City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

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

March 13, 2012

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
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 FEBRUARY 14, 2012

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. TMP-44450 - TENTATIVE MAP - LUCKY DRAGON (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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.

8. RQR-44098 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR - OWNER: JTL HOLDINGS, LLC - For possible action on a Required Review of a Special Use Permit (SUP-16947) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4604 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

9. RQR-44239 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: HARRISON JAY S & DENISE A FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

10. VAC-44378 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION - For possible action on a Petition to Vacate a 4.74 FOOT BY 143 FOOT SECTION OF RIGHT-OF-WAY located 280 feet east of Grand Central Parkway along Symphony Park Avenue, Ward 5 (Barlow).

PUBLIC HEARING ITEMS

11. GPA-43997- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Conservation Element and revise the 2020 Master Plan; All Wards. Staff recommends

12. VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

13. SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

14. VAR-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Wolfson).

15. VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TO ALLOW 129 PARKING SPACES WHERE 276 SPACES ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

16. SUP-44453 - SPECIAL USE PERMIT RELATED TO VAR-44454 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE SCHOOL, SECONDARY USE WITHIN AN EXISTING COMMUNITY RECREATION/ AMUSEMENT (INDOOR/OUTDOOR) FACILITY at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

17. VAR-44455 - VARIANCE - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW 192 PARKING SPACES WHERE 234 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APN's 139-21-701-003; 139-21-702-001 through 005), C-V (Civic) Zone, Ward 5 (Barlow).

18. VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

19. SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

20. SUP-44418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BACHI BURGER, LLC - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,711 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #150 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

21. SUP-44428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CAR CARE ASSOCIATES, LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR at 2005 through 2029 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

22. SUP-44432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE ARC - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 390 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

23. SUP-44435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES INC - OWNER: T J PLAZA, LLC- For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 4,745 SQUARE-FOOT GROCERY STORE at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

24. SUP-44436 - SPECIAL USE PERMIT RELATED TO SUP-44435 - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES INC - OWNER: T J PLAZA, LLC- For possible action on a request for a Special Use Permit FOR A PROPOSED 4,745 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE RELATED TO SUP-44435 at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

25. SUP-44437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANK'S MERCEDES SERVICE - OWNER: RESTAURANT ROW, LLC - For possible action on a request for a Special Use Permit FOR A 12,173 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1931 North Rainbow Boulevard (APN 138-22-713-004), C-1 (Limited Commercial), Ward 5 (Barlow).

26. SUP-44443 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BOULEVARD TATTOO - OWNER: GARCES VENTURE, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 630 South Las Vegas Boulevard (APN 139-34-311-140), C-2 (General Commercial) Zone, Ward 3 (Coffin).

27. SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 425-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

28. SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

29. SUP-44448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AK, INC. - OWNER: 7-ELEVEN, INC. - For possible action on a request for a Special Use Permit FOR AN XXXX SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING CONVENIENCE STORE at 1705 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

30. SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

31. SDR-44434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-39117) TO ADD THREE-STORY MODEL HOME PLANS ON 90 UNDEVELOPED LOTS WITHIN AN APPROVED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a 4.81-acre portion of 30.00 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-175 through 190; 218 through 223; 230 through 236; 256 through 262; 282 through 299; 330 through 361 and 368 through 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

32. SDR-44438 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FRANICS AND MADLYN ELLYIN - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW ZERO FEET WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE AND TO ALLOW NO SIDEWALK OR STREETLIGHTS ALONG ATWOOD AVENUE on 0.87 acres at 3280 North Rainbow Boulevard (APN 138-11-405-001), O (Office) Zone, Ward 4 (Anthony).

33. SDR-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

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

35. TXT-44368 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to expand the Downtown Centennial Plan boundaries and to clarify district goals. Staff recommends

36. TXT-44483 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by

revising the zoning district applicability, description, definition and requirements of the "Open Air Vending/Transient Sales Lot" use.

37. TXT-44511 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.08 related to Commercial and Industrial Districts - Purpose and Development and Design Standards, 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various uses in an effort to consolidate categories and streamline standards and requirements.

CITIZENS PARTICIPATION:

38. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
TMP-44450 - TENTATIVE MAP - LUCKY DRAGON (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44450** APN: _____

Name of Property Owner: Lucky Dragon LP

Name of Applicant: Andrew Fonfa

Name of Representative: GC Wallace

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 Fonfa

Subscribed and sworn before me

This 26th day of January, 2012

Linda J. Goodell

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-44450** APN: _____

Name of Property Owner: Sahara Investments

Name of Applicant: Andrew Fonfa

Name of Representative: GC Wallace

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 Fonfa

Subscribed and sworn before me

This 26th day of January, 2012

Linda J. Goodell

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 300 West Sahara Avenue

Project Name Lucky Dragon **Proposed Use**

Assessor's Parcel #(s) 162-04-811-028, -899-021, -814-002, 80[illegible] **Ward #** 3

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

Commercial Square Footage 408,196 **Floor Area Ratio** 3:56

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

Additional Information _____

PROPERTY OWNER Sahara Investments, LLC **Contact** Andrew Fonfa

Address 9710 W. Tropicana Avenue, Suite 100 **Phone:** 791-3432 **Fax:** 794-5828

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

E-mail Address gjeanlandak52@aol.com

APPLICANT Sahara Investments, LLC **Contact** Andrew Fonfa

Address 9710 W. Tropicana Avenue, Suite 100 **Phone:** 791-3432 **Fax:** 794-5828

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

E-mail Address gjeanlandak52@aol.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Roy D. Clark

Address 1555 S. Rainbow Blvd. **Phone:** 804-2112 **Fax:** 804-2299

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

E-mail Address rclark@gcwallace.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 Andrew Fonfa

Subscribed and sworn before me

This 3rd day of January, 20 12.

Linda Goodell

Notary Public in and for said County and State

County: Clark

State: Nevada

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

FOR DEPARTMENT USE ONLY

Case #	TMP-44450
Meeting Date:	3/13/12
Total Fee:	$750
Date Received:*	1-26-12
Received By:	JFM

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 300 West Sahara Avenue

Project Name Lucky Dragon **Proposed Use**

Assessor's Parcel #(s) 162-04-811-028, -899-021, -814-002, 80[illegible] **Ward #** 3

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

Commercial Square Footage 408,196 **Floor Area Ratio** 3:56

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

Additional Information _____

PROPERTY OWNER Lucky Dragon, LP **Contact** Andrew Fonfa

Address 3575 W. Post Road, Suite 1 **Phone:** 791-3432 **Fax:** 794-5828

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

E-mail Address gjeanlandak52@aol.com

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

Address 3575 W. Post Road, Suite 1 **Phone:** 791-3432 **Fax:** 794-5828

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

E-mail Address gjeanlandak52@aol.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Roy D. Clark

Address 1555 S. Rainbow Blvd. **Phone:** 804-2112 **Fax:** 804-2299

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

E-mail Address rclark@gcwallace.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 Andrew Fonfa

Subscribed and sworn before me

This 3rd day of January, 2012.

Linda Goodell

Notary Public in and for said County and State

County: Clark

State: Nevada

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

FOR DEPARTMENT USE ONLY

Case #	TMP-44450
Meeting Date:	3-13-12
Total Fee:	$750.00
Date Received:*	1-26-12
Received By:	JFnel

* 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.

TENTATIVE MAP FOR LUCKY DRAGON

(A COMMERCIAL SUBDIVISION)

PROJECT DATA

APN'S:

162-04-807-005, 162-04-807-005, 162-04-811-028, 162-04-814-002

SITE AREA (GROSS): ±2.47 ACRES

EXISTING ZONING: C-2, R-4

TITLE REPORT EXCEPTIONS

SEE SHEET C1.2

ENGINEER

G.C. WALLACE, INC.
1555 S. RAINBOW BOULEVARD
LAS VEGAS, NV 89146
TEL: 702-804-2000
FAX: 702-804-2299

NUMBER OF LOTS

1 LOT (PROPOSED)

CC&R STATEMENT

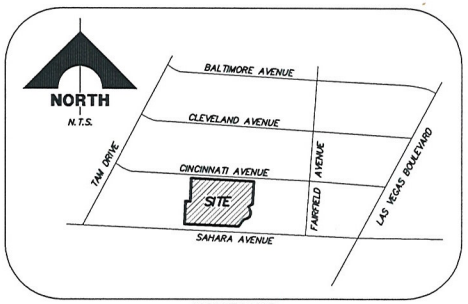
THERE ARE NO PROTECTIVE COVENANTS & DEED RESTRICTIONS WHICH THE SUBDIVIDER WILL ENFORCE AT THIS TIME. ANY FUTURE COVENANTS & DEED RESTRICTIONS WILL RECORD WITH THE CC&R'S FOR EACH INDIVIDUAL FINAL MAP.

LEGEND

- EXIST. BOUNDARY LINE
- EXIST. LOT/RIGHT-OF-WAY LINE
- EXIST. STREET CENTERLINE
- SECTION LINE
- EXIST. EASEMENT LINE
- CURB & GUTTER
- BLOCK WALL
- BUILDING
- CHAIN LINK FENCE
- OVERHANG
- OVERHEAD POWER LINE
- CONCRETE
- VALLEY GUTTER
- EDGE OF ASPHALT
- 2045 EXIST. INDEX CONTOUR
- EXIST. INTER CONTOUR
- S EXIST. SANITARY SEWER
- W EXIST. WATER LINE
- SD EXIST. STORM DRAIN
- G EXIST. GAS
- CTV EXIST. COMMUNICATIONS
- CABLE T.V. BOX
- ELECTRIC BOX
- STREET LIGHT BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- WATER BOX
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- GAS LINE MARKER
- FIRE HYDRANT
- BLOW-OFF VALVE
- DROP INLET
- POWER POLE
- GUY
- STREET LIGHT
- VAULT: T-TELEPHONE
- BILLBOARD
- FLAG
- PALM TREE
- TREE
- P POST- MISC
- FIRE HYDRANT
- METER / UTILITY MANHOLE
- SIGNS
- GATE
- VALVE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- POINT NOT FOUND - CALCULATED POSITION
- (R) RADIAL LINE
- APN: ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- S.F. SQUARE FEET
- INST. INSTRUMENT
- NO. NUMBER
- 1 TITLE REPORT EXCEPTION NUMBER (SEE SHEET C1.2)

SHEET INDEX

SHEET 1: C1.1 - COVER SHEET
SHEET 2: C1.2 - TITLE REPORT EXCEPTIONS
SHEET 3: C1.3 - TENTATIVE MAP
SHEET 4: C1.4 - TENTATIVE MAP - PROPOSED LOT



VICINITY MAP

UTILITY SERVICE

WATER	LAS VEGAS VALLEY WATER DISTRICT
TELEPHONE	CENTURY LINK
SOLID WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS CORPORATION
ELECTRIC	NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A/ NV ENERGY
SEWER	CITY OF LAS VEGAS

NOTES

1. FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL 32003C2170 E, DOES NOT DEPICT THE SITE LOCATED INSIDE A 100-YEAR FLOOD PLAIN.
2. PUBLIC WATER IS PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT, LAS VEGAS VALLEY WATER DISTRICT MAINS ARE LOCATED IN SAHARA BOULEVARD.
3. SANITARY SEWER IS TO BE DISPOSED OF USING CITY OF LAS VEGAS TREATMENT FACILITIES. EXISTING SANITARY SEWER MAIN IS LOCATED IN SAHARA BOULEVARD.
4. THERE ARE NO KNOWN MAPPED OR OBSERVED FAULTS OR FISSURES.
5. GROUND WATER DEPTH IS EXPECTED TO BE BELOW ±10 FEET OF THE EXISTING SURFACE. HOWEVER, THIS WILL BE VERIFIED AND CONFIRMED BY FUTURE SOILS REPORT.
6. PROPOSED USE OF THIS SITE IS FOR H-1.

PROPERTY OWNER/DEVELOPER

LUCKY DRAGON LP
3575 W. POST ROAD
LAS VEGAS, NV 89118

LEGAL DESCRIPTION (PER NEVADA TITLE COMPANY REPORT 11-09-1086-SD)

PARCEL I:

LOT TEN (10) IN BLOCK THREE (3) OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4, OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°15'49" WEST ALONG THE SOUTH LINE THEREOF; A DISTANCE OF 1247.48 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE CONTINUING NORTH 87°15'49" WEST A DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 4°00'05" EAST PARALLEL TO WEST LINE OF THE SAID MEADOWS ADDITION TO LAS VEGAS, A DISTANCE OF 174.04 FEET TO THE SOUTH LINE OF JUDY RICH TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 87°15'49" WEST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 147.96 FEET TO A POINT; THENCE SOUTH 2°44'11" WEST A DISTANCE OF 174.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 87°15'49" EAST ALONG THE LAST MENTIONED SOUTH LINE, A DISTANCE OF 144.12 FEET TO THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH 40 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS, FOR STREET PURPOSES, BY DEED RECORDED APRIL 29, 1954, AS DOCUMENT NO. 9297, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.

PARCEL III:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 61 EAST, MDM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDM, THENCE NORTH 87°30'06" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) SAID SECTION 4, A DISTANCE OF 1247.48 FEET, TO THE SOUTHWEST (SW) CORNER OF "MEADOWS ADDITION", AS SHOWN IN BOOK 3, PAGE 40 OF PLATS; THENCE NORTH 03°40'55" EAST ON THE WEST LINE OF SAID "MEADOWS ADDITION" A DISTANCE OF 40.01 FEET TO THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE CONTINUING NORTH 03°40'55" EAST ON SAID WEST LINE A DISTANCE OF 134.34 FEET TO THE SOUTHEAST CORNER OF "JUDY RICH TRACT" AS SHOWN IN BOOK 4, PAGE 27 OF PLATS; THENCE NORTH 87°29'51" WEST ON THE SOUTH LINE OF SAID "JUDY RICH TRACT" A DISTANCE OF 5.00 FEET; THENCE SOUTH 03°40'55" WEST A DISTANCE OF 134.34 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 87°30'06" EAST A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802 AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.

PARCEL IV:

BEING A PORTION OF LOT ONE (1) OF ALLURE COMMERCIAL SUBDIVISION AS SHOWN ON MAP THEREOF ON FILE IN BOOK 135, OF PLATS, PAGE 64 AND BEING A PARCEL OF LAND LYING IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 04; THENCE NORTH 03°40'55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES). SAME POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 03°40'55" EAST, 134.34 FEET; THENCE NORTH 87°29'51" WEST, 43.41 FEET; THENCE NORTH 02°30'09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°29'51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 88°26'46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02°29'39" WEST, 145.00 FEET; THENCE SOUTH 62°29'14" WEST, 30.40 FEET; THENCE SOUTH 27°30'46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30°00'23" TO A POINT OF TANGENCY; THENCE SOUTH 02°29'38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71°37'06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50°11'00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31°36'46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34°37'32" WEST; THENCE NORTH 87°30'06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING.**

FURTHER DEPICTED AS PHASE 2 ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 163, OF SURVEY, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION CONVEYED BY AN ORDER OF VACATION RECORDED AUGUST 2, 2007 IN BOOK 20070802AS DOCUMENT NO. 00594 OF OFFICIAL RECORDS.







PROJECT NO. 398-AA36A-001
DESIGN: RC
DRAWN: RAW
CHECK: RC
PLOT DATE: 01-25-12
PLOT TIME: 11:27:05

REV	DATE	DESCRIPTION	AGEN APP	DATE

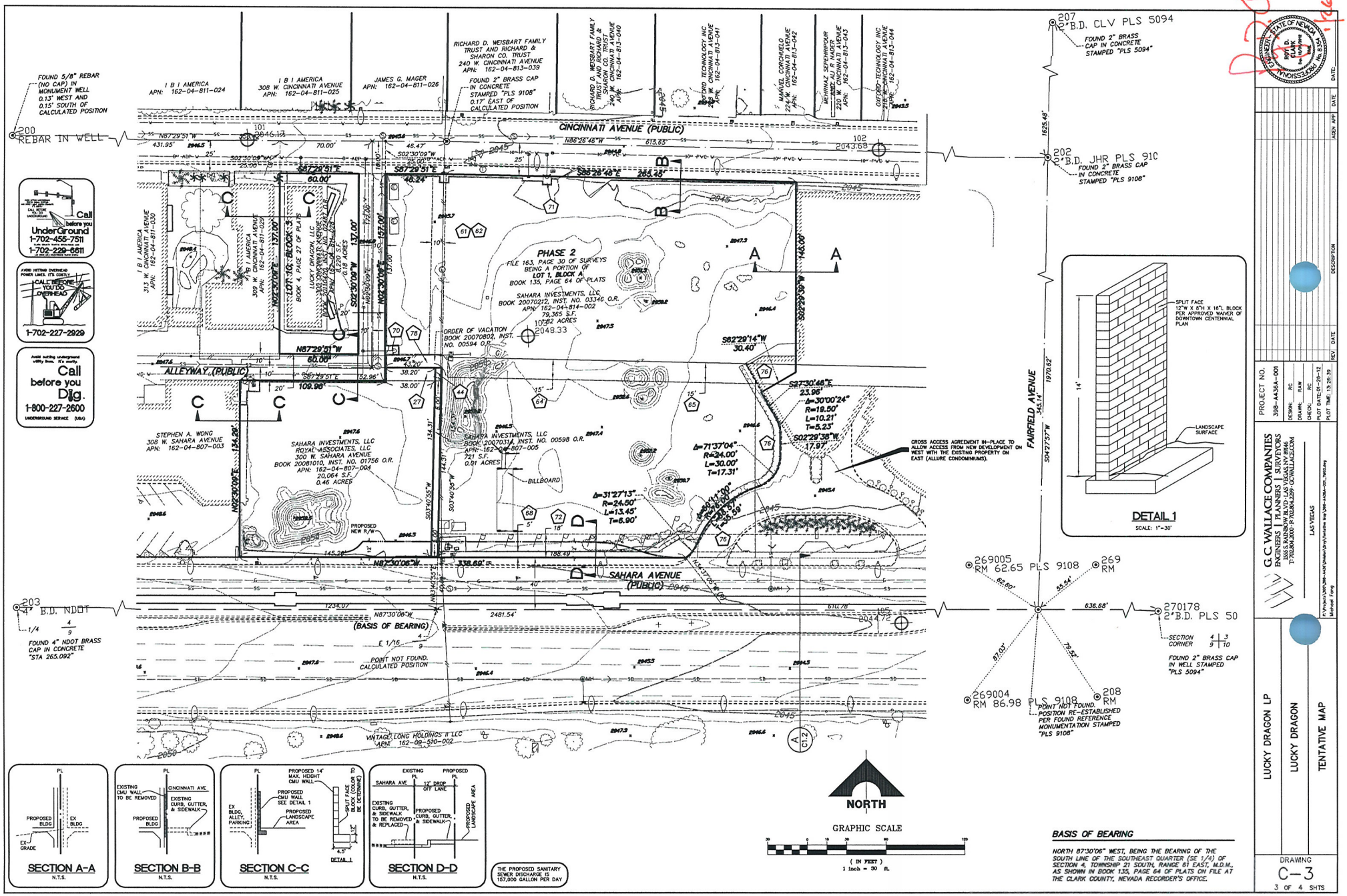
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2299 GCWALLACE.COM
LAS VEGAS

J:\Projects\2011\398-AA36A\Cadd\Dwg\Tentative Map\398-AA36A-001_TMP.dwg
Hung, Le

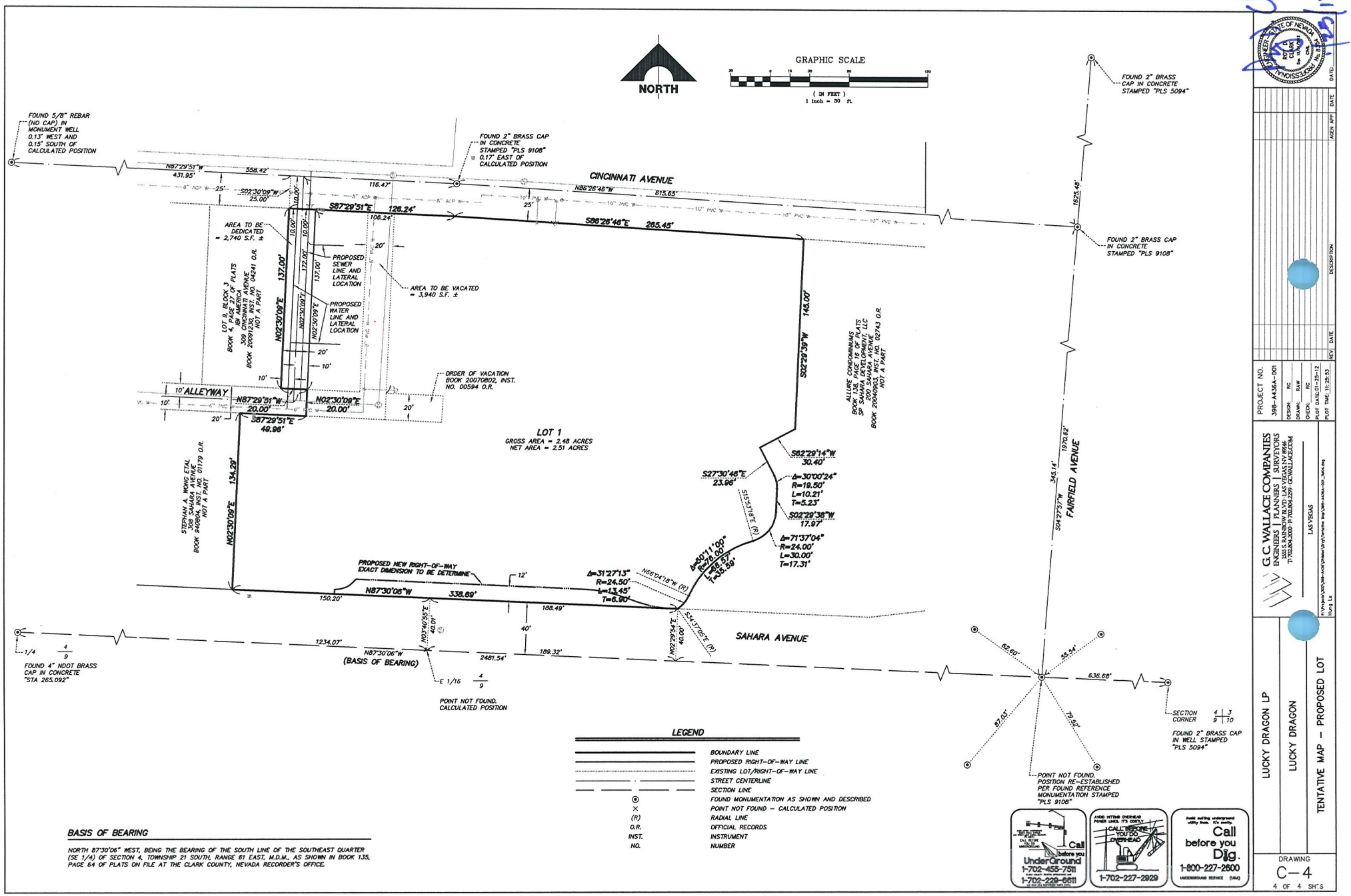
LUCKY DRAGON LP
LUCKY DRAGON
COVER SHEET

DRAWING
C-1
1 OF 4 SHTS

TMP-44450


CINCINNATI AVENUE (PUBLIC)
ALLEYWAY (PUBLIC)
SAHARA AVENUE (PUBLIC)
FAIRFIELD AVENUE
PHASE 2
FILE 163, PAGE 30 OF SURVEYS
BEING A PORTION OF
LOT 1, BLOCK A,
BOOK 135, PAGE 64 OF PLATS
SAHARA INVESTMENTS, LLC
BOOK 20070212, INST. NO. 03346 O.R.
APN: 162-04-814-002
79,365 S.F.
1.82 ACRES
ORDER OF VACATION
BOOK 20070802, INST.
NO. 00594 O.R.
LOT 30, BLOCK 3
BOOK 4, PAGE 27 OF PLATS
LUCKY DRAGON, LLC
APN: 162-04-811-029
8,820 S.F.
0.20 ACRES
SAHARA INVESTMENTS, LLC
ROYAL ASSOCIATES, LLC
300 W. SAHARA AVENUE
BOOK 20081010, INST. NO. 01756 O.R.
APN: 162-04-807-004
20,064 S.F.
0.46 ACRES
SAHARA INVESTMENTS, LLC
BOOK 20070731, INST. NO. 00598 O.R.
APN: 162-04-807-005
721 S.F.
0.01 ACRES
STEPHEN A. WONG
308 W. SAHARA AVENUE
APN: 162-04-807-003
I B I AMERICA
APN: 162-04-811-024
I B I AMERICA
308 W. CINCINNATI AVENUE
APN: 162-04-811-025
JAMES G. MAGER
APN: 162-04-811-026
RICHARD D. WEISBART FAMILY TRUST AND RICHARD & SHARON CO. TRUST
240 W. CINCINNATI AVENUE
APN: 162-04-813-039
RICHARD D. WEISBART FAMILY TRUST AND RICHARD & SHARON CO. TRUST
240 W. CINCINNATI AVENUE
APN: 162-04-813-040
OXFORD TECHNOLOGY INC
260 W. CINCINNATI AVENUE
APN: 162-04-813-041
MARIVEL CORCHIELO
274 W. CINCINNATI AVENUE
APN: 162-04-813-042
BEHRNAZ SEPEHRPOUR AND MAJID M. MAGER
220 W. CINCINNATI AVENUE
APN: 162-04-813-043
OXFORD TECHNOLOGY INC
216 W. CINCINNATI AVENUE
APN: 162-04-813-044
VINTAGE LONG HOLDINGS II LLC
APN: 162-09-510-002
200 REBAR IN WELL
FOUND 5/8" REBAR (NO CAP) IN MONUMENT WELL 0.13' WEST AND 0.15' SOUTH OF CALCULATED POSITION
203 4" B.D. NDOT 1/4 4/9
FOUND 4" NDOT BRASS CAP IN CONCRETE "STA 265.092"
POINT NOT FOUND, CALCULATED POSITION
(BASIS OF BEARING)
N87°30'06"W 2481.54'
207 2" B.D. CLV PLS 5094
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 5094"
202 2" B.D. JHR PLS 910
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108"
269005 RM 62.65 PLS 9108
269 RM
270178 2" B.D. PLS 50
SECTION CORNER 4/9 3/10
FOUND 2" BRASS CAP IN WELL STAMPED "PLS 5094"
269004 RM 86.98 PLS 9108
208 RM
POINT NOT FOUND. POSITION RE-ESTABLISHED PER FOUND REFERENCE MONUMENTATION STAMPED "PLS 9108"
CROSS ACCESS AGREEMENT IN-PLACE TO ALLOW ACCESS FROM NEW DEVELOPMENT ON WEST WITH THE EXISTING PROPERTY ON EAST (ALLURE CONDOMINIUMS).
BILLBOARD
PROPOSED NEW R/W
DETAIL 1
SCALE: 1"=30'
SPLIT FACE 12"W X 6"H X 16"L BLOCK PER APPROVED WAIVER OF DOWNTOWN CENTENNIAL PLAN
LANDSCAPE SURFACE
SECTION A-A
N.T.S.
SECTION B-B
N.T.S.
SECTION C-C
N.T.S.
SECTION D-D
N.T.S.
THE PROPOSED SANITARY SEWER DISCHARGE IS 157,000 GALLON PER DAY
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft
BASIS OF BEARING
NORTH 87°30'06" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 135, PAGE 64 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.
Call before you UnderGround 1-702-455-7511 1-702-229-6611
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
Avoid cutting underground utility lines. It's costly. Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)
ROYD D. CLARK 9108 PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS NV 89146
T: 702.804.2000 - F: 702.804.2299 - GCWALLACE.COM
LAS VEGAS
PROJECT NO. 398-AA36A-001
DESIGN: RC
DRAWN: RAW
CHECK: RC
PLOT DATE: 01-26-12
PLOT TIME: 13:26:39
DATE DESCRIPTION REV DATE AGEN APP DATE
LUCKY DRAGON LP
LUCKY DRAGON
TENTATIVE MAP
DRAWING C-3
3 OF 4 SHTS

TMP-44450


NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
FOUND 5/8" REBAR (NO CAP) IN MONUMENT WELL 0.13' WEST AND 0.15' SOUTH OF CALCULATED POSITION
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108" 0.17' EAST OF CALCULATED POSITION
CINCINNATI AVENUE
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 5094"
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108"
N87°29'51"W 431.95'
558.42'
S02°30'09"W 25.00'
116.47'
N86°26'46"W 615.65'
S87°29'51"E 126.24'
106.24'
S86°26'46"E 265.45'
1625.48'
AREA TO BE DEDICATED = 2,740 S.F. ±
PROPOSED SEWER LINE AND LATERAL LOCATION
PROPOSED WATER LINE AND LATERAL LOCATION
AREA TO BE VACATED = 3,940 S.F. ±
LOT 9, BLOCK 3 BOOK 4, PAGE 27 OF PLATS 181 AMERICA 309 CINCINNATI AVENUE BOOK 20091230, INST. NO. 04241 O.R. NOT A PART
N02°30'09"E 137.00'
N02°30'09"E 137.00'
N02°30'09"E 137.00'
S02°29'39"W 145.00'
ALLURE CONDOMINIUMS BOOK 138, PAGE 16 OF PLATS SP SAHARA DEVELOPMENT, LLC 200 SAHARA AVENUE BOOK 20040903, INST. NO. 02743 O.R. NOT A PART
ORDER OF VACATION BOOK 20070802, INST. NO. 00594 O.R.
10' ALLEYWAY
N87°29'51"W 20.00'
N02°30'09"E 20.00'
S87°29'51"E 49.96'
LOT 1
GROSS AREA = 2.48 ACRES
NET AREA = 2.51 ACRES
STEPHAN A. WONG ETAL 308 SAHARA AVENUE BOOK 940804, INST. NO. 01179 O.R. NOT A PART
N02°30'09"E 134.29'
S62°29'14"W 30.40'
S27°30'46"E 23.96'
Δ=30°00'24" R=19.50' L=10.21' T=5.23'
S02°29'38"W 17.97'
Δ=71°37'04" R=24.00' L=30.00' T=17.31'
S15°53'18"E (R)
Δ=50°11'00" R=78.00' L=68.57' T=35.59'
Δ=31°27'13" R=24.50' L=13.45' T=6.90'
N66°04'18"W (R)
PROPOSED NEW RIGHT-OF-WAY EXACT DIMENSION TO BE DETERMINE
N87°30'06"W 338.69'
150.20'
188.49'
N03°40'55"E 40.01'
N02°29'54"E 40.00'
S34°37'05"E (R)
SAHARA AVENUE
1234.07'
N87°30'06"W (BASIS OF BEARING)
2481.54'
189.32'
1/4 4/9
FOUND 4" NDOT BRASS CAP IN CONCRETE "STA 265.092"
E 1/16 4/9
POINT NOT FOUND. CALCULATED POSITION
FAIRFIELD AVENUE
345.14'
1970.62'
S04°27'57"W
62.60'
55.54'
636.68'
87.03'
79.52'
SECTION CORNER 4 3 9 10
FOUND 2" BRASS CAP IN WELL STAMPED "PLS 5094"
POINT NOT FOUND. POSITION RE-ESTABLISHED PER FOUND REFERENCE MONUMENTATION STAMPED "PLS 9108"
LEGEND
BOUNDARY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT/RIGHT-OF-WAY LINE
STREET CENTERLINE
SECTION LINE
FOUND MONUMENTATION AS SHOWN AND DESCRIBED
POINT NOT FOUND – CALCULATED POSITION
(R) RADIAL LINE
O.R. OFFICIAL RECORDS
INST. INSTRUMENT
NO. NUMBER
BASIS OF BEARING
NORTH 87°30'06" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 135, PAGE 64 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.
Call before you UnderGround 1-702-455-7511 1-702-229-6611
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
Avoid cutting underground utility lines. It's costly. Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)
PROJECT NO. 398-A436A-001
DESIGN: RC
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PLOT DATE: 01-25-12
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REV DATE DESCRIPTION AGEN APP DATE
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD - LAS VEGAS, NV 89146
T: 702.804.2000 - F: 702.804.2299 - GCWALLACE.COM
LAS VEGAS
LUCKY DRAGON LP
LUCKY DRAGON
TENTATIVE MAP – PROPOSED LOT
DRAWING C-4
4 OF 4 SHTS

TMP-44450

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

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

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

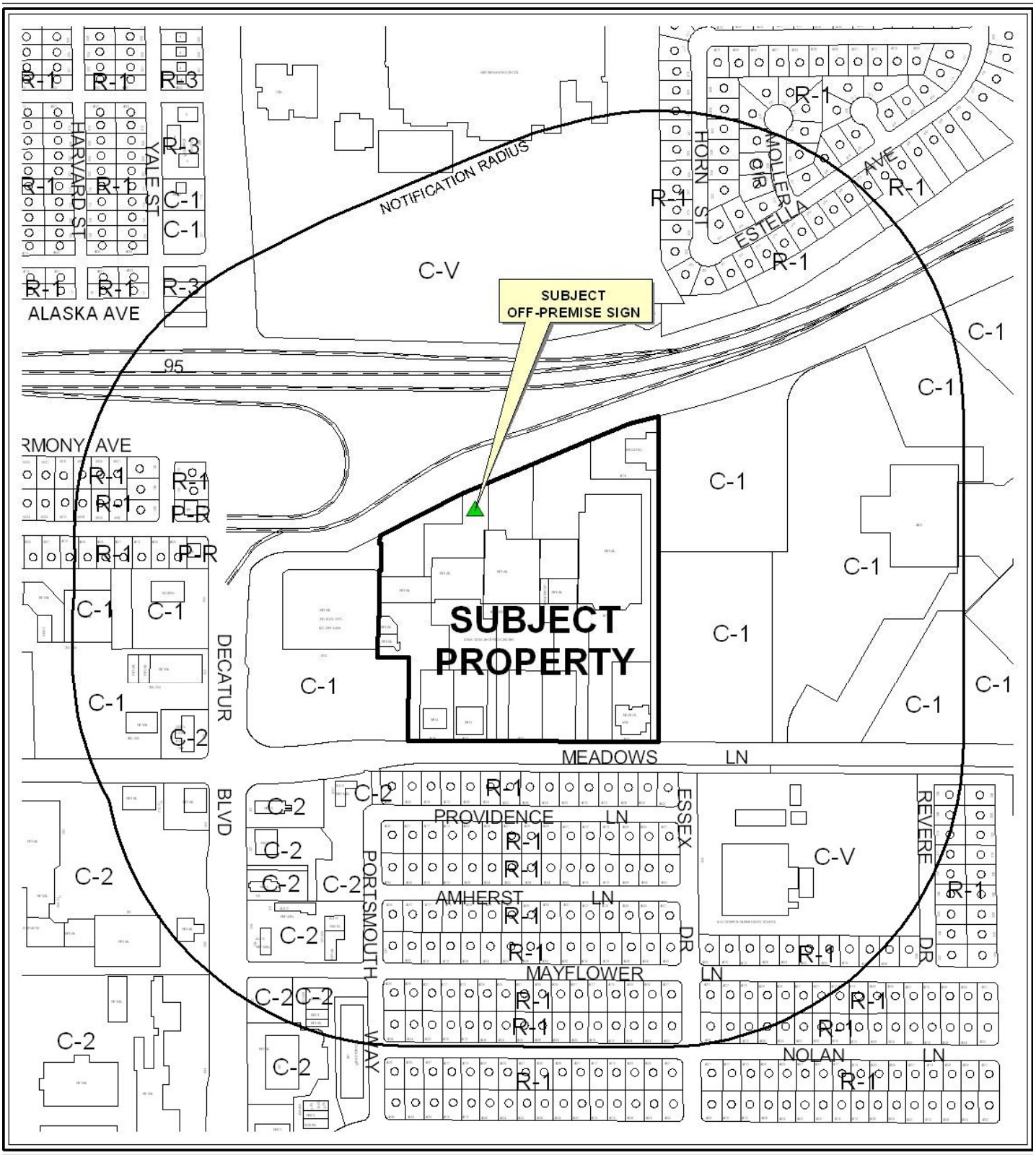
SUBJECT:
RQR-44098 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR - OWNER: JTL HOLDINGS, LLC - For possible action on a Required Review of a Special Use Permit (SUP-16947) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4604 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-31290
6. City Council Approval Letter for SUP-16947



0 300 600 Feet

CASE: **RQR-44098**

RADIUS: 1000 FEET

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

N



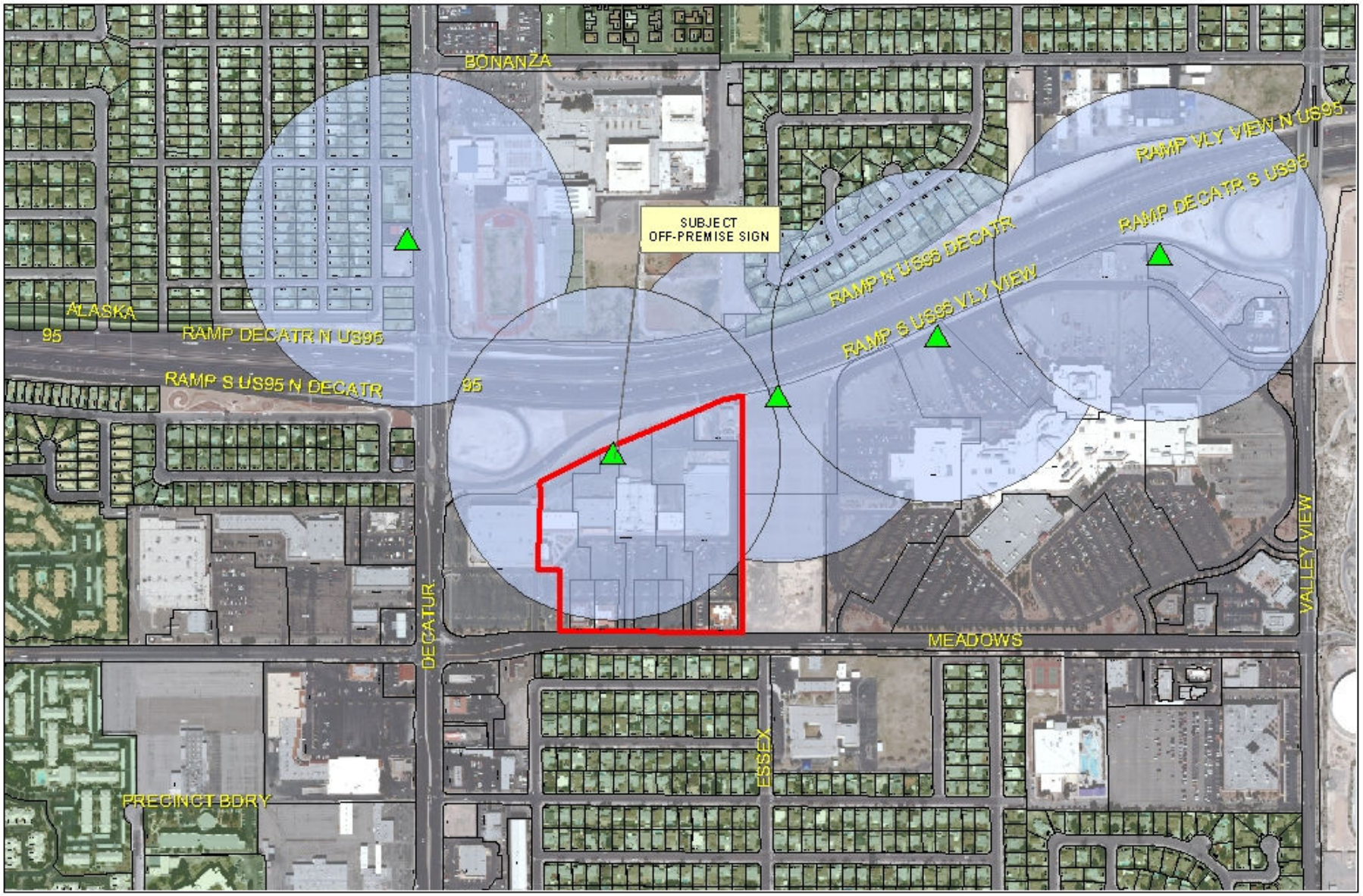
0 300 600 Feet

CASE: **RQR-44098**

RADIUS: 1000 FEET

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

N



RQR-44098

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44098** APN: 139-31-110-002

Name of Property Owner: JTL HOLDINGS, LLC

Name of Applicant: AMERICAN OUTDOOR ADVERTISING, LLC

Name of Representative: BILL CURRAN

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JONATHAN LEVINE

Subscribed and sworn before me

This 5th day of Dec., 2011

Ruth Ellen Muri

Notary Public in and for said County and State

OFFICIAL SEAL
RUTH ELLEN MURI
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 26, 2012

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: OFF PREMISE ADVERTISING SIGN SPECIAL USE RENEWAL

Project Address (Location) 4600 MEADOWS LANE

Project Name AMERICAN OUTDOOR SIGN **Proposed Use** _____

Assessor's Parcel #(s) 139-31-110-002 **Ward #** 1

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

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

Gross Acres 2.32 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JTL HOLDINGS, LLC **Contact** JONATHAN LEVINE

Address 1702 E. HIGHLAND # 310 **Phone:** 602 315 1330 **Fax:** 602 248 8105

City PHOENIX **State** AZ **Zip** 85016

E-mail Address AMERICANLV@AOL.COM

APPLICANT AMERICAN OUTDOOR **Contact** TOM LECLAIR

Address 1702 E. HIGHLAND #304 **Phone:** 702 498 5457 **Fax:** 602 248 8105

City PHOENIX **State** AZ **Zip** 85016

E-mail Address TOM@AMERICANOUTDOOR.NET

REPRESENTATIVE BALLARD, SPAHR **Contact** BILL CURRAN

Address 100 N. CITY PKWY #1750 **Phone:** 471-7000 **Fax:** 471-7070

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address CURRANB@BALLARDSPAHR.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 JONATHAN LEVINE

Subscribed and sworn before me

This 5th day of December, 2011.

Ruth Ellen Muri

Notary Public in and for said County and State

OFFICIAL SEAL
RUTH ELLEN MURI
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 26, 2012

FOR DEPARTMENT USE ONLY

Case #	LRL-44098
Meeting Date:	2/14/12 PC
Total Fee:	$800 —
Date Received:*	12/8/11
Received By:	BGS

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

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City of Las Vegas

Revised 10/27/08

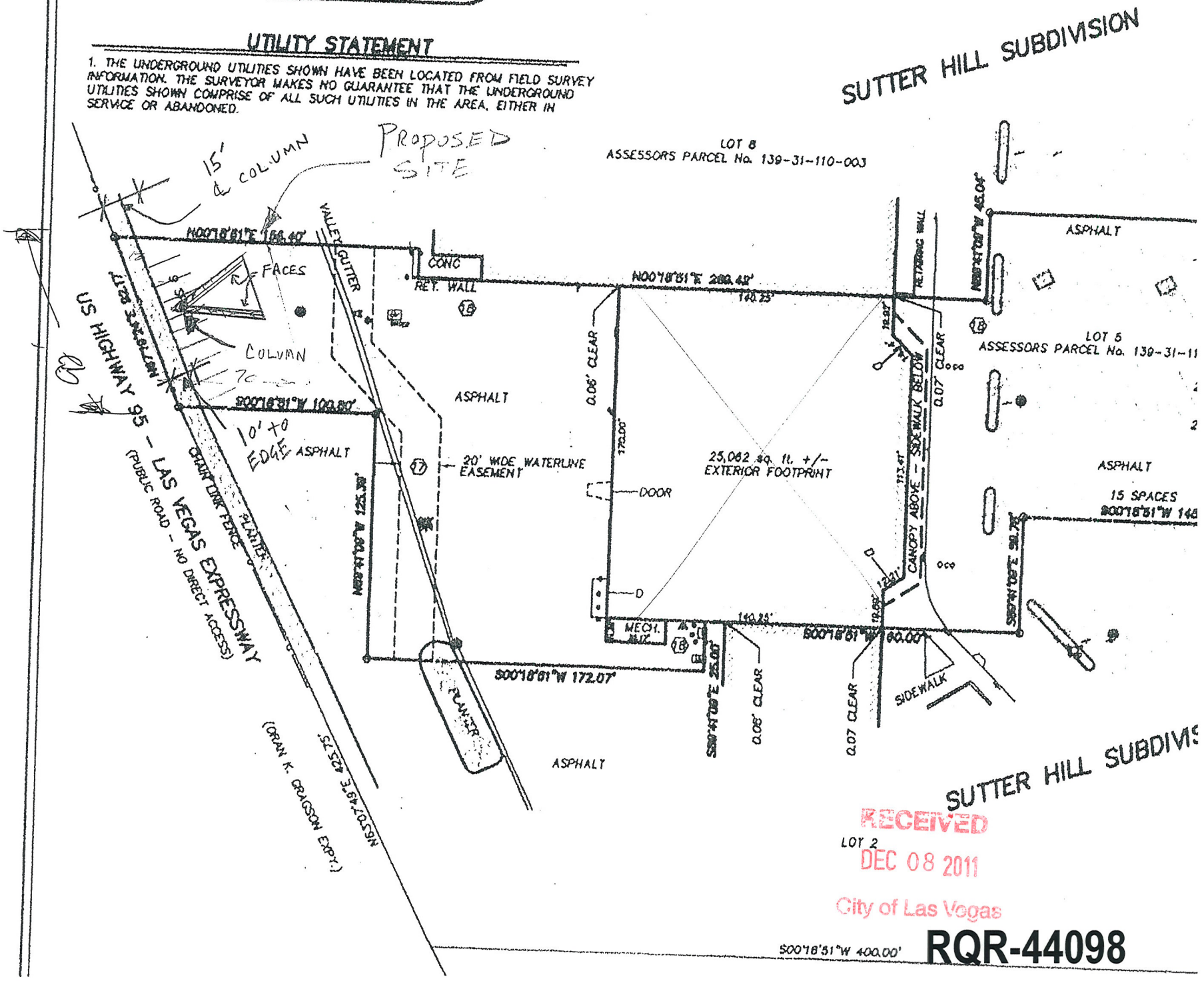
I:\depot\Application Packet\Application Form.pdf

← 2

VICINITY MAP -- NOT TO SCALE

UTILITY STATEMENT

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.



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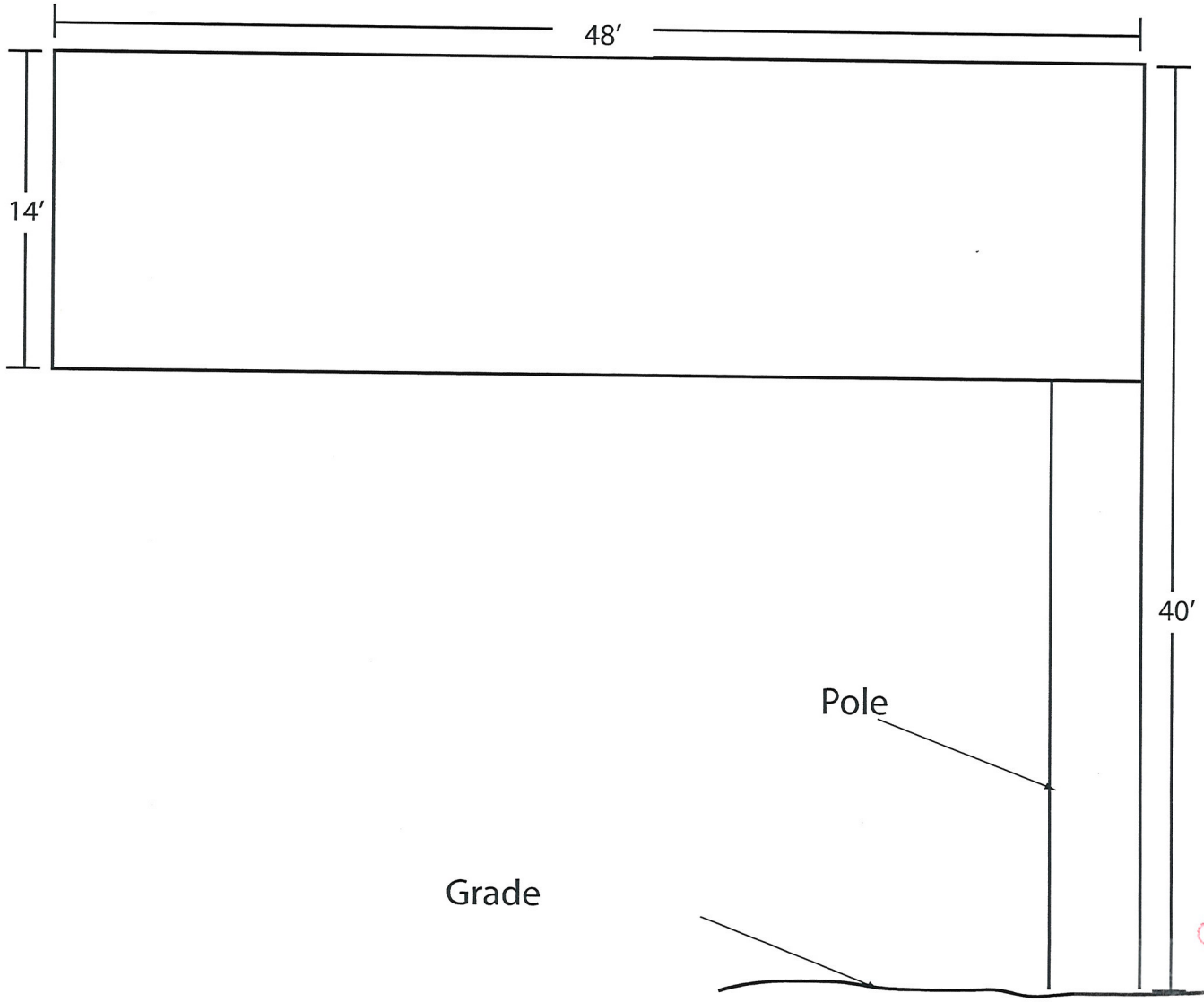
City of Las Vegas
RQR-44098

EXISTING SIGN ELEVATION
4600 MEADOWS LANE
LAS VEGAS



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City of Las Vegas

RQR-44098

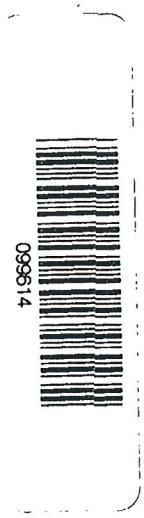
LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 14, 2009

Mr. Jonathan Levine
JTL Holdings, LLC
1702 East Highland, #310
Phoenix, Arizona 85016

RE: RQR-31290 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Mr. Levine:

The City Council at a regular meeting held December 17, 2008 APPROVED the REQUIRED TWO YEAR REVIEW of a Special Use Permit (SUP-16947) FOR A 14 FOOT X 48 FOOT OFF-PREMISE SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-16947).

2. Landscaping shall meet plans approved 04/11/07 within 30 days and be continuously maintained.

3. The existing graffiti on the sign structure and trash accumulation shall be removed within 30 days of final approval by the City of Las Vegas.

4. This Special Use permit (SUP-16947) shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

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DEC 12 2011

RQR-44098

Printed with environmentally friendly soy ink.

6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-16947) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Tom LeClair
American Outdoor
1702 East Highland, #304
Phoenix, Arizona 85016

Mr. Bill Curran
Ballard, Spahr, Andrews
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

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DEC 12 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 9, 2007

Mr. Bill Curran
300 South Fourth Street
Suite 1201
Las Vegas, Nevada 89101

RE: SUP-16947 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 6, 2006

Dear Mr. Curran:

The City Council at a regular meeting held December 6, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006. This approval is subject to:

Added condition

A. A landscaping plan must be submitted and approved prior to issuance of a Building Permit. Said plan shall be approved by Planning and Development staff to enhance landscaping at the base of the sign.

Planning and Development

1. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department

2. Animated and electronic message unit signage and digital signage is prohibited.

3. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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DEC 12 2011

RQR-44098

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

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

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

9. The Off-Premise Advertising (Billboard) Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

10. Bird deterrent devices shall be installed on the sign.

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

Public Works

12. The proposed off-premise advertising (billboard) shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The billboard base shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. William Levine
LDR-DMG Meadow & Decatur
1702 East Highland, Suite 310
Phoenix, Arizona 85018

Mr. Tom LeClair
American Outdoor Advertising, LLC
8140 North 47th Street
Paradise Valley, Arizona 85253

RECEIVED
DEC 12 2011

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
RQR-44239 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: HARRISON JAY S & DENISE A FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for V-0023-89
6. City Council Approval Letter for V-0023-89(1)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-44239 APN: 163 01 501 011

Name of Property Owner: Harrison Jay S and Denise A FAM TRS

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rob Carter

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAY HARRISON

Subscribed and sworn before me

This 14th day of DEC, 2011

_____

Notary Public in and for said County and State

JAE HWAN KIM
COMM. # 1951273
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 5, 2015

RECEIVED
JAN 3 2011
City of Las Vegas
Department of Planning

3485

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Received Review (RQR) 30592

Project Address (Location) 5301 West Charleston

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

Assessor's Parcel #(s) 163 01 501 011 **Ward #** 1

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

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

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

Additional Information Received review for an approved, existing billboard located at 5301 W. Charleston

PROPERTY OWNER Harrison Jays and Denise A Pam **Contact** _____

Address 5301 W. Charleston **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter

Address 2880-B Meade Ave., Suite 350 **Phone:** 702 258 7209 **Fax:** 738 7266

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

E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same As Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Jay Harrison

Subscribed and sworn before me

This 14th day of December, 20 11.

_____

Notary Public in and for said County and State

JAE HWAN KIM
COMM. # 1951273
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 5, 2015

FOR DEPARTMENT USE ONLY

Case #	RQR-44239
Meeting Date:	2/14/12
Total Fee:*	$800.00
Date Received:*	1/3/12
Received By:	

3.13.12

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

Revised 10/27/08

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

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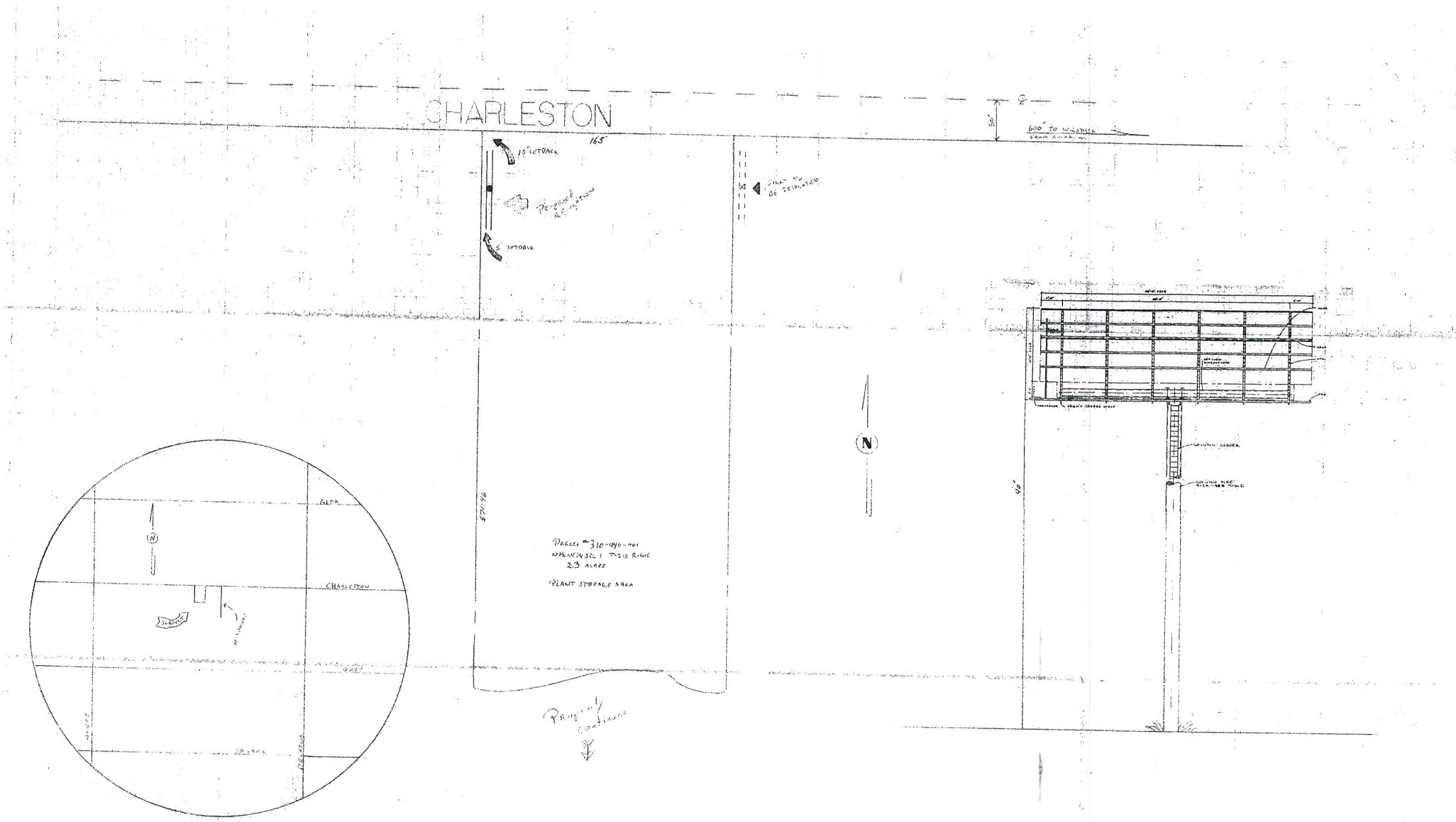
JAN 3 2011
City of Las Vegas
Department of Planning



RECEIVED
JAN 3 2011
City of Las Vegas
Department of Planning

Donrey Outdoor Advertising
1211 W. Bonanza Rd.
Las Vegas, NV 89106
Drawn by: Mike Perrah
Phone: 382-5020

DONREY

SCALE 1" = 25'	DRAWING NUMBER	D. Harrison / Plant World
DATE 11-15-88	1	Charleston ½ w/o Wilshire

RQR-44239

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAC-44378 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION - For possible action on a Petition to Vacate a 4.74 FOOT BY 143 FOOT SECTION OF RIGHT-OF-WAY located 280 feet east of Grand Central Parkway along Symphony Park Avenue, Ward 5 (Barlow).

SET DATE: 04/04/2012
C.C.: 04/18/2012

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-44378** APN: 139 33 511 009

Name of Property Owner: Symphony Park Master Association, Inc.

Name of Applicant: Symphony Park Master Association, Inc.

Name of Representative: Sam Gladstein

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: Sam Gladstein

Subscribed and sworn before me

This 11 day of January, 2012

_____

Notary Public in and for said County and State

County Clark
State of Nevada

JOANN CROLLI
Notary Public State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

RECEIVED
JAN 18 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Symphony Park Master Association

Project Address (Location) Parcel M / Symphony Park

Project Name R.O.W. Vacation Symphony Park **Proposed Use** _____

Assessor's Parcel #(s) 139335 11009 **Ward #** _____

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

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

Gross Acres 0.22 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Symphony Park Master Assoc. **Contact** Sam Gladstein

Address 6130 Elton Avenue Suite 212 **Phone:** 216-0349 **Fax:** 216-6001

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

E-mail Address Sgladstein@newlandco.com

APPLICANT _____ **Contact** _____

Address Same as **Phone:** _____ **Fax:** _____

City property owner **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address Same as **Phone:** _____ **Fax:** _____

City property owner **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 Sam Gladstein

Subscribed and sworn before me

This 11th day of January, 2012.

_____

Notary Public in and for said County and State

County Clark

State Nevada

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

FOR DEPARTMENT USE ONLY

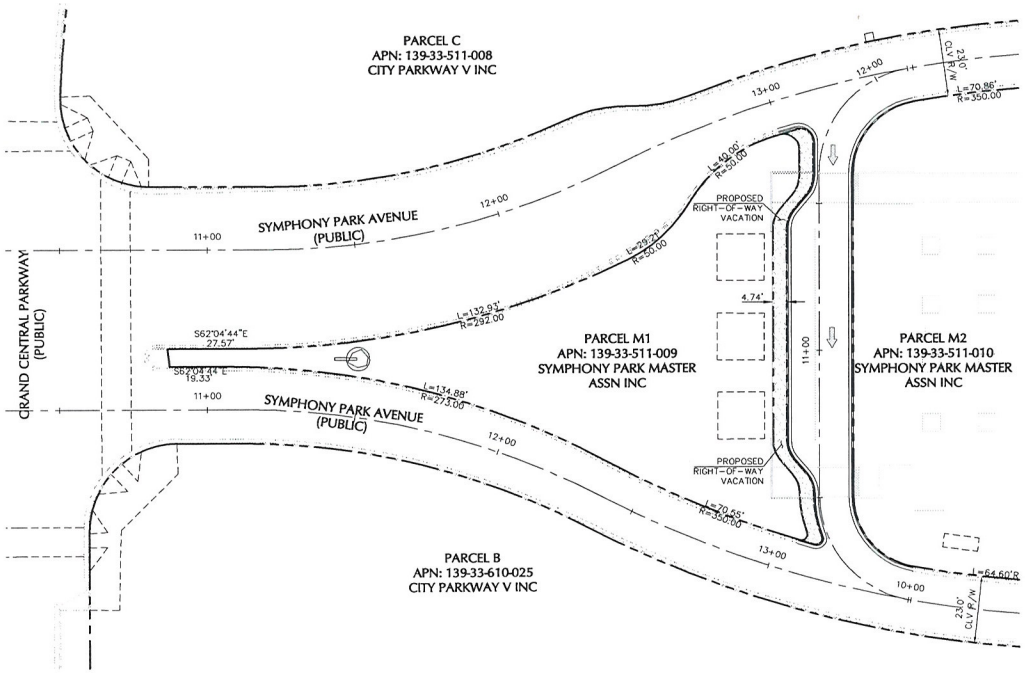
Case #	VAC-44378
Meeting Date:	3/13/12
Total Fee:	$1,000
Date Received:*	1/18/12
Received By:	BJS

RECEIVED
JAN 18 2012
City of Las Vegas

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

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

Revised 10/27/08



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT

BASIS OF BEARING

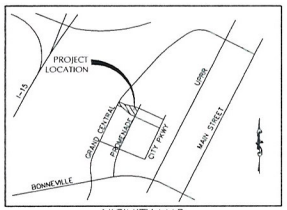
NORTH 03°50'03" WEST, BEING THE BEARING OF A PORTION OF THE CENTERLINE OF GRAND CENTRAL PARKWAY BETWEEN BONNEVILLE AVENUE AND THE POINT OF CURVATURE TO THE NORTH AS SHOWN IN BOOK 53, PAGE 61 OF PLATS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCH MARK No. BLV01 33E6

RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF BONNEVILLE AND GRAND CENTRAL PARKWAY.

ELEVATION = 620.703 METERS
2036.42 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988



VICINITY MAP
NTS

LEGEND

RIGHT-OF-WAY VACATION AREA

NO	DESCRIPTION OF REVISIONS	DATE	INITIALS

DATE	01/23/12
JOB NUMBER	3119
DESIGN BY	R. GOEBEL
DRAWN BY	R. GOEBEL
CHECKED BY	T. MILLER, P.E.

SYMPHONY PARK
PARCEL M1
APN: 139-34-211-001
RIGHT-OF-WAY VACATION

MARTIN & MARTIN
CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-0000
FAX (702) 248-0020

SHEET NUMBER
EX-VAC
SHEET 1 OF 1

RECEIVED
JAN 24 2012
City of Las Vegas
Department of Planning

VAC-44378

03/13/12 PC

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

APN: 139-33-511-009
Grantor: SYMPHONY PARK MASTER ASSOCIATION INC.



SCALE: 1" =200'

PARCEL "M1"
201010130003528 O.R.
PORTION OF LOT 5,
BOOK 53, PAGE 61 OF PLATS

L3

SEE DETAIL "A"
ON SHEET 2

GRAND CENTRAL PARKWAY

L2

PROMENADE PLACE

SYMPHONY PARK AVENUE

C1

L1

BASIS OF BEARINGS

BONNEVILLE AVENUE

POINT OF COMMENCEMENT

RECEIVED
JAN 24 2012
City of Las Vegas
Department of Planning

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
PAUL A. SANSOUCY, JR.
EXP: 6/30/12
No. 18180

23 JAN 12

PROJECT: P:_CURRENT_PROJECTS\512.0039_LEGALS\EHIBITS\5120039-M1-ROW-VAC

SHEET 1 OF 4

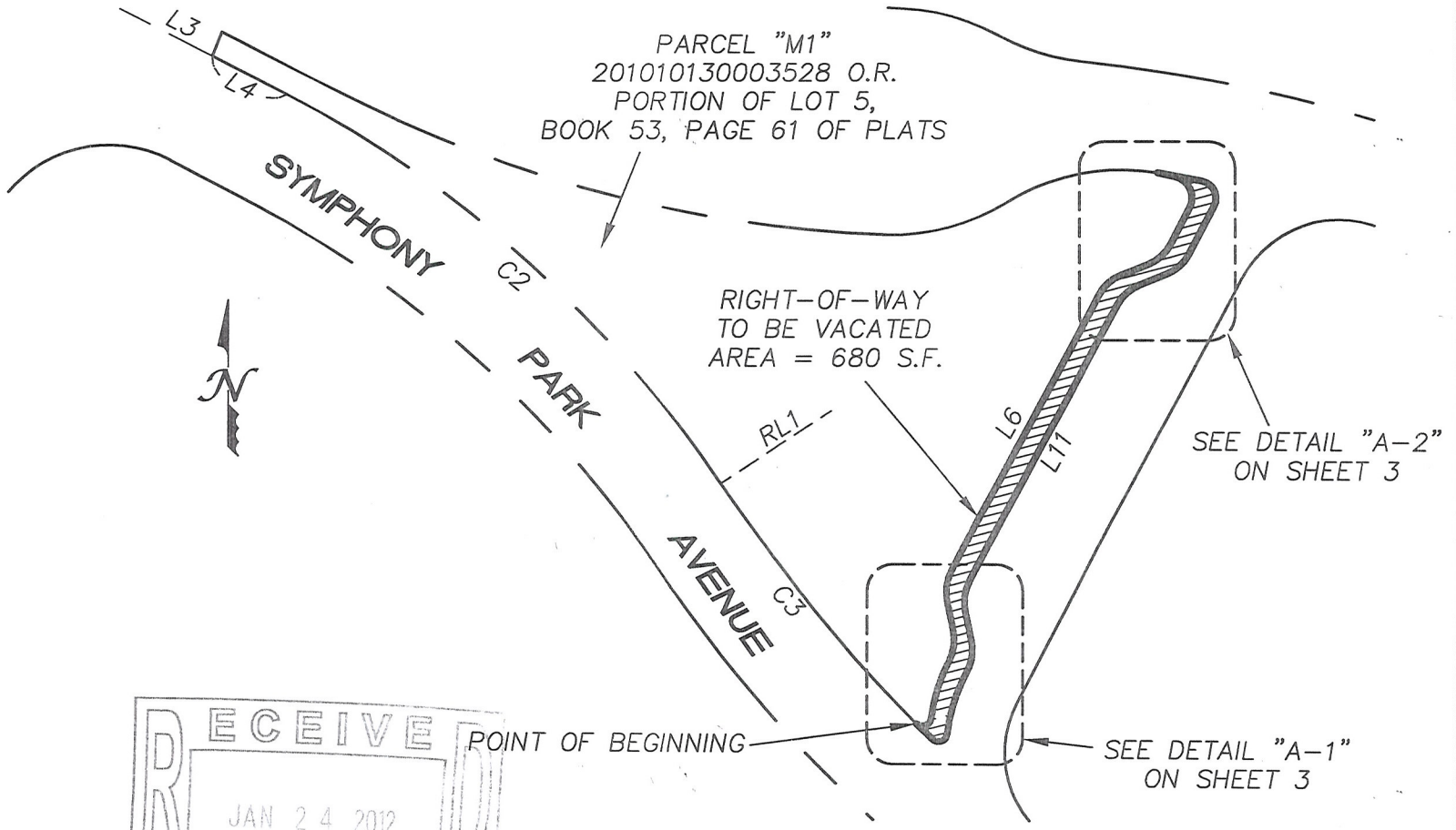
Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

VAC-44378

APN: 139-33-511-009

Grantor: SYMPHONY PARK MASTER ASSOCIATION INC.

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



DETAIL "A"

SCALE: 1" =40'

RECEIVED
JAN 24 2012
City of Las Vegas
Department of Planning

Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

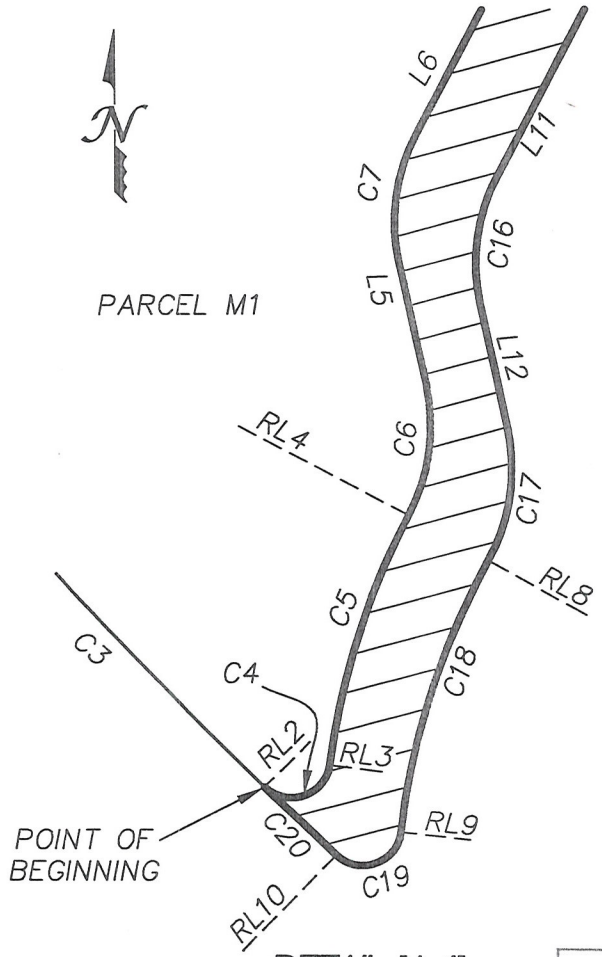
PROJECT: P:_CURRENT_PROJECTS\512.0039_LEGALS\EHIBITS\5120039-M1-ROW-VAC

VAC-44378

APN: 139-33-511-009

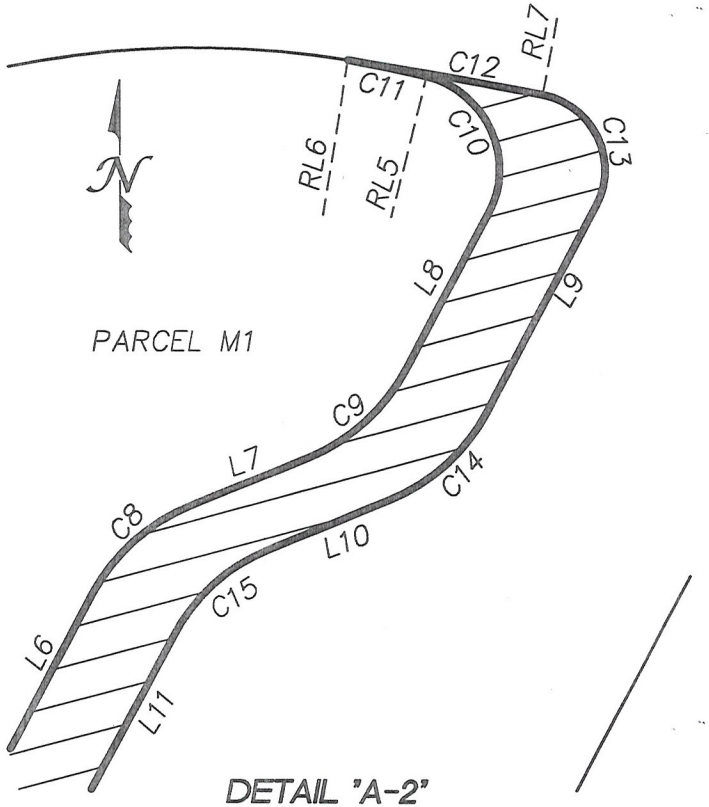
Grantor: SYMPHONY PARK MASTER ASSOCIATION INC.

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



DETAIL "A-1"

SCALE: 1" =10'



DETAIL "A-2"

SCALE: 1" =10'

PROJECT: P:_CURRENT_PROJECTS\512.0039_LEGALS\EHIBITS\5120039-M1-ROW-VAC

RECEIVED
JAN 24 2012
City of Las Vegas
Department of Planning

Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

VAC-44378

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
GPA-43997- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Conservation Element and revise the 2020 Master Plan; All Wards. Staff recommends

C.C.: 04/18/2012

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Staff Report
2. Supporting Documentation
3. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-43977** APN: Multiple

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

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 Sdis

Subscribed and sworn before me

This 5th day of January, 2012

Nora Lares

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name Conservation Element Update **Proposed Use** _____

Assessor's Parcel #(s) Multiple **Ward #** All

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) 384-1397

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

E-mail Address _____

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* _____

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

Print Name Fred Solis

Subscribed and sworn before me

This 5th day of January, 20 12.

Nora Lares

Notary Public in and for said County and State

Notary Public • State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2013

FOR DEPARTMENT USE ONLY

Case #	GPA-43977
Meeting Date	3-13-12
Total Fee:	—
Date Received:*	1-6-12
Received By:	F.S

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

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

January 5, 2012

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

RE: Conservation Element Update (GPA-43977)

Mr. Gebeke:

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

As a component of the Master Plan, the Conservation Element will satisfy NRS requirements for a Conservation Plan and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to conservation. This document will replace the previous Conservation Element adopted on June 1, 2005.

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

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning and Development

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-43977

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-44446 and SDR-44445
2. Conditions and Staff Report – VAR-44446 and SDR-44445
3. Supporting Documentation
4. Photos – VAR-44446 and SDR-44445
5. Justification Letter – VAR-44446 and SDR-44445

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44446** APN: 139-28-801-002

Name of Property Owner: DFA, LLC

Name of Applicant: Xtreme Manufacturing

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X Don F Athern

Print Name: Don F Athern

RECEIVED
JAN 26 2012

Subscribed and sworn before me

This 23rd day of January, 2012

Karen Benner
Notary Public in and for said County and State

KAREN BENNER
Notary Public State of Nevada
No. 01-68799-1
My Appt. Exp. March 26, 2015

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 1415 W. Bonanza

Project Name Xtreme Manufacturing Proposed Use Heavy Mfg.

Assessor's Parcel #(s) 139-28-801-002 Ward # 5 Barlow

General Plan: existing LI/R proposed n/a Zoning: existing M proposed n/a

Commercial Square Footage _____ Floor Area Ratio n/a

Gross Acres 3.53 Lots/Units n/a Density n/a

Additional Information _____

PROPERTY OWNER DFA, LLC Contact Bruce Bilyeu

Address 1611 W. Bonanza Phone: 7028582025 Fax: 7026361345

City Las Vegas State NV Zip 89106

APPLICANT Xtreme Manufacturing Contact Bruce Bilyeu

Address 1415 W. Bonanza Phone: 7028582025 Fax: 7026361345

City Las Vegas State NV Zip 89106

REPRESENTATIVE APTUS Contact Kristen Neuman

Address ~~1415 W. Bonanza~~ 1200 S. 4th St. Ste 206 Phone: ~~7028582025~~ 702 839 1200 Fax: ~~7026361345~~ 702 839 1213

City Las Vegas State NV Zip 89104

Property Owner Signature* X [signature]

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

Print Name Don F. Atteri

Subscribed and sworn before me

This 23rd day of January, 20 12.

Karen Benner

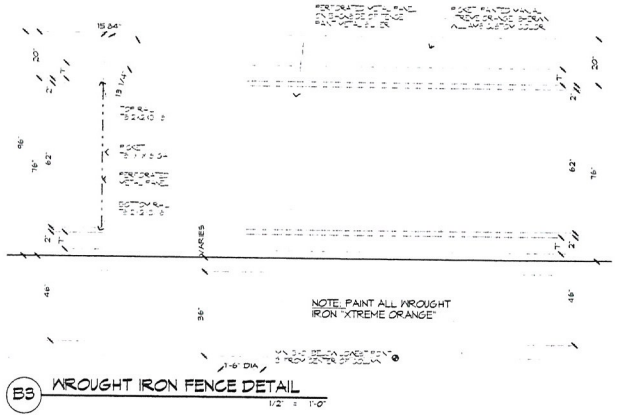
Notary Public in and for said County and State

KAREN BENNER
Notary Public State of Nevada
No. 01-68799-1
My Appt. Exp. March 26, 2015

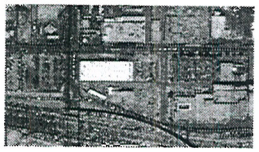
FOR DEPARTMENT USE ONLY

Case #	VAR-44446
Meeting Date:	3-13-12
Total Fee:	830.00
Date Received:*	1-26-12
Received By:	JFreed

* 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.



B3 WROUGHT IRON FENCE DETAIL
1/2" = 1'-0"





VICINITY MAP
N.T.S

Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

APTUS PROJECT NO 11.166
ARCHITECT

ENGINEER

NOTES

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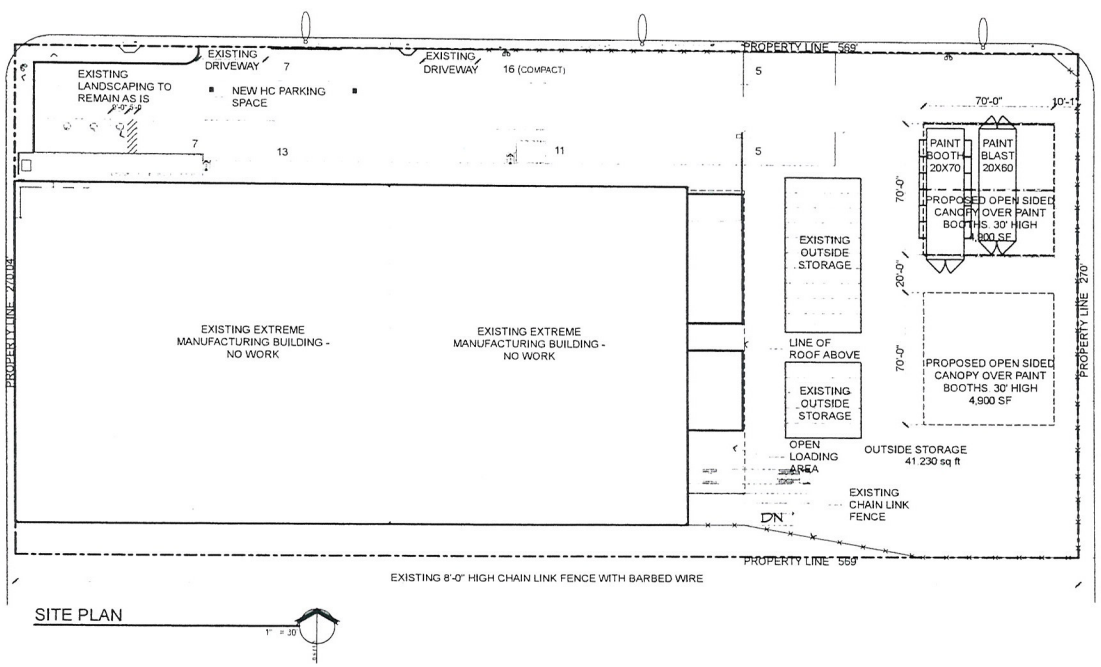
NO	DESCRIPTION	DATE
	City of Las Vegas SDR Submittal	01.26.12

ISSUED

TITLE
SITE PLAN

DRAWING NO
AS100



SITE PLAN
1" = 30'

Site and Project Information

SITE DATA

PARCEL NUMBER	139-28-801-002
JURISDICTION	CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	M
PROPOSED USE	MANUFACTURING OUTDOOR STORAGE
SITE AREA	153,767 SF OR 3.53 GROSS ACRES

SETBACKS - (ACCESSORY STRUCTURE ONLY. OTHER STRUCTURES ARE EXISTING)

	REQ'D	PROVIDED
FRONT	15'-0"	40'-8"
INTERIOR SIDE	0'-0"	10'-4"
REAR	0'-0"	52'-2"

LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/F/S-1
FIRE SPRINKLERS PROVIDED	YES

AREAS

A EXISTING BUILDING (OFFICE)	13,654 SF
B EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 SF
C NEW PAINT / BLAST BOOTHS	2,500 SF
D STORAGE YARD and OUTSIDE STORAGE	41,560 SF
TOTAL	119,360 SF
E NEW OPEN SIDED CANOPY (NON FIRE SPRINKLER)	2 @ 4,900 SF

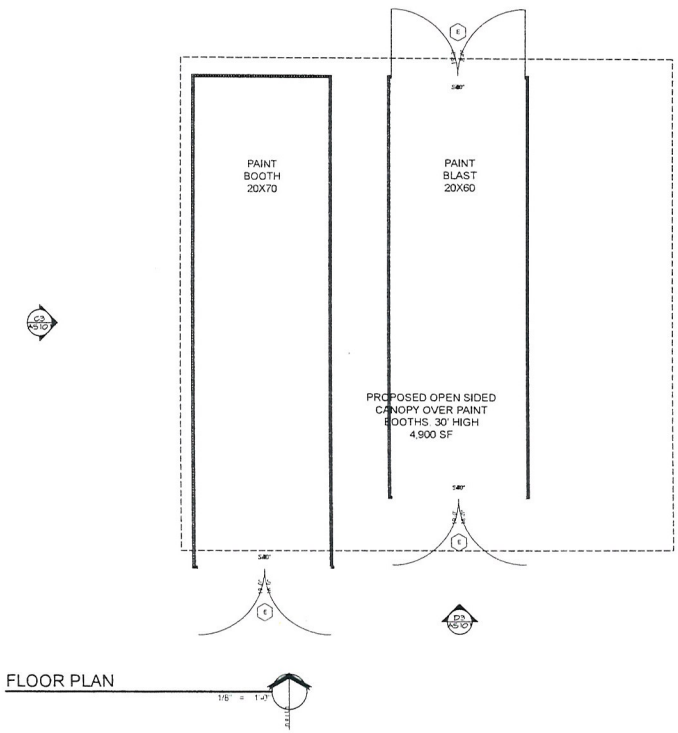
PARKING INFORMATION

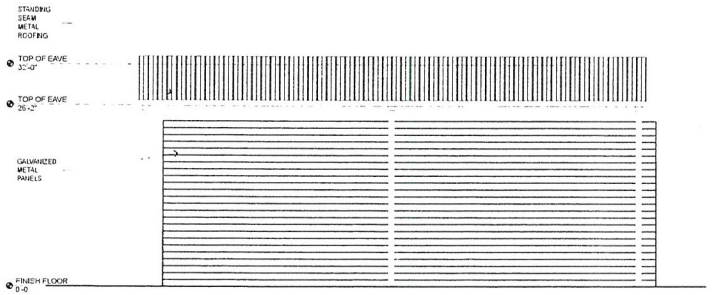
A EXISTING BUILDING (OFFICE)	13,654 @ 1 / 1,000 = 14.6
B EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 @ 1 / 1,000 = 60.6
C NEW PAINT / BLAST BOOTHS	2,500 @ 1 / 1,000 = 2.5
D STORAGE YARD and OUTSIDE STORAGE	41,560 @ 1 / 1,000 = 41.5
TOTAL PARKING REQUIRED	120
STANDARD PARKING PROVIDED	45
HANDICAP PARKING PROVIDED	3
COMPACT PARKING PROVIDED (25%)	16
TOTAL PARKING PROVIDED	64

RECEIVED
JAN 26 2012

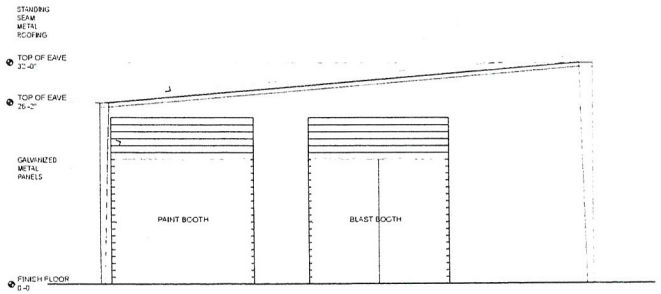
VAR-44446
SDR-44445

F:\11166 Aptus - New Paint Booth\DWG\SDR\B3 Apt-EnvironmentalPL 12.23.11 11:28 AM KNurse





C3 WEST ELEVATION CANOPY & PAINT BOOTH
NORTH ELEVATION OPP. HAND 1/8" = 1'-0"



D3 SOUTH ELEVATION CANOPY & PAINT BOOTH
NORTH ELEVATION OPP. HAND 1/8" = 1'-0"

RECEIVED
JAN 26 2012

VAR-44446
SDR-44445

Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

APTUS PROJECT NO 11.166

ARCHITECT

ENGINEER

NOTES

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NO	DESCRIPTION	DATE
	City of Las Vegas SDR Submittal	01.26.12

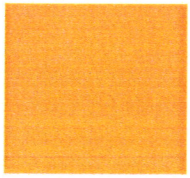
ISSUED

TITLE
FLOOR PLAN AND ELEVATIONS

DRAWING NO
AS101

F:\11166 Ahern - New Paint Booth\DWGS\08.101 Ahern-Entrepreneurs.pln 1/25/2012 11:28 AM KNeuman

Gray Paint
Booth Siding



Canopy Trim

Galvalume
Roofing

RECEIVED
JAN 26 2012

VAR-44446
SDR-44445

Xtreme Manufacturing
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS

January 25, 2012

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Extreme Manufacturing
APN: 139-28-801-002

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Site Development Review for one new paint booth, one prep booth and two canopies
- Parking Variance

Extreme Manufacturing is currently operating from their site located on a 3.53 acre site located at 1415 Bonanza Road. The site is currently zoned M, Manufacturing. Extreme Manufacturing has been operating out of this location for approximately 24 months.

With this letter we are requesting the following applications:

A **Site Development Review** to allow the added paint booth and prep booth at the east end of the site which total 2,500 sf. Over the booths will be two open sided shade canopies of 4,900 sf each with 20' of separation. The existing primary structure will remain as is.

We are requesting that the:

- Existing chain link fence with barbed wire on the east side of the site remain.
- Existing wrought iron fence and chain link fence on the north side of the site remain
- North of the storage yard a new wrought iron fence with screening will be installed.

A **Parking Variance** to allow 62 parking spaces where 120 spaces are required. The business currently employs 31 people. There are no public sales or walk in retail sales at this location. All sales are by appointment only. Xtreme Manufacturing has not had any parking problems in the past, and does not expect any in the future. All handicapped parking and access will be provided.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS

RECEIVED
JAN 26 2012

VAR-44446
SDR-44445

Architecture
Engineering
Planning
Interiors
Landscape

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAR-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44447** APN: 163086120 10

Name of Property Owner: JEFF & GAILYN BASSLER

Name of Applicant: JEFF & GAILYN BASSLER

Name of Representative: CHERNAC BUILDERS, INC. - E. MARK MCGHIE

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: Gailyn Bassler

Print Name: Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21 day of January, 2012

Amanda Colletti

Notary Public in and for said County and State

AMANDA COLLETTI
Notary Public, State of Nevada
Appointment No. 10-3186-1
My Appt. Expires Jul 26, 2014

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONE VARIANCE - REAR YARD SETBACK

Project Address (Location) 3016 YANKEE CLIPPER DR. • LAS VEGAS, NV

Project Name 3016 YANKEE CLIPPER **Proposed Use** S.F.R.

Assessor's Parcel #(s) 163086 12010 **Ward #** 2 - WOLFSON

General Plan: existing ML proposed NO CHANGE **Zoning:** existing RPD-9 proposed NO CHANGE

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

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

Additional Information _____

PROPERTY OWNER JEFF & GAILYN BASSLER **Contact** JEFF BASSLER

Address 3016 YANKEE CLIPPER DR. **Phone:** 909.919.0783 **Fax:** (909) 596-4488

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address gailyn@dslextreme.com

APPLICANT JEFF & GAILYN BASSLER **Contact** JEFF BASSLER

Address 3016 YANKEE CLIPPER DR. **Phone:** 909.919.0783 **Fax:** (909) 596-~~968~~ 4488

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address SAME AS ABOVE

REPRESENTATIVE CHERLAC BUILDERS, INC. **Contact** E. MARK MCGHIE

Address 7634 WESTWOOD DR. **Phone:** 732.7601 **Fax:** 732.1030

City LAS VEGAS **State** NV **Zip** 89109

E-mail Address MARK@CHERLACBUILDERS.COM

Property Owner Signature* Gailyn Bassler

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

Print Name Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21st day of January, 2012.

Amanda Colletti

Notary Public in and for said County and State

AMANDA COLLETTI
Notary Public, State of Nevada
Appointment No. 10-3186-1
My Appt. Expires Jul 28, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-44447
Meeting Date:	3-13-12 PC
Total Fee:	$830
Date Accepted:	1-26-12
Accepted By:	

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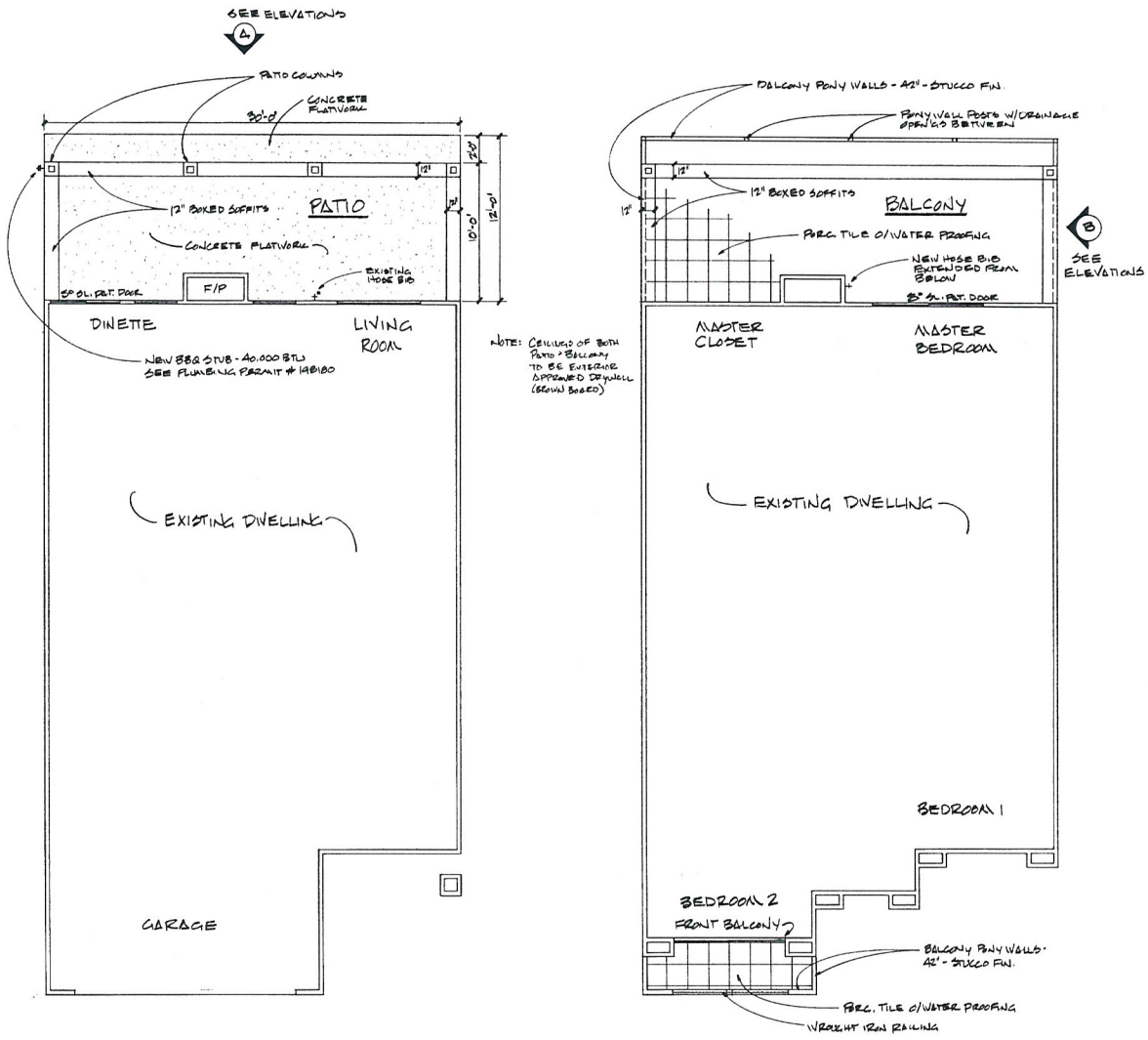
*This application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.



NOTE: CEILINGS OF BOTH PATIO + BALCONY TO BE EXTERIOR APPROVED DRYWALL (BROWN BOARD)

FIRST FLOOR

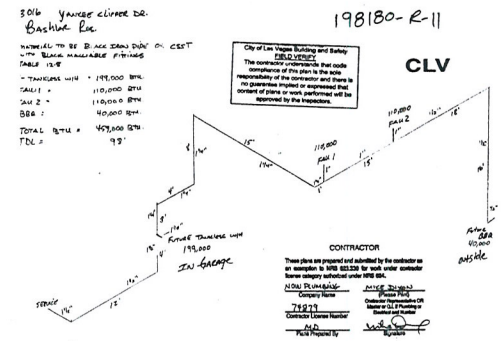
SCALE: 1/4" = 1'-0"

SECOND FLOOR

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

FLOOR + PLUMBING PLANS

COPY OF GAS LINE DRAWING APPROVED UNDER PERMIT # 198180-R-11



NOTE: GAS LINE WORK FROM GARAGE TO AND INCLUDING FAU 2 HAS BEEN INSPECTED AND APPROVED. REMAINING GAS LINE TO BBQ HAS NOT BEEN COMPLETED - OR - INSPECTED.

CHERMAC BUILDERS, INC
STATE LIC. 9401A
BY: E. MARK MCGHIE

NOW PLUMBING
STATE LIC. 74879
BY: MIKE DIXON

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Department of Planning

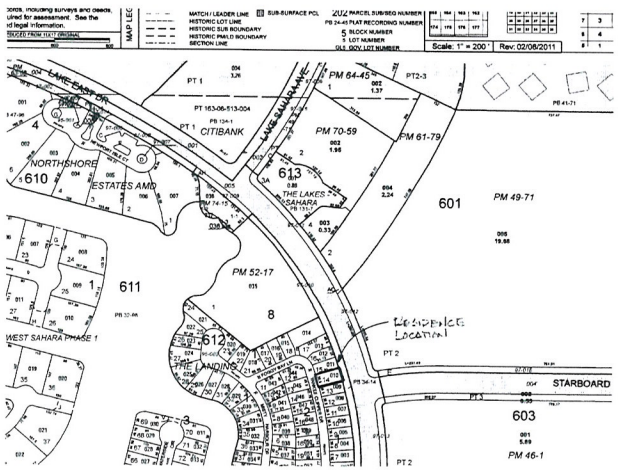
REVISIONS	BY

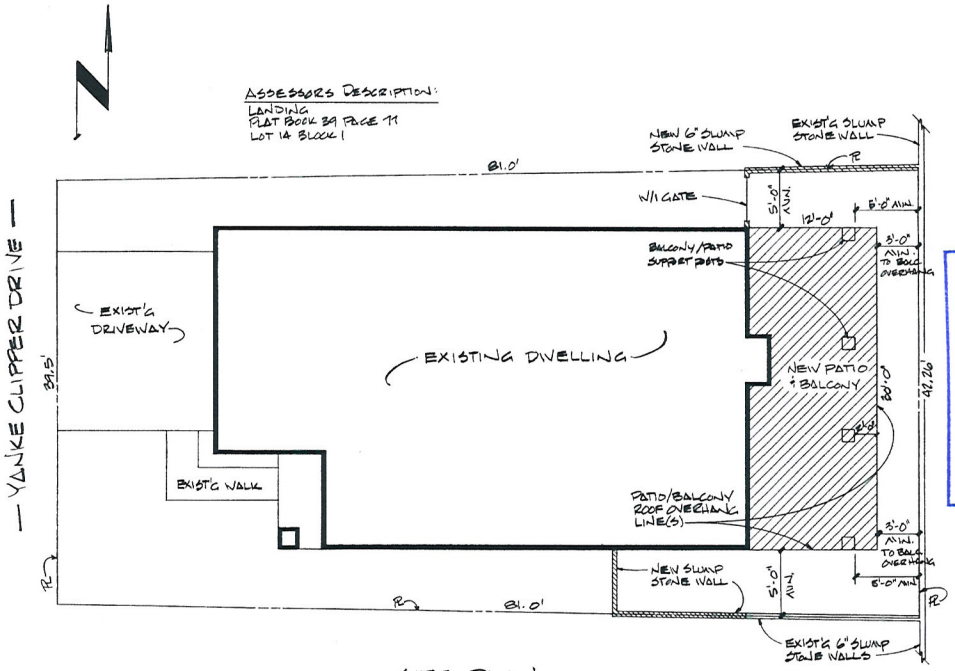
CHERMAC BUILDERS, INC
2634 WESTWOOD DR.
LAS VEGAS, NEVADA
STATE LIC. 9401A

RESIDENTIAL REMODEL
PATIO/BALCONY

JEFF + GAILYN BASSLER RESIDENCE
3016 YANKEE CLIPPER DRIVE
LAS VEGAS, NEVADA

Date
Scale SEE PLAN
Drawn MARK
Job
Sheet A-1
Of Sheets





SITE PLAN

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

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PLANS PREPARED BY:

E MARK MCGHIE
CHERMAC BUILDERS INC.
ST. LIC. 9401A

REVISIONS	BY

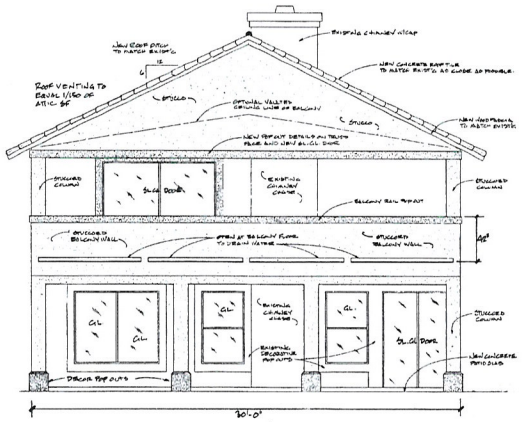
CHERMAC BUILDERS, INC.
2634 WESTWOOD DRIVE
LAS VEGAS, NV
STATE LIC. 9401A

RESIDENTIAL REMODEL
PATIO/BALCONY

JEFF & GAILYN BASSLER RESIDENCE
3016 YANKEE CLIPPER DRIVE
LAS VEGAS, NEVADA

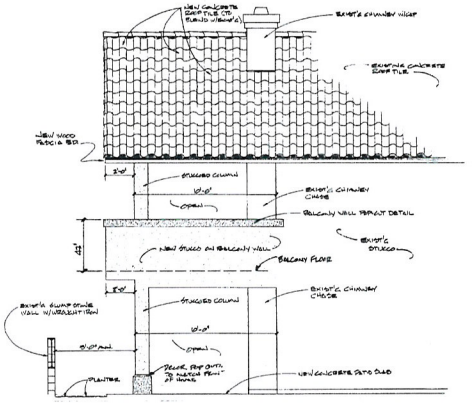
Date
Scale SEE PLAN
Drawn MARK
Job
Sheet P-1
Of Sheets

VAR-44447



(A) REAR ELEVATION

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



(B) SIDE ELEVATION

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

PLANS PREPARED BY:

E. MARK McGHIE
CHERMAC BUILDERS, INC.
~~STATE LIC. #9401A~~

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REVISIONS	BY

CHERMAC BUILDERS, INC
2634 WESTWOOD DRIVE
LAS VEGAS, NV
STATE LIC. 9401A

RESIDENTIAL REMODEL
PATIO/BALCONY

JEFF & GAILYN BASSLER RESIDENCE
3016 YANKEE CLIPPER DRIVE
LAS VEGAS, NEVADA

Date
Scale SEE PLAN
Drawn MARK
Job
Sheet A-3
Of Sheets

GLENVIEW LANDING TOWNHOMES' ASSOCIATION
C/o Nicklin Property Management
375 N Stephanie St. #911-B
Henderson, NV 89014
Office: (702) 851-7660 Fax: (702) 851-7997

July 8, 2011

Jeff & Gailyn Bassler
1834 Essex Ave
Laverne, CA 91750

RE: **3016 Yankee Clipper**
Architectural Application- Block, Stucco, Wood, Paint, Concrete

Dear Mr. & Mrs. Bassler:

The Architectural Committee has approved your request for the addition to your home as submitted.

If you have any questions you may contact me at 851-7660 X 205 or email me at llucas@nicklinpm.com.

Sincerely,

Lindsay Lucas, CM

Nicklin Property Management
Glenview Landing Townhomes' Association Agent

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"Remodeling Southern Nevada Since 1967"

CHERMAC Builders, inc.

2634 So. Westwood Drive
Las Vegas, Nevada 89109
Telephone 702-732-7601
Fax 702-732-1030
Outside Nevada 800-365-2823

45 Years 1967-2012

January 9, 2012

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

Re: Justification Letter
Bassler Residence
3016 Yankee Clipper Drive
Las Vegas, NV 89117

This Justification Letter is being submitted in accordance with the requirements of the Pre-Application Conference Request Form.

On behalf of Mr. & Mrs. Bassler, I am requesting a rear yard set back variance for the construction of a Patio/Balcony for their home located at the above referenced address on Yankee Clipper Drive as reflected in the plans provided.

Upon purchasing their home, Mr. & Mrs. Bassler contacted our firm to look into the cost of adding a patio and balcony to the existing property so that they could better enjoy their rear yard, and take advantage of the city view available from the second floor of the home. After meeting with them, I put together some basic drawings of the proposed patio/balcony, and told them I would check with the Planning Department to make sure there were no set back issues.

In May of 2011, I met with Mr. Fred Solis, who indicated that the patio cover would be no problem with a 5' set back to the vertical plane, and a 2' roof overhand encroaching into the 5' set back requirement, however, the balcony posed an issue as it was considered habitable space, and was therefore subject to a different set back requirement. In pressing Mr. Solis on the issue, he looked further and brought up an exception where it was allowed if the property backed up to a park, golf course, etc. I told him the property backed up to a large right of way where Starboard Drive met Lake East Drive. He indicated he would have to consult his superior.

On June 1, 2011 I spoke with Mr. Rankins, who indicated that he had Spoken with Fred, and that there should not be a problem. With that, I moved forward with the plans and engineering on behalf of the homeowners, and submitted for HOA approval, which was granted. Upon submission of the plans and engineering for the purpose of obtaining a building permit, I was informed that the balcony posed a problem. In consulting Mr. Rankins again, he could not find any record of our conversation, and added that the provision I spoke with Mr. Solis about was one that only applied in parts of Summerlin. I can only assume that Mr. Solis provided

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VAR-44447

Mr. Rankins with erroneous information about the zoning, or location of the property, that led him to believe we were discussing a property in Summerlin, thus with the property backing up to a right of way he indicated we would have no problem.

At this point Mr. & Mrs. Bassler have incurred considerable time and expense in obtaining an approval from the HOA, and the preparation of the plans and engineering necessary to obtain the building permit.

Taking into consideration the following:

1. The Basslers have obtained HOA approval for the project – copy attached.
2. The Basslers have obtained letters of approval from affected neighbors – copies attached.
3. The existing properties of the development were built with 2nd floor balconies that already allow property owners to look into adjoining neighbor's rear yards on either side of their property.
4. Their property backs up to a very large right of way where Starboard Drive, and Lake East Drive converge, which eliminates any impact the proposed balcony could have on a neighbor located directly behind their property.

We respectfully request a set back variance be provided for Mr. & Mrs. Bassler to allow the construction of the patio/balcony as reflected in the plans provided.

Accompanying this letter are several photographs of the property from the right of way, as well as views from the rear yard of the property.

In the event that you have any questions, or concerns that are not addressed in the plans provided, or this letter, or you should require any plans, drawings, or any additional information, please do not hesitate to contact my office and we will endeavor to provide you whatever additional information/documentation necessary.

Respectfully submitted,

E. Mark McGhie
Chermac Builders, Inc.
702-491-5719 – Cell
mark@chermacbuilders.com – E-mail

cc: Jeff & Gailyn Bassler – Via E-mail

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VIEW OF 3016 YANKEE CLIPPER DR. FROM STARBOARD DRIVE



VIEW OF 3016 YANKEE CLIPPER & STARBOARD/LAKE EAST INTERSECTION

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Department of Planning



NORTH EAST VIEW OF APARTMENT COMPLEX GREEN BELT
AS VIEWED FROM REAR YARD OF 3016 YANKEE CLIPPER



VIEW OF STARBOARD DRIVE/LAKE EAST DRIVE RIGHT OF WAY FROM
YANKEE CLIPPERREAR YARD

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Las Vegas Planning Department:

I understand that the Bassler family would like to modify the rear of their property at 3016 Yankee Clipper Dr., Las Vegas, NV 89117. The property backs up to Lake East Drive, and has no neighbors directly behind it. Other houses in the community have balconies both small and large, some with patio covers for the second floor.

The property in question currently has a small second story balcony off the back of the house, facing Lake East Drive. There are no patio covers on the first or second floor to provide any shade during warmer weather.

The proposal for this house is to replace the existing small balcony with a patio cover the width of their house, and 15' from the rear of the house. This patio cover is to be sufficiently structural to also serve as a new, larger, balcony. Additionally, the existing roof line is to be extended to cover the new balcony. There are to be stuccoed railings that blend in with the design of the house around the perimeter of the balcony for safety. These railings are to include approximately 6" of lower clearance for water and other runoff. The overall width of the patio will not be any wider than the house, so it will not intrude into any set-backs to the north or south. However, it will result in less than the standard of 10' of set-back to the rear (east)vb.

This proposal does not create any new enclosed living space. But it does add a lot of new shaded outdoor area to enhance the quality of living. I understand that the Home Owner's Association has already approved this project.

I also support the Las Vegas Planning Commission's approval of this project.

ISMAEL ALBERT
Name

Signature

3020 Yankee Clipper Dr LV NV 89117
Address

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Department of Planning

Las Vegas Planning Department:

I understand that the Bassler family would like to modify the rear of their property at 3016 Yankee Clipper Dr., Las Vegas, NV 89117. The property backs up to Lake East Drive, and has no neighbors directly behind it. Other houses in the community have balconies both small and large, some with patio covers for the second floor.

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I also support the Las Vegas Planning Commission's approval of this project.

ROBERT Young
Name

Robert Young
Signature

3025 YANKEE CLIPPER
Address

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City of Las Vegas
Department of Planning

Las Vegas Planning Department:

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This proposal does not create any new enclosed living space. But it does add a lot of new shaded outdoor area to enhance the quality of living. I understand that the Home Owner's Association has already approved this project.

I also support the Las Vegas Planning Commission's approval of this project.

[signature]	KELLY NUNES
Name	Signature

3021 YANKEE CLIPPER DR., LV, NV 89117
Address

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TO ALLOW 129 PARKING SPACES WHERE 276 SPACES ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-44454 and SUP-44453
2. Conditions and Staff Report - VAR-44454 and SUP-44453
3. Supporting Documentation
4. Photos - VAR-44454 and SUP-44453
5. Justification Letter - VAR-44454 and SUP-44453

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44454** APN: 139-31-601-001

Name of Property Owner: Lodge YMCA Association Southern Nevada

Name of Applicant: Quest Academy Charter School

Name of Representative: Curt Carlson, AIA (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: Michael A Lubbe

Print Name: Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Sonia Davis

Notary Public in and for said County and State

SONIA DAVIS
Notary Public State of Nevada
No. 99-56694-1
My appt. exp. July 19, 2015

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking Reduction

Project Address (Location) 4141 Meadows Lane

Project Name Quest Academy Charter School **Proposed Use** Private School, Secor

Assessor's Parcel #(s) 139-31-601-001 **Ward #** 1

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

Commercial Square Footage approx. 52,000 **Floor Area Ratio** 19.8%

Gross Acres 6.02 **Lots/Units** 1 **Density** 8,666 SF/ACRE

Additional Information A-O District (140 feet)

PROPERTY OWNER Lodge YMCA Ass'n So. NV **Contact** ____

Address 4141 Meadows Lane **Phone:** (702) 877-9622 **Fax:** (702) 877-0856

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

E-mail Address ____

APPLICANT Quest Academy **Contact** Connie Jordan

Address 6610 Grand Montecito 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, AIA

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* Michael A Lubbe

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

Print Name Michael A Lubbe

Subscribed and sworn before me

This 23 day of January, 2012.

Notary Public in and for said County and State

SONIA DAVIS
Notary Public State of Nevada
No. 99-56694-1
My appt. exp. July 19, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-44454
Meeting Date:	3/13/12
Total Fee:	~~$830~~
Date Received:*	1/26/12
Received By:	BLS

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

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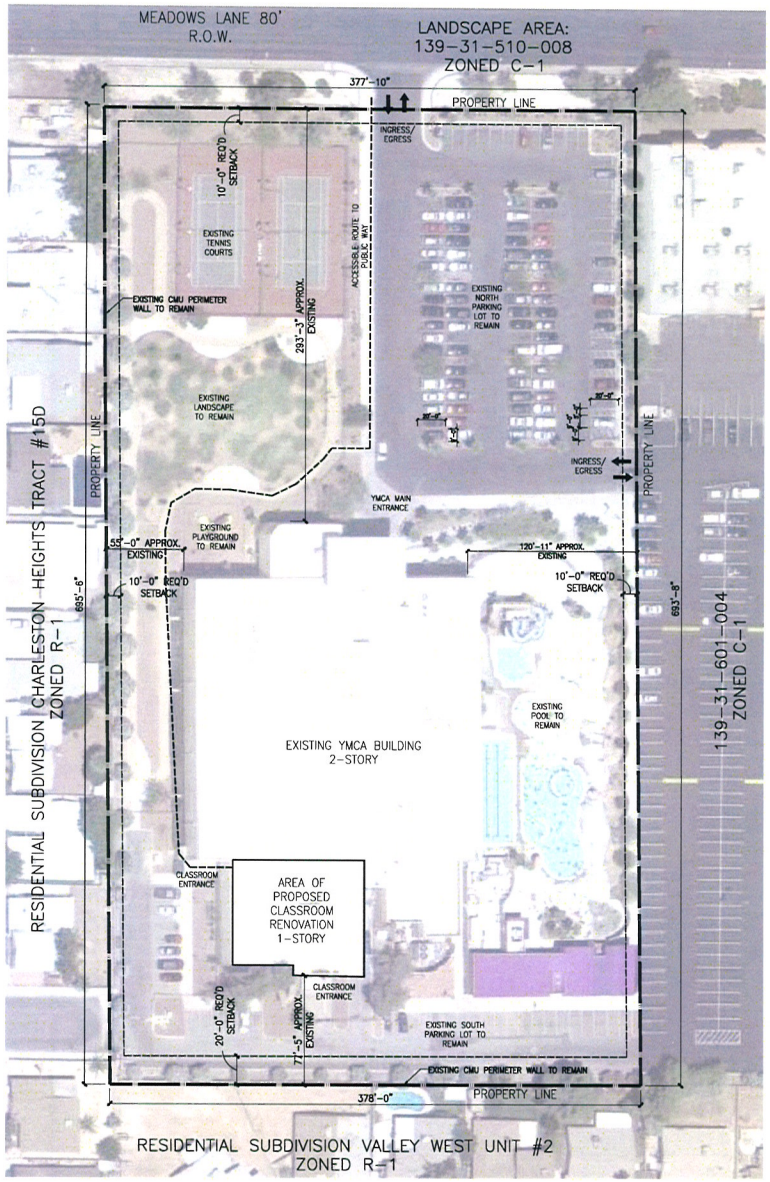
Revised 10/27/08

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



SITE PLAN
40'

NORTH

QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

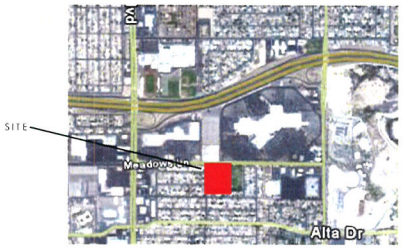
DATE: 01.19.2012 SHEET: 1 OF 3 SH PROJECT NO.: 110040

Quest Academy
PREPARATORY EDUCATION

SITE DATA

APN:	139-31-601-001
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-1 (NO CHANGE PROPOSED)
LOT SIZE:	AREA
ACREAGE	6.02
SQUARE FOOTAGE	262,231
LOT COVERAGE	19.8%
BUILDING SIZE:	
EXISTING YMCA	52,000 SF
PROPOSED RENOVATION:	
CLASSROOMS	7,600 SF
REMAINING YMCA (NO RENOVATIONS, NO CHANGE IN USE)	44,400 SF
PARKING:	
EXISTING YMCA	
REQUIRED (1:200 GSF)	260 SPACES REQ'D
PROVIDED	129 SPACES PROVIDED
PROPOSED RENOVATION	
YMCA (1:200 GSF)	222 SPACES REQ'D
CLASSROOMS (9 PER CLASSROOM)	54 SPACES REQ'D
TOTAL REQUIRED	276 REQUIRED
CURRENT PARKING PROVIDED	129 SPACES (7 ACCESSIBLE) (122 STANDARD)

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

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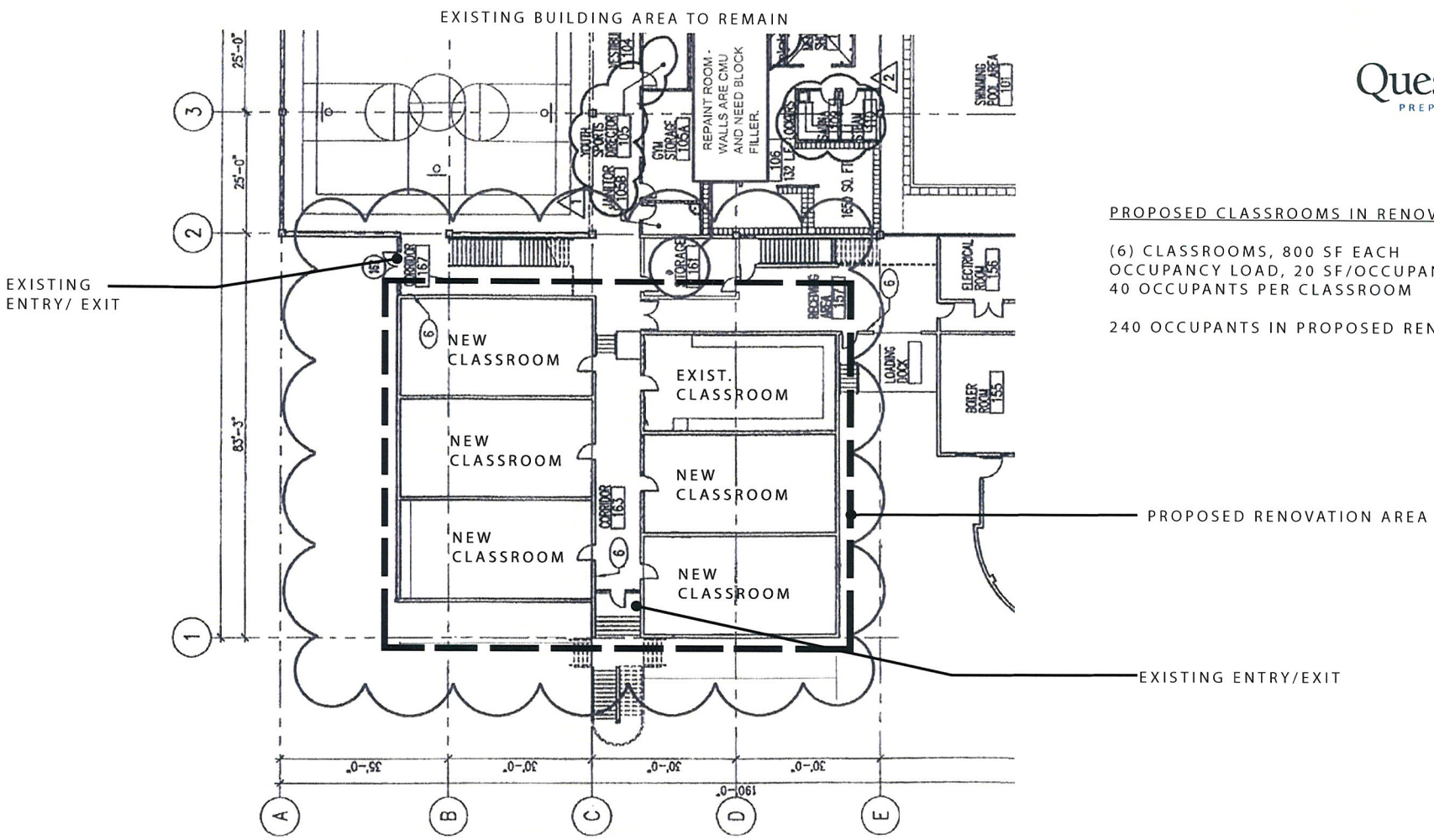
SH ARCHITECTURE
7250 Park Drive Suite 204 Las Vegas Nevada 89128
p.702.[illegible] f.702.[illegible] www.sh-architecture.com

VAR-44454
SUP-44453

Quest Academy
PREPARATORY EDUCATION



PROPOSED CLASSROOMS IN RENOVATION AREA:

(6) CLASSROOMS, 800 SF EACH
OCCUPANCY LOAD, 20 SF/OCCUPANT
40 OCCUPANTS PER CLASSROOM

240 OCCUPANTS IN PROPOSED RENOVATION

FLOOR PLAN
10'

NORTH

QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

DATE: 01.19.2012 SHEET: 2 OF 3 SH PROJECT NO.: 110040

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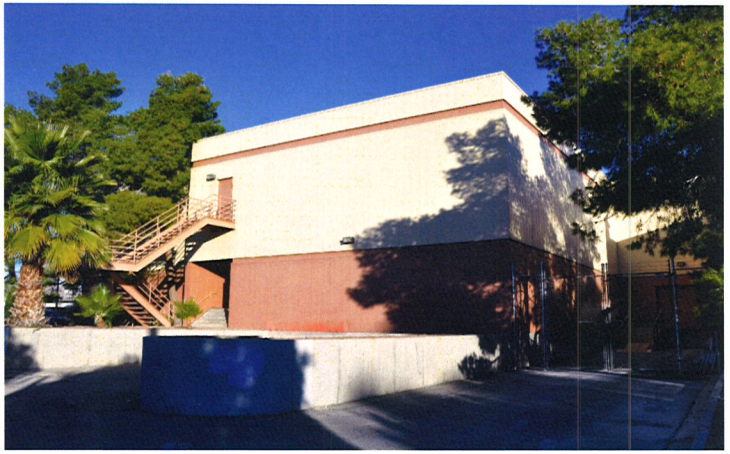
SH ARCHITECTURE
[illegible] Peak Drive, Suite 21[illegible] Las Vegas Nevada 89128
[illegible] www.sh-architecture.com

VAR-44454
SUP-44453

Quest Academy
PREPARATORY EDUCATION



EXISTING BUILDING - SOUTH VIEW



EXISTING BUILDING - SOUTHEAST VIEW



EXISTING BUILDING - SOUTHWEST VIEW



EXISTING BUILDING - WEST VIEW

QUEST ACADEMY

4141 MEADOWS LANE, LAS VEGAS, NV 89107

YMCA

DATE: 01.19.2012 SHEET: 3 OF 3 SH PROJECT NO.: 110040

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JAN 26 2012
City of Las Vegas

SH ARCHITECTURE
[illegible] Nevada 89128
[illegible]sh-architecture.com

VAR-44454
SUP-44453

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

January 26, 2012

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

Re: Special Use Permit for APN 139-31-601-001
Variance for APN 139-31-601-001

To Whom It May Concern,

The enclosed information is for the property located at 4141 Meadows Lane. The building is currently in use as the Heinrich YMCA. This proposal is to convert existing racquetball courts (7,600 sf) into six (6) classrooms. The rest of the YMCA building will be untouched by the renovation. The existing exterior features of the building will be untouched by the renovation. The new user intends to use the facility as a charter school for grades 9-12 to augment their current facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of more classrooms to accommodate the students.

The current site does not meet City of Las Vegas parking requirements. The existing parking is 131 spaces short of requirements, but is supplemented by the parking lot to the east of the YMCA (no formal agreement is in place.) The classrooms will require 54 parking spaces, a parking analysis is shown on the site plan. The following justification is given for reduced parking:

- Most students are dropped off at school by parents. There are no busses for this school.
- Offset-time of uses between the school (weekdays 7AM – 4PM) and the YMCA (heavy use evenings, weekends)

The anticipated number of employees would be 8 (teachers, teachers' aides). After school activities will occur on the main campus at 6610 Grand Monticeto Parkway (which this facility would augment).

Quest Academy is an accredited charter school through the State of Nevada.

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 as substantiated the need for the facility and the school is currently having to turn away applicants due to the limited size of their existing facility.

Sincerely,

SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

RECEIVED
JAN 26 2012
City of Las Vegas

VAR-44454
SUP-44453

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44453 - SPECIAL USE PERMIT RELATED TO VAR-44454 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE SCHOOL, SECONDARY USE WITHIN AN EXISTING COMMUNITY RECREATION/ AMUSEMENT (INDOOR/OUTDOOR) FACILITY at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44453** APN: 139-31-601-001

Name of Property Owner: Lodge YMCA Association Southern Nevada

Name of Applicant: Quest Academy Charter School

Name of Representative: Curt Carlson, AIA (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: Michael A Lubbe

Print Name: Michael A Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Dana Davis

Notary Public in and for said County and State

SONIA DAVIS
Notary Public State of Nevada
No. 99-56694-1
My appt. exp. July 19, 2015

RECEIVED
JAN 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4141 Meadows Lane

Project Name Quest Academy Charter School **Proposed Use** Private School, Seco

Assessor's Parcel #(s) 139-31-601-001 **Ward #** 1

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

Commercial Square Footage approx. 52,000 **Floor Area Ratio** 19.8%

Gross Acres 6.02 **Lots/Units** 1 **Density** 8,666 SF/ACRE

Additional Information A-O District (140 feet)

PROPERTY OWNER Lodge YMCA Ass'n So. NV **Contact** _____

Address 4141 Meadows Lane **Phone:** (702) 877-9622 **Fax:** (702) 877-0856

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

E-mail Address _____

APPLICANT Quest Academy **Contact** Connie Jordan

Address 6610 Grand Montecito 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, AIA

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* Michael A. Lubbe

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

Print Name Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 20 12.

Sonia Davis

Notary Public in and for said County and State

RECEIVED
JAN 26 2012
City of Las Vegas

SONIA DAVIS
Notary Public State of Nevada
No. 99-56694-1
My appt. exp. July 19, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44453
Meeting Date:	3/13/12
Total Fee:	$1,030
Date Received:*	1/26/12
Received By:	BDS

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

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAR-44455 - VARIANCE - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW 192 PARKING SPACES WHERE 234 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APN's 139-21-701-003; 139-21-702-001 through 005), C-V (Civic) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44455** APN: 139-21-701-003, 139-21-702-001 TO 005

Name of Property Owner: City of Las Vegas

Name of Applicant: Andre Agassi College Preparatory Academy

Name of Representative: Francisco Aguilar

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 9th day of January, 2012

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Andre Agassi College Preparatory Academy

Project Address (Location) 1201 West Lake Mead; Las Vegas, NV 89106

Project Name Reconfiguration of existing space **Proposed Use** Classrooms

Assessor's Parcel #(s) 139-21-701-003; 139-21-702-001 to 005 **Ward #** 5- Barlow

General Plan: existing School proposed School **Zoning:** existing School proposed School

Commercial Square Footage 163,721 **Floor Area Ratio** 163,721/408,385= 40.1%

Gross Acres Approximately 8 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Robin Yoakum

Address 333 N. Rancho Drive **Phone:** 229-1022 **Fax:** 464-2522

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

E-mail Address ryoakum@LasVegasNevada.GOV

APPLICANT Andre Agassi Foundation for Education **Contact** Francisco V. Aguilar

Address 3883 Howard Hughes Parkway 8th Floor **Phone:** 227-5700 **Fax:** 866-2928

City Las Vegas **State** NV **Zip** 89169

E-mail Address cisco@agassi.net

REPRESENTATIVE Same as Applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 26th day of January, 2012.

Christine Strong

Notary Public in and for said County and State

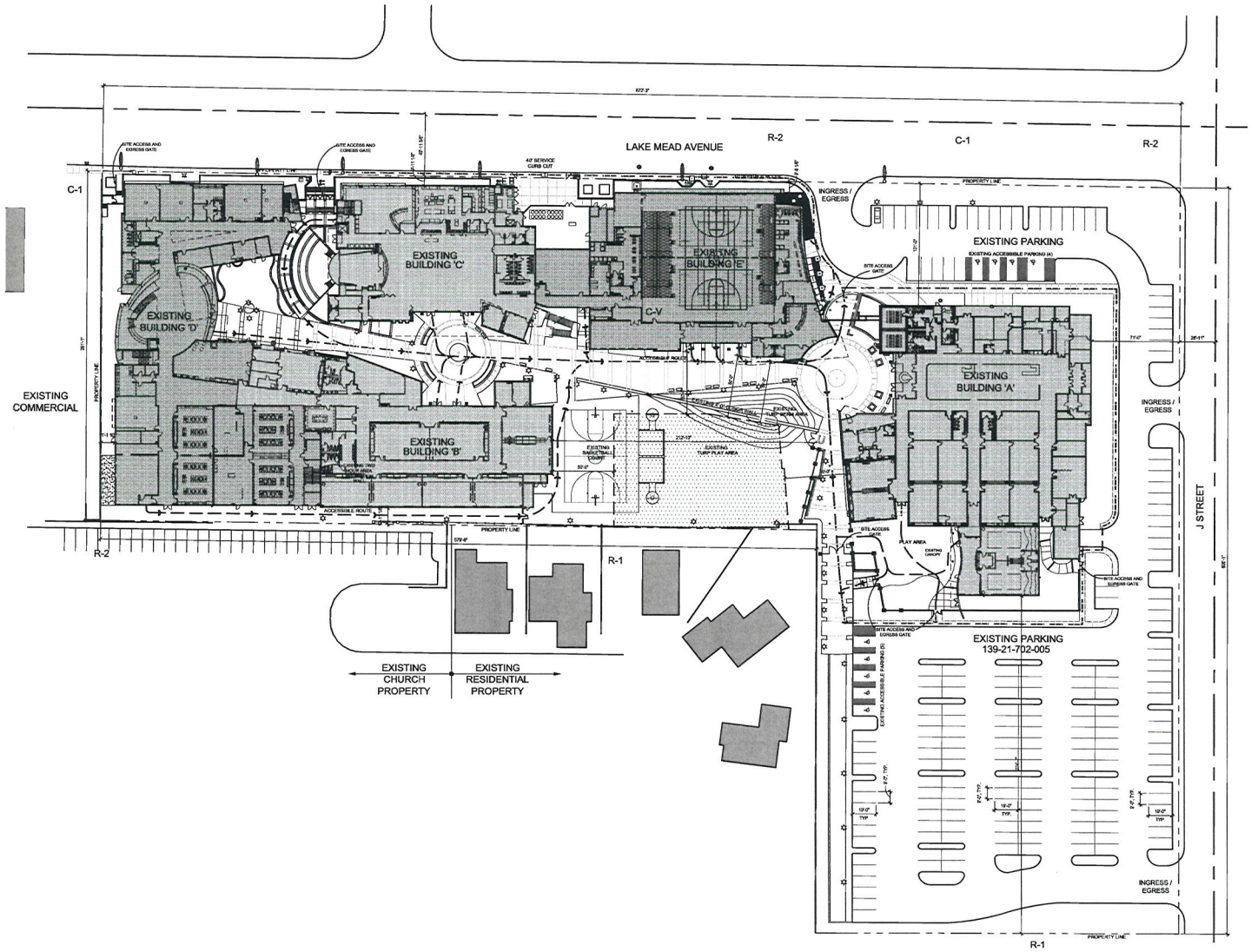
CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-44455
Meeting Date:	3/13/2012
Total Fee:	830 00/100
Date Received:*	1/26/2012
Received By:	

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

Revised 10/27/08



SITE PLAN

SCALE: 1"=40'-0"

NORTH

PARKING ANALYSIS

PARKING ANALYSIS
PER CURRENT TITLE 19

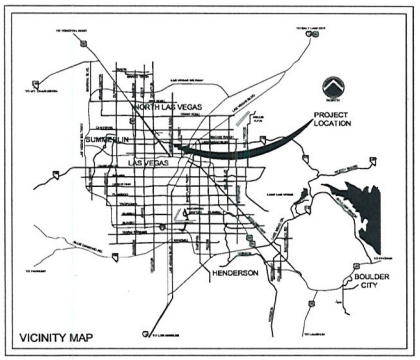
REQUIRED PARKING

ELEMENTARY SCHOOL CLASSROOMS = 19 X 3 SPACES =	57 SPACES
MIDDLE SCHOOL CLASSROOMS = 13 X 3 SPACES =	39 SPACES
HIGH SCHOOL CLASSROOMS = 14 X 9 SPACES =	126 SPACES
TOTAL REQUIRED	222 SPACES
ACCESSIBLE PARKING REQUIRED	7 SPACES, INCLUDING 1 VAN ACC.

PROVIDED PARKING (EXISTING)

TOTAL PARKING PROVIDED	192 SPACES
ACCESSIBLE PARKING PROVIDED	9 SPACES, INCLUDING 2 VAN ACC.

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning



DRAWING ISSUE LOG:

NO	DESCRIPTION	DATE
1	PRE-CONSTRUCTION DOCUMENTS	01/24/2012

CARPENTER SELLERS DEL GATTO ARCHITECTS

SITE PLAN
ANDRE AGASSI COLLEGE PREPARATORY ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

NO	DESCRIPTION	DATE

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_AS100
DO NOT SCALE DRAWINGS

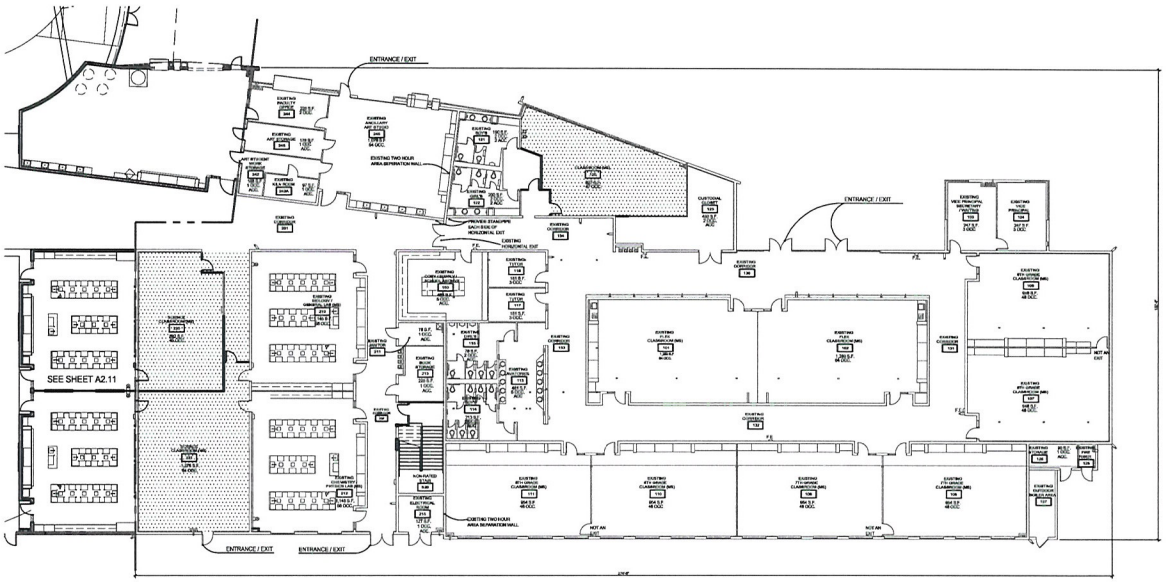
SHEET NO:
AS1.00

VAR-44455

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

LEGEND

- ROOM NAME — INDICATES ROOM NAME
- INDICATES ROOM NUMBER
- INDICATES ROOM SQUARE FOOTAGE
- S.F. — INDICATES NUMBER OF OCCUPANTS PER IBC
- OCC. — INDICATES ACCESSORY USE SPACE
- ACC.
- INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'B' - 1ST LEVEL (MS)
SCALE: 1/16" = 1'-0"

NORTH

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	JOB NO.	PM
A	80% CONSTRUCTION DOCUMENTS	01/24/12		

CARPENTER SELLERS DEL GATTO ARCHITECTS
1815 S. JONES, SUITE 12 • LAS VEGAS, NV 89146
(702) 251-8888 • FAX (702) 251-8878 • WWW.CSDARCHITECTS.COM

FLOOR PLAN - BLDG 'B' - 1ST LVL (MS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

NO.	DESCRIPTION	DATE	PM

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A2.10
DO NOT SCALE DRAWINGS

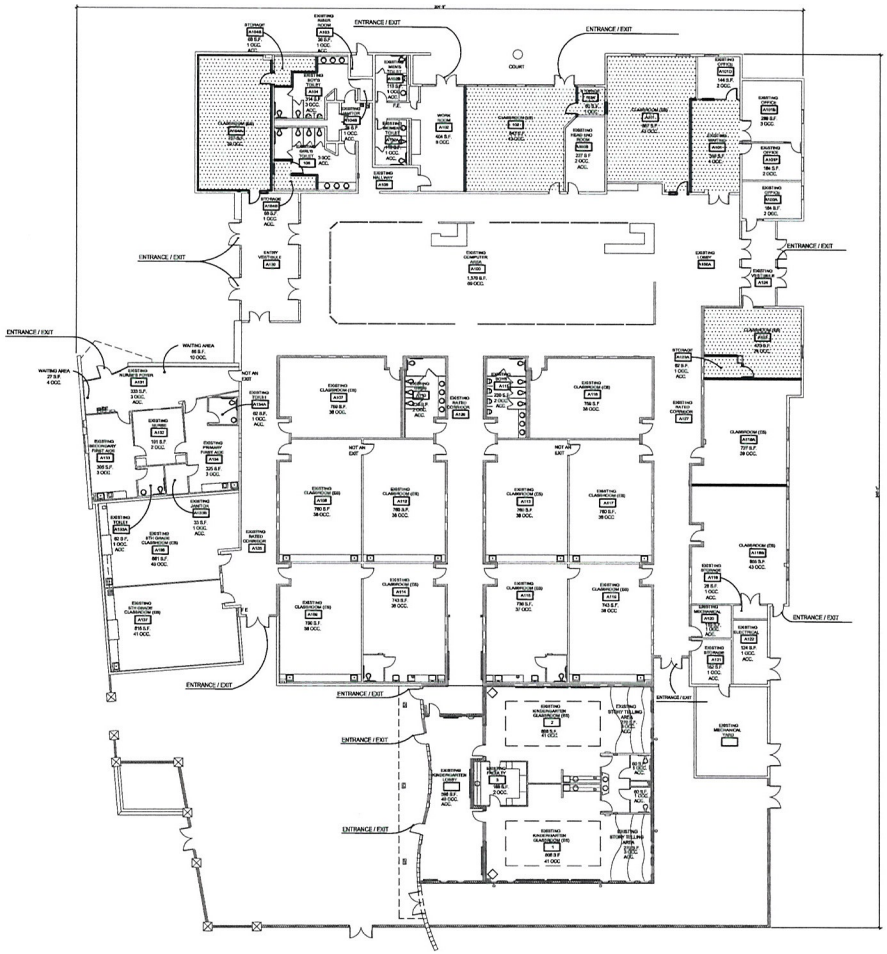
SHEET NO.
A2.10

VAR-44455

LEGEND

ROOM NAME
INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM SQUARE FOOTAGE
S.F. OCC. ACC.
INDICATES NUMBER OF OCCUPANTS PER IBC
INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE



FLOOR PLAN - BUILDING 'A' - 1ST LEVEL (ES)

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

NORTH

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

VAR-44455

DRAWING ISSUE LOG

NO.	DESCRIPTION	DATE	JOB NO.
A	BIN CONSTRUCTION DOCUMENTS	01/24/12	

CARPENTER SELLERS DEL GATTO ARCHITECTS

FLOOR PLAN - BLDG 'A' - 1ST LVL (ES)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

NO.	DESCRIPTION	DATE	PLOT NO.

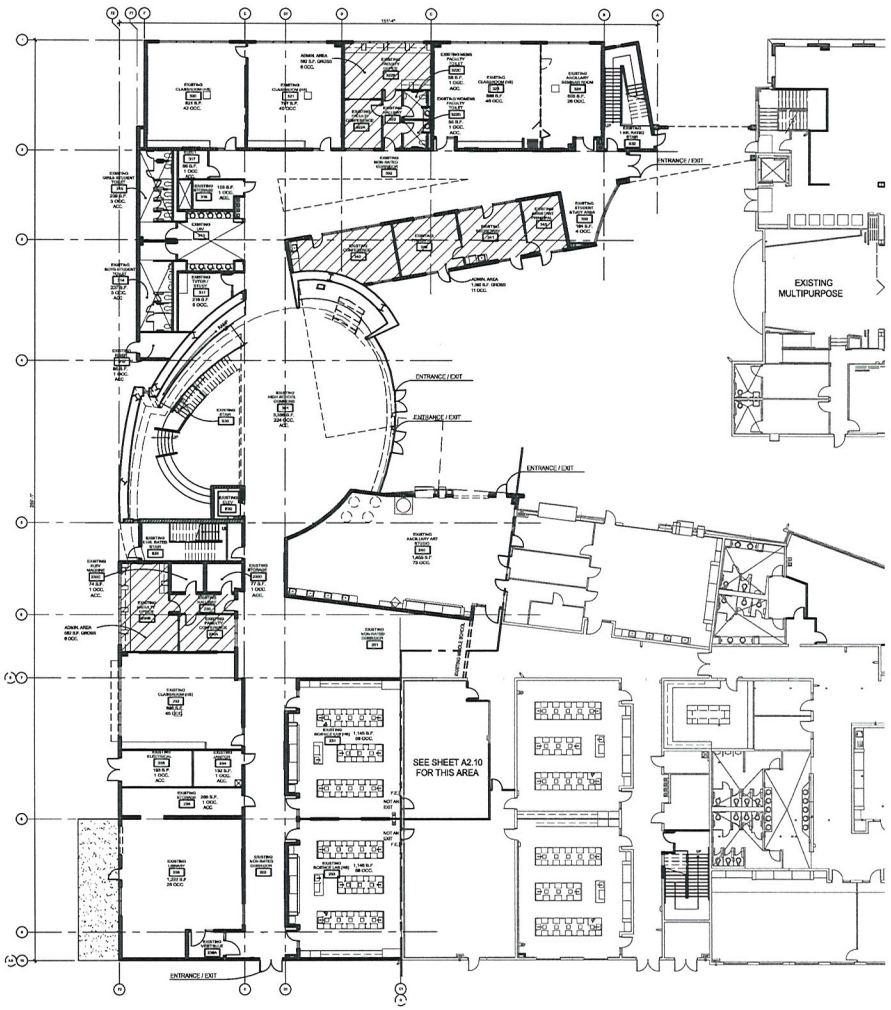
DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A201
DO NOT SCALE DRAWINGS

SHEET NO:
A2.01

LEGEND

ROOM NAME
INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM SQUARE FOOTAGE
S.F.
OCC.
ACC.
INDICATES NUMBER OF OCCUPANTS PER IBC
INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'D' - 1ST LEVEL (HS)
SCALE: 1/16" = 1'-0"

NORTH

VAR-44455

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	JOB NO.	PM
A	BPA CONSTRUCTION DOCUMENTS	10/24/12		

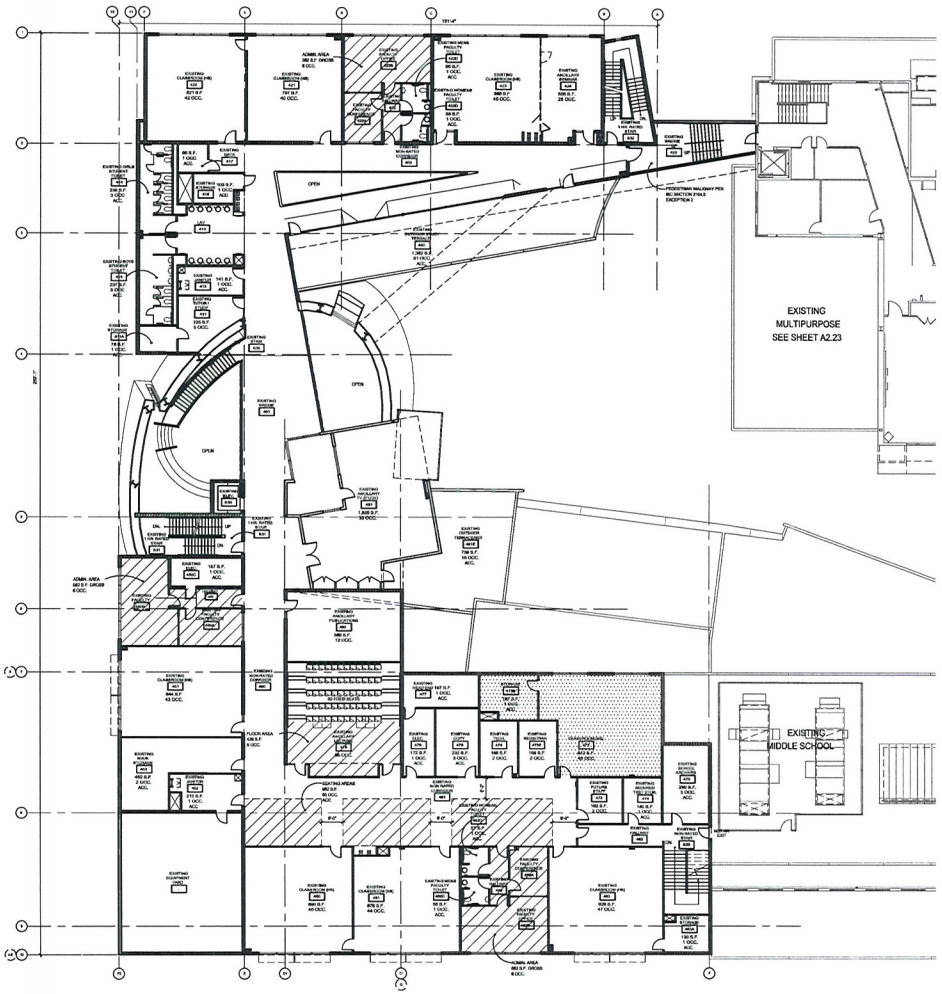
CARPENTER SELLERS DEL GATTO ARCHITECTS

FLOOR PLAN - BLDG 'D' - 1ST LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A211
DO NOT SCALE DRAWINGS

SHEET NO:
A2.11



A FLOOR PLAN - BUILDING 'D' - 2ND LEVEL (HS)
SCALE: 1/16" = 1'-0"

NORTH

VAR-44455

LEGEND

ROOM NAME — INDICATES ROOM NAME
INDICATES ROOM NUMBER
S.F. — INDICATES ROOM SQUARE FOOTAGE
OCC. — INDICATES NUMBER OF OCCUPANTS PER IBC
ACC. — INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG

CARPENTER SELLERS DEL GATTO
ARCHITECTS

FLOOR PLAN - BLDG 'D' - 2ND LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

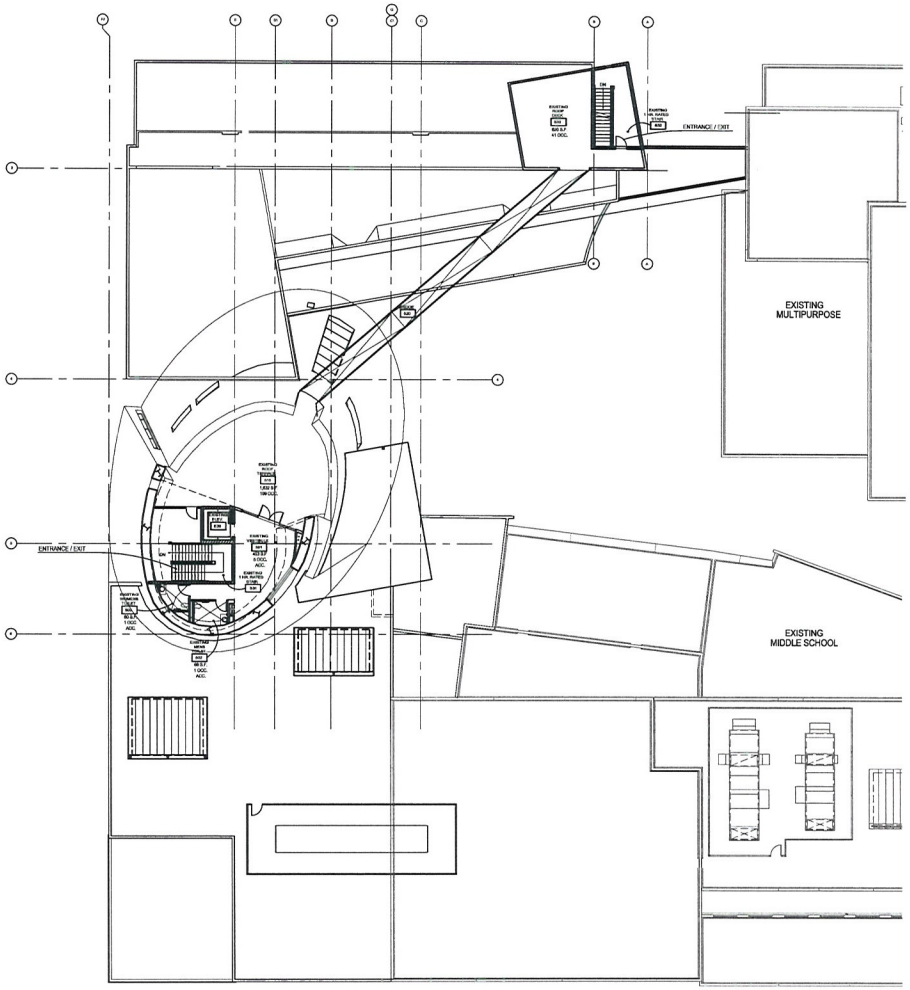
DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A212
DO NOT SCALE DRAWINGS

SHEET NO:
A2.12

LEGEND

ROOM NAME
INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM SQUARE FOOTAGE
S.F. OCC. ACC.
INDICATES NUMBER OF OCCUPANTS PER IBC
INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'D' - 3RD LEVEL (HS)
SCALE: 1/16" = 1'-0"

NORTH

NOTE: NO WORK IS PROPOSED IN THIS AREA. SHEET PROVIDED FOR REFERENCE ONLY.

VAR-44455

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	REVISION
A	RFI CONSTRUCTION DOCUMENTS		

CARPENTER SELLERS DEL GATTO
ARCHITECTS

FLOOR PLAN - BLDG 'D' - 3RD LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

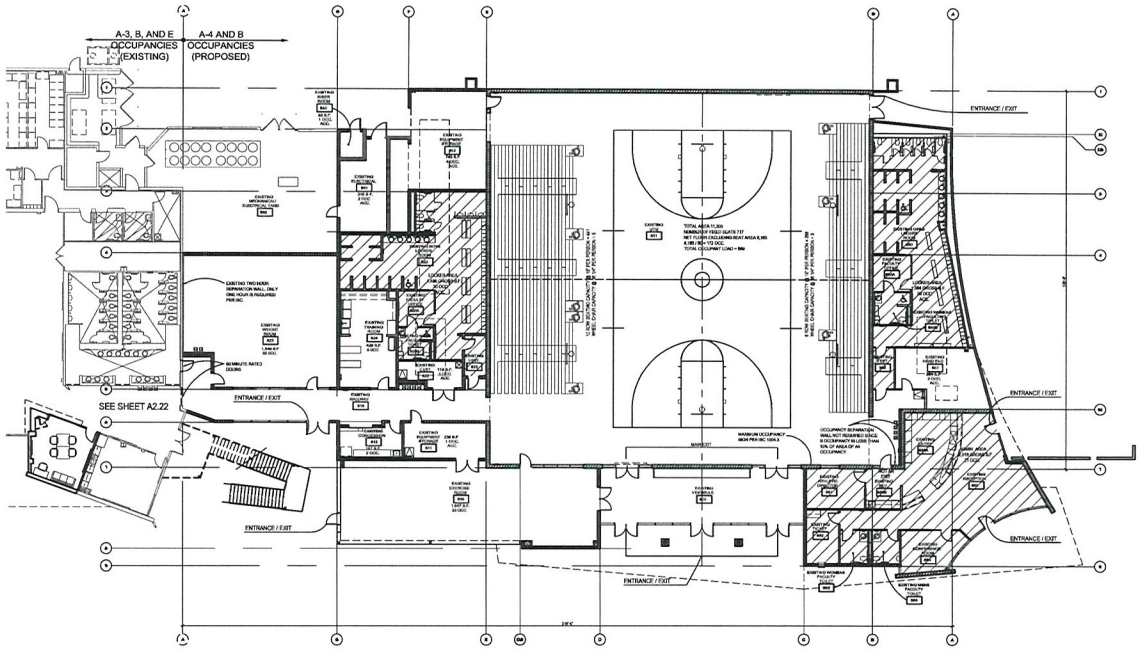
REVISIONS:

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A213
DO NOT SCALE DRAWINGS

SHEET NO
A2.13

LEGEND

- INDICATES ROOM NAME
- INDICATES ROOM NUMBER
- INDICATES ROOM SQUARE FOOTAGE
- INDICATES NUMBER OF OCCUPANTS PER IBC
- INDICATES ACCESSORY USE SPACE
- INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'E' - 1ST LEVEL (GYM & ADMIN)
SCALE: 1/16" = 1'-0"

NORTH

NOTE: NO WORK IS PROPOSED IN THIS AREA. SHEET PROVIDED FOR REFERENCE ONLY.

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG

CARPENTER SELLERS DEL GATTO PROMOTIONS

FLOOR PLAN - BLDG 'E' - 1ST LVL (GYM & ADMN)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A2.21
DO NOT SCALE DRAWINGS

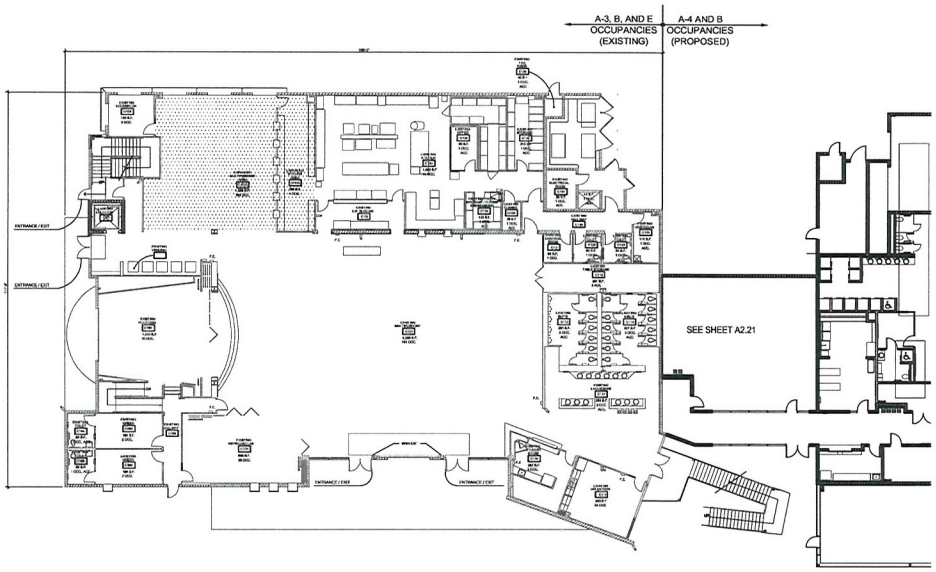
SHEET NO:
A2.21

VAR-44455

LEGEND

ROOM NAME
INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM SQUARE FOOTAGE
S.F.
INDICATES NUMBER OF OCCUPANTS PER IBC
OCC.
ACC.
INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'C' - 1ST LEVEL (MULTIPURPOSE)
SCALE: 1/16" = 1'-0"

NORTH

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

VAR-44455

DRAWING ISSUE LOG

NO.	DESCRIPTION	DATE	JOB NO.	PM
A	95% CONSTRUCTION DOCUMENTS	2/24/12		

CARPENTER SELLERS DEL CANTO
ARCHITECTS

FLOOR PLAN - BLDG 'C' - 1ST LVL (MP)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

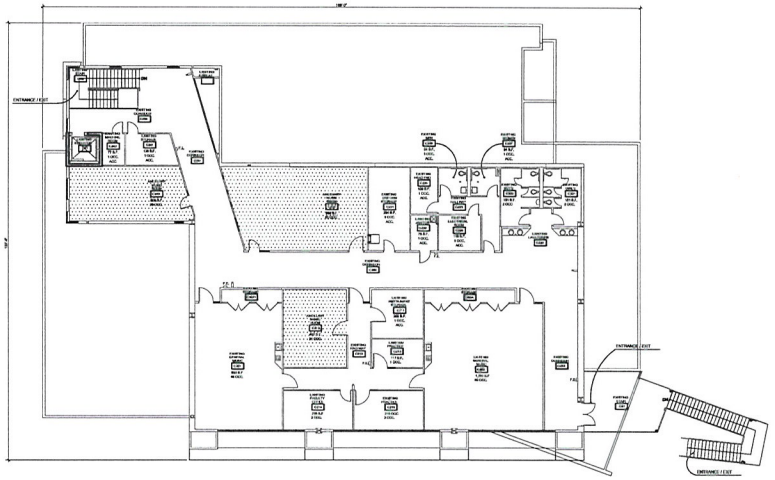
DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A222
DO NOT SCALE DRAWINGS

SHEET NO:
A2.22

LEGEND

INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM SQUARE FOOTAGE
INDICATES NUMBER OF OCCUPANTS PER IBC
INDICATES ACCESSORY USE SPACE

INDICATES CHANGE IN EXISTING USE



A FLOOR PLAN - BUILDING 'C' - 2ND LEVEL (MULTIPURPOSE)
SCALE: 1/16" = 1'-0"

NORTH

VAR-44455

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

DRAWING ISSUE LOG

CARPENTER SELLERS DEL GATTO ARCHITECTS

FLOOR PLAN - BLDG 'C' - 2ND LVL (MP)
ANDRE AGASSI COLLEGE PREPARATORY ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A23
DO NOT SCALE DRAWINGS

SHEET NO:
A2.23

ANDRE AGASSI
FOUNDATION
FOR EDUCATION®

With Education, There is Hope.℠

3883 Howard Hughes Pkwy., 8th Floor • Las Vegas, NV 89169
P 702.227.5700 • F 702.866.2928 • agassifoundation.org

January 26, 2012

Mr. Flinn Fagg, AICP
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463



RE: Andre Agassi College Preparatory Academy, 1201 West Lake Mead Boulevard

Dear Mr. Fagg,

In 2001, the Andre Agassi Foundation for Education (the "Foundation") founded the Andre Agassi College Preparatory Academy ("Agassi Prep"), a tuition free public charter school, in partnership with the City of Las Vegas and the Clark County School District. Under a long term lease with City of Las Vegas, the Foundation constructed a $40 million facility in historical West Las Vegas. The mission of Agassi Prep is to provide an excellent education opportunity for the community where the school is located. The main tenets of the school are a longer school day, a longer school year, small class sizes, and the intent to ensure our students graduate from higher education.

Over the years, Agassi Prep has grown to a K-12 school with approximately 1050 students and three graduating classes. During the 2011-2012 school year, the school enrolled an additional 500 students to its prior enrollment of approximately 650 students. The school wanted to help meet the demand of our ever growing waiting list. A recently approved strategic plan by the Agassi Prep Governing Board includes a plan to expand the number of additional students by another 300 over the next three years. However, we are limited by the current layout of the facility and would need to reconfigure certain areas within the existing facility to allow for the increased classroom space. Thus, we are asking for a parking variance of The Las Vegas Zoning Code Chapter 19.04 Table 2 to allow for conversion of the existing space.

Parking is the barrier to the expansion and providing additional students an opportunity to enroll in Agassi Prep. We have hired Superior Engineering Services, Inc., a professional traffic engineer, to analyze our traffic flow and parking use. Prior to the findings of the analysis, the school has implemented a staggered school day for our younger, K-5 students, of 7:30 am to 3:30 pm and older, 6-12 students, of 8:00 am to 4:05 pm to help with traffic flow and parking. The Agassi Prep Governing Board is also in the process of implementing a policy to limit the number of students driving to Agassi

VAR-44455

Prep. Agassi Prep is located across the street from the Doolittle Recreation Center and has ample parking on J Street during school hours. In addition, the school is in discussions for a parking agreement with Doolittle and the West Las Vegas Library.

Currently, Agassi Prep has 100 employees which include the teachers, staff, and administrators. The school campus currently has 192 parking spaces for our employees, visitors, and parents. As a side note, Agassi Prep recently completed a roof top solar project which included a covered parking structure designating Agassi Prep one of the largest roof top solar projects in the State of Nevada with 465 kW photo-voltaic energy system. The school will create 50% of its energy use from solar.

We look forward to working with the Department of Planning and its staff on our request for a parking variance to further increase our enrollment of students and eliminate the extensive waiting list. Thank you for your time and please call if there are any questions. I can be reached at 702-227-5700 or cisco@agassi.net.

Sincerely,

Francisco V. Aguilar
Corporate Counsel

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VAR-44455

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-44481 and SDR-44480
2. Conditions and Staff Report - VAR-44481 and SDR-44480
3. Supporting Documentation
4. Photos - VAR-44481 and SDR-44480
5. Justification Letter - VAR-44481 and SDR-44480

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44481** APN: 138-28-401-021

Name of Property Owner: Westcliff Heights L.P.

Name of Applicant: Nevada H.A.N.D., Inc.

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: Michael Mullin

Subscribed and sworn before me

This 25th day of January, 2012

_____

Notary Public in and for said County and State

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Residential Adjacency

Project Address (Location) N. Side of Silver Sky Dr. approx. 450 ft. east of Roland Wiley

Project Name Westcliff Heights Senior Apartments **Proposed Use** affordable sr. apts.

Assessor's Parcel #(s) 138-28-401-021 **Ward #** 2

General Plan: existing M proposed M **Zoning:** existing R-3 proposed R-3

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

Gross Acres 4.73 **Lots/Units** _____ **Density** _____

Additional Information SDR-35552, VAR-35555

PROPERTY OWNER Westcliff Heights L P **Contact** Mike Mullin

Address 295 E. Warm Springs Rd., Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3305

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

E-mail Address mtmullin@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Mike Mullin

Address 295 E. Warm Springs Rd., Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3305

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

E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineeers **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 Michael Mullin

Subscribed and sworn before me

This 25th day of January, 20 12.

_____

Notary Public in and for said County and State

MERIDA CONTRERAS
Notary Public State of Nevada
No. 03-81766-1
My appt. exp. April 9, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-44481
Meeting Date:	3/13/12
Total Fee:	$30.00
Date Received:*	1/30/12
Received By:	

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

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

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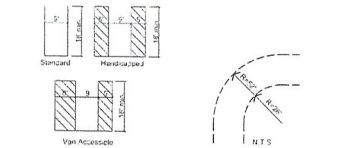
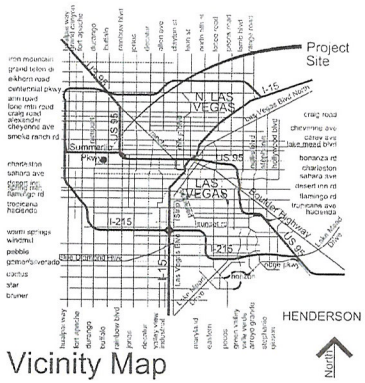
Revised 10/27/08

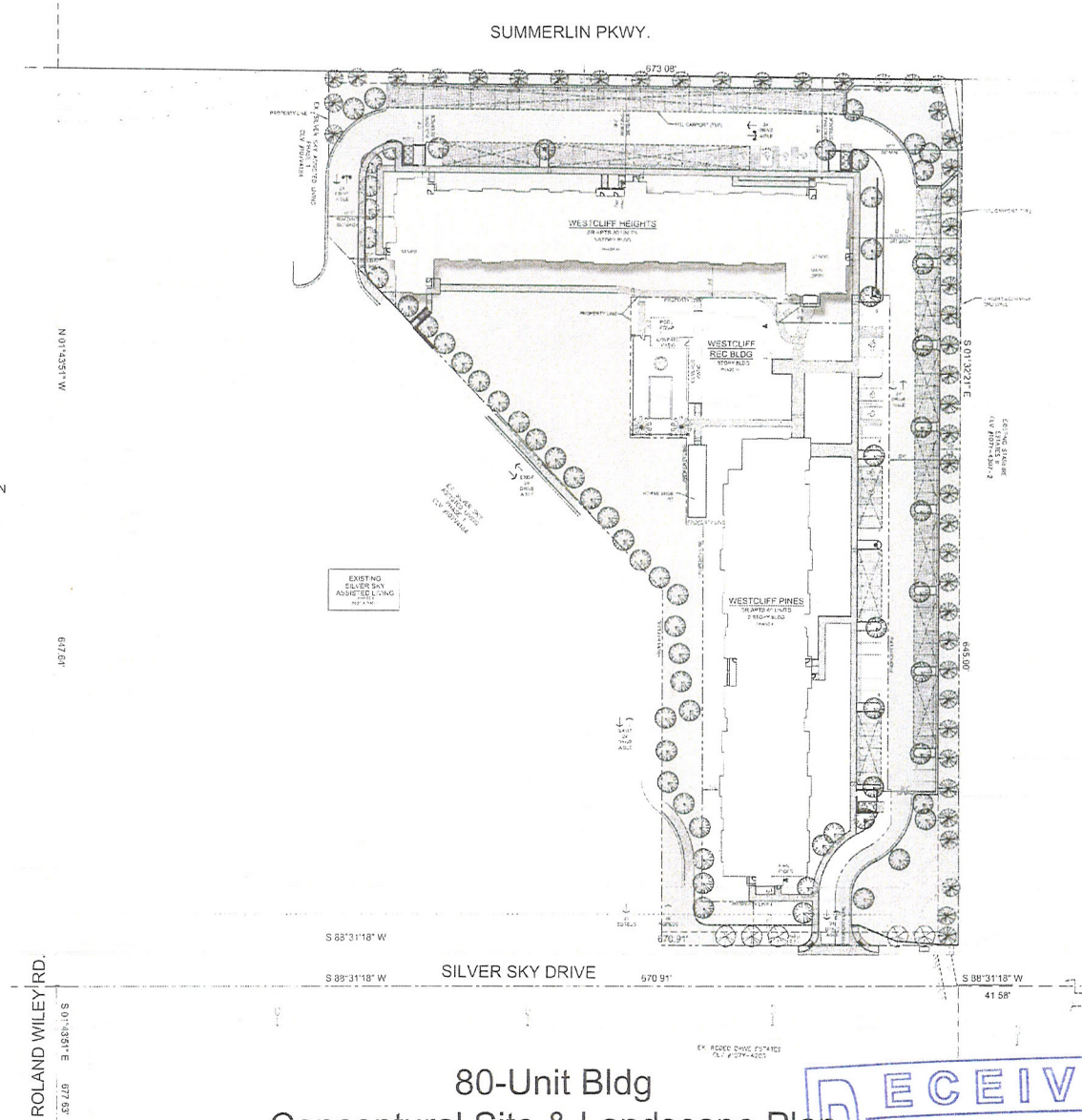




Vicinity Map

TREE / PLANT SCHEDULE

	SYM	SIZE	SPACING	NAME
TREES		24" Box	Varies	FAN-TEX ASH
		24" Box	20' o c	MONDEL PINE
		24" Box	N/A	DATE PALM MEXICAN FAN PALM
		24" Box	Varies	CHILEAN MESQUITE
SHRUBS		5 gal	Varies	DESERT BROOM
		5 gal	Varies	SILVERY CASSIA GREEN TEXAS RANGER PINCK LADY INDIAN HAWTHORN SIERRA LINDA SAGE
GROUND COVER		¾"	Varies	MOJAVE GOLD ROCK MULCH
		1 gal	Varies	CREEPING ACACIA



SITE INFORMATION

PROJECT	Westcliff Heights Sr. Apts 80 Unit Bldg - 3-story - Phase IV
LOCATION	8206 Silver Sky Drive Bldg #3
PARCEL	APN #138-28-401-021
ZONING	R-3 - Medium Density Residential

PARCEL AREA (Approx. to be verified)

Phase IV: Westcliff Heights Sr Apts 80-Unit	± 3.27 Gross Acres ± 3.16 Net Acres
Phase I (Existing) Silver Sky Asst'd Living: (Not a Part)	± 5.56 Gross Acres ± 5.25 Net Acres
Phase II & III (Existing): Westcliff Pines Sr Apts 40-Unit & Rec Bldg (Existing)	± 1.61 Gross Acres ± 1.56 Net Acres
Total Parcel Area:	± 10.44 Gross Acres ± 9.97 Net Acres

Setbacks Required

North Property Line	20 Ft
East Property Line	5 Ft
South Property Line	20 Ft
West Property Line	5 Ft

UNIT COUNT

Westcliff Heights Sr Apts 80-unit (Phase IV) 3 story	
One Bedroom Units	80 units
Two Bedroom Units	0 units
Total # of Units	80 units
Westcliff Pines Sr Apts 40-unit (Phase II - Existing) 2 story	
One Bedroom Units	24 units
Two Bedroom Units	16 units
Total # of Units	40 units
Total # of Units	±120 units

DENSITY

Gross Density Phase IV	±24.46 DU / Acre
Net Density Phase IV	±25.32 DU / Acre
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Scale: 1" = 40

0 40 80

H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

80-Unit Bldg
Conceptural Site & Landscape Plan

Westcliff Heights

Las Vegas, Nevada

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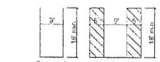
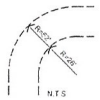


Typical Parking Spaces



Typical Fire Turning Radius



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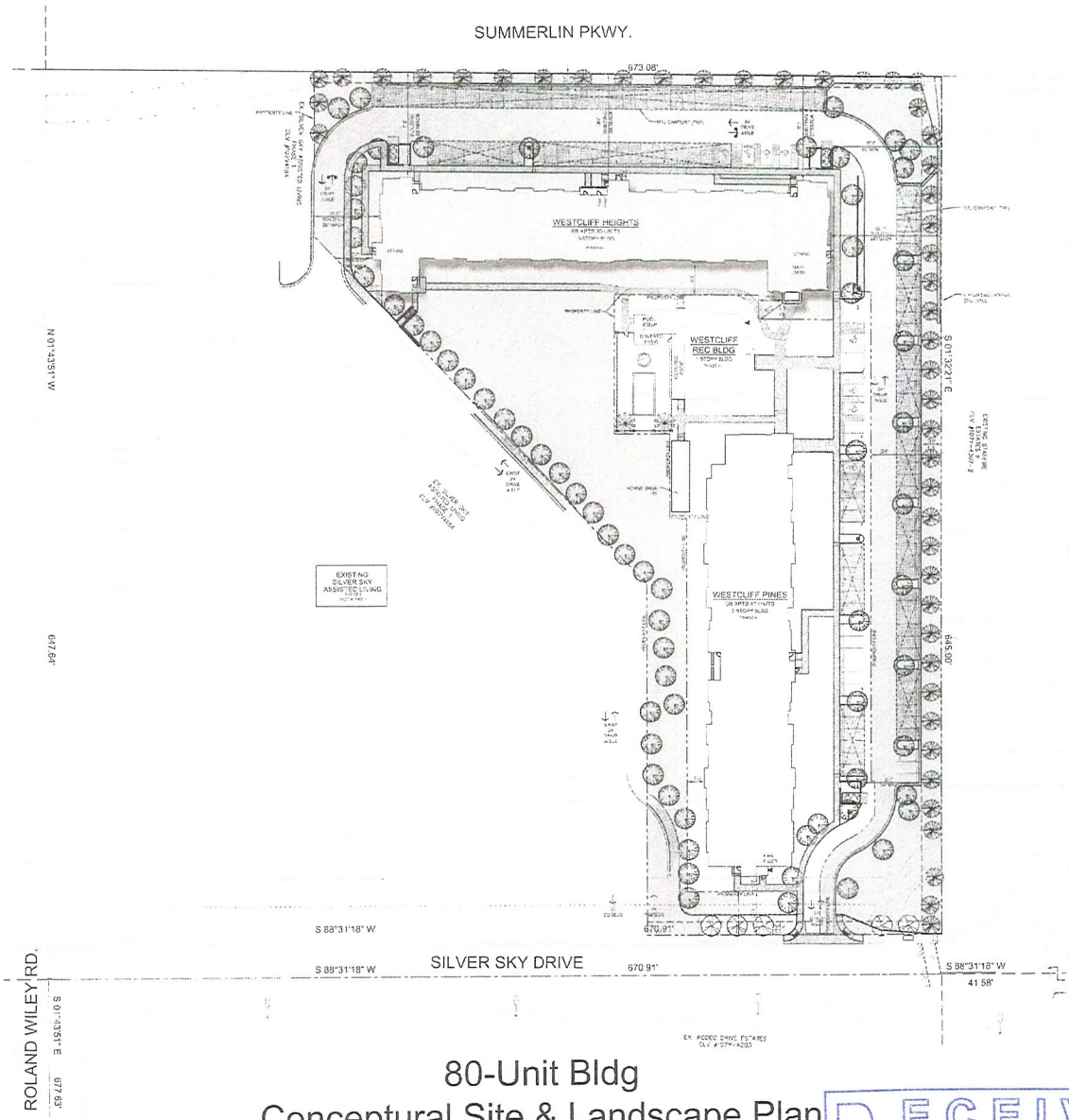

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H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

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80-Unit Bldg
Conceptural Site & Landscape Plan

Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.

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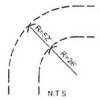

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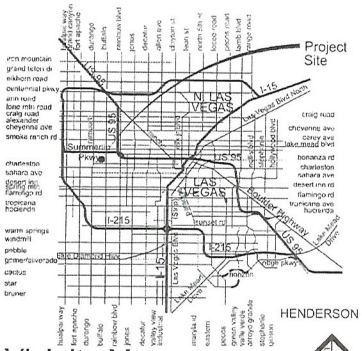

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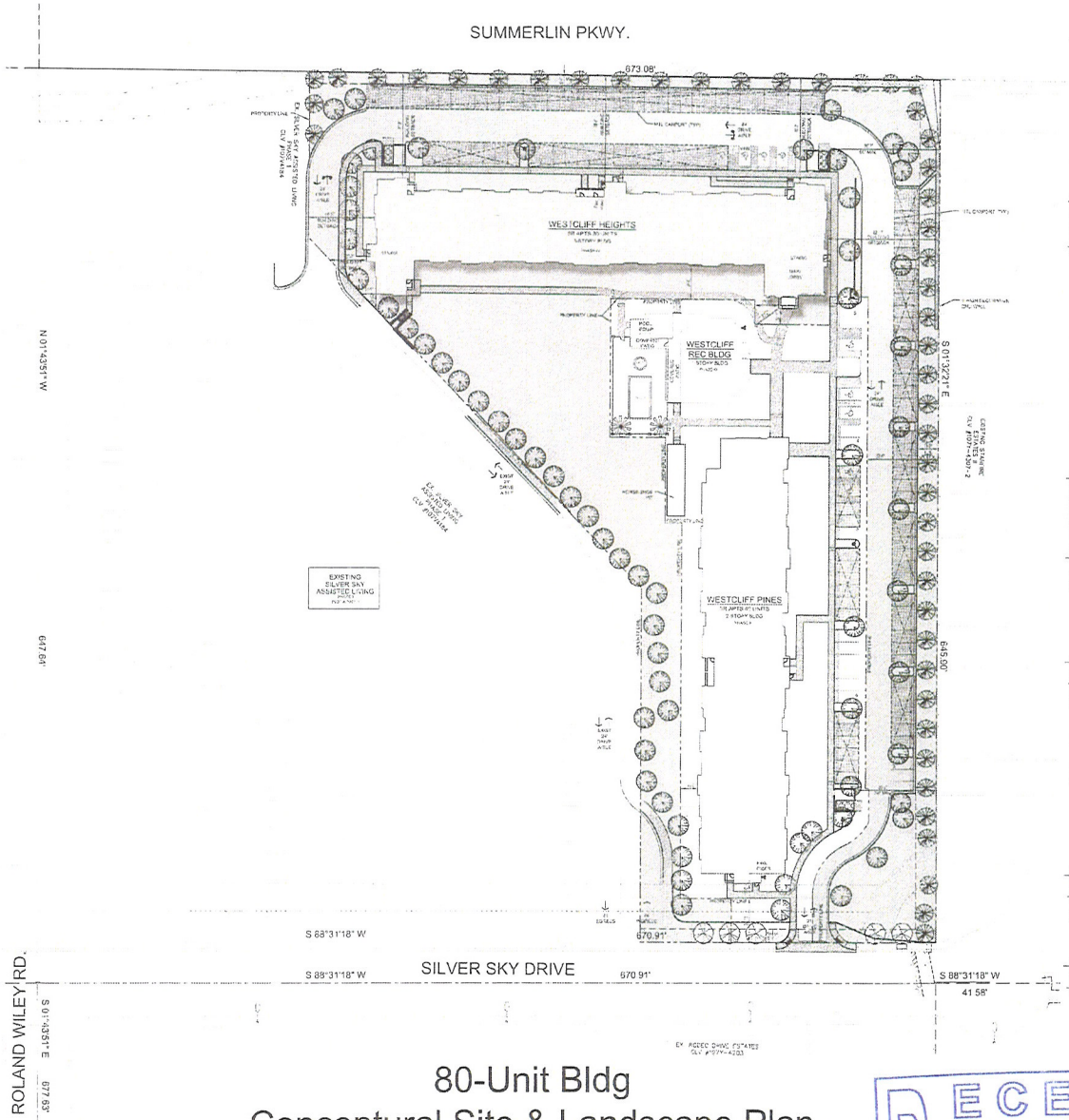

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H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

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Westcliff Heights

Las Vegas, Nevada

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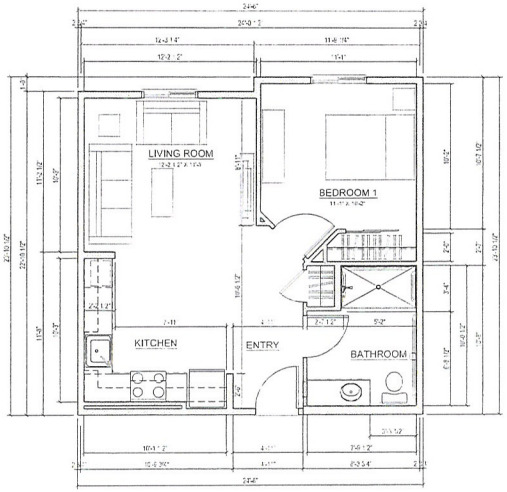
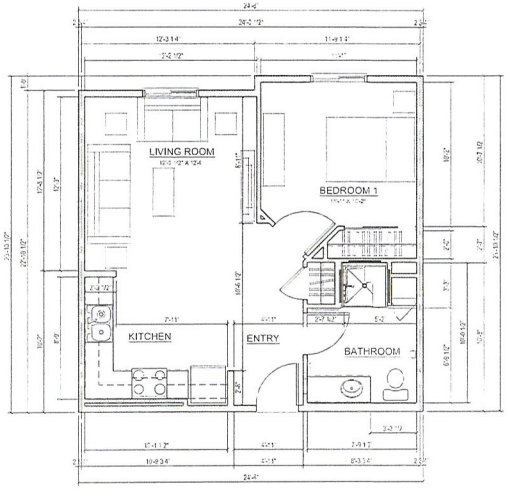
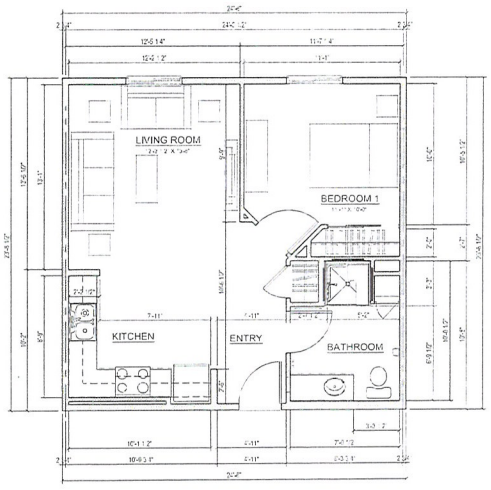


PLAN 1 TYPE B - 1 BEDROOM, 1 BATH



PLAN 1 TYPE B - 1 BEDROOM, 1 BATH



PLAN 1 TYPE B - 1 BDRM. 1 BATH w/ OPT

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80-Unit Bldg
Typical Unit Plans

Westcliff Heights

Las Vegas, Nevada

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Scale 1/4 = 1'-0"

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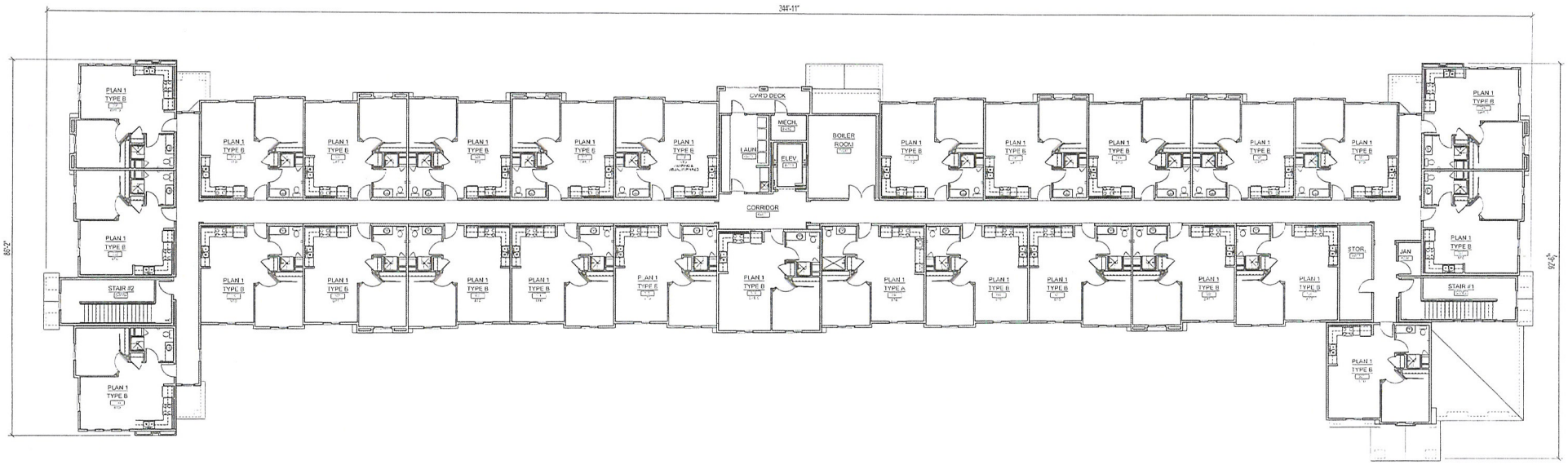

AREA CALCULATIONS	
TOTAL 3rd FLOOR	
CORRIDOR LTSC	[illegible]
COMMON USE AREAS (6)	[illegible]
DWELLING UNITS (R-2)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO, UNCONDITIONED STORAGE	[illegible]
TOTAL	[illegible]
TOTAL BUILDING	
CORRIDOR LTSC	[illegible]
COMMON USE AREAS (6)	[illegible]
DWELLING UNITS (R-2)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO	[illegible]
GRAND TOTAL	[illegible]

80-Unit Bldg
Building Plan - 3rd Floor

Scale 3/32 = 1'-0"

H.U.D. Project No. 125-EE131-NP-WAH
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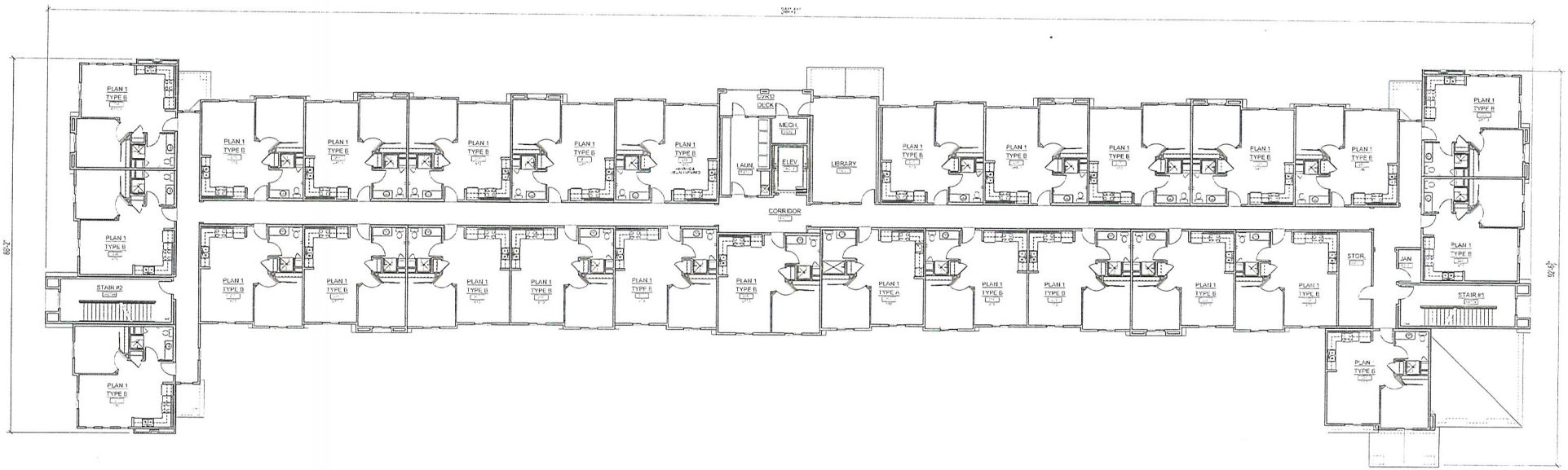

AREA CALCULATIONS	
TOTAL 2nd FLOOR	
CORRIDOR 1 SEC	[illegible]
COMMON USE AREAS (8)	[illegible]
DWELLING UNITS (42)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO (UNCONDITIONED SPACE)	[illegible]
TOTAL	[illegible]
TOTAL BUILDING	
CORRIDOR 1 SEC	[illegible]
COMMON USE AREAS (8)	[illegible]
DWELLING UNITS (84)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO	[illegible]
GRAND TOTAL	[illegible]

80-Unit Bldg
Building Plan - 2nd Floor

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Scale 3/32 = 1'-0" Project No. 909003 January 26, 2012

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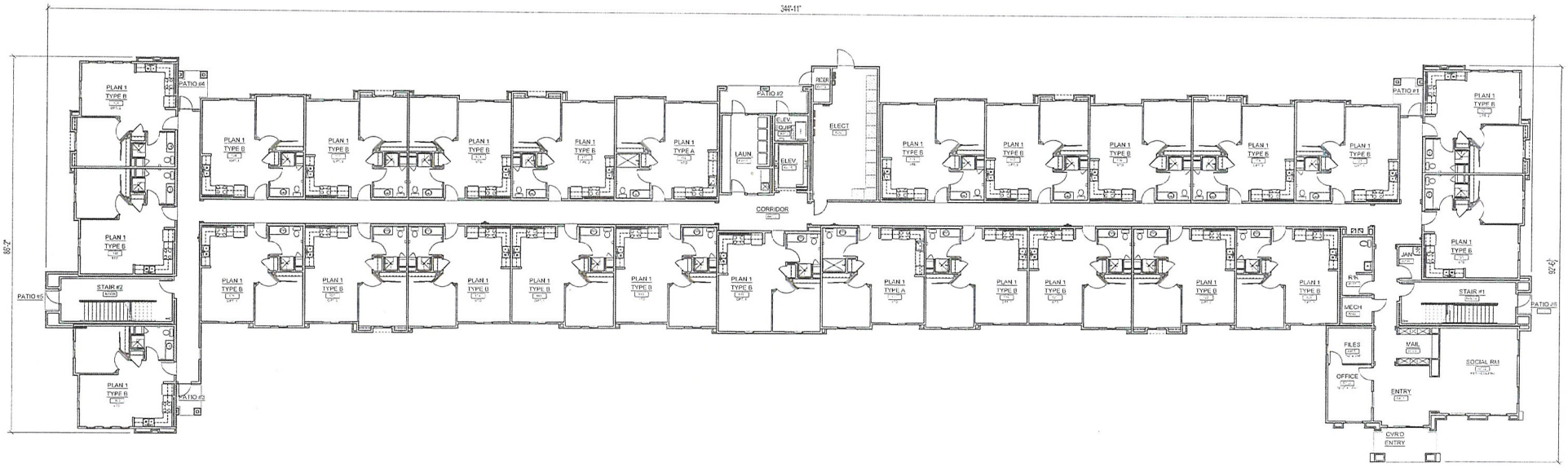

AREA CALCULATIONS	
TOTAL 1st FLOOR	
CORRIDOR/MISC	[illegible]
COMMON USE AREAS (2)	[illegible]
DWELLING UNITS (R-2)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO AND CONDITIONED STORAGE	[illegible]
TOTAL	[illegible]
TOTAL BUILDING	
CORRIDOR/MISC	[illegible]
COMMON USE AREAS (S)	[illegible]
DWELLING UNITS (R-2)	[illegible]
UTILITY (INCIDENTAL)	[illegible]
EXTERIOR PATIO	[illegible]
GRAND TOTAL	[illegible]

80-Unit Bldg
Building Plan - 1st Floor

Scale 3/32 = 1'-0"

H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

PAZ DESIGN GROUP

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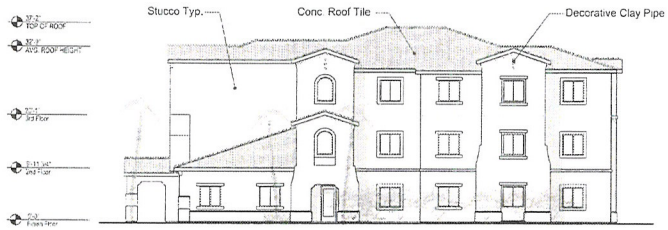
City of Las Vegas
Department of Planning

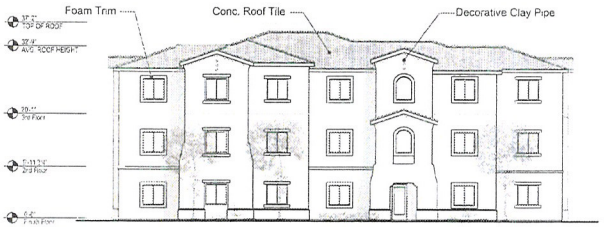
VAR-44481
SDR-44480



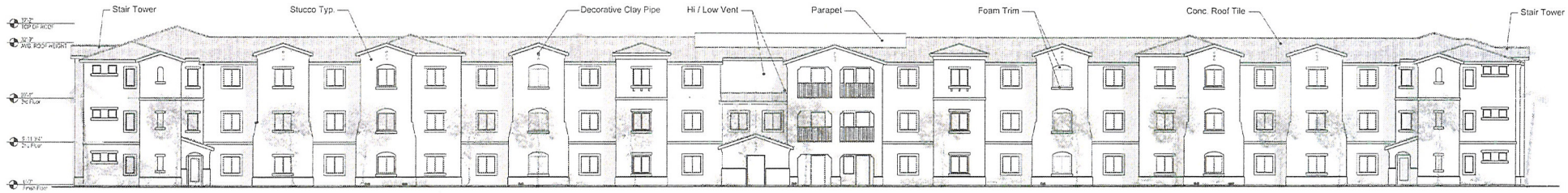
South Elevation



East Elevation



West Elevation



North Elevation

80-Unit Bldg
Conceptual Elevations

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Scale 1/8 = 1'-0"

H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

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Department of Planning

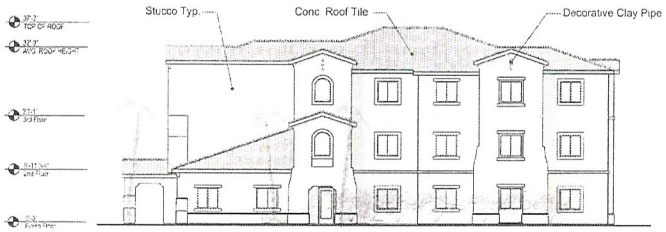
PAZ DESIGN GROUP

VAR-44481

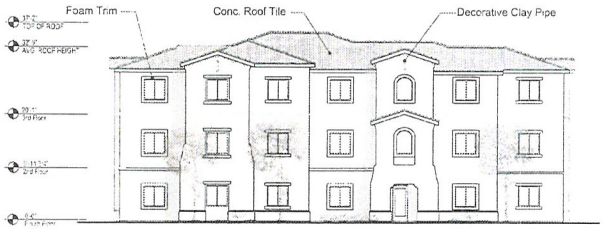
SDR-44480



South Elevation



East Elevation



West Elevation



North Elevation

80-Unit Bldg
Conceptual Elevations

Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Scale 1/8 = 1'-0"

H.U.D. Project No. 125-EE131-NP-WAH
Project No. 909003 January 26, 2012

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

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Department of Planning

PAZ DESIGN GROUP

VAR-44481

SDR-44480

STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"

STUCCO FACIA AND TRIM
FRAZEE #CL 2687 N
"SEPIA"



CONCRETE ROOF TILE
HANSEN - REGAL #R-621
'SANTA CATERINA"

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Color & Material Board
Westcliff Heights
Las Vegas, Nevada

VAR-44481
SDR-44480

Project # 908003
January 26th, 2012

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PAZ DESIGN GROUP

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

August 10, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Westcliff Pines Senior Apartments
Set-Back Variance – Justification Letter
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Set-Back Variance submittal for our newest development, Westcliff Pines Senior Apartments located on the north side of Silver Sky Drive, approximately 450 ft. east of Roland Wiley., Las Vegas, Nevada.

We are proposing to develop 40 one and two-bedroom rental apartments in one building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines is the first of a two-phase affordable housing development.

Due to the odd shape of this parcel as well as the existing site topography, a variance for front and rear set-backs is needed. We are requesting a reduction from the required 20 feet to 10 feet for the front yard set-back and we are asking for a reduction from the required 20 feet to 5 feet for the rear yard set-back. These setbacks are required for the allowance of parcel lines to be platted for financing purpoes. Therefore, we respectfully request that staff recommend approval of this application.

Please feel free to call me at (702) 739-3345 ext. 243 if you have any further questions. Thank you.

Sincerely,

Jacque Haas
Real Estate Development Manager

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City of Las Vegas
Department of Planning

VAR-44481

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BACHI BURGER, LLC - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,711 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #150 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44418** APN: 163-06-816-037

Name of Property Owner: WEST SAHARA HOLDINGS LLC

Name of Applicant: BACHI BURGER LLC

Name of Representative: LORIN WATADA

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 Gregory Greiger

Print Name: Wm. Gregory Greiger

Subscribed and sworn before me

This _____ day of _____ 20__

SEE ATTACHED 01/09/12

_____

Notary Public in and for said County and State

RECEIVED
JAN 23 2012
City of Las Vegas
Department of Planning

Jurat

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 9TH day of JANUARY,

20 12 by WM GREGORY GEIGER,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEPT. OF PLANNING
(Title or description of attached document)

STATEMENT OF FINANCIAL INTEREST
(Title or description of attached document continued)

Number of Pages 1 Document Date 01/09/12

APPLICANT: BACHI BURGER LLC
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT BEER/WINE/COOLER

Project Address (Location) 9410 W. SAHARA AVE SUITE 150 LAS VEGAS, NV 89117

Project Name BACHI BURGER **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 163-06-816-037 **Ward #** 2 - Wolfson

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

Commercial Square Footage 237,834 **Floor Area Ratio** 1.7%

Gross Acres .73 **Lots/Units** 1/32 **Density** 6318 PER SQUARE MILE

Additional Information

PROPERTY OWNER 9440 West Sahara Holdings, LLC **Contact** Scott Chernoff

Address 2361 Rosecrans Ave, Suite 375 **Phone:** 310.294.1230 **Fax:** 310-643-7379

City El Segundo **State** CA **Zip** 90245

E-mail Address schernoff@westportcp.com

APPLICANT BACHI BURGER LLC **Contact** LORIN WATADA

Address 9410 W. SAHARA AVE SUITE 150 **Phone:** 8085515938 **Fax:**

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address lorin@bachiburger.com

REPRESENTATIVE SAME **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature* Wm Gregory Geiger

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

Print Name Wm. Gregory Geiger

Subscribed and sworn before me

This _____ day of _____, 20

SEE ATTACHED 01/09/12

Notary Public in and for said County and State

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City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-44418
Meeting Date:	03/13/12
Total Fee:	$1280.00
Date Accepted:	1/23/12
Accepted By:	

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

Jurat

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 9TH day of JANUARY,

20 12 by WM GREGORY GEIGER,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

TRISHA MURPHY
Commission # 1920871
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2015

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEPT. OF PLANNING - APP.
(Title or description of attached document)
9410 W. SAHARA AVE LAS VEGAS, NV
SPECIAL USE PERMIT BEER/WINE
(Title or description of attached document continued)

Number of Pages 2 Document Date 01/09/12

APPLICANT: BACHI BURGER LLC
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

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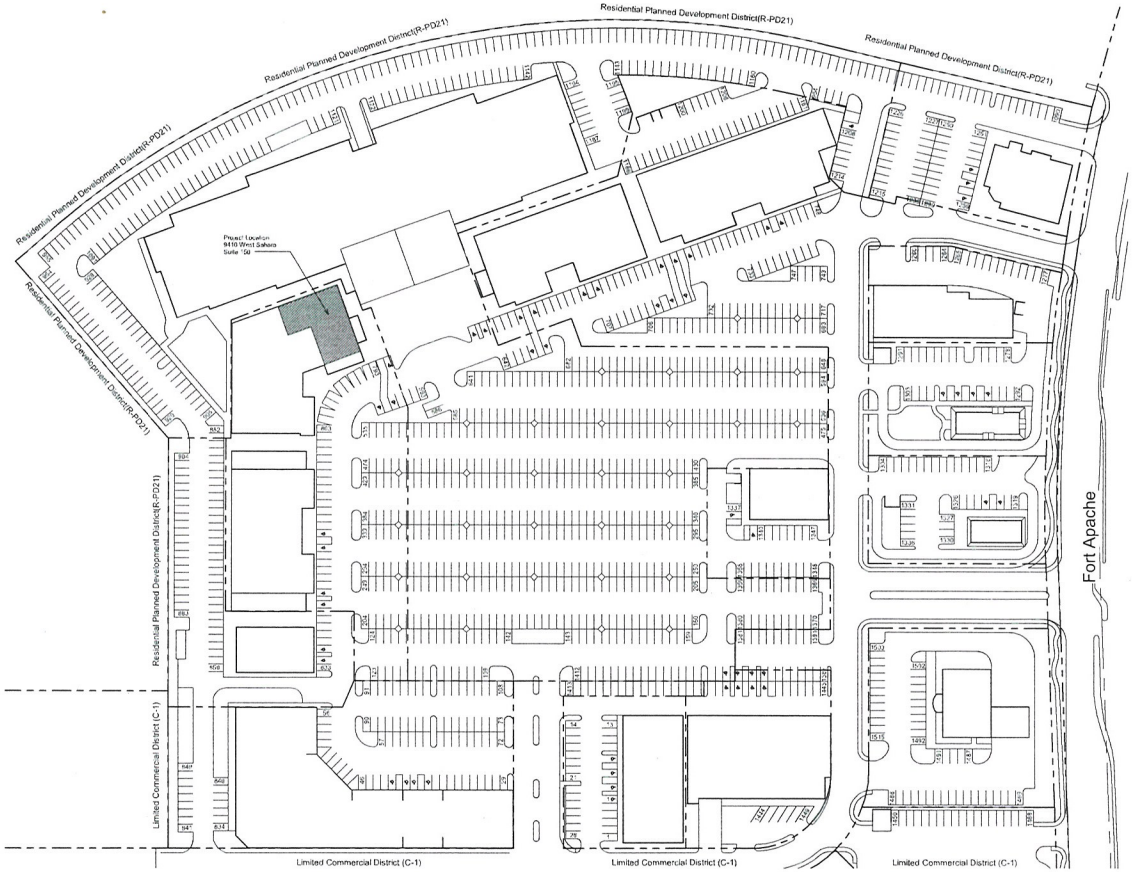
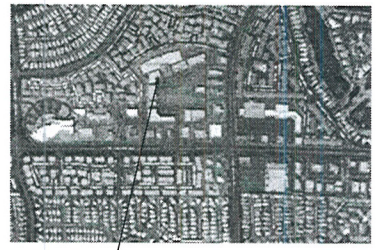
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document



1 Site Plan
1" = 60'-0"



Project Location

Parcel #: 163-06-816-037

Zoning Classification: Limited Commercial District(C-1)

Address:
940 West Sahara Avenue
Las Vegas, Nevada 89117

Shopping Center Area Schedule (Gross Building)				
Count	Number	Name	Area	Comments
1	1	Building 1	16672 SF	
1	2	Building 2	10724 SF	
1	3	Building 3	32804 SF	
1	4	Building 4	5044 SF	
1	5	Building 5	17752 SF	
1	6	Building 6	17917 SF	Bachi Burger A2(3,711 sf)
1	7	Movie Theatre	74402 SF	
1	8	Building 7	16986 SF	
1	9	Building 8	20751 SF	
1	10	Building 9	6966 SF	
1	11	Building 10	9188 SF	
1	12	Building 11	1921 SF	
1	13	Building 12	5739 SF	
1	14	Building 13	1589 SF	
1	15	Building 14	6548 SF	
15			245001 SF	

Approximate Building(s) Size = 245,001 SF
Approximate Property Size = 1,033,135 SF

Parking Calculations:

Shopping Center: 245,001sf / 250 = 980.04 or 981 minimum number of parking spaces.

Total On-site parking = 1,505 including 53 ADA spaces.

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Department of Planning

REV	DATE	DESCRIPTION	CONSULTANT

DESIGNED MA
DRAWN MA
CHECKED MA
FILE
DATE 8/28/11

Nutone Construction
License # 0062214 B
4526 W. Hacienda • Las Vegas, Nevada 89118
(702) 876-9600 • FAX (702) 876-2227

bachi burger
9410 W. Sahara Ave., Ste 150

CONTRACTOR

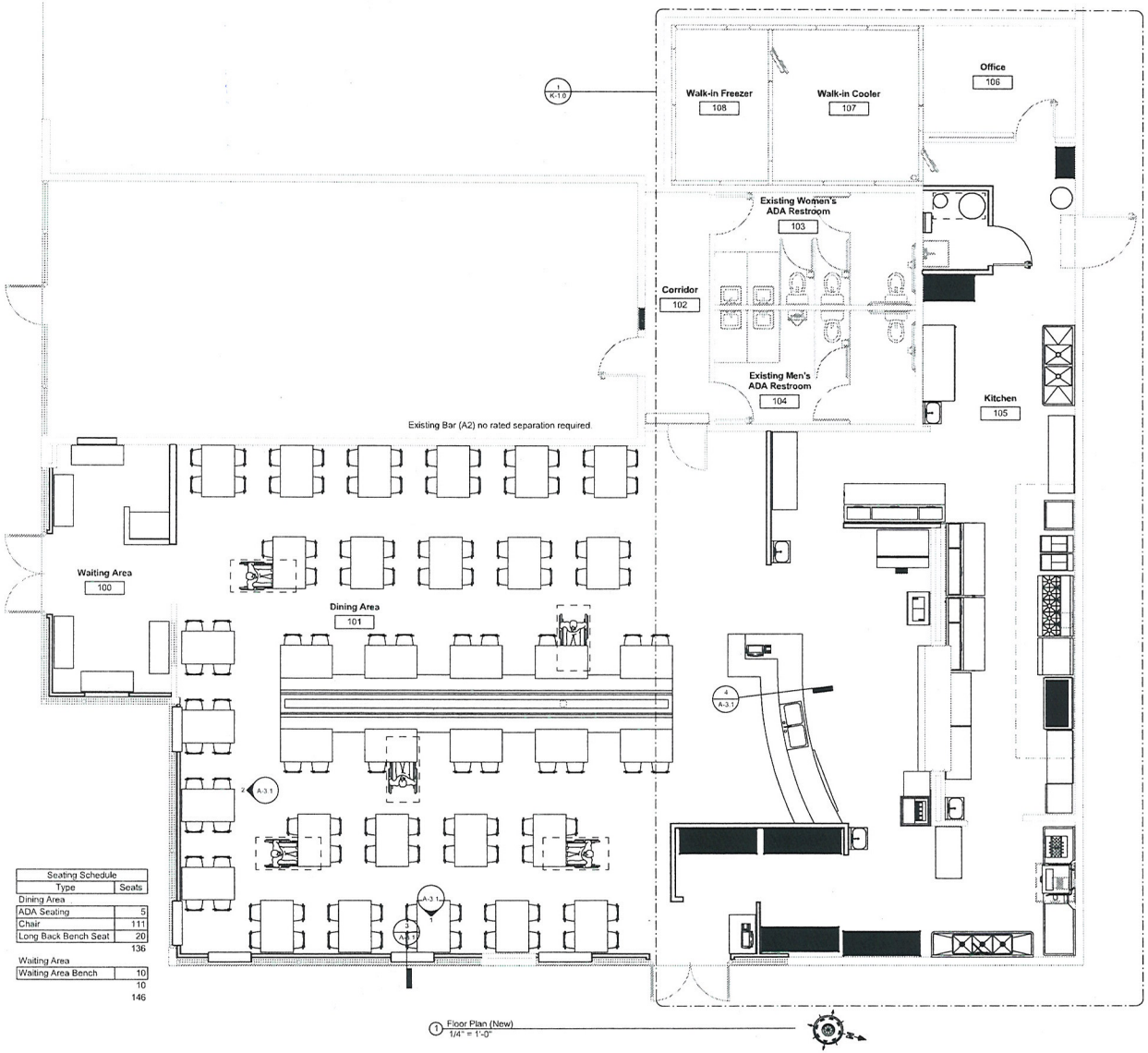
Preliminary not for Construction

SHEET A-0.1 Site Plan

SCALE 1" = 60'-0"

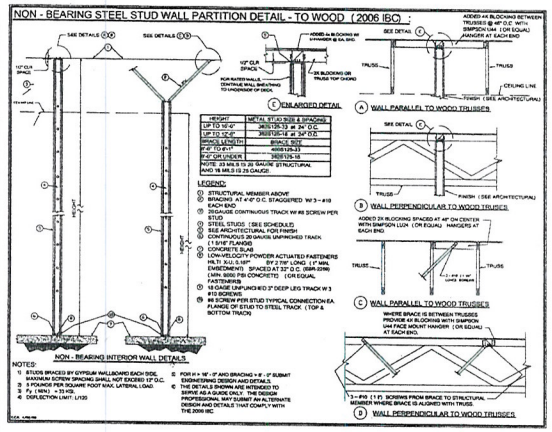
Date Plotted: 1/23/2012 2:33:16 PM

SUP-44418



Seating Schedule	
Type	Seats
Dining Area	
ADA Seating	5
Chair	111
Long Back Bench Seat	20
	136
Waiting Area	
Waiting Area Bench	10
	10
	146

1 Floor Plan (New)
1/4" = 1'-0"



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Date Plotted: 11/7/2011 5:25:58 PM

REV	DATE	DESCRIPTION

CONSULTANT

DESIGNED MA
DRAWN MA
CHECKED MA
FILE
DATE 8/28/11

Nutone Construction
License # 0062214 B
4526 W. Hacienda • Las Vegas, Nevada 89118
(702) 876-9600 • FAX (702) 876-2227

bachi burger
9410 W. Sahara Ave., Ste 150

CONTRACTOR
Nutone Construction — Brian Armstrong
Company Name — Please Print
0062214 B — Contractor Representative OR Master Bl. / Plumbing or Electrical Number
Contractor License Number
Brian Armstrong — Signature
Plans Prepared By

JOB # 398A2011
Preliminary not for Construction
SHEET
A-1.2
Floor Plan (New)
SCALE 1/4" = 1'-0"

SUP-44418

DEPARTMENT OF PLANNING JUSTIFICATION LETTER
Bachi Burger LLC dba Bachi Burger
9410 W. Sahara Avenue Ste 150
Las Vegas, NV 89117
Parcel: 163-06-816-037

Issue
We are requesting approval on an application for a Special Use Permit that allows for the sale of beer and wine. This is our second location for a casual dining full service family restaurant concept called Bachi Burger. The style of cuisine is regional Asian influenced bbq burgers, fries, salads and appetizers. We have an extensive beverage menu of house made sodas, teas and milkshakes. Craft beers, premium cold sake and wine are an existing and important part of our existing concept. There is a strong focus on local regional ingredients and sustainable proteins. The new location is located in the commercially zoned shopping center called Village Square at Peccole Ranch (opened 2004) directly to the left of the Regal Cinema Theatres and directly south of Summerlin.

Information
We currently have a special use permit for on sale establishment of beer and wine for our location in South Las Vegas. The existing first location at 470 East Windmill Lane Ste 100 Las Vegas, NV 89123 is zoned in Clark County.

Store hours run from 11:00am to 11:00pm seven days a week, closed on major holidays. The entire interior square footage of retail space is 4300 square feet. Intended occupancy is 116 seats, however the maximum occupancy load is 136. We will employ approximately 40 staff members. The population of Peccole Ranch neighborhood is 11,169. The tax ID number for Bachi Burger LLC is 45-4161440. The State Business License Number is NV20121007248.

Findings
The project is in the interior of the Village Square Shopping Promenade on the corner of a major thoroughfare, Sahara Avenue and Ft Apache. Our business will be a positive contribution to the community as there are few full service restaurants in the immediate vicinity of Peccole Ranch. Village Square is undergoing a revitalization with nearly 70% vacancies. We plan to serve the community as a family oriented restaurant that does not have gaming or an alcohol bar. The project is a new business enterprise that will further the City's economic development plans. Village Square had 236,823 feet of retail space and 60,683 feet of office space. The total number of parking stalls is 1600, 108 which are handicapped spaces.

Lorin Watada
Managing Member, Green Revolutions LLC
Cell: 808-551-5938 / Office: 702-242-2244 / Fax: 702-487-3905
Email: lorin@bachiburger.com
Mailing Address: 470 East Windmill Lane Ste 100 Las Vegas, NV 89123

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SUP-44418
City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CAR CARE ASSOCIATES, LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR at 2005 through 2029 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44428** APN: 162-06-301-004

Name of Property Owner: Decatur Care Care Associates, LP

Name of Applicant: Decatur Car Care Associates, LP

Name of Representative: The Law Office of Chris Vero, Chartered; Chris Vero

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: _____

DECATUR CAR CARE ASSOCIATES

Signature of Property Owner: BY: _____

Print Name: David Mendelsohn, partner of MG Development, GP OF DECATUR CAR CARE ASSOCIATES

Subscribed and sworn before me

This 10TH day of January, 2012

_____

Notary Public in and for said County and State

ELIZABETH S. LANGWORTHY
Commission # 1848571
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

RECEIVED
JAN 25 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2005 thru 2029 South Decatur

Project Name Decatur Car Care **Proposed Use** Major Auto Repair

Assessor's Parcel #(s) 162-06-301-004 **Ward #** 1

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

Commercial Square Footage 24,728 **Floor Area Ratio**

Gross Acres 1.76 **Lots/Units** 10 **Density**

Additional Information The site currently has an allowed use of Major Automotive Parts Exchange and has been under operation for 20 years as such.

PROPERTY OWNER Decatur Car Care Associates,LP **Contact** David Mendelsohn

Address 21700 Oxnard Street, #1760 **Phone:** (818) 710-3636 **Fax:** (818) 710-3639

City Woodland Hills **State** CA **Zip** 91367

E-mail Address dbmen@aol.com

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Law Office of Chris Vero **Contact** Chris Vero

Address PO Box 231419 **Phone:** (702) 789-0911 **Fax:** (702) 789-1919

City Las Vegas **State** NV **Zip** 89105

E-mail Address cvero@cox.net

DECATUR CAR CARE ASSOCIATES
BY:

Property Owner Signature* _____

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

Print Name DAVID MENDELSOHN, PARTNER
MG DEVELOPMENT CO., GENERAL PARTNER OF DECATUR CAR CARE ASSOCIATES

Subscribed and sworn before me

This 10TH day of January, 20 12.

_____
Notary Public in and for said County and State

ELIZABETH S. LANGWORTHY
Commission # 1848571
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-44428
Meeting Date:	3/13/12 P.C.
Total Fee:	$1,030
Date Received:*	1/25/12
Received By:	BLS

*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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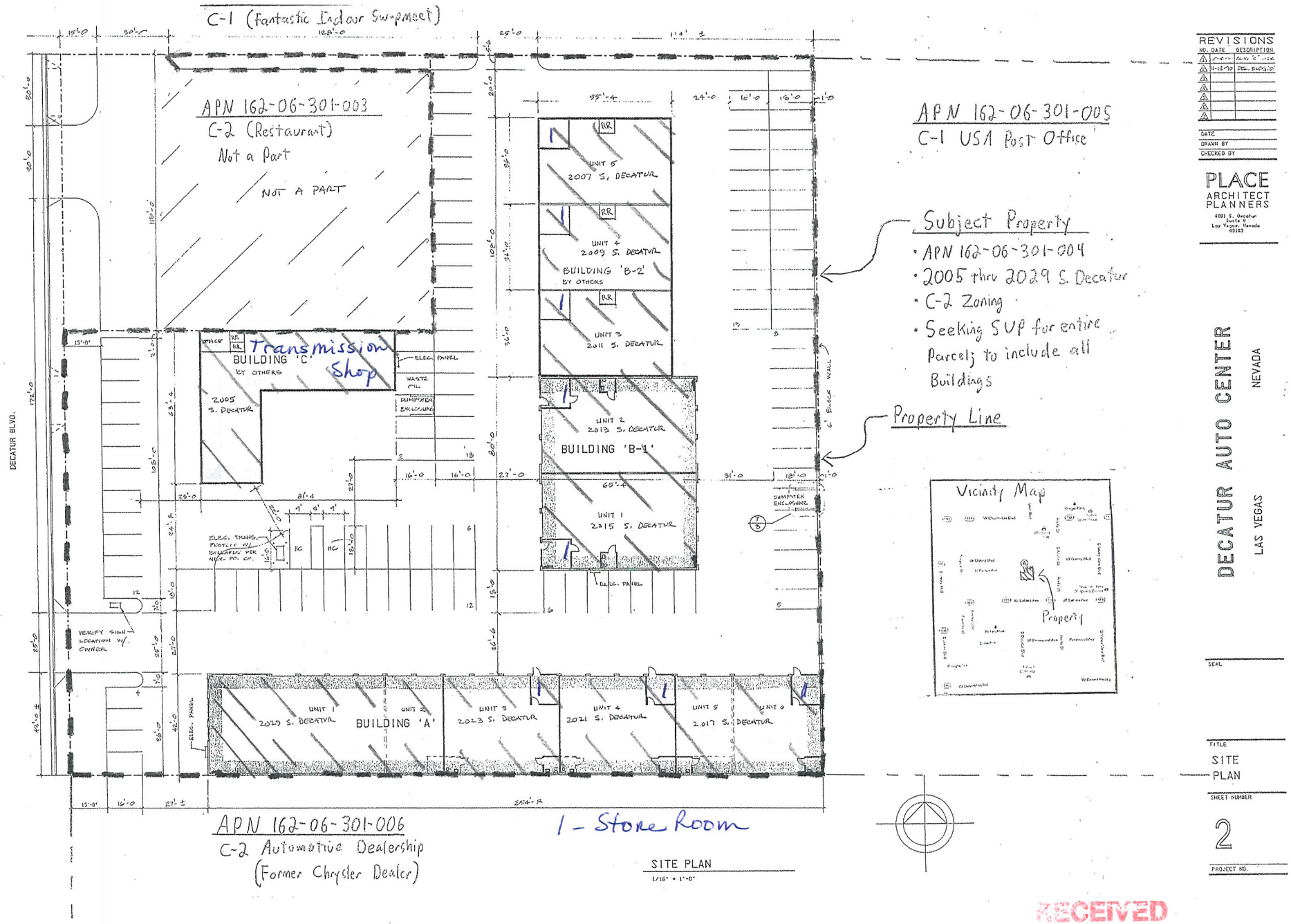
JAN 25 2012
City of Las Vegas



REVISIONS

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	11-12-70	DEL. BLDG. 'D'
3		
4		
5		
6		
7		

DATE
DRAWN BY
CHECKED BY

PLACE
ARCHITECT
PLANNERS
4001 S. Decatur
Suite 8
Las Vegas, Nevada
89103

DECATUR AUTO CENTER
LAS VEGAS NEVADA

SEAL

TITLE
SITE PLAN

SHEET NUMBER
2

PROJECT NO.

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JAN 25 2012
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SUP-44428

The Law Office of Chris Vero, Chartered

PO Box 231419
Las Vegas, Nevada 89105

Telephone: (702) 789-0911
Facsimile: (702) 789-0919
Email cvero@cox.net
www.chrisverolaw.com

January 25, 2012

VIA: Hand Delivery

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106
PlanningPreApps@lasvegasnevada.gov

Re: Justification Letter for Special Use Permit for APN 162-06-301-004

To Whom It May Concern,

I represent Decatur Car Care Associates LP, the owner of real property bearing Clark County Assessor's Parcel Number 162-06-301-004 (the "**Property**"). The Property was developed under zone change Z-16-89 establishing a C-2 designation and a use of Major Automotive Parts Exchange, Minor Automotive Repair and Maintenance, Car Rental Agency, Full Service Car Wash with Gas Sales and Retail Auto Parts Store. In conjunction with its "Major Automotive Parts Exchange" designation, the Property has been in operation for twenty years with tenants performing automotive repairs. In late 2011, the owner learned that new prospective tenants have been denied business licenses by the City due to a lack of a "Major Automotive Repair" designation. This has caused a hardship to the owner due to vacancies and difficulty in leasing units at the center. The owner was advised to seek a special use permit to allow "Major Automotive Repair" so that they may continue to add the same type of tenants that have been utilizing the Property since the early 1990's.

Automotive repair use has been ongoing for twenty years on the Property (under the "Major Automotive Parts Exchange" designation) and is congruent with established uses surrounding the Property as historically, there have been significant surrounding automotive uses. Adjacent to and south of the Property is a vacant commercial site that was formerly a Chrysler dealer with automotive repairs (2100 S. Decatur). Immediately across the street (Decatur) is an automotive dealer facility (2025 South Decatur). Adjacent to and north of the Property is the Indoor Swap Meet (1717 S. Decatur), and across the street from the swap meet is a major U Haul Facility with truck storage (1900 S. Decatur). East of the site is a post office (1801 S. Decatur).

The proposed Special Use Permit for Major Automotive Repair will also not compromise the general plan's health safety or the welfare objectives, it will not adversely affect traffic and the

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SUP-44428

site is suitable for such use as the use allowed by the Special Use Permit has been ongoing for twenty years as described above.

The Property has ten units and has experienced financial hardship because of the inability of new prospective tenants to obtain business licenses for automotive repair. The Property currently has two vacant units as well as one month-to-month tenancy. Many employees are employed at the Property at full lease up and the failure of the owner to obtain a Special Use Permit will cause an adverse economic impact to the area. Accordingly, we respectfully request the Special Use Permit for Major Automotive Repair for the Property.

Please also note that Clark County's Openweb incorrectly lists the Property as having an address of 2003 South Decatur. The actual address is 2005 through 2029 South Decatur and we are seeking a Special Use Permit for the entire parcel (APN 162-06-301-004). I have hand marked the City of Las Vegas Pre-Application Conference Notes accordingly as the address was listed as 2003 South Decatur.

If you have any questions, please feel free to contact me at 789-0911.

Sincerely,

Chris Vero

Chris Vero, Esq.

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City of Las Vegas
SUP-44428

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE ARC - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 390 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44432** APN: 138-36-601-0003

Name of Property Owner: Decatur Meadows Shopping Center, LLC

Name of Applicant: Opportunity Village ARC

Name of Representative: Bill Risley

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: _____

DECATUR MEADOWS SHOPPING CENTER, LLC
By: KIM-BIG JV, LP, its sole member
By: KIM-BIG JV GP, Inc., its general partner

By: _____
Name: Kevin J. Smith
Title: Vice President

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JURAT FOR PROPERTY OWNER

STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 20th day of January, 2012, by KEVIN J. SMITH, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

L. DE WOLF
Commission # 1905748
Notary Public - California
San Diego County
My Comm. Expires Oct 11, 2014

Signature of Notary

(SEAL)

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Opportunity Village ARC

Project Address (Location) 390 S. Decatur Blvd., LV NV 89106

Project Name Opportunity Village Thrift Store Proposed Use Non Profit Thrift Store)

Assessor's Parcel #(s) 138-36-601-003 Ward # 1 - Tarkanian

General Plan: existing SC proposed SC Zoning: existing C2 proposed C2

Commercial Square Footage 99,533 Floor Area Ratio 36,693

Gross Acres 9.32 Lots/Units 17 Density

Additional Information

PROPERTY OWNER Decatur Meadows Shopping Center Contact Legal Dept. / Kevin Smith

Address 1621 B South Melrose Dr. Phone: 760-598-2073 Fax: 760 727-1430

City Vista State CA Zip 92081

E-mail Address Ksmith@kimcorealty.com

APPLICANT Opportunity Village ARC Contact Bill Risley

Address 6050 S. Buffalo Dr. Phone: 702-880-4078 Fax: 702-258-6944

City Las Vegas State NV Zip 89113

E-mail Address Risleyb@opportunityvillage.org

REPRESENTATIVE Opportunity Village ARC Contact Deborah Morelli

Address 6050 S. Buffalo Dr. Phone: 880-4073 Fax: 242-4356

City Las Vegas State NV Zip 89113

E-mail Address morellid@opportunityvillage.org

Property Owner Signature*

DECATUR MEADOWS SHOPPING CENTER, LLC
By: KIM-BIG JV, LP, its sole member
By: KIM-BIG JV GP, Inc., its general partner

By:
Name: Kevin J. Smith
Title: Vice President

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City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-44432
Meeting Date:	03/13/12
Total Fee:	$1,030
Date Received:*	1/26/12
Received By:	BLS

*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.

JURAT FOR PROPERTY OWNER

STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 20th day of January, 2012, by KEVIN J. SMITH, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

L. DE WOLF
Commission # 1905748
Notary Public - California
San Diego County
My Comm. Expires Oct 11, 2014

Signature of Notary

(SEAL)

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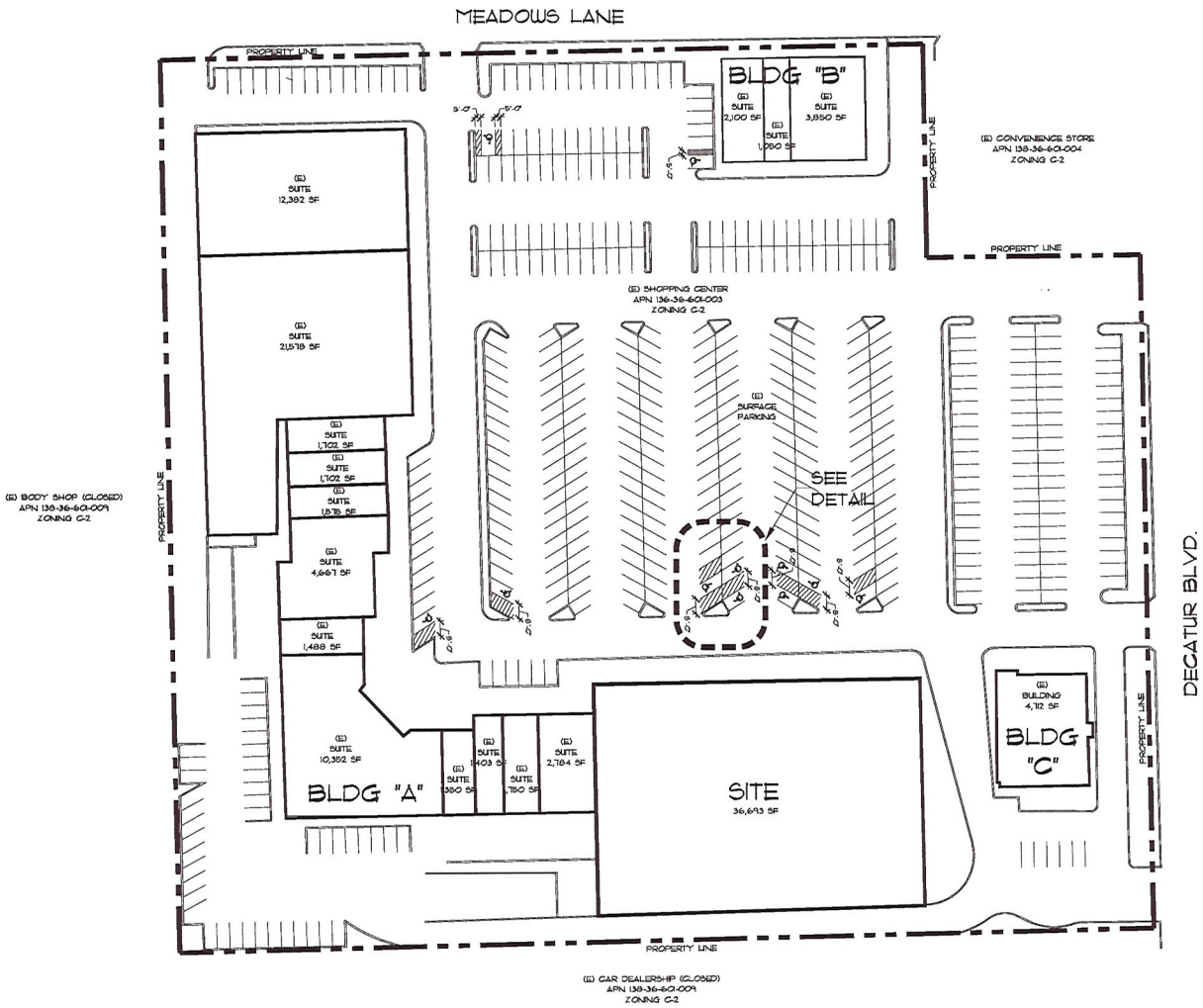
OPPORTUNITY VILLAGE

390 S. DECATUR BLVD. - LAS VEGAS, NEVADA 89107



EXISTING SITE PLAN

SCALE: 1" = 40'-0"

NOTES

SITE DATA:

ASSESSOR'S PARCEL NUMBER(S):	138-36-601-003
ADDRESS:	390 S. DECATUR BLVD. LAS VEGAS, NV. 89107
ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL DISTRICT)
JURISDICTION HAVING AUTHORITY:	CITY OF LAS VEGAS

AREAS:

LOT AREA:	9.32 ACRES
BUILDING 'A' SQUARE FOOTAGE:	99,426 SF GROSS (EXISTING, UNCHANGED)
BUILDING 'B' SQUARE FOOTAGE:	7,000 SF GROSS (EXISTING, UNCHANGED)
BUILDING 'C' SQUARE FOOTAGE:	4,712 SF GROSS (EXISTING, UNCHANGED)
TOTAL BUILDING AREA:	11,38 SF TOTAL (EXISTING, UNCHANGED)

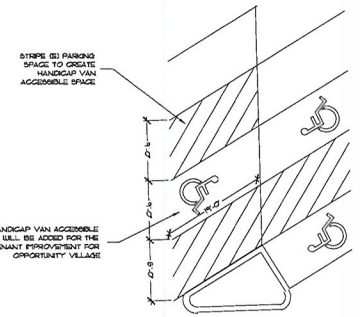
PARKING REQUIREMENTS:

GENERAL RETAIL STORE (3,500 SF OR MORE)
1 SPACE PER 250 SF OF GROSS FLOOR AREA

BUILDING 'A' 99,426 SF / 250 =	398 SPACES REQUIRED
BUILDING 'B' 7,000 SF / 250 =	28 SPACES REQUIRED
BUILDING 'C' 4,712 SF / 250 =	19 SPACES REQUIRED
TOTAL PARKING REQUIRED:	445 SPACES REQUIRED
TOTAL PARKING PROVIDED:	493 SPACES (EXISTING)
HANDICAPPED PARKING REQUIRED:	9 SPACES
HANDICAPPED PARKING PROVIDED:	10 SPACES (EXISTING, UNCHANGED) 1 VAN ACCESSIBLE SPACE (NEW)

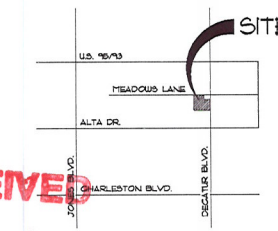
ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	MIN.	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
BLDG.	BUILDING	(N)	NEW
CONC.	CONCRETE	N.I.C.	NOT A PART
(E)	EXISTING	O.C.	ON CENTER
ENCL.	ENCLOSURE	OCCS.	OCCUPANTS
F.A.	FINISH FLOOR	REQ'D	REQUIRED
GA.	GAUGE	SF	SQUARE FEET
GYP.	GYPSUM	STE.	SUITE
MAX.	MAXIMUM	TYP.	TYPICAL



DETAIL

SCALE: 1" = 10'-0"



VICINITY MAP

SCALE: NOT TO SCALE

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SUP-44432

NDL GROUP INC.
6600 W. RICHTER AVE. STE 100 - LV., NV 89139
P. (702) 258-6000 F. (702) 433-5521
NDL GROUP INC
GENERAL CONTRACTORS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

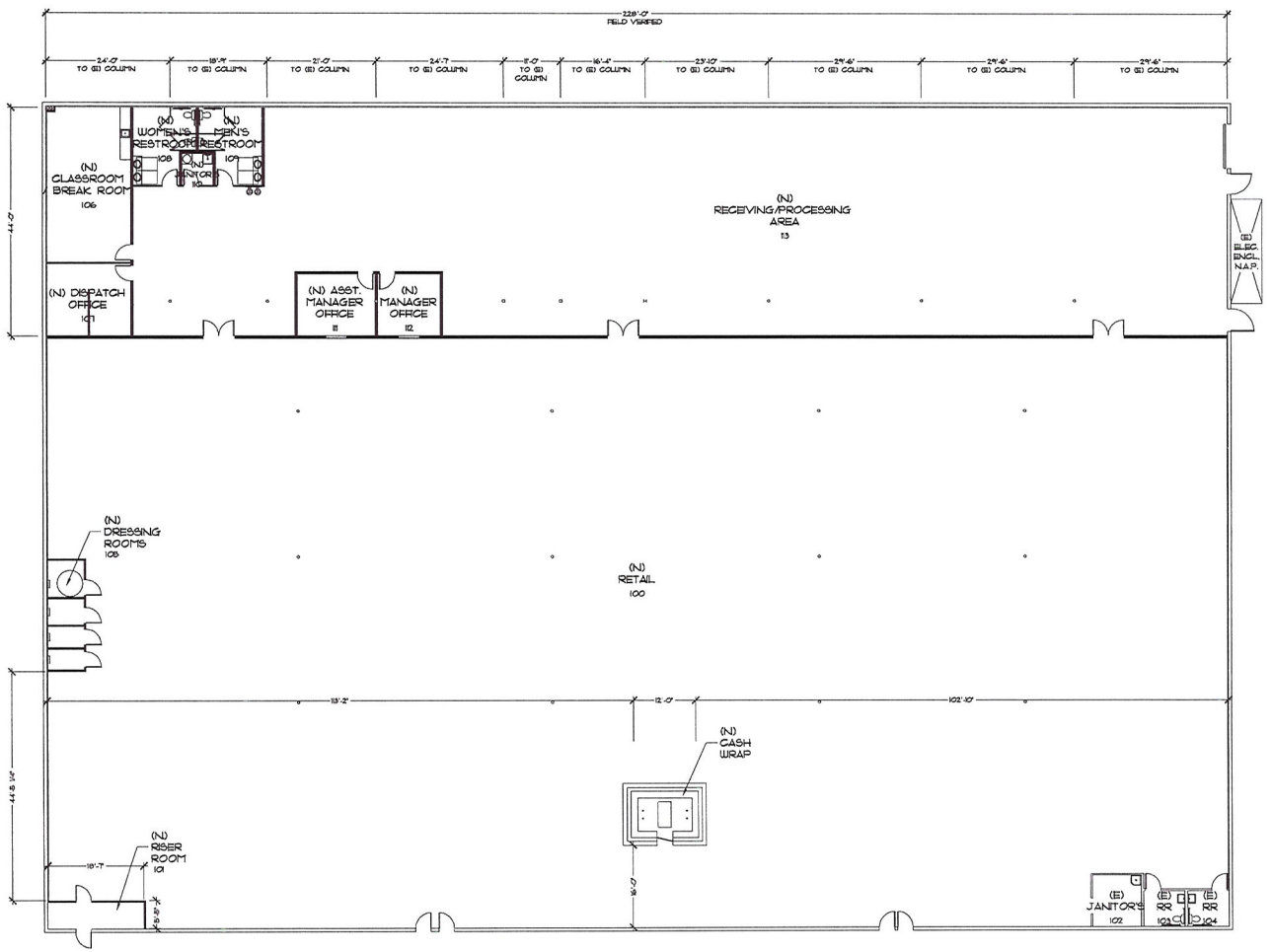
PROJECT / OWNER
OPPORTUNITY VILLAGE
390 S. DECATUR BLVD.
LAS VEGAS, NEVADA 89107

OWNER NAME
KINGO REALTY CORP
1445 S. 3RD ST. STE 1
LAS VEGAS, NEVADA 89146

SHEET TITLE
SITE PLAN

DRAWING NAME
OPPV 2011-0070_SUP.DWG
DATE
JANUARY 18, 2012
ISSUED FOR
PLANNING MEETING

SITE PLAN
SP-1



1
A2.0

FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

EXISTING WALL TO REMAIN

NEW WALL (REFER TO WALL TYPES)

DOOR TO BE INSTALLED

WINDOW TO BE INSTALLED

NOTES

TOTAL SUITE SQUARE FOOTAGE:

35,880 SF (EXISTING, UNCHANGED)

SUITE FLOOR AREA:

RETAIL 100 = 25,496 SF
RISER ROOM 101 = 94 SF
JANITOR'S 102 = 93 SF
WOMEN'S RR 103 = 56 SF
MEN'S RR 104 = 56 SF
DRESSING 105 = 133 SF
BREAK ROOM 106 = 478 SF
DISPATCH 107 = 226 SF
WOMEN'S RR 108 = 160 SF
MEN'S RR 109 = 160 SF
JANITOR'S 110 = 36 SF
ASST. MANAGER 111 = 180 SF
MANAGER 112 = 145 SF
RECEIVING 113 = 8,567 SF
TOTAL FLOOR AREA = 35,880 SF

OCCUPANT LOAD:

RETAIL 100	25,496 SF / 30 =	849.87 OCCS.
RISER ROOM 101	94 SF / 300 =	0.31 OCCS.
JANITOR'S 102	93 SF / 300 =	0.31 OCCS.
WOMEN'S RR 103	56 SF / 100 =	0.56 OCCS.
MEN'S RR 104	56 SF / 100 =	0.56 OCCS.
DRESSING 105	133 SF, 4 RMS =	4.00 OCCS.
BREAK ROOM 106	478 SF / 15 =	31.87 OCCS.
DISPATCH 107	226 SF / 100 =	2.26 OCCS.
WOMEN'S RR 108	160 SF / 100 =	1.60 OCCS.
MEN'S RR 109	160 SF / 100 =	1.60 OCCS.
JANITOR'S 110	36 SF / 300 =	0.12 OCCS.
ASST. MANAGER 111	180 SF / 100 =	1.80 OCCS.
MANAGER 112	145 SF / 100 =	1.45 OCCS.
RECEIVING 113	8,567 SF / 300 =	28.56 OCCS.

TOTAL OCCUPANTS = 925 OCCUPANTS

EXIT WIDTH:

0.2" X 925 (GROUP M AND B OCCUPANT LOAD) = 185'
185' REQUIRED, 216' PROVIDED

NUMBER OF EXITS:

925 OCCUPANTS < 1,000 OCCUPANTS
3 EXITS REQUIRED, 6 EXITS PROVIDED

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SUP-44432

NDL GROUP INC.
6500 W. RICHMAR AVE, STE. 100 - LV., NV 89139
P: (702) 258.6000 F: (702) 433.521
NDL GROUP INC.
GENERAL CONTRACTORS

REVISION		DATE

PROJECT / OWNER:
OPPORTUNITY VILLAGE
390 S. DECATUR BLVD.
LAS VEGAS, NEVADA 89107

OWNER NAME:
KIMCO REALTY CORP.
1919 S. JONES BLVD., STE. 1
LAS VEGAS, NEVADA 89146

SHEET TITLE:
FLOOR PLAN

DRAWING NAME:
OPPV 2011-0070_SUP.DWG
DATE:
JANUARY 19, 2012
ISSUED FOR:
PLANNING MEETING

FLOOR PLAN
FP-1

U:_PROJECTS\2011\OPPV 2011-0070 390 S DECATUR OPPORTUNITY VILLAGE\AUTOCAD\OPPV 2011-0070_SUP.DWG - LAYOUT: FLOOR PLAN

OPPORTUNITY VILLAGE
LAS VEGAS' FAVORITE CHARITY

Foundation Board:
Curt Anderson – Chairman
Lance Earl – 1st Vice Chair
Mark Stark – 2nd Vice Chair
Jeff Cooper – Secretary
Larry Carter – Treasurer
Terri Sturm – Past Chair
W. West Allen
Bob Beers
Brent Bell
Kenneth Burns
Heidi Canarelli
Laurie Chapman
Jeri Crawford
Rob Dondero
Patrick Duffy
Jeffrey Fine
Dick Foster
Brad Friedmutter
Garry Goett
Rob Goldstein
Joan Hammer
Ed Jamison
Tom Jenkin
Frank Martin
Shannon McBeath
D. Clifford Miller
Mike Morrissey
Scott Nielson
Bill Oakley
Nancy Paolino
Richard Perkins
Paul Pusateri
Reed Radosevich
Kitty Rodman
Tom Schoeman
Harold Sells
Jack Sheehan
Scott Sibella
Michael Spainhour
Thomas A. Thomas

ARC Board:
Bob Brown – Chairman
Carl Rowe – 1st Vice Chair
Terri Peck – 2nd Vice Chair
Jeremy Aguero – Secretary
Ed Janov – Treasurer
Corie Craig– Past Chair
Patty Aguilar
Mark Anderson
Kevin Bethel
Dan Book
Brad Brennan
John Cannito
Barbara Cegavske
Pat Christenson
Lauri Collins
Terry Cottle
Vince Eckelkamp
Bob Fowler
Sarah Guindy
Steve Hagstette
Anne Hanson
Joel Jarvis
Donna Jenkin
Nami Lee
Steve Linder
Kimberly Maxson Rushton
Sean Ono
Kitty Rodman
Detrick Sanford
Mike Schneider
Carlos Silva
Hugh Sinnock
Lucy Stewart
Curtis Thew

Advisory, Honorary, Emeritus:
Paul Anka
Morse Arberry, Jr.
Larry Brown
Lynette Chappell
Jerilyn Clayton
Adam Corrigan
Michael Gaughan, Sr.
Judge Lloyd George
Jan Jones
Paul Lowden
Bob McDonald
Richard Morgan
Wayne Newton
Tony Orlando
Sig Rogich
Rob Roy
Larry Scheffler
Gregory Sholeff, M.D.
Glenn Smith
E. Parry Thomas
Bill Walters
John Wasserburger
Mark Wayman
Lawrence Weekly
Stephen Wynn

Executive Director:
Edward R. Guthrie

January 24, 2012

VIA Hand Delivery

City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV

Attn: Planning & Development Department
RE: Justification Letter

To whom it may concern:

Currently Opportunity Village's (OV) Thrift Store is located at 4600 S. Meadows Lane and we would like to relocate to 390 S. Decatur Blvd. This new location provides OV with a larger store and better street visibility to better serve our customers. This new location would provide an additional 11,800 square feet for a new overall square footage of 36,800 from 25,000 square feet.

The presence of this Thrift Store at this new location should revitalize the shopping center and bring spinoff customers to neighboring businesses. We will occupy a building that has been vacant for a few years, benefiting the neighborhood and the local businesses.

The approximate number of employees that will work at the thrift store is twenty with hours of operation of Monday thru Saturday 9:00 am to 6:00pm and Sunday 10:00am to 5:00pm. With this property replacing the store located at 4600 S. Meadows Lane, OV will continue to sell used clothing, house ware items and furniture, requiring a special use permit, but not a specific state license.

This facility has a three bay loading dock along the south property line and will be open for deliveries during the above mentioned hours of operation. OV will not have a donation drop box on this new property.

In summary, OV's Thrift Store will be the only thrift store on this parcel and we feel that this new location and added square footage will better serve the needs of our customers. I appreciate your time and efforts with our special use permit and licensing.

Sincerely,
OPPORTUNITY VILLAGE, ARC

Deborah L. Morelli

Deborah L. Morelli
Contracts and Compliance Manager

cc: Ed Guthrie – Executive Director – OV
Mark Whitley – CFO – OV
William Risley – Director of Services Contracts & Facilities – OV
Kathy Galbraith – Director Employment Resource Center – OV

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City of Las Vegas
SUP-44432

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES INC - OWNER: T J PLAZA, LLC- For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 4,745 SQUARE-FOOT GROCERY STORE at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-44435 and SUP-44436
2. Conditions and Staff Report - SUP-44435 and SUP-44436
3. Supporting Documentation
4. Photos - SUP-44435 and SUP-44436
5. Adjacent Parking Agreement Letter
6. Justification Letter - SUP-44435 and SUP-44436

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44435** APN: 163-01-708-003

Name of Property Owner: TJ PLAZA, LLC

Name of Applicant: _____

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: JEFF SUSA, MANAGER

Subscribed and sworn before me

This 26TH day of JANUARY, 2012

Marilee Tully

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARILEE TULLY
No: 94-2446-1
My Appointment Expires Nov. 23, 2013

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JAN 26 2012
City of Las Vegas

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: S.U.P

Project Address (Location) 2101 S. Decatur Blvd #19-20

Project Name Arbat Grocery and Deli **Proposed Use** Beer & wine cooler

Assessor's Parcel #(s) 163-01-708-004 **Ward #** 1

General Plan: existing Comm proposed ~~N/A~~ **Zoning:** existing C2 proposed ~~N/A~~

Commercial Square Footage 4,745 Sq. Ft **Floor Area Ratio** N/A

Gross Acres 1.36 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER TJPLAZA, LLC **Contact** JEFF SUSA

Address 3275 S. JONES BLVD. #105 **Phone:** (702) 363-4788 **Fax:** (702) 363-3316

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address

APPLICANT Aragats Karapetyan A&A Royal Enterprises INC **Contact** Aragats Karapetyan

Address 2101 S. Decatur Blvd STE 19,20 **Phone:** 702-891-0101 **Fax:** 702-982-2212

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

E-mail Address Arbatmarket@yahoo.com

REPRESENTATIVE Moreno and associates INC **Contact** Greg Borgel

Address 300 S. 4th St #1500 **Phone:** 702-383-8953 **Fax:** 702-383-8888

City Las Vegas **State** NV **Zip** 89121

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 JEFF SUSA, MANAGER

Subscribed and sworn before me

This 24 day of JANUARY, 20 12.

Marilee Tully

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARILEE TULLY
No: 94-2446-1
My Appointment Expires Nov. 23, 2013

FOR DEPARTMENT USE ONLY

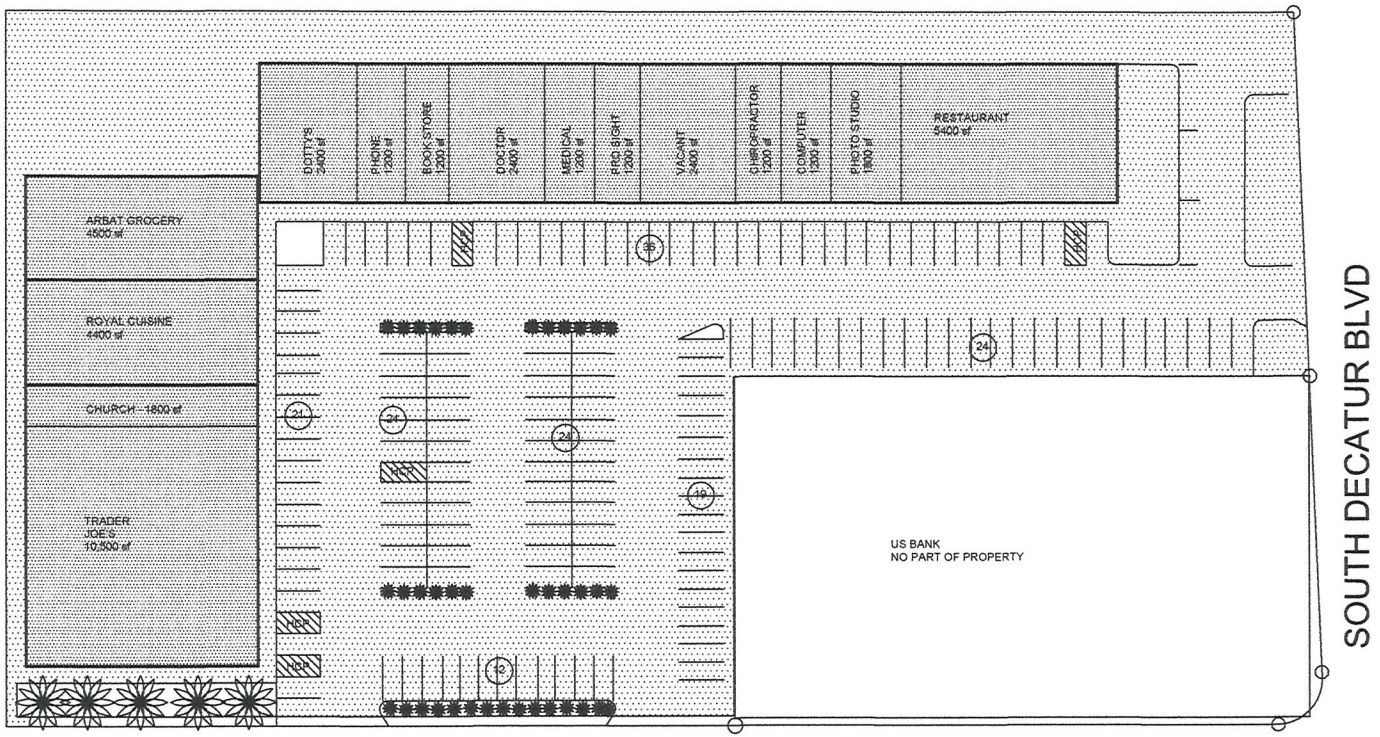
Case #	SUP-44435
Meeting Date:	3/13/12
Total Fee:	$1,280.-
Date Received:*	1/26/12
Received By:	BMS

RECEIVED
JAN 26 2012
City of Las Vegas

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

Revised 10/27/08

ADDITIONAL PARKING = 40 PARKING SPACE
PER LEASE AGREEMENT



TOTAL BUILDING AREA	42,000 sf
NO. OF PARKING SPACES	160.0
TOTAL PARKING AREA	26,000 sf

TRADER JOE'S PLAZA

NWC DECATUR BLVD/ O'ANNON DRIVE
2101 SOUTH DECATUR BLVD
LAS VEGAS, NEVADA 89102

RECEIVED
JAN 26 2012
City of Las Vegas

REVISIONS
DESIGNED BY: HL
CHECKED BY: GB
DATE: 12-16-11
SCALE: AS SHOWN

Royal Cuisine and Arbat Grocery & Deli

2101 SOUTH DECATUR BLVD, SUITE 19, 20 & 21, LAS VEGAS NEVADA 89102

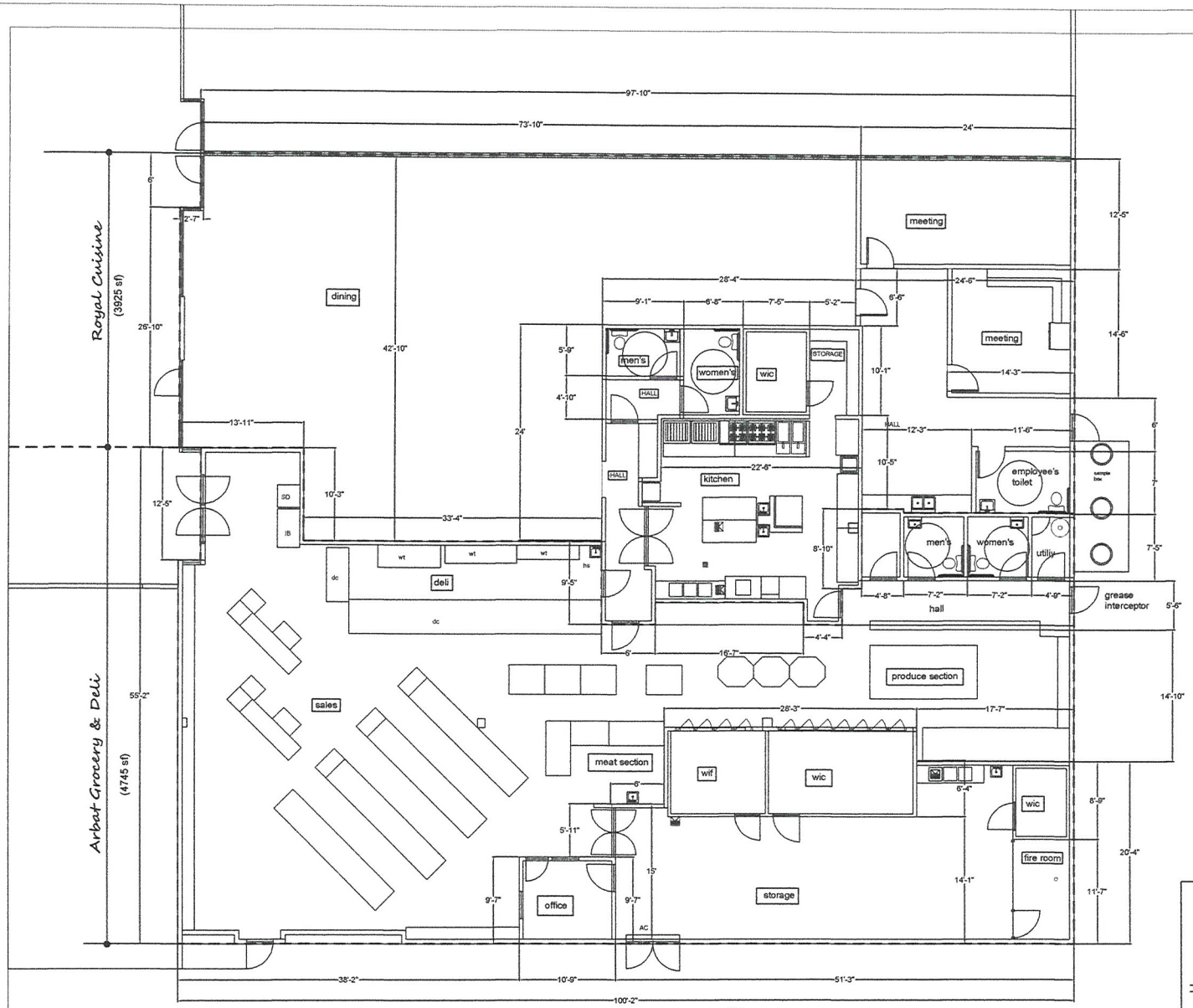
PARCEL# 163-01-708-003

GB CONSTRUCTION
GENERAL CONTRACTOR LIC# 36082 * * FAX: 227-1541
5570 KILDARE COURT, LAS VEGAS, NV 891

SUP-44435

A2

SUP-44436



total area = 8670 sf

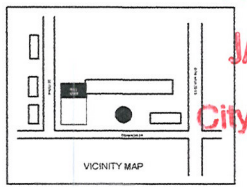
FLOOR PLAN
3/16" = 1'-0"

SYMBOLS

- EXHAUST FAN
- CEILING DIFFUSER
- 2'X2' FLOURESCENT LAMP 3BULBS, 32WATTS EACH
- EMERGENCY LIGHT
- EXIT LIGHT
- DOWNLITE, 50WATT INCANDESCENT
- EXISTING WALL PARTITION
- NEW WALL PARTITION
- DEMISING WALL

OCCUPANT LOAD CALCULATION RESTAURANT			
ROOM NAME	AREA (S)	SF/OCCUPANTS	TOTAL
DINING	2020	15	135
MEETING	505	15	34
KITCHEN	1400	200	7
TOTAL	3925	-	176

OCCUPANT LOAD CALCULATION - GROCERY/DELI			
ROOM NAME	AREA (S)	SF/OCCUPANTS	TOTAL
SALES	3230	30	108
STORAGE	1515	200	8
TOTAL	4745	-	116



RECEIVED
JAN 26 2012
City of Las Vegas

REVISIONS

DESIGNED BY: HL
CHECKED BY: GB
DATE: 12-16-11
STATUS: 100%

A1

Royal Cuisine and Arbat Grocery & Deli
2101 SOUTH DECATUR BLVD, SUITE 19, 20 & 21, LAS VEGAS NEVADA 89102
PARCEL# 163-01-708-003

GB CONSTRUCTION
GENERAL CONTRACTOR LIC# 36082 * * FAX: 227-1541
5570 KILDARE COURT, LAS VEGAS, NV 89118 * * TEL: 769-7617

SUP-44435
SUP-44436

TJP, A NEVADA LIMITED PARTNERSHIP
TJ PLAZA, LLC
3275 S JONES BLVD #105
LAS VEGAS, NV 89146
(702) 363-4788

January 26, 2012

City of Las Vegas
Department of Planning
Development Services Center
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106

RE: Parcel #163-01-708-003
TJ Plaza, LLC, owner, LJM, LLC as managing member
2101 S Decatur Blvd, #19 & 20
Las Vegas, NV 89102

To whom it may concern:

Aragats Karapetyan is applying for a special use permit for a proposed grocery store and deli, Arbat Grocery and Deli in unit #19 & 20.

Please accept this letter as confirmation that offsite parking will be allowed on our adjacent property located at 2025 S Decatur Blvd, Las Vegas, NV, owned by EP Decatur, LP, IDC Decatur, LLC as managing member for all parcels.

Jeff Susa is a managing member for all parcels.

Feel free to contact our office at 363-4788 if questions.

Sincerely,

Jeff Susa
Managing Member

RECEIVED
JAN 26 2012
City of Las Vegas
SUP-44435

Moreno
AND ASSOCIATES, INC.

GREGORY E. BORGEL
Vice President
Planning and Development Services

January 27, 2012

Planning Department
City of Las Vegas
via fax: 474-7463
attn: Dan Donley

Dear Dan:

Please accept this as the required justification letter for special use permits at 2101 S. Decatur, as follows:

1. A special use permit is requested for beer, wine and cooler sales at the existing market in Suite 19; Suite 19 currently has an internal connection with Suite 20 which may cause the City to treat the two suites as a single unit.

Justification: The sale of beer, wine and coolers is a normal accessory use to a market; the facility is located within an existing shopping center zoned C-2 and master planned SC which allows intense commercial uses and can therefore be conducted in a manner compatible with its surroundings; the site within a long-standing center is obviously physically suitable for the requested land use and excellent access is provided by an arterial road (Decatur). There is no reason to believe the subject use compromises the public health, safety or welfare, or the overall objectives of the General Plan.

2. A special use permit for a service bar in conjunction with a restaurant in Suites 20 and 21 (Suite 21 represents an expansion of the previous restaurant plan) is requested.

Justification: The property is planned and zoned for intense commercial uses. The applicant intends to operate as a relatively high-end restaurant which typically requires the availability of alcohol services. The applicant understands that a service bar anticipates that alcohol would be served only with food and does not allow a tavern-type operation. As such, the use can be operated in a manner compatible with its surroundings and consistent with public health safety and welfare and the objectives of the General Plan. Adequate access is provided by Decatur Boulevard.

Sincerely,

Greg Borgel

RECEIVED
JAN 30 2012
SUP-44435
SUP-44436

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

JAN. 27. 2012 8:37AM NO. 941 P. 1

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44436 - SPECIAL USE PERMIT RELATED TO SUP-44435 - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES INC - OWNER: T J PLAZA, LLC- For possible action on a request for a Special Use Permit FOR A PROPOSED 4,745 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE RELATED TO SUP-44435 at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44436** APN: 163-01-708-003

Name of Property Owner: TJPLAZA, LLC

Name of Applicant: _____

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: JEFF SUSA, MANAGER

Subscribed and sworn before me

This 24th day of JANUARY, 2012

Marilee Tully

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARILEE TULLY
No: 94-2446-1
My Appointment Expires Nov. 23, 2013

RECEIVED
JAN 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: S.U.P

Project Address (Location) 2101 S. Decatur Blvd #21

Project Name Royal Cuisine **Proposed Use** Service Bar

Assessor's Parcel #(s) 163-01-708-004 **Ward #** 1

General Plan: existing Comm proposed N/A **Zoning:** existing C2 proposed N/A

Commercial Square Footage 3,925 Sq. FT **Floor Area Ratio** N/A

Gross Acres 1.36 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER TJPLAZA, LLC **Contact** JEFF SUSA

Address 3275 S. JONES BLVD. #105 **Phone:** (702) 363-4788 **Fax:** (702) 363-3316

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address

APPLICANT Aragats Karapetyan of A&A Royal Enterprises INC **Contact** Aragats Karapetyan

Address 2101 S. Decatur Blvd STE 21 **Phone:** 702-982-2000 **Fax:** 702-982-2212

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

E-mail Address Royalcuisine@yahoo.com

REPRESENTATIVE Moreno and Associates INC **Contact** Greg Borgel

Address 300 S. 4th St. #1500 **Phone:** 702-383-8953 **Fax:** 702-383-8888

City Las Vegas **State** NV **Zip** 89121

E-mail Address

Property Owner Signature* JEFF SUSA

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

Print Name JEFF SUSA, MANAGER

Subscribed and sworn before me

This 24 day of JANUARY, 2012.

Marilee Tully

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARILEE TULLY
No: 94-2446-1
My Appointment Expires Nov. 23, 2013

RECEIVED
JAN 26 2012
City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	SUP-44436
Meeting Date:	3/13/12
Total Fee:	$1,280
Date Received:*	1/26/12
Received By:	BS

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANK'S MERCEDES SERVICE - OWNER: RESTAURANT ROW, LLC - For possible action on a request for a Special Use Permit FOR A 12,173 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1931 North Rainbow Boulevard (APN 138-22-713-004), C-1 (Limited Commercial), Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44437** APN: 138-22-713-004

Name of Property Owner: Restaurant Row, LLC

Name of Applicant: Frank's Mercedes Service

Name of Representative: Elizabeth M. Sorokac, Esq.

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: _____

Restaurant Row, LLC
By: Restaurant Row mgmt Co Inc, Manager

Signature of Property Owner: _____

Print Name: Richard Gordon

Subscribed and sworn before me

This 24 day of January, 2012

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Frank's Mercedes Service

Project Address (Location) 1931 N. Rainbow Blvd., Las Vegas, Nevada

Project Name Frank's Mercedes Service **Proposed Use** Auto Repair, Minor

Assessor's Parcel #(s) 138-22-713-004 **Ward #** 5 - Barlow

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

Commercial Square Footage 12,173 **Floor Area Ratio** 0.17

Gross Acres 1.61 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Restaurant Row, LLC **Contact** _____

Address 3333 Beverly Road **Phone:** _____ **Fax:** _____

City Hoffman Estates **State** IL **Zip** 60192-3322

E-mail Address _____

APPLICANT Frank's Mercedes Service **Contact** Francis Scandura

Address 2695 S. Decatur #400 **Phone:** (702) 365-9100 **Fax:** (702) 365-1944

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

E-mail Address benzfxr@hotmail.com

REPRESENTATIVE Reisman Sorokac **Contact** Elizabeth M. Sorokac, Esq.

Address 8965 S. Eastern Avenue, Suite 382 **Phone:** (702) 727-6258 **Fax:** (702) 446-6756

City Las Vegas **State** NV **Zip** 89123

E-mail Address esorokac@rsnvlaw.com

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, manager

Property Owner Signature* _____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 24 day of January, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SVP-44437
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

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

SITE INFORMATION:

APN: 138 22 713 004

PROPERTY SIZE: 1.61 ACRES (70,131 SF)
BUILDING GROSS SIZE: 12,173 SF
LOT COVERAGE: 18%

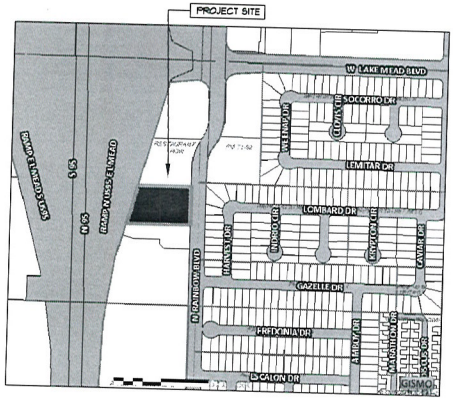
ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
SUBDIVISION: RESTAURANT ROW

PARKING ANALYSIS:

AUTO REPAIR GARAGE, MINOR: 5 SPACES + 1 PER 200 SF

FRANK'S MERCEDES SERVICE: (12,173 SF/200) + 5= 66 SPACES
TOTAL REQUIRED: 66 SPACES
TOTAL PROVIDED: 88 SPACES*

*85 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE + 2 ACCESSIBLE SPACES



2 VICINITY MAP N.T.S.

NORTH

PUBLIC ROW
(NOT A PART)
APN: 138 22 799 003

RESTAURANT ROW LLC
C-1
(NOT A PART)
APN: 138 22 713 003

EXISTING DRIVE AISLE

EXISTING ENTRY

293.70'

PROPERTY LINE

ALL DIMENSIONS EXISTING TO REMAIN

EXISTING ACCESSIBLE ROUTE

54'-6"

28'-0"

18'-0"

9'-0"

6'-2"

TRASH ENCLOSURE

EXISTING SIDEWALK

EXISTING LANDSCAPE

215.56'

NORTH RAINBOW BLVD
(80' PUBLIC ROW)

RESTAURANT ROW LLC
C-1

PROJECT LOCATION
APN: 138 22 713 004

FRANK'S MERCEDES SERVICE

EXISTING BUILDING AREA: 12,173 SF

PUBLIC AREA:	2,200 SF
AUTOMOTIVE AREA:	5,180 SF
STORAGE AREA:	4,793 SF

108'-3"

224.32'

5'-9"

18'-0"

60'-11"

11'-0"

124'-4"

EXISTING PARKING TO REMAIN TYP.

148'-6"

27'-2"

24'-9"

18'-0"

18'-0"

25'-9"

20'-0"

15'-0"

9'-0"

18'-0"

EXISTING PARKING TO REMAIN TYP.

EXISTING DRIVE AISLE

53'-3"

26'-3"

3'-11"

355.76'

EXISTING ENTRY

RESTAURANT ROW LLC
C-2
(NOT A PART)
APN: 138 22 713 005

PROPERTY LINE

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JAN 26 2012
City of Las Vegas
Department of Planning

SCALE:
20 10 0 20

1 SITE PLAN

NORTH

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-9455 • Fax (702) 932-9456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• jamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

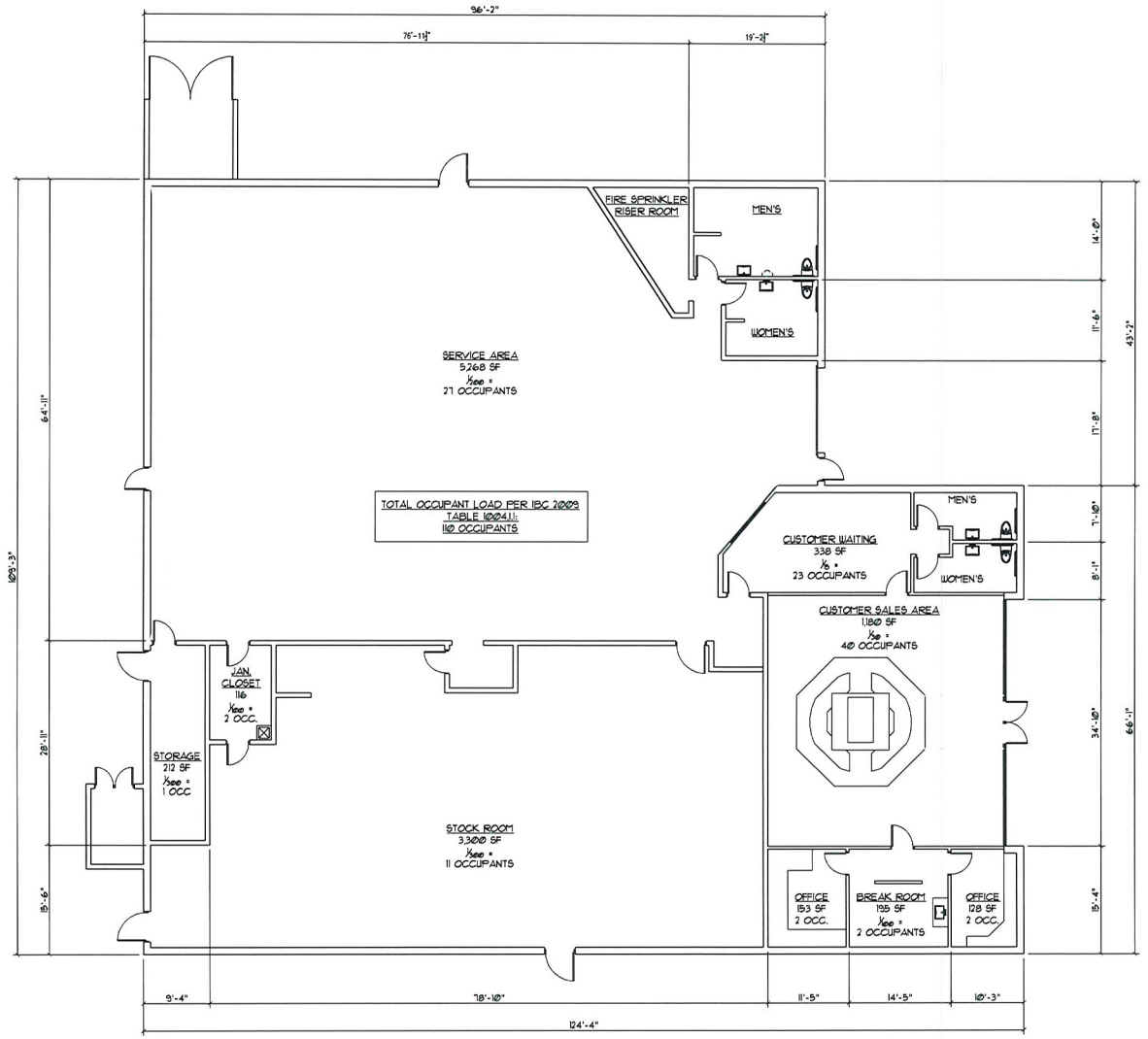
SCALE:
AS NOTED

DATE:
01-25-2012

ISSUED FOR:
CLV APPROVAL

SHEET:
A1.0

SUP-44437



SCALE:

20 10 0 20

1 FLOOR PLAN

NORTH

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

SCALE: AS NOTED

DATE: 01-25-2012

ISSUED FOR: CLV APPROVAL

SHEET:
A2.0

SUP-44437


LANDSCAPING ALONG
RAINBOW (EAST)
NEVADA
STATE
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437


LANDSCAPING - EAST
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437

WEST ELEVATION



RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

SUP-44437


SOUTH ELEVATION
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437


SOUTH ELEVATION
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437

NORTH ELEVATION



RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

SUP-44437


EAST ELEVATION
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437


LANDSCAPING - WEST
- 9 -
RECEIVED
City of
Department of
SUP-44437


LANDSCAPING - SOUTH
NEVADA STATE BANK
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning
SUP-44437

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Frank's Mercedes Service

Project Address (Location) 1931 N. Rainbow Blvd., Las Vegas, Nevada

Project Name Frank's Mercedes Service **Proposed Use** Auto Repair, Minor

Assessor's Parcel #(s) 138-22-713-004 **Ward #** 5 - Barlow

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

Commercial Square Footage 12,173 **Floor Area Ratio** 0.17

Gross Acres 1.61 **Lots/Units** 1 **Density** _____

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PROPERTY OWNER Restaurant Row, LLC **Contact** _____

Address 3333 Beverly Road **Phone:** _____ **Fax:** _____

City Hoffman Estates **State** IL **Zip** 60192-3322

E-mail Address _____

APPLICANT Frank's Mercedes Service **Contact** Francis Scandura

Address 2695 S. Decatur #400 **Phone:** (702) 365-9100 **Fax:** (702) 365-1944

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

E-mail Address benzfxr@hotmail.com

REPRESENTATIVE Reisman Sorokac **Contact** Elizabeth M. Sorokac, Esq.

Address 8965 S. Eastern Avenue, Suite 382 **Phone:** (702) 727-6258 **Fax:** (702) 446-6756

City Las Vegas **State** NV **Zip** 89123

E-mail Address esorokac@rsnvlaw.com

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, manager

Property Owner Signature* _____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 24 day of January, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SVP-44437
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44437** APN: 138-22-713-004

Name of Property Owner: Restaurant Row, LLC

Name of Applicant: Frank's Mercedes Service

Name of Representative: Elizabeth M. Sorokac, Esq.

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: _____

Restaurant Row, LLC
By: Restaurant Row mgmt Co Inc, Manager

Signature of Property Owner: _____

Print Name: Richard Gordon

Subscribed and sworn before me

This 24 day of January, 2012

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

January 25, 2012



Via Facsimile: (702) 474-0352
Flinn Fagg, AICP
Director
City of Las Vegas Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter, Pre-Application***
APN-138-22-713-004 commonly known as 1931 North Rainbow Boulevard, Las Vegas, Nevada 89108 ("Property")
Special Use Permit for Auto Repair Garage, Minor on the Property ("Application")

Dear Flinn:

This office represents Francis M. Scandura, III, the applicant, on the Application. The applicant is the owner of Frank's Mercedes Service. The applicant has been in the repair and service of luxury cars and trucks for more than 21 years and has two other locations in the Las Vegas Valley (one located at 2695 South Decatur Boulevard in Las Vegas and one located at 704 West Sunset Road in Henderson). The applicant is requesting a special use permit to utilize a former Discount Tire Company building located at 1931 North Rainbow Boulevard, Las Vegas, Nevada 89108 as an Auto Repair Garage, Minor.

The Property is planned General Commercial in the Southwest Sector part of the City's General Plan and zoned C-1 (Limited Commercial District). The Property is a total of 1.61 acres and it located along Rainbow, just south of Lake Mead and just off the US-95 Lake Mead/Rainbow exit. The property to the north is planned Service Commercial in the Southwest Sector part of the City's General Plan and zoned C-1 (Limited Commercial District). The

SUP-44437

property to the south is planned Service Commercial in the Southwest Sector part of the City's General Plan and zoned C-2 (General Commercial District). To the west is the US-95 and to the east is Rainbow Boulevard, an 80 foot right-of-way.

The requested special use permit for an Auto Repair Garage, Minor, meets all of the requirements of the Las Vegas Unified Development Code ("LVUDC"). The repairs and service work will be performed within a completely enclosed building. There are no service bays on the building that face public rights-of-way. Cars will enter the building through a single roll up door on the east side of the building and they will exit the building through a single roll up door on the west side of the building. There shall be no used or discarded automotive parts or equipment stored outside of the building. There shall be no outside storage of stock or equipment outside of the building. Although cars that are being serviced may be parked in the Property's parking lot, disabled vehicles, if any, will be stored in the parking spots on the west side of the building which will screen the vehicles from Rainbow Boulevard. No vehicle shall be stored on the Property more than 45 days. The Property is an appropriate location for the requested use as it was previously used for a similar use and it is located along US-95 and Rainbow, which are heavily traveled right-of-ways where such uses should be located.

The building is a total of 12,173 square feet. The maximum building height is 23' 4". The building is painted concrete and cinder block construction with a flat roof. The LVUDC requires five parking spaces, plus one parking space for every 200 square feet of floor space (a total of 66 spaces). There are 88 parking spaces located on the Property, including 3 handicap accessible spots. The parking spaces provided meet and exceed the amount required by the LVUDC.

The Property has existing landscaping along Rainbow Boulevard, which is an attached sidewalk with palm trees, grass and other vegetation. The landscaping along the 95 consists of pine trees, shrubs and green and rock ground cover. There is also landscaping in the parking lot and on the east side of the building where the main entrance to the building is located. The east side landscaping consists of trees and shrubs. All of the landscaping is attractive and well-maintained.

The applicant respectfully requests your consideration and approval of the Application. Please do not hesitate to contact me at (702) 727-6258 (office), (702) 245-5075 (cell) or via email at esorokac@rsnvlaw.com if you have any questions regarding this matter.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

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SUP-44437

SITE INFORMATION:

APN: 138 22 713 004

PROPERTY SIZE: 1.61 ACRES (70,131 SF)
BUILDING GROSS SIZE: 12,173 SF
LOT COVERAGE: 18%

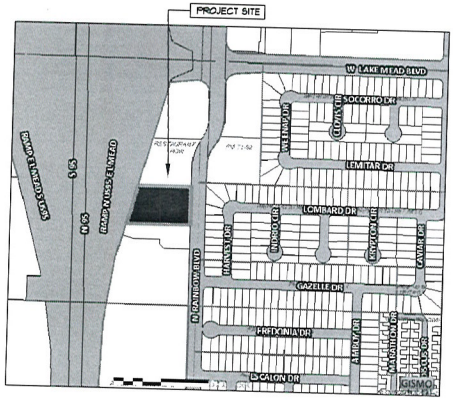
ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
SUBDIVISION: RESTAURANT ROW

PARKING ANALYSIS:

AUTO REPAIR GARAGE, MINOR: 5 SPACES + 1 PER 200 SF

FRANK'S MERCEDES SERVICE: (12,173 SF/200) + 5= 66 SPACES
TOTAL REQUIRED: 66 SPACES
TOTAL PROVIDED: 88 SPACES*

*85 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE + 2 ACCESSIBLE SPACES



2 VICINITY MAP N.T.S.

NORTH

PUBLIC ROW
(NOT A PART)
APN: 138 22 799 003

RESTAURANT ROW LLC
C-1
(NOT A PART)
APN: 138 22 713 003

EXISTING DRIVE AISLE

EXISTING ENTRY

293.70'

PROPERTY LINE

ALL DIMENSIONS EXISTING TO REMAIN

EXISTING ACCESSIBLE ROUTE

54'-6"

28'-0"

18'-0"

9'-0"

6'-2"

TRASH ENCLOSURE

EXISTING SIDEWALK

EXISTING LANDSCAPE

215.56'

NORTH RAINBOW BLVD
(80' PUBLIC ROW)

RESTAURANT ROW LLC
C-1

PROJECT LOCATION
APN: 138 22 713 004

FRANK'S MERCEDES SERVICE

EXISTING BUILDING AREA: 12,173 SF

PUBLIC AREA:	2,200 SF
AUTOMOTIVE AREA:	5,180 SF
STORAGE AREA:	4,793 SF

108'-3"

224.32'

5'-9"

18'-0"

60'-11"

11'-0"

124'-4"

EXISTING PARKING TO REMAIN TYP.

148'-6"

27'-2"

24'-9"

18'-0"

18'-0"

25'-9"

20'-0"

15'-0"

9'-0"

18'-0"

EXISTING PARKING TO REMAIN TYP.

EXISTING DRIVE AISLE

53'-3"

26'-3"

3'-11"

355.76'

EXISTING ENTRY

RESTAURANT ROW LLC
C-2
(NOT A PART)
APN: 138 22 713 005

PROPERTY LINE

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SCALE:
20 10 0 20

1 SITE PLAN

NORTH

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-9455 • Fax (702) 932-9456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• jamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

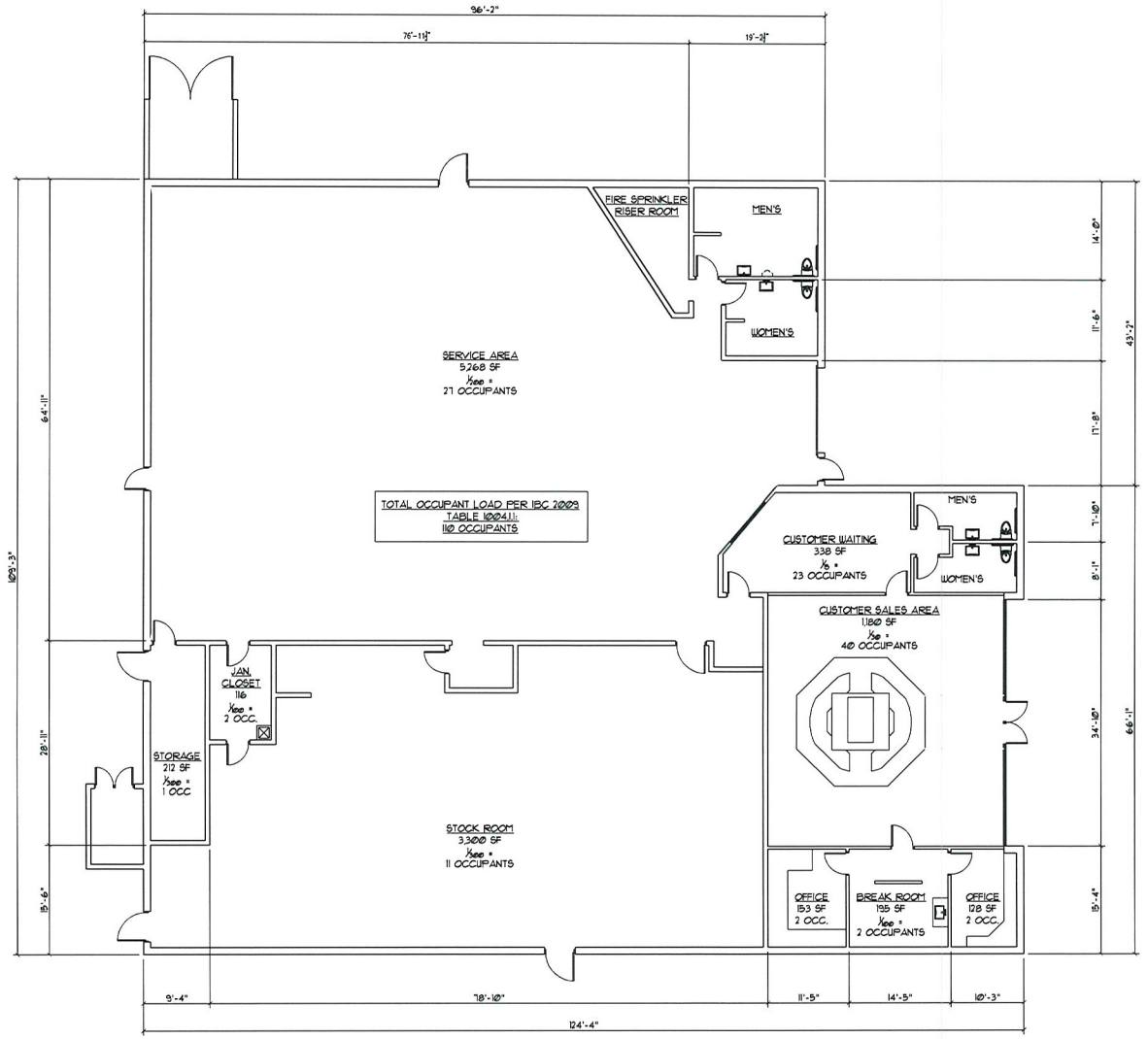
SCALE:
AS NOTED

DATE:
01-25-2012

ISSUED FOR:
CLV APPROVAL

SHEET:
A1.0

SUP-44437



SCALE:

20 10 0 20

1 FLOOR PLAN

NORTH

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gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

SCALE: AS NOTED

DATE: 01-25-2012

ISSUED FOR: CLV APPROVAL

SHEET:
A2.0

SUP-44437


LANDSCAPING ALONG
RAINBOW (EAST)
NEVADA
STATE
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LANDSCAPING - EAST
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City of Las Vegas
Department of Planning
SUP-44437

WEST ELEVATION



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SUP-44437


SOUTH ELEVATION
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SOUTH ELEVATION
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NORTH ELEVATION



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EAST ELEVATION
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LANDSCAPING - WEST
- 9 -
RECEIVED
City of
Department of
SUP-44437


LANDSCAPING - SOUTH
NEVADA STATE BANK
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Department of Planning
SUP-44437

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44443 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BOULEVARD TATTOO - OWNER: GARCES VENTURE, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO 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 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44443** APN: 139-34-311-140

Name of Property Owner: Garces Venture LLC

Name of Applicant: Las Vegas Boulevard Tattoo

Name of Representative: Scott Peterson

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 Finnarb, Mgr.

Subscribed and sworn before me

This 23rd day of January, 2012

Tammie Rankine

Notary Public in and for said County and State

Tammie Rankine

Notary Public State of Florida
Tammie Rankine
My Commission DD780455
Expires 04/20/2012

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Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Boulevard Tattoo

Project Address (Location) 630 S Las Vegas Blvd, Las Vegas, NV 89103

Project Name Las Vegas Boulevard Tattoo **Proposed Use** Tattoo/Piercing

Assessor's Parcel #(s) 139-34-311-140 **Ward #** 3-Coffin

General Plan: existing Office proposed Tattoo **Zoning:** existing C-2 proposed No Change

Commercial Square Footage 2230 sq ft **Floor Area Ratio**

Gross Acres 0.15 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Garces Venture LLC **Contact** (305) 866-7555

Address 1065 Kane Concourse, Suite 201 **Phone:** **Fax:**

City Bay Harbor Island **State** FL **Zip** 33154

E-mail Address

APPLICANT Las Vegas Boulevard Tattoo **Contact** (702) 343-0140

Address 630 S. Las Vegas Blvd. **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89013

E-mail Address

REPRESENTATIVE Scott Petrony **Contact** (702) 343-0140

Address 3001 W. Warm Springs Rd. 423 **Phone:** **Fax:**

City Henderson **State** NV **Zip** 89014

E-mail Address scottpetrony@yahoo.com

Property Owner Signature* [signature]

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

Print Name Robert Finlayson, Mgr

Subscribed and sworn before me

This 23RD day of January, 2012.

Tammie Rankine

Notary Public in and for said County and State

Notary Public State of Florida
Tammie Rankine
My Commission DD780455
Expires 04/20/2012

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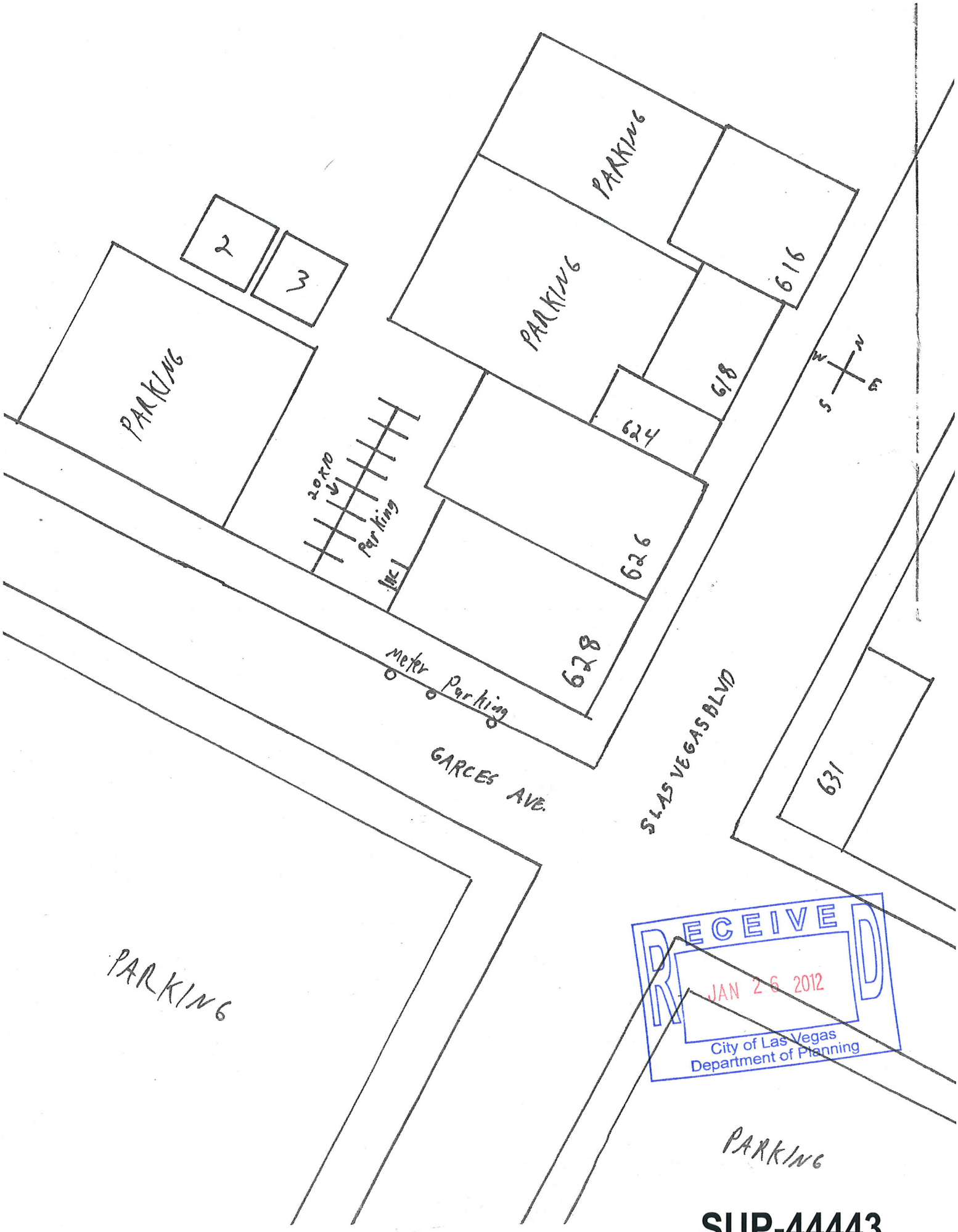
FOR DEPARTMENT USE ONLY

Case #	SUP-44443
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

Revised 10/27/08



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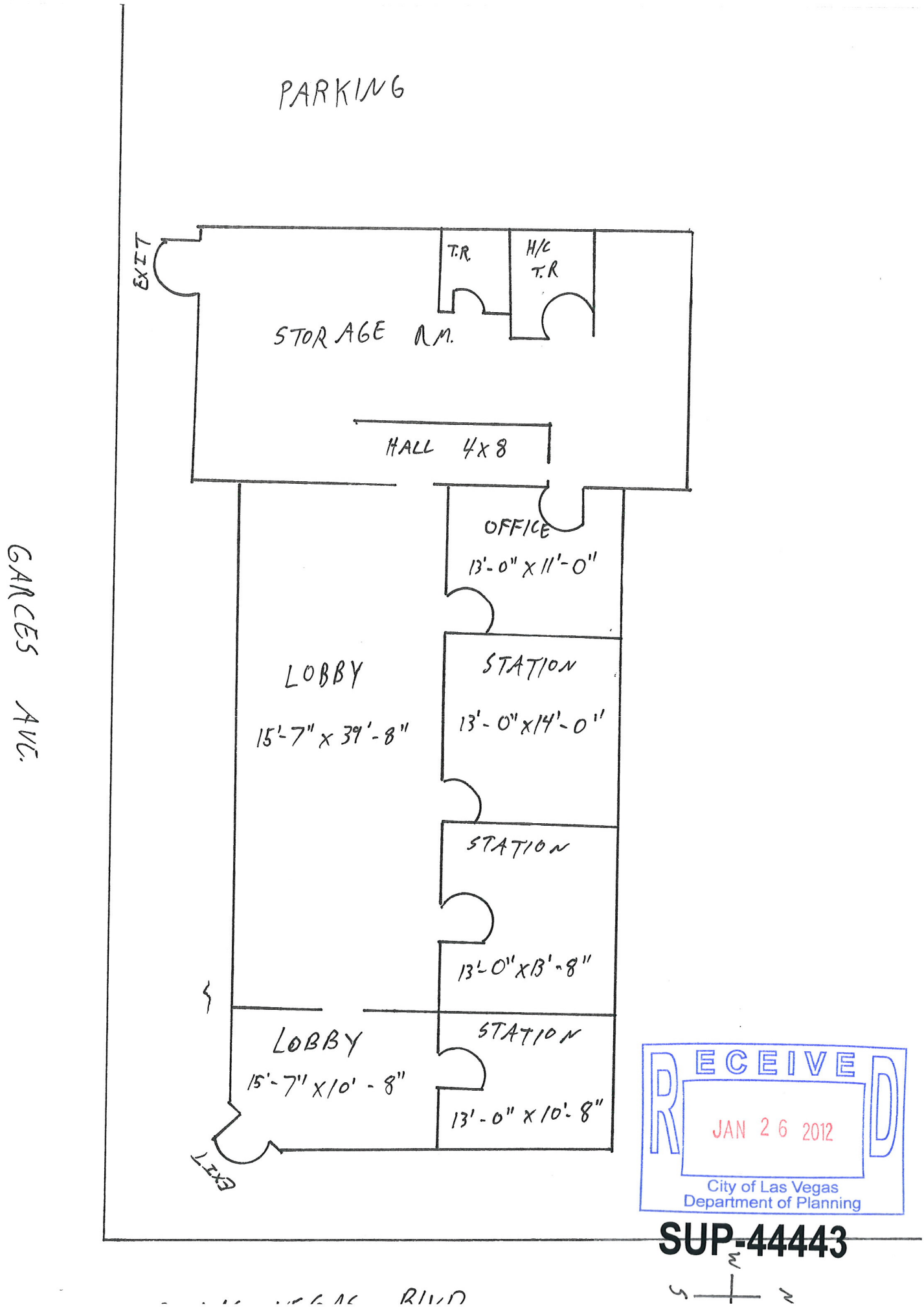
SUP-44443



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Department of Planning

SUP-44443

Justification Letter

We plan to open a tattoo shop, Las Vegas Boulevard Tattoo, at 630 Las Vegas Blvd. S Las Vegas, NV 89013. Our hours of operation are projected to be from 10am to 2am. Within this location we plan on having a clean and friendly environment that is welcoming to all patrons. We will be providing tattoos and piercing and selling merchandise such as jewelry, shirts, hats etc. We are strictly a body art establishment and will not be selling any smoke products.

Our shop is going to be a drug and alcohol free working environment. Any artist found to be under the influence of any substance will be terminated immediately. We will hold high standards of cleanliness throughout according to health department regulations.

With the opening of the shop, we will be able to help give back to the community as well. We plan on teaming up with various charities and donating a percentage of the shops profit to each. We will be working with charities for children, the less fortunate, the U.S. military, breast cancer and so on.

In conclusion, our shop will be clean, classy and well maintained. With internet advertising and other marketing tools, we plan on drawing in not only tourists but also to be able to cater to the locals. Being that tattoo shops are in the top ten percent of business that succeed, we plan on doing what we can to help the city of Las Vegas continue to grow. Thank you for your time.

Sincerely,
Scott Petrony and Ryan Mortensen

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SUP-44443
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 425-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-44439 and SUP-44440
2. Conditions and Staff Report - SUP-44439 and SUP-44440
3. Supporting Documentation
4. Photos - SUP-44439 and SUP-44440
5. Justification Letter - SUP-44439 and SUP-44440

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Auto TT/P

Application/Petition For: Special use permit/Waiver/~~Financial Services Specified~~

Project Address (Location) 2233 Paradise Road, Las Vegas, NV 89104

Project Name Paradise Loan & Gold Center Proposed Use

Assessor's Parcel #(s) 162-03-413-022 Ward # 3-Coffin

General Plan: existing proposed Zoning: existing proposed

Commercial Square Footage 1256 Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information Companion item Jewelery Class III including auto title

PROPERTY OWNER Paradise Plaza, LLC Contact Allen Mescobi

Address 11845 W. Olympic Blvd #1265W Phone: 310 424-3439 Fax: 310 424-3499

City Los Angeles State CA Zip 90064

E-mail Address allen@regroupcorp.com

APPLICANT 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: (702) 545-7515 Fax: (702) 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.com

REPRESENTATIVE 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: (702) 545-7515 Fax: (702) 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.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 Paradise Plaza, LLC / Allen Mescobi

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Please see attached California Jurat
Jean A. Norton
Notary Public
1/25/12

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44439
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

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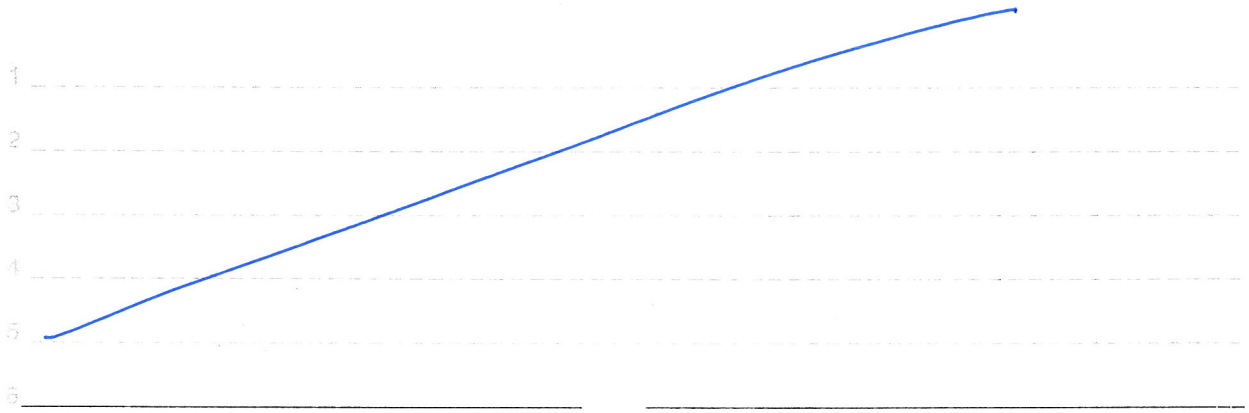
CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

25 (Date) day of January (Month), 20 12 (Year), by

(1) Allan Mescabi (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) n/a (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jean A. Norton (Signature of Notary Public)

JEAN A. NORTON
Commission # 1863295
Notary Public - California
Los Angeles County
My Comm. Expires Aug 30, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Las Vegas Nevada Dept of Planning Application/Petition Form Project: Paradise Lagos gold Ctr #4 special use permit/Jewelry class 3

Document Date: 1/25/12 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

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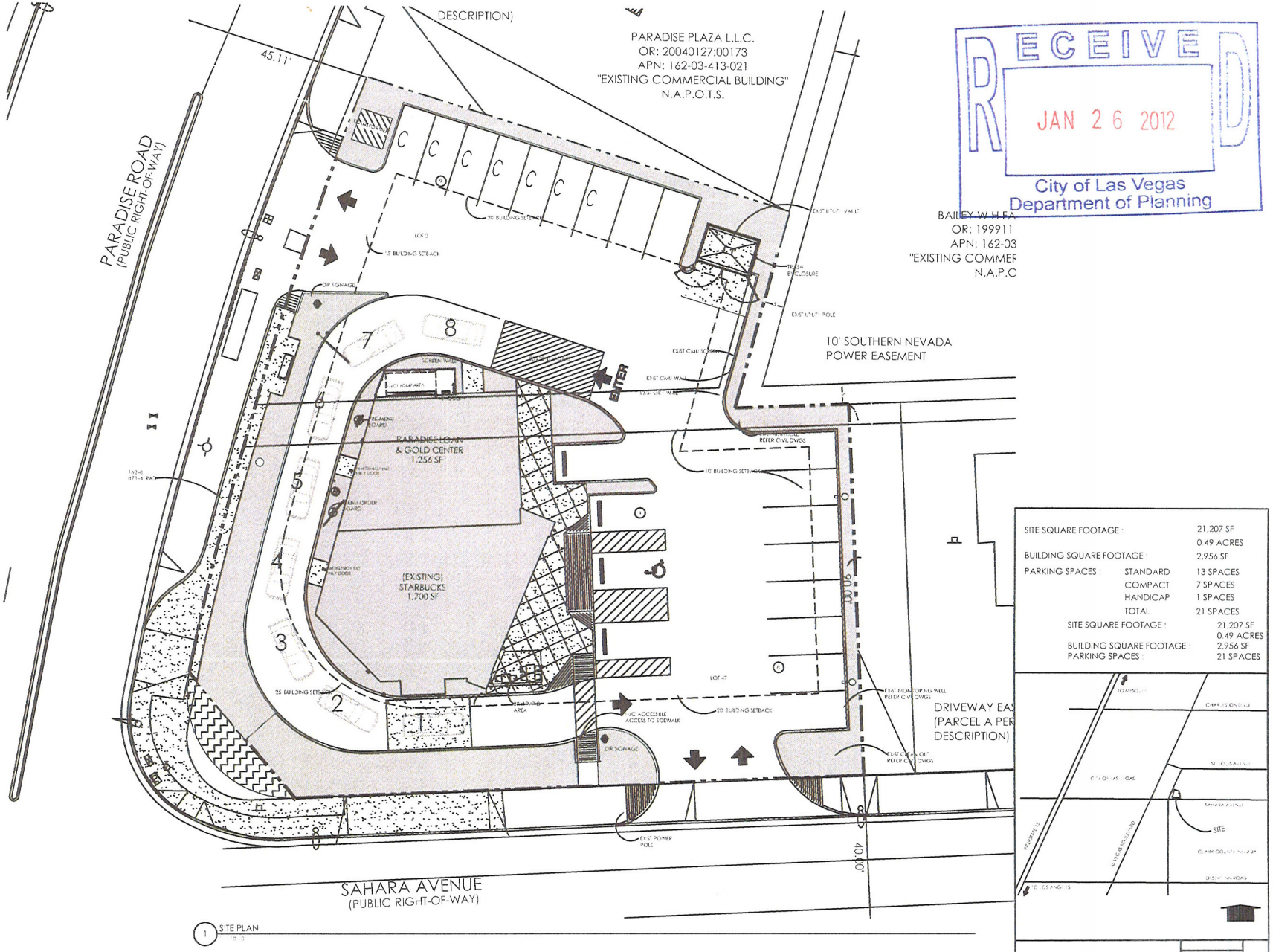
City of Las Vegas
Department of Planning

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827



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City of Las Vegas
Department of Planning

SITE SQUARE FOOTAGE :		21,207 SF
		0.49 ACRES
BUILDING SQUARE FOOTAGE :		2,956 SF
PARKING SPACES :	STANDARD	13 SPACES
	COMPACT	7 SPACES
	HANDICAP	1 SPACES
	TOTAL	21 SPACES

SITE SQUARE FOOTAGE :	21,207 SF 0.49 ACRES
BUILDING SQUARE FOOTAGE :	2,956 SF
PARKING SPACES :	21 SPACES

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REVISIONS

NO	DESCRIPTION	DATE

PROJECT: Paradise Loan & Gold Center
2233 PARADISE ROAD N. LAS VEGAS NV
Phone 702 595 8049

MELISSA SMILEY
LAS VEGAS NV
Phone 702 595 8049

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
820 PEACHY CANYON CIRCLE #203
LAS VEGAS, NV 89144
PH (702) 243-5290 FAX (702) 243-5290
E-MAIL DARYLW1@COX.NET

DATE JAN 16, 2012

DRAWN BY DW
REVIEWED BY DW
SUBMITTAL PLANNING
PROJECT NUMBER 11012

ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-101

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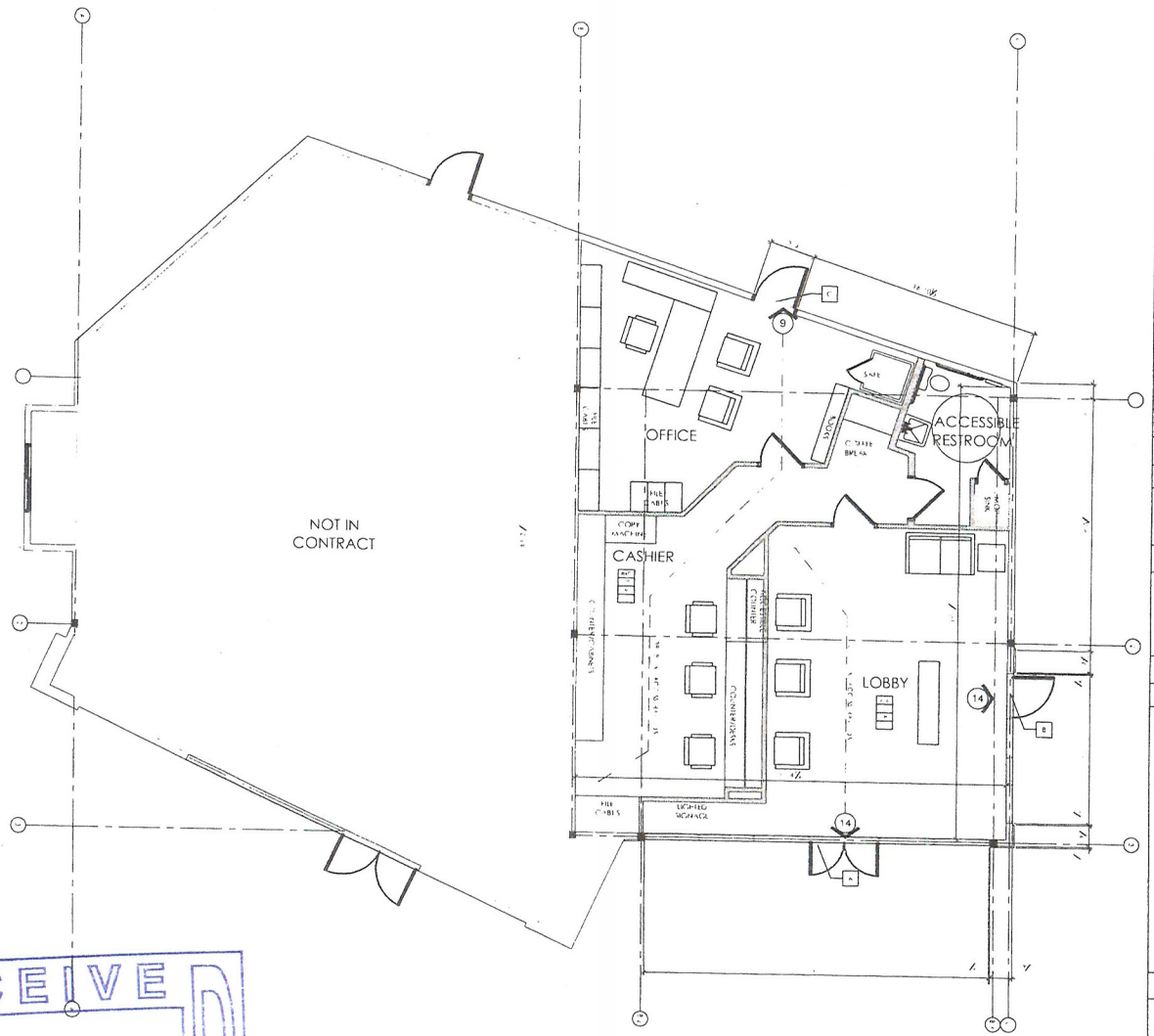
SUP-44439
SUP-44440



1 FLOOR PLAN

EXIT SYM	DOOR WDT REQD	DOOR WDT PROVIDED	NO. OCC	OCC ACTUAL	OCC PER EGRESS WDTH
AREAS					
A	32	80	15	14	44
B	32	36	15	14	44
C	32	36	15	9	44
** MAXIMUM OCC PER DOOR WIDTH PER IBC **					37 OCC

EXIT WIDTH — SCALE: NTS — #
CALCULATION (IBC 2006 TABLE 1005.1)

DISTANCE	TRAVEL DISTANCE REQD	MAX TRAVEL DISTANCE PROVIDED	EXIT SEPARATION REQD	EXIT SEPARATION PROVIDED
BACK OF HOUSE (B)				
FROM ANY POINT TO AN EXIT WIDTH OR 2 EXITS REQD	MAX 75 LF	38.8	N/A	N/A
ASSEMBLY (A-3)				
FROM ANY POINT TO AN EXIT WIDTH OR 2 EXITS REQD	MAX 75 LF	22.10	N/A	16.0

ONE EXIT REQD FOR BOTH AREAS BASED ON TRAVEL DISTANCE PER TABLE 1016.1

TRAVEL DISTANCE — SCALE: NTS — #
SPRINKLERED BUILDING (IBC TABLE 1016.1)

DESCRIPTION

1 HR WALLS TO REMAIN PER SPACE CODE

1/2 HR WALLS — INTERIOR NON-BEARING WALLS TO BE WALL WITH GYP BD ON BOTH SIDES OF WALL TO MATCH ADJACENT WALLS

WALL TYPES — SCALE: NTS — #

1. DOOR AND WINDOW DIMENSIONS ARE GIVEN FROM SPACE OR FRAME WALL OPENING
2. DIMENSIONS ARE FACE OF STUD CLASS UNLESS NOTED OTHERWISE
3. DOOR OPENINGS NEXT TO WALLS ARE TO BE INSTALLED 4" FROM INTERSECTING EDGE OF DOOR
4. ALL DOOR OPENINGS ARE FRAMED OPENINGS AND SHALL BE DIMENSIONED FROM STUD TO BE ENTERED AT OPENING
5. VERIFY ALL WALL FINISHES AND BASE SELECTIONS WITH OWNER

NOTES — PLAN — SCALE: NTS — #

SYMBOL	DESCRIPTION
	NEW DOOR IN NEW WALL
	EXISTING DOOR IN EXISTING WALL FRAMING TO REMAIN
	ROOM AREA SF OCCUPANT LOAD FACTOR OCCUPANT LOAD NUMBER OF EXITS REQUIRED
XX	= OF OCCUPANTS AND DIRECTION OF EXIT PATH

SYMBOL	DESCRIPTION
	TO CASE ELECTRICAL AND DATA PANELS
	CLEAR WDTH CABINET ATTACHED DOOR

LEGEND — PLAN — SCALE: NTS — #

FUNCTION OF SPACE	FLOOR AREA IN SQ FT PER OCCUPANT	SQ FT OF FLOOR AREA FOR FUNCTION	OCCUPANT LOADS PER FUNCTION
BUSINESS AREAS	2 (GROSS)	44 SF	1 OCCUPANTS
ASSEMBLY W/ OUT FIXED SEATS UNCONCENTRATED (TABLE 1004.1.1 A3)	NONE	44 SF	1 OCCUPANTS
		TOTAL	2 OCCUPANTS

WALL DESIGN PER TABLE 721.1(3) AND SPECIFIC TEST REPORTS

OCCUPANT LOAD NOTES — AREA CALCULATIONS PER IBC TABLE 1004.1.1 — SCALE: NTS — #

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SUP-44439
SUP-44440

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REVISIONS

NO	DESCRIPTION	DATE

PROJECT
Paradise Loan & Gold Center
2233 PARADISE ROAD N LAS VEGAS NV
Phone 702 595 8049

MELISSA SMILEY
LAS VEGAS NV
Phone 702 595 8049

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
820 PEACHY CANYON CIRCLE #203
LAS VEGAS NV 89144
PH (702) 250 5503 FAX (702) 243-5281
E MAIL DARYLW1@COX.NET

DATE JAN 16 2012

DRAWN BY DW
REVIEWED BY DW
SUBMITTAL PLANNING
PROJECT NUMBER 11012

FLOOR PLAN

SHEET NUMBER
A-201

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LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

January 25, 2012

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

Re: Use Permit with waivers for ~~Financial Institution, Specified.~~ Auto title 2233 Paradise Road #110

Dear Sir/Madam;

Please consider this request made by Paradise Loan and Gold Center to establish a ~~Financial Institution~~ Auto title, Specified at the above listed location.

The property was constructed in 2008 as a stand-alone building at the north east corner of the Sahara and Paradise intersection. It is well designed, maintained and landscaped. The only building on the property is a commercial duplex. Currently one tenant operates as a restaurant (coffee) with drive through service. The remaining suite (#110) has never been occupied.

The applicant requests permission to issue deferred loans, cash checks and issue auto title loans. Reselling items (e.g. "pawning") is not requested on this site.

In order to operate a ~~Financial Institute, Specified~~ Auto Title, the following waivers must be approved:

A) **Waiver of minimum floor area**: This use requires a minimum floor area of 1,500 SF. The unused portion of the subject building totals 1,296 SF. Although building's remaining leasable space is deficient by 204 SF the shape of the unit allows for a functional and attractive layout. Windows and doorways on two sides of the unit allow for a well lit, comfortable lobby with couches, desks and a counter with room for three tellers. The restroom is easily accessible to the clientele as well. As this space has never been occupied, the tenant improvements will ensure a completely new and attractive appearance.

B) **Waiver of distance separation:** There are two other businesses within a 1,000 foot vicinity that partially overlap the proposed services of this applicant. First, John's Loans & Jewelry is located in the shopping center to the north of Paradise Road (i.e. 100 foot separation). This business is a compilation of various services including auto title loans. Auto title loans is the only service offered by both establishments. Second, Star Loan Center has a similar business plan. Star Loan is located 900 feet east of the subject site.

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SUP-44439
SUP-44440

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The three establishments can co-exist without the appearance of over-saturation of the area. All businesses were permitted at a time when Title 19 limited signage, prohibited attention-getting devices and administered the color scheme of the building and signage. As a result, all three of these businesses are visually compatible and well integrated into the buildings they occupy as well as the surrounding area.

The operations will take place between 8:00 AM and 7:00 PM Monday through Saturday. Sunday will have reduced hours. Typically, two employees will be on-site. The applicant agrees to follow all guidelines for signage and window text.

Please note that this request is accompanied by a request for a Jewelry Store Class III to operate concurrently on the premises.

Please phone me at 598-1408 if you have concerns or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown



SUP-44439
SUP-44440

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit/Jewelery Class III

Project Address (Location) 2233 Paradise Road, Las Vegas, NV 89104

Project Name Paradise Loan & Gold Center Proposed Use

Assessor's Parcel #(s) 162-03-413-022 Ward # 3-Coffin

General Plan: existing proposed Zoning: existing proposed

Commercial Square Footage 1256 Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information Companion item Financial Services Specified

PROPERTY OWNER Paradise Plaza, LLC Contact Allen Mescobi

Address 11845 W. Olympic Blvd #1265W Phone: 310 424-3439 Fax: 310 424-3499

City Los Angeles State CA Zip 90064

E-mail Address allen@regroupcorp.com

APPLICANT 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: 702 545-7515 Fax: 702 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.com

REPRESENTATIVE 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: 702 545-7515 Fax: 702 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.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 Paradise Plaza, LLC/ Allen Mescobi

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Please see attached Jurat
Jean A. Norton
Notary Public
1/25/12

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44460
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	JFmd

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

25 (Date) day of January (Month), 20 12 (Year), by

(1) Aller Mescobi (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) n/a (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jean A. Norton (Signature of Notary Public)

JEAN A. NORTON
Commission # 1863295
Notary Public - California
Los Angeles County
My Comm. Expires Aug 30, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Las Vegas Nevada Dept. of Planning Application / Petition Form Project Paradise Court Gold Ctr. #

Document Date: 1/25/12 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Special Use permit / Waiver / financial Service

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

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City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AK, INC. - OWNER: 7-ELEVEN, INC. - For possible action on a request for a Special Use Permit FOR AN XXXX SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING CONVENIENCE STORE at 1705 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44448** APN: 162-03-310-001

Name of Property Owner: 7-Eleven, Inc.

Name of Applicant: AK, Incorporated

Name of Representative: Fennemore Craig, P.C

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: Christopher A Beyer

Print Name: Christopher A. Beyer

Subscribed and sworn before me

This 24 day of Jan, 2012.

Davis Co. Utah.

Notary Public in and for said County and State

Cheryl Britten

CHERYL BRITTEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #609171
COMM. EXP. 06-15-2015

Revised 11-14-06

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

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Department of Planning

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AK, Incorporated

Project Address (Location) 1705 S. Las Vegas Blvd., Las Vegas, NV 89104

Project Name 7-Eleven Store #25586 **Proposed Use** Retail Establishment, with Accessory Package Liquor Off-Sale

Assessor's Parcel #(s) 162-03-310-001 **Ward #** 3 - Coffin

General Plan: existing C **proposed** No Change **Zoning: existing** C-2 **proposed** No Change

Commercial Square Footage approx. 2,640 square feet **Floor Area Ratio**

Gross Acres 0.48 Acres **Lots/Units** n/a **Density** n/a

Additional Information Special Use Permit to add an accessory package liquor off-sale use to an existing retail establishment.

PROPERTY OWNER 7-Eleven, Inc. **Contact** Chris Beyer

Address P.O. Box 711 **Phone:** (801) 349-9792 **Fax:** n/a

City Dallas **State** Texas **Zip** 75221-0711

E-mail Address Chris.Beyer@7-11.com

APPLICANT AK, Incorporated **Contact** Aman Singh

Address 1309 Rainy Sky Ave. **Phone:** (714) 396-1003 **Fax:** n/a

City N. Las Vegas **State** Nevada **Zip** 89030

E-mail Address amansingh79@gmail.com

REPRESENTATIVE Fennemore Craig, P.C. **Contact** Mark Hawkins, Esq.

Address 300 S. Fourth Street, Suite 1400 **Phone:** 702-692-8000 **Fax:** 702-692-8099

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address mhawkins@fclaw.com

Property Owner Signature* Christopher A Beyer

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

Print Name Christopher A. Beyer

Subscribed and sworn before me

This 24 day of Jan, 20 12.

Cheryl Britten

Notary Public in and for said County and State Davis Co, Utah.

CHERYL BRITTEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #609171
COMM. EXP. 06-15-2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44448
Meeting Date:	3-13-12 PC
Total Fee:	$1,280
Date Received:*	1-26-12
Received By:	

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

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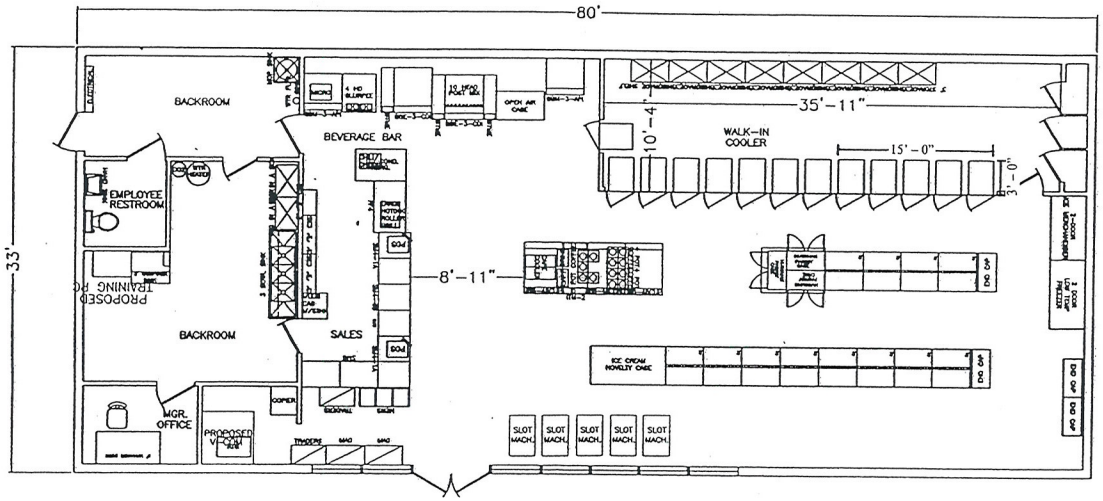
Department of Planning

Revised 10/27/08



N

7-ELEVEN
STORE #25586
1705 LAS VEGAS BLVD
LAS VEGAS, NV 89104-1301

Revisions	
Verify By	J.WIMMER
Drawn	M.PHASON
Scale	1/8"=1'-0"
Date	10/31/2002
Sheet	1 of 1
	ROYSTON
Drawing Number	25586FP

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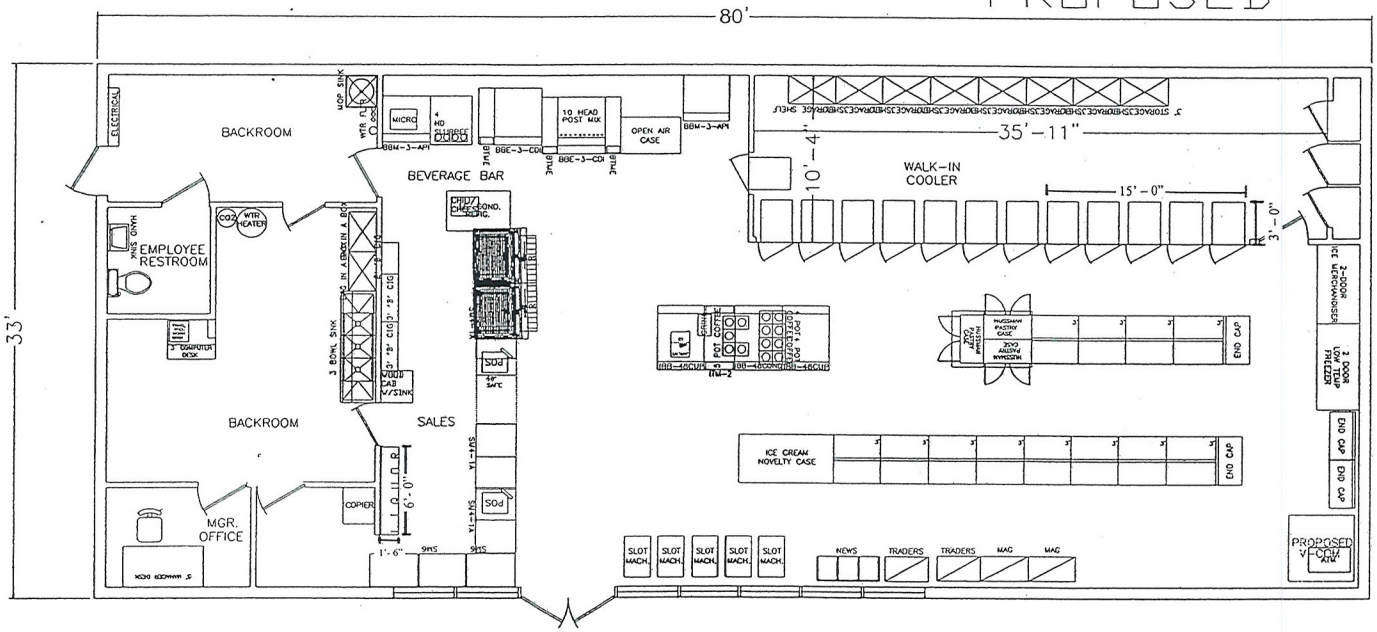
City of Las Vegas
Department of Planning

PROPOSED



N

7-ELEVEN
STORE #25586
1705 LAS VEGAS BLVD
LAS VEGAS, NV 89104-1301

Revision: 1/26/2004 J. ROGERS

Verify By	J.WIMMER
Drawn	M.PHASON
Scale	1/8"=1'-0"
Date	10/31/2002
Sheet	1 of 1
	ROYSTON
Drawing Number	25586FP

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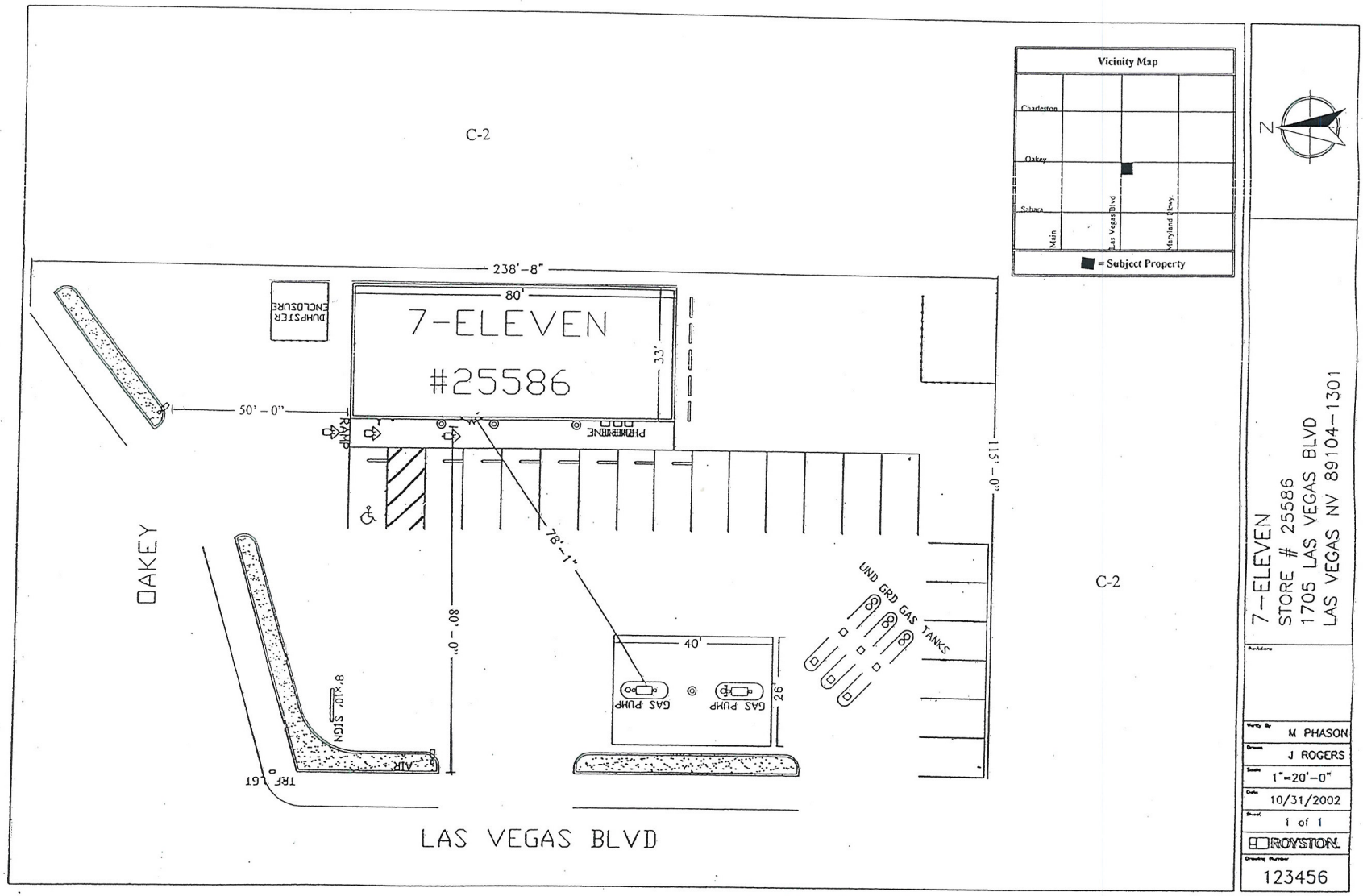

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Department of Planning

SUP-44448

FENNEMORE CRAIG, P.C.

Suite 1400 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101
(702) 692-8000

Mark Hawkins
Direct Phone: (702) 692-8012
Direct Fax: (702) 692-8072
mhawkins@fclaw.com

Law Offices
Phoenix (602) 916-5000
Tucson (520) 879-6800
Nogales (520) 281-3480
Las Vegas (702) 692-8000
Denver (303) 291-3200

January 26, 2012

BY HAND DELIVERY

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

Re: Special Use Permit – Accessory Package Liquor Off-Sale

To Whom It May Concern:

Please be advised that this law firm represents AK, Incorporated, a Nevada corporation (the "Applicant"), with regard to its request for a Special Use Permit to allow an Accessory Package Liquor Off-Sale use (the "Proposed Use") within an existing 2,640 square-foot convenience store located at 1705 S. Las Vegas Blvd., Las Vegas, NV (the "Property"). The Property is located within a C-2 (General Commercial) zoning district, which allows and permits the sale of accessory liquor with the approval of a Special Use Permit.

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

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

- The Proposed Use can be conducted in a manner that is harmonious with the neighborhood because it conforms to the standard conditions and requirements as set-forth by the Code. In particular, the Proposed Use will, at all times, be ancillary to the retail use and less than ten percent (10%) of the retail floor space will be allocated for the display or merchandising of alcoholic beverages. Furthermore, there are no protected uses (churches, synagogues, schools, child care facilities licensed for more than 12 children, or City parks) within 400 feet of the Proposed Use. For the reasons stated above, we believe the proposed land use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses.

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

- The Proposed Use will be located within an existing retail establishment, which is physically suitable for the type and intensity of the land use proposed. It is important to note that the area designated for the proposed accessory package liquor will be less than ten percent (10%) of the retail square footage and will, at all times, be located behind the payment counter. As a result, only employees of the retail establishment will have access to the package liquor products. If this request is approved, the Applicant will extend the length of the payment counter in a manner that would fully restrict the public's access to the package liquor products. *See* proposed floor plan attached to this request.

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

- The Property has access to both Las Vegas Boulevard and Oakey Boulevard, which are of sufficient size to accommodate the Proposed Use. Furthermore, the Proposed Use does not create any additional parking requirements.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

- As with any use, the Proposed Use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety and general welfare. Unlike On-Sale liquor establishments where the alcoholic beverages are purchased and consumed on-premises, the Proposed Use is an off-sale use where the alcoholic beverages are purchased on-premises but consumed off-premises. The off-sale use is an additional safeguard to protect the public health, safety and general welfare.

5. The use meets all of the applicable conditions per Title 19 of the Code.

- As previously indicated, the Proposed Use meets all the applicable conditions and requirements as set forth by Title 19 of the Code.

Based upon the foregoing, we hereby respectfully request your approval of the Applicant's request for a Special Use Permit to allow an Accessory Package Liquor Off-Sale use within an existing retail establishment located upon the Property.

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

Sincerely,

FENNEMORE CRAIG, P.C.

Mark Hawkins

MHAW/jjd

6646909.1/028670.0002

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City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SDR-44434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-39117) TO ADD THREE-STORY MODEL HOME PLANS ON 90 UNDEVELOPED LOTS WITHIN AN APPROVED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a 4.81-acre portion of 30.00 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-175 through 190; 218 through 223; 230 through 236; 256 through 262; 282 through 299; 330 through 361 and 368 through 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Planning Commission Approval Letter for SDR-39117
7. Hillside Homeowners Association Architectural review Committee Approval Letter
7. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44434 APN: Please see attached

Name of Property Owner: R B Hillside LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada, Jason Kepple

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: _____

RB HILLSIDE, LLC

Signature of Property Owner: _____

Print Name: MATTHEW RUEHSE

CHIEF OPERATING OFFICER

Subscribed and sworn before me

This 24 day of January, 2012

_____

Notary Public in and for said County and State

MARIA P DE AGUIRRE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 128595
Bonded Through National Notary Assn

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

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City of Las Vegas
Department of Planning

Hillside Parcel Numbers:

APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan/Floor Plan Amendment

Project Address (Location) SW corner Alexander Rd/ CC 215

Project Name Hillside **Proposed Use** SFR

Assessor's Parcel #(s) Please see attached **Ward #** 4

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

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

Gross Acres 30 **Lots/Units** 90 **Density** 12 Du/Ac

Additional Information SDR-39117 & SDR-8635

PROPERTY OWNER R B Hillside L L C **Contact**

Address 97 Hill Road **Phone:** (415) 435-3201 **Fax:** (415) 789-5274

City Tiburon **State** CA **Zip** 94920

E-mail Address

APPLICANT Ryland Homes Nevada LLC **Contact** Robyn Hogan

Address 8925 W. Russel Rd. **Phone:** (702) 360-7513 **Fax:** (702) 360-7505

City Las Vegas **State** NV **Zip** 89148

E-mail Address rhogan@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 525-6166 **Fax:** (702) 362-2597

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

E-mail Address Jasonk@vtnnv.com

RB HILLSIDE, LLC

Property Owner Signature* _____

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

Print Name MARCUS BUELLOSSE, CHIEF OPERATING OFFICER

Subscribed and sworn before me

This 24 day of January, 2012.

_____

Notary Public in and for said County and State

MARIA P. DE AGUIRRE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 128595
Bonded Through National Notary Assn.

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JAN 26 2012
Revised 10/27/08
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

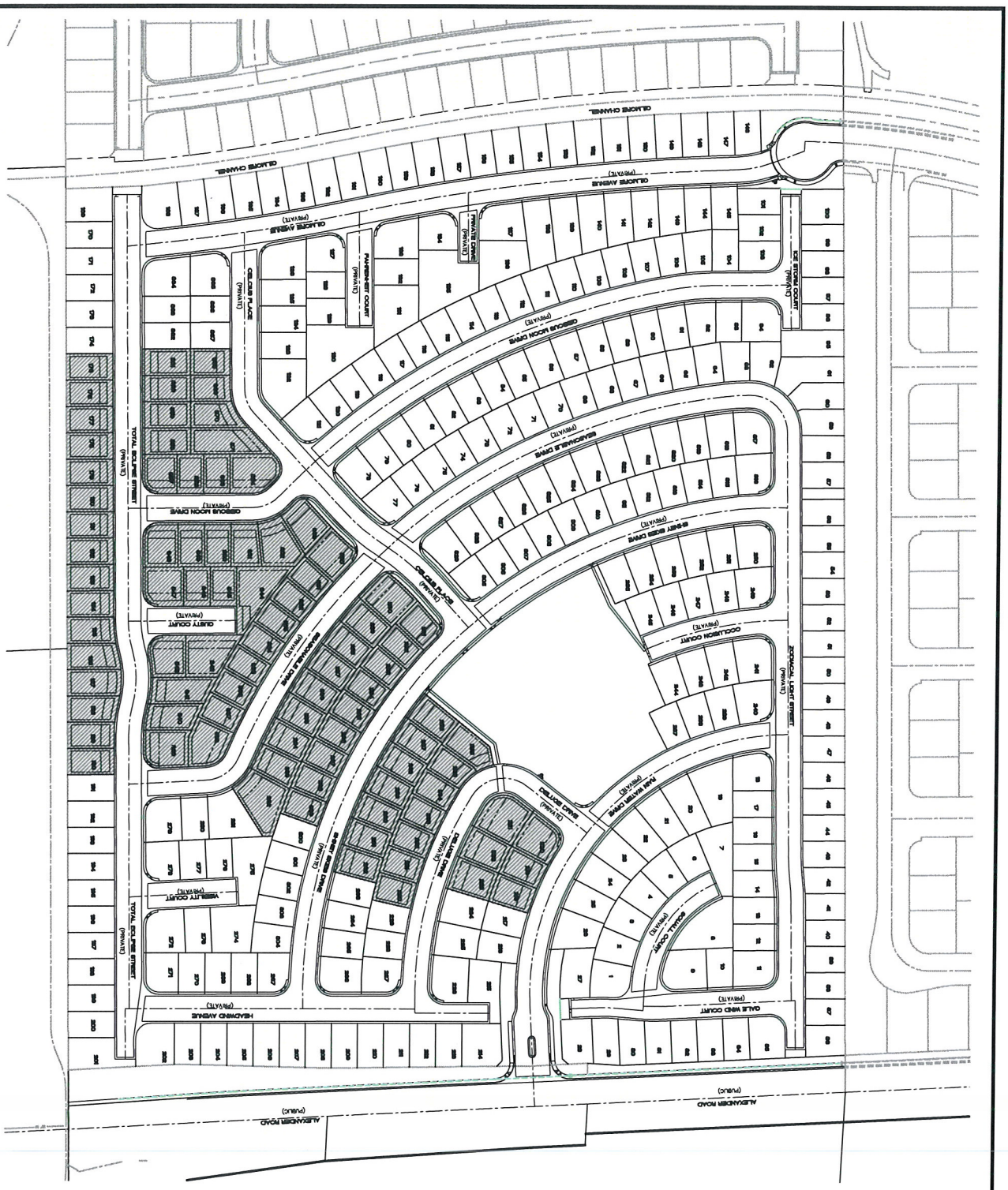
Case #	SDR-44434
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	JFmel

*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.

Hillside Parcel Numbers:

APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning



OWNER
RB HILLSIDE, LLC

SITE
DEVELOPMENT AREA = 30 ACRES
PURCHASED 90 LOT AREA = 4.81 ACRES

LEGEND
LOTS TO BE PURCHASED

GRAPHIC SCALE
1" = 60'

NORTH

VICINITY MAP
NOT TO SCALE



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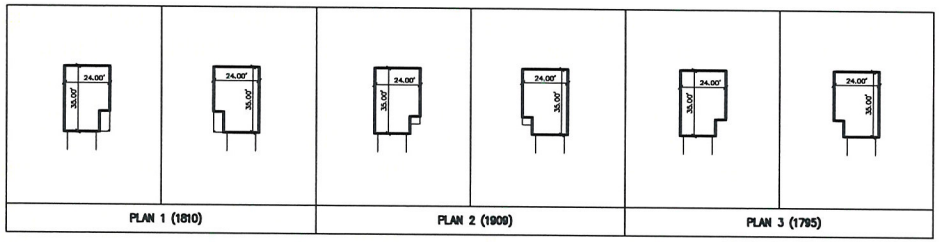
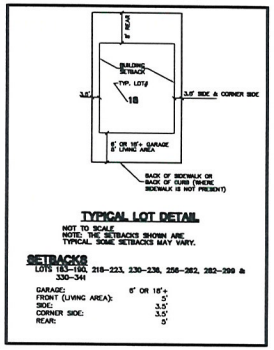
SDR-44434

SHEET 1 OF 1 SHEETS DRAWING NO.	DRAWN BY: DMO JAN 2012 DESIGNED BY: CHECKED BY: AY JAN 2012 PROJECT NO: SCALE: 1"=60' HORZ. N/A VERT.	SITE PLAN ALEXANDER / 215	RB HILLSIDE, LLC CLARK COUNTY 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ◆ PLANNERS ◆ LAND SURVEYORS	7 6 5 4 3 2 1 REV. DATE BY REVISION



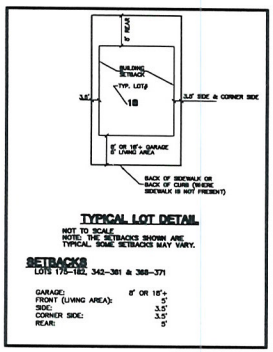
FOOTPRINTS
SCALE: 1"=30'



TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS
LOTS 183–190, 218–223, 230–238, 256–262, 282–290 & 330–341

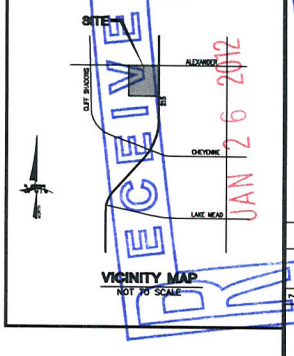
	6' OR 18'+
GARAGE: FRONT (LIVING AREA):	5'
SIDE:	3.5'
CORNER SIDE:	3.5'
REAR:	0'



TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS
LOTS 175–182, 342–361 & 368–371

	8' OR 18'+
GARAGE: FRONT (LIVING AREA):	5'
SIDE:	3.5'
CORNER SIDE:	3.5'
REAR:	0'



VICINITY MAP
NOT TO SCALE

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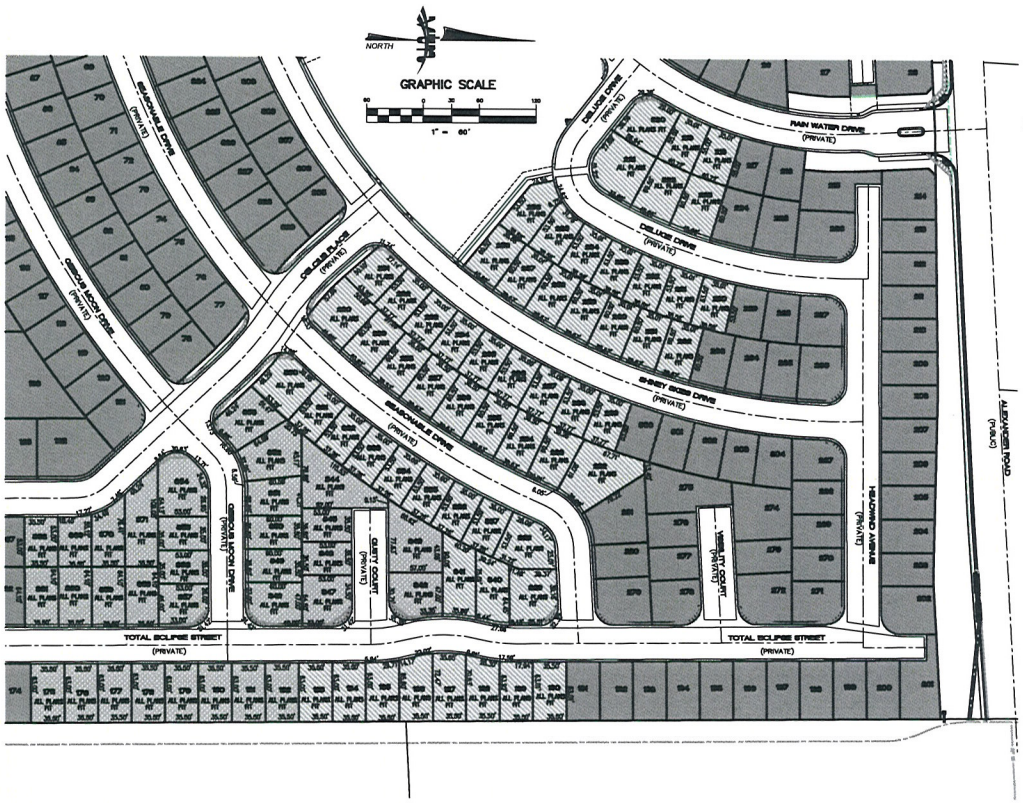
NOTES
1. HOMES MAY REQUIRE MULTIPLE STEPS IN THE GARAGE TO MEET DRIVEWAY SLOPE CRITERIA. DRIVEWAY SLOPES ARE NOT ANALYZED WITH THE LOT FIT.



LEGEND
- X — INDICATES PLAN FITS
- (C) — INDICATES CORNER LOT
- LOTS NOT A PART
- LOTS W/ 6' OR 18'+ GARAGE SETBACK PER SDR 39117 EXHIBIT BY THOMASON CONSULTING ENGINEERS
- LOTS W/ 8' OR 18'+ GARAGE SETBACK PER SDR 39117 EXHIBIT BY THOMASON CONSULTING ENGINEERS

LOTS W/ 6' OR 18'+ GARAGE SETBACKS			
LOT	PLAN 1 (1810)	PLAN 2 (1909)	PLAN 3 (1795)
183	X	X	X
184	X	X	X
185	X	X	X
186	X	X	X
187	X	X	X
188	X	X	X
189	X	X	X
190	X	X	X
218	X	X	X
219	X	X	X
220 (C)	X	X	X
221 (C)	X	X	X
222	X	X	X
223	X	X	X
230	X	X	X
231	X	X	X
232	X	X	X
233	X	X	X
234	X	X	X
235	X	X	X
236	X	X	X
256	X	X	X
257	X	X	X
258	X	X	X
259	X	X	X
260	X	X	X
261	X	X	X
262	X	X	X
282	X	X	X
283	X	X	X
284	X	X	X
285	X	X	X
286	X	X	X
287	X	X	X
288	X	X	X
289	X	X	X
290 (C)	X	X	X
291 (C)	X	X	X
292	X	X	X
293	X	X	X
294	X	X	X
295	X	X	X
296	X	X	X
297	X	X	X
298	X	X	X
299	X	X	X
330 (C)	X	X	X
331	X	X	X
332	X	X	X
333	X	X	X
334	X	X	X
335	X	X	X
336	X	X	X
337	X	X	X
338 (C)	X	X	X
339 (C)	X	X	X
340	X	X	X
341	X	X	X

LOTS W/ 8' OR 18'+ GARAGE SETBACKS			
LOT	PLAN 1 (1810)	PLAN 2 (1909)	PLAN 3 (1795)
175	X	X	X
176	X	X	X
177	X	X	X
178	X	X	X
179	X	X	X
180	X	X	X
181	X	X	X
182	X	X	X
342 (C)	X	X	X
343	X	X	X
344	X	X	X
345	X	X	X
346	X	X	X
347 (C)	X	X	X
348 (C)	X	X	X
349	X	X	X
350	X	X	X
351	X	X	X
352	X	X	X
353 (C)	X	X	X
354 (C)	X	X	X
355	X	X	X
356	X	X	X
357 (C)	X	X	X
358	X	X	X
359	X	X	X
360	X	X	X
361	X	X	X
368	X	X	X
369	X	X	X
370	X	X	X
371	X	X	X

CITY OF LAS VEGAS

NO.	DATE	BY	REVISION
8			
7			
6			
5			
4			
3			
2			
1			

RB HILLSIDE, LLC
17 HILL ROAD
SCITUATE, MA 02060
(617) 439-3301

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2987 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ◆ PLANNERS ◆ LAND SURVEYORS

LOT FIT ANALYSIS

HILLSIDE

DRAWN BY: DMD — JAN 2012
DESIGNED BY: — JAN 2012
CHECKED BY: AT — JAN 2012
PROJECT NO: 7422 — SCALE: 1"=60' HORIZ. N/A VERT.

SHEET LF1
1 OF 1 SHEETS
DRAWING NO.

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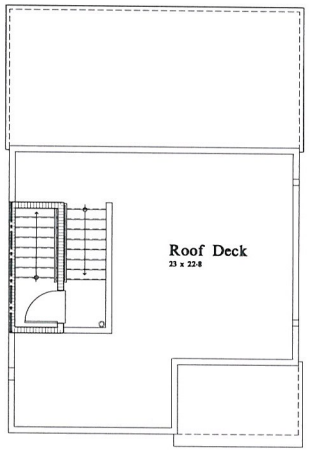
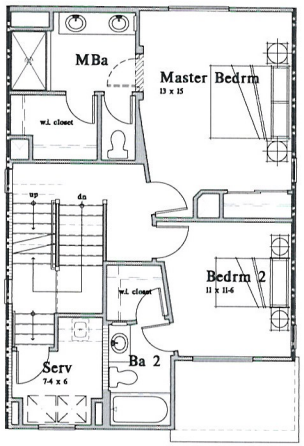
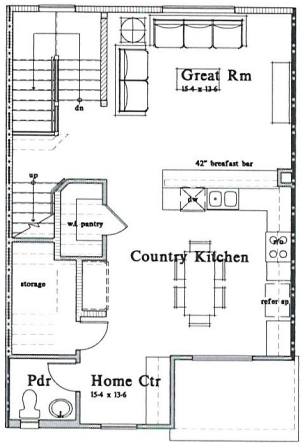


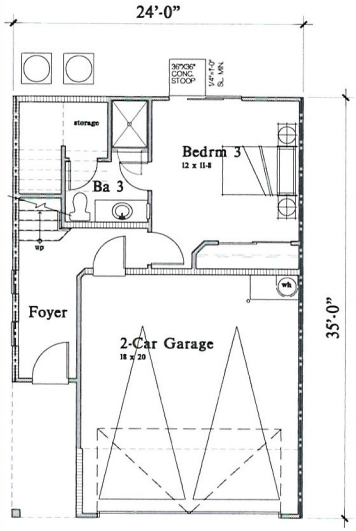
Roof Plan 1A
Roof Deck Area: 360 sqft



Third Floor Plan 1A
Third Floor: 716 sqft Total: 1,810 sqft



Second Floor Plan 1A
Second Floor: 690 sqft Total: 1,810 sqft



First Floor Plan 1A
First Floor: 404 sqft Total: 1,810 sqft

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

HILLSIDE

RYLAND HOMES

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CONCEPTUAL FLOOR PLAN 1

A1.0

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0406 DATE 11.17.2011

Architecture+Planning
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Irvine, CA 92614
949.851.2133
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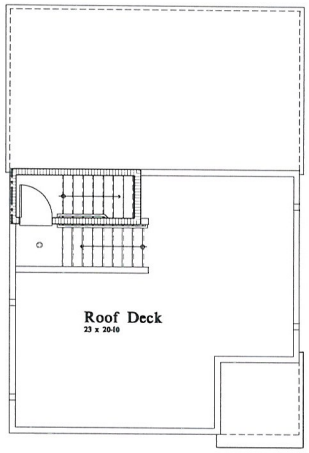
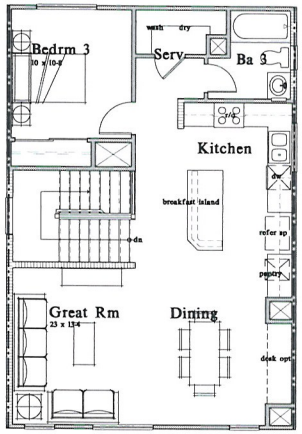
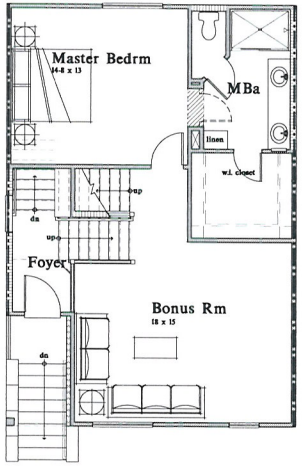


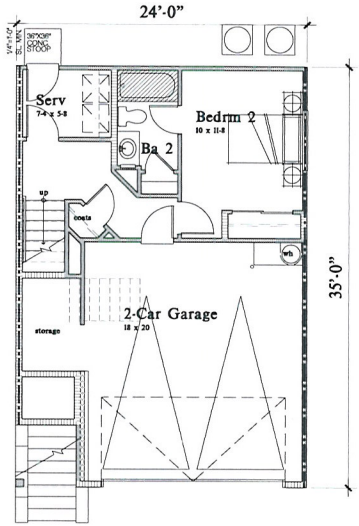
Roof Plan 2A
Roof Deck Area: 352 sqft



Third Floor Plan 2A
Third Floor: 767 sqft Total: 1,909 sqft



Second Floor Plan 2A
Second Floor: 777 sqft Total: 1,909 sqft



First Floor Plan 2A
First Floor: 365 sqft Total: 1,909 sqft

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Scale: $\frac{1}{4}$" = 1'-0"

HILLSIDE

RYLAND HOMES

CONCEPTUAL FLOOR PLAN 2

A2.0

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City of Las Vegas, NV
KTGY JOB #: 2011-0406 DATE 11.17.2011

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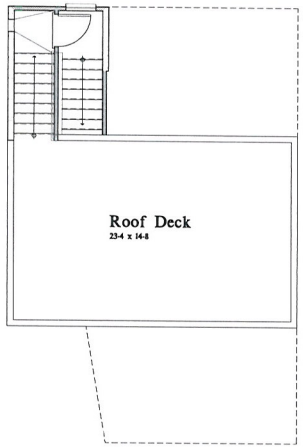
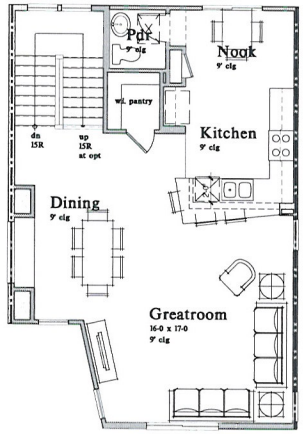
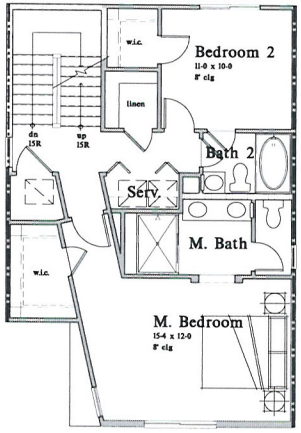


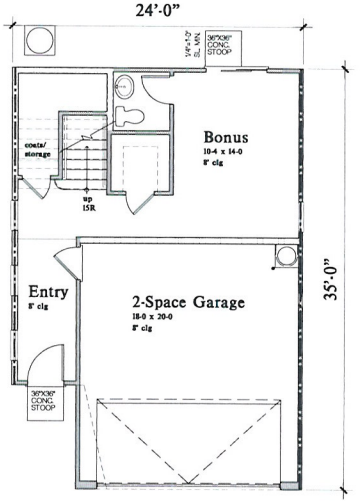
Roof Deck Plan 3
Roof Deck: 337 sq ft Total Floor: sq ft



Third Floor Plan 3
Third Floor: 677 sq ft Total Floor: 1,795 sq ft



Second Floor Plan 3
Second Floor: 758 sq ft Total Floor: 1,795 sq ft



First Floor Plan 3
First Floor: 395 sq ft Total Floor: 1,795 sq ft

Scale: $\frac{1}{4}$" = 1'-0"

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CONCEPTUAL FLOOR PLAN 3

A3.0

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City of Las Vegas, NV
KTGY JOB #: 2011-0404 DATE 01.17.2011

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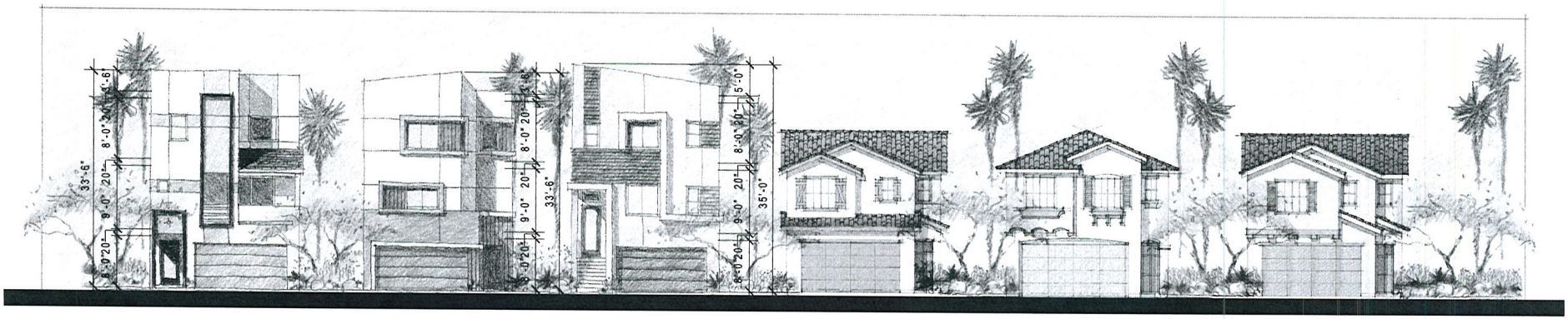

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CONCEPTUAL STREET SCENE "A"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE: 01.25.2012

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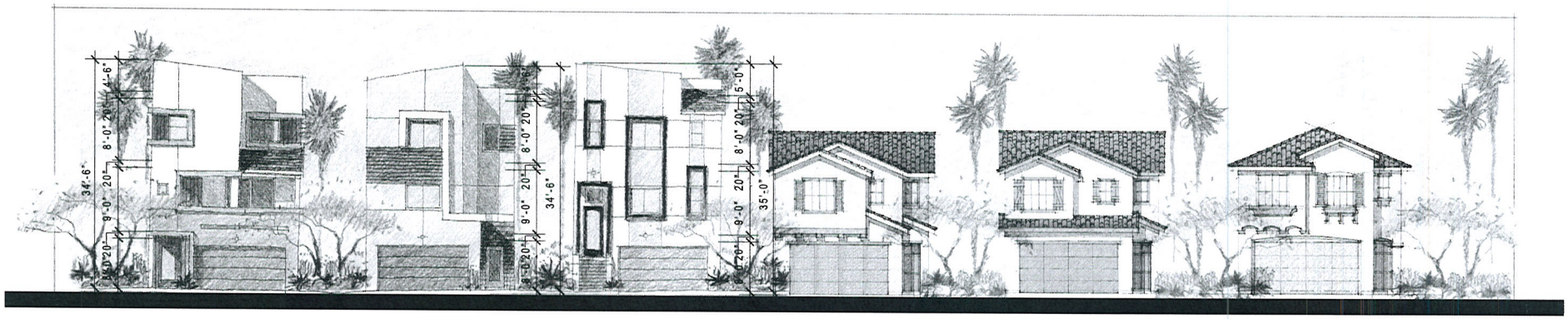

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CONCEPTUAL STREET SCENE "B"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0406 DATE: 01.25.2012

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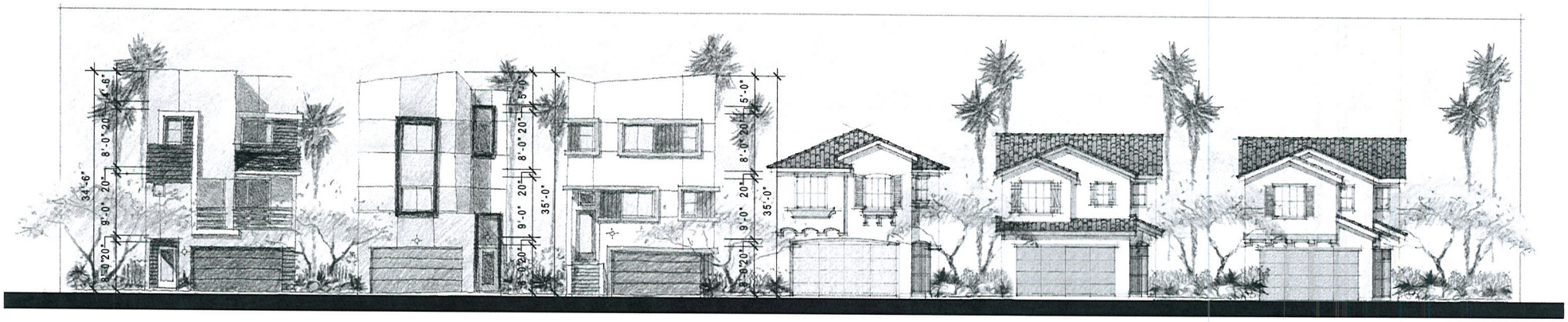

1A | 3B | 2C | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME | EXISTING RICHMOND AMERICAN HOME

HILLSIDE

RYLAND HOMES

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CONCEPTUAL STREET SCENE "C"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0406 DATE 01.25.2012

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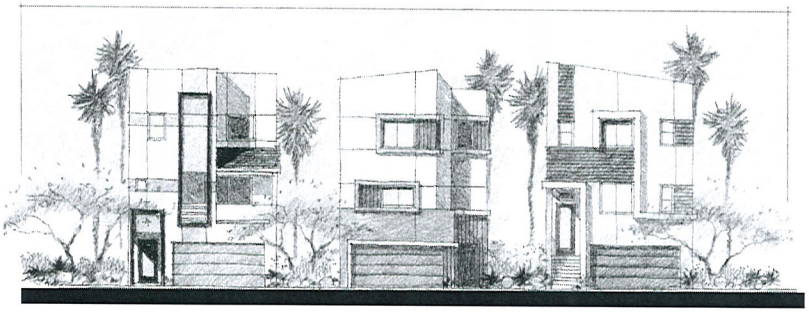
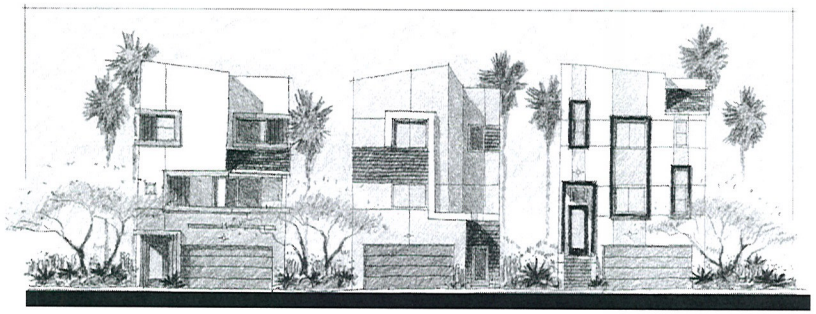
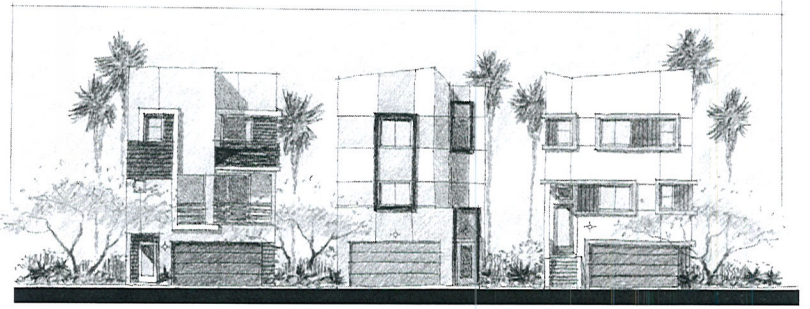


1B 3C 2A



1C 3A 2B



1A 3B 2C

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Scale: $\frac{1}{4}$" = 1'-0"

HILLSIDE
RYLAND HOMES

CONCEPTUAL FRONT ELEVATIONS A4.0

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE: 11.15.2011

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Roof Tile - Mission Profile

Fascia

Garage Dr.

Shutters & Front Dr.

Ironwork

Primary Stucco

Stucco Trim



Mountain Ledge
Buffalo Gold

Stone Masonry

RYLAND HOMES®

SDR-44434



Roof Tile – Mission Profile

Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*

Primary Stucco *Stucco Trim*

RYLAND HOMES®

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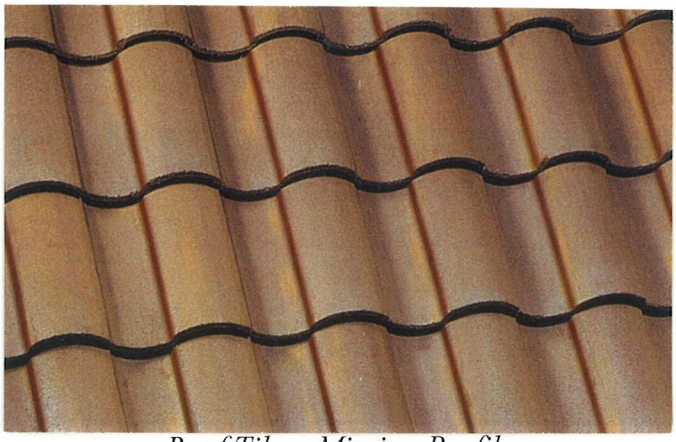
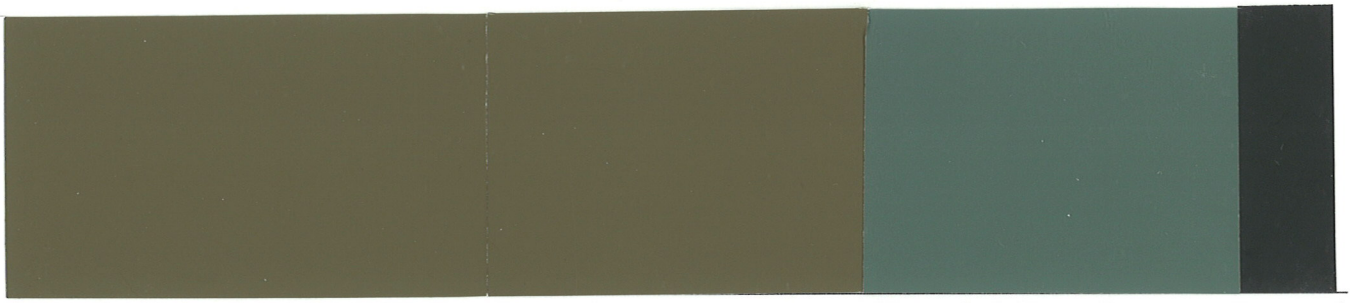
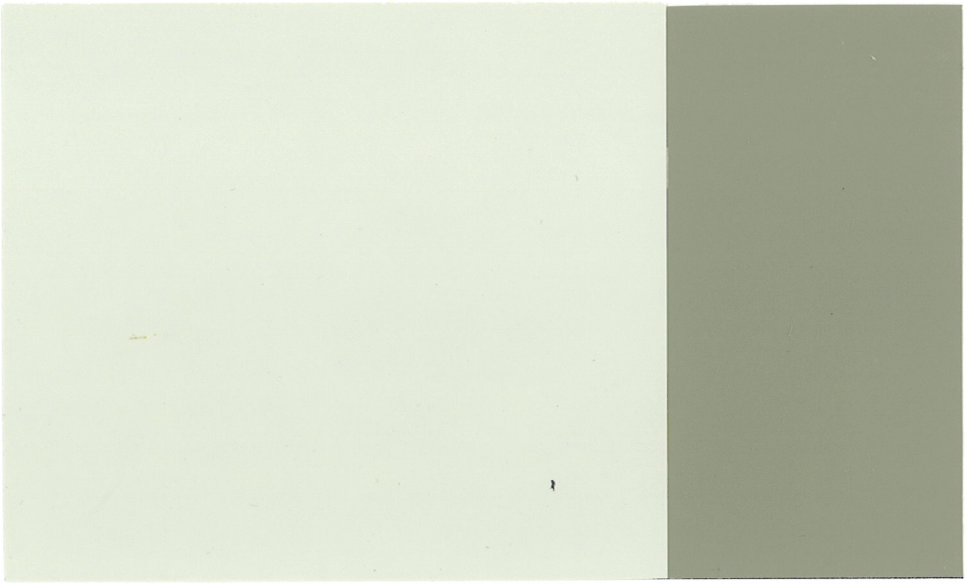


Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES®

SDR-44434



Roof Tile - Mission Profile

Fascia

Garage Dr.

Shutters & Front Dr.

Ironwork

Primary Stucco

Stucco Trim



Cobble Buff

Stone Masonry

RYLAND HOMES

SDR-44434



Roof Tile – Mission Profile

Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*

Primary Stucco *Stucco Trim*

RYLAND HOMES®

SDR-44434



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

November 30, 2005

Mr. Eddie Duenas
Astoria Alexander, LLC
10655 Park Run Drive, Suite #200
Las Vegas, Nevada 89144

RE: SDR-8635 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 2, 2005
RELATED TO WVR-8638, MOD-8637, VAR-8636, AND VAR-8962

Dear Mr. Duenas:

The City Council at a regular meeting held November 2, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APNs 137-12-101-004, 005, 006, 010, 012, 013 and 015); U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation)] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

Planning and Development

1. A Modification (MOD-8637) of the Lone Mountain West Master Plan from Multi-Family Medium Density Residential to Medium-Low Density Residential approved by the City Council.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

3. All development shall be in conformance with the site plan, date stamped 9/20/05, and building elevations and landscape plan, date stamped 8/09/05, except as amended by conditions herein.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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Department of Planning

4. A Waiver from Section 3.5.3 of the Lone Mountain West Master Plan is hereby approved, to allow setbacks of 3.5 feet where setback of less than two feet or greater than ten feet are required and a Waiver of Title 18.12.130 to allow 820-foot, 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed.

5. The standards for this development shall include the following: Minimum lot size of 1,855 square feet, minimum distance between buildings of seven feet, and building height shall not exceed two stories or 35 feet, whichever is less. Three story buildings in this development may be permitted with the approval of a modification to Lone Mountain West Master Plan standard 2.3.4 to allow three story buildings.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 5 feet in the rear.

7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.

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City of Las Vegas
Department of Planning

13. Air conditioning units shall not be mounted on rooftops.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050 and not be located within a required front yard.

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

17. All City Code requirements and design standards of all City departments must be satisfied. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $77,400.00 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

18. The applicant shall contribute $102,196 toward the City of Las Vegas Parks CIP Fund or provide the additional 25,549 square feet of open space necessary for this development.

19. One 24-inch box tree per single-family front yard is required.

20. The front yard shall be designed so that a minimum of 60% coverage is achieved within two years under normal growing conditions. This includes shrubs and vegetative ground covers. Plantings shall be a minimum of five-gallon size, adequately spaced to provide full screen after two years growth.

21. Appropriate rock mulch, such as decomposed granite, shale, etc., shall be used in shrub beds, and shall be of earth tone (non-white).

22. Landscaping shall be provided in front and side yards of corner lots.

Public Works

23. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and the full cul-de-sac termination for Gilmore Avenue.

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City of Las Vegas
Department of Planning

24. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site and the full cul-de-sac termination for Gilmore Avenue.

25. Submit a Petition of Vacation all existing rights-of-way in conflict with the proposed site plan. The Order of Vacation must be recorded prior to recordation of a Final Map for this site.

26. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

27. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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Department of Planning

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

30. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

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

32. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

33. Landscape and maintain all unimproved rights-of-way, if any, on Alexander Road adjacent to this site.

34. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.

35. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the Lone Mountain West Master Development Plan, MOD-8637 and all other applicable site-related actions.

36. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site has been designed without knuckles in several locations.

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Department of Planning

37. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern and northeastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation to the City of Las Vegas Land Development Section of the Department of Public Works from Clark County that this condition has been satisfied prior to the submittal of any construction Drawings.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Angela Baca
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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City of Las Vegas
Department of Planning

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

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

September 24, 2010

Mr. Jeff Bracy
RB Hillside, LLC
97 Round Hill Road
Tiburon, California 94920

RE: SDR-39117 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Bracy:

Your request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony), was considered by the Planning Commission on September 23, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.

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

3. All development shall be in conformance with the site plan date stamped 08/19/10, and building elevations, date stamped 08/19/10 and 08/26/10, except as amended by conditions herein.

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

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

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Department of Planning

6. The standards for this development shall include a Minimum lot size of 1,855 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

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

Public Works

8. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

9. The developer shall disclose to potential buyers and shall post notice within each garage of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway shall not be allowed.

10. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-8635, the Alexander/215 Final Map and all other site-related actions.

This action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 4, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin
Las Vegas, Nevada 89139

Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

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Department of Planning

Hillside Homeowners Association
Architectural Review Committee
C/o Ideal Community Management
6767 W. Tropicana Ave, Ste 200
Las Vegas, Nevada 89103

January 25th, 2012

Robyn Hogan
Director of Land Acquisition
Ryland Homes - Las Vegas Division
8925 W. Russell Road, Suite 200
Las Vegas, NV 89148

Re: ARC Elevation & Floor Plan Approval

Dear Ms. Hogan;

This letter shall confirm that the Architectural Review Committee approved the attached elevations and floor plans for you proposed homebuilding program at the Hillside community. We look forward to working with you as you progress through the approval process with the City of Las Vegas. Please feel free to call me at 786-493-5011 if I can be of further assistance.

Sincerely;

Marcus Buerosse
Board Member

SDR-44434

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Department of Planning

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

January 24, 2012

W.O. # 7422

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

RE: Justification Letter: To request a Site Development Plan review to amend an existing Site Development Plan (SDR-39117) to allow 3 story home products and to add additional model home plans on 90 lots within an existing subdivision known as Hillside. APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

On behalf of Ryland homes, VTN Nevada respectfully submits this letter to request a Side Development Plan review to amend an existing SDR to allow 3 story home products and to add additional model home plans. The proposed site is located at the southwest corner of Alexander Road and I-215.

The applicant has recently went under contract with RB Hillside, LLC to purchase 90 lots within the Hillside Development and would like to offer different architectural house plans along with those originally approved with SDR-39117 and would like to revert back to the option of providing 3 story home products that were originally approved with SDR-8635. The applicant is proposing 3 different floor plans and believes that in today's economy the more housing options that are provided to home buyers will help home sales. The proposed additional floor plans will range in size from 1,810 sq. ft. to 1,909 sq. ft. and are all 35 feet and under. The proposed homes will be providing sprinkler systems to adhere to fire code. The applicant believes with the previous approved 2 story products and the proposed 3 story products will enhance the subdivision by giving it varying roof lines. The applicant believes these changes will not adversely affect the surrounding neighbors.

Should you have any questions or comments please feel free to contact me directly at 702-525-6166.

Sincerely,

Jason Kepple

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Department of Planning

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SDR-44438 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FRANICS AND MADLYN ELLYIN - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW ZERO FEET WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE AND TO ALLOW NO SIDEWALK OR STREETLIGHTS ALONG ATWOOD AVENUE on 0.87 acres at 3280 North Rainbow Boulevard (APN 138-11-405-001), O (Office) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44438** APN: 138-11-405-001

Name of Property Owner: Franics & Madlyn Ellyin

Name of Applicant: Paul Dean, Behade Builders

Name of Representative: Lucy Stewart, LAS Consulting

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: Francis Ellyin

Subscribed and sworn before me

This 25th day of January, 2012

_____

Notary Public in and for said County and State

KATHERINE R. UJIFUSA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-24-2012
Certificate No: 04-89831-1

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for additional pkg for medical office & waivers

Project Address (Location) 3280 N.Rainbow

Project Name Total Family Care Specialists **Proposed Use**

Assessor's Parcel #(s) 138-11-405-001 **Ward #** 4

General Plan: existing SC proposed **Zoning:** existing O proposed O

Commercial Square Footage **Floor Area Ratio**

Gross Acres .87 **Lots/Units** 1 **Density**

Additional Information existing non-conforming office-adding parking and need waivers

PROPERTY OWNER Franics & Madlyn Ellyin **Contact** Franics & Madlyn Ellyi

Address 7106 Smoke Ranch **Phone:** **Fax:**

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

E-mail Address

APPLICANT Behade Builders **Contact** Paul Dean

Address 5065 N. Campbell **Phone:** 7022527898 **Fax:** 7023952066

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

E-mail Address PaulDean@BehadeBuilders.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

Property Owner Signature* [signature]

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

Print Name 89134 Francis Ellyin

Subscribed and sworn before me

This 25th day of January, 20 12.

[signature]

Notary Public in and for said County and State Clark

KATHERINE R. UJIFUSA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-24-2012
Certificate No: 04-89831-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-14438
Meeting Date:	3/13/12
Total Fee:	$1,030
Date Received:*	1/26/12
Received By:	BOS

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

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

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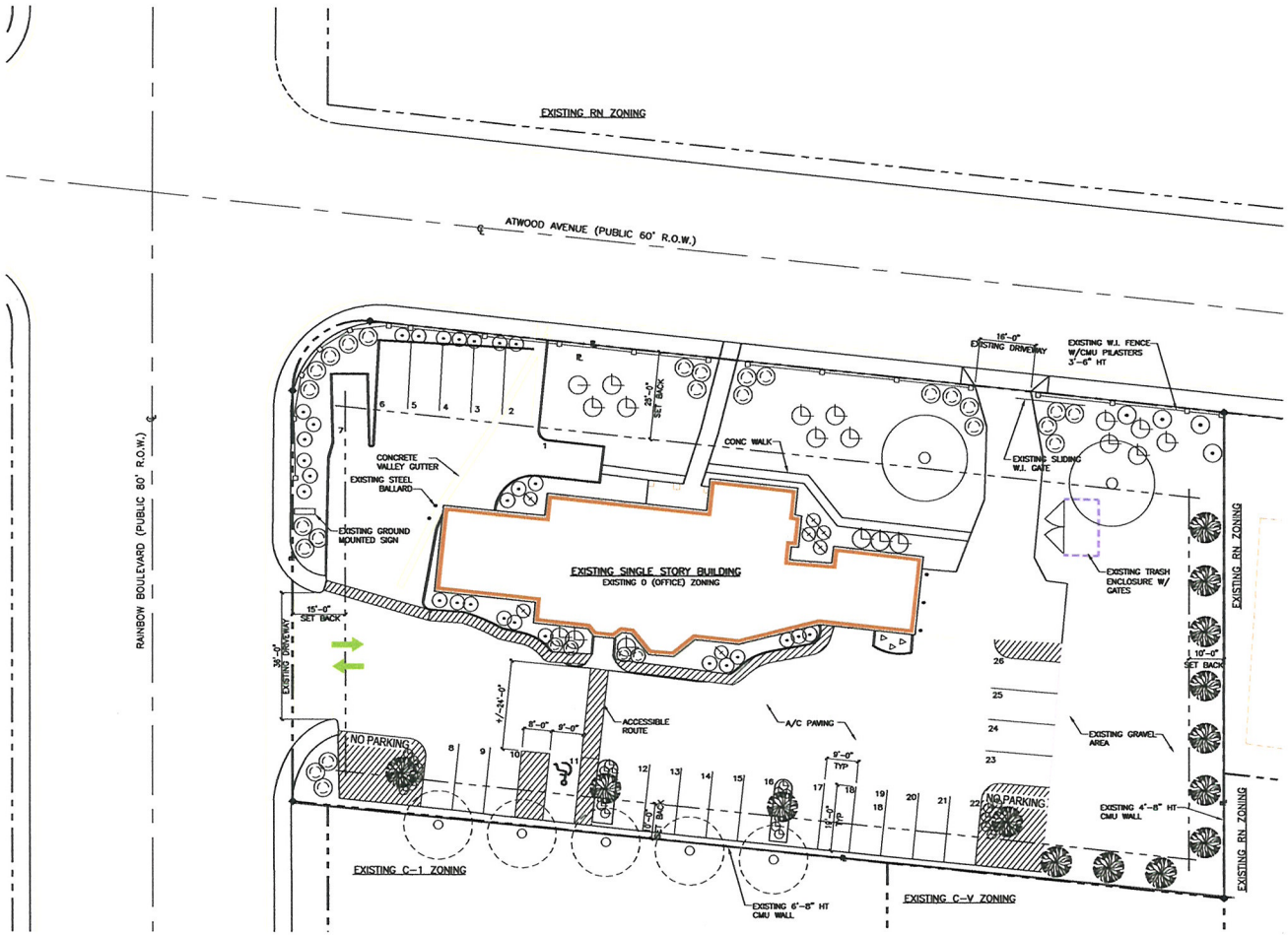

NORTH

SITE / LANDSCAPE PLAN
1/16" = 1'-0"

SITE DATA

SITE INFORMATION	
ASSESSOR'S PARCEL NUMBER	138-11-405-001
ZONING - EXISTING	OFFICE (O)
SITE TABULATION	
SITE AREA (S.F.)	39,463 S.F.
SITE AREA (ACRES)	0.87 ACRES
LOT COVERAGE	
30% MAX.	10.89%
BUILDING	
BUILDING	
LEVEL 1	4,301 S.F.
TOTAL SQUARE FOOTAGE	4,301 S.F.
BUILDING HEIGHT	14'-0"
PARKING TABULATION	
PARKING REQUIRED	24 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACE
PARKING PROVIDED	25 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL PARKING PROVIDED	26 SPACES

PLANTING LEGEND

- MONDEL PINE - 24" BOX MAX SPACING 15'-0" O.C.
- PYRACANTHA "SANTA CRUZ" - 5 GAL SHRUB
- TEXAS RANGER - 5 GAL SHRUB
- DESERT SPOON - 5 GAL SHRUB
- CREEPING ROSEMARY - 5 GAL SHRUB
- BARREL CACTUS
- EXISTING MATURE MONDEL PINE
- EXISTING MATURE MONDEL PINE - 20'-0" O.C.

LANSCAPE NOTES

1. DECORATIVE ROCK TO BE 1/2" RED DECOMPOSED GRANITE (DG) at 2" DEPTH
2. PROVIDE IRRIGATION FOR 100% COVERAGE. (CACTI NOT TO RECEIVE IRRIGATION
3. ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE A ROOT BARRIER 18" x 10' ABUTTING HARDSCAPE

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SDR-44438

SHI ARCHITECTURE
7373 Peak Drive Suite 250 Las Vegas Nevada 89128
ph 702.363.2222 fax 702.263.0060 www.shiarchitecture.com

STAMP

REVISION | DATE | DESCRIPTION

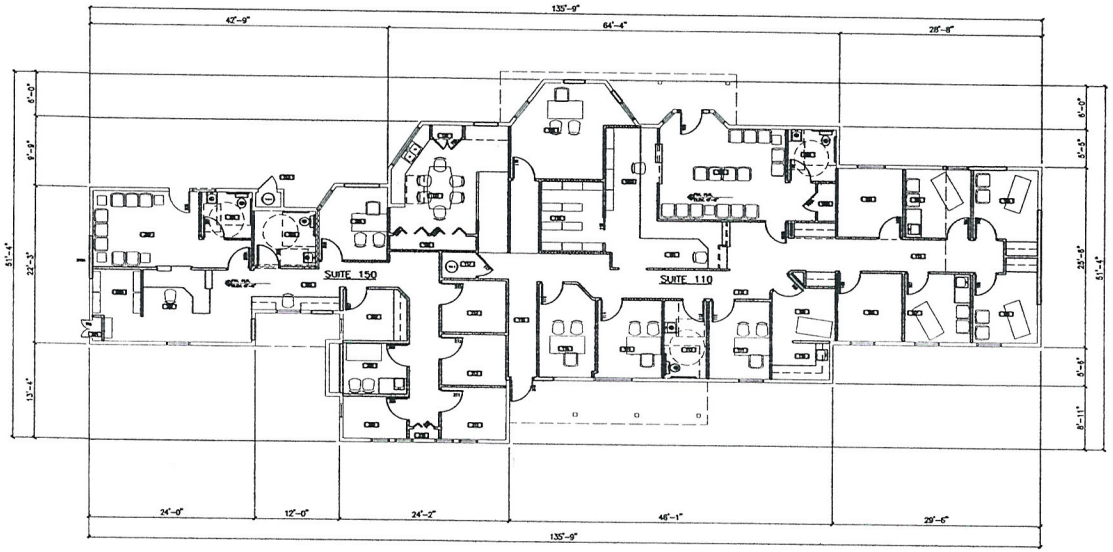
CLIENT / PROJECT
TOTAL FAMILY CARE SPECIALIST
TENANT IMPROVEMENT
DR. FRANCIS ELLYIN, MD
3280 NORTH RAINBOW, LAS VEGAS, NV

SHEET TITLE
SITE / LANDSCAPE PLAN

ISSUE DATE: 06/03/04 JOB NO.: 030025

SHEET NO.
A1.00

JOHN SAWDON 1/25/2012 3:07 PM



NORTH

FLOOR PLAN
1/8" = 1'-0"

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SDR-44438

JOHN SAWDON 1/25/2012 3:47 PM

SHEET NO. A2.00

FLOOR PLAN

ISSUE DATE: 06/03/04

JOB NO.: 030025

CLIENT/PROJECT
TOTAL FAMILY CARE SPECIALIST
TENANT IMPROVEMENT
DR. FRANCIS ELLYIN, MD
3280 NORTH RAINBOW, LAS VEGAS, NV

REVISION | DATE | DESCRIPTION

STAMP

SHI ARCHITECTURE
7373 Park Drive Suite 250 Las Vegas Nevada 89128
ph 702.363.2222 fax 702.363.6060 www.shi-architecture.com

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

January 26, 2012

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

RE: 3280 N RAINBOW BLVD/138-11-405-001

Dear Sir or Madam:

Please accept this letter as our justification for a site development review for the above referenced property. This site was originally approved in Clark County but annexed into the City of Las Vegas for water and sewer service. The property was zoned for C-P (office) with a waiver for off-sites on Atwood. I have attached copies of the documents with the Clark County approvals for your information. Once the property was annexed it became a legal non-conforming use.

This is a request to add additional parking to the south of the existing building, which will provide needed parking for clients and prevent parking on local streets, within the RNP to the east. There is an existing wall along the south property line, separating the doctors' office from the church parking lot and the day care. There is also an ocean container. The code requires an 8 foot landscape buffer along the south and east property line. There isn't adequate room to provide parking and landscaping so we are requesting a waiver form that condition. We have added landscape islands within the parking lot to provide shade for the cars within the lot and provided the required buffer where the parking lot ends along the southern boundary and also along the eastern boundary, adjacent to the single family home.

In addition, we are requesting a waiver for the sidewalk and street lights along Atwood. This is located on the edge of a Rural Neighborhood Preservation (RNP) within Clark County where rural street standards are built. We would like to keep the appearance of a house, as much as possible and believe this helps in that endeavor. In addition, this waiver was approved for this site when the property was still in Clark County.

This is a family care specialist and the additional parking will be an asset to the neighborhood so cars won't be parking along the residential street to the east.

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City of Las Vegas
SDR-44438

Thank you for your consideration in this matter. Please contact me for additional information.

Yours truly,

Lucy Stewart

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City of Las Vegas
SDR-44438

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
SDR-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-501-009, 139-34-501-010 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 201 N. 3rd Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This ____ day of ____, 20 .

____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

Revised 10/27/08

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

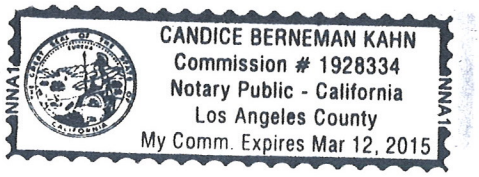
On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44449 APN: 139-34-501-009, 139-34-501-010

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

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WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER Beth Garside, Etal **Contact** Jim Germain

Address 10991 Lauderdale Court **Phone:** (702) 425-8214 **Fax:** ____

City Las Vegas **State** NV **Zip** 89141

E-mail Address j.f.germain@hotmail.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

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

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

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

Print Name James F. Germain

Subscribed and sworn before me

This 23rd day of January, 20 12.

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	JFmill

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44449 APN: 139-34-514-007

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James F. Germain

Subscribed and sworn before me

This 23rd day of January, 20 12

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NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER 221 N. 3rd Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** _____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

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Property Owner Signature* _____

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Print Name Shaul Kuba, Vice President

Subscribed and sworn before me see attached

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

WITNESS my hand and official seal.

By: _____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm Expires Mar 12, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-008

Name of Property Owner: 221 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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☐ Yes ☒ No

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

City Official:

Partner(s):

APN:

Signature of Property Owner:

Print Name: Shawl Kuba, Vice President

Subscribed and sworn before me see attached

This _____day of _____, 20_____

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Candice Berneman Kahn, Notary Public

SEAL



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 **Ward #** 5

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

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 N. 4th Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-009, 139-34-510-019

Name of Property Owner: 220 N. 4th Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

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Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

Todd Kessler
206 N. 3rd Street
Las Vegas, NV 89101

January 26, 2012

Flynn Fagg
City of Las Vegas
Planning & Development
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Amendment Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009

Dear Mr. Fagg:

Please accept this as our official justification letter for an Amendment to the previously approved SDR-37946 encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The following is a summary of the changes to the previous SDR-37946:

1. Façade improvements on the elevations of the buildings;
2. A widening of the 4th & Stewart Entryway;
3. A small reduction in the number of surface parking stalls;
4. Removal of the Hotel entrance for the West Tower;
5. A change in the traffic flow of 3rd St. and the alley between 3rd St. and Casino Center Blvd.; and
6. An elevation change to the porte-cochere along 4th St.

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Department of Planning

SDR-44449

Many of the changes are minor architectural finish elements. The traffic flow deviations were made in order to attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have still added 24 new parking spaces while reducing the existing room base by 162 rooms from when the hotel was previously operated.

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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Department of Planning

SDR-44449

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

September 3, 2010

Mr. Jeff Rosen
CIM/LL Las Vegas, LLC, et al
6922 Hollywood Boulevard, 9th Floor
Los Angeles, California 90028

RE: SDR-37946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2010

Dear Mr. Rosen:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. APN 139-34-510-014, also known as 215 N. 3rd Street, is not a part of this application.

2. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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Department of Planning

4. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 7/30/2010, except as amended by conditions herein. The landscape material and size on Third Street and Ogden Avenue shall be reviewed by Planning and Development staff and may be amended for compatibility with other existing streetscape material.

5. Prior to approval of a final inspection, the proposed alterations to the Third Street pedestrian bridge to reduce the parapet and soffit materials to a minimum and to replace the existing materials with a clear glazing system shall be completed in conformance with the building elevations date stamped 04/13/10.

6. A Waiver from Downtown Centennial Plan Section VII.B.1.e is hereby approved, to allow utilities to remain above ground where required to be underground along Stewart Avenue.

7. A Waiver from Downtown Centennial Plan Section VII.B.3.d is hereby approved, to allow block wall screening adjacent to the service yard where ornamental iron screening is required.

8. A Waiver from Downtown Centennial Plan Section VII.B.4.a is hereby approved, to allow a zero-foot amenity zone where a five-foot amenity zone is required along portions of Stewart Avenue between 3rd Street and east to the parking lot entrance.

9. A Waiver from Downtown Centennial Plan Section VII.B.4.c is hereby approved, to allow no additional trees along Stewart Avenue.

10. Prior to occupancy, the required number of handicap parking spaces shall be provided, in the existing parking structure, in the proposed parking lot, or a combination of structure and lot, in conformance with Title 19.10 requirements.

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

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

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall be revised to include irrigation specifications.

14. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an

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inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

15. All proposed signage shall be subject to approval by the Downtown Design Review Committee prior to issuance of sign permits.

16. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

23. Provide a copy of a recorded joint access and parking agreement between this site and Assessor's Parcel #139-34-510-014 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

24. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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25. Dedicate a 10 foot radius on the southwest corner of Stewart Avenue and 4th Street prior to the issuance of any permits.

26. A Petition of Vacation to vacate the existing public sewer easement, such as VAC-27995, shall record prior to the issuance of any permits for improvements abutting or overlying the sewer easement.

27. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards modified as necessary to accommodate existing physical obstructions and as amended by conditions herein per the approved Site Plan concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

28. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

29. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

30. Contact the City Engineer's Office (Lorrie Dunford) at 229-6272 to coordinate the development of this project with the Stewart Avenue Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

31. Landscape and maintain all unimproved rights-of-way, if any, on 4th Street, Ogden Avenue and Stewart Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue, Stewart Avenue and (where applicable) 4th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

33. Coordinate all driveway geometrics with the Traffic Engineer to determine final allowable widths and depths prior to the submittal of construction drawings or issuance of permits, whichever occurs first.

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34. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, meet with the Flood Control Section of the Department of Public Works to determine an acceptable alternative, if any, to the Drainage Plan and Technical Drainage Study.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Todd Kessler
Resort Gaming Group, LLC
206 North 3rd Street
Las Vegas, Nevada 89101

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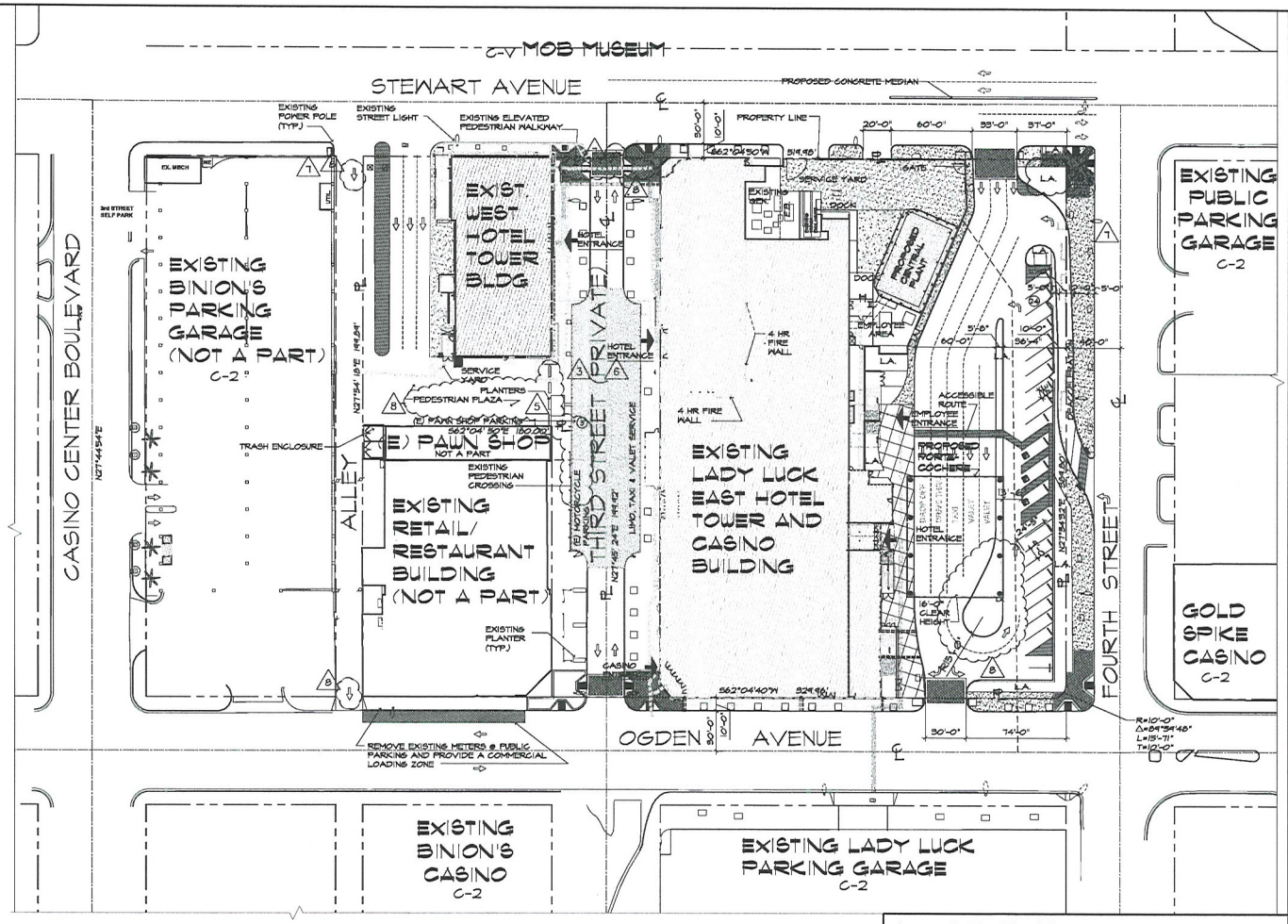
SDR-44449



CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

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

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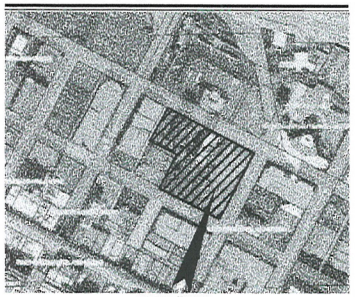
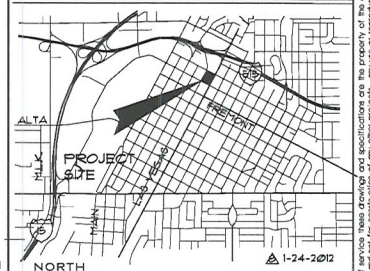
LOCATION MAP:



PROJECT SITE

NORTH

VICINITY MAP



NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:(S)	139-34-501-010 139-34-510-013 139-34-514-007 139-34-514-008 139-34-514-009 (B)
ACTION REFERENCE NUMBER:(S)	SDR-37946, (SUP-43968 (B))
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S)	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	4.46 ACRES/ 194, 277.6 SQ. FT.

BUILDING AREA:
EXISTING EAST TOWER AREA:

BASEMENT:	8, 744 SQ. FT.
1ST FLOOR:	55, 004 SQ. FT.
2ND FLOOR:	10, 451 SQ. FT.
3RD FLOOR:	42, 725 SQ. FT.
4TH THROUGH 11 TH FLOOR: (11, 672 SQ. FT. X 13) =	143, 536 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	260, 860 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1, 120 SQ. FT.

BUILDING AREA:
EXISTING WEST TOWER AREA:

BASEMENT:	9, 847 SQ. FT.
1ST FLOOR:	11, 202 SQ. FT.
2ND FLOOR:	10, 456 SQ. FT.
3RD FLOOR:	9, 454 SQ. FT.
4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) =	198, 534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239, 533 SQ. FT.
EXIST. RETAIL/REST. BLDG. TOTAL AREA:	22, 510 SQ. FT.
TOTAL BUILDING AREA:	524, 023 SQ. FT.

FLOOR AREA RATIO :	2.70
EAST TOWER:	
BUILDING HEIGHT:	168'-0"
NUMBER OF STORIES:	17 W/ BASEMENT
WEST TOWER:	
BUILDING HEIGHT:	237'-0"
NUMBER OF STORIES:	25 W/ BASEMENT

PARKING ANALYSIS:

PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) = (1)	634 SPACES
EXISTING PARKING GARAGE: (INCLUDING 1 VAN & 5 ACCESSIBLE) (3)	448 SPACES
PROPOSED SURFACE PARKING: (INCLUDING 1 VAN & 2 ACCESSIBLE) (3)	24 SPACES
TOTAL PARKING PROVIDED:	469 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

NOTE: TOTAL OF ACCESSIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESSIBLE STALLS

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Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
CONCEPTUAL ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates :

drawn by : KKG/MB/MPT/CL
checked by : RDG
project no. : 09-150
revisions :
1 5-4-2010
2 5-12-2010
3 6-3-2010
4 6-10-2010
5 6-16-2010
6 12-02-2011
sheet no. AS1.01 (2)
of sheets

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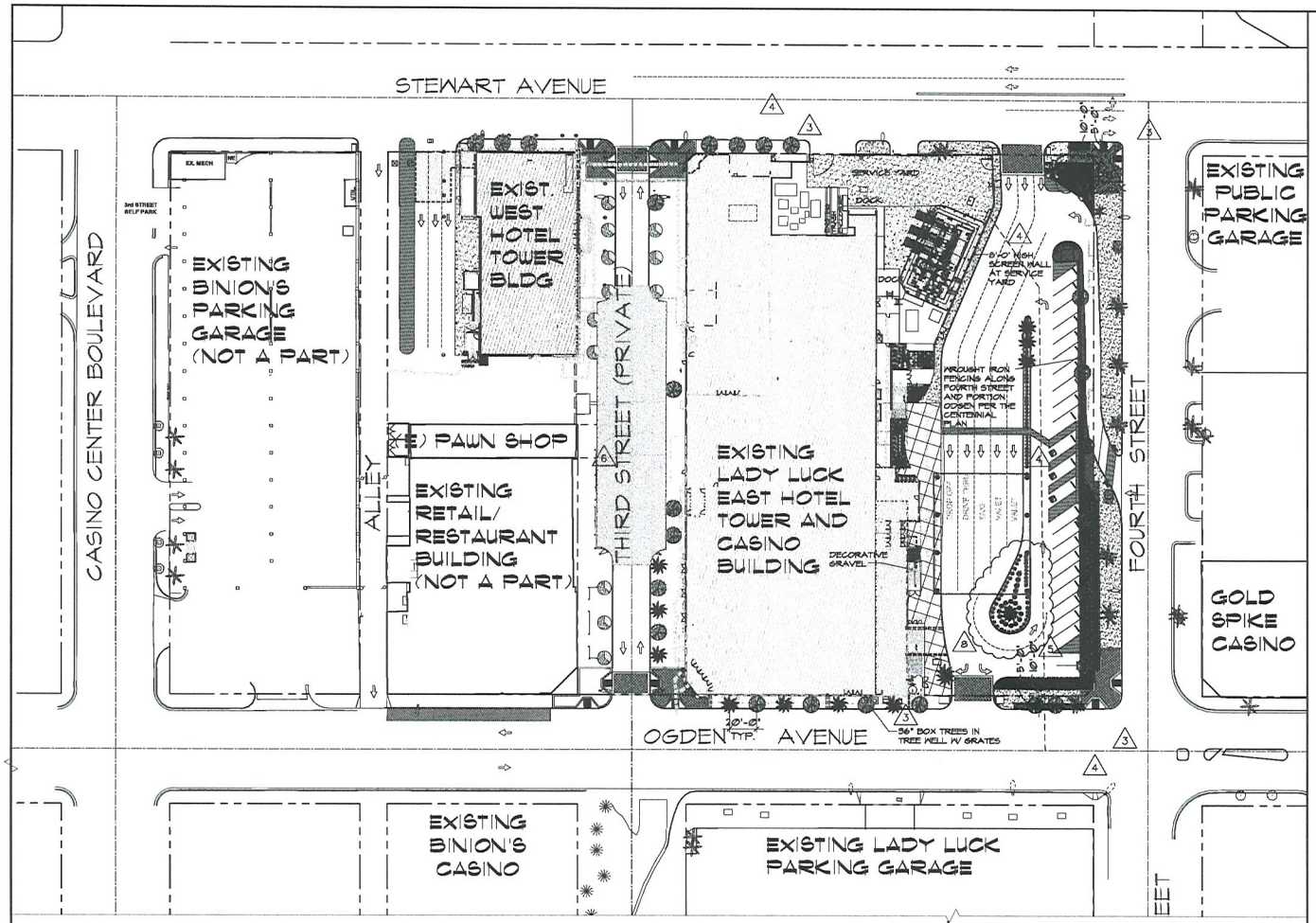
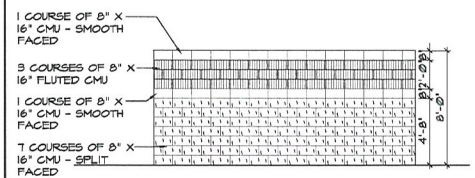


CONCEPTUAL LANDSCAPE PLAN

1" = 40'-0"

NORTH



PROPOSED SCREEN WALL

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

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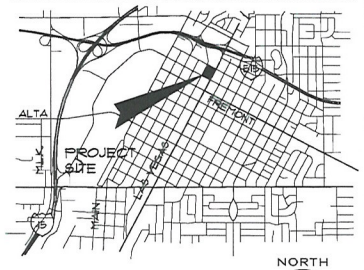
VICINITY MAP



NORTH

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. TREE GRATES OR DECOMPOSED GRANITE IN TREE WELLS ARE ACCEPTABLE. TREE GRATES SHALL COMPLY WITH THE CITY OF LAS VEGAS CENTENNIAL PLAN DESIGN GUIDELINES. △3

PROPOSED LANDSCAPE LEGEND

SYM.	DESCRIPTIONS	
	TREES	
	MEXICAN FAN PALM - SKINNED (Washingtonia robusta) See Plan for Trunk Height (BTH)	
	MEDITERRANEAN FAN PALM (Chamaerops humilis) 36" box	
	SOUTHERN LIVE OAK (Quercus virginiana) 36" box	
	EXISTING PALMS	
	EXISTING OAKS	
	SHRUBS	
	COMPACT MYRTLE (Myrtus communis 'Compacta') 15 gal.	
	COMPACT XYLOSMA (Xyloema congestum) 15 gal.	
	FORTNIGHT LILY (Dietes bicolor) 5 gal.	
	GROUNDCOVERS	
	TRAILING ROSEMARY (Rosemarinus officinalis 'prostratus') 5 gal.	
	FLOWERS	
	SEASONAL ANNUALS	230 SF
	MISC. ITEMS	
	DECORATIVE POT W/ 15 GAL. ACCENT (2 qty.) SUBMIT PHOTOS OF POTS FOR OWNER APPROVAL PRIOR TO PLACING ANY ORDER	
	ROCK MULCH	
	1/2"minus 'Palomino Gold' rock throughout all planter areas_2" UNIFORM DEPTH_(3,470 sq. ft.)	

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4,054 SQ. FT.

DENOTES BUFFER AREA △1 1-24-2012

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sheet title:
CONCEPTUAL LANDSCAPE PLAN
LAND USE SUBMITTAL

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checked by: RCG
project no.: 09-150
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△ 5-12-2010
△ 6-8-2010
△ 6-9-2010
△ 6-10-2010
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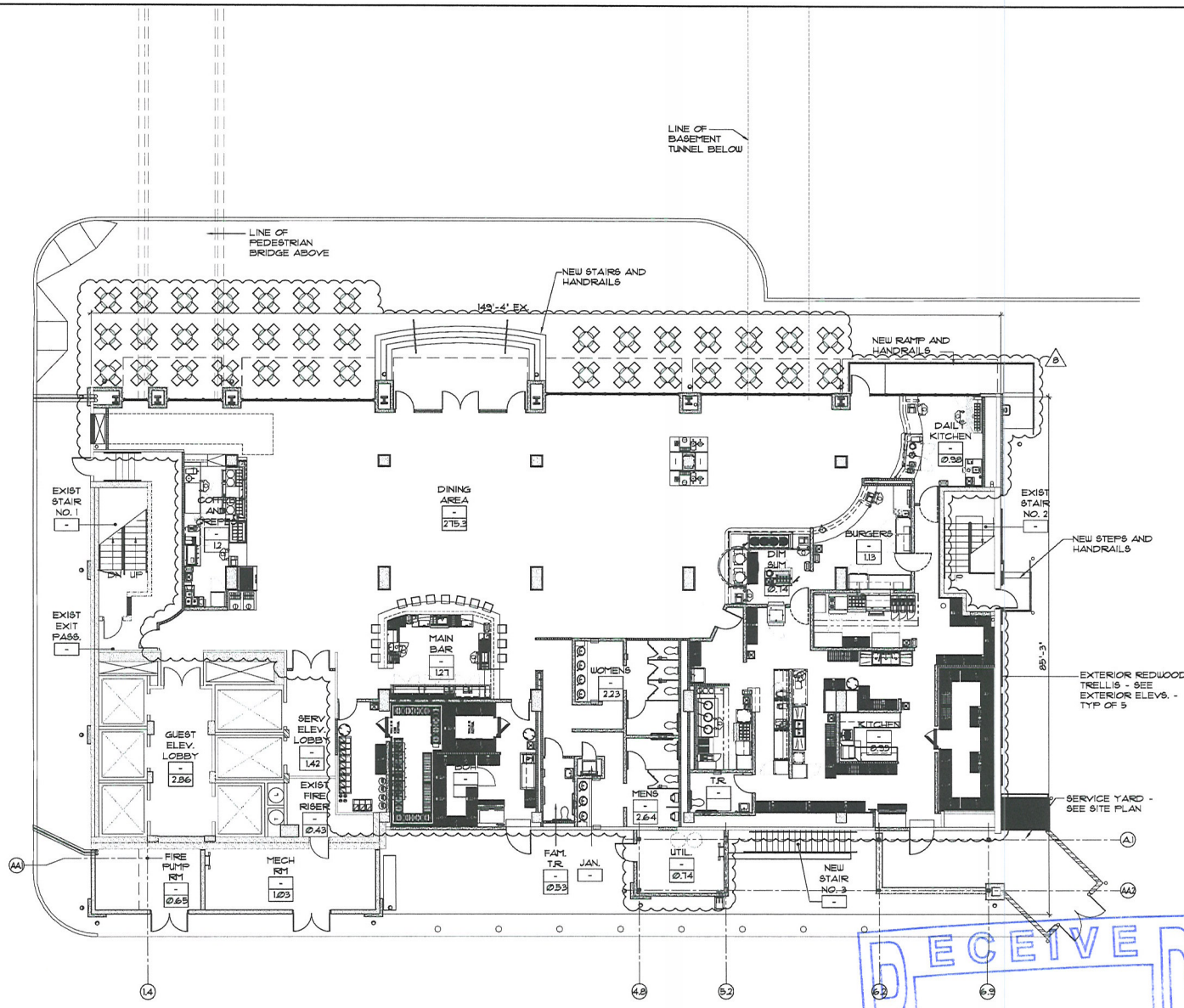

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1ST FLOOR
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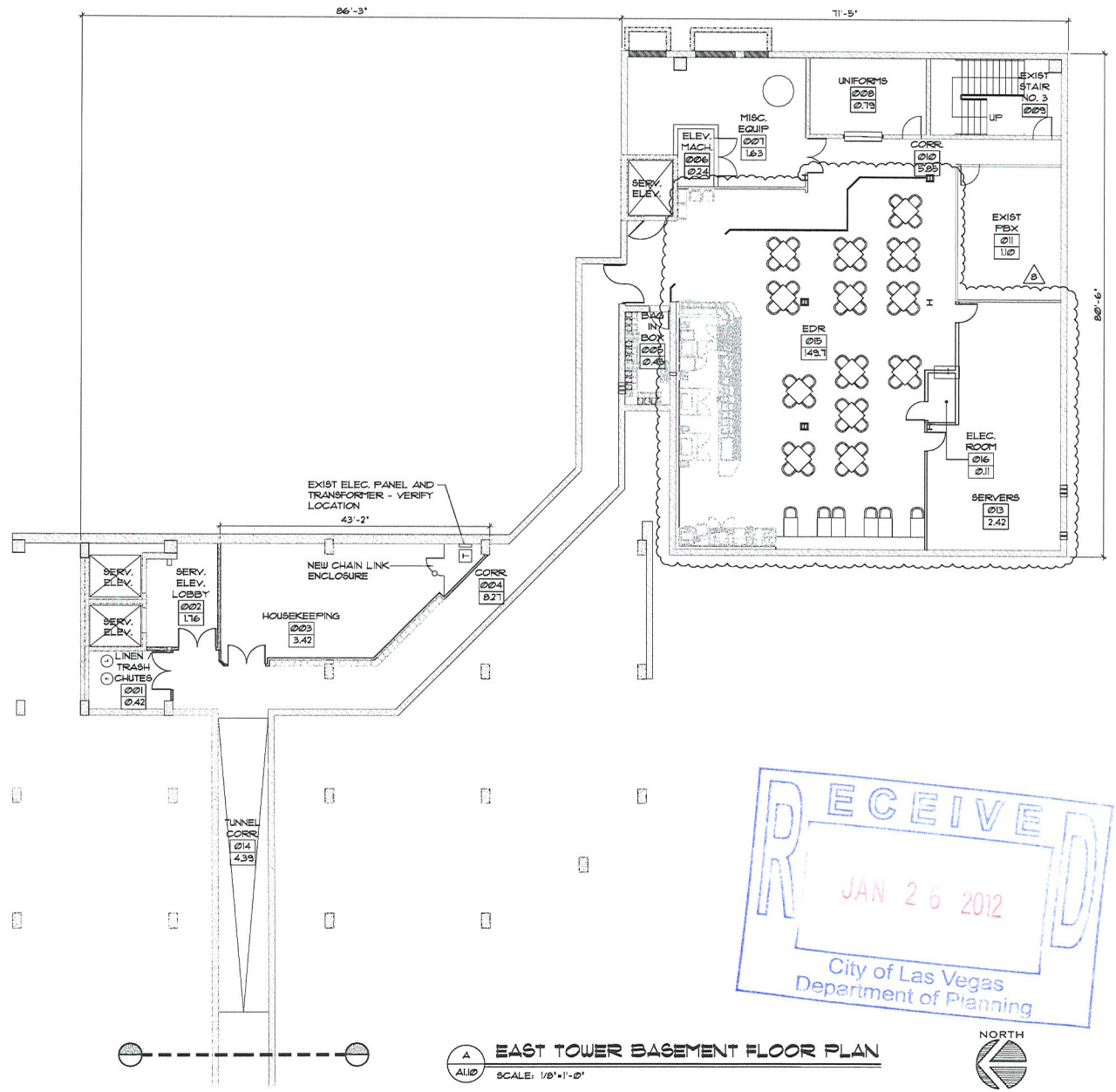

A
A1.10
EAST TOWER BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

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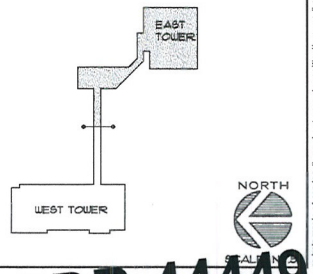

SCALE: 1/8"=1'-0"

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BASEMENT FLOOR PLAN
LAND USE SUBMITTAL

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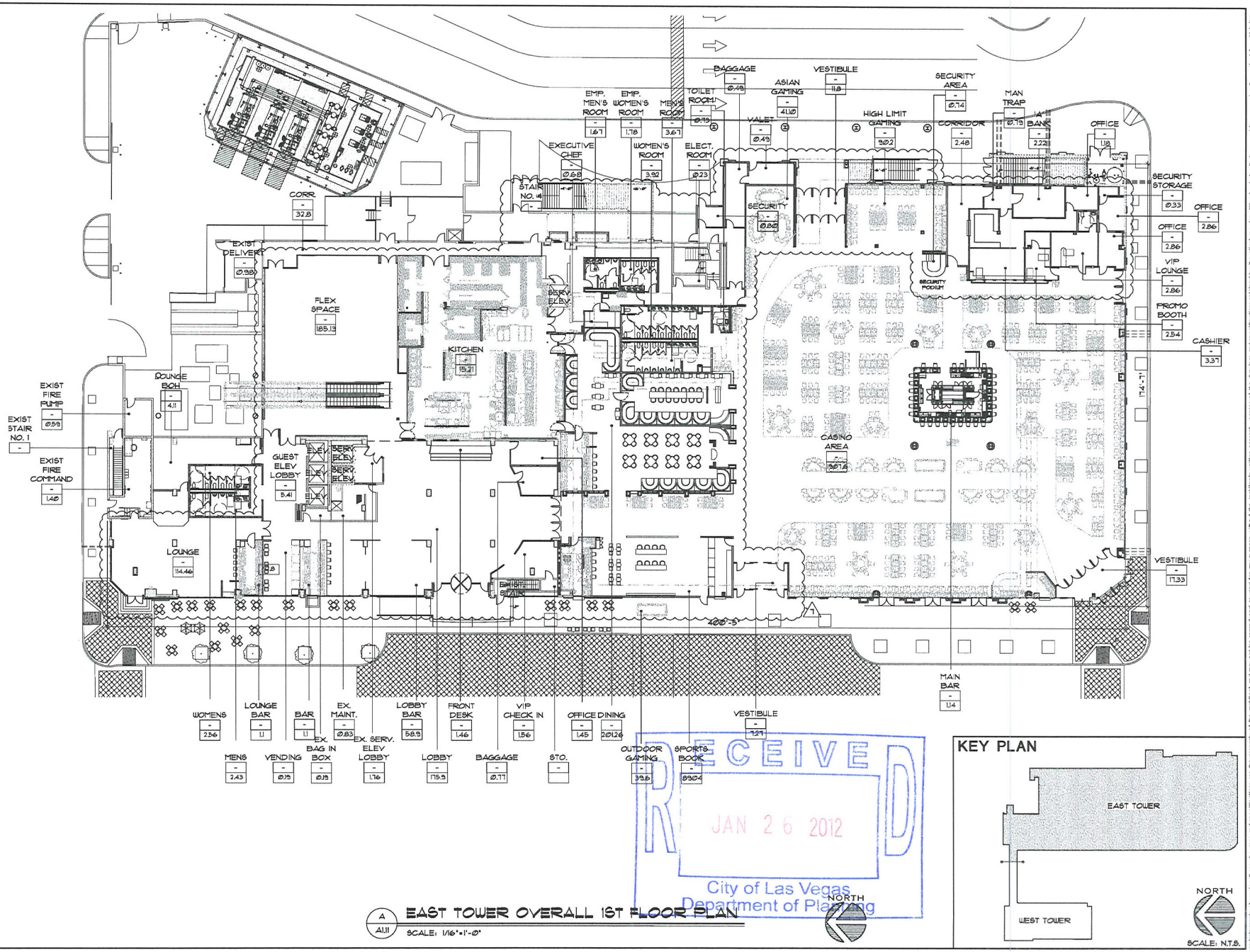

A
A1.11
EAST TOWER OVERALL 1ST FLOOR PLAN
SCALE: 1/16"=1'-0"

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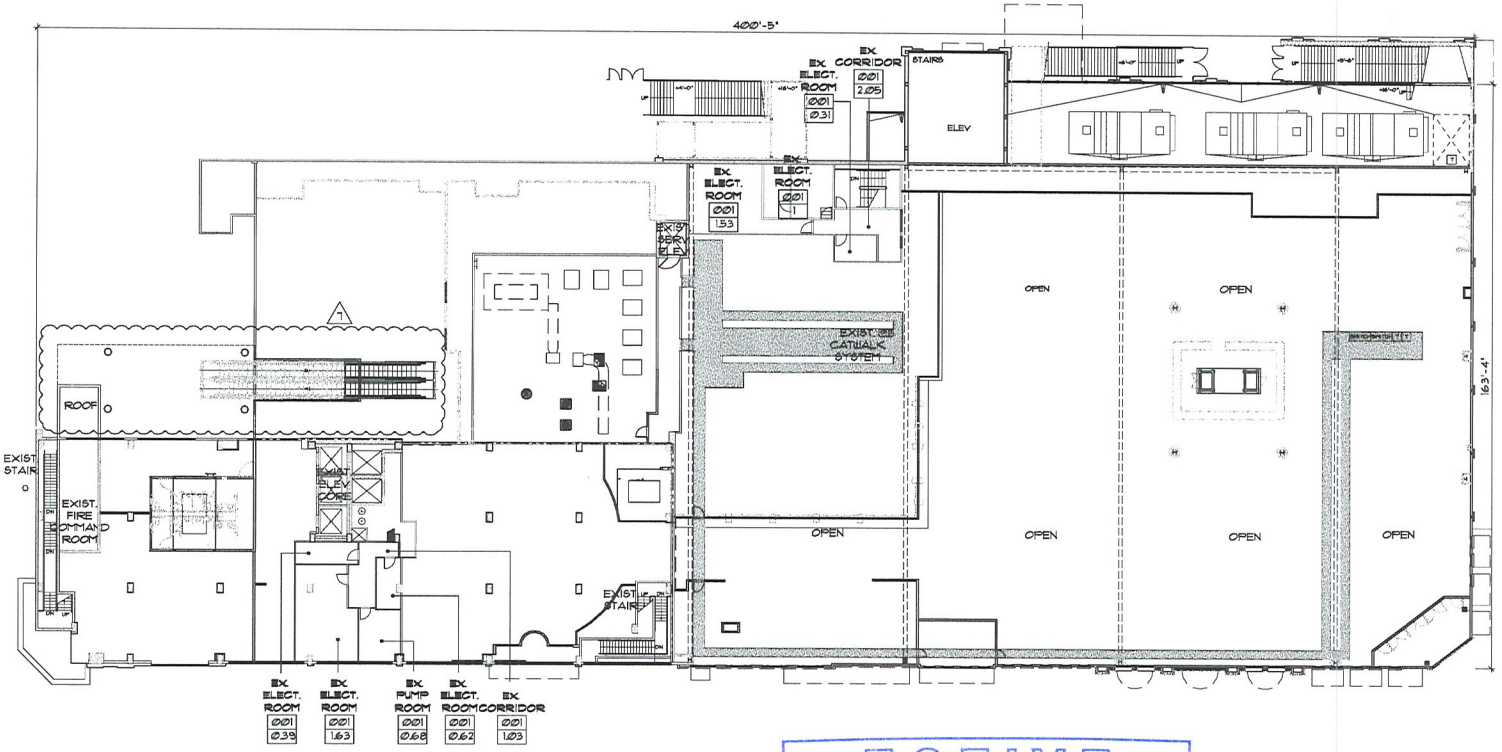

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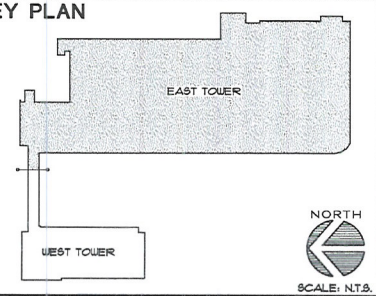
A / A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN

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

NORTH

KEY PLAN



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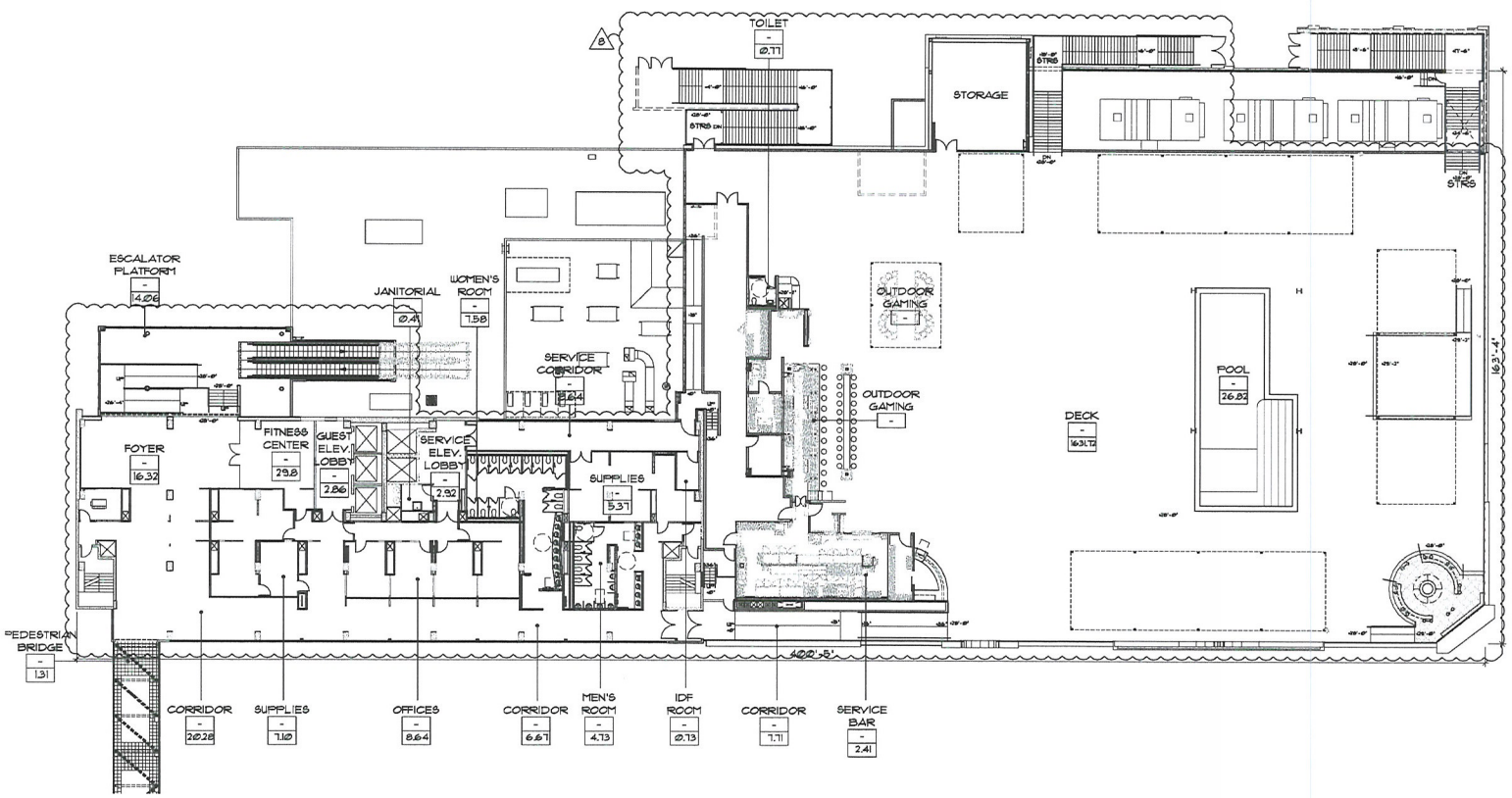

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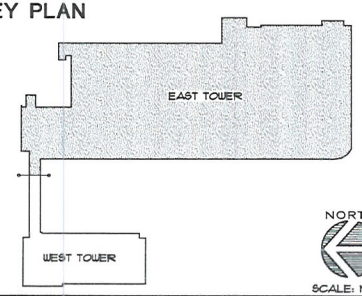
A1.13 EAST TOWER OVERALL 3RD FLOOR PLAN

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

NORTH

KEY PLAN



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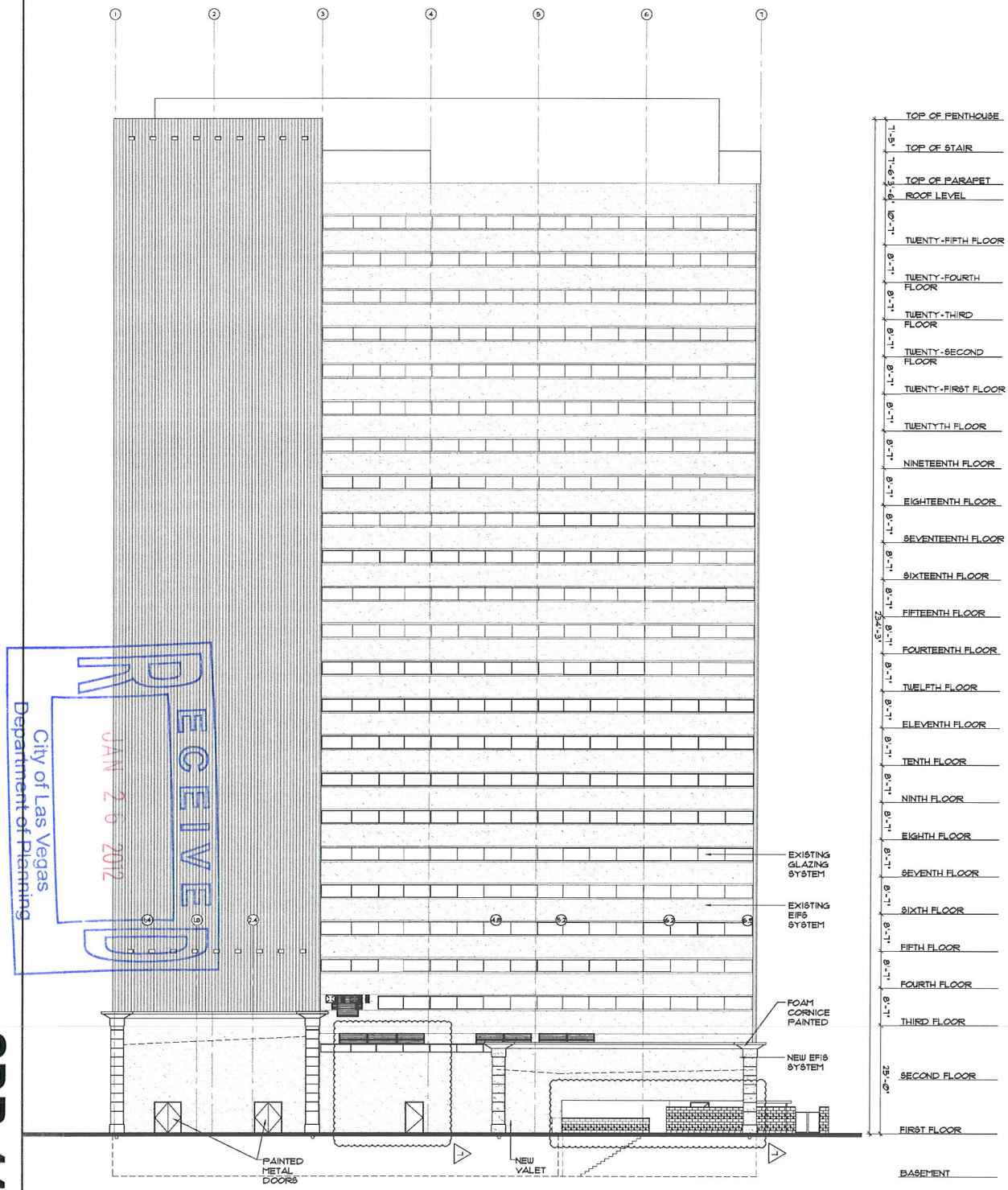

1 / A6.02 WEST ELEVATION

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project title: Lady Luck RENOVATION / EXPANSION 206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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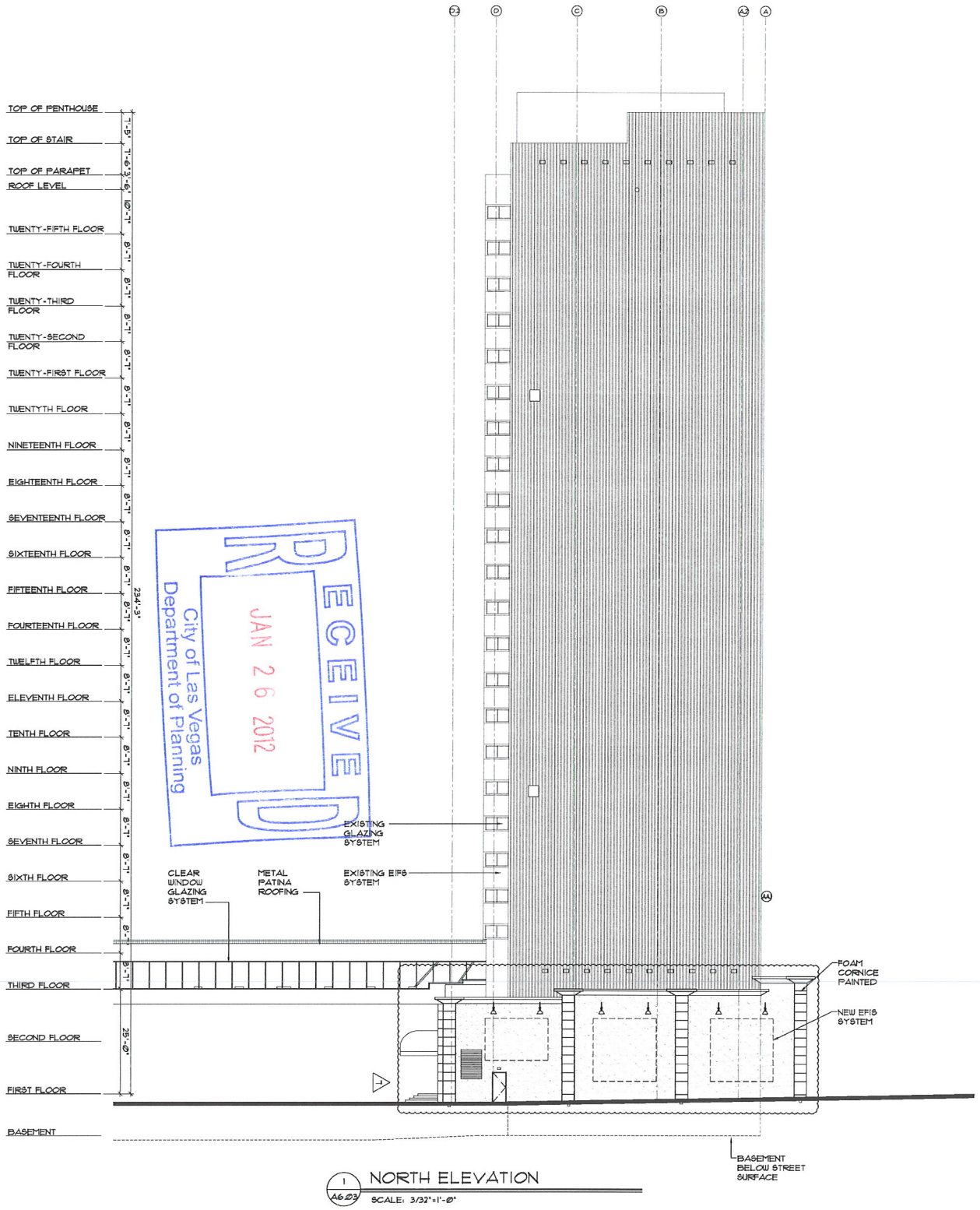

1 A6.03 NORTH ELEVATION
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sheet no. A6.03

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revisions: 1/24/2012

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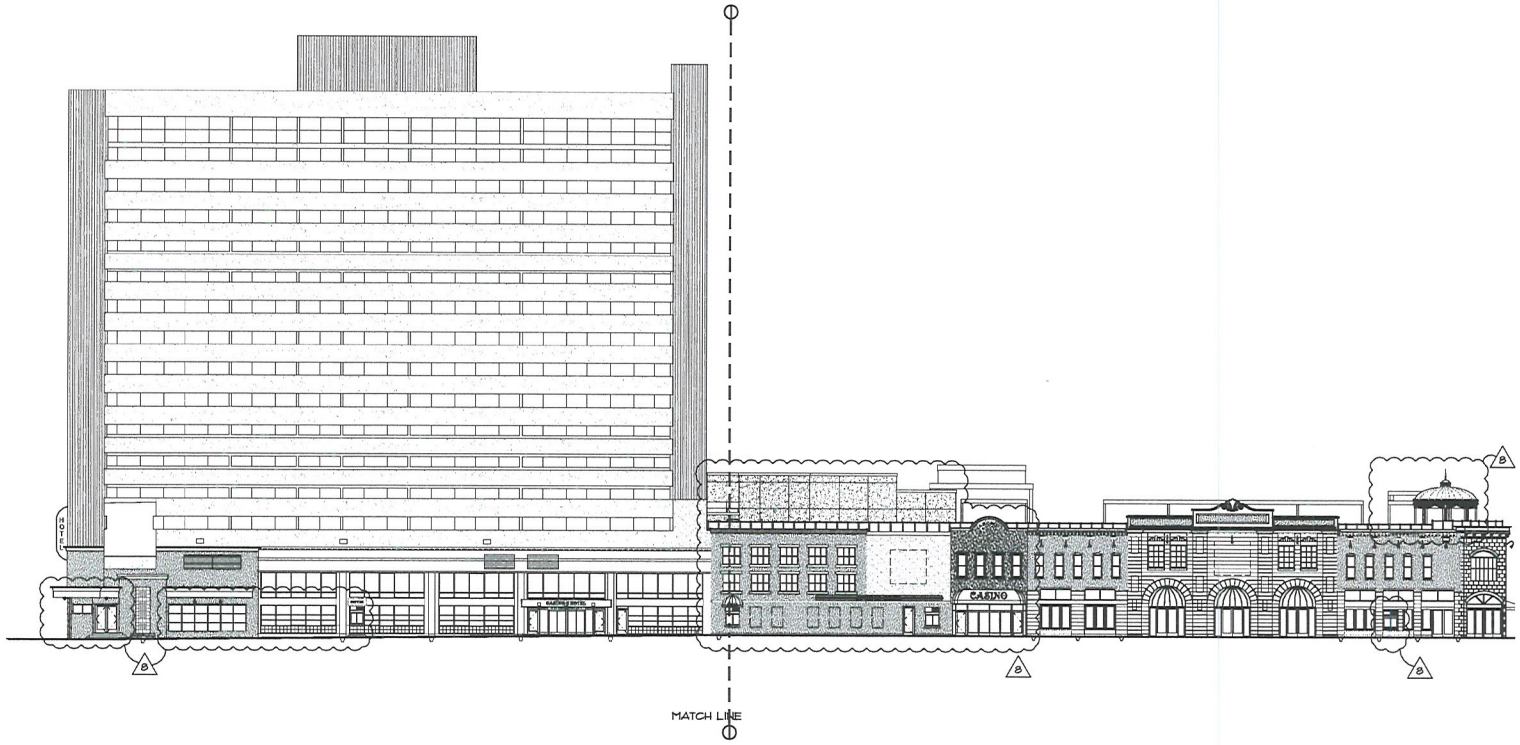
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR



A / A6.11 EAST TOWER OVERALL WEST ELEVATION
SCALE: 1/16"=1'-0"

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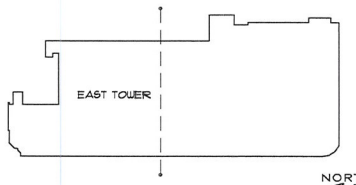

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project title:
Lady Luck
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206 N. 3rd ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - WEST
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:
drawn by: KKG/MB/PT/CL
checked by: RCG
project no.: 09-190
revisions: 1/24/2012
sheet no. A6.11
of sheets

P:\09-190 George\LUS\SDR Admin\East Tower-A611.dwg plotted: 1/24/2012 1:23 PM by: KAREN GROVLIN

SDR-44449



1 A6.11.1 EAST TOWER WEST ELEVATION - AREA 'A'

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

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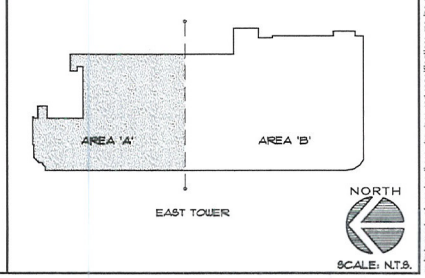
KEY PLAN



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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - WEST EXTERIOR ELEVATION - AREA 'A' (LUS)

issue dates:
drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-150
revisions: 8 1/24/2012

sheet no.
A6.11.1
of sheets

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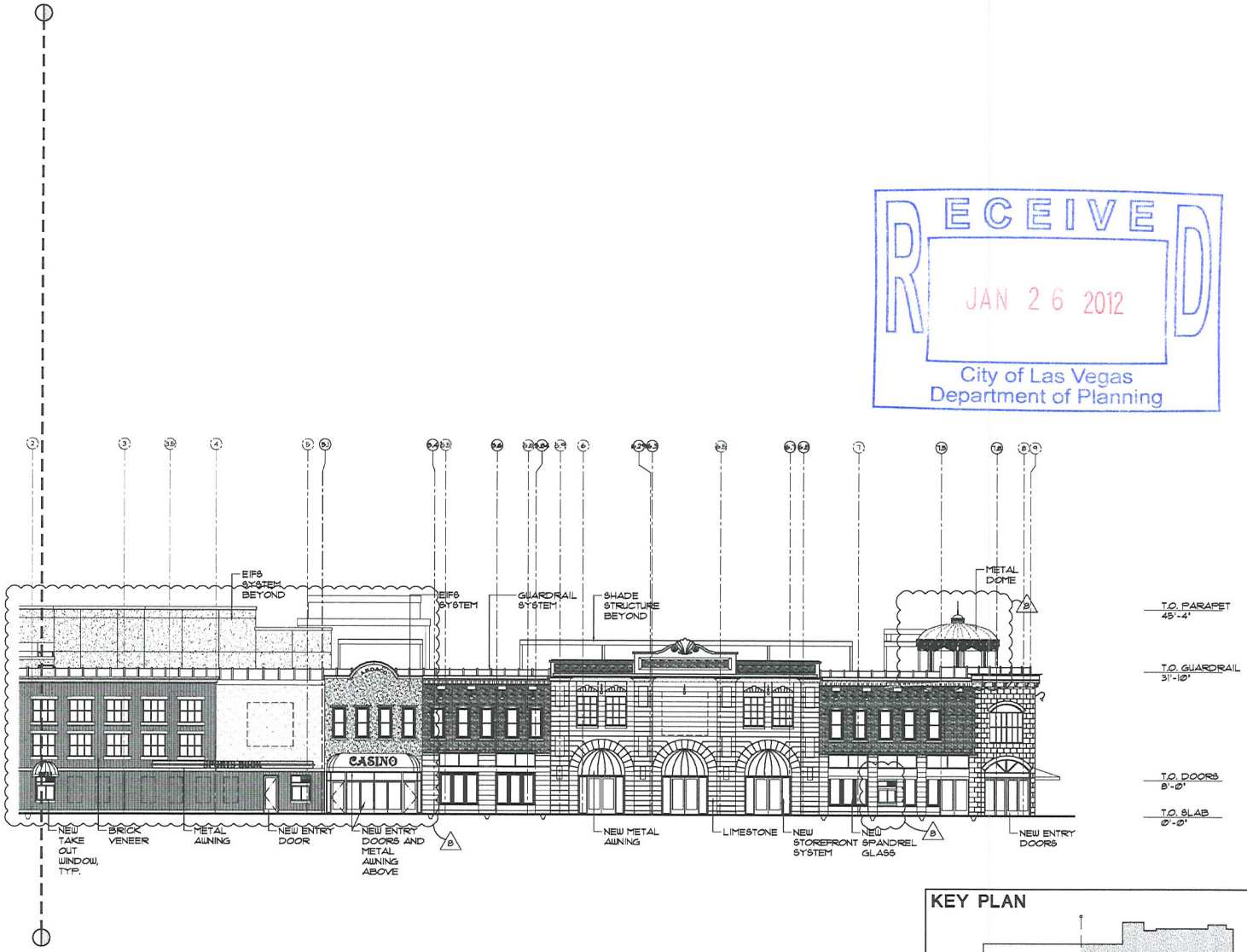
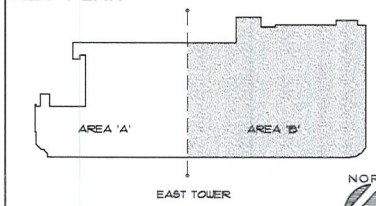


1 A6.11.2 EAST TOWER WEST ELEVATION - AREA 'B'

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

NORTH

KEY PLAN



NORTH

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project title:
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - WEST
EXTERIOR ELEVATION -
AREA 'B' (LUS)

issue dates:

drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-150
revisions: 1/24/2012

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A6.11.2
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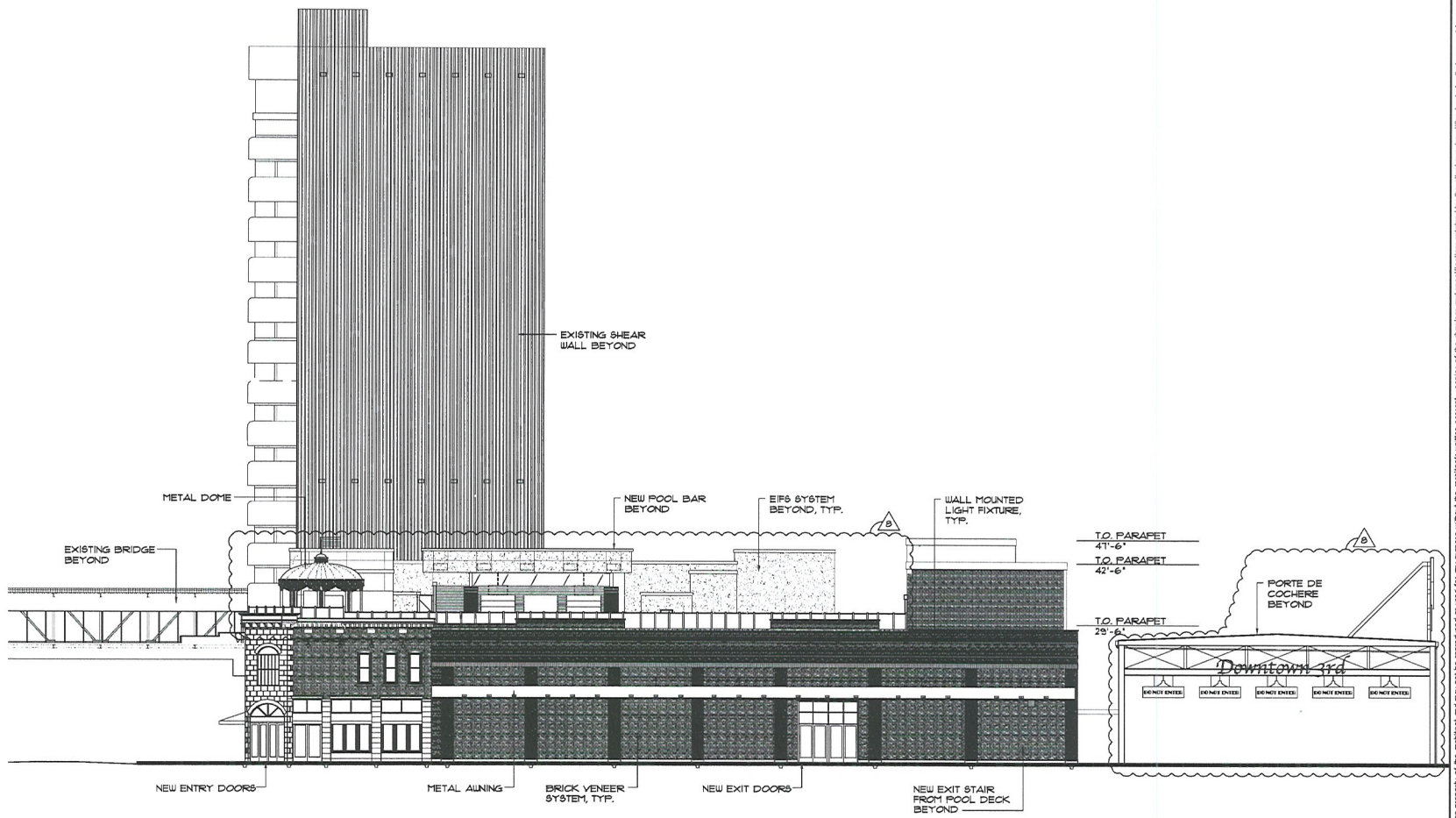

1 A6.12 EAST TOWER SOUTH ELEVATION

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

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206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - SOUTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-150
revisions: 1/24/2012

sheet no.
A6.12
of sheets

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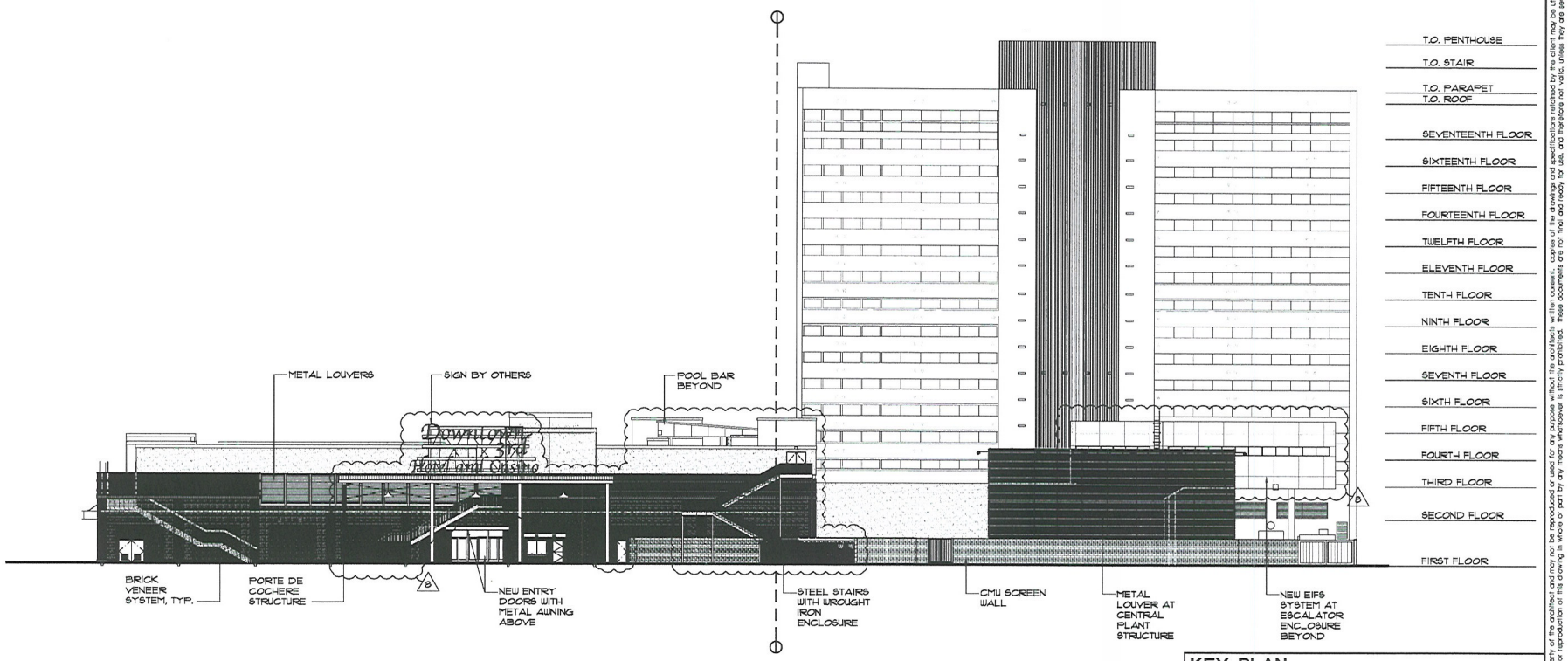
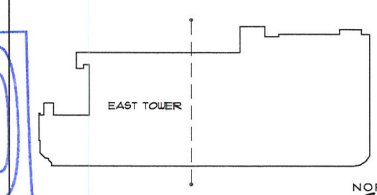


A / A6.13 EAST TOWER OVERALL EAST ELEVATION

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

KEY PLAN



NORTH

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sheet title:
EAST TOWER - OVERALL
EAST EXT. ELEVATIONS
LAND USE SUBMITTAL

issue dates:

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project no.: 09-150
revisions: 1/24/2012

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of sheets

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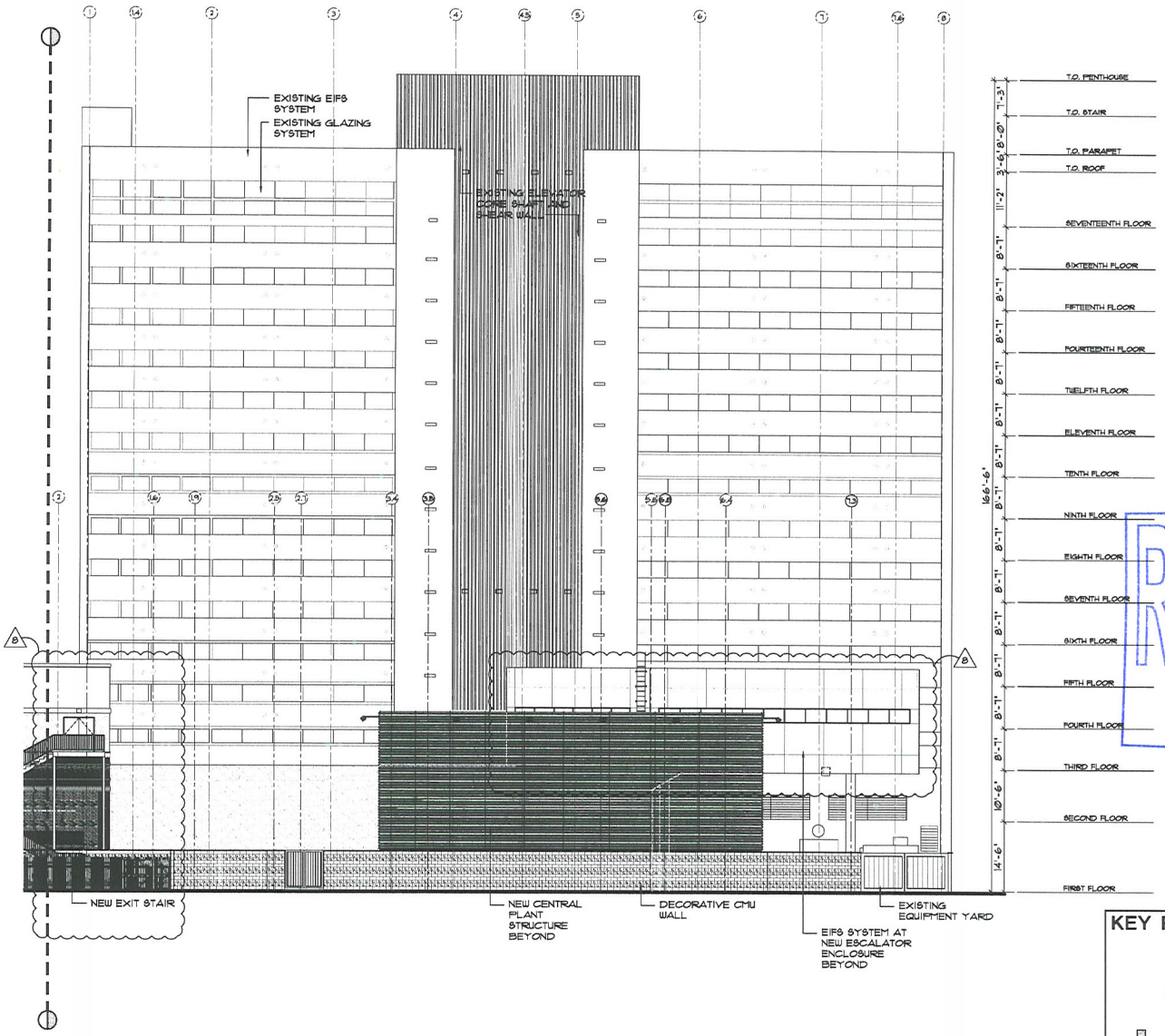

1 A6.13.1 EAST TOWER EAST ELEVATION - AREA 'A'

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

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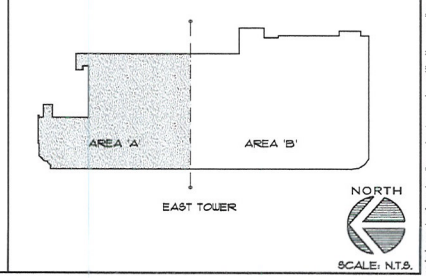

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RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'A' (LUS)

issue dates:
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project no.: 09-150
revisions: 1/24/2012

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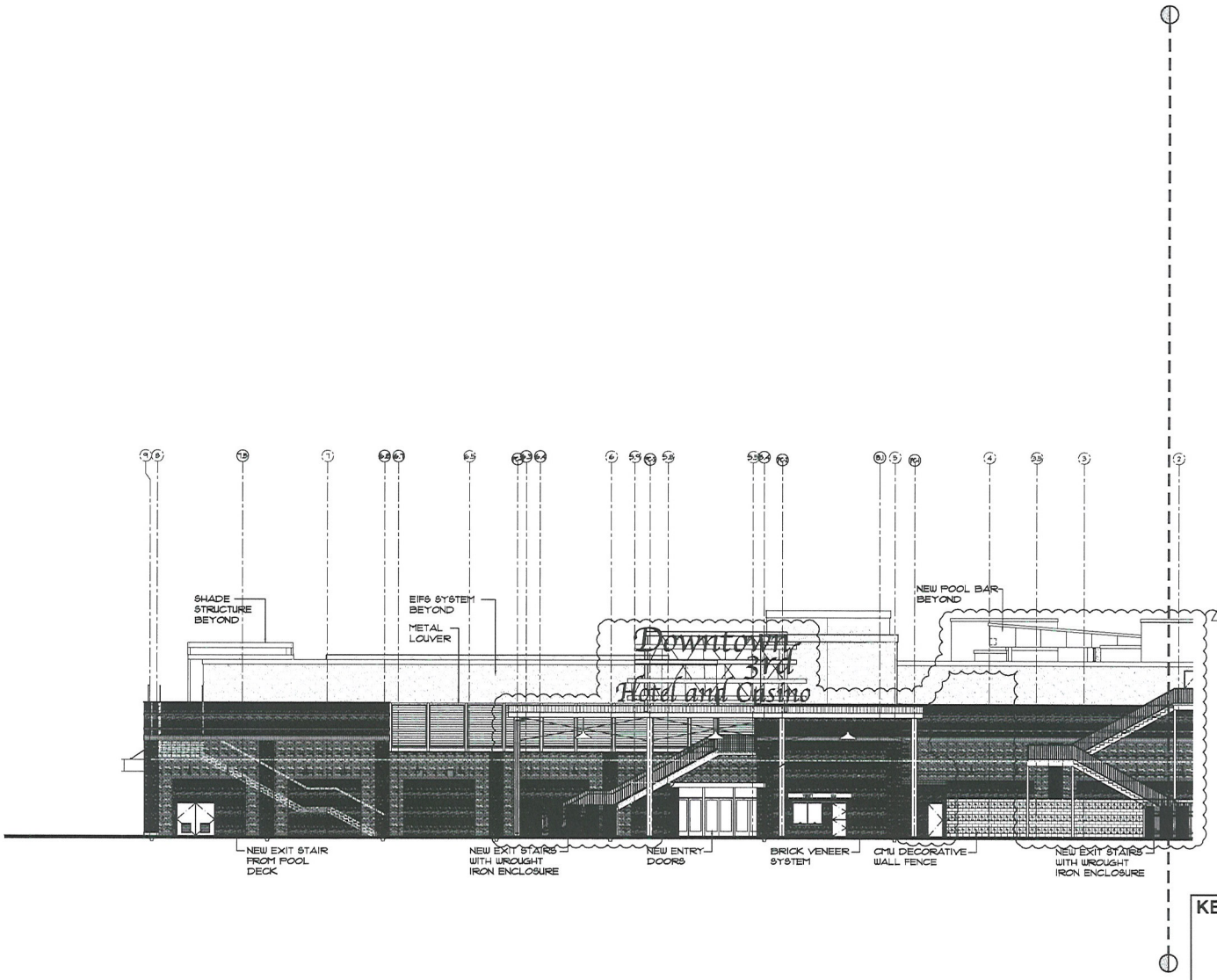

1 A6.13.2 EAST TOWER EAST ELEVATION - AREA 'B'

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

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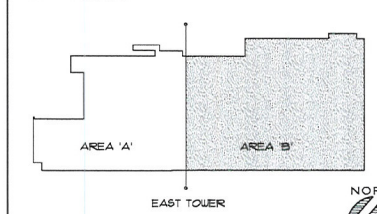
KEY PLAN



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206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'B' (LUS)

issue dates:
drawn by: KKG/MS/PT/CL
checked by: RCG
project no.: 09-150
revisions: 1/24/2012

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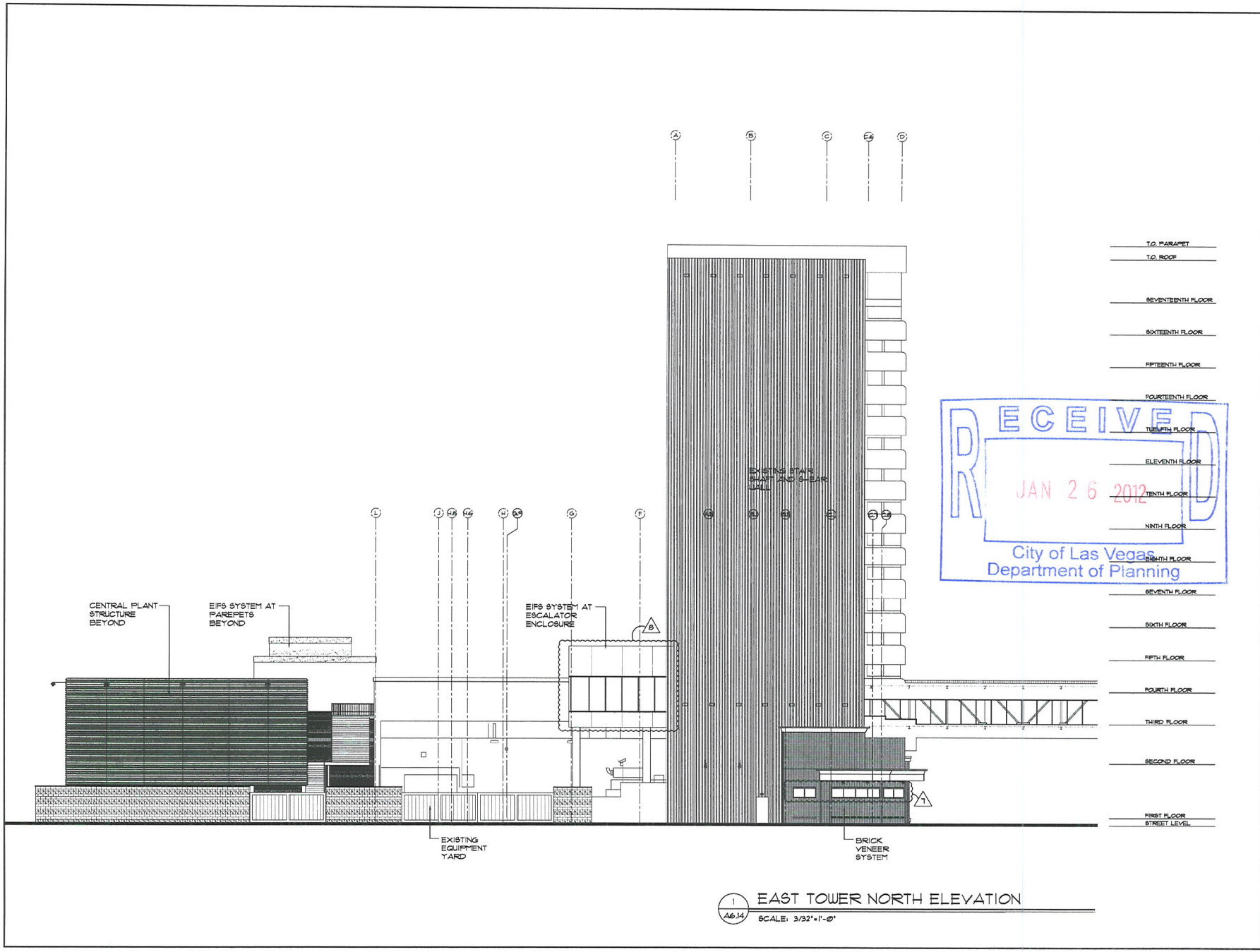

1 A6.14 EAST TOWER NORTH ELEVATION

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

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project title:
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RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title:
EAST TOWER - NORTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates:

drawn by: KKG/MB/PT/CL

checked by: RCG

project no.: 09-150

revisions: A 1/24/2012

sheet no. A6.14

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ELIZABETH N. FRETWELL
CITY MANAGER

September 3, 2010

Mr. Jeff Rosen
CIM/LL Las Vegas, LLC, et al
6922 Hollywood Boulevard, 9th Floor
Los Angeles, California 90028

RE: SDR-37946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2010

Dear Mr. Rosen:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. APN 139-34-510-014, also known as 215 N. 3rd Street, is not a part of this application.

2. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

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

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

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4. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 7/30/2010, except as amended by conditions herein. The landscape material and size on Third Street and Ogden Avenue shall be reviewed by Planning and Development staff and may be amended for compatibility with other existing streetscape material.

5. Prior to approval of a final inspection, the proposed alterations to the Third Street pedestrian bridge to reduce the parapet and soffit materials to a minimum and to replace the existing materials with a clear glazing system shall be completed in conformance with the building elevations date stamped 04/13/10.

6. A Waiver from Downtown Centennial Plan Section VII.B.1.e is hereby approved, to allow utilities to remain above ground where required to be underground along Stewart Avenue.

7. A Waiver from Downtown Centennial Plan Section VII.B.3.d is hereby approved, to allow block wall screening adjacent to the service yard where ornamental iron screening is required.

8. A Waiver from Downtown Centennial Plan Section VII.B.4.a is hereby approved, to allow a zero-foot amenity zone where a five-foot amenity zone is required along portions of Stewart Avenue between 3rd Street and east to the parking lot entrance.

9. A Waiver from Downtown Centennial Plan Section VII.B.4.c is hereby approved, to allow no additional trees along Stewart Avenue.

10. Prior to occupancy, the required number of handicap parking spaces shall be provided, in the existing parking structure, in the proposed parking lot, or a combination of structure and lot, in conformance with Title 19.10 requirements.

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

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

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall be revised to include irrigation specifications.

14. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an

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inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

15. All proposed signage shall be subject to approval by the Downtown Design Review Committee prior to issuance of sign permits.

16. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

Public Works

23. Provide a copy of a recorded joint access and parking agreement between this site and Assessor's Parcel #139-34-510-014 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

24. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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25. Dedicate a 10 foot radius on the southwest corner of Stewart Avenue and 4th Street prior to the issuance of any permits.

26. A Petition of Vacation to vacate the existing public sewer easement, such as VAC-27995, shall record prior to the issuance of any permits for improvements abutting or overlying the sewer easement.

27. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards modified as necessary to accommodate existing physical obstructions and as amended by conditions herein per the approved Site Plan concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

28. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

29. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

30. Contact the City Engineer's Office (Lorrie Dunford) at 229-6272 to coordinate the development of this project with the Stewart Avenue Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

31. Landscape and maintain all unimproved rights-of-way, if any, on 4th Street, Ogden Avenue and Stewart Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue, Stewart Avenue and (where applicable) 4th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

33. Coordinate all driveway geometrics with the Traffic Engineer to determine final allowable widths and depths prior to the submittal of construction drawings or issuance of permits, whichever occurs first.

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34. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, meet with the Flood Control Section of the Department of Public Works to determine an acceptable alternative, if any, to the Drainage Plan and Technical Drainage Study.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Todd Kessler
Resort Gaming Group, LLC
206 North 3rd Street
Las Vegas, Nevada 89101

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SDR-44449

Todd Kessler
206 N. 3rd Street
Las Vegas, NV 89101

January 26, 2012

Flynn Fagg
City of Las Vegas
Planning & Development
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Amendment Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009

Dear Mr. Fagg:

Please accept this as our official justification letter for an Amendment to the previously approved SDR-37946 encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The following is a summary of the changes to the previous SDR-37946:

1. Façade improvements on the elevations of the buildings;
2. A widening of the 4th & Stewart Entryway;
3. A small reduction in the number of surface parking stalls;
4. Removal of the Hotel entrance for the West Tower;
5. A change in the traffic flow of 3rd St. and the alley between 3rd St. and Casino Center Blvd.; and
6. An elevation change to the porte-cochere along 4th St.

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Department of Planning

SDR-44449

Many of the changes are minor architectural finish elements. The traffic flow deviations were made in order to attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have still added 24 new parking spaces while reducing the existing room base by 162 rooms from when the hotel was previously operated.

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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Department of Planning

SDR-44449

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

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

C.C.: 04/18/2012

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Staff Report
2. Meadows Walkable Community Plan

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
TXT-44368 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to expand the Downtown Centennial Plan boundaries and to clarify district goals. Staff recommends

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
TXT-44483 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, description, definition and requirements of the "Open Air Vending/Transient Sales Lot" use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:
TXT-44511 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.08 related to Commercial and Industrial Districts - Purpose and Development and Design Standards, 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various uses in an effort to consolidate categories and streamline standards and requirements.

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **38.**

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED