



PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS • 495 SOUTH MAIN STREET • 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)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Vicki Quinn, Chair
Gus W. Flangas, Vice Chair
Byron Goynes
Richard Truesdell
Todd L. Moody
Trinity Haven Schlottman
Richard P. Bonar

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.

October 9, 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, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

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 SEPTEMBER 11, 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.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. TMP-44706 - TENTATIVE MAP - PUBLIC HEARING - EL CAMPO GRANDE/RAINBOW - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a Tentative Map FOR A 36-LOT SINGLE FAMILY SUBDIVISION on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).
8. VAR-45261 - VARIANCE RELATED TO TMP-44706 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a Variance TO ALLOW A 1,121-FOOT RESIDENTIAL BLOCK LENGTH WHERE THE MAXIMUM ALLOWED IS 660 FEET on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

PUBLIC HEARING ITEMS

9. GPA-46565- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Trails Element and revise the 2020 Master Plan; All Wards.
10. VAR-45953 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), Ward 6 (Ross).
11. WVR-45954 - WAIVER RELATED TO VAR-45953 - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN INTERSECTIONS FROM 220 FEET TO 185 FEET on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), Ward 6 (Ross).
12. SUP-45392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).
13. SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).
14. SUP-46542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SWAG ANTIQUES, LLC - OWNER: GARCES VENTURE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,313 SQUARE-FOOT SECONDHAND DEALER USE at 630 South Las Vegas Boulevard (APN 139-34-311-140), C-2 (General Commercial) Zone, Ward 3 (Coffin).
15. SUP-46572 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE at the southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).

16. SUP-46573 - SPECIAL USE PERMIT RELATED TO SUP-46572 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at the southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).
17. SDR-46570 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-46572 AND SUP-46573 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 121,800 SQUARE-FOOT PRIVATE SCHOOL on 10.0 acres at the southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).
18. SUP-46576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIGHTS OUT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,772 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF REQUIRED DISTANCE SEPERATION TO ALLOW ZERO FEET FROM A SIMILAR USE, 1,240 FEET FROM A CHURCH AND 1,340 FEET FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED FROM EACH at 450 Fremont Street, Suite #135 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).
19. SUP-46543 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHANTHY A. WALSH - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,287 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #165 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers).
20. SUP-46569 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROJECT M, LLC - OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,320 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 100 South 6th Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow).

CITIZENS PARTICIPATION:

21. 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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF OCTOBER 9, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF OCTOBER 9, 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



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF OCTOBER 9, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING
COMMISSION MEETING OF SEPTEMBER 11, 2012



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 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.



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

TMP-44706 - TENTATIVE MAP - PUBLIC HEARING - EL CAMPO GRANDE/RAINBOW -
APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible
action on a request for a Tentative Map FOR A 36-LOT SINGLE FAMILY SUBDIVISION on
11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-
401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - TMP-44706 and VAR-45261
2. Conditions and Staff Report - TMP-44706 and VAR-45261
3. Supporting Documentation
4. Photos - TMP-44706 and VAR-45261
5. Justification Letter - TMP-44706 and VAR-45261



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44706** APN: 125-26-401-001, 125-26-304-005 thru 008
125-26-401-002, 003 A

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, 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: Andrew Menlove

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 2012

Sandra L. Fexer

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) El Campo Grande/Rainbow
 Project Name El Campo Grande/Rainbow Proposed Use _____
 Assessor's Parcel #(s) 125-26-401-001, 125-26-304-005 thru 008 Ward # _____
 General Plan: existing R proposed RL Zoning: existing R-E proposed R-1
 Commercial Square Footage NA Floor Area Ratio NA
 Gross Acres 11.7 Lots/Units _____ Density 5.49 du/ac
 Additional Information _____

PROPERTY OWNER RMB Real Estate, LLC Contact Andrew Menlove
 Address 6750 Via Austi Pkwy #250 Phone: 510-9221 Fax: _____
 City LAS VEGAS State NV Zip 89119
 E-mail Address amenlove@cmemail.com

APPLICANT DR Horton, Inc. Contact _____
 Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: _____
 City Henderson State Nevada Zip 89014
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

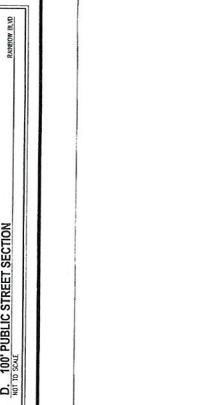
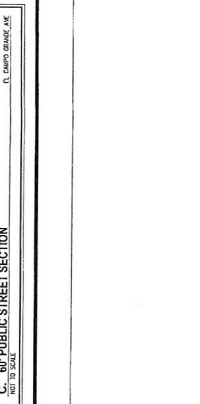
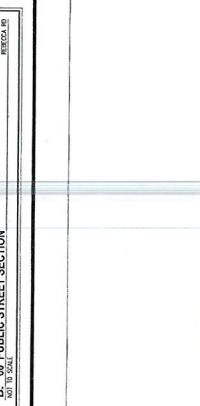
Case #	<u>TMP 44706</u>
Meeting Date:	<u>4-10-12 58.12</u>
Total Fee:	<u>1750.00</u>
Date Received:	<u>2-23-12</u>
Received By:	<u>[Signature]</u>

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

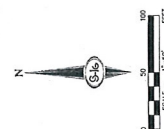
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EL CAMPO GRANDE/RAINBOW
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-26-304-005 THRU -008 & 125-26-401-001 THRU -003

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AUG 23 2012



CONNECTIVITY

(N)	NODES = 1
(L)	LINKS = 1
(L2)	LINKS PEDESTRIAN ACCESS (.5 LINK) = .5
	MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
	CONNECTIVITY RATIO = LINKS/NODES
	CONNECTIVITY RATIO = .5/.1
	CONNECTIVITY RATIO = 5.0

LEGEND

	BOUNDARY
	ROADWAY
	RIGHT-OF-WAY
	PROPERTY
	EDGE OF PAVEMENT
	EXISTING CENTERLINE

REVISED

DRH1112-000

August 23, 2012

Yorgo Kagafas
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

**SUBJECT: Justification Letter for a Tentative Map/Variance for El Campo Grande/
Rainbow (11.7 gross acres; 33 single family residential lots)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Tentative Map and a Variance for the subject site.

The subject site is located at the northeast corner of Rainbow Blvd and El Campo Grande Avenue. The Assessor's Parcel Numbers are 125-26-401-001, -002, -003, -304-005, -006, -007, and -008. The parcels are approximately 11.2 gross acres combined.

The project has been re-zoned Single Family Residential (R-1) per ZON-44705. The accompanying site plan/tentative map includes 33 residential lots on the 11.2 acres, which results in a density of 2.95 dwelling units per acre (du/ac). The minimum lot square footage would be 10,005 with a minimum lot width of 85 feet.

The proposed project will have a single non-gated entrance off of Rainbow Boulevard which will serve 20 residences, while 13 residences will front along El Campo Grande Avenue. The proposed internal street will be publically maintained. The single entrance from Rainbow Boulevard will limit the majority of the additional traffic to the arterial streets and discourage traffic through the rural developments. Fronting along El Campo Grande Avenue will serve as a traffic calming element for the proposed residences and for the existing residences on the south side of the street.

The project does have public water and sewer services with available capacity to serve the proposed development. The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

The proposed development is an "in-fill" piece of property that has existing residential development on all sides. With the adjacent developments, there are roadways that exist that can support the additional traffic counts that the proposed 33 additional lots would bring to the area. This project proposes to improve the adjacent public streets to City of Las Vegas standards.

The project meets the Title 19 connectivity requirement of 1.3. The summary of the calculations and findings can be found on the site plan.

Variance

- Title 19.04.130.A – Residential Subdivisions – Interior Block Requirements

Per the several neighborhood meetings that took place on this project, one of the main points with the surrounding residences was to limit traffic through El Campo Grande Avenue and Rebecca Road. To accomplish this, the proposed internal public street terminates in a cul-de-sac. This forces the internal 20 residences to utilize Rainbow Blvd as their only traffic connection to a major arterial versus exiting onto Rebecca Road and wrapping around El Campo Grande Avenue. The proposed cul-de-sac is 1,121 feet in length from Rainbow Blvd to the furthest point in the cul-de-sac. The site design does propose an emergency access out of the east end to satisfy City of Las Vegas Fire Department criteria. Per Title 19.04.130 'Residential Subdivisions', block lengths should be 330 to 660 feet. Since this roadway is dedicated as public and is over the code required length, this application is requesting a variance from this criterion. Additionally, the cul-de-sac length does not meet the RTC Blue Book maximum length of 500 feet, so a deviation of standards will be applied for through the City of Las Vegas Land Development Department. To assist in larger vehicle turn arounds, the site plan offers a mid-block turn around that has a radius of 40.5 feet.

Thank you for your consideration of these application requests. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Todd Steadham, P.E.
Associate

Cc:

Brad Burns, DR Horton

Matt Stark, DR Horton

Bob Gronauer, KCNV Law

Tabitha Fiddyment, KCNV Law

Chelsea Peltier, SHG

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-45261 - VARIANCE RELATED TO TMP-44706 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a Variance TO ALLOW A 1,121-FOOT RESIDENTIAL BLOCK LENGTH WHERE THE MAXIMUM ALLOWED IS 660 FEET on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45261** APN: 125-26-401-001, 125-26-304-005thru008

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, 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

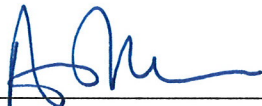
☒ No

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: _____

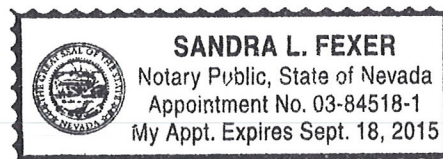
Signature of Property Owner: 

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of April, 2012


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) El Campo Grande/Rainbow
 Project Name El Campo Grande/Rainbow Proposed Use _____
 Assessor's Parcel #(s) 125-26-401-001,125-26-304-005thru008 Ward # _____
 General Plan: existing R proposed RL Zoning: existing R-E proposed R-1
 Commercial Square Footage NA Floor Area Ratio NA
 Gross Acres 11.7 Lots/Units _____ Density 5.49du/ac
 Additional Information Add APN #'s 125-26-401-002 and 003

PROPERTY OWNER RMB Real Estate, LLC Contact Andrew Menlove
 Address 6750 Via Austi Parkway # 250 Phone: (702) 510-8221 Fax: _____
 City Las Vegas State Nevada Zip 89119
 E-mail Address _____

APPLICANT DR Horton, Inc. Contact _____
 Address 330 Carousel Parkway Phone: (702) 635-3650 Fax: _____
 City Henderson State Nevada Zip 89014
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

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

Print Name ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of April, 20 12.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-45261</u>
Meeting Date:	<u>6/12/12</u>
Total Fee:	<u>830⁰⁰</u>
Date Received:*	<u>4/26/2012</u>
Received By:	<u>[Signature]</u>

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

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

GPA-46565- GENERAL PLAN AMENDMENT - PUBLIC HEARING -

APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Trails Element and revise the 2020 Master Plan; All Wards.

C.C.: 11/07/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Staff Report
2. Supporting Documentation
3. Justification Letter





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number. **GPA-46565** APN: Multiple

Name of Property Owner: City of Las Vegas

Name of Applicant: Same as Owner

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

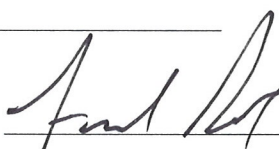
☒ No

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): _____

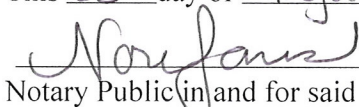
APN: _____

Signature of Property Owner: 

Print Name: Fred Solis

Subscribed and sworn before me

This 23rd day of August, 2012


Notary Public in and for said County and State



RECEIVED



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name Trails Element Update Proposed Use _____

Assessor's Parcel #(s) Multiple Ward # _____

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Fred Solis

Address 333 N. Rancho Phone: (702) 229-5409 Fax: (702) 474-7463

City Las Vegas State NV Zip 89101

E-mail Address fsolis@lasvegasnevada.gov

APPLICANT Same as Owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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.

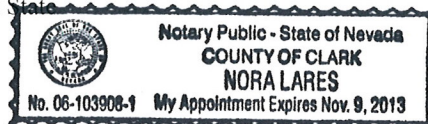
Print Name _____

Subscribed and sworn before me

This 23rd day of August, 20 12.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA-46565</u>
Meeting Date:	<u>10/09/12</u>
Total Fee:	<u>—</u>
Date Received:	<u>AUG 23 2012</u> <u>8:22-12</u>
Received By:	<u>F.Solis</u>

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

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LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 23, 2012

Steve Gebeke, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Trails Element Update (GPA-46565)

Mr. Gebeke:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Trails Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Trails Element will satisfy NRS requirements for a trails component in both the Transit and Recreation Plans and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan. This document will replace the previous Trails Element adopted on January 16, 2002.

Please do not hesitate to contact me at 229-5409 should you have any questions.

Thanks,

A handwritten signature in black ink, appearing to be "FS", written over a horizontal line.

Fred Solis, AICP
Senior Planner
Department of Planning and Development

RECEIVED

AUG 23 2012

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

GPA-46565





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number. **GPA-46565** APN: Multiple

Name of Property Owner: City of Las Vegas

Name of Applicant: Same as Owner

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

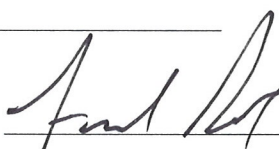
☒ No

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): _____

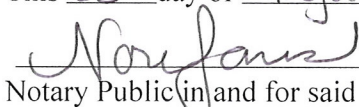
APN: _____

Signature of Property Owner: 

Print Name: Fred Solis

Subscribed and sworn before me

This 23rd day of August, 2012


Notary Public in and for said County and State



RECEIVED



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name Trails Element Update Proposed Use _____

Assessor's Parcel #(s) Multiple Ward # _____

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Fred Solis

Address 333 N. Rancho Phone: (702) 229-5409 Fax: (702) 474-7463

City Las Vegas State NV Zip 89101

E-mail Address fsolis@lasvegasnevada.gov

APPLICANT Same as Owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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.

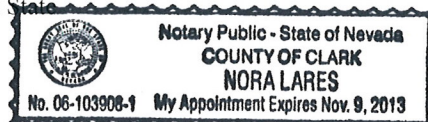
Print Name _____

Subscribed and sworn before me

This 23rd day of August, 20 12.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>GPA-46565</u>
Meeting Date:	<u>10/09/12</u>
Total Fee:	<u>—</u>
Date Received:	<u>AUG 23 2012</u> <u>8:22-12</u>
Received By:	<u>F.Solis</u>

*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



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 23, 2012

Steve Gebeke, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Trails Element Update (GPA-46565)

Mr. Gebeke:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Trails Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Trails Element will satisfy NRS requirements for a trails component in both the Transit and Recreation Plans and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan. This document will replace the previous Trails Element adopted on January 16, 2002.

Please do not hesitate to contact me at 229-5409 should you have any questions.

Thanks,

A handwritten signature in black ink, appearing to be "FS", written over a horizontal line.

Fred Solis, AICP
Senior Planner
Department of Planning and Development

RECEIVED

AUG 23 2012

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

GPA-46565



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-45953 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 3.73 acres generally at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), Ward 6 (Ross).

C.C.: 11/07/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps – VAR-45953 and WVR-45954
2. Conditions and Staff Report – VAR-45953 and WVR-45954
3. Supporting Documentation
4. Photos – VAR-45953 and WVR-45954
5. Justification Letter – VAR-45953 and WVR-45954



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45953** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: _____

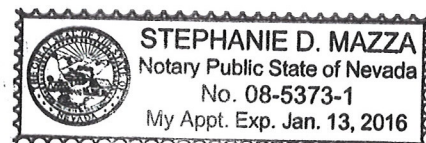
Print Name: Anthony Seijas

Subscribed and sworn before me

This 29th day of June, 2012

Notary Public in and for said County and State

Clark, Nevada





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-45953** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: ANTHONY SEIJAS

Subscribed and sworn before me

This 20th day of June, 2012

M. Shaffer
Notary Public in and for said County and State



RECEIVED

JUN 28 2012



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance of Title 19.04.040
Project Address (Location) NEC Ann Road and Maverick Street
Project Name Mackenzie Parc Proposed Use Single Fam. Resd.
Assessor's Parcel #(s) 125-26-803-005 Ward # 6 - Ross
General Plan: existing R proposed R Zoning: existing U proposed R-1
Commercial Square Footage n/a Floor Area Ratio n/a
Gross Acres 3.84 Lots/Units 11 Density 2.87
Additional Information _____

PROPERTY OWNER RES-NV ONE LLC Contact Paul Kenner
Address 2490 Paseo Verde Parkway, Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200
City Henderson State NV Zip 89074
E-mail Address paul.kenner@rialto-capital.com

APPLICANT RES-NV ONE LLC Contact Paul Kenner
Address 2490 Paseo Verde Parkway, Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200
City Henderson State NV Zip 89074
E-mail Address paul.kenner@rialto-capital.com

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
City Las Vegas State NV Zip 89118
E-mail Address mark.bangan@lrneng.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 Anthony Seijas

Subscribed and sworn before me

This 20th day of June, 2012

M. Shaffer

Notary Public in and for said County and State

miamia

FOR DEPARTMENT USE ONLY

Case # VAR-45953
Meeting Date: 06/14/12
Total Fee: 830.00
Date Received: 06/28/12
Received By: Jonathan B.

*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

JUN 28 2012



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

WVR-45954 - WAIVER RELATED VAR-45953- PUBLIC HEARING -
APPLICANT/OWNER: RES-NV ONE, LLC - For possible action on a request for a Waiver TO
ALLOW A REDUCED SEPARATION DISTANCE BETWEEN INTERSECTIONS FROM
220 FEET TO 185 FEET on 3.73 acres generally at the northeast corner of Ann Road and
Maverick Street (APN 125-26-803-005), Ward 6 (Ross).

C.C.: 11/07/2012

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-45954** APN: 125-26-803-005

Name of Property Owner: RES-NV ONE LLC

Name of Applicant: RES-NV ONE LLC

Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: _____

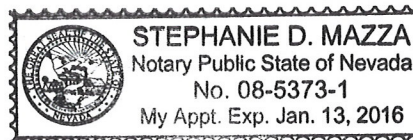
Print Name: Anthony Seijas

Subscribed and sworn before me

This 29th day of June, 2012

Notary Public in and for said County and State

Clark, Nevada





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-45954** APN: 125-26-803-005
Name of Property Owner: RES-NV ONE LLC
Name of Applicant: RES-NV ONE LLC
Name of Representative: L. R. Nelson Consulting Engineers, Inc.

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: ANTHONY SEIJAS

Subscribed and sworn before me

This 20th day of June, 2012

M. Shaffer
Notary Public in and for said County and State



RECEIVED

JUN 28 2012



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver of Title 19.02.140
Project Address (Location) NEC Ann Road and Maverick Street
Project Name Mackenzie Parc Proposed Use Single Fam. Resd.
Assessor's Parcel #(s) 125-26-803-005 Ward # 6 - Ross
General Plan: existing R proposed R Zoning: existing U proposed R-1
Commercial Square Footage n/a Floor Area Ratio n/a
Gross Acres 3.84 Lots/Units 11 Density 2.87
Additional Information _____

PROPERTY OWNER RES-NV ONE LLC Contact Paul Kenner
Address 2490 Paseo Verde Parkway, Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200
City Henderson State NV Zip 89074
E-mail Address paul.kenner@rialto-capital.com

APPLICANT RES-NV ONE LLC Contact Paul Kenner
Address 2490 Paseo Verde Parkway, Suite 120 Phone: (702) 821-4881 Fax: (702) 736-9200
City Henderson State NV Zip 89074
E-mail Address paul.kenner@rialto-capital.com

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
Address 6765 W. Russell Road, Suite 200 Phone: (702) 798-7978 Fax: (702) 451-2296
City Las Vegas State NV Zip 89118
E-mail Address mark.bangan@lrneng.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 ANTHONY SEISACI

Subscribed and sworn before me

This 26th day of JUNE, 2012

NP Shaffer

Notary Public in and for said County and State

miami, FL

FOR DEPARTMENT USE ONLY

Case # WVR-45954
Meeting Date: 08/14/2012
Total Fee: 830.00
Date Received: 06/28/12
Received By: Jonathan B.

*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.

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

JUN 28 2012

Revised 10/27/08



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-45392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

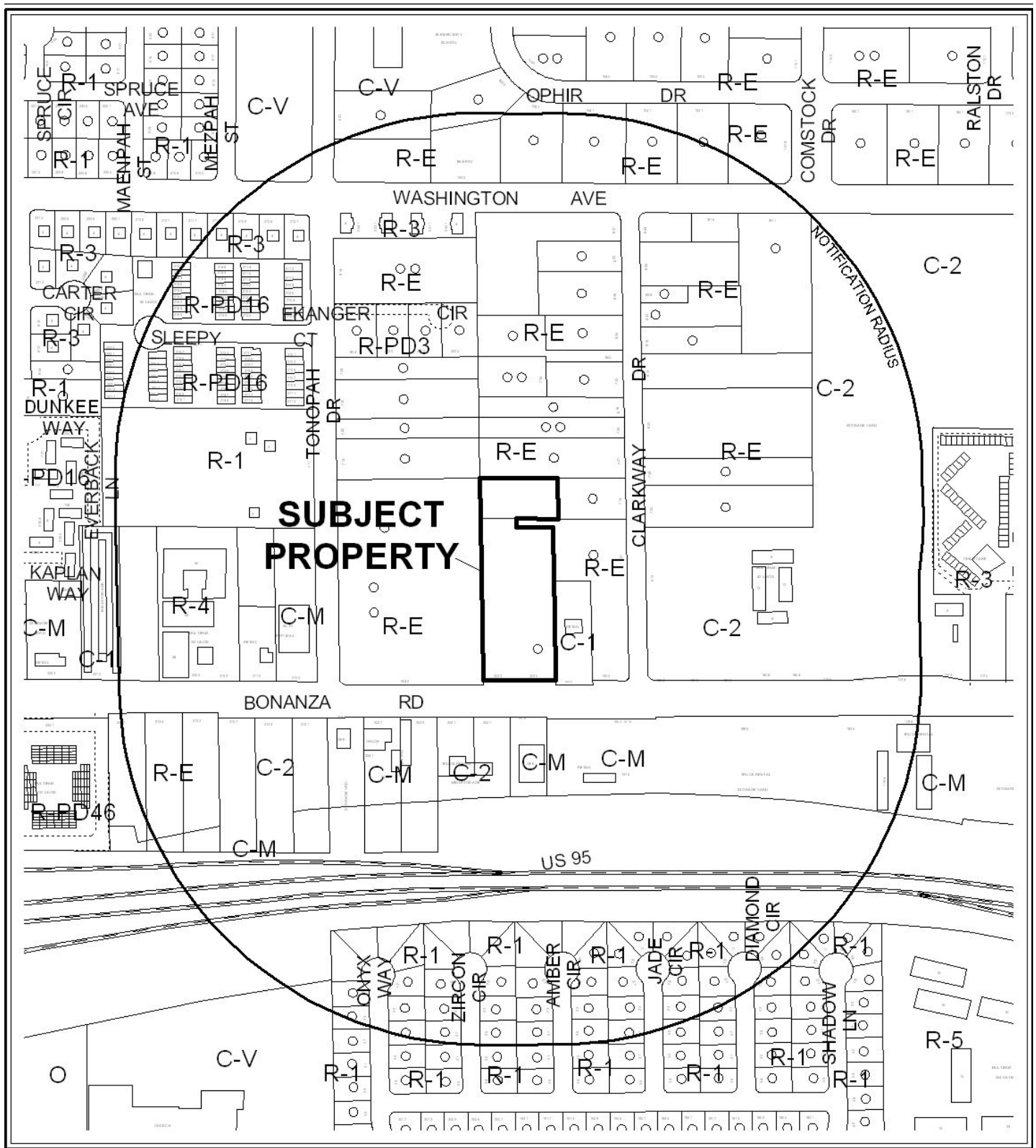
0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps –SUP-45392 and SDR-45494
2. Conditions and Staff Report – SUP-45392 and SDR-45494
3. Supporting Documentation
4. Photo – SUP-45392 and SDR-45494
5. Justification Letter –SUP-45392 and SDR-45494

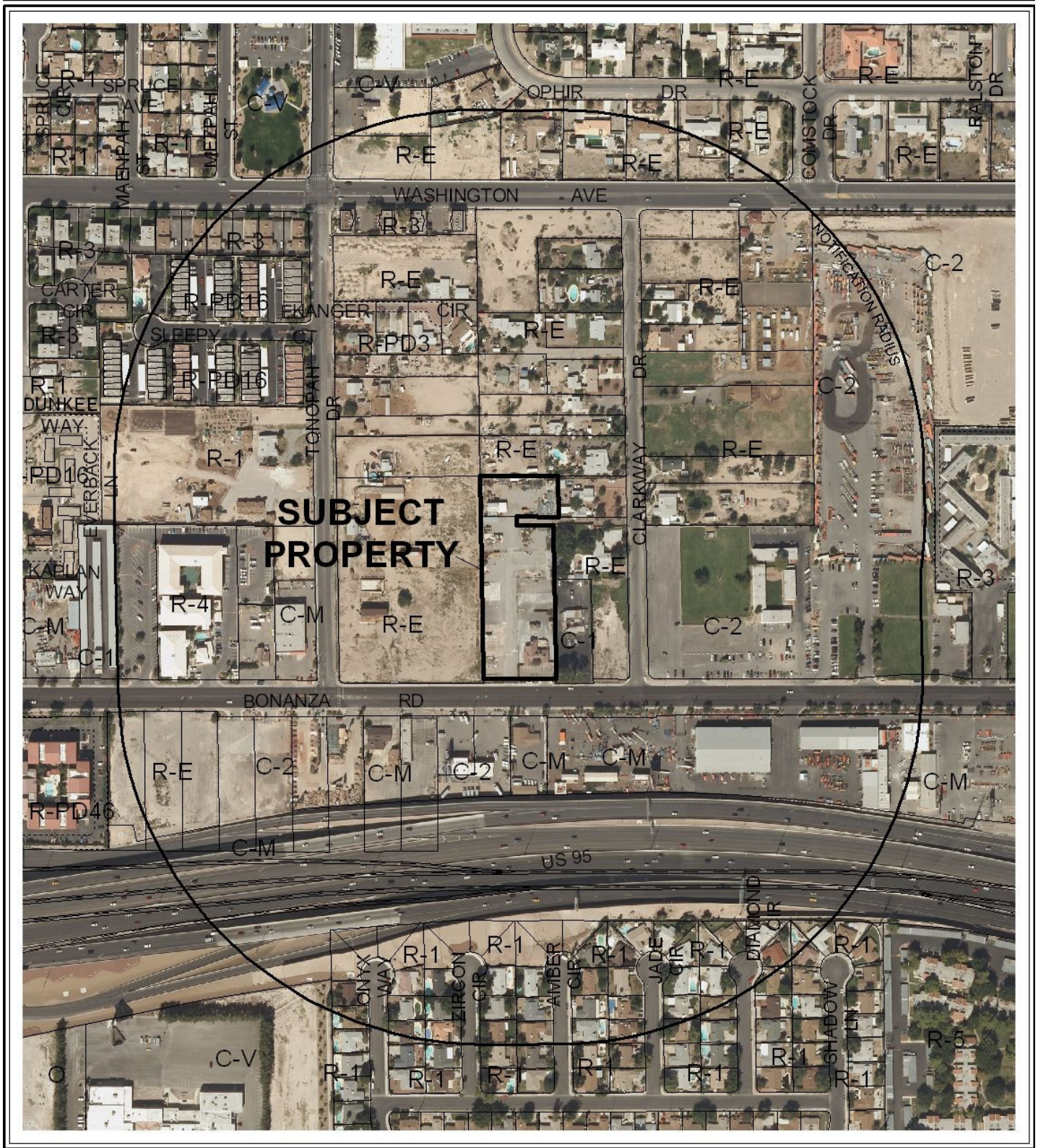


CASE: **SUP-45392 & SDR-45494**

RADIUS: 1000 FEET

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





CASE: **SUP-45392 & SDR-45494**

RADIUS: 1000 FEET

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





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45392** APN: 139.28.301.020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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: George T. Lopez

Subscribed and sworn before me

This 10th day of May, 2012

Stephanie M. Henry
Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK



RECEIVED

MAY 10 2012

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2020 W. Bonanza Road
 Project Name 2020 WBR Proposed Use _____
 Assessor's Parcel #(s) 139-28-301-020, 029 Ward # 5
 General Plan: existing mxu proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.39 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Drea 357, LLC Contact George T. Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.LV@gmail.com

APPLICANT Drea 357, LLC Contact George T Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.Lv@gmail.com

REPRESENTATIVE George T Lopez Contact George T Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.Lv@gmail.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 George T Lopez

Subscribed and sworn before me

This 10th day of MAY, 20 12

Stephanie M. Henry

Notary Public in and for said County and State STATE OF NEVADA
COUNTY OF CLARK

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>5VP-45392</u>
Meeting Date:	<u>6/12/12</u>
Total Fees	<u>81,039</u>
Date Received:	<u>5/19/12</u>
Received By:	<u>[Signature]</u>

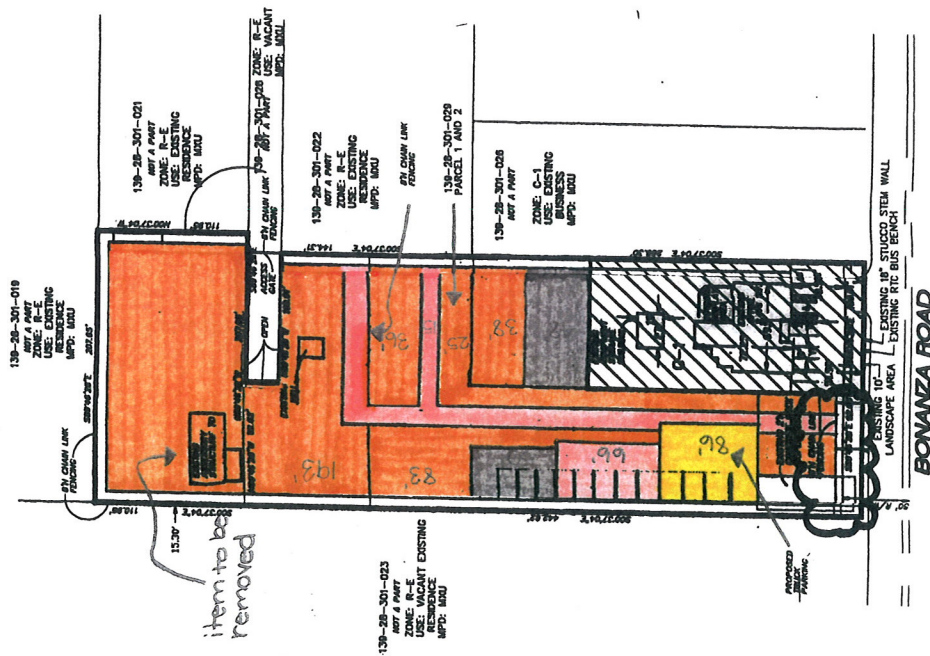
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

\\depot\Application Packet\Application Form.pdf

RECEIVED
MAY 10 2012

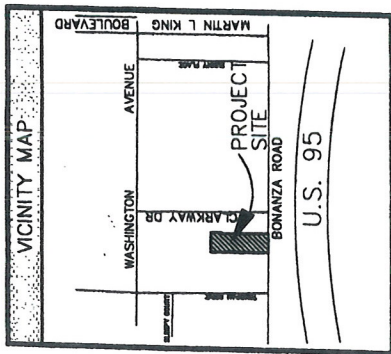
City of Las Vegas

APN: 139-28-301-020, 029



- Pavers
- Asphalt
- Concrete
- Gravel

SITE - DATA	C-2 TO C-1H
APN NUMBERS:	139-26-301-029, & 029
APN TOTAL GROSSNET AREA:	2,877.43 ACRES
CURRENT C-1 ZONED SITE AREA:	1.97 ACRES
PROPOSED R-E ZONED SITE AREA:	1.97 ACRES
PROPOSED GROSSNET AREA TO BE REZONED	2,877.43 ACRES
PROPOSED USE:	C-2
PROPOSED ZONING:	Contractors Plant, Shop, & Storage Yd
CITY:	CHULA VISTA
SITE DEVELOPMENT PLAN REF# -	SDP-1887E
APN PROPOSED USE:	C-2
APN PROPOSED ZONING:	139-26-302-029 & 029
APN TOTAL GROSSNET AREA:	CONTRACTORS YARD
MINIMUM SETBACKS:	
FRONT:	10'
SIDE:	19'
REAR:	20'
PROPOSED OFFICE SQUARE FOOTAGE:	2,878 S.F.
PRIMARY OFFICE:	720 S.F.
SECONDARY OFFICE:	3,196 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	
NO PROPOSED BUILDING	
REQUIRED PARKING: NONE	
PROPOSED PARKING: 13	

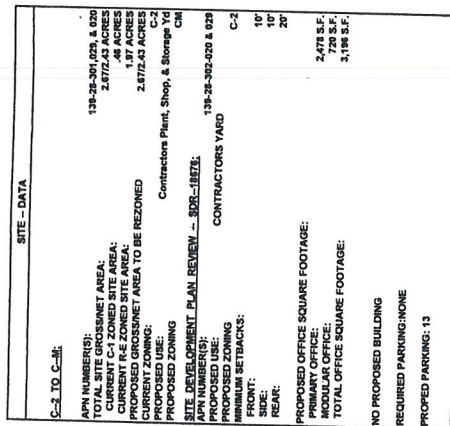


STEFAN

QUEST 1

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

SUP-45392
SDR-45494

[illegible]

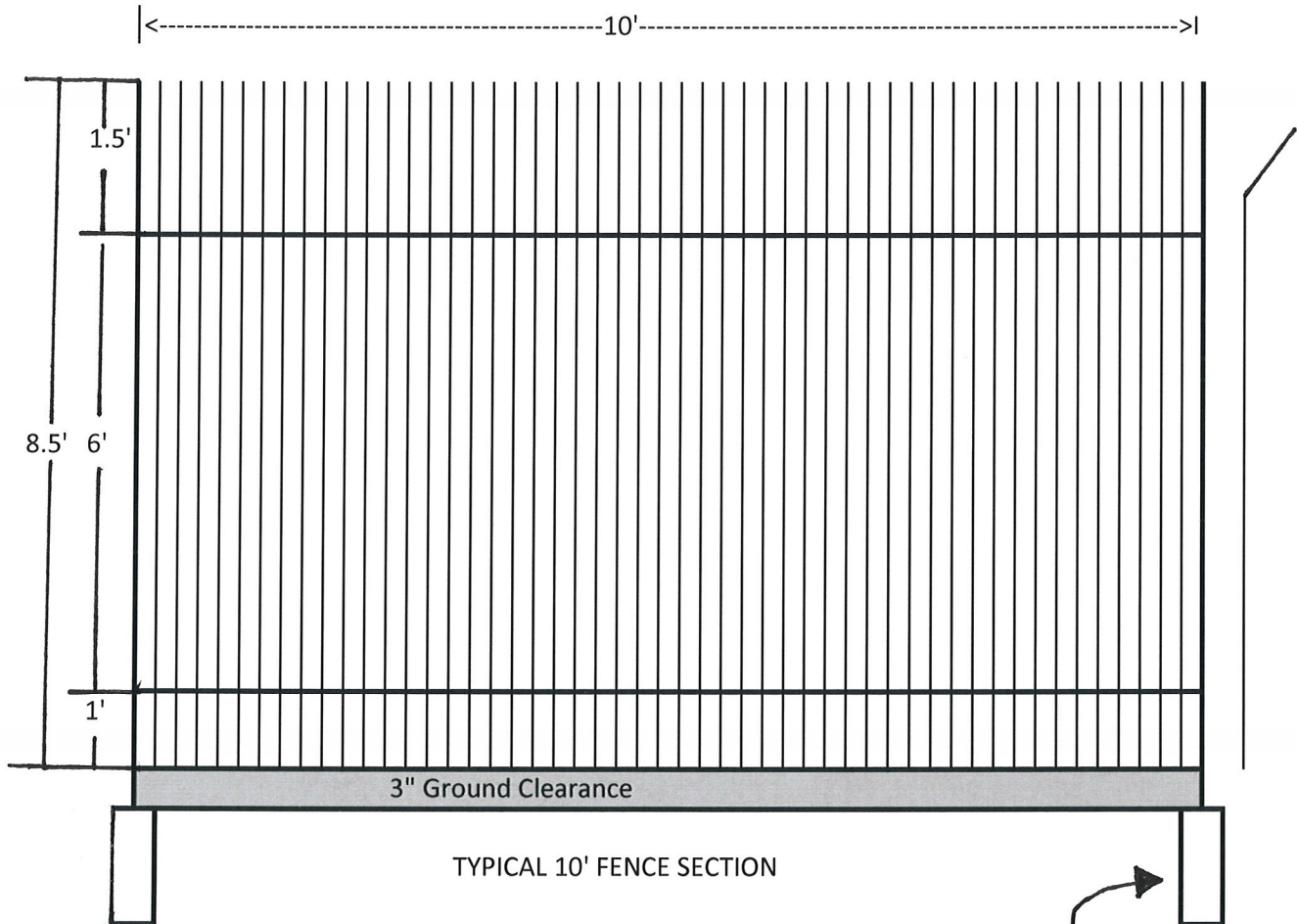
STEPS

Sheet 1

RECEIVED
MAY 23 2012
City of Las Vegas
Department of Planning

SUP-45392
SDR-45494

TYPICAL 10' FENCE SECTION



TYPICAL 10' FENCE SECTION

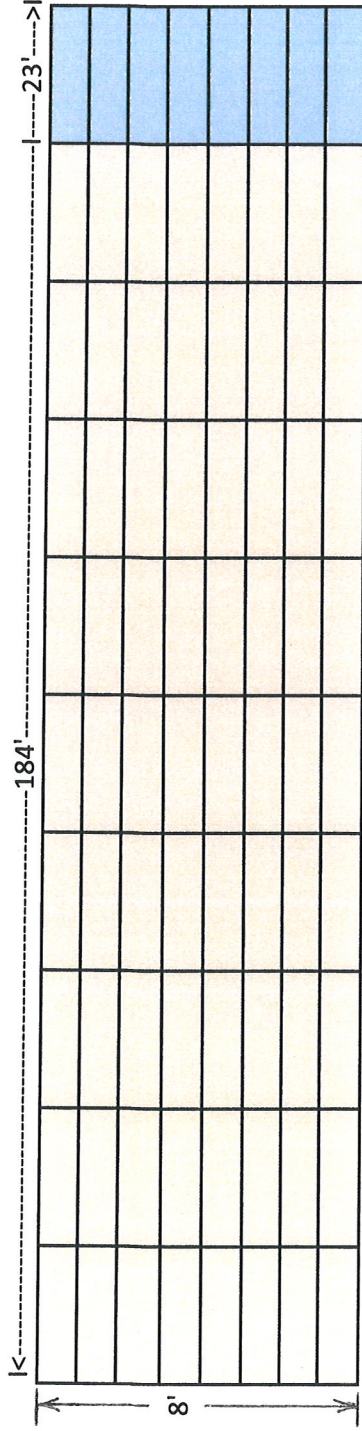
Fence Post 3" x 3" tubing
Fence Verticals 1" x 1" tubing @ 5" spacing
Fence Horizontals 2" x 2"

All tubing to be painted brown

1.5' x 3.5' Foundation
drilled & filled with
Class A or AA concrete



SUP-45392
SDR-45494



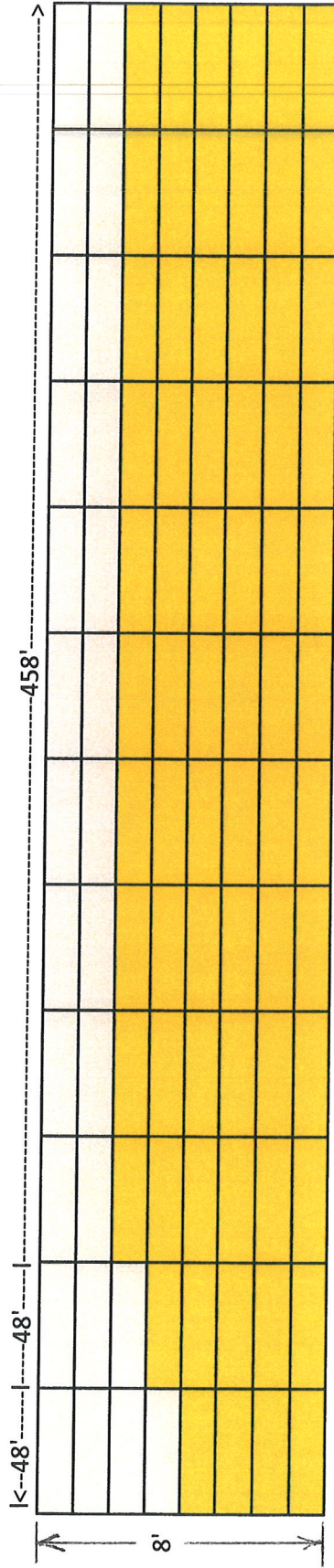
Existing North Property Line Fence

8' Plywood

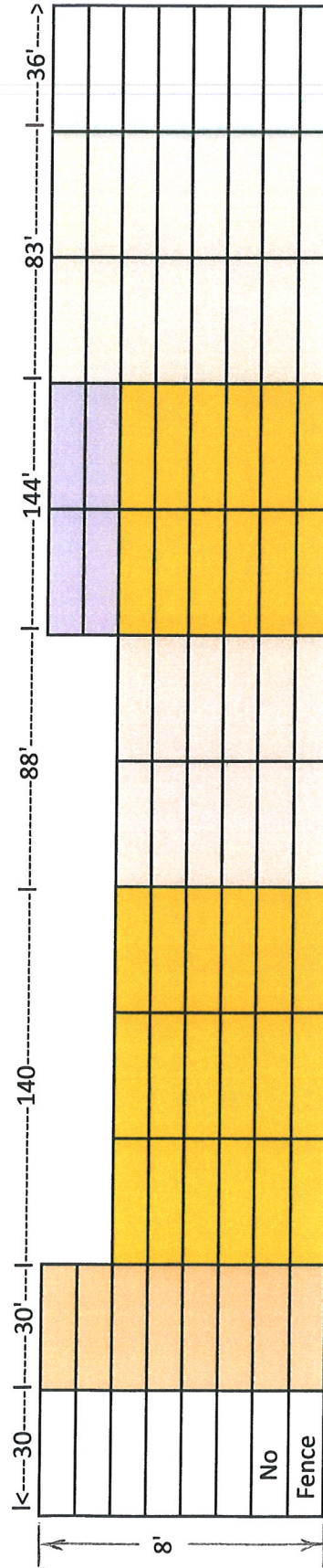
Chain Link



SUP-45392
SDR-45494



Existing West Property Boundary Fence



Existing East Property Boundary Fence

6' blockwall
w/2' corr panel

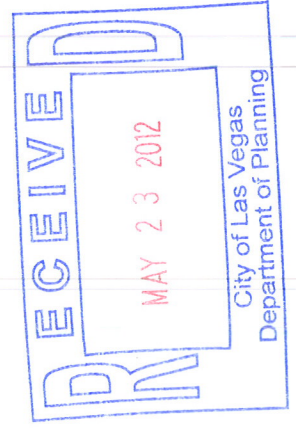
Block Wall

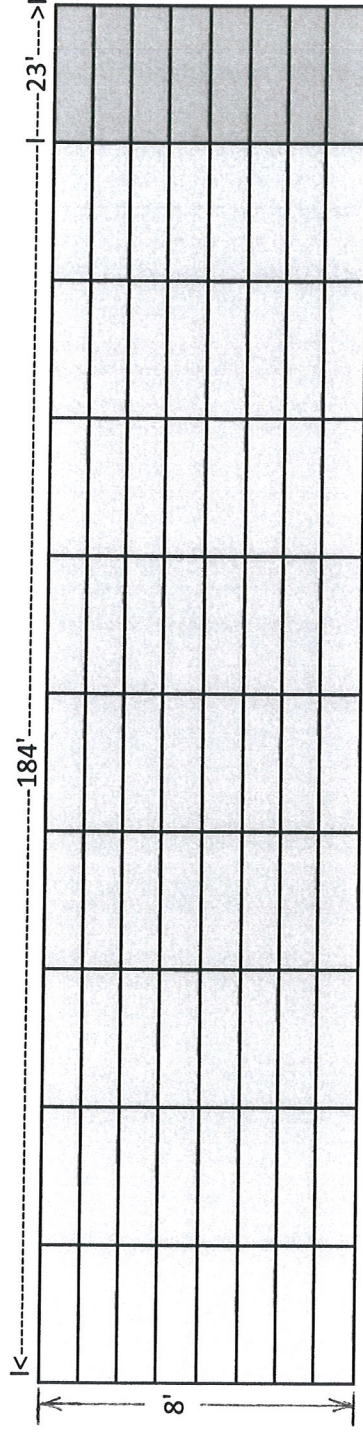
8' Plywood

Chain Link

Slatted
Chain Link

SUP-45392
SDR-45494





Existing North Property Line Fence

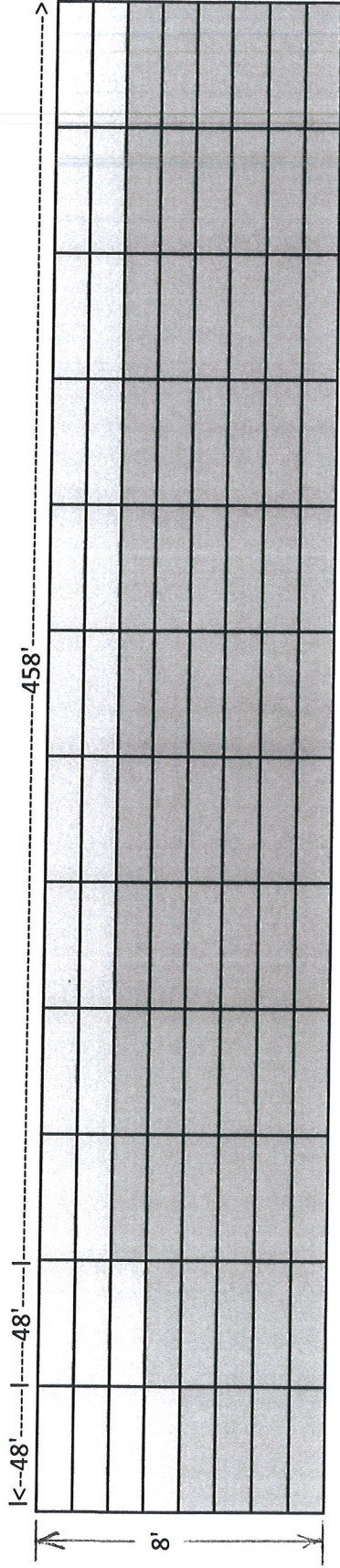
8' Plywood 

Chain Link 

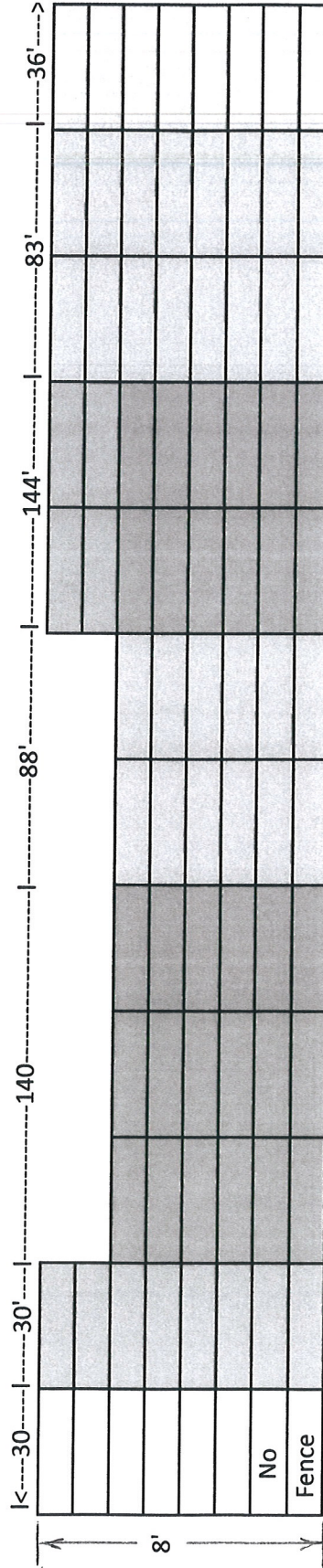


SUP-45392

SDR-45494



Existing West Property Boundary Fence



Existing East Property Boundary Fence

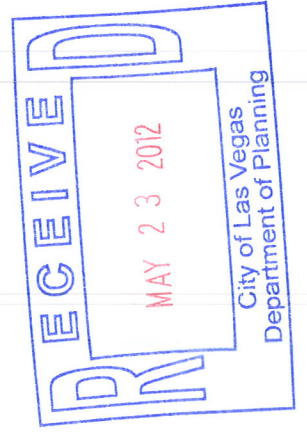
6' blockwall
w/2' corr panel

Block Wall

8' Plywood

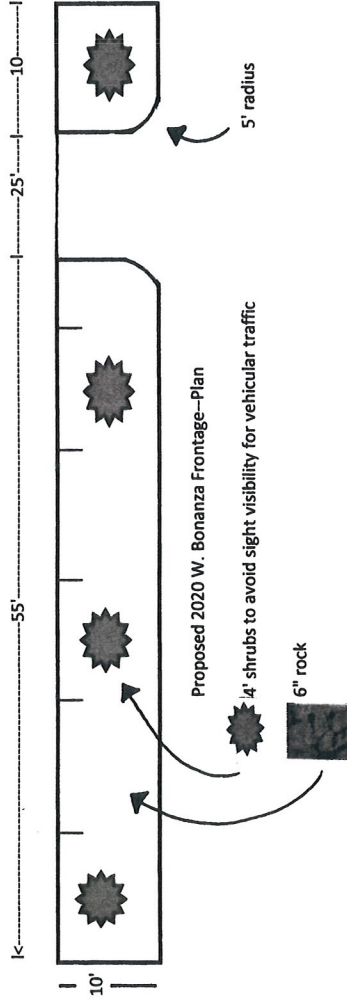
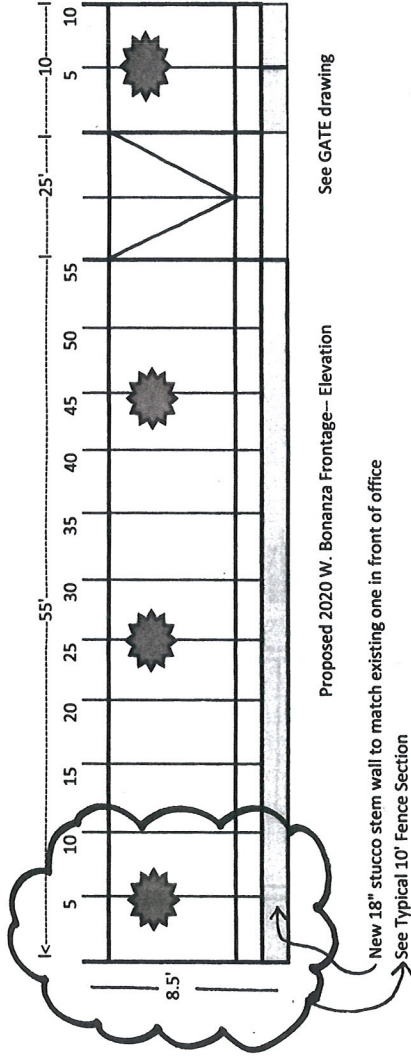
Chain Link

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SUP-45392
SDR-45494

LANDSCAPE PLAN



SUP-45392
SDR-45494



SUP-45392 & SDR-45494 - APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

08/07/12

DREA 357, LLC
Manager, George T. Lopez
2222 W. Bonanza Road
Las Vegas, NV. 89106
Cell: (702) 408-5058
E-mail: gittol.LV@gmail.com

May 10, 2012

Planning and Development Department – Current Planning Division
City of Las Vegas Development Services Center
333 N. Rancho
Las Vegas, NV 89106

RE: JUSTIFICATION FOR SPECIAL USE PERMIT APPLICATION
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review a Special Use Permit, SUP, application on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The applicant is requesting a Special Use Permit within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use. The existing Zoning is C-2; General Commercial; we are requesting an SUP to park our company trucks.

Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this SUP is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

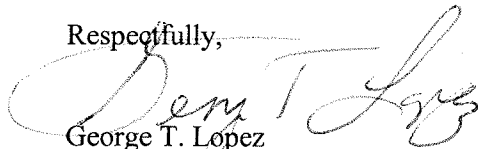
SUP-45392
SDR-45494



This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of a more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Rezoning, General Plan Review is consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me.

Respectfully,

A handwritten signature in cursive script, appearing to read "George T. Lopez", written over the printed name.

George T. Lopez
Managing Member
702-408-5058

SUP-45392
SDR-45494

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-45494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45392 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY & SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED WITH A PERIMETER SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/07/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Justification Letter

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45392** APN: 139.28.301.020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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: George T. Lopez

Subscribed and sworn before me

This 10th day of May, 2012

Stephanie M. Henry
Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK



RECEIVED

MAY 10 2012

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) 2020 W. Bonanza Road
 Project Name 2020 WBR Proposed Use _____
 Assessor's Parcel #(s) 139-28-301-020, 029 Ward # 5
 General Plan: existing mxu proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.39 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Drea 357, LLC Contact George T. Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.LV@gmail.com

APPLICANT Drea 357, LLC Contact George T Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.Lv@gmail.com

REPRESENTATIVE George T Lopez Contact George T Lopez
 Address 1528 Castle Crest Drive Phone: 871-9385 Fax: 871-8425
 City Las Vegas State NV Zip 89117
 E-mail Address Giitto1.Lv@gmail.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 George T Lopez

Subscribed and sworn before me

This 10th day of MAY, 20 12

Stephanie M. Henry

Notary Public in and for said County and State STATE OF NEVADA
COUNTY OF CLARK

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>5VP-45392</u>
Meeting Date:	<u>6/12/12</u>
Total Fees	<u>81,039</u>
Date Received:	<u>5/19/12</u>
Received By:	<u>[Signature]</u>

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

\\depot\Application Packet\Application Form.pdf

RECEIVED
MAY 10 2012

City of Las Vegas

2020 W. Bonanza Drive

Proposed 2.39 acre contractor's storage/staging yard.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [ACRES]	2.39	51.80	124
AM Peak Hour			7.51	18
PM Peak Hour			7.26	17

Existing traffic on all nearby streets:

Bonanza Drive

Average Daily Traffic (ADT)	10,300
PM Peak Hour (heaviest 60 minutes)	824

Tonopah Drive

Average Daily Traffic (ADT)	1,088
PM Peak Hour (heaviest 60 minutes)	87

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Bonanza Drive	34,500
Tonopah Drive	13,040

This project is expected to add about 124 trips per day on Bonanza Dr., Tonopah Dr. & Clarkway Dr. Currently, Bonanza is at about 30 percent of capacity and Tonopah is at about 8 percent of capacity. With this project, Bonanza is expected to remain at about 30 percent of capacity and Tonopah to be at about 9 percent of capacity. Counts are not available for Clarkway, but it is believed to be under capacity.

Based on Peak Hour use, this conversion will add about 18 trips to the traffic in the area in the peak hour, or about one every three minutes.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SWAG ANTIQUES, LLC - OWNER: GARCES VENTURE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,313 SQUARE-FOOT SECONDHAND DEALER USE at 630 South Las Vegas Boulevard (APN 139-34-311-140), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

RECEIVED

AUG 21 2012



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46542** APN: 139-34-311-140

Name of Property Owner: GARCES VENTURE LLC

Name of Applicant: SWAG ANTIQUES LLC

Name of Representative: SHAWN ZAHNOW

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: ROBERT FINVARB

Subscribed and sworn before me

This 9th day of August, 2012

Tammie Rankine

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SWAG ANTIQUES LLC
Project Address (Location) 630 LAS VEGAS BOULEVARD SOUTH
Project Name SWAG ANTIQUES Proposed Use SECONDHAND DEAL
Assessor's Parcel #(s) 139-34-311-140 Ward # 3
General Plan: existing C-2 proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage 3110 sf Floor Area Ratio 2230 sf
Gross Acres .15 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER GARCES VENTURE LLC Contact ROBERT FINVARB
Address 1065 KANE CONCOURSE #201 Phone: (305) 866-7555 Fax: (305) 866-7515
City BAY HARBOR ISLANDS State FL Zip 33154
E-mail Address ROBERT@FINVARB.COM

APPLICANT SWAG ANTIQUES Contact SHAWN ZAHNOW
Address 5610 Neosho Street Phone: (702) 528-9975 Fax: _____
City LAS VEGAS State NV Zip 89120
E-mail Address zahnw1@hotmail.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 Robert Finvarb

Subscribed and sworn before me

This 9th day of August, 2012

Tammie Rankine

Notary Public in and for said County and State

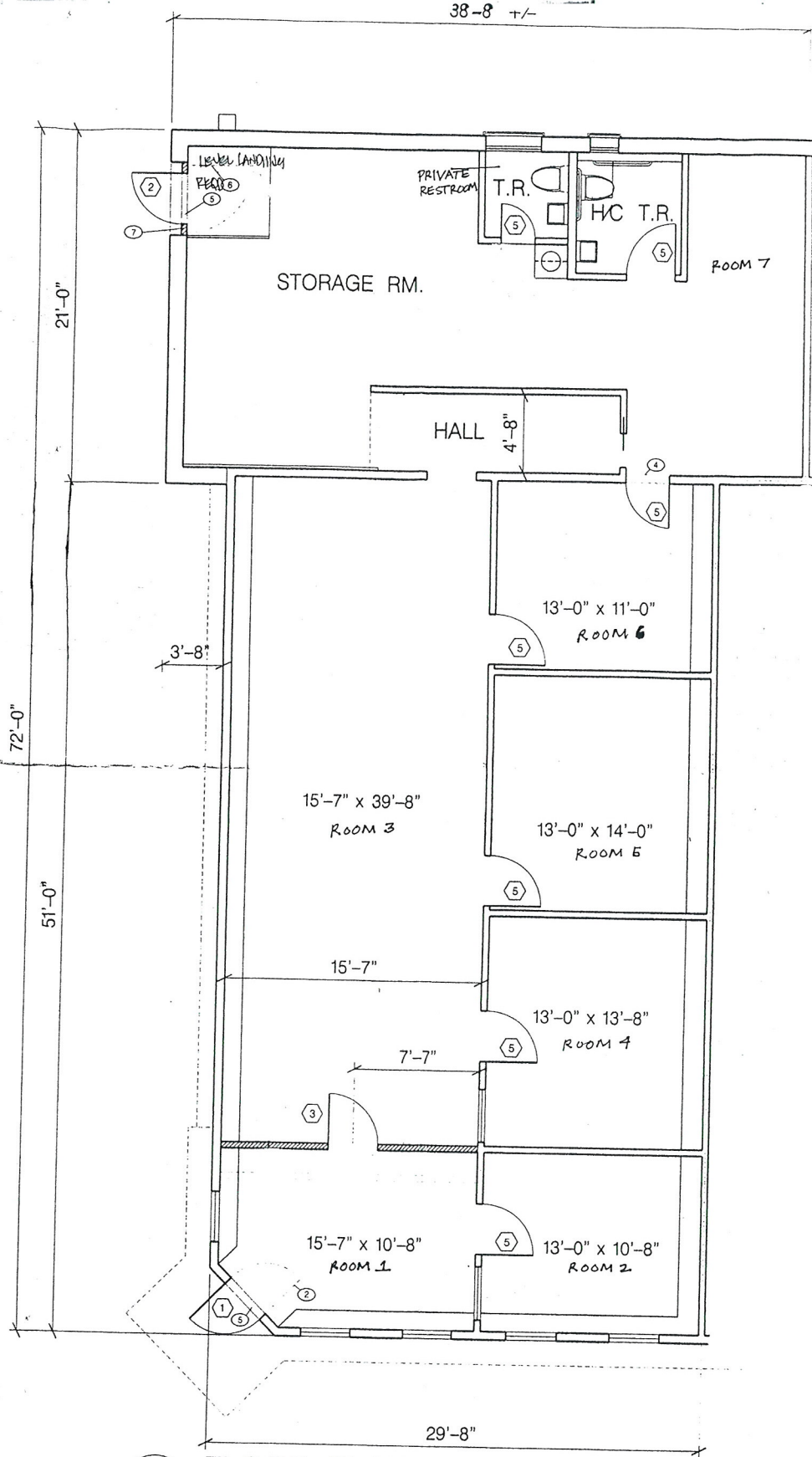


TAMMIE RANKINE
Commission # EE 154808
Expires April 20, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

FOR DEPARTMENT USE ONLY

Case #	<u>46542</u>
Meeting Date:	<u>10/9/2012</u>
Total Fee:	
Date Received:	<u>8/21/2012</u>
Received By:	<u>[Signature]</u>

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.



FLOOR PLAN

GROSS AREA = 2,313 SF

1/4" = 1'-0"

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AUG 21 2012

SUP-46542

RECEIVED

AUG 21 2012

SWAG Antiques, LLC

630 Las Vegas Blvd.
Las Vegas, NV 89101

Justification Letter – Swag Antiques, LLC, DBA: Swag Antiques

Swag Antiques is leasing the property located at 630 S. Las Vegas Blvd. Las Vegas, NV 89101 to sell antique, retro and vintage second hand merchandise. Our intent is to sell items that were originally manufactured in the USA. We look for items that were made as early as the 1800's up until the 1970's. Our specialty items such as furniture, fixtures, decorative ware, small household appliances, lighting including swag lights as well as lamps. We also sell vintage and antique signs including neon, porcelain and metal. We will be a specialty shop dealing solely in antiques and will have no new items for sale. We will not be storing any merchandise or using any outdoor displays.

We will not be altering the property in any way except adding signage to the exterior of the building (approved by the Downtown Development Design Committee) as well as small security cameras.

The property located at 630 S. Las Vegas Blvd, Las Vegas, NV 89101 is set up as a retail store or as office space. The building currently has 7 rooms that will be used to sell our second hand merchandise. Each room will have a different theme.

Room #1 – is located as soon as you enter the business. This room will have the check out register as well as small items including but not limited to costume vintage, retro and antiques jewelry, purses, and hats. We will use small display cases to display our second hand items and costume jewelry.

Room #2 – this room will change themes each month. The room has two large windows which make it a great for customers to see in, so it will be important to keep rotating our merchandise to keep the look fresh.

Room #3 – is the largest room in the building. This will be where the majority of our antique, retro and vintage furniture will be staged. We will create multiple small staged areas to give our customers ideas on how to decorate their own home with our unique pieces.

Room #4 – will house our “primitive” antiques. These items are typically from the early 1900's to the late 1930's. Items included in this room will be antique baby buggies, high-chairs, kitchen utensils, small appliances, farm and railroad tools and but not limited to household décor.

Room #5 – this room will have old signs, oil cans, lighting, as well as display cases with antique and vintage items.

SUP-46542

RECEIVED

AUG 21 2012

Room #6 – this room will also have old signs, lighted signs, old license plates, and display cases with vintage Las Vegas items. Lots of “mantiques.” (Definition of “mantiques” – antiques for men).

Room #7 – will have all of our extra items that will not fit in the other rooms or we will use this area for items that are on “sale.”

Each room currently has a door which will be removed so that the flow from room to room is easily accessible.

We will be painting all of the rooms’ classic vintage colors that accent the merchandise for each period. We will not be making any structural changes to the inside or outside of the building.

Our anticipated hours of operation will be Monday – Sunday (7 days a week) 9 am to 7 pm with the exception of “First Friday” where we will be open on those Fridays until 10 pm. However if there are customers shopping in the store after 7 pm we will keep the building open until they are finished. We want to accommodate our customers and not “rush them” if they are still shopping.

Our signage will meet the Downtown Development Design Committee guidelines and any graffiti or damage to the exterior of the building will be cleaned or fixed promptly.

We have already added 10 parking spaces to the back of the building including 1 ADA parking space.

We have signed a lease with Garces Ventures LLC for the next 65 months. We are looking forward to a long term presence in the community offering unique merchandise that our customers cannot find anywhere else.



Shawn Zahnow and Ricky Joe Franklin Jr.
Managers/Members
SWAG Antiques, LLC

SUP-46542

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46572 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE at the southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-46572, SUP-46573 and SDR-46570
2. Conditions and Staff Report - SUP-46572, SUP-46573 and SDR-46570
3. Supporting Documentation
4. Photos - SUP-46572, SUP-46573 and SDR-46570
5. Justification Letter - SUP-46572, SUP-46573 and SDR-46570



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46572** APN: 125-19-301-008 + 007

Name of Property Owner: RUSSEL F. WARTHEN

Name of Applicant: QUEST ACADEMY

Name of Representative: SH ARCHITECTURE

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: _____

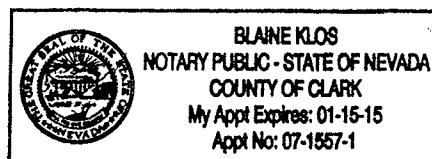
Signature of Property Owner: _____

Print Name: Russel F. Warthen

Subscribed and sworn before me

This 17th day of August, 2012

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit K-8 ☒
 Project Address (Location) Southwest corner of W. Deer Springs and N. Grand Canyon Drive ☒
 Project Name Quest Academy Proposed Use Public Charter School ☒
 Assessor's Parcel #(s) 125-19-301-008 & 007 Ward # 6
 General Plan: existing PLU proposed _____ Zoning: existing U(RNP) proposed _____
 Commercial Square Footage 121,800 SF Floor Area Ratio .28
 Gross Acres 10 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RUSSELL WARTHEN Contact RUSSELL WARTHEN
 Address C/O VICTORY MODCARS
2540 W WARM SPRINGS RD. Phone: 592.4887 Fax: _____
 City LAS VEGAS State NV Zip 89119
 E-mail Address _____

APPLICANT Quest Academy Contact Connie Jordan
 Address 6610 Grand Monticeto Parkway Phone: (702) 631-4751 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH architecture Contact Curt Carlson
 Address 7250 Peak Drive, Suite 216 Phone: (702) 341-2230 Fax: (702) 363-6060
 City Las Vegas State NV Zip 89128
 E-mail Address ccarlson@sh-architecture.com

Property Owner Signature* [Signature]

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

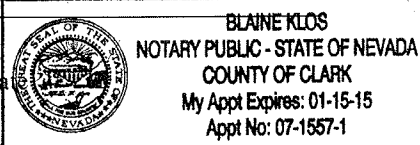
Print Name Russel E. Warthen

Subscribed and sworn before me

This 17th day of August, 2012.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SP-46572</u>
Meeting Date:	<u>10/9/2012</u>
Total Fee:	<u>1030.10</u>
Date Received:*	<u>8/7/2012</u>
Received By:	<u>M. Rex</u>

*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.

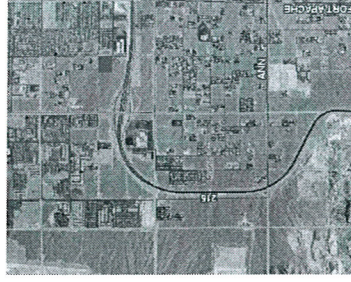


Quest Academy

PREPARATORY EDUCATION

SITE DATA

APN: 125-19-301-008 & 007
JURISDICTION: CITY OF LAS VEGAS
ZONING: U-RNP
LAND USE: RURAL PRESERVATION
EXISTING: CHARTER SCHOOL / EDUCATIONAL
PROPOSED: CHARTER SCHOOL / EDUCATIONAL
LOT SIZE: 10.0 AC (GROSS)
8,549 AC (NET)
435,600 SF (GROSS)
BUILDING SIZE: 73,100 SF
FIRST FLOOR CLASSROOMS: 30,100 SF
SECOND FLOOR CLASSROOMS: 30,100 SF
GYM AREA: 12,900 SF
COVERAGES: 9.9 %
BUILDING: 44.4 %
LANDSCAPE: 9.9 %
PARKING: 9.9 %
REQUIRED: 1.8 (3 PER CLASS)
9-12 (9 PER CLASS)
TOTAL REQUIRED: 222
PROVIDED: 308
LOADING: 318 (SUPPORTS 16 CLASSROOMS 1-8 PLUS 30 CLASSROOMS 9-12)
TOTAL: 2
LOADING: 2



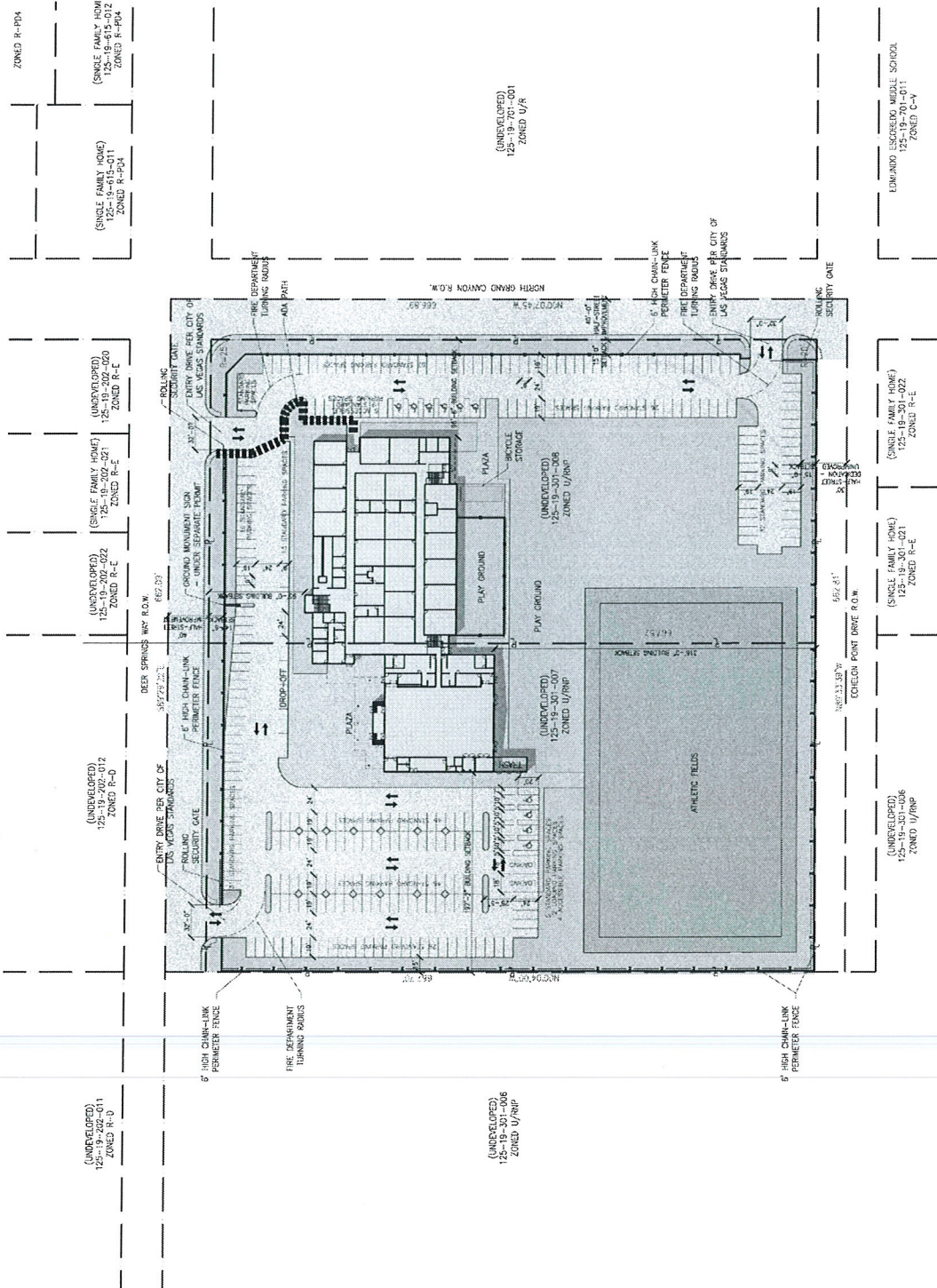
VICINITY MAP

RECEIVED

APR 23 2012

SUP-46572
SUP-46573
SDR-46570

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.5060 www.sh-architecture.com



SITE PLAN
50'



QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 1 OF 6 SH PROJECT NO.: 120031



PLAN DATA

BUILDING AREA
PROVIDED:
LEVEL 1
LEVEL 2

43,000 SF
50,100 SF

BUILDING USE:
OCCUPANCY TYPE
NUMBER OF STORIES
ALLOWED
PROVIDED

EDUCATIONAL (E)
3
2

ACCESSORY AREA(S)
AREA TYPE

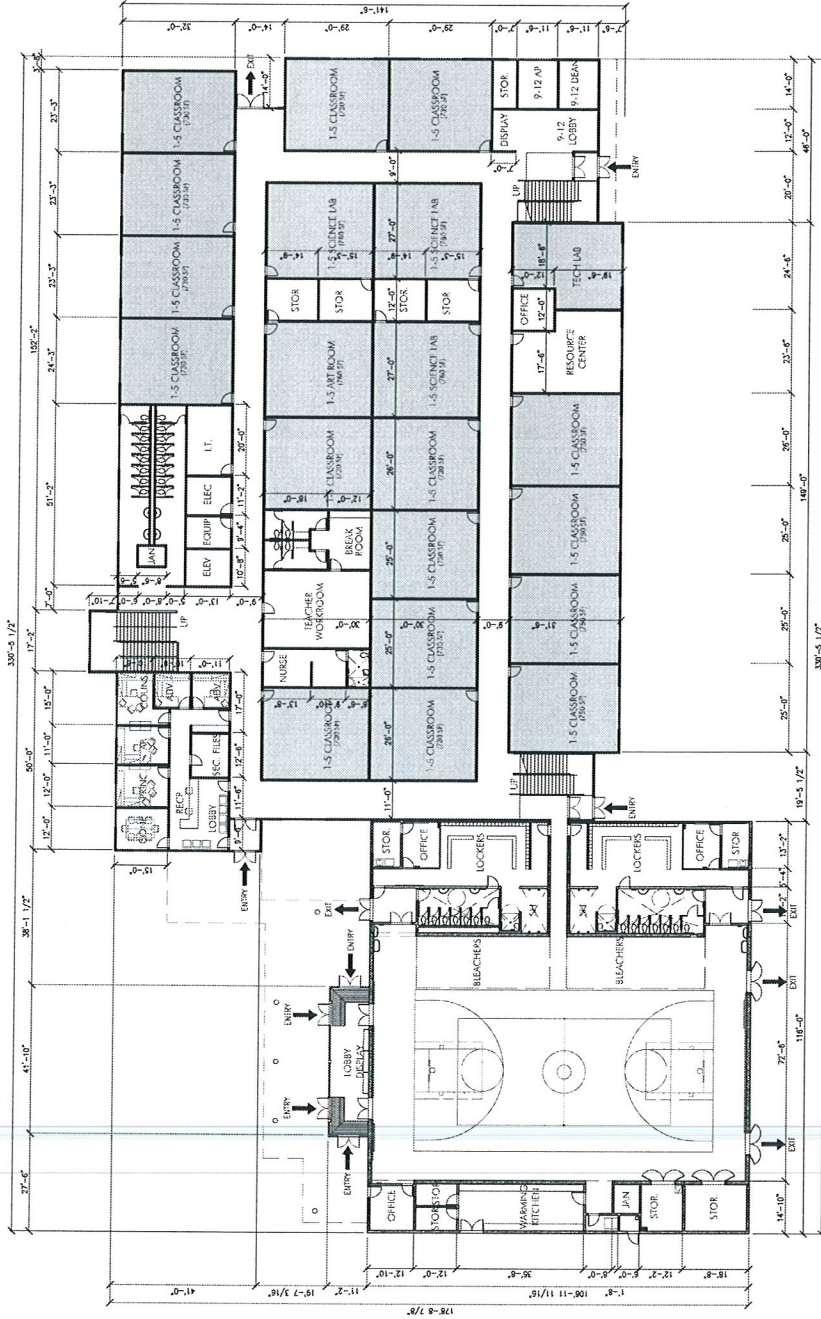
N/A (GYMNASIUMS
/ CAFETERIAS /
LOCKERS ARE
NOT COUNTED
AS SEPARATE
ACCESSORY TYPES
WHEN PART OF
AN EDUCATIONAL
FACILITY)

MAXIMUM OCCUPANCY:
CLASSROOM WING
GYM AREA
TOTAL

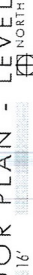
1656
1028
2684

LEGEND

GRADES 1-5	21 CLASSROOMS
GRADES 6-8	11 CLASSROOMS
GRADES 9-12	14 CLASSROOMS
	46 TOTAL



FLOOR PLAN - LEVEL 1



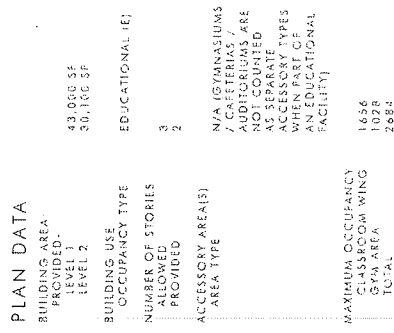
QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 2 OF 6 SH PROJECT NO.: 120031

SUP-46572
SUP-46573
SDR-46570

STRUCTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

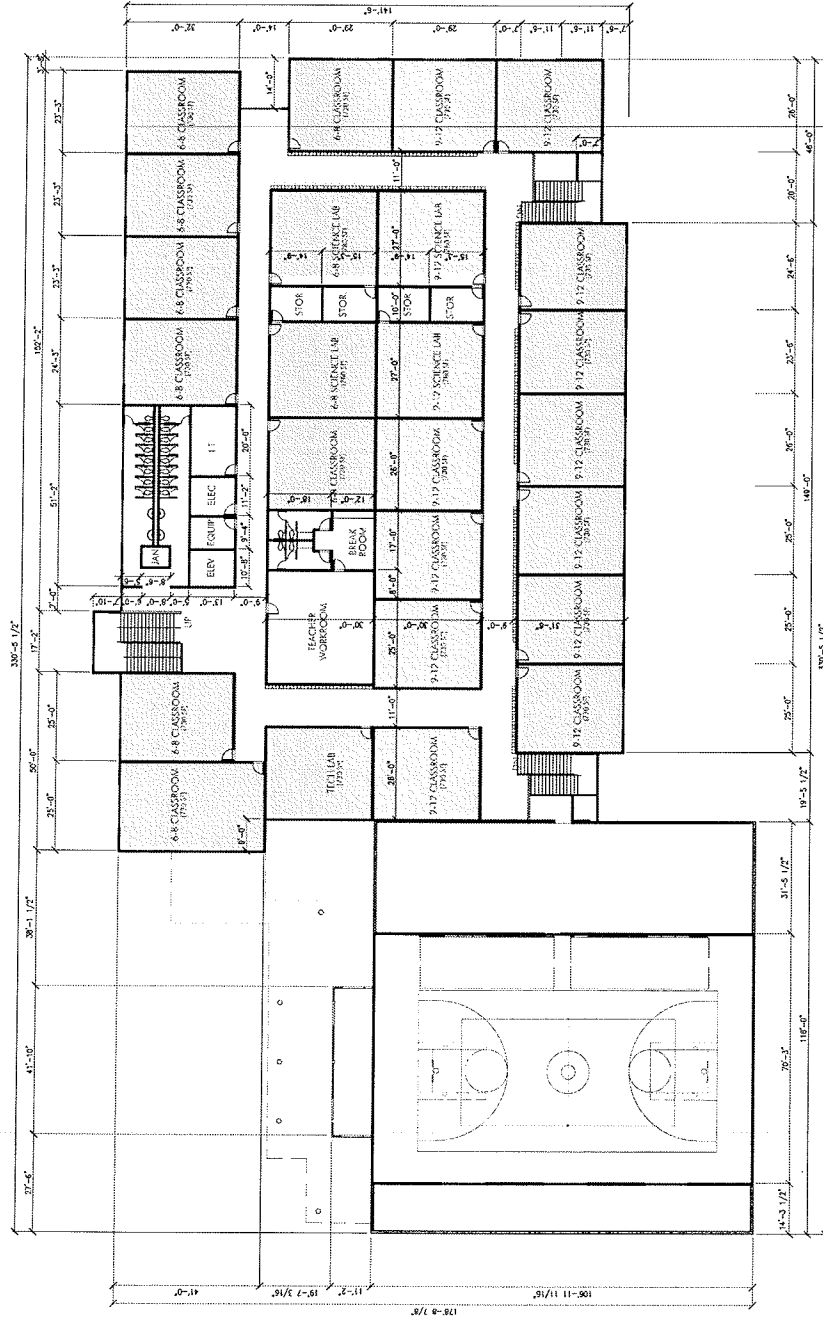
RECEIVED
AUG 23 2012



GRADES 1-5	21 CLASSROOMS
GRADES 6-8	11 CLASSROOMS
GRADES 9-12	14 CLASSROOMS
	46 TOTAL

S **ARCHITECTURE**
7250 Park Drive, Suite 218, Las Vegas, Nevada 89128
p. 702.363.2222 f. 702.363.6060 www.sh-architecture.com

SUP-46572
SUP-46573
SDR-46570



FLOOR PLAN - LEVEL 2

QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 3 OF 6 SH PROJECT NO.: 120031

SITE DATA

APN 125-19-301-008 & 007
CITY OF LAS VEGAS
U-RHP

RURAL PRESERVATION
CHARTER SCHOOL / EDUCATIONAL

LOT SIZE
10.0 AC (GROSS)
8.569 AC (NET)
435,600 SF (GROSS)

BUILDING SIZE
FIRST FLOOR CLASSROOMS
20,100 SF
SECOND FLOOR CLASSROOMS
12,900 SF
GYM AREA
73,100 SF
TOTAL FLOOR CLASSROOMS
33,000 SF
COVERAGE
9.9 %
LANDSCAPE
4.4 %

PARKING
REQUIRED
1-8 (3 PER CLASS) +
1-2 (1 PER CLASS) +
TOTAL REQUIRED
222
PROVIDED
308
STANDARD
10
ACCESSIBLE
2
TOTAL
318 (SUPPORTS 16 CLASSROOMS 1-8
PLUS 30 CLASSROOMS 9-12)



VICINITY MAP

RECEIVED

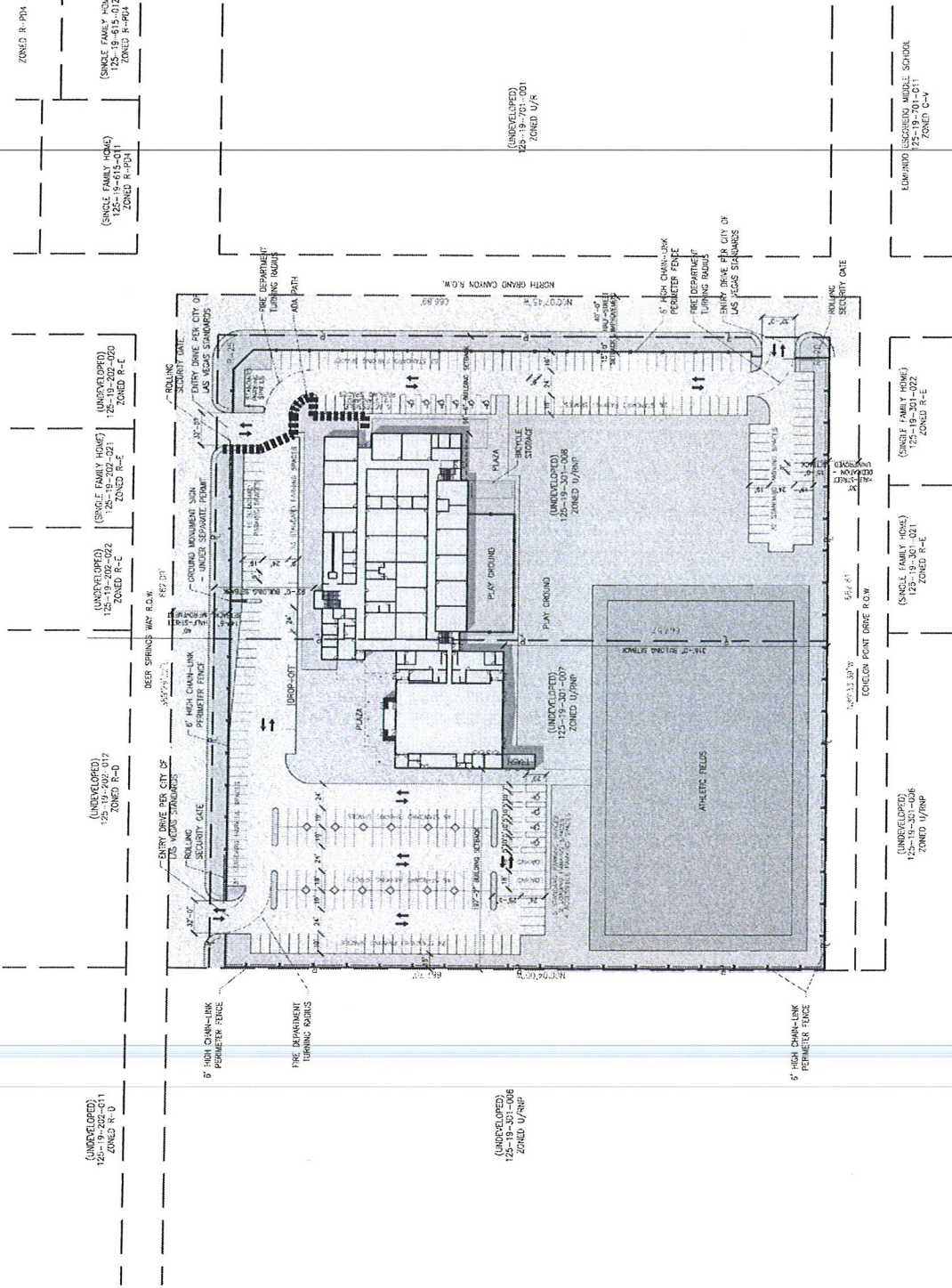
AUG 23 2012

SUP-46572
SUP-46573
SDR-46570

QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 1 OF 6 SH PROJECT NO.: 120031

SITE PLAN
50'



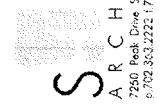


PLAN DATA	
BUILDING AREA PROVIDED:	43,000 SF
LEVEL 1	30,100 SF
LEVEL 2	
BUILDING USE	EDUCATIONAL
OCCUPANCY TYPE	
NUMBER OF STORIES	3
ALLOWED PROVIDED	2
ACCESSORY AREA(S)	
AREA TYPE	N/A (GYMNASIUMS / CAETERIAS / AUDITORIUMS ARE NOT COUNTED AS ACCESSORY TYPE WHEN PART OF AN EDUCATIONAL FACILITY)
MAXIMUM OCCUPANCY	1656
CLASSROOM WING	1028
GYA AREA TOTAL	2884

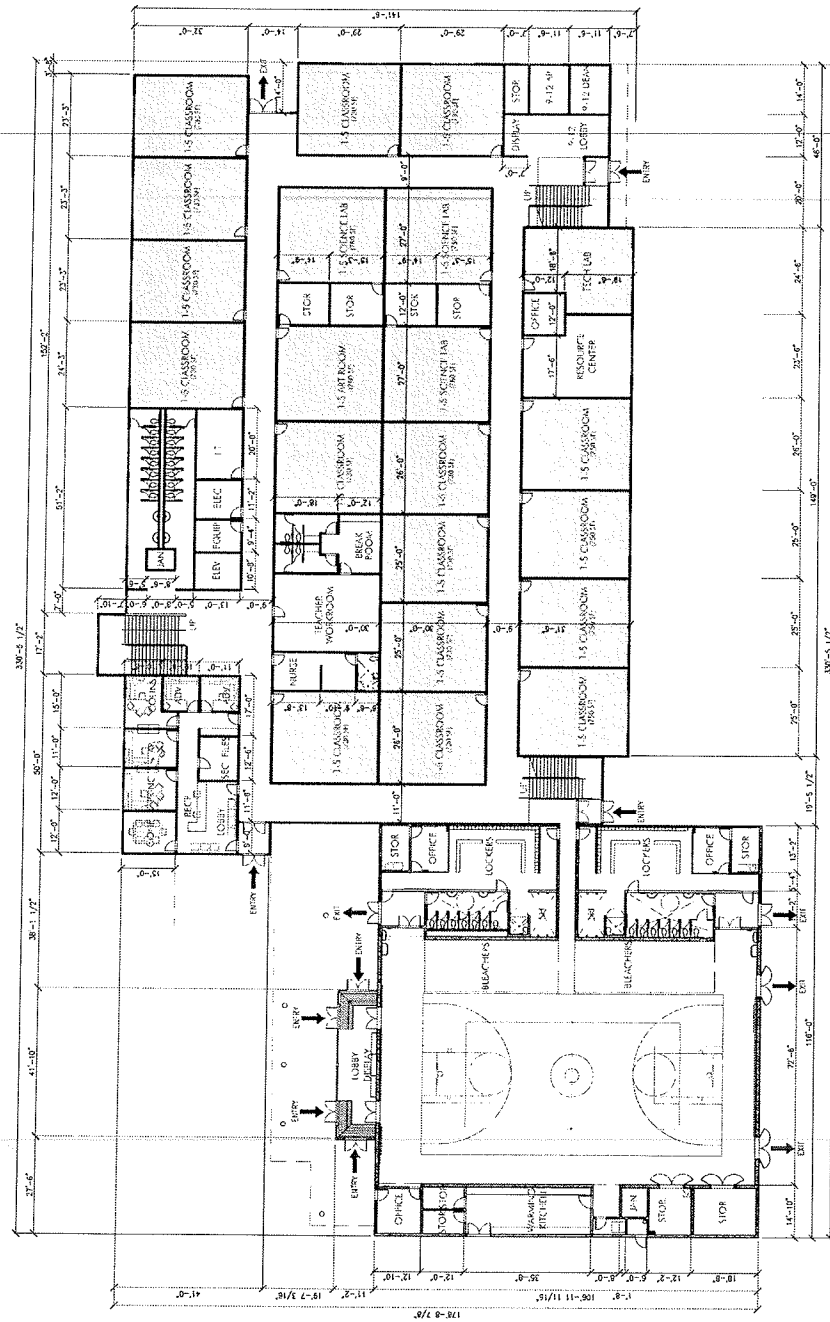
LEGEND	
GRADES 1-5	21 CLASSROOMS
GRADES 6-8	11 CLASSROOMS
GRADES 9-12	14 CLASSROOMS
46 TOTAL	

RECEIVED

APR 23 2012



SUP-46572
SUP-46573
SDR-46570



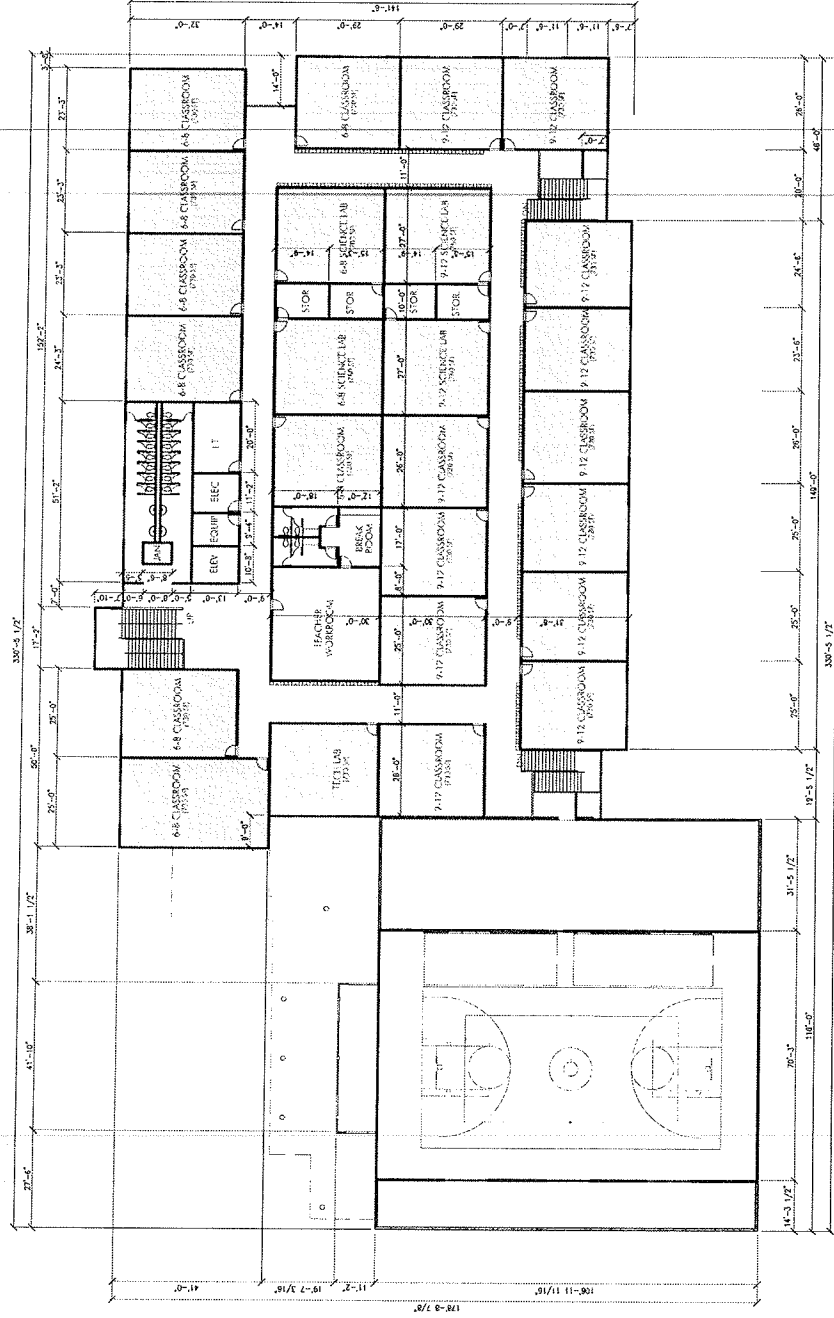
FLOOR PLAN - LEVEL 1

QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 2 OF 6 SH PROJECT NO.: 120031

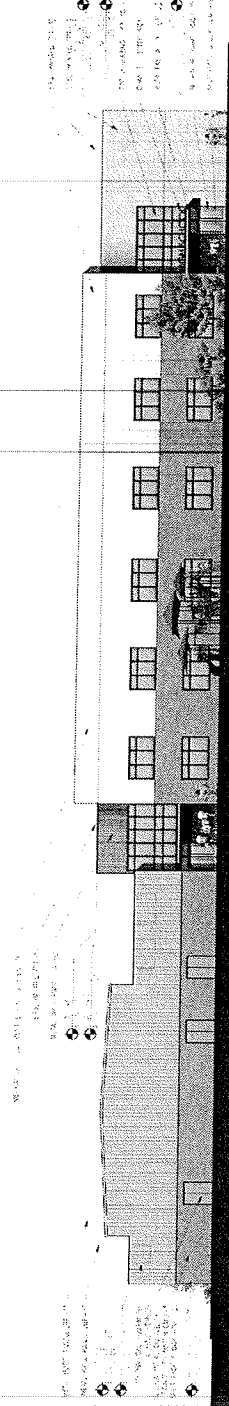
PLAN DATA		
BUILDING AREA PROVIDED:	43,056 SF	
LEVEL 1	30,186 SF	
LEVEL 2		
BUILDING USE	EDUCATIONAL (C)	
OCCUPANCY TYPE		
NUMBER OF STORIES ALLOWED	3	
PROVIDED	2	
ACCESSORY AREA(S)		
AREA TYPE		
	N/A (GYMNASIUMS / CATERINAS / AUDITORIUMS ARE NOT COUNTED AS SEPARATE TYPES WHEN PART OF AN EDUCATIONAL FACILITY)	
MAXIMUM OCCUPANCY CLASSROOM WING	1454	
GYM AREA	1028	
TOTAL	2482	

LEGEND	
GRADES 1-5	21 CLASSROOMS
GRADES 6-8	11 CLASSROOMS
GRADES 9-12	14 CLASSROOMS
	46 TOTAL

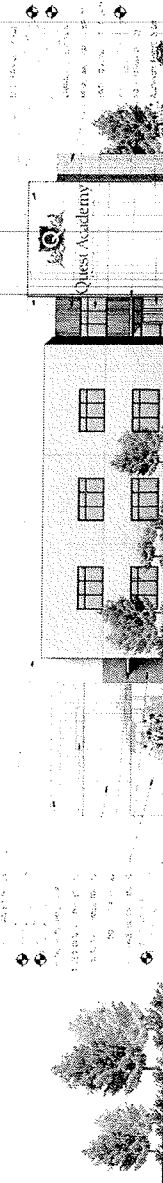


FLOOR PLAN - LEVEL 2
16'

SUP-46572
SUP-46573
SDR-46570



SOUTH ELEVATION



EAST ELEVATION
EXTERIOR ELEVATIONS

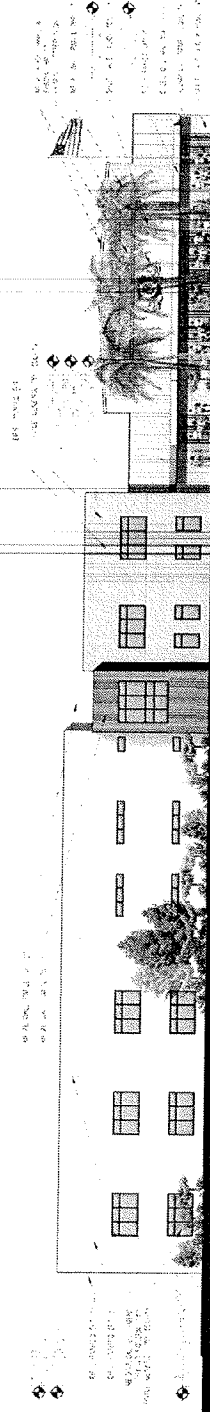
QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 5 OF 6 SH PROJECT NO.: 120031

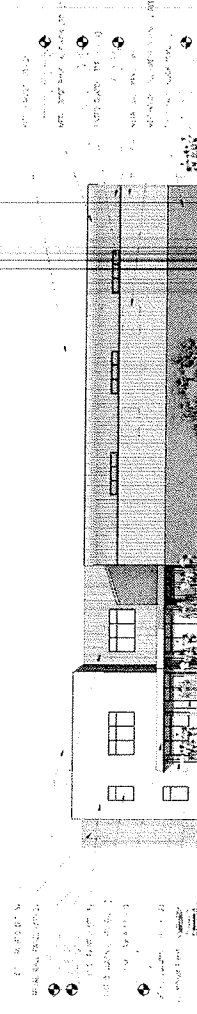
RECEIVED
AUG 28 2017

SUP-46572
SUP-46573
SDR-46570

S ARCHITECTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
6702.343.2222 / 702.243.6000 www.sharchitecture.com



NORTH ELEVATION



WEST ELEVATION
EXTERIOR ELEVATIONS
16'

RECEIVED

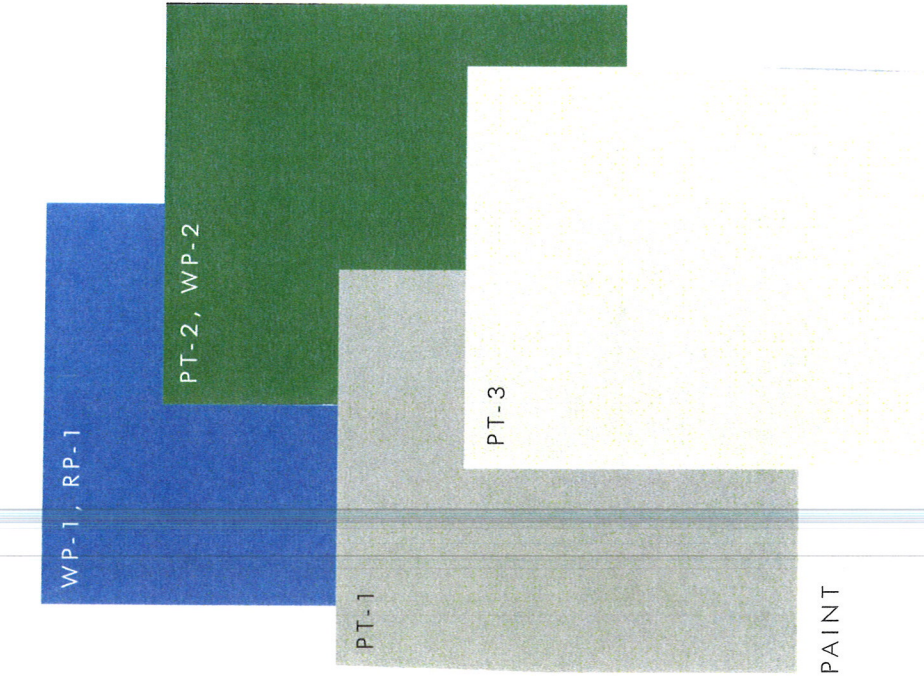
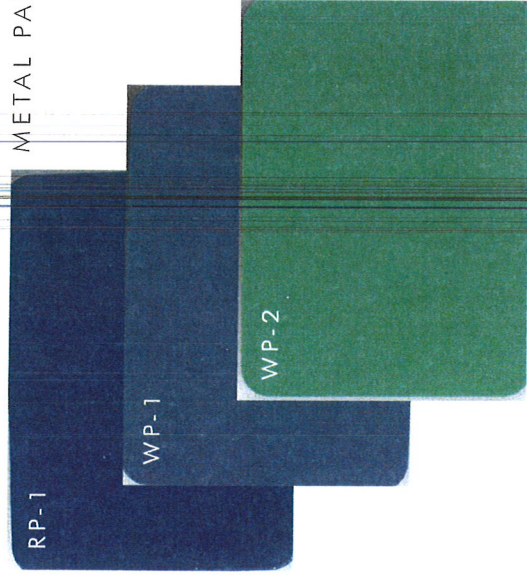
AUG 23 2012

SUP-46572
SUP-46573
SDR-46570

QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 6 OF 6 SH PROJECT NO.: 120031

METAL PANELS

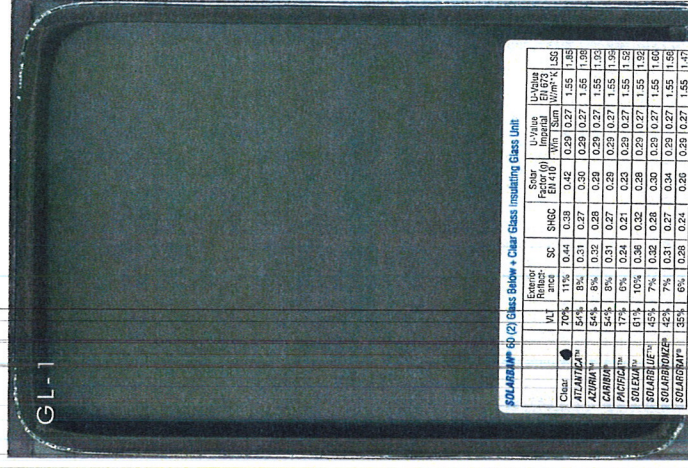


PAINT

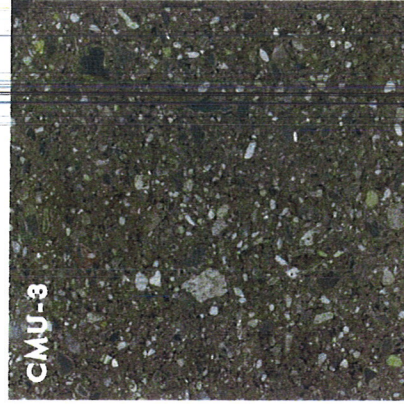
EXTERIOR MATERIALS

QUEST ACADEMY
DEER SPRINGS WAY & NORTH GRAND CANYON, LAS VEGAS, NV

DATE: 08.23.2012 SHEET: 4 OF 6 SH PROJECT NO.: 120031



TINTED GLAZING



SPLIT-FACE CONCRETE BLOCK

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SH ARCHITECTURE
7250 Peak Drive Suite 210 Las Vegas Nevada 89128
p 702.363.2222 f 702.363.6060 www.sh-architecture.com

SUP-46572

SUP-46573

END 16570

August 21, 2012

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

Re: 1. Special Use Permit to allow a 1-8 Charter School in an existing U-RNP Zone for APN 125-19-301-007 & 008
2. Special Use Permit to allow a 9-12 Charter School in an existing U-RNP Zone for APN 125-19-301-007 & 008
3. Site Plan Design Review for a Charter School in an existing U-RNP Zone for APN 125-19-301-007 & 008

To Whom It May Concern,

Background

The subject property is located at the southwest corner of Deer Springs Way and North Grand Canyon in the city of Las Vegas.

The two parcels are a combined total of 10 acres and are currently vacant and undeveloped.

The project will be developed into a new Public Charter School for grades 1-12. There are a total of 46 classrooms, administrative offices, gymnasium, athletic fields and required parking. The classroom portion is a two story development of similar height as the gymnasium. The facility is surrounded by security fencing and rolling vehicular gates. The development of the site will require half-street improvements (street, curb, gutter and sidewalk) for a 40' width along Deer Springs Way and North Grand Canyon Parkway. A 30' half-street improvement along the southern property line will be dedicated to Echelon Point Drive but not improved at this time. Main vehicular access points occur along Deer Springs Way and North Grand Canyon. The proposed project contains 32 classrooms for grades 1-8 and 14 classrooms for grades 9-12. The project provides 318 parking stalls which exceeds the required number by an excess of 96 parking stalls. The parking provided would support up to 30 classrooms for 9-12 students and 16 classrooms for grades 1-8.

Quest Academy is an existing accredited charter school through the State of Nevada and licensed in the City of Las Vegas. They currently operate a facility at 6610 Grand Monticeto Parkway which this facility would replace. Quest Academy is fully licensed by the State of Nevada and operates within the City of Las Vegas with a current Business License.

The School will have approximately 75 employees and operate Monday through Friday during normal school hours (7 AM to 4 PM). It will operate on a limited basis at other times for after school functions and during the day on Saturday and Sunday.

The School is designed to be LEED Silver Equivalent which means it will comply with the design attributes needed to achieve a USGBC LEED Silver rating but will not be registered. The building has been sited for optimum building orientation, has xeriscape landscape, low flow plumbing fixtures, white roof, heat island reduction in parking lots, recycled products in building components, low/non-VOC paints and adhesives and high efficiency low-e glazing. There is bicycle parking on site. At this time the owner is researching grant possibilities to optimize alternative energy for the facility as well.

SUP-46572
SUP-46573
SDR-46570

RECEIVED
AUG 23 2012

Special Use Permit Application Justification

The project will fulfill an urgent need for school alternatives in the City of Las Vegas and Clark County. The growth of the existing student body has substantiated the need for the facility and the school currently has to turn away applicants due to the limited size of their existing facility. In addition:

1. The anticipated use of the facility would not adversely affect the existing, surrounding uses.
2. The anticipated use of the facility would not adversely affect surrounding traffic, fire or other support services.
3. The facility will replace an existing, smaller facility currently used by the school approximately 1 mile to the east.
4. The facility will provide additional community resources for athletic, sports, recreational and community amenities.
5. The facility is an allowed use in the current zoning without a zone change.

Site Plan Design Review Justification

The site for Quest Academy has the main building located to the northeast quadrant of the site with building setbacks of 95' to the north, 96'-6" to the east, 316' to the south and 197'-2" to the west. In addition there is a minimum 15' landscape buffer from the sidewalk to the north and east and 15' of landscape buffer along the west property line. All parking, drop-off, circulation and delivery areas are located onsite and conform to the City of Las Vegas standards for stall and aisle sizes, and Fire Department requirements for onsite turning radii.

Quest Academy is a closed campus and as such a 6' high chainlink fence is indicated around the property. There are rolling gates at vehicular entries. Quest Academy maintains their own traffic control plan and monitors for peak drop-off and pick-up times. All drop-off areas are in regulated areas on site.

In addition to perimeter landscape buffers, parking lots are landscaped per City standards and the building and plaza areas are landscaped as well. There are separate athletic playing fields and playground areas and separate bicycle storage areas on site.

The proposed project contains 32 classrooms for grades 1-8 and 14 classrooms for grades 9-12. The project provides 318 parking stalls which exceeds the required number by an excess of 96 parking stalls. The parking provided would support up to 30 classrooms for 9-12 students and 16 classrooms for grades 1-8.

The site plan for the facility has taken into consideration half street improvements along Deer Springs and North Grand Canyon with a 40' wide dedication to include street, curb, gutter and sidewalk improvements. An additional 30' wide half street dedication is provided for Echelon Point Drive, however no improvements are included at this time. There is no access from the proposed site to the south onto Echelon Point Drive and none of the existing adjacent residential, to the south, access Echelon Point. The property to the west of the site is vacant BLM property which has access from Deer Springs. There is no need to install half street improvements until it is determined that the adjacent property needs access for vehicular traffic. By not installing pavement at this time future utility services would be less costly and easier to install if access via Echelon Point is needed. Because the residential to the south of Echelon Point is existing, without any improvements along Echelon Point, it would go undeveloped until the adjacent site is developed.

There are no waivers or variances anticipated for the project at this time.

Thank you for your consideration for these items. If you have any questions please do not hesitate to contact me .

Sincerely,



SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

RECEIVED

AUG 23 2012

SUP-46572
SUP-46573
SDR-46570

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46573 - SPECIAL USE PERMIT RELATED TO SUP-46572 - PUBLIC HEARING -
APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on
a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at the
southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and
008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46573** APN: 125-19-301-008 + 007

Name of Property Owner: RUSSEL E. WARTHEN

Name of Applicant: QUEST ACADEMY

Name of Representative: SH ARCHITECTURE

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: _____

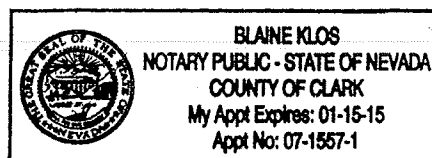
Signature of Property Owner: _____

Print Name: Russel E. Warthen

Subscribed and sworn before me

This 17th day of August, 2012

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

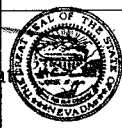
Application/Petition For: Special Use Permit 9-12 ☒
 Project Address (Location) Southwest corner of W. Deer Springs and N. Grand Canyon Drive ☒
 Project Name Quest Academy Proposed Use Public Charter School ☒
 Assessor's Parcel #(s) 125-19-301-008 & 007 Ward # 6
 General Plan: existing PLU proposed _____ Zoning: existing U(RNP) proposed _____
 Commercial Square Footage 121,800 SF Floor Area Ratio .28
 Gross Acres 10 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RUSSELL WARTHEN Contact RUSSELL WARTHEN
 Address 610 VICTORY MOTORCARS Phone: 592.4887 Fax: _____
2540 W WARM SPRINGS RD
 City LAS VEGAS State NV Zip 89119
 E-mail Address _____

APPLICANT Quest Academy Contact Connie Jordan
 Address 6610 Grand Monticeto Parkway Phone: (702) 631-4751 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH architecture Contact Curt Carlson
 Address 7250 Peak Drive, Suite 216 Phone: (702) 341-2230 Fax: (702) 363-6060
 City Las Vegas State NV Zip 89128
 E-mail Address ccarlson@sh-architecture.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 Russel F. Warthen
 Subscribed and sworn before me
 This 17th day of August, 2012

[Signature]
 Notary Public in and for said County and State


FOR DEPARTMENT USE ONLY
 Case # SUP-46573
 Meeting Date: 10/9/2012
 Total Fee: 1030.00
 Date Received: 8/23/2012
 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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-46570 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-46572 AND SUP-46573 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: RUSSELL WARTHEN - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 121,800 SQUARE-FOOT PRIVATE SCHOOL on 10.0 acres at the southwest corner of Deer Springs Road and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation)], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-46570** APN: 125-19-301-008 + 007

Name of Property Owner: RUSSEL E. WARTHEN

Name of Applicant: QUEST ACADEMY

Name of Representative: SH ARCHITECTURE

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

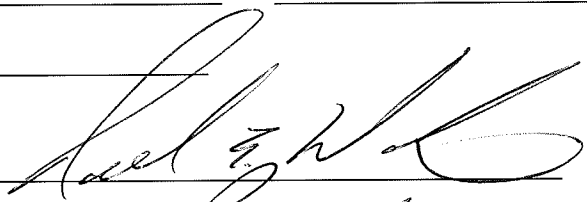
☒ No

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): _____

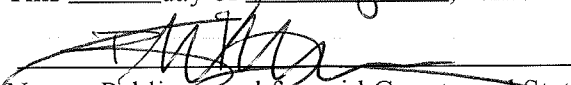
APN: _____

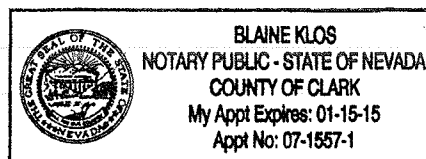
Signature of Property Owner: 

Print Name: Russel E. Warthen

Subscribed and sworn before me

This 17th day of August, 2012


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review ☒
 Project Address (Location) Southwest corner of W. Deer Springs and N. Grand Canyon Drive ☒
 Project Name Quest Academy Proposed Use Public Charter School ☒
 Assessor's Parcel #(s) 125-19-301-008 & 007 Ward # 6
 General Plan: existing PLU proposed _____ Zoning: existing U(RNP) proposed _____
 Commercial Square Footage 121,800 SF Floor Area Ratio .28
 Gross Acres 10 Acres Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER RUSSELL WARTHEN Contact RUSSELL WARTHEN
C/O VICTORY MOTORCARS
 Address 2540 W. WARM SPRINGS RD Phone: 592.4887 Fax: _____
 City LAS VEGAS State NV Zip 89119
 E-mail Address _____

APPLICANT Quest Academy Contact Connie Jordan
 Address 6610 Grand Monticeto Parkway Phone: (702) 631-4751 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH architecture Contact Curt Carlson
 Address 7250 Peak Drive, Suite 216 Phone: (702) 341-2230 Fax: (702) 363-6060
 City Las Vegas State NV Zip 89128
 E-mail Address ccarlson@sh-architecture.com

Property Owner Signature* [Signature]

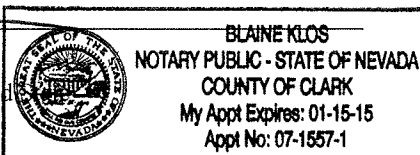
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Russell E. Warthen

Subscribed and sworn before me

This 17th day of August, 20 12.

Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>SPR-46570</u>
Meeting Date:	<u>10/9/2012</u>
Total Fee:	<u>1530.00</u>
Date Received:	<u>8/23/2012</u>
Received By:	<u>M. DEX</u>

*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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIGHTS OUT, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,772 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF REQUIRED DISTANCE SEPERATION TO ALLOW ZERO FEET FROM A SIMILAR USE, 1,240 FEET FROM A CHURCH AND 1,340 FEET FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED FROM EACH at 450 Fremont Street, Suite #135 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-46576** APN: 139-345-13002/003

Name of Property Owner: FAEC Holdings Warrick LLC

Name of Applicant: Lights Out, LLC

Name of Representative: Nick Fischella

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

☐ Yes

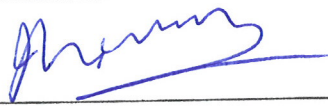
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

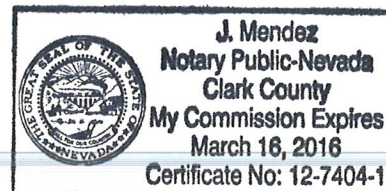
Signature of Property Owner: 

Print Name: Dharmesh Bhanabhai

Subscribed and sworn before me

This 14 day of August, 2012

J. Mendez
Notary Public in and for said County and State



RECEIVED

AUG 23 2012



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Lights Out, LLC - TAVERN - Liquor Establishment
Project Address (Location) 450 Fremont Street, Suite 135
Project Name Banger Brewing Proposed Use C-2
Assessor's Parcel #(s) 139-345-13002/003 Ward # 5
General Plan: existing C proposed C Zoning: existing C-2 proposed C-2
Commercial Square Footage approx. 7,000 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER FAEC Holdings Wirrulla LLC Contact Lorraine Kusuhara
Address 450 Fremont St. # 285 Phone: (702) 232-8313 Fax: (702) 671-0082
City Las Vegas State NV Zip 89101
E-mail Address lkusuhara@earthlink.net

APPLICANT Lights Out, LLC Contact Nick Fischella
Address 450 Fremont St. Suite 135 Phone: (702) 806-5873 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address nick@bangerbrewing.com

REPRESENTATIVE DiFiore Consulting Contact Jim DiFiore
Address 8550 W Charleston Blvd., Suite 102 Phone: (702) 275-6929 Fax: _____
City Las Vegas State NV Zip 89117
E-mail Address jdiflv@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 Dharmesh Bhandhrai

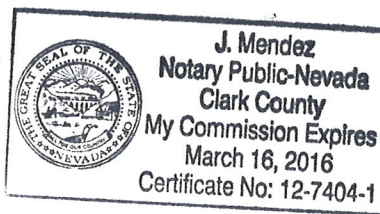
Subscribed and sworn before me

This 14 day of August, 20 12.

J. Mendez

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SOP-46576</u>
Meeting Date:	<u>10/9/2007</u>
Total Fee:	<u>1280.00</u>
Date Received:	<u>8/23/2012</u>
Received By:	<u>M. Rex</u>

*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
AUG 23 2017

RECEIVED

C-2

C-2

C-2

FOURTH STREET

SITE INFORMATION

ZONING:

C-2 - General Commercial District

COMMERCIAL AREA:

Parcel 1: (Approximate, as to be verified)

Gross Area 119,790 sf

Building: 320,000 sf

Overall Area: 6,172 gsf

Suite 135:

PARKING REQUIREMENTS

Parking Required:

Shopping Center 1 per 250 sf

Total Required: 6,172 gsf

25

Provided:

* per City Public Parking Garage Below

Total Provided: 25

Parking Ratio: 4.0 per 1000 1 per 250

H/C Required:

Total Spaces per chart

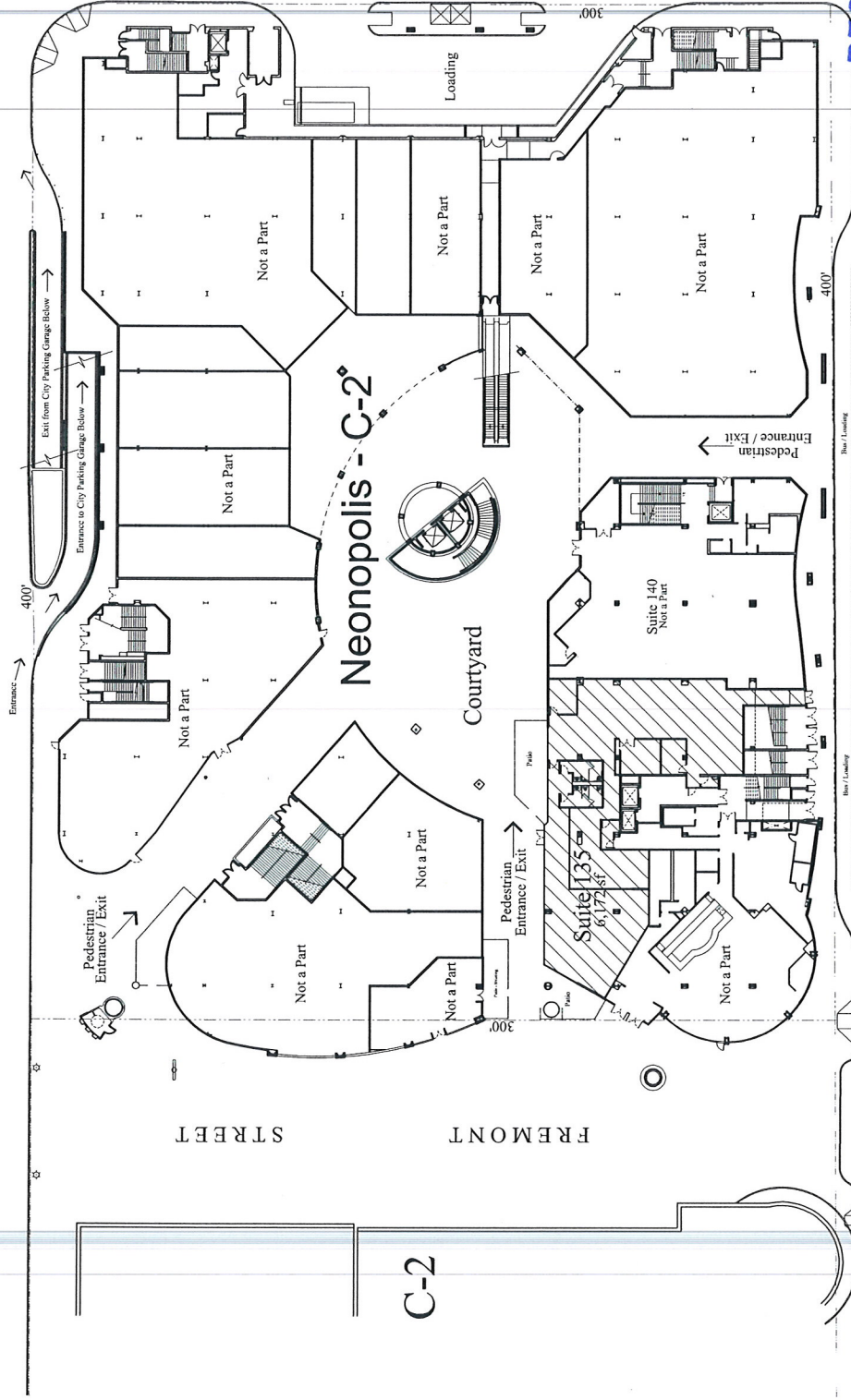
Total Provided:

* per City Public Parking Garage Below

OGDEN STREET

C-2

C-2



Vicinity Map

RECEIVED

LAS VEGAS BOULEVARD

C-2

Site Plan

C-2

RECEIVED
AUG 23 2017

Scale: 1" = 20'

Project No: 111022 August 22, 2012

Banger Brewery at Neonopolis Las Vegas, Nevada

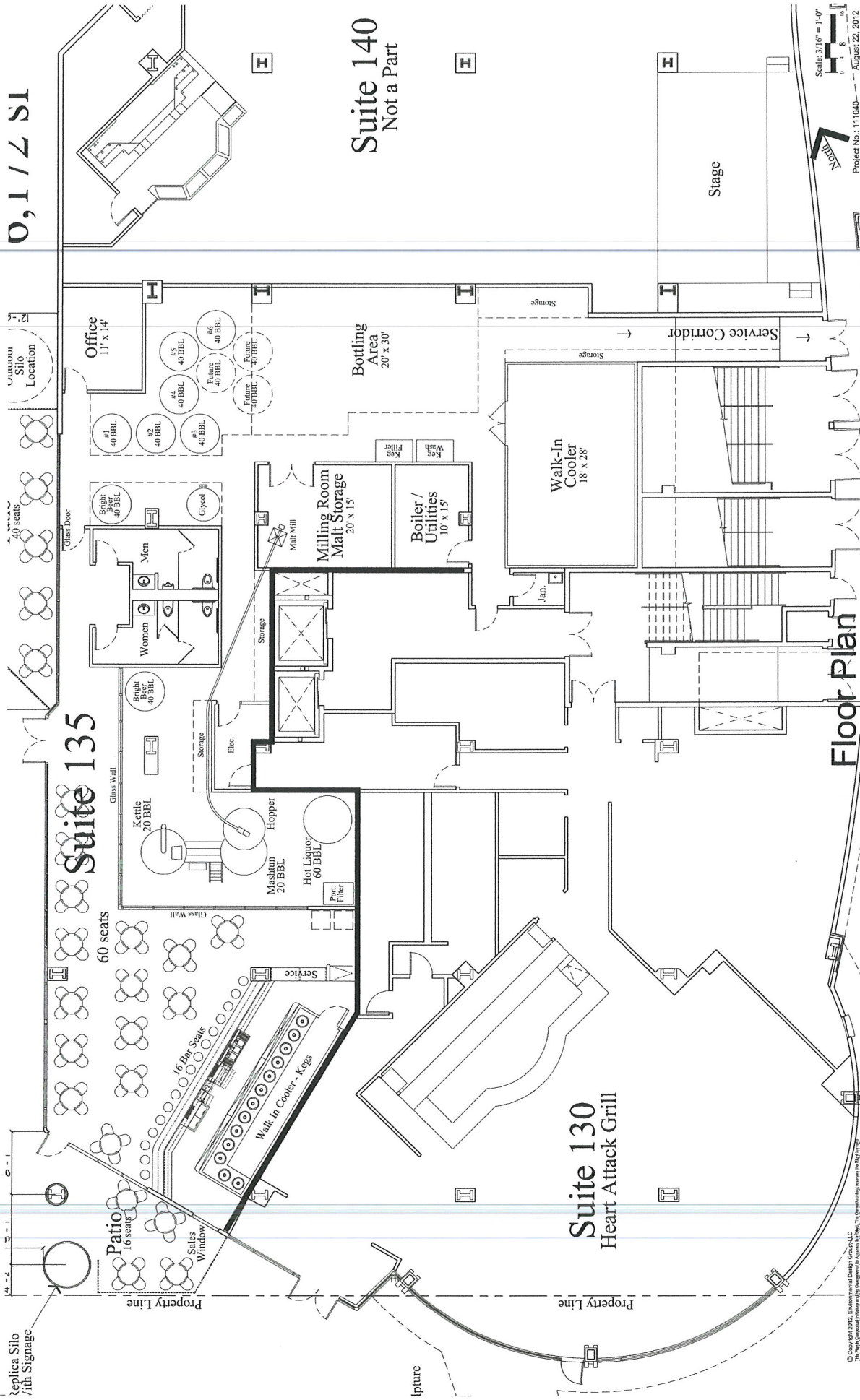
Environmental Design Group
ARCHITECTURAL INTERIORS
LAS VEGAS • SCOTTSDALE

SUP-46576

© Copyright 2012, Environmental Design Group, LLC
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O, I / Z SI



Floor Plan

Suites 135 at Neonopolis

Las Vegas, Nevada

SUP-46576

RECEIVED
AUG 23 2012

August 22, 2012

City of Las Vegas Planning Department
333 N Rancho Dr.
Las Vegas, NV 89133

RE: Lights Out, LLC; SUP 450 Fremont – Justification letter

Dear Planning staff:

Please accept this justification letter submitted in conjunction with the Pre-Application Conference Request Form for a request for a Special Use Permit for Lights Out, LLC, 450 Fremont Street, Suite 135, the former location of Jillian's.

The intended use of the proposed business is a brew pub with approximate space of 6,172 square feet that brews beer on premises for sale on and off premises. Tasting will be made available with 6-8 tap handles featuring a full variety of different beer styles for the patrons to sample. Outdoor seating will occupy approximately 600 square feet. They will also offer growler fills on site. Production of two different styles beers for sale off premises in bottles and kegs. Hours of operation are proposed as Mon – Thurs, 5pm – 12 midnight, and Fri – Sun, 12 noon – 1 am. Safeguards for checking ages of patrons will be put in place to assure the legal ages patronize this business.

Requested waivers of distance requirements of 1,500 feet from the following facilities include:

1. Restricted distance separation from other Taverns within 1,500 feet of the proposed business location.
2. Restricted distance separation from religious institutions (one is within 1,240 ft.) and school (one is within 1,340 ft.)

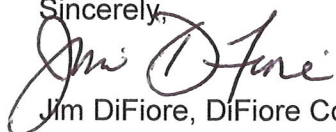
Neonopolis and this suite are part of the following overlays:

Downtown Centennial Plan Overlay District;
A-O (Airport Overlay) District;
Downtown Casino Overlay District;
Downtown Entertainment Overlay District;
Live/Work Overlay District; and
Las Vegas Boulevard Scenic Byway Overlay District

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade level), additional public parking can be found at the City of Las Vegas' "red" garage across Fremont Street and two major RTC bus stops exist on both the east (LV Blvd.) and west (4th ST.) side of Neonopolis adjacent to Fremont Street.

Your consideration of this request is greatly appreciated.

Sincerely,


Jim DiFiore, DiFiore Consulting

SUP-46576



8550 W. Charleston,
Ste. 102/PNB 348
Las Vegas NV 89117

Phone: 702.275.6929

E-mail: Jim
@DiFioreConsulting.com

RECEIVED
AUG 23 2012

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46543 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHANTHY A. WALSH - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,287 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #165 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46543** APN: 143-06-816-007
Name of Property Owner: 9440 West Sahara Holdings, LLC
Name of Applicant: CHANTHY A WALSH
Name of Representative: PEGGY POUND

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: WM GREG GEIGER

Print Name: WM GREG GEIGER

Subscribed and sworn before me

This 25th day of JULY, 2012

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CHINITA RESTAURANT
 Project Address (Location) 9440 W. SAHARA AVE #160/165
 Project Name CHINITA MEXICAN BARS & GRILL Proposed Use RESTAURANT
 Assessor's Parcel #(s) 163-06-816-007 Ward # 2
 General Plan: existing X proposed _____ Zoning: existing _____ proposed X
 Commercial Square Footage 5405 Floor Area Ratio 1/1
 Gross Acres N/A Lots/Units N/A Density N/A
 Additional Information Neighborhood Center

PROPERTY OWNER 9440 West Sahara Holdings, LLC Contact Nicole Kelley
 c/o Commerce TNP
 Address 302 E. Carson Ave., Suite 350 Phone: 702-951-9849 Fax: 702-751-0050
 City LAS VEGAS State NV Zip 89101
 E-mail Address N.Kelley@TNPRI.com

APPLICANT CHANTRY A WALSH Contact SAME
 Address 1018 SKYSAIL DRIVE Phone: 533-2100 Fax: 533-6897
 City HENDERSON State NV Zip 89011
 E-mail Address chanthywalsh@yahoo.com

REPRESENTATIVE PEGGY POUND - 91 Degrees Inc. Contact SAME
 Address 5805 W. HARMON AVE #144 Phone: 336-1205 Fax: ---
 City LAS VEGAS State NV Zip 89103
 E-mail Address peggy6324@aol.com

Property Owner Signature* WM GREG GEIGER

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

Print Name WM GREG GEIGER

Subscribed and sworn before me

This 25TH day of JULY, 20 12.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

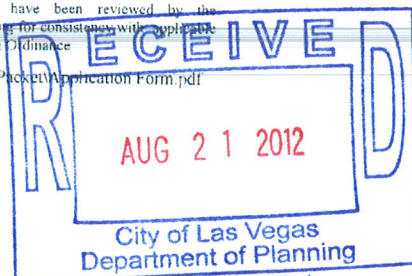


FOR DEPARTMENT USE ONLY

Case # SUP-46543
 Meeting Date: 10/09/12
 Total Fee: 1280.00
 Date Received*: 08/21/12
 Received By: Jonathan B.

*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



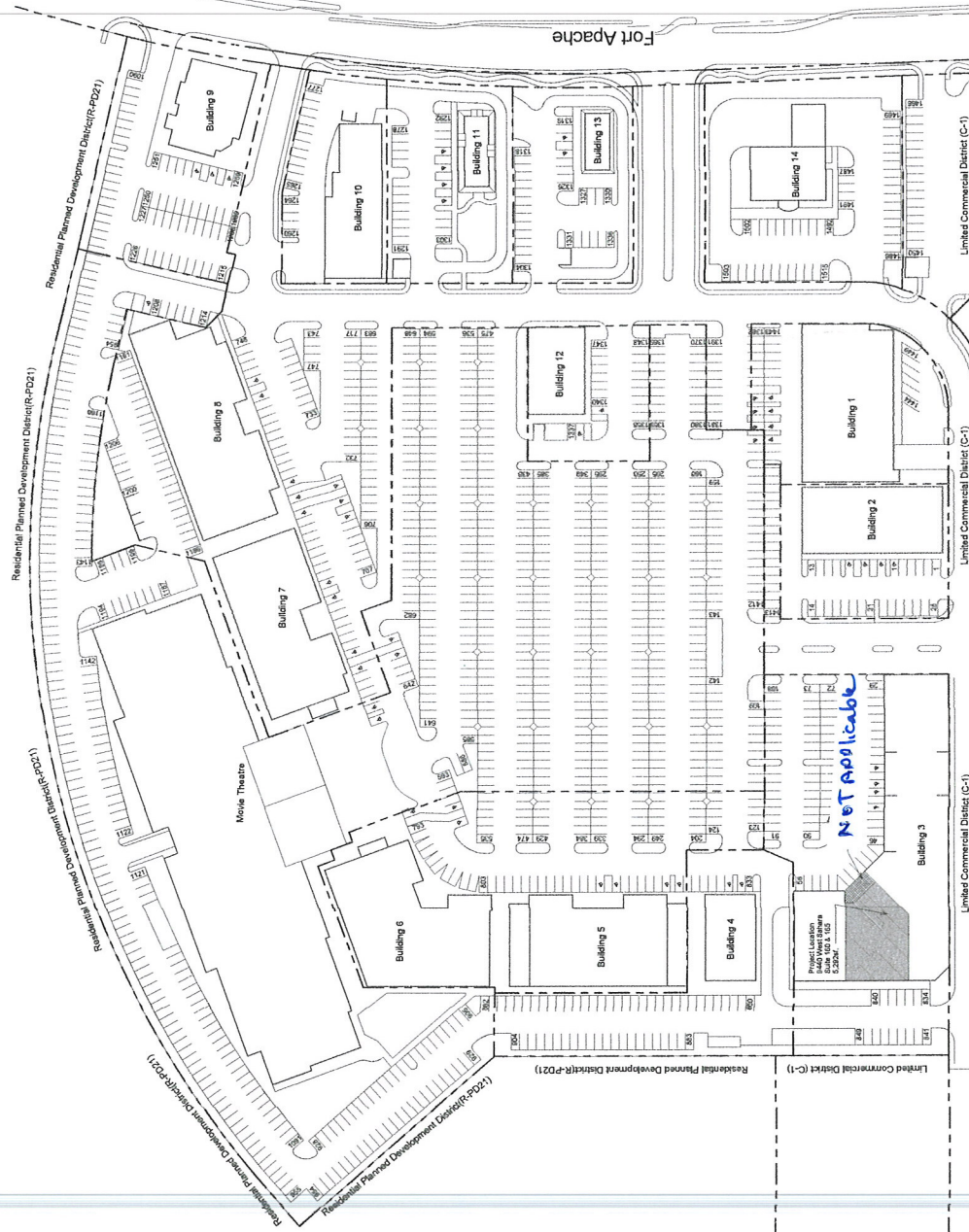


Project Location

Parcel #: 183-06416-027
 Zoning Classification: Limited Commercial District (C-1)
 Address:
 9440 West Sahara Avenue
 Las Vegas, Nevada 89117

Number	Name	Area	Comments
1	Building 1	16072 SF	
2	Building 2	10724 SF	
3	Building 3	28004 SF	
4	Building 4	17917 SF	
5	Building 5	17917 SF	
6	Building 6	17917 SF	
7	Movie Theatre	74402 SF	
8	Building 7	18969 SF	
9	Building 8	20751 SF	
10	Building 9	3168 SF	
11	Building 10	3168 SF	
12	Building 11	1921 SF	
13	Building 12	9730 SF	
14	Building 13	1569 SF	
15	Building 14	6548 SF	
16	Building 15	24601 SF	

Approximate Building Size = 246,001 SF
 Approximate Property Size = 1,033,135 SF
 Parking Calculations:
 Shopping Center: 246,001 SF / 250 = 984.04 or 984 minimum number of parking spaces.
 Total On-site parking = 1,205 including 50 ADA spaces.



① Site Plan
 1" = 60'-0"

REV	DATE	DESCRIPTION	CONSULTANT	DESIGNED	LA	DATE	7/25/12
				DRAWN	LA		
				CHECKED	LA		
				FILE			

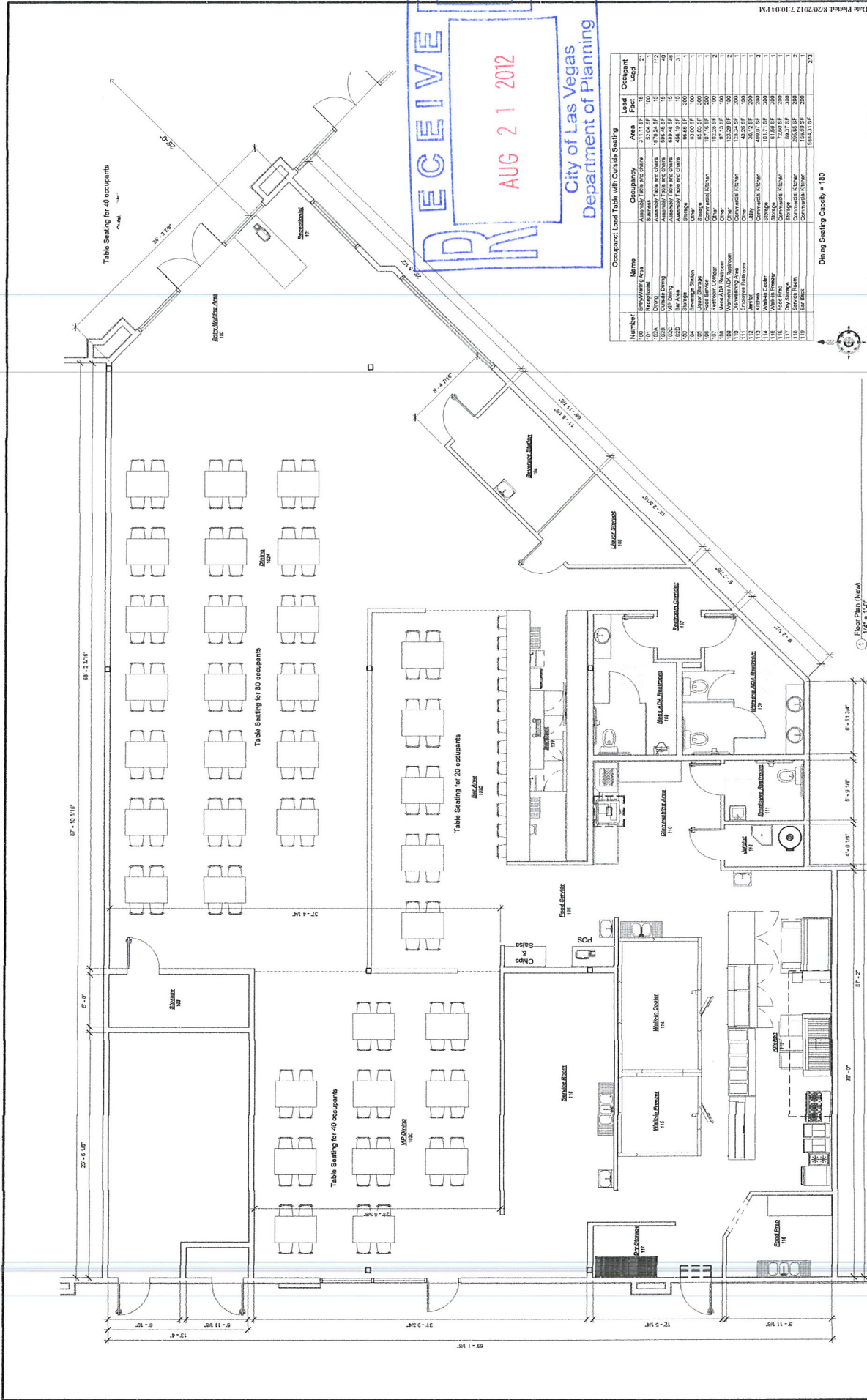
United Pacific Construction, Inc
 License # 0063298 B
 21 N. Pecos, Suite 101 • Las Vegas, Nevada
 (702) 478-9189 • Email: ppicarre-upc@embarqmail.com

Chinita Mexican Bar & Grille
 9440 W. Sahara Ave., Ste 160 & 165

CONTRACTOR
 The City of Las Vegas is hereby accepting the contract for the construction of the project described herein.
 CONTRACTOR: [Signature]
 CONTRACTOR: [Signature]
 CONTRACTOR: [Signature]

For Construction
 SHEET
 A-0.1
 Site Plan
 SCALE
 1" = 60'-0"

SUP-46543



REV	DATE	DESCRIPTION	CONSULTANT	DESIGNED	LA	DRAWN	LA	CHECKED	LA	FILE	DATE
											7/25/12

United Pacific Construction, Inc
 License # 0063298 B
 21 N. Pecos, Suite 101 • Las Vegas, Nevada
 (702) 476-9189 • Email: ppc@upc-llc.com

Chinita Mexican Bar & Grille
 9440 W. Sahara Ave., Ste 160 & 165

CONTRACTOR
 For Construction
 A-1.2
 Floor Plan (New)

Job # 295A.2012
Scale 1/4" = 1'-0"

SUP-46543

August 20, 2012

City of Las Vegas

Planning Department

RE: Justification Letter-9440 W. Sahara Avenue

Chinita Mexican Restaurant

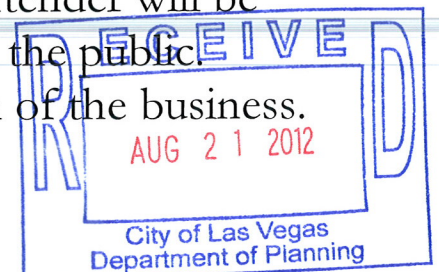
To Whom It May Concern:

Applicant requests a Special Use Permit for the opening of a full service Mexican restaurant at the above location which previously had a special use permit to allow liquor in conjunction with a restaurant. We understand that this SUP has expired and must obtain one in order to move forward with the liquor license.

Justification Items:

1. This project will employ approximately 15 people and the hours of operation will be from 10:00 am until 12:00 am on Friday and Saturday, balance of week will be from 10:00 am until 10:00 pm.
2. The applicant currently owns and operates Sonrise Grill at 30 Via Brianza in Henderson.
3. The restaurant section will seat in excess of the minimum required.
4. Alcoholic beverages will only be served in the restaurant section in conjunction with the service of food.
5. Full course meals will be available during all hours that the bar area is open to the public
6. A cook and food server, other than the bartender will be available at all times that the bar is open to the public.
7. The restaurant will be the principal portion of the business.

SUP-46543



8. The business will conform to the provisions of LVMC Chapter 6.50.

We additionally request a waiver due to the nearby presence of a church (Temple), as required by code.

The proposed development meets all City Codes and the General Plan Amendment and is compatible with the existing land uses and zoning.

As the current development has been in operation for several years, and a former restaurant was located at this site, with a Special Use Permit in existence, there are no changes to the use that has existed within the buildings previously.

A movie theater and several businesses are located within the complex, making the addition of a Mexican Restaurant desirable.

Site is located at a major intersection which ensures traffic flows are compatible with the area.

There are no health, safety or welfare impacts that can be identified at this location.

Applicant understands all the code requirements and will meet each of them during the interior remodel of this location. We are aware of the Supper Club designation required and will work with the staff to fully develop the restaurant under the current guidelines.

Please contact either the undersigned (702.336.1205), or the applicant, Chanthy Walsh (702..553.2100) if there are any questions.

Respectfully,

Peggy M. Pound

Owner Representative



SUP-46543

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2012

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-46569 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROJECT M, LLC - OWNER: T-BREO II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,320 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 100 South 6th Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 11/07/2012

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-46569** APN: 139-34-611-017

Name of Property Owner: T-BreoII LLC

Name of Applicant: Project M LLC

Name of Representative: Kaempfer Crowell - Tom Arnick

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: _____

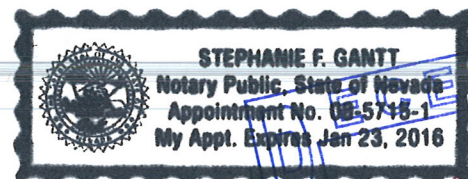
Signature of Property Owner: [Signature]

Print Name: JONATHAN JOSSEL

Subscribed and sworn before me

This 22 day of AUGUST, 20 12

[Signature]
Notary Public in and for said County and State



RECEIVED
AUG 23 2012

City of Las Vegas
Department of Planning



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tavern Limited Special Use Permit
 Project Address (Location) Sixth and Fremont
 Project Name Project M Proposed Use tavern w/ restaurant
 Assessor's Parcel #(s) 139-34-611-017 Ward # Barlow
 General Plan: existing C proposed C Zoning: existing C-2 proposed C-2
 Commercial Square Footage 2,930 ± Floor Area Ratio _____
 Gross Acres .20 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER T-BREO II LLC Contact Jonathan Jossel
 Address 1 Main Street Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address n/a

APPLICANT Project M LLC Contact John Triandafilidis
 Address 107 East Charleston, #215 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89104
 E-mail Address johnt@sandjenterprises.com

REPRESENTATIVE Kaempfer Crowell Contact Tom Amick / Ann Parce
 Address 8345 W. Sunset Road #250 Phone: 792-7000 Fax: 796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address tda@kcwlv.com

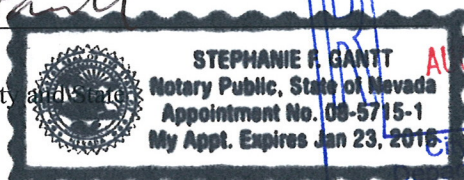
Property Owner Signature* [Signature]
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JONATHAN JOSSEL, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 22 day of AUGUST, 2012

[Signature]

Notary Public in and for said County of Clark



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-46569</u>
Meeting Date:	<u>10/9/12</u>
Total Fee:	<u>\$1,280.00</u>
Date Received:	<u>8/23/12</u>
Received By:	<u>[Signature]</u>

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



SITE PLAN

 SCALE 1" = 30'

6th Street Restaurant

RECEIVED

 AUG 23 2012



MOSER architecture studio

AUG 23 2012

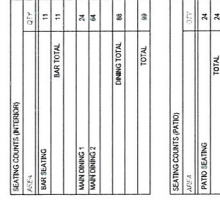
SUP-46569

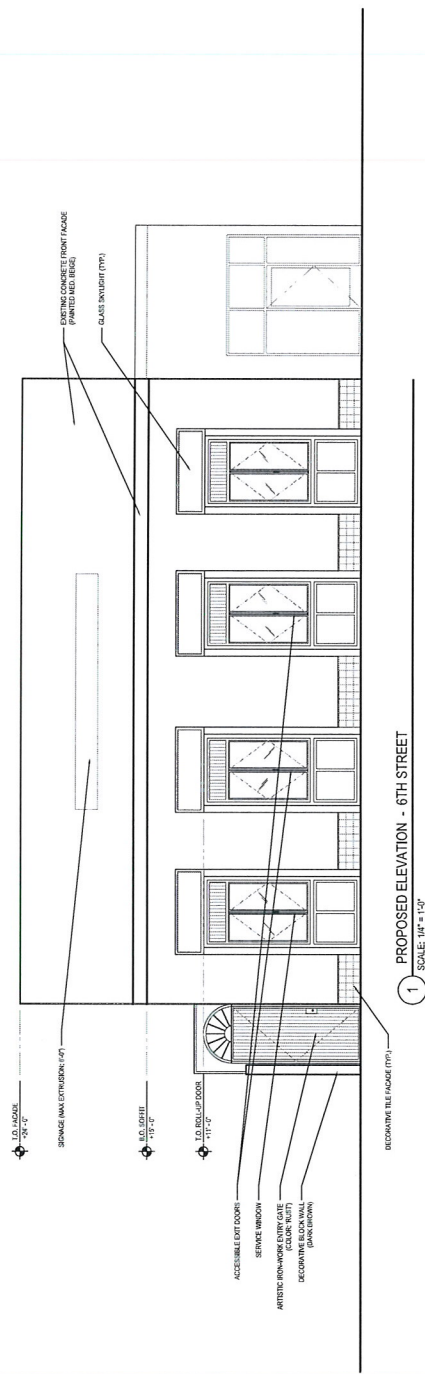
SITE INFORMATION	
ZONING: City of Las Vegas, Nevada • ACCESSORY PARCEL NUMBER (A.P.N.): 153-34-41-017 CITY OF LAS VEGAS, NEVADA C-3 FREMONT EAST ENTERTAINMENT DISTRICT	AREA: Approx. 1 • LOT SIZE: 2,000 SQ. FT. (Gross) • ADJACENT (Shared) TOWN: 2,000 SQ. FT. (Gross)
BUILDING HEIGHT: • ALLOWED: 35 FT. • EXISTING STRUCTURE: 24 FT. • AS PROPOSED: 24 FT. (No change)	PARKING INFORMATION: • ALL PARKING FOR THE PROJECT IS PROVIDED BY EITHER ON-STREET PARKING, OR NEARBY PUBLIC PARKING STRUCTURES
VICINITY MAP	

Site Plan : Sheet Title
 6/4/12 : Project Number
 08-23-12 : Date

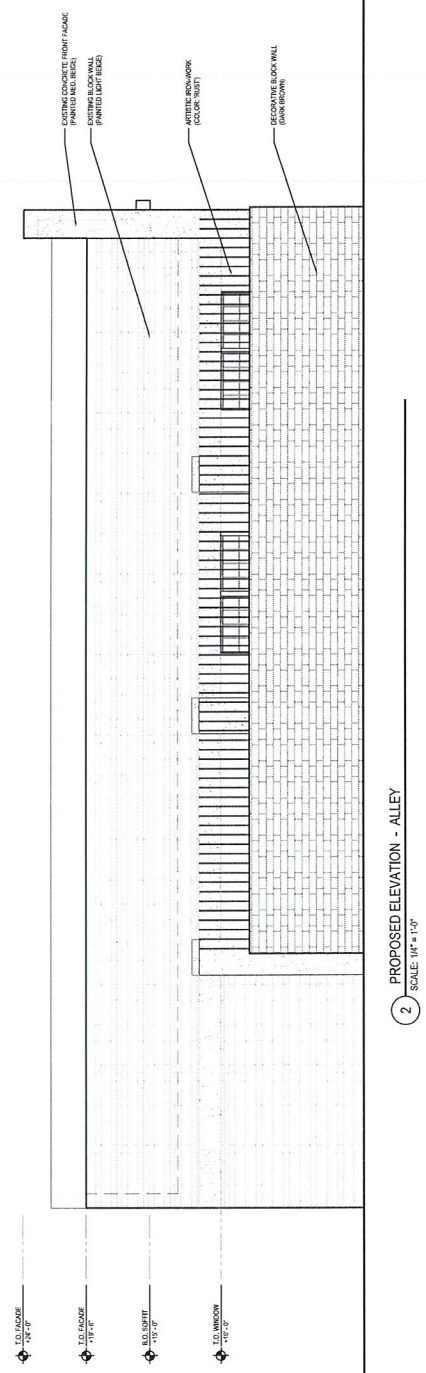
RECEIVED
AUG 23 2012
SUP-46569

1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 PROPOSED ELEVATION - 6TH STREET
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION - ALLEY
SCALE: 1/4" = 1'-0"

Existing Elevations : Sheet Title
12/27/11 : Project Number
08-23-12 : Date

6th Street Restaurant

RECEIVED

MOSER architecture studio

AUG 23 2012 SUP-46569

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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August 22, 2012

City of Las Vegas
Department of Planning
333 S. Rancho Drive, 6th Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Special Use Permit for Tavern Limited
APN #139-34-611-017
The Project M, LLC – 100 S. 6th Street, Las Vegas, NV 89101

To Whom It May Concern:

This office represents the applicant, The Project M, LLC, in the above-referenced application. The application is for a Tavern Limited in the Fremont East Entertainment District in the Downtown Centennial Plan. This project is also located within the Las Vegas Redevelopment District. A pre-application conference was held on August 15, 2012. The site is located at the southwest corner of Fremont Street and 6th Street. The property is currently planned for Commercial and zoned C-2 General Commercial. This application would not propose a change to either of those current designations.

This site is currently an existing building on approximately 0.20 acres. The current structure is approximately 2,920 square feet. The building is currently 24 feet high and there is no change being proposed to the current height of the building. The restaurant/tavern will currently seat approximately 111 people, which includes 11 seats at the physical bar. This number would also include eight tables and seating for approximately 20 people on an outdoor patio area along 6th Street. This outdoor patio would be enclosed and would total approximately 335 square feet. It should be noted that this patio area would encroach into the City of Las Vegas right-of-way. The applicant understands the appropriate Encroachment Agreement must be executed and approved by the City of Las Vegas City Council.

Parking will be provided in the typical manner for downtown uses located within the Downtown Centennial Plan. There is no on-site parking associated with the use and parking will be provided via street parking and paid downtown parking garages.



There are no single family residences in the area and this use is one of the typical and preferred uses in the Fremont East Entertainment District.

Please do not hesitate to contact this office with any further questions or concerns with this application. Thank you.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Thomas D. Amick

TDA/mlt

RECEIVED
AUG 23 2012

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 9, 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

