	91' w/Roof Above
Complex #2 - Speed Slides	52' Platform Height	100' w/Roof Above
Complex #3 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #4 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #5 - [illegible]	52' Platform Height	91' w/Roof Above
Complex #6 - [illegible]	52' Platform Height	91' w/Roof Above

Landscape
Parking lot landscape
Adjac ent to Rancho Dr. - 1 Tree Spacing / per 20 lf
Adjac ent to Desert Inn - 1 Tree Spacing / per 20 lf
Perimeter Zone of [illegible]
Trees located in [illegible]

GPA-42939 **ZON-42940**
ZON-42941 **VAR-43353**
SUP-43355 **SUP-43356**
SDR-43352 **REVISED**

OCT 17 2011

AQUATIC DEVELOPMENT GROUP, INC.

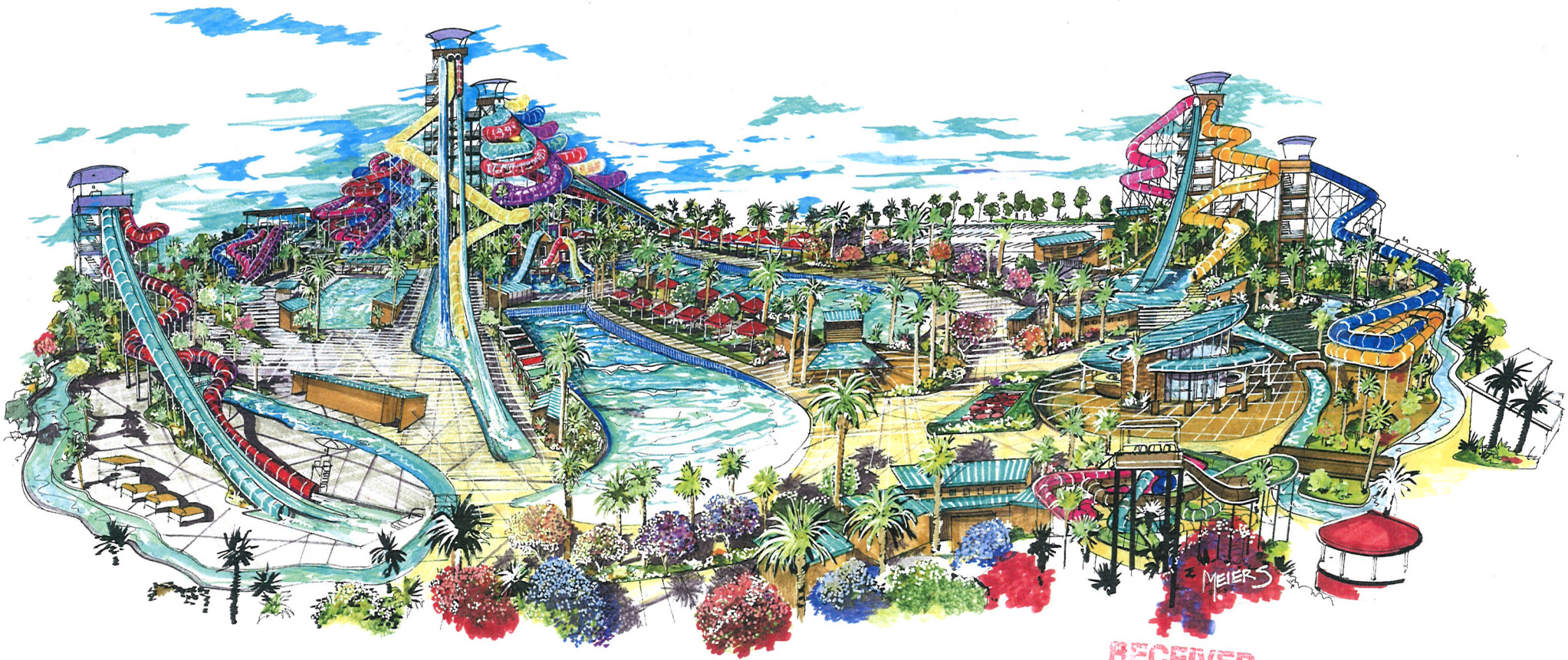
Kimley-Horn and Associates, Inc.

MDSER architecture studio

Sheet Title
Project Number
9-22-2011 : Date

Enlarged Site Plan 2 - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102



RECEIVED
SEP 22 2011
City of Las Vegas

Perspective - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

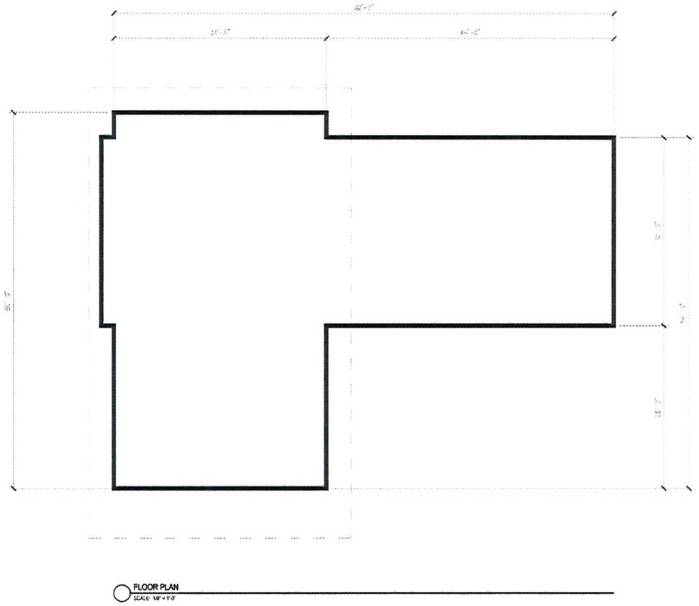
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

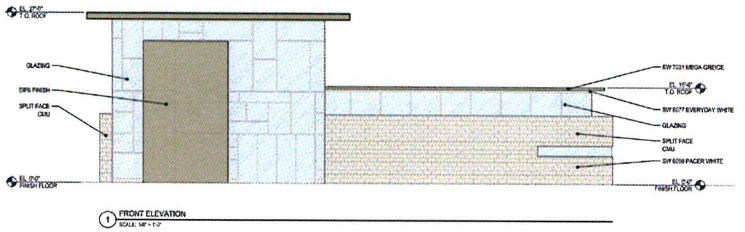
MOSER architecture studio

Enlarged Site Plan 1 : Sheet Title
11-087 : Project Number
8-31-2011 : Date

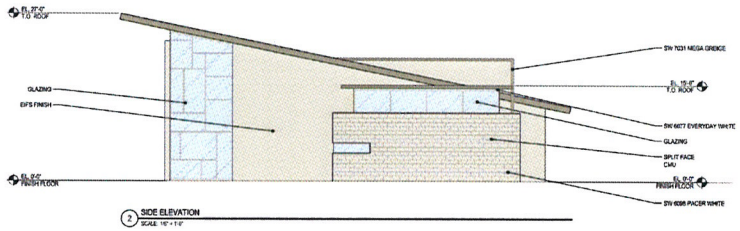
VAR-43353 SUP-43355
SUP-43356 SDR-43352



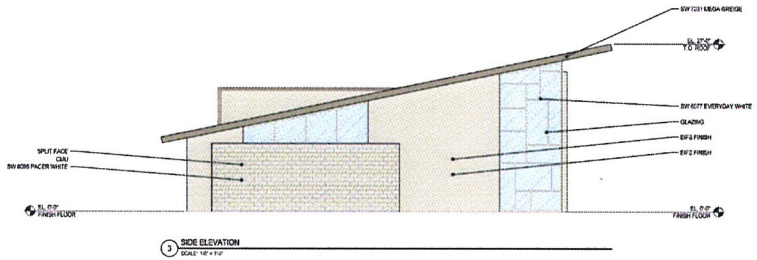
FLOOR PLAN
SCALE: 1/8" = 1'-0"



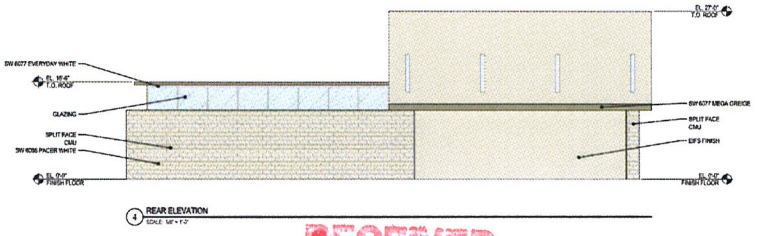
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

GUEST SERVICES / ADMINISTRATION OFFICES ①

RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

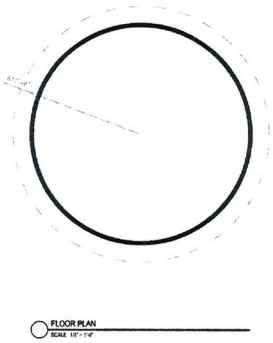
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

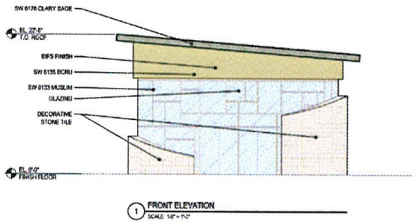
Building Plans and Elevations 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352

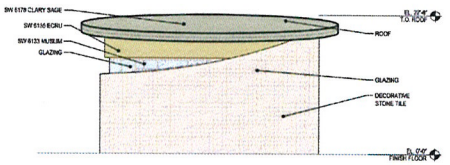


FLOOR PLAN

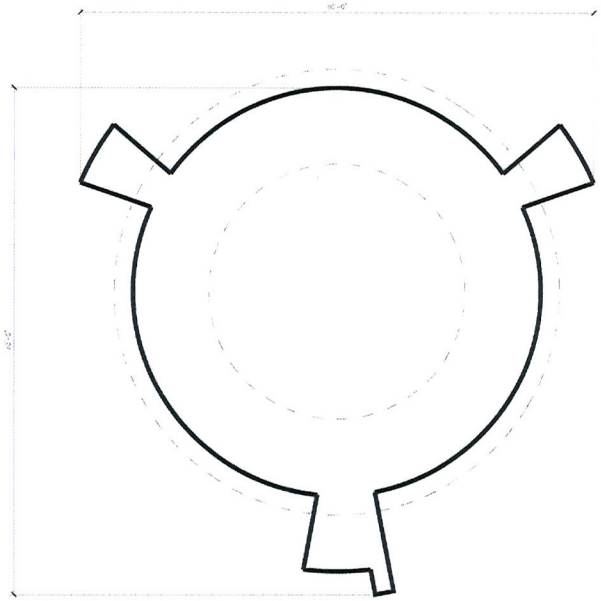
RETAIL (1,000 S.F.) ②



① FRONT ELEVATION

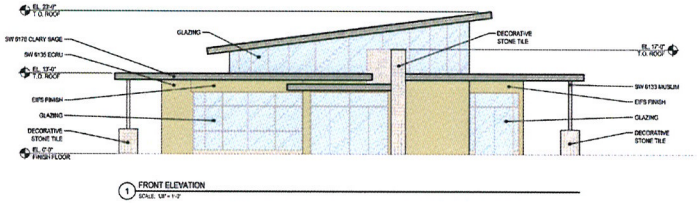


② SIDE ELEVATION

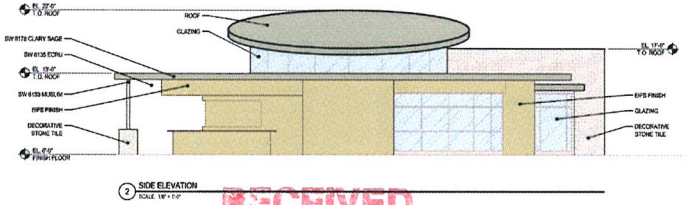


FLOOR PLAN

RETAIL (3,500 S.F.) ③



① FRONT ELEVATION



② SIDE ELEVATION

RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

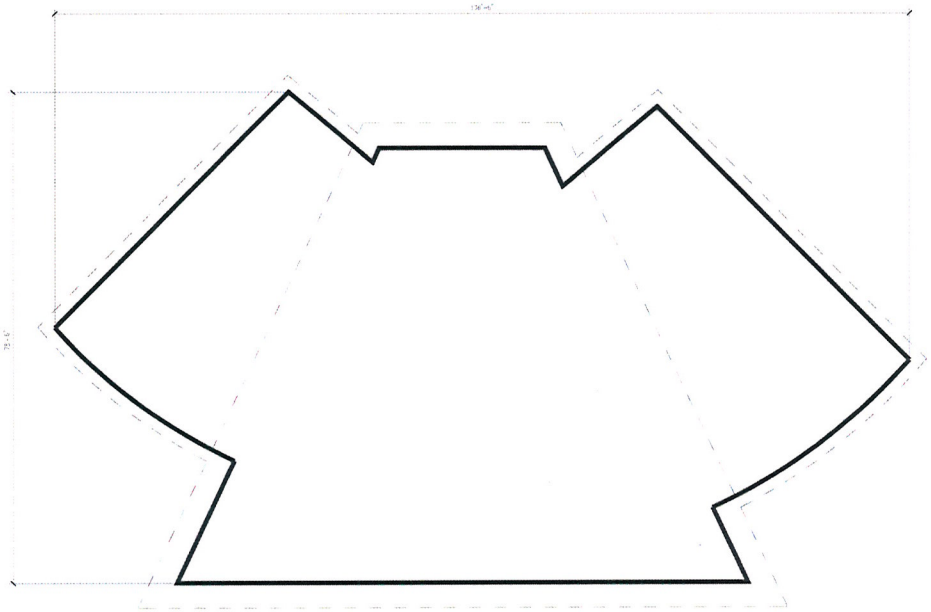
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

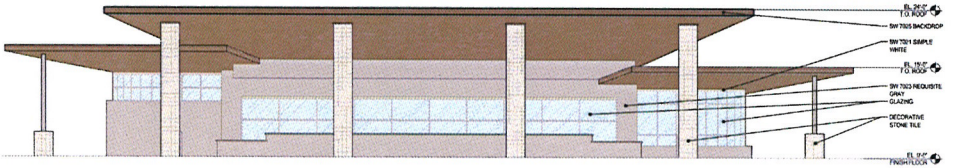
MOSER architecture studio

Building Plans and Elevations 2 & 3 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

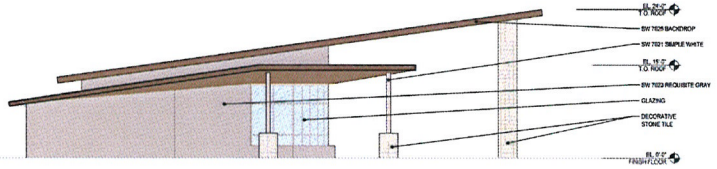
VAR-43353 SUP-43355
SUP-43356 SDR-43352



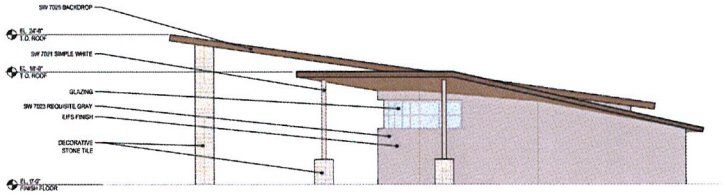
FLOOR PLAN



1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION

SUPPER CLUB

4

RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

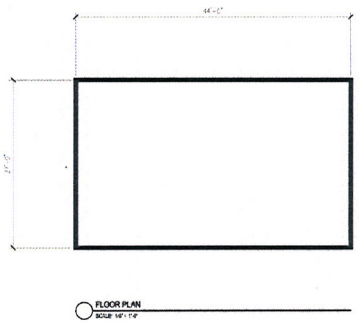
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

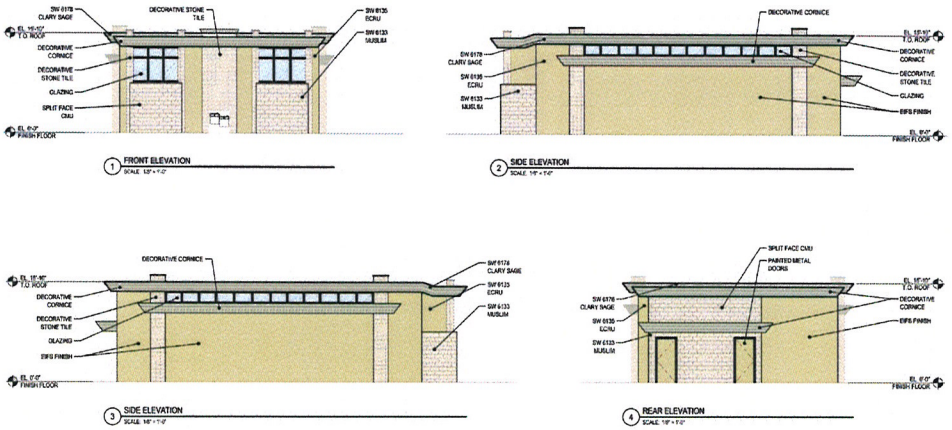
MOSER architecture studio

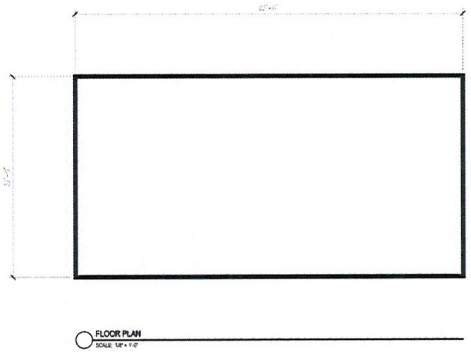
Building Plans and Elevations 4 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352



RESTROOMS (1,200 S.F.) (8)





RESTROOMS (2,000 S.F.) (5) (6) (21)



RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

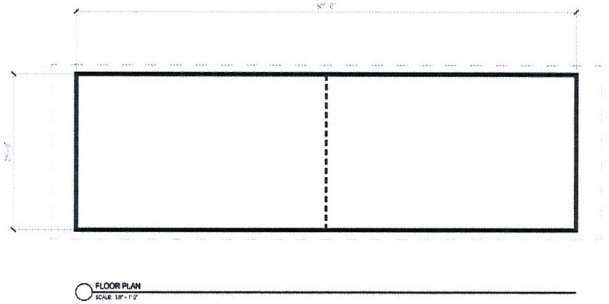
AQUATIC DEVELOPMENT GROUP, INC.

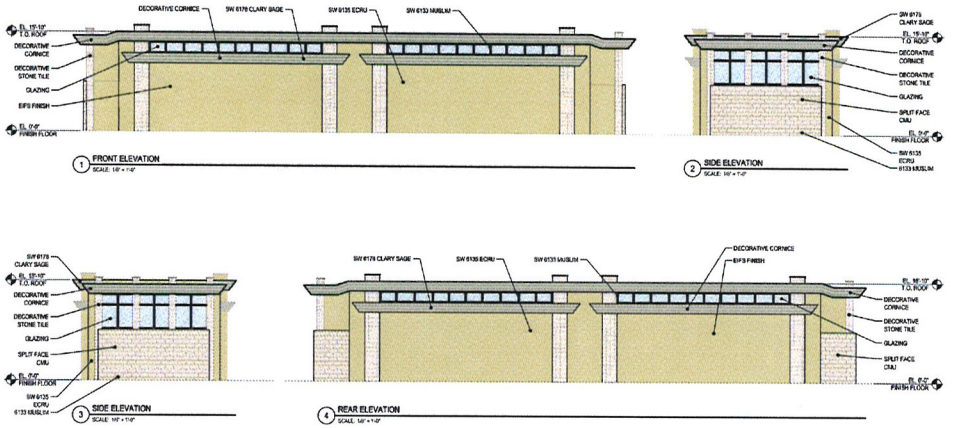
Kimley-Horn and Associates, Inc.

MOSER architecture studio

Building Plans and Elevations 5, 6, 8 & 21 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

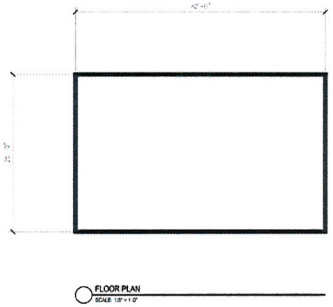
VAR-43353 SUP-43355
SUP-43356 SDR-43352

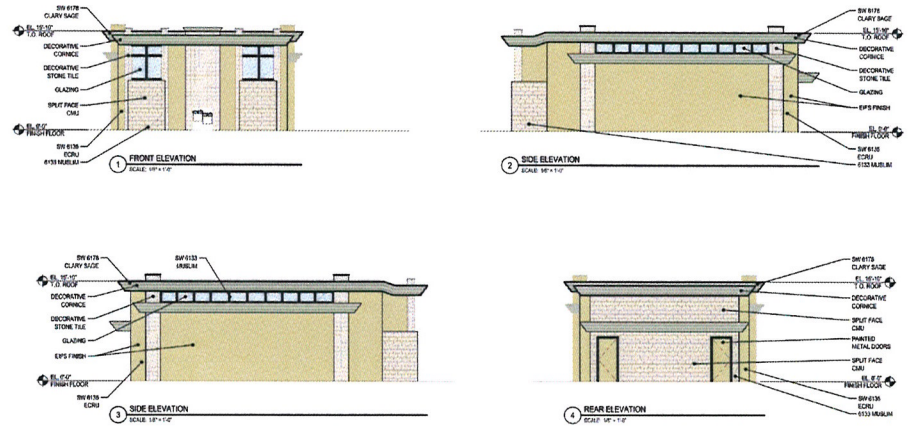




CHANGING ROOMS

(7) (20) (22)





RESTROOMS (1,000 S.F.)

(17) (18) (19) (26)

RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

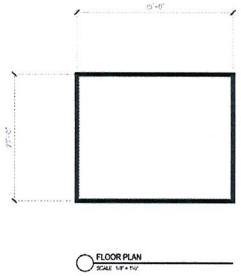
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

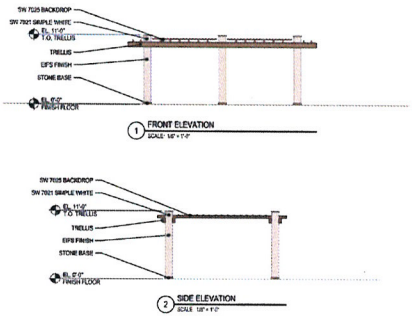
MOSER architecture studio

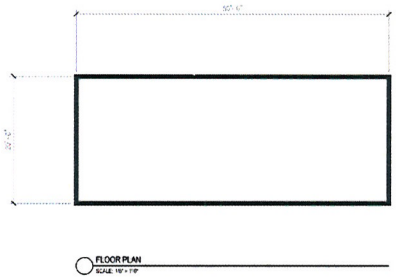
Building Plans and Elevations 7, 17, 18, 19, 20, 22 & 26 : Sheet Title
11-067 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352

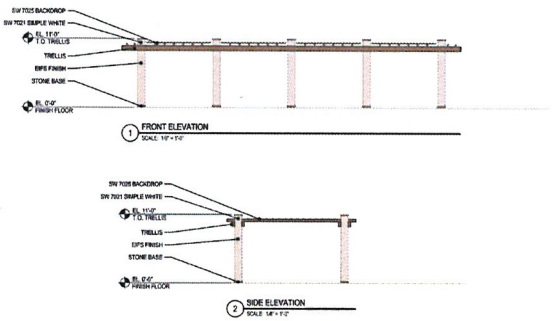


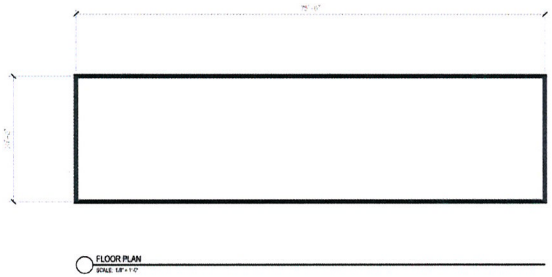
PICNIC SHADE STRUCTURE (500 S.F.) (12) (13)



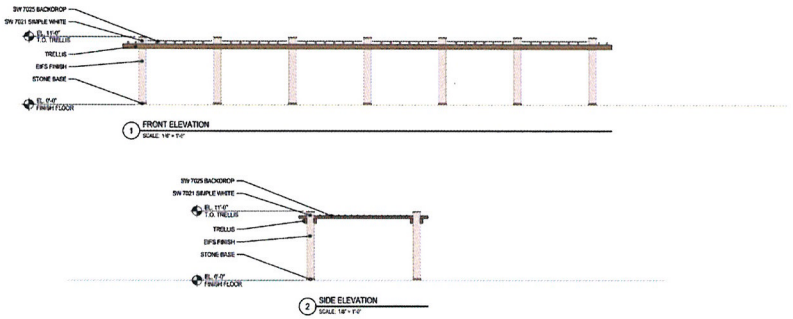


PICNIC SHADE STRUCTURE (1,000 S.F.) (9) (10)





PICNIC SHADE STRUCTURE (1,500 S.F.) (11) (15)



RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

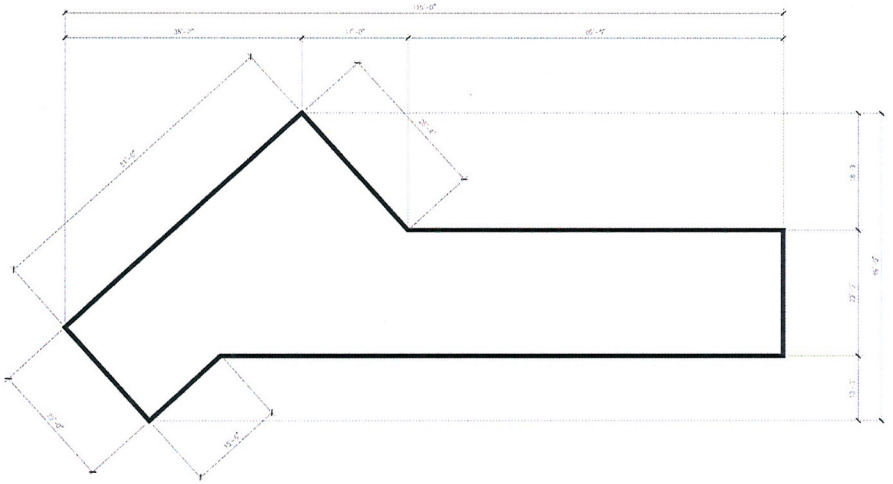
MOSER architecture studio

Building Plans and Elevations 9, 10, 11, 12, 13 & 15 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

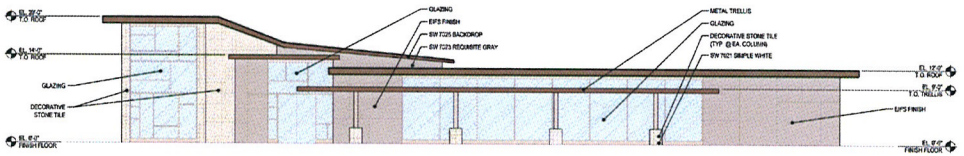
VAR-43353 SUP-43355
SUP-43356 SDR-43352

SUPPER CLUB will comply with the following:

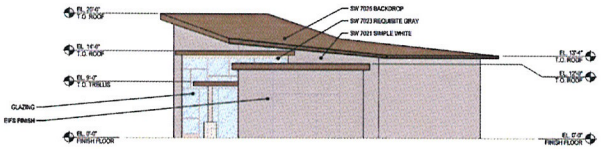
1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the dining area does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within patio area;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the food service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar is open to the public; and
6. The restaurant operation is the principal portion of the business.



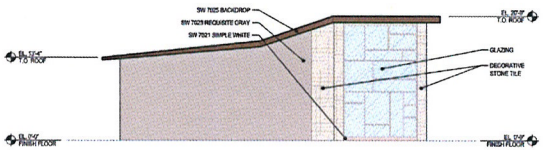
FLOOR PLAN



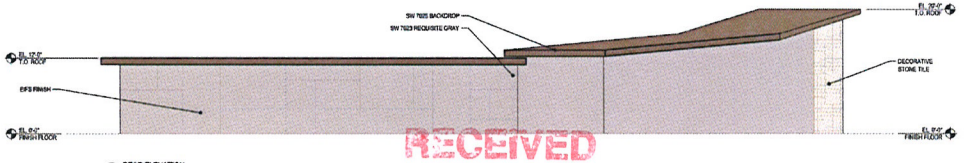
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION

SUPPER CLUB

14

RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

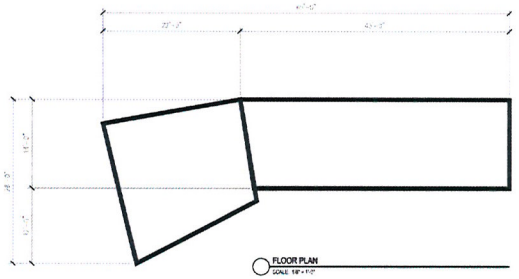
AQUATIC DEVELOPMENT GROUP INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

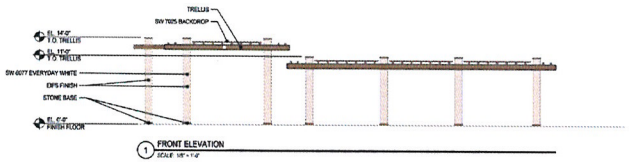
Building Plans & Elevations -14 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

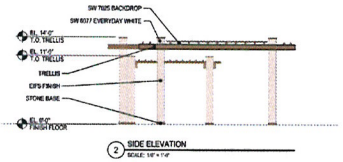
VAR-43353 SUP-43355
SUP-43356 SDR-43352

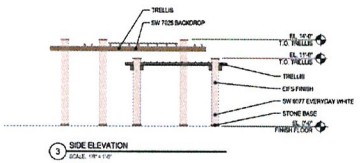


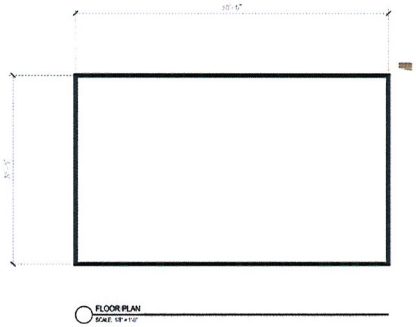
TRELLIS SHADE STRUCTURE

(23) (24) (25)



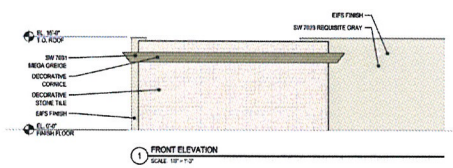


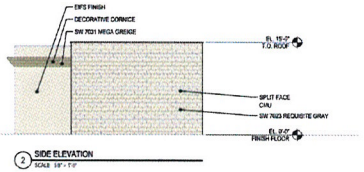


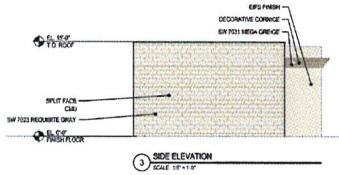


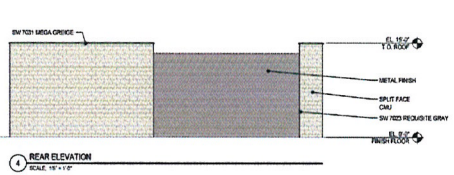
MECHANICAL BUILDING ("FLOW RIDER")

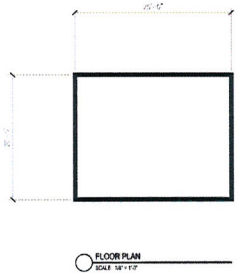
(16)





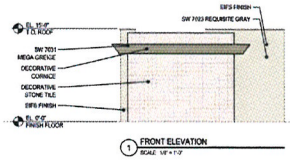


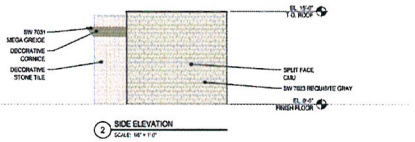


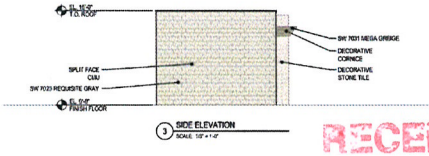


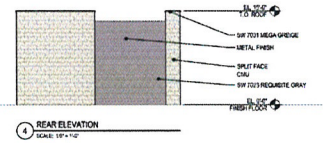
MECHANICAL BUILDING ("RIVER WAVE")

(27)









RECEIVED
SEP 22 2011
City of Las Vegas

Building Plans and Elevations - Las Vegas Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

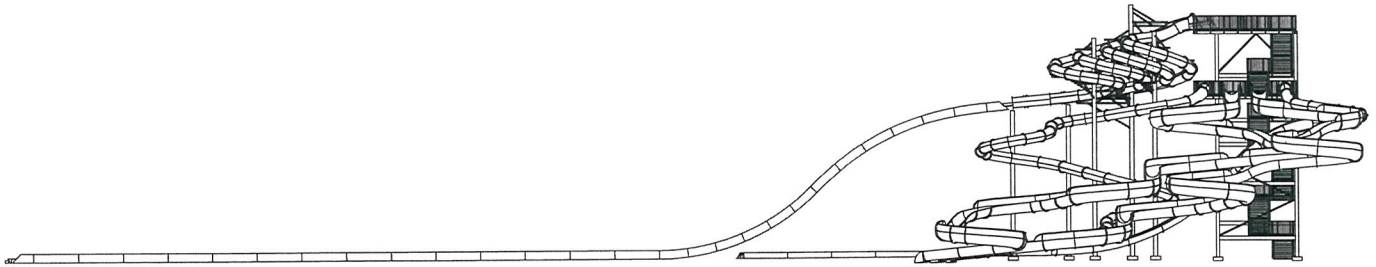
AQUATIC DEVELOPMENT GROUP

Kimley-Horn and Associates, Inc.

VAR-43353 SUP-43355
SUP-43356 SDR-43352

Building Plans and Elevations 16, 23, 24, 25 & 27 : Sheet Title
11-067 : Project Number
9-22-2011 : Date

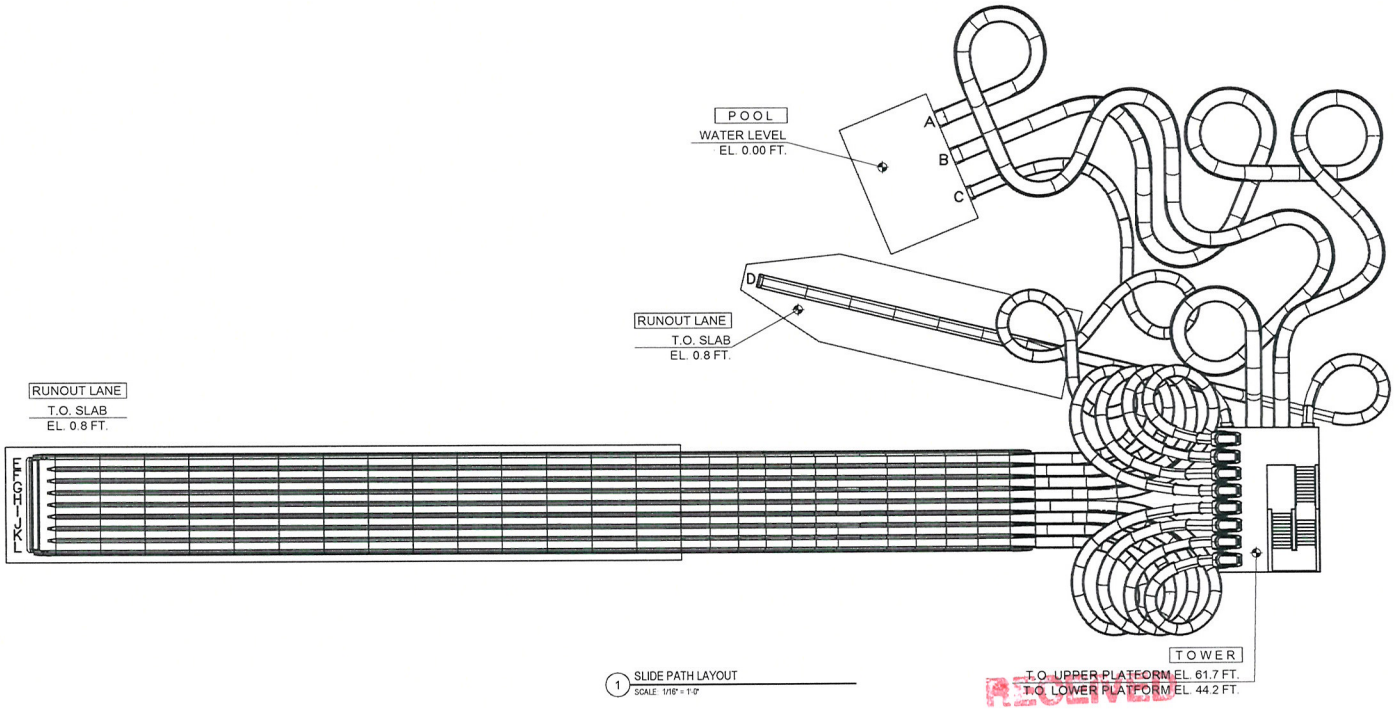
MOSER architecture studio



2 ELEVATION VIEW
SCALE: 1/16" = 1'-0"

COMPLEX #1 - MAT SLIDE & BODY SLIDE

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	359.7	44.2	GS
OPEN BODY SLIDE			
B	366.3	44.2	GS
OPEN BODY SLIDE			
C	269.4	44.2	AT
ENCLOSED BODY SLIDE			
D	228.0	43.4	AT/RS
HIGH SPEED ENCLOSED/OPEN BODY SLIDE			
E	396.6	60.9	AT/ML
WHIZZARD MAT RACER			
F	396.1	20.2	AT/ML
WHIZZARD MAT RACER			
G	393.4	60.9	AT/ML
WHIZZARD MAT RACER			
H	392.0	60.9	AT/ML
WHIZZARD MAT RACER			
I	392.0	60.9	AT/ML
WHIZZARD MAT RACER			
J	393.4	60.9	AT/ML
WHIZZARD MAT RACER			
K	396.1	60.9	AT/ML
WHIZZARD MAT RACER			
L	396.6	60.9	AT/ML
WHIZZARD MAT RACER			



1 SLIDE PATH LAYOUT
SCALE: 1/16" = 1'-0"

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

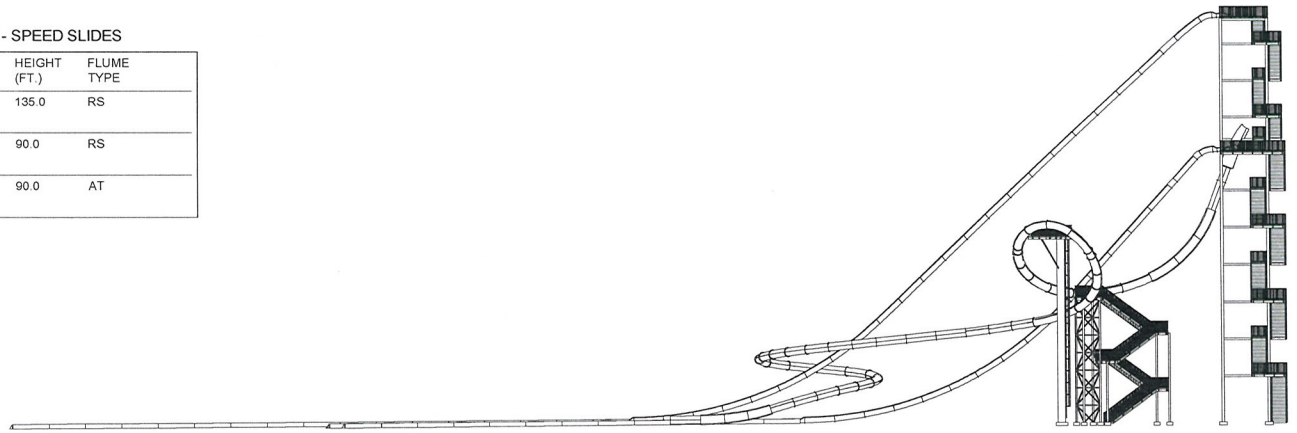
MOSER architecture studio

Complex # 1 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

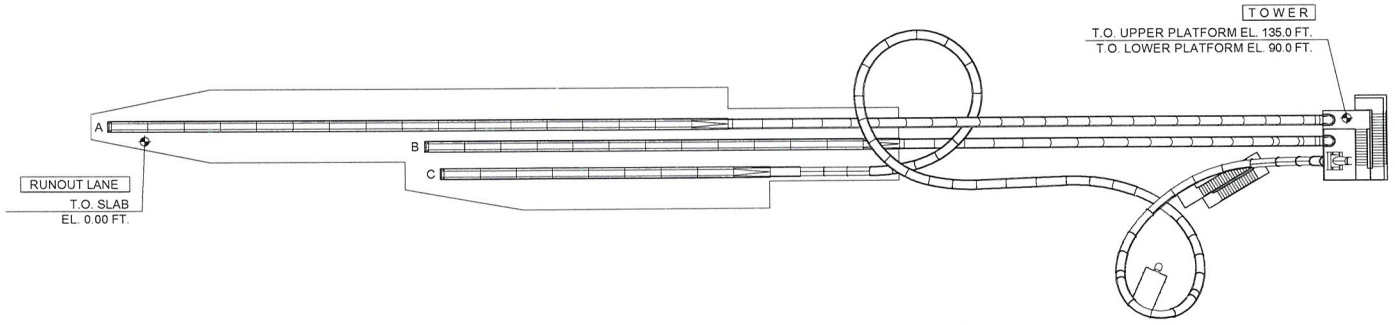
VAR-43353 SUP-43355
SUP-43356 SDR-43352

COMPLEX #2 - SPEED SLIDES

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A FREEFALL	454.0	135.0	RS
B FREEFALL	334.4	90.0	RS
C AQUALOOP	565.2	90.0	AT



2 ELEVATION VIEW
SCALE: 1/16" = 1'-0"



1 SLIDE PATH LAYOUT
SCALE: 1/16" = 1'-0"

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

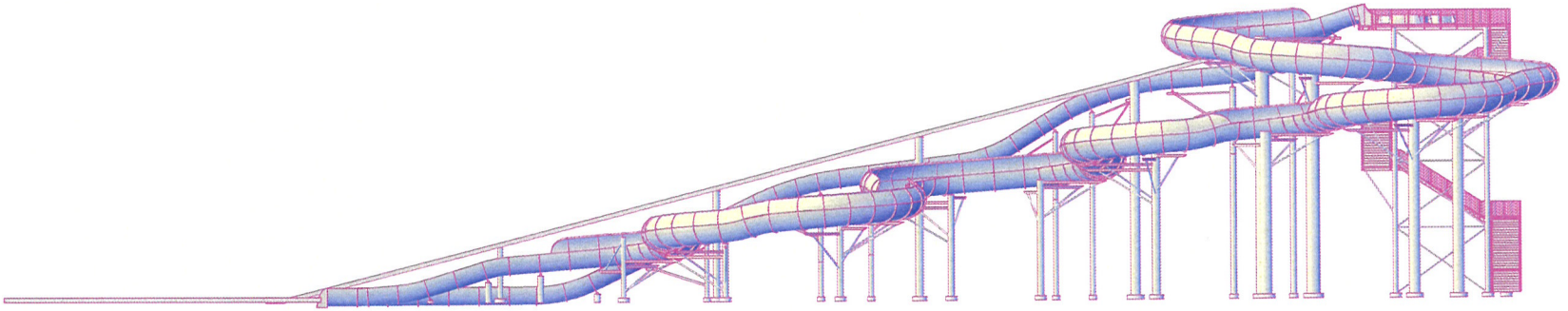
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

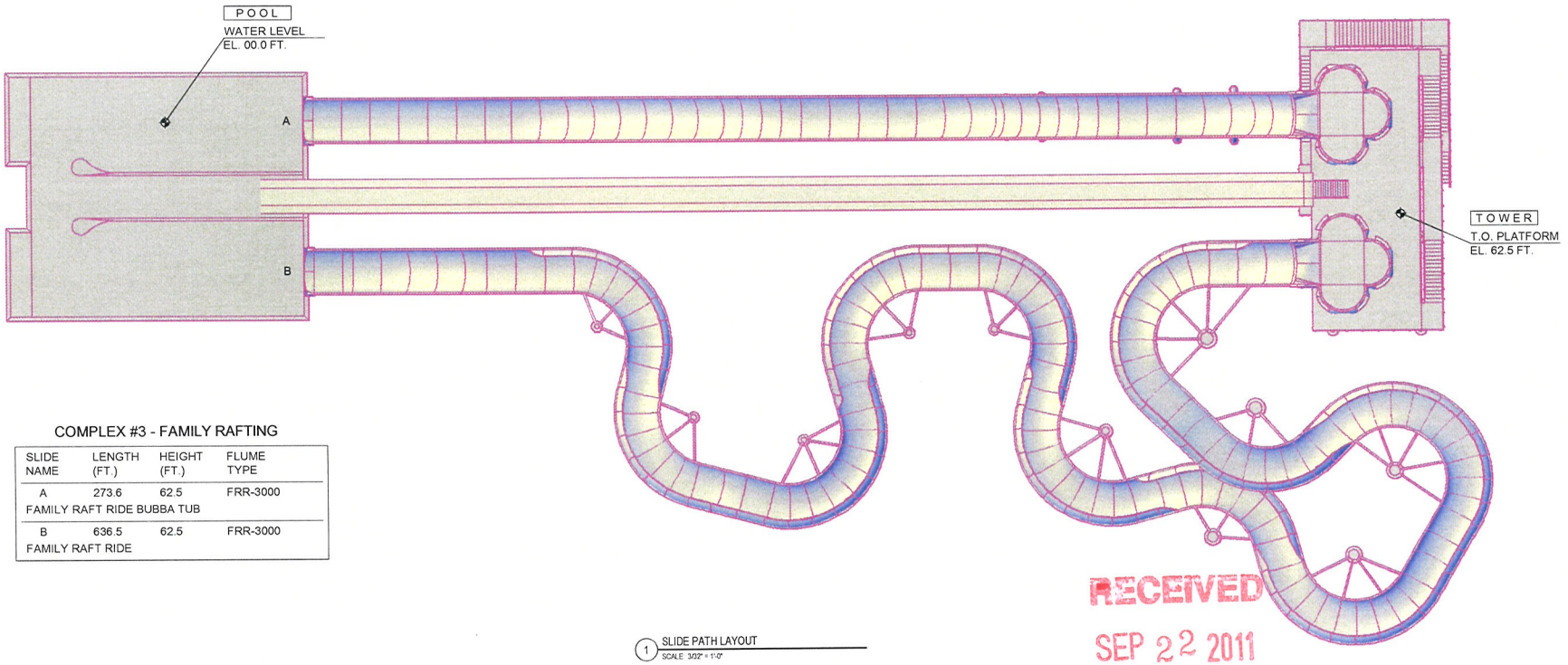
MOSER architecture studio

Complex #2 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352



2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"



1 SLIDE PATH LAYOUT
SCALE: 3/32" = 1'-0"

COMPLEX #3 - FAMILY RAFTING

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	273.6	62.5	FRR-3000
FAMILY RAFT RIDE BUBBA TUB			
B	636.5	62.5	FRR-3000
FAMILY RAFT RIDE			

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

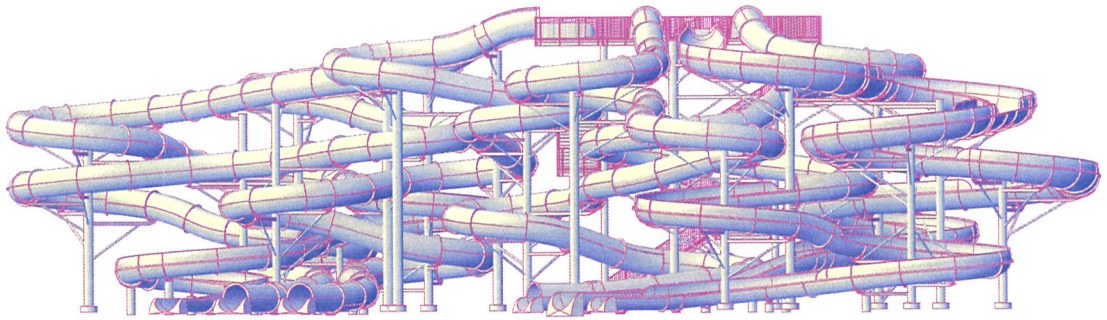
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

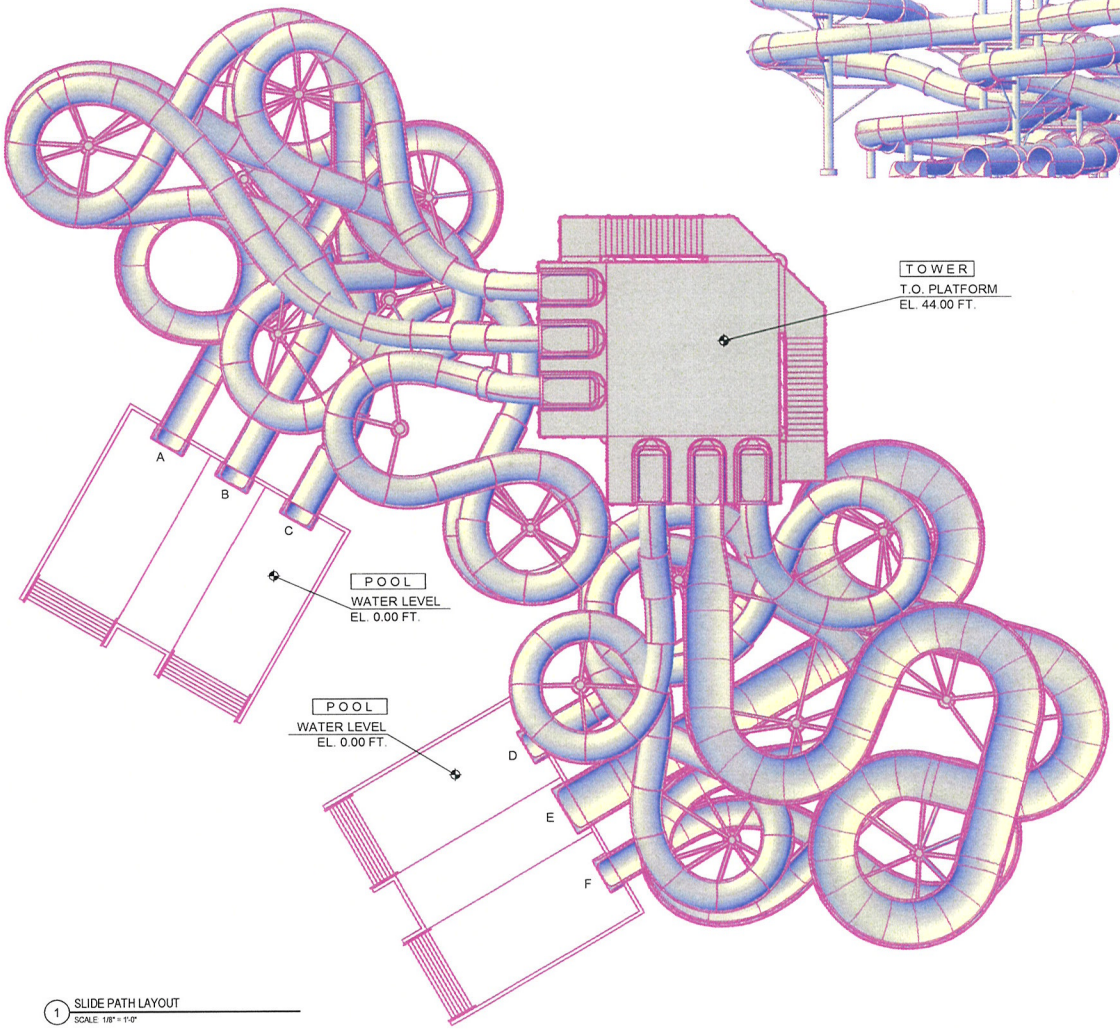
MOSER architecture studio

Complex #3 : Sheet Title
11-087 : Project Number
8-24-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352



2 ELEVATION VIEW
SCALE: 1/8" = 1'-0"



1 SLIDE PATH LAYOUT
SCALE: 1/8" = 1'-0"

COMPLEX #4 - TUBE SLIDES

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	396.5	44.0	GAT/CTR-140
ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE			
B	410.6	44.0	GAT/CTR-140
ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE			
C	373.0	44.0	GAT
ENCLOSED 1-2 PERSON INNER TUBE RIDE			
D	370.3	44.0	GAT/CTR-140
ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE			
E	417.4	44.0	CTR-120
OPEN 1-2 PERSON INNER TUBE RIDE			
F	394.2	44.0	GAT/CTR-140
ENCLOSED/OPEN 1-2 PERSON INNER TUBE RIDE			

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

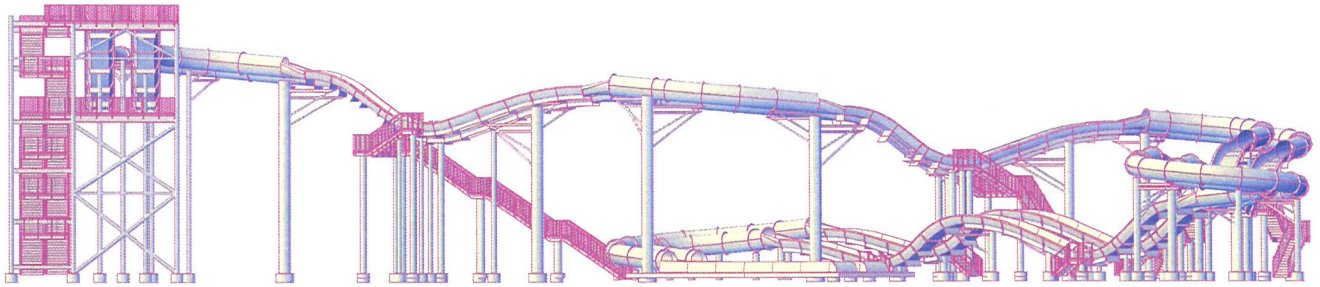
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

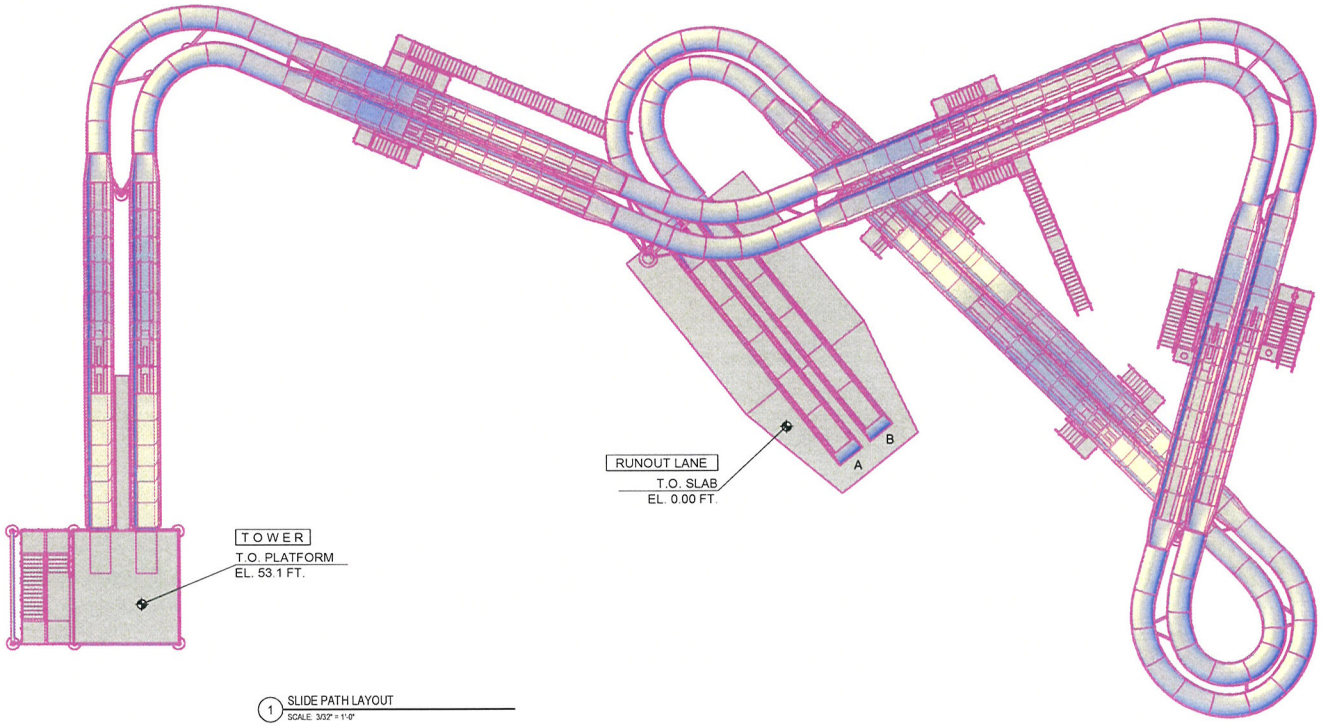
MOSER architecture studio

Complex #4 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352



2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"



1 SLIDE PATH LAYOUT
SCALE: 3/32" = 1'-0"

COMPLEX #5 - UPHILL COASTER

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A MASTER BLASTER	857.1	53.1	MB/GAT
B MASTER BLASTER	839.8	53.1	MB/GAT

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

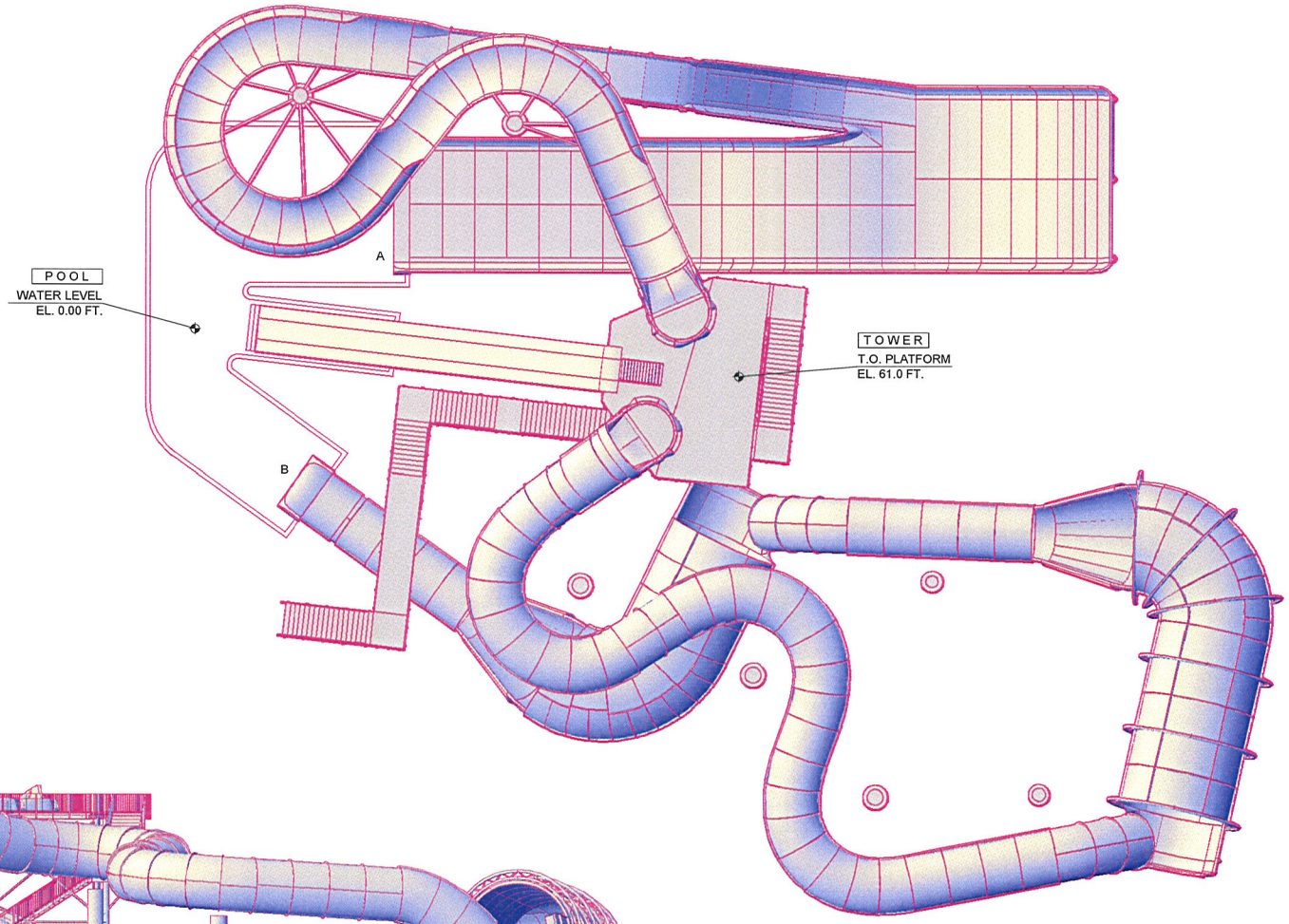
MOSER architecture studio

Complex #5 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

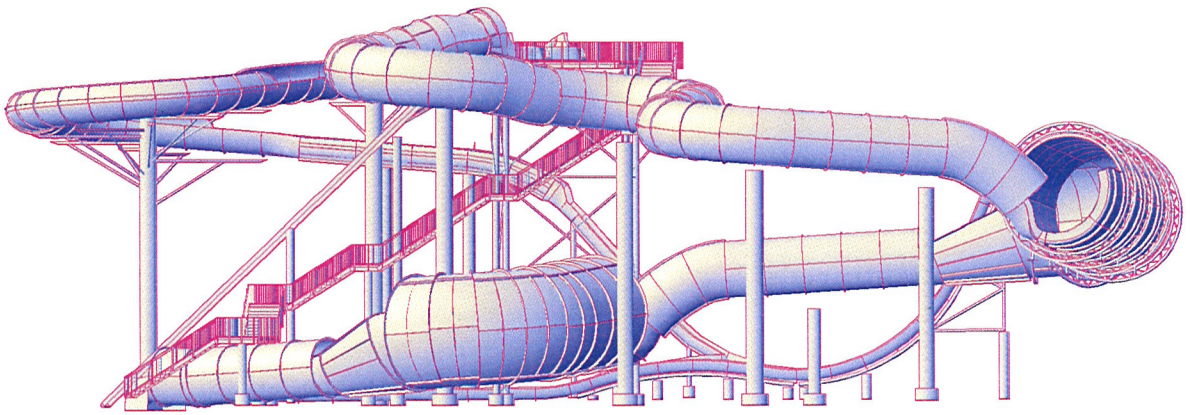
VAR-43353 SUP-43355
SUP-43356 SDR-43352

COMPLEX #6 - EXTREME RAFTING

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	307.1	61.0	HP/FRR-3000
FAMILY RAFT RIDE			
B	497.0	61.0	AT-120
FAMILY PYTHON C/W ENCLOSED FAMILY RAFT RIDE			



1 SLIDE PATH LAYOUT
SCALE: 3/8" = 1'-0"



2 ELEVATION VIEW
SCALE: 3/8" = 1'-0"

RECEIVED
SEP 22 2011
City of Las Vegas

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

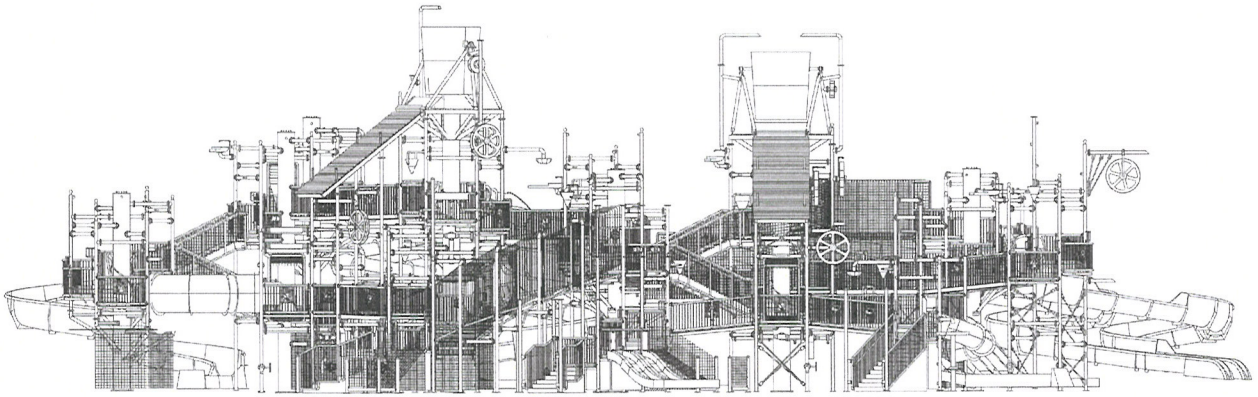
AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

Complex #6 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

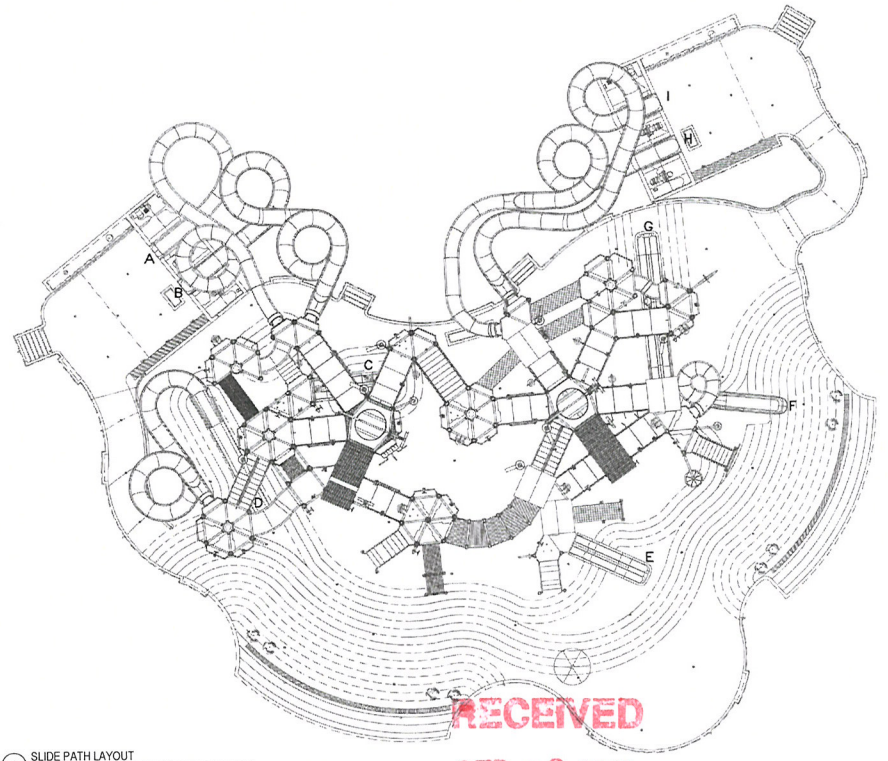
VAR-43353 SUP-43355
SUP-43356 SDR-43352



2 ELEVATION VIEW
SCALE: 3/32" = 1'-0"

COMPLEX #7 - BODY SLIDE

SLIDE NAME	LENGTH (FT.)	HEIGHT (FT.)	FLUME TYPE
A	134.3	20.0	AT
ENCLOSED BODY SLIDE			
B	139.1	20.0	PS
OPEN BODY SLIDE			
C	19.7x2	4.0	MM
2 LANE MINI MULTI SLIDE			
D	113.9	13.0	PS
OPEN BODY SLIDE			
E	19.2	4.0	MM
2 LANE MINI MULTI SLIDE			
F	41.5	6.0	AT
ENCLOSED BODY SLIDE			
G	35.3	8.0	MM
2 LANE MINI MULTI SLIDE			
H	122.5	17.0	AT/PS
OPEN/ENCLOSED BODY SLIDE			
I	113.9	17.0	PS
OPEN BODY SLIDE			



1 SLIDE PATH LAYOUT
SCALE: 3/32" = 1'-0"

RECEIVED
SEP 22 2011

Water Slide Plans and Elevations - LV Water Park

Desert Inn Road / Rancho Drive, City of Las Vegas, NV 89102

AQUATIC DEVELOPMENT GROUP, INC.

Kimley-Horn and Associates, Inc.

MOSER architecture studio

Complex #7 : Sheet Title
11-087 : Project Number
9-22-2011 : Date

VAR-43353 SUP-43355
SUP-43356 SDR-43352

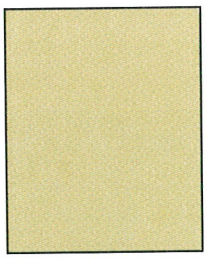
MOSER architecture studio

COLOR BOARD

PALETTE 1

PRIMARY	SECONDARY	ACCENT - 1
		
SW 7031 MEGA GREIGE	SW 6098 PACER WHITE	SW 6077 EVERYDAY WHITE

PALETTE 2

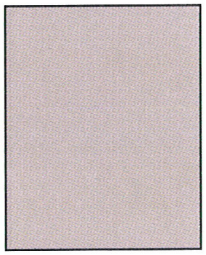
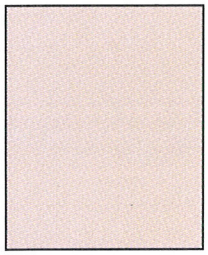
PRIMARY	SECONDARY	ACCENT - 1
		
SW 6178 CLARY SAGE	SW 6135 ECRU	SW 6133 MUSLIM

RECEIVED
SEP 22 2011
City of Las Vegas

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

VAR-43353 SUP-43355
SUP-43356 SDR-43352

PALETTE 3

PRIMARY	SECONDARY	ACCENT - 1
		
SW 7025 BACKDROP	SW 7023 REQUISITE GRAY	SW 7021 SIMPLE WHITE

RECEIVED
SEP 22 2011
City of Las Vegas

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188

VAR-43353 SUP-43355
SUP-43356 SDR-43352

Kimley-Horn
and Associates, Inc.

September 21, 2011

Suite 210
2080 East Flamingo Road
Las Vegas, Nevada
89119

City of Las Vegas Department of Planning
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106

Re: Waiver of Standard – Parking
Las Vegas Water Park
Justification Letter

To Whom It May Concern:

The Las Vegas Water Park is submitting a use application for a water park complex located west of South Rancho Drive, north of Desert Inn Road, and generally south of Mead Avenue and east of Rigel Avenue within the City of Las Vegas.

The water park is proposing to redevelop 33.15 acres of existing M-Industrial zoned land. The redevelopment will consist of the demolition of existing commercial and industrial buildings that currently occupy the site. At full build out the proposed water is to include approximately 17 acres of water park and about 16 acres of surface parking.

Based on Title 19 the water park land use has a parking requirement of one space per 3 persons for which the facility is designed to accommodate at maximum capacity. The proposed water park is being designed to accommodate a total of 7,466 patrons on 17.4 acres south of Sirius Avenue. With a maximum capacity of 7,466 patron the parking requirement is 2,448 spaces.

7466 / 3 = 2,488 parking spaces

The Institute of Transportation Engineers (ITE) *Parking Generation*, 4th Edition, provides parking demand information under Land Use Code 414 - Water Slide Park for water slide parks containing water slides, wading pools, refreshment stands and picnic areas. This use is consistent with the proposed development. Excerpts from ITE's *Parking Generation,* 4th Edition, are attached.

The provided ITE parking information is based on from two reported studies. The two studies are from Garland and North Richland Hills, Texas. The ITE

TEL 702 734 5666
FAX 702 735 4949

RECEIVED
SEP 22 2011
City of Las Vegas
VAR-43353

information provides a weekday demand of approximately 50 vehicles per acre and a Saturday demand of about 75 vehicles per acre. With a water park area of 17.4 acres south of Sirius this would calculate a parking demand of:

75 veh/ac * 17.4 ac = 1,305 parking spaces

This parking demand is some 1,183 spaces less than the city code calculation.

The developer has been working with the water park industry in the designing of the proposed facilities. According to the attached letter from CBK, the observed vehicle occupancy at their existing water parks has been found to be between 3.5 to 4.0 persons per vehicle. Using a vehicle occupancy of 3.5 people per vehicle and a maximum water park capacity of 7,466 patrons, the number of required parking spaces would be 2,128.

7,466 max patrons / 3.5 people per vehicle = 2,128 parking spaces

For a vehicle occupancy of 4.0 people per vehicle and a maximum water park capacity of 7,466 patrons the number of required parking spaces would be 1,866.

7,466 max patrons / 4.0 people per vehicle = 1,866 parking spaces

The proposed project is providing a total of 2,125 surface parking spaces on 16 acres of land north of the water park facilities.

Recognizing the parking demands for water park facilities as reported by ITE and the vehicle occupancy data from the water park industry, it is our opinion that a parking waiver of 14.6% from the development standard to provide a total of 2,125 parking spaces where 2,488 would be required is justified and would not impact the adjacent land uses and public roadways.

Sincerely,

Kenneth W. Ackeret, P.E., PTOE, Ph.D.

PROFESSIONAL ENGINEER - STATE OF NEVADA
Kenneth W. Ackeret
Exp: 12/31/12
CIVIL
9/21/11
No. 6227

Attachments: ITE Parking Generation 4th Edition, Land Use Code 414
CBK letter received 9/21/2011

RECEIVED
SEP 22 2011
City of Las Vegas

VAR-43353

Land Use: 414
Water Slide Park

Description

Water slide parks contain water slides, wading pools, refreshment stands and picnic areas.

Database Description

The database consisted of three suburban sites. Two sites provided weekday and Saturday parking demand. The third site provided Sunday parking demand.

- Average size: 32.5 acres.
- Average parking supply ratio: 84.5 spaces per acre (two study sites).

Weekday parking demand was observed at two study sites. One site was observed for the hours between 10:00 a.m. and 8:00 p.m. The other site was observed for the hours between 2:00 and 7:00 p.m. Average weekday parking demand ratio was 49.70 vehicles per acre. The weekday peak parking demand period occurred between the hours of 12:00 and 4:00 p.m.

Saturday parking demand was observed at two study sites. One site was observed for the hours between 10:00 a.m. and 9:00 p.m. The other site was observed for three nonconsecutive hours between 2:00 and 7:00 p.m. The average Saturday parking demand ratio was 72.90 vehicles per acre. The Saturday peak parking demand period occurred between the hours of 2:00 and 4:00 p.m.

Sunday parking demand was observed at one study site. The count was submitted for a single hour of observation between 3:00 and 4:00 p.m. The Sunday parking demand ratio was 12.00 vehicles per acre.

The following table presents the time-of-day distribution of parking demand, based on data from two sites.

Based on Vehicles per 1,000 sq. ft. GFA	*Weekday*		*Saturday*	
Hour Beginning	Percent of Peak Period	Number of Data Points	Percent of Peak Period	Number of Data Points
12:00–4:00 a.m.	–	0	–	0
5:00 a.m.	–	0	–	0
6:00 a.m.	–	0	–	0
7:00 a.m.	–	0	–	0
8:00 a.m.	–	0	–	0
9:00 a.m.	–	0	–	0
10:00 a.m.	21	1	10	1
11:00 a.m.	72	1	36	1
12:00 p.m.	91	1	60	1
1:00 p.m.	100	1	76	1
2:00 p.m.	97	2	93	1
3:00 p.m.	94	2	100	1
4:00 p.m.	84	2	91	1
5:00 p.m.	71	2	78	1
6:00 p.m.	54	2	66	1
7:00 p.m.	26	1	51	1
8:00 p.m.	–	0	32	1
9:00 p.m.	–	0	–	0
10:00 p.m.	–	0	–	0
11:00 p.m.	–	0	–	0

RECEIVED
SEP 22 2011
City of Las Vegas

Land Use: 414
Water Slide Park

Study Sites/Years

Garland, TX (1983); Arlington, TX (2008); North Richland Hills, TX (2008)

4th Edition Source Number

1147

RECEIVED
SEP 22 2011
City of Las Vegas

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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

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

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

October 25, 2011

VIA EMAIL: sswanton@lasvegasnevada.gov

CITY OF LAS VEGAS
Planning & Development
333 Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter for Water Park at Desert Inn Road and Rancho Drive Site Plan Review; Special Use Permits & Variance

To Whom It May Concern:

Please be advised, this office represents the owner and developer of the proposed project referenced above (the "Applicant"). The proposed water park will be on approximately 33 net acres on the following assessor parcel numbers: 162-08-701-007 & 008; 162-08-701-001, 002, 003, 004 & 005; 162-08-603-001, 002, 003; 162-08-418-002 & 003; 162-08-303-015, 016, 017 & 018; **and 162-08-303-033**; and 162-08-702-001 & 002 (the "Site").

Site Plan Review

The Applicant is proposing to develop a water park on the Site. Corresponding applications have also been filed seeking a General Plan Amendment to Light Industrial/Research and M zoning for the Site. A water park is a permitted use in the M zoning category. The Site is appropriate for a water park due to the close proximity to I-15 and Sahara Avenue. The water park will consist of several attractions that will make it desirable to visit by both locals and tourists. Additionally, the water park will have certain features and rides that will make it unique to Las Vegas. As currently contemplated, there will be a wave pool, adventure river, body slide landing pool, kid's lagoon, speed slides, uphill coaster, raft slide landing pool and a tube slide landing pool - to name a few features. The parking will be provided on a paved surface lot north of Sirius Avenue with the main entrance to the water park being located on the corner of Sirius Avenue and Rancho Drive. The parking area will have landscape diamonds throughout to visually enhance this area **and will comply with all parking lot landscaping requirements**. Vehicular access to the Site will be primarily from Rancho Drive although adjacent streets may handle some traffic flow coming from the west. Once visitors have parked, there will be visual indicators directing them towards Rancho Drive. The Applicant will be providing a detached sidewalk with 15 feet of landscaping and will encourage the use of the sidewalk along Rancho Drive to access the main entrance into the park in order to minimize pedestrian and vehicle contact within the parking lot.

RECEIVED
OCT 25 2011
451671

VAR-43353 SUP-43355
SUP-43356 SDR-43352
REVISED

Along with the Site Plan Review, the Applicant is seeking the following **exception and** waiver:

(1) An exception for landscaping and amenities in the plaza area. The main entry into the water park will be on the corner of Sirius Avenue and Rancho Drive and will include a plaza area. The plaza area will be used for a convenient drop off area as well as the main pedestrian entrance into the park. In lieu of traditional landscaping, the Applicant is proposing to disperse planters with trees and shrubs throughout the plaza area. Section 19.08.040 (F)(12) does not apply as there are no proposed walls at plaza area; and

(2) A waiver to provide landscaping along Sirius Avenue adjacent to the location of the bus turnout. The Applicant will provide 15 feet of landscaping but the landscaping will be located behind the bus shelter.

The Applicant will provide a 15 foot wide landscape buffer along Desert Inn Road, Rancho Drive and Sirius Avenue with trees planted 20 feet apart. Finally, the Applicant is exceeding all setback requirements.

Special Use Permits

The Applicant is seeking the following special use permits in conjunction with the water park:

(1) A special use permit to increase the maximum height of rides to 150 feet. Previous approvals in the area have allowed for high rise towers with a similar height. Additionally, the Site is located adjacent to I-15. Therefore, we believe this height is appropriate and will not negatively impact the surrounding neighborhood.

(2) A special use permit to allow two supper clubs to be located within the park. The supper clubs will serve food and on sale alcohol (beer, wine and liquor) with a walk up/sit down bar component. There will be an outdoor patio area also incorporated with the supper clubs. The supper clubs are a necessary component to the water park and will be a welcome amenity.

Variance

The Applicant is seeking a variance to reduce the amount of parking provided on the Site. Based upon our internal calculations related to maximum occupancy, Title 19 would require 2,488 parking spaces. We will be providing 2,125 parking spaces which is approximately a 15% reduction. We believe this variance is justified because a certain percentage of our visitors will be tourists who will use a taxi or other means to get to the water park and will not utilize existing parking spaces. Additionally, the industry standard from other water parks seems to be a calculation of about 3.5 persons per vehicle. Therefore, we believe the parking spaces we are providing will accommodate all visitors who will drive and park at the Site. We have included a letter from Kenneth Ellis, a partner with CAMELBEACH Mountain Waterpark. In their experience, the visitor per car ranged from 3.5 to 4.0 persons per vehicle on average. Finally, the

VAR-43353 SUP-43355
SUP-43356 SDR-43352 15167.1
REVISED

area where the parking will be provided is an odd shaped lot that meets the criteria set forth in Title 19. Due to the unique shape of the Site where the parking will be located, the strict application of any zoning regulation would result in practical difficulties such that a variance from that strict application may be granted so as to relieve the practical difficulties. Additionally, granting of the parking variance would not be substantial detriment to the public good. Therefore, given the unique shape of the lot, the fact that a certain percentage of our visitors will travel by taxi or other means and based upon parking information from other water parks, we believe our parking calculations will accommodate the needs of our water park and that the variance is appropriate.

We are very excited about the development of this project. We believe this water park will be an exciting amenity for the City and Southern Nevada. We look forward to working with the City to complete this project.

Thank you for your consideration of this request. Please contact me if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

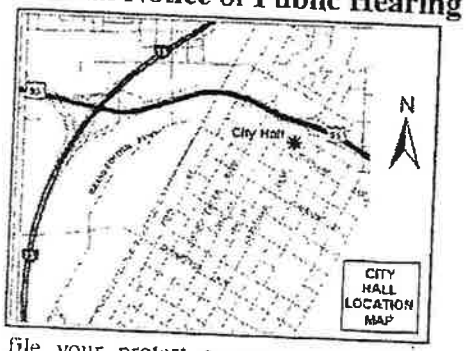
JJL/sfm

cc: Philip Brohn
Terry Murphy
Frank Beck

VAR-43353 SUP-43355
SUP-43356 SDR-43352
REVISED

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-43353 & SUP-43355

Planning Commission Meeting of 11/8/2011

16208303014 Case: VAR-43353
YOUNG C & E 1985 LIV TR SURV TR
YOUNG C&E 1985 LIV TR CREDIT TR
%E YOUNG
8160 OBANNON DR
LAS VEGAS NV 89117-1920 89117-1920

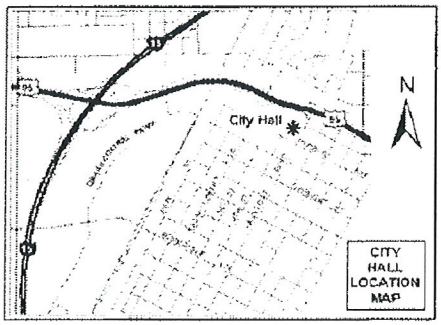
RECEIVED
NOV 3 2011
CITY CLERK

Submitted after final agenda.
Date 11-08-2011 Item 18-19

Nov 02 11 04:44p Carl Young 702-363-6918 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



RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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-43353 & SUP-43355

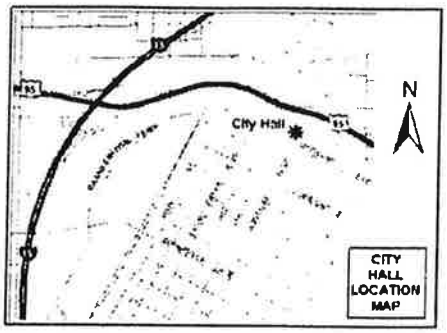
Planning Commission Meeting of 11/8/2011

Case: VAR-43353
16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

18-19
A

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
NOV - 8 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Steve Usaitis
oct 2, 2011

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-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

Case: VAR-43353
16208301011
USAITIS STEVE
782 COLONIAL RD
DURANGO CO 81303-6461 81303-6461

2 HRDFN11 81303

Application Information

VAR-43353 - VARIANCE RELATED TO GPA-42939, ZON-42940 AND ZON-42941 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Variance TO ALLOW 2,125 PARKING SPACES WHERE 2,488 SPACES ARE REQUIRED on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

SUP-43355 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941 AND VAR-43353 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

18-19 A

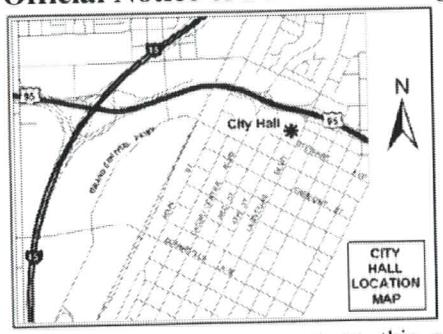
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 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.

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:17
PLANNING AND DEVELOPMENT

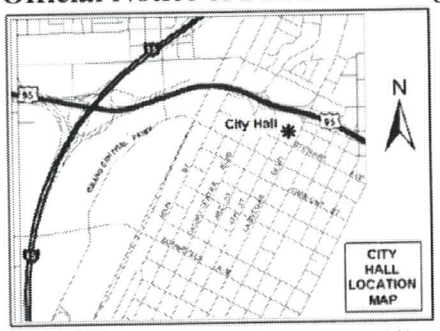
Case: VAR-43353
16217210002
3355 SPRING MOUNTAIN L L C
195 E RENO #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

18-19 A

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

Return Service Requested
Official Notice of Public Hearing



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-43353 & SUP-43355

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

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

Case: VAR-43353
16217213004
RIBEIRO JOHNNY A JR & LORA LEE
195 E RENO
LAS VEGAS NV 89119-1123 89119-1123

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

16 HRDFN11 89119

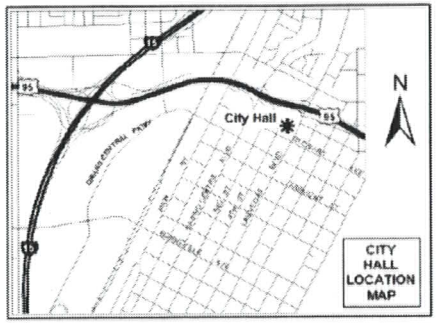
18-19 A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:11
PLANNING AND DEVELOPMENT

Case: VAR-43353
16217212006
RIBEIRO JOHNNY JR & LORA LEE
195 E RENO AVE
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFM11 89119

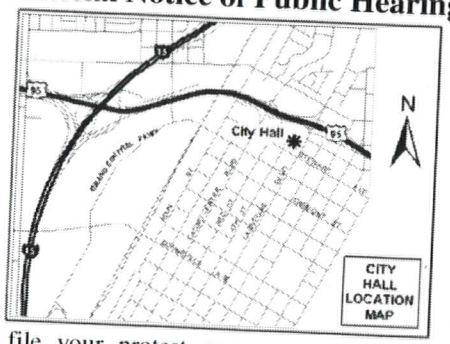
18-19 A

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

PRESORTED
FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:11
PLANNING AND DEVELOPMENT

16217212005 Case: VAR-43353
RIBEIRO JOHNNY BUILDER EMP L P
195 E RENO AVE #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

18-19 A

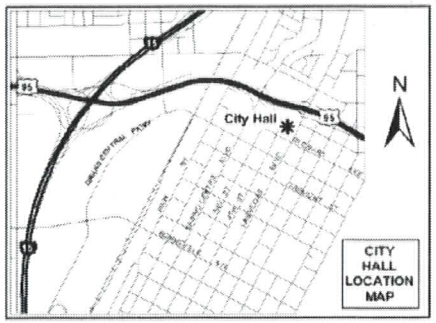
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

RECEIVED
11 NOV -8 PM 1:17
PLANNING AND DEVELOPMENT

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-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

Case: VAR-43353
16217211001
RIBEIRO JOHNNY A JR NEVADA TRUST
KOVATCH 2009 REVOCABLE TR
195 E RENO #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

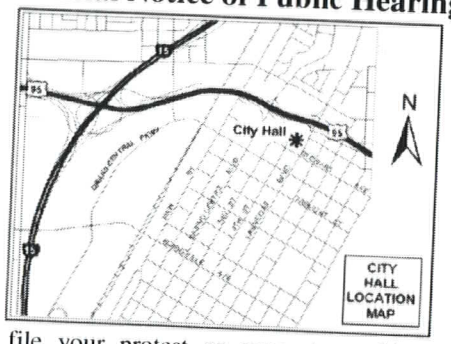
18-19 A.

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43353 & SUP-43355
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:10
PLANNING AND DEVELOPMENT

16217213006 Case: VAR-43353
RIBEIRO JOHNNY JR
195 E RENO
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

18-19 A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
ABEYANCE - SUP-43355 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941 AND VAR-43353 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

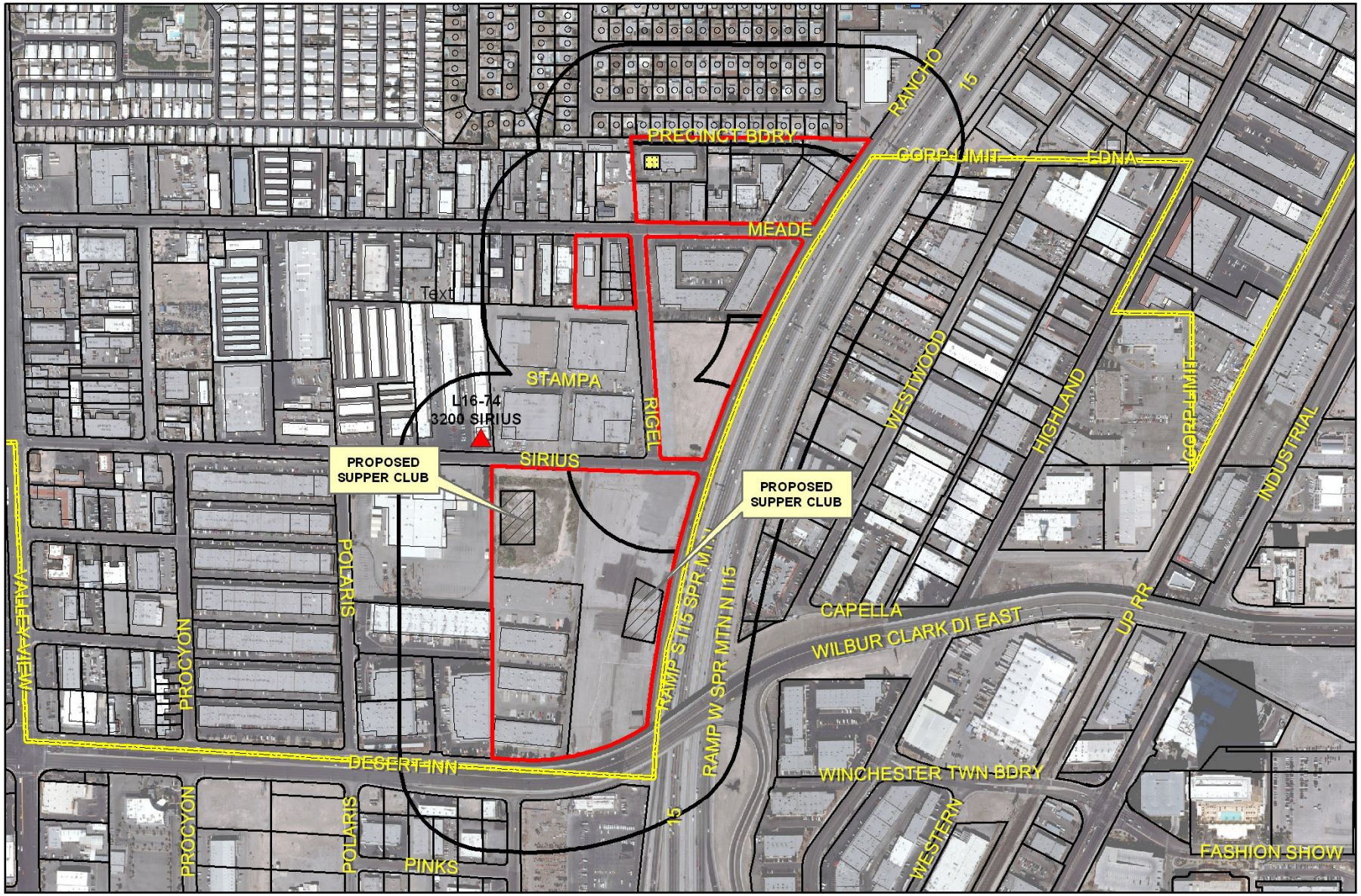
C.C.: 03/21/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Maps – SUP-43355 and SUP-43356
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.



SUP-43355
SUP-43356

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September 2011

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. de Brito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SVP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280-
Date Received:*	9/22/11
Received By:	BLS

*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.

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

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

1035212.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September 2011

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 28 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	Ben S.

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

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

Revised 10/27/08

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

1035215.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September 2011

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Stripper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. DeBrito

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BG

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

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

Revised 10/27/08

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

1035213.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43355** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

1028811.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Notary Public for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280.-
Date Received:*	9/22/11
Received By:	BAS

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

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 10/27/06

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

1035214.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43355 APN: Please see attached

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ____/____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 09 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43355
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	

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

RECEIVED
SEP 22 2011
City of Las Vegas

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

Revised 10/27/08

1035216.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
ABEYANCE - SUP-43356 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353 AND SUP-43355 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/21/2011

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards - SUP-43356 and SDR-43352

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September 2011

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public, State of New York
No. 01DE6056817
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11-14-06

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280 —
Date Received:*	9/22/11
Received By:	BAS

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

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

Revised 10/27/08

1035217.1

AMP

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11-14-06

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy A. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 10/27/08

1035239.1

AMP

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BNS

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

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

RECEIVED
SEP 22 2011
City of Las Vegas

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public, State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BAS

RECEIVED
SEP 22 2011
City of Las Vegas

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

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

Revised 10/27/08

1035218.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43356** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 1-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Nancy J. de Brito

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Notary Public in and for said County and State

RECEIVED
SEP 22 2011
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$1,280
Date Received:*	9/22/11
Received By:	BS

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

Revised 10/27/08

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

1035236.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-43356 APN: Please see attached

Name of Property Owner: Integral Partners Park Place Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Wingston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

Nancy J. de Brito

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Supper Club

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-43356
Meeting Date:	11/8/11
Total Fee:	$ 6,280.-
Date Received:*	9/22/11
Received By:	

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

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

Revised 10/27/08

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

1035244.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

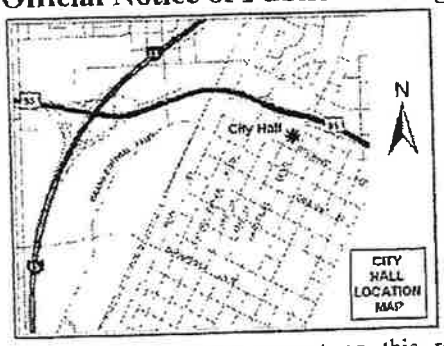
	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

Nov 02 11 04:46p Carl Young 702-363-6918 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



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-43356 & SDR-43352

Planning Commission Meeting of 11/8/2011

Case: SUP-43356

16208303014
YOUNG C & E 1985 LIV TR SURV TR
YOUNG C&E 1985 LIV TR CREDIT TR
%E YOUNG
8160 OBANNON DR
LAS VEGAS NV 89117-1920 89117-1920

RECEIVED

20-21 p.1

Submitted after final agenda

Date 11-08-2011 Item 20-21

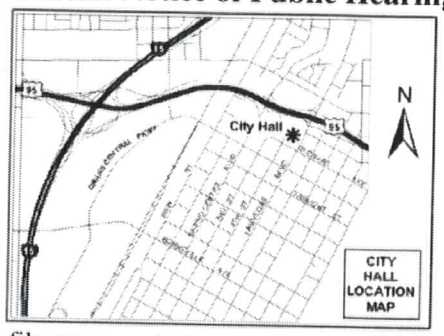
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

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-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

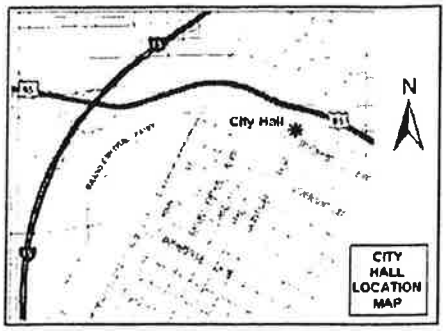
Case: SUP-43356
16217211001
RIBEIRO JOHNNY A JR NEVADA TRUST
KOVATCH 2009 REVOCABLE TR
195 E RENO #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

20-21 A

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

Return Service Requested
Official Notice of Public Hearing



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-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011



Steve Usaitis
oct 2. 2011

Case: SUP-43356

16208301011
USAITIS STEVE
782 COLONIAL RD
DURANGO CO 81303-6461 81303-6461

2 MAILED 81303

Application Information

SUP-43356 - SPECIAL USE PERMIT RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353 AND SUP-43355 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

SDR-43352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355 AND SUP-43356 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

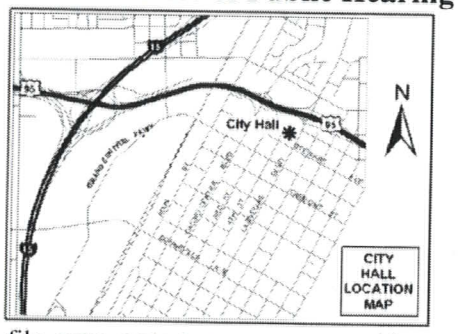
20-21 A

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.

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-43356 & SDR-43352

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁴
0004279218 OCT 27 2011
MAILED FROM ZIP CODE 89101

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

Case: SUP-43356

16217212005
RIBEIRO JOHNNY BUILDER EMP L P
195 E RENO AVE #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

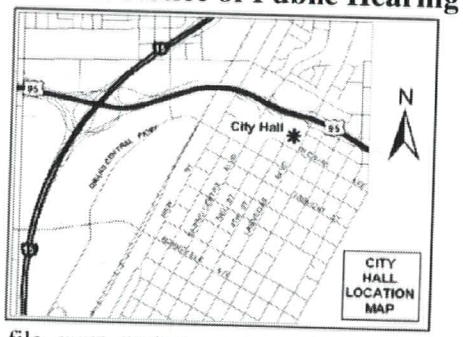
20-21 A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

Case: SUP-43356

16217213006
RIBEIRO JOHNNY JR
195 E RENO
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

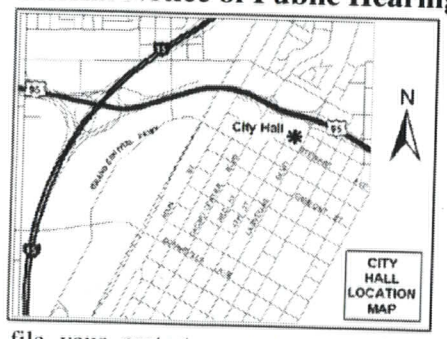
2021
A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

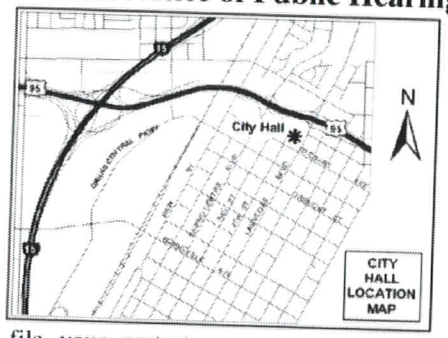
Case: SUP-43356
16217213004
RIBEIRO JOHNNY A JR & LORA LEE
195 E RENO
LAS VEGAS NV 89119-1123 89119-1123

15 HRDFM11 89119

20-21 A

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

Return Service Requested
Official Notice of Public Hearing



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-43356 & SDR-43352

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

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

RECEIVED
11 NOV -8 PM 1:11
PLANNING AND DEVELOPMENT

Case: SUP-43356

16217212006
RIBEIRO JOHNNY JR & LORA LEE
195 E RENO AVE
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

20-21 A

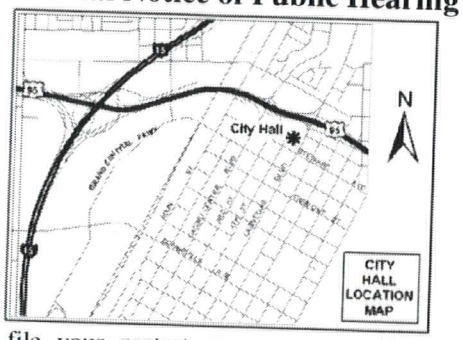
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

RECEIVED
11 NOV -8 PM 1:18
PLANNING AND DEVELOPMENT

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-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

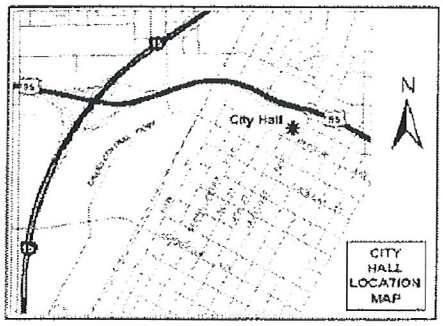
16217210002 Case: SUP-43356
3355 SPRING MOUNTAIN L L C
195 E RENO #A
LAS VEGAS NV 89119-1123 89119-1123

16 HRDFN11 89119

10-21 A

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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.

Case: SUP-43356

16217110029
S & S PHILPOTT L L C
4385 E CARTEGENA WY
LAS VEGAS NV 89121-6503 89121-6503

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43356 & SDR-43352
Planning Commission Meeting of 11/8/2011

20-21
A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
ABEYANCE - SDR-43352 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-42939, ZON-42940, ZON-42941, VAR-43353, SUP-43355 AND SUP-43356 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: FISHER BROTHERS LAS VEGAS, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY AND A CORRESPONDING REQUEST FOR ENCROACHMENT INTO THE RANCHO DRIVE PUBLIC RIGHT-OF-WAY on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive (APNs 162-08-303-015 through 018 and 033; 162-08-418-002 and 003; 162-08-603-001 through 003; 162-08-701-001 through 005 and 007 and 008; and 162-08-702-001 and 002), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/21/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43352 APN: Please see attached

Name of Property Owner: Fisher Brothers Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 11-14-08

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

RECEIVED
SEP 22 2011
City of Las Vegas

1028810.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE6056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BCS

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

RECEIVED
SEP 22 2011
City of Las Vegas

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

1035196.1 AMP 15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** APN: Please see attached

Name of Property Owner: Eden Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Martin Edelman

Subscribed and sworn before me

This 8th day of September 2011

_____

Notary Public in and for said County and State

Nancy de Brito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 11-14-08 f:\depot\Application Packet\Statement of Financial Interest.doc

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Eden Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Martin Edelman

Subscribed and sworn before me

This 8th day of September, 20 _____.

_____

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-43352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BCS

RECEIVED
SEP 22 2011
City of Las Vegas

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

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

AMP

1035207.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** APN: Please see attached

Name of Property Owner: Paradise Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September 2011

Notary Public in and for said County and State

Nancy J. de Brito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 11-14-06

RECEIVED
SEP 22 2011
City of Las Vegas

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

1028811.1 AMP 15167.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Paradise Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 14th day of September, 20 11.

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public, State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-13352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BLS

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

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

Revised 10/27/08

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

1035198.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-43352** APN: Please see attached

Name of Property Owner: Taos Land Company, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

_____

Notary Public in and for said County and State

Nancy J. de Buto
Notary Public State of New York
No. 01DE6056317
Qualified in New York County
Commission Expires March 4, 2014

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

RECEIVED
SEP 22 2011
City of Las Vegas

1028811.1 AMP 15157.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Taos Land Company, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 20 11.

_____

Notary Public in and for said New York County

Marilyn J. Debbie
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-43352
Meeting Date:	11/8/11
Total Fee:	$1,030
Date Received:*	9/22/11
Received By:	BAS

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

RECEIVED
SEP 22 2011
AMP
City of Las Vegas

Revised 10/27/08

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

1035205.1

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-43352 APN: Please see attached

Name of Property Owner: Integral Partners Park Place, Las Vegas, LLC

Name of Applicant: Fisher Brothers Las Vegas, LLC

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

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011

Notary Public in and for said County and State

Nancy J. DeBrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

RECEIVED
SEP 22 2011
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan

Project Address (Location) Desert Inn and I-15

Project Name _____ **Proposed Use** Water Park

Assessor's Parcel #(s) Please see attached **Ward #** 1

General Plan: existing C, SC proposed LI/R **Zoning:** existing M, P-R & C-1 proposed n/a

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

Gross Acres 31± **Lots/Units** _____ **Density** _____

Additional Information n/a

PROPERTY OWNER Integral Partners Park Place/Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

APPLICANT Fisher Brothers Las Vegas, LLC **Contact** Philip Brohn

Address 299 Park Avenue **Phone:** (212) 940-6262 **Fax:** (646) 884-5721

City New York **State** NY **Zip** 10171

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 **Phone:** (702)-792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Winston Fisher

Subscribed and sworn before me

This 7th day of September, 2011.

Notary Public in and for said County and State

Nancy J. Debrito
Notary Public State of New York
No. 01DE5056317
Qualified in New York County
Commission Expires March 4, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-13352
Meeting Date:	11/8/11
Total Fee:	$1030
Date Received:*	9/22/11
Received By:	Bm S

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

RECEIVED
SEP 22 2011
City of Las Vegas

Revised 10/27/08

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

1035209.1

AMP

15167.1

Fisher Brothers Assessor's Parcels Numbers

	APN	Ownership
1	162-08-701-007	Paradise Las Vegas, LLC
2	162-08-701-008	Taos Land Company, LLC
3	162-08-701-005	Eden Las Vegas, LLC
4	162-08-701-004	Paradise Las Vegas, LLC
5	162-08-701-003	Fisher Brothers Las Vegas, LLC
6	162-08-701-001	Fisher Brothers Las Vegas, LLC
7	162-08-701-002	Fisher Brothers Las Vegas, LLC
8	162-08-603-001	Eden Las Vegas, LLC
9	162-08-603-002	Eden Las Vegas, LLC
10	162-08-603-003	Paradise Las Vegas, LLC
11	162-08-303-015	Fisher Brothers Las Vegas, LLC
12	162-08-303-016	Fisher Brothers Las Vegas, LLC
13	162-08-303-017	Fisher Brothers Las Vegas, LLC
14	162-08-303-018	Fisher Brothers Las Vegas, LLC
15	162-08-702-001	Fisher Brothers Las Vegas, LLC
16	162-08-702-002	Fisher Brothers Las Vegas, LLC
17	162-08-418-002	Integral Partners Park Place Centre-Las Vegas, LLC
18	162-08-418-003	Paradise Las Vegas, LLC
19	162-08-303-033	Fisher Brothers Las Vegas, LLC

SDR 43352
Fisher Brothers Las Vegas, LLC

NWC Desert Inn Road & Rancho Drive

Proposed water park with 2,125 parking spaces.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WATER SLIDE PARK [PARKING SPACES]	2125	2.27	4,824
AM Peak Hour			0.08	170
PM Peak Hour			0.28	595

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rancho Dr.

Average Daily Traffic (ADT)	3,900
PM Peak Hour	312

(heaviest 60 minutes)

Sirius Ave.

Average Daily Traffic (ADT)	1,195
PM Peak Hour	96

(heaviest 60 minutes)

Meade Ave.

Average Daily Traffic (ADT)	1,925
PM Peak Hour	154

(heaviest 60 minutes)

Valley View Blvd.

Average Daily Traffic (ADT)	26,588
PM Peak Hour	2,127

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Rancho Dr.	16,300
Sirius Ave.	16,300
Meade Ave.	16,300
Valley View Blvd.	34,500

This project will add approximately 4,824 trips per day on Rancho Drive, Sirius Avenue, Meade Avenue and Valley View Boulevard. Rancho is currently at about 24 percent of capacity, Sirius at about 7 percent of capacity. Meade at about 12 percent of capacity and Valley View is at about 77 percent of capacity. After this project is added, Rancho is expected to be at about 54 percent of capacity, Sirius at about 37 percent of capacity, Meade at about 41 percent of capacity and Valley View to be at about 91 percent of capacity.

Based on Peak Hour use, this development will add roughly 595 additional cars into the area, which works out to

about ten every minute.

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: FEBRUARY 14, 2012

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

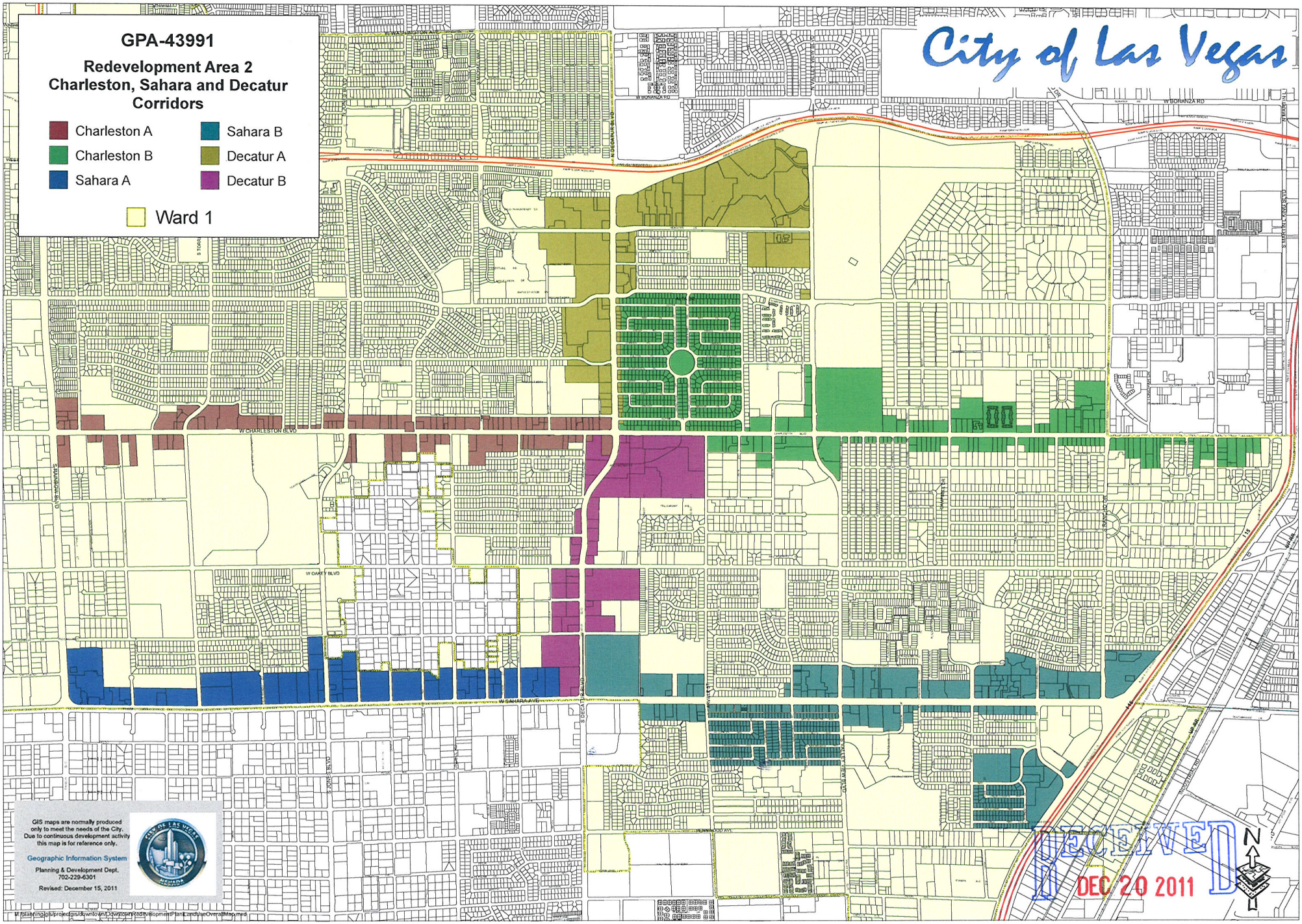
SUBJECT:
ABEYANCE - GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE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

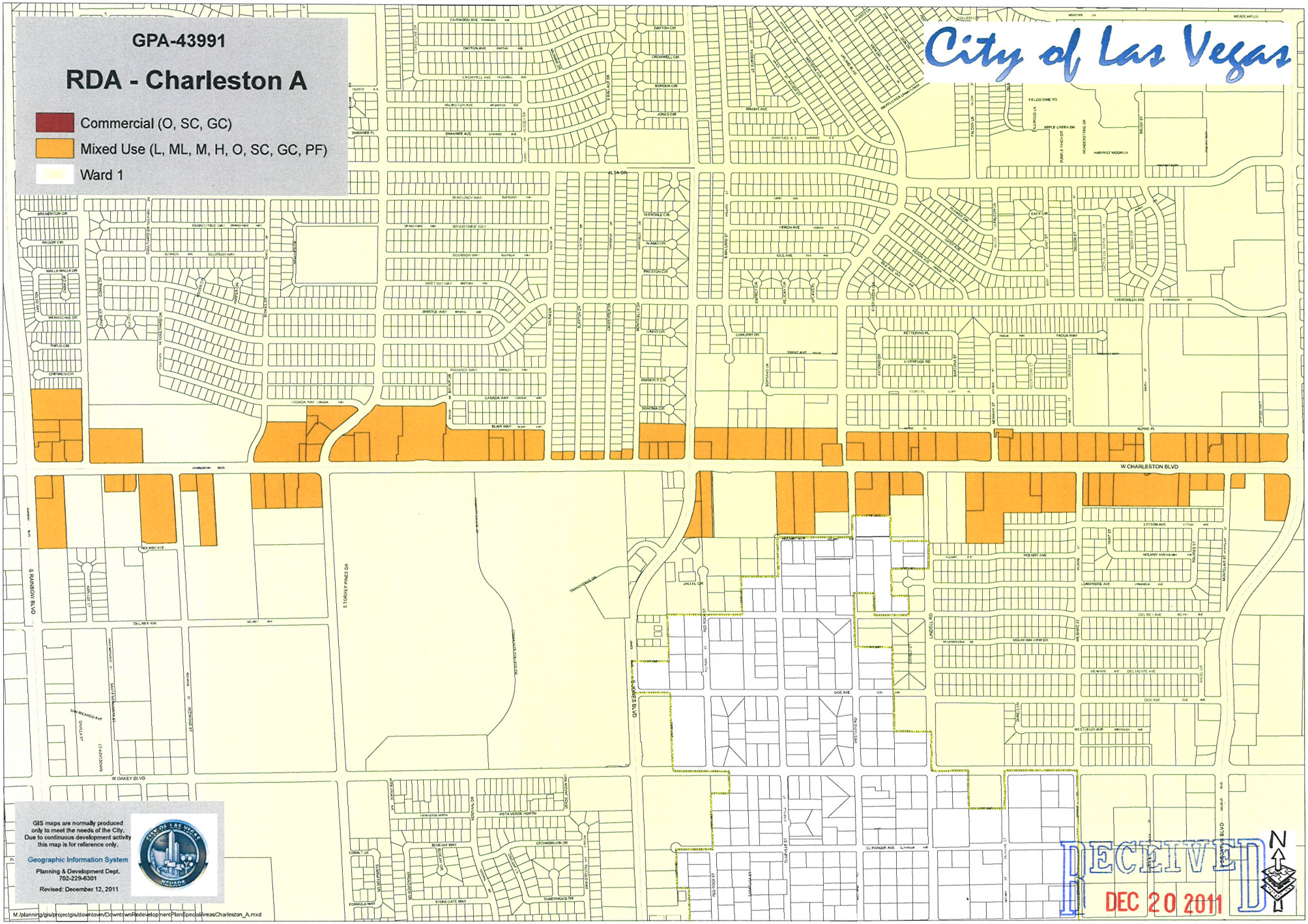
C.C.: 03/07/2012

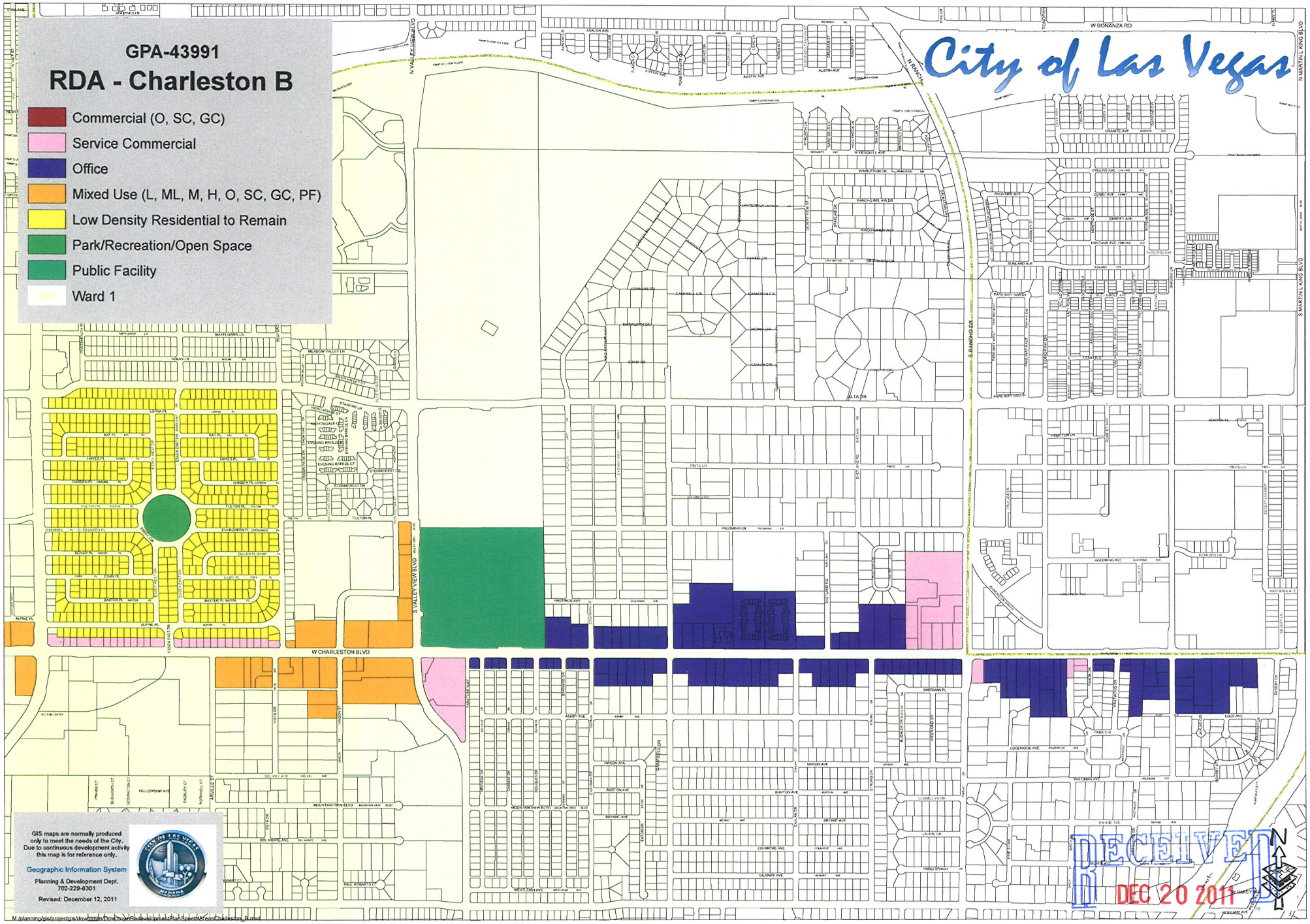
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

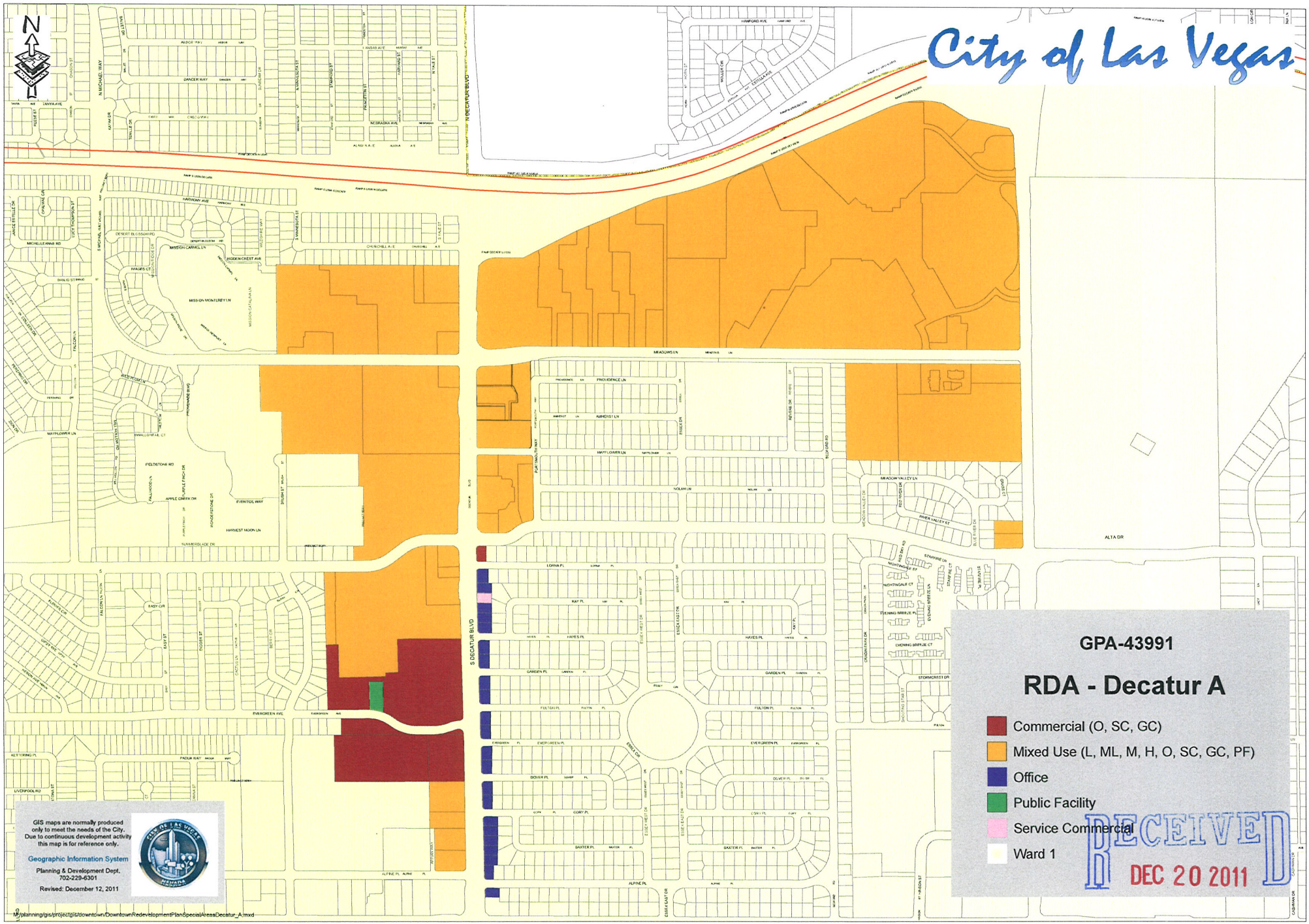
RECOMMENDATION:
Staff recommends APPROVAL.

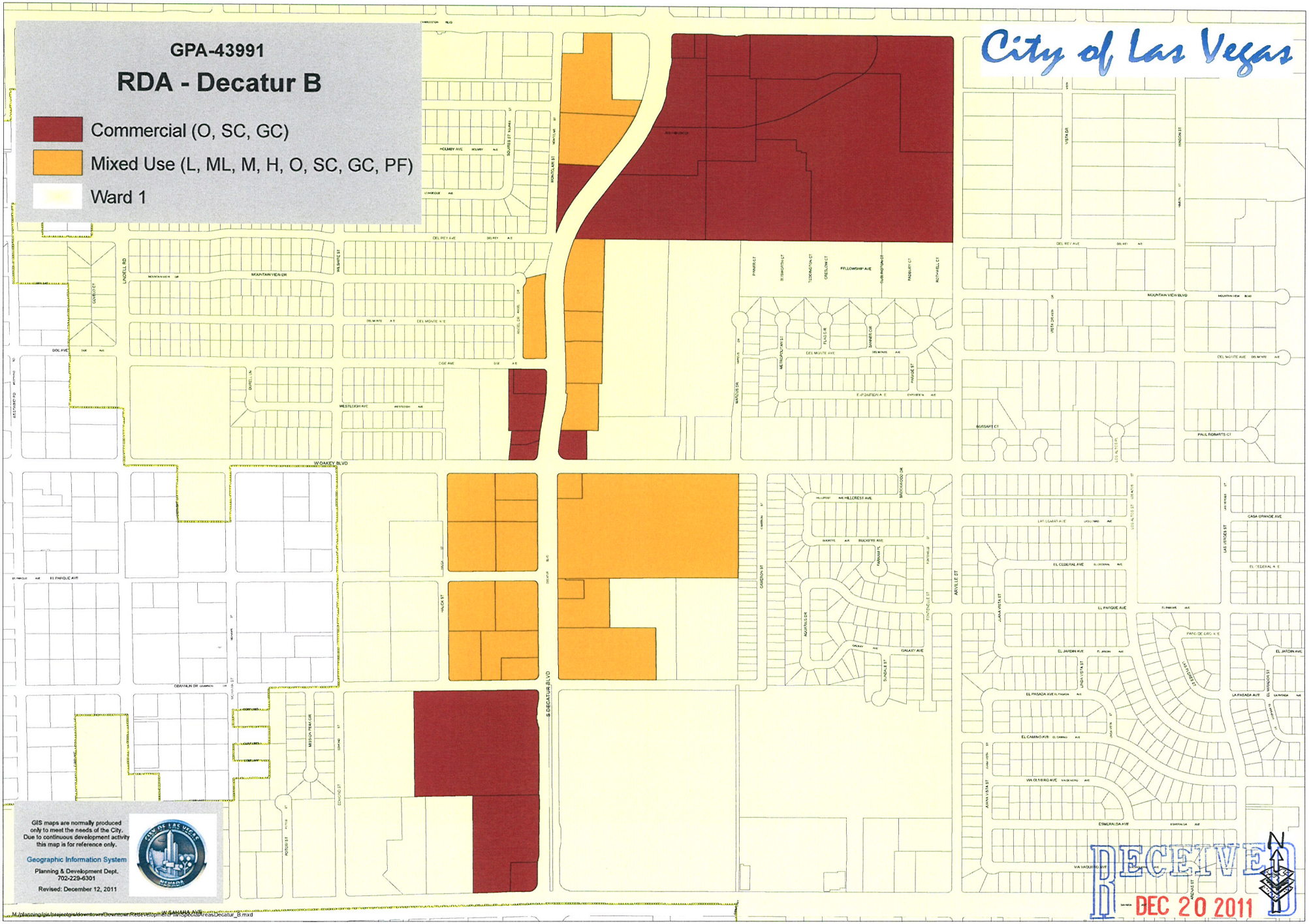
BACKUP DOCUMENTATION:
1. Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Blight Study - City of Las Vegas Redevelopment Area 2
5. Justification Letter

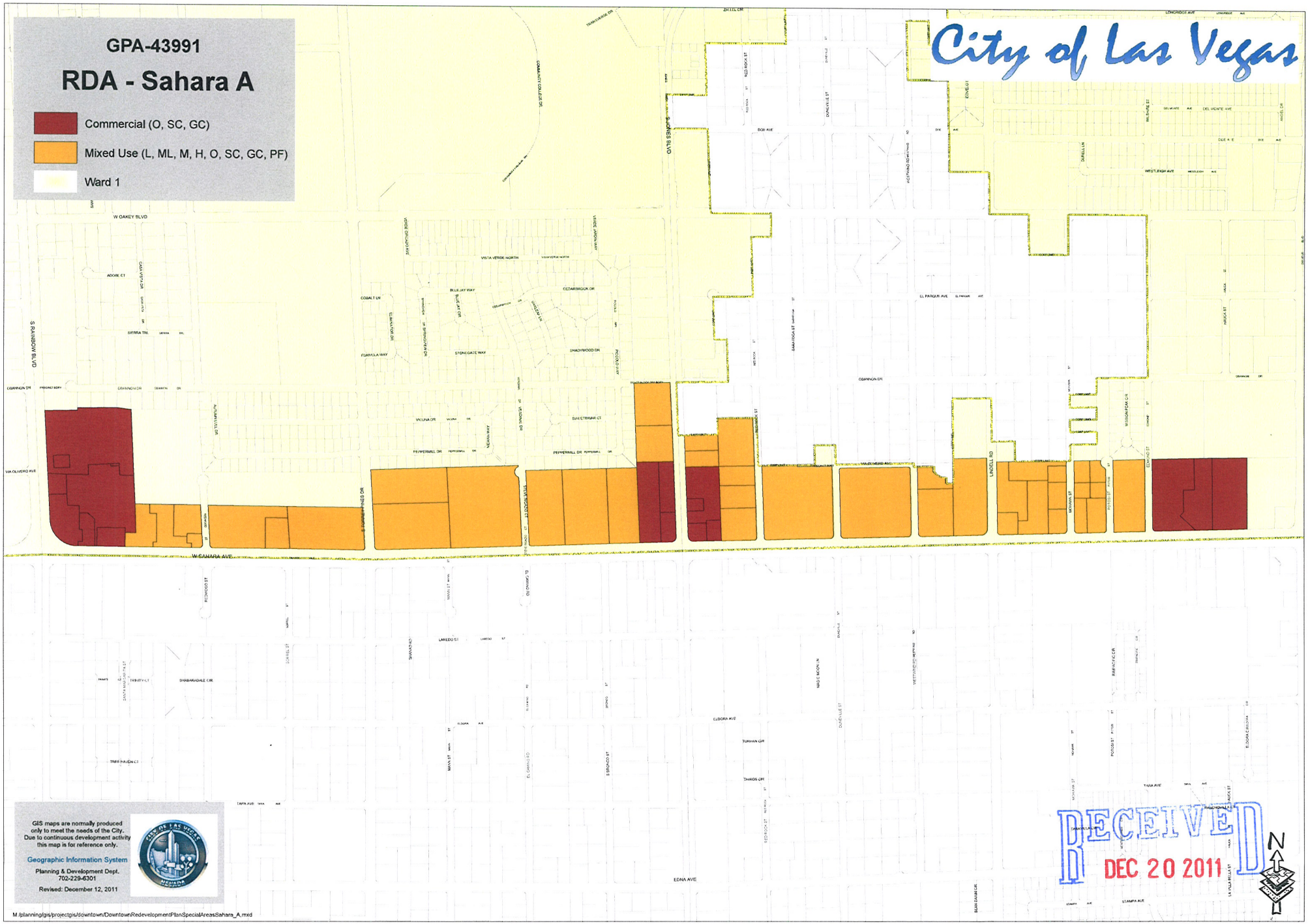

GPA-43991
Redevelopment Area 2
Charleston, Sahara and Decatur
Corridors
Charleston A
Charleston B
Sahara A
Sahara B
Decatur A
Decatur B
Ward 1
City of Las Vegas
W CHARLESTON BLVD
W OAKEY BLVD
W SAHARA AVE
W BONANZA RD
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Revised: December 15, 2011
RECEIVED
DEC 20 2011
N


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
W CHARLESTON BLVD
W OAKEY BLVD
S RAINBOW BLVD
S TORREY PINES DR
ALTA DR
GOWANS BLVD
LINDELL RD
DEC 20 2011
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
M:/planning/gis/projectgis/downtown/DowntownRedevelopmentPlanSpecialAreasCharleston_A.mxd


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
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
M:/planning/gis/projects/downtown/DowntownRedevelopmentPlanSpecialArea/Charleston_B.mxd
RECEIVED
DEC 20 2011


City of Las Vegas
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
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
S DECATUR BLVD
N DECATUR BLVD
MEADOWS LN
ALTA DR
RECEIVED
DEC 20 2011


GPA-43991
RDA - Decatur B
Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Ward 1
City of Las Vegas
W OAKEY BLVD
S DECATUR BLVD
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
M:\planning\gis\projects\gis\downtown\DowntownRedevelopment\RedevelopmentAreas\Decatur_B.mxd
RECEIVED
DEC 20 2011


GPA-43991
RDA - Sahara A
Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Ward 1
City of Las Vegas
W OAKEY BLVD
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
S MAPLE ST
S 3RD ST
S MAIN ST
S LAS VEGAS BLVD
S 4TH ST
S 6TH ST
S 7TH ST
S 8TH ST
S 9TH ST
S 10TH ST
S 11TH ST
S 12TH ST
S 13TH ST
S 14TH ST
S 15TH ST
S 16TH ST
S 17TH ST
S 18TH ST
S 19TH ST
S 20TH ST
S 21ST ST
S 22ND ST
S 23RD ST
S 24TH ST
S 25TH ST
S 26TH ST
S 27TH ST
S 28TH ST
S 29TH ST
S 30TH ST
S 31ST ST
S 32ND ST
S 33RD ST
S 34TH ST
S 35TH ST
S 36TH ST
S 37TH ST
S 38TH ST
S 39TH ST
S 40TH ST
S 41ST ST
S 42ND ST
S 43RD ST
S 44TH ST
S 45TH ST
S 46TH ST
S 47TH ST
S 48TH ST
S 49TH ST
S 50TH ST
S 51ST ST
S 52ND ST
S 53RD ST
S 54TH ST
S 55TH ST
S 56TH ST
S 57TH ST
S 58TH ST
S 59TH ST
S 60TH ST
S 61ST ST
S 62ND ST
S 63RD ST
S 64TH ST
S 65TH ST
S 66TH ST
S 67TH ST
S 68TH ST
S 69TH ST
S 70TH ST
S 71ST ST
S 72ND ST
S 73RD ST
S 74TH ST
S 75TH ST
S 76TH ST
S 77TH ST
S 78TH ST
S 79TH ST
S 80TH ST
S 81ST ST
S 82ND ST
S 83RD ST
S 84TH ST
S 85TH ST
S 86TH ST
S 87TH ST
S 88TH ST
S 89TH ST
S 90TH ST
S 91ST ST
S 92ND ST
S 93RD ST
S 94TH ST
S 95TH ST
S 96TH ST
S 97TH ST
S 98TH ST
S 99TH ST
S 100TH ST
S 101ST ST
S 102ND ST
S 103RD ST
S 104TH ST
S 105TH ST
S 106TH ST
S 107TH ST
S 108TH ST
S 109TH ST
S 110TH ST
S 111TH ST
S 112TH ST
S 113TH ST
S 114TH ST
S 115TH ST
S 116TH ST
S 117TH ST
S 118TH ST
S 119TH ST
S 120TH ST
S 121ST ST
S 122ND ST
S 123RD ST
S 124TH ST
S 125TH ST
S 126TH ST
S 127TH ST
S 128TH ST
S 129TH ST
S 130TH ST
S 131ST ST
S 132ND ST
S 133RD ST
S 134TH ST
S 135TH ST
S 136TH ST
S 137TH ST
S 138TH ST
S 139TH ST
S 140TH ST
S 141ST ST
S 142ND ST
S 143RD ST
S 144TH ST
S 145TH ST
S 146TH ST
S 147TH ST
S 148TH ST
S 149TH ST
S 150TH ST
S 151ST ST
S 152ND ST
S 153RD ST
S 154TH ST
S 155TH ST
S 156TH ST
S 157TH ST
S 158TH ST
S 159TH ST
S 160TH ST
S 161ST ST
S 162ND ST
S 163RD ST
S 164TH ST
S 165TH ST
S 166TH ST
S 167TH ST
S 168TH ST
S 169TH ST
S 170TH ST
S 171ST ST
S 172ND ST
S 173RD ST
S 174TH ST
S 175TH ST
S 176TH ST
S 177TH ST
S 178TH ST
S 179TH ST
S 180TH ST
S 181ST ST
S 182ND ST
S 183RD ST
S 184TH ST
S 185TH ST
S 186TH ST
S 187TH ST
S 188TH ST
S 189TH ST
S 190TH ST
S 191ST ST
S 192ND ST
S 193RD ST
S 194TH ST
S 195TH ST
S 196TH ST
S 197TH ST
S 198TH ST
S 199TH ST
S 200TH ST
S 201ST ST
S 202ND ST
S 203RD ST
S 204TH ST
S 205TH ST
S 206TH ST
S 207TH ST
S 208TH ST
S 209TH ST
S 210TH ST
S 211TH ST
S 212TH ST
S 213TH ST
S 214TH ST
S 215TH ST
S 216TH ST
S 217TH ST
S 218TH ST
S 219TH ST
S 220TH ST
S 221ST ST
S 222ND ST
S 223RD ST
S 224TH ST
S 225TH ST
S 226TH ST
S 227TH ST
S 228TH ST
S 229TH ST
S 230TH ST
S 231ST ST
S 232ND ST
S 233RD ST
S 234TH ST
S 235TH ST
S 236TH ST
S 237TH ST
S 238TH ST
S 239TH ST
S 240TH ST
S 241ST ST
S 242ND ST
S 243RD ST
S

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

M:\planning\gis\projectgis\downtown\DowntownRedevelopmentPlanSpecialAreasSahara_B.mxd

RECEIVED
DEC 20 2011

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 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.	

** 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.
01/10/12	The Planning Commission voted to abey this item (GPA-43991) to the 02/14/12 Planning Commission meeting at the applicant's request.

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

RECEIVED
NOV 23 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) Charleston Blvd. b/t MLK & Rainbow; Sahara Ave. b/t I-15 & Rainbow; Decatur b/t Washington & Sahara

Project Name New Redevelopment Area (Charleston/Decatur/Sahara Corridors) **Proposed Use** _____

Assessor's Parcel #(s) See attached list **Ward #** 1-Tarkanian

General Plan: existing SC, GC, H PF, O, L proposed C-Commercial MXU - mixed use PF - Public Facilities **Zoning:** existing Multi. proposed No change

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Scott D. Adams

Address 400 Stewart Avenue, 2nd Floor **Phone:** (702) 229-5036 **Fax:** (702) 385-3128

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

E-mail Address ratkins@lasvegasnevada.gov

APPLICANT City of Las Vegas RDA **Contact** Rich Atkins

Address 400 Stewart Avenue, 2nd Floor **Phone:** (702) 229-5036 **Fax:** (702) 385-3128

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

E-mail Address ratkins@lasvegasnevada.gov

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* [signature]

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

Print Name SCOTT D. ADAMS

Subscribed and sworn before me

This 22 day of November, 20 11

[signature]

Notary Public in and for said County and State

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

RECEIVED
NOV 23 2011
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

RECEIVED
DEC 15 2011

TABLE OF CONTENTS

Definition of Blight 2

Approach and Methodology 3

General Description of the Proposed Redevelopment Area 4

Proposed New Redevelopment Area Map 6

Identification of Blight within the Proposed Las Vegas Redevelopment Area 7

a (1) Defective Design and Physical Construction 7

a (2) Faulty Arrangement of Interior and Spacing of Buildings 8

a (3) Inadequate Provision for Ventilation, Light, Sanitation, Open Spaces, and Recreational Facilities 9

a (4) Age, Obsolescence, Deterioration and Dilapidation, Mixed Character, Shifting of Uses 9

b Faulty Planning 11

c Lots of Irregular or Inadequate Shape or Size 12

d Disregard to Contours or Physical Conditions 12

e Inadequate Streets or Physical Conditions 13

f Possible Submerging 13

g Depreciated or Deteriorating Values 13

h Growing, or Total Lack of, Proper Utilization 15

i Loss of Population or Use 16

Conclusion 17

Tables

Table 1 Summary Condition of Buildings & Parcels 11

Table 2 Summary of Blight Conditions 18

Residential Areas – Observations and Evaluation 19

Photographic Examples of Commercial and Residential Blight 20-40

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.

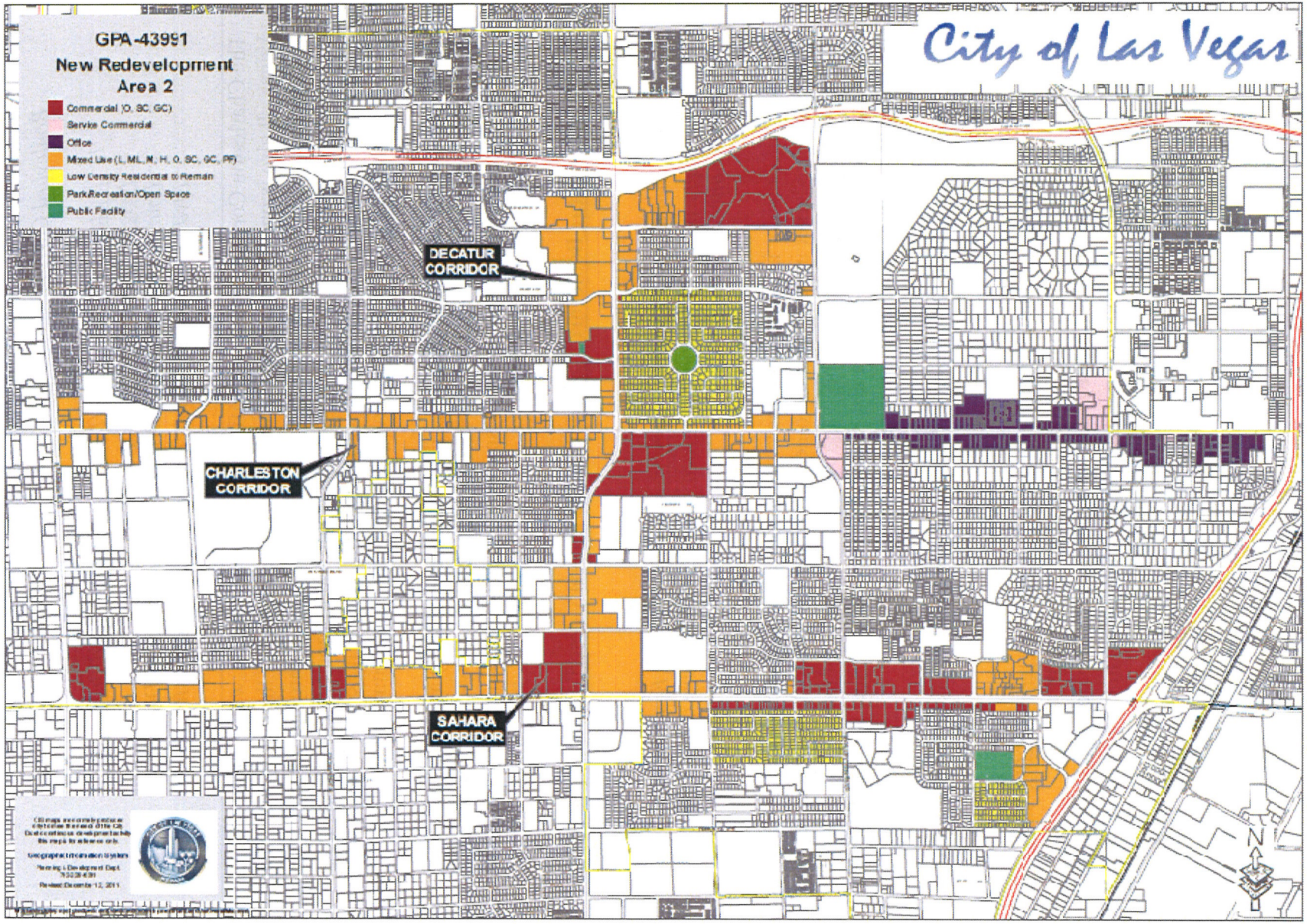
The **South Decatur Boulevard Corridor** can be generally described as the following area:

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"

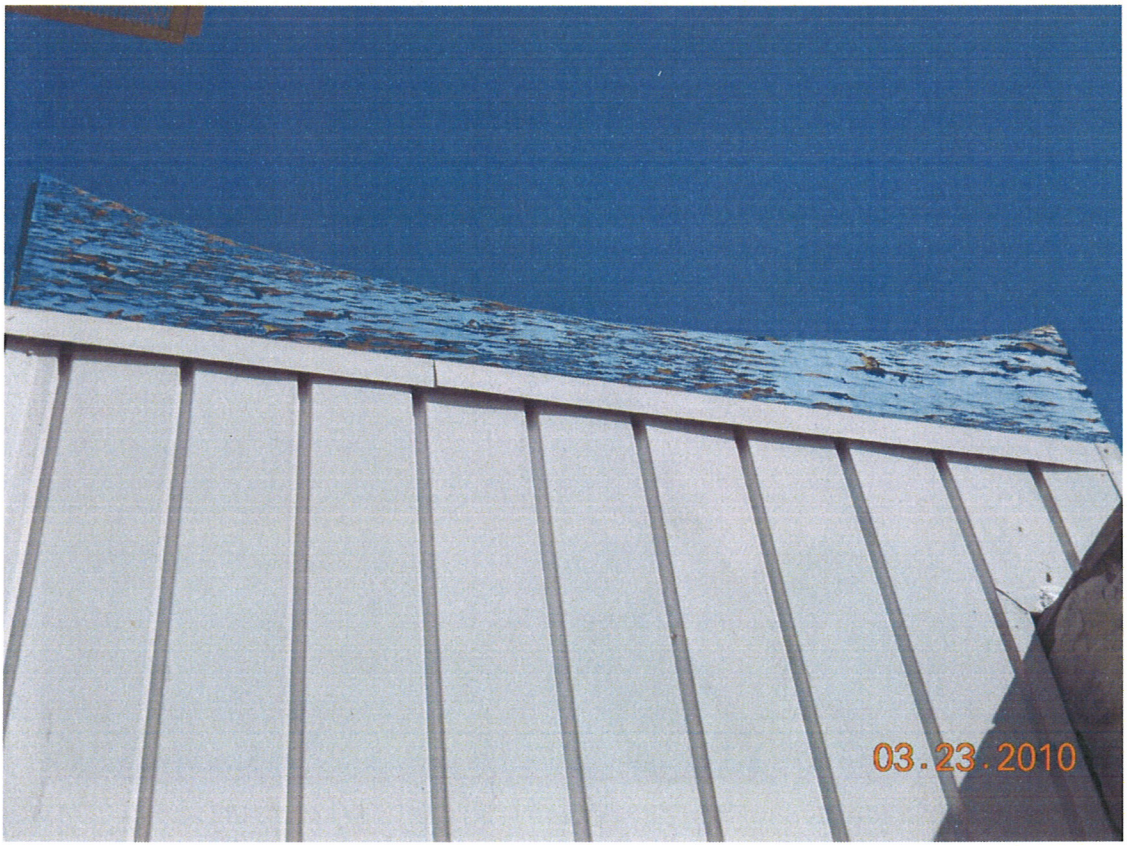
Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight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

Photographic Examples of Blighting Conditions






24-HOUR MIXOLOGY BAR & GRILL
03.23.2010


03.23.2010


03.23.2010


04.14.2010


04.01.2010

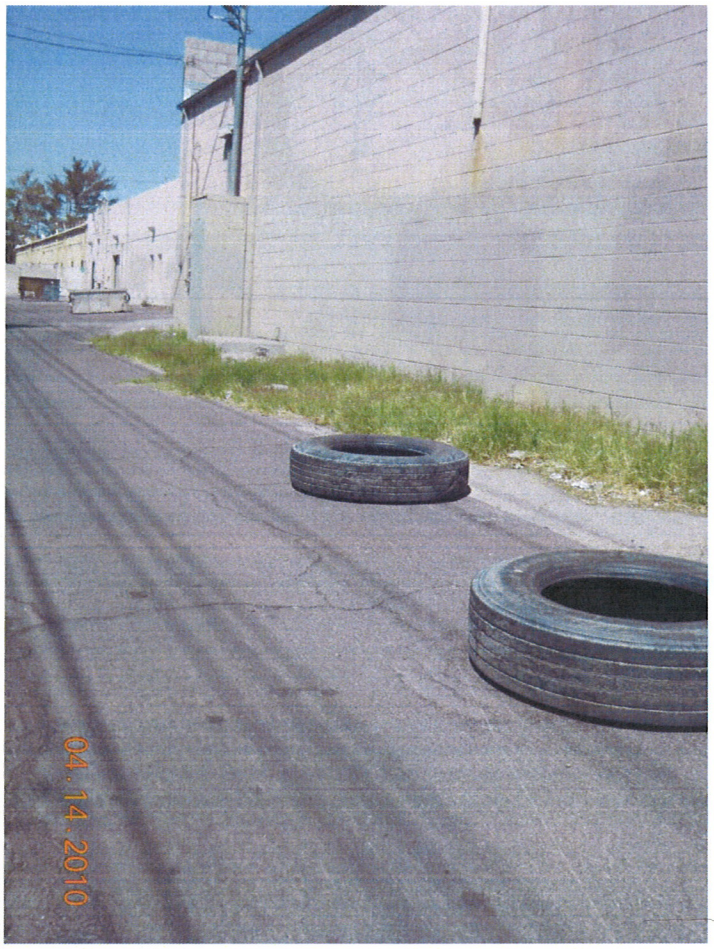

04.01.2010


04.01.2010


04.02.2010


04.02.2010


04.02.2010


04.14.2010


04.14.2010


4021
04.09.2010


03.23.2010

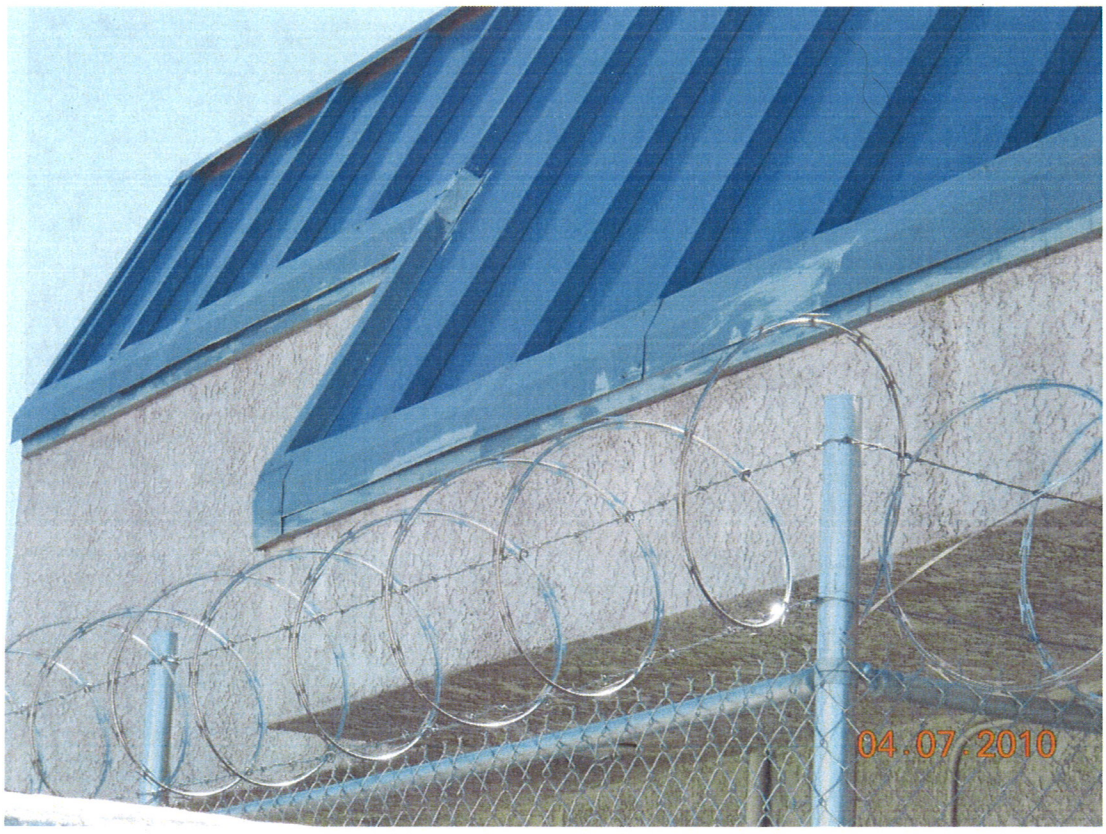

03.23.2010


FOR SALE
LEASE BY OWNER
510-4408
03.25.2010


03.23.2010


03.23.2010


04.07.2010


04.07.2010


DODGE
500 JND
04.14.2010


DO NOT
ENTER
04.15.2010


05 . 04 . 2010


CLEAR
05 . 04 . 2010


AVAILABLE 363-4788
AVAILABLE 363-4788
AVAILABLE 363-4788
22
21
20
19
10.06.2010


10.06.2010


04.27.2010


ENSES
04.01.2010


04.02.2010


05.03.2010

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

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

November 21, 2011

Flinn Fagg, Director
City of Las Vegas
Planning & Development
333 North Ranch Drive
Las Vegas, NV 89106

Re: Justification Letter – General Plan Amendment
Creation of New Redevelopment Area in Ward 1
(See Attached Draft Map of Proposed New Redevelopment Area)

Dear Mr. Fagg,

Please be advised that the Economic and Urban Development Department, on behalf of the city of Las Vegas Redevelopment Agency (the "Applicant"), is requesting to change the Future Land Use designation to Commercial, Mixed Use, Industrial, or Public Facilities on various parcels located within Ward 1 for the creation of a new Redevelopment Area.

The proposed new Redevelopment Area will encompass the following corridors:

- Sahara Corridor – East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.
- Charleston Corridor – East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.
- Decatur Corridor – South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

In addition, the proposed new Redevelopment Area 2 will include three existing Low Density Residential Areas that will be part of the new Redevelopment Area. The three Low Density Residential Areas are:

- Meadows Neighborhood Preservation – Essex Circle – bounded by Charleston Blvd., to Decatur Blvd., to Alta Drive, and then to Bedford Road.
- Richfield Neighborhood Association –Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue.
- Neighborhood adjoining Sahara Avenue at Valley View, then proceeding to Arville Street, then to Tara Avenue, and then to Valley View.

RECEIVED
NOV 23 2011
City of Las Vegas

GPA-43991

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

The City of Las Vegas Redevelopment Agency (RDA) will be able to provide staffing to the proposed new Redevelopment Area 2 to address the conditions of blight and provide the necessary financial resources and RDA programs to property and business owners and revitalize Redevelopment Area 2.

We believe this General Plan Amendment proposed to create a new Redevelopment within Ward 1, with the proposed Land Use designations are selected based on the long-range goals of the current Master Plan Land Use designations and Zoning Classifications. The General Plan Amendment will make the current uses more consistent with the General Plan.

Thank you for your consideration of this request.

Sincerely,

Scott D. Adams
Chief Urban Redevelopment Officer

Enclosure

RECEIVED
NOV 23 2011
City of Las Vegas
GPA-43991

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

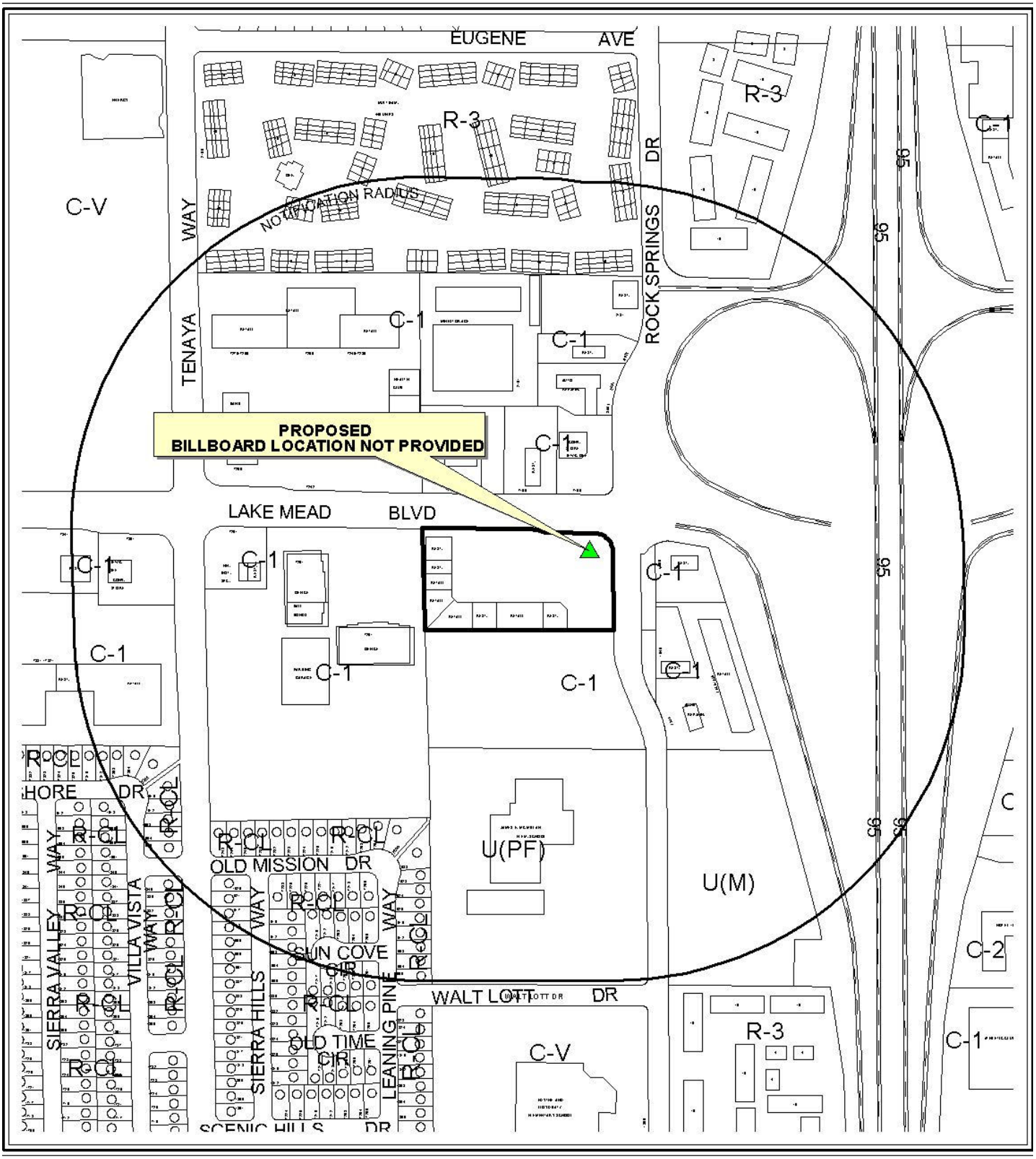
SUBJECT:
ABEYANCE - SUP-43285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial)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

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
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



0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



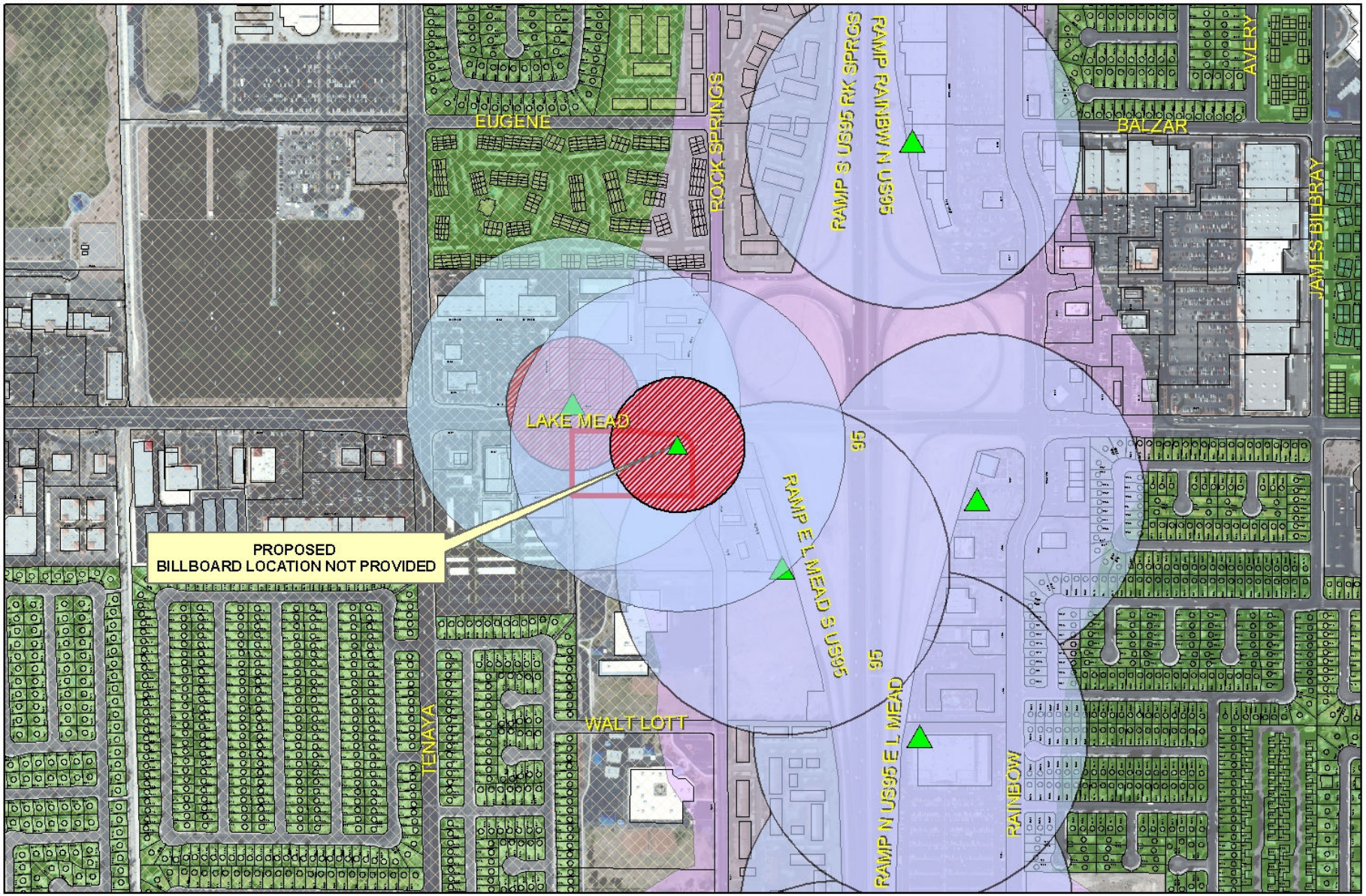
0 300 600 Feet

CASE: **SUP-43285**

RADIUS: 1000 FT

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

N



SUP-43285

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROCKSPRINGS PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-43285	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43285 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-5711).

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. This Special Use Permit shall be reviewed in three (3) year(s), 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.

7. 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.

8. 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.

9. Per Title 19.12.120 the sign must be oriented toward US- 95 as such only one sign face is permitted which must face US-95. The western facing portion of the sign shall have sufficient screening to cover the internal sign structures.

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

11. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

12. Bird deterrent devices shall be installed on the sign.

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

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to install a 40-foot tall, 14-foot x 48-foot Off-Premise Sign within an existing Shopping Center located at 7175 West Lake Mead Boulevard. The supporting base of the proposed sign will be located within a landscape island with the sign projecting northwards within 11-feet of the north property line. The double-face v-shaped sign will be oriented towards the eastbound and westbound traffic along Lake Mead Boulevard. Staff recommends approval, with conditions. If denied, the applicant will not be allowed to construct an Off-Premise Sign at this location.

ISSUES

- An Off-Premise Sign is only permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed sign will not reduce onsite parking nor impede onsite circulation.
- The proposed Off-Premise Sign meets all Minimum Special Use Permit requirements.
- The proposed Off-Premise Sign is located within the Off-Premise Exclusionary Zone
- The proposed Off-Premise Sign is within 660 feet of the US-95
- Off-Premise Signs within the Exclusionary Zone which are less than 660 feet from US-95 must be oriented toward the freeway or highway

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/05	The City Council approved a Site Development Plan Review (SDR-5711) for a proposed 40,125 square-foot commercial development and Waivers of the build-to line, front landscaping, and front, side and rear setback standards on the subject site. The Planning Commission and staff recommended approval.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 meeting.
12/13/11	The Planning Commission voted to hold this item in abeyance to the February 14, 2012 Planning Commission meeting.

Most Recent Change of Ownership	
05/14/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses relate to this request for a proposed Off-Premise Sign (Billboard)

Pre-Application Meeting	
09/13/11	A pre-application meeting was held with the applicant to discuss the requirements for a submitting a Special Use Permit for a proposed Off-Premise Sign (Billboard).

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
09/29/11	Staff conducted a field check of the subject site and found the location for the proposed sign's structural base as adequate in size and location. The proposed location should allow for unimpeded site circulation and have no impact on the provided onsite parking.

Details of Application Request	
Site Area	
Net Acres	3.48

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) Zone
North	Restaurant Tavern	SC (Service Commercial)	C-1 (Limited Commercial) Zone
South	Undeveloped	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation)
East	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial) Zone
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial) Zone

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 – 175 Feet	X		Y
Trails			N/A
Rural Preservation Overlay District			N/A
Las Vegas Redevelopment Plan Area			N/A
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

DEVELOPMENT STANDARDS

Pursuant to Title19.12, 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	40,125 SF	1:250SF					
Off Premise Sign	-	-					
TOTAL SPACES REQUIRED			161		212		Y
Regular and Handicap Spaces Required			155	6	205	7	Y

Pursuant to Title 19.12.120, the following standards apply:

Off Premise Signs			
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	The 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 is 672 square feet in size and it does not have an embellishment on it.	Y

Off Premise Signs: *(cont.)*			
Standards	***Code Requirement***	***Provided***	***Compliance***
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 40 feet tall.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	Structural elements of the sign are screened from public view.	Y
Off-Premise Sign	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 450 feet from another Off-Premise Sign along Lake Mead Boulevard.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is approximately 850 feet northeast of property zoned for residential use.	Y
Off-Premise Sign	Off-Premise Sings located within the Exclusionary Zone and less than 660 feet from US-95 must be oriented towards a freeway or highway	Sign as proposed has two faces one which is oriented toward US-95. The other sign face is oriented away from the Highway	N*
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 secured to the ground and is located on commercially zoned property.	Y

*Limited one sign face oriented toward the Highway by Condition.

ANALYSIS

The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign is located in the C-1 (Limited Commercial) zoning district and is located within the Off-Premise Sign Exclusionary Zone, however it is located within 660 feet of the Highway. Per Title 19.12.120.E.2: the sign must be oriented towards US-95. A Condition of approval allowing only one sign face oriented towards US-95 has been added to bring the application into conformance with the Unified Zoning Code. The sign's supporting base will be located within a parking lot landscape finger island with the sign's structure cantilevered over two parking spaces in the northeast corner of the site. There is no anticipated impact to either the onsite circulation or parking and the sign meets all necessary setbacks. There is no anticipated change to the existing landscaping and no trees are proposed to be removed.

All Minimum Special Use Permit Requirements for the proposed Off-Premise Sign, as conditioned, have been met and that there are no adverse impacts regarding the proposed use at this location; therefore, staff recommends approval with conditions.

FINDINGS (SUP-43285)

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 Off-Premise Sign can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

   The subject site is currently developed as a Shopping Center and maintains the C (Commercial) land use designation and is with the C-1 (Limited Commercial) zoning district. The proposed Off Premise Sign Use meets all minimum requirements as listed in Title 19.12.

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.**

   Vehicular access to the site will remain unaffected by the proposed use. The applicant proposes to install the sign base within an existing parking lot landscape island, which will leave all existing parking spaces and site circulation intact.

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 Off Premise Sign will be subject to regular City inspections; therefore, public health, safety, and welfare will not be compromised.

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

   The proposed Off-Premise Sign Use meets all applicable conditions and Minimum Special Use Permit Requirements as listed for such use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 85

APPROVALS 1

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

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

Name of Representative: Ali Kaveh

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 2011

_____

Notary Public in and for said County and State

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

RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7175 W. Lake Mead

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address Kaveh1769@gmail.com

APPLICANT Rock Spring plaza **Contact** Ali Kaveh

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

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

E-mail Address Kaveh1769@gmail.com

REPRESENTATIVE Ali Kaveh **Contact** _____

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

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

E-mail Address Kaveh1769@gmail.com

Property Owner Signature* _____

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

Print Name Alireza Kaveh

Subscribed and sworn before me

This 19th day of September, 20 11.

_____

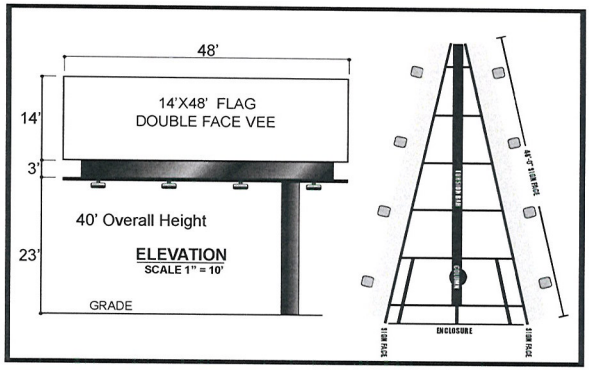
Notary Public in and for said County and State

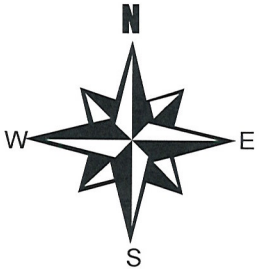
BRIELLE BROWNLEE
Notary Public, State of Nevada
Appointment No. 11-4488-1
My Appt. Expires Nov 22, 2014

FOR DEPARTMENT USE ONLY

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

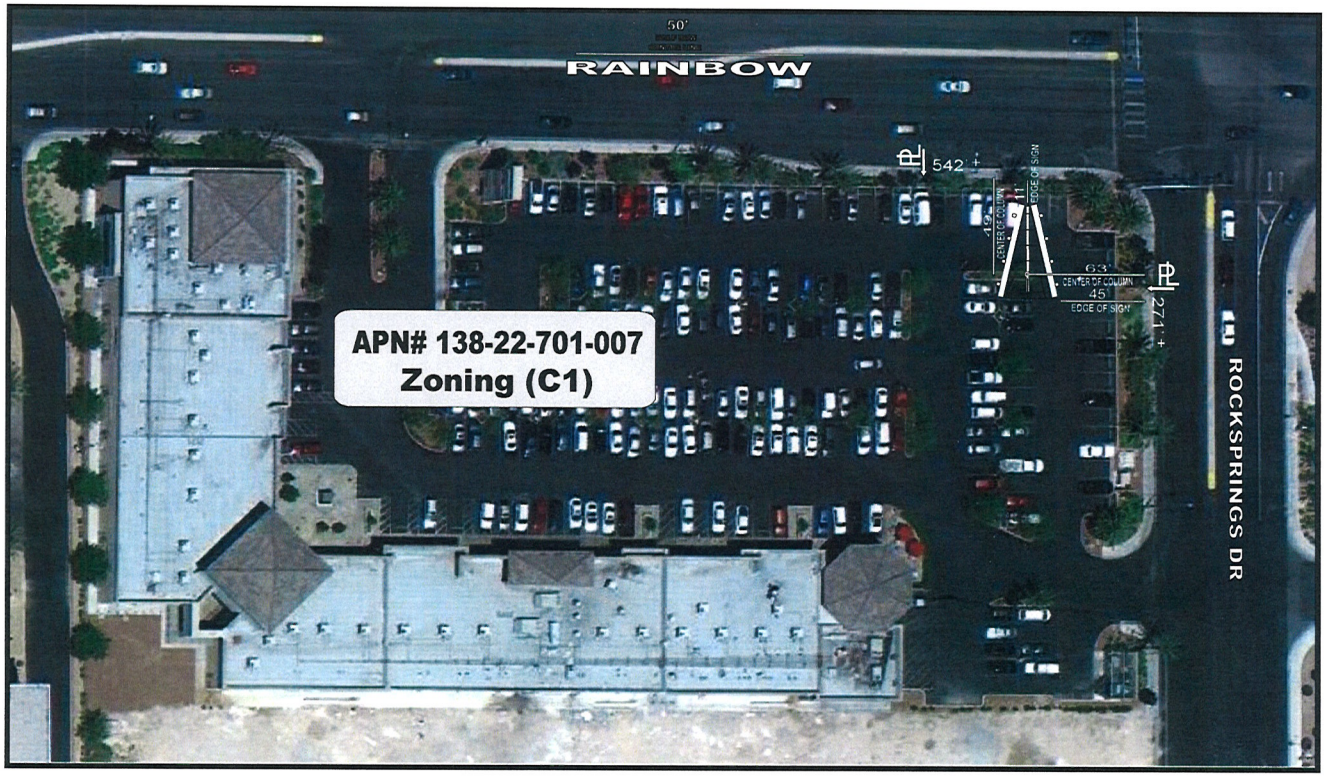
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.





TOP VIEW
SCALE 1" =30'
DETAIL





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

RECEIVED
SEP 2011
Department of Planning

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

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

SUP-43285



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

09/29/11



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

09/29/11



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

09/29/11

To Whom It May Concern:

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

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

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

Sincerely Yours,

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

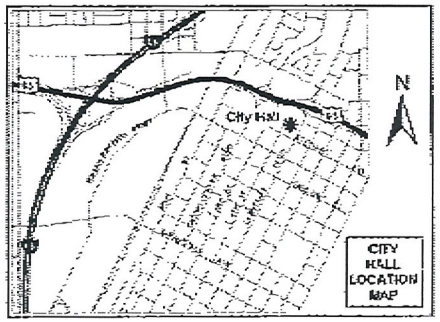
RECEIVED
SEP 20 2011
City of Las Vegas
Department of Planning

SUP-43285

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43285

Planning Commission Meeting of 11/8/2011

PRESORTED FIRST CLASS

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

RECEIVED
OCT 31 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

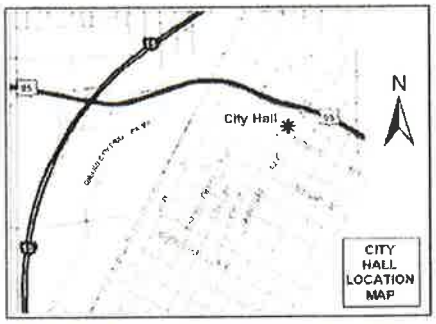
29P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43685
Planning Commission Meeting of 12/13/2011

RECEIVED
DEC 08 2011

Case: SUP-43685
13934710005
KOTCHKA-SMITH FAMILY TRUST
SMITH GREGORY E TRS
804 SHETLAND RD
LAS VEGAS NV 89107-4520 89107-4520

25 JRDFN11 89107

Submitted after final agenda
Date 12/8/11 Item 24

24
A

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

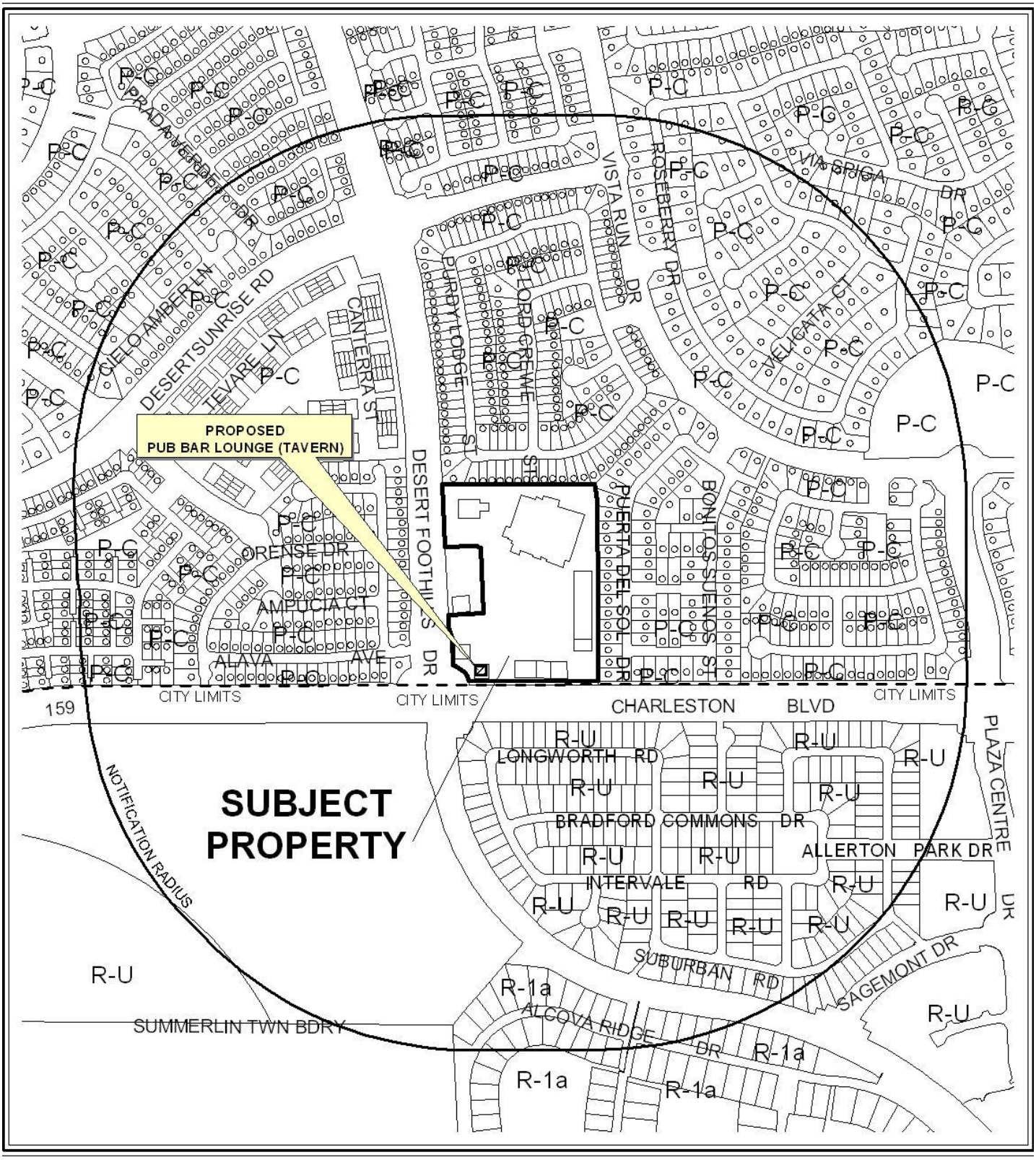
SUBJECT:
ABEYANCE - SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, 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 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

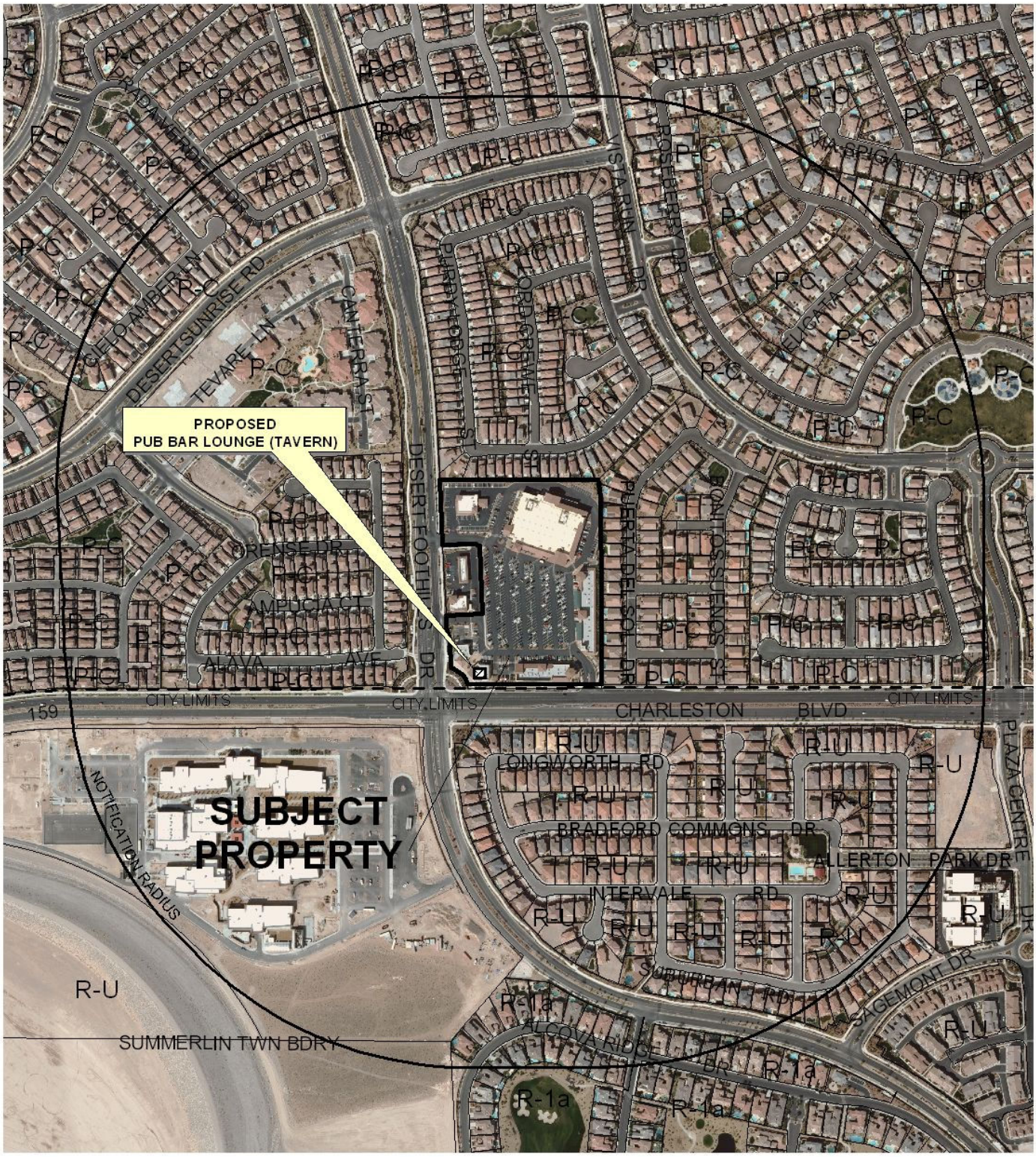
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-43724**

RADIUS: 1500 FEET

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



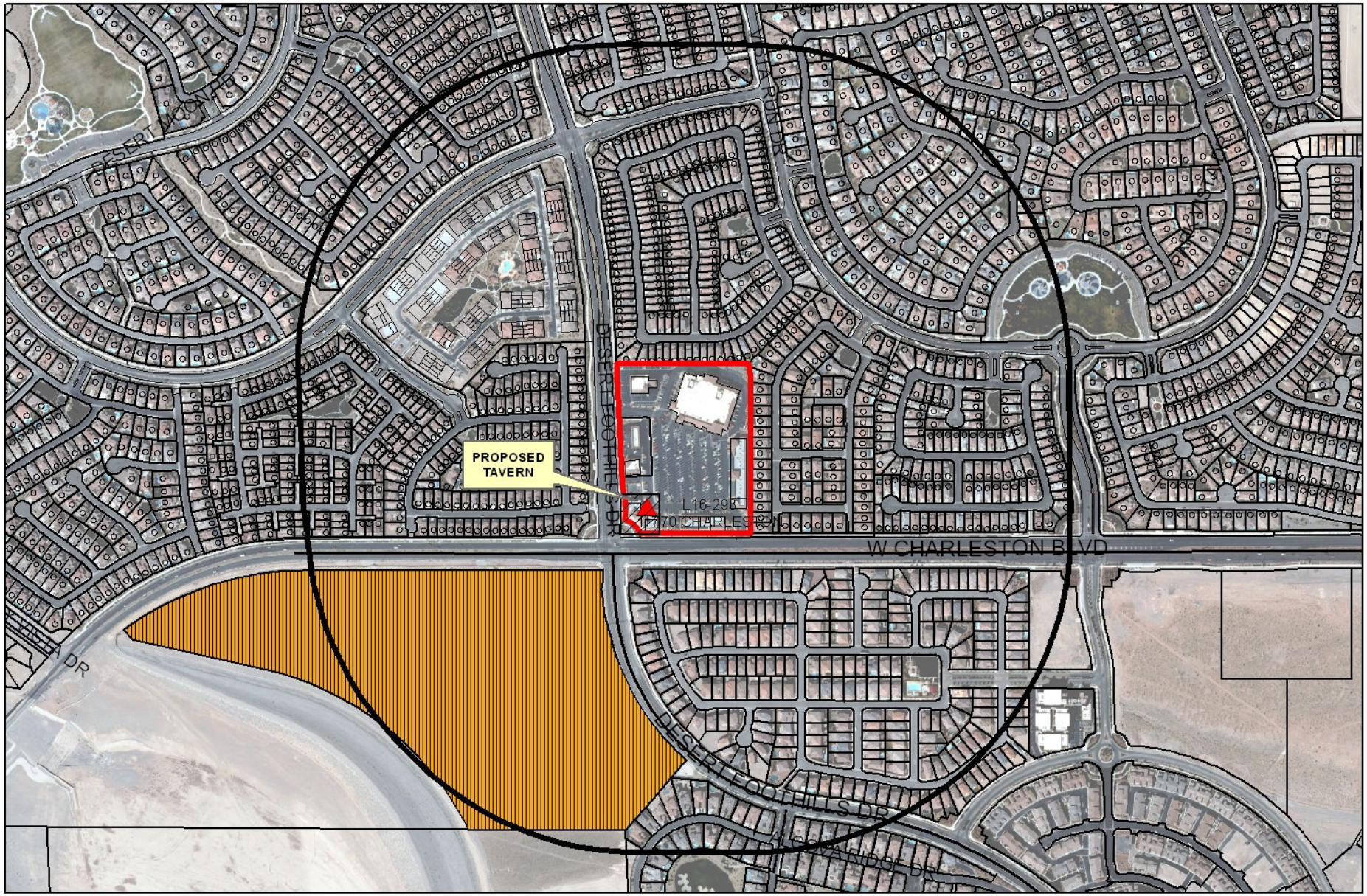
0 500 1000 Feet

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: FEBRUARY 14, 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 3

PROTESTS 9

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: Cross Creek Development, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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

_____Yes ___X___No

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

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dave Petty

Print Name: Dave Petty, Authorized Signatory

Subscribed and sworn before me

This 25th day of October, 2011

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

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

Revised 11-14-06

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

1052296.1

14937.5

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pub Bar Lounge (Tavern)

Project Address (Location) 11700 West Charleston

Project Name Bar Taco **Proposed Use** Tavern

Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2

General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

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

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

Additional Information _____

PROPERTY OWNER The Vista Commons Center, LLC **Contact** _____

Address 4350 Von Karman Ave., 4th Floor **Phone:** _____ **Fax:** _____

City Newport Beach **State** CA **Zip** 92660

E-mail Address _____

APPLICANT Cross Creek Development, LLC **Contact** Mitch Wilson

Address 9701 Orient Express Court **Phone:** 279-6000 **Fax:** 360-5373

City Las Vegas **State** NV **Zip** 89145

E-mail Address mitchwilson@cox.net

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Dave 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.

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

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

Revised 10/27/08

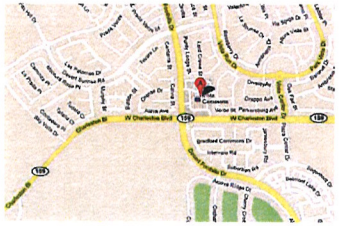
1052284.1

14937.5

RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

bar taco

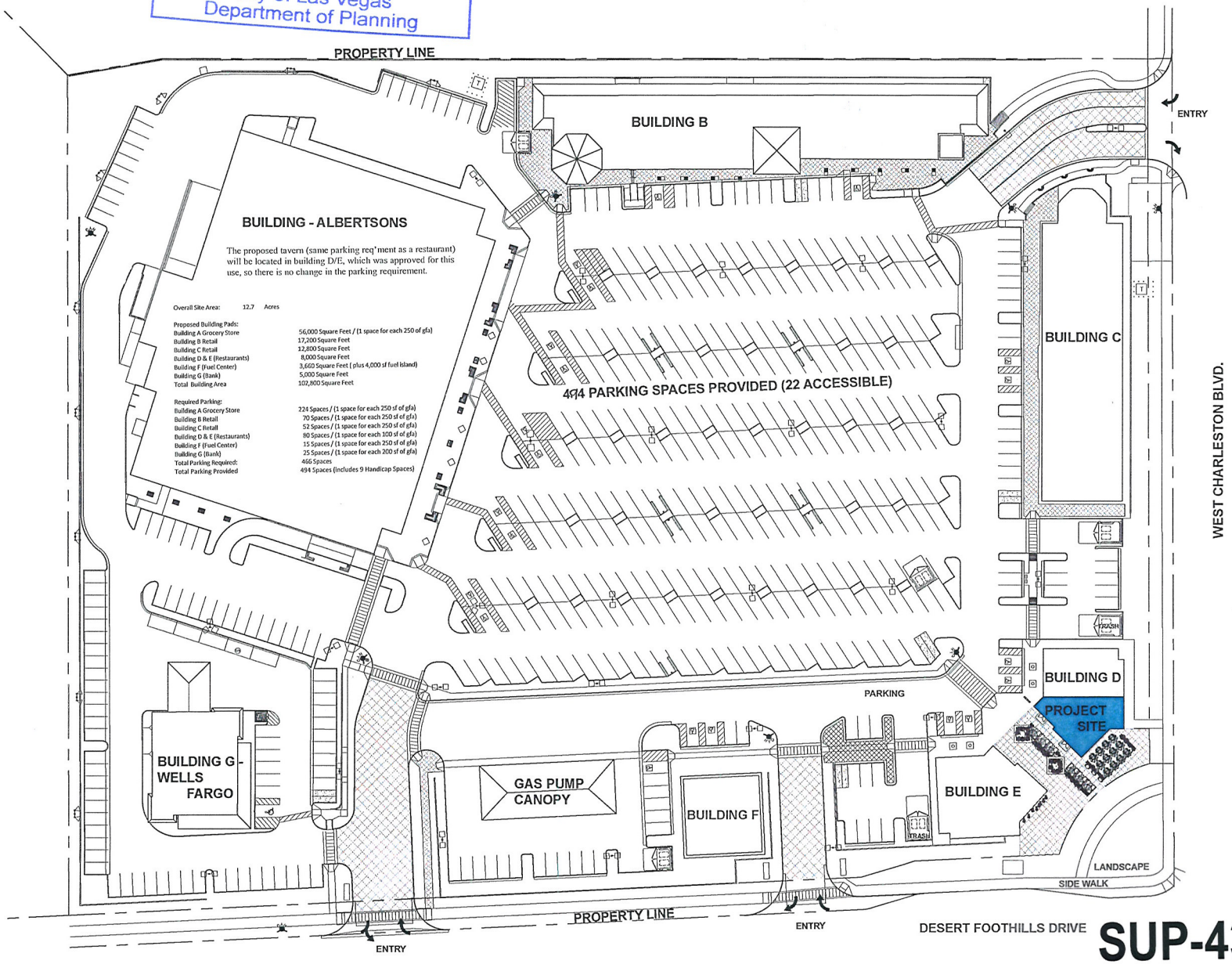
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











SITE PLAN

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

SUP-43724

bar taco

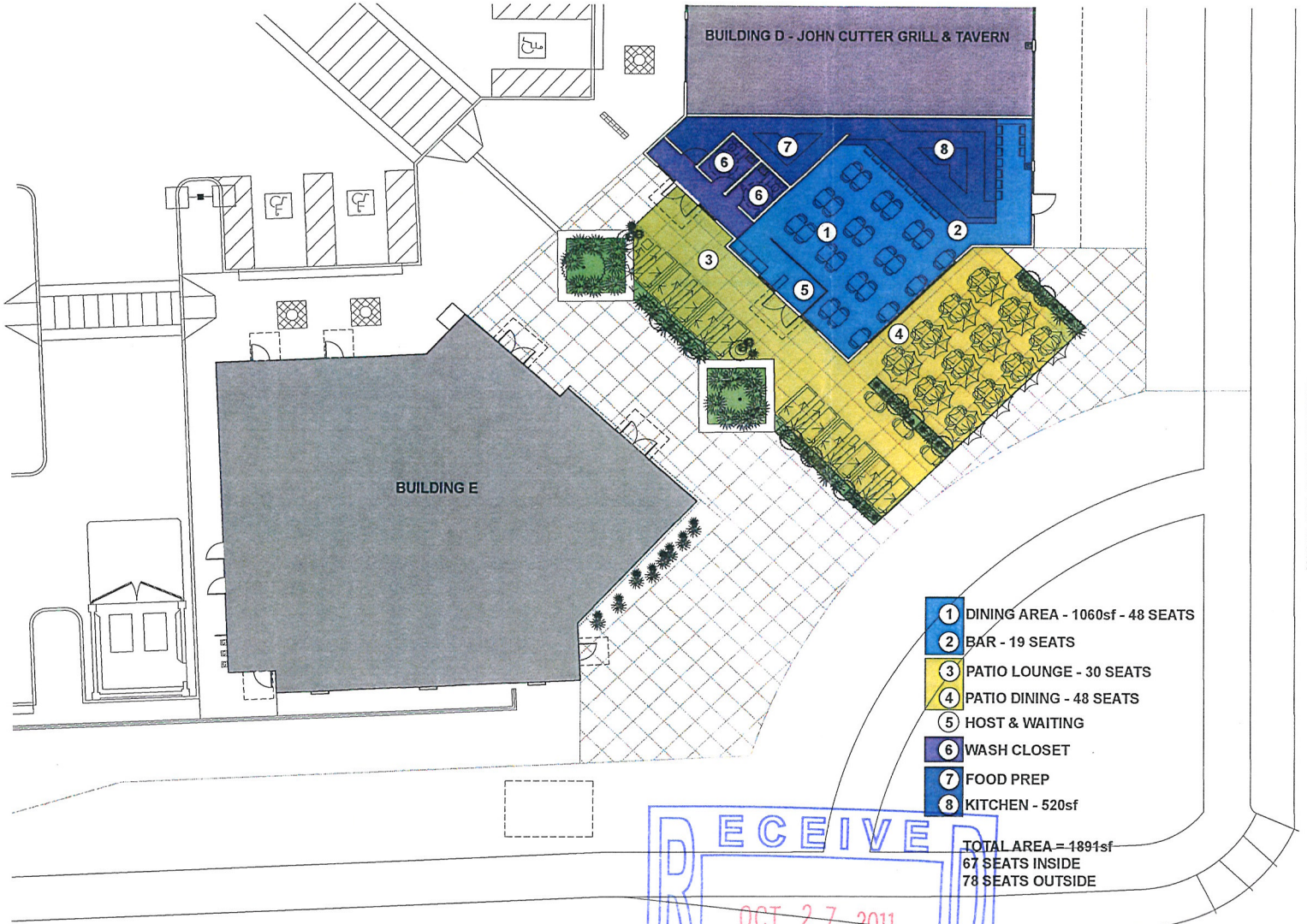
11700 W CHARLESTON BLVD
LAS VEGAS, NEVADA, 89135











RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

FLOOR PLAN

NORTH

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

SUP-43724



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11



SUP-43724 - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC

11770 WEST CHARLESTON BOULEVARD, SUITE #150

11/03/11

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

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

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

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

October 26, 2011

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

Re: Justification Letter – APN 137-34-818-002
Special Use Permit Application
Cross Creek Development – Bar Taco

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern), within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "Bar Taco" will be located in an approximately 2,000 square foot inline space on the southeast end of the site within Building D.

Bar taco is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

The proposed establishment will not have any gaming machines.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

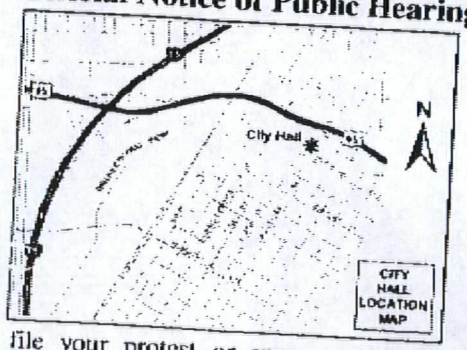
RECEIVED
OCT 27 2011
City of Las Vegas
Department of Planning

TDA/EED

SUP-43724

City of Las Vegas
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
PITNEY BOWES
02 1M $ 00.41⁴
0004279213 DEC 01 2011
MAILED FROM ZIPCODE 89101

13734716045 Case: SUP-43724
RUTTENBERG LINDA D & KEITH M
843 PASEO CERRO PL
LAS VEGAS NV 89138-6096 89138-6096

55 JRDFN11 89138

RECEIVED
DEC 05 2011

37P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 DEC 01 2011
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN - 9 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

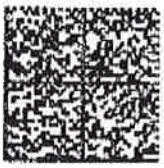
Case: SUP-43724
16402112068
SOONTARAPORNCHAI KULTIDA
11714 LONGWORTH RD
LAS VEGAS NV 89135-1322 89135-1322

36 JRDFN11 89135

21 P

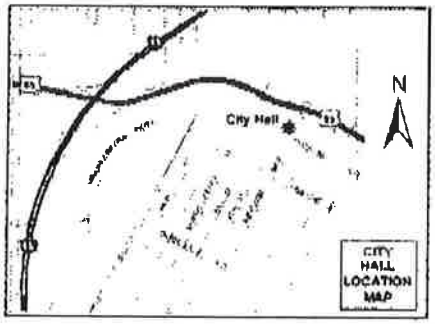
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS



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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724

Planning Commission Meeting of 12/13/2011

RECEIVED
DEC - 6 2011
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

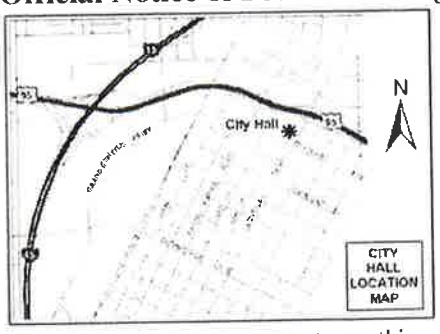
Date 12/6/2011 Item 37

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

PRESORTED 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



RECEIVED
DEC 08 2011

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

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

37P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724

Planning Commission Meeting of 12/13/2011

RECEIVED
DEC 12 2011
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

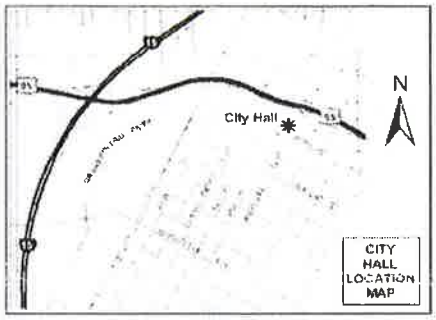
37
P

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

PRESORTED
FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724
Planning Commission Meeting of 12/13/2011

RECEIVED
DEC 12 2011

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

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

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

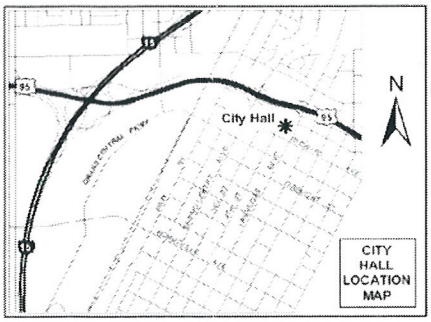
37
2P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43724
Planning Commission Meeting of 12/13/2011

RECEIVED
DEC 19 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SUP-43724
13735416025
NASSER AMIR HESHMAT
NASSERZADEH SIMIN
P O BOX 27499
LAS VEGAS NV 89126-1499 89126-1499

12 JRDFN11 89126

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

Case: SUP-43724
13735416015
WHITELOCK TIM R & MEDILYN C
CMR 480 BOX 1039
APO AE 09128-0011 91280-0011

RECEIVED
DEC 19 2011

2 JRDFN11 09128

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

Case: SUP-43724
13734816092
PARISI IRREVOCABLE TRUST
7432 DOE AVE
LAS VEGAS NV 89117-1444 89117-1444

18 JRDFN11 89117

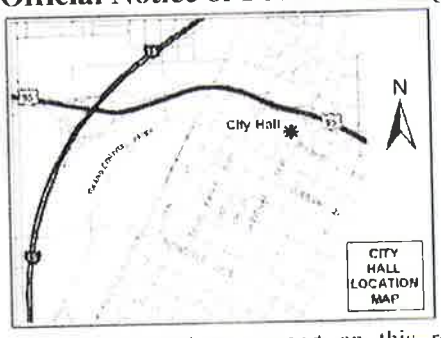
21 2P A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 1 2 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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

Case: SUP-43724
13734717119
DINCECCO ROBERT & DOROTHY
11909 BARCINAS LN
LAS VEGAS NV 89138-4539 89138-4539

55 JRDFM11 89139

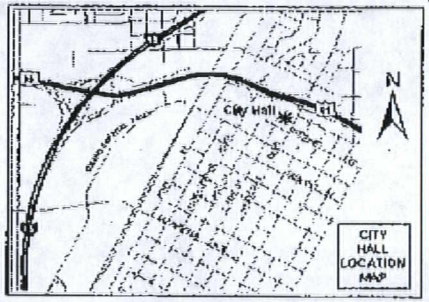
37
A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-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

RECEIVED
DEC 05 2011

37A

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

SUBJECT:
GPA-44183 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to Amend the Multi-Use Transportation Trails Element of the 2020 Master Plan TO REALIGN AN EXISTING MULTI-USE TRANSPORTATION TRAIL FROM 7TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE TO 8TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE, Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 03/21/2012

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
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **GPA-44183**

0 200 400 Feet

N



CASE: **GPA-44183**

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-44183	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the Master Plan Transportation Trails Element to relocate that portion of a multi-use trail along 7th Street between Bonanza Road and Stewart Avenue to 8th Street between Bonanza Road and Stewart Avenue. Map Number 2 of the Transportation Trails Element is proposed to be amended to reflect the new downtown trail alignment. The request is necessary in order vacate the 7th Street right-of-way to allow for future development. Staff recommends approval. If denied, an easement along the alignment will remain on 7th Street and any proposed development will have to accommodate this easement.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/16/02	The City Council approved Ordinance No. 5417 adopting the Transportation Trails Element of the Las Vegas 2020 Master Plan.
01/16/02	The City Council approved Ordinance No. 5418 adopting the Recreation Trails Element of the Las Vegas 2020 Master Plan.
11/20/02	The City Council approved a General Plan Amendment (GPA-0034-02) to amend Map Number 2 of the Transportation Trails Element of the Master Plan and Map Number 2 of the Recreation Trails Element of the Master Plan to bring the Elements into compliance with the Interlocal Agreement seamless trails plan. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved a General Plan Amendment (GPA-3933) to amend Map Number 2 of the Transportation Trails Element of the Master Plan to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a General Plan Amendment (GPA-5157) to amend The Transportation Trails and Recreation Trails Elements of the Master Plan to re-designate portions of proposed alignments in developed areas as Pedestrian Paths and to revise cross sections. The Planning Commission and staff recommended approval.
02/07/07	The City Council approved a General Plan Amendment (GPA-18403) to amend Map Number 2 of the Transportation Trails Element of the Master Plan to realign the Cultural Corridor Trail. The Planning Commission and staff recommended approval.

03/18/09	The City Council approved Text Amendment (TXT-32131) via Bill No. 2009-7 to amend the Downtown Centennial Plan to update and revise trail alignments in the downtown area. The Planning Commission and Staff recommended approval.

Pre-Application Meeting
No pre-application meeting was required, nor was one held.

Neighborhood Meeting	
01/17/12	No members of the public attended the neighborhood meeting.

Field Check	
01/04/12	Staff visited the site and found the street and sidewalks to be clean.

ANALYSIS

Recent changes to development patterns and proposed development have necessitated the slight realignment of the multi-use transportation trail within the downtown area. The proposed alignment will move the trail from 7th Street between Bonanza Road and Stewart Avenue one block to the east along 8th Street between Bonanza Road and Stewart Avenue. This will allow a portion of 7th Street to be vacated for new development.

The following table summarizes the proposed change:

Code Requirement	Existing	Proposed
2020 Master Plan Transportation Trails Element	Map 2 reflects current alignment along 7th Street between Bonanza Road and Stewart Avenue.	Map 2 adjusted to new alignment along 8th Street between Bonanza Road and Stewart Avenue.

FINDINGS (GPA-44183)

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,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or 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

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to Conditions 1 through 3, this request does not impact density or intensity of uses. It is intended to more effectively implement the Transportation Trails Element. The proposed amendment will have no impact on existing development and only minor requirements for future development. In regard to Condition 4, the amendment will be reflected in the Downtown Centennial Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 12

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-44183** APN: Various

Name of Property Owner: City of Las Vegas - Jorge Cervantes

Name of Applicant: City of Las Vegas - Jorge Cervantes

Name of Representative: Randy Fultz

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: Jorge Cervantes

RECEIVED
DEC 20 2011

Print Name: Jorge Cervantes

Subscribed and sworn before me

This 20th day of December 2011

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment / Multi-Use Transportation Trails

Project Address (Location) 7th Street between Stewart and Bonanza

Project Name Multi-Use Transportation Trail - 7th Street **Proposed Use** Trail

Assessor's Parcel #(s) Various **Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

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

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

Additional Information General Plan Amendment to realign a portion of an existing multi-use transportation trail from 7th Street to 8th Street between Stewart and I-515.

PROPERTY OWNER City of Las Vegas **Contact** Jorge Cervantes

Address 333 N. Rancho Drive **Phone:** (702) 229-6276 **Fax:** (702) 382-0848

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

E-mail Address jcervantes@lasvegasnevada.gov

APPLICANT City of Las Vegas **Contact** Randy Fultz

Address 333 N. Rancho Drive **Phone:** (702) 229-2176 **Fax:** (702) 382-8551

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

E-mail Address rfultz@lasvegasnevada.gov

REPRESENTATIVE Same as above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Jorge Cervantes

RECEIVED
DEC 20 2011

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

Print Name Jorge Cervantes

Subscribed and sworn before me

This 20th day of December, 2011.

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 98-27148-1
My Appt. Expires May 16, 2014

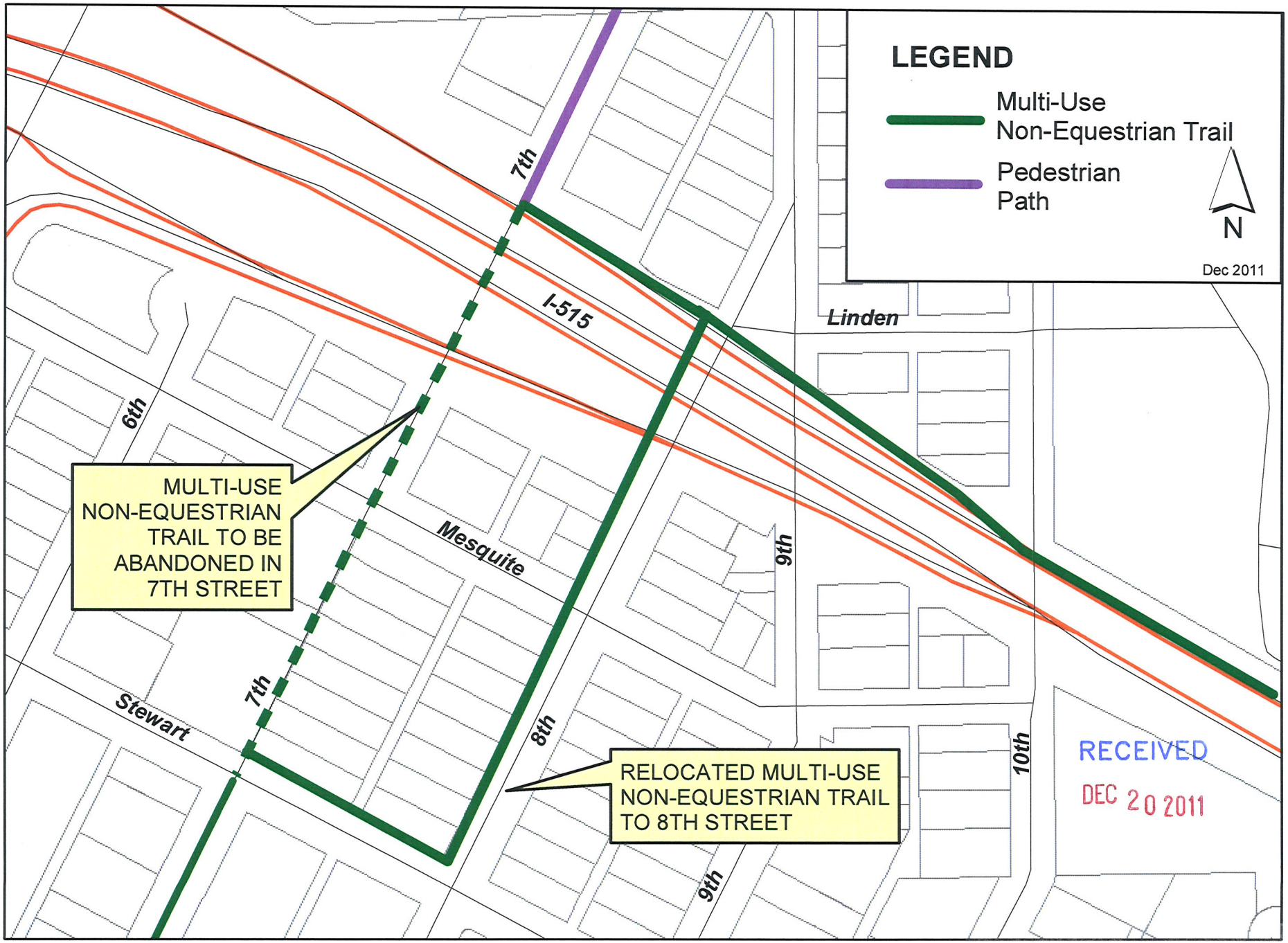
FOR DEPARTMENT USE ONLY

Case #	GPA-44183
Meeting Date:	2-14-12
Total Fee:	$ ———
Date Received:*	12-20-11
Received By:	JF Mansbell

*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


LEGEND
Multi-Use Non-Equestrian Trail
Pedestrian Path
N
Dec 2011
7th
I-515
Linden
6th
MULTI-USE NON-EQUESTRIAN TRAIL TO BE ABANDONED IN 7TH STREET
Mesquite
9th
7th
Stewart
8th
RELOCATED MULTI-USE NON-EQUESTRIAN TRAIL TO 8TH STREET
9th
10th
RECEIVED
DEC 20 2011

GPA-44183



GPA-44183 - APPLICANT/OWNER: CITY OF LAS VEGAS

7TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE TO 8TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE

01/04/12

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

December 19, 2011

Doug Rankin
Manager, Current Planning
Planning and Development
333 N. Rancho Drive
3rd Floor
Las Vegas, NV 89106

RE: GENERAL PLAN AMENDMENT FOR OFF-STREET MULTI-USE TRANSPORTATION TRAILS

Dear Mr. Rankin:

Please accept this letter as justification to amend the City's Off-Street Multi-Use Transportation Trails Master Plan for the realignment of the multi-use trail on 7th Street. On March 16, 2011, the City Council approved the right-of-way vacation of 7th Street between Stewart Avenue and Mesquite Avenue as a part of the future Zappos Campus redevelopment. The realignment of this trail is needed to coincide with the recent roadway vacation of 7th Street north of Stewart Avenue, see attached exhibit. It is proposed that the multi-use trail be realigned to 8th Street at Stewart Avenue and terminate at the I-515 alignment.

Please feel free to contact me at 229-6541 should you have any questions regarding our request.

Respectfully,

Randy L. Fultz, P.E., C.F.M.
Acting City Engineer
Public Works

cc:
Jorge Cervantes, P.E., P.T.O.E. – Director, Public Works
David Bowers, P.E., P.T.O.E. – City Engineer, Public Works
Bart Anderson, P.E. – Project Manager, Public Works

RECEIVED
DEC 20 2011

JORGE CERVANTES
P.E., P.T.O.E.
DIRECTOR

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6276
FAX 702.382.0848
www.lasvegasnevada.gov

GPA-44183

f:\#depot\engineering_planning\pavement management\master plans\7th street trail realignment justification.docx

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

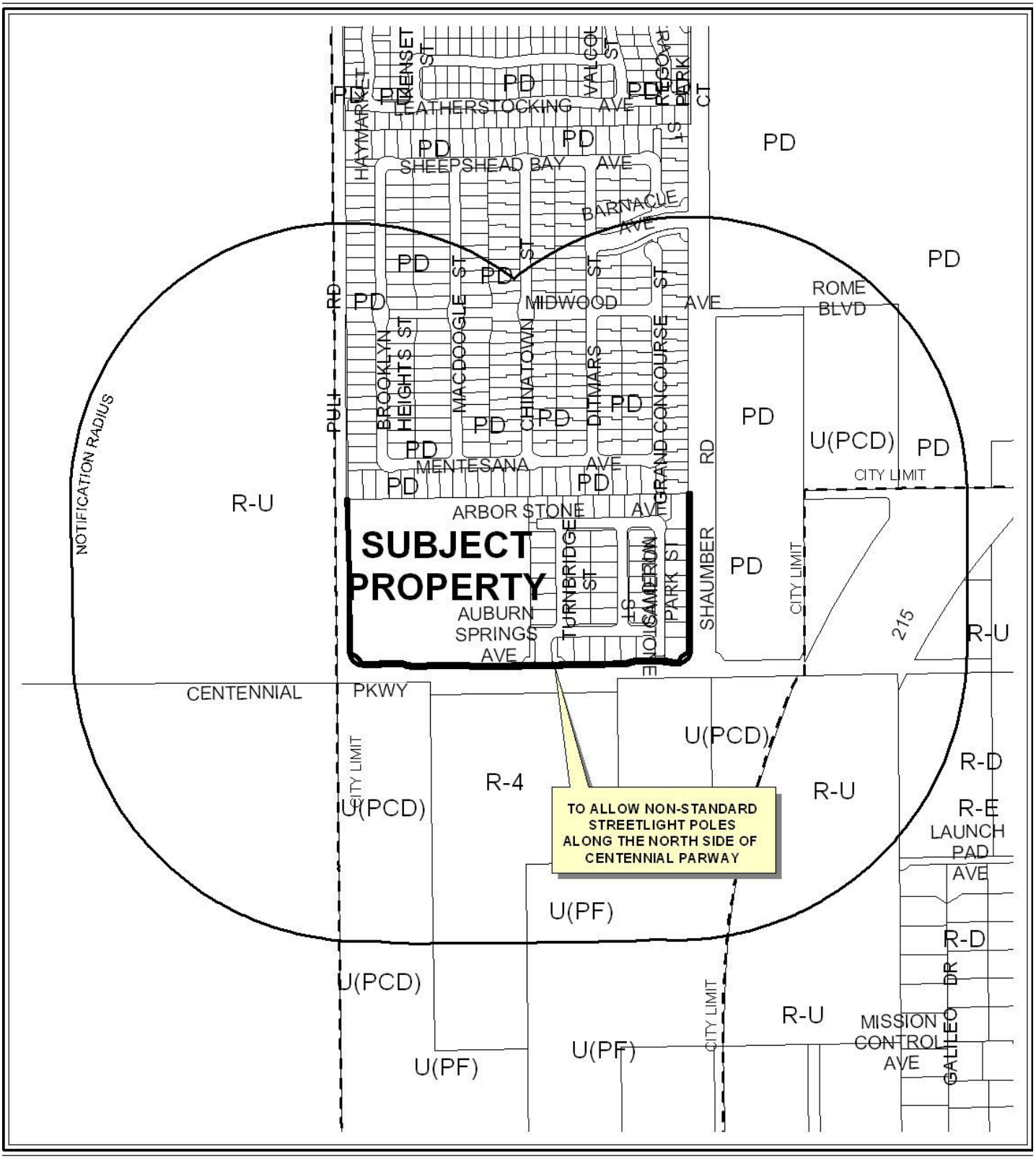
SUBJECT:
WVR-44155 - WAIVER - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL, LLC - For possible action on a request for a Waiver of Cliff's Edge Design Guidelines, Section 5.10.1 TO ALLOW NON-STANDARD STREETLIGHT POLES ALONG THE NORTH SIDE OF CENTENNIAL PARKWAY, BETWEEN SHAUMBER ROAD AND PULI ROAD (APN 126-24-497-001), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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:
DENIAL

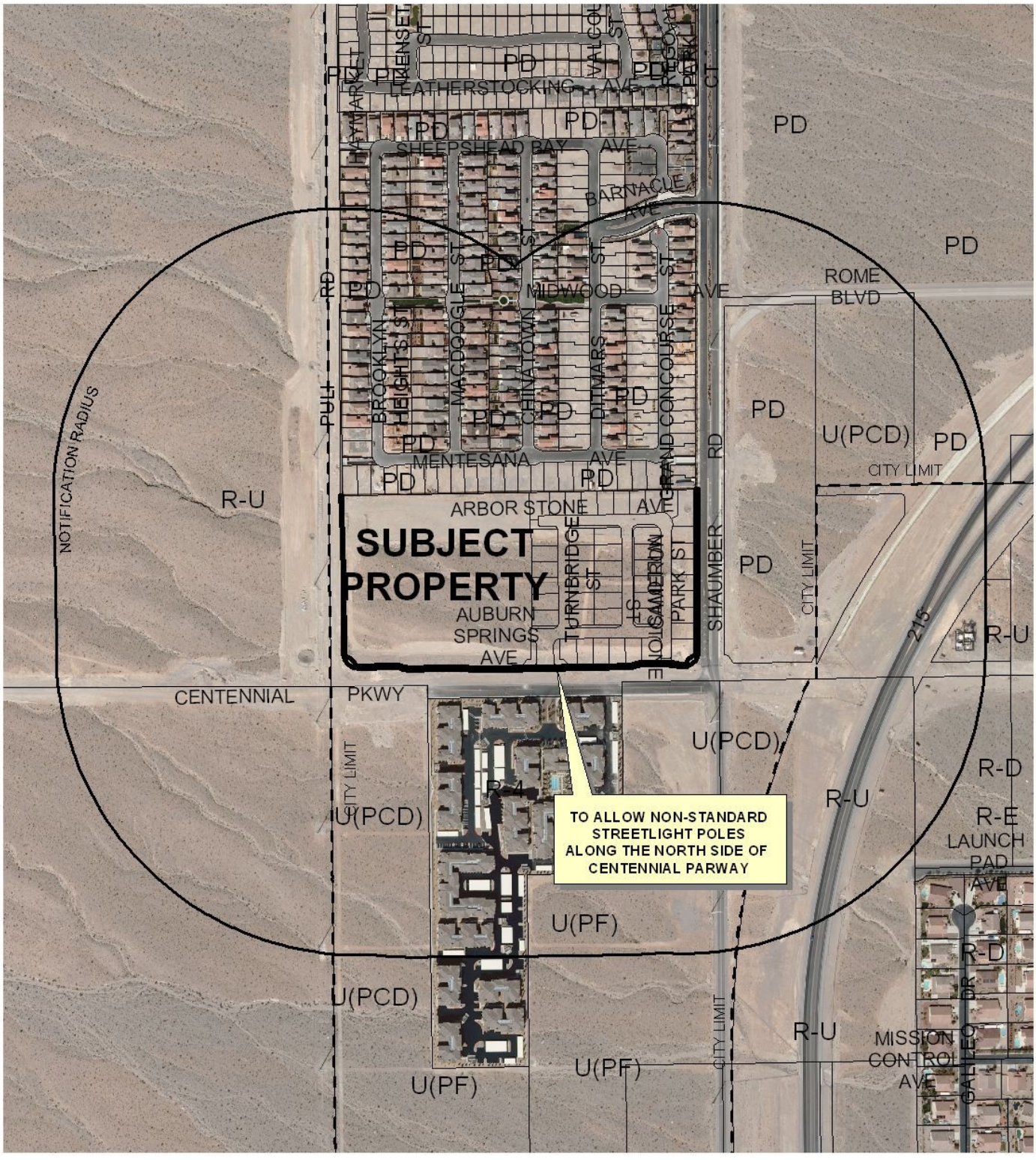
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Providence Design Review Committee Approval Letter
6. Justification Letter



CASE: **WVR-44155**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **WVR-44155**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA, INC - OWNER: HOF FINANCIAL, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-44155	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS**

WVR-44155

Planning

1. A Waiver is hereby granted from Section 5.10.1 of the Cliff's Edge Master Development Plan and Design Guidelines.

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 streetlight details submitted with this request, date stamped 12/19/11, 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.

Public Works

6. Illumination of the street shall be per Clark County Uniform Standard Drawings. Comply with the requirements of the City Traffic Engineer regarding streetlight installation.

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Waiver of the Cliff's Edge Design Standards, Section 5.10.1, to install nine non-community standard streetlight poles along the north side of Centennial Parkway, between Shaumber Road and Puli Road, where a black, cast concrete streetlight with "hockey-puck" luminaries are required. As the waiver may have a negative impact on the overall development, staff recommends denial.

ISSUES

- A Waiver is required to install streetlights represented by Drawing #314 of the Uniform Standard Drawings Clark County Area, in place of the required specified streetlamp represented by exhibits 14A and 14B in Section 5.10 Community Lighting, of the Cliff's Edge Master Development Plan and Design Guidelines.
- The proposed streetlights differ in color, materials, and luminaries and are out of character for the master planned area.
- Streetlights have been consistently provided along the border streets within the Cliff's Edge Development, lending to a distinct edge of the master planned community.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/05/03	The City Council approved the Annexation (A-0035-02) of approximately 1,187 acres generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Amendments to the previously approved Master Development Plan were also approved by this action. The Planning Commission and staff recommended approval.
07/29/10	The Planning Commission approved a Waiver (WVR-38578) of Title 18.12 to allow an internal intersection offset of 66 feet where 125 feet is required and to allow private streets to terminate in dead-end stubs where culs-de-sac are required on 20.28 acres at the northwest corner of Shaumber Road and Centennial Parkway. Staff recommended approval.

07/29/10	The Planning Commission approved a Tentative Map (TMP-38575) for a 106-lot single family residential subdivision on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway. Staff recommended approval.
01/26/11	A request for a technical review of a Final Map (FMP-40642) for a 48-lot single family residential subdivision on 7.96 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway was approved. This map was recorded on 06/24/2011.

Most Recent Change of Ownership	
04/07/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/25/11	There are no building permits or business licenses associated with this review.

Pre-Application Meeting	
12/13/11	A pre-application meeting was held with the applicant to discuss the submittal process for submitting a Waiver request to allow non-standard streetlights to be placed along the north side of Centennial Parkway, between Puli and Shaumber Roads.

Neighborhood Meeting
A neighborhood meeting is not required for this type of review, nor was one held.

Field Check	
01/04/12	A field check of the site was conducted by staff. The area is currently under construction and the streetlights have not been installed at this time.

Details of Application Request	
Site Area	
Net Acres	0.5

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Common Lot	RSL (Residential Small Lot) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Single Family Dwelling, Detached	ML (Medium-Low Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)
East	Undeveloped	M (Medium Density Residential) – Cliff's Edge Special Land Use Designation	PD (Planned Development)
West	Undeveloped	OL (Open Land) – Clark County Designation	R-U (Rural Open Land) – Clark County Designation

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

DEVELOPMENT STANDARDS

Waivers		
Requirement	***Request***	***Staff Recommendation***
Standard project concrete streetlight pole per Section 5.10.1, exhibit 14B.	Standard metal streetlight pole per Uniform Standard Drawings, #314.	Denial

MH

ANALYSIS

Thus far, all streetlights within the Cliff's Edge/Providence master planned community have utilized the standard project concrete streetlight pole per Section 5.10.1, exhibit 14B. The applicant has provided no substantial reason to approve a waiver to the required standards, as the visual disruption between the edge of the community would set a poor precedent for future streetlight installations and change a major component of the design standards. Per the Cliff's Edge Master Development Plan and Design Guidelines, "…an extraordinary amount of time, resources, and capital will be expended for the development of infrastructure, landscaping and other site improvements, which are integral to the creation of a strong sense of identity for Cliff's Edge. The Design Guidelines are intended to provide a vehicle to protect and maintain the long-term quality and value of the community." The purpose of installing the distinct streetlights is to provide an aesthetic component that reinforces a traditional streetscape.

FINDINGS

The Providence Architectural Review Committee has provided approval of the request for the waiver; however staff finds that proposed streetlights will weaken the visual distinction between the master planned community and the adjacent neighborhoods. Therefore staff recommends denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 179

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-44155** APN: 126-24-497-001

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc

Name of Representative: Slater Hanifan Group

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: Russ Wakeham

Authorized Rep for HOF Financial I, LLC

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On November 17, 2011, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham,** 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. [SEAL]

D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

NNA1 NNA1

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Centennial /Shaumber

Project Name Providence 307 Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-497-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER HOF Financial I, LLC **Contact** Russ Wakeham

Address 3200 Bristol Street, Suite 800 **Phone:** (714) 433-2300 **Fax:** _____

City Costa Mesa **State** CA **Zip** 92626

E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. **Contact** Dan Hale

Address 650 White Drive Suite 100 **Phone:** (702) 614-1400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

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** NV **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 Russ Wakeham
Authorized Representative For HOF Financial I,

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	WVR-44155
Meeting Date:	2/14/12
Total Fee:	$30.00
Date Received:*	12/19/11
Received By:	

City of Las Vegas
Department of Planning
RECEIVED
DEC 19 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

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

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On November 17, 2011, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham,** 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. [SEAL]

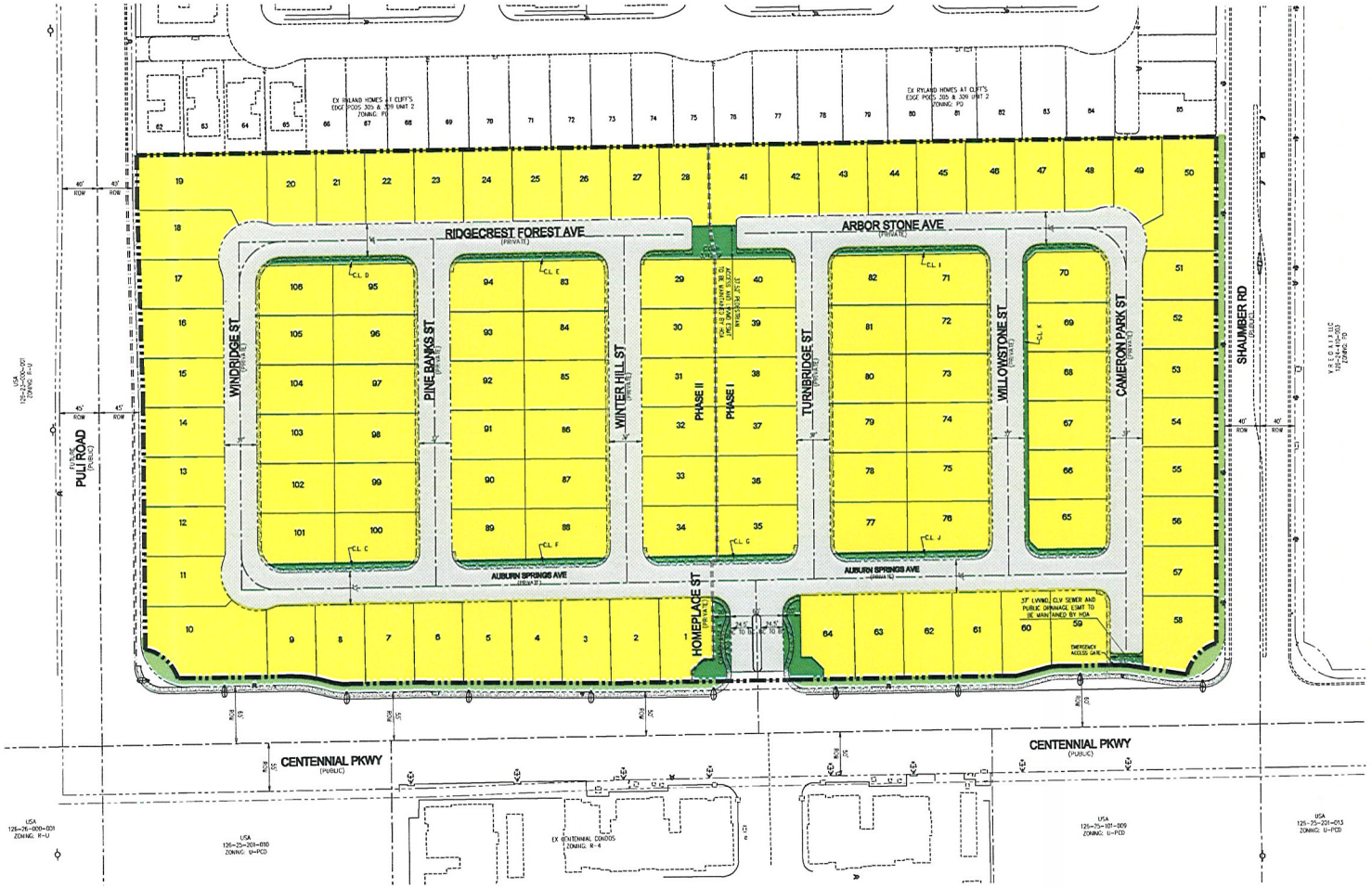
D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

SITE PLAN
FOR
PROVIDENCE POD 307
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN 126-24-410-002





1. STANDARD METAL STREELIGHT POLE
NOT TO SCALE

PROJECT SUMMARY	
ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 56'x84'
MINIMUM LOT AREA	= 4,478 SQ FT
MAXIMUM LOT AREA	= 10,315 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 15.92 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

WAIVER

1. STANDARD STREELIGHT POLES IN CENTENNIAL PARKWAY PER CCAUSD NO. 314 AND 316

LEGEND

- PROPOSED STREETLIGHT INCLUDED IN WAIVER
- EXISTING METAL STREETLIGHT POLE
- EXISTING PROVIDENCE STANDARD STREETLIGHT POLE
- COMMON AREA TO BE MAINTAINED BY PROVIDENCE HOA
- ONSITE COMMON AREA TO BE MAINTAINED BY POD 307 HOA
- 56' X 84' LOTS
- PRIVATE STREETS
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

WVR-44155

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5749 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5399 FAX (702) 254-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

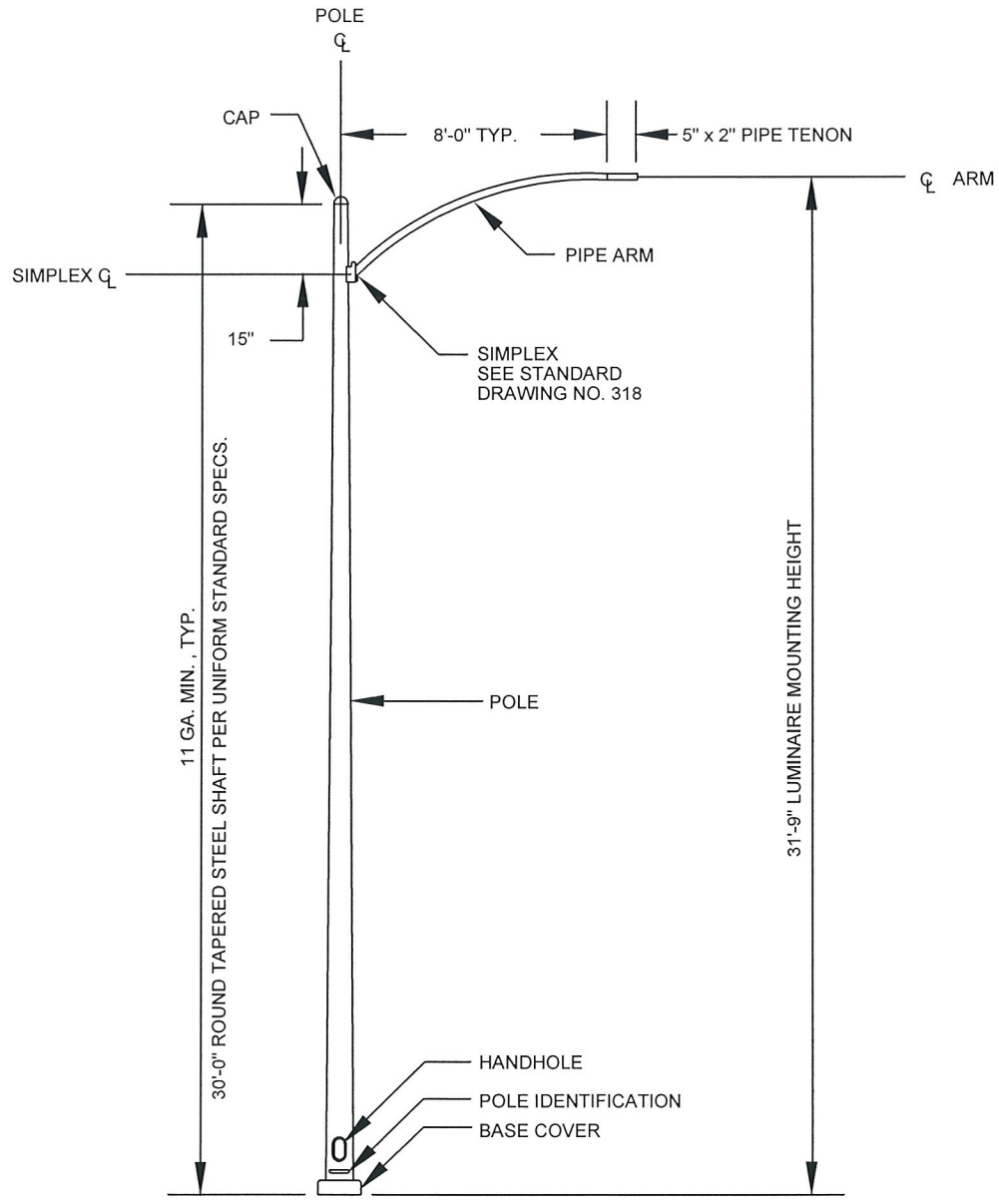
PROVIDENCE POD 307
SITE PLAN - STREETLIGHT WAIVER

S 24
T 19
R 59

DATE: 12/16/11
DRAFTER: IG
DESIGNER:
CHECKED: JLH
PROJECT NO.
PAR1002-001

SP-1
SHEET 1 OF 1

J:\par1002-001 pod 307\dwg\entitlements\111218 pod 307 streetlight waiver.dwg 12/16/2011 4:18 PM tsaac Guzman



NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 313.
2. SEE STANDARD DRAWING NO. 319 FOR DETAIL OF POLE BASE.
3. SEE STANDARD DRAWING NO. 318 FOR DETAIL OF POLE CAP.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

AGENCY APPROVED	B	C	H	L	M	N

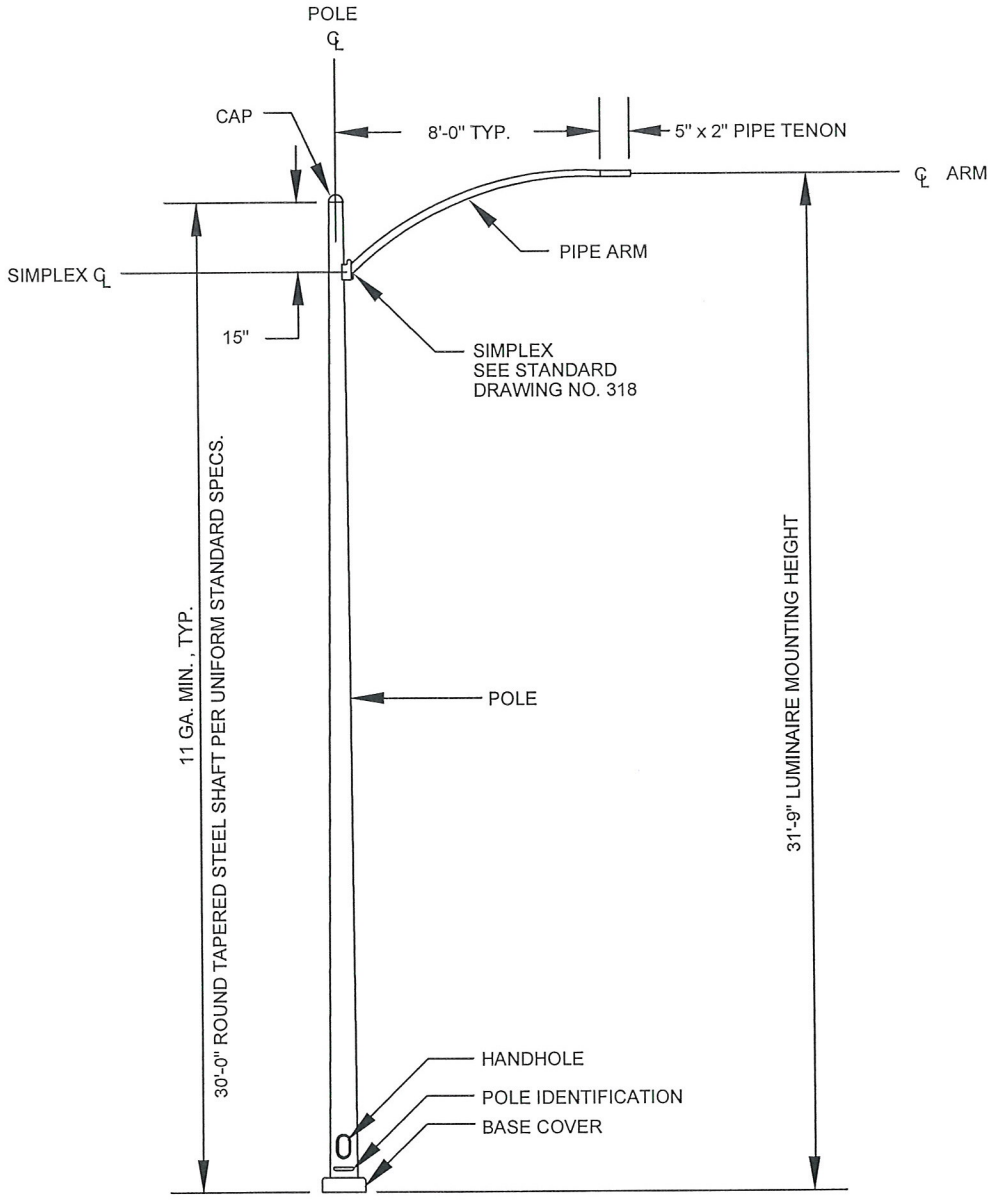
SPECIFICATION REFERENCE	
506	STEEL STRUCTURES
623	TRAFFIC SIGNALS & STREETLIGHTING
715	GALVANIZING

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

STREETLIGHT STANDARD WITH 2 INCH PIPE ARM

DATE 12-12-96 | DWG. NO. 314

WVR-44155



NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 313.
2. SEE STANDARD DRAWING NO. 319 FOR DETAIL OF POLE BASE.
3. SEE STANDARD DRAWING NO. 318 FOR DETAIL OF POLE CAP.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

AGENCY APPROVED	B	C	H	L	M	N

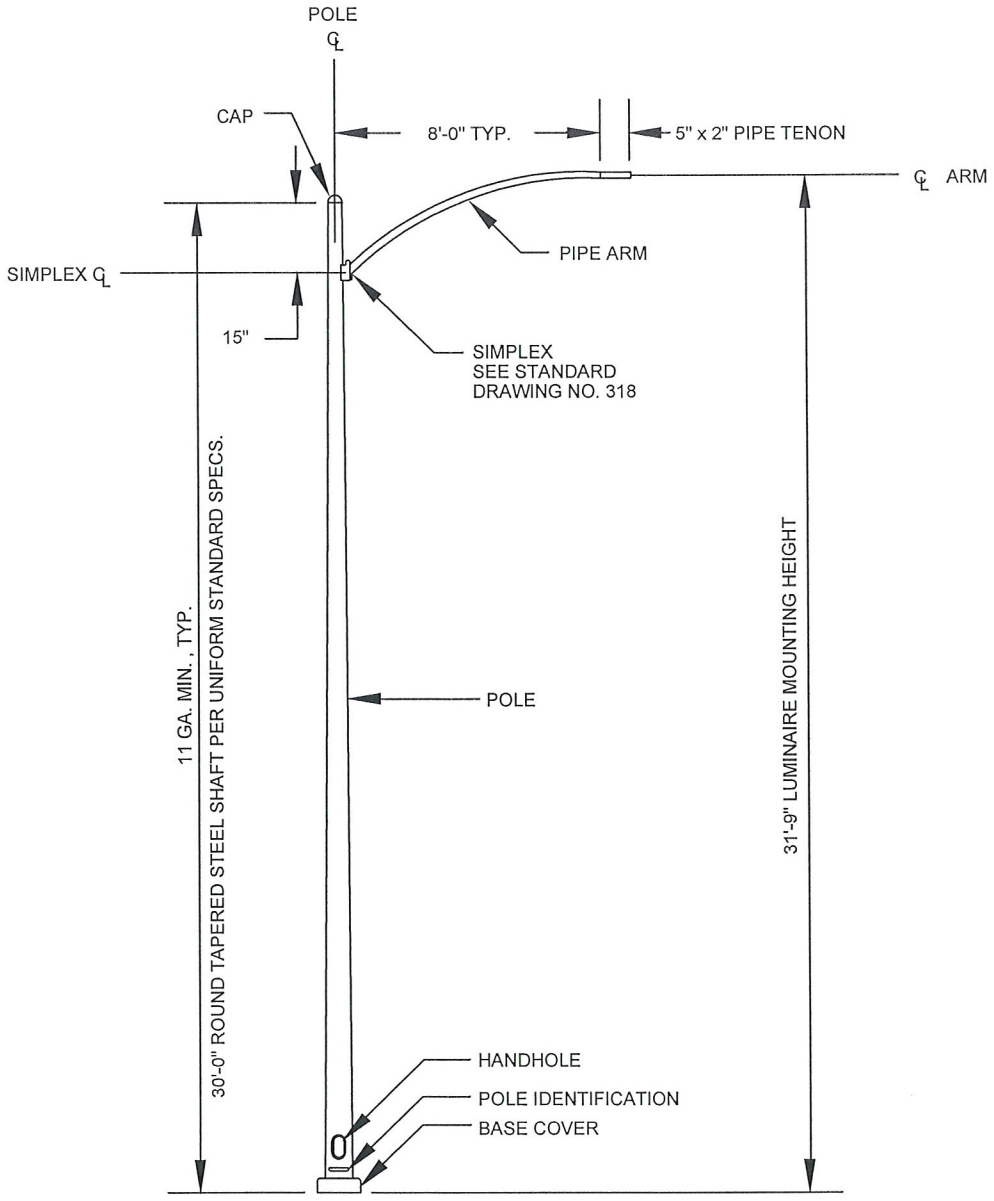
SPECIFICATION REFERENCE	
506	STEEL STRUCTURES
623	TRAFFIC SIGNALS & STREETLIGHTING
715	GALVANIZING

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

STREETLIGHT STANDARD WITH 2 INCH PIPE ARM

DATE 12-12-96 | DWG. NO. 314

WVR-44155



NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 313.
2. SEE STANDARD DRAWING NO. 319 FOR DETAIL OF POLE BASE.
3. SEE STANDARD DRAWING NO. 318 FOR DETAIL OF POLE CAP.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

AGENCY APPROVED	B	C	H	L	M	N

SPECIFICATION REFERENCE	
506	STEEL STRUCTURES
623	TRAFFIC SIGNALS & STREETLIGHTING
715	GALVANIZING

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

STREETLIGHT STANDARD WITH 2 INCH PIPE ARM

WVR-44155

DATE 12-12-96 | DWG. NO. 314


RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning
WVR-44155


RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning
WVR-44155


RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning
WVR-44155



WVR-44155 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL, LLC
NORTH SIDE OF CENTENNIAL PARKWAY, BETWEEN SHAUMBER ROAD AND PULI ROAD

01/04/12



WVR-44155 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL, LLC
NORTH SIDE OF CENTENNIAL PARKWAY, BETWEEN SHAUMBER ROAD AND PULI ROAD

01/04/12

PROVIDENCE
Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

12/14/2011

Dan Hale
Pardee Homes
650 White Drive
Suite 100
Las Vegas, NV 89119

Via: E-mail (dan.hale@pardeehomes.com) and Prolog Website

RE: ***Providence Master Plan Community***
Project Plan: Streetlights
POD: 307 – LSHP
Plan Date: 12/14/11

Dear Dan:

The Providence Design Review Committee (DRC) is in receipt of your request to use standard for City of Las Vegas street nights on Centennial Parkway.

The DRC approves your streetlights plans for the above referenced POD.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

RECEIVED
DEC 19 2011
WVR-44155
City of Las Vegas
Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PAR1002.001

December 15, 2011

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Justification Letter for Streetlight Pole Waiver at Providence POD 307

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Waiver application for the subject development. Providence POD 307 is located at the NW corner of Centennial Parkway and Shaumber Road. The Assessor's Parcel Number for this Waiver application is of the adjacent perimeter common lot area: 126-24-497-001.

The purpose of this application is to request a waiver from using the standard project concrete pole per Section 5.10.1 of the Design Standards for Cliffs Edge along Centennial Parkway and use the standard metal pole (per Uniform Standard Drawings No. 314) that is used throughout the valley. The reason for this request is that the existing streetlights on the south side of Centennial Parkway use the standard metal pole and doing the same on the north side would keep the look down Centennial Parkway consistent.

Please contact me at 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

James Hackman, P.E.
Project Manager

RECEIVED
DEC 19 2011
WVR-44155
City of Las Vegas
Department of Planning

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

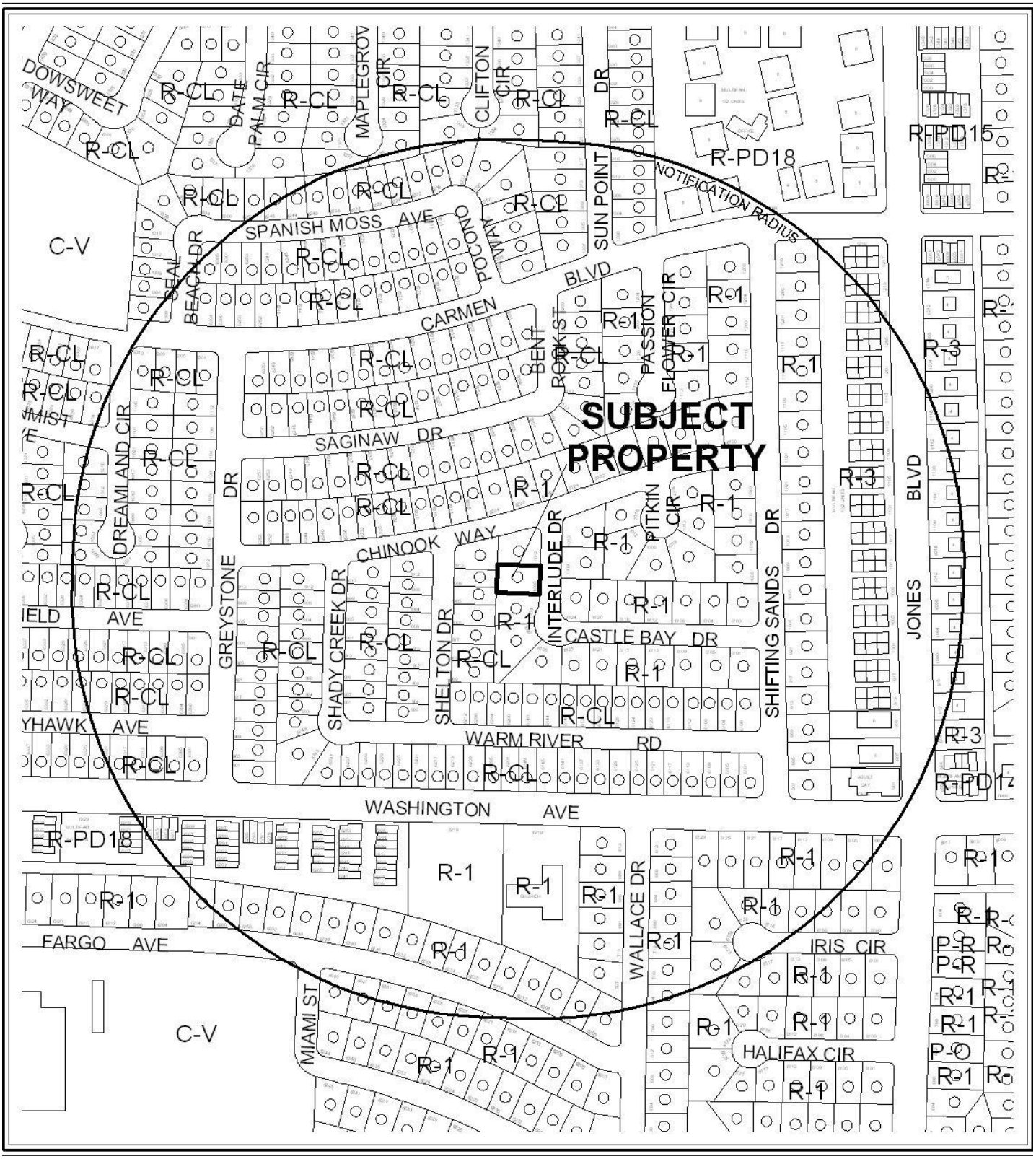
SUBJECT:
VAR-44119 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SUSAN SOOK KIM TRUST - For possible action on a request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres at 1008 Interlude Drive (APN 138-26-618-041), R-1 (Single Family Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**15**
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. Support Petition



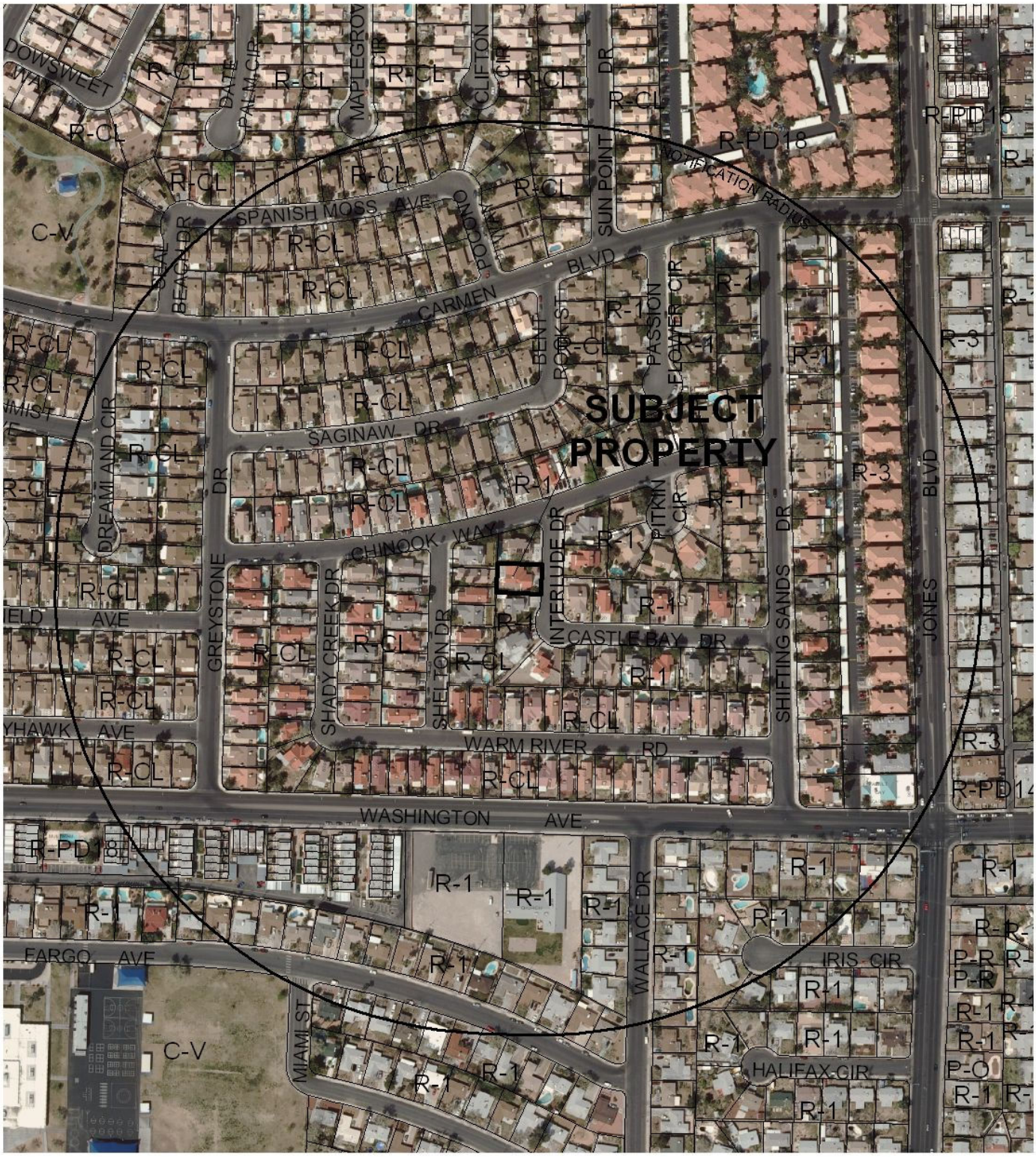
0 300 600 Feet

CASE: VAR-44119

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-44119

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUSAN SOOK KIM TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-44119	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-44119 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 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.

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

4. 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 an existing room addition to be located within the rear yard setback at 1008 Interlude Drive. The property is a single family home with an attached garage. The proposed Variance is self-imposed and does not meet the minimum standard for the R-1 (Single Family Residential) zoning district; therefore, staff recommends denial. If the application is denied, the existing structure would not be allowed to encroach into the rear yard setback and must be removed.

ISSUES

- A Variance is required to allow the existing room addition to be 11 feet from the rear property line where a 15-foot setback the required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/10/11	A Code Enforcement case (#106626) was processed for "building a room addition without permits" at 1008 Interlude Drive. The case is pending an entitlement action.

Most Recent Change of Ownership	
09/16/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/01/11	A building permit (#198488) was reviewed for a room addition at 1008 Interlude Drive. The permit was not finalized because the structure did not meet the minimum rear setback requirement.

Pre-Application Meeting	
12/07/11	A pre-application meeting was held and issues concerning the submittal requirements of a Variance for the enclosed rear patio cover were discussed with the applicant.

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

Field Check	
01/04/12	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained single family residence.

Details of Application Request	
Site Area	
Net Acres	0.15

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	Single Family, Detached	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	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6732 SF	Y
Min. Lot Width	65 Feet	66 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	6.5 Feet	Y
• Corner	N/A Feet	5 Feet	N/A
• Rear	15 Feet	11 Feet	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Interlude Drive	N/A	N/A	50	Y

ANALYSIS

This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district. The existing room addition is 11 feet from the rear property line and is a deviation of 26 percent from the R-1 (Single Family Residential) zoning district requirement of 15 feet. The intent of the R-1 (Single Family Residential) zoning district is to provide for the development of single family detached dwellings in a low density residential setting. The proposed addition is inconsistent with the intent of the district and the request is a self-imposed hardship. The existing structure does not meet the minimum standard for the zoning district; therefore, staff recommends denial.

FINDINGS (VAR-44119)

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 constructing a room addition within the rear setback area without first obtaining the required permits. Increasing distance between the room addition and the rear property line by four feet 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 449

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-44119 APN: 138-26-618-041

Name of Property Owner: SUSAN KIM

Name of Applicant: SUSAN KIM

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Susan Kim

Print Name: SUSAN KIM

Subscribed and sworn before me

This 9th day of Dec., 2011

Monique San Pedro

Notary Public in and for said County and State

MONIQUE SAN PEDRO
Notary Public, State of Nevada
Appointment No. 05-95901-1
My Appt. Expires Feb. 24, 2013

RECEIVED
DEC 13 2011

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patio Enclosed for Storage

Project Address (Location) 1008 Interlude Dr. L.V NV 89108

Project Name Patio enclosed **Proposed Use** storage

Assessor's Parcel #(s) 138-26-618-041 **Ward #** _____

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

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

Gross Acres 0.16 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SUSAN KIM **Contact** _____

Address 1008 INTERLUDE DR. **Phone:** (702) 308-8634 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address _____

APPLICANT SUSAN KIM **Contact** _____

Address 1008 INTERLUDE DR. **Phone:** (702) 308-8634 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address NONE

REPRESENTATIVE NONE **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Susan Kim

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

Print Name SUSAN KIM

Subscribed and sworn before me

This 9th day of DECEMBER, 20 11.

Monique San Pedro

Notary Public in and for said County and State

MONIQUE SAN PEDRO
Notary Public, State of Nevada
Appointment No. 05-95901-1
My Appt. Expires Feb. 24, 2013

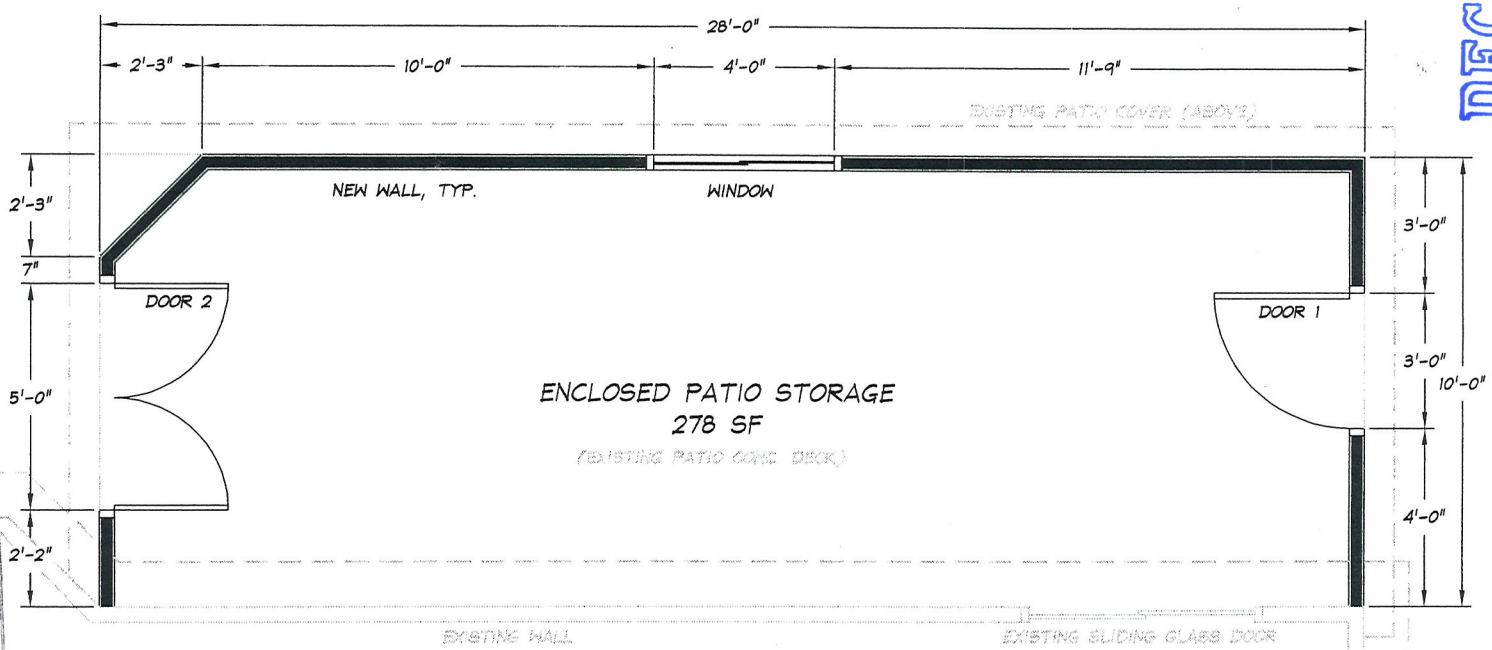
FOR DEPARTMENT USE ONLY

Case #	VAR-44119
Meeting Date:	2/14/2012
Total Fee:	$830.00
Date Accepted:	12/13/2011
Accepted By:	MREC

*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.

JOB
198488

RECEIVED
DEC 13 2011



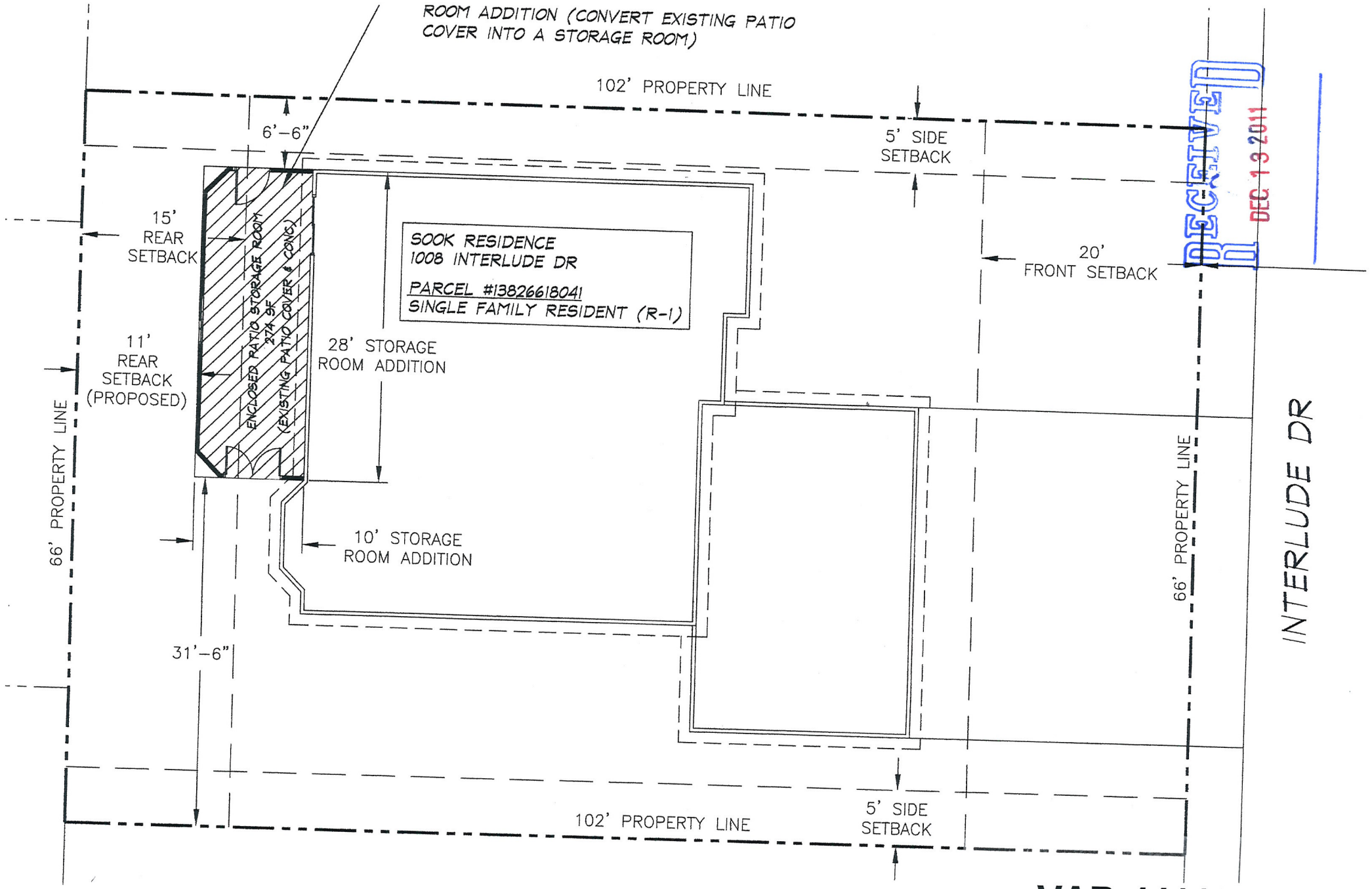
RECEIVED
NOV 01 2011
CITY OF LAS VEGAS
PERMITS

RESIDENCE:
1008 INTERLUDE DRIVE
LAS VEGAS, NV

Title:	ENCLOSED PATIO COVER PLAN
Project:	ENCLOSED PATIO COVER
Drawing Scale:	1/4" = 1'-0"
Creation Date:	10-26-11
Plot Date:	

KIM SUSAN SOOK TRUST
1008 INTERLUDE DRIVE
LAS VEGAS, NV 89108

VAR-44119


ROOM ADDITION (CONVERT EXISTING PATIO COVER INTO A STORAGE ROOM)
102' PROPERTY LINE
6'-6"
5' SIDE SETBACK
15' REAR SETBACK
ENCLOSED PATIO STORAGE ROOM 274 SF (EXISTING PATIO COVER & CONC.)
SOOK RESIDENCE
1008 INTERLUDE DR
PARCEL #13826618041
SINGLE FAMILY RESIDENT (R-1)
20' FRONT SETBACK
11' REAR SETBACK (PROPOSED)
28' STORAGE ROOM ADDITION
66' PROPERTY LINE
10' STORAGE ROOM ADDITION
66' PROPERTY LINE
INTERLUDE DR
31'-6"
102' PROPERTY LINE
5' SIDE SETBACK
RECEIVED
DEC 13 2011

VAR-44119





RECEIVED
DEC 13 2011

VAR-44119





RECEIVED
DEC 13 2011

VAR-44119





RECEIVED
DEC 13 2011

VAR-44119



VAR-44119 - APPLICANT/OWNER: SUSAN SOOK KIM TRUST
1008 INTERLUDE DRIVE

01/04/12

from: Susan Kim

1008 Interlade Dr.

L V NV 89108

702 308-8634

To: whom may it concern

when I bought the chouse there
were patio already.
after then I made enclosed
patio for Storage room.
I didnit know, I need Space (Back)
15Ft requir. now only 11Ft.
please concern.

RECEIVED
DEC 13 2011

owner Susan Kim

VAR-44119

from: Susan Kim
1008 Interlude Dr
L.V. NV 89108

To: Whom it may concern

I'm aware of my house patio turn to storage Room. Enclosed patio.
If it wasn't bothering or will not bother as it would you please sign for me.

Thank you very much!

6124 Chinook

Barry Moschauer
6129 Castle Bay DR.

9/7 Shiftingsands

Justin Ortiz
6100 Castle Bay

6121 Castle Bay Dr.

Tayson Turner
900 Shady Creek Dr.

Clara Recinos
1004 Interlude Dr.

6125 Castle Bay

1009 Interlude Dr

1012 Interlude Dr

6200 CHINOOK WAY

Jeanne Mills
1013 Interlude Dr

Jeanne Stone
1005 Shalton Dr.

Terry Moore
1001 Shelton Dr

917 Shelton

RECEIVED
DEC 13 2011
15A

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

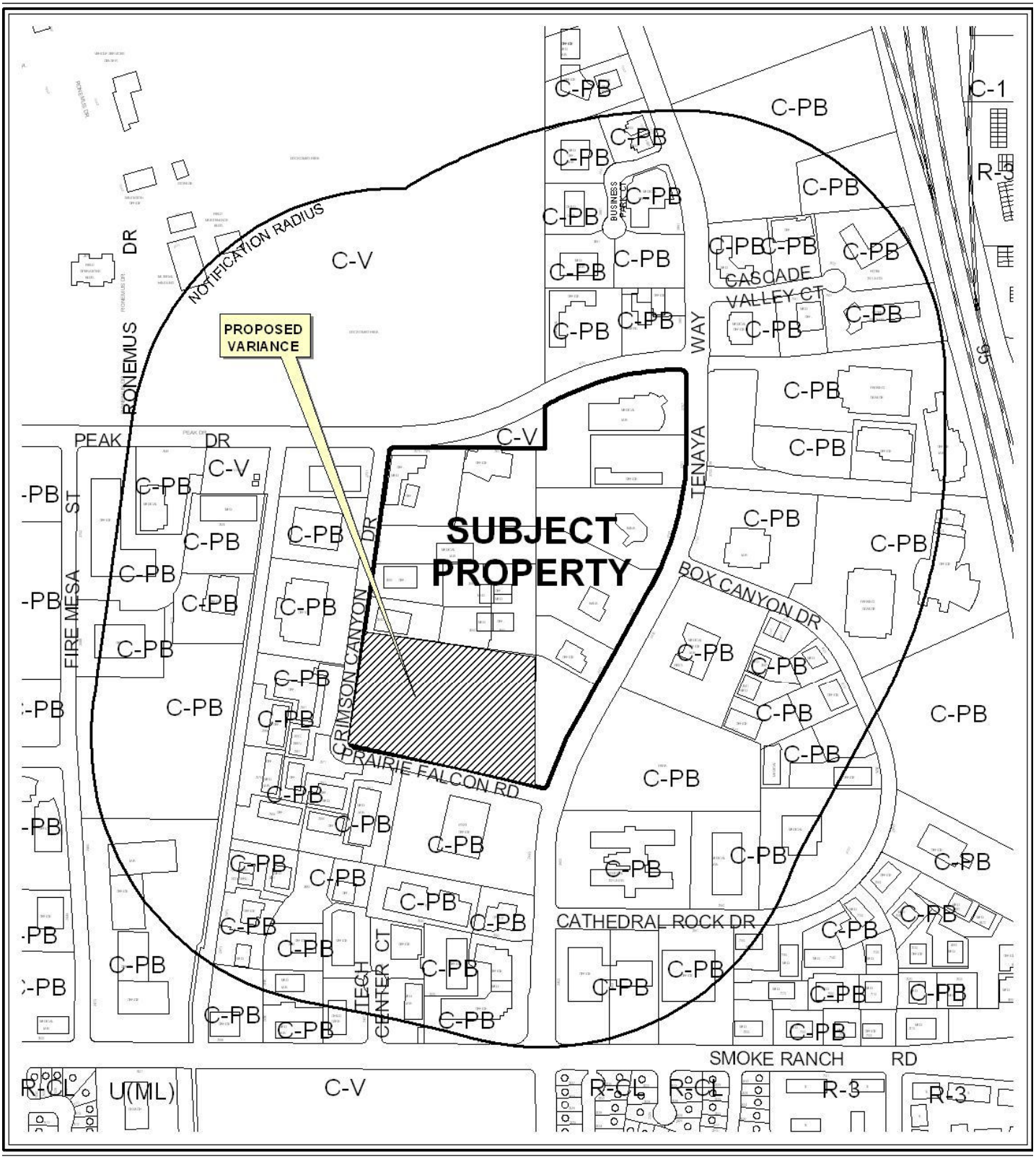
SUBJECT:
VAR-44145 - VARIANCE - PUBLIC HEARING - APPLICANT: THE WERKS GROUP, LLC - OWNER: ASSAF NEVADA, INC. - For possible action on a request for a Variance TO ALLOW 188 PARKING SPACES WHERE 371 PARKING SPACES ARE REQUIRED FOR A COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 7.55 acres at 7350 Prairie Falcon Road, Suite #140 (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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. Request to Withdraw Without Prejudice Submitted by Taylor Consulting Group, LLC
3. Conditions and Staff Report
4. Supporting Documentation
5. Photos
6. Justification Letter



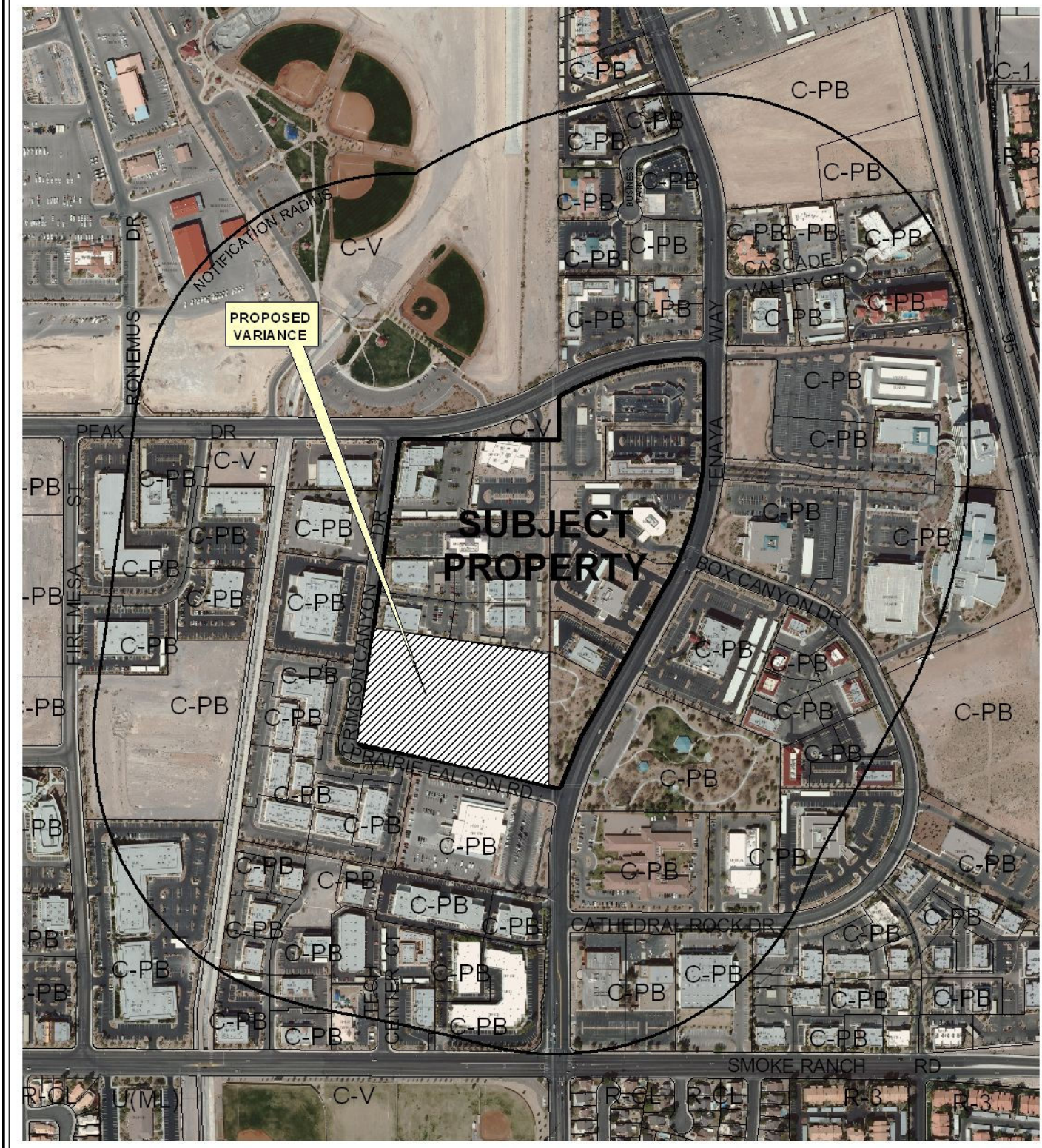
0 400 800 Feet

CASE: VAR-44145

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N



0 400 800 Feet

CASE: VAR-44145

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

January 27, 2012

City of Las Vegas Planning Dept.
400 Stewart Ave.
Las Vegas, NV 89101

Re: VAR-44145

To Whom It May Concern:

I'm writing you in regards to a pending parking variance application (VAR-44145) for property located at 7350 Prairie Falcon Rd. that was to be heard at your February 14th Planning Commission Meeting.

The applicant ASAAF NEVADA, INC. has instructed me to withdraw the application without prejudice.

Thank you in advance for your assistance in this matter. Please contact me if you have any further questions concerning the application and our withdrawal.

Respectfully,

Nathaniel Taylor

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE WERKS GROUP, LLC - OWNER: ASSAF NEVADA, INC.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-44145	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAR-44145 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. 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.

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

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

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This Variance request is for a proposed 45,741 square-foot Commercial Recreation/Amusement (Indoor) facility containing a BMX track, running track, exercise mats and other inventive forms of physical activity located within an existing office and warehouse development at 7350 Prairie Falcon Road. The proposed use is more intense than the existing office and warehouse use, resulting in a parking requirement that exceeds the parking provided on the site. The applicant is requesting this Variance to allow 188 parking spaces where 371 spaces are required.

The applicant has not provided any evidence of unique or extraordinary circumstances and has created a self-imposed hardship by proposing a use that is too intense for the subject site to accommodate. Staff is recommending denial of this request as it is deemed to be preferential in nature, and therefore outside the realm of NRS Chapter 278 for the granting of Variances. If denied, an alternative site with adequate parking will be required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/05/84	The City Council approved Annexation (A-0015-84) for land between Buffalo Drive/Cheyenne Avenue/Lorenzi Boulevard/Smoke Ranch Road. The Planning Commission and Staff recommended approval.
11/20/85	The City Council approved Rezoning (Z-0068-85) from N-U (Non Urban) to C-PB (Planned Business Park) for 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
04/03/91	The City Council approved a Review of Condition [Z-0068-85(4)] to remove Condition One of Z-0068-85 that required a screen wall on the north perimeter of 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
03/30/99	The Planning & Development Department provided a Zoning Verification Letter [Z-0068-85(3)] for 7350 Prairie Falcon Road.
01/19/00	The City Council approved Site Development Plan Review [Z-0068-85(51)] for a 90,819 square-foot addition at 7350 Prairie Falcon Road. The Planning Commission and Staff recommended approval.
08/19/09	The City Council approved a Variance (VAR-34603) to allow 176 parking spaces where 331 are required for a Commercial Recreation/Amusement (Indoor) use at 7350 Prairie Falcon Road. The Planning Commission recommended approval and staff recommended denial.

YK

11/18/10	The Planning Commission approved Variance (VAR-39804) to allow zero additional parking spaces where 44 additional parking spaces are required and Special Use Permit (SUP-39805) for Cleaners, Commercial/Industrial use at 7350 Prairie Falcon Road. Staff recommended approval.

Most Recent Change of Ownership	
11/05/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/04/99	A Building Permit (#99008492) was issued for a Non-Work Certificate of Occupancy at 7350 Prairie Falcon Road. It was finalized on 05/07/99.
03/14/01	A Building Permit (#1004189) was issued for a Tenant Improvement Certificate of Occupancy at 7350 Prairie Falcon Road. It was finalized on 09/27/02.
07/29/09	A Building Permit (#144440) was issued for a Tenant Improvement Certificate of Occupancy at 7350 Prairie Falcon Road. It was finalized on 01/20/10.
12/04/09	A Business License (A06-00019) was issued for an Amusement Park at 7350 Prairie Falcon Road. The license is currently active.
	A Business License (R05-00660) was issued for a Snack Bar, Take Out Only at 7350 Prairie Falcon Road. The license is currently active.
12/17/09	A Business License (C08-01917) was issued for a Coin Amusement Machine at 7350 Prairie Falcon Road. The license is currently active.

Pre-Application Meeting	
12/15/11	Staff reviewed the proposal with the applicant and determined that a parking variance would be required for the project to move forward. Staff indicated that the variance would be excessive and that it was unlikely that staff could support it as presented.

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

Field Check	
01/04/12	Staff visited the site and found a well maintained commercial building. The parking lot was nearly empty during the 1:00 p.m. visit.

Details of Application Request	
Site Area	
Gross Acres	7.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Cleaners, Commercial/Industrial Commercial Recreation/Amusement (Indoor) Vacant	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Post Office, Local Service Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Private Park	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master Plan Areas	***Yes***	***No***	***Compliance***
Technology Center	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Prairie Falcon Road	N/A	N/A	60	N/A
Crimson Canyon Drive	N/A	N/A	60	N/A

YK

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required Per VAR-34603 & VAR-39804***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Cleaners, Commercial/ Industrial	50,600 SF	1 per 500 SF plus 5	107				
Commercial Recreation/ Amusement (Indoor)	45,098 SF	1 per 200 SF	226				
Warehouse (To be removed)	45,721 SF	1 per 1,000 SF	- 46				
Commercial Recreation/ Amusement (indoor) Proposed	45,721 SF	1 per 200 SF	229				
TOTAL SPACES REQUIRED			516		188		N
Regular and Handicap Spaces Required			505	11	182	6	N
Loading Spaces	141,419 SF	3 for first 50,000 SF then 1 for each 100,000 SF or fraction thereafter	4		12		Y
Percent Deviation			49 %				

ANALYSIS

The applicant is proposing an additional Commercial Recreation/Amusement (Indoor) facility on the subject site where a Warehouse; Cleaners, Commercial/Industrial; and Commercial Recreation/Amusement (Indoor) development currently exists. The proposed use is much more intense, with a parking requirement that is five times greater than the existing uses, resulting in a parking deficiency of 196 spaces. This site has two previously approved parking variances (VAR-34603 and VAR-39804) to allow 188 parking spaces where a total of 380 parking spaces are required for a Commercial Recreation/Amusement (Indoor) facility, Warehouse and

Cleaners, Commercial/Industrial uses. This creates an existing 50% parking impaired site that nets a negative 192 parking space availability.

An additional 45,721 square feet of Commercial Recreation/Amusement (Indoor) use would overwhelm a site that wasn't designed to handle such intense uses. If this application were approved, coupled with the two previously approved variances, it would allow uses requiring a total of 562 parking spaces to operate with a total of 188 available parking spaces creating a net negative 374 parking space availability. The applicant has indicated that the majority of their customers will travel to the site on bicycles and skateboards. Staff finds that the site is in the center of the Technology Center and the nearest residential neighborhood is over 1,100 feet away.

The applicant has provided no evidence of a unique or extraordinary circumstance to justify the deficiency in parking; therefore, staff is recommending denial of this request.

FINDINGS (VAR-44145)

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 the Commercial Recreation/Amusement (Indoor) facility at a location that is not physically suitable for the intensity of the use proposed. An alternative location 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 18

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44145** APN: 138-15-310-048

Name of Property Owner: ASSAF

Name of Applicant: THE WERKS GROUP, LLC

Name of Representative: TAYLOR CONSULTING GROUP, LLC (NATHANIEL TAYLOR)

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: ROB Namy

Subscribed and sworn before me

This 22nd day of November, 20 11

_____

Notary Public in and for said County and State

DEBORAH BETZ BASIL, Attorney
NOTARY PUBLIC — STATE OF OHIO
My commission has no expiration date.
Section 147.03 R. C.

RECEIVED
DEC 15 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 7350 Prairie Falcon Rd., Unit #140

Project Name THE WERKS GROUP **Proposed Use** _____

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 4

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

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

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

Additional Information _____

PROPERTY OWNER ASSAF NEVADA INC **Contact** _____

Address 4832 Richmond Rd., #100 **Phone:** _____ **Fax:** _____

City Cleveland **State** OH **Zip** 44128-5993

E-mail Address _____

APPLICANT THE WERKS GROUP, LLC **Contact** Jeff Jay

Address 4613 Charger Ave. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89031

E-mail Address _____

REPRESENTATIVE Taylor Consulting Group, LLC **Contact** Nathaniel Taylor

Address P.O. Box 750521 **Phone:** 702.280.61 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89136

E-mail Address info@thetaylorconsultinggroup.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 ROB NAMY

Subscribed and sworn before me

This 22nd day of November, 20 11.

_____

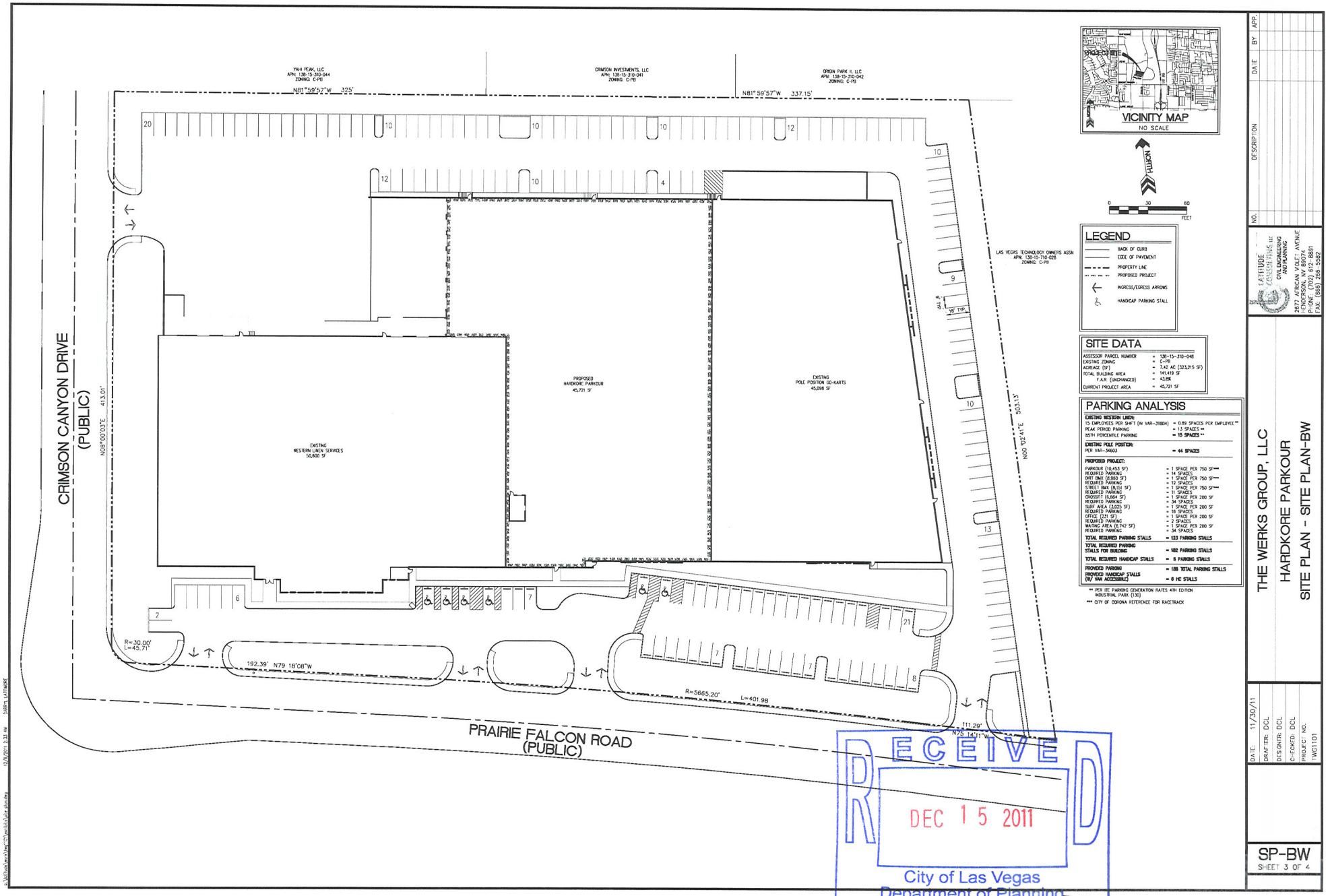
Notary Public in and for said County and State

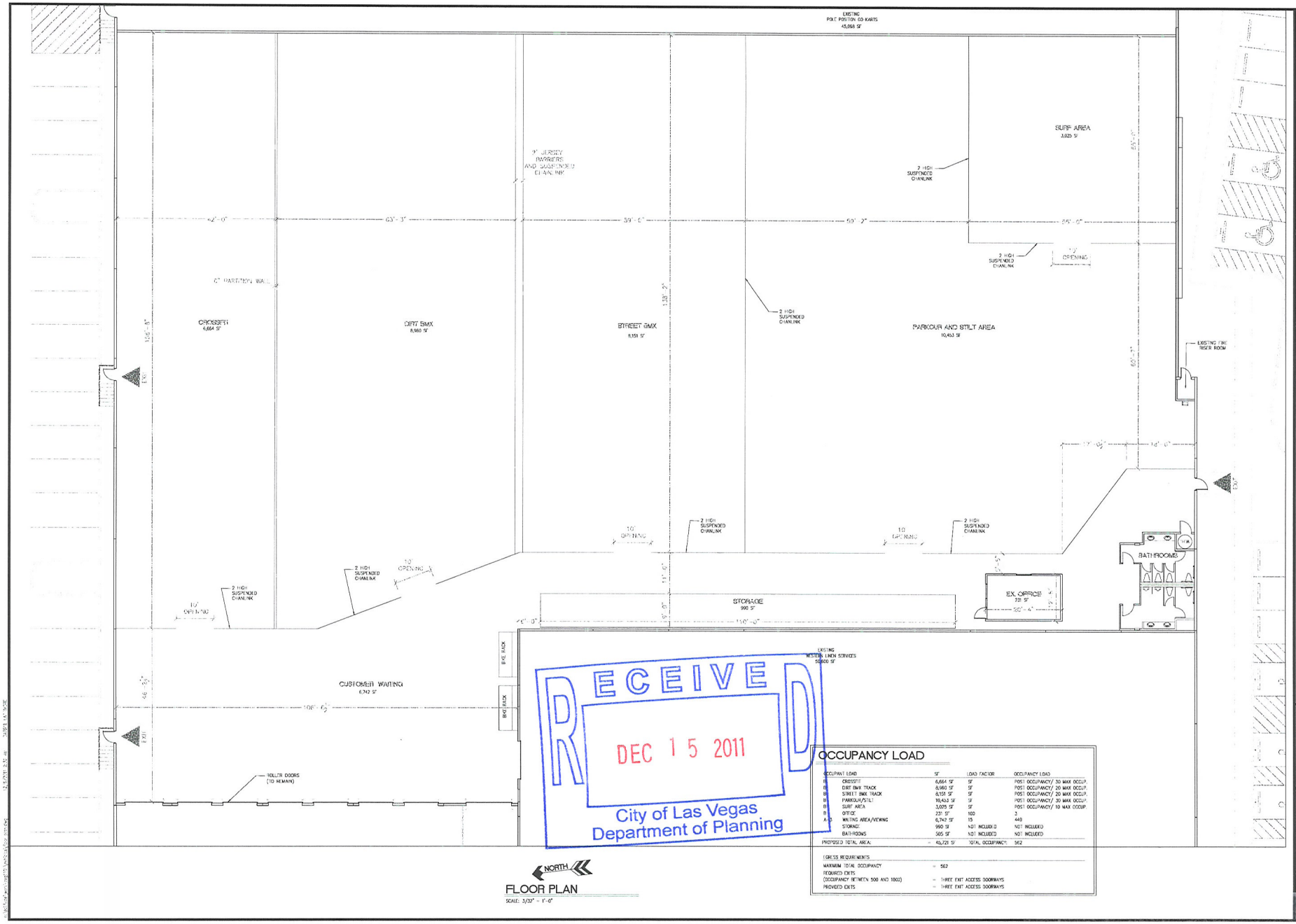
DEBORAH BETZ BASIL, Attorney
NOTARY PUBLIC — STATE OF OHIO
My commission has no expiration date.
Section 147.03 R. C.

FOR DEPARTMENT USE ONLY

Case #	VAR-44145
Meeting Date:	2-14-12
Total Fee:	830.00
Date Received:*	12-15-11
Received By:	JFmed

*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.


CRIMSON CANYON DRIVE
(PUBLIC)
PRAIRIE FALCON ROAD
(PUBLIC)
YAH PEAK, LLC
APN: 138-15-310-044
ZONING: C-PB
CRIMSON INVESTMENTS, LLC
APN: 138-15-310-041
ZONING: C-PB
ORIGIN PARK II, LLC
APN: 138-15-310-042
ZONING: C-PB
LAS VEGAS TECHNOLOGY OWNERS ASSN
APN: 138-15-710-026
ZONING: C-PB
N81°59'57"W 325'
N81°59'57"W 337.15'
N00°00'03"E 413.01'
N00°02'41"E 503.13'
EXISTING
WESTERN LINEN SERVICES
50,600 SF
PROPOSED
HARDKORE PARKOUR
45,721 SF
EXISTING
POLE POSITION GO-KARTS
45,098 SF
R=30.00'
L=45.71'
192.39' N79°18'08"W
R=5665.20'
L=401.98
111.29'
N75°14'11"W
PROJECT SITE
VICINITY MAP
NO SCALE
NORTH
0 30 60
FEET
LEGEND
BACK OF CURB
EDGE OF PAVEMENT
PROPERTY LINE
PROPOSED PROJECT
INGRESS/EGRESS ARROWS
HANDICAP PARKING STALL
SITE DATA
ASSESSOR PARCEL NUMBER = 138-15-310-048
EXISTING ZONING = C-PB
ACREAGE (SF) = 7.42 AC (323,215 SF)
TOTAL BUILDING AREA = 141,419 SF
F.A.R. (UNCHANGED) = 43.8%
CURRENT PROJECT AREA = 45,721 SF
PARKING ANALYSIS
EXISTING WESTERN LINEN:
15 EMPLOYEES PER SHIFT (IN VAR-39804) = 0.89 SPACES PER EMPLOYEE**
PEAK PERIOD PARKING = 1.3 SPACES **
85TH PERCENTILE PARKING = 15 SPACES **
EXISTING POLE POSITION:
PER VAR-54603 = 44 SPACES
PROPOSED PROJECT:
PARKOUR (10,453 SF) = 1 SPACE PER 750 SF***
REQUIRED PARKING = 14 SPACES
DIRT BMX (8,060 SF) = 1 SPACE PER 750 SF***
REQUIRED PARKING = 10 SPACES
STREET BMX (8,151 SF) = 1 SPACE PER 750 SF***
REQUIRED PARKING = 11 SPACES
CROSSFIT (5,664 SF) = 1 SPACE PER 200 SF
REQUIRED PARKING = 34 SPACES
SURF AREA (3,025 SF) = 1 SPACE PER 200 SF
REQUIRED PARKING = 16 SPACES
OFFICE (231 SF) = 1 SPACE PER 200 SF
REQUIRED PARKING = 2 SPACES
WAITING AREA (6,742 SF) = 1 SPACE PER 200 SF
REQUIRED PARKING = 34 SPACES
TOTAL REQUIRED PARKING STALLS = 133 PARKING STALLS
TOTAL REQUIRED PARKING STALLS FOR BUILDING = 102 PARKING STALLS
TOTAL REQUIRED HANDICAP STALLS = 6 PARKING STALLS
PROVIDED PARKING = 186 TOTAL PARKING STALLS
PROVIDED HANDICAP STALLS (W/ VAR ACCESSIBLE) = 6 HC STALLS
** PER ITE PARKING GENERATION RATES 4TH EDITION INDUSTRIAL PARK (130)
*** CITY OF CORONA REFERENCE FOR RACETRACK
RECEIVED
DEC 15 2011
City of Las Vegas
Department of Planning
VAR-44145
NO. DESCRIPTION DATE BY APP.
LATITUDE ENGINEERING
CIVIL ENGINEERING AND PLANNING
2672 AFRICAN VIOLET AVENUE
HENDERSON, NV 89074
PHONE: (702) 612-8831
FAX: (866) 266-5562
THE WERKS GROUP, LLC
HARDKORE PARKOUR
SITE PLAN - SITE PLAN-BW
DATE: 11/30/11
DRAFTER: DCL
DES'GNR: DCL
C-FCKD: DCL
PROJECT NO. TWG1101
SP-BW
SHEET 3 OF 4



RECEIVED
DEC 15 2011
City of Las Vegas
Department of Planning

OCCUPANCY LOAD

OCCUPANT LOAD	SF	LOAD FACTOR	OCCUPANCY LOAD
B CROSSFIT	4,664 SF	SF	POST OCCUPANCY/ 30 MAX OCCUP.
B DIRT BMX TRACK	8,960 SF	SF	POST OCCUPANCY/ 20 MAX OCCUP.
B STREET BMX TRACK	8,151 SF	SF	POST OCCUPANCY/ 20 MAX OCCUP.
B PARKOUR/STILT	10,453 SF	SF	POST OCCUPANCY/ 30 MAX OCCUP.
B SURF AREA	3,025 SF	SF	POST OCCUPANCY/ 10 MAX OCCUP.
B OFFICE	231 SF	100	3
A-3 WAITING AREA/VIEWING	6,742 SF	15	449
STORAGE	990 SF	NOT INCLUDED	NOT INCLUDED
BATHROOMS	505 SF	NOT INCLUDED	NOT INCLUDED
PROPOSED TOTAL AREA:	= 45,721 SF	TOTAL OCCUPANCY:	562

EGRESS REQUIREMENTS

MAXIMUM TOTAL OCCUPANCY	= 562
REQUIRED EXITS (OCCUPANCY BETWEEN 500 AND 1000)	= THREE EXIT ACCESS DOORWAYS
PROVIDED EXITS	= THREE EXIT ACCESS DOORWAYS

NORTH

FLOOR PLAN
SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTANTS INC
ARCHITECTURE
AND PLANNING
2877 AARON WOLF AVENUE
HENDERSON, NV 89074
PHONE: (702) 612-8691
FAX: (866) 766-3367

THE WERKS GROUP, LLC
HARDKORE PARKOUR
FLOOR PLAN - FLOOR PLAN-B+W

DATE: 11/30/11
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO: TW31101

FP-BW
SHEET 1 OF 4

VAR-44145

TAYLOR CONSULTING GROUP, LLC
Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

hour intervals--this will help to minimize the amount of traffic and number of individuals in the building at one time. For informational purposes, the buildings to the west and east of our location both had to apply for parking variances before they could open.

We respectfully request the approval of our parking variance by the City of Las Vegas. This business will provide much needed jobs for our citizens, and allow individuals a unique and exciting place to exercise. Thank you in advance for your time and consideration in this matter.

Respectfully,

Nathaniel Taylor
President

RECEIVED
DEC 15 2011
City of Las Vegas
Department of Planning

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

VAR-44145



VAR-44145 - APPLICANT: THE WERKS GROUP, LLC - OWNER: ASSAF NEVADA, INC.
7350 PRAIRIE FALCON ROAD, SUITE #140

01/04/12



VAR-44145 - APPLICANT: THE WERKS GROUP, LLC - OWNER: ASSAF NEVADA, INC.
7350 PRAIRIE FALCON ROAD, SUITE #140

01/04/12

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

December 9, 2011

City of Las Vegas Development Services
333 N. Rancho
Las Vegas, NV 89106

RE: Parking Variance--7350 Prairie Falcon Rd., Unit #140

To Whom It May Concern:

I'm writing you today in regards to a new indoor recreational facility opening at 7350 Prairie Falcon Rd., Unit #140, LV, NV 89128. This facility will be the first of its kind in Nevada, and will cater to adults, children, and exercise enthusiasts. This location has over 40, 000 sq. ft. of space and will offer many varieties of activity; including but not limited to an indoor bmx track, parkour running, exercise mats, and many other inventive forms of physical activity.

As part of our application, we have been made aware that the provided parking does not meet the standards of Title 19 for a "recreational facility". Currently, the overall project site provides 188 stalls with 6 of said stalls dedicated for handicap parking. A preliminary parking analysis was prepared for the entire project site utilizing previously accepting parking parameters from past parking variances within the overall project. The peak parking calculations illustrated on the provided site plan estimate that the overall site should be adequately supplied with parking stalls with the existing Pole Position Racing Center (VAR-34603), the existing Western Linen Services (VAR-39804), and the proposed Hardkore Parkour project. Please note that the floor plan and correlating use areas for the current project were designed to meet the current parking configuration in an attempt to meet a quantifiable parking estimates that differ from the City of Las Vegas parking requirements.

In addition, it is our position that approving this variance is justified; since many of our members will not arrive to our location in a motor vehicle. Specifically, a large portion of our clientele will arrive on bicycle and skateboard--others will be dropped off by their parents and picked up when the respective activity is finished. In addition, most of our activities will be conducted during a block of time. For example, we'll schedule time in each exercise area between 1 hour and 3

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

RECEIVED
DEC 15 2011
VAR-44145
City of Las Vegas
Department of Planning

TAYLOR CONSULTING GROUP, LLC
Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

hour intervals--this will help to minimize the amount of traffic and number of individuals in the building at one time. For informational purposes, the buildings to the west and east of our location both had to apply for parking variances before they could open.

We respectfully request the approval of our parking variance by the City of Las Vegas. This business will provide much needed jobs for our citizens, and allow individuals a unique and exciting place to exercise. Thank you in advance for your time and consideration in this matter.

Respectfully,

Nathaniel Taylor
President

RECEIVED
DEC 15 2011
City of Las Vegas
Department of Planning

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

VAR-44145

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

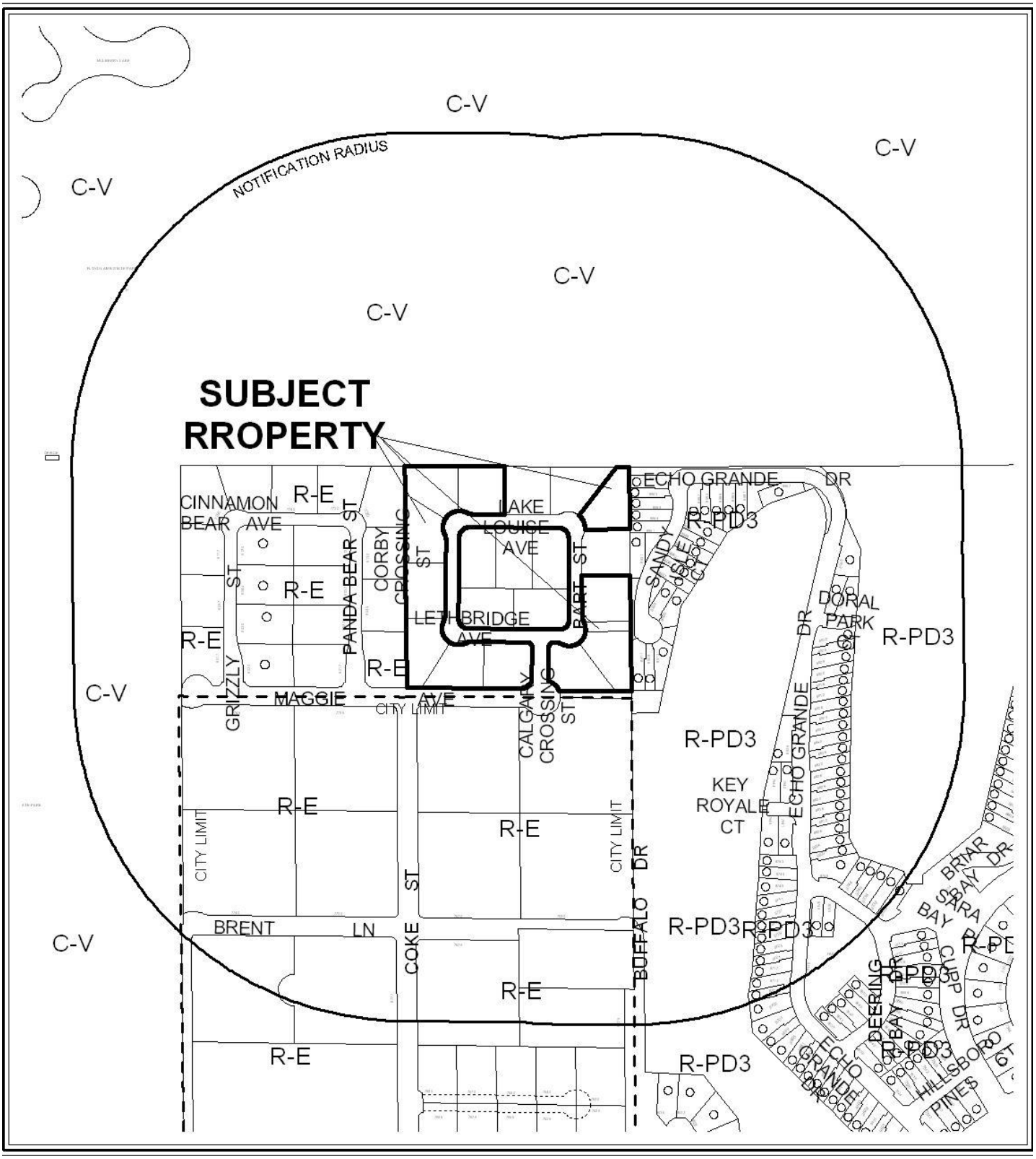
SUBJECT:
VAR-44220 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL - For possible action on a request to reinstate a previously approved Variance (VAR-5227) TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 7.37 acres at the northeast corner of Coke Street and Maggie Avenue (APNs 125-09-511-001 through 003, 005, and 008 through 019), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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



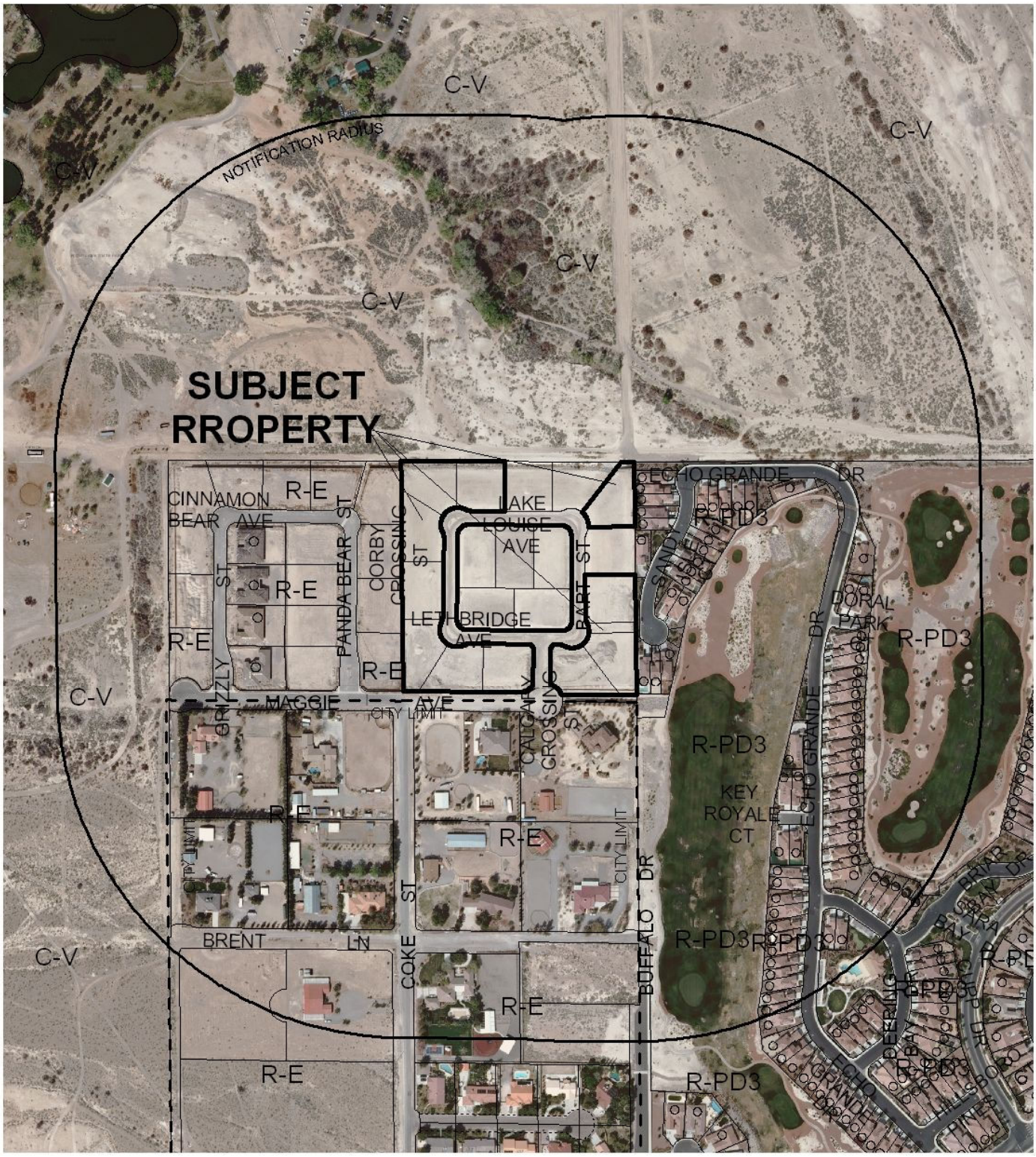
0 300 600 Feet

CASE: **VAR-44220**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

N



0 300 600 Feet

CASE: VAR-44220

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-44220	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-44220 CONDITIONS

Planning

1. Conformance to the conditions of approval for Special Use Permit (SUP-4558).

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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting reinstatement of a previously approved Variance (VAR-5227) to allow 25-foot front yard setbacks where 30 feet is required and 25-foot rear yard setbacks where 35 feet is allowed for a 19-lot single-family residential development at the northeast corner of Coke Street and Maggie Avenue. The variance expired in 2008 prior to the issuance of permits for the single-family dwellings. If reinstated, all lots in this application would benefit from the less restrictive setbacks even though not all require them based on a lot fit analysis. In 2011 permits for single-family dwellings were issued for eight of the 10 properties requiring a variance. Of these eight, five are under construction and three have already been completed. Three of the built homes have been excluded from this application. Staff recommends approval, based on the previous findings of the City Council in regard to the approval of the original variance. If denied, the existing single-family dwellings would have to be altered to comply with setback requirements and new dwellings would have to conform to the standard setback requirements.

ISSUES

- A Variance (VAR-5227) to allow a 25-foot front yard setback where 30 feet is required and to allow a 25-foot rear yard setback where 35 feet is required for a 19-lot single-family residential development on the site was approved 01/05/05. The approval expired 01/05/08 after no permits were issued for single-family dwellings.
- Permits have been issued for 13 of the 19 single-family dwellings proposed for the subject property. Of these 13, six permits have received a final inspection.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/04/04	The City Council approved a Special Use Permit (SUP-4558) for Private Streets in conjunction with a proposed single-family residential development at the northeast corner of Coke Street and Maggie Avenue. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved the appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance (VAR-5227) to allow a 25-foot front yard setback where 30 feet is required and a 25-foot rear yard setback where 35 feet is required on 10.25 acres at the northeast corner of Coke Street and Maggie Avenue. Staff recommended denial.

06/07/06	The City Council approved an Extension of Time (EOT-13160) of an approved Special Use Permit (SUP-4558) that allowed Private Streets in conjunction with a proposed single-family residential development at the northeast corner of Coke Street and Maggie Avenue. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-13163) of an approved Variance (VAR-5227) that allowed a 25-foot front yard setback where 30 feet is required and a 25-foot rear yard setback where 35 feet is required on 10.25 acres at the northeast corner of Coke Street and Maggie Avenue. Staff recommended approval. The Variance approval expired 01/05/08.
07/26/07	The Planning Commission approved a Tentative Map (TMP-22504) for a proposed 19-lot single-family residential subdivision on 10.25 acres at the northeast corner of Coke Street and Maggie Avenue. Staff recommended approval.
06/18/08	The Final Map (FMP-26363) for a 19-lot single-family residential subdivision (Coke and Maggie East) was recorded.
08/11/11	A Code Enforcement case (104685) was processed for construction noise on the subject property as early as 5:30 a.m. The case was resolved and closed by Code Enforcement on 10/03/11.

Most Recent Change of Ownership	
11/08/10	A deed was recorded for a change in ownership on APNs 125-09-511-002, 003, 005, 008 through 016, and 018 and 019.
10/31/11	A deed was recorded for a change in ownership on APNs 125-09-511-001 and 004. (APN 125-09-511-001 is not a part of this application.)
11/04/11	A deed was recorded for a change in ownership on APN 125-09-511-017.
12/28/11	A deed was recorded for a change in ownership on APN 125-09-511-007, which is not a part of this application.
12/30/11	A deed was recorded for a change in ownership on APN 125-09-511-006, which is not a part of this application.

Related Building Permits/Business Licenses	
05/17/11	A building permit (186940) was issued for a single-family dwelling at 9040 Bart Street. A final inspection has not been approved.
	A building permit (186941) was issued for a single-family dwelling at 9080 Bart Street. A final inspection was approved 10/12/11.
	A building permit (186942) was issued for a single-family dwelling at 7642 Lake Louise Avenue. A final inspection was approved 12/15/11.
	A building permit (186943) was issued for a single-family dwelling at 7601 Lethbridge Avenue. A final inspection was approved 10/14/11.

05/17/11	A building permit (186944) was issued for a single-family dwelling at 9002 Bart Street. A final inspection has not been approved.
	A building permit (186945) was issued for a single-family dwelling at 9040 Bart Street. A final inspection was approved 12/07/11.
06/16/11	A building permit (188814) was issued for a single-family dwelling at 7602 Lake Louise Avenue. A final inspection was approved 12/22/11.
	A building permit (188815) was issued for a single-family dwelling at 7603 Lake Louise Avenue. A final inspection was approved 11/01/11.
	A building permit (188816) was issued for a single-family dwelling at 9102 Bart Street. A final inspection has not been approved.
11/10/11	A building permit (200773) was issued for a single-family dwelling at 9020 Corby Crossing Street. A final inspection has not been approved.
	A building permit (200774) was issued for a single-family dwelling at 7682 Lake Louise Avenue. A final inspection has not been approved.
	A building permit (200775) was issued for a single-family dwelling at 7681 Lethbridge Avenue. A final inspection has not been approved.
	A building permit (200776) was issued for a single-family dwelling at 7683 Lake Louise Avenue. A final inspection has not been approved.

Pre-Application Meeting
A pre-application meeting was not held.

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

Field Check	
01/04/11	A field check at the subject site was conducted by staff. It was noted that several homes have already been constructed and that several others are currently under construction.

Details of Application Request	
Site Area	
Net Acres	7.37 (of a 10.44-acre subdivision)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	RE (Rural Estates)	U (Undeveloped)
North	Public Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential - Clark County Designation)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Single Family, Detached	DR (Desert 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 Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front (private streets)	30 Feet, except 20 feet on lots located on a cul-de-sac or street knuckle	25 Feet	N
• Rear	35 Feet	25 Feet	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Maggie Avenue	N/A	N/A	55	N/A

ANALYSIS

The reduced setbacks were approved in 2005 for the entire 19-lot subdivision. The approval then expired in 2008, as no permits had been issued for construction of the single-family homes on the subject property. In 2011, permits were issued for some of the dwellings requiring the variance; however, VAR-5227 had already expired and therefore now must be reinstated for these properties. These properties include the following APNs:

- 125-09-511-003 (under construction)
- 125-09-511-004 (constructed and finaled; **not a part of this application**)
- 125-09-511-007 (constructed and finaled; **not a part of this application**)
- 125-09-511-008 (under construction)
- 125-09-511-011 (undeveloped)
- 125-09-511-014 (under construction)
- 125-09-511-015 (under construction)
- 125-09-511-017 (constructed and finaled)
- 125-09-511-018 (undeveloped)
- 125-09-511-019 (under construction)

The applicant is requesting the variance on all lots to be consistent with the previous approval; however, the Variance entitlement cannot be reinstated for three lots (Lots 4, 6 and 7) at this time, as the current property owners have not consented to join the request; these lots are excluded from this request. Of the lots on which permits have already been issued, none requires a rear yard setback variance. Lot 17 (APN 125-09-511-017) requires a variance from the required front yard setback, but is already constructed and has received a final inspection.

Lots that have frontage on a private street knuckle (for example, Lots 1, 2, 5, 6, 9, 10, 12 and 13) are allowed to have a front yard setback of 20 feet to the edge of the private street. These lots are already in compliance with both the front and rear yard setbacks. A previous condition of approval of VAR-5227 stated that the approval did not apply to the rear yard setback on Lot 1, as it was adjacent to a cul-de-sac bulb on Maggie Avenue. However, the dwelling is now built and complies with the rear yard setback.

The amount of deviation from the required front setback ranges from 4.3 to 5 feet, or about 17 percent. The deviation from the rear setback standard is 10 feet, or about 29%.

Staff recommends approval, based on the previous findings of the City Council.

SS

FINDINGS (VAR-44220)

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 applicant is requesting to simply reinstate a previously approved Variance for setbacks in a residential area which is now being built out and requires the approval. Land use relationships to the subject site on adjacent parcels remain as they were at the time of original approval and these properties would not be adversely affected by approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 98

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44220** APN: 125-09-511-001

Name of Property Owner: Cheryl Frassa

Name of Applicant: DR Horton

Name of Representative: Scott Ruedy - Cardno WRG

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: Cheryl Frassa

Print Name: Cheryl Frassa

Subscribed and sworn before me

This 22nd day of December, 2011

_____

Notary Public in and for said County and State

DAI'RON MCDOWELL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-2014
Certificate No: 10-2878-1

RECEIVED

JAN 18 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44220** APN: 125-09-511-017

Name of Property Owner: Dodge Family Trust

Name of Applicant: DR Horton, Inc.

Name of Representative: Scott Ruedy - Cardno WRG

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: Phil Dodge

Print Name: PHIL DODGE

Subscribed and sworn before me

This 12 day of Jan, 2012

Barbara Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

RECEIVED

JAN 18 2012

Revised 11-14-06

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

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44220** APN: 125-09-511-002, 003 & 005-019

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Scott Ruedy - Cardno WRG

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: Sheryl Lemcke

Print Name: Sheryl Lemcke

Subscribed and sworn before me

This 22 day of DECEMBER, 2011

Andrea L. Gurren

Notary Public in and for said County and State

ANDREA L. GURREN
Notary Public State of Nevada
No. 99-56383-1
My appt. exp. May 29, 2015

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce frontyard setback to 25' & rearyard setback to 25'

Project Address (Location) 7601 Lethbridge Avenue, Las Vegas NV. 89131

Project Name Calgary Crossing **Proposed Use** SF Residential

Assessor's Parcel #(s) 125-09-511-001 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U(RE) proposed U(RE)

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

Gross Acres 0.47 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Cheryl Frassa **Contact** Cheryl Frassa

Address 7601 Lethbridge Avenue **Phone:** 724-1583 **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton **Contact** Brian Defilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com

REPRESENTATIVE Cardno WRG **Contact** Scott Ruedy

Address 10649 Jeffreys Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.com

Property Owner Signature* Cheryl Ann Frassa

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

Print Name Cheryl Ann Frassa

Subscribed and sworn before me

This 12 day of December, 2011.

Notary Public in and for said County and State

DAI'RON MCDOWELL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-2014
Certificate No: 10-2878-1

FOR DEPARTMENT USE ONLY

Case #	VAR-44220
Meeting Date:	2/14/12
Total Fee:	$830.00
Date Received:*	1/18/12
Received By:	

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

RECEIVED
JAN 18 2012

Revised 10/27/08

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

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce frontyard setback to 25' & rearyard setback to 25'

Project Address (Location) NE Corner of Coke St. & Maggie Ave.

Project Name Calgary Crossing **Proposed Use** SF Residential

Assessor's Parcel #(s) 125-09-511-017 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U(RE) proposed U(RE)

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

Gross Acres 0.46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Dodge Family Trust **Contact** _____

Address 7603 Lake Louise Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** Brian Defilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com

REPRESENTATIVE Cardno WRG **Contact** Scott Ruedy

Address 10649 Jeffreys Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.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 PHIL DODGE

Subscribed and sworn before me

This 12 day of January, 20 12.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-44220
Meeting Date:	2/14/12
Total Fee:	$830.00
Date Received:*	1/18/12
Received By:	

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

RECEIVED
JAN 18 2012

Revised 10/27/08

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

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce frontyard setback to 25' & rearyard setback to 25'

Project Address (Location) NE Corner of Coke St. & Maggie Ave.

Project Name Calgary Crossing **Proposed Use** SF Residential

Assessor's Parcel #(s) 125-09-511-002, 003 & 005-019 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U(RE) proposed U(RE)

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

Gross Acres _____ **Lots/Units** 17 **Density** _____

Additional Information _____

PROPERTY OWNER DR Horton **Contact** Brian Defilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com

APPLICANT DR Horton **Contact** Brian Defilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com

REPRESENTATIVE Cardno WRG **Contact** Scott Ruedy

Address 10649 Jeffreys Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.com

Property Owner Signature* Sheryl Lemcke

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

Print Name Sheryl Lemcke

Subscribed and sworn before me

This 22 day of DECEMBER, 20 11.

Andrea L. Gurren

Notary Public in and for said County and State

ANDREA L. GURREN
Notary Public State of Nevada
No. 99-56383-1
My appt. exp. May 29, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-44220
Meeting Date:	2-14-11
Total Fee:	830.00
Date Received:*	12-22-11
Received By:	JFM

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

Revised 10/27/08

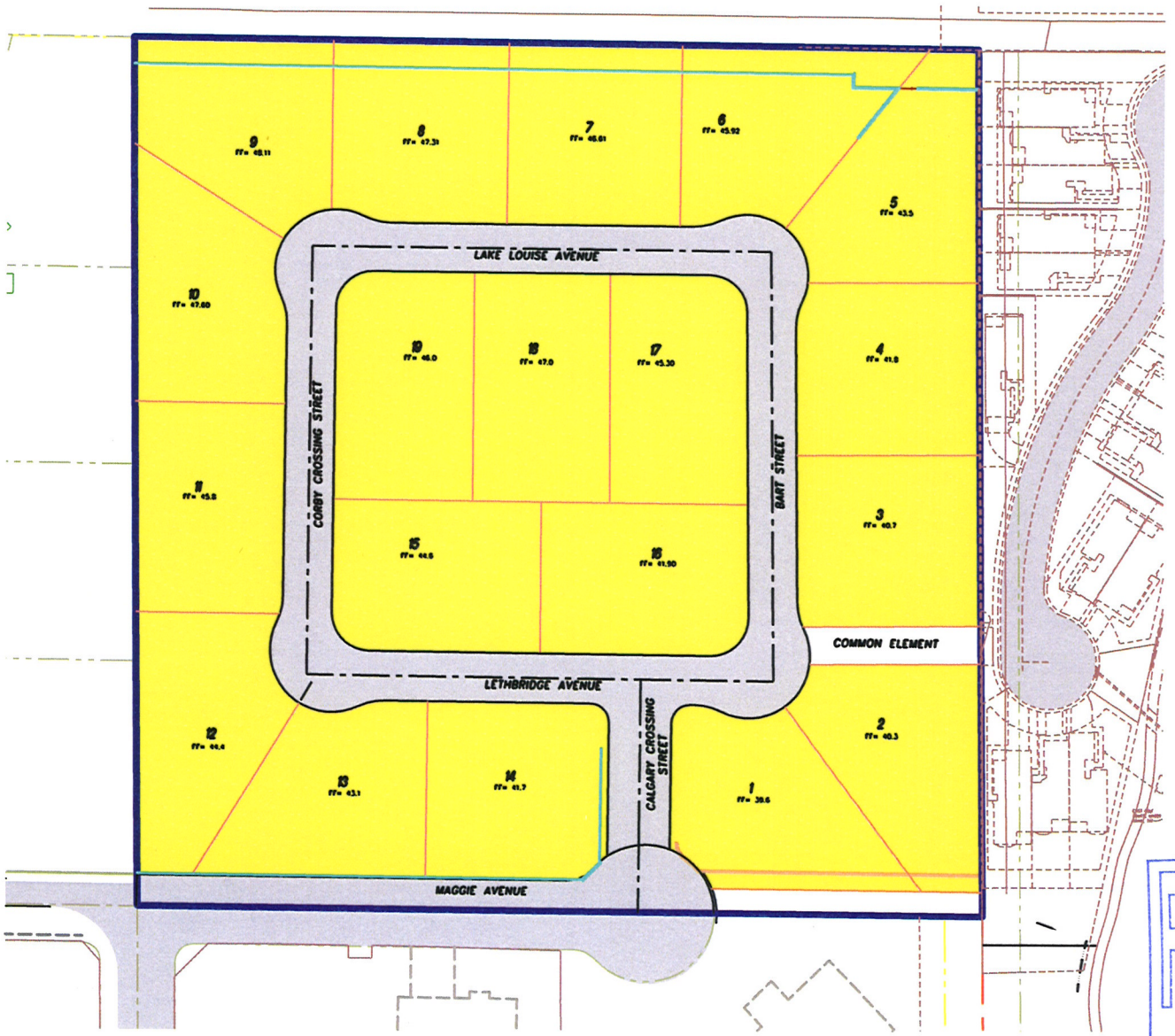
f:\depot\Application Packet\Application Form.pdf

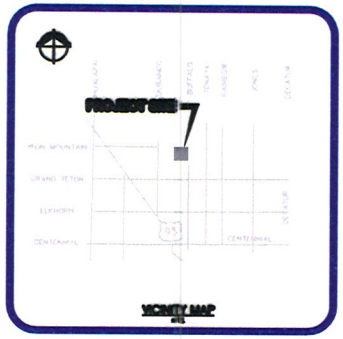
You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Lot	Address	City, St, Zip	Plan/Elev/Swing	Constr Stage	**** NOTES ****
0019	7683 Lake Louise Ave		2875/C/L	Framing	
0018	7643 Lake Louise Ave		9999/X/	None	
0017	7603 Lake Louise Ave		2875/C/R	Completed	
0016	9021 Bart St		3150/B/R	Completed	
0015	9020 Corby Crossing St		2550/A/L	Framing	
0014	7681 Lethbridge Ave		2875/A/R	Framing	
0013	7703 Lethbridge Ave		9999/X/	None	
0012	9001 Corby Crossing St		2550/D/L	None	
0011	9041 Corby Crossing St		9999/X/	None	
0010	9081 Corby Crossing St		9999/X/	None	
0009	7702 Lake Louise Ave		9999/X/	None	
0008	7682 Lake Louise Ave		2875/D/L	Framing	
0007	7642 Lake Louise Ave		3500/A/L	SecondTrim	
0006	7602 Lake Louise Ave		3500/D/L	SecondTrim	
0005	9102 Bart St		3350/C/L	SecondTrim	
0004	9080 Bart St		2875/D/L	Completed	
0003	9040 Bart St		3500/C/L	Completed	
0002	9002 Bart St		3350/D/R	Completed	
0001	7601 Lethbridge Ave		2550/C/L	Completed	



VAR-44220







TYPICAL SETBACKS

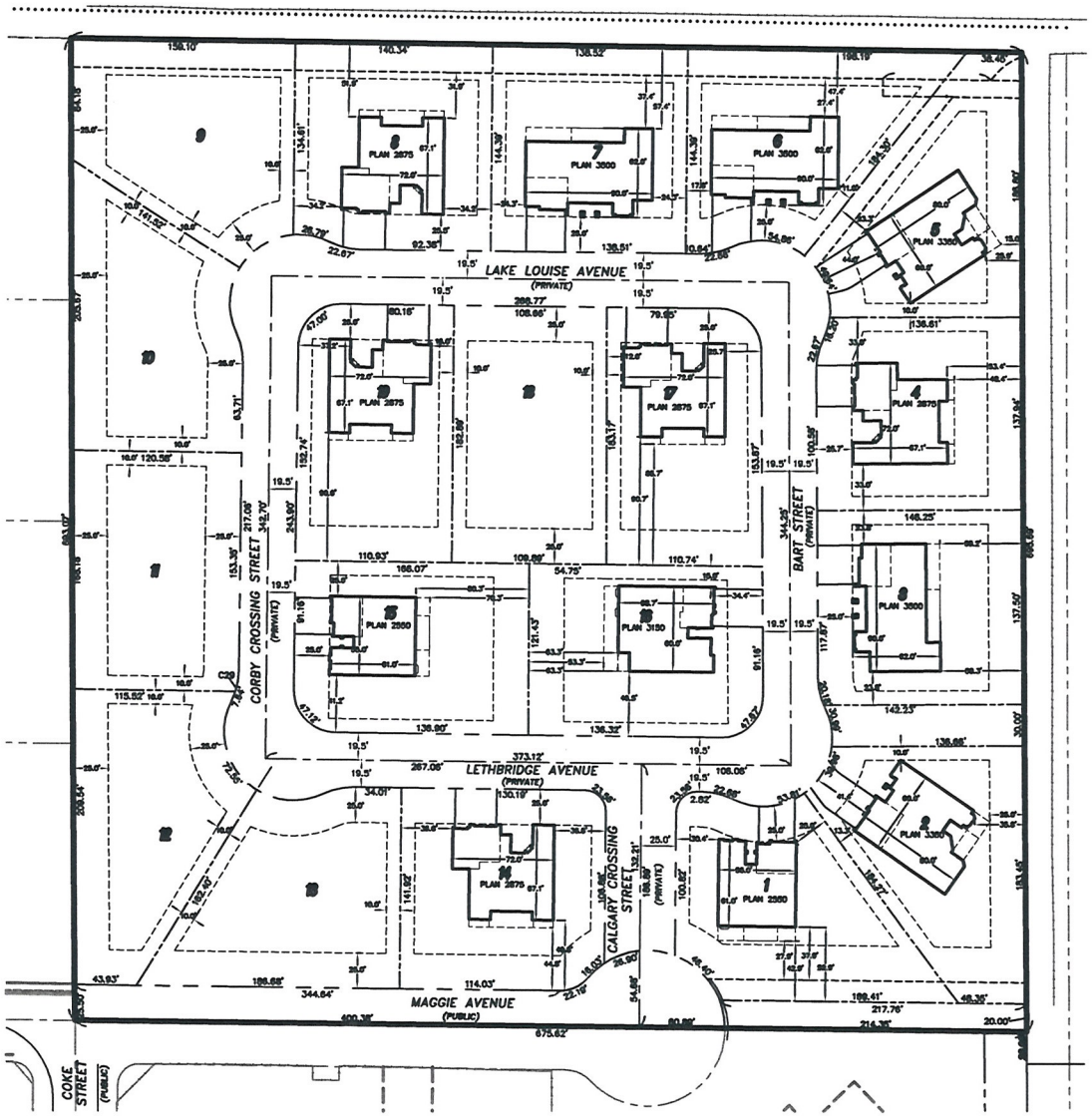
RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning

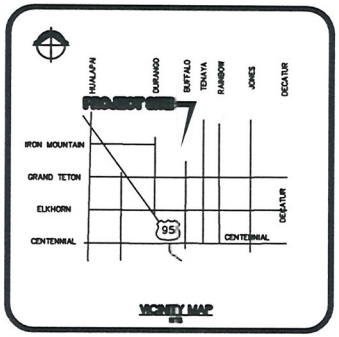
Gardino WRG
LAS VEGAS

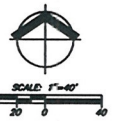
SITE PLAN - COLOR RENDERING
PARK RANCH ESTATES
D.R. HORTON, INC.
CITY OF LAS VEGAS

COLOR
1

VAR-44220







TYPICAL SETBACKS

FRONT	25.00'
REAR	25.00'
SIDEYARD	10.00'

NOTE: SETBACKS TO ACCESSORY STRUCTURES AND PATIO COVERS PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE 19.06.050, TABLES 2 & 4

RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning

Cardno WRG
LAS VEGAS
10845 JEFFREYS ST., HENDERSON, NV 89052
TEL: (702) 990-6300 FAX: (702) 990-6305
www.cardnowrg.com
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS

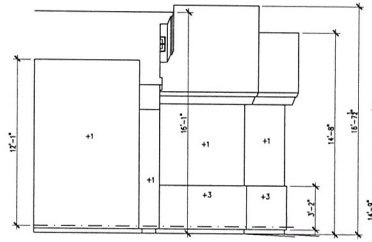
BY	DATE	DESCRIPTION

SETBACK VARIANCE EXHIBIT
CALGARY CROSSING
D.R. HORTON, INC.
CITY OF LAS VEGAS

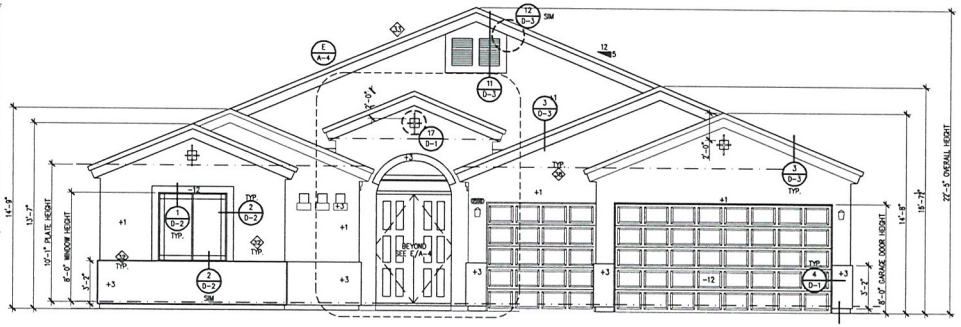
DATE	12/22/2011
DRAWN	RAS
DESIGNED	RAS
CHECKED	DML
PROJECT #	31095.70

SHEET TITLE
SETBACK EXHIBIT
SHEET NUMBER
EX-1
PAGE # 1 OF 1

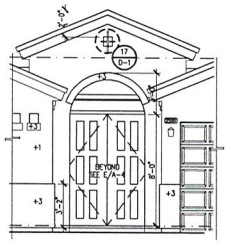
VAR-44220



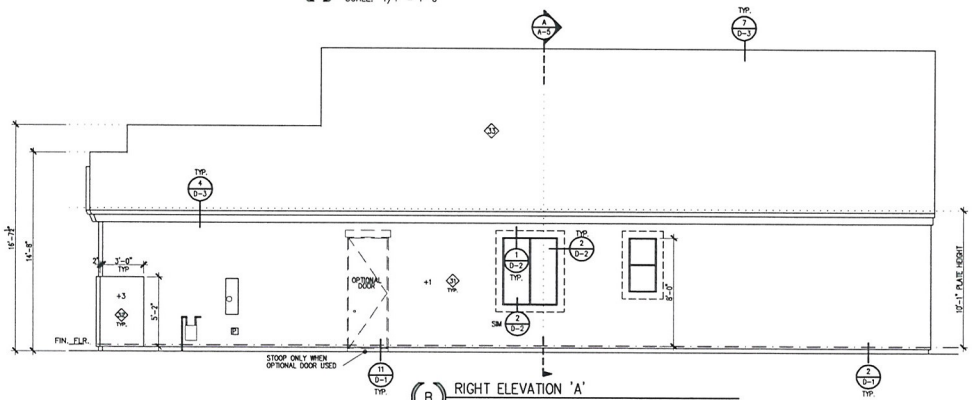
(D) ENTRY ELEVATION @ RIGHT WALL FOR 'A'
SCALE: 1/4" = 1'-0" LEFT WALL SIM.



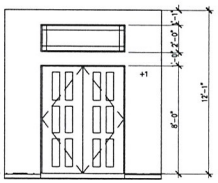
(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



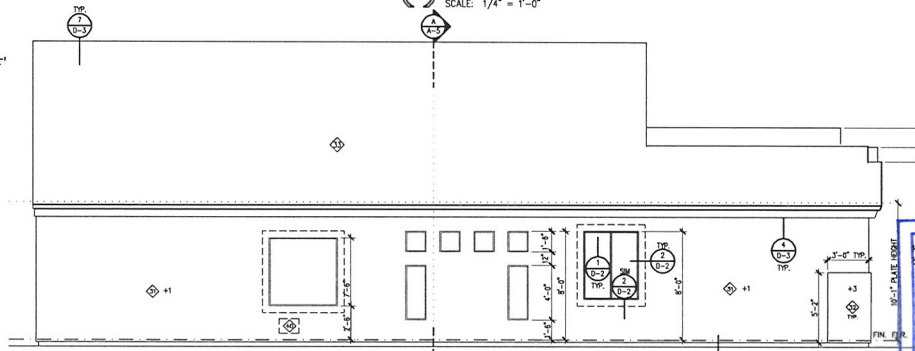
(E) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



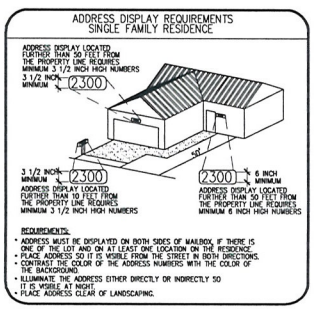
(B) RIGHT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(F) ENTRY ELEVATION FOR 'A', 'B', 'C', 'D', 'E' AND 'F'
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
(12) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
(13) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(14) 12" O/HANG AT PUBLIC WAY.
(17) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(28) CEILING LINE.
(40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.

2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.

3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.

4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.

5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THURMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THURMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THURMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

RECEIVED
DEC 22 2011
VAR-44220
City of Las Vegas
Department of Planning

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8952

2550 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 897-8897

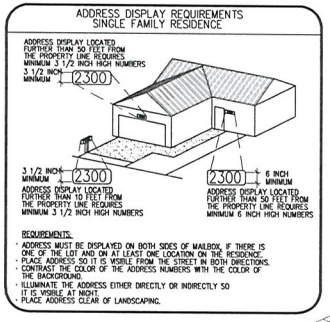
REVISION	DATE	NOTES

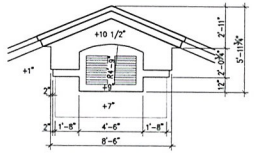
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123

ELEVATIONS

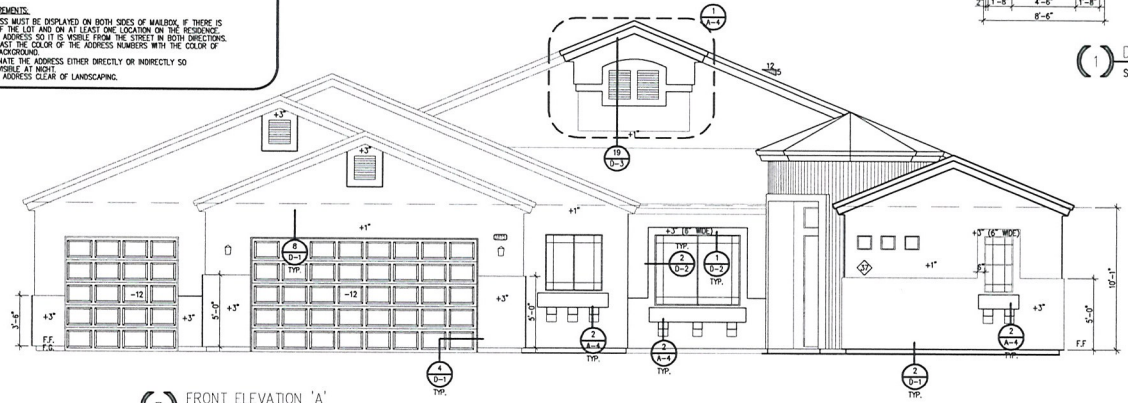
JOB NO.: 1104
FILE NAME: 2550-A-4
DATE: 3-17-11
UPDATE:

A-4





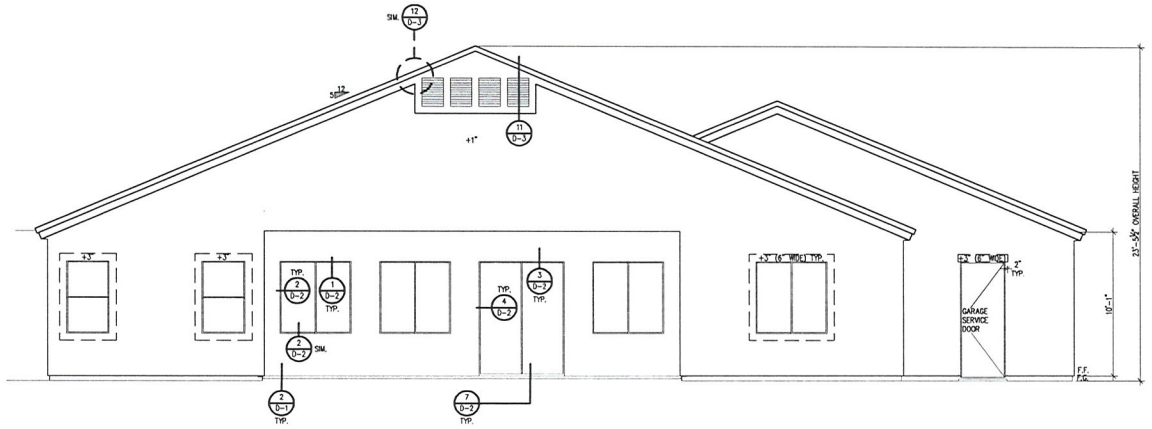
(1) DETAIL
SCALE: 1/4" = 1'-0"



(B) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(2) DETAIL
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A','B','C', 'D', 'E' AND 'F'
SCALE: 1/4" = 1'-0"

KEYNOTES:

(30) STONE VENEER

(31) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.

(32) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND. WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.

(33) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT

(34) 12" O/HANG AT PUBLIC WAY.

(35) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.

(36) CEILING LINE.

(40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SPECS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.

2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.

3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.

4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.

5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:

FRONT ENTRY DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

TYPE:	
SLIDER:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	202 S.F.
FIXED:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	29.5 S.F.
SINGLE HUNG:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	53 S.F.
SKYLIGHT:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.35
WINDOW AREA (INCLUDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.58
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCLUDING FRAMES):	1.5 S.F.
PATIO DOOR:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	48 S.F.

RECEIVED
DEC 22 2011
VAR-44220
City of Las Vegas
Department of Planning

LARRY TINDALL RESIDENTIAL DESIGNER

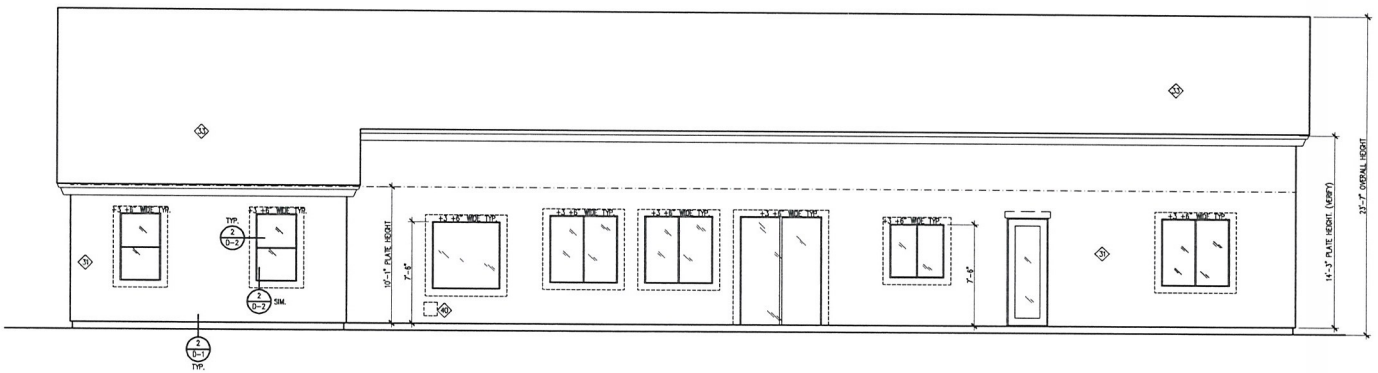
2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

REVISION	DATE	NOTES

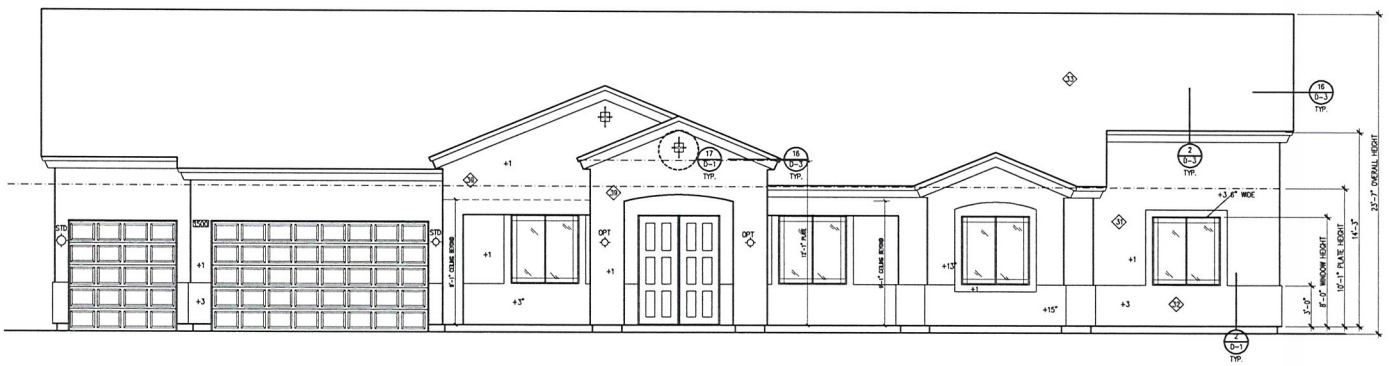
JOB NO.: 1104
FILE NAME: 2875-A-4
DATE: 3-7-11
UPDATE:

ELEVATIONS

A-4



(B) REAR ELEVATION 'A' THRU 'F'
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

KEYNOTES:

31. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
32. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BOND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
33. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
36. 12" O/HANG AT PUBLIC WAY.
38. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
39. CEILING LINE.
40. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

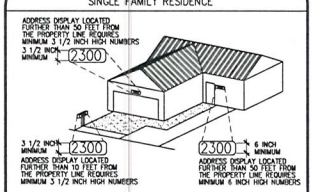
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL VERIFY
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBLING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning

VAR-44220

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896.8352

3500 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

OFFICE (702) 597.5597

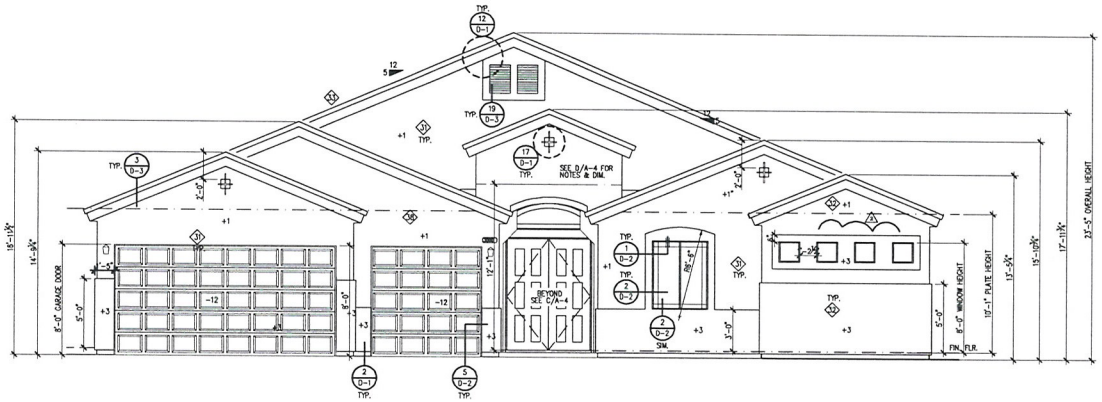
REVISION	DATE	NOTES

ELEVATIONS

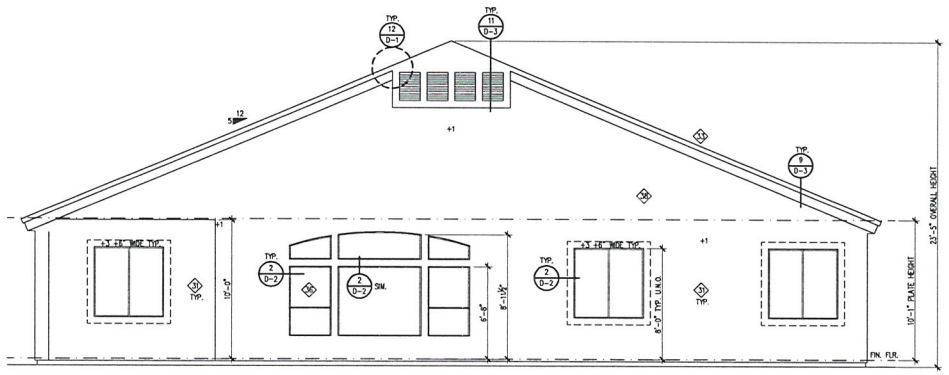
JOB NO.: 1104
FILE NAME: 3500-A4
DATE: 3-7-11
UPDATE:

A-4

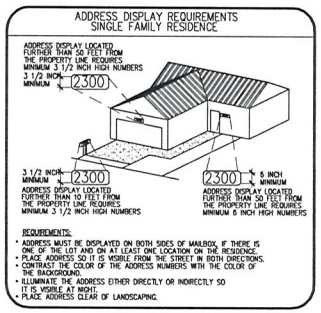
2370 E CAMERO AVE LAS VEGAS, NEVADA 89123

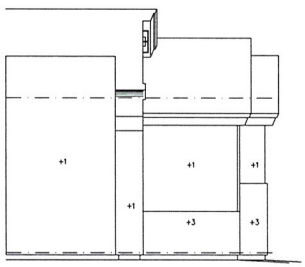


(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

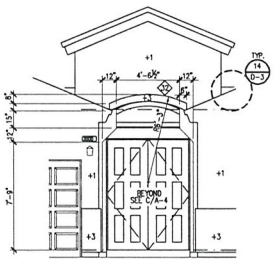


(B) REAR ELEVATION 'A'
SCALE: 1/4" = 1'-0"

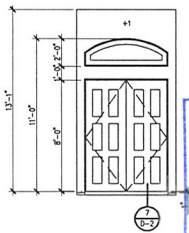




(E) ENTRY ELEVATION @ RIGHT WALL
SCALE: 1/4" = 1'-0" LEFT WALL SIM.



(D) COVERED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



(C) ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BOND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:

FRONT ENTRY DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURE:	THURMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

TYPE:

SLIDER:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCULDING FRAMES):	141 S.F.
FIXED:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCULDING FRAMES):	118 S.F.
SINGLE HUNG:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCULDING FRAMES):	46 S.F.
SKYLIGHT:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.35
WINDOW AREA (INCULDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.58
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCULDING FRAMES):	0 S.F.
PATIO DOOR:	
MANUFACTURE:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCULDING FRAMES):	0 S.F.

RECEIVED
DEC 22 2011
VAR-44220
City of Las Vegas
Department of Planning

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896.8952
OFFICE (702) 897.8867
LAS VEGAS, NEVADA 89123
2370 CAMERO AVENUE

3150 PLAN
D.R. HORTON HOMES

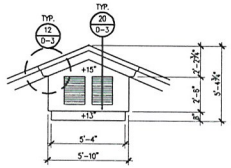
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED 01/2008
DO NOT SCALE DRAWINGS

REVISION	DATE	NOTES
2	11-7-11	REVISION

ELEVATION

JOB NO.: 1104
FILE NAME: 3150-A-4
DATE: 3-7-11
UPDATE:

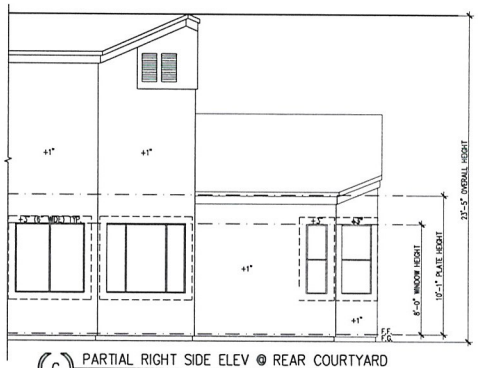
A-4



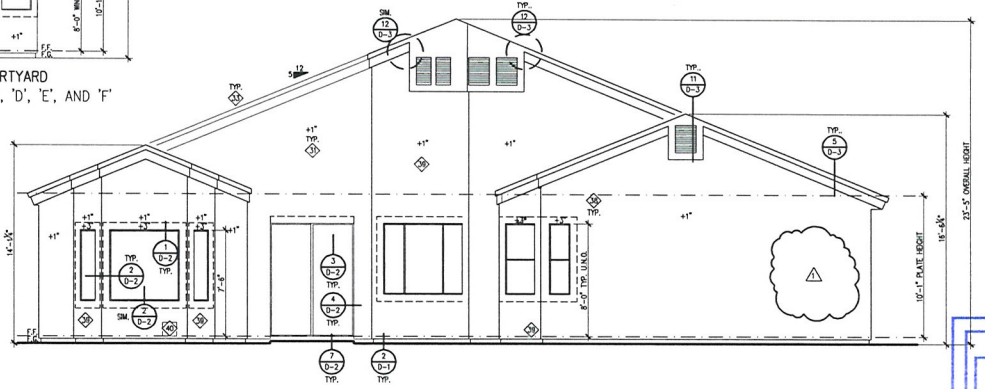
(1) VENT
SCALE: 1/4" = 1'-0"



(B) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(C) PARTIAL RIGHT SIDE ELEV @ REAR COURTYARD
SCALE: 1/4" = 1'-0" 'A', 'B', 'C', 'D', 'E', AND 'F'



(A) REAR ELEVATION 'A', 'B', 'C','D', 'E' AND 'F'
SCALE: 1/4" = 1'-0"

KEYNOTES:

- (30) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
- (32) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
- (33) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
- (36) CEILING LINE.
- (39) WALL SKEWED @ 45
- (40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

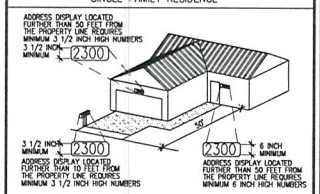
NOTES:

1. PRAIRIE STYLE MUTTIN BARS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOW, (TYPICAL) VERIFY WITH 2006 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCED, THEY ARE DETAILS 9 TO 15, 17 & 19 ON SHEET D-2.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOW AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

RECEIVED
DEC 22 2011
VAR-44220
City of Las Vegas
Department of Planning

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896.6352
OFFICE (702) 897.8997
LAS VEGAS, NEVADA 89123
2270 CAMERO AVENUE.

3350 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY AUTHOR DO NOT SCALE DRAWING

REVISION	DATE	NOTES
1	11-7-11	CLIENT REVISION

ELEVATIONS

JOB NO.: 1019
FILE NAME: 3350-A-4
DATE: 12-15-10
UPDATE:

A-4


RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning
50 A
VAR-44220


RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning
VAR-44220
875 A


50 A
RECEIVED
VAR-44220
City of Las Vegas
Department of Planning


RECEIVED
DEC 22 2011
City of Las Vegas
Department of Planning
50 A
VAR-44220


00 A
VAR-44220



VAR-44220 - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL
NORTHEAST CORNER OF COKE STREET AND MAGGIE AVENUE

01/04/12



VAR-44220 - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL
NORTHEAST CORNER OF COKE STREET AND MAGGIE AVENUE

01/04/12

December 22, 2011

Cardno WRG
Shaping the Future

10649 Jeffreys Street
Henderson, NV 89052
USA

Phone (702) 990-9300
Fax (702) 990-9305

www.cardnowrg.com

Flinn Fagg, AICP- Director
City of Las Vegas Planning
333 N. Rancho Boulevard
Las Vegas, NV 89106

RE: Park Ranch Estates- AKA Calgary Crossing- Variance

Mr. Fagg,

On behalf of our client we respectfully request your review of the attached Variance application. The subdivision was previously approved for a reduction of setbacks by VAR-5227. The variance has expired and we are requesting to reinstate the previous approval. The request is for the following reductions.

1. Reduce front setback to 25 feet where 30 feet is required. (19.06.050 Table 1 (C)
2. Reduce rear setback to 25 feet where 35 feet is required. (19.06.050 Table 1 (F)

The reduction in the setbacks allows for a variety of models and options to be placed on each lot. Currently there are 13 homes that have been constructed or are under construction within the subdivision. Although these reductions may not be necessary for all lots we are requesting this application for the entire subdivision as was previously approved. These lots will comply with the setbacks for patio covers and accessory structures as permitted by Title 19.06.050 Table 2 & 4.

Title 19.16.140(H) states that the previous approval of VAR-5277 on the property should be a factor that is to be considered for this request. The granting of this variance will not be a substantial detriment to the public good, the substantial impairment of affected natural resources, and will not substantially impair the intent and purpose of any ordinance.

We look forward to your favorable recommendation, please feel free to contact our office if you have any questions or require additional information.

Sincerely,
CardnoWRG

Scott Ruedy, AICP
Planning Project Manager

RECEIVED
JAN 3 2012
VAR-44220

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

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

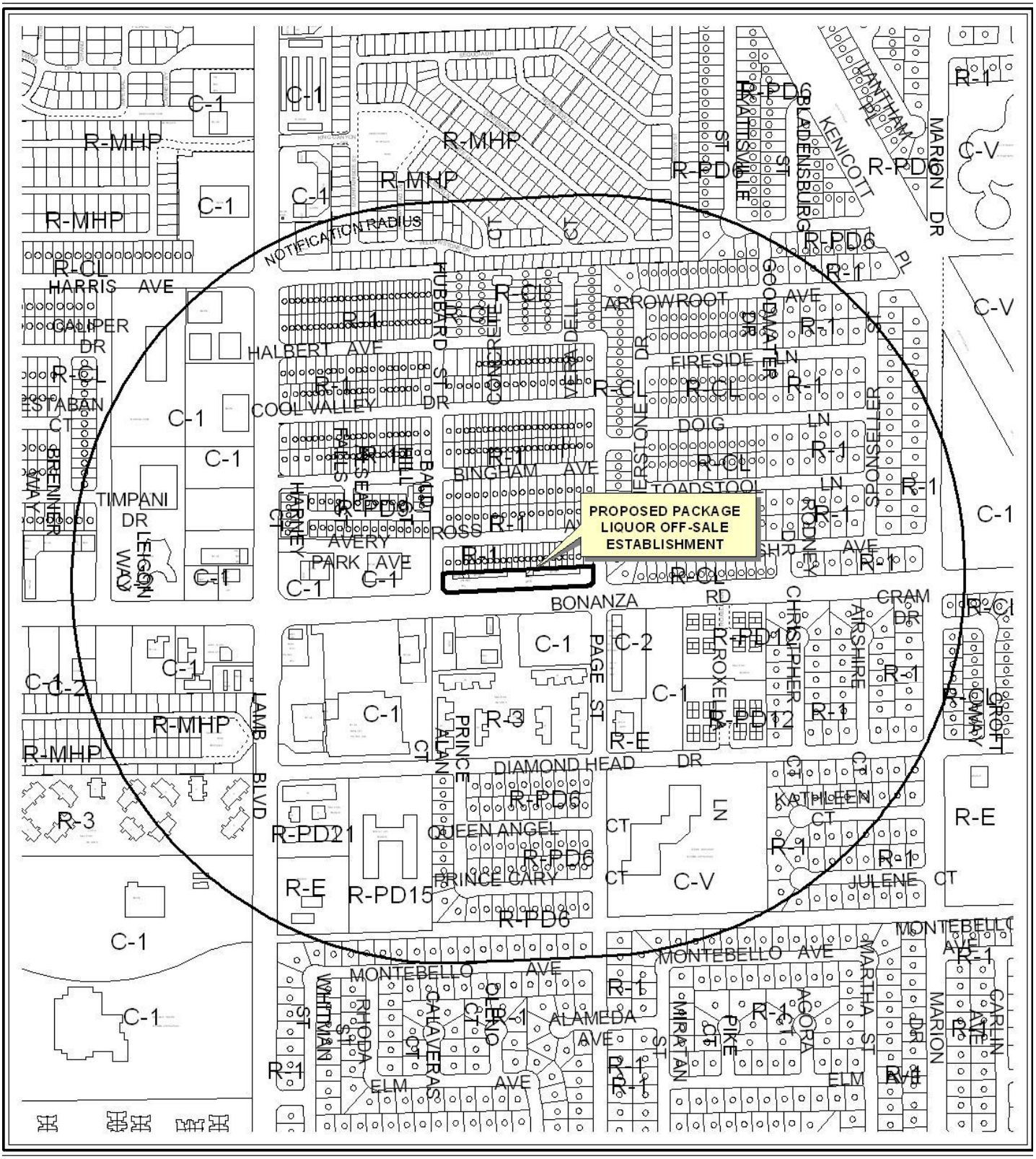
SUBJECT:
SUP-44154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NADA HAMIKA - OWNER: BONANAZA/LAMB BUSINESS PK - For possible action on a request for a Special Use Permit FOR A 20 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,680 SQUARE-FOOT CONVENIENCE STORE at 4550 East Bonanza Road, Suite A (APN 140-29-411-217), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

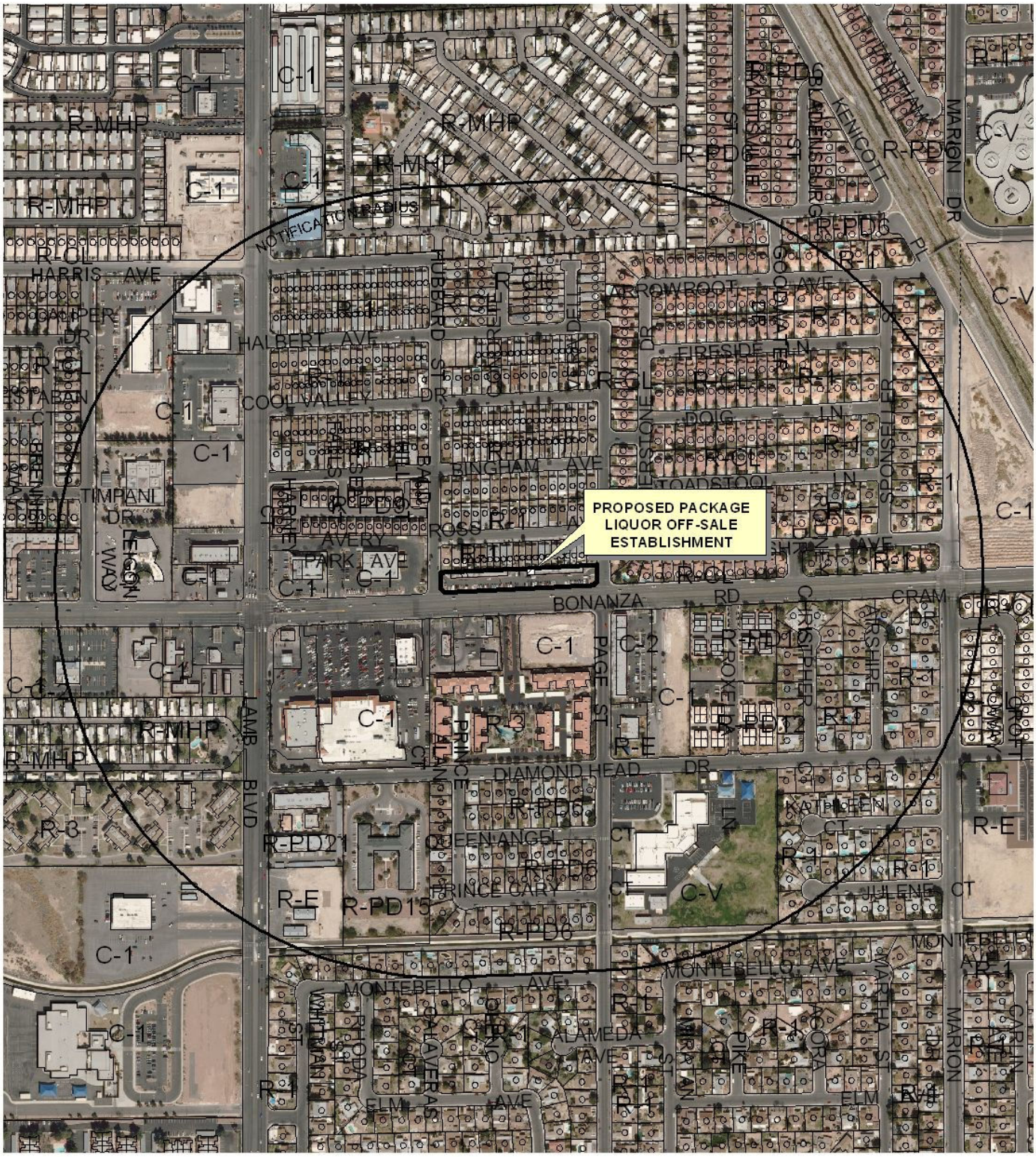
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-44154**

RADIUS: 1500 FEET

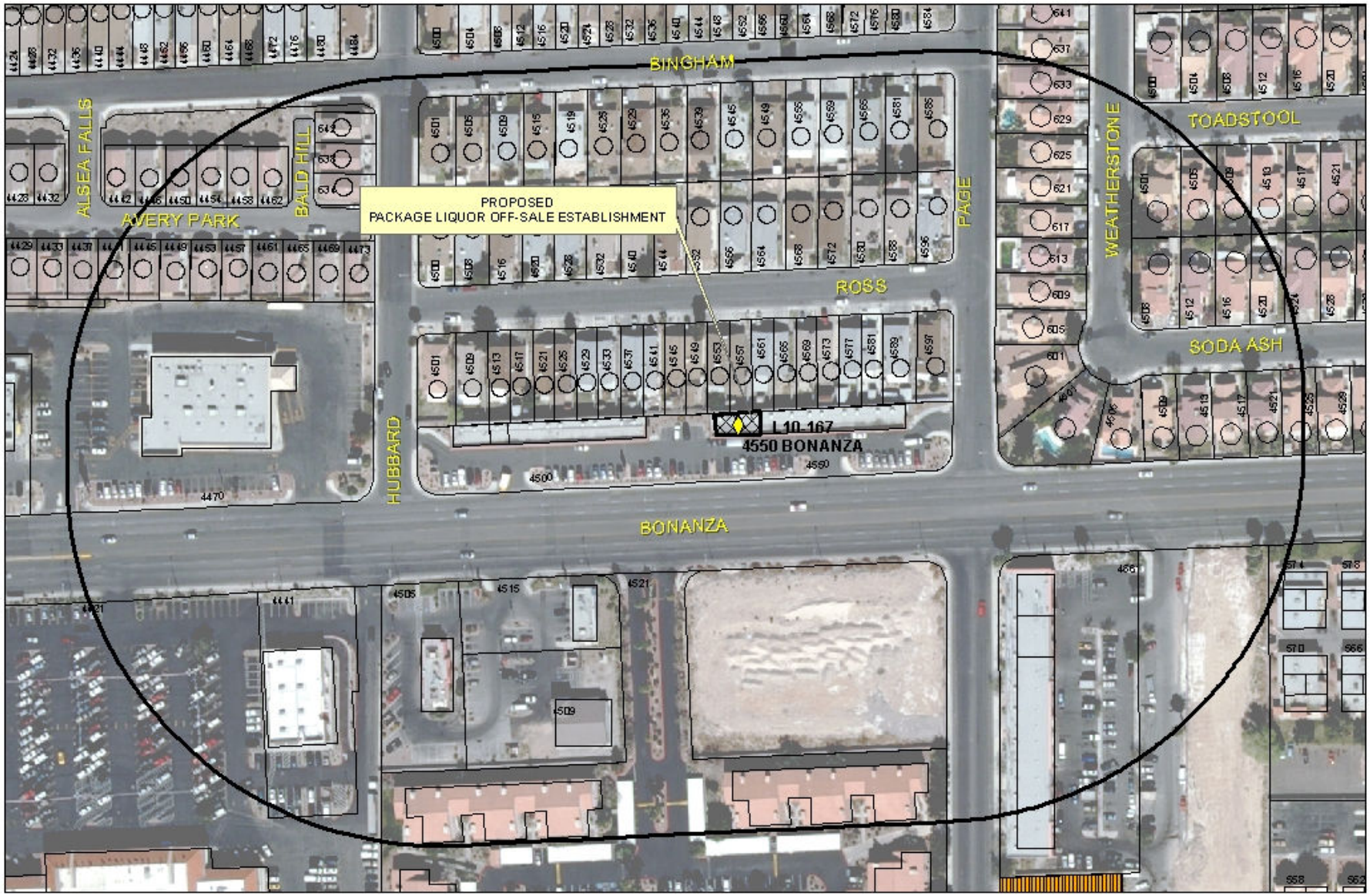
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-44154**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-44154

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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NADA HAMIKA - OWNER: BONANAZA/LAMB BUSINESS PK

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44154	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-44154 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. Conformance to the approved conditions for Special Use Permit (U-0121-96).

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. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. 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 in the parking lot of the subject property without the appropriate permits.

7. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

8. 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 Retail Establishment with Accessory Package Liquor Off-Sale use within an existing convenience store at 4550 East Bonanza Road, Suite A. The proposed use meets Title 19 requirements and will be in addition to the retail sales and off-premise beer and wine sales at this location. The use is permitted in the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit, and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the Accessory Package Liquor Off-Sale use would not be allowed and the existing retail sales and Beer/Wine/Cooler Off-Sale Establishment could continue.

ISSUES

- A Special Use Permit is required for Retail Establishment with Accessory Package Liquor Off-Sale use in the C-1 (Limited Commercial) Zoning District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/27/96	The Board of Zoning Adjustment denied a request for a Special Use Permit (U-81-96) to allow a proposed Tavern at 4550 East Bonanza Road. Staff recommended denial.
02/05/97	The City Council approved a request for a Special Use Permit (U-0121-96) to allow a Beer/Wine/Cooler Off-Sale Establishment at 4550 East Bonanza Road. The Board of Zoning Adjustment denied and staff recommended approval.

Most Recent Change of Ownership	
09/09/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/30/97	A business license for Convenience Store (C15-00176) was issued at 4550 East Bonanza Road, suite A. This license remains active.
07/30/97	A business license for Beer Wine Cooler Off Sale (L10-00167) was issued at 4550 East Bonanza Road, suite A. This license remains active.

11/04/97	A business license for Gaming Restricted (G01-01806) was issued at 4550 East Bonanza Road, suite A. This license remains active.
01/08/10	A business license for Check Cashing Service Limited (C23-00069) was issued at 4550 East Bonanza Road, suite A. This license remains active.

Pre-Application Meeting	
11/09/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
01/04/12	Staff conducted a field check of the subject property. Staff noted the subject site was in violation of the sign code that requires window signage to be limited to 25% and that the banners were not properly permitted.

Details of Application Request	
Site Area	
Net Acres	1.09

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	General Retail Store	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*
Bonanza Road	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	
General Retail Uses	12,320 SF	1:175 SF	71				
TOTAL SPACES REQUIRED			71		48		N*
Regular and Handicap Spaces Required			68	3	46	2	N*

*Title 19.18.030(D) (1) Parking Impaired Site

ANALYSIS

A Retail Establishment with Accessory Package Liquor Off-Sale use is defined as "A retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The applicant has submitted a floor plan that depicts 20 square feet of interior space devoted to the display and storage of package liquor located behind the service counter and out of the reach of minors. The 20 square feet of floor space used for package liquor is less than 10 percent of the 1,680 square feet of total floor space and meeting the definition for Retail Establishment with Accessory Package Liquor Off-Sale use.

This Special Use Permit is in addition to the existing approved Special Use Permit for Beer/Wine/Cooler Off-Sale Establishment use. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park and is in compliance with all Minimum Special Use Permit Requirements.

The property is zoned C-1 (Limited Commercial) Zoning District and is intended to provide retail shopping and personal services. The C-1 (Limited Commercial) Zoning District is consistent with the General Plan designation of SC (Service Commercial). The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is permissible in the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit. The subject site is not located within a Special Purpose or Overlay District.

The site is considered parking impaired because a land use which is existing on the effective date of Title 19 and which complied with the applicable parking standards at the time the use was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use; but rather, it shall be considered a "parking-impaired development." The proposed Retail Establishment with Accessory Package Liquor Off-Sale use does not require additional parking for the approval of Special Use Permit.

The proposed Retail Establishment with Accessory Package Liquor Off-Sale 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 Accessory Package Liquor Off-Sale use would not be allowed and the existing Beer/Wine/Cooler Off-Sale Establishment and retail sales could continue.

FINDINGS (SUP-44154)

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 Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale 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.**

   Bonanza Road is designated as a Primary Arterial by the city's Master Plan of Streets and Highways and provides access to the property. The roadway facilities are adequate to serve the Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale use meets the applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 1,284

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44154 APN: 140-29-411-217

Name of Property Owner: BONANZA / LAMB BUSINESS PARK (LLC)

Name of Applicant: NADA HAMKA

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: HAZEL PIERCE-MANFKA

Subscribed and sworn before me

This 17th day of NOVEMBER, 2011

Debra M. Giambelluca

Notary Public in and for said County and State

DEBRA M. GIAMBELLUCA
Notary Public, State of Nevada
Appointment No. 94-1670-1
My Appt. Expires April 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PACKAGE LIQUOR

Project Address (Location) 4550 EAST BONANZA # A

Project Name VEGAS MINI-MART **Proposed Use** Package Liquor

Assessor's Parcel #(s) 140-29-411-217 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 1.1 acre **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BONANZA/LAMB BUSINESS PK **Contact** HAZEL PIERCE-MANFRA

Address 4500 EAST BONANZA # E **Phone:** (702) 373-5537 **Fax:** (702) 388-2877

City LAS VEGAS **State** NV **Zip** 89110

E-mail Address hpm5@hotmail.com

APPLICANT NADA HAMIKA **Contact** _____

Address 4550 E BONANZA #A **Phone:** 452-7703 **Fax:** 453-9495

City Las Vegas NV 89110 **State** NV **Zip** 89110

E-mail Address _____

REPRESENTATIVE SAM E. HAMIKA **Contact** _____

Address 5164 Mountain Foliage Dr **Phone:** 480 594 5 **Fax:** 453-9495

City Las Veg **State** NV **Zip** 89146

E-mail Address SmHamika@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 HAZEL PIERCE-MANFRA

Subscribed and sworn before me

This 17th day of NOVEMBER, 20 11.

Debra M. Giambelluca

Notary Public in and for said County and State

DEBRA M. GIAMBELLUCA
Notary Public, State of Nevada
Appointment No. 94-1670-1
My Appt. Expires April 23, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-44154
Meeting Date:	2/14/2011
Total Fee:	1280.00
Date Accepted:	12/19/2014
Accepted By:	M Rey

*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.

SUP-44154

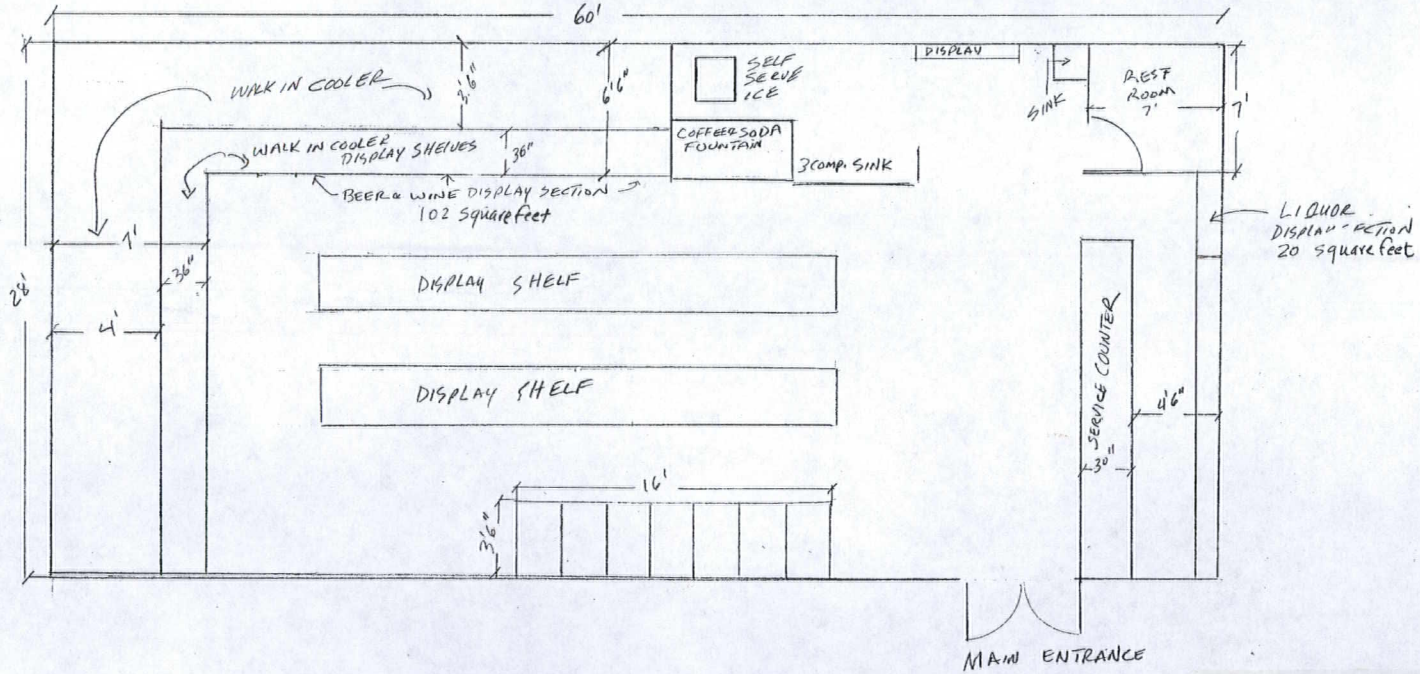
RECEIVED
DEC 19 2011

EXISTING SITE PLAN SCALE 1"=20'
4550 E. BONANZA AVE, A.P.N 140-29-411-217
LAS VEGAS NV 89115
12320 SF RETAIL, 45 PARKING AND 2 H/C

Valley Blueprint 12/12/2011

RECEIVED
11 DEC 22 PM 1:08
PLANNING AND
DEVELOPMENT

EXISTING FLOOR PLAN SCALE ¼"=1'
VEGAS MINI MART
4550 E. BONANZA AVE #A & B
LAS VEGAS NV
TOTAL S.F. 1688, DISPAY S.F. 1250



SUP-44154
REVISED

Slideshow



1 of 1

RECEIVED
DEC 19 2011

SUP-44154



RECEIVED
DEC 19 2011
[redacted]
SUP-44154



2 of 2

RECEIVED
DEC 19 2011

SUP-44154



2 of 2

RECEIVED
DEC 19 2011

SUP-44154



1 of 2

RECEIVED
DEC 19 2011

SUP-44154



SUP-44154 - APPLICANT: NADA HAMIKA - OWNER: BONANAZA/LAMB BUSINESS PK
4550 EAST BONANZA ROAD, SUITE A

01/04/12



SUP-44154 - APPLICANT: NADA HAMIKA - OWNER: BONANAZA/LAMB BUSINESS PK
4550 EAST BONANZA ROAD, SUITE A

01/04/12

DECEMBER 15, 2011

City of Las Vegas Planning
Vegas Mini Mart
4550 E, Bonanza Ave Suite A
Las Vegas NV 89110

Re; Approval of a package Liquor sale in an existing Mini Mart with off sale Beer and Wine with 10% or less of the total display area designated for alcoholic beverages.

To Whom It May Concern:

I have been the owner of Vegas Mini Mart located at 4550 E. Bonanza Ave Las Vegas NV since 1998, it is a family business and I mostly serve the surrounding neighbors, I have had no violations with the city of the state during this time, due to recent economic conditions my business has gone down, I change business hours to 24 hrs about a year ago, I respectfully request your consideration for approval of this use permit so I can stay in business and keep my employees working, Thanks

Please phone me at 480-5945 if you have any concerns or comments, Thanks.

Nada Hamika

Nada Hamika

RECEIVED
DEC 19 2011

SUP-44154

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

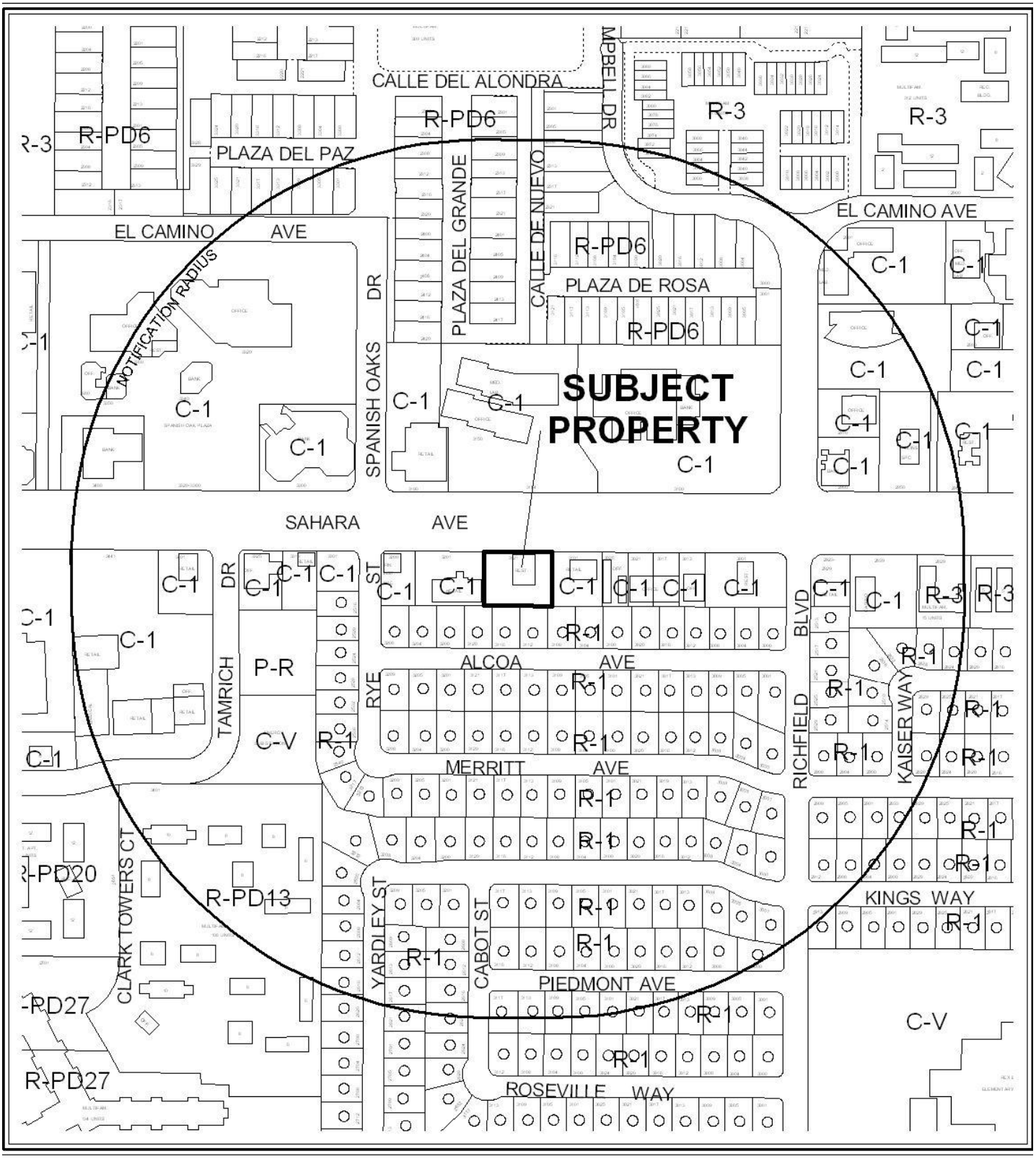
SUBJECT:
SUP-44160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP - For possible action on a request for a Special Use Permit FOR AN PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 167-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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



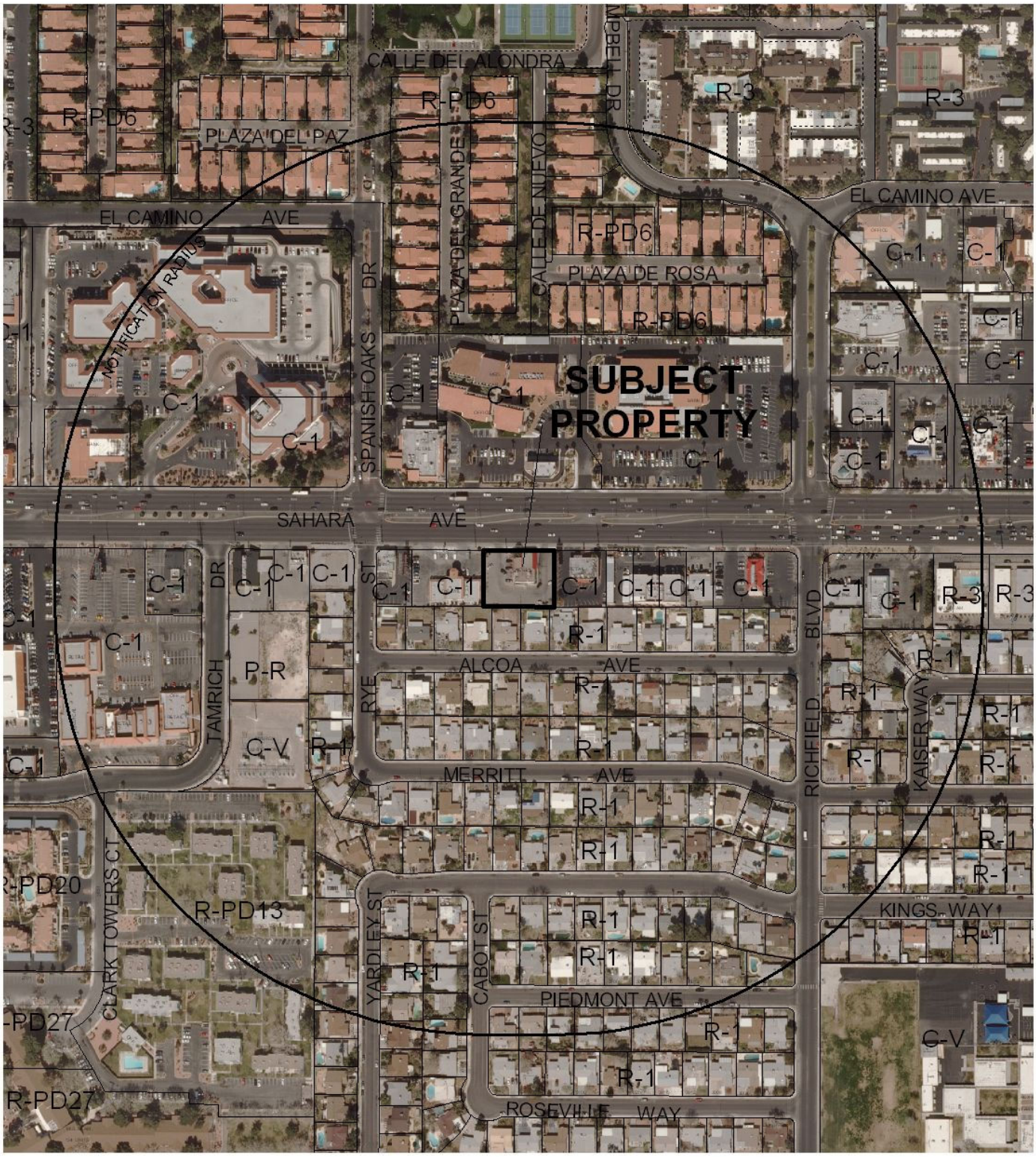
0 300 600 Feet

CASE: **SUP-44160**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

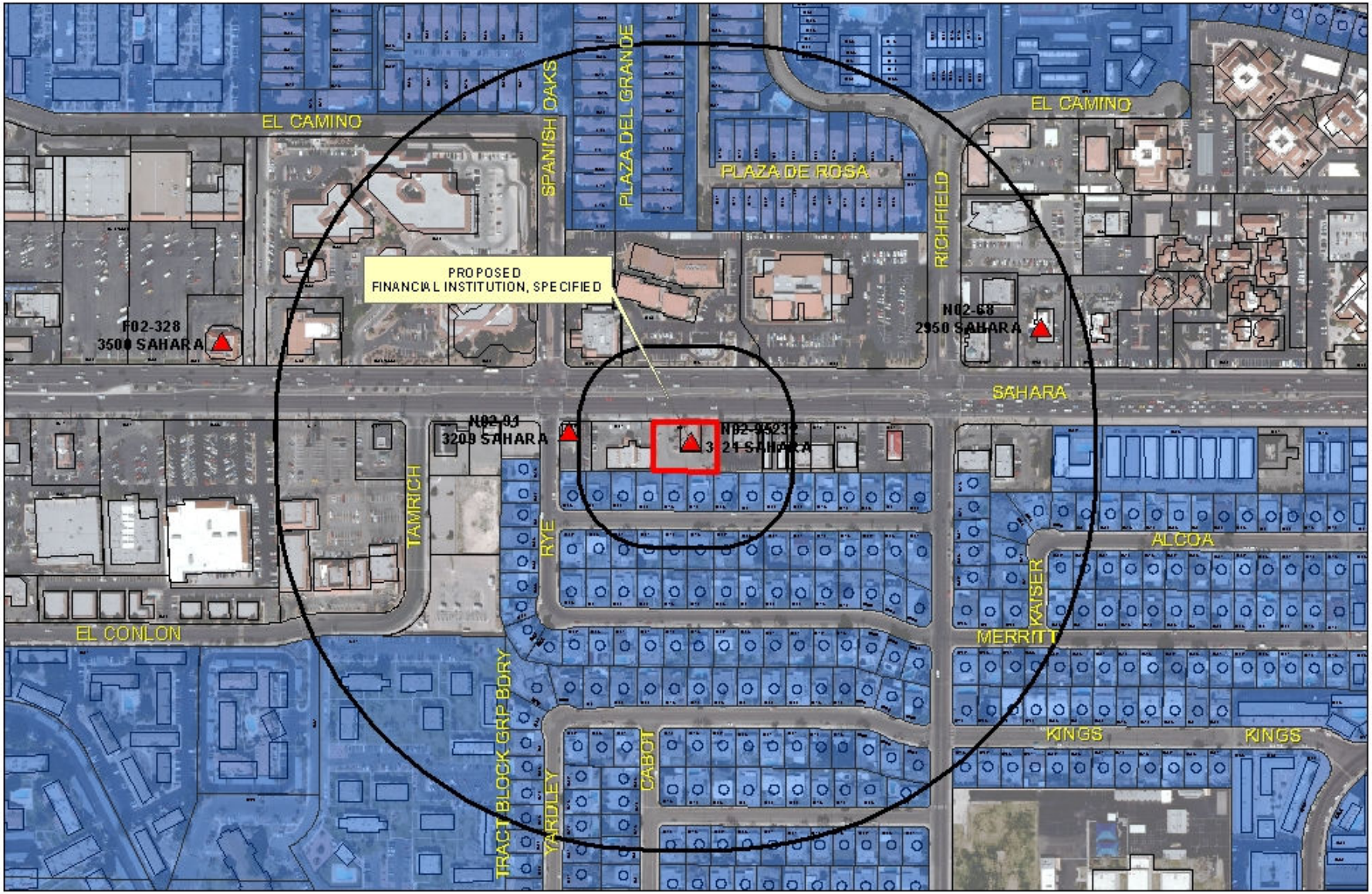


0 300 600 Feet

CASE: **SUP-44160**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-44160
Auto Title Loan

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property
- 200ft & 1000ft Buffer

0 220 440 880 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LOANMAX LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44160	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-44160 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Title Loan 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. 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 in the parking lot of the subject property without the appropriate permits.

6. 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 Title Loan use at 3121 West Sahara Avenue. The proposed use will replace the former restaurant use at this location. The use is not harmonious or compatible with the surrounding uses as is evidenced by the need for waivers of the distance separation requirements; therefore, staff recommends denial. If the application is approved, the Auto Title Loan use will be subject to the "if approved" conditions.

ISSUES

- A Special Use Permit is required for an Auto Title Loan use in the C-1 (Limited Commercial) Zoning District.
- The proposed Auto Title Loan use is located zero feet from a residential property line where 200 feet is the minimum special use requirement. Staff does not support a waiver of this requirement.
- The proposed Auto Title Loan use is located 167 feet from another Auto Title Loan use property line where 1000 feet is the minimum special use requirement. Staff does not support a waiver of this requirement.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/24/04	A Code Enforcement case (#22017) was processed due to graffiti on the west facade at 3121 West Sahara Avenue. The Code Enforcement case was resolved on 09/24/04.

Most Recent Change of Ownership	
09/25/78	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/11/95	A business license (R09-00132) was issued for Restaurant at 3121 West Sahara Avenue. This license is no longer active as of 04/08/10.
12/19/11	A business license (N02-95232) was denied by the Department of Planning at 3121 West Sahara Avenue for a Non-Depository Lender, requiring the approval of a Special Use Permit.

Pre-Application Meeting	
12/15/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for an Auto Title Loan were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
01/04/12	Staff conducted a field check of the subject property. Staff noted the existing building was vacant with plywood boards over the windows and doors. Some exterior walls were spray painted to cover the graffiti and a chain link fence surrounded the building. The ADA parking space was not a van accessible space and was covered with asphalt debris.

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	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	SC (Service Commercial)	C-1 (Limited Commercial)
West	Vacant	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			
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

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	130	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	
Auto Title Loan	2,599 SF	1:250 SF	11				
TOTAL SPACES REQUIRED			11		35		Y
Regular and Handicap Spaces Required			10	1	35	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
1,000 foot separation between Auto Title Loan use and similar uses.	167 feet	Denial
200 foot separation between Auto Title Loan use and Single Family Residential.	No distance separation	Denial

ANALYSIS

An Auto Title Loan use is defined as "A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself." The proposed use meets the definition of an Auto Title Loan use.

The Minimum Special Use Permit Requirement #1 through #6 are met with the proposed Auto Title Loan use. Minimum Special Use Permit Requirements #7 states, "No auto title loan use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than 1,000 feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels."

Single Family Residences are adjacent to the southern property line of the subject site. A separation distance of 200 feet is required between the subject property line and residential use. Approximately 167 feet to the west of the subject property line is another Auto Title Loan use. A separation distance of 1000 feet is required between the subject property line and similar use. Therefore a waiver of Minimum Special Use Permit Requirement #7 is required to allow an Auto Title Loan use at the proposed location.

The Special Use Permit requirements listed in LVMC 19.12.070 must be satisfied unless it can be shown by convincing and substantial evidence by the applicant that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the City and the public.

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 designation of SC (Service Commercial). The proposed Auto Title Loan use is permissible in the C-1 (Limited Commercial) District with the approval of a Special Use Permit. The subject site is located within the Airport Overlay District and meets the height requirements of the district.

The applicant has submitted a floor plan that depicts 2,599 square feet of interior space, meeting the minimum 1,500 square foot requirement. The justification letter submitted by the applicant states the hours of operation will be from 10 a.m. to 6 p.m. on the weekdays and from 9 a.m. to 2 p.m. on the weekends. The proposed hours of operation meet the Minimum Special Use Permit Requirements. The site meets the parking requirement for an Auto Title Loan use with 35 parking spaces and two handicap parking spaces where 11 parking spaces are required and one must be a van accessible handicap parking space.

The Auto Title Loan use is not appropriate for the site, as it requires a waiver of Minimum Special Use Permit Requirement #7; therefore, staff recommends denial. If the application is approved, the Auto Title Loan use would be subject to the "if approved" conditions.

FINDINGS (SUP-44160)

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 Auto Title Loan use is incompatible with the surrounding uses, as it requires a waiver of the minimum separation distance requirements.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject is not physically suitable for the type and intensity of land use proposed as it does not meet the minimum distance separation requirements of Title 19.12

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 is designated as a Primary Arterial by the city's Master Plan of Streets and Highways and provides access to the property. The roadway facilities are adequate to serve the Auto Title Loan 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 Title Loan 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 Auto Title Loan use does not meet #7 of the applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 274

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44160** APN: 162-08-104-003

Name of Property Owner: THE 3121 W. Sahara Partnership

Name of Applicant: LoanMax

Name of Representative: Lionel Sawyer & Collins
Greg Borgel/Brin Gibson

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: _____

THE 3121 West Sahara Partnership
By SP Sahara Land LLC

Signature of Property Owner: By _____

Print Name: Michael Schulsen, its Manager

Subscribed and sworn before me

This 16th day of December, 2011

Lisa J. Stella

Notary Public in and for said County and State

OFFICIAL SEAL
LISA J. STELLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 20, 2013

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit (Auto title loan within residential separation)

Project Address (Location) 3121 W. Sahara Avenue

Project Name LoanMax Proposed Use Auto Title Loan

Assessor's Parcel #(s) 162-08-104-003 Ward # 1

General Plan: existing ~~Commercial~~ Service proposed n/a Zoning: existing c-1 proposed n/a

Commercial Square Footage 2599 sq. ft. Floor Area Ratio n/a

Gross Acres 0.51 Lots/Units n/a Density n/a

Additional Information

PROPERTY OWNER THE 3121 West Sahara Partnership Contact Michael Schulson

Address 414 N. Orleans St., #402 Phone: 312-645-9898 x 27 Fax:

City Chicago State IL Zip 60654

E-mail Address ---

APPLICANT LoanMax LLC Contact Heidi Wilson (503-522-0742)

Address 3440 Preston Ridge Rd. #500 Phone: 678-8234700 Fax: 678-8055843

City Alpharetta State GA Zip 30005

E-mail Address slepore@selectmgmt.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Greg Borgel/Brin Gibson

Address 300 S. 4th St., #1700 Phone: 383-8888 Fax: 383-8845

City LV State NV Zip 89101

E-mail Address bgibson@lionelsawyer.com

THE 3121 West Sahara Partnership By SP Sahara Land LLC, General Partner

Property Owner Signature* By [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Michael Schulson, manager

Subscribed and sworn before me

This 16th day of December, 20 11.

Lisa J. Stella

Notary Public in and for said County and State

Revised 10/27/08

OFFICIAL SEAL
LISA J. STELLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL. 21, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-44160
Meeting Date:	2/14/12
Total Fee:	$1030.00
Date Received:*	12/19/11
Received By:	[signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

STATE OF ILLINOIS)
)
COUNTY OF COOK)

AFFIDAVIT OF AUTHORITY

Michael Schulson does hereby swear and affirm that (i) he is the manager of SP Sahara Land LLC, (ii) SP Sahara Land LLC is a general partner of The 3121 Sahara Partnership, and (iii) as such manager of SP Sahara Land LLC he has the authority to execute the attached Statement of Financial Interest and Application/Petition for Special Use Permit for 3121 West Sahara Avenue, Las Vegas NV being submitted by LoanMax on behalf of The 3121 West Sahara Partnership.

Executed this 16th day of December, 2011.

Michael Schulson

STATE OF ILLINOIS)
)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do certify that Michael Schulson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of December, 2011.

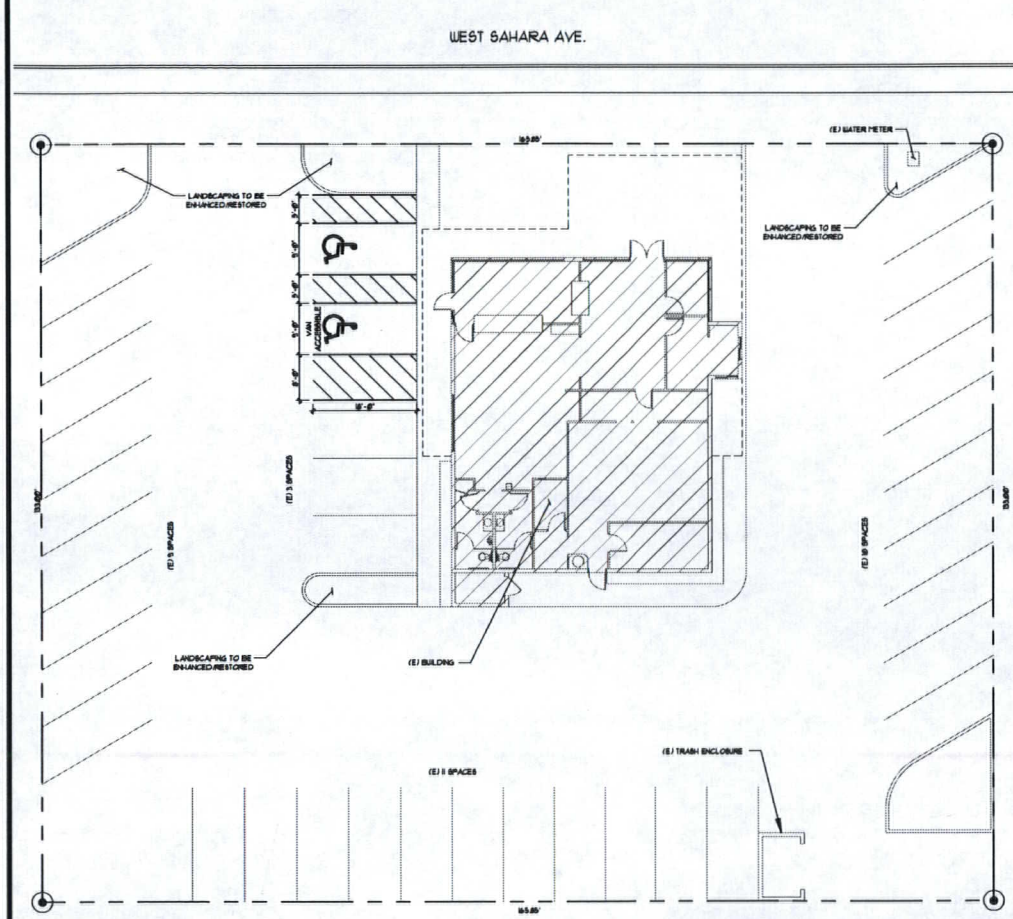
OFFICIAL SEAL
LISA J. STELLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL 21, 2013

_____(SEAL)
Notary Public for
My Commission Expires:

4824-0790-9640, v. 1

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

LOANMAX T.I. - LAS VEGAS



PARKING INFORMATION

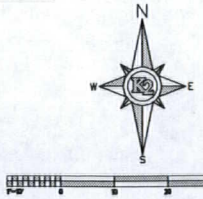
2,393 SQ. FT. - B OCCUPANCY

(33) EXISTING PARKING SPACES TO REMAIN.

(1) EXISTING HANDICAP PARKING SPACE TO REMAIN.

(1) NEW VAN ACCESSIBLE PARKING SPACE ADDED

NO CHANGE TO EXISTING PARKING - EXISTING PARKING ADEQUATE PER USE OF FINANCIAL INSTITUTION.



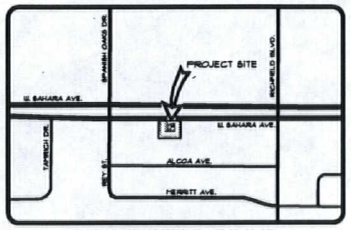


SITE PLAN

SCALE 1" = 10'-0"

GENERAL SITE NOTES

1. ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2006 EDITIONS) AND THE 2008 NATIONAL ELECTRICAL CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
3. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.



VICINITY MAP

NOT TO SCALE

CODE ANALYSIS

PROJECT SCOPE: INTERIOR REMODEL OF EXISTING OFFICE SPACE, INCLUDING ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
CODE ANALYSIS: BASED ON NEW CONSTRUCTION
I.B.C. 2009, U.F.C. 2009, U.M.C. 2009, I.E.E.C. 2009, I.F.C. 2009, N.E.C. 2008.

TOTAL TENANT AREA = 2,393 SQ. FT.

1. OCCUPANCY CLASSIFICATION: CHAPTER 3 SECTION 304
   BUSINESS GROUP "B" OCCUPANCY
2. TYPE OF CONSTRUCTION: TABLE 503 TYPE V-B

FIRE RESISTANCE RATING	HOURS
STRUCTURAL FRAME	0
BEARING WALLS INTERIOR/ EXTERIOR	0
NON-BEARING WALLS INTERIOR/ EXTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

4. ALLOWABLE BUILDING AREA: TABLE 503
   ALLOWABLE AREA PER FLOOR: 9,000 SF (TOTAL 18,000 SF)
   ALLOWABLE STORIES: 1
   ACTUAL BUILDING AREA:
   1ST FLOOR: 2,393 SF
   TOTAL NEW CONSTRUCTION AREA: 2,393 SF
   ACTUAL NUMBER OF STORIES: 1
5. ALLOWABLE AREA INCREASE: NOT REQUIRED OR REQUESTED
6. OCCUPANCY LOADS: TABLE 1004.1.2
   MAXIMUM FLOOR AREA PER OCCUPANT BUSINESS/ OFFICE 100 SF GROSS PER OCCUPANT
   1ST FLOOR 2,393 SF/ 100 SF/ OCCUPANT = 24 PERSONS
7. EXITING REQUIREMENTS: TABLE 1014.1
   REQUIRES A MINIMUM OF 1 EXISTS BASED ON OCCUPANCY LESS THAN 49 PERSONS.
   EXITS ACTUAL:
   1ST FLOOR 3 EXITS
8. ALLOWABLE TRAVEL DISTANCE: TABLE 1015.1
   WITHOUT SPRINKLERS: 200 FEET
9. EGRESS WIDTH PER PERSON: TABLE 1005.1
   FACTOR 0.2" PER OCCUPANT
   TOTAL WIDTH = 24 PERSONS X 0.3"/ OCCUPANT = 5.2"
   MINIMUM REQUIREMENT
   1ST FLOOR:
   (3) 30"0 = 108"
   TOTAL EXITING PROVIDED 108" GREATER THAN 5.2" REQUIRED
10. SPECIAL INSPECTIONS: AS REQUIRED BY CHAPTER 17
11. ACCESSIBILITY: COMPLIANT WITH CHAPTER 11

SHEET INDEX

A-0 COVER SHEET
A-1 T.I. FLOOR PLAN
A-2 ELECTRICAL PLAN
L-1 LANDSCAPE PLAN

CONTACT / CONTRACTOR

M G BUILDERS LLC.

PO BOX 14144
RENO, NV 89501

775-787-9129 - OFFICE

NV. LIC. # 0015871 (B-2)
NV. LIC. # 0015871 (C-5)

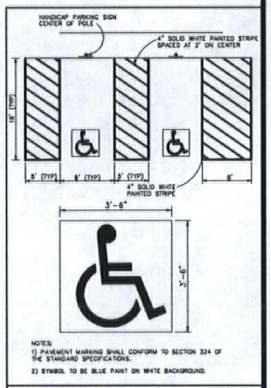
CONTACT:
TONY DALY - 775-691-9358

ENGINEER OF RECORD

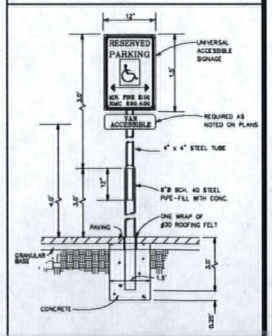
K2 ENGINEERING

3100 MILL STREET, SUITE 107
RENO, NV 89502

775-355-0505 - OFFICE
775-355-0566 - FAX



DISABLED PARKING STALLS & SYMBOL



DISABLED PARKING SIGNS

K2 ENGINEERING
3100 Mill Street, # 107
Reno, NV 89502
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

Select Management Resources
3440 Preston Ridge Rd.
Suite 500
Alpharetta, GA 30005
678-336-7440 Office
678-805-5809 Fax

Contact:
Steve Mark
770-866-5749 CELL
SMark@selectmgmt.com

LoanMax T.I. – Las Vegas
Las Vegas, Nevada
3121 W. Sahara
A.P.N. 162-09-104-003

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions

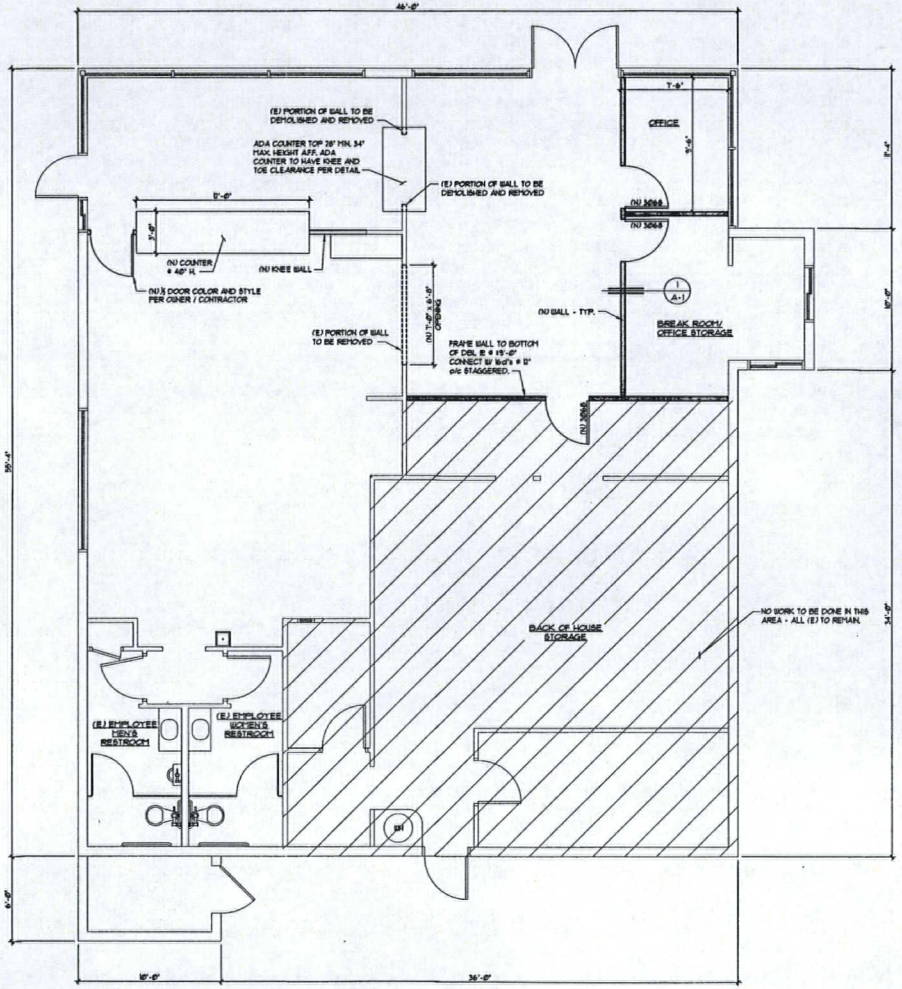
Date	12/15/11
Drawn	KS
Checked	JAK
Project No.	11-906

Cover Sheet & Site Plan

A-0

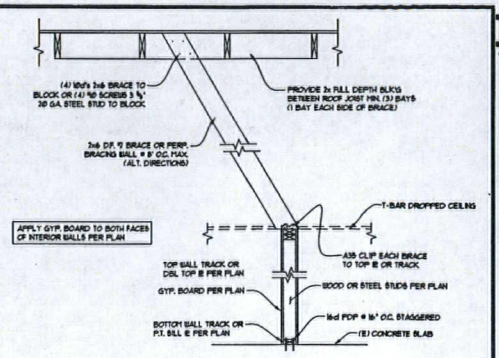
RECEIVED
JAN 3 2012

SUP-44160
REVISED



T.I. FLOOR PLAN

SCALE 1/4"= 1'-0"



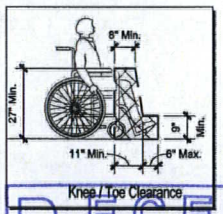
1 Typ. Interior Wall Framing

NEW WALL &
USE 3⅝" 20 GA. (362S125-33) NON-STRUCTURAL STEEL STUDS @ 16" o/c W/ STEEL TRACK TOP & BOTTOM OR 2x4 DF #2 WOOD STUDS @ 16" o/c W/ DBL. TOP @ & P.T. SILL @, FRAME STUDS TO BOTTOM OF (E) T-BAR DROPPED CEILING & BRACE PER DETAIL V/A-1. USE 2x6 WALL STUDS IF HEIGHT IS RIGID. TO BE ≥ 14'.

BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT SO CLARIFICATION CAN BE MADE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR AND OWNER TO COORDINATE ALL FINISH MATERIALS (STYLES AND COLORS).

CONTRACTOR AND OWNER TO COORDINATE FINAL LOCATIONS OF KNEE WALL AND COUNTERS



RECEIVED
DEC 19 2011
SUP-44160
City of Las Vegas
Department of Planning

K2 ENGINEERING
3100 Mill Street, # 107
Reno, NV 89502
P: (775) 358-0505
F: (775) 358-0588
www.K2eng.net

Select Management Resources
3440 Preston Ridge Rd, Suite 500
Alpharetta, GA 30005
678-336-7440 Office
678-805-5809 Fax
Contact:
Steve Mark
770-866-5749 CELL
SMark@selectmgmt.com

LoanMax T.I. – Las Vegas
Las Vegas, Nevada
3121 W. Sahara
A.P.N. 162-08-104-003

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

JARED A. KRUPA Exp. 6-30-13 CIVIL No. 16874 STATE OF NEVADA REGISTERED PROFESSIONAL ENGINEER

DEC 16 2011

Revisions

Date	12/15/11
Drawn	KS
Checked	JAK
Project No.	11-206

T.I. Floor Plan

A-1

BUILDING COLORS:
SHERWIN WILLIAMS-PRIMARY RED
SHERWIN WILLIAMS-VIVID YELLOW
SHERWIN WILLIAMS-SUPER WHITE

SIGN COLORS:
PMS 185 RED-3630-33 3M TRANSLUCENT FILM
PMS 109 YELLOW-3630-015 3M TRANSLUCENT FILM

SIGN FACE MATERIALS:
3/16" PLASTIC-CHANNEL LETTERS
3/16" PLASTIC-LOWER SIGN CABINET
3M PANAFLEX-TOP SIGN CABINET



SCALE 3/8"=1'0"
TOTAL SQUARE FOOTAGE=45.5



SUP-44160

I have reviewed and hereby accept these drawings as shown. I realize that any changes after approval may alter the contract price and delivery.

CUSTOMER APPROVAL

DATE

This artwork is for representational purposes only and may not exactly match the colors of materials used in actual production of project.

NOTES

UL LISTED

This design/engineering proposal is to remain Vertex Signs' exclusive property until approved and accepted thru purchase by client named on drawing.

LoanMaX

3121 W SAHARA AVE, LAS VEGAS, NM

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Vertex SIGNS

4005 Electric Road, Suite 201 Roanoke, Virginia 24018
540-904-5776 Fax 540-904-5733



SUP-44160 - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP
3121 WEST SAHARA AVENUE

01/04/12



SUP-44160 - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP
3121 WEST SAHARA AVENUE

01/04/12



SUP-44160 - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP
3121 WEST SAHARA AVENUE

01/04/12



SUP-44160 - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP
3121 WEST SAHARA AVENUE

01/04/12

Moreno
AND ASSOCIATES, INC.

Gregory E. Borgel
Vice President
Planning and Development Services

December 15, 2011

Planning Department
City of Las Vegas
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit for an auto title loan company, with waivers of separation to be at zero separation from a residential property line and +/- 165' from a specified financial institution where 200' and 1000', respectively, would be required. The subject request is for a "LoanMax" business location which deals only with auto title loans (i.e.: not also a payday loan or check cashing business) and therefore is not a more intense use than already exists on the Sahara frontage in this area. LoanMax has four similar business locations in the community (3240 East Desert Inn, 2295 East Tropicana, 3276 LVBN, and 731 W. Sunset) and the applicant is not aware of any problems resulting from any of those locations. The subject office is planned to be open 10 am to 6 pm weekdays and 9 am to 2 pm Saturdays, with two employees on duty at all times. The applicant presently possesses State Business License NV20011071670 and Tax ID #1000463745.

With regard to the waivers, the applicant believes that an "auto title loan only" business is less intense than most other uses in the area and less intense than the prior use of the property as a restaurant. Combined with the limited hours of operation, the applicant believes the use is entirely compatible adjacent to residential. Further, the reduced separation from the specified financial institution is measured to a business that is primarily a payday loan type of facility which is more intense and also at zero separation from residential.

As to the special use permit, the site is physically suitable for the proposed use, with more than required parking and immediate access to an arterial street. The applicant will be reconditioning a currently vacant building and restoring appropriate landscaping in a manner harmonious and compatible with its surroundings.

Greg Borgel

300 S. 4th Street, #1500 • Las Vegas, NV 89101
Ph 702-383-8953 Fax 702-383-8845

RECEIVED
DEC 19 2011
SUP-44160
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

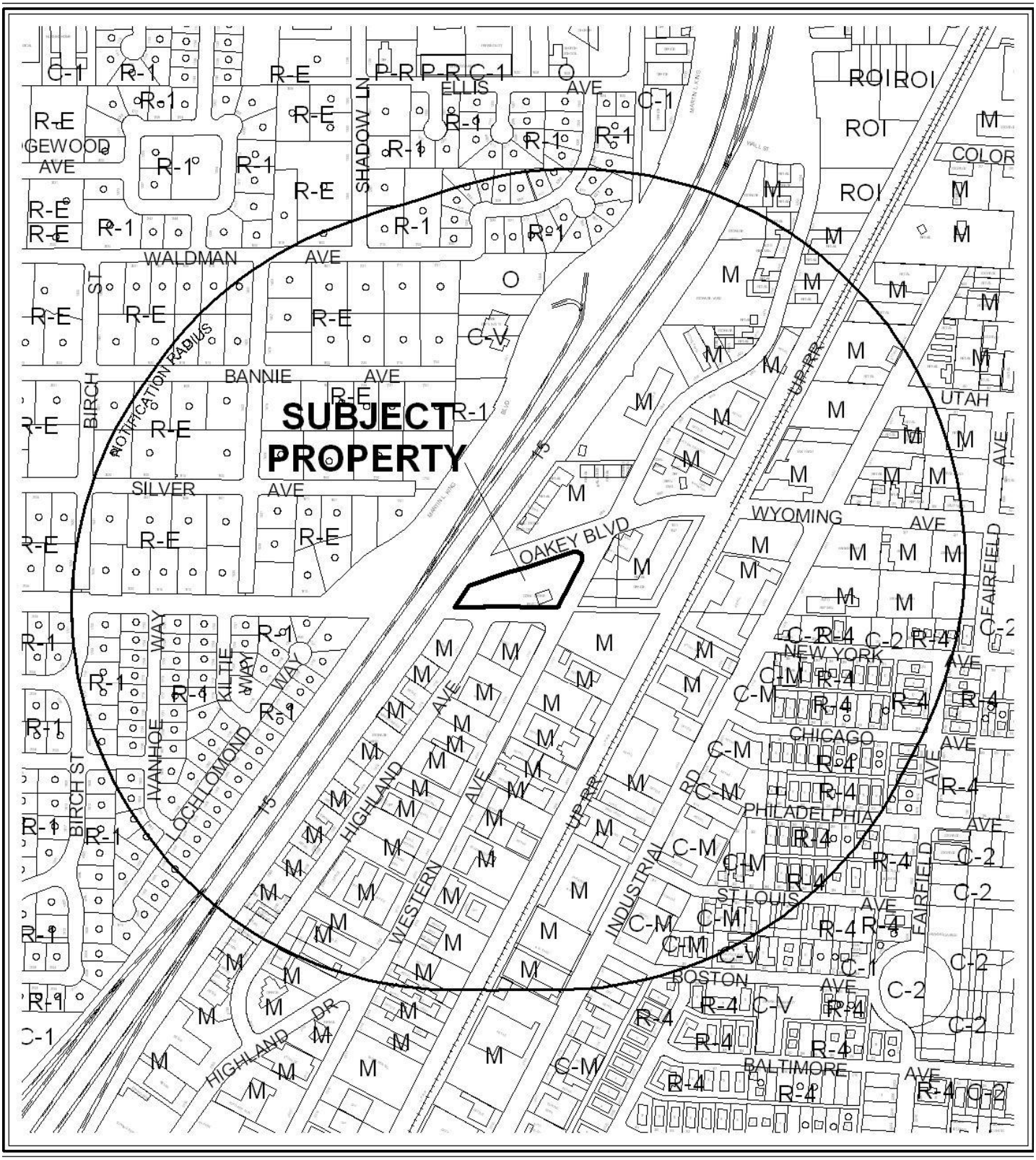
SUBJECT:
SUP-44164 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WGTO, INC. - OWNER: 7-ELEVEN, INC. - For possible action on a request for a Special Use Permit FOR A 12 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,940 SQUARE-FOOT CONVENIENCE STORE at 1601 West Oakey Boulevard (APN 162-04-603-001), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 500 1000 Feet

CASE: **SUP-44164**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 500 1000 Feet

CASE: **SUP-44164**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-44164

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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WGTO, INC. - OWNER: 7-ELEVEN, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44164	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-44164 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. Conformance to the approved conditions for Special Use Permit (U-147-95).

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. Approval of this Special Use Permit does not constitute approval of a liquor license.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

6. 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 in the parking lot of the subject property without the appropriate permits.

7. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

8. 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 Retail Establishment with Accessory Package Liquor Off-Sale use at 1601 West Oakey Boulevard. The proposed use will be an addition to the retail sales and off-premise beer and wine sales at this location. The use is appropriate for the M (Industrial) Zoning District, as it is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the Accessory Package Liquor Off-Sale use would not be allowed and the existing retail sales and Beer/Wine/Cooler Off-Sale Establishment may continue.

ISSUES

- A Special Use Permit is required for Retail Establishment with Accessory Package Liquor Off-Sale use in the M (Industrial) Zoning District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/95	The City Council denied a request for a Special Use Permit (U-306-94) to allow a proposed Tavern at 1601 West Oakey Boulevard. The Board of Zoning Adjustment and staff recommended denial.
01/17/96	The City Council approved a request for a Special Use Permit (U-147-95) to allow a proposed Beer/Wine/Cooler Off-Sale Establishment at 1601 West Oakey Boulevard. The Board of Zoning Adjustment and staff recommended approval.

Most Recent Change of Ownership	
04/29/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/24/97	A building permit (#097019690) was issued for a Convenience Store at 1601 West Oakey Boulevard. The permit was finalized 12/24/97.
10/29/97	A business license for Convenience Store (C15-00007) was issued at 1601 West Oakey Boulevard. This license remains active.

10/29/97	A business license for Beer Wine Cooler Off Sale (L10-00015) was issued at 1601 West Oakey Boulevard. This license remains active.
10/06/09	A business license for Service Station (S05-01096) was issued at 1601 West Oakey Boulevard. This license remains active.
07/23/10	A business license for Gaming Restricted (G01-02422) was issued at 1601 West Oakey Boulevard. This license remains active.
11/28/11	A business license (L15-95905) was denied by the Department of Planning at 1601 West Oakey Boulevard for a Package Liquor Off-Sale Establishment requiring the approval of a Special Use Permit.

Pre-Application Meeting	
12/12/11	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale use were discussed with the applicant.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application nor was one held.

Field Check	
01/04/12	Staff conducted a field check of the subject property and noted the subject site was a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	1.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store	C (Commercial)	M (Industrial)
North	Tavern	C (Commercial)	M (Industrial)
South	Retail Store	LI/R (Light Industry / Research)	M (Industrial)
East	Retail Store	LI/R (Light Industry / Research)	M (Industrial)
West	Single-Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Interstate - 15	Right-of-Way	Right-of-Way

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		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*
Oakey Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	Y
Western Avenue	Secondary Collector	Master Plan of Streets and Highways	70	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	
Convenience Store	2940 SF	1:175 SF	17				
TOTAL SPACES REQUIRED			17		21		Y
Regular and Handicap Spaces Required			16	1	21	1	Y

ANALYSIS

A Retail Establishment with Accessory Package Liquor Off-Sale use is defined as "A retail establishment:

> 1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The applicant has submitted a floor plan that depicts 12 square feet of interior space devoted to the display and storage of package liquor located behind the service counter and out of the reach of minors. The 12 square feet of floor space used for package liquor is less than 10 percent of the 2,940 square feet of total floor space, meeting the definition for Retail Establishment with Accessory Package Liquor Off-Sale use. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is in compliance with all Minimum Special Use Permit Requirements.

The property is zoned M (Industrial) and is intended to provide heavy manufacturing industries. The M (Industrial) Zoning District is consistent with the General Plan of LI/R (Light Industry / Research). The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is permissible in the M (Industrial) Zoning District with the approval of a Special Use Permit. The subject site, witch is located within the Las Vegas Redevelopment Plan Area and Live/Work Overlay District, meets the Special Purpose and Overlay District requirements.

The site has 21 parking spaces where 17 parking spaces are required for a Convenience Store. The proposed Retail Establishment with Accessory Package Liquor Off-Sale use does not require additional parking for the approval of a Special Use Permit.

The proposed Retail Establishment with Accessory Package Liquor Off-Sale 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 Accessory Package Liquor Off-Sale use would not be allowed and the existing Beer/Wine/Cooler Off-Sale Establishment and retail sales may continue.

FINDINGS (SUP-44164)

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 Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale 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.**

   Oakey Boulevard and Western Avenue are designated as Secondary Collectors by the city's Master Plan of Streets and Highways and provides access to the property. The roadway facilities are adequate to serve the Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale 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 Retail Establishment with Accessory Package Liquor Off-Sale use meets the applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 286

APPROVALS 0

PROTESTS 0

DED

DED

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44164** APN: 162-04-603-001

Name of Property Owner: 7 Eleven Inc (Chris A Beyer, OFFICER)

Name of Applicant: Ritu Chopra WGTD, Inc

Name of Representative: P Kumar Chopra

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: Christopher A Beyer

Print Name: Christopher A. Beyer

RECEIVED
DEC 20 2011

Subscribed and sworn before me

This 19 day of Dec., 2011

Michele A. Williams

Notary Public in and for said County and State

Clark / Nevada

Notary Public - State of Nevada
County of Clark
MICHELE A. WILLIAMS
My Appointment Expires
August 29, 2013
No: 05-99624-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44164** APN: 162-04-603-001

Name of Property Owner: Kimberly A. Reilley

Name of Applicant: Ritu Chopra

Name of Representative: Kumar Chopra

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N.A.

Partner(s): _____ _____

APN: _____

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Kimberly A. Reilley

Subscribed and sworn before me

This 13 day of Dec., 2011

_____
Notary Public in and for said County and State

Clark / Nevada

Notary Public - State of Nevada
County of Clark
MICHELE A. WILLIAMS
My Appointment Expires
August 29, 2013
No: 05-99624-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Retail Establishment with Accessory Liquor Off-Sale

Project Address (Location) 1601 W Oakey Bl, Las Vegas, NV. 89102

Project Name 1601 W. Oakey Bl, Las Vegas 7-11 for Pkg Liquor **Proposed Use** Retail W/ Pkg Liq. Off Sale Establishment

Assessor's Parcel #(s) 162-04-603-001 **Ward #** 3-Coffin

General Plan: existing M Comm. proposed No Chg **Zoning:** existing M proposed No Change

Commercial Square Footage 2940 SF **Floor Area Ratio**

Gross Acres 42,972 SF **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 7 Eleven Inc **Contact** Chris A. Beyer

Address % Tax Dept, #3211, PO Box 711 **Phone:** **Fax:**

City Dallas **State** TX **Zip** 75221-0711

E-mail Address

APPLICANT WGTO, Inc **Contact** Ritu Chopra

Address 116 Serramonte Ct **Phone:** 702-505-3711 **Fax:**

City Henderson **State** NV **Zip** 89074

E-mail Address 7Eleven FZ e Gmail.com

REPRESENTATIVE P. Kumar Chopra **Contact** P. Kumar Chopra

Address 116 Serramonte Ct **Phone:** 702-505-3711 **Fax:**

City Henderson **State** NV **Zip** 89074

E-mail Address

Property Owner Signature* Christopher A Beyer

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Christopher A. Beyer

Subscribed and sworn before me

This 19 day of December, 20 11.

Michele A. Williams

Clark Nevada

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MICHELE A. WILLIAMS
My Appointment Expires
August 29, 2013
No: 05-99624-1

FOR DEPARTMENT USE ONLY

Case #	SUP-44164
Meeting Date:	2-14-12
Total Fee:	RECEIVED
Date Accepted:	DEC 20 2011
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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM Accessory

Application/Petition For: SUP for Retail Establishment w/ A Package Liquor off sale Establishment.

Project Address (Location) 1601 W. Oakey Bl. Las Vegas. NV 89102

Project Name 1601 W. Oakey Bl. 7-11 for Package Liquor **Proposed Use** Retail w. Package Liquor off sale Establishment

Assessor's Parcel #(s) 162-04-603-001 **Ward #** 3-Coffin

General Plan: existing Comm. M proposed No change **Zoning:** existing M proposed No change

Commercial Square Footage 2940 sq. ft. **Floor Area Ratio** _____

Gross Acres 1.54 Ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 7-Eleven Inc. **Contact** Kimberly A Reilley

Address % Tax Dept. - #3211 PO Box 711 **Phone:** _____ **Fax:** _____

City Dallas **State** TX **Zip** 75221-0711

E-mail Address _____

APPLICANT WGTO, Inc. **Contact** Ritu or Kumar Chopra

Address 116 Serramonte Ct. **Phone:** 702 505 3711 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address IElevenFZ@Gmail.com

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 Kimberly A. Reilley

Subscribed and sworn before me

This 13 day of December, 20 11.

Michele A Williams

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MICHELE A. WILLIAMS
My Appointment Expires
August 29, 2013
No: 05-99624-1

FOR DEPARTMENT USE ONLY

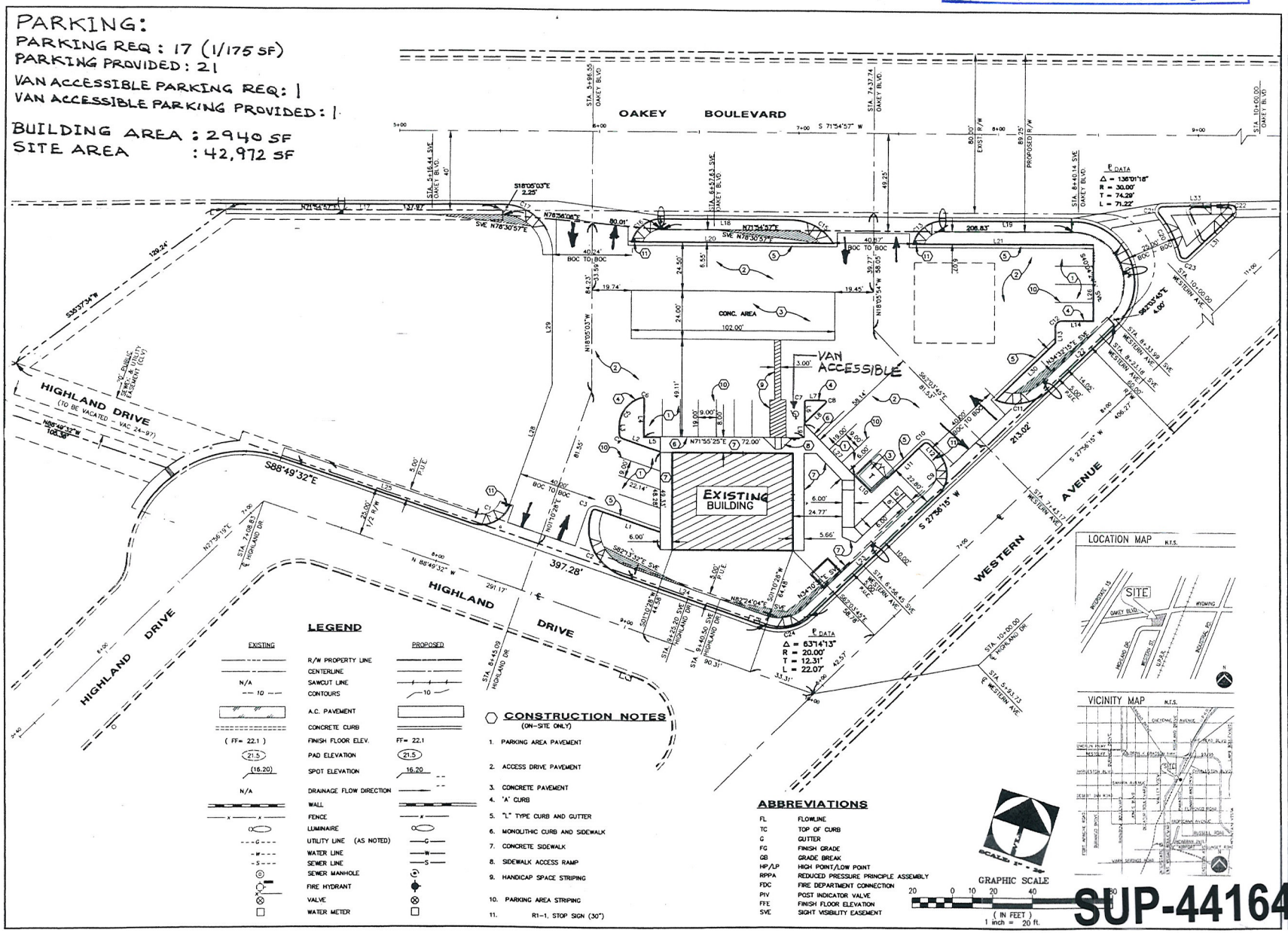
Case #	SUP-44164
Meeting Date:	2-14-11
Total Fee:	1280.00
Date Accepted:	12-19-11
Accepted By:	JFmuel

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

PARKING:
PARKING REQ : 17 (1/175 SF)
PARKING PROVIDED : 21
VAN ACCESSIBLE PARKING REQ: 1
VAN ACCESSIBLE PARKING PROVIDED: 1

BUILDING AREA : 2940 SF
SITE AREA : 42,972 SF


OAKEY BOULEVARD
HIGHLAND DRIVE
(TO BE VACATED - VAC 24-97)
HIGHLAND DRIVE
WESTERN AVENUE
EXISTING BUILDING
CONC. AREA
VAN ACCESSIBLE
397.28'
291.17'
213.02'
406.27'
129.24'
102.00'
72.00'
S88°49'32"E
N88°49'32"W
S 27°36'15" W
S35°37'34"W
N56°49'32"W
108.38'
S18°05'03"E
2.25'
N78°54'04"E
80.01'
N71°54'57"E
208.83'
S 71°54'57" W
N18°05'03"W
N71°55'25"E
S62°03'45"E
4.00'
N34°59'15"E
S 27°36'15" W
N 88°49'32" W
N27°36'15"E
S01°10'28"W
N88°24'04"E
S62°13'32"E
N01°10'28"E
S01°10'28"W
S62°13'32"E
N34°59'15"E
S62°03'45"E
N18°05'54"W
S18°05'03"E
N71°54'57"E
S 71°54'57" W
N 88°49'32" W
S 27°36'15" W
S88°49'32"E
N56°49'32"W
S35°37'34"

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR OPENING SIZE	DOOR THICKNESS	MATERIALS: DOOR: ALUMINUM & GLASS	MATERIALS: DOOR: HOLLOW METAL	MATERIALS: DOOR: SOLID CORE WOOD	MATERIALS: FRAME: ALUMINUM	MATERIALS: FRAME: METAL	MATERIALS: FRAME: WOOD	DETAILS: HEAD	DETAILS: JAMB	DETAILS: JAMB	DETAILS: SILL	REMARKS	HARDWARE: HINGES	HARDWARE: CLOSURE	HARDWARE: FLOOR STOP	HARDWARE: KICK PLATE	HARDWARE: HANDEL CAL-ROYAL #SC-	HARDWARE: HANDEL CAL-ROYAL #BA-
1	1	6'-0" X 7'-0"	1 3/4			●		●		7-A38	A38-A3	11-A3		VISTAWALL	●	●				
2	2	3'-0" X 7'-0"	1 3/4		●			●		1-A32	2-A32	2-A33	-A3	PANIC HARDWARE	●	●				
3		NOT USED																		
4	4	3'-0" X 7'-0"	1 3/4		●			●		5-A35	A35-A36	-A3		20 MIN. FIRE RATING	●	●	●	●	●	●
5	5	3'-0" X 7'-0"	1 3/4		●			●		5-A35	A35-A36	-A3		20 MIN. FIRE RATING	●	●	●		●	●
6		NOT USED																		
7	7	3'-0" X 7'-0"	1 3/4		●			●		5-A35	A35-A36	-A3		KICK PLATE BOTH SIDES	●	●	●	●	●	●
8		NOT USED																		
9		NOT USED																		
10		NOT USED																		

GENERAL NOTES
-UNDERCUT ALL INTERIOR DOORS 1" A.F.F.

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR: VINYL COMP. TILE	FLOOR: EXPOSED CONC W/SEALANT	BASE: QUARRY TILE	BASE: 6" RUBBER	BASE: NONE	WALLS: MARLITE FRP	WALLS: PAINTED & TEXT. GYP. BD.	CLNG: STRIPE DECOR PACKAGE	CLNG: 5/8" PLYWOOD - PAINTED	CLNG: 2' x 4' LAY-IN ACOUST. TILE	CEILING HEIGHT	REMARKS
101	MERCHANDISE		●	●				●	●		●	10'-0"	
102	SALES		●	●				●			●	10'-0"	
103	F. F. PREP		●	●				●			●	10'-0"	
104	COFFEE ISLAND		●	●				●			●	10'-0"	
105	BEV. BAR		●	●				●			●	10'-0"	
106	BACKROOM	●		●				●			●	10'-0"	
107	HALL	●		●				●			●	10'-0"	
108	TOILET			●				●			●	10'-0"	
109	STORAGE	●		●				●			●	10'-0"	
110	ELECTRICAL	●		●				●			●	10'-0"	
111	OFFICE	●		●				●			●	10'-0"	
112	10 DR VAULT	●			●			●			●	10'-0"	PRE-FAB FINISHES
113	OFFICE	●		●				●			●	10'-0"	

MATERIALS SCHED.

FLOOR
1. QUARRY TILE SUMMITVILLE, NO.56 "APPALOOSA", 4 X 8 RUNNING BOND, STRATA II GROUT, SUMMITVILLE, NO. 947 "BLACK WALNUT".
2. VINYL COMPOSITION TILE ARMSTRONG IMPERIAL MODERN #51858 "SANDRIFT WHITE" 12" X 12" X 1/8" GAUGE. ALTERNATE: AZROCK #V-149 "ALMONDINE".
3. EXPOSED CONCRETE - SEALED, 2 COATS - THOMPSON WATER SEAL.

BASE
1. BURKE BASE - 6" WITH 3/8" RADIUS COVE, No. 597P-MOCHA.

WALLS
1. PAINT--INTERIOR -SEE PAINT SCHED., SHT. SP5. PAINT--EXTERIOR -SEE PAINT SCHED., SHT. SP5.
2. PRE-FINISHED WALL PANEL "FRP" MARLITE PEBBLE FINISH, ALMOND
3. RED STRIPE DECOR TAPE COLOR: RED STRIPE WITH CHROME, 9" HEIGHT. MFR. BY RUX.

CEILING
1. ACOUSTICAL TILE, ARMSTRONG SHASTA 2807 NON PERFORATED STD FIBERGLASS CLG. PANELS WHITE VINYL FACED, SUSPENSION SYSTEM - PRELUDE XL

MISC.
1. PLASTIC LAMINATE @ DESKTOP FORMICA "CREAM OF WHEAT" No. 864, MATTE FINISH ALTERNATE: WILSONART D329-6 BISQUE.

GENERAL NOTES

1. CONTRACTOR'S SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT, AND THE SOUTHLAND CORP. CONSTRUCTION MANAGER.
2. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE.
3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
4. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
5. ERRORS AND/OR OMISSIONS IN ROOM, DOOR, AND WINDOW SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS.
6. FURNISH AND INSTALL METAL CORNER REINFORCING AT ALL EXTERIOR CORNERS OF GYPSUM BOARD INCLUDING DOOR JAMBS AND HEADS, WINDOW JAMBS AND HEADS.
7. ALL DIMENSIONS ON PLANS UNLESS OTHERWISE NOTED ARE TO FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD AND FROM FACE OF INTERIOR FINISH SURFACE TO FACE OF EXTERIOR FINISH SURFACE.
8. REFER TO SHEET EF1 FOR THE SECURITY SYSTEM AND RETAIL AUTOMATION COMPUTER STATION LOCATION.

SYMBOL LEGEND

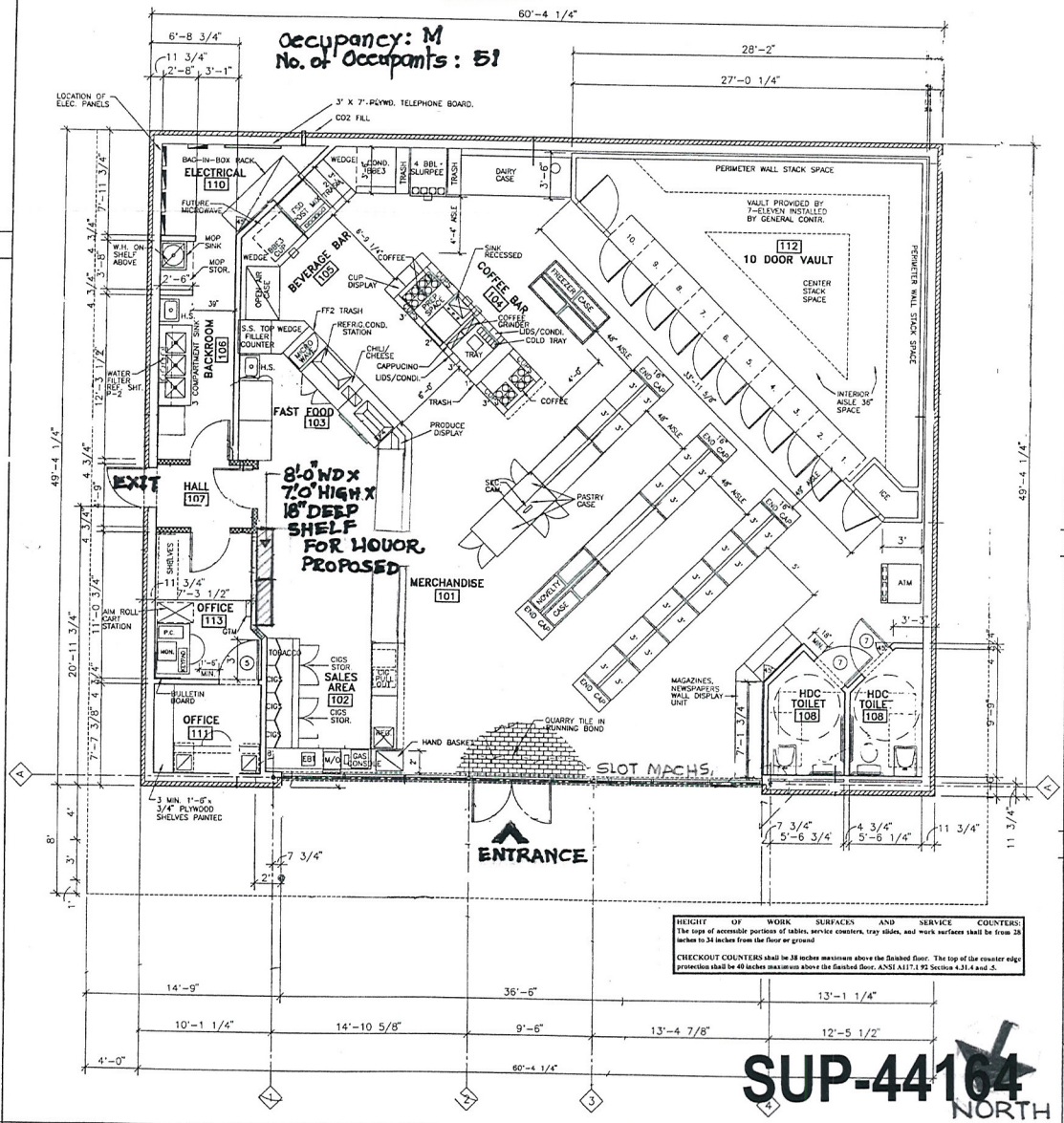
106 ROOM NUMBER
(1) DOOR NUMBER
(X) WINDOW MARK
(X) COLUMN LINE
R RADIUS
B.C.R. BACK OF CURB RADIUS
16.5 EXISTING SPOT GRADE
100 NEW SPOT GRADE
EXISTING CONTOUR
100 NEW CONTOUR
M.T. METAL THRESHOLD
S.S. SERVICE SINK
LAV. LAVATORY
U. URINAL
W.H. WATER HEATER
D.F. DRINKING FOUNTAIN
DETAIL REFERENCES (ITEM - SHEET; ITEM SHEET)
(1/A7) ITEM NUMBER, SHEET NUMBER
(3/A7) WALL SECTION
(3/A5) ROOM OR CABINET ELEVATION
(3/A7) EXTERIOR ELEVATION
F.D. FLOOR DRAIN
W.C. WATER CLOSET

MATERIAL LEGEND

EARTH IN SECTION
GRANULAR FILL
SAND
ASPHALT
CONCRETE PAVING
CONCRETE IN SECTION
FACE BRICK
CONCRETE BLOCK
BATT INSULATION
RIGID INSULATION
CONTINUOUS WOOD FRAMING
FINISH WOOD
WOOD BLOCKING (SHORT OR SPACED)
PLYWOOD
STEEL
GYPSUM BOARD OR
GYPSUM SHEATHING AS NOTED
CEMENT PLASTER
QUARRY TILE
CERAMIC TILE
ACOUSTIC TILE OR PARTICLE BOARD AS NOTED
GLASS IN SECTION

AREA ALLOWED FOR LIQUOR DISPLAY: 250SF (10% OF FLOOR AREA)

AREA PROVIDED FOR LIQUOR DISPLAY: 12SF



HEIGHT OF WORK SURFACES AND SERVICE COUNTERS: The tops of accessible portions of tables, service counters, tray slides, and work surfaces shall be from 28 inches to 34 inches from the floor or ground

CHECKOUT COUNTERS shall be 38 inches maximum above the finished floor. The top of the counter edge protection shall be 40 inches maximum above the finished floor. ANSI A117.1 92 Section 4.31.4 and .5.

SUP-44164

NORTH

FLOOR PLAN SC: 1/4"=1'-0" (1)

7-ELEVEN
STORE NO. 32113
@: OAKEY & WESTERN
1601 W. OAKEY BL.
CITY OF LAS VEGAS, NEVADA

PROJ.NO	
PROJ.ARCH	
PROJ.MGR.	
TECH'N	
ARCH.CHK.	
DATE	

REVISIONS

FLOOR PLAN/SCHEDULES

FLOOR PLAN

SHT.NO. A-2

SC: 1/4"=1'0" PLOTSPEC: UNITS, 36 x 24 SHEET FILE: M:\AGAB\FILES\FRED_DATA\1064560\ARCH\REVIS\1064560A-2 3-18-97 5:47:05 pm EST



SUP-44164 - APPLICANT: WGTO, INC. - OWNER: 7-ELEVEN, INC.
1601 WEST OAKEY BOULEVARD

01/04/12



SUP-44164 - APPLICANT: WGTO, INC. - OWNER: 7-ELEVEN, INC.
1601 WEST OAKEY BOULEVARD

01/04/12

Dated: 12-19-2011

TO: Dept. of Planning
City of Las Vegas
Las Vegas, NV.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Sub: Justification letter for SUP

We have an existing & operational 7-Eleven Store since 1997 with Convenience Store, Food Service, Beer & Wine, & Gasoline at 1601 W. Oakey Bl., Las Vegas, NV. Though this location has been in operation since 1997; 7 Eleven corporation awarded this franchised location to us in May 2010.

Due to public demand in the area, we want to upgrade our Beer & Wine License to ACCESSORY PACKAGE LIQUOR OFFSALE LICENSE; with other parts of business remaining the same.
This upgrade requires us to obtain a SUP for Retail Establishment with Accessory Pkg Liquor offsale.

We are proposing only upto 10% floor area dedicated for Liquor Display; which is proposed to be behind employee counter, away from customer reach.
THIS LICENSE IS ONLY INCIDENTAL TO OUR MAIN BUSINESS OF CONVENIENCE STORE & FOOD SERVICE.

We have 8-10 employees at this location, with 24 hours of operation. we do not have another site with similar usage & we have complied with all the local, state, & federal Laws. There are no schools, churches, child care facilities in the vicinity.

Please give this application a due consideration & approval.

Sincerely,

Ritu Chopra

(RITU CHOPRA)

SUP-44164
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

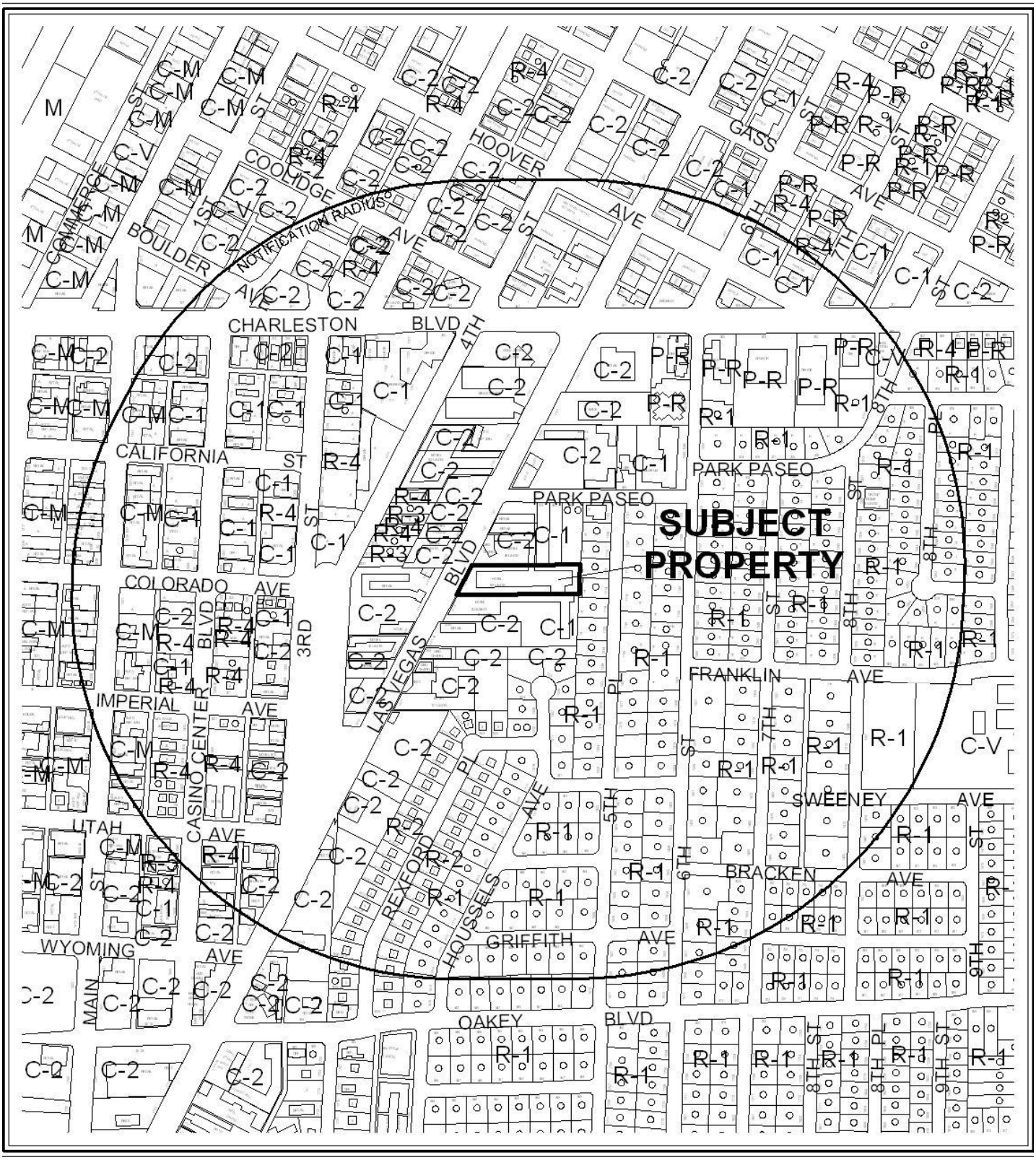
SUBJECT:
SUP-44165 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S. LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A 29 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING MOTEL at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 500 1000 Feet

CASE: **SUP-44165**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) &
C-2 (GENERAL COMMERCIAL)

N



0 500 1000 Feet

CASE: **SUP-44165**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) &
C-2 (GENERAL COMMERCIAL)

N



SUP-44165

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: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ILAN GORODEZKI - OWNER: 1213 S. LAS VEGAS BLVD, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44165	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-44165 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale 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 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 beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

8. 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 a Special Use Permit for the accessory off-premise sale of package liquor in conjunction with a proposed 350 square-foot retail area within the lobby of an existing Motel at 1213 South Las Vegas Boulevard. The proposed liquor display area would be located along the east wall of the lobby, which is located on the west side of the building near the entrance to the property. As the proposed use meets applicable use requirements, is compatible with the Motel use and can be conducted in a manner that is harmonious with surrounding uses, staff recommends approval with conditions. If denied, packaged liquor could not be sold on the premises.

ISSUES

- A Special Use Permit is required for a Retail Establishment with Accessory Package Liquor Off-Sale use in the C-2 (General Commercial) and C-1 (Limited Commercial) Districts. The retail area where package liquor is proposed to be sold is only located within the C-2 District.
- The liquor display area is less than 10 percent of the retail area in compliance with Title 19 for the Retail Establishment with Accessory Package Liquor Off-Sale use.
- The site is parking impaired and located within the Downtown Centennial Plan Overlay District, where the property is exempt from the strict application of Title 19 parking requirements.

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.
11/15/11	The Downtown Design Review Committee approved a Signage Design Review (ARC-43672) for a proposed 25-foot tall freestanding sign at an existing Motel at 1213 South Las Vegas Boulevard. Staff recommended denial.
01/10/12	The Planning Commission approved a Variance (VAR-43719) to allow a zero-foot setback with no encroachment for a proposed freestanding sign where five feet from the right-of-way is required. Staff recommended denial.
02/15/12	The City Council will consider an appeal of the approval of the Downtown Design Review Committee for a Signage Design Review (ARC-43672) for a proposed 25-foot tall freestanding sign at 1213 South Las Vegas Boulevard.
	The City Council will consider a Variance (VAR-43719) to allow a zero-foot setback with no encroachment for a proposed freestanding sign where five feet from the right-of-way is required. Staff recommends denial.

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.
	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	
12/08/11	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale use on the subject site. No major issues were noted at the meeting.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
01/04/11	The site contains an existing Motel. The lobby is located on the west side of the building, near Las Vegas Boulevard. Two portable signs and one banner 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 (off the premises).

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 Historic Neighborhood	X		Y
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

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

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, Motel or Hotel Suites	151 units	1 space per guest room	151				
TOTAL SPACES REQUIRED			**151**		**70**		N
Regular and Handicap Spaces Required			145	6	67	3	N
Loading Spaces	19,852 SF	N/A	2		0		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.

ANALYSIS

Title 19.18 defines a Retail Establishment with Accessory Package Liquor Off-Sale use as a retail establishment whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and in which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages. The submitted floor plan indicates that 350 square feet of retail area are available within the lobby area of the Motel. Of this, approximately 29 square feet (or 8 percent) will be dedicated to the display of package liquor in an area behind the reservation desk, in compliance with Title 19.12 and 19.18.

The minimum Special Use Permit requirements for this use include:

1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

The proposed use meets this requirement. There are no protected uses within 400 feet of the subject property.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
    a. Any leasehold parcel; or
    b. Any parcel which lacks access to a public street or has no area for onsite parking and which has been created so as to avoid the distance limitation described in Requirement 1.

As there are no protected uses within 400 feet of the subject property, Requirement 2 does not apply.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located,

without regard to intervening obstacles; or

b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

The subject property is located on a parcel that is less than 80 acres in size; therefore, Requirement 3 is not applicable to this request.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

No waiver of the distance separation requirement is necessary.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

The existing Motel does not meet conditions (5a) or (5b) for exemption; therefore, the minimum 400-foot distance separation requirement applies.

*6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

This is a non-waivable condition of Special Use Permit approval for this use.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space; or
d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

None of Conditions (a) through (d) apply to the subject establishment. Should this Special Use Permit request not be approved and a protected use become established within 400 feet of the property on the same side of Las Vegas Boulevard prior to a similar request for a Special Use Permit at this location, the distance separation requirement could not be waived.

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. Single-family dwellings that are designated historic properties within the John S. Park Historic Neighborhood are located adjacent to the east side of the subject site.

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.

It is noted that the site is parking impaired and is exempt from strict application of Title 19 parking requirements by virtue of its location within the Downtown Centennial Plan Overlay District. No additional parking spaces are required as result of approval of the proposed alcohol-related use on the site.

The applicant states that hours of operation for the retail sales area are 12:00 p.m. to 10:00 p.m. seven days per week.

The subject property is multi-zoned, with the C-2 (General Commercial) portion of the property located along Las Vegas Boulevard and the C-1 (Limited Commercial) portion located adjacent to single-family residential properties to the east. The lobby area of the Motel is located in the C-2 (General Commercial) zoned portion of the site. The Motel use is permitted in both districts,

as is the accessory retail use and the Retail Establishment with Accessory Package Liquor Off-Sale use.

As the proposed use complies with the requirements of Title 19.12 and can be conducted in a manner that is harmonious and compatible with the surrounding uses, staff recommends approval with conditions.

FINDINGS (SUP-44165)

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 would be located within the lobby area of an existing Motel facing Las Vegas Boulevard. There are no protected uses within the required separation distance.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed use can be accommodated by the space allocated within the existing Motel. Although the site is already parking impaired, no additional parking is needed as a result of the addition of this 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.**

   Las Vegas Boulevard provides access to the site. This access is adequate to accommodate the proposed alcohol 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 use will be subject to licensing requirements and inspection for compliance with applicable codes, and therefore will not compromise the public health, safety and welfare or the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The distance separation requirements of Title 19.12 are met by the proposed Retail Establishment with Accessory Package Liquor Off-Sale use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 579

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44165** APN: 162-03-112-028

Name of Property Owner: 1213 S. Las Vegas Blvd, LLC

Name of Applicant: ILAN GORODEZKI

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

Print Name: ILAN Gorodezki

Subscribed and sworn before me

This 19th day of December, 2011

Notary Public in and for said County and State Clark / NEVADA

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86863-1
My Appointment Expires Feb. 4, 2012

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special USE Permit (Retail Establishment with Accessory Package Liq. Off-sale)

Project Address (Location) 1213 S. LAS VEGAS BLVD, Las vegas NV 89104

Project Name 1213 S LAS Vegas BLVD PACKage Liquor **Proposed Use** _____

Assessor's Parcel #(s) 162-03-112-028 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ 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:** 702-331-0546

City LAS vegas **State** NV **Zip** 89104

E-mail Address ZRE702@GMAIL.com

APPLICANT ILAN GORODEZKI **Contact** ZOHAR ROBIN

Address 19653 Wells DR **Phone:** 702-210-6182 **Fax:** 702-331-0546

City Tarzana **State** CA **Zip** 91356

E-mail Address ZRE702@GMAIL.com

REPRESENTATIVE ZOHAR ROBIN **Contact** ZOHAR ROBIN

Address 100 URBANA DR **Phone:** 702-210-6182 **Fax:** 702-331-0546

City Henderson **State** NV **Zip** 89074

E-mail Address ZRE702@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 19th day of December, 2011.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TANDI HUIZENGA
No: 04-86963-1
My Appointment Expires Feb. 4, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-44165
Meeting Date:	2/14/12 PC
Total Fee:	$1,280
Date Accepted:	12/19/11
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.**

(E) RETAIL + HOTEL

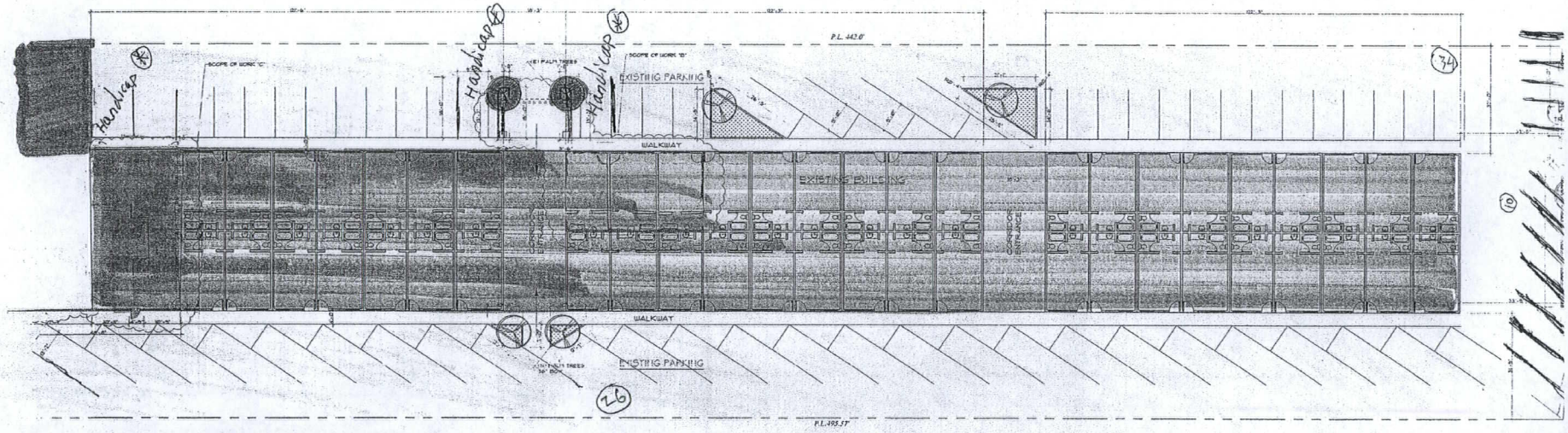
S. LAS VEGAS BLVD.

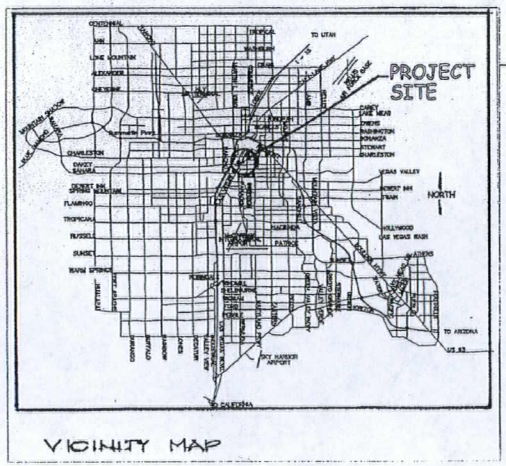
OUT

IN

LAS VEGAS BLVD

(E) HOTEL





VICINITY MAP

1213 S. LAS Vegas BLVD., LLC

HOTEL

LOT AREA:	54,807 SQ. FT.
BUILDING AREA	19853 SQ. FT.
LOT COVERAGE:	36.2% - INCLUDING NEW ADDITION
LANDSCAPING AREA:	13248 SQ. FT.
LANDSCAPING:	24%
PARKING:	~~70~~

N

SITE PLAN

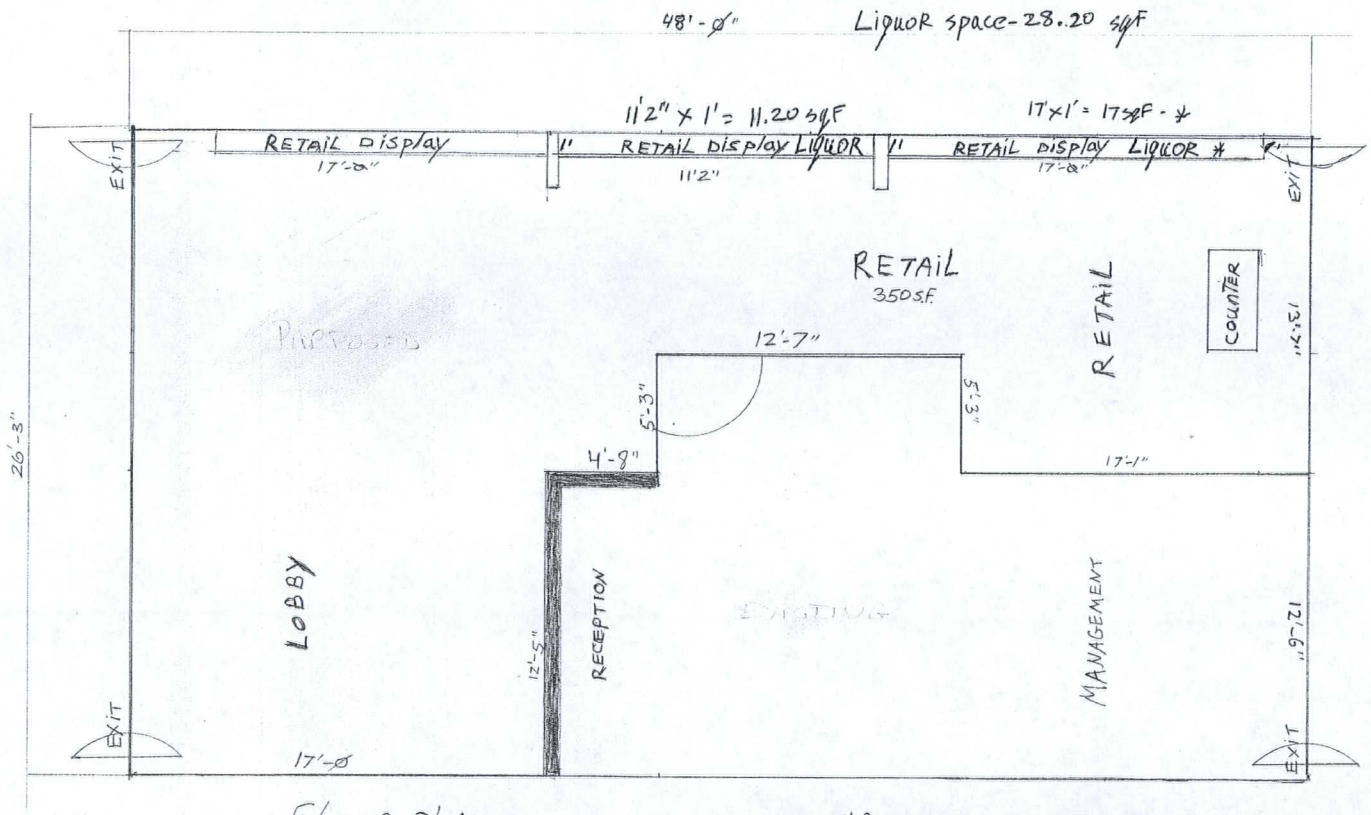
SCALE: 1/16" = 1'- 0"

RECEIVED

JAN 05 2012

SUP-44165

REVISED



FLOOR PLAN

APN: 162-03-112-028
1213 S. LAS VEGAS BLVD., LLC
1213 S, LAS VEGAS BLVD
LAS VEGAS, NV. 89104

N

LAS-VEGAS BOULEVARD

SCALE: 1/4"-1'-0"

RECEIVED
JAN 05 2012

SUP-44165
REVISED



SUP-44165 - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S. LAS VEGAS BLVD, LLC
1213 SOUTH LAS VEGAS BOULEVARD

01/04/12



SUP-44165 - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S. LAS VEGAS BLVD, LLC
1213 SOUTH LAS VEGAS BOULEVARD

01/04/12

1213 S. LAS VEGAS BLVD., LLC

To: Department of Planning

From: 1213 S. Las Vegas Blvd., LLC

Date: December 19, 2011

Re: Application Conference Request

This letter is to request a special use permit for a retail establishment with accessory Package Liquor. We are in a process of getting our Retail store ready and we will like to add package liquor to it. We will sale Las Vegas Souvenirs, our Hotel brand Souvenir, novelties, Beverages, snakes, condiments, gift bags and other.

We will have 3 full time employees.

Hours of operation – 7 days – 12 PM – 10 PM

The building is not a Green Building or will use any alternative energy, we did install in our Hotel Rooms Energy Zero so we can save Energy.

No Construction will be made at the new Project

Thank You,

Ilan Gorodezki

Owner

1213 S. Las Vegas Blvd LLC.,

Continentals Suites

1213 S. LAS VEGAS BLVD, LAS VEGAS NEVADA 89104. TEL 702-331-0545

www.continentalsuiteslv.com

RECEIVED
DEC 19 2011
SUP-44165
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

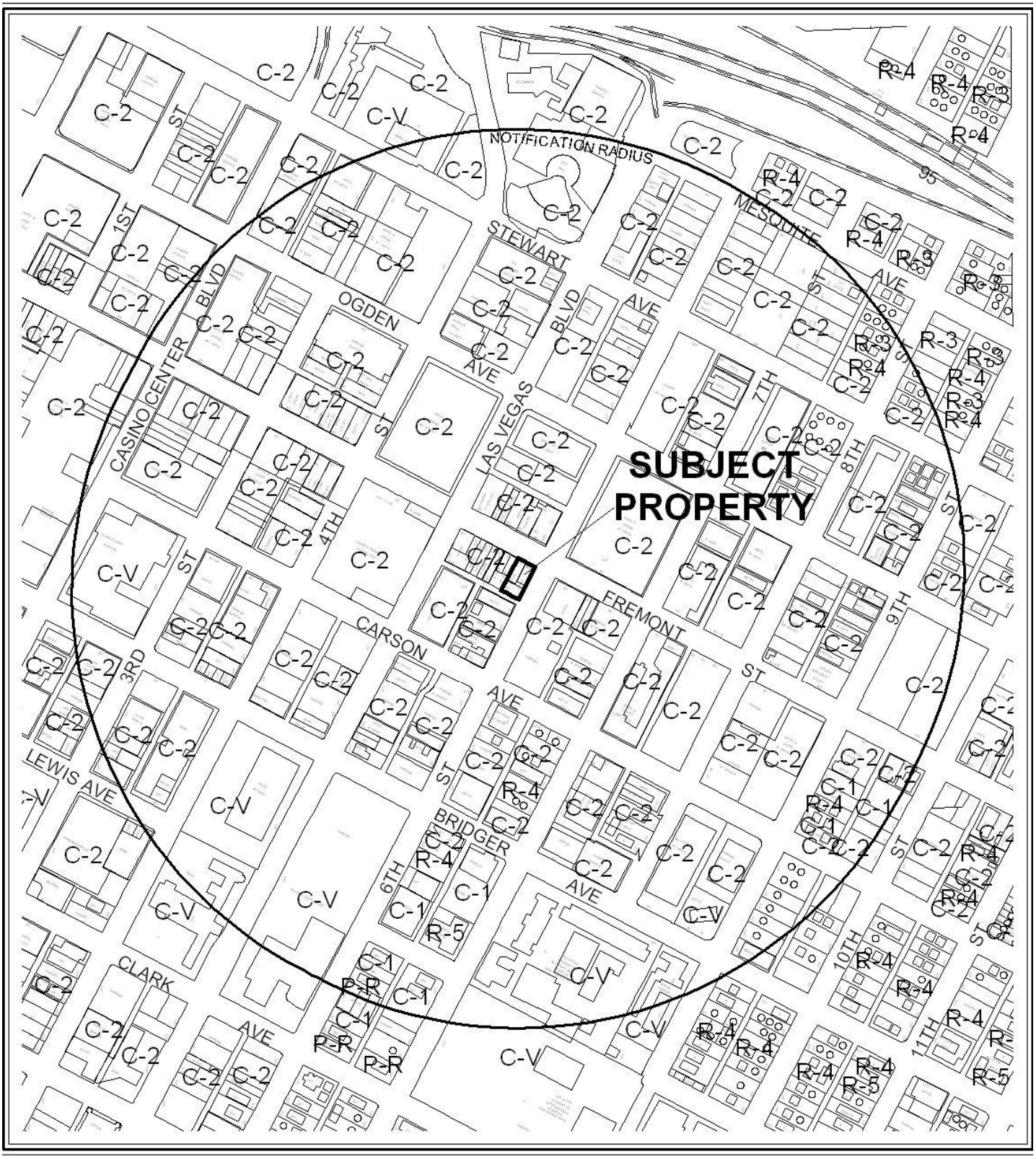
SUBJECT:
SUP-44167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,958 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 1,055 SQUARE-FOOT OUTDOOR SEATING AREA at 525 East Fremont Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



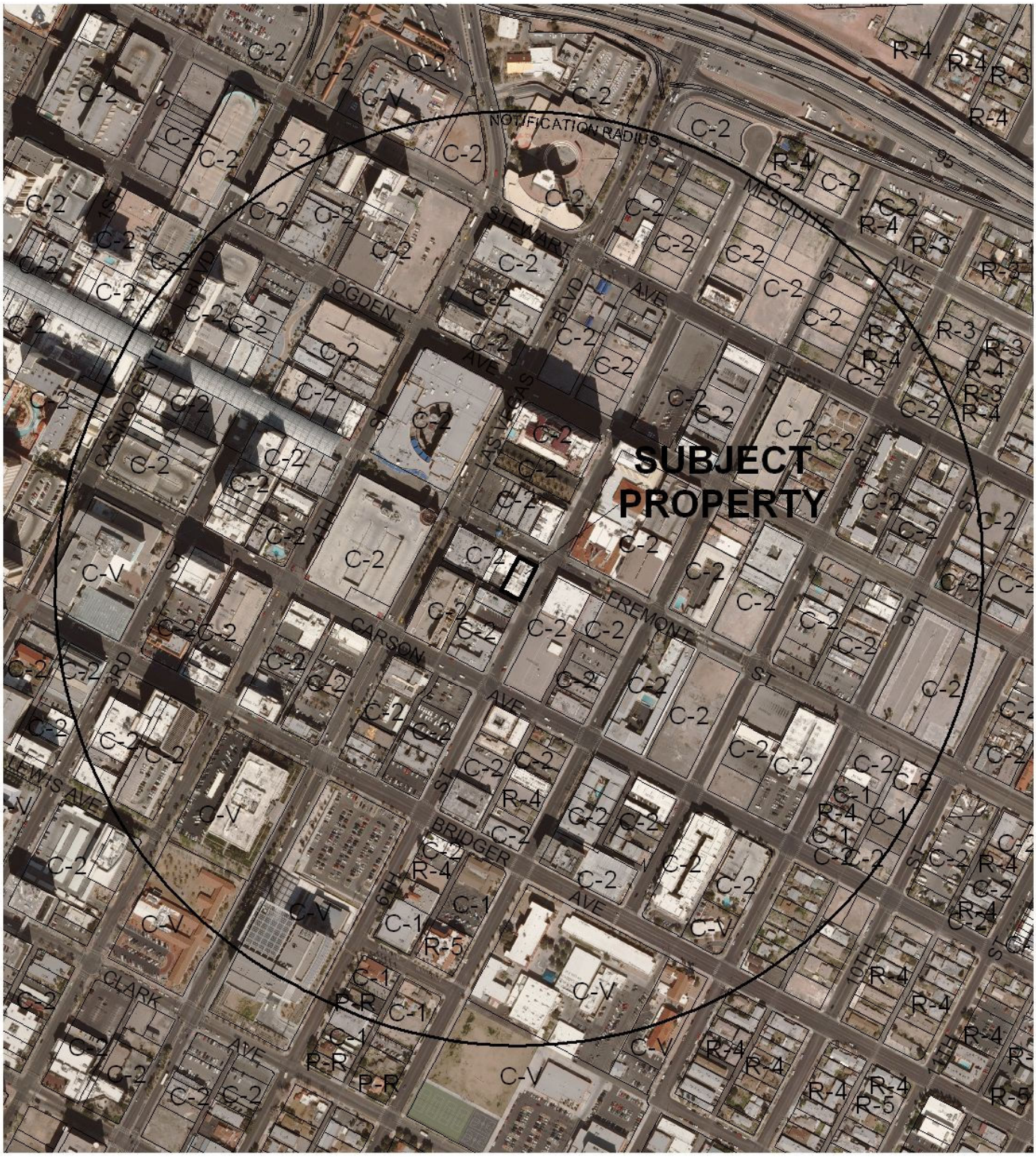
0 400 800 Feet

CASE: **SUP-44167**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



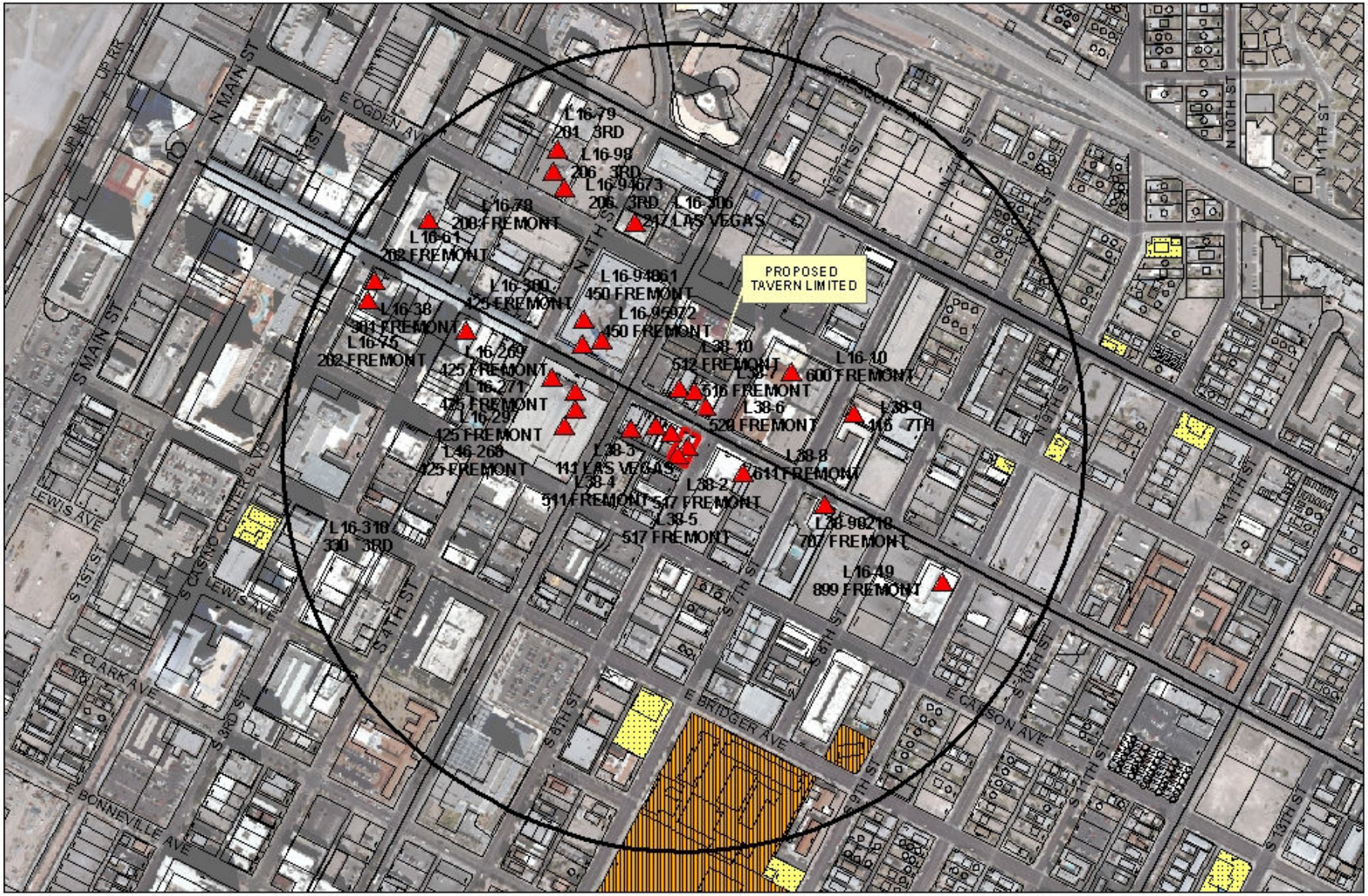
0 400 800 Feet

CASE: **SUP-44167**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-44167

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 270 540 1,080 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-44167	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITION(S) **

SUP-44167 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited 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 from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.

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. All issues concerning accessibility and compliance with ADA requirements shall be resolved prior to operation.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Submit an Encroachment Agreement to the City of Las Vegas for the outdoor dining furniture and any other privately maintained improvements in the Fremont Street and 6th Street 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 5,958 square-foot Tavern-Limited Establishment at 525 Fremont Street. The two-story establishment is made up of approximately 3,374 square feet gross floor area for the first floor bar area, 2,584 square feet gross floor area for the rooftop bar area, and 1,055 square feet gross floor area for the outdoor seating area. The applicant will provide live entertainment four nights a week and will operate from 4 p.m. to 3 a.m., seven days a week. Staff recommends approval of this request, as it directly meets the objectives of the Downtown Entertainment Overlay District and Downtown Centennial Plan by providing a live entertainment venue and by adding to the interest of the pedestrian environment. If denied, the applicant will not be allowed to operate a Tavern-Limited Establishment at this location.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Tavern use is located within the Downtown Entertainment Overlay District.
- All signage requires DDRC-ARC approval prior to issuance of permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/12/11	The Planning Commission approved a request for a Special Use Permit (SUP-41036) for a proposed 1,983 square-foot Tavern-Limited Establishment at 523 Fremont Street. Staff recommended approval.
05/10/11	Code Enforcement Case #101729 was issued for illegal signage consisting of off-premise advertising for a Casino at Fremont Street. This case was resolved on 12/01/11.
09/20/11	The Downtown Design Review Committee approved a request for a sign review (ARC-43058) for a Restaurant and Tavern-Limited Establishment adjacent to this site, at 523 Fremont Street.

Most Recent Change of Ownership	
11/06/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/14/08	A Building Permit (#108392) was issued over-the-counter for interior demolition work at 525 Fremont Street.

Pre-Application Meeting	
10/18/11	A pre-application meeting was held with staff and the applicant to discuss the submittal requirements for a Special Use Permit to operate a proposed Tavern-Limited Establishment.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
01/04/12	Staff conducted a field check and found an unoccupied building with remnants of illegal banners pasted to the facade. The property was properly secured.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store	C (Commercial)	C-2 (General Commercial)
North	Tavern-Limited Establishment	C (Commercial)	C-2 (General Commercial)
South	General Retail Store	C (Commercial)	C-2 (General Commercial)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
West	Tavern-Limited Establishment	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 - Fremont East District	X		Y
A-O (Airport Overlay) District – 200 Feet	X		Y
Downtown Entertainment 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	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

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	
Tavern-Limited	7,013 SF (3,977 SF public seating & 3,036 SF remaining GFA)	1 space per 50 sq. ft. of public seating and waiting area (including outdoor areas for seating and waiting), plus 1 space for every 200 sq. ft. of the total remaining gross floor area					
TOTAL SPACES REQUIRED			95		0		
Regular and Handicap Spaces Required			93	2	0	0	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

A Tavern-Limited Establishment is described in Title 19.12 as: "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.

As this project is located within the Downtown Entertainment Overlay District, live entertainment will be provided four days a week inside of the Tavern and will add to the variety of entertainment options in the neighborhood. The proposed Tavern Limited Establishment will be open seven days a week, operating from 4 p.m. to 3 a.m. It is noted that there is no elevator access provided to the 2,584 square-foot second level rooftop bar area. The applicant has provided a copy of his interpretation of ADA requirements and how those issues are addressed. In addition to the first and second floor bar areas, this proposal features 1,236 square feet of outdoor seating space among three areas along Fremont and Sixth Street. Approval of an Encroachment Agreement is required in order to have outdoor seating within the Fremont Street and Sixth Street rights-of-way prior to occupancy.

This project is located on Fremont Street with ample parking for the proposed use provided by two public parking garages within one block of the establishment and public parking meters located on all surrounding streets. The project is located within the Downtown Centennial Plan area which allows for deviation from the standard parking requirements.

FINDINGS (SUP-44167)

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 Tavern-Limited Establishment use is located in the Downtown Centennial Plan - Fremont East District and the Downtown Entertainment Overlay District and will serve as a live entertainment venue that is complementary to the other nightclubs in the neighborhood. This proposal will contribute to the vibrant nightlife specifically encouraged within the Downtown Entertainment Overlay District.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity other nightclubs in the neighborhood. However, the proposed internal building circulation is not physically suitable for a Tavern-Limited use, as there is no elevator access to the second floor for the wheelchair using public.

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 Fremont Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways and 6th Street, an 80-foot right-of-way. These streets are sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan area; however, the applicant anticipates utilizing two nearby public parking garages and on-street parking meters to satisfy the developments parking demand. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

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 proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. The use meets all of the applicable conditions per Title 19.12.

There are no applicable conditions for a Tavern-Limited Establishment per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 266

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44167** APN: 139-34-611-017

Name of Property Owner: T-BREO II LLC

Name of Applicant: 6th & Free, LLC

Name of Representative: Michael Parks

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: JONATHAN JOSSEL, AUTHORIZED Signatory

Subscribed and sworn before me

This 19 day of December, 2011

Stephanie F. Gantt Clark, Nevada
Notary Public in and for said County and State

STEPHANIE F. GANTT
Notary Public State of Nevada
No. 08-5715-1
My appt. exp. Jan. 23, 2012

RECEIVED
DEC 19 2011

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 523 E. Fremont Street

Project Name Commonwealth Bar **Proposed Use** Tavern-Limited

Assessor's Parcel #(s) 139-34-611-017 **Ward #** 5 - Barlow

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 5615 **Floor Area Ratio**

Gross Acres 20 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER T-BREO II LLC **Contact** Jonathan Jossel

Address 1 Main Street **Phone:** (702) 386-2526 **Fax:** (702) 386-2552

City Las Vegas **State** NV **Zip** 89101

E-mail Address jjossel@tamares.com

APPLICANT 6th and Free, LLC **Contact** Michael Parks

Address 900 Las Vegas Blvd. S. #805 **Phone:** (702) 523-8360 **Fax:** (702) 369-4911

City Las Vegas **State** NV **Zip** 89101

E-mail Address michael.parks@cbre.com

REPRESENTATIVE same as applicant **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 JONATHAN JOSSEL, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 19th day of December, 20 11.

Stephanie F. Gantt Clark, Nevada

Notary Public in and for said County and State

Revised 10/27/08

STEPHANIE F. GANTT
Notary Public State of Nevada
No. 08-5715-1
My appt. exp. Jan. 23, 2012

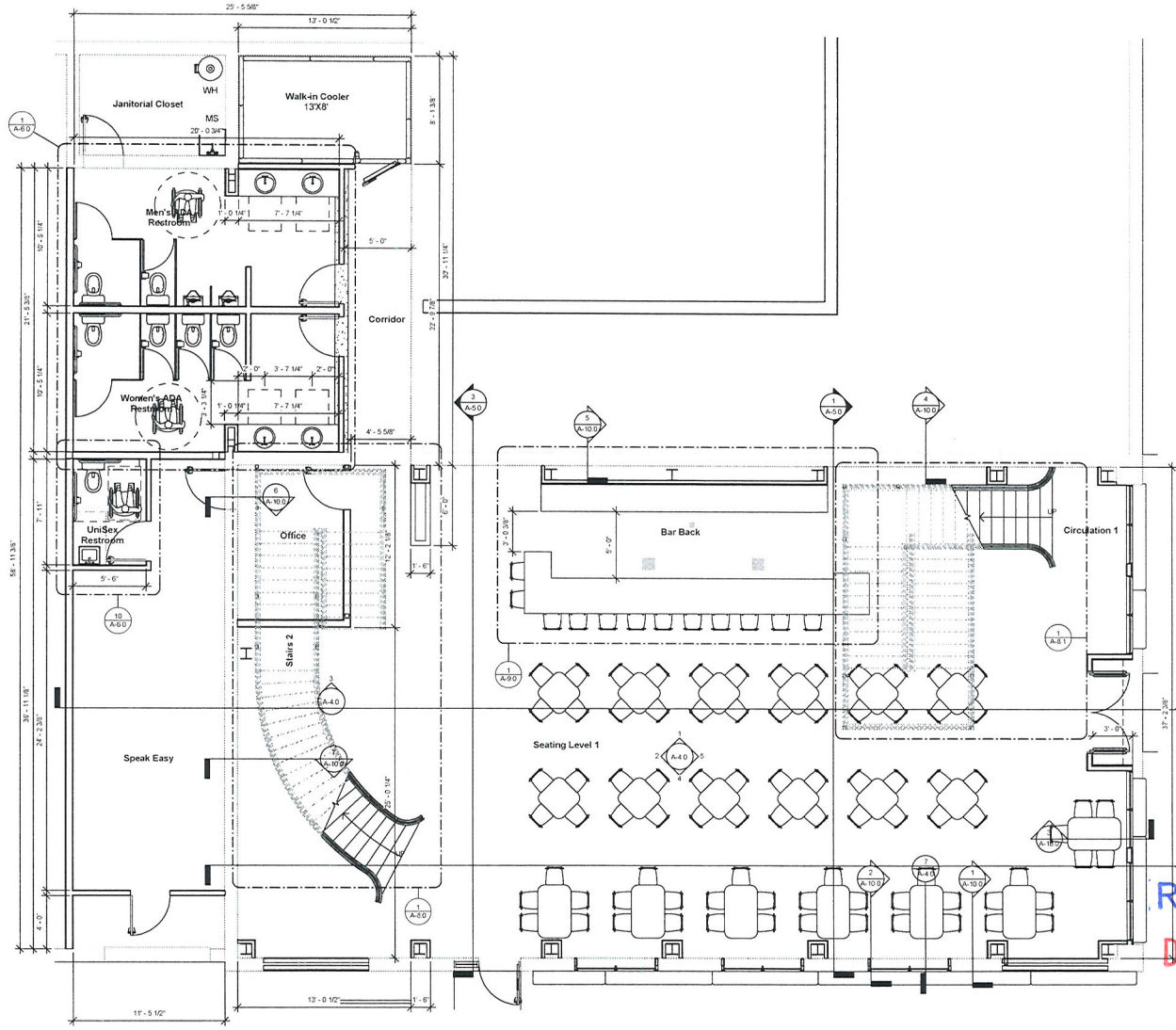
FOR DEPARTMENT USE ONLY

Case #	SUP-44167
Meeting Date:	2/14/12 PC
Total Fee:	1280.00
Date Received:*	12/19/11
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

RECEIVED
DEC 19 2011



Occupancy Load Table

Number	Name	Area	Load Fact	Occupant Load
Level 1				
100	Seating Level 1	1835.62 SF	15	123
101	Corridor	112.43 SF	100	2
102	Office	92.83 SF	100	1
104	Walk-in Cooler	106.66 SF	300	1
105	Men's ADA Restroom	206.06 SF	100	3
106	Women's ADA Restroom	205.21 SF	100	3
107	Bar Back	177.17 SF	200	1
108	Circulation 1	174.04 SF	100	2
109	Stairs 2	119.53 SF	100	2
110	Janitorial Closet	83.54 SF	300	1
117	Speak Easy	323.50 SF	15	22
120	UniSex Restroom	43.54 SF		0
		3469.14 SF		161
Roof Level				
111	Bar Back	198.67 SF	200	1
112	Seating 2	1871.14 SF	15	125
113	Stairs 1	27.55 SF	100	1
118	Storage	13.37 SF		0
119	Storage	24.32 SF		0
		2135.05 SF		127
		5615.19 SF		288

1 Floor Plan Level 1 (New)
1/4" = 1'-0"

RECEIVED
DEC 19 2011

Date Plotted: 12-5-2011 6:48:26 PM

REV	DATE	DESCRIPTION

CONSULTANT

DESIGNED MA
DRAWN MA
CHECKED MA
FILE
DATE 09/25/11

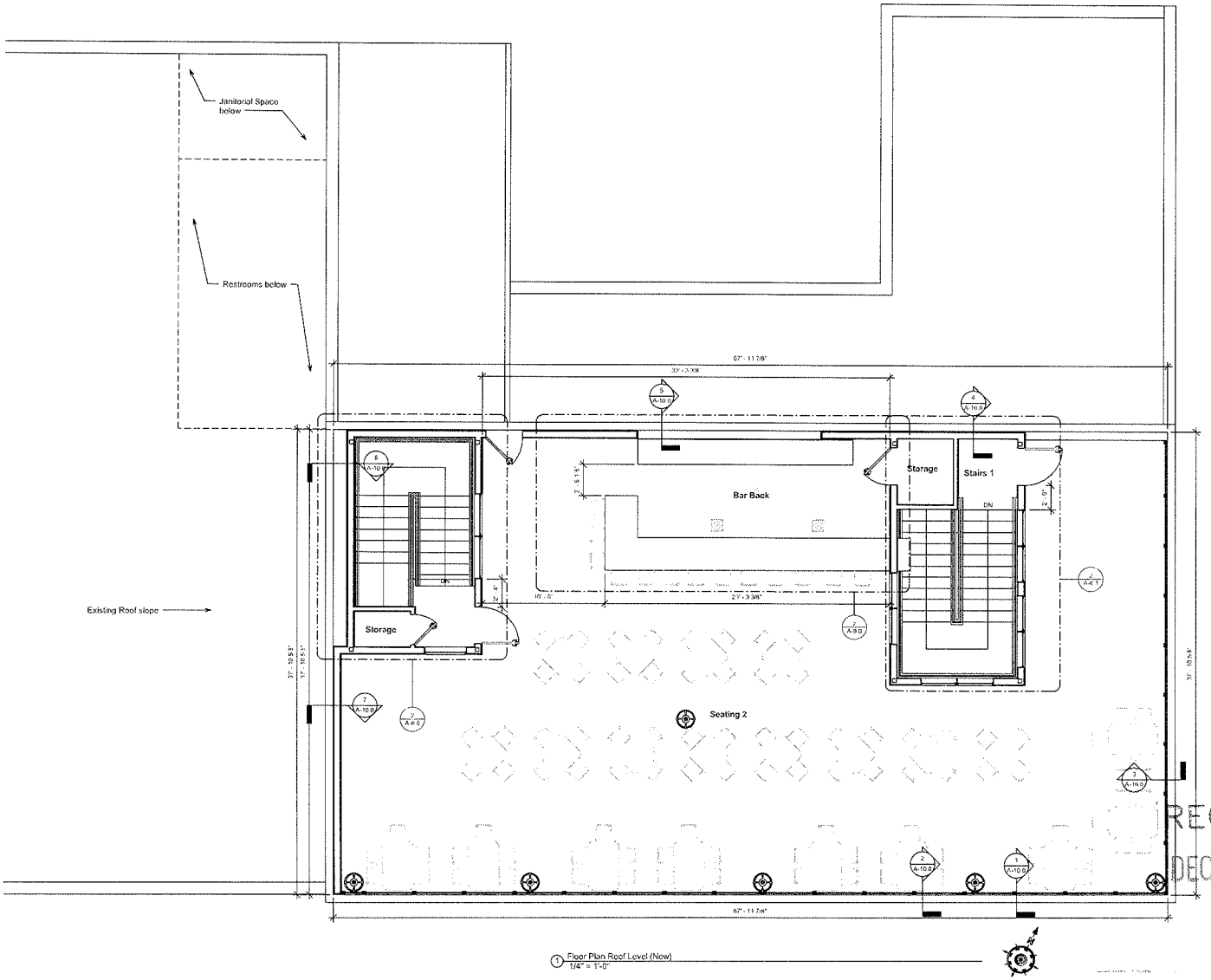
Nutone Construction
License # 0062214 B
4526 W. Hacienda • Las Vegas, Nevada 89118
(702) 876-9600 • FAX (702) 876-2227

Commonwealth Bar
523 Fremont Street, LV, NV 89101

CONTRACTOR
Nutone Construction — Brian Armstrong
Company Name — Please Print Contractor Representative OR Water or C.L.P. Plumbing or Electrical Journeyman
0062214 B — Contractor License Number
Brian Armstrong — Name Printed/By — Signature

JOB # 387P2011
Preliminary Not for Construction
SHEET
A-1.2
Floor Plan Level 1 (New)
SCALE 1/4" = 1'-0"

SUP-44167



1 Floor Plan Roof Level (New)
1/4" = 1'-0"

Occupancy Load Table

Number	Name	Area	Load Fact	Occupant Load
Level 1				
100	Seating Level 1	1835.62 SF	15	123
101	Cashier	112.43 SF	100	2
102	Office	97.53 SF	100	1
104	Walk-in Cooler	166.66 SF	300	1
105	Mens ADA Restroom	268.06 SF	100	3
106	Womens ADA Restroom	205.21 SF	100	3
107	Bar Back	177.17 SF	200	1
108	Circulation 1	174.04 SF	100	2
109	Stairs 2	119.54 SF	100	2
110	Janitorial Closet	83.54 SF	300	1
117	Scrub Easy	323.58 SF	15	22
120	UniSex Restroom	43.54 SF		0
		3460.14 SF		161
Roof Level				
111	Bar Back	194.87 SF	200	1
112	Seating 2	1871.14 SF	15	125
113	Stairs 1	27.55 SF	100	1
116	Storage	13.27 SF		0
119	Storage	24.22 SF		0
		2135.05 SF		127
		5615.19 SF		288

RECEIVED
DEC 19 2011

Date Plotted: 12.5.2011 6:48:37 PM

REV	DATE	DESCRIPTION

CONSULTANT

DESIGNED MA
DRAWN MA
CHECKED MA
FILE
DATE 09/25/11

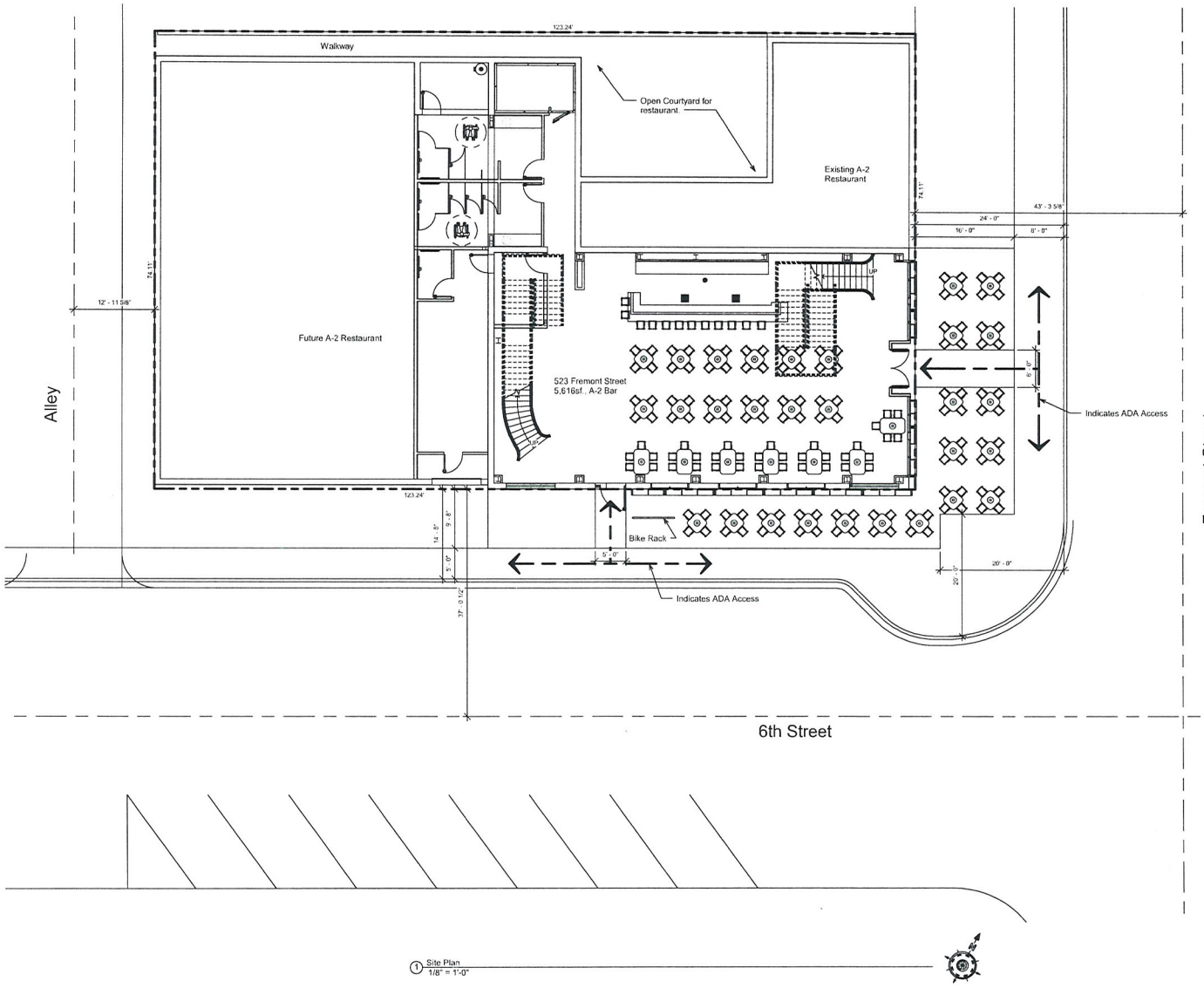
Nutone Construction
License # 0062214 B
4526 W. Hacienda • Las Vegas, Nevada 89118
(702) 876-9600 • FAX (702) 876-2227

Commonwealth Bar
523 Fremont Street, LV, NV 89101

CONTRACTOR

JOB # 387P2011
Preliminary Not for Construction
SHEET A-2.2
Floor Plan Roof Level (New)
SCALE 1/4" = 1'-0"

SUP-44167



1 Site Plan
1/8" = 1'-0"



Project Location

Parcel #: 139-34-611-017

Zoning Classification: General Commercial District(C-2)

Address:
523 Fremont Street
Las Vegas, Nevada 89101

Occupancy Load Table with Outside Seating

Number	Name	Area	Load Fact	Occupant Load
Level 1				
100	Seating Level 1	1835.62 SF	15	123
101	Corridor	112.43 SF	100	2
102	Office	92.83 SF	100	1
104	Walk-in Cooler	106.66 SF	300	1
105	Men's ADA Restroom	206.06 SF	100	3
106	Women's ADA Restroom	205.21 SF	100	3
107	Bar Back	177.17 SF	200	1
108	Circulation 1	174.04 SF	100	2
109	Stairs 1	119.53 SF	100	2
110	Janitorial Closet	83.54 SF	300	1
114	Outside Seating Area 1	263.95 SF	15	18
115	Outside Seating Area 2	806.54 SF	15	54
116	Outside Seating Area 3	167.19 SF	15	12
117	Speak Easy	323.50 SF	15	22
120	UniSex Restroom	43.54 SF		0
		4717.92 SF		245
Roof Level				
111	Bar Back	198.67 SF	200	1
112	Seating 2	1871.14 SF	15	125
113	Stairs 2	27.55 SF	100	1
118	Storage	13.37 SF		0
119	Storage	24.32 SF		0
		2135.05 SF		127
		6852.98 SF		372

Parking Calculations

Public Seating Areas: 3,976.51sf / 50 = 79.53 or 80

Common Areas: 2,876.47sf / 200 = 14.38 or 15

Total On-site parking required = 80 + 15 = 95 parking spaces required.

Note:
This parcel lies within the Las Vegas Centennial Plan's Fremont East District.

The adjacent parcels are all Zoned C-2.

RECEIVED
DEC 19 2011

Date Plotted: 12/19/2011 12:29:31 PM

REV	DATE	DESCRIPTION	CONSULTANT

DESIGNED MA
DRAWN MA
CHECKED MA
FILE
DATE 09/25/11

Nutone Construction
License # 0062214 B
4526 W. Hacienda • Las Vegas, Nevada 89118
(702) 876-9600 • FAX (702) 876-2227

Commonwealth Bar
523 Fremont Street, LV, NV 89101

CONTRACTOR
These plans are prepared and submitted by the contractor as an exemption to NRS 623.239 for work under the contractor license category authorized under NRS 624.
Nutone Construction — Brian Armstrong
Company Name — (Please Print) Contractor Representative OR Master or Q.E.P. Plumbing or Electrical and Number
0062214 B
Contractor License Number
Brian Armstrong
Name Prepared By — Signature

JOB # 387P2011
Preliminary Not for Construction
SHEET A-0.1 Site Plan
SCALE 1/8" = 1'-0"

SUP-44167



SUP-44167 - APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC
525 EAST FREMONT STREET

01/04/12



SUP-44167 - APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC
525 EAST FREMONT STREET

01/04/12



SUP-44167 - APPLICANT: 6TH AND FREE - OWNER: T-BREO II, LLC
525 EAST FREMONT STREET

01/04/12

December 19, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: 523 Fremont Street / Special Use Permit

To Whom It May Concern:

6th and Free, LLC is requesting that a special use permit be granted at 523 E. Fremont Street to allow a Tavern-Limited operation. The building has been vacant for many years and the proposed use fits within the Entertainment District Land Use category.

The tavern will occupy approximately 3,200 square feet of space on the ground floor. A new roof-top patio will be added which will contain approximately 2,000 square feet of space. In addition outside seating on the ground floor of the Tavern will be utilized as allowed by code. The proposed Tavern will be open 7 days a week with the hours of operation being 4pm to 3am. These hours will likely change based on demand and business levels of the operation. Live entertainment in the form of DJ's and other musical acts will be featured 4 days a week in the Tavern. Parking is satisfied by on-street parking and two public parking garages within one block of the establishment.

This project will be an exciting addition to the Fremont Entertainment District and the proposed use fits within all the requirements the City has established for the District. If you have any questions regarding the proposed use please contact me at 523-8360.

Sincerely,

Michael Parks

RECEIVED
DEC 19 2011

SUP-44167

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

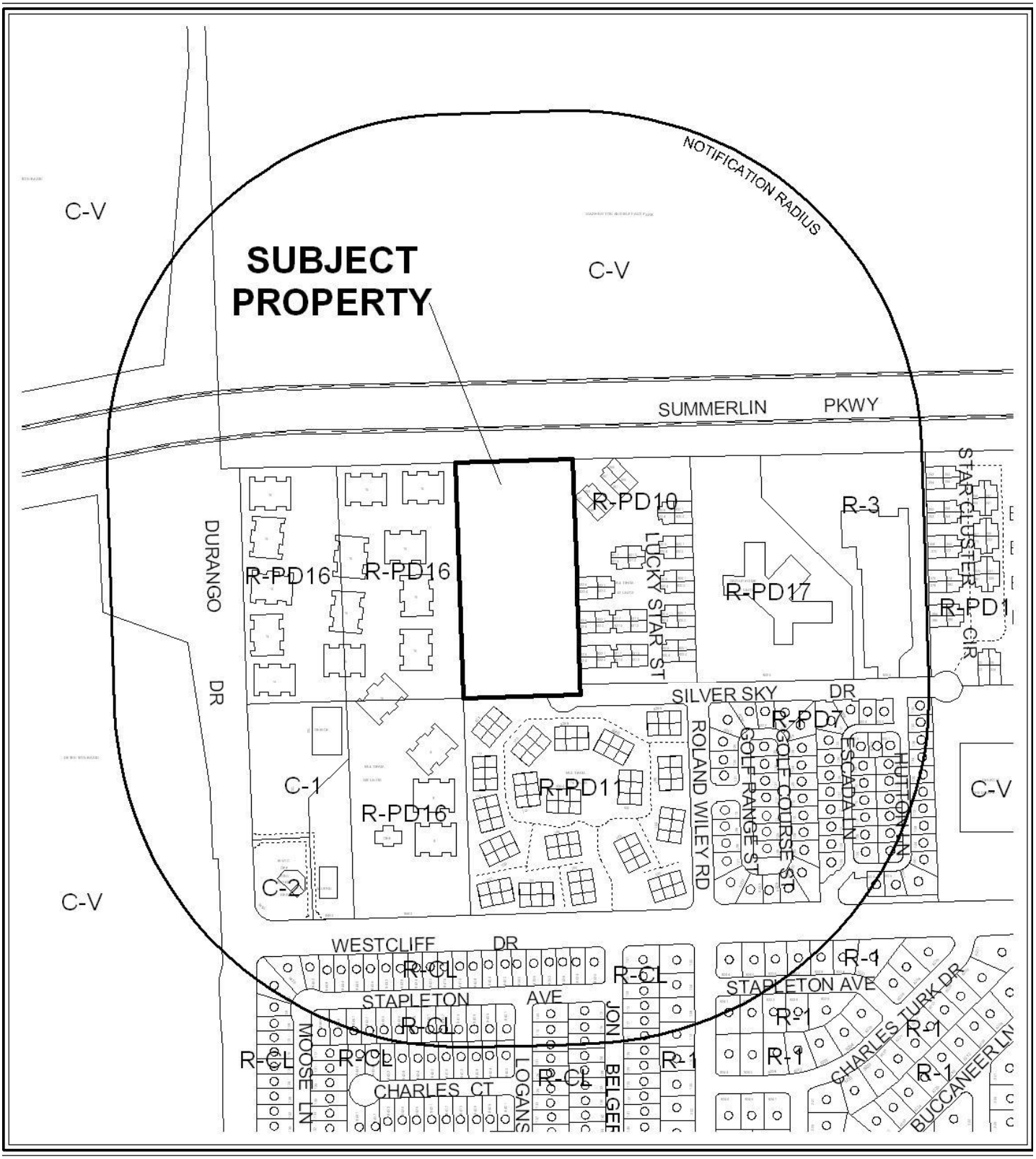
SUBJECT:
SDR-44166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 120-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.16 acres adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential), Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-44166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **SDR-44166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-44166	Staff recommends APPROVAL, subject to conditions:	N/A

SDR-44166 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-13867) 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 landscape plan, date stamped 01/09/12, and floor plans, building elevations, and materials board date stamped 12/19/12 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 01/09/12. 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. The minimum distance between buildings shall be 10 feet.

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.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10 An Exception from the Unified Development Code 19.06.040 is hereby approved, to allow 86 perimeter landscape trees where 92 trees are required.

11. An Exception from the Unified Development Code 19.06.040 is hereby approved to allow 15-gallon sized trees for the parking lot landscape islands and for every other tree specified along the east and west perimeter where 24-inch box sized trees are required.

12. 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.

13. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate the appropriate right-of-way on Silver Sky Drive to complete the cul-de-sac bulb and any other portions required to complete the full 60-foot width prior to the issuance of any permits.

16. Construct half-street improvements including the remainder of the cul-de-sac bulb on Silver Sky Drive adjacent to this site 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.

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Widening Improvement Project" (H#12970) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. All private improvements and landscaping 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.

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 the 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 Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This Site Development Plan Review request is for a proposed 120-Unit Senior Citizen Apartment development consisting of one 40-unit, three-story building and one 80-unit, three-story building separated by a 100-foot wide power line easement. The proposed development is located on five acres, adjacent to the south side of Summerlin Parkway at the west end of Silver Sky Drive, between two multi-family residential developments.

This proposal is consistent with the existing multi-family residential uses in the area and is substantially compliant with all other plans and policies; therefore, staff recommends approval. If denied, the applicant will not be allowed to construct the Senior Citizen Apartments.

ISSUES

- Senior Citizen Apartments are a conditionally permissible use in the R-3 (Medium Density Residential) zoning district; the proposed meets all minimum conditions.
- An exception to allow 15-gallon trees in the parking lot landscape islands and for every other tree specified along the east and west property lines where 24-inch box trees are required accompanies this request; staff recommends approval of the exception.
- An exception to allow 86 trees within the landscape buffer where 92 trees are required accompanies this request; staff recommends approval the exception.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/30/83	The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request.
08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13866) for a 125-unit Senior Citizen Apartment facility and a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres, approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. The Planning Commission recommended denial with staff recommending approval

12/05/07	The City Council approved request for a Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. The Planning Commission and staff recommended approval.
08/06/08	The City Council approved request for an Extension of Time (EOT-28526) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.
01/20/10	The City Council approved request for an Extension of Time (EOT-36845) of a previously approved Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. NOTE: This extension of time for the Rezoning (ZON-13867) was granted indefinitely, thus maintaining the Resolution of Intent to Rezone to R-3 (Medium Density Residential).
	The City Council approved request for an Extension of Time (EOT-36846) of a previously approved Site Development Plan Review (SDR-24254) for a proposed three-story, 125-unit senior living apartment facility on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. This entitlement expired on 12/05/11.

Most Recent Change of Ownership	
02/16/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with this undeveloped lot.

Pre-Application Meeting	
12/15/11	A pre-application meeting was held with the applicant to discuss the submittal requirements for a new site plan, which was modified from the site development plan.

Neighborhood Meeting	
01/19/12	A neighborhood meeting was held in the Westcliff Pines Recreation Building, 8206 Silver Pines Drive, Bldg. #2. Eight members of the public, three members of the development team, and one Planning staff member were in attendance. Concerns discussed included the questions about the height of the buildings, the amount of onsite parking and landscaping, and access to public transit. There were concerns expressed about the potential for blasting due to the presence of caliche, that there would be an increase in ambulance responses and that the proposed facility would be for low-income seniors.

Field Check	
01/04/12	A field check was conducted on site. The site is currently undeveloped with a 120-foot tall power pole and transmission lines running northeasterly through the property. Site access is provided only at the southeast corner of the property at the terminus of Silver Sky Drive.

Details of Application Request	
Site Area	
Gross Acres	5.24
Net Acres	5.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	U (Undeveloped) Zone under Resolution of Intent to R-3 (Medium Density Residential)
North	ROW	ROW	ROW
South	Multi-Family Residential	M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
East	Multi-Family Residential	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units Per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

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 Title 19.08.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	224,800 SF	Y
Max. Residential Density	13-50 DUA	24 DUA	Y
Min. Setbacks			
• Front	10 Feet	43 Feet	Y
• Side	5 Feet	73 Feet	Y
• Rear	20 Feet	47 Feet	Y
Min. Distance Between Buildings	10 Feet	120 Feet	Y
Max. Building Height	5-stories/ 55 Feet	3-stories/ 40 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.110, the following standards apply:

Landscaping and Open Space Standards				
	Required			
Standards	*Ratio*	*Trees*	*Provided*	*Compliance*
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	12 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	16 Trees	14 Trees	N
• East	1 Tree / 20 Linear Feet	32 Trees	29 Trees	N
• West	1 Tree / 20 Linear Feet	32 Trees	31 Trees	N
TOTAL PERIMETER TREES		**92 Trees**	**86 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	10 Trees	Y

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	6 Feet	10 Feet	Y
• South	6 Feet	8 Feet	Y
• East	6 Feet	8 Feet	Y
• West	6 Feet	15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	Existing	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Silver Sky Drive	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	
Senior Citizen Apartments	120 Units	0.75					
TOTAL SPACES REQUIRED			90		102		
Regular and Handicap Spaces Required			87	3	91	11	Y

ANALYSIS

The subject site was rezoned (ZON-13867) to the R-3 (Medium Density Residential) zoning district by City Council on 08/16/06, and has maintained the resolution of intent, as the entitlement has not been exercised. This proposed development has a density of 24.0 units per acre and is in compliance with the 25 units per acre allowed by the M (Medium Density Residential) General Plan land use designation.

This proposal consists of two Senior Citizen Apartment buildings divided by a 100-foot wide utility easement running northeasterly through the site. One building is located in the north half of the site with the second building occupying the south half of the site and facing a 24-foot wide entrance off of Silver Sky Drive. The building labeled "Phase 1" consists of 80 units and is three-stories with an approximate 35,500 square-foot building footprint. The smaller building, labeled "Phase 2", consists of 40 units in a three-story building with an approximate 18,500 square-foot building footprint. Each building façade is finished with light-colored stucco with dark earth

colored trim and roofing materials composed of terra cotta tiles. There are porches and balconies spread out amongst select units for each building.

The proposed landscaping is provided within the perimeter buffer areas adjacent to the property lines, within common areas, and within the parking lot. A total of 64, 24-inch box trees; 15, 30-gallon yuccas; 112, 15-gallon trees; 1,187 five-gallon shrubs; and 442 one-gallon grasses are proposed for the site. The plant materials consist of a wide variety of trees such as Bay Laurel, Shoestring Acacia, Chaste Tree, Mondel Pine, Native Mesquite, and Mexican Blue Palm. There are 18 different types of flowering plants, shrubs, and grasses dispersed throughout the site as well. The tree sizes vary size from 24-inch box trees along the property lines to 24-inch box and 15-gallon trees located within the interior site. A exception has been has been made to allow 15-gallon trees in the parking lot landscape islands and for every other tree in the east and west landscape buffer and to allow for a minor reduction in the required amount of trees along the east and west property lines. Staff supports this request, as the overall landscape plan exceeds the minimum Title 19.06 requirements for landscaping.

Per Title 19.12 the required parking for Senior Citizen Apartments is 0.75 spaces per unit. At 120 units, the required parking for this proposal is 90 parking spaces with a minimum of three handicapped accessible spaces available. The applicant has provided 106 parking spaces, including 11 handicap accessible spaces.

The applicant has provided an appealing proposal that is compatible in use, density, and design with the adjacent multi-family residential properties located to the east, west, and south. Staff recommends approval of this request as it satisfies the need for infill development by means of providing additional housing units for the growing senior population. If denied, the Senior Apartments will not be allowed for construction; however, the zoning resolution of intent will remain R R-3 (Medium Density Residential).

FINDINGS (SDR-44166)

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 development meets Policy 2.2.2 of the 2020 Master Plan, which states, "That senior citizens' and assisted living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas." Also, this proposal is consistent with the surrounding multi-family residential uses and provides a suitable infill project for 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 M (Medium Density Residential) land use designation and the R-3 (Medium Density Residential) zoning district development standards for residential density, and is in compliance with all other plans and policies.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Silver Sky Drive, a sixty-foot wide local street, terminates at a cul-de-sac at the entrance of the site. The provided roadway provides adequate vehicular access to the site.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials are typical of the neighboring multi-family developments and within the city. The provided landscape plans specify 15-gallon trees in the parking lot landscape islands and in the east and west landscape buffers; a condition of approval has been placed for revised landscape plans to correct this. In addition, the proposed landscape plan includes an exception to the Title 19.06.040 requirements, as it is deficient by two trees along the east property line and three trees along the west property line and proposes 15-gallon trees in the parking lot and specified areas within the east and west landscape buffer. Staff recommends approval of the exception, since the applicant is providing a substantial amount of plant materials throughout the site that exceed the minimum requirements.

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 elevations and design characteristics are compatible with the design characteristics of the existing medium density development in the area. The proposed design utilizes a three-story building with a 35-foot high pitched roof, which is lower in height than the allowable 5-story, 55-foot height limit. The proposed buildings create an orderly and aesthetically pleasing environment that is in context with the neighboring multi-family developments

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed Senior Apartments will not compromise the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 311

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44166 APN: 138-28-401-015

Name of Property Owner: HAND Property Holding Company

Name of Applicant: HAND Property Holding Company

Name of Representative: Robert Feiblemen

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: [signature]

Print Name: Robert D. Feiblemen

Subscribed and sworn before me

This 19th day of December, 20 11

[signature]

Notary Public in and for said County and State

NATASHA DE CARVALHO
Notary Public, State of Nevada
Appointment No. 08-10499-1
My Appt. Expires Apr 23, 2013

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Silver Sky Drive West of Roland Wiley

Project Name WESTCLIFF PINES 2 **Proposed Use** MF

Assessor's Parcel #(s) 138-28-401-015 **Ward #**

General Plan: existing R-M proposed R-M **Zoning:** existing R-3 proposed R-3

Commercial Square Footage N/A **Floor Area Ratio**

Gross Acres 5.16 **Lots/Units** 120 **Density** 23.26

Additional Information Senior apartments

PROPERTY OWNER HAND Property Holding Company **Contact** Bob Feibleman

Address 295 East Warm Springs **Phone:** 410-2730 **Fax:** 738-3305

City Las Vegas **State** NV **Zip** 89119

E-mail Address rfeibleman@nevadahand.org

APPLICANT Same as owner **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE L.R. Nelson **Contact** Rich Turner

Address 6765 West Russell Road #200 **Phone:** 798-7978 **Fax:** 451-2296

City Las Vegas **State** NV **Zip** 89118

E-mail Address richard.turner@lrneng.com

Property Owner Signature* Robert

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert D. Feibleman

Subscribed and sworn before me

This 16th day of December, 20 11.

Notary Public in and for said County and State

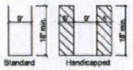
MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-44166
Meeting Date:	2/14/11 PC
Total Fee:	$1,030
Date Received:*	12/19/11
Received By:	

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

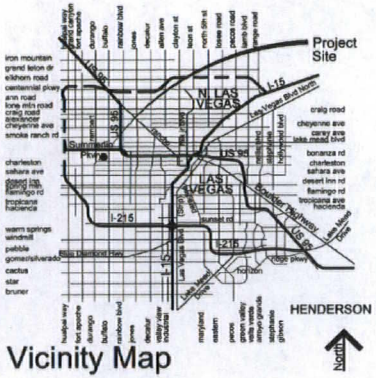
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



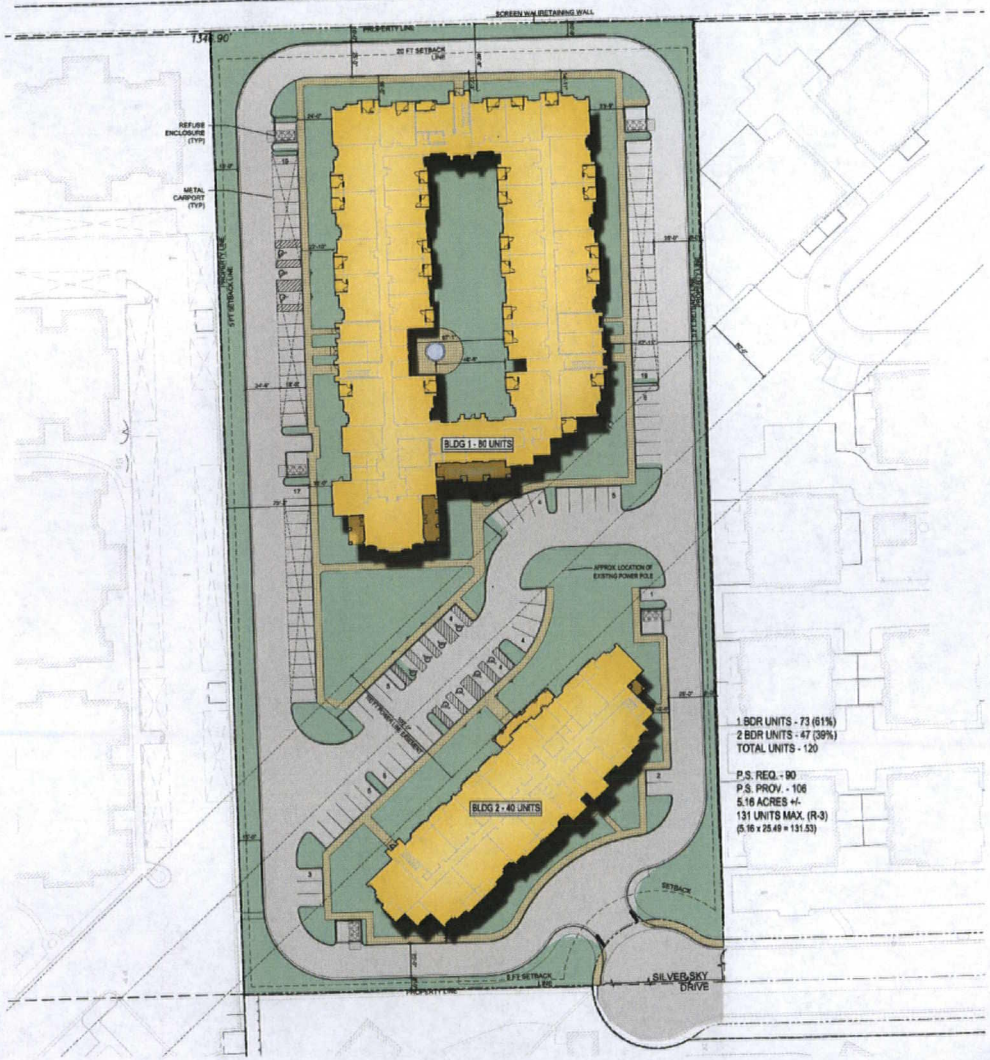
Typical Parking Spaces



Typical Fire Turning Radius



Vicinity Map



Site Plan

SITE INFORMATION

ZONING
R-3 - Medium Density Residential

LOT AREA

Gross Area	± 228,210 S.F.	± 5.24 Acres
Net Area	± 224,800 S.F.	± 5.16 Acres

DENSITY 22.90 DU/Acre

Setbacks

	Required	Provided
Front	20 Feet	43 Feet
Corner Side	5 Feet	43 Feet
Side	5 Feet	73 Feet
Rear	20 Feet	47 Feet

Height
Permitted: 3 Stories or 40 Feet
Provided: 3 Stories, Max 40'-0"

Lot Coverage
Provided: 23.94%

BUILDING AREA
Gross Footprint Area: ± 54,623 S.F.

Dwelling Units (Senior Apartments)

Total Units

1 BD	73 Units
2 BD	47 Units
Total	120 Units

PARKING REQUIREMENTS

DWELLING UNITS

Required

1 BD		73 Units	
2 BD		47 Units	
Total	.75 per Unit	x 120 Units	90
Total Dwelling Unit Parking Required			90

Provided

Total On Site Surface Parking		106
H.C. Required - Standard:	1 per FIC Unit	3
H.C. Required - Van:	1 per 6 Spaces	1
H.C. Provided - Standard:		11
H.C. Provided - Van:		3

RECEIVED
JAN - 9 2012

North

Scale: 1" = 40'-0"
0 40 80 160

PROJECT No. 911035 January 9, 2012

© COPYRIGHT 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

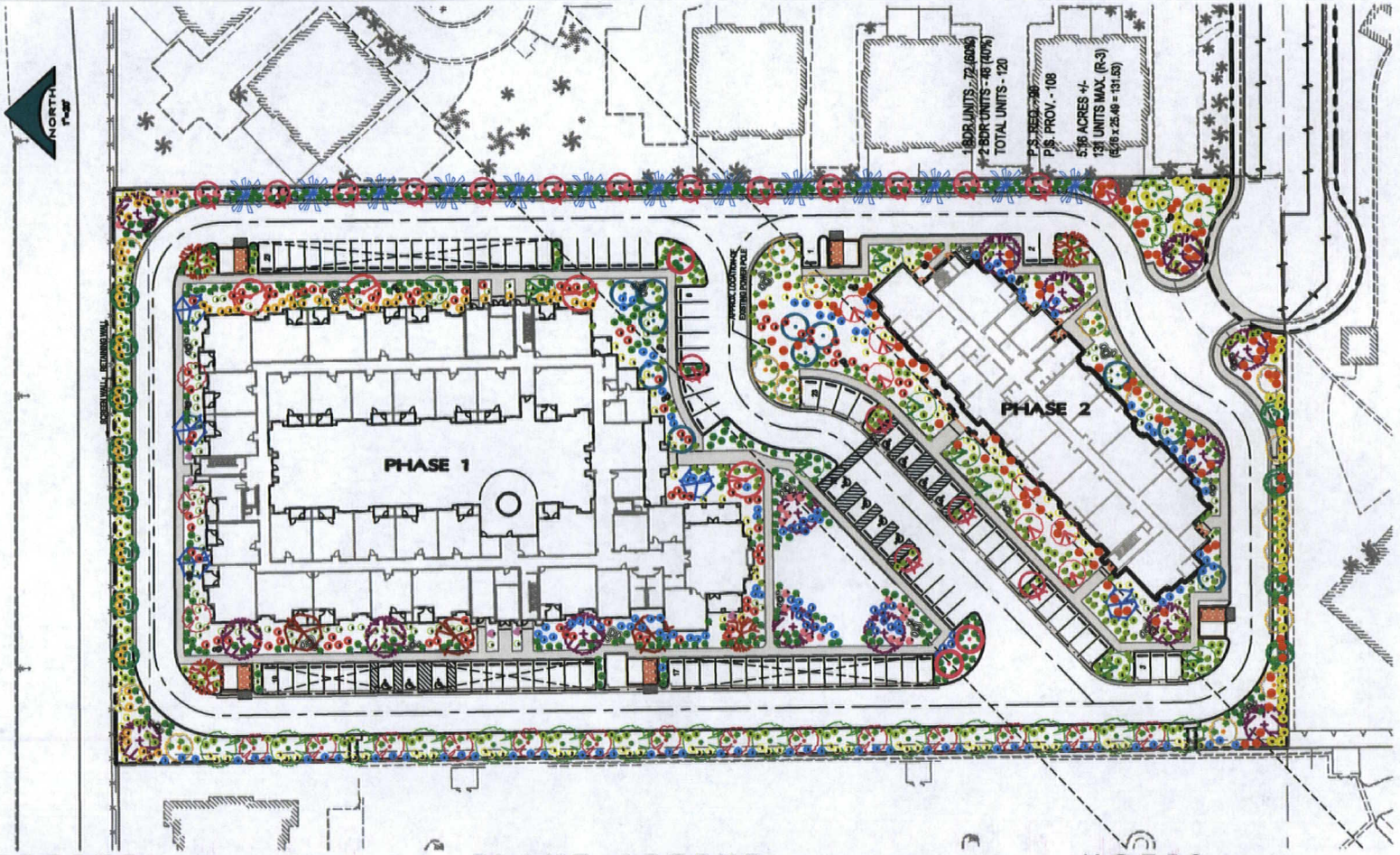
NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

450 FREMONT STREET, STE 233
LAS VEGAS, NEVADA 89101
PHONE: 702.202.3571 FAX: 702.979.1326
PAZ DESIGN GROUP

SDR-44166
REVISED



TREE LEGEND

LARGE TREES

Botanical Name	Common Name	Size	QTY
Ulmus parvifolia	Elm, Lacebark	24" Box	4
Pinus eldarica	Pine, Mondel (Afghan Pine)	15 gal.	18
Pistacia chinensis	Pistache, Chinese	24" Box	18

MEDIUM TREES

Botanical Name	Common Name	Size	QTY
Acacia stenophylla	Acacia, Shoestring	15 gal.	17
Brachychiton populneus	Bottle Tree	24" Box	12
Olea europaea	Olive, European Bullless	24" Box	4
Rhus lancea	Sumac, African	15 gal.	6
Condalia bakeiei	Texas Olive	15 gal.	3
Brahea armata	Mexican Blue Palm	15 gal.	12

SMALL TREES

Botanical Name	Common Name	Size	QTY
Acacia farnesiana	Acacia, Sweet	15 gal.	7
Vitex agnus-castus	Chaste Tree	15 gal.	17
Chilopsis linearis	Desert Willow	15 gal.	10
Laurus nobilis	Laurel, Bay	15 gal.	16
Prosopis juliflora	Mesquite, Native (Thornless)	15 gal.	3
Sophora secundiflora	Texas Mountain Laurel	24" Box	11

PLANT LEGEND

FLOWERING PLANTS

Botanical Name	Common Name	Size	QTY
Abutilon palmeri	Indian mallow	5 gal.	80
Buddleja marrubifolia	Woolly butterfly bush	5 gal.	70
Calliandra eriophylla	Pink fairy duster	5 gal.	83
Dalea frutescens 'Sierra Negra'		5 gal.	80
Hesperaloe parviflora	Red yucca	1 gal.	108
Leucophyllum candidum 'Thunder Cloud'		5 gal.	84
Pilosella fruticosa	Jerusalem sage	5 gal.	88
Salvia clevelandii	Chaparral sage	5 gal.	32
Tecoma stans 'Augustata'	Yellow Bells	5 gal.	42
Vigueria parishii	Goldeneye	5 gal.	108
Yucca filamentosa 'Color Guard'	Color Guard	5 gal.	40
Yucca rostrata	Beaked yucca	30 gal.	15

PLANTS

Botanical Name	Common Name	Size	QTY
Agave bracteosa	Green spider agave	5 gal.	80
Agave multifilifera		1 gal.	200
Andropogon scoparius	Little blue stem	5 gal.	134
Bouteloua gracilis	Blue grama grass	5 gal.	202
Muhlenbergia emersleyi 'El Toro'	Bull grass	5 gal.	140

NOTES

SURFACE SELECT BOULDERS – LARGE (500-800 lbs.) 10 MEDIUM (300-500 lbs.) 30 SMALL (100-300 lbs.) 10

Perimeter Trees: Required 48, Provided 48

Parking Trees: Required 31, Provided 31

RECEIVED
JAN - 9 2012

CONCEPTUAL LANDSCAPE PLAN

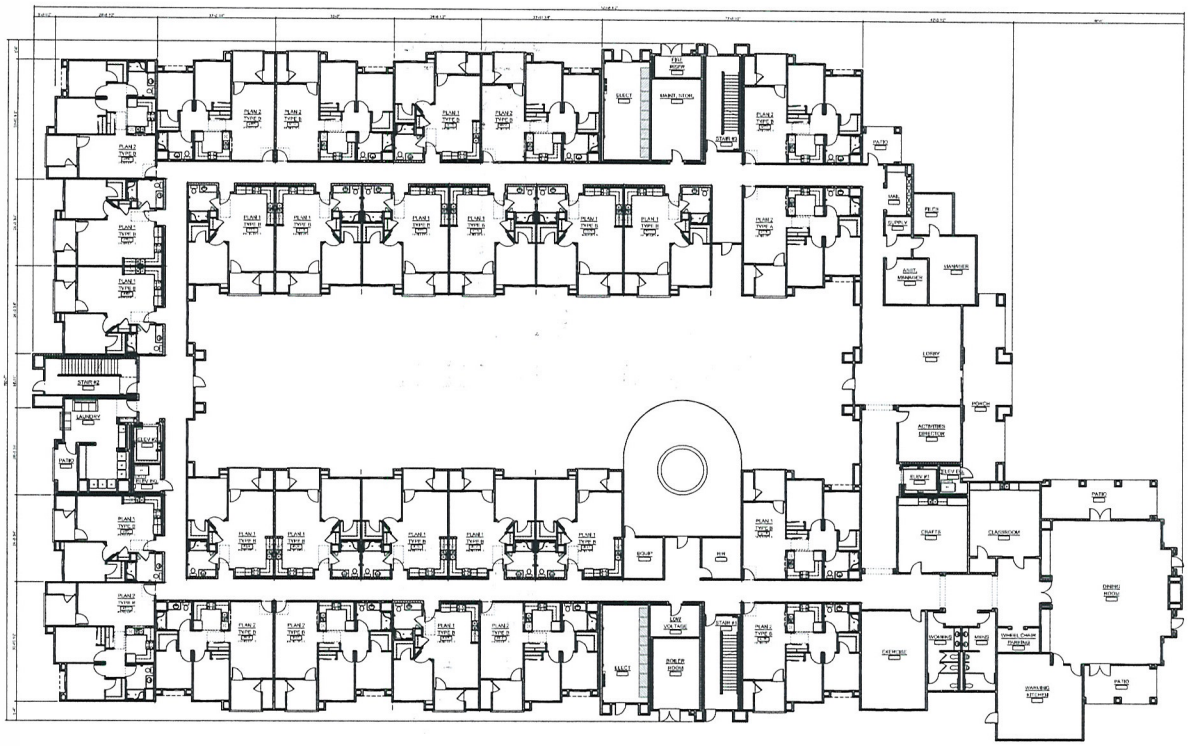
LANDSCAPING SHALL COMPLY WITH CITY OF LAS VEGAS REQUIREMENTS FOR SIZE SPACING AND QUANTITIES OF PLANT MATERIALS AND IRRIGATION MATERIALS.

CONCEPTUAL LANDSCAPE PLAN OF
WESTCLIFF PINES 2
FOR
NEVADA HAND, INC.
CITY OF LAS VEGAS NEVADA

L. R. NELSON CONSULTING ENGINEERS, INC.
6785 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SHEET NUMBER 1 OF 1 SHEETS
818-021-112

SDR-44166
REVISED



	Unit Type		
	2 Bd	1 Bd	Total
1st Floor	12	16	28
2nd Floor	12	16	28
3rd Floor	8	16	24
All Floors	32	48	80

1st FLOOR

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Building Plan - Bldg 1

Scale: 1/16" = 1'-0"

0 16 32 64

PROJECT No. 911035 DECEMBER 19, 2011

NEVADA HAND

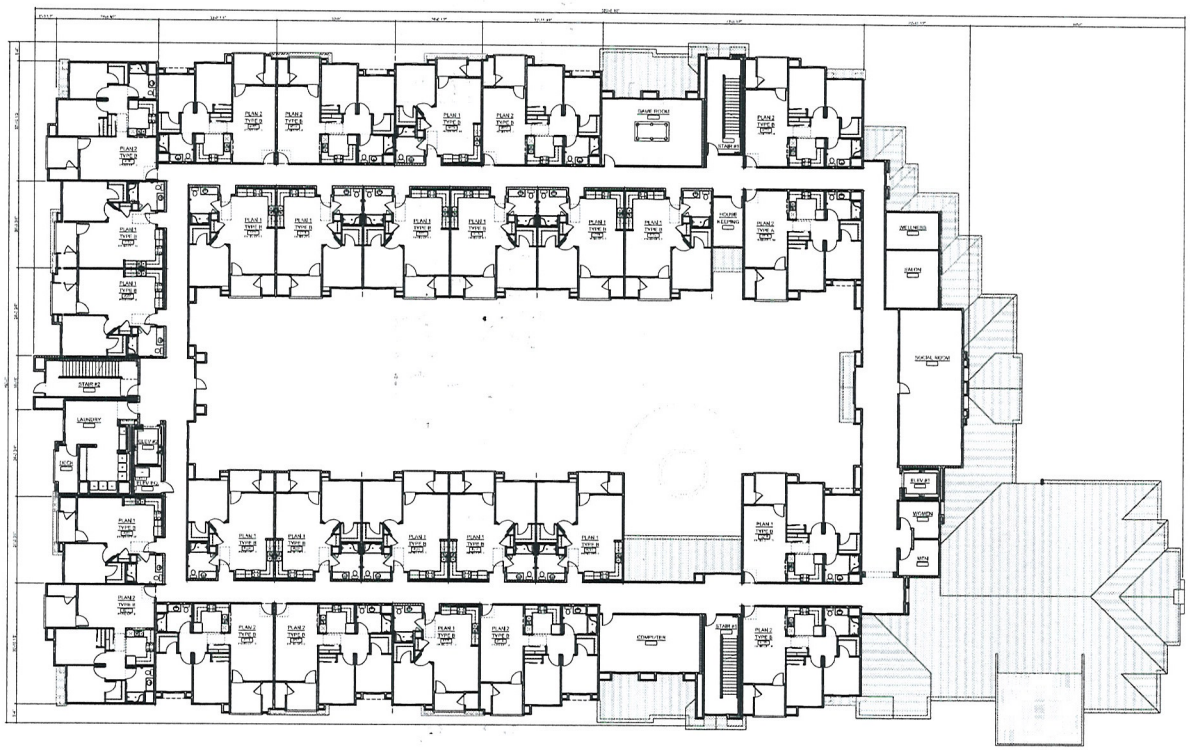
Westcliff Pines Phase 2

Las Vegas , Nevada

450 FREMONT STREET, STE 233
LAS VEGAS, NEVADA 89101
PHONE:702.202.3571 FAX:702.979.3329

PAZ DESIGN GROUP

RECEIVED
DEC 19 2011
SDR-44166
City of Las Vegas
Department of Planning



	Unit Type		
	2 Bd	1 Bd	Total
1st Floor	12	16	28
2nd Floor	12	16	28
3rd Floor	8	16	24
All Floors	32	48	80

2nd FLOOR

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect reserves the right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Building Plan - Bldg 1

Scale: 1/16" = 1'-0"

0 16 32 64

PROJECT No. 911035 DECEMBER 19, 2011

NEVADA HAND

Westcliff Pines Phase 2

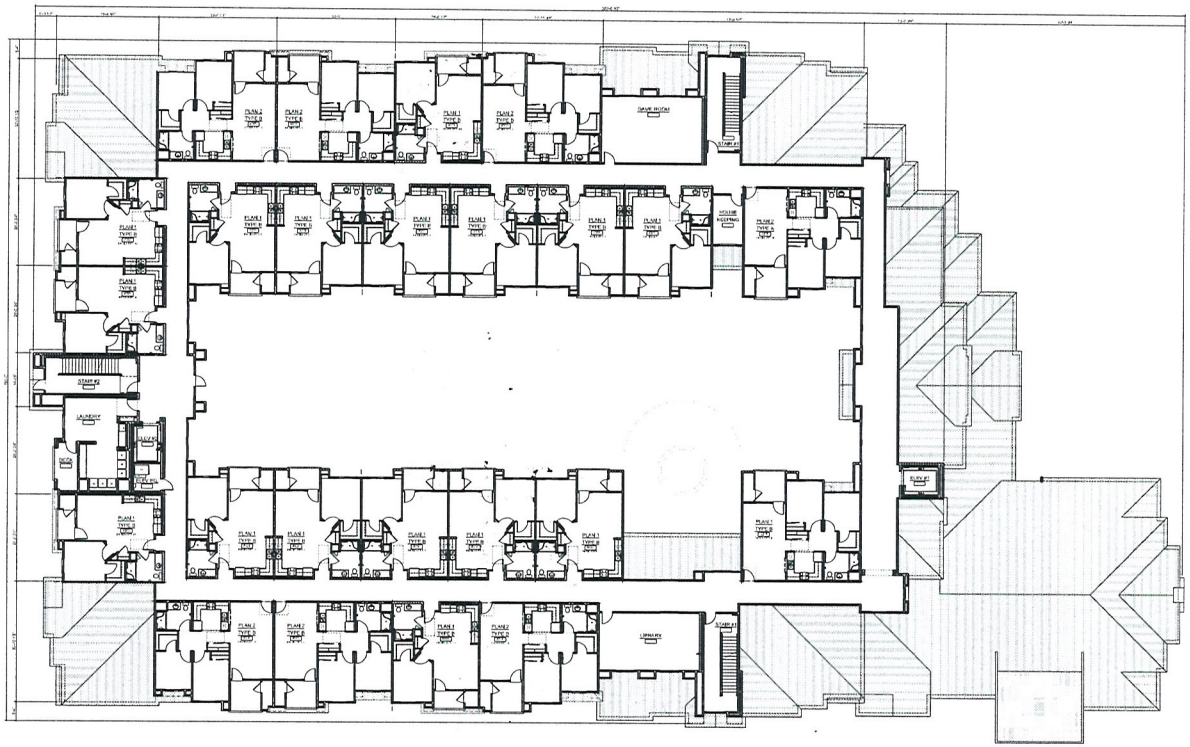
Las Vegas , Nevada

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

450 FREMONT STREET, STE 203
LAS VEGAS, NEVADA 89101
PHONE: 702.202.3571 FAX: 702.979.3326

PAZ DESIGN GROUP

SDR-44166



Unit Type	2 Bd	1 Bd	Total
1st Floor	12	16	28
2nd Floor	12	16	28
3rd Floor	8	16	24
All Floors	32	48	80

3rd FLOOR

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect assumes the right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

Conceptual Building Plan - Bldg 1

Scale: 1/16" = 1'-0"

0 16 32 64

PROJECT NO. 911035 DECEMBER 19, 2011

NEVADA HAND

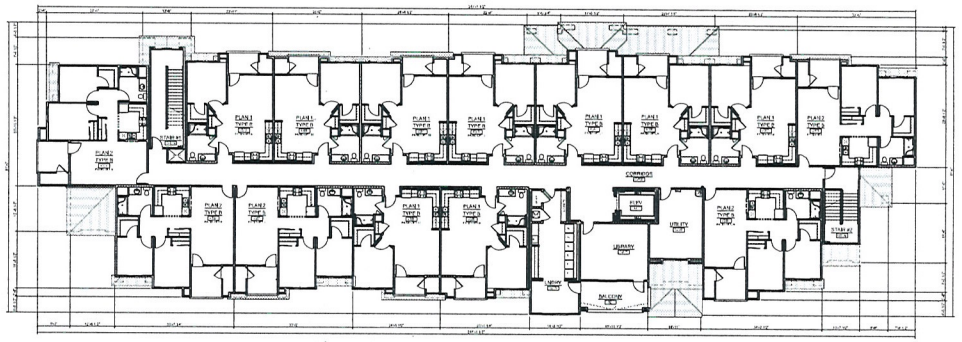
Westcliff Pines Phase 2

Las Vegas , Nevada

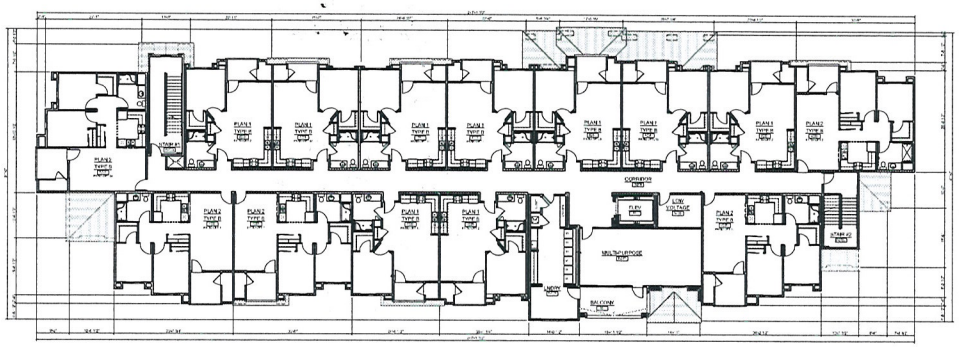
450 FREMONT STREET, STE 233
LAS VEGAS, NEVADA, 89101
PHONE:702.202.3571 FAX 702.979.1326

PAZ DESIGN GROUP

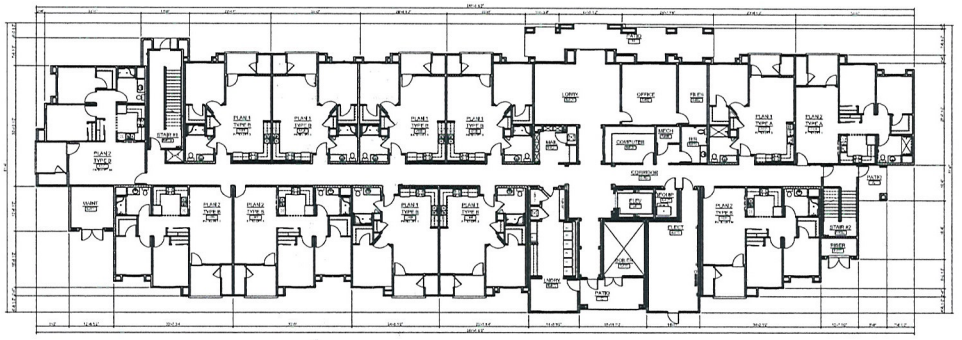
SDR-44166



3rd FLOOR



2nd FLOOR



1st FLOOR

	Unit Type		
	2 Bd	1 Bd	Total
1st Floor	5	7	12
2nd Floor	5	9	14
3rd Floor	5	9	14
All Floors	15	25	40

Scale: 1/16" = 1'-0"

0 16 32 64

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Building Plan - Bldg 2

Project No. 911035 December 19, 2011

NEVADA HAND

Westcliff Pines Phase 2

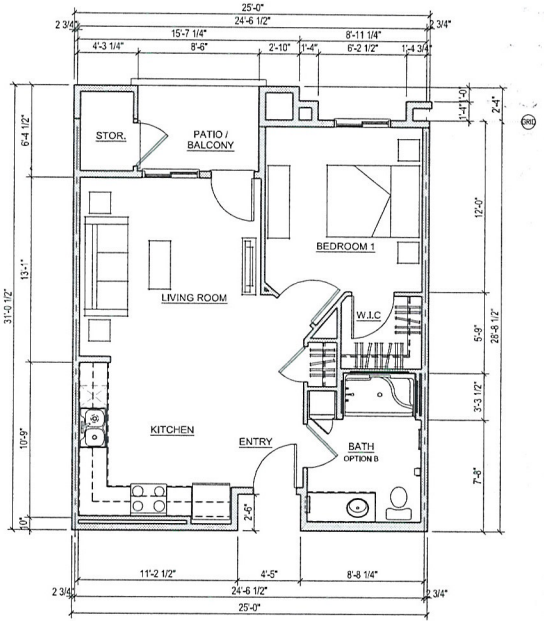
Las Vegas , Nevada

450 FREMONT STREET, STE 230
LAS VEGAS, NEVADA 89101
PHONE:702.262.3578 FAX:702.979.1326

PAZ DESIGN GROUP

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

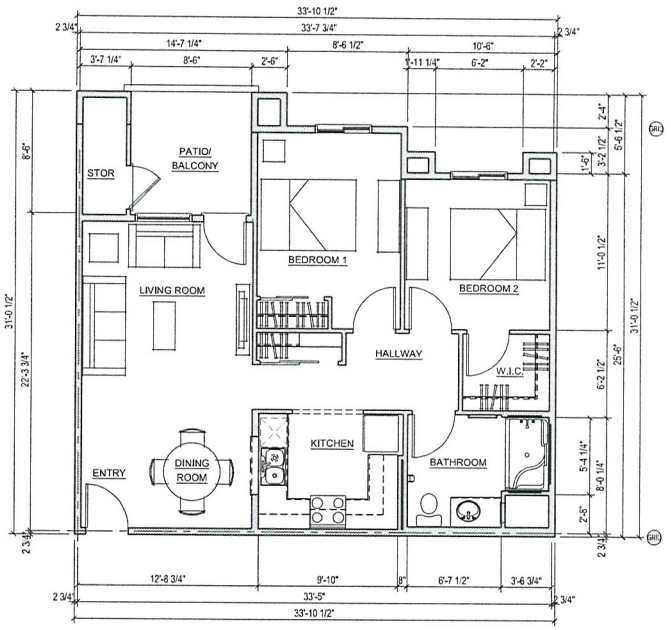
SDR-44166



PLAN 1

SCALE: 1/4" = 1'-0"

AREA CALCS - w/STANDARD PATIO	
LIVABLE	650 S.F.
STORAGE	25 S.F.
PATIO/BALCONY	50 S.F.
TOTAL	725 S.F.



PLAN 2

SCALE: 1/4" = 1'-0"

AREA CALCS - w/STANDARD PATIO	
LIVABLE	850 S.F.
STORAGE	31 S.F.
PATIO/BALCONY	72 S.F.
TOTAL	953 S.F.

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Unit Plans

Scale: 1/4" = 1'-0"

0 4 8 16

Project No. 911035 December 19, 2011

NEVADA HAND

Westcliff Pines Phase 2

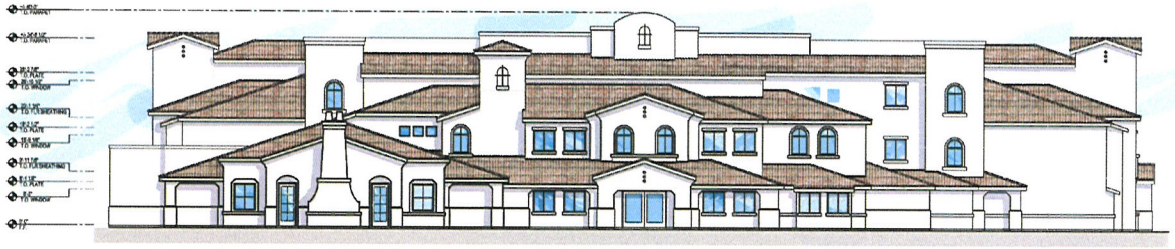
Las Vegas , Nevada

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

450 FREMONT STREET, STE 233
LAS VEGAS, NEVADA 89101
PHONE:702.202.4574 FAX 702.979.1326

PAZ DESIGN GROUP

SDR-44166



SOUTH ELEVATION

Scale: 3/32" = 1'-0"



EAST ELEVATION

Scale: 3/32" = 1'-0"



WEST ELEVATION

Scale: 3/32" = 1'-0"



NORTH ELEVATION

Scale: 3/32" = 1'-0"

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Elevations - Building 1

Project No. 911035 December 19, 2011

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas , Nevada

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

450 FREMONT STREET, STE 330
LAS VEGAS, NEVADA 89101
PHONE:702.202.3571 FAX 702.979.9326

PAZ DESIGN GROUP

SDR-44166



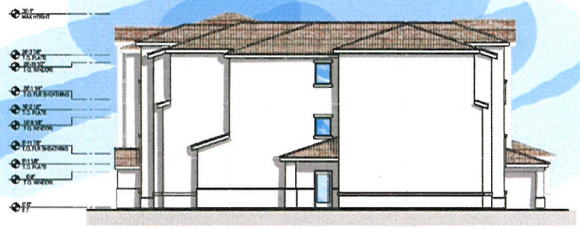
NORTH WEST ELEVATION

Scale: 3/32" = 1'-0"



SOUTH EAST ELEVATION

Scale: 3/32" = 1'-0"



NORTH EAST ELEVATION

Scale: 3/32" = 1'-0"



SOUTH WEST ELEVATION

Scale: 3/32" = 1'-0"

© Copyright 2011, PAZ Design Group.
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Conceptual Elevations - Building 2

Project No. 911035 December 19, 2011

NEVADA HAND

Westcliff Pines Phase 2

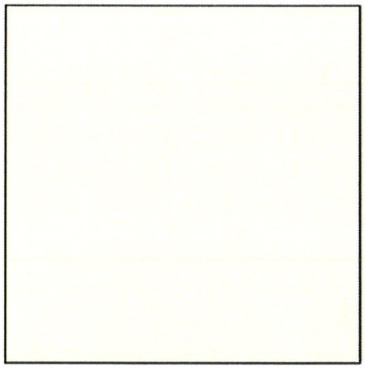
Las Vegas , Nevada

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

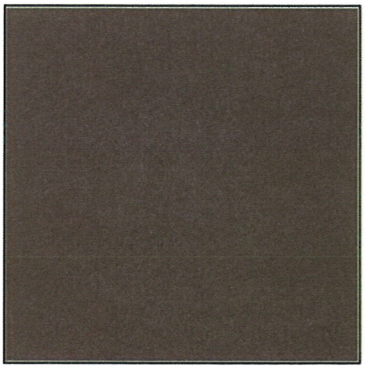
450 FREMONT STREET, STE 233
LAS VEGAS, NEVADA 89101
PHONE: 702.202.3571 FAX 702.979.1326

PAZ DESIGN GROUP

SDR-44166



STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"



STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



Santa Caterina
R-621 • Premium

CONCRETE ROOF TILE
HANSEN - REGAL #R-621
'SANTA CATERINA"

RECEIVED
DEC 19 2011
City of Las Vegas
Department of Planning

SDR-44166

© COPYRIGHT 2011, PAZ Design Group
This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Color & Material Board

Project # 911035 DECEMBER 19TH, 2011

NEVADA HAND

Westcliff Pines Phase 2

Las Vegas, Nevada

400 FREMONT STREET, STE 233
LAS VEGAS, NEVADA 89101
PHONE 702.202.3571 FAX 702.979.1335
PAZ DESIGN GROUP

SDR 44166
Hand Property Holding Company

West end of Silver Sky

Proposed 120 unit senior apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	120	3.48	418
AM Peak Hour			0.08	10
PM Peak Hour			0.11	13

Existing traffic on all nearby streets:

Westcliff Dr.

Average Daily Traffic (ADT)	8,788
PM Peak Hour	703
(heaviest 60 minutes)	

Durango Dr.

Average Daily Traffic (ADT)	29,600
PM Peak Hour	2,368
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Westcliff Dr.	34,500
Durango Dr.	51,800

This project will add approximately 418 trips per day on Silver Sky Drive, Westcliff Drive and Durango Drive. Westcliff is currently at about 25 percent of capacity and Durango is at about 57 percent of capacity. After this project is added, Westcliff is expected to be at about 27 percent of capacity and Durango to be at about 58 percent of capacity. Counts are not available for Silver Sky Drive, but it is believed to be under capacity.

Based on Peak Hour use, this development will add roughly 13 additional cars into the area, which works out to about one every five minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12



SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12



SDR-44166 - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY
SOUTH SIDE OF SUMMERLIN PARKWAY AT THE WEST END OF SILVER SKY DRIVE

01/04/12

Project Number: 818-021-111

LARRY R. NELSON, P.E.
President

December 19, 2011

City of Las Vegas
Planning and Development
333 North Rancho Road
Las Vegas, NV 89106

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Justification letter for WESTCLIFF PINES 2
APN# 138-28-401-015

Dear Staff:

On behalf of our client, Nevada Hand Inc., we are pleased to provide this justification letter to provide information on a Site Development Plan Review being submitted for consideration on the above referenced project.

This request is to allow the development of a 120 unit affordable senior housing project on the above referenced five acre site. The property is located on the North side of Silver Sky Drive, 660 feet west of Roland Wiley Road. The site is currently zoned U, with a resolution of intent to R-3 which allows up to 25.49 units per acre (127 units). This development would consist of 120 affordable senior apartment units with a density of 24 units per acre. This site will feature an abundance of amenities and spa as well as abundant open space area for the enjoyment of the residents.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Manager

NEVADA

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

RECEIVED
DEC 19 2011
SDR-44166
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

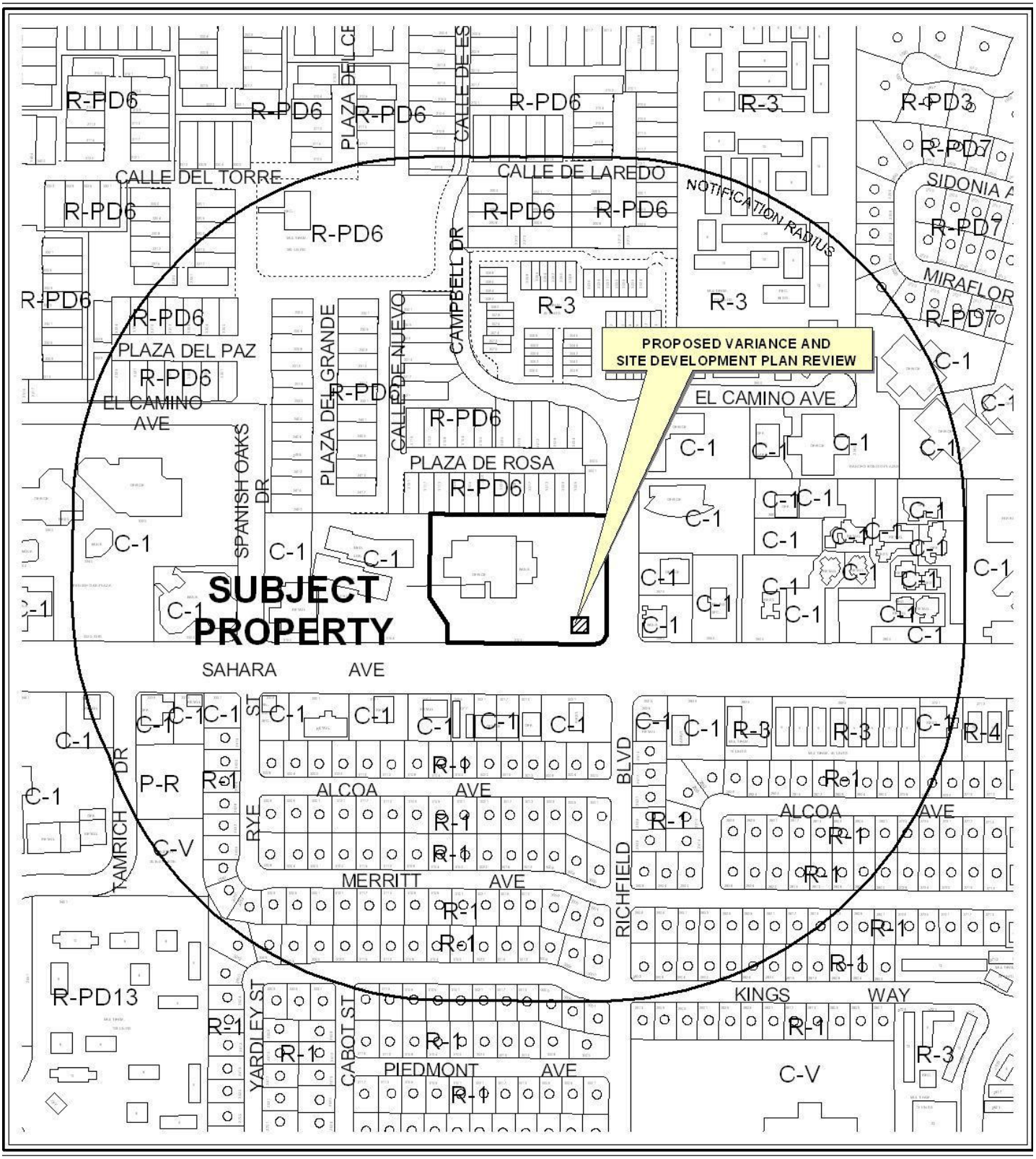
SUBJECT:
SDR-44168 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WSC REO, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18693) FOR A PROPOSED 2,800 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on approximately 0.77 acres at the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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-44168**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SDR-44168**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WSC REO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-44168	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-44168 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 building elevations and floor plans, date stamped 12/19/11 and the site and landscape plans, date stamped 01/12/12, except as amended by conditions herein.

3. A Waiver from Unified Development Code 19.08.070 is hereby approved, to allow no north or west perimeter landscape buffers where eight foot wide buffers are required.

4. Exceptions from Unified Development Code 19.08.110 are hereby approved as follows: To allow no parking lot screening where one is required; and to allow 10 parking lot shade trees where 22 shade trees are required.

5. An Exception from Unified Development Code 19.08.040 is hereby approved, to allow 8 perimeter landscape trees where 32 trees are required.

YK

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 01/12/12. 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 create a new legal lot. 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. 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. The existing "pan style" driveway on Sahara Avenue accessing this site may remain.

14. The applicant shall post a separate bond for the removal of the existing on-site "slip" lane between Sahara Avenue and the proposed drive thru lane. At the request of the applicant, the City will release this bond one year after the Certificate of Occupancy has been issued unless the City Traffic Engineer determines it must be held longer for further review. If the City Traffic Engineer determines that the "slip" lane must be removed, the property owner must close the "slip" lane within the time specified by the City Traffic Engineer or the bond will be used to close the existing "slip" lane.

15. 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.

16. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the West Sahara Avenue and Richfield Boulevard 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.

17. 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.

18. 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 Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed restaurant with drive-through at 3100 West Sahara Avenue. There is a 42,000 square-foot office building and parking lot on the site and this proposal consists of creating a new parcel on the southeast corner for the project. The removal of this section of land from the office building parcel will leave ample parking for both the office building and the proposed restaurant. A cross access and parking agreement is recorded on the deed and will remain in effect. A waiver is being requested for the north and east perimeter landscape buffers. Staff supports this request since the office center was designed to have additional pads developed and these perimeters are internal to the center. For these reasons, staff recommends approval, with conditions. If the application is denied, no permits can be issued for the restaurant.

ISSUES

- A Waiver is required to allow no north or west perimeter landscape buffer where a minimum eight foot wide buffer is required. Staff supports the request since the office building was designed to have additional pads developed and a cross access and parking agreement has been recorded on the deed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between West Oakey Boulevard on the north, West Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single-Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.

YK

12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to provide testing, treatment, or counseling for drug or alcohol abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5472) for a Sex Offender Counseling Facility at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission recommended approval on 04/14/05. Staff had recommended approval.
10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard.
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-18693) for a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with Drive-through, and a 14,550 square-foot General Retail Establishment on 7.68 acres at 3100-3190 West Sahara Avenue. The Planning Commission recommended approval and Staff recommended denial.

Most Recent Change of Ownership	
03/24/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits have been issued for this project.

Pre-Application Meeting	
12/13/11	Staff met with the applicant and reviewed the proposed restaurant with drive-through. It was noted that stacking for six vehicles in the drive-through lane is required and needs to be shown on the site plan. Traffic had concerns about the driveway off Sahara and how close it was to the drive-through lane. Traffic also suggested making the driveway to Richfield a one-way exit only drive. The requirements for a site development plan review application were reviewed.

Neighborhood Meeting
No neighborhood meeting is required, nor was one held.

Field Check	
01/04/12	Staff visited the site and found a well maintained commercial/office complex. The proposed project will be on the southeast portion of the site where an existing parking lot is located.

Details of Application Request	
Site Area	
Net Acres	3.93

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	Single Family Dwellings	L (Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
	Restaurant		
	Financial Institution, Specified		
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		
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 Unified Development Code 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	110 Feet	Y
Min. Setbacks			
• Front	10 Feet	37 Feet	Y
• Side	10 Feet	42 Feet	Y
• Corner	10 Feet	32 Feet	Y
• Rear	20 Feet	108 Feet	Y
Max. Lot Coverage	50 %	13 %	Y
Max. Building Height	N/A t	30 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Unified Development Code 19.08.040 and 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	6 Trees	3 Trees	N
• East	1 Tree / 20 Linear Feet	11 Trees	5 Trees	N
• West	1 Tree / 20 Linear Feet	9 Trees	0 Trees	N
TOTAL PERIMETER TREES		**32 Trees**	**8 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	10 Trees	N

YK

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	0 Feet	N
• South	15 Feet	25 Feet	Y
• East	15 Feet	20 Feet	Y
• West	8 Feet	0 Feet	N

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	145	Y
Richfield	N/A	N/A	90	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	
Office	42,000 SF	1:300 SF	140				
Restaurant, 2,000 SF or more (with Drive-Through	2,800 SF	1:100 SF	28				
TOTAL SPACES REQUIRED			168		214		Y
Regular and Handicap Spaces Required			162	6		9	Y
Loading Spaces	44,800 SF	3 up to 50,000 SF then 1 for each additional 50,000 SF	3		0		N

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide an 8' landscape buffer on interior perimeters.	To allow no landscape buffers on the north and west interior perimeters.	Approval

YK

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To screen parking lots with a low wall, berm or shrubs.	To allow a parking lot with no screening.	Approval
To provide 22 shade trees in the parking lot.	To provide 10 shade trees in the parking lot.	Approval
To provide 32 perimeter landscape buffer trees.	To provide 8 perimeter landscape buffer trees.	Approval

ANALYSIS

A restaurant with drive-through is a permitted use in the C-1 (Limited Commercial) district. The project will be surrounded on all sides by other commercial uses and fronts onto a primary arterial roadway. This is an appropriate use and location for this type of a project.

The proposed restaurant with drive-through is being developed as a pad in an existing shopping center complex. The complex was designed and built as three separate legal lots with each deed having a cross access and parking agreement recorded on the deed. The proposed project is being designed to blend in and compliment this complex creating the need for a waiver and three exceptions from the Unified Development Code.

The waiver is to allow no north or west perimeter landscape buffer where a minimum of an eight foot wide buffer is required. Staff supports this request since the parking lot already exists and there is a cross access and parking agreement recorded on the deed. The waiver will allow this project to appear as though it was developed at the time of the rest of the shopping center.

The three exceptions are required for the same reasons. The overall parking lots with all of the exterior landscape buffers have been installed. When these developed, no screening wall or berm was required and the required number of trees were fewer than are now required. By supporting these exceptions, staff feels the project will be more aesthetically complimentary to the existing shopping center then if the newer standards were applied to just this portion of the complex.

This project furthers the city's Master Plan Neighborhood Revitalization Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. Specifically, Policy 2.1.4: "That new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating areas and other amenities and parking areas located away from the street" is also being met. This proposed development has parking in the rear of the building, is situated near the Sahara Avenue right-of-way and provides an outdoor dining area. For these reasons, staff recommends approval of the application with conditions.

FINDINGS (SDR-44168)

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 restaurant with drive-through is compatible with all adjacent commercial 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;**

   This project is being developed with minimal deviations from required codes. The waiver and exceptions are supported by staff since the project will be developed within an existing shopping center and the requests will allow for the development to appear as if it were developed at the same time as the rest of the shopping center.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Sahara Avenue is adequate to handle the traffic that will be generated with this proposal. The exit onto Richfield Boulevard is a left turn only that will funnel traffic directly to Sahara Avenue. No negative circulation or congestion will occur with this development.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are typical of restaurants with drive-through developments in the immediate area and within the city and the landscape will match the existing shopping center landscape that will be appropriate for 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 elevations and design characteristics are compatible with the design characteristics of the existing shopping center and the surrounding commercial area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed restaurant will not compromise the public health or general welfare and will be inspected on a regular basis.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 325

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44168** APN: 162-05-403-003

Name of Property Owner: WSC REO, LLC

Name of Applicant: WSC REO, LLC

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____, manager

Print Name: Gary Schnitzer

Subscribed and sworn before me

This 19 day of Dec., 2011

Donna M. Adams

Notary Public in and for said County and State

NOTARY PUBLIC
DONNA M. ADAMS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 8, 2012
No: 00-64904-1

RECEIVED
DEC 19 2011
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 3100 W. Sahara Ave.

Project Name Restaurant with Drive Through **Proposed Use** Restaurant

Assessor's Parcel #(s) 162-05-403-003 **Ward #** 1-Tarkanian

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 2,800 **Floor Area Ratio**

Gross Acres 3.93 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER WSC REO, LLC **Contact** Richard Crighton

Address 2015 E Windmill Lane **Phone:** 768-5755 **Fax:** 932-8826

City Las Vegas **State** NV **Zip** 89123

E-mail Address RichardG@Rothwellgornt.com

APPLICANT **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell **Contact** Kastytis Cechavicius

Address 10777 W. Twain Ave. **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address kastis@designcell.cc

Property Owner Signature* Gary Schnitzer manager

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gary Schnitzer

Subscribed and sworn before me

This 19 day of Dec., 20 11.

Donna M. Adams

Notary Public in and for said County and State

NOTARY PUBLIC
DONNA M. ADAMS
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY 8, 2012
No: 00-64904-1

Revised 10/27/08

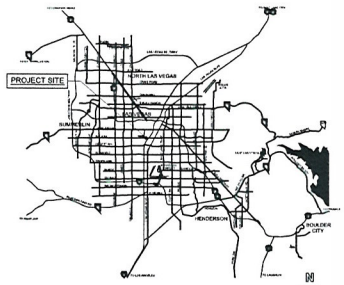
FOR DEPARTMENT USE ONLY

Case #	SDR-44168
Meeting Date:	2/14/12
Total Fee:	$1,030
Date Received:*	12/19/11
Received By:	Brs

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

RECEIVED
DEC 19 2011
City of Las Vegas



LOCATOR MAP

GENERAL NOTES

1. UTILITIES SHALL BE UNDERGROUND.
2. AIR CONDITIONING UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC RIGHT-OF-WAY.
3. SEPARATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
4. ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJOINING PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.

SITE DATA

SITE DATA:

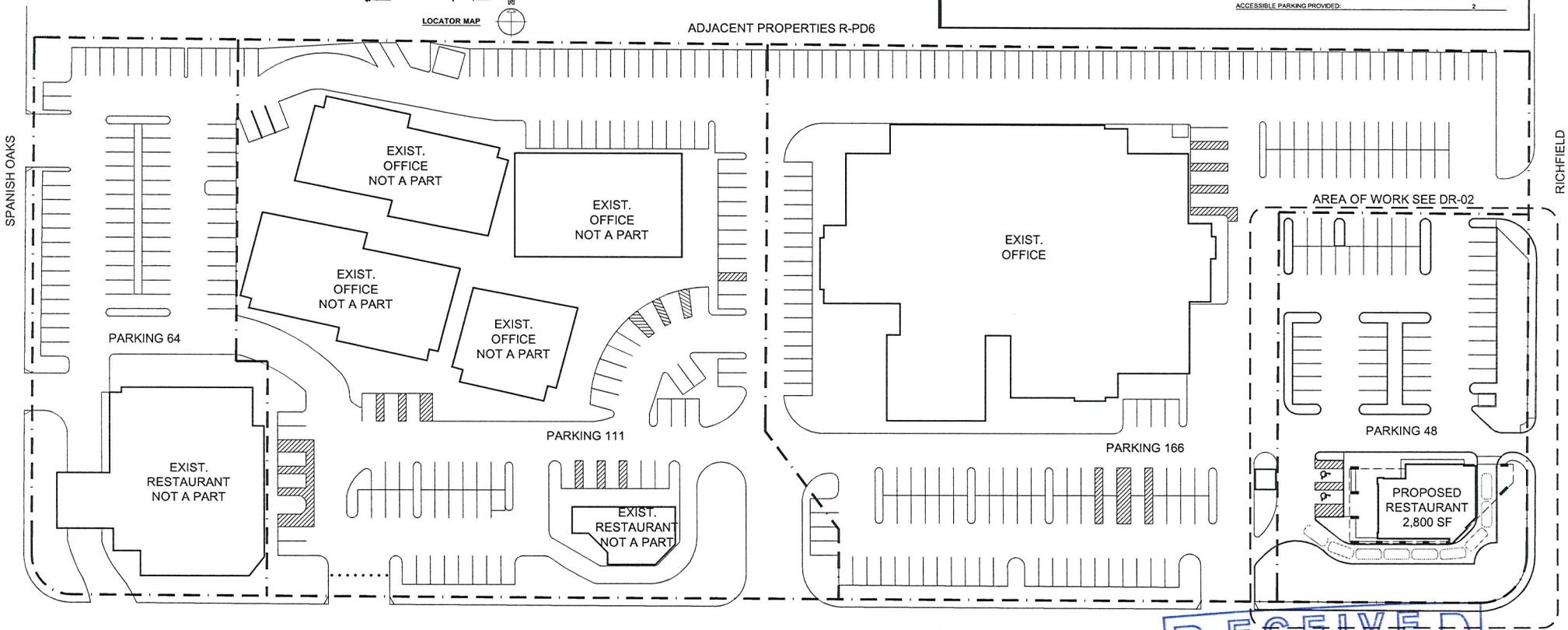
APN # 162-05-403-003, 162-05-403-002, 162-05-403-001
SITE AREA: 7.68 ACRES
CURRENT ZONING: C-1 LIMITED COMMERCIAL DISTRICT

PROJECT DESCRIPTION:

THIS PROJECT IS A PROPOSED SINGLE STORY 2,800 SF RESTAURANT DESIGNED TO MATCH THE ADJACENT STRUCTURES. AS WELL AS A PROPOSED SUB-DIVISION OF THE EXISTING PROPERTY.

PARKING CALCULATION:

USE	AREA	PARKING RATIO	PARKING REQUIRED
EXISTING OFFICE:	~42,000 SF	1/300	140
EXISTING PARKING / PROVIDED:			166
RESTAURANT (NEW):	2,800 SF	1/100	28
OUTDOOR SEATING	600 SF	1/100	6
TOTAL PARKING REQUIRED:			36
TOTAL PARKING PROVIDED:			48
ACCESSIBLE PARKING REQUIRED:			2
ACCESSIBLE PARKING PROVIDED:			2



PROPOSED RESTAURANT

3100 W. SAHARA
LAS VEGAS, NEVADA

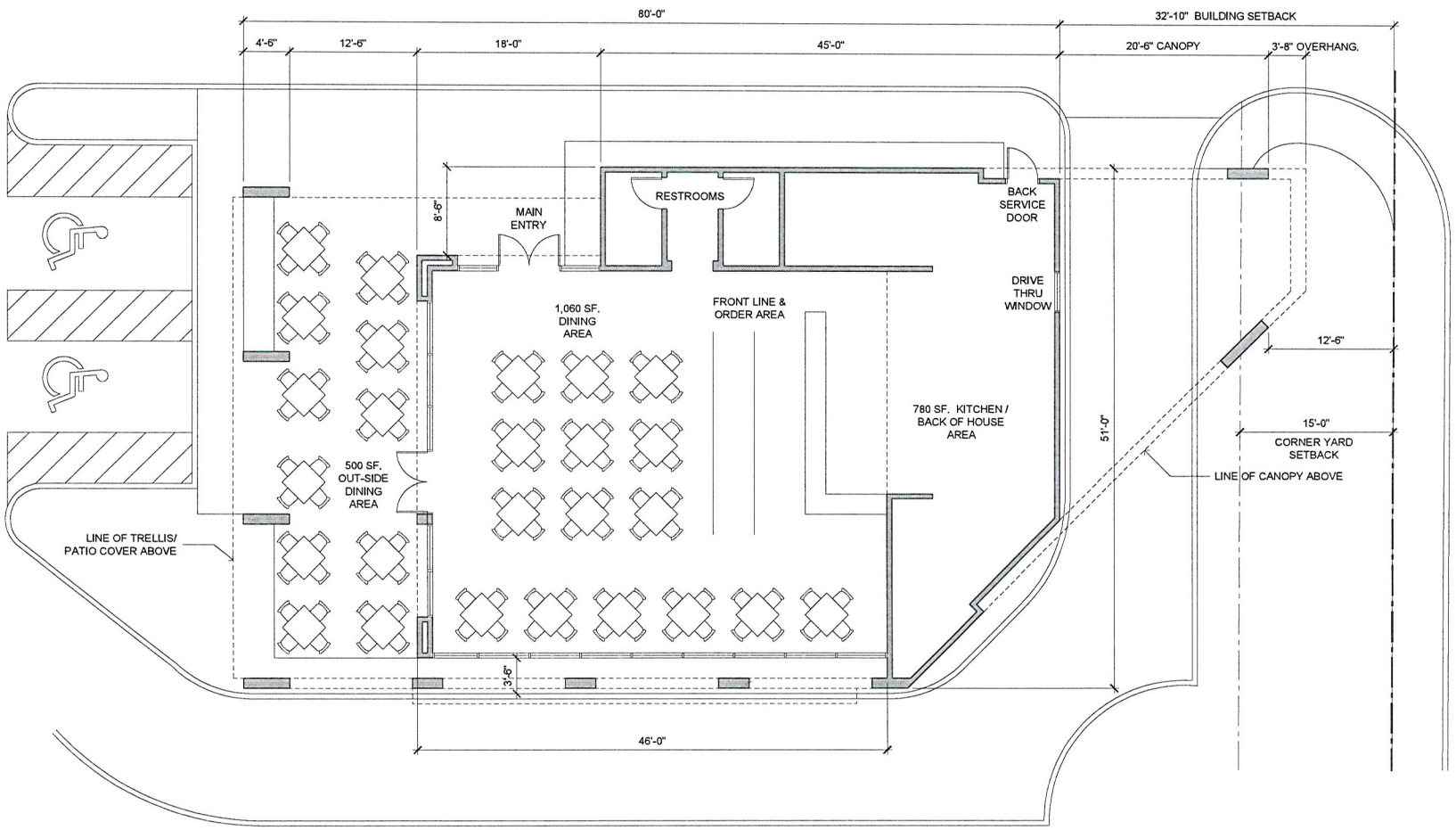
OVERALL SITE PLAN

SCALE: 1" = 60'-0"
JANUARY 12, 2012

0 30' 60' 120'

designcell
10777 W.TWAIN AVE, STE 125 T702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

RECEIVED
JAN 13 2012
DR01
SDR-44168
City of Las Vegas
Department of Planning
REVISED



PROPOSED RESTAURANT

3100 W. SAHARA
LAS VEGAS, NEVADA

FLOOR PLAN

SCALE: 1/8" = 1'-0"
DECEMBER 16, 2011

0 5' 10' 20'

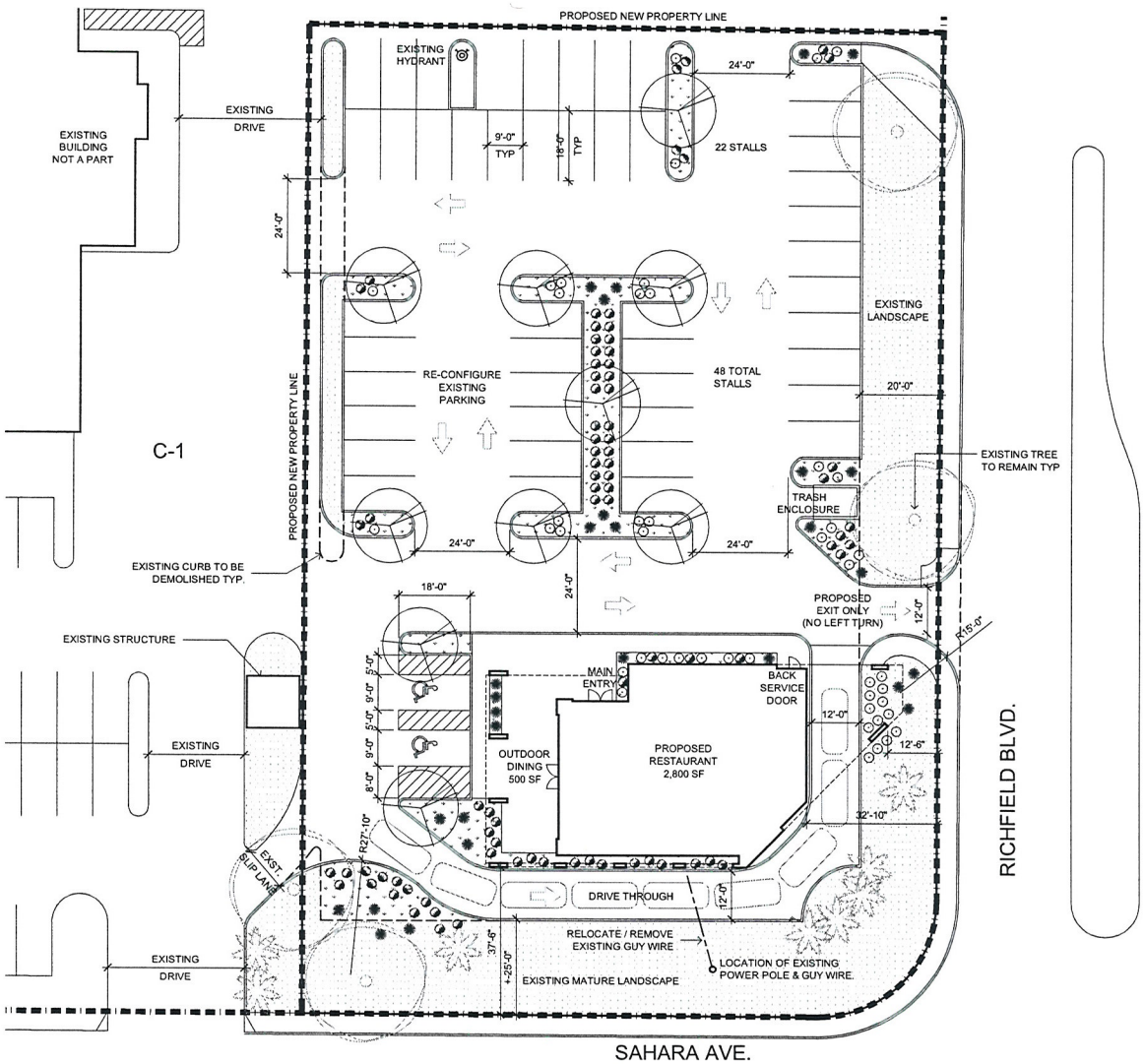
designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR03

RECEIVED
DEC 19 2011
City of Las Vegas

SDR-44168



LANDSCAPE LEGEND

	EXISTING MATURE LANDSCAPED AREAS	
	EXISTING MATURE TREES	
	NEW AREAS TO BE LANDSCAPED	
	TREES:	
	RHUS LANCIA MULTI SUMAC	24" BOX
	SHRUBS:	
	HOUDINI SAGE	5 GAL.
	JAPANESE BOXWOOD	5 GAL.
	RED YUCCA	5 GAL.

ADJ.C-1

RECEIVED
JAN 12 2012
City of Las Vegas
Department of Planning

PROPOSED RESTAURANT

3100 W. SAHARA
LAS VEGAS, NEVADA

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"
JANUARY 12, 2012

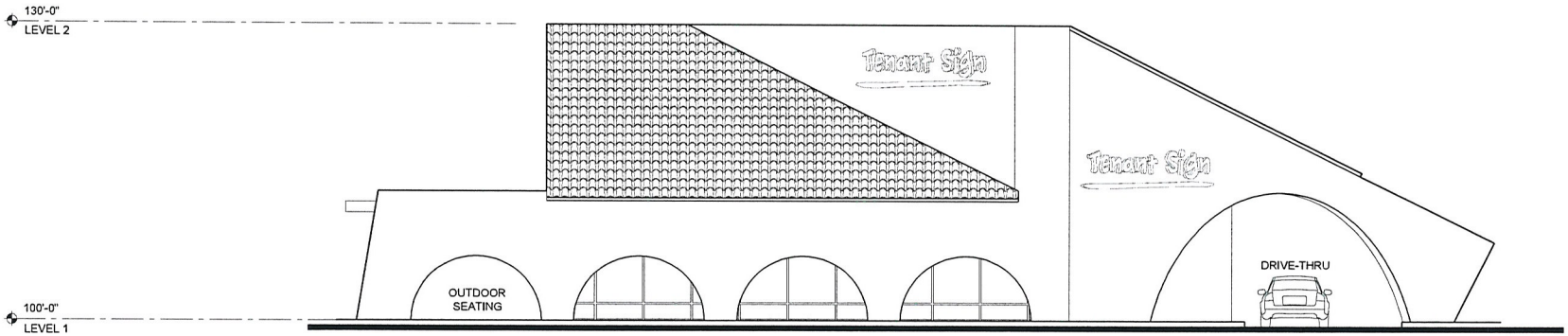
0 10' 20' 40'

designcell

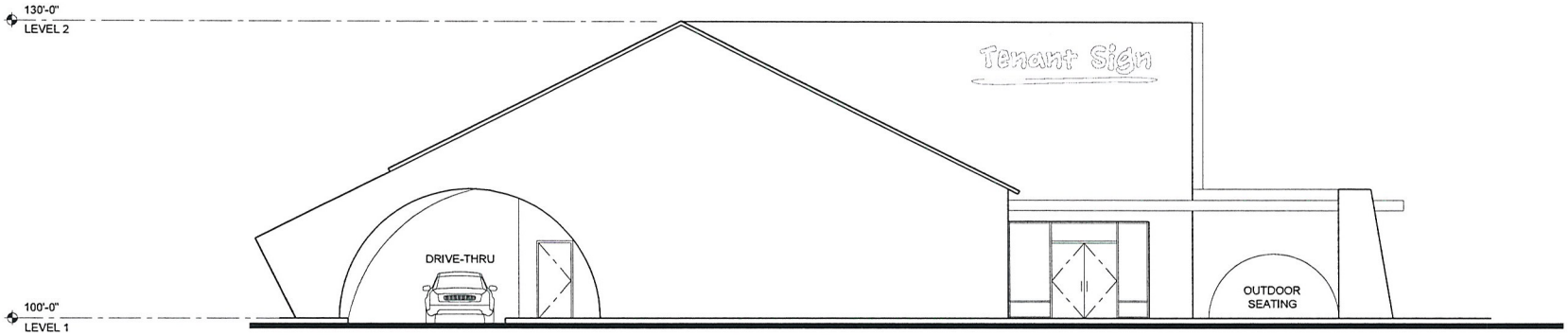
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR02

SDR-44168
REVISED



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED RESTAURANT

3100 W. SAHARA
LAS VEGAS, NEVADA

SCALE: 1/8" = 1'-0"
DECEMBER 16, 2011

0 5' 10' 20'

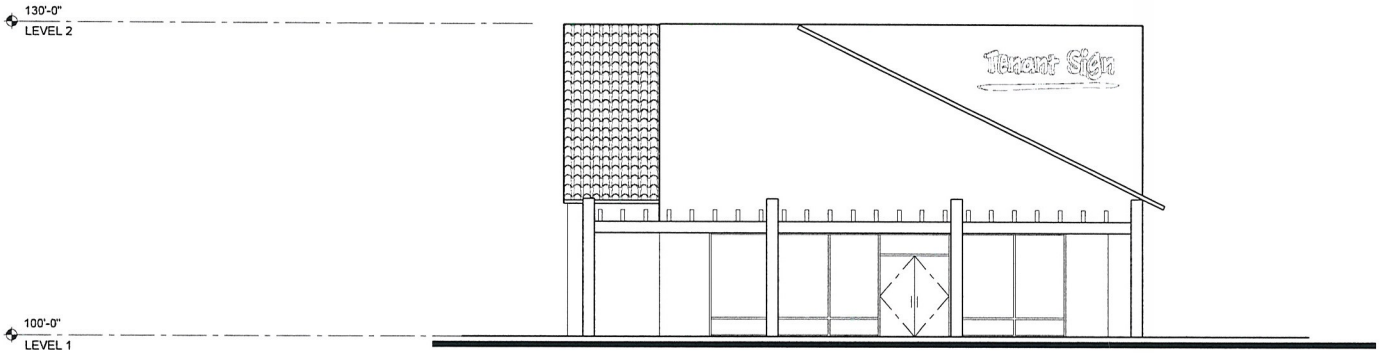
designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

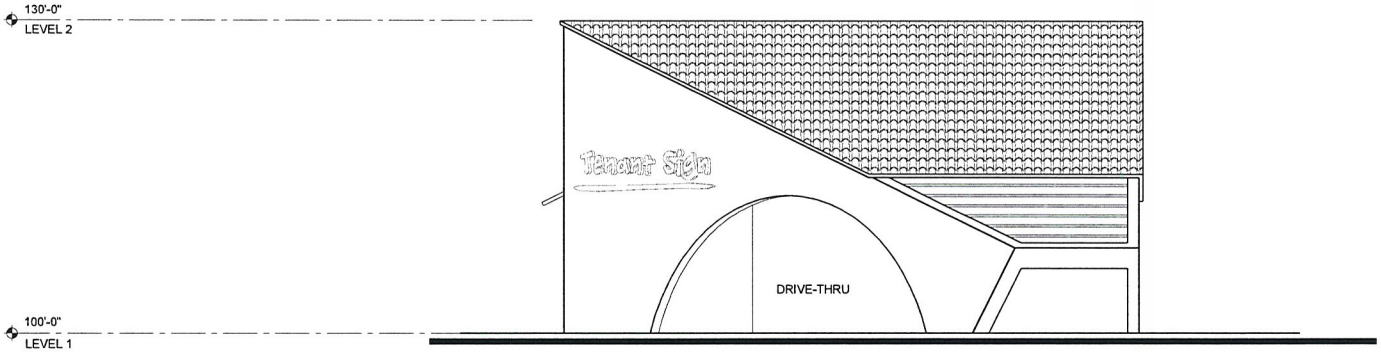
DR04

RECEIVED
DEC 19 2011
City of Las Vegas

SDR-44168



WEST ELEVATION



EAST ELEVATION

PROPOSED RESTAURANT

3100 W. SAHARA
LAS VEGAS, NEVADA

SCALE: 1/8" = 1'-0"
DECEMBER 16, 2011

0 5' 10' 20'

designcell

10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

DR05

RECEIVED
DEC 19 2011
City of Las Vegas

SDR-44168

SDR 44168
WSC REO, LLC

NWC Sahara Avenue & Richfield Boulevard

Proposed 2.8 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]	2.8	496.12	1,389
AM Peak Hour			53.11	149
PM Peak Hour			34.64	97

Existing traffic on all nearby streets:

Sahara Ave.

Average Daily Traffic (ADT)	51,063
PM Peak Hour	4,085
(heaviest 60 minutes)	

Richfield Blvd.

Average Daily Traffic (ADT)	3,488
PM Peak Hour	279
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Sahara Ave.	51,800
Richfield Blvd.	16,300

This project will add approximately 1,389 trips per day on Sahara Avenue and Richfield Boulevard. Sahara is currently at about 99 percent of capacity and Richfield is at about 21 percent of capacity. After this project is added, Sahara is expected to be over capacity and Richfield to be at about 30 percent of capacity.

Based on Peak Hour use, this development will add roughly 149 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.



SDR-44168 - APPLICANT/OWNER: WSC REO, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND RICHFIELD BOULEVARD

01/04/12



SDR-44168 - APPLICANT/OWNER: WSC REO, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND RICHFIELD BOULEVARD

01/04/12



SDR-44168 - APPLICANT/OWNER: WSC REO, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND RICHFIELD BOULEVARD

01/04/12



SDR-44168 - APPLICANT/OWNER: WSC REO, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND RICHFIELD BOULEVARD

01/04/12

designcell ARCHITECTURE

Spanish Villas Restaurant
Project # 11 074
Page 1 of 1

January 12, 2012

CLV Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Site Development Review for a Proposed Restaurant
APN: 162-05-403-003

The purpose of this letter is to request a Site Development Review for the proposed Restaurant located at 3100 W. Sahara Ave, Las Vegas, Nevada 89102.

There are currently 3 adjoining parcels with a shared cross-access and parking agreement, all zoned C-1. It is the intent of the property owners to form a separate parcel for the proposed project, within the existing parking and access agreement. The current General Plan designation is Service Commercial.

The existing buildings on the site, as well as several on the neighboring properties both west and east of the site on Sahara Ave contain elements of "Spanish mission" style architecture such as arched openings, rough stucco walls and large clay tile roofs. It was property owner's vision to use similar design elements for the proposed restaurant to conform to the predominant theme of the neighborhood. Please refer to the attached plans accompanying this application.

Architectural plans depict a single story restaurant on the corner of Sahara Ave. and Richfield Blvd. The proposed location is within an existing parking lot. The portion of the existing parking lot to the north of the proposed building is re-designed to conform to the city's parking landscape standards and to provide more shaded and attractively landscaped parking.

A new one way (exit only) drive is proposed to Richfield Blvd. for the convenience of the restaurant and drive-through customers who may need to take an East-bound direction on Sahara Ave upon exiting the site. The one way drive is proposed due to the proximity to an existing large pine tree which is to be preserved, and in order to locate any new impermeable surface as far away from the tree as possible.

The street landscaping on both Sahara Ave. and Richfield Blvd. is existing and in excellent condition. It contains mature large trees, palm trees and desert landscaping and is proposed to remain as is.

Parking is sufficient on the site for both the existing and proposed uses. Also, the proposed restaurant peak parking times will differ from office-dominated site. In addition some restaurant customers will walk from the adjacent offices, thus further reducing parking need.

As you can see, the applicant has made a considerable effort to work with the property and stylistic nature of the neighborhood. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development.

We appreciate your assistance in moving forward with this proposed project. Please refer to the site & landscape plan, floor plans and elevations dated 12-1-11 and 1-12-12 that accompany this letter.

Sincerely,

1-12-12

Kastytis Cechavicius, NCARB date
Principal
DesignCell, LLC

RECEIVED
JAN 12 2012
City of Las Vegas
Department of Planning

SDR-44168
REVISED

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

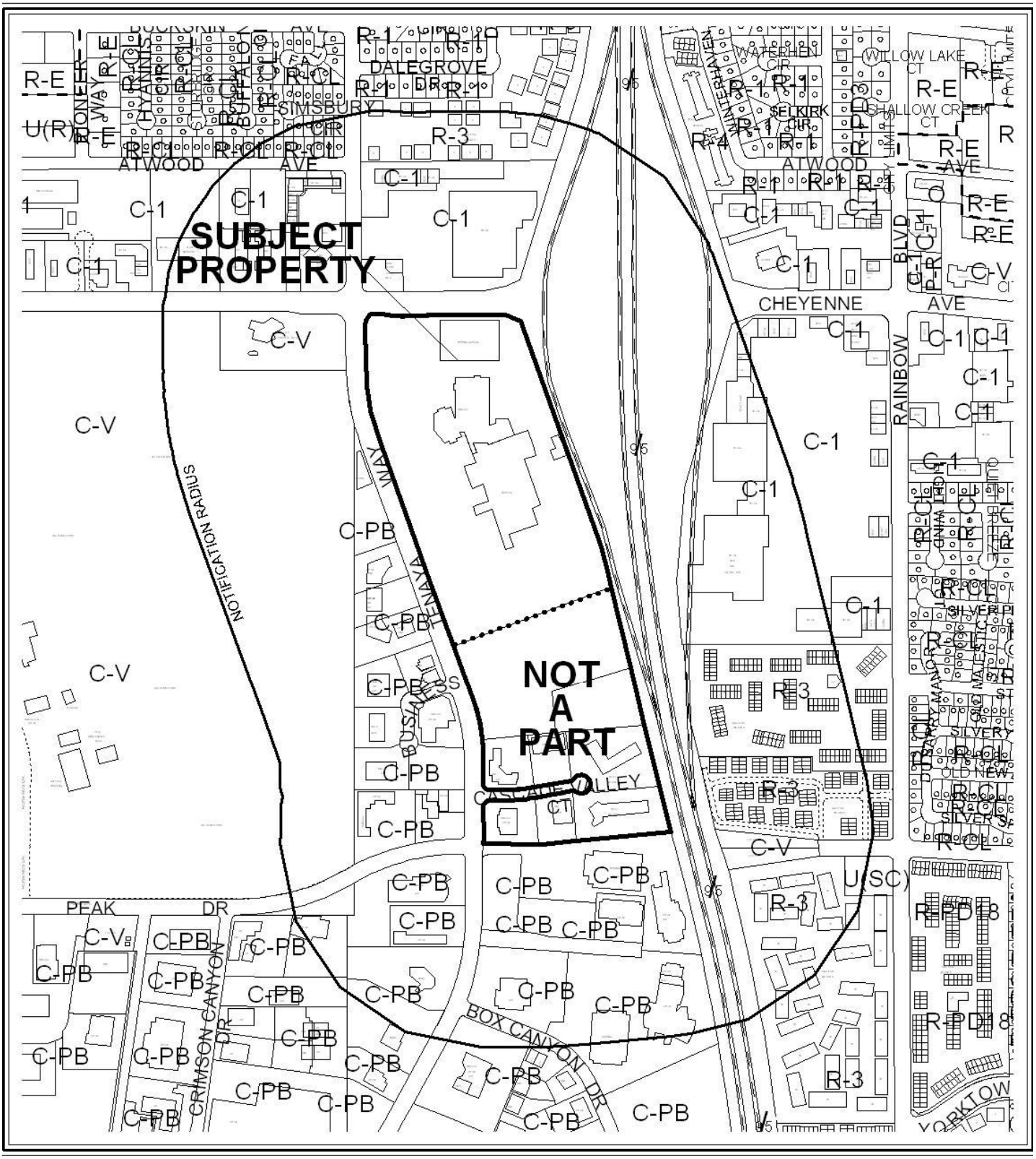
SUBJECT:
SDR-44337 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 59,555 SQUARE-FOOT, 32-BED EXPANSION TO AN EXISTING HOSPITAL on 28.10 acres at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/21/2012
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. Las Vegas Technology Center Architectural Review Committee Approval Letter
6. Justification Letter



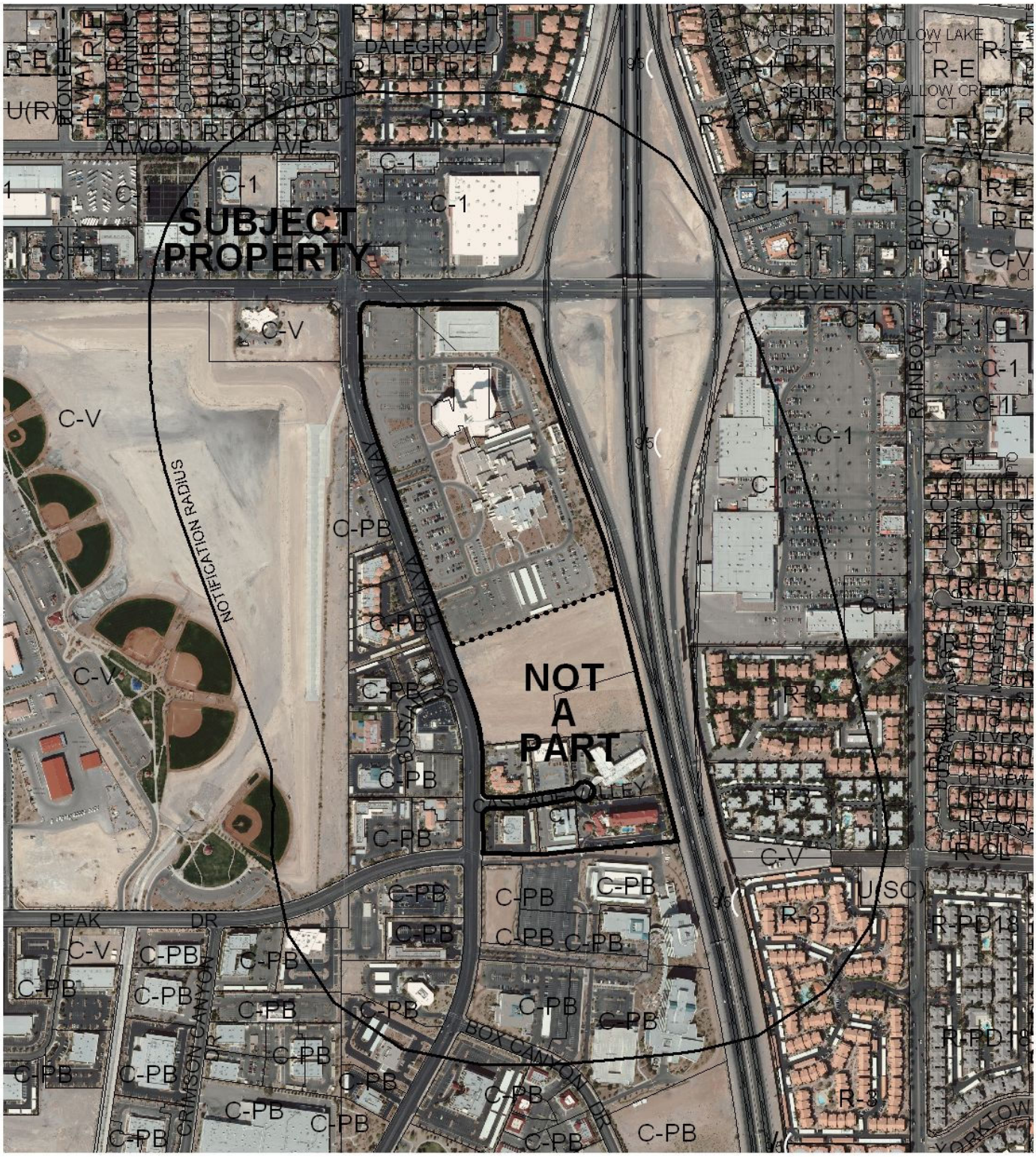
0 400 800 Feet

CASE: **SDR-44337**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N



0 400 800 Feet

CASE: **SDR-44337**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-44337	Staff recommends APPROVAL, subject to conditions:	N/A

SDR-44337 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 elevations date stamped 01/12/12, except as amended by conditions herein.

3. 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 01/12/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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. 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.

12. 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.

13. Site development to comply with all previously approved conditions of approval for Z-68-85(15), SDR-40551 and all other applicable site-related actions.

Staff Report Page One
February 14, 2012 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This Site Development Plan Review is for a proposed 59,465 square-foot, multilevel expansion that will provide 32 beds, with the anticipated addition of 32 more beds, to an existing five-story, 331,967 square-foot Hospital complex. The expansion consists of minor improvements to the first floor, the addition of a 25,500 square-foot second and third level, with levels four and five consisting of mechanical and ventilation space. This development is located at 3100 North Tenaya Way, on 28.10 acres, within the Las Vegas Technology Center. The proposed development is consistent in appearance and massing with the existing Hospital site. Staff recommends approval of the requested Site Development Plan Review. If denied, the applicant would not be allowed to construct the proposed addition.

ISSUES

- All entitlements are to include the anticipated addition of 32 beds. Parking and loading is satisfactorily met at this time for the total addition of 64 hospital beds.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/20/85	The City Council approved a Rezoning to C-PB (Planned Business Park) zoning for this site as part of a larger request (Z-0068-85). The Planning Commission recommended approval.
08/03/94	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-68-85(13)] of a proposed six-story medical office building on property located on the southeast corner of Cheyenne Avenue and Tenaya Way.
10/19/94	The City Council approved a Plot Plan and Building Elevation Review [Z-0068-85(15)] for the existing hospital on this site. The Planning Commission recommended approval.
11/22/94	The Board of Zoning Adjustment denied a request for a Variance (V-155-94) to allow a Heliport in conjunction with a proposed hospital, where such use is not allowed.
03/22/99	The City Council approved a request for a Site Development Plan Review [Z-68-85(50)] for an 89,301 square-foot expansion to an existing 198,615 square foot Hospital on property located at 3100 North Tenaya Way. The Planning Commission recommended approval.

08/21/02	The City Council approved a Site Development Plan Review [Z-0068-85(64)] for a Parking Lot Addition and a reduction in the amount of perimeter and parking lot landscaping for the existing hospital. The Planning Commission recommended approval.
11/20/03	The Planning & Development Department approved a request for a Minor Site Development Plan Review (SDR-3200) to add a 5th floor with 36 beds to an existing Hospital on 28.1 acres at 3100 North Tenaya Way.
01/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3273) for a proposed 220,000 square-foot, four-story Parking Structure at 3100 North Tenaya Way.
03/16/11	The City Council approved a request for a Site Development Plan Review (SDR-40551) and Special Use Permit (SUP-40552) for a proposed 33,717 square-foot, 12-bed expansion and Helipad use in conjunction with an existing Hospital on 28.10 acres at 3100 North Tenaya Way. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/19/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/23/11	Plan Check #413717 was approved for a helipad, a 33,717 square-foot addition and interior tenant improvements for an existing Hospital.
11/23/11	A sign permit (#201089) was issued for a 43 square-foot wall sign at 3100 North Tenaya Way.
12/15/11	A building permit (#200760) was issued for 127 covered parking spaces.

Pre-Application Meeting	
01/05/12	A pre-application meeting was held with staff to discuss the requirements for submitting a Site Development Plan review for an approximate 60,000 square-foot expansion of an existing Hospital.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
01/11/12	Staff conducted a field check and found the portion of the site under review is currently under extensive construction. Site access is limited due to the construction zones and priority access given for emergency vehicles;

	however, all parking and access to the hospital is adequately provided.

Details of Application Request	
Site Area	
Net Acres	28.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hospital	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Right-of-Way (US-95)	Right-of-Way (US-95)	Right-of-Way (US-95)
West	Brew Pub/Tavern	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master Plan Areas	***Yes***	***No***	***Compliance***
Master Plan Area			
Las Vegas Technology Center	X		Y
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	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***	***Proposed***	***Compliance***
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	173 Feet	Y
• Corner	20 Feet	280 Feet	Y
• Rear	15 Feet	325 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	Six Stories/100 Feet	64 Feet	Y

Mech. Equipment	Screened	Screened	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	
Hospital (Existing)	247 Beds	1.5 spaces per bed	371				
Hospital (Proposed)	64 Beds	1.5 spaces per bed	96				
Medical Office (Existing)	1:200 SF for first 2,000 SF w/1:175 SF for remaining GFA	198,064 SF	1,131				
TOTAL SPACES REQUIRED			1,598		2,061		Y
Regular and Handicap Spaces Required			1,566	32	1,944	117	Y

ANALYSIS

The proposed expansion is within a Hospital located in the Las Vegas Technology Center, and has received approval from the Architectural Review Committee on 01/18/12. The proposed multi-level, 59,465 square-foot additions will remain within the building footprint of the existing 331,967 square-foot Hospital and will expand the existing use by providing more hospital beds.

The scope of work consists of the following: 824 square feet of minor interior improvements to the first floor; the addition of a 25,505 square-foot second floor with 32 hospital beds; the addition of 25,510 square-foot third floor that features a classroom and shell space for 32 additional hospital beds in the future; and 7,626 square-foot mechanical and equipment penthouse located on the fourth floor with additional ventilation space called out at the fifth floor. The modifications to the building façade are to appear seamless with the existing materials and aesthetics and will not affect site circulation. The building elevations are stepped-back and do not increase the overall height of the building. There are no anticipated changes to the site landscaping as well.

The required parking for a Hospital, per Title 19.12, is 1.5 spaces per bed. The applicant is proposing to add 32 beds at this time, with an additional 32 beds to be placed within the third level shell space later. The total required parking for both the proposed 32 beds and the anticipated 32 beds is 96 spaces, bringing the total required parking demand for the hospital to 1,598 parking spaces. The hospital currently provides 2,061 parking spaces by means of surface parking lots and a four-level parking garage.

The proposal is compatible with the surrounding development, complies with the Las Vegas Technology Center, and is providing additional medical resources to an area of the city that has seen a rise in the demand for hospital space. Therefore, staff recommends approval of this review.

FINDINGS (SDR-44337)

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 multi-level, 59,465 square-foot addition to the existing five-story Hospital is compatible with the existing structures and surrounding area. The applicant proposes to add 32 beds to the existing Hospital entitlement for 247 beds, with an additional 32 beds to be added in level three at a later date.

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 LI/R (Light Industry/Research) land use, the C-PB (Planned Business Park) zoning district development standards and the Las Vegas Technology Center Design and Development Standards. The applicant has received approval from the Las Vegas Technology Center Architectural Review Committee on 01/18/12.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided from multiple driveways along Stella Lane. The proposed addition will generate only negligible amounts of additional traffic for adjacent roadways or neighborhood traffic, as there are not substantial modifications to the existing site.

4. **Building and landscape materials are appropriate for the area and for the City;**

   There are no proposed changes to the existing landscaping, with exception to a minor reworking of a parking median that remains in compliance with the Title 19.08 requirements. The proposed building materials are consistent in finish and color with the existing hospital.

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 building elevations and selected materials for the proposed addition are consistent in appearance with the existing hospital facade. The proposed addition has also received approval from the Las Vegas Technology Center Architectural Review Committee on 01/18/12.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The applicant is required to obtain all necessary building permits and inspections for the proposed addition as required by the Department of Building and Safety to ensure the public health, safety and general welfare are secured.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 227

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44337** APN: _____

Name of Property Owner: Sunrise MountainView Hospital, Inc.

Name of Applicant: Sunrise MountainView Hospital, Inc. (Joseph [JD] Melchiode, COO)

Name of Representative: Littlejohn Engineering Associates (Brad Lipsey, Project Manager)

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: Sam Hazen

Print Name: Sam Hazen

Subscribed and sworn before me

This 13th day of January, 2012

Bobbie C. Stelle

Notary Public in and for said County and State

BOBBIE C. STELLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 15, 2014

RECEIVED JAN 12 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 3100 North Tenaya Way

Project Name MountainVew Hospital Building Addition **Proposed Use** Hospital

Assessor's Parcel #(s) 138-15-510-005 **Ward #** 1-Tarkanian

General Plan: existing LI/R proposed LI/R **Zoning:** existing C-PB proposed C-PB

Commercial Square Footage 596,652 **Floor Area Ratio**

Gross Acres 28.02+/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Sunrise MountainView Hospital **Contact** Joseph (JD) Melchiode

Address 3100 N Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealthcare.com

APPLICANT Sunrise MountainView Hospital **Contact** Joseph (JD) Melchiode

Address 3100 N Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address joseph.melchiode@hcahealthcare.com

REPRESENTATIVE Littlejohn Engineering Associates **Contact** Brad Lipsey

Address 1935 21st Avenue South **Phone:** (615) 385-4144 **Fax:** (615) 385-4020

City Nashville **State** TN **Zip** 37212

E-mail Address blipsey@leainc.com

Property Owner Signature* James M. Hazen

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Sam Hazen

Subscribed and sworn before me

This 13th day of January, 20 12.

Bobbie C Stelle

Notary Public in and for said County and State

BOBBIE C. STELLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 15, 2014

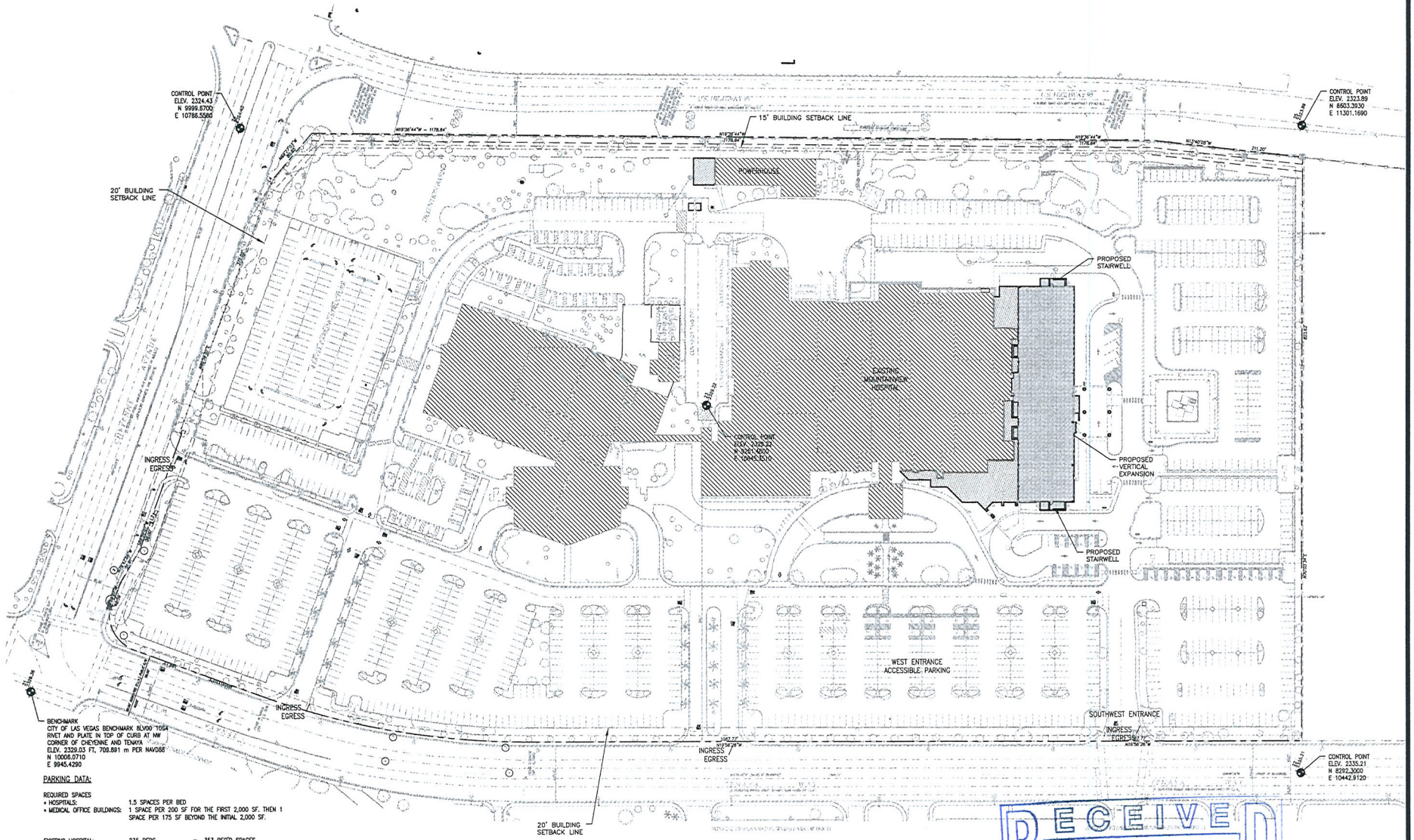
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44337
Meeting Date:	2/14/12
Total Fee:	$1630.00
Date Received:*	1/12/12
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



BENCHMARK
CITY OF LAS VEGAS BENCHMARK 8LV00 1054
RIVET AND PLATE IN TOP OF CURB AT NW
CORNER OF CHEYENNE AND TENAYA
ELEV. 2329.03 FT, 709.891 m PER NAVD88
N 10006.0710
E 9945.4290

PARKING DATA:

REQUIRED SPACES
- HOSPITALS: 1.5 SPACES PER BED
- MEDICAL OFFICE BUILDINGS: 1 SPACE PER 200 SF FOR THE FIRST 2,000 SF. THEN 1 SPACE PER 175 SF BEYOND THE INITIAL 2,000 SF.

EXISTING HOSPITAL:	235 BEDS	=	353 REQ'D SPACES
EXISTING MOB:	198,064 SF	=	1131 REQ'D SPACES
CURRENT CONSTRUCTION:	12 BEDS	=	18 REQ'D SPACES
PROPOSED ADDITION:	32 BEDS	=	48 REQ'D SPACES
FUTURE BUILD-OUT:	32 BEDS	=	48 REQ'D SPACES
		=	1,598 TOTAL REQUIRED SPACES

EXISTING PARKING
STANDARD: 2,028 SPACES
ACCESSIBLE: 133 SPACES
= 2,161 TOTAL EXISTING SPACES

PROPOSED PARKING
STANDARD: 1,944 SPACES
ACCESSIBLE: 117 SPACES
= 2,061 TOTAL PROPOSED SPACES

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

OVERALL SITE LAYOUT PLAN

GRAPHIC SCALE

MOUNTAIN VIEW HOSPITAL
EMERGENCY & ICU DEPARTMENT ADDITIONS and INTERIOR RENOVATIONS

LAS VEGAS, NEVADA

OVERALL SITE LAYOUT PLAN

Job Number 07131.00
Date 06.30.2011
Drawn By
Checked By
Revisions
6/30/2011

OWNER / DEVELOPER
SUNRISE MOUNTAINVIEW HOSPITAL
3100 N TENAYA WAY
LAS VEGAS, NV 89128
P: (702) 225-5065

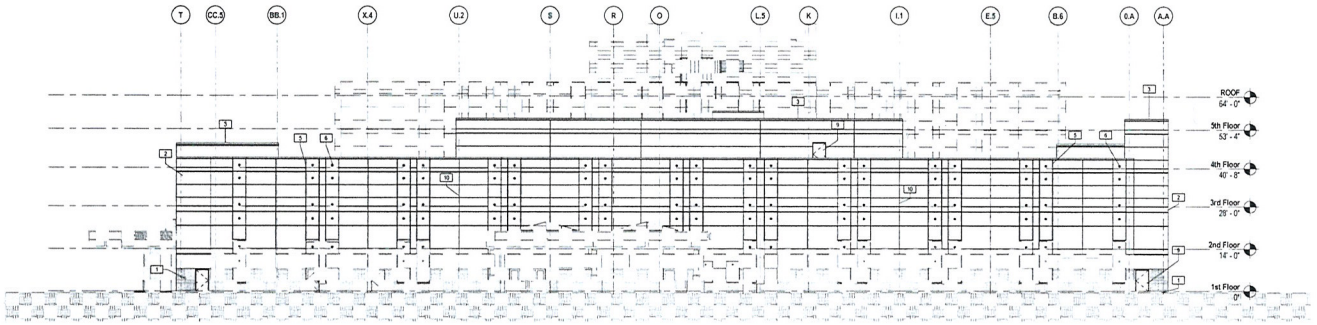
LITTLEJOHN ENGINEERING ASSOCIATES
1155 SUTT AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.6444 F 615.385.6820 WWW.LEAINC.COM

EXPIRATION DATE: 12/31/2011

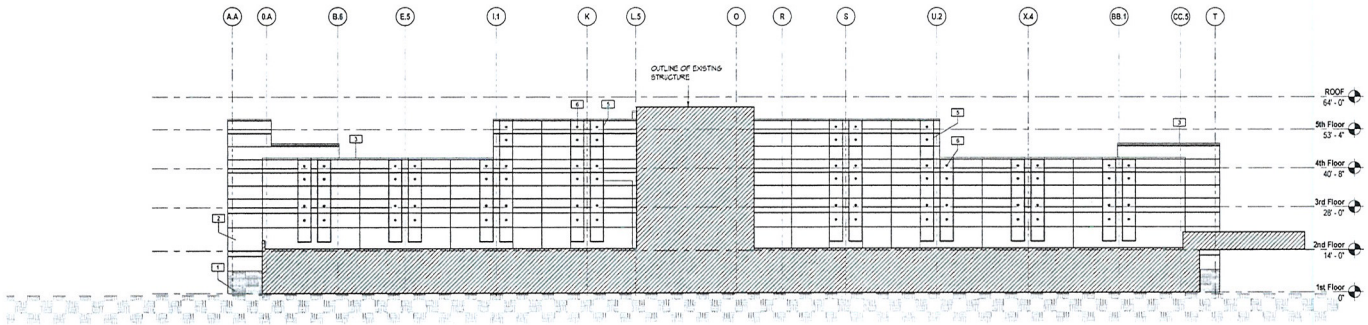
LEA PROJECT IDENTIFICATION # 29187
Sheet Number
C5.0

SDR-44337

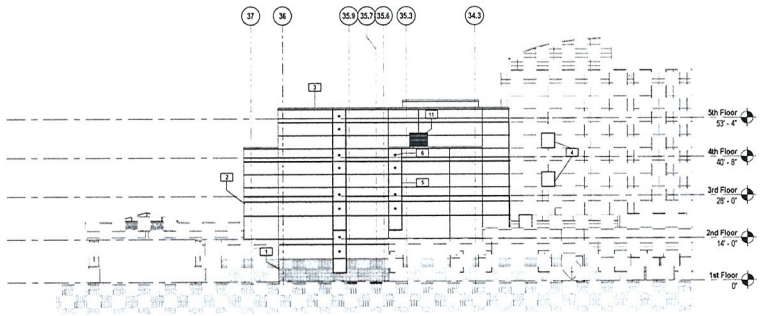
W:\projects\2009\29187\dwg\Construction\Exhibits\2012-01-11_City Submittal Exhibit.dwg-C5.0-LAY Jan 11, 2012 - 4:24pm ghuddleston



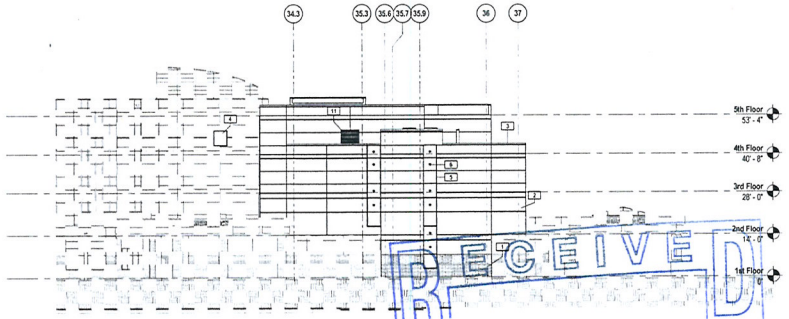
1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

ELEVATION KEYNOTES	
1	ARRISCRAFT STONE. SEE DETAILS FOR SIZES & PROFILES. COLOR TO MATCH EXISTING
2	E.I.F.S. - COLOR TO MATCH EXISTING
3	ALL SCREEN & PARAPET WALLS TO BE CAPPED WITH A CONTINOUS METAL COPING. REFER TO WALL SECTIONS & DETAILS FOR LOCATIONS. COLOR IS TO BE SELECTED BY THE ARCHITECT.
4	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS.
5	ALUMINUM CURTAINWALL SYSTEM WITH INSULATED GLAZING. SEE WALL SECTIONS & SPECS.
6	SPANDREL GLAZING INDICATED WITH DOT AS SHOWN.
7	FINAL LOCATION OF ROOF SCUPPER IS TO BE COORDINATED WITH EXTERIOR FINISH SYSTEM. REFER TO ROOF PLAN & DETAILS FOR MORE DETAILED INFORMATION.
8	ALL EXTERIOR HOLLOW METAL DOORS & FRAMES ARE TO BE PAINTED TO MATCH THE FINISH COLOR OF THE ADJACENT EXTERIOR WALL UNIO.
9	ALL EXTERIOR SIGNAGE SHOWN IN ELEVATION IS STRICTLY FOR REFERNCE PURPOSES ONLY.
10	3/4" AESTHETIC "V" JOINT
11	EXTERIOR HVAC INTAKE LOUVER. SEE MECHANICAL DRAWINGS & SPECS.

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions

No.	Date	Description

Issue Description	FOR REFERENCE ONLY
Issue Date	12-22-2011
Project No	07131.10
Drawn By	GKS
Checked By	JB

Drawing Title

EXTERIOR ELEVATIONS

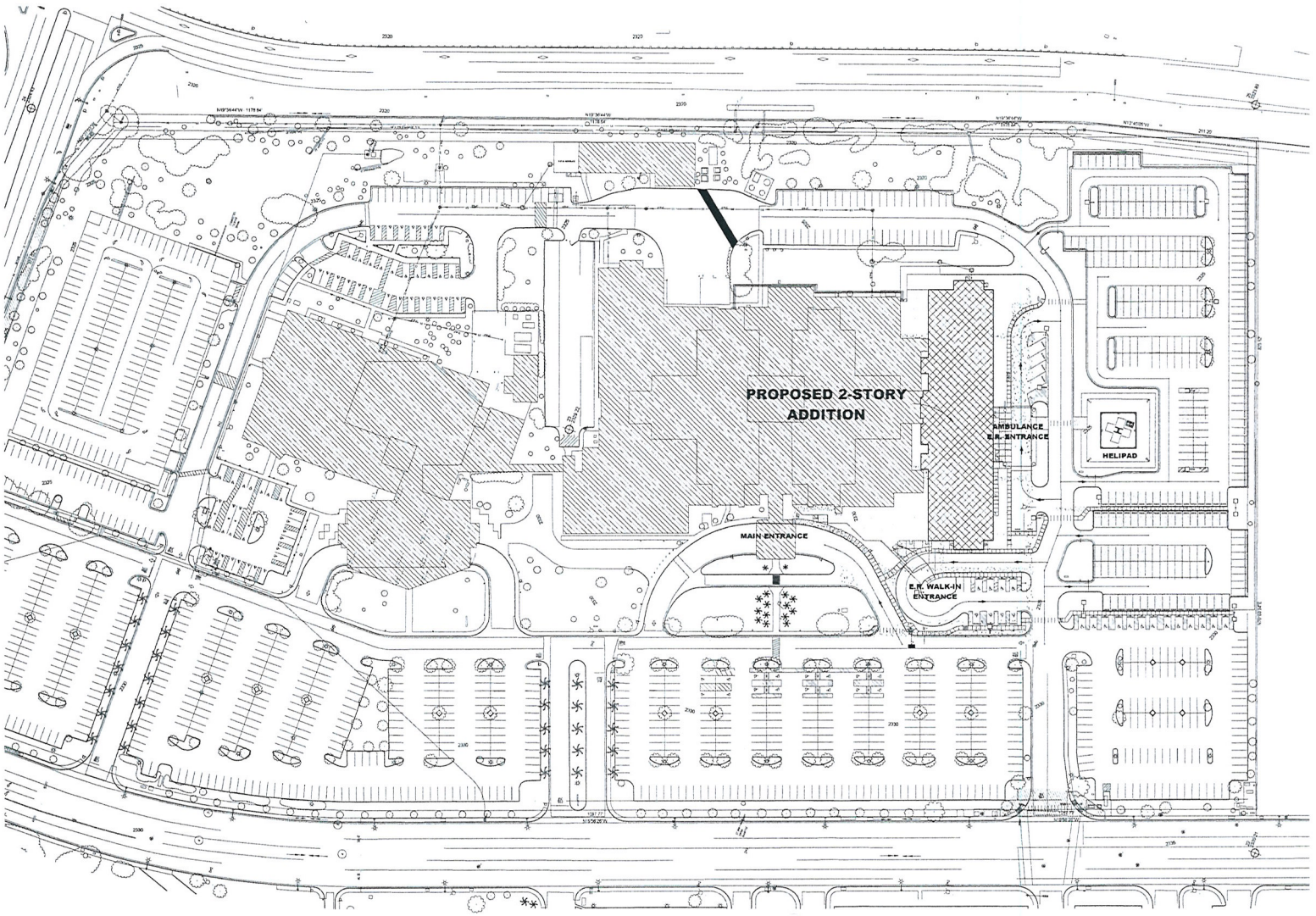
Sheet Number

A2.01

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR REFERENCE ONLY

SDR-44337



ARCHITECTURAL SITE PLAN

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-44337

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions

No.	Date	Description

Issue Description

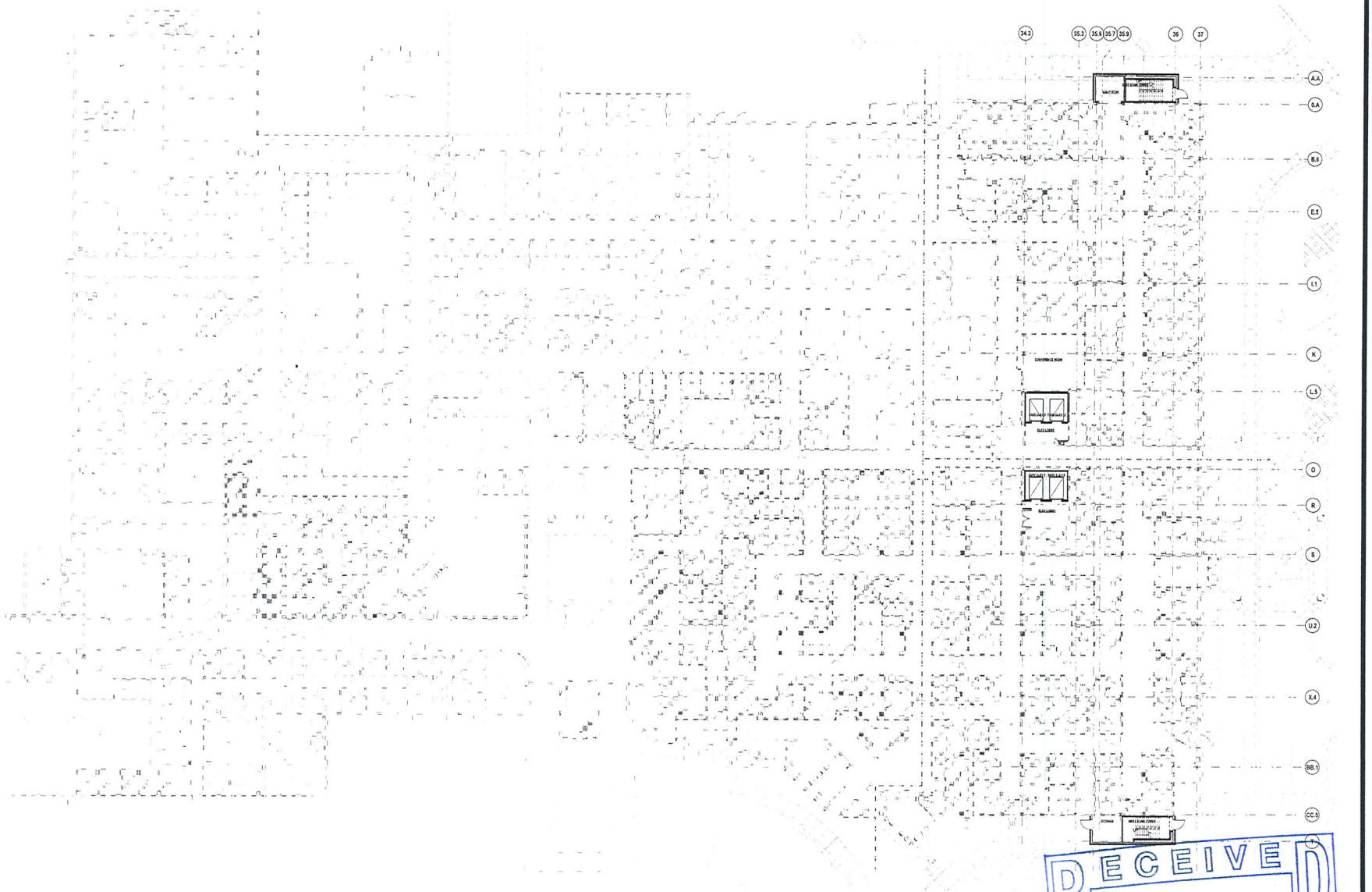
Issue Date	12-22-2011
Project No	07131.10
Drawn By Author	Checked By Checker

Drawing Title

ARCHITECTURAL SITE PLAN

Sheet Number

A1.00



1ST FLOOR PLAN - ORIENTATION

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions

No.	Date	Description

Issue Description

Issue Date	12-22-2011
Project No	07131.10
Drawn By GKS	Checked By JB

Drawing Title

FIRST FLOOR ORIENTATION

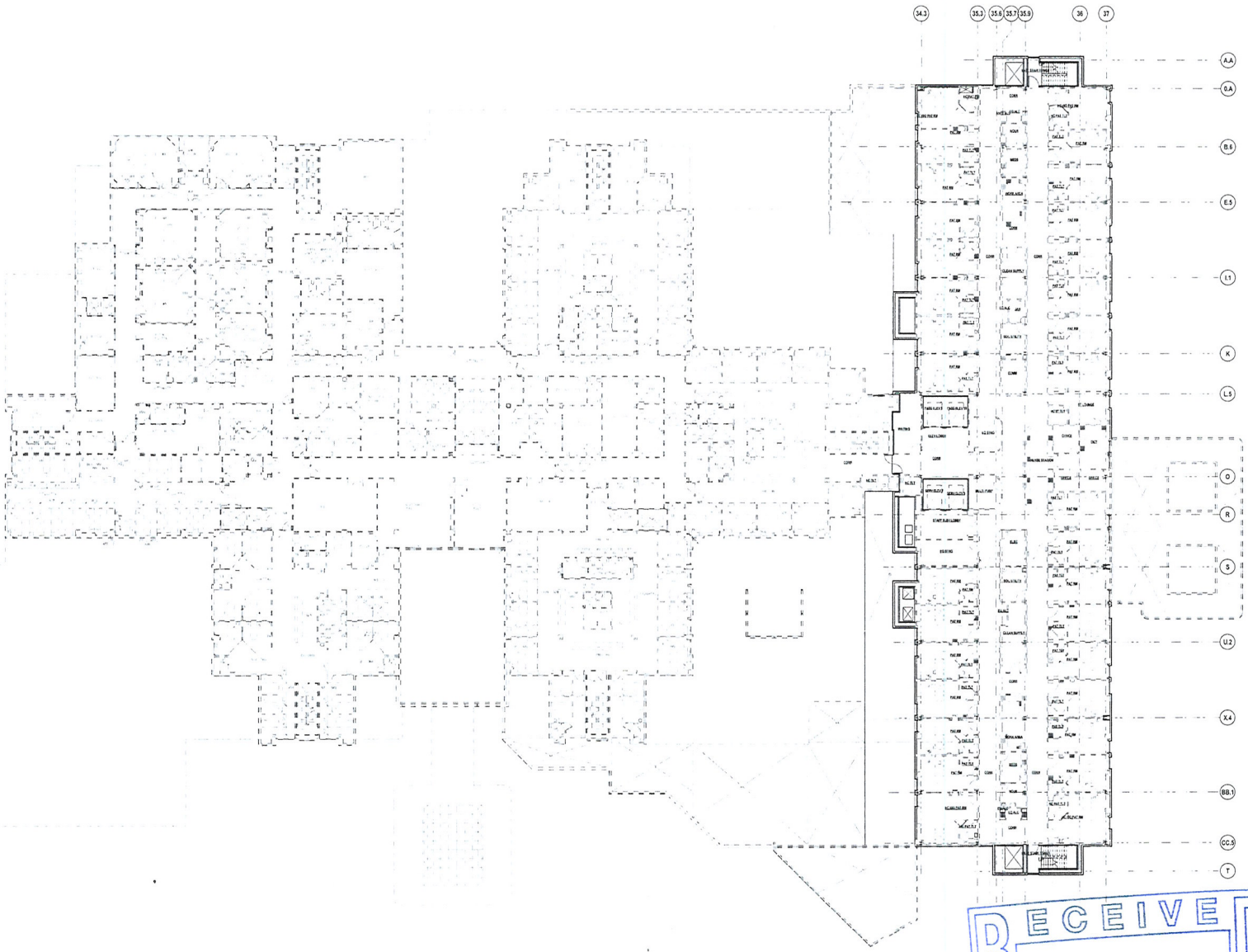
Sheet Number

A1.01

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR REFERENCE ONLY

SDR-44337



2ND FLOOR PLAN - ORIENTATION

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR REFERENCE ONLY

SDR-44337

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions

No.	Date	Description

Issue Description	FOR REFERENCE ONLY
Issue Date	12-22-2011
Project No	07131.10
Drawn By GKS	Checked By JB

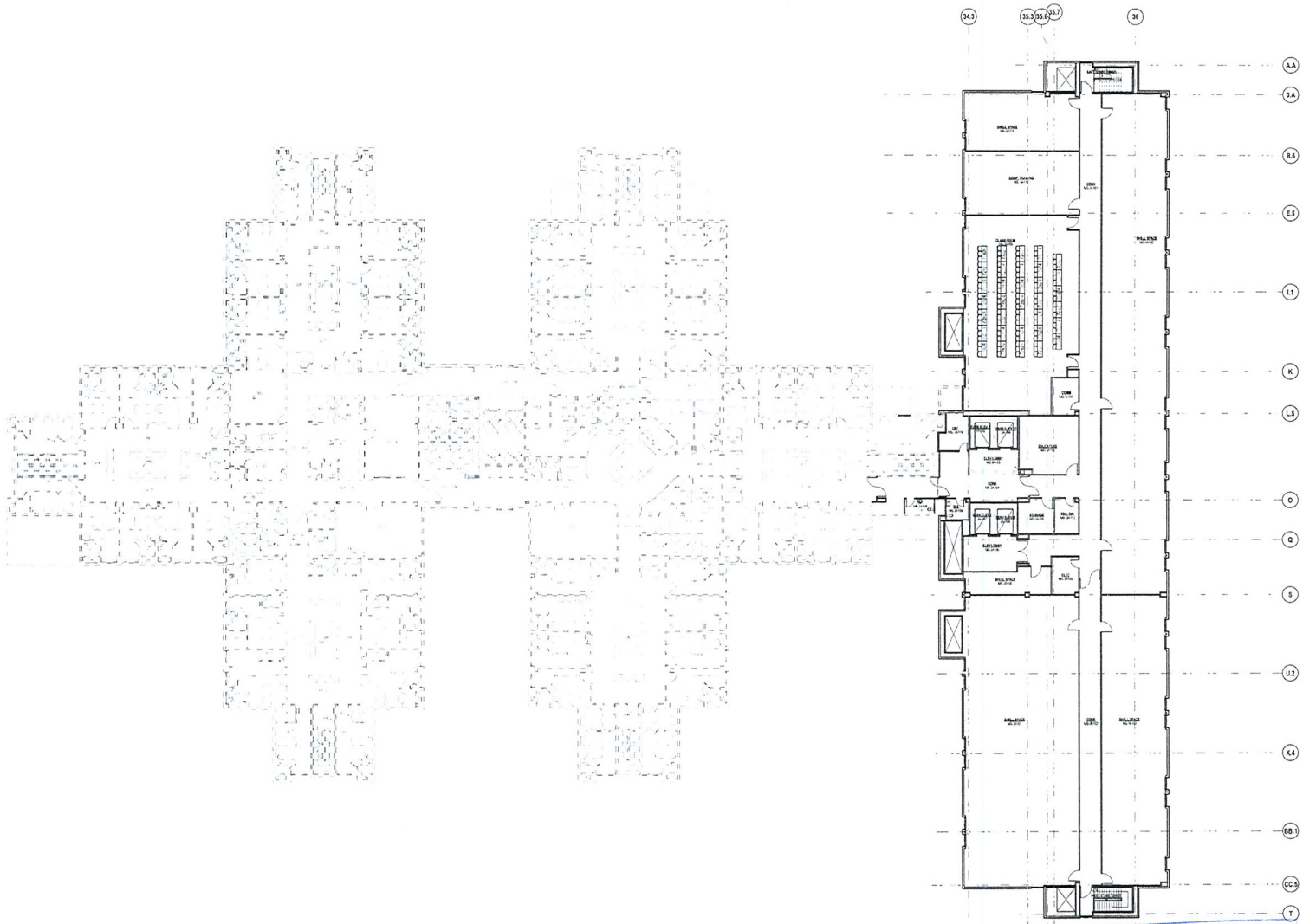
Drawing Title

SECOND FLOOR ORIENTATION

Sheet Number

A1.02

FUTURE SHELL BUILDOUT - 32 PATIENT BEDS OR OTHER HOSPITAL USE.



3RD FLOOR PLAN - ORIENTATION

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions △

No.	Date	Description

Issue Description	FOR REFERENCE ONLY
Issue Date	1-5-2012
Project No	07131.10
Drawn By GKS	Checked By JB

Drawing Title

THIRD FLOOR ORIENTATION

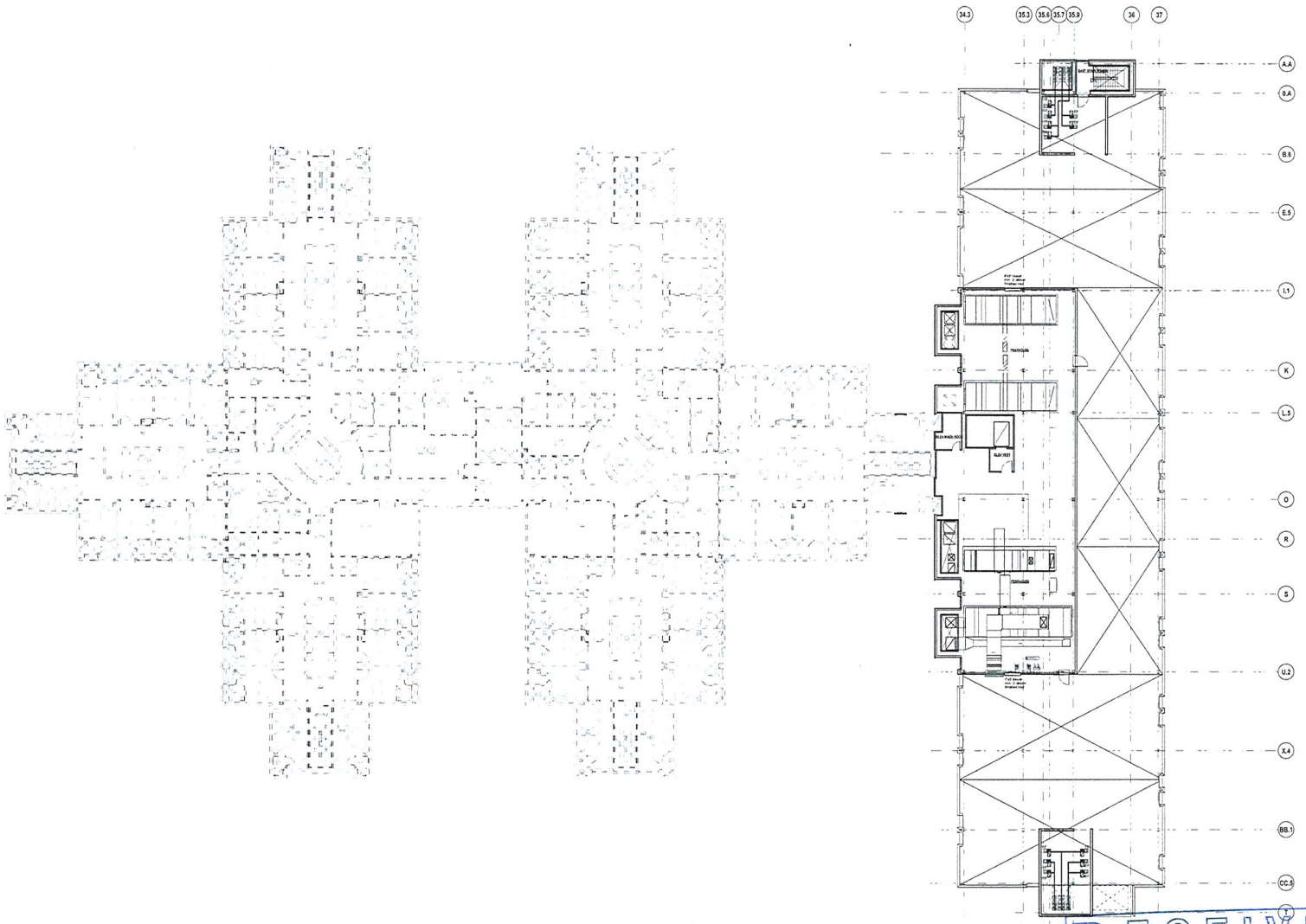
Sheet Number

A1.03

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR REFERENCE ONLY

SDR-44337



4TH FLOOR PLAN - ORIENTATION

RECEIVED
JAN 12 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

FOR REFERENCE ONLY

SDR-44337

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions △

No.	Date	Description

Issue Description

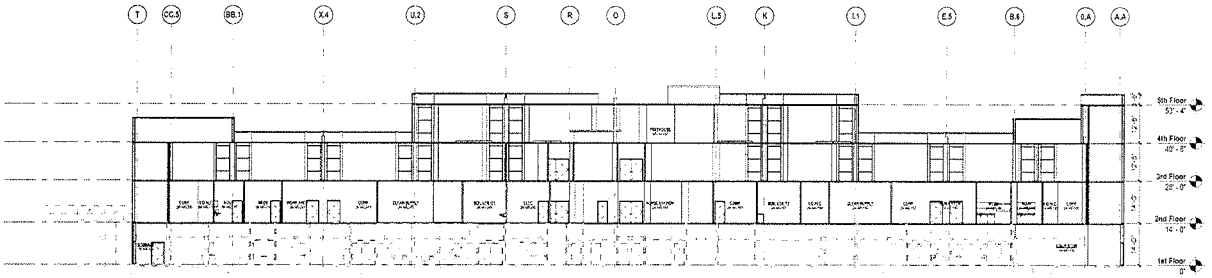
Issue Date	12-22-2011
Project No	07131.10
Drawn By GKS	Checked By JB

Drawing Title

FOURTH FLOOR ORIENTATION

Sheet Number

A1.04



1 BUILDING SECTION

ESa
Earl Swensson Associates, Inc.
richard l. miller architect
2100 West End Avenue Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement is subject to legal action.
© Earl Swensson Associates, Inc. 2010

Seals

MountainView Hospital
Early Release Steel Package for a Two Story Addition and Interior Renovations

LAS VEGAS, NEVADA

Revisions

No.	Date	Description

Issue Description

Issue Date	12-22-2011
Project No	07131.10
Drawn By Author	Checked By Checker

Drawing Title

BUILDING SECTION

Sheet Number

A3.51

SDR-44337



RECEIVED
JAN 12 2012

Exterior Perspective

Mountain View Hospital

Emergency Department, ICU Addition and Renovation

January 10, 2012

SDR-44337

MOU

SDR 44337
Sunrise Mountainview Hospital, Inc.

3100 N Tenaya Way

Proposed 59.555 thousand square foot hospital addition.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOSPITAL [1000 SF]	59.555	17.57	1,046
AM Peak Hour			1.20	71
PM Peak Hour			1.18	70

Existing traffic on all nearby streets:

Tenaya Way

Average Daily Traffic (ADT)	21,088
PM Peak Hour	1,687
(heaviest 60 minutes)	

Cheyenne Ave.

Average Daily Traffic (ADT)	42,300
PM Peak Hour	3,384
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Tenaya Way	34,500
Cheyenne Ave.	51,800

This project will add approximately 1,046 trips per day on Tenaya Way and Cheyenne Avenue. Tenaya is currently at about 61 percent of capacity and Cheyenne is at about 82 percent of capacity. After this project is added, Tenaya is expected to be at about 64 percent of capacity and Cheyenne to be at about 84 percent of capacity.

Based on Peak Hour use, this development will add roughly 71 additional cars into the area, which works out to a little over one every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-44337 - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

01/10/12



SDR-44337 - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

01/10/12



SDR-44337 - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

01/10/12

SSA ARCHITECTURE
Small Studio Associates, LLC.
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103-5341
702.8731718 702.8731726 fax
www.smallstudioassociates.com

01/18/2012

To: Brad Lipsey & George Huddleston
Littlejohn Engineering Associates
1935 21st Avenue South, Nashville, TN 37212
T: 615-385-4144 / D: 615-324-3952

Re: Mountainview Medical Center

Via: Email blipsey@leainc.com
ghuddleston@leainc.com

Dear Mr. Lipsey & Mr. Huddleston,

The Architectural Review Committee of the Las Vegas Technology Center has discussed your proposed addition to the existing Mountainview Hospital site. The ARC Board voted to support your project. We have attached the correspondence that you provided in order to attain that support. That information is a part of this support letter. You must include the attached pages with our support letter for the support letter to be valid. If your design changes materially from what is shown on those drawings then you must come back to the board for another review. At this time the board feels that this project, as shown, is in the best interest of the public and the property owners.

The support is for the construction excluding signage as no signage work was indicated.

Thank you for your cooperation in this matter.

Representing the Board,

Ken Small AIA
CC: Managers & Board

RECEIVED
JAN 18 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
SDR-44337
REVISED

LITTLEJOHN ENGINEERING ASSOCIATES

January 11, 2012

City of Las Vegas
Planning & Development
731 South Forth Street
Las Vegas, Nevada 89101

RE: Mountainview Hospital Building Addition
Justification Letter

To Whom It May Concern:

Mountainview Hospital is an existing facility with 247 beds and approximately 198,000 square feet of medical office space. The proposed vertical expansion of the hospital will add 32 beds as well as shell space for 32 more future beds. The only impacts this project will have to the site will be the addition of two stairwells, day lighting on the east and west sides of the current hospital addition.

As a result of this project, the site will still have a parking surplus, as related to code requirements. Please see the parking tabulation on the submitted sheet C5.0 for more details.

As coordinated with Mike Howe, we have submitted this project to Technology Center Architectural review board for review and approval. Typically their approval letter is required at the time of submission, but due to extenuating circumstances, Mike and the planning staff have allowed us to proceed with submittal. The Tech Park approval letter will be submitted upon acceptance.

Please feel free to call (615-385-4144) or e-mail (blipsey@leainc.com) me should you have any questions or concerns.

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

Brad Lipsey

Brad Lipsey, Project Manager

RECEIVED
JAN 12 2012

1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020

Nashville | Chattanooga | Decatur | Tri-Cities

www.leainc.com

Engineering
Planning
Landscape Architecture
Land Surveying
Environmental Services
Health and Safety

SDR-44337

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 14, 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