City of Las Vegas

# PLANNING COMMISSION AGENDA

**COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011**
**CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

**LAS VEGAS CITY COUNCIL**

**Mayor Carolyn G. Goodman, (At-Large)**
**Mayor Pro-Tem Stavros S. Anthony, (Ward 4)**
**Councilwoman Lois Tarkanian, (Ward 1)**
**Councilman Steven D. Ross, (Ward 6)**
**Councilman Ricki Y. Barlow (Ward 5)**
**Councilman Bob Coffin, (Ward 3)**
**Ward 2 (Vacant)**
**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**

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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.

## April 10, 2012

6:00 PM

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

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

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

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

## BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 13, 2012

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

## CONSENT ITEMS:

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

## ONE MOTION - ONE VOTE

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

7. EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248-SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

## PUBLIC HEARING ITEMS

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

9. GPA-44653 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

10. ZON-44654 - REZONING RELATED TO GPA-44653 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

11. VAR-44656 - VARIANCE RELATED TO GPA-44653 AND ZON-44654 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 12-FOOT TALL BULDING TO NOT MEET THE RESIDENTIAL ADJACENCY STANDARDS BY NOT MEETING THE MINIMUM SIDE YARD SETBACK on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

12. SDR-44655 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-44653, ZON-44654 AND VAR-44656 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 1,750 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG THE WEST PERIMETER WHERE FIVE FEET IS REQUIRED AND TO ALLOW EIGHT FEET ON THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

13. GPA-44682 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request to amend the General Plan FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), Ward 5 (Barlow).

14. ZON-44683 - REZONING RELATED TO GPA-44682 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), Ward 5 (Barlow).

15. GPA-44704 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL

DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

16. ZON-44705 - REZONING RELATED TO GPA-44704 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

17. MOD-44703 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: ROHANI-NAJMI TRUST - For possible action on a request for a Major Modification of the Montecito Town Center Development Agreement TO ADD 2.5 ACRES TO THE OVERALL PLAN UNDER THE MIXED USE COMMERCIAL SPECIAL LAND USE DESIGNATION at the northeast corner of Riley Street and Clark County 215 (APN 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

18. SUP-44701 - SPECIAL USE PERMIT RELATED TO MOD-44703 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - Request for a Special Use Permit FOR A CONGREGATE CARE FACILITY at the southeast corner of Riley Street and Rome Boulevard (APNs 125-20-810-001 and 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

19. VAC-44702 - VACATION RELATED TO MOD-44703 AND SUP-44701 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - For possible action on a Petition to Vacate a portion of Riley Street south of Rome Boulevard and a portion of the north side of Darling Road east of Riley Street, Ward 6 (Ross).

20. SDR-44700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-44703, SUP-44701 AND VAC-44702 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 100-BED, 70,539 SQUARE-FOOT CONGREGATE CARE FACILITY WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED AND A WAIVER OF MONTECITO TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 5.02 acres at the southeast corner of Riley Street and Rome Boulevard (APNs 125-20-810-001 and 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

21. VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

22. VAR-44710 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC, ET AL - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 156 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

23. SDR-44708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44710 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41047) TO ELIMINATE ONE SUBTERRANEAN LEVEL OF REQUIRED PARKING AND ONE STORY OF OFFICE SPACE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

24. SUP-44551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (HOUSEHOLD ITEMS) USE WITHIN AN EXISTING SHOPPING CENTER at 3281 North Decatur Boulevard, Suite #185 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

25. SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE

SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

26. SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,950 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

27. SUP-44662 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

28. SUP-44663 - SPECIAL USE PERMIT RELATED TO SUP-44662 - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITH NO OUTSIDE PENS WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

29. SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

30. SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

31. SUP-44675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 124 South 6th Street (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

32. SUP-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

33. SUP-44679 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LETICIA GARDEA - OWNER: VCSP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED IN CONJUNCTION WITH AN EXISTING SUPPER CLUB at 7585 Norman Rockwell Lane (APN 125-17-712-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

34. SUP-44681 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL - For possible action on a request for a Special Use Permit FOR A 17 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 15,438 SQUARE-FOOT GROCERY STORE at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

35. SUP-44698 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST - For possible action on a request for a Special Use Permit FOR CUSTOM & CRAFT WORK OUTSIDE OF AN EXISTING BUILDING at 1509 South Main Street (APN 162-03-210-028), C-2 (General Commercial) Zone, Ward 3 (Coffin).

## CITIZENS PARTICIPATION:

36. 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: APRIL 10, 2012**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
CALL TO ORDER

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: APRIL 10, 2012**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF APRIL 10, 2012

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
ROLL CALL

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF APRIL 10, 2012

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF APRIL 10, 2012

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 13, 2012

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: APRIL 10, 2012**

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

**SUBJECT:**

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
**PLANNING COMMISSION MEETING OF: APRIL 10, 2012**

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

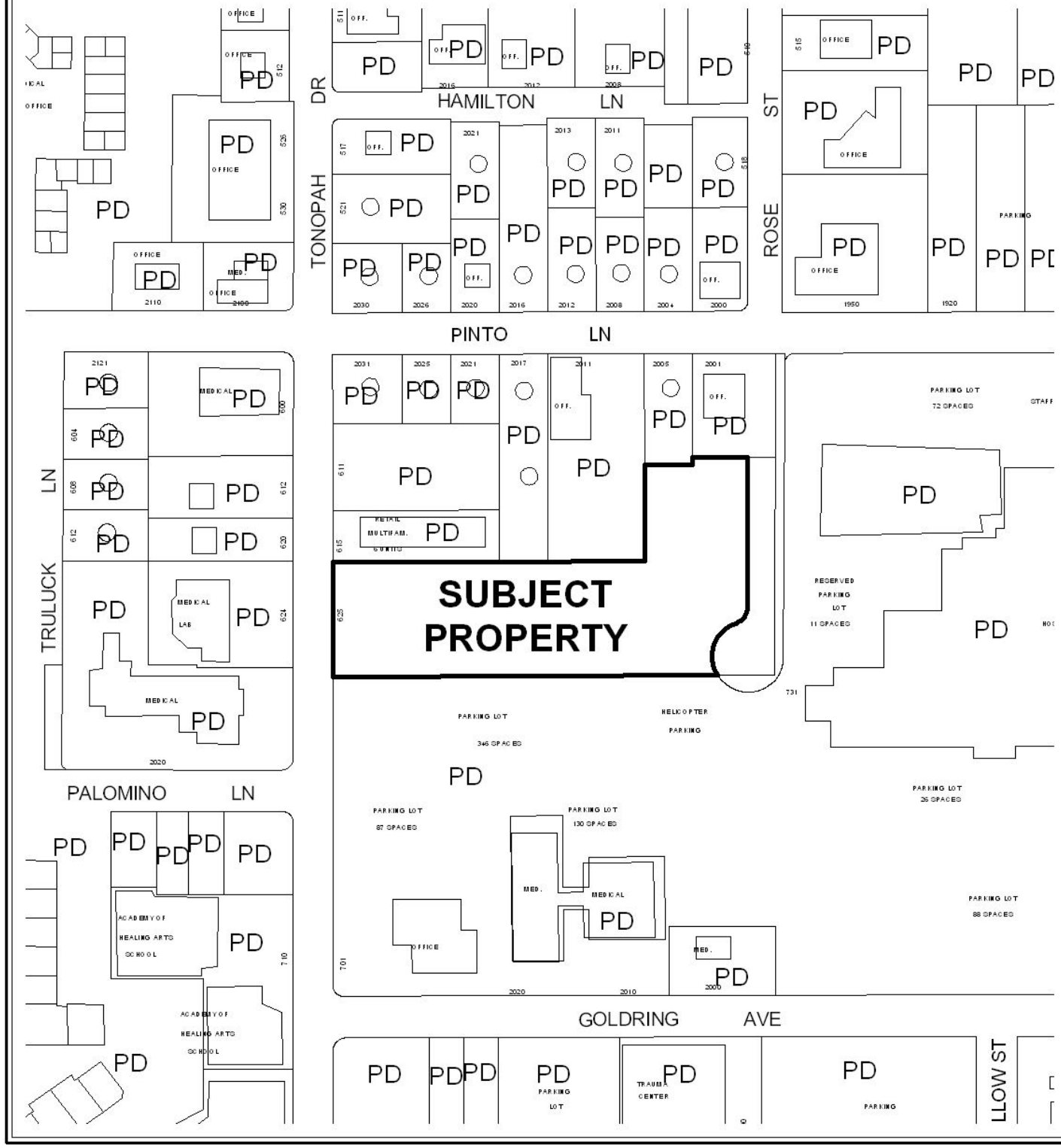
**SUBJECT:**
EOT-44537 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248-SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow).

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter for EOT-41319
6. Planning Commission Approval Letter for SDR-34997
7. Justification Letter




**CASE: EOT-44537**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)




0 200 400 Feet

**CASE: EOT-44537**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-44537** APN: 139-33-302-035

Name of Property Owner: Valley Health System, LLC

Name of Applicant: Ned Cole, A.I.A., Architect, Inc.

Name of Representative: Ned Cole, A.I.A., Architect, 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: Steve Filton

Print Name: Steve Filton

Subscribed and sworn before me

This 2nd day of February, 2012

Caitlin M Vernot

Notary Public in and for said County and State

Commonwealth of Pennsylvania

County of Montgomery

Revised 11-14-06

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Caitlin M. Vernot, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Nov. 3, 2012
Member, Pennsylvania Association of Notaries

RECEIVED
FEB 06 2012
City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Extension of Time for SDR-34997

**Project Address (Location)** 625 S. Tonopah Drive

**Project Name** Valley Hospital Parking Lot **Proposed Use** Parking Lot

**Assessor's Parcel #(s)** 139-33-302-035 **Ward #** 5

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

**Commercial Square Footage** – **Floor Area Ratio** –

**Gross Acres** 2.69A **Lots/Units** n/a **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Valley Health System LLC **Contact** _____

**Address** 367 Gulph Rd. **Phone:** _____ **Fax:** _____

**City** King of Prussia **State** PA **Zip** 19406-3121

**E-mail Address** _____

**APPLICANT** Ned Cole, A.I.A., Architect, Inc. **Contact** Ned Cole

**Address** 3801 Robar St. **Phone:** 735-4530 **Fax:** 735-1952

**City** Las Vegas **State** NV **Zip** 89121

**E-mail Address** ncoleaia@cox.net

**REPRESENTATIVE** Ned Cole, A.I.A., Architect, Inc. **Contact** Ned Cole

**Address** 3801 Robar St. **Phone:** 735-4530 **Fax:** 735-1952

**City** Las Vegas **State** NV **Zip** 89121

**E-mail Address** ncoleaia@cox.net

**Property Owner Signature*** Steve Fulton

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

**Print Name** Steve Fulton

Subscribed and sworn before me

This 2ND day of February, 20 12.

Caitlin M Vernot

Notary Public in and for said County and State

Commonwealth of Pennsylvania
County of Montgomery

Revised 10/27/08

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Caitlin M. Vernot, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Nov. 3, 2012
Member, Pennsylvania Association of Notaries

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | EOT-44537 |
| **Meeting Date:** | 4/10/12 |
| **Total Fee:** | $300 — |
| **Date Received:*** | 2/6/12 |
| **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

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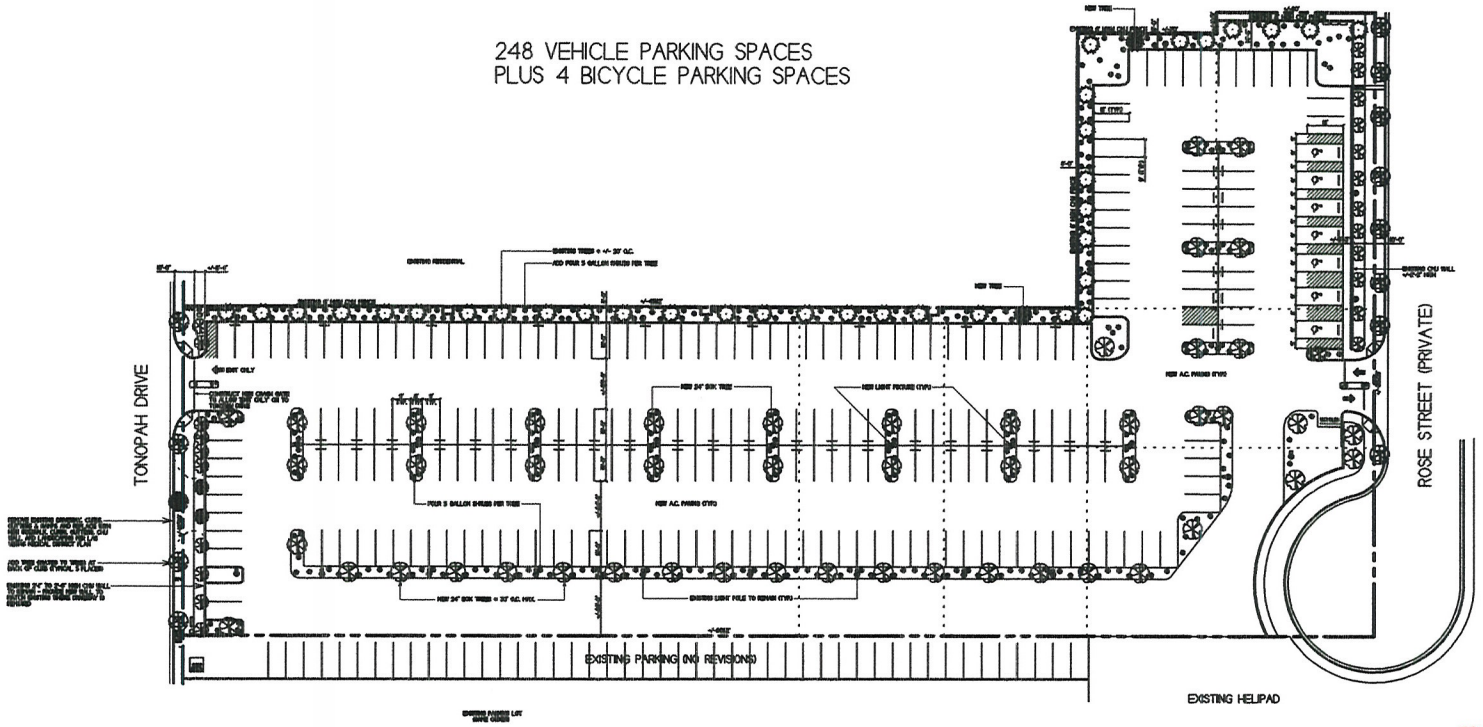
THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS 139-33-302-026, 139-33-302-027, 139-33-302-028, 139-33-302-029, 139-33-302-030, 139-33-302-031 AND 139-33-302-032.

NOTE: THE SIX PARCELS WHICH COMPRISE THIS PARKING LOT WILL BE COMBINED TO FORM ONE LOT IN ORDER TO AVOID A MULTITUDE OF VARIANCES OR WAIVERS RELATIVE TO SETBACKS, PROPERTY LINE LANDSCAPING, ETC.

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES




## PROPOSED PARKING LOT PLAN

1" = 30'

NORTH

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REVISIONS

NED COLE, A.I.A.
ARCHITECT, INC.
3601 ROBAR STREET
LAS VEGAS, NEVADA 89121
PH 702-735-4530 FAX 702-735-1952

PROJECT NAME
VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

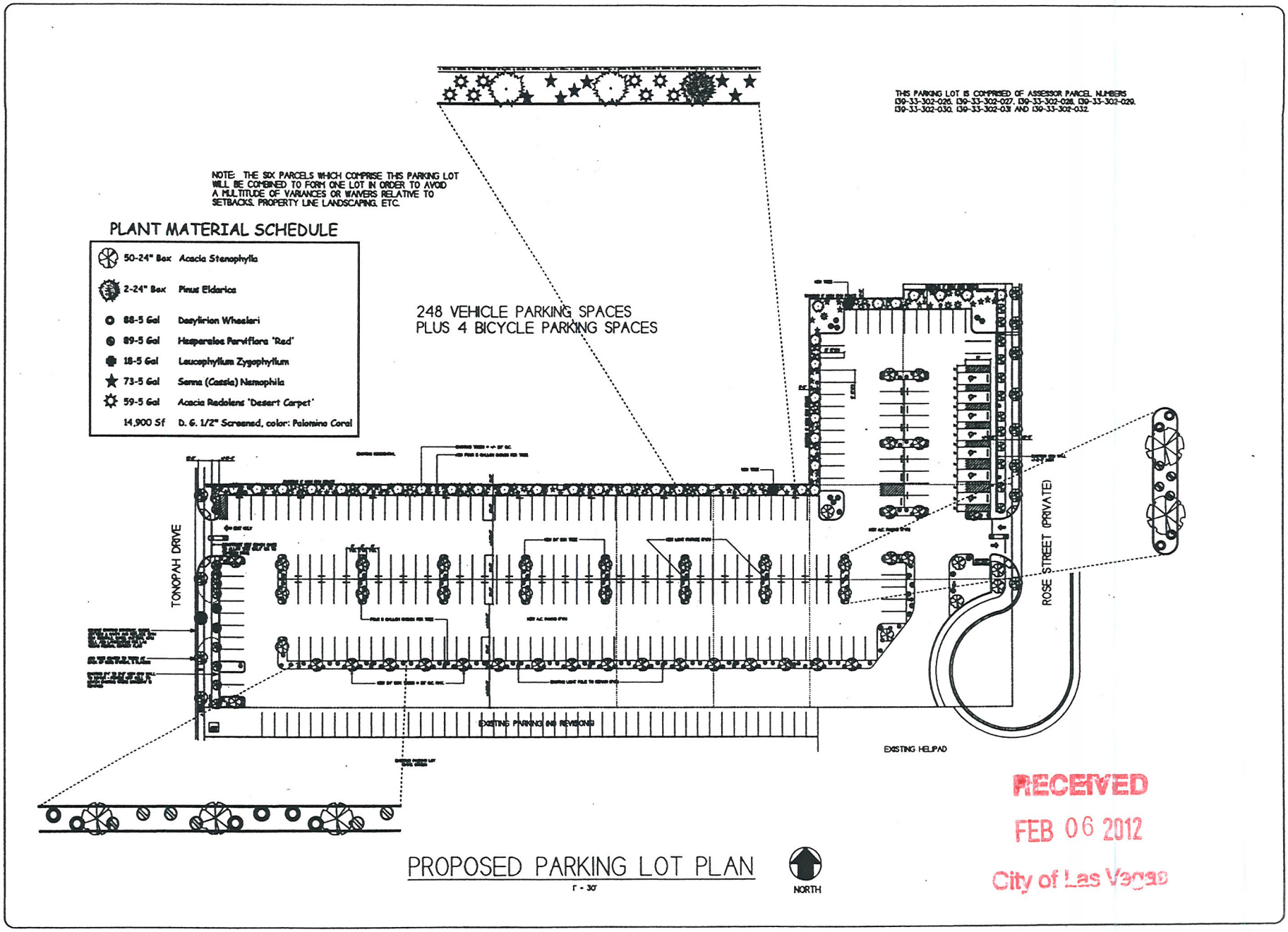
SHEET TITLE
PROPOSED PARKING LOT PLAN

DATE 6-24-09
PROJECT # 09-10

SHEET # 1B OF SHEETS

D:\Work_Files\Projects\0910\1BR1.gxd -- 01/13/2012 -- 11:58 AM -- Scale 1 : 1160

EOT-44537




PROPOSED PARKING LOT PLAN

1" = 30'

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City of Las Vegas

NED COLE, A.I.A.
ARCHITECT, INC.
5001 ROGAR STREET
LAS VEGAS, NEVADA 89121

VALLEY HOSPITAL PARKING LOT
for AFFORDABLE CONCEPTS, INC.
LAS VEGAS, NEVADA

PROPOSED
PARKING LOT PLAN

6-3-09
09-10

IB

EOT-44537

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
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

May 11, 2011

Mr. Steve Filton
Valley Hospital System
367 Gulph Road
King of Prussia, Pennsylvania 19406-3121

***RE: EOT-41319 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW***
***PLANNING COMMISSION MEETING OF MAY 10, 2011***

Dear Mr. Filton:

Your request for an Extension of Time of an approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive, approximately 315 feet south of Pinto Lane (APN 139-33-302-035), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on May 10, 2011.

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

***Planning***

1. This Site Development Plan Review (SDR-34997) shall expire on 08/13/12 unless another Extension of Time is approved.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-34997) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**EOT-44537**

This action by the Planning Commission on **May 10, 2011** 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 ***May 23, 2011***. 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Ned Cole
3801 Robar Street
Las Vegas, Nevada 89121

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City of Las Vegas

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

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

August 14, 2009

Valley Health Systems, LLC
620 Shadow Lane
Las Vegas, Nevada 89106

***RE: SDR-34997 - SITE DEVELOPMENT PLAN REVIEW***

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-026 thru 032), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow), was considered by the Planning Commission on August 13, 2009.

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

***Planning and Development***

1. 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.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/25/09, except as amended by conditions herein.

3. Site Development Plan Review (SDR-3054) shall be expunged, if approved.

4. A Waiver from the Landscape Buffer requirements is hereby approved, to allow a zero-foot landscape buffer along the south property line where eight feet is the minimum required, if approved.

175713

07101-001-06-09

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City of Las Vegas
EOT-44537

5. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a 2.5-foot block wall adjacent to the right-of-way where a three-foot wall is required, if approved.

6. A Waiver from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow a three-foot landscape buffer adjacent to the right-of-way where a six-foot buffer is required, if approved.

7. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow 30 parking fingers where 42 are required, if approved.

8. An Exception from the Las Vegas Medical District Plan landscaping requirements is hereby approved, to allow no landscaping along the southern property line where one tree every 20 feet on-center is required, if approved.

9. The applicant shall work with City staff to determine the most appropriate mapping action necessary to consolidate all existing parcels. The mapping action shall be completed and recorded prior to issuance of any permits.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

12. Pursuant to the Las Vegas Medical District Plan, all utilities serving new development shall be underground. Above ground utility appurtenances visible from public streets shall be screened. The existing utility boxes on-site shall be placed underground or relocated in accordance with the requirements of the Las Vegas Medical District Plan and Title 19.12.040.

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City of Las Vegas

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.

14. 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.

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

***Public Works***

16. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. No permanent structures or landscaping over 30 inches tall shall be constructed within the existing 20-foot Public Sewer Easement granted by Document #20040407:01657.

19. 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.

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

21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-20-97 and all other applicable site-related actions.

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City of Las Vegas

This action by the Planning Commission on ***August 13, 2009*** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***August 14, 2009***.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Ned Cole
Ned Cole, AIA, Architect
3801 Robar Street
Las Vegas, Nevada 89121

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FEB 06 2012
City of Las Vegas




EOT-44537 – APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC
EAST SIDE OF TONOPAH DRIVE, APPROXIMATELY 315 FEET SOUTH OF PINTO LANE

03/01/12

**Ned Cole, A.I.A., Architect, Inc.**

3801 Robar Street Las Vegas, Nevada 89121

February 2, 2012

City of Las Vegas
Planning & Development
731 S. Fourth St.
Las Vegas, NV 89101

Re: Valley Hospital Parking Lot
SDR-34997 Time Extension Request
Letter of Justification

Site Development Plan Review 34997 to construct a new parking lot to replace a temporary parking lot at 625 S. Tonopah Drive for Valley Hospital was approved on August 13, 2009. The time limit to obtain a permit to begin construction was to be two years from that date, or August 13, 2011. The seven parcels which make up this parking lot have since been consolidated into one new parcel as was requested by a condition of that approval. That new parcel number is APN 139-33-302-035. Although it is Valley Hospital's intent to proceed with the construction of this parking lot, difficult economic conditions caused them to request a two year time extension to delay the construction until it better fits within their financial planning. That time extension was approved, but only for one year. Although the Planning Commission may have felt that the economy would improve during the one year time extension, there has not been significant improvement. Therefore, we are requesting that you consider allowing another two year Extension of Time to begin this work. We are not aware of any complaints which have been filed relative to the existing temporary parking lot and its usage as it is currently configured and respectfully request your favorable review of this request. Thank you for your consideration..

Sincerely,

Ned Cole

Ned Cole, A.I.A.
President

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FEB 06 2012
City of Las Vegas

EOT-44537

Ph. 702-735-4530 FAX 702-735-1952

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

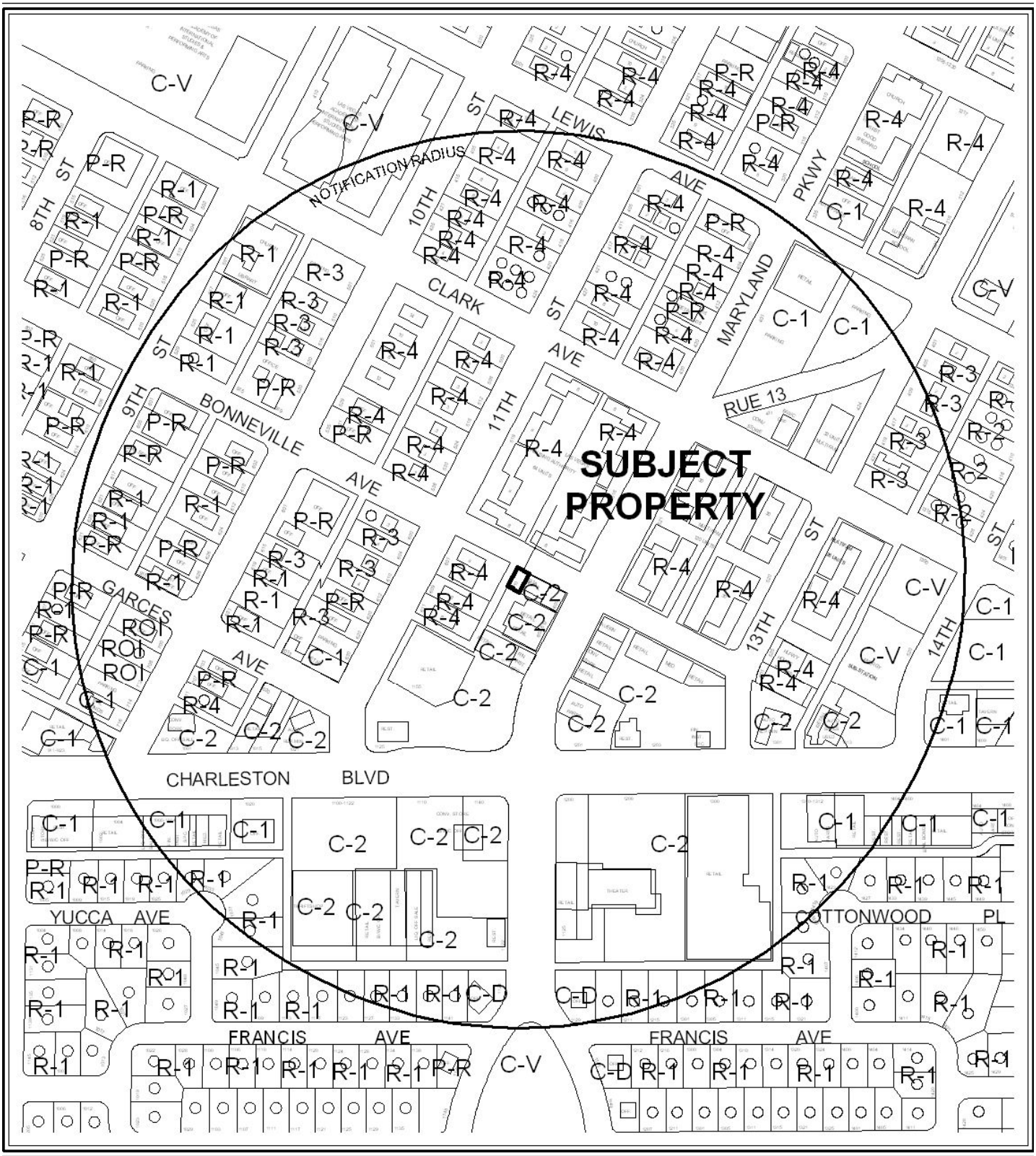
**SUBJECT:**
TABLED - RENOTIFICATION - SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General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

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




**CASE:** **SUP-43979**

**RADIUS:** 1000 FEET

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

0 300 600 Feet




**CASE:** **SUP-43979**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43979** APN: 139-34-813-012

Name of Property Owner: MELISSA F. MAXWELL

Name of Applicant: LAMAR KRUITBOSCH

Name of Representative: OSVALDO FUMO

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Melissa F. Maxwell

Print Name: MELISSA F. MAXWELL

Subscribed and sworn before me, Maryellen Waskiewicz

This 14 day of FEBRUARY, 2012

Maryellen Waskiewicz

Notary Public in and for said County and State Florida

MARYELLEN WASKIEWICZ
Notary Public - State of Florida
My Comm. Expires Feb 18, 2013
Commission # DD 853065

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City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP-43979

**Project Address (Location)** 1110 BONNEVILLE AVE EAST

**Project Name** SPECIAL USE PERMIT **Proposed Use** BAIL BOND BUSINESS

**Assessor's Parcel #(s)** 139-34-813-012 **Ward #** _____

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

**Commercial Square Footage** 640 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** MELISSA F. MAXWELL **Contact** OSVALDO FUMO

**Address** 204 37th AVE. N. #187 **Phone** (702) 474-7554 **Fax:** (702) 474-4210

**City** ST. PETERSBURG, **State** FL **Zip** 33704

**E-mail Address** MKATDIST@YAHOO.COM

**APPLICANT** LAMAR KRUITBOSCH **Contact** _____

**Address** 3100 E. CHARLESTON BLVD. **Phone:** (702) 386-9116 **Fax:** (702) 474-4210

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

**E-mail Address** RESCUEBAILBONDS@YAHOO.COM

**REPRESENTATIVE** OSVALDO FUMO **Contact** OZZIE

**Address** 1212 CASINO Center BLVD. **Phone:** (702) 474-7554 **Fax:** (702) 474-4210

**City** LAS VEGAS, NV. **State** NV **Zip** 89104

**E-mail Address** OZZIE@FUMOLAW.COM

**Property Owner Signature*** Melissa F. Maxwell

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

**Print Name** MELISSA F. MAXWELL

Subscribed and sworn before me Maryellen Waskiewicz

This 14 day of FEBRUARY, 20 12.

Maryellen Waskiewicz

Notary Public in and for said County and State Florida

MARYELLEN WASKIEWICZ
Notary Public - State of Florida
My Comm. Expires Feb 18, 2013
Commission # DD 853065

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-43979 |
| Meeting Date: | |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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City of Las Vegas
Department of Planning

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

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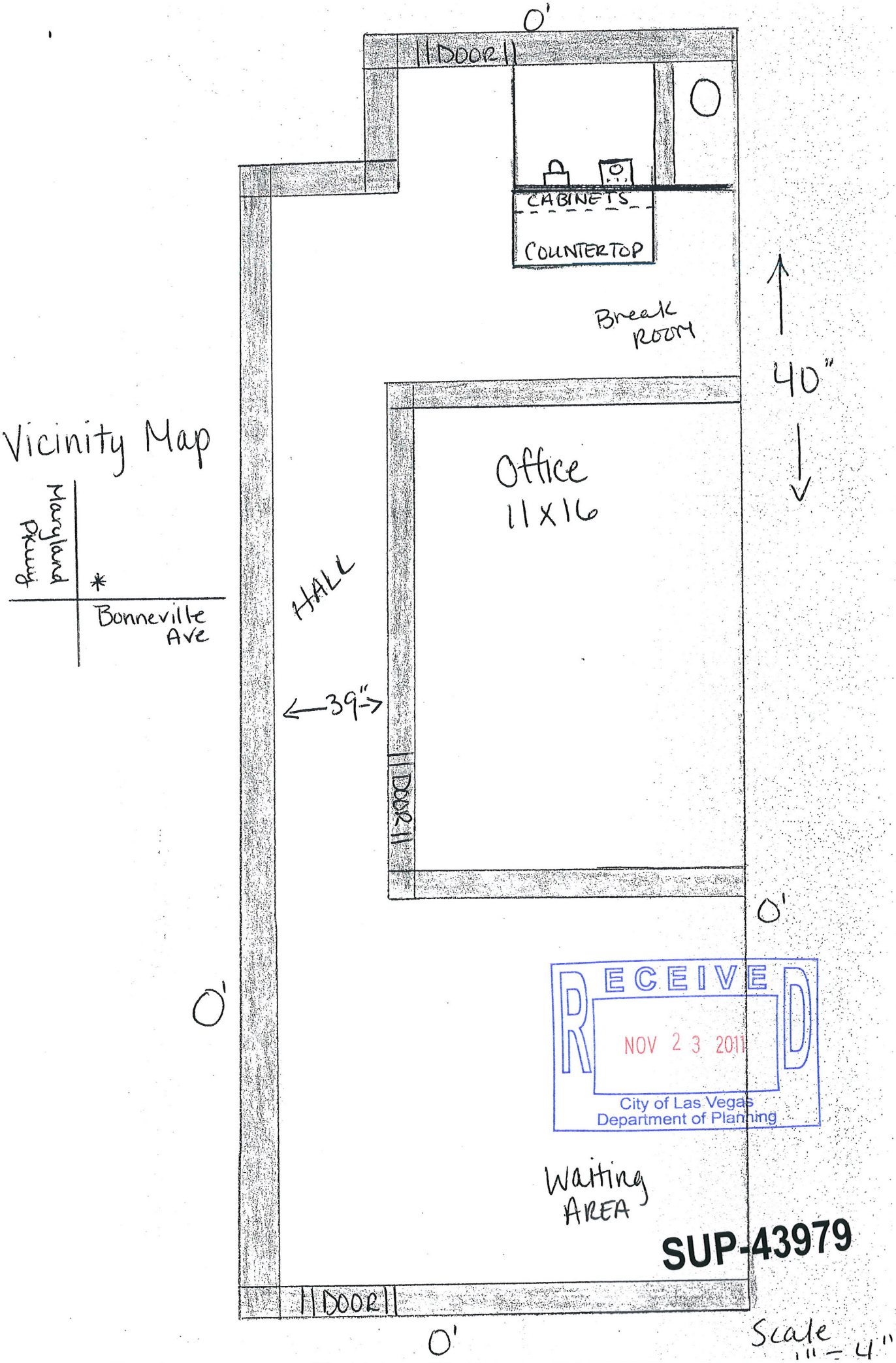
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DOOR
CABINETS
COUNTERTOP
Break ROOM
40"
Office
11X16
HALL
39"
DOOR
0'
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DOOR
Waiting AREA
Vicinity Map
Maryland Pkwy
Bonneville Ave
RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning
SUP-43979
N
Scale 1" = 4'



SUP-43979 - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL
1110 EAST BONNEVILLE AVENUE

12/01/11



SUP-43979 - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL
1110 EAST BONNEVILLE AVENUE

12/01/11

# Justification Letter

Re: 1110 Bonneville Ave.
APN – 139-34813-012

**Issue** Presented – Whether a Special Use Permit should be approved for 1110 Bonneville Ave. to allow for a Bail Bond Company (Rescue Bail Bonds) to conduct business at that location. Pursuant to Title 19.18, a Bail bond Company is an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

This request is made on behalf of the owner of Rescue Bail Bonds, Lamar Kruitbosch. Previously, Rescue Bail Bonds had been in operation for over a decade at 505 Bonneville Ave. Unfortunately, on February 9, 2011 that location burned in a fire.

Subsequent to the fire, Rescue Bail Bonds had a temporary office located in a competing bail bond office near Charleston and Mojave. Presently Rescue Bail Bonds would like to conduct business at 1110 Bonneville Ave. The location is less than a mile from Rescue's previous office at 505 Bonneville Ave. It is centrally located near the jail and near local attorney offices. Previous clients are familiar with the location.

Rescue Bail Bonds employs only one person.
The hours of operation are business hours 9am to 5pm. Thereafter by appointment.
Applicant owns no other Bail Bond Company.
Rescue Bail Bonds is licensed by the State of Nevada Division of Insurance. Proudly, Rescue Bail Bonds has never been disciplined by its regulatory body.

Most of the area around 1110 Bonneville is comprised of businesses. Attorney offices, accountants and medical professionals. The tenant prior was a paralegal. He was at the location for several years.

The proposed use is harmonious and compatible with the surrounding uses. Additionally, the subject site is physically suitable for the type and intensity of land use being proposed. The street facilities providing access to the property are adequate in size to meet the requirements of the proposed use. Finally, approval of the special use permit at this site will not be inconsistent with the public health, safety, and welfare of the overall objectives of the general plan.

The special use permit should be **APPROVED**.

Osvaldo Fumo
Representative of Rescue Bail Bonds.

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

**SUP-43979**

BACK PORTION

## Application Information

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

As owner of property at 1110 Bonneville Ave I OPPOSE this special use Permit for a Proposed Bailbond Service. I do not know Lamar KRUITBOSCH and want to keep my Properties C-2 Zone. A Bail Bond Service will NOT be a suitable business for this area. My neighbors and children do not want this business. sincerely Melissa Maxwell

## Application Location

How can anyone change my buildings C-2 zone who is NOT owner of said Property? UNBELIEVABLE!!

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

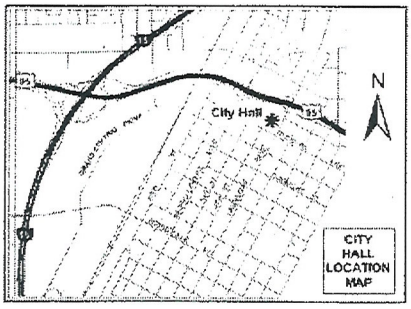
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***January 10, 2012*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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

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

**Return Service Requested**
**Official Notice of Public Hearing**




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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-43979**
Planning Commission Meeting of 1/10/2012

NOTE on back from owner.

2 JRDFN1 33704

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 DEC 22 2011
MAILED FROM ZIP CODE 89101

LAS VEGAS, NV 89101

RECEIVED
JAN - 3 2012

Case: SUP-43979
13934813012
MAXWELL MELISSA FAYE
204 37TH AVE N #187
ST PETERSBURG FL 33704-1416 33704-1

44 P

P.01

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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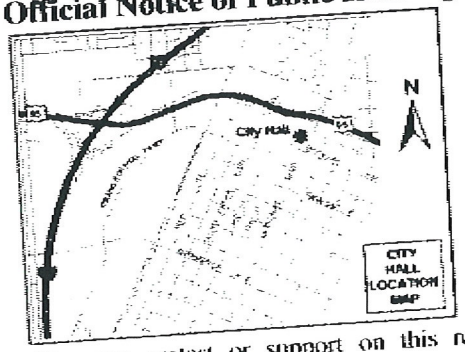
MAILED FROM ZIPCODE 89101

**Return Service Requested**

## Official Notice of Public Hearing

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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-43979**

Planning Commission Meeting of 1/10/2012

Case: SUP-43979

13934811033
LEE SUN K & LINDA
7170 COPPER RD
LAS VEGAS NV 89110-4204 89110-4204

NV JRDFN11 89110

RECEIVED
JAN - 3 2012

44A

DEC-26-2011 02:04 PM

RECEIVED

JAN 10 2012

13934712054 Case: SUP-43979
KIM JOYCE J & ALYSIA G
2101 S WATSON ST
LA HABRA CA 90631-9518 90631-9518

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

RECEIVED
CITY CLERK
2012 JAN -9 A 9:41

## Return Service Requested
## Official Notice of Public Hearing




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

☐ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-43979**
Planning Commission Meeting of 1/10/2012

Submitted after final agenda
1/10/2012 Item 44

44A

Jan 07 12 12:39p Wonson Kim p.3
5626976979

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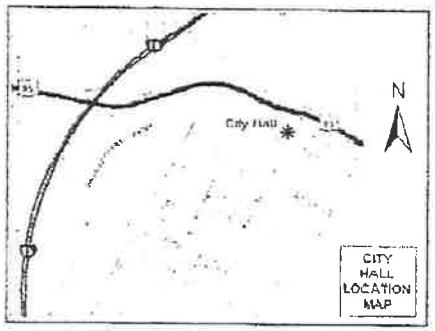
CITY CLERK

2012 JAN -9 A 9:41

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-43979**

Planning Commission Meeting of 1/10/2012

Case SUP-43979
13934810093
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518 90631-9518

RECEIVED
JAN 10 2012

44A

01/07/2012 SAT 12:40 [TX/RX NO 5784] 003

## Carman Burney

**From:** Yorgo Kagafas
**Sent:** Monday, January 30, 2012 6:31 AM
**To:** Carman Burney; Deborah Sullivan; Darline Reeder
**Subject:** FW: SUP-43979-Special Use Permit

FYI

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas
(702) 229-6196

---

**From:** Mary Thomas [mailto:mkatdist@yahoo.com]
**Sent:** Friday, January 27, 2012 12:29 PM
**To:** Yorgo Kagafas
**Subject:** Fw: SUP-43979-Special Use Permit

From:
Melissa Maxwell
204 37th Ave.N. #187
Saint Petersburg, Fl. 33704

To:
Planning Commisssion - Case Planning Division
Development Services Center
333 North Rancho Drive
3rd Floor
Las Vegas, Nv. 89101

Ref: SUP-43979-Special Use Permit

"I Agree", to having a BailBond Business at 1110-1112 Bonneville Ave. East, Las Vegas,Nv. 89101. Its proximity to downtowns's legal infrastructure makes referenced property an ideal location. I know Attorney Osvaldo E. Fumo to be a good citizen. Mr. Fumo has been paying me for referenced building since 2002 without any problems.
"I Agree" and approve changing the existing code and permiting a BailBond Business at 1110-1112 Bonneville Ave. East, Last Vegas, Nv. 89101.

Sincerely,

Melissa Maxwell

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

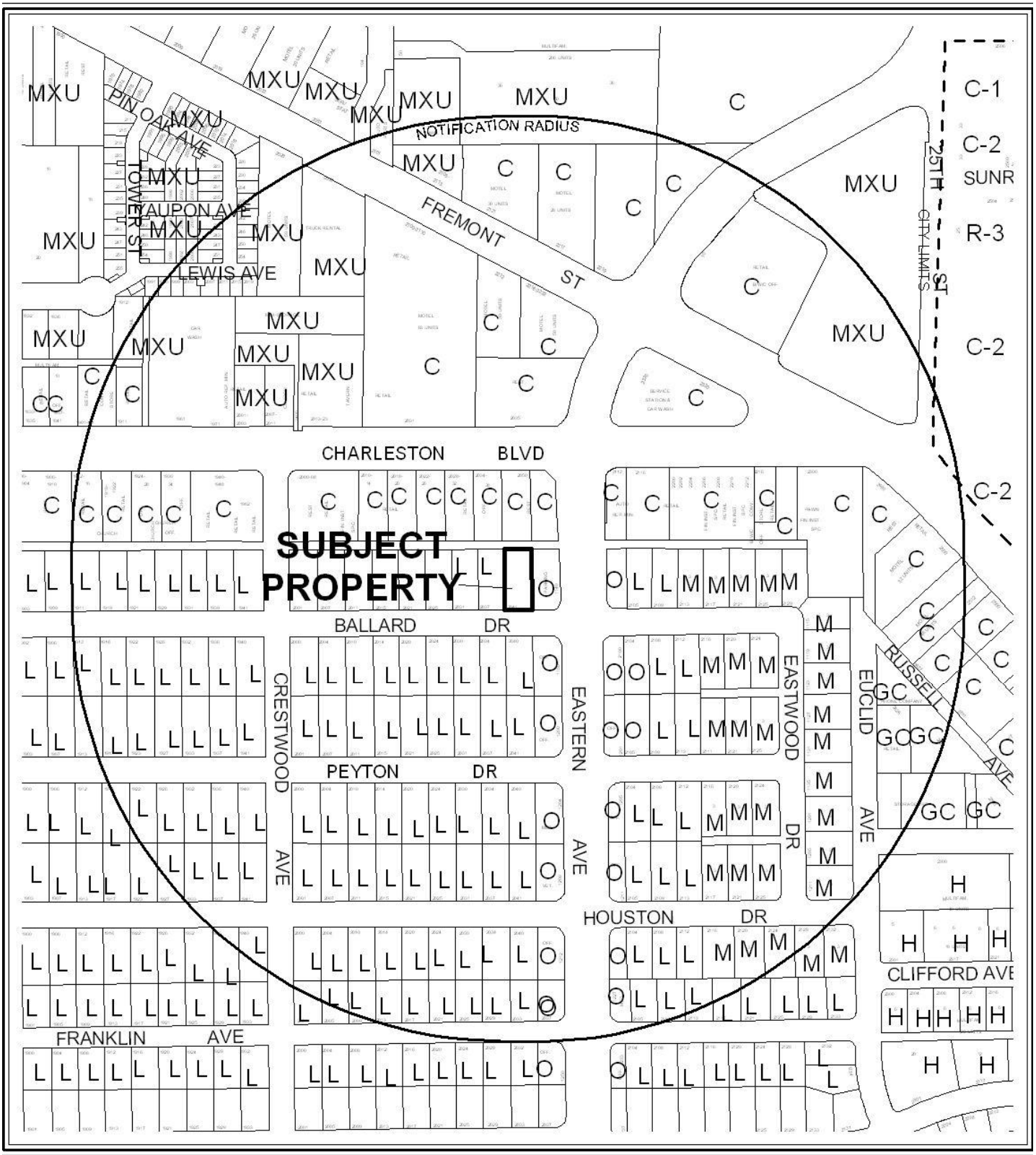
**SUBJECT:**
GPA-44653 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

**C.C.: 05/16/2012**

| **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 - GPA-44653, ZON-44654, VAR-44656 and SDR-44655
3. Supporting Documentation
4. Photos - GPA-44653, ZON-44654, VAR-44656 and SDR-44655
5. Supporting Documentation
6. Justification Letter - GPA-44653, ZON-44654, VAR-44656 and SDR-44655




**CASE:** **GPA-44653**

**RADIUS:** 1000 FEET

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

L (LOW DENSITY RESIDENTIAL)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

O (OFFICE)




0 300 600 Feet

**CASE:** **GPA-44653**

**RADIUS:** 1000 FEET

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

L (LOW DENSITY RESIDENTIAL)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

O (OFFICE)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-44653** APN: 162-02-514-009

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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: _____ Without Prejudice UCC 1-207

Print Name: Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 2012

_____

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

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FEB 21 2012
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan

**Project Address (Location)** 2041 E. Ballard Dr.

**Project Name** Zone Change **Proposed Use** Business Office

**Assessor's Parcel #(s)** 162-02-514-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89115

**E-mail Address** _____

**APPLICANT** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89115

**E-mail Address** _____

**REPRESENTATIVE** D. W. Strait Architecture **Contact** David Strait

**Address** 1223 Heather Oaks Way **Phone:** 239-1838 **Fax:** 642-8600

**City** North Las Vegas **State** NV **Zip** 89031

**E-mail Address** dave.dwstrait@cox.net

**Property Owner Signature*** _____ Without Prejudice UCC 1-207

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

**Print Name** Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

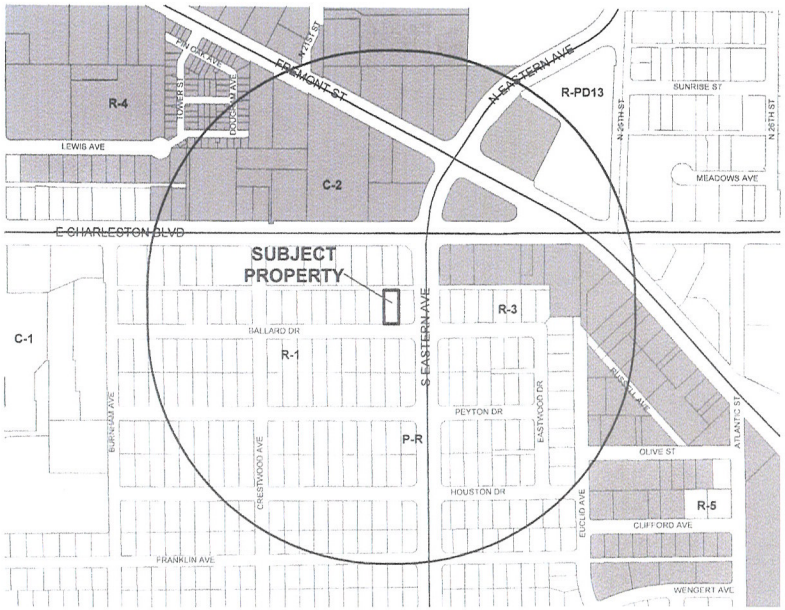
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-44653 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 2800.00 |
| Date Received:* | 2-21-12 |
| Received By: | JFnd |

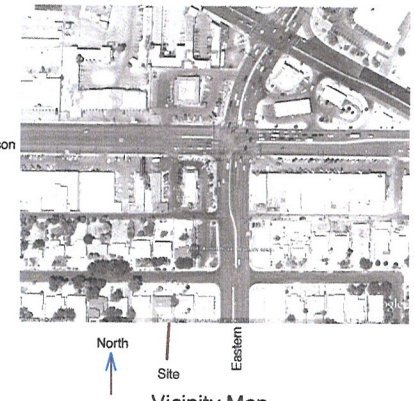
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

# Conversion from Residence to Commercial Office

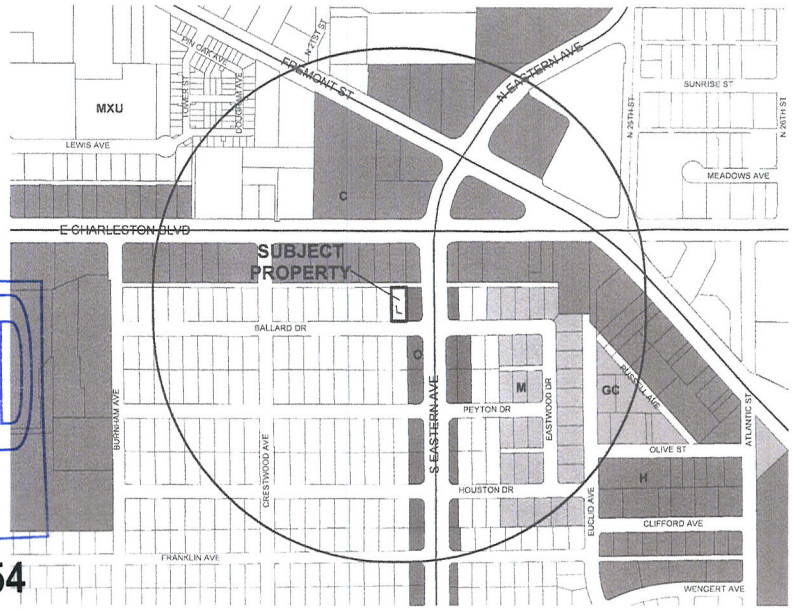
2041 E. Ballard Drive, Las Vegas, NV
Owner: Jose Garcia - Tel: 702 296-6821




Zoning Map




Vicinity Map




Land Use Map

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Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

D. W. Strait
Architecture & Planning
#2641
dave.dwstrait@cox.net
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 239-1836
FAX (702) 642-8600

**Residential Conversion**
**Rezoning R1 to O-P**
APN 162-02-514-009
2041 E. Ballard Dr., Las Vegas, NV 89104

SHEET TITLE
Location Map

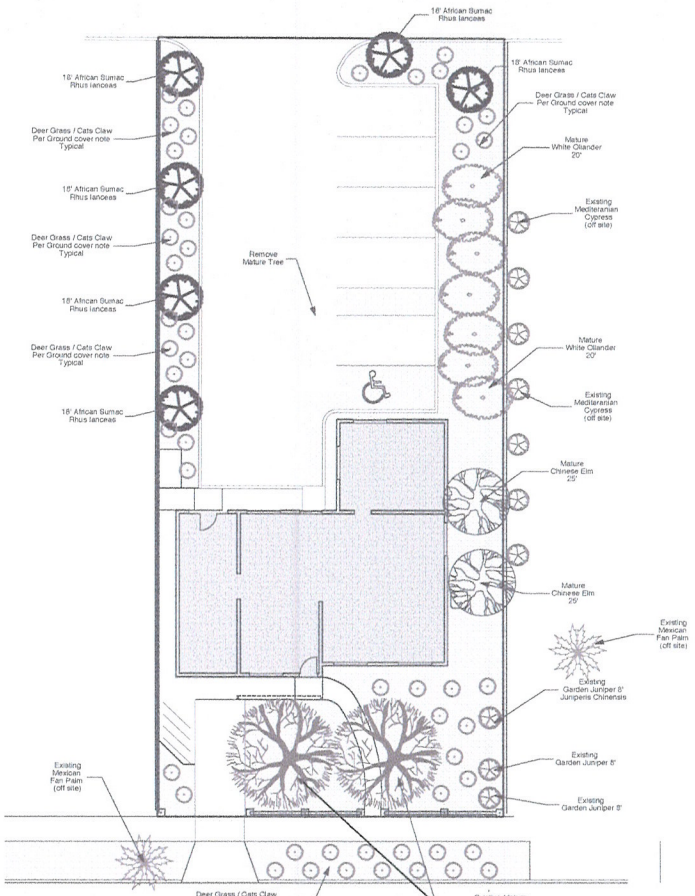
| REV. NO | DESCRIPTION | DATE | BY |
|---|---|---|---|

DATE: 2/2012
JOB #: 1208
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET
V1

## Planting Legend

**Ground Cover Mulch**

Decomposed Granite rock mulch o over weedstop fabric with scattered Ground cover of Cat's claw (Macfadyena unguis -cati), Deer Grass - Muhlenbergia Rigens, and aptenia cordifolia and with accent plants of rosemary (rosemerinus officinales) and yellow trumpet flower, (tecoma stans var angustata) Red tipped Photinia, and various other ornamental, color displaying species. NO noxious or known allergenic pollen generating plants will be used.




Planting Plan

0 20 40 60 80 100

Scale 1" = 10'

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FEB 21 2012
City of Las Vegas
Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**


D. W. Strait
Architecture & Planning
#2641
dave.dwstrait@cox.net
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 239-1638
FAX (702) 642-8600


**Residential Conversion**
**Rezoning R1 to O-P**
APN 152-02-514-009
2041 E. Ballard Dr., Las Vegas, NV 89104

SHEET TITLE
Landscape Planting

| REV NO | DESCRIPTION | DATE | BY |
|---|---|---|---|

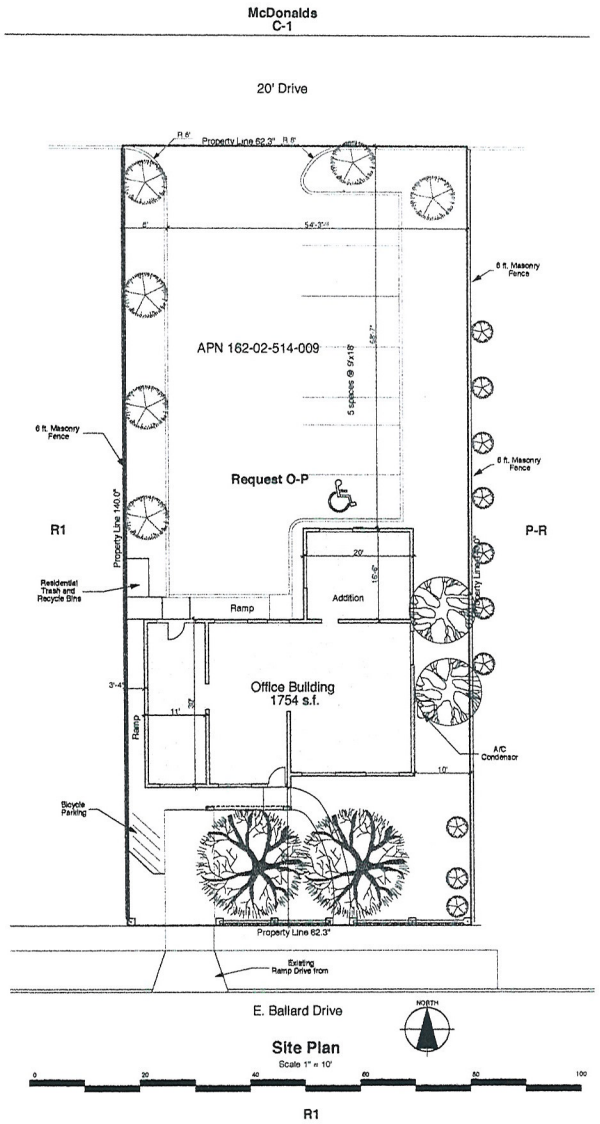
DATE: 12/17/11
JOB #: 1206
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET
LS1

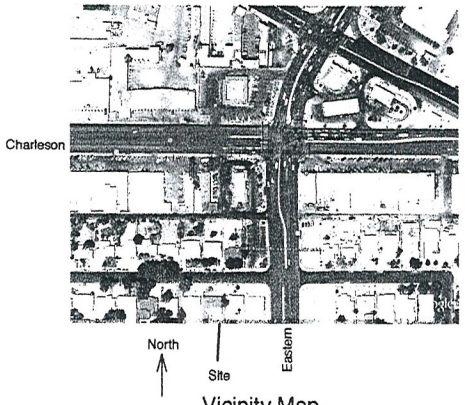
# Rezoning From R1 to O-P

## Conversion from Residence to Commercial Office

2041 E. Ballard Drive, Las Vegas, NV

Owner: Jose Garcia - Tel: 702 296-6821




Vicinity Map

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City of Las Vegas
Department of Planning

### Contents

| Drawing # | Subject |
|---|---|
| A0 | Architectural Site Plan & Cover Sheet |
| A1 | Floor Plan and Elevations |
| LS1 | Landscape Plan |

### Scope

Renovate existing house to become a business office including interior remodel
Addition to accomodate accessible toilet.
build new parking lot in rear yard.
Renovate west room (formerly a garage) to meet present IBC for office use.

No Change in off-site amenities.

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

**Area & Parking Calculations**
City of Las Vegas Title 19 - Zone O-P

| | Area | | Parking Factor | Spaces | Phase Total |
|---|---|---|---|---|---|
| **Business Office** | | | | | |
| Offices, Halls, Toilets, Storage | 1754 s.f. | Existing | 300 s.f./space | 6 | |
| | | | Total Provided Onsite = | 6 | |
| | | | Handicap Spaces Required | 1 | space |
| | | | Handicap Spaces Provided | 1 | spaces |
| Site Area | | | | | |
| Parcel 162-02-514-009 | | | | | |
| Site Area | 0.2 acre | 8720 | s.f. | | |
| Site coverage | | 20% | | | |

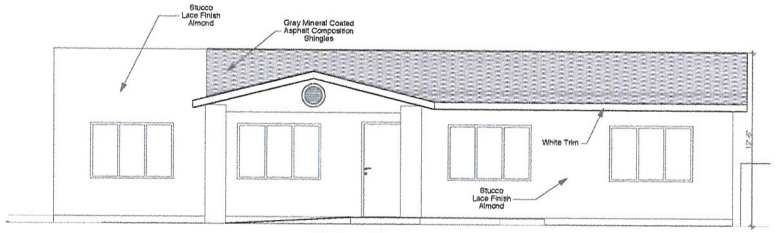

D. W. Strait
Architecture & Planning
#2841
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 239-1838
FAX (702) 642-5800
dave.dwstrait@cox.net


**Residential Conversion**
**Rezoning R1 to O-P**
APN 162-02-514-009
2041 E. Ballard Dr., Las Vegas, NV 89104

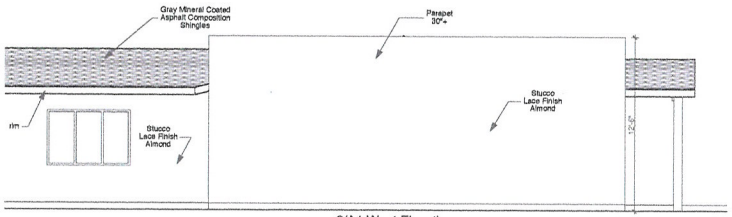
SHEET TITLE: Site Plan and Cover Page

| REV NO | DESCRIPTION | DATE | BY |
|---|---|---|---|

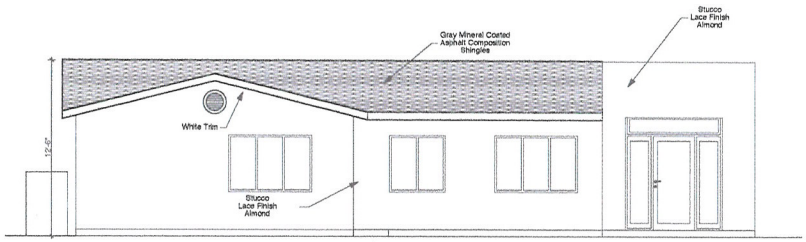
DATE: 2/21/2012
JOB #: 1206
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET: A0



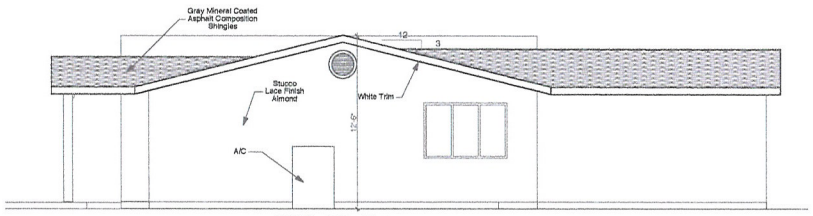

1/A1 South Elevation
Scale 1/4" = 1'



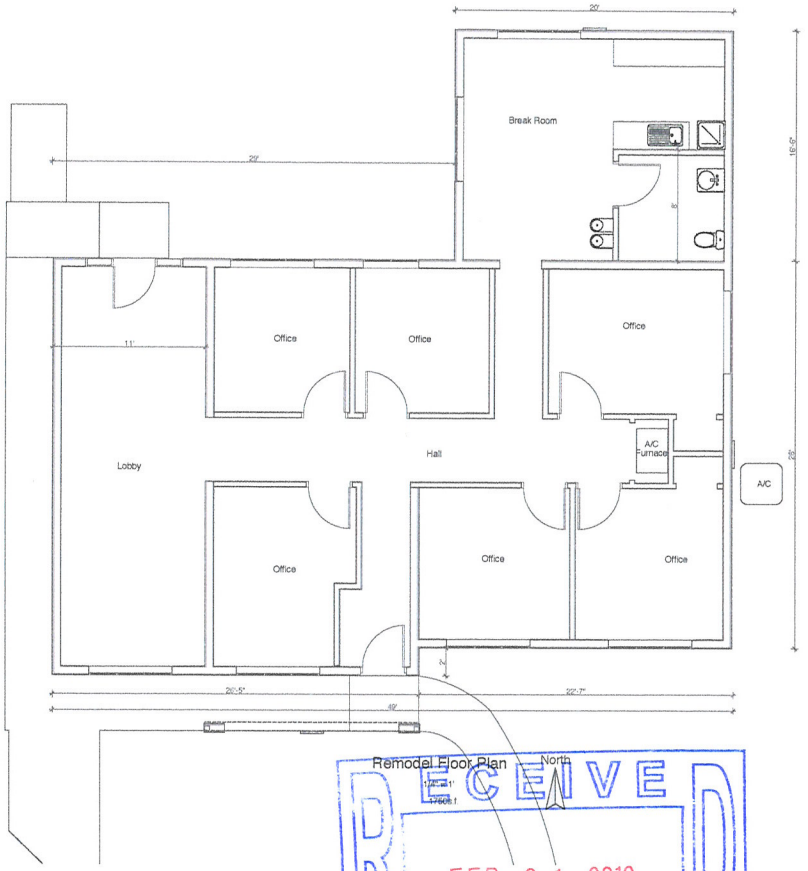

2/A1 West Elevation
Scale 1/4" = 1'




2/A1 West Elevation
Scale 1/4" = 1'




3/A1 East Elevation
Scale 1/4" = 1'

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City of Las Vegas
Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

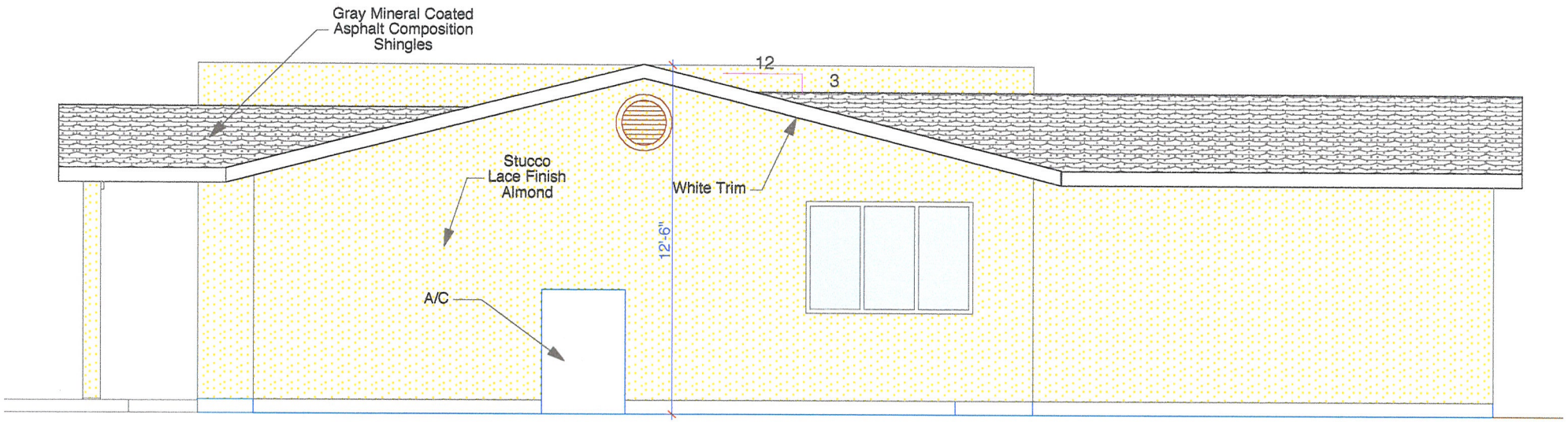
D. W. Strait
Architecture & Planning
#3941
dave.dwstrait@cox.net
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 235-1538
FAX (702) 642-3600

**Residential Conversion**
**Rezoning R1 to O-P**
APN: 162-08-202-008
2041 E. Ballard Dr., Las Vegas, NV 89104

SHEET TITLE:
Floor Plan and Elevations

| REV NO | DESCRIPTION | DATE | BY |
|---|---|---|---|

DATE: 2/20/12
JOB #: 1205
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET
A1




3/A1 East Elevation

Scale 1/4" = 1'

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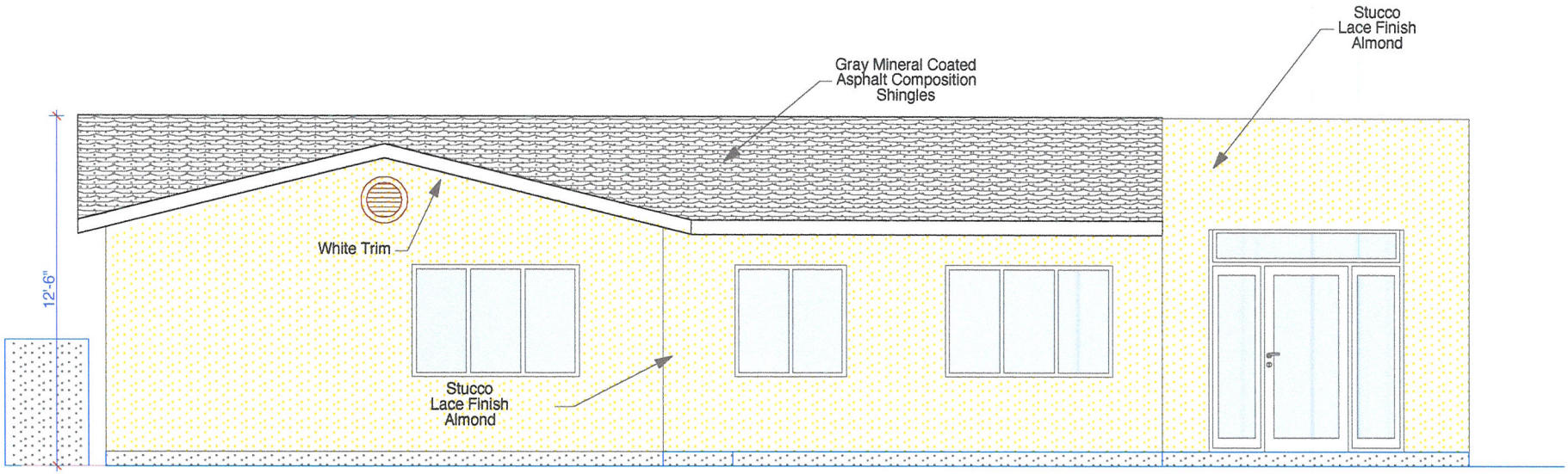
Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**




2/A1 West Elevation

Scale 1/4" = 1'

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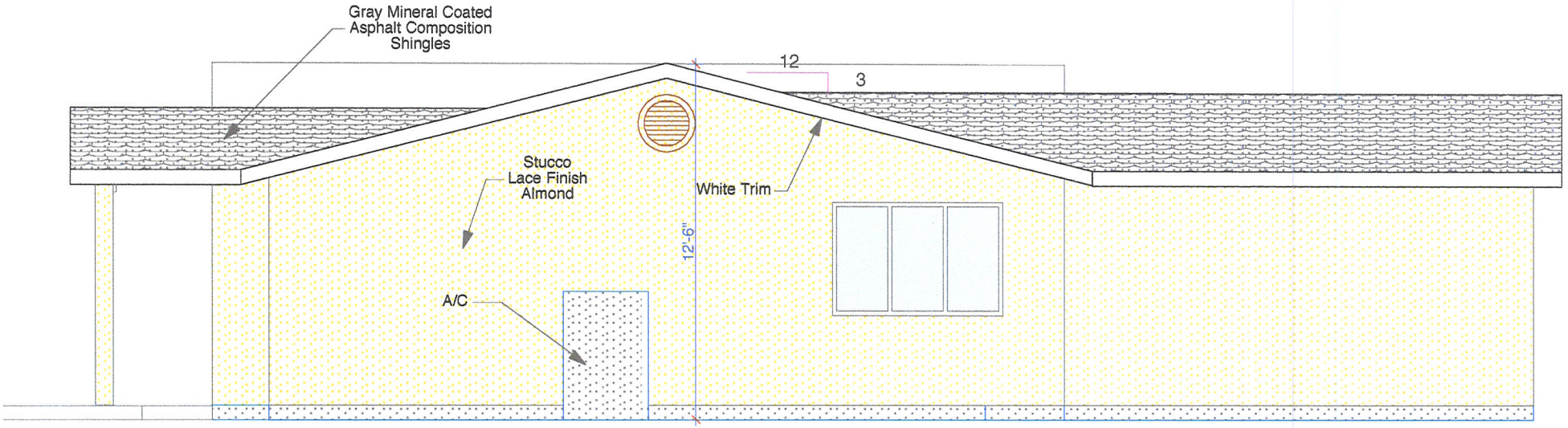
FEB 21 2012
City of Las Vegas
Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**




3/A1 East Elevation

Scale 1/4" = 1'

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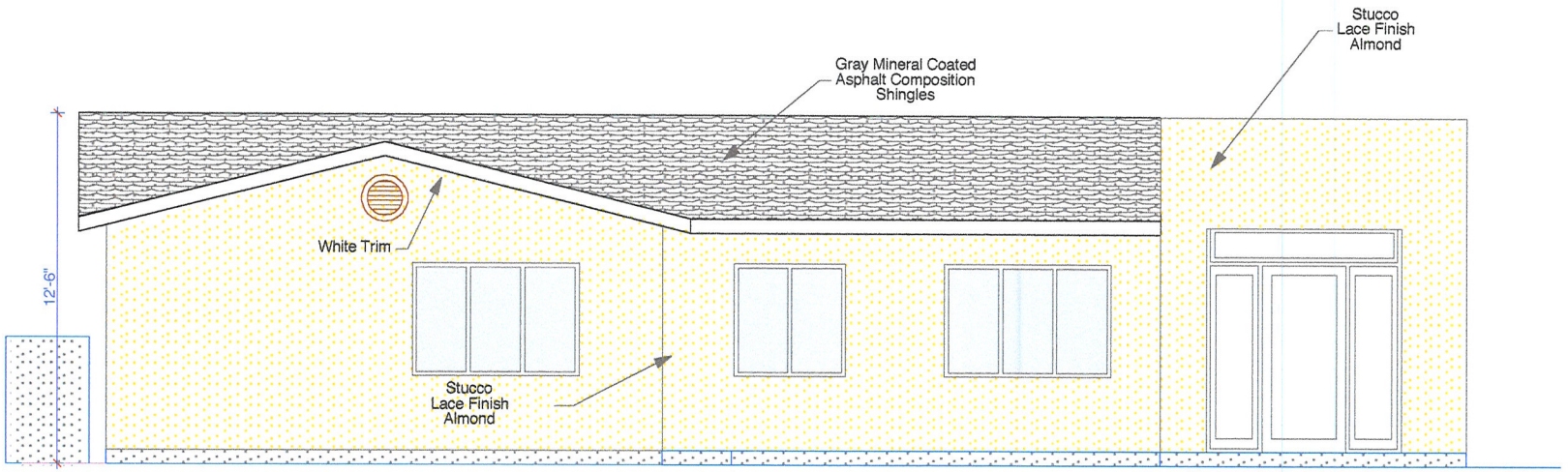
Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**




2/A1 West Elevation

Scale 1/4" = 1'

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Department of Planning

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**



162-02-514-009
Shingles and
Stucco
White Trim

**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

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City of Las Vegas
Department of Planning



**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

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Department of Planning



**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

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Department of Planning



**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

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City of Las Vegas
Department of Planning



GPA-44653, ZON-44654, VAR-44656 & SDR-44655 – APPLICANT/OWNER: JOSE GARCIA
2041 BALLARD DRIVE

03/01/12



GPA-44653, ZON-44654, VAR-44656 & SDR-44655 – APPLICANT/OWNER: JOSE GARCIA
2041 BALLARD DRIVE

03/01/12



GPA-44653, ZON-44654, VAR-44656 & SDR-44655 – APPLICANT/OWNER: JOSE GARCIA
2041 BALLARD DRIVE

03/01/12

**D. W. STRAIT Architecture & Planning**
101. W. Brooks Ave. Suite C • N. Las Vegas • Nevada 89030
Tel (702) 657-0684 • Fax (702) 657-0936 • Email: dave@dwstrait.mpowermail.com

Date: February 21, 2012

To: City of Las Vegas Planning Commission and Staff

**Subject:** **Jusification Letter**
Request for Site Development Design Review (SDR) and
GPA and Zone Change and Variance of and Site Development and
Landscape standards
Parcel 162-02-514-009

Request
We request a design review of our proposal to convert an existing house and lot to a business office with a zone change from R-1 to O-P. We propose to rebuild a portion of the structure so as to comply with IBC criteria and accessibility requirements.

Variances
1. Accept Proposed landscaping in lieu of development standards for parking lots and buffering.

2. Accept existing side yard and front yard setbacks in lieu of district O-P standard minimum yards.

3. Accept proposed configuration for onsite amenities which may not completely conform with current standards with respect to drives, entrances, and interface to public rights of way.

**Justification**
Conversion of this property to business office use is consistent with the city's policy of transitioning with low intensity commercial zones abutting residential zones. This parcel sitting between the commercial parking lot and the neighboring house to the west is a suitable use that limits activity and traffic to a level compatible with the residential occupancy next door. A maximum number of twelve occupants and five vehicles will not overflow or burden the residential neighborhood.

The building's proposed use as the business office for an established Spanish language local newspaper will operate during normal daytime business hours, and will not create noise, crowds, or any other distraction that would pose a hardship on the residential neighbors to the west and south, or to the commercial businesses to the north and east.

Variances are needed because the existing house structure cannot be moved to meet the side yard standards. Mature trees on the site exceed the standard in number, but do not comply with parking lot planting standards. We submit that living vegetation with ground cover enhancements will sufficiently overbalance those development standards that are not met.

The north parking lot is accessed from a twenty foot drive. Our front drive accommodates one which we propose to be accepted as one of the required onsite parking spaces as-is, and we submit that existing access is sufficient to bear this traffic.

**Green Building**
Because this project consists of refurbishing a 60 year old building, green building technology is limited to the newly added materials and systems. We propose no construction that is harmful to the environment in either use or manufacture. The building will meet current energy codes.

**Bicycle Parking**
We can easily include parking space for bicycles within on our site.

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City of Las Vegas
Department of Planning



**GPA-44653 ZON-44654**
**VAR-44656 SDR-44655**

Justification Letter - Planning Action
Parcel 162-02-514-009

**Connectivity**
This is a stand-alone site with no ties of dependency on other parcels.

**Pedestrian Access**
This is not intended as an urban village project, however it may be accessed easily by pedestrians who may live nearby or by those arriving by public transit or from nearby businesses.

**Urban forest initiative**
Our proposed density of trees and planting exceeds normal standards for the area.

**Sustainable Construction**
We are not attempting to apply state of the art sustainable principles to this project.

**Electric Vehicle Charging**
We have not provided any vehicle charging at this time.

**Summary,**
The building and site are presently not habitable as a residence, and not attractive to home buyers. It will serve well as an office at the edge of a residential neighborhood, and our proposed use as a daytime business office provides a far better neighbor to the local residences than a derelict or vacant lot would.
We are willing to make the investment required to convert this to a modern officeconsistent with the residential style of the neighborhood.

Submitted on behalf of the property owner,

D.W. Strait
Architect 2841

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning



GPA-44653 ZON-44654
VAR-44656 SDR-44655

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
ZON-44654 - REZONING RELATED TO GPA-44653 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

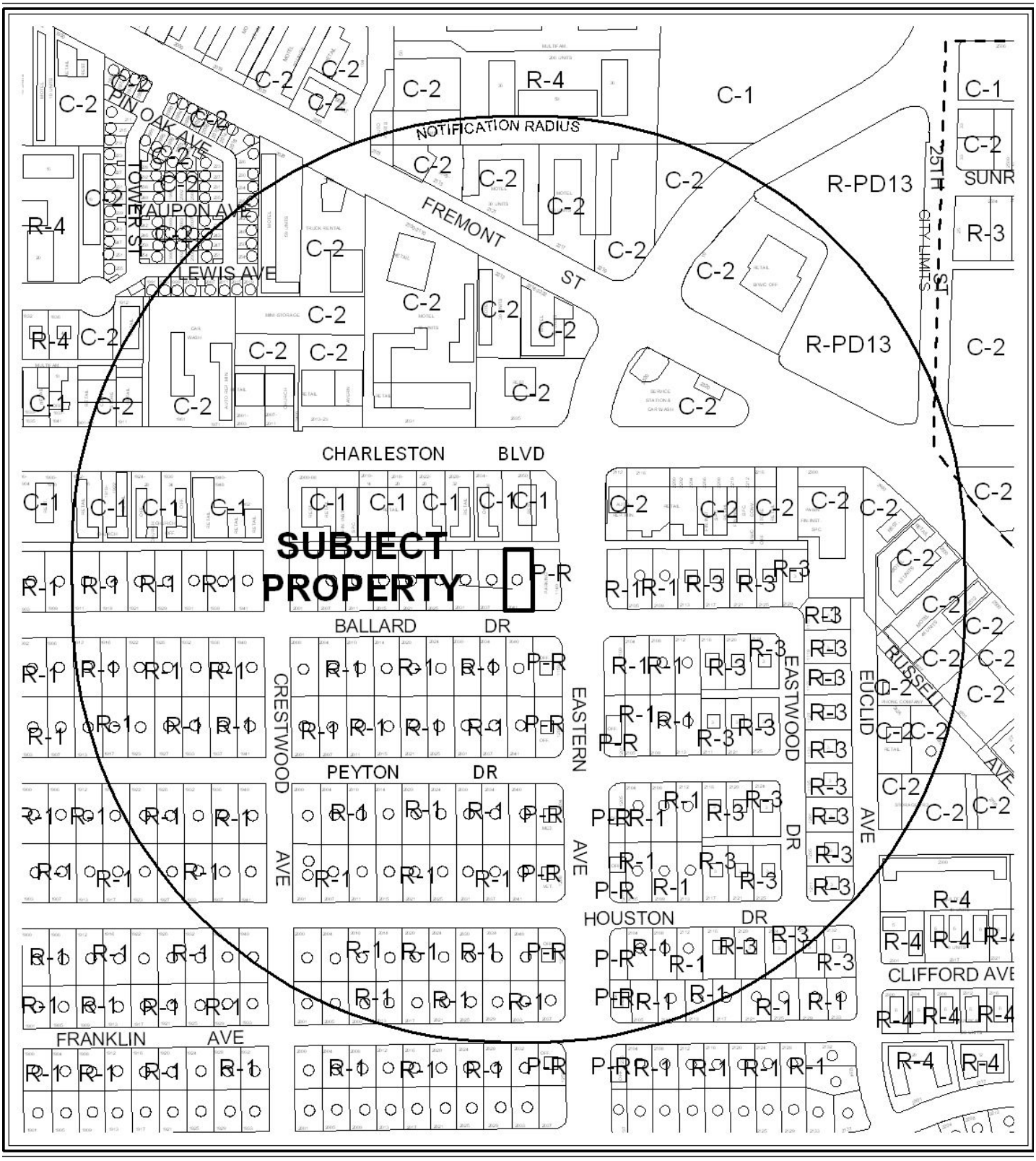
**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Location and Aerial Maps – ZON-44654, VAR-44656 and SDR-44655
3. Supporting Documentation

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




0 300 600 Feet

**CASE:** **ZON-44654, VAR-44656 & SDR-44655**

**RADIUS:** 1000 FEET

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

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

N




0 300 600 Feet

**CASE:** **ZON-44654, VAR-44656 & SDR-44655**

**RADIUS:** 1000 FEET

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

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-44654** APN: 162-02-514-009

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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: _____
Without Prejudice UCC 1-207

Print Name: Jose Garcia
Without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 2012

_____
Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** 2041 E. Ballard Dr.

**Project Name** Zone Change **Proposed Use** Business Office

**Assessor's Parcel #(s)** 162-02-514-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296 6821 **Fax:** _____

**City** Las Vegas NV **State** NV **Zip** 89115

**E-mail Address** _____

**APPLICANT** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas / **State** NV **Zip** 89115

**E-mail Address** _____

**REPRESENTATIVE** D. W. Strait Architecture **Contact** David Strait

**Address** 1223 Heather Oaks Way **Phone:** 239-1838 **Fax:** 642-8600

**City** North Las Vegas **State** NV **Zip** 89031

**E-mail Address** dave.dwstrait@cox.net

**Property Owner Signature*** _____ without Prejudice UCC 1-207

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

**Print Name** Jose Garcia without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-44654 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1200.00 |
| Date Received:* | 2-21-12 |
| Received By: | JFmill |

*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.: **11.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
VAR-44656 - VARIANCE RELATED TO GPA-44653 AND ZON-44654 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 12-FOOT TALL BULDING TO NOT MEET THE RESIDENTIAL ADJACENCY STANDARDS BY NOT MEETING THE MINIMUM SIDE YARD SETBACK on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44656** APN: 162-02-514-009

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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: _____
without Prejudice UCC 1-207

Print Name: Jose Garcia
without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 20 12

_____

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance

**Project Address (Location)** 2041 E. Ballard Dr.

**Project Name** Zone Change **Proposed Use** Business Office

**Assessor's Parcel #(s)** 162-02-514-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas NV **State** NV **Zip** 89115

**E-mail Address** _____

**APPLICANT** Jose Garcia **Contact** Jose Garcia

**Address** same as above **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89115

**E-mail Address** _____

**REPRESENTATIVE** D. W. Strait Architecture **Contact** David Strait

**Address** 1223 Heather Oaks Way **Phone:** 239-1838 **Fax:** 642-8600

**City** North Las Vegas **State** NV **Zip** 89031

**E-mail Address** dave.dwstrait@cox.net

**Property Owner Signature*** [signature] Without Prejudice UCC 1-207

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

**Print Name** Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

[signature]

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-44656 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 830.00 |
| Date Received:* | 2-21-12 |
| Received By: | JFmed |

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SDR-44655 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-44653, ZON-44654 AND VAR-44656 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 1,750 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG THE WEST PERIMETER WHERE FIVE FEET IS REQUIRED AND TO ALLOW EIGHT FEET ON THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44655** APN: 162-02-514-009

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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: _____
Without Prejudice UCC 1-207

Print Name: Jose Garcia
Without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 2012

_____
Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Developmat Plan Review

**Project Address (Location)** 2041 E. Ballard Dr.

**Project Name** Zone Change **Proposed Use** Business Office

**Assessor's Parcel #(s)** 162-02-514-009 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr **Phone:** ~~296 6821~~ **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89115

**E-mail Address** _____

**APPLICANT** Jose Garcia **Contact** Jose Garcia

**Address** 4174 Heller Dr. **Phone:** 296-6821 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89115

**E-mail Address** _____

**REPRESENTATIVE** D. W. Strait Architecture **Contact** David Strait

**Address** 1223 Heather Oaks Way **Phone:** 239-1838 **Fax:** 642-8600

**City** North Las Vegas **State** NV **Zip** 89031

**E-mail Address** dave.dwstrait@cox.net

**Property Owner Signature*** _____ without Prejudice UCC 1-207

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

**Print Name** Jose Garcia without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
Appointment No. 06-103132-1
My Appt. Expires Feb. 1, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-44655 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1030.00 |
| Date Received:* | 2-21-12 |
| Received By: | JFmk |

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

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

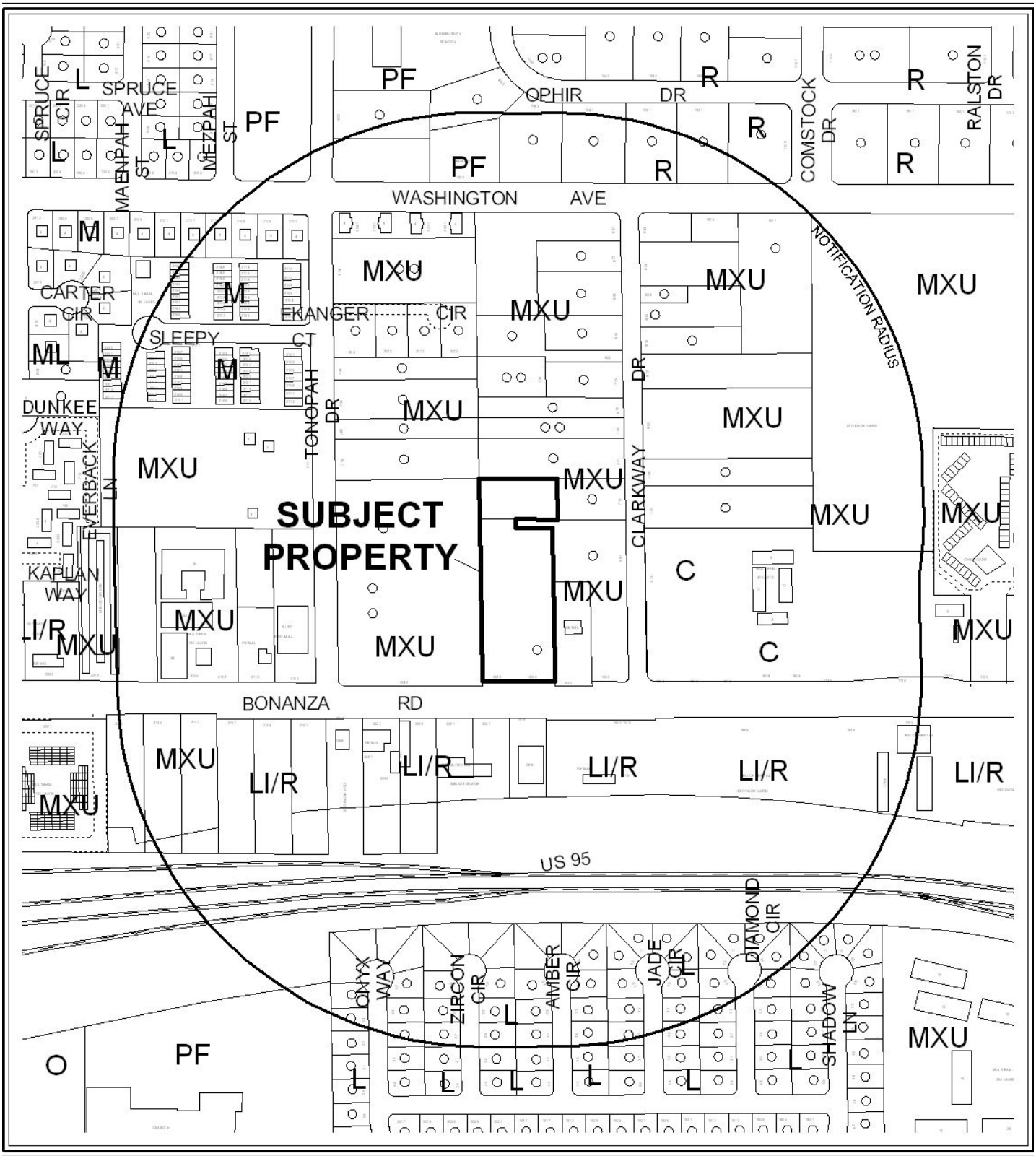
**SUBJECT:**
GPA-44682 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request to amend the General Plan FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), Ward 5 (Barlow).

**C.C.: 05/16/2012**

| **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 - GPA-44682 and ZON-44683
3. Supporting Documentation
4. Photos - GPA-44682 and ZON-44683
5. Justification Letter - GPA-44682 and ZON-44683




0 300 600 Feet

**CASE:** **GPA-44682**

**RADIUS:** 1000 FEET

**GENERAL PLAN AMENDMENT OF SUBJECT PROPERTY:** MXU (MIXED USE)

**PROPOSED GENRAL PLAN AMENDMENT OF SUBJECT PROPERTY:**
LI/R (LIGHT INDUSTRY/RESEARCH)

N




0 300 600 Feet

**CASE:** **GPA-44682**

**RADIUS:** 1000 FEET

**GENERAL PLAN AMENDMENT OF SUBJECT PROPERTY:** MXU (MIXED USE)

**PROPOSED GENRAL PLAN AMENDMENT OF SUBJECT PROPERTY:**
LI/R (LIGHT INDUSTRY/RESEARCH)

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-44682** APN: 139-28-301-020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George T Lopez

Subscribed and sworn before me

This 22nd day of February, 2012

Stephanie M. Henry

Notary Public in and for said County and State

COUNTY OF CLARK
STATE OF NEVADA

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

RECEIVED
FEB 22 2012
City of Las Vegas

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** general plan amendment

**Project Address (Location)** 2020 W Bonanza Road

**Project Name** 2020 W Bonanza Rd **Proposed Use** _____

**Assessor's Parcel #(s)** 139-28-301-020, 029 **Ward #** 5

**General Plan:** existing MXU proposed LI/R **Zoning:** existing C-2 proposed C-M

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

**Gross Acres** 2.39 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Drea 357, LLC **Contact** George Lopez
**Address** 1528 Castle Crest Dr. **Phone:** 871-9385 **Fax:** 871-8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**APPLICANT** Drea 357, LLC **Contact** George Lopez
**Address** 1528 Castle Crest Dr. **Phone:** 871-9385 **Fax:** 871-8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**REPRESENTATIVE** George Lopez **Contact** George Lopez
**Address** 1528 Castle Crest Dr. **Phone:** 408-5058 **Fax:** 871-8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**Property Owner Signature*** _____

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

**Print Name** George T Lopez

Subscribed and sworn before me

This 22nd day of February, 20 12.

Stephanie M. Henry

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

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

Revised 10/27/08

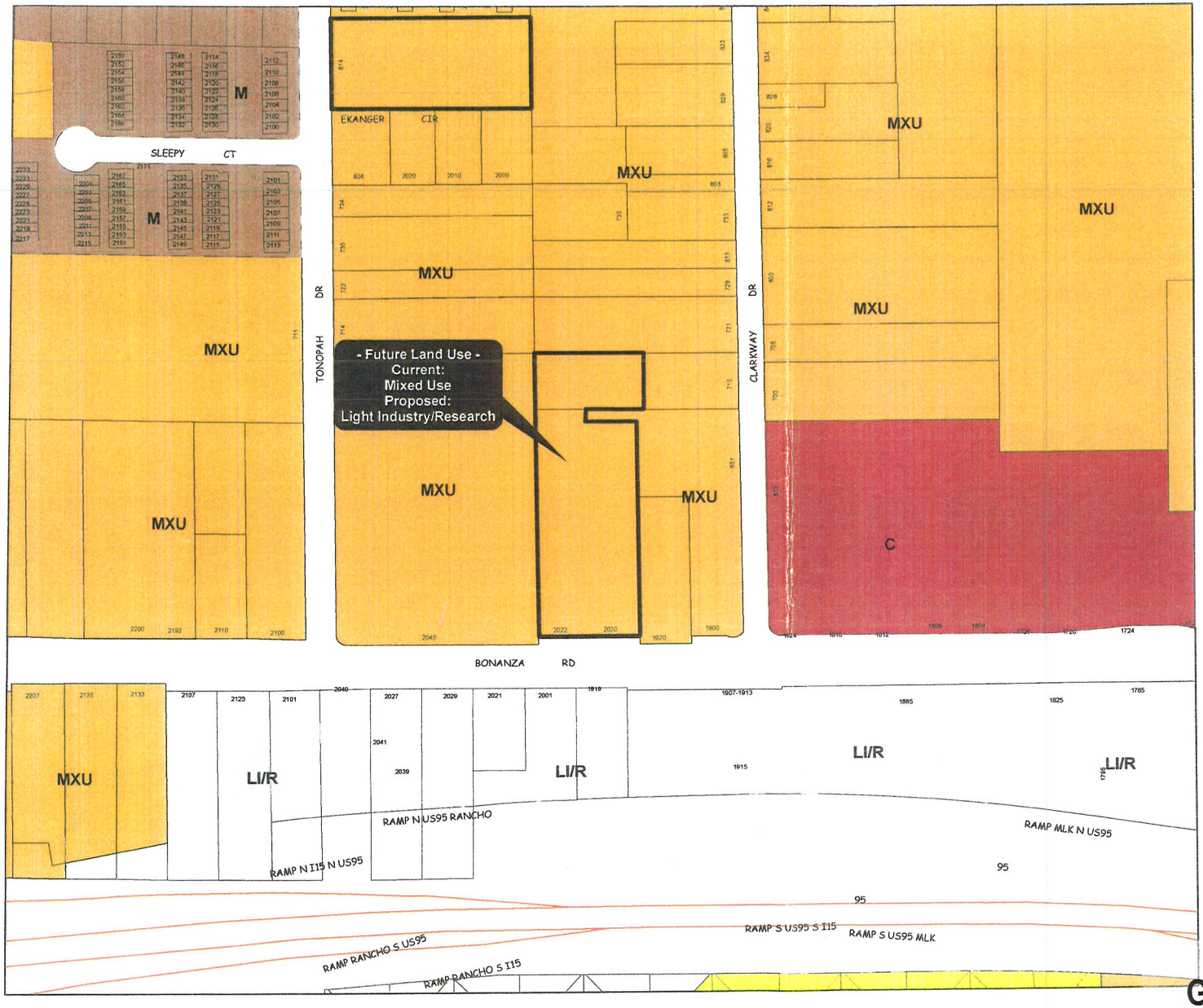
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-44682 |
| Meeting Date: | 4/10/12 |
| Total Fee: | $2,000.- |
| Date Received:* | 2/22/12 |
| Received By: | BCS |

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

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

RECEIVED
FEB 22 2012
City of Las Vegas




# City of Las Vegas

## General Plan/Future Land Use

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

RECEIVED
FEB 22 2012
City of Las Vegas

Data current as of: January 25, 2012

Planning & Development Dept.
702-229-6301

Geographic Information System

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

DEPARTMENT OF PLANNING

**GPA-44682**




GPA-44682 & ZON-44683 - APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

03/01/12



GPA-44682 & ZON-44683 - APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

03/01/12

DREA 357, LLC
Manager, George T. Lopez
2222 W. Bonanza Road
Las Vegas, NV. 89106
Cell: ( 702) 408-5058
E-mail: gitto1.LV@gmail.com

January 31, 2012

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

RE: JUSTIFICATION FOR REZONING AND GENERAL PLAN AMENDMENT APPLICATIONS
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review Rezoning and General Plan Amendment applications on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. These two applications have been submitted separately and the applicant wishes for the items to be considered together. The applicant is proposing a zone change from C-2 to CM on property within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use; we're requesting a change to LIIR, Light Industry/Research. The existing Zoning is C-2; General Commercial; we are requesting a change to C-M, Commercial Industrial.

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

GPA-44682
ZON-44683

RECEIVED
FEB 22 2012
City of Las Vegas

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

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

Respectfully,

George T. Lopez
408-5058

RECEIVED
FEB 22 2012
City of Las Vegas

GPA-44682
ZON-44683

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
ZON-44683 - REZONING RELATED TO GPA-44682 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), Ward 5 (Barlow).

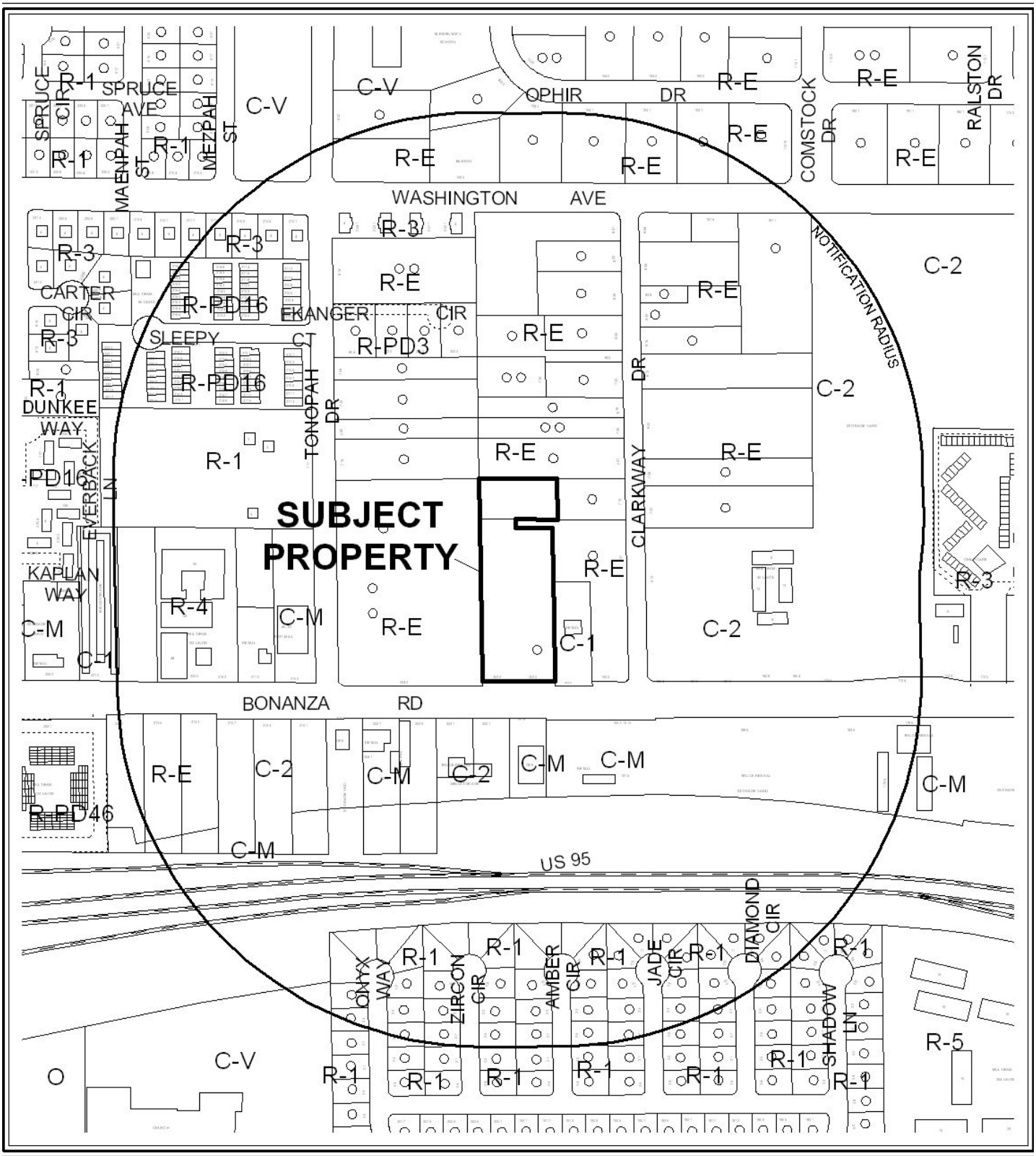
**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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




**CASE:** **ZON-44683**

**RADIUS:** 1000 FEET

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

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




**CASE:** **ZON-44683**

**RADIUS:** 1000 FEET

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

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

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-44683** APN: 139-28-301-020, 029

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George T Lopez

Subscribed and sworn before me

This 22nd day of FEBRUARY, 2012

Stephanie M. Henry

Notary Public in and for said County and State

COUNTY OF CLARK
STATE OF NEVADA

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

RECEIVED
FEB 22 2012
City of Las Vegas

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** rezoning

**Project Address (Location)** 2020 W Bonanza Road

**Project Name** 2020 W Bonanza Rd **Proposed Use** _____

**Assessor's Parcel #(s)** 139.28.301.020, 029 **Ward #** 5

**General Plan:** existing MXU proposed LI/R **Zoning:** existing C-2 proposed C-M

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

**Gross Acres** 2.39 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Drea 357, LLC **Contact** George Lopez
**Address** 1528 Castle Crest Dr. **Phone:** 871.9385 **Fax:** 871.8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**APPLICANT** Drea 357, LLC **Contact** George Lopez
**Address** 1528 Castle Crest Dr **Phone:** 871.9385 **Fax:** 871.8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**REPRESENTATIVE** George Lopez **Contact** George Lopez
**Address** 1528 Castle Crest Dr **Phone:** 408.5058 **Fax:** 871.8425
**City** Las Vegas **State** NV **Zip** 89117
**E-mail Address** Gitto1.lv@gmail.com

**Property Owner Signature*** _____

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

**Print Name** George T Lopez

Subscribed and sworn before me

This 22nd day of February, 20 12.

Stephanie M. Henry

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

STEPHANIE M. HENRY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-4-2015
Certificate No: 98-35972-1

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

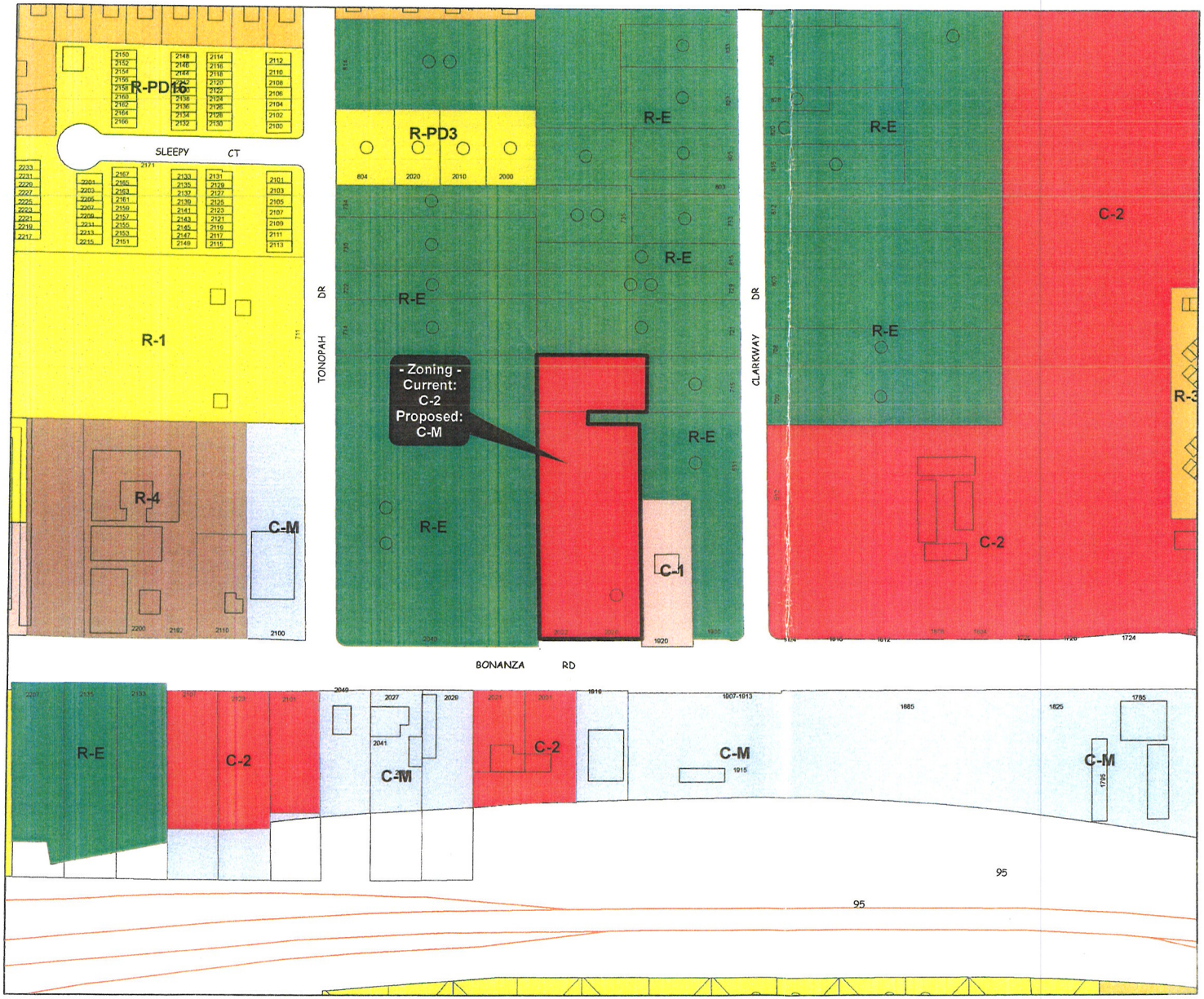
| | |
|---|---|
| Case # | ZON-44683 |
| Meeting Date: | 4/10/12 |
| Total Fee: | $1,200 |
| Date Received:* | 2/22/12 |
| Received By: | |

*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.

PAID RECEIVED FEB 22 2012

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

City of Las Vegas




# City of Las Vegas

## Current Zoning

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

RECEIVED
FEB 22 2012
City of Las Vegas

Data current as of: January 25, 2012

Planning & Development Dept
702-229-6301

Geographic Information System

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only

DEPARTMENT OF PLANNING

ZON-44683

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

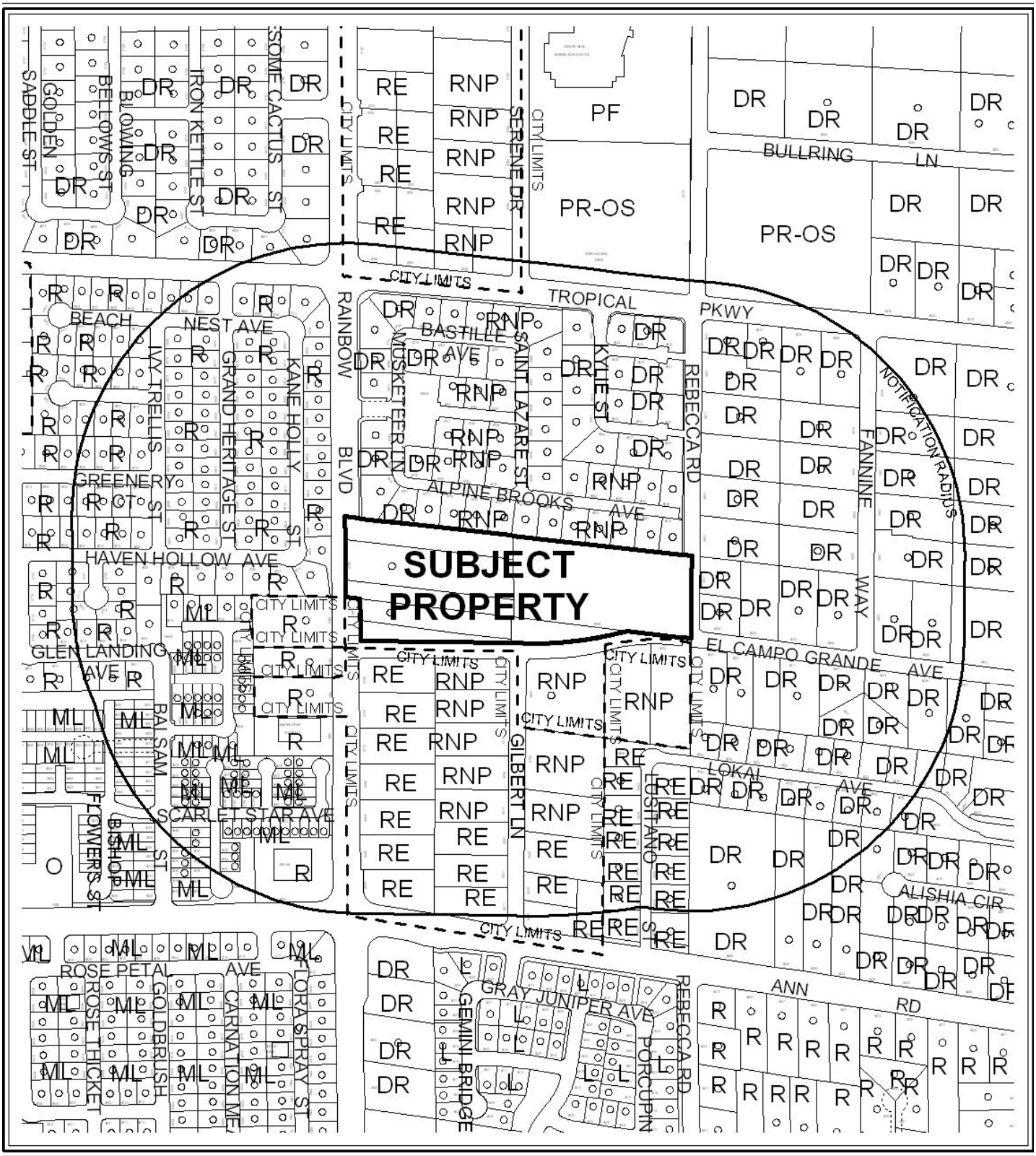
**SUBJECT:**
GPA-44704 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

**C.C.: 05/16/2012**

| **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 - GPA-44704 and ZON-44705
3. Supporting Documentation
4. Photos - GPA-44704 and ZON-44705
5. Justification Letter - GPA-44704 and ZON-44705




0 400 800 Feet

**CASE:** **GPA-44704**

**RADIUS:** 1000 FEET

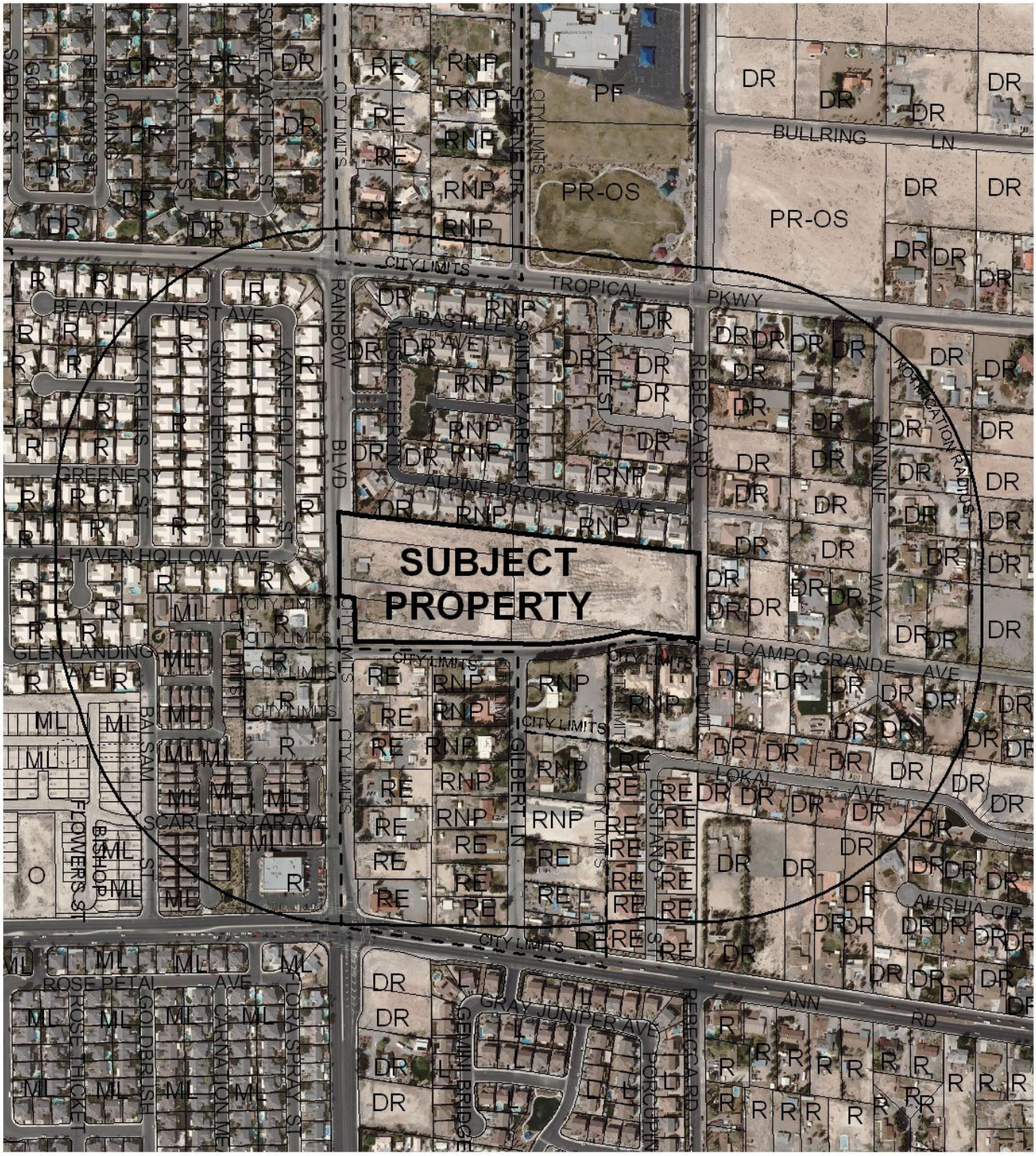
**GENARAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

R (RURAL DENSITY RESIDENTIAL)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

L (LOW DENSITY RESIDENTIAL)

N




**CASE:** **GPA-44704**

**RADIUS:** 1000 FEET

**GENARAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

R (RURAL DENSITY RESIDENTIAL)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

L (LOW DENSITY RESIDENTIAL)

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-44704** APN: 125-26-401-001, 125-26-304-005thru008
125-26-401-002, 003 Am

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12

_____
Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** El Campo Grande/Rainbow

**Project Name** El Campo Grande/Rainbow **Proposed Use** _____

125-26-401-002, 003 AM

**Assessor's Parcel #(s)** 125-26-401-001,125-26-304-005thru008 **Ward #** _____

**General Plan:** existing R proposed RL **Zoning:** existing R-E proposed R-1

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

**Gross Acres** 11.7 **Lots/Units** _____ **Density** 5.49du/ac

**Additional Information** _____

**PROPERTY OWNER** RMB Real Estate, LLC **Contact** ANDREW MENLOVE

**Address** 6750 Via Austi Pkwy #250 **Phone:** 510-922 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89119

**E-mail Address** amenlove@cmemail.com

**APPLICANT** DR Horton, Inc. **Contact** _____

**Address** 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

**City** Henderson **State** Nevada **Zip** 89014

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** _____

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

**Print Name** ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12.

_____

Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-44704 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 2000.00 |
| Date Received:* | 2-23-12 |
| 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.

Revised 10/27/08

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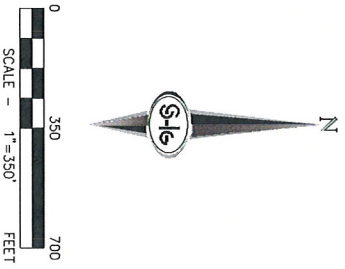



GPA-44704

| | |
|---|---|
| DR HORTON | |
| EL CAMPO GRANDE/RAINBOW | |
| PROPOSED LANDUSE EXHIBIT | |

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|
| | | | | | |

| | |
|---|---|
| DATE: | 02/23/12 |
| DRAFTER: | IG |
| DESIGNER: | |
| CHECKED: | TJS |
| PROJECT NO. | DRH1112-000 |
| EX-2 | |
| SHEET 2 OF 2 | |

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5309




GPA-44704 & ZON-44705 – APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC
NORTHEAST CORNER OF RAINBOW BOULEVARD AND EL CAMPO GRANDE

03/01/12



GPA-44704 & ZON-44705 - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC
NORTHEAST CORNER OF RAINBOW BOULEVARD AND EL CAMPO GRANDE

03/01/12

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

DRH1112-000

February 23, 2012

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

SUBJECT: **Justification Letter for a General Plan Amendment, Zone Change, and Tentative Map for El Campo Grande/ Rainbow (11.7 gross acres)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA), zone change (ZON) and Tentative Map (TM) for the subject site.

The subject site is located at the northeast corner of Rainbow Blvd and El Campo Grande Avenue. The Assessor's Parcel Numbers are 125-26-401-001, -002, -003, -304-005, -006, -007, and -008. The parcels are approximately 11.7 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Estates (R-E) to Single Family Residential (R-1).

There was a previous zone change approved on the subject acreage in 2006 (ZON-11678), which has since expired. The expired zone change modified the zoning to RPD-3, which allows up to 3.49 dwelling units per acre. On the 11.7 acres, this would result in a maximum unit count of 40. Since the RPD zoning is no longer available in the City of Las Vegas Uniform Development Code (UDC), the next best available zoning would be R-1 in terms of setback and minimum lot dimensions. DR Horton would be accepting of a condition to cap the units at 40 for the entire acreage. This would allow the development standards of R-1, but hold the density maximum to that of the now defunct RPD3 (3.49 du/ac).

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399



GPA-44704
ZON-44705

For reference, the accompanying site plan includes 40 residential lots on the 11.7 acres, which results in a density of 3.41 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 65 feet.

The proposed development would serve as transitional zoning from the R-E to the south of El Campo Grande Avenue to the RPD3 to the north of the project site. On the west side of Rainbow Blvd, the zoning is a mixture of R-E, R-1, R-D and RPD8. East of Rebecca Road, the zoning is R-E. The proposed development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision. The lower density residential sites are located across major roadways which will buffer the proposed site from the less dense residential.

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

The proposed development is an "in-fill" piece of property that has existing residential development on all sides. With the adjacent developments, there are roadways that exist that can support the additional traffic counts that the proposed 40 additional lots would bring to the area. This project proposes to improve the adjacent public streets to City of Las Vegas standards.

In summary, the proposed project is similar to the previously approved project in 2006. The proposed development is compatible with surrounding developments and has utility services in the area to serve the site.

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

**Slater Hanifan Group, Inc.**

Todd Steadham, P.E.
Associate

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Brian Defilippis, DR Horton
Chelsea Peltier, SHG



**GPA-44704**
**ZON-44705**

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
ZON-44705 - REZONING RELATED TO GPA-44704 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.7 acres at the northeast corner of Rainbow Boulevard and El Campo Grande (APNs 125-26-401-001,002, 003 and 125-26-304-005 thru 008), Ward 6 (Ross).

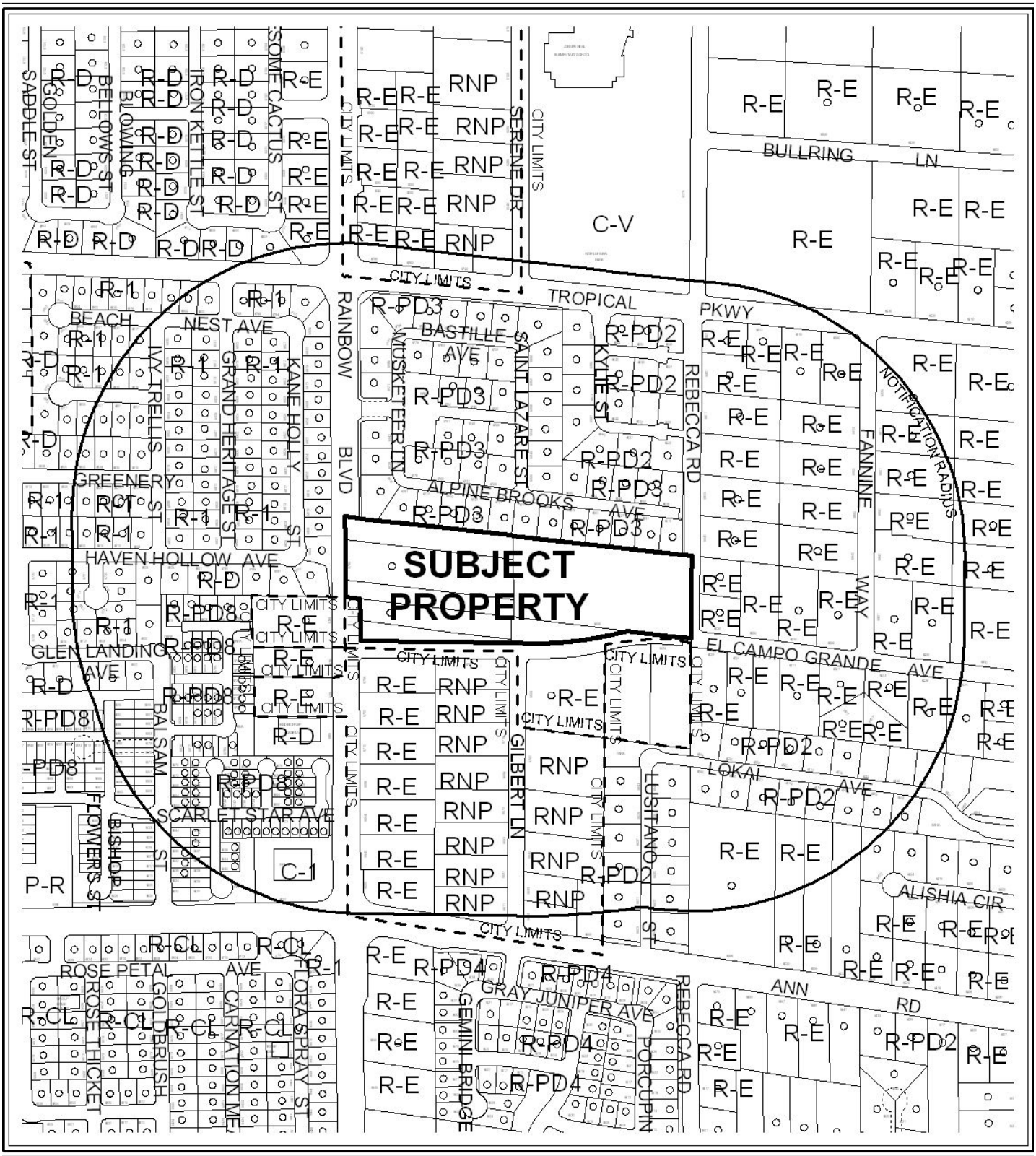
**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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

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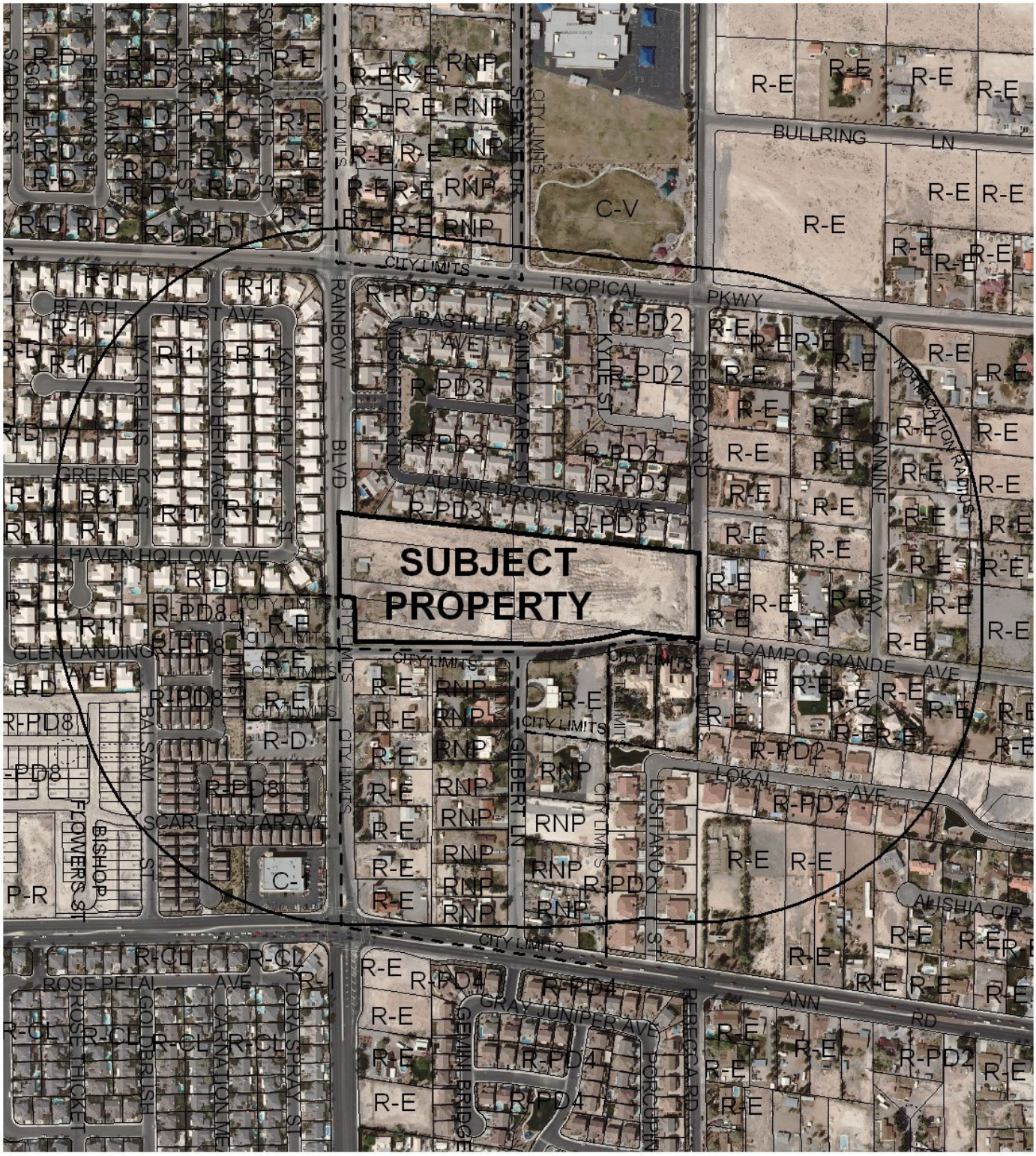
**CASE:** **ZON-44705**

**RADIUS:** 1000 FEET

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

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

N

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**CASE:** **ZON-44705**

**RADIUS:** 1000 FEET

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

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-44705** APN: 125-26-401-001,125-26-304-005thru008
125-26-401-002, 003 A

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 2012

_____
Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** El Campo Grande/Rainbow

**Project Name** El Campo Grande/Rainbow **Proposed Use** _____

125-26-401-002,003 NW

**Assessor's Parcel #(s)** 125-26-401-001,125-26-304-005thru008 **Ward #** _____

**General Plan:** existing R proposed RL **Zoning:** existing R-E proposed R-1

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

**Gross Acres** 11.7 **Lots/Units** _____ **Density** 5.49du/ac

**Additional Information** _____

**PROPERTY OWNER** RMB Real Estate, LLC **Contact** ANDREW MENLOVE

**Address** 6750 VIA AUSTI PKWY #250 **Phone:** 510-8221 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89119

**E-mail Address** amenlove@cmemail.com

**APPLICANT** DR Horton, Inc. **Contact** _____

**Address** 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

**City** Henderson **State** Nevada **Zip** 89014

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** _____

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

**Print Name** ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12.

_____

Notary Public in and for said County and State

SANDRA L. FEXER
Notary Public, State of Nevada
Appointment No. 03-84518-1
My Appt. Expires Sept. 18, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-44705 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1200.00 |
| Date Received:* | 2-23-12 |
| Received By: | JFmell |

*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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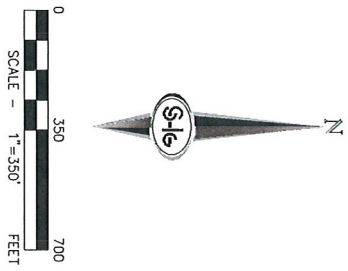
j:\drh1112-000 el campo\dwg\figures\120222 el campo zoning exhibits.dwg 2/23/2012 10:41 AM Isaac Guzman




RECEIVE
FEB 23 2012
City of Las Vegas
Department of Planning

ZON-44705

| | |
|---|---|
| DATE: | 02/23/12 |
| DRAFTER: | IG |
| DESIGNER: | |
| CHECKED: | TJS |
| PROJECT NO. | DRH1112-000 |
| EX-1 | SHEET 1 OF 2 |

**DR HORTON**

**EL CAMPO GRANDE/RAINBOW**

**PROPOSED ZONING EXHIBIT**

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|
| | | | | | |

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

DRH1112-000

February 23, 2012

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

SUBJECT: **Justification Letter for a General Plan Amendment, Zone Change, and Tentative Map for El Campo Grande/ Rainbow (11.7 gross acres)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA), zone change (ZON) and Tentative Map (TM) for the subject site.

The subject site is located at the northeast corner of Rainbow Blvd and El Campo Grande Avenue. The Assessor's Parcel Numbers are 125-26-401-001, -002, -003, -304-005, -006, -007, and -008. The parcels are approximately 11.7 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) to *Low Density Residential* (L) which would allow up to 5.49 dwelling units per gross acre (du/ac). The requested zone change would be from Residential Estates (R-E) to Single Family Residential (R-1).

There was a previous zone change approved on the subject acreage in 2006 (ZON-11678), which has since expired. The expired zone change modified the zoning to RPD-3, which allows up to 3.49 dwelling units per acre. On the 11.7 acres, this would result in a maximum unit count of 40. Since the RPD zoning is no longer available in the City of Las Vegas Uniform Development Code (UDC), the next best available zoning would be R-1 in terms of setback and minimum lot dimensions. DR Horton would be accepting of a condition to cap the units at 40 for the entire acreage. This would allow the development standards of R-1, but hold the density maximum to that of the now defunct RPD3 (3.49 du/ac).

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399



**ZON-44705**

For reference, the accompanying site plan includes 40 residential lots on the 11.7 acres, which results in a density of 3.41 dwelling units per acre (du/ac). The minimum lot square footage would be 6,500 with a minimum lot width of 65 feet.

The proposed development would serve as transitional zoning from the R-E to the south of El Campo Grande Avenue to the RPD3 to the north of the project site. On the west side of Rainbow Blvd, the zoning is a mixture of R-E, R-1, R-D and RPD8. East of Rebecca Road, the zoning is R-E. The proposed development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision. The lower density residential sites are located across major roadways which will buffer the proposed site from the less dense residential.

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

The proposed development is an "in-fill" piece of property that has existing residential development on all sides. With the adjacent developments, there are roadways that exist that can support the additional traffic counts that the proposed 40 additional lots would bring to the area. This project proposes to improve the adjacent public streets to City of Las Vegas standards.

In summary, the proposed project is similar to the previously approved project in 2006. The proposed development is compatible with surrounding developments and has utility services in the area to serve the site.

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

**Slater Hanifan Group, Inc.**

Todd Steadham, P.E.
Associate

Cc:
Brad Burns, DR Horton
Matt Stark, DR Horton
Brian Defilippis, DR Horton
Chelsea Peltier, SHG

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

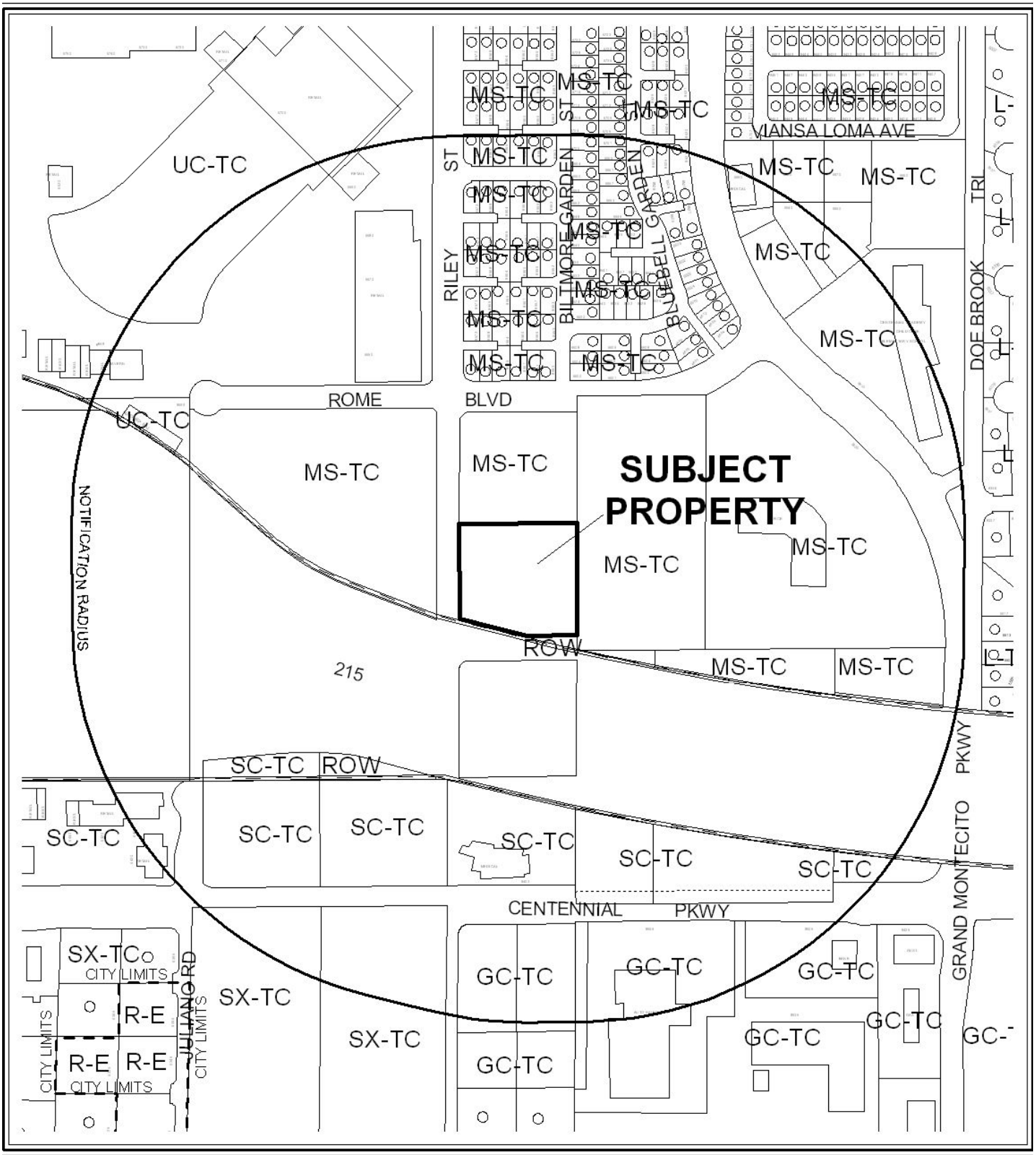
**SUBJECT:**
MOD-44703 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: ROHANI-NAJMI TRUST - For possible action on a request for a Major Modification of the Montecito Town Center Development Agreement TO ADD 2.5 ACRES TO THE OVERALL PLAN UNDER THE MIXED USE COMMERCIAL SPECIAL LAND USE DESIGNATION at the northeast corner of Riley Street and Clark County 215 (APN 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**C.C.: 05/16/2012**

| **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 - MOD-44703, SUP-44701 and SDR-44700
2. Conditions and Staff Report - MOD-44703, SUP-44701, VAC-44702 and SDR-44700
3. Supporting Documentation
4. Photos - MOD-44703, SUP-44701, VAC-44702 and SDR-44700
5. Montecito Town Center Development Agreement Status Report
6. Justification Letter - MOD-44703, SUP-44701, VAC-44702 and SDR-44700

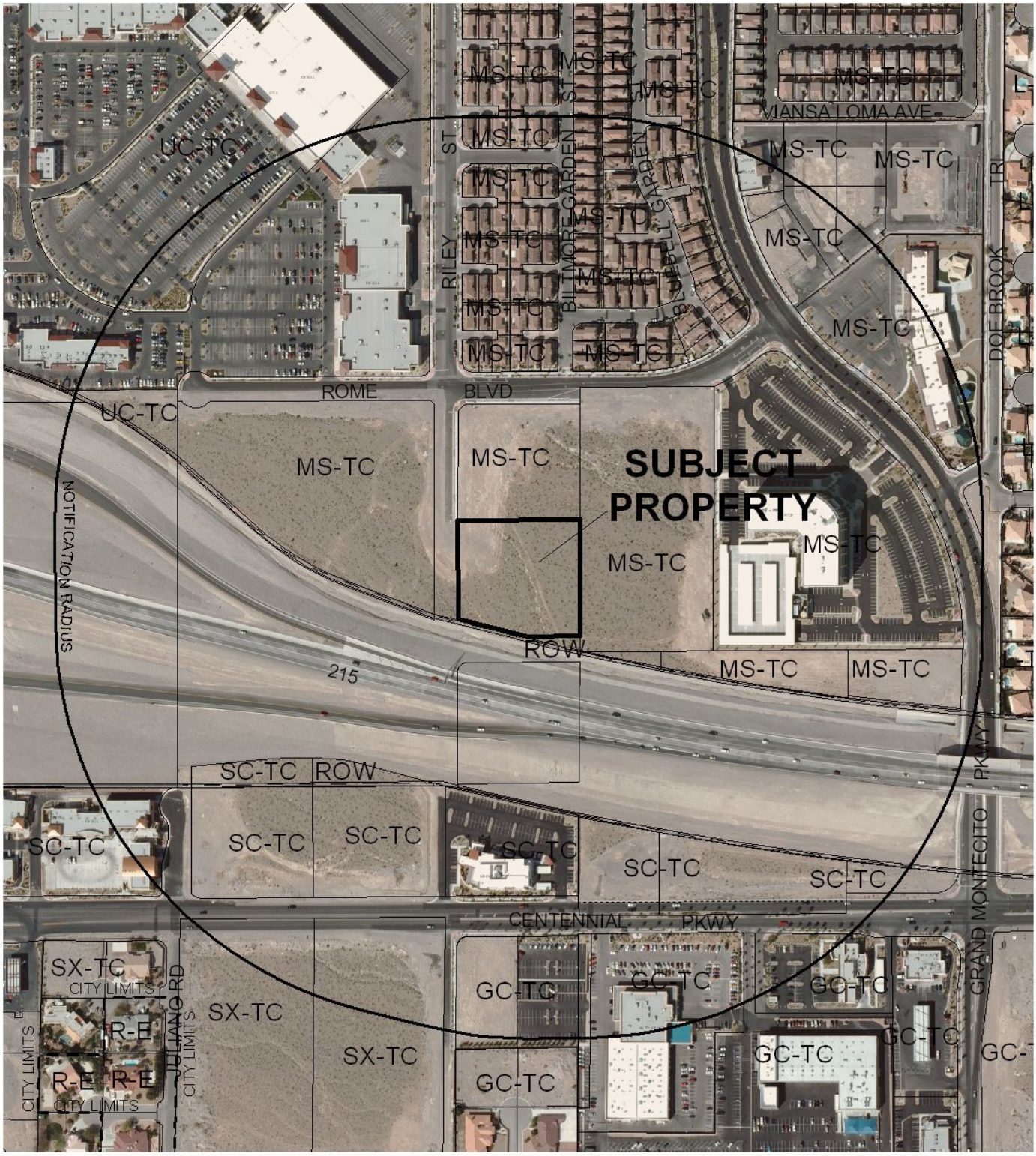



**CASE:** **MOD-44703**

**RADIUS:** 1000 FEET

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

[MS-TC (MAIN STREET MIXED USE) SPECIAL LAND USE DESIGNATION]




0 300 600 Feet

**CASE:** **MOD-44703**

**RADIUS:** 1000 FEET

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

[MS-TC (MAIN STREET MIXED USE) SPECIAL LAND USE DESIGNATION]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-44703** APN: 125-20-803-002

Name of Property Owner: Rohani-Najmi Trust (Parvez Rohani, Rouhiyeh Najmi Trustees)

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Parvez Rohani

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12

Kimberly Thoren

Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Modification to add area to Montecito Town Center

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** ~~125-20-803-001~~ & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SUP, SDR, and Vacation of Right-of-way

**PROPERTY OWNER** Rohani-Najmi Trust **Contact** Parvez Rohani & R. Najmi

**Address** 7901 Rockwind Court **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

State of Nevada
County of Clark

**Property Owner Signature*** Parvez Rohani

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

**Print Name** PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani

This 22nd day of February, 20 12.

Kimberley Thoren

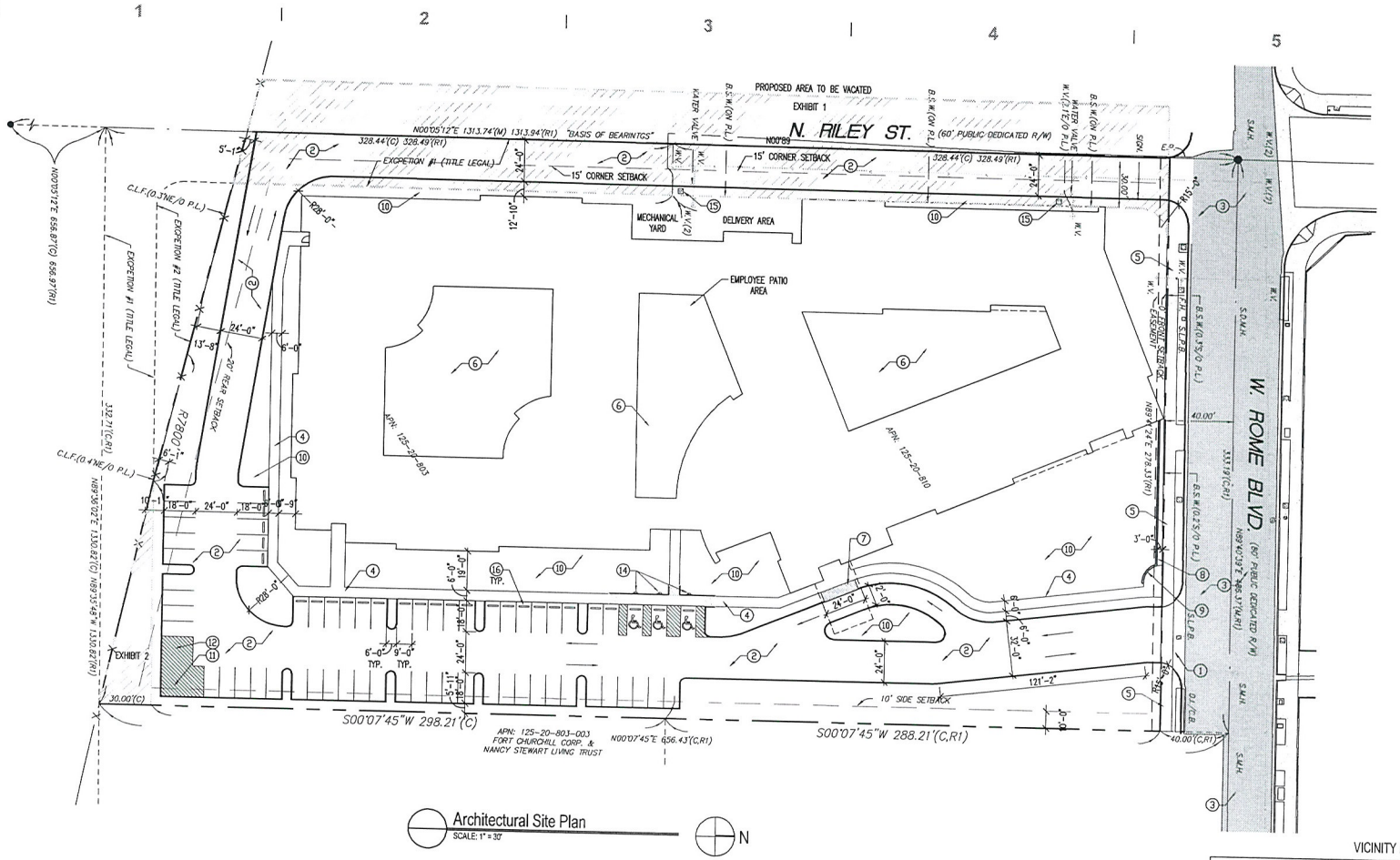
Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | MOD-44703 |
| **Meeting Date:** | 4-10-12 |
| **Total Fee:** | 1000.00 |
| **Date Received:*** | 2-23-12 |
| **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.




## SITE PLAN GENERAL NOTES:

A. DIMENSIONS ARE TO THE FACE OF EXISTING FINISH OR NEW SUBSTRATE.
B. INFORMATION PROVIDED AS "EXISTING CONDITIONS" IS BASED ON SURVEY INFORMATION OBTAINED THROUGH OWNER. LOCATIONS AND QUANTITIES OF ALL ELEMENTS ABOVE SHALL BE FIELD VERIFIED. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. PARKING SHALL BE IN ACCORDANCE WITH LAS VEGAS URBAN DESIGN GUIDELINES AND STANDARDS.

## SITE PLAN KEY NOTES:

1. PROPOSED CONCRETE DRIVE APPROACH
2. PROPOSED ASPHALT
3. EXISTING ASPHALT
4. PROPOSED SIDEWALK
5. EXISTING SIDEWALK
6. PROPOSED HARDSCAPE/SOFTSCAPE COURTYARD
7. PROPOSED 6"X21' ZERO EDGE DROP-OFF
8. PROPOSED WALL
9. PROPOSED ENTRY SIGN
10. PROPOSED LANDSCAPE AREA
11. PROPOSED OXYGEN STORAGE TANK LOCATION
12. PROPOSED DUMPSTER LOCATION
13. PROPOSED "DO NOT ENTER" SIGNAGE
14. PROPOSED ACCESSIBLE PARKING SIGNAGE
15. RELOCATED FIRE HYDRANT
16. PROPOSED CONCRETE WHEEL STOP

## SITE INFORMATION:

| | |
|---|---|
| TOTAL PARCEL SIZE | 218,623 SF |
| BUILDING SIZE | 70,539 SQ.FT. |
| FLOOR AREA RATIO | 0.32 |
| DENSITY | N/A |
| PARKING REQUIREMENTS | |
| CONVALESCENT CARE | |
| 1:6 BEDS (60) | 10 |
| 1:PEAK EMPLOYEE | 24 |
| 3 MEDICAL PROFESSIONALS | 3 |
| SUBTOTAL | 37 |
| ASSISTED LIVING | |
| 1:3 RESIDENCE (34) | 12 |
| 1:PEAK EMPLOYEE | 14 |
| SUBTOTAL | 26 |
| TOTAL PARKING REQUIRED | 63 |
| TOTAL PARKING PROVIDED | 64 |

VICINITY MAP

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City of Las Vegas
Department of Planning

MOD-44703
SUP-44701
SDR-44700

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PHOENIX LOGAN SALT LAKE CITY
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000 F 801.924.5001
http://www.archnexus.com

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**MONTECITO CARE AND REHAB**
Corner of W Rome Boulevard and Riley Street
MONTECITO TOWN CENTER, LAS VEGAS, NEVADA

REVISIONS

CITY REVIEW SET - NOT FOR CONSTRUCTION

| | |
|---|---|
| NEXUS PROJECT #: | 12003 |
| CHECKED BY: | JC |
| DRAWN BY: | AC |
| CURRENT/BID DATE: | 22 FEB 2012 |

SHEET CONTENTS
ARCHITECTURAL
SITE PLAN

**AS101**




Landscape Plan
SCALE: 1" = 30'

N
0 15 30 60
1"=30'

## PLANTING PLAN GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING PICK UP, DELIVERY AND CRANE TIME WITH THE RETAILER FOR BOULDER PLACEMENT OF ALL BOULDERS THAT ARE TO BE PLACED ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING THE AMOUNT OF CRANE TIME NECESSARY AND REQUIRED TO PLACE ALL SPECIFIED BOULDERS ON THE SITE AND SHALL BID ACCORDINGLY. THE OWNER IS NOT RESPONSIBLE FOR ANY ADDITIONAL CRANE TIME NEEDED TO PLACE BOULDERS AS DESIRED BY OWNER THAT EXCEEDS THE TIME CALCULATED BY CONTRACTOR.
2. THE CONTRACTOR SHALL COORDINATE BOULDER PLACEMENT WITH OWNER AND LANDSCAPE ARCHITECT.
3. LANDSCAPE AREA = 68,214 SF (31%)

ARCHITECTURAL NEXUS
SALT LAKE CITY LOGAN PHOENIX
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000 F 801.924.5001
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**MONTECITO CARE AND REHAB**
Corner of W Rome Boulevard and Riley Street
MONTECITO TOWN CENTER, LAS VEGAS, NEVADA

REVISIONS

| | |
|---|---|
| NEXUS PROJECT #: | 12003 |
| CHECKED BY: | JC |
| DRAWN BY: | AGC |
| CURRENT/BID DATE: | 22 FEB 2012 |

SHEET CONTENTS
**PLANTING PLAN**

CITY REVIEW SET - NOT FOR CONSTRUCTION

**LP101**

***Water Smart Landscapes Program Plant List for Montecito Skilled Nursing Facility***

All common plant materials and irrigation areas follow Las Vegas Valley Water District and Southern Nevada Water Authority guidelines for water wise plants and shall be capable of operation by an automated irrigation system capable of making automatic adjustments to independent program run times using master valves and flow sensors in the event of a mainline break.

Additionally trees, plams, shrubs, groundcovers, succulents, cactus and perennials will be separated on separate drip valve assemblies that provide point to point drip to each plant material via polyethylene pipe and drip emitters following the following emitter schedule:

- 1 gallon shrubs: (1) .5 gph emitter
- 2 gallon shrubs: (1) .5 gph emitter
- 5 gallon shrubs: (2) .5 gph emitters
- 15 gallon shrubs and palms: (3) 1 gph emitters
- 24" box trees and palms: (3) 2 gph emitters
- 36" box trees and palms: (4) 2 gph emitters
- 48" box trees and palms: (5) 2 gph emitters
- 56" box trees and palms: (6) 2 gph emitters

All drip valve assemblies will be equipped with flush valve assemblies at each and every end of the polyethylene pipe, but will be designed so that there are a maximum of two flush valve assemblies for each drip valve assembly.

For plant material with more than 1 emitter space all emitters equidistant around perimeter of rootball. For all trees and palms, every other emitter will be placed in water root systems ½ the distance from finish grade to the bottom of the rootball. All palms, succulents and cactus will be buried in sand soil amendment.

The following plant list contains some of the most common plants found in Southern Nevada landscapes. Turf areas on site will be prohibited due to water restrictions enforced by SNWA. This is a tool for participants in the Water Smart Landscapes Program to calculate the 50% canopy coverage requirement. The square footage value given for each plant is its mature size and will be used by the SNWA to determine the canopy coverage regardless of the size of the plant at the time of the inspection.

The SNWA does not endorse or require the use of any or all plants found on this list. Participants may use any living plant, where the trunk or stem is within the converted area, towards meeting the 50% canopy coverage requirement.

This list is alphabetized by the by Common name is available on the SNWA's website or by calling the Conservation Helpline at 258-SAVE (7283) and is to serve as a possible 'such as' plant list of possible plant combinations for the Montecito Skilled Nursing Facility in Las Vegas.

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Tree 24 to 36" Box Size*** | | |
| Acacia (Cat-claw) | Acacia greggii | 133 |
| Strawberry Tree | Arbutus unedo | 59 |
| Bottle Tree | Brachychiton populneus | 236 |
| Chitalpa | Chitalpa tashkentensis | 236 |
| Italian Cypress | Cupressus sempervirens | 15 |
| Ash (Littleleaf) | Fraxinus greggii | 133 |
| Ash (Raywood) | Fraxinus oxycarpa 'Raywood' | 236 |
| Ash (Arizona, Fan-Tex) | Fraxinus velutina | 530 |
| Ash (Modesto) | Fraxinus velutina 'Glabra' | 368 |
| Australian Willow | Geijera parviflora | 236 |
| Shademaster Honey Locust | Gleditsia tracanthos 'Shade Master' | 530 |
| Goldenrain Tree | Koelreuteria paniculata | 530 |
| Swan Hill Olive | Olea europaea 'Swan Hill' | 236 |
| Palo Verde (Desert Museum) | Parkinsonia parkinsonian 'Desert Museum' | 368 |
| African Sumac | Rhus lancea | 236 |
| Flame Sumac | Rhus lanceolata | 368 |
| Japanese Pagoda Tree | Sophora japonica | 530 |
| Lacebark Elm | Ulmus parvifolia | 942 |
| Chaste Tree | Vitex agnus-castus | 368 |
| Sawleaf Zelkova | Zelkova serrata | 530 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Palm 24 to 36" Box Size*** | | |
| Date Palm | Phoenix dactylifera | 38 |
| Mexican Fan Palm | Washington robutsa | 133 |
| Windmill Palm | Trachycarpus fortunei | 59 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Shrub 1 to 5 Gallon*** | | |
| Glossy Abelia | Abelia x grandiflora | 20 |
| Creeping Acacia | Acacia redolens 'Desert Carpet' | 113 |
| Four-Wing Saltbush | Atriplex canescens | 50 |
| Centennial Broom / Coyote Bush | Baccharis sp. 'Centennial' | 20 |
| Yellow Bird of Paradise | Caesalpinia gilliesii | 50 |
| Red Bird of Paradise | Caesalpinia pulcherrima | 28 |
| Mexican Bird of Paradise | Caesalpinia mexicana | 28 |
| RockSpray | Cotoneaster microphyllus | 28 |
| Purple Hopseed Bush | Dodonaea viscosa | 28 |
| Golden Dewdrop | Duranta erecta 'Sweet Memory' | 79 |
| Mexican Honeysuckle | Justicia spicigera | 13 |
| Crape Myrtle | Lagerstroemia indica | 50 |
| Creosote Bush | Larrea tridentata (divaricata) | 28 |
| Texas Ranger / Texas Sage | Leucophyllum sp | 28 |
| Sugar Bush | Rhus ovata | 113 |
| Squaw Bush (Skunk Bush) | Rhus trilobata | 50 |
| Evergreen Sumac | Rhus virens | 177 |
| Lady Bank's Rose | Rosa banksiae lutea | 177 |
| Rosemary | Rosmarinus officinalis | 28 |
| Sage / Salvia | Salvia sp. | 13 |
| Xylosma | Xylosma congestum | 79 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Groundcover 1 Gallon*** | | |
| Rock Cotoneaster | Cotoneaster horizontalis | 177 |
| Sierra Gold Dalea | Dalea capitata | 7 |
| Prostrate Indigo Bush | Dalea greggii | 50 |
| Ice plant | Drosanthemum sp. | 13 |
| Gazania | Gazania rigens | 1 |
| Blue Carpet Juniper | Juniperus horizontalis 'Wiltonii' | 28 |
| Buffalo Juniper | Juniperus Sabina 'Buffalo' | 50 |
| Lantana | Lantana sp. | 28 |
| Prostrate Myoporum | Myoporum parvifolium | 50 |
| Prostrate Rosemary | Rosmarinus officinalis 'prostratus' | 3 |
| Verbena | Verbena sp. | 13 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Ornamental Grass 1 or 5 Gallon*** | | |
| Purple Threeawn | Boutelous gracilis | 3 |
| Blue Fescue | Festuca ovina 'Glauca' | 1 |
| Autumn Glow | Muhlenbergia linheimeri 'Autumn Glow' | 20 |
| Bull Grass | Muhlenbergia emersleyi 'El Toro' | 7 |
| Deer Grass | Muhlenbergia rigens | 28 |
| Nashville | Muhlenbergia rigida 'Nashville' | 3 |
| Regal Mist | Muhlenbergia capillaris 'Regal Mist' | 7 |
| Mexican Feather Grass | Nassella tenuissima | 3 |
| Golden Bamboo | Phyllostachys aurea | 28 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Cactus Balled and Bruleped or Appropriate Gallon Size*** | | |
| Golden Barrel Cactus | Echinocactus grusonii | 7 |
| Common Pincushion Cactus | Escobaria vivipara | 1 |
| Compass Barrel | Ferocactus acanthodes | 3 |
| Beavertail Cactus | Opuntia basilaris | 13 |
| Pancake Prickly Pear | Opuntia chlorotica | 20 |

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Succulent Balled and Burlapped or Appropriate Gallon Size*** | | |
| Murphey's Agave | Agave murpheyi | 7 |
| Parry's Agave | Agave parryi 'huachucensis' | 7 |
| Artichoke Agave | Agave parryi 'truncata' | 7 |
| Feros Agave | Agave salmiana 'ferox' | 50 |
| Durango Delight | Agave schidigera 'Durango Delight' | 7 |
| Banana Yucca | Yucca baccata | 28 |
| Joshua Tree | Yucca brevifolia | 79 |
| Soapbree Yucca | Yucca elata | 50 |

3", 4" and 5" Boulders native pink Sandstone

Crushed Rock, Sunset Red

| Common Name | Genus Species Variety / Cultivar (Square Feet) | |
|---|---|---|
| ***Plant Type: Perennial 1-5 Gallon, 4" Pots or Flats*** | | |
| Lily of the Nile | Agapanthus africanus | 7 |
| Powis Castle Wormwood | Artemisia x 'Powis Castle' | 7 |
| Prairie Sage | Artemisia ludoviciana | 7 |
| Silver King Artemisia | Artemisia schmidtiana 'Silver Mound' | 7 |
| Purple Coneflower | Echinacea purpurea | 3 |
| Evergreen Candytuft | Iberis sempervirens | 3 |
| Bearded Iris | Iris germanica | 3 |
| Lavender | Lavandula sp. | 7 |
| Lily Turf | Liriope muscari | 1 |
| African Trailing Daisy | Osteospermum fruticosum | 13 |
| Russian Sage | Perovskia atriplicifolia | 3 |
| Cape Plumbago | Plumbago capensis | 50 |
| Black eyed Susan | Rudbeckia hirta | 7 |
| Dwarf Ruellia (Desert Petunia) | Ruellia tweediana | 3 |
| Globe Mallow | Sphaeralcea ambigua | 7 |
| Mountain Marigold | Tagetes lemmonii | 13 |
| Angelita Daisy | Tetraneuris acaulis | 3 |
| Golden Dyssodia | Thymophylla pentachaeta | 3 |
| Dahlberg Daisy | Thymophylla tenuiloba | 3 |
| Society Garlic | Tulbaghia violacea | 3 |
| Goldeneye | Viquiera parishii | 7 |

**MOD-44703**
**SUP-44701**
**SDR-44700**

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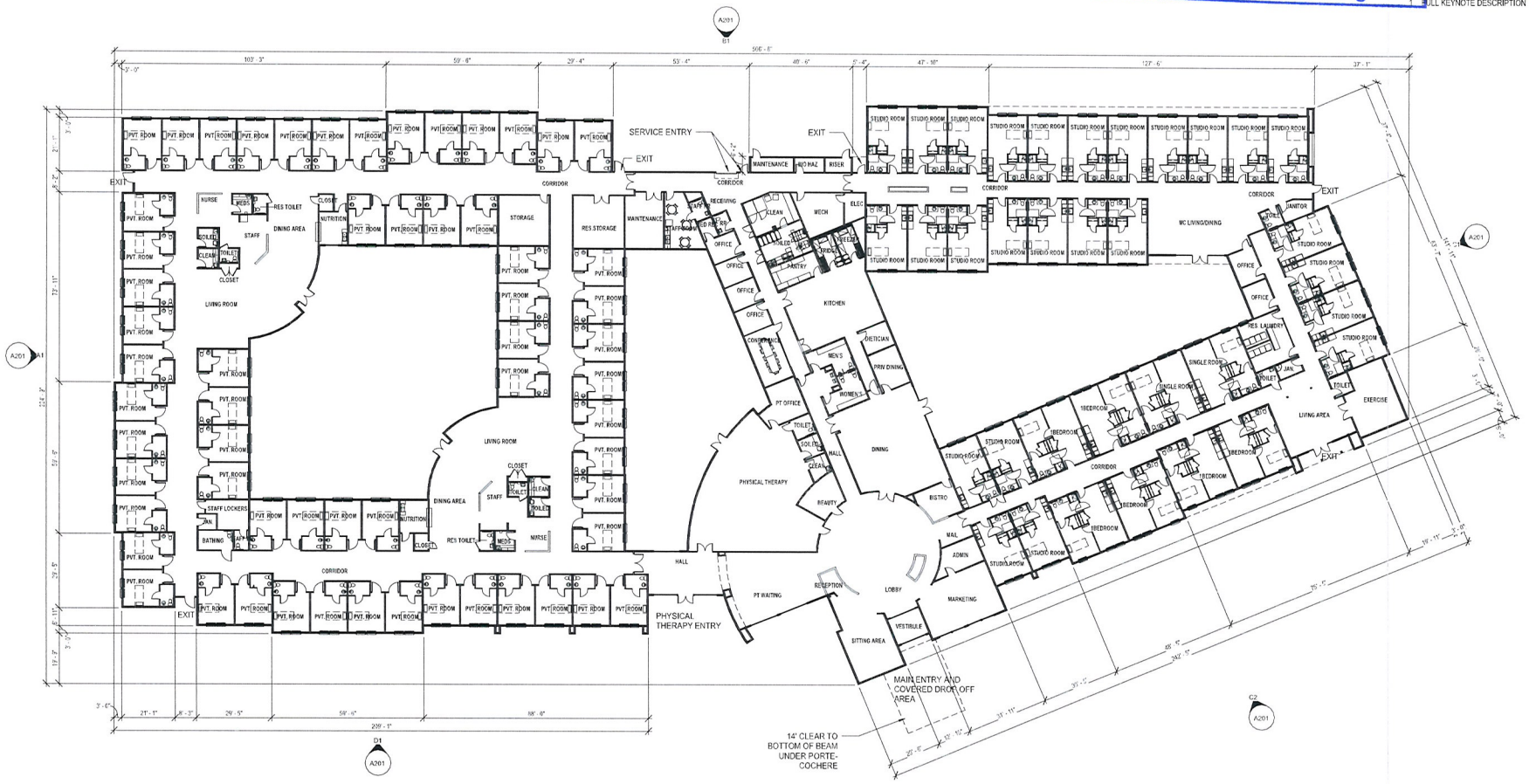
Department of Planning




A1 LEVEL 01 FLOOR PLAN
A101 1" = 20'-0"

GRAPHIC SCALE
0 20 40 60 80

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City of Las Vegas
Department of Planning

## GENERAL NOTE - FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL XX/XXXX

## KEYNOTE - FLOOR PLAN

1 FULL KEYNOTE DESCRIPTION


ARCHITECTURAL NEXUS
SALT LAKE CITY LOGAN PLACERVILLE SACRAMENTO
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City Utah 84109
T 801.924.5000 F 801.924.5001
http://www.archnexus.com



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24/7 CARE + REHAB
MONTECITO CARE AND REHAB
W ROME BLVD
MONTECITO, NEVADA

REVISIONS

| | |
|---|---|
| NEXUS PROJECT #: | 1206 |
| CHECKED BY: | JD |
| DRAWN BY: | JP |
| DATE: | 02.22.201 |

SHEET CONTENTS:
FLOOR PLAN

SCHEMATIC DESIGN

A101

MOD-44703 SUP-44701
VAC-44702 SDR-44700

2/22/2012 1:06:10 PM

## * FUNCTION OF SPACE

| SYMBOL | DESCRIPTION | OCCUPANCY |
|---|---|---|
| 158 SF | ROOM SQUARE FOOTAGE | |
| 000 | OCCUPANT LOAD SERVED BY EXIT | |
| U | ROOM OCCUPANT LOAD NOT COUNTED | |
| 1 | ROOM OCCUPANT LOAD AT 100 SQ.FT. GROSS PER PERSON | (OUTPATIENT) |
| 1 | ROOM OCCUPANT LOAD AT 100 SQ.FT. GROSS PER PERSON | (BUSINESS) |
| 1 | ROOM OCCUPANT LOAD AT 300 SQ.FT. GROSS PER PERSON | (MECHANICAL) |
| 1 | ROOM OCCUPANT LOAD AT 120 SQ.FT. GROSS PER PERSON | (SLEEPING) |
| | 2-HOUR RATED WALL | |

TOTAL BUILDING MAXIMUM OCCUPANCY 607

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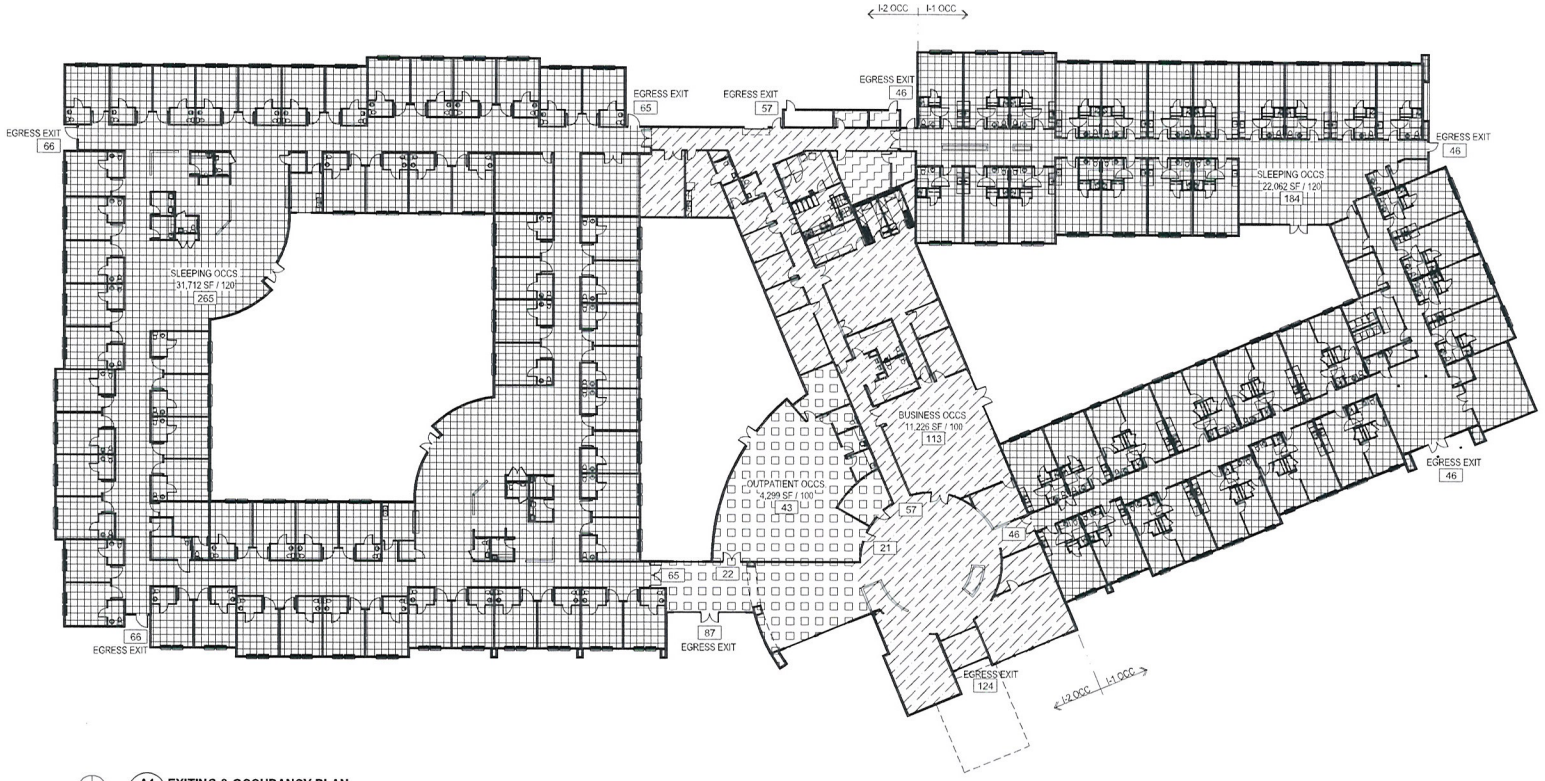


A1 A100 EXITING & OCCUPANCY PLAN
1" = 20'-0"

GRAPHIC SCALE

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| CHECKED BY: | JD |
| DRAWN BY: | JP |
| DATE: | 02.22.201 |

SHEET CONTENTS:
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A100

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## GENERAL NOTE - ENLARGED FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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F. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL XX/XXXX.

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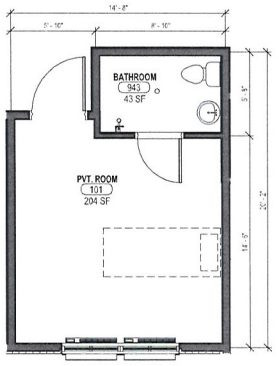
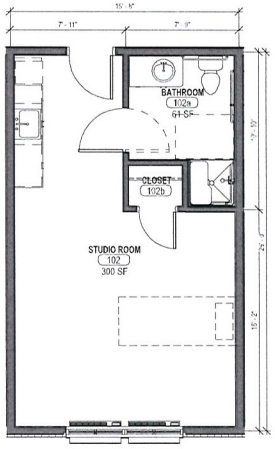
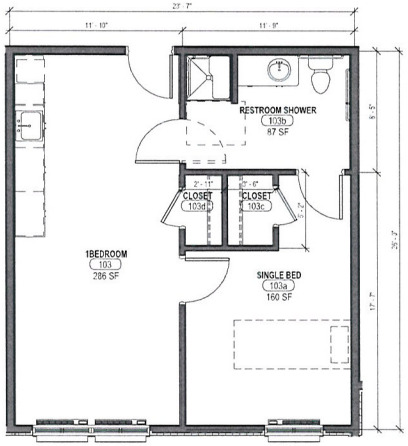



A3 / A411 ENLARGED PRIVATE ROOM UNIT
1/4" = 1'-0"




A4 / A411 ENLARGED STUDIO SUITE
1/4" = 1'-0"




A5 / A411 ENLARGED ONE BEDROOM SUITE
1/4" = 1'-0"

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ENLARGED ROOM LAYOUTS

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A411

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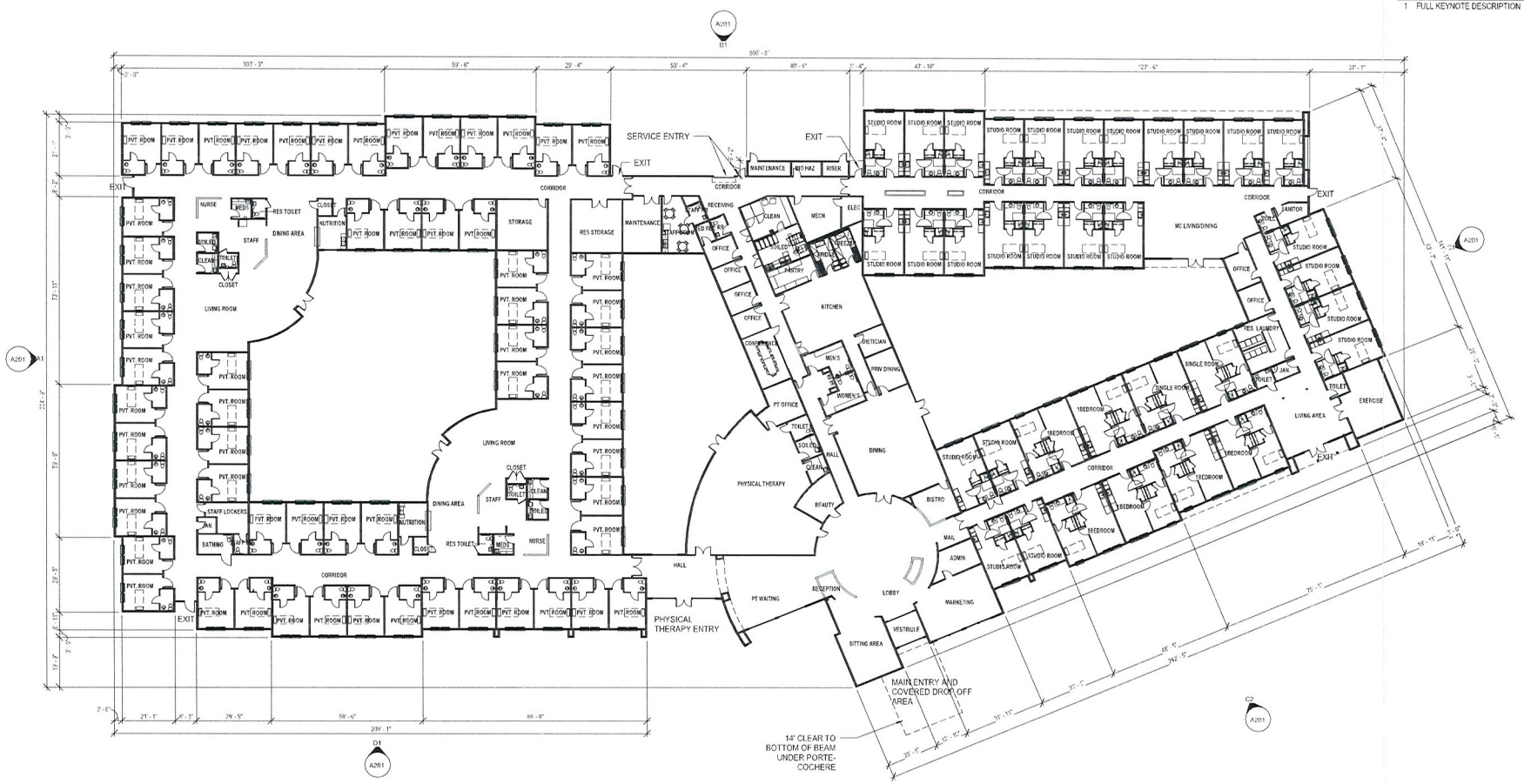


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A1 / A101 LEVEL 01 FLOOR PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60 80

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## KEYNOTE - FLOOR PLAN

1 FULL KEYNOTE DESCRIPTION


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## * FUNCTION OF SPACE

| SYMBOL | DESCRIPTION | OCCUPANCY |
|---|---|---|
| 158 SF | ROOM SQUARE FOOTAGE | |
| 000 | OCCUPANT LOAD SERVED BY EXIT | |
| U | ROOM OCCUPANT LOAD NOT COUNTED | |
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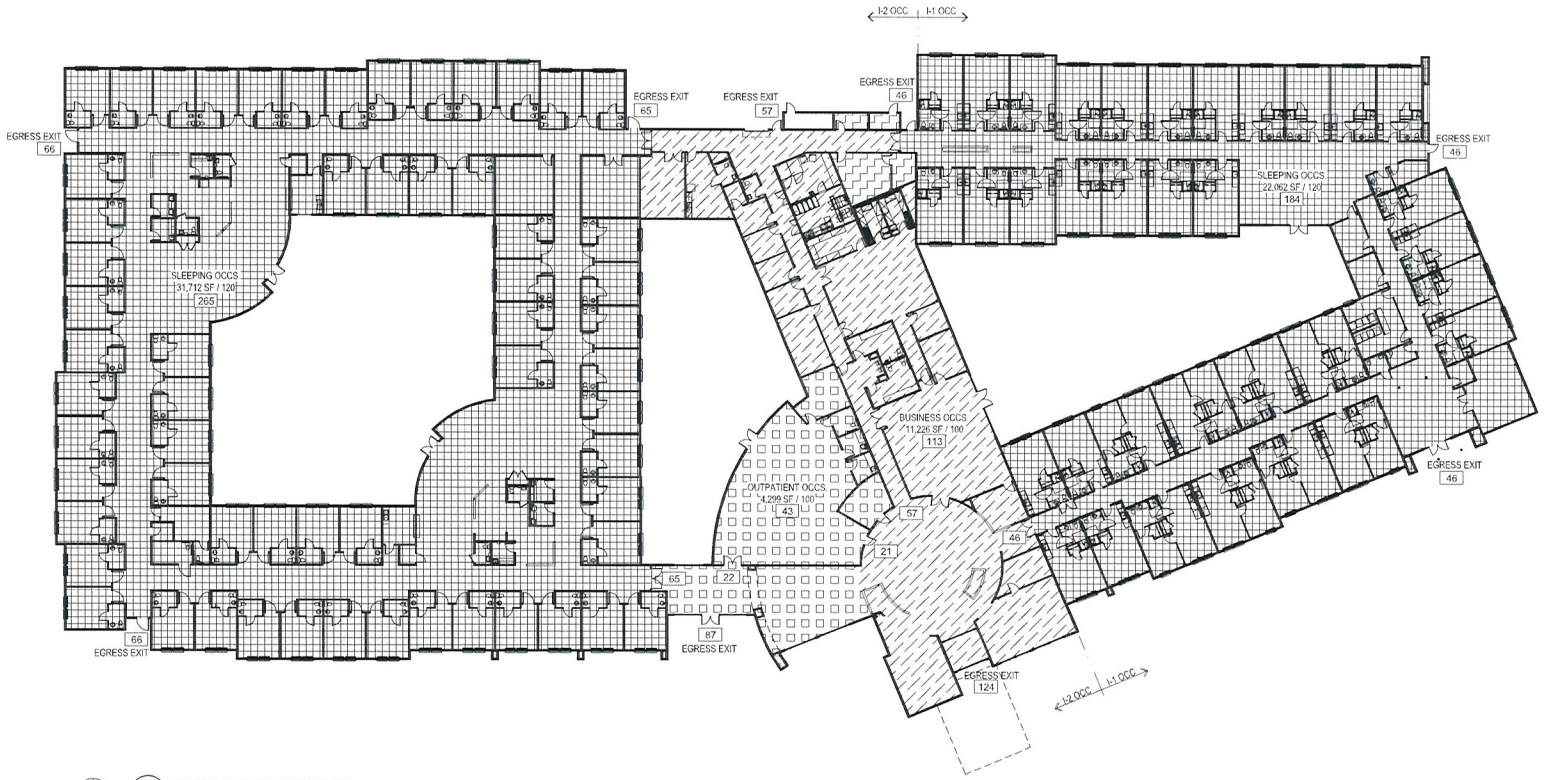
| | 2-HOUR RATED WALL | |

TOTAL BUILDING MAXIMUM OCCUPANCY 607




N A1 EXITING & OCCUPANCY PLAN
A100 1" = 20'-0"

GRAPHIC SCALE
0 20 40 60 80

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## GENERAL NOTE - ENLARGED FLOOR PLAN

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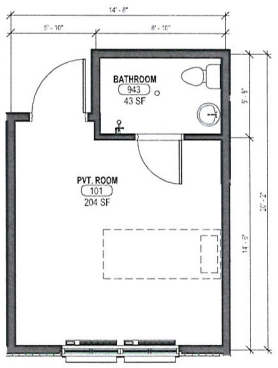
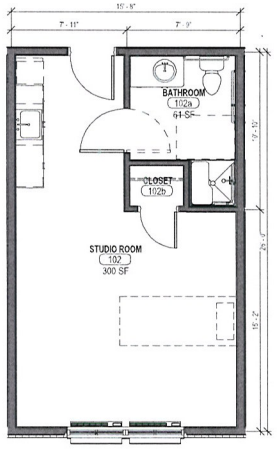
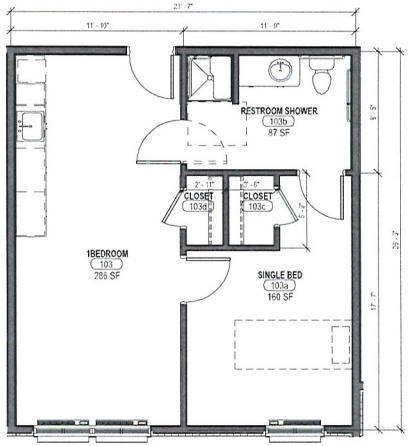



A3 / A411 ENLARGED PRIVATE ROOM UNIT
1/4" = 1'-0"




A4 / A411 ENLARGED STUDIO SUITE
1/4" = 1'-0"




A5 / A411 ENLARGED ONE BEDROOM SUITE
1/4" = 1'-0"

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SCHEMATIC DESIGN

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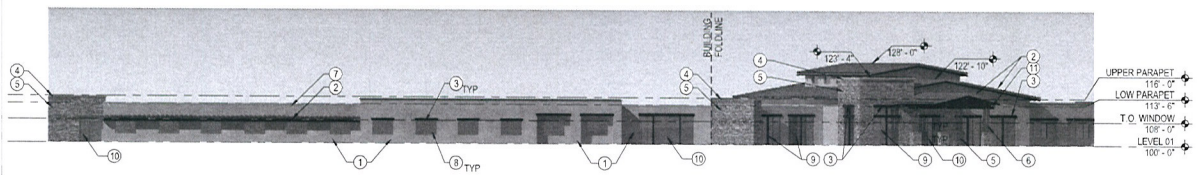
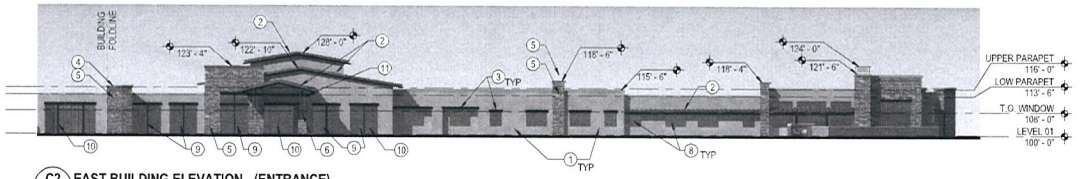
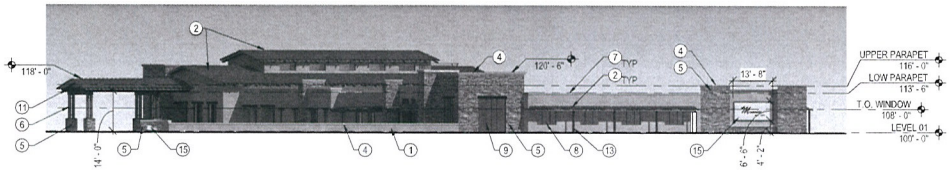


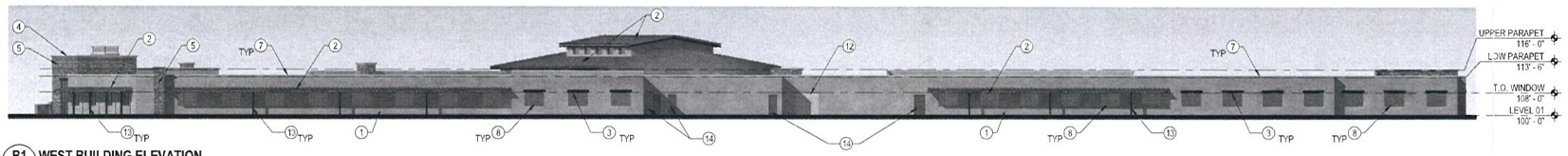

D1 A201 EAST BUILDING ELEVATION - (SOUTH END)
1" = 20'-0"



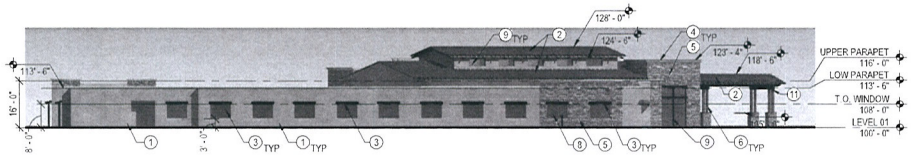

C2 A201 EAST BUILDING ELEVATION - (ENTRANCE)
1" = 20'-0"




C1 A201 NORTH BUILDING ELEVATION
1" = 20'-0"




B1 A201 WEST BUILDING ELEVATION
1" = 20'-0"




A1 A201 SOUTH BUILDING ELEVATION
1" = 20'-0"

## GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE. SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

## KEYNOTE - BUILDING ELEVATION

1 SMOOTH EIFS WITH "VENETIAN PLASTER" LOOK
2 ARCHITECTURAL CLAY ROOF TILE
3 STAINED HEAVY TIMBER "HEADER"
4 PRECAST CONCRETE PARAPET CAP
5 STONE VENEER
6 PAINTED STEEL
7 SMOOTH EIFS CORNICE
8 OPERABLE VINYL WINDOWS AT ALL RESIDENCE ROOM TYP.
9 METAL CLAD WOOD WINDOW SYSTEM
10 OPERABLE STORE FRONT SYSTEM
11 STAINED HEAVY TIMBER BEAM
12 METAL OVERHEAD DOOR
13 STAINED HEAVY TIMBER COLUMN
14 HOLLOW METAL DOOR AND FRAME
15 BUILDING SIGNAGE

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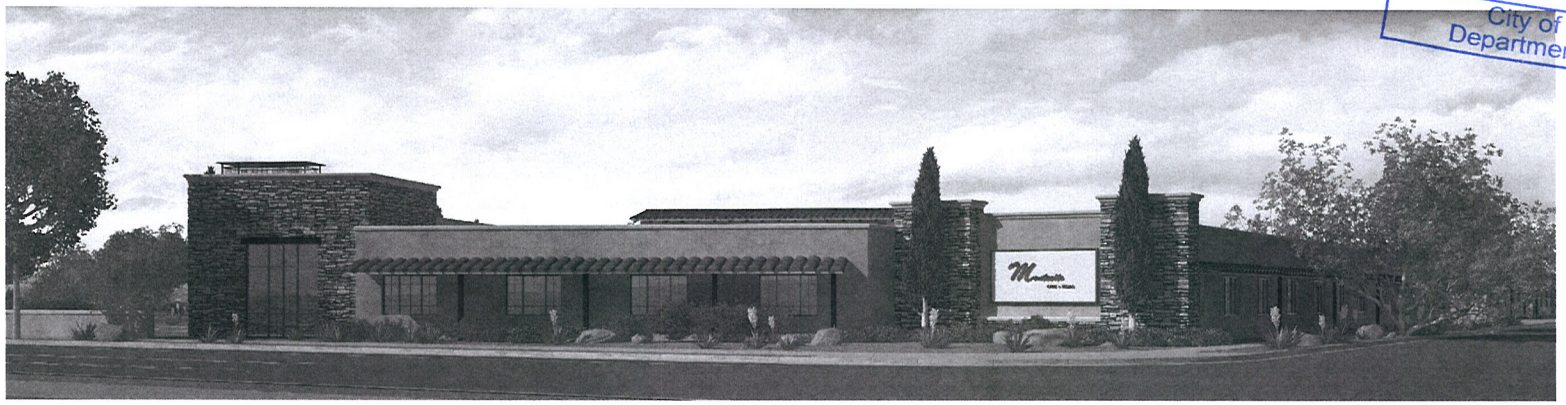
BUILDING ENTRANCE STREET VIEW FROM ROME



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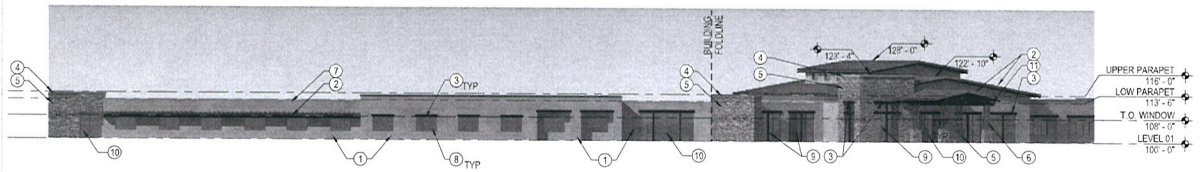
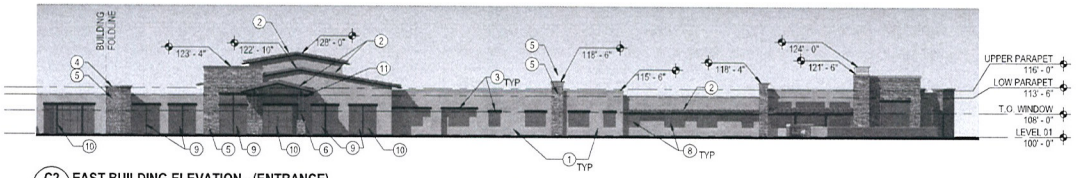
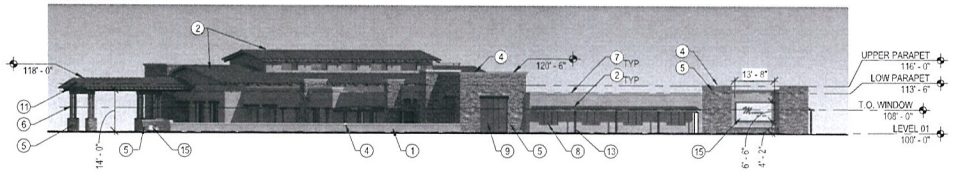


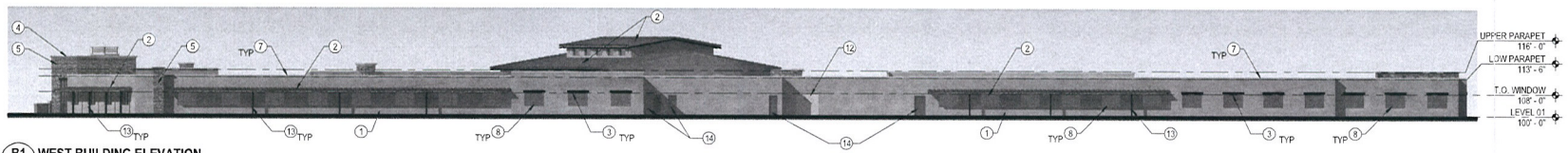

D1 A201 EAST BUILDING ELEVATION - (SOUTH END)
1" = 20'-0"



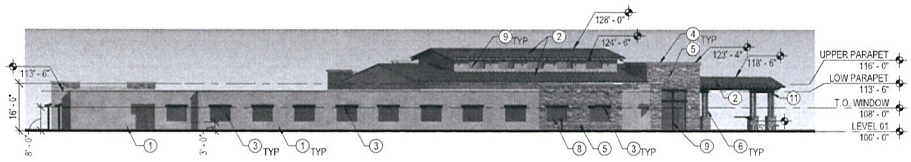

C2 A201 EAST BUILDING ELEVATION - (ENTRANCE)
1" = 20'-0"




C1 A201 NORTH BUILDING ELEVATION
1" = 20'-0"




B1 A201 WEST BUILDING ELEVATION
1" = 20'-0"




A1 A201 SOUTH BUILDING ELEVATION
1" = 20'-0"

## GENERAL NOTE - BUILDING ELEVATION

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15 BUILDING SIGNAGE

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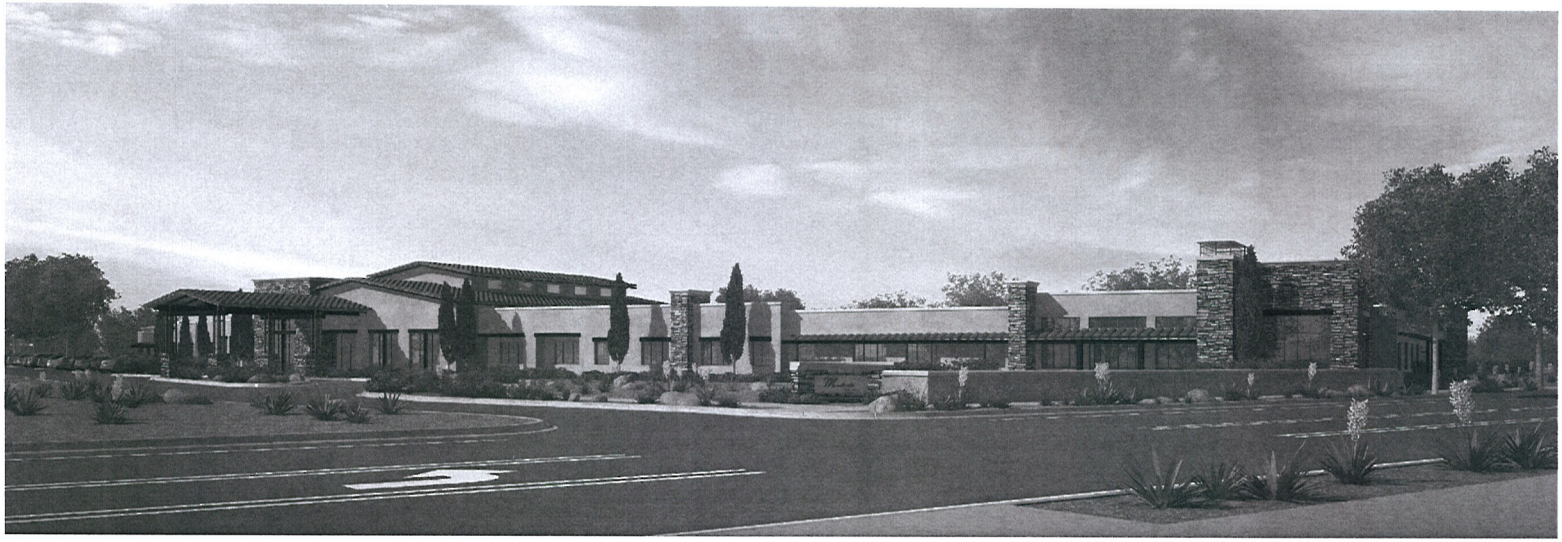
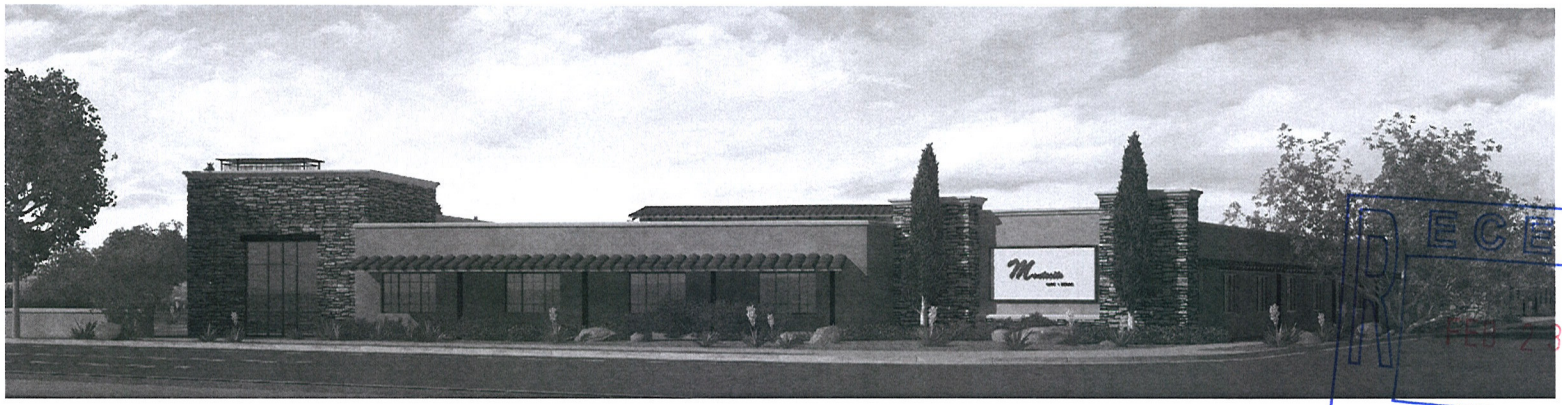


BUILDING ENTRANCE STREET VIEW FROM ROME



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MONTECITO CARE AND REHAB
W ROME BLVD
MONTECITO, NEVADA

REVISIONS

NEXUS PROJECT #: 120
CHECKED BY: JC
DRAWN BY: JF
DATE: 02.22.20

SHEET CONTENTS:
BUILDING PERSPECTIVES

SCHEMATIC DESIGN

G100

2/22/2012 1:06:12 PM

Montecito Town Center Development Agreement

Status Report

Overview:

This Status Report has been prepared in compliance with Section 5 of the Montecito Town Center Development Agreement (the "Development Agreement") by the Montecito Companies, LLC (the "Owner") for review by the City of Las Vegas Planning and Development Department (the "City"). The objective of this report is to document the status of the Montecito Town Center (the "Project") and the extent of the Owner's and City's material compliance with the terms of the Development Agreement since the adoption of the Development Agreement by Ordinance # 5464.

This Status Report is divided into 4 sections covering Residential Development Status, Commercial Development Status, Remaining Developable Acreage, and Development Agreement Compliance.

I. Residential Development Status:

| | |
|---|---|
| Alta Montecito (APN 125-20-510-002): | 373 Residential Apartments Units |
| Brookside by Richmond American (APN 125-20-712): | 192 Single Family Residential Units |
| Deer Springs/Durango by Richmond American (APN 125-20-713): | 97 Single Family Residential Units |
| **Total Developed:** | **662 Dwelling Units** |
| **Total Allowed:** | **1,807 Dwelling Units** |

II. Commercial Development Status:

| | |
|---|---|
| Durango-Dorrell Commercial (APN 125-20-114): | 20,500 sf |
| Montecito Town Center North (APN 125-20-510): | 272,500 sf |
| Centennial Hospital (APN 125-20-610): | 354,000 sf |
| Montecito Lifestyle Center (APN 125-20-710): | 275,000 sf |
| Montecito Town Center South (APN 125-20-711 & 810): | 274,500 sf |
| **Total Developed:** | **1,196,500 sf** |
| **Total Acreage:** | **132.25 ac** |
| **Overall FAR:** | **0.21** |

| Breakdown | |
|---|---|
| Retail | 395,600 sf |
| Hospital | 354,000 sf |
| Office | 247,200 sf |
| Restaurant | 74,700 sf |
| Medical Office | 59,000 sf |
| School | 40,000 sf |
| Financial | 20,800 sf |
| Auto/Lube/Car Wash | 5,200 sf |

**Total Allowed:** **4,519,425 sf**

III. Remaining Developable Acreage:

| | |
|---|---|
| Great Mall Las Vegas (APN 125- 20-601, 602 & 603): | 34.87 Acres |
| Montecito Lifestyle Center (APN 125-20-710-006) | 3.27 Acres |
| Montecito Hotel (APN 125-20-810-001): | 2.00 Acres |
| **Total Undeveloped:** | **41.14 Acres** |
| **Total Area per DA:** | **217.50 Acres** |
| **Percentage Developed:** | **81.5%** |




**MOD-44703**
**SUP-44701**
**SDR-44700**



MOD-44703, SUP-44701, VAC-44702 & SDR-44700 - APPLICANT: GIZA DEVELOPMENT - OWNER: ROHANI-NAJMI TRUST
RILEY STREET AND ROME BOULEVARD

03/01/12




MOD-44703, SUP-44701, VAC-44702 & SDR-44700 - APPLICANT: GIZA DEVELOPMENT - OWNER: ROHANI-NAJMI TRUST
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03/01/12



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RILEY STREET AND ROME BOULEVARD

03/01/12

# RHS MANAGEMENT, LLC

2810 W. Charleston Blvd., Suite 80, Las Vegas, NV 89102
Tel: 702-798-5111 Fax: 702-892-7784


February 28, 2012

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

RE: Justification for Special Use Permit, Site Development Plan Review, Waiver of Development Conditions, Vacation of Right-of-way, and Major Modification for Southeast Corner of Rome Blvd. and Riley Street (APN: 125-20-810-001 and 125-20-803-002)

To Whom It May Concern:

This letter is prepared as a justification letter for a Special Use Permit and Site Development Plan review for an approximate 72,000 square foot, 100 bed skilled nursing/assisted living care facility (otherwise referred to as a convalescent care/nursing home). The project is situated across two parcels having separate ownerships, totally 5.0 gross acres. The project also requests the right-of-way vacation of Riley Street and Darling Road, South of Rome Boulevard and a Major Modification to the Montecito Town Center Special Area Plan to add the south 2.5 acre parcel to the overall plan. This development will employ approximately 100 people. Due to the nature of its operation, the facility will operate 24 hours a day to serve the residents staying at the property, will provide rehabilitation services for its residents, and will be operated with the necessary regulatory licenses for this type of use. The developer and operator of this facility have built and operate several other similar facilities throughout the Western United States.

The project as proposed meets the minimum standards for a Special Use Permit as outlined in the Town Center Development Standards. The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding uses and with potential future uses as permitted in the area's Town Center Development Plan. The project will blend with the school and office product built to the east, the higher density cluster residential community located to the north, and the commercial center developed to the west. The building will be single story in nature and will include architectural features that are consistent with these neighboring developments. Access to the property can be easily achieved from the north via Riley Street and from the east via Rome Boulevard. Being that the residents at the facility do not drive, parking and traffic generated by the site will be minimal. The subject site is suitable for this type of use as it is in close in proximity to the Centennial Hills Hospital, close to medical office services, but lies nearby a residential area, providing residents a sense of community.

The Site Development Review application is presented in conjunction with the Special Use Permit. The project meets the 12% open space requirement outlined in Title 19.10.060(E) as indicated on the


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Department of Planning


**MOD-44703 SUP-44701**
**VAC-44702 SDR-44700**

site plans presented with this application. Because each of the other commercial components within the Montecito Town Center area met or exceeded this 12% open space requirement, the 12% target outlined in the master plan has been met. The remaining 8% required to achieve the 20% Open Space overall requirement for this plan area is acquired from the allocation provided for by the Mountain Ridge Park area located in the northeast quadrant of this planning area. Because the project itself does not intend to exceed a Floor to Area Ratio (FAR) of 0.33, the project will not cause the overall ratio of the Montecito Town Center to be exceeded. However, in the event the City determines based upon the net property area that the FAR is closer to 0.40, we can demonstrate that the overall ration for the Montecito Town Center does not exceed the 0.33 (see attached). The building will include an outdoor patio area for employees separated from the main entrance per the applicable development requirements for a building of this size. Parking and landscaping requirements are consistent with Title 19 standards for this development. The building, being single story, is compliant with height and step back restrictions for the Town Center Core area. However, the project does seek a waiver of the Town Center Core requirement of 80% of the building to be developed at the setback line, which for this project is 0 feet along Rome Boulevard. We ask for this waiver because this project is proposed to have a residential character for its residents staying at the facility and the developer wishes to provide some landscaping between the sidewalk and the building. Because the site plan for the project has been created so that every room has windows to the outside facing courtyards and open space areas, having this portion of the building so close the sidewalk and street will detract from this intent. We believe that granting this waiver will not deter from the compatibility with the surrounding uses and will not compromise the intent of the applicable development goals for this planning area.

In addition to this waiver, we also request a waiver of the Montecito Town Center development standard 4.3.3.(g) that requires a 5 foot planting strip along all the side property lines, more specifically along the vacated portion of Riley Street. It is our intent to acquire a shared driveway easement with the neighbor to the west and therefore this driveway will ultimately span across the common property line where the required landscaping is required. To allow this proposed shared driveway, we respectively request this waiver of development standards.

The proposed Right–of-way Vacation of Riley Street south of Rome Boulevard is being requested as this street dead ends at the 215 beltway and because the south 2.5 acres will be combined with the northerly 2.5 acres to create one 5.0 acre parcel, with one building, having one use, the extension of Riley to serve this southerly parcel will no longer be required. The parcel to the west of Riley consists of one parcel, with one ownership, and also acquires access from Rome Boulevard. By eliminating this right-of-way, Riley Street will not become a dead end public street or require the construction of a cul-de-sac and therefore will enhance the residential character of the subject development for the residents of this facility. Furthermore, a small triangular piece of Darling Road that is not required for the beltway is also being requested to be vacated. For these reasons, we respectively request permission to vacate this portion of Riley Street as well as the applicable portion of Darling Road.

Lastly, as part of this application, we seek a Major Modification to the Montecito Town Center Development Agreement to add the southerly 2.5 acre parcel into the overall plan area. As part of this development, the two parcels having separate ownership will be combined via a reversionary parcel map and it is preferable, by both the applicant and the City, to have the entire site and project subject to a single set of development standards. This addition will increase the overall development

**MOD-44703 SUP-44701**
**VAC-44702 SDR-44700**

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City of Las Vegas
Department of Planning

area from 217.5 acres to 220 acres and will not have any negative impacts to the Montecito Town Center area as a result of this modification.

For the reasons outlined above we respectively request approval of this project and its related land use entitlements outlined above. It should be noted that this type of facility has been recognized in reports from the State of Nevada to conclude that the amount of skilled nursing beds is Nevada is not keeping pace with the growth of the elderly population of the state. It should also be noted that currently there is only one similar facility in the immediate Northwest to provide services to the newly opened Centennial Hills Hospital. We sincerely believe that this proposed use will tie in well with the nearby residential, the nearby commercial center, and the existing business park located nearby.

Please feel free to contact me at our office at 369-4444 to discuss this matter further. Thank you in advance for your consideration of this request.

Sincerely,

Joe P. Gwerder

Joe P. Gwerder, PE
Sr. Vice President of Operations

**MOD-44703 SUP-44701**
**VAC-44702 SDR-44700**

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City of Las Vegas
Department of Planning

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SUP-44701 - SPECIAL USE PERMIT RELATED TO MOD-44703 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - Request for a Special Use Permit FOR A CONGREGATE CARE FACILITY at the southeast corner of Riley Street and Rome Boulevard (APNs 125-20-810-001 and 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

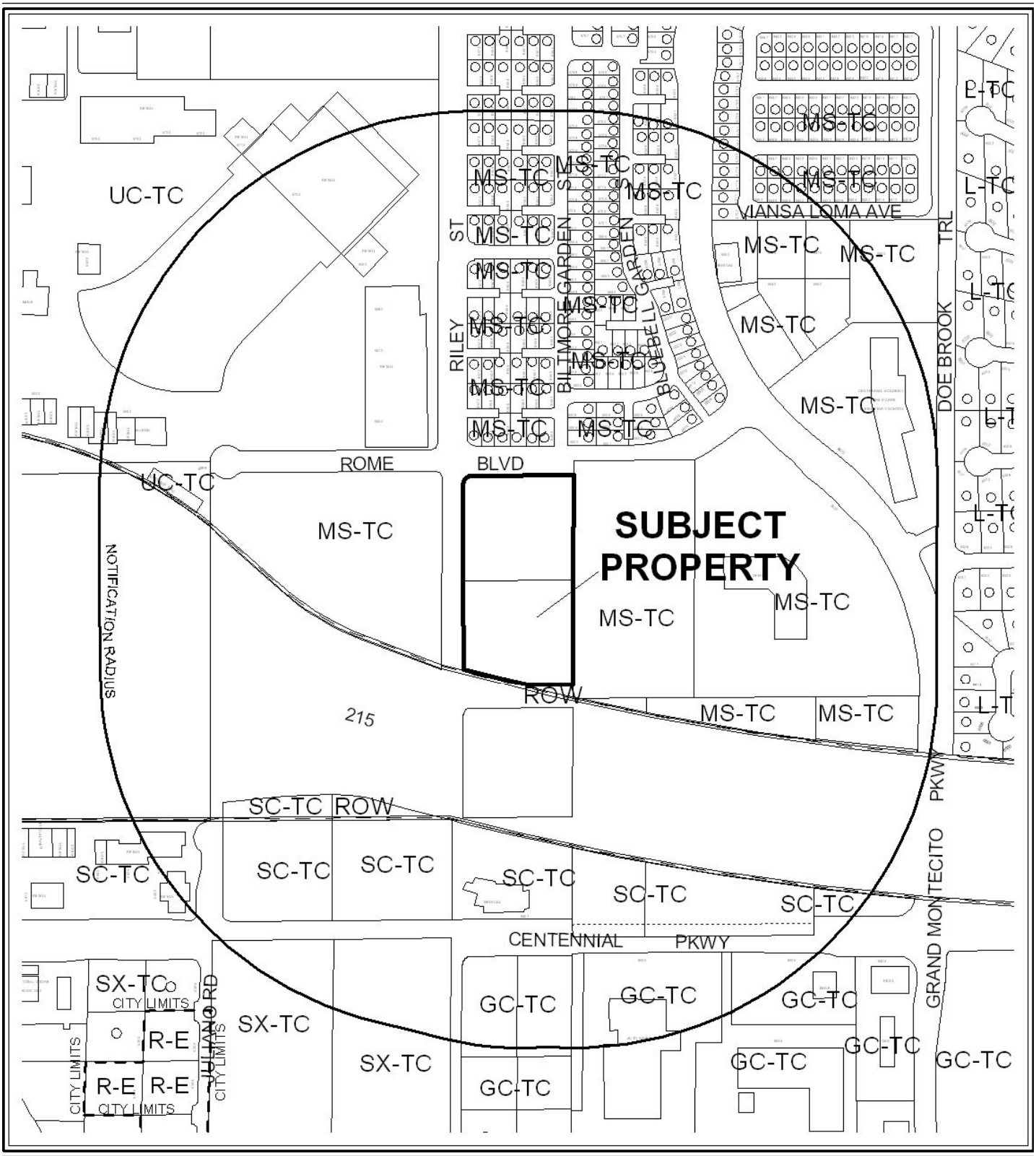
**C.C.: 05/16/2012**

| **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. 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.**

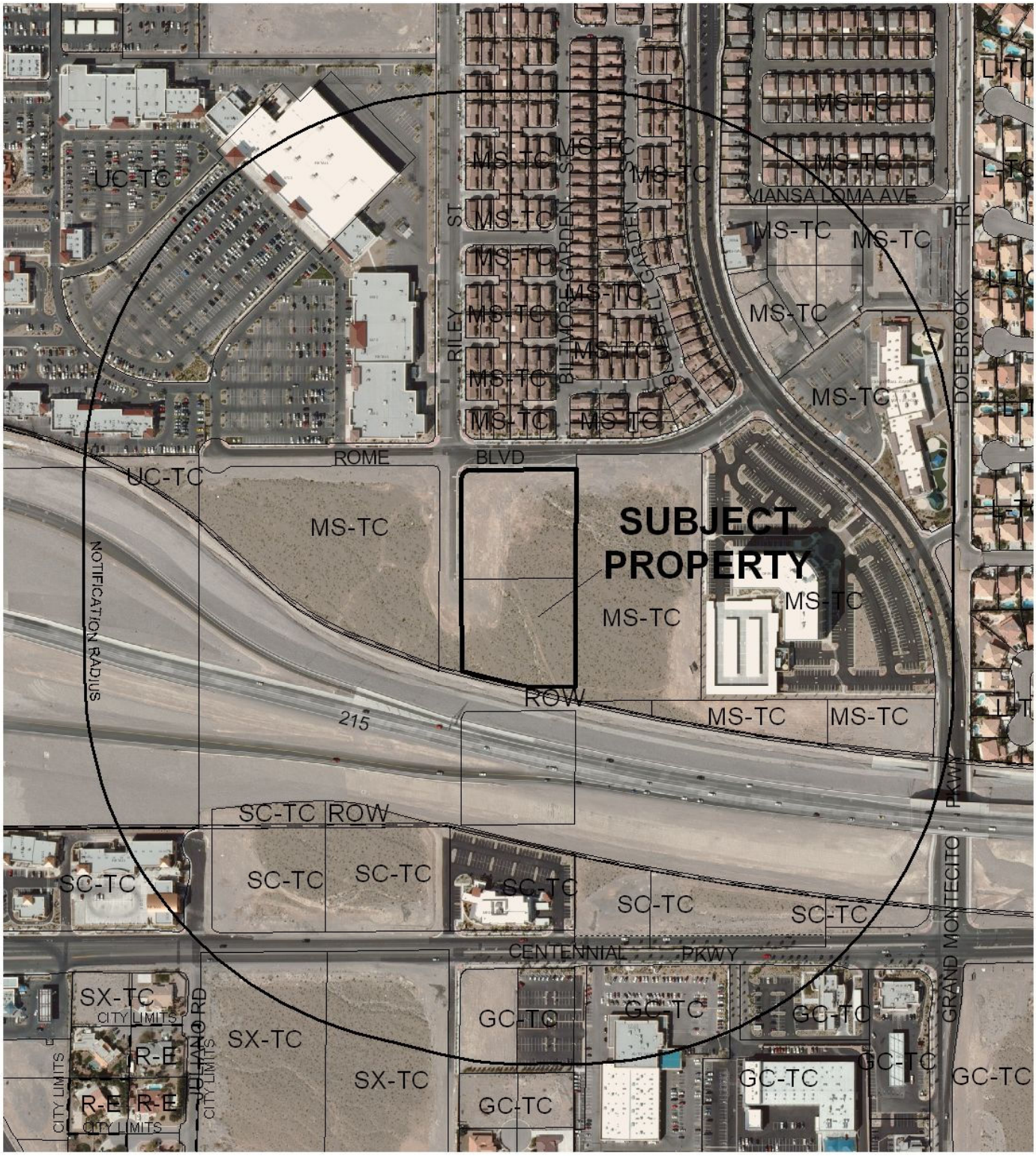



**CASE:** **SUP-44701 & SDR-44700**

**RADIUS:** 1000 FEET

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

[MS-TC (MAIN STREET MIXED USE) SPECIAL LAND USE DESIGNATION]

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**CASE:** **SUP-44701 & SDR-44700**

**RADIUS:** 1000 FEET

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

[MS-TC (MAIN STREET MIXED USE) SPECIAL LAND USE DESIGNATION]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44701** APN: 125-20-803-002

Name of Property Owner: Rohani-Najmi Trust (Parvez Rohani, Rouhiyeh Najmi Trustees)

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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Signature of Property Owner: _____

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12

_____
Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44701** APN: 125-20-810-001

Name of Property Owner: Delaware 118, LLC

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☒ **Yes** ☐ **No**

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

City Official: Carolyn Goodman

Partner(s): RHS Management

APN: Tucson, AZ Project

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Signature of Property Owner: _____

Print Name: Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 2012

_____
Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a Site Develop. Review, Vacation and Major Mod.

**PROPERTY OWNER** Delaware 118, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd., Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.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** Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 20 12.

_____

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44701 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1030.00 |
| Date Received:* | 2-23-12 |
| 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.

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SDR, Vacation, and Major Modification

**PROPERTY OWNER** Rohani-Najmi Trust **Contact** Parvez Rohani & R. Najmi

**Address** 7901 Rockwind Court **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd. Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

County of Clark
State of Nevada

**Property Owner Signature*** Parvez Rohani

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

**Print Name** PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12.

Kimberley Thoren

Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-44701 |
| **Meeting Date:** | 4-10-12 |
| **Total Fee:** | 1030.60 |
| **Date Received:*** | 2-23-12 |
| **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.

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
VAC-44702 - VACATION RELATED TO MOD-44703 AND SUP-44701 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - For possible action on a Petition to Vacate a portion of Riley Street south of Rome Boulevard and a portion of the north side of Darling Road east of Riley Street, Ward 6 (Ross).

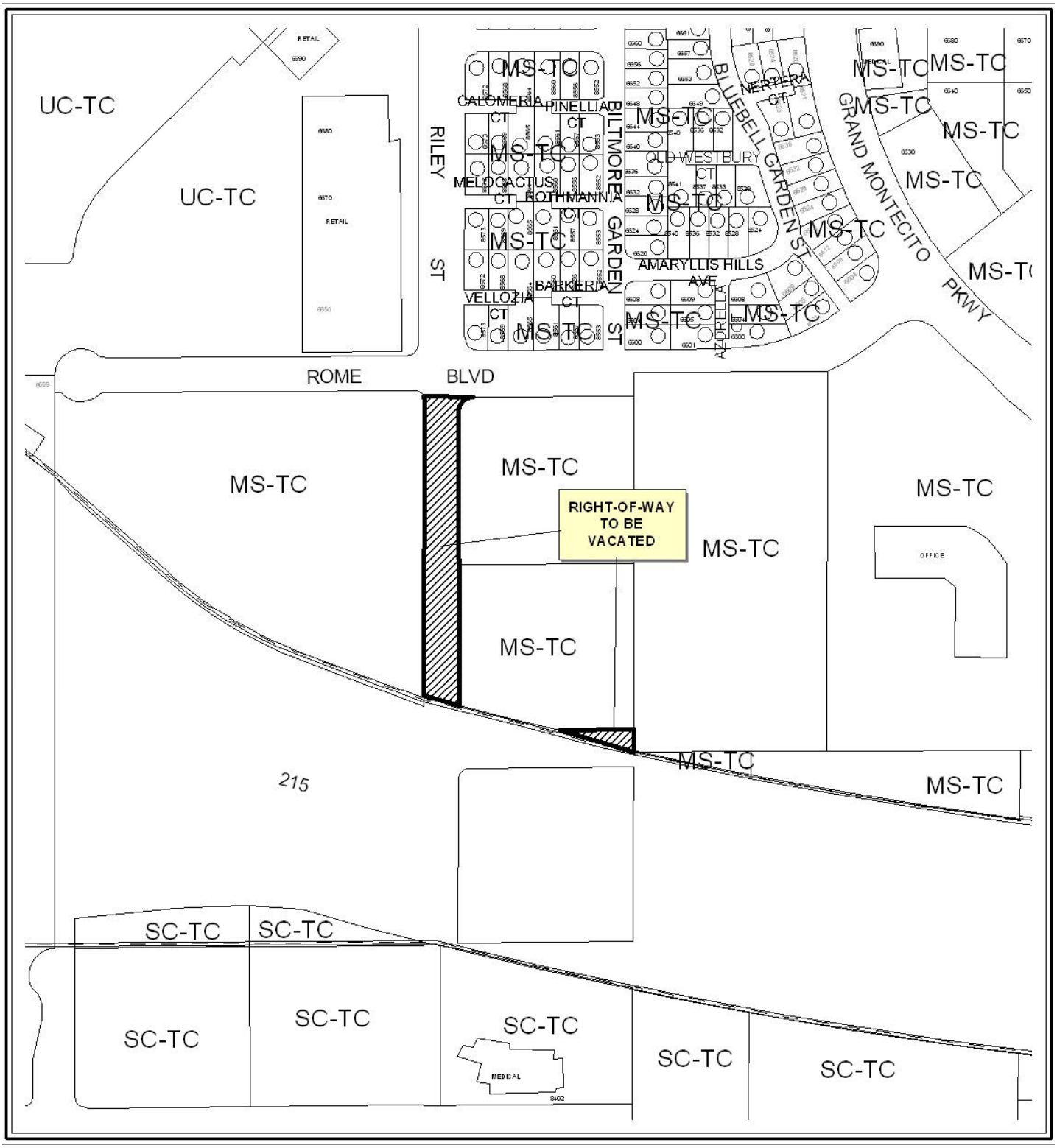
**SET DATE: 05/02/2012**
**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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

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**CASE: VAC-44702**

N




0 200 400 Feet

CASE: **VAC-44702**

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-44702** APN: 125-20-810-001

Name of Property Owner: Delaware 118, LLC

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☒ **Yes** ☐ **No**

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

City Official: Carolyn Goodman

Partner(s): RHS Management

APN: Tucson, AZ Project

Signature of Property Owner: _____

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FEB 2[illegible]

Print Name: Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 2012

_____

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number **VAC-44702** APN: 125-20-803-002

Name of Property Owner: Rohani-Najmi Trust (Parvez Rohani, Rouhiyeh Najmi Trustees)

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
FEB 23 2012

Signature of Property Owner: Parvez Rohani

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 2012

Kimberly Thoren
Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Vacation of Right-of-way

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SUP, SDR, and Major Modification

**PROPERTY OWNER** Delaware 118, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd., Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.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** Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 20 12.

_____

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAC-44702 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1000.00 |
| Date Received:* | 2-23-12 |
| Received By: | JFmil |

*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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Vacation of Right-of-way

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SUP, SDR, and Major Modification

**PROPERTY OWNER** Rohani-Najmi Trust **Contact** Parvez Rohani & R. Najmi

**Address** 7901 Rockwind Court **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

State of Nevada
County of Clark

**Property Owner Signature*** Parvez Rohani

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

**Print Name** PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12.

Kimberly Thoren

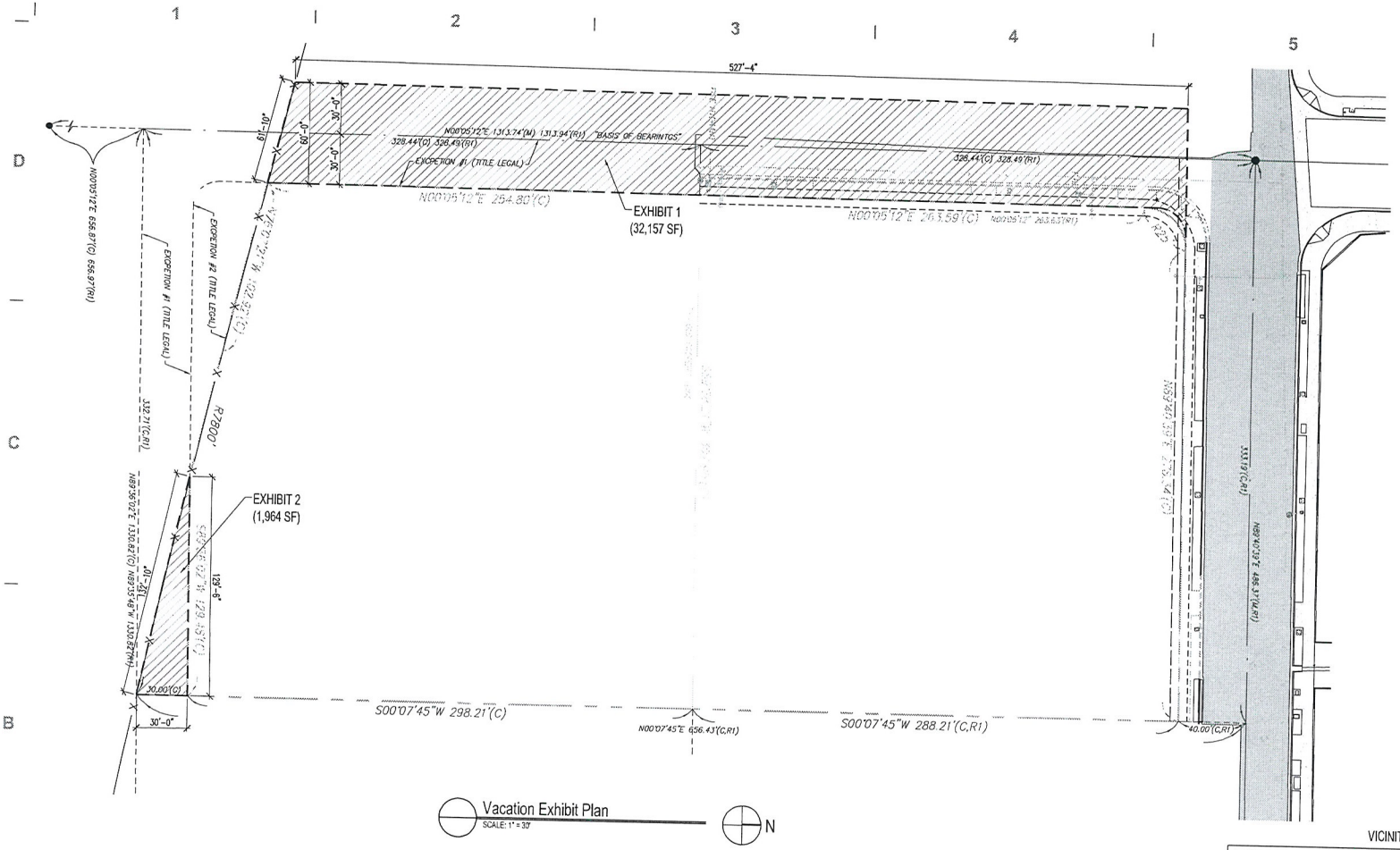
Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

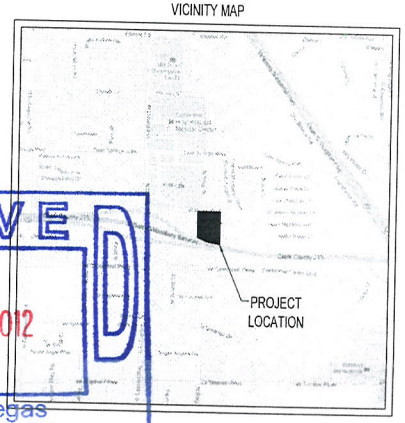
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAC-44702 |
| **Meeting Date:** | 4-10-12 |
| **Total Fee:** | 1000.00 |
| **Date Received:*** | 2-23-12 |
| **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.




VICINITY MAP




RECEIVED
FEB 29 2012
City of Las Vegas
Department of Planning

VAC-44702

ARCHITECTURAL NEXUS
SALT LAKE CITY LOGAN PHOENIX

Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000 F 801.924.5001
http://www.architexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
© Architectural Nexus, Inc. 2008

**MONTECITO CARE AND REHAB**
Corner of W Rome Boulevard and Riley Street
MONTECITO TOWN CENTER, LAS VEGAS, NEVADA

REVISIONS

CITY REVIEW SET - NOT FOR CONSTRUCTION

| | |
|---|---|
| NEXUS PROJECT #: | 12003 |
| CHECKED BY: | JC |
| DRAWN BY: | AC |
| CURRENT/BID DATE: | 22 FEB 2012 |

SHEET CONTENTS
**EXISTING CONDITIONS AND PROPOSED VACATION EXHIBIT**

**DS101**

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SDR-44700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-44703, SUP-44701 AND VAC-44702 - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: DELAWARE 118, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 100-BED, 70,539 SQUARE-FOOT CONGREGATE CARE FACILITY WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED AND A WAIVER OF MONTECITO TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 5.02 acres at the southeast corner of Riley Street and Rome Boulevard (APNs 125-20-810-001 and 125-20-803-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**C.C.: 05/16/2012**

| **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. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44700** APN: 125-20-810-001

Name of Property Owner: Delaware 118, LLC

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☒ **Yes** ☐ **No**

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

City Official: Carolyn Goodman

Partner(s): RHS Management

APN: Tucson, AZ Project

Signature of Property Owner: _____

Print Name: Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 2010

_____

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number SDR-44700 APN: 125-20-803-002

Name of Property Owner: Rohani-Najmi Trust (Parvez Rohani, Rouhiyeh Najmi Trustees)

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Parvez Rohani

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani

This 22nd day of February, 2012

Kimberly Thoren
Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SUP, Vacation, and Major Modification

**PROPERTY OWNER** Rohani-Najmi Trust **Contact** Parvez Rohani & R. Najmi

**Address** 7901 Rockwind Court **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

State of Nevada
County of Clark

**Property Owner Signature*** Parvez Rohani

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

**Print Name** PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12.

Kimberly Thoren

Notary Public in and for said County and State

KIMBERLEY THOREN
Notary Public State of Nevada
No. 11-3773-1
My Appt. Exp. December 20, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR-44700 |
| Meeting Date: | 4-10-12 |
| Total Fee: | $1030.00 |
| Date Received:* | 2-23-12 |
| Received By: | JFinch |

*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:** Site Development Plan Review

**Project Address (Location)** Southeast Corner Rome Blvd and Riley Street

**Project Name** Montecito Senior Living **Proposed Use** Congregate Care

**Assessor's Parcel #(s)** 125-20-810-001 & 125-20-803-002 **Ward #** 6 - Ross

**General Plan:** existing TC proposed TC **Zoning:** existing MS-TC proposed MS-TC

**Commercial Square Footage** 72,000 +/- **Floor Area Ratio** 0.33

**Gross Acres** 5.0 acres **Lots/Units** 1 **Density** Not Applicable

**Additional Information** In conjunction with a SUP, Vacation and Major Mod.

**PROPERTY OWNER** Delaware 118, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd., Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.com

**APPLICANT** Giza Development **Contact** Michael Wright

**Address** 801 North 500 West, Suite 300 **Phone:** (801) 809-3958 **Fax:** (801) 951-3190

**City** Bounntiful **State** Utah **Zip** 84010

**E-mail Address** MWright@sahara1.com

**REPRESENTATIVE** RHS Management, LLC **Contact** Joe P. Gwerder

**Address** 2810 West Charleston Blvd, Suite H-80 **Phone:** (702) 369-4444 **Fax:** (702) 892-7784

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

**E-mail Address** Joe@LVDAG.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** Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 20 12.

_____

Notary Public in and for said County and State

LAURA SHANNON
Notary Public, State of Nevada
Appointment No. 07-3158-1
My Appt. Expires Jun 1, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-44700 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1030.00 |
| Date Received:* | 2-23-12 |
| 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.

Revised 10/27/08

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

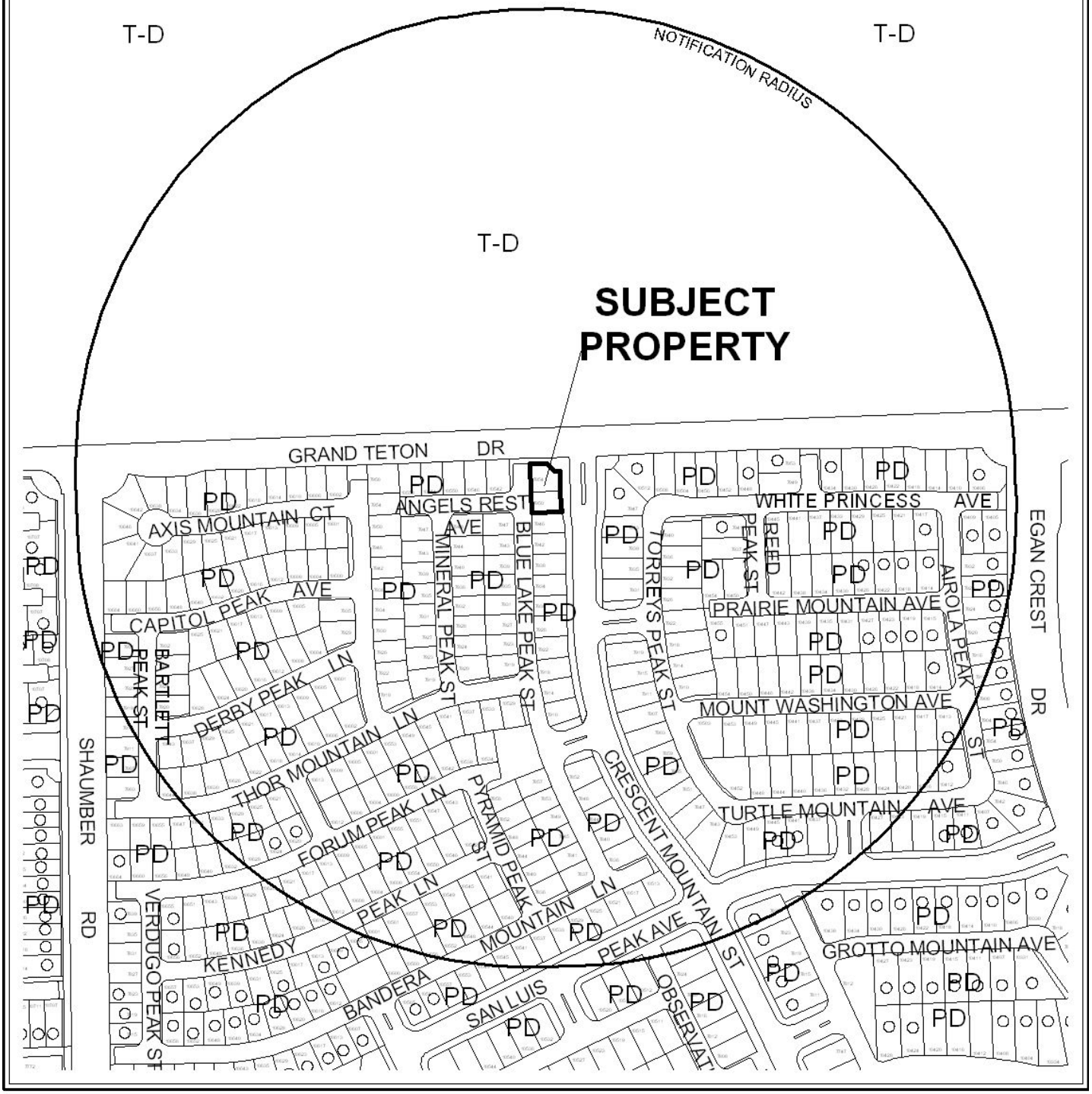
**SUBJECT:**
VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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. Providence Design Review Committee Approval Letter
6. Justification Letter



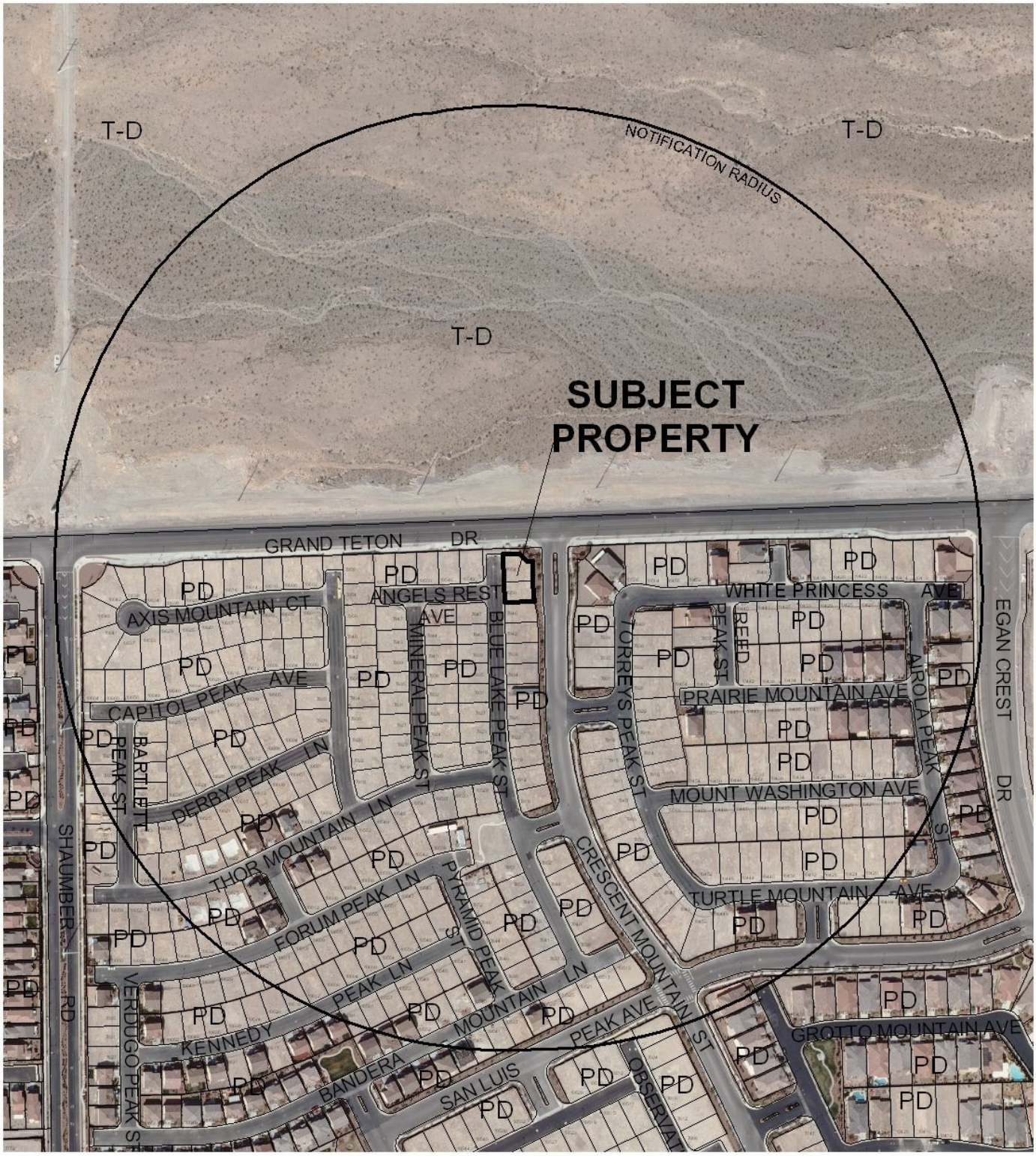

0 300 600 Feet

**CASE:** VAR-44657

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

N




0 300 600 Feet

**CASE:** VAR-44657

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44657** APN: 126-13-116-088 & 089

Name of Property Owner: ESTANCIA DESERT LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, 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: Lisa C. Alvarez

Subscribed and sworn before me

This 10 day of February, 20 12

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Northern Terrace at Providence Unit 5 Lots 586 and 587 Variance

**Project Address (Location)** 7954 and 7950 Blue Lake Peak Street

**Project Name** Northern Terrace at Providence Unit 5 **Proposed Use** SF Residential

**Assessor's Parcel #(s)** 126-13-116-088 & 089 **Ward #** 6 - Ross

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

**Commercial Square Footage** N/A **Floor Area Ratio** Varies (0.19-0.28)

**Gross Acres** 0.15 **Lots/Units** 2 **Density** Medium Low Density

**Additional Information** ____

**PROPERTY OWNER** Estancia Desert LLC **Contact** Lisa Albanez

**Address** 2010 Main Street, Suite 1100 **Phone:** 949-724-5900 **Fax:** 949-724-1919

**City** Irvine **State** CA **Zip** 92614

**E-mail Address** lalbanez@tripacificllc.com

**APPLICANT** Warmington Residential Nevada, Inc. **Contact** Scott Reddie

**Address** 8363 W. Sunset Rd., Suite 200 **Phone:** (702) 248-4883 **Fax:** (702) 248-8430

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** Scott@warmingtongroup.com

**REPRESENTATIVE** G.C. Wallace, Inc. **Contact** Michael Fang

**Address** 1555 S. Rainbow Blvd. **Phone:** (702) 804-2000 **Fax:** (702) 804-2299

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

**E-mail Address** MFang@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** Lisa C. Albanez

Subscribed and sworn before me

This 10 day of February, 20 12.

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

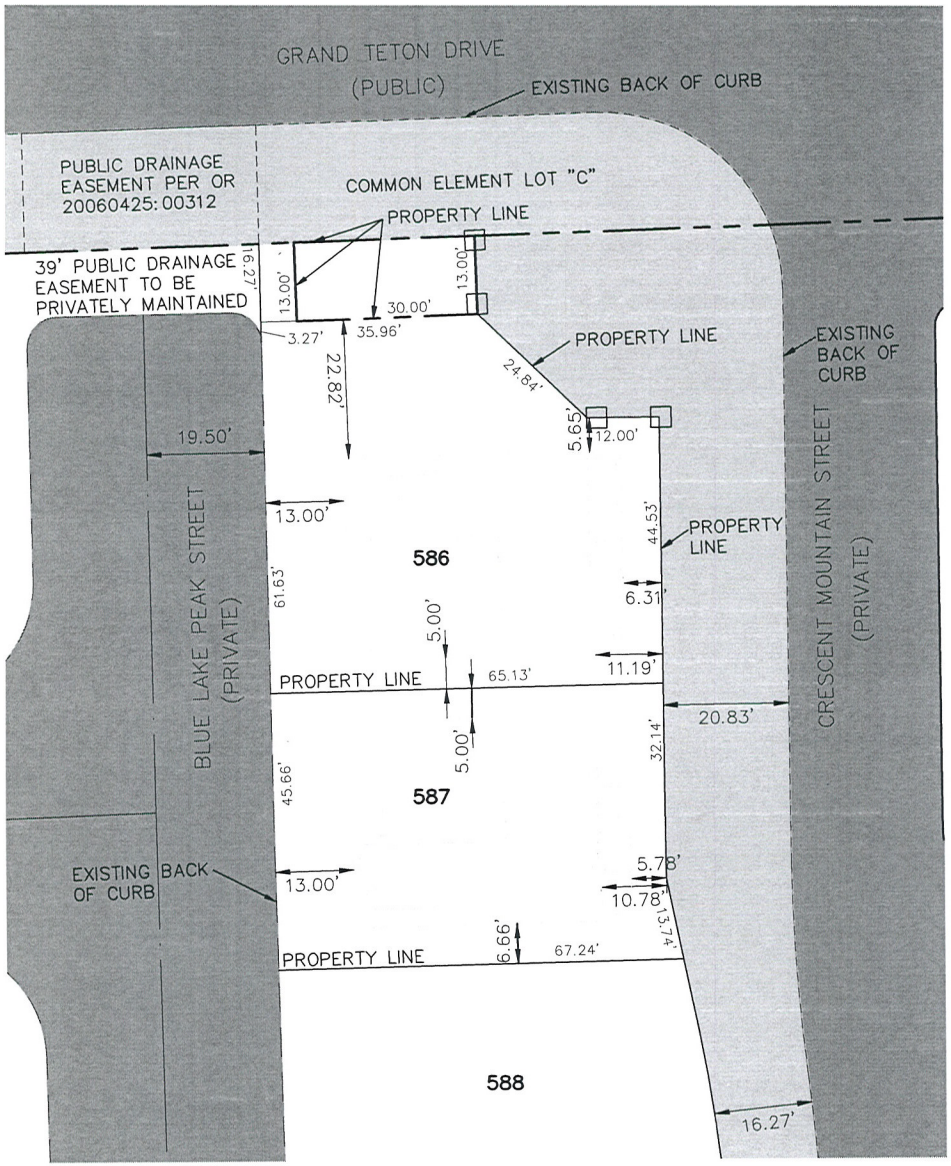
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-44657 |
| Meeting Date: | 4/10/2012 |
| Total Fee: | 830.00 |
| Date Received:* | 2/21/2012 |
| Received By: | MREX |

*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













KEY MAP

DENSITY:
MEDIUM LOW DENSITY RESIDENTIAL

TYPICAL INTERIOR LOT SIZE:
44.0' X 69.0' = 3036 SQ. FT.

PROPERTY SIZE SIZE:
LOT 586 – 3692 SQ. FT.
LOT 587 – 2980 SQ. FT.

BUILDING SIZE (FIRST FLOOR):
PLAN 1 – 719 SQ. FT.
PLAN 2 – 783 SQ. FT.
PLAN 3 – 829 SQ. FT.
PLAN 4 – 807 SQ. FT.

BUILDING SIZE (TOTAL AREA):
PLAN 1 – 1612 SQ. FT.
PLAN 2 – 1905 SQ. FT.
PLAN 3 – 1951 SQ. FT.
PLAN 4 – 1990 SQ. FT.

FLOOR AREA RATIO (LOT 586):
PLAN 1 – 0.19
PLAN 2 – 0.21
PLAN 3 – 0.22
PLAN 4 – 0.22

FLOOR AREA RATIO (LOT 587):
PLAN 1 – 0.24
PLAN 2 – 0.26
PLAN 3 – 0.28
PLAN 4 – 0.27

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

VAR-44657

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

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

SHEET 1
1 OF 1 SHTS

F:\Projects\800\819-002\Northern Terrace\Plot Plans\Unit 5\Site Plan\U5-Lots 586,587.dwg
02-15-12 09:37:59
Michael Fang



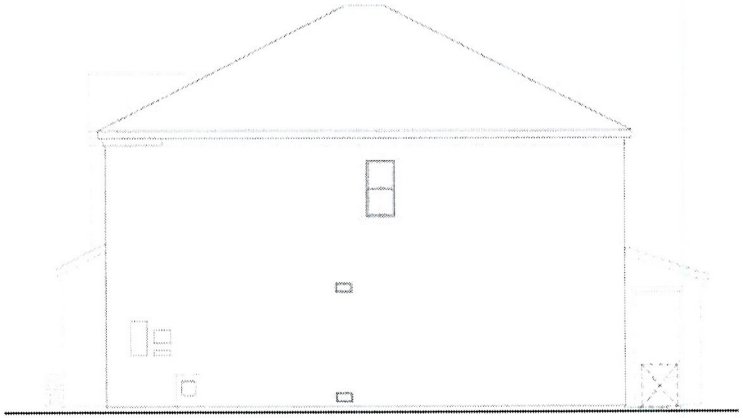
REAR



FRONT



LEFT



RIGHT

ELEVATIONS - 'C' EUROPEAN COUNTRY

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


WILLIAM HEZMALHALCH ARCHITECTS INC.
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-0542
949 252 2007 www.wharpdesign.com fax 949 250 1529


CLAREMONT
LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA
SFD


© 2011 WILLIAM HEZMALHALCH ARCHITECTS, INC.


REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

PLAN:
PLAN 4

SHEET TITLE:
ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

| | |
|---|---|
| PROJECT MANAGER: | MM |
| DESIGNER: | AMSH |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL | |
| ISSUED FOR CONSTRUCTION | |
| JOB NUMBER | 2011130 |
| CAD FILE NAME | 11130A4.07 |

DATE: 12/16/11
SHEET: A4.7

2011130


RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning


VAR-44657

PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/11/2012

Scott Reddie
Warmington Homes
8363 West Sunset Road
Suite 200
Las Vegas, NV 89113

VIA: E-mail (scott@warmingtongroup.com) and Prolog Website

***RE: Providence Master Plan Community***
***Plotting Variance Request***
***POD: 102, 107, 108, 202, 204, & 206 – Northern Terrace***
***LOTs: 586 & 587***

Dear Scott:

The Providence Design Review Committee (DRC) is in receipt of your request for a waiver to allow the rear yard setback to be 10.5' for the house and 5.5' for the patio.

The DRC agrees to grant this waiver on lots 586 and 587.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Chris Dingell

Chris Dingell
Planning Coordinator

cc via email: none

Enclosures: (none)

Document in Prolog Manager 2007 R1

RECEIVED
FEB 21 2012
VAR-44657
City of Las Vegas
Department of Planning




VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12



VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12




VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44657** APN: 126-13-116-088 & 089

Name of Property Owner: ESTANCIA DESERT LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, 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: Lisa C. Alvarez

Subscribed and sworn before me

This 10 day of February, 20 12

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Northern Terrace at Providence Unit 5 Lots 586 and 587 Variance

**Project Address (Location)** 7954 and 7950 Blue Lake Peak Street

**Project Name** Northern Terrace at Providence Unit 5 **Proposed Use** SF Residential

**Assessor's Parcel #(s)** 126-13-116-088 & 089 **Ward #** 6 - Ross

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

**Commercial Square Footage** N/A **Floor Area Ratio** Varies (0.19-0.28)

**Gross Acres** 0.15 **Lots/Units** 2 **Density** Medium Low Density

**Additional Information** ____

**PROPERTY OWNER** Estancia Desert LLC **Contact** Lisa Albanez

**Address** 2010 Main Street, Suite 1100 **Phone:** 949-724-5900 **Fax:** 949-724-1919

**City** Irvine **State** CA **Zip** 92614

**E-mail Address** lalbanez@tripacificllc.com

**APPLICANT** Warmington Residential Nevada, Inc. **Contact** Scott Reddie

**Address** 8363 W. Sunset Rd., Suite 200 **Phone:** (702) 248-4883 **Fax:** (702) 248-8430

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** Scott@warmingtongroup.com

**REPRESENTATIVE** G.C. Wallace, Inc. **Contact** Michael Fang

**Address** 1555 S. Rainbow Blvd. **Phone:** (702) 804-2000 **Fax:** (702) 804-2299

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

**E-mail Address** MFang@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** Lisa C. Albanez

Subscribed and sworn before me

This 10 day of February, 20 12.

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-44657 |
| Meeting Date: | 4/10/2012 |
| Total Fee: | 830.00 |
| Date Received:* | 2/21/2012 |
| Received By: | MREX |

*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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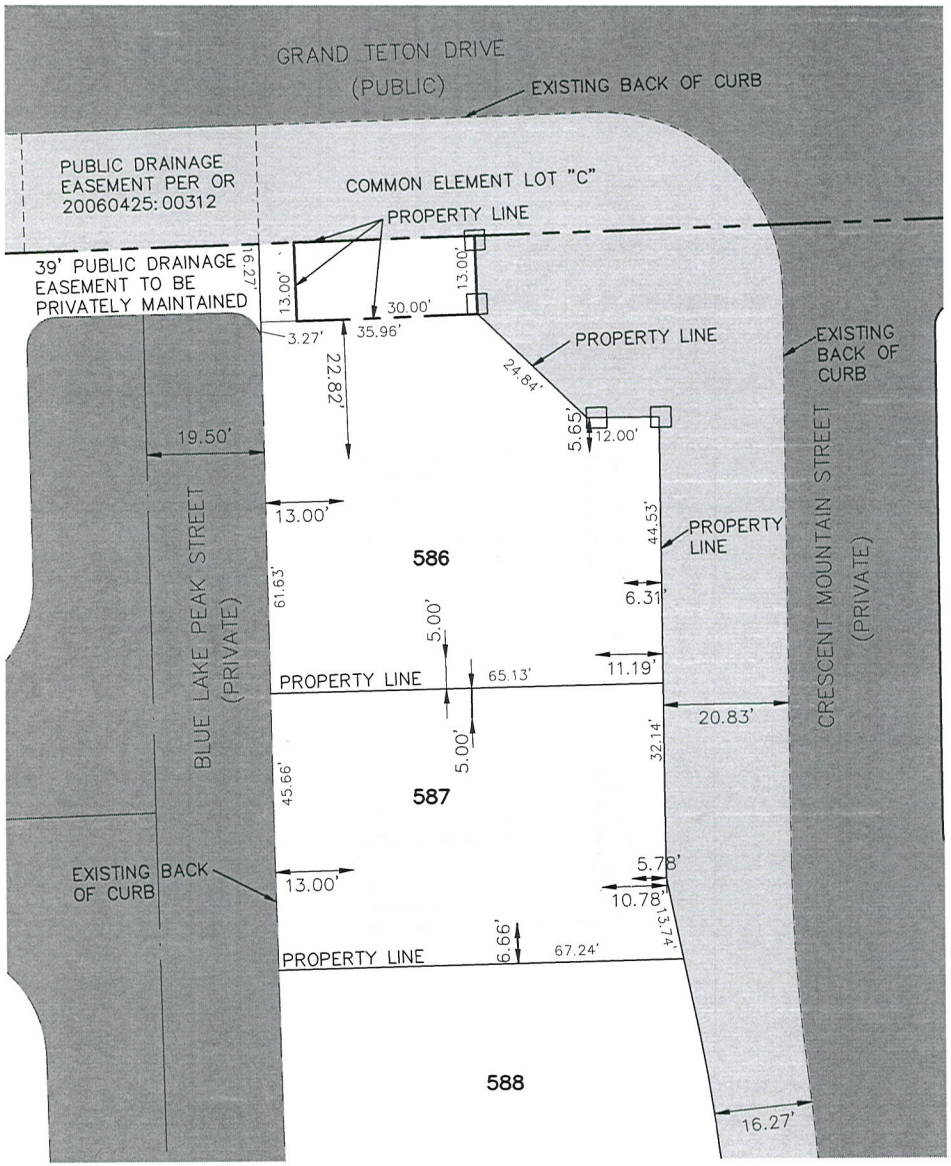











KEY MAP

DENSITY:
MEDIUM LOW DENSITY RESIDENTIAL

TYPICAL INTERIOR LOT SIZE:
44.0' X 69.0' = 3036 SQ. FT.

PROPERTY SIZE SIZE:
LOT 586 – 3692 SQ. FT.
LOT 587 – 2980 SQ. FT.

BUILDING SIZE (FIRST FLOOR):
PLAN 1 – 719 SQ. FT.
PLAN 2 – 783 SQ. FT.
PLAN 3 – 829 SQ. FT.
PLAN 4 – 807 SQ. FT.

BUILDING SIZE (TOTAL AREA):
PLAN 1 – 1612 SQ. FT.
PLAN 2 – 1905 SQ. FT.
PLAN 3 – 1951 SQ. FT.
PLAN 4 – 1990 SQ. FT.

FLOOR AREA RATIO (LOT 586):
PLAN 1 – 0.19
PLAN 2 – 0.21
PLAN 3 – 0.22
PLAN 4 – 0.22

FLOOR AREA RATIO (LOT 587):
PLAN 1 – 0.24
PLAN 2 – 0.26
PLAN 3 – 0.28
PLAN 4 – 0.27

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VAR-44657

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

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

SHEET 1
1 OF 1 SHTS

F:\Projects\800\819-002\Northern Terrace\Plot Plans\Unit 5\Site Plan\U5-Lots 586,587.dwg
02-15-12 09:37:59
Michael Fang



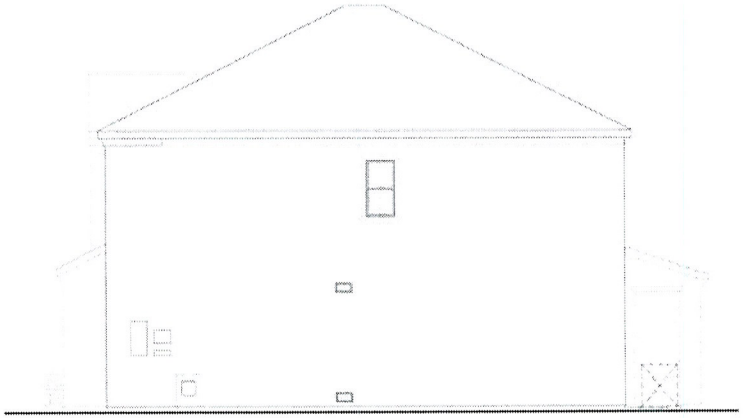
REAR



FRONT



LEFT



RIGHT

ELEVATIONS - 'C' EUROPEAN COUNTRY

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


WILLIAM HEZMALHALCH ARCHITECTS INC.
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-0542
949 252 2007 www.wharchitects.com fax 949 250 1529


CLAREMONT
LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA
SFD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DO NOT SCALE PLANS

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

PLAN:
PLAN 4

SHEET TITLE:
ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

| | |
|---|---|
| PROJECT MANAGER: | MM |
| DESIGNER: | AMSH |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL | |
| ISSUED FOR CONSTRUCTION | |
| JOB NUMBER | 2011130 |
| CAD FILE NAME | 11130A4.07 |

DATE: 12/16/11
SHEET: A4.7

2011130


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Department of Planning


VAR-44657

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

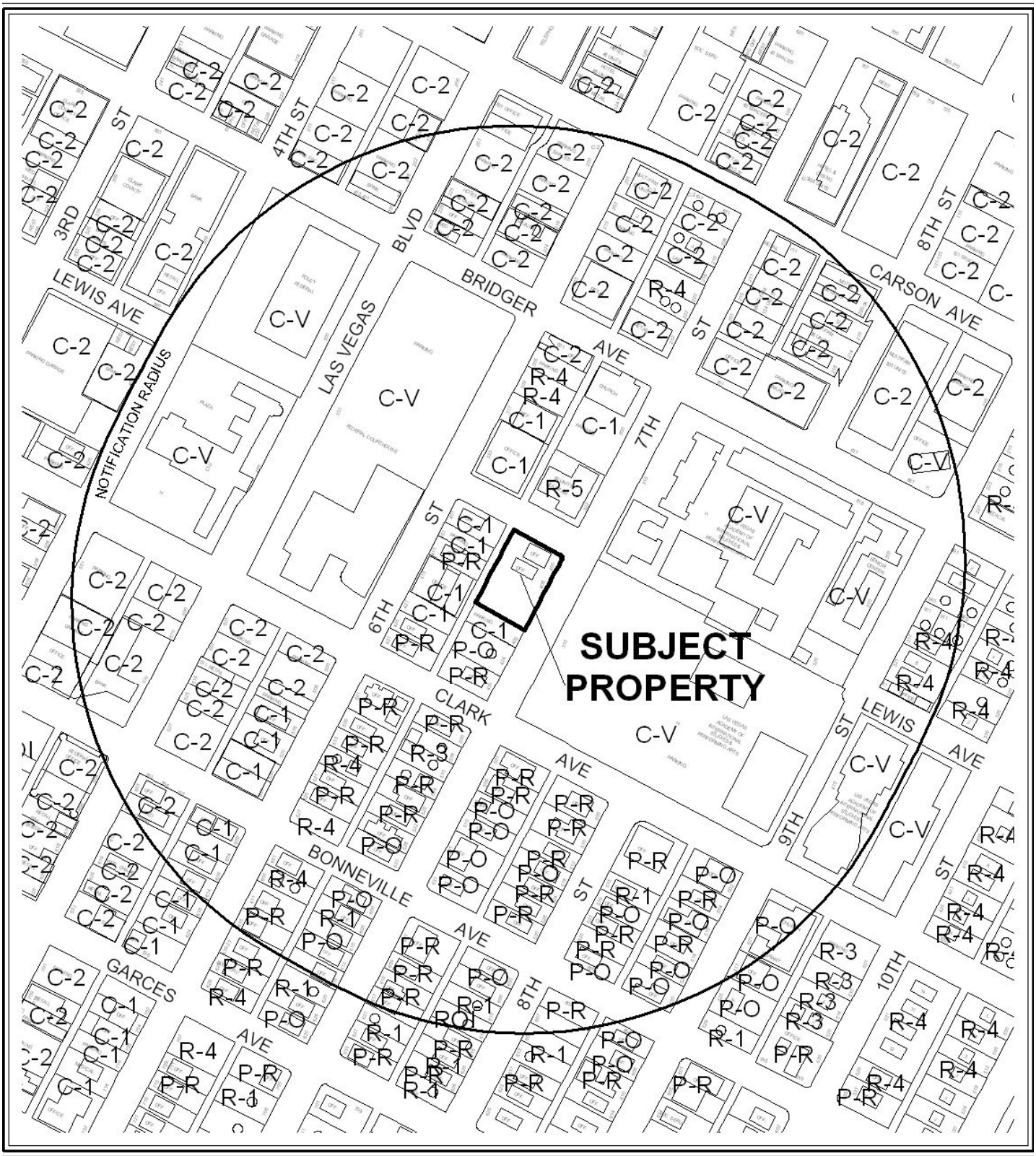
**SUBJECT:**
VAR-44710 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC, ET AL - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 156 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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-44710 and SDR-44708
2. Conditions and Staff Report - VAR-44710 and SDR-44708
3. Supporting Documentation
4. Photos - VAR-44710 and SDR-44708
5. Justification Letter - VAR-44710 and SDR-44708




0 300 600 Feet

**CASE:** **VAR-44710 & SDR-44708**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **VAR-44710 & SDR-44708**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44710** APN: 139-34-701-009

Name of Property Owner: EVAPS, LLC

Name of Applicant: EVAPS, LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

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Department of Planning

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance to section 19.04 / office on-site parking requirement

**Project Address (Location)** 400 South 7th Street

**Project Name** Law Offices **Proposed Use** Office

**Assessor's Parcel #(s)** 139-34-701-009 **Ward #** 3 - Bob Coffin

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

**Commercial Square Footage** 46,800 SF gross **Floor Area Ratio**

**Gross Acres** 0.65 net **Lots/Units** 1 **Density**

**Additional Information** Multi-story office building with parking garage

**PROPERTY OWNER** EVAPS, LLC **Contact** Robert T. Eglet

**Address** 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

**E-mail Address** n/a

**APPLICANT** -Same as Property Owner- **Contact**

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

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

**E-mail Address**

**REPRESENTATIVE** DesignCell Architecture **Contact** Scott Brown, Architect

**Address** 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

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

**E-mail Address** scott@designcell.cc

**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 T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012.

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-44710 |
| Meeting Date: | 4/10/2012 |
| Total Fee: | $830.00 |
| Date Received:* | 2/23/2012 |
| Received By: | MREV |

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

Revised 10/27/08

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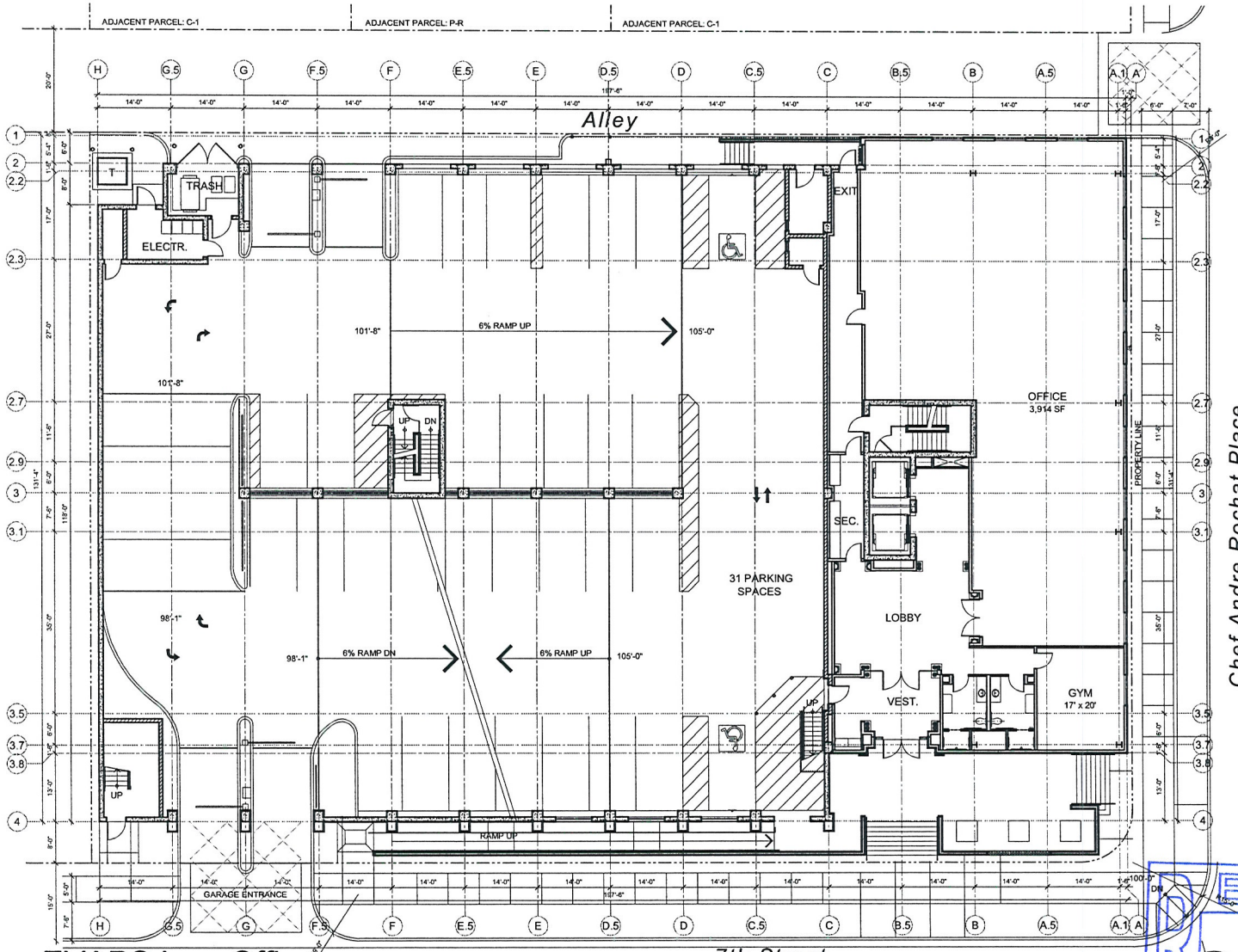
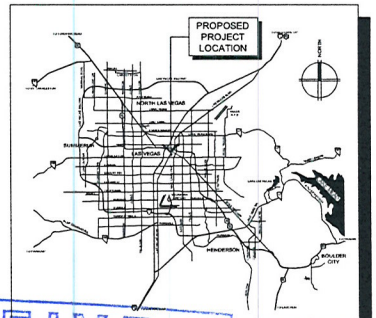



# 1 LEVEL

## SITE DATA

| | | |
|---|---|---|
| APN # | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033 | |
| CURRENT ZONING | C-1 | |
| SITE AREA (NET) | 28,000 SF | |
| BUILDING AREAS: | | |
| OFFICE (GROSS): | LEVEL 1 | 6,500 SF |
| | LEVEL 2 | N/A |
| | LEVEL 3 | 20,100 SF |
| | LEVEL 4 | 20,200 SF |
| TOTAL OFFICE: | | 46,800 SF GROSS |
| PARKING GARAGE: | LEVEL 2 | 14,100 SF |
| | LEVEL 1 | 17,600 SF |
| | LEVEL P1 | 17,500 SF |
| TOTAL PARKING GARAGE: | | 49,200 SF GROSS |
| PARKING REQUIRED: | | |
| OFFICE (GROSS) (1/300 SF): | | 156 SPACES |
| PARKING PROVIDED: | | |
| PARKING GARAGE: | | 100 SPACES (4 ACCESSIBLE) |
| REMOTE LOT: | | 25 SPACES (1 ACCESSIBLE) |
| TOTAL: | | 126 SPACES (5 ACCESSIBLE) |
| F.A.R (OFFICE+PKG. GARAGE) / SITE: | | 3.4 |

## VICINITY MAP




**EVAPS Law Offices**
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

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designcell
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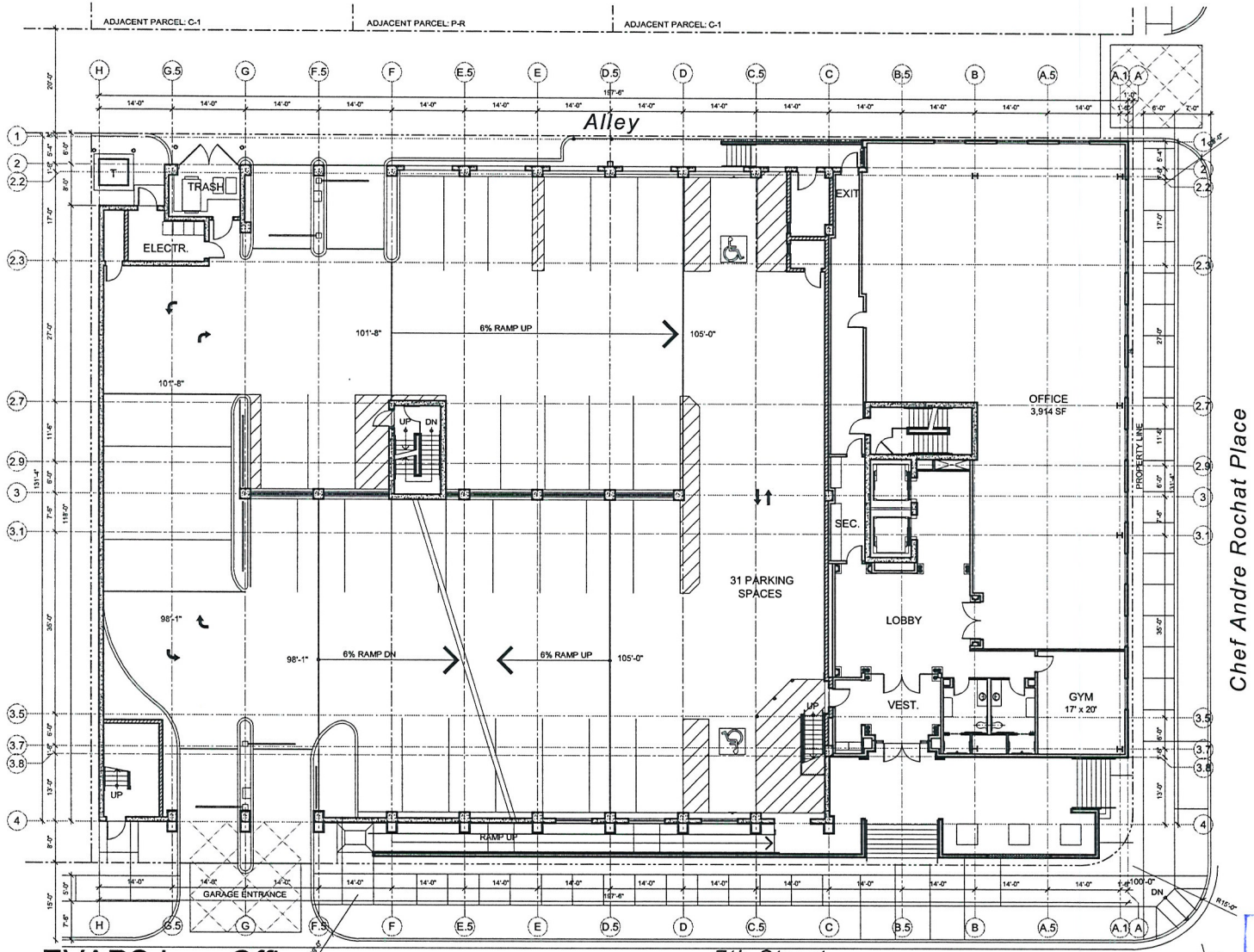
**VAR-44710**
**SDR-44708**




Chef Andre Rochat Place

# 1 LEVEL

## SITE DATA

| | | |
|---|---|---|
| APN # | | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033 |
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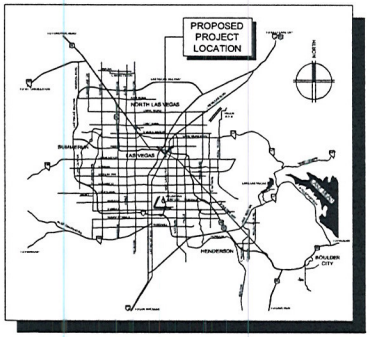
## VICINITY MAP




# EVAPS Law Offices

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PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

NORTH

designcell
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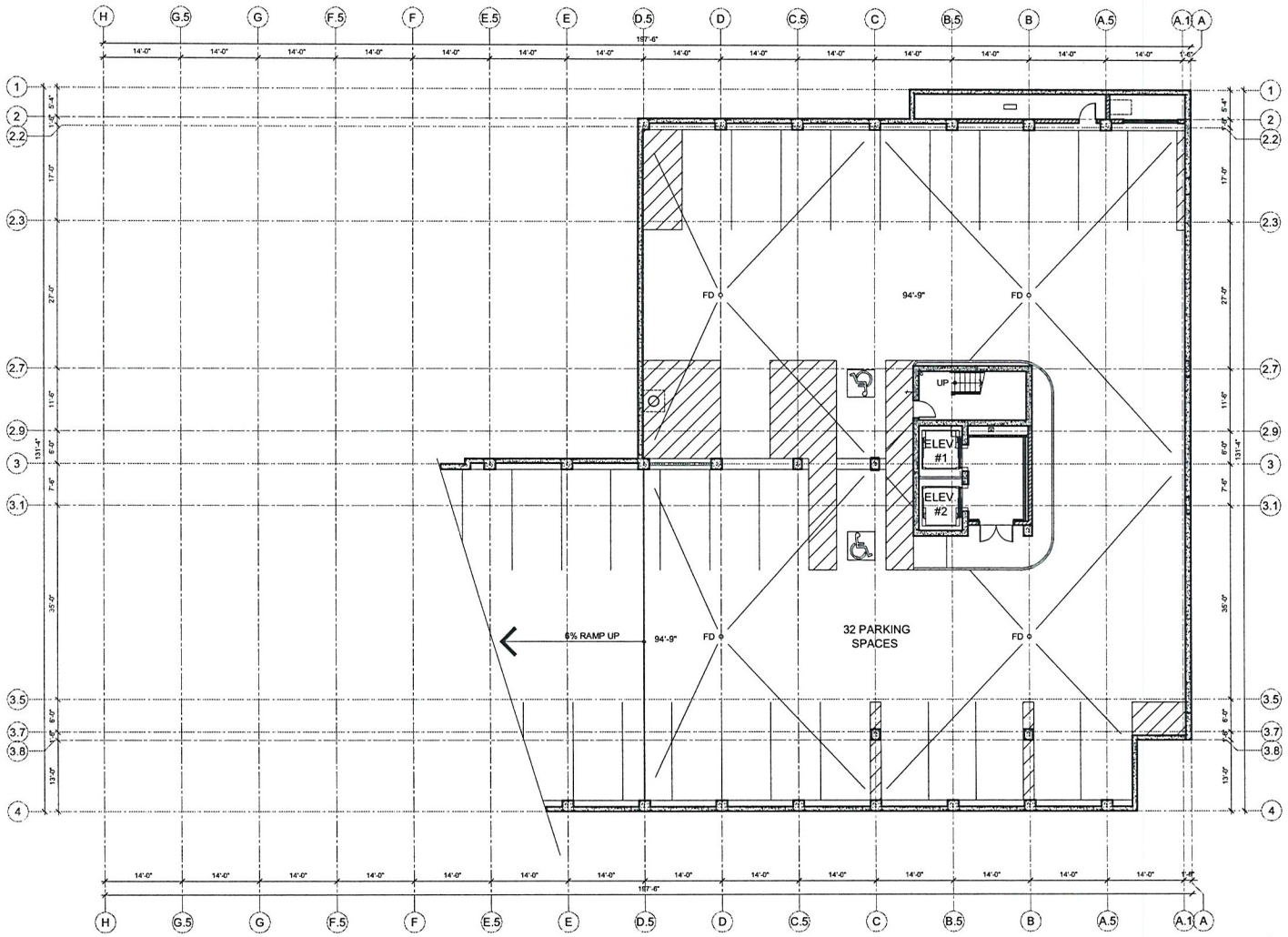
**VAR-44710**
**SDR-44708**

# P1 LEVEL

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0 10' 20' 40'

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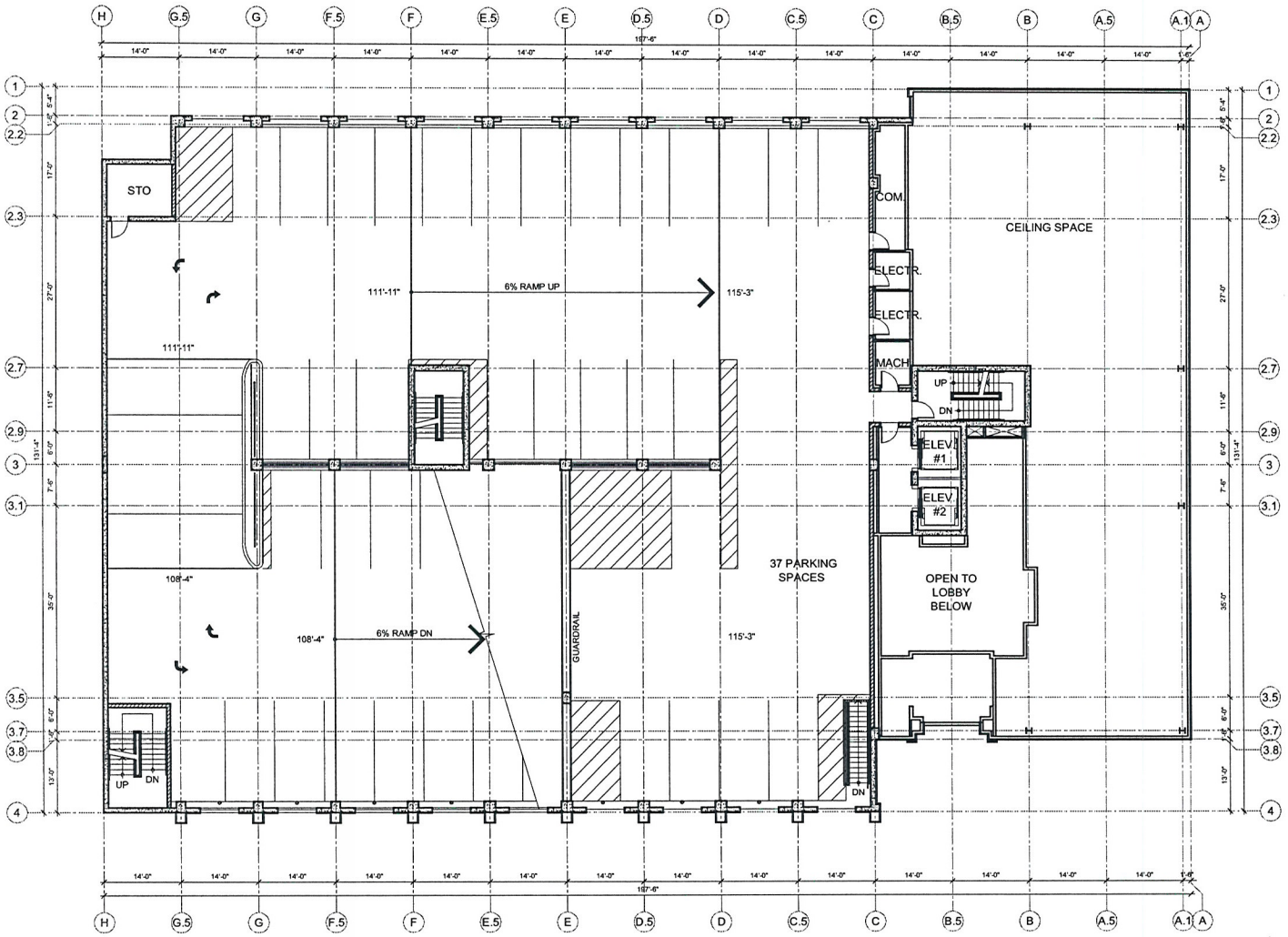
**VAR-44710**
**SDR-44708**

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NORTH

2 LEVEL

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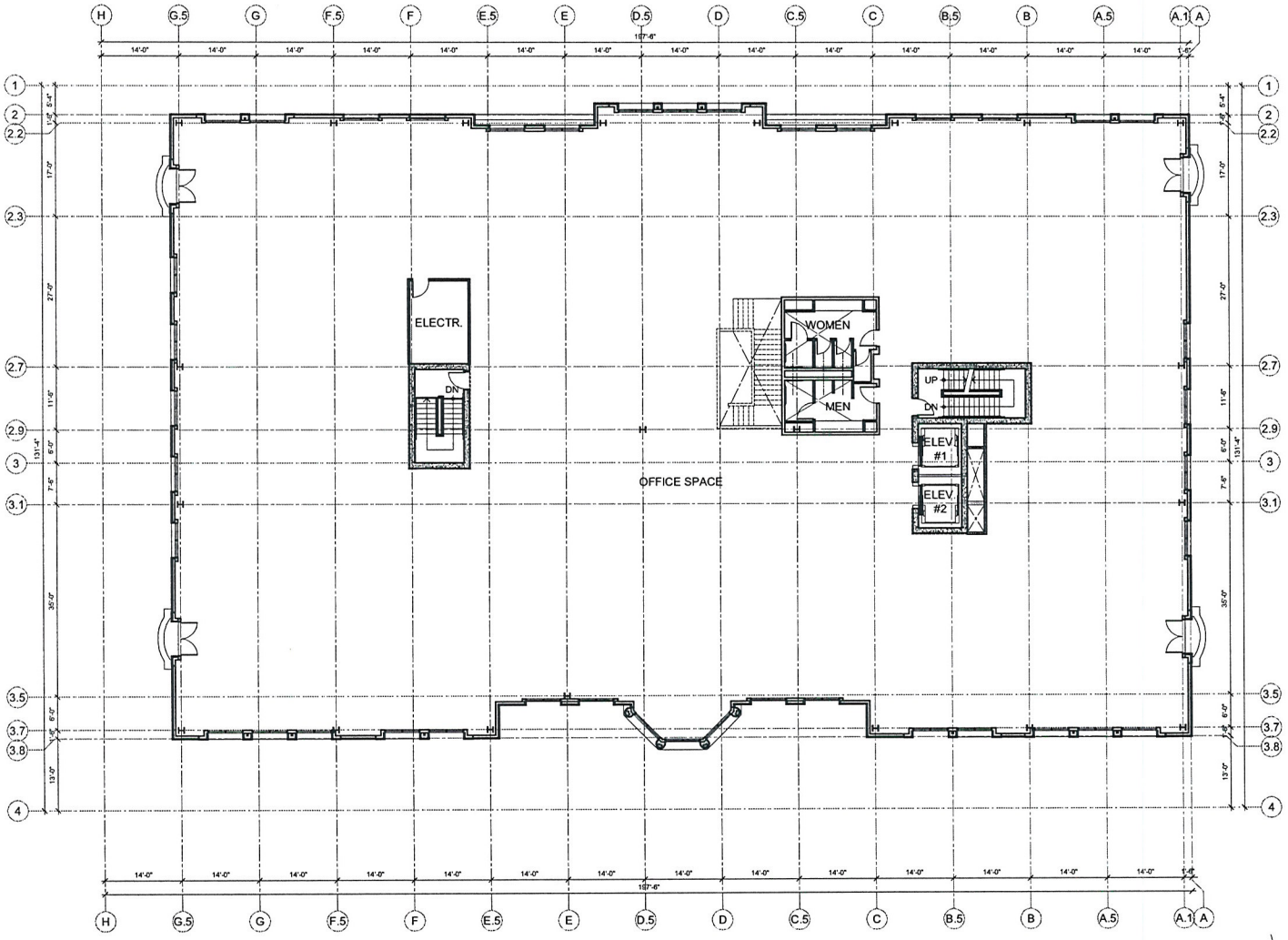


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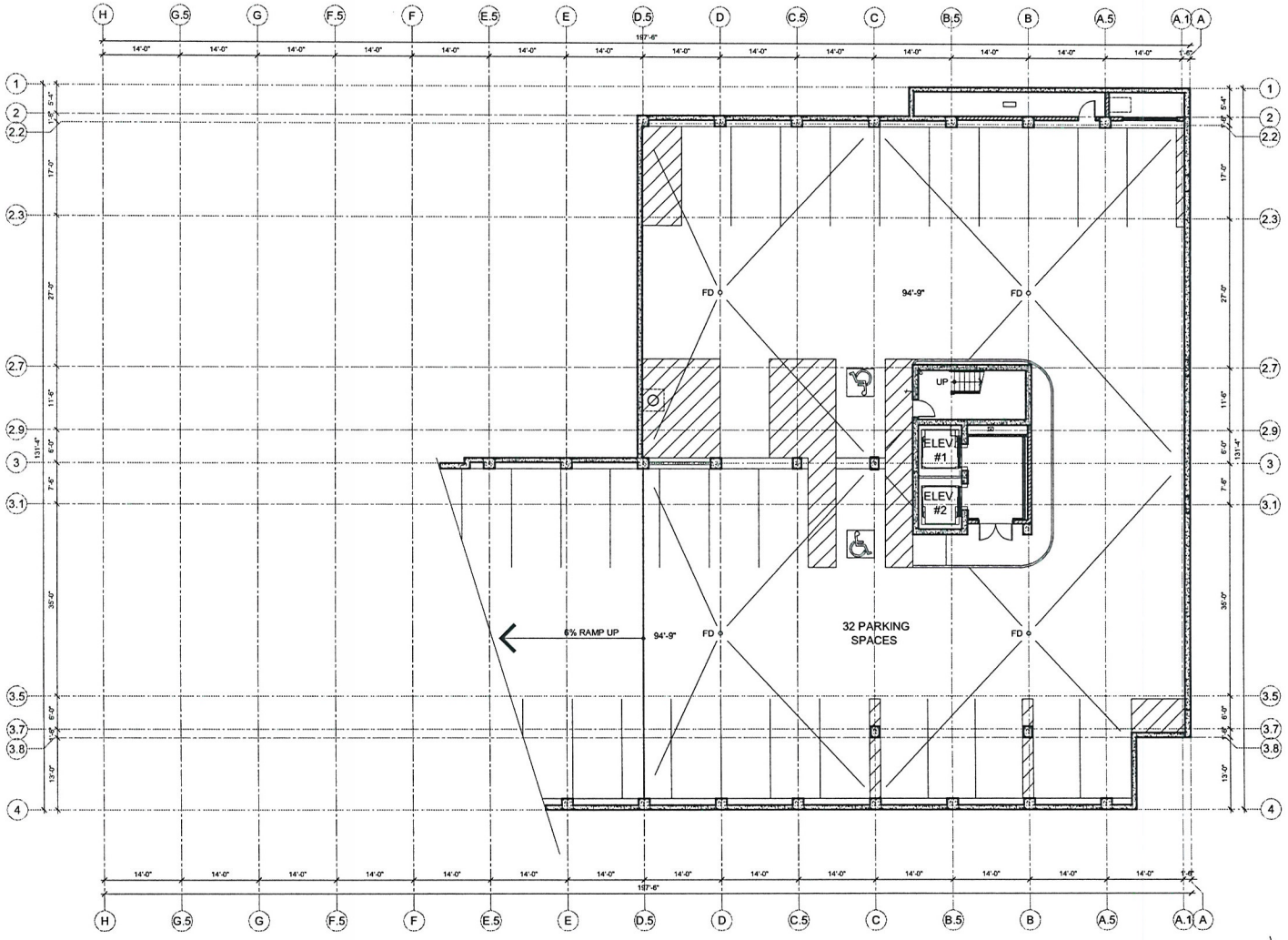


# P1 LEVEL

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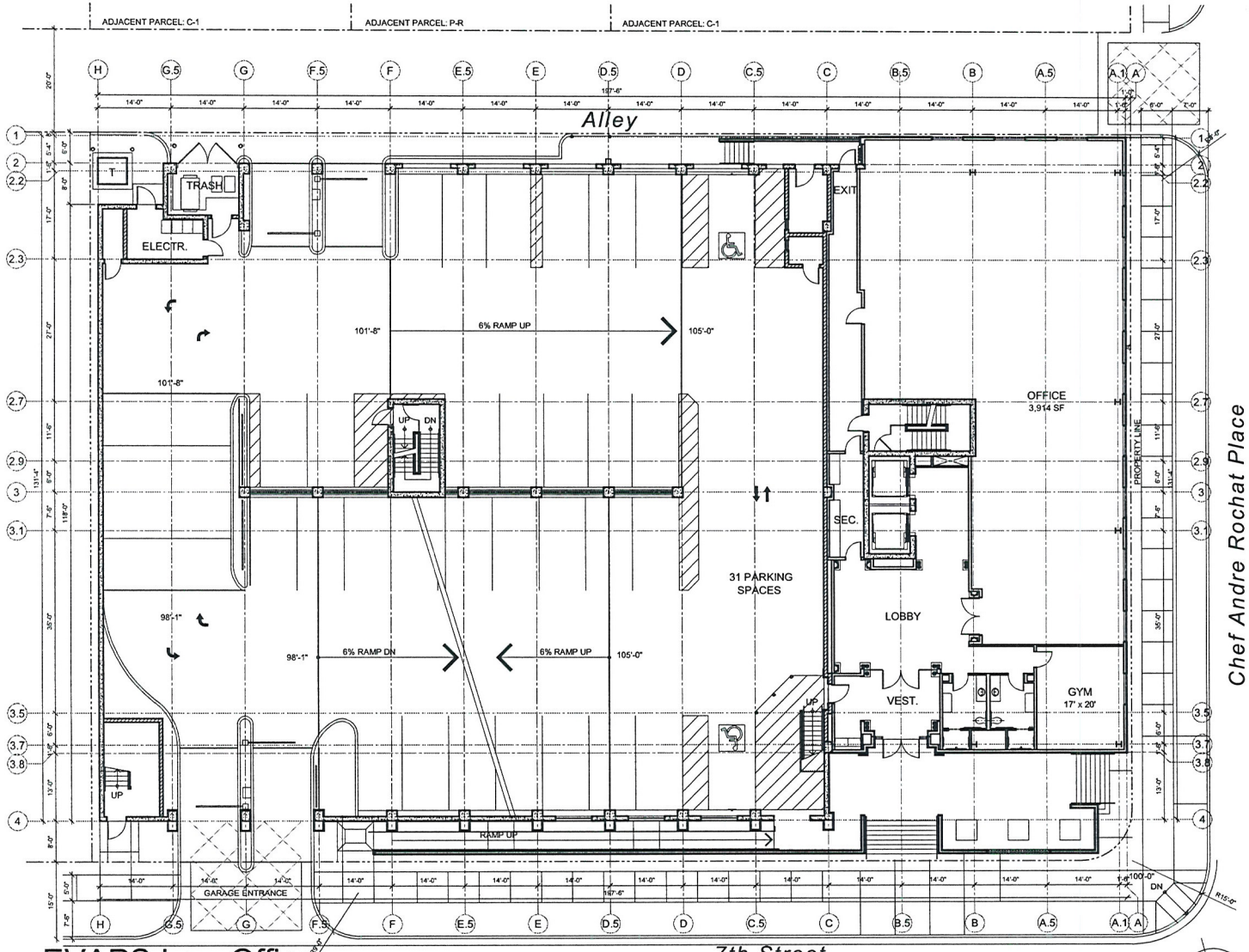


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LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

# 1 LEVEL

## SITE DATA

| | | |
|---|---|---|
| APN # | 139-34-710-030<br>139-34-710-031<br>139-34-710-032<br>139-34-710-033 | |
| CURRENT ZONING | C-1 | |
| SITE AREA (NET) | 28,000 SF | |
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| OFFICE (GROSS): | LEVEL 1 | 6,500 SF |
| | LEVEL 2 | N/A |
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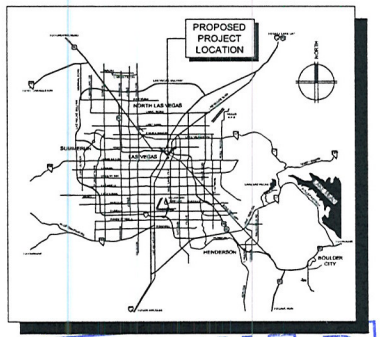
## VICINITY MAP




designcell
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CO

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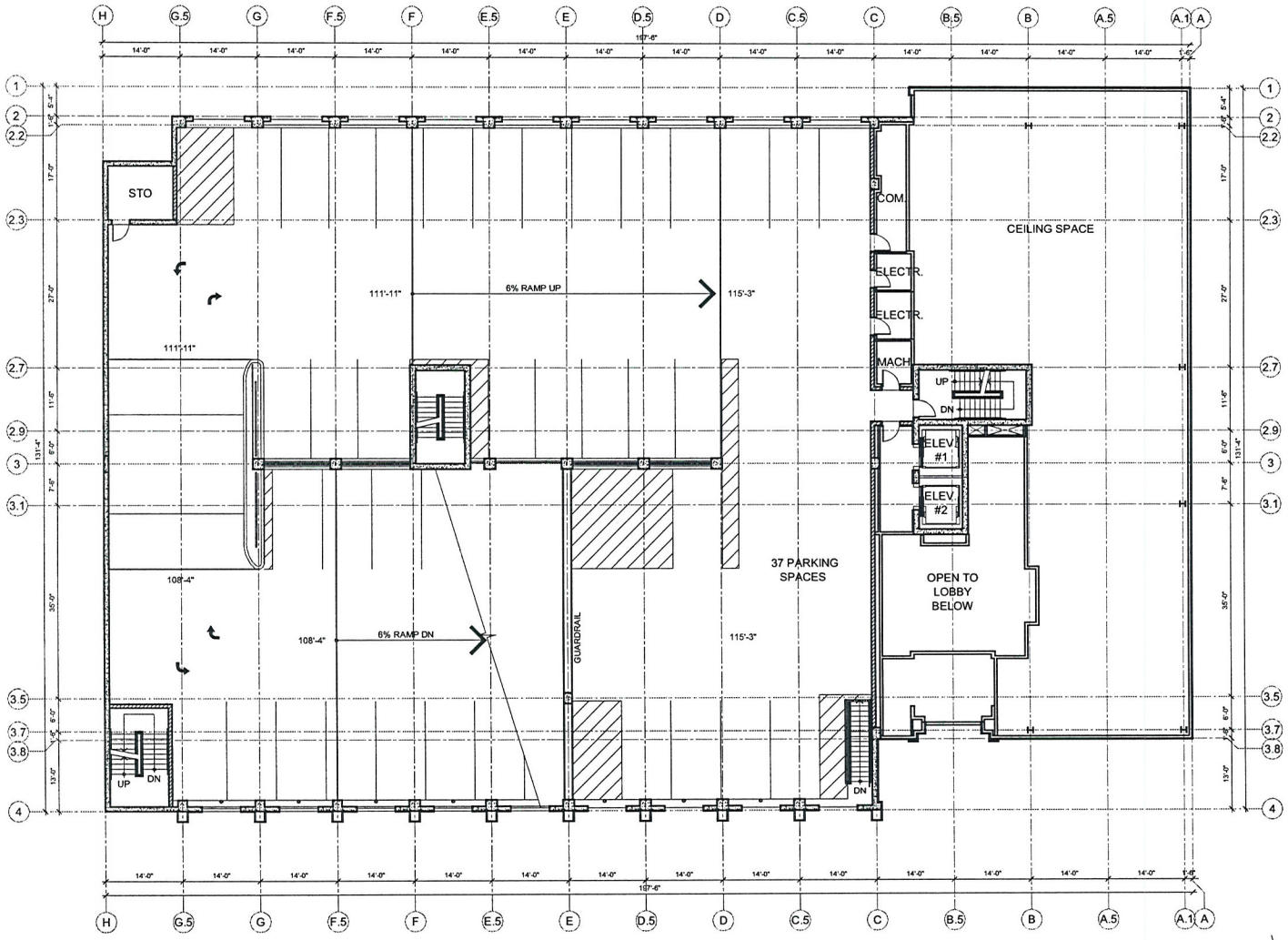


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SCALE: 1" = 20'-0"
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0 10' 20' 40'

NORTH

2 LEVEL

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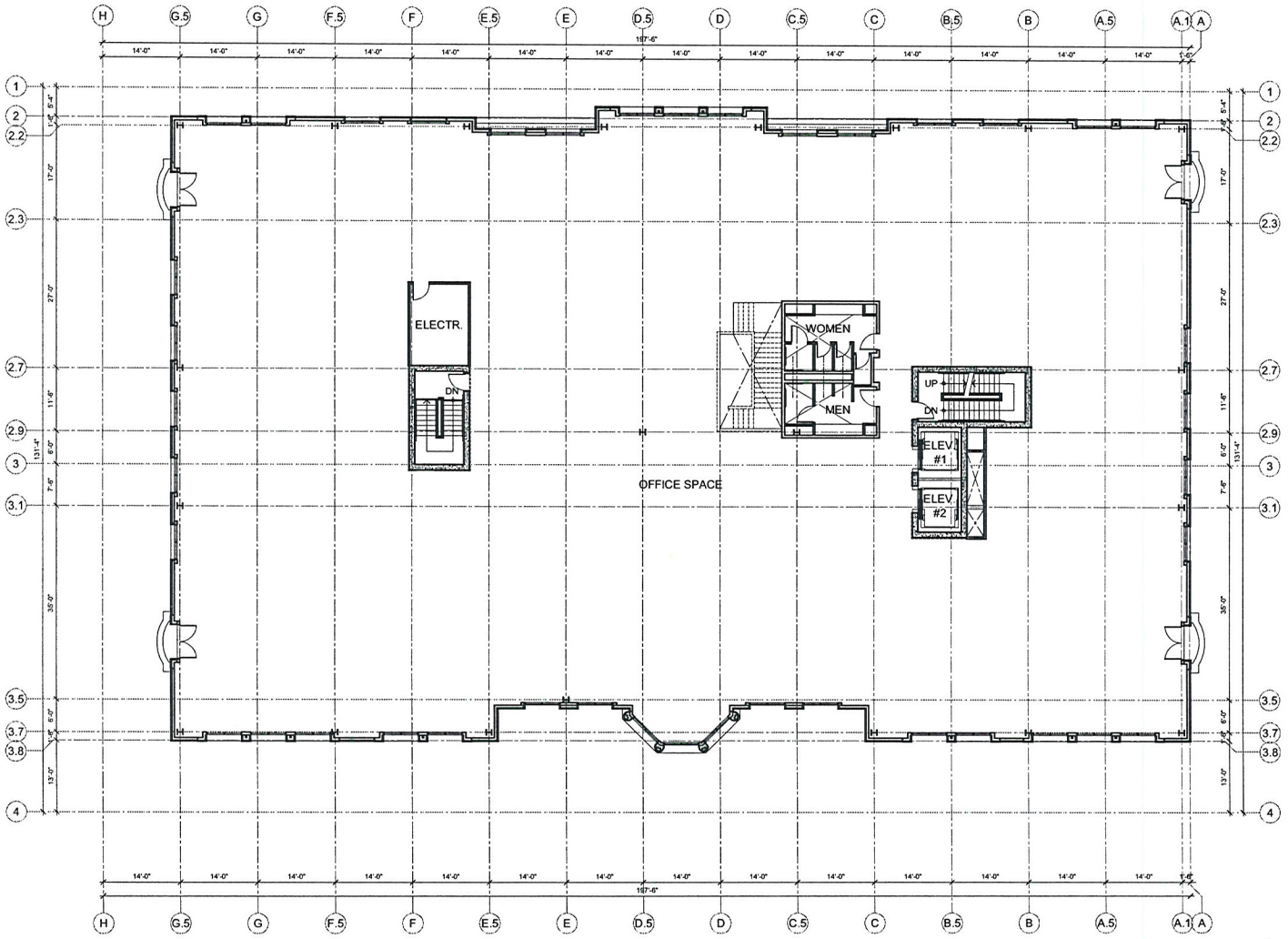


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City of Las Vegas
Department of Planning

## EVAPS Law Offices

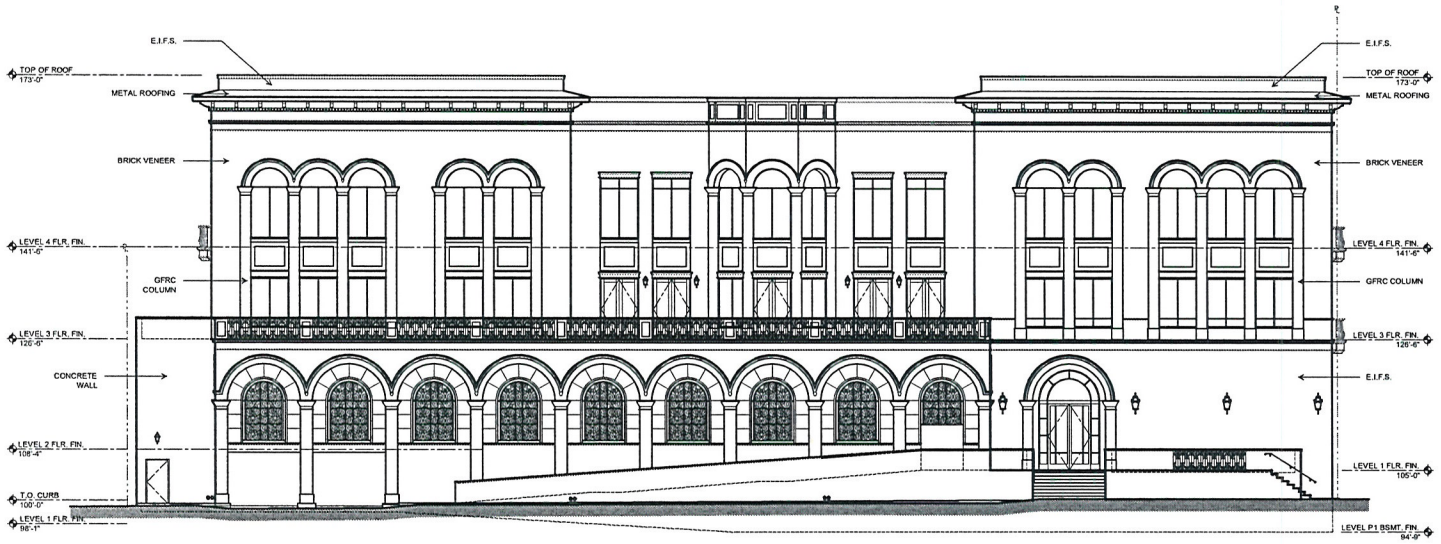
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-44710**
**SDR-44708**

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Department of Planning

## EVAPS Law Offices

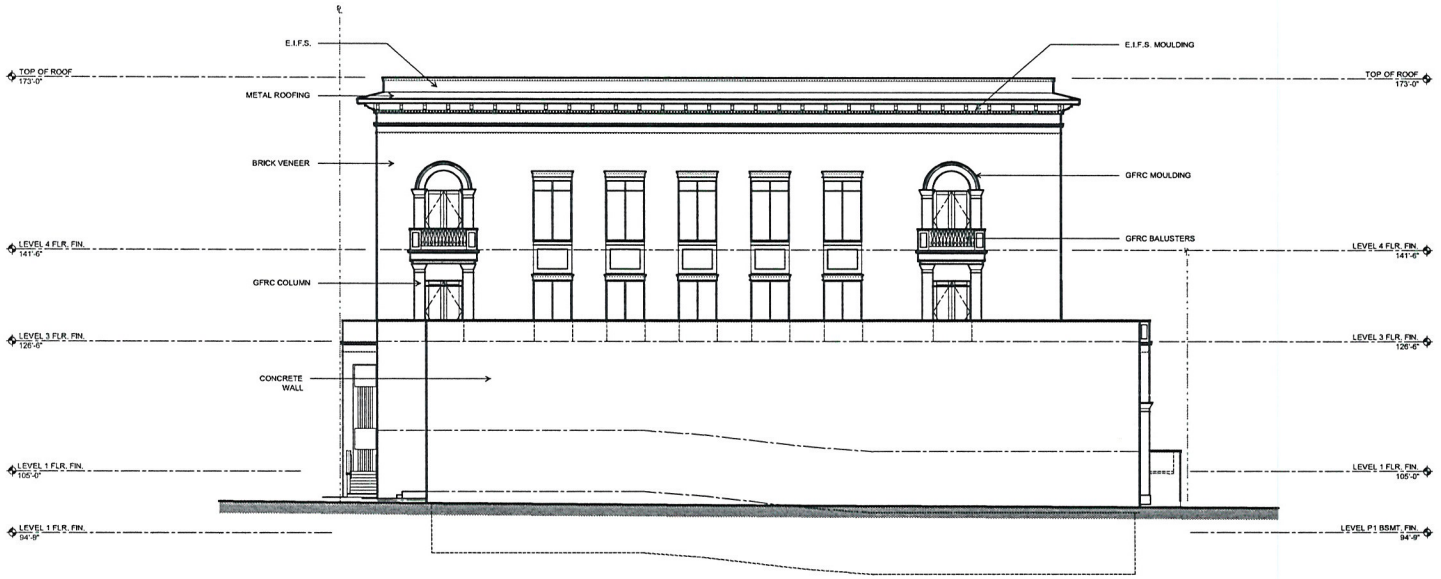
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

EASTSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-44710**
**SDR-44708**

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## EVAPS Law Offices

400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

SOUTHSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-44710**
**SDR-44708**




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Department of Planning

## EVAPS Law Offices

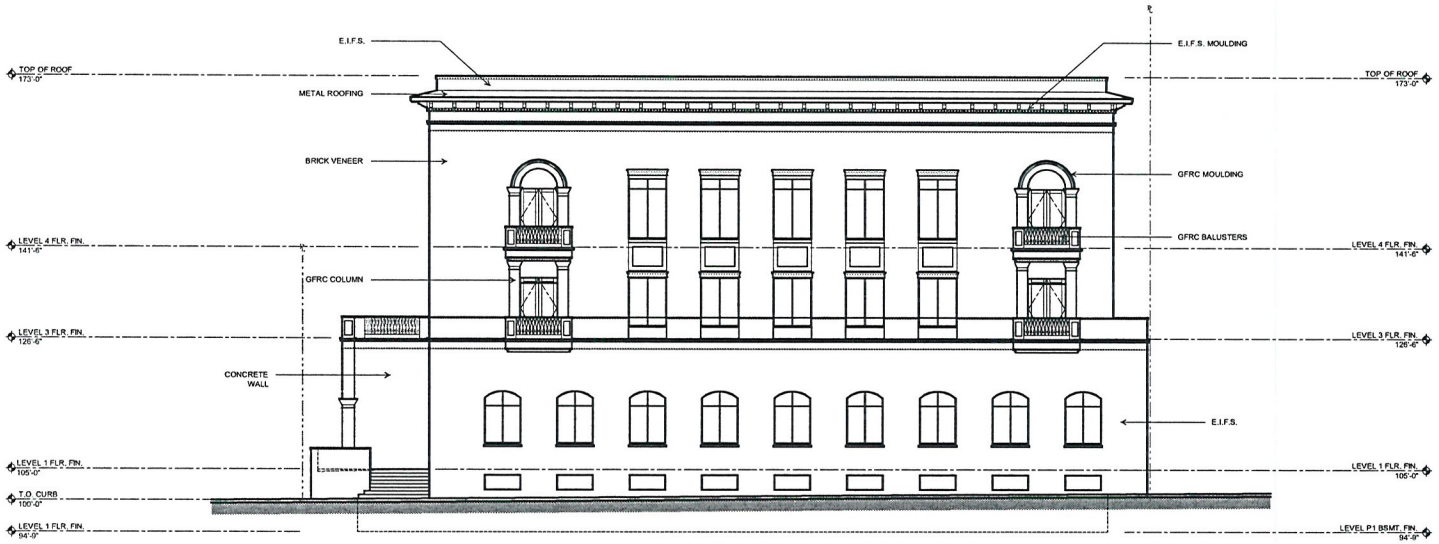
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

WESTSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

**VAR-44710**
**SDR-44708**

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Department of Planning

## EVAPS Law Offices

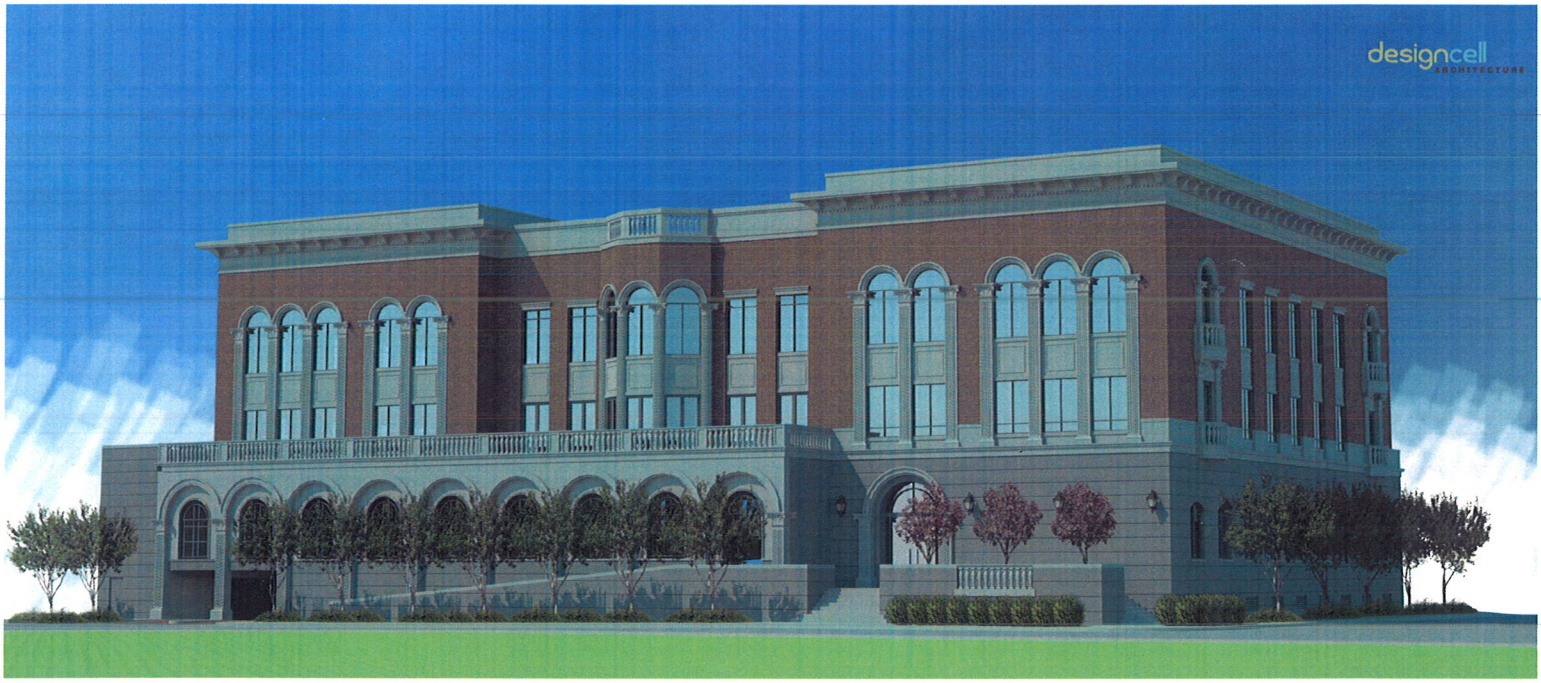
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

NORTHSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

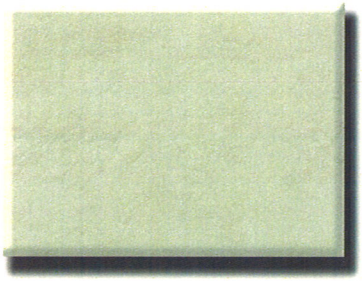
**VAR-44710**
**SDR-44708**




## MATERIAL FINISHES

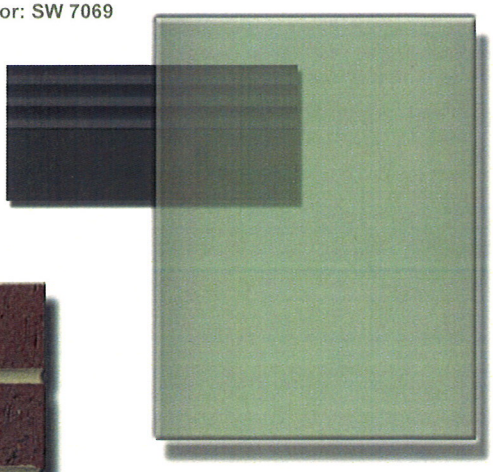


BUILDING BASE:
EIFS, Color SW 2849

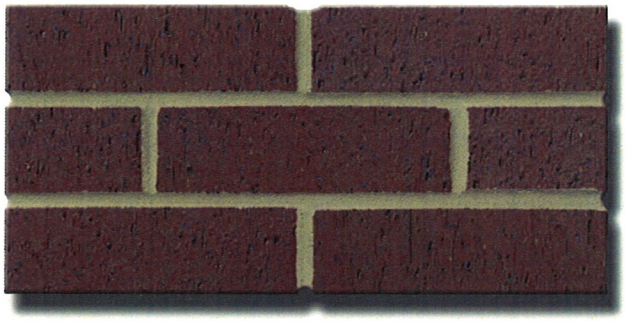


TRIM, ACCENT:
GFRC, Color SW 7650

FRAMES & METALWORK:
Color: SW 7069



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

VAR-44710
SDR-44708

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designcell ARCHITECTURE
City of Las Vegas
Department of Planning



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12




VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12

designcell ARCHITECTURE

**EVAPS Law Office Building**
**Project # 10 016**
**Page 1 of 1**

February 14, 2012

**CLV Planning & Development**
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

**Re: Major Amendment to SDR-39121 for a Law Office Building**
**APN: 139-34-701-009**

To whom it may concern:

The purpose of this letter is a request to modify the previously approved SDR-39121 for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

The approved design for this project had two (2) levels of subterranean parking, 2 levels of above grade parking, and 3 levels of office above them. Construction documents for the building were completed, submitted and approved by Las Vegas Building department. Demolition permits have been pulled by the contractor, site has been fenced off, and existing site structures have been demolished in preparation of construction as planned. However, the owner was not able to obtain financing for the project of this scope.

The proposed revisions to the project aim at keeping the essential needs of the owner while attempting to challenge the financing barrier. The revisions include the removal of the top-most level of the office and also the lowest subterranean level of parking. The proposed new building area (exclusive of parking) is 46,800 SF. The new parking requirement is 156 spaces. The structured parking will house 101 parking spaces.

For additional parking the owner will use a previously approved nearby lot at 424 S. 7th Street which is only 50 feet south of proposed building. The applicant has a ten year term lease agreement with the property owner, with a 9 year option, and first right of refusal to purchase the property. This site will be surface parked and will contain 25 parking spaces.

Also, there is abundant street parking available for the use by the building occupants. There are currently 3 metered street parking spaces on Chef Anrdre Rochat Place and 7 spaces on 7-th Street immediately adjacent to the project site. Removal of existing driveways will provide a possibility to install at least 4 more street parking spaces making a total of 14 spaces for most convenient use of building occupants. There are also 19 metered parking spaces just across 7-th Street which are almost never used and would be most suitable for proposed building users.

The total available parking is 101+25+14+19=159 spaces, which is more than enough to meet the projected demands of the project.

The property is also just a block away from Downtown Centennial plan area where parking requirements are amended due to downtown development density expectations. The proposed design meets most of the urban core design criteria and is adjacent to the Downtown Centennial Zone.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,

Kastytis Cechavicius, NCARB
Principal
**DesignCell, LLC**

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FEB 23 2012
City of Las Vegas
Department of Planning

10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1575 WWW.DESIGNCELL.US

**VAR-44710**
**SDR-44708**

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SDR-44708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44710 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41047) TO ELIMINATE ONE SUBTERRANEAN LEVEL OF REQUIRED PARKING AND ONE STORY OF OFFICE SPACE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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: **SDR-44708** APN: 139-34-701-009

Name of Property Owner: EVAPS, LLC

Name of Applicant: EVAPS, LLC

Name of Representative: Design Cell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

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City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 400 South 7th Street

**Project Name** Law Offices **Proposed Use** Office

**Assessor's Parcel #(s)** 139-34-701-009 **Ward #** 3 - Bob Coffin

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

**Commercial Square Footage** 46,800 SF gross **Floor Area Ratio**

**Gross Acres** 0.65 net **Lots/Units** 1 **Density**

**Additional Information** Multi-story office building with parking garage

**PROPERTY OWNER** EVAPS, LLC **Contact** Robert T. Eglet

**Address** 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

**E-mail Address** n/a

**APPLICANT** -Same as Property Owner- **Contact**

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

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

**E-mail Address**

**REPRESENTATIVE** DesignCell Architecture **Contact** Scott Brown, Architect

**Address** 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

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

**E-mail Address** scott@designcell.cc

**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 T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012.

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-44708 |
| Meeting Date: | 4/10/2012 |
| Total Fee: | 1030.00 |
| Date Received:* | 2/23/2012 |
| Received By: | MNEX |

*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.

City of Las Vegas Agenda Item No.: **24.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

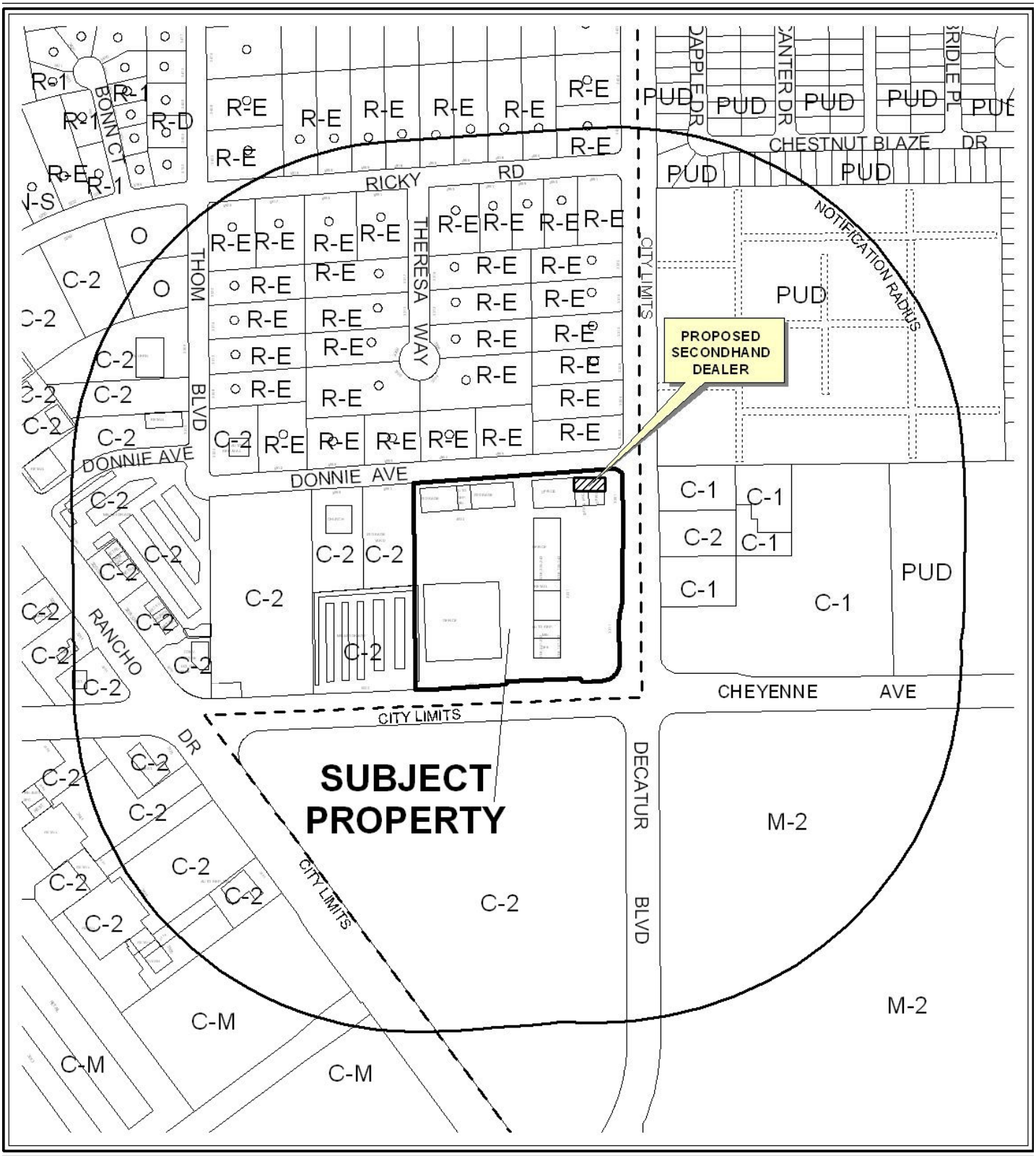
**SUBJECT:**
SUP-44551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (HOUSEHOLD ITEMS) USE WITHIN AN EXISTING SHOPPING CENTER at 3281 North Decatur Boulevard, Suite #185 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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

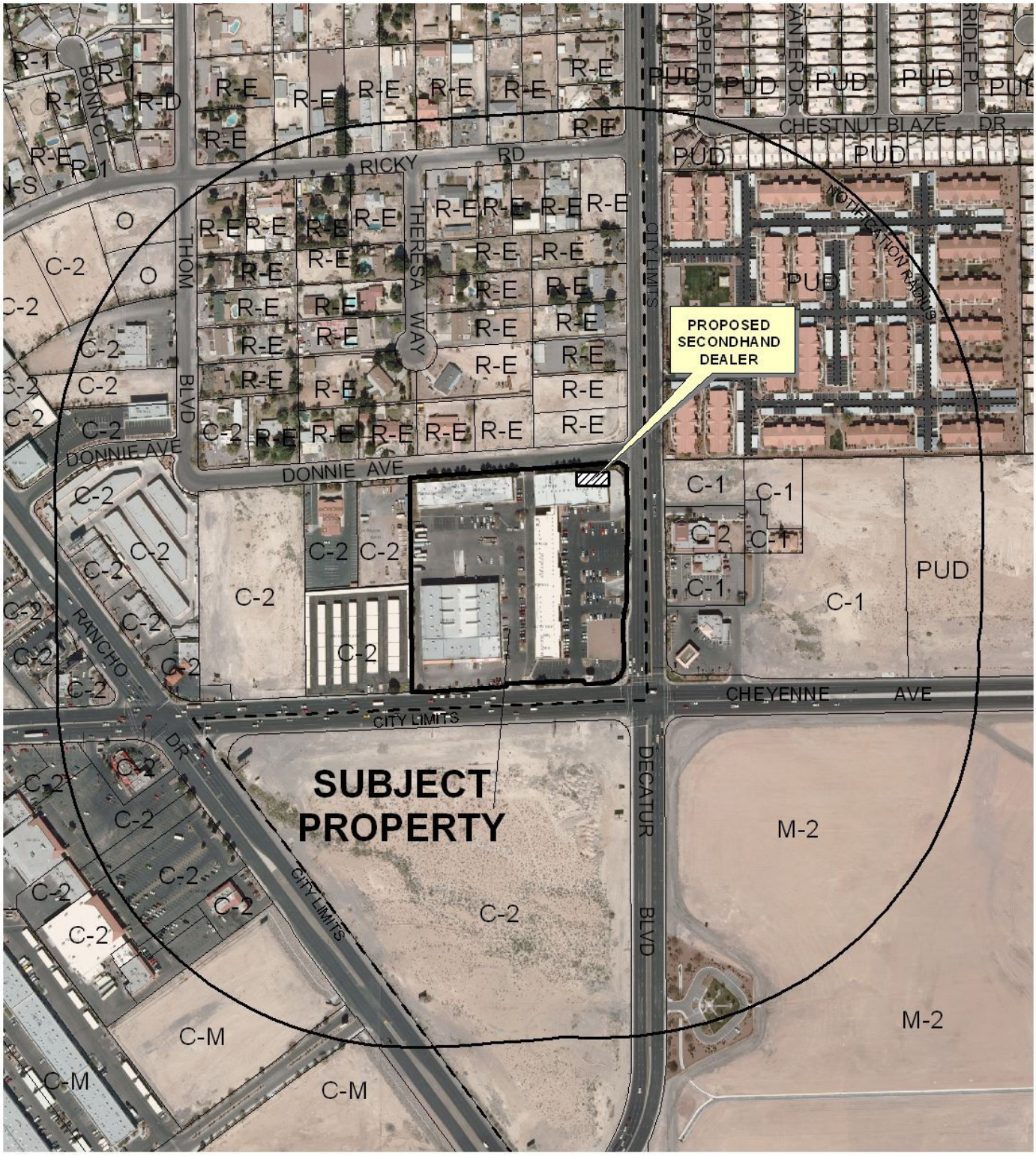



**CASE:** **SUP-44551**

**RADIUS:** 1000 FEET

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

0 400 800 Feet




0 400 800 Feet

**CASE:** **SUP-44551**

**RADIUS:** 1000 FEET

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44551 APN: 138-12-813-001

Name of Property Owner: Red Feather Property, LLC

Name of Applicant: Alex Sagas

Name of Representative: David Norouzi

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: David Norouzi

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FEB 7 2012
City of Las Vegas
Department of Planning

Subscribed and sworn before me Peyman Dadmehr

This 30th day of January, 2012

_____
Notary Public in and for said County and State

PEYMAN DADMEHR
COMM. #1836824
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 15, 2013

NRO1 NRO1

Revised 11-14-06

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 3291 N Decatur #160 **Proposed Use** Second Hand Dealer

**Project Name** _____

**Assessor's Parcel #(s)** 138-12-813-001 **Ward #** 6

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Red Feather Property, LLC **Contact** David Norouzi

**Address** 10866 Wilshire Blvd., #400 **Phone:** (310) 208-1840 **Fax:** (310) 208-1850

**City** Los Angeles, CA **State** CA **Zip** 90024

**E-mail Address** david@Redfeatherproperty.com

**APPLICANT** ODDS ENDS R US **Contact** Tracy Segas

**Address** 3281 N Decatur Suite 185 **Phone:** 724-972-9309 **Fax:** _____

**City** LV **State** NV **Zip** 89130

**E-mail Address** Tracy81273@aol.com

**REPRESENTATIVE** Alex Segas **Contact** _____

**Address** 5033 Drummond RD **Phone:** 724-972-9310 **Fax:** _____

**City** LV **State** NV **Zip** 89130

**E-mail Address** Tracy81273@aol.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** David Norouzi, its Manager

Subscribed and sworn before me Peyman Dadmehr

This 30th day of January, 2012

_____

Notary Public in and for said County and State

PEYMAN DADMEHR
COMM. #1836824
Notary Public-California
Los Angeles County
My Comm. Expires Feb. 15, 2013

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City of Las Vegas
Department of Planning

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44551 |
| Meeting Date: | 4/10/12 |
| Total Fee: | $1030.00 |
| Date Received:* | 2/7/12 |
| Received By: | |

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

Revised 10/27/08

SHEET # SD. 1

SITE PLAN

| DATE : | 1/09/12 | REVISION : |
|---|---|---|
| JOB # : | | |
| SCALE : | M.T.S. | |
| DRAWN BY : | ol | |

RED FEATHER CENTER
TENANT IMPROVEMENT FOR SUITE 185
@ 3231 N. DECATUR BLVD
SUITE 185 LAS VEGAS, NV 89130

KENT UTLEY, P.E.
2523 CORTINA AVENUE
HENDERSON, NV 89015
PHONE - (702) 373-7398
FAX - (702) 796-1066

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FEB - 7 2012
City of Las Vegas
Department of Planning

SUP-44551

## Structural General Notes

- All construction materials and workmanship to comply with the 2009 International Building code (I.B.C.), as amended, and City of Las Vegas, Nevada requirements.

Framing
- New framing at doorway may utilize steel or wood. Any lumber to be Douglas fir or Hemlock (Hem/fir), #2 or better grade for 2x and 4x framing. Wall Studs (2x4 and 2x6) to be marked Stud grade.
- All nailing to be in per the 2006 I.B.C. Table 2304.9.1, Fastening Schedule
- Metal connection hardware to be Simpson Strong-Tie or approved equal. Existing hardware that is removed is to be re-installed.

CMU Wall Header Angle Irons
- Angle irons to be A-36 grade or equal, ¼-inch thickness.
- Welds to be ¼-inch fillet welds, with all available surfaces welded.
- Welding to be by certified welder. Special inspection of welds not required.
- Exposed steel to be covered by trim or painted to match existing building.

Concrete
- New concrete to conform to American Concrete Institute (A.C.I.) 318 Code, latest edition. Concrete to utilize Type 5 cement, minimum strength 4,500 psi. at 28 days. Aggregate to be ¾-inch maximum size.

Reinforcing Steel
- New reinforcing bars shall conform to the requirements of A.S.T.M. A615, Grade 60.

Epoxy
- Epoxy to be Simpson Set XP or approved equal. Mixing and installation to be in accordance with the product recommendations. Special inspection will be required.

Retaining Wall
- Concrete block masonry (CMU) shall comply with the following:
  - A. Concrete masonry shall conform to ASTM C 90, f'm – 1500 psi
  - B. Mortar: Type M- 2500 psi or Type S- 1800 psi
  - C. Grout: Conform to ASTM C 476, minimum 2000 psi
- Weep holes to be installed at 8 ft on center max along wall. Weep holes to be 2-in diameter and placed 3-in above adjacent finished grade. Provide 1-cubic ft of clean course gravel per linear foot of retaining wall at bottom of backfill.
- Vertical control joints in CMU retaining wall to be installed at 24-ft maximum. Vertical rebar to be located within 16-in of the ends
- All CMU cells containing rebar to be grouted. Lower stem to be solid grouted.
- Min. cover for rebar in footing - 3 in.
- Waterproof the inside face of the retaining wall per 1805.3 of 2009 I.B.C.
- Retaining Wall to be installed in accordance with Southern Nevada Building Officials Regional Standards, latest edition.

## Design Criteria

2009 I.B.C.
Wind Speed – 90 mph
Seismic Category – D
Roof Loads, Live – 20 psf, Dead – 15 psf
Allowable Soil Pressure 1,000 psf
Frost Free Zone
Lateral Equivalent Soil Pressure – 45 psf/ft
Passive Pressure 100 psf
Coefficient of Friction for Sliding - 0.25

| CODE ANALYSIS | |
|---|---|
| OCCUPANCY: M | CONSTRUCTION TYPE: V B |
| HEIGHT: ACTUAL = 30'-0" | ALLOWABLE = 35'-0" |
| STORIES: ACTUAL = TWO | ALLOWABLE = TWO |
| AREA SUITE 185: RETAIL ACTUAL = 2,835 SQ. FT. | ALLOWABLE = 9,000 SQ. FT. |
| FIRE SPRINKLERS: YES | SPRINKLERS PROVIDED: YES |
| RETAIL | REQUIRED EXIT: TWO<br>PROVIDED: TWO |
| SPECIAL INSPECTIONS REQUIRED: NONE | |
| FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NO | |
| TOTAL OCCUPANCY LOAD: | |
| RETAIL: 1/30 = 2,310/30 = 77 OCCUPANTS | |
| CODE: 2009 I.B.C. | |

| CODES | |
|---|---|
| 2009 | I.B.C |
| 2009 | U.M.C. |
| 2009 | U.P.C. |
| 2008 | N.E.C. |

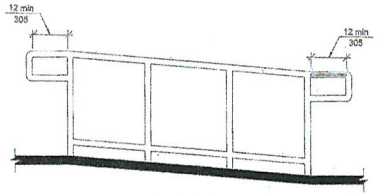
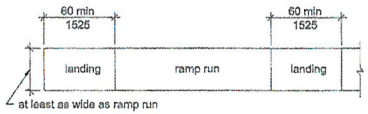
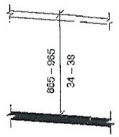



Fig. 505.10.1
Top and Bottom Handrail Extensions at Ramps

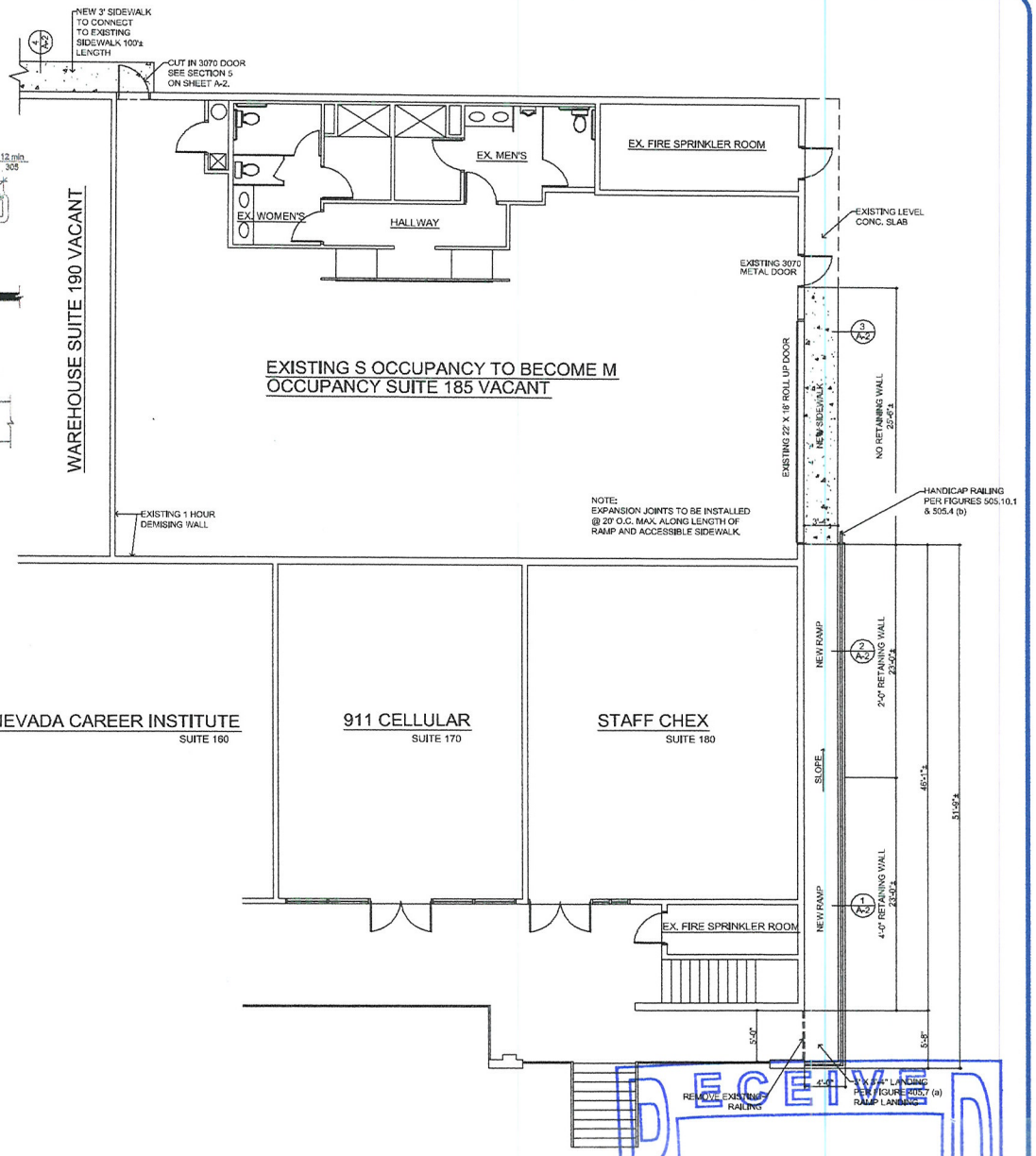



(a)




(b) Ramps

Fig. 505.4
Handrail Height




FLOOR PLAN
SCALE 3/16" = 1'-0"

RECEIVED
FEB 7 2012
SUP-44551
City of Las Vegas
Department of Planning

KENT UTLEY, P.E.
2523 CORTINA AVENUE
HENDERSON, NV 89015
PHONE - (702) 373-7398
FAX - (702) 796-1066

RED FEATHER CENTER
TENANT IMPROVEMENT FOR SUITE 185
@ 3231 N. DECATUR BLVD
SUITE 185 LAS VEGAS, NV 89130

CONSTRUCTION DRAWINGS

| | |
|---|---|
| DATE : | 1/10/12 |
| JOB # : | |
| SCALE : | 3/16" = 1'-0" |
| DRAWN BY : | CL |
| REVISION : | |

SHEET #
A – 1




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




**SUP-44551 – APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC**
**3281 NORTH DECATUR BOULEVARD, SUITE #185**

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




**SUP-44551 – APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC**
**3281 NORTH DECATUR BOULEVARD, SUITE #185**

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12




SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12

**From:** tracy81273 <tracy81273@aol.com>
**To:** Tracy81273 <Tracy81273@aol.com>
**Date:** Sun, Jan 29, 2012 4:49 pm

Odds Ends R Us Liquidations

Justification Letter

3281 N. Decatur Blvd #185

1. Property in question will be used as a retail outlet for second hand goods.

Example: Liquidated assets,auction goods Items sold will run from general house wares to collectibles.

2. (2) employees

3. Hours of Operation 9 am - 6 pm Monday thru Sunday

RECEIVED
FEB 7 2012
City of Las Vegas
Department of Planning

**SUP-44551**

City of Las Vegas Agenda Item No.: **25.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

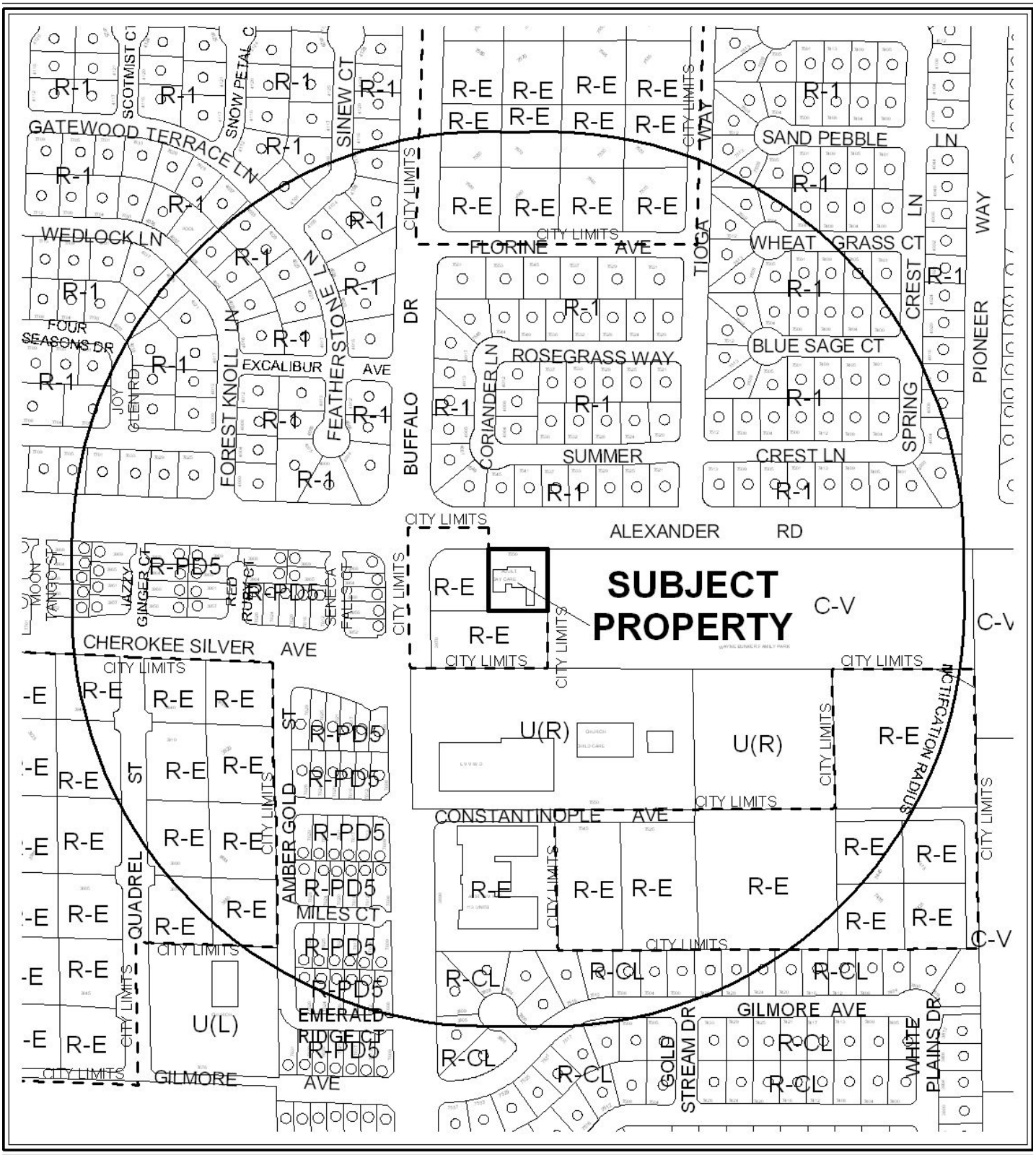
**SUBJECT:**
SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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




0 300 600 Feet

**CASE:** **SUP-44571**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **SUP-44571**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44571 APN: _____

Name of Property Owner: Vizn Real Estate Holdings, 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: Tim S. Hamner, Agent

Subscribed and sworn before me

This 2nd day of February, 2012

_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 7550 W. Alexander

**Project Name** Quest Academy Charter School **Proposed Use** Kindergarten

**Assessor's Parcel #(s)** 138-10-101-002 **Ward #** 4

**General Plan:** existing R proposed ____ **Zoning:** existing R-E proposed ____

**Commercial Square Footage** approx. 3360 sf **Floor Area Ratio** 16%

**Gross Acres** 0.48 **Lots/Units** 1 **Density** 7,000 sf/acre

**Additional Information** A-O District (200 feet)

**PROPERTY OWNER** Viza Real Estate Holdings LLC **Contact** Tim Hamner

**Address** 3680 Grandview Parkway **Phone:** 298-6409 ext 205 **Fax:** ____

**City** Birmingham **State** AL **Zip** 35243

**E-mail Address** thamner@alostarbank.com

**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*** _____

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

**Print Name** Tim Hamner, AGENT

Subscribed and sworn before me

This 2nd day of February, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

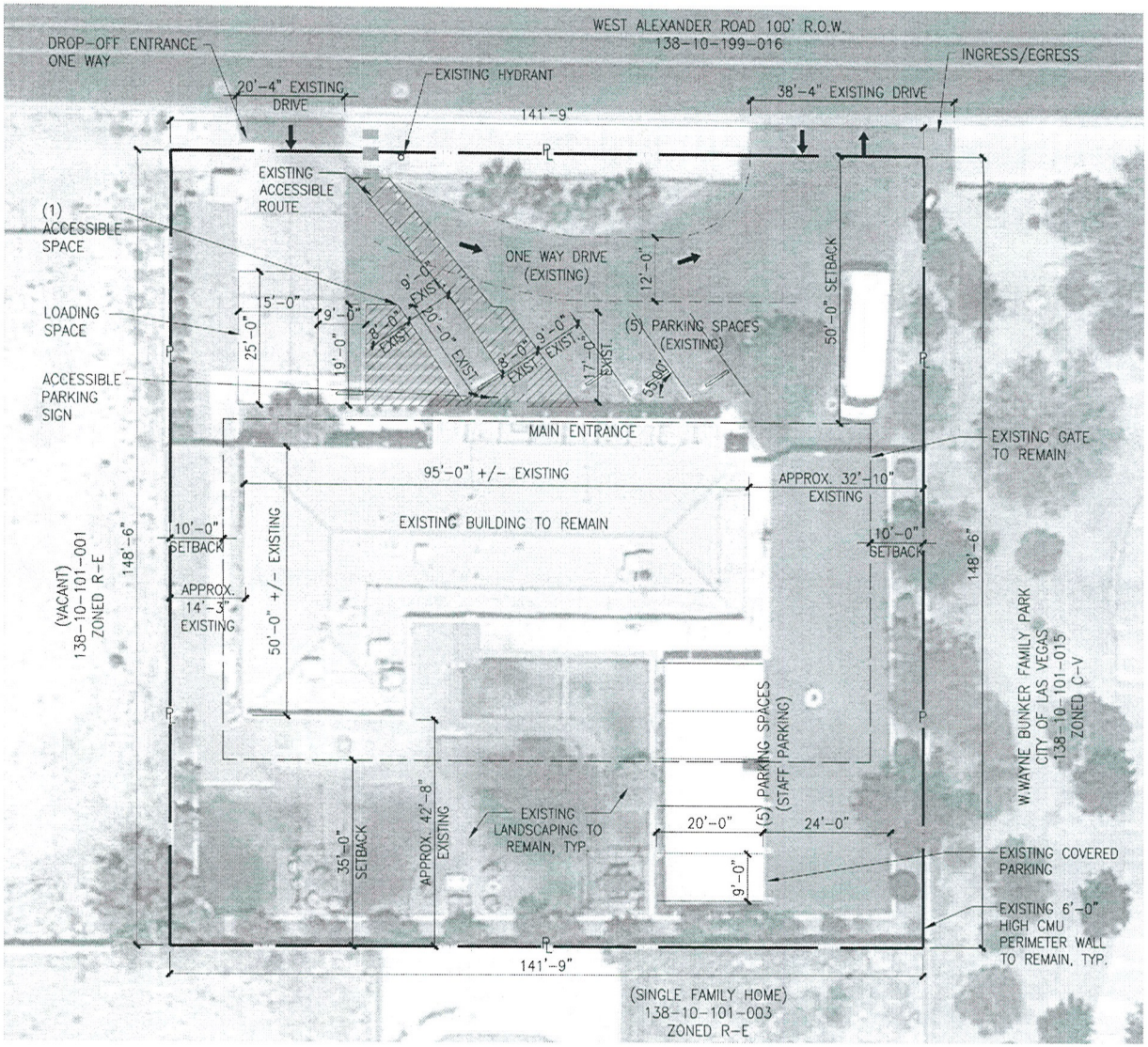
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDP-44571 |
| **Meeting Date:** | 4/10/2012 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 2/9/2012 |
| **Received By:** | M Rex |

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

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

Revised 10/27/08




SITE PLAN 10' NORTH

# QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 1 OF 4 SH PROJECT NO.: 110041

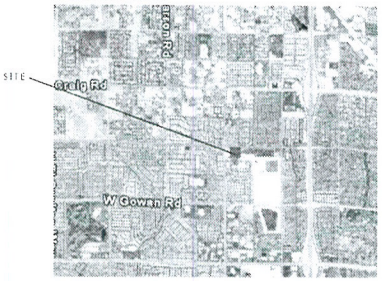
Quest Academy
PREPARATORY EDUCATION

## SITE DATA

| | |
|---|---|
| APN: | 138-10-101-002 |
| JURISDICTION | CITY OF LAS VEGAS |
| ZONING | R-E |
| CURRENT USE | ADULT DAY CARE |
| PROPOSED USE | KINDERGARTEN |
| LOT SIZE | AREA |
| ACREAGE | 0.48 AC |
| SQUARE FOOTAGE | 20,909 SF |
| LOT COVERAGE | 16.9% |
| BUILDING AREA EXISITING | 3,543 SF |
| PARKING | |
| PARKING REQUIRED 3 CLASSROOMS, 3 SPACES REQ'D PER CLASSROOM | 9 |
| LOADING AREA REQUIRED | 1 |
| LOADING AREA PROVIDED | 1 |
| EXISTING PARKING: | |
| ON SITE | |
| STANDARD | 9 |
| HC | 1 |
| TOTAL | 10 |

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS WILL BE MADE TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UN-ALTERED.

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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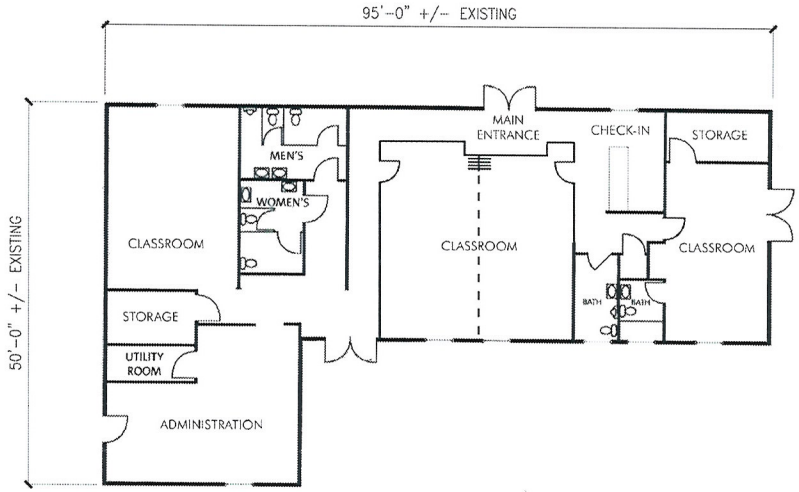
FEB 9 2012
City of Las Vegas
Department of Planning

SUP-44571

SH ARCHITECTURE
7360 Peak Drive Suite 216 Las Vegas Nevada 89128
p 702.363.2222 f 702.363.6060 www.sh-architecture.com

Quest Academy
PREPARATORY EDUCATION




## FLOOR PLAN DATA

| | |
|---|---|
| AREA (EXISTING): | 3,543 SF |
| OCCUPANCY: | |
| ADMINISTRATION | |
| 592 SF | 4 OCCUPANTS |
| CLASSROOMS | |
| WEST - 470 SF | 24 OCCUPANTS |
| CENTER - 720 SF | 36 OCCUPANTS |
| EAST - 375 SF | 19 OCCUPANTS |

FLOOR PLAN NORTH
8'

# QUEST ACADEMY
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 2 OF 4 SH PROJECT NO.: 110041

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City of Las Vegas
Department of Planning

SUP-44571

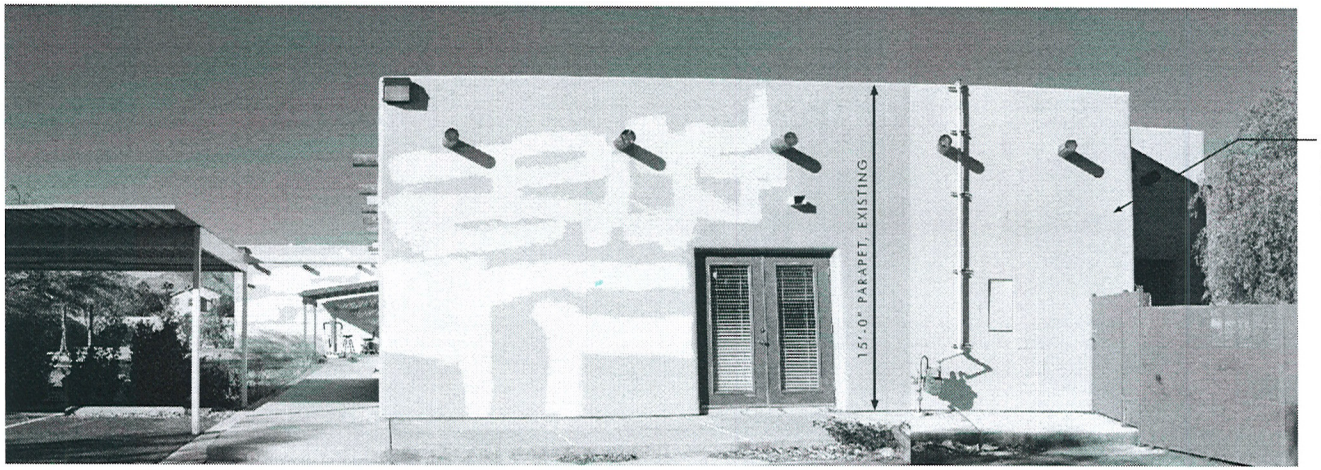
SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com




EXISTING NORTH ELEVATION (VIEW FROM ALEXANDER ROAD)

Quest Academy
PREPARATORY EDUCATION

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUIDILNG. ALL PARKING TO REMAIN UNALTERED.




EXISTING EAST ELEVATION

# QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 3 OF 4 SH PROJECT NO.: 110041

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FEB 9 2012
City of Las Vegas
Department of Planning

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

SUP-44571




EXISTING SOUTH ELEVATION

EXISTING EXTERIOR FINISHES TO REMAIN. AREAS WHERE CRACKS WERE PATCHED WILL BE PAINTED TO MATCH WALL.

EXISTING TEMPORARY SIGN WILL BE REMOVED.




EXISTING WEST ELEVATION

Quest Academy
PREPARATORY EDUCATION

NOTE RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUIDILNG. ALL PARKING TO REMAIN UNALTERED.

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

# QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 4 OF 4 SH PROJECT NO.: 110041

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




SUP-44571 – APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12



SUP-44571 - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12




SUP-44571 – APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12

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

January 3, 2012

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

Re: Special Use Permit for APN 138-10-101-002

To Whom It May Concern,

The enclosed information is for the property located at 7550 W. Alexander Road. The building is currently vacant but was previously used as an adult daycare center. The new user intends to use the facility as a charter school for kindergarten in conjunction with their existing facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of a larger facility to accommodate the students.

The proposed use would be very similar to the previous use from the standpoint of intensity and traffic. The facility would maintain the current entry points off Alexander and the current property line walls along the east, south and west property lines. The east property line abuts a city park, the south property line abuts an existing residence, church and existing school. The west property line abuts a vacant parcel. The conversion would not require any exterior modifications to parking, landscape or access points. All parking would be handled onsite.

The anticipated number of employees would be 9 (teachers, administrative and support staff). Students do not drive to the facility, and are dropped off by private vehicles which are accommodated in controlled loading zones onsite.

The hours of operation would be normal school hours (7am-4 pm) for the majority of the time. There will be off hours uses for school activities that occur at night and weekends on a limited basis.

Quest Academy currently operates a facility at 6610 Grand Monticeto Parkway (which this facility would replace).

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

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FEB 9 2012
City of Las Vegas
Department of Planning

SUP-44571

City of Las Vegas Agenda Item No.: **26.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

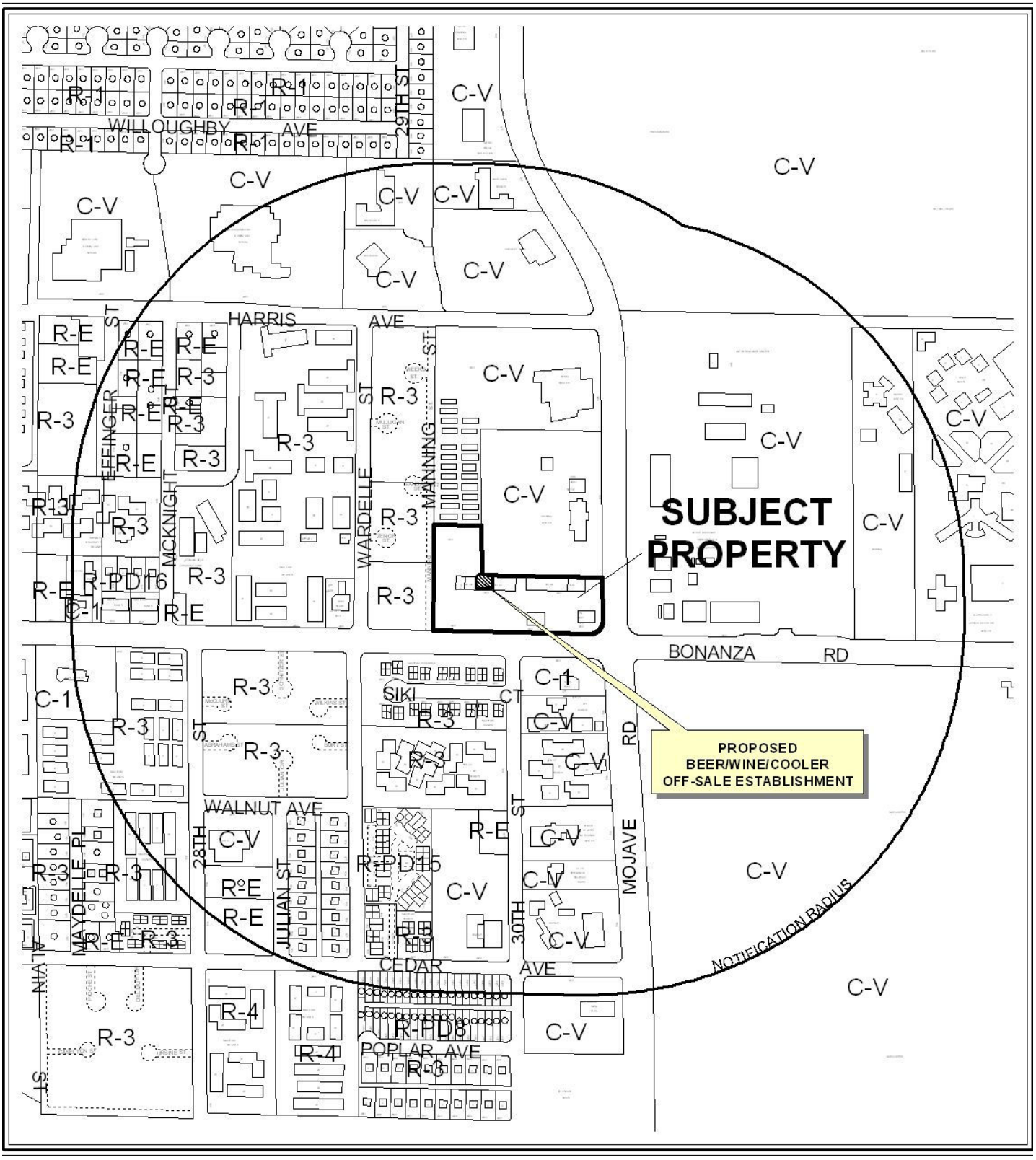
**SUBJECT:**
SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,950 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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




0 500 1000 Feet

**CASE:** **SUP-44658**

**RADIUS:** 1500 FEET

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




0 500 1000 Feet

**CASE:** **SUP-44658**

**RADIUS:** 1500 FEET

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

N




**SUP-44658**

**Beer/Wine/Cooler Off-Sale**

## Business Licenses

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44658** APN: _____

Name of Property Owner: DI Properties INC

Name of Applicant: SAM E. HAMIKA

Name of Representative: N/A

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: SAM E. HAMIKA

Subscribed and sworn before me

This 21 day of February, 20 12

_____

Notary Public in and for said County and State

State of Nevada County of Clark

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** _____

**Project Address (Location)** 3020 E. BONANZA AVE #150 LAS VEGAS NV.

**Project Name** MOJAVE MARKET **Proposed Use** _____

**Assessor's Parcel #(s)** 139-25-405-009 **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** D I PROPERTIES INC **Contact** SAM E. HAMIKA

**Address** 6860 KEREN MARIE AVE **Phone:** 480-5945 **Fax:** 453-9495

**City** LAS VEGAS NV. **State** NV **Zip** _____

**E-mail Address** Smhamika@yahoo.com

**APPLICANT** SAM E. HAMIKA **Contact** SAM E. HAMIKA

**Address** 5164 Mountain Foliage Dr. **Phone:** 480-5945 **Fax:** 453-9495

**City** LAS Vegas NV. **State** NV. **Zip** 89148

**E-mail Address** Smhamika@yahoo.com

**REPRESENTATIVE** N/A **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** SAM E HAMIKA

Subscribed and sworn before me

This 21 day of February, 20 12.

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44658 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1290.00 |
| Date Received:* | 2-21-12 |
| Received By: | JFrucci |

*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.

# EXISTING SITE PLAN

3050 E. BONANZA ROAD
LAS VEGAS, NV 89101

## TABULATION

BUILDING SQUARE FOOTAGES: -EXISTING RETAIL BLDG. "D" - 6,419
-EXISTING RETAIL BLDG. "E" - 8,948
-FUTURE AUTO SERVICE BLDG. - 8,098
-FUTURE PAD BLDG. "A" - 3,221
-FUTURE PAD BLDG. "B" - 3,221
-PAD BLDG. "C" - 3,220
TOTAL SITE BLDG. SQ. FT. - 30,873

PARKING REQUIRED: - 30,873 SQ. FT. @ 1/300 - 221 SPACES

TOTAL SITE PARKING PROVIDED - 275 SPACES

## KEYNOTES

1. ASPHALT DRIVEWAY
2. TRASH ENCLOSURE
3. CONCRETE GUTTER
4. CONCRETE SIDEWALK
5. STRIPED H/C ACCESS ROUTE
6. H/C CURB CUT RAMP
7. BUILDING SETBACK LINE
8. 8'-0" W. H/C PARKING VAN ACCESSIBLE ACCESS ISLE
9. 5'-0" W. H/C CAR PARKING SPACE ACCESSIBLE ACCESS ISLE
10. 6"H x 6" W. CONCRETE CURB
11. LANDSCAPED AREA
12. TYP. 9'-0" x 18' REGULAR PARKING SPACE
13. H/C ROUTE
14. CENTER OF STREET
15. SIGHT ZONE
16. TRANSFORMER
17. 24" HIGH SPLIT-FACE CONC. BLOCK SCREEN WALL
18. POWER EASEMENT
19. 5' LANDSCAPE STRIP
20. 9' x 18' REGULAR H/C PARKING SPACE
21. MONUMENT SIGN (22' WIDE x 10' HIGH)
22. BUILDING OVERHANG
23. PROPOSED 6'-0" W. CONCRETE WALK.
24. PROPOSED 6'-0" W. CONCRETE STAIR TO GRADE.
25. PROPOSED 8' RETAINING WALL

SITE LOCATION



ADJACENT LAND USE: CITY FIRE STATION




SITE PLAN
1" = 30'

SUP-44658

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

| REVISIONS | BY |
|---|---|
| | |


ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

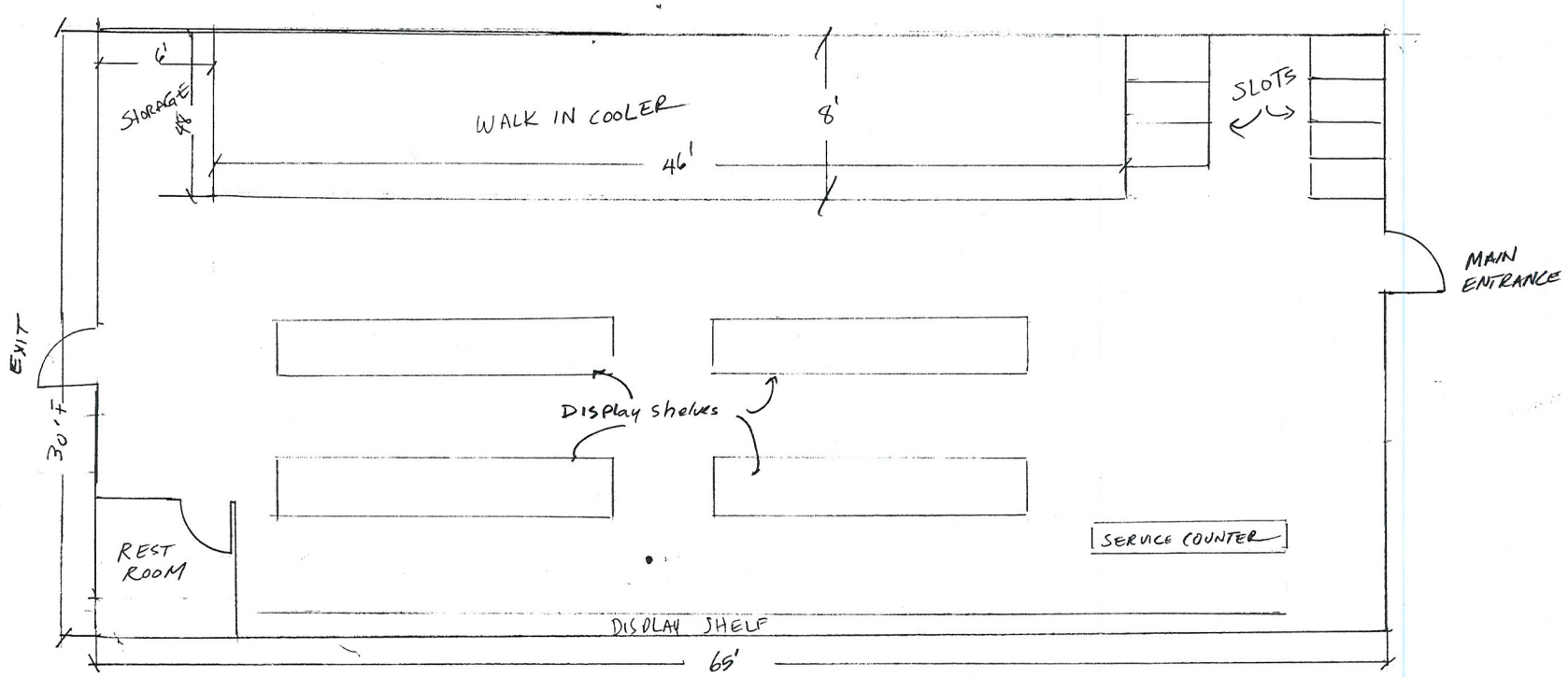
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102


SITE PLAN

Date: 09-03-08
Scale: 1" = 30'-0"
Drawn:
Job:
Sheet
OF

# FLOOR PLAN SCALE 1'=1/4"

MOJAVE MINI MART
3020E. BONANZA AVE #150
LAS VEGAS NV 89101
APPROXIMATELY 2000SQ.FT
MAXIMUM OCCUPANCY 46




RECEIVED
FEB 21 2012
SUP-44658
City of Las Vegas
Department of Planning




SUP-44658 – APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC
3020 EAST BONANZA ROAD, SUITE #140

03/01/12

February 21, 2012

City of Las Vegas Planning

Re; Approval of a package beer and wine (off sale) in conjunction with an approximately 2000 SF Mini Mart.

To Whom It May Concern:

I have been in the Las Vegas area since 1994, and currently own a liquor store (since 1994)and a banquet hall in the city of Las Vegas, this business is going to be located in a existing retail center which I am a part owner, the business will have four employees, and will be opened 24 hours.

Please phone me at 480-5945if you have any concerns or comments.

Thank you

Sam Hamika




**SUP-44658**

City of Las Vegas Agenda Item No.: **27.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

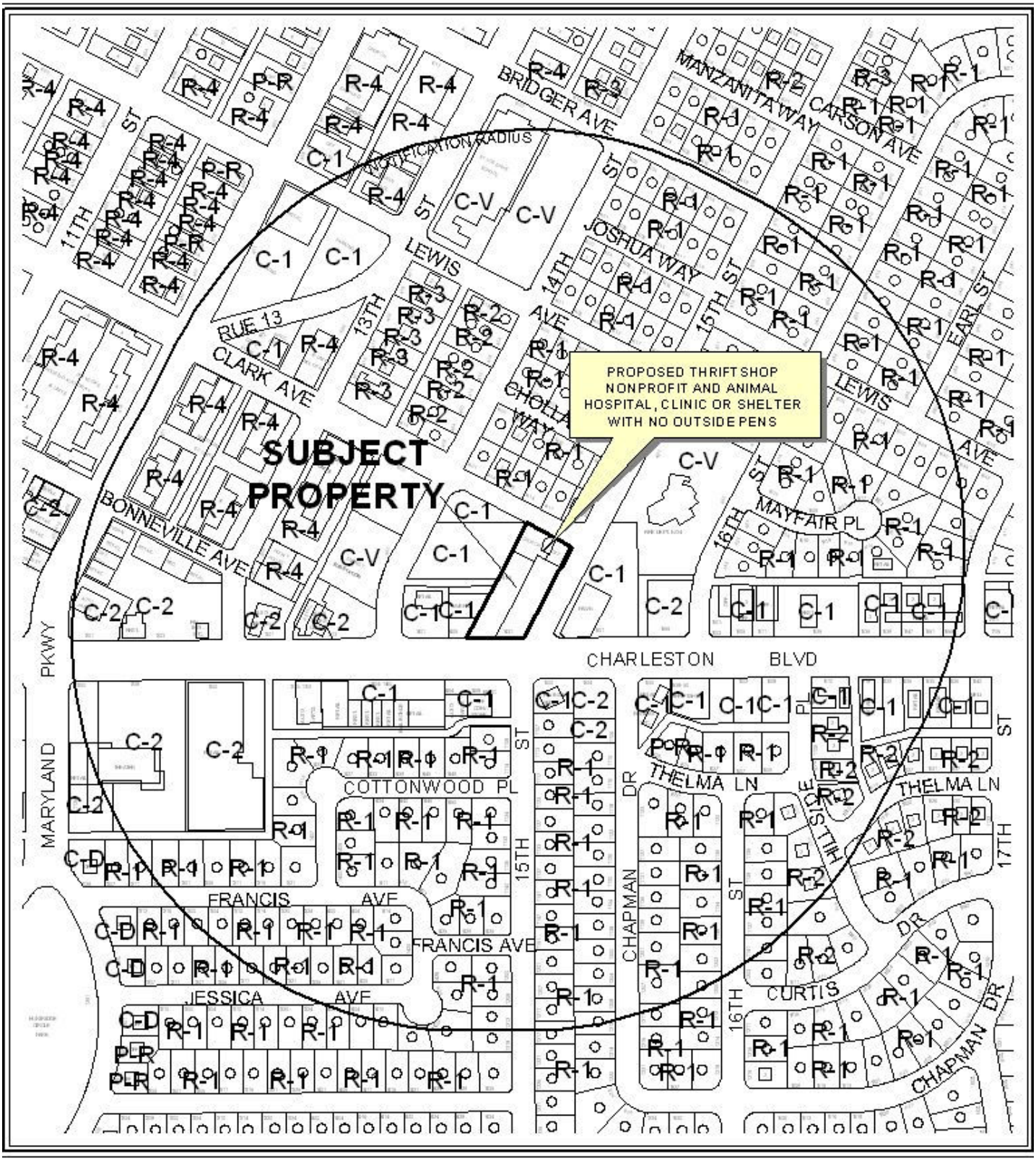
**SUBJECT:**
SUP-44662 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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-44662 and SUP-44663
2. Conditions and Staff Report - SUP-44662 and SUP-44663
3. Supporting Documentation
4. Photos - SUP-44662 and SUP-44663
5. Justification Letters - SUP-44662 and SUP-44663




0 300 600 Feet

**CASE:** **SUP-44662 & SUP-44663**

**RADIUS:** 1000 FEET

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




0 300 600 Feet

**CASE:** **SUP-44662 & SUP-44663**

**RADIUS:** 1000 FEET

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44662** APN: 13935401004

Name of Property Owner: ROGER J. JUSSEAUME

Name of Applicant: SRL FELINE FOUNDATION

Name of Representative: PAT SNELL

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: Roger J Jusseaume

Print Name: ROGER J. JUSSEAUME

Subscribed and sworn before me

This 15TH day of FEBRUARY, 2012

Joanne L Chauvin

Notary Public in and for said County and State

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

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FEB 23 2012

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 1431 E. Charleston #17, 19

**Project Name** SRL Feline Foundation **Proposed Use** Non-profit Thrift Store

**Assessor's Parcel #(s)** 13935401004 **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Roger Jusseaume **Contact** Joanne Chauvin

**Address** 6363 S Kyrene Rd **Phone:** 4807759263 **Fax:** 4807758632

**City** Tempe **State** AZ **Zip** 85283

**E-mail Address** Allout enterprise @aol.com

**APPLICANT** The SRL Feline Foundation **Contact** Margret Ward

**Address** 7456 Treasure Chest St. **Phone:** (702) 328-7661 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89139

**E-mail Address** SRLFF@cox.net

Same

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** Roger Jusseaume

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

**Print Name** Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11.

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-44662 |
| **Meeting Date:** | 4/10/12 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 2/21/12 |
| **Received By:** | [signature] |

*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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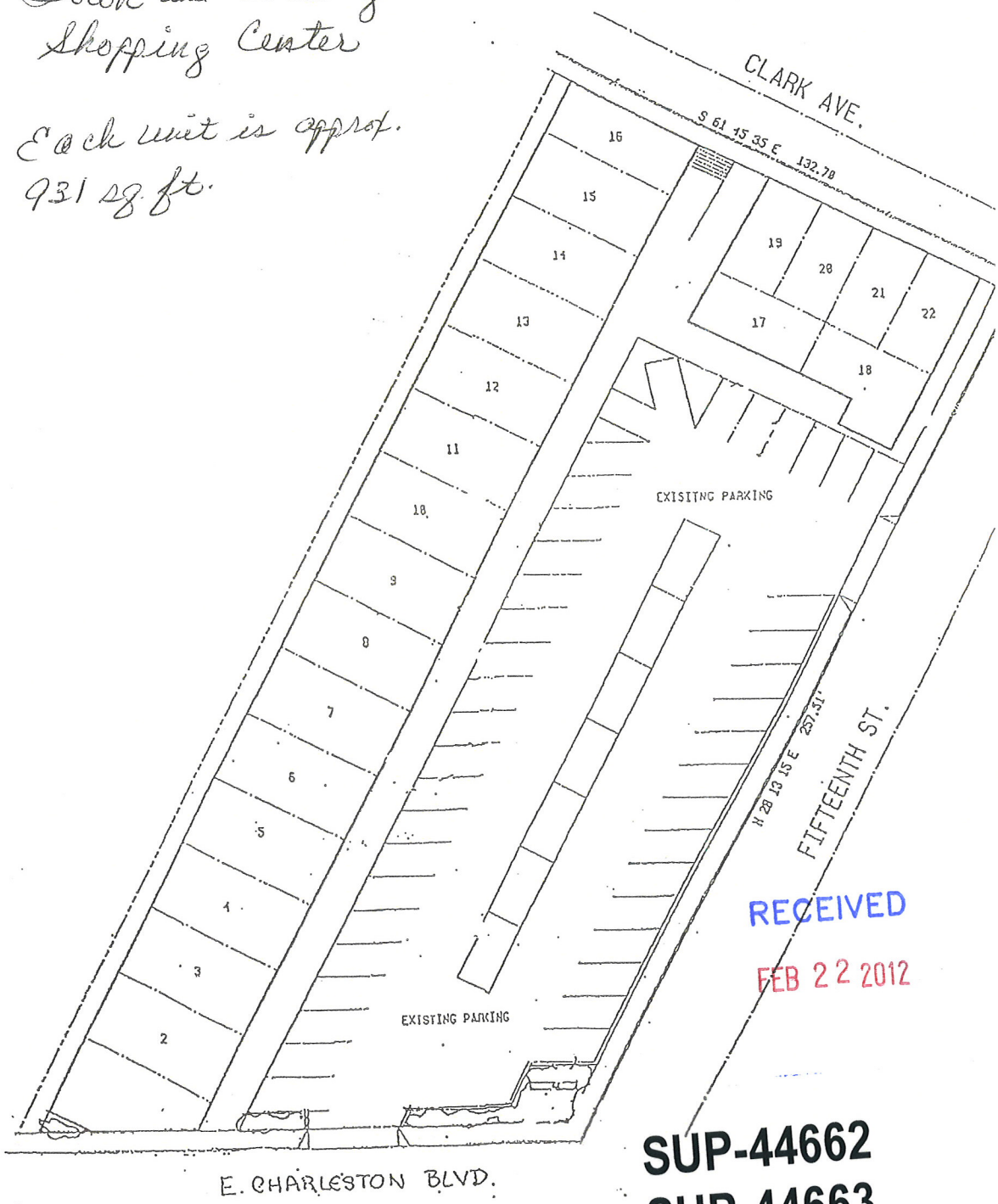
Town and Country Shopping Center

Each unit is approx. 931 sq. ft.

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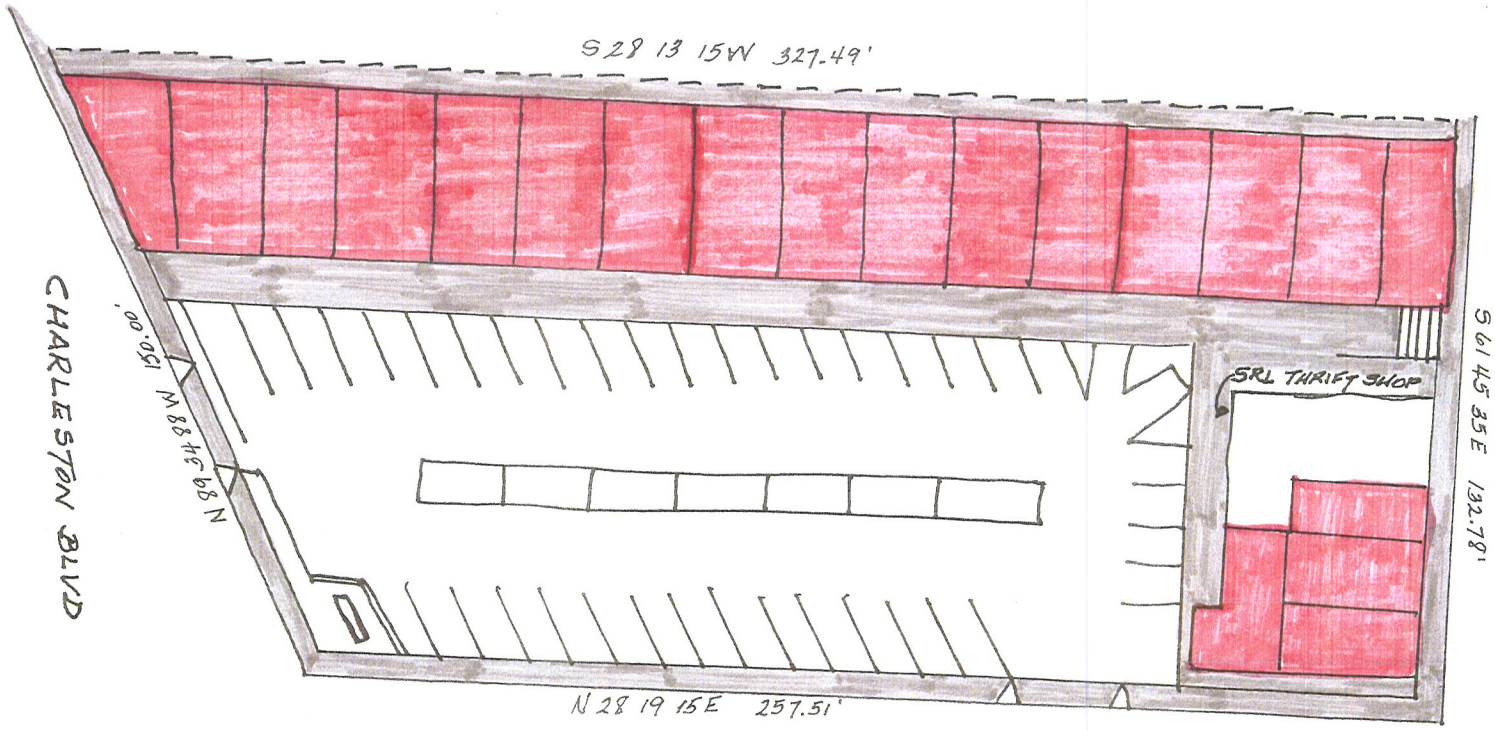
SUP-44662
SUP-44663

C-1
PARCEL #139.35-401-004

1431 EAST CHARLESTON BLVD. #17 & 19
LAS VEGAS - NEVADA 89104

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**SUP-44662**
**SUP-44663**

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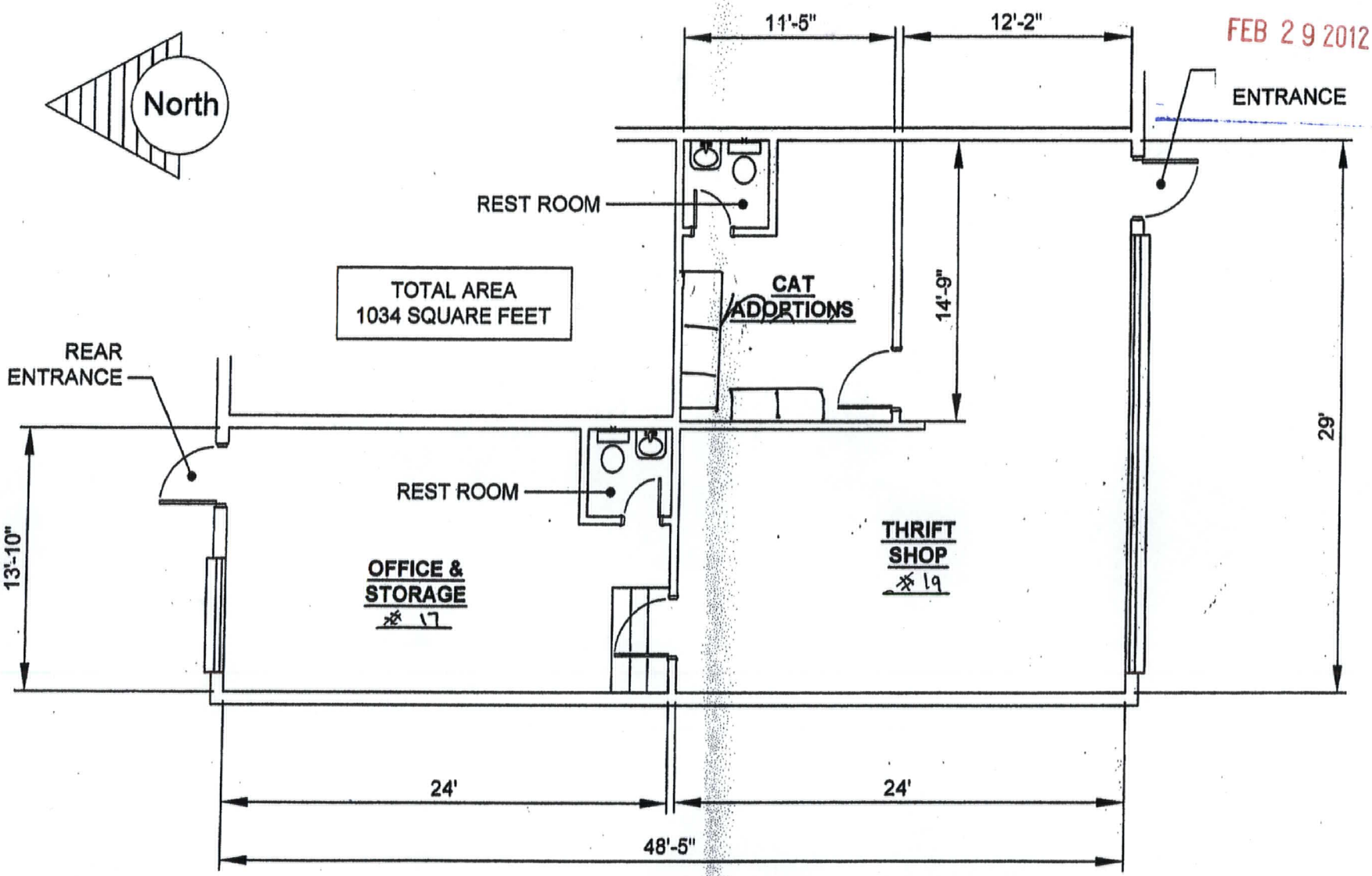


# FLOOR PLAN

SCALE 1/8" = 1'-0"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

**SUP-44662**
**SUP-44663**




SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION – OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12




SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12




SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12




SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION – OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12

1431 E. Charleston Blvd.
Suites 17 and 18.
Las Vegas, Nv 89104
(702) 629-4040

February 21, 2012

Department of Planning
Planning Development Department
333 North Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: Special Use Permit

To Whom It May Concern:

Following is the proposed plan submitted to qualify the lease of property located at 1431 East Charleston Boulevard, Spaces 17 and 19, Las Vegas 89139:

**Use:**

- Thrift Store—New (handmade knitted, crocheted cat beds, afghans, scarves, baby clothes, etc.) and gently used donated items.
- Temporary storage of cat food to be distributed immediately to TNR (Trap, Neuter and Return) City and County Program Cat Colony Caretakers.
- Adoption Center:
    1. Cats Only—Maximum six cages with one cage kept empty to facilitate cleaning.
    2. Cats will be kept in cages at all times.
    3. Cages will be cleaned twice daily (seven days a week) with air purifiers used continuously.
- Days and Hours of Operation: Tuesday, Wednesday, Friday, Saturday, Sunday, from 11:00 A.M. until 6:00 P.M.

If you need further information, please contact Janet Differ, Thrift Shop and Adoption Manager, at 702/359-1560.

Thank you for your consideration.

Patricia Snell
Secretary, SRL Feline Foundation

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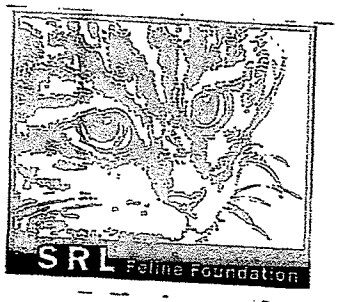
SUP-44662
SUP-44663




1431 E. Charleston Blvd.
Suites 17 and 18.
Las Vegas, Nv 89104
(702) 629-4040

February 21, 2012

Department of Planning
Planning Development Department
333 North Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: Justification Letter

To Whom It May Concern:

The property at 1431 East Charleston Boulevard, Suites 17 and 18, Las Vegas, Nevada 89104, is to be used as a Thrift Shop and Cat Rescue Facility.

In accordance with Planning Department requests, the following pertains to this facility:

- There are no employees; the following personnel are volunteers: Janet Differ, Monica Burklund, Gary Meyers, Gary Rand, Maggie Ward, Pat Snell.
- The facility will be operational from 11:00 A.M. until 6:00 P.M. Tuesdays, Wednesdays, Fridays, Saturdays and Sundays.
- There are no similar uses owned or operated by applicant.
- A State License is required.
- Will this project participate in the City of Las Vegas Green Building Program? **N/A**
- Will this project be constructed to LEED or other equivalent standards? **N/A**
- Is there connectivity to adjacent parcels? **NO**
- Will the proposed project qualify as a walkable community? **N/A**
- Is the project using any means of sustainable construction? **NO**
- Will this project meet the intent of the Urban Forestry Initiative? **NO**
- Will the project provide any bicycle parking? **NO**
- Will the project provide any electric vehicle recharging stations? **NO**

If further information is required, please contact the SRL Feline Foundation at 702/629-4040, Janet Differ (Thrift Shop Manager) at 702/579-1560, or Patricia Snell (Secretary) at 702-341-6393.

Thank you for your consideration.

Patricia Snell
Secretary

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FEB 23 2012

**SUP-44662**
**SUP-44663**

City of Las Vegas Agenda Item No.: **28.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SUP-44663 - SPECIAL USE PERMIT RELATED TO SUP-44662 - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITH NO OUTSIDE PENS WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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.**

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44663** APN: 139 35 401 004

Name of Property Owner: Roger Jusseaume

Name of Applicant: SRL Feline Foundation

Name of Representative: Margret Ward

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: Roger J Jusseaume

Print Name: Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

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FEB 23 2012

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** SPECIAL USE PERMIT

**Project Address (Location)** 1431 EAST CHARLESTON #17, 19

**Project Name** SRL FELINE FOUNDATION **Proposed Use** ANIMAL SHELTER

**Assessor's Parcel #(s)** 139 35 401 004 **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** Roger Jusseaume **Contact** Joanne Chauvin

**Address** 6363 S Kyrene **Phone:** 480 775 9263 **Fax:** 480 775 8632

**City** Tempe **State** AZ **Zip** 85283

**E-mail Address** allouterprise@aol.com

**APPLICANT** THE SRL FELINE FOUNDATION **Contact** MARGRET WARD (702)

**Address** 7456 TREASURE CHEST ST. **Phone:** 326-7661 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89139

**E-mail Address** SRLFF@cox.net

**REPRESENTATIVE** Same **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** Roger Jusseaume

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

**Print Name** Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11.

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44663 |
| Meeting Date: | 4/10/12 |
| Total Fee: | $1030.00 |
| Date Received:* | 2/21/12 |
| 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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FEB 23 2012

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **29.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

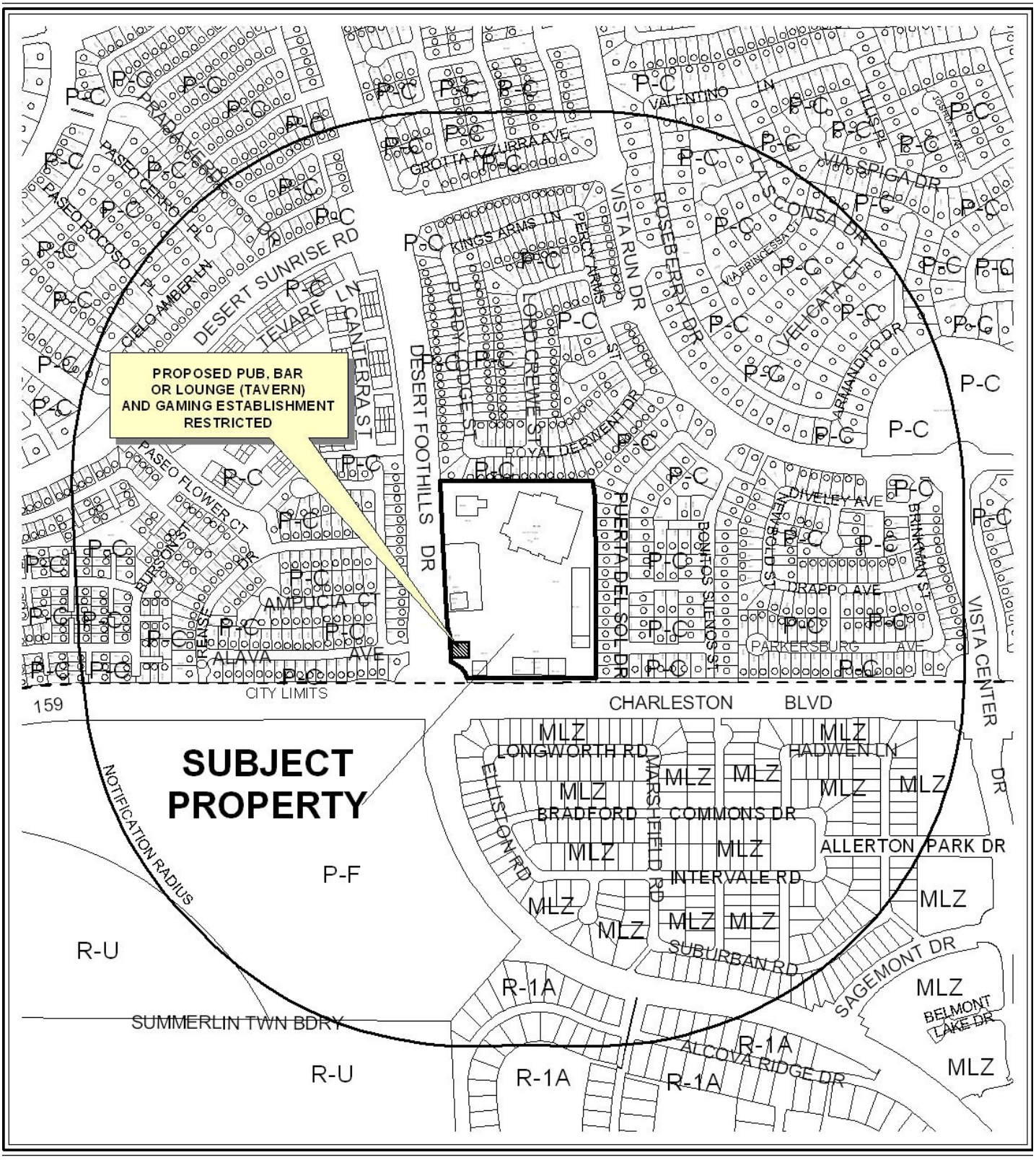
**SUBJECT:**
SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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

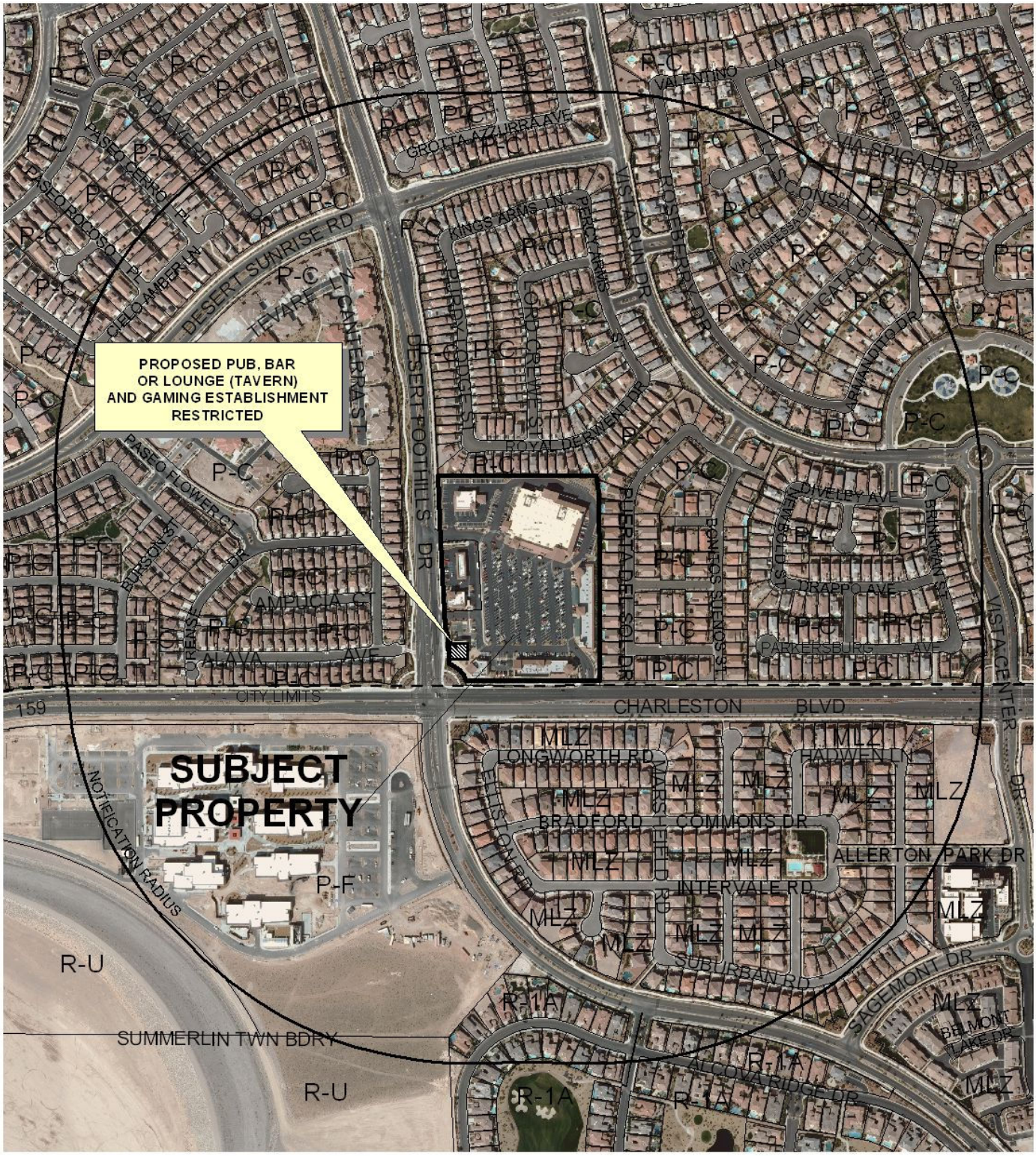
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-44665 and SUP-44667
2. Special Map
3. Conditions and Staff Report - SUP-44665 and SUP-44667
4. Supporting Documentation
5. Photos - SUP-44665 and SUP-44667
6. Justification Letter - SUP-44665 and SUP-44667




**CASE:** **SUP-44665 & SUP-44667**

**RADIUS:** 1500 FEET

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



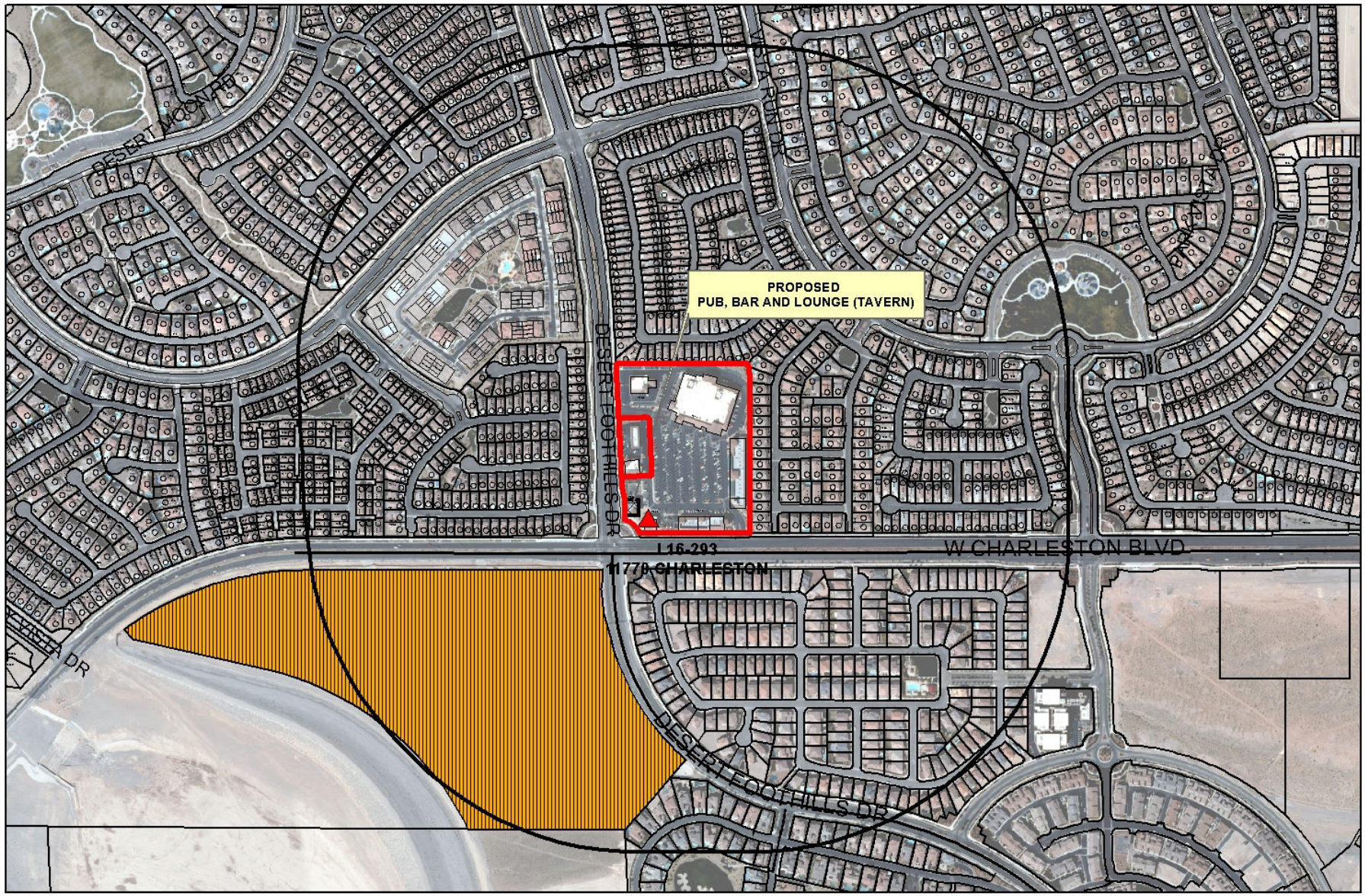

0 500 1000 Feet

**CASE:** **SUP-44665 & SUP-44667**

**RADIUS:** 1500 FEET

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

N




**SUP-44665**

**Taverns**

**Business Licenses**

Child Care/ Children Facility

Tavern

0 320 640 1,280 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44665** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: VC TOROS, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Scott Hamilton

Print Name: Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012

Kristie Eidlhuber

Notary Public in and for said County and State

Orange County, California

NCC1 KRISTIE LYNNE EIDLHUBER Commission No. 1921978 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Comm. Expires JANUARY 15, 2015 NCC1

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Revised 11-14-06

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VC TOROS

1089158.1

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for Pub Bar Lounge (Tavern)

**Project Address (Location)** 11760 West Charleston

**Project Name** TOROS **Proposed Use** Tavern

**Assessor's Parcel #(s)** 137-34-818-002 **Ward #** 2

**General Plan:** existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

**Commercial Square Footage** 6000± **Floor Area Ratio**

**Gross Acres** Portion of 10± **Lots/Units** 1 **Density**

**Additional Information**

**PROPERTY OWNER** The Vista Commons Center, LLC **Contact**

**Address** 4350 Von Karman Ave., 4th Floor **Phone:** **Fax:**

**City** Newport Beach **State** CA **Zip** 92660

**E-mail Address**

**APPLICANT** VC TOROS, LLC **Contact** Adam Corrigan

**Address** 4100 W. Flamingo, Suite 1100 **Phone:** 222-4300 **Fax:** 251-5421

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** adamc@corrigancompanies.com

**REPRESENTATIVE** Kaempfer Crowell **Contact** Tom Amick

**Address** 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** tda@kcnvlaw.com

**Property Owner Signature*** Scott Hamilton

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

**Print Name** Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 20 12.

Kristie L Eidlhuber

Notary Public in and for said County and State

Orange County, California

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44665 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1290.00 |
| Date Received:* | 2-22-12 |
| 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.

P:\Pdpot\Application Packet\Application Form.pdf

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

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FEB 22 2012
VC TOROS
City of Las Vegas
Department of Planning

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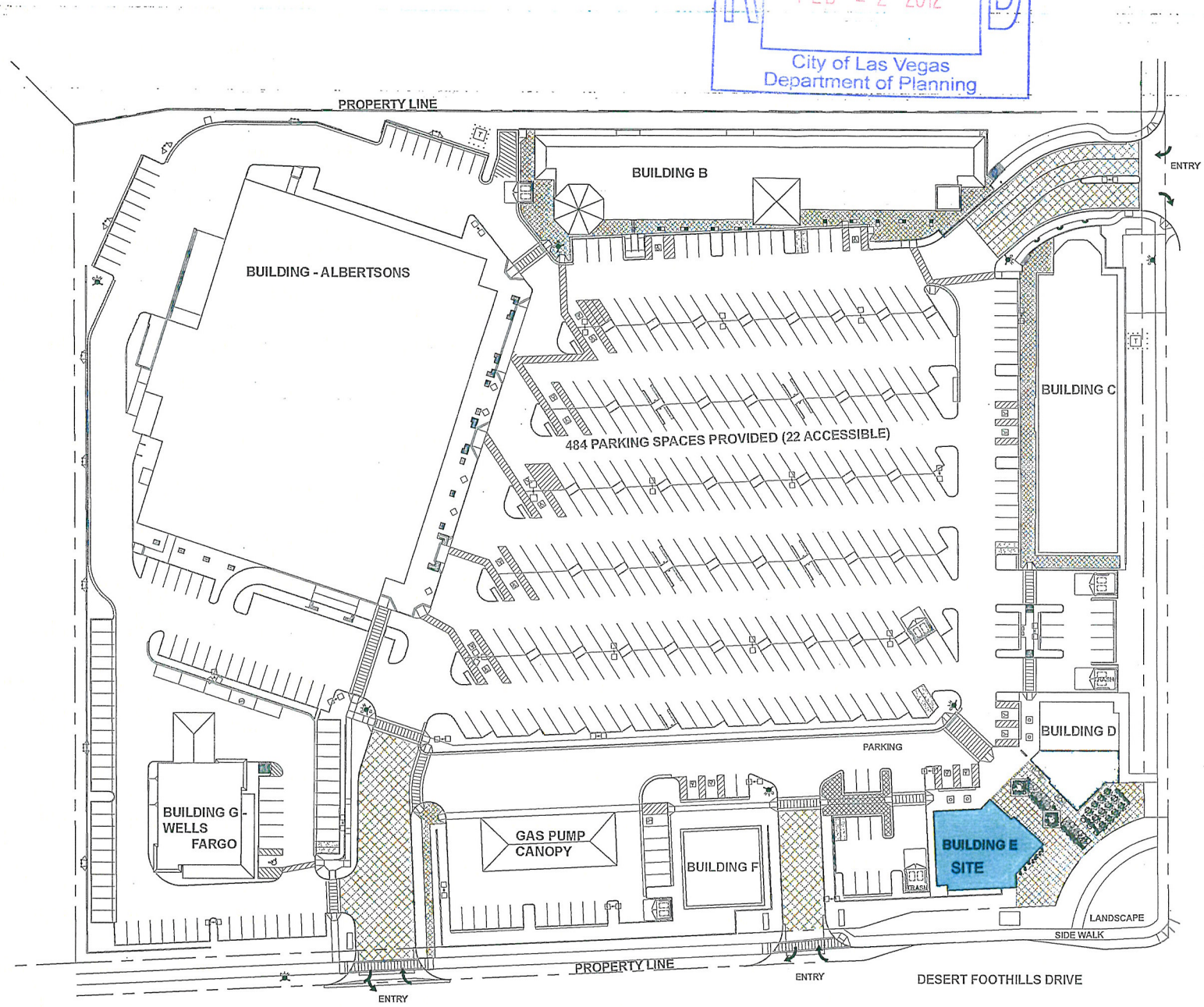
City of Las Vegas
Department of Planning




| Parking Requirement | | | | | |
|---|---|---|---|---|---|
| Use | Gross Floor Area or Number of Units | Required | | Provided | |
| | | Parking Ratio | Parking | Parking | |
| | | | Regular | Handi-capped | Regular | Handi-capped |
| Shopping Center | 102,600 s.f. | 1:250 | 402 | 9 | *462 | *22 |
| SubTotal | | | 402 | 9 | *462 | *22 |
| TOTAL (including handicap) | | | 411 | | *484 | |

*The proposed Supper Club will be located within the Vista Commons Shopping Center





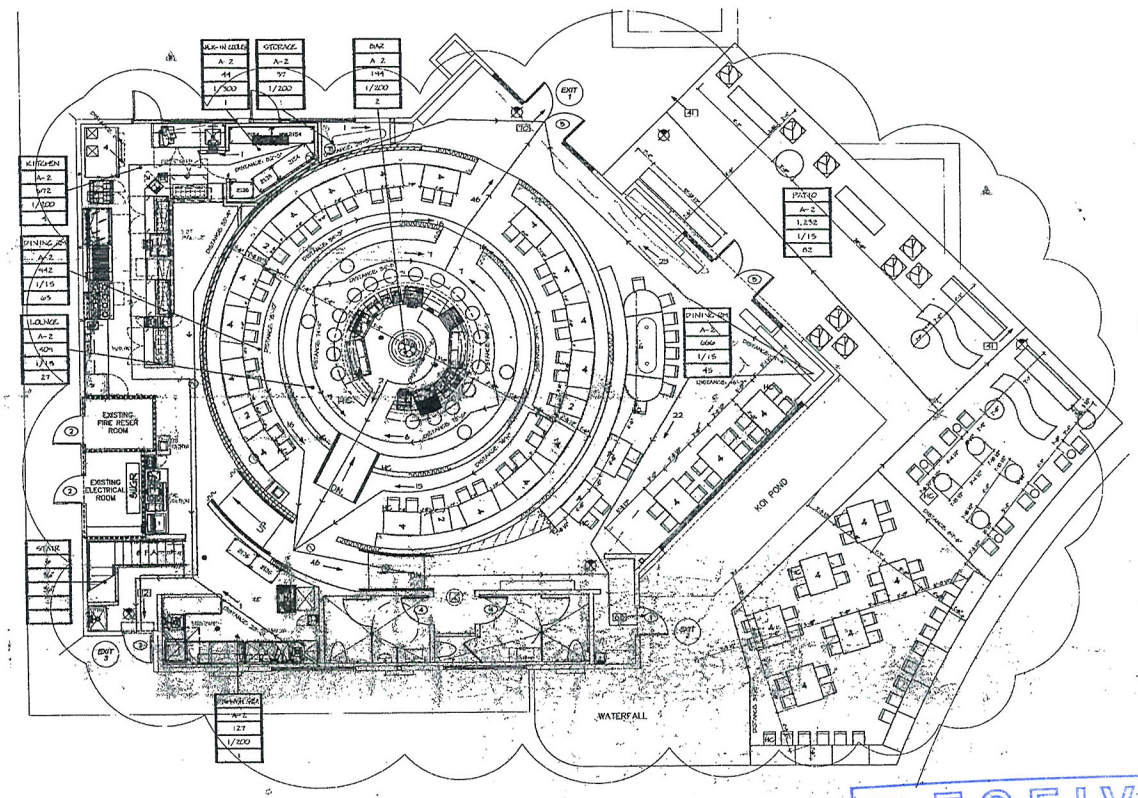




SITE PLAN **SUP-44665**

NORTH SCA

**SUP-44667**




1 EXITING PLAN- FIRST FLOOR

KEY NOTES:

1. EXISTING DOOR TO REMAIN
2. EXISTING 3' X 7' DOOR
3. EXISTING 6'X7' DOOR
4. NEW 3'X7' DOOR
5. NEW 6'X7' DOOR
6. NEW 6'X7' PIVOTING DOOR
7. NOT USED

OCCUPANT LOAD

| USE | AREA (SQ.FT.) | LOAD FACTOR | OCCUPANT LOAD |
|---|---|---|---|
| LEVEL ONE | | | |
| PATIO | 1,232 | 1/15 | 82 |
| DINING RM | 666 | 1/15 | 45 |
| DINING AREA | 127 | 1/200 | 1 |
| LOUNGE | 404 | 1/15 | 27 |
| DINING ROOM | 442 | 1/15 | 65 |
| KITCHEN | 672 | 1/200 | 4 |
| MUSIC-IN COOLER | 44 | 1/200 | 1 |
| STORAGE | 37 | 1/200 | 1 |
| BAR | 144 | 1/200 | 2 |
| ROOM ABOVE | - | - | 6 |
| TOTAL | 4,332 | | 32 |

EXIT CAPACITY

| EXIT # | EXIT WIDTH | EXIT CAPACITY | ACTUAL USE |
|---|---|---|---|
| EXIT 1 | 48 | 3400 | 32 |
| EXIT 2 | 34 | 738 | 65 |
| EXIT 3 | 34 | 738 | 0 |
| | | | |
| | | | |
| | | | |
| TOTALS | | 5000 | 100 |

LEGEND

| | |
|---|---|
| RETAIL | AREA USE |
| M | OCCUPANCY CLASSIFICATION |
| 655 | AREA (SQFT) |
| 1/30 | LOAD FACTOR |
| 22 | OCCUPANT LOAD |
| EXIT 1-2 | EXIT NUMBER |
| 154 F.A | OCCUPANTS FROM ABOVE |
| 120 | OCCUPANTS USING EXIT |
| STAIR | AREA USE |
| 225 | LOAD FACTOR |
| 48" | STAIR OPENING REQUIRED |
| 84" | STAIR OPENING PROVIDED |
| 34" | DOOR OPENING REQUIRED |
| 72" | DOOR OPENING PROVIDED |


LENDALL MAINS ARCHITECT
3930 E. Patrick Ln.
Suite 1
Las Vegas, NV 89120
Phone: 702.437.5621
Fax: 702.437.5623


CONSULTANT:

RESTAURANT
11710 W CHARLESTON BLVD
BUILDING E
LAS VEGAS, NV 89138

| Date | Title | By |
|---|---|---|
| | STARBUCKS COFFEE/COORDINATION | |

KEY PLAN

| | |
|---|---|
| PROJECT NUMBER: | 05-3801 |
| DRAWN BY: | LMA |
| CHECKED BY: | LMA |
| CAD FILE: | AX1.00.DWG |
| DATE: | JUNE 25, 2008 |
| SCALE: | 1/4" =1'-0" |

EXITING PLAN
FIRST FLOOR
AX1.00


RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning


SUP-44665
SUP-44667




SUP-44665 & SUP-44667 - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC
11760 WEST CHARLESTON BOULEVARD

03/01/12




SUP-44665 & SUP-44667 - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC
11760 WEST CHARLESTON BOULEVARD

03/01/12

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 21, 2012

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

***Re: Justification Letter – APN 137-34-818-002***
***Special Use Permit Application***
***VC TOROS, LLC dba TOROS***

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern) and gaming, within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "TOROS" will be located in an approximately 6,000 square foot inline space on the southeast end of the site within Building E.

TOROS is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

TDA/EED



City of Las Vegas Agenda Item No.: **30.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

**SUBJECT:**
SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,323 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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.**

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44667** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: VC TOROS, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Scott Hamilton

Print Name: Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

Orange County, California

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

NCC1 NCC1

Revised 11-14-06

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

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FEB 22 2012
City of Las Vegas
Department of Planning

1089158.1

VC TOROS

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for Gaming

**Project Address (Location)** 11760 West Charleston

**Project Name** TOROS **Proposed Use** Tavern

**Assessor's Parcel #(s)** 137-34-818-002 **Ward #** 2

**General Plan:** existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

**Commercial Square Footage** 6000± **Floor Area Ratio**

**Gross Acres** Portion of 10± **Lots/Units** 1 **Density**

**Additional Information**

**PROPERTY OWNER** The Vista Commons Center, LLC **Contact**

**Address** 4350 Von Karman Ave., 4th Floor **Phone:** **Fax:**

**City** Newport Beach **State** CA **Zip** 92660

**E-mail Address**

**APPLICANT** VC TOROS, LLC **Contact** Adam Corrigan

**Address** 4100 W. Flamingo, Suite 1100 **Phone:** 222-4300 **Fax:** 251-5421

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** adamc@corrigancompanies.com

**REPRESENTATIVE** Kaempfer Crowell **Contact** Tom Amick

**Address** 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** tda@kcnvlaw.com

**Property Owner Signature*** Scott Hamilton

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

**Print Name** Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012.

Kristie Eidlhuber

Notary Public in and for said County and State Orange County California

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44667 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1030.00 |
| Date Received:* | 2-22-12 |
| 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.

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

Revised 10/27/08

1089147.1

RECEIVED FEB 22 2012 VC TOROS

City of Las Vegas
Department of Planning

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 21, 2012

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

***Re: Justification Letter – APN 137-34-818-002***
***Special Use Permit Application***
***VC TOROS, LLC dba TOROS***

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern) and gaming, within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "TOROS" will be located in an approximately 6,000 square foot inline space on the southeast end of the site within Building E.

TOROS is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

TDA/EED

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FEB 22 2012
SUP-44667
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **31.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

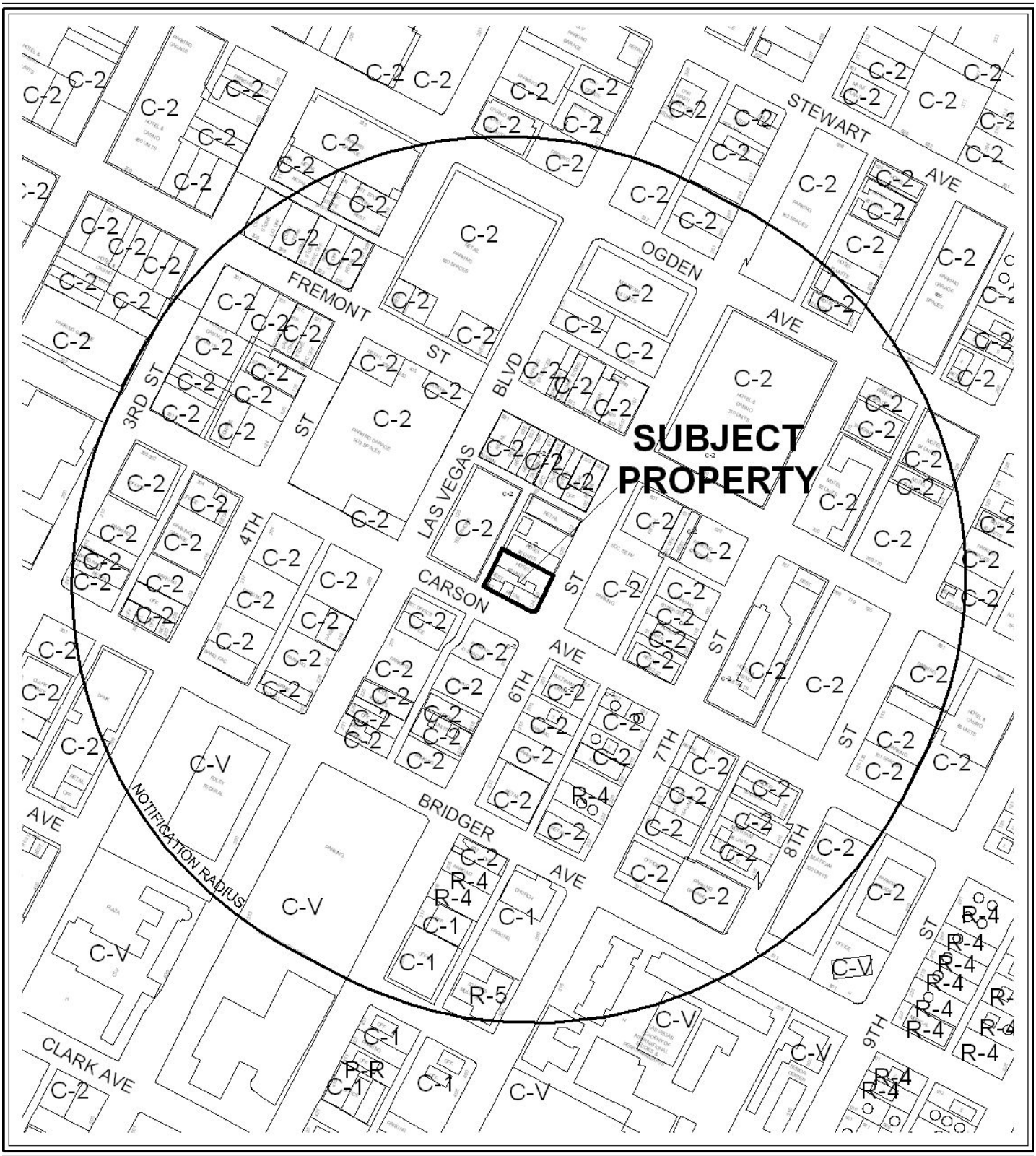
**SUBJECT:**
SUP-44675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 124 South 6th Street (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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




0 300 600 Feet

**CASE:** **SUP-44675**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **SUP-44675**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44675** APN: 139-34-611-051

Name of Property Owner: ROSEMARY SHOONG

Name of Applicant: JOSHUA GLOVER

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: Rosemary Shoong

Print Name: ROSEMARY SHOONG

State of Nevada

Subscribed and sworn before me

This 17th day of February, 2012

Notary Public in and for said County and State

Clark County.

Evelyn Fraire
Notary Public
State of Nevada
Commission Expires 03-12-12
Commission No: 04-87692-1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SPECIAL USE PERMIT TATTOO PARLOR/BODY PIERCE STUDIO

**Project Address (Location)** 124 S. 6TH STREET LAS VEGAS, NV 89101

**Project Name** BLACK SPADE TATTOO **Proposed Use** TATTOO STUDIO

**Assessor's Parcel #(s)** 139-34-611-051 **Ward #** 1- TARKANIAN

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

**Commercial Square Footage** 586 SF **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** ROSEMARY SHOONG **Contact** _____

**Address** 6900 MCCARRAN BLVD STE 1040 **Phone:** _____ **Fax:** _____

**City** RENO, NV **State** NV **Zip** 89509

**E-mail Address** _____

**APPLICANT** JOSHUA GLOVER **Contact** JOSHUA GLOVER 7023089659

**Address** 124 S. 6TH STREET # 130 **Phone:** 7024137076 **Fax:** N/A

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

**E-mail Address** kingruck@gmail.com

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** Rosemary Shoong

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

**Print Name** ROSEMARY SHOONG

State of Nevada

Subscribed and sworn before me

This 17th day of February, 20 12.

Evelyn Fraire

Clark County.

Notary Public in and for said County and State

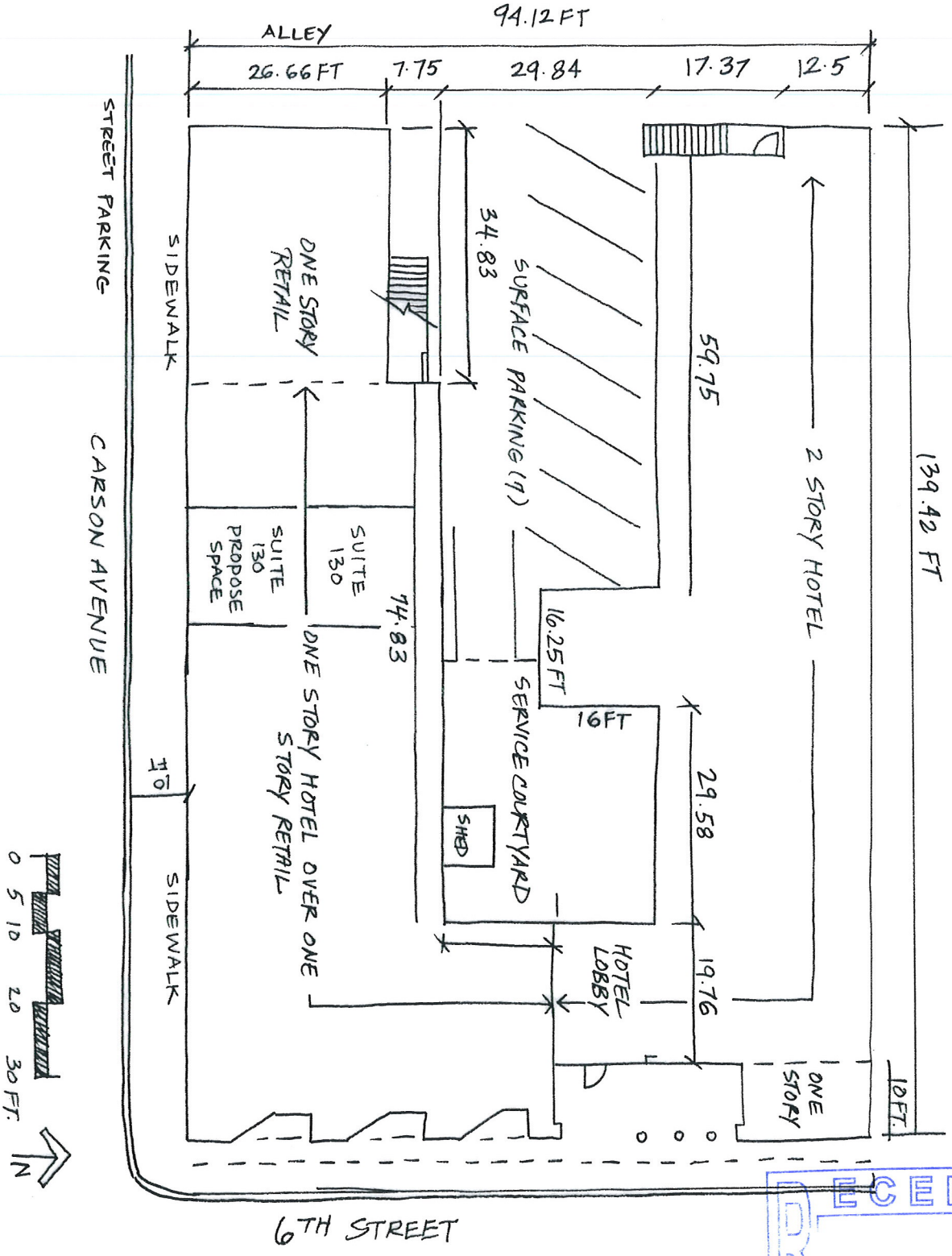
Evelyn Fraire
Notary Public
State of Nevada
Commission Expires 03-12-12
Commission No: 04-87882-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44675 |
| Meeting Date: | 4/10/2012 |
| Total Fee: | 1030.00 |
| Date Received:* | 2/22/2012 |
| Received By: | MREX |

*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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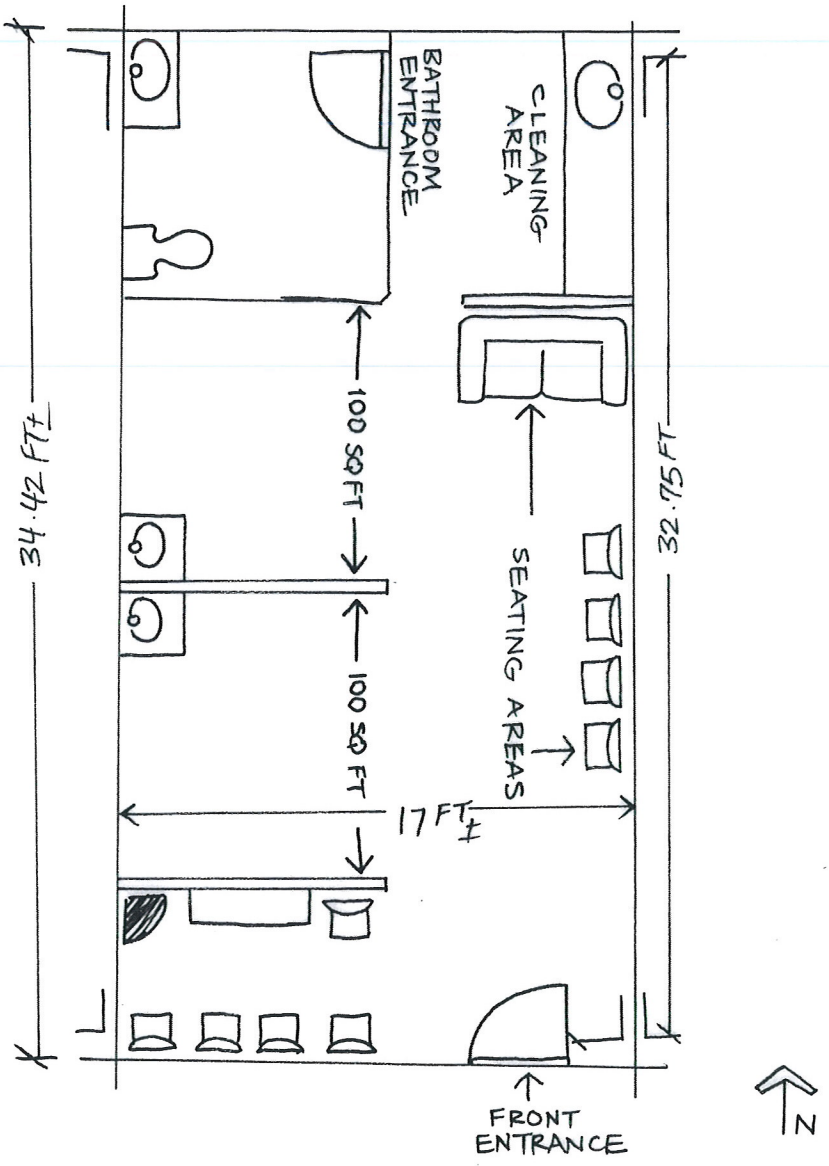
FEB 22 2012
City of Las Vegas
Department of Planning

**SUP-44675**




EXTERIOR GROSS SF. - 585.14 SF±

MAXIMUM OCCUPANCY (PER U.B.C) - 39

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

**SUP-44675**




SUP-44675 - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY
124 SOUTH 6TH STREET

03/01/12




**SUP-44675 - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY**
**124 SOUTH 6TH STREET**

03/01/12

# *Justification Letter*

To: City of Las Vegas Department of Planning
From: Joshua Glover/ Black Spade Tattoo Boutique
Date: 2/13/2012
Subject: Justification Letter

The Proposal is to open a new and exciting tattoo boutique at the Downtown location of:
124 S. 6th Street, suite #130 Las Vegas, NV 89101.

*Shop operating hours:*
Tuesday - Saturday
12noon - 10pm
Number of employees - 4

*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 Tattoo Parlor/Body Piercing Studio can be conducted in a manner that is harmonious and compatible with surrounding land uses.

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

The subject site is physically suitable for the type and intensity of land use proposed, provided a handicap parking space is provided.

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

Las Vegas Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. Access is possible only from the northbound lanes. These roadway facilities are adequate to serve the proposed Tattoo Parlor/Body Piercing Studio.

*4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.*

Approval of a Special Use Permit for a Tattoo Parlor/Body Piercing Studio at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

Thank you

Joshua Glover

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

**SUP-44675**

City of Las Vegas Agenda Item No.: **32.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

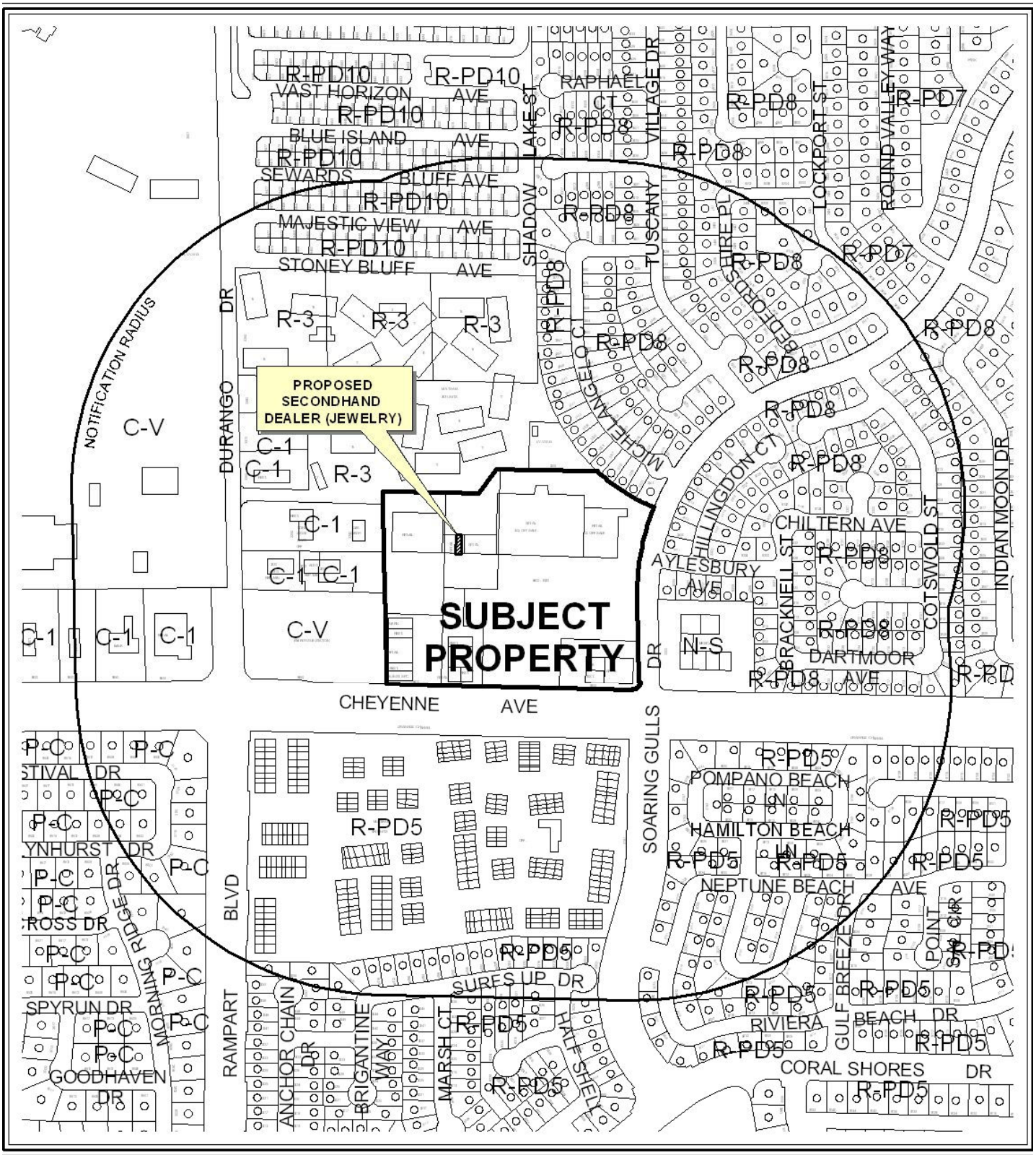
**SUBJECT:**
SUP-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite #102 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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



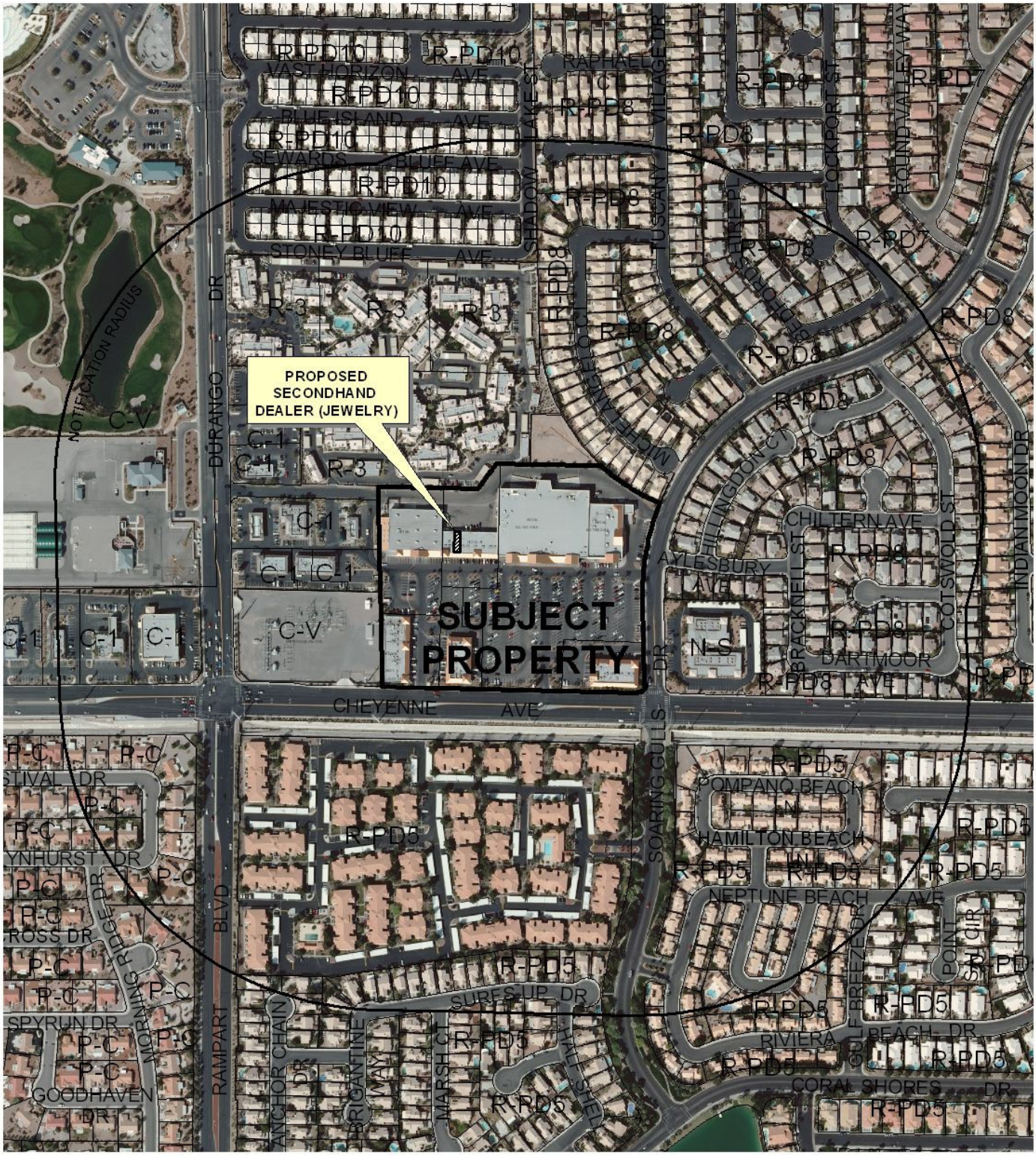

**CASE:** **SUP-44677**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N




0 300 600 Feet

**CASE:** **SUP-44677**

**RADIUS:** 1000 FEET

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44677** APN: 138-09-420-006

Name of Property Owner: Northshore Plaza, LLC, a Nevada limited liability company

Name of Applicant: Brandon Adams

Name of Representative: Brandon Adams

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: Northshore Plaza, LLC

Print Name: Richard Gordon, President of Manager

Subscribed and sworn before me

This 15th day of February, 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
FEB 22 2012
City of Las Vegas

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit to allow use for Second Hand Dealer

**Project Address (Location)** 8370 W. Cheyenne Ave., Ste 102 89129

**Project Name** 138-09-420-006 Secondhand Dealer Adams Jewelers **Proposed Use** —

**Assessor's Parcel #(s)** 138-09-420-006 **Ward #** 4

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

**Commercial Square Footage** 1050 sq. ft **Floor Area Ratio** —

**Gross Acres** 1.28 **Lots/Units** — **Density** —

**Additional Information** —

**PROPERTY OWNER** Northshore Plaza LLC **Contact** —

**Address** 1770 N Buffalo #101 **Phone:** 220-4500 **Fax:** 220-4900

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** —

**APPLICANT** Brandon Adams Jewelers **Contact** Brandon Adams

**Address** 8370 W. Cheyenne Ave., Ste. 102 **Phone:** 702-656-2000 **Fax:** 702-656-2055

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** badbrando@gmail.com

**REPRESENTATIVE** Brandon Adams **Contact** Brandon Adams

**Address** 8370 W. Cheyenne Ave, Ste 102 **Phone:** 702-656-2000 **Fax:** 702-656-2055

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** badbrando@gmail.com

Northshore Plaza, LLC

**Property Owner Signature*** Richard Gordon

*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 15 day of February, 2012.

Laura Groseth

Notary Public in and for said County

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

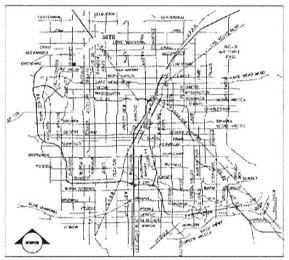
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-44677 |
| Meeting Date: | 4-10-12 |
| Total Fee: | $1030.00 |
| Date Received:* | 2-22-12 |
| Received By: | JFrench |

RECEIVED
FEB 22 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



## VICINITY MAP

TOTAL SITE ACERAGE: 12.4401 ACRE
TOTAL SITE AREA: 541,891 SQFT

BUILDING GROSS FLOOR AREA: 146,063 SQFT

EXISTING SITE PARKING REQUIRMENTS 4:1000

PARKING REQUIRED: 585 SPACES
PARKING PROVIDED: 589 SPACES

ACCESSIBLE REQUIRED: 12 SPACES
ACCESSIBLE PROVIDED: 21 SPACES




- R-3 - Medium Density Residential
- R-PD - Residential Planned Development
- C-1 - Limited Commercial
- N-S - Neighborhood Services
- C-V - Civic
- P-C - Planned Community

NORTH SHORES SHOPPING CENTER

**8300 BUILDING**

| | |
|---|---|
| STE 100 | EINSTEIN BAGLE |
| STE 101 | EINSTEIN BAGLE |
| STE 102 | CHASE BANK |
| STE 103 | CHASE BANK |
| STE 104 | BLOCKBUSTER |
| STE 105 | BLOCKBUSTER |
| STE 106 | BLOCKBUSTER |

**8320 BUILDING** - CVS

**8350 BUILDING** - ALBERTSON'S GROCERY STORE

**8370 BUILDING**

| | |
|---|---|
| STE 100 | ADAM'S SMOKES & GIFTS |
| STE 101 | ALLSTATE INSURANCE |
| STE 102 | BRANDON ADAMS JEWELRY |
| STE 103 | ABSOLUTE DENTAL ADULT & KIDS BRACES |
| STE 104 | ABSOLUTE DENTAL ADULT & KIDS BRACES |
| STE 105 | HEALTH EXPRESS |
| STE 106 | TANY'S NAIL SALON |
| STE 107 | FIGARO'S BARBER SHOP |
| STE 108 | WIRELESS STORE |
| STE 110 | EXPRESS CLEANERS & ALTERATIONS |

**8380 BUILDING**

| | |
|---|---|
| STE 100 | GREAT CLIPS |
| STE 101 | COOK ON WOK |
| STE 102 | ABSOLUTE DENTAL KIDS & BRACES |
| STE 103 | ABSOLUTE DENTAL KIDS & BRACES |
| STE 104 | ABSOLUTE DENTAL KIDS & BRACES |
| STE 105 | LITTLE CEASAR'S PIZZA |

**8400 BUILDING** - ACE HARDWARE

**8410 BUILDING**

| | |
|---|---|
| STE 100: | VACANT |
| STE 101 | FAST BUCKS |
| STE 102 | VACANT |
| STE 103 | VACANT |
| STE 104 | USSD KARATE |
| STE 105 | VIVA EL TACO |
| STE 106 | VIVA EL TACO |
| STE 107 | STEINERS |
| STE 108 | STEINERS |

**8200 BUILDING - DENTAL OFFICE**

| | |
|---|---|
| STE 100 | THE LEGACY |
| STE 101 | FAMILY DENTISTRY |
| STE 102 | SUPERSMILE ORTHODONTICS |
| STE 103 | SUPERSMILE ORTHODONTICS |
| STE 104 | OPTOMETRIST |
| STE 105 | GREG NIELSEN, DDS |
| STE 106 | DENTAL CARE |

NORTH

GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.

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City of Las Vegas

**SUP-44677**

REVISIONS

IN HOUSE COMMENTS:

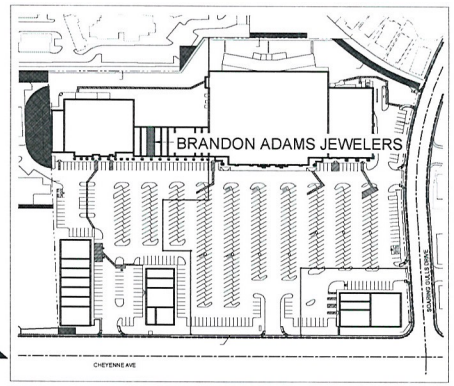
Call before you Dig. 1-800-227-2600

Call before you Overhead 593-6111

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

SITE PLAN

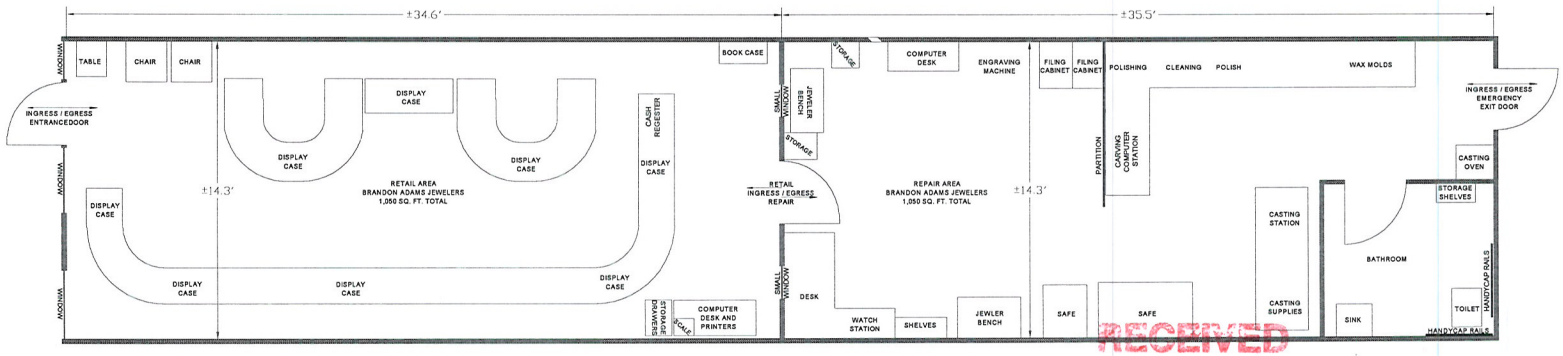
Drawn | Checked
Date 02-16-12
Scale 1"=80'-0"
Job No.
File No. brandons base.dwg
Sheet




KEY MAP

## FLOOR PLAN INFORMATION

| | |
|---|---|
| TOTAL SQUARE FEET: | 1,050 S.F. |
| MAXIMUM OCCUPANCY (PER U.B.C.): | 11 TOTAL |
| SEATING CAPACITY: | N.A |

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## BRANDON ADAMS JEWELERS - FLOOR PLAN

SCALE: 3/8"=1'-0"

NORTH

FLOOR PLAN

REVISIONS

IN HOUSE COMMENTS:

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT

Call before you Overhead 593-6111 OVERHEAD SERVICE ALERT

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

| Drawn | Checked |
|---|---|
| Date 02-16-12 | |
| Scale 3/8"=1'-0" | |
| Job No. | |
| File No. brandons base.dwg | |
| Sheet | |

PLOT DATE: 2-20-12 10:51:24 AM C. Richard brandons jewelry brandons base.dwg rmcadeddy

SUP-44677




SUP-44677 - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC
8370 WEST CHEYENNE AVENUE, SUITE #102

03/01/12

# JUSTIFICATION LETTER

**Part 1: Issue**

I, Brandon Douglas Adams of Brandon Adams Jewelers, am requesting a Special Use Permit to apply for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver at 8370 W. Cheyenne Ave., Ste. 102, Las Vegas, NV 89129, as defined by the LVMC Chapter 19.12.

I am a third generation jeweler and have an established business in Las Vegas, Nevada. I have worked in Las Vegas as a jeweler for over 16 years, as I was employed with other jewelry stores in the area. I then opened my own store in this current location 5 years ago. I consider myself a Las Vegan and as such I want to give back to the people in my community.

I have long considered this license but haven't felt the need to do so until recently. My customers are now requesting this service from me. While there are several other gold buying sites in the area, I believe I would be able to do more for my customers as I have different uses for gold than some of my counterparts. As a custom jeweler, scrapping gold isn't the only option available to me. I would be able to refurbish those pieces that still have "life" to them, other pieces can be used to help repair other jewelry and finally, that which can't be used for resale or parts can be recycled and used to create more modern jewelry. In this way, people would enjoy the idea that their belongings can "live" on in other pieces.

I would continue to conduct business with the utmost integrity and good faith that I have maintained so far. My scales would be placed in clear view of the customer and all calculations would be done in front of them so they would understand how pricing is done. I believe that this would only enhance my business and my earning potential, which in turn, means more revenue and returns to the city of Las Vegas. I would also make sure to follow required guidelines for documenting and holding jewelry for the required length of time and following proper procedures to ensure that I am not purchasing lost or stolen merchandise.

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**SUP-44677**

**Part 2: Information**

- Number of Employees: 2, including myself
- My hours of Operation are:

  Sunday – Closed

  Monday – Closed

  Tuesday – 10:00am to 5:30pm

  Wednesday – 10:00am to 5:30pm

  Thursday – 10:00am to 5:30pm

  Friday – 10:00am to 5:30pm

  Saturday – 11:00am to 4:00pm

  *(*The store is closed the first Saturday of every month.)*
- Any existing similar uses owned or operated by the applicant and their location? No
- Any required state licenses specific to the use requested? No

| *Sustainability (if applicable – if yes, please explain* | *Yes* | *No* |
|---|---|---|
| Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.) | | X |
| Will this project be constructed to LEED or other equivalent standards? | | X |
| Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape) | | X |
| Is there connectivity to adjacent parcels? (Automobile or pedestrian) **Yes, we are part of a plaza center that has several other stores in it.** | X | |
| Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.) | | X |
| Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.) | | X |
| Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?) | | X |
| Will the project provide any bicycle parking? | | X |
| Will the project provide any electric vehicle recharging stations? | | X |

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FEB 22 2012
City of Las Vegas
SUP-44677

**Part 3: Findings (Special Use Permit Determinations)**

**1a**. I believe that granting me a Special Use Permit for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver would be very harmonious and compatible with the existing surroundings of the land uses as I am already a jewelry store that is in existence. I feel the community and my customers would be more comfortable dealing with a reputable jewelry store that has a strong standing in the community; one that has been able to sustain itself during these more difficult times while other jewelry stores have closed proving my ability to manage money effectively and expand into new areas as needed.

**1b**. Again, as an established jewelry store, I believe with a few minor interior changes, the store will be more than suitable for customers to feel welcome and comfortable selling their goal with my business. The scales will be placed in clear view and calculations done in front of customers.

**1c**. My current location is at the corner of Durango and West Cheyenne Avenue within a very large plaza that has no fewer than 5 entrances and exits to either of these streets. Both of these streets are double lanes in both directions with a center turn lane.

**1d**. I do not believe there is a compromise to public health, safety or welfare regarding a Special Permit for acquire a Second Hand Gold Buying License.

**Requirements Per Secondhand Dealer License:**

Per the definition in LVMC Chapter 6.74, the used jewelry and/or precious metals such as gold and silver that are purchased will be incidental to the sale of new jewelry in our store. We are anticipating refurbishing **no more than 20%** of used jewelry sold to us for re-sale purposes within the store. As for the following Minimum Special Use Permit Requirements:

1. No outdoor display, sales or storage of any merchandise shall be permitted. **As a standard precaution for my jewelry store, we consider it an unnecessary risk to put merchandise outside of the store for sale, storage or display, therefore this is a non-issue.**

2. The use shall comply with the applicable requirements of LVMC Title 6. **We have reviewed the applicable requirements and will comply as required to continue our good standing with the City of Las Vegas and our community.**
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Blvd. South, between Charleston Boulevard and Sahara Avenue. **We do not reside here, therefore it is not applicable.**

Thank you for your time and consideration.

Sincerely,

**Brandon Adams**
Brandon Adams Jewelry (BA Design)
Owner

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City of Las Vegas

**SUP-44677**

City of Las Vegas Agenda Item No.: **33.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

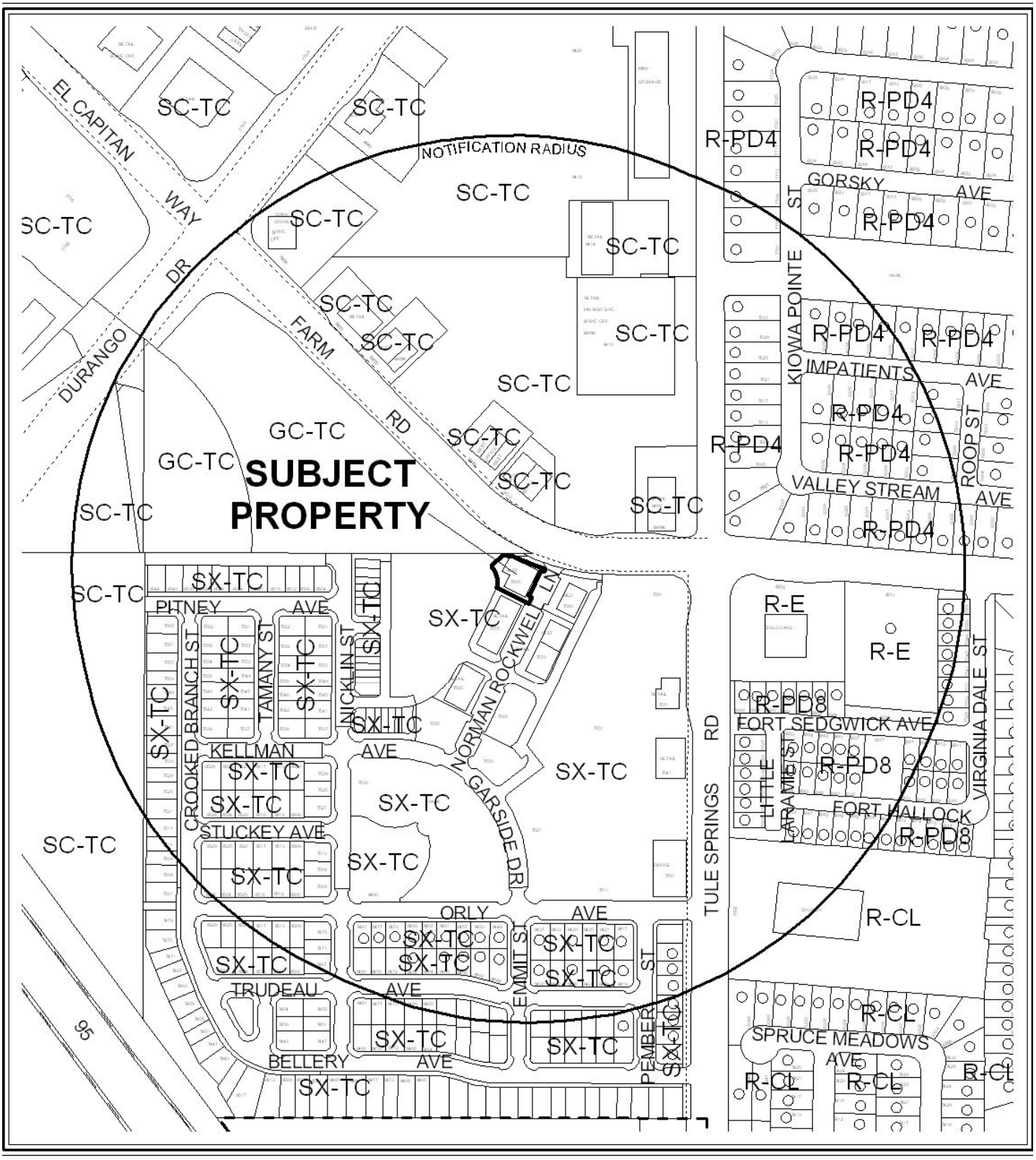
**SUBJECT:**
SUP-44679 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LETICIA GARDEA - OWNER: VCSP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED IN CONJUNCTION WITH AN EXISTING SUPPER CLUB at 7585 Norman Rockwell Lane (APN 125-17-712-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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




**CASE:** **SUP-44679**

**RADIUS:** 1000 FEET

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

[SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]




0 300 600 Feet

**CASE:** **SUP-44679**

**RADIUS:** 1000 FEET

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

[SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44679** APN: ~~20060314:02123~~ 12517712006

Name of Property Owner: _____

Name of Applicant: Tu Casa Inc. Leticia's Cocina

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: [signature]

Print Name: Michael L. Forche

Subscribed and sworn before me by Michael Forche

This 22 day of February, 2012

[signature]

Notary Public in and for said County and State

VANESSA GORDON
Notary Public, State of Nevada
Appointment No. 10-1832-1
My Appt. Expires Nov 30, 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** 7585 Norman Rockwell Ln. L.V. NV 89143

**Project Name** Leticia's Cocina **Proposed Use** _____

**Assessor's Parcel #(s)** ~~20060314:02123~~ 12517712006 **Ward #** 6

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

**Commercial Square Footage** 3750 **Floor Area Ratio** _____

**Gross Acres** _____ **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** VCSP, LLC **Contact** _____

**Address** 7501 Tule Springs Rd #170 **Phone:** _____ **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89131

**E-mail Address** Leticia@LeticiaCocina.com

**APPLICANT** Leticia Gardea **Contact** 702-400-6819

**Address** 8929 Loggers Mill Ave. **Phone:** _____ **Fax:** 629-5034

**City** Las Vegas **State** NV **Zip** 89143

**E-mail Address** Leticia@LeticiasCocina.com

**REPRESENTATIVE** M. Forche - RECEIVER **Contact** CASE No. A-654347

**Address** 2500 N. Buffalo #235 **Phone:** 702-257-5373 **Fax:** 253-1682

**City** LAS VEGAS **State** NV **Zip** 89128

**E-mail Address** MFORCHE@ACANV.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** Michael L. FORCHE

Subscribed and sworn before me by Michael Forche only

This 22 day of February, 2012.

[signature]

Notary Public in and for said County and State

VANESSA GORDON
Notary Public, State of Nevada
Appointment No. 10-1832-1
My Appt. Expires Nov 30, 2013

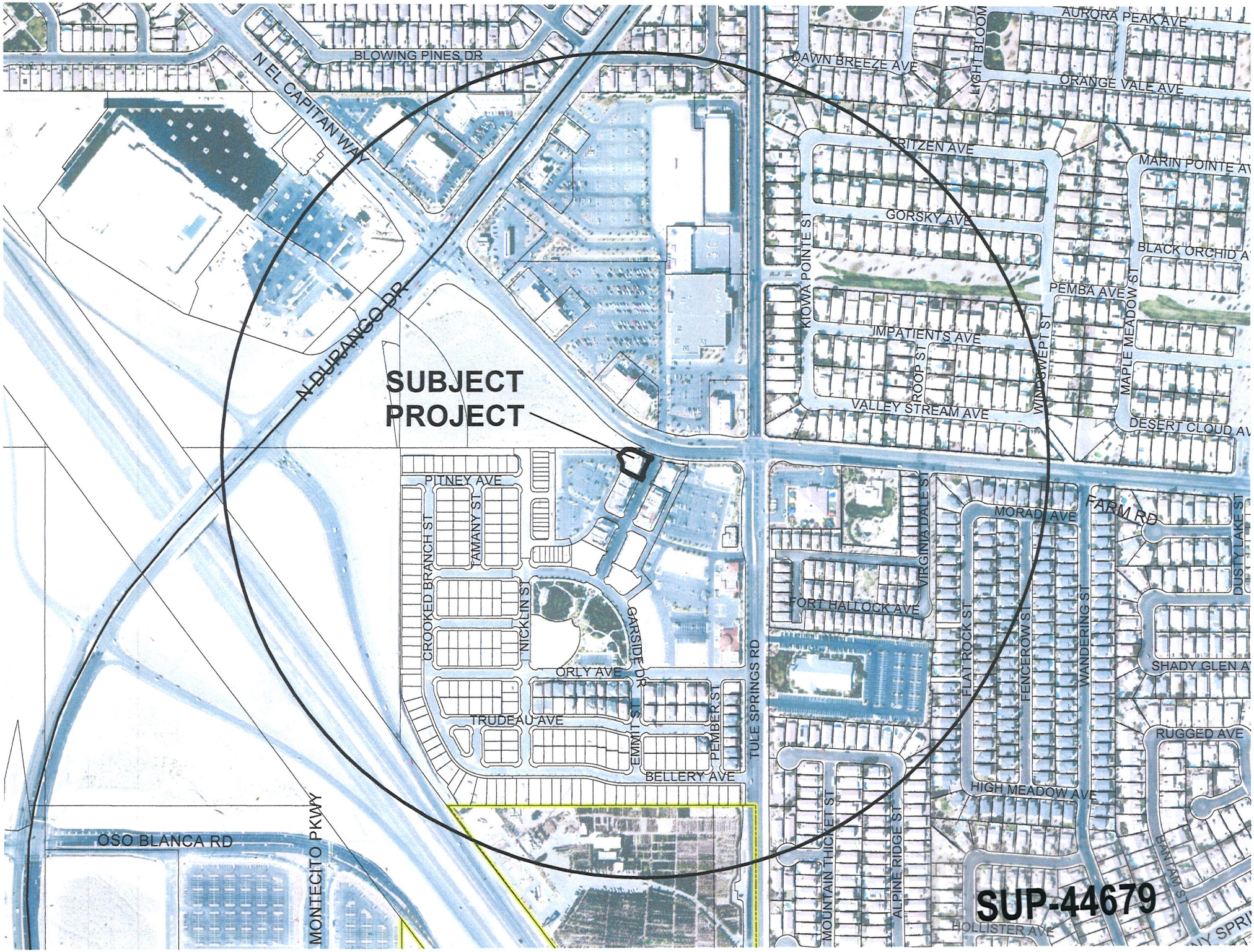
Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-44679 |
| **Meeting Date:** | 4/10/2012 |
| **Total Fee:** | 1030 00/100 |
| **Date Received:*** | 2/22/2012 |
| **Received By:** | MKO |

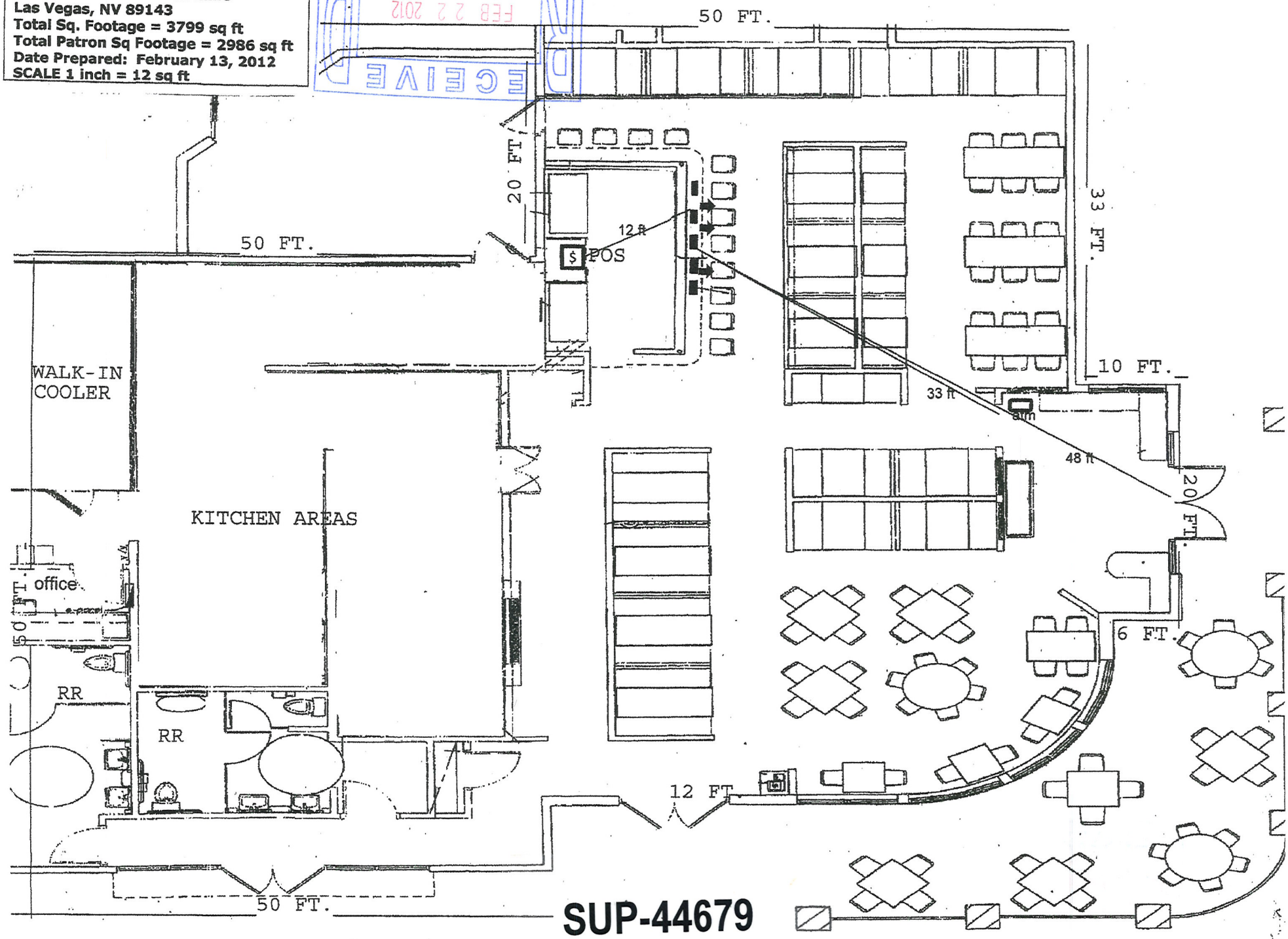
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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


SUBJECT PROJECT
SUP-44679
BLOWING PINES DR
N EL CAPITAN WAY
N DURANGO DR
DAWN BREEZE AVE
LIGHT BLOOM
AURORA PEAK AVE
ORANGE VALE AVE
FRITZEN AVE
MARIN POINTE AV
GORSKY AVE
KIOWA POINTE ST
BLACK ORCHID A
PEMBA AVE
MAPLE MEADOW ST
IMPATIENTS AVE
WIDOWSWEPT ST
TROOP ST
VALLEY STREAM AVE
DESERT CLOUD AV
PITNEY AVE
TAMANY ST
CROOKED BRANCH ST
NICKLIN ST
GARSIDE DR
ORLY AVE
TRUDEAU AVE
EMMIT ST
PEMBER ST
BELLERY AVE
TULE SPRINGS RD
VIRGINIA DALE ST
MORADA AVE
FARM RD
DUSTY LAKE ST
FORT HALLOCK AVE
FLAT ROCK ST
FENCEROW ST
WANDERING ST
SHADY GLEN A
RUGGED AVE
HIGH MEADOW AVE
MOUNTAIN THICKET ST
ALPINE RIDGE ST
HOLLISTER AVE
OSO BLANCA RD
MONTECITO PKWY

Leticia's Mexican Cocina
7585 Norman Rockwell Lane
Las Vegas, NV 89143
Total Sq. Footage = 3799 sq ft
Total Patron Sq Footage = 2986 sq ft
Date Prepared: February 13, 2012
SCALE 1 inch = 12 sq ft

City of Las Vegas
Department of Planning
RECEIVED
FEB 22 2012




SUP-44679




SUP-44679 - APPLICANT: LETICIA GARDEA - OWNER: VCSP, LLC
7585 NORMAN ROCKWELL LANE

03/01/12

2/15/2012

City of Las Vegas
Department of Planning
333 N. Rancho 3rd floor
Las Vegas, NV 89143

Tu Casa Inc.
8929 Loggers Mill Ave.
Las Vegas, NV 89143

**RE: Justification Letter**

To whom it may concern:

Gustavo J. Gutierrez & Leticia Gardea we, the owners of: Tu Casa Inc. DBA: Leticia's Cocina / Leticia's Mexican Cocina. We together are now formally requesting the Special Use Permit for our only location at: 7585 Norman Rockwell Ln. Las Vegas, NV 89143, in the Village of Centennial Springs.

We opened our doors October 17, 2009 as a Mexican food restaurant with a current business, health and liquor Super Club license. We have currently 42 employees to include the two owners.

We are open seven days a week:

Monday thru Thursday 11:00am – 10pm

Friday 11:00 am – 11pm / Saturday 11:00am – 12pm / Sunday 10:30am – 10pm.

We have submitted with Golden Gaming the slot operations company to lease our space for 5 slots, all required documentation have been submitted and recommended for approval to the Gaming Board.

**Business License:** #R09-01531-001377 / Super Club Liquor #L21-00072-4-001377 / Health #PR0022280

Sincerely,

Gustavo J. Gutierrez, Owner

Leticia Gardea, Owner

7585 Norman Rockwell Ln. #-1
Las Vegas, NV 89143
(702) 445-7722

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FEB 22 2012
City of Las Vegas
Department of Planning
SUP-44679

City of Las Vegas Agenda Item No.: **34.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

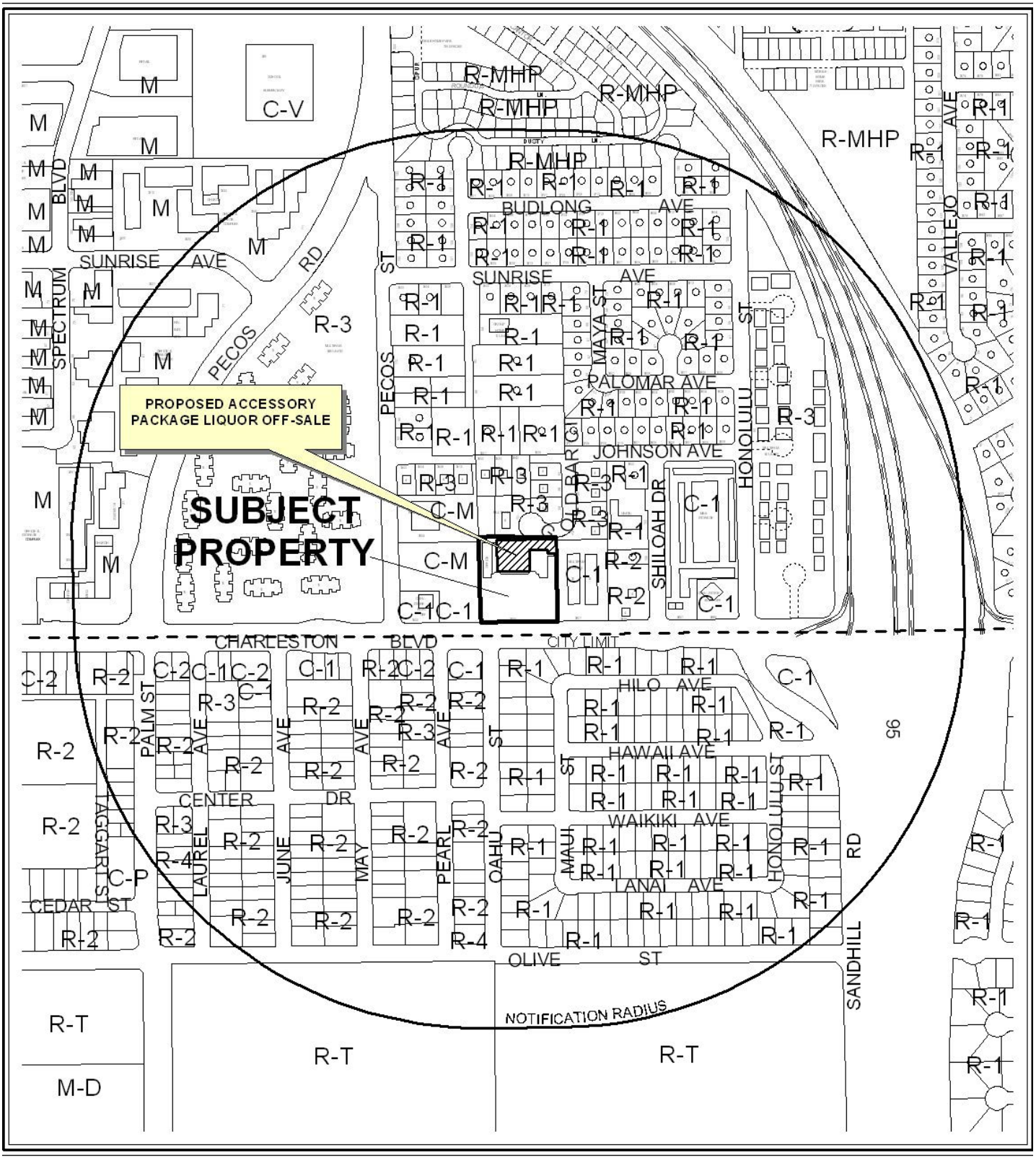
**SUBJECT:**
SUP-44681 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL - For possible action on a request for a Special Use Permit FOR A 17 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 15,438 SQUARE-FOOT GROCERY STORE at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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




**CASE:** **SUP-44681**

**RADIUS:** 1500 FEET

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



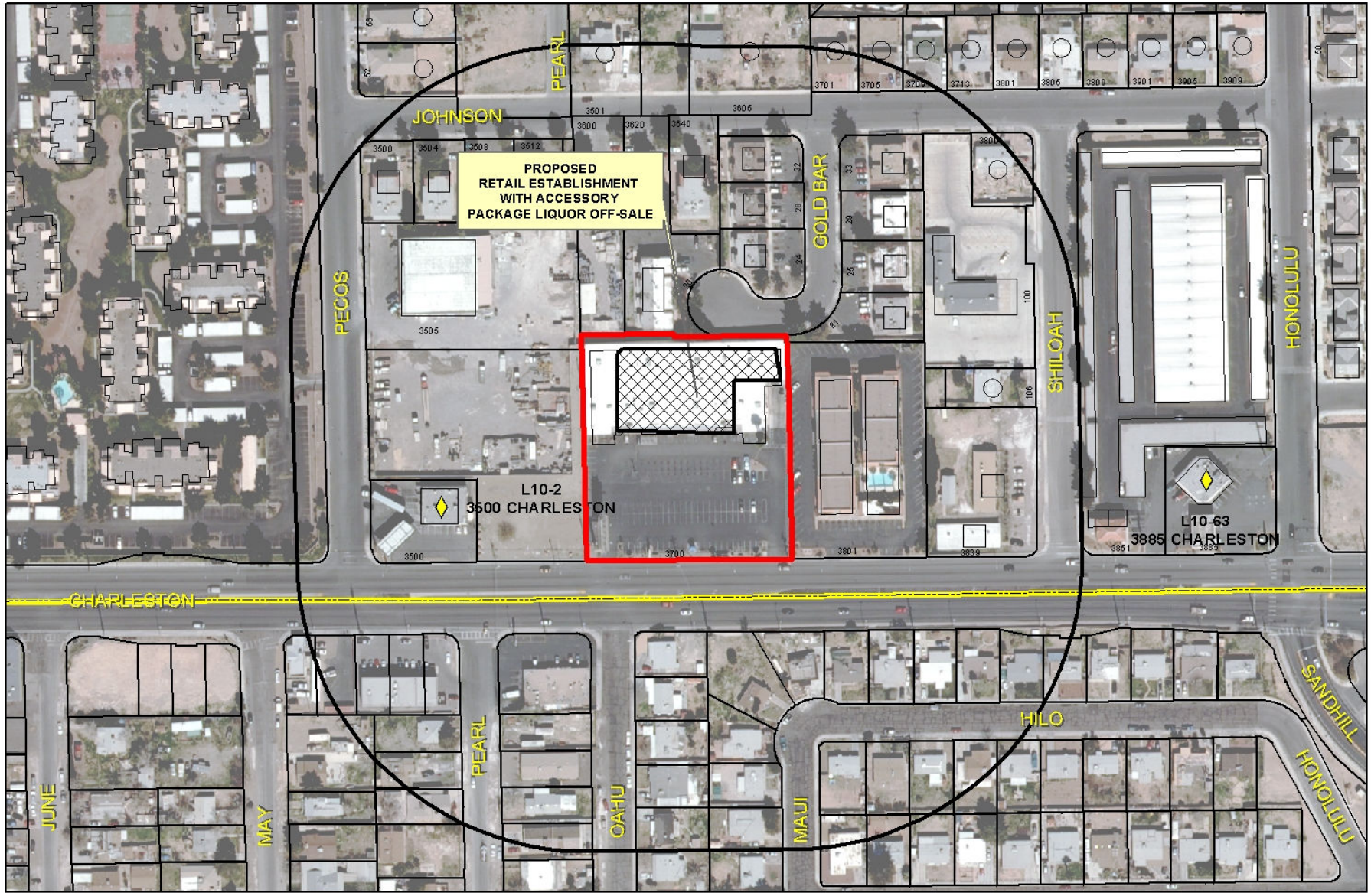

0 500 1000 Feet

**CASE:** **SUP-44681**

**RADIUS:** 1500 FEET

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

N




**SUP-44681**

**Package Liquor Sales**

**Business Licenses**

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44681** APN: 140-31-401-036

Name of Property Owner: B. Lance Miller & Marianne Miller (80%)
Michael Van Volkom & Nadine Van Volkom (20%)

Name of Applicant: Dolgen Midwest, LLC (Dollar General # 13694)

Name of Representative: Kolesar & Leatham, Chtd. (Benjamin J. Volmer, 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: _____

Signature of Property Owner: _____

Print Name: Michael Van Volkom

Subscribed and sworn before me

This 30th day of February, 2012

_____
Notary Public in and for said County and State

ROBIN BERRY
Commission # 1932509
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2015

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Dolgen Midwest, LLC

**Project Address (Location)** 3700 E. Charleston Blvd., Suite , Las Vegas, Nevada 89110

**Project Name** Dollar General #13694 **Proposed Use** Grocery Store w/ Package Liquor Sales

**Assessor's Parcel #(s)** 140-31-401-036 **Ward #** 3

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

**Commercial Square Footage** 19,616 sf leased **Floor Area Ratio** 12,996 sf Sales Floor area

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

**Additional Information**

**PROPERTY OWNER** B. Lance Miller & Marianne Miller (80%) Michael Van Volkom & Nadine Van Volkom (20%) **Contact** Michael Van Volkom and Lance Miller

**Address** c/o Westhill Management Co 220 26th Street #200 **Phone:** 395-7272 310 **Fax:** 395-7326 310

**City** Santa Monica **State** CA **Zip** 90402

**E-mail Address**

**APPLICANT** Dolgen Midwest, LLC **Contact** Valerie James

**Address** 100 Mission Ridge Attn: Tax Dept-BW **Phone:** 615-855-5484 **Fax:** 877-364-4130

**City** Goodlettsville **State** TN **Zip** 37072

**E-mail Address** vjames@dollargeneral.com or tax-beerandwinelicense@dollargeneral.com

**REPRESENTATIVE** Kolesar & Leatham, Chtd. **Contact** Benjamin J. Volmer, Esq.

**Address** 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

**City** Las Vegas **State** NV **Zip** 89145

**E-mail Address** bvolmer@klnevada.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 Van Volkom

Subscribed and sworn before me

This 3rd day of February, 20 12.

_____

Notary Public in and for said County and State

ROBIN BERRY
Commission # 1932509
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2015

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44681 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1280.00 |
| Date Received:* | 2-22-12 |
| 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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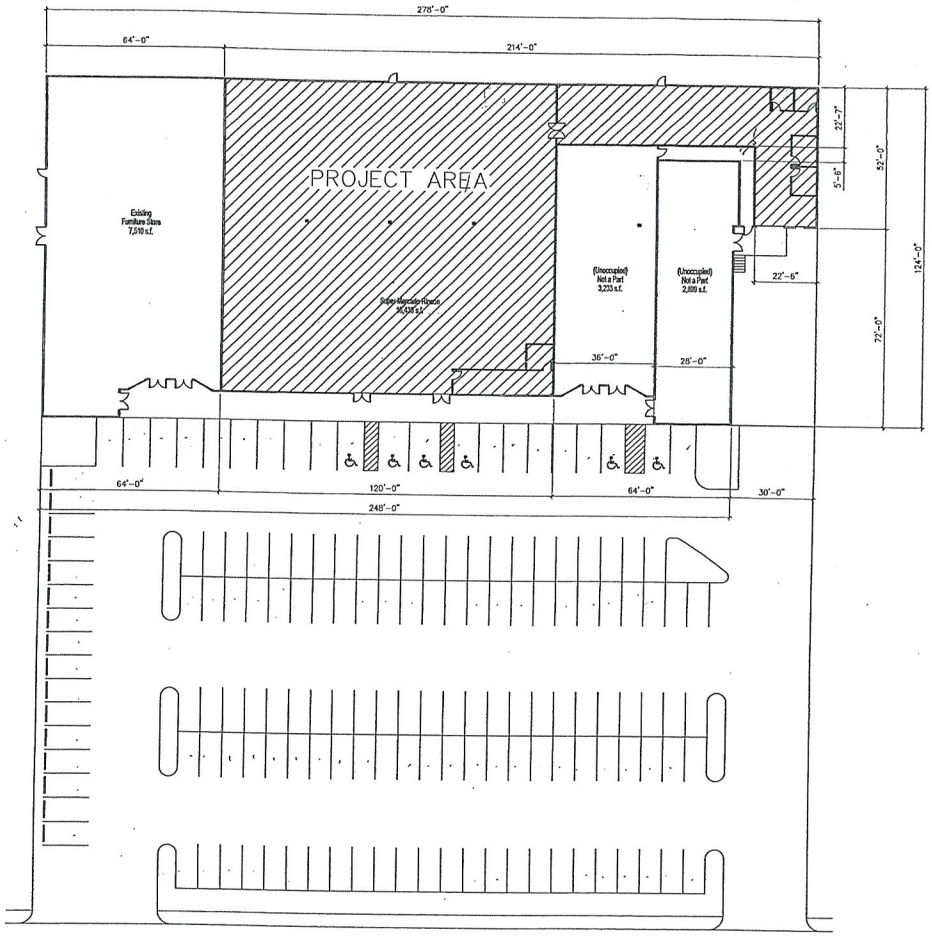
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08




1 A0.01 Site Plan SCALE: 1"=20'-0"

REFERENCE NORTH

SUPERMERCADO PARKING CALCULATIONS:

16,438 S.F. @ 4 SPACES PER 1000 S.F.
= 16.44 x 4 = 65.76 ≅ 66 SPACES

12-14-11 Based on false delivery report, truck can enter the site and access the delivery area without any concerns.

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Department of Planning

APPROVED
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada

T.S. MAY 26 2006

Shown Plan Include Structural, Electrical, Plumbing/Mechanical or Off-Site Improvements Make No Change Without Approval Plan N

| # | REVISED | BY |
|---|---|---|
| △ | | |
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QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., STE 5
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164
SIGNATURE

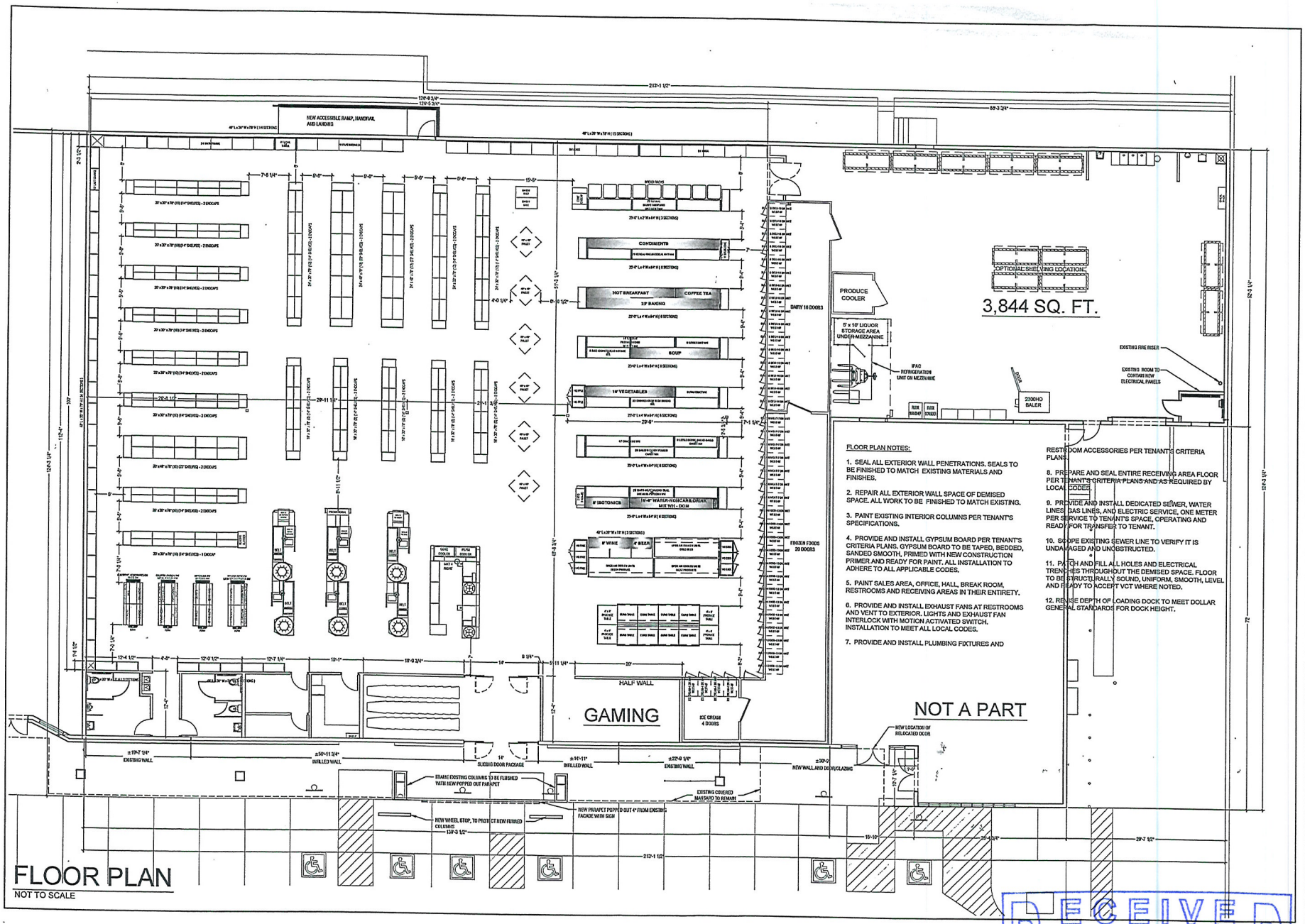
TENANT IMPROVEMENT INTERIOR REMODEL
FOR
SUPERMERCADO RINCON LATINO
3700 E. CHARLESTON BLVD.
LAS VEGAS, NV
BUILDING LAYOUT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING IDEAS AND DESIGNS IT CONTAINS IS AN INSTRUMENT OF PROFESSIONAL SERVICES RENDERED BY QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED COPIED OR PUBLISHED BY ANY MEANS IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THIS SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF QUALITY CHOICE CONSTRUCTION.

DATE: 04/21/2006
DRAWN BY: PTR
SCALE: AS NOTED

SHEET
A0.01

SUP-44681




FLOOR PLAN NOTES:

1. SEAL ALL EXTERIOR WALL PENETRATIONS. SEALS TO BE FINISHED TO MATCH EXISTING MATERIALS AND FINISHES.
2. REPAIR ALL EXTERIOR WALL SPACE OF DEMISED SPACE. ALL WORK TO BE FINISHED TO MATCH EXISTING.
3. PAINT EXISTING INTERIOR COLUMNS PER TENANT'S SPECIFICATIONS.
4. PROVIDE AND INSTALL GYPSUM BOARD PER TENANT'S CRITERIA PLANS. GYPSUM BOARD TO BE TAPED, BEDDED, SANDED SMOOTH, PRIMED WITH NEW CONSTRUCTION PRIMER AND READY FOR PAINT. ALL INSTALLATION TO ADHERE TO ALL APPLICABLE CODES.
5. PAINT SALES AREA, OFFICE, HALL, BREAK ROOM, RESTROOMS AND RECEIVING AREAS IN THEIR ENTIRETY.
6. PROVIDE AND INSTALL EXHAUST FANS AT RESTROOMS AND VENT TO EXTERIOR. LIGHTS AND EXHAUST FAN INTERLOCK WITH MOTION ACTIVATED SWITCH. INSTALLATION TO MEET ALL LOCAL CODES.
7. PROVIDE AND INSTALL PLUMBING FIXTURES AND RESTROOM ACCESSORIES PER TENANT'S CRITERIA PLANS.
8. PREPARE AND SEAL ENTIRE RECEIVING AREA FLOOR PER TENANT'S CRITERIA PLANS AND AS REQUIRED BY LOCAL CODES.
9. PROVIDE AND INSTALL DEDICATED SEWER, WATER LINES, GAS LINES, AND ELECTRIC SERVICE, ONE METER PER SERVICE TO TENANT'S SPACE, OPERATING AND READY FOR TRANSFER TO TENANT.
10. SCOPE EXISTING SEWER LINE TO VERIFY IT IS UNDAMAGED AND UNOBSTRUCTED.
11. PATCH AND FILL ALL HOLES AND ELECTRICAL TRENCHES THROUGHOUT THE DEMISED SPACE. FLOOR TO BE STRUCTURALLY SOUND, UNIFORM, SMOOTH, LEVEL AND READY TO ACCEPT VCT WHERE NOTED.
12. REVISE DEPTH OF LOADING DOCK TO MEET DOLLAR GENERAL STANDARDS FOR DOCK HEIGHT.

# FLOOR PLAN

NOT TO SCALE

DG

PROPOSED LOCATION:
LAS VEGAS
NV
3700 CHARLESTON

REVISED BY:

DOLLAR GENERAL

A & E Department
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072
615-855-4000

DATE: 11/15/11

SCALE: N.T.S.

SHEET NO: A1

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City of Las Vegas
Department of Planning



SUP-44681 - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL
3700 EAST CHARLESTON BOULEVARD

03/01/12

KOLESAR & LEATHAM
ATTORNEYS AT LAW
400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

February 22, 2012

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

***Via Hand-Delivery***

**Re: Dolgen Midwest, LLC - Special Use Permit Application for Grocery Store with Package Liquor**

**Applicant:** **Dolgen Midwest, LLC d/b/a Dollar General #13694**
**APN:** **140-31-401-036**
**Business Address:** **3700 E. Charleston Blvd., Suite 120**
**Las Vegas, NV 89110**

Dear Sir/Madam:

This firm represents Dolgen Midwest, LLC, a Tennessee limited liability company, dba Dollar General #13694 (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed for processing, please find the Applicant's Special Use Permit Application for a Grocery Store with Package Liquor, which includes the following:

1) Submittal Checklist;
2) Special Use Permit Application/Petition Form;
3) Statement of Financial Interest;
4) Grant, Bargain and Sale Deed and Legal Description;
5) Assessor's Parcel Map;
6) Meeting notes and checklist signed by City Planner (original and one copy);
7) Development Impact Notice and Assessment (DINA) Project of Regional Significance (PRS);
8) Site Plan (6 folded, 1 rolled, 1 8½" x 11");
9) Floor Plan (1 folded, 1 rolled, 1 8½" x 11"); and
10) Check in the amount of $1,280 in payment of the required filing fees.

The Applicant is proposing to open an 18,250 square foot retail business selling grocery and related products (the "Store") at the above referenced address (the "Premises"). Among the grocery products to be sold, the Applicant desires to engage in the sale of package alcoholic beverage sales at the Store as permitted with a Package Liquor License pursuant to Las Vegas Municipal Code 6.50.170. It is anticipated that the Store will operate every day between the hours of 7:00 AM and



12:00 midnight and will provide employment to approximately twenty-five (25) to thirty-five (35) employees.

The Store will provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Store will draw customer traffic to the neighboring businesses in the community. The Applicant acknowledges that no more than ten percent (10%) of the floor space of the business may be dedicated to the display of alcoholic beverages.

The introduction of package alcoholic beverage sales at the Premises will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail grocery store and market, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities, parking or waivers will be necessary to accommodate the Store at the Premises. Further, the approval of a Special Use Permit at the Premises will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan.

There is adequate employee and customer parking available at the Premises and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises from East Charleston Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures: as stated
cc: Valerie James (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)
Ashley E. Ganz, Paralegal (w/o encls.)

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SUP-44681
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **35.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

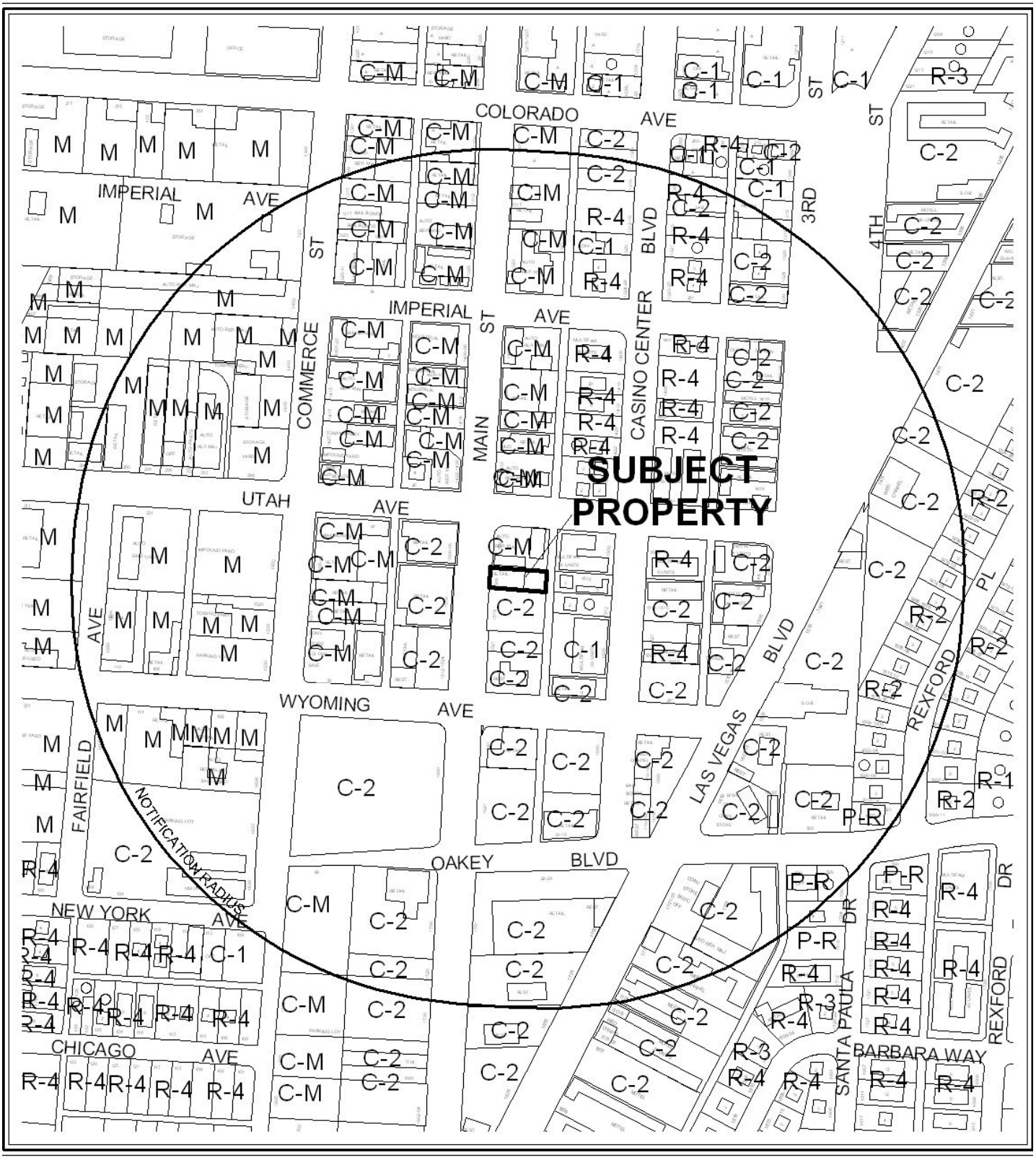
**SUBJECT:**
SUP-44698 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST - For possible action on a request for a Special Use Permit FOR CUSTOM & CRAFT WORK OUTSIDE OF AN EXISTING BUILDING at 1509 South Main Street (APN 162-03-210-028), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 05/16/2012**
**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. Parking Standards
5. Photos
6. Justification Letter




0 300 600 Feet

**CASE:** **SUP-44698**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **SUP-44698**

**RADIUS:** 1000 FEET

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44698** APN: _____

Name of Property Owner: MICHAEL EVANS

Name of Applicant: THOMAS BUMBIAUSKAS - CITY ARTS. VEGAS

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: Michael Evans

Print Name: MICHAEL EVANS

Subscribed and sworn before me

This 23rd day of Feb, 2012

Paula J Bennett

Notary Public in and for said County and State

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-16
Certificate No: 98-49167-1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Custom Craft & Work. - Special Use

**Project Address (Location)** 1509 S Main St. Las Vegas NV 89104

**Project Name** Clay Arts Vegas. **Proposed Use** Kiln Firing.

**Assessor's Parcel #(s)** 162-03-210-028 & 029 **Ward #** 3.

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

**Commercial Square Footage** 4233 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** Michael Evans **Contact** _____

**Address** 2910 Carmelo Dr **Phone:** 7022397236 **Fax:** _____

**City** Henderson **State** NV **Zip** 89052

**E-mail Address** Mike@eefire.com

**APPLICANT** Thomas Bumbrauskas **Contact** 702-375-4147.

**Address** 1509 S. Main St. **Phone:** _____ **Fax:** _____

**City** Los Vegas **State** NV **Zip** 89104

**E-mail Address** Hinformation@ClayArtsVegas.com

**REPRESENTATIVE** _____ **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** _____

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

**Print Name** Michael Evans

Subscribed and sworn before me

This 22nd day of Feb., 2012.

Paula J. Bennett

Notary Public in and for said County and State

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-15
Certificate No: 98-49167-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-44699 |
| Meeting Date: | 4-10-12 |
| Total Fee: | 1030.00 |
| Date Received:* | 2-23-12 |
| Received By: | JFreed |

*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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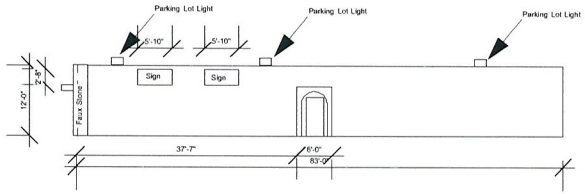
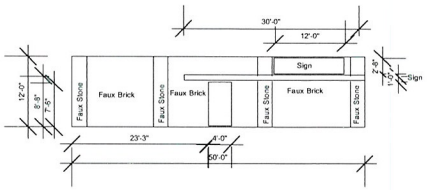


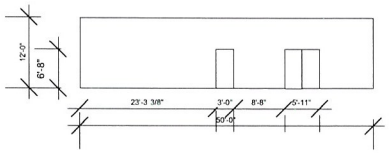

A SOUTH WALL ELEVATION
Scale: 1/32" = 1'-0"



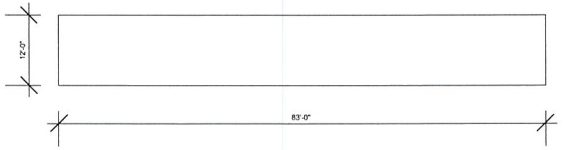

B WEST WALL ELEVATION
Scale: 1/32" = 1'-0"








D EAST WALL ELEVATION
1/32" = 1'-0"




C NORTH WALL ELEVATION
Scale: 1/32" = 1'-0"

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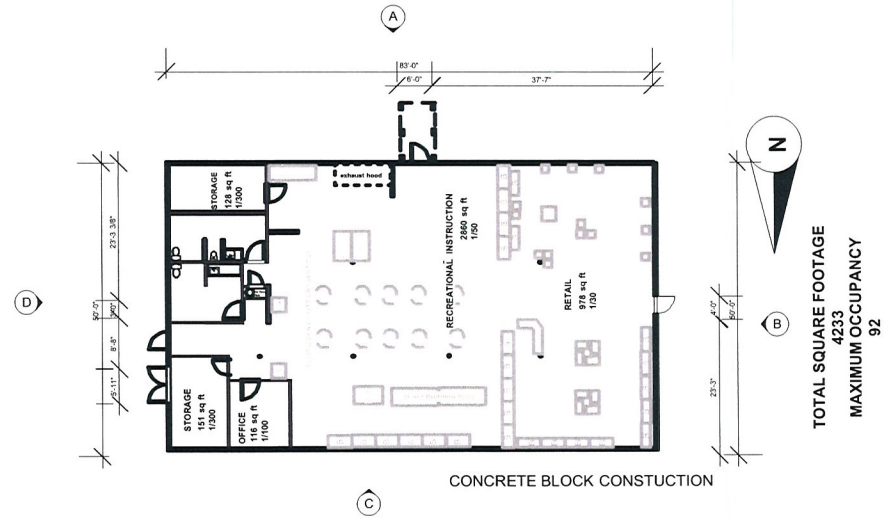
City of Las Vegas
Department of Planning

**KEY**

B = 5'-9" x 20"
Tall Gondola Case
W = Wedging Table
= Pottery Wheel
= 48" tall x 4' x4' Rack

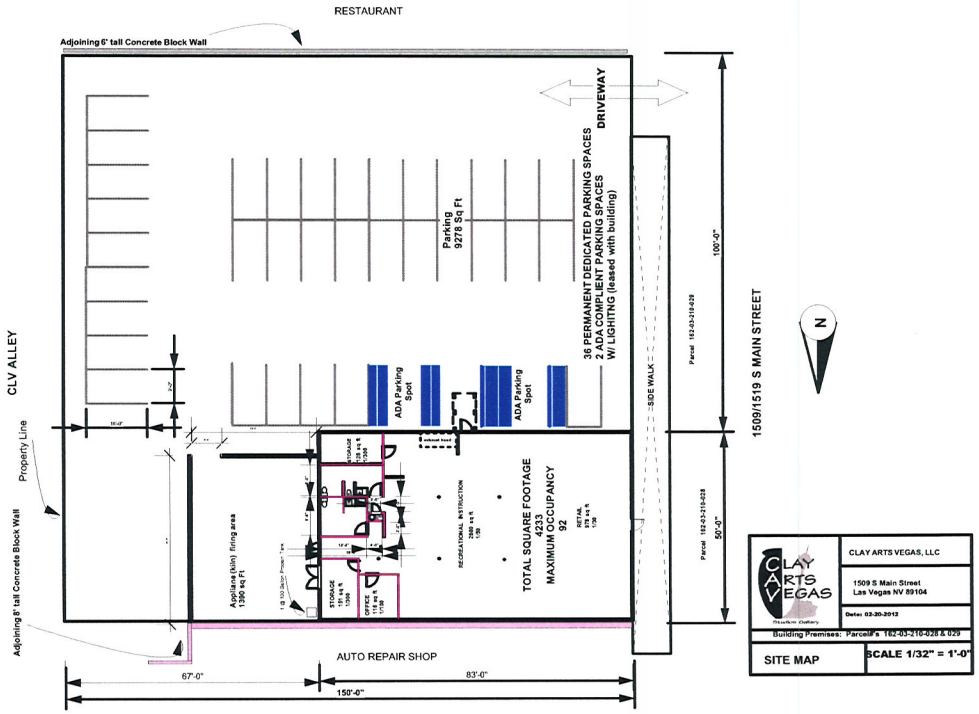



TOTAL SQUARE FOOTAGE
4233
MAXIMUM OCCUPANCY
92

FLOOR PLAN
Scale: 1/32" = 1'-0"

| | |
|---|---|
| CLAY ARTS VEGAS Studios Gallery | CLAY ARTS VEGAS, LLC |
| | 1509 S Main Street<br>Las Vegas NV 89104 |
| | Date: 02-20-2012 |
| Building Premises: Parcel#'s 162-03-210-028 & 029 | |
| BUILDING ELEVATION<br>BUILDING PLAN | SCALE 1/32" = 1'-0" |

**SUP-44698**




| | |
|---|---|
| CLAY ARTS VEGAS | CLAY ARTS VEGAS, LLC |
| | 1509 S Main Street<br>Las Vegas NV 89104 |
| | Date: 02-20-2012 |
| Building Premises: Parcel's 162-03-210-028 & 029 | |
| SITE MAP | SCALE 1/32" = 1'-0" |

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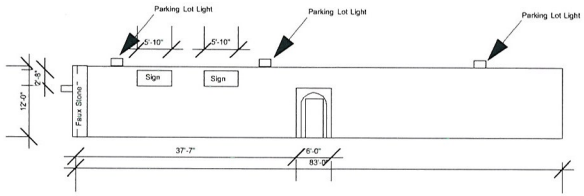
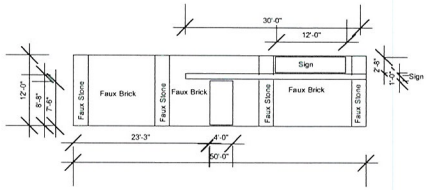
SUP-44698



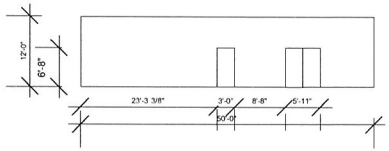

A SOUTH WALL ELEVATION
Scale: 1/32" = 1'-0"



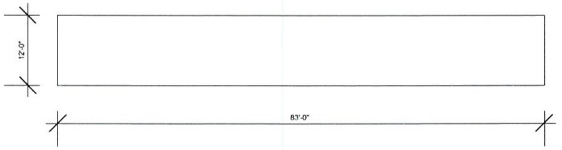

B WEST WALL ELEVATION
Scale: 1/32" = 1'-0"








D EAST WALL ELEVATION
1/32" = 1'-0"




C NORTH WALL ELEVATION
Scale: 1/32" = 1'-0"

| KEY |
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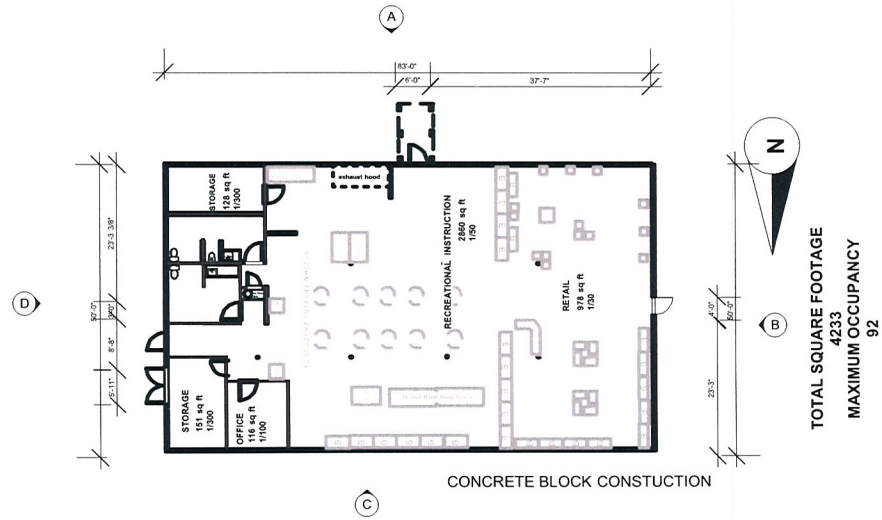


CONCRETE BLOCK CONSTUCTION

TOTAL SQUARE FOOTAGE 4233
MAXIMUM OCCUPANCY 92

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| | |
|---|---|
| CLAY ARTS VEGAS Studios Gallery | CLAY ARTS VEGAS, LLC |
| | 1509 S Main Street Las Vegas NV 89104 |
| | Date: 02-20-2012 |
| Building Premises: Parcel#'s 162-03-210-028 & 029 | |
| BUILDING ELEVATION BUILDING PLAN | SCALE 1/32" = 1'-0" |

FLOOR PLAN
Scale: 1/32" = 1'-0"

**SUP-44698**





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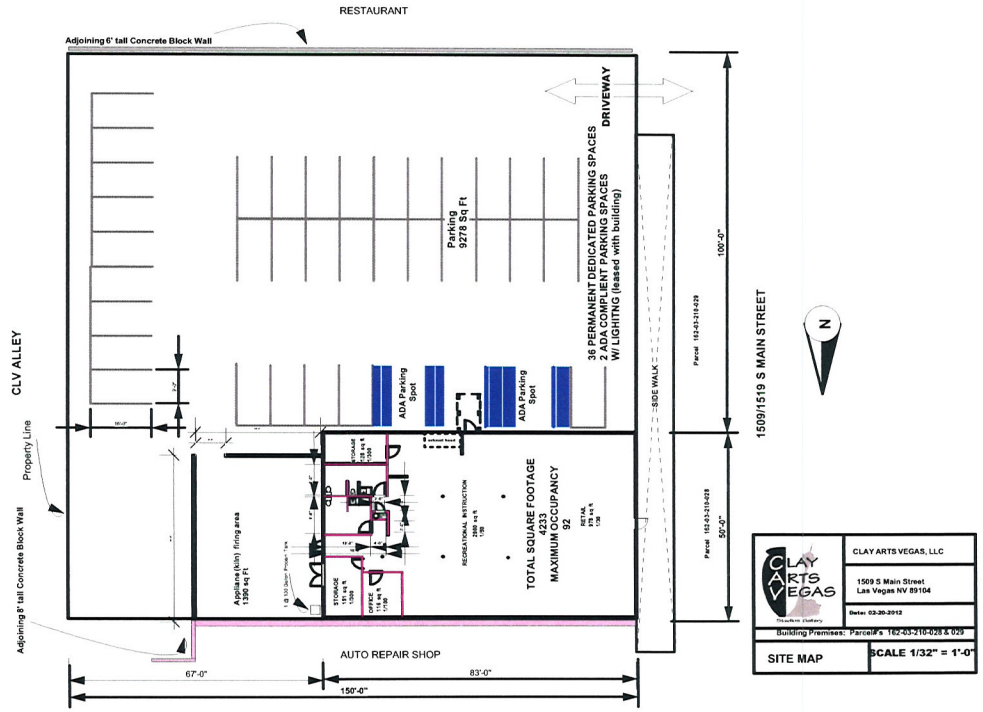
| | |
|---|---|
| CLAY ARTS VEGAS Studios Gallery | CLAY ARTS VEGAS, LLC |
| | 1509 S Main Street<br>Las Vegas NV 89104 |
| | Date: 02-20-2012 |
| Building Premises: Parcel#'s 162-03-210-028 & 029 | |
| VICINITY MAP | SCALE 1/8" = 1'-0" |

# SUP-44698

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City of Las Vegas
Department of Planning

**SUP-44698**

CLAY ARTS VEGAS
Studios Gallery
1509 S Main Street Las Vegas NV 89104 – http://www.clayartsvegas.com – 702-375-4147

February 20, 2012

PURSUANT TO TITLE 19.08 AND 19.12, the following parking standards apply:

| Use | Gross Floor Area | Parking Ratio | Required Parking | | Provided Parking | | Compliance |
|---|---|---|---|---|---|---|---|
| | 4233 | 1;250 | Regular | Handicap | Regular | handicap | |
| Retail | 978 | | 4 | 0.5 | | | |
| Recreational Instruction | 2860 | | 11 | 0.5 | | | |
| Storage | 279 | | 1 | 0 | | | |
| Office | 116 | | 1 | 0 | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| TOTAL REQUIRED | | | 17 | 1 | | | Y or N |
| Regular and Handicap Spaces Required | | | 17 | 1 | 34 | 2 | Y or N |

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City of Las Vegas
Department of Planning

SUP-44698



SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12



SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12




SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12

1509 S Main Street Las Vegas NV 89104 – http://www.clayartsvegas.com – 702-375-4147

January 31, 2012

Clay Arts Vegas, LLC is requesting a SPECIAL USE PERMIT for permission to perform Custom and Craft Work at rear of building, contained with in a 8' tall concrete block wall enclosure, this will include firing of kilns.

WHO WE ARE:

CLAY ARTS VEGAS, LLC (CAV) is creating a pottery studio and adjoining gallery in the Las Vegas Arts District. Our studio will provide open enrollment classes for beginner, intermediate and advanced ceramic artists. The studio will have 10 wheels for student use as well as a large hand building area. We will provide a professional finish to student work by firing pieces at high temperature. The gallery space will be sub-divided using office partitions and 5'-9" tall book cases. The space will feature a 978 square foot retail space for finished ceramic art and a Laguna Clay distributor for clay, glaze, and hand tools products.

REQUEST:

We are requesting a SPECIAL USE PERMIT to use a natural gas and propane fired appliance (kiln) at this location. In order for our business to grow and develop, we need the ability to fire this type of kiln on-site. We will be providing services to 70 plus artists per week with retail sales, gallery sales, and recreational classes. 1509/1519 S Main Street is currently zoned C-2. To the North, our neighbor is an AAMCO Transmission shop, which shares one wall and a concrete block perimeter wall; to the South, a JACK-IN-THE-BOX restaurant with drive thru is separated by our 40-space parking lot and a concrete block wall. This property is has a 6500 square foot paved parking lot which adjoins an unnamed alley East of the property.

EXISTING CITY POLICY:

Currently the appliance (kiln) we are proposing is used at similar studios around Clark County (Pottery West, Aardvark Clay and Supply), many of the Clark County High Schools, and at ceramic studios around the world also use this appliance. With in a two (2) mile radius there are two studio using similar appliances, Domsky Glass at 2758 South Highland Drive Unit A and Artist Iron Works 105 West Charleston Boulevard . The Las Vegas Academy at 315 S. 7th Street, currently uses the appliance, we are proposing, in an outdoor setting in a chain-linked yard.

JUSTIFICATION:

The appliance (kiln) will be placed within a 44' x 25' area, enclosed by a concrete block privacy wall that opens to our parking lot with an 8' gate. There will be no noise pollution created from this appliance (kiln), which will not be seen from the street. Without the ability for us to install and use a propane or natural gas appliance (kiln), we will not be able to be competitive with other studios in the area. We need gas firing to create a professional finish on the work created in this studio. Locating the appliance (kiln) outside will reduce the costs for cooling the space and thereby our carbon footprint.

CAV is working with Tom Burkart; together we have spoken with: Mark Rex in CLV Planning, Rob White, Chas Reichold, and Rob Clark in the Building Department, and Ken Miller in the Fire Engineering and Safety office. All parties are positive, and helpful about what we are doing.

Thank you for considering us for a Special Use Permit

Thomas Bumblauskas, Executive Director, and Founder.
CLAY ARTS VEGAS, LLC
1509 S. Main Street - Las Vegas NV 89104

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

**SUP-44698**

January 25, 2012

Re: Clay Arts Las Vegas, LLC

Dear Thomas;

Mike Evans and I are the owners of the building located at 1509 S. Main Street, Las Vegas, NV 89104, and give Clay Arts Las Vegas, LLC approval to get a Special Use Permit to install and fire a gas-fired kiln within the fenced area at the back of the property. The permission is based on the equipment meeting all applicable codes and getting all required permits and approvals from the City of Las Vegas.

If you need to contact us, our numbers are: Mike Evans at 702-239-7236, or Monica Deines at 702-361-4216.

Sincerely,

Monica Deines

Monica Deines

MICHAEL E. EVANS

witness:
4/25/12
Paula J. Bennett

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-16
Certificate No: 98-49167-1

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

**SUP-44698**

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: APRIL 10, 2012**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**

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