City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

April 10, 2012

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE ITEMS:

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

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

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

9. SUP-44681 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL - For possible action on a request for a Special Use Permit FOR A 17 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 19,676 GROCERY STORE at 3700 East Charleston Boulevard, Suite #120 (APN 140-31-401-036), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

NON-PUBLIC HEARING ITEMS:

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

PUBLIC HEARING ITEMS:

11. 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.

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

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

14. VAR-44656 - VARIANCE RELATED TO GPA-44653 AND ZON-44654 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Variance TO ALLOW A THREE-FOOT

SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A THREE-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES FIVE FEET ALONG THE EAST PROPERTY LINE on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin).

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

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

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

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

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

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

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

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

23. VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED on 0.15 acres at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use

Designation], Ward 6 (Ross).

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

25. SDR-44708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44710 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE SUBTERRANEAN LEVEL OF REQUIRED PARKING AND ONE STORY OF OFFICE SPACE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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

27. SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

28. SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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

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

31. SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

32. SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant).

33. SUP-44675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 124 South 6th Street, Suite #130 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow).

34. SUP-44698 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: MICHAEL R. EVANS FAMILY TRUST, ET AL - For possible action on a request for a Special Use Permit FOR CUSTOM CRAFT WORK WITH A WAIVER TO CONDUCT WORK OUTSIDE OF AN EXISTING BUILDING at 1511 South Main Street (APN 162-03-210-028 & 29), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: APRIL 10, 2012

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

SUBJECT:

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

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

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

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

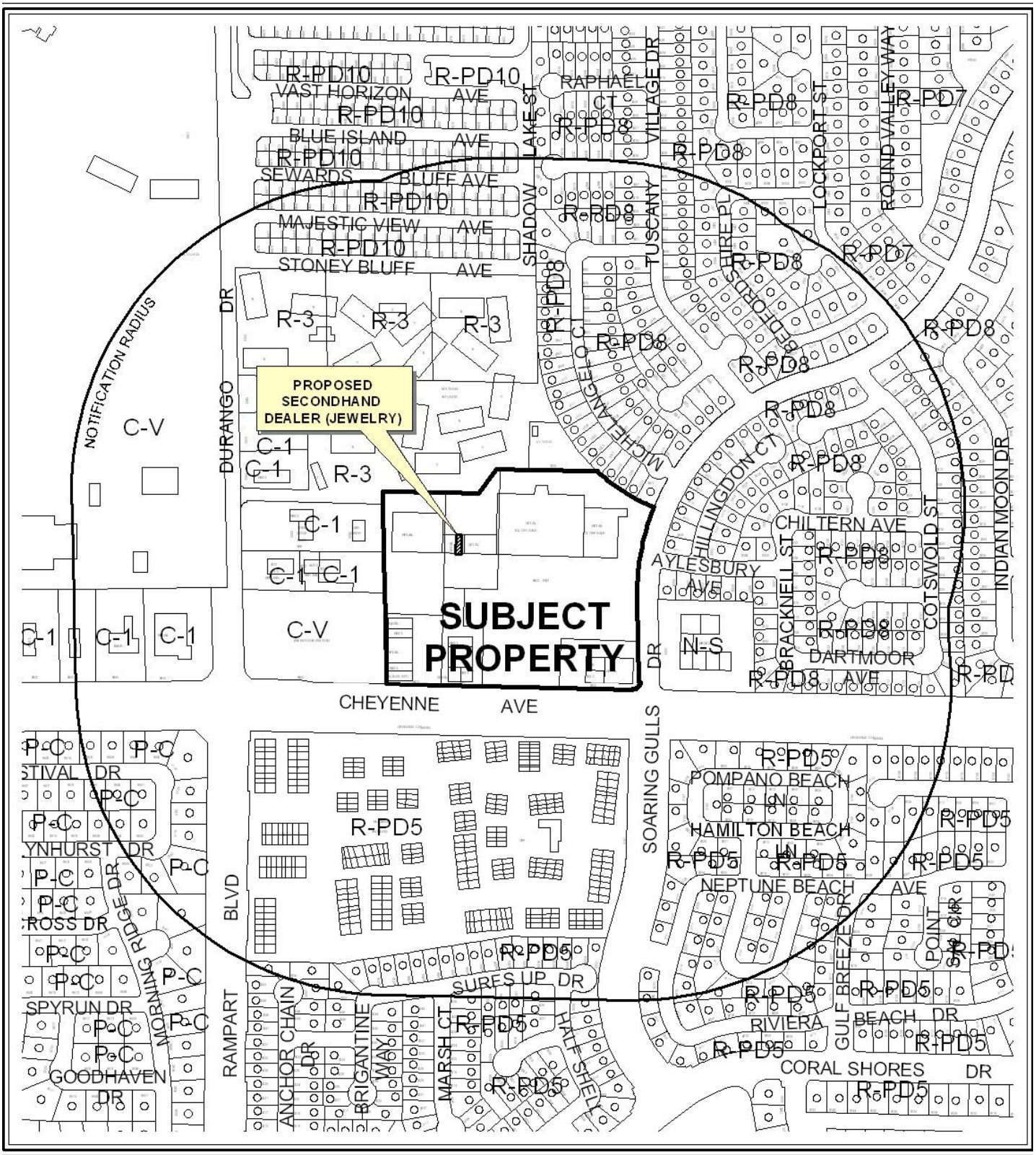
SUBJECT:
SUP-44677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) USE WITHIN AN EXISTING SHOPPING CENTER at 8370 West Cheyenne Avenue, Suite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

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

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

RECOMMENDATION:
APPROVAL

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



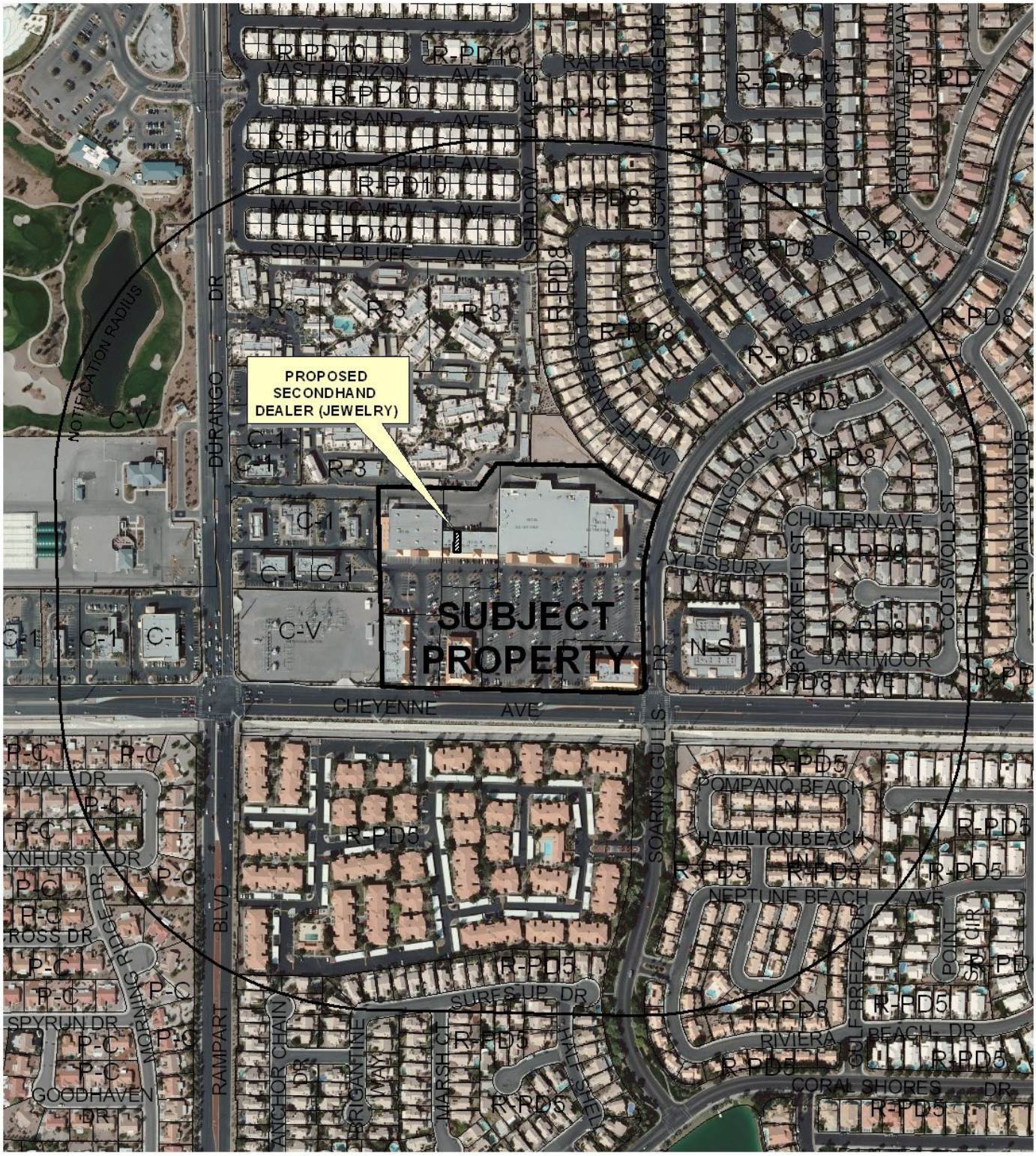
CASE: **SUP-44677**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



0 300 600 Feet

CASE: **SUP-44677**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44677** APN: 138-09-420-006

Name of Property Owner: Northshore Plaza, LLC, a Nevada limited liability company

Name of Applicant: Brandon Adams

Name of Representative: Brandon Adams

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Northshore Plaza, LLC

Print Name: Richard Gordon, President of Manager

Subscribed and sworn before me

This 15th day of February, 2012

Laura Groseth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

RECEIVED
FEB 22 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to allow use for Second Hand Dealer

Project Address (Location) 8370 W. Cheyenne Ave., Ste 102 89129

Project Name 138-09-420-006 Secondhand Dealer Adams Jewelers **Proposed Use** —

Assessor's Parcel #(s) 138-09-420-006 **Ward #** 4

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

Commercial Square Footage 1050 sq. ft **Floor Area Ratio** —

Gross Acres 1.28 **Lots/Units** — **Density** —

Additional Information —

PROPERTY OWNER Northshore Plaza LLC **Contact** —

Address 1770 N Buffalo #101 **Phone:** 220-4500 **Fax:** 220-4900

City Las Vegas **State** NV **Zip** 89129

E-mail Address —

APPLICANT Brandon Adams Jewelers **Contact** Brandon Adams

Address 8370 W. Cheyenne Ave., Ste. 102 **Phone:** 702-656-2000 **Fax:** 702-656-2055

City Las Vegas **State** NV **Zip** 89129

E-mail Address badbrando@gmail.com

REPRESENTATIVE Brandon Adams **Contact** Brandon Adams

Address 8370 W. Cheyenne Ave, Ste 102 **Phone:** 702-656-2000 **Fax:** 702-656-2055

City Las Vegas **State** NV **Zip** 89129

E-mail Address badbrando@gmail.com

Northshore Plaza, LLC

Property Owner Signature* Richard Gordon

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

Print Name Richard Gordon

Subscribed and sworn before me

This 15 day of February, 2012.

Laura Groseth

Notary Public in and for said County

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

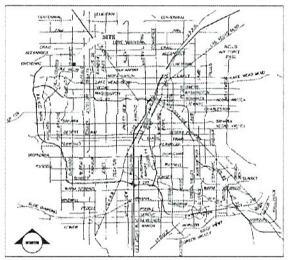
FOR DEPARTMENT USE ONLY

Case #	SUP-44677
Meeting Date:	4-10-12
Total Fee:	$1030.00
Date Received:*	2-22-12
Received By:	JFrench

RECEIVED
FEB 22 2012
City of Las Vegas

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

Revised 10/27/08



VICINITY MAP

TOTAL SITE ACERAGE: 12.4401 ACRE
TOTAL SITE AREA: 541,891 SQFT

BUILDING GROSS FLOOR AREA: 146,063 SQFT

EXISTING SITE PARKING REQUIRMENTS 4:1000

PARKING REQUIRED: 585 SPACES
PARKING PROVIDED: 589 SPACES

ACCESSIBLE REQUIRED: 12 SPACES
ACCESSIBLE PROVIDED: 21 SPACES

- R-3 - Medium Density Residential
- R-PD - Residential Planned Development
- C-1 - Limited Commercial
- N-S - Neighborhood Services
- C-V - Civic
- P-C - Planned Community

NORTH SHORES SHOPPING CENTER

8300 BUILDING

STE 100	EINSTEIN BAGLE
STE 101	EINSTEIN BAGLE
STE 102	CHASE BANK
STE 103	CHASE BANK
STE 104	BLOCKBUSTER
STE 105	BLOCKBUSTER
STE 106	BLOCKBUSTER

8320 BUILDING - CVS

8350 BUILDING - ALBERTSON'S GROCERY STORE

8370 BUILDING

STE 100	ADAM'S SMOKES & GIFTS
STE 101	ALLSTATE INSURANCE
STE 102	BRANDON ADAMS JEWELRY
STE 103	ABSOLUTE DENTAL ADULT & KIDS BRACES
STE 104	ABSOLUTE DENTAL ADULT & KIDS BRACES
STE 105	HEALTH EXPRESS
STE 106	TANY'S NAIL SALON
STE 107	FIGARO'S BARBER SHOP
STE 108	WIRELESS STORE
STE 110	EXPRESS CLEANERS & ALTERATIONS

8380 BUILDING

STE 100	GREAT CLIPS
STE 101	COOK ON WOK
STE 102	ABSOLUTE DENTAL KIDS & BRACES
STE 103	ABSOLUTE DENTAL KIDS & BRACES
STE 104	ABSOLUTE DENTAL KIDS & BRACES
STE 105	LITTLE CEASAR'S PIZZA

8400 BUILDING - ACE HARDWARE

8410 BUILDING

STE 100:	VACANT
STE 101	FAST BUCKS
STE 102	VACANT
STE 103	VACANT
STE 104	USSD KARATE
STE 105	VIVA EL TACO
STE 106	VIVA EL TACO
STE 107	STEINERS
STE 108	STEINERS

8200 BUILDING - DENTAL OFFICE

STE 100	THE LEGACY
STE 101	FAMILY DENTISTRY
STE 102	SUPERSMILE ORTHODONTICS
STE 103	SUPERSMILE ORTHODONTICS
STE 104	OPTOMETRIST
STE 105	GREG NIELSEN, DDS
STE 106	DENTAL CARE

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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City of Las Vegas

SUP-44677

REVISIONS

IN HOUSE COMMENTS:

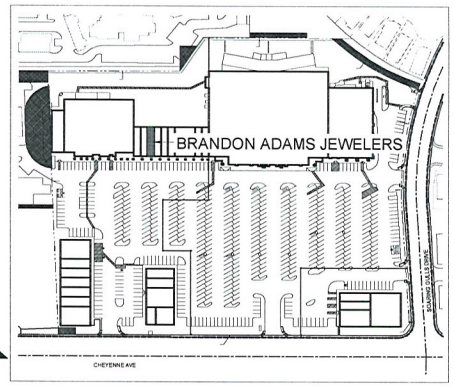
Call before you Dig. 1-800-227-2600

Call before you Overhead 593-6111

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

SITE PLAN

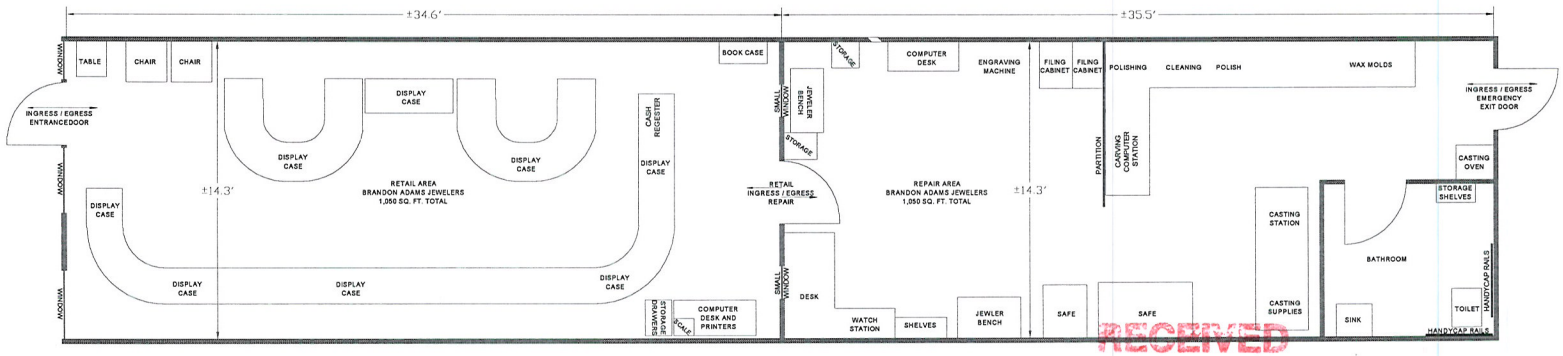
Drawn | Checked
Date 02-16-12
Scale 1"=80'-0"
Job No.
File No. brandons base.dwg
Sheet



KEY MAP

FLOOR PLAN INFORMATION

TOTAL SQUARE FEET:	1,050 S.F.
MAXIMUM OCCUPANCY (PER U.B.C.):	11 TOTAL
SEATING CAPACITY:	N.A



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City of Las Vegas

BRANDON ADAMS JEWELERS - FLOOR PLAN

SCALE: 3/8"=1'-0"

NORTH

FLOOR PLAN

REVISIONS

IN HOUSE COMMENTS:

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT

Call before you Overhead 593-6111 OVERHEAD SERVICE ALERT

BRANDON ADAMS JEWELERS
8370 W. CHEYENNE AVENUE

Drawn	Checked
Date 02-16-12	
Scale 3/8"=1'-0"	
Job No.	
File No. brandons base.dwg	
Sheet	

PLOT DATE: 2-20-12 10:51:24 AM C. Richard brandons jewelry brandons base.dwg rmcadeddy

SUP-44677



SUP-44677 - APPLICANT: BRANDON ADAMS JEWELERS - OWNER: NORTHSHORE PLAZA, LLC
8370 WEST CHEYENNE AVENUE, SUITE #102

03/01/12

JUSTIFICATION LETTER

Part 1: Issue

I, Brandon Douglas Adams of Brandon Adams Jewelers, am requesting a Special Use Permit to apply for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver at 8370 W. Cheyenne Ave., Ste. 102, Las Vegas, NV 89129, as defined by the LVMC Chapter 19.12.

I am a third generation jeweler and have an established business in Las Vegas, Nevada. I have worked in Las Vegas as a jeweler for over 16 years, as I was employed with other jewelry stores in the area. I then opened my own store in this current location 5 years ago. I consider myself a Las Vegan and as such I want to give back to the people in my community.

I have long considered this license but haven't felt the need to do so until recently. My customers are now requesting this service from me. While there are several other gold buying sites in the area, I believe I would be able to do more for my customers as I have different uses for gold than some of my counterparts. As a custom jeweler, scrapping gold isn't the only option available to me. I would be able to refurbish those pieces that still have "life" to them, other pieces can be used to help repair other jewelry and finally, that which can't be used for resale or parts can be recycled and used to create more modern jewelry. In this way, people would enjoy the idea that their belongings can "live" on in other pieces.

I would continue to conduct business with the utmost integrity and good faith that I have maintained so far. My scales would be placed in clear view of the customer and all calculations would be done in front of them so they would understand how pricing is done. I believe that this would only enhance my business and my earning potential, which in turn, means more revenue and returns to the city of Las Vegas. I would also make sure to follow required guidelines for documenting and holding jewelry for the required length of time and following proper procedures to ensure that I am not purchasing lost or stolen merchandise.

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SUP-44677

Part 2: Information

- Number of Employees: 2, including myself
- My hours of Operation are:

  Sunday – Closed

  Monday – Closed

  Tuesday – 10:00am to 5:30pm

  Wednesday – 10:00am to 5:30pm

  Thursday – 10:00am to 5:30pm

  Friday – 10:00am to 5:30pm

  Saturday – 11:00am to 4:00pm

  *(*The store is closed the first Saturday of every month.)*
- Any existing similar uses owned or operated by the applicant and their location? No
- Any required state licenses specific to the use requested? No

Sustainability (if applicable – if yes, please explain	*Yes*	*No*
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		X
Is there connectivity to adjacent parcels? (Automobile or pedestrian) **Yes, we are part of a plaza center that has several other stores in it.**	X	
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		X
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		X
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

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City of Las Vegas
SUP-44677

Part 3: Findings (Special Use Permit Determinations)

1a. I believe that granting me a Special Use Permit for a Second Hand Dealer Use to purchase new and used jewelry and precious metals such as gold and silver would be very harmonious and compatible with the existing surroundings of the land uses as I am already a jewelry store that is in existence. I feel the community and my customers would be more comfortable dealing with a reputable jewelry store that has a strong standing in the community; one that has been able to sustain itself during these more difficult times while other jewelry stores have closed proving my ability to manage money effectively and expand into new areas as needed.

1b. Again, as an established jewelry store, I believe with a few minor interior changes, the store will be more than suitable for customers to feel welcome and comfortable selling their goal with my business. The scales will be placed in clear view and calculations done in front of customers.

1c. My current location is at the corner of Durango and West Cheyenne Avenue within a very large plaza that has no fewer than 5 entrances and exits to either of these streets. Both of these streets are double lanes in both directions with a center turn lane.

1d. I do not believe there is a compromise to public health, safety or welfare regarding a Special Permit for acquire a Second Hand Gold Buying License.

Requirements Per Secondhand Dealer License:

Per the definition in LVMC Chapter 6.74, the used jewelry and/or precious metals such as gold and silver that are purchased will be incidental to the sale of new jewelry in our store. We are anticipating refurbishing **no more than 20%** of used jewelry sold to us for re-sale purposes within the store. As for the following Minimum Special Use Permit Requirements:

1. No outdoor display, sales or storage of any merchandise shall be permitted. **As a standard precaution for my jewelry store, we consider it an unnecessary risk to put merchandise outside of the store for sale, storage or display, therefore this is a non-issue.**

2. The use shall comply with the applicable requirements of LVMC Title 6. **We have reviewed the applicable requirements and will comply as required to continue our good standing with the City of Las Vegas and our community.**
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Blvd. South, between Charleston Boulevard and Sahara Avenue. **We do not reside here, therefore it is not applicable.**

Thank you for your time and consideration.

Sincerely,

Brandon Adams
Brandon Adams Jewelry (BA Design)
Owner

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City of Las Vegas

SUP-44677

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

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

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

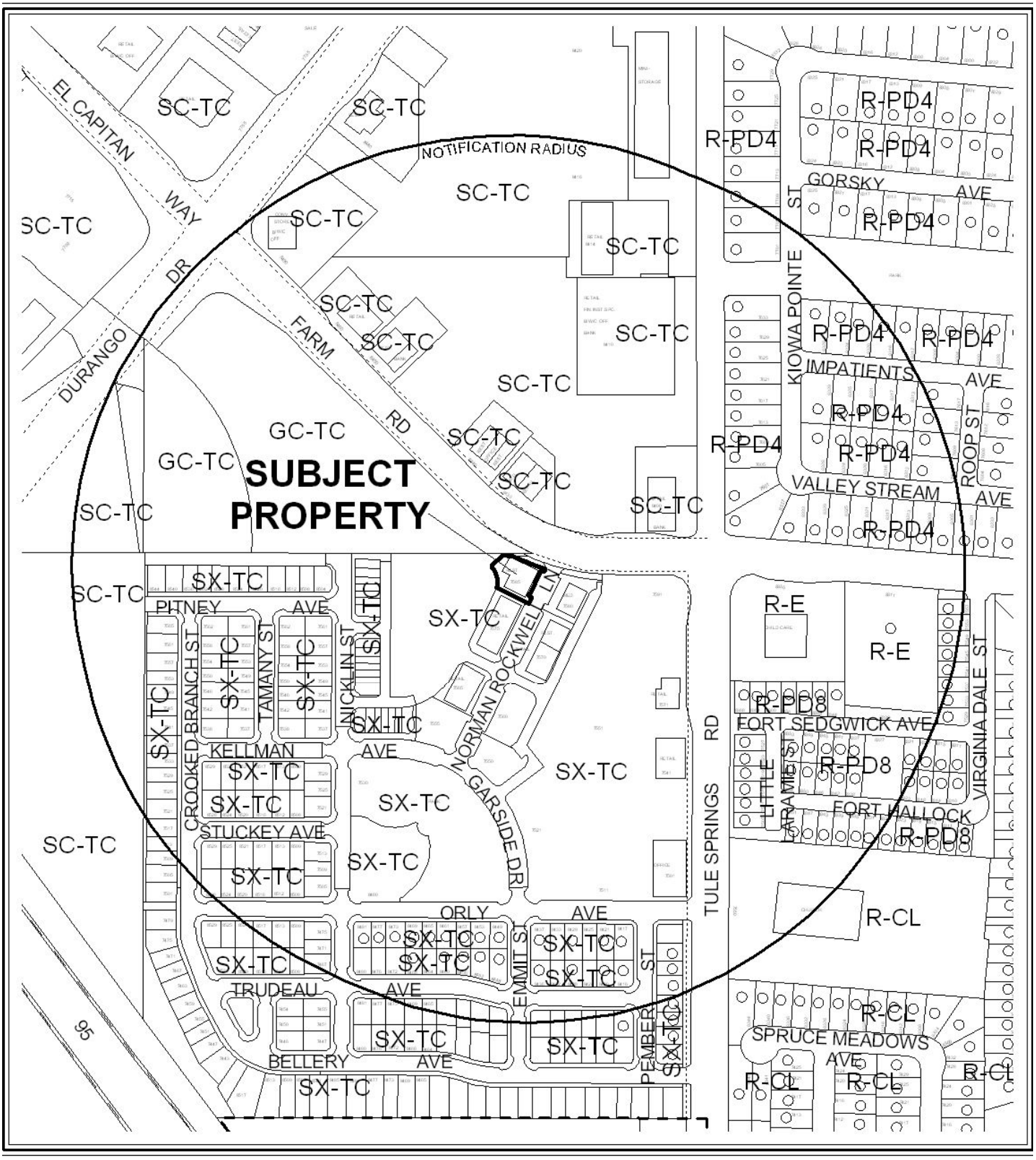
SUBJECT:
SUP-44679 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LETICIA GARDEA - OWNER: VCSP, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED IN CONJUNCTION WITH AN EXISTING SUPPER CLUB at 7585 Norman Rockwell Lane (APN 125-17-712-006),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

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

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

RECOMMENDATION:
APPROVAL

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



CASE: **SUP-44679**

RADIUS: 1000 FEET

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

[SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 300 600 Feet

CASE: **SUP-44679**

RADIUS: 1000 FEET

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

[SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44679** APN: ~~20060314:02123~~ 12517712006

Name of Property Owner: _____

Name of Applicant: Tu Casa Inc. Leticia's Cocina

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Michael L. Forche

Subscribed and sworn before me by Michael Forche

This 22 day of February, 2012

[signature]

Notary Public in and for said County and State

VANESSA GORDON
Notary Public, State of Nevada
Appointment No. 10-1832-1
My Appt. Expires Nov 30, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7585 Norman Rockwell Ln. L.V. NV 89143

Project Name Leticia's Cocina **Proposed Use** _____

Assessor's Parcel #(s) ~~20060314:02123~~ 12517712006 **Ward #** 6

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

Commercial Square Footage 3750 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER VCSP, LLC **Contact** _____

Address 7501 Tule Springs Rd #170 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address Leticia@LeticiaCocina.com

APPLICANT Leticia Gardea **Contact** 702-400-6819

Address 8929 Loggers Mill Ave. **Phone:** _____ **Fax:** 629-5034

City Las Vegas **State** NV **Zip** 89143

E-mail Address Leticia@LeticiasCocina.com

REPRESENTATIVE M. Forche - RECEIVER **Contact** CASE No. A-654347

Address 2500 N. Buffalo #235 **Phone:** 702-257-5373 **Fax:** 253-1682

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address MFORCHE@ACANV.COM

Property Owner Signature* [signature]

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

Print Name Michael L. FORCHE

Subscribed and sworn before me by Michael Forche only

This 22 day of February, 2012.

[signature]

Notary Public in and for said County and State

VANESSA GORDON
Notary Public, State of Nevada
Appointment No. 10-1832-1
My Appt. Expires Nov 30, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44679
Meeting Date:	4/10/2012
Total Fee:	1030 00/100
Date Received:*	2/22/2012
Received By:	MKO

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

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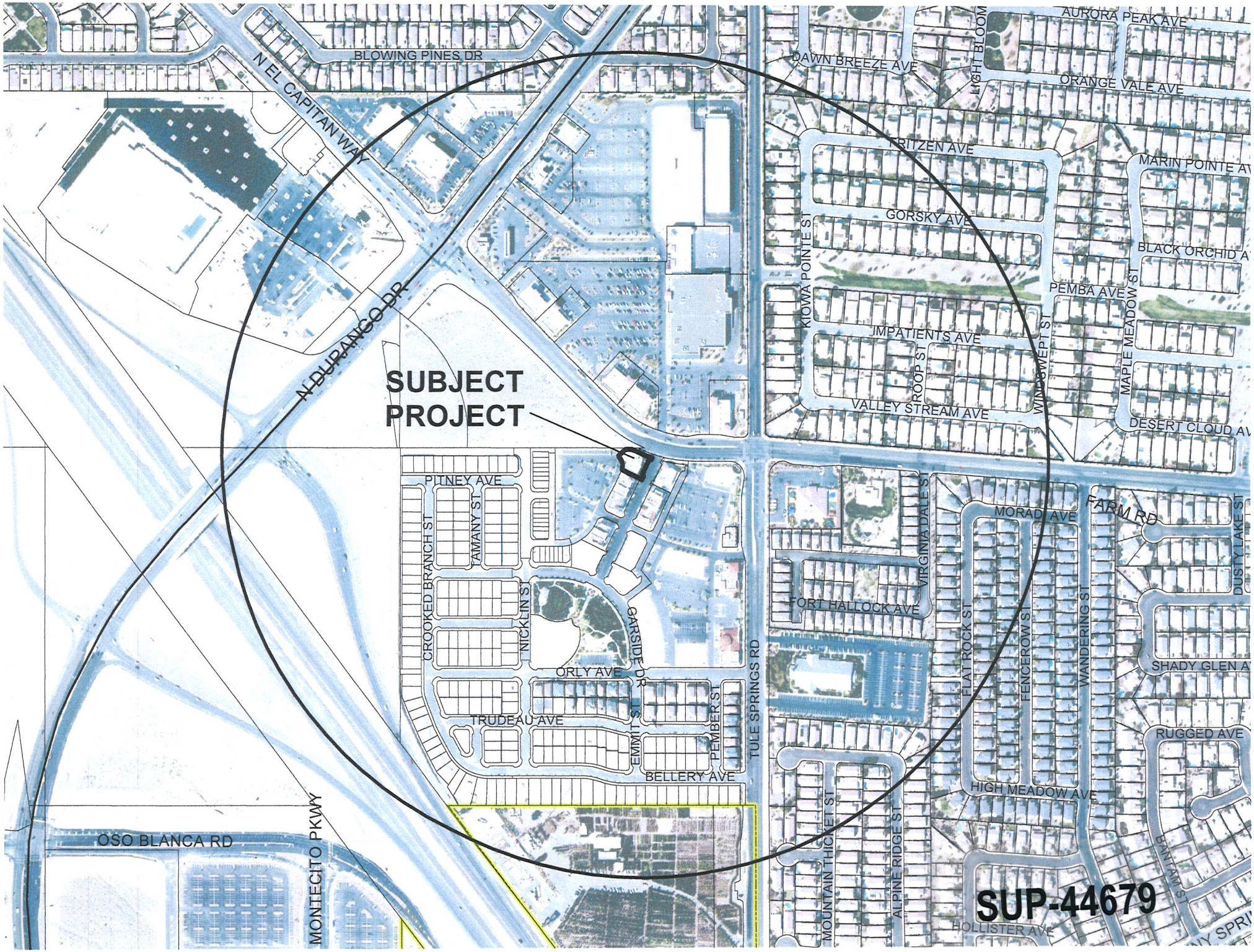
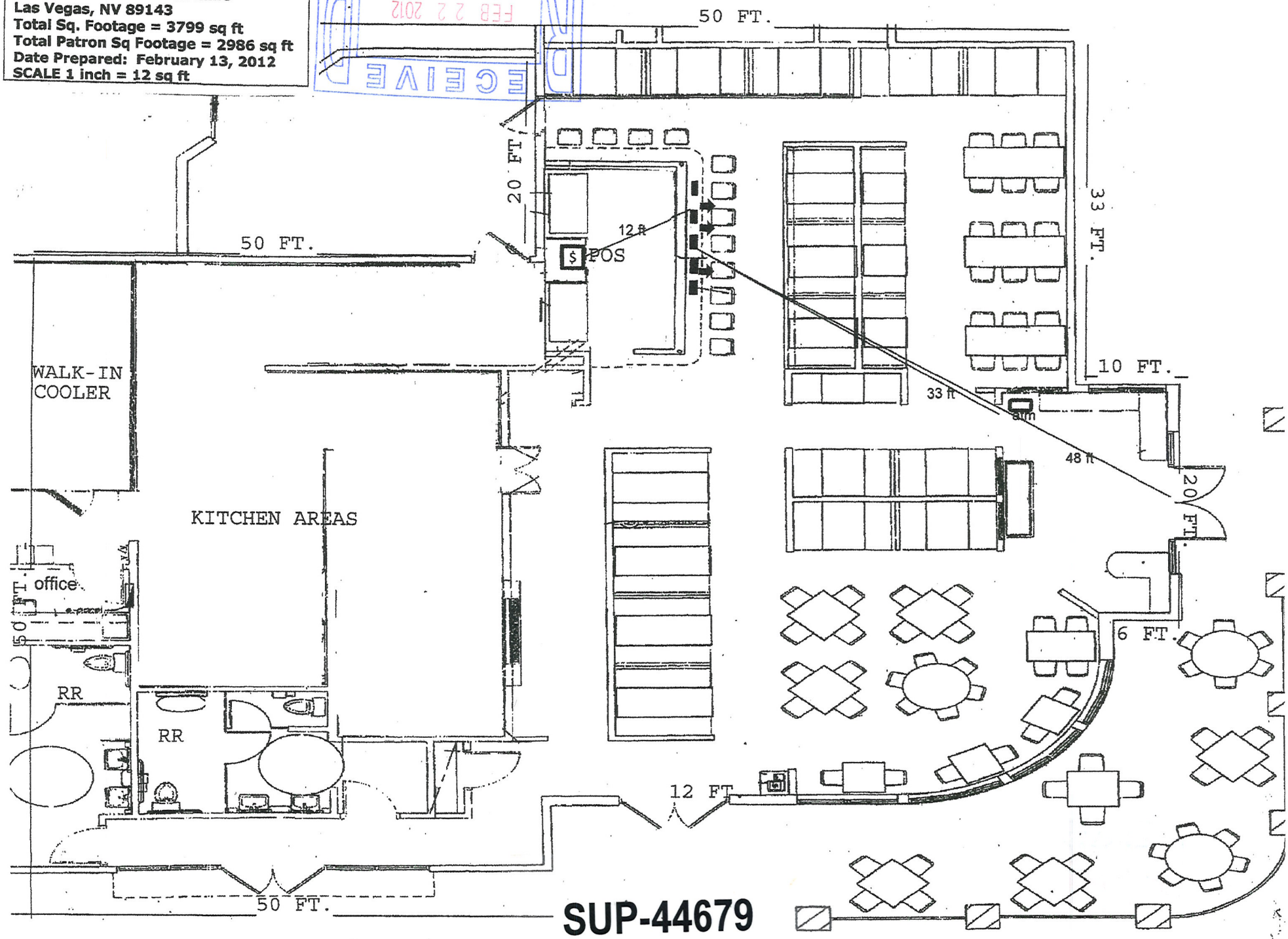

SUBJECT PROJECT
SUP-44679
BLOWING PINES DR
N EL CAPITAN WAY
N DURANGO DR
DAWN BREEZE AVE
LIGHT BLOOM
AURORA PEAK AVE
ORANGE VALE AVE
FRITZEN AVE
MARIN POINTE AV
GORSKY AVE
KIOWA POINTE ST
BLACK ORCHID A
PEMBA AVE
MAPLE MEADOW ST
IMPATIENTS AVE
WIDOWSWEPT ST
TROOP ST
VALLEY STREAM AVE
DESERT CLOUD AV
PITNEY AVE
TAMANY ST
CROOKED BRANCH ST
NICKLIN ST
GARSIDE DR
ORLY AVE
TRUDEAU AVE
EMMIT ST
PEMBER ST
BELLERY AVE
TULE SPRINGS RD
VIRGINIA DALE ST
MORADA AVE
FARM RD
DUSTY LAKE ST
FORT HALLOCK AVE
FLAT ROCK ST
FENCEROW ST
WANDERING ST
SHADY GLEN A
RUGGED AVE
HIGH MEADOW AVE
MOUNTAIN THICKET ST
ALPINE RIDGE ST
HOLLISTER AVE
OSO BLANCA RD
MONTECITO PKWY

Leticia's Mexican Cocina
7585 Norman Rockwell Lane
Las Vegas, NV 89143
Total Sq. Footage = 3799 sq ft
Total Patron Sq Footage = 2986 sq ft
Date Prepared: February 13, 2012
SCALE 1 inch = 12 sq ft

City of Las Vegas
Department of Planning
RECEIVED
FEB 22 2012



SUP-44679



SUP-44679 - APPLICANT: LETICIA GARDEA - OWNER: VCSP, LLC
7585 NORMAN ROCKWELL LANE

03/01/12

2/15/2012

City of Las Vegas
Department of Planning
333 N. Rancho 3rd floor
Las Vegas, NV 89143

Tu Casa Inc.
8929 Loggers Mill Ave.
Las Vegas, NV 89143

RE: Justification Letter

To whom it may concern:

Gustavo J. Gutierrez & Leticia Gardea we, the owners of: Tu Casa Inc. DBA: Leticia's Cocina / Leticia's Mexican Cocina. We together are now formally requesting the Special Use Permit for our only location at: 7585 Norman Rockwell Ln. Las Vegas, NV 89143, in the Village of Centennial Springs.

We opened our doors October 17, 2009 as a Mexican food restaurant with a current business, health and liquor Super Club license. We have currently 42 employees to include the two owners.

We are open seven days a week:

Monday thru Thursday 11:00am – 10pm

Friday 11:00 am – 11pm / Saturday 11:00am – 12pm / Sunday 10:30am – 10pm.

We have submitted with Golden Gaming the slot operations company to lease our space for 5 slots, all required documentation have been submitted and recommended for approval to the Gaming Board.

Business License: #R09-01531-001377 / Super Club Liquor #L21-00072-4-001377 / Health #PR0022280

Sincerely,

Gustavo J. Gutierrez, Owner

Leticia Gardea, Owner

7585 Norman Rockwell Ln. #-1
Las Vegas, NV 89143
(702) 445-7722

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning
SUP-44679

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

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

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

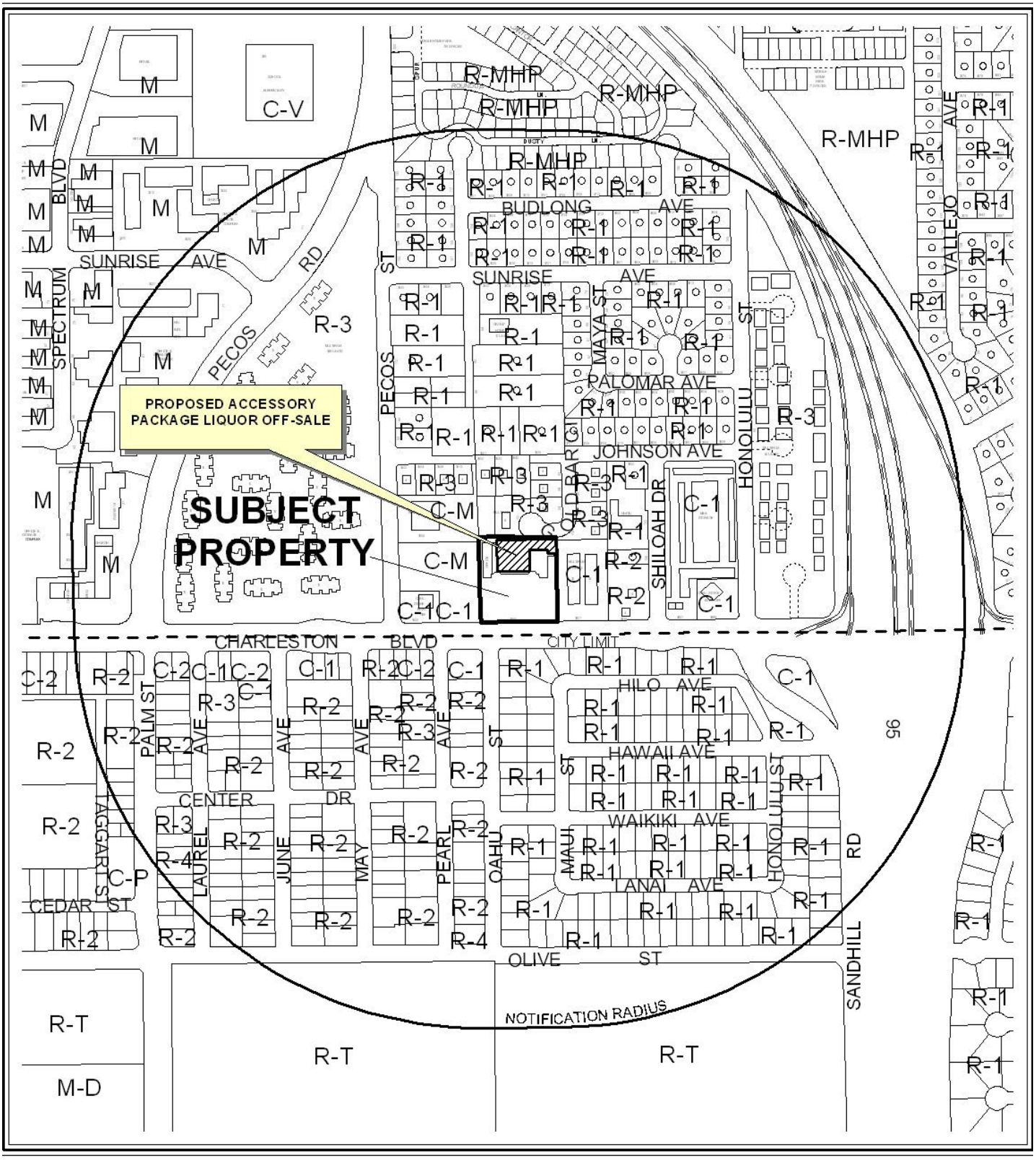
SUBJECT:
SUP-44681 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL - For possible action on a request for a Special Use Permit FOR A 17 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 19,676 GROCERY STORE at 3700 East Charleston Boulevard, Suite #120 (APN 140-31-401-036), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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

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

RECOMMENDATION:
APPROVAL

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



CASE: **SUP-44681**

RADIUS: 1500 FEET

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



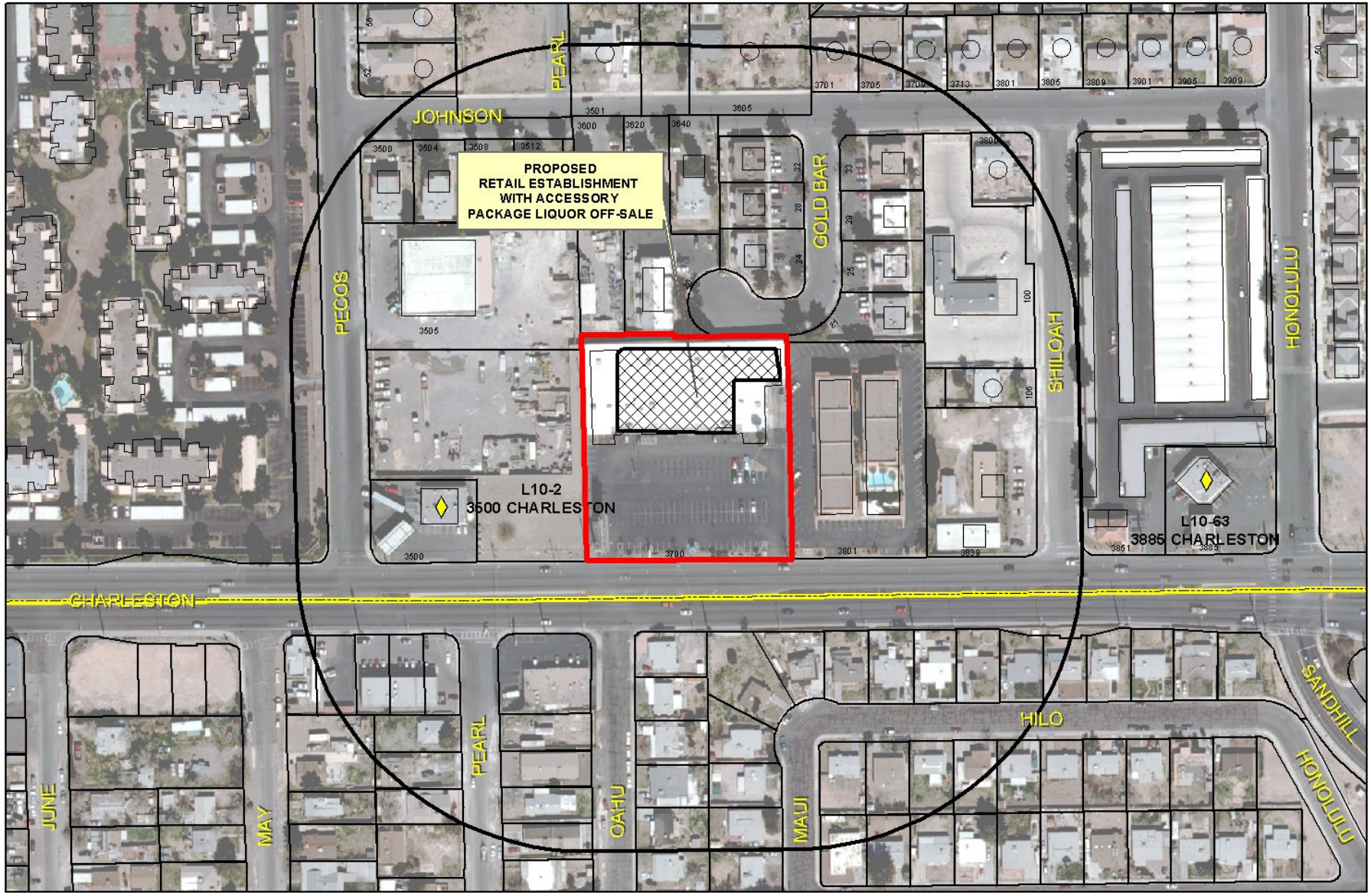
0 500 1000 Feet

CASE: **SUP-44681**

RADIUS: 1500 FEET

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

N



SUP-44681

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44681** APN: 140-31-401-036

Name of Property Owner: B. Lance Miller & Marianne Miller (80%)
Michael Van Volkom & Nadine Van Volkom (20%)

Name of Applicant: Dolgen Midwest, LLC (Dollar General # 13694)

Name of Representative: Kolesar & Leatham, Chtd. (Benjamin J. Volmer, Esq.)

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael Van Volkom

Subscribed and sworn before me

This 30th day of February, 2012

_____
Notary Public in and for said County and State

ROBIN BERRY
Commission # 1932509
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Dolgen Midwest, LLC

Project Address (Location) 3700 E. Charleston Blvd., Suite , Las Vegas, Nevada 89110

Project Name Dollar General #13694 **Proposed Use** Grocery Store w/ Package Liquor Sales

Assessor's Parcel #(s) 140-31-401-036 **Ward #** 3

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

Commercial Square Footage 19,616 sf leased **Floor Area Ratio** 12,996 sf Sales Floor area

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

Additional Information

PROPERTY OWNER B. Lance Miller & Marianne Miller (80%) Michael Van Volkom & Nadine Van Volkom (20%) **Contact** Michael Van Volkom and Lance Miller

Address c/o Westhill Management Co 220 26th Street #200 **Phone:** 395-7272 310 **Fax:** 395-7326 310

City Santa Monica **State** CA **Zip** 90402

E-mail Address

APPLICANT Dolgen Midwest, LLC **Contact** Valerie James

Address 100 Mission Ridge Attn: Tax Dept-BW **Phone:** 615-855-5484 **Fax:** 877-364-4130

City Goodlettsville **State** TN **Zip** 37072

E-mail Address vjames@dollargeneral.com or tax-beerandwinelicense@dollargeneral.com

REPRESENTATIVE Kolesar & Leatham, Chtd. **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.com

Property Owner Signature* _____

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

Print Name Michael Van Volkom

Subscribed and sworn before me

This 3rd day of February, 20 12.

_____

Notary Public in and for said County and State

ROBIN BERRY
Commission # 1932509
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2015

FOR DEPARTMENT USE ONLY

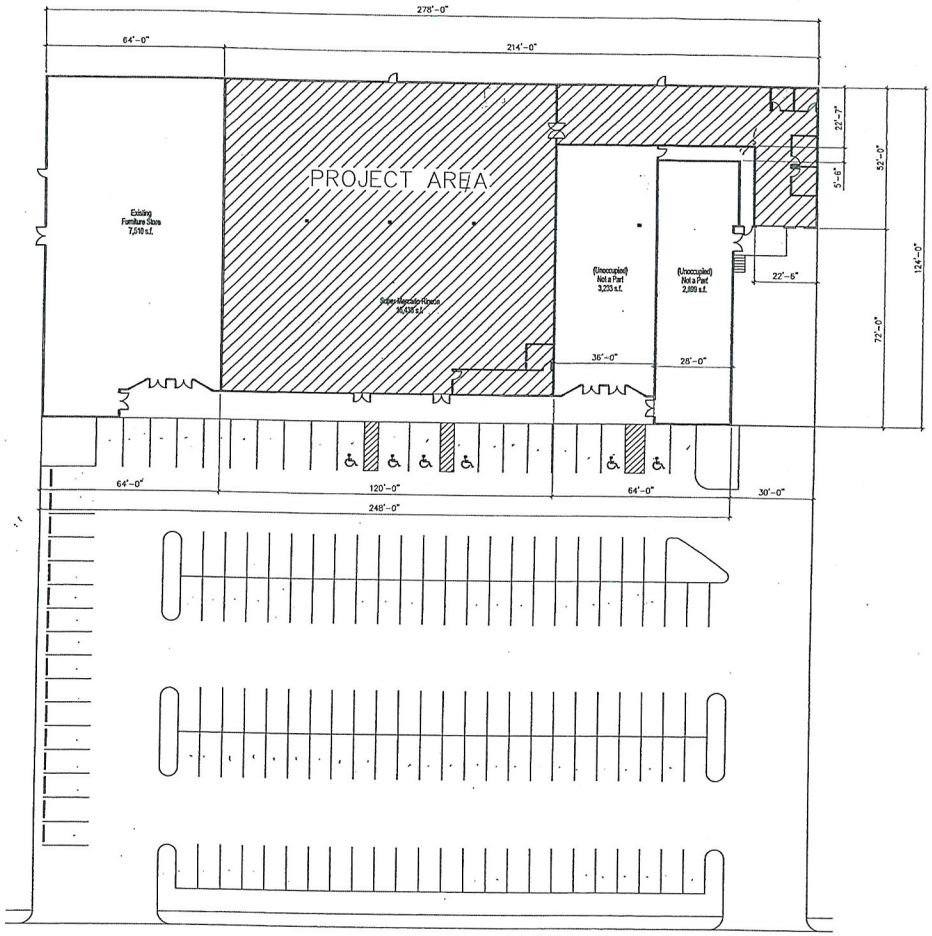
Case #	SUP-44681
Meeting Date:	4-10-12
Total Fee:	1280.00
Date Received:*	2-22-12
Received By:	

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

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

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

Revised 10/27/08



1 A0.01 Site Plan SCALE: 1"=20'-0"

REFERENCE NORTH

SUPERMERCADO PARKING CALCULATIONS:

16,438 S.F. @ 4 SPACES PER 1000 S.F.
= 16.44 x 4 = 65.76 ≅ 66 SPACES

12-14-11 Based on false delivery report, truck can enter the site and access the delivery area without any concerns.

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City of Las Vegas
Department of Planning

APPROVED
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada

T.S. MAY 26 2006

Shown Plan Include Structural, Electrical, Plumbing/Mechanical or Off-Site Improvements Make No Change Without Approval Plan N

#	REVISED	BY
△		
△		
△		
△		
△		
△		

QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., STE 5
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
Fax.: (702) 641-2401
LICENSE #: 44164
SIGNATURE

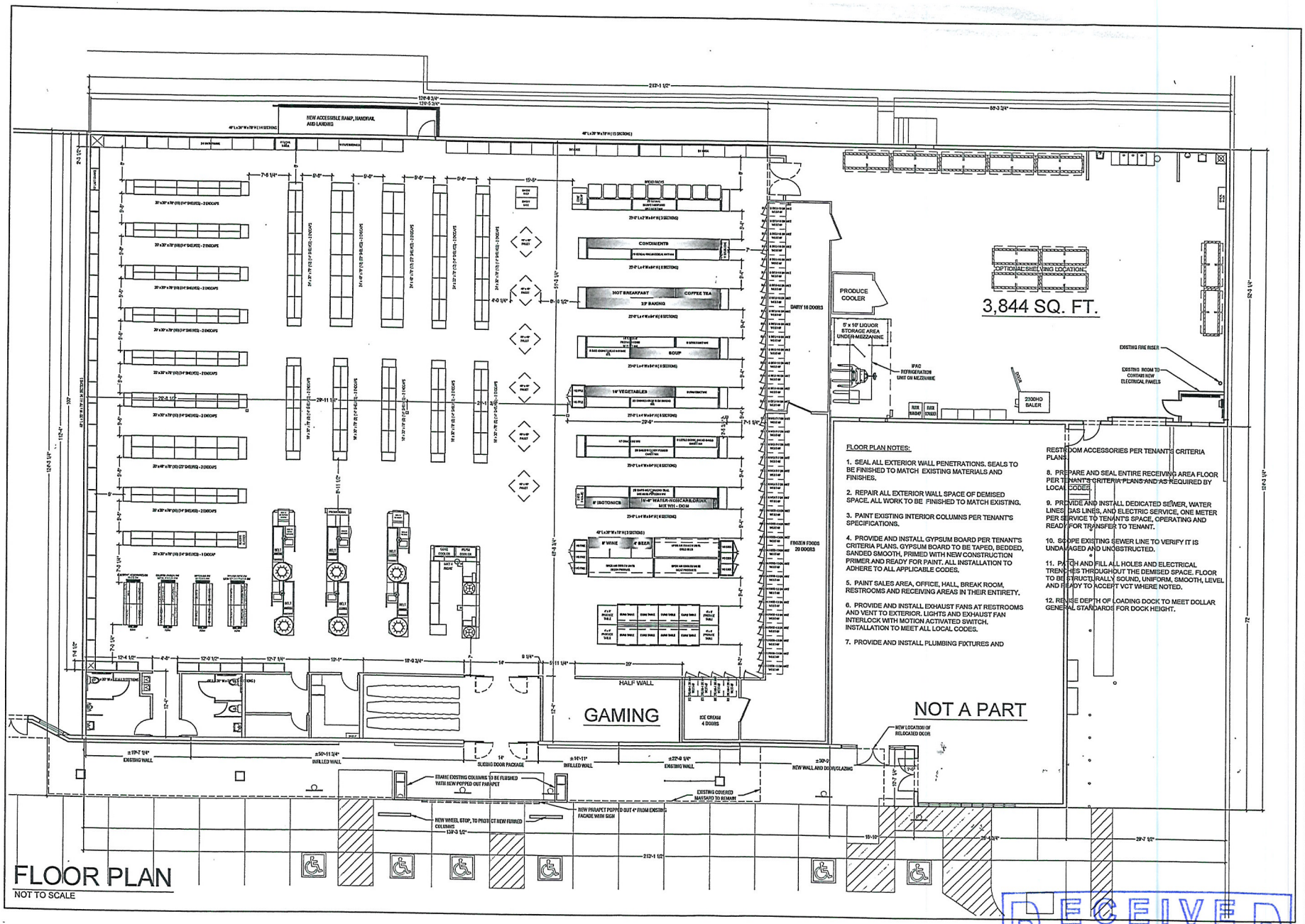
TENANT IMPROVEMENT INTERIOR REMODEL
FOR
SUPERMERCADO RINCON LATINO
3700 E. CHARLESTON BLVD.
LAS VEGAS, NV
BUILDING LAYOUT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING IDEAS AND DESIGNS IT CONTAINS IS AN INSTRUMENT OF PROFESSIONAL SERVICES RENDERED BY QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED COPIED OR PUBLISHED BY ANY MEANS IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THIS SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF QUALITY CHOICE CONSTRUCTION.

DATE: 04/21/2006
DRAWN BY: PTR
SCALE: AS NOTED

SHEET
A0.01

SUP-44681



FLOOR PLAN NOTES:

1. SEAL ALL EXTERIOR WALL PENETRATIONS. SEALS TO BE FINISHED TO MATCH EXISTING MATERIALS AND FINISHES.
2. REPAIR ALL EXTERIOR WALL SPACE OF DEMISED SPACE. ALL WORK TO BE FINISHED TO MATCH EXISTING.
3. PAINT EXISTING INTERIOR COLUMNS PER TENANT'S SPECIFICATIONS.
4. PROVIDE AND INSTALL GYPSUM BOARD PER TENANT'S CRITERIA PLANS. GYPSUM BOARD TO BE TAPED, BEDDED, SANDED SMOOTH, PRIMED WITH NEW CONSTRUCTION PRIMER AND READY FOR PAINT. ALL INSTALLATION TO ADHERE TO ALL APPLICABLE CODES.
5. PAINT SALES AREA, OFFICE, HALL, BREAK ROOM, RESTROOMS AND RECEIVING AREAS IN THEIR ENTIRETY.
6. PROVIDE AND INSTALL EXHAUST FANS AT RESTROOMS AND VENT TO EXTERIOR. LIGHTS AND EXHAUST FAN INTERLOCK WITH MOTION ACTIVATED SWITCH. INSTALLATION TO MEET ALL LOCAL CODES.
7. PROVIDE AND INSTALL PLUMBING FIXTURES AND RESTROOM ACCESSORIES PER TENANT'S CRITERIA PLANS.
8. PREPARE AND SEAL ENTIRE RECEIVING AREA FLOOR PER TENANT'S CRITERIA PLANS AND AS REQUIRED BY LOCAL CODES.
9. PROVIDE AND INSTALL DEDICATED SEWER, WATER LINES, GAS LINES, AND ELECTRIC SERVICE, ONE METER PER SERVICE TO TENANT'S SPACE, OPERATING AND READY FOR TRANSFER TO TENANT.
10. SCOPE EXISTING SEWER LINE TO VERIFY IT IS UNDAMAGED AND UNOBSTRUCTED.
11. PATCH AND FILL ALL HOLES AND ELECTRICAL TRENCHES THROUGHOUT THE DEMISED SPACE. FLOOR TO BE STRUCTURALLY SOUND, UNIFORM, SMOOTH, LEVEL AND READY TO ACCEPT VCT WHERE NOTED.
12. REVISE DEPTH OF LOADING DOCK TO MEET DOLLAR GENERAL STANDARDS FOR DOCK HEIGHT.

FLOOR PLAN

NOT TO SCALE

DG

PROPOSED LOCATION:
LAS VEGAS
NV
3700 CHARLESTON

REVISED BY:

DOLLAR GENERAL

A & E Department
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072
615-855-4000

DATE: 11/15/11

SCALE: N.T.S.

SHEET NO: A1

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SUP-44681
City of Las Vegas
Department of Planning



SUP-44681 - APPLICANT: DOLGEN MIDWEST, LLC - OWNER: B. LANCE MILLER & MARIANNE MILLER, ET AL
3700 EAST CHARLESTON BOULEVARD

03/01/12

KOLESAR & LEATHAM
ATTORNEYS AT LAW
400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

February 22, 2012

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Via Hand-Delivery

Re: Dolgen Midwest, LLC - Special Use Permit Application for Grocery Store with Package Liquor

Applicant: **Dolgen Midwest, LLC d/b/a Dollar General #13694**
APN: **140-31-401-036**
Business Address: **3700 E. Charleston Blvd., Suite 120**
Las Vegas, NV 89110

Dear Sir/Madam:

This firm represents Dolgen Midwest, LLC, a Tennessee limited liability company, dba Dollar General #13694 (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed for processing, please find the Applicant's Special Use Permit Application for a Grocery Store with Package Liquor, which includes the following:

1) Submittal Checklist;
2) Special Use Permit Application/Petition Form;
3) Statement of Financial Interest;
4) Grant, Bargain and Sale Deed and Legal Description;
5) Assessor's Parcel Map;
6) Meeting notes and checklist signed by City Planner (original and one copy);
7) Development Impact Notice and Assessment (DINA) Project of Regional Significance (PRS);
8) Site Plan (6 folded, 1 rolled, 1 8½" x 11");
9) Floor Plan (1 folded, 1 rolled, 1 8½" x 11"); and
10) Check in the amount of $1,280 in payment of the required filing fees.

The Applicant is proposing to open an 18,250 square foot retail business selling grocery and related products (the "Store") at the above referenced address (the "Premises"). Among the grocery products to be sold, the Applicant desires to engage in the sale of package alcoholic beverage sales at the Store as permitted with a Package Liquor License pursuant to Las Vegas Municipal Code 6.50.170. It is anticipated that the Store will operate every day between the hours of 7:00 AM and



12:00 midnight and will provide employment to approximately twenty-five (25) to thirty-five (35) employees.

The Store will provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Store will draw customer traffic to the neighboring businesses in the community. The Applicant acknowledges that no more than ten percent (10%) of the floor space of the business may be dedicated to the display of alcoholic beverages.

The introduction of package alcoholic beverage sales at the Premises will not adversely affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a retail grocery store and market, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities, parking or waivers will be necessary to accommodate the Store at the Premises. Further, the approval of a Special Use Permit at the Premises will not be inconsistent with or compromise the public health, safety and welfare of the overall objectives of the General Plan.

There is adequate employee and customer parking available at the Premises and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises from East Charleston Boulevard.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures: as stated
cc: Valerie James (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)
Ashley E. Ganz, Paralegal (w/o encls.)

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SUP-44681
City of Las Vegas
Department of Planning

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

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

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

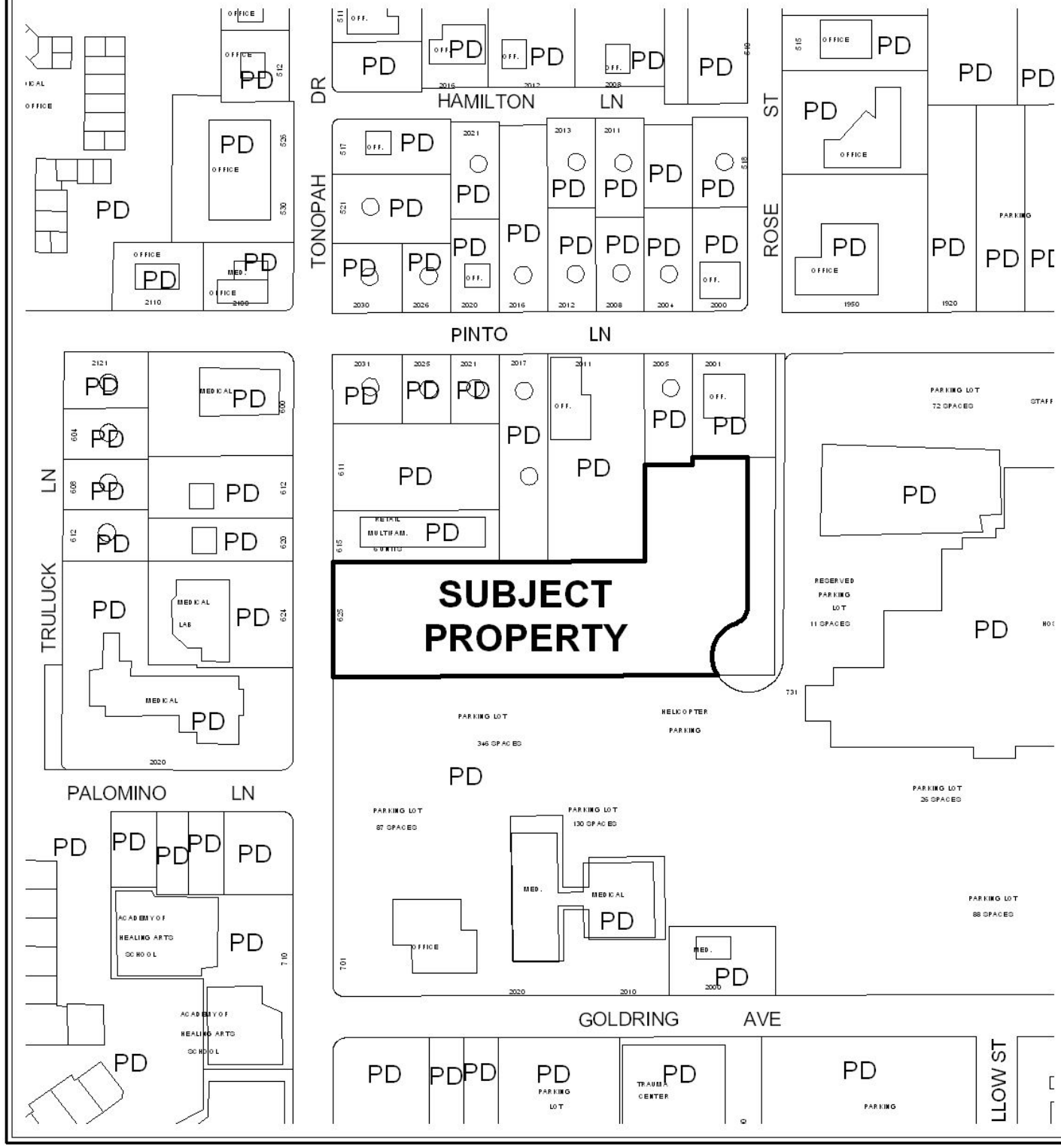
SUBJECT:
EOT-44537 - EXTENSION OF TIME - NON-PUBLIC HEARING - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34997) FOR A PROPOSED 248-SPACE PARKING LOT, COMMERCIAL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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

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



CASE: EOT-44537

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 200 400 Feet

CASE: EOT-44537

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Valley Health System, LLC

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

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Steve Filton

Print Name: Steve Filton

Subscribed and sworn before me

This 2nd day of February, 2012

Caitlin M Vernot

Notary Public in and for said County and State

Commonwealth of Pennsylvania

County of Montgomery

Revised 11-14-06

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

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

Project Address (Location) 625 S. Tonopah Drive

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

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

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

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

E-mail Address ncoleaia@cox.net

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

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

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

E-mail Address ncoleaia@cox.net

Property Owner Signature* Steve Fulton

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

Print Name Steve Fulton

Subscribed and sworn before me

This 2ND day of February, 20 12.

Caitlin M Vernot

Notary Public in and for said County and State

Commonwealth of Pennsylvania
County of Montgomery

Revised 10/27/08

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

FOR DEPARTMENT USE ONLY

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

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

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

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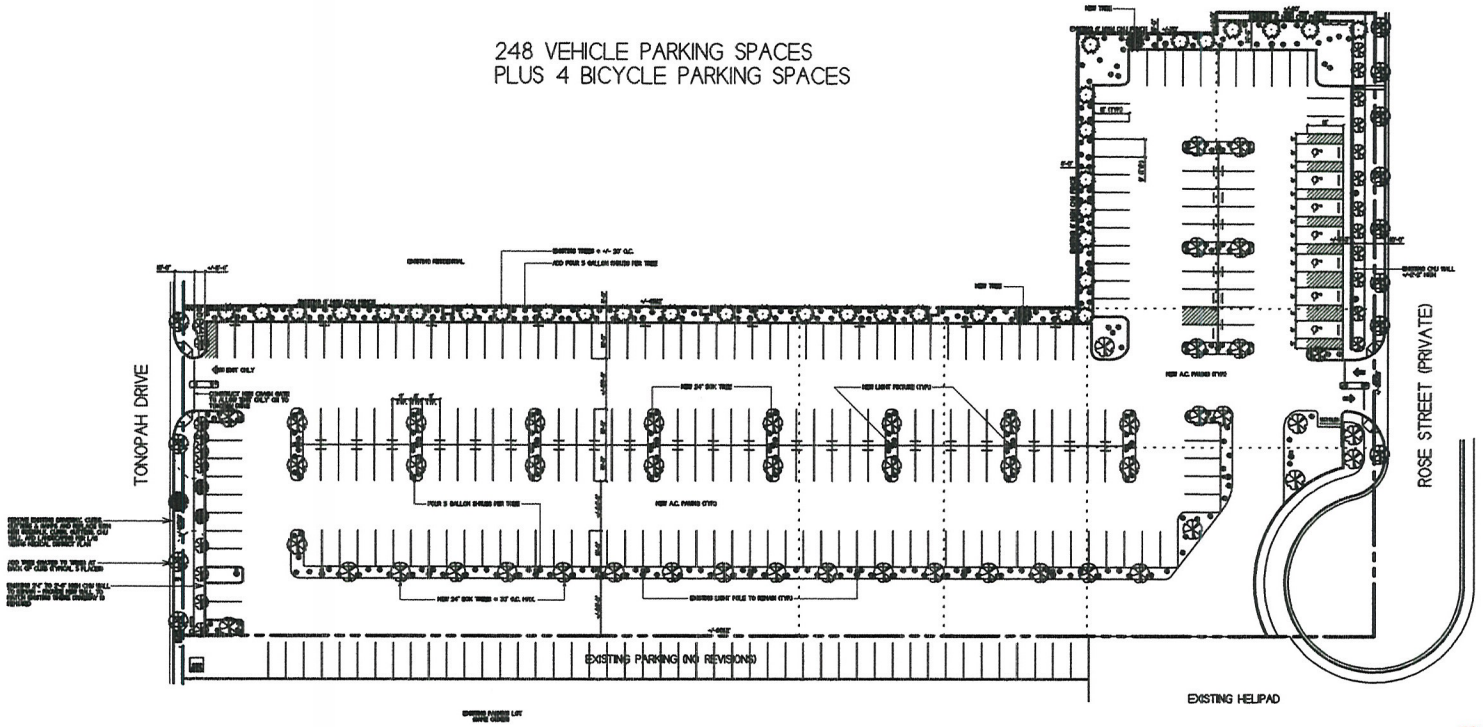
THIS PARKING LOT IS COMPRISED OF ASSESSOR PARCEL NUMBERS 139-33-302-026, 139-33-302-027, 139-33-302-028, 139-33-302-029, 139-33-302-030, 139-33-302-031 AND 139-33-302-032.

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

248 VEHICLE PARKING SPACES
PLUS 4 BICYCLE PARKING SPACES



PROPOSED PARKING LOT PLAN

1" = 30'

NORTH

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City of Las Vegas

REVISIONS

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

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

SHEET TITLE
PROPOSED PARKING LOT PLAN

DATE 6-24-09
PROJECT # 09-10

SHEET # 1B OF SHEETS

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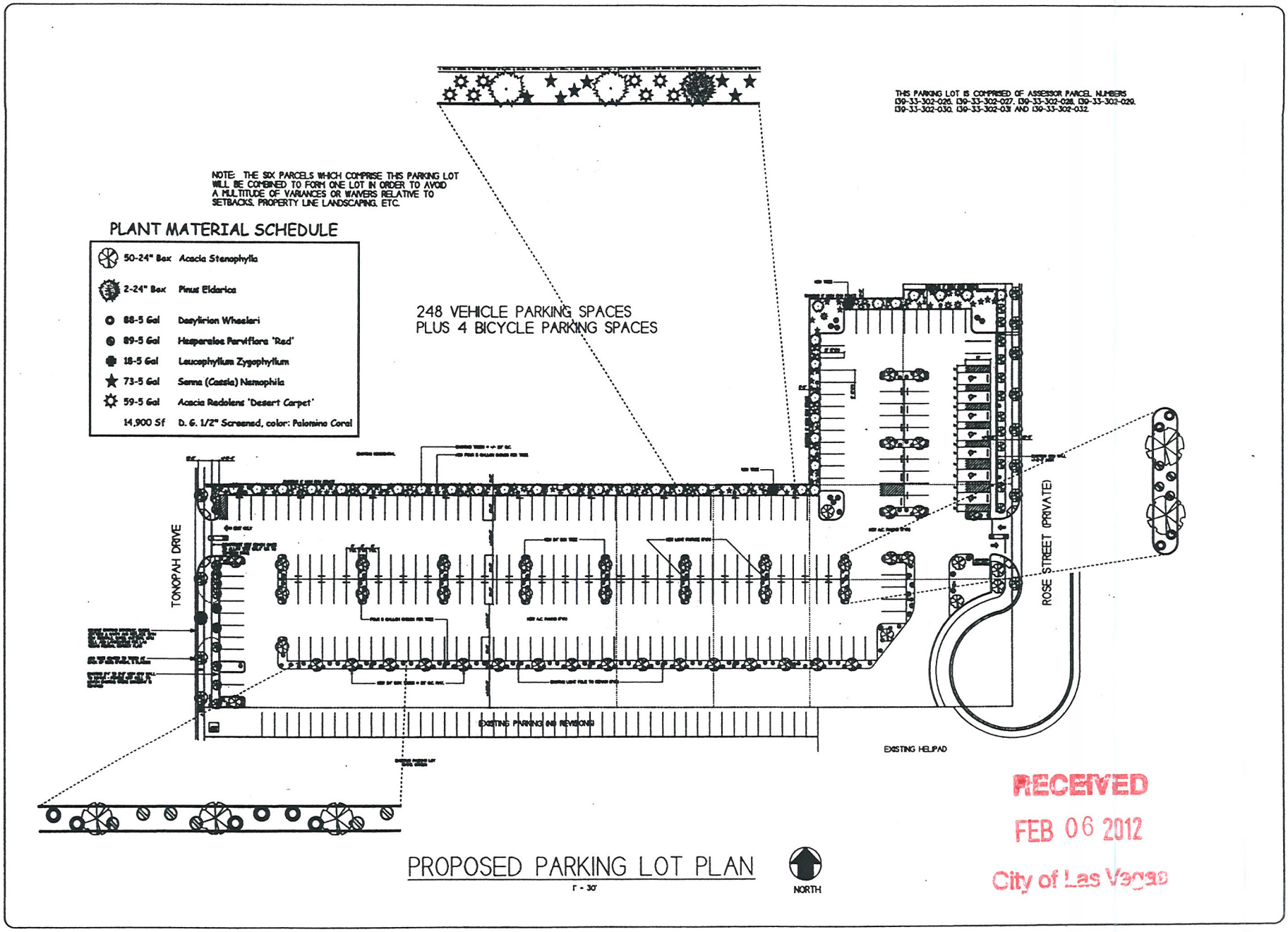
EOT-44537



PROPOSED PARKING LOT PLAN

1" = 30'

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City of Las Vegas

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

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

PROPOSED
PARKING LOT PLAN

6-3-09
09-10

IB

EOT-44537

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

May 11, 2011

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

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

Dear Mr. Filton:

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

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

Planning

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

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

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EOT-44537

This action by the Planning Commission on **May 10, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***May 23, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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FEB 06 2012
City of Las Vegas

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

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

August 14, 2009

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

RE: SDR-34997 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

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

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

Planning and Development

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

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

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

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

175713

07101-001-06-09

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City of Las Vegas
EOT-44537

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

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

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

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

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

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

11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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

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City of Las Vegas

13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

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

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

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

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

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

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City of Las Vegas

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

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

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FEB 06 2012
City of Las Vegas



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

03/01/12

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

3801 Robar Street Las Vegas, Nevada 89121

February 2, 2012

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

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

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

Sincerely,

Ned Cole

Ned Cole, A.I.A.
President

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FEB 06 2012
City of Las Vegas

EOT-44537

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

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

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

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

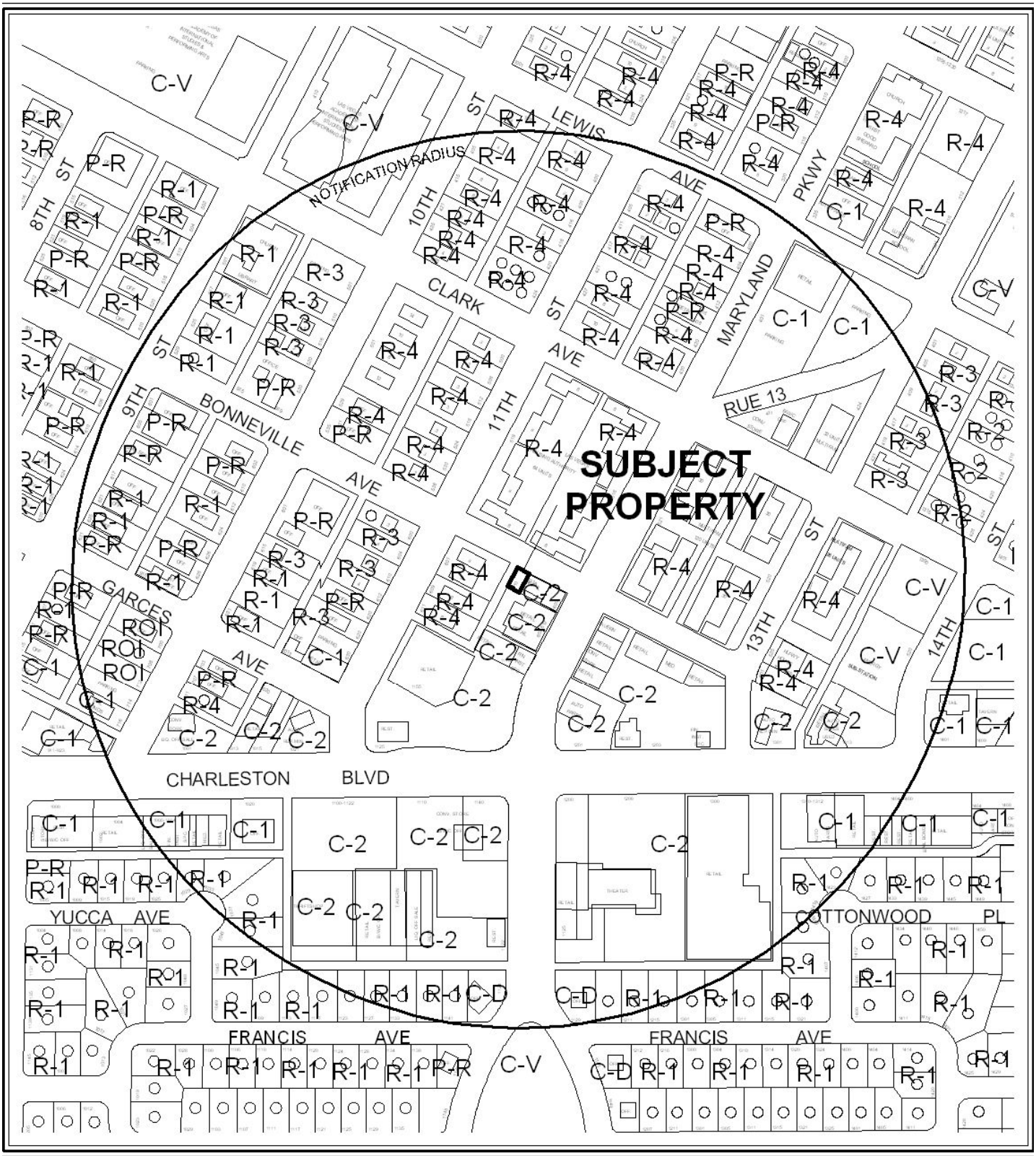
SUBJECT:
TABLED - RENOTIFICATION - SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General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

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-43979**

RADIUS: 1000 FEET

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

0 300 600 Feet



CASE: **SUP-43979**

RADIUS: 1000 FEET

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

0 300 600 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: MELISSA F. MAXWELL

Name of Applicant: LAMAR KRUITBOSCH

Name of Representative: OSVALDO FUMO

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Melissa F. Maxwell

Print Name: MELISSA F. MAXWELL

Subscribed and sworn before me, Maryellen Waskiewicz

This 14 day of FEBRUARY, 2012

Maryellen Waskiewicz

Notary Public in and for said County and State Florida

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

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP-43979

Project Address (Location) 1110 BONNEVILLE AVE EAST

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

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

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

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

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

Additional Information _____

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

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

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

E-mail Address MKATDIST@YAHOO.COM

APPLICANT LAMAR KRUITBOSCH **Contact** _____

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

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

E-mail Address RESCUEBAILBONDS@YAHOO.COM

REPRESENTATIVE OSVALDO FUMO **Contact** OZZIE

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

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

E-mail Address OZZIE@FUMOLAW.COM

Property Owner Signature* Melissa F. Maxwell

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

Print Name MELISSA F. MAXWELL

Subscribed and sworn before me Maryellen Waskiewicz

This 14 day of FEBRUARY, 20 12.

Maryellen Waskiewicz

Notary Public in and for said County and State Florida

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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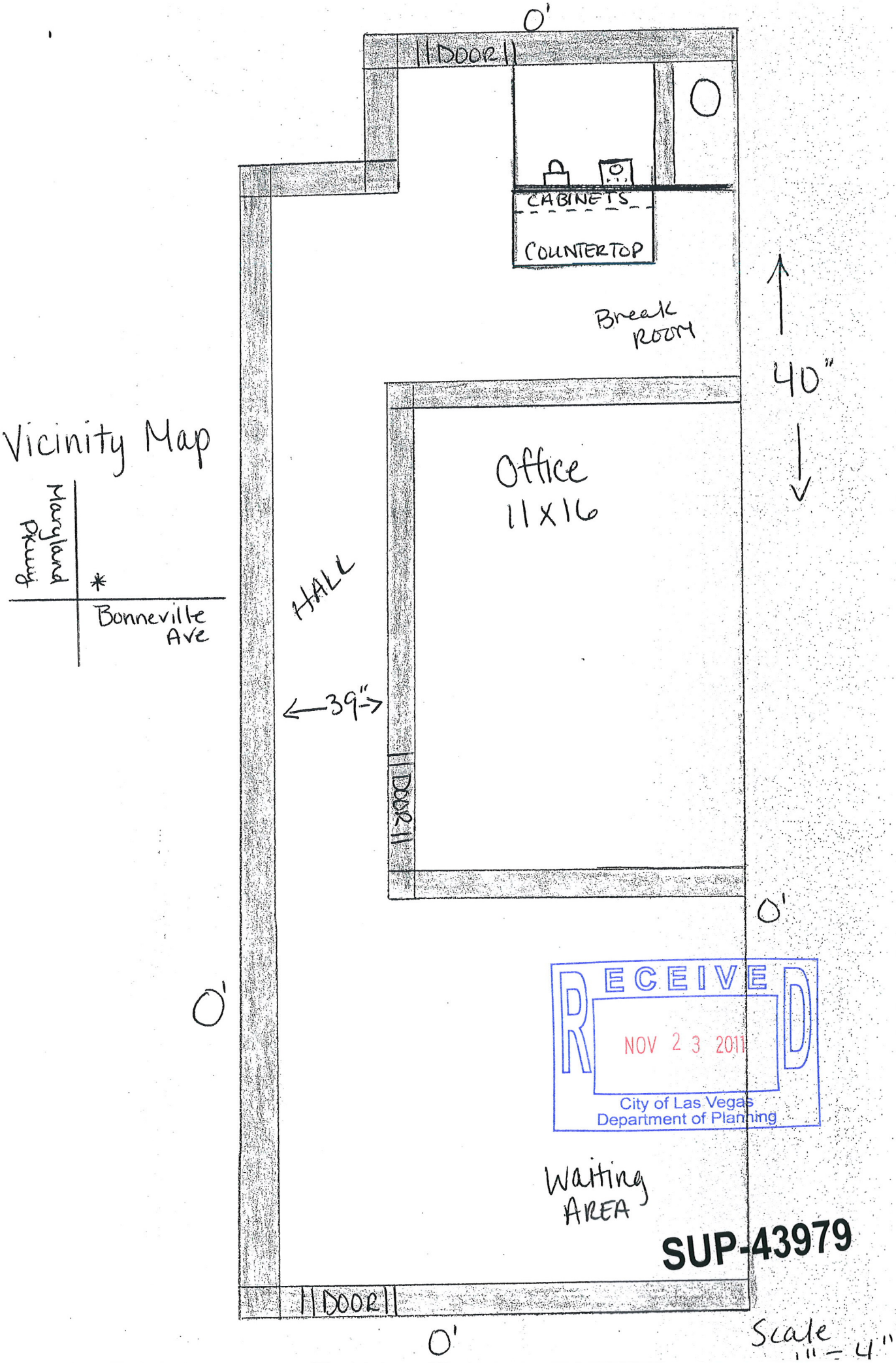
FEB 23 2012
City of Las Vegas
Department of Planning

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

F:\Depot\Application Packet\Application Form.pdf


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



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

12/01/11



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

12/01/11

Justification Letter

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

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

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

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

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

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

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

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

Osvaldo Fumo
Representative of Rescue Bail Bonds.

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NOV 23 2011
City of Las Vegas
Department of Planning

SUP-43979

BACK PORTION

Application Information

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

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

Application Location

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

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

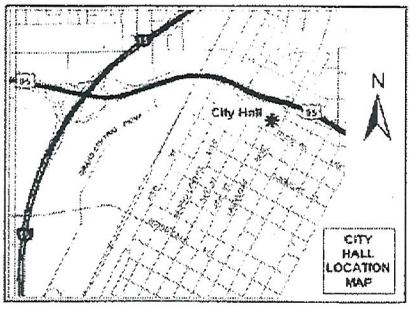
Public Hearing Information

Meeting:	Planning Commission
Date:	***January 10, 2012***
Time:	6:00 P.M.
Location:	City Council Chambers 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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

NOTE on back from owner.

2 JRDFN1 33704

PRESORTED FIRST CLASS

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LAS VEGAS, NV 89101

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

44 P

P.01

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

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FIRST CLASS

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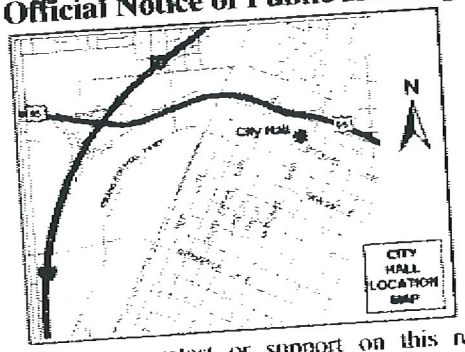
MAILED FROM ZIPCODE 89101

Return Service Requested

Official Notice of Public Hearing



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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43979

Planning Commission Meeting of 1/10/2012

Case: SUP-43979

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

NV JRDFN11 89110

RECEIVED
JAN - 3 2012

44A

DEC-26-2011 02:04 PM

RECEIVED

JAN 10 2012

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

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

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CITY CLERK
2012 JAN -9 A 9:41

Return Service Requested
Official Notice of Public Hearing

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

☐ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Submitted after final agenda
1/10/2012 Item 44

44A

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

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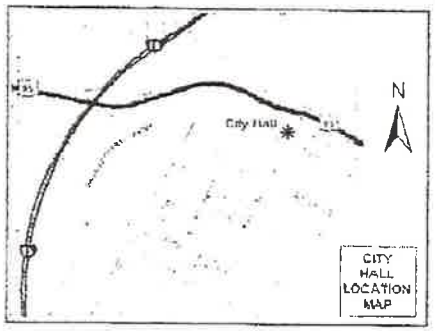
CITY CLERK

2012 JAN -9 A 9:41

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43979

Planning Commission Meeting of 1/10/2012

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

RECEIVED
JAN 10 2012

44A

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

Carman Burney

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

FYI

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

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

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

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

Ref: SUP-43979-Special Use Permit

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

Sincerely,

Melissa Maxwell

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

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

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

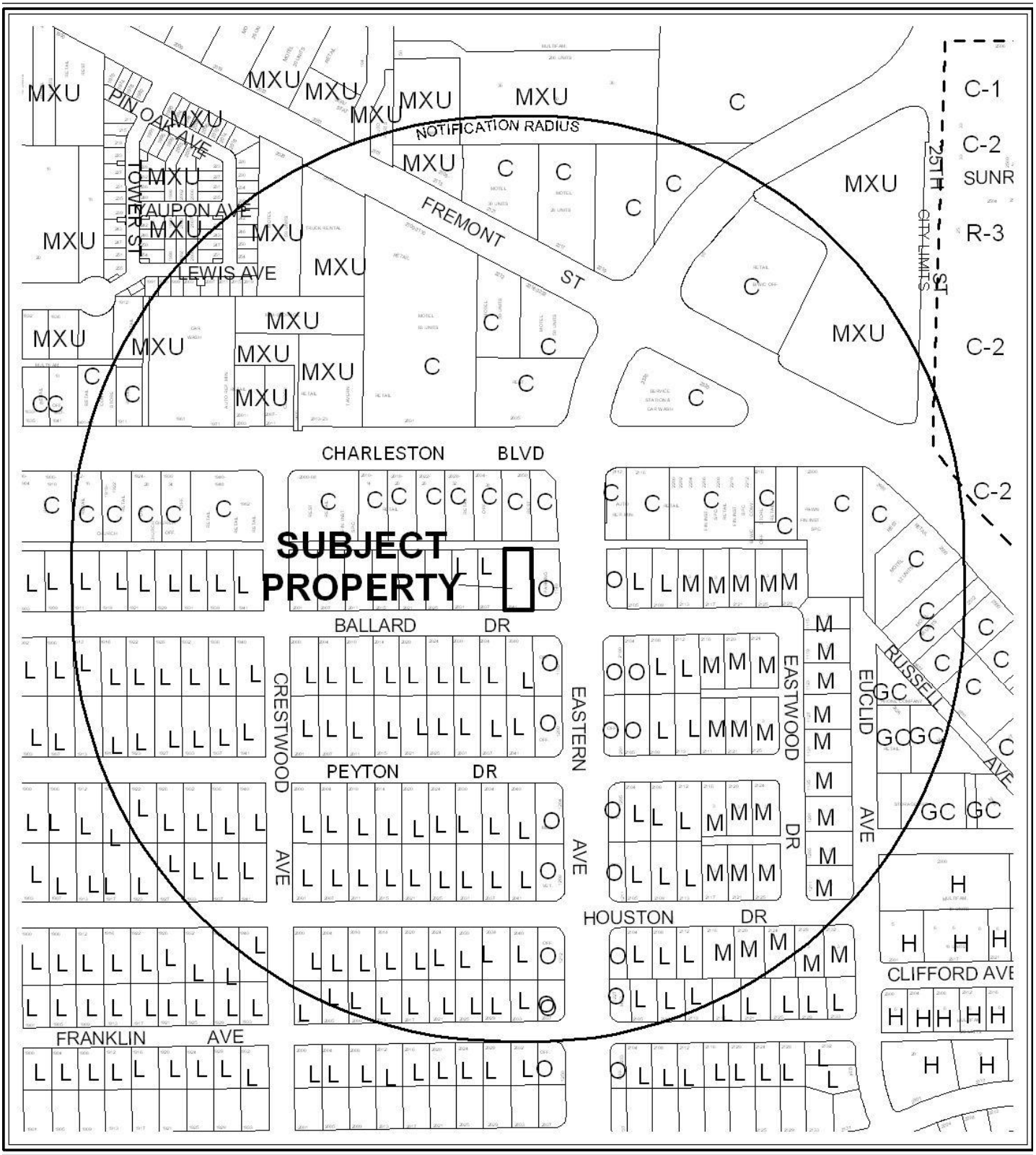
SUBJECT:
GPA-44653 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin). Staff recommends DENIAL.

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-44653, ZON-44654, VAR-44656 and SDR-44655
3. Supporting Documentation
4. Photos - GPA-44653, ZON-44654, VAR-44656 and SDR-44655
5. Supporting Documentation
6. Justification Letter - GPA-44653, ZON-44654, VAR-44656 and SDR-44655



CASE: **GPA-44653**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)



0 300 600 Feet

CASE: **GPA-44653**

RADIUS: 1000 FEET

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ Without Prejudice UCC 1-207

Print Name: Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 2012

_____

Notary Public in and for said County and State

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

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan

Project Address (Location) 2041 E. Ballard Dr.

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

APPLICANT Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

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

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

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

E-mail Address dave.dwstrait@cox.net

Property Owner Signature* _____ Without Prejudice UCC 1-207

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

Print Name Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

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

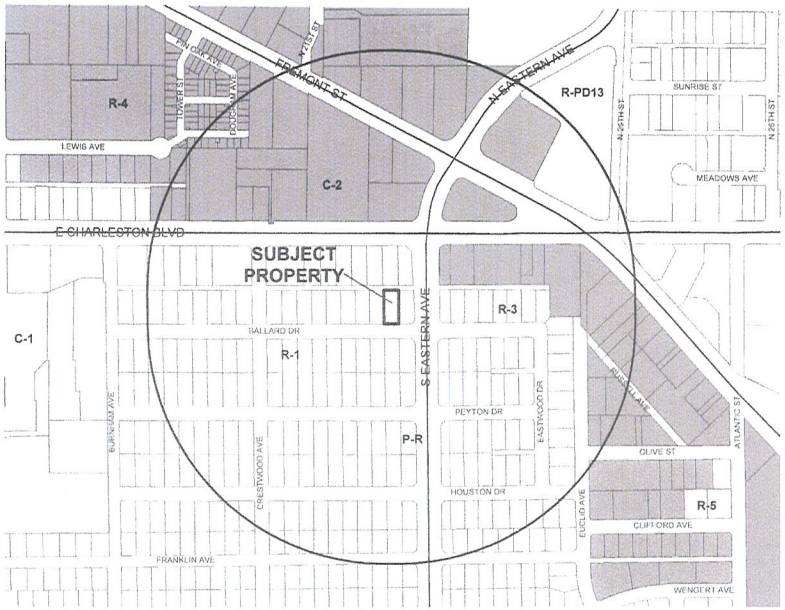
FOR DEPARTMENT USE ONLY

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

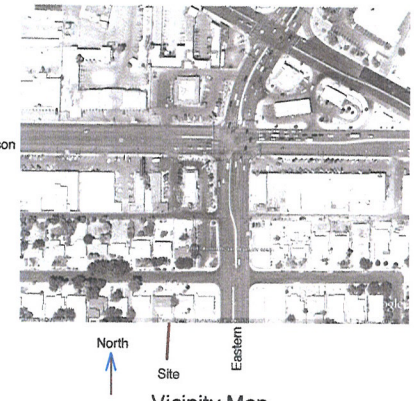
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Conversion from Residence to Commercial Office

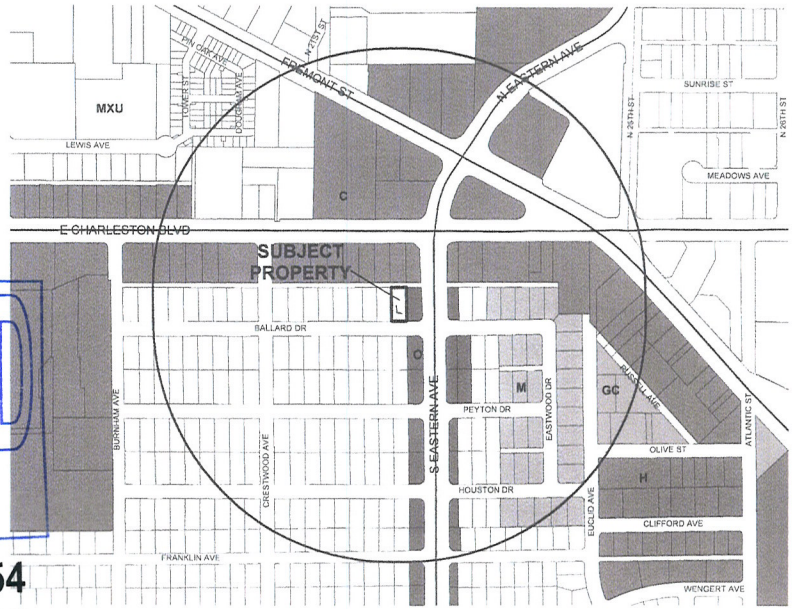
2041 E. Ballard Drive, Las Vegas, NV
Owner: Jose Garcia - Tel: 702 296-6821



Zoning Map



Vicinity Map



Land Use Map

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City of Las Vegas
Department of Planning

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

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

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

SHEET TITLE
Location Map

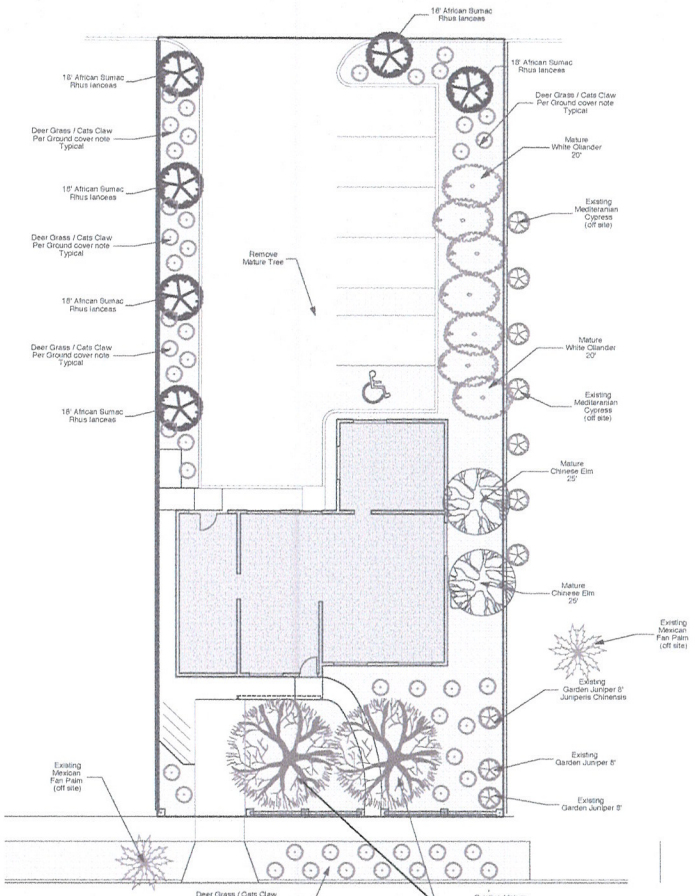
REV. NO	DESCRIPTION	DATE	BY

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

Planting Legend

Ground Cover Mulch

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



Planting Plan

0 20 40 60 80 100

Scale 1" = 10'

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

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

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

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

SHEET TITLE
Landscape Planting

REV NO	DESCRIPTION	DATE	BY

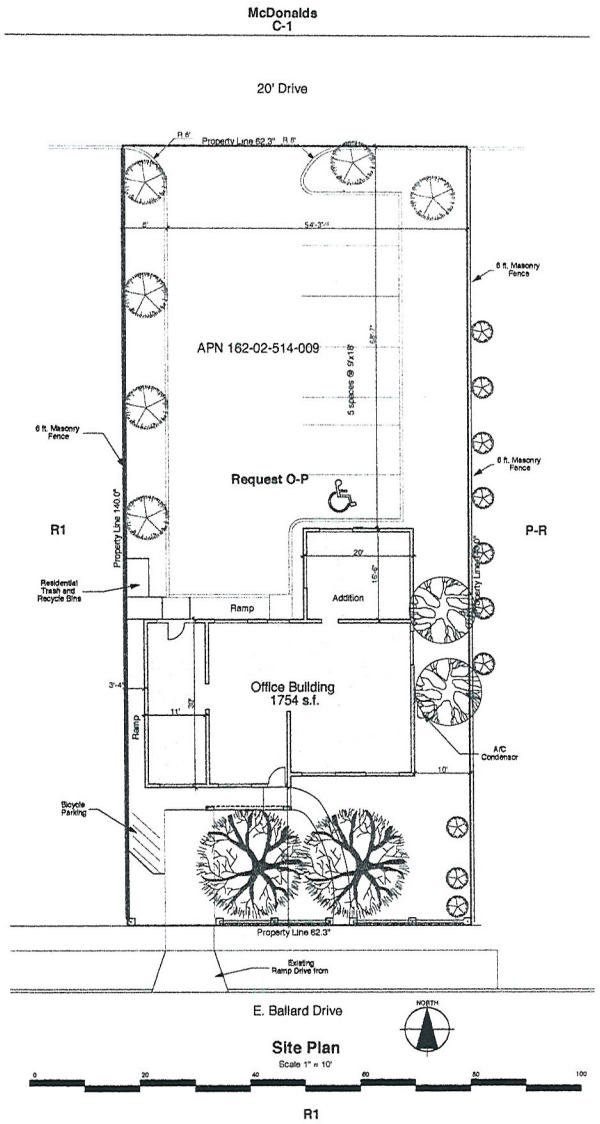
DATE: 12/17/11
JOB #: 1206
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET
LS1

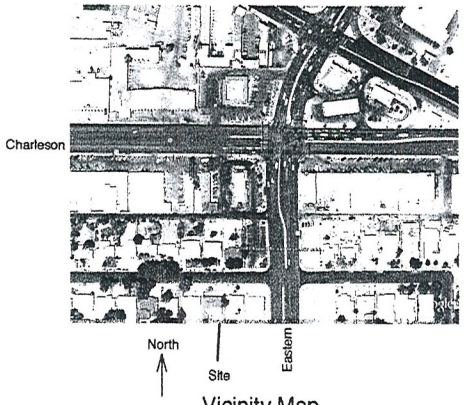
Rezoning From R1 to O-P

Conversion from Residence to Commercial Office

2041 E. Ballard Drive, Las Vegas, NV

Owner: Jose Garcia - Tel: 702 296-6821





Vicinity Map

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

Contents

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

Scope

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

No Change in off-site amenities.

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

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

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

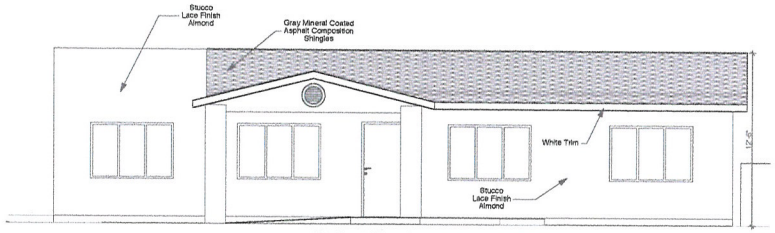
D. W. Strait
Architecture & Planning
#2841
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 239-1838
FAX (702) 642-5800
dave.dwstrait@cox.net

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

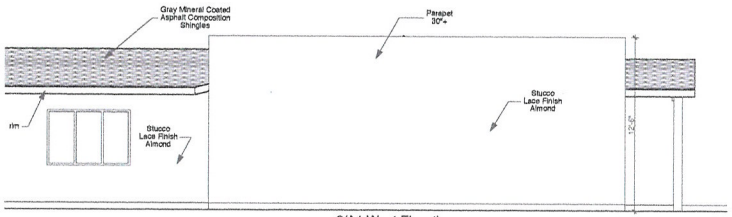
SHEET TITLE: Site Plan and Cover Page

REV NO	DESCRIPTION	DATE	BY

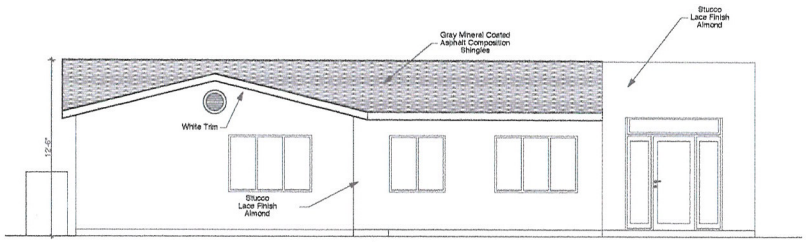
DATE: 2/21/2012
JOB #: 1206
SCALE:
DRAWN:
DESIGNED:
CHECKED:
SHEET: A0



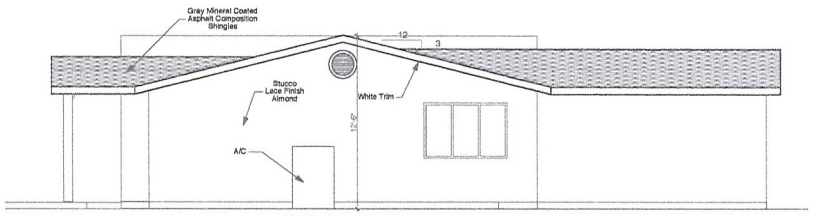
1/A1 South Elevation
Scale 1/4" = 1'



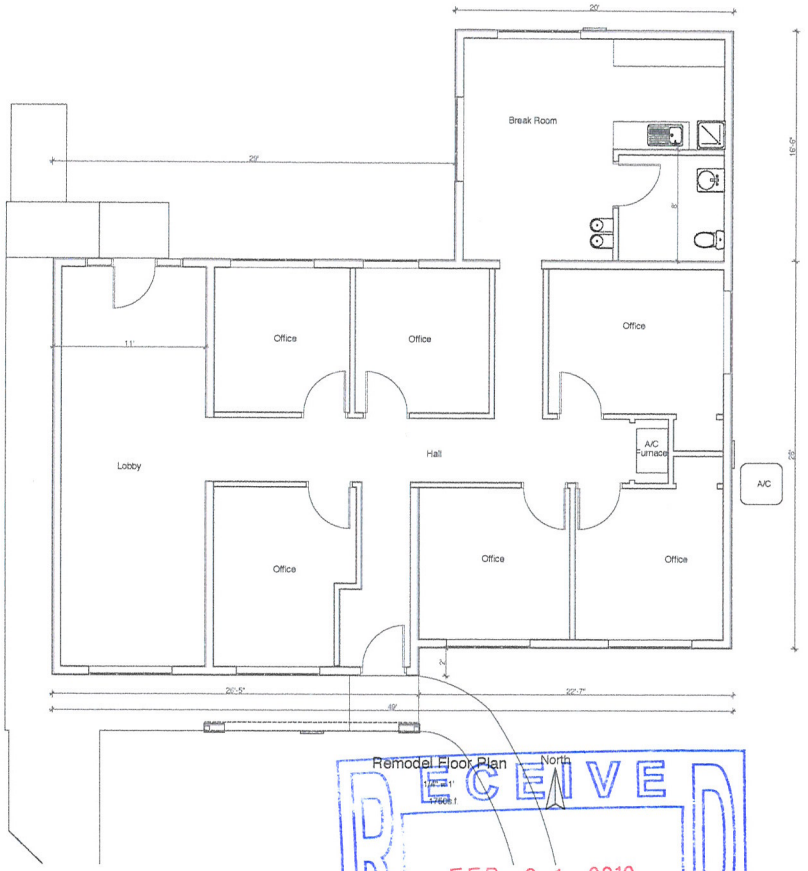
2/A1 West Elevation
Scale 1/4" = 1'



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



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



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FEB 21 2012
City of Las Vegas
Department of Planning

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

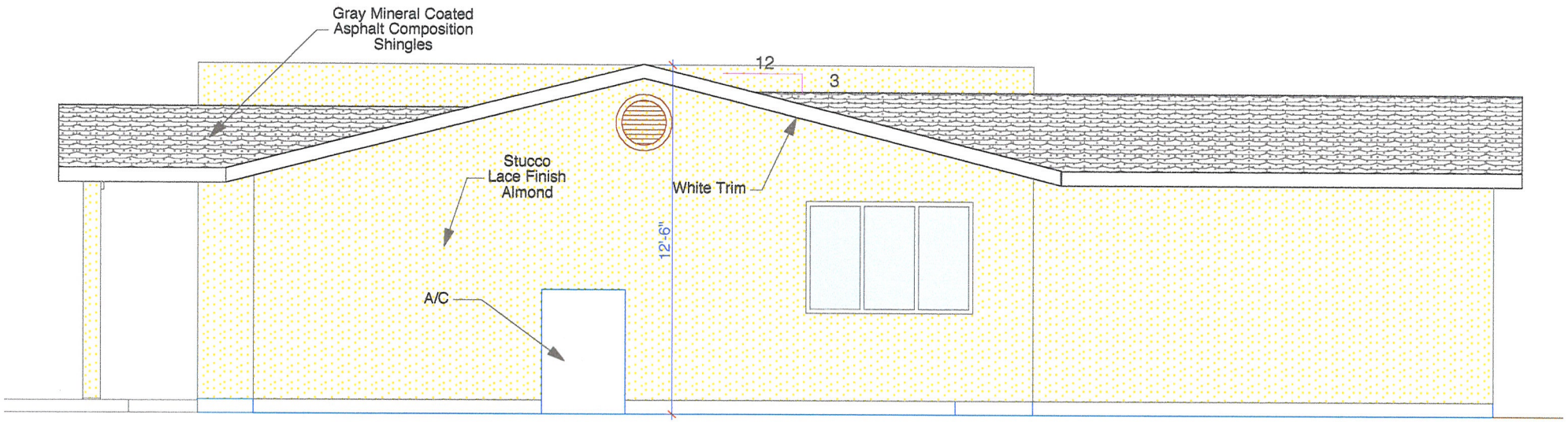
D. W. Strait
Architecture & Planning
#3941
dave.dwstrait@cox.net
1223 Heather Oaks Way
No. Las Vegas, NV 89031
(702) 235-1538
FAX (702) 642-3600

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

SHEET TITLE:
Floor Plan and Elevations

REV NO	DESCRIPTION	DATE	BY

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

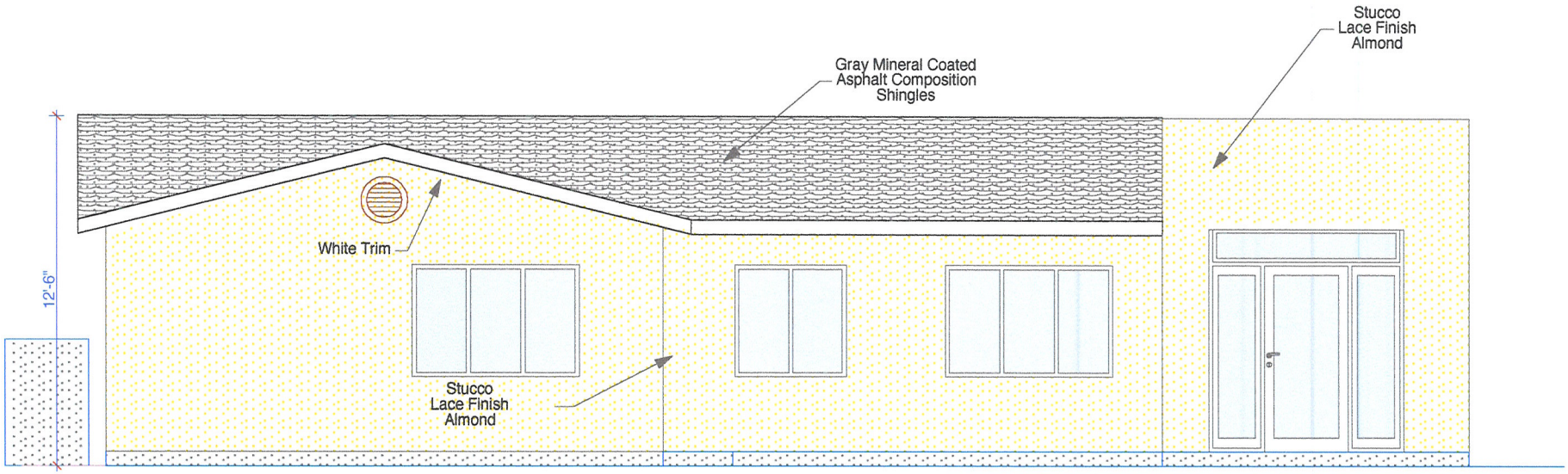


3/A1 East Elevation

Scale 1/4" = 1'

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

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



2/A1 West Elevation

Scale 1/4" = 1'

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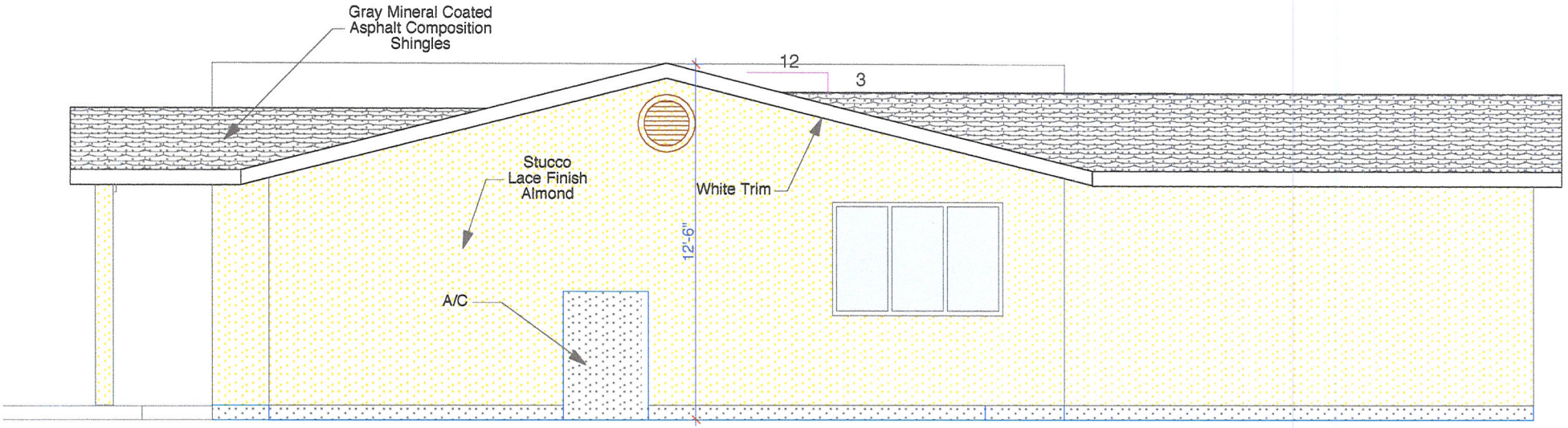
GPA-44653 ZON-44654
VAR-44656 SDR-44655

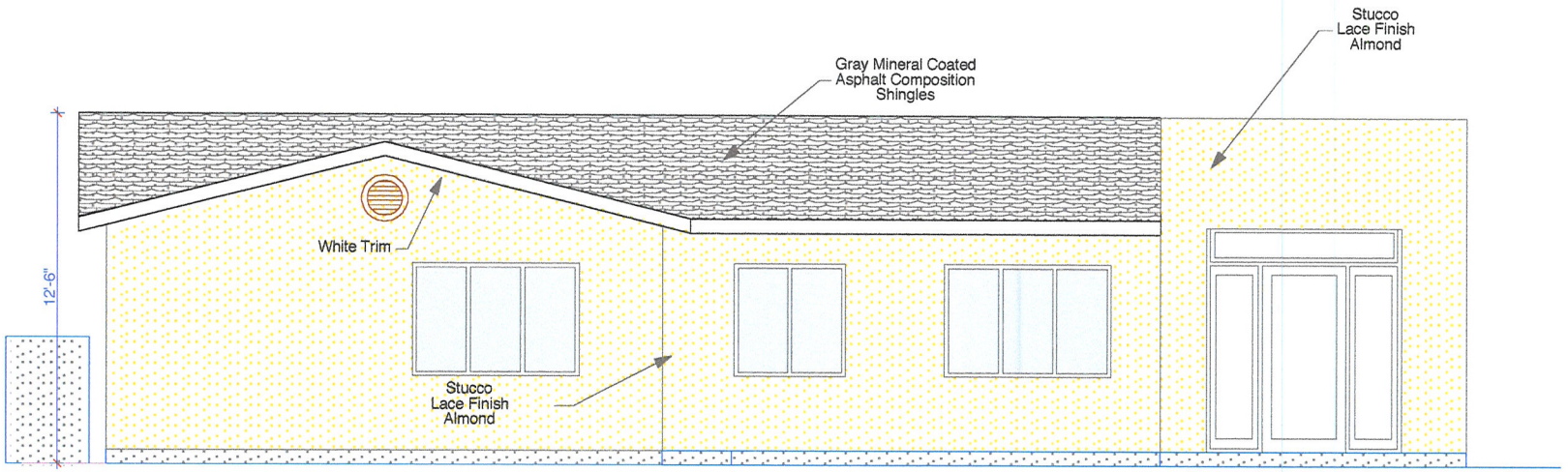


3/A1 East Elevation

Scale 1/4" = 1'

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

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



2/A1 West Elevation

Scale 1/4" = 1'

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City of Las Vegas
Department of Planning

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



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

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

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City of Las Vegas
Department of Planning



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

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City of Las Vegas
Department of Planning



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

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City of Las Vegas
Department of Planning



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

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FEB 2 2012
City of Las Vegas
Department of Planning



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

03/01/12



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

03/01/12



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

03/01/12

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

Date: February 21, 2012

To: City of Las Vegas Planning Commission and Staff

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

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

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

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

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

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

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

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

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

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

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

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FEB 21 2012
City of Las Vegas
Department of Planning

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

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

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

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

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

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

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

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

Submitted on behalf of the property owner,

D.W. Strait
Architect 2841

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FEB 21 2012
City of Las Vegas
Department of Planning

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

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

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

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

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

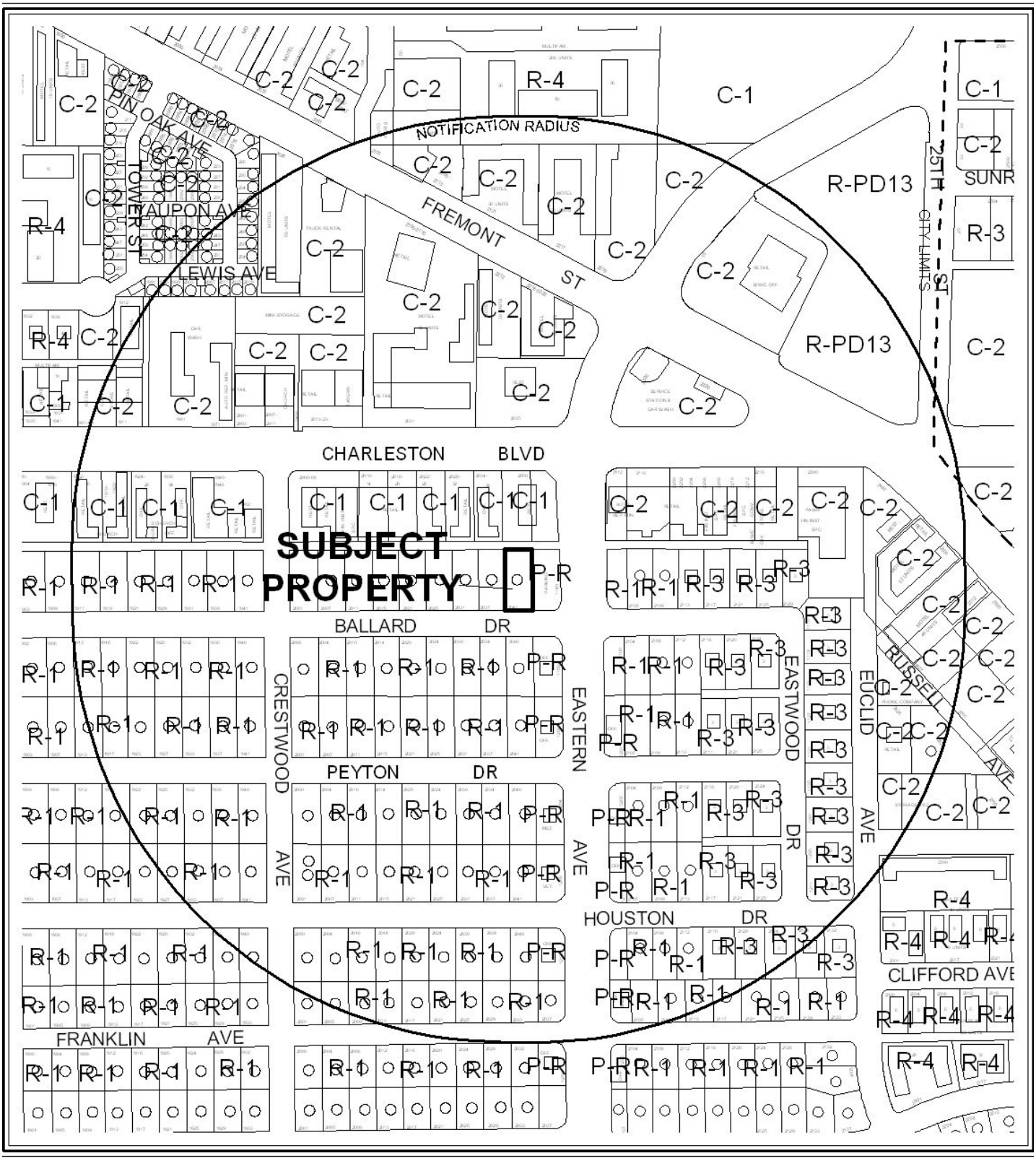
C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – ZON-44654, VAR-44656 and SDR-44655
3. Supporting Documentation

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



0 300 600 Feet

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

RADIUS: 1000 FEET

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

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

N



0 300 600 Feet

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

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____
Without Prejudice UCC 1-207

Print Name: Jose Garcia
Without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 2012

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2041 E. Ballard Dr.

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

APPLICANT Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

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

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

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

E-mail Address dave.dwstrait@cox.net

Property Owner Signature* _____ without Prejudice UCC 1-207

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

Print Name Jose Garcia without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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

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

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

SUBJECT:
VAR-44656 - VARIANCE RELATED TO GPA-44653 AND ZON-44654 - PUBLIC HEARING - APPLICANT/OWNER: JOSE GARCIA - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A THREE-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES FIVE FEET ALONG THE EAST PROPERTY LINE on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin). Staff recommends DENIAL.

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____
without Prejudice UCC 1-207

Print Name: Jose Garcia
without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 20 12

_____

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2041 E. Ballard Dr.

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

APPLICANT Jose Garcia **Contact** Jose Garcia

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

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

E-mail Address _____

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

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

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

E-mail Address dave.dwstrait@cox.net

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

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

Print Name Jose Garcia Without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

[signature]

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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

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

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

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

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Jose Garcia

Name of Applicant: Jose Garcia

Name of Representative: Jose Garcia / David W. Strait

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____
Without Prejudice UCC 1-207

Print Name: Jose Garcia
Without Prejudice UCC 1-207

Subscribed and sworn before me

This 22nd day of Feb, 2012

_____
Notary Public in and for said County and State

ELSA SERVIN
Notary Public, State of Nevada
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My Appt. Expires Feb. 1, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Developmat Plan Review

Project Address (Location) 2041 E. Ballard Dr.

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

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

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

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

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

Additional Information _____

PROPERTY OWNER Jose Garcia **Contact** Jose Garcia

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

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E-mail Address _____

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

E-mail Address dave.dwstrait@cox.net

Property Owner Signature* _____ without Prejudice UCC 1-207

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

Print Name Jose Garcia without Prejudice UCC 1-207

Subscribed and sworn before me

This 21st day of Feb, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

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

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

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

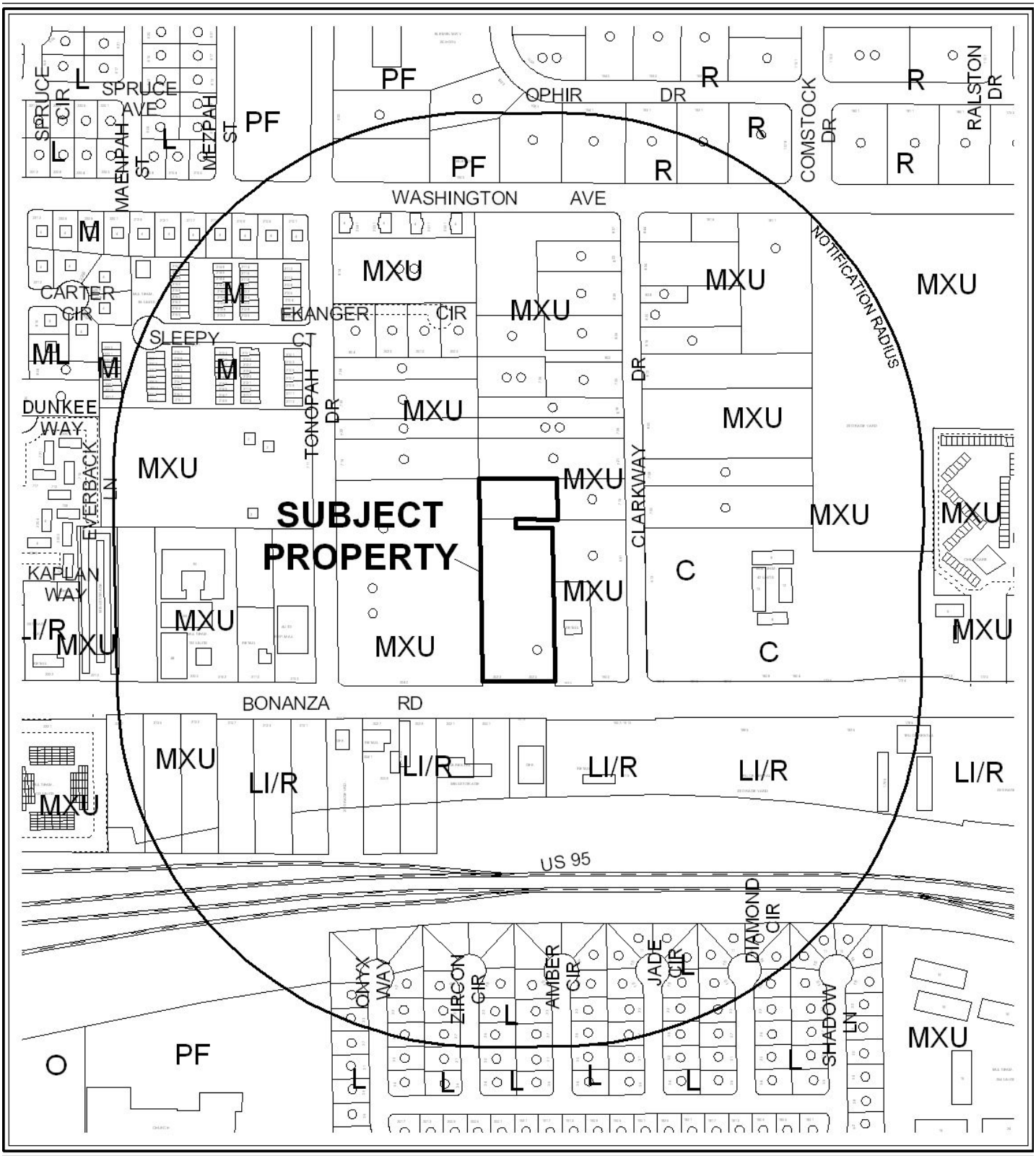
SUBJECT:
GPA-44682 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a General Plan Amendment FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), Ward 5 (Barlow). Staff recommends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

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-44682 and ZON-44683
3. Supporting Documentation
4. Photos - GPA-44682 and ZON-44683
5. Justification Letter - GPA-44682 and ZON-44683



0 300 600 Feet

CASE: **GPA-44682**

RADIUS: 1000 FEET

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

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

N



0 300 600 Feet

CASE: **GPA-44682**

RADIUS: 1000 FEET

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George T Lopez

Subscribed and sworn before me

This 22nd day of February, 2012

Stephanie M. Henry

Notary Public in and for said County and State

COUNTY OF CLARK
STATE OF NEVADA

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

RECEIVED
FEB 22 2012
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: general plan amendment

Project Address (Location) 2020 W Bonanza Road

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

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

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

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

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

Additional Information _____

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

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

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

Property Owner Signature* _____

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

Print Name George T Lopez

Subscribed and sworn before me

This 22nd day of February, 20 12.

Stephanie M. Henry

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

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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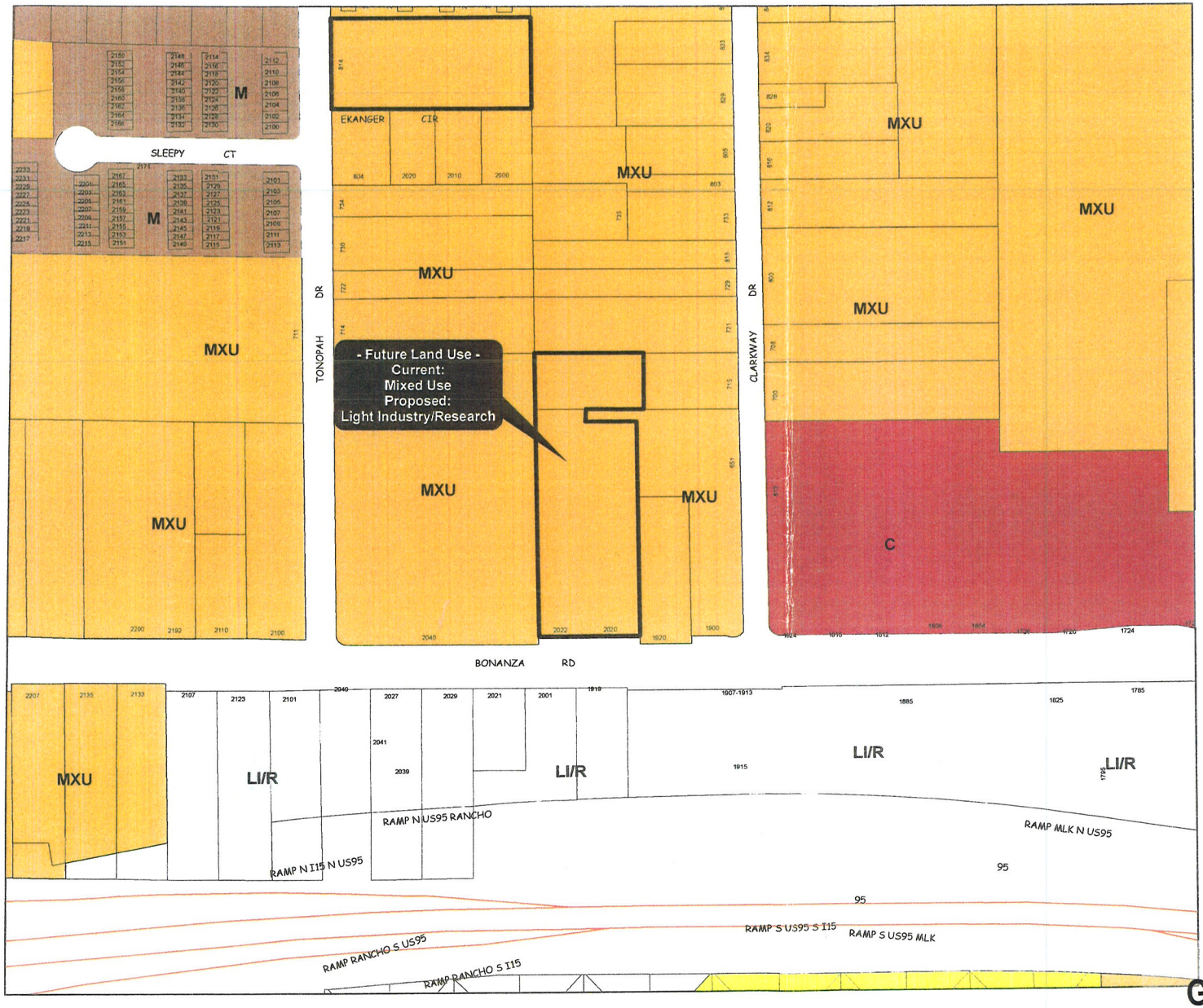
FEB 22 2012
City of Las Vegas



City of Las Vegas

General Plan/Future Land Use

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

RECEIVED
FEB 22 2012
City of Las Vegas

Data current as of: January 25, 2012

Planning & Development Dept.
702-229-6301

Geographic Information System

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

DEPARTMENT OF PLANNING

GPA-44682



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

03/01/12



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

03/01/12

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

January 31, 2012

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

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

DREA 357, LLC

Dear Planning Staff,

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

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

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

GPA-44682
ZON-44683

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City of Las Vegas

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

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

Respectfully,

George T. Lopez
408-5058

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FEB 22 2012
City of Las Vegas

GPA-44682
ZON-44683

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

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

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

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

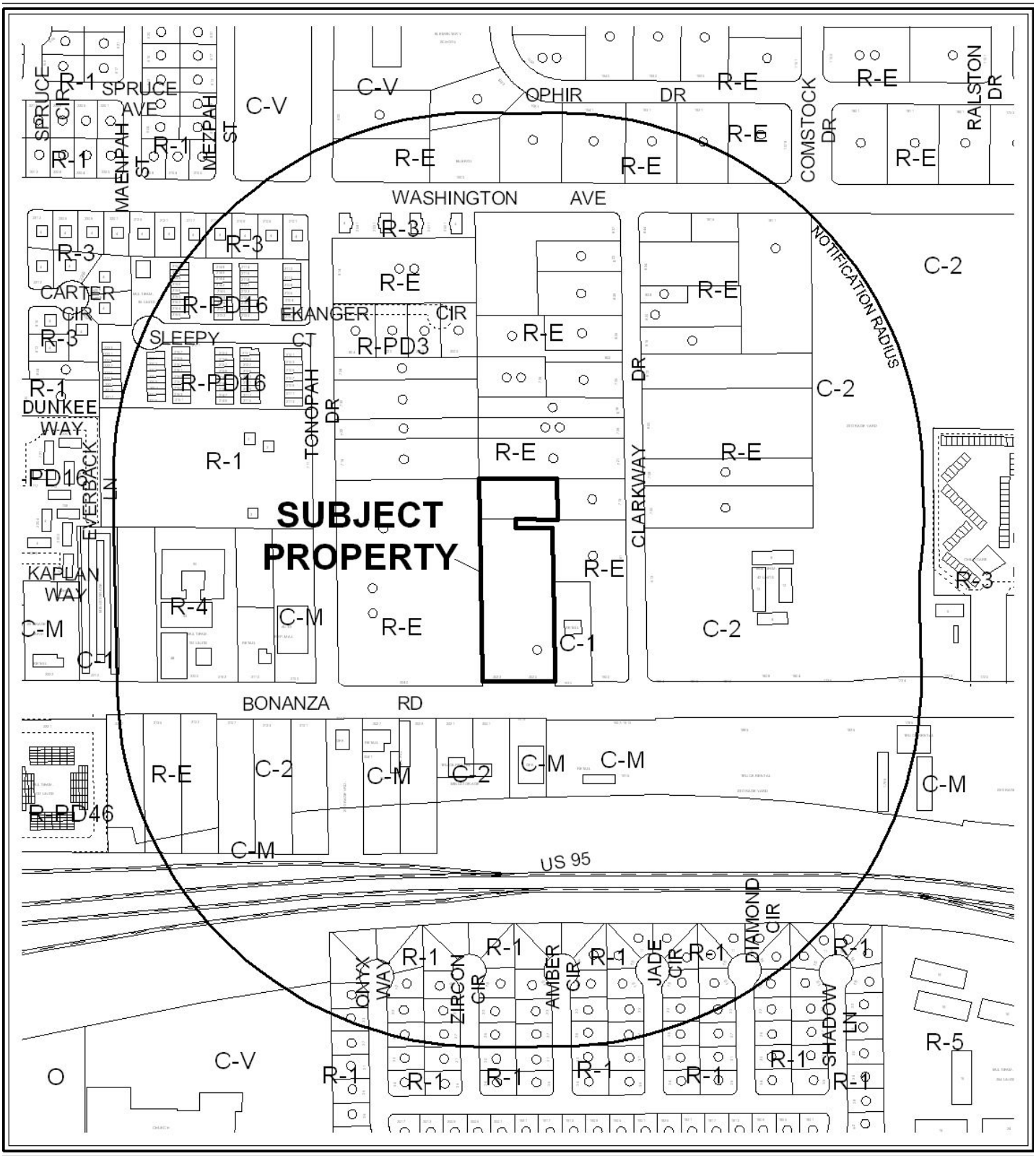
C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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



CASE: **ZON-44683**

RADIUS: 1000 FEET

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

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



CASE: **ZON-44683**

RADIUS: 1000 FEET

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

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Drea 357, LLC

Name of Applicant: Drea 357, LLC

Name of Representative: George T Lopez

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: George T Lopez

Subscribed and sworn before me

This 22nd day of FEBRUARY, 2012

Stephanie M. Henry

Notary Public in and for said County and State

COUNTY OF CLARK
STATE OF NEVADA

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

RECEIVED
FEB 22 2012
City of Las Vegas

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: rezoning

Project Address (Location) 2020 W Bonanza Road

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

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

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

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

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

Additional Information _____

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

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

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

Property Owner Signature* _____

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

Print Name George T Lopez

Subscribed and sworn before me

This 22nd day of February, 20 12.

Stephanie M. Henry

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

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

PAID RECEIVED FEB 22 2012

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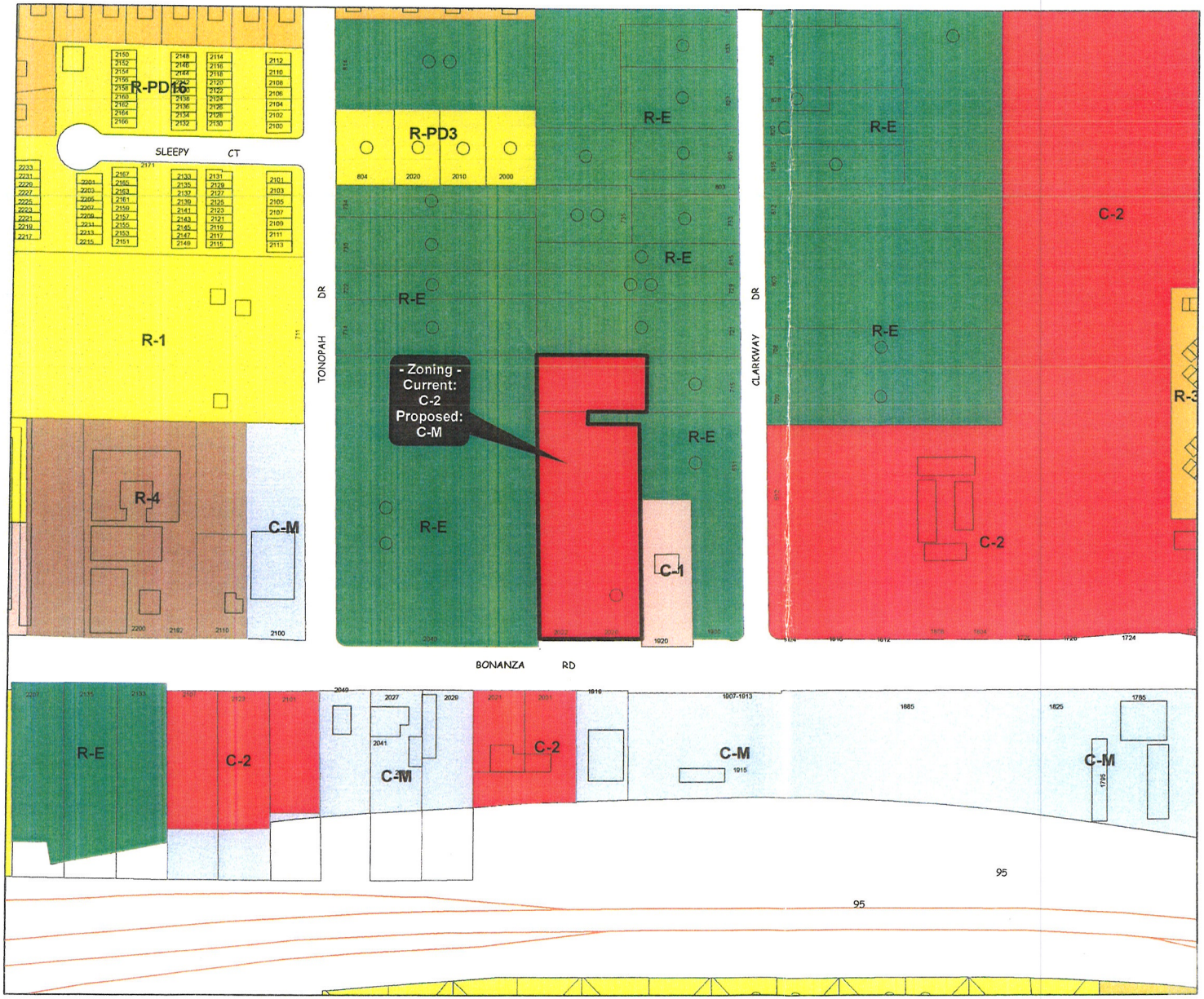
City of Las Vegas



City of Las Vegas

Current Zoning

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

RECEIVED
FEB 22 2012
City of Las Vegas

Data current as of: January 25, 2012

Planning & Development Dept
702-229-6301

Geographic Information System

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

DEPARTMENT OF PLANNING

ZON-44683

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

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

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

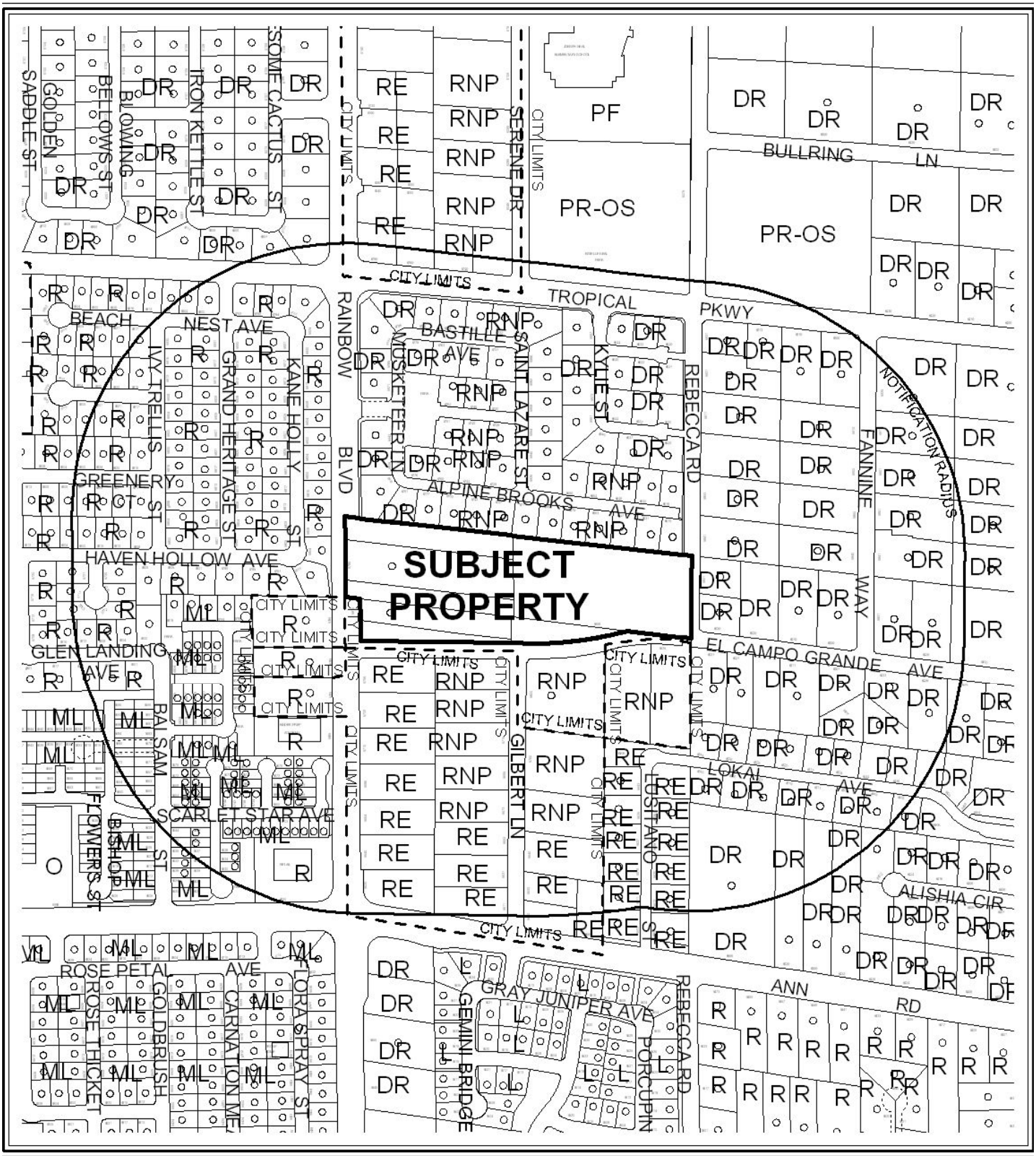
SUBJECT:
GPA-44704 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: RMB REAL ESTATE, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.7 acres at the northeast corner of Rainbow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

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-44704 and ZON-44705
3. Supporting Documentation
4. Photos - GPA-44704 and ZON-44705
5. Justification Letter - GPA-44704 and ZON-44705



0 400 800 Feet

CASE: **GPA-44704**

RADIUS: 1000 FEET

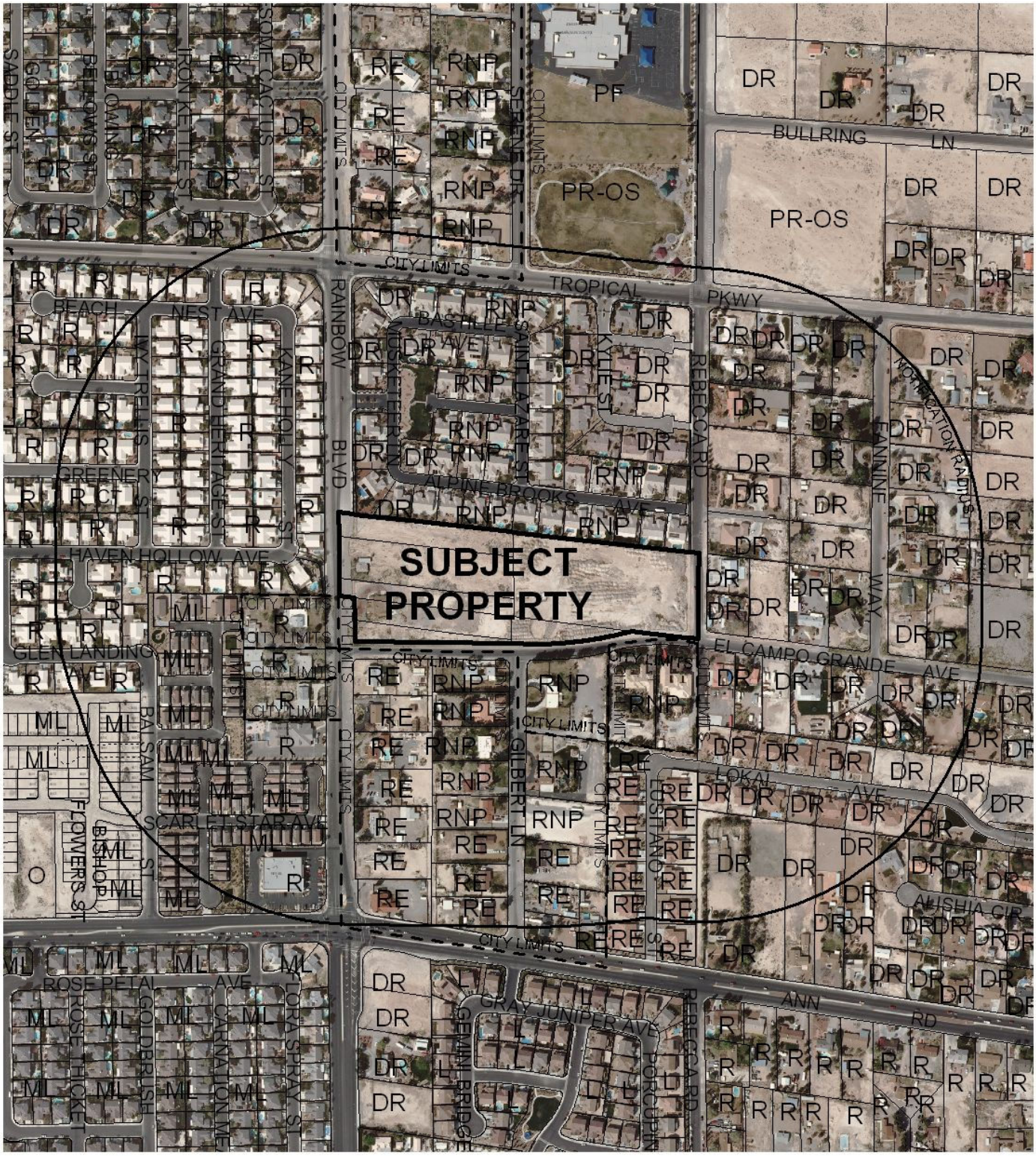
GENARAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

N



CASE: **GPA-44704**

RADIUS: 1000 FEET

GENARAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) El Campo Grande/Rainbow

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

125-26-401-002, 003 AM

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

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

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

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

Additional Information _____

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

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

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

E-mail Address amenlove@cmemail.com

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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

Revised 10/27/08

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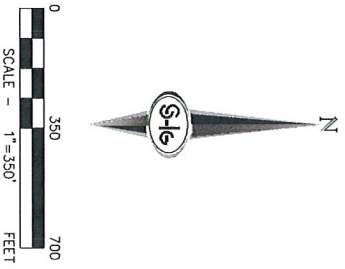


GPA-44704

DR HORTON	
EL CAMPO GRANDE/RAINBOW	
PROPOSED LANDUSE EXHIBIT	

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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

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



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

03/01/12



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

03/01/12

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

DRH1112-000

February 23, 2012

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

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

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

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

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

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

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

GPA-44704
ZON-44705

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

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

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

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

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

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

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

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

GPA-44704
ZON-44705

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

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

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

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

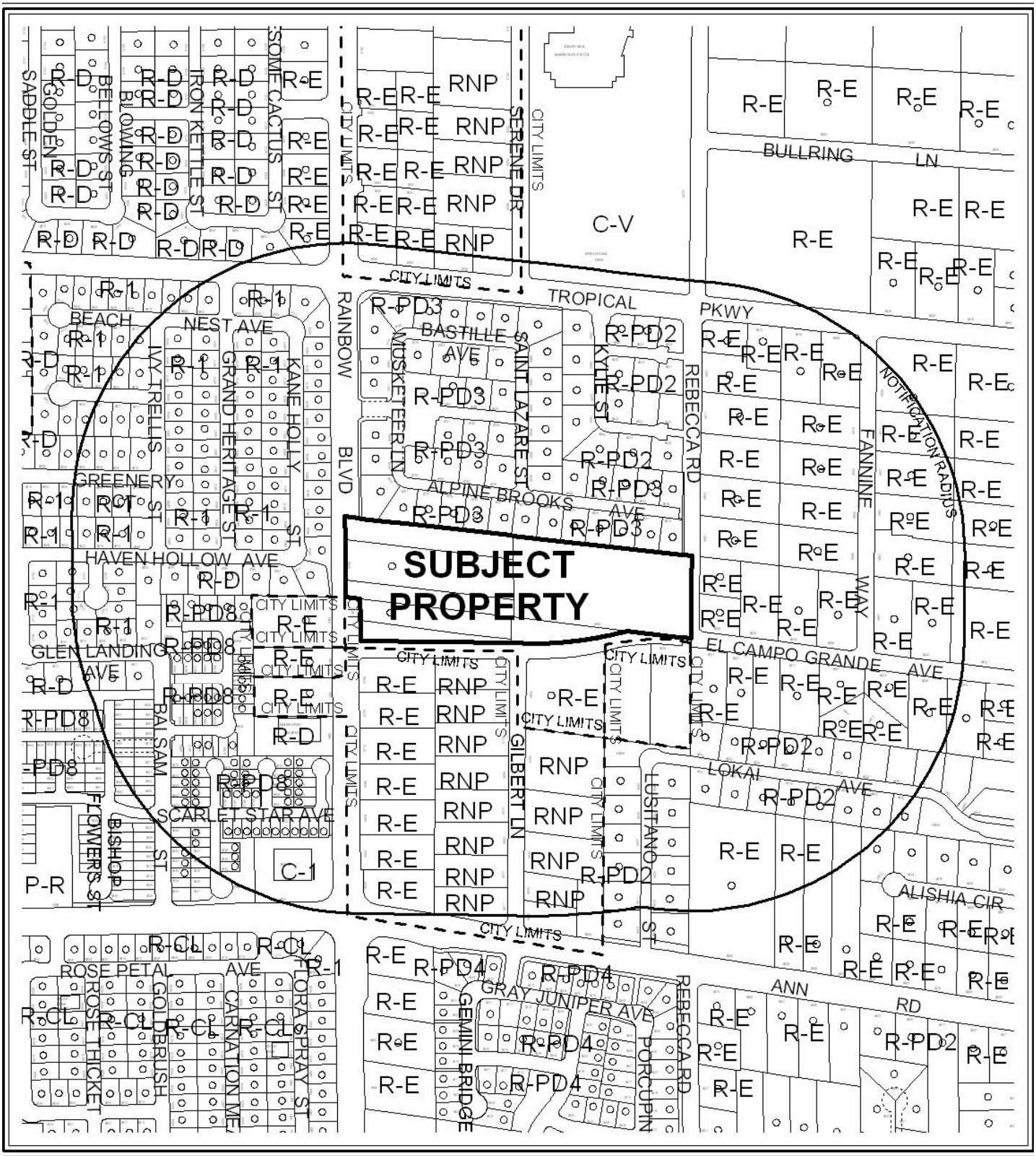
C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

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



0 400 800 Feet

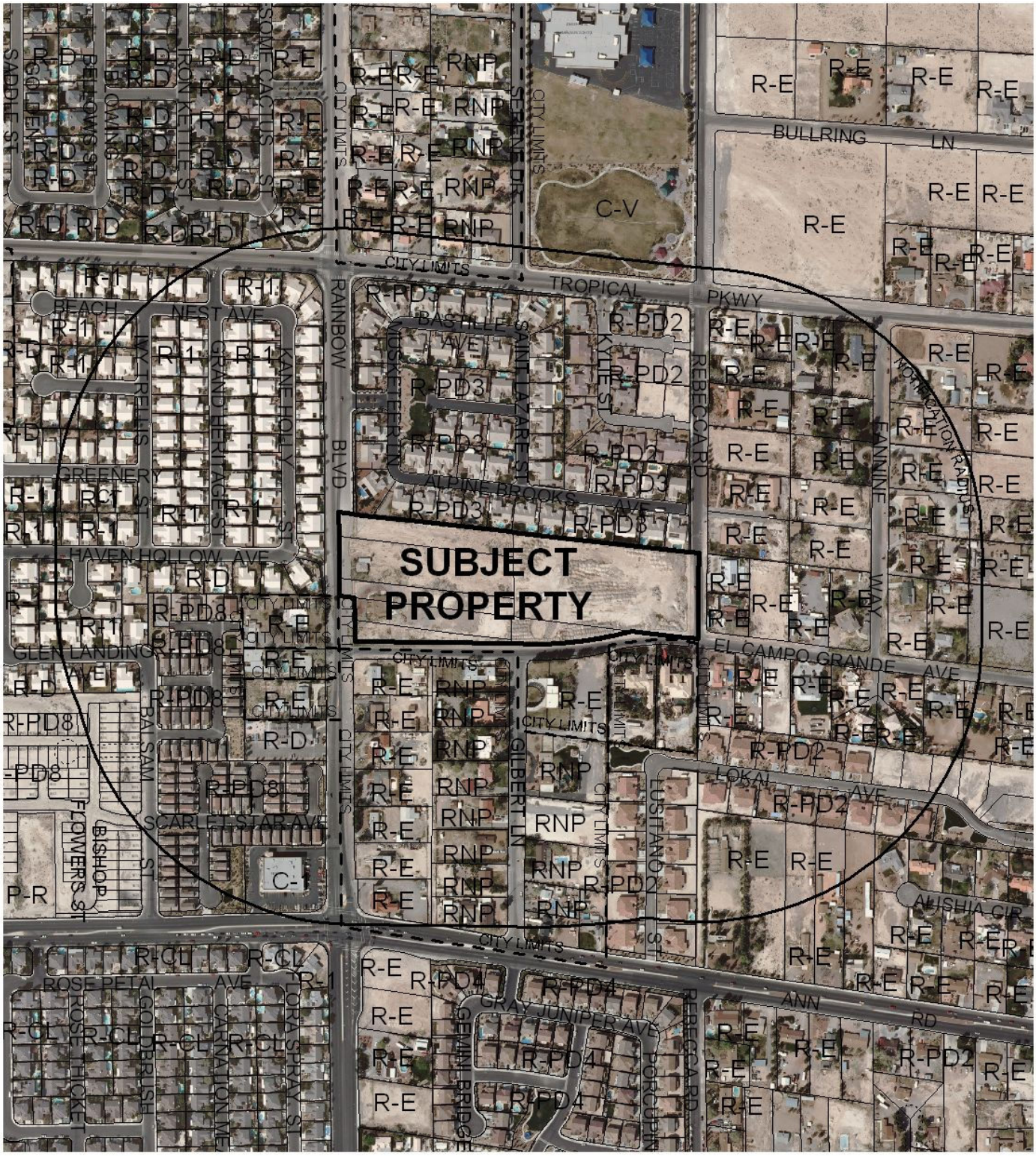
CASE: **ZON-44705**

RADIUS: 1000 FEET

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

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

N



0 400 800 Feet

CASE: **ZON-44705**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: RMB Real Estate, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 2012

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) El Campo Grande/Rainbow

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

125-26-401-002,003 NW

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

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

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

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

Additional Information _____

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

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

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

E-mail Address amenlove@cmemail.com

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name ANDREW MENLOVE

Subscribed and sworn before me

This 17 day of February, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

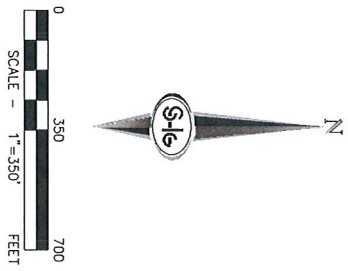
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

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





RECEIVE
FEB 23 2012
City of Las Vegas
Department of Planning

ZON-44705

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

DR HORTON

EL CAMPO GRANDE/RAINBOW

PROPOSED ZONING EXHIBIT

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

DRH1112-000

February 23, 2012

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

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

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

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

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

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

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

ZON-44705

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

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

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

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

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

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

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

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

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

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

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

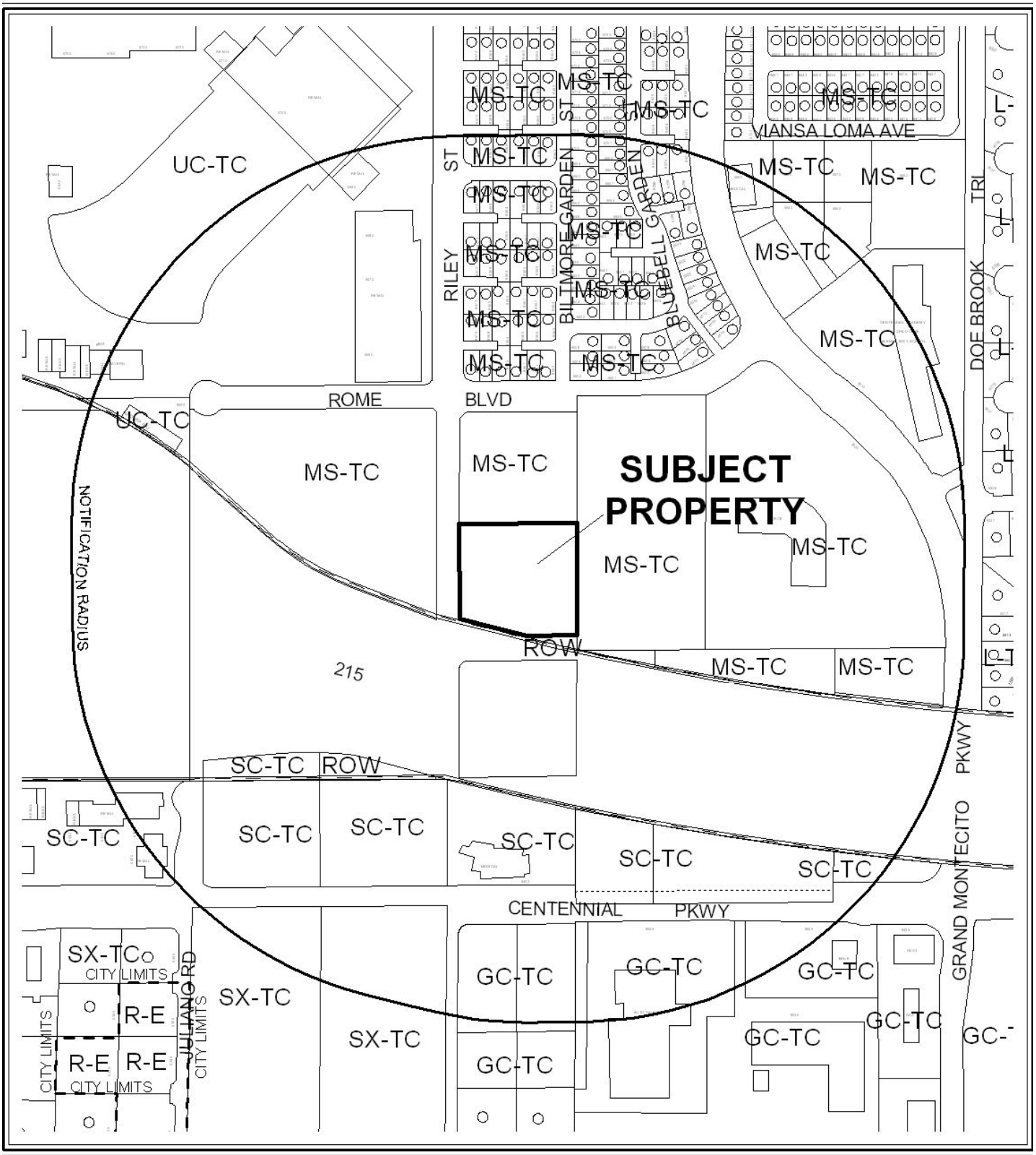
SUBJECT:
MOD-44703 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GIZA DEVELOPMENT - OWNER: ROHANI-NAJMI TRUST - For possible action on a request for a Major Modification of the Montecito Town Center Development Agreement TO ADD 2.5 ACRES TO THE OVERALL PLAN UNDER THE MIXED USE COMMERCIAL SPECIAL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

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-44703, SUP-44701 and SDR-44700
2. Conditions and Staff Report - MOD-44703, SUP-44701, VAC-44702 and SDR-44700
3. Supporting Documentation
4. Photos - MOD-44703, SUP-44701, VAC-44702 and SDR-44700
5. Montecito Town Center Development Agreement Status Report
6. Justification Letter - MOD-44703, SUP-44701, VAC-44702 and SDR-44700

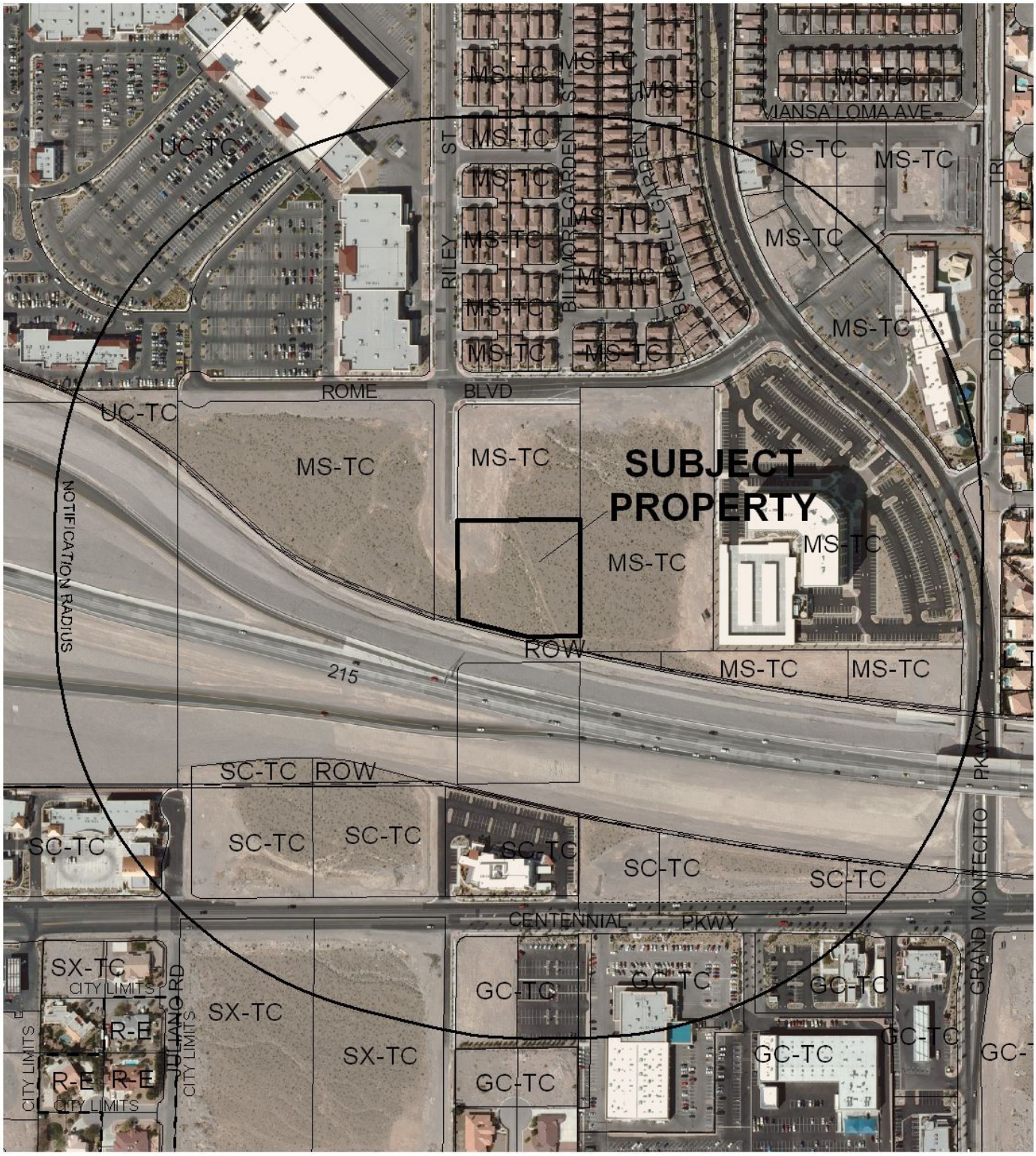


CASE: **MOD-44703**

RADIUS: 1000 FEET

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

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



0 300 600 Feet

CASE: **MOD-44703**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Parvez Rohani

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12

Kimberly Thoren

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

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

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

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

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

E-mail Address

APPLICANT Giza Development **Contact** Michael Wright

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

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

E-mail Address MWright@sahara1.com

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

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

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

E-mail Address Joe@LVDAG.com

State of Nevada
County of Clark

Property Owner Signature* Parvez Rohani

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

Print Name PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani

This 22nd day of February, 20 12.

Kimberley Thoren

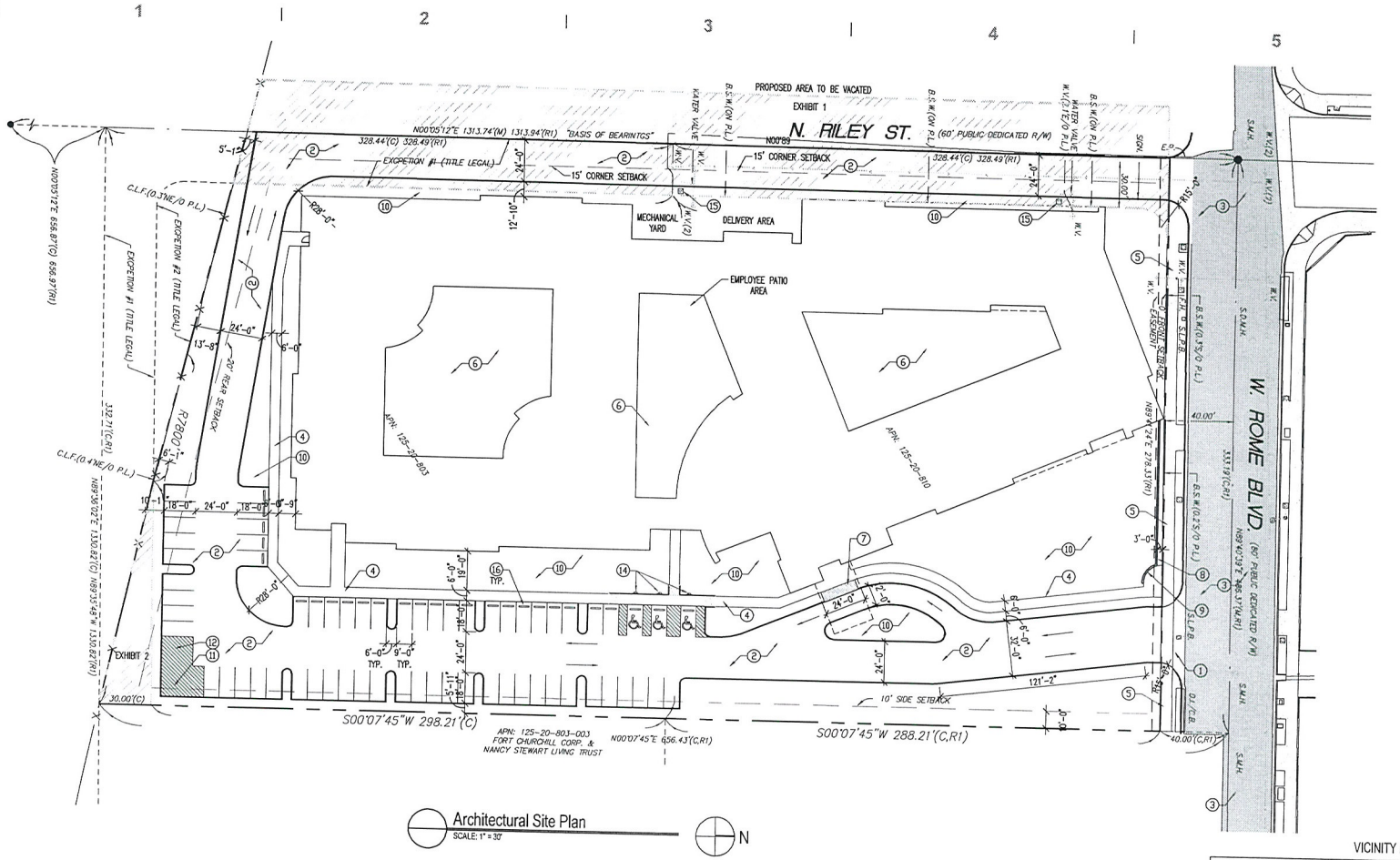
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

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



SITE PLAN GENERAL NOTES:

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

SITE PLAN KEY NOTES:

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

SITE INFORMATION:

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

VICINITY MAP



RECEIVED
FEB 29 2012
City of Las Vegas
Department of Planning

MOD-44703
SUP-44701
SDR-44700

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

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
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MONTECITO CARE AND REHAB
Corner of W Rome Boulevard and Riley Street
MONTECITO TOWN CENTER, LAS VEGAS, NEVADA

REVISIONS

CITY REVIEW SET - NOT FOR CONSTRUCTION

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

SHEET CONTENTS
ARCHITECTURAL
SITE PLAN

AS101



Landscape Plan
SCALE: 1" = 30'

N
0 15 30 60
1"=30'

PLANTING PLAN GENERAL NOTES:

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

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

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by the Architect.
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MONTECITO CARE AND REHAB
Corner of W Rome Boulevard and Riley Street
MONTECITO TOWN CENTER, LAS VEGAS, NEVADA

REVISIONS

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

SHEET CONTENTS
PLANTING PLAN

CITY REVIEW SET - NOT FOR CONSTRUCTION

LP101

Water Smart Landscapes Program Plant List for Montecito Skilled Nursing Facility

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Crushed Rock, Sunset Red

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

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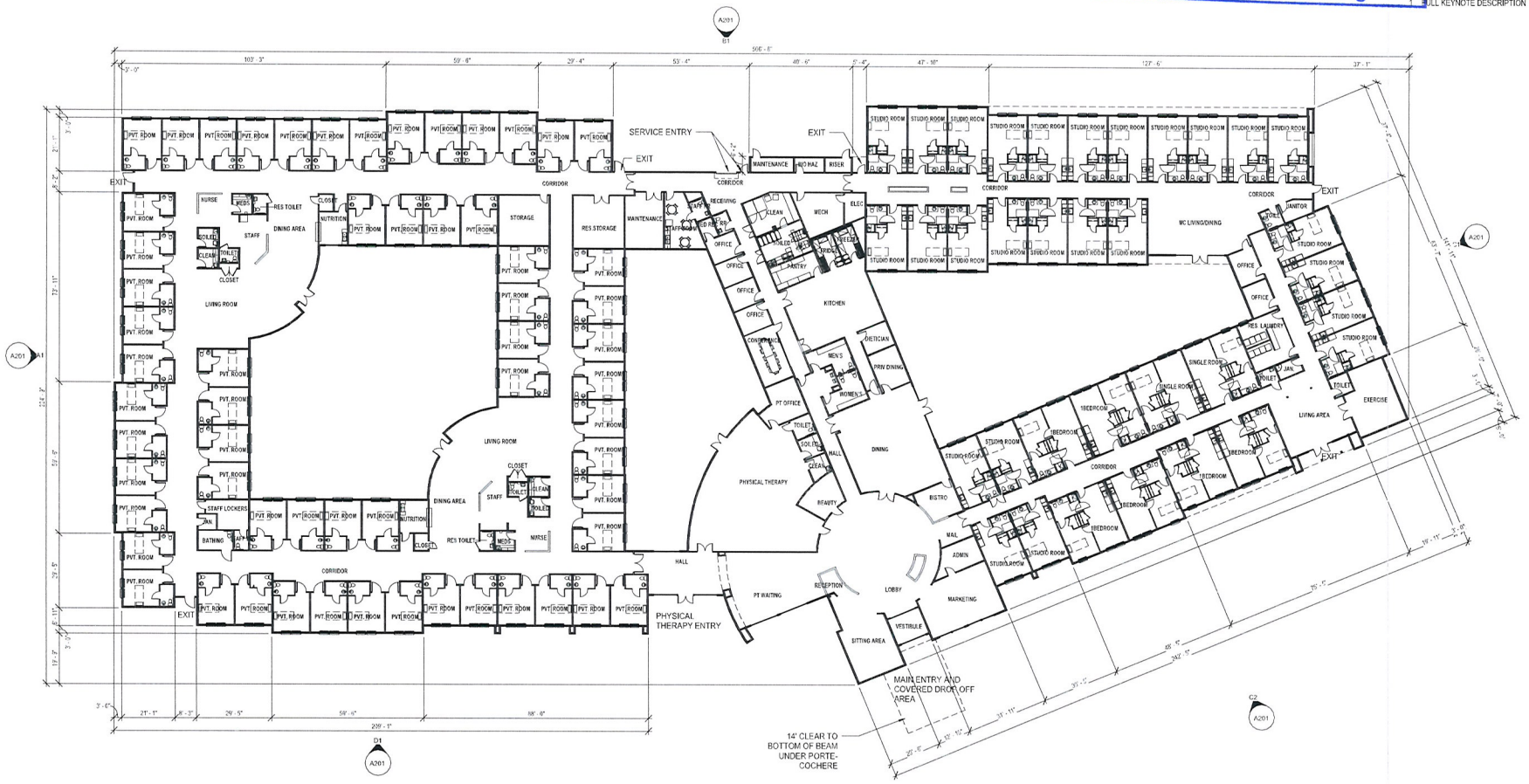

A1 LEVEL 01 FLOOR PLAN
A101 1" = 20'-0"

GRAPHIC SCALE
0 20 40 60 80

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GENERAL NOTE - FLOOR PLAN

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

KEYNOTE - FLOOR PLAN

1 FULL KEYNOTE DESCRIPTION

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NEXUS PROJECT #:	1206
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DRAWN BY:	JP
DATE:	02.22.201

SHEET CONTENTS:
FLOOR PLAN

SCHEMATIC DESIGN

A101

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

2/22/2012 1:06:10 PM

* FUNCTION OF SPACE

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

2-HOUR RATED WALL

TOTAL BUILDING MAXIMUM OCCUPANCY 607

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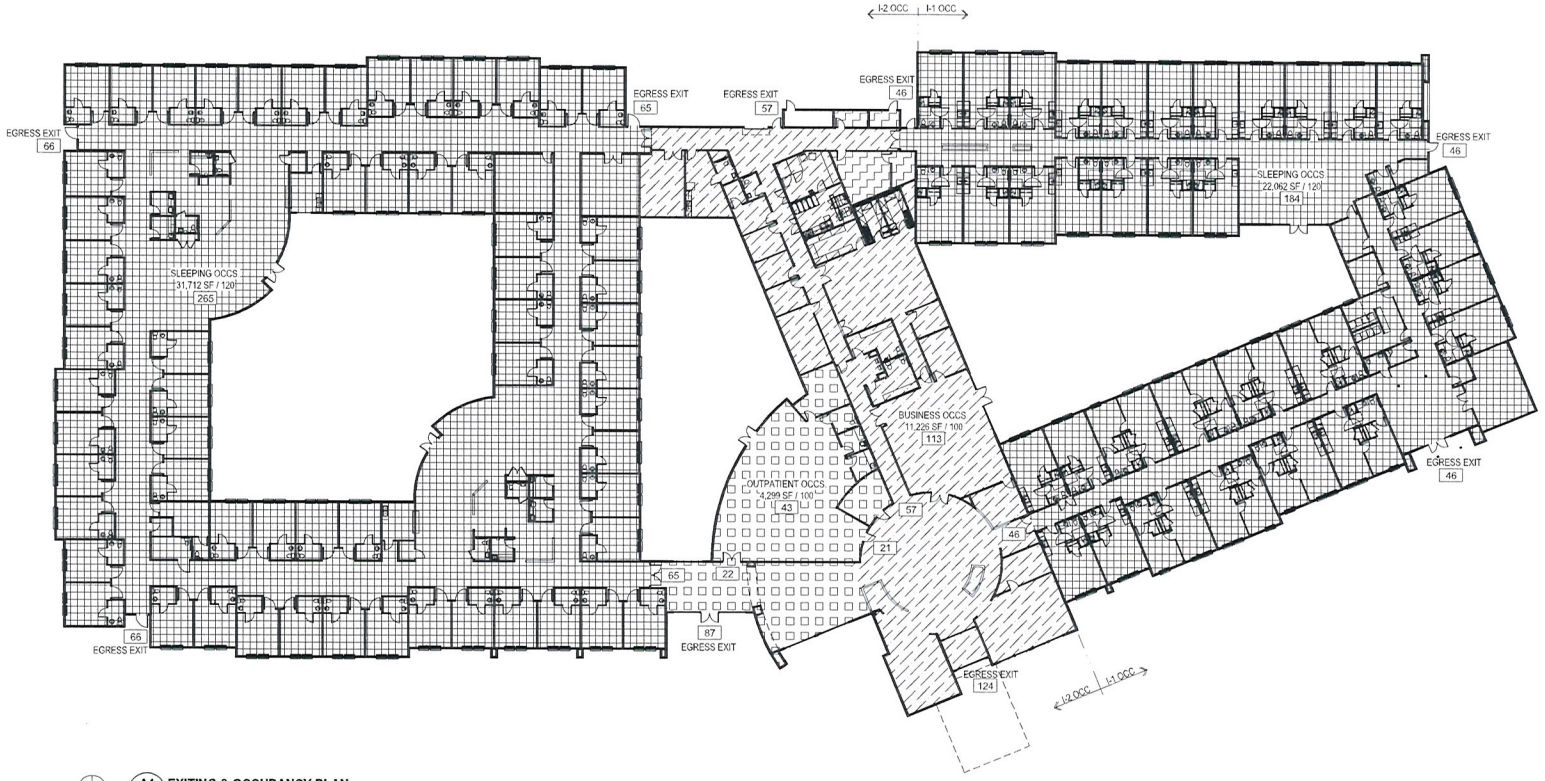

A1 EXITING & OCCUPANCY PLAN
A100 1" = 20'-0"

GRAPHIC SCALE

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GENERAL NOTE - ENLARGED FLOOR PLAN

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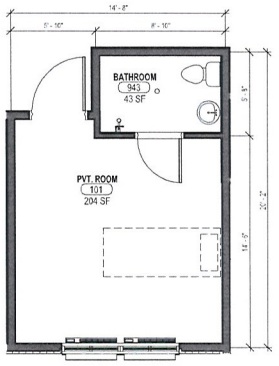
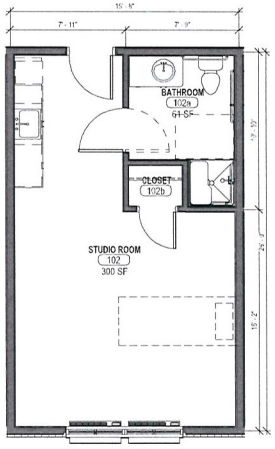
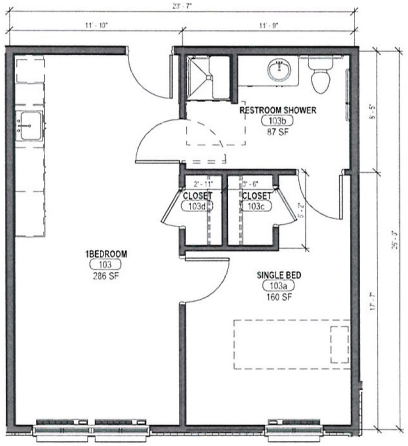


A3 / A411 ENLARGED PRIVATE ROOM UNIT
1/4" = 1'-0"



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



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

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SHEET CONTENTS:
ENLARGED ROOM LAYOUTS

SCHEMATIC DESIGN

A411

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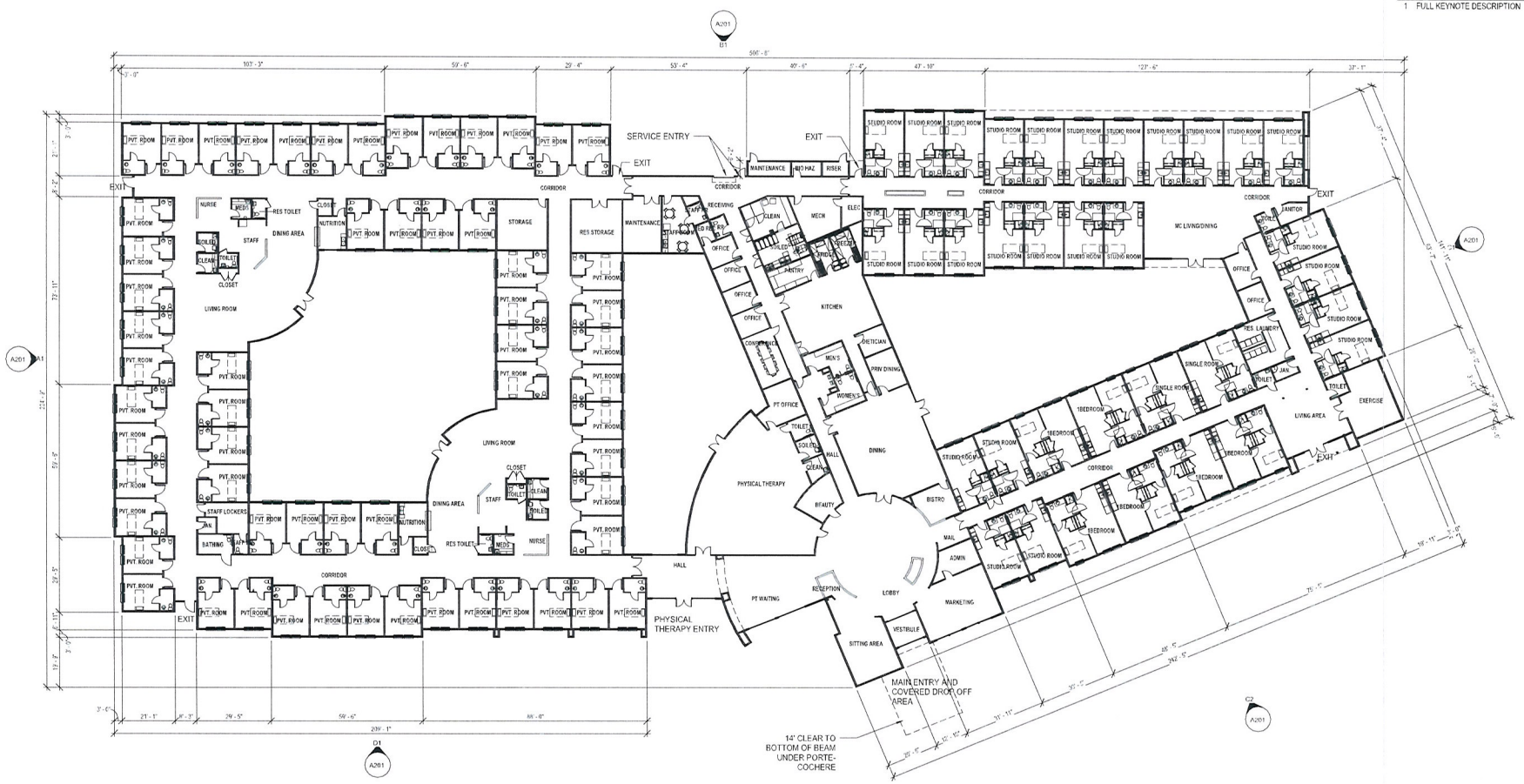

N

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

GRAPHIC SCALE
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KEYNOTE - FLOOR PLAN

1 FULL KEYNOTE DESCRIPTION

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FLOOR PLAN

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* FUNCTION OF SPACE

SYMBOL	DESCRIPTION	OCCUPANCY
158 SF	ROOM SQUARE FOOTAGE	
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U	ROOM OCCUPANT LOAD NOT COUNTED	
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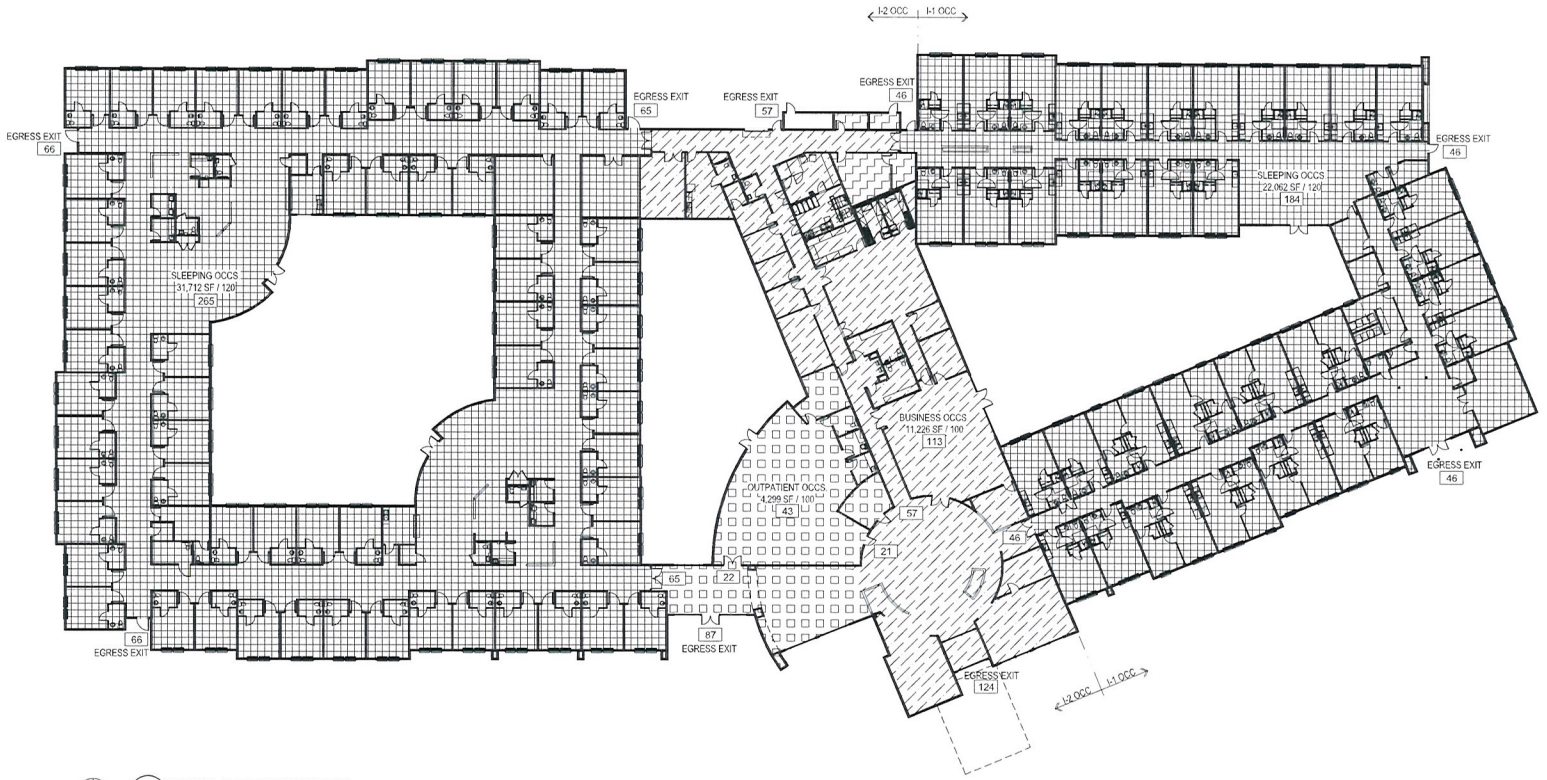
1	ROOM OCCUPANT LOAD AT 120 SQ.FT. GROSS PER PERSON	(SLEEPING)
	2-HOUR RATED WALL	

TOTAL BUILDING MAXIMUM OCCUPANCY 607



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

GRAPHIC SCALE
0 20 40 60 80

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SHEET CONTENTS:
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SCHEMATIC DESIGN

A100

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GENERAL NOTE - ENLARGED FLOOR PLAN

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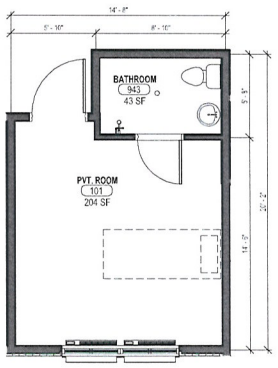
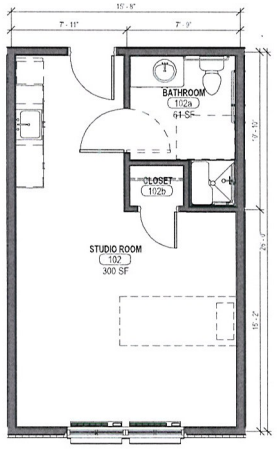
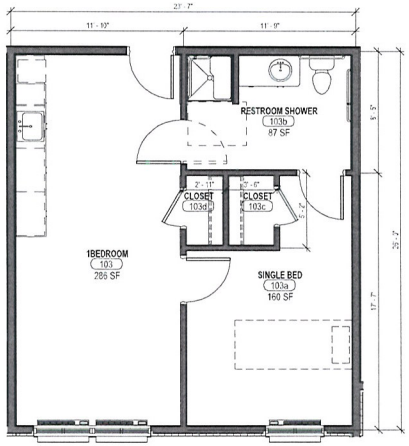


A3 / A411 ENLARGED PRIVATE ROOM UNIT
1/4" = 1'-0"



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



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

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MONTECITO, NEVADA

1 REVISIONS

NEXUS PROJECT #	120
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DATE:	02.22.201

SHEET CONTENTS:
ENLARGED ROOM LAYOUTS

SCHEMATIC DESIGN

A411

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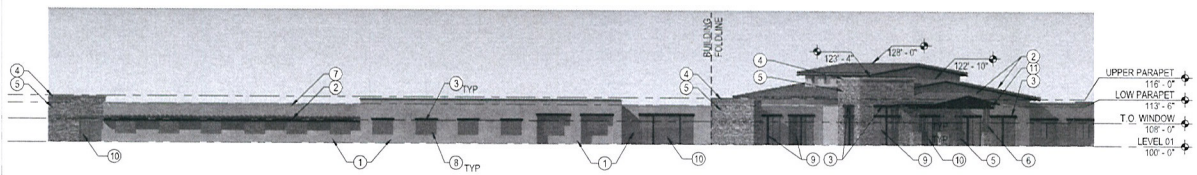
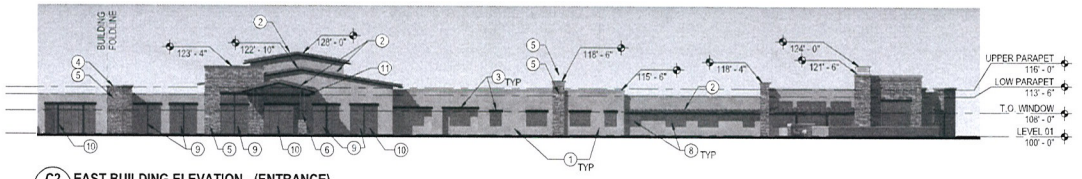
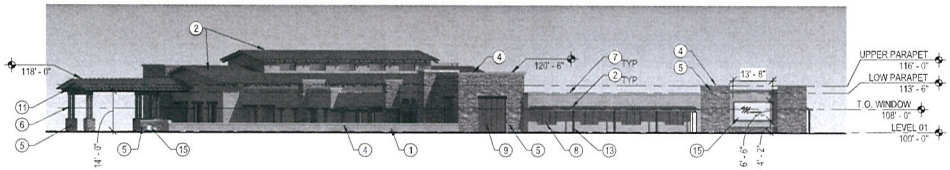


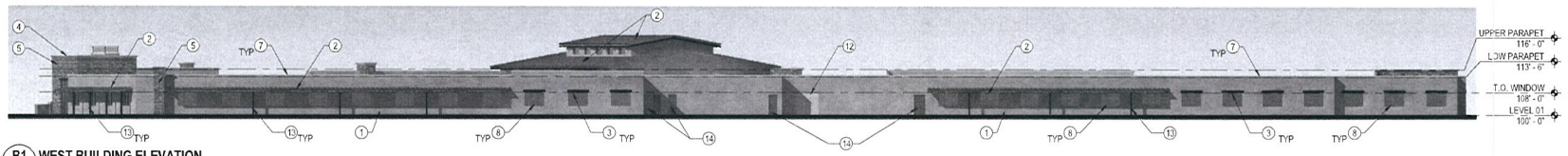
D1 A201 EAST BUILDING ELEVATION - (SOUTH END)
1" = 20'-0"



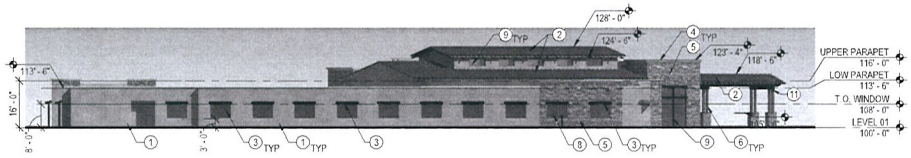
C2 A201 EAST BUILDING ELEVATION - (ENTRANCE)
1" = 20'-0"



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



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



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

GENERAL NOTE - BUILDING ELEVATION

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

KEYNOTE - BUILDING ELEVATION

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

SEE COLOR BOARD FOR COLORS

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A REVISIONS

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SHEET CONTENTS:
BUILDING ELEVATION

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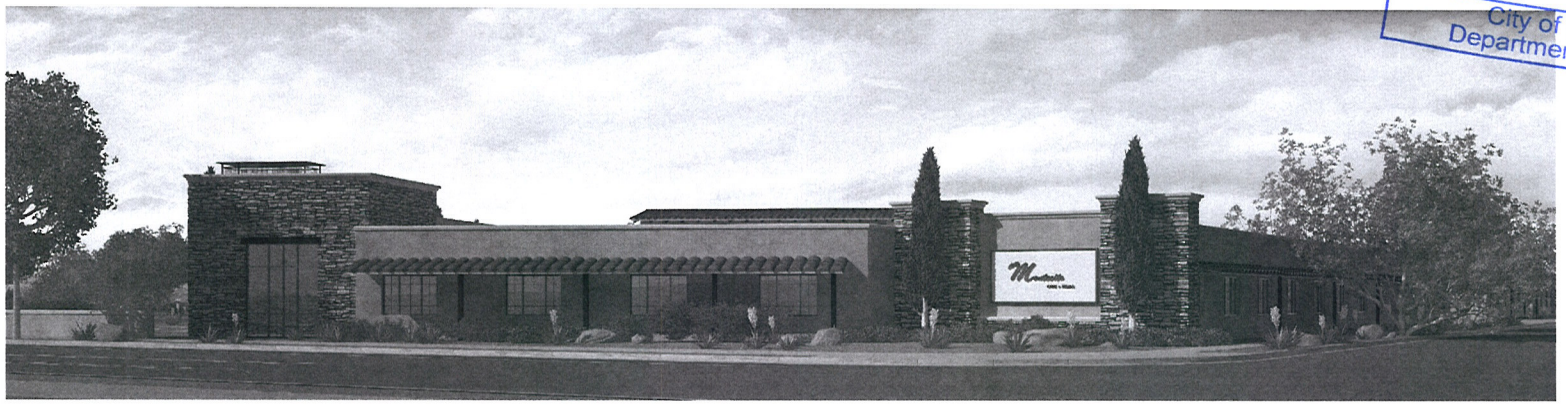
A201

2/22/2012 2:01:43 PM



BUILDING ENTRANCE STREET VIEW FROM ROME



BUILDING CORNER VIEW FROM RILEY

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

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T 801.524.5000 F 801.524.5001
http://www.archnexus.com

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

REVISIONS

NEXUS PROJECT #	1200
CHECKED BY:	JD
DRAWN BY:	JP
DATE:	02.22.201

SHEET CONTENTS:
BUILDING PERSPECTIVES

SCHEMATIC DESIGN

G100

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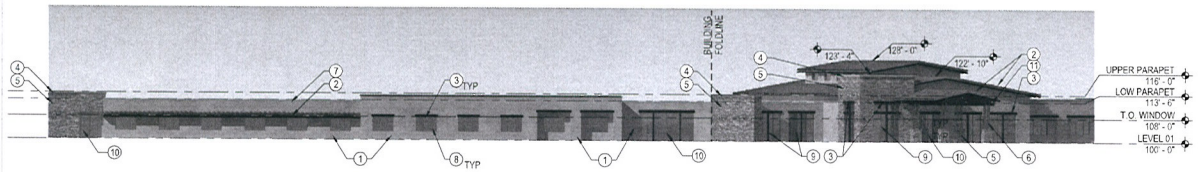
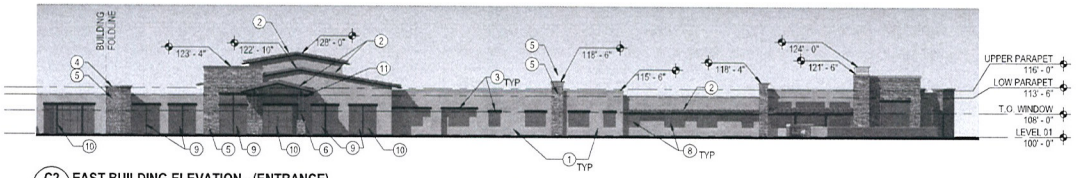


D1 A201 EAST BUILDING ELEVATION - (SOUTH END)
1" = 20'-0"



C2 A201 EAST BUILDING ELEVATION - (ENTRANCE)
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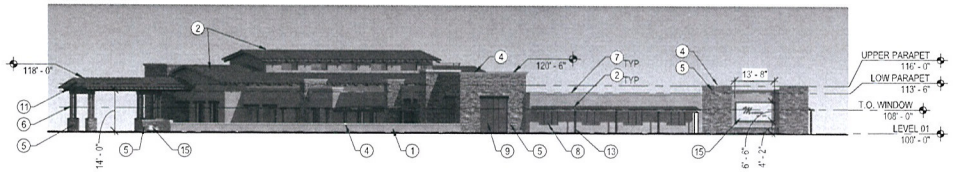

C1 A201 NORTH BUILDING ELEVATION
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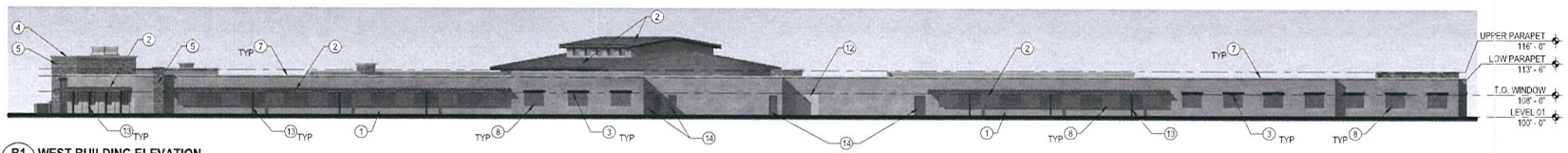
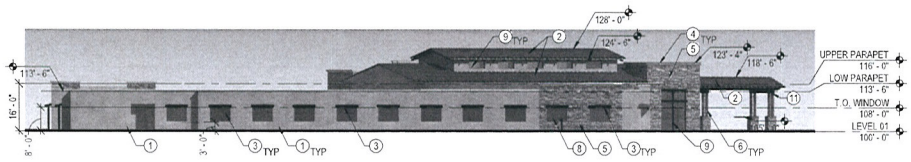


B1 A201 WEST BUILDING ELEVATION
1" = 20'-0"



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

GENERAL NOTE - BUILDING ELEVATION

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

KEYNOTE - BUILDING ELEVATION

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

SEE COLOR BOARD FOR COLORS

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GRAPHIC SCALE
0 20 40 80

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http://www.archnexus.com

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MONTECITO, NEVADA

#	REVISIONS

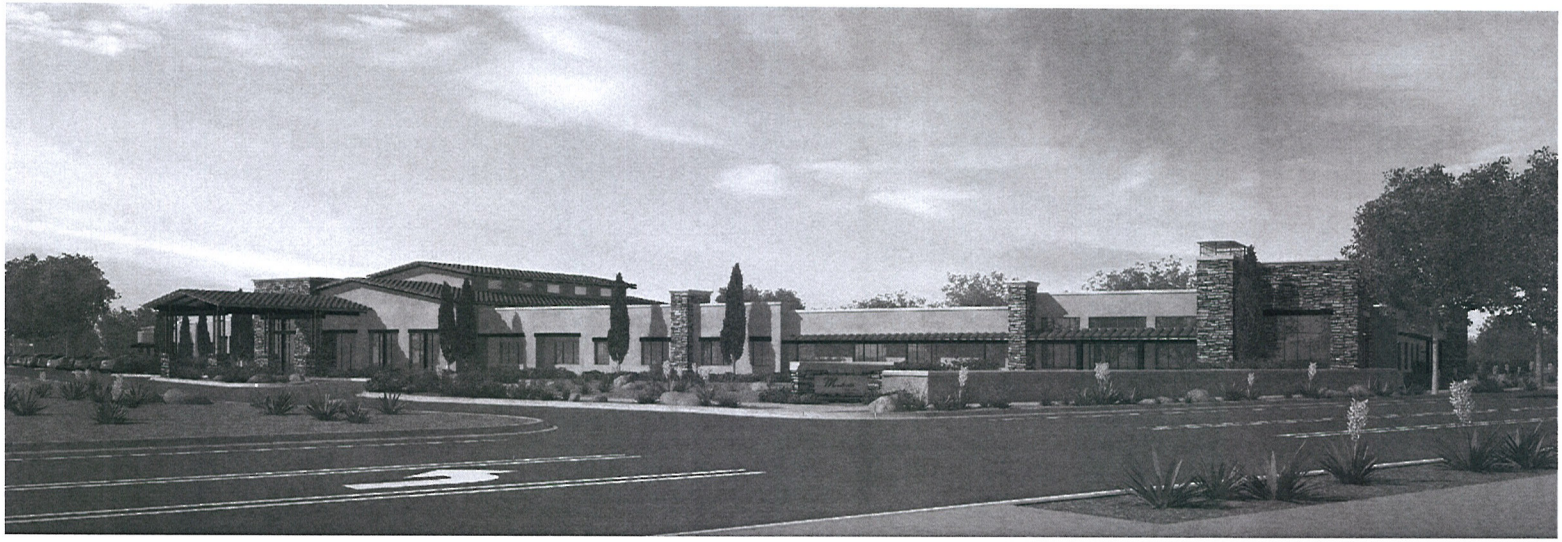
NEXUS PROJECT #: 1206
CHECKED BY: JD
DRAWN BY: JP
DATE: 02.22.201

SHEET CONTENTS:
BUILDING ELEVATION

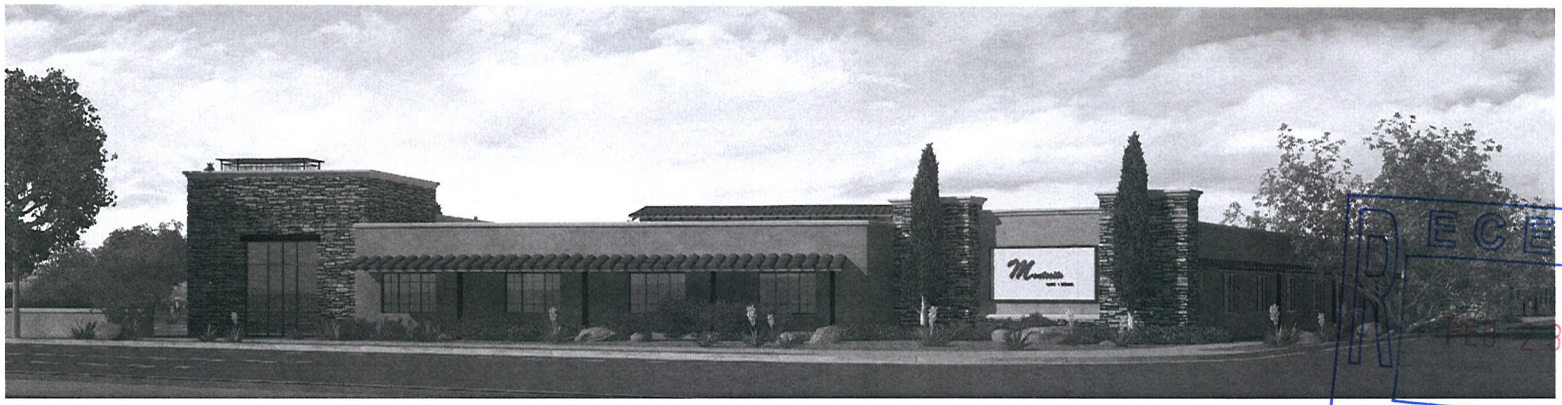
SCHEMATIC DESIGN

A201

2/22/2012 2:01:43 PM



BUILDING ENTRANCE STREET VIEW FROM ROME



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MONTECITO CARE AND REHAB
W ROME BLVD
MONTECITO, NEVADA

REVISIONS

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

SHEET CONTENTS:
BUILDING PERSPECTIVES

SCHEMATIC DESIGN

G100

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Montecito Town Center Development Agreement

Status Report

Overview:

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

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

I. Residential Development Status:

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

II. Commercial Development Status:

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

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

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

III. Remaining Developable Acreage:

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



MOD-44703
SUP-44701
SDR-44700



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

03/01/12



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

03/01/12



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

03/01/12

RHS MANAGEMENT, LLC

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

February 28, 2012

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

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

To Whom It May Concern:

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

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

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

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VAC-44702 SDR-44700

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

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

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

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

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VAC-44702 SDR-44700

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

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

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

Sincerely,

Joe P. Gwerder

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

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VAC-44702 SDR-44700

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

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

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

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

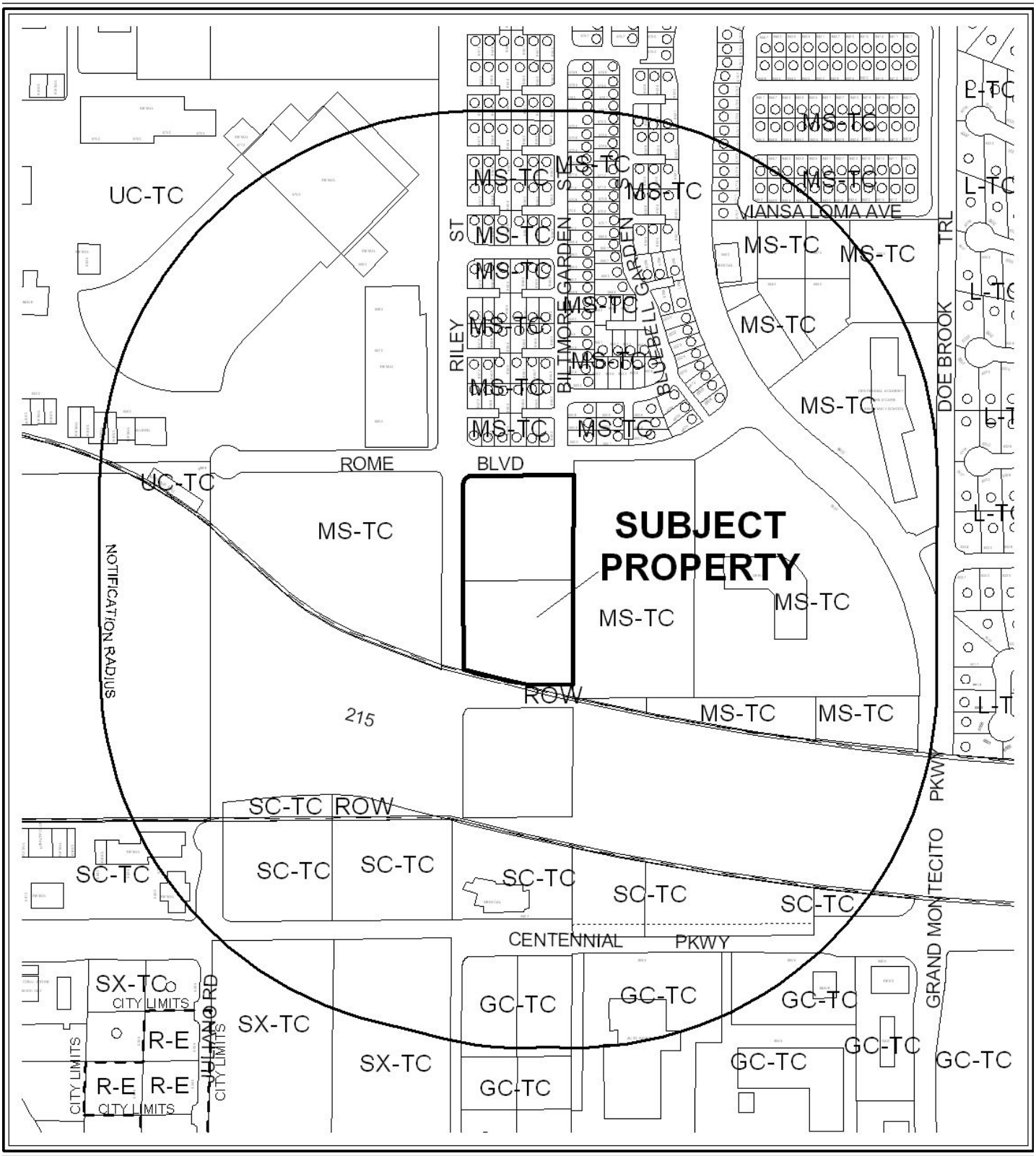
C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – SUP-44701 and SDR-44700
3. Supporting Documentation

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

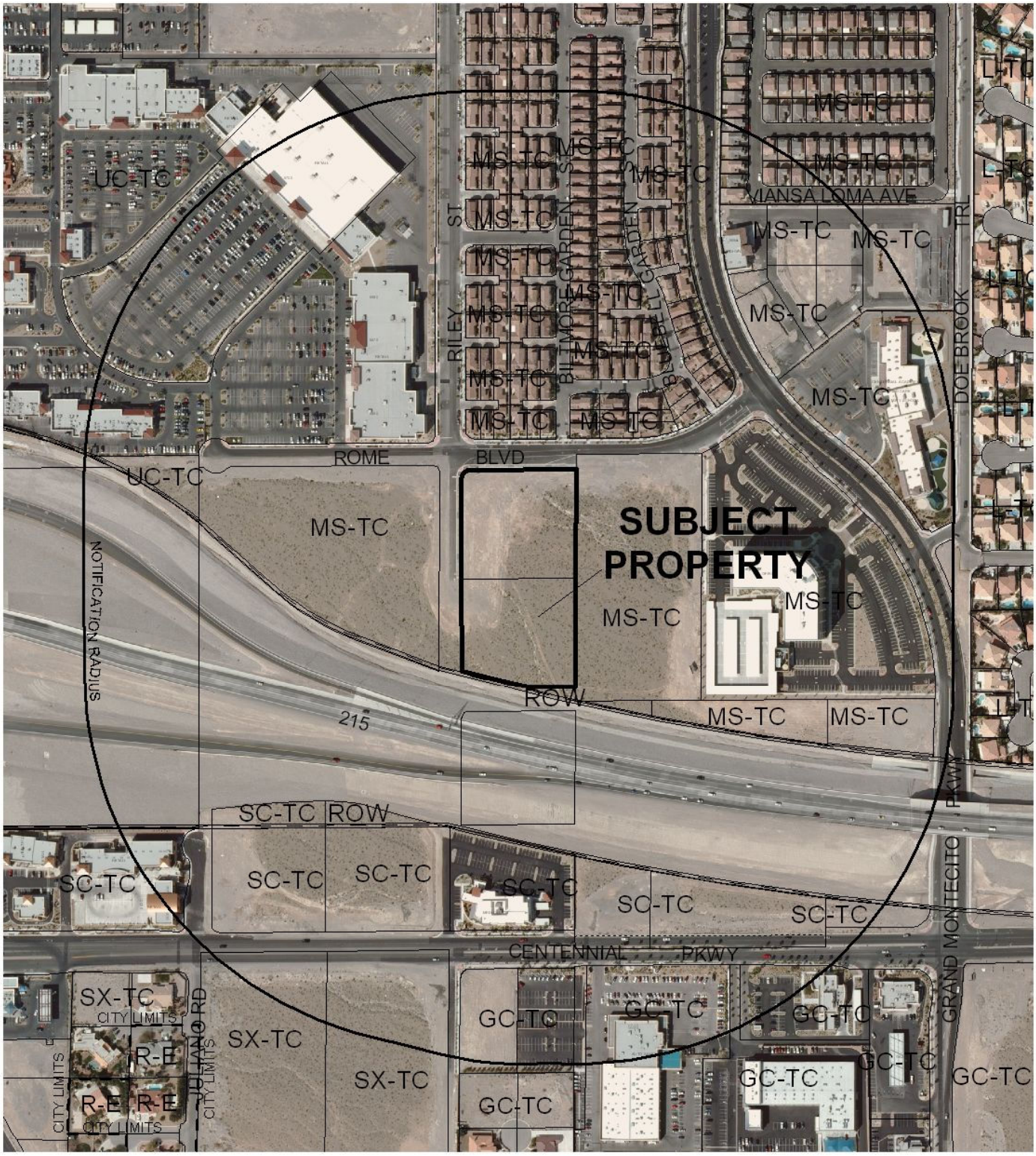


CASE: **SUP-44701 & SDR-44700**

RADIUS: 1000 FEET

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

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



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

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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Signature of Property Owner: _____

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Delaware 118, LLC

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☒ **Yes** ☐ **No**

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

City Official: Carolyn Goodman

Partner(s): RHS Management

APN: Tucson, AZ Project

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Signature of Property Owner: _____

Print Name: Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 2012

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

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

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

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

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

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

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

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

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

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

E-mail Address Joe@LVDAG.com

APPLICANT Giza Development **Contact** Michael Wright

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

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

E-mail Address MWright@sahara1.com

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

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

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

E-mail Address Joe@LVDAG.com

Property Owner Signature* _____

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

Print Name Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 20 12.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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

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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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

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

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

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

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

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

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

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

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

E-mail Address

APPLICANT Giza Development **Contact** Michael Wright

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

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

E-mail Address MWright@sahara1.com

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

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

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

E-mail Address Joe@LVDAG.com

County of Clark
State of Nevada

Property Owner Signature* Parvez Rohani

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

Print Name PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12.

Kimberley Thoren

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-44701
Meeting Date:	4-10-12
Total Fee:	1030.60
Date Received:*	2-23-12
Received By:	JFM

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

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

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

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

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

C.C.: 05/16/2012

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44700** APN: 125-20-810-001

Name of Property Owner: Delaware 118, LLC

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☒ **Yes** ☐ **No**

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

City Official: Carolyn Goodman

Partner(s): RHS Management

APN: Tucson, AZ Project

Signature of Property Owner: _____

Print Name: Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 2010

_____

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number SDR-44700 APN: 125-20-803-002

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

Name of Applicant: Giza Development

Name of Representative: RHS Management, LLC

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Parvez Rohani

State of Nevada
County of Clark

Print Name: PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani

This 22nd day of February, 2012

Kimberly Thoren
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

Additional Information In conjunction with a SUP, Vacation, and Major Modification

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

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

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

E-mail Address

APPLICANT Giza Development **Contact** Michael Wright

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

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

E-mail Address MWright@sahara1.com

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

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

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

E-mail Address Joe@LVDAG.com

State of Nevada
County of Clark

Property Owner Signature* Parvez Rohani

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

Print Name PARVEZ ROHANI

Subscribed and sworn before me by Parvez Rohani.

This 22nd day of February, 20 12.

Kimberly Thoren

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SDR-44700
Meeting Date:	4-10-12
Total Fee:	$1030.00
Date Received:*	2-23-12
Received By:	JFinch

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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

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

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

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

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

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

Additional Information In conjunction with a SUP, Vacation and Major Mod.

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

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

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

E-mail Address Joe@LVDAG.com

APPLICANT Giza Development **Contact** Michael Wright

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

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E-mail Address Joe@LVDAG.com

Property Owner Signature* _____

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Print Name Robert Schulman

Subscribed and sworn before me

This 22nd day of February, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SDR-44700
Meeting Date:	4-10-12
Total Fee:	1030.00
Date Received:*	2-23-12
Received By:	JFM

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Revised 10/27/08

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

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

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

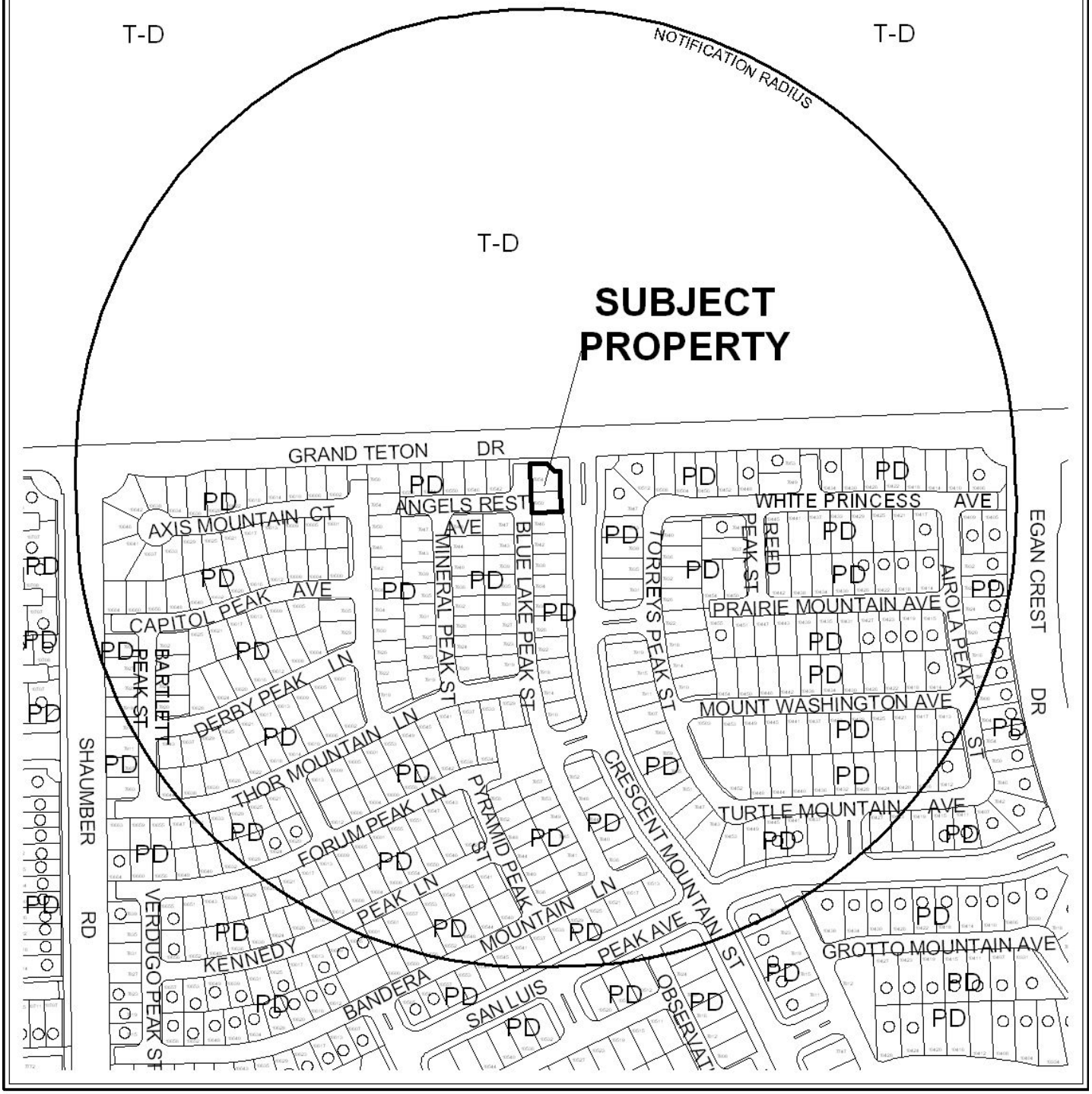
SUBJECT:
VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED on 0.15 acres at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Providence Design Review Committee Approval Letter
6. Justification Letter



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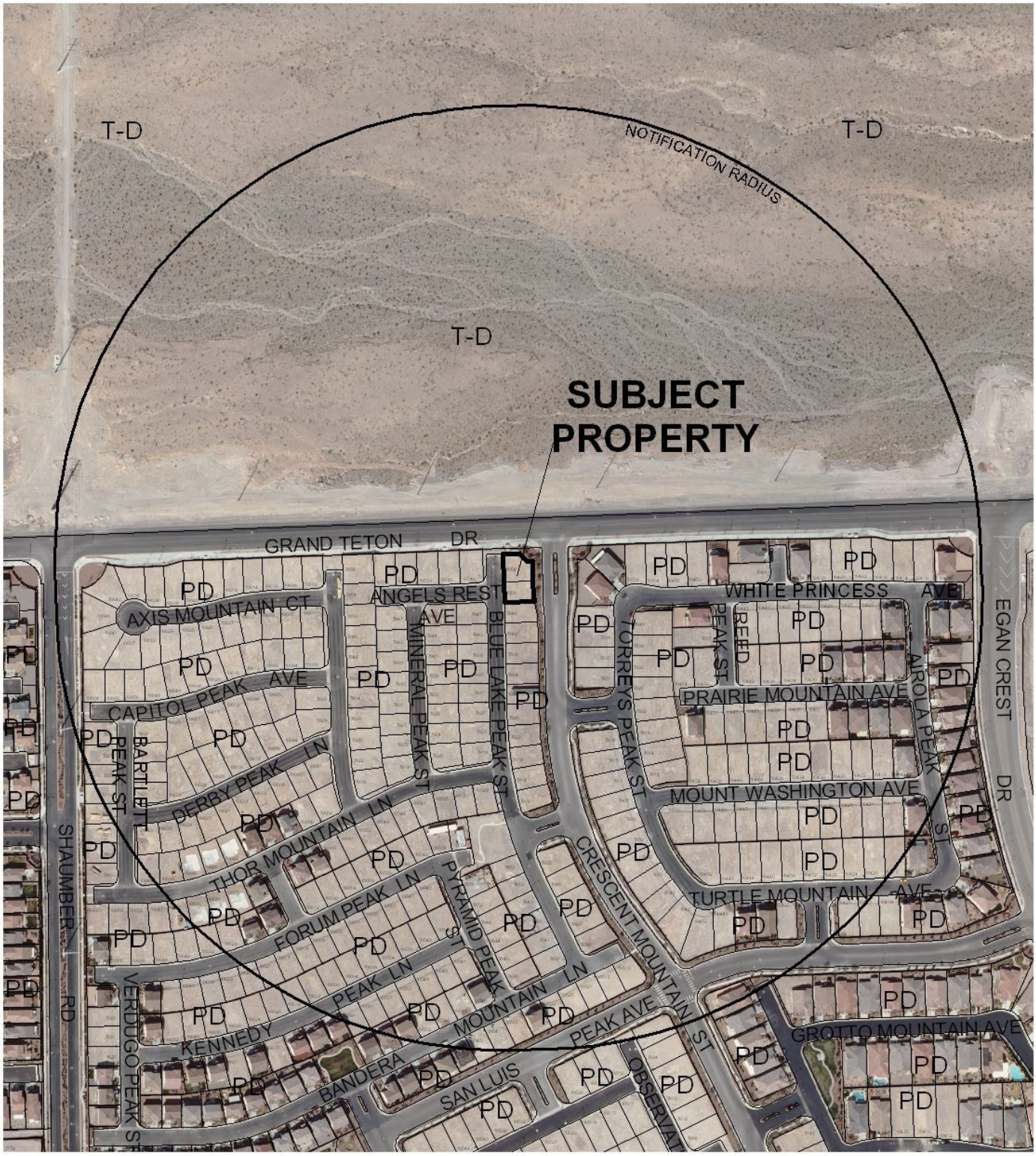
CASE: VAR-44657

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: VAR-44657

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44657** APN: 126-13-116-088 & 089

Name of Property Owner: ESTANCIA DESERT LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, Inc.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Lisa C. Alvarez

Subscribed and sworn before me

This 10 day of February, 20 12

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Northern Terrace at Providence Unit 5 Lots 586 and 587 Variance

Project Address (Location) 7954 and 7950 Blue Lake Peak Street

Project Name Northern Terrace at Providence Unit 5 **Proposed Use** SF Residential

Assessor's Parcel #(s) 126-13-116-088 & 089 **Ward #** 6 - Ross

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

Commercial Square Footage N/A **Floor Area Ratio** Varies (0.19-0.28)

Gross Acres 0.15 **Lots/Units** 2 **Density** Medium Low Density

Additional Information ____

PROPERTY OWNER Estancia Desert LLC **Contact** Lisa Albanez

Address 2010 Main Street, Suite 1100 **Phone:** 949-724-5900 **Fax:** 949-724-1919

City Irvine **State** CA **Zip** 92614

E-mail Address lalbanez@tripacificllc.com

APPLICANT Warmington Residential Nevada, Inc. **Contact** Scott Reddie

Address 8363 W. Sunset Rd., Suite 200 **Phone:** (702) 248-4883 **Fax:** (702) 248-8430

City Las Vegas **State** NV **Zip** 89113

E-mail Address Scott@warmingtongroup.com

REPRESENTATIVE G.C. Wallace, Inc. **Contact** Michael Fang

Address 1555 S. Rainbow Blvd. **Phone:** (702) 804-2000 **Fax:** (702) 804-2299

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

E-mail Address MFang@gcwallace.com

Property Owner Signature* ____

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

Print Name Lisa C. Albanez

Subscribed and sworn before me

This 10 day of February, 20 12.

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PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

FOR DEPARTMENT USE ONLY

Case #	VAR-44657
Meeting Date:	4/10/2012
Total Fee:	830.00
Date Received:*	2/21/2012
Received By:	MREX

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Revised 10/27/08

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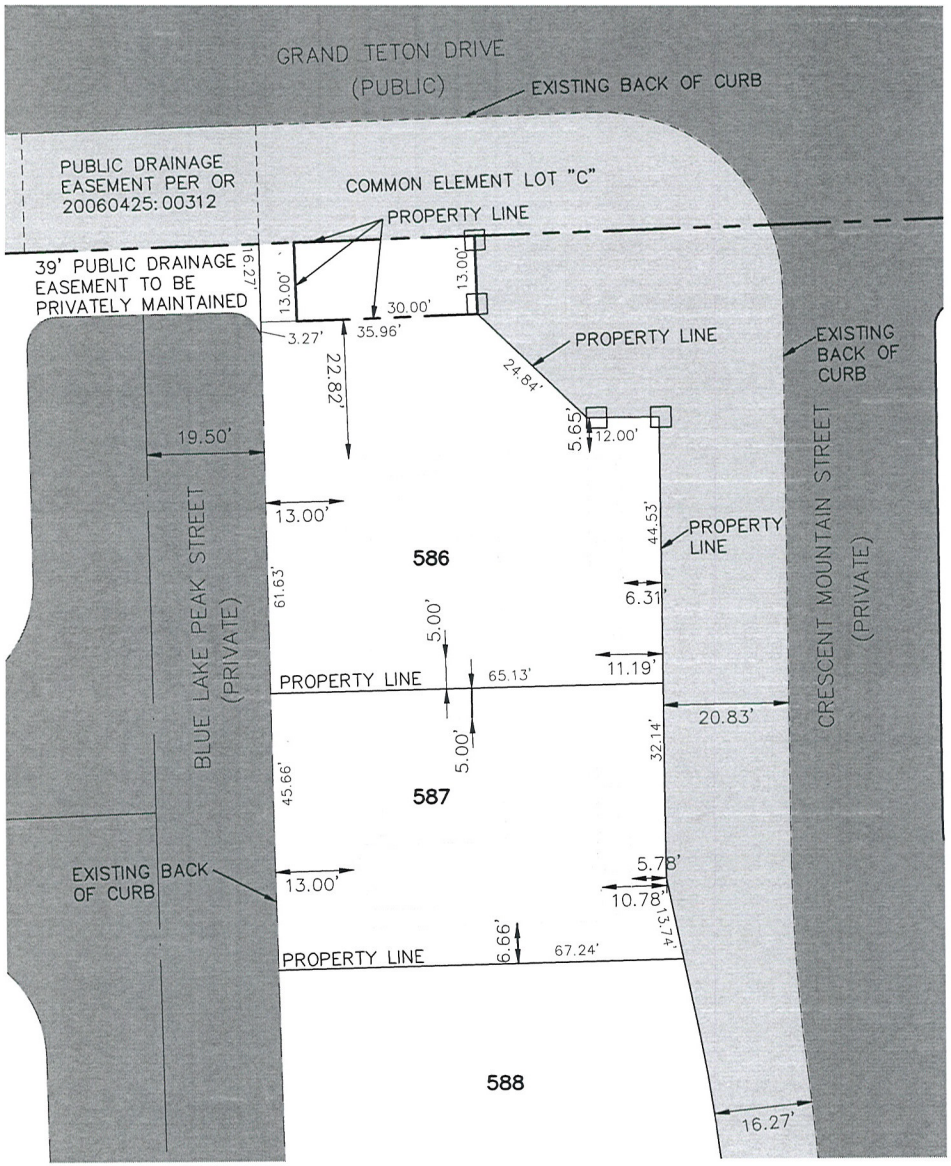







KEY MAP

DENSITY:
MEDIUM LOW DENSITY RESIDENTIAL

TYPICAL INTERIOR LOT SIZE:
44.0' X 69.0' = 3036 SQ. FT.

PROPERTY SIZE SIZE:
LOT 586 – 3692 SQ. FT.
LOT 587 – 2980 SQ. FT.

BUILDING SIZE (FIRST FLOOR):
PLAN 1 – 719 SQ. FT.
PLAN 2 – 783 SQ. FT.
PLAN 3 – 829 SQ. FT.
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PLAN 3 – 1951 SQ. FT.
PLAN 4 – 1990 SQ. FT.

FLOOR AREA RATIO (LOT 586):
PLAN 1 – 0.19
PLAN 2 – 0.21
PLAN 3 – 0.22
PLAN 4 – 0.22

FLOOR AREA RATIO (LOT 587):
PLAN 1 – 0.24
PLAN 2 – 0.26
PLAN 3 – 0.28
PLAN 4 – 0.27

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

VAR-44657

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

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

SHEET 1
1 OF 1 SHTS

F:\Projects\800\819-002\Northern Terrace\Plot Plans\Unit 5\Site Plan\U5-Lots 586,587.dwg
02-15-12 09:37:59
Michael Fang



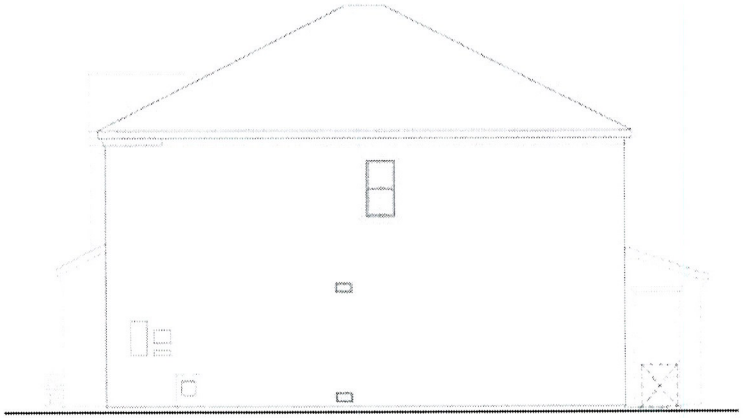
REAR



FRONT



LEFT



RIGHT

ELEVATIONS - 'C' EUROPEAN COUNTRY

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-0542
949 252 2007 www.wharchitects.com fax 949 250 1529

CLAREMONT
LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA
SFD

© 2011 WILLIAM HEZMALHALCH ARCHITECTS, INC.

DO NOT SCALE PLANS

REVISIONS

NO	DATE	DESCRIPTION

PLAN:
PLAN 4

SHEET TITLE:
ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

PROJECT MANAGER:	MM
DESIGNER:	AMSH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL	
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2011130
CAD FILE NAME	11130A4.07

DATE: 12/16/11
SHEET: A4.7

2011130

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

VAR-44657

PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/11/2012

Scott Reddie
Warmington Homes
8363 West Sunset Road
Suite 200
Las Vegas, NV 89113

VIA: E-mail (scott@warmingtongroup.com) and Prolog Website

RE: Providence Master Plan Community
Plotting Variance Request
POD: 102, 107, 108, 202, 204, & 206 – Northern Terrace
LOTs: 586 & 587

Dear Scott:

The Providence Design Review Committee (DRC) is in receipt of your request for a waiver to allow the rear yard setback to be 10.5' for the house and 5.5' for the patio.

The DRC agrees to grant this waiver on lots 586 and 587.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Chris Dingell

Chris Dingell
Planning Coordinator

cc via email: none

Enclosures: (none)

Document in Prolog Manager 2007 R1

RECEIVED
FEB 21 2012
VAR-44657
City of Las Vegas
Department of Planning



VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12



VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12



VAR-44657 – APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC
7950 AND 7954 BLUE LAKE PEAK STREET

03/01/12

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44657** APN: 126-13-116-088 & 089

Name of Property Owner: ESTANCIA DESERT LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, Inc.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Lisa C. Alvarez

Subscribed and sworn before me

This 10 day of February, 20 12

Clark, Nevada

Notary Public in and for said County and State

PATRICIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-12-13
Certificate No: 09-9480-1

RECEIVED
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DEPARTMENT OF PLANNING

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Additional Information ____

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Address 2010 Main Street, Suite 1100 **Phone:** 949-724-5900 **Fax:** 949-724-1919

City Irvine **State** CA **Zip** 92614

E-mail Address lalbanez@tripacificllc.com

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My Commission Expires: 3-12-13
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FOR DEPARTMENT USE ONLY

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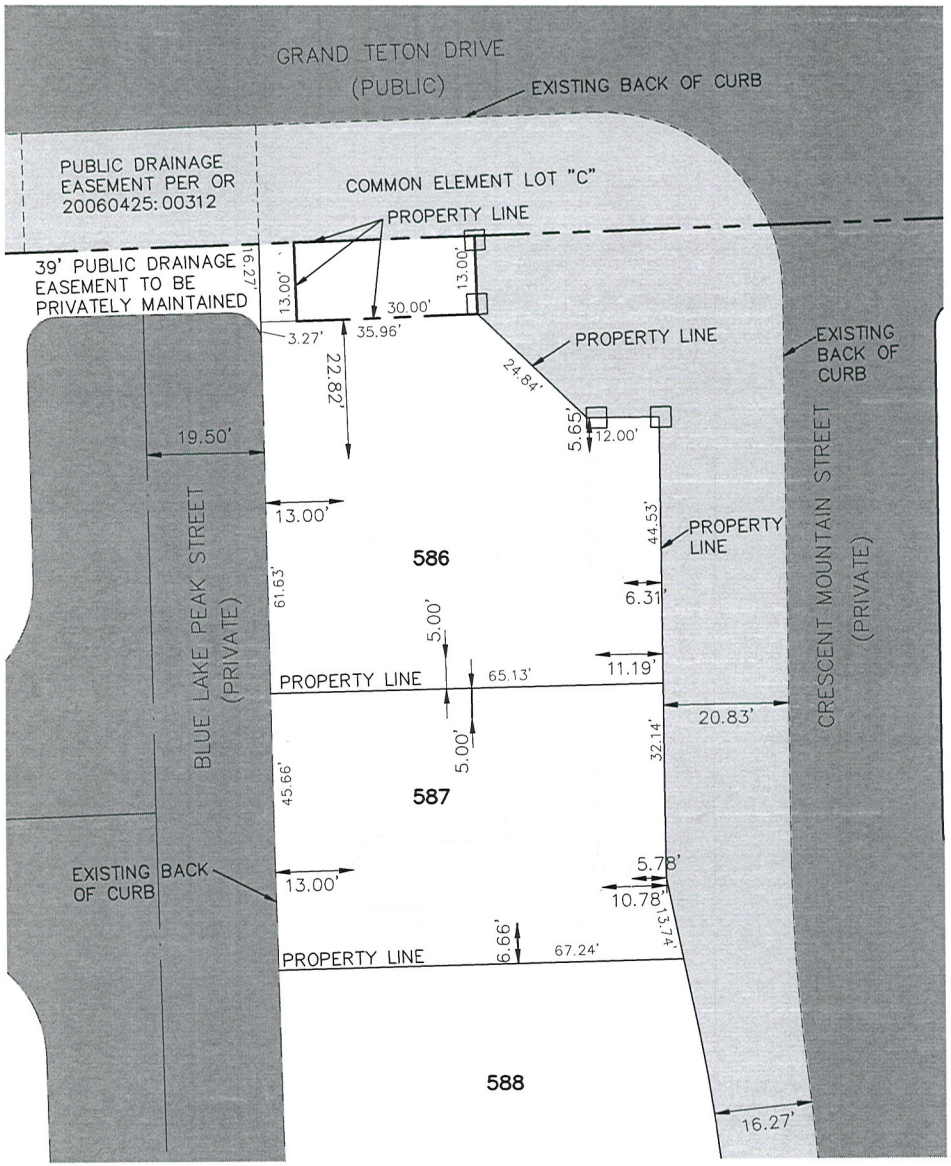
Revised 10/27/08

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









KEY MAP

DENSITY:
MEDIUM LOW DENSITY RESIDENTIAL

TYPICAL INTERIOR LOT SIZE:
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RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

VAR-44657

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

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

SHEET 1
1 OF 1 SHTS

F:\Projects\800\819-002\Northern Terrace\Plot Plans\Unit 5\Site Plan\U5-Lots 586,587.dwg
02-15-12 09:37:59
Michael Fang



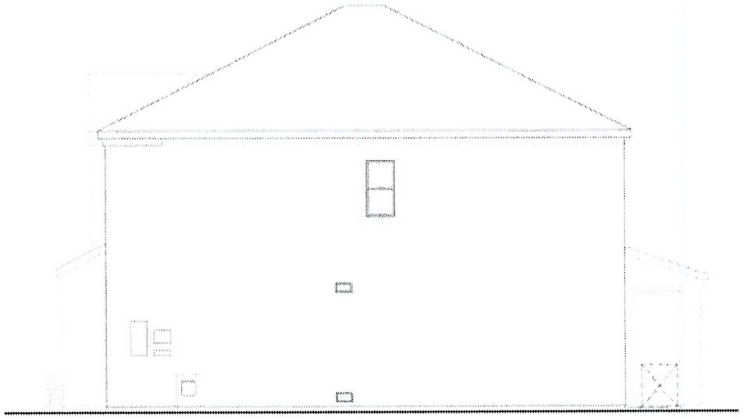
REAR



FRONT



LEFT



RIGHT

ELEVATIONS - 'C' EUROPEAN COUNTRY

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2600 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-0542
949 252 2007 www.wharchitects.com fax 949 250 1529

CLAREMONT
LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA
SFD

© 2011 WILLIAM HEZMALHALCH ARCHITECTS, INC.

DO NOT SCALE PLANS

REVISIONS

NO	DATE	DESCRIPTION

PLAN:
PLAN 4

SHEET TITLE:
ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

PROJECT MANAGER:	MM
DESIGNER:	AMSH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL	
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2011130
CAD FILE NAME	11130A4.07

DATE: 12/16/11
SHEET: A4.7

2011130

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FEB 21 2012
City of Las Vegas
Department of Planning

VAR-44657

City of Las Vegas Agenda Item No.: **24.**

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

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

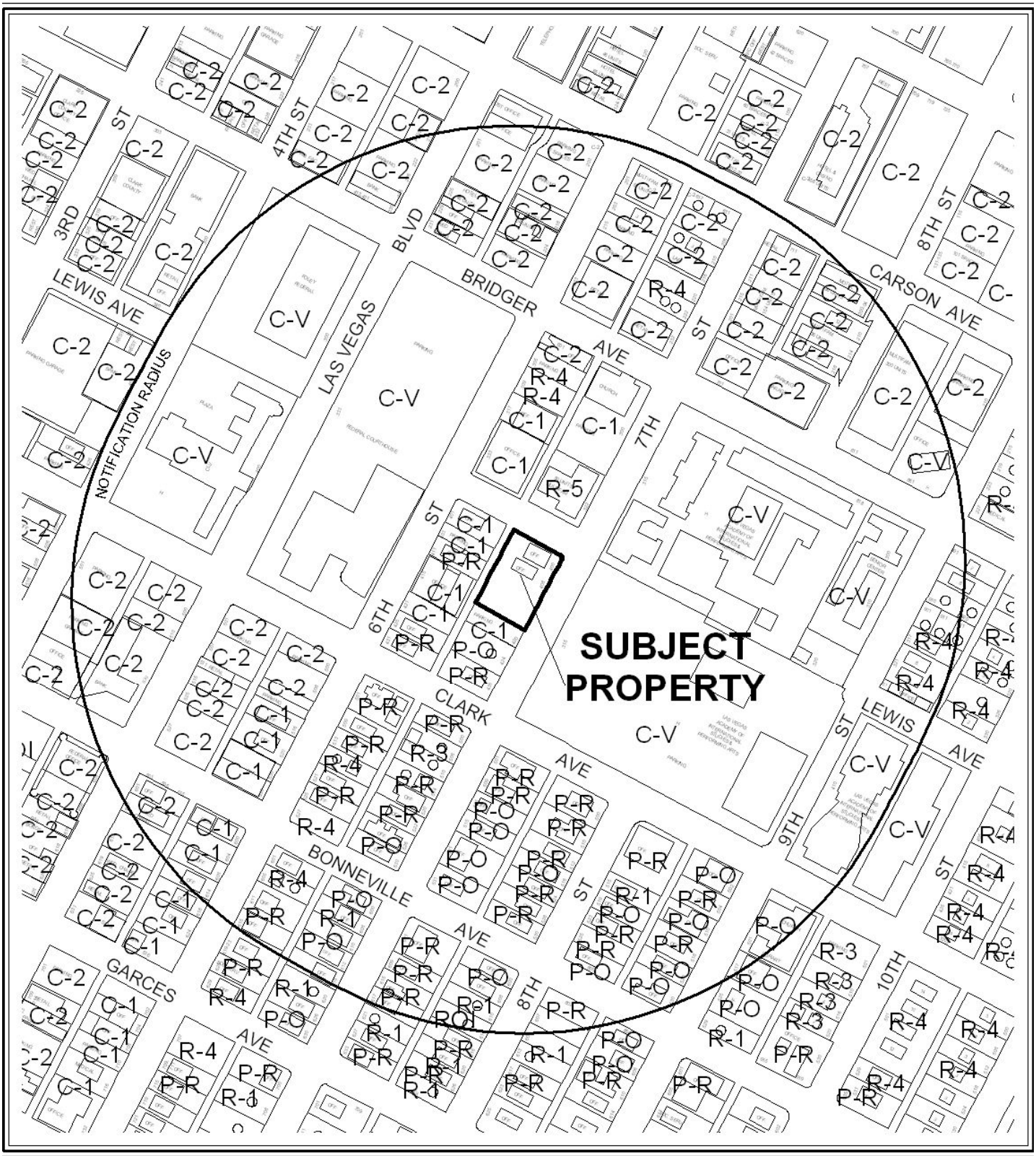
SUBJECT:
VAR-44710 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 156 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-44710 and SDR-44708
2. Conditions and Staff Report - VAR-44710 and SDR-44708
3. Supporting Documentation
4. Photos - VAR-44710 and SDR-44708
5. Justification Letter - VAR-44710 and SDR-44708



0 300 600 Feet

CASE: **VAR-44710 & SDR-44708**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-44710 & SDR-44708**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44710** APN: 139-34-701-009

Name of Property Owner: EVAPS, LLC

Name of Applicant: EVAPS, LLC

Name of Representative: DesignCell Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

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Department of Planning

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance to section 19.04 / office on-site parking requirement

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Bob Coffin

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

Commercial Square Footage 46,800 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

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

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012.

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

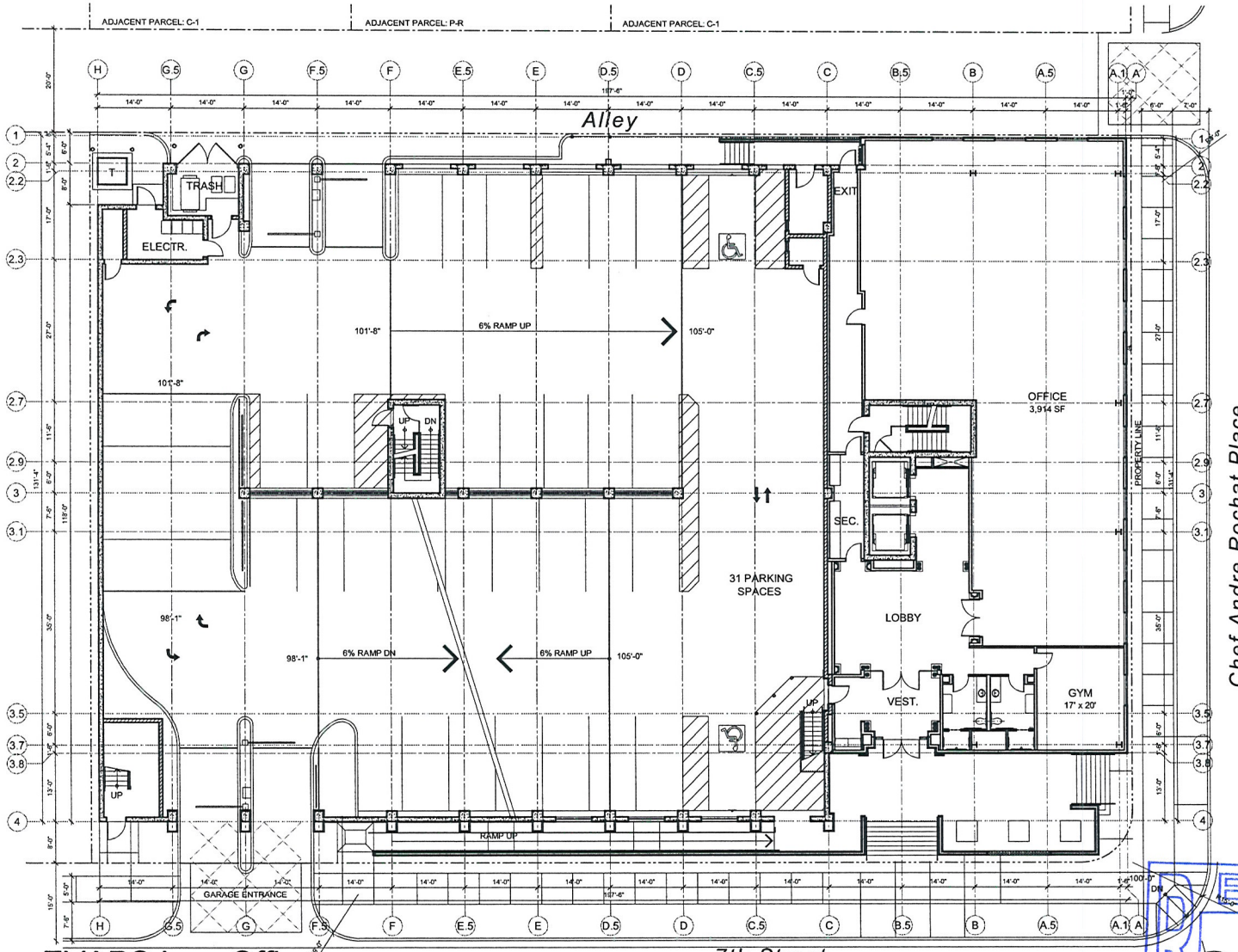
FOR DEPARTMENT USE ONLY

Case #	VAR-44710
Meeting Date:	4/10/2012
Total Fee:	$830.00
Date Received:*	2/23/2012
Received By:	MREV

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



1 LEVEL

SITE DATA

APN #	139-34-710-030 139-34-710-031 139-34-710-032 139-34-710-033	
CURRENT ZONING	C-1	
SITE AREA (NET)	28,000 SF	
BUILDING AREAS:		
OFFICE (GROSS):	LEVEL 1	6,500 SF
	LEVEL 2	N/A
	LEVEL 3	20,100 SF
	LEVEL 4	20,200 SF
TOTAL OFFICE:		46,800 SF GROSS
PARKING GARAGE:	LEVEL 2	14,100 SF
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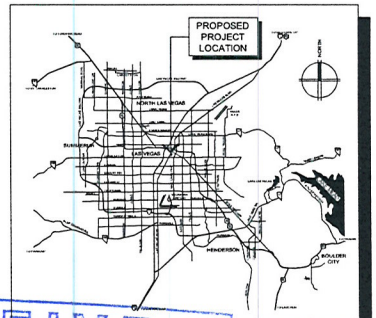
TOTAL PARKING GARAGE:		49,200 SF GROSS
PARKING REQUIRED:		
OFFICE (GROSS) (1/300 SF):		156 SPACES
PARKING PROVIDED:		
PARKING GARAGE:		100 SPACES (4 ACCESSIBLE)
REMOTE LOT:		25 SPACES (1 ACCESSIBLE)
TOTAL:		126 SPACES (5 ACCESSIBLE)
F.A.R (OFFICE+PKG. GARAGE) / SITE:		3.4

VICINITY MAP



EVAPS Law Offices
400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

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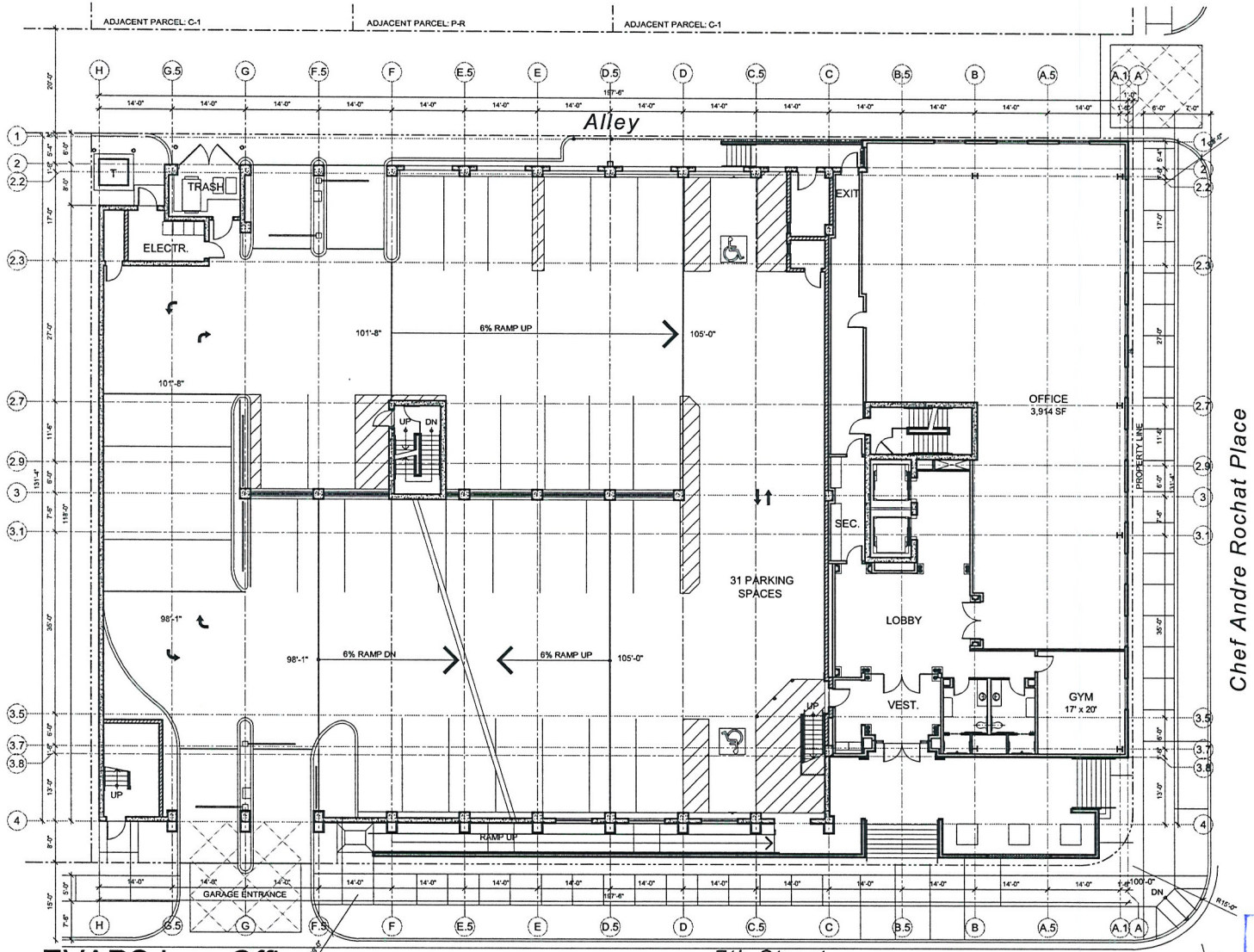
Department of Planning

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-44710
SDR-44708



Chef Andre Rochat Place

1 LEVEL

SITE DATA

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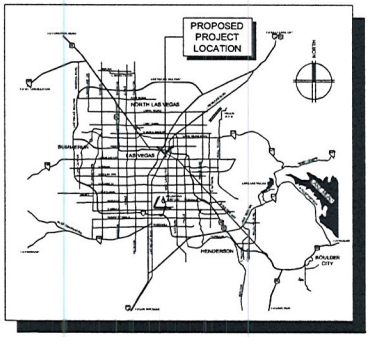

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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

NORTH

designcell
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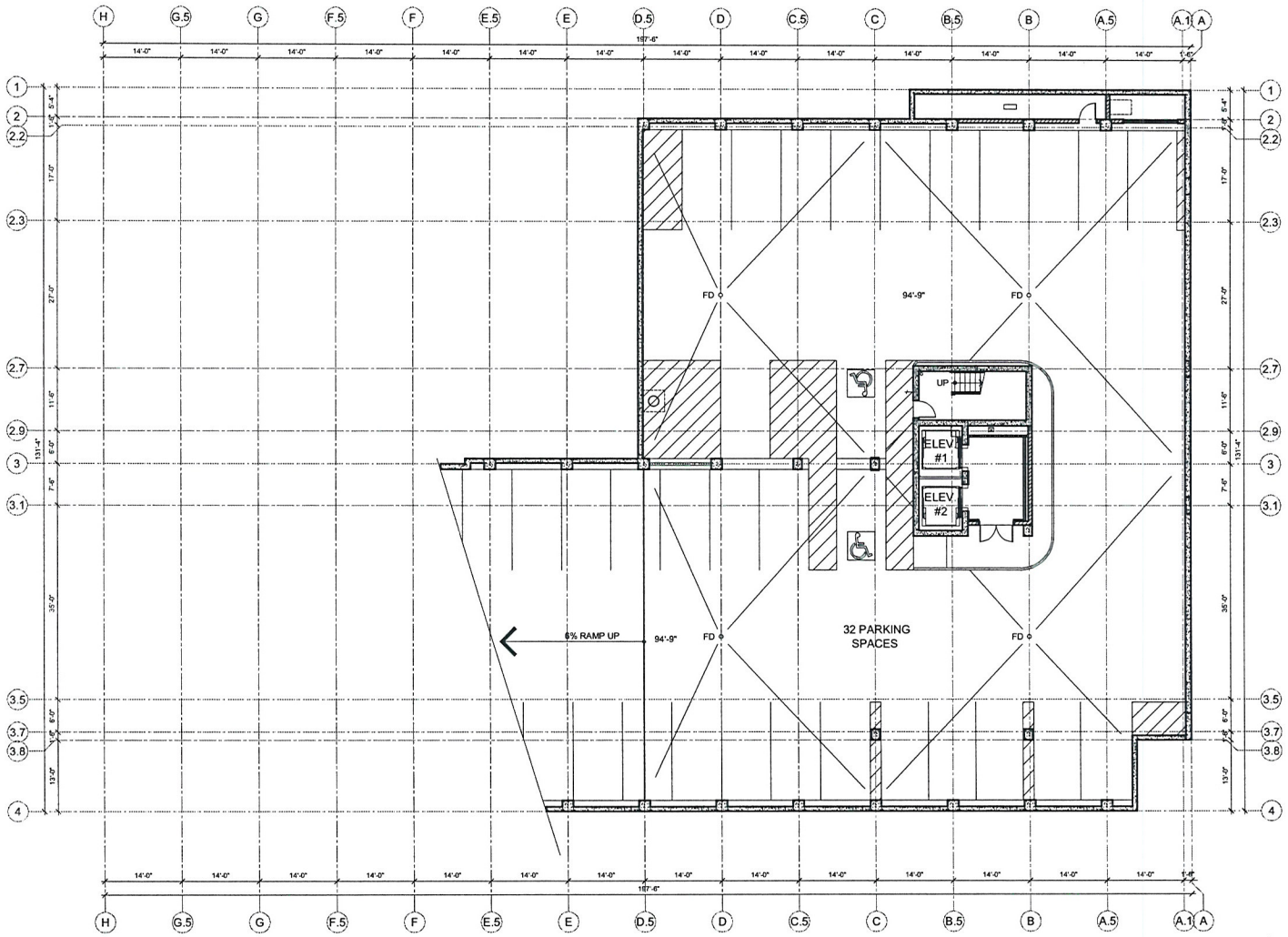
Department of Planning

VAR-44710
SDR-44708

P1 LEVEL



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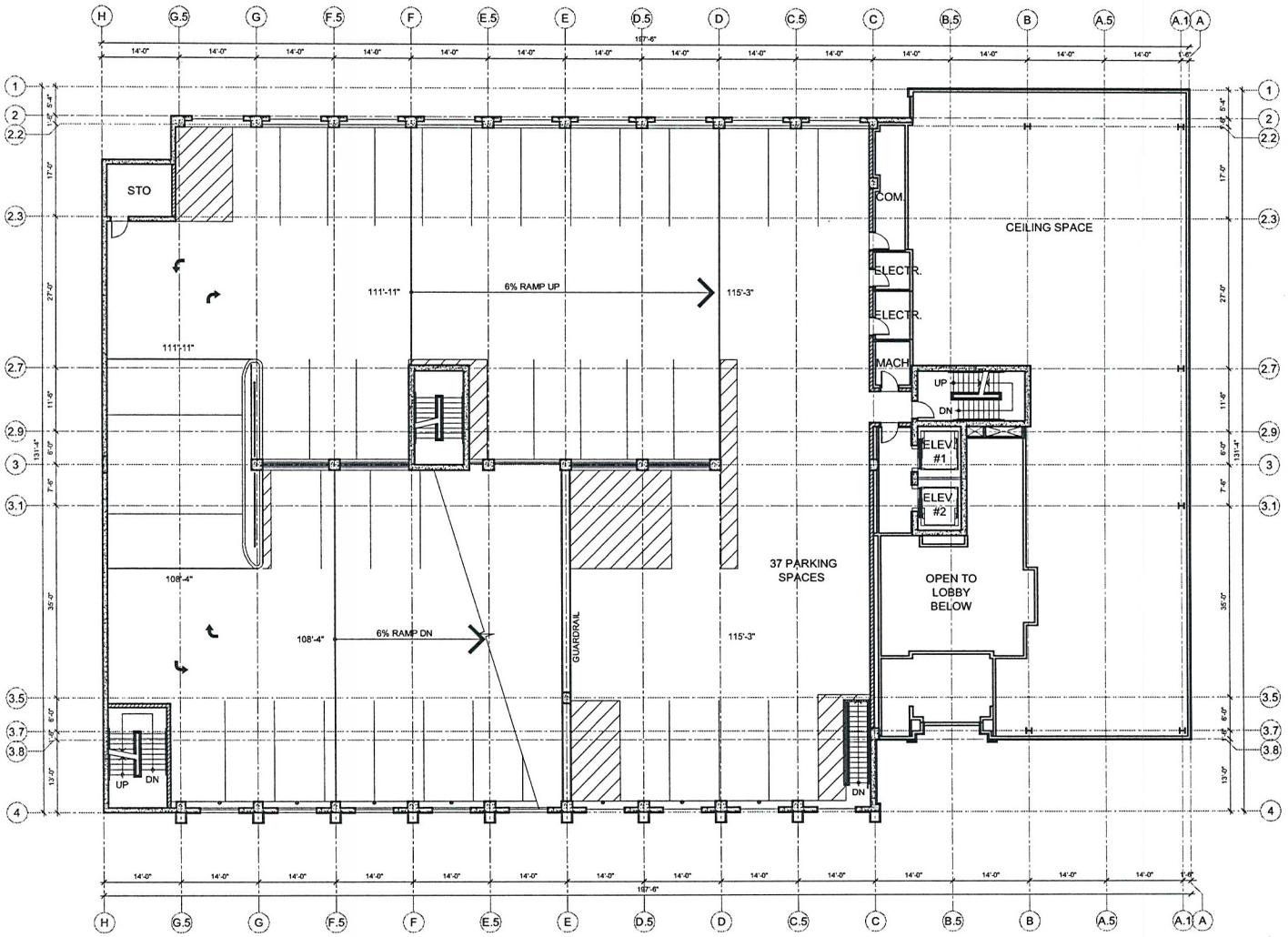

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NORTH

2 LEVEL

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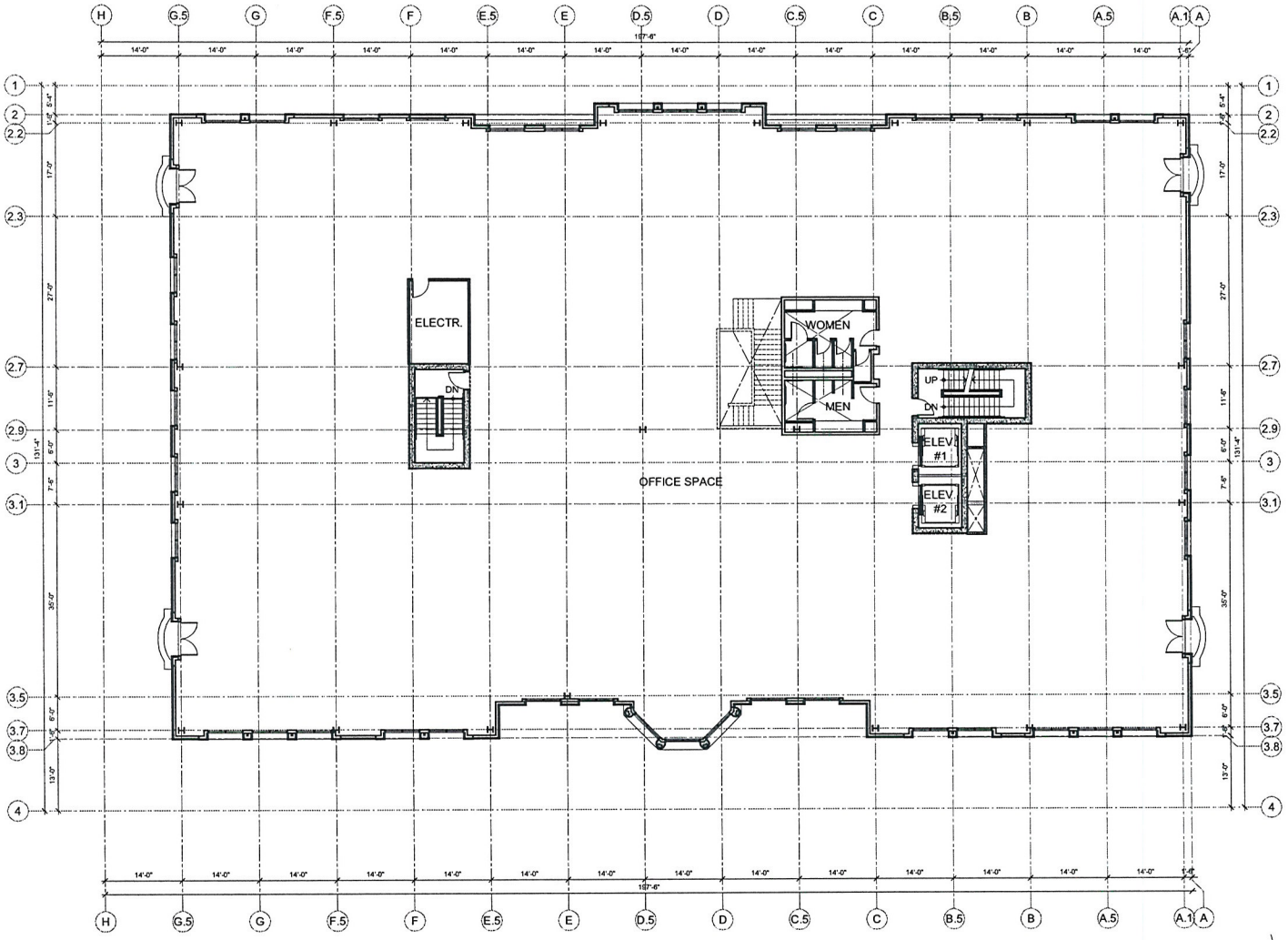

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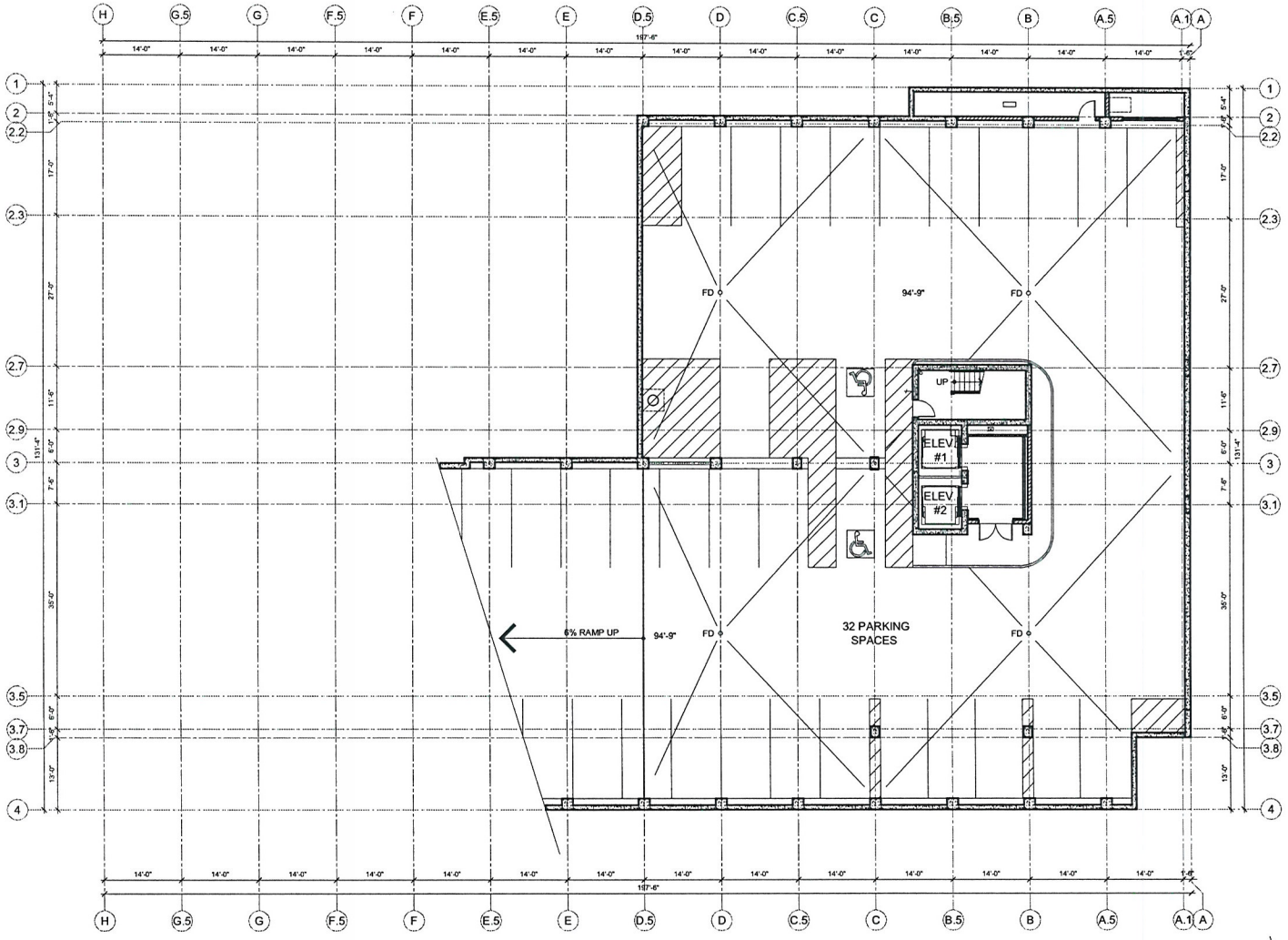

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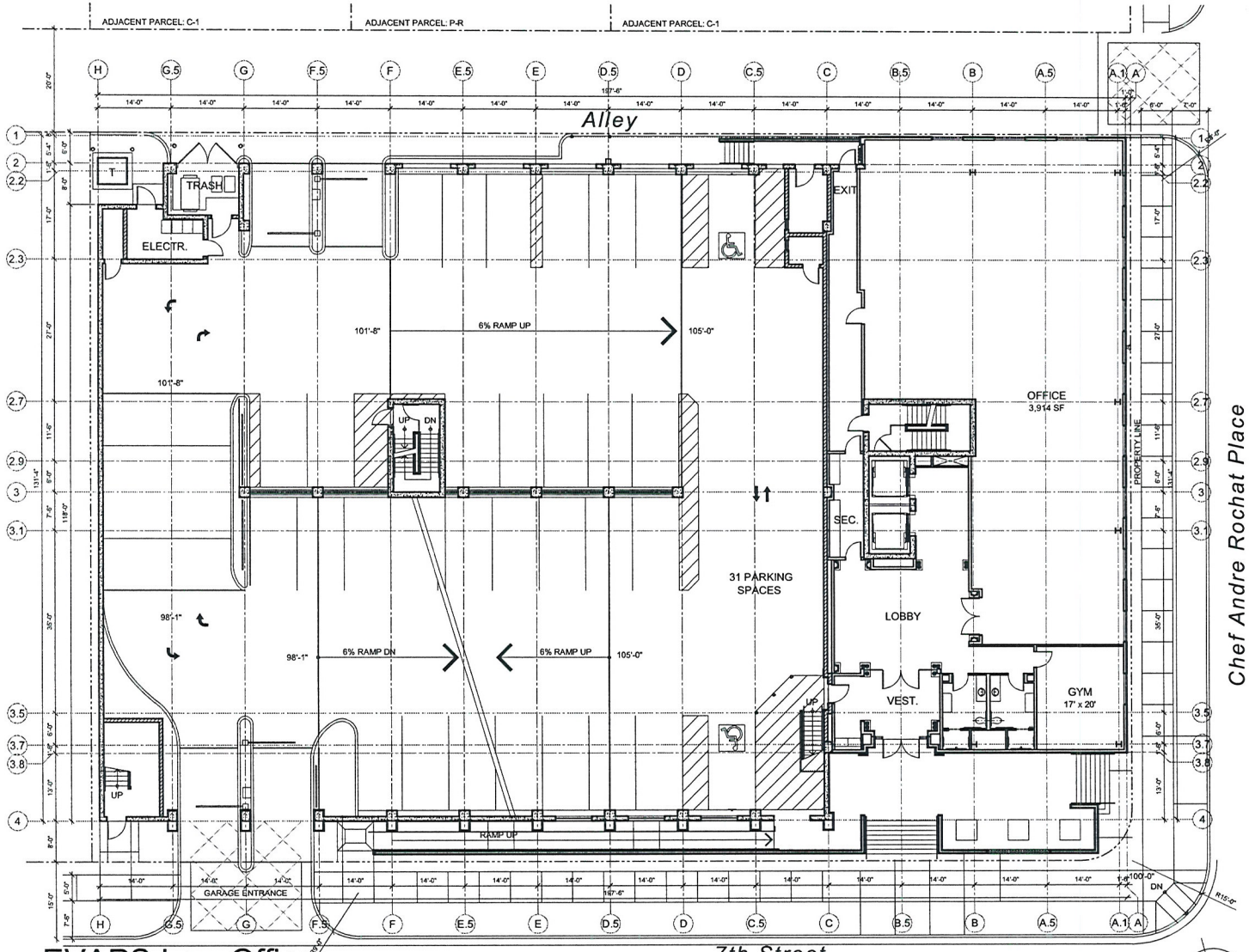

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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

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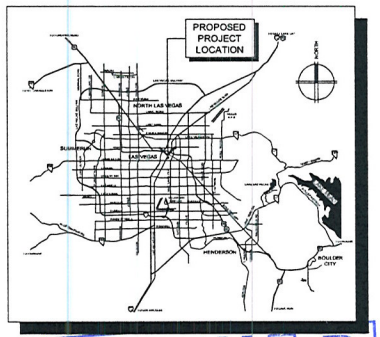

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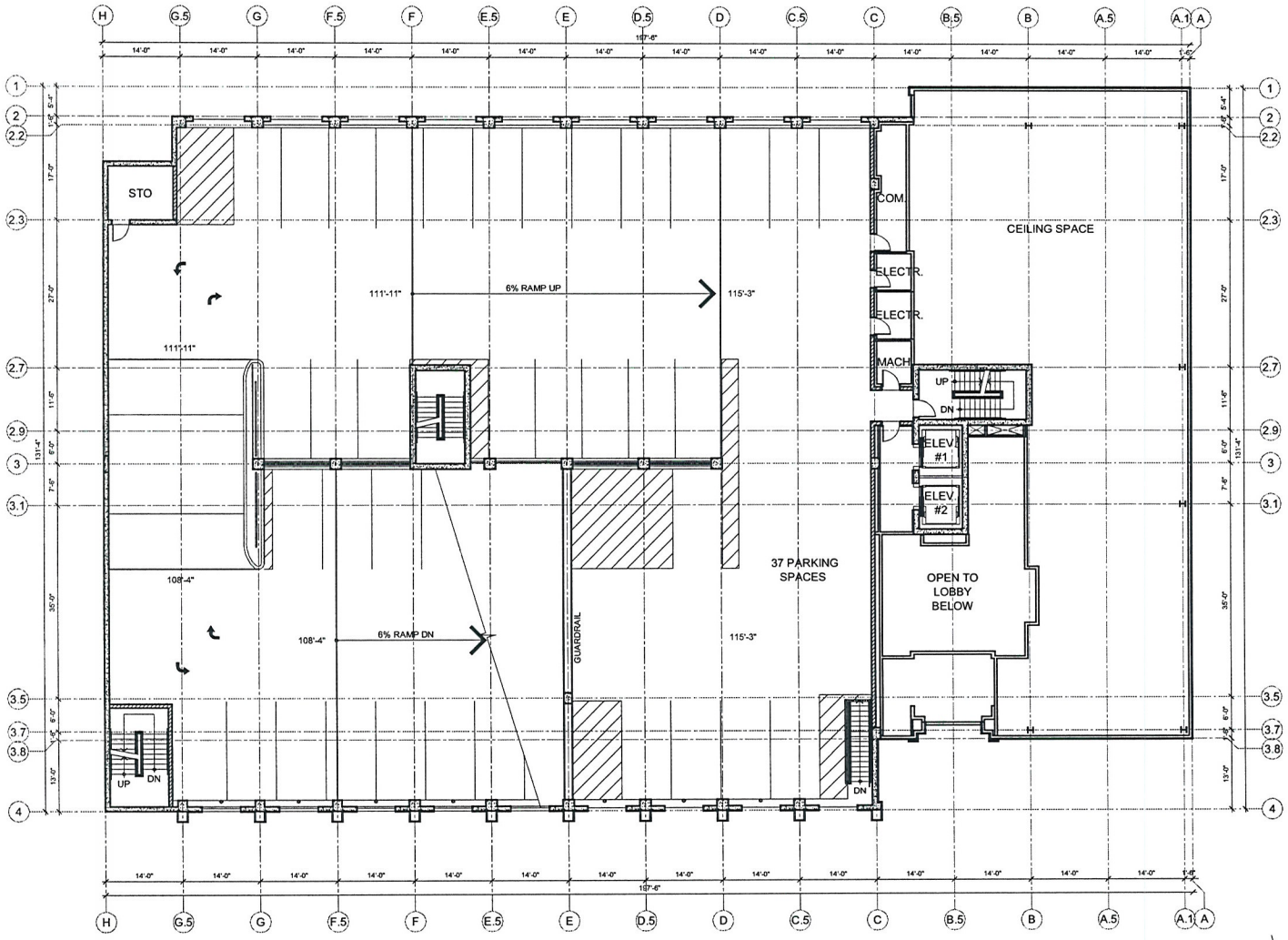

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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

PRELIMINARY FLOOR PLANS
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

NORTH

2 LEVEL

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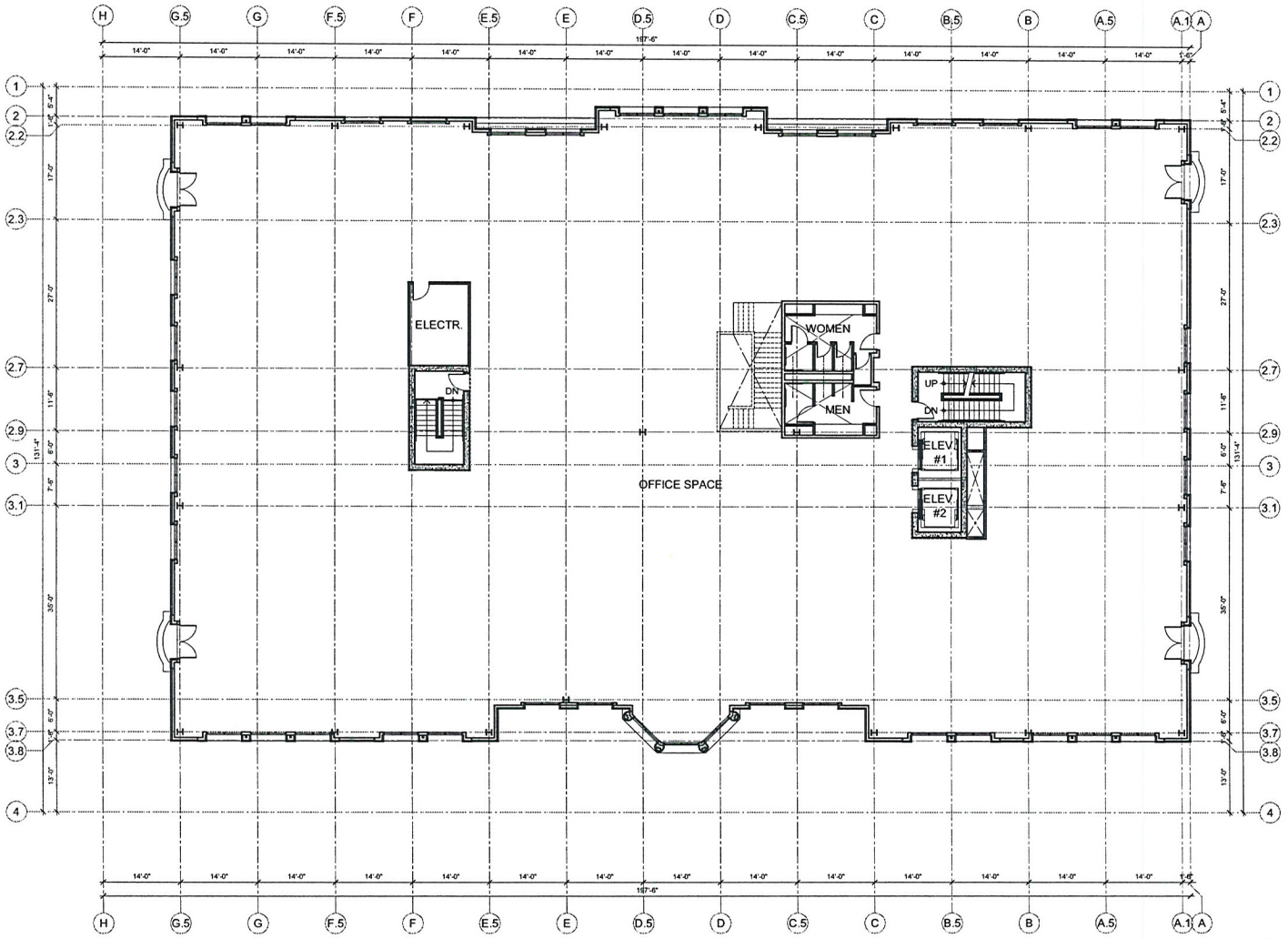

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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

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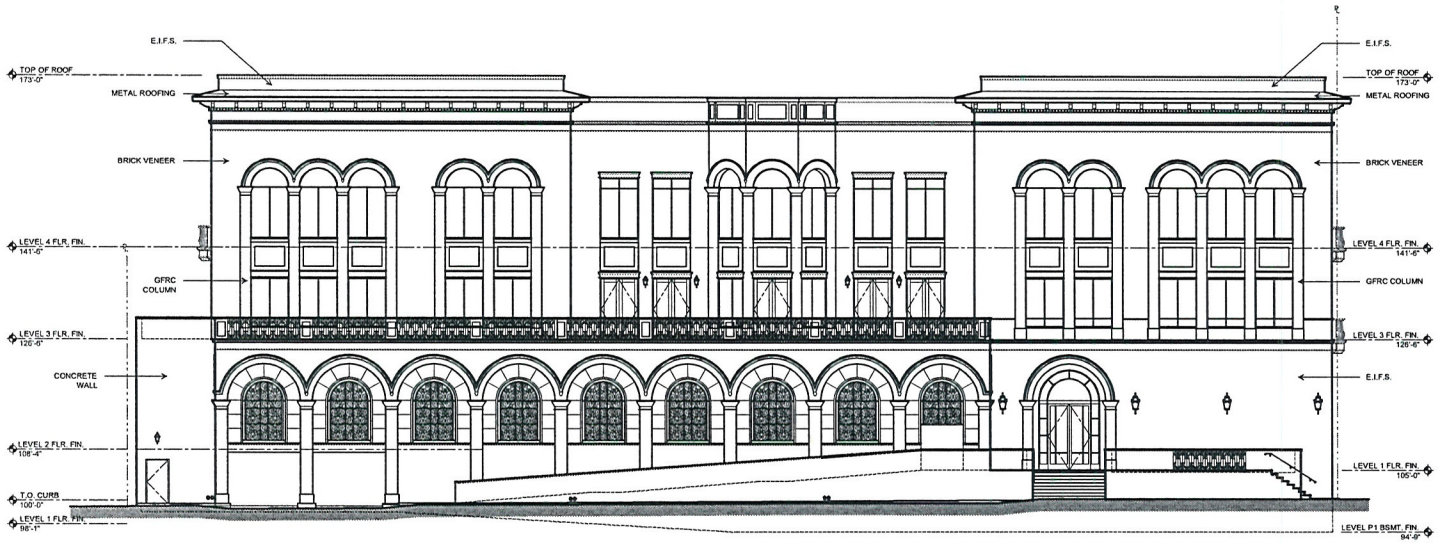

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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

EASTSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
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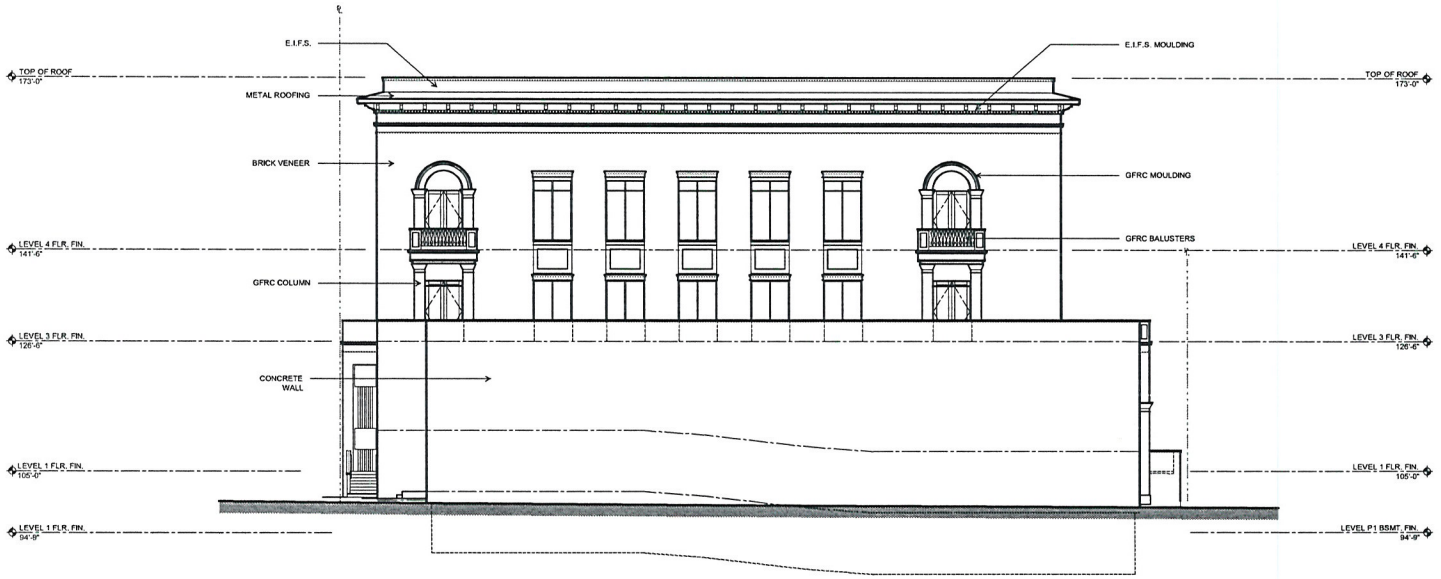
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-44710
SDR-44708



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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

SOUTHSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-44710
SDR-44708



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400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

WESTSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

0 10' 20' 40'

designcell
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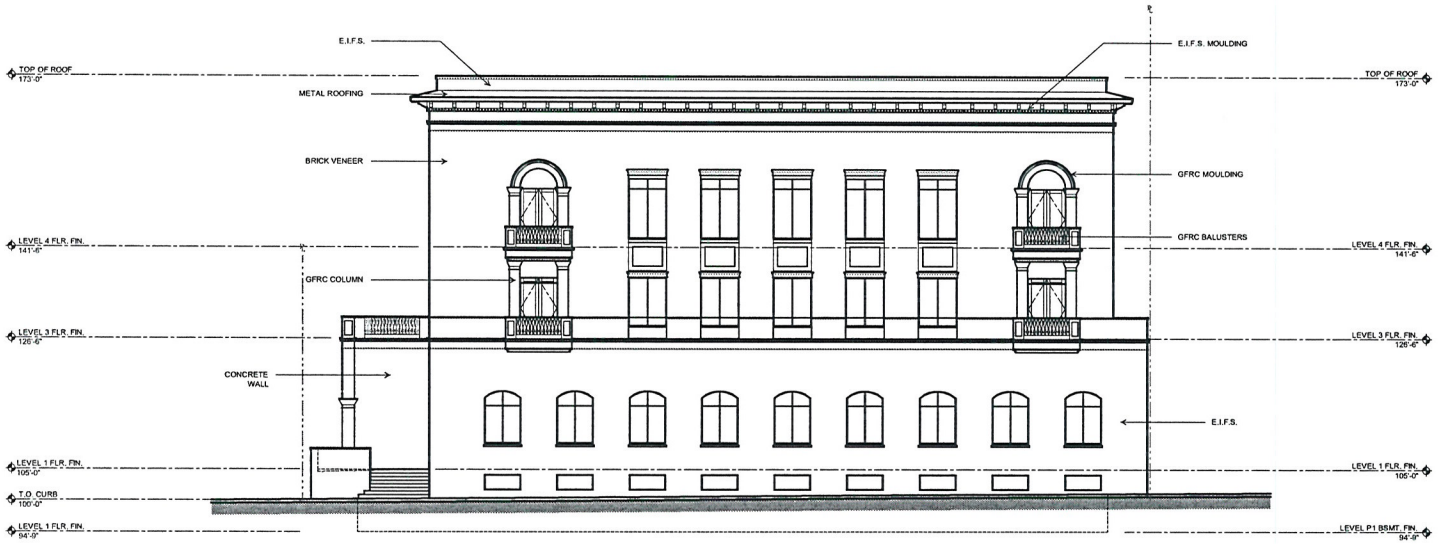
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-44710
SDR-44708



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City of Las Vegas
Department of Planning

EVAPS Law Offices

400 SOUTH 7TH STREET
LAS VEGAS, NEVADA 89101

NORTHSIDE EXTERIOR ELEVATION
SCALE: 1" = 20'-0"
FEBRUARY 23, 2012

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designcell
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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

VAR-44710
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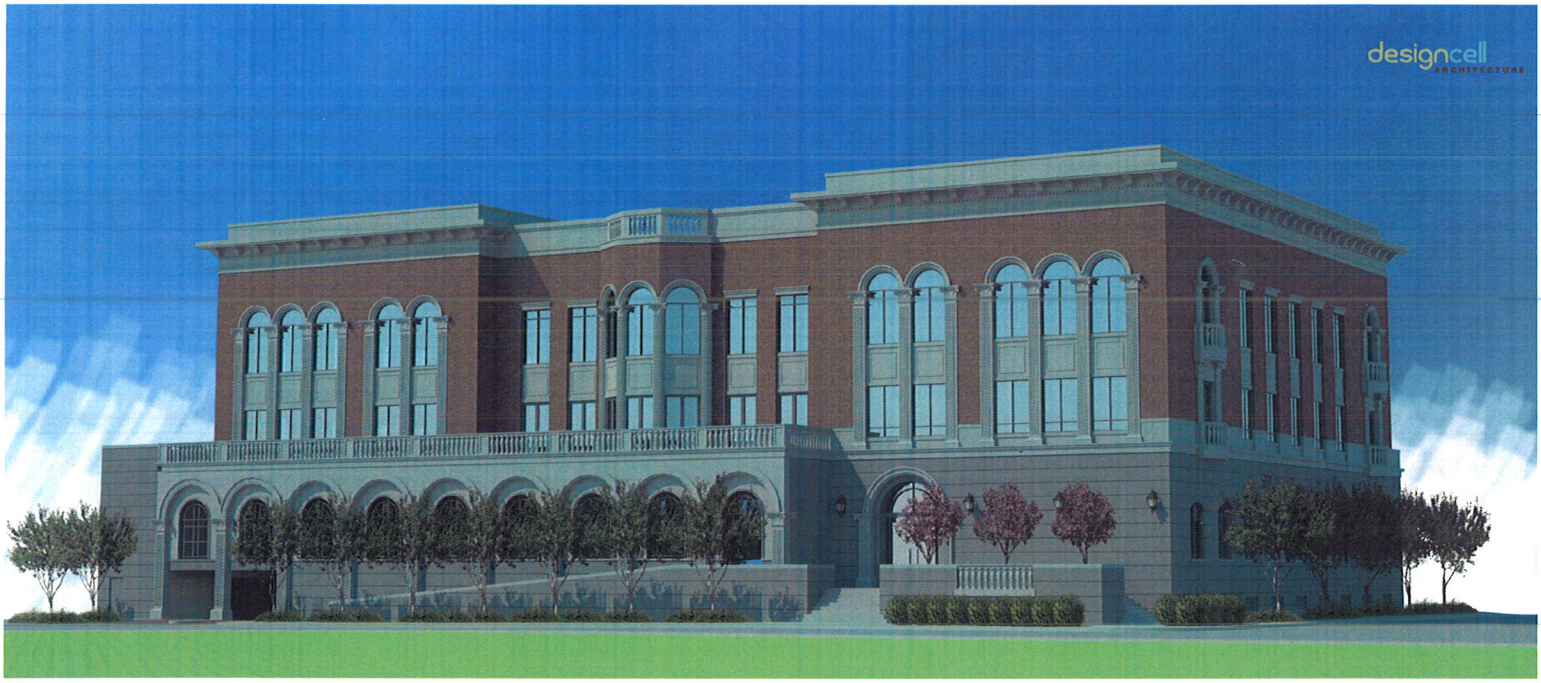
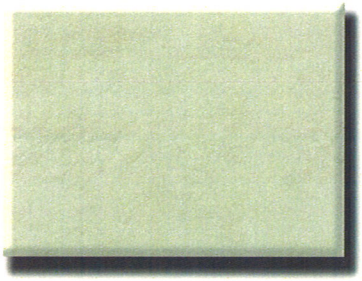


MATERIAL FINISHES

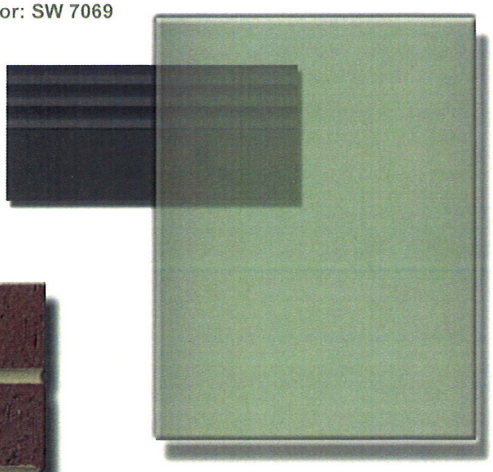


BUILDING BASE:
EIFS, Color SW 2849

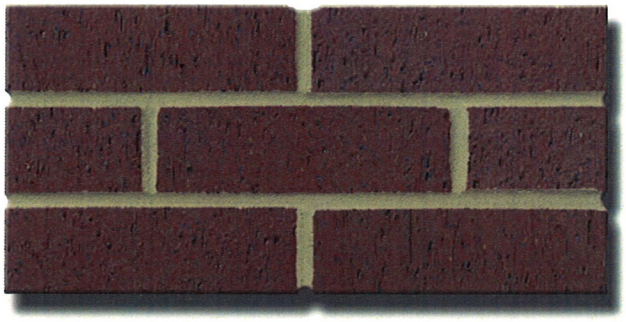


TRIM, ACCENT:
GFRC, Color SW 7650

FRAMES & METALWORK:
Color: SW 7069



GLAZING:
SOLARCOOL GRAY, LOW-E



BRICK VENEER

EVAPS LAW OFFICES
LAS VEGAS, NEVADA
AUGUST 9, 2010

VAR-44710
SDR-44708

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designcell ARCHITECTURE
City of Las Vegas
Department of Planning



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12



VAR-44710 & SDR-44708 – APPLICANT/OWNER: EVAPS, LLC
400 SOUTH FOURTH STREET

03/01/12

designcell ARCHITECTURE

EVAPS Law Office Building
Project # 10 016
Page 1 of 1

February 14, 2012

CLV Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Major Amendment to SDR-39121 for a Law Office Building
APN: 139-34-701-009

To whom it may concern:

The purpose of this letter is a request to modify the previously approved SDR-39121 for the proposed Law Office Building located at 400 South 7th Street in Las Vegas, Nevada 89101.

The approved design for this project had two (2) levels of subterranean parking, 2 levels of above grade parking, and 3 levels of office above them. Construction documents for the building were completed, submitted and approved by Las Vegas Building department. Demolition permits have been pulled by the contractor, site has been fenced off, and existing site structures have been demolished in preparation of construction as planned. However, the owner was not able to obtain financing for the project of this scope.

The proposed revisions to the project aim at keeping the essential needs of the owner while attempting to challenge the financing barrier. The revisions include the removal of the top-most level of the office and also the lowest subterranean level of parking. The proposed new building area (exclusive of parking) is 46,800 SF. The new parking requirement is 156 spaces. The structured parking will house 101 parking spaces.

For additional parking the owner will use a previously approved nearby lot at 424 S. 7th Street which is only 50 feet south of proposed building. The applicant has a ten year term lease agreement with the property owner, with a 9 year option, and first right of refusal to purchase the property. This site will be surface parked and will contain 25 parking spaces.

Also, there is abundant street parking available for the use by the building occupants. There are currently 3 metered street parking spaces on Chef Anrdre Rochat Place and 7 spaces on 7-th Street immediately adjacent to the project site. Removal of existing driveways will provide a possibility to install at least 4 more street parking spaces making a total of 14 spaces for most convenient use of building occupants. There are also 19 metered parking spaces just across 7-th Street which are almost never used and would be most suitable for proposed building users.

The total available parking is 101+25+14+19=159 spaces, which is more than enough to meet the projected demands of the project.

The property is also just a block away from Downtown Centennial plan area where parking requirements are amended due to downtown development density expectations. The proposed design meets most of the urban core design criteria and is adjacent to the Downtown Centennial Zone.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,

Kastytis Cechavicius, NCARB
Principal
DesignCell, LLC

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

10777 W. TWAIN AVE. LAS VEGAS, NV 89135 T. 702.403.1575 F. 702.403.1575 WWW.DESIGNCELL.US

VAR-44710
SDR-44708

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-44708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44710 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE SUBTERRANEAN LEVEL OF REQUIRED PARKING AND ONE STORY OF OFFICE SPACE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44708** APN: 139-34-701-009

Name of Property Owner: EVAPS, LLC

Name of Applicant: EVAPS, LLC

Name of Representative: Design Cell Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 400 South 7th Street

Project Name Law Offices **Proposed Use** Office

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3 - Bob Coffin

General Plan: existing C proposed C **Zoning:** existing C-1 proposed C-1

Commercial Square Footage 46,800 SF gross **Floor Area Ratio**

Gross Acres 0.65 net **Lots/Units** 1 **Density**

Additional Information Multi-story office building with parking garage

PROPERTY OWNER EVAPS, LLC **Contact** Robert T. Eglet

Address 400 South 4th Street #600 **Phone:** (702) 450-5400 **Fax:** (702) 450-5451

City Las Vegas **State** NV **Zip** 89101

E-mail Address n/a

APPLICANT -Same as Property Owner- **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE DesignCell Architecture **Contact** Scott Brown, Architect

Address 10777 West Twain Ave. #125 **Phone:** (702) 403-1575 **Fax:** (877) 403-1575

City Las Vegas **State** NV **Zip** 89135

E-mail Address scott@designcell.cc

Property Owner Signature* [signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert T. Eglet

Subscribed and sworn before me

This 22 day of February, 2012.

Kathryn D. Hardesty

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN D. HARDESTY
Appt. No. 92-0380-1
My Appt. Expires July 30, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-44708
Meeting Date:	4/10/2012
Total Fee:	1030.00
Date Received:*	2/23/2012
Received By:	MNEX

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

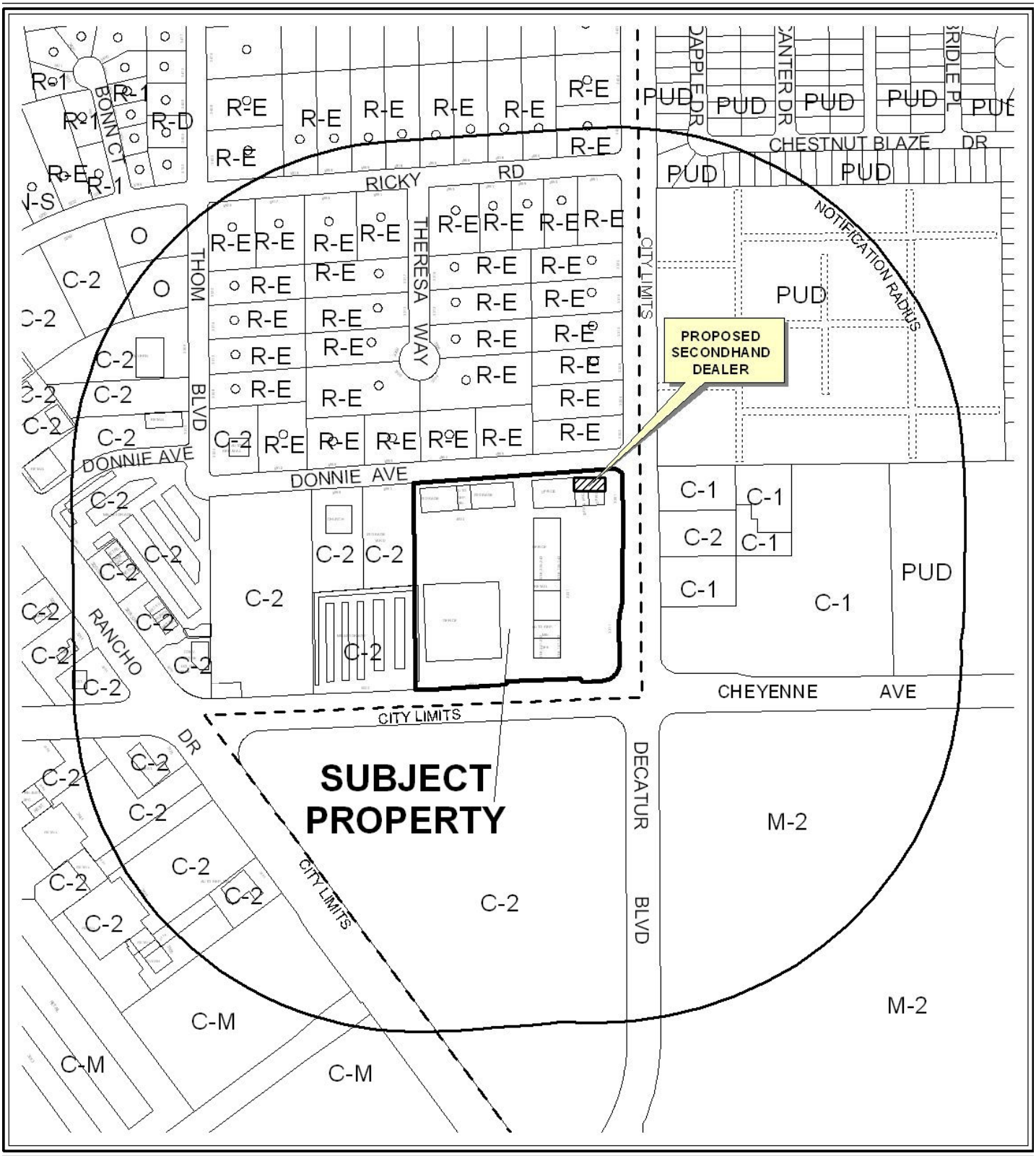
SUBJECT:
SUP-44551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODDS ENDS R US LIQUIDATIONS - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (HOUSEHOLD ITEMS) USE WITHIN AN EXISTING SHOPPING CENTER at 3281 North Decatur Boulevard, Suite #185 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

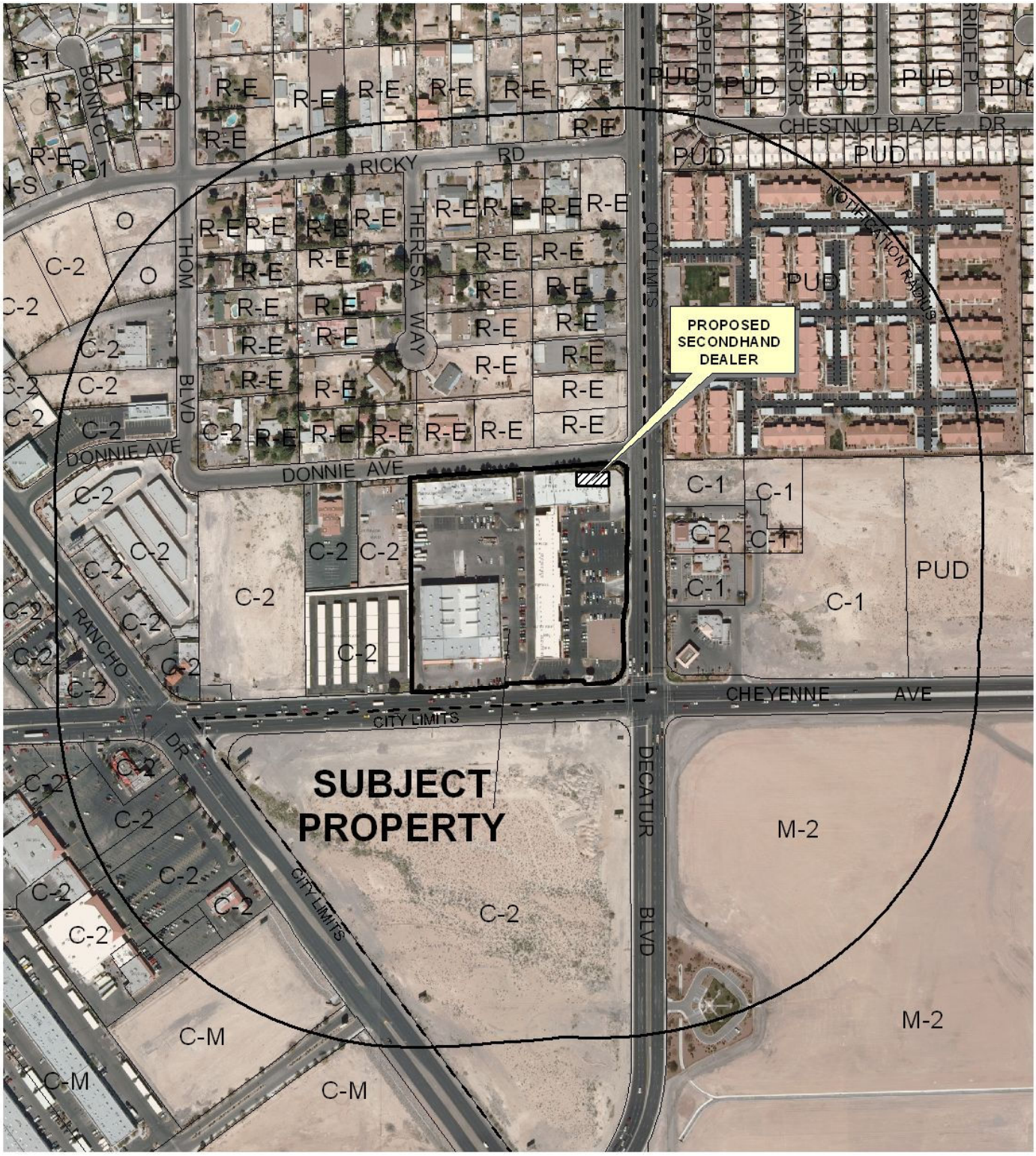


CASE: **SUP-44551**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



0 400 800 Feet

CASE: **SUP-44551**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44551 APN: 138-12-813-001

Name of Property Owner: Red Feather Property, LLC

Name of Applicant: Alex Sagas

Name of Representative: David Norouzi

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Norouzi

RECEIVED
FEB 7 2012
City of Las Vegas
Department of Planning

Subscribed and sworn before me Peyman Dadmehr

This 30th day of January, 2012

_____
Notary Public in and for said County and State

PEYMAN DADMEHR
COMM. #1836824
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 15, 2013

NRO1 NRO1

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3291 N Decatur #160 **Proposed Use** Second Hand Dealer

Project Name _____

Assessor's Parcel #(s) 138-12-813-001 **Ward #** 6

General Plan: existing GC proposed — **Zoning:** existing C-2 proposed —

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Red Feather Property, LLC **Contact** David Norouzi

Address 10866 Wilshire Blvd., #400 **Phone:** (310) 208-1840 **Fax:** (310) 208-1850

City Los Angeles, CA **State** CA **Zip** 90024

E-mail Address david@Redfeatherproperty.com

APPLICANT ODDS ENDS R US **Contact** Tracy Segas

Address 3281 N Decatur Suite 185 **Phone:** 724-972-9309 **Fax:** _____

City LV **State** NV **Zip** 89130

E-mail Address Tracy81273@aol.com

REPRESENTATIVE Alex Segas **Contact** _____

Address 5033 Drummond RD **Phone:** 724-972-9310 **Fax:** _____

City LV **State** NV **Zip** 89130

E-mail Address Tracy81273@aol.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David Norouzi, its Manager

Subscribed and sworn before me Peyman Dadmehr

This 30th day of January, 2012

_____

Notary Public in and for said County and State

PEYMAN DADMEHR
COMM. #1836824
Notary Public-California
Los Angeles County
My Comm. Expires Feb. 15, 2013

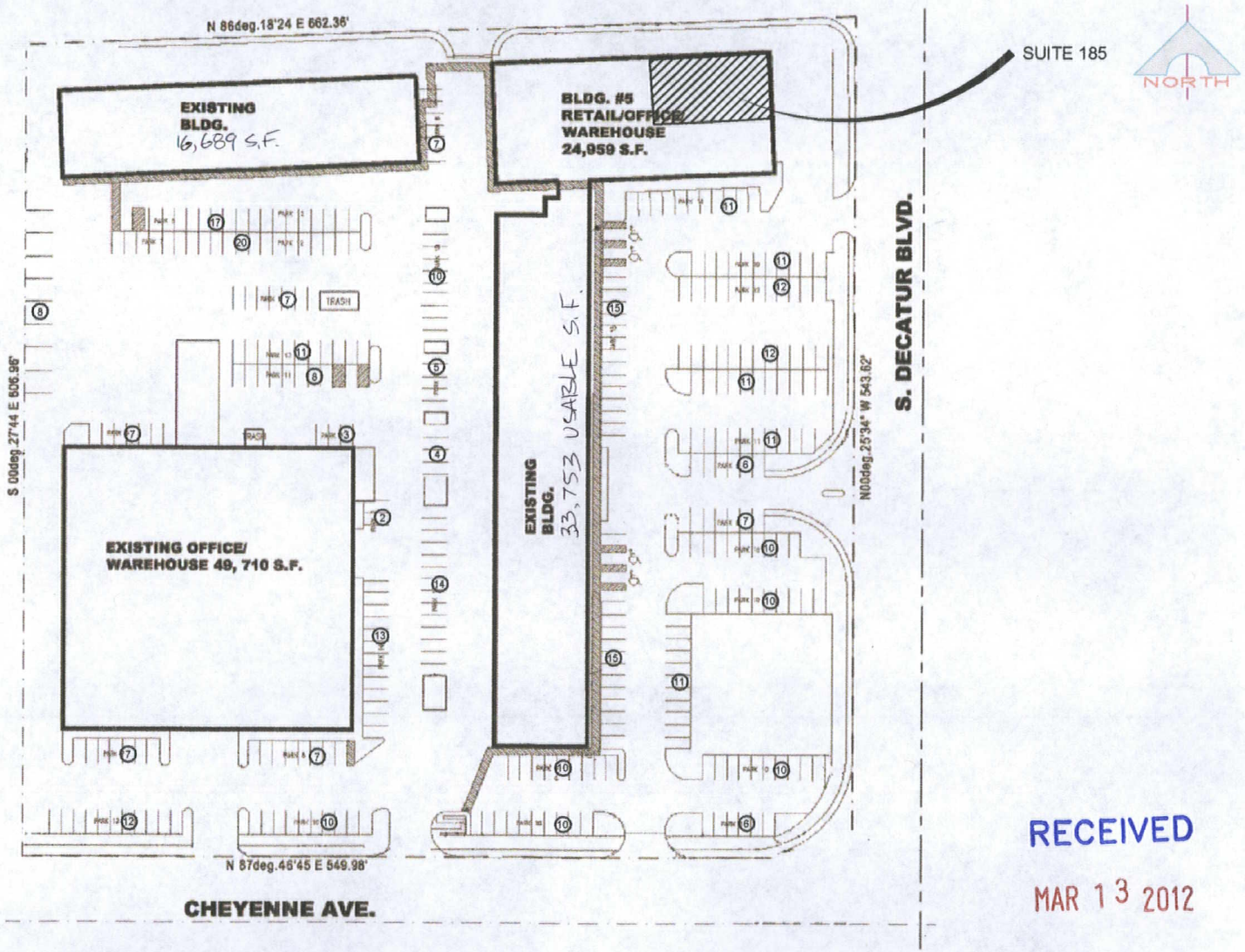
RECEIVED
FEB 7 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-44551
Meeting Date:	4/10/12
Total Fee:	$1030.00
Date Received:*	2/7/12
Received By:	

Application will not be deemed complete until the additional materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



RECEIVED

MAR 13 2012

PARKING TABLE

TOTAL PARKING PROVIDED:
337 SPACES
8 HANDICAP SPACES
8 TRAILER SPACES

SUP-44551
REVISED

RED FEATHER CENTER
3281 N. DECATUR BLVD SUITE 185
LAS VEGAS, NV 89130

SITE PLAN

DATE : 3/8/12
JOB # :
SCALE : N.T.S.
DRAWN BY : CL
REVISION :

SHEET #
SD.1

Structural General Notes

- All construction materials and workmanship to comply with the 2009 International Building code (I.B.C.), as amended, and City of Las Vegas, Nevada requirements.

Framing
- New framing at doorway may utilize steel or wood. Any lumber to be Douglas fir or Hemlock (Hem/fir), #2 or better grade for 2x and 4x framing. Wall Studs (2x4 and 2x6) to be marked Stud grade.
- All nailing to be in per the 2006 I.B.C. Table 2304.9.1, Fastening Schedule
- Metal connection hardware to be Simpson Strong-Tie or approved equal. Existing hardware that is removed is to be re-installed.

CMU Wall Header Angle Irons
- Angle irons to be A-36 grade or equal, ¼-inch thickness.
- Welds to be ¼-inch fillet welds, with all available surfaces welded.
- Welding to be by certified welder. Special inspection of welds not required.
- Exposed steel to be covered by trim or painted to match existing building.

Concrete
- New concrete to conform to American Concrete Institute (A.C.I.) 318 Code, latest edition. Concrete to utilize Type 5 cement, minimum strength 4,500 psi. at 28 days. Aggregate to be ¾-inch maximum size.

Reinforcing Steel
- New reinforcing bars shall conform to the requirements of A.S.T.M. A615, Grade 60.

Epoxy
- Epoxy to be Simpson Set XP or approved equal. Mixing and installation to be in accordance with the product recommendations. Special inspection will be required.

Retaining Wall
- Concrete block masonry (CMU) shall comply with the following:
  - A. Concrete masonry shall conform to ASTM C 90, f'm – 1500 psi
  - B. Mortar: Type M- 2500 psi or Type S- 1800 psi
  - C. Grout: Conform to ASTM C 476, minimum 2000 psi
- Weep holes to be installed at 8 ft on center max along wall. Weep holes to be 2-in diameter and placed 3-in above adjacent finished grade. Provide 1-cubic ft of clean course gravel per linear foot of retaining wall at bottom of backfill.
- Vertical control joints in CMU retaining wall to be installed at 24-ft maximum. Vertical rebar to be located within 16-in of the ends
- All CMU cells containing rebar to be grouted. Lower stem to be solid grouted.
- Min. cover for rebar in footing - 3 in.
- Waterproof the inside face of the retaining wall per 1805.3 of 2009 I.B.C.
- Retaining Wall to be installed in accordance with Southern Nevada Building Officials Regional Standards, latest edition.

Design Criteria

2009 I.B.C.
Wind Speed – 90 mph
Seismic Category – D
Roof Loads, Live – 20 psf, Dead – 15 psf
Allowable Soil Pressure 1,000 psf
Frost Free Zone
Lateral Equivalent Soil Pressure – 45 psf/ft
Passive Pressure 100 psf
Coefficient of Friction for Sliding - 0.25

CODE ANALYSIS	
OCCUPANCY: M	CONSTRUCTION TYPE: V B
HEIGHT: ACTUAL = 30'-0"	ALLOWABLE = 35'-0"
STORIES: ACTUAL = TWO	ALLOWABLE = TWO
AREA SUITE 185: RETAIL ACTUAL = 2,835 SQ. FT.	ALLOWABLE = 9,000 SQ. FT.
FIRE SPRINKLERS: YES	SPRINKLERS PROVIDED: YES
RETAIL	REQUIRED EXIT: TWO PROVIDED: TWO
SPECIAL INSPECTIONS REQUIRED: NONE	
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NO	
TOTAL OCCUPANCY LOAD:	
RETAIL: 1/30 = 2,310/30 = 77 OCCUPANTS	
CODE: 2009 I.B.C.	

CODES	
2009	I.B.C
2009	U.M.C.
2009	U.P.C.
2008	N.E.C.

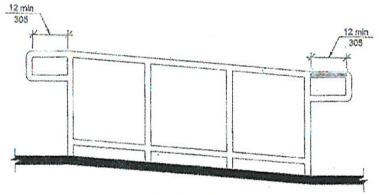
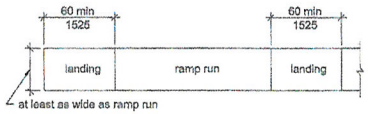
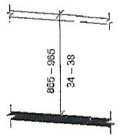


Fig. 505.10.1
Top and Bottom Handrail Extensions at Ramps

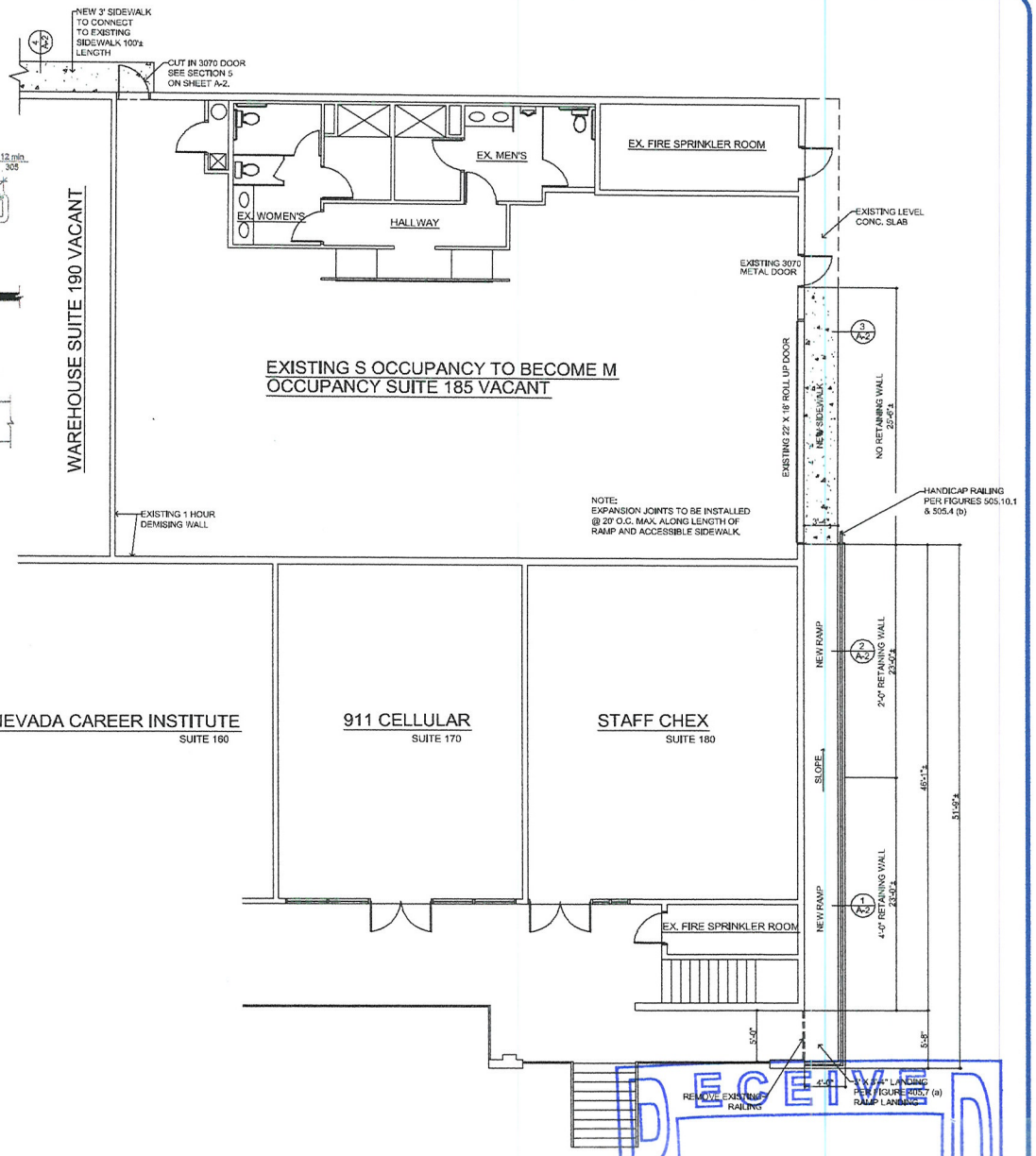


(a)



(b) Ramps

Fig. 505.4
Handrail Height



FLOOR PLAN
SCALE 3/16" = 1'-0"

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FEB 7 2012
SUP-44551
City of Las Vegas
Department of Planning

KENT UTLEY, P.E.
2523 CORTINA AVENUE
HENDERSON, NV 89015
PHONE - (702) 373-7398
FAX - (702) 796-1066

RED FEATHER CENTER
TENANT IMPROVEMENT FOR SUITE 185
@ 3231 N. DECATUR BLVD
SUITE 185 LAS VEGAS, NV 89130

CONSTRUCTION DRAWINGS

DATE :	1/10/12
JOB # :	
SCALE :	3/16" = 1'-0"
DRAWN BY :	CL
REVISION :	

SHEET #
A – 1



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 – APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 – APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12



SUP-44551 - APPLICANT: ODD ENDS R US LIQUIDATORS - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITE #185

03/01/12

From: tracy81273 <tracy81273@aol.com>
To: Tracy81273 <Tracy81273@aol.com>
Date: Sun, Jan 29, 2012 4:49 pm

Odds Ends R Us Liquidations

Justification Letter

3281 N. Decatur Blvd #185

1. Property in question will be used as a retail outlet for second hand goods.

Example: Liquidated assets,auction goods Items sold will run from general house wares to collectibles.

2. (2) employees

3. Hours of Operation 9 am - 6 pm Monday thru Sunday

RECEIVED
FEB 7 2012
City of Las Vegas
Department of Planning

SUP-44551

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

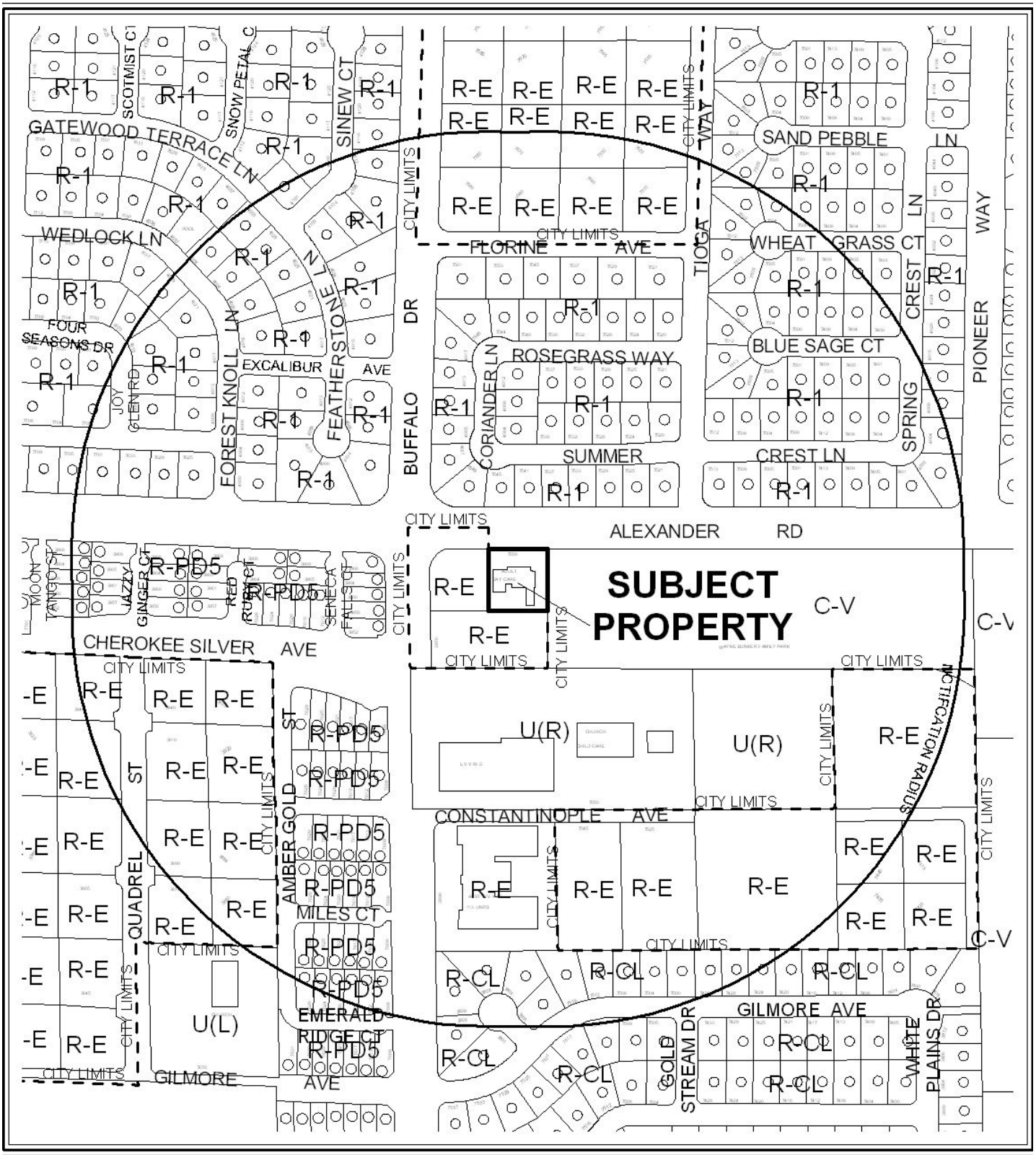
SUBJECT:
SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-44571**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 300 600 Feet

CASE: **SUP-44571**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-44571 APN: _____

Name of Property Owner: Vizn Real Estate Holdings, LLC

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Tim S. Hamner, Agent

Subscribed and sworn before me

This 2nd day of February, 2012

_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7550 W. Alexander

Project Name Quest Academy Charter School **Proposed Use** Kindergarten

Assessor's Parcel #(s) 138-10-101-002 **Ward #** 4

General Plan: existing R proposed ____ **Zoning:** existing R-E proposed ____

Commercial Square Footage approx. 3360 sf **Floor Area Ratio** 16%

Gross Acres 0.48 **Lots/Units** 1 **Density** 7,000 sf/acre

Additional Information A-O District (200 feet)

PROPERTY OWNER Viza Real Estate Holdings LLC **Contact** Tim Hamner

Address 3680 Grandview Parkway **Phone:** 298-6409 ext 205 **Fax:** ____

City Birmingham **State** AL **Zip** 35243

E-mail Address thamner@alostarbank.com

APPLICANT Quest Academy **Contact** Connie Jordan

Address 6610 Grand Montecito Parkway **Phone:** (702) 631-4751 **Fax:** ____

City Las Vegas **State** NV **Zip** 89149

E-mail Address c.jordan@questacademylv.com

REPRESENTATIVE SH Architecture **Contact** Curt Carlson, AIA

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

City Las Vegas **State** NV **Zip** 89128

E-mail Address ccarlson@sh-architecture.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Tim Hamner, AGENT

Subscribed and sworn before me

This 2nd day of February, 20 12.

_____

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

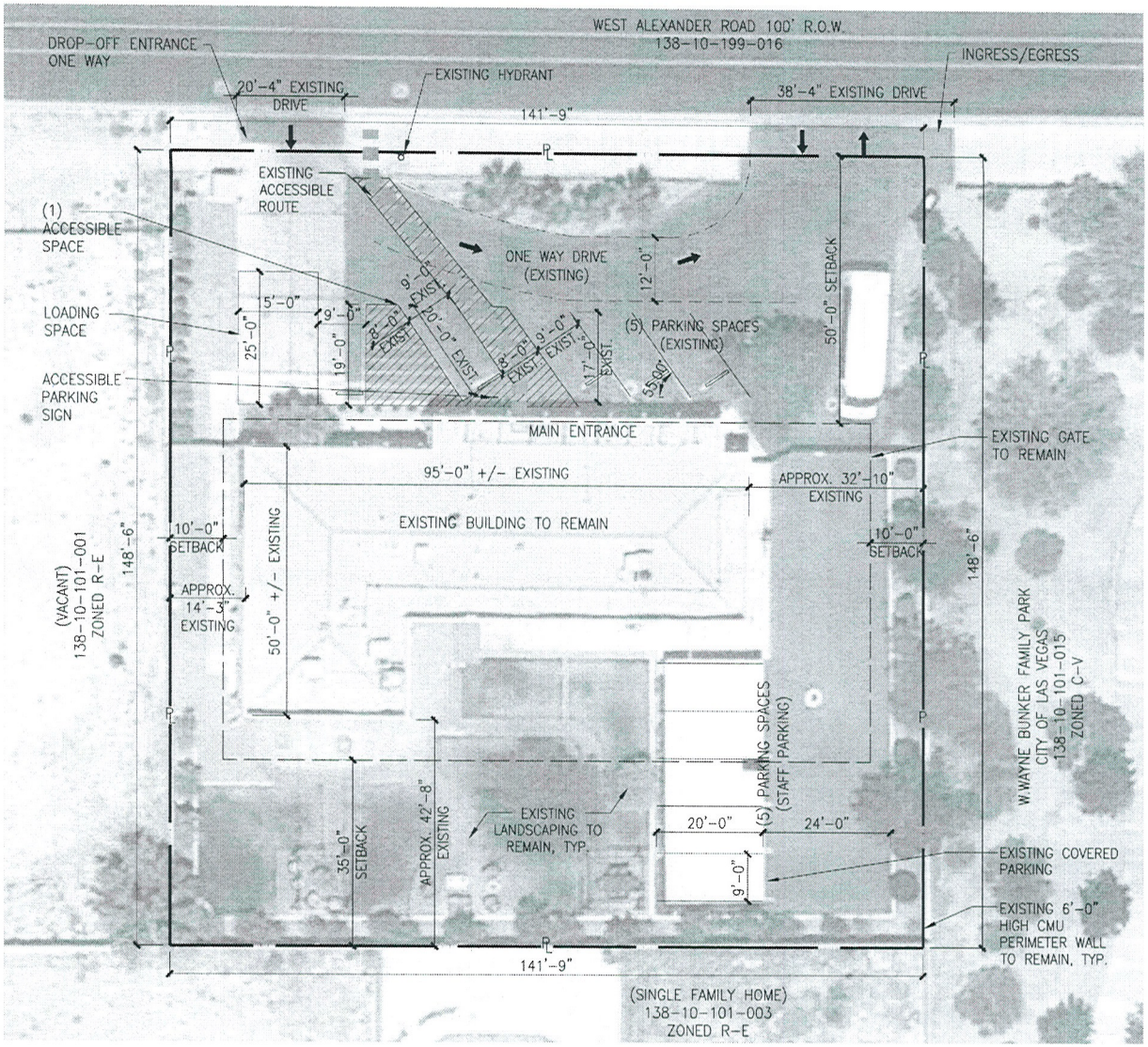
FOR DEPARTMENT USE ONLY

Case #	SDP-44571
Meeting Date:	4/10/2012
Total Fee:	1030.00
Date Received:*	2/9/2012
Received By:	M Rex

*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



SITE PLAN 10' NORTH

QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 1 OF 4 SH PROJECT NO.: 110041

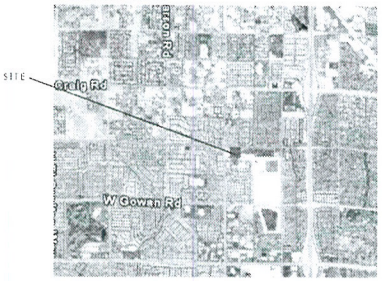
Quest Academy
PREPARATORY EDUCATION

SITE DATA

APN:	138-10-101-002
JURISDICTION	CITY OF LAS VEGAS
ZONING	R-E
CURRENT USE	ADULT DAY CARE
PROPOSED USE	KINDERGARTEN
LOT SIZE	AREA
ACREAGE	0.48 AC
SQUARE FOOTAGE	20,909 SF
LOT COVERAGE	16.9%
BUILDING AREA EXISITING	3,543 SF
PARKING	
PARKING REQUIRED 3 CLASSROOMS, 3 SPACES REQ'D PER CLASSROOM	9
LOADING AREA REQUIRED	1
LOADING AREA PROVIDED	1
EXISTING PARKING:	
ON SITE	
STANDARD	9
HC	1
TOTAL	10

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS WILL BE MADE TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UN-ALTERED.

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



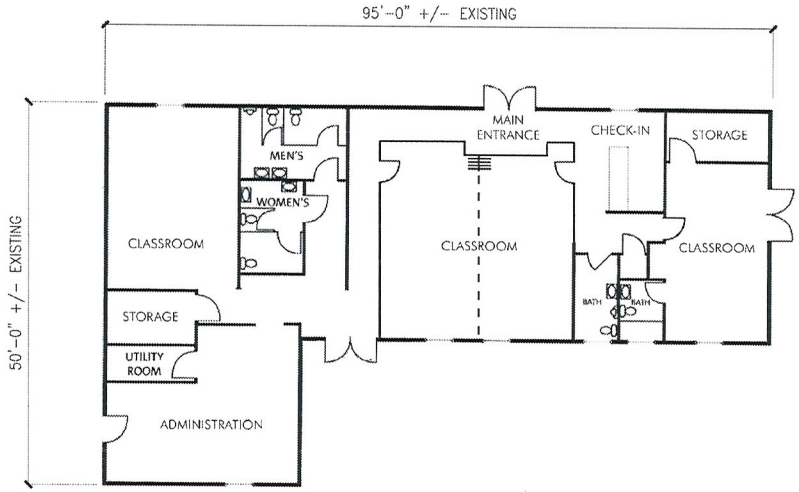
VICINITY MAP NTS NORTH

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

SUP-44571

SH ARCHITECTURE
7360 Peak Drive Suite 216 Las Vegas Nevada 89128
p 702.363.2222 f 702.363.6060 www.sh-architecture.com

Quest Academy
PREPARATORY EDUCATION



FLOOR PLAN DATA

AREA (EXISTING):	3,543 SF
OCCUPANCY:	
ADMINISTRATION	
592 SF	4 OCCUPANTS
CLASSROOMS	
WEST - 470 SF	24 OCCUPANTS
CENTER - 720 SF	36 OCCUPANTS
EAST - 375 SF	19 OCCUPANTS

FLOOR PLAN NORTH
8'

QUEST ACADEMY
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 2 OF 4 SH PROJECT NO.: 110041

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FEB 9 2012
City of Las Vegas
Department of Planning

SUP-44571

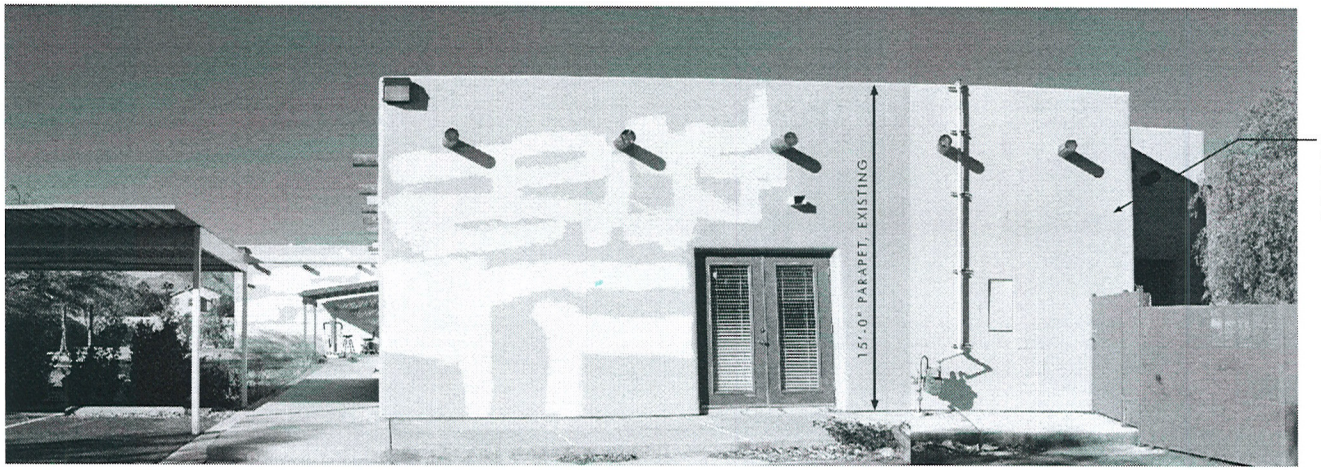
SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



EXISTING NORTH ELEVATION (VIEW FROM ALEXANDER ROAD)

Quest Academy
PREPARATORY EDUCATION

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUIDILNG. ALL PARKING TO REMAIN UNALTERED.



EXISTING EAST ELEVATION

QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 3 OF 4 SH PROJECT NO.: 110041

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FEB 9 2012
City of Las Vegas
Department of Planning

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-44571



EXISTING SOUTH ELEVATION

EXISTING EXTERIOR FINISHES TO REMAIN. AREAS WHERE CRACKS WERE PATCHED WILL BE PAINTED TO MATCH WALL.

EXISTING TEMPORARY SIGN WILL BE REMOVED.



EXISTING WEST ELEVATION

Quest Academy
PREPARATORY EDUCATION

NOTE RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUIDILNG. ALL PARKING TO REMAIN UNALTERED.

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning

QUEST ACADEMY

7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012 SHEET: 4 OF 4 SH PROJECT NO.: 110041

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



SUP-44571 – APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12



SUP-44571 - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12



SUP-44571 – APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC
7550 WEST ALEXANDER ROAD

03/01/12

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

January 3, 2012

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit for APN 138-10-101-002

To Whom It May Concern,

The enclosed information is for the property located at 7550 W. Alexander Road. The building is currently vacant but was previously used as an adult daycare center. The new user intends to use the facility as a charter school for kindergarten in conjunction with their existing facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of a larger facility to accommodate the students.

The proposed use would be very similar to the previous use from the standpoint of intensity and traffic. The facility would maintain the current entry points off Alexander and the current property line walls along the east, south and west property lines. The east property line abuts a city park, the south property line abuts an existing residence, church and existing school. The west property line abuts a vacant parcel. The conversion would not require any exterior modifications to parking, landscape or access points. All parking would be handled onsite.

The anticipated number of employees would be 9 (teachers, administrative and support staff). Students do not drive to the facility, and are dropped off by private vehicles which are accommodated in controlled loading zones onsite.

The hours of operation would be normal school hours (7am-4 pm) for the majority of the time. There will be off hours uses for school activities that occur at night and weekends on a limited basis.

Quest Academy currently operates a facility at 6610 Grand Monticeto Parkway (which this facility would replace).

Quest Academy is an accredited charter school through the State of Nevada.

The project will fulfill an urgent need for school alternatives in the City of Las Vegas and Clark County. The growth of the existing student body as substantiated the need for the facility and the school is currently having to turn away applicants due to the limited size of their existing facility.

Sincerely,

SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

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FEB 9 2012
City of Las Vegas
Department of Planning

SUP-44571

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

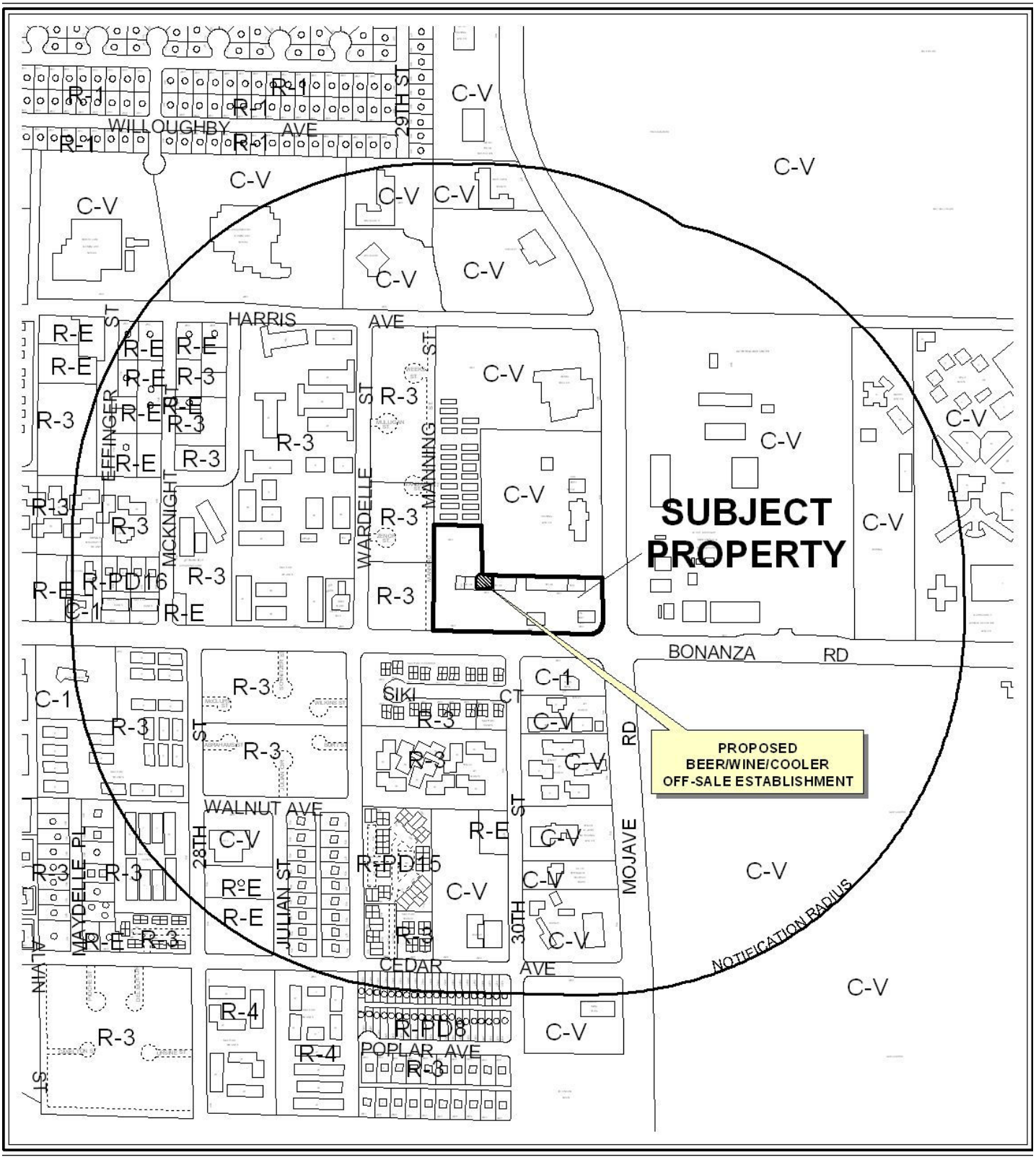
SUBJECT:
SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 500 1000 Feet

CASE: **SUP-44658**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 500 1000 Feet

CASE: **SUP-44658**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-44658

Beer/Wine/Cooler Off-Sale

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44658** APN: _____

Name of Property Owner: DI Properties INC

Name of Applicant: SAM E. HAMIKA

Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: SAM E. HAMIKA

Subscribed and sworn before me

This 21 day of February, 20 12

_____

Notary Public in and for said County and State

State of Nevada County of Clark

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 3020 E. BONANZA AVE #150 LAS VEGAS NV.

Project Name MOJAVE MARKET **Proposed Use** _____

Assessor's Parcel #(s) 139-25-405-009 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D I PROPERTIES INC **Contact** SAM E. HAMIKA

Address 6860 KEREN MARIE AVE **Phone:** 480-5945 **Fax:** 453-9495

City LAS VEGAS NV. **State** NV **Zip** _____

E-mail Address Smhamika@yahoo.com

APPLICANT SAM E. HAMIKA **Contact** SAM E. HAMIKA

Address 5164 Mountain Foliage Dr. **Phone:** 480-5945 **Fax:** 453-9495

City LAS Vegas NV. **State** NV. **Zip** 89148

E-mail Address Smhamika@yahoo.com

REPRESENTATIVE N/A **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SAM E HAMIKA

Subscribed and sworn before me

This 21 day of February, 20 12.

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

FOR DEPARTMENT USE ONLY

Case #	SUP-44658
Meeting Date:	4-10-12
Total Fee:	1290.00
Date Received:*	2-21-12
Received By:	JFrucci

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

EXISTING SITE PLAN

3050 E. BONANZA ROAD
LAS VEGAS, NV 89101

TABULATION

BUILDING SQUARE FOOTAGES: -EXISTING RETAIL BLDG. "D" - 6,419
-EXISTING RETAIL BLDG. "E" - 8,948
-FUTURE AUTO SERVICE BLDG. - 8,098
-FUTURE PAD BLDG. "A" - 3,221
-FUTURE PAD BLDG. "B" - 3,221
-PAD BLDG. "C" - 3,220
TOTAL SITE BLDG. SQ. FT. - 30,873

PARKING REQUIRED: - 30,873 SQ. FT. @ 1/300 - 221 SPACES

TOTAL SITE PARKING PROVIDED - 275 SPACES

KEYNOTES

1. ASPHALT DRIVEWAY
2. TRASH ENCLOSURE
3. CONCRETE GUTTER
4. CONCRETE SIDEWALK
5. STRIPED H/C ACCESS ROUTE
6. H/C CURB CUT RAMP
7. BUILDING SETBACK LINE
8. 8'-0" W. H/C PARKING VAN ACCESSIBLE ACCESS ISLE
9. 5'-0" W. H/C CAR PARKING SPACE ACCESSIBLE ACCESS ISLE
10. 6"H x 6" W. CONCRETE CURB
11. LANDSCAPED AREA
12. TYP. 9'-0" x 18' REGULAR PARKING SPACE
13. H/C ROUTE
14. CENTER OF STREET
15. SIGHT ZONE
16. TRANSFORMER
17. 24" HIGH SPLIT-FACE CONC. BLOCK SCREEN WALL
18. POWER EASEMENT
19. 5' LANDSCAPE STRIP
20. 9' x 18' REGULAR H/C PARKING SPACE
21. MONUMENT SIGN (22' WIDE x 10' HIGH)
22. BUILDING OVERHANG
23. PROPOSED 6'-0" W. CONCRETE WALK.
24. PROPOSED 6'-0" W. CONCRETE STAIR TO GRADE.
25. PROPOSED 8' RETAINING WALL

SITE LOCATION



ADJACENT LAND USE: CITY FIRE STATION

SITE PLAN
1" = 30'

SUP-44658

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FEB 21 2012
City of Las Vegas
Department of Planning

REVISIONS	BY

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952

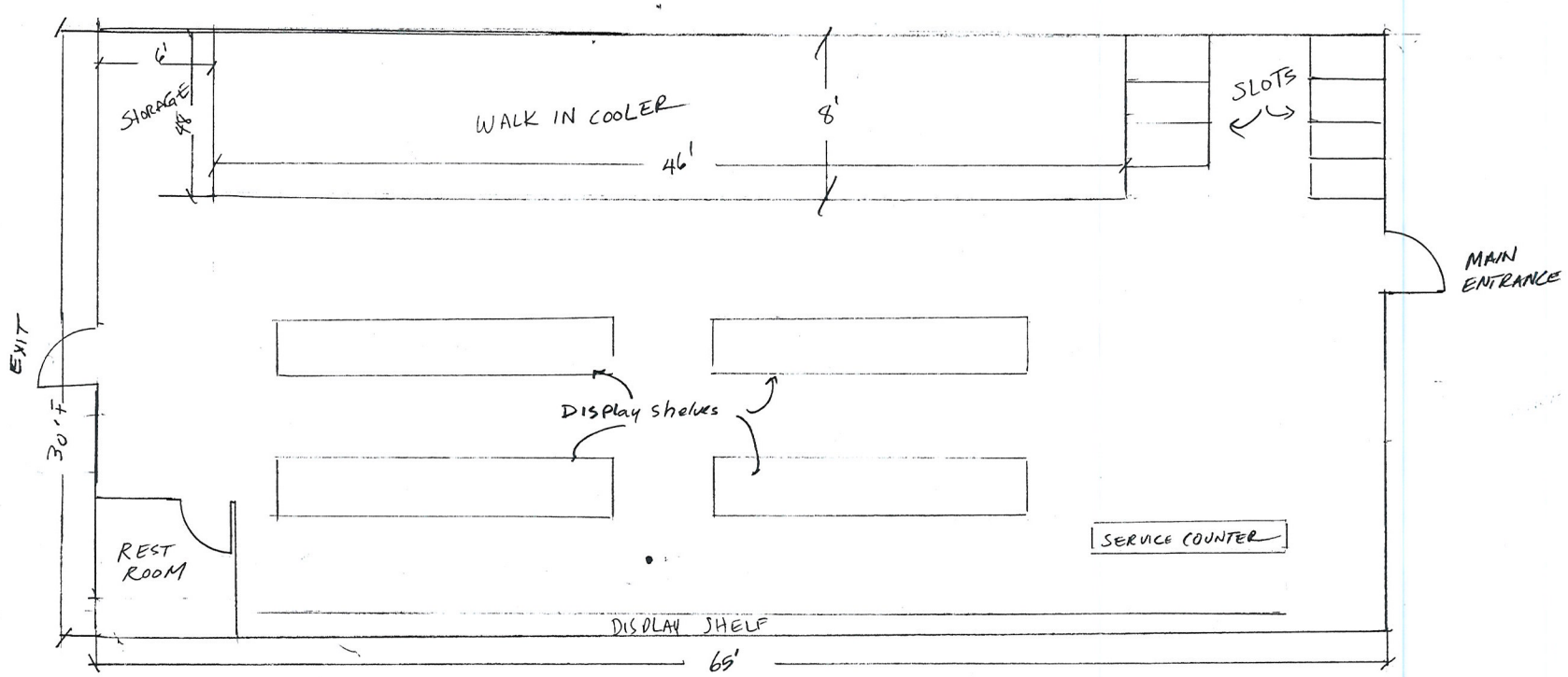
2160 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN

Date: 09-03-08
Scale: 1" = 30'-0"
Drawn:
Job:
Sheet
OF

FLOOR PLAN SCALE 1'=1/4"

MOJAVE MINI MART
3020E. BONANZA AVE #150
LAS VEGAS NV 89101
APPROXIMATELY 2000SQ.FT
MAXIMUM OCCUPANCY 46



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FEB 21 2012
SUP-44658
City of Las Vegas
Department of Planning



SUP-44658 – APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES, INC
3020 EAST BONANZA ROAD, SUITE #140

03/01/12

February 21, 2012

City of Las Vegas Planning

Re; Approval of a package beer and wine (off sale) in conjunction with an approximately 2000 SF Mini Mart.

To Whom It May Concern:

I have been in the Las Vegas area since 1994, and currently own a liquor store (since 1994)and a banquet hall in the city of Las Vegas, this business is going to be located in a existing retail center which I am a part owner, the business will have four employees, and will be opened 24 hours.

Please phone me at 480-5945if you have any concerns or comments.

Thank you

Sam Hamika



SUP-44658

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

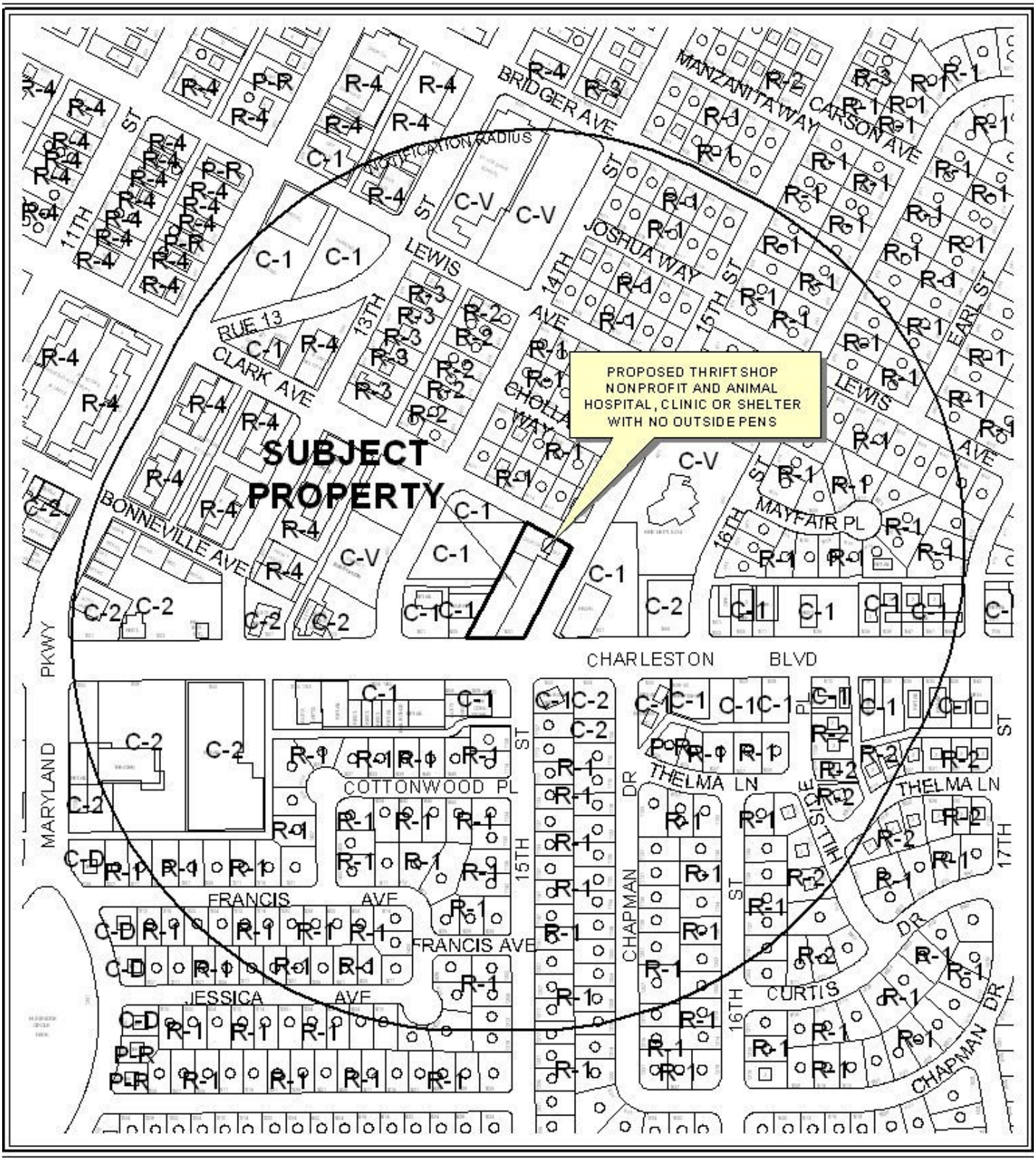
SUBJECT:
SUP-44662 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-44662 and SUP-44663
2. Conditions and Staff Report - SUP-44662 and SUP-44663
3. Supporting Documentation
4. Photos - SUP-44662 and SUP-44663
5. Justification Letters - SUP-44662 and SUP-44663



0 300 600 Feet

CASE: **SUP-44662 & SUP-44663**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **SUP-44662 & SUP-44663**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44662** APN: 13935401004

Name of Property Owner: ROGER J. JUSSEAUME

Name of Applicant: SRL FELINE FOUNDATION

Name of Representative: PAT SNELL

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Roger J Jusseaume

Print Name: ROGER J. JUSSEAUME

Subscribed and sworn before me

This 15TH day of FEBRUARY, 2012

Joanne L Chauvin

Notary Public in and for said County and State

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

RECEIVED
FEB 23 2012

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1431 E. Charleston #17, 19

Project Name SRL Feline Foundation **Proposed Use** Non-profit Thrift Store

Assessor's Parcel #(s) 13935401004 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Roger Jusseaume **Contact** Joanne Chauvin

Address 6363 S Kyrene Rd **Phone:** 4807759263 **Fax:** 4807758632

City Tempe **State** AZ **Zip** 85283

E-mail Address Allout enterprise @aol.com

APPLICANT The SRL Feline Foundation **Contact** Margret Ward

Address 7456 Treasure Chest St. **Phone:** (702) 328-7661 **Fax:** _____

City Las Vegas **State** NV **Zip** 89139

E-mail Address SRLFF@cox.net

Same

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Roger Jusseaume

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11.

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44662
Meeting Date:	4/10/12
Total Fee:	1030.00
Date Received:*	2/21/12
Received By:	[signature]

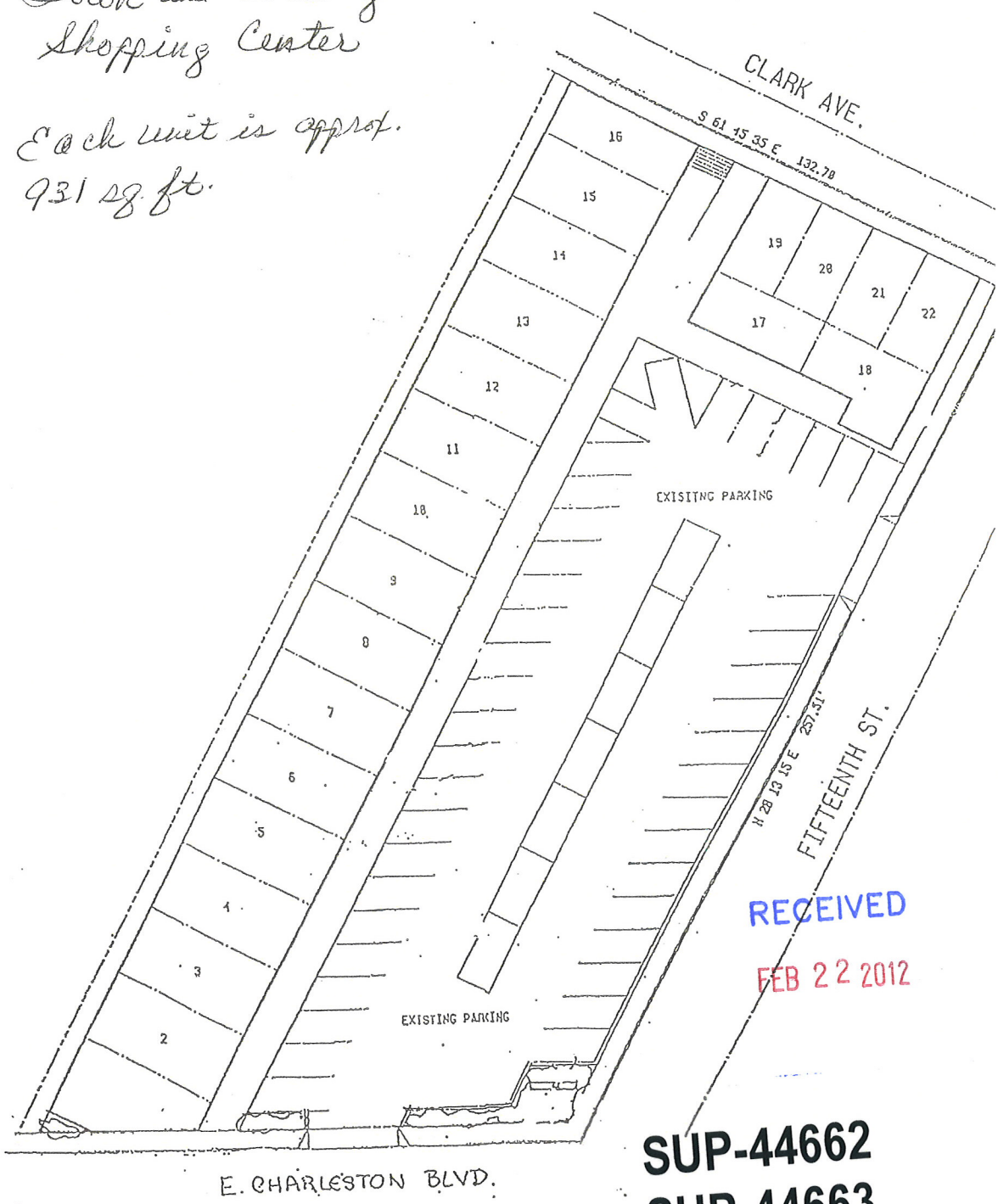
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
FEB 23 2012

f:\depot\Application Packet\Application Form.pdf

Town and Country Shopping Center

Each unit is approx. 931 sq. ft.

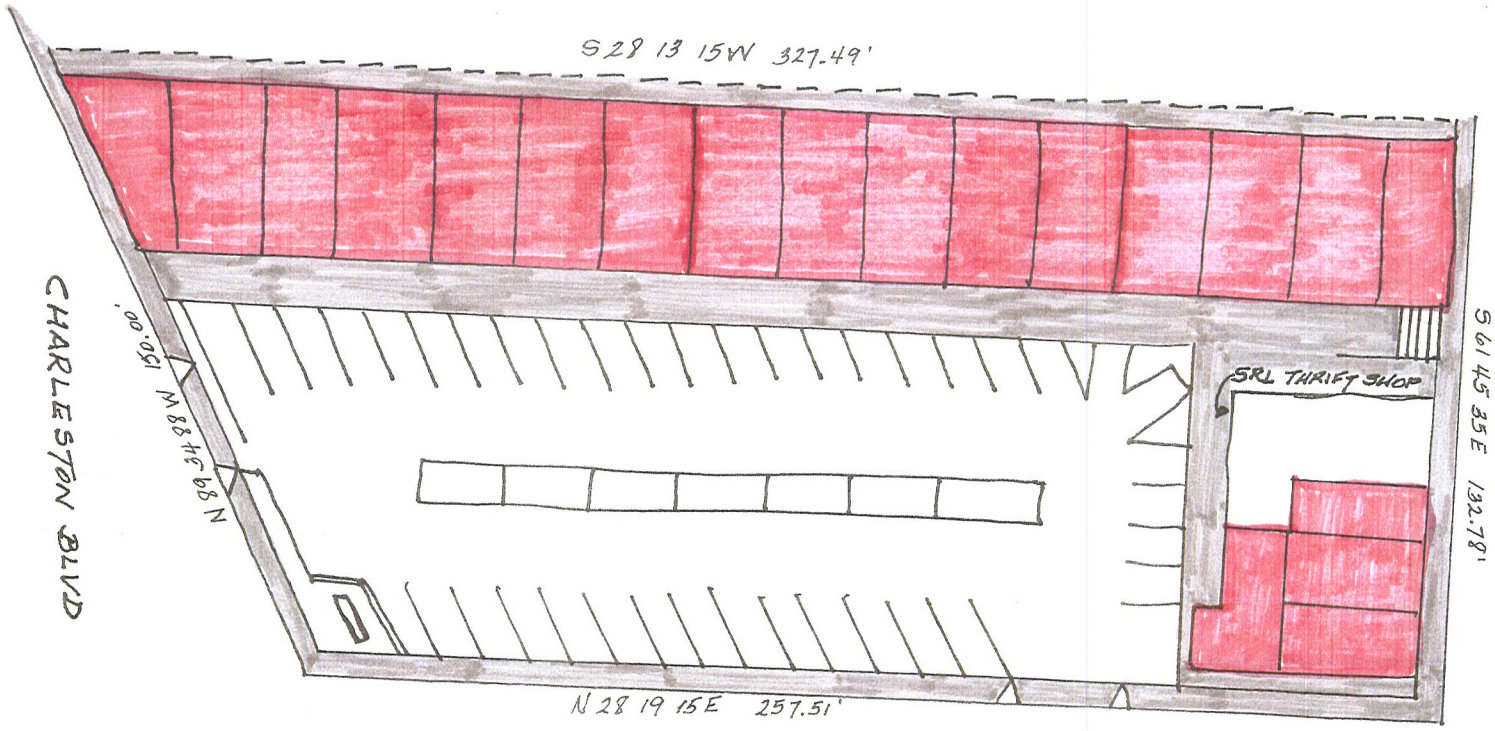


RECEIVED
FEB 22 2012

SUP-44662
SUP-44663

C-1
PARCEL #139.35-401-004

1431 EAST CHARLESTON BLVD. #17 & 19
LAS VEGAS - NEVADA 89104

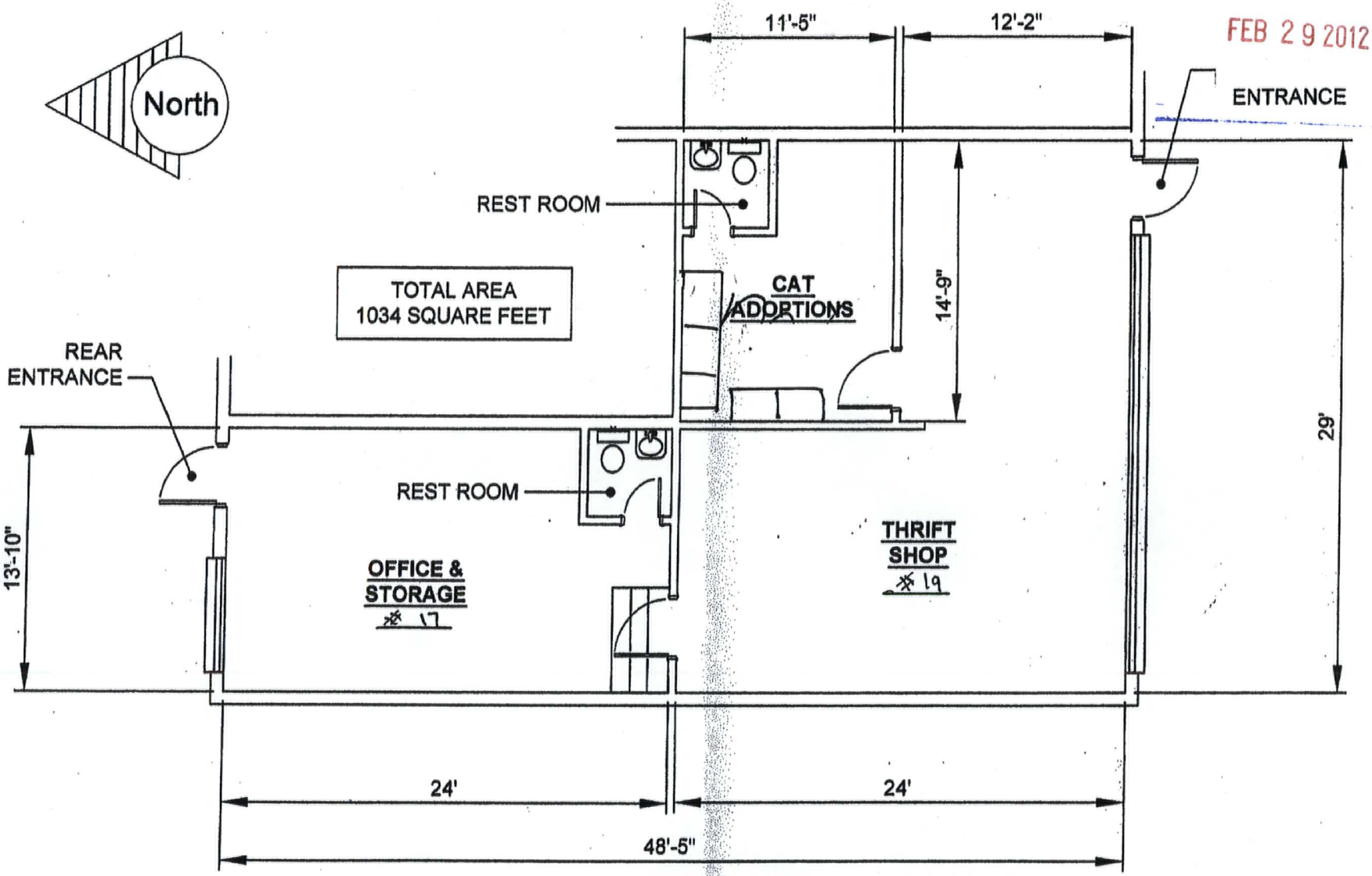


RECEIVED
FEB 23 2012

SUP-44662
SUP-44663

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

RECEIVED
FEB 29 2012



FLOOR PLAN

SCALE 1/8" = 1'-0"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SUP-44662
SUP-44663



SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION – OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12



SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12



SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12



SUP-44662 & SUP-44663 – APPLICANT: SRL FELINE FOUNDATION – OWNER: ROGER JUSSEAUME
1431 EAST CHARLESTON BOULEVARD, SUITES #17 AND #19

03/01/12

1431 E. Charleston Blvd.
Suites 17 and 18.
Las Vegas, Nv 89104
(702) 629-4040

February 21, 2012

Department of Planning
Planning Development Department
333 North Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: Special Use Permit

To Whom It May Concern:

Following is the proposed plan submitted to qualify the lease of property located at 1431 East Charleston Boulevard, Spaces 17 and 19, Las Vegas 89139:

Use:

- Thrift Store—New (handmade knitted, crocheted cat beds, afghans, scarves, baby clothes, etc.) and gently used donated items.
- Temporary storage of cat food to be distributed immediately to TNR (Trap, Neuter and Return) City and County Program Cat Colony Caretakers.
- Adoption Center:
    1. Cats Only—Maximum six cages with one cage kept empty to facilitate cleaning.
    2. Cats will be kept in cages at all times.
    3. Cages will be cleaned twice daily (seven days a week) with air purifiers used continuously.
- Days and Hours of Operation: Tuesday, Wednesday, Friday, Saturday, Sunday, from 11:00 A.M. until 6:00 P.M.

If you need further information, please contact Janet Differ, Thrift Shop and Adoption Manager, at 702/359-1560.

Thank you for your consideration.

Patricia Snell
Secretary, SRL Feline Foundation

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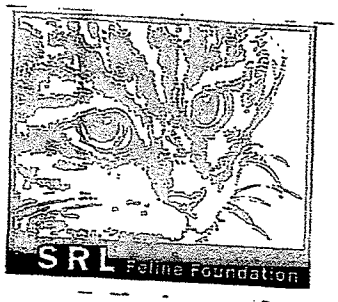
FEB 23 2012

SUP-44662
SUP-44663



1431 E. Charleston Blvd.
Suites 17 and 18.
Las Vegas, Nv 89104
(702) 629-4040

February 21, 2012

Department of Planning
Planning Development Department
333 North Rancho Drive, Third Floor
Las Vegas, Nevada 89106

Re: Justification Letter

To Whom It May Concern:

The property at 1431 East Charleston Boulevard, Suites 17 and 18, Las Vegas, Nevada 89104, is to be used as a Thrift Shop and Cat Rescue Facility.

In accordance with Planning Department requests, the following pertains to this facility:

- There are no employees; the following personnel are volunteers: Janet Differ, Monica Burklund, Gary Meyers, Gary Rand, Maggie Ward, Pat Snell.
- The facility will be operational from 11:00 A.M. until 6:00 P.M. Tuesdays, Wednesdays, Fridays, Saturdays and Sundays.
- There are no similar uses owned or operated by applicant.
- A State License is required.
- Will this project participate in the City of Las Vegas Green Building Program? **N/A**
- Will this project be constructed to LEED or other equivalent standards? **N/A**
- Is there connectivity to adjacent parcels? **NO**
- Will the proposed project qualify as a walkable community? **N/A**
- Is the project using any means of sustainable construction? **NO**
- Will this project meet the intent of the Urban Forestry Initiative? **NO**
- Will the project provide any bicycle parking? **NO**
- Will the project provide any electric vehicle recharging stations? **NO**

If further information is required, please contact the SRL Feline Foundation at 702/629-4040, Janet Differ (Thrift Shop Manager) at 702/579-1560, or Patricia Snell (Secretary) at 702-341-6393.

Thank you for your consideration.

Patricia Snell
Secretary

RECEIVED
FEB 23 2012

SUP-44662
SUP-44663

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-44663 - SPECIAL USE PERMIT RELATED TO SUP-44662 - PUBLIC HEARING - APPLICANT: SRL FELINE FOUNDATION - OWNER: ROGER JUSSEAUME - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITH NO OUTSIDE PENS WITHIN AN EXISTING BUILDING at 1431 East Charleston Boulevard, Suites #17 and #19 (APN 139-35-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44663** APN: 139 35 401 004

Name of Property Owner: Roger Jusseaume

Name of Applicant: SRL Feline Foundation

Name of Representative: Margret Ward

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Roger J Jusseaume

Print Name: Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

RECEIVED
FEB 23 2012

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 1431 EAST CHARLESTON #17, 19

Project Name SRL FELINE FOUNDATION **Proposed Use** ANIMAL SHELTER

Assessor's Parcel #(s) 139 35 401 004 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing C1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Roger Jusseaume **Contact** Joanne Chauvin

Address 6363 S Kyrene **Phone:** 480 775 9263 **Fax:** 480 775 8632

City Tempe **State** AZ **Zip** 85283

E-mail Address allouterprise@aol.com

APPLICANT THE SRL FELINE FOUNDATION **Contact** MARGRET WARD (702)

Address 7456 TREASURE CHEST ST. **Phone:** 326-7661 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89139

E-mail Address SRLFF@cox.net

REPRESENTATIVE Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Roger Jusseaume

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Roger Jusseaume

Subscribed and sworn before me

This 7 day of March, 20 11.

Joanne L Chauvin

Notary Public in and for said County and State Maricopa, AZ

OFFICIAL SEAL
JOANNE L. CHAUVIN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-44663
Meeting Date:	4/10/12
Total Fee:	$1030.00
Date Received:*	2/21/12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
FEB 23 2012

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

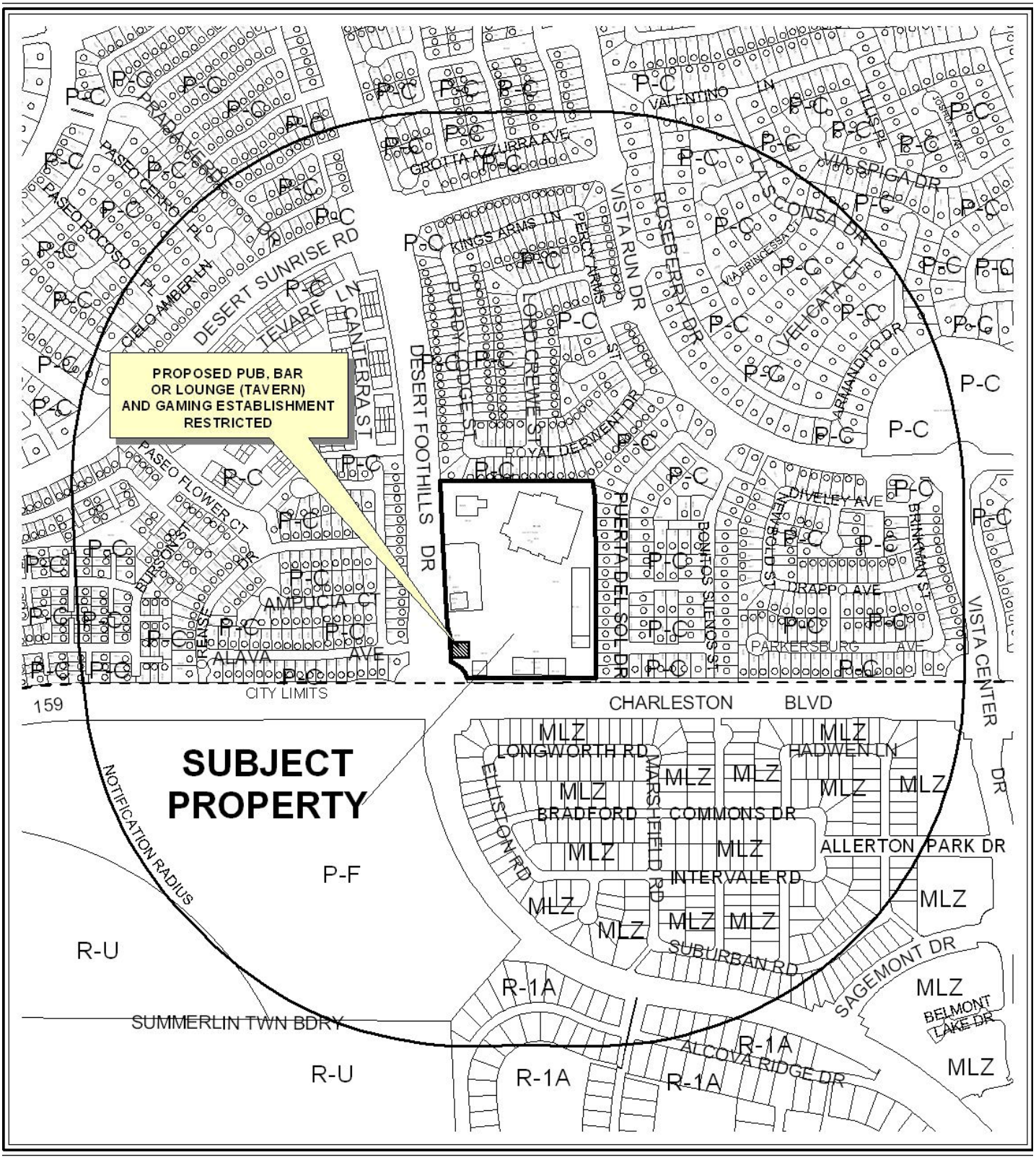
SUBJECT:
SUP-44665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

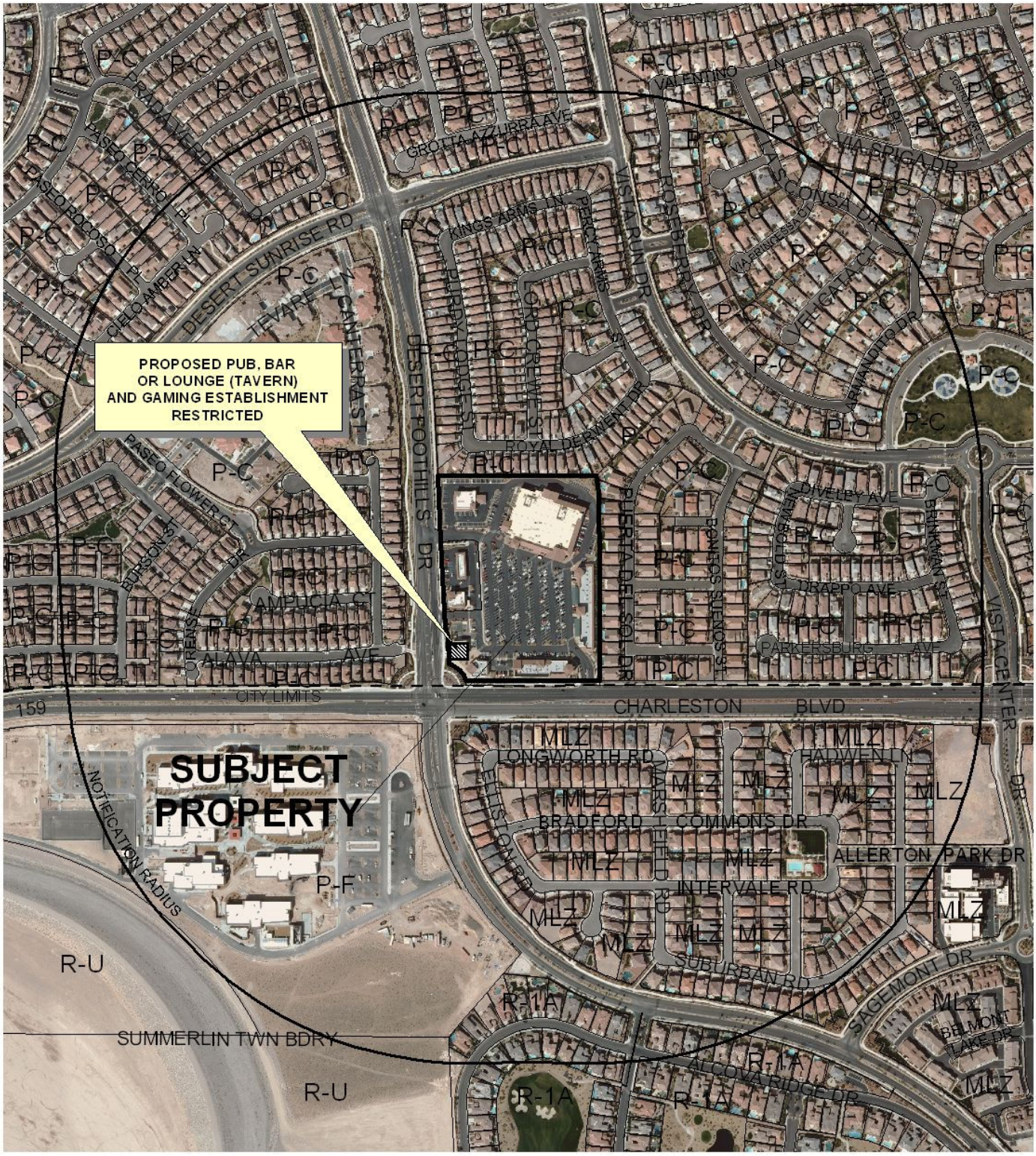
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-44665 and SUP-44667
2. Special Map
3. Conditions and Staff Report - SUP-44665 and SUP-44667
4. Supporting Documentation
5. Photos - SUP-44665 and SUP-44667
6. Justification Letter - SUP-44665 and SUP-44667



CASE: **SUP-44665 & SUP-44667**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



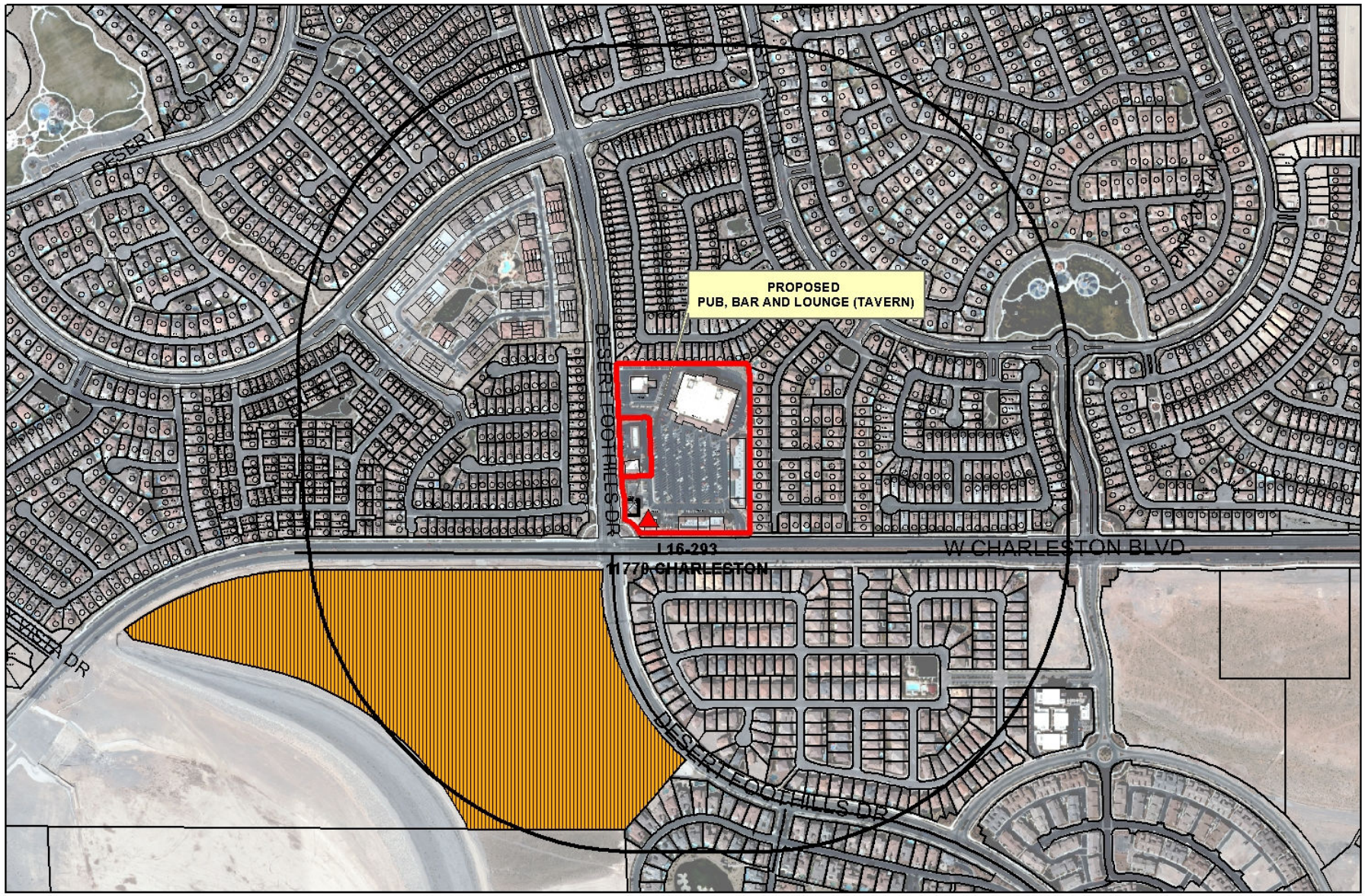
0 500 1000 Feet

CASE: **SUP-44665 & SUP-44667**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



SUP-44665

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 320 640 1,280 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44665** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: VC TOROS, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ___X___No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Scott Hamilton

Print Name: Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012

Kristie Eidlhuber

Notary Public in and for said County and State

Orange County, California

NCC1 KRISTIE LYNNE EIDLHUBER Commission No. 1921978 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Comm. Expires JANUARY 15, 2015 NCC1

RECEIVED FEB 22 2012 City of Las Vegas Department of Planning

Revised 11-14-06

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VC TOROS

1089158.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pub Bar Lounge (Tavern)

Project Address (Location) 11760 West Charleston

Project Name TOROS **Proposed Use** Tavern

Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2

General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

Commercial Square Footage 6000± **Floor Area Ratio**

Gross Acres Portion of 10± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Vista Commons Center, LLC **Contact**

Address 4350 Von Karman Ave., 4th Floor **Phone:** **Fax:**

City Newport Beach **State** CA **Zip** 92660

E-mail Address

APPLICANT VC TOROS, LLC **Contact** Adam Corrigan

Address 4100 W. Flamingo, Suite 1100 **Phone:** 222-4300 **Fax:** 251-5421

City Las Vegas **State** NV **Zip** 89103

E-mail Address adamc@corrigancompanies.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Scott Hamilton

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 20 12.

Kristie L Eidlhuber

Notary Public in and for said County and State

Orange County, California

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44665
Meeting Date:	4-10-12
Total Fee:	1290.00
Date Received:*	2-22-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

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FEB 22 2012
VC TOROS
City of Las Vegas
Department of Planning

1089140.1

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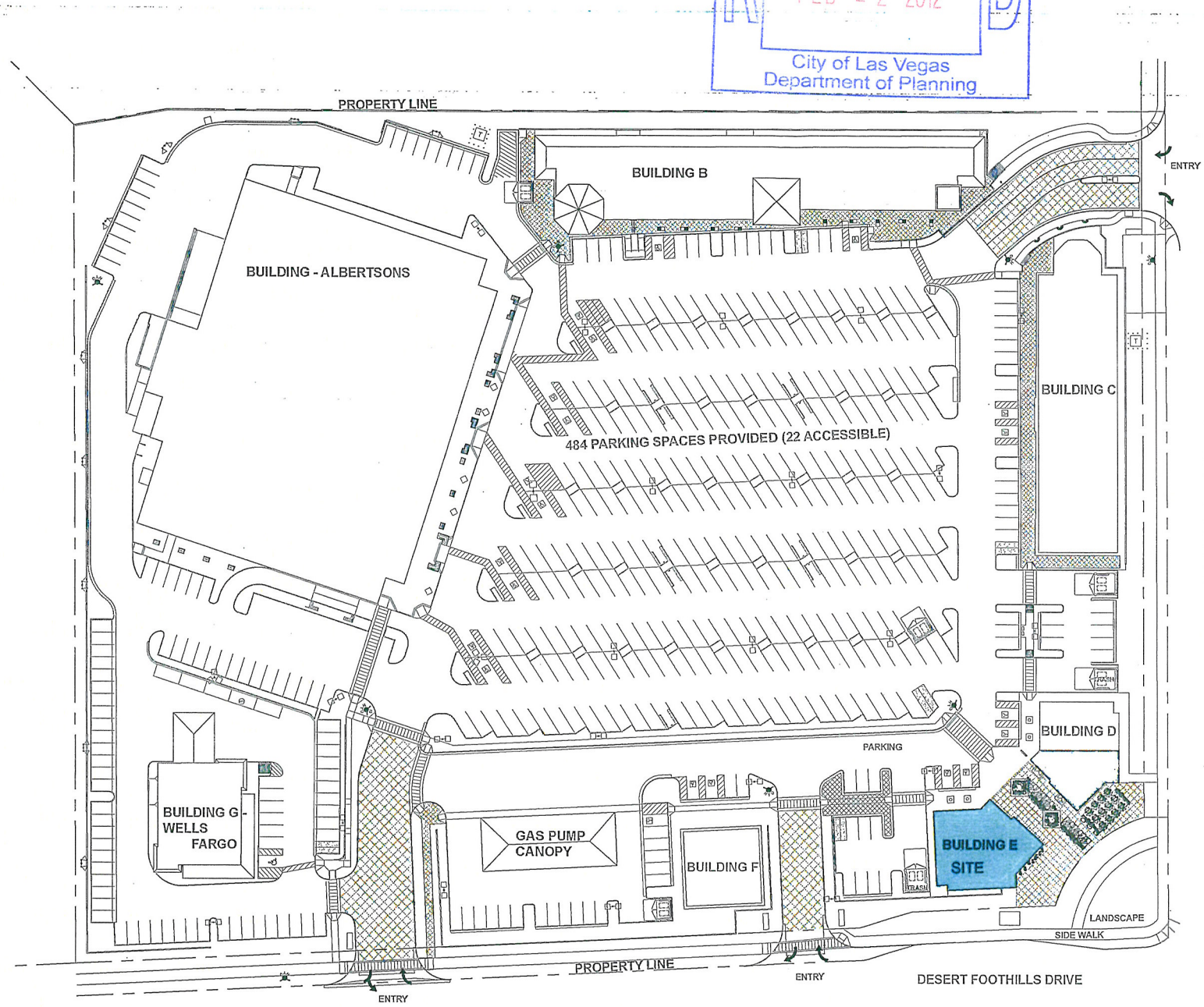
FEB 22 2012
City of Las Vegas
Department of Planning



Parking Requirement					
Use	Gross Floor Area or Number of Units	Required		Provided	
		Parking Ratio	Parking	Parking	
			Regular	Handi-capped	Regular	Handi-capped
Shopping Center	102,600 s.f.	1:250	402	9	*462	*22
SubTotal			402	9	*462	*22
TOTAL (including handicap)			411		*484	

*The proposed Supper Club will be located within the Vista Commons Shopping Center





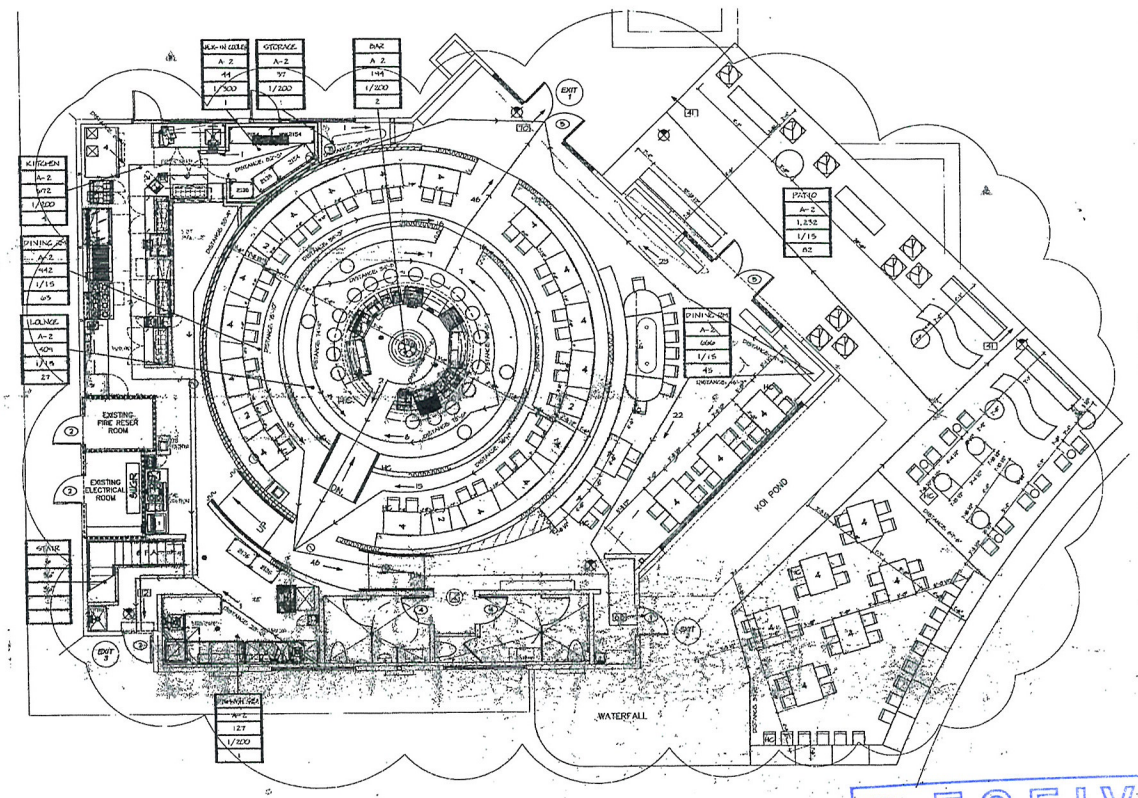




SITE PLAN **SUP-44665**

NORTH SCA

SUP-44667



1 EXITING PLAN- FIRST FLOOR

KEY NOTES:

1. EXISTING DOOR TO REMAIN
2. EXISTING 3' X 7' DOOR
3. EXISTING 6'X7' DOOR
4. NEW 3'X7' DOOR
5. NEW 6'X7' DOOR
6. NEW 6'X7' PIVOTING DOOR
7. NOT USED

OCCUPANT LOAD

USE	AREA (SQ.FT.)	LOAD FACTOR	OCCUPANT LOAD
LEVEL ONE			
PATIO	1,232	1/15	82
DINING RM	666	1/15	45
DINING AREA	127	1/200	1
LOUNGE	404	1/15	27
DINING ROOM	442	1/15	65
KITCHEN	672	1/200	4
MUSIC-IN COOLER	44	1/200	1
STORAGE	37	1/200	1
BAR	144	1/200	2
ROOM ABOVE	-	-	6
TOTAL	4,332		32

EXIT CAPACITY

EXIT #	EXIT WIDTH	EXIT CAPACITY	ACTUAL USE
EXIT 1	48	3400	32
EXIT 2	34	1700	65
EXIT 3	34	1700	0
TOTALS		6800	100

LEGEND

RETAIL	AREA USE
M	OCCUPANCY CLASSIFICATION
655	AREA (SQFT)
1/30	LOAD FACTOR
22	OCCUPANT LOAD
EXIT 1-2	EXIT NUMBER
154 F.A	OCCUPANTS FROM ABOVE
120	OCCUPANTS USING EXIT
STAIR	AREA USE
225	LOAD FACTOR
48"	STAIR OPENING REQUIRED
84"	STAIR OPENING PROVIDED
34"	DOOR OPENING REQUIRED
72"	DOOR OPENING PROVIDED

LENDALL MAINS ARCHITECT
3930 E. Patrick Ln.
Suite 1
Las Vegas, NV 89120
Phone: 702.437.5621
Fax: 702.437.5623

CONSULTANT:

RESTAURANT
11710 W CHARLESTON BLVD
BUILDING E
LAS VEGAS, NV 89138

Date	Title	By
	STARBUCKS COFFEE/COORDINATION	

KEY PLAN

PROJECT NUMBER:	05-3801
DRAWN BY:	LMA
CHECKED BY:	LMA
CAD FILE:	AX1.00.DWG
DATE:	JUNE 25, 2008
SCALE:	1/4" =1'-0"

EXITING PLAN
FIRST FLOOR

AX1.00

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

SUP-44665
SUP-44667



SUP-44665 & SUP-44667 - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC
11760 WEST CHARLESTON BOULEVARD

03/01/12



SUP-44665 & SUP-44667 - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC
11760 WEST CHARLESTON BOULEVARD

03/01/12

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 7, 2012

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

Re: ***Revised Justification Letter – APN 137-34-818-002***
Special Use Permit Application
VC TOROS, LLC dba TOROS

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern) and gaming, within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "TOROS" will be located in an approximately 4,000 square foot inline space on the southeast end of the site within Building E.

TOROS is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

TDA/EED

RECEIVED
MAR - 7 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-44665
SUP-44667
REVISED

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-44667 - SPECIAL USE PERMIT RELATED TO SUP-44665 - PUBLIC HEARING - APPLICANT: VC TOROS, LLC - OWNER: THE VISTA COMMONS CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Vacant). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44667** APN: 137-34-818-002

Name of Property Owner: The Vista Commons Center, LLC

Name of Applicant: VC TOROS, LLC

Name of Representative: Tom Amick - Kaempfer Crowell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ___X___ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Scott Hamilton

Print Name: Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012

Kristie Lynne Eidlhuber

Notary Public in and for said County and State

Orange County, California

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

NCC1 NCC1

Revised 11-14-06

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RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

1089158.1

VC TOROS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Gaming

Project Address (Location) 11760 West Charleston

Project Name TOROS **Proposed Use** Tavern

Assessor's Parcel #(s) 137-34-818-002 **Ward #** 2

General Plan: existing Summerlin proposed n/a **Zoning:** existing PC-VC proposed n/a

Commercial Square Footage 6000± **Floor Area Ratio**

Gross Acres Portion of 10± **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER The Vista Commons Center, LLC **Contact**

Address 4350 Von Karman Ave., 4th Floor **Phone:** **Fax:**

City Newport Beach **State** CA **Zip** 92660

E-mail Address

APPLICANT VC TOROS, LLC **Contact** Adam Corrigan

Address 4100 W. Flamingo, Suite 1100 **Phone:** 222-4300 **Fax:** 251-5421

City Las Vegas **State** NV **Zip** 89103

E-mail Address adamc@corrigancompanies.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tom Amick

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address tda@kcnvlaw.com

Property Owner Signature* Scott Hamilton

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Scott Hamilton

Subscribed and sworn before me

This 16th day of February, 2012.

Kristie Eidlhuber

Notary Public in and for said County and State Orange County California

KRISTIE LYNNE EIDLHUBER
Commission No. 1921978
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires JANUARY 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44667
Meeting Date:	4-10-12
Total Fee:	1030.00
Date Received:*	2-22-12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

1089147.1

RECEIVED FEB 22 2012 VC TOROS

City of Las Vegas
Department of Planning

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

THOMAS D. AMICK
tamick@kcnvlaw.com
702.693.4265

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 21, 2012

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 S. Rancho Road
Las Vegas, NV 89104

Re: Justification Letter – APN 137-34-818-002
Special Use Permit Application
VC TOROS, LLC dba TOROS

To Whom it May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a special use permit for a "Pub, Bar & Lounge" (tavern) and gaming, within an existing commercial shopping center located on the northeast corner of Desert Foothills Drive and Charleston Boulevard within Summerlin.

The proposed establishment is located within an existing Albertsons shopping center and faces Charleston Boulevard, a 100 foot right-of-way. The establishment, known as "TOROS" will be located in an approximately 6,000 square foot inline space on the southeast end of the site within Building E.

TOROS is a casual yet upscale dining and drinking establishment offering a large outdoor seating area located within an existing courtyard between buildings D and E. The existing shopping center was designed to offer a variety of neighborhood friendly shopping and dining choices to serve the many rooftops located west of the 215 and to supplement the dining and shopping alternatives east of the 215. The proposed use is consistent with and compatible with the surrounding area and will serve as a desirable amenity for the nearby residential communities.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Thomas D. Amick

TDA/EED

RECEIVED
FEB 22 2012
SUP-44667
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

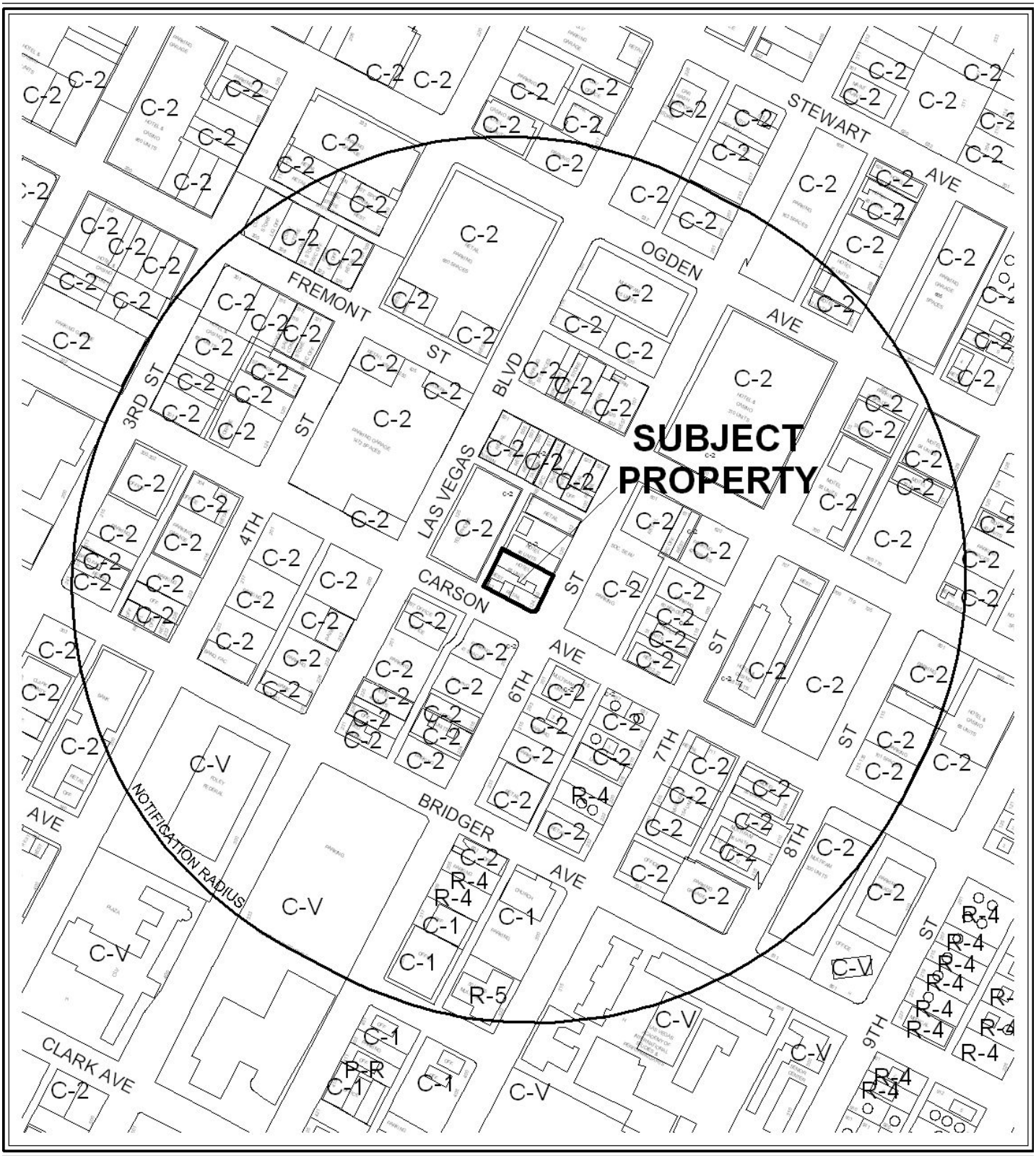
SUBJECT:
SUP-44675 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 124 South 6th Street, Suite #130 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-44675**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-44675**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44675** APN: 139-34-611-051

Name of Property Owner: ROSEMARY SHOONG

Name of Applicant: JOSHUA GLOVER

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rosemary Shoong

Print Name: ROSEMARY SHOONG

State of Nevada

Subscribed and sworn before me

This 17th day of February, 2012

Notary Public in and for said County and State

Clark County.

Evelyn Fraire
Notary Public
State of Nevada
Commission Expires 03-12-12
Commission No: 04-87692-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT TATTOO PARLOR/BODY PIERCE STUDIO

Project Address (Location) 124 S. 6TH STREET LAS VEGAS, NV 89101

Project Name BLACK SPADE TATTOO **Proposed Use** TATTOO STUDIO

Assessor's Parcel #(s) 139-34-611-051 **Ward #** 1- TARKANIAN

General Plan: existing C proposed C **Zoning:** existing C-2 proposed _____

Commercial Square Footage 586 SF **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ROSEMARY SHOONG **Contact** _____

Address 6900 MCCARRAN BLVD STE 1040 **Phone:** _____ **Fax:** _____

City RENO, NV **State** NV **Zip** 89509

E-mail Address _____

APPLICANT JOSHUA GLOVER **Contact** JOSHUA GLOVER 7023089659

Address 124 S. 6TH STREET # 130 **Phone:** 7024137076 **Fax:** N/A

City LAS VEGAS, NV **State** NV **Zip** 89101

E-mail Address kingruck@gmail.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Rosemary Shoong

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROSEMARY SHOONG

State of Nevada

Subscribed and sworn before me

This 17th day of February, 20 12.

Evelyn Fraire

Clark County.

Notary Public in and for said County and State

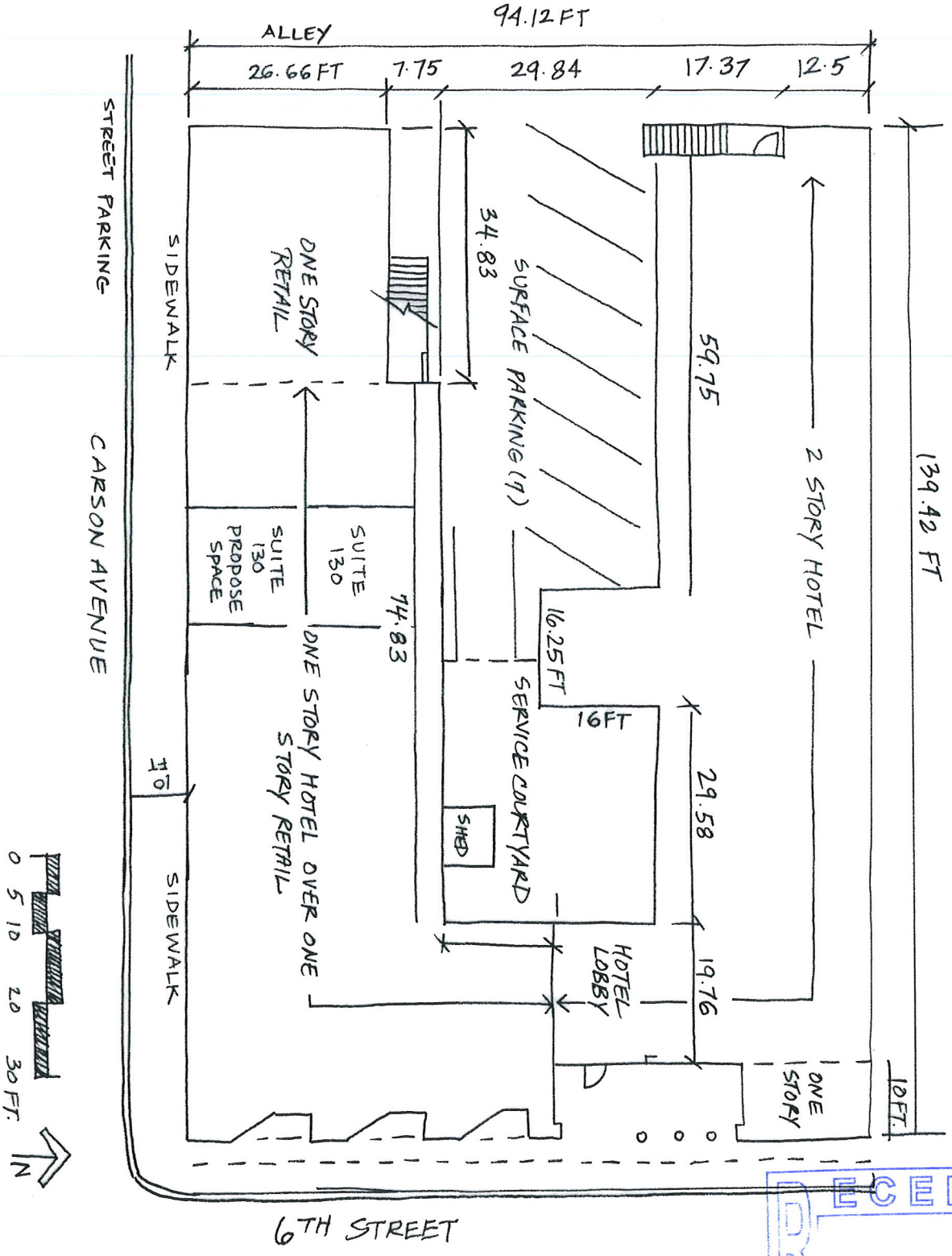
Evelyn Fraire
Notary Public
State of Nevada
Commission Expires 03-12-12
Commission No: 04-87882-1

FOR DEPARTMENT USE ONLY

Case #	SUP-44675
Meeting Date:	4/10/2012
Total Fee:	1030.00
Date Received:*	2/22/2012
Received By:	MREX

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



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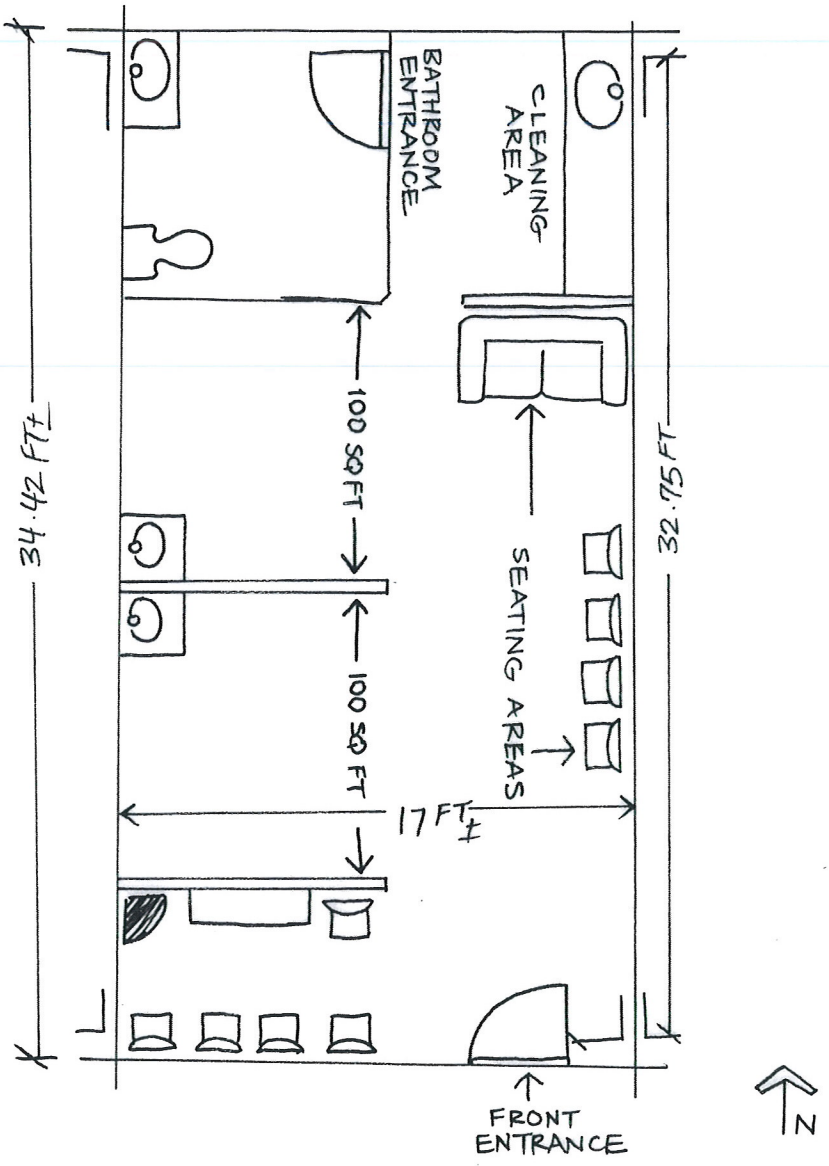
City of Las Vegas
Department of Planning

SUP-44675



EXTERIOR GROSS SF. - 585.14 SF±

MAXIMUM OCCUPANCY (PER U.B.C) - 39

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FEB 22 2012
City of Las Vegas
Department of Planning

SUP-44675



SUP-44675 - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY
124 SOUTH 6TH STREET

03/01/12



SUP-44675 - APPLICANT: JOSHUA GLOVER - OWNER: MELE PONO HOLDING COMPANY
124 SOUTH 6TH STREET

03/01/12

Justification Letter

To: City of Las Vegas Department of Planning
From: Joshua Glover/ Black Spade Tattoo Boutique
Date: 2/13/2012
Subject: Justification Letter

The Proposal is to open a new and exciting tattoo boutique at the Downtown location of:
124 S. 6th Street, suite #130 Las Vegas, NV 89101.

Shop operating hours:
Tuesday - Saturday
12noon - 10pm
Number of employees - 4

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Tattoo Parlor/Body Piercing Studio can be conducted in a manner that is harmonious and compatible with surrounding land uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for the type and intensity of land use proposed, provided a handicap parking space is provided.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Las Vegas Boulevard, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. Access is possible only from the northbound lanes. These roadway facilities are adequate to serve the proposed Tattoo Parlor/Body Piercing Studio.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of a Special Use Permit for a Tattoo Parlor/Body Piercing Studio at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

Thank you

Joshua Glover

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FEB 22 2012
City of Las Vegas
Department of Planning

SUP-44675

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

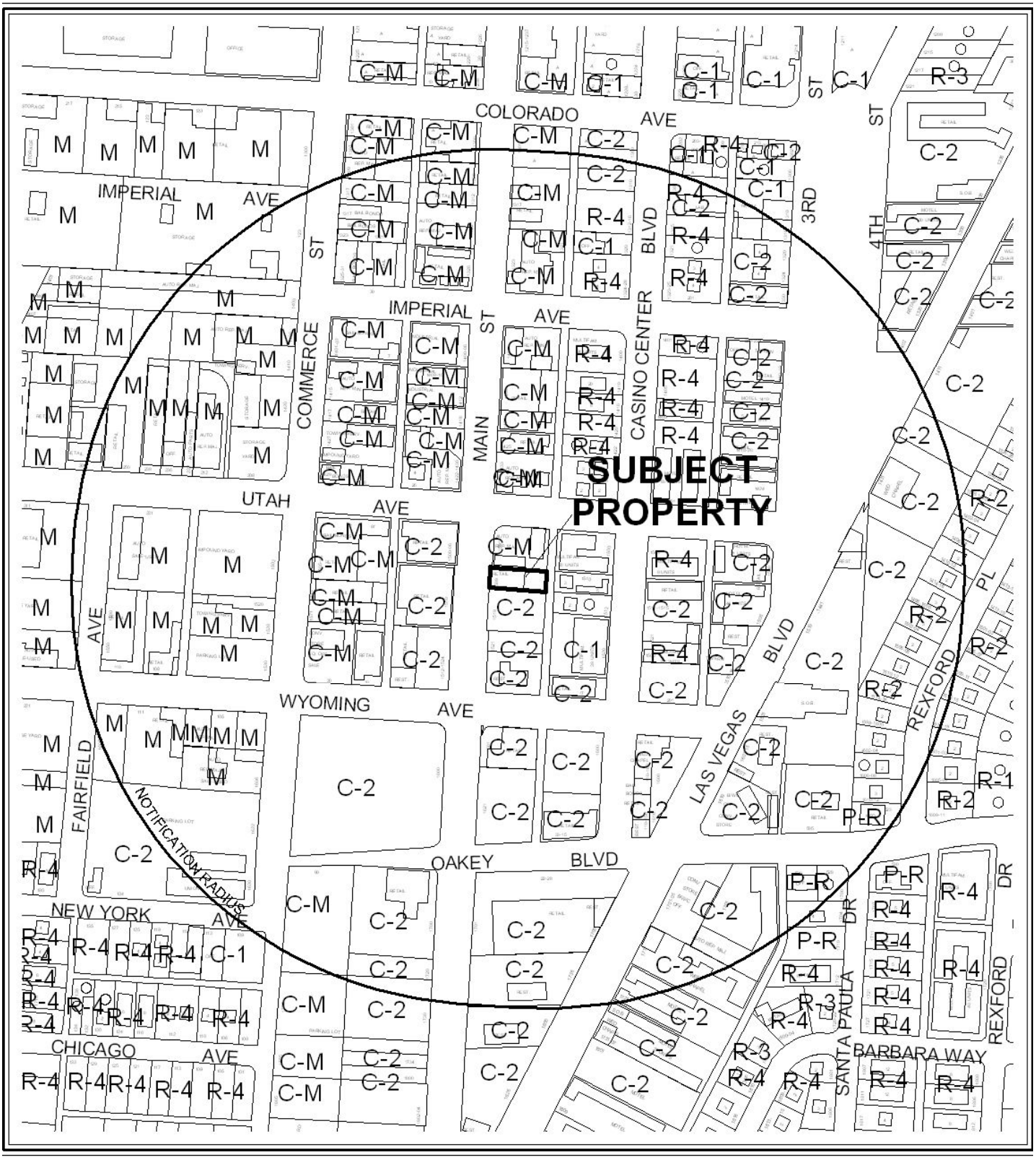
SUBJECT:
SUP-44698 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: MICHAEL R. EVANS FAMILY TRUST, ET AL - For possible action on a request for a Special Use Permit FOR CUSTOM CRAFT WORK WITH A WAIVER TO CONDUCT WORK OUTSIDE OF AN EXISTING BUILDING at 1511 South Main Street (APN 162-03-210-028 & 29), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/16/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Parking Standards
5. Photos
6. Justification Letter



0 300 600 Feet

CASE: **SUP-44698**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **SUP-44698**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44698** APN: _____

Name of Property Owner: MICHAEL EVANS

Name of Applicant: THOMAS BUMBIAUSKAS - CITY ARTS. VEGAS

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Michael Evans

Print Name: MICHAEL EVANS

Subscribed and sworn before me

This 23rd day of Feb, 2012

Paula J Bennett

Notary Public in and for said County and State

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-16
Certificate No: 98-49167-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Custom Craft & Work. - Special Use

Project Address (Location) 1509 S Main St. Las Vegas NV 89104

Project Name Clay Arts Vegas. **Proposed Use** Kiln Firing.

Assessor's Parcel #(s) 162-03-210-028 & 029 **Ward #** 3.

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 4233 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Michael Evans **Contact** _____

Address 2910 Carmelo Dr **Phone:** 7022397236 **Fax:** _____

City Henderson **State** NV **Zip** 89052

E-mail Address Mike@eefire.com

APPLICANT Thomas Bumbrauskas **Contact** 702-375-4147.

Address 1509 S. Main St. **Phone:** _____ **Fax:** _____

City Los Vegas **State** NV **Zip** 89104

E-mail Address Hinformation@ClayArtsVegas.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Michael Evans

Subscribed and sworn before me

This 22nd day of Feb., 2012.

Paula J. Bennett

Notary Public in and for said County and State

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-15
Certificate No: 98-49167-1

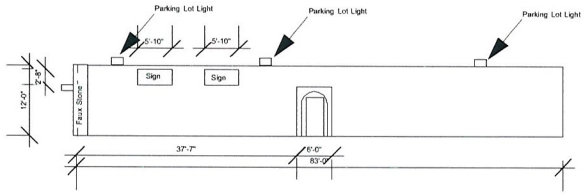
FOR DEPARTMENT USE ONLY

Case #	SUP-44699
Meeting Date:	4-10-12
Total Fee:	1030.00
Date Received:*	2-23-12
Received By:	JFreed

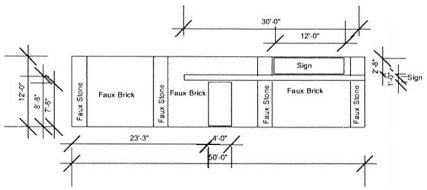
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



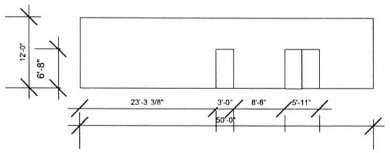
A SOUTH WALL ELEVATION
Scale: 1/32" = 1'-0"



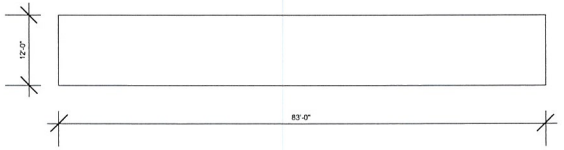
B WEST WALL ELEVATION
Scale: 1/32" = 1'-0"







D EAST WALL ELEVATION
1/32" = 1'-0"

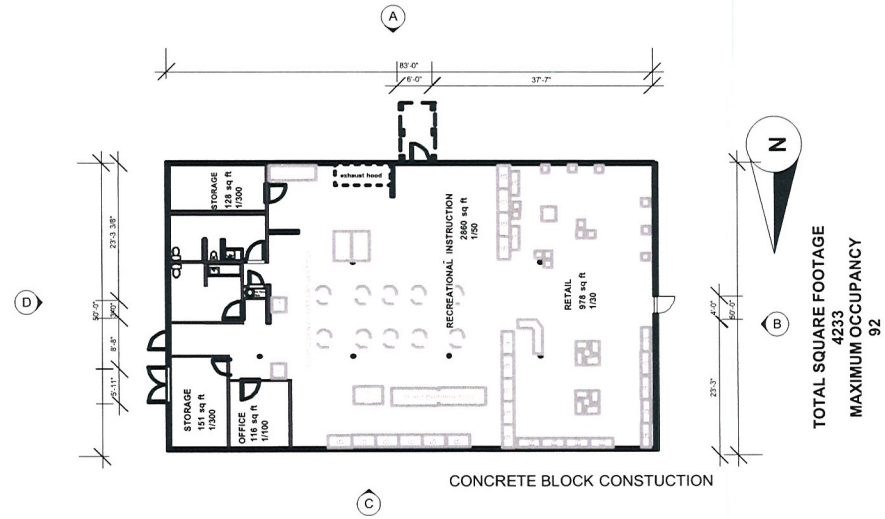


C NORTH WALL ELEVATION
Scale: 1/32" = 1'-0"

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

KEY

B = 5'-9" x 20"
Tall Gondola Case
W = Wedging Table
= Pottery Wheel
= 48" tall x 4' x4' Rack

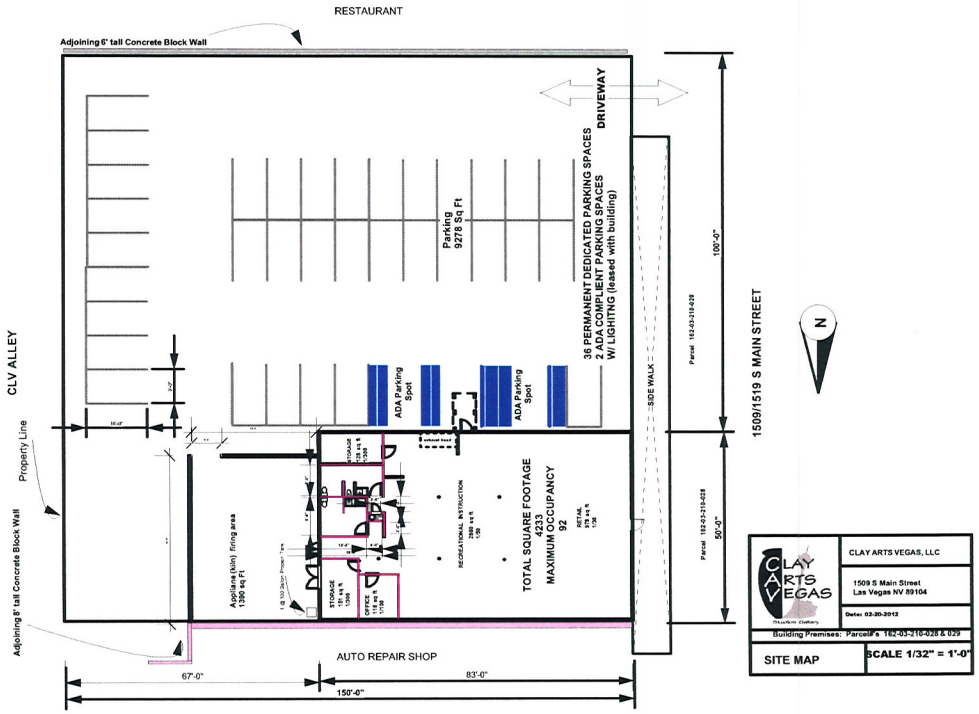


TOTAL SQUARE FOOTAGE
4233
MAXIMUM OCCUPANCY
92

FLOOR PLAN
Scale: 1/32" = 1'-0"

CLAY ARTS VEGAS Studios Gallery	CLAY ARTS VEGAS, LLC
	1509 S Main Street Las Vegas NV 89104
	Date: 02-20-2012
Building Premises: Parcel#'s 162-03-210-028 & 029	
BUILDING ELEVATION BUILDING PLAN	SCALE 1/32" = 1'-0"

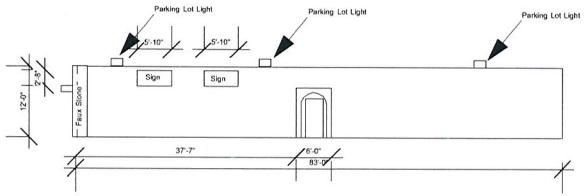
SUP-44698



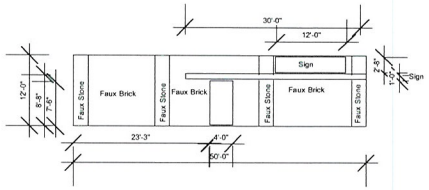
CLAY ARTS VEGAS	CLAY ARTS VEGAS, LLC
	1509 S Main Street Las Vegas NV 89104
	Date: 02-20-2012
Building Premises: Parcel's 162-03-210-028 & 029	
SITE MAP	SCALE 1/32" = 1'-0"

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

SUP-44698



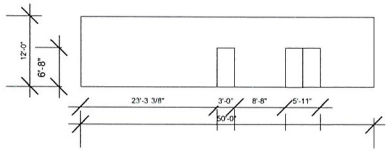
A SOUTH WALL ELEVATION
Scale: 1/32" = 1'-0"



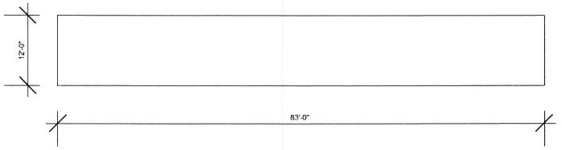
B WEST WALL ELEVATION
Scale: 1/32" = 1'-0"







D EAST WALL ELEVATION
1/32" = 1'-0"



C NORTH WALL ELEVATION
Scale: 1/32" = 1'-0"

KEY
B = 5'-9" x 20" Tall Gondola Case
W = Wedging Table
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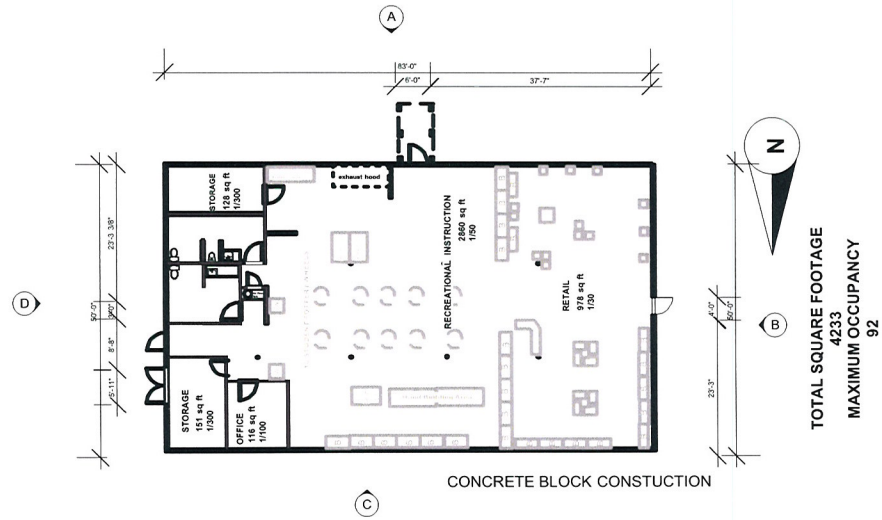

CONCRETE BLOCK CONSTUCTION

TOTAL SQUARE FOOTAGE 4233
MAXIMUM OCCUPANCY 92

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

CLAY ARTS VEGAS Studios Gallery	CLAY ARTS VEGAS, LLC
	1509 S Main Street Las Vegas NV 89104
	Date: 02-20-2012
Building Premises: Parcel#'s 162-03-210-028 & 029	
BUILDING ELEVATION BUILDING PLAN	SCALE 1/32" = 1'-0"

FLOOR PLAN
Scale: 1/32" = 1'-0"

SUP-44698





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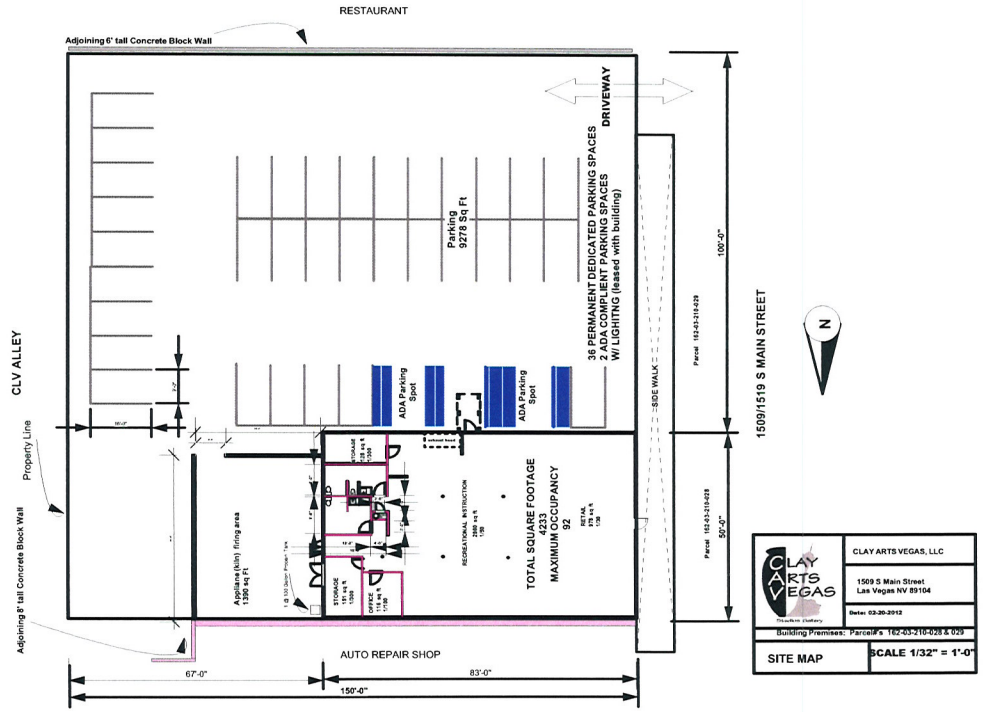
FEB 23 2012
City of Las Vegas
Department of Planning

CLAY ARTS VEGAS Studios Gallery	CLAY ARTS VEGAS, LLC
	1509 S Main Street Las Vegas NV 89104
	Date: 02-20-2012
Building Premises: Parcel#'s 162-03-210-028 & 029	
VICINITY MAP	SCALE 1/8" = 1'-0"

SUP-44698



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FEB 23 2012
City of Las Vegas
Department of Planning

SUP-44698

CLAY ARTS VEGAS
Studios Gallery
1509 S Main Street Las Vegas NV 89104 – http://www.clayartsvegas.com – 702-375-4147

February 20, 2012

PURSUANT TO TITLE 19.08 AND 19.12, the following parking standards apply:

Use	Gross Floor Area	Parking Ratio	Required Parking		Provided Parking		Compliance
	4233	1;250	Regular	Handicap	Regular	handicap	
Retail	978		4	0.5			
Recreational Instruction	2860		11	0.5			
Storage	279		1	0			
Office	116		1	0			

TOTAL REQUIRED			17	1			Y or N
Regular and Handicap Spaces Required			17	1	34	2	Y or N

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

SUP-44698



SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12



SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12



SUP-44698 - APPLICANT: THOMAS BUMBLAUSKAS - OWNER: EVANS MICHEL R FAMILY TRUST
1509 SOUTH MAIN STREET

03/01/12

1509 S Main Street Las Vegas NV 89104 – http://www.clayartsvegas.com – 702-375-4147

January 31, 2012

Clay Arts Vegas, LLC is requesting a SPECIAL USE PERMIT for permission to perform Custom and Craft Work at rear of building, contained with in a 8' tall concrete block wall enclosure, this will include firing of kilns.

WHO WE ARE:

CLAY ARTS VEGAS, LLC (CAV) is creating a pottery studio and adjoining gallery in the Las Vegas Arts District. Our studio will provide open enrollment classes for beginner, intermediate and advanced ceramic artists. The studio will have 10 wheels for student use as well as a large hand building area. We will provide a professional finish to student work by firing pieces at high temperature. The gallery space will be sub-divided using office partitions and 5'-9" tall book cases. The space will feature a 978 square foot retail space for finished ceramic art and a Laguna Clay distributor for clay, glaze, and hand tools products.

REQUEST:

We are requesting a SPECIAL USE PERMIT to use a natural gas and propane fired appliance (kiln) at this location. In order for our business to grow and develop, we need the ability to fire this type of kiln on-site. We will be providing services to 70 plus artists per week with retail sales, gallery sales, and recreational classes. 1509/1519 S Main Street is currently zoned C-2. To the North, our neighbor is an AAMCO Transmission shop, which shares one wall and a concrete block perimeter wall; to the South, a JACK-IN-THE-BOX restaurant with drive thru is separated by our 40-space parking lot and a concrete block wall. This property is has a 6500 square foot paved parking lot which adjoins an unnamed alley East of the property.

EXISTING CITY POLICY:

Currently the appliance (kiln) we are proposing is used at similar studios around Clark County (Pottery West, Aardvark Clay and Supply), many of the Clark County High Schools, and at ceramic studios around the world also use this appliance. With in a two (2) mile radius there are two studio using similar appliances, Domsky Glass at 2758 South Highland Drive Unit A and Artist Iron Works 105 West Charleston Boulevard . The Las Vegas Academy at 315 S. 7th Street, currently uses the appliance, we are proposing, in an outdoor setting in a chain-linked yard.

JUSTIFICATION:

The appliance (kiln) will be placed within a 44' x 25' area, enclosed by a concrete block privacy wall that opens to our parking lot with an 8' gate. There will be no noise pollution created from this appliance (kiln), which will not be seen from the street. Without the ability for us to install and use a propane or natural gas appliance (kiln), we will not be able to be competitive with other studios in the area. We need gas firing to create a professional finish on the work created in this studio. Locating the appliance (kiln) outside will reduce the costs for cooling the space and thereby our carbon footprint.

CAV is working with Tom Burkart; together we have spoken with: Mark Rex in CLV Planning, Rob White, Chas Reichold, and Rob Clark in the Building Department, and Ken Miller in the Fire Engineering and Safety office. All parties are positive, and helpful about what we are doing.

Thank you for considering us for a Special Use Permit

Thomas Bumblauskas, Executive Director, and Founder.
CLAY ARTS VEGAS, LLC
1509 S. Main Street - Las Vegas NV 89104

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

SUP-44698

January 25, 2012

Re: Clay Arts Las Vegas, LLC

Dear Thomas;

Mike Evans and I are the owners of the building located at 1509 S. Main Street, Las Vegas, NV 89104, and give Clay Arts Las Vegas, LLC approval to get a Special Use Permit to install and fire a gas-fired kiln within the fenced area at the back of the property. The permission is based on the equipment meeting all applicable codes and getting all required permits and approvals from the City of Las Vegas.

If you need to contact us, our numbers are: Mike Evans at 702-239-7236, or Monica Deines at 702-361-4216.

Sincerely,

Monica Deines

Monica Deines

MICHAEL E. EVANS

witness:
4/25/12
Paula J. Bennett

PAULA J. BENNETT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-15-16
Certificate No: 98-49167-1

RECEIVED
FEB 23 2012
City of Las Vegas
Department of Planning

SUP-44698

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED