City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL	**COMMISSIONERS**
Mayor Carolyn G. Goodman, (At-Large)	**Vicki Quinn, Chair**
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)	**Gus W. Flangas, Vice Chair**
Councilman Steve Wolfson, (Ward 2)	**Byron Goynes**
Councilwoman Lois Tarkanian, (Ward 1)	**Richard Truesdell**
Councilman Steven D. Ross, (Ward 6)	**Glenn E. Trowbridge**
Councilman Ricki Y. Barlow (Ward 5)	**Todd L. Moody**
Councilman Bob Coffin, (Ward 3)	**Trinity Haven Schlottman**
City Manager Elizabeth N. Fretwell	

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

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

March 13, 2012

6:00 PM

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

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

City Hall Plaza, 400 Stewart Avenue, Vending Area
City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

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

CONSENT ITEMS:

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

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

ONE MOTION - ONE VOTE

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

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

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

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

PUBLIC HEARING ITEMS

11. **GPA-43977- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Conservation Element and revise the 2020 Master Plan; All Wards.

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

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

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

15. **VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG**

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

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

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

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

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

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

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

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

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

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

25. **SUP-44437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANK'S MERCEDES SERVICE - OWNER: RESTAURANT ROW, LLC** - For possible action on a request for a Special Use Permit FOR A 12,173

SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1931 North Rainbow Boulevard (APN 138-22-713-004), C-1 (Limited Commercial), Ward 5 (Barlow).

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

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

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

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

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

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

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

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

DIRECTOR'S BUSINESS:

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

35. **TXT-44368 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For

possible action to expand the Downtown Centennial Plan boundaries and to clarify district goals. Staff recommends

36. **TXT-44483 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, description, definition and requirements of the "Open Air Vending/Transient Sales Lot" use.

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

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

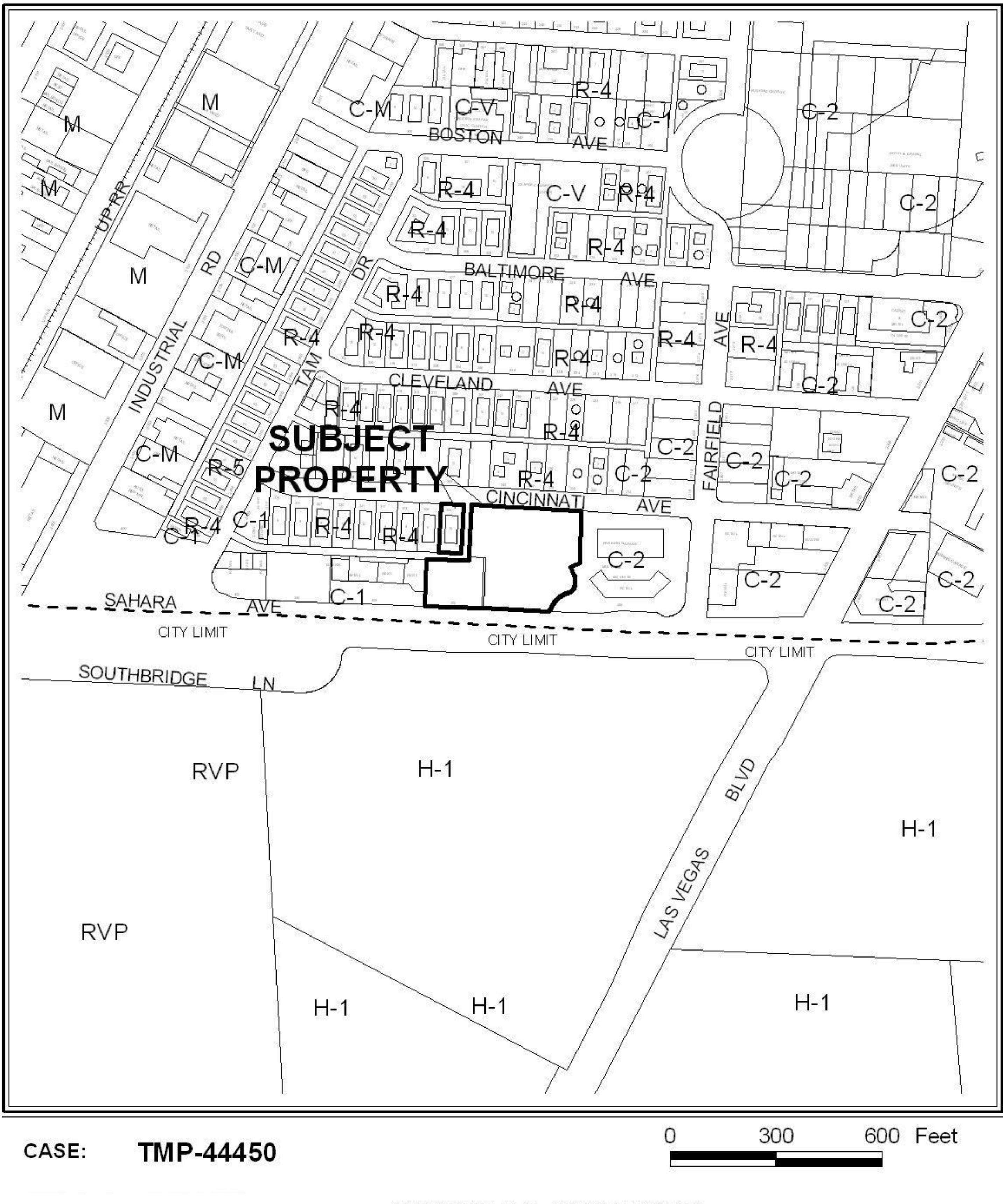
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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


M
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UP RR
INDUSTRIAL RD
C-M
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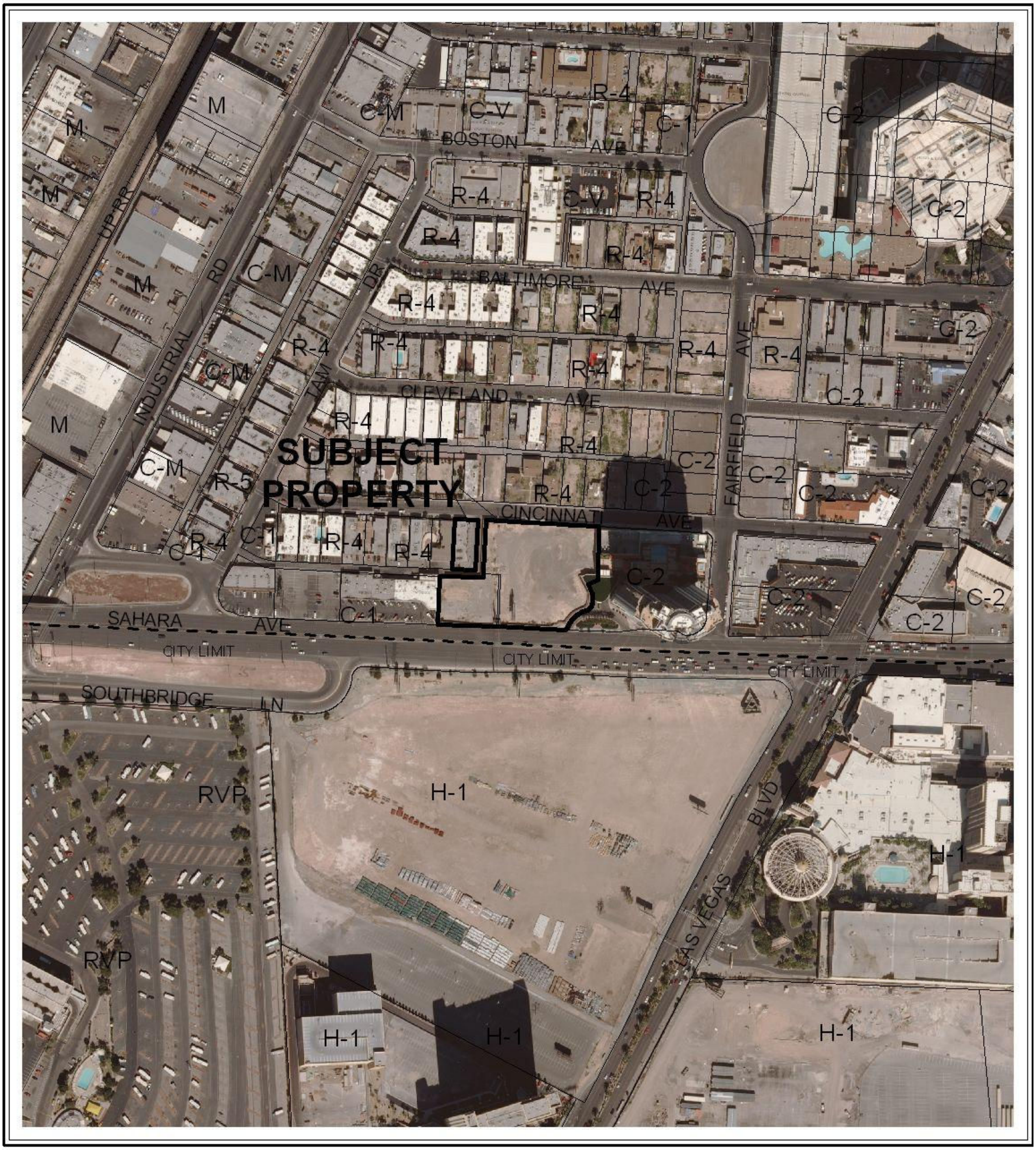
C-M
C-V
C-V
BOSTON AVE
R-4
C-1
C-2
C-2
BALTIMORE AVE
TAM DR
R-4
R-5
CLEVELAND AVE
CINCINNATI AVE
FAIRFIELD AVE
SUBJECT PROPERTY
C-1
C-2
SAHARA AVE
CITY LIMIT
SOUTHBRIDGE LN
RVP
H-1
LAS VEGAS BLVD
0
300
600 Feet
N

CASE: **TMP-44450**

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


SUBJECT PROPERTY
BOSTON AVE
BALTIMORE AVE
CLEVELAND AVE
CINCINNATI AVE
SAHARA AVE
SOUTHBRIDGE LN
INDUSTRIAL RD
TAM DR
FAIRFIELD AVE
LAS VEGAS BLVD
UP RR
CITY LIMIT
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C-M
C-V
R-4
R-5
C-1
C-2
H-1
RVP
0 300 600 Feet
N

CASE: **TMP-44450**

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Lucky Dragon LP

Name of Applicant: Andrew Fonfa

Name of Representative: GC Wallace

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

☐ **Yes** ☒ **No**

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

City Official: ____

Partner(s): ____ ____

APN: ____

Signature of Property Owner: ____

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 26th day of January, 2012

Linda J Goodell

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Sahara Investments

Name of Applicant: Andrew Fonfa

Name of Representative: GC Wallace

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

☐ **Yes** ☒ **No**

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

City Official: ________

Partner(s): ________ ________

APN: ________

Signature of Property Owner: ________

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 26th day of January, 2012

Linda J. Goodell

Notary Public in and for said County and State

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

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 300 West Sahara Avenue

Project Name Lucky Dragon **Proposed Use**

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

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

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

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

Additional Information

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

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

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

E-mail Address gjeanlandak52@aol.com

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

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

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

E-mail Address gjeanlandak52@aol.com

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

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

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

E-mail Address rclark@gcwallace.com

Property Owner Signature*

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

Print Name Andrew Fonfa

Subscribed and sworn before me

This 3rd day of January, 2012.

Linda Goodell

Notary Public in and for said County and State

County: Clark

State: Nevada

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

FOR DEPARTMENT USE ONLY

Case # TMP-44450

Meeting Date: 3/13/12

Total Fee: $750

Date Received:* 1-26-12

Received By: JFreel

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) 300 West Sahara Avenue
Project Name Lucky Dragon **Proposed Use**
Assessor's Parcel #(s) 162-04-811-028, -899-021, -814-002, 80 **Ward #** 3
General Plan: existing proposed **Zoning:** existing C-2 proposed
Commercial Square Footage 408,196 **Floor Area Ratio** 3.56
Gross Acres 2.63 **Lots/Units** **Density**
Additional Information

PROPERTY OWNER Lucky Dragon, LP **Contact** Andrew Fonfa
Address 3575 W. Post Road, Suite 1 **Phone:** 791-3432 **Fax:** 794-5828
City Las Vegas **State** NV **Zip** 89118
E-mail Address gjeanlandak52@aol.com

APPLICANT Lucky Dragon, LP **Contact** Andrew Fonfa
Address 3575 W. Post Road, Suite 1 **Phone:** 791-3432 **Fax:** 794-5828
City Las Vegas **State** NV **Zip** 89118
E-mail Address gjeanlandak52@aol.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Roy D. Clark
Address 1555 S. Rainbow Blvd. **Phone:** 804-2112 **Fax:** 804-2299
City Las Vegas **State** NV **Zip** 89146
E-mail Address rclark@gcwallace.com

Property Owner Signature*

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

Print Name Andrew Fonfa

Subscribed and sworn before me

This 3rd day of January, 2012.

Linda Goodell

Notary Public in and for said County and State
County: Clark
State: Nevada

LINDA J. GOODELL
Notary Public State of Nevada
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My appt. exp. Feb. 18, 2014

FOR DEPARTMENT USE ONLY

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Date Received:* 1-26-12
Received By:

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

Revised 10/27/08

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

TENTATIVE MAP
FOR
LUCKY DRAGON
(A COMMERCIAL SUBDIVISION)

PROJECT DATA

APN'S:

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

SITE AREA (GROSS): ±2.47 ACRES

EXISTING ZONING: C-2, R-4

TITLE REPORT EXCEPTIONS

SEE SHEET C1.2

ENGINEER

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

NUMBER OF LOTS

1 LOT (PROPOSED)

CC&R STATEMENT

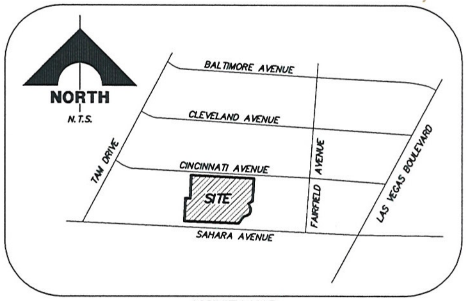
THERE ARE NO PROTECTIVE COVENANTS & DEED RESTRICTIONS WHICH THE SUBDIVIDER WILL ENFORCE AT THIS TIME. ANY FUTURE COVENANTS & DEED RESTRICTIONS WILL RECORD WITH THE CC&R'S FOR EACH INDIVIDUAL FINAL MAP.

LEGEND

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

SHEET INDEX

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



VICINITY MAP

UTILITY SERVICE

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

NOTES

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

PROPERTY OWNER/DEVELOPER

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

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

PARCEL I:

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

PARCEL II:

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

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

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

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

PARCEL III:

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

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

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

PARCEL IV:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 04; THENCE NORTH 03°40'55" EAST, 40.01 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 9 OF THE MEADOWS ADDITION TO THE CITY OF LAS VEGAS, AS RECORDED IN BOOK 3 PAGE 40 OF PLATS CLARK COUNTY OFFICIAL RECORDS. SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE (WIDTH VARIES). SAME POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 03°40'55" EAST, 154.34 FEET; THENCE NORTH 87°29'51" WEST, 43.41 FEET; THENCE NORTH 02°30'09" EAST, 137.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°29'51" EAST, 46.24 FEET TO AN ANGLE POINT; THENCE SOUTH 86°26'46" EAST, 265.45 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF CINCINNATI AVENUE, SOUTH 02°29'39" WEST, 145.00 FEET; THENCE SOUTH 62°29'14" WEST, 30.40 FEET; THENCE SOUTH 27°30'46" EAST, 23.96 FEET TO THE BEGINNING OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE CURVING RIGHT, SOUTHERLY, ALONG SAID CURVE AN ARC DISTANCE OF 10.21 FEET THROUGH A CENTRAL ANGLE OF 30°00'23" TO A POINT OF TANGENCY; THENCE SOUTH 02°29'38" WEST, 17.97 FEET TO THE BEGINNING OF A 24.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 71°37'06" TO A POINT ON A 76.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTHEAST; THENCE CURVING LEFT, SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 66.57 FEET THROUGH A CENTRAL ANGLE OF 50°11'00" TO A POINT ON A 24.50 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST; THENCE CURVING RIGHT, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 13.52 FEET THROUGH A CENTRAL ANGLE OF 31°36'46" TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE WHERE THE RADIUS POINT BEARS NORTH 34°37'32" WEST; THENCE NORTH 87°30'06" WEST, 188.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**.

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

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

CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS AND
1-702-229-6611
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929
Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

ROY D. CLARK
Exp. 12/31/2012
CIVIL
No. 8354

DATE:

1/25/12

REV	DATE	DESCRIPTION	AGEN APP	DATE

PROJECT NO.
398-A436A-001

DESIGN: RC
DRAWN: RAW
CHECK: RC
PLOT DATE: 01-25-12
PLOT TIME: 11:27:05

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

LAS VEGAS

F:\Projects\300\398-A436\Division\Srvy\Tentative Map\398-A436A-001_TM01.dwg
Hung Le

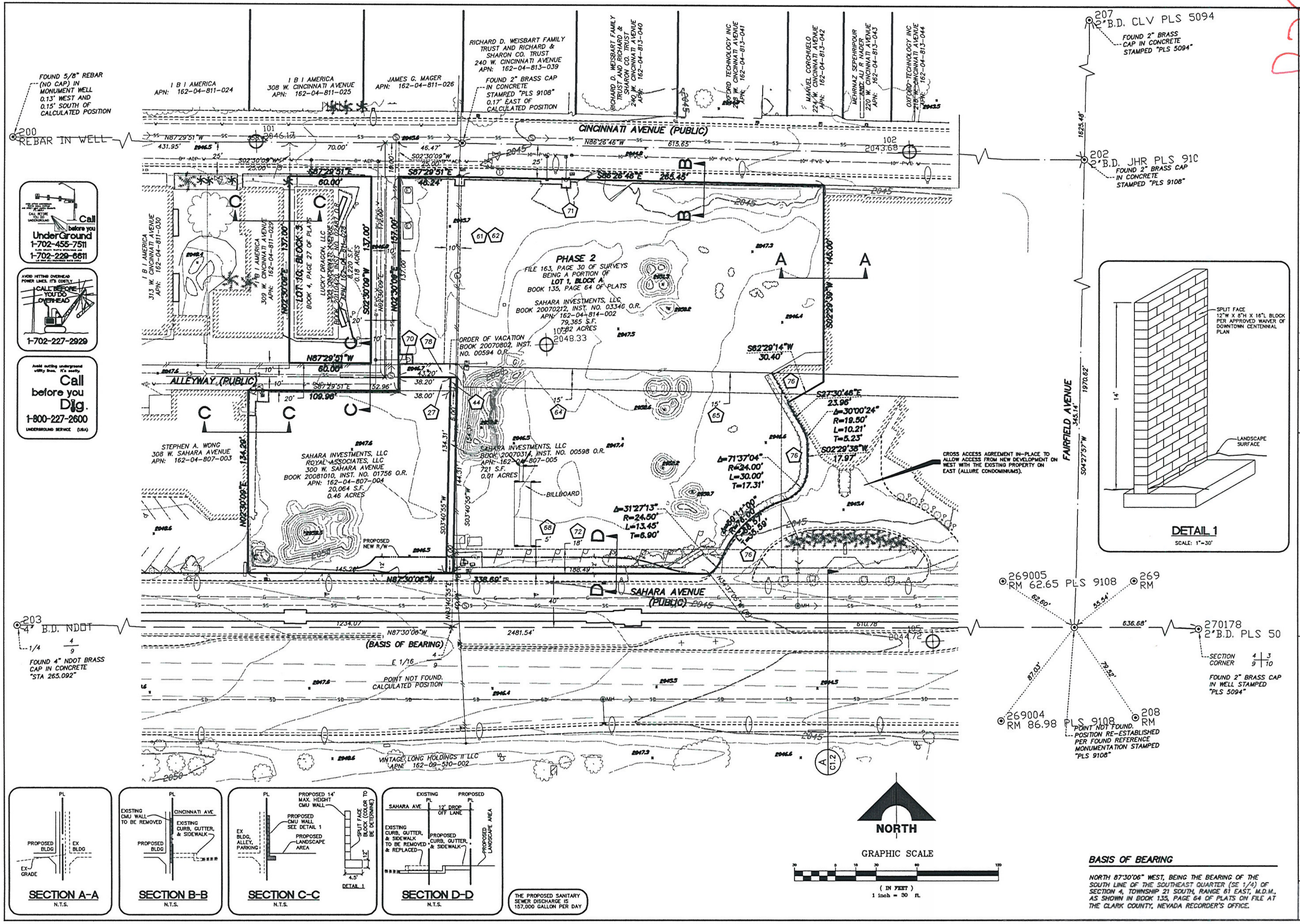
LUCKY DRAGON LP

LUCKY DRAGON

COVER SHEET

DRAWING
C-1
1 OF 4 SHTS

TMP-44450


FOUND 5/8" REBAR (NO CAP) IN MONUMENT WELL 0.13' WEST AND 0.15' SOUTH OF CALCULATED POSITION
200 REBAR IN WELL
I B I AMERICA APN: 162-04-811-024
I B I AMERICA 308 W. CINCINNATI AVENUE APN: 162-04-811-025
JAMES G. MAGER APN: 162-04-811-026
RICHARD D. WEISBART FAMILY TRUST AND RICHARD & SHARON CO. TRUST 240 W. CINCINNATI AVENUE APN: 162-04-813-039
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108" 0.17' EAST OF CALCULATED POSITION
RICHARD D. WEISBART FAMILY TRUST AND RICHARD & SHARON CO. TRUST 240 W. CINCINNATI AVENUE APN: 162-04-813-040
OXFORD TECHNOLOGY INC 228 W. CINCINNATI AVENUE APN: 162-04-813-041
MANUEL CORCHUELO 224 W. CINCINNATI AVENUE APN: 162-04-813-042
MEHRNAZ SEPEHRIPOUR AND ALI R NADER 220 W. CINCINNATI AVENUE APN: 162-04-813-043
OXFORD TECHNOLOGY INC 218 W. CINCINNATI AVENUE APN: 162-04-813-044
CINCINNATI AVENUE (PUBLIC)
N87°29'51"W
431.95'
101 2046.17
70.00'
46.47'
S02°30'09"W
25.00'
S87°29'51"E
60.00'
46.24'
N86°26'46"W
615.65'
S86°26'48"E
265.45'
102 2043.68
1625.48'
207 2"B.D. CLV PLS 5094
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 5094"
202 2"B.D. JHR PLS 91C
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108"
Call before you UnderGround 1-702-455-7511 1-702-229-6611
CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)
I B I AMERICA 313 W. CINCINNATI AVENUE APN: 162-04-811-030
I B I AMERICA 309 W. CINCINNATI AVENUE APN: 162-04-811-029
LOT 10, BLOCK 3 BOOK 4, PAGE 27 OF PLATS
LUCKY DRAGON, LLC 305 W. CINCINNATI AVENUE BOOK 20110420, INST. NO. 02487 O.R. APN: 162-04-811-028 8,220 S.F. 0.18 ACRES
N02°30'09"E
137.00'
S02°30'09"W
N87°29'51"W
ALLEYWAY (PUBLIC)
S87°29'51"E
109.96'
52.96'
PHASE 2
FILE 163, PAGE 30 OF SURVEYS BEING A PORTION OF LOT 1, BLOCK A BOOK 135, PAGE 64 OF PLATS
SAHARA INVESTMENTS, LLC BOOK 20070212, INST. NO. 03346 O.R. APN: 162-04-814-002 79,365 S.F. 1.82 ACRES
103 2048.33
ORDER OF VACATION BOOK 20070802, INST. NO. 00594 O.R.
A A
B B
C C
D D
S02°29'38"W
146.00'
S62°29'14"W 30.40'
S27°30'46"E 23.96'
Δ=30°00'24" R=19.50' L=10.21' T=5.23'
S02°29'38"W 17.97'
Δ=71°37'04" R=24.00' L=30.00' T=17.31'
Δ=31°27'13" R=24.50' L=13.45' T=6.90'
CROSS ACCESS AGREEMENT IN-PLACE TO ALLOW ACCESS FROM NEW DEVELOPMENT ON WEST WITH THE EXISTING PROPERTY ON EAST (ALLURE CONDOMINIUMS).
STEPHEN A. WONG 308 W. SAHARA AVENUE APN: 162-04-807-003
SAHARA INVESTMENTS, LLC ROYAL ASSOCIATES, LLC 300 W. SAHARA AVENUE BOOK 20081010, INST. NO. 01756 O.R. APN: 162-04-807-004 20,064 S.F. 0.46 ACRES
SAHARA INVESTMENTS, LLC BOOK 20070314, INST. NO. 00598 O.R. APN: 162-04-807-005 721 S.F. 0.01 ACRES
BILLBOARD
PROPOSED NEW R/W
N02°30'09"E
134.28'
134.31'
144.31'
S03°40'55"W
38.20'
38.00'
43.20'
145.28'
N87°30'06"W
338.69'
188.49'
SAHARA AVENUE (PUBLIC)
N34°37'05"W
N03°40'55"E
40'
1234.07'
2481.54'
610.78'
105 2044.72
N87°30'06"W (BASIS OF BEARING)
E 1/16 4 9
POINT NOT FOUND. CALCULATED POSITION
203 4" B.D. NDOT
1/4 4 9
FOUND 4" NDOT BRASS CAP IN CONCRETE "STA 265.092"
VINTAGE LONG HOLDINGS II LLC APN: 162-09-510-002
FAIRFIELD AVENUE
S04°27'57"W
345.14'
1970.62'
269005 RM 62.65 PLS 9108
269 RM
62.60'
55.54'
636.68'
87.03'
79.52'
269004 RM 86.98 PLS 9108
208 RM
POINT NOT FOUND. POSITION RE-ESTABLISHED PER FOUND REFERENCE MONUMENTATION STAMPED "PLS 9108"
270178 2"B.D. PLS 50
SECTION CORNER 4 3 9 10
FOUND 2" BRASS CAP IN WELL STAMPED "PLS 5094"
SPLIT FACE 12"W X 8"H X 16"L BLOCK PER APPROVED WAIVER OF DOWNTOWN CENTENNIAL PLAN
LANDSCAPE SURFACE
14'
DETAIL 1
SCALE: 1"=30'
NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
PL
PROPOSED BLDG
EX BLDG
EX GRADE
SECTION A-A
N.T.S.
EXISTING CMU WALL TO BE REMOVED
CINCINNATI AVE
EXISTING CURB, GUTTER, & SIDEWALK
SECTION B-B
N.T.S.
EX BLDG, ALLEY, PARKING
PROPOSED CMU WALL SEE DETAIL 1
PROPOSED LANDSCAPE AREA
PROPOSED 14' MAX. HEIGHT CMU WALL
SPLIT FACE BLOCK (COLOR TO BE DETERMINE)
12"
4.5'
DETAIL 1
SECTION C-C
N.T.S.
EXISTING PL
PROPOSED PL
SAHARA AVE
12' DROP OFF LANE
EXISTING CURB, GUTTER, & SIDEWALK TO BE REMOVED & REPLACED
PROPOSED CURB, GUTTER, & SIDEWALK
PROPOSED LANDSCAPE AREA
SECTION D-D
N.T.S.

THE PROPOSED SANITARY SEWER DISCHARGE IS 157,000 GALLON PER DAY

BASIS OF BEARING

NORTH 87°30'06" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 135, PAGE 64 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

ROY D. CLARK
No. 8354
Exp. 12/31/2012

DATE: 1/26/12

REV	DATE	DESCRIPTION	AGEN APP	DATE

PROJECT NO. 398-A436A-001
DESIGN: RC
DRAWN: RAW
CHECK: RC
PLOT DATE: 01-26-12
PLOT TIME: 13:26:39

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

LAS VEGAS

Michael Fong

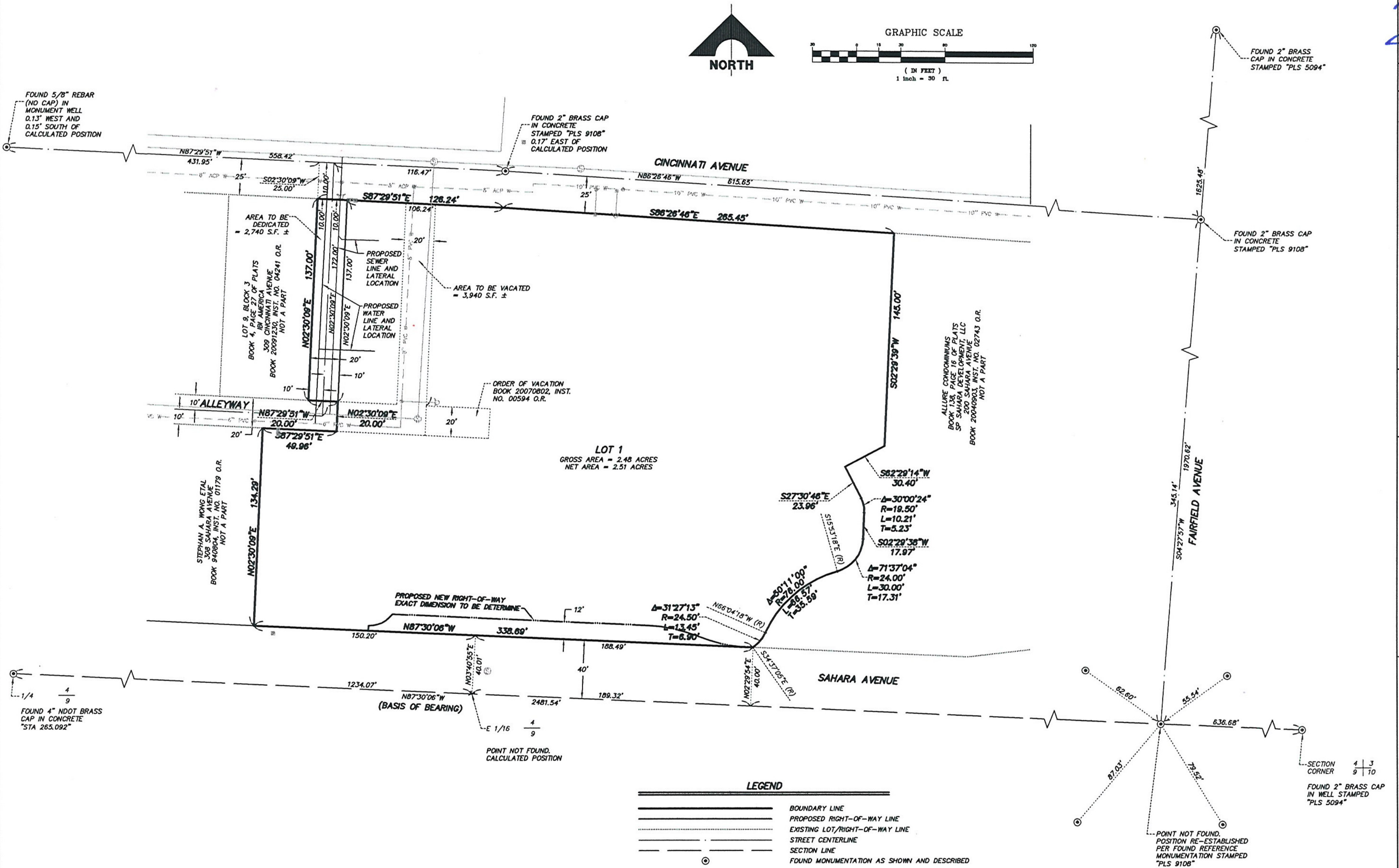
LUCKY DRAGON LP

LUCKY DRAGON

TENTATIVE MAP

DRAWING
C-3
3 OF 4 SHTS

TMP-44450


NORTH
GRAPHIC SCALE
20 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
FOUND 5/8" REBAR (NO CAP) IN MONUMENT WELL 0.13' WEST AND 0.15' SOUTH OF CALCULATED POSITION
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108" 0.17' EAST OF CALCULATED POSITION
CINCINNATI AVENUE
N87°29'51"W
431.95'
558.42'
116.47'
N86°26'46"W
815.65'
25'
S02°30'09"W
25.00'
8" ACP W
10" PVC W
S87°29'51"E
126.24'
106.24'
S86°26'46"E
265.45'
AREA TO BE DEDICATED = 2,740 S.F. ±
10.00'
137.00'
172.00'
N02°30'09"E
PROPOSED SEWER LINE AND LATERAL LOCATION
PROPOSED WATER LINE AND LATERAL LOCATION
AREA TO BE VACATED = 3,940 S.F. ±
20'
10'
LOT 9, BLOCK 3 BOOK 4, PAGE 27 OF PLATS IBI AMERICA 309 CINCINNATI AVENUE BOOK 20091230, INST. NO. 04241 O.R. NOT A PART
ORDER OF VACATION BOOK 20070802, INST. NO. 00594 O.R.
10' ALLEYWAY
N87°29'51"W
20.00'
N02°30'09"E
20.00'
6" PVC W
S87°29'51"E
49.96'
STEPHAN A. WONG ETAL 308 SAHARA AVENUE BOOK 940804, INST. NO. 01179 O.R. NOT A PART
N02°30'09"E
134.29'
LOT 1
GROSS AREA = 2.48 ACRES
NET AREA = 2.51 ACRES
S02°29'39"W
145.00'
ALLURE CONDOMINIUMS BOOK 138, PAGE 16 OF PLATS SP SAHARA DEVELOPMENT, LLC 200 SAHARA AVENUE BOOK 20040903, INST. NO. 02743 O.R. NOT A PART
S62°29'14"W
30.40'
S27°30'46"E
23.96'
Δ=30°00'24"
R=19.50'
L=10.21'
T=5.23'
S02°29'38"W
17.97'
S15°53'18"E (R)
Δ=71°37'04"
R=24.00'
L=30.00'
T=17.31'
Δ=50°11'00"
R=76.00'
L=66.57'
T=35.59'
N66°04'18"W (R)
Δ=31°27'13"
R=24.50'
L=13.45'
T=6.90'
PROPOSED NEW RIGHT-OF-WAY EXACT DIMENSION TO BE DETERMINE
12'
N87°30'06"W
338.69'
150.20'
188.49'
40'
N03°40'55"E
40.01'
N02°29'54"E
40.00'
S34°37'05"E (R)
SAHARA AVENUE
1234.07'
N87°30'06"W
(BASIS OF BEARING)
2481.54'
189.32'
1/4 4/9
FOUND 4" NDOT BRASS CAP IN CONCRETE "STA 265.092"
E 1/16 4/9
POINT NOT FOUND. CALCULATED POSITION
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 5094"
1625.48'
FOUND 2" BRASS CAP IN CONCRETE STAMPED "PLS 9108"
345.14'
S04°27'57"W
1970.82'
FAIRFIELD AVENUE
62.60'
55.54'
636.68'
87.03'
79.52'
POINT NOT FOUND. POSITION RE-ESTABLISHED PER FOUND REFERENCE MONUMENTATION STAMPED "PLS 9108"
SECTION CORNER 4|3 9|10
FOUND 2" BRASS CAP IN WELL STAMPED "PLS 5094"

LEGEND

▬	BOUNDARY LINE
—	PROPOSED RIGHT-OF-WAY LINE
⋯	EXISTING LOT/RIGHT-OF-WAY LINE
— · —	STREET CENTERLINE
— — —	SECTION LINE
⊙	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
×	POINT NOT FOUND – CALCULATED POSITION
(R)	RADIAL LINE
O.R.	OFFICIAL RECORDS
INST.	INSTRUMENT
NO.	NUMBER

BASIS OF BEARING

NORTH 87°30'06" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 135, PAGE 64 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

Call before you UnderGround 1-702-455-7511 1-702-229-6611
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY CALL BEFORE YOU DO OVERHEAD 1-702-227-2929
Avoid cutting underground utility lines. It's costly. Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE (USA)

ROY D. CLARK
CIVIL
1/25/12

REV	DATE	DESCRIPTION	AGEN APP	DATE

DATE:

PROJECT NO. 398-A436A-001
DESIGN: RC
DRAWN: RAW
CHECK: RC
PLOT DATE: 01-25-12
PLOT TIME: 11:25:53

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

LAS VEGAS

LUCKY DRAGON LP
LUCKY DRAGON
TENTATIVE MAP – PROPOSED LOT

DRAWING
C–4
4 OF 4 SHTS

TMP-44450

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING

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

SUBJECT:

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

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

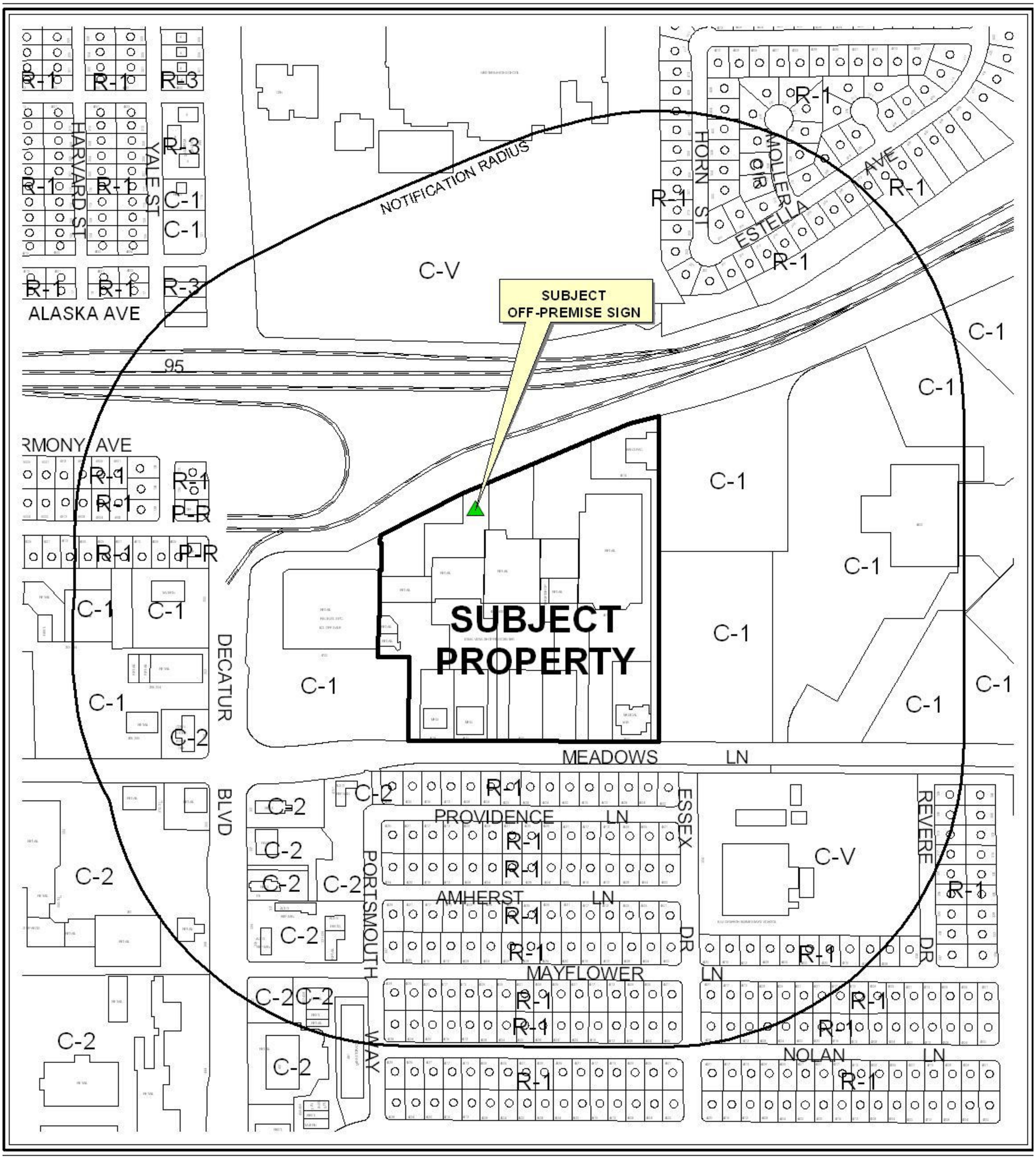
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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


NOTIFICATION RADIUS
SUBJECT OFF-PREMISE SIGN
SUBJECT PROPERTY
HARVARD ST
YALE ST
ALASKA AVE
RMONY AVE
HORN ST
MOLLER CIR
ESTELLA AVE
95
DECATUR BLVD
MEADOWS LN
PROVIDENCE LN
AMHERST LN
MAYFLOWER LN
NOLAN LN
PORTSMOUTH WAY
ESSEX DR
REVERE DR
R-1
R-3
C-1
C-2
C-V
P-R

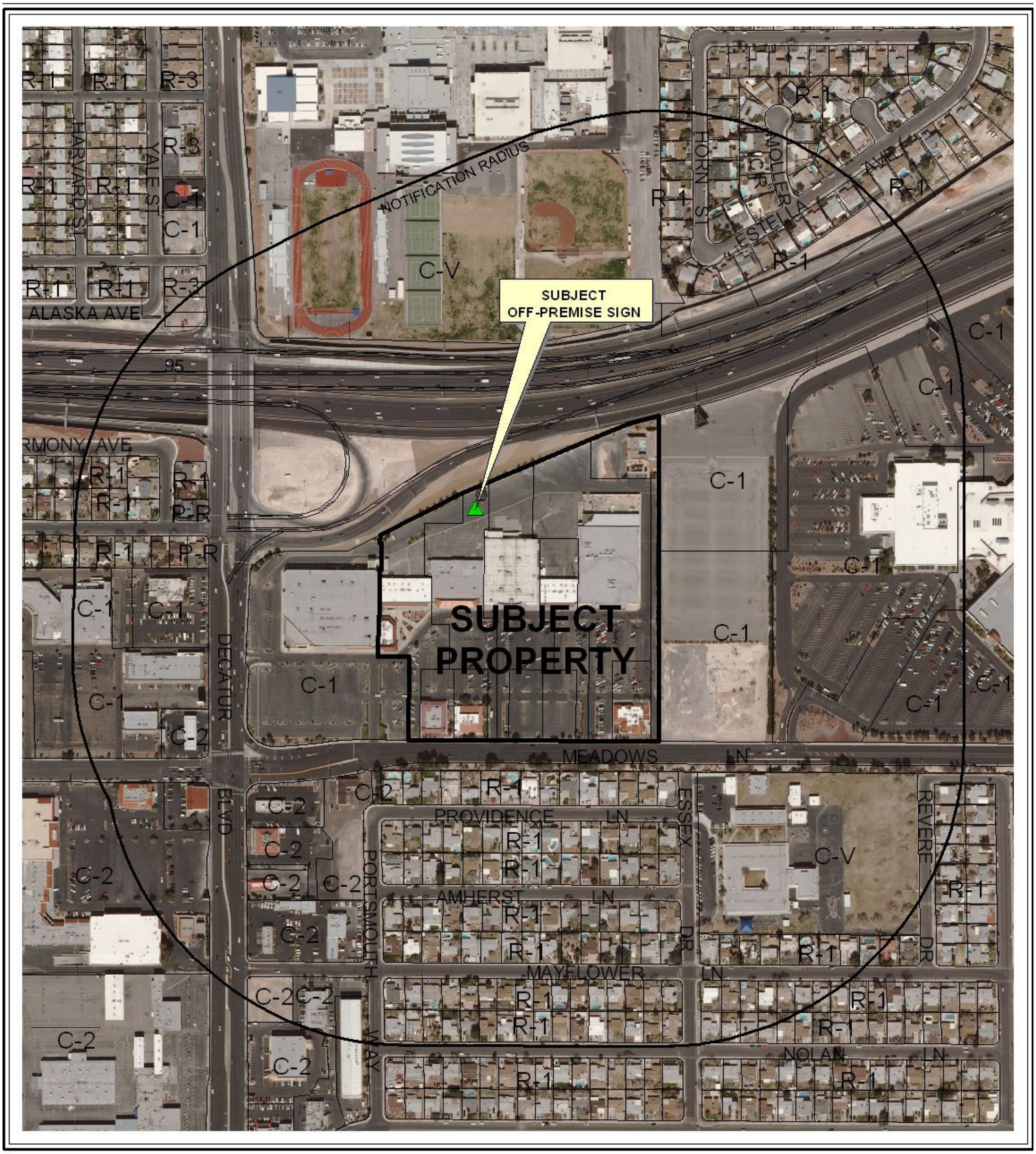
CASE: **RQR-44098**

RADIUS: 1000 FEET

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

0 300 600 Feet

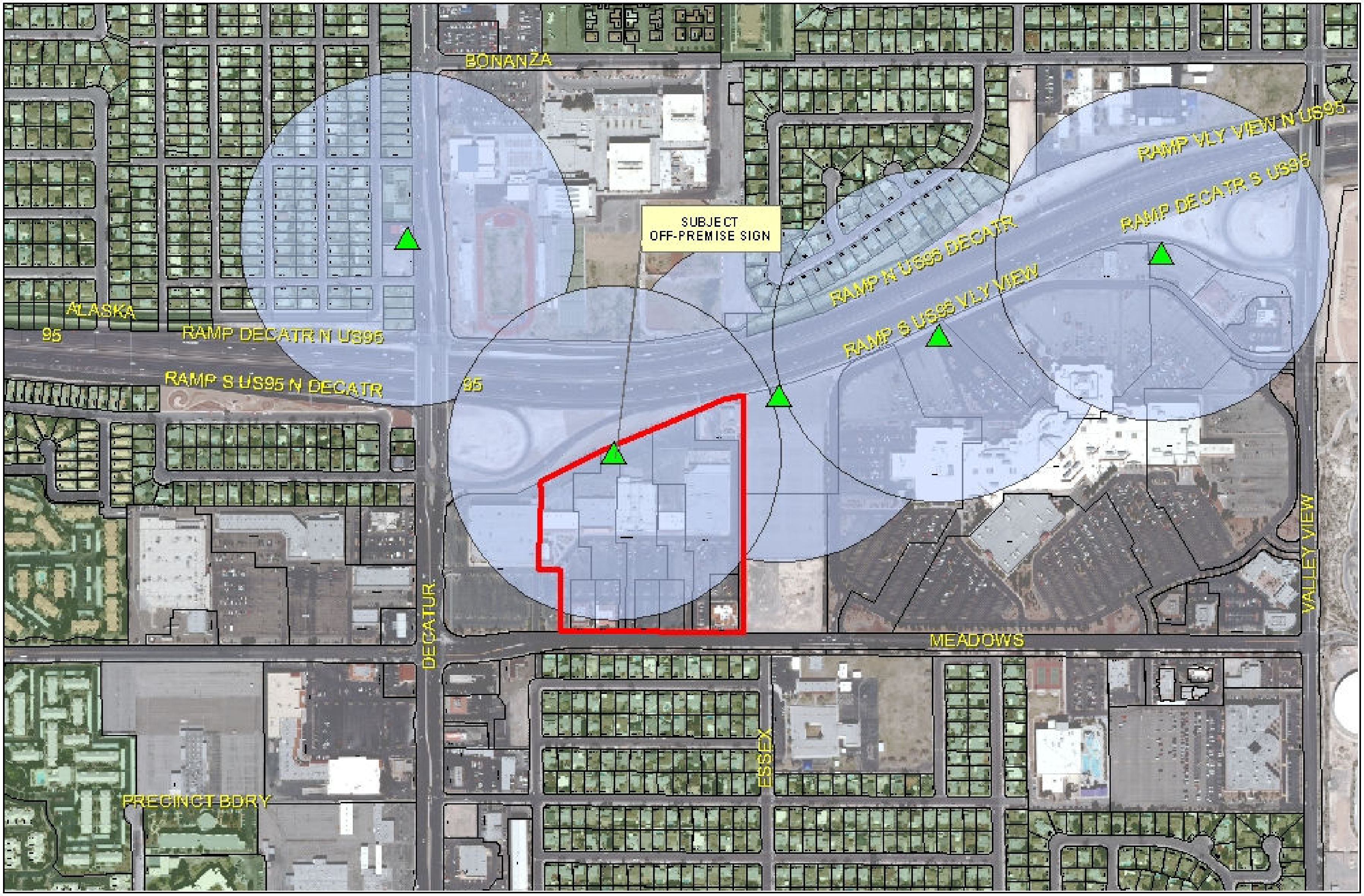
N


NOTIFICATION RADIUS
SUBJECT OFF-PREMISE SIGN
SUBJECT PROPERTY
R-1
R-3
C-1
C-2
C-V
P-R
HARVARD ST
YALE ST
ALASKA AVE
95
RMONY AVE
HORN ST
MOLLER CIR
ESTELLA AVE
DECATUR BLVD
MEADOWS LN
PROVIDENCE LN
AMHERST LN
MAYFLOWER LN
NOLAN LN
PORTSMOUTH WAY
ESSEX DR
REVERE DR
0
300
600 Feet
N

CASE: **RQR-44098**

RADIUS: 1000 FEET

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


BONANZA
SUBJECT
OFF-PREMISE SIGN
RAMP VLY VIEW N US95
RAMP DECATR S US95
RAMP N US95 DECATR
RAMP S US95 VLY VIEW
ALASKA
95
RAMP DECATR N US95
RAMP S US95 N DECATR
95
DECATUR
MEADOWS
VALLEY VIEW
ESSEX
PRECINCT BDRY
N

RQR-44098

City of Las Vegas Billboard Data

▭ Subject Parcel

▲ City of Las Vegas Billboard Location

■ Clark County Billboard Location

▨ 300 Foot Buffer Around Billboard

● 750 Foot Buffer Around Freeway Billboard

🟩 Residential Zoned Property

▨ Off Premise Sign Exclusion Area

■ Exempt - Off Premise Area Sign Area

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: JTL HOLDINGS, LLC

Name of Applicant: AMERICAN OUTDOOR ADVERTISING. LLC

Name of Representative: BILL CURRAN

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

☐ **Yes** ☒ **No**

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

City Official: ______________________

Partner(s): ______________________ ______________________

APN: ______________________

Signature of Property Owner: ______________________

Print Name: JONATHAN LEVINE

Subscribed and sworn before me

This 5th day of Dec., 2011

Ruth Ellen Muri

Notary Public in and for said County and State

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: OFF PREMISE ADVERTISING SIGN SPECIAL USE RENEWAL
Project Address (Location) 4600 MEADOWS LANE
Project Name AMERICAN OUTDOOR SIGN Proposed Use ____
Assessor's Parcel #(s) 139-31-110-002 Ward # 1
General Plan: existing ____ proposed ____ Zoning: existing C-1 proposed ____
Commercial Square Footage ____ Floor Area Ratio ____
Gross Acres 2.32 Lots/Units ____ Density ____
Additional Information ____

PROPERTY OWNER JTL HOLDINGS, LLC Contact JONATHAN LEVINE
Address 1702 E. HIGHLAND # 310 Phone: 602 315 1330 Fax: 602 248 8105
City PHOENIX State AZ Zip 85016
E-mail Address AMERICANLV@AOL.COM

APPLICANT AMERICAN OUTDOOR Contact TOM LECLAIR
Address 1702 E. HIGHLAND #304 Phone: 702 498 5457 Fax: 602 248 8105
City PHOENIX, State AZ Zip 85016
E-mail Address TOM@AMERICANOUTDOOR.NET

REPRESENTATIVE BALLARD, SPAHR Contact BILL CURRAN
Address 100 N. CITY PKWY #1750 Phone: 471-7000 Fax: 471-7070
City LAS VEGAS State NV Zip 89106
E-mail Address CURRANB@BALLARDSPAHR.COM

Property Owner Signature* ____

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

Print Name JONATAN LEVINE

Subscribed and sworn before me

This 5th day of December, 20 11.

Ruth Ellen Muri

Notary Public in and for said County and State

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

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FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

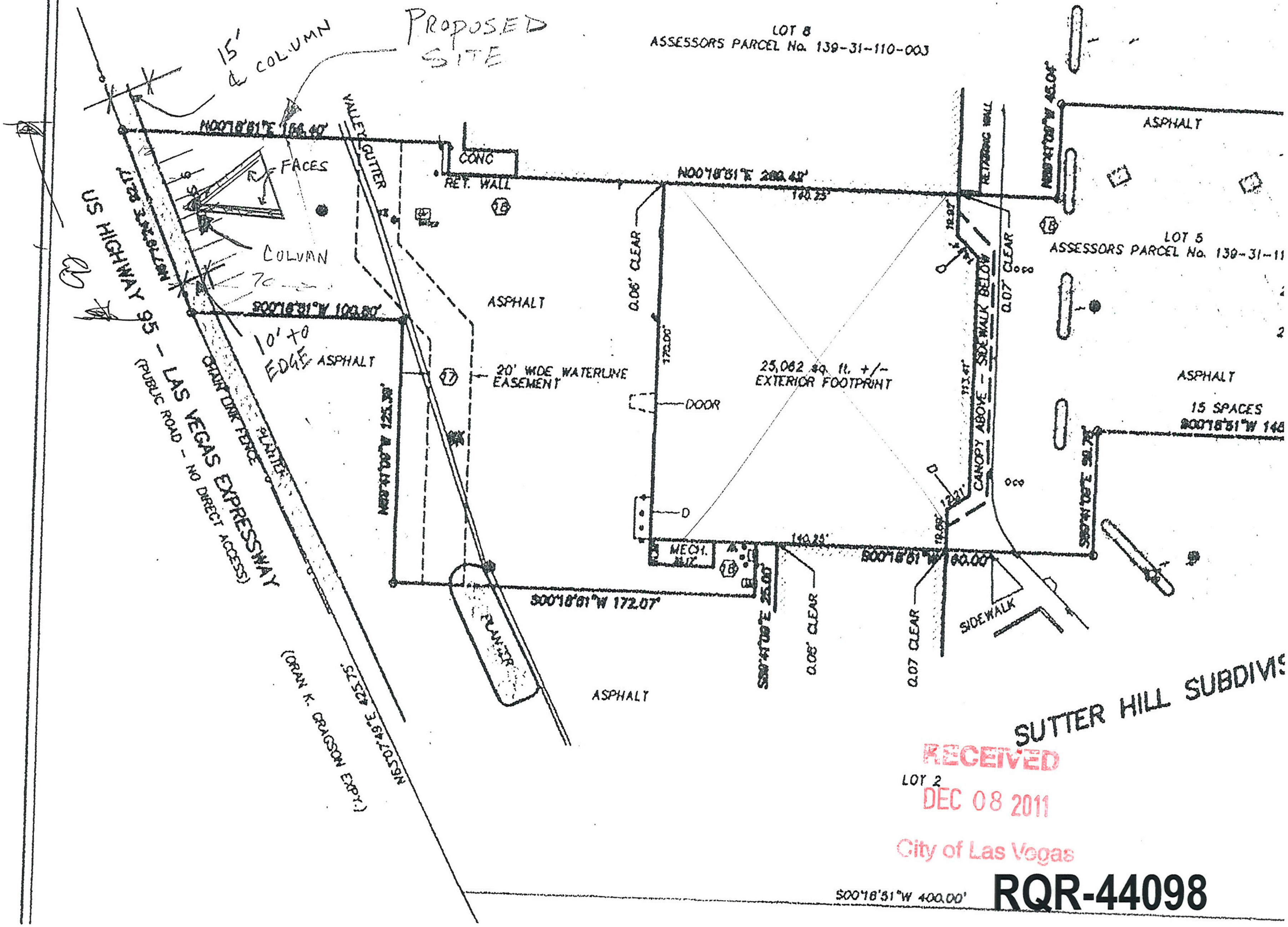
f:\depot\Application Packet\Application Form.pdf

VICINITY MAP - NOT TO SCALE

← 2

UTILITY STATEMENT

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


SUTTER HILL SUBDIVISION
LOT 8
ASSESSORS PARCEL No. 139-31-110-003
PROPOSED SITE
15' & COLUMN
FACES
COLUMN
10' to EDGE
N00°18'51"E 166.40'
N00°18'51"E 288.42'
140.25'
CONC
RET. WALL
VALLEY GUTTER
ASPHALT
S00°18'51"W 100.80'
N89°41'09"W 125.38'
20' WIDE WATERLINE EASEMENT
0.06' CLEAR
172.00'
DOOR
D
25,062 sq. ft. +/- EXTERIOR FOOTPRINT
MECH.
S00°18'51"W 172.07'
PLANTER
CHAIN LINK FENCE
US HIGHWAY 95 - LAS VEGAS EXPRESSWAY
(PUBLIC ROAD - NO DIRECT ACCESS)
(ORAN K. GRAGSON EXPY.)
N65°07'49"E 425.75'
N67°19'34"E 82.17'
S89°41'09"E 25.00'
0.06' CLEAR
0.07 CLEAR
S00°18'51"W 60.00'
19.86'
12.21'
113.41'
19.91'
CANOPY ABOVE - SIDEWALK BELOW
0.07 CLEAR
RETAINING WALL
SIDEWALK
N89°41'09"W 45.04'
LOT 5
ASSESSORS PARCEL No. 139-31-11
ASPHALT
15 SPACES
S00°18'51"W 148
S89°41'09"E 98.78'
SUTTER HILL SUBDIVIS
LOT 2
S00°18'51"W 400.00'
B

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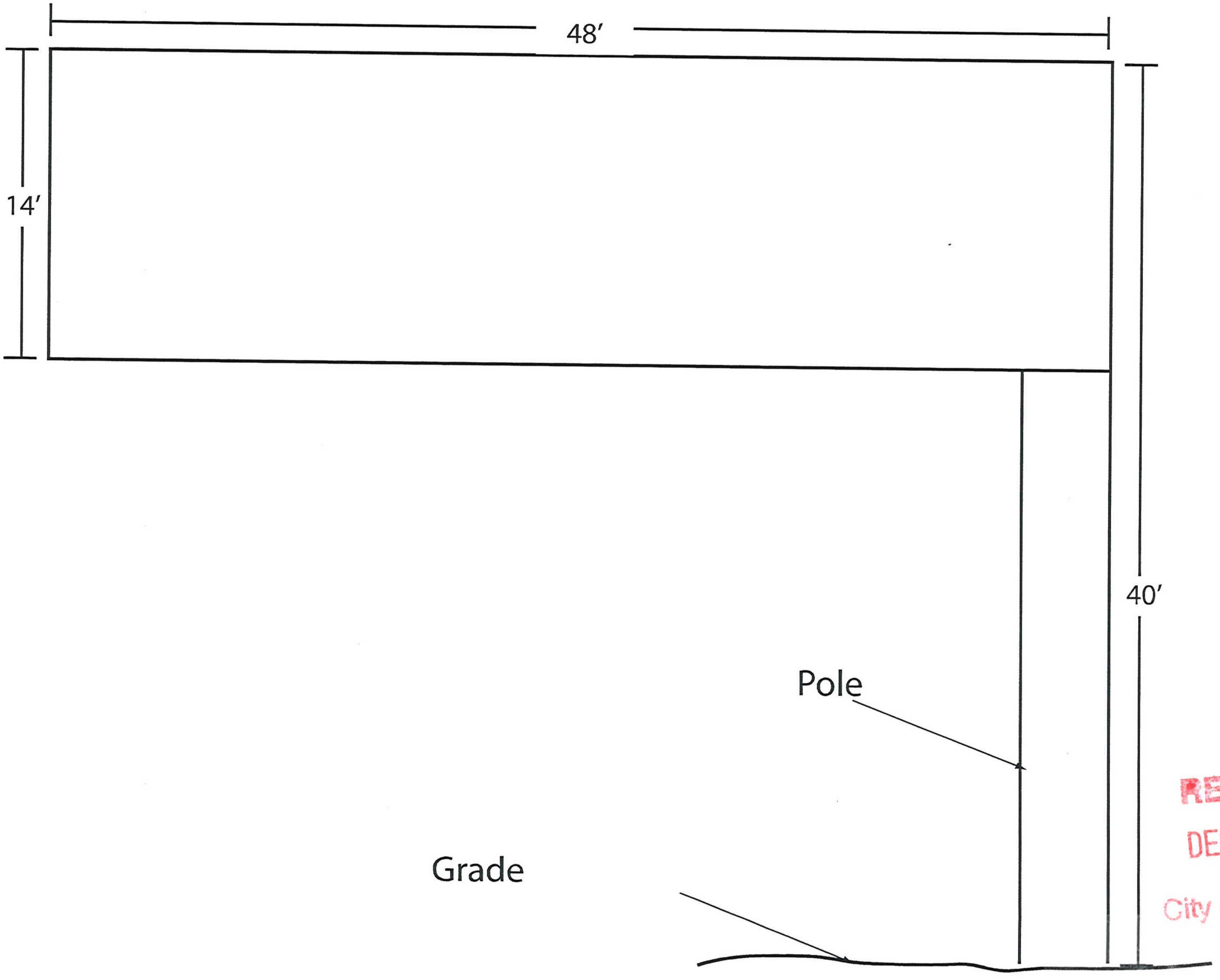
City of Las Vegas

RQR-44098

EXISTING SIGN ELEVATION
4600 MEADOWS LANE
LAS VEGAS


48'
14'
40'
Pole
Grade

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City of Las Vegas

RQR-44098

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 14, 2009

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

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

Dear Mr. Levine:

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

Planning & Development

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

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

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

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

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

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RQR-44098

Printed with environmentally friendly soy ink.

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

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

Sincerely,

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

M M Wheeler
M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR
GARY REESE
MAYOR PRO TEM
LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 9, 2007

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

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

Dear Mr. Curran:

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

Added condition

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

Planning and Development

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

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

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

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

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

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RQR-44098

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

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

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

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

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

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

Public Works

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

Sincerely,

Lean Coleman

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

M M Wheeler

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

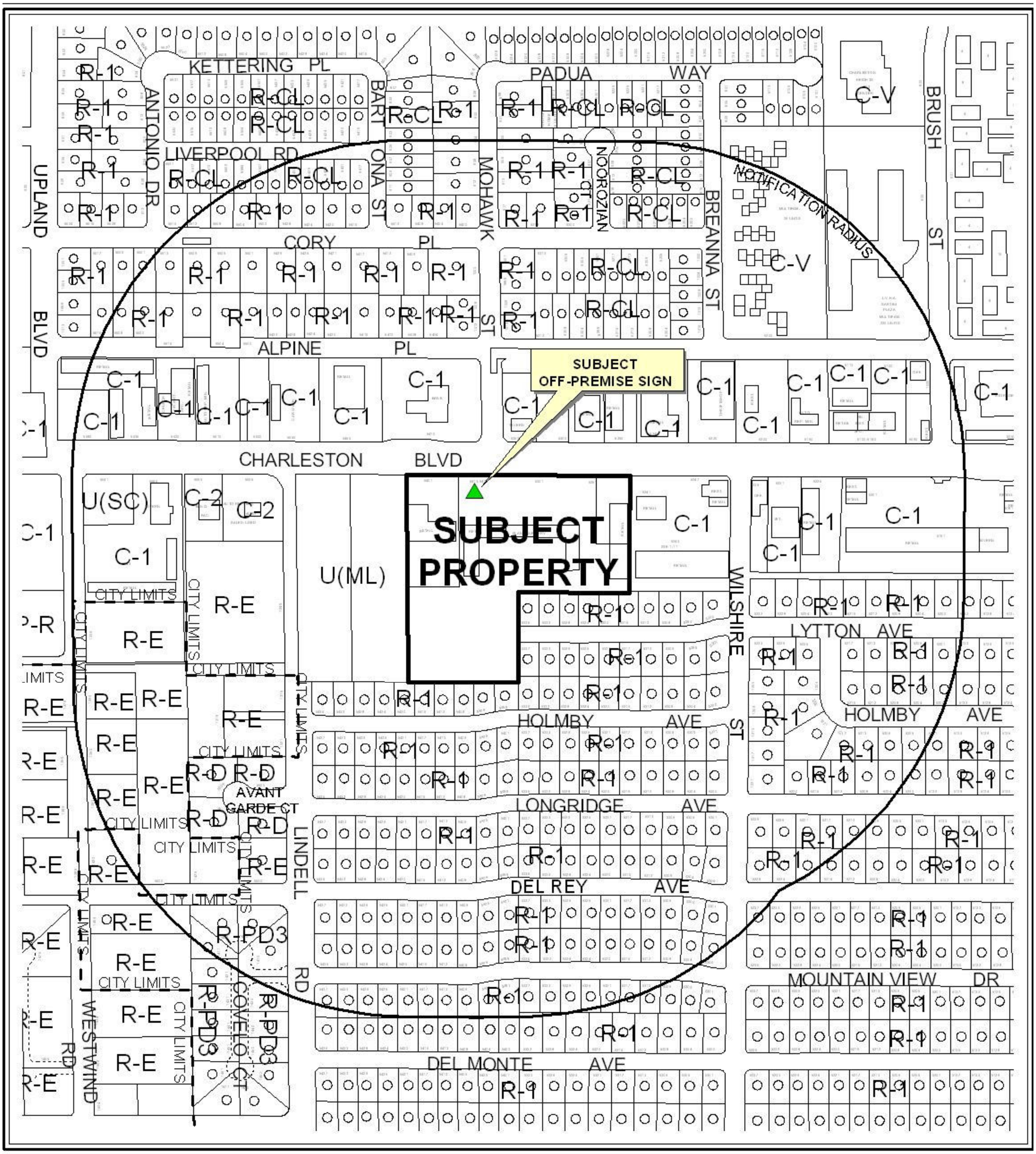
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

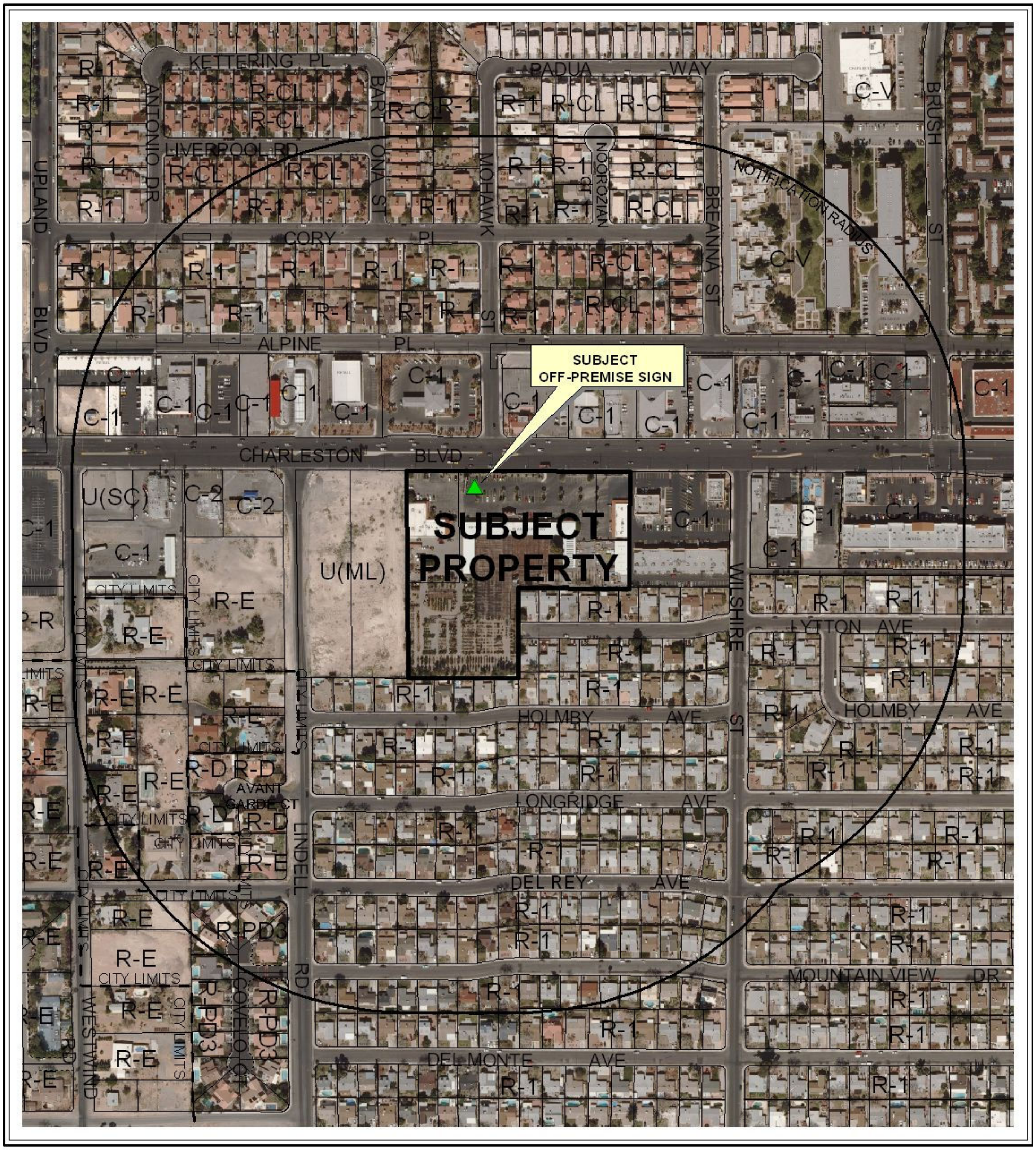

SUBJECT
OFF-PREMISE SIGN
SUBJECT
PROPERTY
NOTIFICATION RADIUS
KETTERING PL
PADUA WAY
LIVERPOOL RD
CORY PL
ALPINE PL
CHARLESTON BLVD
LYTTON AVE
HOLMBY AVE
LONGRIDGE AVE
DEL REY AVE
MOUNTAIN VIEW DR
DEL MONTE AVE
AVANT GARDE CT
UPLAND BLVD
ANTONIO DR
BARTONA ST
MOHAWK ST
NOOROZIAN CT
BREANNA ST
BRUSH ST
WILSHIRE ST
LINDELL RD
WESTWIND RD
COVELO CT
CITY LIMITS
R-1
R-CL
C-V
C-1
C-2
U(SC)
U(ML)
R-E
R-D
R-PD3
P-R

0 300 600 Feet

CASE: **RQR-44239**

RADIUS: 1000 FEET

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


SUBJECT OFF-PREMISE SIGN
SUBJECT PROPERTY
NOTIFICATION RADIUS
KETTERING PL
PADUA WAY
LIVERPOOL RD
CORY PL
ALPINE PL
CHARLESTON BLVD
HOLMBY AVE
LYTTON AVE
LONGRIDGE AVE
DEL REY AVE
MOUNTAIN VIEW DR
DEL MONTE AVE
UPLAND BLVD
ANTONIO DR
BARTONA ST
MOHAWK ST
NOOROZIAN CT
BREANNA ST
BRUSH ST
WILSHIRE ST
LINDELL RD
WESTWIND RD
AVANT GARDE CT
COVEIO CT
CITY LIMITS
R-1
R-CL
C-V
C-1
C-2
U(SC)
U(ML)
R-E
R-D
R-PD3
P-R

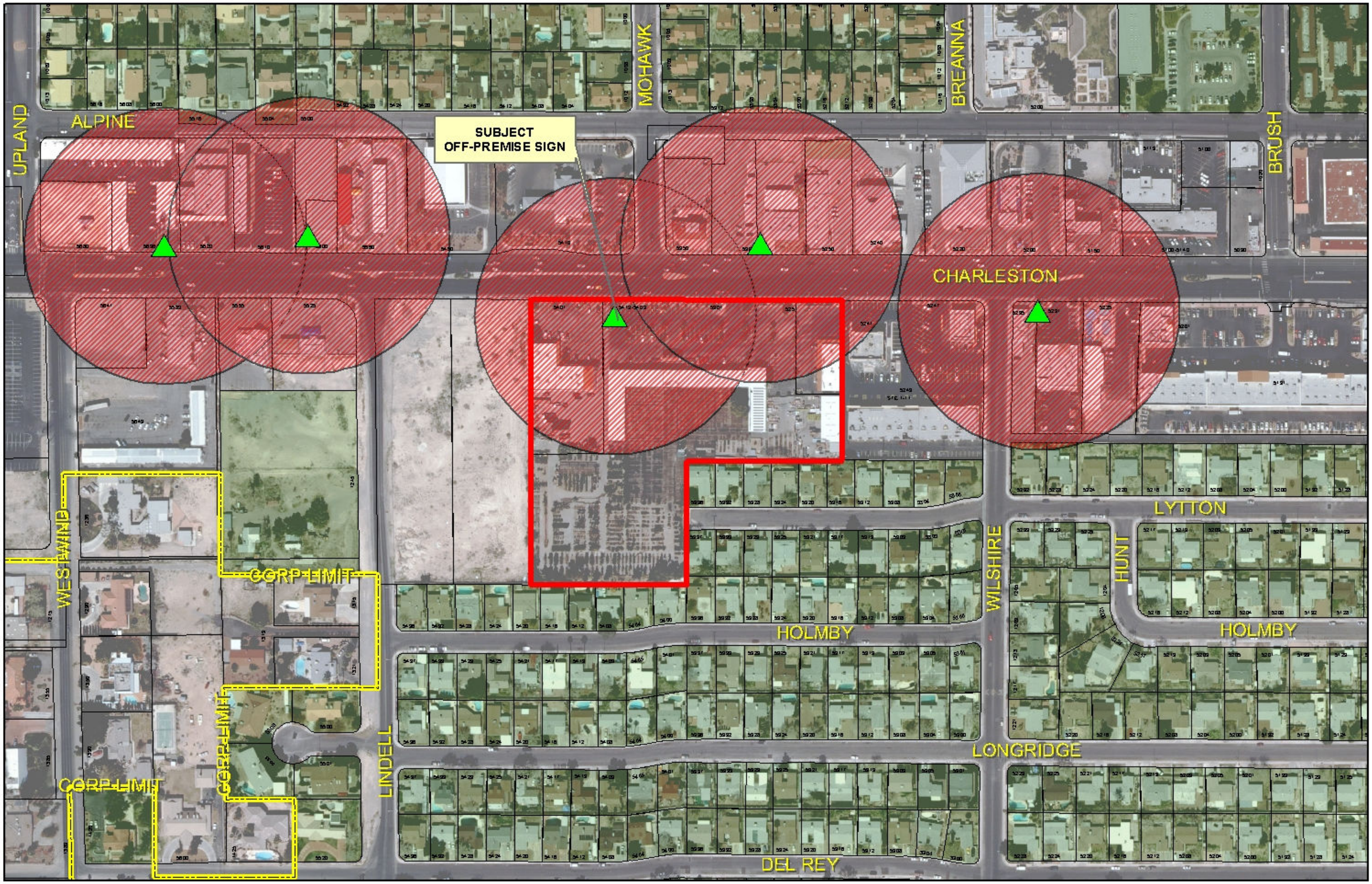
CASE: **RQR-44239**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



UPLAND
ALPINE
MOHAWK
BREANNA
BRUSH
SUBJECT
OFF-PREMISE SIGN
CHARLESTON
LYTTON
HUNT
WILSHIRE
HOLMBY
HOLMBY
LONGRIDGE
DEL REY
LINDELL
WESTWIND
CORP LIMIT
CORP LIMIT
CORP LIMIT

RQR-44239

City of Las Vegas Billboard Data

- ▭ Subject Parcel
- ▲ City of Las Vegas Billboard Location
- ■ Clark County Billboard Location
- ○ 300 Foot Buffer Around Billboard
- ● 750 Foot Buffer Around Freeway Billboard
- 🟩 Residential Zoned Property
- ▨ Off Premise Sign Exclusion Area
- ■ Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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

☐ **Yes** ☒ **No**

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner:

Print Name: JAY HARRISON

Subscribed and sworn before me

This 14th day of DEC, 20 11

Notary Public in and for said County and State

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

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JAN 3 2011
City of Las Vegas
Department of Planning

Revised 11-14-06

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

3485

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review (RQR) 30592

Project Address (Location) 5301 West Charleston

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

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

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

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information Required Review for an approved, existing billboard located at 5301 W. Charleston

PROPERTY OWNER Harrison Jays and Denise A FAM **Contact** ____
Address 5301 W. Charleston **Phone:** ____ **Fax:** ____
City Las Vegas **State** NV **Zip** 89146
E-mail Address ____

APPLICANT Clear Channel Outdoor **Contact** Rod Carter
Address 2880-B Meade Ave., Suite 350 **Phone:** 702 2387209 **Fax:** 238 7266
City Las Vegas **State** NV **Zip** 89102
E-mail Address rodcarter@clearchannel.com

REPRESENTATIVE Same As Applicant **Contact** ____
Address ____ **Phone:** ____ **Fax:** ____
City ____ **State** ____ **Zip** ____
E-mail Address ____

Property Owner Signature* Jay Harrison

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

Print Name JAY HARRISON

Subscribed and sworn before me

This 14th day of DECEMBER, 20 11.

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-44239
Meeting Date:	~~2/14/12~~ 3.13.12
Total Fee:	$800.00
Date Received:*	1/3/12
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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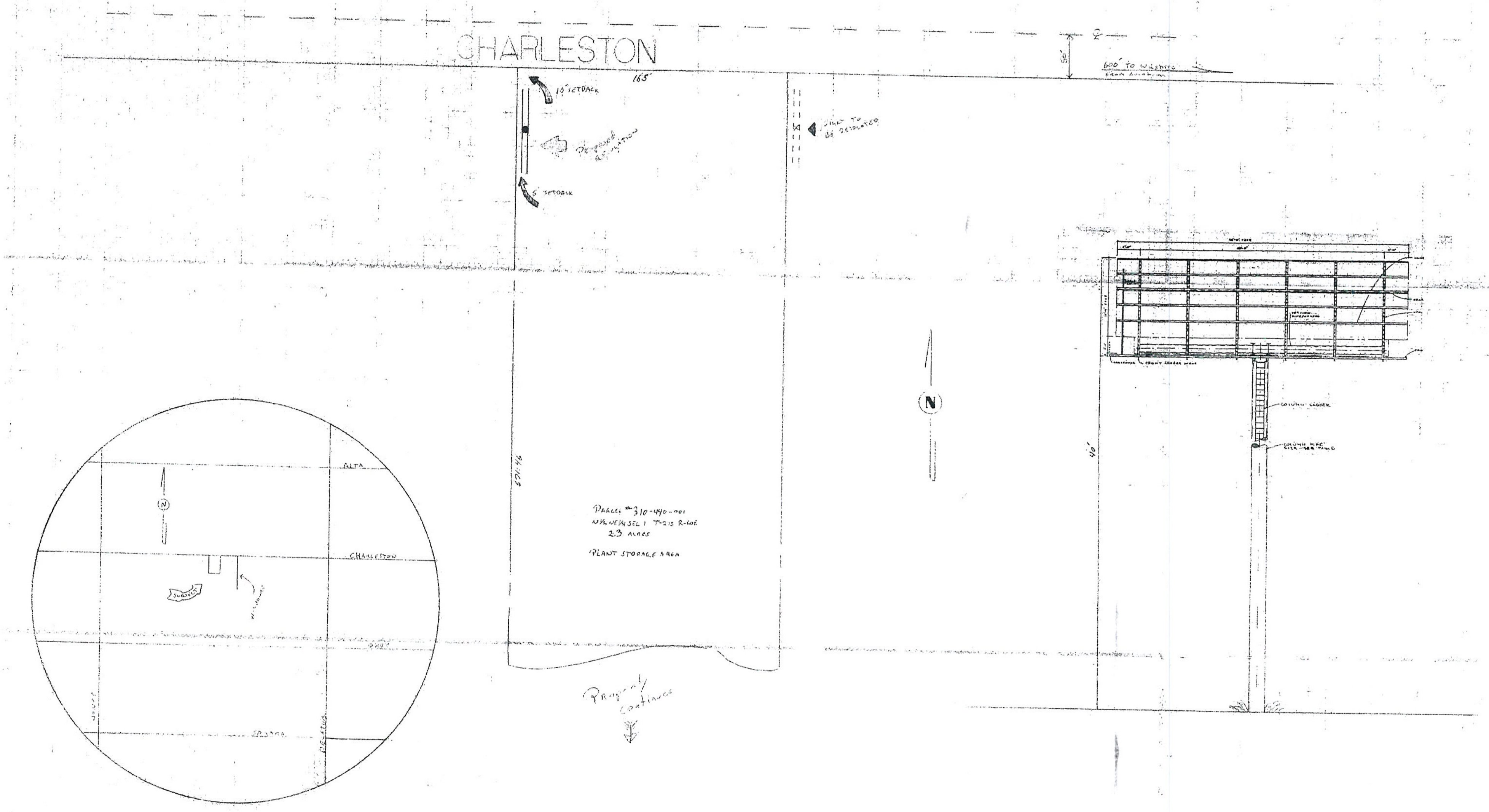
Department of Planning


CHARLESTON
165'
600' to Wilshire
10' SETBACK
Proposed Relocation
5' SETBACK
Sign to be relocated
571.46
Parcel # 310-440-001
N½ NE¼ SEC 1 T-21S R-60E
2.3 ACRES
PLANT STORAGE AREA
Property Continues
N
40'
COLUMN LADDER
COLUMN PIPE SIZE - SEE TABLE
FRONT LADDER WALK
ALTA
CHARLESTON
SUBJECT
Wilshire
GRAGA
JONES
DECATUR

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

DONREY

SCALE 1" = 25'	DRAWING NUMBER	J. Harrison / Plant World
DATE 11-15-87	1	Charleston ½ ¼ W/o Wilshire

RQR-44239

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Department of Planning

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

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

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

SUBJECT:

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

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

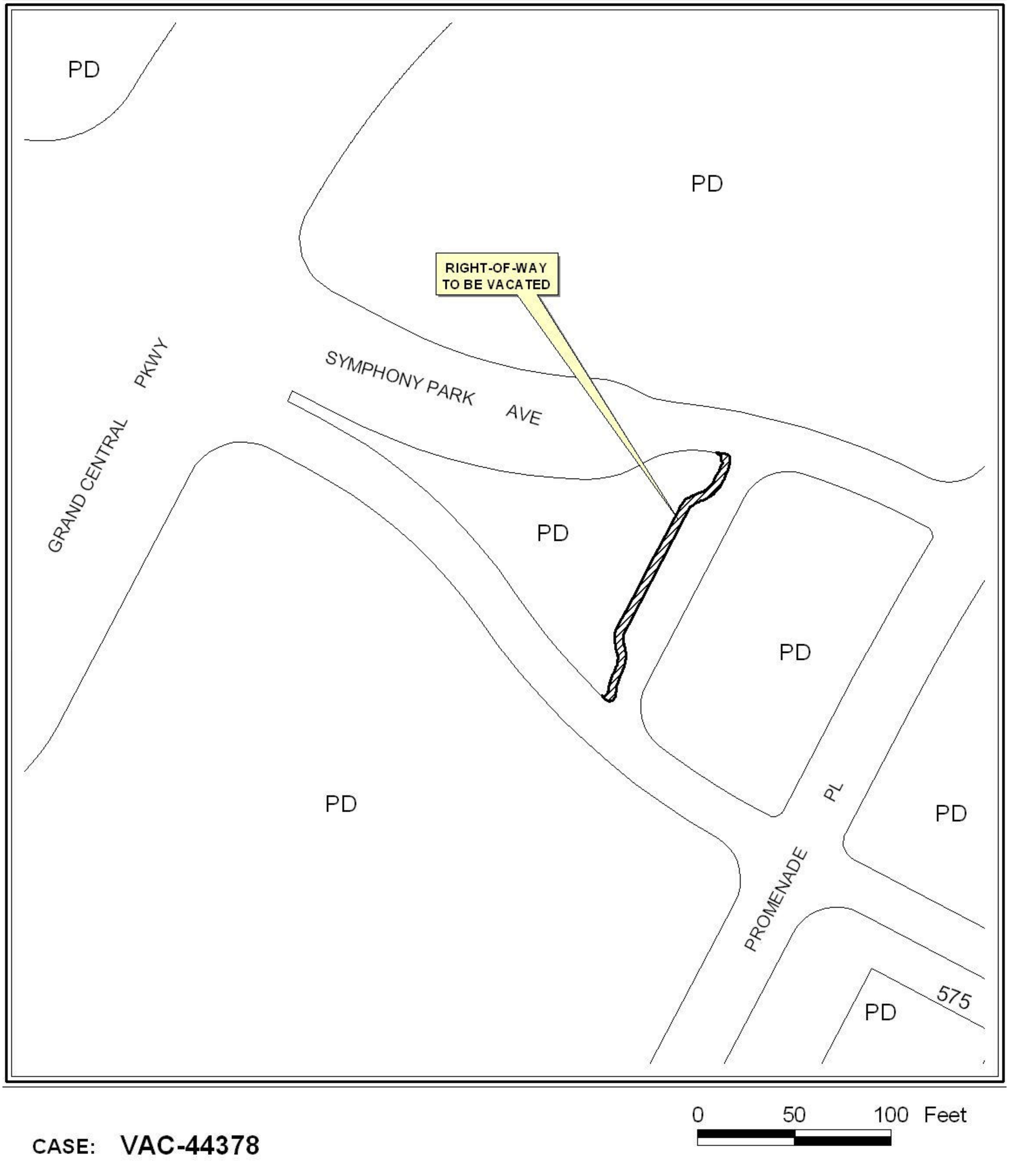
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

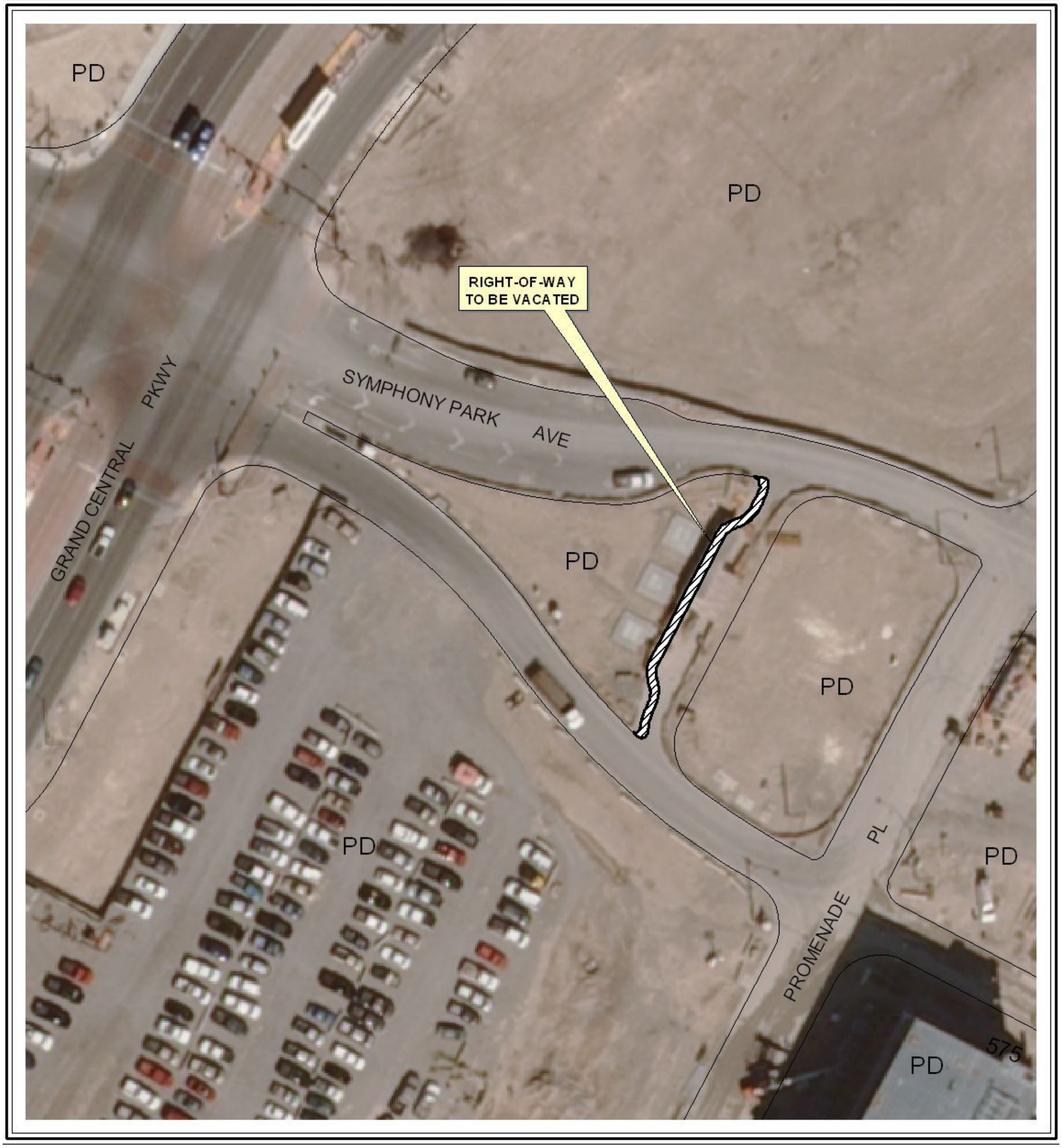
Staff recommends

BACKUP DOCUMENTATION:

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


PD
PD
RIGHT-OF-WAY TO BE VACATED
SYMPHONY PARK AVE
GRAND CENTRAL PKWY
PD
PD
PD
PD
PROMENADE PL
PD
575
0 50 100 Feet
N

CASE: VAC-44378


PD
PD
RIGHT-OF-WAY TO BE VACATED
SYMPHONY PARK AVE
GRAND CENTRAL PKWY
PD
PD
PD
PROMENADE PL
PD
575
PD
0 50 100 Feet
N

CASE: **VAC-44378**

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-44378** APN: 13933511009

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

Name of Applicant: Symphony Park master Association, Inc.

Name of Representative: Sam Gladstein

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

☐ **Yes** ☑ **No**

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

City Official: ______________________

Partner(s): ______________________ ______________________

APN: ______________________

Signature of Property Owner: ______________________

Print Name: Sam Gladstein

Subscribed and sworn before me

This 11 day of January, 2012

JoAnn Crolli

Notary Public in and for said County and State

County Clark
State of Nevada

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

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City of Las Vegas

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Symphony Park Master Association
Project Address (Location) Parcel m, Symphony Park
Project Name R.O.W. Vacation Symphony Park **Proposed Use** ________
Assessor's Parcel #(s) 13933511009 **Ward #** ________
General Plan: existing PD proposed ________ **Zoning:** existing PD proposed ________
Commercial Square Footage ________ **Floor Area Ratio** ________
Gross Acres 0.22 **Lots/Units** ________ **Density** ________
Additional Information ________

PROPERTY OWNER Symphony Park Master Assoc. **Contact** Sam Gladstein
Address 6130 Elton Avenue Suite 212 **Phone:** 216-0349 **Fax:** 216-6001
City Las Vegas **State** NV **Zip** 89107
E-mail Address sgladstein@newlandco.com

APPLICANT ________ **Contact** ________
Address Same as **Phone:** ________ **Fax:** ________
City property owner **State** ________ **Zip** ________
E-mail Address ________

REPRESENTATIVE ________ **Contact** ________
Address Same as **Phone:** ________ **Fax:** ________
City property owner **State** ________ **Zip** ________
E-mail Address ________

Property Owner Signature* ________
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Sam Gladstein

Subscribed and sworn before me

This 11 day of January, 2012.

JoAnn Crolli

Notary Public in and for said County and State
County Clark
State Nevada

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

Case #	VAC-44378
Meeting Date:	3/13/12
Total Fee:	$1,000
Date Received:*	1/18/12
Received By:	Bo 5

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

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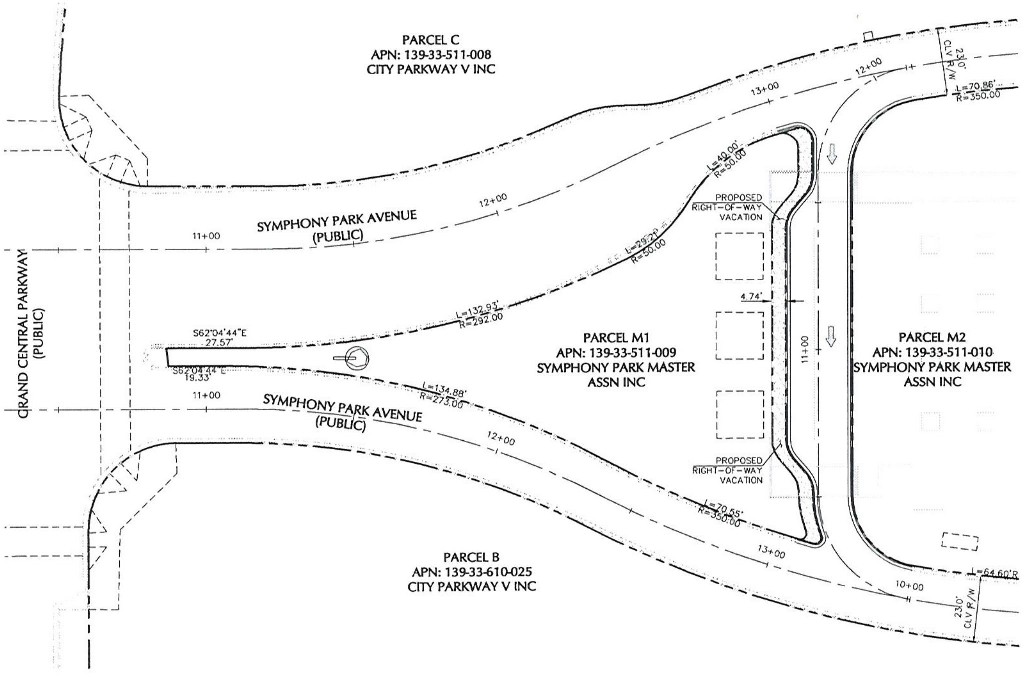
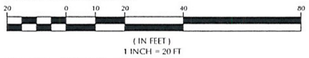

PARCEL C
APN: 139-33-511-008
CITY PARKWAY V INC
PARCEL B
APN: 139-33-610-025
CITY PARKWAY V INC
PARCEL M1
APN: 139-33-511-009
SYMPHONY PARK MASTER
ASSN INC
PARCEL M2
APN: 139-33-511-010
SYMPHONY PARK MASTER
ASSN INC
SYMPHONY PARK AVENUE
(PUBLIC)
SYMPHONY PARK AVENUE
(PUBLIC)
GRAND CENTRAL PARKWAY
(PUBLIC)
PROPOSED
RIGHT-OF-WAY
VACATION
PROPOSED
RIGHT-OF-WAY
VACATION
11+00
12+00
13+00
11+00
12+00
13+00
10+00
11+00
12+00
L=40.00'
R=50.00
L=29.21'
R=50.00
L=132.93'
R=292.00
L=134.88'
R=273.00
L=70.55'
R=350.00
L=70.86'
R=350.00
L=64.60'R
S62°04'44"E
27.57'
S62°04'44"E
19.33'
4.74'
23.0'
CLV R/W
23.0'
CLV R/W

GRAPHIC SCALE


20
0
10
20
40
80

(IN FEET)
1 INCH = 20 FT

BASIS OF BEARING

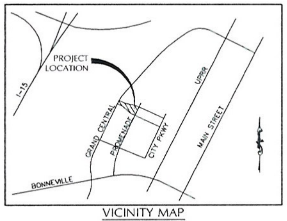
NORTH 03°50'03" WEST, BEING THE BEARING OF A PORTION OF THE CENTERLINE OF GRAND CENTRAL PARKWAY BETWEEN BONNEVILLE AVENUE AND THE POINT OF CURVATURE TO THE NORTH AS SHOWN IN BOOK 53, PAGE 61 OF PLATS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCH MARK No. 8LV01 33E6

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

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


PROJECT
LOCATION
I-15
GRAND CENTRAL
PROMENADE
CITY PKWY
UPRR
MAIN STREET
BONNEVILLE

VICINITY MAP
NTS

LEGEND

▨ RIGHT-OF-WAY VACATION AREA

NO.	DESCRIPTION OF REVISIONS	DATE	INITIALS

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

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

MARTIN & MARTIN
CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

SHEET NUMBER
EX-VAC
SHEET 1 OF 1

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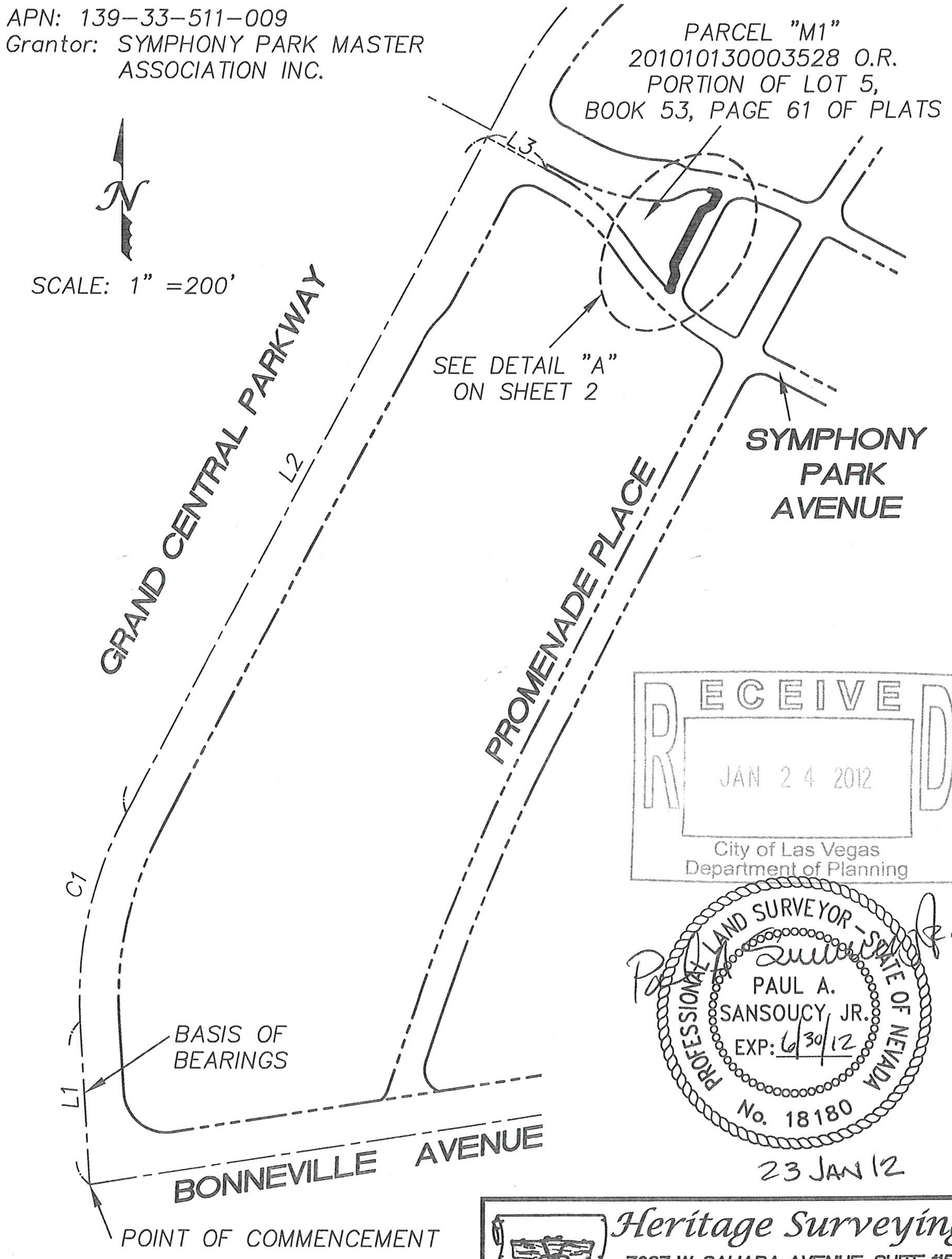
JAN 24 2012
City of Las Vegas
Department of Planning

VAC-44378
03/13/12 PC

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

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


PARCEL "M1"
201010130003528 O.R.
PORTION OF LOT 5,
BOOK 53, PAGE 61 OF PLATS
N
SCALE: 1" =200'
L3
SEE DETAIL "A"
ON SHEET 2
GRAND CENTRAL PARKWAY
L2
PROMENADE PLACE
SYMPHONY
PARK
AVENUE
C1
BASIS OF
BEARINGS
L1
BONNEVILLE AVENUE
POINT OF COMMENCEMENT

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JAN 24 2012
City of Las Vegas
Department of Planning

Paul A. Sansoucy Jr.
PAUL A. SANSOUCY, JR.
EXP: 6/30/12
No. 18180
23 JAN 12

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

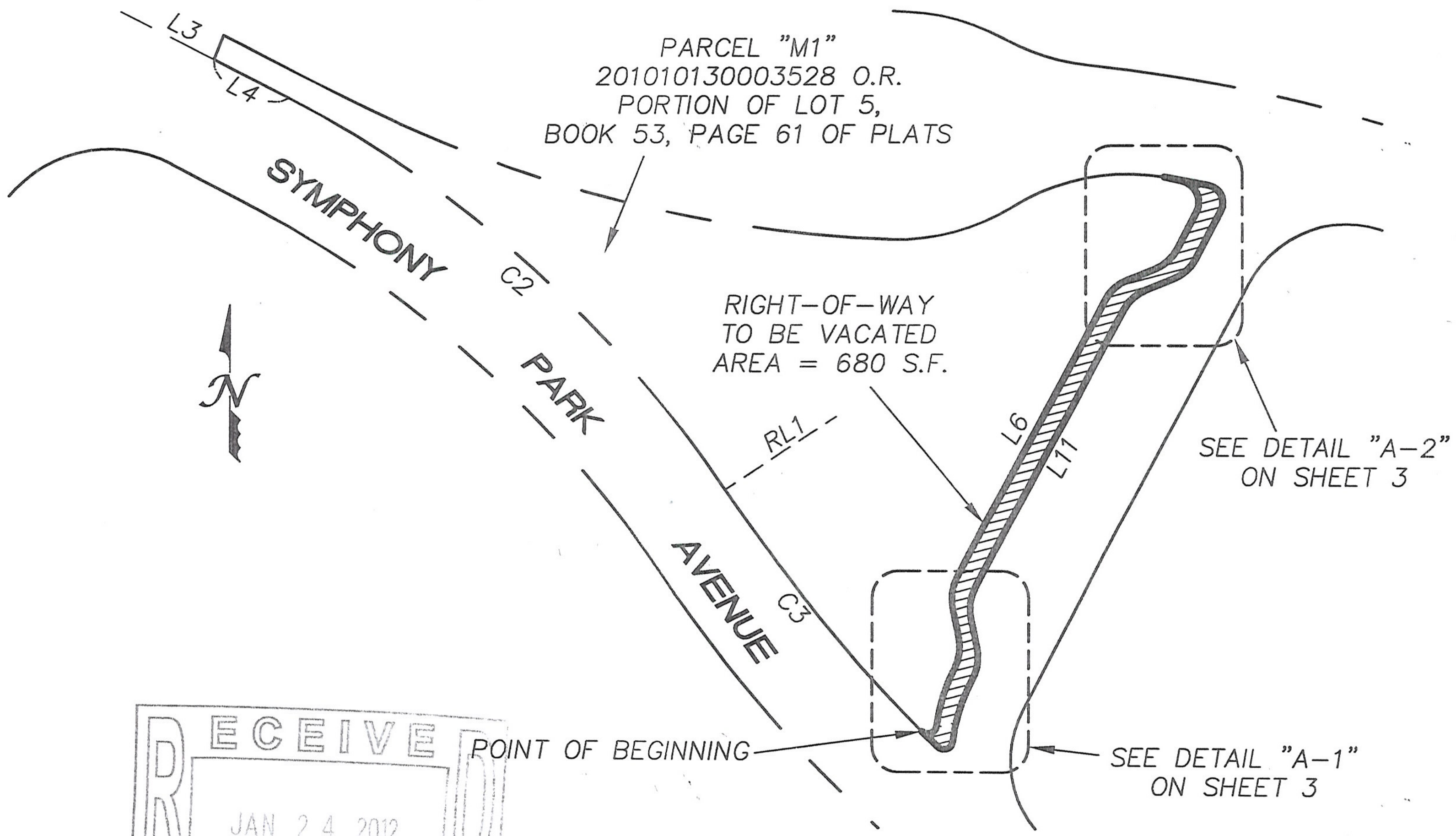
SHEET 1 OF 4

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

VAC-44378

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

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


L3
L4
PARCEL "M1"
201010130003528 O.R.
PORTION OF LOT 5,
BOOK 53, PAGE 61 OF PLATS
SYMPHONY
C2
PARK
AVENUE
C3
RL1
N
RIGHT-OF-WAY
TO BE VACATED
AREA = 680 S.F.
L6
L11
SEE DETAIL "A-2"
ON SHEET 3
POINT OF BEGINNING
SEE DETAIL "A-1"
ON SHEET 3

DETAIL 'A'
SCALE: 1" =40'

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City of Las Vegas
Department of Planning

SHEET 2 OF 4

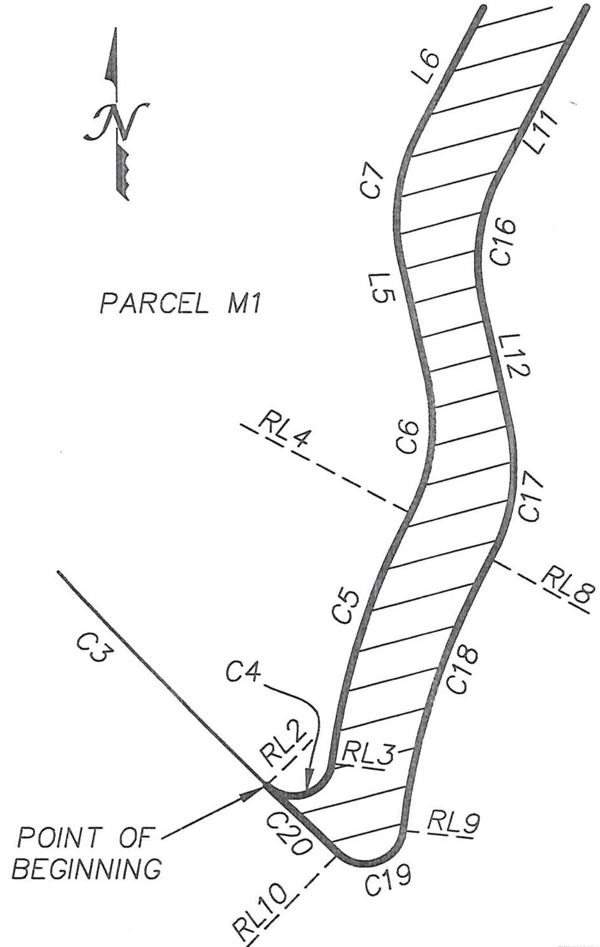
Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

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

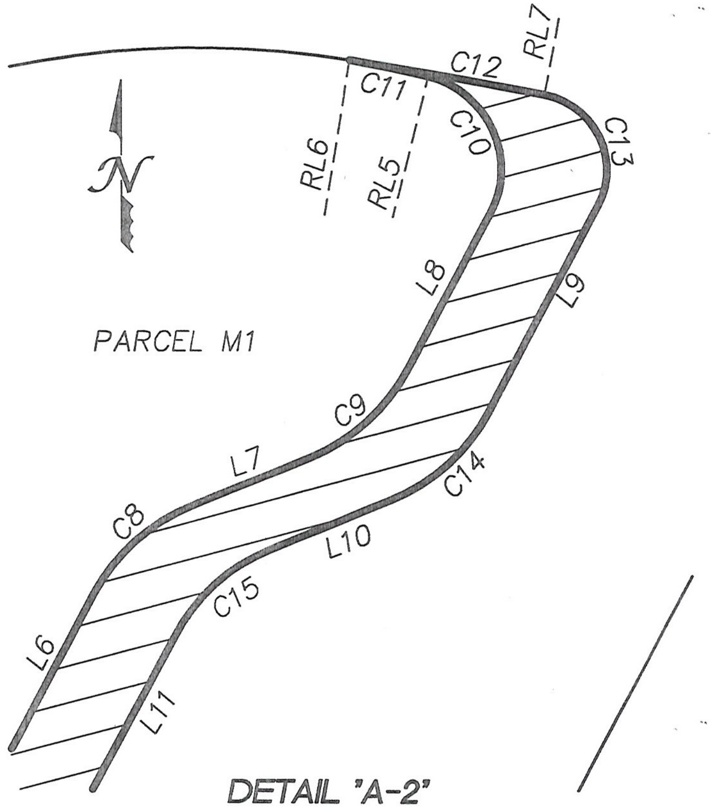
VAC-44378

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

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


N
PARCEL M1
L6
L11
C7
C16
L5
L12
RL4
C6
C17
RL8
C5
C3
C4
C18
RL2
RL3
POINT OF BEGINNING
C20
RL9
C19
RL10

DETAIL "A-1"
SCALE: 1" =10'


N
C12
RL7
C11
C10
C13
RL6
RL5
PARCEL M1
L8
L9
C9
L7
C14
C8
L10
C15
L6
L11

DETAIL "A-2"
SCALE: 1" =10'

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

RECEIVED
JAN 24 2012
City of Las Vegas
Department of Planning

SHEET 3 OF 4

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

VAC-44378

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

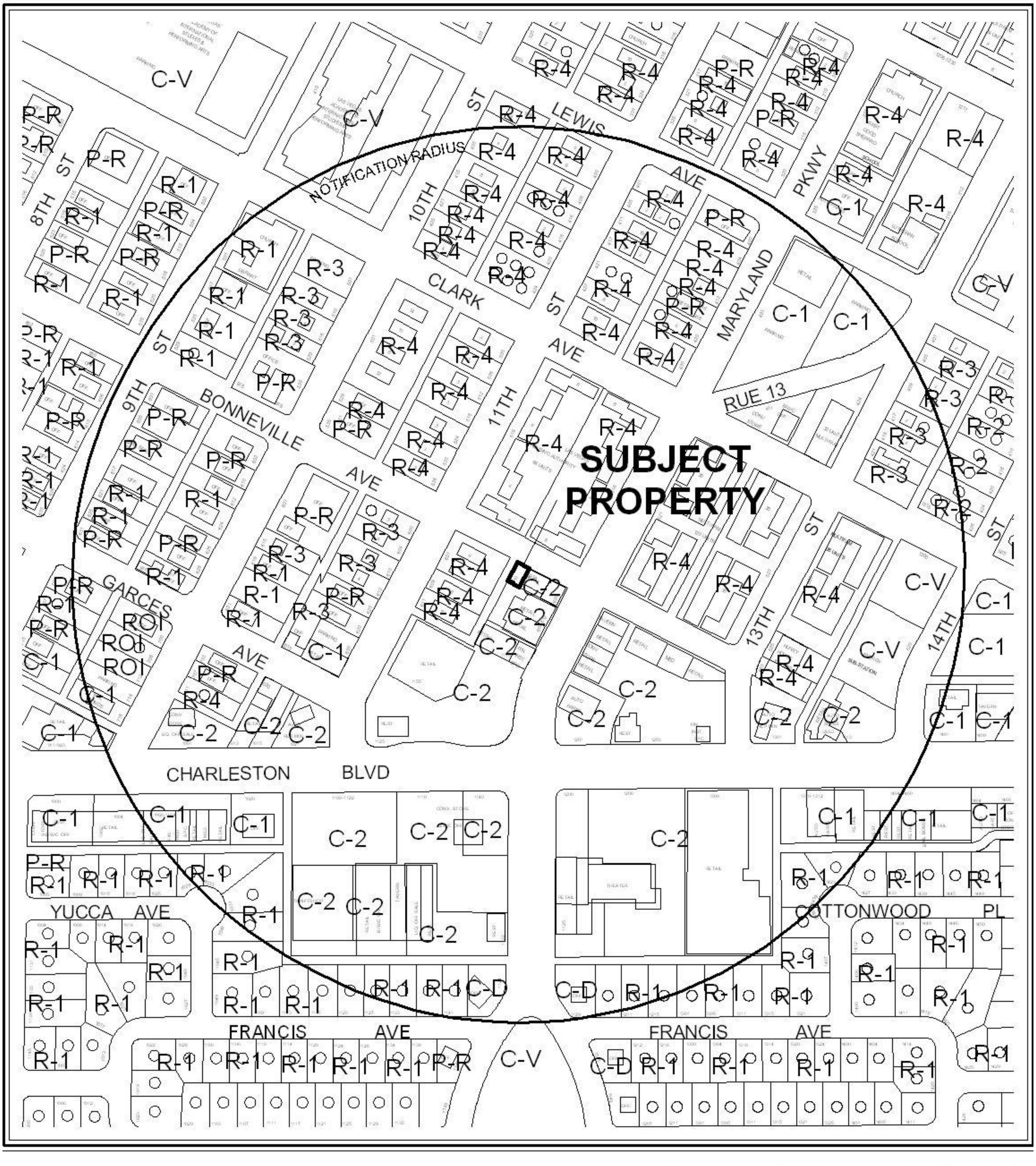
SUBJECT:
TABLED - RENOTIFICATION - SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General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

MAY GO TO CITY COUNCIL ON 02/15/2012
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



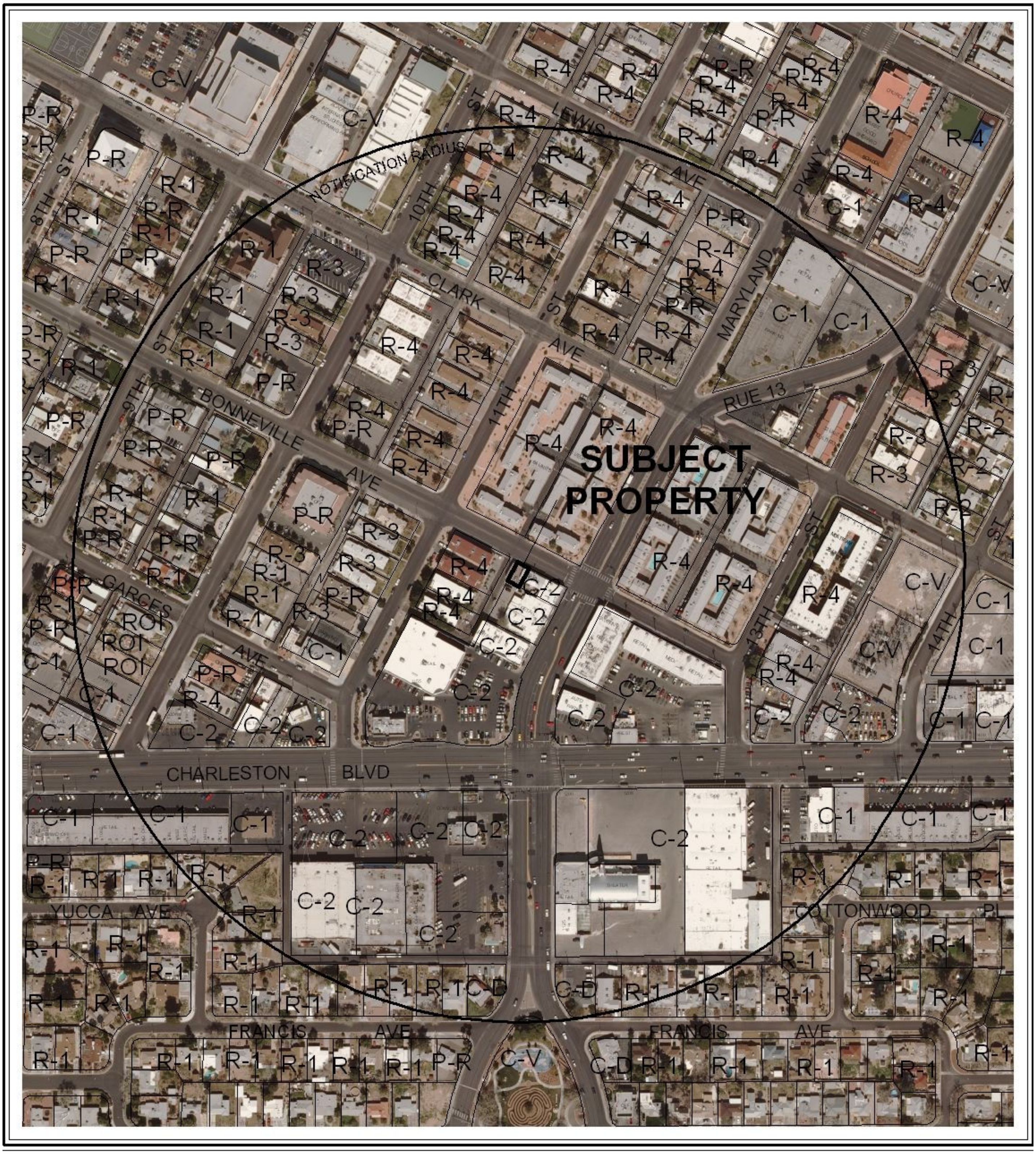
NOTIFICATION RADIUS
SUBJECT PROPERTY
CHARLESTON BLVD
CLARK AVE
BONNEVILLE AVE
GARCES AVE
LEWIS AVE
MARYLAND PKWY
RUE 13
YUCCA AVE
COTTONWOOD PL
FRANCIS AVE
8TH ST
9TH ST
10TH ST
11TH ST
13TH ST
14TH ST
C-V
C-1
C-2
C-D
P-R
R-1
R-2
R-3
R-4
ROI

CASE: **SUP-43979**

RADIUS: 1000 FEET

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

0
300
600 Feet


SUBJECT PROPERTY
NOTIFICATION RADIUS
LEWIS AVE
CLARK AVE
BONNEVILLE AVE
GARCES AVE
RUE 13
MARYLAND PKWY
8TH ST
9TH ST
10TH ST
11TH ST
13TH ST
14TH
CHARLESTON BLVD
YUCCA AVE
COTTONWOOD PL
FRANCIS AVE
C-2
C-1
C-V
C-D
R-1
R-2
R-3
R-4
P-R
ROI
0
300
600
Feet

CASE: **SUP-43979**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Melissa F. Maxwell

Name of Applicant: Lamar Kruitbosch

Name of Representative: Osvaldo Fumo

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

☐ **Yes** ☒ **No**

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

City Official: ____________________

Partner(s): ____________________ ____________________

APN: ____________________

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NOV 23 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: ____________________

Print Name: Osvaldo Fumo for Melissa F. Maxwell

Subscribed and sworn before me

This 4th day of November, 2011

Notary Public in and for said County and State

CRISTINA MORTEO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 04-90979-1
MY COMM. EXP. AUGUST 15, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For:
Project Address (Location) 1110 Bonneville Ave
Project Name **Proposed Use**
Assessor's Parcel #(s) 139-34-813-012 **Ward #**
General Plan: existing proposed **Zoning:** existing proposed
Commercial Square Footage 640 **Floor Area Ratio**
Gross Acres **Lots/Units** **Density**
Additional Information

PROPERTY OWNER Melissa F. Maxwell **Contact** Osvaldo Fumo
Address 204 37th Ave N #187 **Phone:** 474-7554 **Fax:** 474-4210
City St. Petersburg **State** Fl **Zip** 33704-1446
E-mail Address Ozzie@FumoLaw.Com

APPLICANT LAmar Krutbosch **Contact**
Address 3100 E. Charleston **Phone:** 386-9116 **Fax:** 474-4210
City LV NV **State** NV. **Zip** 89108
E-mail Address rescuebailbonds@yahoo.com

REPRESENTATIVE Osvaldo Fumo **Contact**
Address 1212 Casino Center **Phone:** 474-7554 **Fax:** 474-4210
City LV **State** NV **Zip** 89104
E-mail Address Ozzie@fumolaw.com

Property Owner Signature*
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Melissa F. Maxwell

Subscribed and sworn before me

This 23 day of NOVEMBER, 20 11

Notary Public in and for said County and State

NOTARY PUBLIC
KRISTINE TACATA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT. 23, 2015
No: 03-084813-1

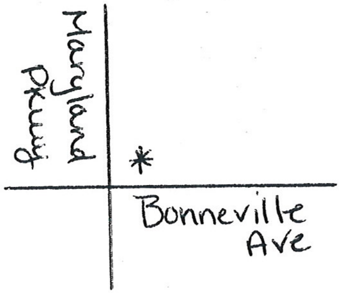
FOR DEPARTMENT USE ONLY

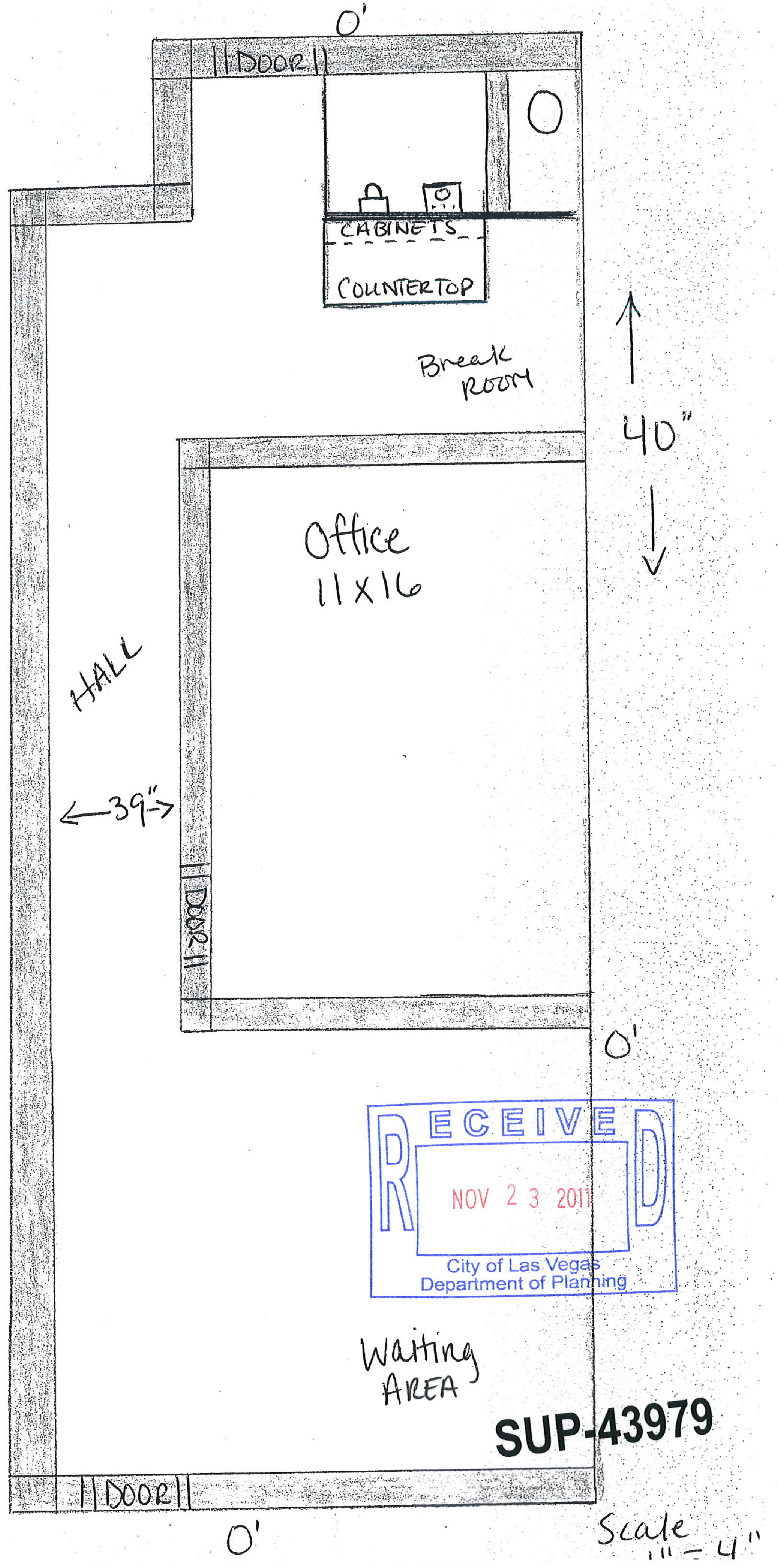
Case #	SUP- 43979
Meeting Date:	1-10-12 PC
Total Fee:	$1,030
Date Accepted:	11/23/11
Accepted By:	

RECEIVED
NOV 2 3 2011
City of Las Vegas
Department of Planning

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

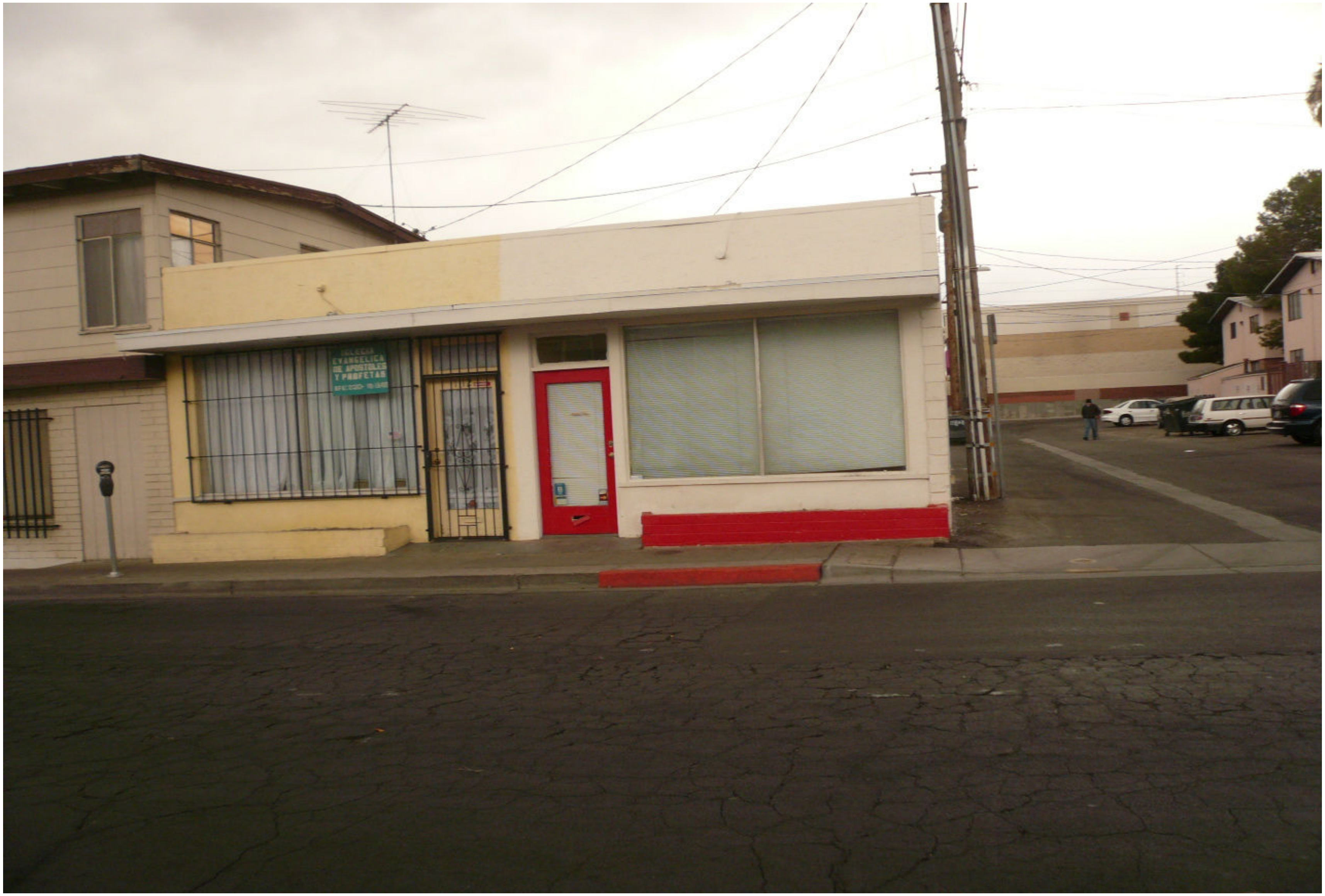
Vicinity Map


Maryland Pkwy
*
Bonneville Ave


0'
DOOR
CABINETS
COUNTERTOP
Break Room
40"
Office
11x16
HALL
39"
DOOR
0'
0'
Waiting AREA
DOOR
0'
N
Scale
1" = 4'

RECEIVED
NOV 23 2011
City of Las Vegas
Department of Planning

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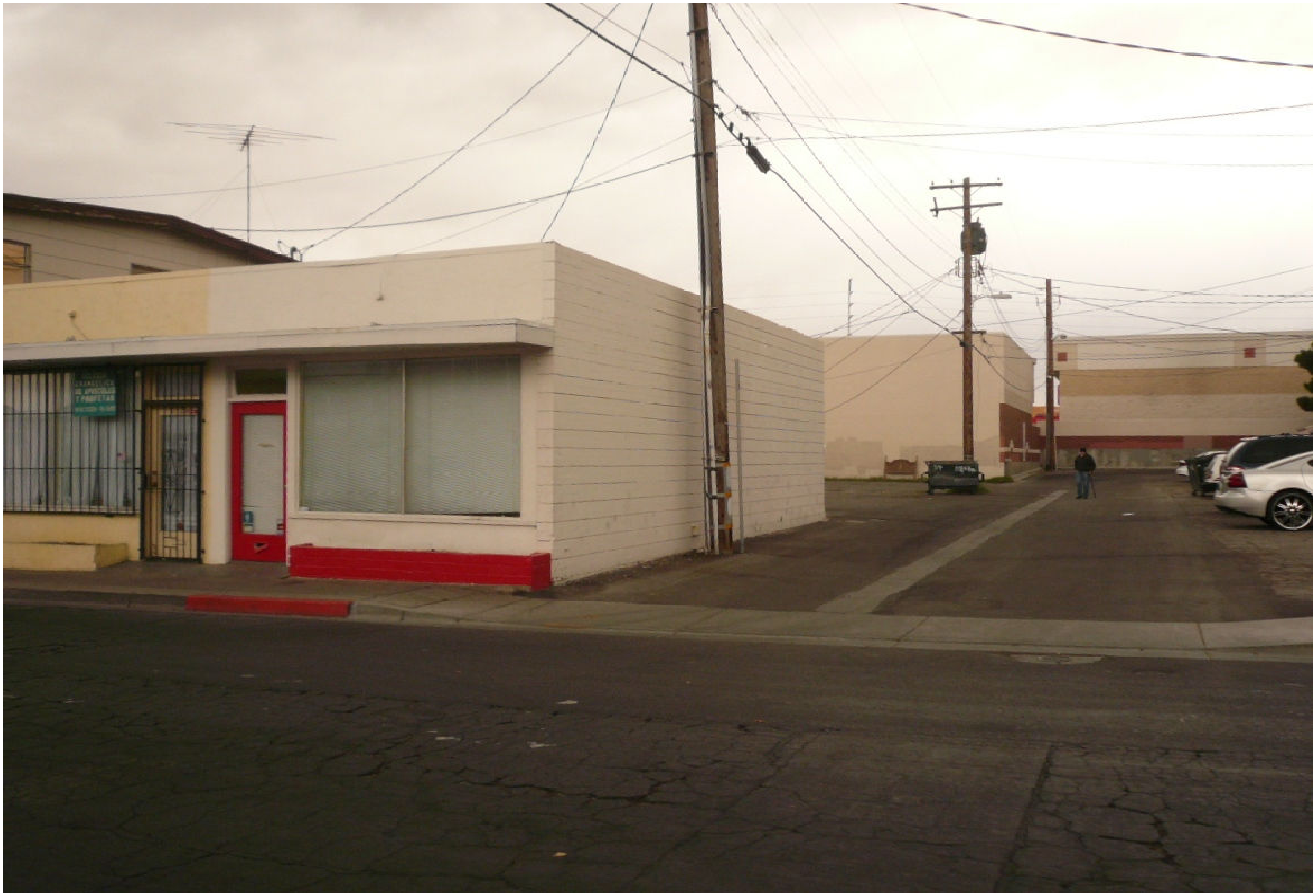
SUP-43979 - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL
1110 EAST BONNEVILLE AVENUE

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

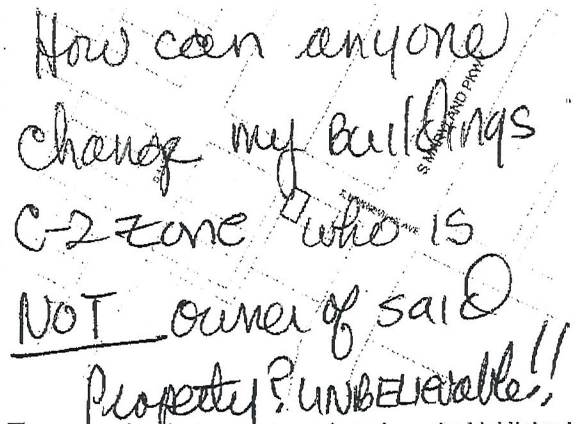
Back PORTION

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 E 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 400 Stewart Avenue Las Vegas, Nevada

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

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
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0004279218 DEC 22 2011
MAILED FROM ZIP CODE 89101

LAS VEGAS NV 891 12

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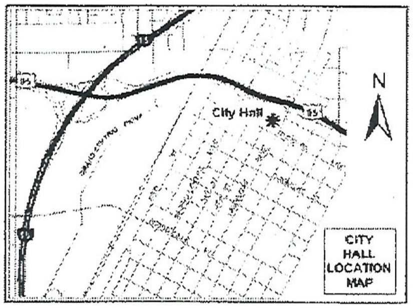
Return Service Requested
Official Notice of Public Hearing



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

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

44 P

NOTE on Back from owner.

2 JRDFN11 33704

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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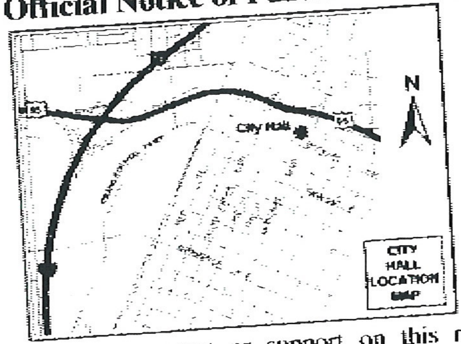
Return Service Requested
Official Notice of Public Hearing



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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

22 JRDFN11 89110

RECEIVED
RECEIVED
JAN -3 2012

44A

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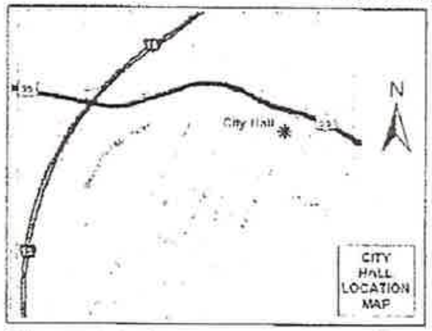
CITY CLERK

2012 JAN -9 A 9:41

RECEIVED
JAN 10 2012

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

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

07 JRDFN11 90631

Submitted after final agenda

1/10/2012 44

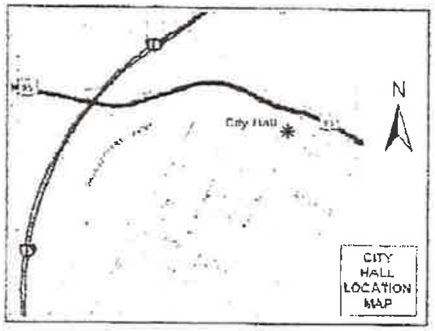
44A

RECEIVED
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

87 JRDFN11 90631

RECEIVED

JAN 10 2012

44A

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.: **12.**

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

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

SUBJECT:
GPA-43977- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Conservation Element and revise the 2020 Master Plan; All Wards.

C.C.: 04/18/2012

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

RECOMMENDATION:
Staff recommends

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas

Name of Applicant:

Name of Representative:

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

☐ **Yes** ☒ **No**

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

City Official:

Partner(s):

APN:

Signature of Property Owner:

Print Name: Fred Solis

Subscribed and sworn before me

This 5th day of January, 2012

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location)

Project Name Conservation Element Update **Proposed Use**

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

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

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Fred Solis

Address 333 N. Rancho **Phone:** (702) 229-5409 **Fax:** (702) 384-1397

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

E-mail Address

APPLICANT Same as Owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature*

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

Print Name Fred Sols

Subscribed and sworn before me

This 5th day of January, 20 12 .

Nora Lares

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case # GPA - 43977

Meeting Date 3-13-12

Total Fee: —

Date Received:* 1-6-12

Received By: F.S

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

Revised 10/27/08

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

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

January 5, 2012

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

RE: Conservation Element Update (GPA-43977)

Mr. Gebeke:

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

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

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

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning and Development

GPA-43977

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

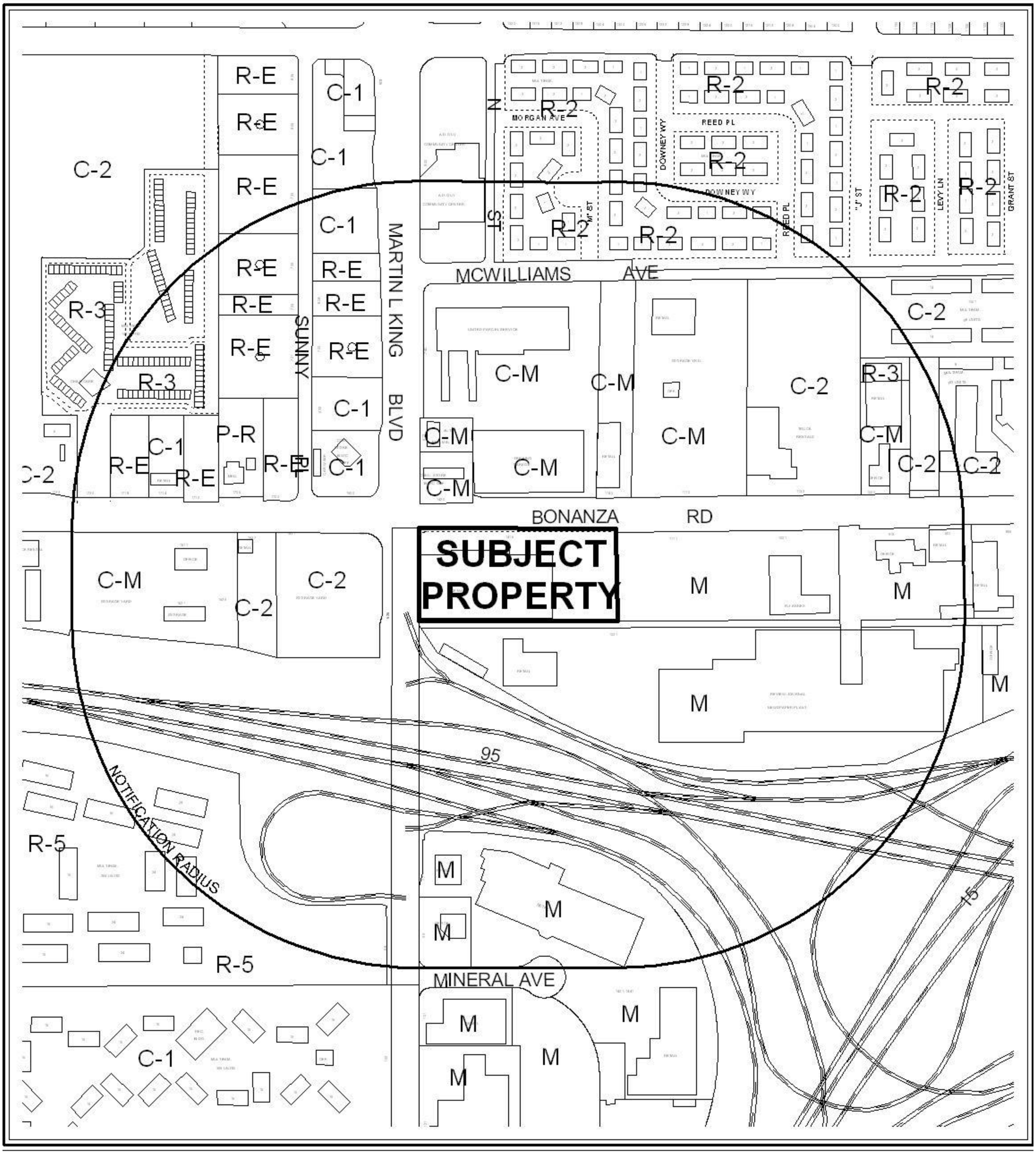
SUBJECT:
VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

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

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

RECOMMENDATION:
Staff recommends

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


SUBJECT PROPERTY
NOTIFICATION RADIUS
BONANZA RD
MCWILLIAMS AVE
MARTIN L KING BLVD
SUNNY PL
MORGAN AVE
REED PL
DOWNEY WY
REED PL
"J" ST
LEVY LN
GRANT ST
MINERAL AVE
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R-E
C-1
R-3
P-R
C-M
R-2
M
R-5

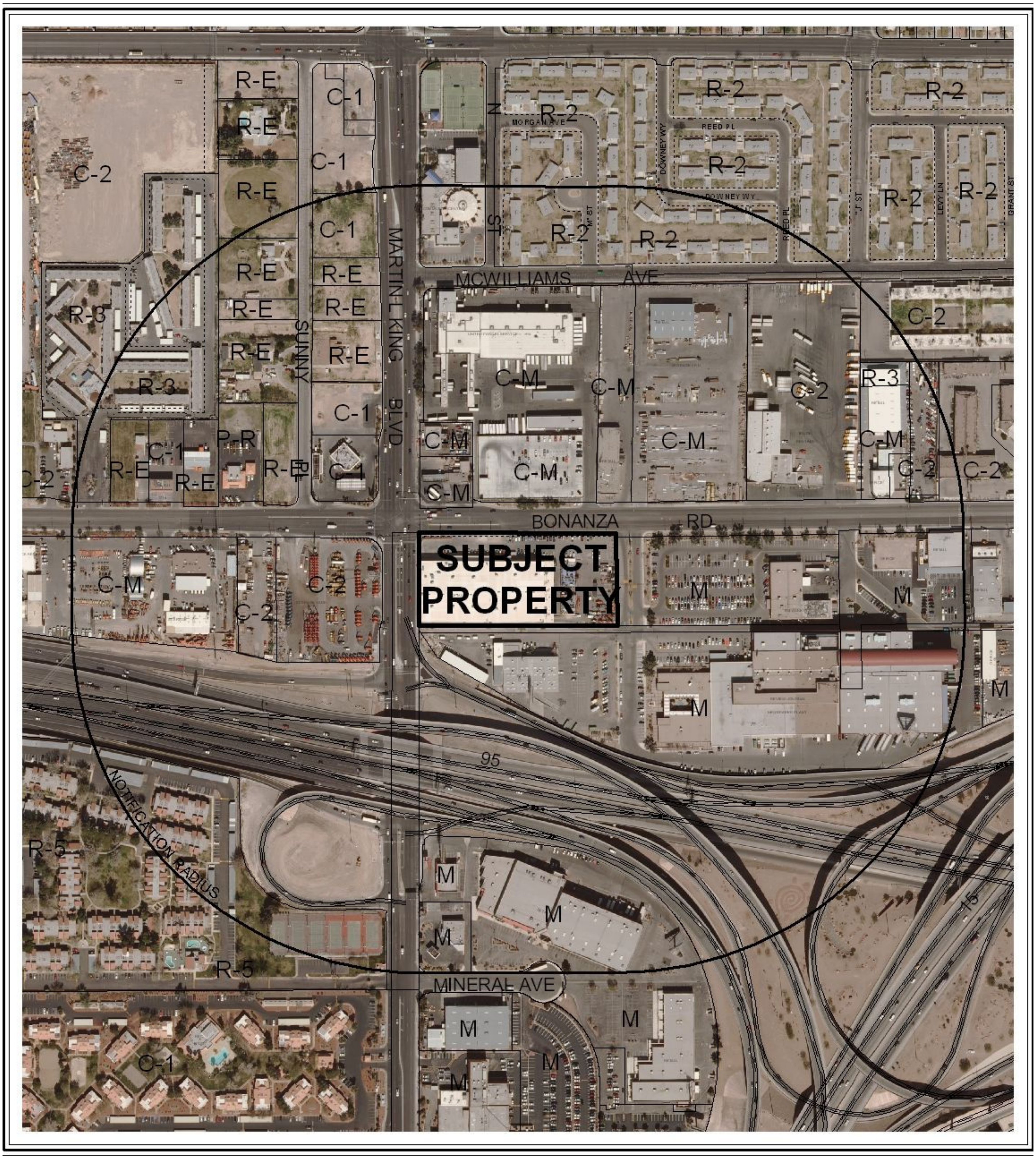
0 300 600 Feet

CASE: **VAR-44446 & SDR-44445**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N


SUBJECT PROPERTY
MARTIN L KING BLVD
BONANZA RD
MCWILLIAMS AVE
MINERAL AVE
SUNNY PL
MORGAN AVE
REED PL
DOWNEY WY
DOWNEY WY
"J" ST
LEVY LN
GRANT ST
"N" ST
"M" ST
NOTIFICATION RADIUS
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CASE: **VAR-44446 & SDR-44445**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

N

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: DFA, LLC

Name of Applicant: Xtreme Manufacturing

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

_____ Yes [✓ No]

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X

Print Name: Don F AHern

RECEIVED
JAN 26 2012

Subscribed and sworn before me

This 23rd day of January, 2012

Karen Benner
Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance

Project Address (Location) 1415 W. Bonanza

Project Name Xtreme Manufacturing **Proposed Use** Heavy Mfg.

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

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

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

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

Additional Information ____

PROPERTY OWNER DFA, LLC **Contact** Bruce Bilyeu
Address 1611 W. Bonanza **Phone:** 7028582025 **Fax:** 7026361345
City Las Vegas **State** NV **Zip** 89106

APPLICANT Xtreme Manufacturing **Contact** Bruce Bilyeu
Address 1415 W. Bonanza **Phone:** 7028582025 **Fax:** 7026361345
City Las Vegas **State** NV **Zip** 89106

REPRESENTATIVE APTUS **Contact** Kristen Neuman
Address ~~1415 W. Bonanza~~ 1200 S. 4th St. Ste 206 **Phone:** ~~7028582025~~ 702 839.1200 **Fax:** ~~7026361345~~ 702 839 1213
City Las Vegas **State** NV **Zip** 89104

Property Owner Signature* ____

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

Print Name Don F. Ahern

Subscribed and sworn before me

This 23rd day of January, 20 12.

Karen Benner

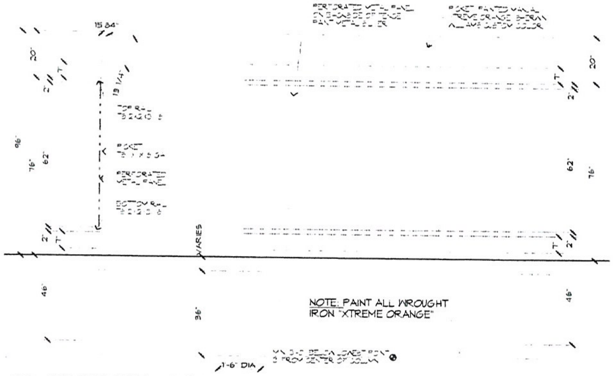
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

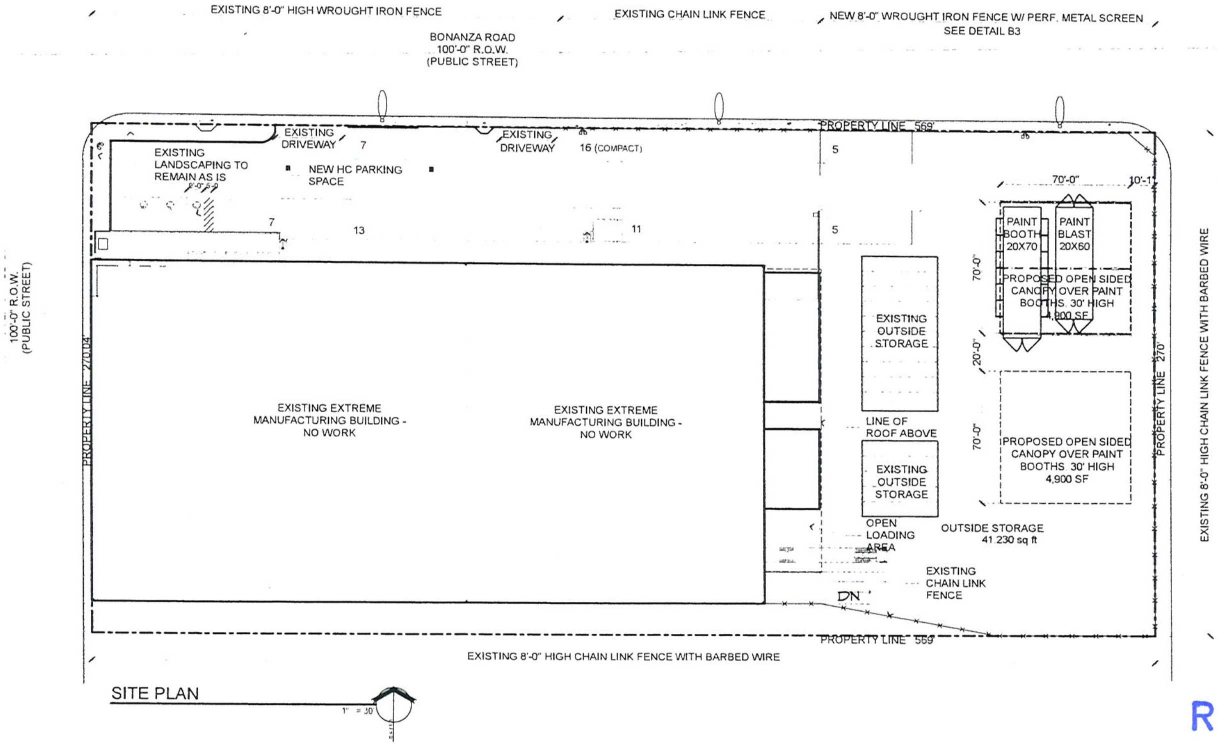
Case #	VAR-44446
Meeting Date:	3-13-12
Total Fee:	830.00
Date Received:*	1-26-12
Received By:	

* 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.


15.84"
20"
2"
T
13 1/4"
96"
76"
62"
VARIES
46"
36"
1'-6" DIA
20"
62"
76"
46"
NOTE: PAINT ALL WROUGHT IRON "XTREME ORANGE"

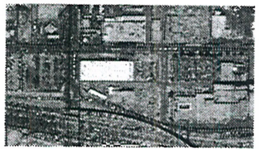
B3 WROUGHT IRON FENCE DETAIL

1/2" = 1'-0"


EXISTING 8'-0" HIGH WROUGHT IRON FENCE
EXISTING CHAIN LINK FENCE
NEW 8'-0" WROUGHT IRON FENCE W/ PERF. METAL SCREEN
SEE DETAIL B3
BONANZA ROAD
100'-0" R.O.W.
(PUBLIC STREET)
100'-0" R.O.W.
(PUBLIC STREET)
EXISTING DRIVEWAY
EXISTING DRIVEWAY
7
16 (COMPACT)
EXISTING LANDSCAPING TO REMAIN AS IS
NEW HC PARKING SPACE
7
13
11
5
5
PROPERTY LINE 569'
PROPERTY LINE 270'
PROPERTY LINE 270.04'
PROPERTY LINE 569'
70'-0"
10'-1"
PAINT BOOTH 20X70
PAINT BLAST 20X60
PROPOSED OPEN SIDED CANOPY OVER PAINT BOOTHS 30' HIGH 4,900 SF
70'-0"
20'-0"
70'-0"
PROPOSED OPEN SIDED CANOPY OVER PAINT BOOTHS 30' HIGH 4,900 SF
EXISTING OUTSIDE STORAGE
LINE OF ROOF ABOVE
EXISTING OUTSIDE STORAGE
OPEN LOADING AREA
OUTSIDE STORAGE 41 230 sq ft
EXISTING CHAIN LINK FENCE
DN
EXISTING EXTREME MANUFACTURING BUILDING - NO WORK
EXISTING EXTREME MANUFACTURING BUILDING - NO WORK
EXISTING 8'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE
EXISTING 8'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE

SITE PLAN

1" = 30'



VICINITY MAP

N.T.S.

Site and Project Information

SITE DATA

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

SETBACKS - (ACCESSORY STRUCTURE ONLY OTHER STRUCTURES ARE EXISTING)

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

LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%

BUILDING INFORMATION

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

AREAS

A EXISTING BUILDING (OFFICE)		14 654 SF
B EXISTING BUILDING (HEAVY MANUFACTURING)		60 646 SF
C NEW PAINT / BLAST BOOTHS		2 500 SF
D STORAGE YARD and OUTSIDE STORAGE		41 560 SF
	TOTAL	119 360 SF
E NEW OPEN SIDED CANOPY (NON FIRE SPRINKLED)		2 @ 4 900 SF

PARKING INFORMATION

A EXISTING BUILDING (OFFICE)	14 654 @ 1 1 000 = 14.6
B EXISTING BUILDING (HEAVY MANUFACTURING)	60 646 @ 1 1 000 = 60.6
C NEW PAINT / BLAST BOOTHS	2 500 @ 1 1 000 = 2.5
D STORAGE YARD and OUTSIDE STORAGE	41 560 @ 1 1 000 = 41.5
TOTAL PARKING REQUIRED	120
STANDARD PARKING PROVIDED	45
HANDICAP PARKING PROVIDED	3
COMPACT PARKING PROVIDED (25%)	16
TOTAL PARKING PROVIDED	64

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

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

APTUS PROJECT NO 11.166

ARCHITECT

ENGINEER

NOTES

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NO	DESCRIPTION	DATE
	City of Las Vegas SDR Submittal	01 26 12

ISSUED

TITLE
SITE PLAN

DRAWING NO
AS100
Xtreme Manufacturing

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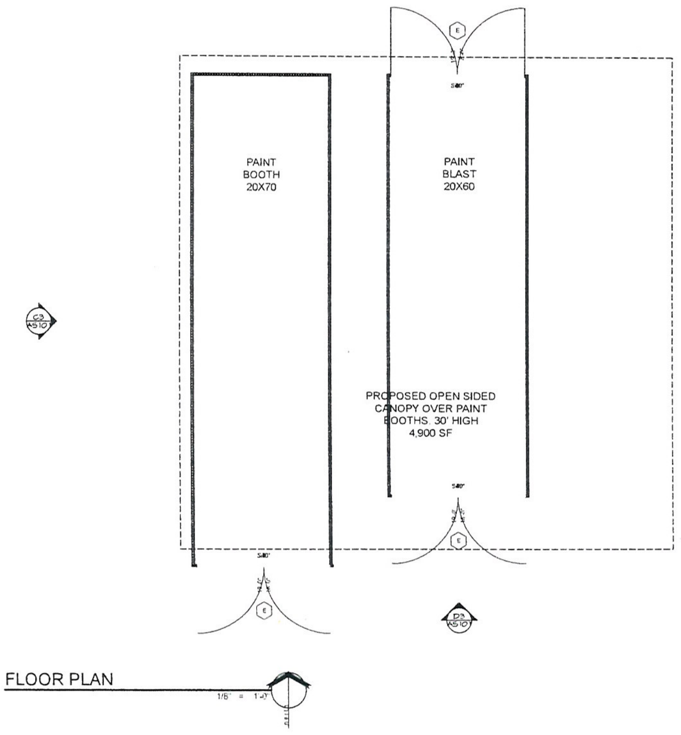
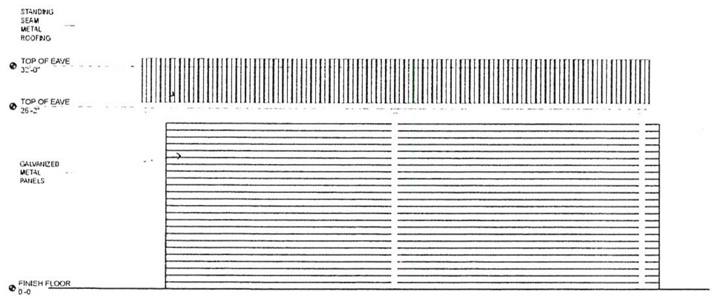
VAR-44446
SDR-44445

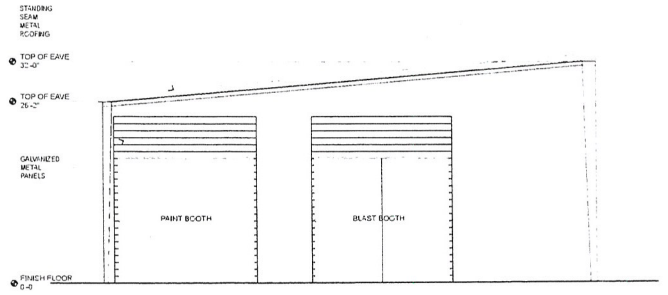

PAINT
BOOTH
20X70
PAINT
BLAST
20X60
PROPOSED OPEN SIDED
CANOPY OVER PAINT
BOOTHS. 30' HIGH
4,900 SF
E
C3
AS101
D3
AS101

FLOOR PLAN 1/8" = 1'-0"


STANDING
SEAM
METAL
ROOFING
TOP OF EAVE
32'-0"
TOP OF EAVE
26'-2"
GALVANIZED
METAL
PANELS
FINISH FLOOR
0'-0

C3 WEST ELEVATION CANOPY & PAINT BOOTH

NORTH ELEVATION OPP. HAND 1/8" = 1'-0"


STANDING
SEAM
METAL
ROOFING
TOP OF EAVE
32'-0"
TOP OF EAVE
26'-2"
GALVANIZED
METAL
PANELS
PAINT BOOTH
BLAST BOOTH
FINISH FLOOR
0'-0

D3 SOUTH ELEVATION CANOPY & PAINT BOOTH

NORTH ELEVATION OPP. HAND 1/8 = 1'-0"

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

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

APTUS PROJECT NO 11.166

ARCHITECT

ENGINEER

NOTES

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NO	DESCRIPTION	DATE
	City of Las Vegas SDR Submittal	01.26.12

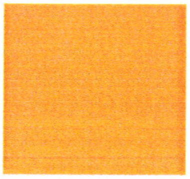
ISSUED

TITLE
FLOOR PLAN AND ELEVATIONS

DRAWING NO
AS101

VAR-44446
SDR-44445

Gray Paint
Booth Siding



Canopy Trim

Galvalume
Roofing

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VAR-44446
SDR-44445

Xtreme Manufacturing
1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS 1.26.12

APTUS

January 25, 2012

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

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

To Whom It May Concern:

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

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

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

With this letter we are requesting the following applications:

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

We are requesting that the:

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

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

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

Sincerely,

Kristen G. Neuman, AIA
APTUS

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VAR-44446
SDR-44445

Architecture
Engineering
Planning
Interiors
Landscape

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

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

aptusgroup.com

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

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

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

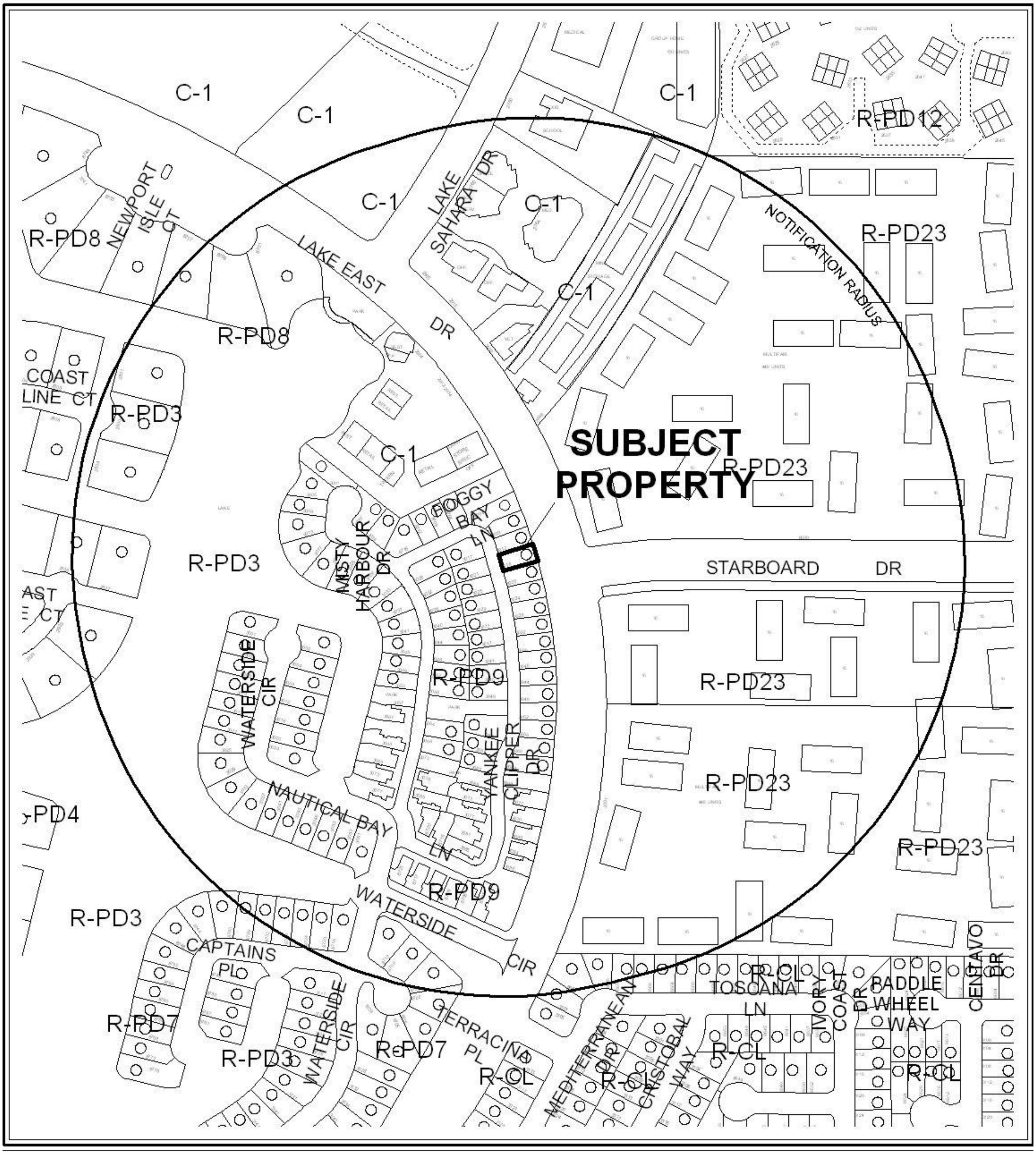
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

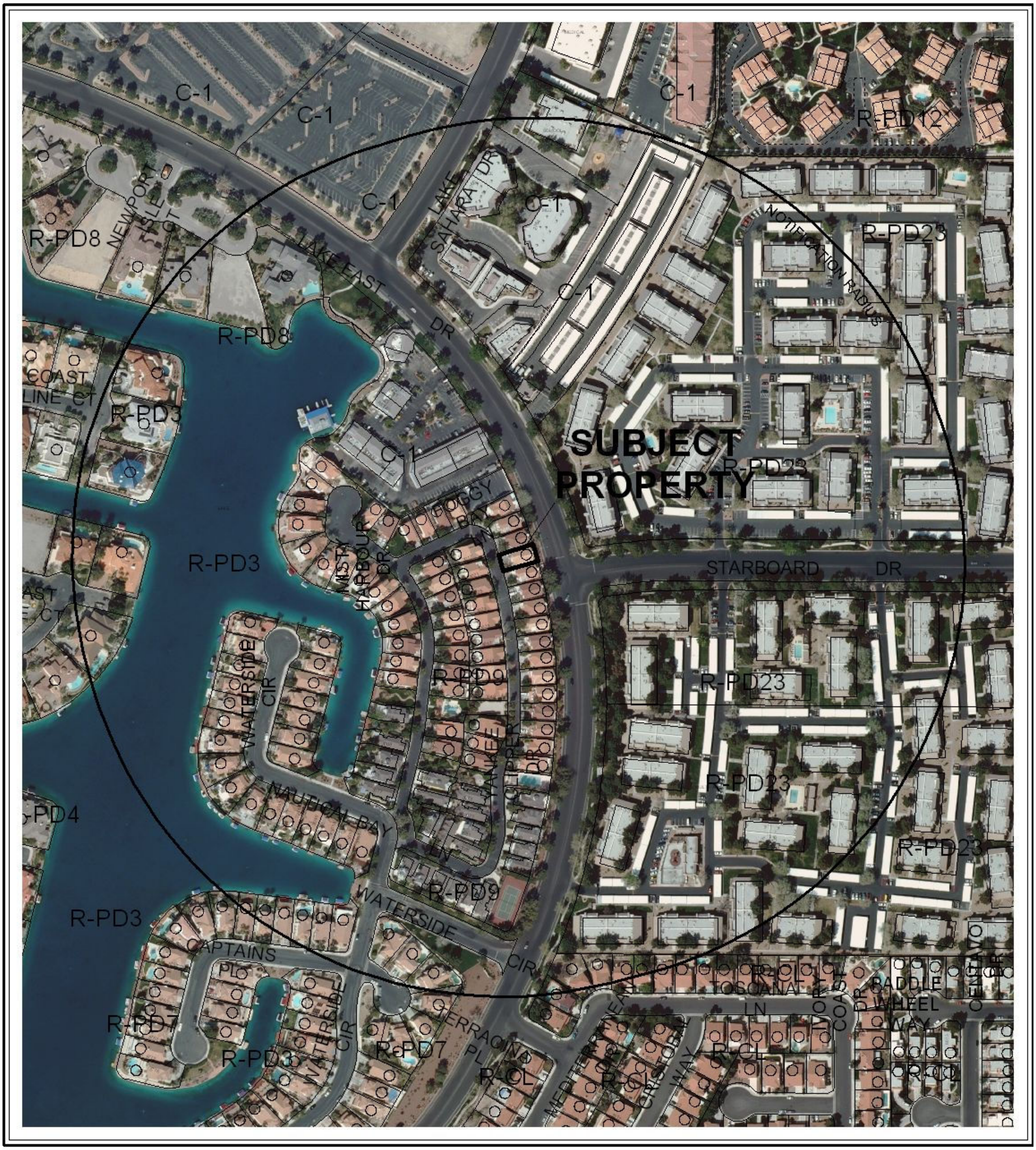
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Glenview Landings Townhomes Association
6. Justification Letter


C-1
C-1
C-1
C-1
C-1
C-1
R-PD12
R-PD23
NOTIFICATION RADIUS
R-PD8
NEWPORT ISLE CT
LAKE SAHARA DR
LAKE EAST DR
R-PD8
COAST LINE CT
R-PD3
SUBJECT PROPERTY
R-PD23
FOGGY BAY LN
STARBOARD DR
R-PD3
MISTY HARBOUR DR
R-PD9
R-PD23
WATERSIDE CIR
YANKEE CLIPPER DR
R-PD23
R-PD4
NAUTICAL BAY LN
R-PD23
R-PD9
WATERSIDE CIR
R-PD3
CAPTAINS PL
R-CL
TOSCANA LN
IVORY COAST DR
PADDLE WHEEL WAY
CENTAVO DR
R-PD7
R-PD3
WATERSIDE CIR
R-PD7
TERRACINA PL
R-CL
MEDITERRANEAN DR
R-CL
CRISTOBAL WAY
R-CL
R-CL
0
300
600 Feet
N

CASE: **VAR-44447**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT)


C-1
C-1
C-1
C-1
C-1
C-1
C-1
R-PD12
NEWPORT ISLE CT
R-PD8
R-PD8
LAKE SAHARA DR
LAKE EAST DR
NOTIFICATION RADIUS
R-PD25
COAST LINE CT
R-PD3
SUBJECT PROPERTY
R-PD23
FOGGY BAY
MISTY HARBOUR DR
R-PD3
STARBOARD DR
WATERSIDE CIR
R-PD9
YANKEE CLIPPER DR
R-PD23
R-PD23
R-PD23
R-PD4
NAUTICAL BAY LN
R-PD9
WATERSIDE CIR
R-PD3
CAPTAINS PL
R-PD7
WATERSIDE CIR
R-PD7
R-PD3
TERRACINA PL
R-CL
R-CL
R-CL
R-CL
R-CL
TOSCANA LN
IVORY COAST DR
PADDLE WHEEL WAY
CENTAVO CIR

0 300 600 Feet

CASE: **VAR-44447**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44447** APN: 16308612010

Name of Property Owner: JEFF & GAILYN BASSLER

Name of Applicant: JEFF & GAILYN BASSLER

Name of Representative: CHERNIAC BUILDERS, INC. • E. MARK McGHIE

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

☐ Yes ☒ No

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

City Official: ______

Partner(s): ______ ______

APN: ______

Signature of Property Owner: Gailyn Bassler

Print Name: Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21 day of January, 2012

Amanda Colletti

Notary Public in and for said County and State

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

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City of Las Vegas
Department of Planning

Revised 11-14-06

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

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONE VARIANCE - REAR YARD SETBACK

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

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

Assessor's Parcel #(s) 16308612010 **Ward #** 2 - WOLFSON

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

Commercial Square Footage ______ **Floor Area Ratio** ______

Gross Acres ______ **Lots/Units** ______ **Density** ______

Additional Information ______

PROPERTY OWNER JEFF & GAILYN BASSLER **Contact** JEFF BASSLER
Address 3016 YANKEE CLIPPER DR. **Phone:** 909.919.0783 **Fax:** (909) 596-4488
City LAS VEGAS **State** NV **Zip** 89117
E-mail Address gailyn@dslextreme.com

APPLICANT JEFF & GAILYN BASSLER **Contact** JEFF BASSLER
Address 3016 YANKEE CLIPPER DR. **Phone:** 909.919.0783 **Fax:** (909) 596-~~968~~ 4488
City LAS VEGAS **State** NV **Zip** 89117
E-mail Address SAME AS ABOVE

REPRESENTATIVE CHERNAC BUILDERS, INC. **Contact** E. MARK McGHIE
Address 2634 WESTWOOD DR. **Phone:** 732.7601 **Fax:** 732.1030
City LAS VEGAS **State** NV **Zip** 89109
E-mail Address MARK@CHERNACBUILDERS.COM

Property Owner Signature* Gailyn Bassler

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

Print Name Gailyn Bassler & Jeff Bassler

Subscribed and sworn before me

This 21st day of January, 20 12.

Amanda Colletti

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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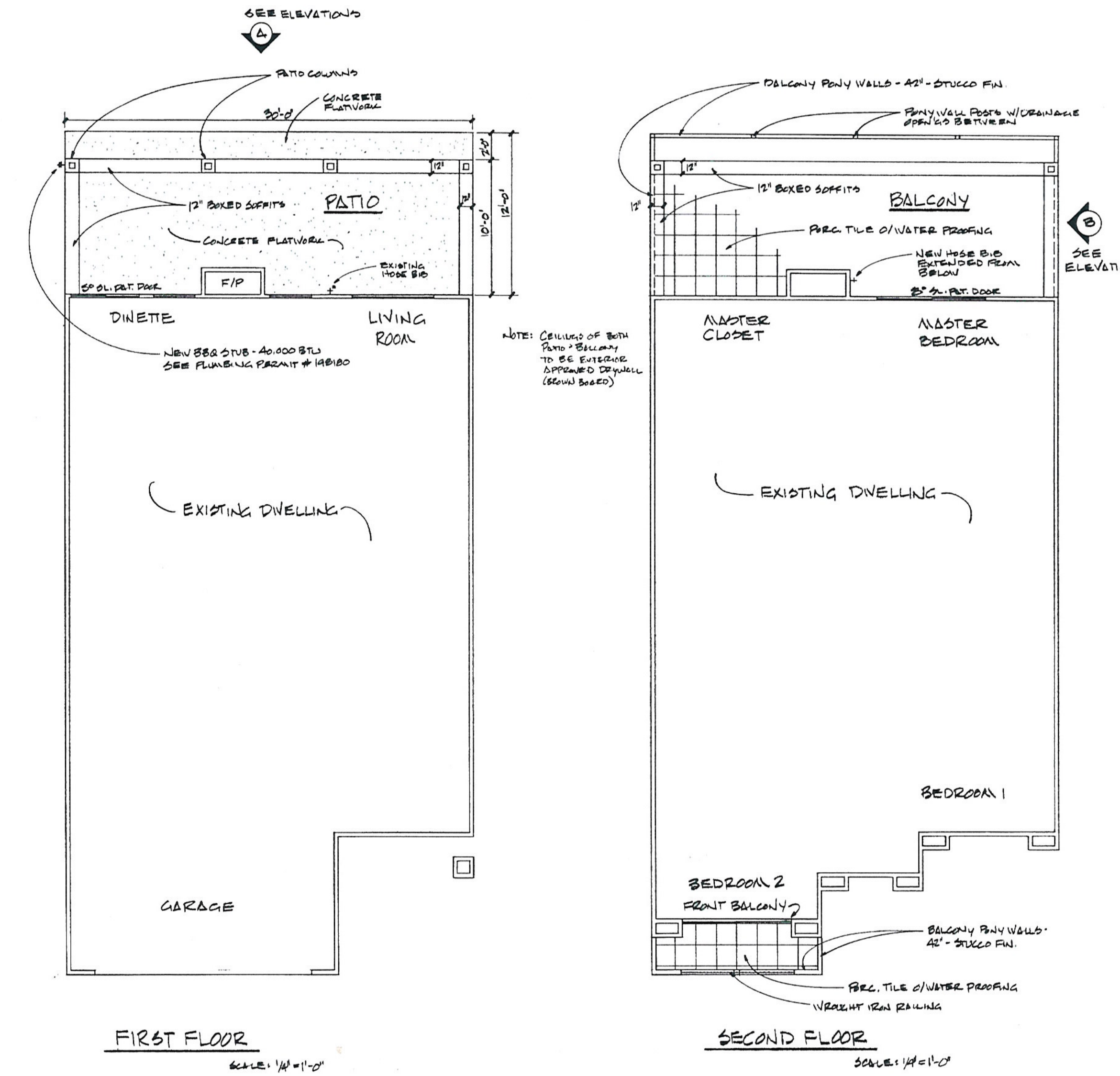
Department of Planning

Revised 02.14.11

Public\Forms\ApplicationPacket\ApplicationForm.doc


SEE ELEVATIONS
A
PATIO COLUMNS
CONCRETE FLATWORK
30'-0"
12"
2'-0"
12'-0"
10'-0"
12" BOXED SOFFITS
PATIO
CONCRETE FLATWORK
EXISTING HOSE BIB
5'0 SL. PAT. DOOR
F/P
DINETTE
LIVING ROOM
NEW BBQ STUB - 40,000 BTU
SEE PLUMBING PERMIT # 198180
EXISTING DWELLING
GARAGE
BALCONY PONY WALLS - 42" - STUCCO FIN.
PONY WALL POSTS W/DRAINAGE OPEN'GS BETWEEN
12"
12" BOXED SOFFITS
BALCONY
PORC. TILE O/WATER PROOFING
NEW HOSE BIB EXTENDED FROM BELOW
8' SL. PAT. DOOR
B
SEE ELEVATIONS
MASTER CLOSET
MASTER BEDROOM
EXISTING DWELLING
BEDROOM 1
BEDROOM 2
FRONT BALCONY
BALCONY PONY WALLS - 42" - STUCCO FIN.
PORC. TILE O/WATER PROOFING
WROUGHT IRON RAILING

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

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

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

FLOOR & PLUMBING PLANS

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

3016 YANKEE CLIPPER DR.
Bashler Res.

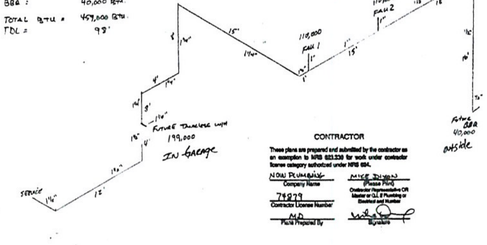
MATERIAL TO BE BLACK IRON PIPE OR CSST WITH BLACK MALLIABLE FITTINGS
TABLE 12.8

TANKLESS W/H =	199,000 BTU
FAU 1 =	110,000 BTU
FAU 2 =	110,000 BTU
BBQ :	40,000 BTU
TOTAL BTU =	459,000 BTU
TDL =	98'

198180-R-11

City of Las Vegas Building and Safety
FIELD VERIFY
The contractor understands that code compliance of this plan is the sole responsibility of the contractor and there is no guarantee implied or expressed that content of plans or work performed will be approved by the inspectors.

CLV


SERVICE
1¼"
12'
1¼"
4'
1¼"
FUTURE TANKLESS W/H
199,000
IN GARAGE
1¼"
3'
1¼"
4'
1¼"
8'
1¼"
15'
1¼"
1"
110,000
FAU 1
1"
1"
15'
110,000
FAU 2
1"
½"
18'
½"
16'
½"
Future BBQ
40,000
outside

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

NOW PLUMBING
Company Name

MIKE DIXON
(Please Print)
Contractor Representative OR Master or Q.I. if Plumbing or Electrical and Number

74879
Contractor License Number

M.D.
Plans Prepared By

Signature

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

CHERMAC BUILDERS, INC
STATE LIC. 9A0A
BY: E. MARK MCGHIE

NOW PLUMBING
STATE LIC. 74879
BY: MIKE DIXON

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VAR-44447
City of Las Vegas
Department of Planning

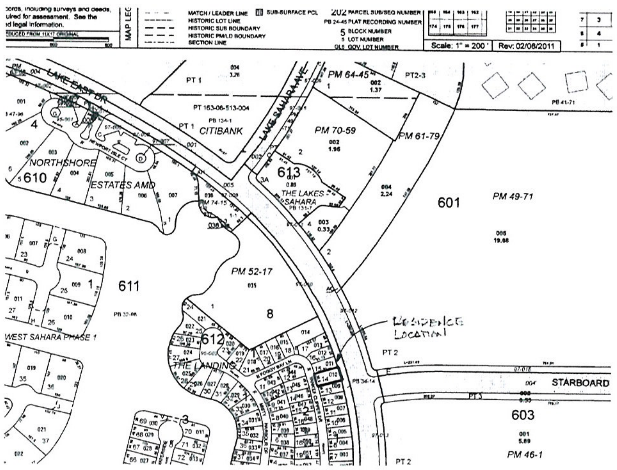
REVISIONS	BY

CHERMAC BUILDERS, INC
2634 WESTWOOD DR.
LAS VEGAS, NEVADA
STATE LIC. 9A0A

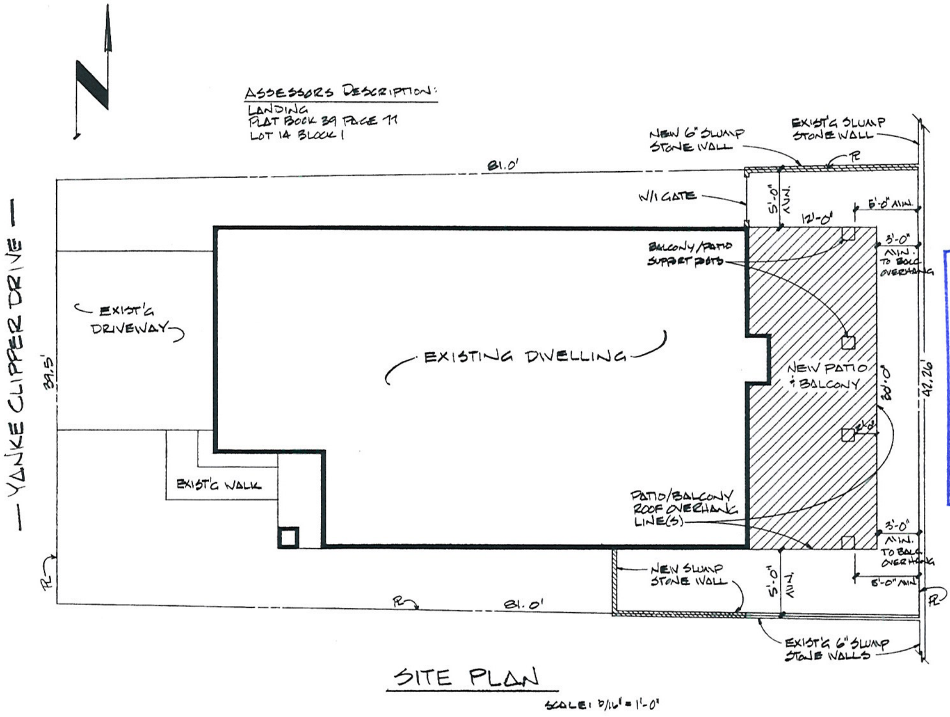
RESIDENTIAL REMODEL
PATIO/BALCONY

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

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


MAP LEGEND
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
SUB-SURFACE PCL
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
1 LOT NUMBER
GL5 GOV LOT NUMBER
Scale: 1" = 200'
Rev: 02/06/2011
LAKE EAST DR
LAKE SAHARA AVE
CITIBANK
NORTHSHORE ESTATES AMD
610
611
612
613
601
603
PM 64-45
PM 70-59
PM 61-79
PM 49-71
PM 52-17
PM 46-1
THE LAKES SAHARA
THE LANDING
WEST SAHARA PHASE 1
STARBOARD
RESIDENCE LOCATION

ASSESSORS DESCRIPTION:
LANDING
PLAT BOOK 39 PAGE 71
LOT 14 BLOCK 1


N
YANKE CLIPPER DRIVE
39.5'
81.0'
81.0'
42.26'
80.0'
EXIST'G DRIVEWAY
EXISTING DWELLING
EXIST'G WALK
NEW 6" SLUMP STONE WALL
EXIST'G SLUMP STONE WALL
W/ GATE
5'-0" MIN.
12'-0"
6'-0" MIN
3'-0" MIN. TO BALC. OVERHANG
BALCONY/PATIO SUPPORT POSTS
NEW PATIO & BALCONY
PATIO/BALCONY ROOF OVERHANG LINE(S)
NEW SLUMP STONE WALL
EXIST'G 6" SLUMP STONE WALLS
PL

SITE PLAN

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

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PLANS PREPARED BY:
E MARK MCGHIE
CHERMAC BUILDERS INC.
ST. LIC. 9601A

REVISIONS | BY

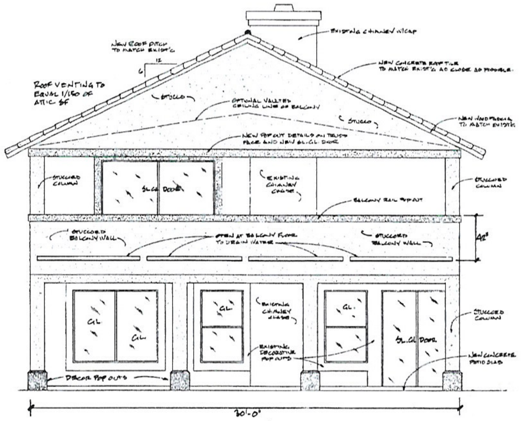
CHERMAC BUILDERS, INC.
2634 WESTWOOD DRIVE
LAS VEGAS, NV
STATE LIC. 9601A

RESIDENTIAL REMODEL
PATIO/BALCONY

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

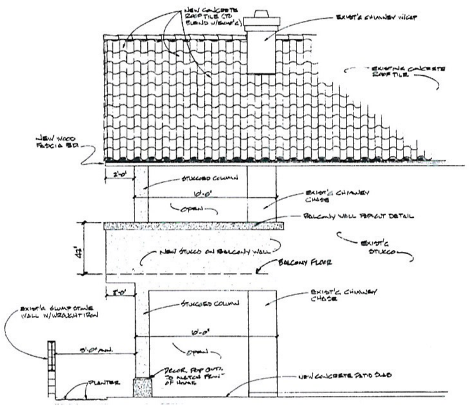
Date
Scale SEE PLAN
Drawn MARK
Job
Sheet P-1
Of Sheets

VAR-44447


EXISTING CHIMNEY W/CAP
NEW ROOF PITCH TO MATCH EXIST'G
12
6
NEW CONCRETE ROOF TILE TO MATCH EXIST'G AS CLOSE AS POSSIBLE.
ROOF VENTING TO EQUAL 1/150 OF ATTIC SF
STUCCO
OPTIONAL VAULTED CEILING LINE OF BALCONY
STUCCO
NEW WOOD FASCIA TO MATCH EXISTING
NEW POP OUT DETAILS ON TRUSS FACE AND NEW SL.GL. DOOR
STUCCOED COLUMN
SL.GL. DOOR
EXISTING CHIMNEY CHASE
STUCCOED COLUMN
BALCONY RAIL POP OUT
42"
STUCCOED BALCONY WALL
OPEN AT BALCONY FLOOR TO DRAIN WATER
STUCCOED BALCONY WALL
GL
GL
GL
EXISTING CHIMNEY CHASE
GL
STUCCOED COLUMN
SL.GL DOOR
EXISTING DECORATIVE POP OUTS
NEW CONCRETE PATIO SLAB
DECOR POP OUTS
30'-0"

Ⓐ REAR ELEVATION

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


NEW CONCRETE ROOF TILE (TO BLEND W/EXIST'G)
EXIST'G CHIMNEY W/CAP
EXISTING CONCRETE ROOF TILE
NEW WOOD FASCIA BD.
2'-0"
STUCCOED COLUMN
10'-0"
EXIST'G CHIMNEY CHASE
OPEN
BALCONY WALL POP OUT DETAIL
EXIST'G STUCCO
42"
NEW STUCCO ON BALCONY WALL
BALCONY FLOOR
2'-0"
STUCCOED COLUMN
EXIST'G CHIMNEY CHASE
EXIST'G SLUMP STONE WALL W/WROUGHT IRON
10'-0"
5'-0" MIN.
OPEN
DECOR. POP OUTS TO MATCH FRONT OF HOME
PLANTER
NEW CONCRETE PATIO SLAB

Ⓑ SIDE ELEVATION

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

PLANS PREPARED BY:

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

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City of Las Vegas
Department of Planning

REVISIONS	BY

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

RESIDENTIAL REMODEL
PATIO/BALCONY

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

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

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

July 8, 2011

Jeff & Gailyn Bassler
1834 Essex Ave
Laverne, CA 91750

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

Dear Mr. & Mrs. Bassler:

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

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

Sincerely,

Lindsay Lucas, CM

Nicklin Property Management
Glenview Landing Townhomes' Association Agent

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"Remodeling Southern Nevada Since 1967"

CHERMAC Builders, inc.

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

45 Years
1967-2012

January 9, 2012

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

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

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

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

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

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

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

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VAR-44447

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

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

Taking into consideration the following:

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

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

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

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

Respectfully submitted,

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

cc: Jeff & Gailyn Bassler – Via E-mail

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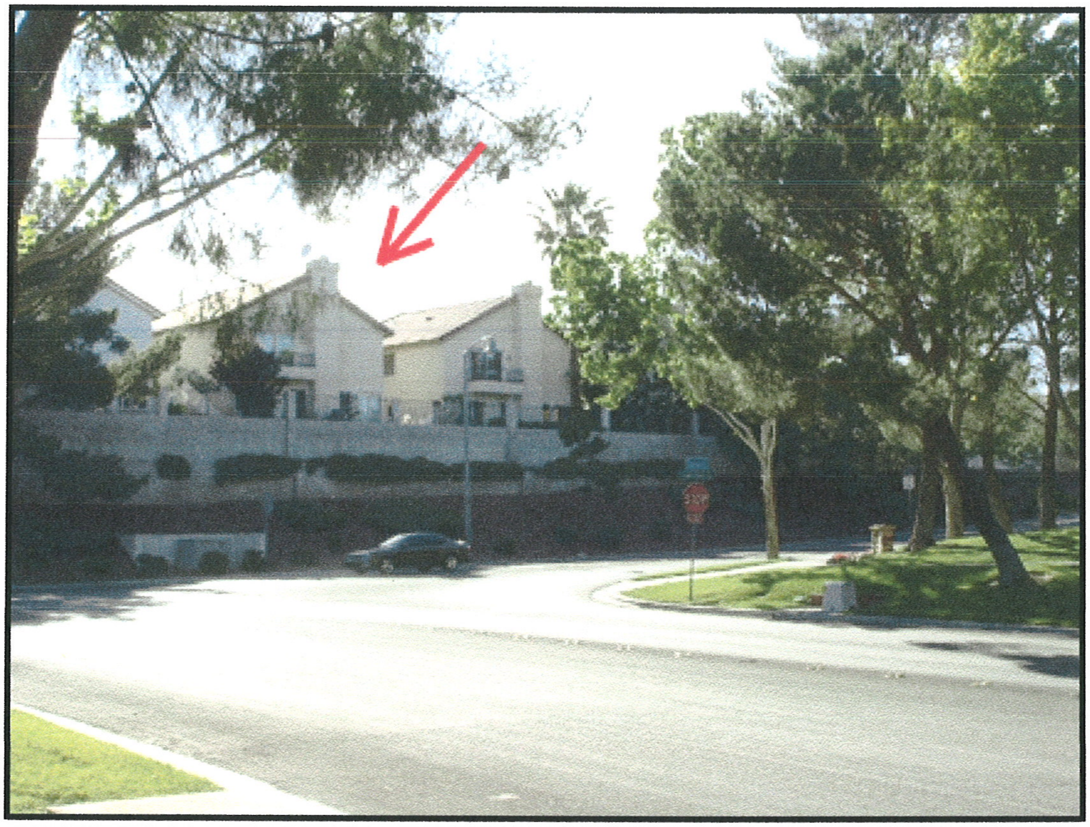
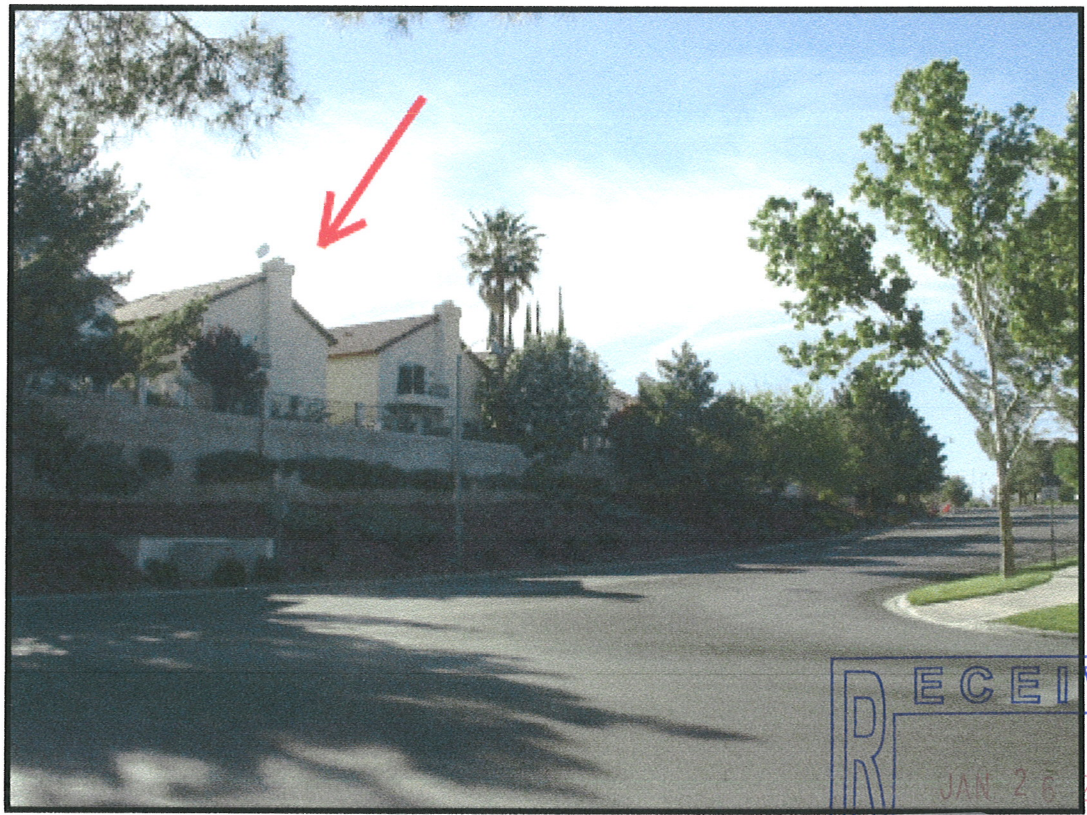


VIEW OF 3016 YANKEE CLIPPER DR. FROM STARBOARD DRIVE



VIEW OF 3016 YANKEE CLIPPER & STARBOARD/LAKE EAST INTERSECTION

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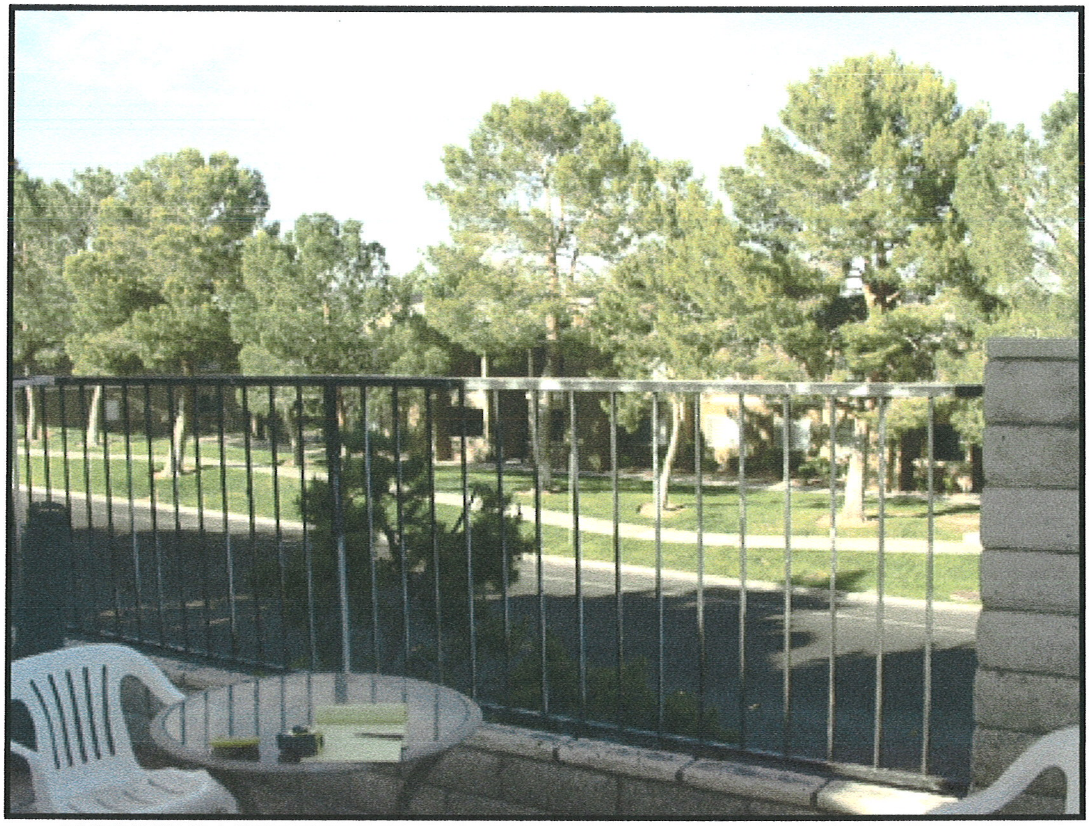
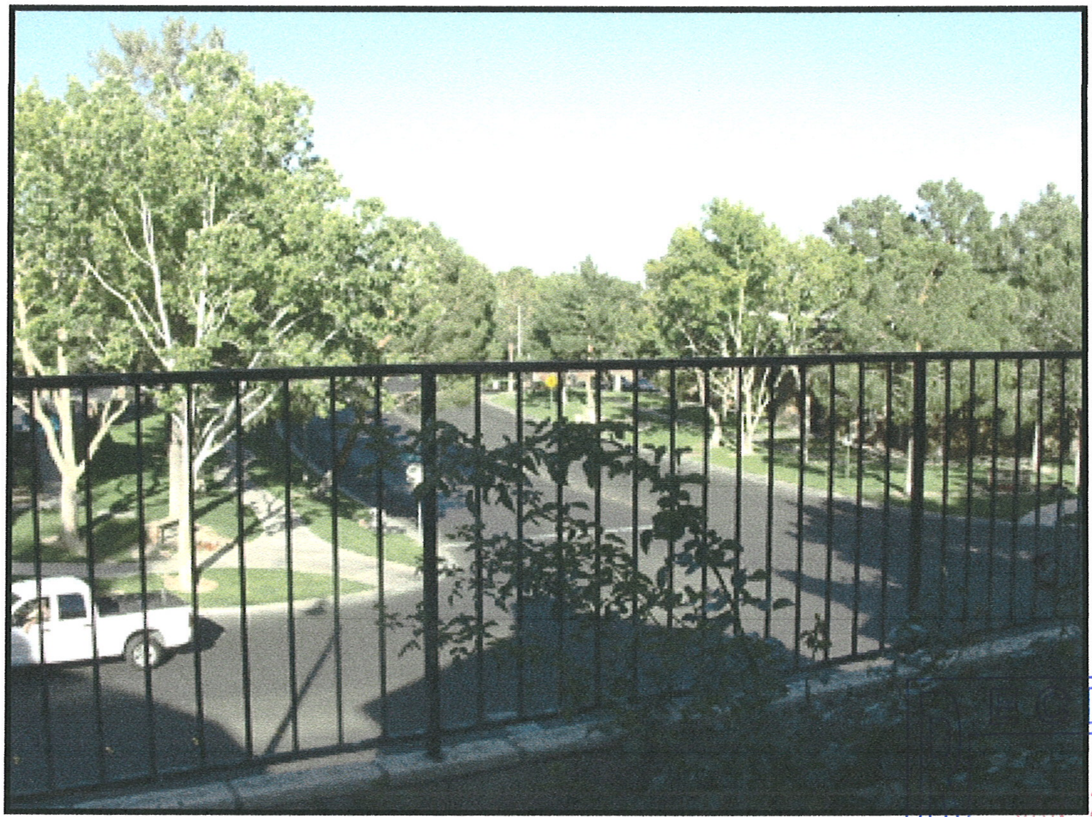


NORTH EAST VIEW OF APARTMENT COMPLEX GREEN BELT
AS VIEWED FROM REAR YARD OF 3016 YANKEE CLIPPER



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

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Department of Planning

Las Vegas Planning Department:

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

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

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

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

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

ISMAEL ALBERT
Name

Signature

3020 Yankee Clipper Dr LV NV 89117
Address

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City of Las Vegas
Department of Planning

Las Vegas Planning Department:

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

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

ROBERT YOUNG
Name

Signature

3025 YANKEE CLIPPER
Address

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Department of Planning

Las Vegas Planning Department:

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

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

Name

KELLY NUNES
Signature

3021 YANKEE CLIPPER DR., LV, NV 89117
Address

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Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

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

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Lodge YMCA Association Southern Nevada

Name of Applicant: Quest Academy Charter School

Name of Representative: Curt Carlson, AIA (SH Architecture)

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

☐ **Yes** ☐ **No**

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

City Official: ____________________

Partner(s): ____________________ ____________________

APN: ____________________

Signature of Property Owner: Michael A Lubbe

Print Name: Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Sonia Davis

Notary Public in and for said County and State

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

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CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking Reduction

Project Address (Location) 4141 Meadows Lane

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

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

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

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

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

Additional Information A-O District (140 feet)

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

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

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

E-mail Address

APPLICANT Quest Academy **Contact** Connie Jordan

Address 6610 Grand Montecito Parkway **Phone:** (702) 631-4751 **Fax:**

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

E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH Architecture **Contact** Curt Carlson, AIA

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

City Las Vegas **State** NV **Zip** 89128

E-mail Address ccarlson@sh-architecture.com

Property Owner Signature* Michael A Lubbe

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

Print Name Michael A Lubbe

Subscribed and sworn before me

This 23 day of January, 2012.

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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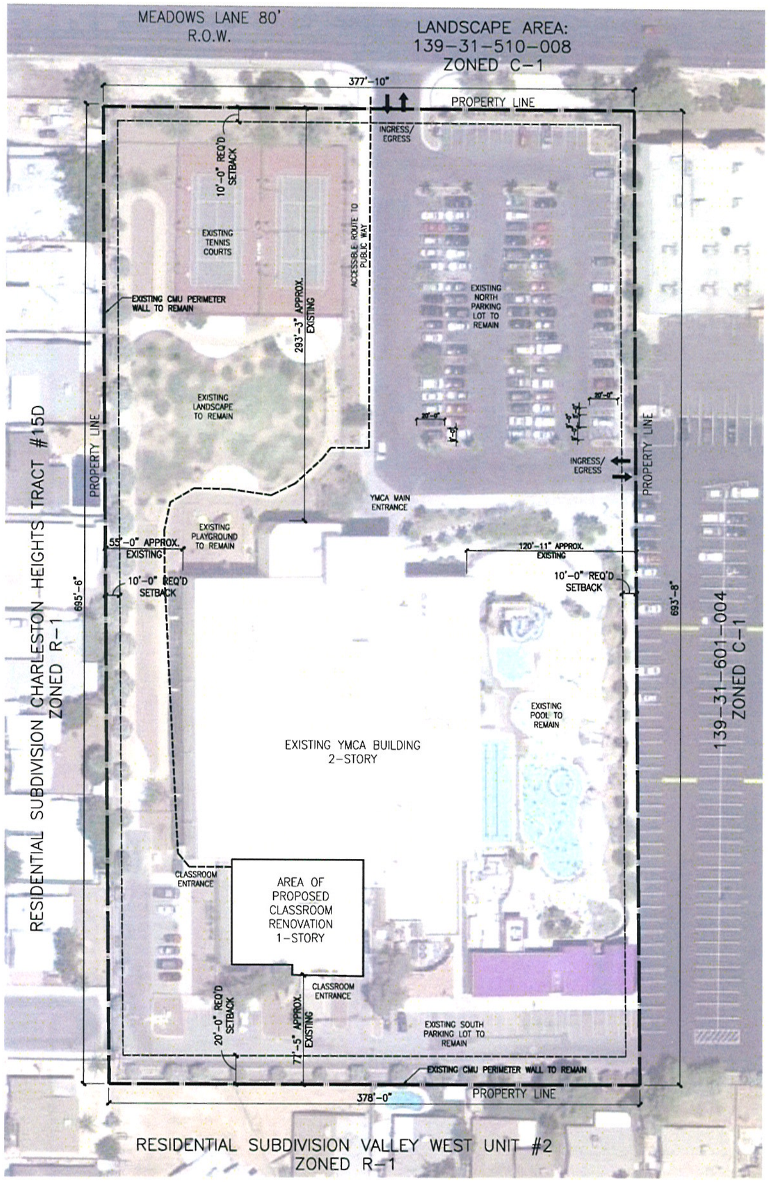
f:\depot\Application Packet\Application Form.pdf


MEADOWS LANE 80' R.O.W.
LANDSCAPE AREA: 139-31-510-008 ZONED C-1
377'-10"
PROPERTY LINE
INGRESS/ EGRESS
10'-0" REQ'D SETBACK
EXISTING TENNIS COURTS
ACCESSIBLE ROUTE TO PUBLIC WAY
EXISTING NORTH PARKING LOT TO REMAIN
EXISTING CMU PERIMETER WALL TO REMAIN
293'-3" APPROX. EXISTING
EXISTING LANDSCAPE TO REMAIN
20'-0"
9'-0"
INGRESS/ EGRESS
PROPERTY LINE
YMCA MAIN ENTRANCE
EXISTING PLAYGROUND TO REMAIN
55'-0" APPROX. EXISTING
10'-0" REQ'D SETBACK
120'-11" APPROX. EXISTING
10'-0" REQ'D SETBACK
695'-6"
693'-8"
RESIDENTIAL SUBDIVISION CHARLESTON HEIGHTS TRACT #15D ZONED R-1
139-31-601-004 ZONED C-1
EXISTING POOL TO REMAIN
EXISTING YMCA BUILDING 2-STORY
CLASSROOM ENTRANCE
AREA OF PROPOSED CLASSROOM RENOVATION 1-STORY
CLASSROOM ENTRANCE
20'-0" REQ'D SETBACK
71'-5" APPROX. EXISTING
EXISTING SOUTH PARKING LOT TO REMAIN
EXISTING CMU PERIMETER WALL TO REMAIN
378'-0"
PROPERTY LINE
RESIDENTIAL SUBDIVISION VALLEY WEST UNIT #2 ZONED R-1

SITE PLAN
40'

NORTH

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

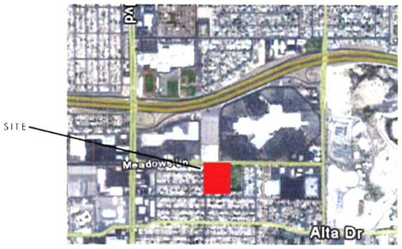
DATE: 01.19.2012 SHEET: 1 OF 3 SH PROJECT NO.: 110040

Quest Academy
PREPARATORY EDUCATION

SITE DATA

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

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


SITE
Meadows Ln
Alta Dr

VICINITY MAP NTS NORTH

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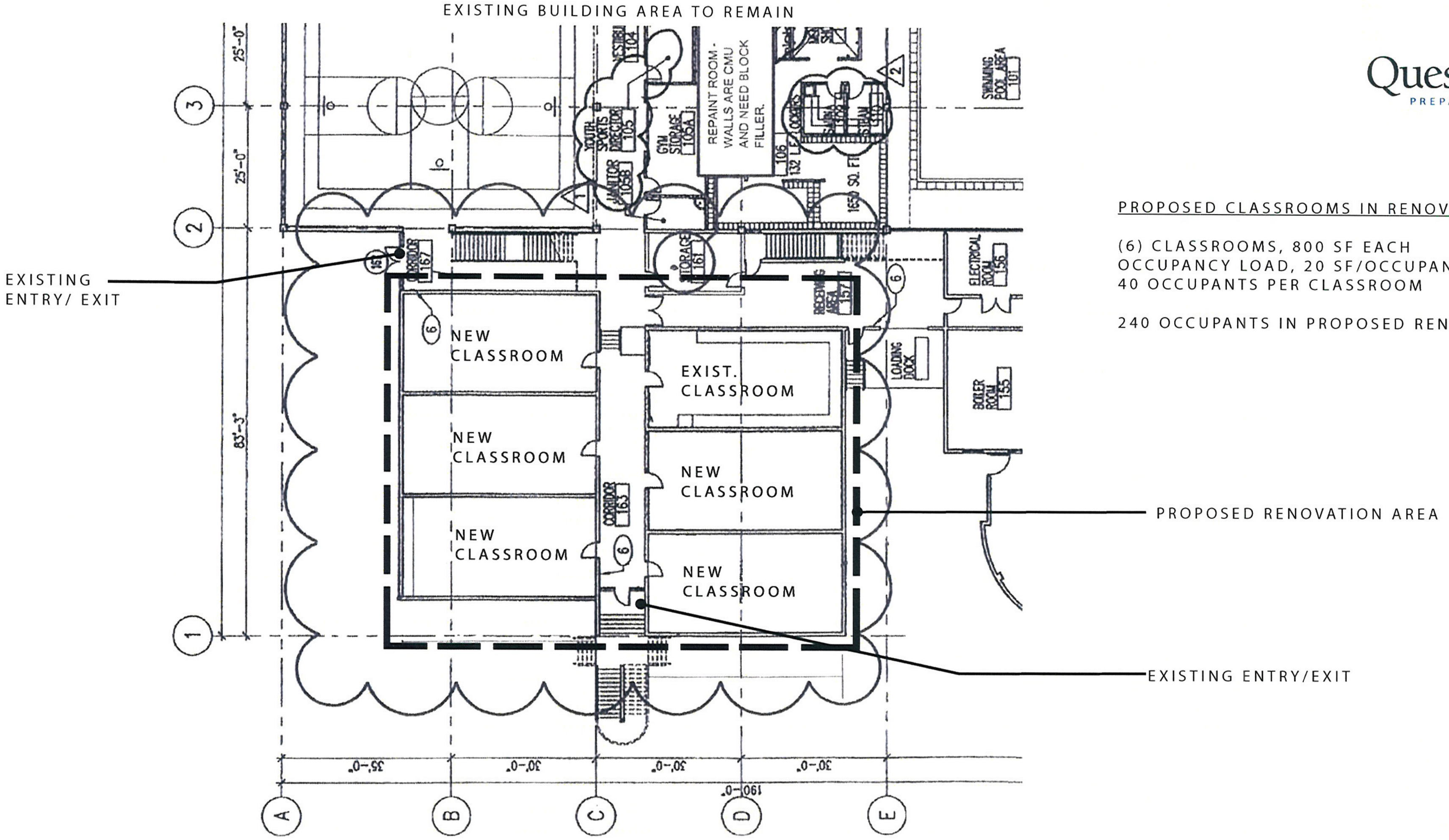
VAR-44454
SUP-44453

S H
ARCHITECTURE
7250 P[illegible]k D[illegible]e S[illegible] [illegible] La[illegible] Vegas Nevada 89128
p.702.[illegible] f.[illegible] www.sh-architecture.com

Quest Academy
PREPARATORY EDUCATION


EXISTING BUILDING AREA TO REMAIN
EXISTING ENTRY/ EXIT
PROPOSED RENOVATION AREA
EXISTING ENTRY/EXIT
NEW CLASSROOM
NEW CLASSROOM
NEW CLASSROOM
EXIST. CLASSROOM
NEW CLASSROOM
NEW CLASSROOM
REPAINT ROOM - WALLS ARE CMU AND NEED BLOCK FILLER.
YOUTH SPORTS DIRECTOR 105
JANITOR 105B
GYM STORAGE 105A
VESTIBULE 104
STORAGE 161
CORRIDOR 167
CORRIDOR 163
RECEIVING AREA 157
LOADING DOCK
ELECTRICAL ROOM 156
BOILER ROOM 155
SWIMMING POOL AREA 101
106
132 L
1650 SQ. FT
6
6
6
1
2
25'-0"
25'-0"
83'-3"
35'-0"
30'-0"
30'-0"
30'-0"
190'-0"
A
B
C
D
E
1
2
3

PROPOSED CLASSROOMS IN RENOVATION AREA:

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

240 OCCUPANTS IN PROPOSED RENOVATION

FLOOR PLAN
10'

NORTH

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

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

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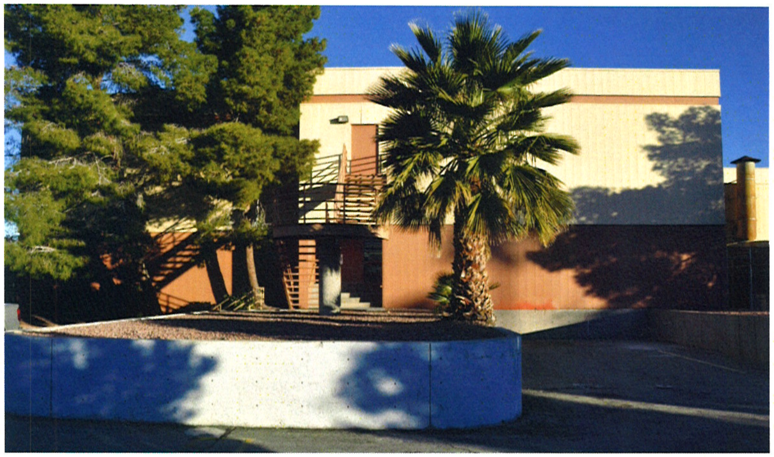
City of Las Vegas

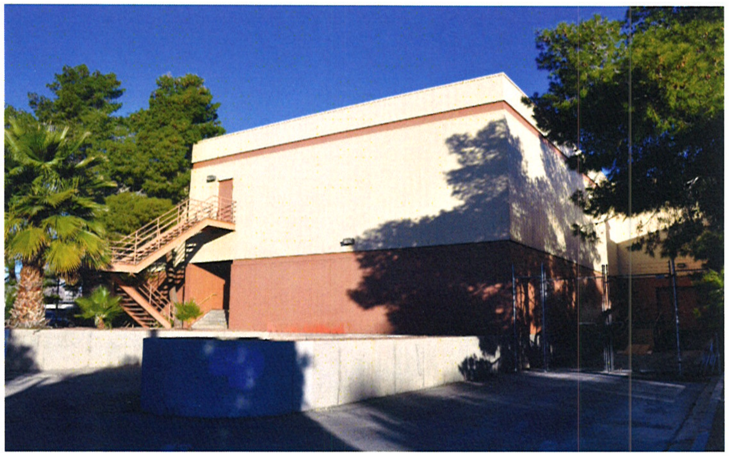
SH
ARCHITECTURE
7[illegible]50 Peak Drive Suite 21[illegible] Las Vegas Nevada 89128
702.36[illegible] 702.363.[illegible] www.sh-architecture.com

VAR-44454
SUP-44453

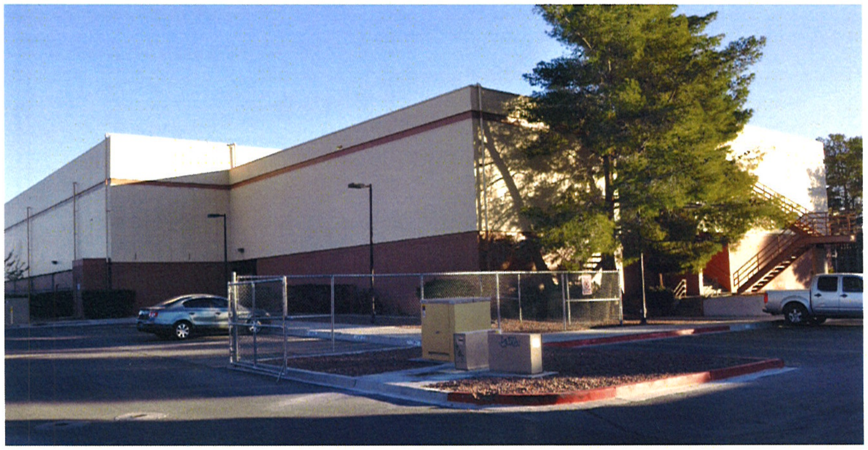
Quest Academy
PREPARATORY EDUCATION



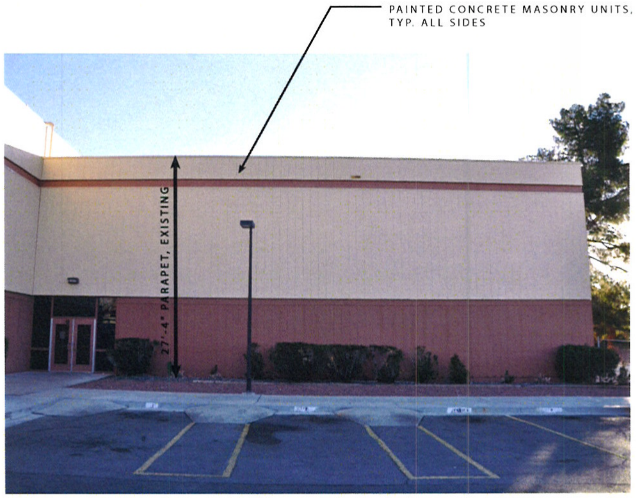
EXISTING BUILDING - SOUTH VIEW



EXISTING BUILDING - SOUTHEAST VIEW



EXISTING BUILDING - SOUTHWEST VIEW


PAINTED CONCRETE MASONRY UNITS, TYP. ALL SIDES
27'-4" PARAPET, EXISTING

EXISTING BUILDING - WEST VIEW

QUEST ACADEMY

4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

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

RECEIVED
JAN 26 2012
City of Las Vegas

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

VAR-44454
SUP-44453

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

January 26, 2012

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

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

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,

SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

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JAN 26 2012
City of Las Vegas

VAR-44454
SUP-44453

John V. Anderson, AIA Curt John Carlson, AIA Mark McGinty, RD John Sawdon, AIA

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

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

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Lodge YMCA Association Southern Nevada

Name of Applicant: Quest Academy Charter School

Name of Representative: Curt Carlson, AIA (SH Architecture)

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

☐ **Yes** ☐ **No**

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: Michael A Lubbe

Print Name: Michael A Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Sonia Davis

Notary Public in and for said County and State

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

RECEIVED
JAN 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4141 Meadows Lane

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

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

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

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

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

Additional Information A-O District (140 feet)

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

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

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

E-mail Address

APPLICANT Quest Academy **Contact** Connie Jordan

Address 6610 Grand Montecito Parkway **Phone:** (702) 631-4751 **Fax:**

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

E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH Architecture **Contact** Curt Carlson, AIA

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

City Las Vegas **State** NV **Zip** 89128

E-mail Address ccarlson@sh-architecture.com

Property Owner Signature* Michael A Lubbe

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

Print Name Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 20 12

Sonia Davis

Notary Public in and for said County and State

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

RECEIVED
JAN 26 2012
City of Las Vegas

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

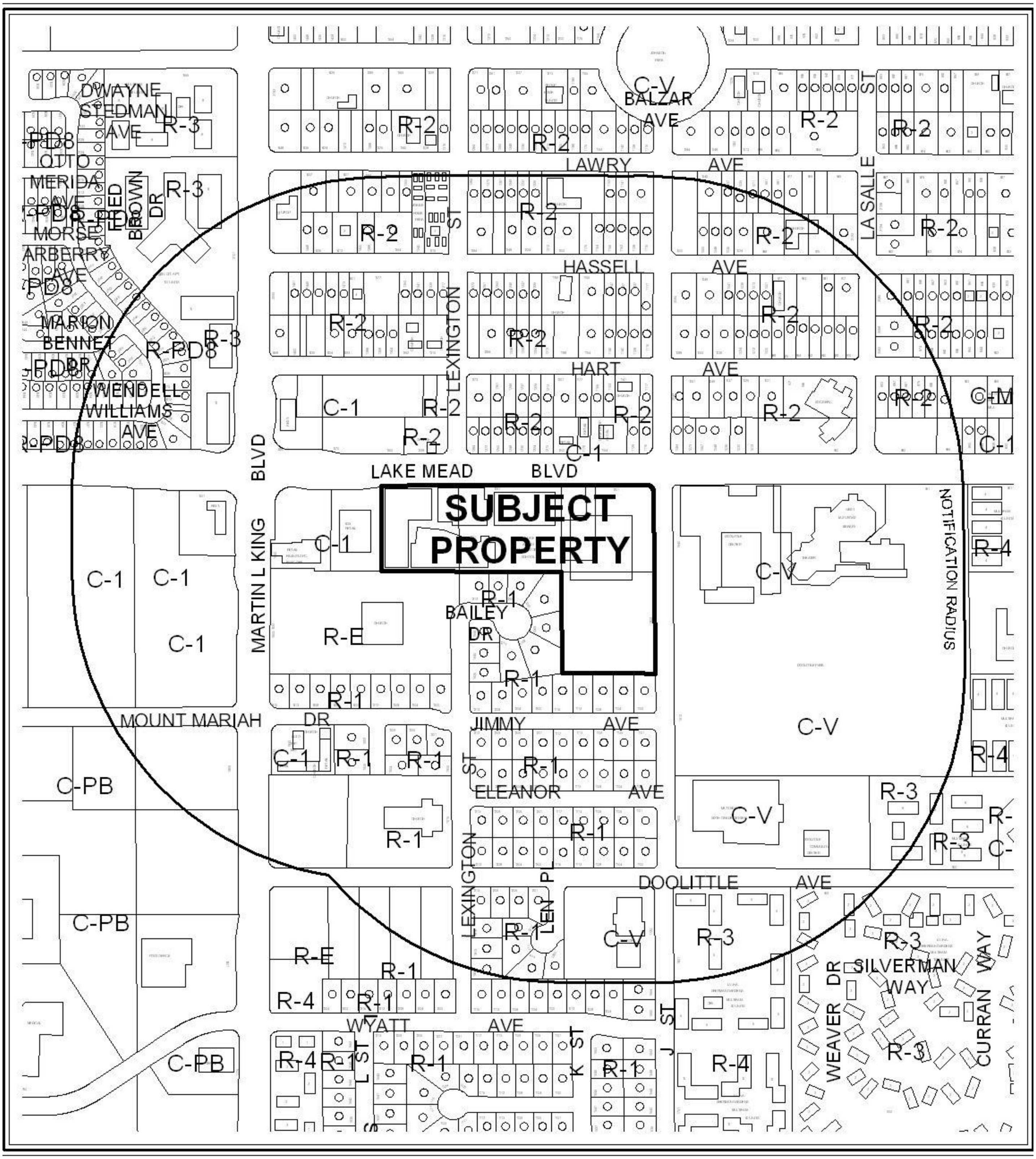
SUBJECT:
VAR-44455 - VARIANCE - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW 192 PARKING SPACES WHERE 234 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APN's 139-21-701-003;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

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

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

RECOMMENDATION:
Staff recommends

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

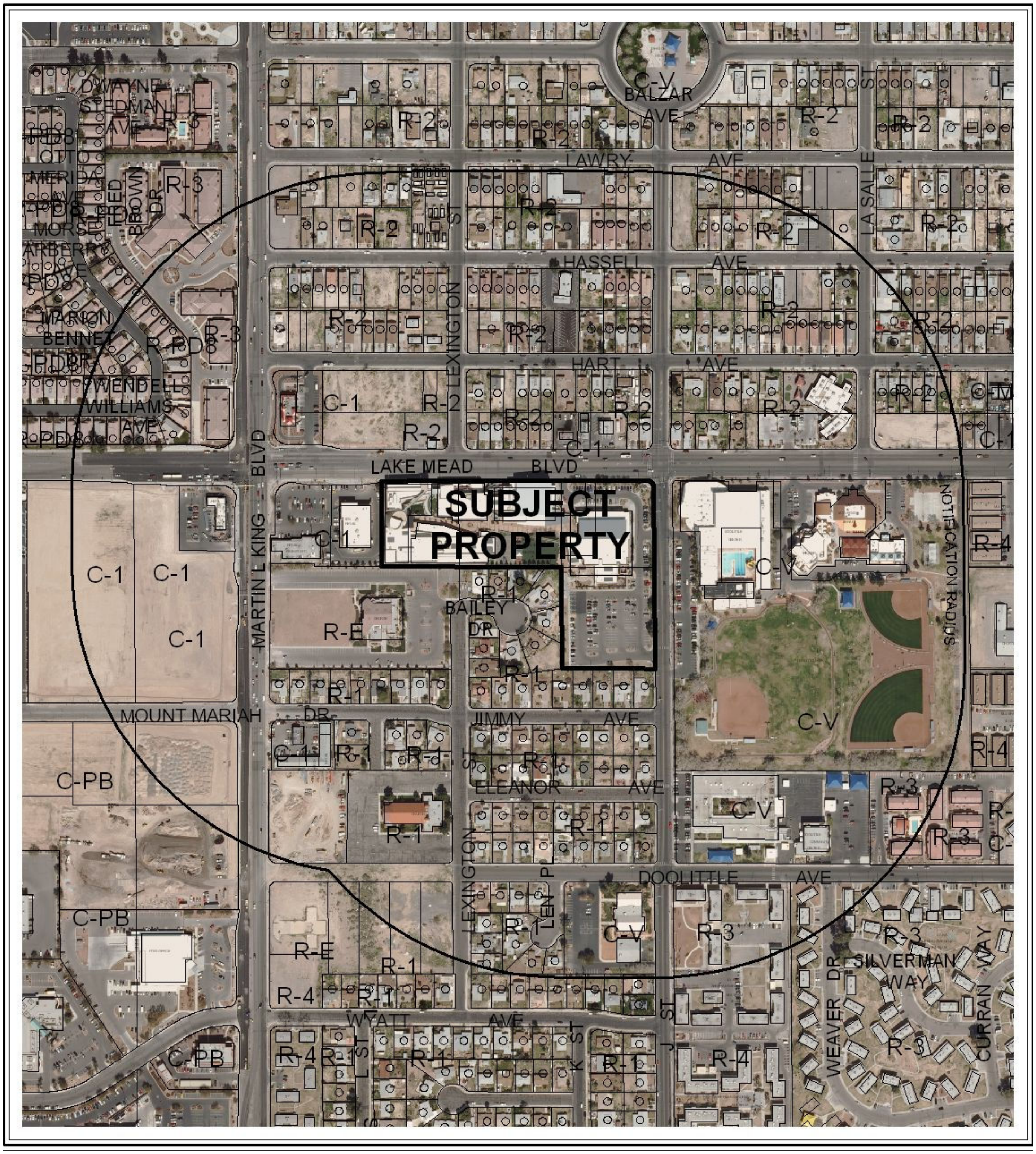


DWAYNE STEDMAN AVE
OTTO MERIDA AVE
MORSE ARBERRY AVE
MARION BENNET DR
WENDELL WILLIAMS AVE
ED BROWN DR
BALZAR AVE
LAWRY AVE
HASSELL AVE
HART AVE
LAKE MEAD BLVD
LEXINGTON ST
LA SALLE ST
MARTIN L KING BLVD
BAILEY DR
MOUNT MARIAH DR
JIMMY AVE
ELEANOR AVE
DOOLITTLE AVE
LEN PL
SILVERMAN WAY
CURRAN WAY
WEAVER DR
WYATT AVE
L ST
K ST
J ST
SUBJECT PROPERTY
NOTIFICATION RADIUS
C-V
C-1
C-M
C-PB
R-1
R-2
R-3
R-4
R-E
R-PD8
PD8
0
300
600 Feet
N

CASE: **VAR-44455**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)


C-V
BALZAR AVE
DWAYNE STEDMAN AVE
R-3
PD8
OTTO MERIDA AVE
REED WHIPPLE
BROWN DR
MORSE
ARBERRY AVE
MARION BENNETT DR
WENDELL WILLIAMS AVE
R-2
LAWRY AVE
LEXINGTON ST
LA SALLE ST
HASSELL AVE
HART AVE
C-1
C-M
LAKE MEAD BLVD
MARTIN L KING BLVD
SUBJECT PROPERTY
NOTIFICATION RADIUS
R-4
R-1
BAILEY DR
R-E
MOUNT MARIAH DR
JIMMY AVE
ELEANOR AVE
C-PB
DOOLITTLE AVE
LEN PL
R-3
SILVERMAN WAY
WEAVER DR
CURRAN WAY
WYATT AVE
L ST
K ST
J ST

0 300 600 Feet

CASE: **VAR-44455**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: City of Las Vegas

Name of Applicant: Andre Agassi College Preparatory Academy

Name of Representative: Francisco Aguilar

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

☐ Yes ☒ No

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me - Robin Yoakum

This 26th day of January, 2012

Christina Strong

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Andre Agassi College Preparatory Academy

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

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

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

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

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

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

Additional Information ____

PROPERTY OWNER City of Las Vegas	**Contact** Robin Yoakum
Address 333 N. Rancho Drive	**Phone:** 229-1022 **Fax:** 464-2522
City Las Vegas	**State** NV **Zip** 89106
E-mail Address ryoakum@LasVegasNevada.GOV	

APPLICANT Andre Agassi Foundation for Education	**Contact** Francisco V. Aguilar
Address 3883 Howard Hughes Parkway 8th Floor	**Phone:** 227-5700 **Fax:** 866-2928
City Las Vegas	**State** NV **Zip** 89169
E-mail Address cisco@agassi.net	

REPRESENTATIVE Same as Applicant	**Contact**
Address	**Phone:** **Fax:**
City	**State** **Zip**
E-mail Address	

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me — Robin Yoakum —

This 26th day of January, 2012.

Christine Strong

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

PARKING ANALYSIS

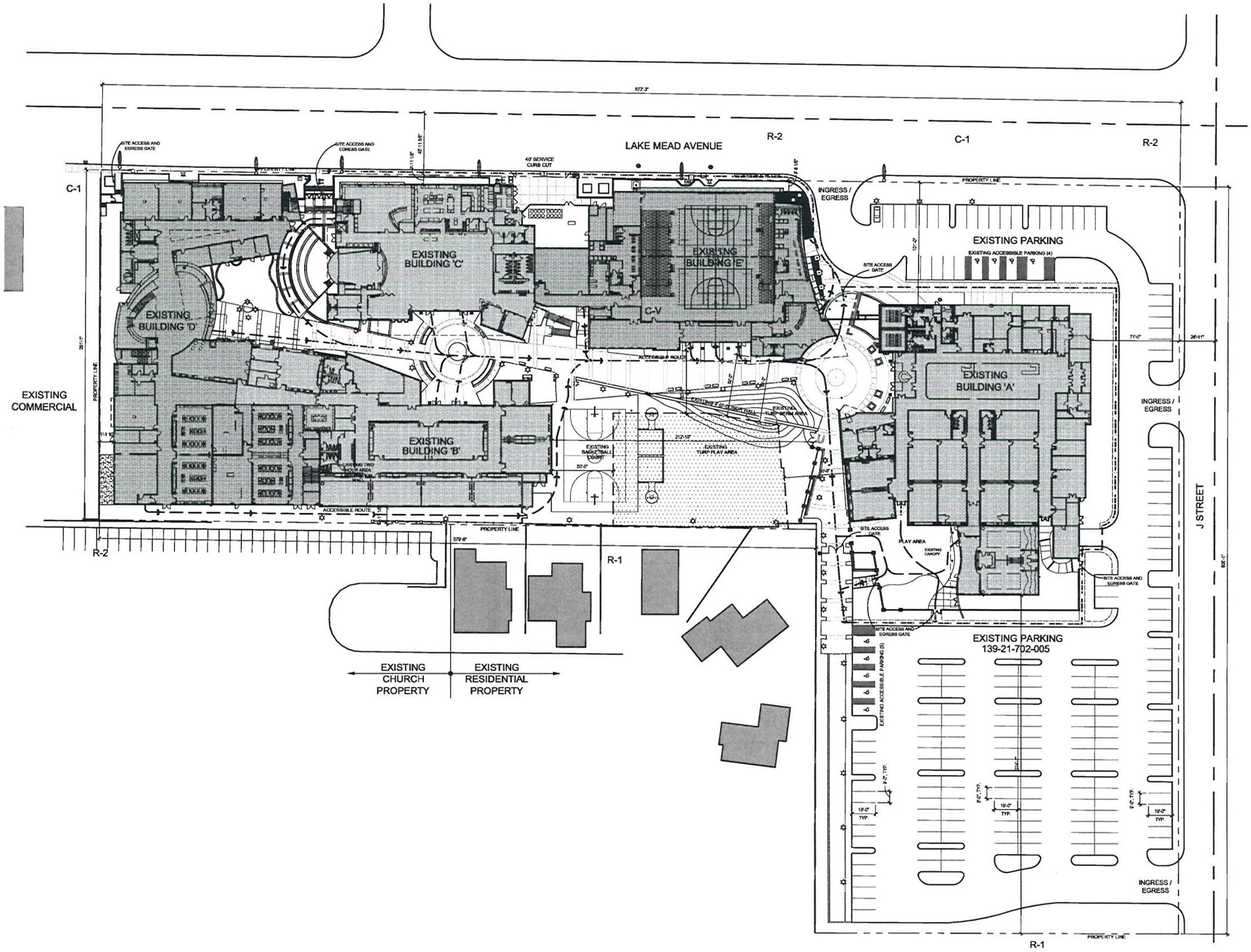
PARKING ANALYSIS
PER CURRENT TITLE 19

REQUIRED PARKING

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

PROVIDED PARKING (EXISTING)

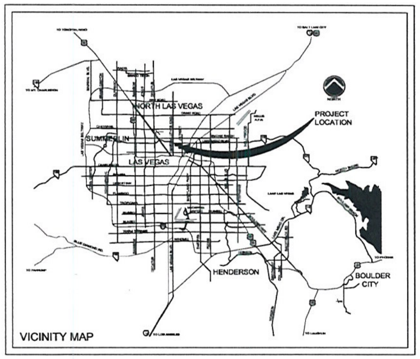
TOTAL PARKING PROVIDED	192	SPACES
ACCESSIBLE PARKING PROVIDED	9 SPACES, INCLUDING 2 VAN ACC.	



LAKE MEAD AVENUE
J STREET
R-2
C-1
R-2
C-1
R-2
R-1
R-1
EXISTING BUILDING 'A'
EXISTING BUILDING 'B'
EXISTING BUILDING 'C'
EXISTING BUILDING 'D'
EXISTING BUILDING 'E'
C-V
EXISTING PARKING
EXISTING ACCESSIBLE PARKING (4)
EXISTING PARKING
139-21-702-005
EXISTING ACCESSIBLE PARKING (5)
INGRESS / EGRESS
INGRESS / EGRESS
INGRESS / EGRESS
SITE ACCESS AND EGRESS GATE
SITE ACCESS GATE
40' SERVICE CURB CUT
PROPERTY LINE
ACCESSIBLE ROUTE
PLAY AREA
EXISTING CANOPY
EXISTING BASKETBALL COURT
EXISTING TURF PLAY AREA
EXISTING COMMERCIAL
EXISTING CHURCH PROPERTY
EXISTING RESIDENTIAL PROPERTY
872'-3"
605'-1"
9'-0" TYP.
19'-0" TYP.

SITE PLAN
SCALE: 1"=40'-0"

NORTH



NORTH LAS VEGAS
SUMMERLIN
LAS VEGAS
HENDERSON
BOULDER CITY
PROJECT LOCATION

VICINITY MAP

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

CARPENTER SELLERS DEL GATTO
ARCHITECTS
1919 S. JONES, SUITE 'C' · LAS VEGAS, NV 89146

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	JC REVIEW	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS	[illegible]		

SITE PLAN

ANDRE AGASSI COLLEGE PREPARATORY ACADEMY PARKING VARIANCE APPLICATION

1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

NO.	DESCRIPTION	DATE	PM REVIEW

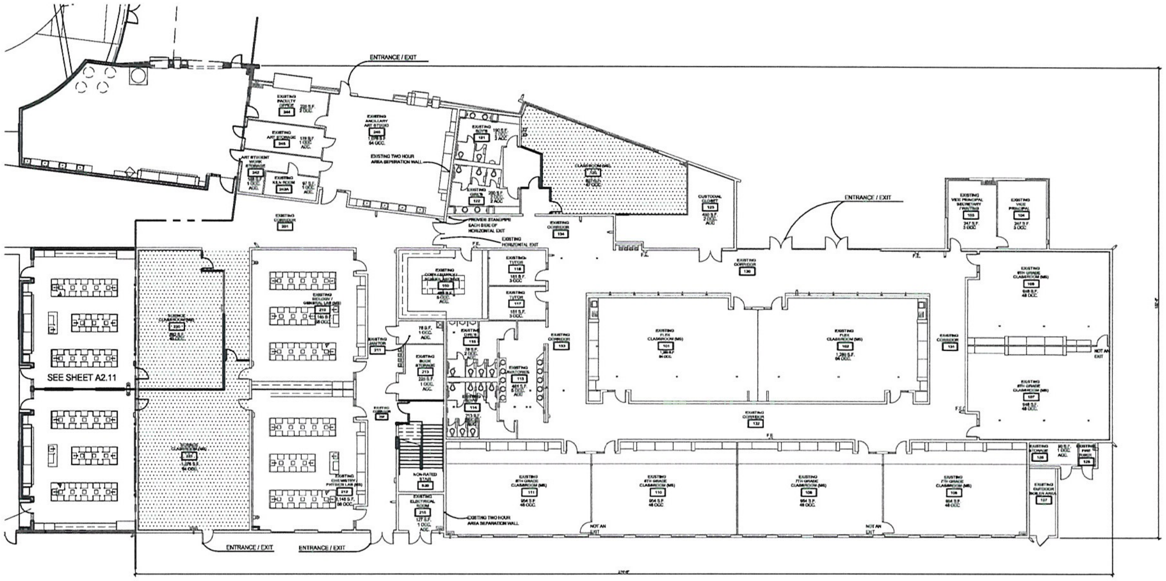
DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_AS100
DO NOT SCALE DRAWINGS

SHEET NO:
AS1.00

VAR-44455

LEGEND

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


ENTRANCE / EXIT
EXISTING FACULTY OFFICE 244
EXISTING ART STORAGE 245 1 OCC. ACC.
ART STUDENT WORK STORAGE 242 1 OCC. ACC.
EXISTING KILN ROOM 242A 1 OCC. ACC.
EXISTING ANCILLARY ART STUDIO 246 54 OCC.
EXISTING TWO HOUR AREA SEPARATION WALL
EXISTING BOYS 121 2 ACC.
EXISTING GIRLS 122 2 ACC.
CLASSROOM (MS) 120 47 OCC.
CUSTODIAL CLOSET 123 2 OCC. ACC.
EXISTING CORRIDOR 201
PROVIDE STANDPIPE EACH SIDE OF HORIZONTAL EXIT
EXISTING HORIZONTAL EXIT
EXISTING CORRIDOR 134
F.E.
EXISTING VICE PRINCIPAL SECRETARY / WAITING 103 247 S.F. 3 OCC.
EXISTING VICE PRINCIPAL 104 247 S.F. 3 OCC.
EXISTING CORRIDOR 130
EXISTING TUTOR 118 3 OCC.
EXISTING TUTOR 117 3 OCC.
EXISTING COPY / SUPPLY / SCHOOL ARCHIVE 150 5 OCC. ACC.
EXISTING FLEX CLASSROOM (MS) 101 64 OCC.
EXISTING FLEX CLASSROOM (MS) 102 64 OCC.
EXISTING CORRIDOR 131
EXISTING 8TH GRADE CLASSROOM (MS) 108 948 S.F. 48 OCC.
EXISTING 8TH GRADE CLASSROOM (MS) 107 948 S.F. 48 OCC.
NOT AN EXIT
SEE SHEET A2.11
SCIENCE CLASSROOM (MS) 220
SCIENCE CLASSROOM (MS) 221 1,276 S.F. 64 OCC.
EXISTING BIOLOGY / GENERAL LAB (MS) 210
EXISTING CHEMISTRY PHYSICS LAB (MS) 212 1,148 S.F. 56 OCC.
EXISTING JANITOR 211 78 S.F. 1 OCC. ACC.
EXISTING BOOK STORAGE 213 225 S.F. 1 OCC. ACC.
EXISTING GIRLS 115 78 S.F. 2 OCC.
EXISTING LAVATORIES 113 5 OCC. ACC.
EXISTING BOYS 114
EXISTING CORRIDOR 133
EXISTING CORRIDOR 132
NON-RATED STAIR S20
EXISTING ELECTRICAL ROOM 216 127 S.F. 1 OCC. ACC.
EXISTING 8TH GRADE CLASSROOM (MS) 111 954 S.F. 48 OCC.
EXISTING 8TH GRADE CLASSROOM (MS) 110 954 S.F. 48 OCC.
EXISTING 7TH GRADE CLASSROOM (MS) 109 954 S.F. 48 OCC.
EXISTING 7TH GRADE CLASSROOM (MS) 106 954 S.F. 48 OCC.
EXISTING STORAGE 126 1 OCC. ACC.
EXISTING FIRE RISER 125
EXISTING OUTDOOR BOILER AREA 127
ENTRANCE / EXIT
ENTRANCE / EXIT

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

NORTH

CARPENTER SELLERS DEL GATTO ARCHITECTS

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

DRAWING ISSUE LOG
A 95% CONSTRUCTION DOCUMENTS

REVISIONS:

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A210
DO NOT SCALE DRAWINGS

SHEET NO:
A2.10

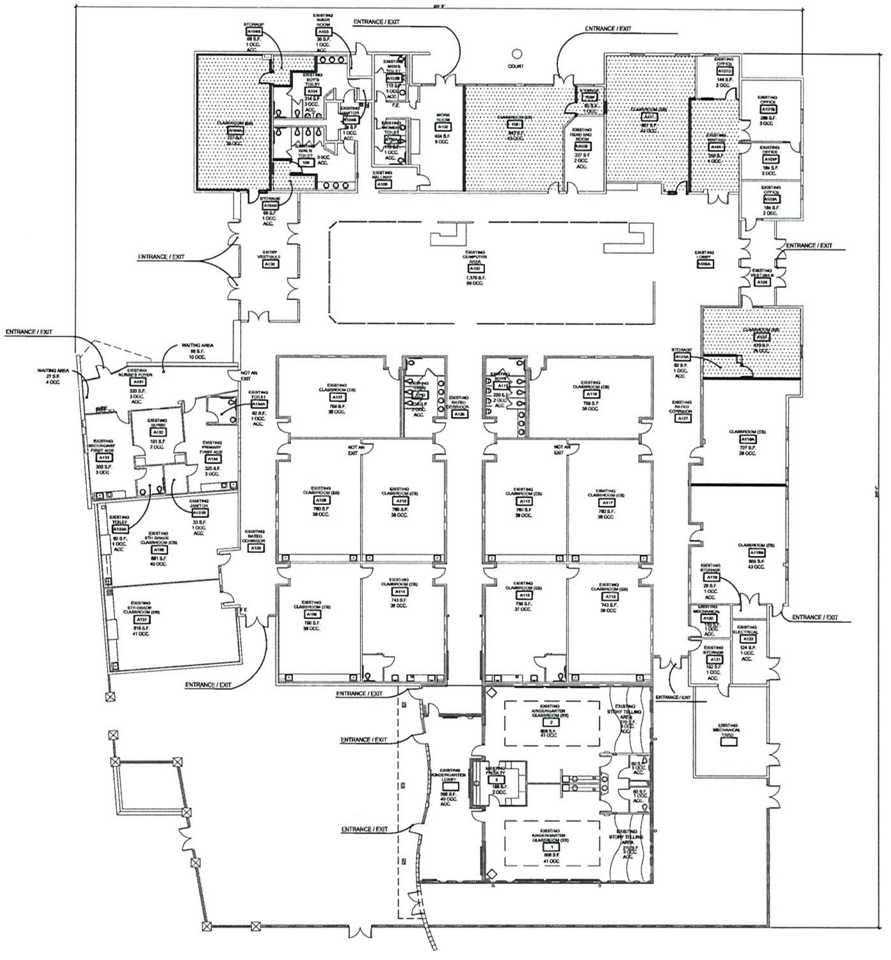
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

VAR-44455

LEGEND

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


ENTRANCE / EXIT
COURT
STORAGE
A104B
68 S.F.
1 OCC.
ACC.
EXISTING RISER ROOM
A103
38 S.F.
1 OCC.
ACC.
CLASSROOM (ES)
A104A
EXISTING BOY'S TOILET
A104
314 S.F.
3 OCC.
ACC.
EXISTING GIRL'S TOILET
3 OCC.
ACC.
EXISTING MEN'S TOILET
EXISTING WOMEN TOILET
EXISTING HALLWAY
A105
WORK ROOM
A102
404 S.F.
8 OCC.
CLASSROOM (ES)
102
43 OCC.
EXISTING HEAD END ROOM
227 S.F.
2 OCC.
ACC.
CLASSROOM (ES)
A101
43 OCC.
EXISTING WAITING
A101
4 OCC.
EXISTING OFFICE
A101D
144 S.F.
2 OCC.
EXISTING OFFICE
3 OCC.
EXISTING OFFICE
A101F
184 S.F.
2 OCC.
EXISTING OFFICE
184 S.F.
2 OCC.
ENTRY VESTIBULE
EXISTING COMPUTER AREA
A100
1,370 S.F.
69 OCC.
EXISTING LOBBY
A100A
EXISTING VESTIBULE
A124
CLASSROOM (ES)
470 S.F.
STORAGE
62 S.F.
1 OCC.
ACC.
EXISTING RATED CORRIDOR
A127
CLASSROOM (ES)
A118A
727 S.F.
39 OCC.
WAITING AREA
66 S.F.
10 OCC.
WAITING AREA
27 S.F.
4 OCC.
EXISTING NURSE'S FOYER
A131
333 S.F.
3 OCC.
ACC.
EXISTING NURSE
A132
101 S.F.
2 OCC.
EXISTING SECONDARY FIRST AID
EXISTING PRIMARY FIRST AID
EXISTING TOILET
A134A
62 S.F.
1 OCC.
ACC.
NOT AN EXIT
EXISTING CLASSROOM (ES)
A107
769 S.F.
38 OCC.
EXISTING RATED CORRIDOR
A126
EXISTING BOYS
230 S.F.
2 OCC.
ACC.
EXISTING CLASSROOM (ES)
A118
769 S.F.
38 OCC.
EXISTING CLASSROOM (ES)
EXISTING 5TH GRADE CLASSROOM (ES)
EXISTING 5TH GRADE CLASSROOM (ES)
EXISTING KINDERGARTEN CLASSROOM (ES)
41 OCC.
EXISTING KINDERGARTEN CLASSROOM (ES)
41 OCC.
EXISTING KINDERGARTEN LOBBY
EXISTING STORY TELLING AREA
EXISTING MECHANICAL YARD
EXISTING ELECTRICAL
EXISTING STORAGE
NORTH

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

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

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

VAR-44455

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS		

CARPENTER SELLERS DEL GATTO ARCHITECTS
1919 S. JONES, SUITE C · LAS VEGAS, NV 89146
(702) 251-8886 · FAX (702) 251-8876 · WWW.CSDARCHITECTURE.COM

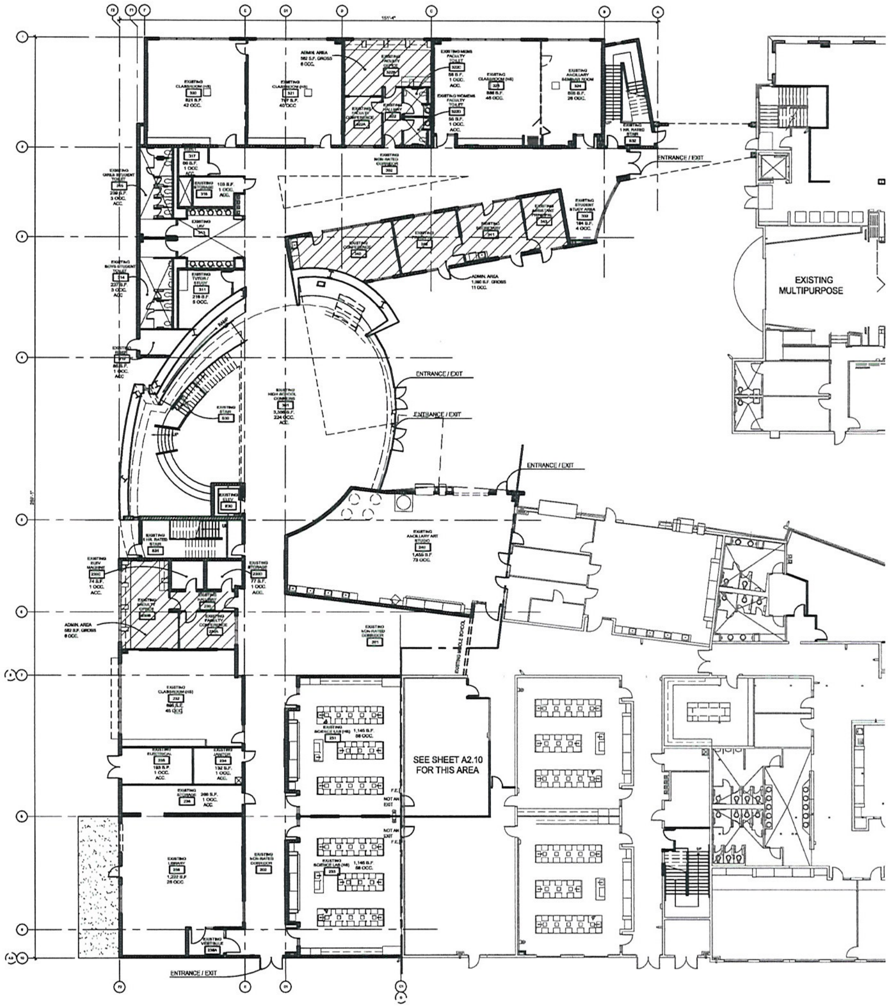
FLOOR PLAN - BLDG 'A' - 1ST LVL (ES)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

NO.	DESCRIPTION	DATE	PM REVIEW

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

SHEET NO:
A2.01


EXISTING MULTIPURPOSE
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
SEE SHEET A2.10 FOR THIS AREA

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

NORTH

VAR-44455

LEGEND

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

▨ INDICATES CHANGE IN EXISTING USE

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	JC REVIEW	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS	01/24/12		

CARPENTER SELLERS DEL GATTO ARCHITECTS

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

REVISIONS:

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

SHEET NO:
A2.11

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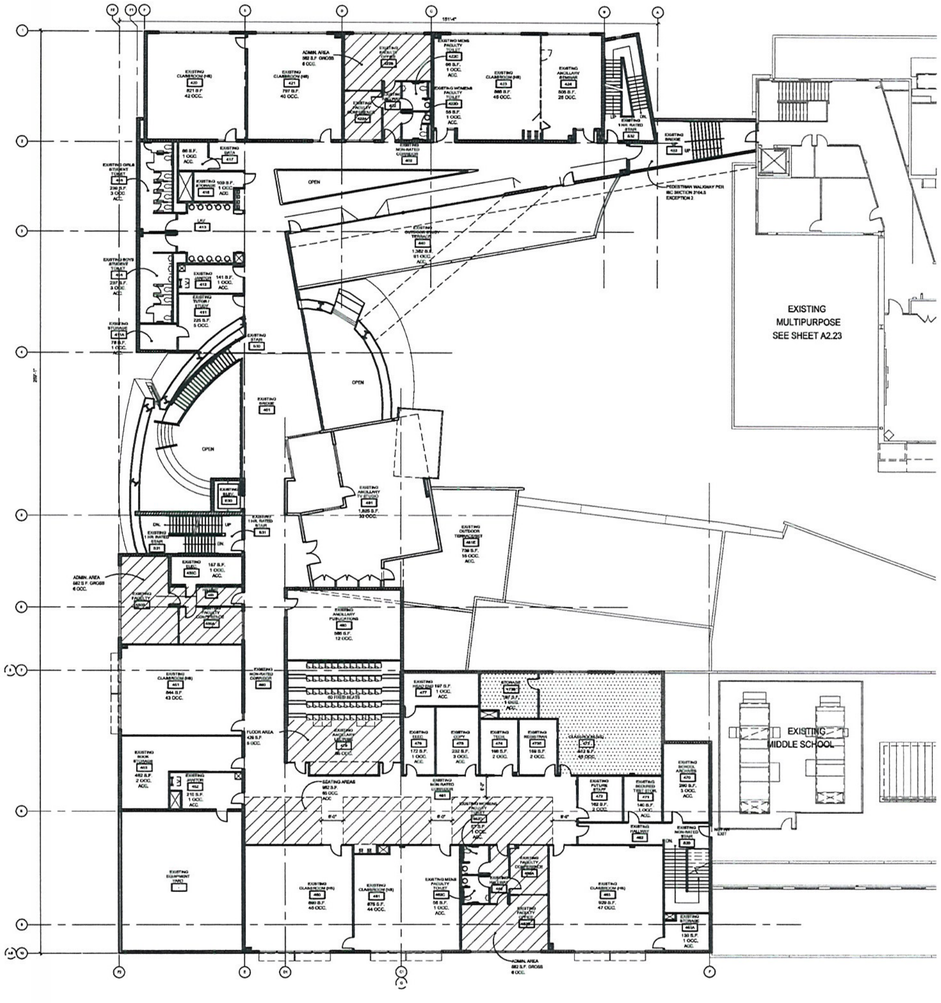
City of Las Vegas
Department of Planning

LEGEND

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


EXISTING
MULTIPURPOSE
SEE SHEET A2.23
EXISTING
MIDDLE SCHOOL
OPEN
OPEN
OPEN
NORTH

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

VAR-44455

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City of Las Vegas
Department of Planning

DRAWING ISSUE LOG

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

CARPENTER SELLERS DEL GATTO
ARCHITECTS

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

REVISIONS:

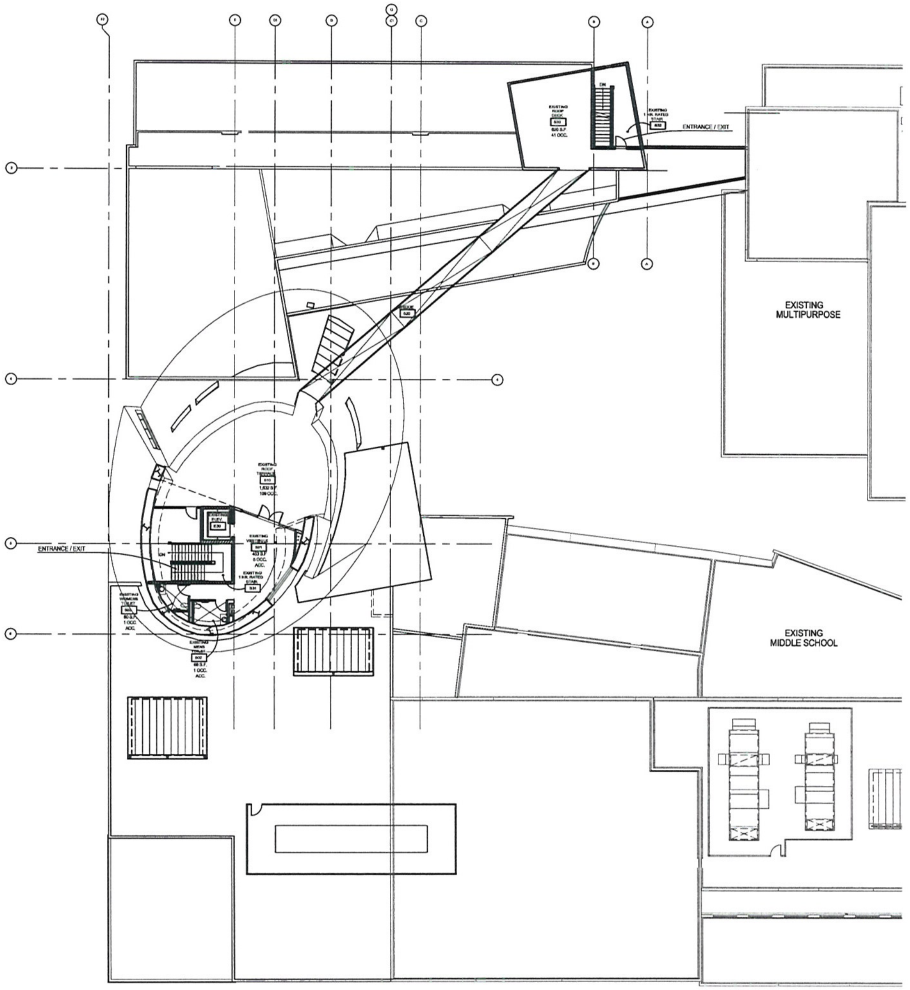
NO.	DESCRIPTION	DATE	PM REVIEW

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

SHEET NO:
A2.12

LEGEND

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


EXISTING ROOF DECK
S.F.
41 OCC.
DN
EXISTING 1 HR. RATED STAIR
ENTRANCE / EXIT
EXISTING MULTIPURPOSE
EXISTING ROOF TERRACE
1,632 S.F.
109 OCC.
EXISTING ELEV.
EXISTING VESTIBULE
S.F.
5 OCC.
ACC.
EXISTING 1 HR. RATED STAIR
ENTRANCE / EXIT
DN
EXISTING WOMENS TOILET
S.F.
1 OCC.
ACC.
EXISTING MENS TOILET
S.F.
1 OCC.
ACC.
EXISTING MIDDLE SCHOOL

Ⓐ FLOOR PLAN - BUILDING 'D' - 3RD LEVEL (HS)

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

NORTH

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

VAR-44455

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City of Las Vegas
Department of Planning

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	JC REVIEW	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS	01/24/12		

CARPENTER SELLERS DEL GATTO
ARCHITECTS

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

REVISIONS:

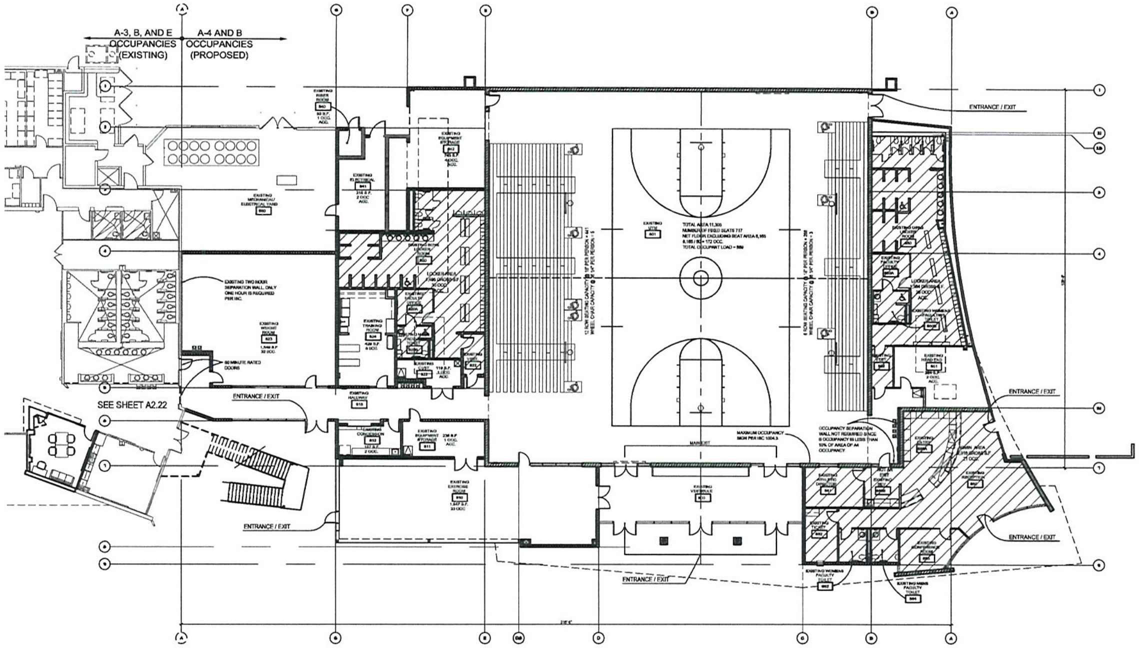
NO.	DESCRIPTION	DATE	PM REVIEW

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

SHEET NO:
A2.13

LEGEND

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


A-3, B, AND E OCCUPANCIES (EXISTING)
A-4 AND B OCCUPANCIES (PROPOSED)
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
SEE SHEET A2.22

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

NORTH

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

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City of Las Vegas
Department of Planning

VAR-44455

CARPENTER SELLERS DEL GATTO
ARCHITECTS

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

DRAWING ISSUE LOG

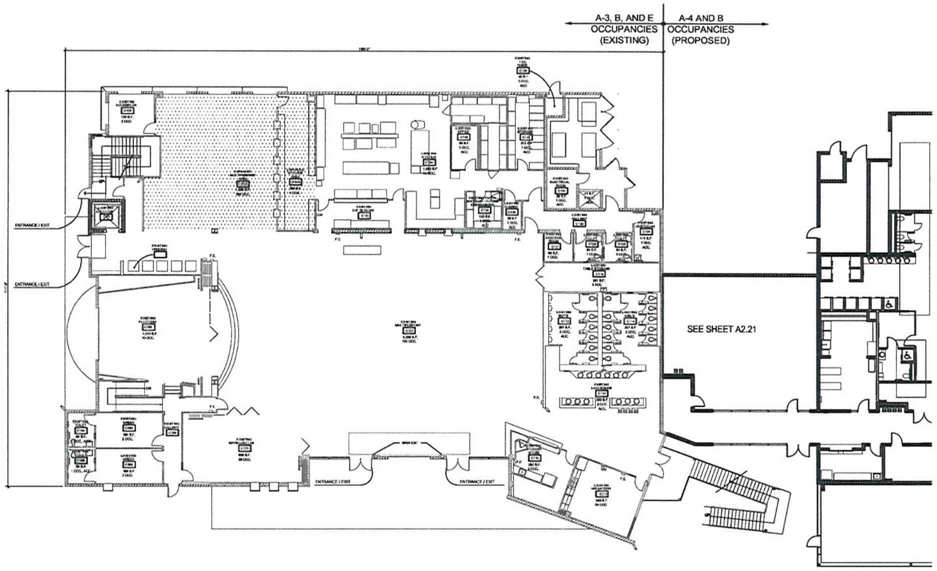
REVISIONS:

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A221
DO NOT SCALE DRAWINGS

SHEET NO:
A2.21

LEGEND

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


A-3, B, AND E OCCUPANCIES (EXISTING)
A-4 AND B OCCUPANCIES (PROPOSED)
SEE SHEET A2.21
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT
ENTRANCE / EXIT

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

NORTH

VAR-44455

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City of Las Vegas
Department of Planning

DRAWING ISSUE LOG

NO.	DESCRIPTION	DATE	JC REVIEW	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS	[illegible]		

CARPENTER SELLERS DEL GATTO
ARCHITECTS
1918 S. JONES, SUITE 'C' - LAS VEGAS, NV 89146
(702) 251-8686 - FAX (702) 251-8878 - WWW.CSDARCHITECTURAL.COM

FLOOR PLAN - BLDG 'C' - 1ST LVL (MP)

ANDRE AGASSI COLLEGE PREPARATORY ACADEMY PARKING VARIANCE APPLICATION

1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89106

REVISIONS:

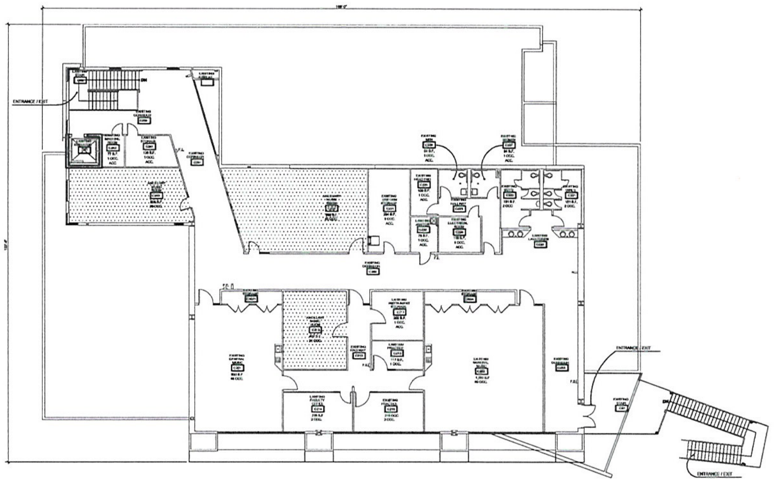
NO.	DESCRIPTION	DATE	PM REVIEW

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

SHEET NO:
A2.22

LEGEND

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



(A) FLOOR PLAN - BUILDING 'C' - 2ND LEVEL (MULTIPURPOSE)

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

NORTH

VAR-44455

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Department of Planning

DRAWING ISSUE LOG

NO.	DESCRIPTION	DATE	JC REVIEW	PM REVIEW
A	95% CONSTRUCTION DOCUMENTS			

CARPENTER SELLERS DEL GATTO
ARCHITECTS

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

REVISIONS:

NO.	DESCRIPTION	DATE	PM REVIEW

DATE: 01/24/2012
JOB NO: A11-023
FILE NAME: A11-023_A223
DO NOT SCALE DRAWINGS

SHEET NO:
A2.23

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

January 26, 2012

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JAN 26 2012
City of Las Vegas
Department of Planning

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

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

Dear Mr. Fagg,

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

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

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

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

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

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

Sincerely,

Francisco V. Aguilar
Corporate Counsel

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JAN 26 2012
City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

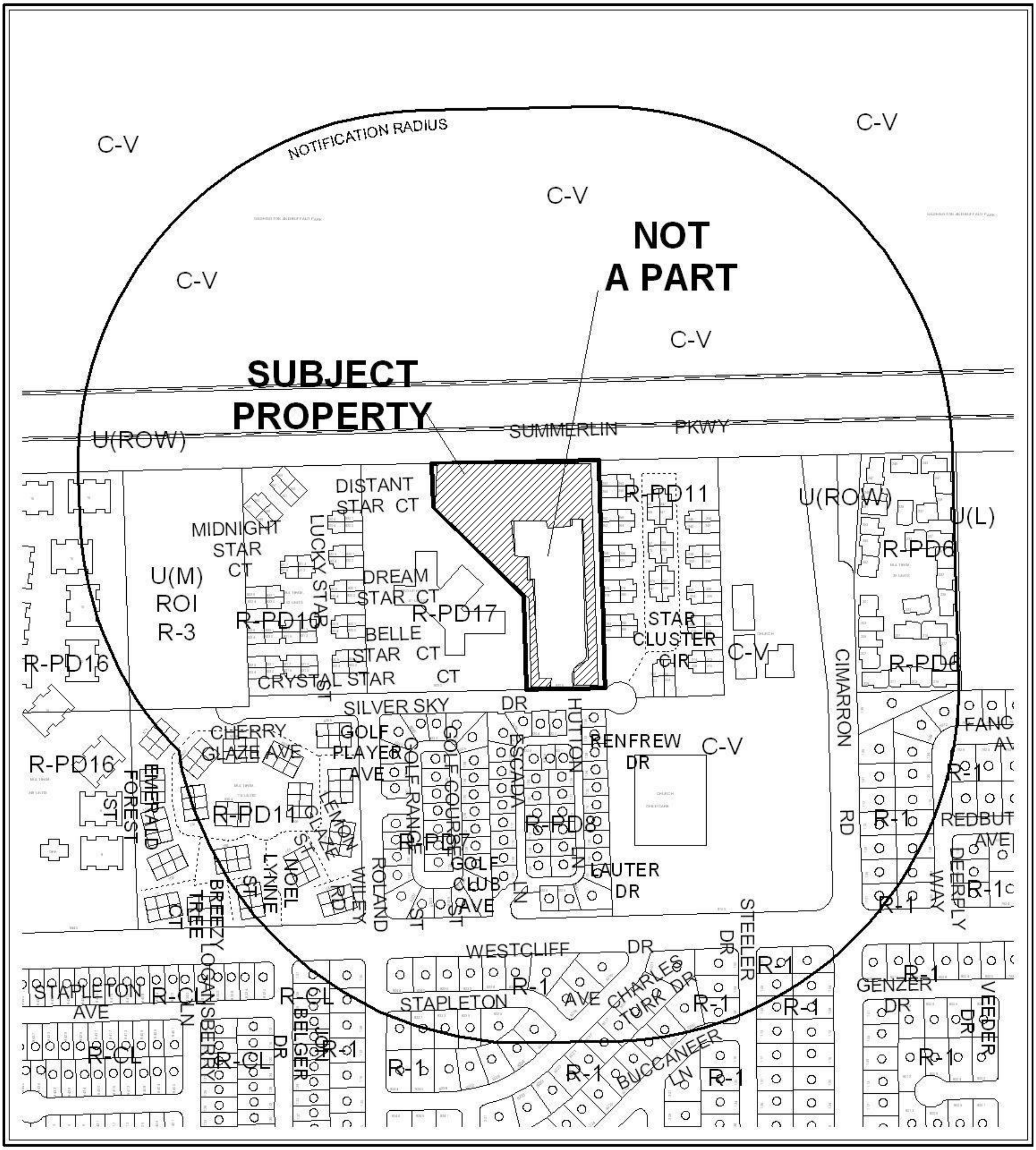
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

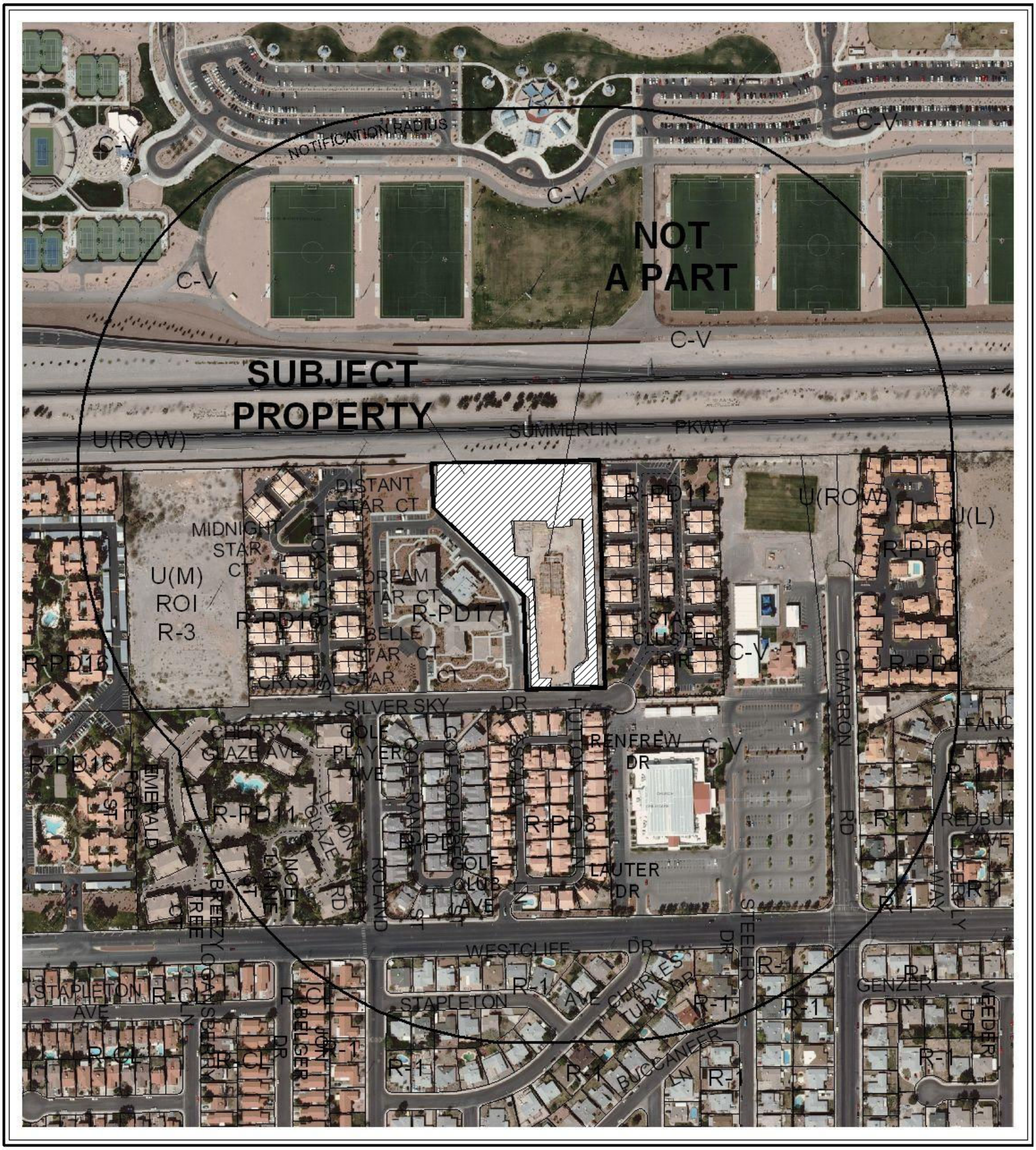
1. Location and Aerial Maps - VAR-44481 and SDR-44480
2. Conditions and Staff Report - VAR-44481 and SDR-44480
3. Supporting Documentation
4. Photos - VAR-44481 and SDR-44480
5. Justification Letter - VAR-44481 and SDR-44480


NOTIFICATION RADIUS
C-V
C-V
C-V
C-V
C-V
NOT A PART
SUBJECT PROPERTY
U(ROW)
SUMMERLIN PKWY
DISTANT STAR CT
MIDNIGHT STAR CT
LUCKY STAR ST
DREAM STAR CT
BELLE STAR CT
CRYSTAL STAR CT
U(M) ROI R-3
R-PD10
R-PD17
R-PD11
STAR CLUSTER CIR
C-V
U(ROW)
U(L)
R-PD6
R-PD6
R-PD16
R-PD16
SILVER SKY DR
CHERRY GLAZE AVE
GOLF PLAYER AVE
GOLF RANGE ST
GOLF COURSE ST
ESCADA
HUTTON LN
RENFREW DR
C-V
CIMARRON RD
FANG AV
R-1
REDBUT AVE
DEERFLY WAY
R-1
R-1
R-1
EMERALD FOREST ST
R-PD11
LEMON GLAZE
LYNNE ST
NOEL
WILEY RD
ROLAND ST
R-PD7
GOLF CLUB AVE
R-PD8
LAUTER DR
BREEZY TREE CT
LOGANSBERRY LN
STEELER DR
WESTCLIFF DR
STAPLETON AVE
R-CL
R-CL
BELGER DR
R-1
STAPLETON
R-1
AVE
CHARLES TURK DR
R-1
R-1
R-1
GENZER DR
R-1
VEEDER DR
R-CL
R-CL
R-1
R-1
BUCCANEER LN
R-1
R-1
0 300 600 Feet
N

CASE: **VAR-44481 AND SDR-44480**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)


NOTIFICATION RADIUS
C-V
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NOT A PART
C-V
SUBJECT PROPERTY
U(ROW)
SUMMERLIN PKWY
DISTANT STAR CT
R-PD11
U(ROW)
U(L)
MIDNIGHT STAR CT
R-PD6
U(M) ROI R-3
LUCKY STAR
DREAM STAR CT
R-PD16
R-PD17
BELLE STAR CT
STAR CLUSTER CIR
C-V
R-PD16
CRYSTAL STAR CT
R-PD4
CIMARRON RD
SILVER SKY DR
CHERRY GLAZE AVE
GOLF PLAYER AVE
RENFREW DR
C-V
R-PD16
EMERALD FOREST ST
R-PD11
LEMON GLAZE
GOLF RANCH
R-PD7
R-PD8
R-1
R-1
REDBUD AVE
NOEL LANE
ROLAND ST
GOLF CLUB AVE
LAUTER DR
R-1
R-1
BREEZY TREE CT
WESTCLIFF DR
STEELER DR
R-1
STAPLETON AVE
R-CL
R-CL
R-1
AVE
CHARLES TURK DR
R-1
R-1
GENZER DR
VEDER DR
STAPLETON
R-CL
R-CL
JON BELGER DR
R-1
R-1
R
BUCCANEER LN
R-1
R-1

0 300 600 Feet

CASE: **VAR-44481 AND SDR-44480**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Westcliff Heights L.P.

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

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

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

☐ **Yes** ☒ **No**

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

City Official: ______

Partner(s): ______ ______

APN: ______

Signature of Property Owner: ______

Print Name: Michael Mullin

Subscribed and sworn before me

This 25th day of January, 2012

Notary Public in and for said County and State

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

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JAN 3 0 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Residential Adjacency

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

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

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

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

Commercial Square Footage ____ **Floor Area Ratio** ____

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

Additional Information SDR-35552, VAR-35555

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

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

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

E-mail Address mtmullin@nevadahand.org

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

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

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

E-mail Address ____

REPRESENTATIVE L.R. Nelson Engineeers **Contact** Mark Bangan

Address 6765 W. Russell Road, Suite 200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* ____

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

Print Name Michael Mullin

Subscribed and sworn before me

This 25th day of January, 20 12.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAR-44481
Meeting Date:	3/13/12
Total Fee:	830.00
Date Received:*	1/30/12
Received By:	

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

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JAN 3 0 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

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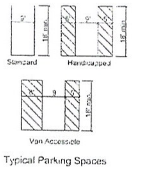
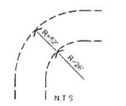
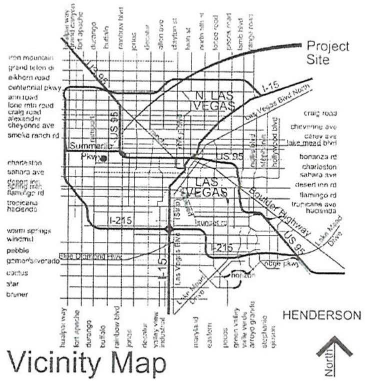

Standard
Handicapped
Van Accessible

Typical Parking Spaces



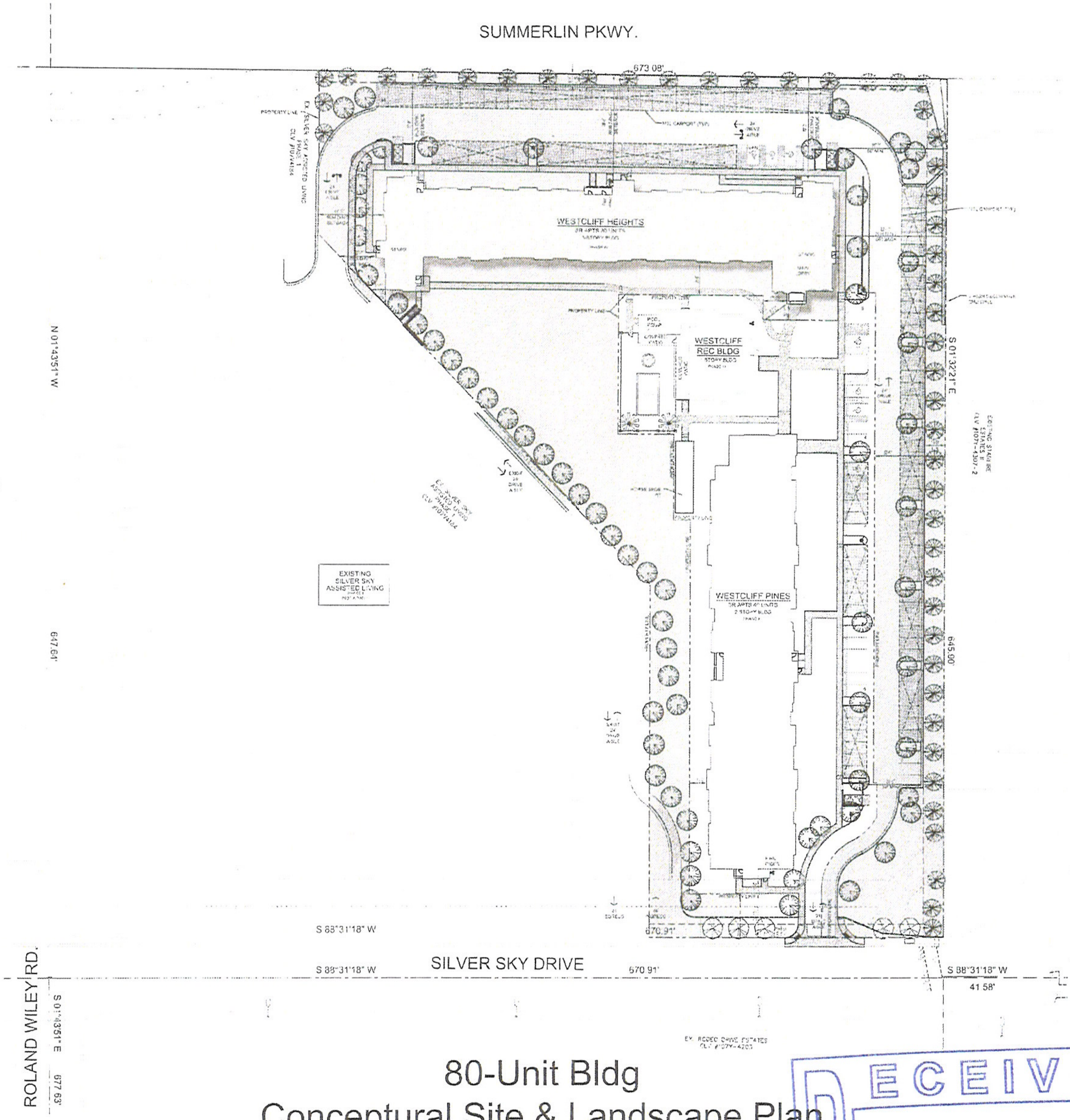
Typical Fire Turning Radius


Project Site
N LAS VEGAS
LAS VEGAS
HENDERSON
Summerlin Pkwy
US 95
I-15
I-215
North

Vicinity Map

TREE / PLANT SCHEDULE

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


SUMMERLIN PKWY.
673.08'
WESTCLIFF HEIGHTS
WESTCLIFF REC BLDG
WESTCLIFF PINES
EXISTING SILVER SKY ASSISTED LIVING
N 01°43'51" W
647.61'
S 01°32'21" E
645.00'
S 88°31'18" W
670.91'
SILVER SKY DRIVE
S 88°31'18" W
670.91'
S 88°31'18" W
41.58'
ROLAND WILEY RD.
S 01°43'51" E
677.63'

SITE INFORMATION

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

PARCEL AREA (Approx. to be verified)

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

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

UNIT COUNT

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

DENSITY

Gross Density Phase IV	±24.46 DU / Acre
Net Density Phase IV	±25.32 DU / Acre
Gross Density Phase II & III (Existing)	±24.84 DU / Acre
Net Density Phase II & III (Existing)	±25.64 DU / Acre

PARKING REQUIRED

Westcliff Heights (80 Unit) (Phase IV) .75 per unit x 80 units	60
Westcliff Pines (40 Unit) (Phase II & III) .75 per unit x 40 units	30
Guest Parking = 1 per 6 units	20
Total Parking Required	110

PARKING PROVIDED

Westcliff Heights (80 Unit) (Phase IV)	110
Westcliff Pines (40 Unit) (Phase II & III)	24
Total Parking Provided	134
Handicapped Parking Required (2%)	3
Handicapped Parking Provided	9

North

Scale: 1" = 40

0 40 80

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

80-Unit Bldg
Conceptual Site & Landscape Plan

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

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Westcliff Heights

Las Vegas, Nevada

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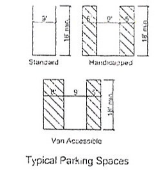
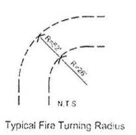
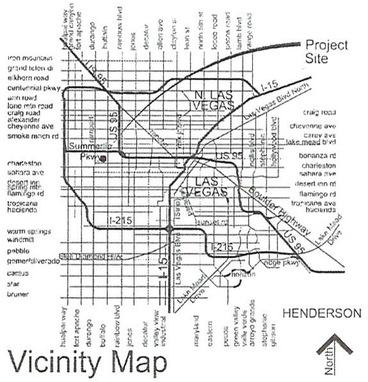

Standard
Handicapped
Van Accessible

Typical Parking Spaces



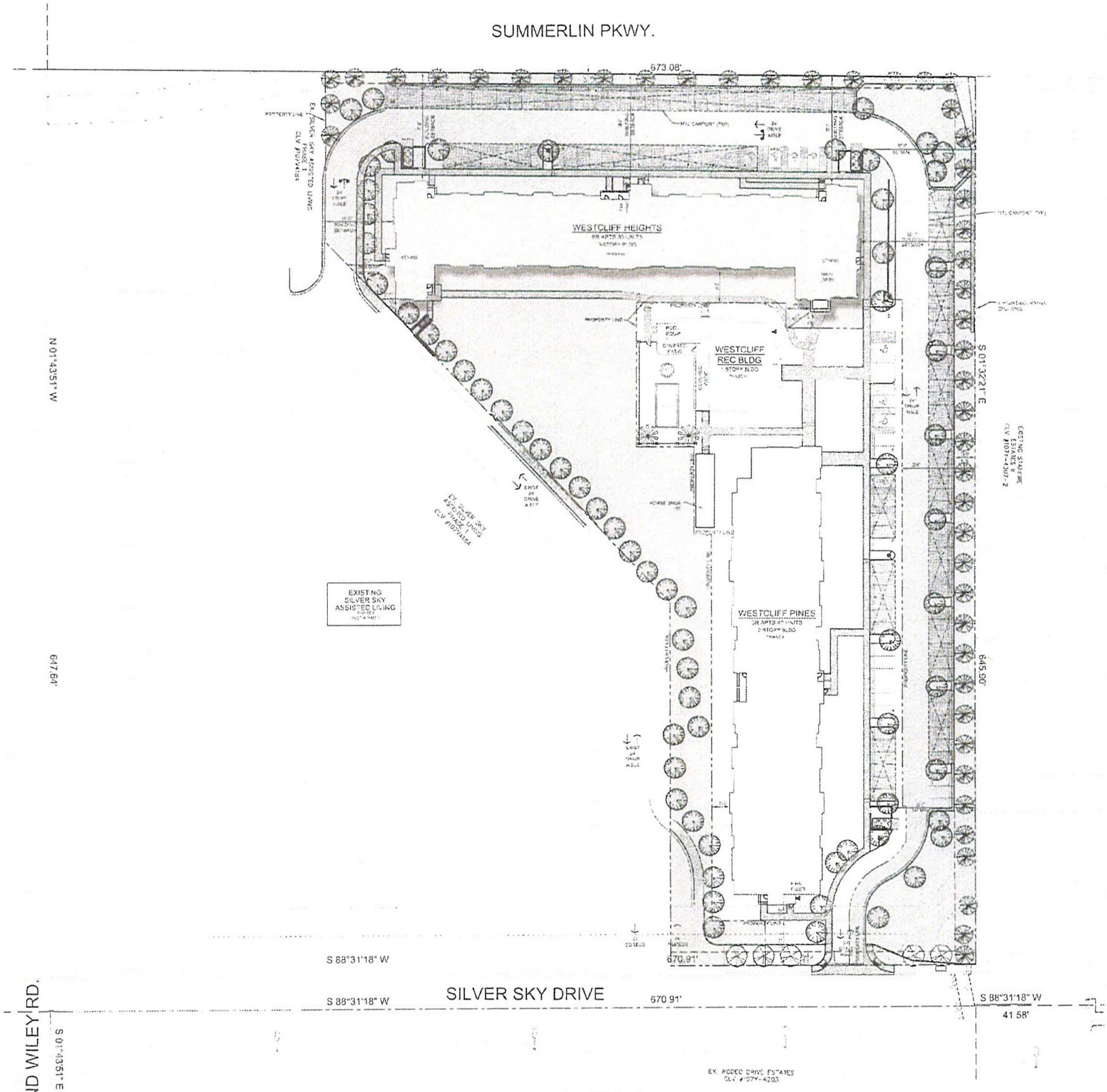
Typical Fire Turning Radius


Project Site
N LAS VEGAS
LAS VEGAS
Summerlin Pkwy
US 95
I-15
I-215
HENDERSON
North

Vicinity Map

TREE / PLANT SCHEDULE

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


SUMMERLIN PKWY.
673.08'
WESTCLIFF HEIGHTS
WESTCLIFF REC BLDG
WESTCLIFF PINES
EXISTING SILVER SKY ASSISTED LIVING
N 01°43'51" W
647.64'
S 01°32'21" E
645.90'
S 88°31'18" W
670.91'
SILVER SKY DRIVE
S 88°31'18" W
41.58'
ROLAND WILEY RD.
S 01°43'51" E
677.63'

SITE INFORMATION

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

PARCEL AREA (Approx. to be verified)

Phase IV: Westcliff Heights Sr Apts 80-Unit	± 3.27 Gross Acres ± 3.16 Net Acres
Phase I (Existing) Silver Sky Asst'd Living: (Not a Part)	± 5.56 Gross Acres ± 5.25 Net Acres
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Total Parcel Area:	± 10.44 Gross Acres ± 9.97 Net Acres
Setbacks Required	
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West Property Line	5 Ft

UNIT COUNT

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Net Density Phase IV	±25.32 DU / Acre
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North

Scale: 1" = 40

0 40 80

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

80-Unit Bldg
Conceptual Site & Landscape Plan

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Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.

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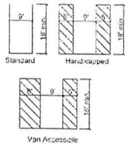
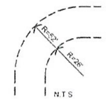
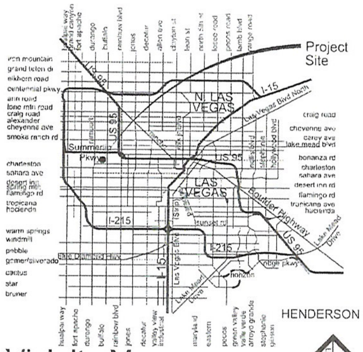

Standard
Handicapped
Van Accessible
18' min.

Typical Parking Spaces



Typical Fire Turning Radius


Project Site
N LAS VEGAS
LAS VEGAS
HENDERSON
I-15
I-215
US 95
US 93
Summerlin Pkwy
North

Vicinity Map

TREE / PLANT SCHEDULE

	SYM	SIZE	SPACING	NAME
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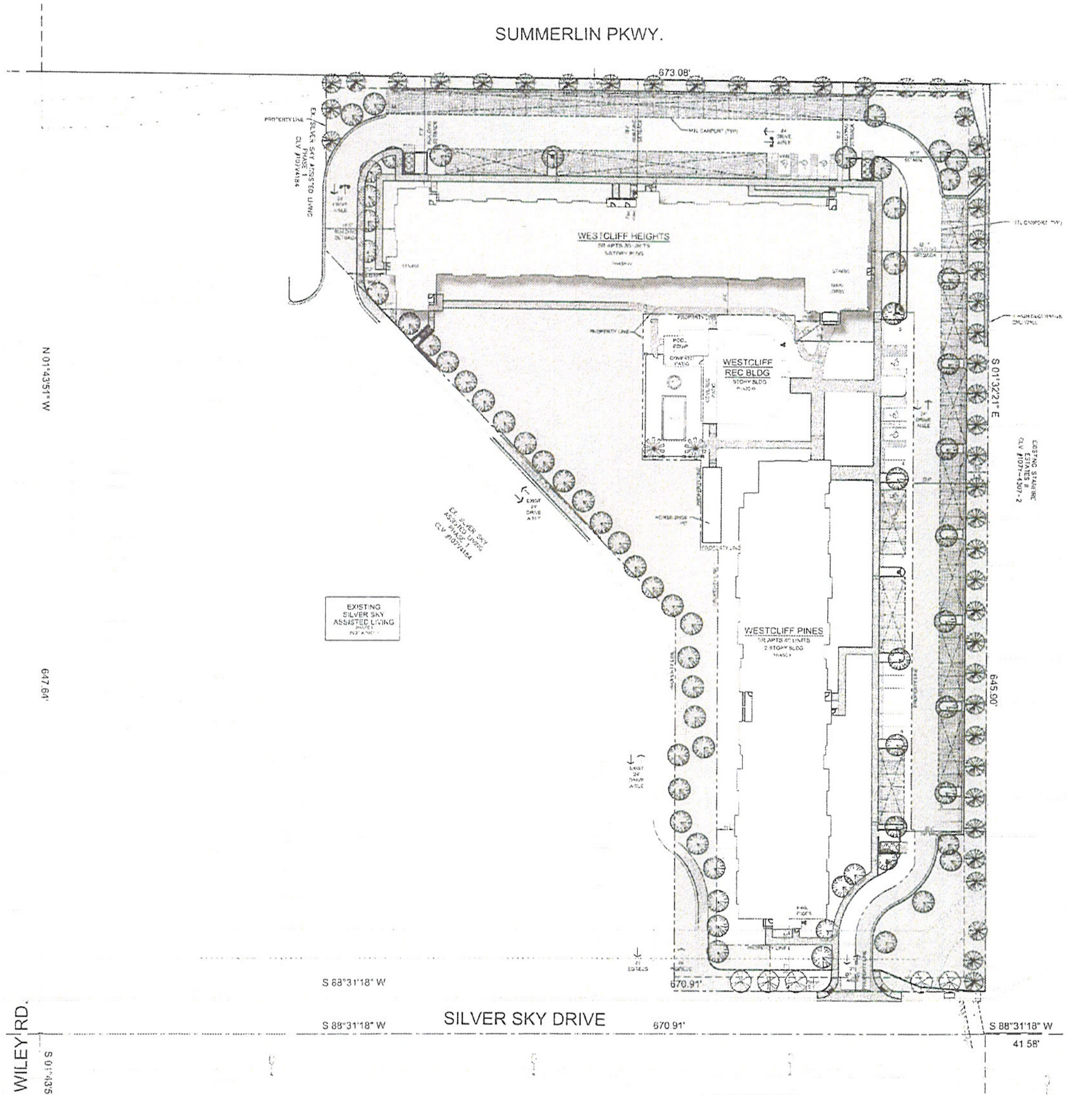
		24" Box	Varies	CHILEAN MESQUITE
SHRUBS	⊙	5 gal	Varies	DESERT BROOM
	●	5 gal	Varies	SILVERY CASSIA GREEN TEXAS RANGER PINCK LADY INDIAN HAWTHORN SIERRA LINDA SAGE
GROUND COVER		¾"	Varies	MOJAVE GOLD ROCK MULCH
		1 gal	Varies	CREEPING ACACIA


SUMMERLIN PKWY.
673.08'
WESTCLIFF HEIGHTS
WESTCLIFF REC BLDG
WESTCLIFF PINES
POOL EQUIP
COVERED PATIO
PROPERTY LINE
EX. SILVER SKY ASSISTED LIVING PHASE 1 CLV #107/4184
EXISTING SILVER SKY ASSISTED LIVING
EXISTING STANDING ESTATES II CLV #1077-4307-2
S 01°32'21" E
645.90'
N 01°43'51" W
647.64'
S 88°31'18" W
670.91'
SILVER SKY DRIVE
41.58'
ROLAND WILEY RD.
S 01°43'51" E
677.63'
EX. RODEO DRIVE ESTATES

80-Unit Bldg
Conceptural Site & Landscape Plan

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Westcliff Heights (80 Unit) (Phase IV)	110
Westcliff Pines (40 Unit) (Phase II & III)	24
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Handicapped Parking Provided	9

North

Scale: 1" = 40

0 40 80

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

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PAZ DESIGN GROUP

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

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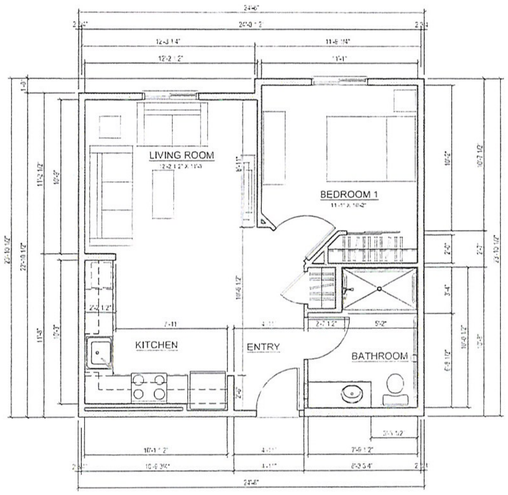
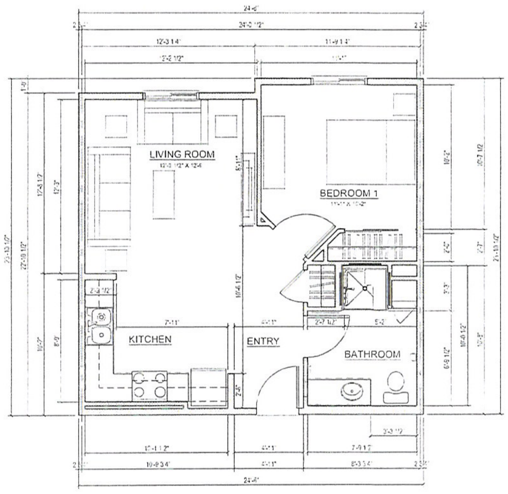

24'-6"
LIVING ROOM
BEDROOM 1
KITCHEN
ENTRY
BATHROOM

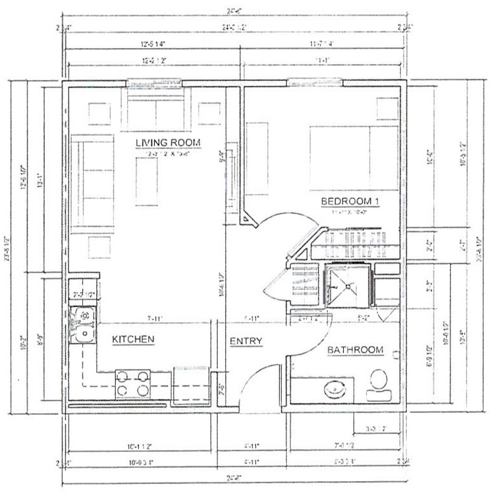
PLAN 1 TYPE B - 1 BEDROOM, 1 BATH

LIVABLE [illegible]
NET USABLE 524 S.F.


24'-6"
LIVING ROOM
BEDROOM 1
KITCHEN
ENTRY
BATHROOM

PLAN 1 TYPE B - 1 BEDROOM, 1 BATH

LIVABLE 542 S.F.
NET USABLE 524 S.F.


24'-6"
LIVING ROOM
BEDROOM 1
KITCHEN
ENTRY
BATHROOM

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

LIVABLE w/ OPT 573 S.F.
NET USABLE w/ OPT 520 S.F.

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80-Unit Bldg
Typical Unit Plans

Westcliff Heights

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Scale 1/4 = 1'-0"

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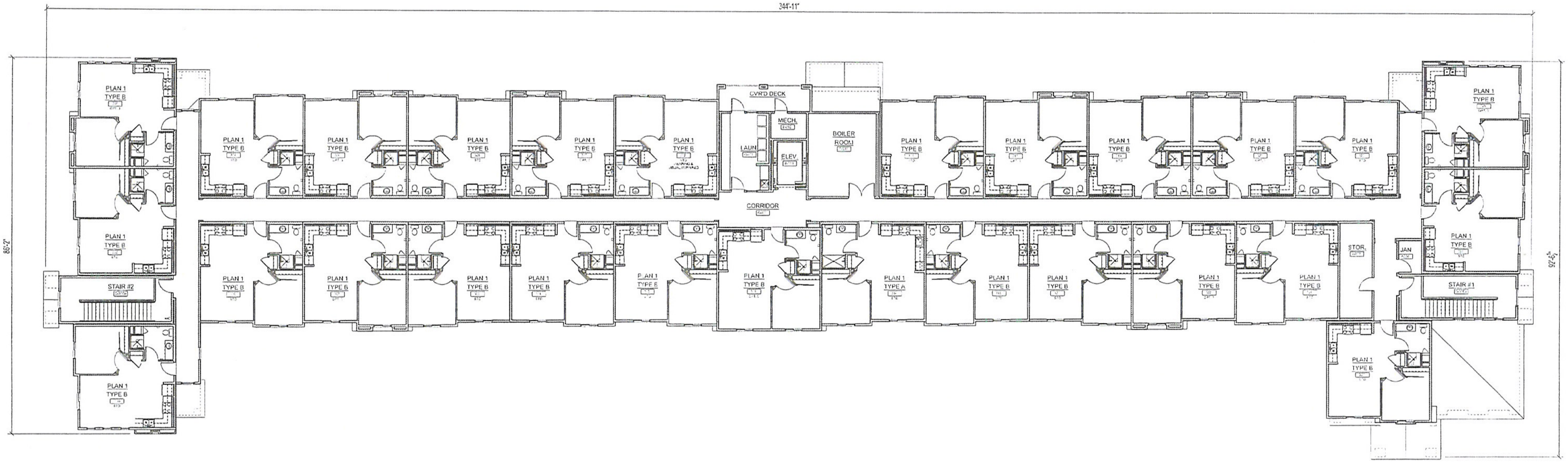
344'-11"
86'-2"
92'-3"
PLAN 1
TYPE B
PLAN 1
TYPE A
PLAN 1
TYPE E
STAIR #1
STAIR #2
JAN
STOR.
CORRIDOR
BOILER ROOM
MECH.
ELEV
LAUN
CVR'D DECK

AREA CALCULATIONS

TOTAL 3rd FLOOR	
CORRIDOR/MISC	= 2,484 S.F.
COMMON USE AREAS (5)	= [illegible] S.F.
DWELLING UNITS (R-2)	= [illegible] S.F.
UTILITY (INCIDENTAL)	= [illegible] S.F.
EXTERIOR PATIO / UNCONDITIONED STORAGE	= [illegible] S.F.
TOTAL	= [illegible] S.F.

TOTAL BUILDING	
CORRIDOR/MISC	= [illegible] S.F.
COMMON USE AREAS (5)	= 2,241 S.F.
DWELLING UNITS (R-2)	= [illegible] S.F.
UTILITY (INCIDENTAL)	= [illegible] S.F.
EXTERIOR PATIO	= 744 S.F.
GRAND TOTAL	= [illegible] S.F.

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80-Unit Bldg
Building Plan - 3rd Floor

Westcliff Heights

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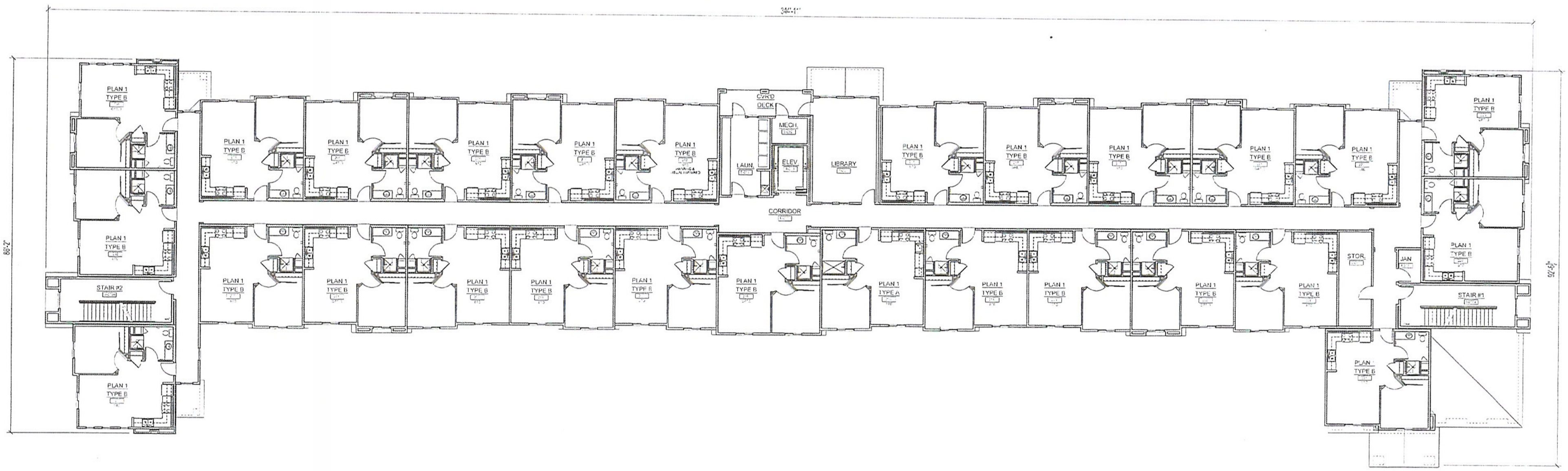
Scale 3/32" = 1'-0"

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

PAZ DESIGN GROUP

VAR-44481
SDR-44480


340'-1"
68'-2"
92'-6"
PLAN 1 TYPE B
PLAN 1 TYPE A
PLAN TYPE B
CVR'D DECK
MECH.
LAUN.
ELEV.
LIBRARY
CORRIDOR
STOR.
JAN.
STAIR #1
STAIR #2

AREA CALCULATIONS

TOTAL 2nd FLOOR

CORRIDOR / MISC	= 2,785 S.F.
COMMON USE AREAS (B)	= 651 S.F.
DWELLING UNITS (R-2)	= 15,3[illegible] S.F.
UTILITY (INCIDENTAL)	= [illegible] S.F.
EXTERIOR PATIO / UNCONDITIONED STORAGE	= 135 S.F.
TOTAL	= 19,242 S.F.

TOTAL BUILDING

CORRIDOR / MISC	= [illegible] S.F.
COMMON USE AREAS (B)	= 2,241 S.F.
DWELLING UNITS (R-2)	= 45,421 S.F.
UTILITY (INCIDENTAL)	= [illegible] S.F.
EXTERIOR PATIO	= 744 S.F.
GRAND TOTAL	= [illegible] S.F.

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80-Unit Bldg
Building Plan - 2nd Floor

Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.

Scale 3/32 = 1'-0"

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

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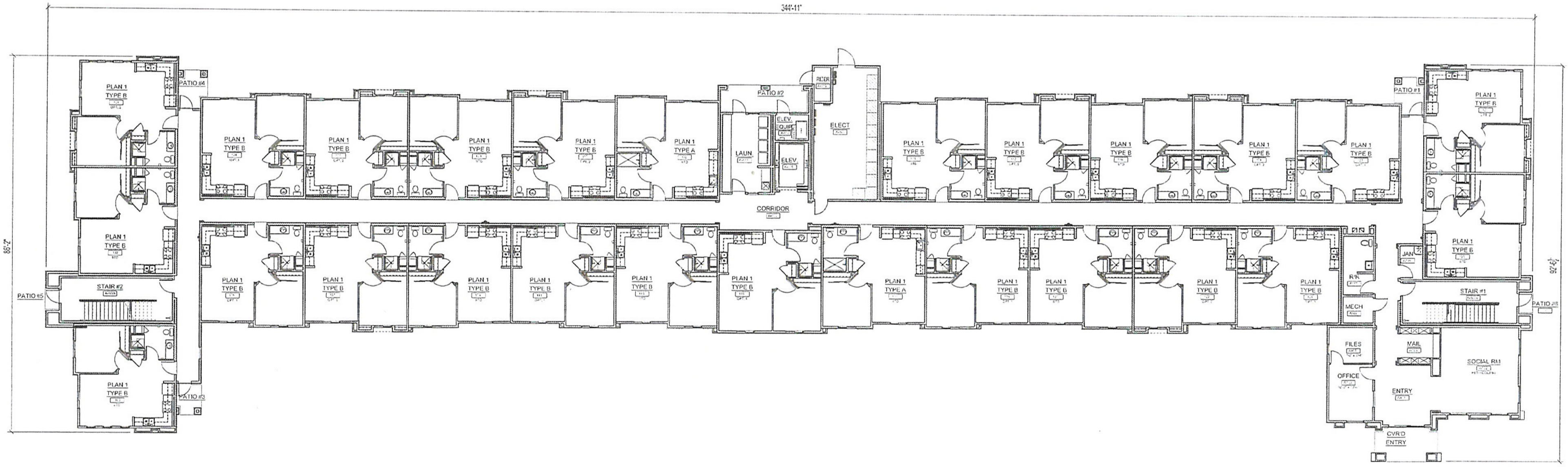
344'-11"
88'-2"
92'-2"
PATIO #4
PATIO #2
PATIO #1
PATIO #5
PATIO #3
PATIO #6
PLAN 1 TYPE B
PLAN 1 TYPE A
STAIR #2
STAIR #1
RISER
ELECT
ELEV EQUIP
ELEV
LAUN
CORRIDOR
JAN
R/R
MECH
FILES
OFFICE
MAIL
SOCIAL RM
ENTRY
CVR'D ENTRY

AREA CALCULATIONS

TOTAL 1st FLOOR	
CORRIDOR/MISC	= 2,629 S.F
COMMON USE AREAS (2)	= 1,367 S.F
DWELLING UNITS (R-2)	= 14,658 S.F
UTILITY (INCIDENTAL)	= 745 S.F
EXTERIOR PATIO / UNCONDITIONED STORAGE	= 471 S.F
TOTAL	= 20,267 S.F

TOTAL BUILDING	
CORRIDOR/MISC	= 8,068 S.F
COMMON USE AREAS (5)	= 2,241 S.F
DWELLING UNITS (R-2)	= 45,621 S.F
UTILITY (INCIDENTAL)	= 1,621 S.F
EXTERIOR PATIO	= 744 S.F
GRAND TOTAL	= 58,3[illegible]6 S.F

80-Unit Bldg
Building Plan - 1st Floor

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Westcliff Heights

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Scale 3/32 = 1'-0"

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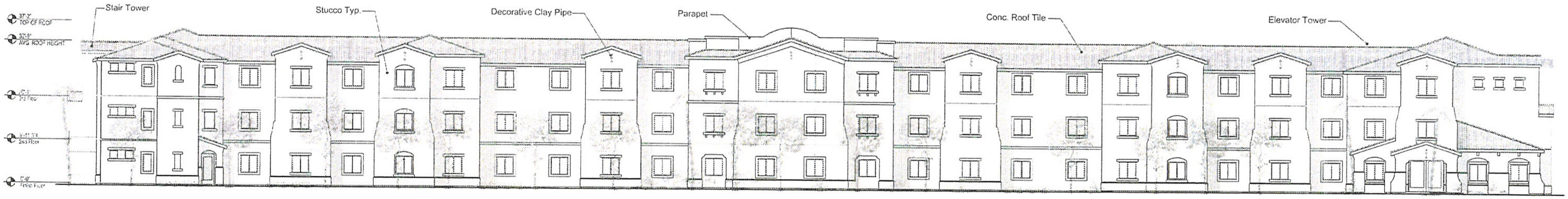
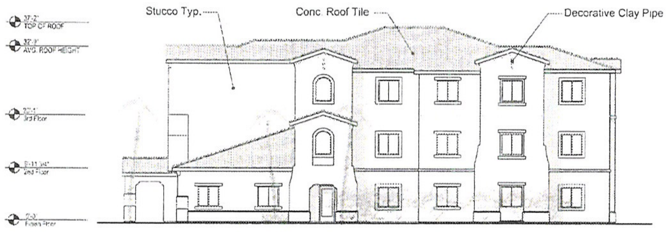
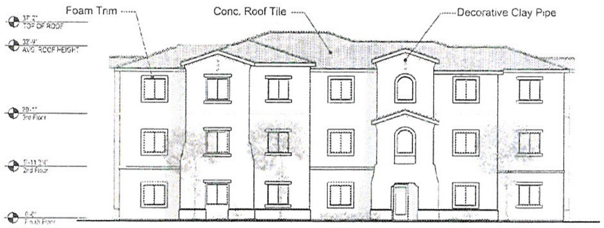

37'-2" TOP OF ROOF
32'-9" AVG ROOF HEIGHT
3rd Floor
2nd Floor
0'-0" Finish Floor
Stair Tower
Stucco Typ.
Decorative Clay Pipe
Parapet
Conc. Roof Tile
Elevator Tower

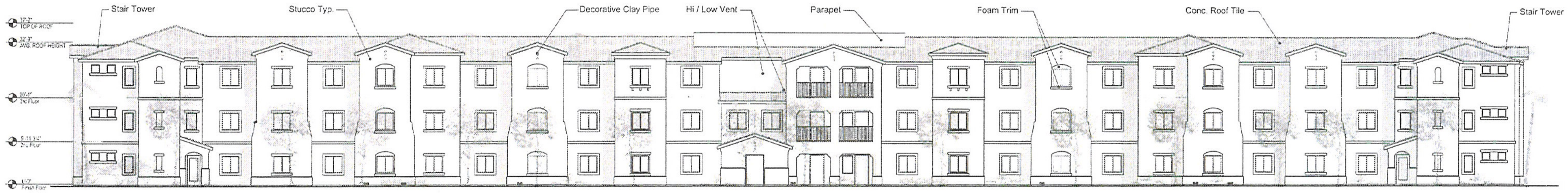
South Elevation


TOP OF ROOF
AVG. ROOF HEIGHT
3rd Floor
2nd Floor
Finish Floor
Stucco Typ.
Conc. Roof Tile
Decorative Clay Pipe

East Elevation


TOP OF ROOF
AVG. ROOF HEIGHT
3rd Floor
2nd Floor
Finish Floor
Foam Trim
Conc. Roof Tile
Decorative Clay Pipe

West Elevation


TOP OF ROOF
AVG. ROOF HEIGHT
3rd Floor
2nd Floor
Finish Floor
Stair Tower
Stucco Typ.
Decorative Clay Pipe
Hi / Low Vent
Parapet
Foam Trim
Conc. Roof Tile
Stair Tower

North Elevation

80-Unit Bldg
Conceptual Elevations

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Westcliff Heights

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Scale 1/8 = 1'-0"

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Project No. 909003 January 26, 2012

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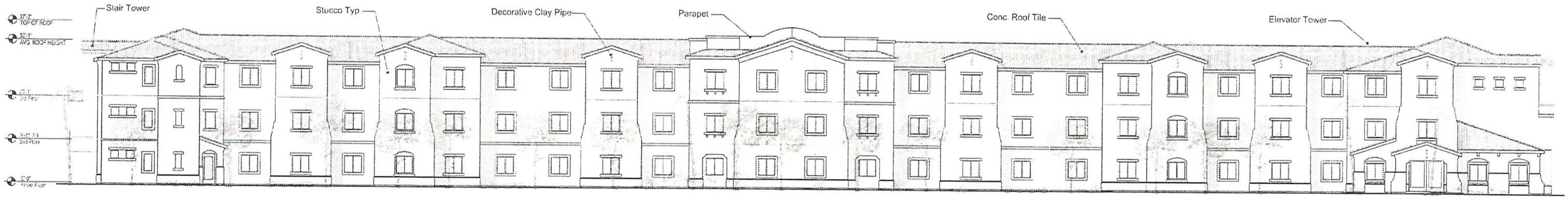
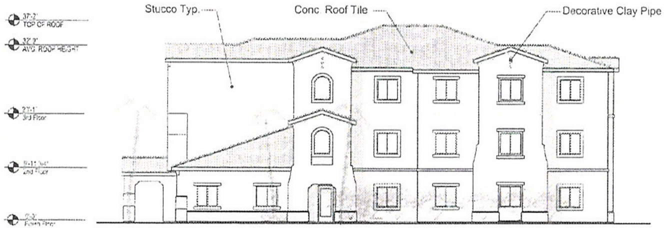
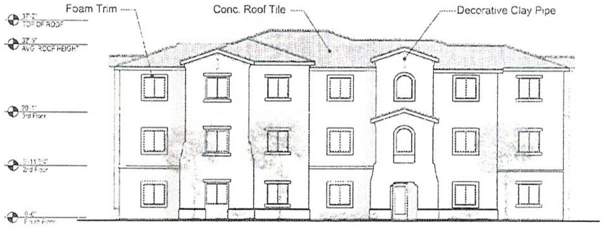
SDR-44480


37'-2" TOP OF ROOF
32'-9" AVG ROOF HEIGHT
20'-1" 3rd Floor
9'-11 3/4" 2nd Floor
0'-0" Finish Floor
Stair Tower
Stucco Typ
Decorative Clay Pipe
Parapet
Conc. Roof Tile
Elevator Tower

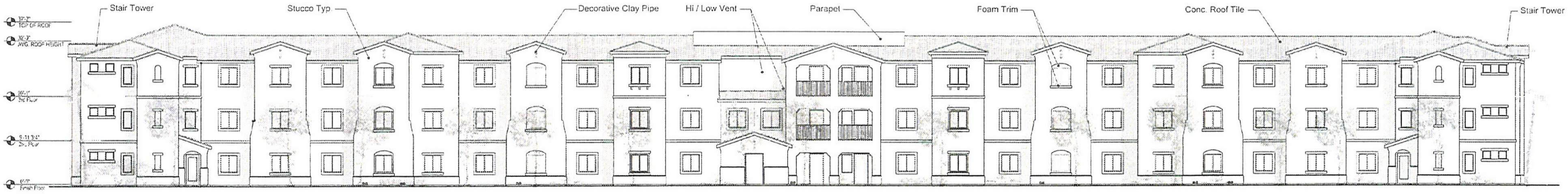
South Elevation


37'-2" TOP OF ROOF
32'-9" AVG ROOF HEIGHT
20'-1" 3rd Floor
9'-11 3/4" 2nd Floor
0'-0" Finish Floor
Stucco Typ.
Conc. Roof Tile
Decorative Clay Pipe

East Elevation


37'-2" TOP OF ROOF
32'-9" AVG ROOF HEIGHT
20'-1" 3rd Floor
9'-11 3/4" 2nd Floor
0'-0" Finish Floor
Foam Trim
Conc. Roof Tile
Decorative Clay Pipe

West Elevation


37'-2" TOP OF ROOF
32'-9" AVG ROOF HEIGHT
20'-1" 3rd Floor
9'-11 3/4" 2nd Floor
0'-0" Finish Floor
Stair Tower
Stucco Typ
Decorative Clay Pipe
Hi / Low Vent
Parapet
Foam Trim
Conc. Roof Tile
Stair Tower

North Elevation

80-Unit Bldg
Conceptual Elevations

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

Scale 1/8 = 1'-0"

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

Nevada H.A.N.D.

Westcliff Heights

Las Vegas, Nevada

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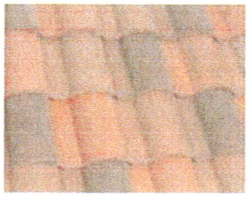
JAN 30 2012
City of Las Vegas
Department of Planning

PAZ DESIGN GROUP

VAR-44481
SDR-44480

STUCCO BODY COLOR
FRAZEE #CLW 1013 W
"AKAMINA"

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



Santa Caterina
R-621 • Premium

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

RECEIVED
JAN 30 2012
City of Las Vegas
Department of Planning

Color & Material Board
Westcliff Heights
Las Vegas, Nevada

Project # 909003
January 26th, 2012

VAR-44481
SDR-44480

PAZ DESIGN GROUP

© COPYRIGHT 2011, PAZ Design Group
Design Modifications without notice
All Colors, Dimensions, Sizes and Architectural Features are
Conceptual and subject to Change

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

August 10, 2009

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

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

Dear Staff:

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

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

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

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

Sincerely,

Jacque Haas
Real Estate Development Manager

RECEIVED
JAN 30 2012
City of Las Vegas
Department of Planning

VAR-44481

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

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

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-44480** APN: 138-28-401-021

Name of Property Owner: Westcliff Heights L.P.

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

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

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

☐ **Yes** ☒ **No**

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: __________

Print Name: Michael Mullin

Subscribed and sworn before me

This 25th day of January, 2012

____

Notary Public in and for said County and State

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

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JAN 30 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

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

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

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

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

Commercial Square Footage **Floor Area Ratio**

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

Additional Information SDR-35552, VAR-35555

PROPERTY OWNER Westcliff Heights L P **Contact** Mike Mullin
Address 295 E. Warm Springs Rd., Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3305
City Las Vegas **State** NV **Zip** 89119
E-mail Address mtmullin@nevadahand.org

APPLICANT Nevada H.A.N.D., Inc. **Contact** Mike Mullin
Address 295 E. Warm Springs Rd., Suite 101 **Phone:** (702) 739-3345 **Fax:** (702) 739-3305
City Las Vegas **State** NV **Zip** 89119
E-mail Address

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

Property Owner Signature*

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

Print Name Michael Mullin

Subscribed and sworn before me

This 25th day of January, 20 12.

Notary Public in and for said County and State

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

Case # SDR-44480
Meeting Date: 3/13/12
Total Fee: 1030,00
Date Received:* 1/30/12
Received By:

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

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

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JAN 30 2012
City of Las Vegas
Department of Planning

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

August 10, 2009

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

Re: Westcliff Pines Senior Apartments
Site Development Plan Review – Justification Letter (Ref. SDR 33010)
APN: 138-28-401-019

Dear Staff:

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

We are proposing to develop 40 one and two-bedroom rental apartments in one two-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines is the first phase of a two-phase project, which includes a 4,500 sq. ft. recreation building that can only be accessed by residents.

With the exception of the addition of a clubhouse and some minor site adjustment this application is very similar to the site approved with SDR 33010. The purpose of this SDR is to allow for parcel lines to be platted for financing purposes. We are also asking for a waiver of the perimeter landscaping requirements were the lot line cross parking and drive aisles.

We feel this development will be compatible and benefit the surrounding area, and is in conformance with the masterplan designation for this parcel. The parcel is currently zoned R-3, which allows 25.49 units per acre. Therefore, we respectfully request that staff recommend approval of this Site Development Plan Review application.

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

Sincerely,
FOR
Jacque Haas

RECEIVED
JAN 30 2012
City of Las Vegas
Department of Planning

SDR-44480

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

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

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

SUBJECT:

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

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

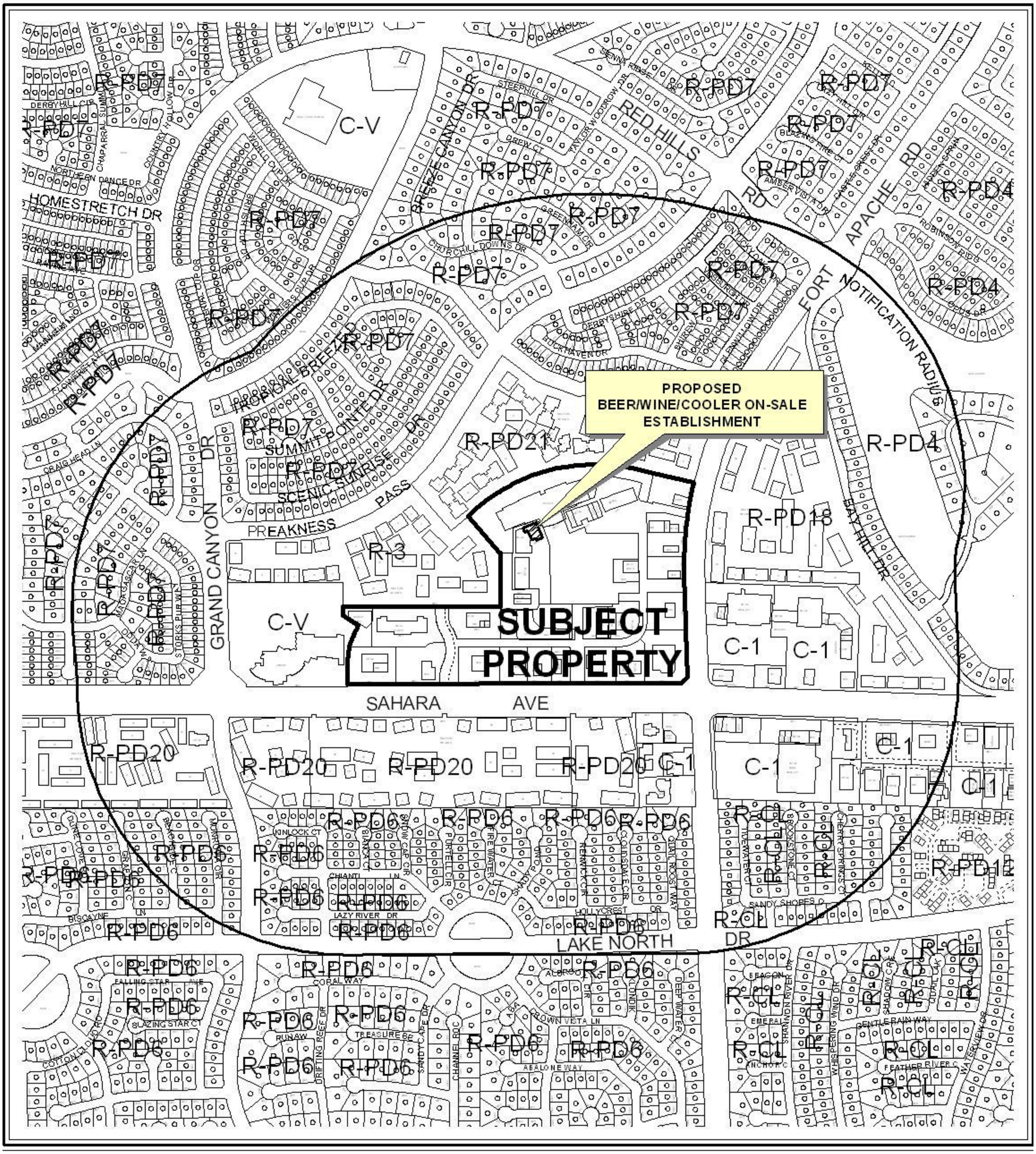
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

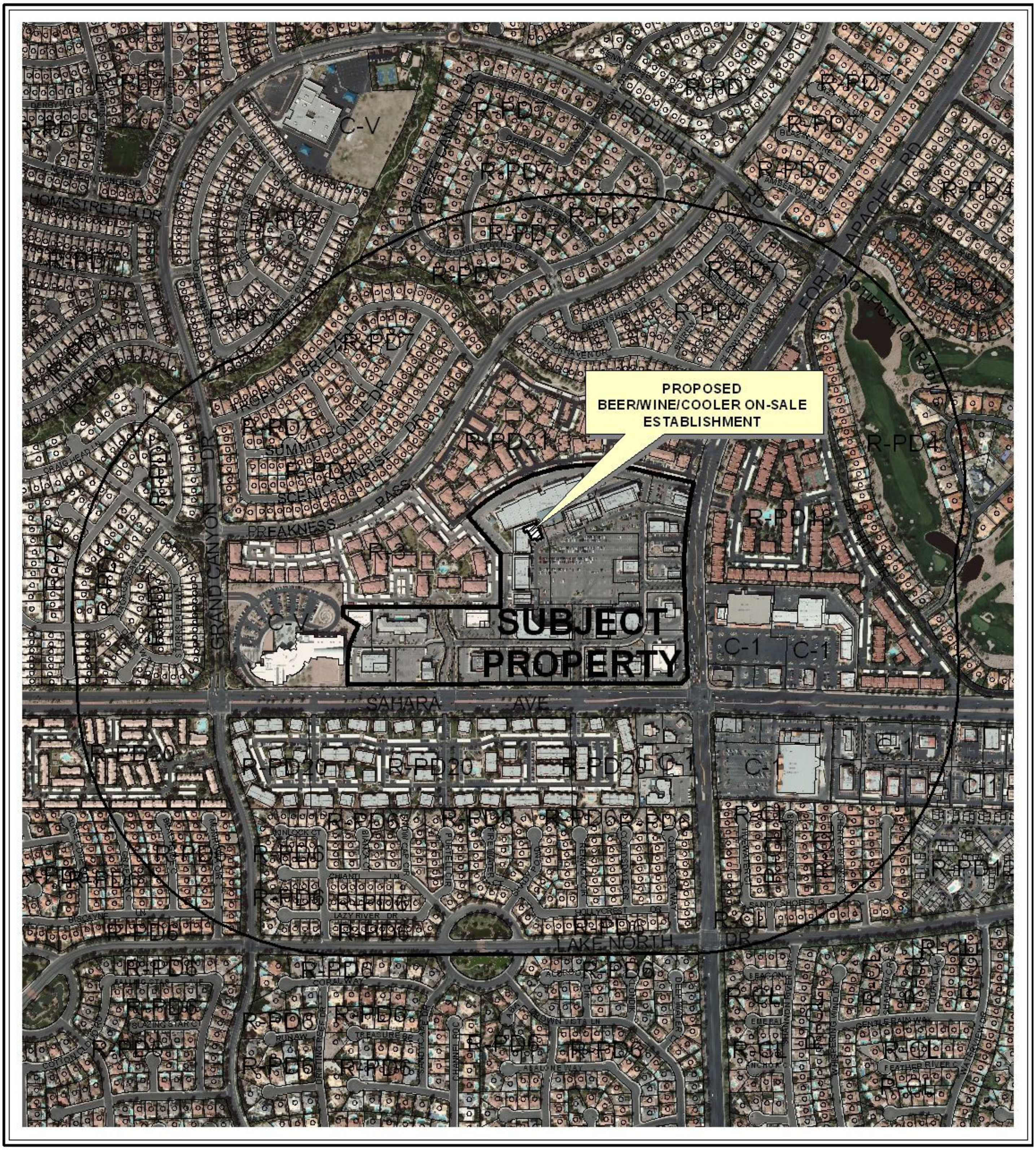

PROPOSED
BEER/WINE/COOLER ON-SALE
ESTABLISHMENT
SUBJECT
PROPERTY
SAHARA AVE
NOTIFICATION RADIUS
FORT APACHE RD
RED HILLS RD
GRAND CANYON DR
BREEZE CANYON DR
HOMESTRETCH DR
PREAKNESS PASS
SCENIC SUNRISE DR
SUMMIT POINTE DR
TROPICAL BREEZE DR
BAY HILL DR
LAKE NORTH DR
CHURCHILL DOWNS DR
DERBYSHIRE DR
BUCKHAVEN DR
STEEPHILL DR
NORTHERN DANCE DR
CRAIG HEAD LN
STORKS PUR WY
BISCAYNE LN
LAZY RIVER DR
CHIANTI LN
KINLOCK CT
HOLLYCREST DR
SANDY SHORES C
CORAL WAY
FALLING STAR AVE
BLAZING STAR C
TREASURE BE
CROWN VISTA LN
ABALONE WAY
CHANNEL ROC
DRIFTING REEF DR
WHISPERING WIND DR
FEATHER RIVER C
GENTLE RAIN WAY
C-V
C-1
R-3
R-PD4
R-PD6
R-PD7
R-PD12
R-PD18
R-PD20
R-PD21
R-CL

0 500 1000 Feet

CASE: **SUP-44418**

RADIUS: 1500 FEET

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

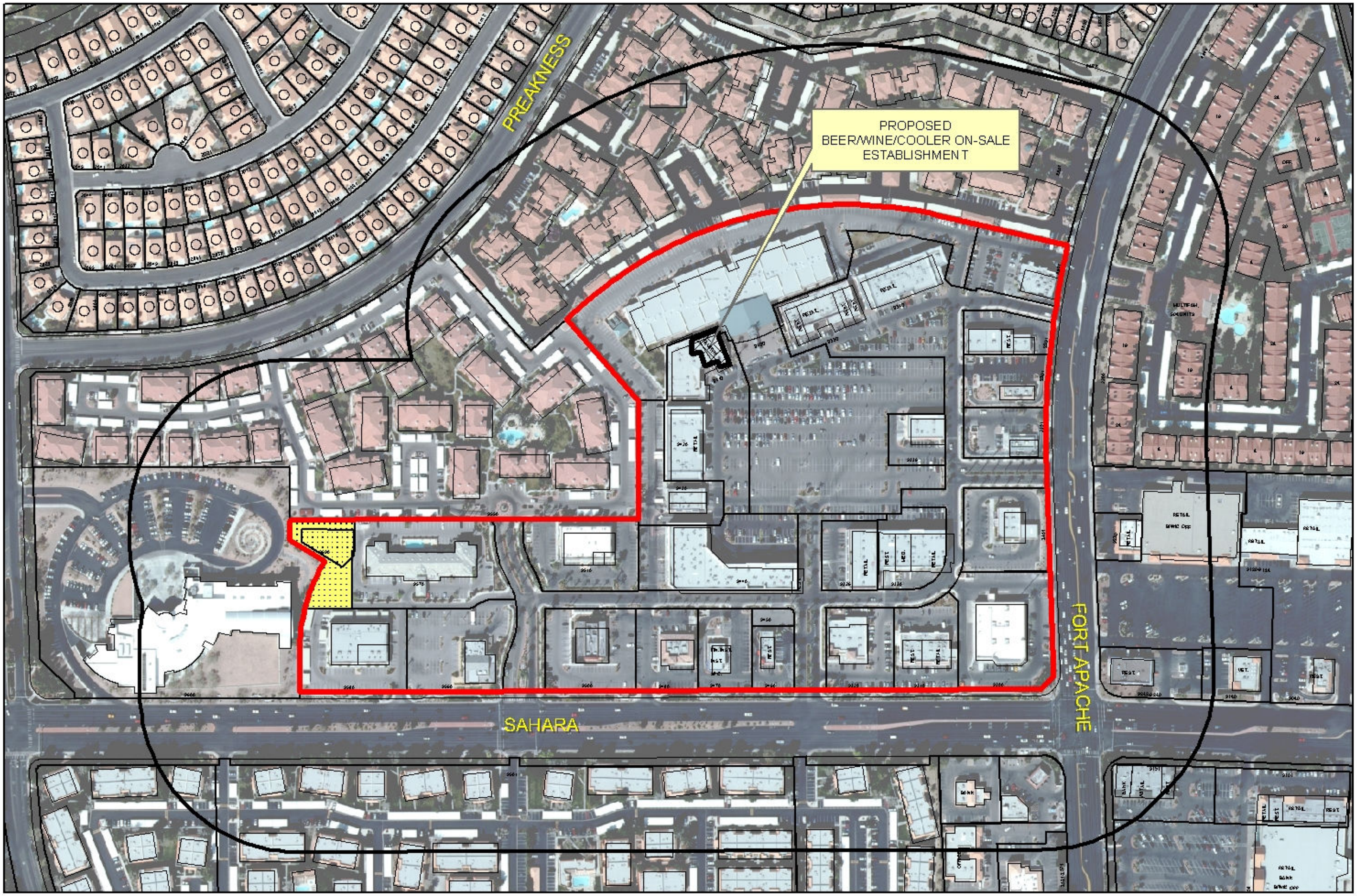

PROPOSED
BEER/WINE/COOLER ON-SALE
ESTABLISHMENT
SUBJECT
PROPERTY
NOTIFICATION RADIUS
SAHARA AVE
GRAND CANYON DR
FORT APACHE RD
RED HILLS RD
HOMESTRETCH DR
PREAKNESS
SUMMIT POINTE DR
SCENIC SUNRISE PASS
LAKE NORTH DR
C-V
C-1
R-3
R-PD7
R-PD4
R-PD21
R-PD13
R-PD20
R-PD6
R-CL

0 500 1000 Feet

CASE: **SUP-44418**

RADIUS: 1500 FEET

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


PREAKNESS
PROPOSED
BEER/WINE/COOLER ON-SALE
ESTABLISHMENT
FORT APACHE
SAHARA

SUP-44418

Business Licenses

▲ Tavern
★ Supper Club/ Restaurant Service Bar
⬟ Beer/Wine/Cooler On Sale
⚑ Child Care/ Children Facility
▨ RELIGIOUS
▨ CITY PARKS
▨ SCHOOLS
▭ Subject Property
○ 400 foot buffer
N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: WEST SAHARA HOLDINGS LLC

Name of Applicant: BACHI BURGER LLC

Name of Representative: LORIN WATADA

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

☐ Yes ☒ No

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

City Official: ______________

Partner(s): ______________ ______________

APN: ______________

Signature of Property Owner: Wm

Print Name: Wm. Gregory Geiger

Subscribed and sworn before me

This ______day of ______________, 20__

SEE ATTACHED 01/09/12

____
Notary Public in and for said County and State

RECEIVED
JAN 23 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

Jurat

State of California

County of LOS ANGELES

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

20 12 by WM GREGORY GEIGER,

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

Signature

(Notary seal)

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

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

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

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

Number of Pages 1 Document Date 01/09/12

APPLICANT: BACHI BURGER LLC
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

Project Name BACHI BURGER **Proposed Use** RESTAURANT

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

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

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

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

Additional Information

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

Address 2361 Rosecrans Ave, Suite 375 **Phone:** 310-294-1230 **Fax:** 310-643-7379

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

E-mail Address schernoff@westportcp.com

APPLICANT BACHI BURGER LLC **Contact** LORIN WATADA

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

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

E-mail Address lorin@bachiburger.com

REPRESENTATIVE SAME **Contact**

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

City **State** **Zip**

E-mail Address

Property Owner Signature*

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

Print Name Wm. Gregory Geiger

Subscribed and sworn before me

This ______ day of ______, 20__

SEE ATTACHED 01/09/12

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

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

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

RECEIVED
JAN 23 2012
City of Las Vegas
Department of Planning

Revised 02.14.11

f:\depot\Public\Forms\ApplicationPacket\Application Form.doc

Jurat

State of California

County of LOS ANGELES

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

20 12 by WM GREGORY GEIGER,

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

Signature

(Notary seal)

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

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

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

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

Number of Pages 2 Document Date 01/09/12

APPLICANT: BACHI BURGER LLC
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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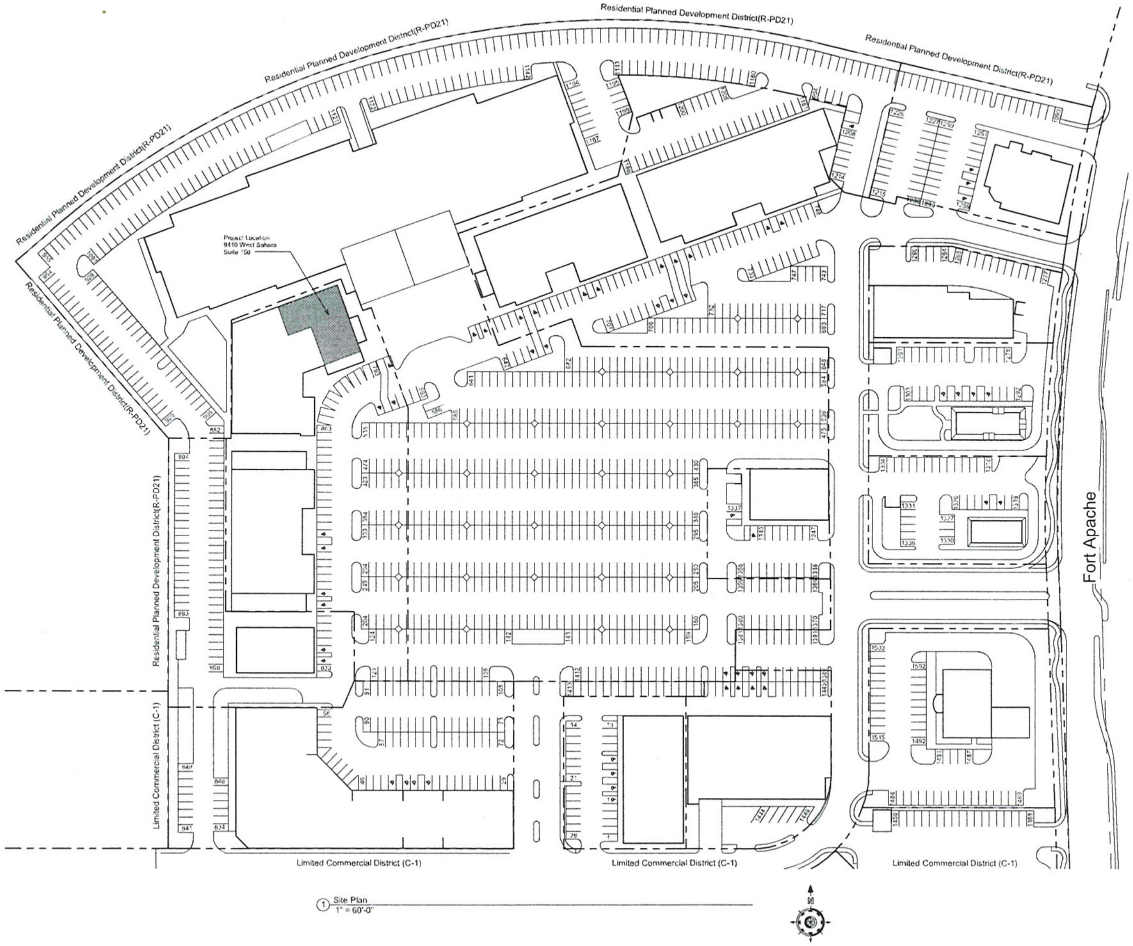
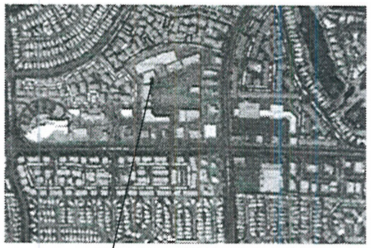
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete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


Residential Planned Development District(R-PD21)
Residential Planned Development District(R-PD21)
Residential Planned Development District(R-PD21)
Residential Planned Development District(R-PD21)
Residential Planned Development District(R-PD21)
Limited Commercial District (C-1)
Limited Commercial District (C-1)
Limited Commercial District (C-1)
Limited Commercial District (C-1)
Project Location
9410 West Sahara
Suite 150
Fort Apache

① Site Plan
1" = 60'-0"


Project Location

Parcel #: 163-06-816-037

Zoning Classification: Limited Commercial District(C-1)

Address:
940 West Sahara Avenue
Las Vegas, Nevada 89117

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

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

Parking Calculations:

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

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

RECEIVED
JAN 23 2012
City of Las Vegas
Department of Planning

Date Plotted: 1/X/2012 9:23:16 PM

REV	DATE	DESCRIPTION	CONSULTANT

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

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

bachi burger
9410 W. Sahara Ave., Ste 150

CONTRACTOR

Nutone Construction
Company Name

Brian Armstrong
(Please Print)
Contractor Representative OR Master or Q.I. if Plumbing or Birthdate and Number

0062214 B
Contractor License Number

Brian Armstrong
Plans Prepared By
Signature

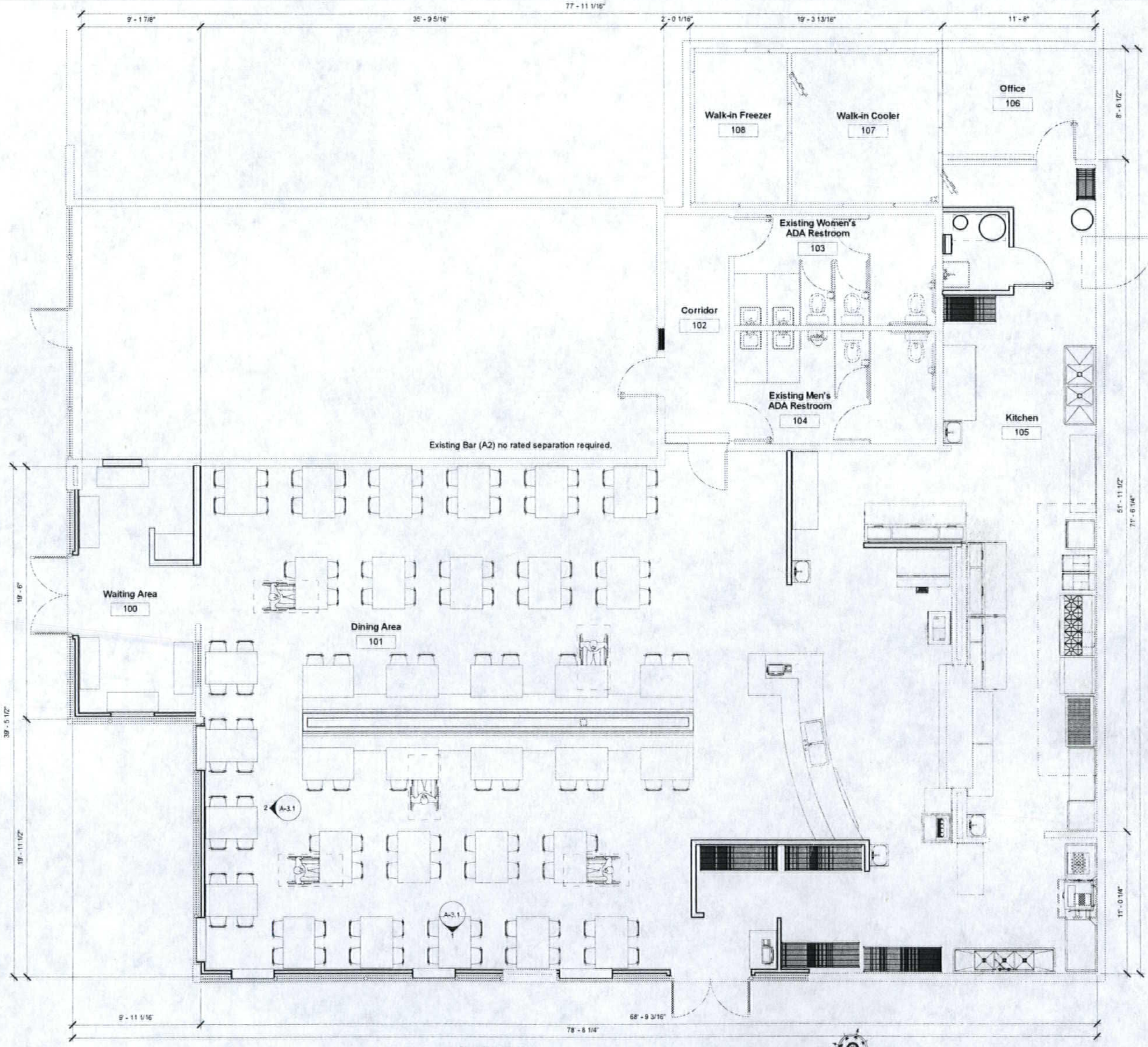
JOB # 398A2011

Preliminary not for Construction

SHEET
A-0.1
Site Plan

SCALE 1" = 60'-0"

SUP-44418


77' - 11 1/16"
9' - 1 7/8"
35' - 9 5/16"
2' - 0 1/16"
19' - 3 13/16"
11' - 8"
Walk-in Freezer
108
Walk-in Cooler
107
Office
106
8' - 6 1/2"
Existing Women's ADA Restroom
103
Corridor
102
Existing Men's ADA Restroom
104
Kitchen
105
Existing Bar (A2) no rated separation required.
51' - 11 1/2"
71' - 6 1/4"
Waiting Area
100
Dining Area
101
19' - 6"
39' - 5 1/2"
19' - 11 1/2"
2 A-3.1
1 A-3.1
11' - 0 1/4"
9' - 11 1/16"
68' - 9 3/16"
78' - 6 1/4"

① Floor Plan (New)
1/4" = 1'-0"

RECEIVED
FEB 2 2012

Occupanct Load Table					
Number	Name	Occupancy	Area	Load Fact	Occupant Load
100	Waiting Area	Assembly without fixed seats	172.59 SF	5	35
101	Dining Area	Assembly without fixed seats	1638.21 SF	15	110
102	Corridor	Other	56.85 SF	100	1
103	Existing Women's ADA Restroom	Other	131.29 SF	100	2
104	Existing Men's ADA Restroom	Other	134.72 SF	100	2
105	Kitchen	Kitchen, Commercial	1211.91 SF	200	7
106	Office	Office	97.25 SF	100	1
107	Walk-in Cooler	Accessory Storage	143.86 SF	300	1
108	Walk-in Freezer	Accessory Storage	93.25 SF	300	1
			3710.62 SF		160

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

Date Plotted: 2/1/2012 6:56:39 AM

REV	DATE	DESCRIPTION	CONSULTANT

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

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

bachi burger
9410 W. Sahara Ave., Ste 150

CONTRACTOR

JOB # 398A2011
For Construction
SHEET
-1.2
Fl lan (New)
SCALE 1/4" = 1'-0"

SUP-44418
REVISED

DEPARTMENT OF PLANNING JUSTIFICATION LETTER

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

Issue

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

Information

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

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

Findings

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

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

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JAN 23 2012
SUP-44418
City of Las Vegas
Department of Planning

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

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

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

SUBJECT:

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

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

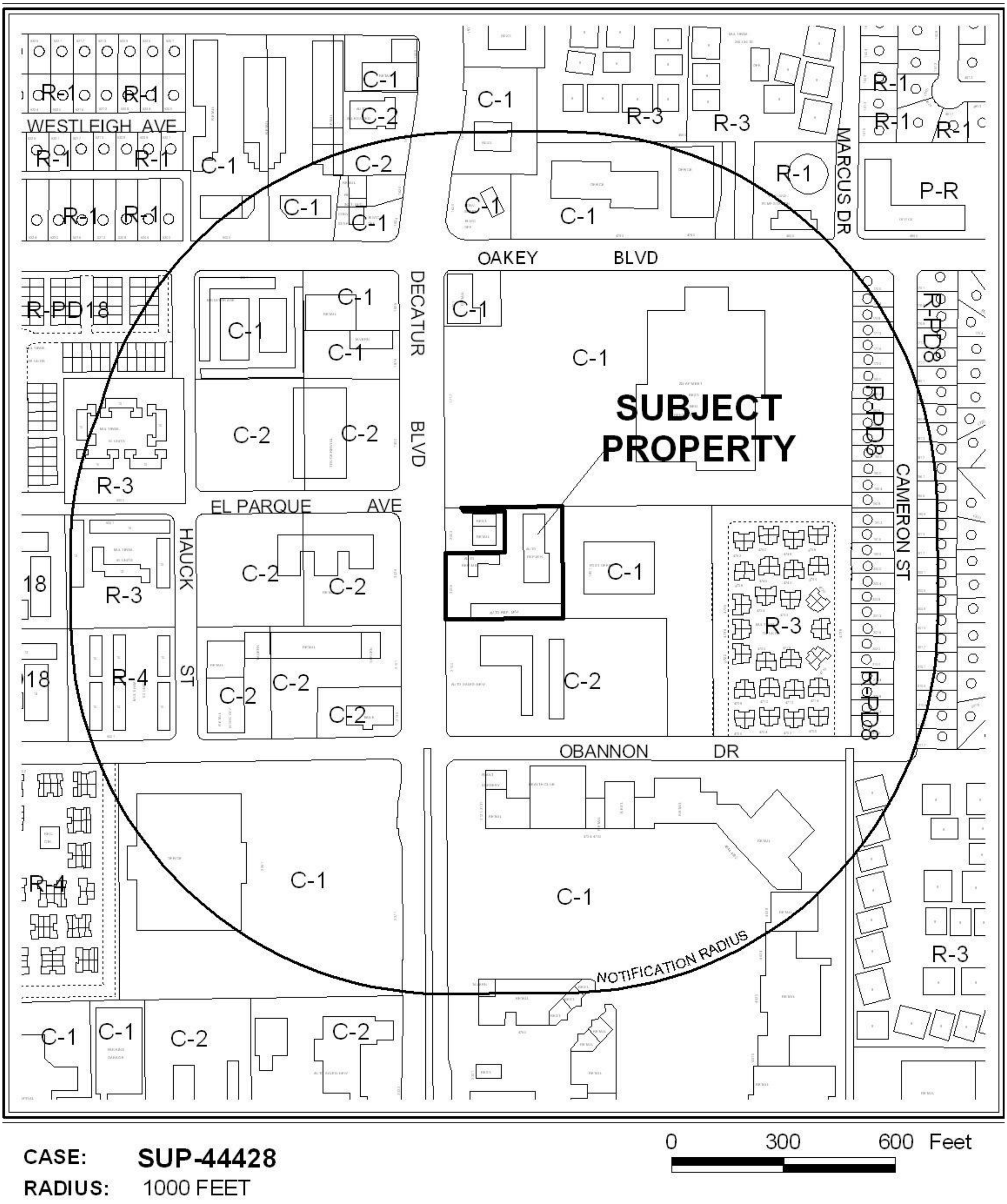
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

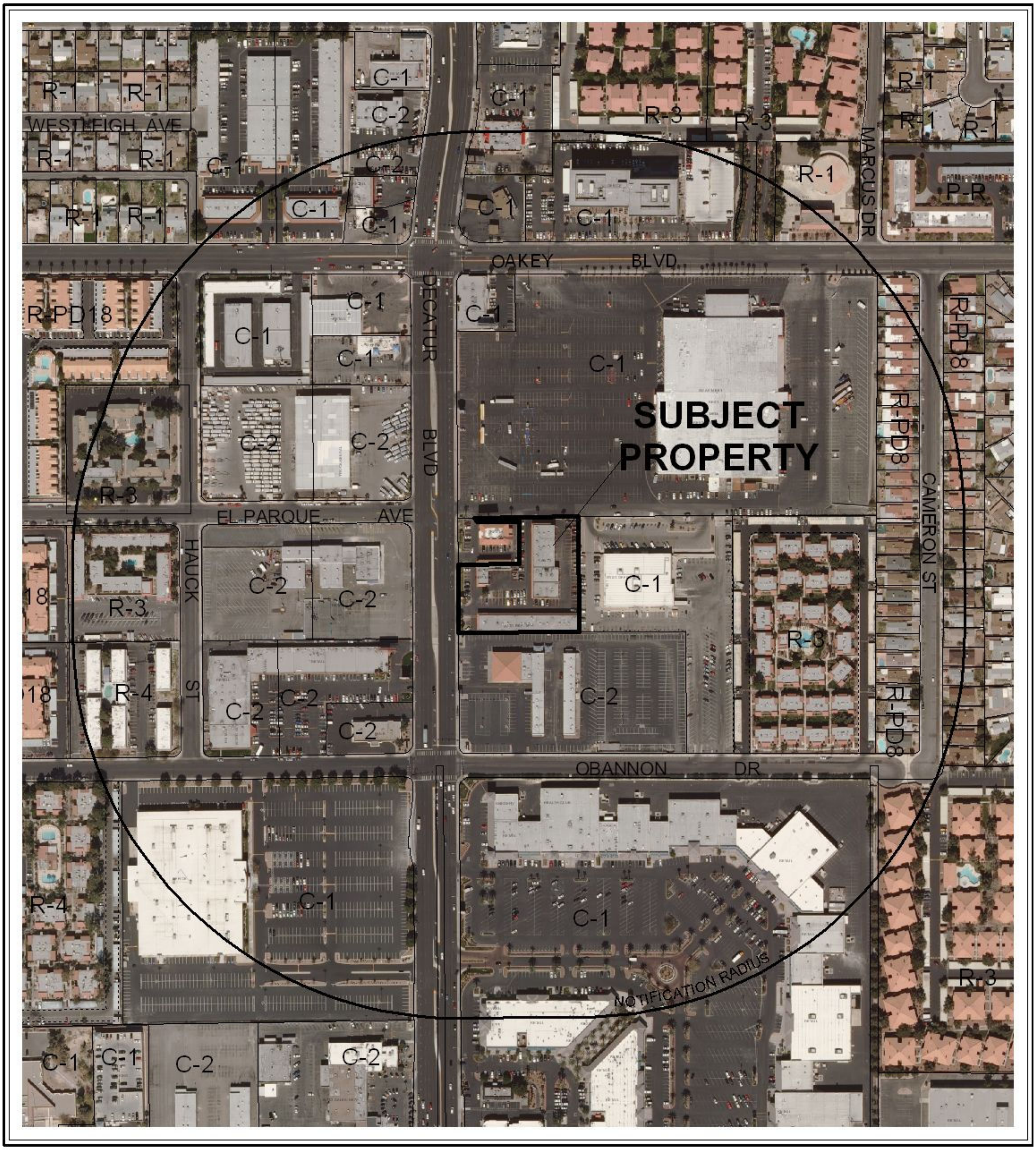
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter


SUBJECT PROPERTY
NOTIFICATION RADIUS
OAKEY BLVD
DECATUR BLVD
EL PARQUE AVE
HAUCK ST
OBANNON DR
CAMERON ST
MARCUS DR
WESTLEIGH AVE
C-1
C-2
R-1
R-3
R-4
R-PD18
R-PD8
P-R
0 300 600 Feet
N

CASE: **SUP-44428**

RADIUS: 1000 FEET

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


R-1
R-1
WEST LEIGH AVE
R-1
R-1
R-1
R-1
C-1
C-1
C-2
C-1
C-2
C-1
C-1
C-1
C-1
R-3
R-3
R-1
R-1
R-1
R-1
MARCUS DR
P-R
OAKEY BLVD
R-PD18
C-1
C-1
C-1
DECATUR BLVD
C-1
C-1
R-PD8
SUBJECT PROPERTY
R-PD8
C-2
C-2
R-3
EL PARQUE AVE
HAUCK ST
C-2
C-2
C-1
CAMERON ST
18
R-3
R-3
18
R-4
C-2
C-2
C-2
C-2
R-PD8
OBANNON DR
R-4
C-1
C-1
NOTIFICATION RADIUS
R-3
C-1
C-1
C-2
C-2

0 300 600 Feet

CASE: **SUP-44428**

RADIUS: 1000 FEET

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

N

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Decatur Care Care Associates, LP

Name of Applicant: Decatur Car Care Associates, LP

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

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

☐ **Yes** ☒ **No**

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

City Official: ______________________

Partner(s): ____________________ ____________________

APN: ____________________

DECATUR CAR CARE ASSOCIATES

Signature of Property Owner: BY: ____________________

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

Subscribed and sworn before me

This 6TH day of January, 2012

ELangworthy

Notary Public in and for said County and State

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2005 thru 2029 South Decatur

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

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

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

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

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

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

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

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

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

E-mail Address dbmen@aol.com

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

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

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

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

E-mail Address cvero@cox.net

DECATUR CAR CARE ASSOCIATES
BY:

Property Owner Signature*

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

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

Subscribed and sworn before me

This 6TH day of January, 2012.

E. Langworthy

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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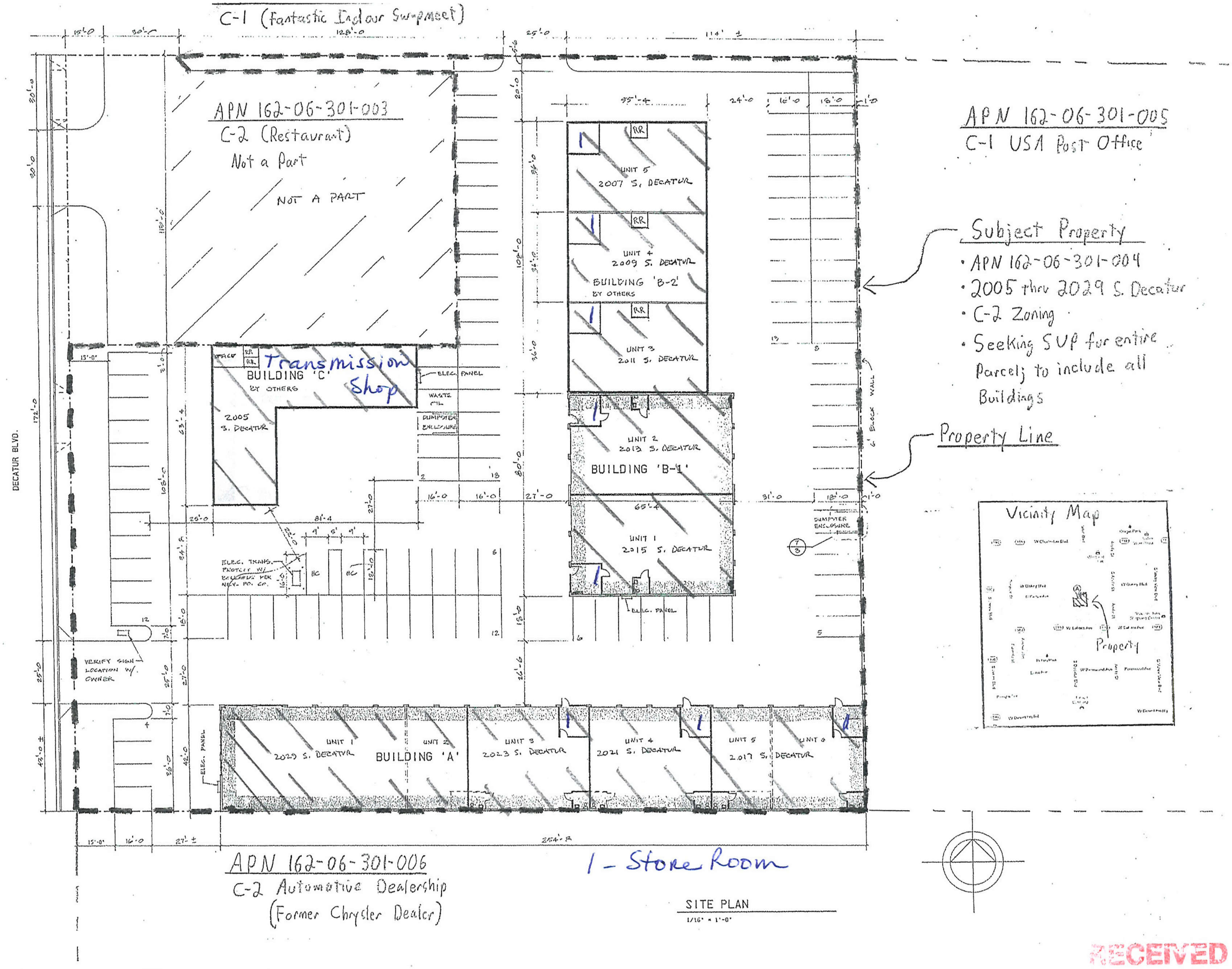
C-1 (Fantastic Indoor Swapmeet)
APN 162-06-301-003
C-2 (Restaurant)
Not a Part
NOT A PART
APN 162-06-301-005
C-1 USA Post Office
Subject Property
• APN 162-06-301-004
• 2005 thru 2029 S. Decatur
• C-2 Zoning
• Seeking SUP for entire Parcels to include all Buildings
Property Line
6' BLOCK WALL
UNIT 5
2007 S. DECATUR
UNIT 4
2009 S. DECATUR
BUILDING 'B-2'
BY OTHERS
UNIT 3
2011 S. DECATUR
RR
UNIT 2
2013 S. DECATUR
BUILDING 'B-1'
UNIT 1
2015 S. DECATUR
ELEC. PANEL
Transmission Shop
BUILDING 'C'
BY OTHERS
2005 S. DECATUR
ELEC. PANEL
WASTE OIL
DUMPSTER ENCLOSURE
DUMPSTER ENCLOSURE
ELEC. TRANS. PROTECT W/ BOLLARDS PER NEV. PO. CO.
VERIFY SIGN LOCATION W/ OWNER
DECATUR BLVD.
UNIT 1
2029 S. DECATUR
UNIT 2
BUILDING 'A'
UNIT 3
2023 S. DECATUR
UNIT 4
2021 S. DECATUR
UNIT 5
2017 S. DECATUR
UNIT 6
ELEC. PANEL
APN 162-06-301-006
C-2 Automotive Dealership
(Former Chrysler Dealer)
1 - Store Room
Vicinity Map
Property
128'-0
114' ±
95'-4
65'-4
81'-4
254' ±
172'-0
108'-0
80'-0

SITE PLAN
1/16" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	11-12-90	DEL. BLDG 'D'
3		
4		
5		
6		
7		

DATE
DRAWN BY
CHECKED BY

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

DECATUR AUTO CENTER
LAS VEGAS
NEVADA

SEAL

TITLE
SITE PLAN

SHEET NUMBER
2

PROJECT NO.

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City of Las Vegas

SUP-44428

The Law Office of Chris Vero, Chartered

PO Box 231419
Las Vegas, Nevada 89105

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

January 25, 2012

VIA: Hand Delivery

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

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

To Whom It May Concern,

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

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

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

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City of Las Vegas

SUP-44428

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

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

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

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

Sincerely,

Chris Vero

Chris Vero, Esq.

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

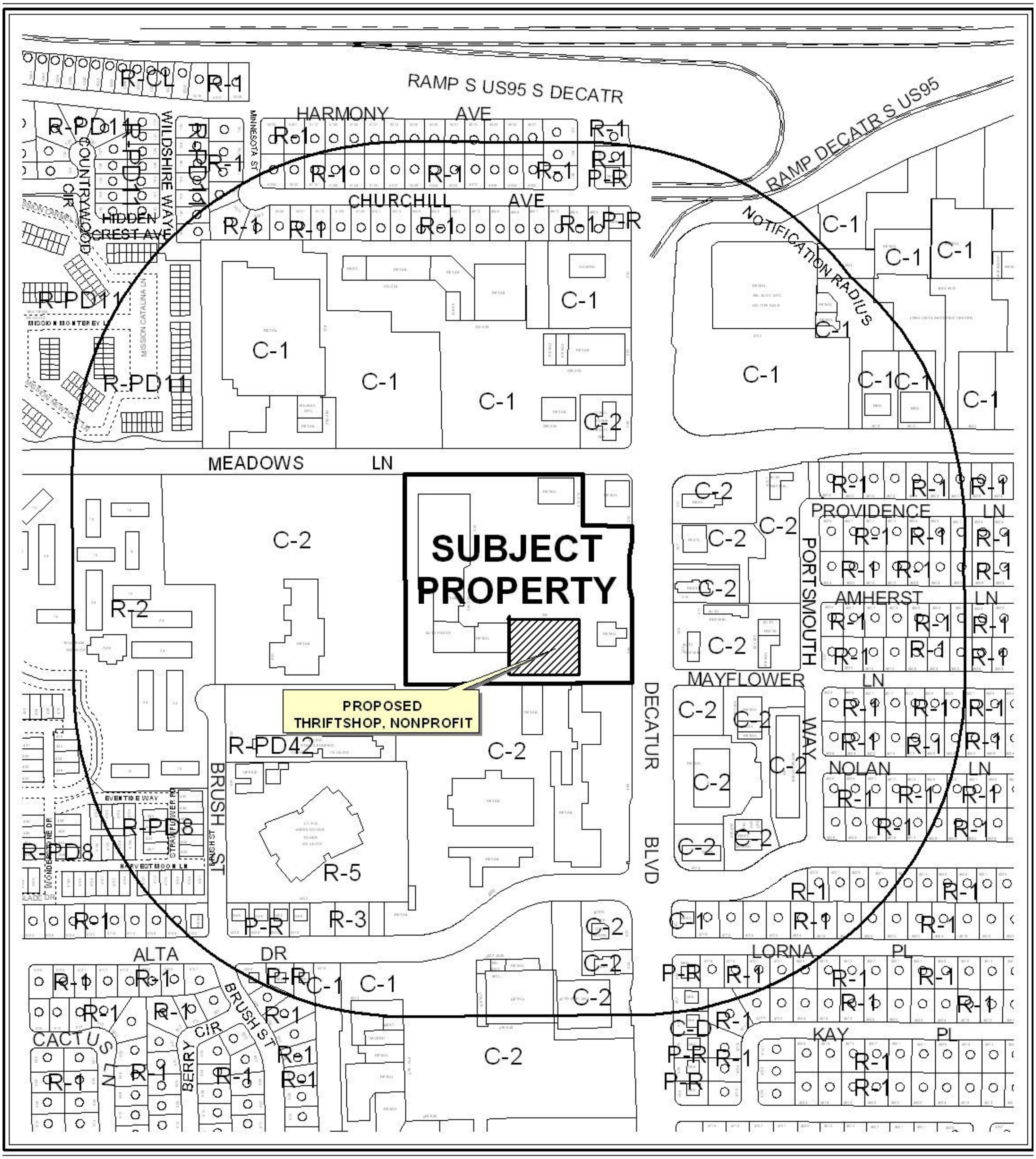
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

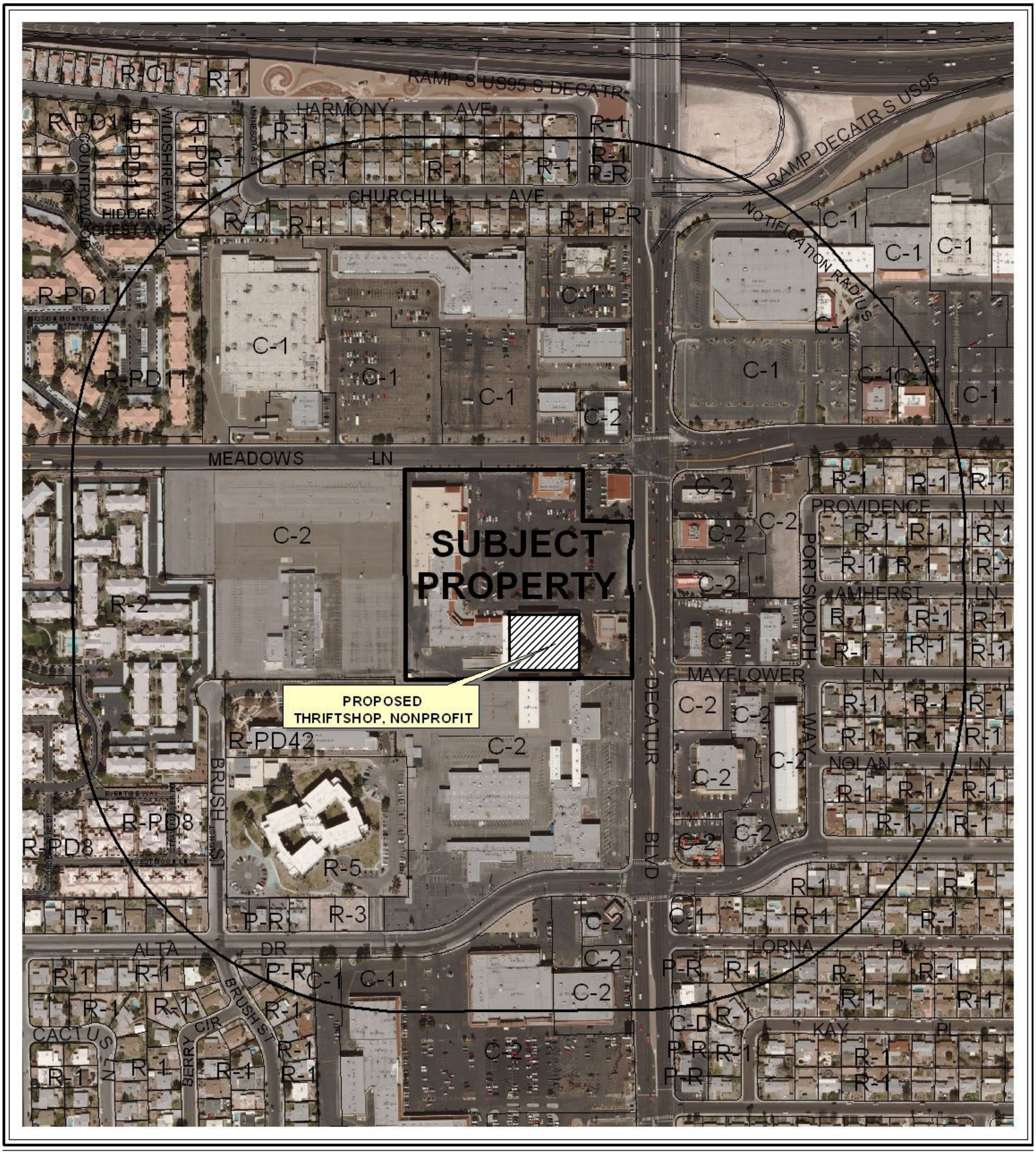
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter


SUBJECT PROPERTY
PROPOSED THRIFTSHOP, NONPROFIT
NOTIFICATION RADIUS
RAMP S US95 S DECATR
RAMP DECATR S US95
HARMONY AVE
CHURCHILL AVE
MEADOWS LN
DECATUR BLVD
PORTSMOUTH WAY
PROVIDENCE LN
AMHERST LN
MAYFLOWER LN
NOLAN LN
LORNA PL
KAY PL
ALTA DR
BRUSH ST
BRUSH CIR
BERRY CIR
CACTUS LN
HIDDEN CREST AVE
COUNTRYWOOD CIR
WILDSHIRE WAY
MINNESOTA ST
MISSION MONTEREY LN
MISSION CATALINA LN
EVENTIDE WAY
STRAWFLOWER RD
HARVEST MOON LN
GLADE DR
C-1
C-2
C-D
R-1
R-2
R-3
R-5
R-CL
R-PD8
R-PD11
R-PD42
P-R
0
300
600
Feet
N

CASE: **SUP-44432**

RADIUS: 1000 FEET

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


SUBJECT PROPERTY
PROPOSED THRIFTSHOP, NONPROFIT
NOTIFICATION RADIUS
RAMP S US95 S DECATR
RAMP DECATR S US95
HARMONY AVE
CHURCHILL AVE
HIDDEN FOREST AVE
COUNTRYWOOD CIR
WILDSHIRE WAY
MINNESOTA ST
MEADOWS LN
DECATUR BLVD
PROVIDENCE LN
PORTSMOUTH WAY
AMHERST LN
MAYFLOWER LN
NOLAN LN
BRUSH ST
ALTA DR
LORNA PL
KAY PL
CACTUS LN
BERRY CIR
R-CL
R-1
R-PD11
R-PD8
R-PD42
R-2
R-3
R-5
P-R
C-1
C-2
C-D

0 300 600 Feet

CASE: **SUP-44432**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Decatur Meadows Shopping Center, LLC

Name of Applicant: Opportunity Village ARC

Name of Representative: Bill Risley

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

☐ Yes ☑ No

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

City Official: __________

Partner(s): __________ __________

APN: __________

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

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

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City of Las Vegas

Revised 11-14-06

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

JURAT FOR PROPERTY OWNER

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

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

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

(SEAL)

Signature of Notary

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Opportunity Village ARC
Project Address (Location) 390 S. Decatur Blvd., LV NV 89106
Project Name Opportunity Village Thrift Store Proposed Use Non Profit Thrift Store)
Assessor's Parcel #(s) 138-36-601-003 Ward # 1 - Tarkanian
General Plan: existing SC proposed SC Zoning: existing C2 proposed C2
Commercial Square Footage 99,533 Floor Area Ratio 36,693
Gross Acres 9.32 Lots/Units 17 Density
Additional Information

PROPERTY OWNER Decautur Meadows Shopping Center Contact Legal Dept. / Kevin Smith
Address 1621 B South Melrose Dr. Phone: 760-598-2073 Fax: 760 727-1430
City Vista State CA Zip 92081
E-mail Address ksmith@kimcorealty.com

APPLICANT Opportunity Village ARC Contact Bill Risley
Address 6050 S. Buffalo Dr. Phone: 702-8804078 Fax: 702-258-6944
City Las Vegas State NY Zip 89113
E-mail Address risleyb@opportunityvillage.org

REPRESENTATIVE Opportunity Village ARC Contact Deborah Morelli
Address 6050 S. Buffalo Dr. Phone: 880-4073 Fax: 242-4356
City Las Vegas State NV Zip 89113
E-mail Address morellid@opportunityvillage.org

Property Owner Signature*

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

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

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JAN 26 2012
City of Las Vegas

FOR DEPARTMENT USE ONLY

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

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

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

JURAT FOR PROPERTY OWNER

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

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

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

Signature of Notary

(SEAL)

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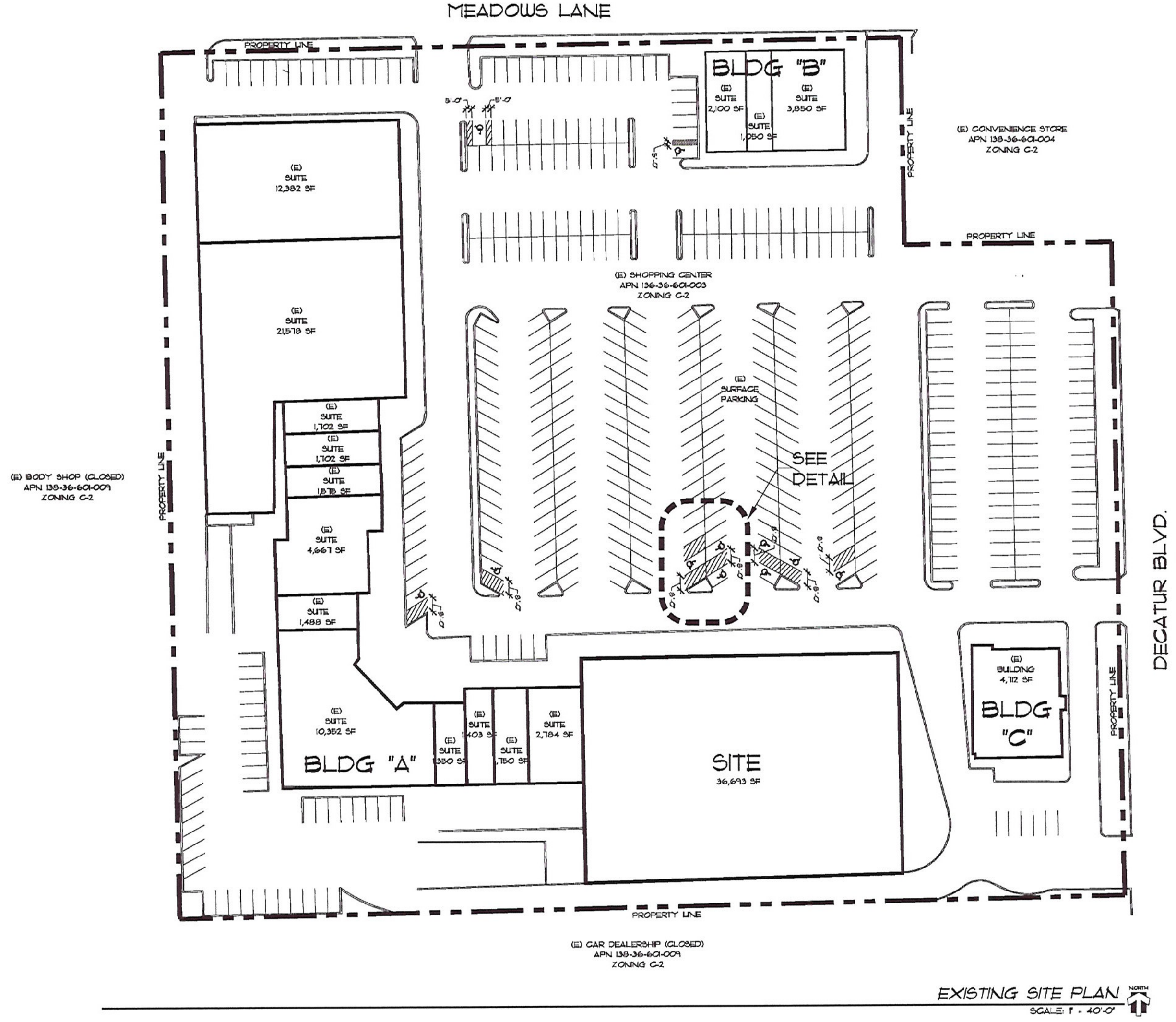
JAN 26 2012
City of Las Vegas

OPPORTUNITY VILLAGE

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


MEADOWS LANE
DECATUR BLVD.
PROPERTY LINE
BLDG "B"
(E) SUITE 2,100 SF
(E) SUITE 1,050 SF
(E) SUITE 3,850 SF
5'-0"
8'-0"
(E) CONVENIENCE STORE
APN 138-36-601-004
ZONING C-2
(E) SUITE 12,382 SF
(E) SUITE 21,578 SF
(E) SUITE 1,702 SF
(E) SUITE 1,702 SF
(E) SUITE 1,878 SF
(E) SUITE 4,667 SF
(E) SUITE 1,488 SF
(E) SUITE 10,352 SF
BLDG "A"
(E) SUITE 1,380 SF
(E) SUITE 1,403 SF
(E) SUITE 1,780 SF
(E) SUITE 2,784 SF
(E) SHOPPING CENTER
APN 138-36-601-003
ZONING C-2
(E) SURFACE PARKING
SEE DETAIL
SITE
36,693 SF
(E) BUILDING 4,712 SF
BLDG "C"
(E) BODY SHOP (CLOSED)
APN 138-36-601-009
ZONING C-2
(E) CAR DEALERSHIP (CLOSED)
APN 138-36-601-009
ZONING C-2

EXISTING SITE PLAN
SCALE: 1" = 40'-0"
NORTH

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

NOTES

SITE DATA:

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

AREAS:

LOT AREA: 9.32 ACRES

BUILDING 'A' SQUARE FOOTAGE:	99,426 SF GROSS (EXISTING, UNCHANGED)
BUILDING 'B' SQUARE FOOTAGE:	7,000 SF GROSS (EXISTING, UNCHANGED)
BUILDING 'C' SQUARE FOOTAGE:	4,712 SF GROSS (EXISTING, UNCHANGED)
TOTAL BUILDING AREA:	111,138 SF TOTAL (EXISTING, UNCHANGED)

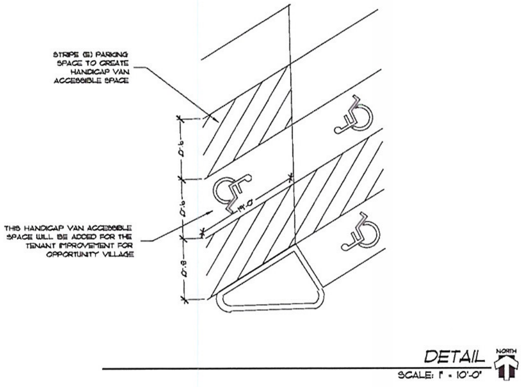
PARKING REQUIREMENTS:

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

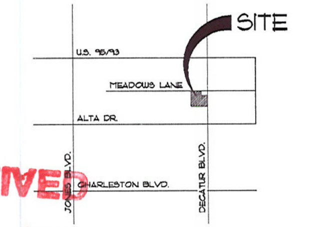
BUILDING 'A' 99,426 SF / 250 =	398 SPACES REQUIRED
BUILDING 'B' 7,000 SF / 250 =	28 SPACES REQUIRED
BUILDING 'C' 4,712 SF / 250 =	19 SPACES REQUIRED
TOTAL PARKING REQUIRED:	445 SPACES REQUIRED
TOTAL PARKING PROVIDED:	493 SPACES (EXISTING)
HANDICAPPED PARKING REQUIRED:	9 SPACES
HANDICAPPED PARKING PROVIDED: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

ABBREVIATIONS

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


STRIPE (E) PARKING SPACE TO CREATE HANDICAP VAN ACCESSIBLE SPACE
THIS HANDICAP VAN ACCESSIBLE SPACE WILL BE ADDED FOR THE TENANT IMPROVEMENT FOR OPPORTUNITY VILLAGE
9'-0"
9'-0"
8'-0"
19'-0"

DETAIL
SCALE: 1" = 10'-0"
NORTH


SITE
U.S. 95/93
MEADOWS LANE
ALTA DR.
JONES BLVD.
CHARLESTON BLVD.
DECATUR BLVD.

VICINITY MAP
SCALE: NOT TO SCALE
NORTH

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City of Las Vegas

SUP-44432

NDL GROUP INC.
6500 W. RICHMAR AVE., STE. 100 - LV, NV 89139
P: (702) 258-6000 F: (702) 433-5211
NDL GROUP INC.
GENERAL CONTRACTORS

REVISION NUMBER	DESCRIPTION	DATE
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

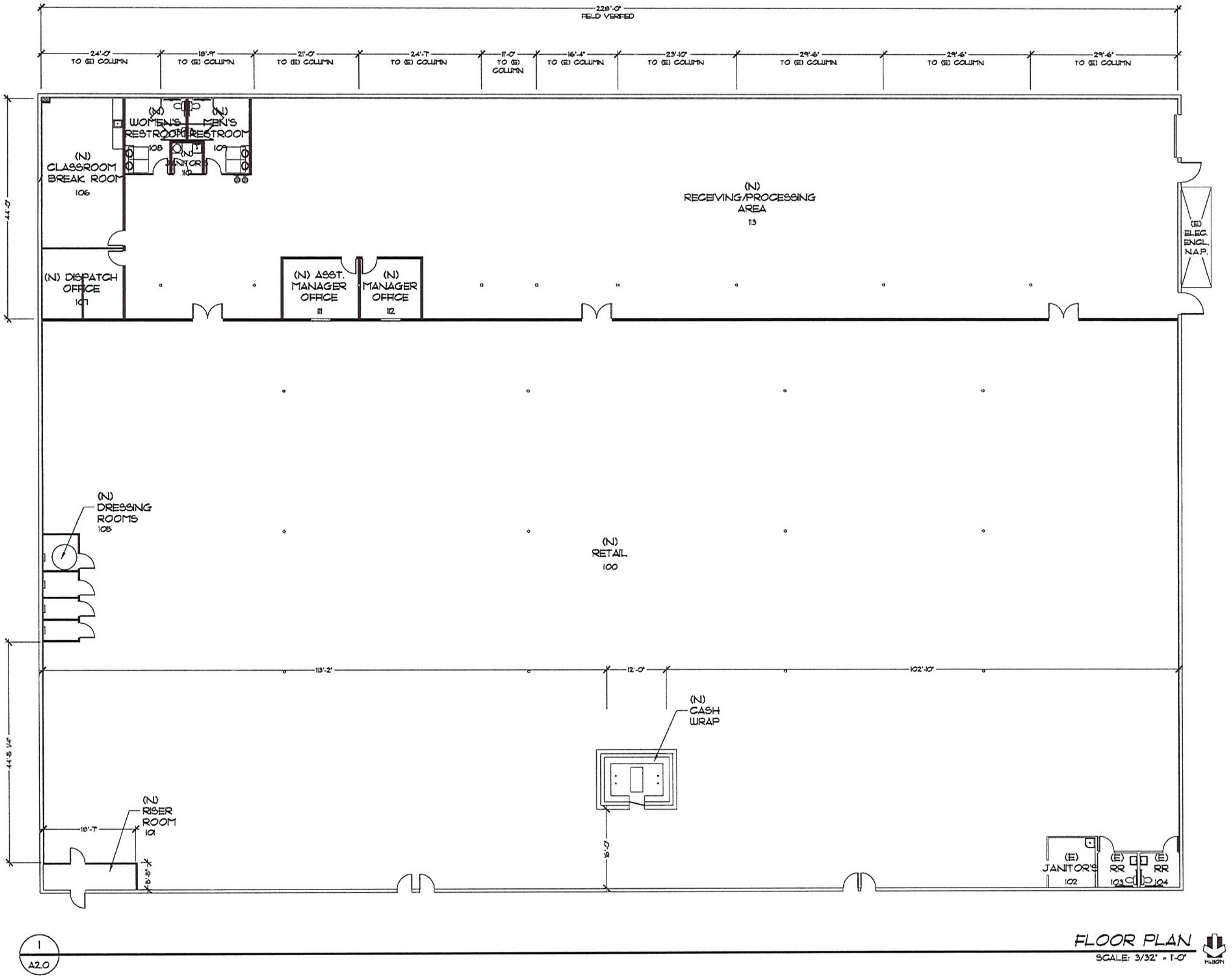
PROJECT / OWNER:
OPPORTUNITY VILLAGE
390 S. DECATUR BLVD.
LAS VEGAS, NEVADA 89107

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

SHEET TITLE:
SITE PLAN

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

SITE PLAN
SP-1


228'-0"
FIELD VERIFIED
24'-0" TO (E) COLUMN
18'-9" TO (E) COLUMN
21'-0" TO (E) COLUMN
24'-7" TO (E) COLUMN
11'-0" TO (E) COLUMN
16'-4" TO (E) COLUMN
23'-10" TO (E) COLUMN
29'-6" TO (E) COLUMN
29'-6" TO (E) COLUMN
29'-6" TO (E) COLUMN
44'-0"
44'-8 1/4"
(N) WOMEN'S RESTROOM 108
(N) MEN'S RESTROOM 109
(N) JANITOR 110
(N) CLASSROOM BREAK ROOM 106
(N) DISPATCH OFFICE 107
(N) ASST. MANAGER OFFICE 111
(N) MANAGER OFFICE 112
(N) RECEIVING/PROCESSING AREA 113
(E) ELEC. ENCL. N.A.P.
(N) DRESSING ROOMS 105
(N) RETAIL 100
113'-2"
12'-0"
102'-10"
(N) CASH WRAP
16'-0"
(N) RISER ROOM 101
18'-7"
5'-5"
(E) JANITOR'S 102
(E) RR 103
(E) RR 104
1
A2.0

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

NORTH

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL (REFER TO WALL TYPES)
- DOOR TO BE INSTALLED
- WINDOW TO BE INSTALLED

NOTES

TOTAL SUITE SQUARE FOOTAGE:

35,880 SF (EXISTING, UNCHANGED)

SUITE FLOOR AREA:

RETAIL 100 = 25,496 SF
RISER ROOM 101 = 94 SF
JANITOR'S 102 = 93 SF
WOMEN'S RR 103 = 56 SF
MEN'S RR 104 = 56 SF
DRESSING 105 = 133 SF
BREAK ROOM 106 = 478 SF
DISPATCH 107 = 226 SF
WOMEN'S RR 108 = 160 SF
MEN'S RR 109 = 160 SF
JANITOR'S 110 = 36 SF
ASST. MANAGER 111 = 180 SF
MANAGER 112 = 145 SF
RECEIVING 113 = 8,537 SF
TOTAL FLOOR AREA = 35,880 SF

OCCUPANT LOAD:

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

TOTAL OCCUPANTS = 925 OCCUPANTS

EXIT WIDTH:

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

NUMBER OF EXITS:

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

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SUP-44432

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

NDL GROUP INC.
6500 W. RICHMAR AVE, STE. 100 - LV, NV 89139
P: (702) 258.6000 F: (702) 433521

NDL GROUP INC.
GENERAL CONTRACTORS

REVISION:

NUMBER	DESCRIPTION	DATE
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

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

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

SHEET TITLE:
FLOOR PLAN

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

FLOOR PLAN
FP-1

OPPORTUNITY VILLAGE
LAS VEGAS' FAVORITE CHARITY

Foundation Board:
Curt Anderson – Chairman
Lance Earl – 1st Vice Chair
Mark Stark – 2nd Vice Chair
Jeff Cooper – Secretary
Larry Carter – Treasurer
Terri Sturm – Past Chair
W. West Allen
Bob Beers
Brent Bell
Kenneth Burns
Heidi Canarelli
Laurie Chapman
Jeri Crawford
Rob Dondero
Patrick Duffy
Jeffrey Fine
Dick Foster
Brad Friedmutter
Garry Goett
Rob Goldstein
Joan Hammer
Ed Jamison
Tom Jenkin
Frank Martin
Shannon McBeath
D. Clifford Miller
Mike Morrissey
Scott Nielson
Bill Oakley
Nancy Paolino
Richard Perkins
Paul Pusateri
Reed Radosevich
Kitty Rodman
Tom Schoeman
Harold Sells
Jack Sheehan
Scott Sibella
Michael Spainhour
Thomas A. Thomas
ARC Board:
Bob Brown – Chairman
Carl Rowe – 1st Vice Chair
Terri Peck – 2nd Vice Chair
Jeremy Aguero – Secretary
Ed Janov – Treasurer
Corie Craig– Past Chair
Patty Aguilar
Mark Anderson
Kevin Bethel
Dan Book
Brad Brennan
John Cannito
Barbara Cegavske
Pat Christenson
Lauri Collins
Terry Cottle
Vince Eckelkamp
Bob Fowler
Sarah Guindy
Steve Hagstette
Anne Hanson
Joel Jarvis
Donna Jenkin
Nami Lee
Steve Linder
Kimberly Maxson Rushton
Sean Ono
Kitty Rodman
Detrick Sanford
Mike Schneider
Carlos Silva
Hugh Sinnock
Lucy Stewart
Curtis Thew
Advisory, Honorary, Emeritus:
Paul Anka
Morse Arberry, Jr.
Larry Brown
Lynette Chappell
Jerilyn Clayton
Adam Corrigan
Michael Gaughan, Sr.
Judge Lloyd George
Jan Jones
Paul Lowden
Bob McDonald
Richard Morgan
Wayne Newton
Tony Orlando
Sig Rogich
Rob Roy
Larry Scheffler
Gregory Sholeff, M.D.
Glenn Smith
E. Parry Thomas
Bill Walters
John Wasserburger
Mark Wayman
Lawrence Weekly
Stephen Wynn
Executive Director:
Edward R. Guthrie

January 24, 2012

VIA Hand Delivery

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

Attn: Planning & Development Department
RE: Justification Letter

To whom it may concern:

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

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

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

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

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

Sincerely,
OPPORTUNITY VILLAGE, ARC

Deborah L. Morelli

Deborah L. Morelli
Contracts and Compliance Manager

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

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City of Las Vegas

SUP-44432

6300 W. Oakey Blvd., Las Vegas, Nevada 89146 • ph: 702.259.3700 • fax: 702.259.3753 • www.opportunityvillage.org

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

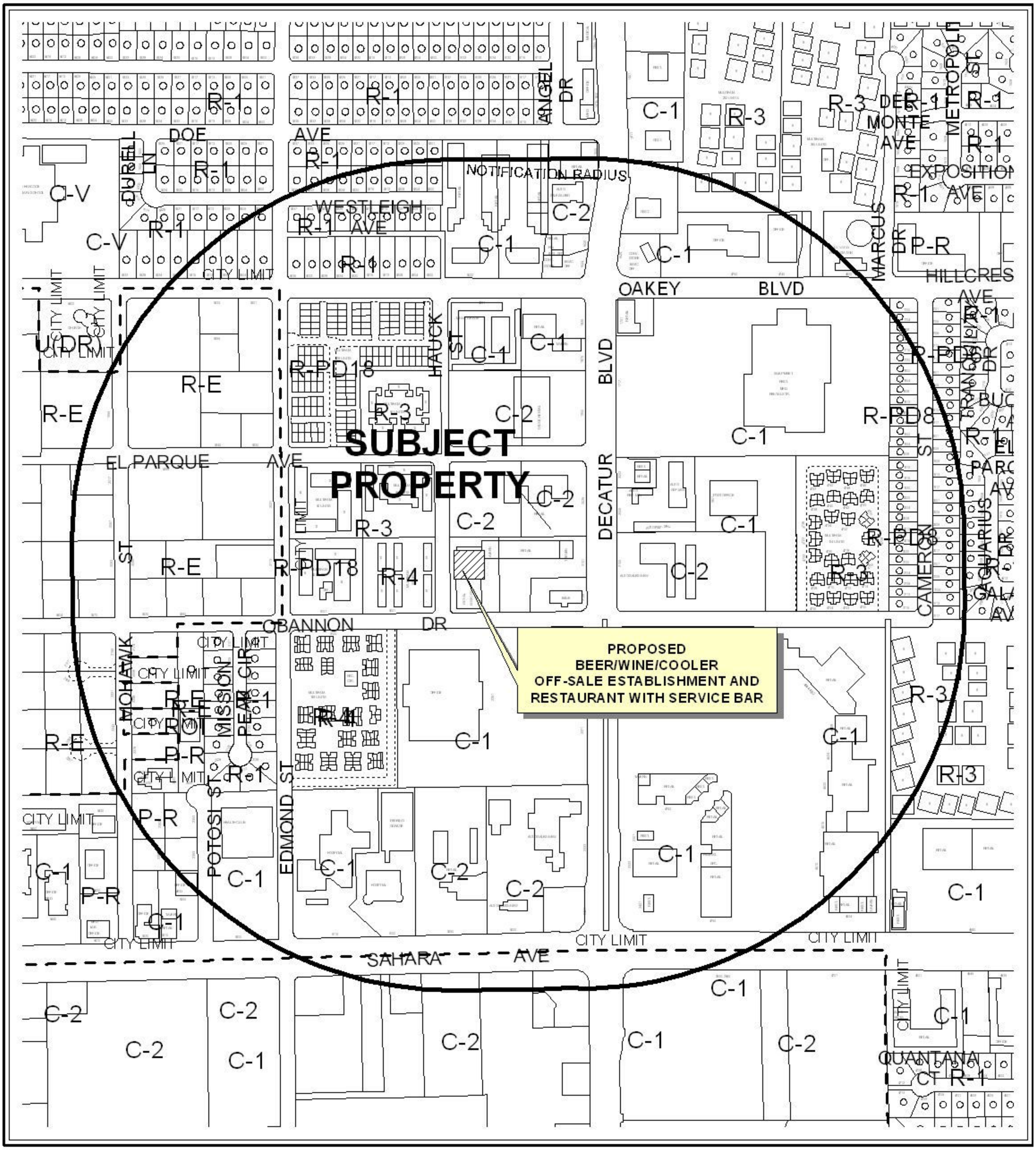
SUBJECT:
SUP-44435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES INC - OWNER: T J PLAZA, LLC- For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 4,745 SQUARE-FOOT GROCERY STORE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

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

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

RECOMMENDATION:
Staff recommends

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

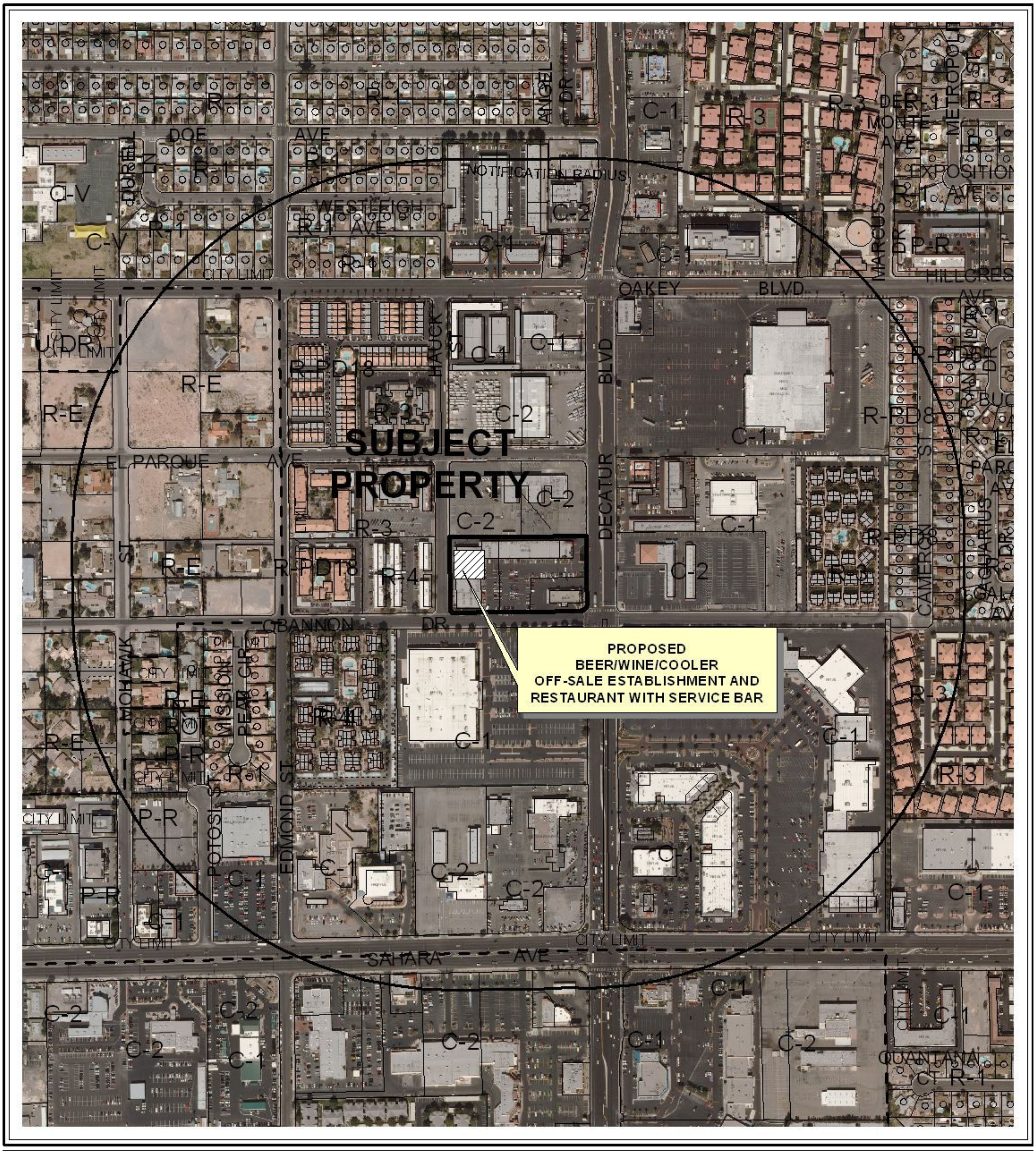

SUBJECT PROPERTY
PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT AND RESTAURANT WITH SERVICE BAR
NOTIFICATION RADIUS
DOE AVE
WESTLEIGH AVE
ANGEL DR
DURELL LN
OAKEY BLVD
DECATUR BLVD
HAUCK ST
EL PARQUE AVE
O'BANNON DR
MOHAWK ST
MISSION PL
PEAR CIR
POTOSI ST
EDMOND ST
SAHARA AVE
CAMERON ST
MARCUS DR
DEL MONTE AVE
EXPOSITION AVE
METROPOLITAN ST
HILLCREST AVE
AQUARIUS DR
QUANTANA CT
CITY LIMIT
R-1
R-3
R-4
R-E
R-PD18
R-PD8
C-1
C-2
C-V
P-R
U (DR)

0 300 600 Feet

CASE: **SUP-44435 AND SUP-44436**

RADIUS: 1500 FEET

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


SUBJECT PROPERTY
NOTIFICATION RADIUS
OAKEY BLVD
DECATUR BLVD
SAHARA AVE
OBANNON DR
EL PARQUE AVE
WESTLEIGH AVE
DOE AVE
EDMOND ST
HAUCK ST
ANGEL DR
DURELL LN
MOHAWK ST
POTOSI ST
MISSION
PEAR CIR
CAMERON ST
AQUARIUS DR
MARCUS DR
MONTE AVE
EXPOSITION AVE
HILLCREST AVE
QUANTANA CT
CITY LIMIT
R-1
R-3
R-4
R-E
R-PD18
R-PD8
C-1
C-2
C-V
P-R
U DR

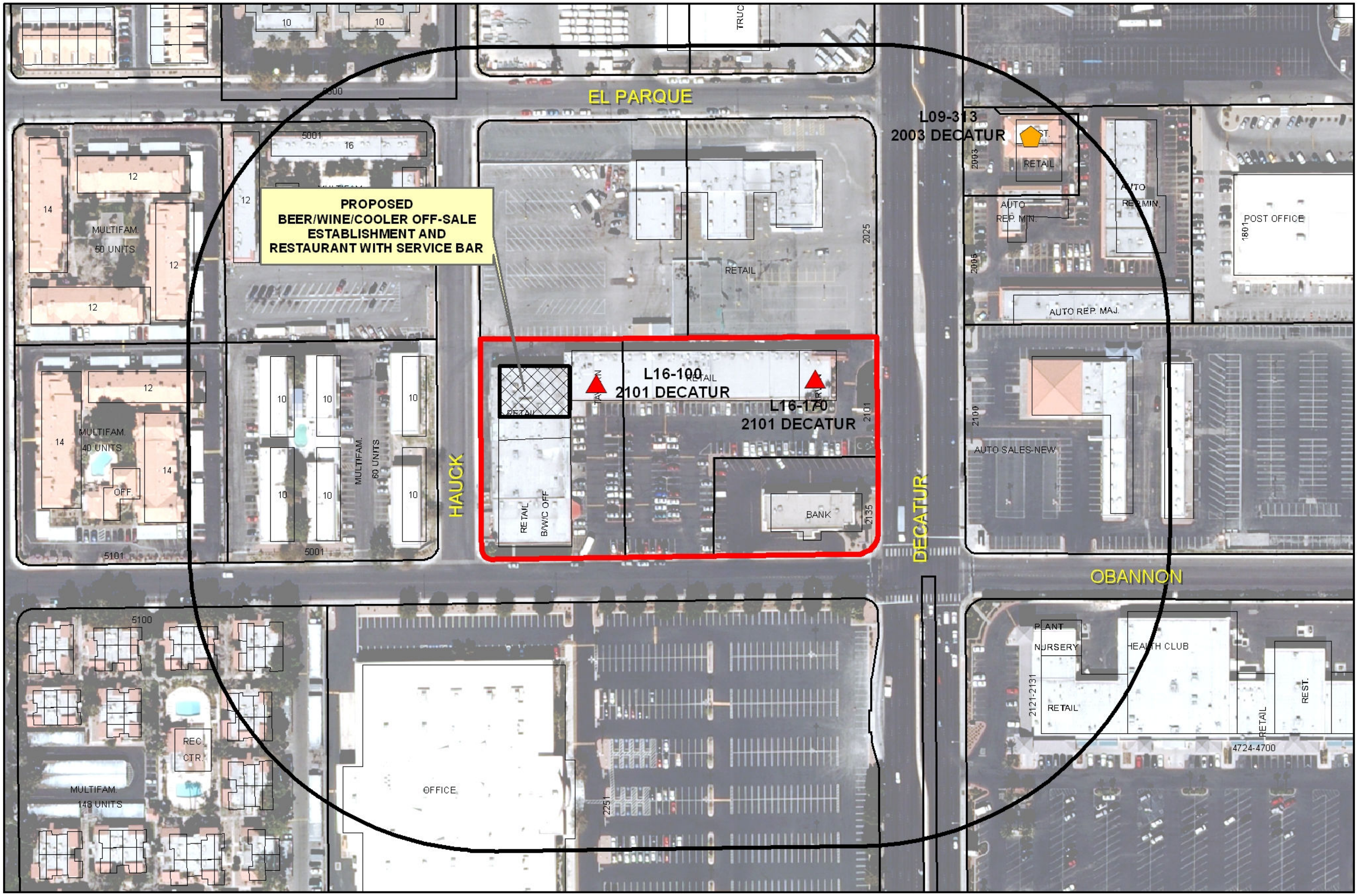
PROPOSED
BEER/WINE/COOLER
OFF-SALE ESTABLISHMENT AND
RESTAURANT WITH SERVICE BAR

0 300 600 Feet

CASE: **SUP-44435 AND SUP-44436**

RADIUS: 1500 FEET

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


EL PARQUE
DECATUR
HAUCK
OBANNON
PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT AND RESTAURANT WITH SERVICE BAR
L16-100
2101 DECATUR
L16-170
2101 DECATUR
L09-313
2003 DECATUR
RETAIL
TAVERN
B/W/C OFF
BANK
2101
2135
2025
POST OFFICE
1801
AUTO REP. MAJ.
AUTO REP. MIN.
REST.
2003
2005
2100
AUTO SALES-NEW
PLANT NURSERY
HEALTH CLUB
2121-2131
4724-4700
OFFICE
2251
MULTIFAM. 60 UNITS
MULTIFAM. 50 UNITS
MULTIFAM. 40 UNITS
MULTIFAM. 148 UNITS
REC CTR
OFF.
5001
5000
5101
5100
TRUC
10
12
14
16

SUP-44435 AND SUP-44436

Business Licenses

- ▲ Tavern
- ★ Supper Club/ Restaurant Service Bar
- ⬟ Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- ▨ RELIGIOUS
- 🟩 CITY PARKS
- 🟧 SCHOOLS
- 🟥 Subject Property
- ○ 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: TJ PLAZA, LLC

Name of Applicant: __________

Name of Representative: __________

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

☐ **Yes** ☐ **No**

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: __________

Print Name: JEFF SUSA, MANAGER

Subscribed and sworn before me

This 26TH day of JANUARY, 2012

Marilee Tully

Notary Public in and for said County and State

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

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City of Las Vegas

Revised 11-14-06

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

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: S.U.P

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

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

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

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

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

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

Additional Information

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

Address 3275 S. JONES BLVD. #105 **Phone:** (702) 363-4788 **Fax:** (702) 363-3316

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address

APPLICANT Aragats Karapetyan A&A Royal Enterprises INC **Contact** Aragats Karapetyan

Address 2101 S. Decatur Blvd STE 19,20 **Phone:** 702-891-0101 **Fax:** 702-982-2212

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

E-mail Address Arbatmarket@yahoo.com

REPRESENTATIVE Moreno and associates INC **Contact** Greg Borgel

Address 300 S. 4th St #1500 **Phone:** 702-383-8953 **Fax:** 702-383-8888

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

E-mail Address

Property Owner Signature*

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

Print Name JEFF SUSA, MANAGER

Subscribed and sworn before me

This 21 day of JANUARY, 20 12.

Marilee Tully

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44435
Meeting Date:	3/13/12
Total Fee:	$1,280–
Date Received:*	1/26/12
Received By:	

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City of Las Vegas

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

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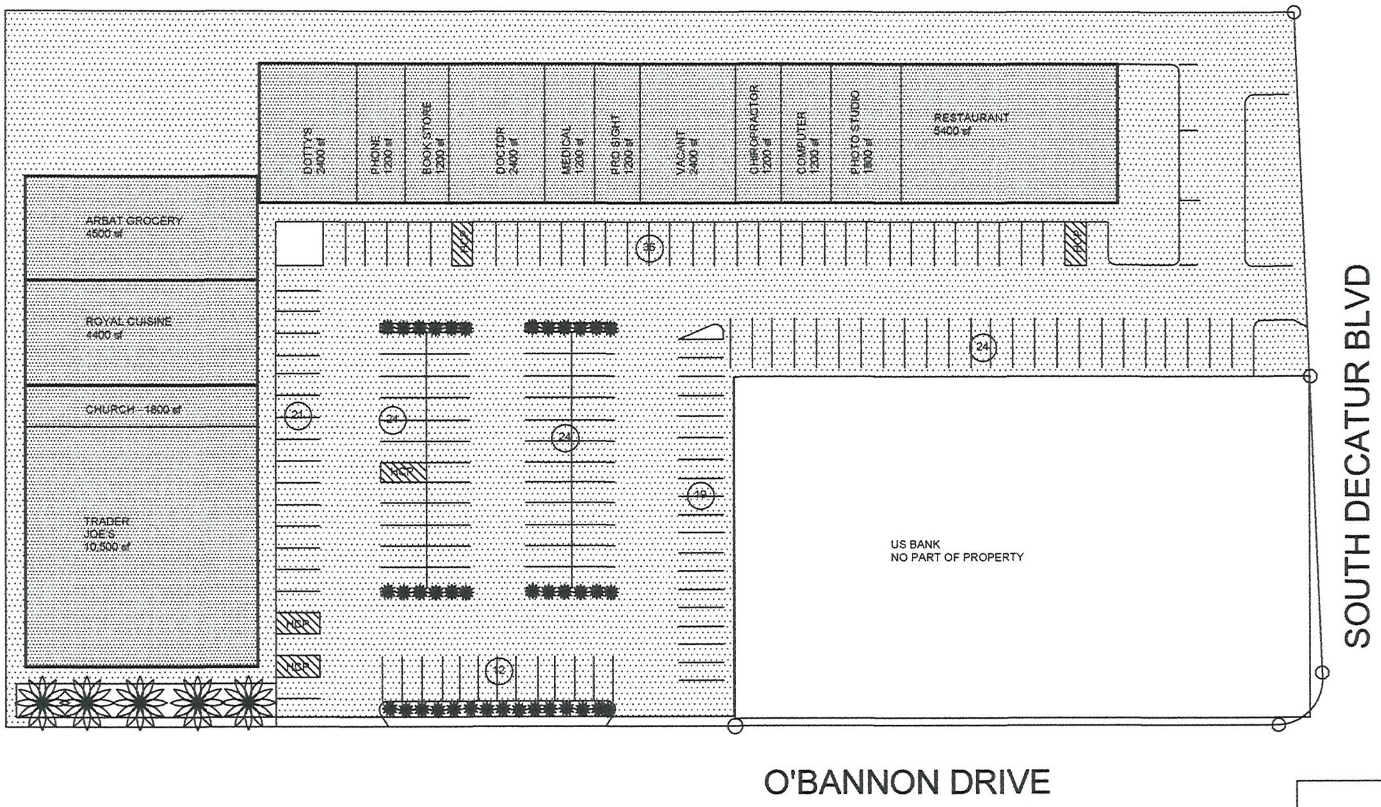
ADDITIONAL PARKING = 40 PARKING SPACE
PER LEASE AGREEMENT


DOTTY'S 2400 sf
PHONE 1200 sf
BOOKSTORE 1200 sf
DOCTOR 2400 sf
MEDICAL 1200 sf
PRO SIGHT 1200 sf
VACANT 2400 sf
CHIROPRACTOR 1200 sf
COMPUTER 1200 sf
PHOTO STUDIO 1800 sf
RESTAURANT 5400 sf
ARBAT GROCERY 4600 sf
ROYAL CUISINE 4400 sf
CHURCH - 1800 sf
TRADER JOE'S 10,500 sf
HCP
36
24
21
24
24
HCP
19
HCP
HCP
12
US BANK
NO PART OF PROPERTY
SOUTH DECATUR BLVD
O'BANNON DRIVE

TOTAL BUILDING AREA	42,000 sf
NO. OF PARKING SPACES	160.0
TOTAL PARKING AREA	26,000 sf

TRADER JOE'S PLAZA

NWC DECATUR BLVD/ O'ANNON DRIVE
2101 SOUTH DECATUR BLVD
LAS VEGAS, NEVADA 89102

Royal Cuisine and Arbat Grocery & Deli
2101 SOUTH DECATUR BLVD, SUITE 19, 20 & 21, LAS VEGAS NEVADA 89102

PARCEL# 163-01-708-003

GB CONSTRUCTION
GENERAL CONTRACTOR
LIC# 36082 * * FAX: 227-1541
5570 KILDARE COURT, LAS VEGAS, NV 891

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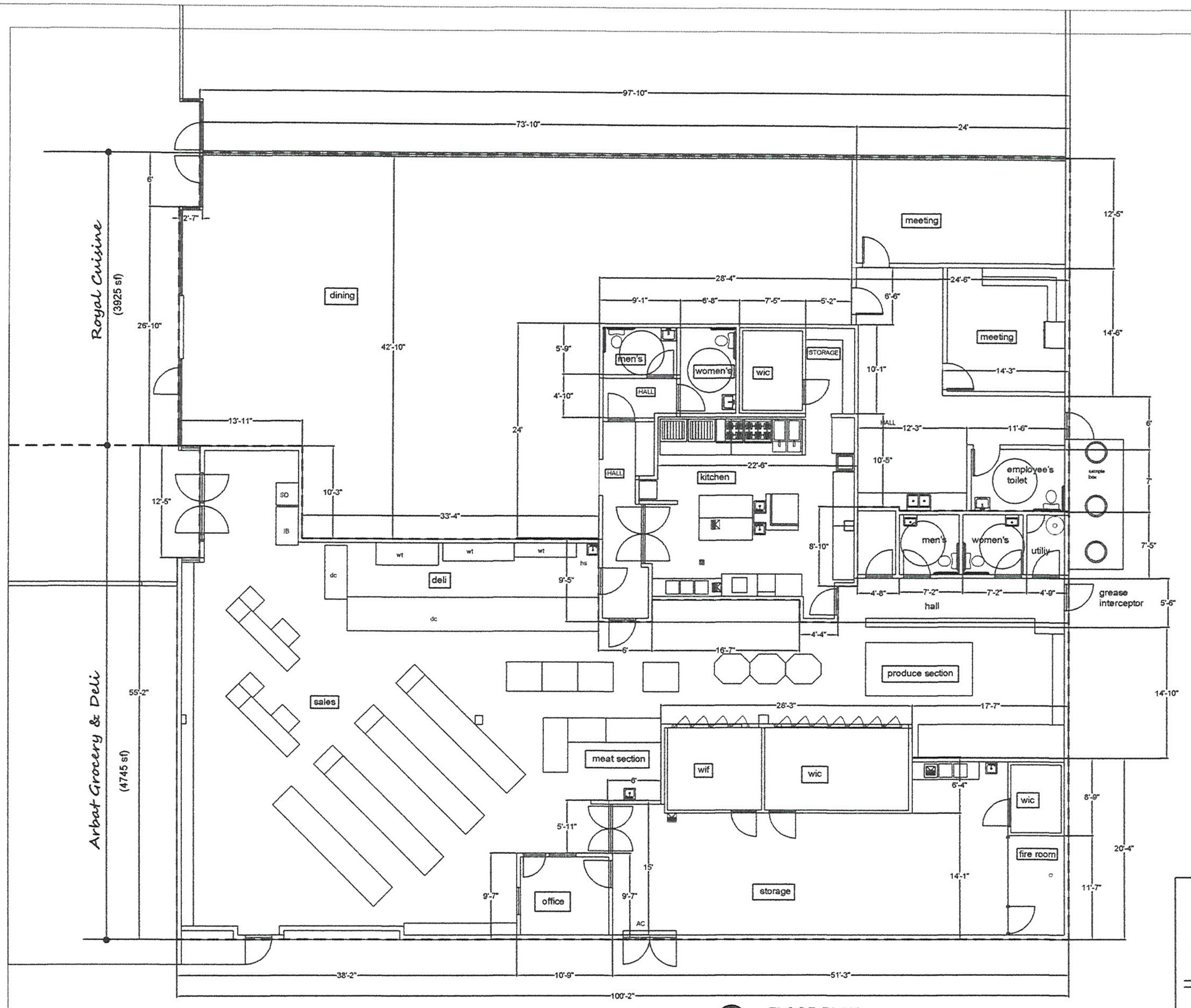
JAN 26 2012
City of

DESIGNED BY: HL	REVISIONS
CHECKED BY: GB	
DATE: 12-16-11	
AS SHOWN	

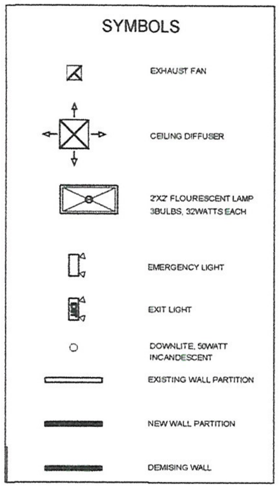
A2

SUP-44435

SUP-44436


Royal Cuisine
(3925 sf)
Arbat Grocery & Deli
(4745 sf)
97'-10"
73'-10"
24'
12'-5"
14'-6"
6"
2'-7"
26'-10"
dining
42'-10"
meeting
meeting
28'-4"
9'-1"
6'-8"
7'-5"
5'-2"
24'-6"
6'-6"
14'-3"
10'-1"
men's
women's
wic
STORAGE
HALL
5'-9"
4'-10"
24'
13'-11"
HALL
12'-3"
11'-6"
10'-5"
employee's toilet
sample box
6'
7'
22'-6"
kitchen
HALL
12'-5"
SD
IB
10'-3"
33'-4"
wt
wt
wt
hs
deli
dc
9'-5"
8'-10"
men's
women's
utility
7'-5"
4'-8"
7'-2"
7'-2"
4'-9"
hall
grease interceptor
5'-6"
4'-4"
dc
6'
16'-7"
produce section
14'-10"
sales
28'-3"
17'-7"
meat section
wif
wic
6'-4"
6'
wic
8'-9"
fire room
20'-4"
5'-11"
15'
14'-1"
11'-7"
9'-7"
office
9'-7"
AC
storage
38'-2"
10'-9"
51'-3"
100'-2"
55'-2"

SYMBOLS


EXHAUST FAN
CEILING DIFFUSER
2'X2' FLOURESCENT LAMP 3BULBS, 32WATTS EACH
EMERGENCY LIGHT
EXIT LIGHT
DOWNLITE, 50WATT INCANDESCENT
EXISTING WALL PARTITION
NEW WALL PARTITION
DEMISING WALL

OCCUPANT LOAD CALCULATION RESTAURANT			
ROOM NAME	AREA (S)	SF/OCCUPANTS	TOTAL
DINING	2020	15	135
MEETING	505	15	34
KITCHEN	1400	200	7
TOTAL	3925	-	176

OCCUPANT LOAD CALCULATION - GROCERY/DELI			
ROOM NAME	AREA (S)	SF/OCCUPANTS	TOTAL
SALES	3230	30	108
STORAGE	1515	200	8
TOTAL	4745	-	116

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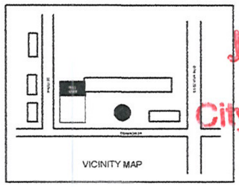
City of Las Vegas


VICINITY MAP

total area = 8670 sf

FLOOR PLAN
3/16" = 1'-0"

Royal Cuisine and Arbat Grocery & Deli

2101 SOUTH DECATUR BLVD, SUITE 19, 20 & 21, LAS VEGAS NEVADA 89102

PARCEL# 163-01-708-003

GB CONSTRUCTION
GENERAL CONTRACTOR LIC# 36082 * * FAX: 227-1541
5570 KILDARE COURT, LAS VEGAS, NV 89118 * * TEL: 769-7617

DESIGNED BY: HL	REVISIONS
CHECKED BY: GB	
DATE: 12-16-11	
STATUS: 100%	
SCALE: AS SHOWN	A1

SUP-44435
SUP-44436

TJP, A NEVADA LIMITED PARTNERSHIP
TJ PLAZA, LLC
3275 S JONES BLVD #105
LAS VEGAS, NV 89146
(702) 363-4788

January 26, 2012

City of Las Vegas
Department of Planning
Development Services Center
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106

RE: Parcel #163-01-708-003
TJ Plaza, LLC, owner, LJM, LLC as managing member
2101 S Decatur Blvd, #19 & 20
Las Vegas, NV 89102

To whom it may concern:

Aragats Karapetyan is applying for a special use permit for a proposed grocery store and deli, Arbat Grocery and Deli in unit #19 & 20.

Please accept this letter as confirmation that offsite parking will be allowed on our adjacent property located at 2025 S Decatur Blvd, Las Vegas, NV, owned by EP Decatur, LP, IDC Decatur, LLC as managing member for all parcels.

Jeff Susa is a managing member for all parcels.

Feel free to contact our office at 363-4788 if questions.

Sincerely,

Jeff Susa
Managing Member

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City of Las Vegas

SUP-44435

Moreno
AND ASSOCIATES, INC.

GREGORY E. BORGEL
Vice President
Planning and Development Services

January 27, 2012

Planning Department
City of Las Vegas
via fax: 474-7463
attn: Dan Donley

Dear Dan:

Please accept this as the required justification letter for special use permits at 2101 S. Decatur, as follows:

1. A special use permit is requested for beer, wine and cooler sales at the existing market in Suite 19; Suite 19 currently has an internal connection with Suite 20 which may cause the City to treat the two suites as a single unit.

Justification: The sale of beer, wine and coolers is a normal accessory use to a market; the facility is located within an existing shopping center zoned C-2 and master planned SC which allows intense commercial uses and can therefore be conducted in a manner compatible with its surroundings; the site within a long-standing center is obviously physically suitable for the requested land use and excellent access is provided by an arterial road (Decatur). There is no reason to believe the subject use compromises the public health, safety or welfare, or the overall objectives of the General Plan.

2. A special use permit for a service bar in conjunction with a restaurant in Suites 20 and 21 (Suite 21 represents an expansion of the previous restaurant plan) is requested.

Justification: The property is planned and zoned for intense commercial uses. The applicant intends to operate as a relatively high-end restaurant which typically requires the availability of alcohol services. The applicant understands that a service bar anticipates that alcohol would be served only with food and does not allow a tavern-type operation. As such, the use can be operated in a manner compatible with its surroundings and consistent with public health safety and welfare and the objectives of the General Plan. Adequate access is provided by Decatur Boulevard.

Sincerely,

Greg Borgel

RECEIVED
JAN 30 2012
SUP-44435
SUP-44436

300 S. 4th Street, #1500 • Las Vegas, NV 89101
(702) 383-8953 • Fax 383-8845

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

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

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

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44436** APN: 163-01-708-003

Name of Property Owner: TJPLAZA, LLC

Name of Applicant: __________

Name of Representative: __________

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

☐ Yes ☒ No

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

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: __________

Print Name: JEFF SUSA, MANAGER

Subscribed and sworn before me

This 24th day of JANUARY, 2012

Marilee Tully

Notary Public in and for said County and State

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

RECEIVED
JAN 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: S.U.P

Project Address (Location) 2101 S. Decatur Blvd #21

Project Name Royal Cuisine **Proposed Use** Service Bar

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

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

Commercial Square Footage 3,925 Sq. FT **Floor Area Ratio** N/A

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

Additional Information

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

Address 3275 S. JONES BLVD. #105 **Phone:** (702) 363-4788 **Fax:** (702) 363-3316

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address

APPLICANT Aragats Karapetyan of A/A Royal Enterprises INC **Contact** Aragats Karapetyan

Address 2101 S. Decatur Blvd STE 21 **Phone:** 702-982-2000 **Fax:** 702-982-2212

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

E-mail Address Royalcuisin11@yahoo.Com

REPRESENTATIVE Moreno and Associates INC **Contact** Greg Borgel

Address 300 S. 4th St, #1500 **Phone:** 702-383-8953 **Fax:** 702-383-8888

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

E-mail Address

Property Owner Signature*

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

Print Name JEFF SUSA, MANAGER

Subscribed and sworn before me

This 24 day of JANUARY, 2012.

Marilee Tully

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44436
Meeting Date:	3/13/12
Total Fee:	$1,280
Date Received:*	1/26/12
Received By:	

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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.

depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

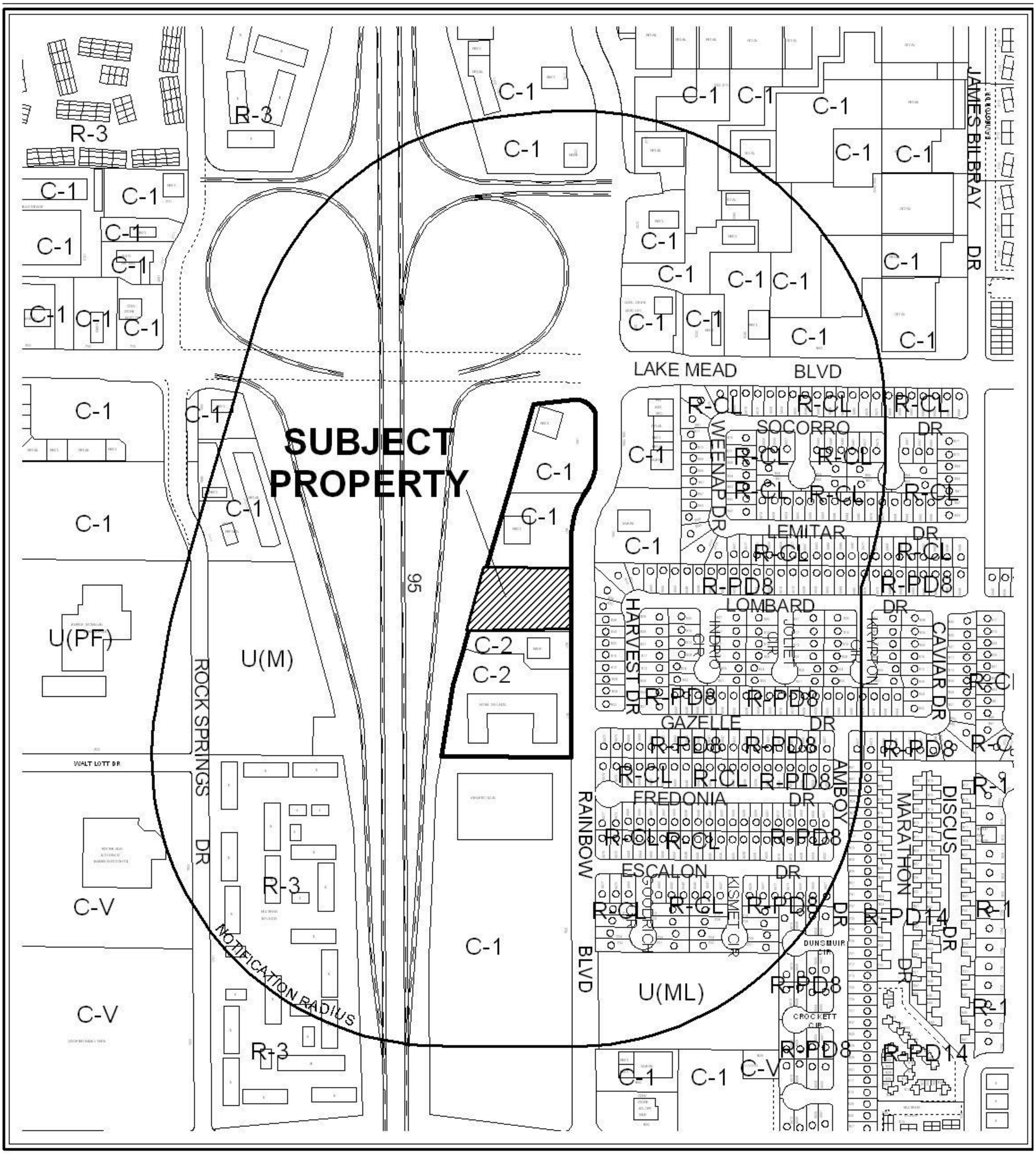
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

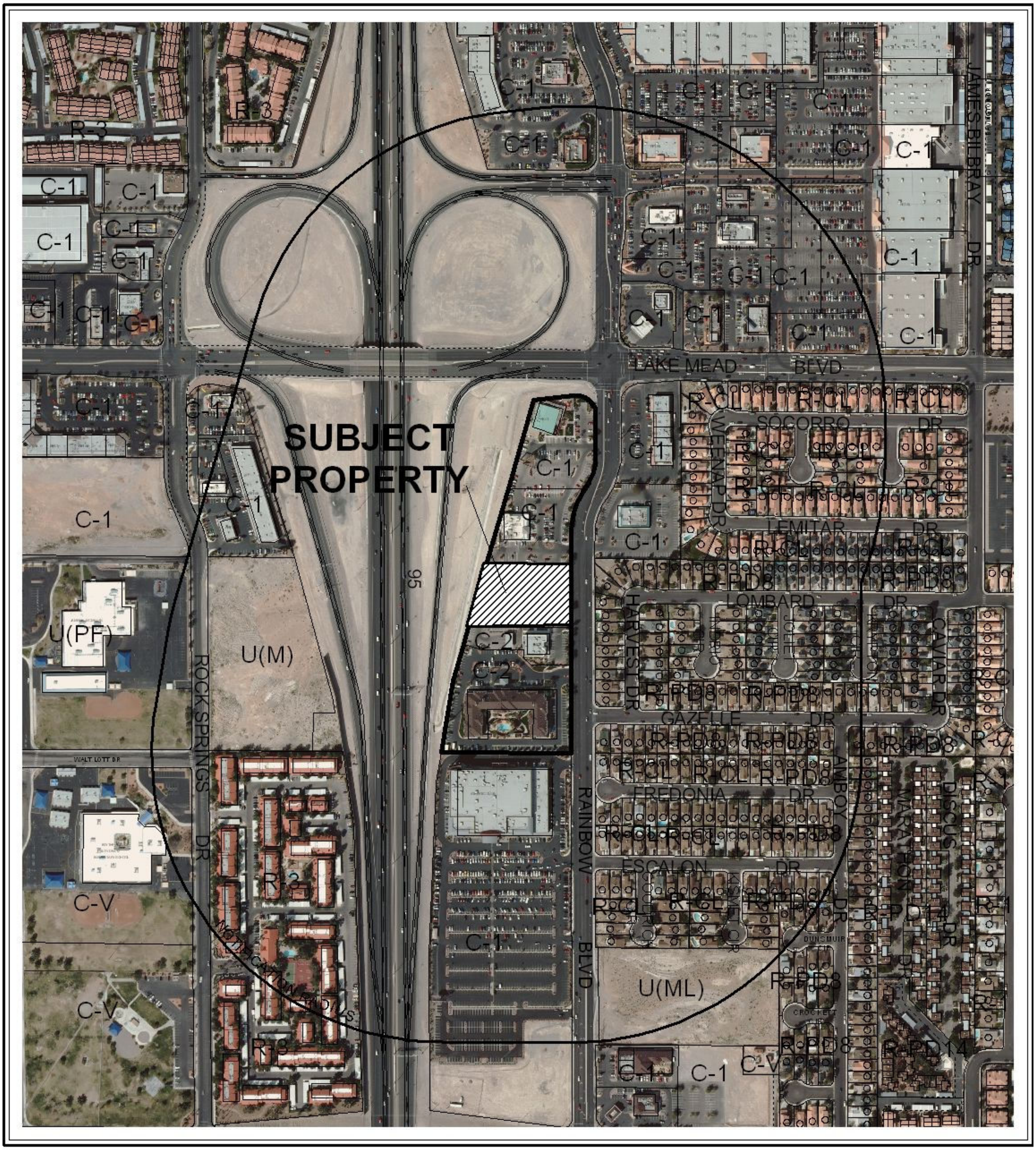
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter


SUBJECT PROPERTY
NOTIFICATION RADIUS
LAKE MEAD BLVD
RAINBOW BLVD
ROCK SPRINGS DR
WALT LOTT DR
JAMES BILBRAY DR
95
SOCORRO DR
WEENAP DR
LEMITAR DR
LOMBARD DR
HARVEST DR
INDRIO CIR
JOLIE CIR
KRYPTON CIR
CAVIAR DR
GAZELLE DR
FREDONIA DR
AMBOY DR
MARATHON DR
DISCUS DR
ESCALON DR
GOURCH CIR
KISMET CIR
DUNSMUIR CIR
CROCKETT CIR
C-1
C-2
C-V
R-3
R-CL
R-PD8
R-PD14
R-1
U(PF)
U(M)
U(ML)
0
400
800 Feet
N

CASE: **SUP-44437**

RADIUS: 1000 FEET

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


SUBJECT PROPERTY
LAKE MEAD BLVD
RAINBOW BLVD
ROCK SPRINGS DR
JAMES BILBRAY DR
95
SOCORRO DR
LEMITAR DR
LOMBARD DR
GAZELLE DR
FREDONIA DR
ESCALON DR
HARVEST DR
WEENAP DR
CAVIAR DR
AMBOY DR
MARATHON DR
DISCUS DR
WALT LOTT DR
NO CANYON CIRCUS
C-1
C-2
C-V
R-3
R-CL
R-PD8
R-PD14
U(M)
U(ML)
U(PF)
0
400
800
Feet
N

CASE: **SUP-44437**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44437** APN: 138-22-713-004

Name of Property Owner: Restaurant Row, LLC

Name of Applicant: Frank's Mercedes Service

Name of Representative: Elizabeth M. Sorokac, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: ______

Partner(s): ______ ______

APN: ______

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, manager

Signature of Property Owner: ______

Print Name: Richard Gordon

Subscribed and sworn before me

This 24 day of January, 20 12

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Frank's Mercedes Service

Project Address (Location) 1931 N. Rainbow Blvd., Las Vegas, Nevada

Project Name Frank's Mercedes Service **Proposed Use** Auto Repair, Minor

Assessor's Parcel #(s) 138-22-713-004 **Ward #** 5 - Barlow

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

Commercial Square Footage 12,173 **Floor Area Ratio** 0.17

Gross Acres 1.61 **Lots/Units** 1 **Density** ____

Additional Information ____

PROPERTY OWNER Restaurant Row, LLC **Contact** ____
Address 3333 Beverly Road **Phone:** ____ **Fax:** ____
City Hoffman Estates **State** IL **Zip** 60192-3322
E-mail Address ____

APPLICANT Frank's Mercedes Service **Contact** Francis Scandura
Address 2695 S. Decatur #400 **Phone:** (702) 365-9100 **Fax:** (702) 365-1944
City Las Vegas **State** NV **Zip** 89102
E-mail Address benzfxr@hotmail.com

REPRESENTATIVE Reisman Sorokac **Contact** Elizabeth M. Sorokac, Esq.
Address 8965 S. Eastern Avenue, Suite 382 **Phone:** (702) 727-6258 **Fax:** (702) 446-6756
City Las Vegas **State** NV **Zip** 89123
E-mail Address esorokac@rsnvlaw.com

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, manager

Property Owner Signature* ____

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

Print Name Richard Gordon

Subscribed and sworn before me

This 24 day of January, 20 12.

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44437
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

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

SITE INFORMATION:

APN: 138 22 713 004

PROPERTY SIZE: 1.61 ACRES (70,131 SF)
BUILDING GROSS SIZE: 12,173 SF
LOT COVERAGE: 18%

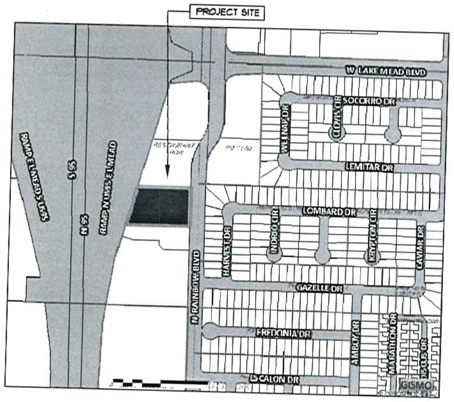
ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
SUBDIVISION: RESTAURANT ROW

PARKING ANALYSIS:

AUTO REPAIR GARAGE, MINOR: 5 SPACES + 1 PER 200 SF

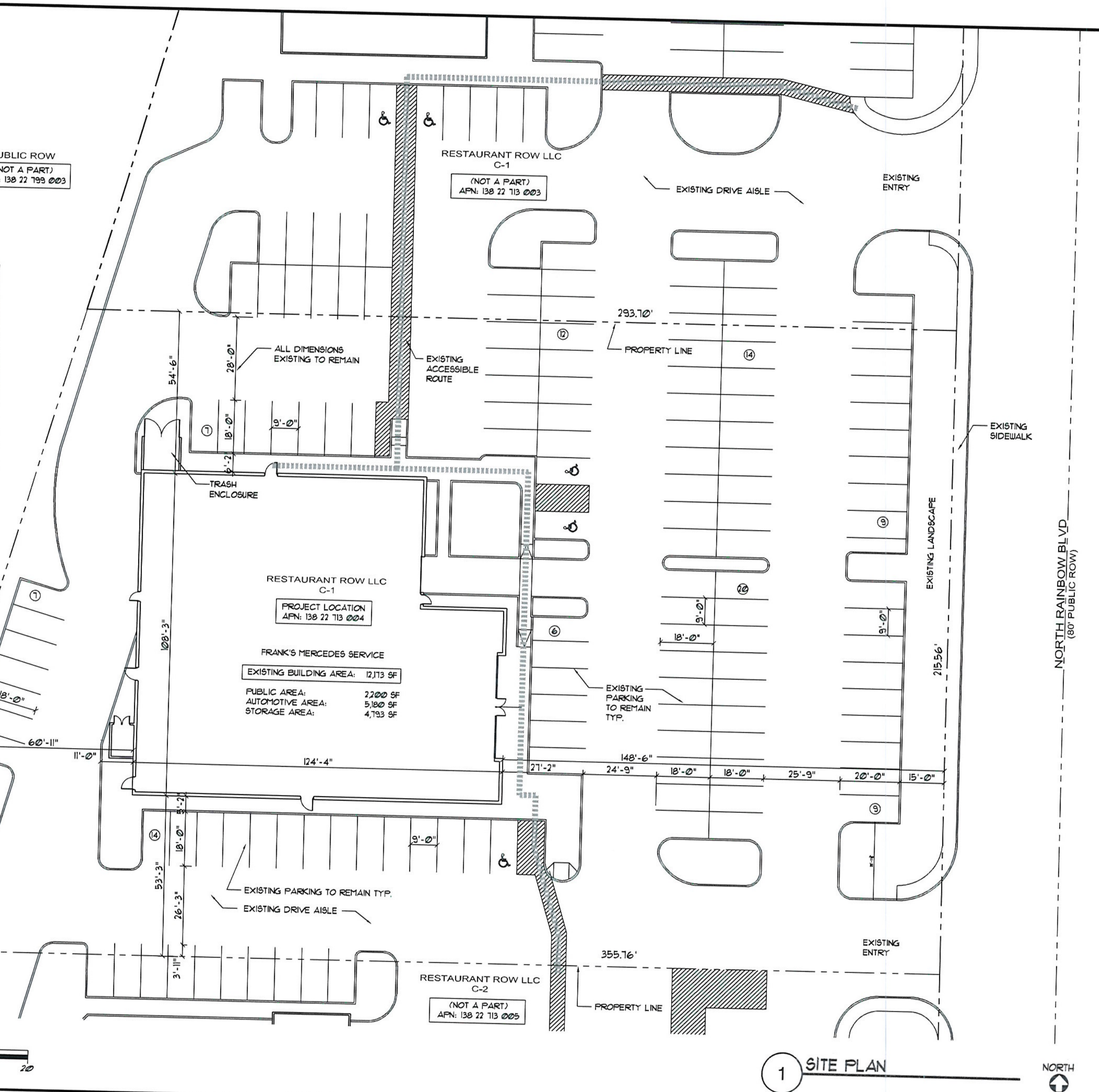
FRANK'S MERCEDES SERVICE: (12,173 SF/200) + 5 =	66 SPACES
TOTAL REQUIRED:	66 SPACES
TOTAL PROVIDED:	88 SPACES*

*85 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE + 2 ACCESSIBLE SPACES


PROJECT SITE
W LAKE MEAD BLVD
SOCORRO DR
LEMITAR DR
LOMBARD DR
INDRIO CIR
KRYPTON CIR
CAVIAR DR
HARVEST DR
GAZELLE DR
FREDONIA DR
CALON DR
N RAINBOW BLVD
GISMO
N 95
S 95

2 VICINITY MAP
N.T.S.

NORTH


PUBLIC ROW
(NOT A PART)
APN: 138 22 799 003
RESTAURANT ROW LLC
C-1
(NOT A PART)
APN: 138 22 713 003
EXISTING DRIVE AISLE
EXISTING ENTRY
293.70'
PROPERTY LINE
12
14
ALL DIMENSIONS EXISTING TO REMAIN
EXISTING ACCESSIBLE ROUTE
54'-6"
28'-0"
18'-0"
9'-0"
7
6'-2"
TRASH ENCLOSURE
EXISTING SIDEWALK
EXISTING LANDSCAPE
215.56'
NORTH RAINBOW BLVD
(80' PUBLIC ROW)
RESTAURANT ROW LLC
C-1
PROJECT LOCATION
APN: 138 22 713 004
FRANK'S MERCEDES SERVICE
EXISTING BUILDING AREA: 12,173 SF
PUBLIC AREA: 2,200 SF
AUTOMOTIVE AREA: 5,180 SF
STORAGE AREA: 4,793 SF
108'-3"
7
224.32'
5'-9"
18'-0"
60'-11"
11'-0"
124'-4"
6
20
9'-0"
18'-0"
9
9'-0"
EXISTING PARKING TO REMAIN TYP.
148'-6"
27'-2"
24'-9"
18'-0"
18'-0"
25'-9"
20'-0"
15'-0"
9
14
5'-2"
18'-0"
9'-0"
53'-3"
26'-3"
3'-11"
EXISTING PARKING TO REMAIN TYP.
EXISTING DRIVE AISLE
355.76'
RESTAURANT ROW LLC
C-2
(NOT A PART)
APN: 138 22 713 005
PROPERTY LINE
EXISTING ENTRY
SCALE:
20 10 0 20

1 SITE PLAN

NORTH

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JAN 26 2012
City of Las Vegas
Department of Planning

gk3 architecture
ARCHITECTURE · PLANNING · INTERIOR DESIGN
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

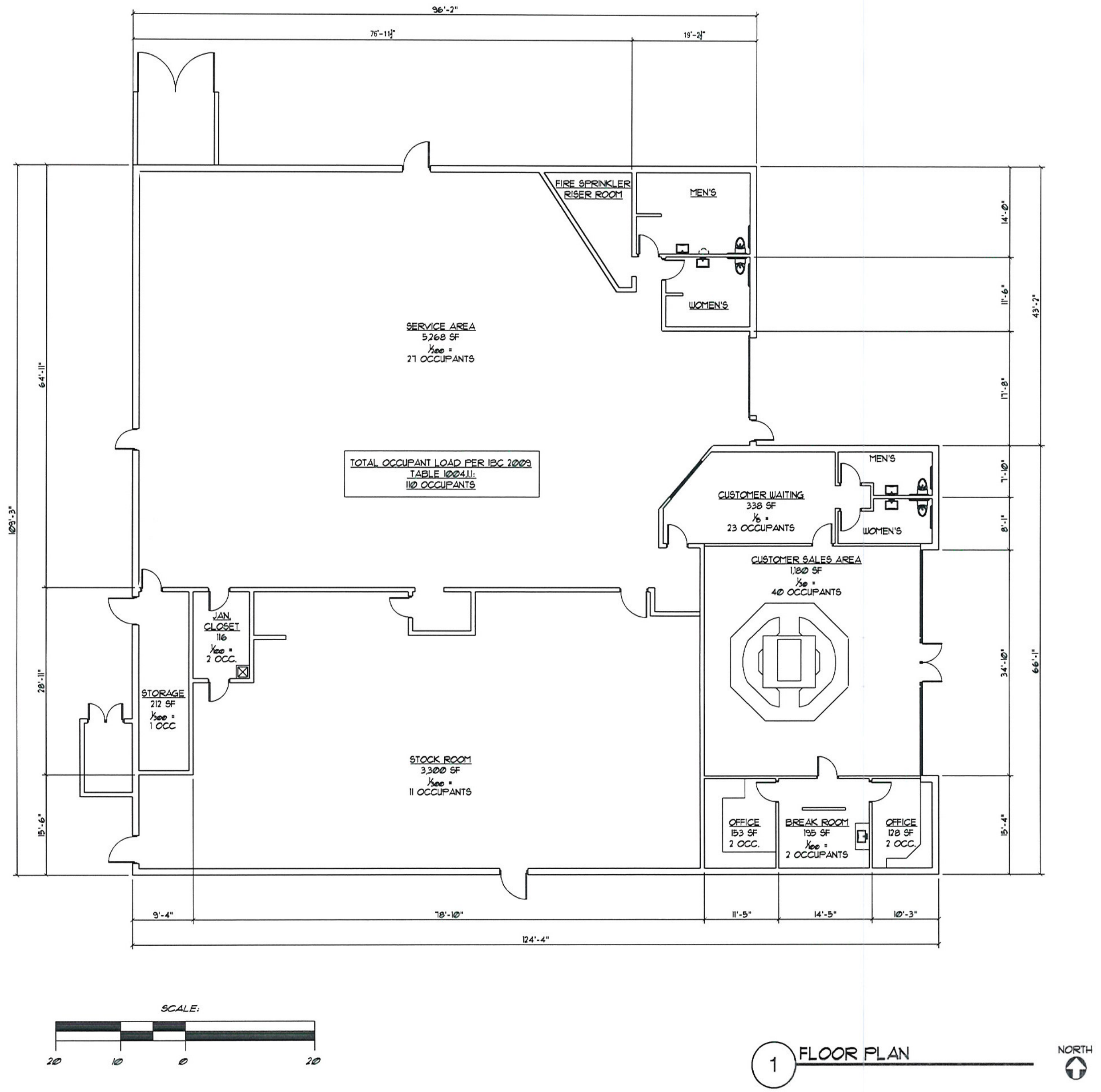
SCALE:
AS NOTED

DATE:
01-25-2012

ISSUED FOR:
CLV APPROVAL

SHEET:
A1.0

SUP-44437


96'-2"
76'-11½"
19'-2½"
FIRE SPRINKLER RISER ROOM
MEN'S
WOMEN'S
SERVICE AREA
5,268 SF
1/200 =
27 OCCUPANTS
TOTAL OCCUPANT LOAD PER IBC 2009
TABLE 1004.1.1:
110 OCCUPANTS
CUSTOMER WAITING
338 SF
1/15 =
23 OCCUPANTS
MEN'S
WOMEN'S
CUSTOMER SALES AREA
1,180 SF
1/30 =
40 OCCUPANTS
JAN. CLOSET
116
1/100 =
2 OCC.
STORAGE
212 SF
1/300 =
1 OCC
STOCK ROOM
3,300 SF
1/300 =
11 OCCUPANTS
OFFICE
153 SF
2 OCC.
BREAK ROOM
195 SF
1/100 =
2 OCCUPANTS
OFFICE
128 SF
2 OCC.
109'-3"
64'-11"
28'-11"
15'-6"
14'-0"
11'-6"
17'-8"
7'-10"
8'-1"
34'-10"
15'-4"
43'-2"
66'-1"
9'-4"
78'-10"
11'-5"
14'-5"
10'-3"
124'-4"
SCALE:
20
10
0
20
NORTH

1 FLOOR PLAN

gk3 architecture

2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
- kevin@gk3architecture.com
- gemie@gk3architecture.com

WWW.GK3ARCHITECTURE.COM

OWNERS:

RESTAURANT ROW LLC

PROJECT:

FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

SCALE:
AS NOTED

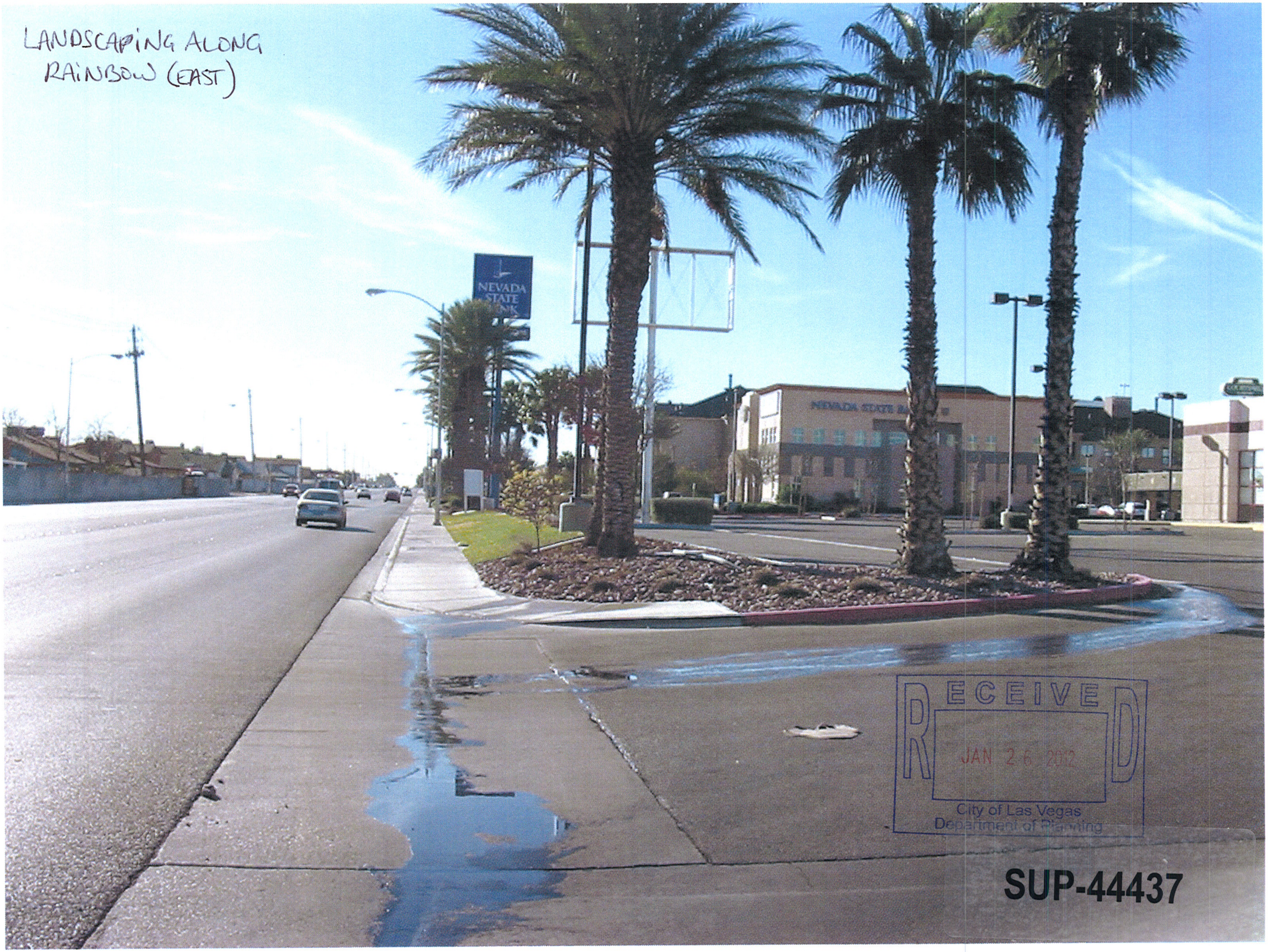
DATE:
01-25-2012

ISSUED FOR:
CLV APPROVAL

SHEET:
A2.0

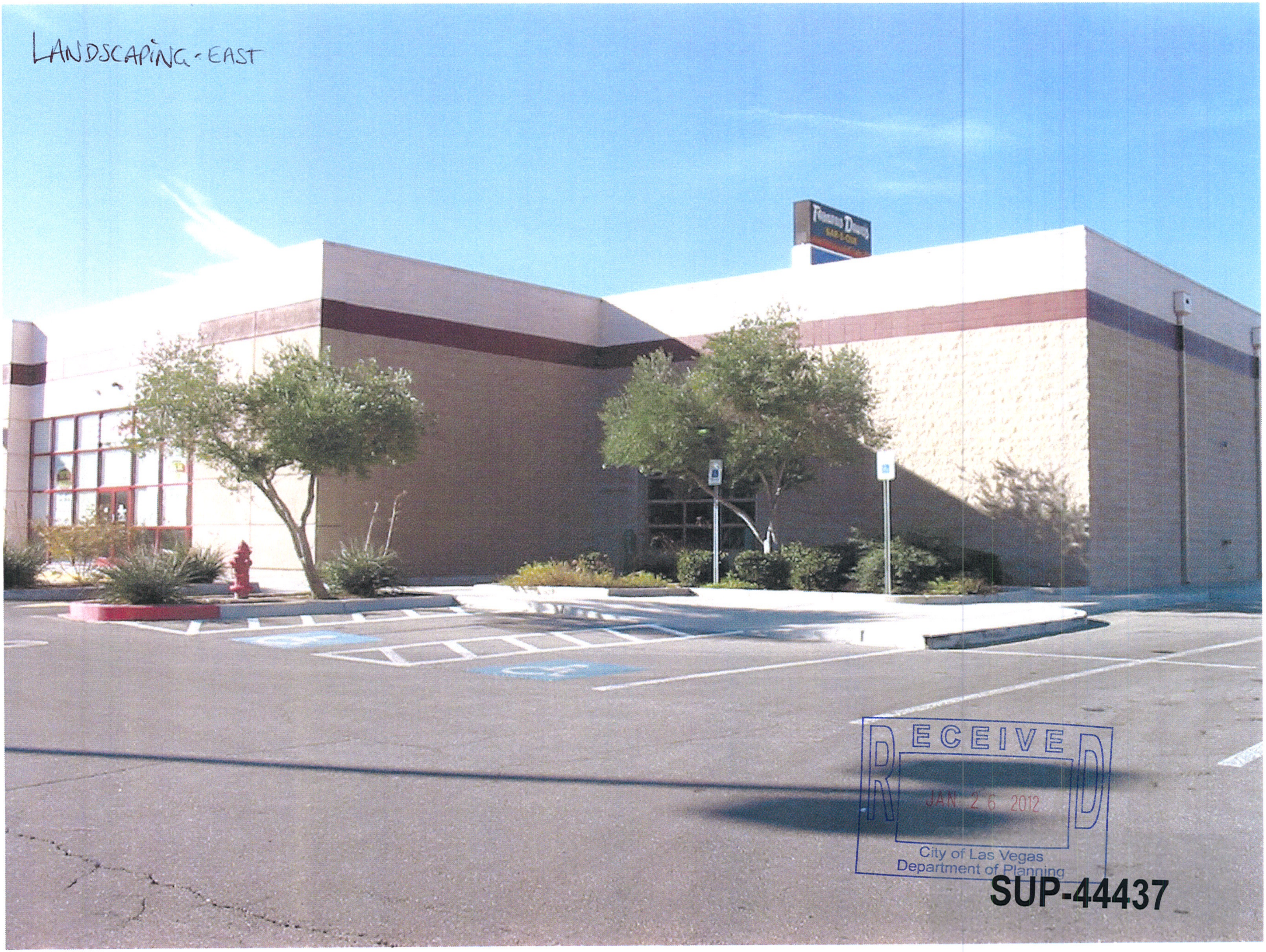
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

LANDSCAPING ALONG
RAINBOW (EAST)


NEVADA STATE BANK
NEVADA STATE BANK

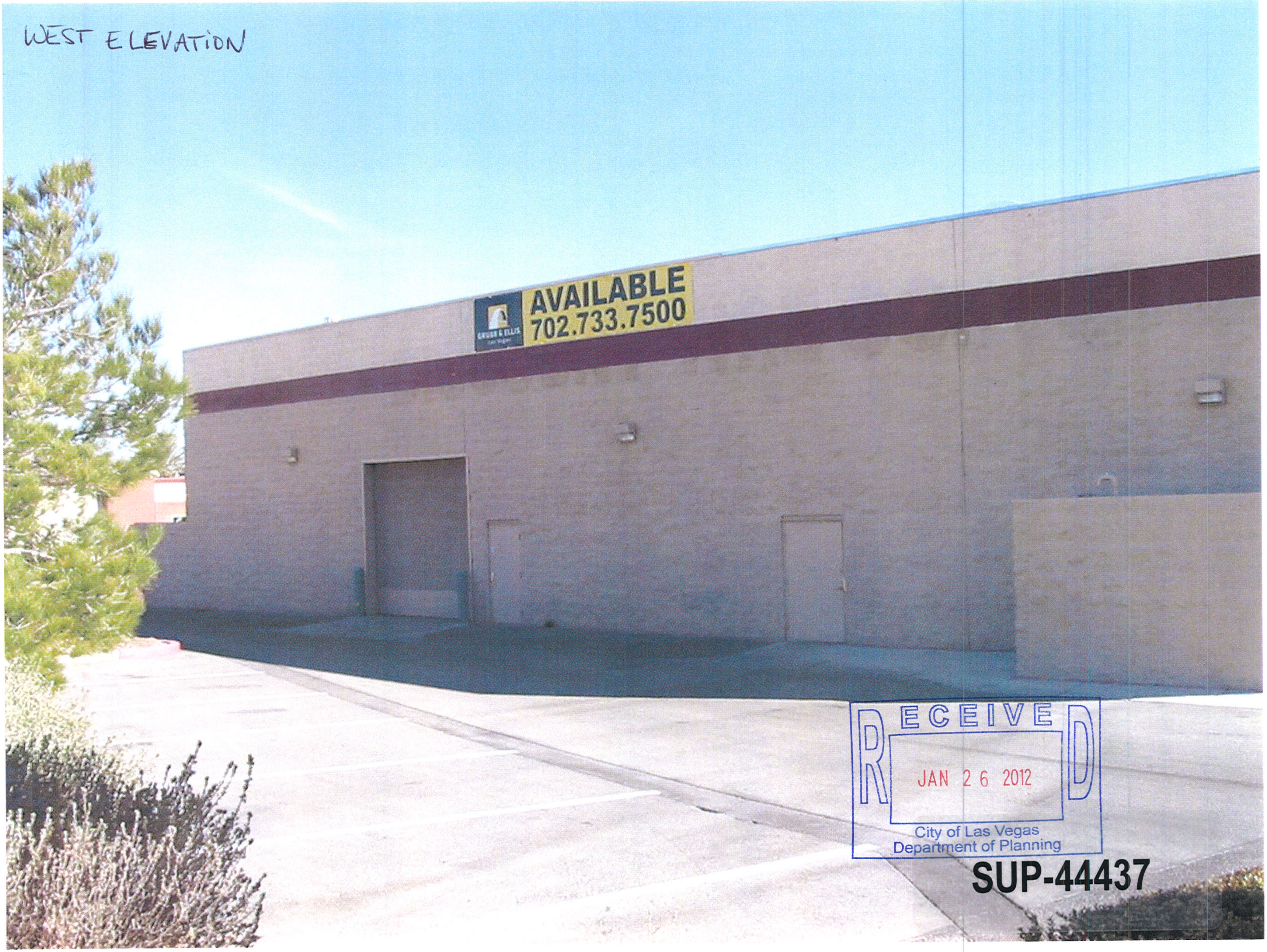
RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

LANDSCAPING - EAST



RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

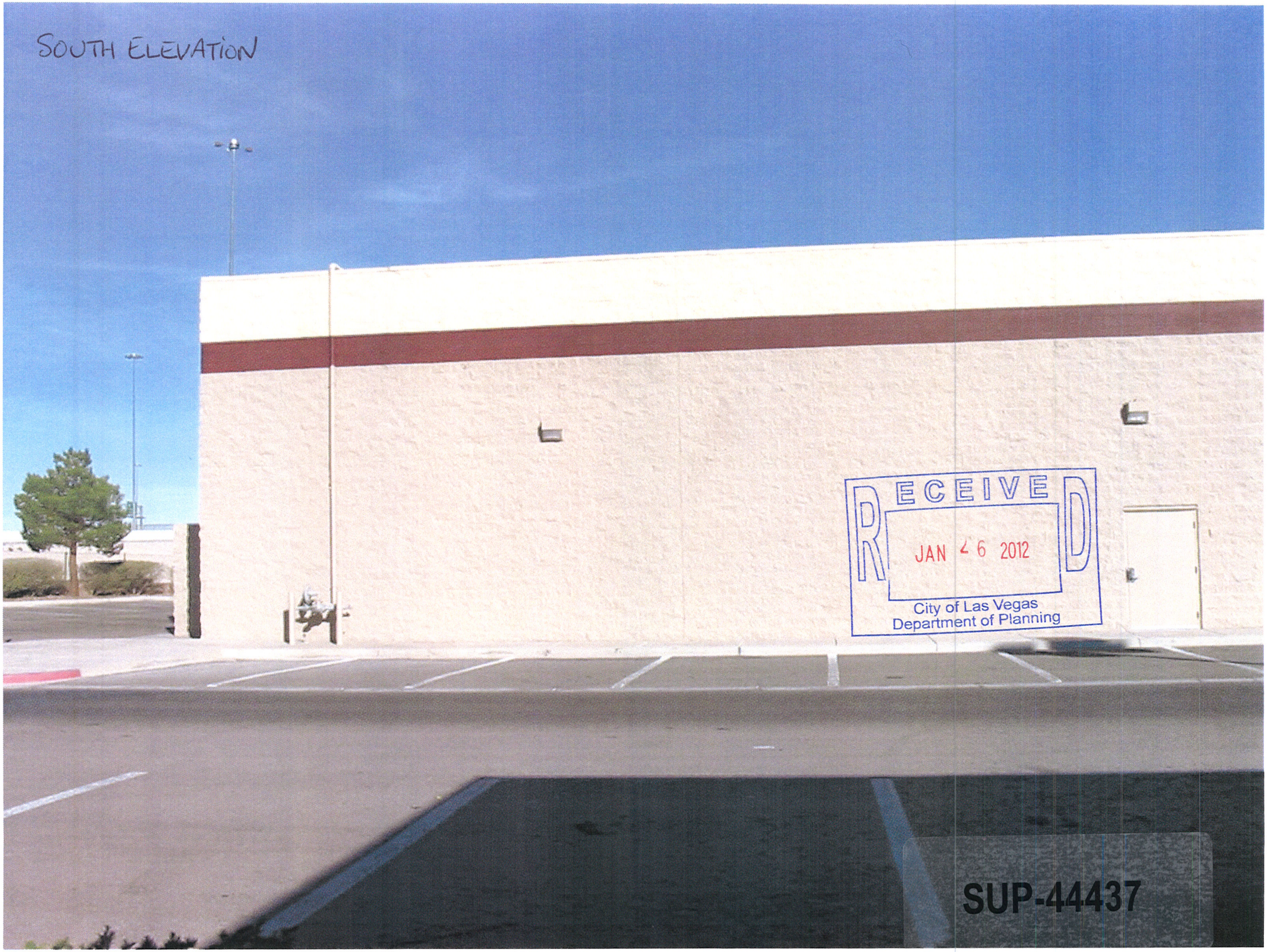
SUP-44437


AVAILABLE
702.733.7500
GRUBB & ELLIS

WEST ELEVATION

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

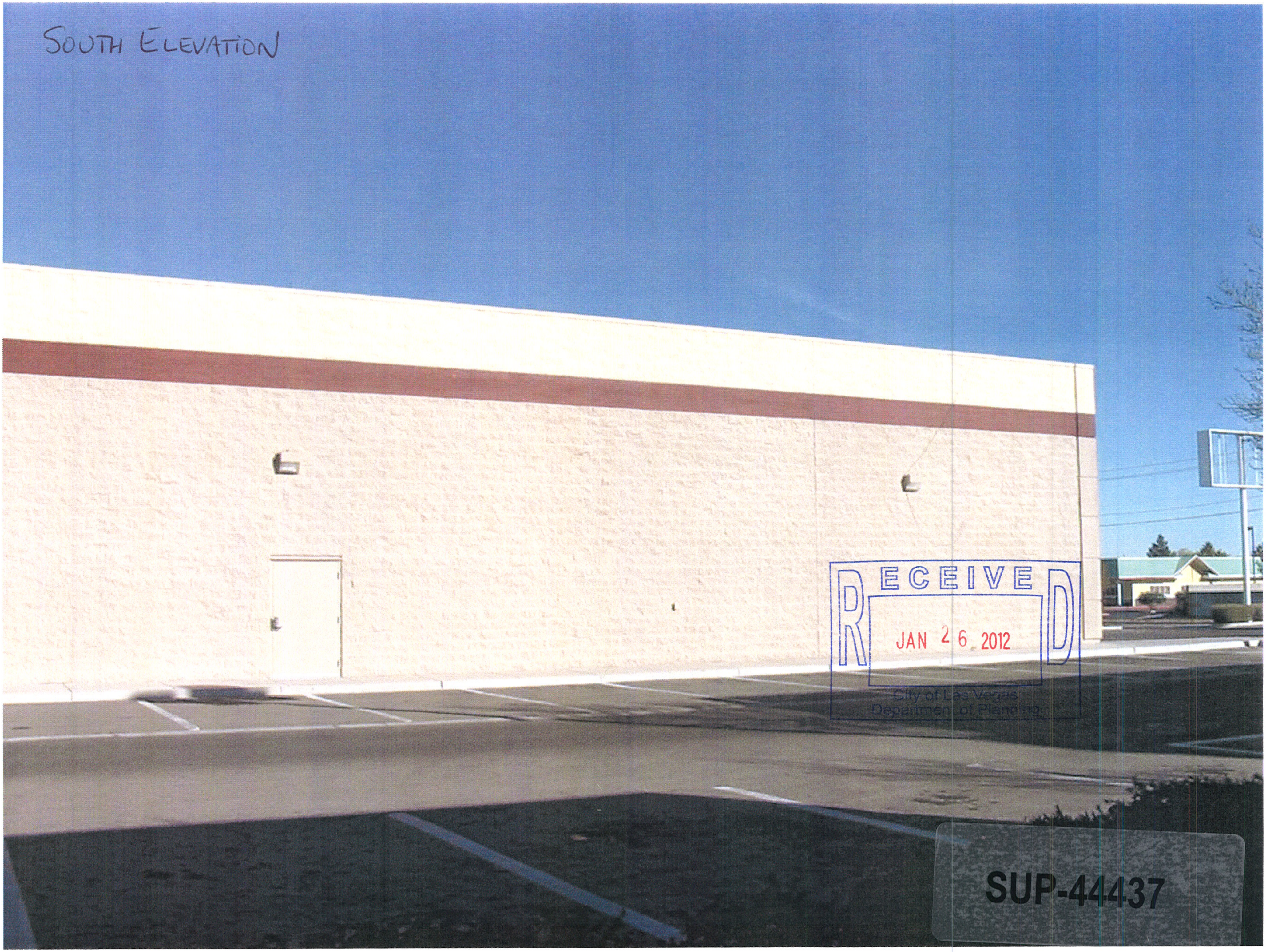
SUP-44437



SOUTH ELEVATION

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

SUP-44437

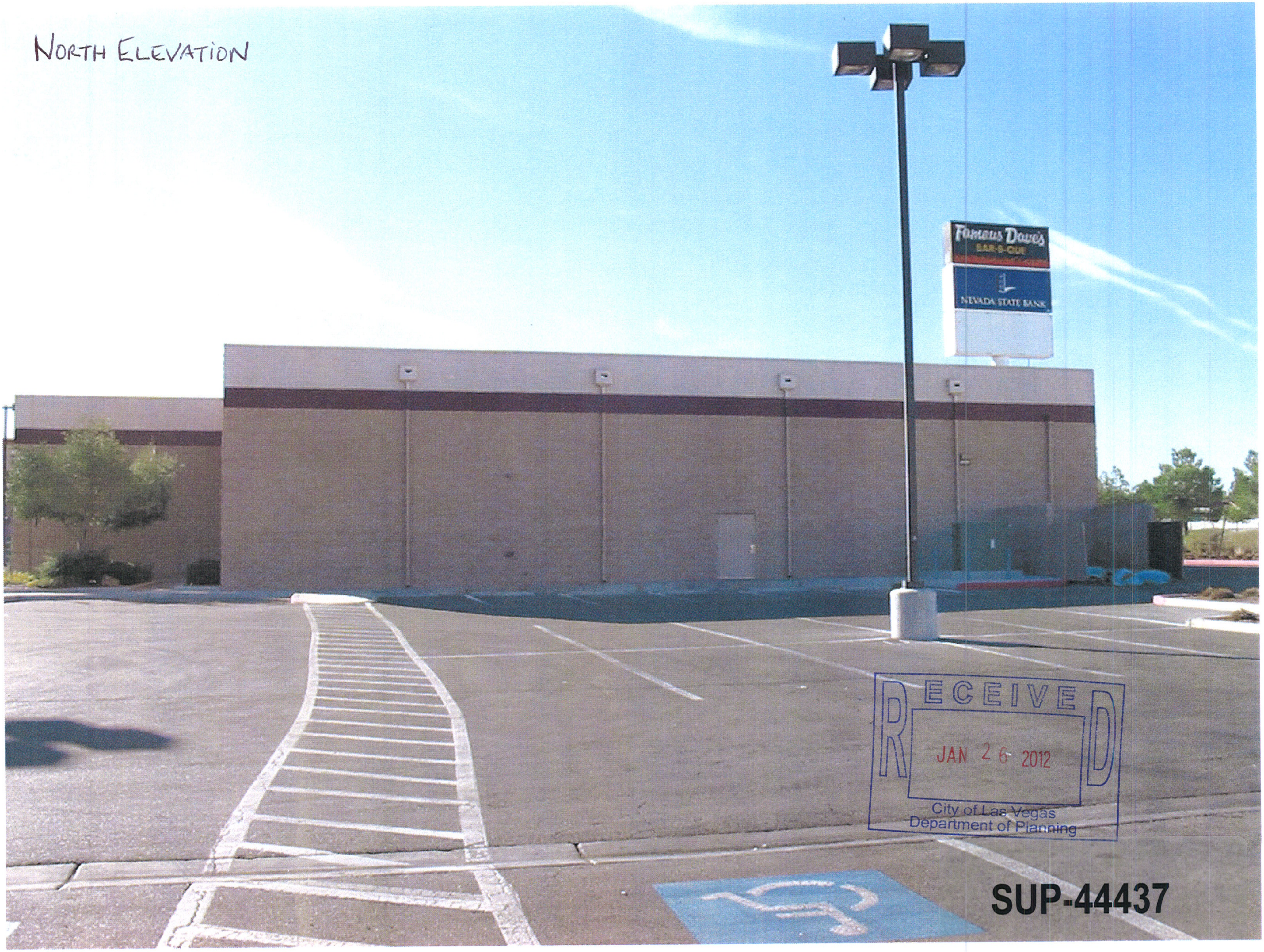


SOUTH ELEVATION

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

SUP-44437

North Elevation


Famous Dave's
BAR-B-QUE
NEVADA STATE BANK

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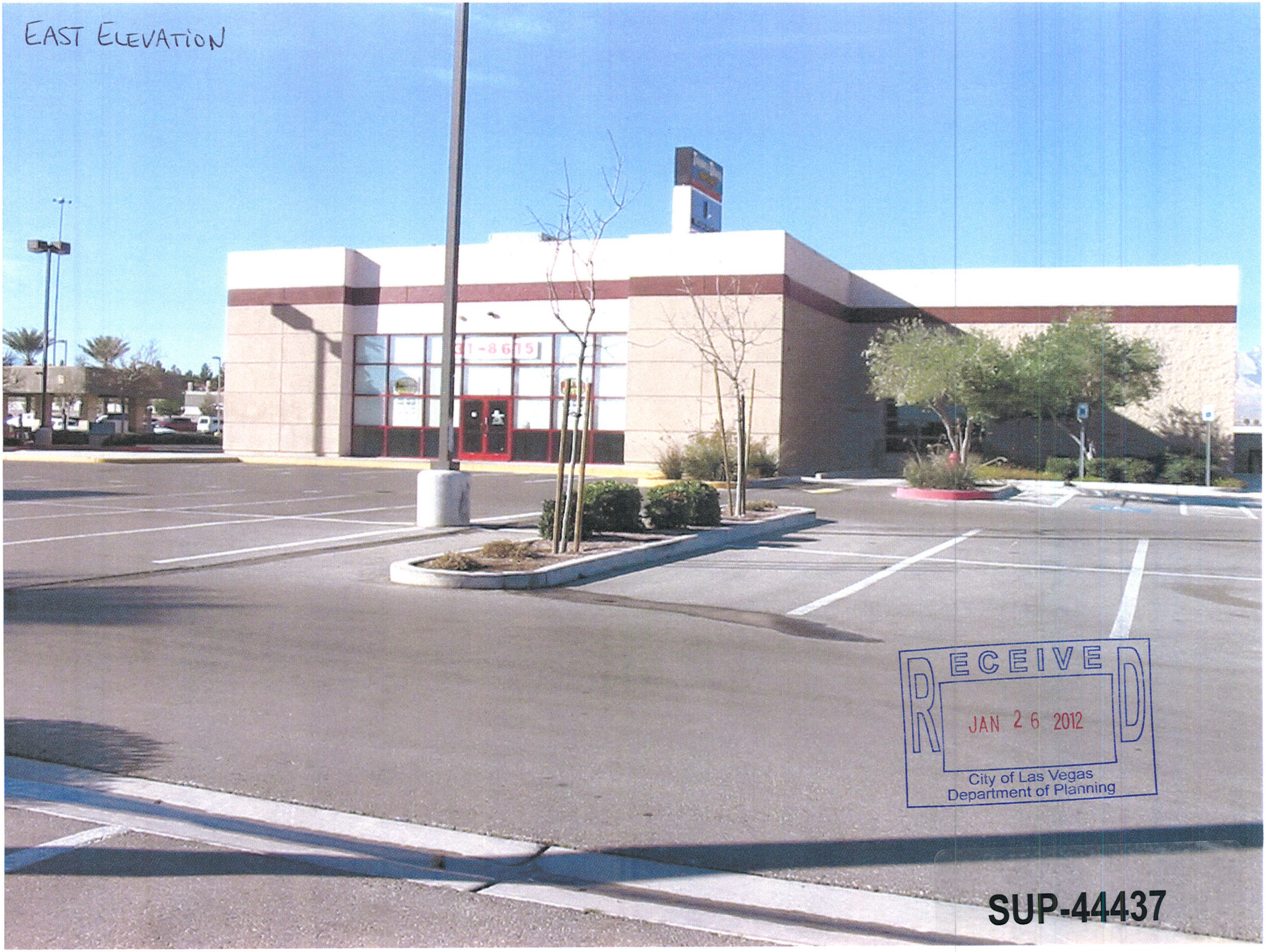
City of Las Vegas
Department of Planning

SUP-44437

EAST ELEVATION



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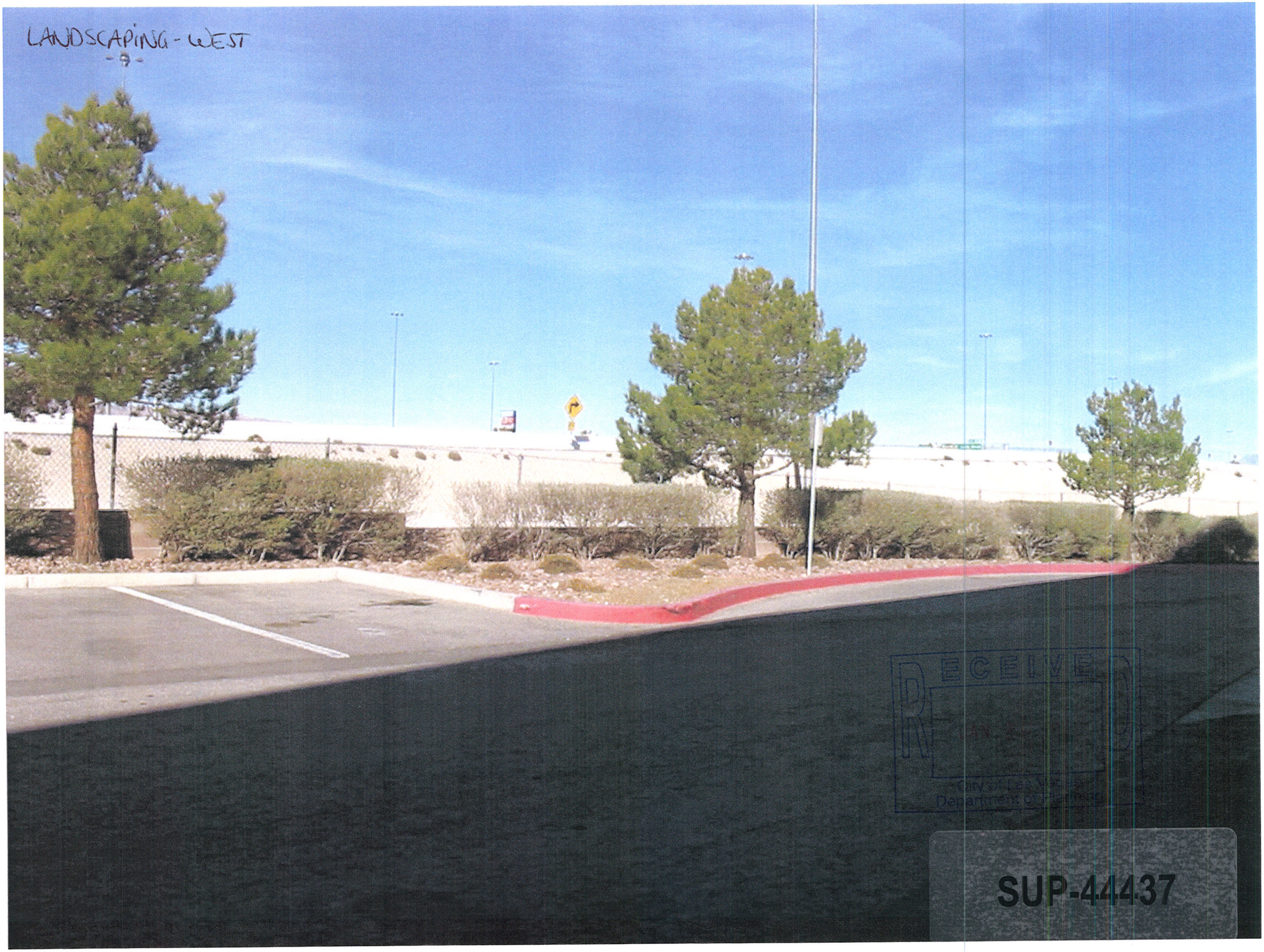
LANDSCAPING - WEST



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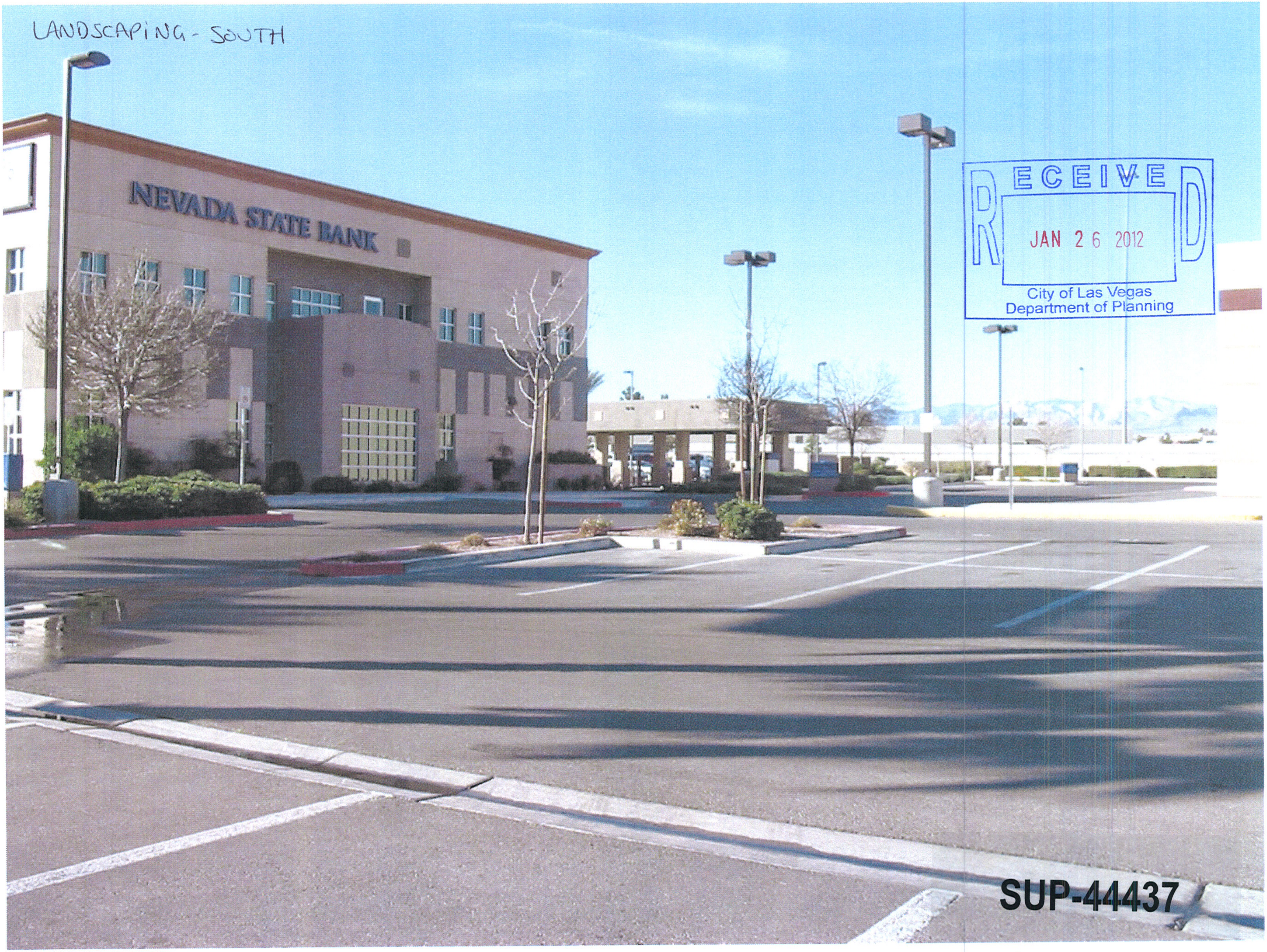
SUP-44437

LANDSCAPING - SOUTH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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Frank's Mercedes Service

Project Address (Location) 1931 N. Rainbow Blvd., Las Vegas, Nevada

Project Name Frank's Mercedes Service **Proposed Use** Auto Repair, Minor

Assessor's Parcel #(s) 138-22-713-004 **Ward #** 5 - Barlow

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

Commercial Square Footage 12,173 **Floor Area Ratio** 0.17

Gross Acres 1.61 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Restaurant Row, LLC **Contact**
Address 3333 Beverly Road **Phone:** **Fax:**
City Hoffman Estates **State** IL **Zip** 60192-3322
E-mail Address

APPLICANT Frank's Mercedes Service **Contact** Francis Scandura
Address 2695 S. Decatur #400 **Phone:** (702) 365-9100 **Fax:** (702) 365-1944
City Las Vegas **State** NV **Zip** 89102
E-mail Address benzfxr@hotmail.com

REPRESENTATIVE Reisman Sorokac **Contact** Elizabeth M. Sorokac, Esq.
Address 8965 S. Eastern Avenue, Suite 382 **Phone:** (702) 727-6258 **Fax:** (702) 446-6756
City Las Vegas **State** NV **Zip** 89123
E-mail Address esorokac@rsnvlaw.com

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, manager

Property Owner Signature*

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

Print Name Richard Gordon

Subscribed and sworn before me

This 24 day of January, 20 12.

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SVP-44437
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44437** APN: 138-22-713-004

Name of Property Owner: Restaurant Row, LLC

Name of Applicant: Frank's Mercedes Service

Name of Representative: Elizabeth M. Sorokac, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: ______

Partner(s): ______ ______

APN: ______

Restaurant Row, LLC
By: Restaurant Row Mgmt Co Inc, Manager

Signature of Property Owner: ______

Print Name: Richard Gordon

Subscribed and sworn before me

This 24 day of January, 2012

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

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City of Las Vegas
Department of Planning

Revised 11-14-06

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

REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

January 25, 2012

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

Via Facsimile: (702) 474-0352
Flinn Fagg, AICP
Director
City of Las Vegas Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter, Pre-Application***
APN-138-22-713-004 commonly known as 1931 North Rainbow Boulevard, Las Vegas, Nevada 89108 ("Property")
Special Use Permit for Auto Repair Garage, Minor on the Property ("Application")

Dear Flinn:

This office represents Francis M. Scandura, III, the applicant, on the Application. The applicant is the owner of Frank's Mercedes Service. The applicant has been in the repair and service of luxury cars and trucks for more than 21 years and has two other locations in the Las Vegas Valley (one located at 2695 South Decatur Boulevard in Las Vegas and one located at 704 West Sunset Road in Henderson). The applicant is requesting a special use permit to utilize a former Discount Tire Company building located at 1931 North Rainbow Boulevard, Las Vegas, Nevada 89108 as an Auto Repair Garage, Minor.

The Property is planned General Commercial in the Southwest Sector part of the City's General Plan and zoned C-1 (Limited Commercial District). The Property is a total of 1.61 acres and it located along Rainbow, just south of Lake Mead and just off the US-95 Lake Mead/Rainbow exit. The property to the north is planned Service Commercial in the Southwest Sector part of the City's General Plan and zoned C-1 (Limited Commercial District). The property to the south is planned Service Commercial in the Southwest Sector part of the City's General Plan and zoned C-2 (General Commercial District). To the west is the US-95 and to the east is Rainbow Boulevard, an 80 foot right-of-way.

The requested special use permit for an Auto Repair Garage, Minor, meets all of the requirements of the Las Vegas Unified Development Code ("LVUDC"). The repairs and service work will be performed within a completely enclosed building. There are no service bays on the building that face public rights-of-way. Cars will enter the building through a single roll up door on the east side of the building and they will exit the building through a single roll up door on the west side of the building. There shall be no used or discarded automotive parts or equipment stored outside of the building. There shall be no outside storage of stock or equipment outside of the building. Although cars that are being serviced may be parked in the Property's parking lot, disabled vehicles, if any, will be stored in the parking spots on the west side of the building which will screen the vehicles from Rainbow Boulevard. No vehicle shall be stored on the Property more than 45 days. The Property is an appropriate location for the requested use as it was previously used for a similar use and it is located along US-95 and Rainbow, which are heavily traveled right-of-ways where such uses should be located.

The building is a total of 12,173 square feet. The maximum building height is 23' 4". The building is painted concrete and cinder block construction with a flat roof. The LVUDC requires five parking spaces, plus one parking space for every 200 square feet of floor space (a total of 66 spaces). There are 88 parking spaces located on the Property, including 3 handicap accessible spots. The parking spaces provided meet and exceed the amount required by the LVUDC.

The Property has existing landscaping along Rainbow Boulevard, which is an attached sidewalk with palm trees, grass and other vegetation. The landscaping along the 95 consists of pine trees, shrubs and green and rock ground cover. There is also landscaping in the parking lot and on the east side of the building where the main entrance to the building is located. The east side landscaping consists of trees and shrubs. All of the landscaping is attractive and well-maintained.

The applicant respectfully requests your consideration and approval of the Application. Please do not hesitate to contact me at (702) 727-6258 (office), (702) 245-5075 (cell) or via email at esorokac@rsnvlaw.com if you have any questions regarding this matter.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac
Elizabeth M. Sorokac, Esq.

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City of Las Vegas
Department of Planning

SITE INFORMATION:

APN: 138 22 713 004

PROPERTY SIZE: 1.61 ACRES (70,131 SF)
BUILDING GROSS SIZE: 12,173 SF
LOT COVERAGE: 18%

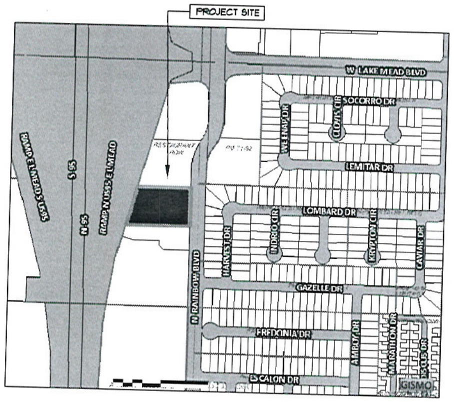
ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
SUBDIVISION: RESTAURANT ROW

PARKING ANALYSIS:

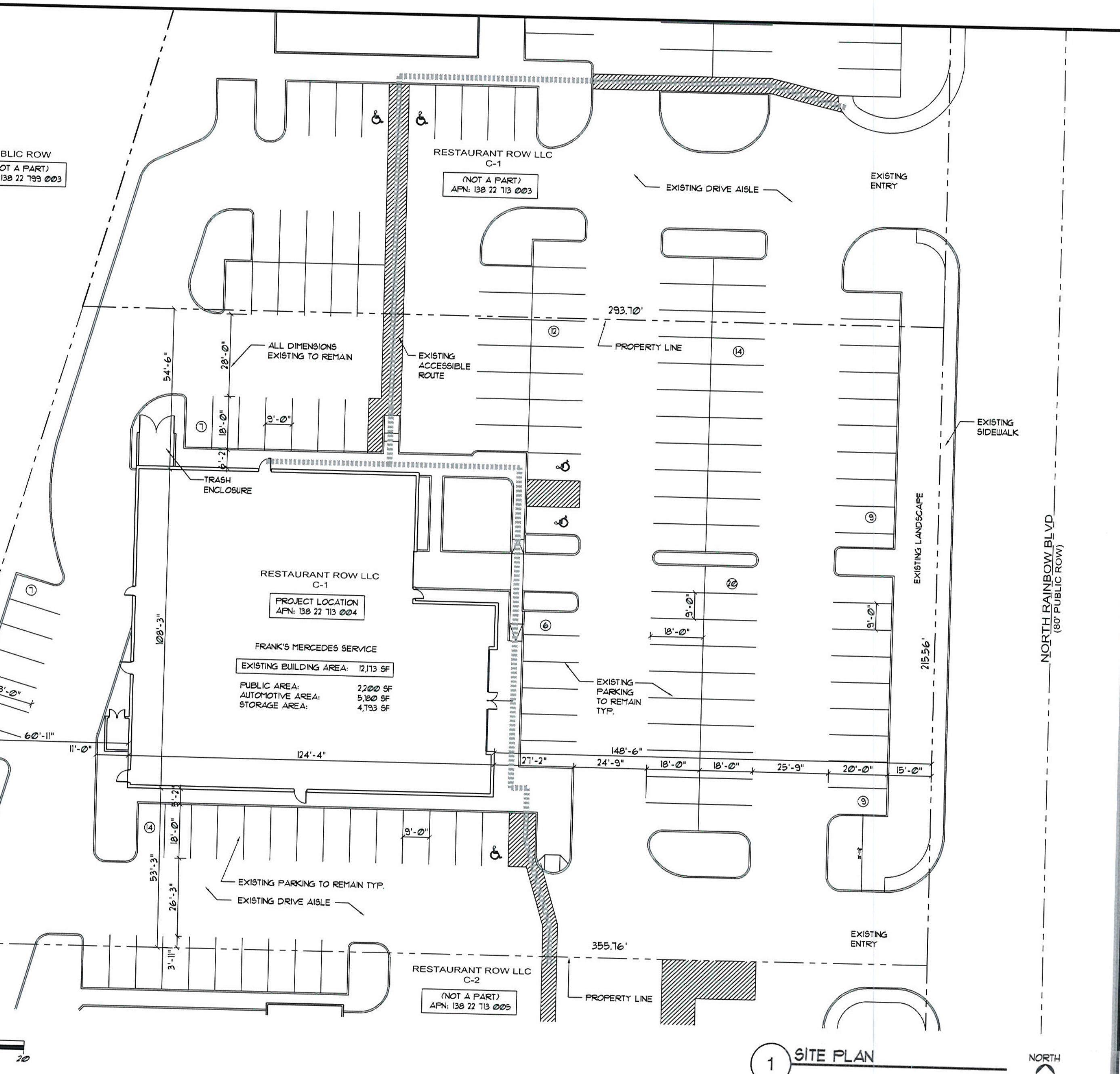
AUTO REPAIR GARAGE, MINOR: 5 SPACES + 1 PER 200 SF

FRANK'S MERCEDES SERVICE: (12,173 SF/200) + 5 =	66 SPACES
TOTAL REQUIRED:	66 SPACES
TOTAL PROVIDED:	88 SPACES*

*85 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE + 2 ACCESSIBLE SPACES


PROJECT SITE
W LAKE MEAD BLVD
SOCORRO DR
CLOVIS DR
WELLAND DR
LEMITAR DR
LOMBARD DR
INDIO DR
KRYPTON DR
CAVIAR DR
HARVEST DR
GAZELLE DR
FREDONIA DR
CALON DR
AMBY DR
HAMILTON DR
GISMO
N RAINBOW BLVD
N 95
S 95
RAMP N US95 E LAKE MEAD
RAMP E LAKE MEAD S US95

② VICINITY MAP
N.T.S.
NORTH


PUBLIC ROW
(NOT A PART)
APN: 138 22 799 003
RESTAURANT ROW LLC
C-1
(NOT A PART)
APN: 138 22 713 003
EXISTING DRIVE AISLE
EXISTING ENTRY
293.70'
PROPERTY LINE
ALL DIMENSIONS EXISTING TO REMAIN
EXISTING ACCESSIBLE ROUTE
54'-6"
28'-0"
18'-0"
9'-0"
6'-2"
TRASH ENCLOSURE
EXISTING SIDEWALK
EXISTING LANDSCAPE
215.56'
NORTH RAINBOW BLVD
(80' PUBLIC ROW)
RESTAURANT ROW LLC
C-1
PROJECT LOCATION
APN: 138 22 713 004
FRANK'S MERCEDES SERVICE
EXISTING BUILDING AREA: 12,173 SF
PUBLIC AREA: 2,200 SF
AUTOMOTIVE AREA: 5,180 SF
STORAGE AREA: 4,793 SF
108'-3"
124'-4"
224.32'
5'-9"
60'-11"
11'-0"
EXISTING PARKING TO REMAIN TYP.
148'-6"
27'-2"
24'-9"
18'-0"
18'-0"
25'-9"
20'-0"
15'-0"
53'-3"
26'-3"
3'-11"
5'-2"
EXISTING PARKING TO REMAIN TYP.
EXISTING DRIVE AISLE
355.76'
PROPERTY LINE
EXISTING ENTRY
RESTAURANT ROW LLC
C-2
(NOT A PART)
APN: 138 22 713 005
7
12
14
6
9
20
9
14
SCALE:
20 10 0 20

① SITE PLAN
NORTH

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
- kevin@gk3architecture.com
- gernie@gk3architecture.com

WWW.GK3ARCHITECTURE.COM

OWNERS:
RESTAURANT ROW LLC

PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS	
NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
01-25-2012

ISSUED FOR:
CLV APPROVAL

SHEET:
A1.0

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City of Las Vegas
Department of Planning

SUP-44437

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
- kevin@gk3architecture.com
- gemie@gk3architecture.com

WWW.GK3ARCHITECTURE.COM

OWNERS:
RESTAURANT ROW LLC

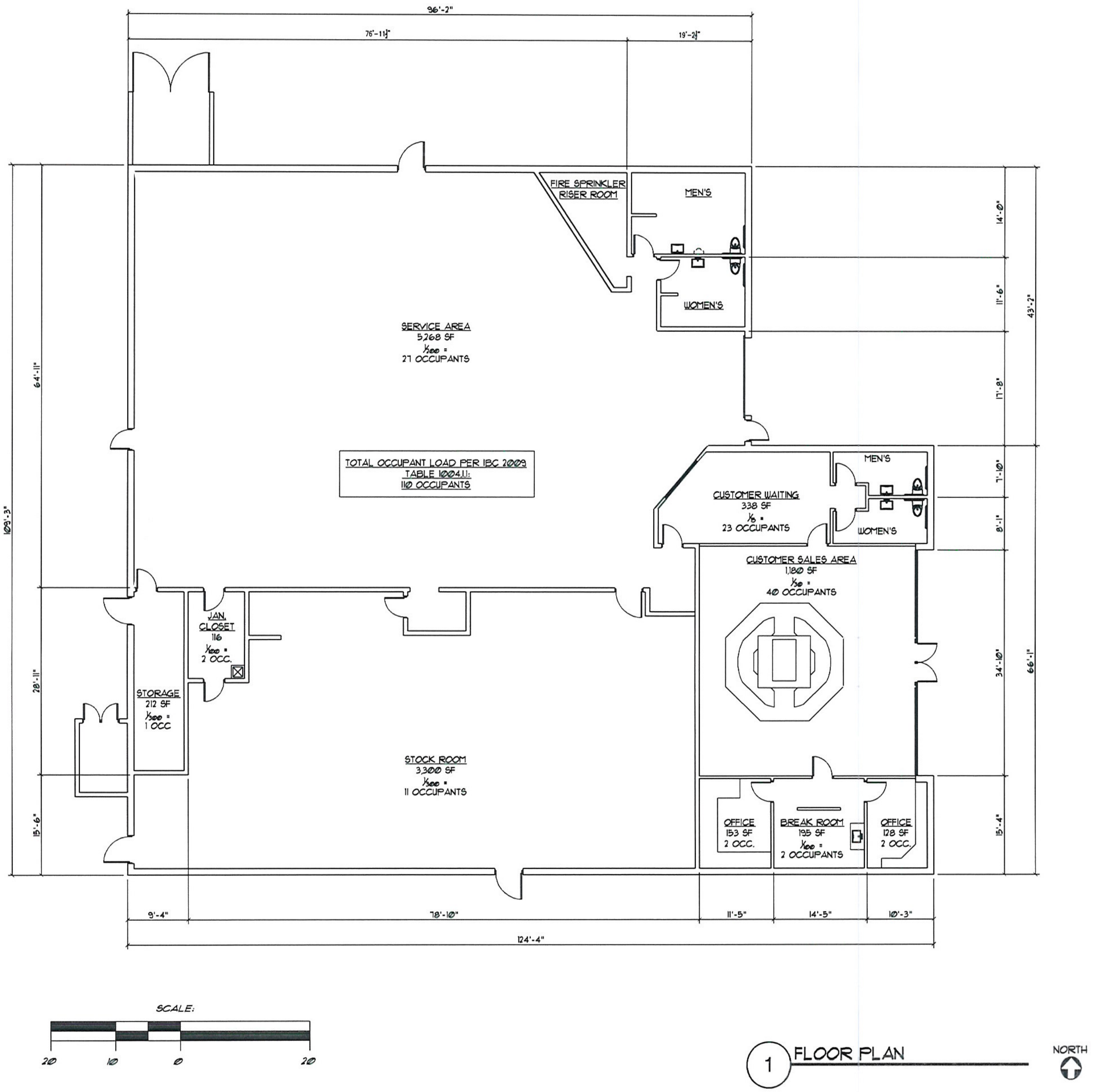
PROJECT:
FRANK'S MERCEDES SERVICE
1931 N. RAINBOW BLVD.
LAS VEGAS, NV 89108
APN: 138 22 713 004

SEAL:

REVISIONS NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLAN

SCALE: AS NOTED
DATE: 01-25-2012
ISSUED FOR: CLV APPROVAL
SHEET: A2.0


96'-2"
76'-11½"
19'-2½"
FIRE SPRINKLER RISER ROOM
MEN'S
WOMEN'S
SERVICE AREA
5268 SF
1/200 =
27 OCCUPANTS
TOTAL OCCUPANT LOAD PER IBC 2009
TABLE 1004.1.1:
110 OCCUPANTS
CUSTOMER WAITING
338 SF
1/15 =
23 OCCUPANTS
MEN'S
WOMEN'S
CUSTOMER SALES AREA
1,180 SF
1/30 =
40 OCCUPANTS
JAN. CLOSET
116
1/100 =
2 OCC.
STORAGE
212 SF
1/300 =
1 OCC
STOCK ROOM
3,300 SF
1/300 =
11 OCCUPANTS
OFFICE
153 SF
2 OCC.
BREAK ROOM
195 SF
1/100 =
2 OCCUPANTS
OFFICE
128 SF
2 OCC.
14'-0"
11'-6"
17'-8"
7'-10"
8'-1"
34'-10"
15'-4"
43'-2"
66'-1"
64'-11"
28'-11"
15'-6"
109'-3"
9'-4"
78'-10"
11'-5"
14'-5"
10'-3"
124'-4"
SCALE:
20
10
0
20
NORTH

① FLOOR PLAN

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Department of Planning

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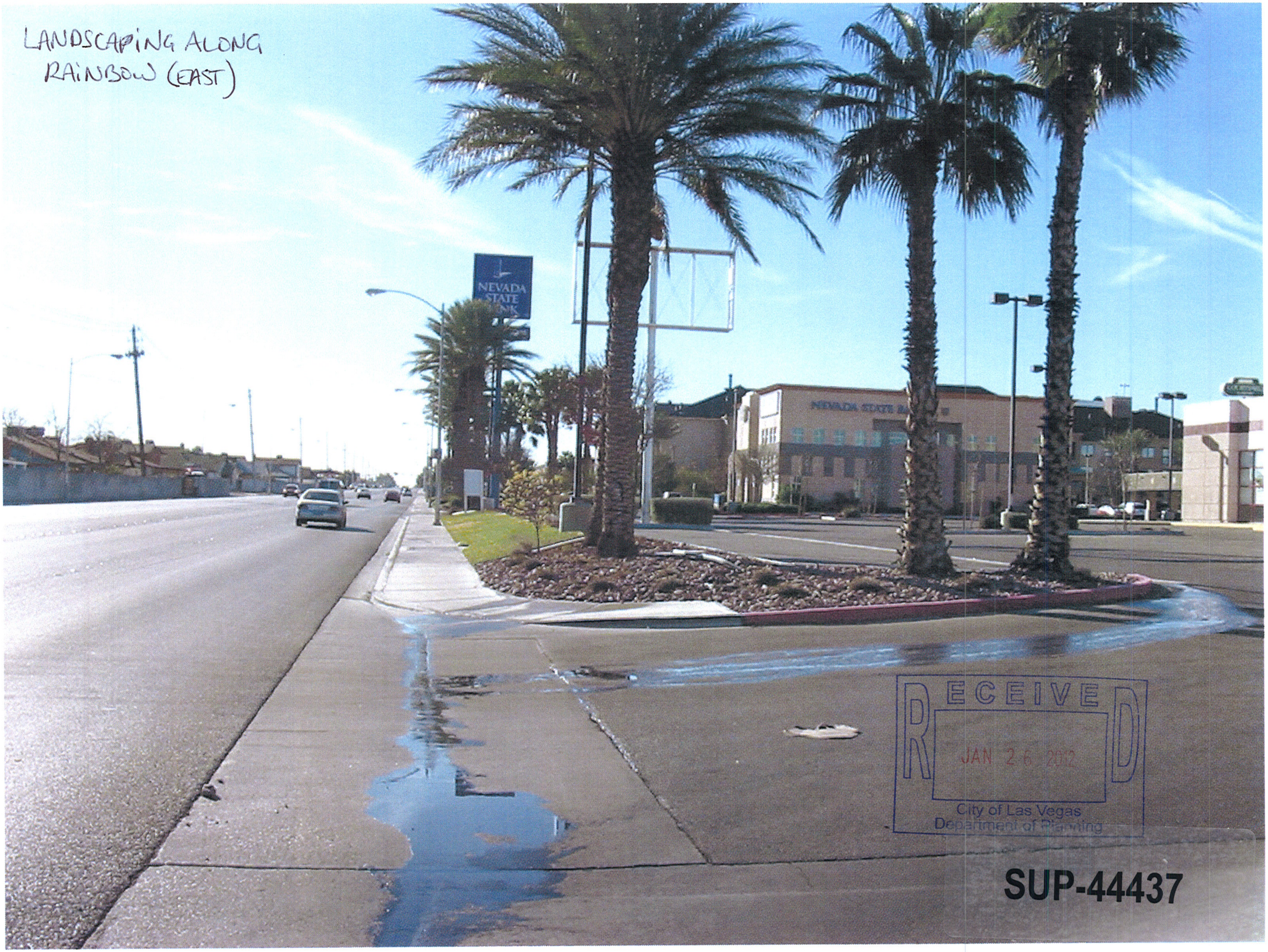
NEVADA STATE BANK
NEVADA STATE BANK

LANDSCAPING ALONG RAINBOW (EAST)

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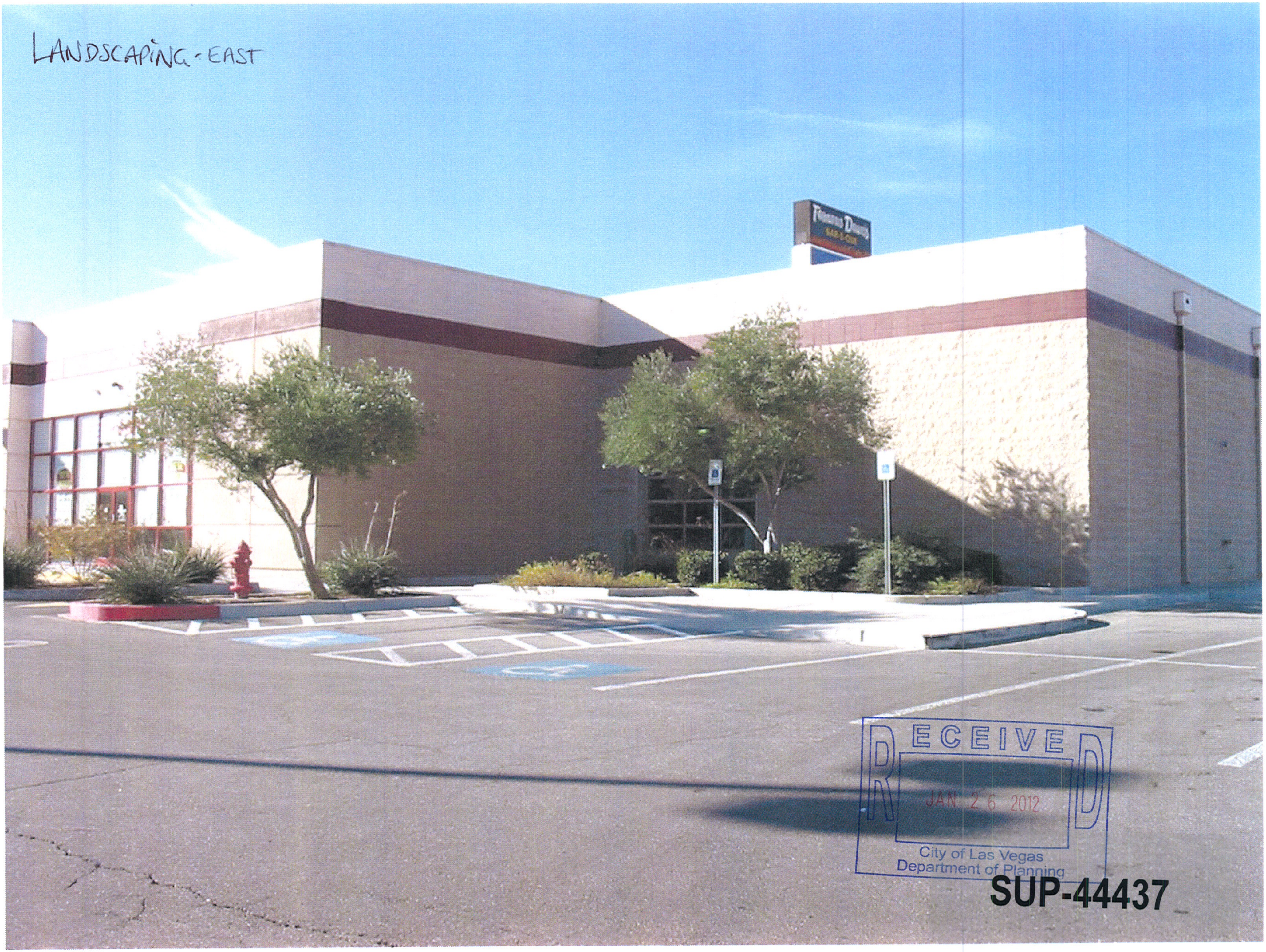
LANDSCAPING - EAST



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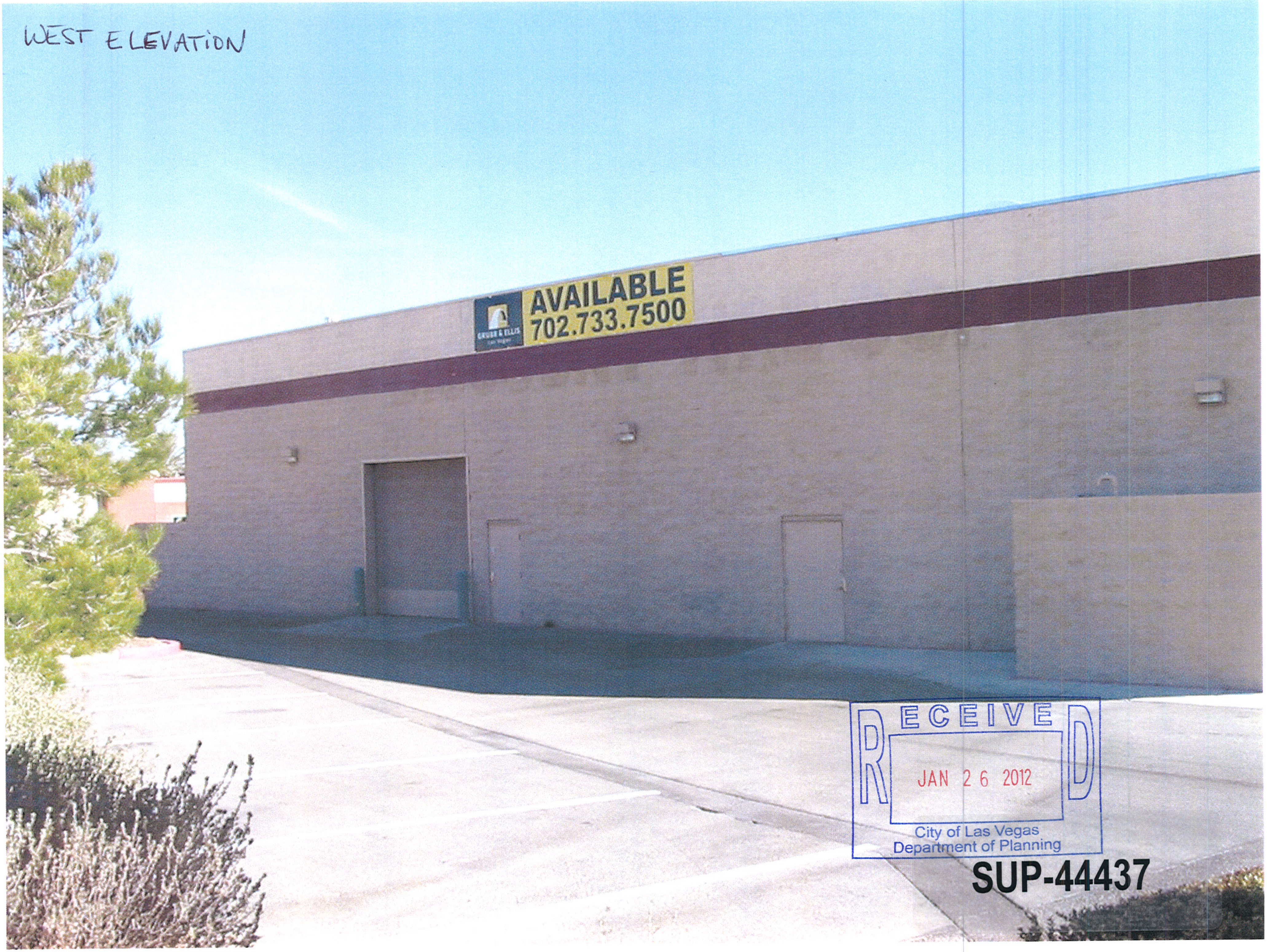
SUP-44437

WEST ELEVATION


GRUBB & ELLIS
Las Vegas
AVAILABLE
702.733.7500

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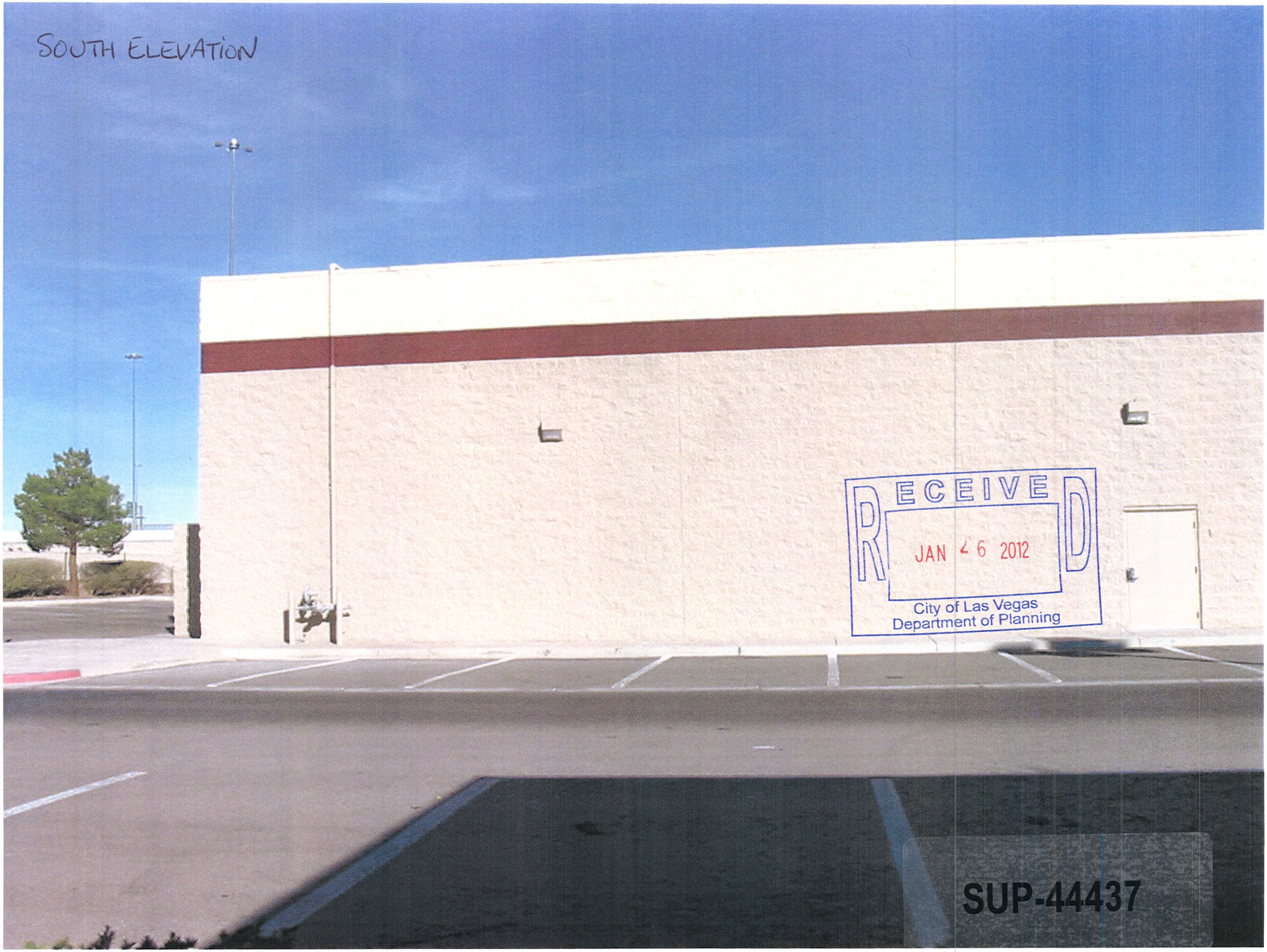

SOUTH ELEVATION

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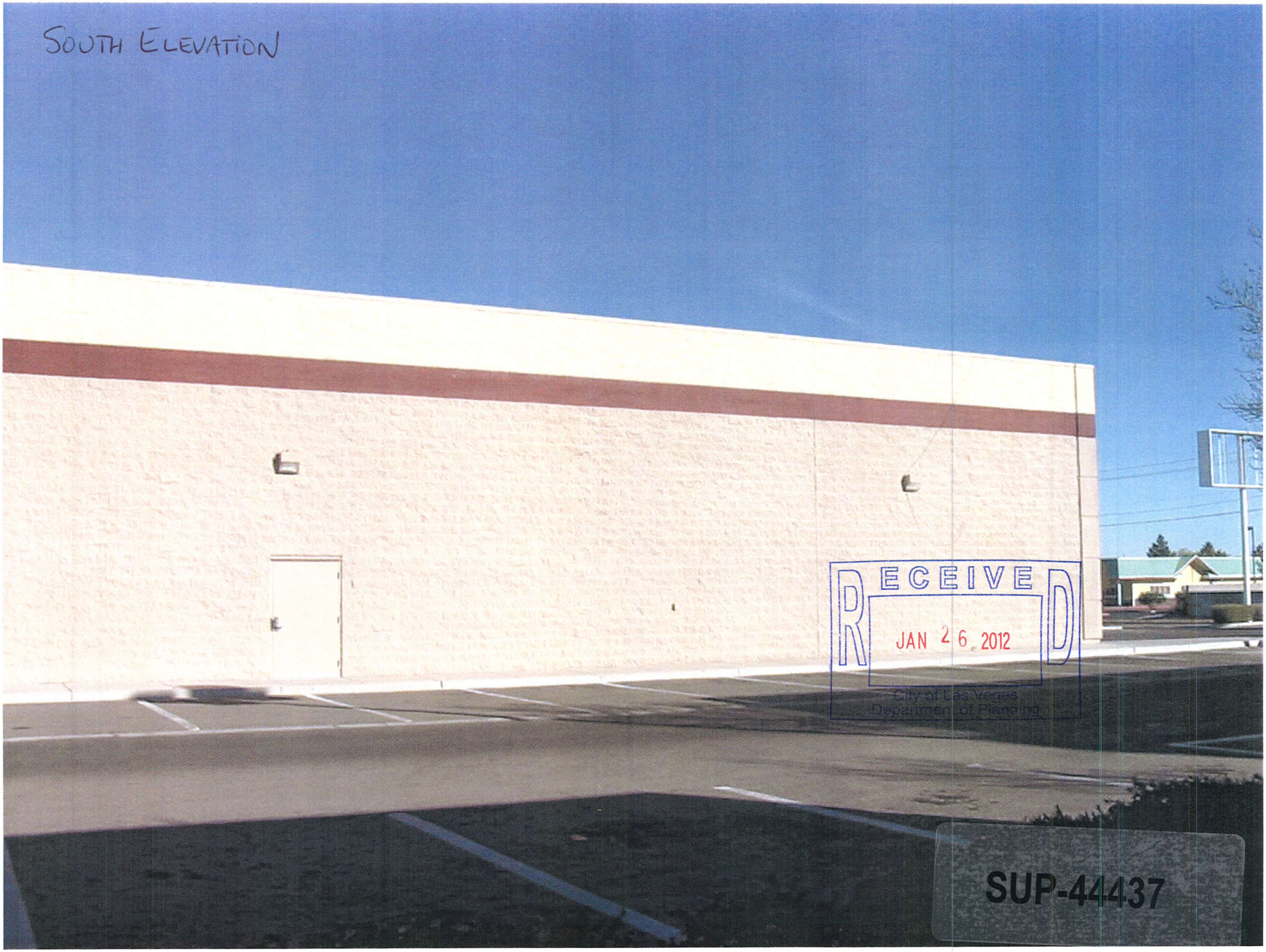

SOUTH ELEVATION

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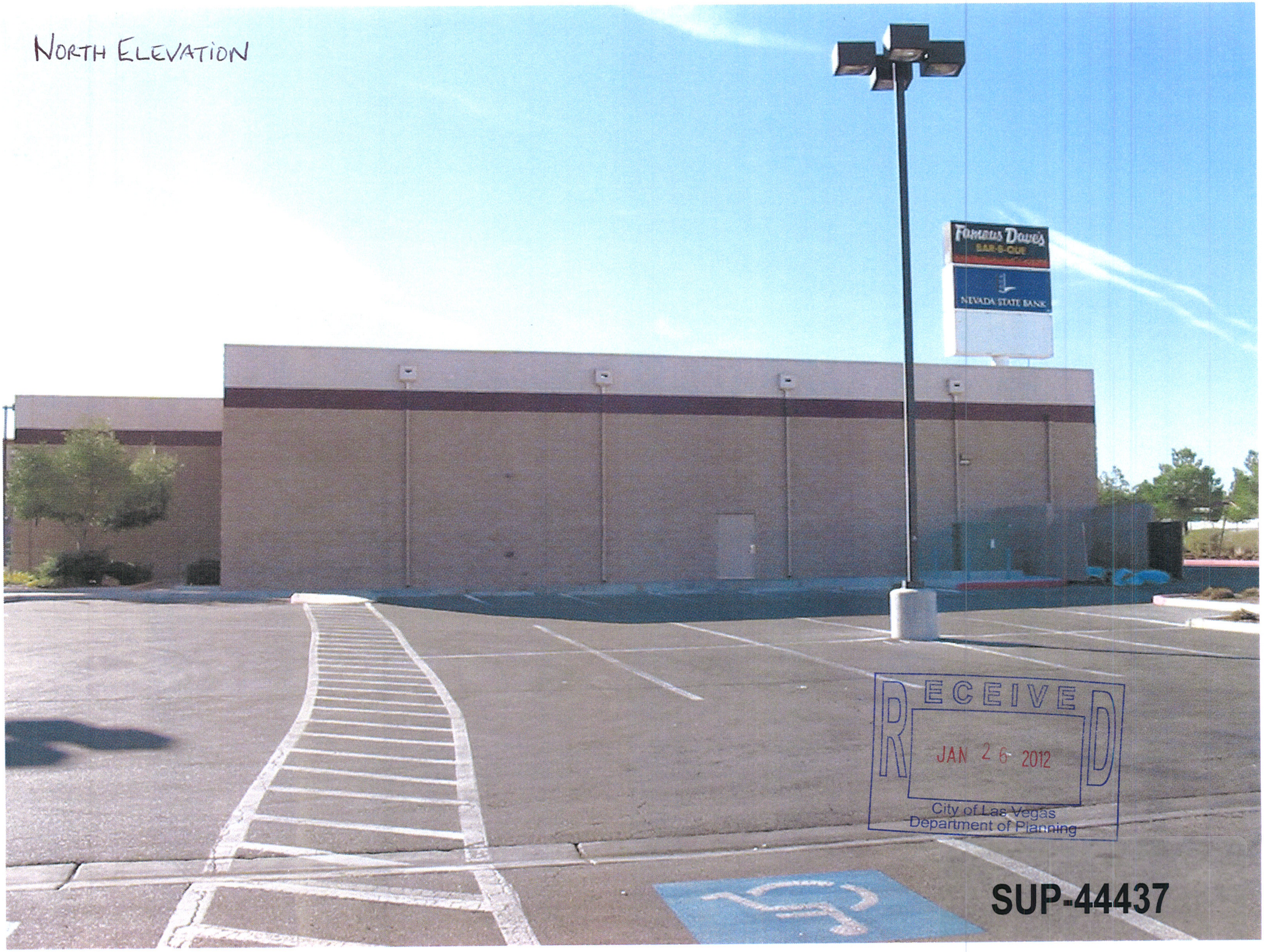
Department of Planning

SUP-44437

North Elevation


Famous Dave's
BAR-B-QUE
NEVADA STATE BANK

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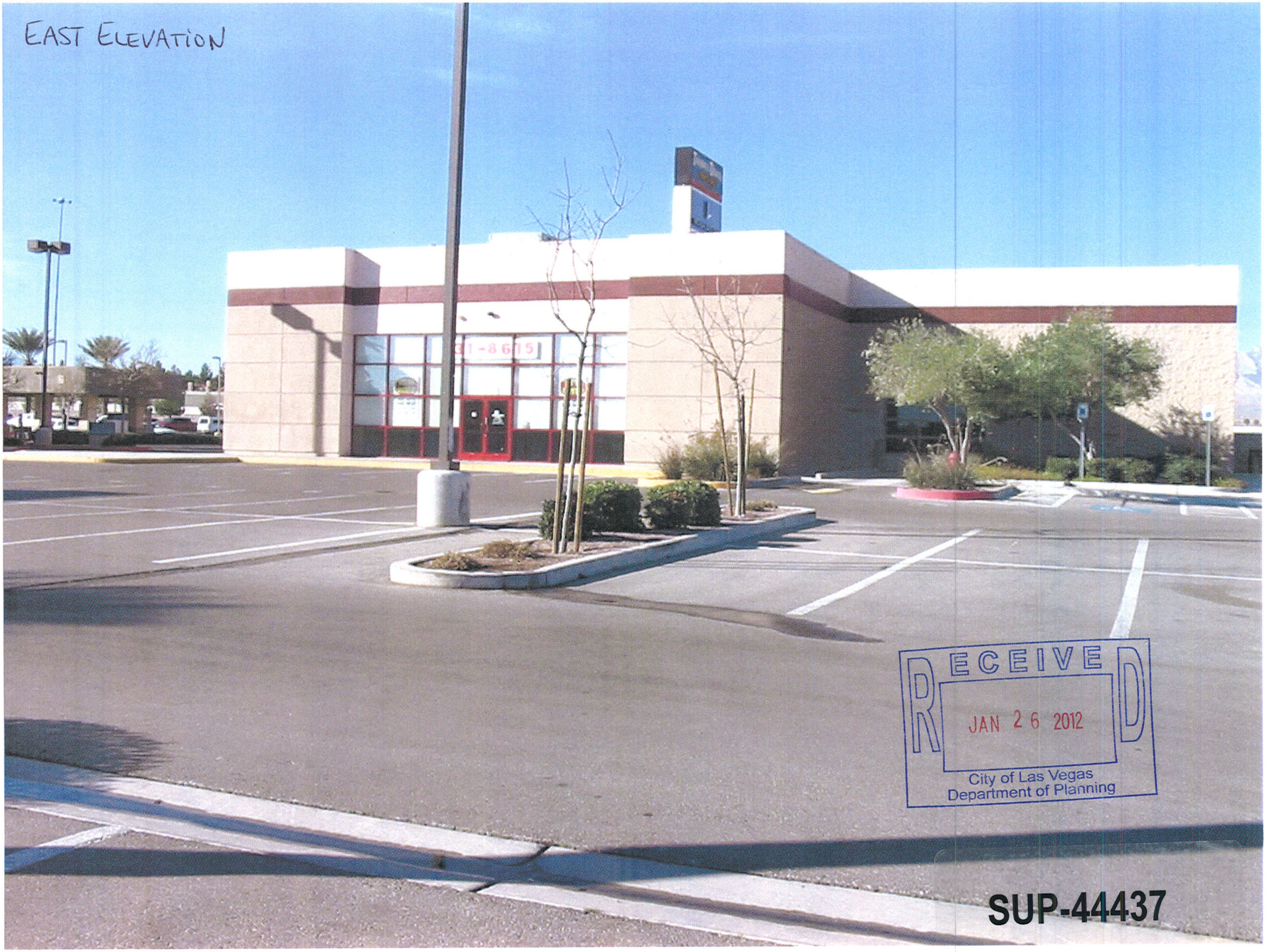
City of Las Vegas
Department of Planning

SUP-44437

EAST ELEVATION



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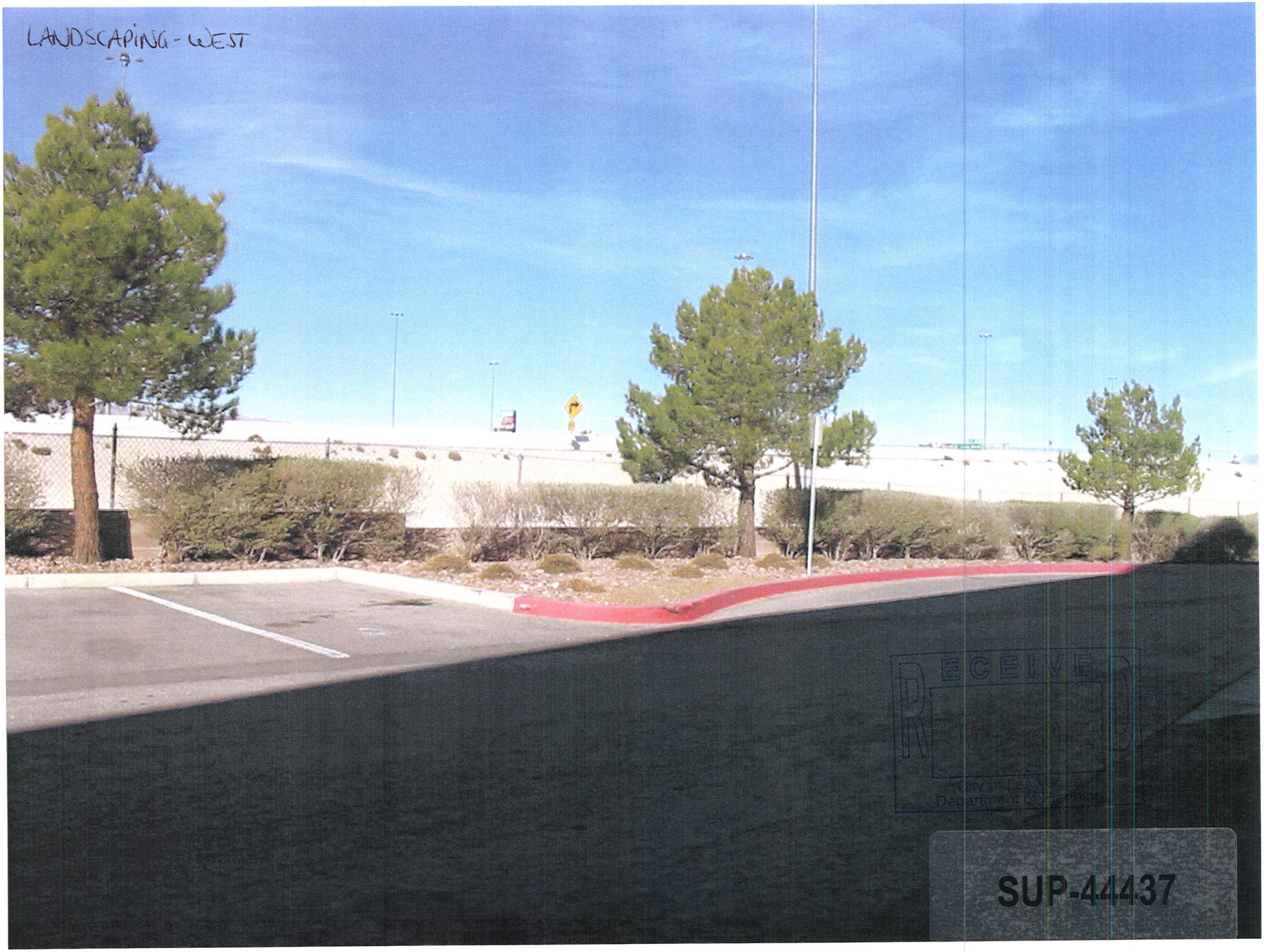
City of Las Vegas
Department of Planning

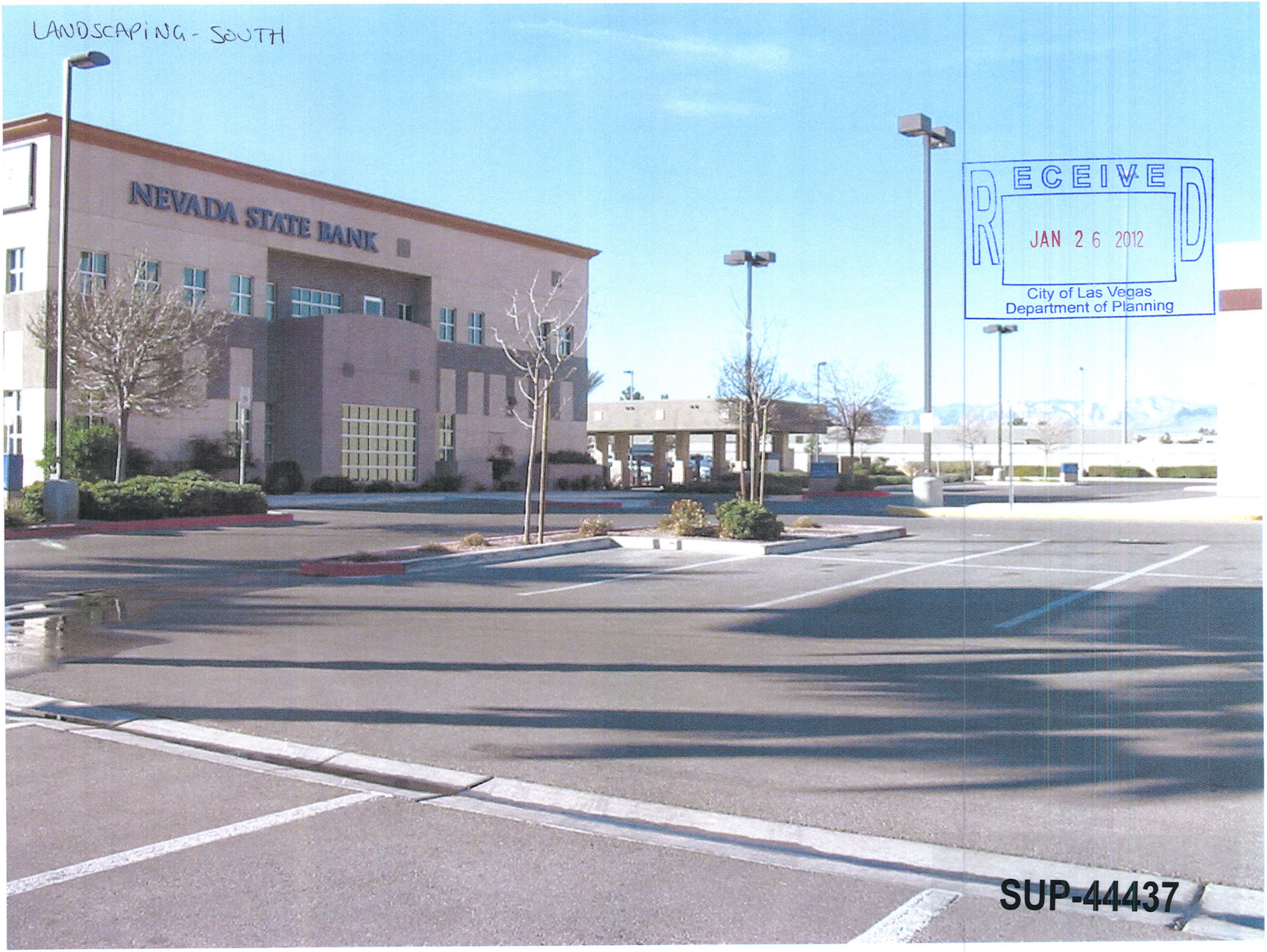


LANDSCAPING - WEST

RECEIVED
City of Las Vegas
Department of Planning

SUP-44437

LANDSCAPING - SOUTH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City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

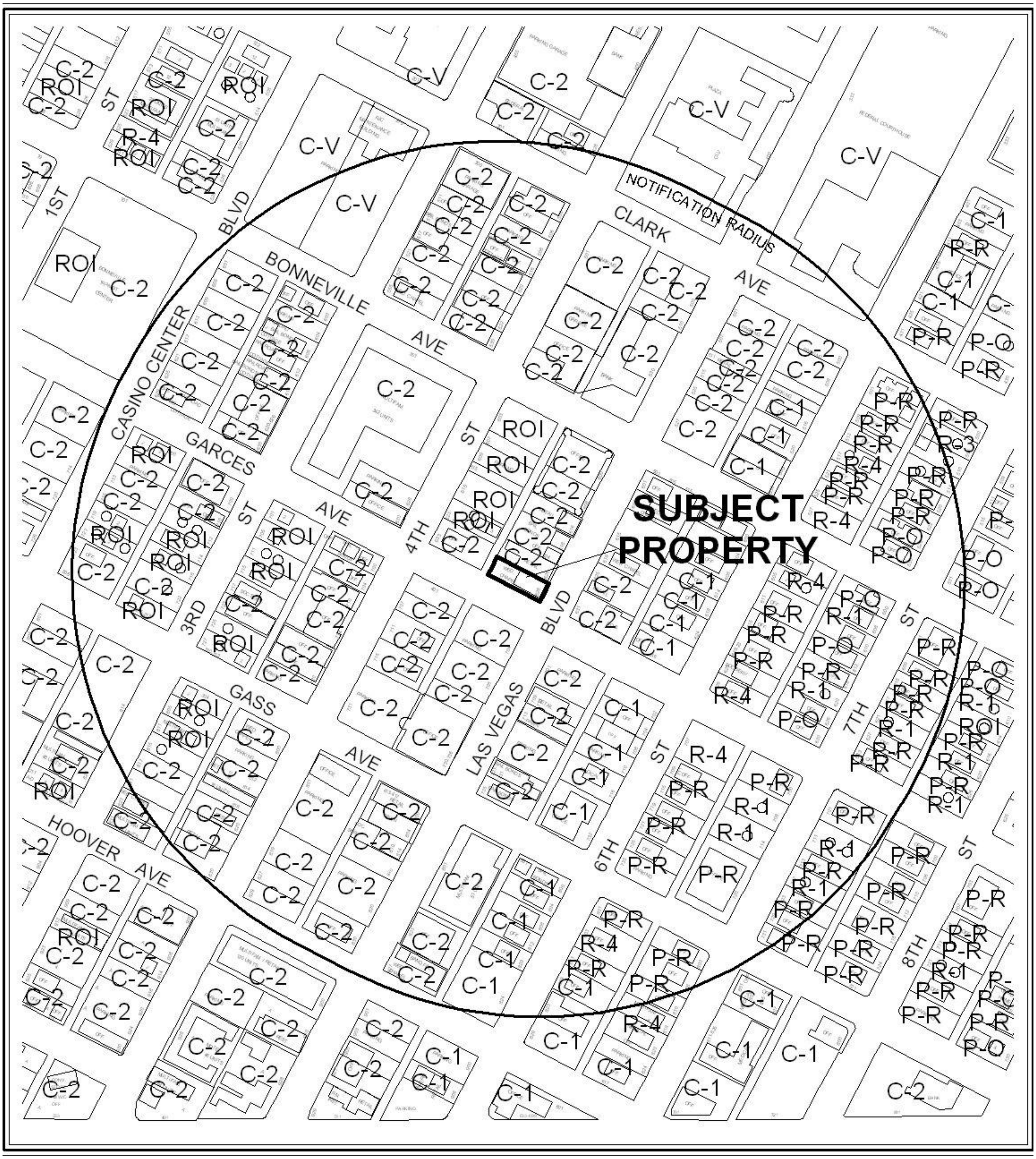
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

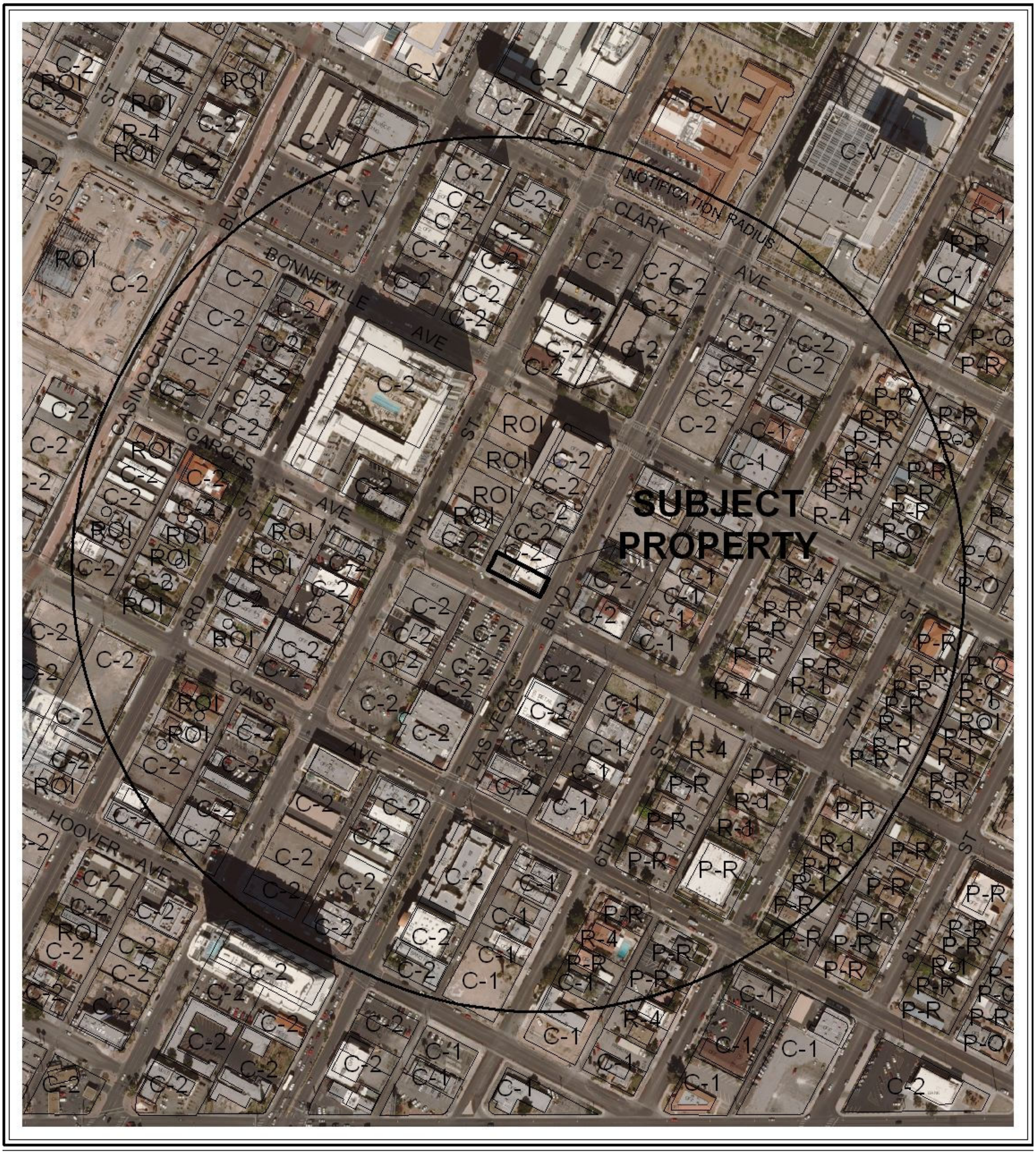

NOTIFICATION RADIUS
SUBJECT PROPERTY
CLARK AVE
BONNEVILLE AVE
GARCES AVE
GASS AVE
HOOVER AVE
CASINO CENTER BLVD
1ST ST
3RD ST
4TH ST
LAS VEGAS BLVD
6TH ST
7TH ST
8TH ST
C-V
C-2
C-1
ROI
R-4
R-1
R-3
P-R
P-O

CASE: **SUP-44443**

RADIUS: 1000 FEET

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

0
300
600 Feet


SUBJECT PROPERTY
NOTIFICATION RADIUS
CLARK AVE
BONNEVILLE AVE
GARCES AVE
GASS AVE
HOOVER AVE
CASINO CENTER BLVD
1ST
3RD ST
4TH ST
LAS VEGAS BLVD
6TH ST
7TH ST
8TH ST
C-2
C-V
C-1
ROI
R-4
P-R
P-O
R-1
R-d
0 300 600 Feet
N

CASE: **SUP-44443**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44443** APN: 139-34-311-140

Name of Property Owner: Garces Venture LLC

Name of Applicant: Las Vegas Boulevard Tattoo

Name of Representative: Scott Petrony

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

☐ Yes ☒ No

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

City Official: ______________________

Partner(s): ______________________ ______________________

APN: ______________________

Signature of Property Owner: ______________________

Print Name: Robert Finvarb, Mgr.

Subscribed and sworn before me

This 23rd day of January, 2012

Tammie Rankine

Notary Public in and for said County and State

Tammie Rankine

Notary Public State of Florida
Tammie Rankine
My Commission DD780455
Expires 04/20/2012

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City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Boulevard Tattoo
Project Address (Location) 630 S Las Vegas Blvd, Las Vegas, NV 89103
Project Name Las Vegas Boulevard Tattoo **Proposed Use** Tattoo/Piercing
Assessor's Parcel #(s) 139-34-311-140 **Ward #** 3-Coffin
General Plan: existing Office proposed Tattoo **Zoning:** existing C-2 proposed No Change
Commercial Square Footage 2230 sq ft **Floor Area Ratio**
Gross Acres 0.15 **Lots/Units** 1 **Density**
Additional Information

PROPERTY OWNER Garces Venture LLC **Contact** (305) 866-7555
Address 1065 Kane Concourse, Suite 201 **Phone:** **Fax:**
City Bay Harbor Island **State** FL **Zip** 33154
E-mail Address

APPLICANT Las Vegas Boulevard Tattoo **Contact** (702) 343-0140
Address 630 S. Las Vegas Blvd. **Phone:** **Fax:**
City Las Vegas **State** NV **Zip** 89013
E-mail Address

REPRESENTATIVE Scott Petrony **Contact** (702) 343-0140
Address 3001 W. Warm Springs Rd. 423 **Phone:** **Fax:**
City Henderson **State** NV **Zip** 89014
E-mail Address scottpetrony@yahoo.com

Property Owner Signature*
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Robert Finvarb, Mgr

Subscribed and sworn before me
This 23rd day of January, 2012.
Tammie Rankine
Tammie Rankine
Notary Public in and for said County and State

Notary Public State of Florida
Tammie Rankine
My Commission DD780455
Expires 04/20/2012

FOR DEPARTMENT USE ONLY

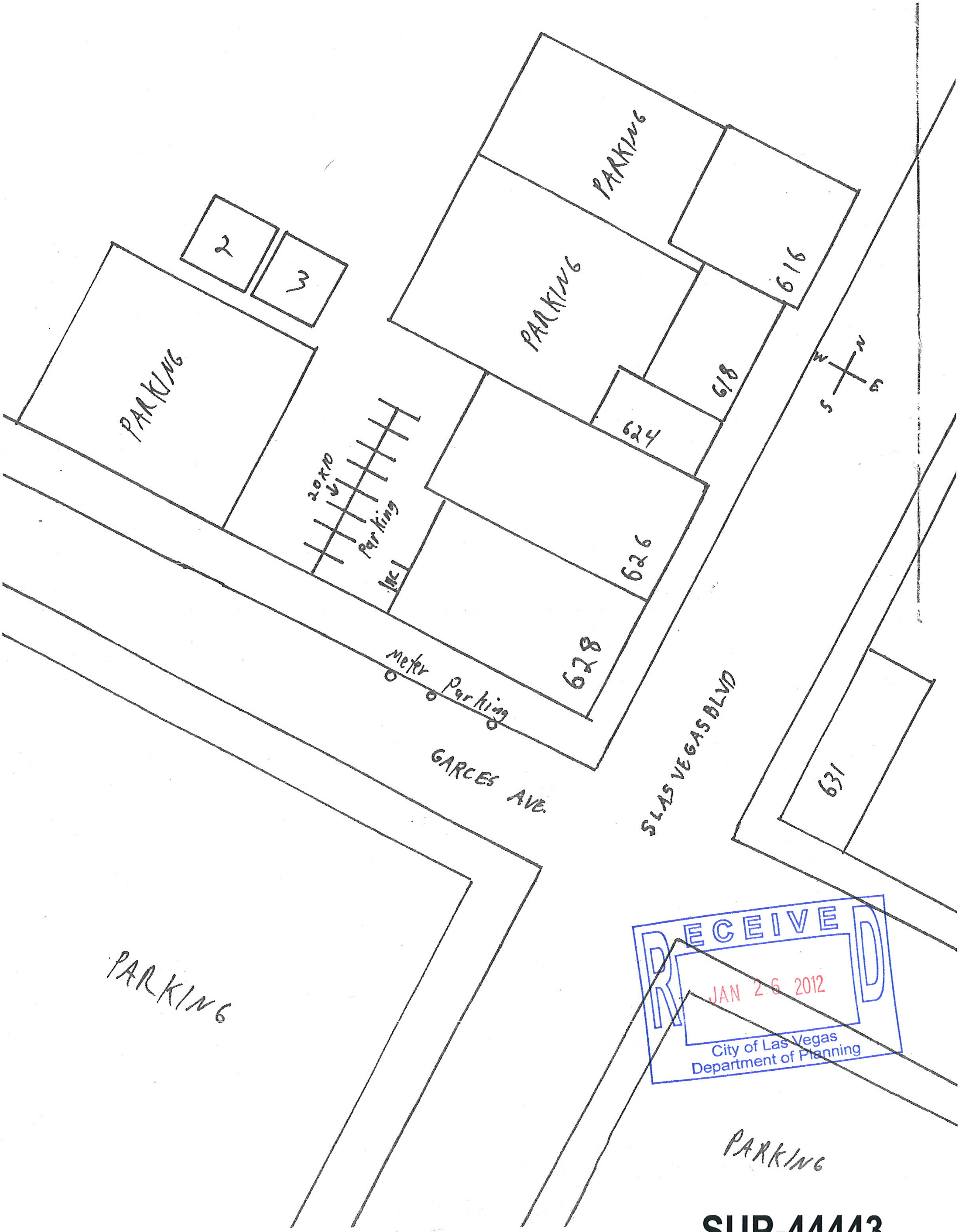
Case #	SUP-44443
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

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

RECEIVED
JAN 26 2012
City of Las Vegas
Department of Planning

Revised 10/27/08

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


PARKING
PARKING
2
3
PARKING
616
PARKING
618
624
20x10
Parking
W
N
E
S
WC
626
628
Meter Parking
GARCES AVE.
S LAS VEGAS BLVD
631
PARKING
PARKING

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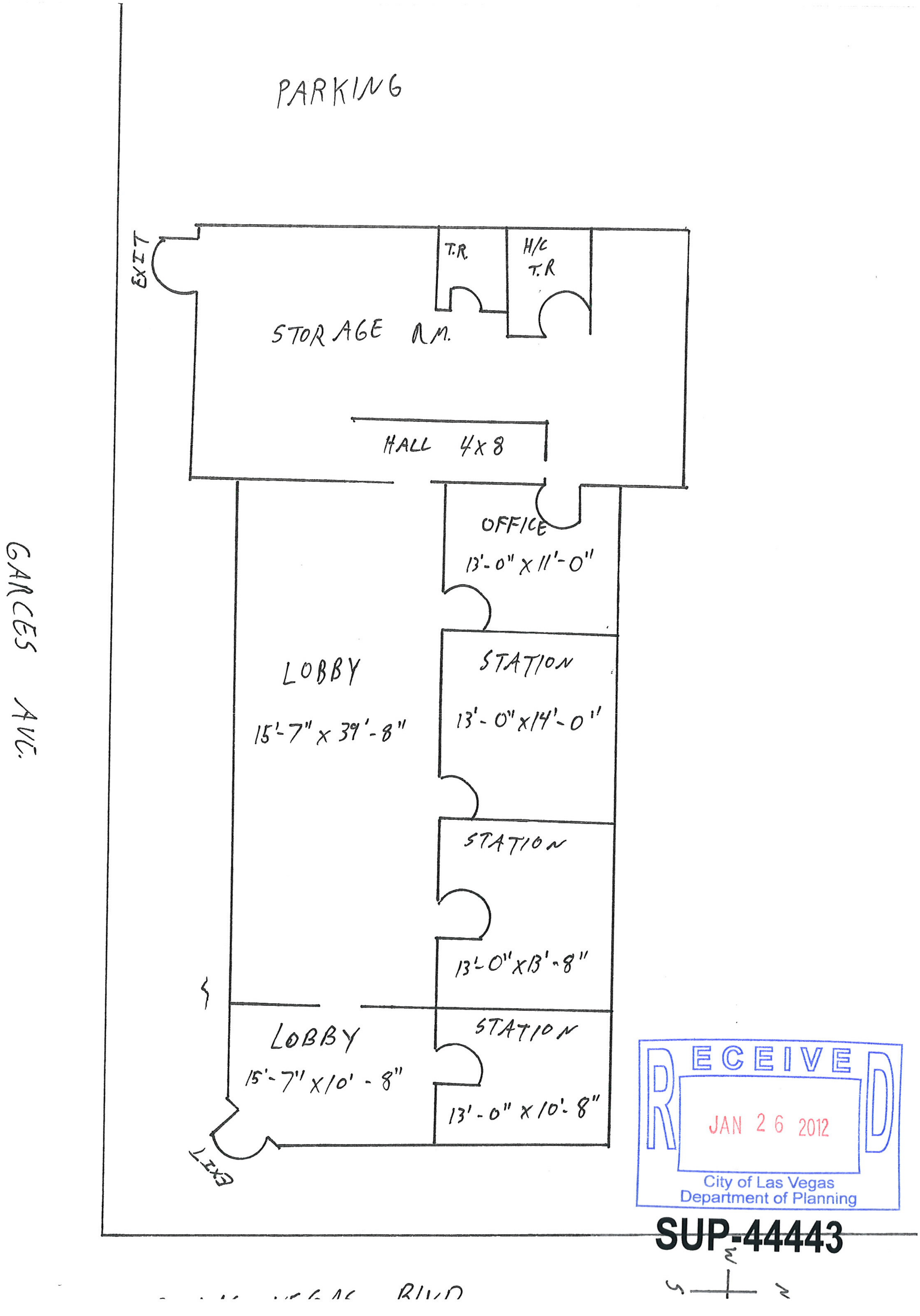
Department of Planning

SUP-44443


PARKING
EXIT
T.R.
H/C T.R
STORAGE RM.
HALL 4x8
OFFICE
13'-0" x 11'-0"
LOBBY
15'-7" x 39'-8"
STATION
13'-0" x 14'-0"
STATION
13'-0" x 13'-8"
LOBBY
15'-7" x 10'-8"
STATION
13'-0" x 10'-8"
EXIT
GARCES AVE.
VEGAS BLVD
E
S
N

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City of Las Vegas
Department of Planning

Justification Letter

We plan to open a tattoo shop, Las Vegas Boulevard Tattoo, at 630 Las Vegas Blvd. S Las Vegas, NV 89013. Our hours of operation are projected to be from 10am to 2am. Within this location we plan on having a clean and friendly environment that is welcoming to all patrons. We will be providing tattoos and piercing and selling merchandise such as jewelry, shirts, hats etc. We are strictly a body art establishment and will not be selling any smoke products.

Our shop is going to be a drug and alcohol free working environment. Any artist found to be under the influence of any substance will be terminated immediately. We will hold high standards of cleanliness throughout according to health department regulations.

With the opening of the shop, we will be able to help give back to the community as well. We plan on teaming up with various charities and donating a percentage of the shops profit to each. We will be working with charities for children, the less fortunate, the U.S. military, breast cancer and so on.

In conclusion, our shop will be clean, classy and well maintained. With internet advertising and other marketing tools, we plan on drawing in not only tourists but also to be able to cater to the locals. Being that tattoo shops are in the top ten percent of business that succeed, we plan on doing what we can to help the city of Las Vegas continue to grow. Thank you for your time.

Sincerely,
Scott Petrony and Ryan Mortensen

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SUP-44443
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

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

SUBJECT:

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

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

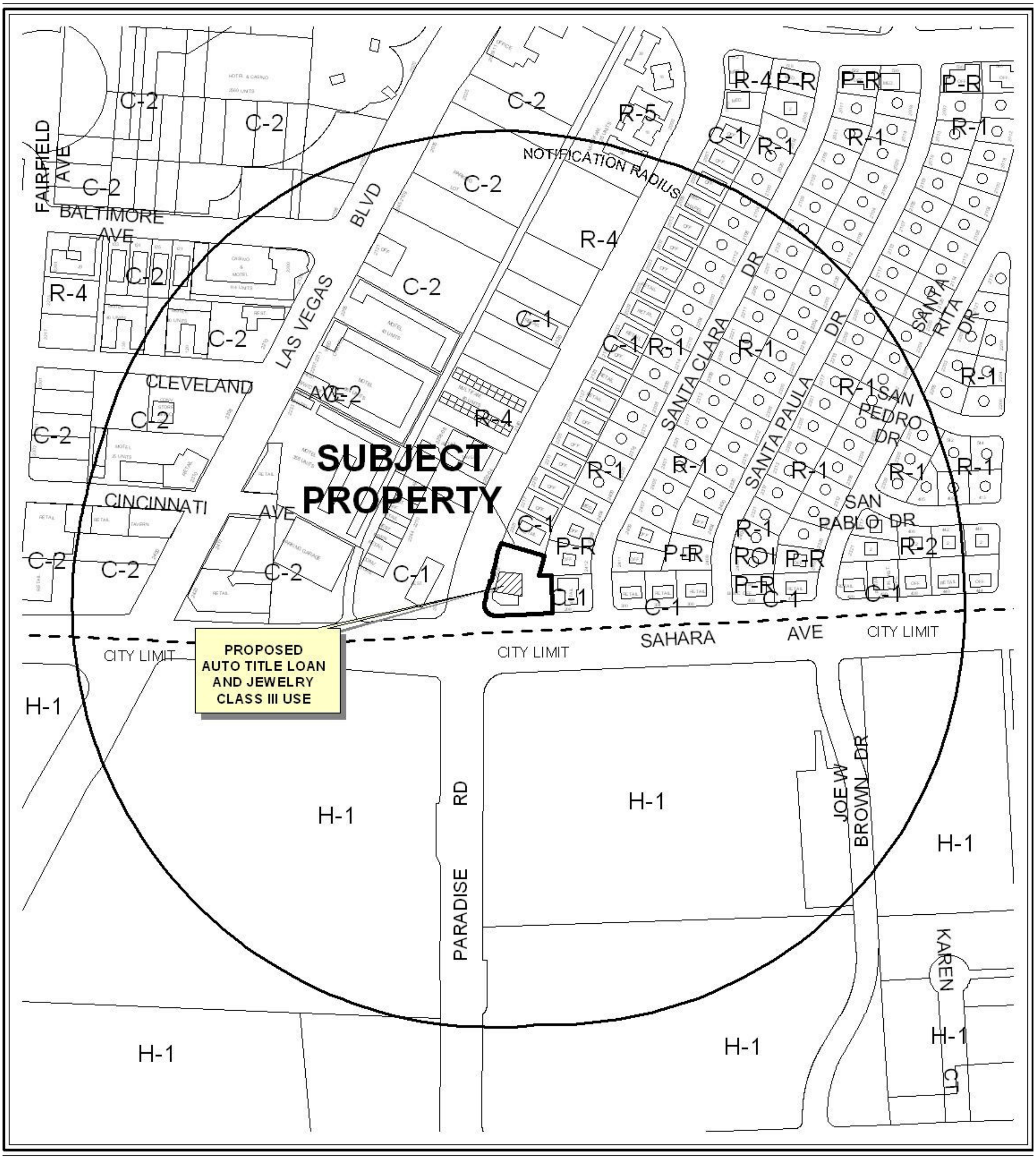
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	0
City Council Meeting	0	**City Council Meeting**	0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

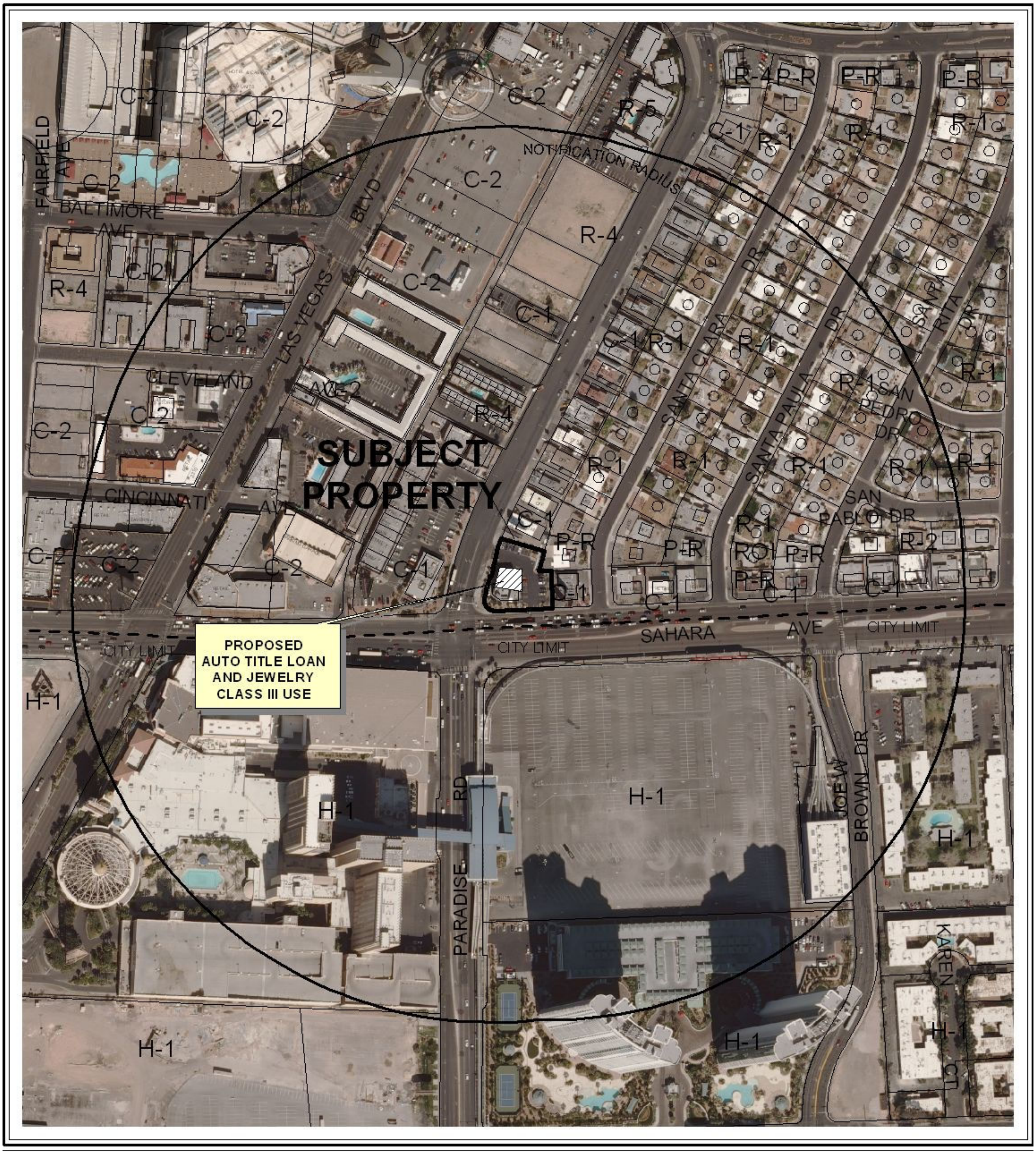
1. Location and Aerial Maps - SUP-44439 and SUP-44440
2. Special Maps\
3. Conditions and Staff Report - SUP-44439 and SUP-44440
4. Supporting Documentation
5. Photos - SUP-44439 and SUP-44440
6. Justification Letter - SUP-44439 and SUP-44440


SUBJECT PROPERTY
PROPOSED AUTO TITLE LOAN AND JEWELRY CLASS III USE
NOTIFICATION RADIUS
LAS VEGAS BLVD
SAHARA AVE
CITY LIMIT
PARADISE RD
JOE W BROWN DR
KAREN CT
FAIRFIELD AVE
BALTIMORE AVE
CLEVELAND AVE
CINCINNATI AVE
SANTA CLARA DR
SANTA PAULA DR
SANTA RITA DR
SAN PEDRO DR
SAN PABLO DR
C-1
C-2
R-1
R-2
R-4
R-5
P-R
ROI
H-1
0
300
600 Feet
N

CASE: **SUP-44439 AND SUP-44440**

RADIUS: 1000 FEET

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


SUBJECT PROPERTY
PROPOSED AUTO TITLE LOAN AND JEWELRY CLASS III USE
NOTIFICATION RADIUS
LAS VEGAS BLVD
SAHARA AVE
CITY LIMIT
PARADISE RD
JOE W BROWN DR
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BALTIMORE AVE
CLEVELAND AVE
CINCINNATI AVE
SANTA CLARA DR
SANTA PAULA DR
SANTA RITA DR
SAN PEDRO DR
SAN PABLO DR
KAREN CT
C-1
C-2
R-1
R-2
R-4
R-5
P-R
ROI
H-1
0 300 600 Feet
N

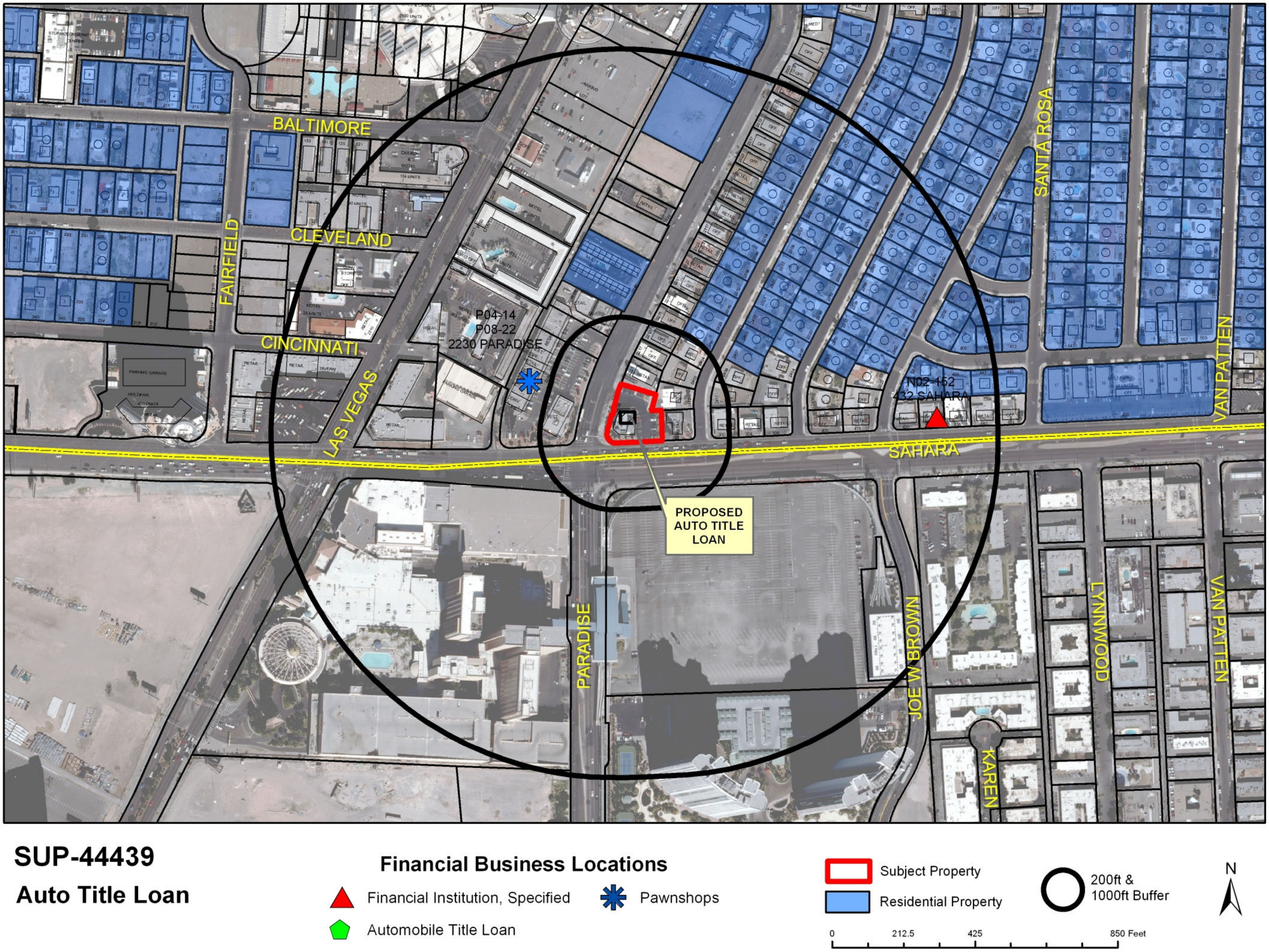
CASE: **SUP-44439 AND SUP-44440**

RADIUS: 1000 FEET

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

SUP-44439

Auto Title Loan


BALTIMORE
CLEVELAND
CINCINNATI
FAIRFIELD
LAS VEGAS
SANTA ROSA
VAN PATTEN
SAHARA
PARADISE
JOE W BROWN
LYNNWOOD
KAREN
P04-14
P08-22
2230 PARADISE
N02-152
432 SAHARA
PROPOSED AUTO TITLE LOAN
Financial Business Locations
Financial Institution, Specified
Pawnshops
Automobile Title Loan
Subject Property
Residential Property
200ft & 1000ft Buffer
0
212.5
425
850 Feet
N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Auto Title

Application/Petition For: Special use permit/Waiver/~~Financial~~ services Specified

Project Address (Location) 2233 Paradise Road, Las Vegas, NV 89104

Project Name Paradise Loan & Gold Center **Proposed Use** ______

Assessor's Parcel #(s) 162-03-413-022 **Ward #** 3-Coffin

General Plan: existing ______ proposed ______ **Zoning:** existing ______ proposed ______

Commercial Square Footage 1256 **Floor Area Ratio** ______

Gross Acres ______ **Lots/Units** ______ **Density** ______

Additional Information Companion item Jewelery class III including auto title

PROPERTY OWNER Paradise Plaza, LLC **Contact** Allen Mescobi
Address 11845 W. Olympic Blvd #1265W **Phone:** 310 424-3439 **Fax:** 310 424-3499
City Los Angeles **State** CA **Zip** 90064
E-mail Address allen@regroupcorp.com

APPLICANT 2233 Paradise Road, LLC **Contact** Lyman Lambson
Address 2233 Paradise Road **Phone:** (702) 545-7515 **Fax:** (702) 974-1432
City Las Vegas **State** NV **Zip** 89104
E-mail Address lyman@thecrownvegas.com

REPRESENTATIVE 2233 Paradise Road, LLC **Contact** Lyman Lambson
Address 2233 Paradise Road **Phone:** (702) 545-7515 **Fax:** (702) 974-1432
City Las Vegas **State** NV **Zip** 89104
E-mail Address lyman@thecrownvegas.com

Property Owner Signature* ______

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Paradise Plaza, LLC /Allen Mescobi

Subscribed and sworn before me

This ______ day of ______, 20 ______.

______

Notary Public in and for said County and State

Please see attached California Jurat
Jean A. Norton
Notary Public
1/25/12

FOR DEPARTMENT USE ONLY

Case #	SUP-44439
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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Department of Planning

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

25 day of January, 2012, by
Date Month Year

(1) Allen Mescobi,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) n/a,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jean A. Norton
Signature of Notary Public

JEAN A. NORTON
Commission # 1863295
Notary Public - California
Los Angeles County
My Comm. Expires Aug 30, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: LAS Vegas Nevada Dept of Planning application/Petition Form Project: Paradise Loan & Gold Ctr &

Document Date: 1/25/12 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

& Special use permit/Jewelry class 3

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

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City of Las Vegas
Department of Planning

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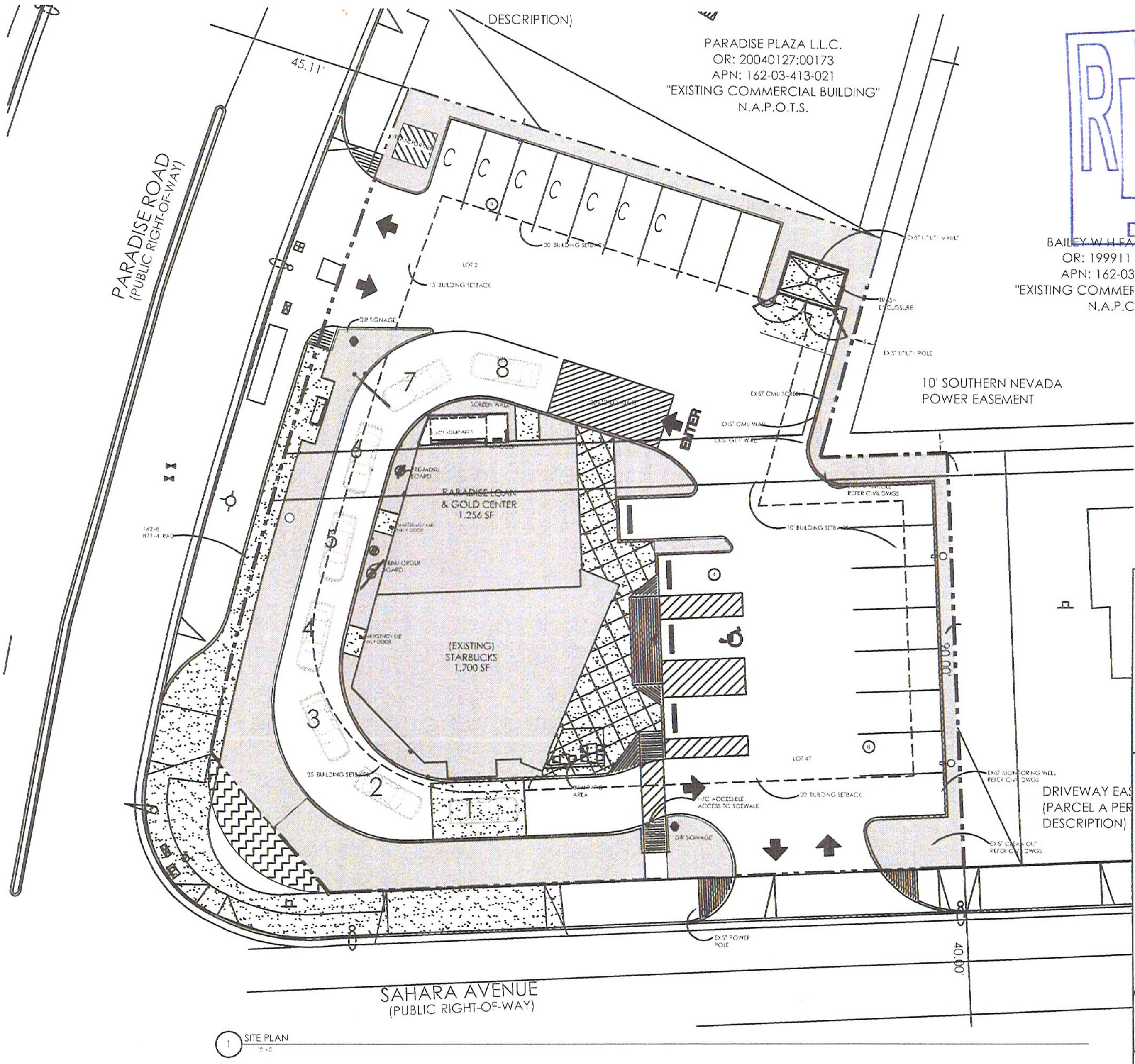
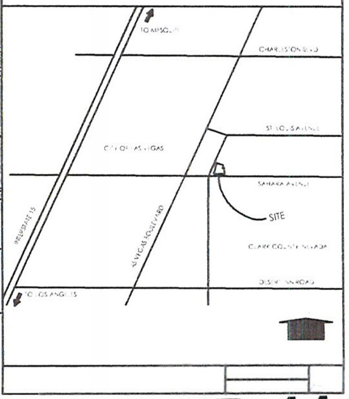

DESCRIPTION)
PARADISE PLAZA L.L.C.
OR: 20040127:00173
APN: 162-03-413-021
"EXISTING COMMERCIAL BUILDING"
N.A.P.O.T.S.
45.11'
PARADISE ROAD
(PUBLIC RIGHT-OF-WAY)
C
20' BUILDING SETBACK
LOT 2
15' BUILDING SETBACK
DIR SIGNAGE
TRASH ENCLOSURE
EXIST UTILITY POLE
EXIST UTILITY VAULT
BAILEY W H FA
OR: 199911
APN: 162-03
"EXISTING COMMER
N.A.P.C
10' SOUTHERN NEVADA
POWER EASEMENT
EXIST CMU SCREEN
EXIST CMU WALL
ENTER
SCREEN WALL
8
7
6
5
4
3
2
1
PARADISE LOAN & GOLD CENTER
1,256 SF
(EXISTING)
STARBUCKS
1,700 SF
MENU BOARD
ORDER BOARD
REFER CIVIL DWGS
10' BUILDING SETBACK
90.00'
LOT 47
20' BUILDING SETBACK
25' BUILDING SETBACK
W/C ACCESSIBLE ACCESS TO SIDEWALK
DIR SIGNAGE
EXIST MONITORING WELL REFER CIVIL DWGS
EXIST CLEAN OUT REFER CIVIL DWGS
DRIVEWAY EAS
(PARCEL A PER
DESCRIPTION)
EXIST POWER POLE
40.00'
SAHARA AVENUE
(PUBLIC RIGHT-OF-WAY)

1 SITE PLAN

SITE SQUARE FOOTAGE :	21,207 SF 0.49 ACRES
BUILDING SQUARE FOOTAGE :	2,956 SF
PARKING SPACES : STANDARD	13 SPACES
COMPACT	7 SPACES
HANDICAP	1 SPACES
TOTAL	21 SPACES
SITE SQUARE FOOTAGE :	21,207 SF 0.49 ACRES
BUILDING SQUARE FOOTAGE :	2,956 SF
PARKING SPACES :	21 SPACES



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Department of Planning

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REVISIONS

NO	DESCRIPTION	DATE

PROJECT:
Paradise Loan & Gold Center
2233 PARADISE ROAD N LAS VEGAS NV
Phone 702 595 8049

MELISSA SMILEY
LAS VEGAS NV
Phone 702 595 8049

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
820 PEACHY CANYON CIRCLE #203
LAS VEGAS, NV 89144
PH (702) 250-5593 FAX (702) 243-5290
E-MAIL DARYLW1@COX.NET

DATE: JAN 16, 2012

DRAWN BY DW
REVIEWED BY DW
SUBMITTAL PLANNING
PROJECT NUMBER 11012

ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-101

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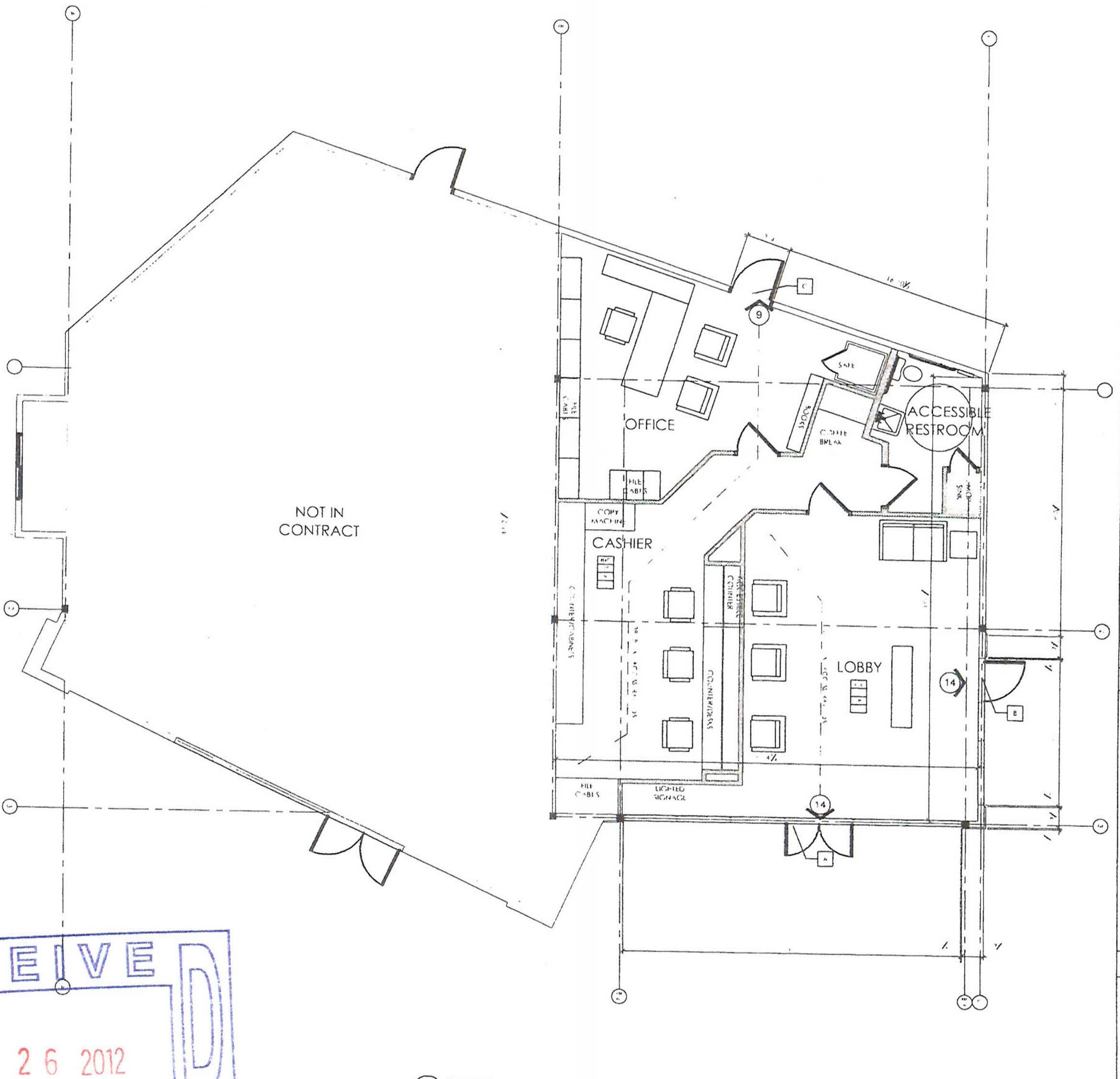
SUP-44439
SUP-44440



1 FLOOR PLAN

EXIT SYM	DOOR WIDTH REQUIRED	DOOR WIDTH PROVIDED	MAX OCC	OCC ACTUAL	OTHER EGRESS REQ (x.2)
AREAS					
A	32	60	15	14	44
B	32	36	15	14	44
C	32	36	15	9	44
44 MINIMUM CORRIDOR WIDTH PER IBC [illegible]				37 OCC	

EXIT WIDTH — CALCULATION (IBC 2006 TABLE 1005.1) — SCALE NTS — #

DISTANCE	TRAVEL DISTANCE REQUIRED	MAX TRAVEL DISTANCE PROVIDED	EXIT SEPARATION REQUIRED	EXIT SEPARATION PROVIDED
BACK OF HOUSE (B)				
FROM ANY POINT TO AN EXIT WHERE 1 EXIT IS REQUIRED	MAX 75 L.F.	39'-8"	N/A	N/A
ASSEMBLY (A-3)				
FROM ANY POINT TO AN EXIT WHERE 1 EXIT IS REQUIRED	MAX 75 L.F.	22'-10"	N/A	16'-0"
ONE EXIT REQUIRED FOR BOTH AREAS BASED ON 2006 IBC TABLE [illegible]				

TRAVEL DISTANCE — SPRINKLERED BUILDING (IBC TABLE 1016.1) — SCALE NTS — #

▣	DESCRIPTION
☐	(E) WALLS TO REMAIN FINISH PER SCHEDULE
2	(N) 3 5/8" STEEL 16 GA. METAL STUD WALL W/ 5/8" GYP. BD. ON BOTH SIDES OF WALL TO MATCH (E) ADJACENT WALLS

VARIES

WALL TYPES — SCALE NTS — #

1. DOORS AND WINDOWS NOT DIMENSIONED ARE EITHER CENTERED IN SPACE OR 4" FROM WALL (DOORS)
2. DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE
3. DOOR OPENINGS NEXT TO WALLS ARE TO BE INSTALLED 4" FROM INTERSECTION OF HINGE SIDE OF DOOR
4. IF A DOOR LOOKS CENTERED IN AN OPENING AND IS NOT DIMENSIONED THE DOOR IS TO BE CENTERED IN THE OPENING
5. VERIFY ALL WALL FINISHES AND BASE SELECTION ON (N) WALLS W/ OWNER

NOTES PLAN — SCALE NTS — #

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NEW DOOR IN NEW WALL		(E) MISC. ELECTRICAL AND SECURITY PANELS
	EXISTING DOOR IN EXISTING WALL FRAMING TO REMAIN		CLEAR WIDTH CAPACITY AT SINGLE DOOR
	ROOM AREA S.F. OCCUPANT LOAD FACTOR OCCUPANT LOAD NUMBER OF EXITS REQUIRED		
XX	# OF OCCUPANTS AND DIRECTION OF EXIT PATH		

WIDTH USED TO DETERMINE CAPACITY
2 1/2"
1/2"
DOOR WIDTH

LEGEND PLAN — SCALE NTS — #

FUNCTION OF SPACE	FLOOR AREA IN SQ. FT. PER OCCUPANT (A)	SQ. FT. OF FLOOR AREA FOR FUNCTION (B)	OCCUPANT LOAD (B / A = C)
BUSINESS AREAS	100 GROSS	941 S.F.	9 OCCUPANTS
ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED TABLES AND CHAIRS	15 NET	4[illegible] S.F.	28 OCCUPANTS
		TOTAL	37 OCCUPANTS

VALUES PER 2006 IBC TABLE [illegible] AND SPECIFIC TO THIS PROJECT

OCCUPANT LOAD NOTES — AREA CALCULATIONS PER IBC TABLE 1004.1.1 — SCALE NTS — #

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REVISIONS

NO	DESCRIPTION	DATE

PROJECT:
Paradise Loan & Gold Center
2233 PARADISE ROAD N LAS VEGAS NV
Phone 702 595 8049

MELISSA SMILEY
LAS VEGAS NV
Phone 702 595 8049

ARCHITECT
DARYL WALTER
AIA, NCARB, LEED AP
820 PEACHY CANYON CIRCLE #203
LAS VEGAS NV 89144
PH (702) 250-5593 FAX (702) 243-5290
E MAIL DARYLW1@COX.NET

DATE JAN 16 2012

DRAWN BY DW
REVIEWED BY DW
SUBMITTAL PLANNING
PROJECT NUMBER 11012

FLOOR PLAN

SHEET NUMBER
A-201

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SUP-44439
SUP-44440

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Department of Planning

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

January 25, 2012

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Use Permit with waivers for ~~Financial Institution, Specified.~~ Auto title 2233 Paradise Road #110

Dear Sir/Madam;

Please consider this request made by Paradise Loan and Gold Center to establish a ~~Financial Institution~~, Specified at the above listed location. Auto title

The property was constructed in 2008 as a stand-alone building at the north east corner of the Sahara and Paradise intersection. It is well designed, maintained and landscaped. The only building on the property is a commercial duplex. Currently one tenant operates as a restaurant (coffee) with drive through service. The remaining suite (#110) has never been occupied.

The applicant requests permission to issue deferred loans, cash checks and issue auto title loans. Reselling items (e.g. "pawning") is not requested on this site.

In order to operate a ~~Financial Institute, Specified~~ Auto Title, the following waivers must be approved:

A) **Waiver of minimum floor area**: This use requires a minimum floor area of 1,500 SF. The unused portion of the subject building totals 1,296 SF. Although building's remaining leasable space is deficient by 204 SF the shape of the unit allows for a functional and attractive layout. Windows and doorways on two sides of the unit allow for a well lit, comfortable lobby with couches, desks and a counter with room for three tellers. The restroom is easily accessible to the clientele as well. As this space has never been occupied, the tenant improvements will ensure a completely new and attractive appearance.

B) **Waiver of distance separation:** There are two other businesses within a 1,000 foot vicinity that partially overlap the proposed services of this applicant. First, John's Loans & Jewelry is located in the shopping center to the north of Paradise Road (i.e. 100 foot separation). This business is a compilation of various services including auto title loans. Auto title loans is the only service offered by both establishments. Second, Star Loan Center has a similar business plan. Star Loan is located 900 feet east of the subject site.

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Department of Planning

SUP-44439
SUP-44440

The three establishments can co-exist without the appearance of over-saturation of the area. All businesses were permitted at a time when Title 19 limited signage, prohibited attention-getting devices and administered the color scheme of the building and signage. As a result, all three of these businesses are visually compatible and well integrated into the buildings they occupy as well as the surrounding area.

The operations will take place between 8:00 AM and 7:00 PM Monday through Saturday. Sunday will have reduced hours. Typically, two employees will be on-site. The applicant agrees to follow all guidelines for signage and window text.

Please note that this request is accompanied by a request for a Jewelry Store Class III to operate concurrently on the premises.

Please phone me at 598-1408 if you have concerns or suggestions.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

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City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

SUBJECT:

SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit/Jewelery Class III

Project Address (Location) 2233 Paradise Road, Las Vegas, NV 89104

Project Name Paradise Loan & Gold Center Proposed Use ______

Assessor's Parcel #(s) 162-03-413-022 Ward # 3-Coffin

General Plan: existing ______ proposed ______ Zoning: existing ______ proposed ______

Commercial Square Footage 1256 Floor Area Ratio ______

Gross Acres ______ Lots/Units ______ Density ______

Additional Information Companion item Financial Services Specified

PROPERTY OWNER Paradise Plaza, LLC Contact Allen Mescobi

Address 11845 W. Olympic Blvd #1265W Phone: 310 424-3439 Fax: 310 424-3499

City Los Angeles State CA Zip 90064

E-mail Address allen@regroupcorp.com

APPLICANT 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: 702 545-7515 Fax: 702 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.com

REPRESENTATIVE 2233 Paradise Road, LLC Contact Lyman Lambson

Address 2233 Paradise Road Phone: 702 545-7515 Fax: 702 974-1432

City Las Vegas State NV Zip 89104

E-mail Address lyman@thecrownvegas.com

Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Paradise Plaza, LLC/ Allen Mescobi

Subscribed and sworn before me

This ______ day of ______, 20 ______.

______

Notary Public in and for said County and State

Please see attached Jurat
Jean A. Norton
Notary Public
1/25/12

FOR DEPARTMENT USE ONLY

Case #	SUP-44460
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	J Fmeel

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25 (Date) day of January (Month), 20 12 (Year), by

(1) Allen Mescobi (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) n/a (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Jean A. Norton (Signature of Notary Public)

JEAN A. NORTON
Commission # 1863295
Notary Public - California
Los Angeles County
My Comm. Expires Aug 30, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Las Vegas Nevada Dept. of Planning Application/Petition Form Project Paradise Loan + Gold Ctr. *

Document Date: 1/25/12 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

** Special Use permit/Waiver/financial Services

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

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City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

SUBJECT:

SUP-44448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AK, INC. - OWNER: 7-ELEVEN, INC. - For possible action on a request for a Special Use Permit FOR AN XXXX SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING CONVENIENCE STORE at 1705 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

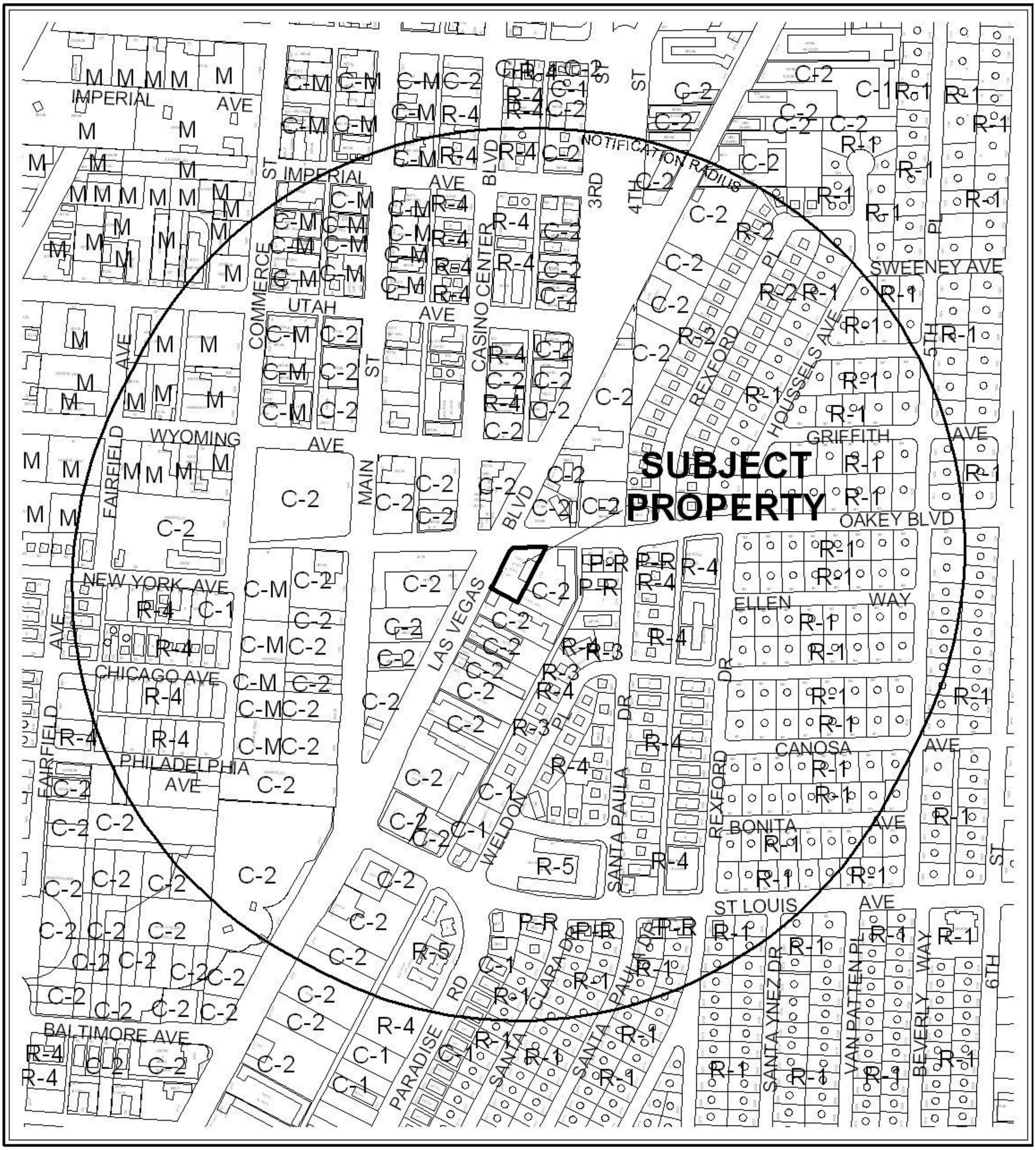
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

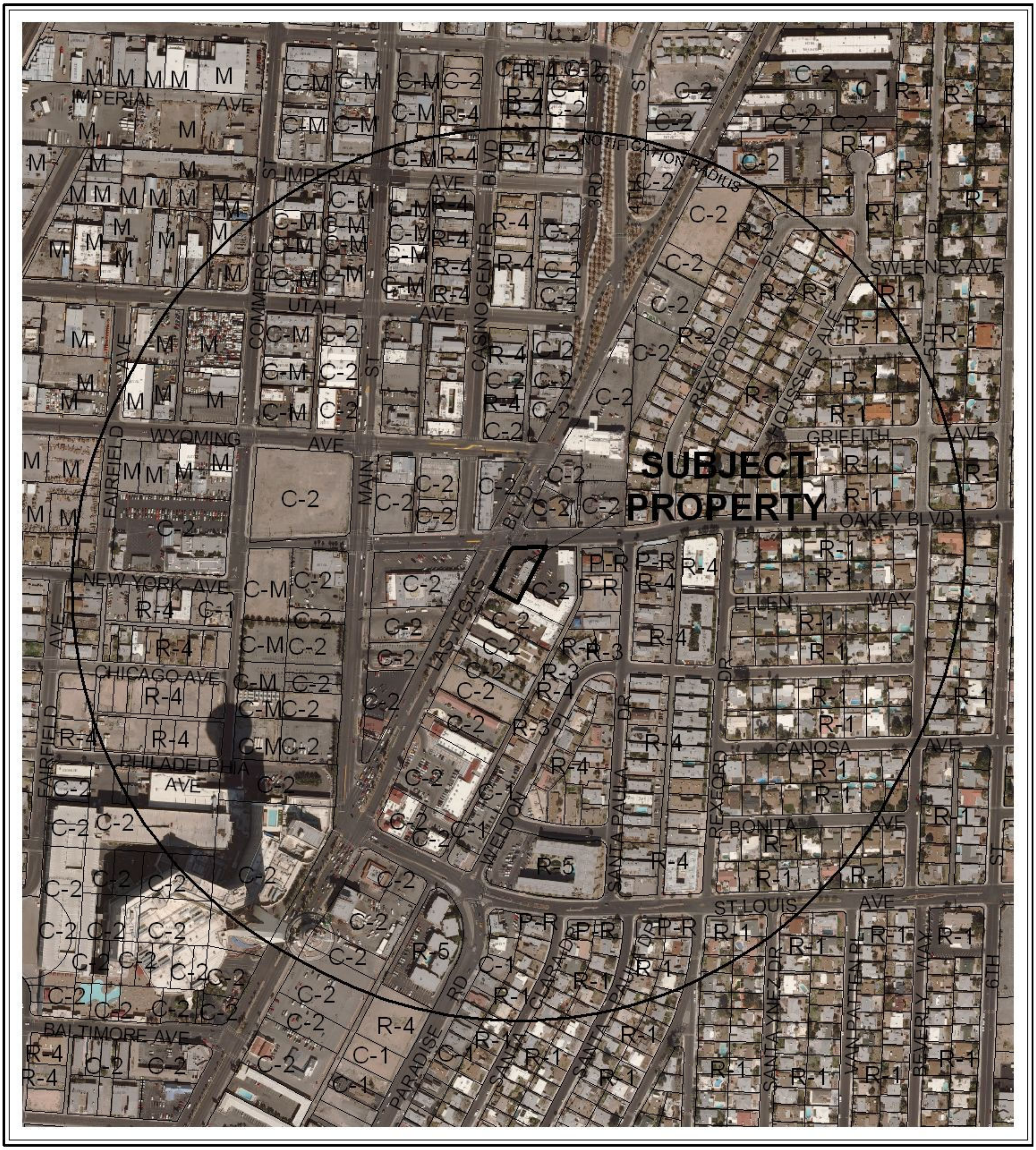

SUBJECT PROPERTY
NOTIFICATION RADIUS
IMPERIAL AVE
UTAH AVE
WYOMING AVE
NEW YORK AVE
CHICAGO AVE
PHILADELPHIA AVE
BALTIMORE AVE
OAKEY BLVD
SWEENEY AVE
GRIFFITH AVE
ELLEN WAY
CANOSA AVE
BONITA AVE
ST LOUIS AVE
LAS VEGAS BLVD
CASINO CENTER BLVD
MAIN ST
COMMERCE ST
FAIRFIELD AVE
3RD ST
4TH ST
5TH PL
6TH ST
REXFORD DR
REXFORD PL
HOUSSELS AVE
SANTA PAULA DR
WELDON PL
PARADISE RD
SANTA CLARA DR
SANTA YNEZ DR
VAN PATTEN PL
BEVERLY WAY
M
C-M
C-1
C-2
R-1
R-2
R-3
R-4
R-5
P-R

CASE: **SUP-44448**

0
400
800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)


SUBJECT PROPERTY
NOTIFICATION RADIUS
IMPERIAL AVE
UTAH AVE
WYOMING AVE
NEW YORK AVE
CHICAGO AVE
PHILADELPHIA AVE
BALTIMORE AVE
OAKEY BLVD
ST LOUIS AVE
GRIFFITH AVE
SWEENEY AVE
ELLEN WAY
CANOSA AVE
BONITA AVE
COMMERCE ST
MAIN ST
CASINO CENTER BLVD
3RD ST
LAS VEGAS BLVD
FAIRFIELD AVE
REXFORD DR
HOUSSELS AVE
SANTA PAULA DR
WELDON PL
PARADISE RD
SANTA CLARA DR
SANTA RITA DR
SANTA YNEZ DR
VAN PATTEN PL
BEVERLY WAY
5TH PL
6TH ST
M
C-M
C-1
C-2
R-1
R-2
R-3
R-4
R-5
P-R

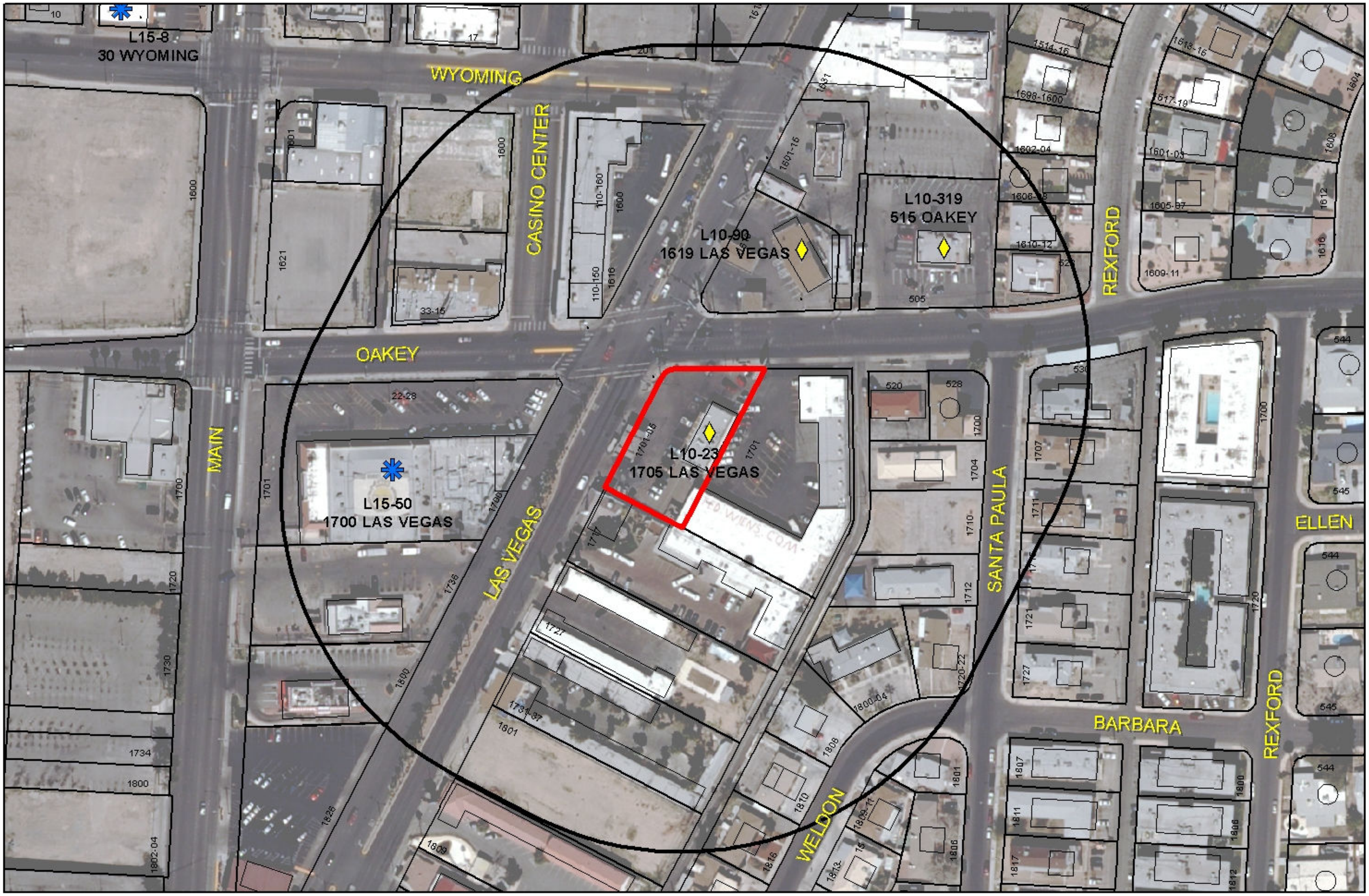
CASE: **SUP-44448**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet

N


L15-8
30 WYOMING
WYOMING
CASINO CENTER
L10-90
1619 LAS VEGAS
L10-319
515 OAKEY
REXFORD
OAKEY
MAIN
L15-50
1700 LAS VEGAS
LAS VEGAS
L10-23
1705 LAS VEGAS
SANTA PAULA
ELLEN
BARBARA
REXFORD
WELDON

SUP-44448

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44448** APN: 162-03-310-001

Name of Property Owner: 7-Eleven, Inc.

Name of Applicant: AK, Incorporated

Name of Representative: Fennemore Craig, P.C

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: __________

Partner(s): __________ __________

APN: __________

Signature of Property Owner: Christopher A Beyer

Print Name: Christopher A. Beyer

Subscribed and sworn before me

This 24 day of Jan, 2012.

Davis Co. Utah.

Notary Public in and for said County and State

Cheryl Britten

CHERYL BRITTEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #609171
COMM. EXP. 06-15-2015

Revised 11-14-06

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: AK, Incorporated

Project Address (Location) 1705 S. Las Vegas Blvd., Las Vegas, NV 89104

Project Name 7-Eleven Store #25586 **Proposed Use** Retail Establishment, with Accessory Package Liquor Off-Sale

Assessor's Parcel #(s) 162-03-310-001 **Ward #** 3 - Coffin

General Plan: existing C **proposed** No Change **Zoning: existing** C-2 **proposed** No Change

Commercial Square Footage approx. 2,640 square feet **Floor Area Ratio**

Gross Acres 0.48 Acres **Lots/Units** n/a **Density** n/a

Additional Information Special Use Permit to add an accessory package liquor off-sale use to an existing retail establishment.

PROPERTY OWNER 7-Eleven, Inc. **Contact** Chris Beyer
Address P.O. Box 711 **Phone:** (801) 349-9792 **Fax:** n/a
City Dallas **State** Texas **Zip** 75221-0711
E-mail Address Chris.Beyer@7-11.com

APPLICANT AK, Incorporated **Contact** Aman Singh
Address 1309 Rainy Sky Ave. **Phone:** (714) 396-1003 **Fax:** n/a
City N. Las Vegas **State** Nevada **Zip** 89030
E-mail Address amansingh79@gmail.com

REPRESENTATIVE Fennemore Craig, P.C. **Contact** Mark Hawkins, Esq.
Address 300 S. Fourth Street, Suite 1400 **Phone:** 702-692-8000 **Fax:** 702-692-8099
City Las Vegas **State** Nevada **Zip** 89101
E-mail Address mhawkins@fclaw.com

Property Owner Signature* Christopher A Beyer

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Christopher A. Beyer

Subscribed and sworn before me

This 24 day of Jan, 2012

Cheryl Britten

Notary Public in and for said County and State Davis Co, Utah.

Revised 10/27/08

CHERYL BRITTEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #609171
COMM. EXP. 06-15-2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44448
Meeting Date:	3-13-12 PC
Total Fee:	$1,280
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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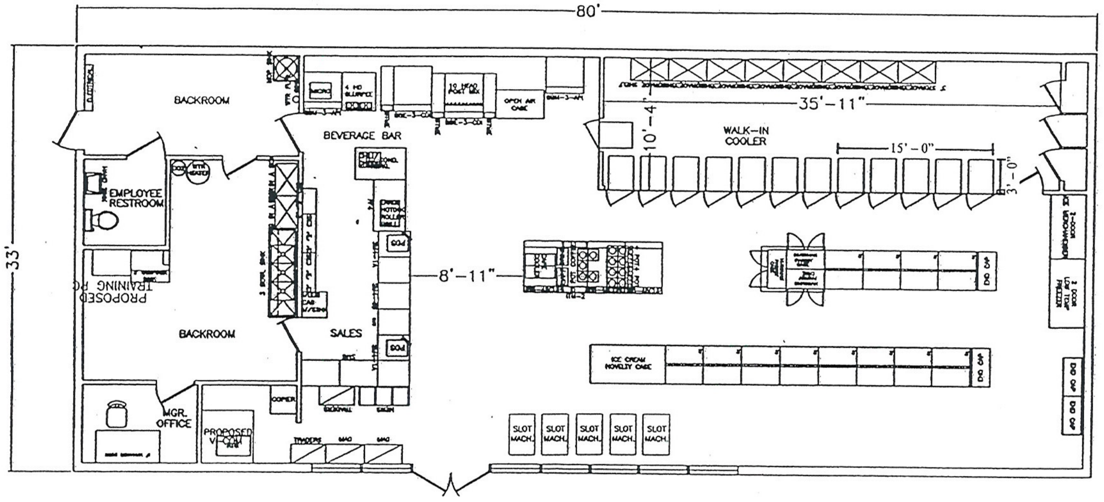
80'
33'
BACKROOM
BEVERAGE BAR
WALK-IN COOLER
35'-11"
15'-0"
10'-4"
3'-0"
8'-11"
EMPLOYEE RESTROOM
PROPOSED TRAINING PC
BACKROOM
SALES
MGR. OFFICE
PROPOSED
COPIER
MICRO
4 HD SLURPEE
10 HEAD POST MIX
OPEN AIR CASE
ICE CREAM NOVELTY CASE
END CAP
END CAP
END CAP
END CAP
2 DOOR LOW TEMP FREEZER
ICE MERCHANDISER
SLOT MACH.
SLOT MACH.
SLOT MACH.
SLOT MACH.
SLOT MACH.

7-ELEVEN
STORE #25586
1705 LAS VEGAS BLVD
LAS VEGAS, NV 89104-1301

Verify By	J.WIMMER
Drawn	M.PHASON
Scale	1/8"=1'-0"
Date	10/31/2002
Sheet	1 of 1
ROYSTON	
Drawing Number	25586FP

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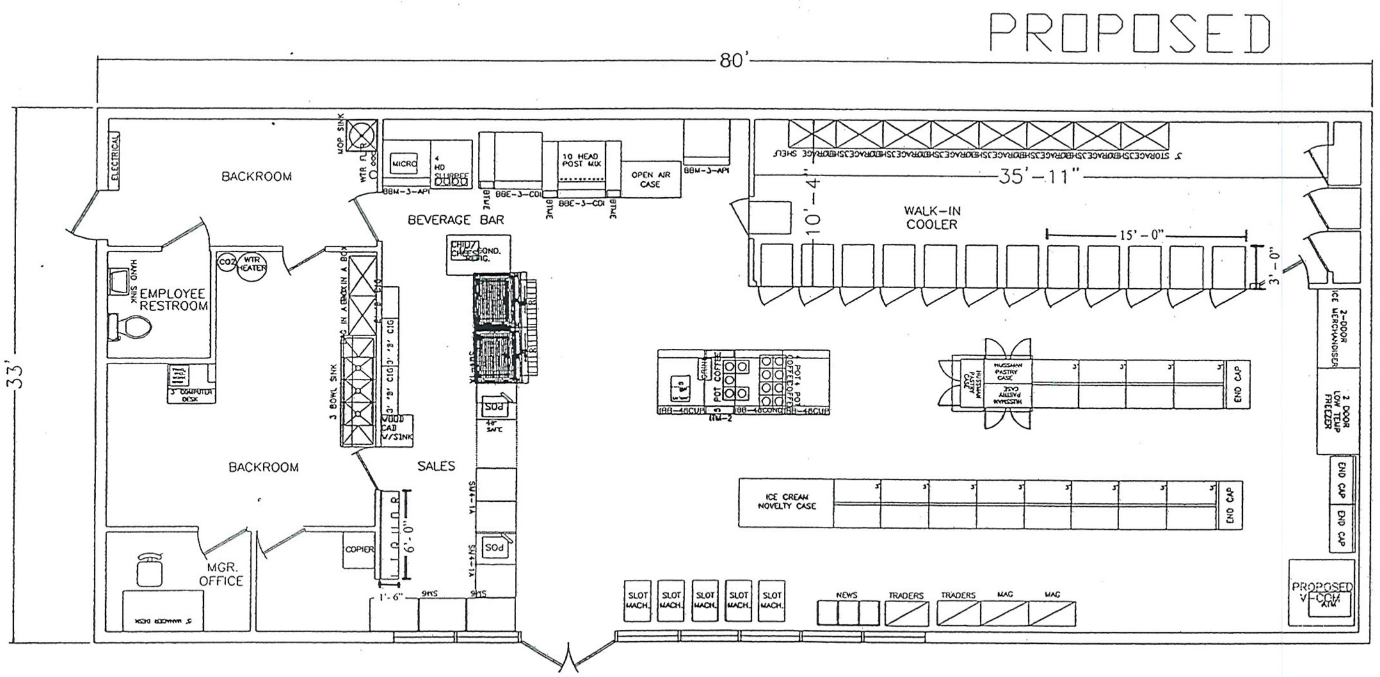
Department of Planning

PROPOSED


80'
33'
35'-11"
10'-4"
15'-0"
3'-0"
6'-0"
1'-6"
BACKROOM
ELECTRICAL
MOP SINK
WTR FTN
MICRO
4 HD SLURPEE
BBM-3-API
BBE-3-CDI
BTME
10 HEAD POST MIX
OPEN AIR CASE
WALK-IN COOLER
STORAGE SHELF
BEVERAGE BAR
CO2
WTR HEATER
HAND SINK
EMPLOYEE RESTROOM
3' COMPUTER DESK
3 BOWL SINK
C-IN A BOX
CIG
WOOD CAB W/SINK
POS
SAFE
SALES
BACKROOM
COPIER
MGR. OFFICE
5' MANAGER DESK
SM4-1A
SM6
POT COFFEE
GRIND
POT COFFEE
BB-46CUP
HUSSMAN PASTRY CASE
END CAP
ICE CREAM NOVELTY CASE
2-DOOR ICE MERCHANDISER
2 DOOR LOW TEMP FREEZER
END CAP
END CAP
PROPOSED V-COM ATM
SLOT MACH.
SLOT MACH.
SLOT MACH.
SLOT MACH.
SLOT MACH.
NEWS
TRADERS
TRADERS
MAG
MAG
N

7-ELEVEN
STORE #25586
1705 LAS VEGAS BLVD
LAS VEGAS, NV 89104-1301

Revision:1/26/2004 J ROGERS

Verify By	J.WIMMER
Drawn	M.PHASON
Scale	1/8"=1'-0"
Date	10/31/2002
Sheet	1 of 1

ROYSTON

Drawing Number 25586FP

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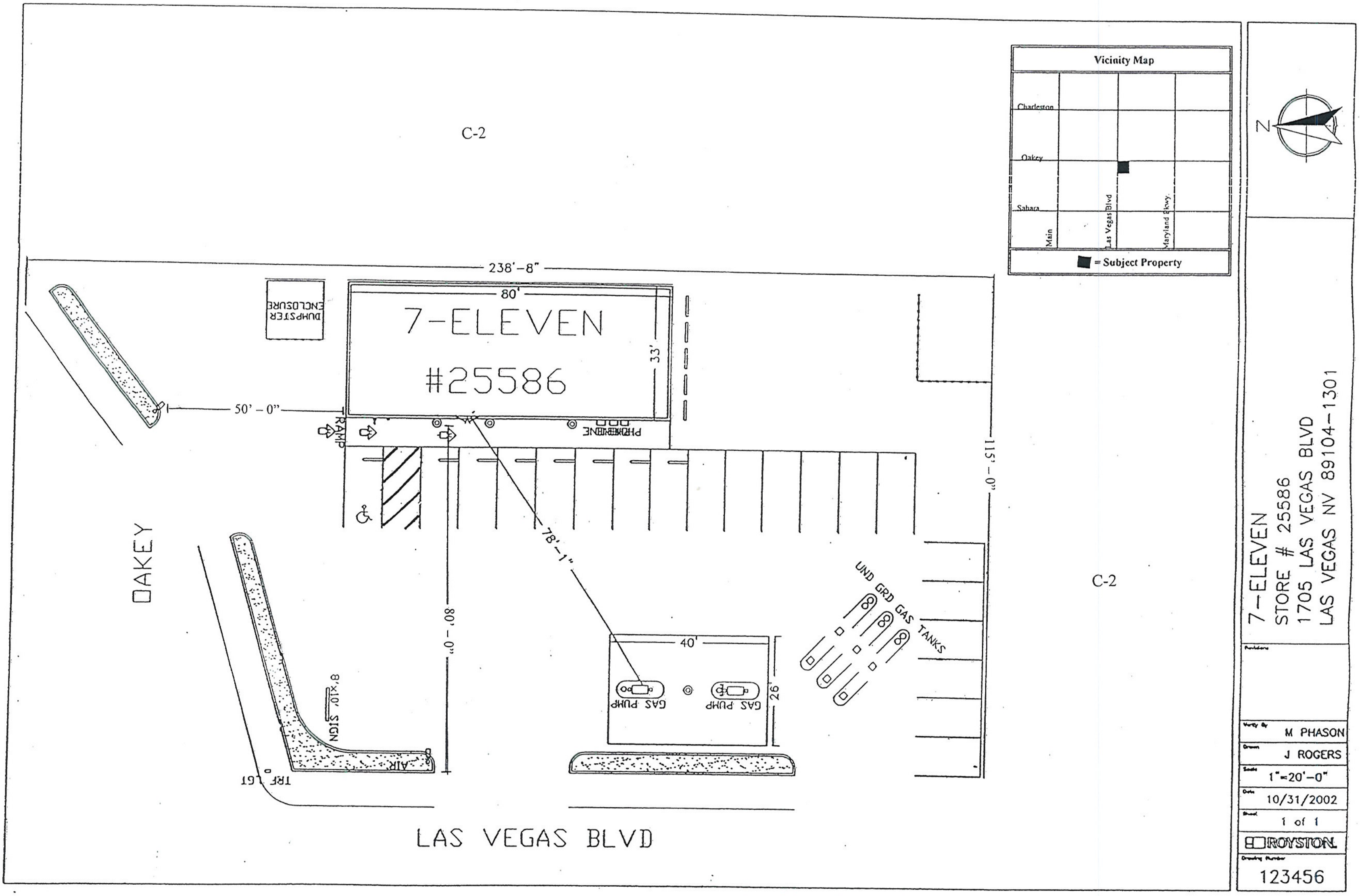
SUP-44448
City of Las Vegas
Department of Planning


C-2
Vicinity Map
Charleston
Oakey
Sahara
Main
Las Vegas Blvd
Maryland Pkwy.
■ = Subject Property
N
238'-8"
80'
7-ELEVEN
#25586
33'
DUMPSTER ENCLOSURE
50' - 0"
RAMP
PHONE
115' - 0"
78'-1"
80' - 0"
UND GRD GAS TANKS
40'
26'
GAS PUMP
GAS PUMP
C-2
8'x10' SIGN
AIR
TRF LGT
OAKEY
LAS VEGAS BLVD

7-ELEVEN
STORE # 25586
1705 LAS VEGAS BLVD
LAS VEGAS NV 89104-1301

Verify By	M PHASON
Drawn	J ROGERS
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Date	10/31/2002
Sheet	1 of 1
ROYSTON	
Drawing Number	123456

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Department of Planning
SUP-44448

FENNEMORE CRAIG, P.C.
Suite 1400 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101
(702) 692-8000

Mark Hawkins
Direct Phone: (702) 692-8012
Direct Fax: (702) 692-8072
mhawkins@fclaw.com

Law Offices
Phoenix (602) 916-5000
Tucson (520) 879-6800
Nogales (520) 281-3480
Las Vegas (702) 692-8000
Denver (303) 291-3200

January 26, 2012

BY HAND DELIVERY

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit – Accessory Package Liquor Off-Sale

To Whom It May Concern:

Please be advised that this law firm represents AK, Incorporated, a Nevada corporation (the "Applicant"), with regard to its request for a Special Use Permit to allow an Accessory Package Liquor Off-Sale use (the "Proposed Use") within an existing 2,640 square-foot convenience store located at 1705 S. Las Vegas Blvd., Las Vegas, NV (the "Property"). The Property is located within a C-2 (General Commercial) zoning district, which allows and permits the sale of accessory liquor with the approval of a Special Use Permit.

In order to approve a Special Use Permit application, per Title 19.16.110(L) of the Las Vegas Municipal Code (the "Code"), the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

   - The Proposed Use can be conducted in a manner that is harmonious with the neighborhood because it conforms to the standard conditions and requirements as set-forth by the Code. In particular, the Proposed Use will, at all times, be ancillary to the retail use and less than ten percent (10%) of the retail floor space will be allocated for the display or merchandising of alcoholic beverages. Furthermore, there are no protected uses (churches, synagogues, schools, child care facilities licensed for more than 12 children, or City parks) within 400 feet of the Proposed Use. For the reasons stated above, we believe the proposed land use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses.

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City of Las Vegas
Department of Planning

2. The subject site is physically suitable for the type and intensity of land use proposed.

- The Proposed Use will be located within an existing retail establishment, which is physically suitable for the type and intensity of the land use proposed. It is important to note that the area designated for the proposed accessory package liquor will be less than ten percent (10%) of the retail square footage and will, at all times, be located behind the payment counter. As a result, only employees of the retail establishment will have access to the package liquor products. If this request is approved, the Applicant will extend the length of the payment counter in a manner that would fully restrict the public's access to the package liquor products. *See* proposed floor plan attached to this request.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

- The Property has access to both Las Vegas Boulevard and Oakey Boulevard, which are of sufficient size to accommodate the Proposed Use. Furthermore, the Proposed Use does not create any additional parking requirements.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

- As with any use, the Proposed Use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety and general welfare. Unlike On-Sale liquor establishments where the alcoholic beverages are purchased and consumed on-premises, the Proposed Use is an off-sale use where the alcoholic beverages are purchased on-premises but consumed off-premises. The off-sale use is an additional safeguard to protect the public health, safety and general welfare.

5. The use meets all of the applicable conditions per Title 19 of the Code.

- As previously indicated, the Proposed Use meets all the applicable conditions and requirements as set forth by Title 19 of the Code.

Based upon the foregoing, we hereby respectfully request your approval of the Applicant's request for a Special Use Permit to allow an Accessory Package Liquor Off-Sale use within an existing retail establishment located upon the Property.

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If you should have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

FENNEMORE CRAIG, P.C.

Mark Hawkins

MHAW/jjd

6646909.1/028670.0002

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SUP-44448
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

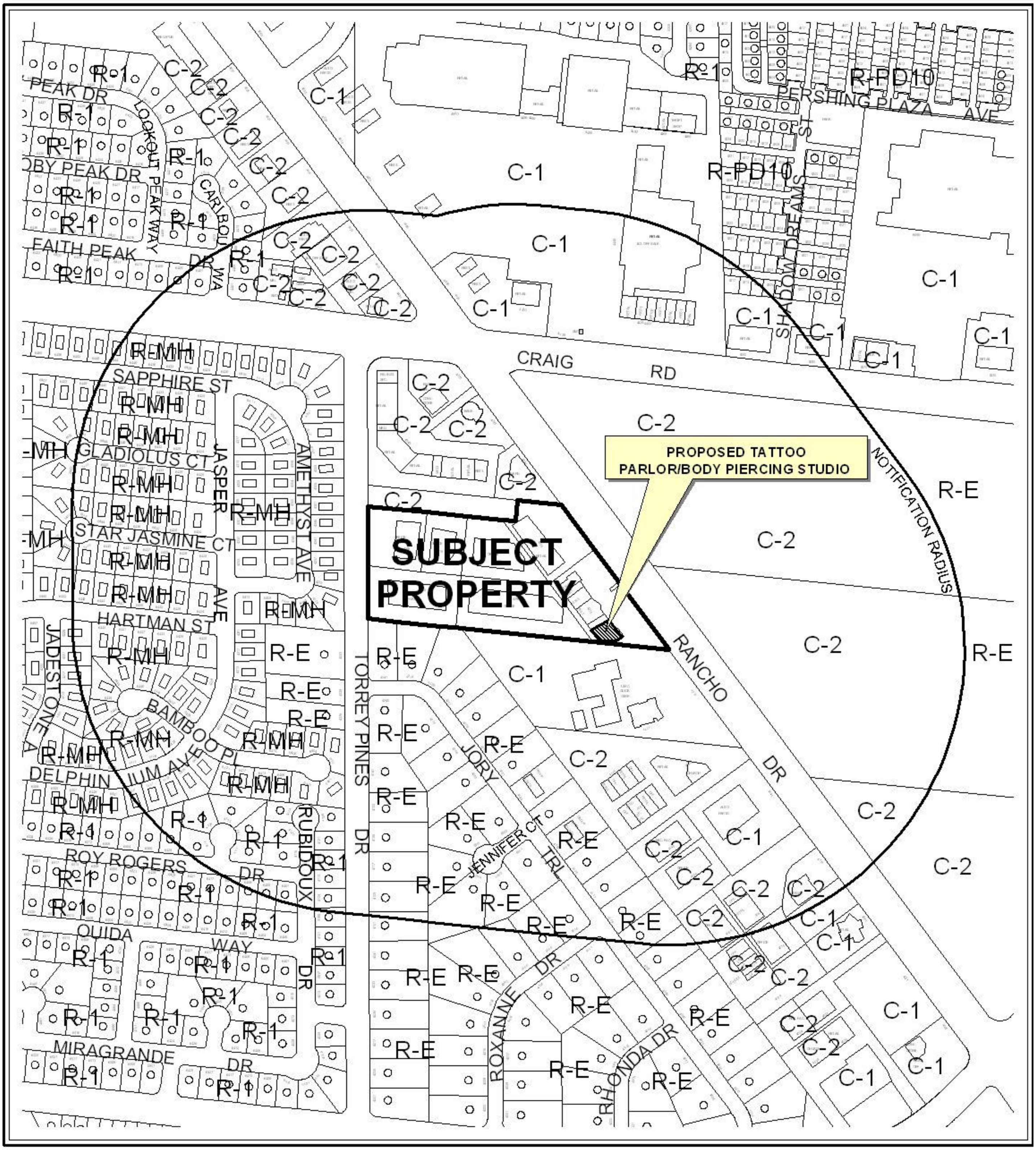
SUBJECT:
SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

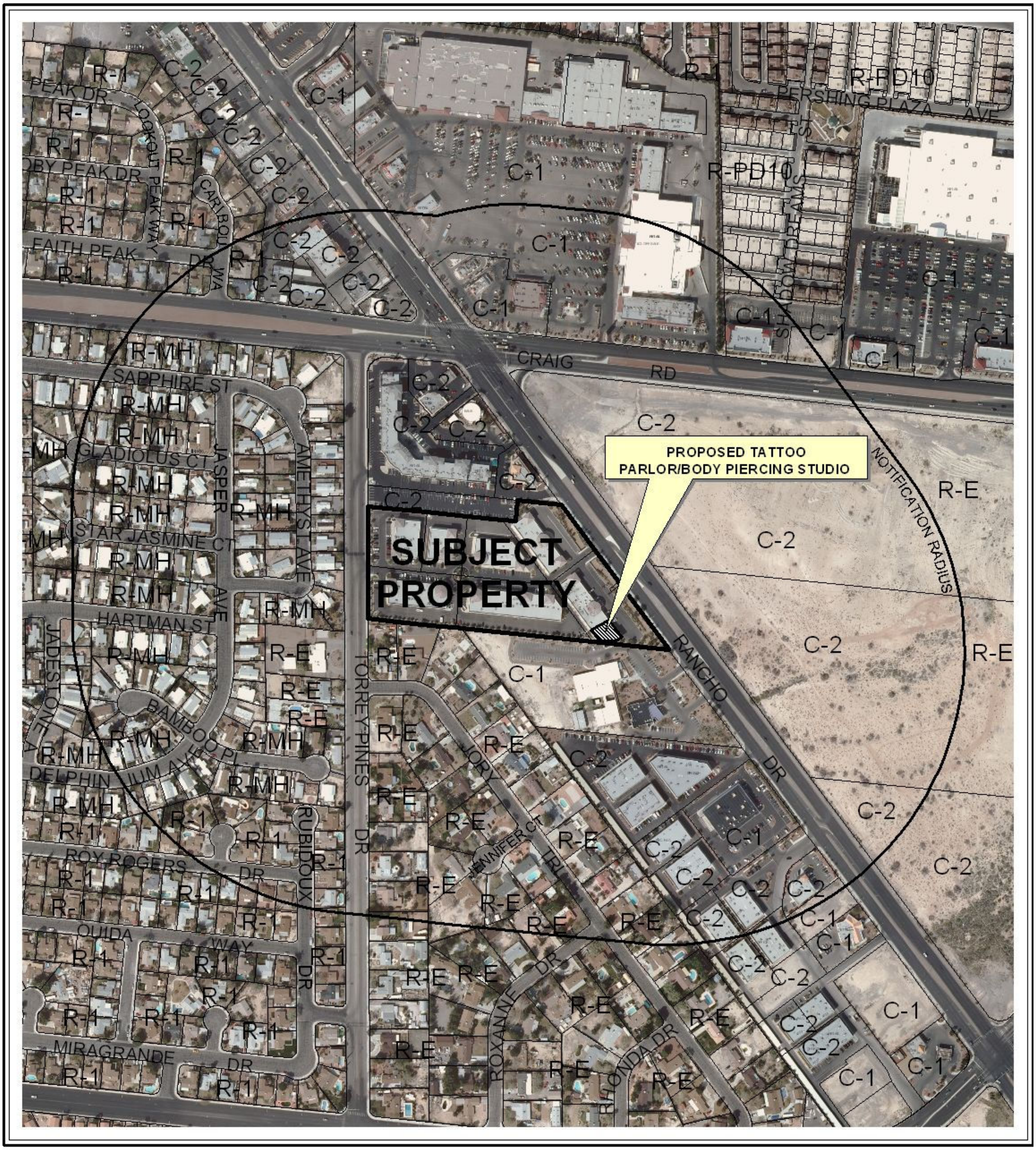
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter


SUBJECT PROPERTY
PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO
NOTIFICATION RADIUS
CRAIG RD
RANCHO DR
TORREY PINES DR
PERSHING PLAZA AVE
SHADOW DREAMS ST
PEAK DR
OBY PEAK DR
FAITH PEAK DR
LOOKOUT PEAK WAY
CARIBOU WA
SAPPHIRE ST
GLADIOLUS CT
STAR JASMINE CT
JASPER AVE
AMETHYST AVE
HARTMAN ST
JADESTONE A
BAMBOO PL
DELPHINIUM AVE
RUBIDOUX DR
ROY ROGERS DR
OUIDA WAY
MIRAGRANDE DR
JORY TRL
JENNIFER CT
ROXANNE DR
RHONDA DR
R-1
C-1
C-2
R-PD10
R-MH
R-E
0 400 800 Feet
N

CASE: **SUP-44452**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)


PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO
SUBJECT PROPERTY
NOTIFICATION RADIUS
CRAIG RD
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TORREY PINES DR
PERSHING PLAZA AVE
PEAK DR
LOOKOUT PEAK WAY
FAITH PEAK DR
SAPPHIRE ST
GLADIOLUS CT
STAR JASMINE CT
HARTMAN ST
JASPER AVE
AMETHYST AVE
JADESTONE
BAMBOO PL
DELPHINIUM AVE
RUBIDOUX DR
ROY ROGERS DR
OUIDA WAY
MIRAGRANDE DR
JORY
JENNIFER CT
ROXANNE DR
BLONDA DR
R-1
R-E
R-MH
R-PD10
C-1
C-2

0 400 800 Feet

CASE: **SUP-44452**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44452 APN: 138-02-712-012

Name of Property Owner: LV NORTHBROOKE PARTNERSHIP, LLC

Name of Applicant: Beau Woodward

Name of Representative: Beau Woodward

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: __________

Partner(s): __________ __________

APN: __________

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City of Las Vegas
Department of Planning

Signature of Property Owner: __________

Print Name: CLIFTON JONES

Subscribed and sworn before me

This 03 day of Jan, 2012

Notary Public in and for said County and State

GREGORY J DICKINSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-27-12

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tattoo + Body Piercing Shop SUP

Project Address (Location) 4275 N Rancho Dr. Suite 105

Project Name **Proposed Use** Tattoo + Body Piercing

Assessor's Parcel #(s) 138-02-712-012 **Ward #** 6-Ross

General Plan: existing ______ proposed ______ **Zoning:** existing ______ proposed ______

Commercial Square Footage ______ **Floor Area Ratio** ______

Gross Acres ______ **Lots/Units** ______ **Density** ______

Additional Information ______

PROPERTY OWNER LV NORTHBROOKE PARTNERSHIP, LLC **Contact** CLIFTON JONES / JOHN JOSEPH

Address P.O. Box 5759 **Phone:** 512 560-5135 **Fax:**

City AUSTIN **State** TX **Zip** 78763

E-mail Address jjosephjr@dhdventures.com

APPLICANT Beau Woodward **Contact** (702) 510-1027

Address 3959 Indian Cadd St **Phone:** Same **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address beauwoodward@yahoo.com

REPRESENTATIVE Same as above! **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name CLIFTON JONES

Subscribed and sworn before me

This 03 day of Jan., 20 12

Notary Public in and for said County and State

GREGORY J DICKINSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-27-12

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City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case # SUP-44452
Meeting Date: 3/13/12
Total Fee: 1030,00
Date Accepted: 1/30/12
Accepted By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Revised 02.14.11

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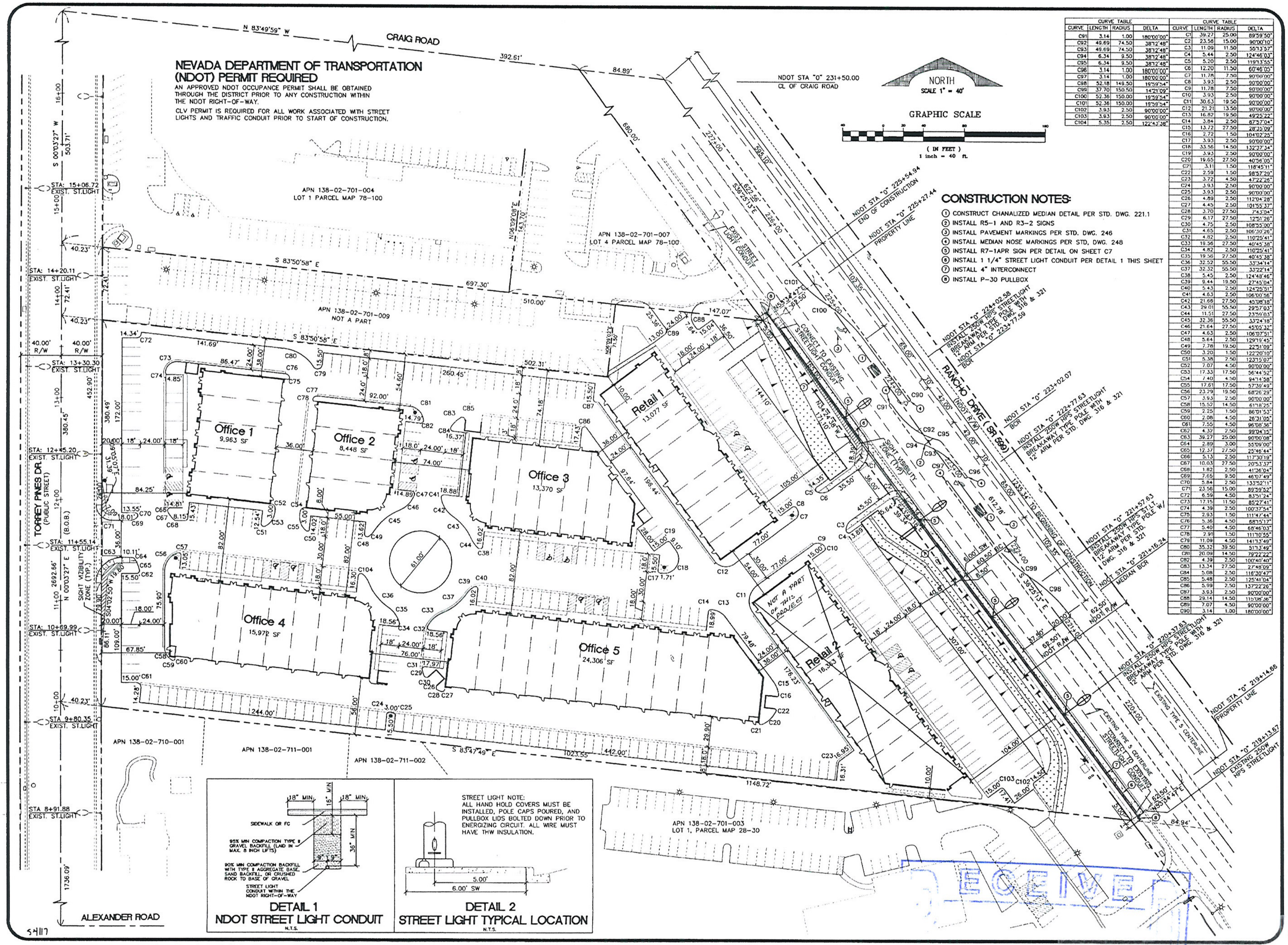
CRAIG ROAD
N 83°49'59" W
392.61'
84.89'
680.00'
NDOT STA "0" 231+50.00
CL OF CRAIG ROAD
NORTH
SCALE 1" = 40'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
NDOT STA "0" 225+54.94
END OF CONSTRUCTION
NDOT STA "0" 225+27.44
PROPERTY LINE
EXIST. STREET LIGHT CONDUIT
CONNECT TO EXISTING STREETLIGHT CONDUIT
RANCHO DRIVE (SR 599)
(NDOT R/W)
1235.34' TO BEGINNING OF CONSTRUCTION
SIGHT VISIBILITY ZONE (TYP)
NDOT STA "0" 224+02.58
INSTALL 250W HPS STREETLIGHT
NDOT STA "0" 223+77.59
BCR
NDOT STA "0" 223+02.07
BCR
NDOT STA "0" 222+77.63
INSTALL 250W HPS STREETLIGHT BREAKAWAY TYPE POLE WITH 12' ARM PER STD. DWG. 316 & 321
NDOT STA "0" 221+57.63
NDOT STA "0" 221+16.24
MEDIAN BCR
NDOT STA "0" 220+37.63
NDOT STA "0" 219+14.66
PROPERTY LINE
NDOT STA "0" 219+13.87
EXISTING 250W HPS STREETLIGHT
EXISTING TYPE 5 CENTERLINE
APN 138-02-701-004
LOT 1 PARCEL MAP 78-100
APN 138-02-701-007
LOT 4 PARCEL MAP 78-100
APN 138-02-701-009
NOT A PART
APN 138-02-701-003
LOT 1, PARCEL MAP 28-30
APN 138-02-710-001
APN 138-02-711-001
APN 138-02-711-002
S 83°50'58" E
697.30'
510.00'
502.31'
S 83°47'49" E
1023.55'
1148.72'
Retail 1
13,077 SF
Retail 2
16,363 SF
NOT A PART OF THIS PROJECT
Office 1
9,963 SF
Office 2
8,448 SF
Office 3
13,370 SF
Office 4
15,972 SF
Office 5
24,306 SF
61.00'
TORREY PINES DR.
(PUBLIC STREET)
(80.B.)
N 00°03'27" E
2692.66'
S 00°03'27" W
503.71'
STA: 15+06.72 EXIST. ST.LIGHT
STA: 14+20.11 EXIST. ST.LIGHT
STA: 13+30.30 EXIST. ST.LIGHT
STA: 12+45.20 EXIST. ST.LIGHT
STA: 11+55.14 EXIST. ST.LIGHT
STA: 10+69.99 EXIST. ST.LIGHT
STA: 9+80.35 EXIST. ST.LIGHT
STA: 8+91.88 EXIST. ST.LIGHT
40.00' R/W
SIGHT VISIBILITY ZONE (TYP.)
1736.09'
ALEXANDER ROAD
18" MIN.
36" MIN
SIDEWALK OR FC
95% MIN COMPACTION TYPE II GRAVEL BACKFILL (LAID IN MAX. 8 INCH LIFTS)
90% MIN COMPACTION BACKFILL WITH TYPE II AGGREGATE BASE, SAND BACKFILL, OR CRUSHED ROCK TO BASE OF GRAVEL
STREET LIGHT CONDUIT WITHIN THE NDOT RIGHT-OF-WAY
5.00'
6.00' SW

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NDOT OCCUPANCE PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY.

CLV PERMIT IS REQUIRED FOR ALL WORK ASSOCIATED WITH STREET LIGHTS AND TRAFFIC CONDUIT PRIOR TO START OF CONSTRUCTION.

CONSTRUCTION NOTES:

① CONSTRUCT CHANALIZED MEDIAN DETAIL PER STD. DWG. 221.1
② INSTALL R5-1 AND R3-2 SIGNS
③ INSTALL PAVEMENT MARKINGS PER STD. DWG. 246
④ INSTALL MEDIAN NOSE MARKINGS PER STD. DWG. 248
⑤ INSTALL R7-1APR SIGN PER DETAIL ON SHEET C7
⑥ INSTALL 1 1/4" STREET LIGHT CONDUIT PER DETAIL 1 THIS SHEET
⑦ INSTALL 4" INTERCONNECT
⑧ INSTALL P-30 PULLBOX

STREET LIGHT NOTE:
ALL HAND HOLD COVERS MUST BE INSTALLED, POLE CAPS POURED, AND PULLBOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.

DETAIL 1
NDOT STREET LIGHT CONDUIT
N.T.S.

DETAIL 2
STREET LIGHT TYPICAL LOCATION
N.T.S.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	89°59'50"
C2	23.56	15.00	90°00'10"
C3	11.09	11.50	55°13'57"
C4	5.44	2.50	124°46'03"
C5	5.20	2.50	119°13'55"
C6	12.20	11.50	60°46'05"
C7	11.78	7.50	90°00'00"
C8	3.93	2.50	90°00'00"
C9	11.78	7.50	90°00'00"
C10	3.93	2.50	90°00'00"
C11	30.63	19.50	90°00'00"
C12	21.21	13.50	90°00'00"
C13	16.82	19.50	49°25'22"
C14	3.84	2.50	87°57'04"
C15	13.72	27.50	28°35'09"
C16	2.72	1.50	104°02'25"
C17	3.93	2.50	90°00'00"
C18	33.56	14.50	132°37'34"
C19	3.93	2.50	90°00'00"
C20	19.65	27.50	40°56'05"
C21	3.11	1.50	118°45'11"
C22	2.59	1.50	98°57'29"
C23	3.72	4.50	47°22'26"
C24	3.93	2.50	90°00'00"
C25	3.93	2.50	90°00'00"
C26	4.89	2.50	112°04'28"
C27	4.45	2.50	101°55'37"
C28	3.70	27.50	7°43'04"
C29	6.17	27.50	12°51'26"
C30	4.75	2.50	108°55'00"
C31	4.65	2.50	106°30'26"
C32	4.82	2.50	110°25'41"
C33	19.56	27.50	40°45'38"
C34	4.82	2.50	110°25'41"
C35	19.56	27.50	40°45'38"
C36	32.52	55.50	33°34'14"
C37	32.32	55.50	33°22'14"
C38	5.45	2.50	124°48'46"
C39	9.44	19.50	27°45'04"
C40	5.43	2.50	124°25'51"
C41	4.63	2.50	106°00'56"
C42	21.66	27.50	45°08'18"
C43	29.01	55.50	29°57'03"
C44	11.51	27.50	23°59'03"
C45	32.36	55.50	33°24'18"
C46	21.64	27.50	45°05'32"
C47	4.63	2.50	106°07'51"
C48	5.64	2.50	129°19'45"
C49	7.78	19.50	22°51'09"
C50	3.20	1.50	122°20'10"
C51	5.38	2.50	123°15'07"
C52	7.07	4.50	90°00'00"
C53	17.33	17.50	56°44'52"
C54	7.40	4.50	94°14'58"
C55	17.61	17.50	57°39'49"
C56	23.29	19.50	68°26'29"
C57	3.93	2.50	90°00'00"
C58	15.52	14.50	61°18'25"
C59	2.25	1.50	86°01'53"
C60	2.08	4.50	26°31'05"
C61	7.55	4.50	96°08'36"
C62	4.32	2.50	99°04'15"
C63	39.27	25.00	90°00'08"
C64	2.89	3.00	55°09'00"
C65	12.37	27.50	25°46'44"
C66	5.13	2.50	117°30'19"
C67	10.03	27.50	20°53'37"
C68	1.82	2.50	41°36'04"
C69	7.65	9.50	46°07'49"
C70	5.84	2.50	133°52'11"
C71	23.56	15.00	89°59'52"
C72	6.59	4.50	83°51'24"
C73	17.15	11.50	85°27'41"
C74	4.39	2.50	100°37'54"
C75	2.93	1.50	111°47'44"
C76	5.36	4.50	68°15'17"
C77	5.40	4.50	68°46'03"
C78	2.91	1.50	111°10'55"
C79	11.09	4.50	141°13'49"
C80	35.32	39.50	51°13'49"
C81	20.09	14.50	79°22'22"
C82	4.39	2.50	100°40'40"
C83	13.34	27.50	27°48'09"
C84	5.08	2.50	116°30'47"
C85	5.48	2.50	125°41'04"
C86	5.99	2.50	137°22'26"
C87	3.93	2.50	90°00'00"
C88	29.14	14.50	115°08'36"
C89	7.07	4.50	90°00'00"
C90	3.14	1.00	180°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C91	3.14	1.00	180°00'00"
C92	49.69	74.50	38°12'48"
C93	49.69	74.50	38°12'48"
C94	6.34	9.50	38°12'48"
C95	6.34	9.50	38°12'48"
C96	3.14	1.00	180°00'00"
C97	3.14	1.00	180°00'00"
C98	52.18	149.50	19°59'54"
C99	37.70	150.50	14°21'09"
C100	52.36	150.00	19°59'54"
C101	52.36	150.00	19°59'54"
C102	3.93	2.50	90°00'00"
C103	3.93	2.50	90°00'00"
C104	5.35	2.50	122°43'38"

REV:	DATE:	BY:	REVISION:
△			
△			
△			
△			

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS TO THE ENGINEER PRIOR TO COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE SCALED. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN HIS SOLE PROPERTY. UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK. THESE DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ENGINEER ON ANY USE OF THIS DRAWING IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT OF THE ENGINEER.

RedRock
ENGINEERING & SURVEYING, INC.
2001 SOUTH RAINBOW BLVD., STE. K
LAS VEGAS, NEVADA 89146
PHONE (702) 363-8188

NORTHBROOKE A BUSINESS CENTER
TRAFFIC, STREETLIGHT AND
HORIZONTAL CONTROL PLAN
4339 RANCHO DRIVE
CITY OF LAS VEGAS, NEVADA

DRAWN BY : PB
DESIGNED BY : PB
CHECKED BY : WDC
DATE : 04/25/03
JOB # : 22125
APN : 138-02-701-009
SECT 2 T 20S R 60E
SCALE : HORIZ 1" = 40'
VERT 1" = 4'

WILLIAM D. CHILDS
Exp. 12-31-04
No. 9117
5-27-03

SHEET #
C4
4 OF 11

107V3721

5417

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Address:
4275 N Rancho Dr. Suite 105
Las Vegas NV 89130

U.B.C. Max Capacity
Reference building 2009 IBC table 1004.1.1
Sec 304 B occupancy = 14 PEOPLE

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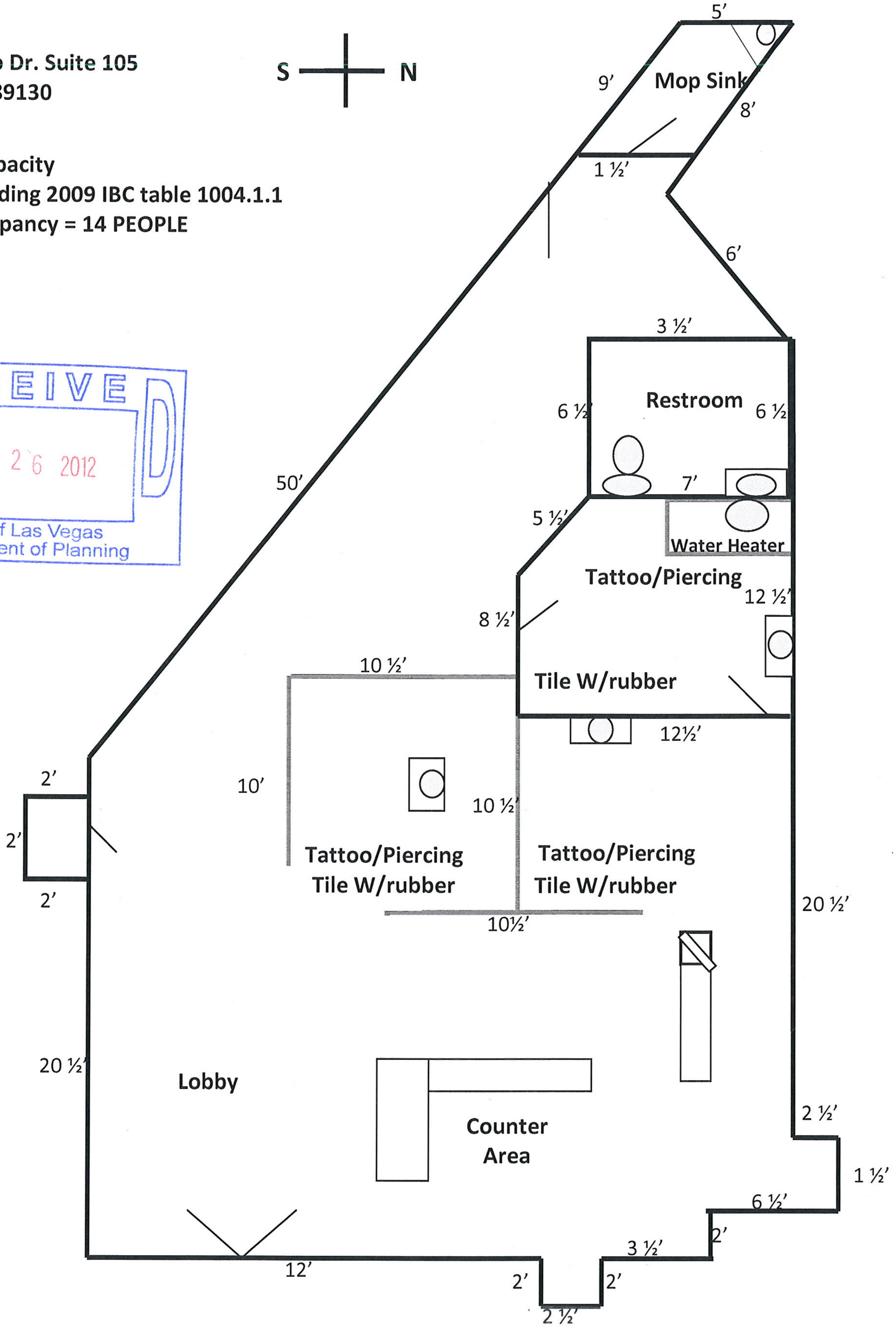
5′
Mop Sink
9′
8′
1 ½′
6′
3 ½′
Restroom
6 ½′
6 ½
7′
50′
5 ½′
Water Heater
Tattoo/Piercing
12 ½′
8 ½′
Tile W/rubber
10 ½′
12½′
2′
10′
10 ½′
2′
Tattoo/Piercing
Tile W/rubber
Tattoo/Piercing
Tile W/rubber
2′
10½′
20 ½′
20 ½′
Lobby
Counter
Area
2 ½′
1 ½′
6 ½′
2′
3 ½′
12′
2′
2′
2 ½′

SUP-44452

Sin City Ink
Tattoo Lounge
EXECUTIVE TATTOO LOUNGE

Beau C Woodward Owner
4983 W Flamingo Rd Suite B-1
Las Vegas NV 89103
Cell (702)510-1027 Office (702)900-7409
On the web @ lasvegastattoolounge.com
E-mail: beauwoodward@yahoo.com

Justification Letter

Issue- To obtain a special use permit within the City's C2 zoning as a tattoo and piercing shop.

Information-

- The Tattoo Lounges will have 3-5 Independent Contractors working onsite.
- Hours of operation will be 11am-11pm seven days a week.
- The Owners currently operate 3 successful tattoo and piercing shops in Las Vegas NV.
- Applicable licenses have been issued through the Nevada Health Department, Department of Taxation and the Secretary of State. Licensing will be required from Business Licensing.

Special Use Permit Determinations-

- The Tattoo Lounge will be harmonious and compatible with the existing land use do to its moderate foot traffic. It also has a proximity to Diversity Tattoo located on Craig and Rancho within the city's C2 zoning. The business has a successful track record of creating repeat clientele which is good for the surrounding businesses.
- The subject site has adequate parking for the special use.
- The business of the Tattoo Lounge will fall in line with all county and city laws.

Attached is the Tattoo Lounges business model.

Thank you for the opportunity to submit this justification letter.

Beau Woodward

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Tattoo Lounge
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E-mail: beauwoodward@yahoo.com

OVERVIEW

Currently Las Vegas premier tattoo shop Las Vegas Tattoo Lounge would like to broaden its base and expand its success by opening additional locations. We currently operate Sin City Ink, Las Vegas Tattoo Lounge, Executive Tattoo Lounge and soon to come, LV Tattoo Lounge in Las Vegas NV. You will see that it's our way of doing business that sets us apart from the rest. Be assured that The Lounges will continue to set precedence in Las Vegas NV through expansion and exceptional customer service.

SERVICES

- **Upscale Custom tattoo and piercing by experienced and world-renowned artists.**
- **Shop space will be utilized for tattoos and piercing, it will also act as a retail store for Jewelry and Retail sales.**
- **Provide apparel designed by Sin City Ink as well as Tattoo Lounge Aftercare Products.**

ATMOSPHERE

- **An avant-grade urban ambiance**
- **Modern setting providing a popular intellectual social atmosphere with a modern comfortable industrial milieu.**
- **The Tattoo Lounges focuse on world class customer service.**
- **The Tattoo Lounge is an industry leader providing touch screen monitors built with tattoo flash and web access, the Lounges provide clients with unlimited resources at their fingertips.**

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WELCOME
TO Fabulous
LAS VEGAS
NEVADA

LV TATTOO LOUNGE

Sin City Ink

Tattoo Lounge

EXECUTIVE TATTOO LOUNGE

Beau C Woodward Owner
4983 W Flamingo Rd Suite B-1
Las Vegas NV 89103
Cell (702)510-1027 Office (702)900-7409
On the web @ lasvegastattoolounge.com
E-mail: beauwoodward@yahoo.com

THE MAIN OBJECTIVES FOR THE DEVELOPMENT OF THIS NEW ESTABLISHMENT ARE:

- **Capitalize on an excellent location opportunity with a swift commitment to development.**
- **To launch with a highly publicized grand opening event and additional events within our first year.**
- **To maintain tight control of costs, operations, and cash flow through loyal management and trustworthy employees.**

Sin City Ink

THE KEYS TO SUCCESS IN ACHIEVING OUR GOALS ARE:

- **Provide exceptional service that leaves a lasting impression to ultimately promote patronage**
- **To provide a consistent admired social atmosphere.**
- **To focus on product quality**
- **Managing our internal finances and cash flow to enable upward capital growth.**
- **Strict control of all costs, at all times, without exception.**
- **Aggressive Web based advertising.**

Our Web based marketing strategy and persistent advertising methods throughout the city have created a flood of new customers along with our steady stream of repeat customers to lock in a continual flow of revenue.

Tattoo Lounge

SHOP SPECIFICATIONS

We will do a complete build out meeting all Health Department requirements for a tattoo/Piercing shop. To meet all requirements we will use fully licensed bonded contractors. With our 100% satisfactory rate with all county laws the building will be brought up to code and pass all

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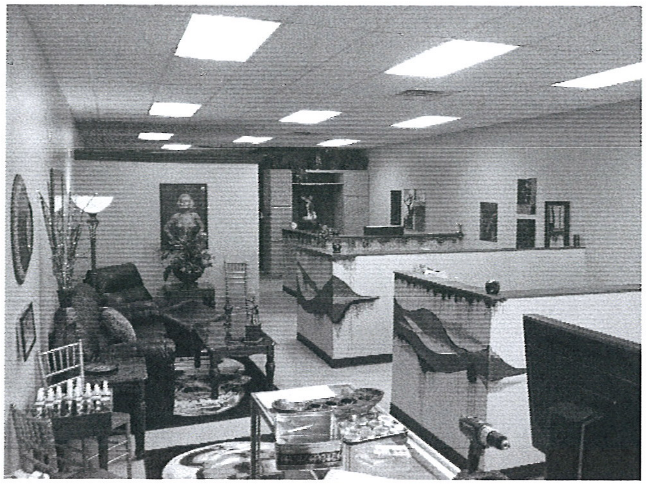
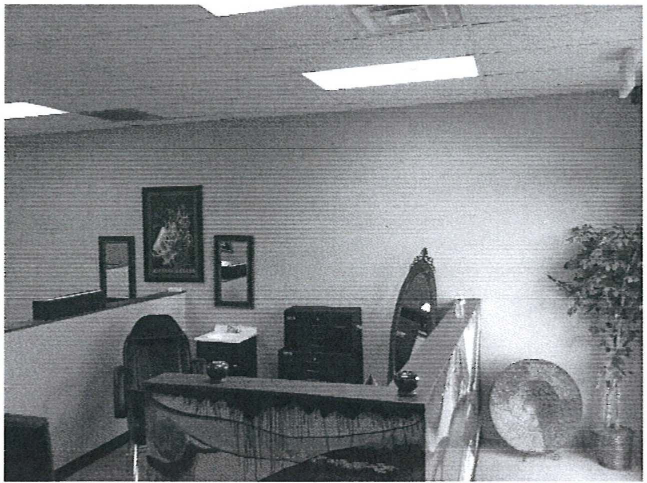
inspections before we are fully operational This process may take up to 60 days to complete properly.

BENEFITS

The Tattoo Lounges offer an atmosphere conducive to drawing attention to any new leasing property while also enhancing the quality and aesthetics in its community. Our facilities will be a leading competitor with other major tattoo shops. We advertise in several online listings with our website referencing to our location. The Tattoo Lounge will leave its customers fulfilled with an ever-lasting impression on any property establishment.

EXECUTIVE TATTOO LOUNGE





Tattoo Lounge

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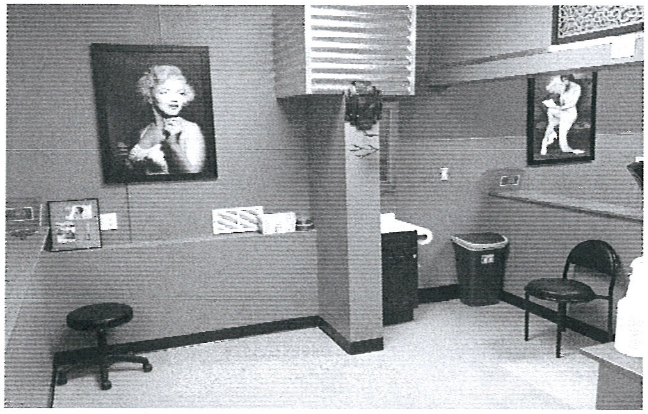

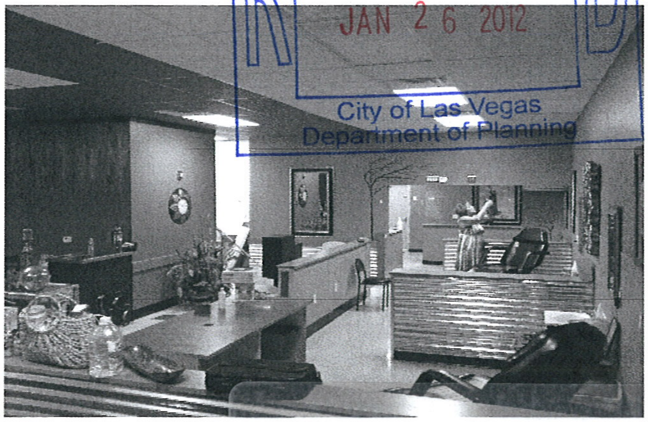

Sin City Ink
Tattoo Lounge
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CONCLUSION

What makes the Tattoo Lounges exceptional, apart from its décor and atmosphere, are its aggressive marketing strategies and devotion to flawless service. The devotion to an eclectic bouquet of upscale custom artistry at an affordable price and a staff dedicated to a patron driven customer service formula— This is the Tattoo Lounge staple, Tattoo Lounge is applicable to all generations. We have become Best of Las Vegas Tattoo Review. We are featured daily on Advertising Giant "Group-On." Our Goal is to remain a step ahead of our competition through an exemplary provision. The mission of the Tattoo Lounges is to promote arts by encouraging artists in general, as well as the enhancement of existing businesses, while encouraging new pedestrian-oriented commercial, professional, and residential growth within the city. For additional information concerning operations please visit our websites at www.mysincitytattoo.com www.lasvegastattoolounge.com and www.mysincityink.com. We appreciate your considerations and look forward to doing business with you.

Best regards,

Beau Woodward

Owner/Investor

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City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

SUBJECT:

SDR-44434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-39117) TO ADD THREE-STORY MODEL HOME PLANS ON 90 UNDEVELOPED LOTS WITHIN AN APPROVED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a 4.81-acre portion of 30.00 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-175 through 190; 218 through 223; 230 through 236; 256 through 262; 282 through 299; 330 through 361 and 368 through 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

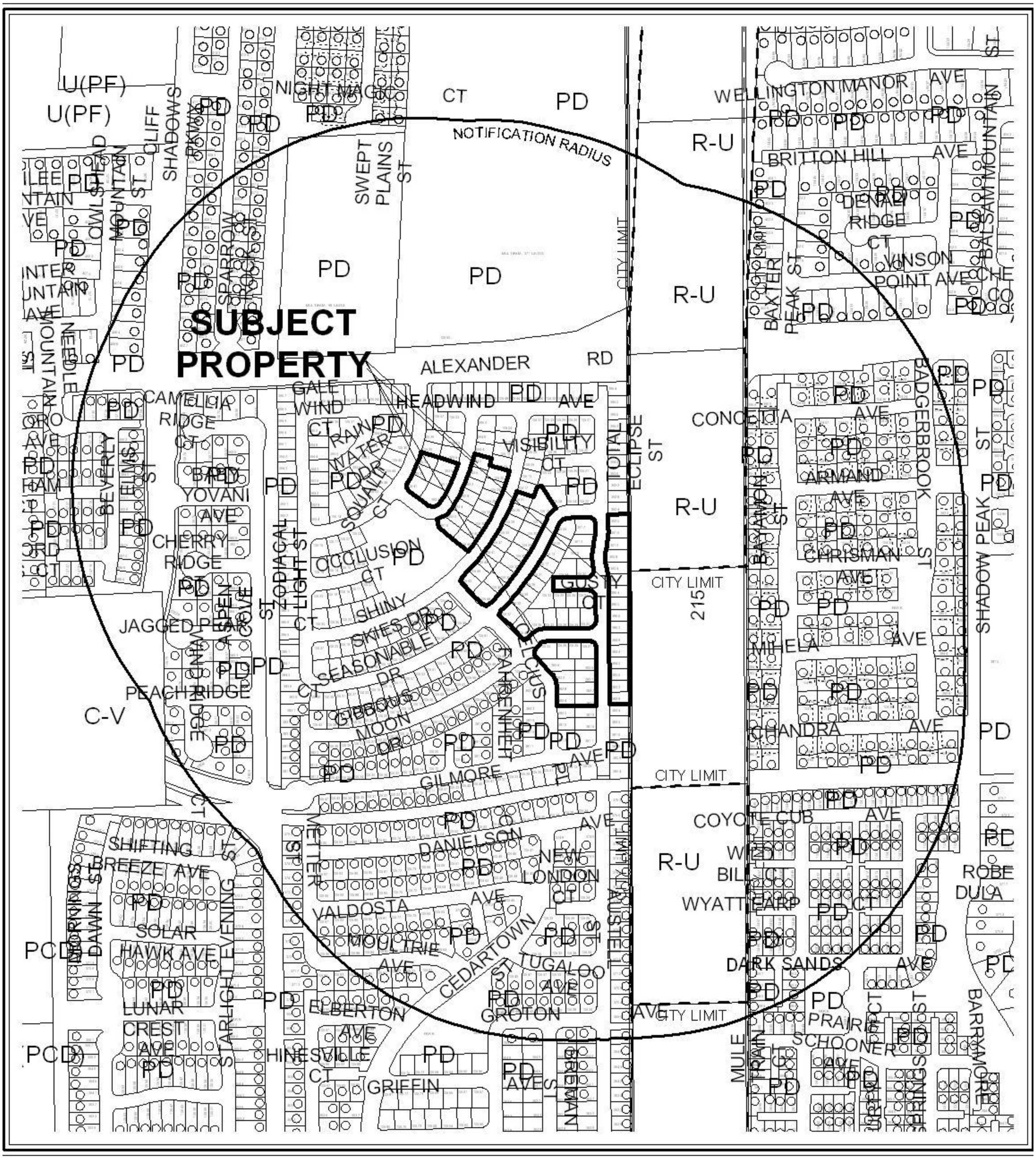
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

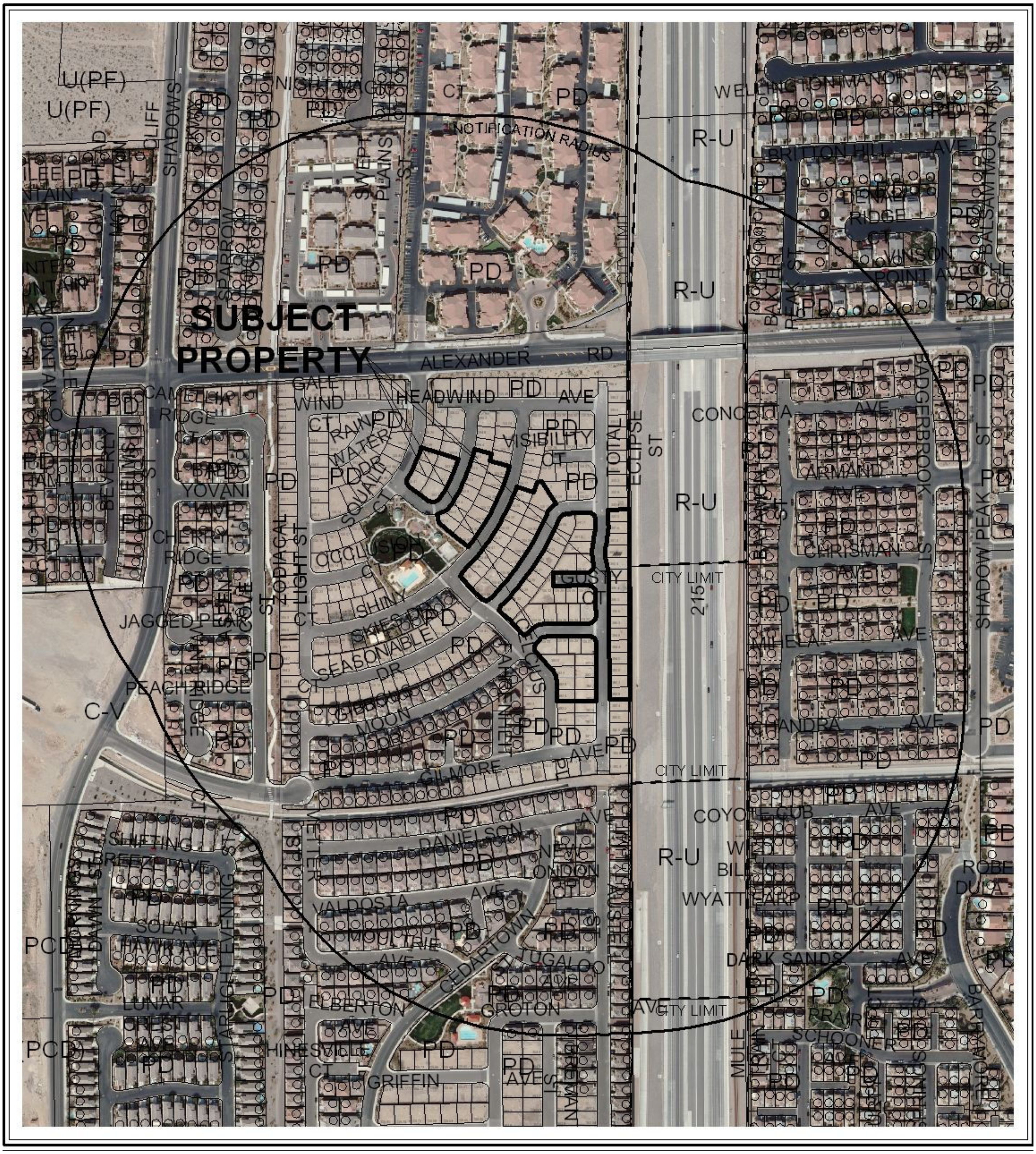
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for SDR-8635
6. Planning Commission Approval Letter for SDR-39117
7. Hillside Homeowners Association Architectural review Committee Approval Letter
7. Justification Letter


SUBJECT PROPERTY
NOTIFICATION RADIUS
ALEXANDER RD
CITY LIMIT
215
R-U
PD
U(PF)
C-V
PCD
HEADWIND AVE
VISIBILITY CT
GUSTY CT
TOTAL ECLIPSE ST
OCCLUSION CT
SHINY SKIES DR
SEASONABLE DR
GIBBOUS MOON DR
GILMORE AVE
DANIELSON AVE
VALDOSTA AVE
MOULTRIE AVE
ELBERTON AVE
CEDARTOWN ST
GROTON AVE
AUSTELL ST
CONCETTA AVE
ARMAND AVE
CHRISMAN AVE
MIHELA AVE
CHANDRA AVE
COYOTE CUB AVE
WYATT EARP CT
DARK SANDS AVE
SHADOW PEAK ST
BADGERBROOK ST
BAYAMON ST
MULE
WELLINGTON MANOR AVE
BRITTON HILL AVE
NIGHT MAGIC CT
SWEPT PLAINS ST
ZODIACAL LIGHT ST
CAMELLIA RIDGE CT
CHERRY RIDGE CT
JAGGED PEAK CT
PEACH RIDGE CT
SHIFTING BREEZE AVE
SOLAR HAWK AVE
LUNAR CREST AVE
HINESVILLE CT
GRIFFIN AVE
0
300
600
Feet

CASE: **SDR-44434**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)


U(PF)
U(PF)
SUBJECT
PROPERTY
NOTIFICATION RADIUS
ALEXANDER RD
HEADWIND AVE
VISIBILITY CT
GUSTY CT
TOTAL ECLIPSE ST
SEASONABLE DR
GILMORE AVE
CITY LIMIT
215
R-U
C-V
PCD
PD
WELLINGTON MANOR AVE
BRITTON HILL AVE
CONCETTA
ARMAND AVE
CHRISMAN AVE
CHANDRA AVE
COYOTE CUB AVE
WYATT EARP
DARK SANDS AVE
SCHOONER
JAGGED PEAK
PEACH RIDGE
CHERRY RIDGE
YOVANI AVE
CAMEO RIDGE
ZODIACAL LIGHT ST
DANIELSON
NEW LONDON CT
VALDOSTA AVE
CEDARTOWN
TUGALOO
ELBERTON
GROTON
HINESVILLE CT
GRIFFIN
LUNAR CREST
SOLAR HAWK AVE
SHIFTING BREEZE AVE
SHADOW PEAK ST
BADGERBROOK ST
MULE

0 300 600 Feet

CASE: **SDR-44434**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44434** APN: Please see attached

Name of Property Owner: R B Hillside LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada, Jason Kepple

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: __________

Partner(s): __________ __________

APN: __________

RB HILLSIDE, LLC

Signature of Property Owner: __________

Print Name: MARCUS BUETOSSE
CHIEF OPERATING OFFICER

Subscribed and sworn before me

This 24 day of January, 2012

Notary Public in and for said County and State

MARIA P DE AGUIRRE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 128595
Bonded Through National Notary Assn.

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City of Las Vegas
Department of Planning

Hillside Parcel Numbers:

APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

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Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan/Floor Plan Amendment
Project Address (Location) SW corner Alexander Rd/ CC 215
Project Name Hillside **Proposed Use** SFR
Assessor's Parcel #(s) Please see attached **Ward #** 4
General Plan: existing PCD proposed PCD **Zoning:** existing PD proposed PD
Commercial Square Footage N/A **Floor Area Ratio** N/A
Gross Acres 30 **Lots/Units** 90 **Density** 12 Du/Ac
Additional Information SDR-39117 & SDR-8635

PROPERTY OWNER R B Hillside L L C **Contact**
Address 97 Hill Road **Phone:** (415) 435-3201 **Fax:** (415) 789-5274
City Tiburon **State** CA **Zip** 94920
E-mail Address

APPLICANT Ryland Homes Nevada LLC **Contact** Robyn Hogan
Address 8925 W. Russel Rd. **Phone:** (702) 360-7513 **Fax:** (702) 360-7505
City Las Vegas **State** NV **Zip** 89148
E-mail Address rhogan@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple
Address 2727 S. Rainbow Blvd. **Phone:** (702) 525-6166 **Fax:** (702) 362-2597
City Las Vegas **State** NV **Zip** 89146
E-mail Address Jasonk@vtnnv.com

RB HILLSIDE, LLC
Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MARCUS BVERLOSSE, CHIEF OPERATING OFFICER

Subscribed and sworn before me
This 24 day of January, 2012.

Notary Public in and for said County and State

MARIA P. DE AGUIRRE
Notary Public - State of Florida
My Comm. Expires Oct 2, 2015
Commission # EE 128595
Bonded Through National Notary Assn.

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Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44434
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Hillside Parcel Numbers:

APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

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SDR-44434

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REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

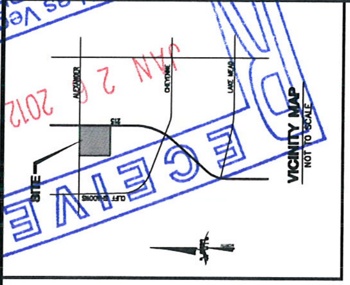
VTN
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM

RB HILLSIDE, LLC
CLARK COUNTY

ALEXANDER / 215
SITE PLAN

PROJECT NO:
SCALE: 1"=60' HORIZ. N/A VERT.
CHECKED BY: AY JAN 2012
DESIGNED BY:
DRAWN BY: DMO JAN 2012

SHEET SP1
1 OF 1 SHEETS
DRAWING NO.


VICINITY MAP
NOT TO SCALE
SITE
ALEXANDER
CHEYENNE
LAKE MEAD
CLIFF SHADOWS
215

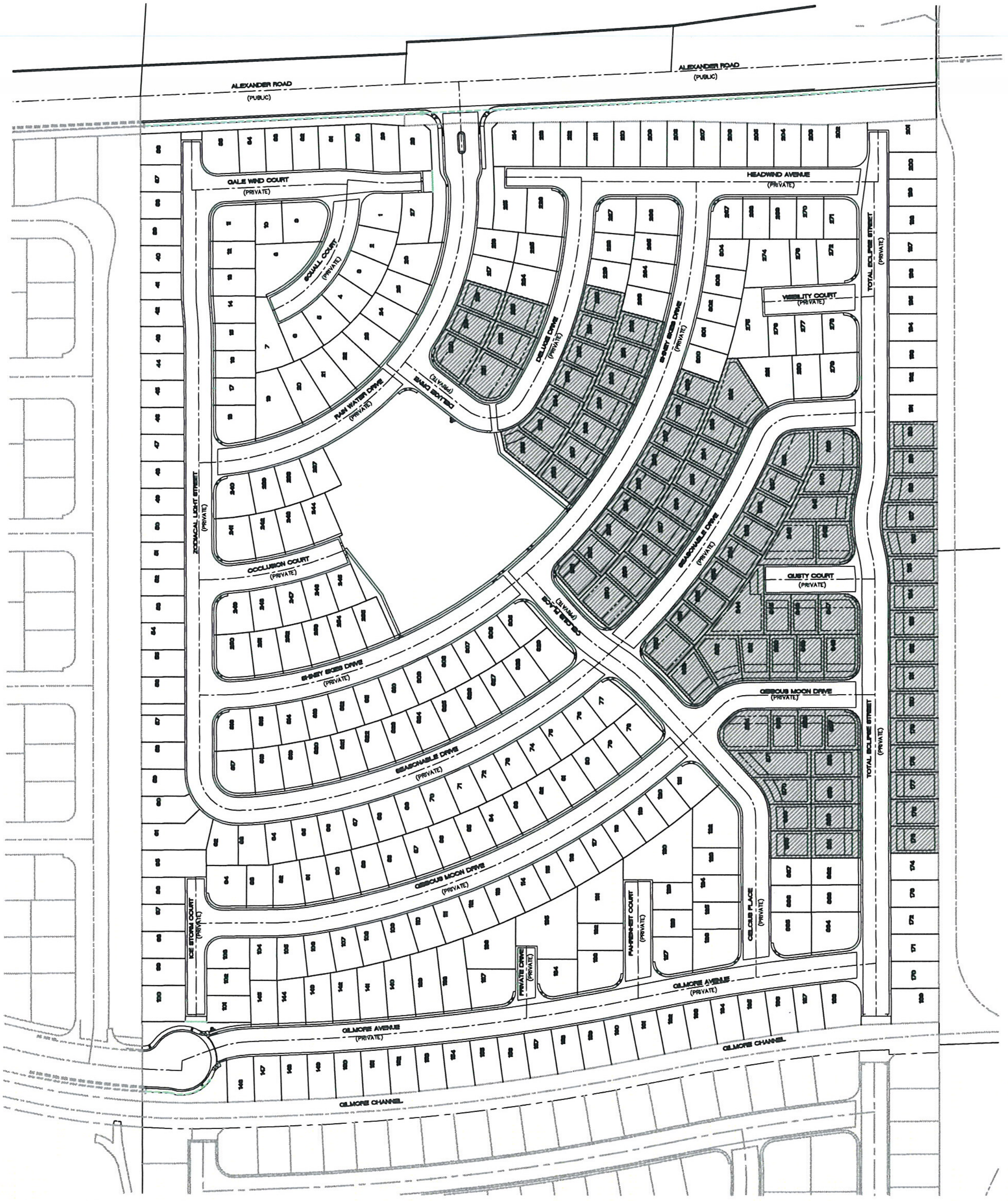
NORTH

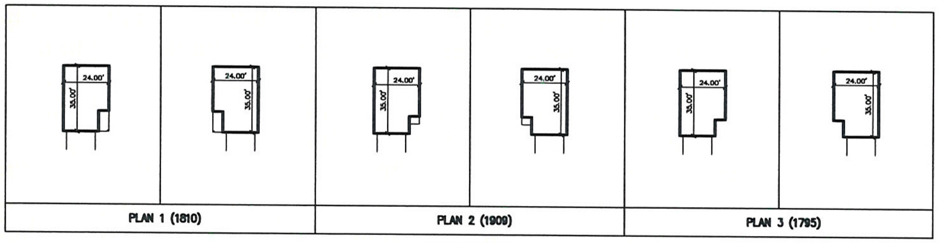
GRAPHIC SCALE
1" = 60'

OWNER
RB HILLSIDE, LLC

SITE
DEVELOPMENT AREA = 30 ACRES
PURCHASED 90 LOT AREA = 4.81 ACRES

LEGEND
▨ LOTS TO BE PURCHASED

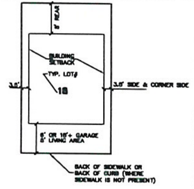

ALEXANDER ROAD
(PUBLIC)
ALEXANDER ROAD
(PUBLIC)
GALE WIND COURT
(PRIVATE)
HEADWIND AVENUE
(PRIVATE)
SQUALL COURT
(PRIVATE)
VISIBILITY COURT
(PRIVATE)
TOTAL ECLIPSE STREET
(PRIVATE)
DELUGE DRIVE
(PRIVATE)
SHINEY SKIES DRIVE
(PRIVATE)
RAIN WATER DRIVE
(PRIVATE)
ZODIACAL LIGHT STREET
(PRIVATE)
OCCLUSION COURT
(PRIVATE)
CELCIUS PLACE
(PRIVATE)
SEASONABLE DRIVE
(PRIVATE)
GUSTY COURT
(PRIVATE)
GIBBOUS MOON DRIVE
(PRIVATE)
ICE STORM COURT
(PRIVATE)
FAHRENHEIT COURT
(PRIVATE)
PRIVATE DRIVE
(PRIVATE)
GILMORE AVENUE
(PRIVATE)
GILMORE CHANNEL


24.00'
35.00'
PLAN 1 (1810)
PLAN 2 (1909)
PLAN 3 (1795)

FOOTPRINTS
SCALE: 1"=30'

NOTES

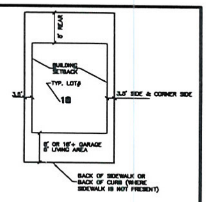
1. HOMES MAY REQUIRE MULTIPLE STEPS IN THE GARAGE TO MEET DRIVEWAY SLOPE CRITERIA. DRIVEWAY SLOPES ARE NOT ANALYZED WITH THE LOT FIT.


5' REAR
BUILDING SETBACK
TYP. LOT#
18
3.5'
3.5' SIDE & CORNER SIDE
6' OR 18'+ GARAGE
5' LIVING AREA
BACK OF SIDEWALK OR BACK OF CURB (WHERE SIDEWALK IS NOT PRESENT)

TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS
LOTS 183–190, 218–223, 230–236, 256–262, 282–299 & 330–341

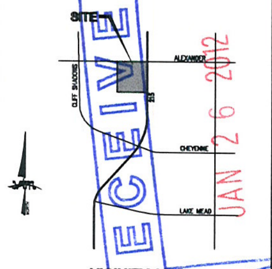
GARAGE:	6' OR 18'+
FRONT (LIVING AREA):	5'
SIDE:	3.5'
CORNER SIDE:	3.5'
REAR:	5'


5' REAR
BUILDING SETBACK
TYP. LOT#
18
3.5'
3.5' SIDE & CORNER SIDE
8' OR 18'+ GARAGE
5' LIVING AREA
BACK OF SIDEWALK OR BACK OF CURB (WHERE SIDEWALK IS NOT PRESENT)

TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS
LOTS 175–182, 342–361 & 368–371

GARAGE:	8' OR 18'+
FRONT (LIVING AREA):	5'
SIDE:	3.5'
CORNER SIDE:	3.5'
REAR:	5'


SITE
ALEXANDER
CHEYENNE
LAKE MEAD
CLIFF SHADOWS
215

VICINITY MAP
NOT TO SCALE

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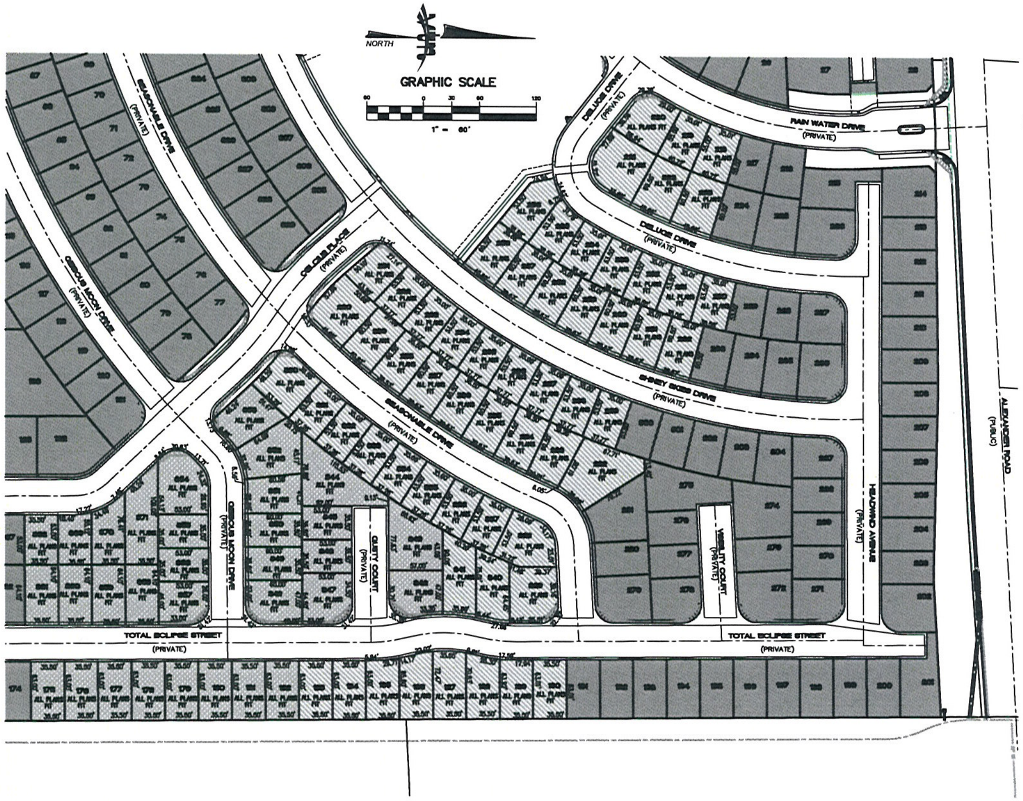
Department of Planning


NORTH
GRAPHIC SCALE
60 0 30 60 120
1" = 60'
ALEXANDER ROAD
(PUBLIC)
RAIN WATER DRIVE
(PRIVATE)
DELUGE DRIVE
(PRIVATE)
SHINEY SKIES DRIVE
(PRIVATE)
SEASONABLE DRIVE
(PRIVATE)
CIRRUS PLACE
(PRIVATE)
GIBBOUS MOON DRIVE
(PRIVATE)
GUSTY COURT
(PRIVATE)
VISIBILITY COURT
(PRIVATE)
HEADWIND AVENUE
(PRIVATE)
TOTAL ECLIPSE STREET
(PRIVATE)
ALL PLANS FIT

LEGEND

X	INDICATES PLAN FITS
(C)	INDICATES CORNER LOT
■	LOTS NOT A PART
▨	LOTS W/ 6' OR 18'+ GARAGE SETBACK PER SDR 39117 EXHIBIT BY THOMASON CONSULTING ENGINEERS
▨	LOTS W/ 8' OR 18'+ GARAGE SETBACK PER SDR 39117 EXHIBIT BY THOMASON CONSULTING ENGINEERS

LOTS W/ 6' OR 18'+ GARAGE SETBACKS

LOT	PLAN 1 (1810)	PLAN 2 (1909)	PLAN 3 (1795)
183	X	X	X
184	X	X	X
185	X	X	X
186	X	X	X
187	X	X	X
188	X	X	X
189	X	X	X
190	X	X	X
218	X	X	X
219	X	X	X
220 (C)	X	X	X
221 (C)	X	X	X
222	X	X	X
223	X	X	X
230	X	X	X
231	X	X	X
232	X	X	X
233	X	X	X
234	X	X	X
235	X	X	X
236	X	X	X
256	X	X	X
257	X	X	X
258	X	X	X
259	X	X	X
260	X	X	X
261	X	X	X
262	X	X	X
282	X	X	X
283	X	X	X
284	X	X	X
285	X	X	X
286	X	X	X
287	X	X	X
288	X	X	X
289	X	X	X
290 (C)	X	X	X
291 (C)	X	X	X
292	X	X	X
293	X	X	X
294	X	X	X
295	X	X	X
296	X	X	X
297	X	X	X
298	X	X	X
299	X	X	X
330 (C)	X	X	X
331	X	X	X
332	X	X	X
333	X	X	X
334	X	X	X
335	X	X	X
336	X	X	X
337	X	X	X
338 (C)	X	X	X
339 (C)	X	X	X
340	X	X	X
341	X	X	X

LOTS W/ 8' OR 18'+ GARAGE SETBACKS

LOT	PLAN 1 (1810)	PLAN 2 (1909)	PLAN 3 (1795)
175	X	X	X
176	X	X	X
177	X	X	X
178	X	X	X
179	X	X	X
180	X	X	X
181	X	X	X
182	X	X	X
342 (C)	X	X	X
343	X	X	X
344	X	X	X
345	X	X	X
346	X	X	X
347 (C)	X	X	X
348 (C)	X	X	X
349	X	X	X
350	X	X	X
351	X	X	X
352	X	X	X
353 (C)	X	X	X
354 (C)	X	X	X
355	X	X	X
356	X	X	X
357 (C)	X	X	X
358	X	X	X
359	X	X	X
360	X	X	X
361	X	X	X
368	X	X	X
369	X	X	X
370	X	X	X
371	X	X	X

DRAWN BY: DMO	JAN 2012
DESIGNED BY:	
CHECKED BY: AY	JAN 2012
PROJECT NO: 7422	SCALE: 1"=60' HORIZ. N/A VERT.

LOT FIT ANALYSIS

HILLSIDE

RB HILLSIDE, LLC
97 HILL ROAD
TIBURON, CA 94920
(415) 435-3201

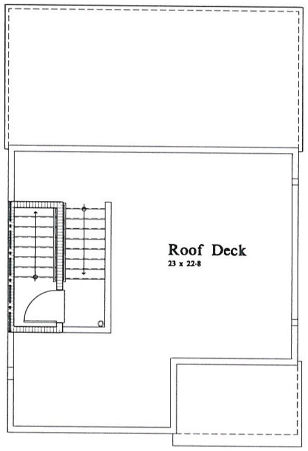
CITY OF LAS VEGAS

vtn
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

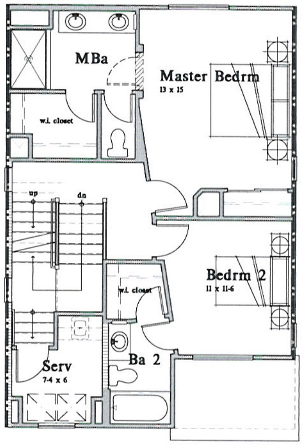
REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

SHEET
LF1
1 OF 1 SHEETS
DRAWING NO.

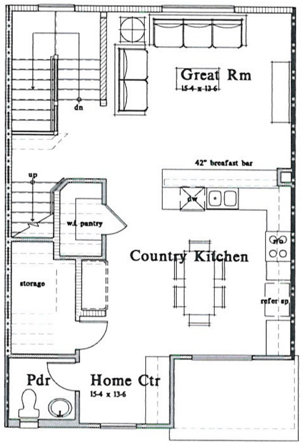
SDR-44434


Roof Deck
23 x 22-8

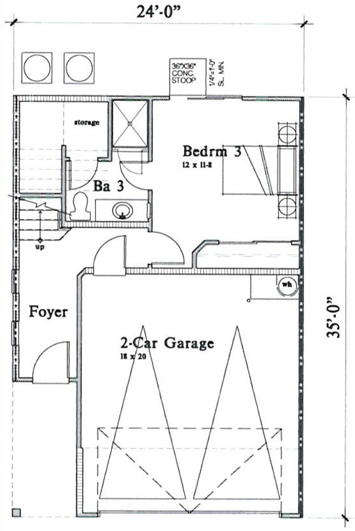
Roof Plan 1A
Roof Deck Area: 360 sqft


MBa
Master Bedrm
13 x 15
w.i. closet
up
dn
Bedrm 2
11 x 11-6
w.i. closet
Serv
7-4 x 6
Ba 2

Third Floor Plan 1A
Third Floor: 716 sqft Total: 1,810 sqft


Great Rm
15-4 x 13-6
dn
42" breakfast bar
up
w.i. pantry
dw
Country Kitchen
storage
refer sp
Pdr
Home Ctr
15-4 x 13-6

Second Floor Plan 1A
Second Floor: 690 sqft Total: 1,810 sqft


24'-0"
36"X36" CONC. STOOP
1/4"=1'-0" SL. MIN
storage
Bedrm 3
12 x 11-8
Ba 3
up
Foyer
wh
2-Car Garage
18 x 20
35'-0"

First Floor Plan 1A
First Floor: 404 sqft Total: 1,810 sqft

Scale: $\frac{1}{4}$" = 1'-0"

HILLSIDE

RYLAND HOMES

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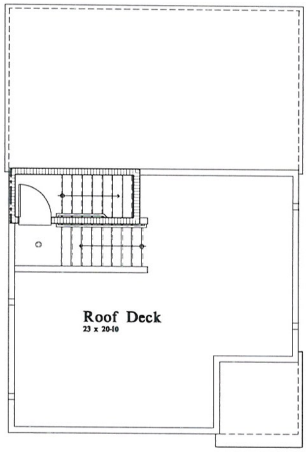
CONCEPTUAL FLOOR PLAN 1

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 11.17.2011

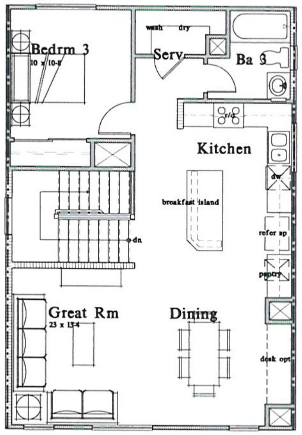
A1.0

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

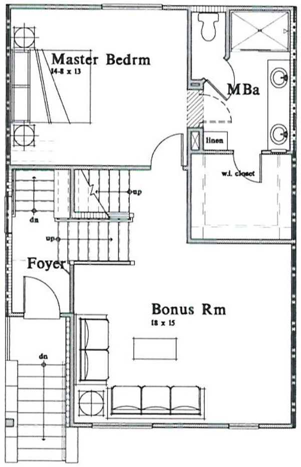
SDR-44434


Roof Deck
23 x 20-10

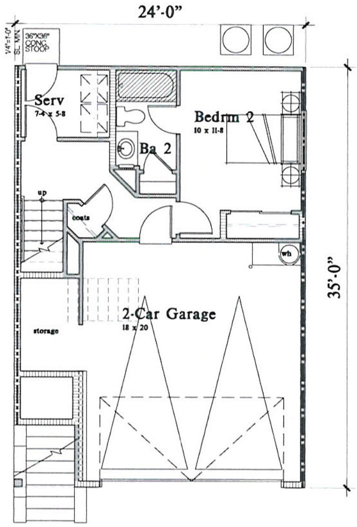
Roof Plan 2A
Roof Deck Area: 352 sqft


Bedrm 3
10 x 10-8
wash
dry
Serv
Ba 3
r/o
Kitchen
dw
breakfast island
dn
refer sp
pantry
Great Rm
23 x 13-4
Dining
desk opt

Third Floor Plan 2A
Third Floor: 767 sqft Total: 1,909 sqft


Master Bedrm
14-8 x 13
MBa
linen
w.i. closet
up
dn
up
Foyer
Bonus Rm
18 x 15
dn

Second Floor Plan 2A
Second Floor: 777 sqft Total: 1,909 sqft


24'-0"
1/4"=1'-0"
SL MIN
36"X36"
CONC
STOOP
Serv
7-4 x 5-8
Bedrm 2
10 x 11-8
Ba 2
up
coats
wh
storage
2-Car Garage
18 x 20
35'-0"

First Floor Plan 2A
First Floor: 365 sqft Total: 1,909 sqft

Scale: $\frac{1}{4}$" = 1'-0"

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CONCEPTUAL FLOOR PLAN 2

A2.0

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606
DATE 11.17.2011

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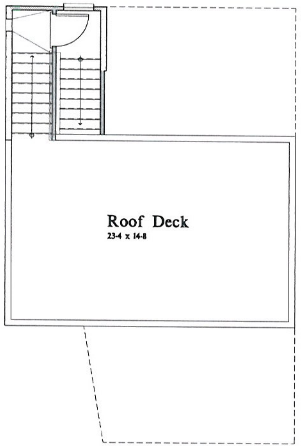
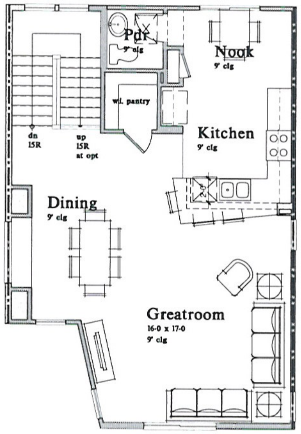
Irvine, CA 92614
949.851.2133
ktgy.com

ktgy

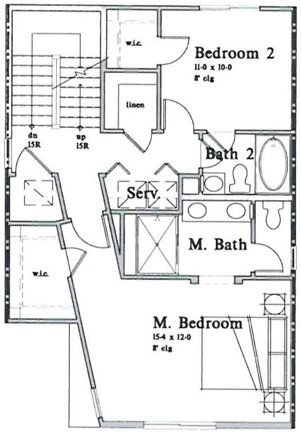
SDR-44434


Roof Deck
23-4 x 14-8

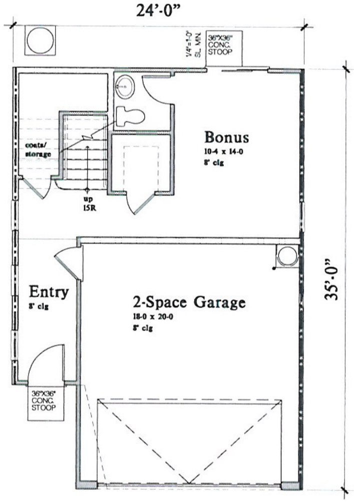
Roof Deck Plan 3
Roof Deck: 337 sq ft Total Floor: sq ft


Pdr
9' clg
Nook
9' clg
wi. pantry
Kitchen
9' clg
dn
15R
up
15R
at opt
Dining
9' clg
Greatroom
16-0 x 17-0
9' clg

Third Floor Plan 3
Third Floor: 677 sq ft Total Floor: 1,795 sq ft


w.i.c.
Bedroom 2
11-0 x 10-0
8' clg
linen
dn
15R
up
15R
Bath 2
Serv.
M. Bath
w.i.c.
M. Bedroom
15-4 x 12-0
8' clg

Second Floor Plan 3
Second Floor: 758 sq ft Total Floor: 1,795 sq ft


24'-0"
1/4"=1'-0" SL MIN.
36"X36" CONC. STOOP
Bonus
10-4 x 14-0
8' clg
coats/ storage
up
15R
Entry
8' clg
2-Space Garage
18-0 x 20-0
8' clg
36"X36" CONC. STOOP
35'-0"

First Floor Plan 3
First Floor: 395 sq ft Total Floor: 1,795 sq ft

Scale: 1/4" = 1'-0"

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RYLAND HOMES

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CONCEPTUAL FLOOR PLAN 3

A3.0

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 11.17.2011

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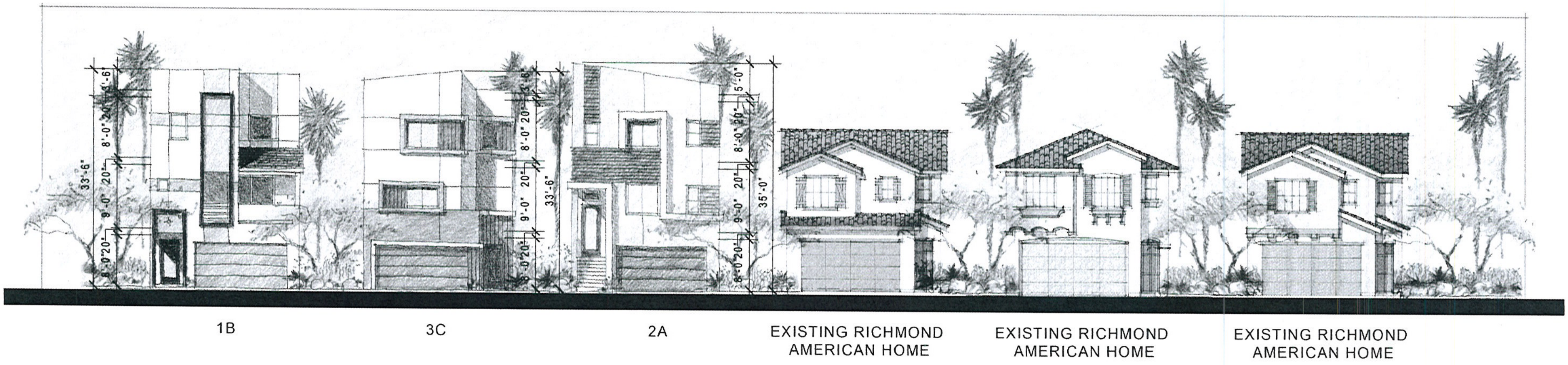
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-44434


33'-6"
8'-0" 20"
9'-0" 20"
8'-0" 20"
3'-6"
33'-6"
8'-0" 20"
9'-0" 20"
8'-0" 20"
3'-6"
35'-0"
8'-0" 20"
9'-0" 20"
8'-0" 20"
5'-0"
1B
3C
2A
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME

HILLSIDE

RYLAND HOMES

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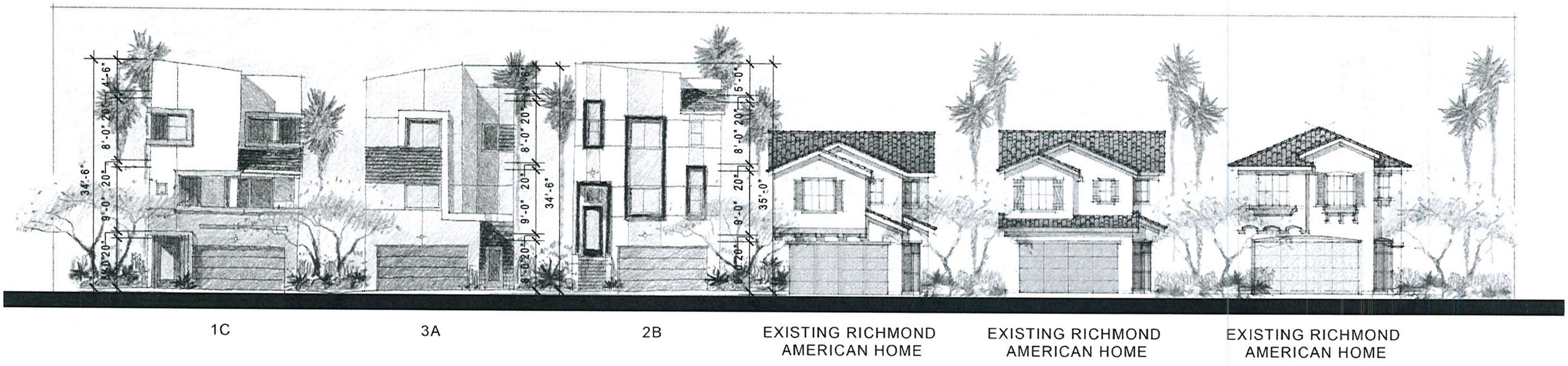
Department of Planning

CONCEPTUAL STREET SCENE "A"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606
DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-44434


34'-6"
4'-6"
20"
8'-0"
20"
9'-0"
20"
8'-0"
34'-6"
4'-6"
20"
8'-0"
20"
9'-0"
20"
8'-0"
35'-0"
5'-0"
20"
8'-0"
20"
9'-0"
20"
8'-0"
1C
3A
2B
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME

HILLSIDE
RYLAND HOMES

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City of Las Vegas
Department of Planning

CONCEPTUAL STREET SCENE "B"

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 01.25.2012

Architecture+Planning
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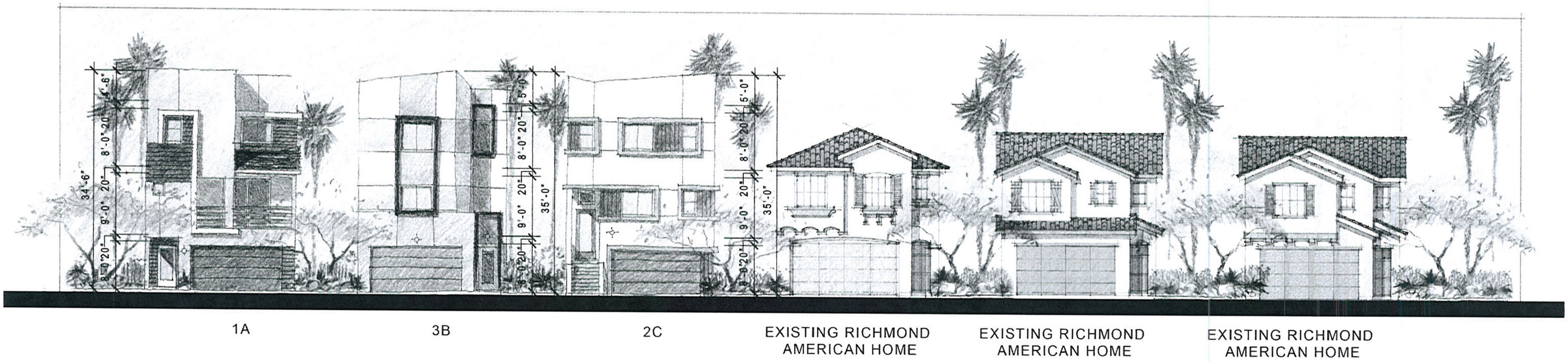
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-44434


34'-6"
4'-6"
8'-0" 20"
9'-0" 20"
8'-0" 20"
5'-0"
8'-0" 20"
20"
9'-0"
35'-0"
8'-0" 20"
5'-0"
8'-0" 20"
9'-0" 20"
35'-0"
8'-0" 20"
1A
3B
2C
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME
EXISTING RICHMOND AMERICAN HOME

HILLSIDE

RYLAND HOMES

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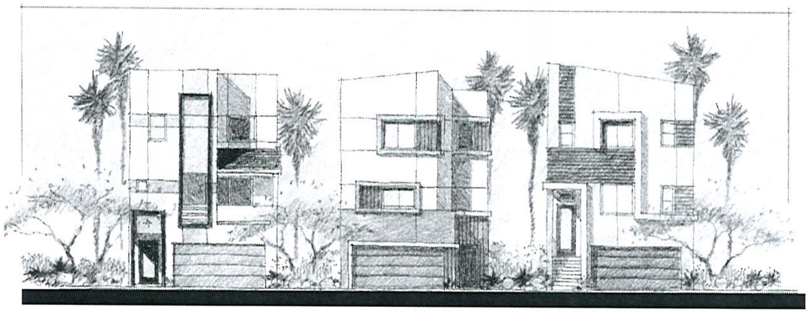
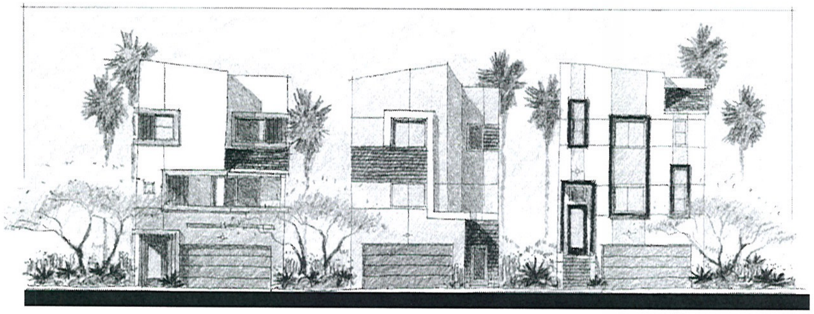
CONCEPTUAL STREET SCENE "C"

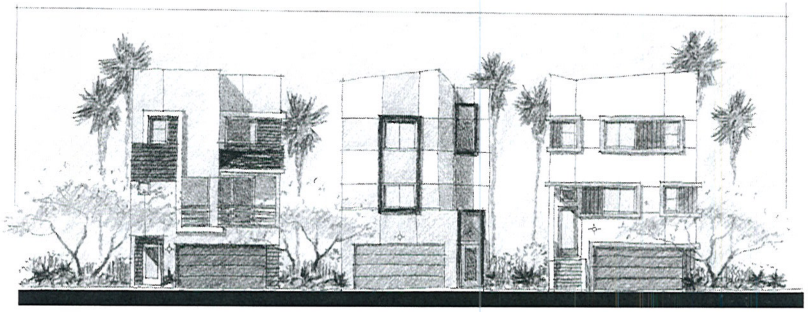
South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SDR-44434







HILLSIDE

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Scale: $\frac{1}{4}$" = 1'-0"

CONCEPTUAL FRONT ELEVATIONS A4.0

South Mountain
City of Las Vegas, NV
KTGY JOB #: 2011-0606 DATE 11.15.2011

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Irvine, CA 92614
949.851.2133
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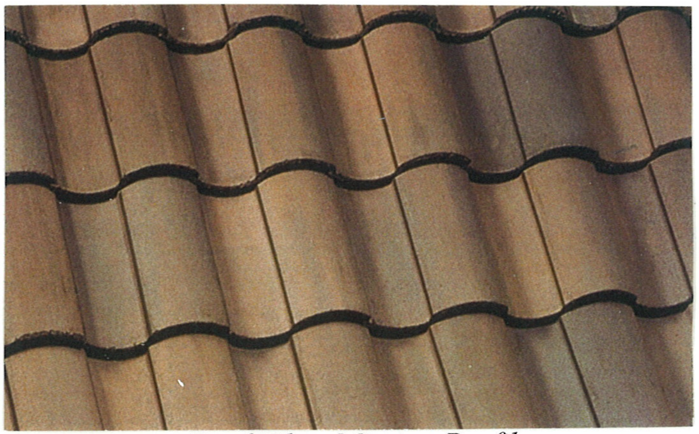
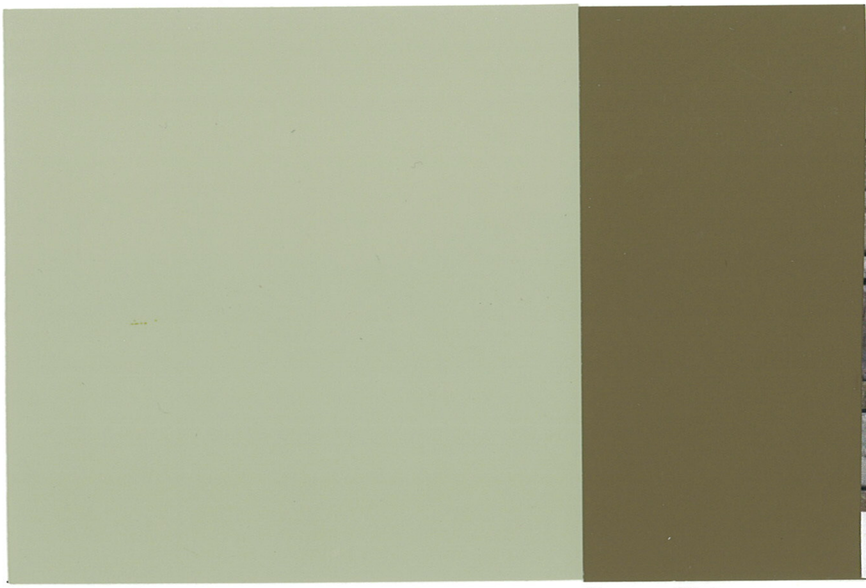
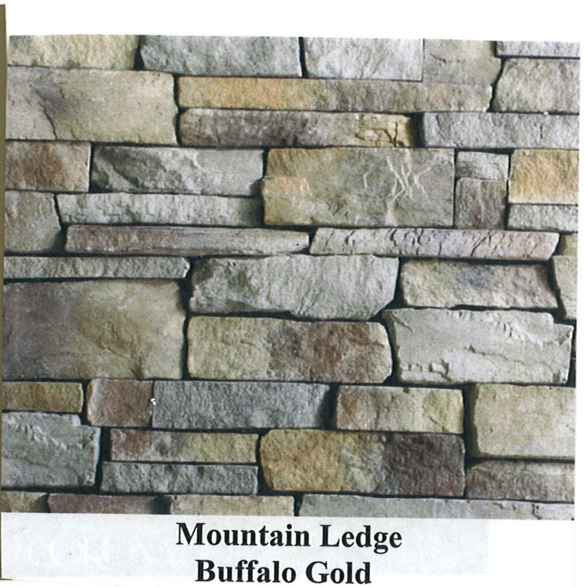


Roof Tile - Mission Profile

Fascia Garage Dr. Shutters & Front Dr. Ironwork





Mountain Ledge
Buffalo Gold

Primary Stucco Stucco Trim Stone Masonry

RYLAND HOMES

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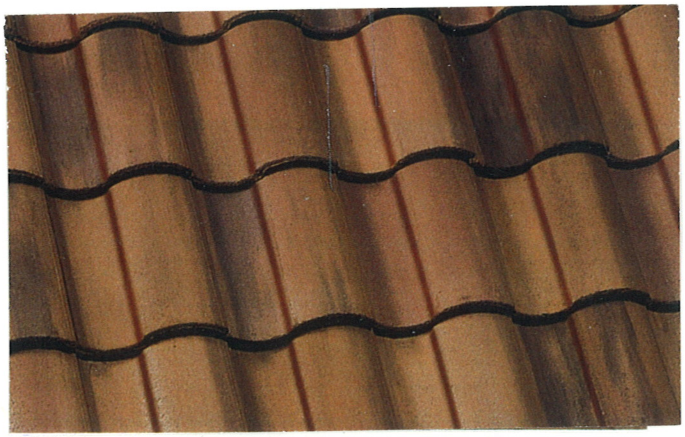
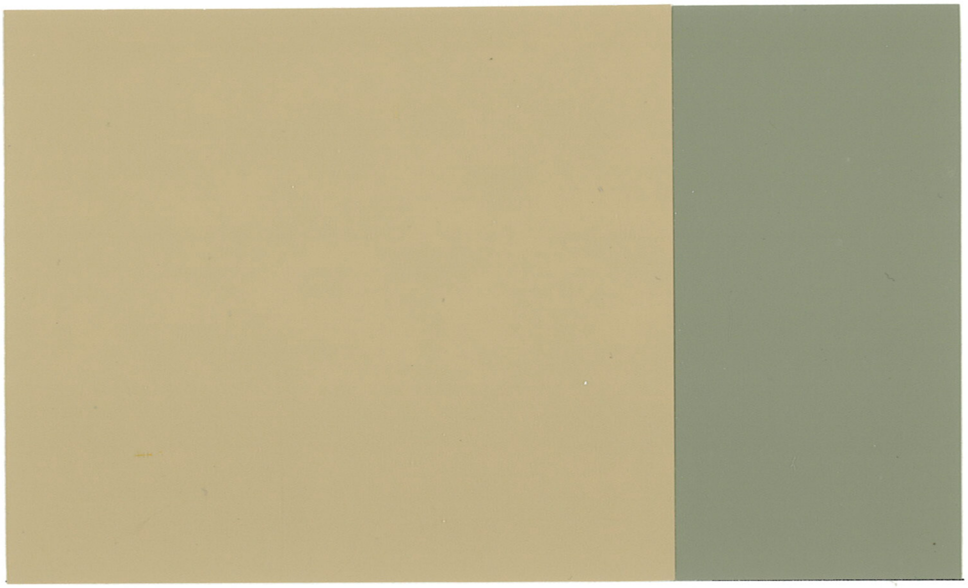


Roof Tile – Mission Profile

Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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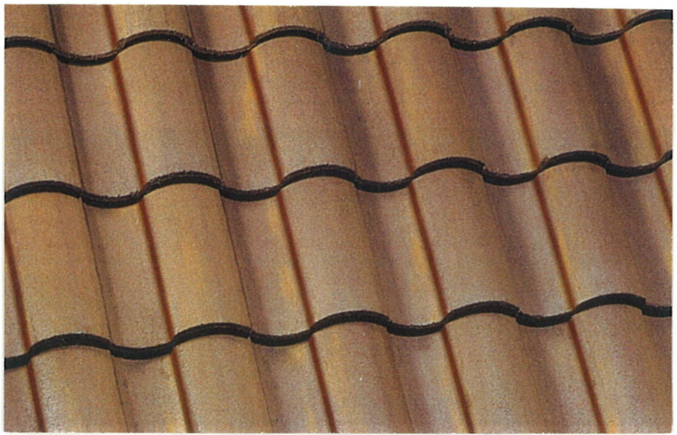
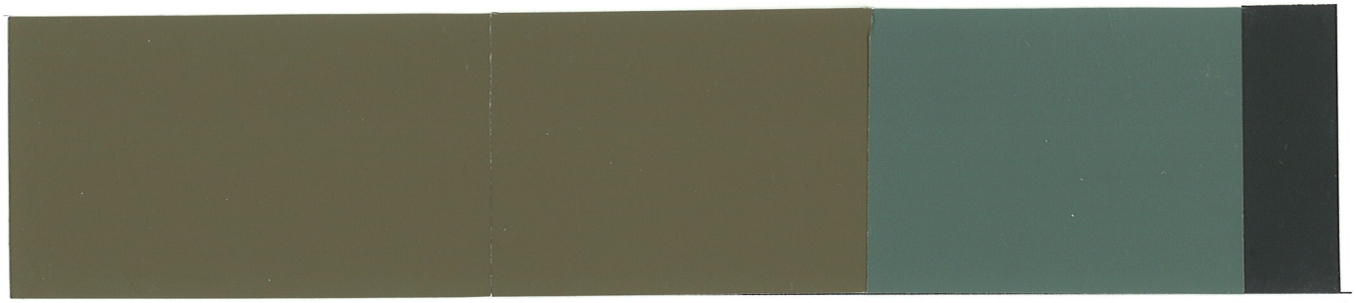
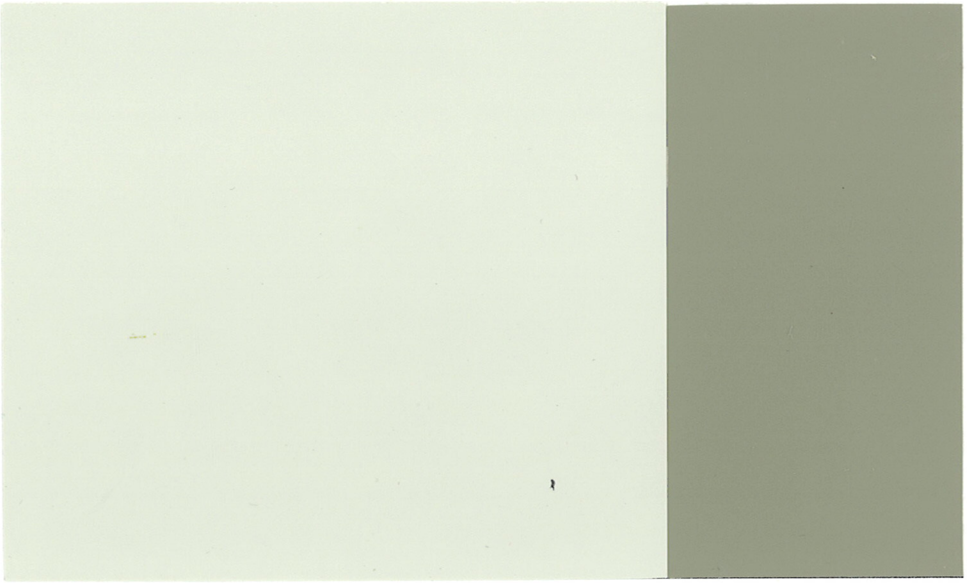


Roof Tile – Mission Profile



Fascia Garage Dr. Shutters & Front Dr. Ironwork



Primary Stucco Stucco Trim

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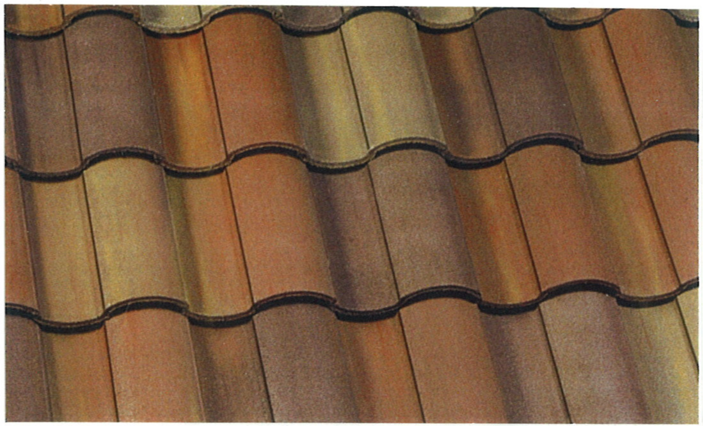

Roof Tile - Mission Profile

Fascia

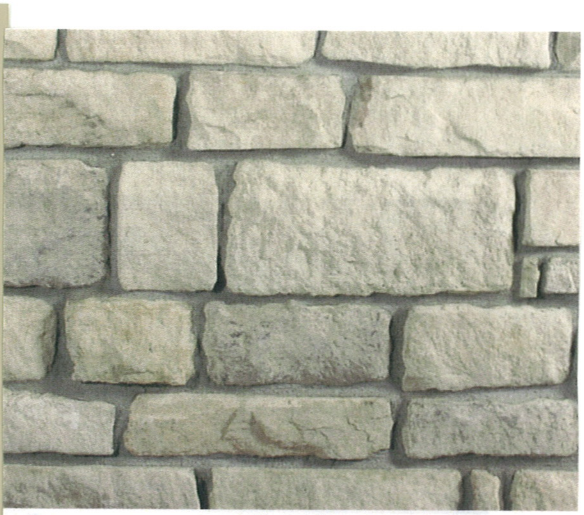
Garage Dr.

Shutters & Front Dr.

Ironwork

Primary Stucco

Stucco Trim


Cobble Buff

Stone Masonry

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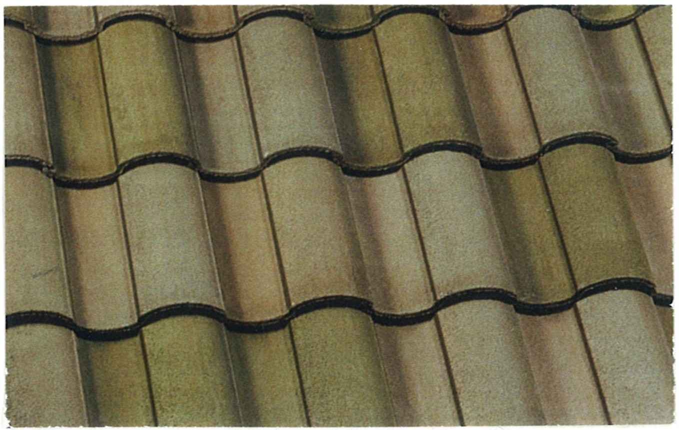
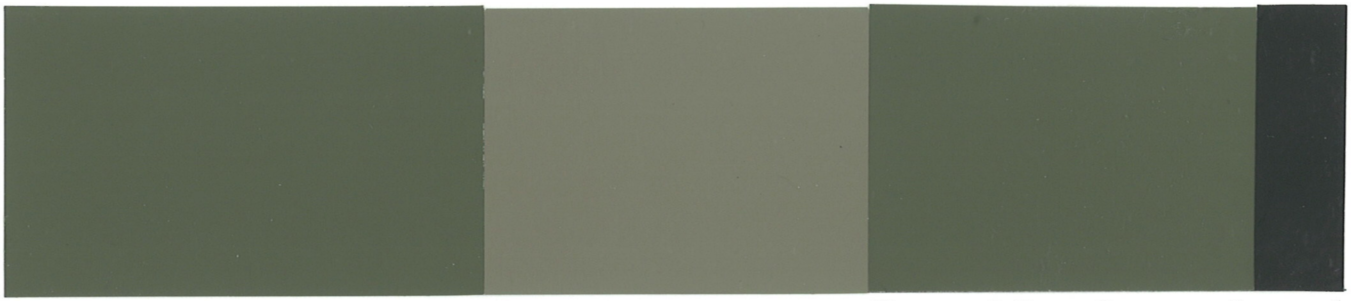
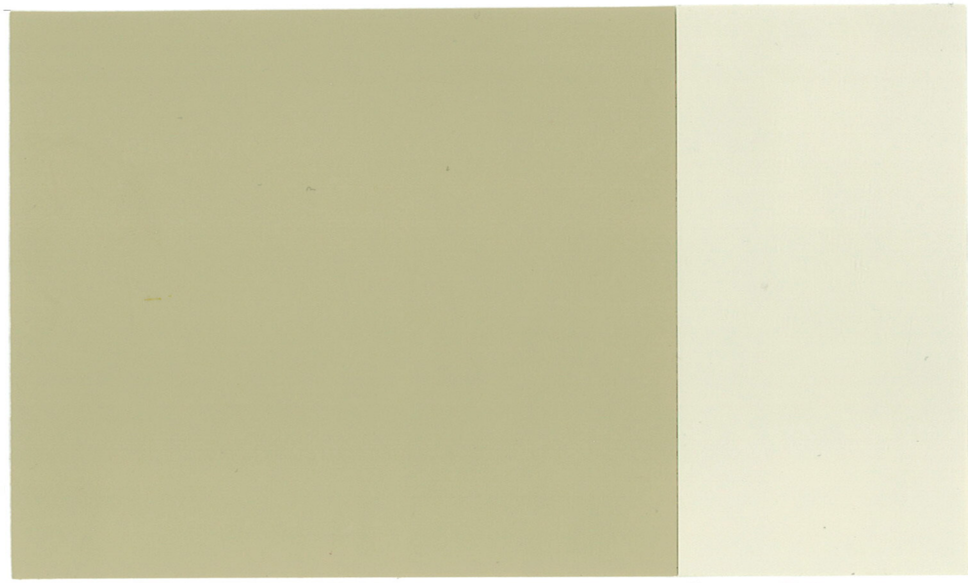


Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



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SDR-44434

058813

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
CLV 7009

November 30, 2005

Mr. Eddie Duenas
Astoria Alexander, LLC
10655 Park Run Drive, Suite #200
Las Vegas, Nevada 89144

RE: SDR-8635 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 2, 2005
RELATED TO WVR-8638, MOD-8637, VAR-8636, AND VAR-8962

Dear Mr. Duenas:

The City Council at a regular meeting held November 2, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APNs 137-12-101-004, 005, 006, 010, 012, 013 and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation)] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

Planning and Development

1. A Modification (MOD-8637) of the Lone Mountain West Master Plan from Multi-Family Medium Density Residential to Medium-Low Density Residential approved by the City Council.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

3. All development shall be in conformance with the site plan, date stamped 9/20/05, and building elevations and landscape plan, date stamped 8/09/05, except as amended by conditions herein.

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4. A Waiver from Section 3.5.3 of the Lone Mountain West Master Plan is hereby approved, to allow setbacks of 3.5 feet where setback of less than two feet or greater than ten feet are required and a Waiver of Title 18.12.130 to allow 820-foot, 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed.

5. The standards for this development shall include the following: Minimum lot size of 1,855 square feet, minimum distance between buildings of seven feet, and building height shall not exceed two stories or 35 feet, whichever is less. Three story buildings in this development may be permitted with the approval of a modification to Lone Mountain West Master Plan standard 2.3.4 to allow three story buildings.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 5 feet in the rear.

7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.

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13. Air conditioning units shall not be mounted on rooftops.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050 and not be located within a required front yard.

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. All City Code requirements and design standards of all City departments must be satisfied. In accordance with the requirements of the Lone Mountain West Master Plan, contribute $77,400.00 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.

18. The applicant shall contribute $102,196 toward the City of Las Vegas Parks CIP Fund or provide the additional 25,549 square feet of open space necessary for this development.

19. One 24-inch box tree per single-family front yard is required.

20. The front yard shall be designed so that a minimum of 60% coverage is achieved within two years under normal growing conditions. This includes shrubs and vegetative ground covers. Plantings shall be a minimum of five-gallon size, adequately spaced to provide full screen after two years growth.

21. Appropriate rock mulch, such as decomposed granite, shale, etc., shall be used in shrub beds, and shall be of earth tone (non-white).

22. Landscaping shall be provided in front and side yards of corner lots.

Public Works

23. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and the full cul-de-sac termination for Gilmore Avenue.

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24. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site and the full cul-de-sac termination for Gilmore Avenue.

25. Submit a Petition of Vacation all existing rights-of-way in conflict with the proposed site plan. The Order of Vacation must be recorded prior to recordation of a Final Map for this site.

26. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

27. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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SDR-44434

29. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

30. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

31. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

33. Landscape and maintain all unimproved rights-of-way, if any, on Alexander Road adjacent to this site.

34. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.

35. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the Lone Mountain West Master Development Plan, MOD-8637 and all other applicable site-related actions.

36. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site has been designed without knuckles in several locations.

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37. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern and northeastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation to the City of Las Vegas Land Development Section of the Department of Public Works from Clark County that this condition has been satisfied prior to the submittal of any construction Drawings.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M M Wheeler

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Angela Baca
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

September 24, 2010

Mr. Jeff Bracy
RB Hillside, LLC
97 Round Hill Road
Tiburon, California 94920

RE: SDR-39117 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Bracy:

Your request for a Major Amendment of a previously approved Site Development Plan Review (SDR-8635) TO ADD ALTERNATE MODEL HOME PLANS AND TO ALLOW AN EIGHT-FOOT GARAGE SETBACK WHERE SIX FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-001 thru 077,122 thru 126, 158 thru 304, 310 thru 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635) shall be required, if approved, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 08/19/10, and building elevations, date stamped 08/19/10 and 08/26/10, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

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6. The standards for this development shall include a Minimum lot size of 1,855 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 8 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

9. The developer shall disclose to potential buyers and shall post notice within each garage of all lots shown on the approved Site Plan in which the garage door is less than eighteen feet that parking in the driveway shall not be allowed.

10. Site development to comply with all applicable previous conditions of approval for Site Development Plan Review SDR-8635, the Alexander/215 Final Map and all other site-related actions.

This action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 4, 2010***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin
Las Vegas, Nevada 89139

Ms. Sonia Macias
Thomason Consulting Engineers
3277 East Warm Springs Road, Suite #400
Las Vegas, Nevada 89120

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Hillside Homeowners Association
Architectural Review Committee
C/o Ideal Community Management
6767 W. Tropicana Ave, Ste 200
Las Vegas, Nevada 89103

January 25th, 2012

Robyn Hogan
Director of Land Acquisition
Ryland Homes - Las Vegas Division
8925 W. Russell Road, Suite 200
Las Vegas, NV 89148

Re: ARC Elevation & Floor Plan Approval

Dear Ms. Hogan;

This letter shall confirm that the Architectural Review Committee approved the attached elevations and floor plans for you proposed homebuilding program at the Hillside community. We look forward to working with you as you progress through the approval process with the City of Las Vegas. Please feel free to call me at 786-493-5011 if I can be of further assistance.

Sincerely;

Marcus Buerosse
Board Member

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vtn
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

January 24, 2012

W.O. # 7422

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV

RE: Justification Letter: To request a Site Development Plan review to amend an existing Site Development Plan (SDR-39117) to allow 3 story home products and to add additional model home plans on 90 lots within an existing subdivision known as Hillside. APN: 137-12-114-175 – 190, 218-223, 230-236, 256-262, 282-299, 330-361 & 368-371

On behalf of Ryland homes, VTN Nevada respectfully submits this letter to request a Side Development Plan review to amend an existing SDR to allow 3 story home products and to add additional model home plans. The proposed site is located at the southwest corner of Alexander Road and I-215.

The applicant has recently went under contract with RB Hillside, LLC to purchase 90 lots within the Hillside Development and would like to offer different architectural house plans along with those originally approved with SDR-39117 and would like to revert back to the option of providing 3 story home products that were originally approved with SDR-8635. The applicant is proposing 3 different floor plans and believes that in today's economy the more housing options that are provided to home buyers will help home sales. The proposed additional floor plans will range in size from 1,810 sq. ft. to 1,909 sq. ft. and are all 35 feet and under. The proposed homes will be providing sprinkler systems to adhere to fire code. The applicant believes with the previous approved 2 story products and the proposed 3 story products will enhance the subdivision by giving it varying roof lines. The applicant believes these changes will not adversely affect the surrounding neighbors.

Should you have any questions or comments please feel free to contact me directly at 702-525-6166.

Sincerely,

Jason Kepple

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Corporate Office • 2727 South Rainbow Blvd, Las Vegas, NV 89146-5148 • Office 702.873.7550 • fax 702.362.2597 • www.vtnnv.com
consulting engineers • planners • surveyors

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

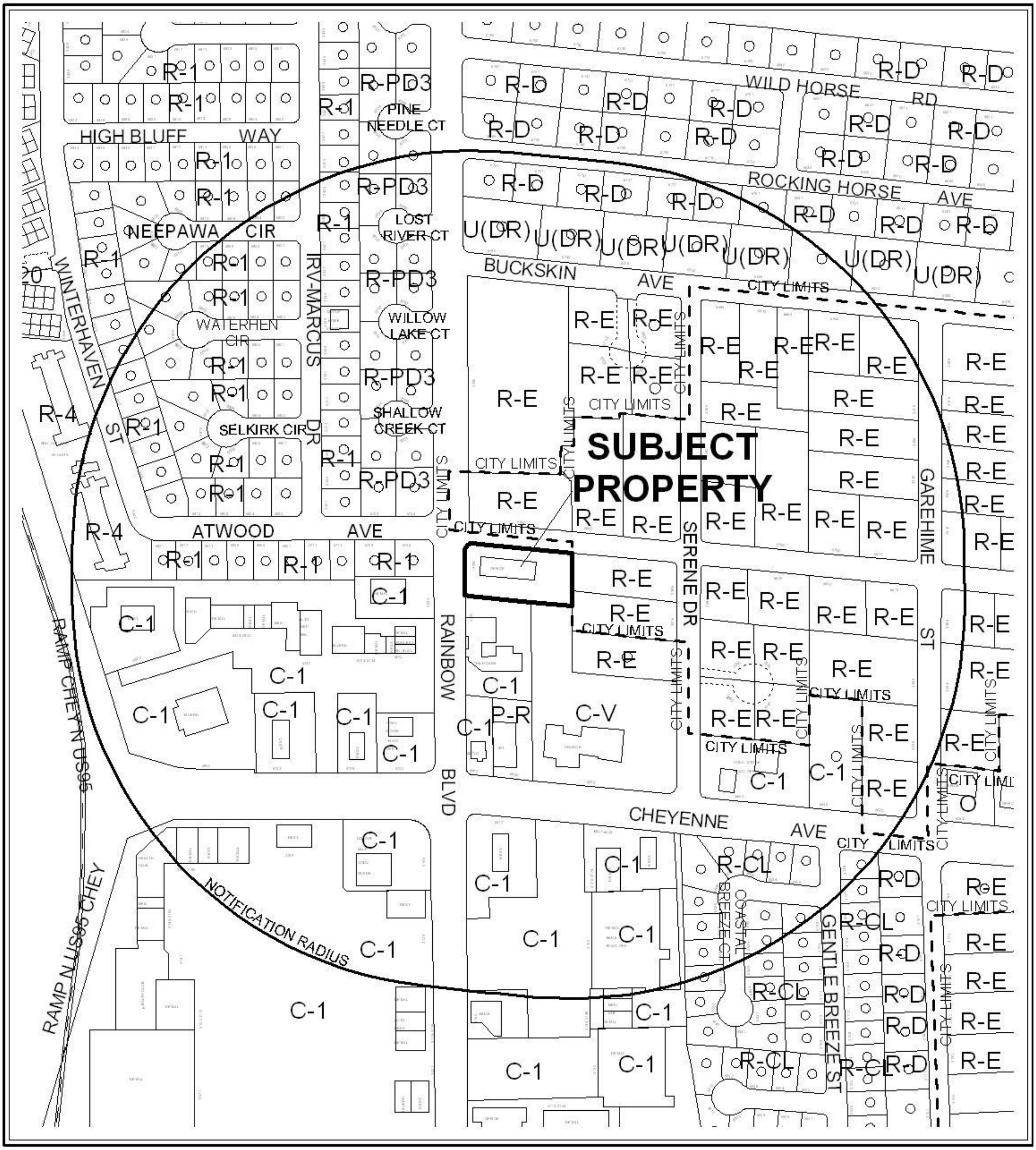
SUBJECT:
SDR-44438 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FRANICS AND MADLYN ELLYIN - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW ZERO FEET WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE AND TO ALLOW NO SIDEWALK OR STREETLIGHTS ALONG ATWOOD AVENUE on 0.87 acres at 3280 North Rainbow Boulevard (APN 138-11-405-001), O (Office) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter


SUBJECT PROPERTY
NOTIFICATION RADIUS
CITY LIMITS
WILD HORSE RD
ROCKING HORSE AVE
BUCKSKIN AVE
HIGH BLUFF WAY
NEEPAWA CIR
WATERHEN CIR
SELKIRK CIR
ATWOOD AVE
WINTERHAVEN ST
IRV-MARCUS DR
PINE NEEDLE CT
LOST RIVER CT
WILLOW LAKE CT
SHALLOW CREEK CT
RAINBOW BLVD
SERENE DR
GAREHIME ST
CHEYENNE AVE
COASTAL BREEZE CT
GENTLE BREEZE ST
RAMP CHEY N US95
RAMP N US95 CHEY
R-1
R-4
R-PD3
R-D
U(DR)
R-E
C-1
C-V
P-R
R-CL
O

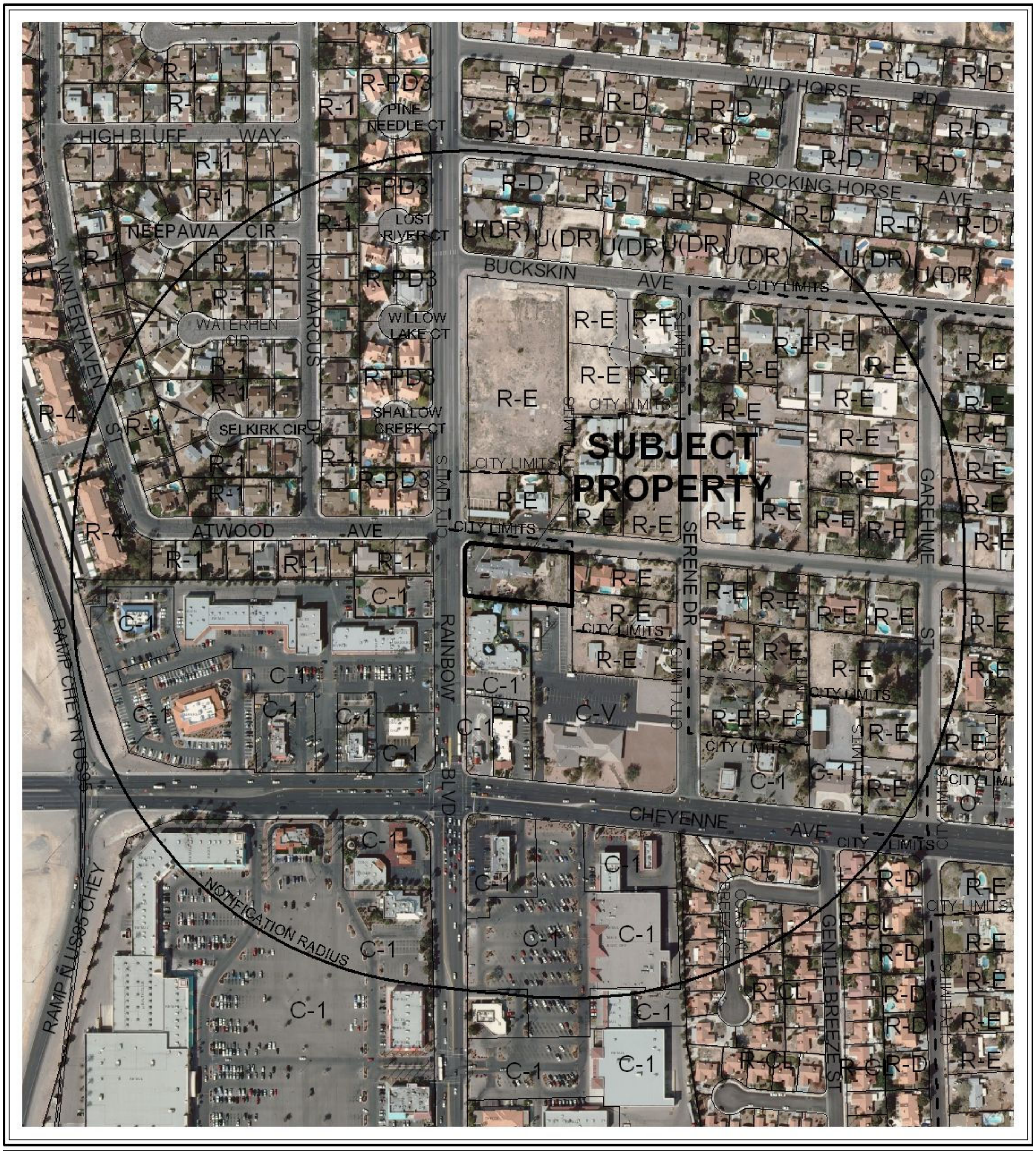
CASE: **SDR-44438**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 300 600 Feet

N


SUBJECT PROPERTY
NOTIFICATION RADIUS
CITY LIMITS
WILD HORSE RD
ROCKING HORSE AVE
BUCKSKIN AVE
ATWOOD AVE
CHEYENNE AVE
RAINBOW BLVD
SERENE DR
GAREHIME ST
HIGH BLUFF WAY
NEEPAWA CIR
WATERHEN CIR
SELKIRK CIR
WINTERHAVEN ST
IRV-MARCUS DR
PINE NEEDLE CT
LOST RIVER CT
WILLOW LAKE CT
SHALLOW CREEK CT
RAMP CHEY N US95
RAMP N US95 CHEY
COASTAL BREEZE CT
GENTLE BREEZE ST
R-1
R-4
R-PD3
R-D
U(DR)
R-E
C-1
C-V
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O
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600
Feet
N

CASE: **SDR-44438**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44438** APN: 138-11-405-001

Name of Property Owner: Franics & Madlyn Ellyin

Name of Applicant: Paul Dean, Behade Builders

Name of Representative: Lucy Stewart, LAS Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: ______________________

Partner(s): ______________________ ______________________

APN: ______________________

Signature of Property Owner: ______________________

Print Name: Francis Ellyin

Subscribed and sworn before me

This 25th day of January, 2012

Notary Public in and for said Clark ~~County~~ and State

KATHERINE R. UJIFUSA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-24-2012
Certificate No: 04-89831-1

Revised 11-14-06

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JAN 26 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for additional pkg for medical office & waivers
Project Address (Location) 3280 N.Rainbow
Project Name Total Family Care Specialists **Proposed Use**
Assessor's Parcel #(s) 138-11-405-001 **Ward #** 4
General Plan: existing SC proposed **Zoning:** existing o proposed o
Commercial Square Footage **Floor Area Ratio**
Gross Acres .87 **Lots/Units** 1 **Density**
Additional Information existing non-conforming office-adding parking and need waivers

PROPERTY OWNER Franics & Madlyn Ellyin **Contact** Franics & Madlyn Ellyi
Address 7106 Smoke Ranch **Phone:** **Fax:**
City Las Vegas **State** NV **Zip** 89128
E-mail Address

APPLICANT Behade Builders **Contact** Paul Dean
Address 5065 N. Campbell **Phone:** 7022527898 **Fax:** 7023952066
City Las Vegas **State** NV **Zip** 89149
E-mail Address PaulDean@BehadeBuilders.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart
Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857
City Las Vegas **State** NV **Zip** 89134
E-mail Address stewplan@aol.com

Property Owner Signature* MD

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name 89134 Francis Ellyin

Subscribed and sworn before me
This <~~body xml~~ 25th day of <~~body xmlns="http://w~~ January , 20~~<bod:~~ 12 .

Notary Public in and for said Clark County and State

Revised 10/27/08

KATHERINE R. UJIFUSA
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 05-24-2012
Certificate No: 04-89831-1

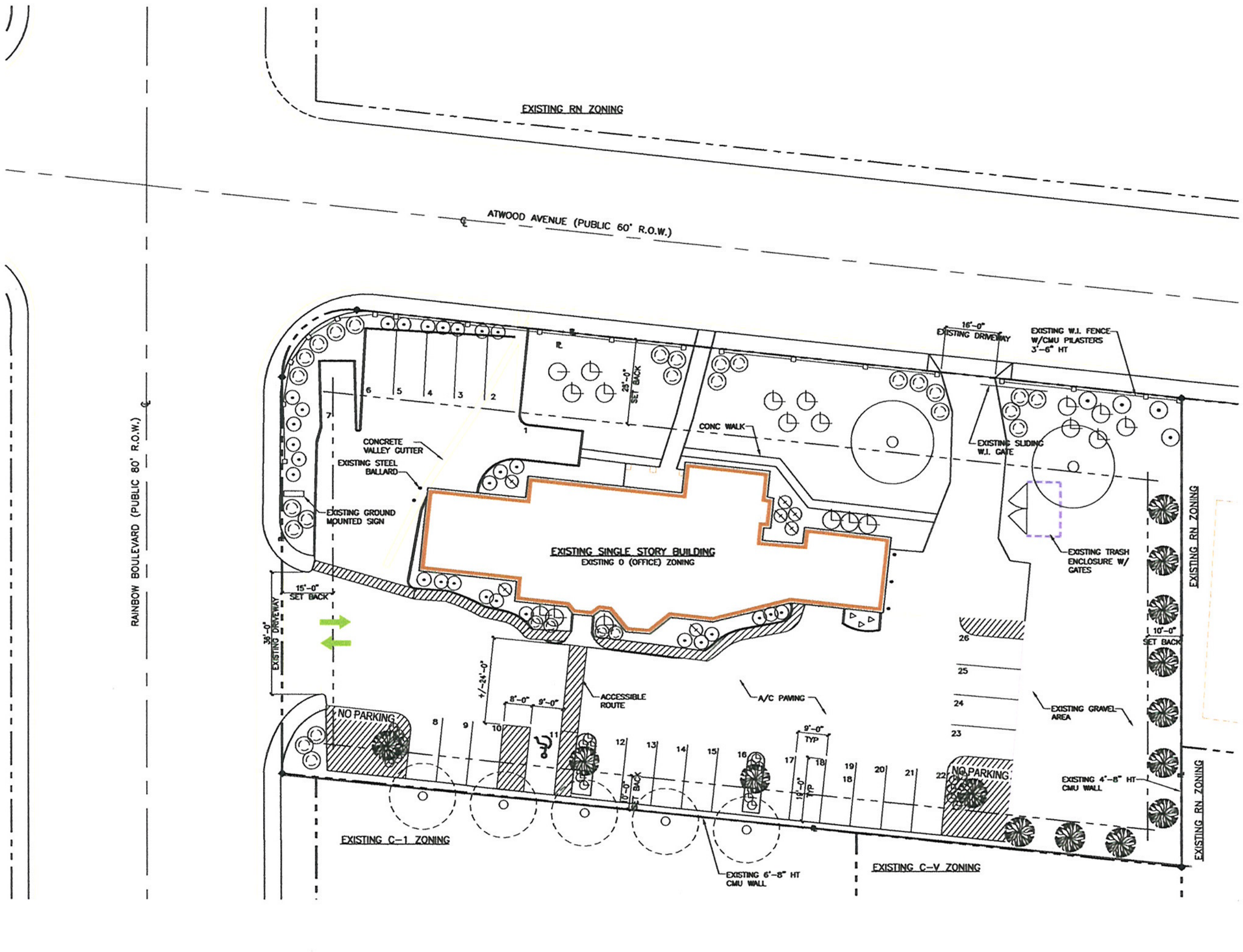
FOR DEPARTMENT USE ONLY

Case #	SDR-44438
Meeting Date:	3/13/12
Total Fee:	$1,030—
Date Received:*	1/26/12
Received By:	Bro S

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

RECEIVED
JAN 26 2012
City of Las Vegas


EXISTING RN ZONING
ATWOOD AVENUE (PUBLIC 60' R.O.W.)
RAINBOW BOULEVARD (PUBLIC 80' R.O.W.)
16'-0" EXISTING DRIVEWAY
EXISTING W.I. FENCE W/CMU PILASTERS 3'-6" HT
EXISTING SLIDING W.I. GATE
CONC WALK
20'-0" SET BACK
CONCRETE VALLEY GUTTER
EXISTING STEEL BALLARD
EXISTING GROUND MOUNTED SIGN
EXISTING SINGLE STORY BUILDING
EXISTING O (OFFICE) ZONING
15'-0" SET BACK
36'-0" EXISTING DRIVEWAY
NO PARKING
+/-24'-0"
8'-0"
9'-0"
ACCESSIBLE ROUTE
A/C PAVING
9'-0" TYP
10'-0" SET BACK
EXISTING TRASH ENCLOSURE W/ GATES
EXISTING GRAVEL AREA
EXISTING 4'-8" HT CMU WALL
EXISTING 6'-8" HT CMU WALL
EXISTING C-1 ZONING
EXISTING C-V ZONING
EXISTING RN ZONING
1
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23
24
25
26
NORTH

SITE / LANDSCAPE PLAN

1/16" = 1'-0"

SITE DATA

SITE INFORMATION	
ASSESSOR'S PARCEL NUMBER	138-11-405-001
ZONING - EXISTING	OFFICE (O)
SITE TABULATION	
SITE AREA (S.F.)	39,463 S.F.
SITE AREA (ACRES)	0.87 ACRES
LOT COVERAGE	
30% MAX.	10.89%
BUILDING	
BUILDING	
LEVEL 1	4,301 S.F.
TOTAL SQUARE FOOTAGE	4,301 S.F.
BUILDING HEIGHT	14'-0"
PARKING TABULATION	
PARKING REQUIRED	24 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACE
PARKING PROVIDED	25 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL PARKING PROVIDED	26 SPACES

PLANTING LEGEND

✺	MONDEL PINE - 24" BOX MAX SPACING 15'-0" O.C.
⊙	PYRACANTHA "SANTA CRUZ" - 5 GAL SHRUB
◔	TEXAS RANGER - 5 GAL SHRUB
⊗	DESERT SPOON - 5 GAL SHRUB
◎	CREEPING ROSEMARY - 5 GAL SHRUB
▷	BARREL CACTUS
◯	EXISTING MATURE MONDEL PINE
◌	EXISTING MATURE MONDEL PINE - 20'-0" O.C.

LANSCAPE NOTES

1. DECORATIVE ROCK TO BE 1/2" RED DECOMPOSED GRANITE (DG) at 2" DEPTH
2. PROVIDE IRRIGATION FOR 100% COVERAGE. (CACTI NOT TO RECEIVE IRRIGATION
3. ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE A ROOT BARRIER 18" x 10' ABUTTING HARDSCAPE

RECEIVED
JAN 26 2012
City of Las Vegas

SDR-44438

S|H
ARCHITECTURE
7373 Peak Drive Suite 250 Las Vegas Nevada 89128
ph 702.363.2222 fax 702.363.6060 www.sh-architecture.com

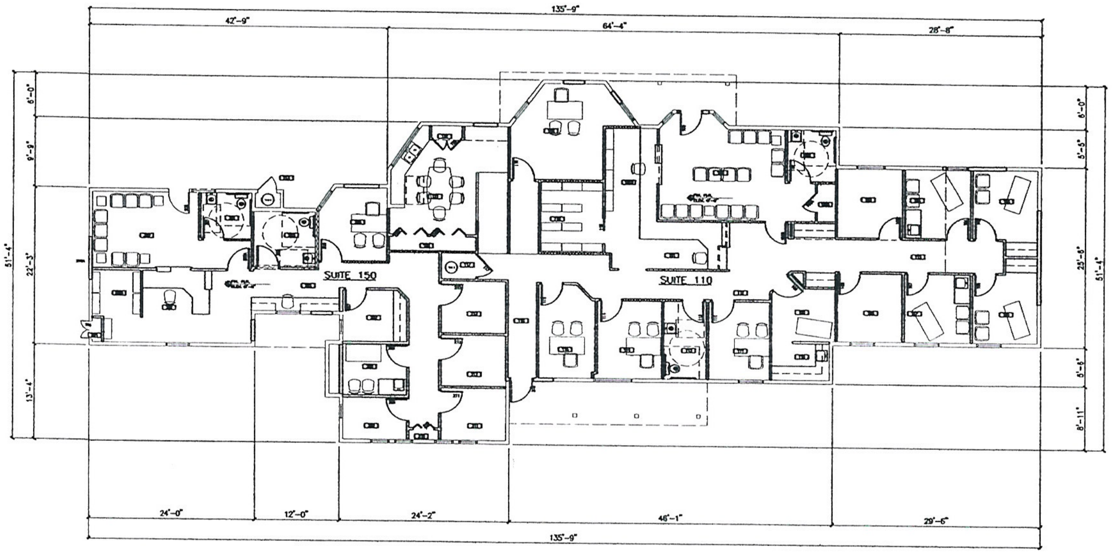
STAMP

REVISION DATE DESCRIPTION

CLIENT / PROJECT
TOTAL FAMILY CARE SPECIALIST
TENANT IMPROVEMENT
DR. FRANCIS ELLYIN, MD
3280 NORTH RAINBOW, LAS VEGAS, NV

SHEET TITLE
SITE / LANDSCAPE PLAN
ISSUE DATE: 06/03/04
JOB NO. 030025

SHEET NO.
A1.00


135'-9"
42'-9"
64'-4"
28'-8"
6'-0"
9'-9"
22'-3"
13'-4"
51'-4"
5'-5"
25'-8"
5'-6"
8'-11"
SUITE 150
SUITE 110
24'-0"
12'-0"
24'-2"
46'-1"
29'-6"
135'-9"

NORTH

FLOOR PLAN
1/8" = 1'-0"

JOHN SAWDON 1/25/2012 3:47 PM

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JAN 26 201
City of Las Vegas

SDR-44438

SH
A R C H I T E C T U R E
7373 Peak Drive Suite 250 Las Vegas Nevada 89128
ph 702.363.2222 fax 702.363.6060 www.sh-architecture.com

STAMP

REVISION DATE DESCRIPTION
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CLIENT / PROJECT
TOTAL FAMILY CARE SPECIALIST
TENANT IMPROVEMENT
DR. FRANCIS ELLYIN, MD
3280 NORTH RAINBOW, LAS VEGAS, NV

JOB NO.: 030025
ISSUE DATE: 06/03/04

FLOOR PLAN

SHEET NO. A2.00

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

January 26, 2012

City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 3280 N RAINBOW BLVD/138-11-405-001

Dear Sir or Madam:

Please accept this letter as our justification for a site development review for the above referenced property. This site was originally approved in Clark County but annexed into the City of Las Vegas for water and sewer service. The property was zoned for C-P (office) with a waiver for off-sites on Atwood. I have attached copies of the documents with the Clark County approvals for your information. Once the property was annexed it became a legal non-conforming use.

This is a request to add additional parking to the south of the existing building, which will provide needed parking for clients and prevent parking on local streets, within the RNP to the east. There is an existing wall along the south property line, separating the doctors’ office from the church parking lot and the day care. There is also an ocean container. The code requires an 8 foot landscape buffer along the south and east property line. There isn’t adequate room to provide parking and landscaping so we are requesting a waiver form that condition. We have added landscape islands within the parking lot to provide shade for the cars within the lot and provided the required buffer where the parking lot ends along the southern boundary and also along the eastern boundary, adjacent to the single family home.

In addition, we are requesting a waiver for the sidewalk and street lights along Atwood. This is located on the edge of a Rural Neighborhood Preservation (RNP) within Clark County where rural street standards are built. We would like to keep the appearance of a house, as much as possible and believe this helps in that endeavor. In addition, this waiver was approved for this site when the property was still in Clark County.

This is a family care specialist and the additional parking will be an asset to the neighborhood so cars won’t be parking along the residential street to the east.

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JAN 26 2012
City of Las Vegas

Thank you for your consideration in this matter. Please contact me for additional information.

Yours truly,

Lucy Stewart

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JAN 26 2012
City of Las Vegas

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

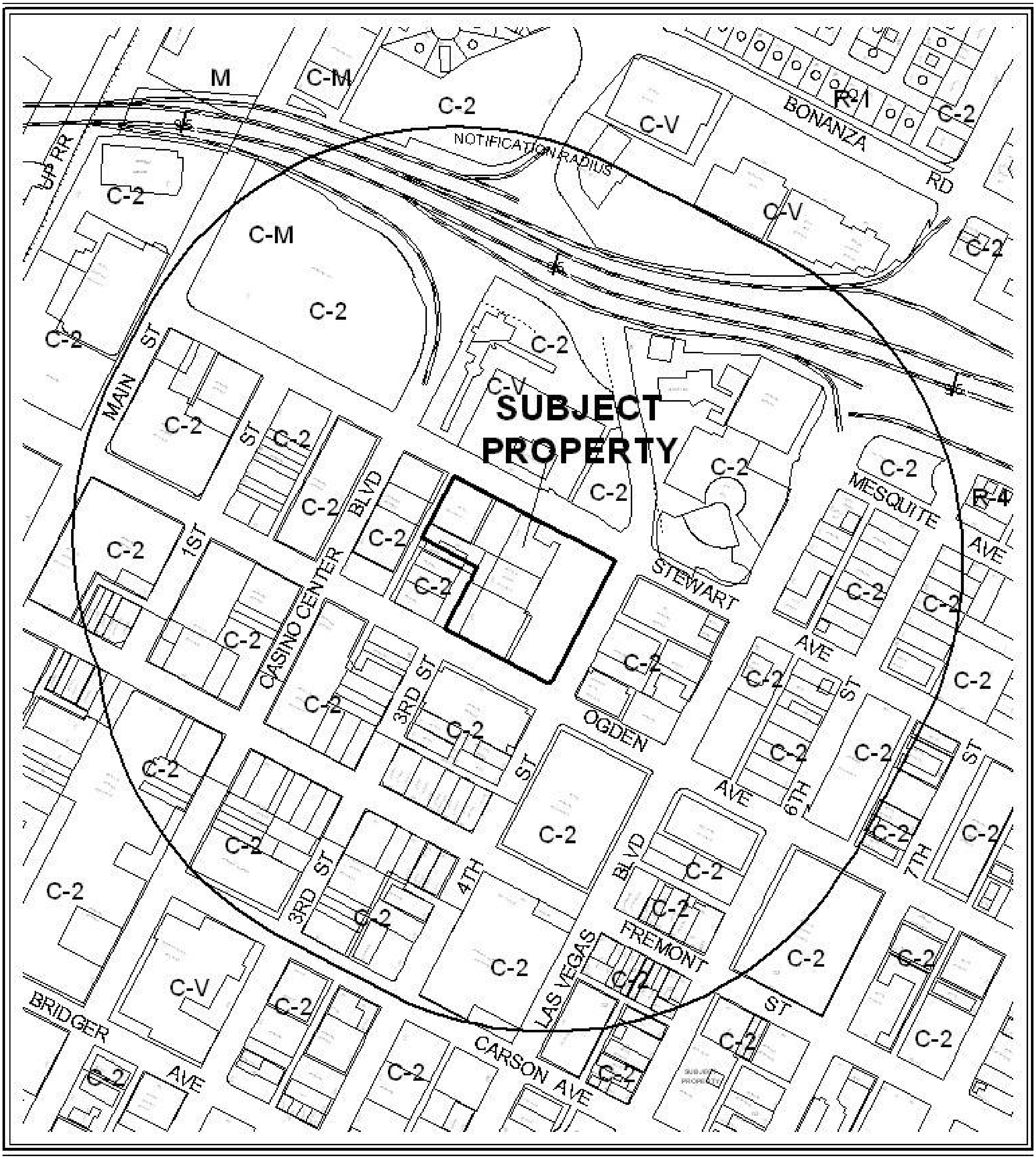
SUBJECT:
SDR-44449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 04/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

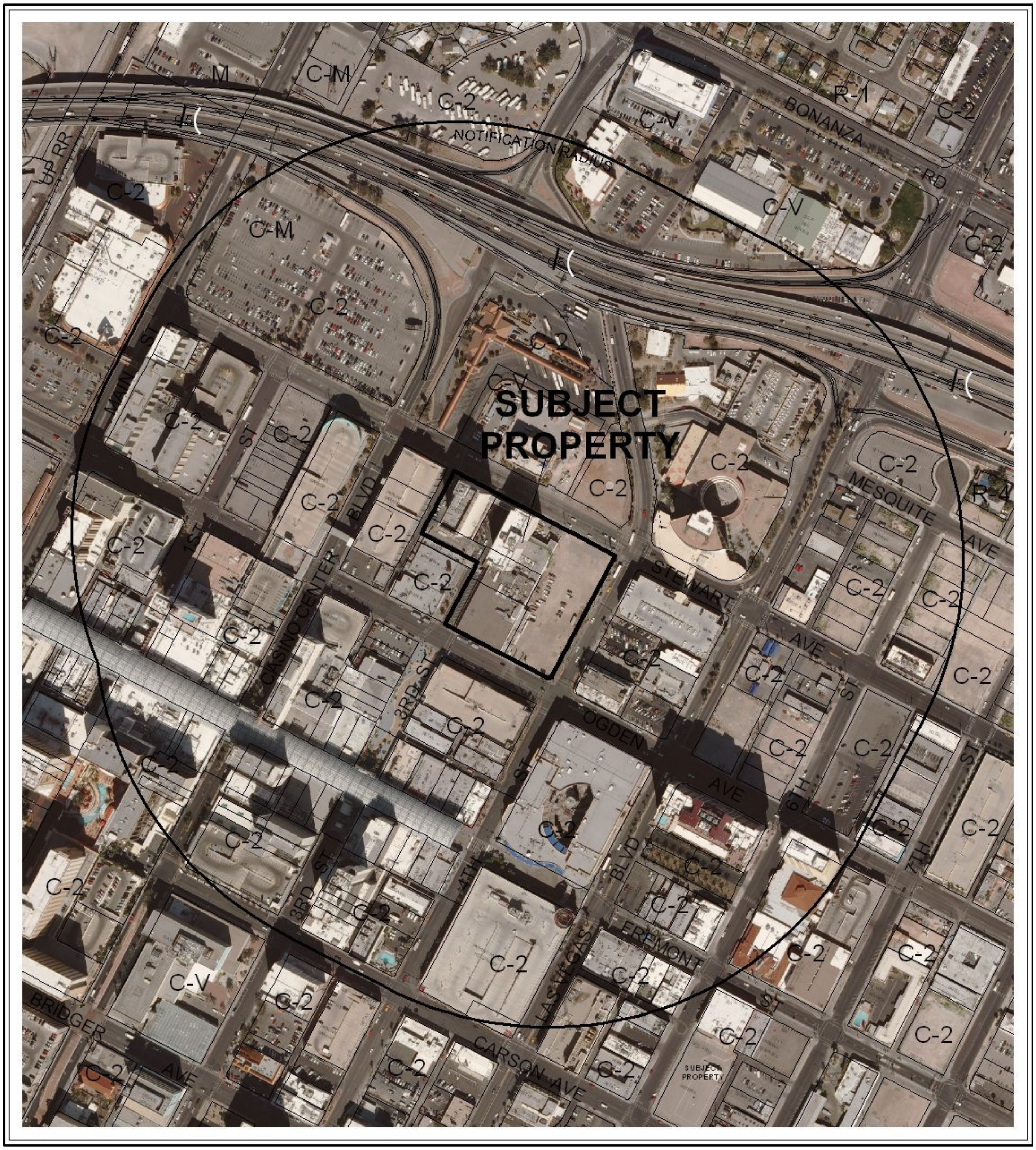


M
C-M
C-2
R-1
C-V
BONANZA
RD
NOTIFICATION RADIUS
UP RR
MAIN
ST
1ST
CASINO CENTER
BLVD
3RD ST
4TH
SUBJECT PROPERTY
STEWART
AVE
MESQUITE
OGDEN
6TH
7TH
R-4
LAS VEGAS
FREMONT
CARSON AVE
BRIDGER
0
400
800 Feet

CASE: **SDR-44449**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)


SUBJECT PROPERTY
NOTIFICATION RADIUS
M
C-M
C-2
C-N
R-1
C-V
R-4
I
BONANZA RD
UP RR
MAIN ST
CASINO CENTER BLVD
1ST
3RD ST
4TH ST
6TH ST
7TH ST
MESQUITE AVE
STEWART AVE
OGDEN AVE
LAS VEGAS BLVD
FREMONT ST
CARSON AVE
BRIDGER AVE
SUBJECT PROPERTY

0 400 800 Feet

CASE: **SDR-44449**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-501-009, 139-34-501-010 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing x proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 201 N. 3rd Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Shaul Kuba, Vice President

~~Subscribed and sworn before me~~ see attached

~~This ____ day of ____, 20 ____.~~

~~Notary Public in and for said County and State~~

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance

Revised 10/27/08

F:depot Application Packet\Application Form pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: ______________________________
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-501-009, 139-34-501-010

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: ____________

Partner(s): ____________ ____________

APN: ____________

Signature of Property Owner: ____________

Print Name: Shaul Kuba, Vice President

~~Subscribed and sworn before me~~

~~This ______day of ____________, 20____~~

~~Notary Public in and for said County and State~~

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: ____
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR - Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-007 **Ward #** 5

General Plan: existing x proposed **Zoning:** existing x proposed

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER Beth Garside, Etal **Contact** Jim Germain

Address 10991 Lauderdale Court **Phone:** (702) 425-8214 **Fax:**

City Las Vegas **State** NV **Zip** 89141

E-mail Address j.f.germain@hotmail.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:**

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact**

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd.kessler@rgglv.com

Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James F. Germain

Subscribed and sworn before me

This 23rd day of January, 20 12.

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-007

Name of Property Owner: 201 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

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: JAMES F. GERMAIN

Subscribed and sworn before me

This 23rd day of January, 20 12

____

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR-Amendment
Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101
Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail
Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5
General Plan: existing X proposed **Zoning:** existing x proposed
Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92
Gross Acres 3.12 **Lots/Units** N/A **Density** N/A
Additional Information

PROPERTY OWNER 221 N. 3rd Street LV LLC **Contact** Brad Aaronson
Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:**
City Hollywood **State** CA **Zip** 90028
E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson
Address 6922 Hollywood Blvd. 9th Floor **Phone:** (323) 860-4988 **Fax:**
City Hollywood **State** CA **Zip** 90028
E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact**
Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address todd.kessler@rgglv.com

Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Shaul Kuba, Vice President

~~Subscribed and sworn before me~~ See attached

~~This ____ day of ____, 20____.~~

~~Notary Public in and for said County and State~~

FOR DEPARTMENT USE ONLY

Case #	SDR-4449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance

Revised 10/27/08

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: ______________________________
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-008

Name of Property Owner: 221 N. 3rd Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: ________

Partner(s): ________ ________

APN: ________

Signature of Property Owner: ________

Print Name: Shaul Kuba, Vice President

~~Subscribed and sworn before me~~ see attached

~~This ____ day of ________, 20____~~

~~________ Notary Public in and for said County and State~~

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 25, 2012, before me, Candice Berneman Kahn, a Notary Public, personally appeared Shaul Kuba who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: ______________________________
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR Amendment

Project Address (Location) 206 N. 3rd Street, Las Vegas, NV 89101

Project Name Lady Luck Renovation **Proposed Use** Hotel/Casino/Retail

Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage 501,531 SF **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information ____

PROPERTY OWNER 220 N. 4th Street LV LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd, 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT CIM/LL Las Vegas, LLC **Contact** Brad Aaronson

Address 6922 Hollywood Blvd, 9th Floor **Phone:** (323) 860-4988 **Fax:** ____

City Hollywood **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE Todd Kessler **Contact** ____

Address 206 N. 3rd Street **Phone:** (702) 953-4320 **Fax:** ____

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd.kessler@rgglv.com

Property Owner Signature* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Shawl Kuba, Vice President

Subscribed and sworn before me see attached

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-44449
Meeting Date:	3-13-12
Total Fee:	1030.00
Date Received:*	1-26-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance

Revised 10/27/08

F:\depot Application Packet\Application Form pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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WITNESS my hand and official seal.

By: ______________________________
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44449** APN: 139-34-514-009, 139-34-510-019

Name of Property Owner: 220 N. 4th Street LV, LLC

Name of Applicant: CIM/LL Las Vegas, LLC

Name of Representative: Todd Kessler

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: ____________________

Partner(s): ____________________ ____________________

APN: ____________________

Signature of Property Owner: ____________________

Print Name: Shaul Kuba, Vice President

~~Subscribed and sworn before me~~ see attached

~~This _____ day of __________, 20____~~

~~Notary Public in and for said County and State~~

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: ______________________________
Candice Berneman Kahn, Notary Public

SEAL

CANDICE BERNEMAN KAHN
Commission # 1928334
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2015

Todd Kessler
206 N. 3rd Street
Las Vegas, NV 89101

January 26, 2012

Flynn Fagg
City of Las Vegas
Planning & Development
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Amendment Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009

Dear Mr. Fagg:

Please accept this as our official justification letter for an Amendment to the previously approved SDR-37946 encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The following is a summary of the changes to the previous SDR-37946:

1. Façade improvements on the elevations of the buildings;
2. A widening of the 4th & Stewart Entryway;
3. A small reduction in the number of surface parking stalls;
4. Removal of the Hotel entrance for the West Tower;
5. A change in the traffic flow of 3rd St. and the alley between 3rd St. and Casino Center Blvd.; and
6. An elevation change to the porte-cochere along 4th St.

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Department of Planning

SDR-44449

Many of the changes are minor architectural finish elements. The traffic flow deviations were made in order to attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have still added 24 new parking spaces while reducing the existing room base by 162 rooms from when the hotel was previously operated.

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 3, 2010

Mr. Jeff Rosen
CIM/LL Las Vegas, LLC, et al
6922 Hollywood Boulevard, 9th Floor
Los Angeles, California 90028

RE: SDR-37946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2010

Dear Mr. Rosen:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. APN 139-34-510-014, also known as 215 N. 3rd Street, is not a part of this application.

2. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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Department of Planning

4. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 7/30/2010, except as amended by conditions herein. The landscape material and size on Third Street and Ogden Avenue shall be reviewed by Planning and Development staff and may be amended for compatibility with other existing streetscape material.

5. Prior to approval of a final inspection, the proposed alterations to the Third Street pedestrian bridge to reduce the parapet and soffit materials to a minimum and to replace the existing materials with a clear glazing system shall be completed in conformance with the building elevations date stamped 04/13/10.

6. A Waiver from Downtown Centennial Plan Section VII.B.1.e is hereby approved, to allow utilities to remain above ground where required to be underground along Stewart Avenue.

7. A Waiver from Downtown Centennial Plan Section VII.B.3.d is hereby approved, to allow block wall screening adjacent to the service yard where ornamental iron screening is required.

8. A Waiver from Downtown Centennial Plan Section VII.B.4.a is hereby approved, to allow a zero-foot amenity zone where a five-foot amenity zone is required along portions of Stewart Avenue between 3rd Street and east to the parking lot entrance.

9. A Waiver from Downtown Centennial Plan Section VII.B.4.c is hereby approved, to allow no additional trees along Stewart Avenue.

10. Prior to occupancy, the required number of handicap parking spaces shall be provided, in the existing parking structure, in the proposed parking lot, or a combination of structure and lot, in conformance with Title 19.10 requirements.

11. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

12. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall be revised to include irrigation specifications.

14. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an

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inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

15. All proposed signage shall be subject to approval by the Downtown Design Review Committee prior to issuance of sign permits.

16. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

21. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Provide a copy of a recorded joint access and parking agreement between this site and Assessor's Parcel #139-34-510-014 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

24. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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25. Dedicate a 10 foot radius on the southwest corner of Stewart Avenue and 4th Street prior to the issuance of any permits.

26. A Petition of Vacation to vacate the existing public sewer easement, such as VAC-27995, shall record prior to the issuance of any permits for improvements abutting or overlying the sewer easement.

27. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards modified as necessary to accommodate existing physical obstructions and as amended by conditions herein per the approved Site Plan concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

28. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

29. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

30. Contact the City Engineer's Office (Lorrie Dunford) at 229-6272 to coordinate the development of this project with the Stewart Avenue Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

31. Landscape and maintain all unimproved rights-of-way, if any, on 4th Street, Ogden Avenue and Stewart Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue, Stewart Avenue and (where applicable) 4th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

33. Coordinate all driveway geometrics with the Traffic Engineer to determine final allowable widths and depths prior to the submittal of construction drawings or issuance of permits whichever occurs first.

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SDR-44449

34. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, meet with the Flood Control Section of the Department of Public Works to determine an acceptable alternative, if any, to the Drainage Plan and Technical Drainage Study.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Todd Kessler
Resort Gaming Group, LLC
206 North 3rd Street
Las Vegas, Nevada 89101

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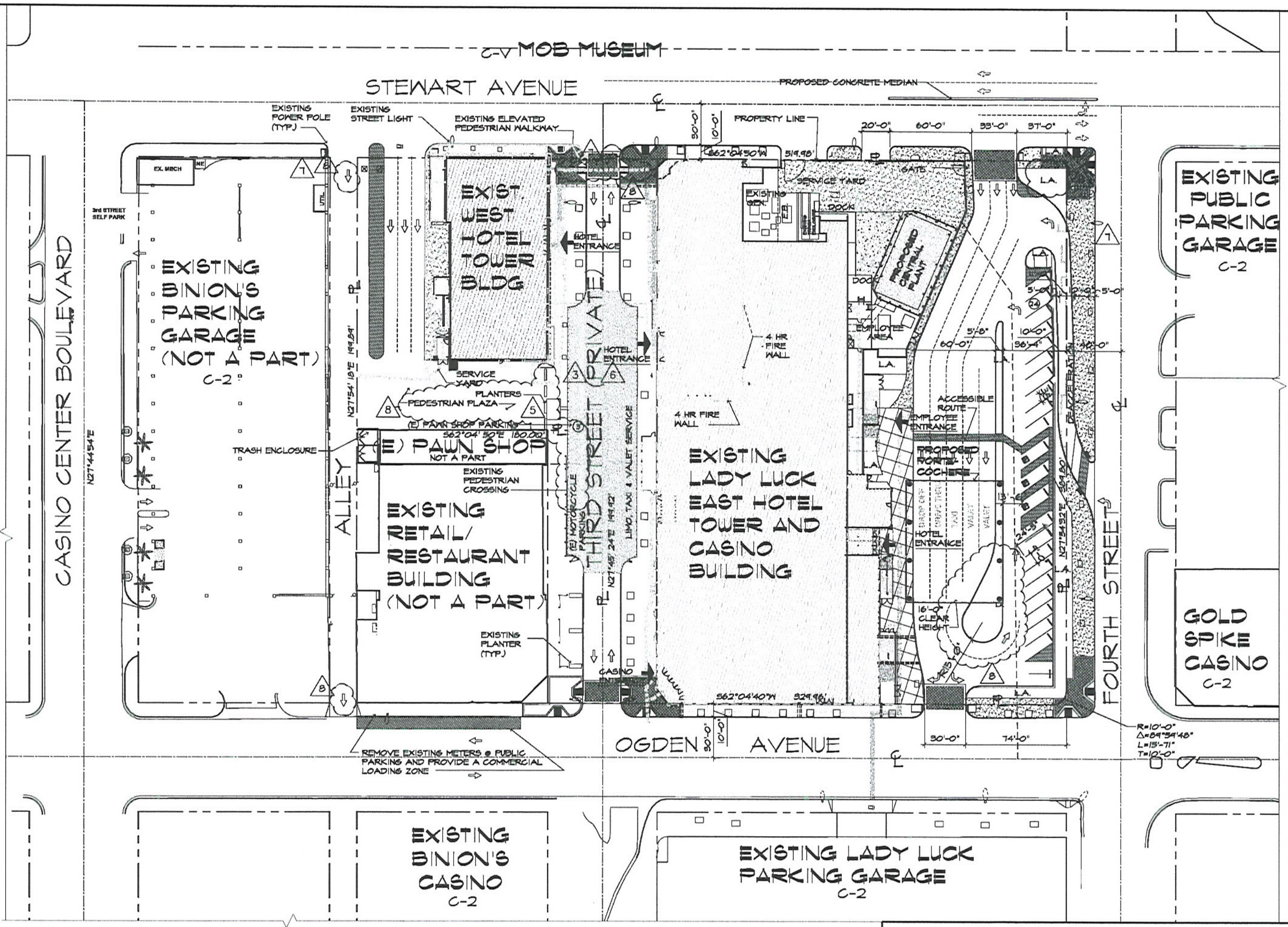
C-V MOB MUSEUM
STEWART AVENUE
PROPOSED CONCRETE MEDIAN
PROPERTY LINE
EXISTING POWER POLE (TYP.)
EXISTING STREET LIGHT
EXISTING ELEVATED PEDESTRIAN WALKWAY
EX. MECH
3rd STREET SELF PARK
EXISTING BINION'S PARKING GARAGE (NOT A PART) C-2
N27°44'54"E
CASINO CENTER BOULEVARD
TRASH ENCLOSURE
ALLEY
N27°54'18"E 199.84'
EXIST. WEST HOTEL TOWER BLDG
SERVICE YARD
PLANTERS
PEDESTRIAN PLAZA
(E) PAWN SHOP PARKING
S62°04'50"E 180.00'
(E) PAWN SHOP NOT A PART
EXISTING PEDESTRIAN CROSSING
EXISTING RETAIL/ RESTAURANT BUILDING (NOT A PART)
EXISTING PLANTER (TYP.)
REMOVE EXISTING METERS @ PUBLIC PARKING AND PROVIDE A COMMERCIAL LOADING ZONE
HOTEL ENTRANCE
THIRD STREET (PRIVATE)
(E) MOTORCYCLE PARKING
N21°45'24"E 199.92'
LIMO, TAXI & VALET SERVICE
CASINO ENTRANCE
S62°04'50"W 519.98'
30'-0"
10'-0"
SERVICE YARD
GATE
EXISTING GEN.
DOCK
4 HR FIRE WALL
4 HR FIRE WALL
EXISTING LADY LUCK EAST HOTEL TOWER AND CASINO BUILDING
S62°04'40"W 529.96'
OGDEN AVENUE
PROPOSED CENTRAL PLANT
EMPLOYEE AREA
L.A.
ACCESSIBLE ROUTE
EMPLOYEE ENTRANCE
PROPOSED PORTE-COCHERE
DROP OFF
DRIVE THRU
TAXI
VALET
VALET
HOTEL ENTRANCE
16'-0" CLEAR HEIGHT
20'-0"
60'-0"
33'-0"
37'-0"
5'-0"
12'-0"
5'-0"
5'-8"
60'-0"
10'-0"
36'-4"
40'-0"
13'-6"
24'-3"
DEACCELERATION
N27°34'32"E 384.80'
30'-0"
74'-0"
R=10'-0"
Δ=89°59'48"
L=15'-71"
T=10'-0"
FOURTH STREET
EXISTING PUBLIC PARKING GARAGE C-2
GOLD SPIKE CASINO C-2
EXISTING BINION'S CASINO C-2
EXISTING LADY LUCK PARKING GARAGE C-2
1
3
5
6
7
8

CONCEPTUAL ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LEGEND

▨ CONTINUOUS ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS

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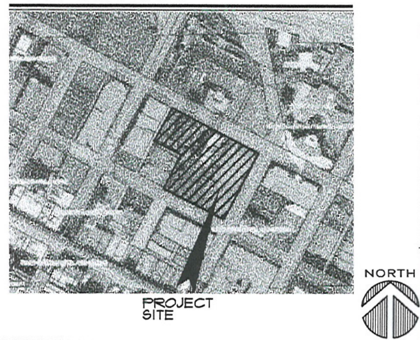
LOCATION MAP:

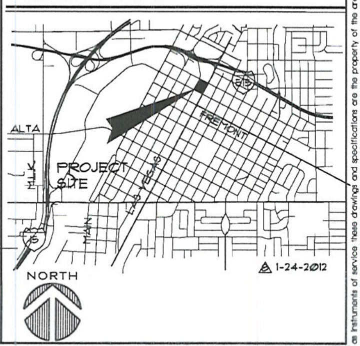

PROJECT SITE
NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:(S)	139-34-501-010 139-34-510-019 139-34-514-007 139-34-514-008 139-34-514-009
ACTION REFERENCE NUMBER:(S)	SDR-37946, SUP-43968
GOVERNING JURISDICTION:	CITY OF LAS VEGAS
DEVELOPMENT CODE:	TITLE 19
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C-2)
ZONING OVERLAY DISTRICT(S)	N/A
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DISTRICT
SITE AREA:	4.46 ACRES/ 194, 277.6 SQ. FT.
BUILDING AREA:	
EXISTING EAST TOWER AREA:	
BASEMENT:	8, 744 SQ. FT.
1ST FLOOR:	55, 004 SQ. FT.
2ND FLOOR:	10, 451 SQ. FT.
3RD FLOOR:	42, 725 SQ. FT.
4TH THROUGH 17 TH FLOOR: (11, 072 SQ. FT. X 13) =	143, 936 SQ. FT.
EXISTING EAST TOWER TOTAL AREA:	260, 860 SQ. FT.
EXISTING PEDESTRIAN BRIDGE AREA:	1, 120 SQ. FT.
BUILDING AREA:	
EXISTING WEST TOWER AREA:	
BASEMENT:	9, 847 SQ. FT.
1ST FLOOR:	11, 202 SQ. FT.
2ND FLOOR:	10, 496 SQ. FT.
3RD FLOOR:	9, 454 SQ. FT.
4TH THROUGH 25TH FLOOR: (9, 454 SQ. FT. X 21) =	198, 534 SQ. FT.
EXISTING WEST TOWER TOTAL AREA:	239, 533 SQ. FT.
EXIST. RETAIL/REST. BLDG. TOTAL AREA:	22, 510 SQ. FT.
TOTAL BUILDING AREA:	524, 023 SQ. FT.
FLOOR AREA RATIO :	2.70
EAST TOWER:	
BUILDING HEIGHT:	168'-0"
NUMBER OF STORIES:	17 W/ BASEMENT
WEST TOWER:	
BUILDING HEIGHT:	237'-0"
NUMBER OF STORIES:	25 W/ BASEMENT
PARKING ANALYSIS:	
PARKING RECOMMENDED: 1 PER GUEST ROOM (634 X 1) =	634 SPACES
EXISTING PARKING GARAGE: (INCLUDING 1 VAN & 5 ACCESSIBLE)	445 SPACES
PROPOSED SURFACE PARKING: (INCLUDING 1 VAN & 2 ACCESSIBLE)	24 SPACES
TOTAL PARKING PROVIDED:	469 SPACES
TOTAL REQUIRED ACCESSIBLE:	9 SPACES INCLUDING 2 VAN

NOTE: TOTAL OF ACCESIBLE PARKING PROVIDED IS TWO VAN AND 7 ACCESIBLE STALLS

VICINITY MAP


ALTA
MLK
MAIN
LAS VEGAS
FREMONT
515
PROJECT SITE
NORTH
1-24-2012

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HFAI
T 415.331.5233
F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfaiinternational.com

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

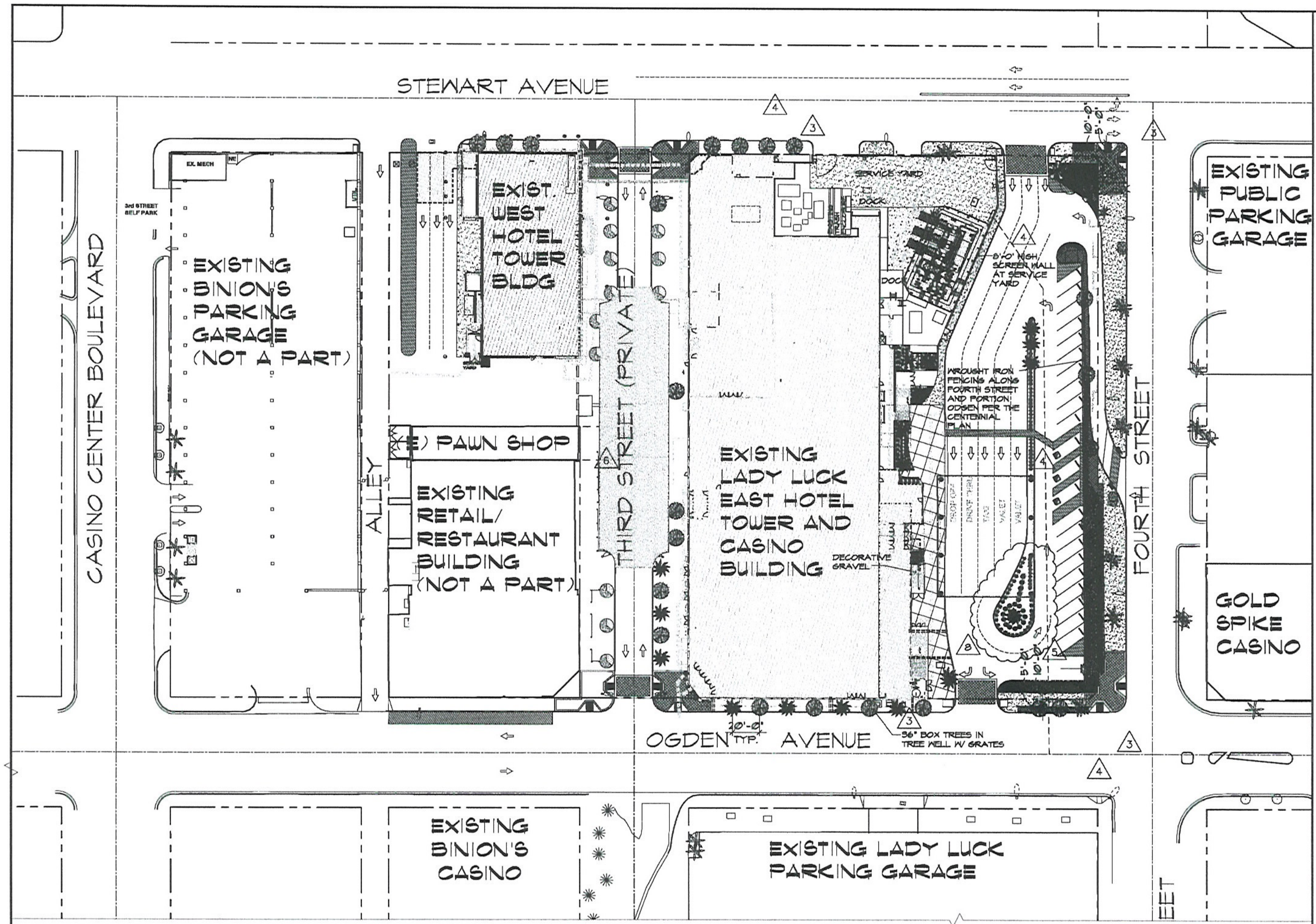
project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
CONCEPTUAL
ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

issue dates :
drawn by : KKG/MS/PT/CL
checked by : RCG
project no. : 09-150
revisions :
1 5-4-2010
2 5-12-2010
3 6-8-2010
4 6-10-2010
5 6-16-2010
7 12-02-2011
sheet no.
AS1.01 2
of sheets

SDR-44449

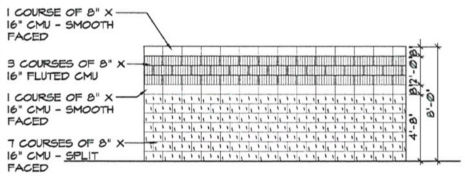
P:\09-150 Coorge\LUS\SDR Admin\915OAS101.dwg plotted: 1/24/2012 12:14 PM by: KAREN GRAVLIN


STEWART AVENUE
CASINO CENTER BOULEVARD
EXISTING BINION'S PARKING GARAGE (NOT A PART)
EX. MECH
3rd STREET SELF PARK
ALLEY
EXIST. WEST HOTEL TOWER BLDG
PAWN SHOP
EXISTING RETAIL/ RESTAURANT BUILDING (NOT A PART)
THIRD STREET (PRIVATE)
EXISTING LADY LUCK EAST HOTEL TOWER AND CASINO BUILDING
DECORATIVE GRAVEL
SERVICE YARD
DOCK
8'-0" HIGH SCREEN WALL AT SERVICE YARD
WROUGHT IRON FENCING ALONG FOURTH STREET AND PORTION ODSEN PER THE CENTENNIAL PLAN
DROP OFF
DRIVE THRU
TAXI
VALET
VALET
FOURTH STREET
EXISTING PUBLIC PARKING GARAGE
GOLD SPIKE CASINO
OGDEN AVENUE
10'-0" TYP.
36" BOX TREES IN TREE WELL W/ GRATES
EXISTING BINION'S CASINO
EXISTING LADY LUCK PARKING GARAGE
3
4
5
6
8

CONCEPTUAL LANDSCAPE PLAN

1" = 40'-0"

NORTH


1 COURSE OF 8" X 16" CMU - SMOOTH FACED
3 COURSES OF 8" X 16" FLUTED CMU
1 COURSE OF 8" X 16" CMU - SMOOTH FACED
7 COURSES OF 8" X 16" CMU - SPLIT FACED
8'-0"
2'-0"
1'-4"
4'-8"

PROPOSED SCREEN WALL

SCALE: 1/4"=1'-0"

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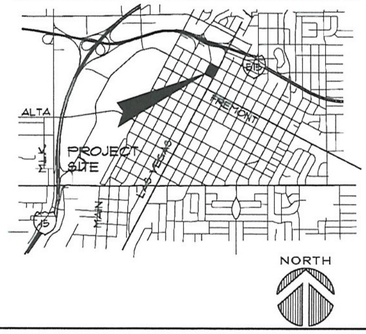
VICINITY MAP


ALTA
PROJECT SITE
MLK
MAIN
LAS VEGAS
FREMONT
515
15
NORTH

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED

   DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"

   DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA

   DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
4. ALL LANDSCAPE AREAS TO RECEIVED COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.
5. TREE GRATES OR DECOMPOSED GRANITE IN TREE WELLS ARE ACCEPTABLE. TREE GRATES SHALL COMPLY WITH THE CITY OF LAS VEGAS CENTENNIAL PLAN DESIGN GUIDELINES. △3

PROPOSED LANDSCAPE LEGEND

SYM.	DESCRIPTIONS	
	TREES	
✱	MEXICAN FAN PALM - SKINNED (Washingtonia robusta) See Plan for Trunk Height (BTH)	
✳	MEDITERRANEAN FAN PALM (Chamaerops humilis) 36" box	
⊕	SOUTHERN LIVE OAK (Quercus virginiana) 36" box	
✳	EXISTING PALMS	
◷	EXISTING OAKS	
	SHRUBS	
●	COMPACT MYRTLE (Myrtus communis 'Compacta') 15 gal.	
●	COMPACT XYLOSMA (Xylosma congestum) 15 gal.	
*	FORTNIGHT LILY (Dietes bicolor) 5 gal.	
	GROUNDCOVERS	
*	TRAILING ROSEMARY (Rosmarinus officinalis 'prostratus') 5 gal.	
	FLOWERS	
■	SEASONAL ANNUALS	230 SF
	MISC. ITEMS	
⊛	DECORATIVE POT W/ 15 GAL. ACCENT (2 qty.) SUBMIT PHOTOS OF POTS FOR OWNER APPROVAL PRIOR TO PLACING ANY ORDER	
	ROCK MULCH	
	1/2"minus 'Palomino Gold' rock throughout all planter areas_2" UNIFORM DEPTH_(9,410 sq. ft.)	

ANALYSIS

TOTAL LANDSCAPE BUFFER AREA = 4,054 SQ. FT.

▨ DENOTES BUFFER AREA

△1 1-24-2012

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Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title ·
CONCEPTUAL
LANDSCAPE PLAN
LAND USE SUBMITTAL

issue dates ·

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revisions ·
△1 5-4-2010
△2 5-12-2010
△3 6-8-2010
△4 6-9-2010
△5 6-10-2010
△6 6-16-2010

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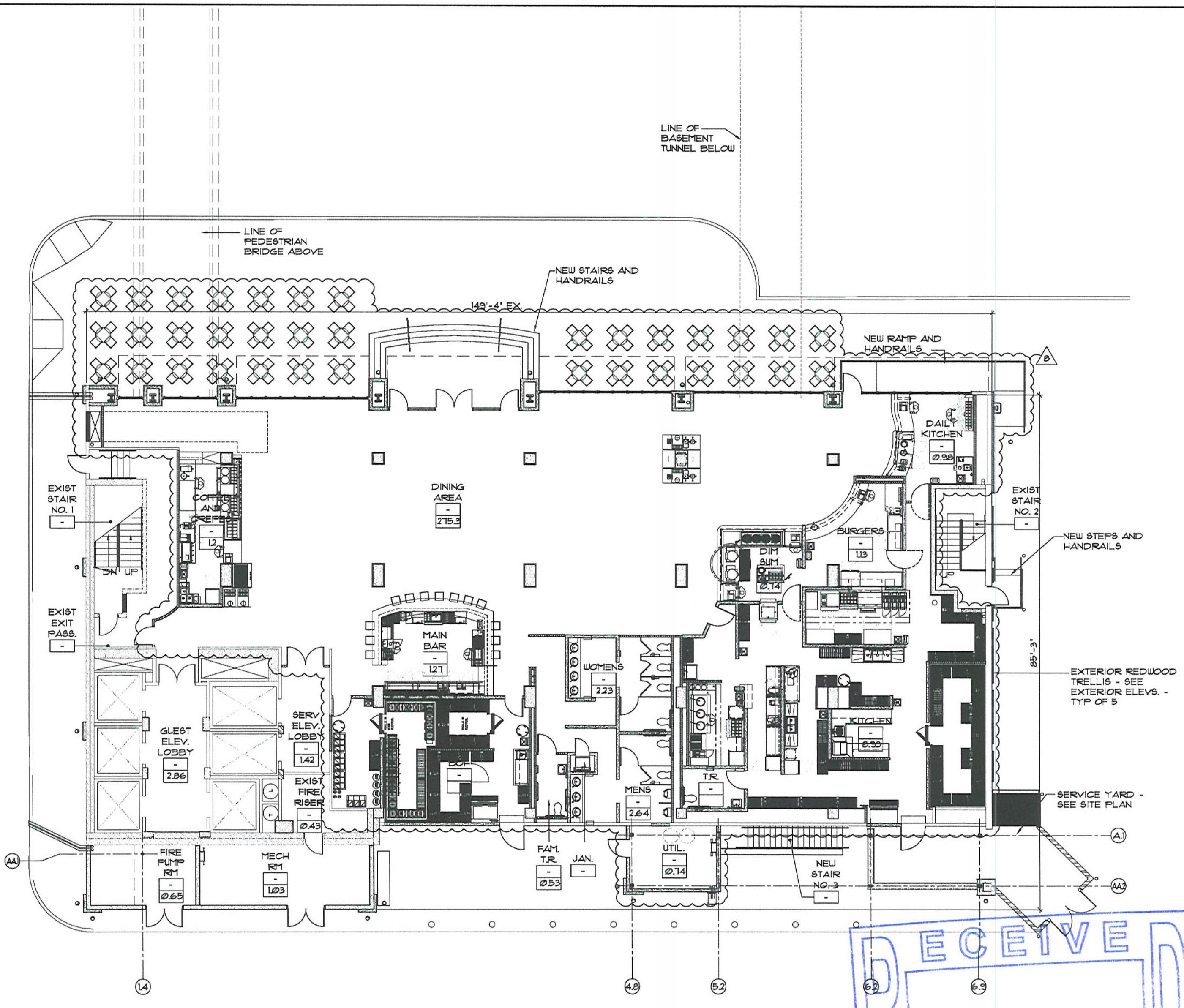

LINE OF PEDESTRIAN BRIDGE ABOVE
LINE OF BASEMENT TUNNEL BELOW
NEW STAIRS AND HANDRAILS
149'-4" EX.
NEW RAMP AND HANDRAILS
8
DAILY KITCHEN
-
Ø.98
EXIST STAIR NO. 2
-
NEW STEPS AND HANDRAILS
EXIST STAIR NO. 1
-
DN UP
COFFEE AND CREPES
-
1.2
DINING AREA
-
275.3
BURGERS
-
1.13
DIM SUM
Ø.14
EXIST EXIT PASS.
-
MAIN BAR
-
1.27
WOMENS
-
2.23
KITCHEN
-
Ø.99
85'-3"
EXTERIOR REDWOOD TRELLIS - SEE EXTERIOR ELEVS. - TYP OF 5
GUEST ELEV. LOBBY
-
2.86
SERV ELEV. LOBBY
-
1.42
EXIST FIRE RISER
-
Ø.43
BOH
-
T.R.
-
MENS
-
2.64
SERVICE YARD - SEE SITE PLAN
FIRE PUMP RM
-
Ø.65
MECH RM
-
1.Ø3
FAM. T.R.
-
Ø53
JAN.
-
UTIL.
-
Ø.74
NEW STAIR NO. 3
-
AA1
A1
AA2
1.4
4.8
5.2
6.2
6.9

A
A1.Ø1

WEST TOWER 1ST FLOOR PLAN

SCALE: 1/8"=1'-Ø"

NORTH

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sheet title ·
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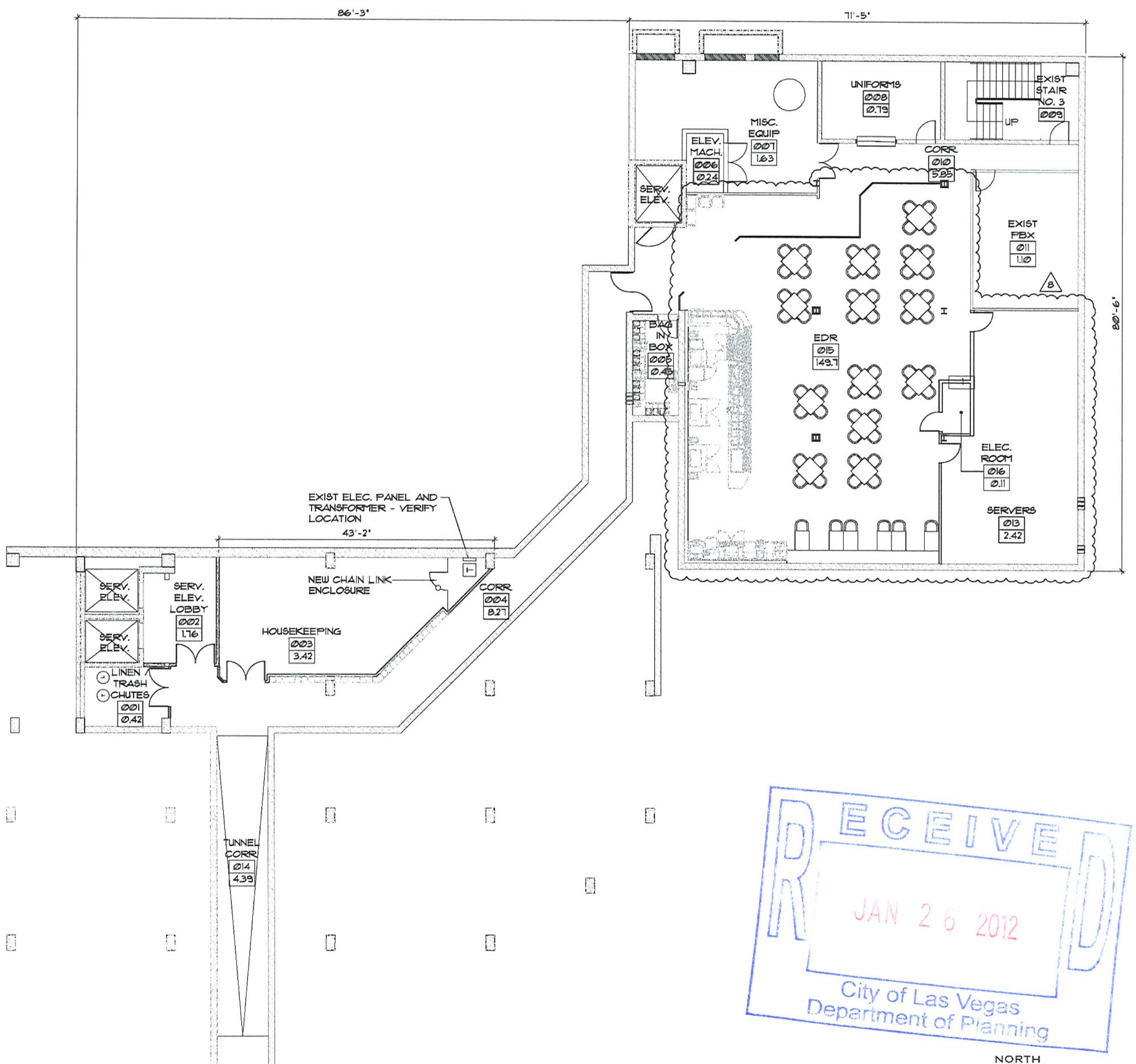
86'-3"
71'-5"
80'-6"
43'-2"
UNIFORMS
008
0.79
EXIST STAIR NO. 3
009
UP
MISC. EQUIP
007
1.63
ELEV. MACH.
006
0.24
CORR
010
5.95
SERV. ELEV.
EXIST PBX
011
1.10
8
H
BAG IN BOX
005
0.45
EDR
015
149.7
ELEC. ROOM
016
0.11
SERVERS
013
2.42
EXIST ELEC. PANEL AND TRANSFORMER - VERIFY LOCATION
NEW CHAIN LINK ENCLOSURE
CORR
004
8.27
SERV. ELEV.
SERV. ELEV.
SERV. ELEV. LOBBY
002
1.76
HOUSEKEEPING
003
3.42
LINEN / TRASH CHUTES
001
0.42
TUNNEL CORR
014
4.39
NORTH

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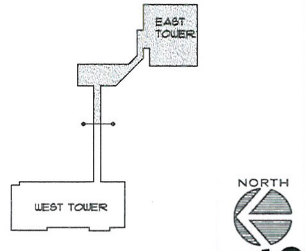
EAST TOWER BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"

KEY PLAN


EAST TOWER
WEST TOWER
NORTH

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EAST TOWER
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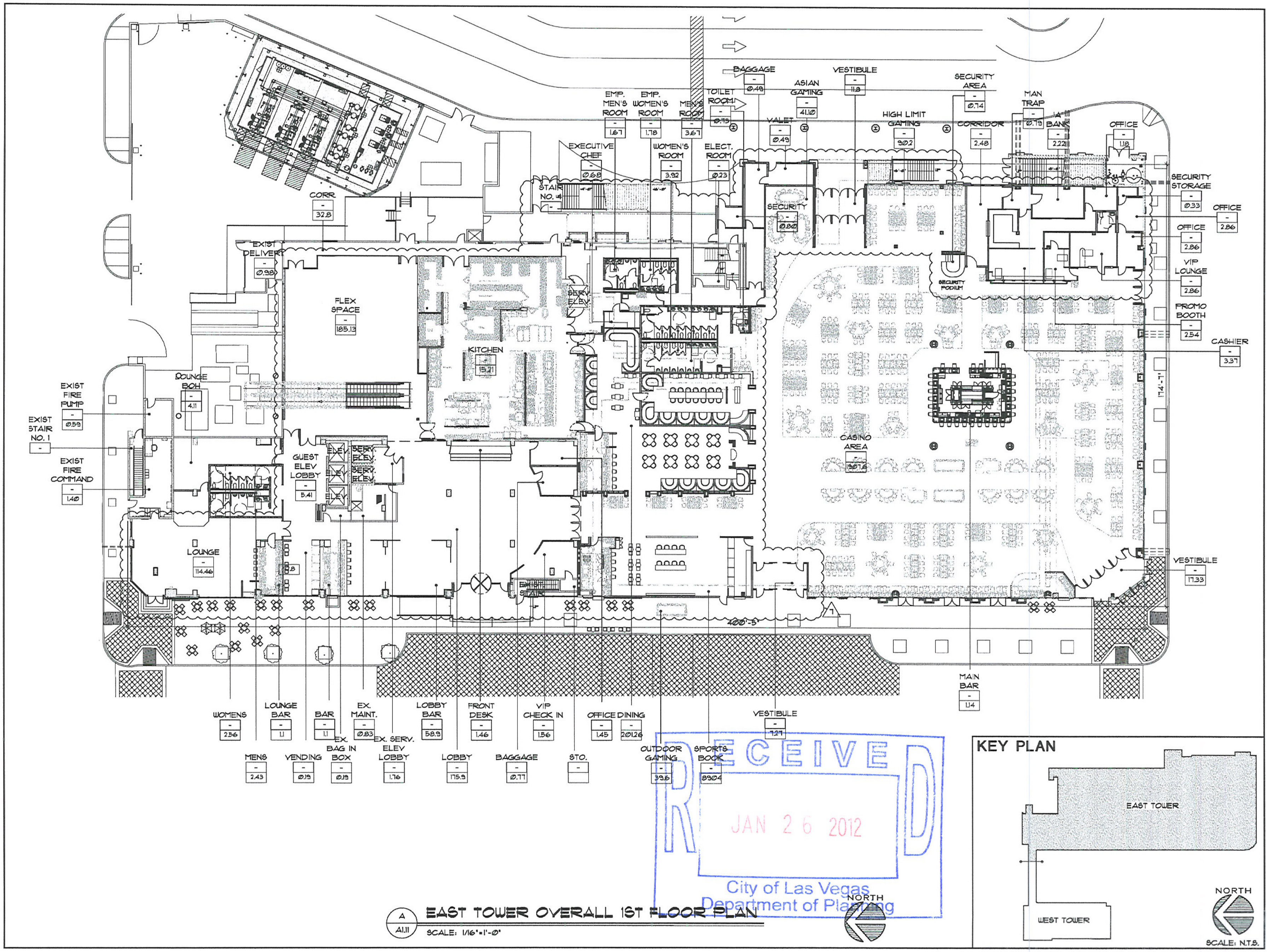

BAGGAGE
0.48
ASIAN GAMING
41.10
VESTIBULE
11.8
SECURITY AREA
0.74
MAN TRAP
0.19
BANK
2.22
OFFICE
1.18
TOILET ROOM
0.15
VALET
0.49
HIGH LIMIT GAMING
90.2
CORRIDOR
2.48
EMP. MEN'S ROOM
1.67
EMP. WOMEN'S ROOM
1.78
MEN'S ROOM
3.67
EXECUTIVE CHEF
0.68
WOMEN'S ROOM
3.92
ELECT. ROOM
0.23
STAIR NO. 4
SECURITY
0.80
SECURITY STORAGE
0.33
OFFICE
2.86
OFFICE
2.86
VIP LOUNGE
2.86
PROMO BOOTH
2.54
CASHIER
3.37
CORR
32.8
EXIST DELIVERY
0.98
FLEX SPACE
185.13
KITCHEN
15.21
SERV. ELEV.
SECURITY PODIUM
CASINO AREA
307.6
174'-1"
EXIST FIRE PUMP
0.59
EXIST STAIR NO. 1
EXIST FIRE COMMAND
1.40
LOUNGE BOH
4.11
GUEST ELEV LOBBY
5.41
ELEV
SERV. ELEV
LOUNGE
114.46
EXIST STAIR
VESTIBULE
17.33
400'-5"
MAIN BAR
1.14
WOMENS
2.36
LOUNGE BAR
1.1
BAR
1.1
EX. MAINT.
0.83
LOBBY BAR
58.9
FRONT DESK
1.46
VIP CHECK IN
1.56
OFFICE
1.45
DINING
201.26
VESTIBULE
1.21
MENS
2.43
VENDING
0.15
EX. BAG IN BOX
0.15
EX. SERV. ELEV LOBBY
1.76
LOBBY
175.9
BAGGAGE
0.77
STO.
OUTDOOR GAMING
39.6
SPORTS BOOK
89.04
A
A1.11
NORTH
KEY PLAN
EAST TOWER
WEST TOWER
NORTH
SCALE: N.T.S.

EAST TOWER OVERALL 1ST FLOOR PLAN

SCALE: 1/16"=1'-0"

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OVERALL 1ST FLOOR PLAN
LAND USE SUBMITTAL

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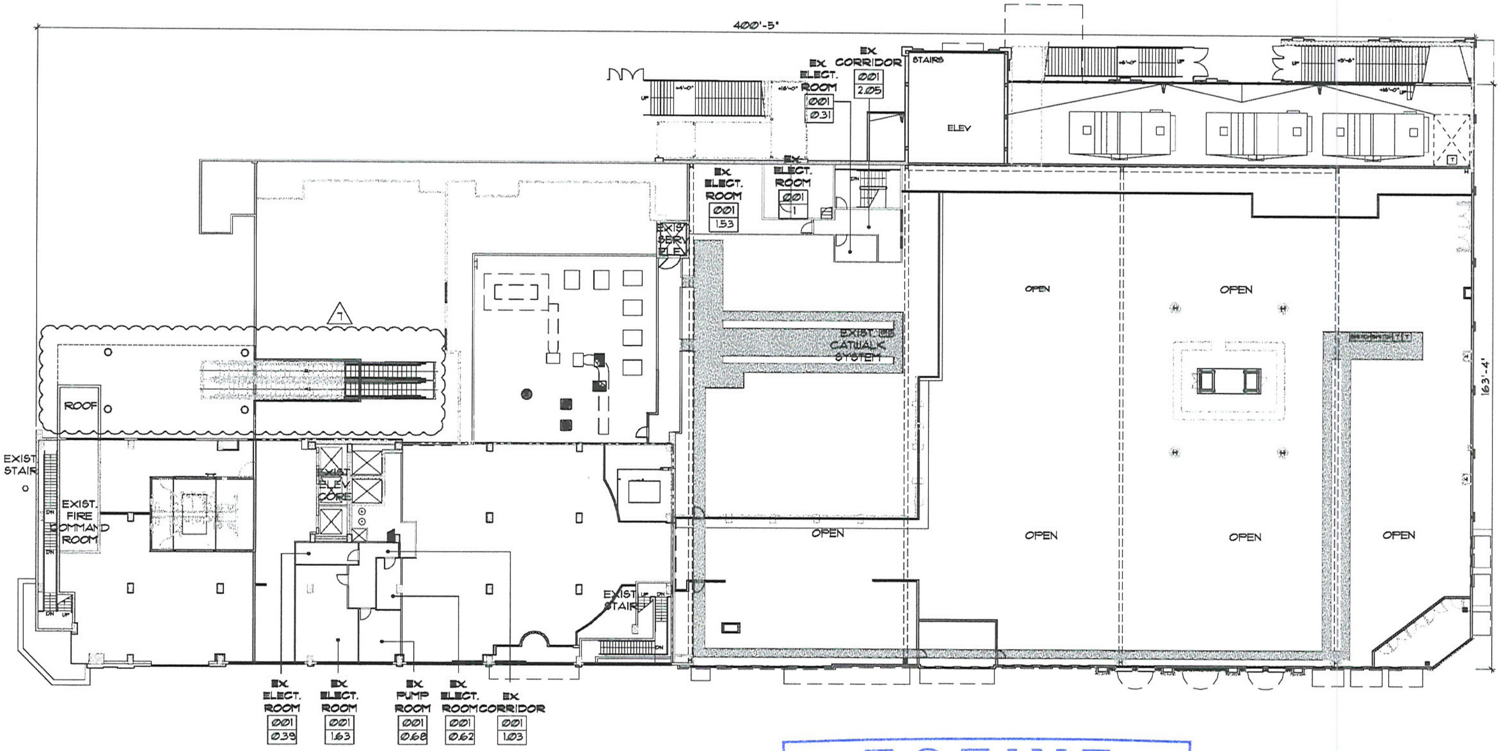
400'-5"
163'-4"
EX. CORRIDOR
001
2.05
EX. ELECT. ROOM
001
031
STAIRS
ELEV
EX. ELECT. ROOM
001
1.53
EX. ELECT. ROOM
001
1
EXIST SERV. ELEV
EXIST'G CATWALK SYSTEM
OPEN
OPEN
OPEN
OPEN
OPEN
OPEN
ROOF
EXIST. STAIR
EXIST. FIRE COMMAND ROOM
EXIST. ELEV. CORE
EXIST. STAIR
EX. ELECT. ROOM
001
039
EX. ELECT. ROOM
001
1.63
EX. PUMP ROOM
001
068
EX. ELECT. ROOM
001
062
EX. CORRIDOR
001
1.03

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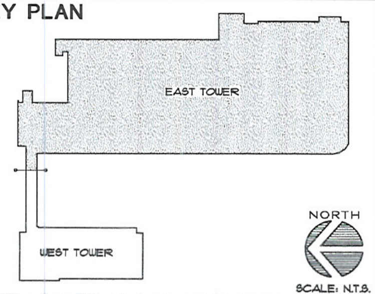
A A1.12 EAST TOWER OVERALL 2ND FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

KEY PLAN


EAST TOWER
WEST TOWER
NORTH
SCALE: N.T.S.

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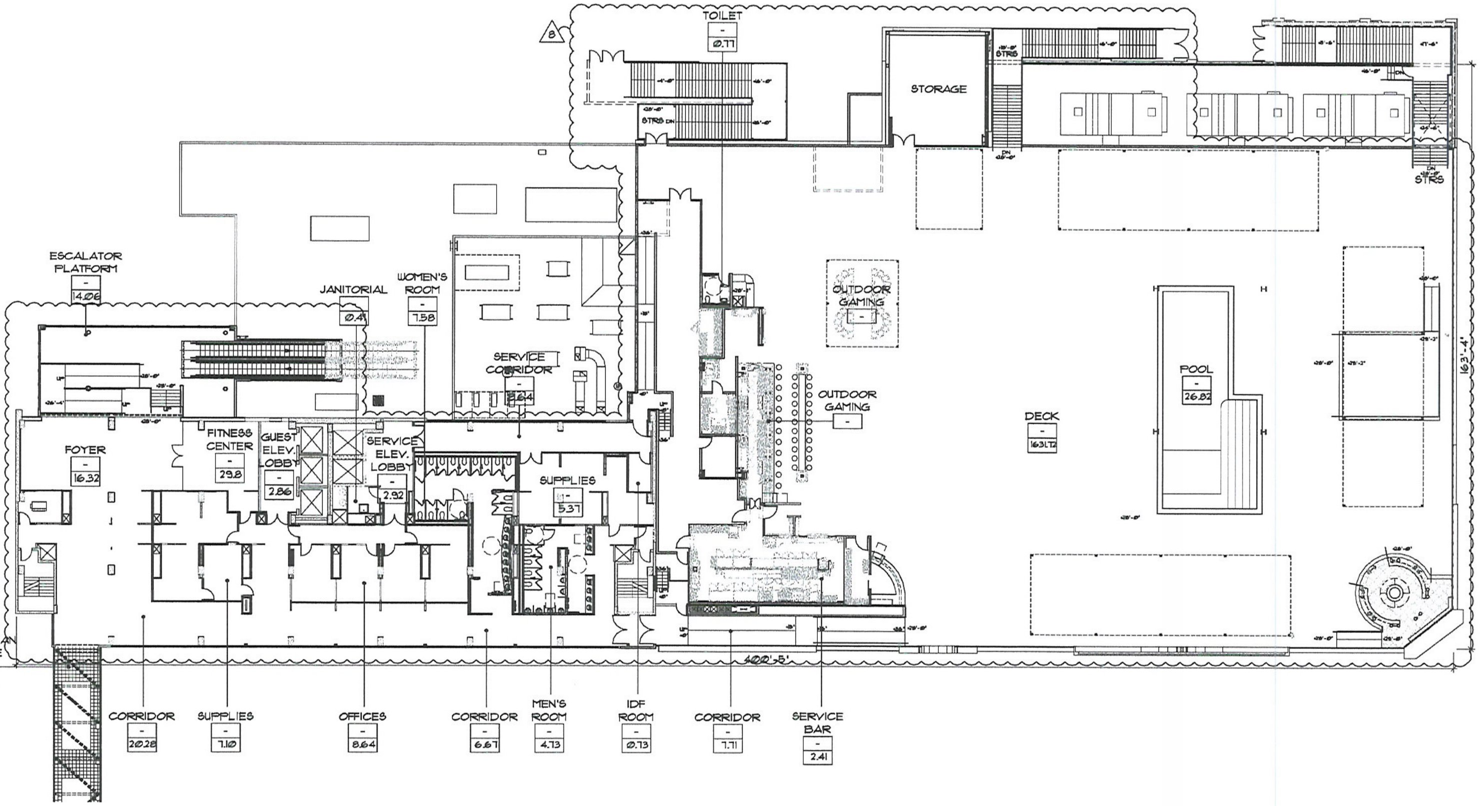
TOILET
0.77
8
STORAGE
STRS DN
STRS
ESCALATOR PLATFORM
14.06
JANITORIAL
0.41
WOMEN'S ROOM
7.58
SERVICE CORRIDOR
8.64
OUTDOOR GAMING
OUTDOOR GAMING
POOL
26.82
DECK
1631.72
163'-4"
FOYER
16.32
FITNESS CENTER
29.8
GUEST ELEV. LOBBY
2.86
SERVICE ELEV. LOBBY
2.92
SUPPLIES
5.37
400'-5"
PEDESTRIAN BRIDGE
1.31
CORRIDOR
20.28
SUPPLIES
7.10
OFFICES
8.64
CORRIDOR
6.67
MEN'S ROOM
4.73
IDF ROOM
0.73
CORRIDOR
7.71
SERVICE BAR
2.41

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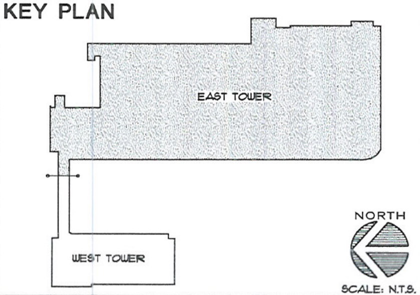
EAST TOWER OVERALL 3RD FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

KEY PLAN


EAST TOWER
WEST TOWER
NORTH

SCALE: N.T.S.

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2 1/24/2012

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OVERALL 3RD FLOOR PLAN
LAND USE SUBMITTAL

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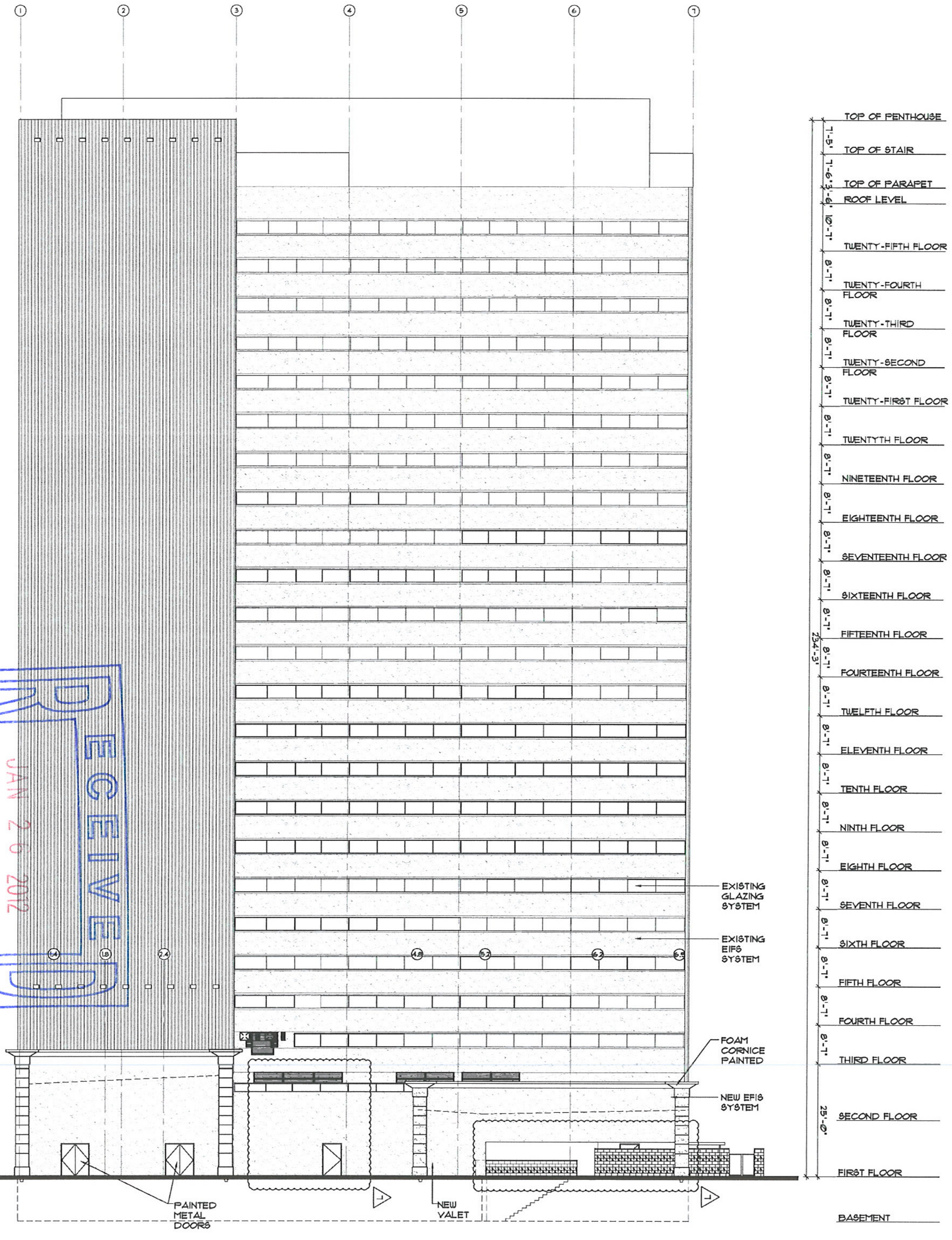

1
2
3
4
5
6
7
TOP OF PENTHOUSE
7'-5"
TOP OF STAIR
7'-6"
TOP OF PARAPET
3'-6"
ROOF LEVEL
10'-7"
TWENTY-FIFTH FLOOR
8'-7"
TWENTY-FOURTH FLOOR
8'-7"
TWENTY-THIRD FLOOR
8'-7"
TWENTY-SECOND FLOOR
8'-7"
TWENTY-FIRST FLOOR
8'-7"
TWENTYTH FLOOR
8'-7"
NINETEENTH FLOOR
8'-7"
EIGHTEENTH FLOOR
8'-7"
SEVENTEENTH FLOOR
8'-7"
SIXTEENTH FLOOR
8'-7"
FIFTEENTH FLOOR
234'-3"
8'-7"
FOURTEENTH FLOOR
8'-7"
TWELFTH FLOOR
8'-7"
ELEVENTH FLOOR
8'-7"
TENTH FLOOR
8'-7"
NINTH FLOOR
8'-7"
EIGHTH FLOOR
8'-7"
SEVENTH FLOOR
8'-7"
SIXTH FLOOR
8'-7"
FIFTH FLOOR
8'-7"
FOURTH FLOOR
8'-7"
THIRD FLOOR
25'-0"
SECOND FLOOR
FIRST FLOOR
BASEMENT
EXISTING GLAZING SYSTEM
EXISTING EIFS SYSTEM
FOAM CORNICE PAINTED
NEW EFIS SYSTEM
PAINTED METAL DOORS
NEW VALET
6.4
1.8
2.4
4.8
5.2
6.2
6.5

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1
A6.02
WEST ELEVATION
SCALE: 3/32"=1'-0"

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EXTERIOR ELEVATIONS
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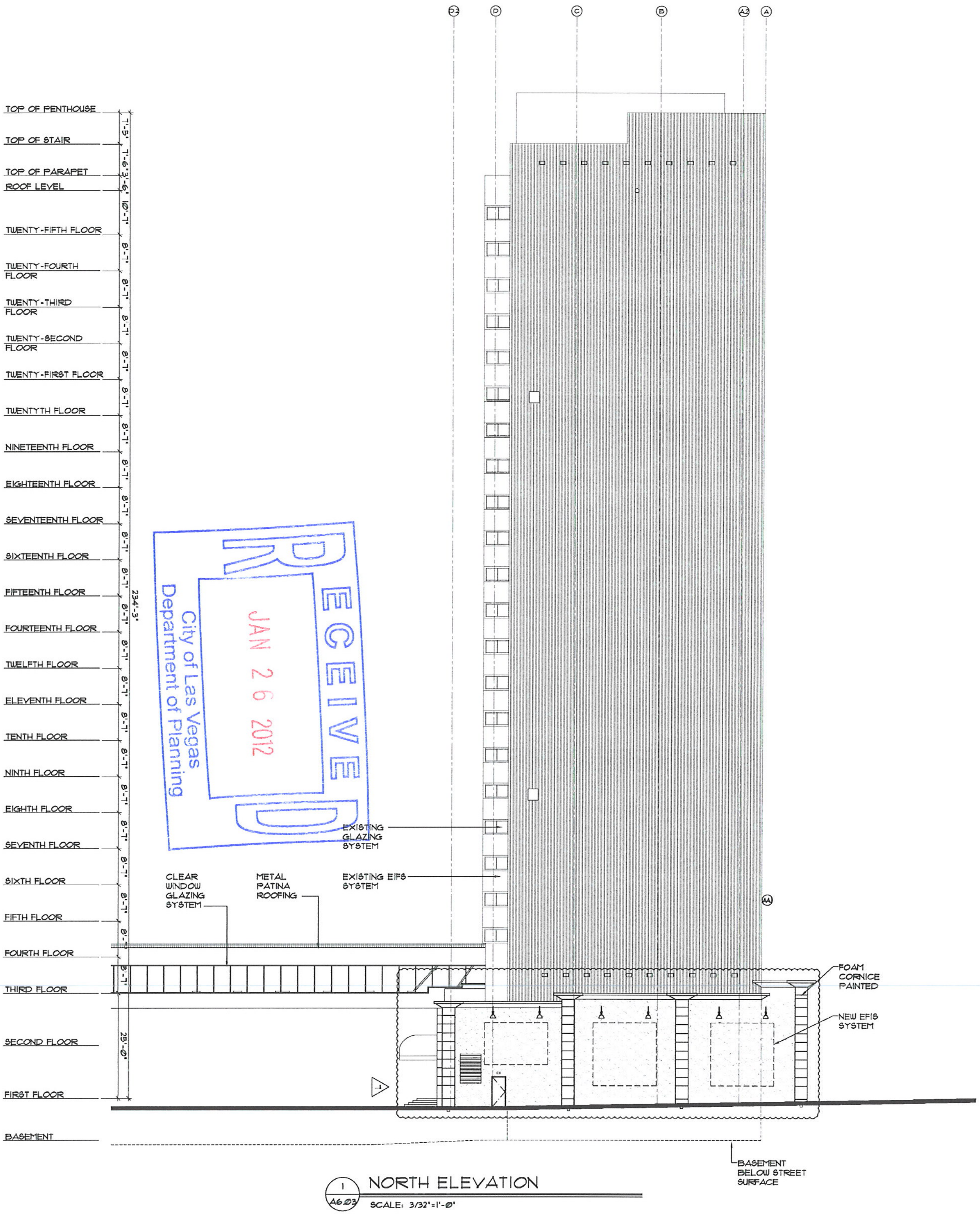

D2
D
C
B
A2
A
TOP OF PENTHOUSE
TOP OF STAIR
TOP OF PARAPET
ROOF LEVEL
TWENTY-FIFTH FLOOR
TWENTY-FOURTH FLOOR
TWENTY-THIRD FLOOR
TWENTY-SECOND FLOOR
TWENTY-FIRST FLOOR
TWENTYTH FLOOR
NINETEENTH FLOOR
EIGHTEENTH FLOOR
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT
7'-5"
7'-6"
3'-6"
10'-7"
8'-7"
234'-3"
25'-0"
EXISTING GLAZING SYSTEM
EXISTING EIFS SYSTEM
CLEAR WINDOW GLAZING SYSTEM
METAL PATINA ROOFING
AA
FOAM CORNICE PAINTED
NEW EFIS SYSTEM
1
BASEMENT BELOW STREET SURFACE

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1 / A6.03 NORTH ELEVATION

SCALE: 3/32"=1'-0"

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sheet no.
A6.03

revisions ·
1/24/2012

project no. ·
09-150

checked by ·
RCG

drawn by ·
KKG/MB/PT/CL

issue dates ·

sheet title ·
WEST TOWER - NORTH
EXTERIOR ELEVATION

project title ·
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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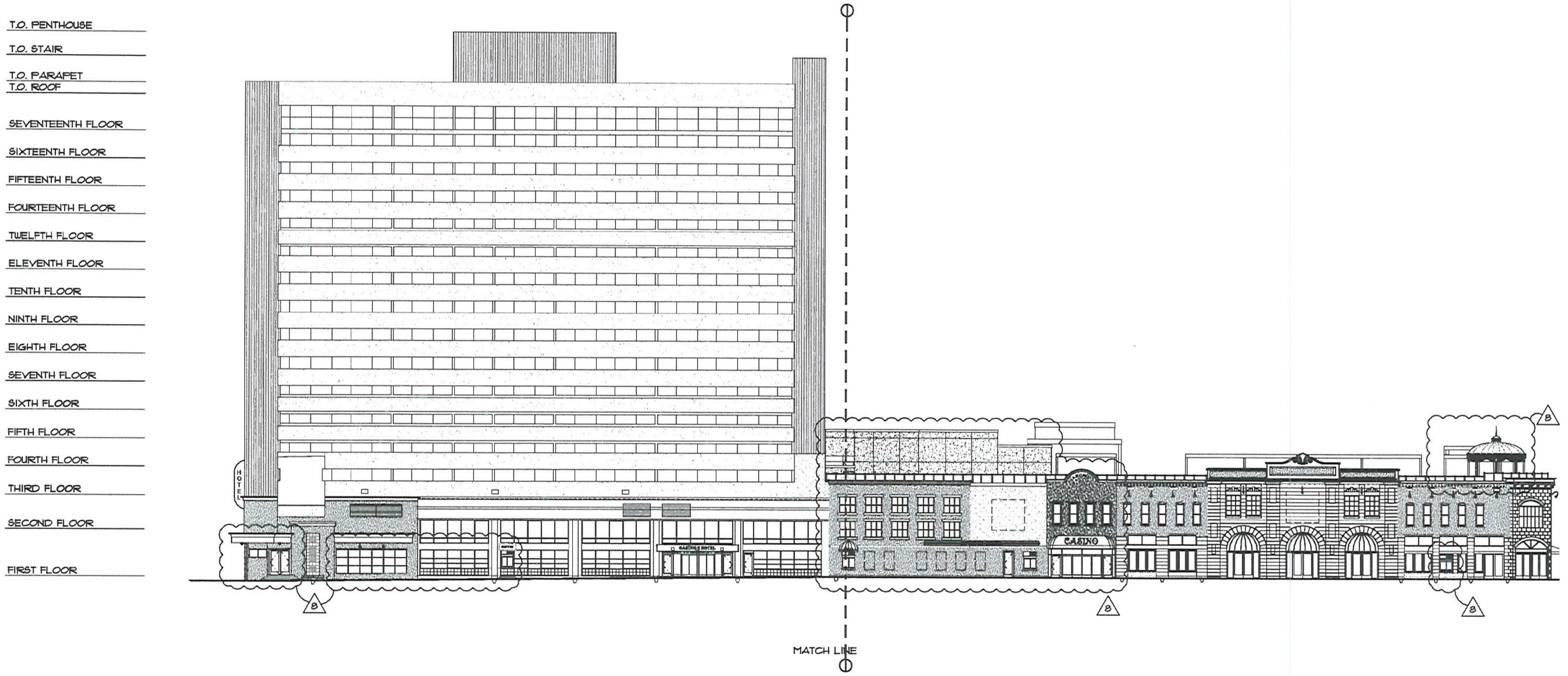
T.O. PENTHOUSE
T.O. STAIR
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
HOTEL
CASINO
B
B
B
B
MATCH LINE

A
A6.11
EAST TOWER OVERALL WEST ELEVATION
SCALE: 1/16"=1'-0"

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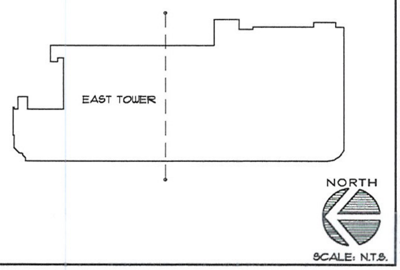
KEY PLAN


EAST TOWER
NORTH
SCALE: N.T.S.

SDR-44449

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project title ·
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title ·
EAST TOWER - WEST
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates ·
drawn by · KKG/MS/PT/CL
checked by · RCG
project no. · 09-150
revisions · 1/24/2012
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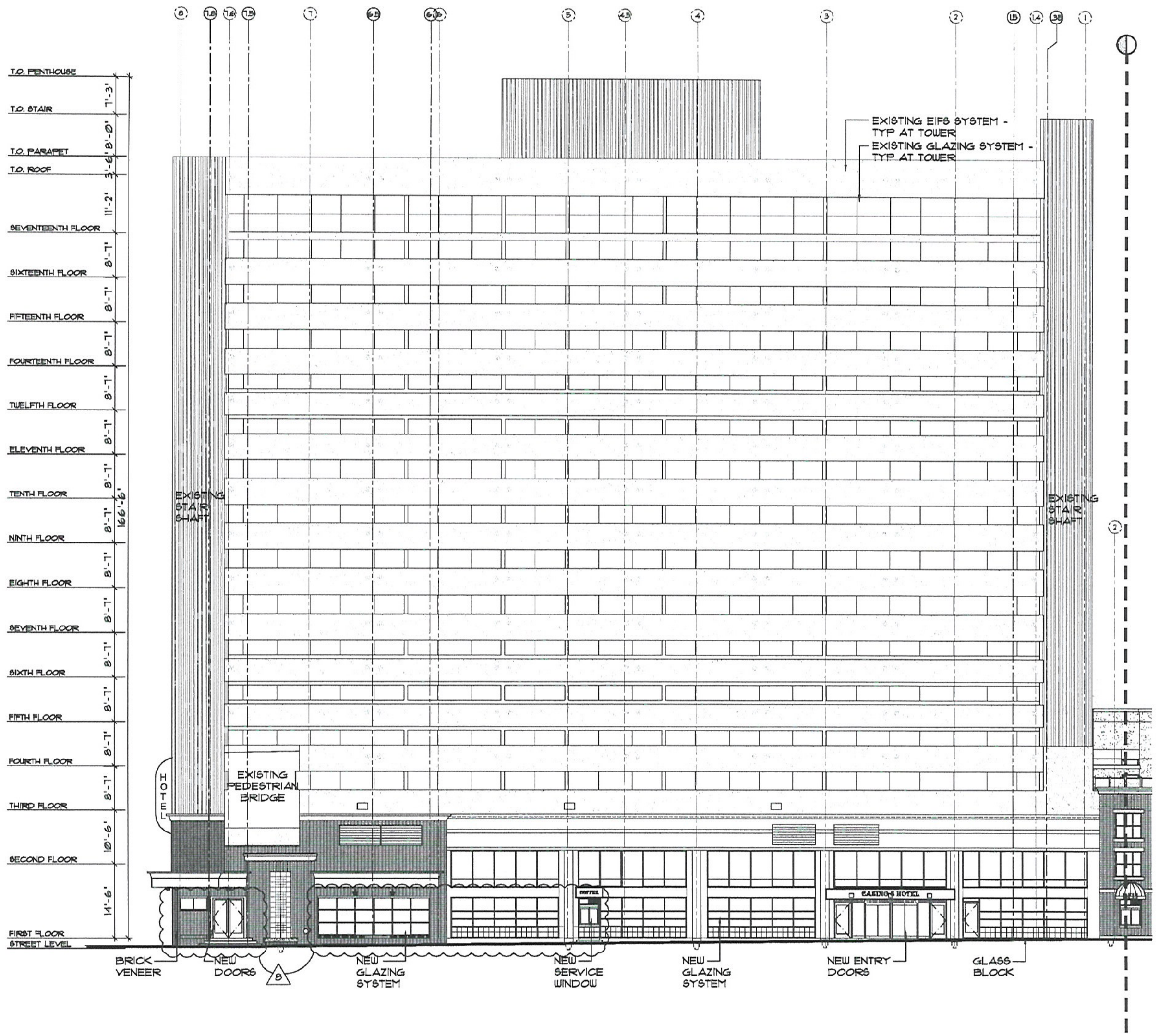
of sheets

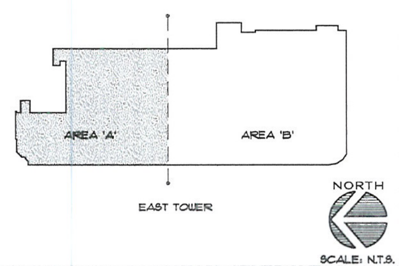


T.O. PENTHOUSE
T.O. STAIR
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
STREET LEVEL
7'-3"
8'-0"
3'-6"
11'-2"
8'-7"
166'-6"
10'-6"
14'-6"
EXISTING EIFS SYSTEM - TYP AT TOWER
EXISTING GLAZING SYSTEM - TYP AT TOWER
EXISTING STAIR SHAFT
EXISTING PEDESTRIAN BRIDGE
HOTEL
CASINO & HOTEL
BRICK VENEER
NEW DOORS
NEW GLAZING SYSTEM
NEW SERVICE WINDOW
NEW GLAZING SYSTEM
NEW ENTRY DOORS
GLASS BLOCK

1 / A6.11.1 EAST TOWER WEST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

KEY PLAN



AREA 'A'
AREA 'B'
EAST TOWER
NORTH
SCALE: N.T.S.

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sheet title ·
EAST TOWER - WEST
EXTERIOR ELEVATION -
AREA 'A' (LUS)

issue dates ·

drawn by ·
KKG/MS/PT/CL

checked by ·
RCG

project no. ·
09-150

revisions ·
1/24/2012

sheet no.
A6.11.1

of [redacted] sheets

project title ·
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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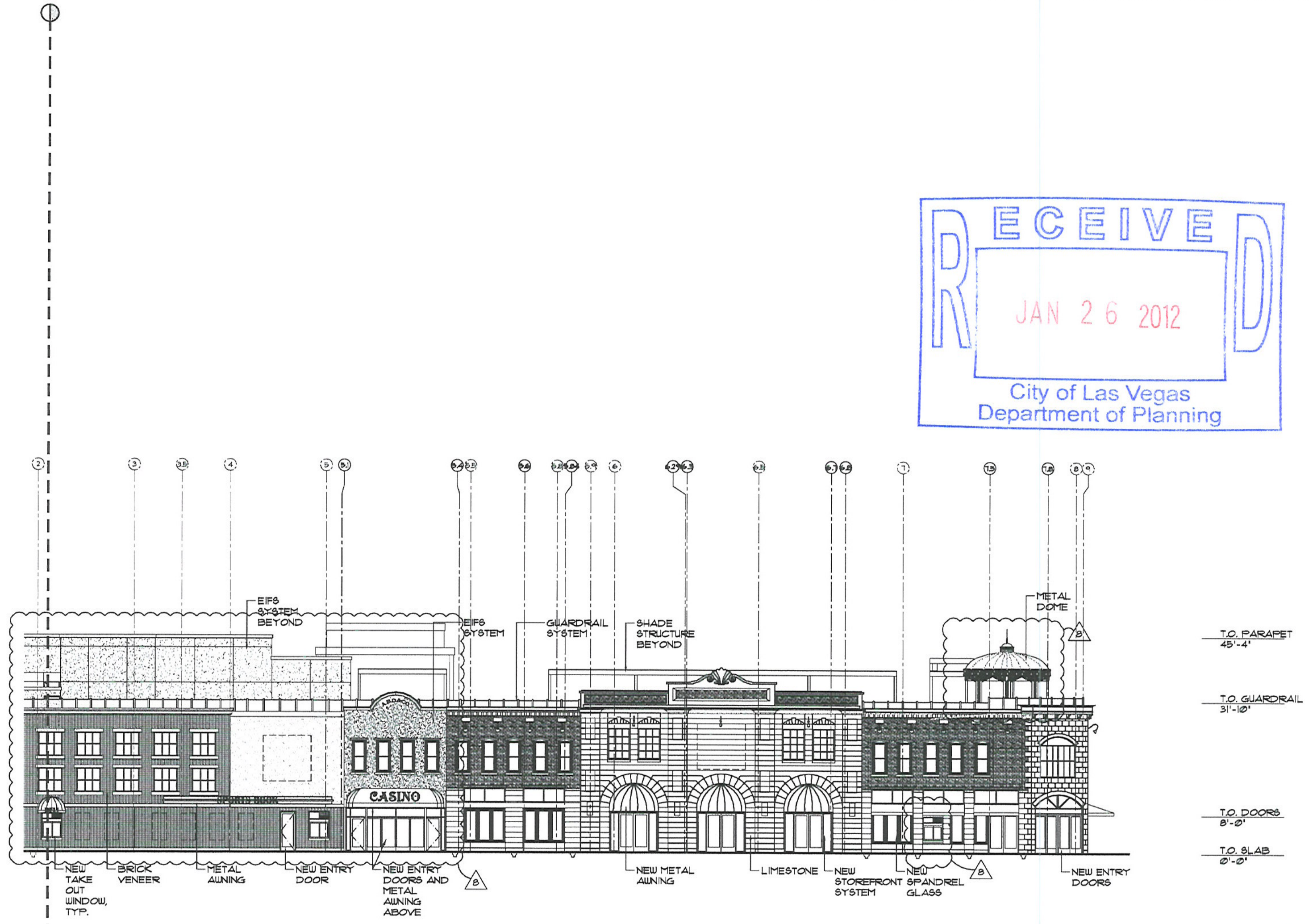


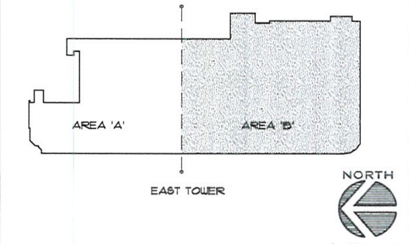
2
3
3.5
4
5
5.1
EIFS SYSTEM BEYOND
EIFS SYSTEM
GUARDRAIL SYSTEM
SHADE STRUCTURE BEYOND
METAL DOME
T.O. PARAPET 45'-4"
T.O. GUARDRAIL 31'-10"
T.O. DOORS 8'-0"
T.O. SLAB 0'-0"
CASINO
NEW TAKE OUT WINDOW, TYP.
BRICK VENEER
METAL AWNING
NEW ENTRY DOOR
NEW ENTRY DOORS AND METAL AWNING ABOVE
B
NEW METAL AWNING
LIMESTONE
NEW STOREFRONT SYSTEM
NEW SPANDREL GLASS
NEW ENTRY DOORS

1 A6.11.2 EAST TOWER WEST ELEVATION - AREA 'B'

SCALE: 3/32"=1'-0"

NORTH

KEY PLAN



AREA 'A'
AREA 'B'
EAST TOWER
NORTH
SCALE: N.T.S.

SDR-44449

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project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
EAST TOWER - WEST
EXTERIOR ELEVATION -
AREA 'B' (LUS)

issue dates :
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checked by : RCG
project no. : 09-150
revisions : 1/24/2012
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of sheets

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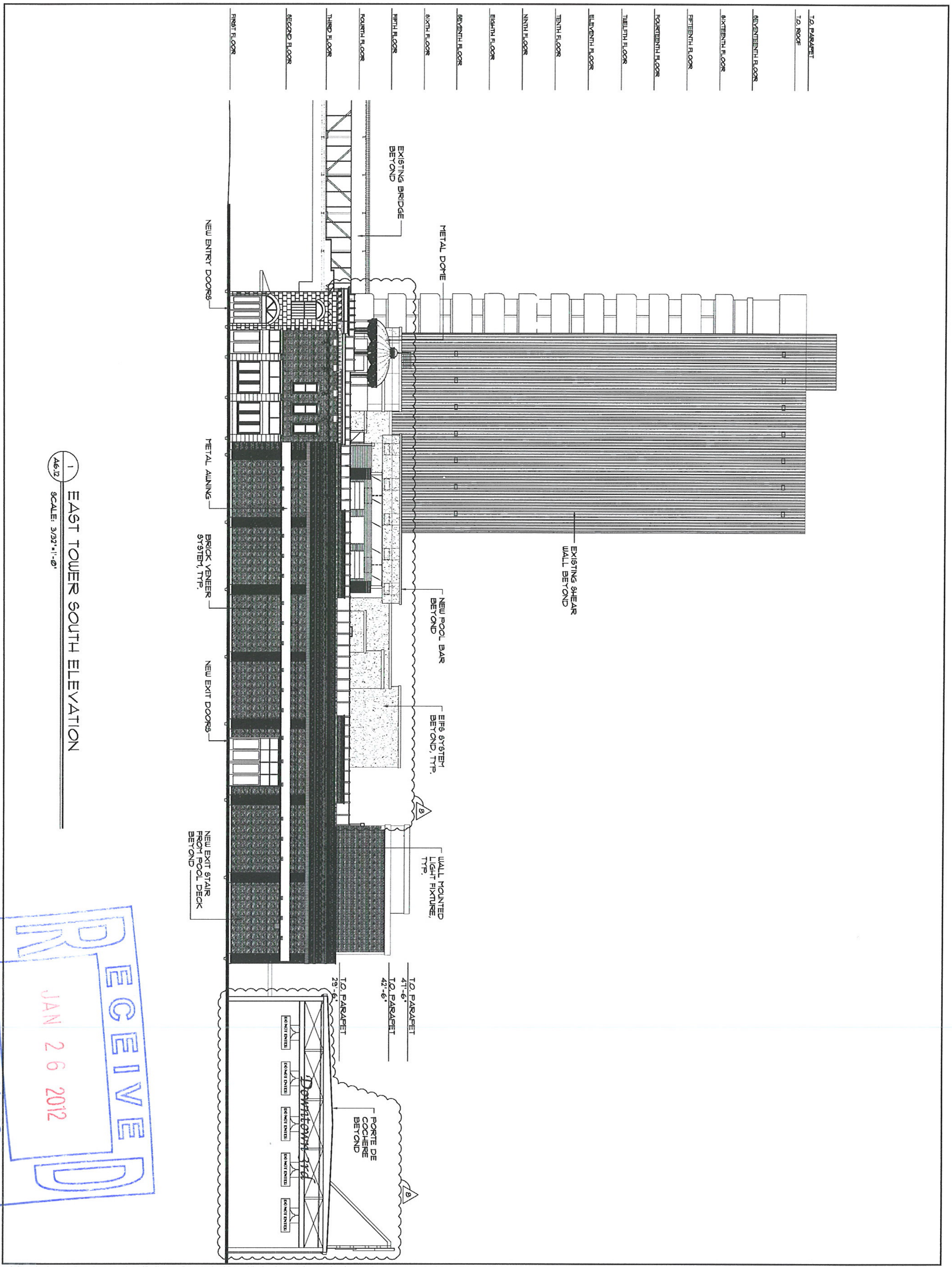
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
EXISTING BRIDGE BEYOND
METAL DOME
NEW ENTRY DOORS
EXISTING SHEAR WALL BEYOND
NEW POOL BAR BEYOND
METAL AWNING
BRICK VENEER SYSTEM, TYP.
NEW EXIT DOORS
EIFS SYSTEM BEYOND, TYP.
B
WALL MOUNTED LIGHT FIXTURE, TYP.
NEW EXIT STAIR FROM POOL DECK BEYOND
T.O. PARAPET 47'-6"
T.O. PARAPET 42'-6"
T.O. PARAPET 29'-6"
PORTE DE COCHERE BEYOND
Downtown 3rd
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
DO NOT ENTER
B

1 A6.12 EAST TOWER SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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project no. : 09-150
revisions :
1/24/2012

sheet no.
A6.12

of sheets

sheet title :
EAST TOWER - SOUTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

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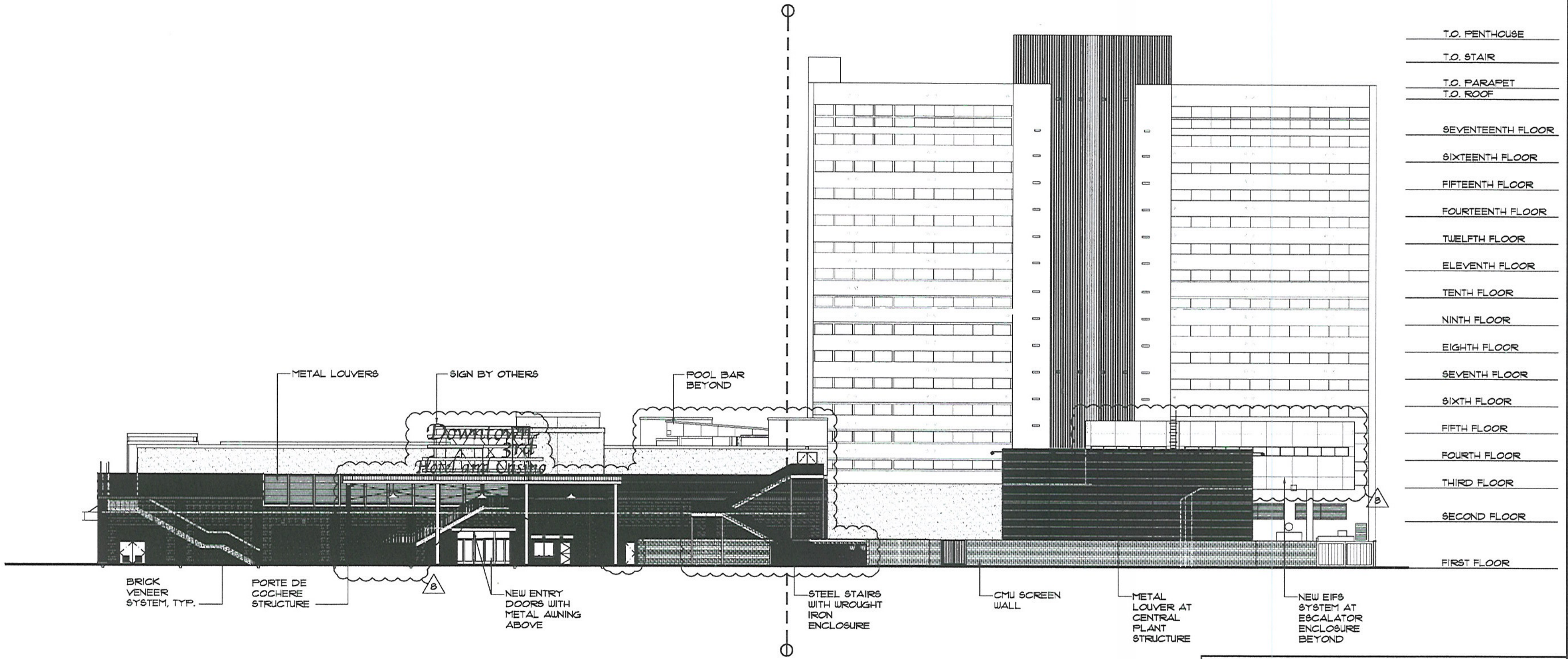
METAL LOUVERS
SIGN BY OTHERS
Downtown
3rd
Hotel and Casino
POOL BAR BEYOND
T.O. PENTHOUSE
T.O. STAIR
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
B
B
BRICK VENEER SYSTEM, TYP.
PORTE DE COCHERE STRUCTURE
NEW ENTRY DOORS WITH METAL AWNING ABOVE
STEEL STAIRS WITH WROUGHT IRON ENCLOSURE
CMU SCREEN WALL
METAL LOUVER AT CENTRAL PLANT STRUCTURE
NEW EIFS SYSTEM AT ESCALATOR ENCLOSURE BEYOND

A
A6.13
EAST TOWER OVERALL EAST ELEVATION

SCALE: 1/16"=1'-0"

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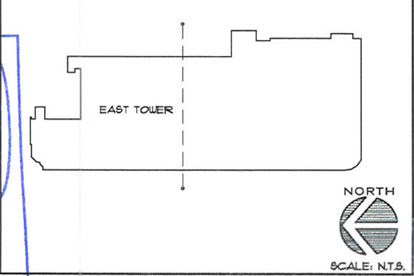
KEY PLAN


EAST TOWER
NORTH
SCALE: N.T.S.

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project title ·
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title ·
EAST TOWER - OVERALL
EAST EXT. ELEVATIONS
LAND USE SUBMITTAL

issue dates ·
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checked by · RCG
project no. · 09-150
revisions ·
1/24/2012

sheet no.
A6.13
of sheets

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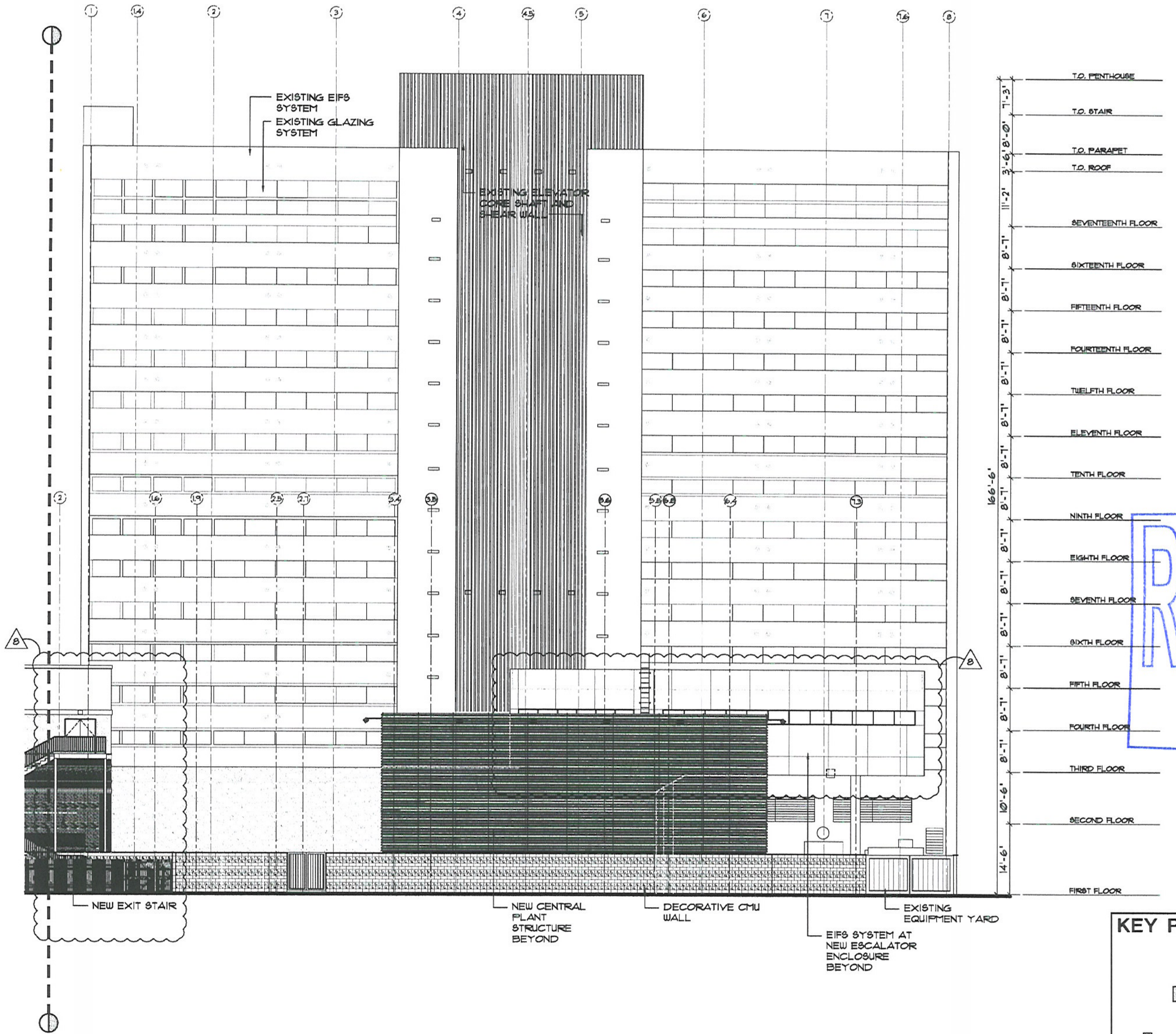


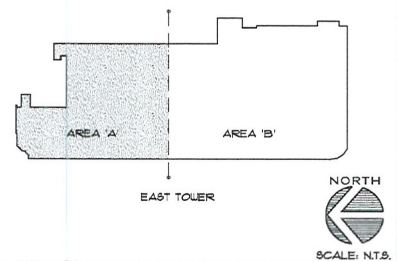
1
1.4
2
3
4
4.5
5
6
7
7.6
8
EXISTING EIFS SYSTEM
EXISTING GLAZING SYSTEM
EXISTING ELEVATOR CORE SHAFT AND SHEAR WALL
T.O. PENTHOUSE
T.O. STAIR
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
1'-3"
8'-0"
3'-6"
11'-2"
8'-1"
10'-6"
14'-6"
166'-6"
8
NEW EXIT STAIR
NEW CENTRAL PLANT STRUCTURE BEYOND
DECORATIVE CMU WALL
EIFS SYSTEM AT NEW ESCALATOR ENCLOSURE BEYOND
EXISTING EQUIPMENT YARD

1
A6.13.1

EAST TOWER EAST ELEVATION - AREA 'A'

SCALE: 3/32"=1'-0"

KEY PLAN



AREA 'A'
AREA 'B'
EAST TOWER
NORTH
SCALE: N.T.S.

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sheet title ·
EAST TOWER - EAST
EXTERIOR ELEVATION -
AREA 'A' (LUS)

issue dates ·

drawn by ·
KKG/MS/PT/CL

checked by ·
RCG

project no. ·
09-150

revisions ·
1/24/2012

sheet no.
A6.13.1

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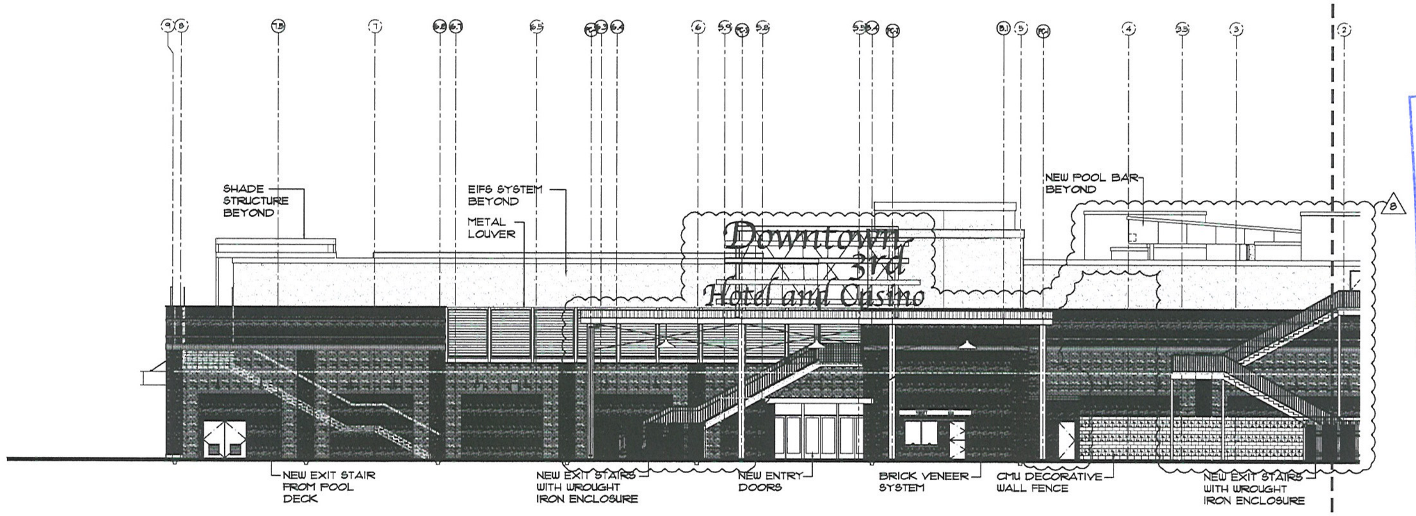
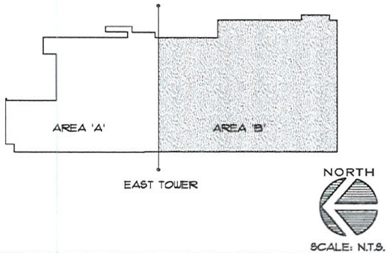

SHADE STRUCTURE BEYOND
EIFS SYSTEM BEYOND
METAL LOUVER
Downtown 3rd Hotel and Casino
NEW POOL BAR BEYOND
8
NEW EXIT STAIR FROM POOL DECK
NEW EXIT STAIRS WITH WROUGHT IRON ENCLOSURE
NEW ENTRY DOORS
BRICK VENEER SYSTEM
CMU DECORATIVE WALL FENCE
NEW EXIT STAIRS WITH WROUGHT IRON ENCLOSURE

1 A6.13.2 EAST TOWER EAST ELEVATION - AREA 'B'
SCALE: 3/32"=1'-0"

KEY PLAN


AREA 'A'
AREA 'B'
EAST TOWER
NORTH
SCALE: N.T.S.

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project title :
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title :
EAST TOWER - EAST EXTERIOR ELEVATION - AREA 'B' (LUS)

issue dates :
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revisions : 1/24/2012
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of sheets

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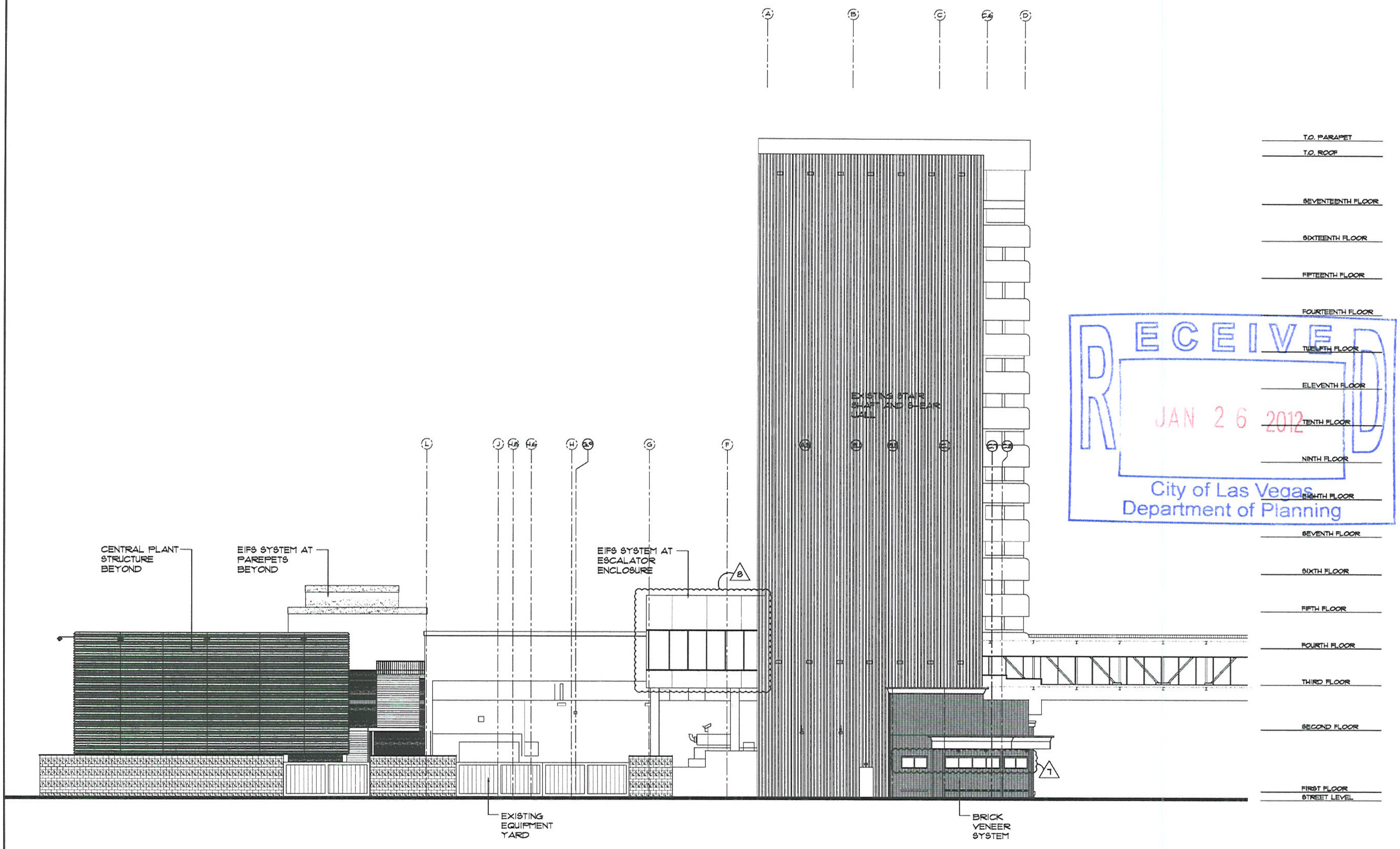
A
B
C
C.6
D
T.O. PARAPET
T.O. ROOF
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
STREET LEVEL
EXISTING STAIR SHAFT AND SHEAR WALL
L
J
H.6
H.4
H
G
F
CENTRAL PLANT STRUCTURE BEYOND
EIFS SYSTEM AT PAREPETS BEYOND
EIFS SYSTEM AT ESCALATOR ENCLOSURE
EXISTING EQUIPMENT YARD
BRICK VENEER SYSTEM
8
7

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1 / A6.14 EAST TOWER NORTH ELEVATION
SCALE: 3/32"=1'-0"

P:\09-150 George\LUS\SDR Admin\East Tower-A614.dwg plotted: 1/24/2012 1:08 PM by: KAREN GRAVLIN

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project title ·
Lady Luck
RENOVATION / EXPANSION
206 N. 3RD ST. LAS VEGAS, NEVADA 89101

sheet title ·
EAST TOWER - NORTH
EXTERIOR ELEVATION
LAND USE SUBMITTAL

issue dates ·
drawn by · KKG/MB/PT/CL
checked by · RCG
project no. · 09-150
revisions · 1/24/2012

sheet no.
A6.14

of sheets

SDR-44449

LAS VEGAS CITY COUNCIL

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CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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September 3, 2010

Mr. Jeff Rosen
CIM/LL Las Vegas, LLC, et al
6922 Hollywood Boulevard, 9th Floor
Los Angeles, California 90028

RE: SDR-37946 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2010

Dear Mr. Rosen:

The City Council at a regular meeting held August 18, 2010 APPROVED the request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2010. This approval is subject to:

Planning and Development

1. APN 139-34-510-014, also known as 215 N. 3rd Street, is not a part of this application.

2. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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Department of Planning

4. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 7/30/2010, except as amended by conditions herein. The landscape material and size on Third Street and Ogden Avenue shall be reviewed by Planning and Development staff and may be amended for compatibility with other existing streetscape material.

5. Prior to approval of a final inspection, the proposed alterations to the Third Street pedestrian bridge to reduce the parapet and soffit materials to a minimum and to replace the existing materials with a clear glazing system shall be completed in conformance with the building elevations date stamped 04/13/10.

6. A Waiver from Downtown Centennial Plan Section VII.B.1.e is hereby approved, to allow utilities to remain above ground where required to be underground along Stewart Avenue.

7. A Waiver from Downtown Centennial Plan Section VII.B.3.d is hereby approved, to allow block wall screening adjacent to the service yard where ornamental iron screening is required.

8. A Waiver from Downtown Centennial Plan Section VII.B.4.a is hereby approved, to allow a zero-foot amenity zone where a five-foot amenity zone is required along portions of Stewart Avenue between 3rd Street and east to the parking lot entrance.

9. A Waiver from Downtown Centennial Plan Section VII.B.4.c is hereby approved, to allow no additional trees along Stewart Avenue.

10. Prior to occupancy, the required number of handicap parking spaces shall be provided, in the existing parking structure, in the proposed parking lot, or a combination of structure and lot, in conformance with Title 19.10 requirements.

11. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

12. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall be revised to include irrigation specifications.

14. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an

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inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

15. All proposed signage shall be subject to approval by the Downtown Design Review Committee prior to issuance of sign permits.

16. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

19. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

21. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Provide a copy of a recorded joint access and parking agreement between this site and Assessor's Parcel #139-34-510-014 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

24. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with existing or the new proposed structures. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method.

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25. Dedicate a 10 foot radius on the southwest corner of Stewart Avenue and 4th Street prior to the issuance of any permits.

26. A Petition of Vacation to vacate the existing public sewer easement, such as VAC-27995, shall record prior to the issuance of any permits for improvements abutting or overlying the sewer easement.

27. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards modified as necessary to accommodate existing physical obstructions and as amended by conditions herein per the approved Site Plan concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

28. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

29. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

30. Contact the City Engineer's Office (Lorrie Dunford) at 229-6272 to coordinate the development of this project with the Stewart Avenue Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

31. Landscape and maintain all unimproved rights-of-way, if any, on 4th Street, Ogden Avenue and Stewart Avenue adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

32. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue, Stewart Avenue and (where applicable) 4th Street public rights-of-way adjacent to this site prior to issuance of permits for this site.

33. Coordinate all driveway geometrics with the Traffic Engineer to determine final allowable widths and depths prior to the submittal of construction drawings or issuance of permits whichever occurs first.

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SDR-44449

34. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, meet with the Flood Control Section of the Department of Public Works to determine an acceptable alternative, if any, to the Drainage Plan and Technical Drainage Study.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Todd Kessler
Resort Gaming Group, LLC
206 North 3rd Street
Las Vegas, Nevada 89101

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JAN 26 2012
City of Las Vegas
Department of Planning

Todd Kessler
206 N. 3rd Street
Las Vegas, NV 89101

January 26, 2012

Flynn Fagg
City of Las Vegas
Planning & Development
Las Vegas, Nevada 89101

Re: **JUSTIFICATION LETTER**
SDR Amendment Application re APN's 139-34-510-019, 139-34-514-007 & 008 & 009, 139-34-501-009

Dear Mr. Fagg:

Please accept this as our official justification letter for an Amendment to the previously approved SDR-37946 encompassing the expansion and remodel of the Lady Luck Hotel & Casino located at 3rd Street & Ogden on 3.12 acres at 206 North 3rd Street and 220 North 4th Street zoned C-2 (General Commercial).

The following is a summary of the changes to the previous SDR-37946:

1. Façade improvements on the elevations of the buildings;
2. A widening of the 4th & Stewart Entryway;
3. A small reduction in the number of surface parking stalls;
4. Removal of the Hotel entrance for the West Tower;
5. A change in the traffic flow of 3rd St. and the alley between 3rd St. and Casino Center Blvd.; and
6. An elevation change to the porte-cochere along 4th St.

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Department of Planning

SDR-44449

Many of the changes are minor architectural finish elements. The traffic flow deviations were made in order to attempt to alleviate some of the anticipated downtown traffic burdens given the impact of our re-opening. From a parking perspective, we have still added 24 new parking spaces while reducing the existing room base by 162 rooms from when the hotel was previously operated.

The proposed renovation will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This expansion will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance. Our renovation will be a crucial part of Downtown Las Vegas and will further enhance the beautification and revitalization of Downtown.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

Todd Kessler

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JAN 26 2012
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

DIR-43733 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on request regarding the adoption of the Meadows Walkable Community Plan. Staff recommends APPROVAL.

C.C.: 04/18/2012

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Staff Report
2. Meadows Walkable Community Plan

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

SUBJECT:

TXT-44368 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to expand the Downtown Centennial Plan boundaries and to clarify district goals. Staff recommends

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☐ **Consent** ☒ **Discussion**

SUBJECT:

TXT-44483 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, description, definition and requirements of the "Open Air Vending/Transient Sales Lot" use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Proposed Amendment and Staff Report
2. Protest Petition and Protest Letter

TXT-44483

RECEIVED
FEB - 2 2012
City of Las Vegas
Department of Planning

City of Las Vegas Council

March 3, 2011

Re:
Event Street Concessions

Dear Council Members,

The economy of Downtown Las Vegas has been built on the backs of small businesses in hospitality and food. Small restaurants that have not closed their doors, even in this tough economy, but have been the staple of East Fremont Street for many years. These small restaurants have provided unwavering support for Mayor Goodman in the clean-up of this area only to have business taken from them. These "event concession stands" are temporary set-ups that not only take money away from the local economy in the form of revenue to permanent businesses, but also create trash that must be cleaned up by the permanent business owners once the event is over. The restaurants on East Fremont Street have been able to serve the tourism by extending business hours to accommodate other local businesses in the area. Please reconsider using concession stands for these events and let the local restaurant owners provide the quality service and food that is part of the local economy day in and day out.

Thank you,

East Fremont Street Restaurant Owners

THIS WILL EFFECT 40 EMPLOYEES THAT ARE EMPLOYED ON FREMONT ST IN THE ENTERTAINMENT DISTRICT!

KABOB KORNER OPEN FOR 6 YEAR

MAHARAJA HOOKAH CAFE IMTIAZ ALI MHOAMMAD
— OPEN FRI - SAT = 500PM - 300AM

UNCLE JOE'S PIZZA
— OPEN FRI - SAT - 1100AM - 200AM

JOE BONO OPEN FOR 16 YEAR

MAMITAS Restaurant Mexican & Cuban
OPEN - FRI - SAT - 900AM - 300AM

Fremont Family Deli OPEN FOR 11 YEAR

OPEN FOR 14 YEAR

TXT-44483

Jose Calvino
Mamita's Mexican/Cuban Restaurant
611 Fremont St
Las Vegas, NV 89101

RECEIVED
FEB - 2 2012
City of Las Vegas
Department of Planning

November 30, 2011

Las Vegas City Council
Las Vegas, NV

Dear Sir/Madam;

Re: Mobile Food Trucks on Fremont Blvd East (Entertainment District)

My name is Jose Calvino and I am the owner of Mamita's restaurant on Fremont Street. I will be representing all the restaurants on Fremont east and am listing some concerns we have come across this past year. Keep in mind this is **ONLY** about Fremont East the Entertainment District.

In March of 2011, the restaurant owners had written to the city concerning mobile food vendors. We were hoping that there would be some intervention from the city in this regards. Over the past few weeks we have come to the realization that things have got worse for us in this regards (proposal to allow mobile food vendors to park at a spot for 4 hrs as opposed to the previous 30 minutes rule, the possibility of making the distance between a restaurant and a mobile vendor be 100 ft which is literally nothing)

Here are some of the cons of having mobile food vendors on the streets of Fremont East.

Economy/Employment – We all know that Las Vegas is the number one effected city in the US be it employment or housing. In these tough times we restaurant owners are finding it hard to survive and have as many as 150 employees in the 13 restaurants in the 3 blocks. Letting food trucks on our street will mean us losing business and unable to keep our employees which in turn would affect multiple families. We have many single mothers and this would not be good for them.

No Parking for customers – Downtown does not have any parking for customers who visit our restaurants. Lack of this causes us to lose customers. We have customers who come to pick food, but do not find parking and leave, thus causing us loss of revenue. To top this mobile food vendors park in Loading/Unloading zone where customers are to pick up food and thus make it inaccessible.

Beautifying Downtown – The city did a good job of beautifying the downtown area, we still do suffer from homeless people, drug peddlers and sex workers making rounds of the street.

High rent – Restaurants pay through their nose, the rents range anywhere from $4000 USD through $10500 USD. With the rents this high businesses need to make enough to survive and support employees, with the food trucks taking over the business during the weekend (specially) this causes us a lot of problems. We wait for Fridays and Saturday's as this is when we have a lot of customers, and then the trucks park on Fremont Street and take over our business. They do not have overheads like we do.

Traffic violation by food trucks – Every time the food truck vendors park on the loading-unloading and are told of the violation they ignore us, cops doing rounds say they cannot do anything in regards to this even when they are parked in the red zone. Multiple calls have been made in this regard. This also causes tourists and foot traffic to walk around these and onto traffic when these are blocking the pedestrian side walks. City rules **DO NOT** allow for anyone to park on this 10 minutes zone for more than 10 minutes, but these vendors are there for hours together and claim they have been invited there by some of the bars.

Unruly truckers smearing windows – Recently my restaurant saw the fury of a mobile food vendor. They smeared hot dog all across my front window and I have sent these pictures to the city as proof.

New Businesses – If the mobile food vendors are so interested in the downtown area the city should ask them to open restaurants on the street as there are many open locations on the block. This would help the city with additional taxes which can be used further for the city's development.

Long Haul – 15 years ago when no one wanted to step into the downtown area some of us risked it and opened restaurants. We are here for the long haul. We have weathered so many storms during this time. We want to stay in business and make Las Vegas downtown beautiful. We have so far done well with the help and support of the mayor, the city etc. However losing so much business when during peak time will just force us to shut down. Many restaurants have shut down due to lack of parking etc on here.

Bars - Bars ask for food trucks as they don't offer food, but we suffer due to this. City must do something to stop such permits from being issued on Fremont Street as there is **NO** place for these trucks to park legally. If the bars are given permission to invite mobile food vendors to Fremont, why can't we be given permission to invite a mobile bar? Why this bias? After all mobile food vendors sell their food for cheaper and take away our business; we could do the same to the bars. They claim there are no fast food options for customers thus they invite the mobile food vendors, but ALL of us on the street have fast food from burgers, to burritos to fries to gyros. So our question is **WHAT** do we lack on this street in terms of food options?

Tourists – When tourists are in downtown Las Vegas we hope they see the authentic restaurants we have setup with all this hard work. We do not wish them to see mobile food vendors on the streets. Taking pictures in a Cuban restaurant, in Maharaja with all the woodwork etc should be memorable, not taking pictures of mobile food trucks on Fremont Street.

Fremont Experience – When there are parties and events held IN the Fremont Experience why aren't there any trucks allowed there? Why can't the trucks park on

Las Vegas Blvd? The question is if they are not allowed there, then why are they allowed where there are already existing businesses? Traffic problems do occur on here as well, so why the bias AGAIN?

First Friday - Every month on Main street there are trucks, this is because there is only ONE restaurant on there and these mobile food vendors are allowed to stay there ONLY between 7pm-11pm. However when it comes to Fremont street they are parked here from anywhere between 9pm through 3am and **ON** Loading and Unloading zones or on curbs in red zones as there is no other place for them to park.

El Cortez – When El Cortez has events, there are many mobile food vendors they allow on there, when this happens all the businesses are dead.

Ordinance – We have been told that the distance from restaurant at which a mobile food vendor can park has been recommended to be 100 ft, it's barely anything, other cities have 200 ft for similar situations, why the difference? Earlier mobile food vendors were given 30 minute permits, now they may be able to park for 4 hrs at a stretch which is not good for us restaurants on Fremont Street.

The city was kind enough to provide us with free Liquor license. This helped us get a DJ and we made room for dancing in our restaurants so tourists can have a good time and we could be open till late. With the above mentioned issues we are not sure how long we can stay in business and if this continues we have no other option other than shutting down our businesses and rendering many employees jobless and many families affected by this move.

Thank you in advance for listening to our grievances and hope you will be able to remedy these problems. We have nothing against the mobile food vendors, they have other spots they can move to, but what can we do? Can we move our restaurants like them when business gets slow?

Sincerely,

Jose Calvino and ALL restaurant owners

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 13, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐**Consent** ☒ **Discussion**

SUBJECT:
TXT-44511 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to amend LVMC 19.08 related to Commercial and Industrial Districts - Purpose and Development and Design Standards, 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various uses in an effort to consolidate categories and streamline standards and requirements.

This Item Will be Forwarded to City Council In Ordinance Form

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas

Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED