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)
Councilman Bob Beers, (Ward 2)
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.

May 8, 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 APRIL 10, 2012

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

7. TMP-44928 - TENTATIVE MAP - ESPERANZA - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 95-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.71 acres at the northwest corner of Fox Hill Drive and Desert Moon Road (APN 137-34-313-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers).

8. VAR-44835 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: KEVIN J. AND REBECCA MILLER, ET AL - For possible action on a request to reinstate a previously approved Variance (VAR-5227) TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.92 acres at 9080 Bart Street and 7642 Lake Louise Avenue (APNs 125-09-511-004 and 007), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross).

9. RQR-44909 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SZECHWAN CORP - For possible action on required Review of a previously approved Special Use Permit (U-0271-93) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

10. SUP-44831 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: COSTCO WHOLESALE CORPORATION - For possible action on a request for a Special Use Permit FOR A 1,845 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE IN AN EXISTING 134,890 SQUARE-FOOT WHOLESALE ESTABLISHMENT at 222 South Martin L. King Boulevard (APN 139-33-102-013), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

11. SUP-44890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARK AND MARGARET SHERMAN - OWNER: CENTENNIAL GATEWAY EAST, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,932 SQUARE-FOOT SECONDHAND DEALER (WEARING APPAREL) USE at 5643 Centennial Center Boulevard, Suite #105 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

12. SUP-44893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-36571) TO EXPAND AND RELOCATE AN EXISTING THRIFT SHOP (JEWELRY) USE WITHIN THE SAME SHOPPING CENTER at 2221 North Rampart Boulevard (APN 138-20-522-002), P-C (Planned Community) Zone, Ward 4 (Anthony).

13. VAC-44911 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CHARLES SORRELLS - For possible action on a Petition to Vacate a portion of the east side of Tenth Street south of Garces Avenue and a portion of the south side of Garces Avenue east of Tenth Street, Ward 3 (Coffin).

PUBLIC HEARING ITEMS

14. TABLED - RENOTIFICATION - SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR

SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

15. SDR-44946 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-44682 AND ZON-44683 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONTRACTOR"S STORAGE YARD WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15-FEET IS REQUIRED WITH A SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT OF WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone [Proposed: C-M (Commercial / Industrial)], Ward 5 (Barlow).

16. VAR-44934 - VARIANCE - PUBLIC HEARING - APPLICANT: NLV PASTA, LLC - OWNER: NS SOUTHWEST #4, LLC - For possible action on a request for a VARIANCE TO ALLOW 101 PARKING SPACES WHERE 126 ARE REQUIRED at 8001 North Durango Drive, Suite #110 (APN 125-08-813-008), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

17. SUP-44933 - SPECIAL USE PERMIT RELATED TO VAR-44934 - PUBLIC HEARING - APPLICANT: NLV PASTA, LLC - OWNER: NS SOUTHWEST #4, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) WHERE 1,500 FEET IS REQUIRED at 8001 North Durango Drive, Suite #110 (APN 125-08-813-008), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

18. VAR-44952 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA DEVELOPMENT AND REALTY COMPANY - OWNER: NFC, LLC - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM A PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 5.69 acres at 2300 West Sahara Avenue (APN 162-05-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

19. SUP-44951 - SPECIAL USE PERMIT RELATED TO VAR-44952 - PUBLIC HEARING - APPLICANT: NEVADA DEVELOPMENT AND REALTY COMPANY - OWNER: NFC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED EIGHT-FOOT TALL, FIVE-FOOT BY SIX-FOOT OFF-PREMISE SIGN at 2300 West Sahara Avenue (APN 162-05-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

20. SUP-44798 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS A MARTINEZ - OWNER: TRANSWESTERN INVESTMENT HOLDING CHEYENNE FOUNTAINS, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT WITH WAIVERS TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 100-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7450 West Cheyenne Avenue, Suite #108 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

21. SUP-44851 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR GAMING (INCIDENTAL GAMING MACHINES ONLY) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

22. SUP-44852 - SPECIAL USE PERMIT RELATED TO SUP-44851 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

23. SDR-44850 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44851 AND SUP-44852 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, DRIVE THROUGH RESTAURANT AND A 2,360 SQUARE-FOOT CAR WASH WITH A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A

PORTION OF THE EAST PERIMETER WHERE FIVE FEET WAS APPROVED on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

24. SUP-44865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A GAMING, RESTRICTED ESTABLISHMENT WITHIN A PREVIOUSLY APPROVED TAVERN WITH A WAIVER TO ALLOW THE USE TO BE LOCATED 165 FEET FROM AN EXISTING SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

25. SUP-44896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOX AND HOUNDS TATTOOS - OWNER: W2007 STRATOSPHERE PROPCO, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 2000 South Las Vegas Boulevard, Suite D7 (APNs 162-03-301-016; 162-04-710-041, 045 through 049, 051; and 162-04-813-046, 093, 094, 095 and 097), C-2 (General Commercial) Zone, Ward 3 (Coffin).

26. SUP-44897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIPO 1, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED COMMUNITY RESIDENCE WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION FROM ANOTHER COMMUNITY RESIDENCE WHERE 660 FEET IS REQUIRED at 5025 Meadows Lilly Avenue (APN 138-13-612-017), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

27. SUP-44932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPERPAWN - OWNER: RAINBOW RIDGE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITHIN AN EXISTING BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND AN 82-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3104 North Rainbow Boulevard (APN 138-14-101-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

28. SDR-44930 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44932 - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPERPAWN - OWNER: RAINBOW RIDGE PLAZA, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review [Z-0065-87(4)] FOR A PROPOSED 1,568 SQUARE-FOOT ADDITION TO AN EXISTING 4,963 SQUARE-FOOT BUILDING on a portion of 0.96 acres at 3104 North Rainbow Boulevard (APN 138-14-101-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

29. SUP-44964 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS 1 DECATUR APTS, LLC - OWNER: CITY OF LAS VEGAS REDEVELOPMENT - For possible action on a request for a Special Use Permit FOR PROPOSED SENIOR CITIZEN APARTMENTS WITH WAIVERS TO ALLOW NO GROUND-LEVEL NON-RESIDENTIAL DEVELOPMENT AND RESIDENTIAL APARTMENTS LOCATED ON THE GROUND FLOOR on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-518-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

30. SDR-44962 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44964 - PUBLIC HEARING - APPLICANT: VEGAS 1 DECATUR APTS, LLC - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AND CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR PROPOSED APARTMENTS AND SENIOR CITIZEN APARTMENTS AND A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE A SIX FOOT BUFFER IS REQUIRED on the west side of Decatur Boulevard and the west side of Laurelhurst Drive, approximately 150 feet south of Vegas Drive (APNs 138-25-518-002, 138-25-504-001 and 002), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow).

31. SUP-44936 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL GAUCHO LUCA'S CAFE - OWNER: MICHAEL AND BEATRICE KATZ FAMILY TRUST BYPASS TRUST - For possible action on a request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE USE TO AN EXISTING 1,613 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 300-FOOT SEPARATION DISTANCE FROM A CHURCH WHERE 400 FEET IS REQUIRED at 231 South 3rd Street, Suite #110 (APN 139-34-201-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

32. SUP-44938 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PALM MORTUARY, INC. - For possible action on a request for a Special Use Permit FOR A 4.58-ACRE EXPANSION OF AN EXISTING NONCONFORMING CEMETERY at 1325 North Main Street (APNs 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow).

33. SDR-44937 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44938 - PUBLIC HEARING - APPLICANT/OWNER: PALM MORTUARY, INC. - For possible action on a request for a Site Development Plan Review FOR A 3.88-ACRE EXPANSION OF AN EXISTING CEMETERY on 17 acres at 1325 North Main Street (APN 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow).

34. SUP-44939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ABONA FAMILY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 90 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 2,400 SQUARE-FOOT CONVENIENCE STORE at 4601 West Sahara Avenue, Suite W (APN 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

35. SDR-44908 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE BOYER COMPANY - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38-BED, 33,515 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER TO ALLOW A ZERO LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on a 2.7-acre portion of a 8.49-acre lot adjacent to the east side of Tenaya Way, approximately 370 feet north of Peak Drive (APN 138-15-612-012), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

36. SDR-44929 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC, ET AL - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0100-97(6) and SDR-10131] FOR A 159,257 SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL CENTER AND A FOUR-LEVEL EXPANSION OF AN EXISTING PARKING GARAGE WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENT ALONG BONNEVILLE AVENUE AND GRAND CENTRAL PARKWAY AND ARCHITECTURAL DETAIL, STREETSCAPE AND INTERIOR LANDSCAPE REQUIREMENTS on 39.08 acres at the southwest corner of Grand Central Parkway and Bonneville Avenue (APNs 139-33-710-003 and 004), PD (Planned Development) Zone, Ward 5 (Barlow).

37. SDR-44942 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OSVALDO FUMO - For possible action on a request for a Major Site Development Plan Review TO ADD A 1,918 SQUARE-FOOT SECOND FLOOR ADDITION TO AN EXISTING 3,198 SQUARE-FOOT SINGLE-STORY BUILDING AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.16 acres at 503 East Bonneville Avenue (APN 139-34-310-056), C-2 (General Commercial) Zone, Ward 3 (Coffin).

DIRECTOR'S BUSINESS:

38. DIR-44950 - DIRECTOR'S BUSINESS - PUBLIC HEARING - For possible action on the appointment of new members to the Downtown Design Review Committee.

39. DIR-45073 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request FOR A REVIEW OF THE FINAL PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian).

40. TXT-44958 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.18.030 related to Measurement Rules by updating Subsection (D) regarding Computing Parking to address changes to federal law associated with an exception to the handicap parking calculation for certain types of parking areas or spaces.

41. TXT-44959 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.10.100 related to the DC-O (Downtown Casino Overlay) District, 19.10.120 related to the DE-O (Downtown Entertainment Overlay) District and 19.10.140 related to the SB-O (Las Vegas Boulevard Scenic Byway Overlay) District by clarifying and streamlining various requirements and review processes related to the review and approval of signage within the overlay district and to provide for other related matters.

CITIZENS PARTICIPATION:

42. 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: MAY 8, 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: MAY 8, 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 MAY 8, 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 MAY 8, 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 MAY 8, 2012

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 10, 2012

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 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: MAY 8, 2012

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

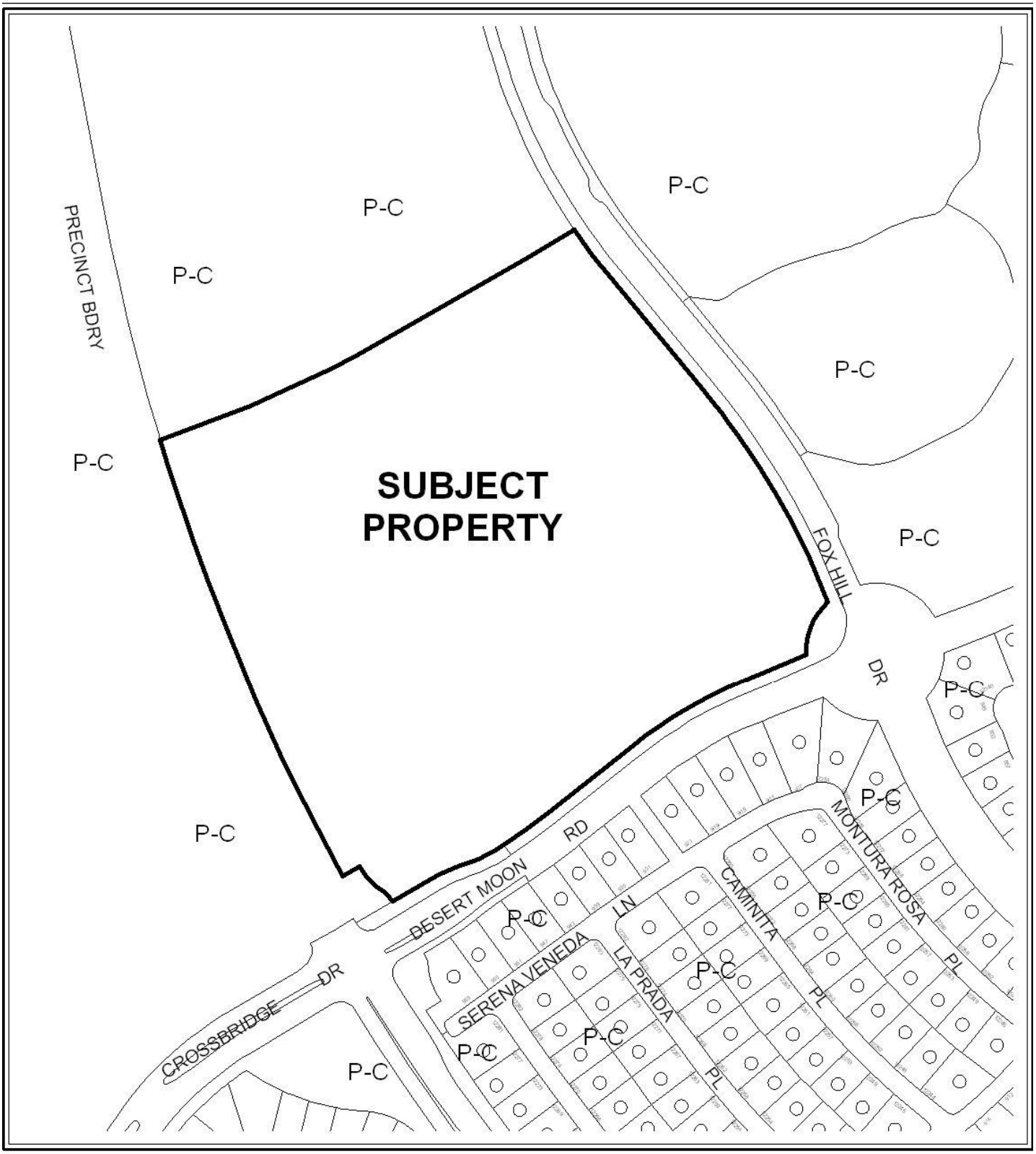
SUBJECT:
TMP-44928 - TENTATIVE MAP - ESPERANZA - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 95-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.71 acres at the northwest corner of Fox Hill Drive and Desert Moon Road (APN 137-34-313-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter



CASE: **TMP-44928**

0 100 200 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



CASE: **TMP-44928**

0 100 200 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number TMP-44928 APN: 137-34-313-002

Name of Property Owner: Greystone Nevada, LLC

Name of Applicant: Greystone Nevada, LLC

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: Robert Johnson

Subscribed and sworn before me

This 16th day of March, 2012

Lisa Eckhardt

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

RECEIVED
MAR 21 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Fox Hill/Desert Moon

Project Name Summerlin Village 23A Parcel M **Proposed Use** P-C

Assessor's Parcel #(s) 137-34-313-002 **Ward #** _____

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

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

Gross Acres 22.71 **Lots/Units** 95 **Density** 4.2

Additional Information _____

PROPERTY OWNER Greystone Nevada, LLC **Contact** Robert Johnson

Address 2490 Paseo Verde Parkway **Phone:** (702) 877-9600 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address robert.johnson@lennar.com

APPLICANT Greystone Nevada, LLC **Contact** Robert Johnson

Address 2490 Paseo Verde Parkway **Phone:** (702) 877-9600 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address robert.johnson@lennar.com

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** NV **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 Robert Johnson

Subscribed and sworn before me

This 16th day of March, 20 12.

Lisa Eckhardt

Notary Public in and for said County and State

LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

Revised 10/27/08

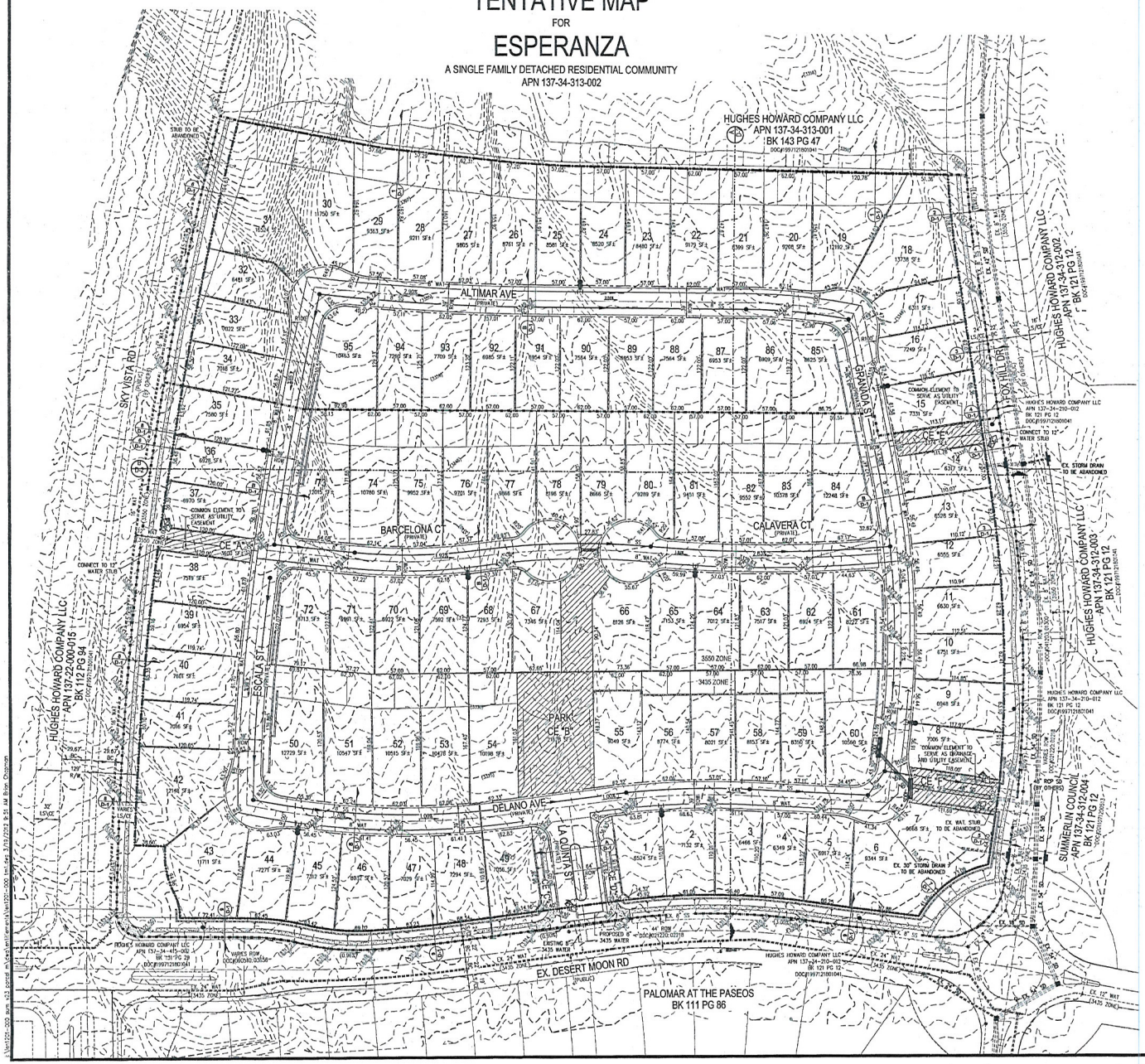
FOR DEPARTMENT USE ONLY

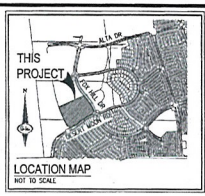
Case #	TMP-44928
Meeting Date:	5/8/2012
Total Fee:	~~750~~
Date Received:*	3/22/2012
Received By:	MRey

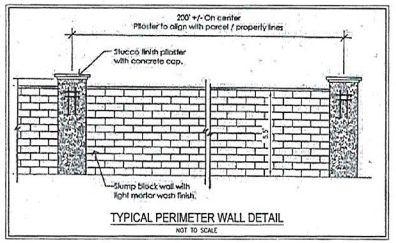
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

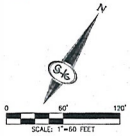
f:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP
FOR
ESPERANZA
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN 137-34-313-002









PROJECT SUMMARY

ZONING	P-C
LOT DIMENSIONS (TYP)	45'x110', 55'x110'
MINIMUM LOT AREA	6,311 SQ.FT.
MAXIMUM LOT AREA	16,524 SQ.FT
GROSS ACREAGE	26.74 AC
NET ACREAGE	22.71 AC
TOTAL LOTS	95
DENSITY	4.2 DU/AC

PARK AREA

NO. OF UNITS	95
REQUIRED PARK AREA	10,000 SQ.FT.
PROVIDED PARK AREA	21,828 SQ.FT.

PARKING ANALYSIS

NO. OF UNITS	95
RESIDENT PARKING	2 SPACES/LOT
GUEST PARKING	0.2 SPACE/LOT
REQUIRED PARKING	209 SPACES**

** MIN. PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY

ESTIMATED AVERAGE DAILY

95 UNITS×250 GPD/UNIT=23,750 GPD
TOTAL AVERAGE CONTRIBUTION=0.02375 MGD
TOTAL PEAK FLOW=0.02375 MGD×3.74 (PEAK FACTOR) = 0.0888 MGD

UTILITY SERVICES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GARBAGE	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS COMPANY

SETBACKS

PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS (AS REVISED JUNE 7, 2016)

FRONT *	
FRONT ENTRY GARAGE	18'
SIDE ENTRY GARAGE	14'
BUILDING FACE	14'
PORCH	14'
REAR	20'
SIDE	
INTERIOR	5'
CORNER **	15'
PERIMETER	
SINGLE STORY ELEMENT W/ GABLE END	8'
TWO STORY ELEMENT OR GABLE END	10'
BALCONY	15'
COURTYARD WALLS *	5'
PATIO COVER	10'

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS
** SETBACKS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION

OWNER	ENGINEER
HOWARD HUGHES COMPANY, LLC ROUSE CO P.O. BOX 833 COLUMBIA, MD 21044 PH (702) 791-4000	SLATER HANIFAN GROUP 5740 S. ARVILLE, SUITE 211 LAS VEGAS, NV 89118-3071 PH (702) 284-5300

DEVELOPER
LENNAR COMMUNITIES NEVADA, LLC
2490 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- CURB
- (1605) INDEX CONTOUR (5' INTERVAL)
- (1604) INTERMEDIATE CONTOUR (1' INTERVAL)
- COMMON ELEMENT
- SCARP
- RETAINING WALL
- WALL WITHOUT RETAINING

LEGAL DESCRIPTION

PARCEL M AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

GENERAL NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA DESERT MOON RD.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY EXISTING WATER LINES IN SKY VISTA DRIVE, FOX HILL AVENUE, AND DESERT MOON ROAD.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL BE LESS THAN OR EQUAL TO 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

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

NO.	DESCRIPTION	DATE	BY	APP'D	APP

LENNAR®
LAS VEGAS, NEVADA

ESPERANZA
TENTATIVE MAP I

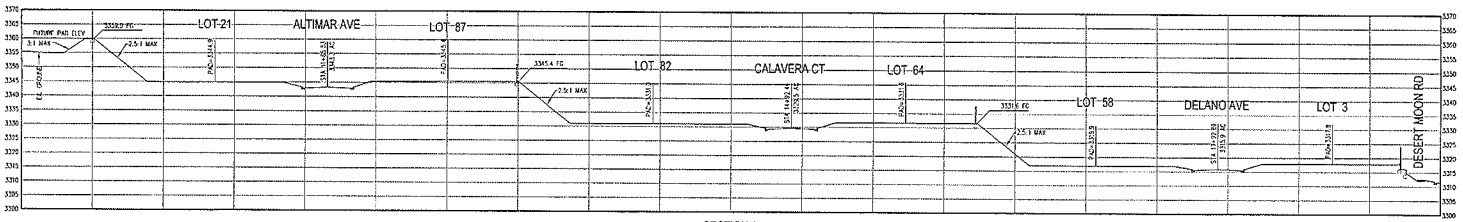
5344
FEB 09
RENEW

DATE: 3/19/2012
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1201.000

TM-1
SHEET 1 OF 2

MAR 2 2012

TMP-44928



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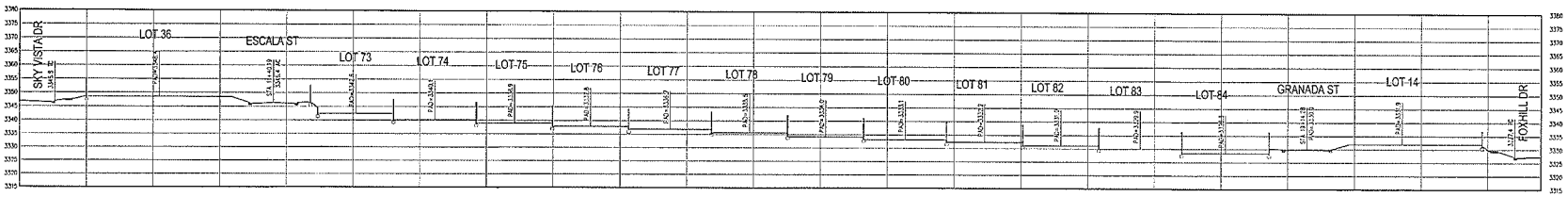
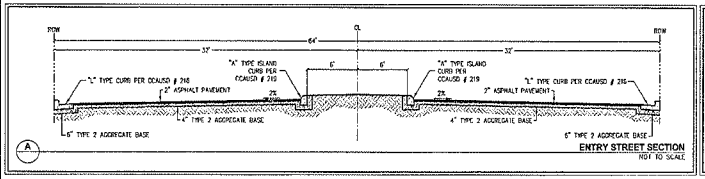
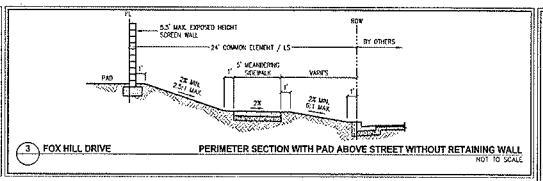


SECTION B



A ENTRY STREET SECTION
NOT TO SCALE



3 FOX HILL DRIVE — PERIMETER SECTION WITH PAD ABOVE STREET WITHOUT RETAINING WALL
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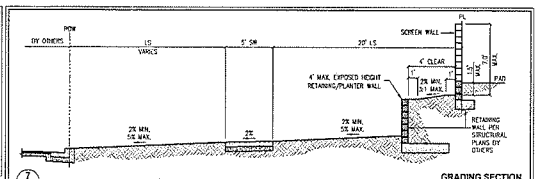

7 GRADING SECTION
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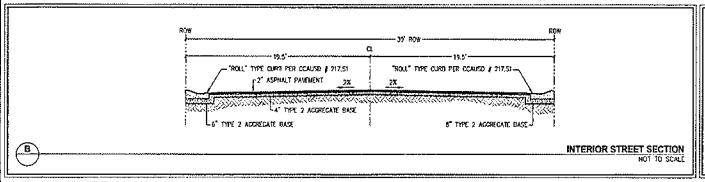

B INTERIOR STREET SECTION
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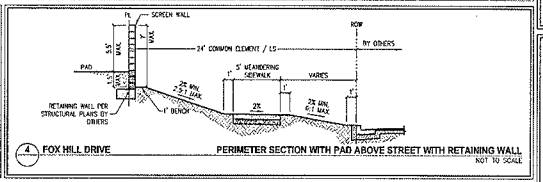
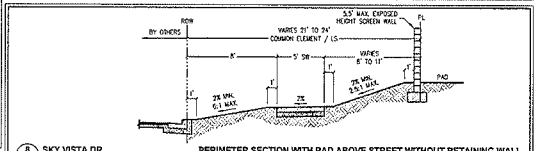


4 FOX HILL DRIVE — PERIMETER SECTION WITH PAD ABOVE STREET WITH RETAINING WALL
NOT TO SCALE



8 SKY VISTA DR — PERIMETER SECTION WITH PAD ABOVE STREET WITHOUT RETAINING WALL
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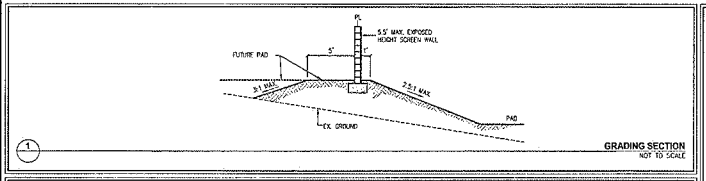

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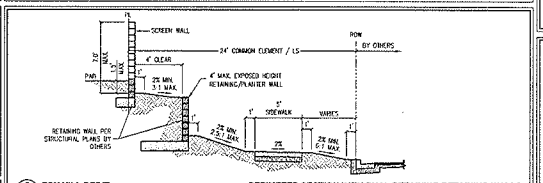
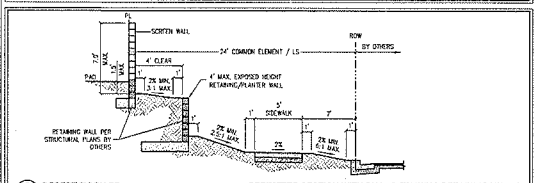


5 FOX HILL DRIVE — PERIMETER SECTION WITH DUAL RETAINING RETAINING WALLS
NOT TO SCALE



9 DESERT MOON RD — PERIMETER SECTION WITH DUAL RETAINING RETAINING WALLS
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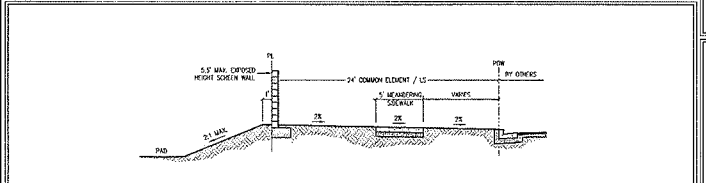
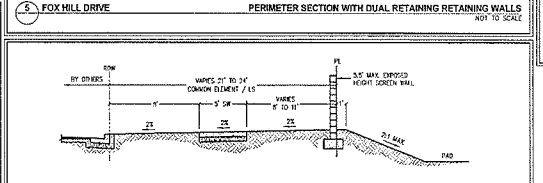


2 FOX HILL DRIVE — PERIMETER SECTION WITH PAD BELOW STREET
NOT TO SCALE



6 SKY VISTA DR — PERIMETER SECTION WITH PAD BELOW SKY VISTA DR WITHOUT RETAINING WALL
NOT TO SCALE

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MAR 29 2012

TMP-44928

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5339

NO.	DESCRIPTION	DATE	BY	APP.

LENNAR® LAS VEGAS, NEVADA

ESPERANZA
TENTATIVE MAP II

6544
12085
6585E

DATE: 3/19/2012
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO. LEN1201.000

TM-2
SHEET 2 OF 2

Howard Hughes.
THE HOWARD HUGHES CORPORATION

March 19, 2012

Robert Johnson
Lennar - Las Vegas
2490 Paseo Verde Pkwy, Suite 120
Henderson, NV 89074

Re: **SDRC Approval** – Tentative Map Review (Lennar Homes) for Unit No. 2, Parcel M in Summerlin Village 23A (The Paseos)

Dear Mr. Johnson,

The Summerlin Design Review Committee (SDRC) has reviewed and approved your revised Tentative Map for Parcel M dated March 19, 2012 and prepared by Slater Hanifan Group.

Please contact me if you have any questions at (702) 791-4388.

Sincerely,

Julie Cleaver
Vice President, Planning & Design

CC: Tracy Stratton, SHG

10801 W. Charleston Boulevard, Suite 300
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

RECEIVED
MAR 22 2012

TMP-44928

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

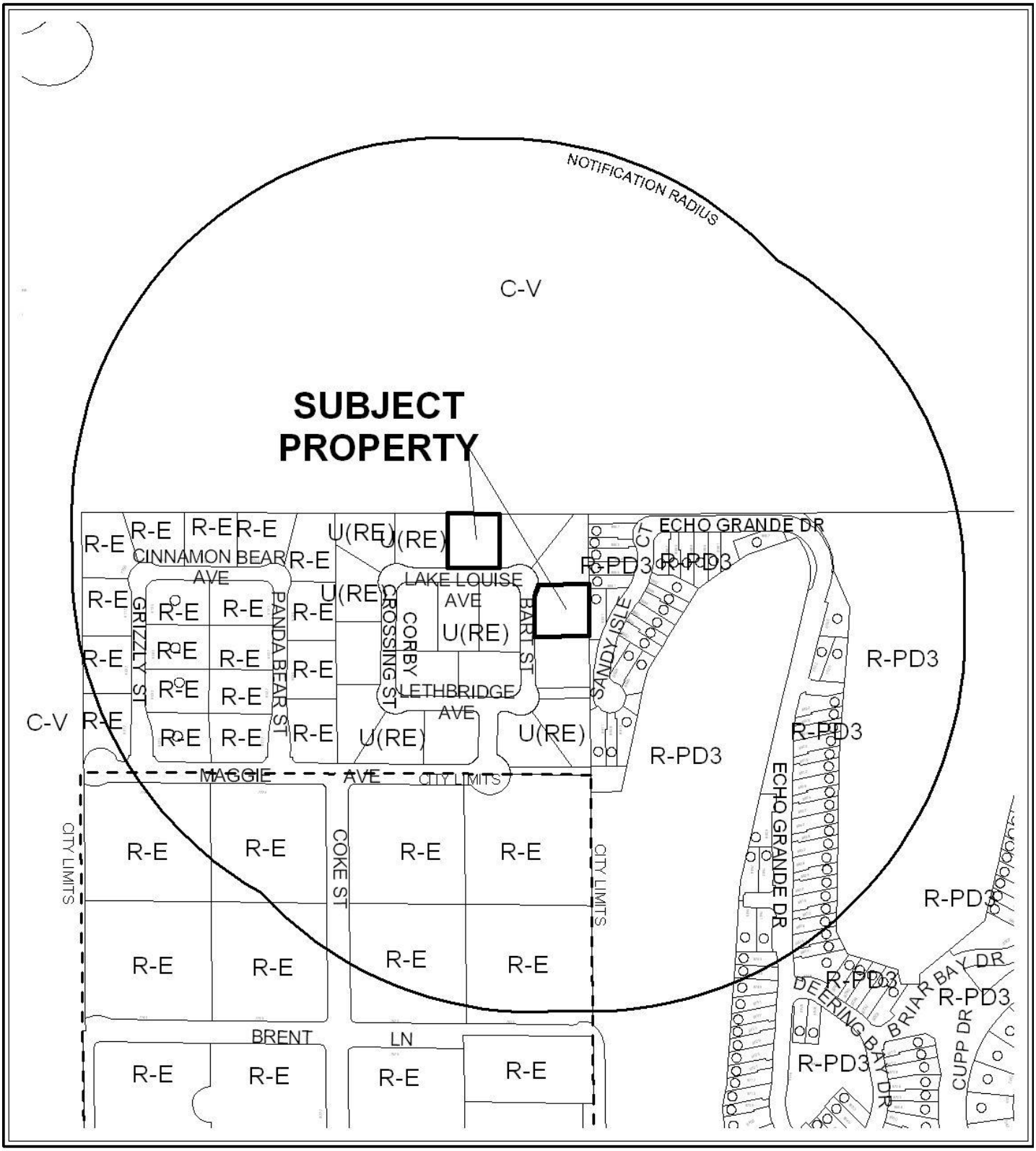
SUBJECT:
VAR-44835 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: KEVIN J. AND REBECCA MILLER, ET AL - For possible action on a request to reinstate a previously approved Variance (VAR-5227) TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.92 acres at 9080 Bart Street and 7642 Lake Louise Avenue (APNs 125-09-511-004 and 007), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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

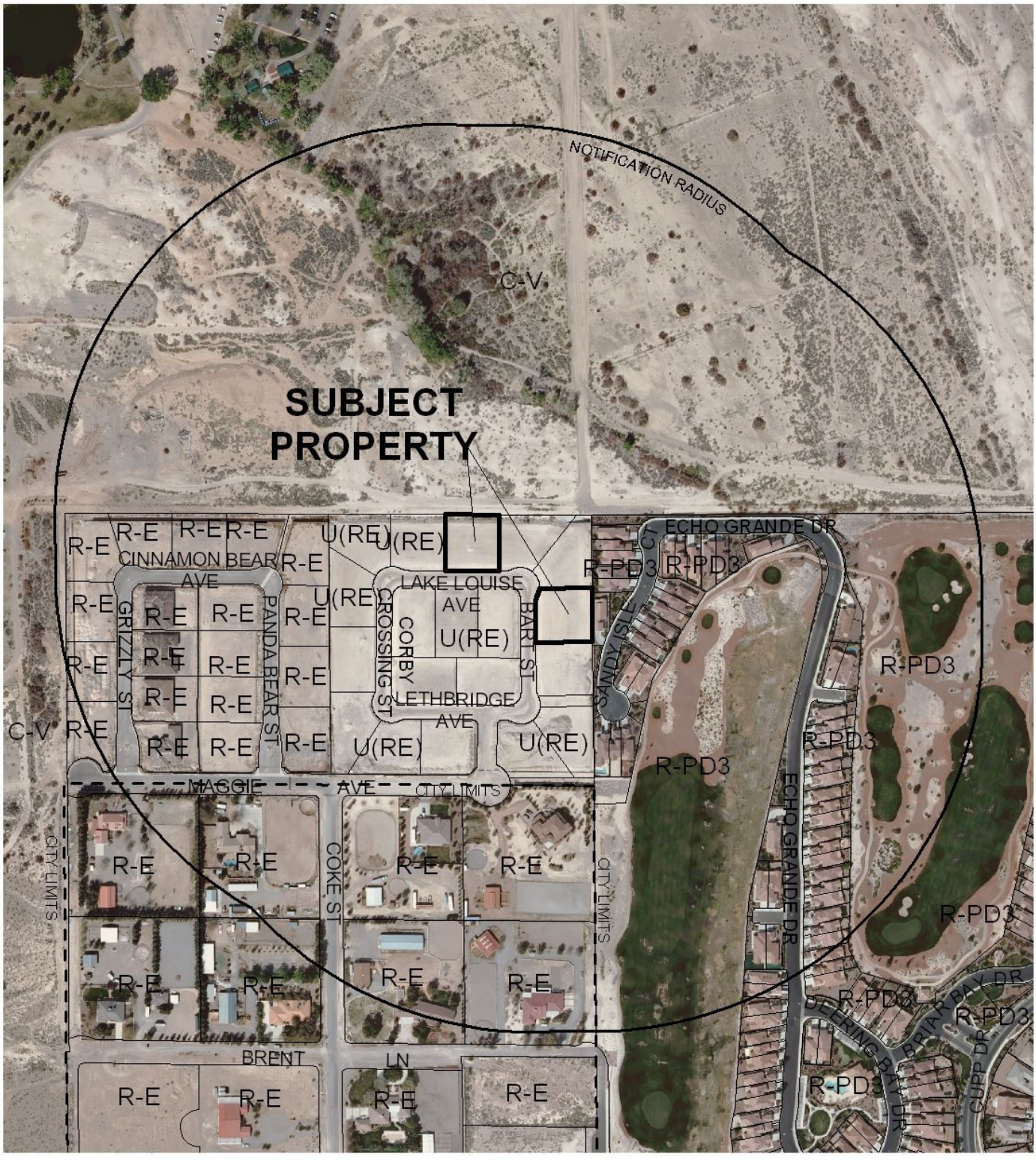
CASE: VAR-44835

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

[RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

N



CASE: VAR-44835

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)

[RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44835** APN: 125-09-511-004

Name of Property Owner: Kevin J. & Rebecca Miller

Name of Applicant: DR Horton, Inc.

Name of Representative: Scott Ruedy - Cardno WRG

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: Kevin J. Miller

Subscribed and sworn before me

This 23 day of January, 2012

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

RECEIVED
MAR 13 2012
City of Las Vegas

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44835** APN: 125-09-511-007

Name of Property Owner: Audrey & Thomas T Masson

Name of Applicant: D. R. Horton, Inc.

Name of Representative: D. R. Horton, 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: Thomas Masson

Subscribed and sworn before me

This 20th day of Feb, 2012

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

RECEIVED
MAR 13 2012
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce frontyard setback to 25' & rearyard setback to 25'

Project Address (Location) NE Corner of Coke St. & Maggie Ave.

Project Name Calgary Crossing **Proposed Use** SF Residential

Assessor's Parcel #(s) 125-09-511-004 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U(RE) proposed U(RE)

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

Gross Acres 0.46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Kevin S. & Rebecca Miller **Contact** _____

Address 9080 Bart Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** Brian Defilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com

REPRESENTATIVE Cardno WRG **Contact** Scott Ruedy

Address 10649 Jeffreys Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

City Henderson **State** NV **Zip** 89052

E-mail Address scott.ruedy@cardno.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 Kevin J. Miller

Subscribed and sworn before me

This 23rd day of January, 20 12.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-44835
Meeting Date:	5-8-12
Total Fee:	830.00
Date Received:*	3-13-12
Received By:	JFrnd

*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
MAR 13 2012
City of Las Vegas

Revised 10/27/08

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to reduce frontyard setback to 25' & rearyard setback to 25'

Project Address (Location) NEC of Coke St and Maggie Ave

Project Name Calgary Crossing (Park Ranch Estates) **Proposed Use** SF Res

Assessor's Parcel #(s) 125-09-511-007 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U (RE) proposed U(RE)

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

Gross Acres .46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Audrey & Thomas T Masson **Contact** _____

Address 7642 Lake Louise Ave **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address _____

APPLICANT D. R. Horton **Contact** Brian DeFilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com or babross@drhorton.com

REPRESENTATIVE D. R. Horton **Contact** Brian DeFilippis

Address 330 Carousel Parkway **Phone:** (702) 235-4040 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address badefilippis@drhorton.com or babross@drhorton.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 THOMAS MASSON

Subscribed and sworn before me

This 20th day of February, 20 12.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
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Appt. No. 98-2673-1
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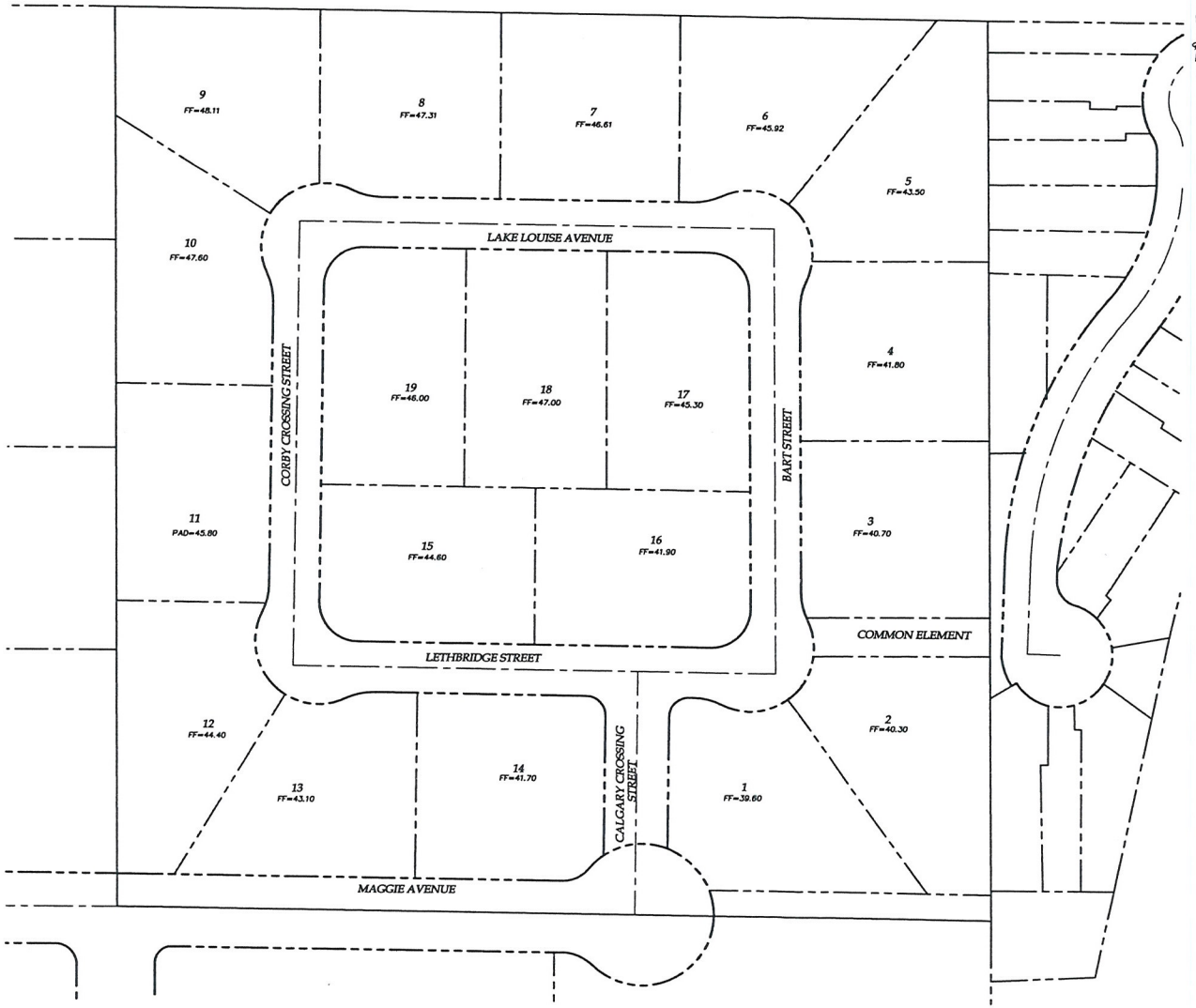
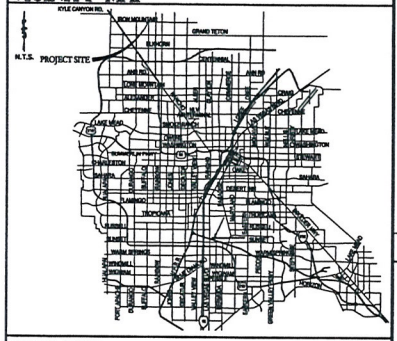
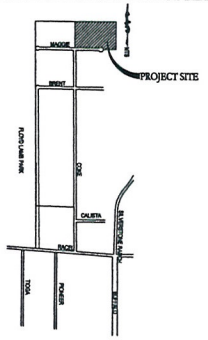


VICINITY MAP



KEY MAP



TYPICAL SETBACKS

FRONT	20.0'
REAR	20.0'
SIDE YARD	10.0'
PER VARIANCE #3227	

SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
B/C	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	PB	PULL BOX
BM	BENCHMARK	PC	POINT OF CURVE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF EXISTING WALL	PE	POLYETHYLENE
C&TV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CNLV	CITY OF NORTH LAS VEGAS	PT	POINT OF TANGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CT	CURB TYPE	RCB	REINFORCED CONCRETE BOX
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	UBC	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MIN	MINIMUM	ZC	ZERO LIP CURB

DR HORTON
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(702) 565-3400 FAX (893) 896-4605

TANEY ENGINEERING
8965 S. EASTERN AVE., SUITE 350
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-2203

NO.	DESCRIPTION REVISIONS	BY	DATE	APPR.

PARK RANCH ESTATES
A RESIDENTIAL SUBDIVISION

SITE PLAN - COLORED RENDERING

ROBERT D. CUNNINGHAM
Exp. 12-31-13
CIVIL
No. 13775
ENGINEER'S SEAL

DATE:	03.12.12
SCALE:	1"=40'
JOB NO:	DRH-11-024
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	SP1
SHEET:	1 OF 1

AS APPROVED ON 03.28.12

FILE NAME: SP.DWG

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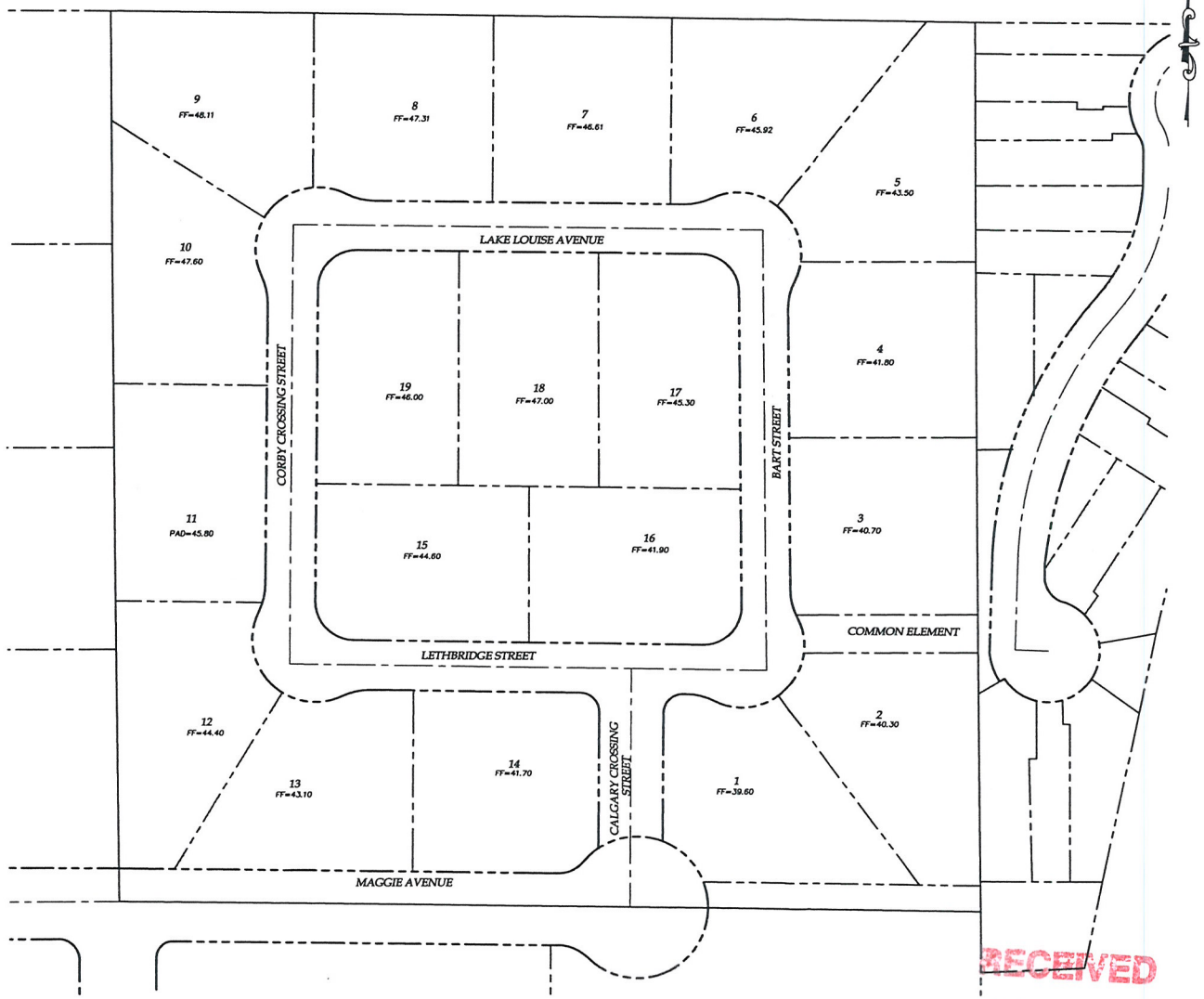
City of Las Vegas

VAR-44835



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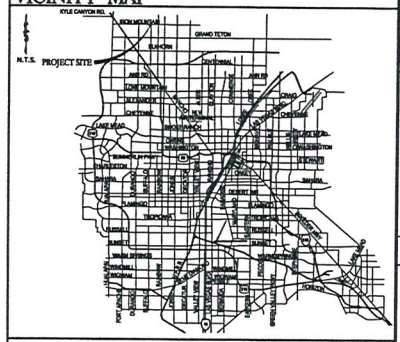
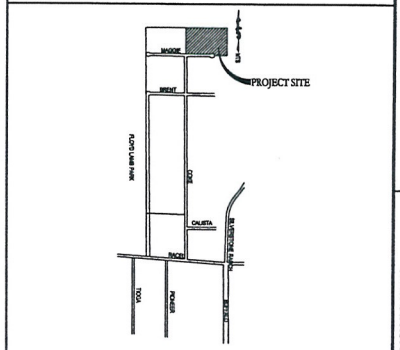
VICINITY MAP



KEY MAP



TYPICAL SETBACKS

FRONT	28.0'
REAR	25.0'
SIDE YARD	10.0'
PER VARIANCE 63327	

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NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

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PARK RANCH ESTATES
A RESIDENTIAL SUBDIVISION

SITE PLAN - COLORED RENDERING

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-12
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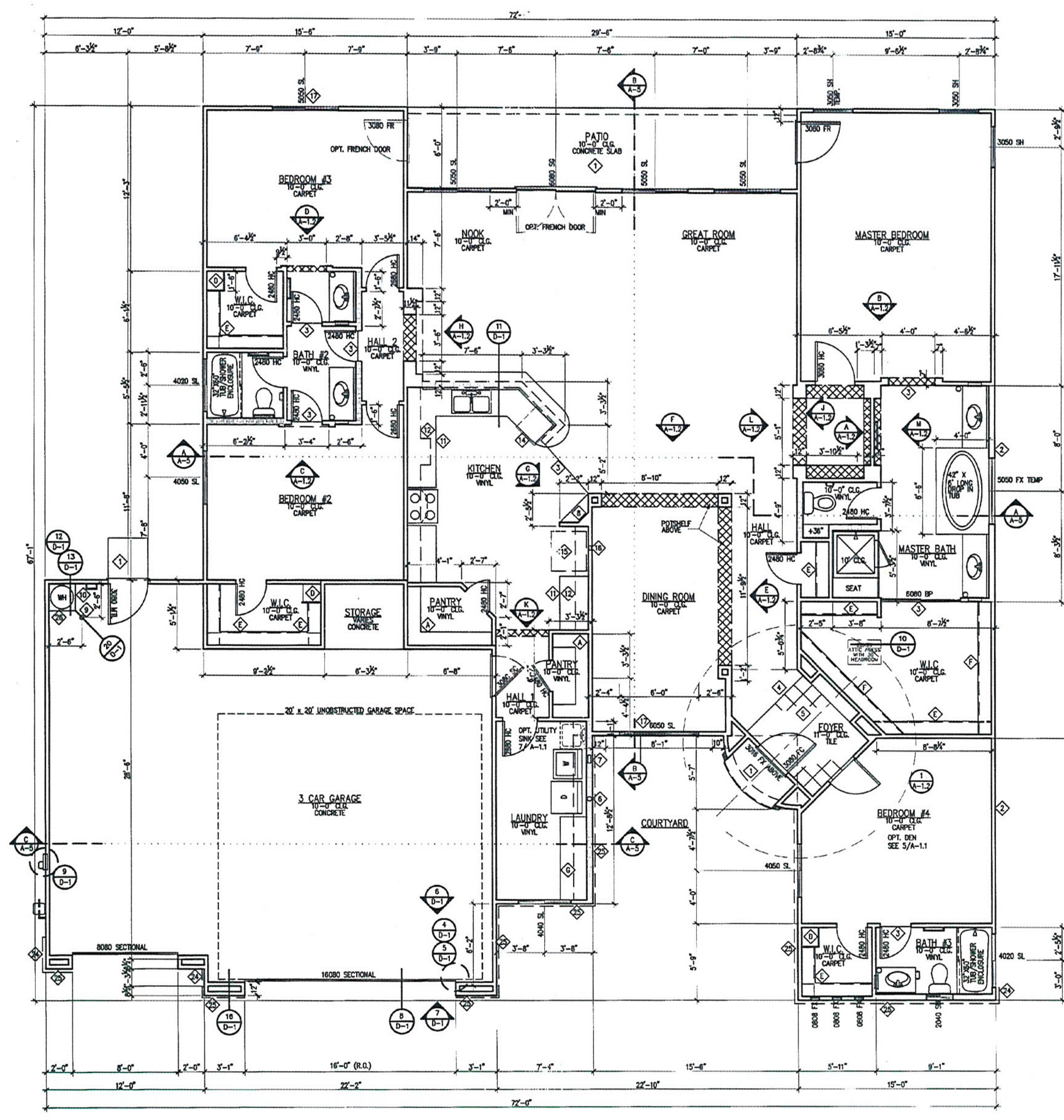

(1) FLOOR PLAN
SCALE: 1/4" = 1'-0"

APPROVED
FLOORPLAN - MODEL 2875
1.24.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SYMBOLS:

- TYP. RECESSED MOUNTED MEDICINE CABINET. SEE D.R.H FOR TYPE & MODEL
- TOWEL BAR, SEE D.R.H. FOR SIZE & SPECIFICATIONS.
- TOWEL RING, SEE D.R.H. FOR SPECIFICATIONS.
- TOILET TISSUE HOLDER, SEE D.R.H. FOR SPECIFICATIONS.
- OPTIONAL SOFT WATER LOOP, SEE PLUMBING DRAWINGS.
- LAVATORY, SEE D.R.H. AND PLUMBING DRAWINGS FOR SPECIFICATIONS.
- DASHED LINES INDICATES OPT. PLUMBING FIXTURE. SEE D.R.H. AND PLUMB. DWGS. FOR SPECIFICATIONS.
- UTILITY SINK. SEE BUILDER AND PLUMB. DWGS. FOR SPECIFICATIONS.
- ROUND WATER CLOSET, SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL. ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELONGATED WATER CLOSET, (SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL). ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELECTRICAL SERVICE PANEL. SEE 9/D-1. SEE ELEC. LOAD CALCS. FOR SIZE.
- GAS METER, SEE UTILITY DRAWINGS FOR LOCATION.
- COMBUSTION AIR VENT, SEE MECH. DWGS.
- WATER HEATER W/DRAIN PAN. WHEN IN GARAGE 18" HIGH BASE W/(1) 3/4" OR (2) 1/2" PIECES OF SHEATHING MIN. W/DRYWALL FINISH TOP & SIDES. SEE SPECS. ON COVER, SEE 12/D-1 OR 13/D-1.
- CONDENSER ON CONC. PAD, SEE MECH, DWGS FOR SIZE & MODEL
- NON-VENTED RANGE W/ HOOD OR OPTIONAL OVERHEAD EXHAUST HOOD, SEE D.R. HORTON FOR TYPE AND MODEL
- SINK WITH GARBAGE DISPOSAL. SEE D.R.H. AND PLUMB. DWGS. FOR TYPE AND MODEL.
- WASHER, SEE D.R. HORTON FOR TYPE AND MODEL. WASHER ALWAYS TO THE LEFT OF DRYER EVEN WHEN BUILDING IS MIRRORED.
- DRYER, SEE D.R. HORTON FOR TYPE AND MODEL. DRYER ALWAYS TO THE RIGHT OF WASHER.
- TUB/SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE W/ROD OR OPT. TEMPERED SLIDING GLASS DOORS. SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMB. DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
- SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE & TEMPERED GLASS DOOR, SEE GEN NOTES U/ WINDOW BULLET #5. SEE PLUMB. DWGS. AND D.R. HORTON FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10".
- ULTRA TUB, SEE BUILDER FOR TYPE & MODEL. TOP OF TUB PLATFORM @ +20". VERIFY W/TUB MANUFACTURER SPECS.
- INDICATES POT-SHELF ABOVE,TOP OF SHEATING +8'-5" REFER TO PLANS & INTERIOR ELEVATIONS
- INDICATES LOWERED CEILING/ARCH. REFER TO PLANS AND INTERIOR ELEVATIONS.

WALL SCHEDULE

- = 2x6 PLUMBING WALL
- = 1 HR FIRE SEPARATION WALL. SEE DETAIL C/D-4 & D/D-4.

SHELVING OPTIONS:

- (A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (D) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED.
- (E) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
- (F) (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +40" & +80"
- (G) (LAUNDRY) (1) 12" DEEP SHELF.

NOTE:
ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH. VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

DOOR & WINDOW SCHEDULE

DOOR LEGEND:
HC = HOLLOW CORE WOOD DOOR
SC = SOLID CORE WOOD DOOR
FR = FRENCH W/TEMPERED GLAZING
FA = FRENCH ATRIUM W/TEMPERED GLAZING
BP = BYPASS DOORS
SG = TEMPERED SLIDING GLASS
FC = FIBER CLASSIC

WINDOW LEGEND:
FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
HR = HALF ROUND
AR = ARCHED
TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER I.B.C. CODE.

NOTE:
D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SQUARE FOOTAGE:

MAIN RESIDENCE:	2,875	SQUARE FEET
STANDARD COVERED PATIO:	177.00	SQUARE FEET
3 CAR GARAGE:	923	SQUARE FEET
STANDARD COVERED PATIO W/ EXT. PATIO OPT:	334.5	SQUARE FEET
FULL WIDTH COVERED PATIO OPTION:	477.00	SQUARE FEET
COVERED ENTRY	14.5	SQUARE FEET
NOTE REMOVED		

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KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/D-1.
3. CARPET STRIP.
4. CEILING LINE
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS FOR VENT LENGTH.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. NOT USED.
9. BOLLARD, SEE DETAIL 20 AD-1
10. SOFT WATER LOOP
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL
13. NOT USED
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. NOT USED
19. NOT USED
20. NOT USED
21. NOT USED
22. NOT USED
23. NOT USED
24. 2'-6" STONE W/6" WIDE FOAM TRIM RETURN. SEE EXTERIOR ELEVATION.
25. STONE VENEER. SEE EXTERIOR ELEVATION.
26. WATER HEATER PLATFORM TO BE A MINIMUM OF 18" A.F.F. 3/4" PLYWOOD AT WATER HEATER PLATFORM

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:

- PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
- A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
- WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:

- FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
- PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
- ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
- ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:

1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/IECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.

- EXCEPTIONS:

A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

- CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.

4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.

- EXCEPTIONS:

A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. [illegible] (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Henderson, Nevada
EDS JAN 11 2011
Does Not Include Structural, Electrical, Plumbing/Mechanical or Off-Site Improvements Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinance

SCANNED

VAR-44835

LARRY TINDALL RESIDENTIAL DESIGNER

Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
No. 52-P STATE OF NEVADA
DEC 2010

2875 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

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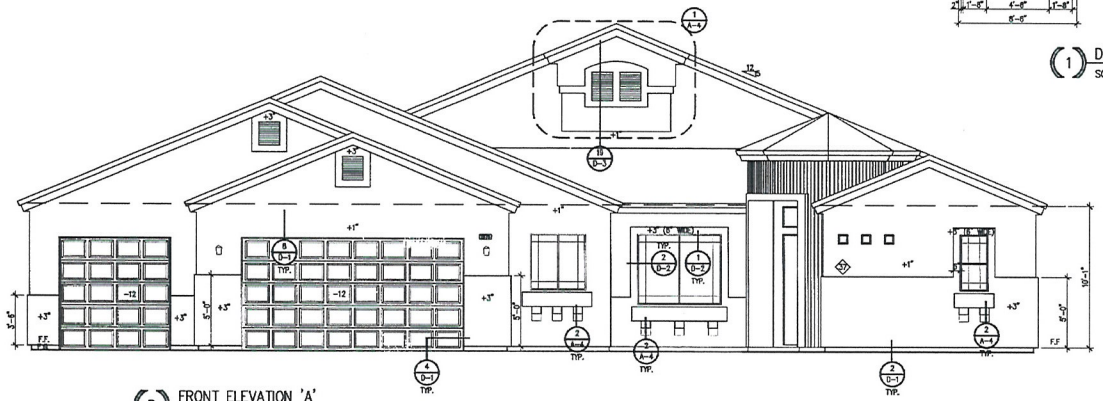
2270 CAMERO COURT. LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597 FAX (702) 896.8352

REVISION	DATE	NOTES

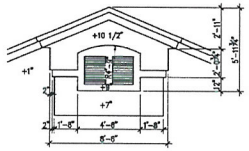
FLOOR PLAN

JOB NO.: 1019
FILE NAME: 2875-A1
DATE: 12-15-10
UPDATE:

A-1



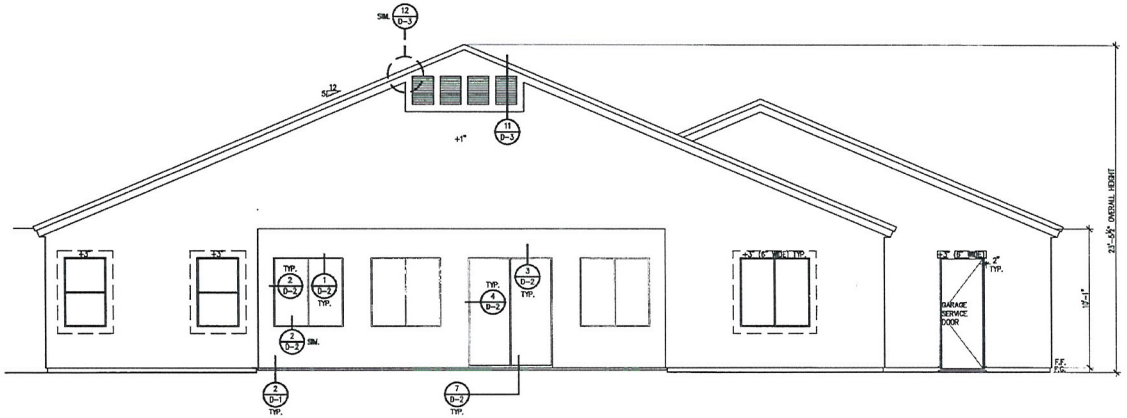
(B) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(1) DETAIL
SCALE: 1/4" = 1'-0"



(2) DETAIL
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION 'A','B','C', 'D', 'E' AND 'F'
SCALE: 1/4" = 1'-0"

KEYNOTES:

(30) STONE VENEER

(31) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.

(32) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.

(33) CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT

(34) 12" O/HANG AT PUBLIC WAY.

(35) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.

(36) CEILING LINE.

(40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.

2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.

3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.

4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.

5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.

TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.

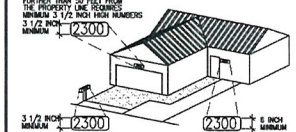
ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.

GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.

FLOOD LIGHT, SEE ELECTRICAL PLAN

PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



*REQUIREMENTS:
- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE, OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

APPROVED
EXTERIORS - MODEL 2875
1.24.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

WARNING:

ANY VARIATION IN THE ELEVATIONS AS SHOWN AND APPROVED HEREON MAY RESULT IN THE WITHHOLDING OF FINAL APPROVAL AND/OR A CERTIFICATE OF OCCUPANCY UNTIL SUCH TIME AS THE BUILDING OR STRUCTURE CONFORMS TO THE PLANS AND ELEVATIONS AS APPROVED BY THE CITY OF LAS VEGAS.

PLANS APPROVED
ARCHITECTURAL
Building & Safety Dept.
City of Las Vegas, Nevada
EDS JAN 11 2011
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SCANNED

VAR-44835

LARRY TINDALL
RESIDENTIAL DESIGNER
REGISTERED RESIDENTIAL DESIGNER
No. 53-F
STATE OF NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-8557
FAX (702) 896-8503

2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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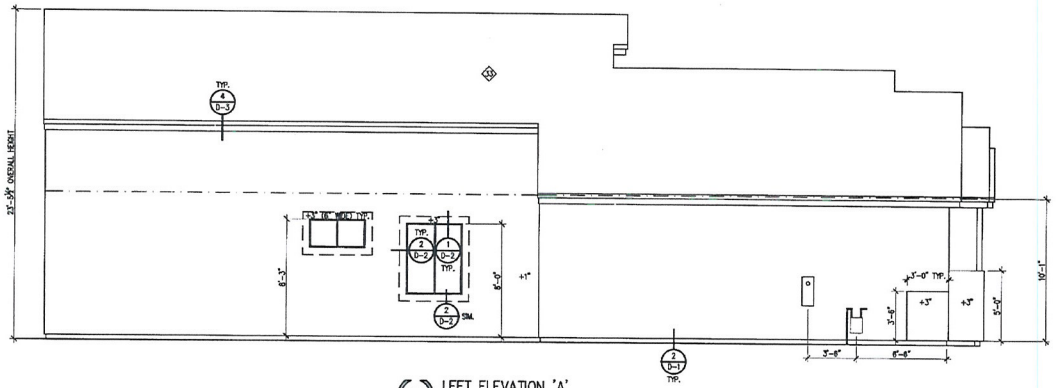
REVISION	DATE	NOTES

2870 E CAMERO AVE LAS VEGAS, NEVADA 89183

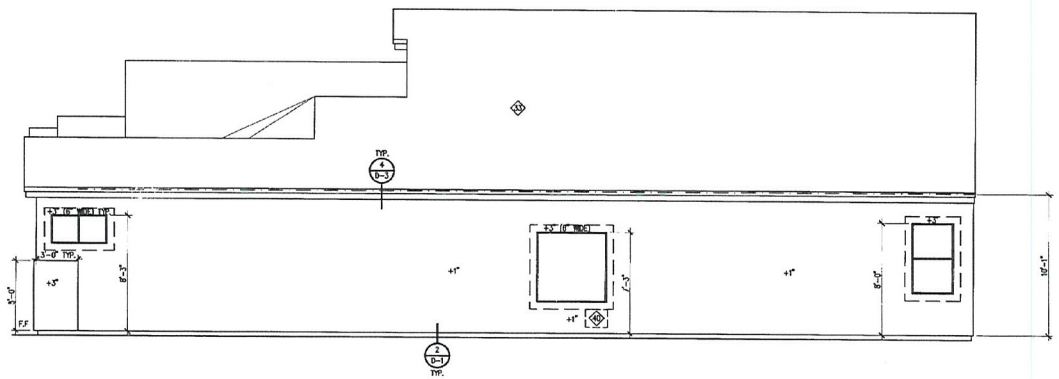
ELEVATIONS

JOB NO.: 1019
FILE NAME: 2875-A-4
DATE: 12-15-10
UPDATE:

A-4



(B) LEFT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(A) RIGHT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

WARNING:

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1.24.11

APPROVED
BY Elevations Model 2875
1.24.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

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

EDG JAN 11 2011

Does Not Include Structural, Mechanical, Plumbing/Electrical or Off-Site Improvements Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinance

NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

NOTES:
* SEE A-4 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE. THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
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LARRY TINDALL
RESIDENTIAL DESIGNER
No. 32-P STATE OF NEVADA
DEC 15 2010

Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
No. 32-P STATE OF NEVADA
DEC 15 2010

2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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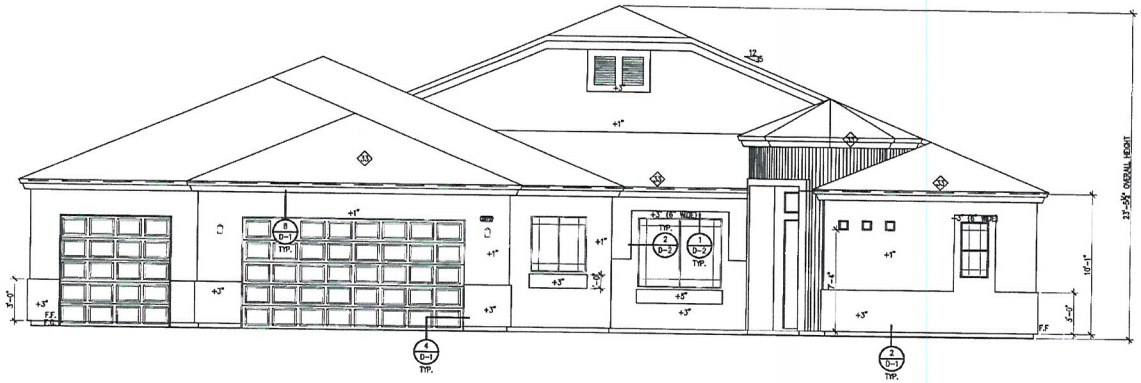
REVISION	DATE	NOTES

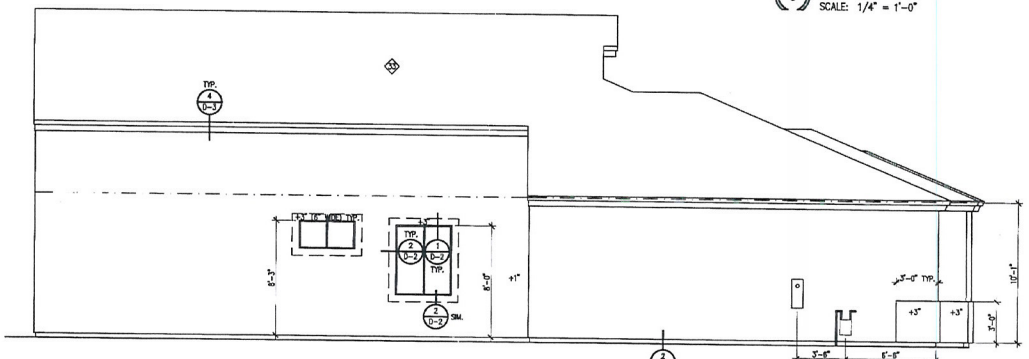
ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597 FAX (702) 896.8352

JOB NO.: 1019
FILE NAME: 2875-A-4.1
DATE: 12-15-10
UPDATE:

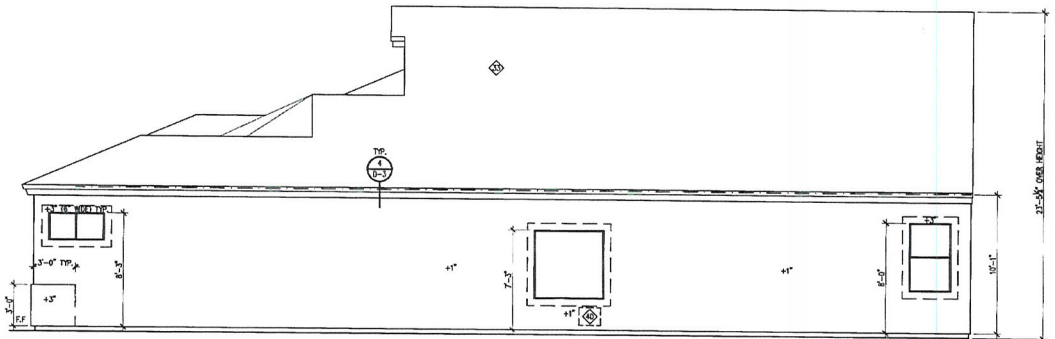
A-4.1



(C) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(B) LEFT ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(A) RIGHT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

WARNING:

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ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

APPROVED
BY
CONCEPT PLANNING DIVISION
CITY OF LAS VEGAS

SCANNED JAN 11 2011

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

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NOTE:
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City of Las Vegas

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VAR-44835

LARRY TINDALL
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2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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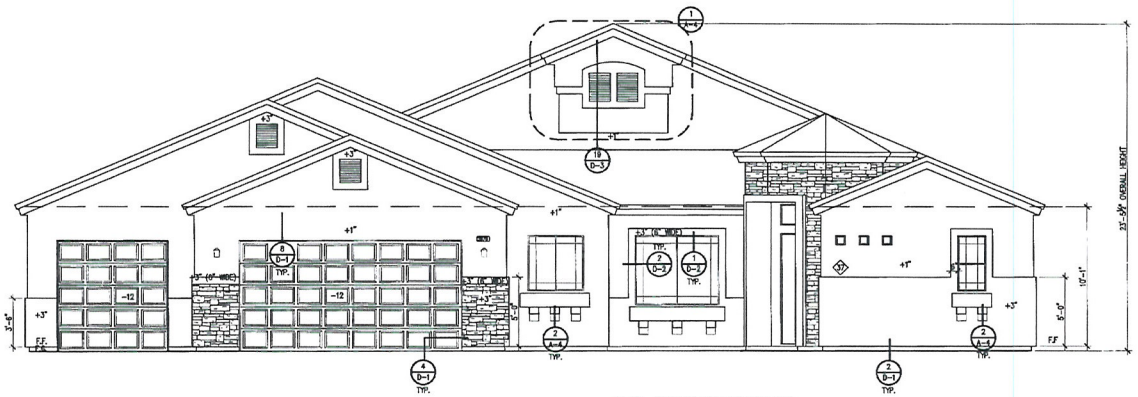
LAS VEGAS, NEVADA 89129

REVISION	DATE	NOTES

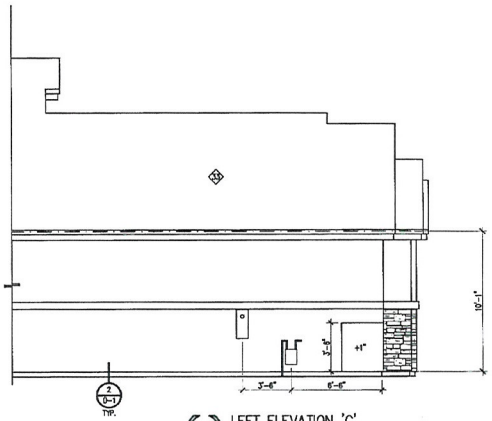
ELEVATIONS
2270 E CAMERO AVE

JOB NO.: 1019
FILE NAME: 2875-A-4.2
DATE: 12-15-10
UPDATE:

A-4.2



(D) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

WARNING:

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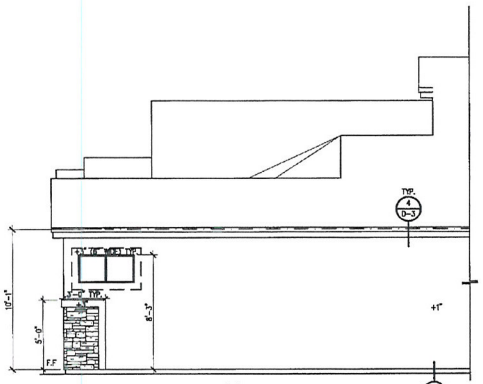
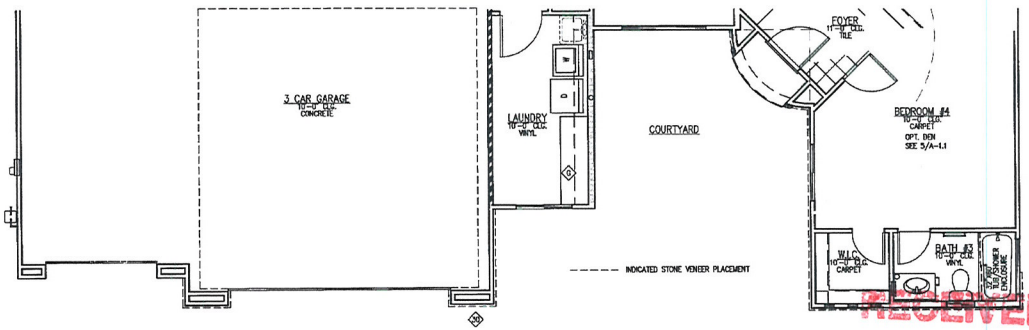
1.24.11

APPROVED
ELEVATIONS - MODEL 2875
1.24.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



(B) RIGHT ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(A) FLOOR PLAN SHOWING ELEVATION 'C' STONE
SCALE: 1/4" = 1'-0"

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

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

SCANNED EDG JAN 11 2011

Does Not Include Structural, Electrical, Plumbing/Mechanical or Off-Site Improvements Under No Change Without Approval Plan Is Not a Permit to Violate Any Ordinance

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NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

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2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATIONS
JOB NO.: 1019
FILE NAME: 2875-A-4.3
DATE: 12-15-10
UPDATE:
A-4.3

LARRY TINDALL
RESIDENTIAL DESIGNER
Larry Tindall
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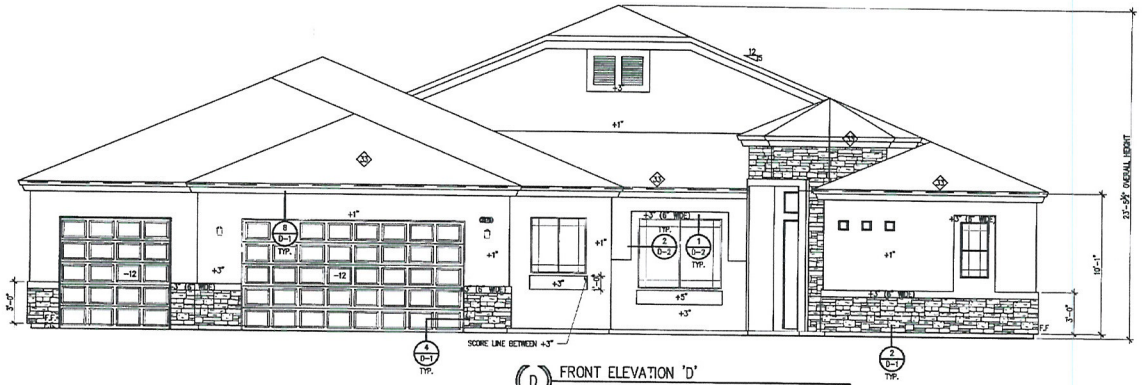
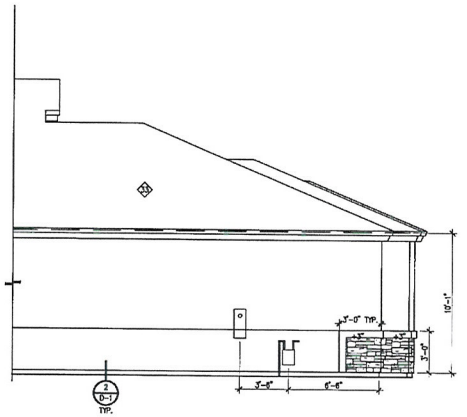
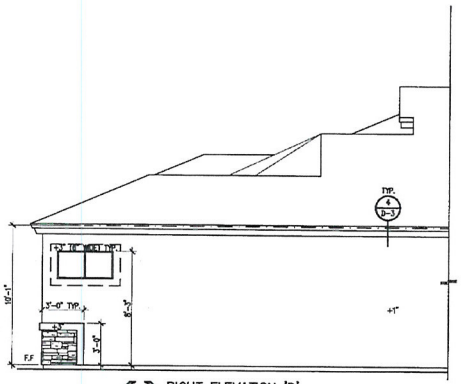
No. 52-P STATE OF NEVADA
FAX (702) 896.6352
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597



(D) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(B) RIGHT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

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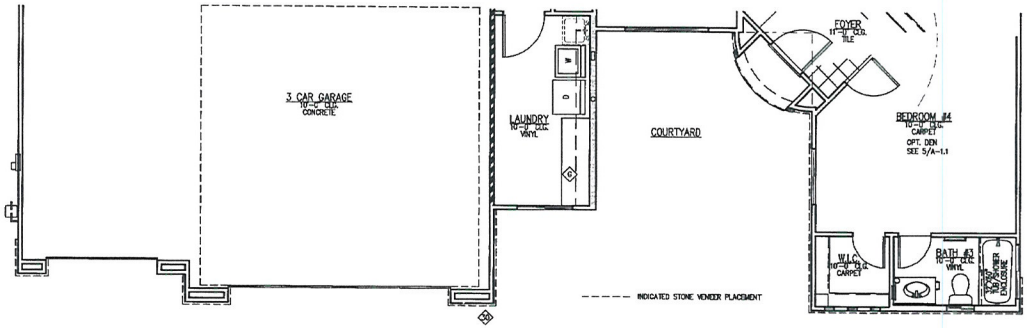
1.24.4



(A) FLOOR PLAN SHOWING ELEVATION 'C' STONE
SCALE: 1/4" = 1'-0"

APPROVED
ELEVATIONS - MODEL 2875
1.24.4
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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

EDS JAN 11 2011

Does Not Include Structural, Electrical, Plumbing/Mechanical or Other Improvements Made to Drawing Without Approval Prior to Not a Permit to Violate Any Ordinance

NOTES:

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NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

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MAR 13 2012
City of Las Vegas

VAR-44835

LARRY TINDALL
RESIDENTIAL DESIGNER

Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
No. 52-P
STATE OF NEVADA
DEC 2 2010
FAX (702) 896.8352

2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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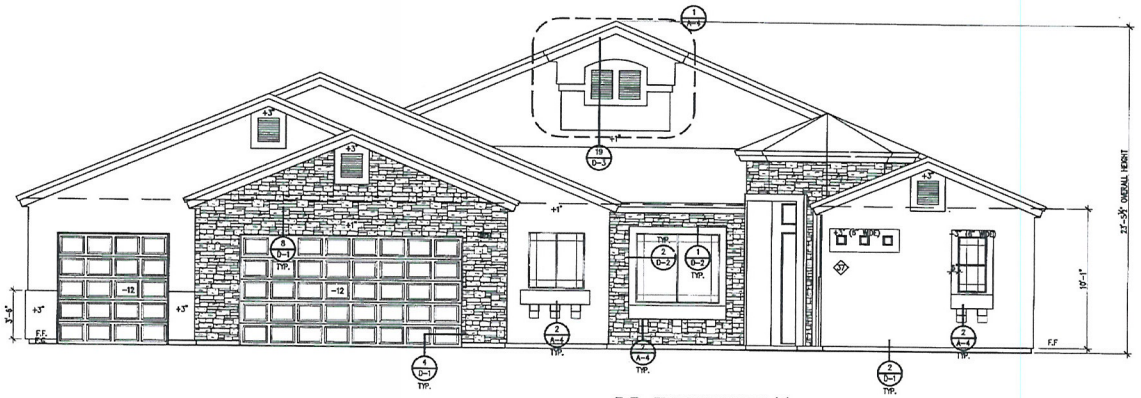
OFFICE (702) 597.5597

REVISION	DATE	NOTES

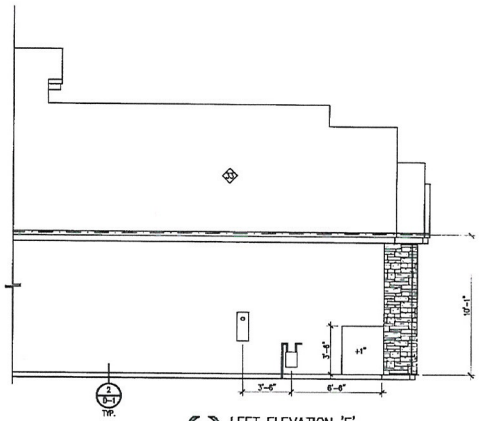
ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123

JOB NO.: 1019
FILE NAME: 2875-A-4.4
DATE: 12-15-10
UPDATE:

A-4.4



(D) FRONT ELEVATION 'E'
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION 'E'
SCALE: 1/4" = 1'-0"

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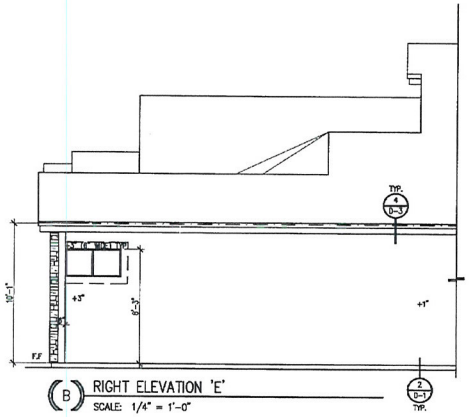
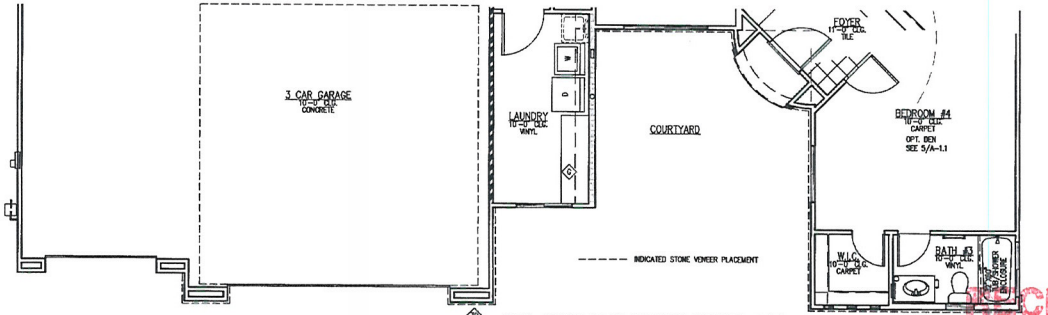
1.24.11

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW



(B) RIGHT ELEVATION 'E'
SCALE: 1/4" = 1'-0"



(A) FLOOR PLAN SHOWING ELEVATION 'E' STONE
SCALE: 1/4" = 1'-0"

APPROVED
FLEMBOWS - MODEL 2875
1.24.11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SCANNED

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

EDS JAN 11 2011

Does Not Include Structural, Electrical, Plumbing/Mechanical or Off-site Improvements. Make No Change Without Approval Plan Is Not a Permit to Violate Any Ordinance

RECEIVED
MAR 13 2012
City of Las Vegas

NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

NOTES:
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LARRY TINDALL
RESIDENTIAL DESIGNER
No. 52-P STATE OF NEVADA
REGISTERED RESIDENTIAL DESIGNER

2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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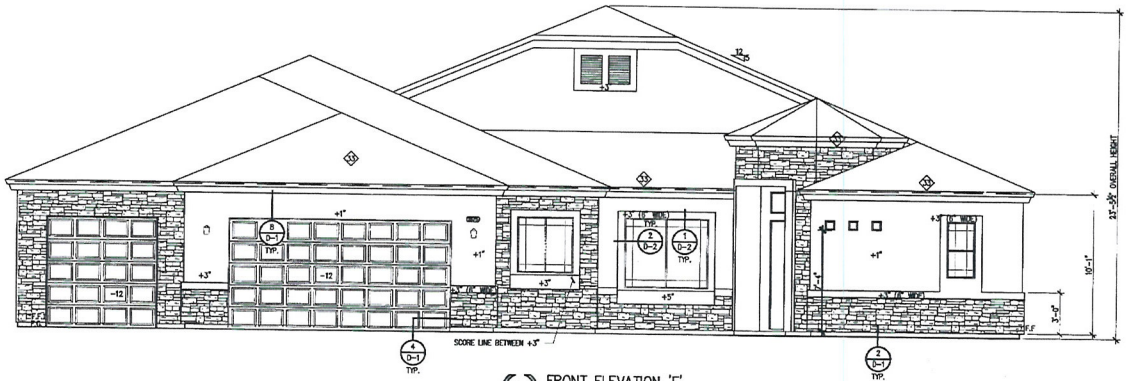
REVISION	DATE	NOTES

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597 FAX (702)696.8553

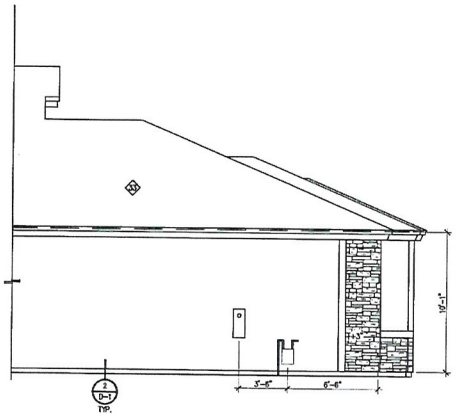
JOB NO.: 1019
FILE NAME: 2875-A-4.5
DATE: 12-15-10
UPDATE:

A-4.5

VAR-44835



(D) FRONT ELEVATION 'F'
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION 'F'
SCALE: 1/4" = 1'-0"

WARNING:

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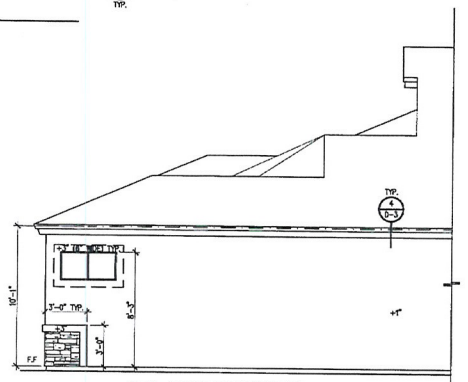
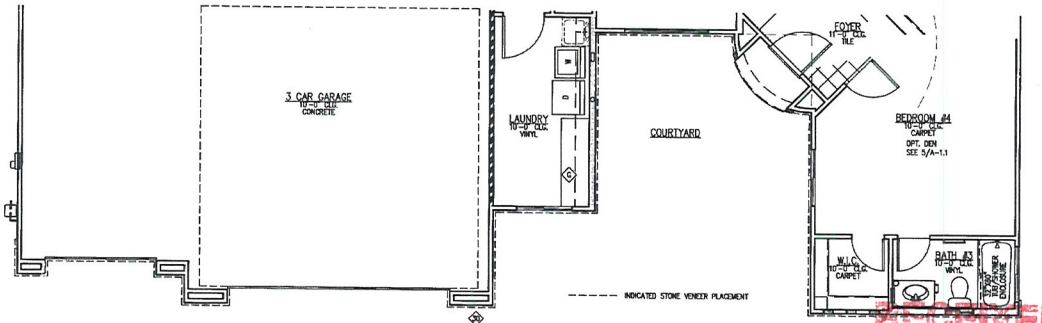
1.24.4



(B) RIGHT ELEVATION 'F'
SCALE: 1/4" = 1'-0"

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW



(A) FLOOR PLAN SHOWING ELEVATION 'F' STONE
SCALE: 1/4" = 1'-0"

APPROVED
Elevations - Model 2875
1.24.4
BY PLANNING DIVISION
CITY OF LAS VEGAS

SCANNED

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

EDS JAN 11 2011

Does Not Include Structural, Electrical, Plumbing/Mechanical or Off-Site Improvements. Make No Change Without Approval Plan is Not a Permit to Violate Any Ordinance

NOTES:

* SEE A-4 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

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City of Las Vegas

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Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 52-P
DEC 2008

2875 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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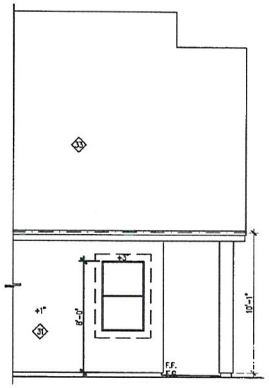
REVISION	DATE	NOTES

ELEVATIONS
2870 E CAMERO AVE LAS VEGAS, NEVADA 89123

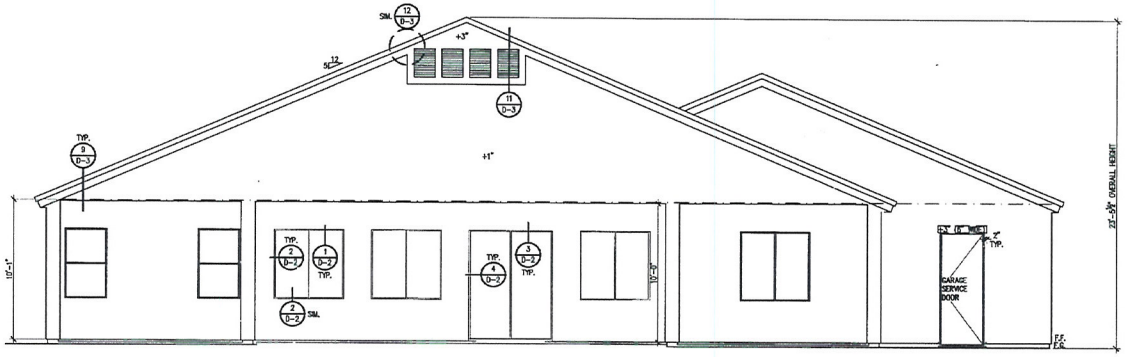
JOB NO.: 1019
FILE NAME: 2875-A-4.6
DATE: 12-15-10
UPDATE:

A-4.6

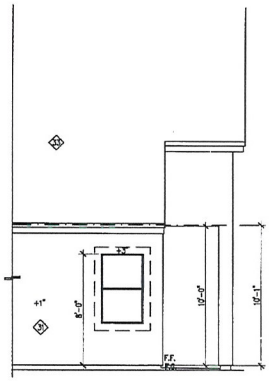
VAR-44835



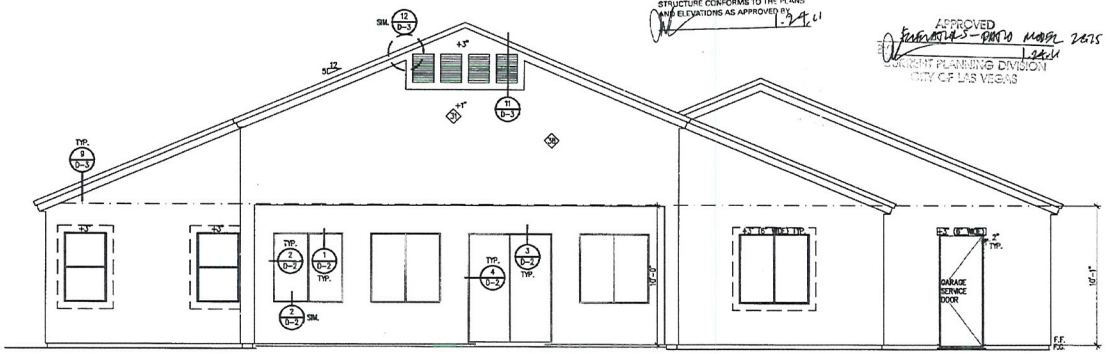
(D) FULL WIDTH OPT.
SCALE: 1/4" = 1'-0" LEFT SIM.



(B) FULL WIDTH PATIO
SCALE: 1/4" = 1'-0"



(C) PARTIAL PATIO OPT.
SCALE: 1/4" = 1'-0" LEFT SIM.



(A) PARTIAL PATIO OPT. REAR ELEVATION
SCALE: 1/4" = 1'-0"

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ALL AIR CONDITIONING, ROOF DECK VENTS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

APPROVED
DEPARTMENT OF PLANNING - PARCEL MAP 2875
DIRECTOR PLANNING DIVISION
CITY OF LAS VEGAS

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

EDS JAN 11 2011

NOTE:
NO POPOUTS AROUND WINDOWS @ PROJECTED BAY AREA

NOTES:
* SEE A-4 FOR NOTES AND DETAILS NOT SHOWN.
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LARRY TINDALL
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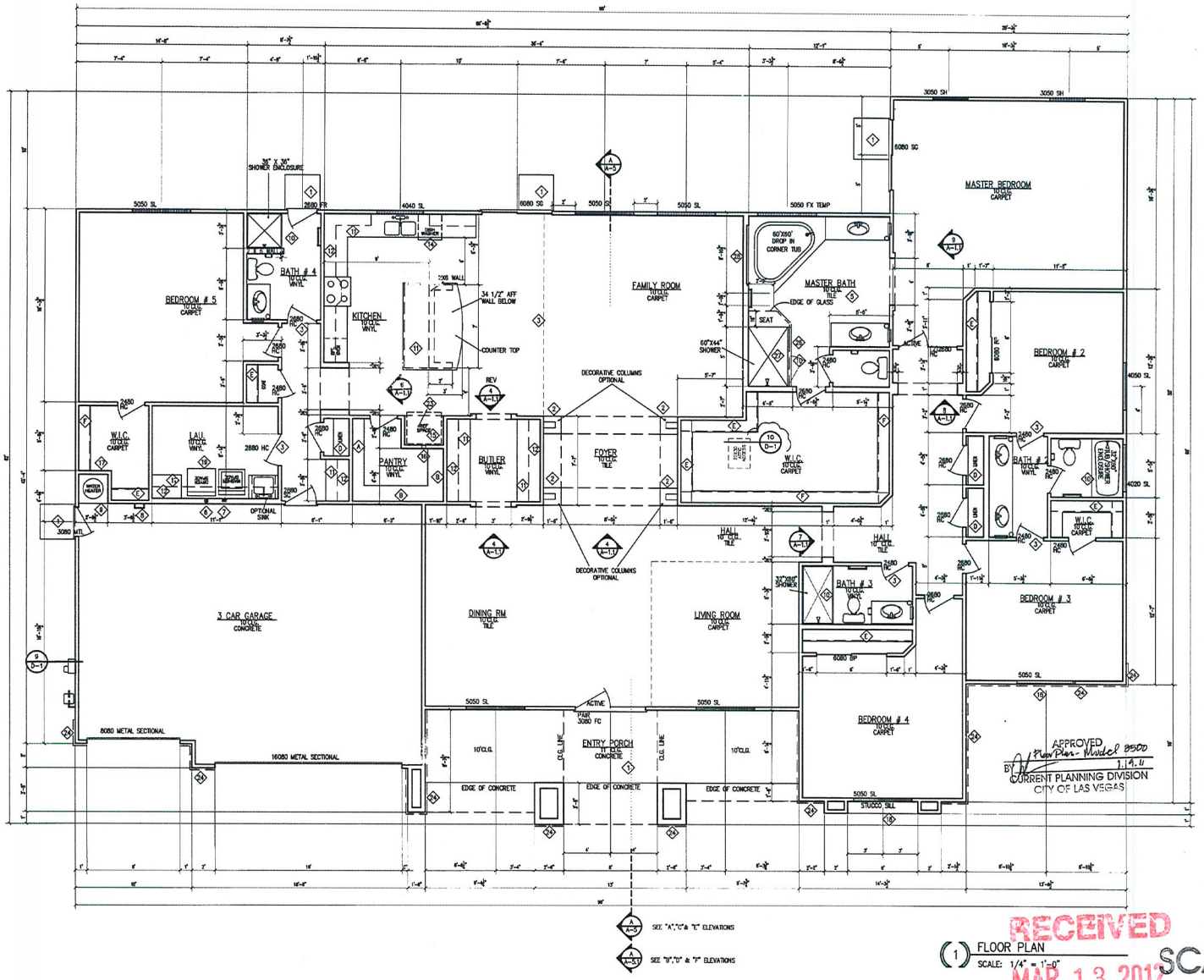
REVISION	DATE	NOTES

ELEVATIONS
2870 E CAMERO AVE LAS VEGAS, NEVADA 89123

JOB NO.: 1019
FILE NAME: 2875-A-4.7
DATE: 12-15-10
UPDATE:

A-4.7



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

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS FOR VENT LENGTH.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18" AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 36 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. SECOND WALL FOR A/C LINE
18. CENTER WINDOW ON INTERIOR WALL.
19. DRYER ALWAYS TO THE RIGHT OF WASHER
20. NOT USED
21. NOT USED
22. NOT USED
23. 6'-2" CEILING W/CABINETS ABOVE REFRIGERATOR
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. NOT USED.
26. GLASS ENCLOSURE
27. CULTURED MARBLE SHOWER
28. 2" DEEP NICHE SIZE TO MATCH THE TUB WINDOW

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP. BD. D.R.H. CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR PER'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIGHLY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATER.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SLOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ +36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 22" X 30" MIN. FREE SQUARE OPENING.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU, 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 5 FT. THE DISTANCE FROM THE ACCESS TO THE FAU, SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING @ THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ERS' CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
4. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN WALL THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE:

MAIN RESIDENCE:	3500	SQUARE FEET
COVERED PORCH:	279	SQUARE FEET
3 CAR GARAGE:	655	SQUARE FEET
PARTIAL COVERED PATIO OPTION:	373	SQUARE FEET
FULL WIDTH COVERED PATIO OPTION:	697	SQUARE FEET

APPROVED
Plan/Plan - Model 3500
BY
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CITY OF LAS VEGAS

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City of Las Vegas, Nevada
EDS JAN 11 2011

NOTE:
SEE SHEET A-1.1 FOR NOTES NOT SHOWN

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2370 E CAMERO AVE LAS VEGAS, NEVADA 89123 OFFICE (702) 897-8887 FAX (702) 896-8902

3500 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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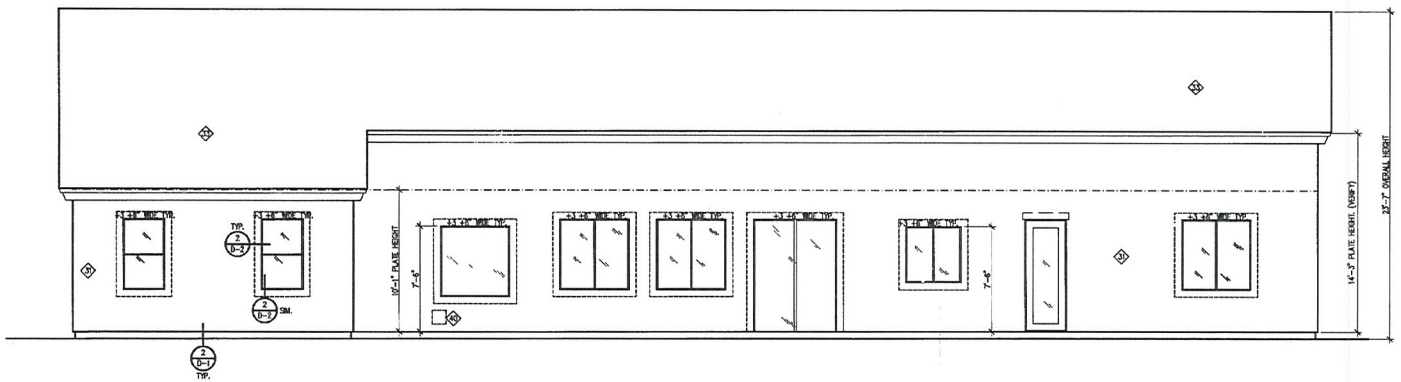
REVISION	DATE	NOTES

FLOOR PLAN

JOB NO.: 1019
FILE NAME: 3500-A1
DATE: 12-15-10
UPDATE:

A-1



(B) REAR ELEVATION 'A' THRU 'F'
SCALE: 1/4" = 1'-0"

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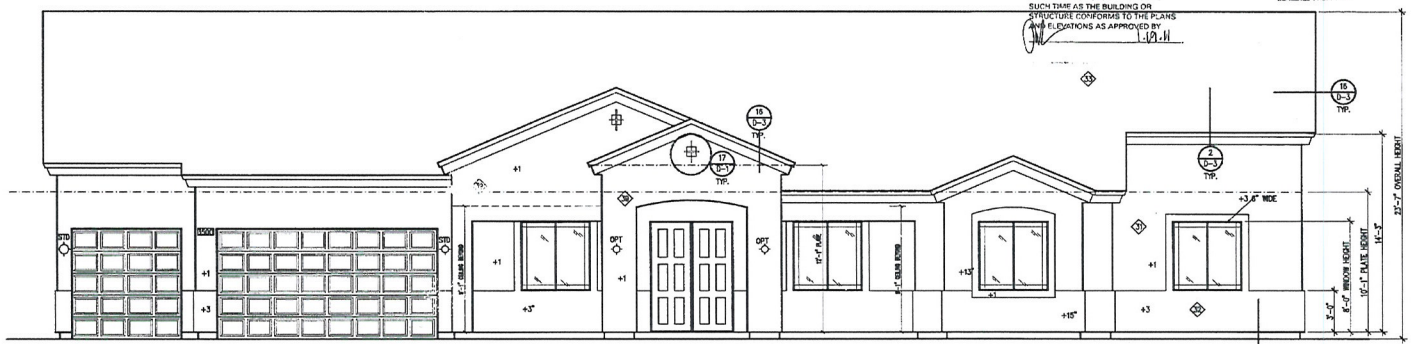
APPROVED Elevations - Model 3500
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL AIR CONDITIONING, ROOF MOUNTINGS, AND TRASH AREAS MUST BE SCREENED FROM VIEW



(A) FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

ALL AIR CONDITIONING, ROOF MOUNTINGS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

APPROVED
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BOND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

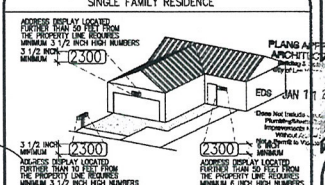
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL VERIFY
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN BY A WIDER LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:

- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

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3500 PLAN
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LARRY TINDALL RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATIONS

JOB NO.: 1018
FILE NAME: 3500-A4
DATE: 12-15-10
UPDATE:

A-4

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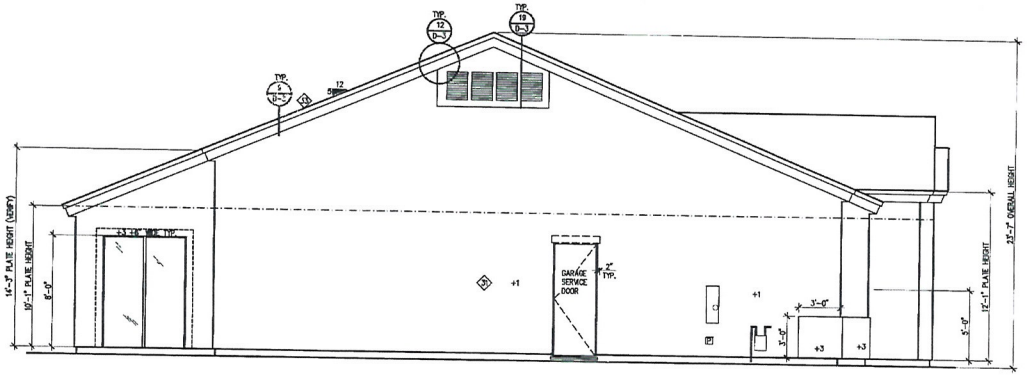
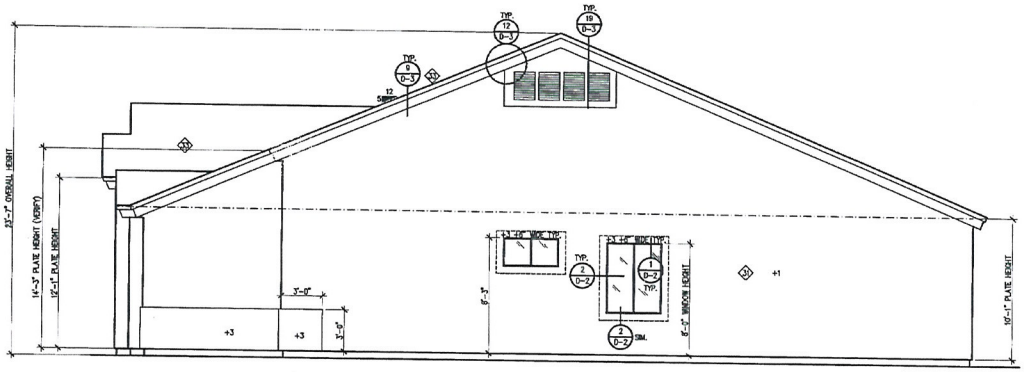


(B) LEFT SIDE 'A' ELEVATION
SCALE: 1/4" = 1'-0"



(A) RIGHT SIDE 'A' ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
BY: Model 3500
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

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4. POP-OUTS SHOWN BY A MODERN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

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- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
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- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:
- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

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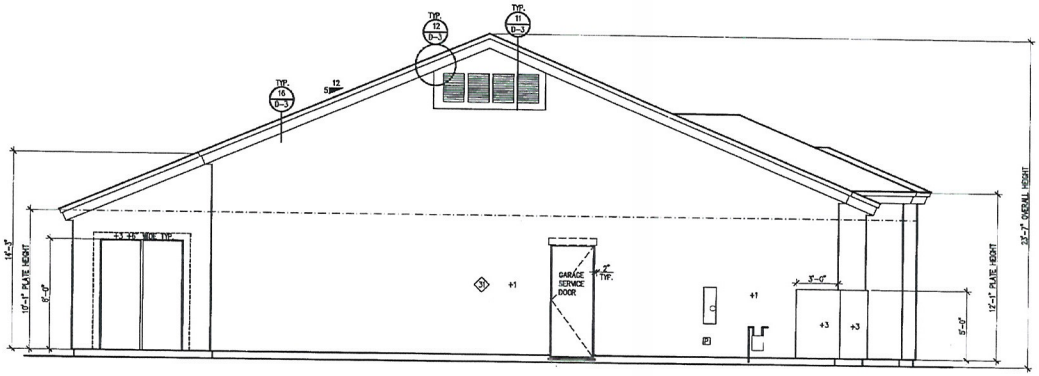
REVISION	DATE	NOTES

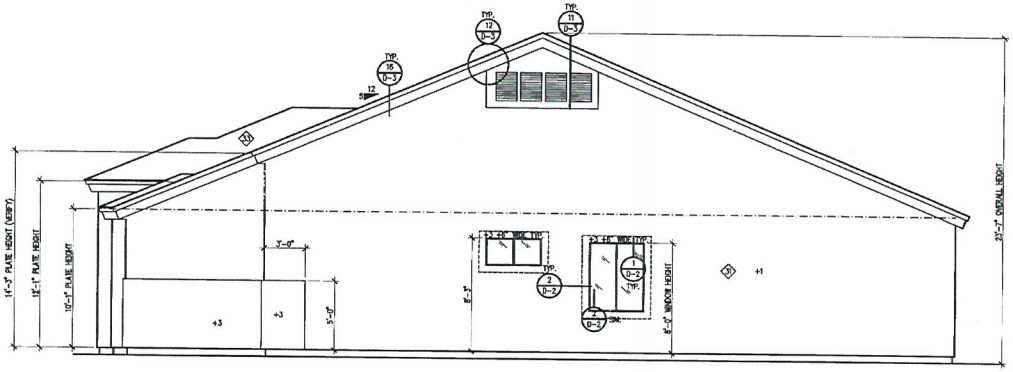
ELEVATIONS
2370 W. CAMBRO AVE
LAS VEGAS, NEVADA 89123

JOB NO.: 1019
FILE NAME: 3500-A4.1
DATE: 12-15-10
UPDATE:

A-4.1



(C) LEFT SIDE 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(B) RIGHT SIDE 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

WARNING:

ANY VARIATION IN THE ELEVATIONS AS SHOWN AND APPROVED HEREON MAY RESULT IN THE WITHHOLDING OF FINAL APPROVAL AND/OR A CERTIFICATE OF OCCUPANCY UNTIL SUCH TIME AS THE BUILDING OR STRUCTURE CONFORMS TO THE PLANS AND ELEVATIONS AS APPROVED BY L.G.H

APPROVED
BY Model 3500
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

KEYNOTES:

(31) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/D-1 & D.R. HORTON FOR FINISH AND COLOR.
(42) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT FOAM BOND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
(53) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR. SEE 1/D-3 FOR UNDERLAYMENT
(62) 12" O/HANG AT PUBLIC WAY.
(63) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(64) CEILING LINE.
(40) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

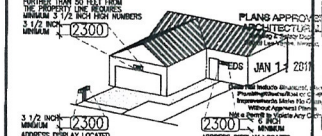
NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET D-2.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:
- ADDRESS MUST BE DISPLAYED ON BOTH SIDES OF MAILBOX, IF THERE IS ONE OF THE LOT AND ON AT LEAST ONE LOCATION ON THE RESIDENCE.
- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 52-4
STATE OF NEVADA
DEC 15 2011
Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
OFFICE (702) 897-8597
FAX (702) 896-6952

3500 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

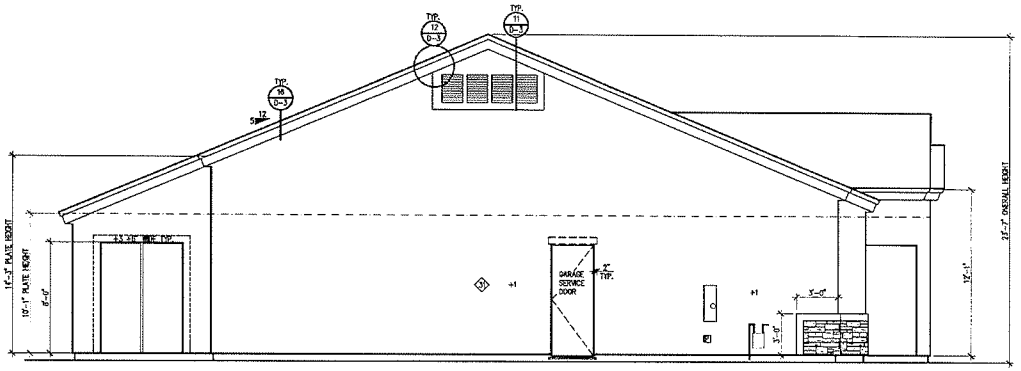
ELEVATIONS
3870 E CAMERO AVE LAS VEGAS, NEVADA 89120

JOB NO.: 1019
FILE NAME: 3500-A-4.2
DATE: 12-15-10
UPDATE:

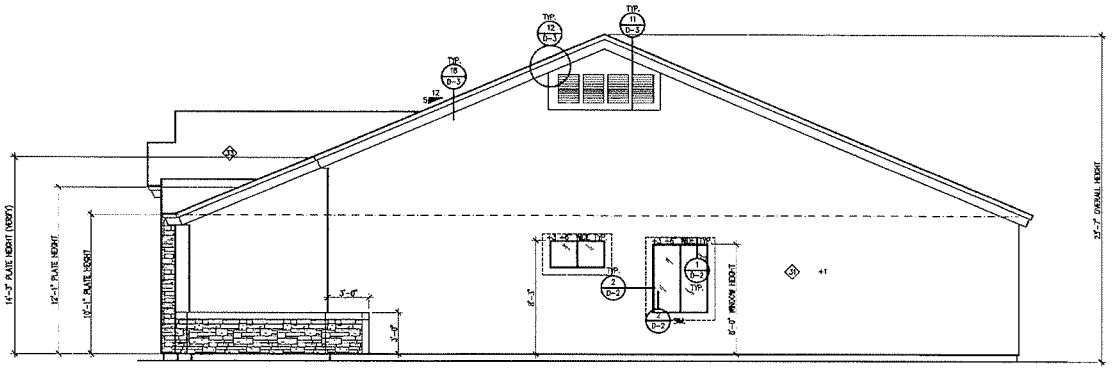
A-4.2

RECEIVED
SCANNED
MAR 13 2012
City of Las Vegas

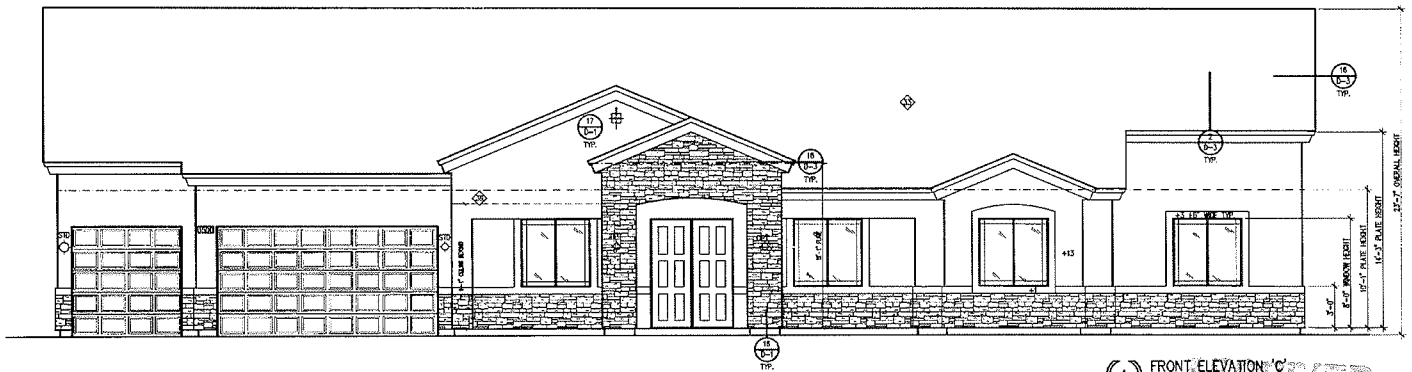
VAR-44835



(C) LEFT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"



(B) RIGHT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

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1.19.11

APPROVED
Elevations - Model 3500
1.19.11
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

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SYMBOLS:

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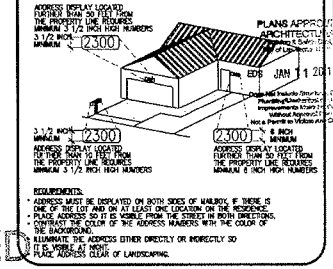
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- P — ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:

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- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS. CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING.

SCANNED
MAR 13 2012
City of Las Vegas

VAR-44835

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 5041 STATE OF NEVADA
DEC 15 1995
RESERVOIR BORDER
JOB NO.: 1019
FILE NAME: 3500-A-4.3
DATE: 12-15-10
UPDATE:

3500 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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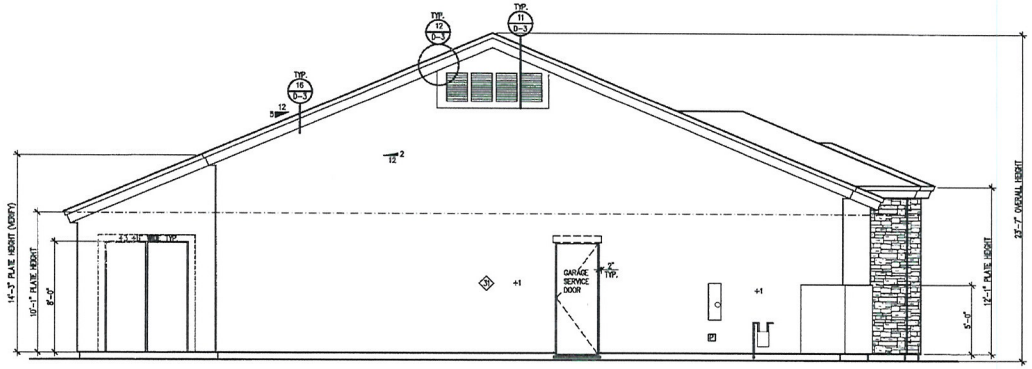
OFFICE: (702) 897-5997
FAX: (702) 897-5998

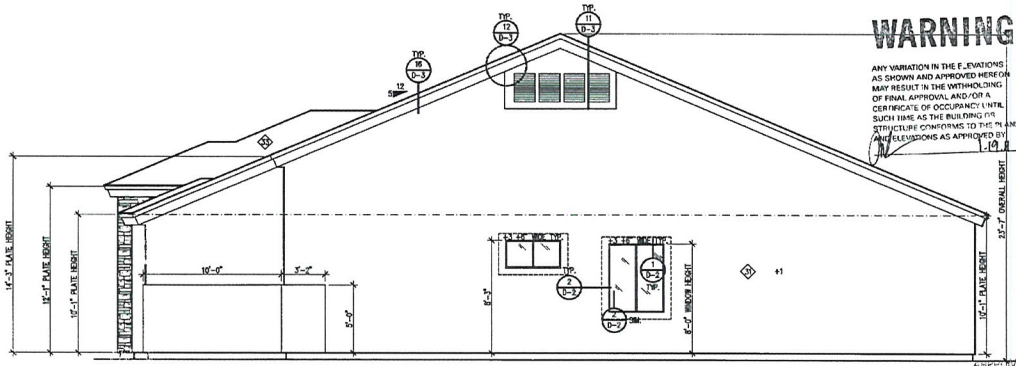
VERSION	DATE	NOTES

ELEVATIONS
2370 E CAMERO AVE LAS VEGAS, NEVADA 89135

A-4.3



(C) LEFT SIDE ELEVATION "D"
SCALE: 1/4" = 1'-0"



(B) RIGHT SIDE ELEVATION "D"
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION 'D'
SCALE: 1/4" = 1'-0"

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APPROVED
Elevations - Model 3500
BY: [illegible]
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

KEYNOTES:

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SYMBOLS:

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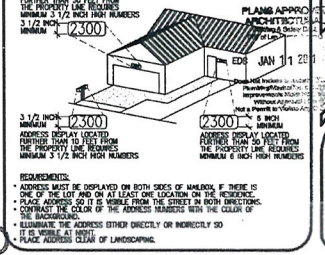
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:
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- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
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LARRY TINDALL
RESIDENTIAL DESIGNER
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 32-P
DEC 15 2010
LARRY TINDALL
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LAS VEGAS, NEVADA 89120

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3500 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

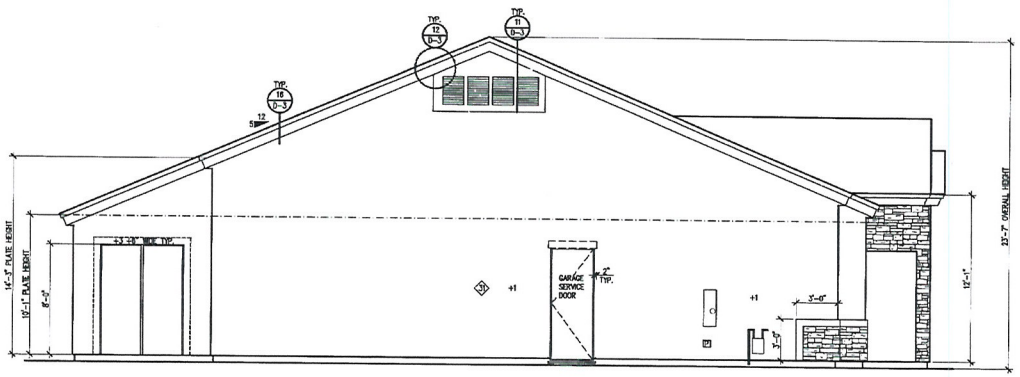
ELEVATIONS

JOB NO.: 1010
FILE NAME: 3500-A-4.4
DATE: 12-15-10
UPDATE:

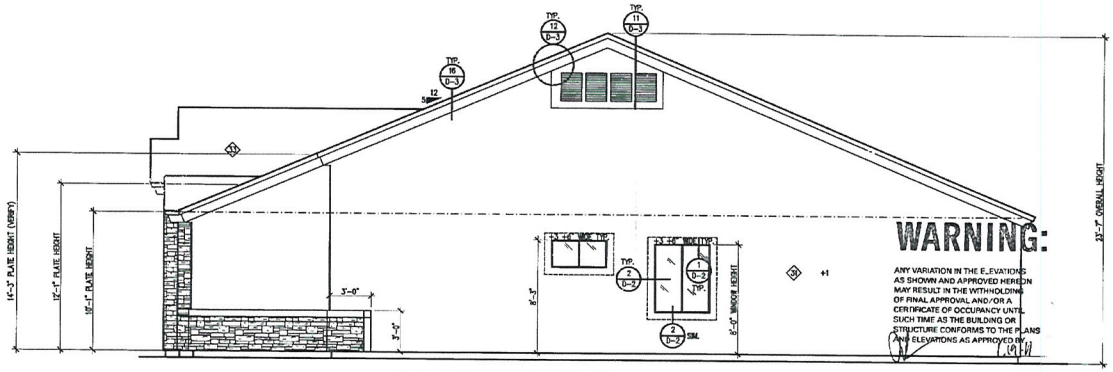
A-4.4

RECEIVED
SCANNED
MAR 13 2012
City of Las Vegas

VAR-44835



(C) LEFT SIDE ELEVATION "E"
SCALE: 1/4" = 1'-0"



(B) RIGHT SIDE ELEVATION "E"
SCALE: 1/4" = 1'-0"

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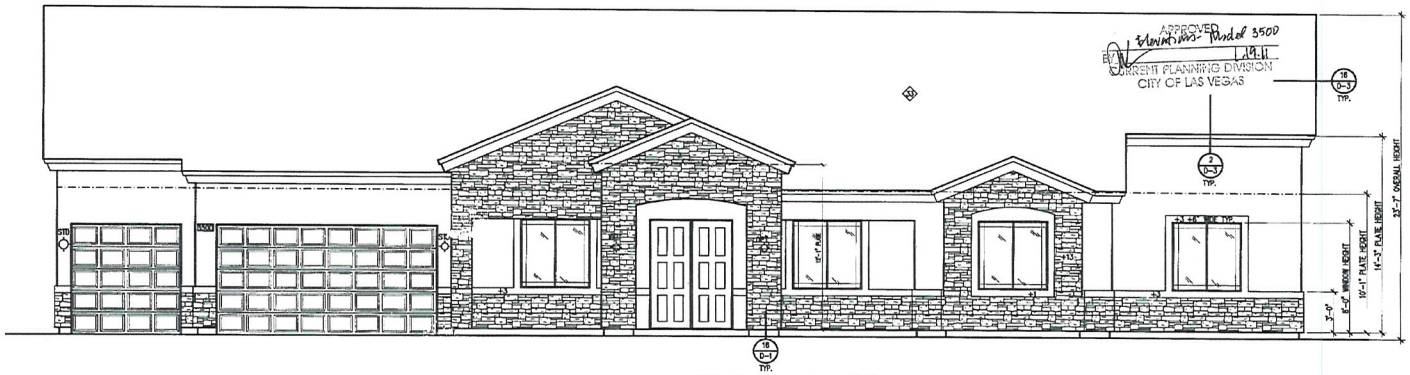

(A) FRONT ELEVATION "E"
SCALE: 1/4" = 1'-0"

KEYNOTES:

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SYMBOLS:

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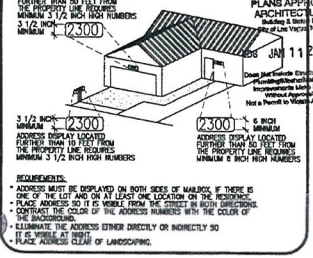
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



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LARRY TINDALL
RESIDENTIAL DESIGNER
Larry Tindall
REGISTERED RESIDENTIAL DESIGNER
No. 53-P STATE OF NEVADA DEC 15 2000
FAX (702) 896-8822
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3500 PLAN
D.R. HORTON HOMES
LARRY TINDALL RESIDENTIAL DESIGNER
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NO	DESCRIPTION	DATE	NOTES

JOB NO.: 1019
FILE NAME: 3500-A-4.5
DATE: 12-15-10
UPDATE:

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NEVADA 89123

A-4.5

RECEIVED
SCANNED
MAR 13 2012
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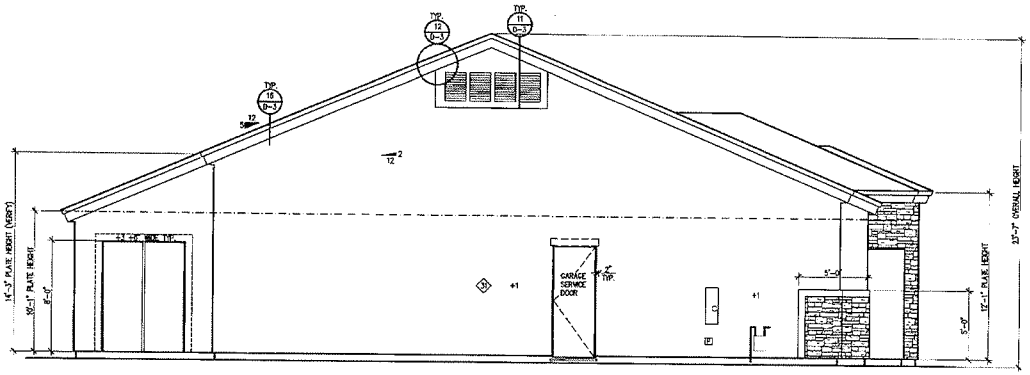
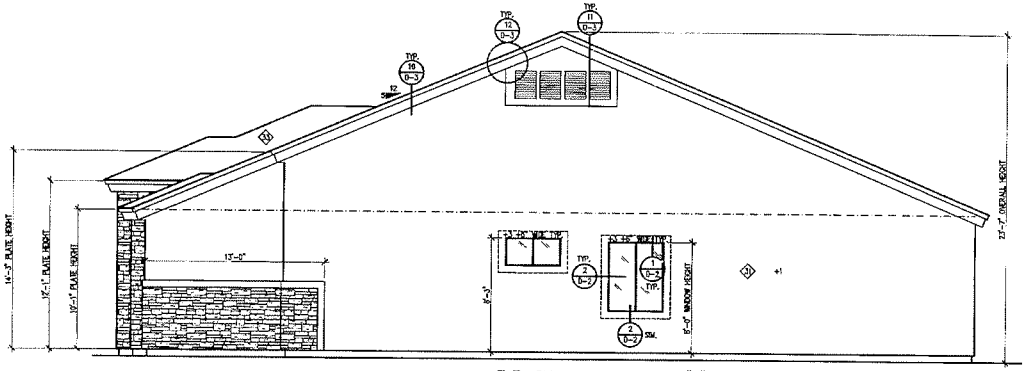
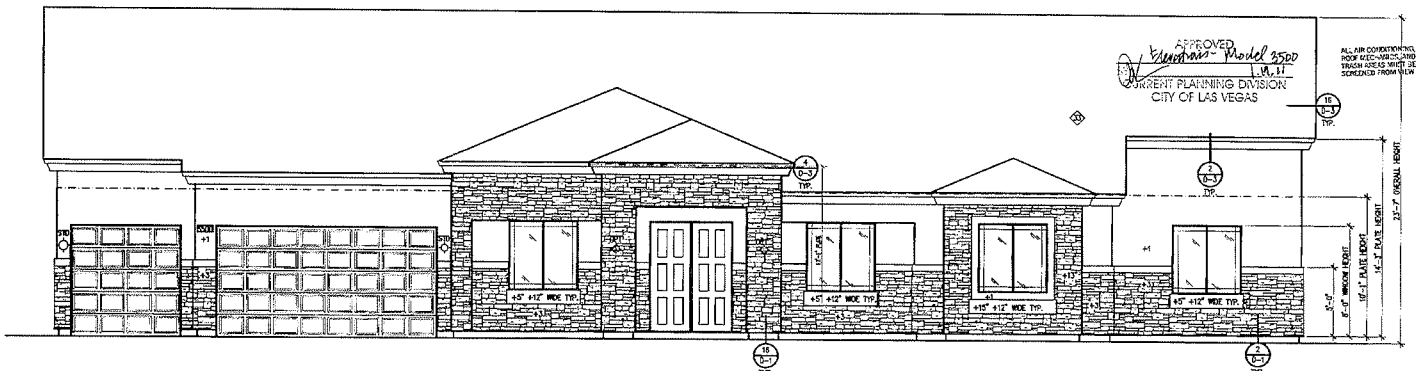
VAR-44835



(C) LEFT SIDE ELEVATION "F"
SCALE: 1/4" = 1'-0"



(B) RIGHT SIDE ELEVATION "F"
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION "F"
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L.M.H.

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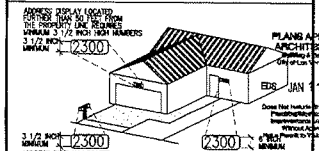
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

ADDRESS DISPLAY REQUIREMENTS SINGLE FAMILY RESIDENCE



REQUIREMENTS:
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- PLACE ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS.
- CONTRAST THE COLOR OF THE ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND.
- ILLUMINATE THE ADDRESS EITHER DIRECTLY OR INDIRECTLY SO IT IS VISIBLE AT NIGHT.
- PLACE ADDRESS CLEAR OF LANDSCAPING

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 5[illegible] STATE OF NEVADA
(DEPT. 5 ETC)
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED. DO NOT COPY/REPRODUCE
OFFICE: (702) 897-1697
FAX: (702) 896-8695

3500 PLAN
D.R. HORTON HOMES
LAS VEGAS, NEVADA 89128

REVISION	DATE	NOTES

2370 E CAMERO AVE

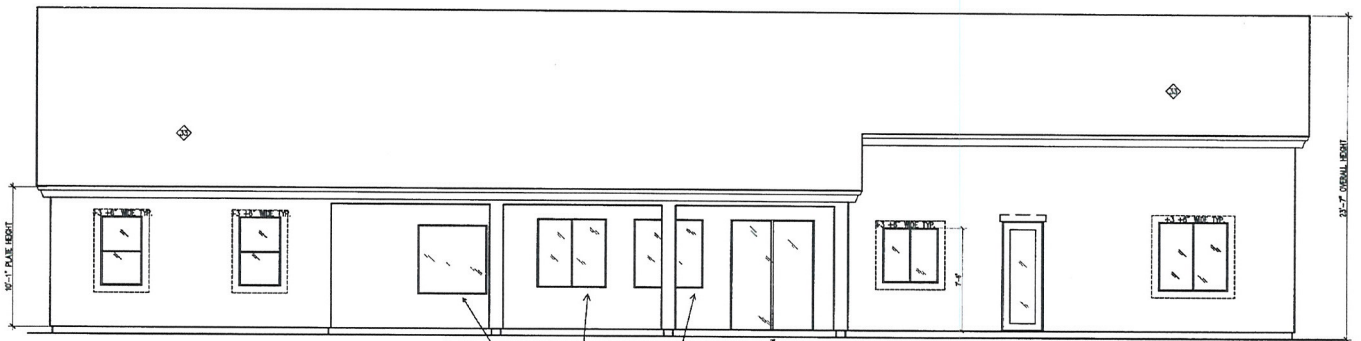
ELEVATIONS

JOB NO.: 1019
FILE NAME: 3500-A-4.6
DATE: 12-15-10
UPDATE:

A-4.6

SCANNED
MAR 13 2012
City of Las Vegas

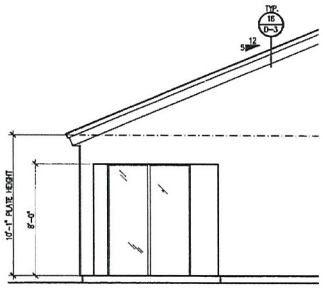
VAR-44835



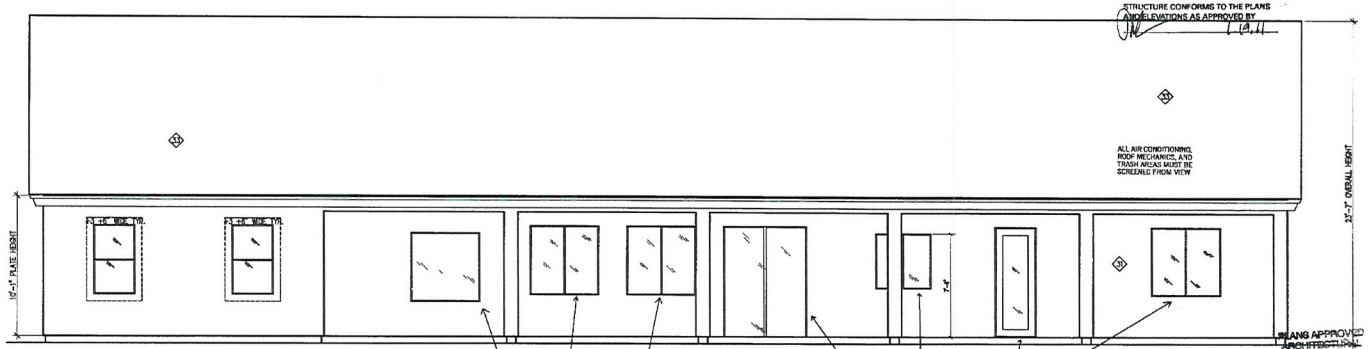
(B) REAR ELEVATION W/ PARTIAL COVERED PATIO OPT.
SCALE: 1/4" = 1'-0"

WARNING:

ANY VARIATION IN THE ELEVATIONS AS SHOWN AND APPROVED HEREON MAY RESULT IN THE WITHHOLDING OF FINAL APPROVAL AND/OR A CERTIFICATE OF OCCUPANCY UNTIL SUCH TIME AS THE BUILDING OR STRUCTURE CONFORMS TO THE PLANS AND ELEVATIONS AS APPROVED BY



(C) PATIO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



(A) REAR ELEVATION W/ FULL COVERED PATIO OPT.
SCALE: 1/4" = 1'-0"

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

APPROVED
Elevations - Model 3500
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
EDS JAN 11 2011

Does Not Include Grading or Retaining Walls, Fencing, Signs or Other Improvements Shown Hereon. Not a Permit to Violate Any Ordinance

RECEIVED
MAR 13 2012
City of Las Vegas

SCANNED

VAR-44835

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 53-P STATE OF NEVADA DEC 15 2010
Larry Tindall
REGISTERED RESIDENTIAL DESIGNER

LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 597-8897 FAX (702) 593-6932

3500 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

ELEVATIONS
2870 CAMERO AVE LAS VEGAS, NEVADA 89128

JOB NO: 1019
FILE NAME: 3500-A-4.7
DATE: 12-15-10
UPDATE:

A-4.7

186941

COKE AND MAGGIE EAST

BUILDING & SAFETY
DEVELOPMENT SERVICES CENTER

AP#

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 9080 Bart St. PARCEL NO. 125-09-511-004

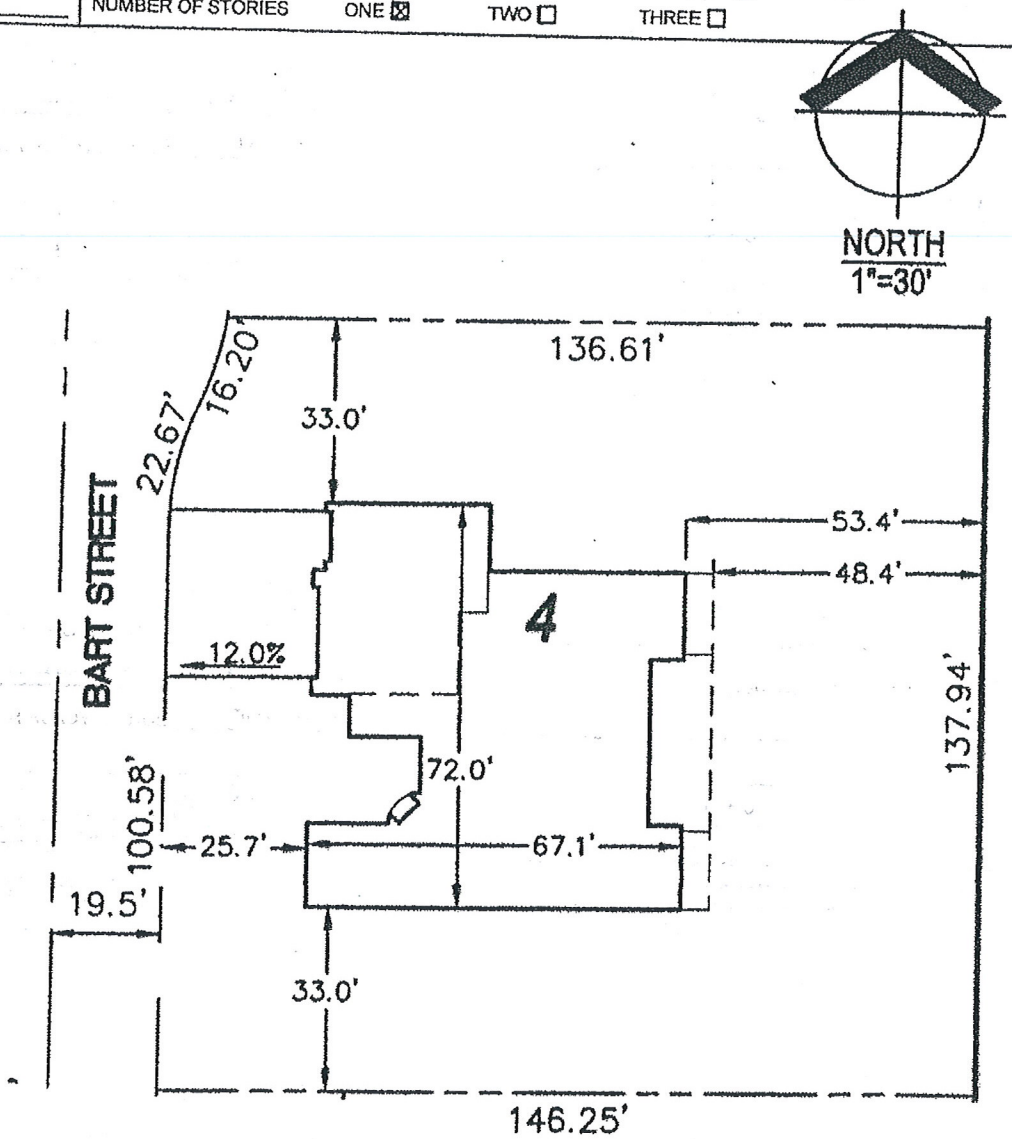
REC. SUBDIV: Calgary Crossing ZONE RE

PLAN CHECK: 40571B LOT 004 BLOCK 1 BOOK 140 PAGE 31

APPROVAL FOR: SFD ☐ PATIO COVER ☒ BALCONY ☐ ONLY

NUMBER OF STORIES ONE ☒ TWO ☐ THREE ☐

3290



MINIMUM SETBACKS:
FRONT: 25' REAR: 25'
SIDE: 10' CORNER: NA
AS PER TOAP 22504 & VAR-5227

D.R. Horton	04/28/11	0039179	C12-01325-063803
CONTRACTOR/AGENT/OWNER	DATE	STATE LICENSE NO.	CITY LICENSE NO.

CONTACT NAME Monique Williams PHONE NO. 413-0918 FAX NO. 800-933-3519

EMAIL CONTACT FOR READY NOTICE: mvwilliams@drhorton.com

CONDITIONS

PLANNING DEPARTMENT 5/4/11 DATE

LAND DEVELOPMENT PK 5-5-11 DATE

BUILDING DEPARTMENT 05/05/11 DATE

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of The City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit.

RECEIVED
MAR 13 2012
City of Las Vegas

VAR-44835

186942

COKE AND MAGGIE EAST

BUILDING & SAFETY
DEVELOPMENT SERVICES CENTER

AP#

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 7642 Lake Louise St. AVE PARCEL NO. 125-09-511-007

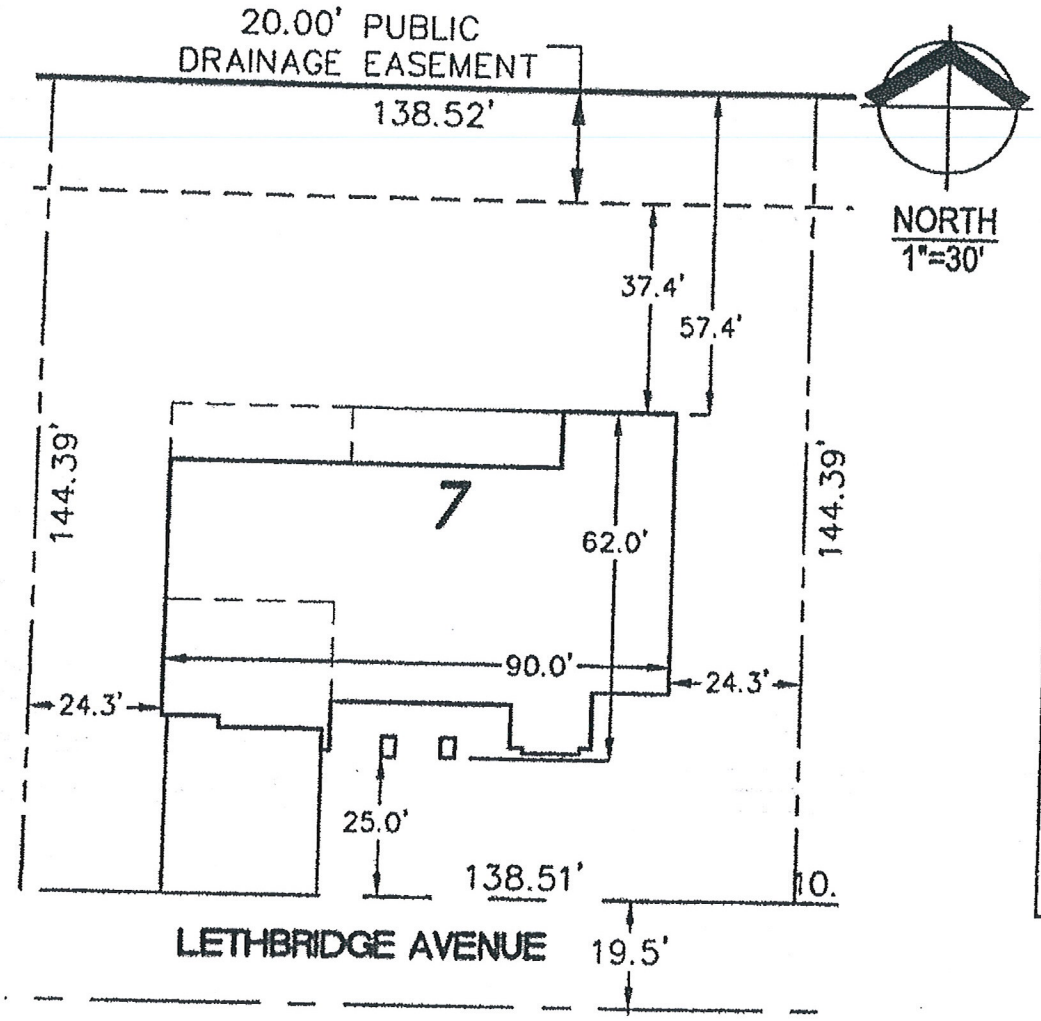
REC. SUBDIV: Calgary Crossing ZONE RE

PLAN CHECK: 40573B LOT 007 BLOCK 1 BOOK 140 PAGE 31

APPROVAL FOR: SFD ☐ PATIO COVER ☒ BALCONY ☐ ONLY

NUMBER OF STORIES ONE ☒ TWO ☐ THREE ☐

3290



MINIMUM SETBACKS:
FRONT: 25' REAR: 25'
SIDE: 10' CORNER:
AS PER TMP-22504 & VAR-5227

D.R. Horton	04/28/11	0039179	C12-01325-063803
CONTRACTOR/AGENT/OWNER	DATE	STATE LICENSE NO.	CITY LICENSE NO.

CONTACT NAME Monique Williams PHONE NO. 413-0918 FAX NO. 800-933-3519

EMAIL CONTACT FOR READY NOTICE: mvwilliams@drhorton.com

CONDITIONS

PLANNING DEPARTMENT 5/4/11 DATE

LAND DEVELOPMENT RK 5-5-11 DATE

BUILDING DEPARTMENT L Panam 05/05/11 DATE

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of The City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit.

RECEIVED
MAR 13 2012
City of Las Vegas

VAR-44835

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

March 12, 2012
Job No. DRH-11-015

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

Re: Park Ranch Estates
Variance for front yard setbacks on lots 4 and 7

To Whom It May Concern:

Taney Engineering is submitting this variance application on behalf of our client DR Horton. The project originally had an approved VAR-5227 to allow the reduced setbacks but the Variance expired. On the February 14th Planning Commission meeting VAR-44220 was heard to reinstate the previously approved variance excluding APN's: 125-09-511-004, & 125-09-511-007 because the owners did not provide consent to submit the application. DR Horton has now obtained the consent of the owners and is submitting this application to reinstate the previously approved setbacks on these two lots. The setbacks are being requested as follows.

1. *Reduce front setback to 25 feet where 30 feet is required (19.06.050 Table 1 (C).*

This setback is consistent with the previously approved variance. If this was not approved the homes which are currently occupied would have to be demolished and rebuilt to be in accordance with the current setback requirements.

A site plan has been provided with this submittal. We are hopeful that this letter clarifies our intent. If you have any questions or require additional information please call.

Sincerely,

Robert D. Cunningham, P.E.
Taney Engineering

RECEIVED
MAR 13 2012
City of Las Vegas

VAR-44835

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

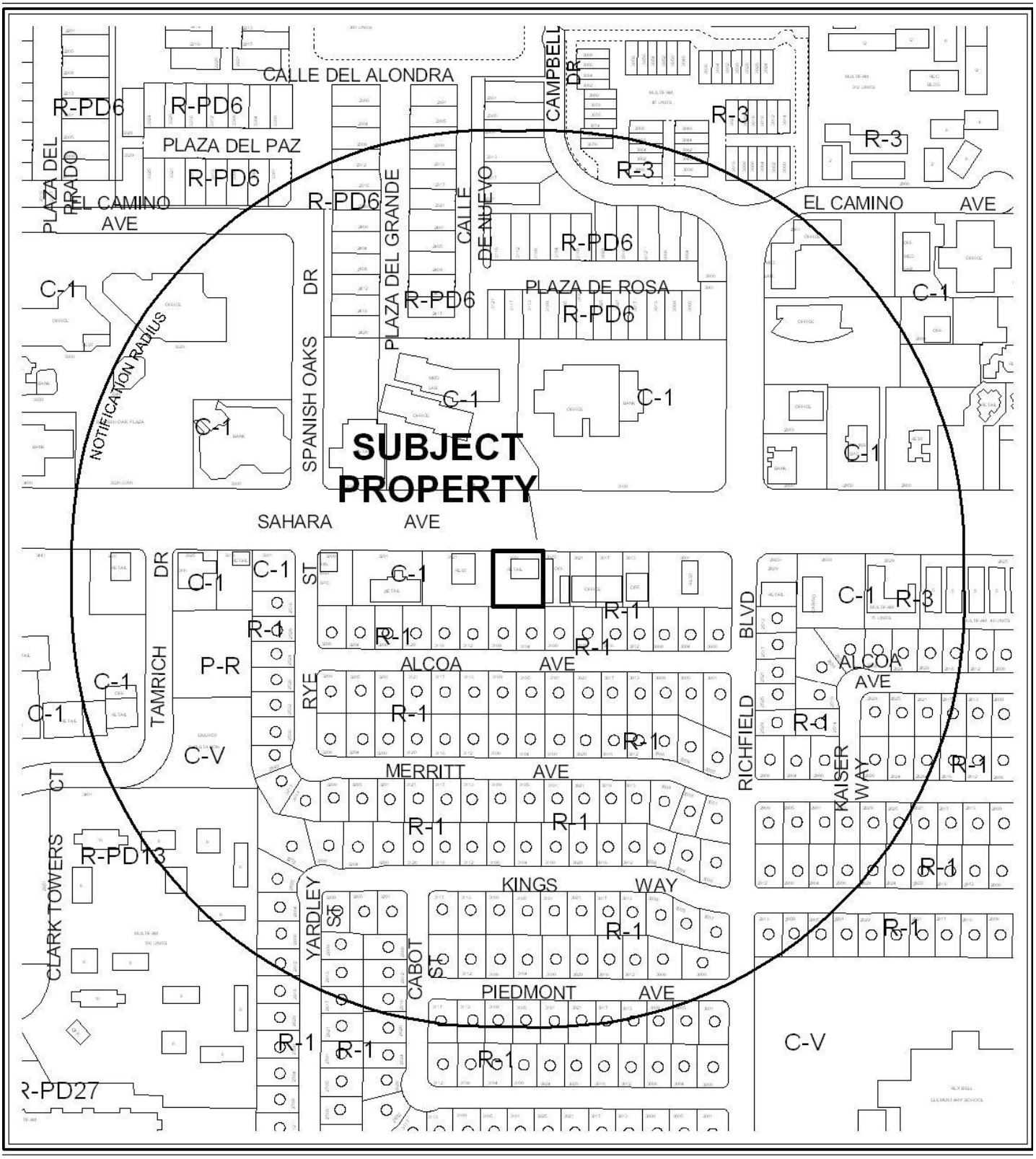
SUBJECT:
RQR-44909 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SZECHWAN CORP - For possible action on required Review of a previously approved Special Use Permit (U-0271-93) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-33734



0 300 600 Feet

CASE: **RQR-44909**

RADIUS: 1000 FEET

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

N



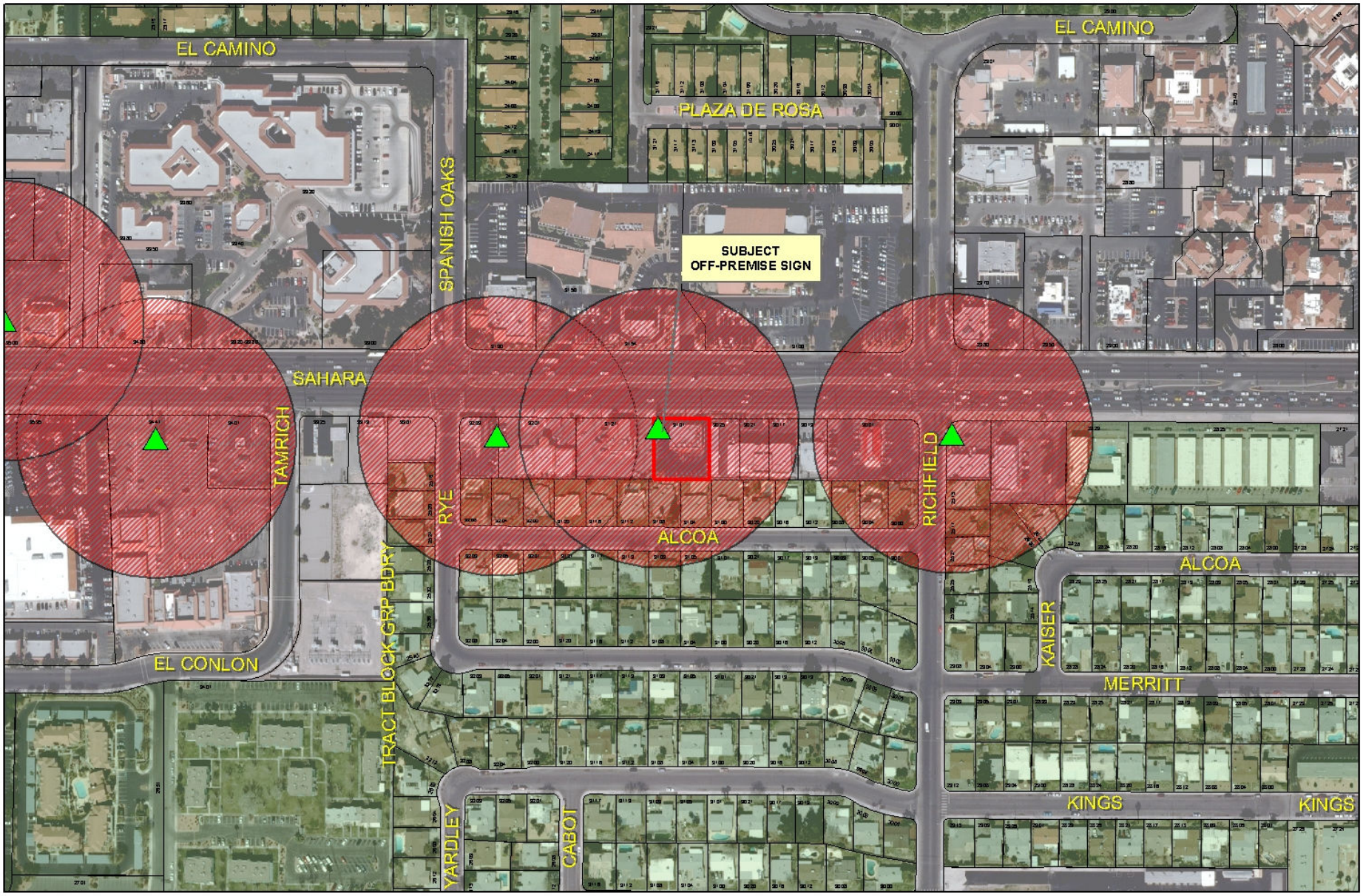
0 300 600 Feet

CASE: **RQR-44909**

RADIUS: 1000 FEET

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

N



RQR-44909

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-44909** APN: 162-08-104-004

Name of Property Owner: Szechwan Corp.

Name of Applicant: Lamar Central Outdoor, LLC

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: Julie Young

Print Name: JULIE YOUNG

Subscribed and sworn before me

This 14th day of March, 2012

Michelle McFadden

Notary Public in and for said County and State

RECEIVED
MAR 21 2012
City of Las Vegas
Department of Planning

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

MICHELLE McFADDEN NOTARY PUBLIC CLARK COUNTY, NEVADA

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3101 W. Sahara Ave.

Project Name Young RQR **Proposed Use** billboard

Assessor's Parcel #(s) 162-08-104-004 **Ward #** 1

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

Commercial Square Footage 672 **Floor Area Ratio** _____

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

Additional Information Required Review for an existing billboard

PROPERTY OWNER Szechwan Corp. **Contact** Julie Young

Address 5138 Cartaro Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC **Contact** Scott Naftzger

Address 1863 Helm Drive **Phone:** (702) 873-4600 **Fax:** (702) 873-4344

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

E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as applicant **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Julie Young

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

Print Name JULIE YOUNG

Subscribed and sworn before me

This 14th day of March, 20 12.

Michelle McFadden

Notary Public in and for said County and State

MICHELLE McFADDEN
NOTARY PUBLIC – STATE OF NEVADA
CLARK COUNTY – APPT. No. 08-7309-1
MY APPT. EXPIRES JULY 9, 2012

RECEIVED
MAR 21 2012
City of Las Vegas
Department of Planning

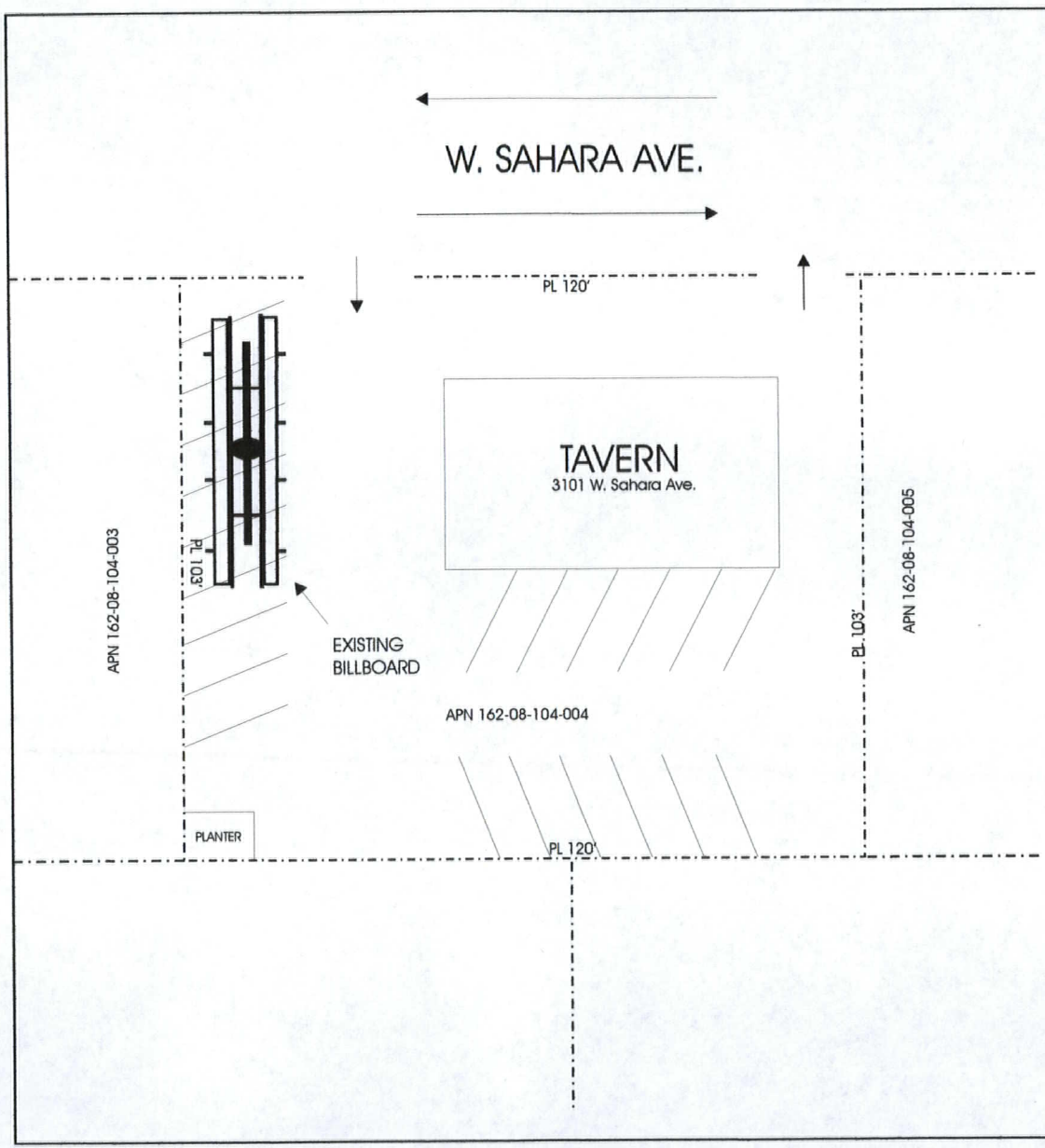
FOR DEPARTMENT USE ONLY

Case #	RQR-44909
Meeting Date:	8MAY 2012
Total Fee:	$800.00
Date Received:*	3/21/12
Received By:	M. Howe

*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





ELEVATION (NO SCALE)



VICINITY MAP

RECEIVED
MAR 28 2012

LAMAR CENTRAL OUTDOOR, LLC		
SCALE: 1" = 20'	DATE: 3/25/09	DRAWN BY: S.NAFTZGER
SZECHWAN CORP. JULIE YOUNG		
APN 162-08-104-004		DRAWING NUMBER:

RQR-44909
REVISED

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

June 19, 2009

Ms. Julie Young
Szechwan Corporation
5138 Cartaro Drive
Las Vegas, Nevada 89103

RE: RQR-33734 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 17, 2009

Dear Ms. Young:

The City Council at a regular meeting held June 17, 2009 APPROVED the request for Required Review of a previously approved Special Use Permit (U-0271-93) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0271-93).

2. This Special Use Permit shall be placed on an agenda closest to February 2, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.

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

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0271-93) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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MAR 20 2012

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

174935

RQR-44909

Printed with environmentally friendly soy ink.

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

Sincerely,

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

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

RECEIVED
MAR 20 2012

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

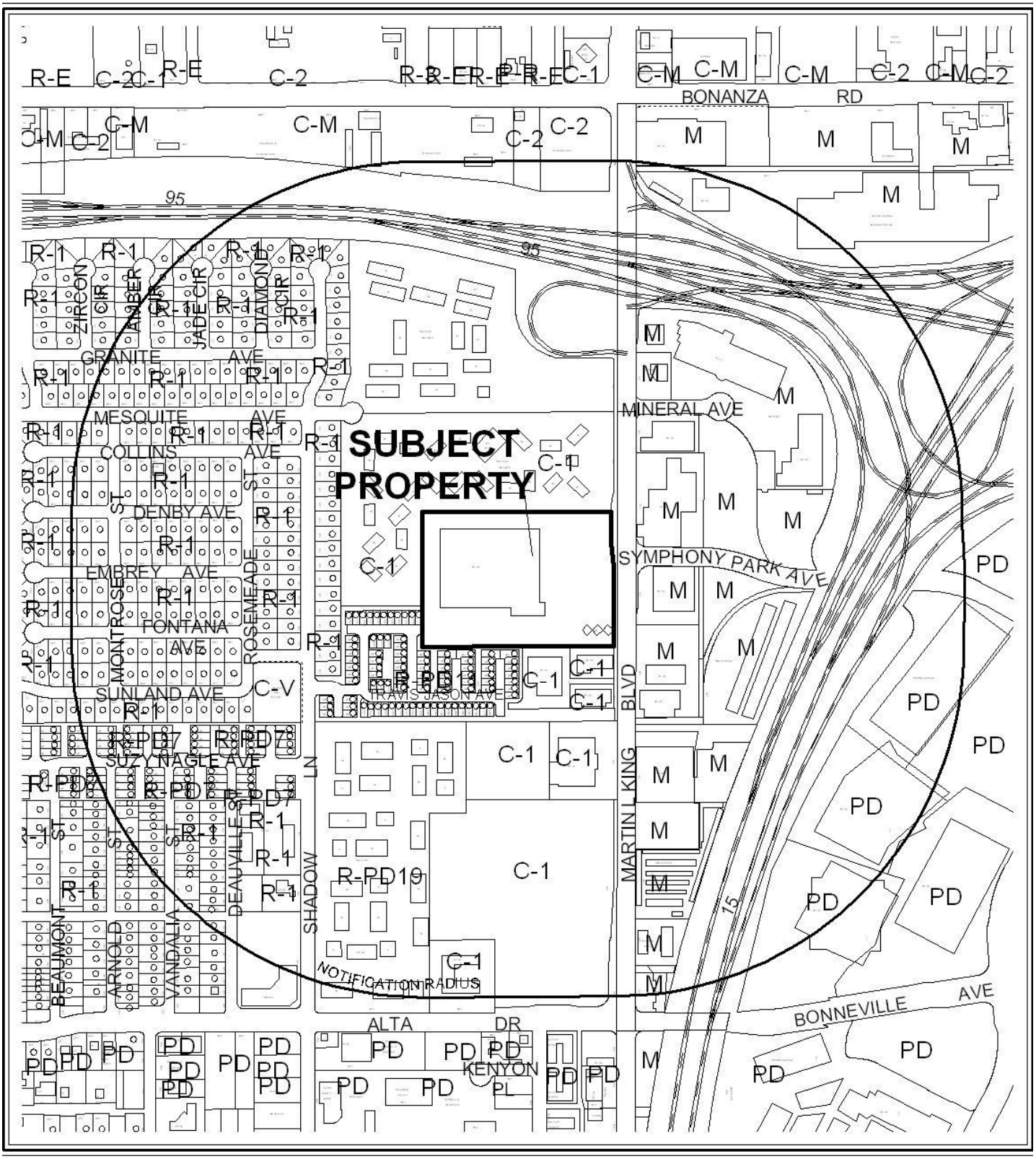
SUBJECT:
SUP-44831 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: COSTCO WHOLESALE CORPORATION - For possible action on a request for a Special Use Permit FOR A 1,845 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE IN AN EXISTING 134,890 SQUARE-FOOT WHOLESALE ESTABLISHMENT at 222 South Martin L. King Boulevard (APN 139-33-102-013), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1000 Feet

CASE: **SUP-44831**

RADIUS: 1500 FEET

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

N



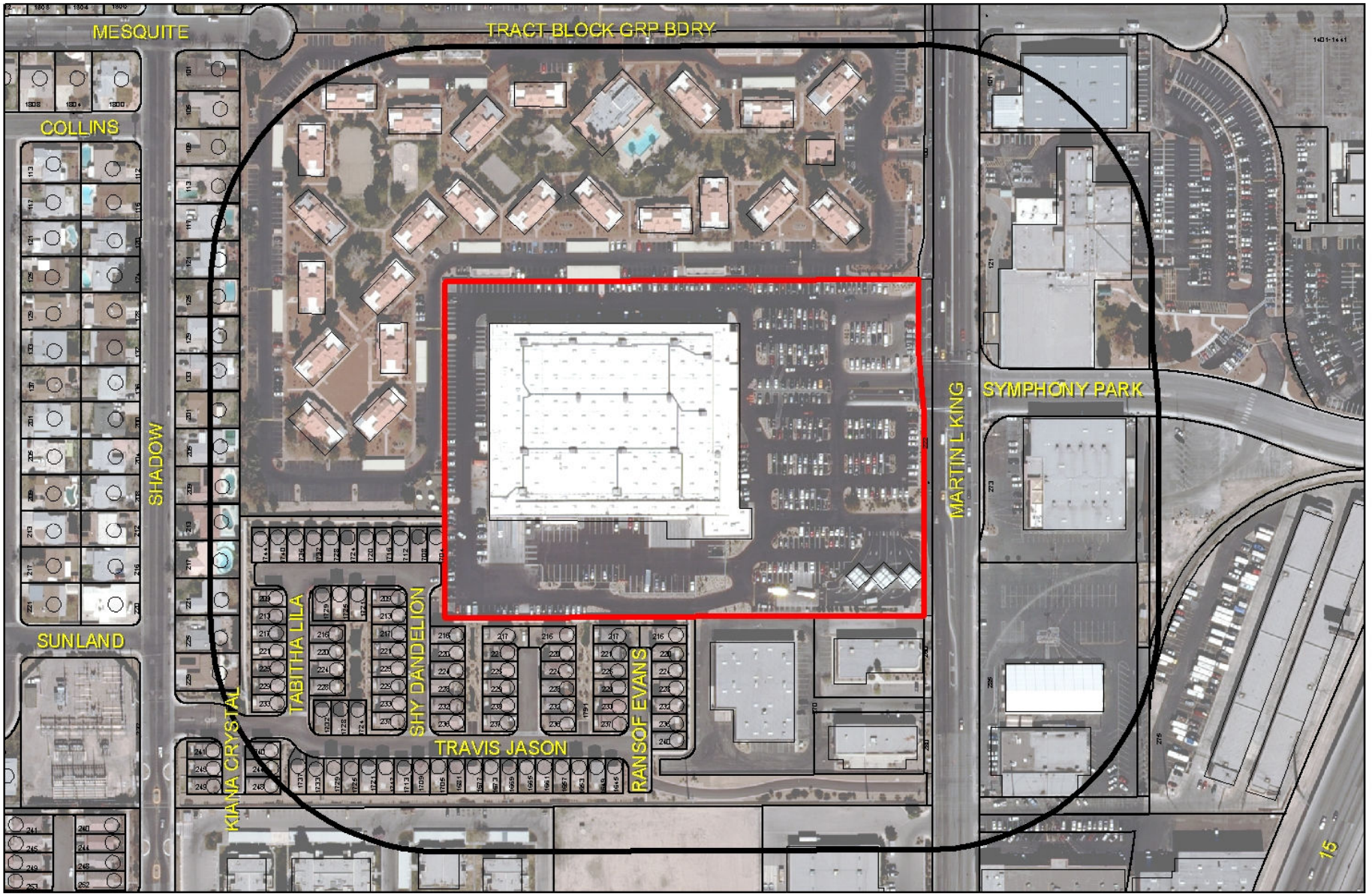
0 500 1000 Feet

CASE: **SUP-44831**

RADIUS: 1500 FEET

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

N



SUP-44831

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-44831** APN: 139-33-102-013

Name of Property Owner: COSTCO WHOLESALE CORPORATION

Name of Applicant: COSTCO WHOLESALE CORPORATION

Name of Representative: Jenifer Murillo, Manager of Real Estate Development-Costco

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: Harold E. Kaplan, Vice President/Treasurer

Subscribed and sworn before me

This 2nd day of March, 2012

_____

Notary Public in and for said County and State

Laurie Danette Cruz

King County, Washington State

LAURIE DANETTE CRUZ NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2-19-13

RECEIVED

MAR 13 2012

City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 222 South Martin Luther King Blvd., Las Vegas, NV 89106

Project Name Costco SUP Renewal for Package Liquor Sales **Proposed Use** Retail

Assessor's Parcel #(s) 139-33-102-013 **Ward #** 5

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

Commercial Square Footage 134,890 **Floor Area Ratio** 0.28

Gross Acres 10.99 **Lots/Units** 1 **Density** 0.09 units/acre

Additional Information Request to issue Special Use Permit to sell packaged liquor for off-premise consumption. Site has maintained active license for several years, yet SUP lapsed

PROPERTY OWNER Costco Wholesale Corporation **Contact** Laurie Cruz- Prop Mgt.- LIC

Address 999 Lake Drive **Phone:** (425) 427-7582 **Fax:** (425) 313-6922

City Issaquah **State** WA **Zip** 98031

E-mail Address lcruz@costco.com

APPLICANT Costco Wholesale **Contact** Scott Simms- Store Mgr

Address 222 S. Martin Luther King Blvd. **Phone:** (702) 384-6247 **Fax:**

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

E-mail Address W0563MGR@costco.com

REPRESENTATIVE Costco Wholesale **Contact** Jenifer Murillo- RE DEV MGR

Address 9 Corporate Park, Suite 230 **Phone:** (714) 978-5027 **Fax:** (714) 978-5021

City Irvine **State** CA **Zip** 92606

E-mail Address jmurillo@northwestatlantic.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 Harold E. Kaplan, Vice President Treasurer

Subscribed and sworn before me

This 8th day of March, 20 12.

[signature]

Notary Public in and for said County and State King WA

HEATHER J. CIMUCHOWSKI
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 9, 2014

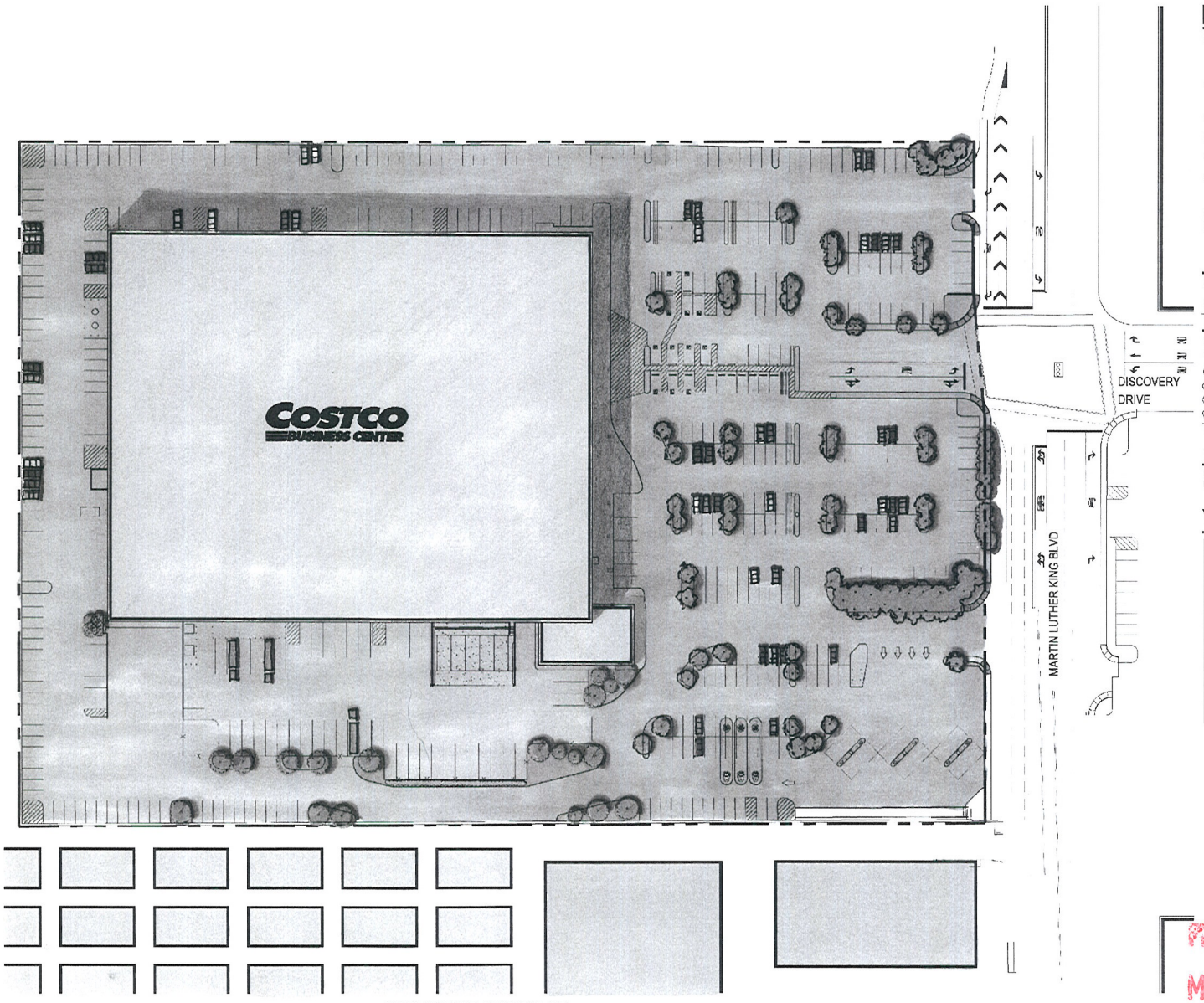
FOR DEPARTMENT USE ONLY

Case #	SUP-44831
Meeting Date:	5/8/12
Total Fee:	$1,280
Date Received:*	3/13/12
Received By:	RECEIVED

*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.

MAR 13 2012
City of Las Vegas

Revised 10/27/08



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

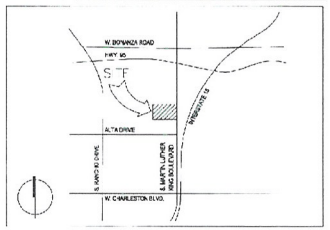
PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	222 S. MARTIN LUTHER KING BLVD. LAS VEGAS, NV 89106
ZONING:	COMMERCIAL / RETAIL
SITE AREA	10.99 ACRES (478,687 S.F.)
FAR:	.281
JURISDICTION:	CITY OF LAS VEGAS
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING HORIZON SURVEYS DATED 11-03-98

BUILDING DATA:	134,890 S.F.
BUILDING AREA	134,890 S.F.
TOTAL BUILDING	134,890 S.F.
PARKING DATA: PARKING PROVIDED:	
(P) 10' WIDE STALLS	8 STALLS
(P) 9' WIDE STALLS	471 STALLS
(P) 10' WIDE TRUCK STALLS	49 STALLS
(P) HC HANDICAP STALLS	12 STALLS
TOTAL PARKING	540 STALLS
PARKING RATIO	4.0/1000

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



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MAR 13 2012
City of Las Vegas
SUP-44831

COSTCO BUSINESS CENTER
LAS VEGAS, NV

222 S. MARTIN LUTHER KING BLVD.
LAS VEGAS, NV 89106

COSTCO
WHOLESALE
CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

MULVANNY G2
1110 112TH AVE. NE. | SUITE 500
BELLEVUE, WA 98004
T 425.453.2000 | F 425.453.2004
MulvannyG2.com

JAMES T. MILLER, ARCHITECT

PLANNING DEPT.
SUBMITTAL SET

0 10' 20' 40' 80
1" = 40'-0"

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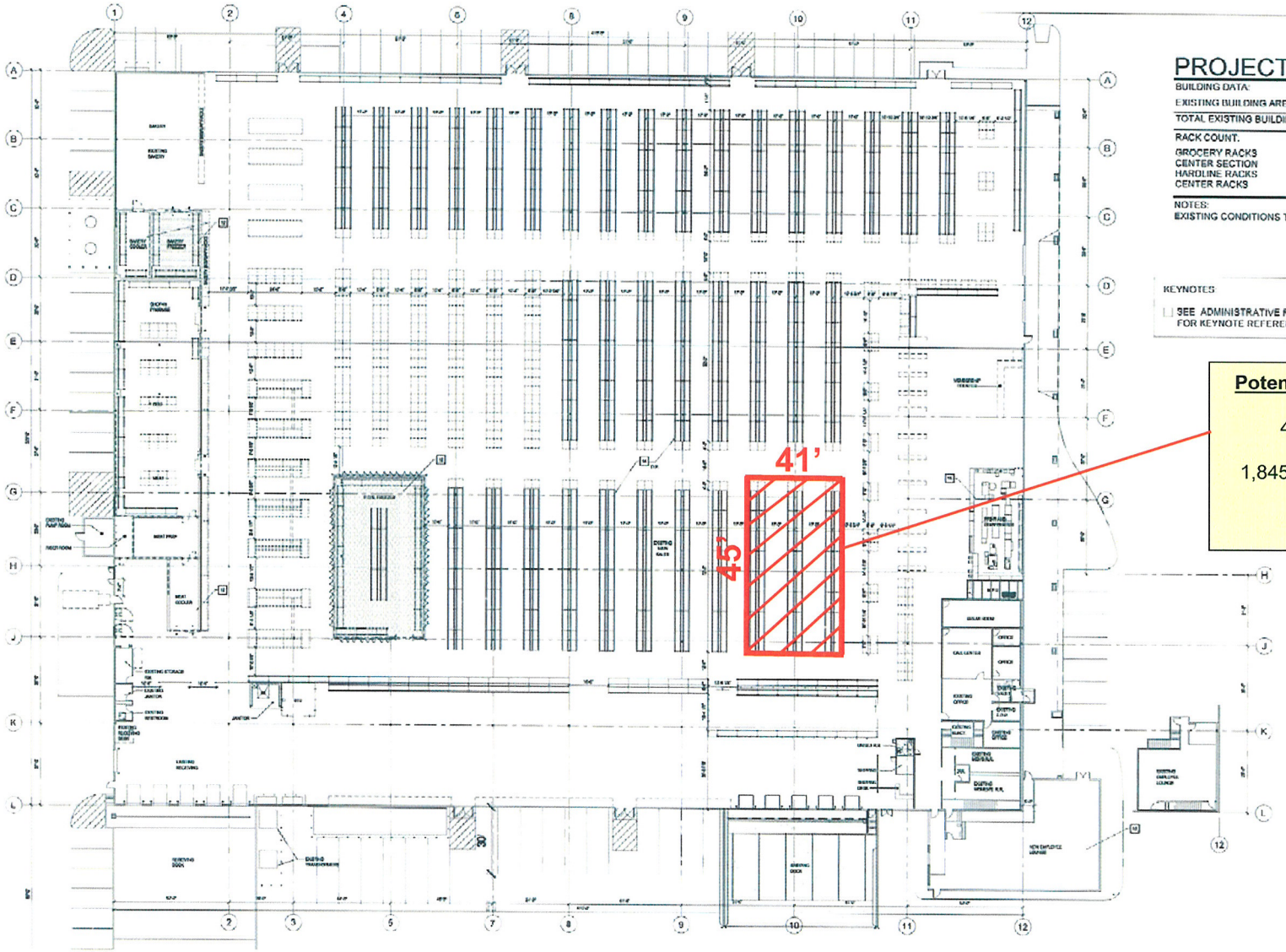
△	DATE	DESCRIPTION
	07.11.06	PLANNING DEPT. SUBMITTAL
	07.31.06	2ND PLANNING DEPT. SUBMITTA

08.0230.01
PM: CHRIS COONAN
DRAWN: MRC

PROPOSED SITE PLAN

SD1.02



PROJECT DATA

BUILDING DATA:

EXISTING BUILDING AREA	134,890 S.F.
TOTAL EXISTING BUILDING	134,890 S.F.

RACK COUNT.

GROCERY RACKS	176
CENTER SECTION	7,333 S.F.
HARDLINE RACKS	204
CENTER RACKS	128

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

KEYNOTES

SEE ADMINISTRATIVE REVIEW REQUEST LETTER FOR KEYNOTE REFERENCES

Potential Liquor Sales Area

41' x 45' = 1,845 sf

1,845 sf / 134,890 = 1.3% of Sales Area

COSTCO BUSINESS CENTER
LAS VEGAS
#0035

MULVANNY G2

08-0230-01
JUNE 25, 2008
PRELIMINARY FLOOR PLAN

DD2.1-04

COSTCO BUSINESS CENTER

LAS VEGAS, NEVADA

CONCEPT FLOOR PLAN

JUNE 25, 2008

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SUP-44831

March 8, 2012

City of Las Vegas - Development Services Center
Attn: Dan Donley
333 N. Rancho Drive
Las Vegas, NV 89106

SUBJECT: Justification Letter for Special Use Permit for Off-Premise Liquor Sales for Costco Business Center 222 South Martin Luther King Blvd., APN 139-33-102-013

ISSUE:

In August of 2008, the City received and accepted Administrative Site Development Plan Review SDR 29307 to convert the existing Costco Wholesale warehouse from our typical retail warehouse to our "Business Center" concept which included partial demolition of the Tire Center, additional shipping docks and other minor modification. Since that time the site has been operating as a successful business center serving the Las Vegas and surrounding area. The site had maintained a Package Liquor License L15-000-11-4-000-162 for Off-Site Consumption from the City of Las Vegas. At the time that license was issued, Special Use Permits were not required and the site operated with legal non-conforming status for many years. Unfortunately, when the warehouse transitioned to the Business Center the License became inactive in November 2008 and the legal non-conforming status lapsed. Costco still hold the Package Liquor License referenced above and wishes to reactivate it at this time. Therefore, Costco respectfully requests that the City Staff accept the attached application materials to issue a new Special Use Permit to allow the Business Center at the above referenced location to reinstitute the sale of packaged liquor to our members for off-site consumption.

INFORMATION:

- Number of Employees: *113*
- Hours of Operation:
  - *Monday –Friday = 7:00 am to 6:00 pm*
  - *Saturday= 7:00 am to 4:00 pm*
  - *Sunday= Closed*
- Similar Uses Owned or Operated by Applicant and their Location:
  - *The site previously maintained a license to sell packaged liquor and had operated successfully for several years. There are three Costco warehouses in the Las Vegas and a total of six operating in the state of Nevada that also sell packaged liquor to our members and have operated successfully for several years as well. It is our understanding that none of the Costco warehouses in Nevada have received any violations with regard to our liquor licenses.*
- Any Required State Licenses Specific to the Use Requested:
  - *Costco currently holds License L15-000-11-4-000-162 for Package Liquor Sales for Off-Site Consumption from the City of Las Vegas. It is our understanding that the City of Las Vegas is the appropriate jurisdiction and therefore no additional licenses from the State are necessary.*

- Sustainability:

	YES	NO or N/A
Will this project participate in the City of Las Vegas Green Building Program? *This project will not require any new construction and therefore is not eligible for such program.*		X
Will this project be constructed to LEED or other equivalent standards? *This project will not require any new construction.*		X
Will this project utilize alternative energy sources or water saving measures? *As previously mentioned, this project will not require any new construction; however, all Costco warehouses maintain high efficiency plumbing & electrical fixtures as well as an extremely efficient Energy Management System. This site's use of such features*		X

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will not be impacted by this project.		
Is there connectivity to adjacent parcels? *The site access will not be impacted by this application.*		X
Will the project qualify as a walkable community (for Residential or Mixed Use only)? *This is a commercial site.*		X
Is the project using any means of sustainable construction? *The project requires no new construction.*		X
Will the project meet the intent of the Urban Forestry Initiative? *No landscaping will be removed or modified in connection with this project.*		X
Will the project provide any bicycle parking? *The amount of bicycle parking will not be impacted by this project.*		X
Will the project provide any electric vehicle recharging station?		X

FINDINGS: Special Use Permit Determinations

1. The proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with the future surrounding land uses as projected by the General Plan.

   The proposed use *will not have any adverse effects on the surrounding community as the use has been in practice for many years without causing negative effects. Furthermore, we believe that the Costco Business Center has operated responsibly and abided by all necessary conditions, restrictions and regulations required by the City of Las Vegas and will continue to do so. Although there are residences in close proximity to the site, the business has limited hours, closing very early Monday through Saturday and is closed all day on Sunday thereby limiting the potential noise and traffic effects on adjacent properties. Because this site caters primarily to businesses and is a members-only warehouse there is significantly reduced foot traffic, which will reduce any potential for loitering and other adverse impacts typically associated with alcohol sales.*

2. The subject site is physically suitable for the type and intensity of land use being proposed.

   The site has been operating as a business center since 2008 and will continue to do so. The addition of package liquor sales is ancillary and will not significantly alter or intensify the use significantly. The use will continue to operate in the same manner as it has for the past several years. No additional floor area is being added in conjunction with this application and the potential package liquor sales will take place within the existing retail storage/display area. The site maintains adequate parking, access and other facilities to support the current use and that will not be impacted by this application.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

   The site is currently adequately served by the existing streets, highways and other facilities in place and the proposed project will not increase traffic or intensify the use significantly.

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 objective of the General Plan.

   For the reasons listed above: the site previously sold packaged liquor for off-site consumption; the package liquor sales will be an ancillary component of the Costco Business Center, there will be no necessary physical improvements including additional floor area; the proposed application will not have any significantly adverse impacts on the public health, safety or welfare. Costco goes to great lengths to operate responsibly and be a good neighbor in all the communities in which we are located and will continue to do so in this location.

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Retail Establishments with Accessory Package Liquor (Chapter 19.12)

Minimum Special Use Requirements

1. Except as otherwise provided, no retail establishment with accessory packages liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City Park.

   Per Pre-Application Conference Notes provided to Costco on March 6, 2012, there are no churches, synagogues, schools child care facilities licensed for more than 12 children or City Parks within 400 feet of the existing Costco Business Center and the application does therefore NOT require a waiver of the distance requirement.

2. Except as otherwise provided in Requirement 3 below, the distance referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, on being the property line of the proposed establishment which is closest to the existing use to which the measurement pertain, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any Parcel which lacks access to a public street or has no area for onsite parking and which has been created so as to avoid the distance limitation described in Requirement 1

   This is not applicable as indicated in our Pre Application Conference on March 6, 2012.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight-line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles

   Not applicable. The size of the parcel is 10.99 acres; therefore this requirement does not apply.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   Not applicable. This application does not require waiver of the distance requirements.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   The site is an existing retail establishment with over 100,000 square feet of retail floor spaces. Nonetheless, no waiver of the distance requirement is necessary for this application as stated in #1.

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6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

Costco will abide by all conditions, restrictions and provisions of LVMC Chapter 6.50 with regard to package liquor sales for off-site consumptions as we have in the past and as we currently do at our three other Las Vegas locations. The shall include all provisions relating to the sale, storage or handling of alcohol by employees, as well as requirements for maintenance of the license and notification of the City regarding changes to status as listed in Chapter 6.50.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise non-waivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T C (Town Center) Zoning District and which is designated MS TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space; or
   d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

Not applicable, this application does NOT require any waiver of the distance requirement.

Response to Pre-Application Meeting Notes

5. Specify what requirements prevent minors from gaining access to liquor area.

Costco Business Center is a members-only warehouse that caters primarily to businesses owners. It is not a location where anyone can stroll up and quickly or conveniently buy alcoholic beverages and consume them quickly in the adjacent area or onsite. All the features of this warehouse are designed to be conducive to the sale to designated members of legal age to purchase alcohol for their personal use (not resale) to be consumed at their residence at a later time. All members must be at least 18 years old to hold a membership. Any abuse of membership privileges such as lending out membership for inappropriate purposes can result in revocation of membership (although this has not been a problem for us).

The liquor sales area will be open sales floor with no fence or restricted access similar to most grocery or large retail stores. Costco cashiers will follow all City and State requirements regarding the identification and age verification of members who wish to purchase alcohol. We feel that the membership requirement adds an additional level of security as all customers who wish to purchase alcohol must present two forms of photo identification, their license and their membership card (which includes a photo as well). These measures, as well as the employees training, help prevents Costco from inadvertently selling alcohol to minors.

As for preventing minors from illegally obtaining alcohol or shoplifting it, the warehouse concept has two more ways to prevent this. First, the liquor is typically sold in large quantities or bulk rather than single serving containers and it is not chilled, as it is typically in convenience or liquor stores. This makes the liquor easy to spot and difficult to hide. Costco's policy of checking the receipt prior to exiting the warehouse is an added check point to assure that members do not leave with merchandise they have not paid for, including liquor.

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These policies have worked very effectively in all our Costco warehouses in Las Vegas and throughout the United States. As mentioned previously, none of the Costco Warehouses in the State of Nevada have received any violations with regard to their liquor license.

7. Definition of Retail Establishment with Accessory Package liquor is defined in Chapter 19.12 of the LVMC as:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

It is the intent of this application to allow retail sale of package liquor only, not wholesale or distribution for resale. Although the site currently operates as a Business Center, which includes deliveries to local businesses, non-business members are allowed to shop there as well. Furthermore, business members may wish to purchase merchandise for their personal use. All merchandise will be originally sealed or corked and is kept at room temperature. There will be no sampling, tastings or onsite consumption allowed.

2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

The existing building maintains 134,890 square feet of floor area. If you subtract out all receiving, office, food preparation area you get approximately 90,000 square feet of merchandise display area. This would allow up to 9,000 square feet of package liquor display area to be classified as ancillary (under 10%). Our current proposal includes three rows of potential liquor display area with an exterior dimension of 41 feet by 45 feet or 1,845.

Total Floor Area =	*134, 890*
Minus Food Prep (52'x253.5')=	*- 13,182*
Minus Receiving/shipping (52'x358')	*- 18,616*
Office (52' x 107')	- 5,564
Behind Registers (127.75'x 52')	*-6,643*
Retail Display Area	*90,885 sq.* ft.

Proposed Liquor Sales area = 1,845 sq. ft/ Retail Display Area90,885 sq. ft. = 0.020 or 2% of retail sales area

Pursuant to Title 19.08 & 19.12, the following Parking Standards Apply:

Parking Requirement							
Use	Gross Floor Area or # Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handicap	Regular	Handicap	
General Retail Store	134,890 SF	1:250 SF GFA	540	11	540	11	Y
Total (inc Handicap)	134,890		551		551		Y

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

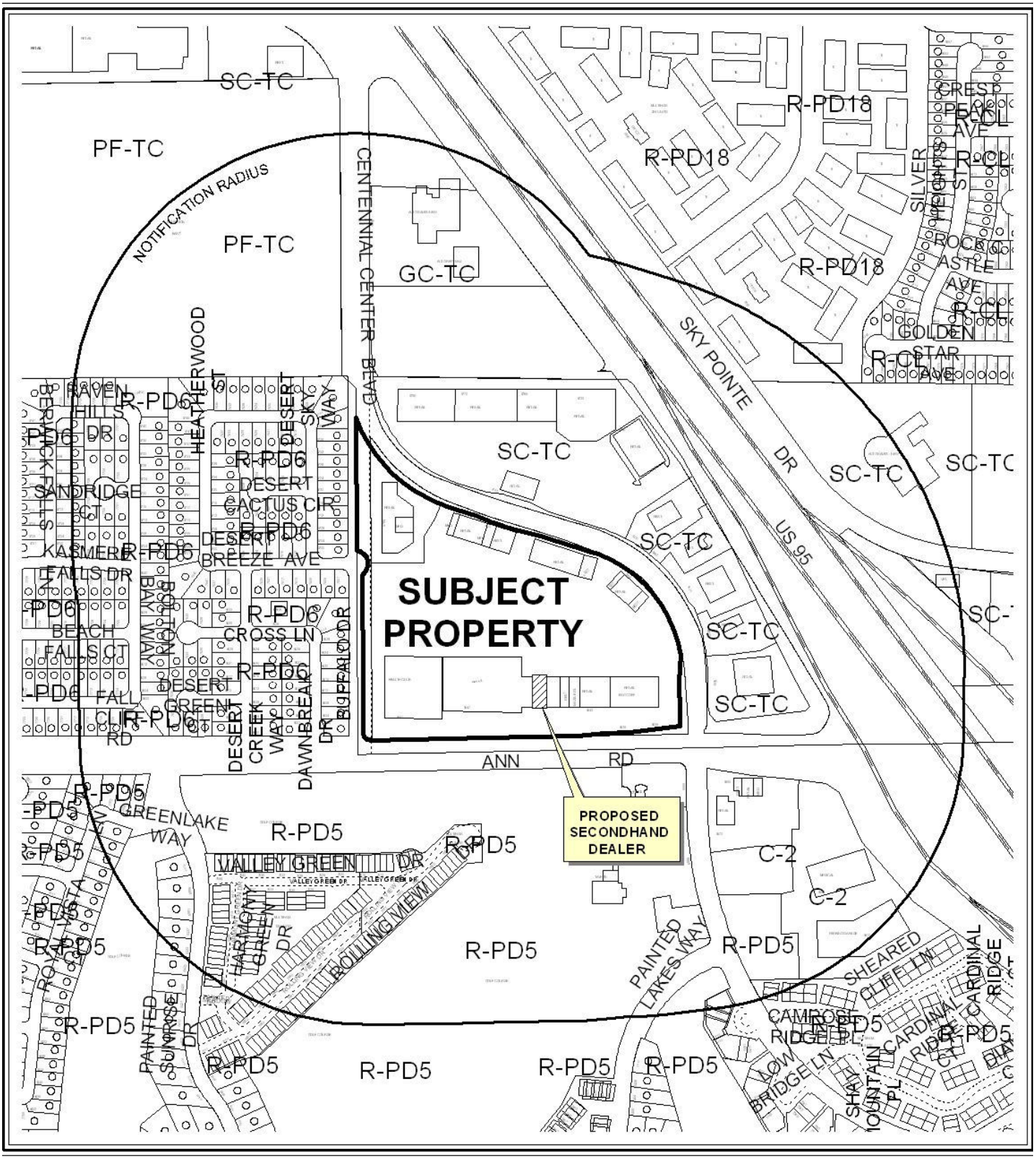
SUBJECT:
SUP-44890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARK AND MARGARET SHERMAN - OWNER: CENTENNIAL GATEWAY EAST, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,932 SQUARE-FOOT SECONDHAND DEALER (WEARING APPAREL) USE at 5643 Centennial Center Boulevard, Suite #105 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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-44890**

RADIUS: 1000 FEET

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


SC-TC
PF-TC
NOTIFICATION RADIUS
PF-TC
GC-TC
R-PD18
R-PD18
R-PD18
SKY POINTE DR
SC-TC
SC-TC
SC-TC
SC-TC
SC-TC
US 95
SUBJECT PROPERTY
R-PD6
R-PD6
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44890** APN: _____

Name of Property Owner: Centennial Gateway LLC

Name of Applicant: HBBH LLC DBA Plato's Closet.

Name of Representative: Baab Olson

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: Terri Sturm

Subscribed and sworn before me

This 19th day of March, 2012

_____

Notary Public in and for said County and State

SHARI WEBB
Notary Public, State of Nevada
Appointment No. 05-96182-1
My Appt. Expires Apr 15, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: HBBH LLC DBA PLATOS CLOSET

Project Address (Location) 5643 Centennial Center Blvd. Suite 105, 89149

Project Name Plato's Closet (DBA) **Proposed Use** Second Hand Dealer

Assessor's Parcel #(s) 125-27-411-007 **Ward #** 6

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

Commercial Square Footage 3017 **Floor Area Ratio** _____

Gross Acres .06 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Centennial Gateway LLC **Contact** Barb Olson

Address 5785 Centennial Center Blvd # 230 **Phone:** 522 5200 **Fax:** 522 5201

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

E-mail Address Bolson @ territory inc. com

APPLICANT Mark + Margaret Sherman **Contact** _____

Address 6101 S. Rancho #D32 ~~Las Vegas~~ **Phone:** 702-443-0211 **Fax:** _____

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

E-mail Address msherman@shermancpas.com

REPRESENTATIVE SAME AS APPLICANT **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Terri Sturm

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

Print Name Terri Sturm

Subscribed and sworn before me

This 19th day of March, 2012.

Shari Webb

Notary Public in and for said County and State

SHARI WEBB
Notary Public, State of Nevada
Appointment No. 05-96182-1
My Appt. Expires Apr 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SDP-44890
Meeting Date:	5/08/2012
Total Fee:	1030.00
Date Received:*	3/20/2012
Received By:	MRCX

*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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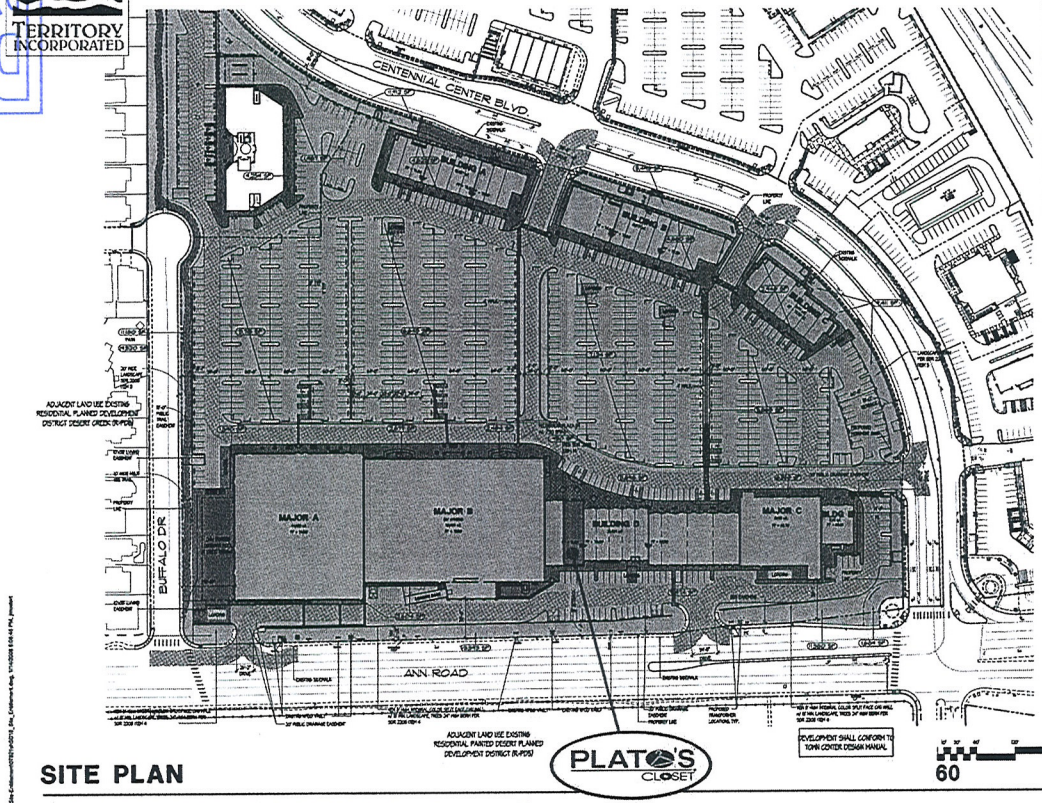
Department of Planning

TERRITORY INCORPORATED



Summary

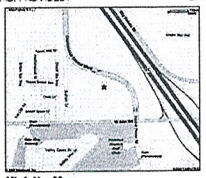
Land	18.73 AC	815,323 SF
Building Area		211,606 SF
20% Open Space Req'd		163,000 SF
Open Space Provided		163,573 SF
Plaza Area Req'd		950 SF
Plaza Area Provided		990 SF
Land-to-Bldg Ratio		3.88/1
Coverage		25.87%
Retail Shops 'A-E'		65,293 SF
Sportsman Warehouse		55,465 SF
24 Hr Fitness Center		44,933 SF
Fresh & Easy Market		13,915 SF
Sub Total Shopping Ctr		179,606 SF
Existing Office		32,000 SF
Total Building Area		211,606 SF

PARKING BY CODE REQUIREMENTS:
CODE REQUIRED:

SHOPPING CENTER	179,308sf	1/250	717 SPACES
EXISTING OFFICE	32,000sf	1/300	106 SPACES
TOTAL REQUIRED			823 SPACES

PARKING BY USE

EXISTING OFFICE	32,000sf	1/300	106 SPACES
24 HR FITNESS	44,933sf	1/200	224 SPACES
SPORTSMAN W.H.	55,465sf	1/250	222 SPACES
FRESH & EASY MARKET	13,915sf	1/250	55 SPACES
RETAIL 'A'	12,427sf	1/250	50 SPACES
RETAIL 'B'	15,877sf	1/250	63 SPACES
RETAIL 'C'	8,419sf	1/250	33 SPACES
RETAIL 'D'	25,429sf	1/250	102 SPACES
RETAIL 'E'	3,141sf	1/250	12 SPACES
TOTAL REQUIRED			867 SPACES
TOTAL PROVIDED:			1,002
H.C. REQUIRED			20
H.C. PROVIDED:			21 - 5 VAN



Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS NEVADA, LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

DATE: JANUARY 14, 2006
NADEL JOB # 07021

NADEL ARCHITECTS NEVADA, LLP
7100 S. DEAN MARTIN DR., SUITE 500
LAS VEGAS, NV 89118
T.702.896.2000 F.702.896.7170
WWW.NADELARC.COM

NADEL RETAIL

SITE PLAN

CENTENNIAL GATEWAY phase II
LAS VEGAS, NEVADA

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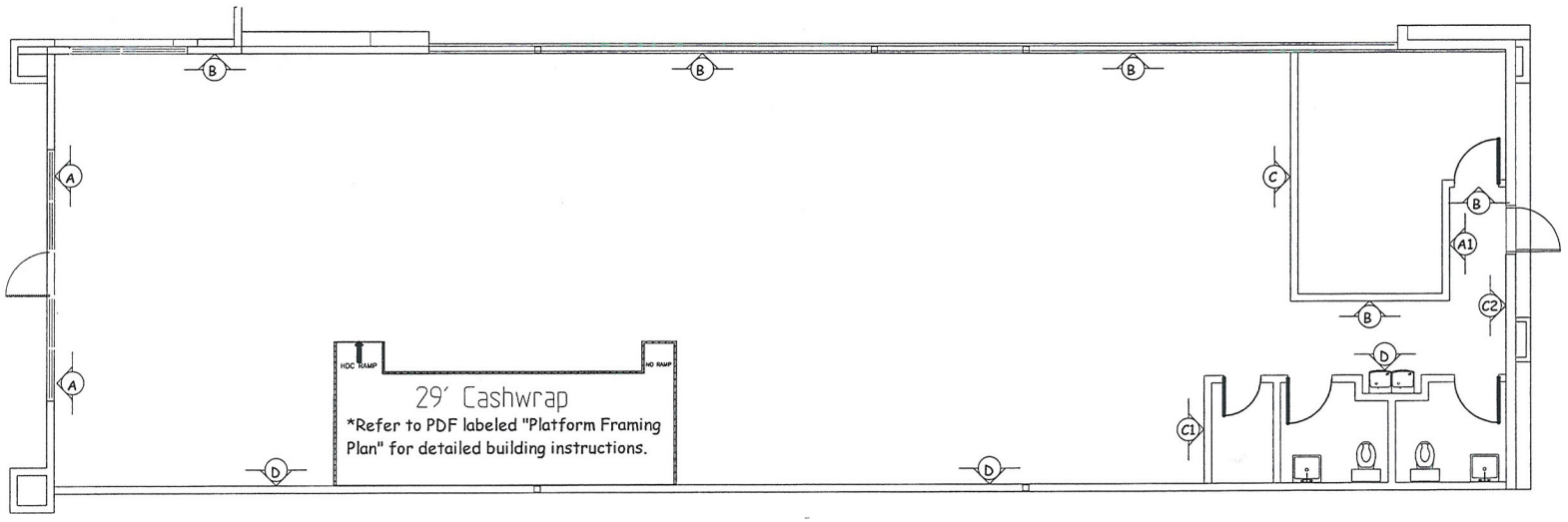
SUP-44890
City of Las Vegas
Department of Planning

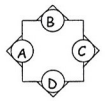
Key: Merchandisers
A= Four Way Rack
E= Display Costumers
F= Two Way Rack
G= Three Way Mirror
I= 36" ROUND RACK
J= ROLLING RACK

Key: Island Floor Racks
B= H-Rack
C= End Cap for H-Rack
O= 60" Joining Rods For H-Rack
T= 30" Joining Rods For H-Rack

Key: Perimeter Racks
K= 2-4' Hangrod Over Slatwall
L= 2-4' Hangrod Over Painted Furring + 1-12 x 48 Shelf
M= 2-3' Hangrod Over Painted Furring + 1-12 x 36 Shelf
P= 2-3' Hangrod Over Slatwall
R= 2-4' Hangrod Over Furring/ 2-16x48 Shelf
CTF= CUT TO FIT

Total =	2,890.9 sq. ft.
Backroom=	471.3 sq. ft.
Retail =	2,419.6 sq. ft.





F1A

PLATO'S CLOSET

Plato's Closet #80434
Mark / Margaret Sherman
5758 Centennial Center BLVD
Las Vegas, NV 89106

designed environments, inc.
421 benson ave SE
willmar mn 56201

This drawing is an instrument of service and the property of Designed Environments inc. This drawing may not be reproduced in whole or part without their written permission. The use of this drawing shall be restricted to the original site for which it was prepared.

Designer: Derrick | Date: 1.17.12 | Revised: 1.30.12

This drawing is intended to be printed off on 11" x 17" paper.
1/8" = 1'-0"

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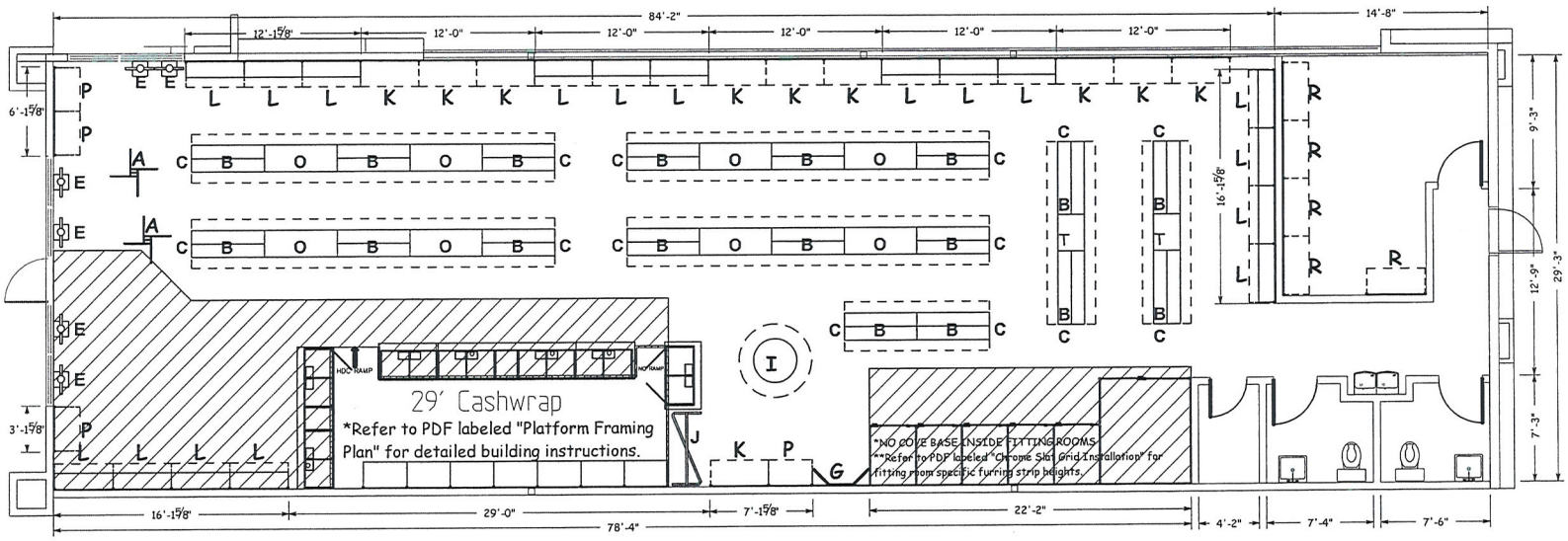
Key: Merchandisers
A= Four Way Rack
E= Display Costumers
F= Two Way Rack
G= Three Way Mirror
I= 36" ROUND RACK
J= ROLLING RACK

Key: Island Floor Racks
B= H-Rack
C= End Cap for H-Rack
O= 60" Joining Rods For H-Rack
T= 30" Joining Rods For H-Rack

Key: Perimeter Racks
K= 2-4' Hangrod Over Slatwall
L= 2-4' Hangrod Over Painted Furring + 1-12 x 48 Shelf
M= 2-3' Hangrod Over Painted Furring + 1-12 x 36 Shelf
P= 2-3' Hangrod Over Slatwall
R= 2-4' Hangrod Over Furring/ 2-16x48 Shelf
CTF= CUT TO FIT

Total = 2,890.9 sq. ft.
Backroom= 471.3 sq. ft.
Retail = 2,419.6 sq. ft.



B

F1B

PLATO'S CLOSET	Plato's Closet #80434 Mark / Margaret Sherman 5758 Centennial Center BLVD Las Vegas, NV 89106	designed environments, inc. 421 benson ave SE willmar mn 56201	This drawing is an instrument of service and the property of Designed Environments inc. This drawing may not be reproduced in whole or part without their written permission. The use of this drawing shall be restricted to the original site for which it was prepared.	Designer: Derrick This drawing is intended to be printed off on 11" x 17" paper. 1/8" = 1' -0"	Date: 1.17.12	Revised: 1.30.12

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PLATO'S CLOSET®

01-09-12

To Whom it may Concern,

I write to you today to ask your help in receiving a Special Use Permit, in regards to Resale Zoning. I am opening my own small business called Plato's Closet in Las Vegas. My store is a part of a large national franchisor, Winmark Corporation, which operates over 930 Play It Again Sports®, Plato's Closet®, Once Upon A Child® and Music Go Round® retail stores located in the United States and Canada.

My Business and Our Commitment to the Community

All of the Winmark franchised stores emphasize consumer value by offering quality used merchandise at substantial savings from the price of new merchandise and by purchasing customers' used goods that have been outgrown and are no longer used. This is especially important and essential given today's economy and all of the families in our community in need of stretching their family budget. In addition, we provide the community with a place to recycle the goods they no longer use or need, keeping these items out of the local landfill and making our community greener

Plato's Closet offers a truly unique retail franchise opportunity, as it is the only national teen retail store of its kind -- focusing on the buying and selling of gently used, brand-name apparel and accessories for girls and guys! Plato's Closet already has over 300 store locations throughout North America, and that number continues to grow.

Our stores fill a distinct niche in the retail marketplace. We are the only national resale business that specializes in the teen and twenty something market group. The wish list for trendy, brand-name apparel and the availability of it in virtually every teen's closet presents fantastic opportunities for both franchise owners and customers alike.

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Our operation hours will be 10:00am to 9:00pm Monday through Saturday and 11:00 am to 6:00pm Sunday, excluding Easter Sunday, Thanksgiving Day, Christmas Day and New Years Day.

10-16 Employees depending on demand

Best Regards,

HBBH, L.L.C
DBA PLATO'S CLOSET

By _____
MARGARET SHERMAN
OWNER

cc: MARK SHERMAN
OWNER

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PLATO'S CLOSET®

Our Brand



Plato's Closet® is the only national teen retail store of its kind — focusing on the buying and selling of gently used, brand-name apparel and accessories! We already have over 300 store locations throughout North America, and that number continues to grow.

Making the decision to be your own boss and be in control of your future is an exciting adventure, and we appreciate being considered in your business search. Plato's Closet offers franchisees a unique opportunity, based on a sound business model and the support of the parent company, Winmark Corporation. With a history of retail franchising, we offer strong support services, a proprietary computer system, creative advertising and marketing materials, and a seasoned operations team to assist you in maximizing your individual store performance.



Plato's Closet offers gently used clothing, accessories and more that emphasize popular teen brands and current styles. Our merchandise and environment are cool and trendy, and present a mainstream retail image. Our product selection generally encompasses girls' size 12 to juniors' size 15; guys' size 12 to waist size 38. Our stores fill a distinct niche in the retail marketplace. We are the only national resale business that specializes in the teen and young adult market group. The wish list for trendy, brand-name apparel and the availability of it in virtually every teen's closet presents fantastic opportunities for both franchise owners and customers alike.

Our Stores

- Average Store Size: 2,500 to 3,600 square feet
- Core Customer Group: Females age 12 to 24
- Product Mix: 98% gently used; 2% new
- Key Demographics: Middle to upper

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Business Planning

- Development of a comprehensive business plan with monthly financial data
- Ability to develop the "what if" scenario in the eight-step planning process
- The dos and don'ts of approaching a bank or lending institution

Site Selection

- Site evaluation, marketing analysis, nationwide local broker assistance
- Demographic studies and market area review
- Letter of intent assistance and lease review

Store Set-Up & Opening

- Store design, floor planning, merchandising strategies
- Preferred vendors involved with in-store set-up
- On-site store opening assistance for two days

Training

- Two comprehensive training programs with over 75 hours of classroom instruction and in-store training
- Instruction includes how to buy, sell, service, market, advertise, hire staff, control and turn inventory, source product, manage cash flow, and more

Merchandising Support

- Assistance with opening inventory and supplemental inventory thereafter
- New product sourcing and preferred vendor programs
- Guidance on product valuations and current market conditions

Inventory Control

- Proprietary inventory control system that tracks register transactions, customers and inventory
- Useful management reports for decision-making
- Toll-free computer help desk that provides software support seven days a week

Ongoing Support

- Field operations staff to relay new ideas and assist with business fine-tuning
- Annual national franchise conferences and trade shows
- Marketing resources for advertising and local marketing programs

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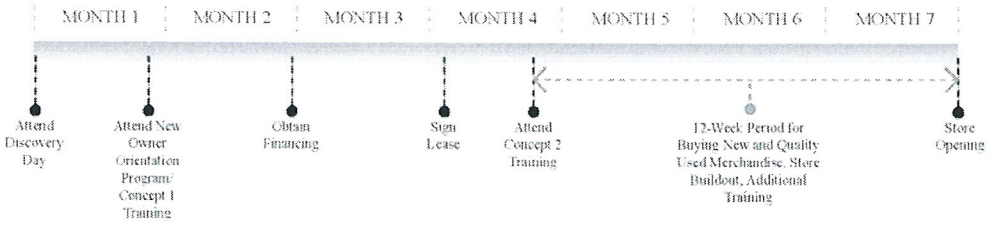
Getting Started

Store Opening Timeline



12 Steps to Your Store Opening

1. Review initial information
2. Complete and return the attached franchise application
3. Discuss your application and the steps to gather additional information with the franchise developer assigned to assist you
4. Schedule and attend a Discovery Day in Minneapolis, Minnesota
5. Receive Franchise Disclosure Document (FDD) and Standard Franchise Agreement for review
6. Franchise awarded upon final approval
7. Secure franchise with the signing of Franchise Agreement and initial franchise fee payment
8. Attend five-day Franchisee Orientation Training – Week 1
9. Secure financing and store lease
10. Attend five-day Brand Operations Training – Week 2
11. Complete post-training assignments
12. Open your Plato's Closet® store!

It typically takes between six and nine months to complete the steps in the process. This period can be longer or shorter depending on the time of year, availability of financing, availability of real estate, how soon you can attend training or other factors.

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Pre-Opening Investments (All currency figures are in U.S. dollars)

	Low	High
Opening Inventory	$ 38,000	$ 78,000
Fixtures and Supplies	26,000	50,100
Signage	5,100	12,500
Security Cameras	1,800	8,000
Point of Sale System (POS)	16,700	21,500
Leasehold Improvements	30,000	65,000
Deposits and Business Licenses	1,000	12,500
Other Pre-Opening Expenses	34,100	53,700
Franchise Fee (Includes the following) • Use of Names and Trademarks • Site Selection Assistance, Lease Review • Financial Business Plan Development • Comprehensive Training Programs • Store Layout, Design & Build-Out • Preferred Vendor Recommendations • Marketing & Advertising Resources • Store Opening Assistance	25,000	25,000
Working Capital • These expenses include payroll and other costs for the first three months of operation. These costs will depend on factors such as how well you follow Winmark's systems and procedures, your management skills and experience, local economic conditions, the local market for Plato's Closet® products, the prevailing wage rate, competition and the sales level reached during the initial period.	20,000	50,000
TOTAL	**$ 197,700**	**$ 376,300**

This total is an estimate of your pre-opening initial investment and the expenses you will incur during the first three months of store operations. Winmark bases this total on its estimate of nationwide average costs, prevailing market conditions and Winmark's years of experience in the business. These figures are estimates only and Winmark cannot guarantee that you will not have additional expenses. Your exact investment depends on several factors including store size and condition of premises, inventory levels, transportation costs, financing costs and similar factors beyond Winmark's or your control. Costs will increase as the number of square feet increases. Many of our franchisees obtain financing for their business by providing 30% of the total capital ($59,310 - $112,890) in cash and arranging a business loan from a local bank for the balance. We also have franchise owners who have utilized business partners and/or personal financial relationships to meet the initial capital requirements.

Royalty Fee: 5% of gross sales

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

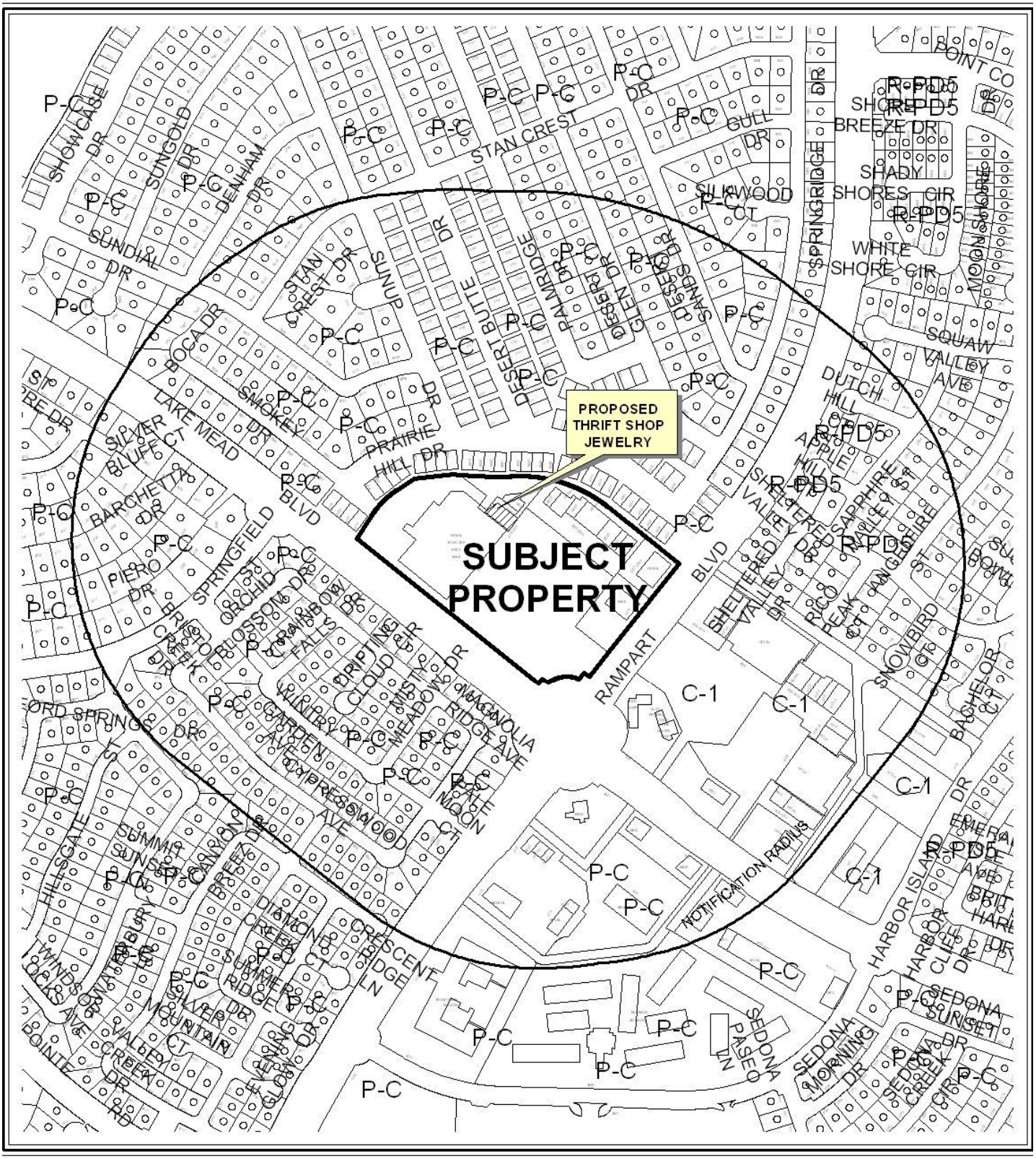
SUBJECT:
SUP-44893 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-36571) TO EXPAND AND RELOCATE AN EXISTING THRIFT SHOP (JEWELRY) USE WITHIN THE SAME SHOPPING CENTER at 2221 North Rampart Boulevard (APN 138-20-522-002), P-C (Planned Community) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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-44893**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)


PROPOSED
THRIFT SHOP
JEWELRY
SUBJECT
PROPERTY
P-C
C-1
R-PD5
RAMPART BLVD
LAKE MEAD BLVD
SPRINGFIELD DR
PRAIRIE HILL DR
STAN CREST DR
SUNDIAL DR
SUNGOLD DR
SUNCREST DR
SUNRIDGE DR
SUNSET DR
SUNSHINE DR
SUNSPOT DR
SUNWOOD DR
SUNRISE DR
SUNSCAPE DR
SUNSET RIDGE DR
SUNSET RIDGE CT
SUNSET RIDGE PL
SUNSET RIDGE WAY
SUNSET RIDGE CIR
SUNSET RIDGE LN
SUNSET RIDGE AVE
SUNSET RIDGE TER
SUNSET RIDGE PKWY
SUNSET RIDGE BLVD
SUNSET RIDGE ST
SUNSET RIDGE RD
SUNSET RIDGE PLZ
SUNSET RIDGE SQ
SUNSET RIDGE TR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44893** APN: 138-20-522-002

Name of Property Owner: PATHON RAMPART LLC

Name of Applicant: LAWRENCE MINDEN, DBA SUMMERLIN JEWELERS

Name of Representative: LAWRENCE MINDEN SUMMERLIN ENTERPRISES, 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: Lawrence Minden

Print Name: Lawrence Minden

Subscribed and sworn before me

This 16 day of MARCH, 2012

Donna J. Soda

Notary Public in and for said County and State

DONNA J. SODA
Notary Public State of Nevada
No. 05-101733-1
My appt exp. Nov. 9 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2221 North Rampart Blvd., Las Vegas, NV 89128

Project Name Summerlin Jewelers **Proposed Use** Secondhand Jewelry

Assessor's Parcel #(s) 138-20-522-002 **Ward #** 4

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

Commercial Square Footage 1600 sq. ft **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Patton Rampart LLC **Contact** Michael D. Patton

Address 41 Corporate Park, Suite 250 **Phone:** (949) 852-0266 **Fax:** (949) 660-8906

City Irvine **State** CA **Zip** 92606

E-mail Address _____

APPLICANT Summerlin Enterprises, Inc. **Contact** Lawrence H. Minden

Address 2235 North Rampart Boulevard **Phone:** (702) 243-8240 **Fax:** (702) 243-8242

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

E-mail Address summent@yahoo.com

REPRESENTATIVE none **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Michael D Patton

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

Print Name MICHAEL D. PATTON

Subscribed and sworn before me

This 7 day of March, 2012.

Diana Lynn

Notary Public in and for said County and State Orange, California

DIANA LYNN
Commission # 1904817
Notary Public - California
Orange County
My Comm. Expires Oct 17, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-44893
Meeting Date:	5/8/12
Total Fee:	$1,030
Date Received:*	3/20/12
Received By:	BMS

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

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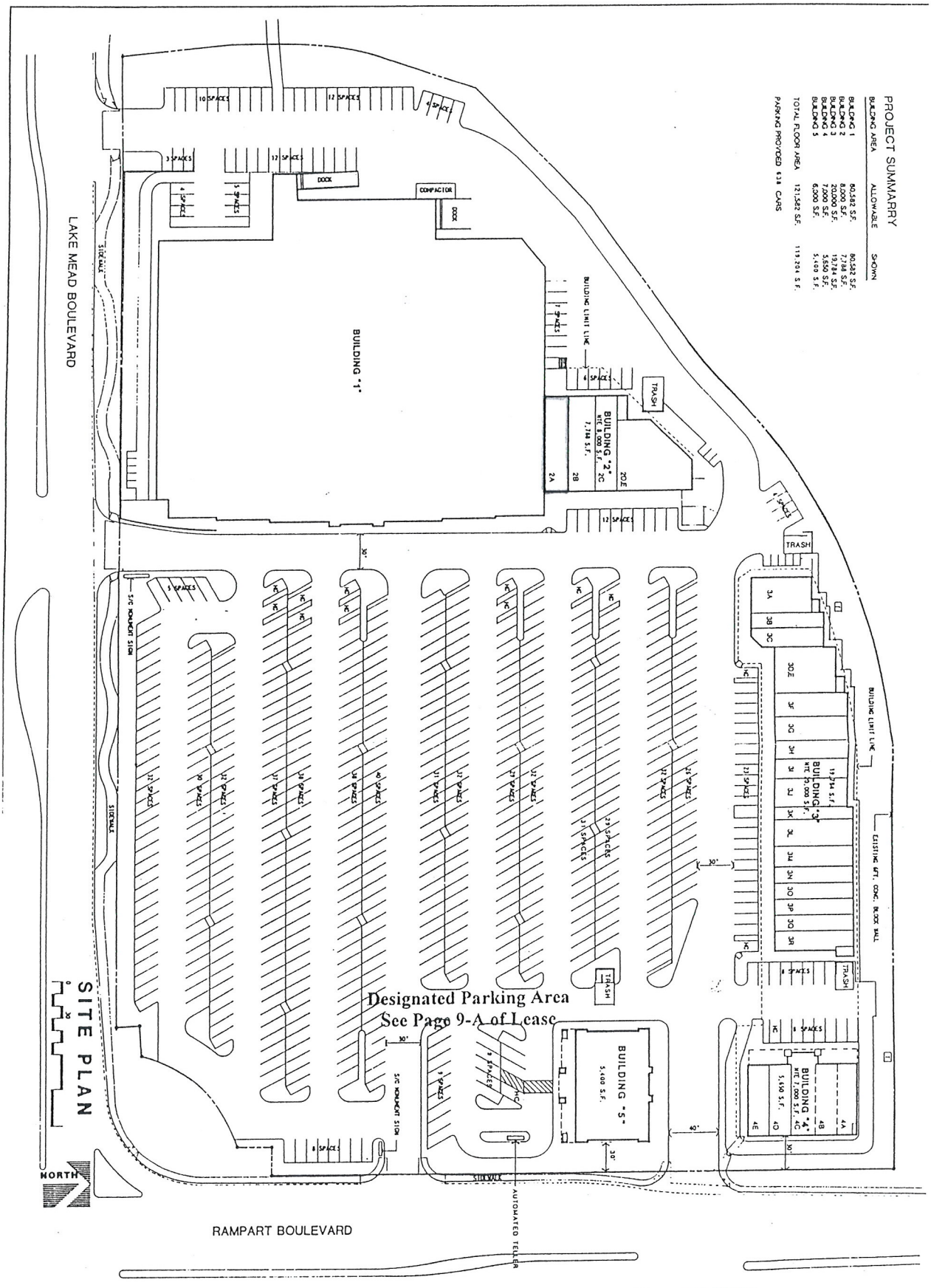
Revised 10/27/08

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



Absolutely No Employee Parking

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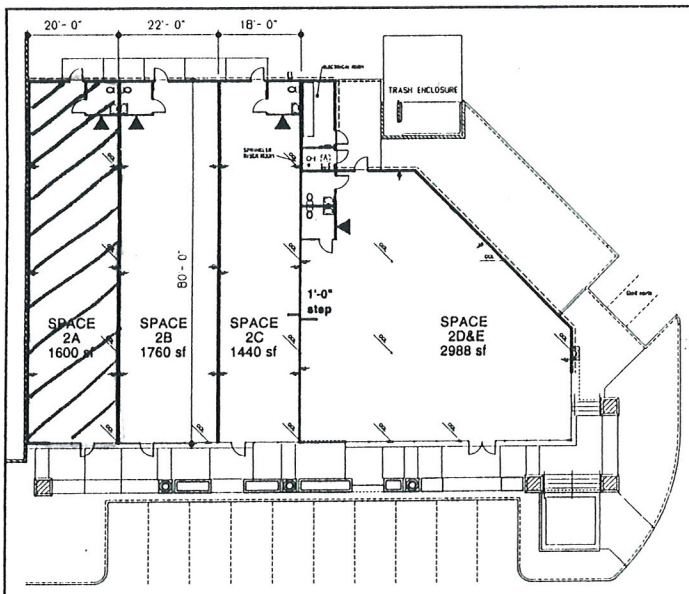
DATE : 12/14/95

SUP-44893

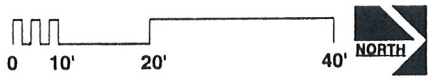
SITE PLAN EXHIBIT " A-1 "

NORTH WEST CORNER OF RAMPART BLVD. & LAKE MEAD BLVD., LAS VEGAS, NEVADA



BUILDING #2 FLOOR PLAN

7,788 SQ. FT. (NET)

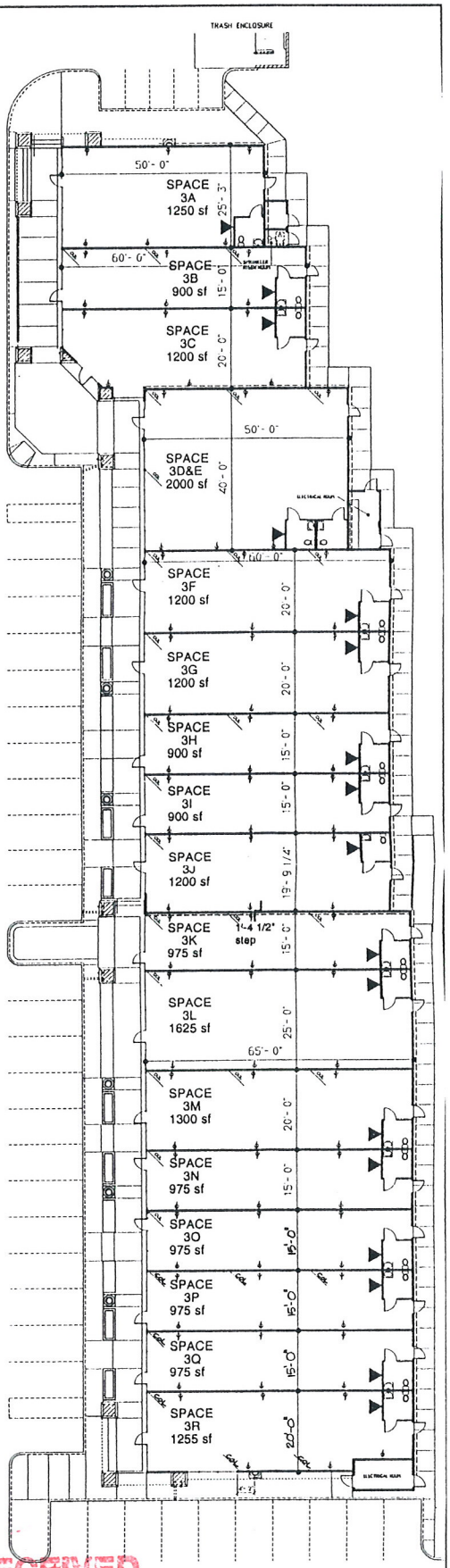


ELECTRICAL RECEPTACLE

TELEPHONE J BOX

SHEAR WALLS

COLUMN IN WALL



BUILDING #3 FLOOR PLAN

19,805 SQ. FT. (NET)

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DATE :

PLAN IS SCHEMATIC AND SUBJECT TO CHANGES DUE TO FIELD CONDITIONS

SUP-44893

EXHIBIT " A-2 "

FLOOR PLAN

NORTH WEST CORNER OF RAMPART BLVD. & LAKE MEAD BLVD., LAS VEGAS, NEVADA

SUMMERLIN JEWELERS
2235 North Rampart Boulevard
Las Vegas, Nevada 89128
(702) 243-8240 telephone
(702) 243-8242 facsimile
www.summerlinjewelers.com

March 15, 2012

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

Re: Pre-Application Conference Request
Special Use Permit Application
2221 North Rampart Boulevard
Justification Letter

Dear Mr. Gebeke:

Summerlin Enterprises, Inc., dba Summerlin Jewelers is a third-generation retail jewelry store established in October 1994. We sell and repair all types of jewelry including gold, platinum, silver and costume jewelry, along with precious and semi-precious gemstones. We also design custom jewelry. We are proud members of the Las Vegas Better Business Bureau, Las Vegas Chamber of Commerce, and IJO (Independent Jewelers Organization). We have enjoyed the issuance of Special Use Permit #36571 since January 2010, and Conditional License for Second-Hand Dealer Class III-A since July 2010. We have complied with all of the rules and regulations required in holding such permit and conditional license. We work closely with the Las Vegas Metropolitan Police Department are in good standing with the City of Las Vegas.

In May 2012, Summerlin Jewelers will be moving to a larger store in the same shopping center at the northwest corner of Lake Mead and Rampart Boulevards. Our new address will be 2221 North Rampart Boulevard. We will vacate our current store located at 2235 North Rampart Boulevard. We have been advised by the City that we must reapply for a Special Use Permit and Conditional License for this new location.

Request/Intended Use of the Property: In addition to selling and repairing jewelry, we respectfully request permission to accept jewelry on consignment from our customers, and to buy all types of used jewelry from the public. This requires a Special Use Permit/Second-Hand Dealer, Class IIIA Conditional License.

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SUP-44893

Number of Employees: We currently employ eight (9) employees.

Officers/Owners of the Corporation:
Lawrence H. Minden, President
Diana L. Minden, Vice President
Goldsmith: Alejandro Meza
Bookkeeper: Amy Goodroad
Sales Manager: Steven Goodroad
Sales Associates: Nancy Jorgenson, Melissa Goodroad-Nabong, Lori Feis and Lyndsey Ritchie

Hours of Operation: Our regular hours of operation are Monday through Saturday, 9:00 a.m. to 5:30 p.m. During the Christmas holiday, we extend our hours as needed.

Existing Similar Uses Owned or Operated by the Application:

Summerlin Enterprises, Inc.
dba Summerlin Jewelers
2235 North Rampart Boulevard
Las Vegas, NV 89128

Any Required State Licenses Specific to the Use Requested: None

Findings: A Special Use Permit allowing Summerlin Jewelers to accept consignment jewelry from its customers, and permitting the purchase of used jewelry will not disturb the existing surrounding land uses or future surrounding land uses. Our store is physically suitable for this type of special use. Streets providing access to the property are adequate to meet the requirements of our proposed use. Approval of a Special Use Permit will not be inconsistent with or compromise the public health, safety, and welfare of the overall objective.

Respectfully submitted,

SUMMERLIN JEWELERS

Lawrence H. Minden, President

attachments

SUP-44893
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City of Las Vegas

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

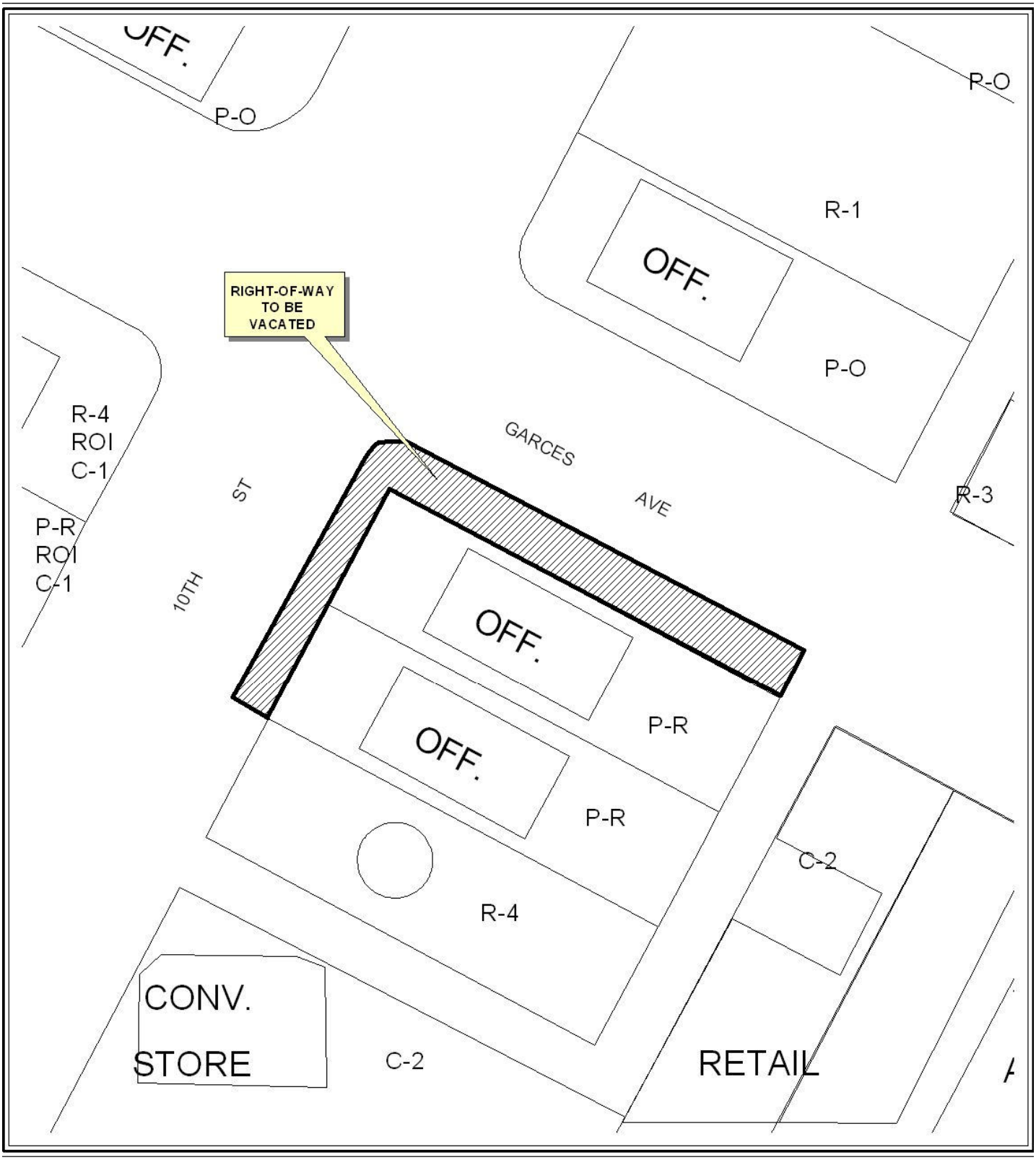
SUBJECT:
VAC-44911 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CHARLES SORRELLS - For possible action on a Petition to Vacate a portion of the east side of Tenth Street south of Garces Avenue and a portion of the south side of Garces Avenue east of Tenth Street, Ward 3 (Coffin). Staff recommends APPROVAL.

SET DATE: 05/16/2012
C.C.: 06/06/2012

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **VAC-44911**

0 50 100 Feet

N



CASE: **VAC-44911**

0 50 100 Feet

N

COPY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-44911** APN: 139-34-810-107 & 108

Name of Property Owner: Charles Sorrells

Name of Applicant: Charles Sorrells

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

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Charles J. Sorrells

Print Name: Charles Sorrells

Subscribed and sworn before me

This 20 day of March, 2012

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

Notary Public in and for said County and State

State of Nevada County of Clark

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City of Las Vegas

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation and Abandonment

Project Address (Location) 703 and 707 South 10th Street

Project Name Charles Sorrells **Proposed Use** P-R

Assessor's Parcel #(s) 139-34-810-107 & 108 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing P-R proposed P-R

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres _____ **Lots/Units** 2 **Density** N/A

Additional Information _____

PROPERTY OWNER Charles Sorrells **Contact** Same

Address 703 & 707 South 10th Street **Phone:** _____ **Fax:** _____

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

E-mail Address keefer@sorrelles.lvcoxmail.com

APPLICANT Same as owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE L R Nelson **Contact** Rich Turner

Address 6765 West Russell Road **Phone:** 798-7978 **Fax:** 451-2296

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

E-mail Address richard.turner@lrneng.com

Property Owner Signature* Charles Sorrells

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

Print Name Charles J. Sorrells

Subscribed and sworn before me

This 20 day of March, 20 12.

State of Nevada County of Clark

Notary Public in and for said County and State

DESIRAE SEHON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-2013
Certificate No: 05-95883-1

FOR DEPARTMENT USE ONLY

Case #	VAC-4911
Meeting Date:	5/8/12
Total Fee:	$ 1,000.00
Date Received:*	3/21/12
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department and found to be in conformity with applicable sections of the Zoning Ordinance

RECEIVED
MAR 21 2012
City of Las Vegas

Revised 10/27/08

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

LEGAL DESCRIPTION

BEING THOSE PORTIONS OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING THOSE PORTIONS OF GARCES STREET (80.00 FEET WIDE NOW GARCES AVENUE) AND TENTH STREET (80.00 FEET WIDE) AS DEDICATED BY THE PLAT OF WARDIE ADDITION TO LAS VEGAS, SAID PLAT BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 1, PAGE 13 OF PLATS, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF SAID GARCES AVENUE AND SAID TENTH STREET BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY A LINE BEING PARALLEL WITH AND 9.50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINES OF LOTS 1 THROUGH 3 AND THE NORTHERLY 6.00 FEET OF LOT 4 OF BLOCK 22 OF SAID WARDIE'S ADDITION TO LAS VEGAS;

ON THE NORTH BY THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, BEING TANGENT TO A LINE BEING PARALLEL WITH AND 30.50 FEET SOUTHEASTERLY FROM THE CENTERLINE OF SAID TENTH STREET AND TO A LINE BEING PARALLEL WITH AND 23.50 FEET SOUTHWESTERLY FROM THE CENTERLINE OF SAID GARCES AVENUE;

ON THE NORTHEAST BY A LINE BEING PARALLEL WITH AND 16.50 FEET NORTHEASTERLY FROM THE NORTHEAST LINE OF LOT 1 OF BLOCK 22 OF SAID WARDIE'S ADDITION TO LAS VEGAS;

ON THE EAST BY THE NORTHEASTERLY PROLONGTION OF THE SOUTHEASTERLY LINE OF SAID LOT 1;

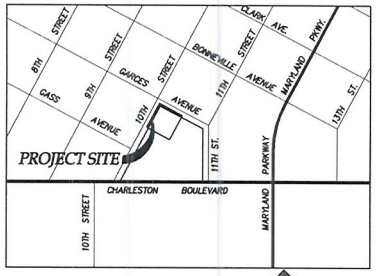
ON THE SOUTHWEST BY THE NORTHEASTERLY LINE OF SAID LOT 1;

ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF LOTS 1 THROUGH 3 AND THE NORTHERLY 6.00 FEET OF LOT 4 OF BLOCK 22 OF SAID WARDIE'S ADDITION TO LAS VEGAS;

AND ON THE WEST BY THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE NORTHERLY 6.00 FEET OF SAID LOT 4 OF BLOCK 22 OF SAID WARDIE'S ADDITION TO LAS VEGAS.

NORTH

NOT-TO-SCALE



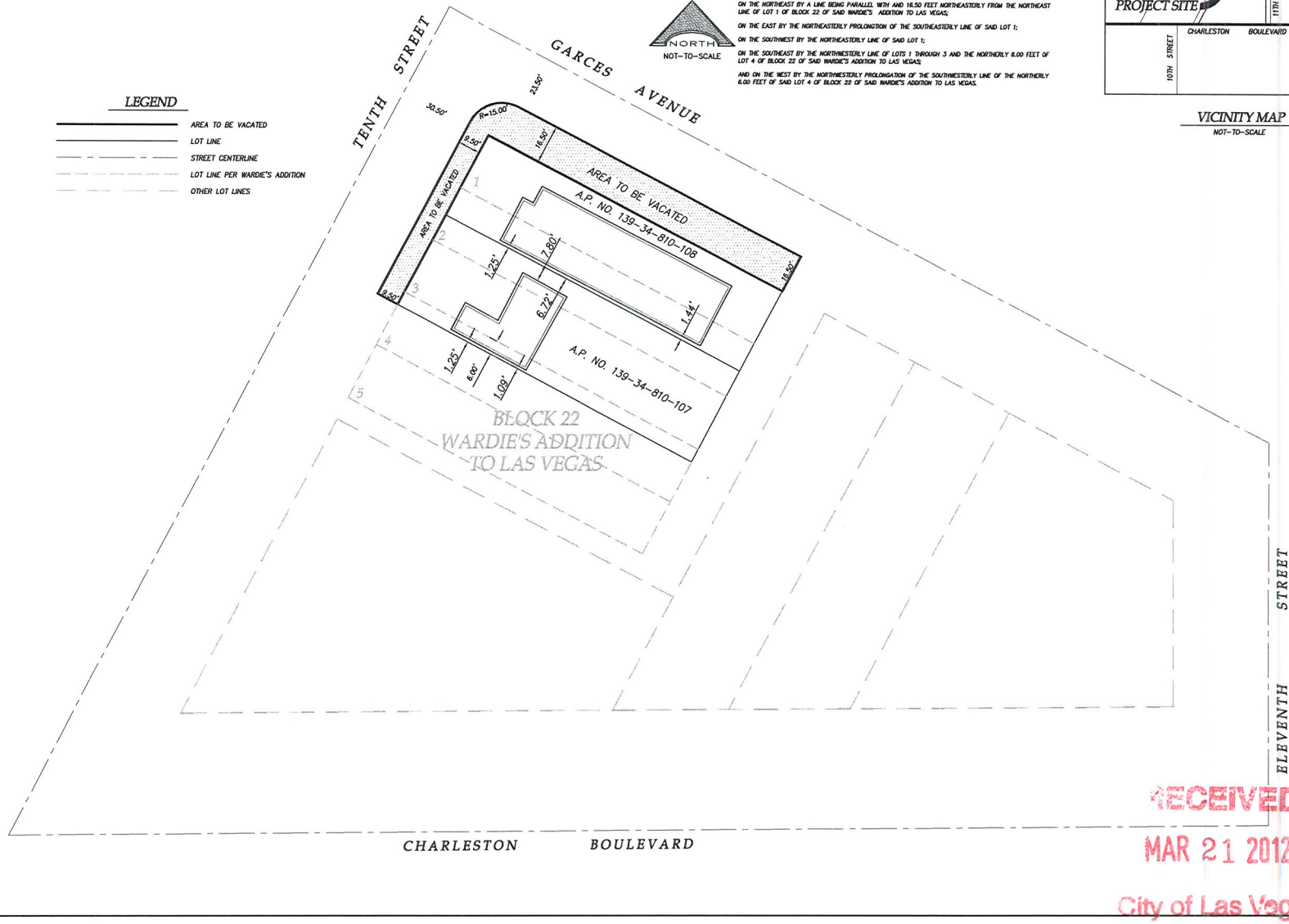
VICINITY MAP

NOT-TO-SCALE

NORTH

LEGEND

- AREA TO BE VACATED
- LOT LINE
- STREET CENTERLINE
- LOT LINE PER WARDIE'S ADDITION
- OTHER LOT LINES



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MAR 21 2012
City of Las Vegas

VAC-44911

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
No. 9815
EXP: 6-30-13

DESIGNED BY:	---	DRAWN BY:	B.L.S.	CHKD BY:	
JOB NUMBER:	1767-001-121	DATE:	19-MAR-12		
NO.	REVISION			DATE	APPR.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

VACATION EXHIBIT
OF
PTN OF GARCES AVE. & 10TH ST. WARDIE'S ADD. TO LAS VEGAS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
1
OF 1 SHEETS
1767-001-121

Project Number: 1767-001-122

COPY

LARRY R. NELSON, P.E.
President

February 23, 2012

City of Las Vegas
Planning and Development
333 North Rancho Road
Las Vegas, NV 89106

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Justification letter for GARCES and 10TH
APN# 139-34-810-107 & 108

Dear Staff:

On behalf of our client, Charles Sorrells, we are pleased to provide this justification letter to provide information on a Vacation and Abandonment being submitted for consideration on the above referenced project.

This request is to allow the vacation and abandonment of portions of the Garces Avenue and 10th Street rights of way. This request will allow the street rights of way to match the existing street improvements in place. Similar requests have been approved in this area.

We feel that this request is compatible with the surrounding area. With this in mind, we would respectfully request your consideration of this application. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Manager

NEVADA

L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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VAC-44911
SDPR - just letter

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

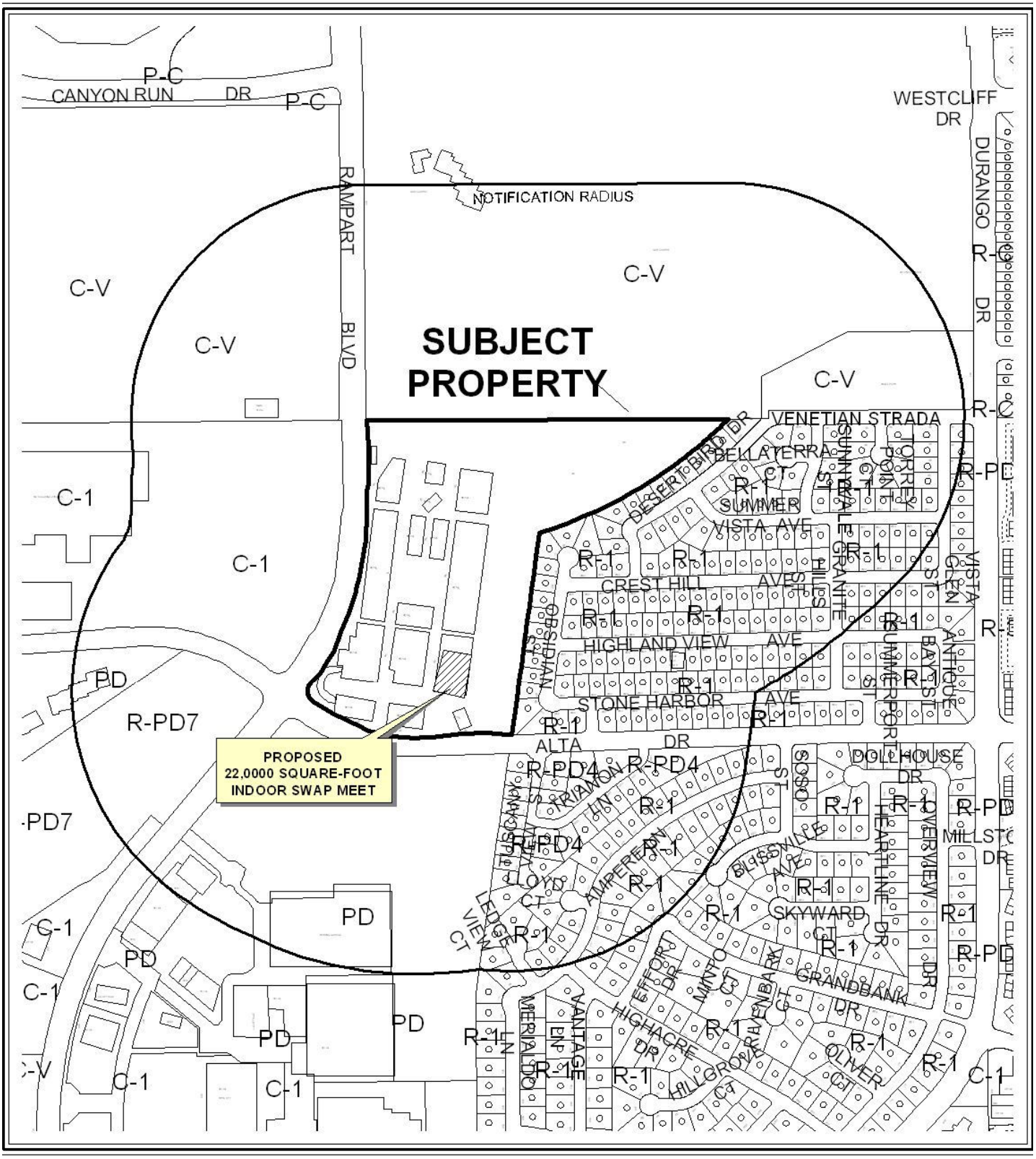
SUBJECT:
TABLED - RENOTIFICATION - SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**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. Request to Untable Submitted by Brown Brown Premsrirut
3. Conditions and Staff Report
4. Supporting Documentation
5. Photos
6. Justification Letter
7. Protest/Support Postcards



CASE: **SUP-43957**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-43957**

RADIUS: 1000 FEET

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

N

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 15, 2012

City of Las Vegas
Planning & Development
333 Rancho Blvd
Las Vegas, Nevada 89106

Re: SUP-43957, The Market LV

Dear Mr. Gebeke;

The above mentioned item was tabled from the January 10, 2012 Planning Commission meeting for the purpose of considering other uses listed in the Title 19 use table that may better describe the proposed "Market LV."

It is my understanding that upcoming modifications to Title 19 are proposed which may address the Planning Commission's concerns about the "Swap Meet" classification. In the interim, we would like to move forward with this item as currently documented in the staff report. Please include SUP-43957 in the next Planning Commission agenda.

If you have additional concerns please phone me at 598-1408.

With appreciation,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

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PLANNING & DEVELOPMENT

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43957** APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: The Market LV

Name of Representative: Brown Brown & Premsrirut - Contact Lora Derja

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: Todd D. Davis

Subscribed and sworn before me

This 21st day of NOVEMBER, 2011

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

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Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Swap Meet

Project Address (Location) within Tivoli Village, 410 South Rampart Boulevard, Suite 150 & 240

Project Name The Market LV Proposed Use Swap Meet

Assessor's Parcel #(s) 138-32-615-001 Ward # 2 - Wolfson

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

Retail Area - 12,084 sqft Back Area - 6,923 sqft Seating Area - 2,048 sqft Patio Seating - 184 sqft

Commercial Square Footage 21,239 total sqft Floor Area Ratio See SUP - 5853

Gross Acres 29+ Lots/Units N/A Density N/A

Additional Information Subject Use Permit is on a portion of a 29 acres C - 2 zoned parcel that holds a mixed use permit SUP - 5838. See also ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart

Address 9755 West Charleston Boulevard Phone: (702) 940-6930 Fax: (702) 940-6931

City Las Vegas State Nevada Zip 89117

E-mail Address vickie@ehbcompanies.com

APPLICANT Great Wash Park LLC Contact Cynthia Callegaro

Address 1215 South Fort Apache Road, Suite 240 Phone: (702) 946-6680 Fax: (702) 946-6681

City Las Vegas State Nevada Zip 89117

E-mail Address ccallegaro@ehbcompanies.com

REPRESENTATIVE Brown Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth Street Phone: (702) 598-1408 Fax: (702) 385-1023

City Las Vegas State Nevada Zip 89101

E-mail Address lora@brownlawlv.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 Todd D. Davis

Subscribed and sworn before me

This 21st day of NOVEMBER, 20 11.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

FOR DEPARTMENT USE ONLY

Case #	SUP-43957
Meeting Date:	1/10/12 PC
Total Fee:	$1,030
Date Received:*	11/22/11
Received By:	

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

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

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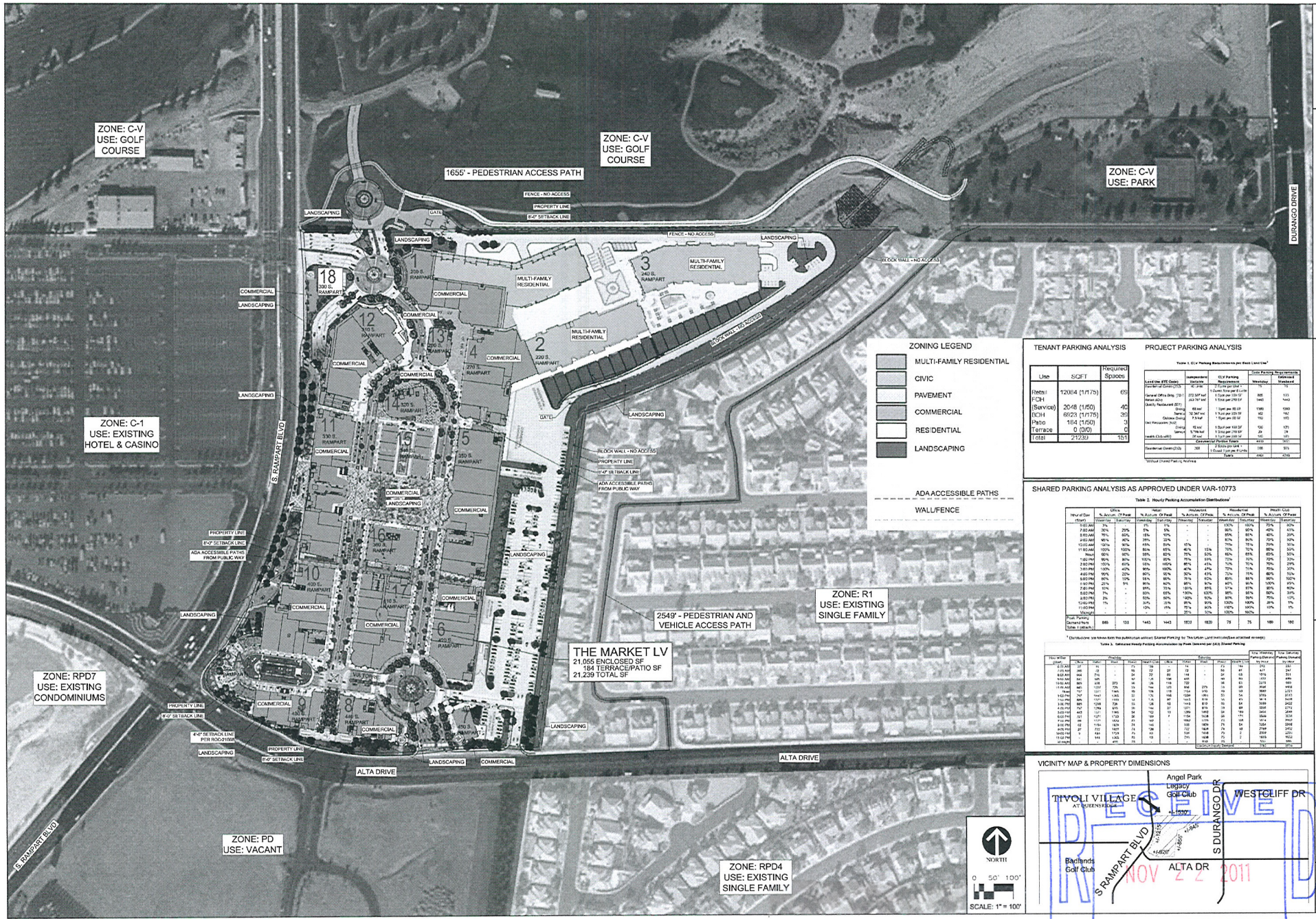
City of Las Vegas
Department of Planning

Revised 10/27/08



TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail	12864 (1/175)	69
FOH		
(Service)	2048 (1/50)	40
BOH	6923 (1/175)	39
Patio	184 (1/50)	3
Terrace	0 (0/0)	0
Total	21239	151

PROJECT PARKING ANALYSIS

Table 1, CLV Parking Requirements per Clark County Land Use*

Land Use (CC Code)	Independent Variable	CLV Parking Requirements	Code Parking Requirements Estimated	
			Weekday	Weekend
Residential Condo (230)	40 Units	2 Spaces per Unit + 1 Guest Space per 4 Units	90	90
General Office Bldg. (710)	272.5XX sqf	1 Space per 333 SF	820	133
Retail (820)	43,797 sqft	1 Total per 250 SF	1460	1460
Quality Restaurant (931)				
Dining	65 sqf	1 Spot per 50 SF	1300	1300
Service	32,347 sqf	1 Spot per 200 SF	162	162
Cocktail Lounge (Dining)	9 Spot	1 Spot per 50 SF	180	180
Fast Restaurant (932)				
Dining	62 sqf	1 Spot per 100 SF	620	620
Service	5,746 sqf	1 Spot per 250 SF	29	29
Health Club (492)	35 sqf	1 Spot per 200 SF	180	180
Commercial Parking Totals			4330	3611
Residential Condo (232)	300	2 Spots per Unit + 1 Guest Spot per 4 Units	1095	975
Totals			4965	4795

*Without Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions*

Hour of Day (Start)	Office % Actum. Of Peak		Retail % Actum. Of Peak		Residential % Actum. Of Peak		Health Club % Actum. Of Peak	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
6:00 AM	3%	-	1%	-	-	-	100%	70%
7:00 AM	30%	25%	5%	5%	-	-	90%	95%
8:00 AM	75%	60%	8%	10%	-	-	85%	80%
9:00 AM	95%	40%	35%	20%	-	-	80%	80%
10:00 AM	100%	90%	65%	35%	15%	-	75%	75%
11:00 AM	100%	100%	85%	65%	40%	15%	70%	75%
Noon	90%	90%	85%	85%	60%	25%	65%	65%
1:00 PM	95%	80%	100%	95%	75%	35%	70%	70%
2:00 PM	100%	60%	95%	90%	75%	45%	75%	70%
3:00 PM	100%	40%	90%	100%	80%	45%	75%	75%
4:00 PM	90%	20%	90%	90%	85%	70%	80%	80%
5:00 PM	80%	10%	95%	80%	90%	80%	85%	90%
6:00 PM	25%	5%	90%	60%	90%	90%	100%	95%
7:00 PM	10%	-	85%	35%	100%	95%	97%	85%
8:00 PM	5%	-	70%	15%	95%	95%	95%	90%
9:00 PM	3%	-	50%	10%	100%	90%	90%	75%
10:00 PM	1%	-	30%	5%	100%	90%	90%	35%
11:00 PM	-	-	10%	0%	75%	90%	100%	10%
Midnight	-	-	-	-	50%	75%	100%	-
Peak Parking Demand Note Table 1 (attach)	846	133	1443	1443	1830	1830	78	75	180	180

* Distributions are taken from the publication entitled Shared Parking by The Urban Land Institute(See attached excerpts)

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Hour of Day (Start)	Weekday				Saturday				Site Weekday Parking Demand by Hour	Site Saturday Parking Demand by Hour
	Office	Retail	Resid.	Health Club	Office	Retail	Resid.	Health Club		
6:00 AM	27	15	-	75	19	14	73	53	117	159
7:00 AM	254	72	90	72	84	72	73	48	477	247
8:00 AM	634	114	-	54	72	144	-	34	902	304
9:00 AM	803	501	-	36	36	288	-	63	1376	387
10:00 AM	846	936	270	18	18	432	365	58	2070	873
11:00 AM	846	1227	450	18	18	576	548	58	2559	1200
Noon	761	1227	540	18	18	576	548	58	2544	1200
1:00 PM	803	1370	675	18	18	720	548	58	2884	1344
2:00 PM	846	1443	675	18	18	720	548	58	2980	1344
3:00 PM	846	1370	675	18	18	720	548	58	2907	1344
4:00 PM	761	1299	630	18	18	648	548	58	2726	1272
5:00 PM	677	1227	585	18	18	576	548	58	2545	1200
6:00 PM	211	1083	540	18	18	504	548	58	1852	1128
7:00 PM	85	722	540	18	18	288	548	58	1363	912
8:00 PM	42	501	540	18	18	144	548	58	1099	768
9:00 PM	25	361	540	18	18	72	548	58	943	696
10:00 PM	8	144	540	18	18	72	548	58	748	696
11:00 PM	4	72	540	18	18	72	548	58	632	696
Midnight	-	-	540	18	-	-	548	58	558	606

VICINITY MAP & PROPERTY DIMENSIONS

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TIVOLI VILLAGE

THE MARKET LV
Tivoli Village at Queensridge
(f/k/a The Village at Queensridge)
420 S. Rampart Ste. 150 & 240
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-615-001

SITE PLAN

01

SUP-43957

FIRST FLOOR

max. premises occupancy = 3230 sf. (retail 1/30 =) 108
seating capacity = n/a
seat count:
dining =n/a
lounge =n/a
bar =n/a
terrace =n/a
patio =n/a

SQUARE FOOTAGE CHART

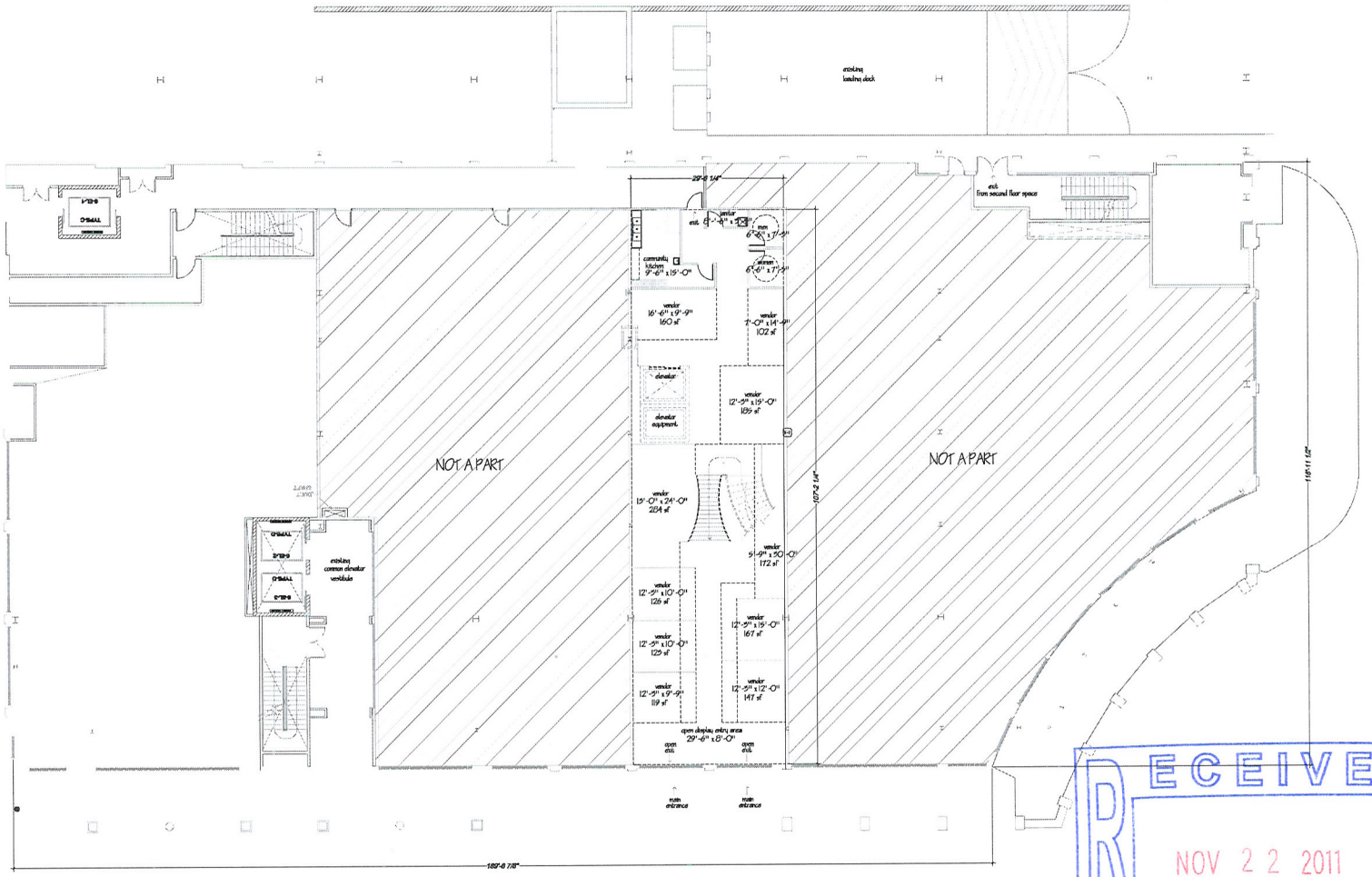
RETAIL	1585 SF
BACK AREA	1645 SF
SEATING AREA	N/A
PATIO SEATING	N/A
TERRACE SEATING	N/A
FIRST FLOOR SPACE TOTAL	3,230 SF

PROJECT TOTALS

max. premises occupancy = first floor = 108, second floor = 377 TOTAL=485
seating capacity = 136
seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

SQUARE FOOTAGE CHART

	FIRST FLOOR	SECOND FLOOR	TOTAL
RETAIL	1585 SF	10,499 SF	12,084 SF
BACK AREA	1645 SF	5,278 SF	6,923 SF
SEATING AREA	N/A	2,048 sf	2,048 sf
PATIO SEATING	N/A	184 sf	184 sf
TERRACE SEATING	N/A	N/A	N/A
TOTAL	3,230 SF	18,009 SF	21,239 SF



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Department of Planning

1 first floor plan
scale: 1/2" = 1'-0"
NORTH

the MARKET LV
Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003

stamp

Commercial Design Group
6445 S. Tenaya Way
Suite B-140
Las Vegas, NV. 89113
O: 702.240.3335
F: 702.647.3338

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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

the MARKET LV

DATE: 11.18.11
SCALE: AS NOTED
PROJ NO: 11079

First floor Plan

PACKAGE NO:
ID-1.0

SECOND FLOOR

second floor max. premises occupancy = 18,009 sf.
total = 377 occupants
(retail=10,499 /60=175)
(bar area=1488/15=99)
(common seating=560/15=37)
(back of house=5278/100=53)
(patio=184/15=13)

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

SQUARE FOOTAGE CHART

RETAIL	10,499 SF
BACK AREA	5,278 SF
SEATING AREA	2,048 sf
PATIO SEATING	184 sf
TERRACE SEATING	N/A
SECOND FLOOR SPACE TOTAL	18,009 SF

PROJECT TOTALS

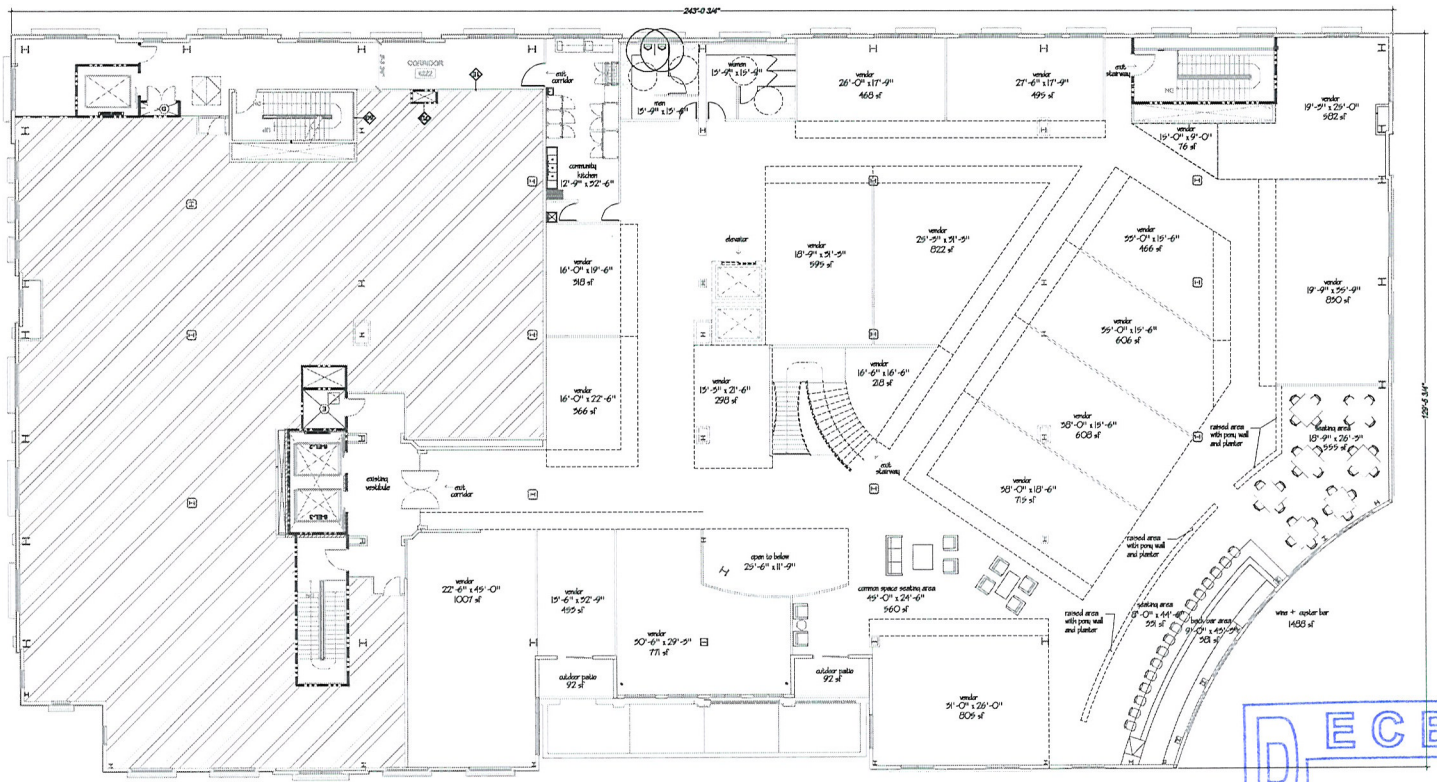
max. premises occupancy = first floor = 108, second floor = 377
TOTAL=485

seating capacity = 136

seat count:
dining =37
lounge =65
bar =22
terrace =n/a
patio =12

SQUARE FOOTAGE CHART

	FIRST FLOOR	SECOND FLOOR	TOTAL
RETAIL	1585 SF	10,499 SF	12,084 SF
BACK AREA	1645 SF	5,278 SF	6,923 SF
SEATING AREA	N/A	2,048 sf	2,048 sf
PATIO SEATING	N/A	184 sf	184 sf
TERRACE SEATING	N/A	N/A	N/A
TOTAL	3,230 SF	18,009 SF	21,239 SF



1 second floor plan
scale: 1/8" = 1'-0"

NORTH

SUP-43957

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Department of Planning

the MARKET LV

Tivoli Village at Queensridge
(f/k/a The Village At Queensridge)
420 S. Rampart Blvd. Suite 150 &240
Las Vegas, Nevada 89145

a portion of APN# 138-32-615-001
formerly APN# 138-32-601-003

stamp
Commercial Design Group
6445 S. Tenaya Way
Suite B-140
Las Vegas, NV. 89113
O: 702.240.3335
F: 702.647.3338

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PLANNING SET

REVISIONS
NO. DATE: DESCRIPTION

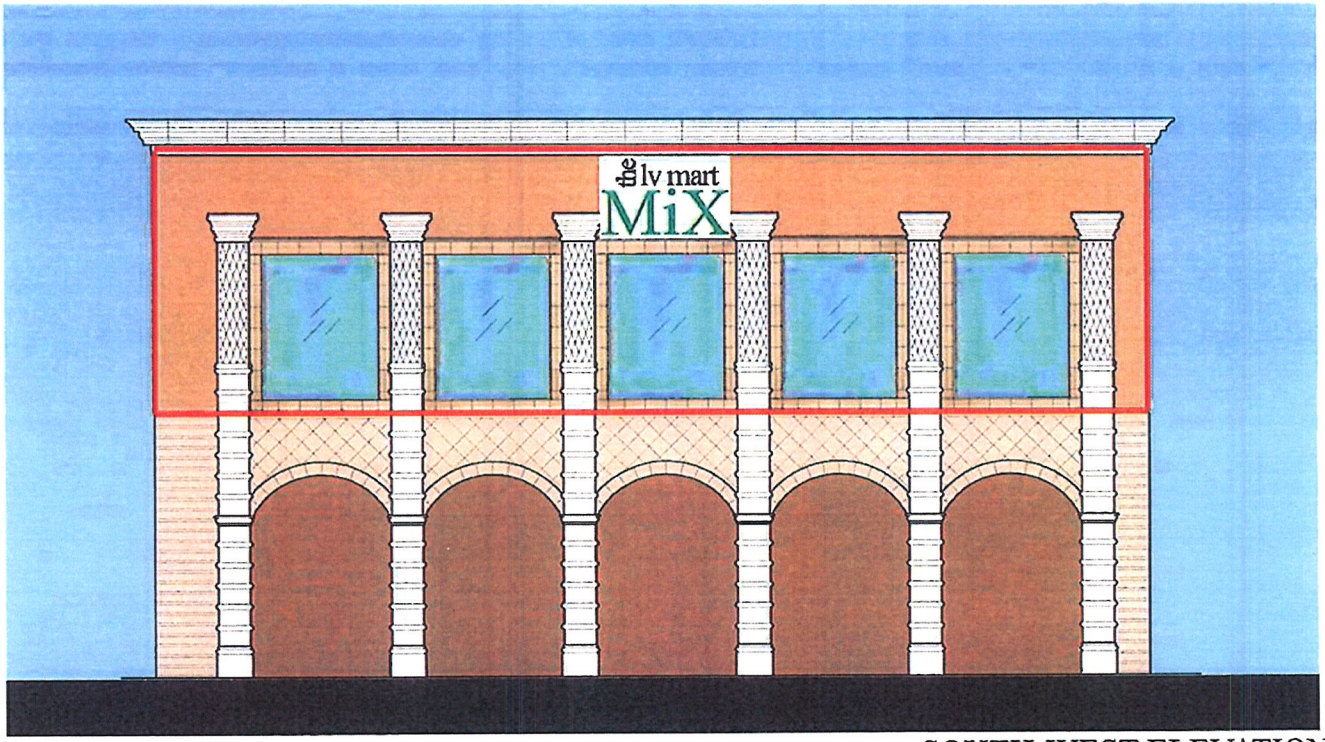
the MARKET LV

DATE: 11.18.11
SCALE: AS NOTED
PROJ NO: 11079

Second Floor Plan

PACKAGE NO:
ID-1.1

NOTE:
The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings



SOUTH-WEST ELEVATION

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TIVOLI VILLAGE

SUP-43957

NOTE:
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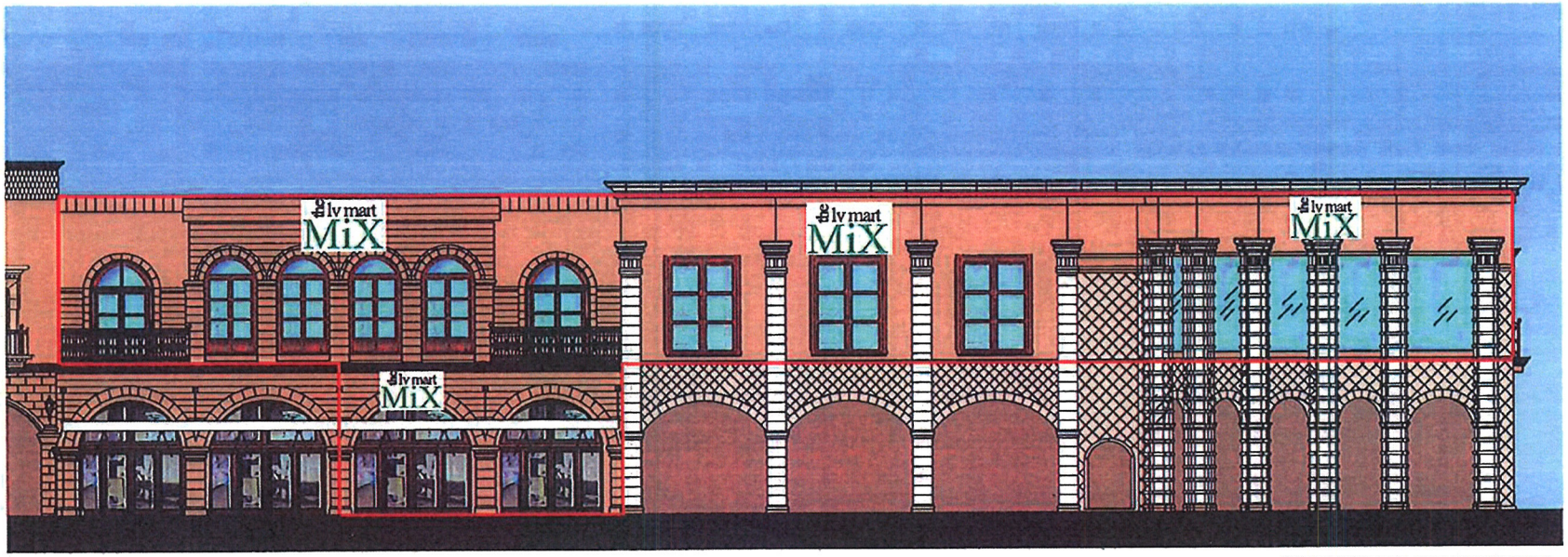

WEST ELEVATION

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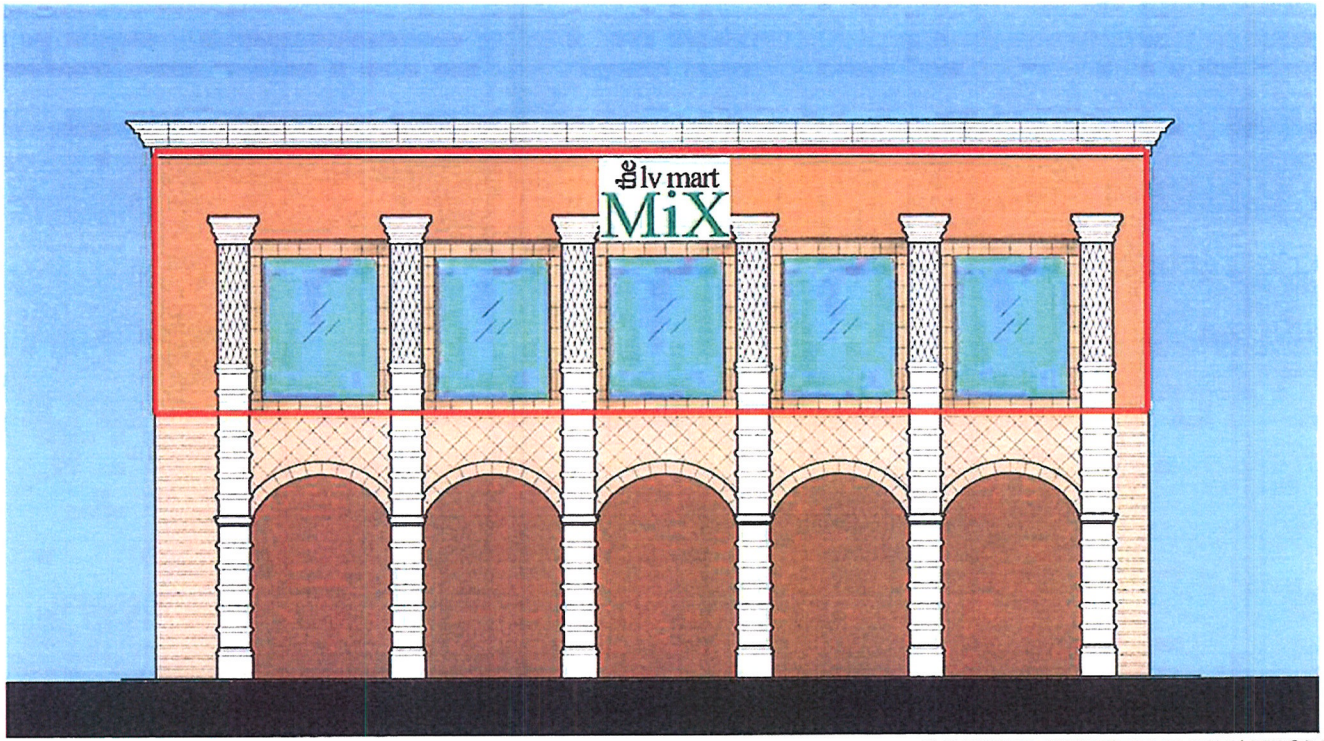
Department of Planning

TIVOLI
VILLAGE

SUP-43957

NOTE:
The base building information depicted on this drawing is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings



SOUTH-WEST ELEVATION

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Department of Planning

TIVOLI VILLAGE

SUP-43957

NOTE:
The base building information depicted on these drawings is preliminary and subject to change. All final information, dimensions, utility locations, actual field conditions, etc., must be verified by tenant prior to the development and completion of tenant drawings



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TIVOLI
VILLAGE

SUP-43957



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City of Las Vegas
Department of Planning

SUP-43957



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Department of Planning

SUP-43957



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Department of Planning

SUP-43957



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City of Las Vegas
Department of Planning

SUP-43957



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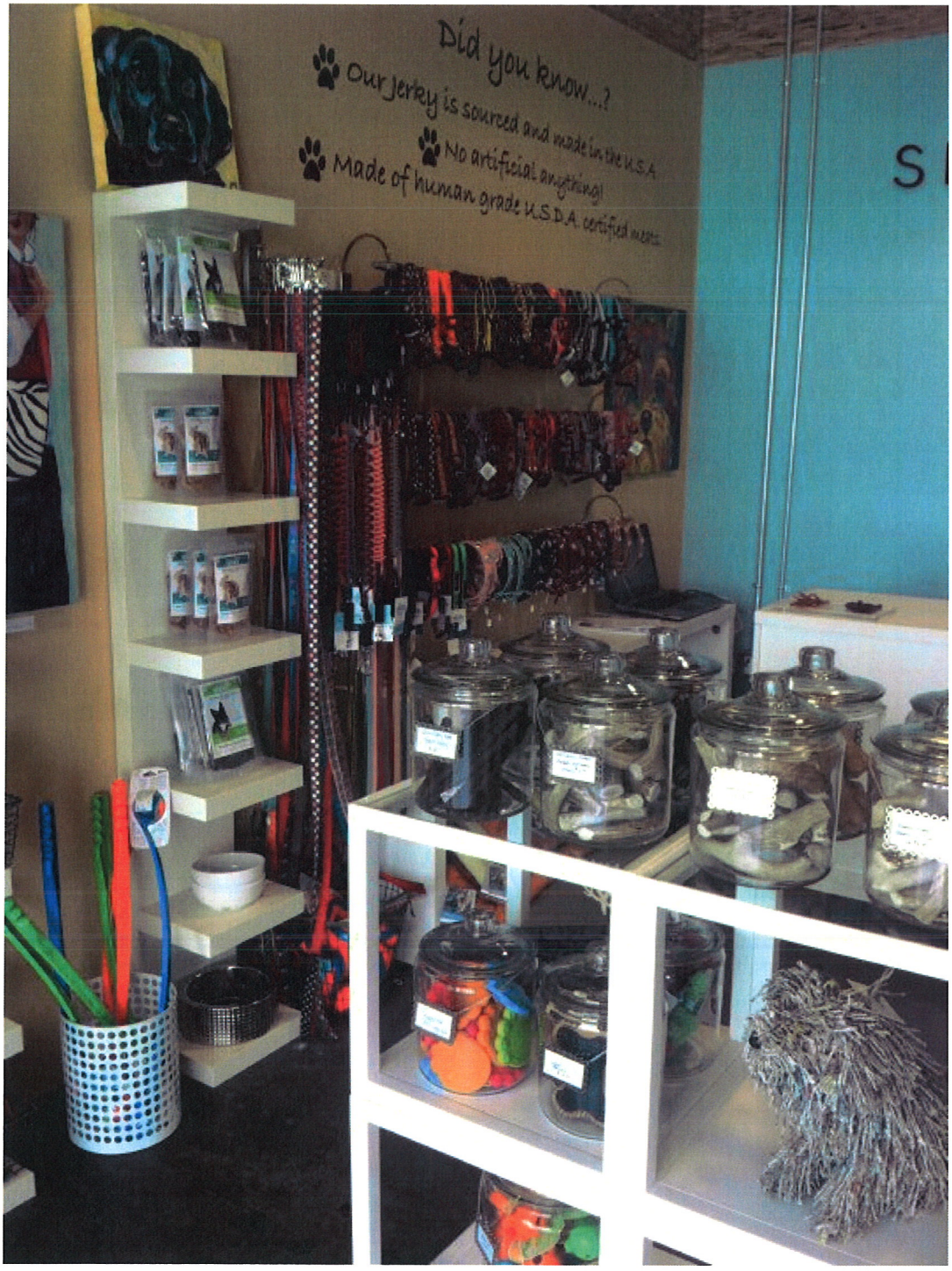
City of Las Vegas
Department of Planning

SUP-43957



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Department of Planning

SUP-43957



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Department of Planning

SUP-43957



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Department of Planning

SUP-43957



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NOV 22 2011
City of Las Vegas
Department of Planning
SUP-43957



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NOV 22 2011
City of Las Vegas
Department of Planning

SUP-43957



SUP-43957 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, A PORTION OF SUITE #140

12/01/11



SUP-43957 - APPLICANT/OWNER: GREAT WASH PARK, LLC
420 SOUTH RAMPART BOULEVARD, A PORTION OF SUITE #140

12/01/11

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

November 21, 2011

City of Las Vegas
Planning & Development
333 Rancho Blvd
Las Vegas, Nevada 89101

Re: Special Use Permit to allow a conglomerate of vendors to share a retail area (Swap Meet: Indoor) within Tivoli Village at Queensridge 420 Rampart Blvd, Suites 150, 240

Dear Sir/Madam;

Please consider this request to allow approximately 55 vendors to conduct business within two suites located in the Tivoli Village mixed use center. The operation is named "The Market LV." The operator will lease upwards of 22,000 SF space located on two levels in an existing building. A combination of carts, showrooms, kiosks, and display furnishings are form a layout designed to lead patrons past each establishment. Each kiosk/showroom is licensed to different vendors offering unique products. Examples of lessee's include artisans specializing in jewelry, stationary, candles, flowers, spices, pillows as well as fine food and wine specialists.

The proposed operation is categorized as a "Swap Meet" in the Title 19 use table. The description of a swap meet provides for a conglomerate of merchants to deal within an area obtained by a management company. This establishment is entirely indoors and uses signage previously approved in Tivoli Village's Master Sign Plan. The elevations indicate signage will read '*The Market LV*'; the operation will not hold itself out to be a Swap Meet. By definition, a Swap Meet allows for bartering, exchanging or trading new or used items. This operator limits transactions to retail sales. All vendors will sell new items with the exception of antique dealers that have used items in inventory.

This market is modeled after the operator's existing "the OC mart Mix" located in Costa Mesa California. Photos of the interior of the existing operation are enclosed.

If you have additional concerns please phone me at 598-1408.

Very truly yours,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



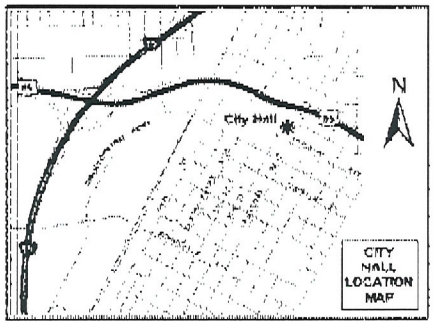
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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

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 to write your comments.

SUP-43957
Planning Commission Meeting

Case: SUP-43957
13832213186
SCHIMMEL-LIVSCHITZ VERETTE
%FAO-J COOPER
UKI LTD
54-56 EUSTON ST EUSTON NW1 2ES
LONDON ENGLAND 0-0

0012280001

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JAN - 3 2012

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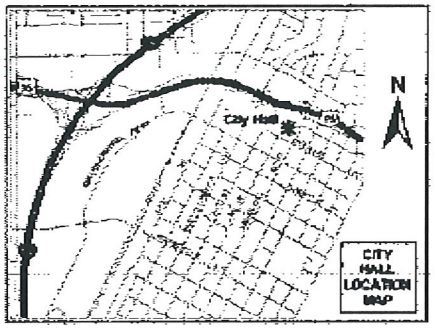
Dec 27 2011 3:12PM Brown, Brown, Premsrirut 7023851023 p.1

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-43957

Planning Commission Meeting of 1/10/2012

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JAN – 3 2012

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MAILED FROM ZIPCODE 89101

Case: SUP-43957

13832213148
BROWN JAY H & SHARYN M
520 S 4TH ST
LAS VEGAS NV 89101-6520 89101-6520

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

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FIRST CLASS

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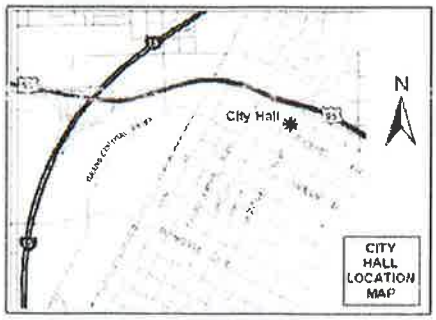

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957

Planning Commission Meeting of 1/10/2012

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JAN - 4 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case SUP-43957

13832612002
HAASE THOMAS F & SUSAN N
8608 DESERT BIRD DR
LAS VEGAS NV 89145-4858 89145-4858

28 JRDFH11 89145

Submitted after final agenda

Date 1/4/2012 42

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

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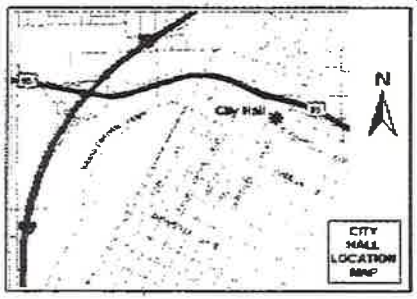
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-43957

Planning Commission Meeting of 1/10/2012

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UNITED STATES POSTAGE

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LAS VEGAS, NV 891 12

No Second Hand use around that area!

Case: SUP-43957

13832719024
KLINKHAMMER LIVING TRUST
%C KLINKHAMMER
P O BOX 44
GLENEDEN BEACH OR 97388-0044 9738

2 JRDFN11 97388

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

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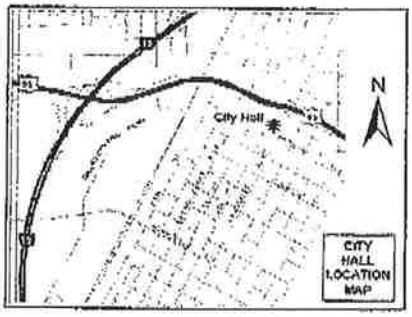

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957

Planning Commission Meeting of 1/10/2012

Case: SUP-43957
13832719025
ROTH ROBERT S & ANNA M
508 TUSCANY VIEW ST
LAS VEGAS NV 89145-4876 89145-4876

89145

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JAN 10 2012

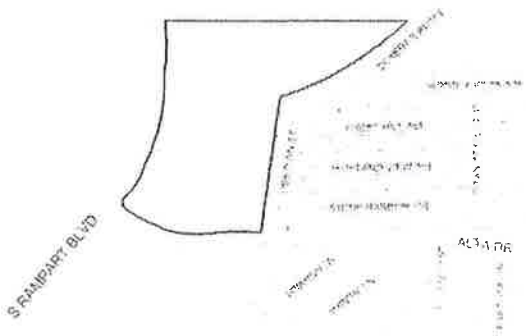
42P

Application Information

SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

We Do not want an Indoor Swap meet!

Application Location



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

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

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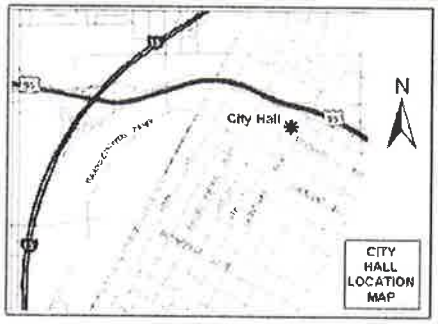
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957
Planning Commission Meeting of 1/10/2012

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12 JAN -9 PM 2:2
DEVELOPMENT DEPT

Case: SUP-43957

13832720021
SAATDJIAN LIVING TRUST
SAATDJIAN KAPRIEL & V TRS
8698 LLOYD CT
LAS VEGAS NV 89145-4880 89145-4880

28 JRDFM11 89145

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

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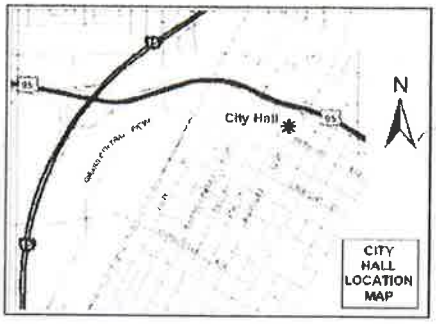
Return Service Requested
Official Notice of Public Hearing



Protest

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957
Planning Commission Meeting of 1/10/2012

PROTEST

12 JAN -9 PM 2:26

DEVELOPMENT

Case: SUP-43957

13832213197
MONGELLI LUCILLE
~~WOOLFSON RICHARD E~~
5 GOLF LN
HUNTINGTON NY 11743-2230 11743-2230

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P

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

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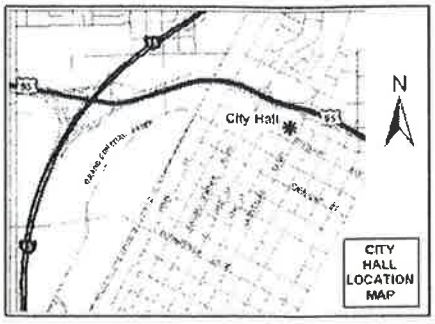

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-43957
Planning Commission Meeting of 1/10/2012

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Case: SUP-43957
13832720024
RAHM FAMILY TRUST
RAHM FREDERIC N & PAULA L TRS
625 AMPERE LN
LAS VEGAS NV 89145-4881 89145-4881

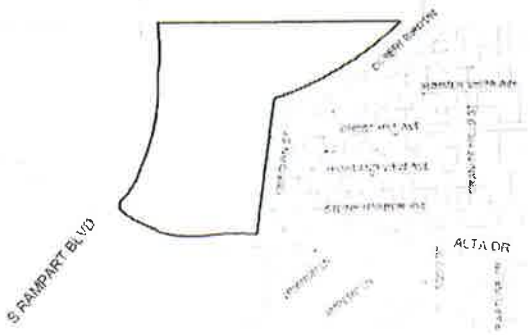
Application Information

SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson).

This indoor swap meet does not seem like it would be compatible with the proposed location or surrounding neighborhood. Please do not approve the special use permit.

Fred and Paula Rahm
242-9240

Application Location



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

42P

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

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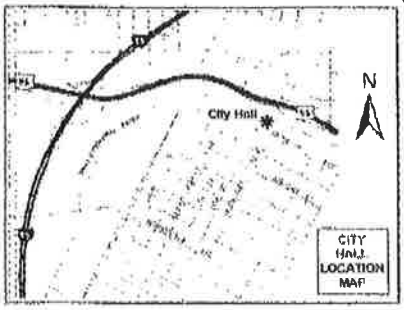
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957
Planning Commission Meeting of 1/10/2012

Case: SUP-43957
13832213202
RIKLIS KADY
P O BOX 11409
BEVERLY HILLS CA 90213-4409 90213-44

42A

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

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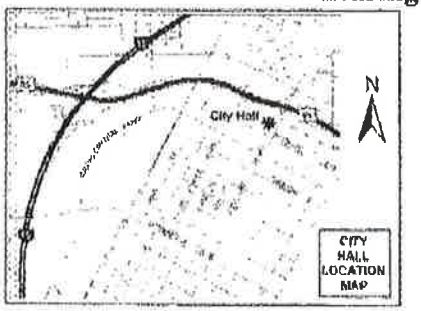

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957
Planning Commission Meeting of 1/10/2012

Case: SUP-43957
13832213201
RIKLIS KRISTOFER
P O BOX 11409
BEVERLY HILLS CA 90213-4409 90213-44

42A

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

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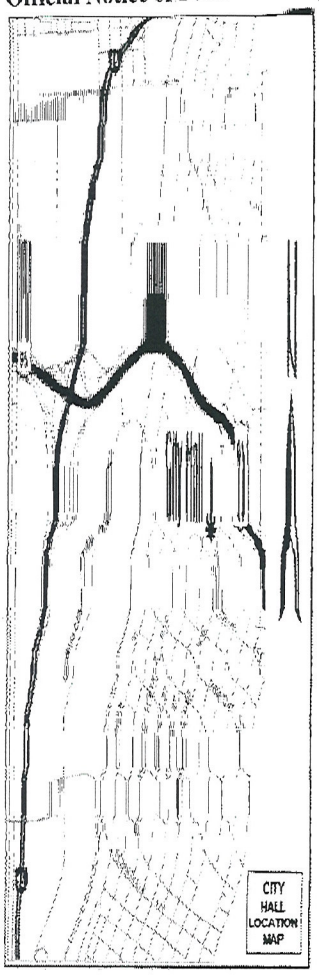

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-43957

Planning Commission Meeting of 1/10/2012

Case: SUP-43957
13832613007
HOOGE JOHN L & JUDITH M REV TR
HOOGE JOHN L & JUDITH M TRS
8620 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708 89145-5708

89145 JRDFN11 26

42 A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SDR-44946 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-44682 AND ZON-44683 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONTRACTOR"S STORAGE YARD WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH, EAST, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15-FEET IS REQUIRED WITH A SCREEN WALL CONSISTING OF CHAIN LINK, PLYWOOD AND CORRUGATED METAL AND AN ASSOCIATED ENCROACHMENT FOR LANDSCAPING IN THE PUBLIC RIGHT OF WAY on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone [Proposed: C-M (Commercial / Industrial)], Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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
3. Justification Letter

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44946** 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 MARCH, 2012

Stephanie M. Henry

Notary Public in and for said County and State

STATE OF NEVADA

COUNTY OF CLARK

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review Plan

Project Address (Location) 2020 W Bonanza Rd

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

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

General Plan: existing MXU proposed L/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 T Lopez
Address 1528 Castle Crest Drive **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 T Lopez
Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425
City Las Vegas **State** NV **Zip** 89117
E-mail Address Gitto1.LV@gmail.com

REPRESENTATIVE George T Lopez **Contact** George T Lopez
Address 1528 Castle Crest Drive **Phone:** 871-9385 **Fax:** 871-8425
City Las Vegas **State** NV **Zip** 89117
E-mail Address 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 MARCH, 20 12.

Stephanie M. Henry

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

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

FOR DEPARTMENT USE ONLY

Case #	SDR-44946
Meeting Date:	5-8-12
Total Fee:	1030.00
Date Received:*	3-22-12
Received By:	JFred

*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.

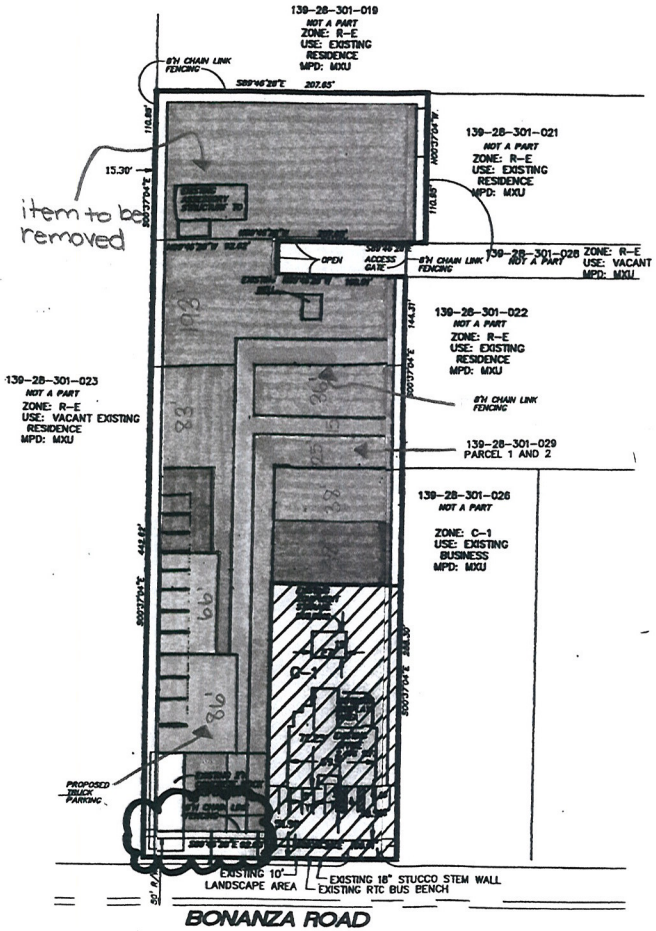
SITEPLAN

APN: 139-28-301-020, 029

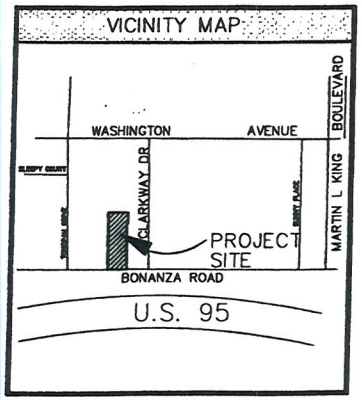
GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.



-Pavers
-Asphalt
-Concrete
-Gravel



SITE -- DATA	
C-2 TO C-M:	
APN NUMBER(S):	139-28-301,029, & 020
TOTAL SITE GROSS/NET AREA:	2.67/2.43 ACRES
CURRENT C-1 ZONED SITE AREA:	.46 ACRES
CURRENT R-E ZONED SITE AREA:	1.97 ACRES
PROPOSED GROSS/NET AREA TO BE REZONED	2.67/2.43 ACRES
CURRENT ZONING:	C-2
PROPOSED USE:	Contractors Plant, Shop, & Storage Yd
PROPOSED ZONING	CM
SITE DEVELOPMENT PLAN REVIEW -- SDR-18676:	
APN NUMBER(S):	139-28-302-020 & 029
PROPOSED USE:	CONTRACTORS YARD
PROPOSED ZONING	C-2
MINIMUM SETBACKS:	
FRONT:	10'
SIDE:	10'
REAR:	20'
PROPOSED OFFICE SQUARE FOOTAGE:	
PRIMARY OFFICE:	2,478 S.F.
MODULAR OFFICE:	720 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	3,196 S.F.
NO PROPOSED BUILDING	
REQUIRED PARKING:NONE	
PROPED PARKING: 13	

SITEPLAN

SHEET 1

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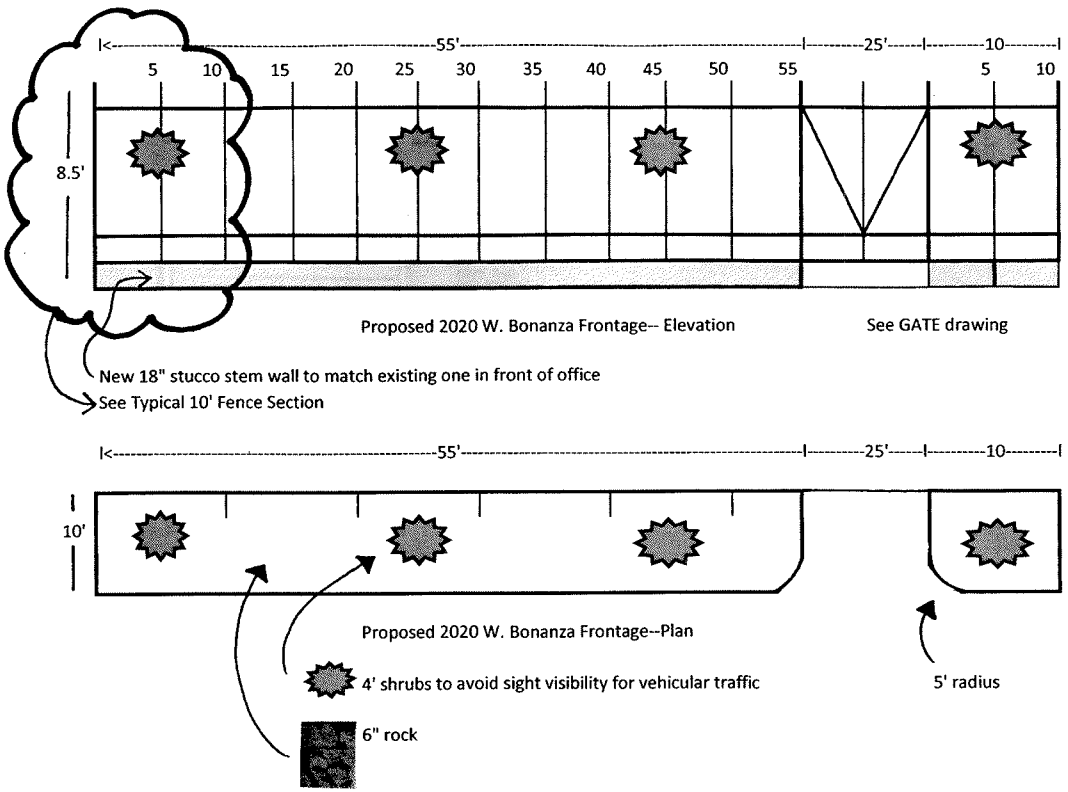
MAR 22 2017

GPA-44682
ZON-44683
SDR-44946

LANDSCAPE PLAN



SITEPLAN

SHEET 1

GPA-44682
ZON-44683
SDR-44946

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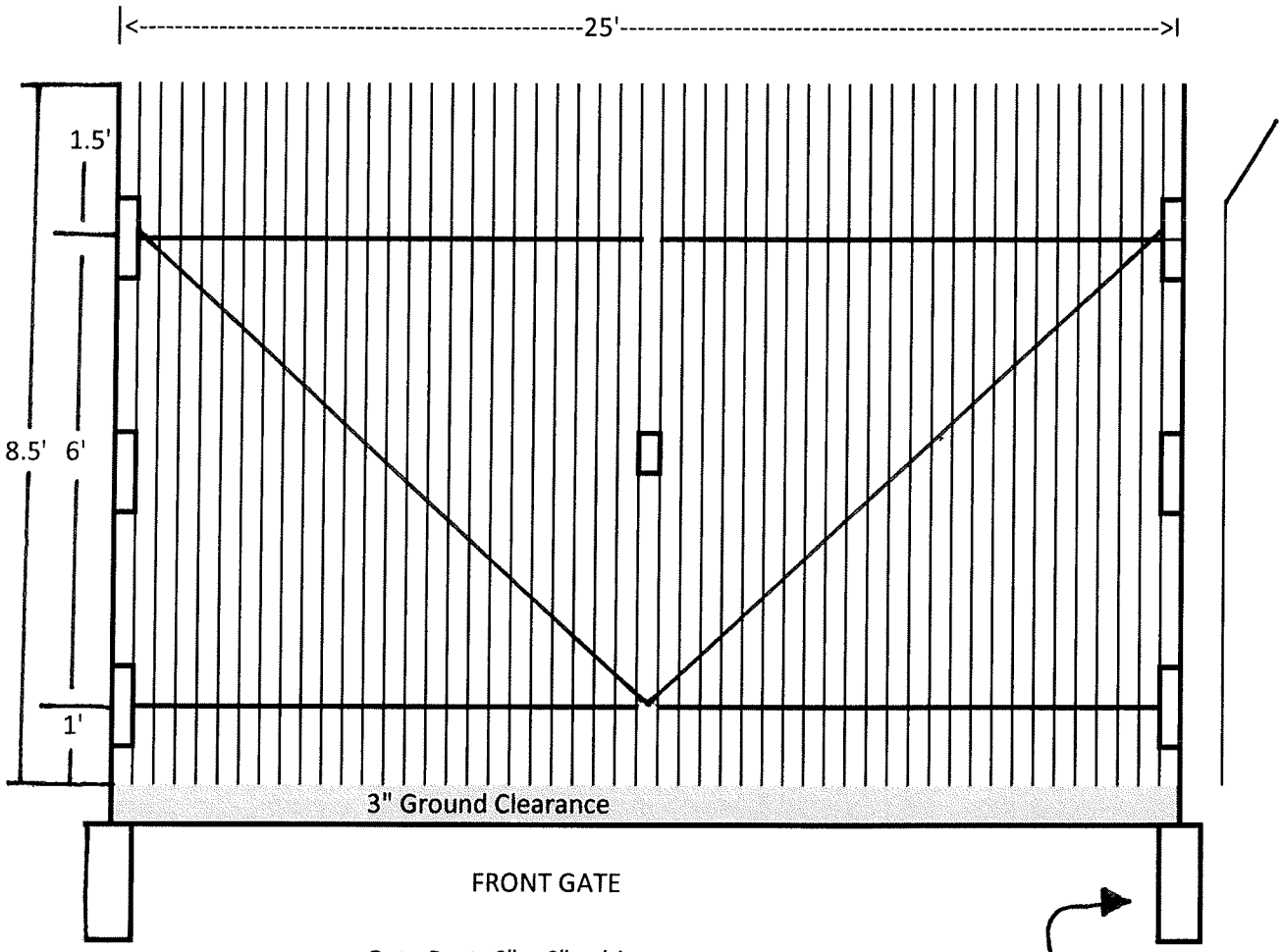
FRONT GATE



FRONT GATE

Gate Post 6" x 6" tubing
Gate veriticals 1" X 1" @ 5" spacing
Gate Horizontals 3" x 3"
Diagonal Reinforzing 1/4" x 2"

2' x 4.5' Foundation
drilled & filled with
Class A or AA concrete

All tubing to be painted brown

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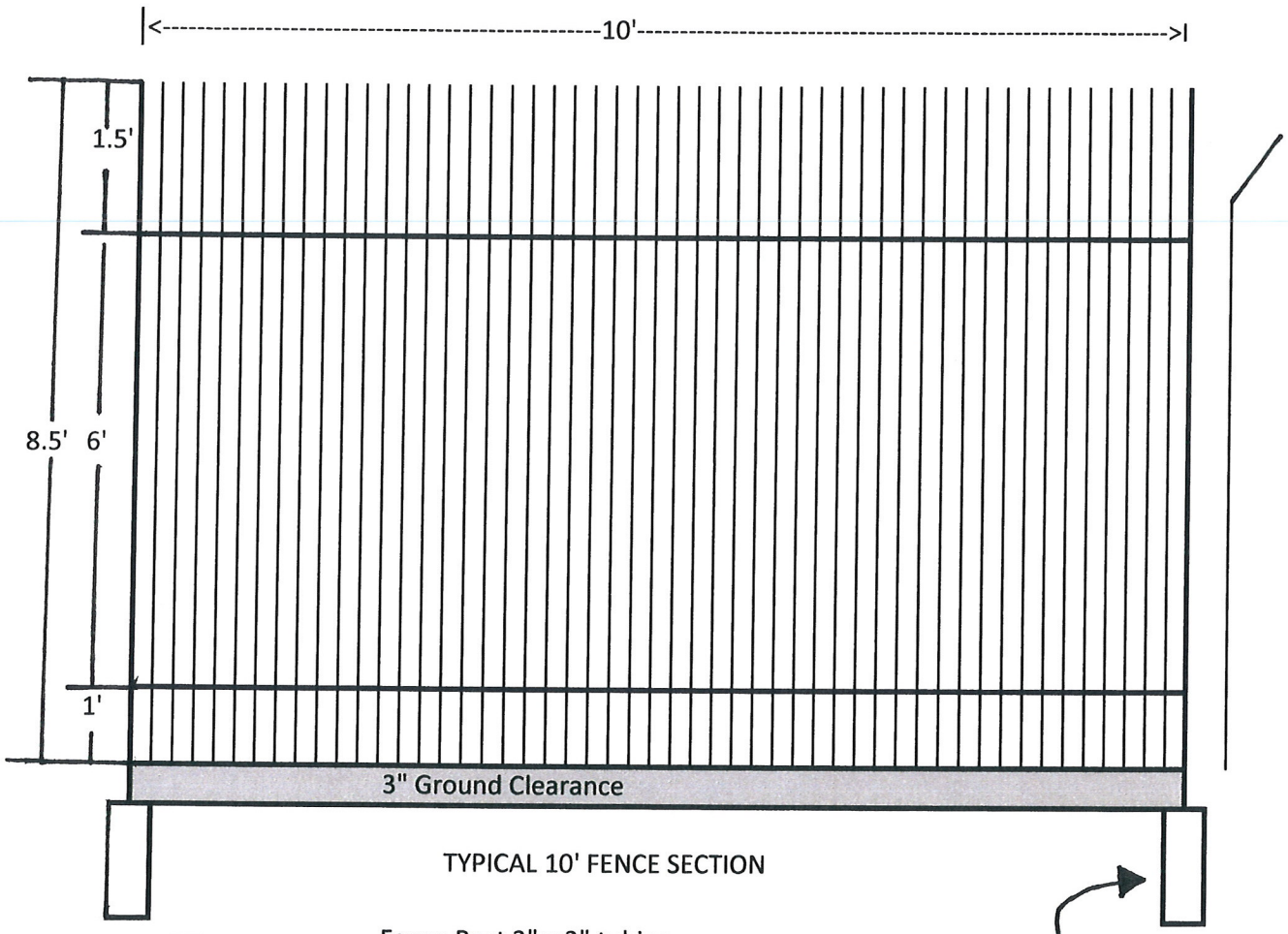
MAR 22 2012

GPA-44682
ZON-44683
SDR-44946

TYPICAL 10' FENCE SECTION



TYPICAL 10' FENCE SECTION

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

All tubing to be painted brown

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

GPA-44682
ZON-44683
SDR-44946

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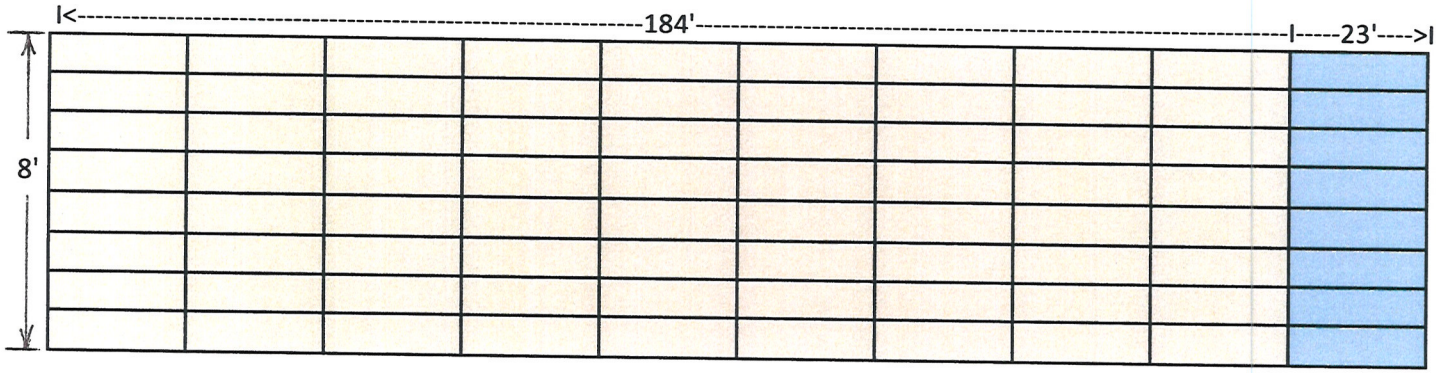

Existing North Property Line Fence

8' Plywood

Chain Link

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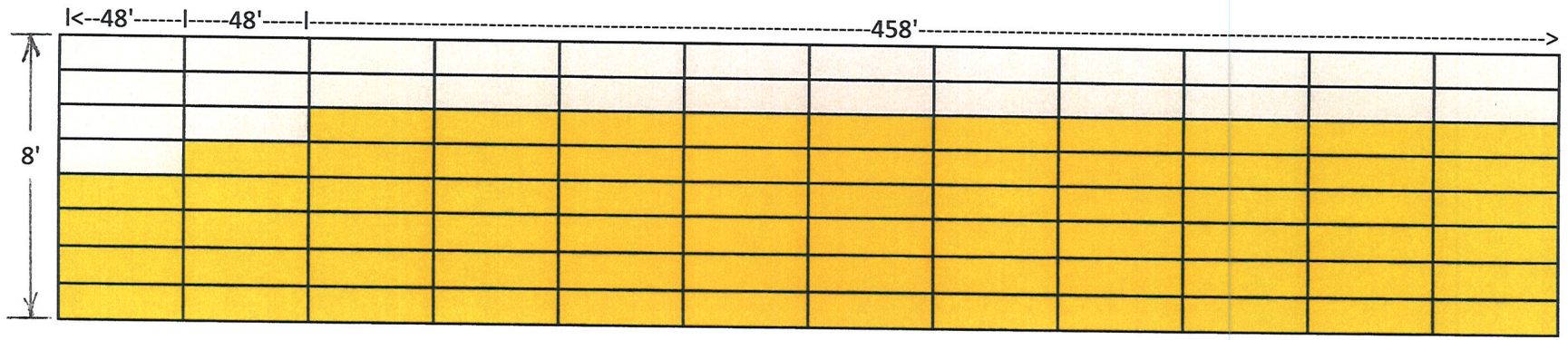
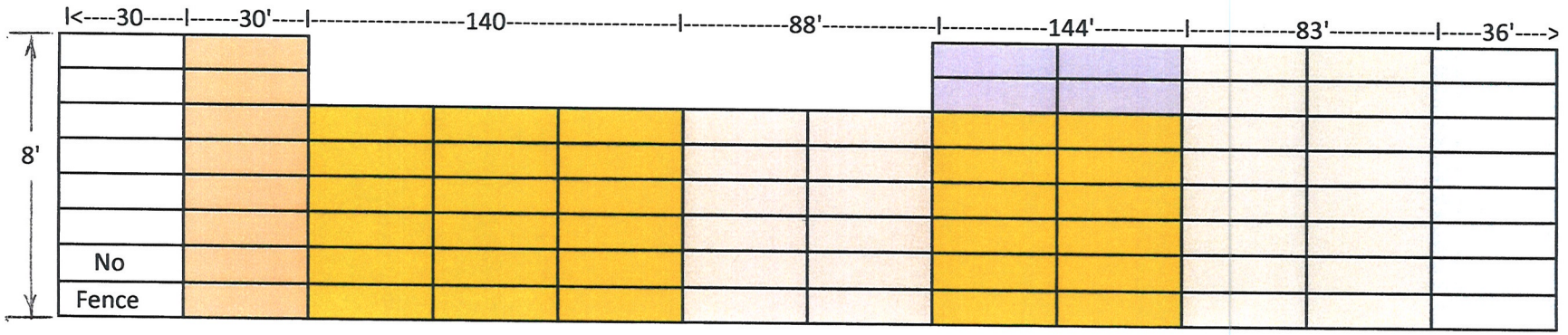
MAR 22 2017

GPA-44682
ZON-44683
SDR-44946



Existing West Property Boundry Fence



Existing East Property Boundry Fence

6' blockwall w/2' corr panel

Block Wall

8' Plywood

Chain Link

Slatted Chain Link

GPA-44682
ZON-44683
SDR-44946

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

March 22, 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 SDP Site Development Plan application on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. 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 assemble 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.

Thus to minimize our expenditures at this time, we hereby request a waiver of (a) the perimeter landscape requirement on north, east and west sides of property. (b) the perimeter 8' block wall requirement as there is an existing 8' chain link on the west and north sides and most of the east side of property. Slats or fabric will be installed on chain link fence to screen view from adjacent properties. (c) Trash enclosure requirement as we will only be parking trucks on site. Existing 2 story building on back parcel, 139-28-301-020, will be removed.

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ZON-44683
SDR-44946

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

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

Respectfully,

George T. Lopez
Managing Member
702-408-5058

GPA-44682
ZON-44683
SDR-44946

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MAR 22 2012

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

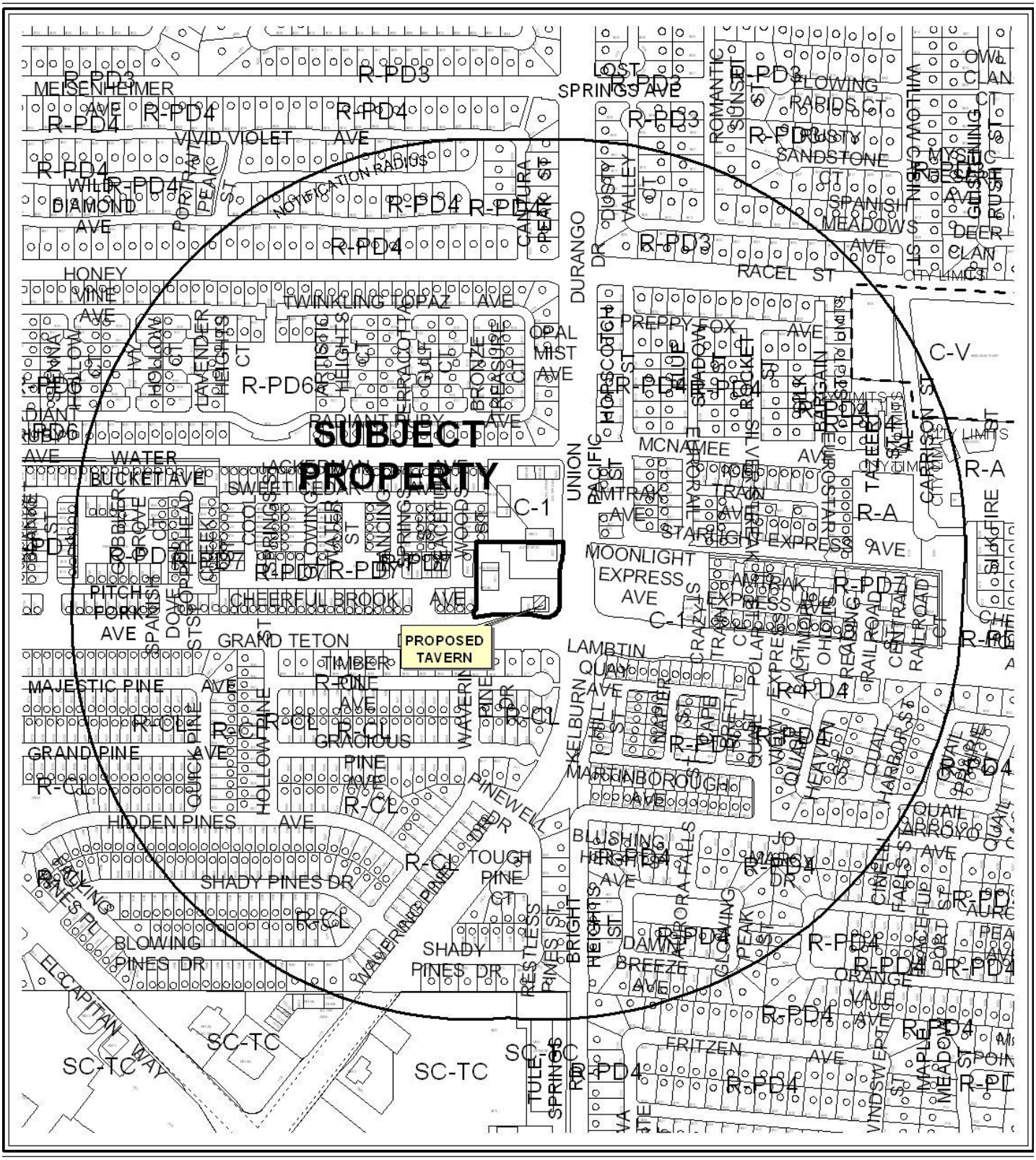
SUBJECT:
VAR-44934 - VARIANCE - PUBLIC HEARING - APPLICANT: NLV PASTA, LLC - OWNER: NS SOUTHWEST #4, LLC - For possible action on a request for a VARIANCE TO ALLOW 101 PARKING SPACES WHERE 126 ARE REQUIRED at 8001 North Durango Drive, Suite #110 (APN 125-08-813-008), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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.

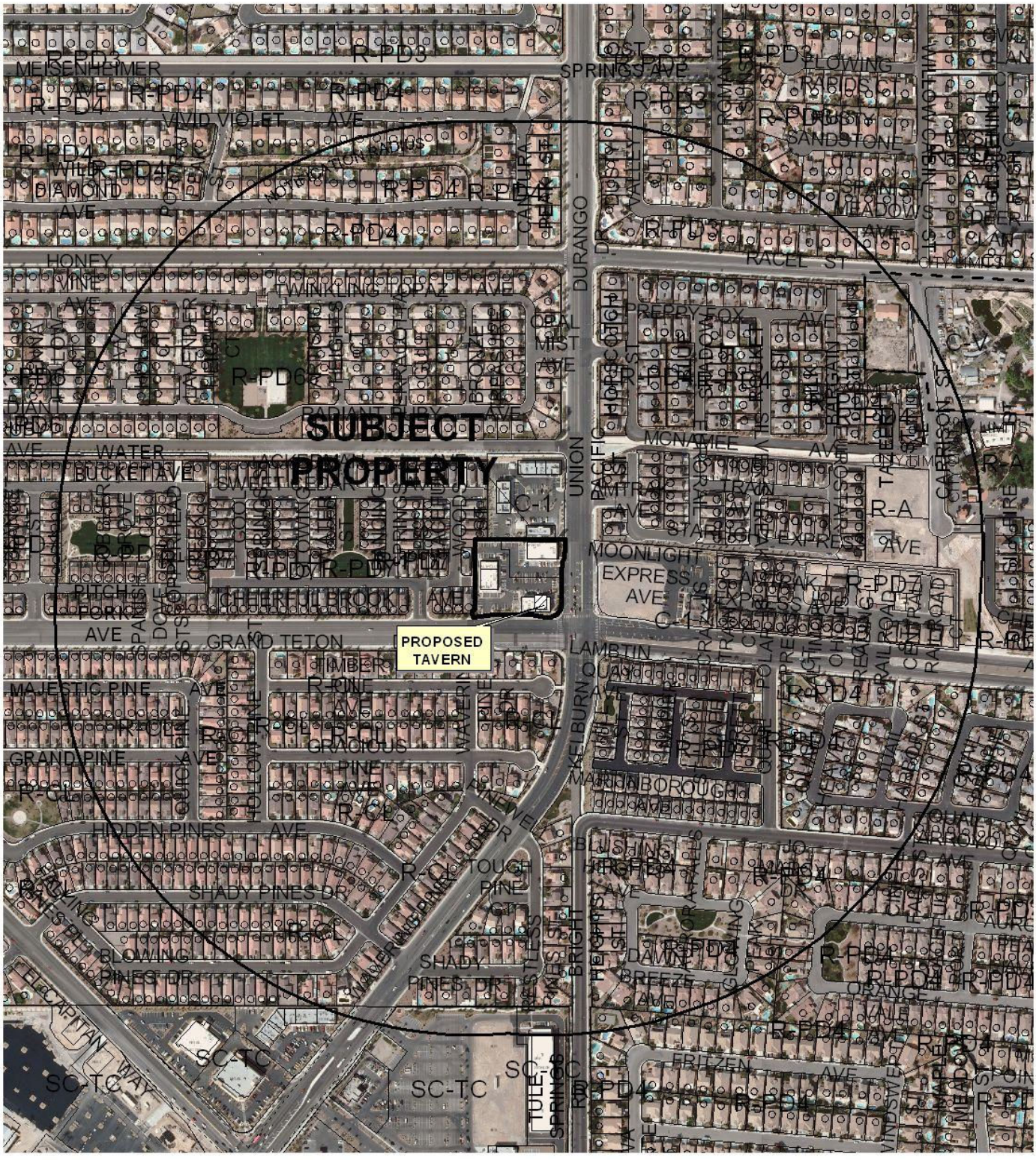
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-44934 and SUP-44933
2. Conditions and Staff Report - VAR-44934 and SUP-44933
3. Supporting Documentation
4. Photos - VAR-44934 and SUP-44933
5. Justification Letter - VAR-44934 and SUP-44933



CASE: VAR-44934 AND SUP-44933

RADIUS: 1500 FEET

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



CASE: VAR-44934 AND SUP-44933

RADIUS: 1500 FEET

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **VAR-44934** APN: 125-08-813-008

Name of Property Owner: N S Southwest #4, LLC

Name of Applicant: NLV Pasta, LLC, dba Rosati's

Name of Representative: Lionel Sawyer & Collins

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: Bradley J Carter

Print Name: Bradley J. Carter

Subscribed and sworn before me

This 22 day of MARCH, 2012

_____

Notary Public in and for said County and State

STEVEN R. LOVELL
Notary Public State of Utah
My Commission Expires on:
March 3, 2015
Comm. Number: 607083

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (Parking)

Project Address (Location) 8001 North Durango Drive #110-130

Project Name Rosati's **Proposed Use**

Assessor's Parcel #(s) 125-08-813-008 **Ward #** 6

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

Commercial Square Footage 1,350 SQ FT (SUITE 110) **Floor Area Ratio**

Gross Acres 1.33 **Lots/Units** **Density**

Additional Information PROPOSED ADDITION OF 1,979 SQUARE FEET FOR TOVEYN (SUITE 130)

PROPERTY OWNER N S Southwest #4, LLC **Contact** Bradley Carter

Address 2180 South 1300 East, Suite 410 **Phone:** (801) 484-3440 **Fax:** (801) 484-3455

City Salt Lake City **State** Utah **Zip** 84106

E-mail Address bcarter@novasource.net

APPLICANT NLV Pasta, LLC **Contact** Kenneth Corbett

Address 8001 North Durango Drive **Phone:** (702) 294-1212 **Fax:** (702) 396-4679

City Las Vegas **State** Nevada **Zip** 89131

E-mail Address kcorbett1@aol.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South 4th Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 383-8845

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* Bradley J. Carter

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

Print Name Bradley J. Carter

Subscribed and sworn before me

This 22 day of MARCH, 2012.

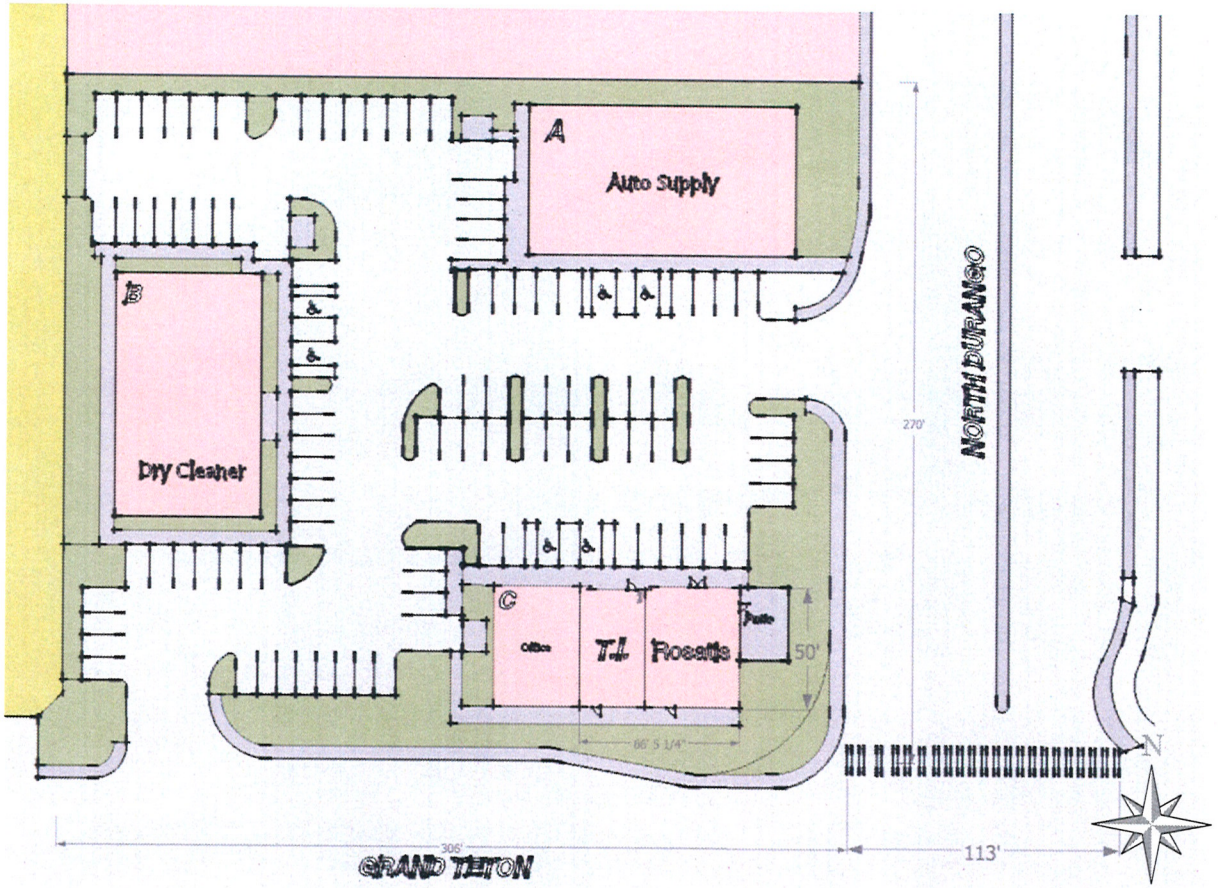
Notary Public in and for said County and State

STEVEN R. LOVELL
Notary Public State of Utah
My Commission Expires on:
March 3, 2015
Comm. Number: 607083

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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.



Site Plan 1" = 50'

Durango Center
Parking requirements taken from City of Las Vegas Development Standards 19.04.010 July 15, 2010

Parking Requirements by tenant use:

Dental (Closed PM)
One space per 200 sf of gross floor area up to 2000 sf, plus one per 175 sf remaining / Used to be one space per 300 s.f.

Fitness (Open 24 hours, minimal parking required PM)
One space per 200 sf of gross floor area

Dry Cleaners (Closed PM)
One space per 250 sf of gross floor area

Restaurant
One space per 50 sf of seating & waiting area, plus one space per 200 sf of the remaining gross floor area

Auto Parts (Closed PM)
Five spaces plus one space per 250 sf of gross floor area

Tenant space requirements per building:

	Tenant	GSquare Ft	seat/wait area		remain	Req'd Park
	Checker	6,532				36
Building B	A Plus	2,217				9
	Shap	2,404				12
	Vacant	1,400				6 (Tenant unl
Building C	Rosalis	1,979	230sqft/50=4.6		1749sqft/200=8.7	13
	Pabo	365	140sqft/50=2.8		225sqft/200=1.125	4
	Vacant(TI)	1,395	405sqft/50=8.12		950sqft/250=4.75	13 (Rosali's ex
	Miracle	1,531				8
Total		17,884				105
Required Parking with existing Tenants:						105
Handicap parking						6
Parking available						95
Total Parking Available:						101

Parking Cales

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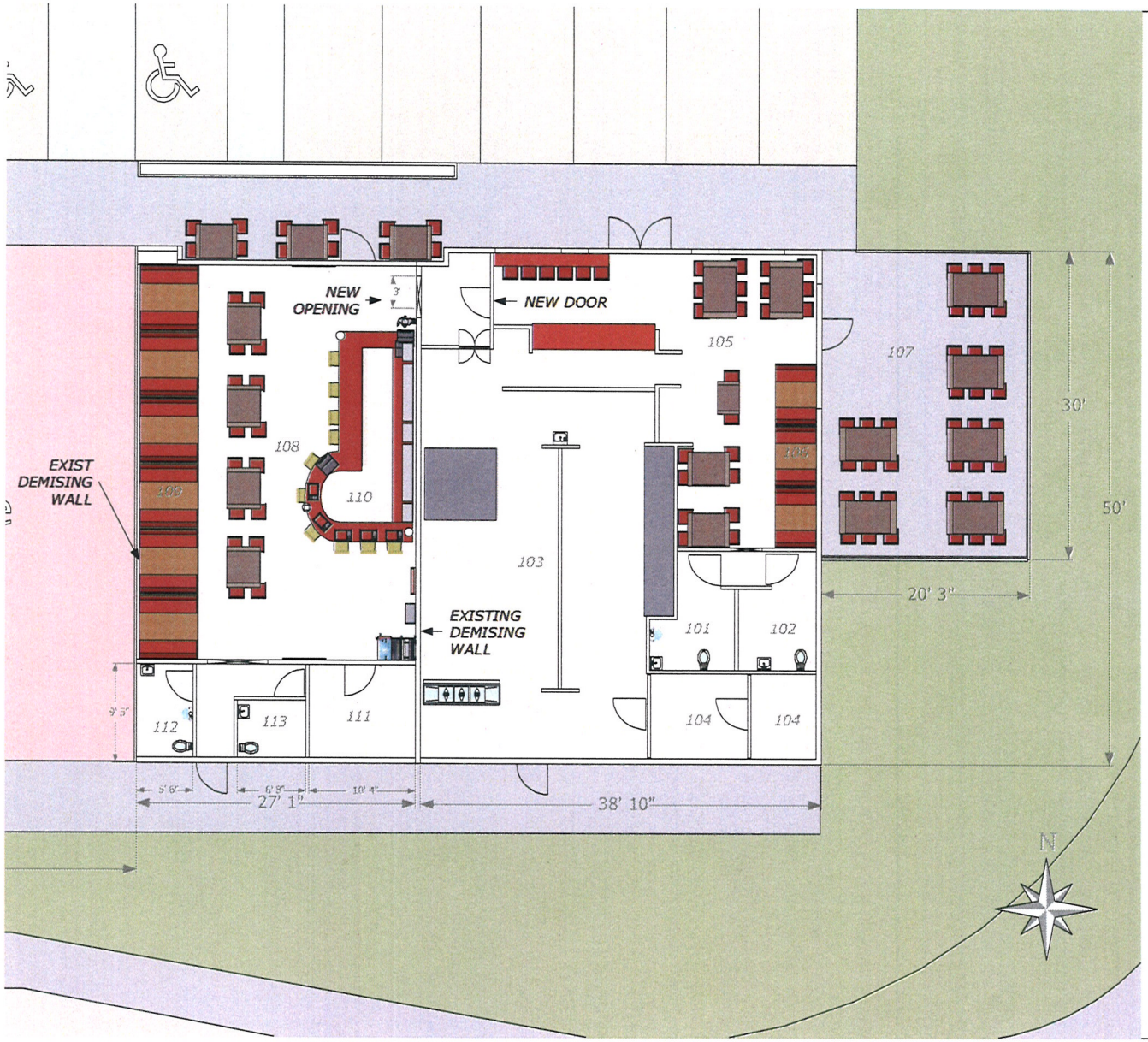
MAR 26 2012

Rosalis :: 5011 N. Durango :: Las Vegas Nevada 89143 :: March 20 2012 ::

SitePlan and Parking Calcs 01

VAR-44934
SUP-44933



Rosatis Pizza
8001 N. Durango
Las Vegas, Nevada 89143

#	Location	Occupancy Code	Area (SQFT)	Code Ratio	Max Occupancy
101	Men's Rest	Accessory Occupancy	53	1:100	1
102	Women's Rest	Accessory Occupancy	53	1:100	1
103	Kitchen	A2	1000	1:200	5
104	Storage	S2	130	1:300	1
105	Dining Room	A2	365	1:15	25
106	Fixed Seating	A2		NA	12
107	Patio	A2	540	1:15	36
108	Dining Room	A2	600	1:15	40
109	Fixed Seating	A2	235	NA	24
110	Bar	A2	117	1:300	1
111	Storage	S2	94	1:300	1
112	Men's Rest	Accessory Occupancy	47	1:100	1
113	Women's Rest	Accessory Occupancy	33	1:100	1

Total Maximum Occupancy	149

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MAR 26 2012

FLOOR PLAN 1" =10'

02

Rosatis :: 8001 N Durango :: Las Vegas Nevada 89143 :: FEB 19 2012

VAR-44934
SUP-44933

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888
FAX (702) 383-8845
lsc@lionelsawyer.com
www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE

JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
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MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS

MICHAEL D. KNOX
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CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD

ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JING ZHAO
JOHN D. TENNERT
MARLA DAVEE
STEVEN ANDERSON
RYAN A. ANDERSEN
KATHERINE L. HOFFMAN

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN*
ELLEN WHITTEMORE

*ADMITTED IN CA ONLY

March 22, 2012

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA HAND DELIVERY

Planning Department
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

RECEIVED
MAR 26 2012

RE: ***Application for Special Use Permit, Waiver, & Variance***

To Whom It May Concern:

I am writing on behalf of NLV Pasta, LLC, doing business as Rosati's (the "Applicant"), at 8001 North Durango Drive, Suite 110 (APN # 125-08-813-008), in support of the application for a Special Use Permit with a waiver and parking variance to allow the Applicant to operate as a tavern liquor establishment once it expands its current restaurant operations into the adjacent suite, Suite 130.

This location is zoned C-1 and has been operating as Rosati's, a popular local pizza establishment, since May 1, 2008. The Applicant intends to expand its restaurant space and offer gaming devices. Therefore, it seeks a special use permit as a tavern to allow for incidental gaming and expanded restaurant seating with liquor service. The use is consistent with the commercial nature of surrounding properties.

The addition of a tavern to this location would generate additional revenue to the City through taxes and fees, offer additional employment opportunities since the Applicant intends to hire about 15-20 positions, and allow for the restaurant to provide much-needed additional seating for patrons. As a tavern, the Applicant will continue to maintain its high-level standard of operations, and the design, hours of operation, traffic generation, lighting, and noise at this location will be consistent with the surrounding area upon issuance of a special use permit and approval of a parking variance.

VAR-44934
SUP-44933

Moreover, granting a special use permit to allow for Rosati's to operate as a tavern would not adversely affect surrounding properties, as this store is located on the major thoroughfare of Durango Drive and there are numerous commercial properties just south of the location. Moreover, the location is currently licensed for on-premise consumption of beer and wine, so the addition of a tavern use would be compatible with the current operations.

Although there is a tavern within 1,500 feet of Rosati's, the location is separated by a right-of-way (Durango Drive) that is at least 100-feet wide. Therefore, the Applicant respectfully requests a waiver of the distance separation requirements, pursuant to Las Vegas Municipal Code ("LV Code") Section 19.12.050(C), in accordance with the provisions of 5(e) of the Liquor Establishment (Tavern) section of 19.12.070, which provides such a waiver may be permitted for an establishment that is separated from an existing tavern by a street of at least 100-feet in width. The proposed tavern use for Rosati's would be adequately buffered by the major thoroughfare of Durango Drive, a street that exceeds 100 feet in width.

The Applicant also seeks a variance of the require parking, pursuant to LV Code 19.16.140. There is adequate parking servicing the existing businesses. The expansion of the Applicant's restaurant will not unduly burden the current parking arrangement, as there is no expansion of existing square footage of the commercial complex. There are currently 101 parking spaces available, whereas the current configuration requires 105 spaces. This is less than a 5% variance of the current parking. At any given time of day, there is more than adequate parking available, so the variance would not interfere with access to any of the businesses within the commercial complex. The current configuration that previously met the parking standards for the complex is not adversely affected by a use that results in a slight adjustment of the parking requirements. Therefore, a parking variance is appropriate.

As the tavern use would be compatible with the existing restaurant with alcohol service and would be located in a commercial complex with adequate parking abutting a major thoroughfare, a special use permit with waiver and parking variance would not negatively impact the surrounding area. Accordingly, the Applicant respectfully requests a waiver of the distance separation requirements and approval for a special use permit and parking variance to authorize a tavern use.

Please call me if you have any questions or need additional information.

RECEIVED
MAR 26 2012

Sincerely,

Jennifer Roberts

VAR-44934
SUP-44933

cc: Mr. Kenneth Corbett

RECEIVED
MAR 26 2012

VAR-44934
SUP-44933

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SUP-44933 - SPECIAL USE PERMIT RELATED TO VAR-44934 - PUBLIC HEARING - APPLICANT: NLV PASTA, LLC - OWNER: NS SOUTHWEST #4, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) WHERE 1,500 FEET IS REQUIRED at 8001 North Durango Drive, Suite #110 (APN 125-08-813-008), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.

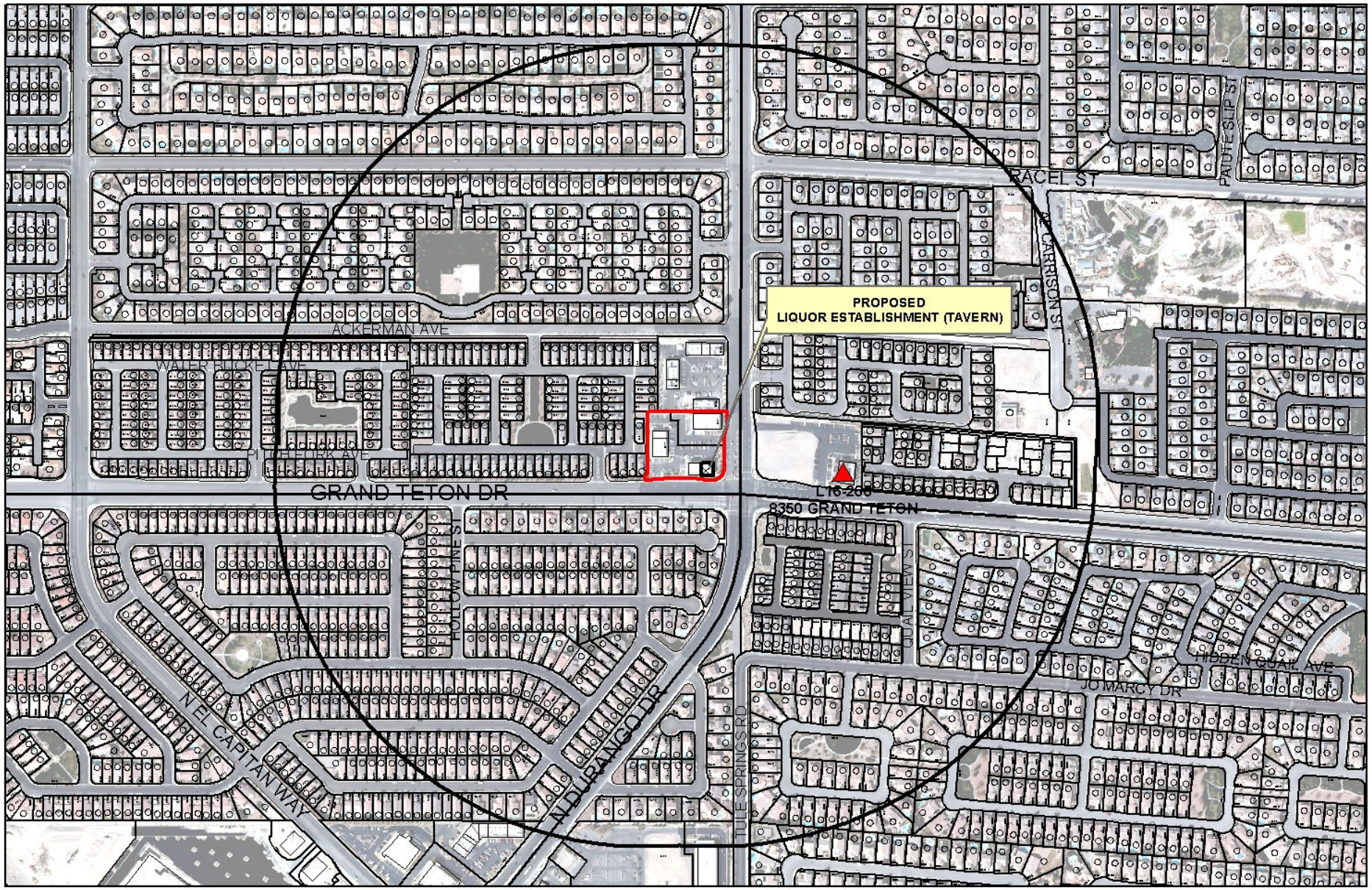
MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. Special Map
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.



SUP-44933

Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 262.5 525 1,050 Feet

RELIGIOUS

CITY PARKS

SCHOOLS

Subject Property

1500 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44933** APN: 125-08-813-008

Name of Property Owner: N S Southwest #4, LLC

Name of Applicant: NLV Pasta, LLC, dba Rosati's

Name of Representative: Lionel Sawyer & Collins

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: BRADLEY J. CARTER

V.P. NOVASOURCE MANAGEMENT, MANAGER OF NS SOUTHWEST #4, LLC

Subscribed and sworn before me

This 16TH day of FEBRUARY, 2012

_____

Notary Public in and for said County and State

STEVEN R. LOVELL
Notary Public State of Utah
My Commission Expires on:
March 3, 2015
Comm. Number: 607083

RECEIVED
MAR 22 2012
City of Las Vegas

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 8001 North Durango Drive #110-130

Project Name Rosati's **Proposed Use**

Assessor's Parcel #(s) 125-08-813-008 **Ward #** 6

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

Commercial Square Footage 13,750 SQFT (SUITE 130) **Floor Area Ratio**

Gross Acres 1.33 **Lots/Units** **Density**

Additional Information PROPOSED ADDITION OF 1,979 SQUARE FEET FOR TAVERN (SUITE 130)

PROPERTY OWNER N S Southwest #4, LLC **Contact** Bradley Carter

Address 2180 South 1300 East, Suite 410 **Phone:** (801) 484-3440 **Fax:** (801) 484-3455

City Salt Lake City **State** Utah **Zip** 84106

E-mail Address bcarter@novasource.net

APPLICANT NLV Pasta, LLC **Contact** Kenneth Corbett

Address 8001 NORTH DURANGO DRIVE **Phone:** 702-294-1212 **Fax:** 702-396-4079

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address KCORBETT1@AOL.COM

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South 4th Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 383-8845

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* Bradley J Carter

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

Print Name BRADLEY J. CARTER
VP NOVASOURCE MANAGEMENT, MANAGER OF NS SOUTHWEST #4, LLC

Subscribed and sworn before me

This 16TH day of FEBRUARY, 20 12.

Notary Public in and for said County and State

STEVEN R. LOVELL
Notary Public State of Utah
My Commission Expires on:
March 3, 2015
Comm. Number: 607083

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44933
Meeting Date:	5/8/12
Total Fee:	$1,280
Date Received:*	3/22/12
Received By:	

RECEIVED
MAR 22 2012
City of Las Vegas

*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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

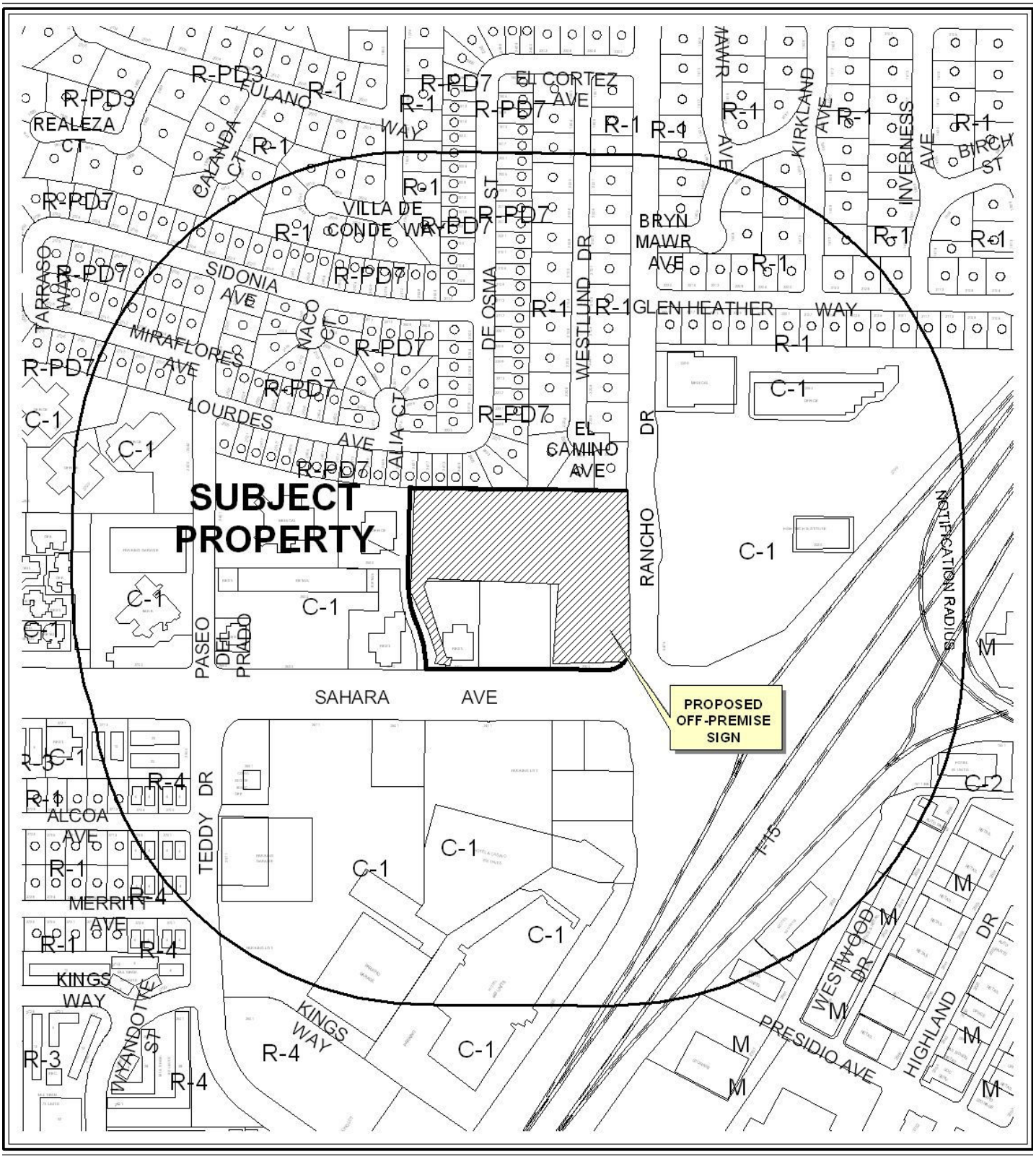
SUBJECT:
VAR-44952 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA DEVELOPMENT AND REALTY COMPANY - OWNER: NFC, LLC - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM A PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 5.69 acres at 2300 West Sahara Avenue (APN 162-05-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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 - VAR-44952 and SUP-44951
2. Conditions and Staff Report - VAR-44952 and SUP-44951
3. Supporting Documentation
4. Photos - VAR-44952 and SUP-44951
5. Justification Letter - VAR-44952 and SUP-44951



0 300 600 Feet

CASE: **VAR-44952 AND SUP-44951**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: VAR-44952 AND SUP-44951

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44952** APN: 162 05802009

Name of Property Owner: NFC LLC

Name of Applicant: Nevada Development & Realty

Name of Representative: Citrus Sign Co.

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: Thomas A. Thomas

Subscribed and sworn before me

This 23rd day of March, 2012

Heidi M Anderson

Notary Public in and for said County and State

HEIDI M. ANDERSON
Notary Public State of Nevada
No. 00-64715-1
My appt. exp. Sept. 22, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VAR

Project Address (Location) 2300 W SAHARA.

Project Name MONUMENT TENANT SIGN **Proposed Use** _____

Assessor's Parcel #(s) 162058020 09 **Ward #** _____

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

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

Gross Acres 0.56 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NEC LLC **Contact** TOM THOMAS

Address 2300 W SAHARA. **Phone:** 920-2851 **Fax:** _____

City L V **State** NV **Zip** 89102

E-mail Address _____

APPLICANT Nevada Development & Realty **Contact** TEDD ROSENSTEIN

Address 2500 W SAHARA **Phone:** 362-4144 **Fax:** _____

City L V **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE Citrus Signs Co **Contact** Mike Weber

Address 3387 W Ogden RD. **Phone:** 348-8484 **Fax:** _____

City L V **State** NV **Zip** 89118

E-mail Address Mike @ citrussigns.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 Thomas A. Thomas

Subscribed and sworn before me

This 23rd day of March, 20 12.

Heidi M Anderson

Notary Public in and for said County and State

HEIDI M. ANDERSON
Notary Public State of Nevada
No. 00-64715-1
My appt. exp. Sept. 22, 2012

FOR DEPARTMENT USE ONLY

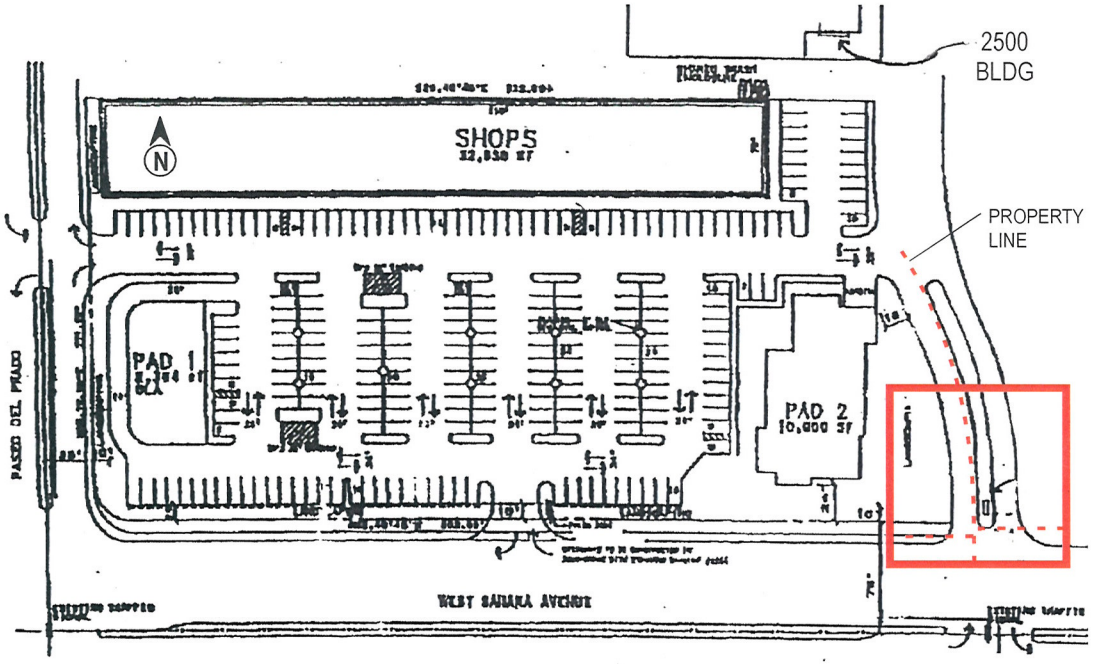
Case #	VAR-44952
Meeting Date:	5/8/12
Total Fee:	830.00
Date Received:*	3/26/2012
Received By:	MRC

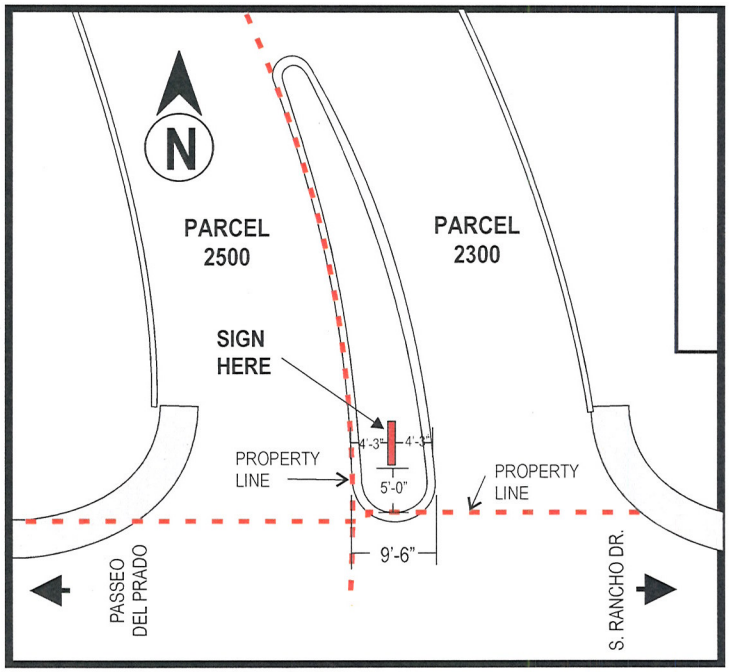
RECEIVED
MAR 26 2012
City of Las Vegas
Department of Planning

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

Revised 10/27/08

LOCATION: 2300 W. SAHARA





W. SAHARA AVE

VAR-44952
SUP-44951

RECEIVED
MAR 28 2012
City of Las Vegas
Department of Planning

CITRUS SIGNS
Full Service Electrical Sign Company
3387 W. Oquendo Rd. Las Vegas, NV 89118
Tel. 702-364-8388 Fax 702-364-0188
citrus_signs@yahoo.com

THIS BID ASSUMES POWER TO SITE IS AMPLE AND IN PLACE AND J-BOX IS WITHIN 10 FEET OF SIGNAGE.

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

PROJECT: NEVADA DEVELOPMENT & REALTY CO.
SALES PERSON: MIKE W. DESIGNER: Gerald L. DATE: 3-23-12
FILE NAME: ND&R Co_MONUMENT_REV 6

State Lic #0064934 C6 $200,000.00

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This design layout is provided to the client for approval purposes only and may not reflect the exact colors and finishes. Layout design and photos used are property of Citrus Signs. Where applied, logo design is owned by Citrus Signs and cannot be copied and/or reproduced without written consent or till design is paid in full. Citrus Signs holds ownership of sign(s) until full amounts paid. Unpaid signage will be removed at customer's expense and any legal fees will be added. By signing this form, you are agreeing to the design layout and all terms and conditions. Sign will be manufactured and installed according to this form. Any changes must be re-quoted and new signatures must be on the designs. Citrus Signs cannot and will not begin and job without written approval.

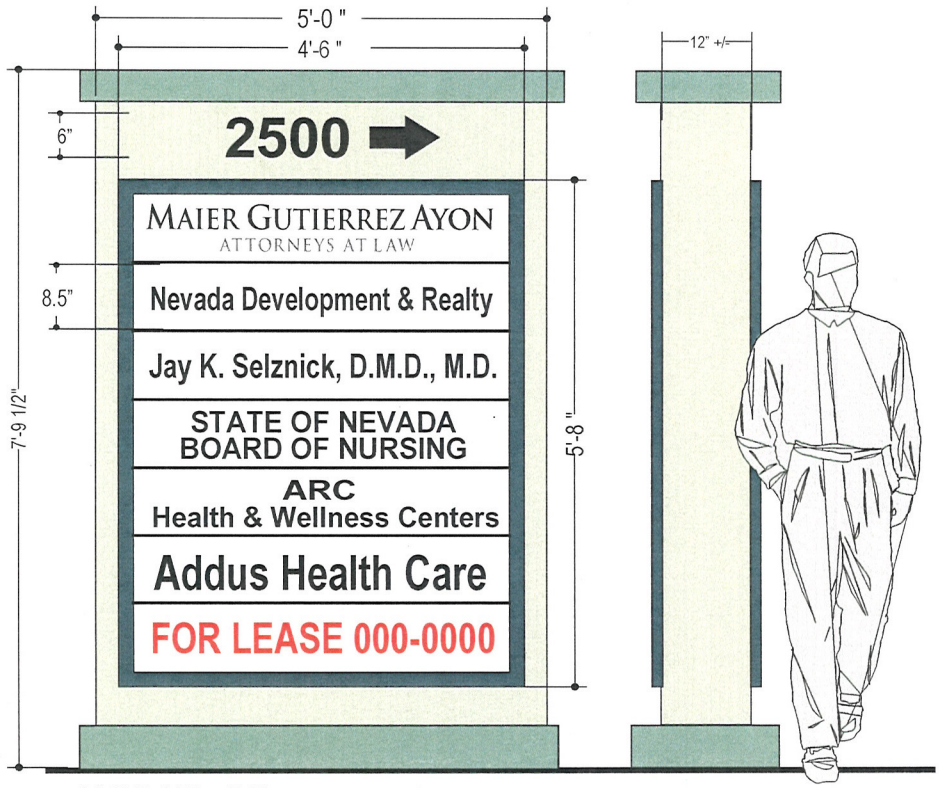
LOCATION: 2300 W. SAHARA

SCOPE OF WORK:
REMOVE EXISTING ADDRESS SIGN (SEE BEFORE PICTURE)

MANUFACTURE AND INSTALL FLORESCENT ILLUMINATED DOUBLE FACE MONUMENT WITH ACRYLIC FACE / TEAL COLOR RETAINER / VINYL DIVIDER LINES TEXCOAT FINISH / COLORS TO BE DETERMINE

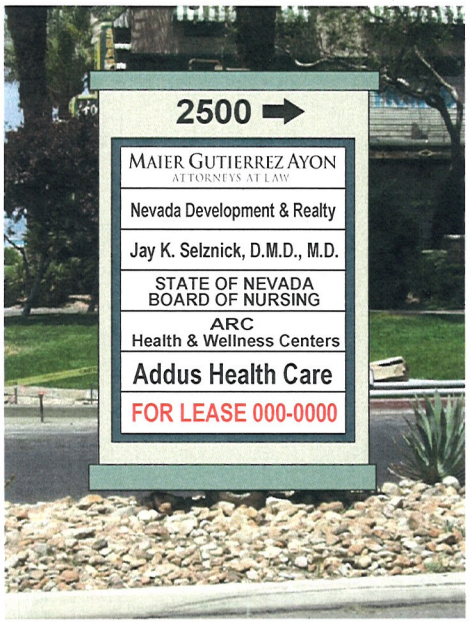
ADDRESS NUMBERS: .080 FCO ALUMINUM (BLACK ENAMEL FINISH)

Property of CITRUS SIGNS

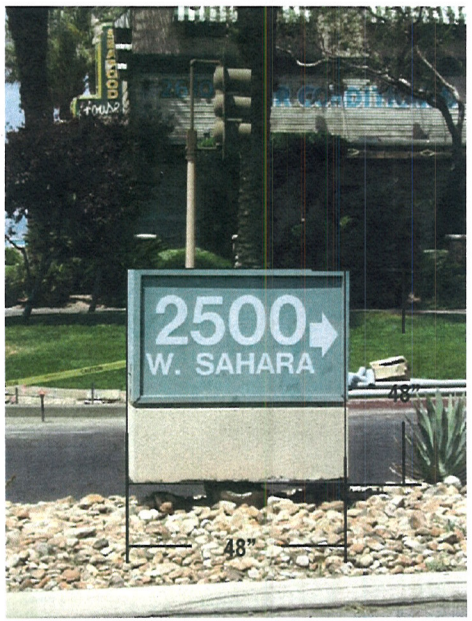


SCALE: 3/4" = 1'-0"

AFTER



BEFORE



REMOVE EXISTING MONUMENT AND REPLACE WITH NEW

VAR-44952
SUP-44951

RECEIVED
MAR 28 2012
Department of Planning

CITRUS SIGNS
Full Service Electrical Sign Company
3387 W. Oquendo Rd. Las Vegas, NV 89118
Tel. 702-364-8388 Fax 702-364-0188
citrus_signs@yahoo.com

THIS BID ASSUMES POWER TO SITE IS AMPLE AND IN PLACE AND J-BOX IS WITHIN 10 FEET OF SIGNAGE.

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

PROJECT: NEVADA DEVELOPMENT & REALTY CO.
SALES PERSON: MIKE W. DESIGNER: Gerald L. DATE: 3-23-12
FILE NAME: ND&R Co_MONUMENT_REV 6

State Lic #0064934 C6 $200,000.00

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This design layout is provided to the client for approval purposes only and may not reflect the exact colors and finishes. Layout design and photos used are property of Citrus Signs. Where applied, logo design is owned by Citrus Signs and cannot be copied and/or reproduced without written consent or till design is paid in full. Citrus Signs holds ownership of signage until fully invoiced paid. Unpaid signage will be removed at customer's expense and any legal fees will be added. By signing this form you are agreeing to and all terms and conditions. Sign will be manufactured and installed according to this form. Any changes must be applied and new signatures must be on the designs. Citrus Signs cannot be held liable for any changes made without written approval.

NEVADA DEVELOPMENT & REALTY CO.

Letter of Justification

January 25th, 2012

The applicant of the building located at 2500 West Sahara Avenue is requesting a Variance of Development Standards for permanent signage to allow a four (4) foot set back from the side property line where a minimum of five (5) feet is required. We are requesting to increase the square footage of existing sign from eight (8) square feet to forty (40) square feet in the center of the median. The applicant is represented by Citrus Signs in this matter.

The intent of this sign is threefold in that it will identify the new tenants, show clients where the 2500 West Sahara building is located, and enhance the overall look of this building. The building is situated in the far north of the property and is very difficult to locate from Sahara Avenue. We are requesting a Special Use Permit for an off-premise sign, as the sign will be located on the property adjacent to the property that contains tenants for which the sign advertises. We would accept conditions that this sign, once approved, will not be altered and will only display tenants on the 2500 West Sahara Avenue Building

Respectfully yours,

Dennis W. Hanna, CPM
Property Manager

RECEIVED
MAR 2 8 2012
City of Las Vegas
Department of Planning

Commercial Real Estate · Property Management · Development
2500 West Sahara Avenue, Suite 211 · Las Vegas, Nevada 89102
Phone: (702) 362-4144 · Fax: (702) 362-3746
Web: www.ndrlasvegas.com

VAR-44952
SUP-44951

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SUP-44951 - SPECIAL USE PERMIT RELATED TO VAR-44952 - PUBLIC HEARING - APPLICANT: NEVADA DEVELOPMENT AND REALTY COMPANY - OWNER: NFC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED EIGHT-FOOT TALL, FIVE-FOOT BY SIX-FOOT OFF-PREMISE SIGN at 2300 West Sahara Avenue (APN 162-05-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

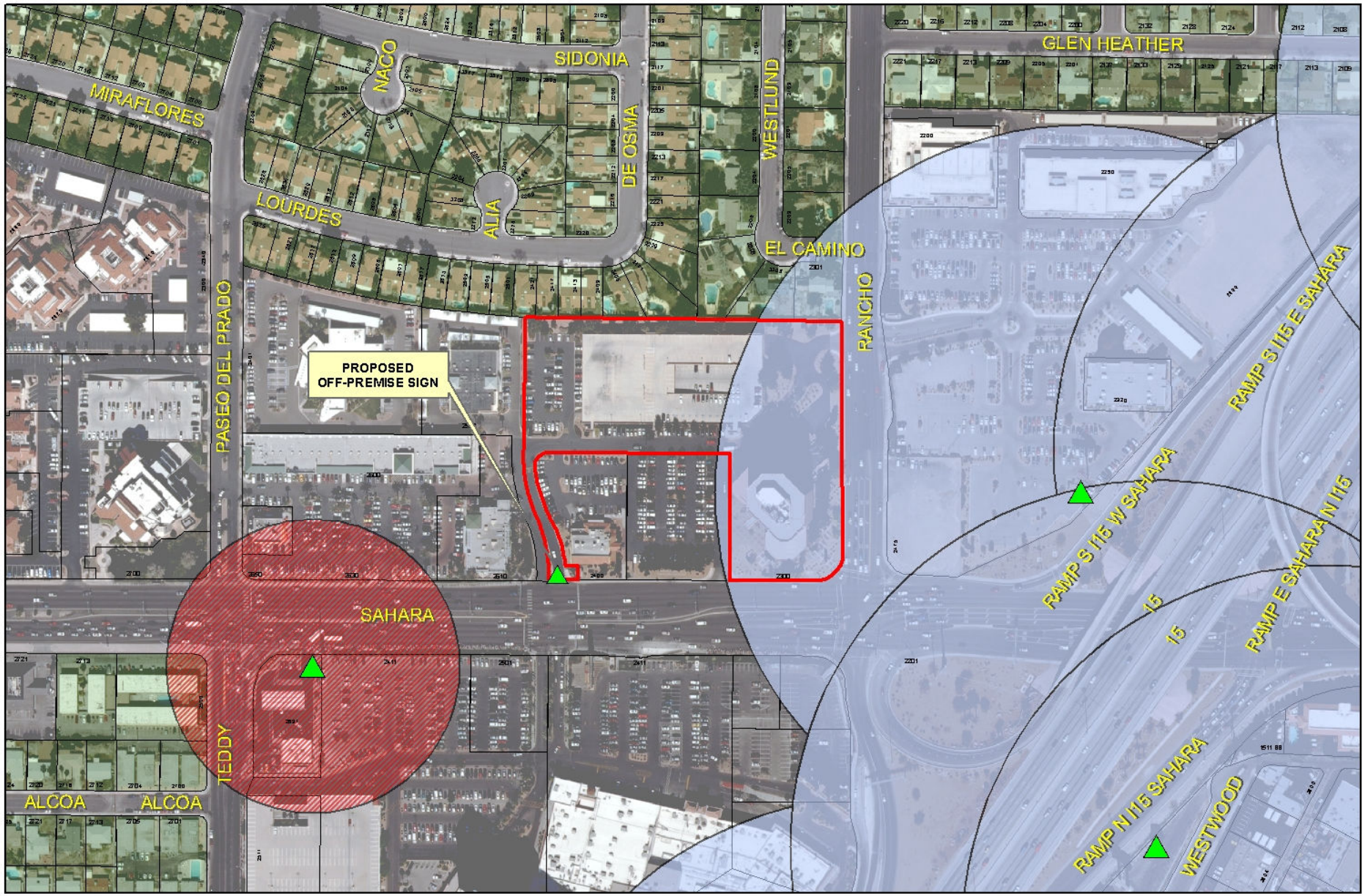
MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. Special Map
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.



SUP-44951

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

City of Las Vegas Billboard Data

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44951** APN: 162 05802009

Name of Property Owner: NFC LLC

Name of Applicant: Nevada Development & Realty

Name of Representative: Citrus Sign Co.

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: Thomas A. Thomas

Subscribed and sworn before me

This 23rd day of March, 2012

Heidi M Anderson

Notary Public in and for said County and State

HEIDI M. ANDERSON
Notary Public State of Nevada
No. 00-64715-1
My appt. exp. Sept. 22, 2012

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 2300 W SAHARA.

Project Name MONUMENT TENANT SIGN **Proposed Use** _____

Assessor's Parcel #(s) 162058020 09 **Ward #** _____

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

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

Gross Acres 0.56 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER NFC LLC **Contact** TOM THOMAS

Address 2300 W SAHARA **Phone:** 920-2851 **Fax:** _____

City L V **State** NV **Zip** 89102

E-mail Address _____

APPLICANT Nevada Development & Realty **Contact** TEDD ROSENSTEIN

Address 2500 W SAHARA. **Phone:** 362-4144 **Fax:** _____

City L V **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE Citrus Sign Co. **Contact** Mike Weber

Address 3387 W Ogden Rd. **Phone:** 348-8484 **Fax:** _____

City L V **State** NV **Zip** 89118

E-mail Address Mike@CitrusSigns.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 Thomas A. Thomas

Subscribed and sworn before me

This 23rd day of March, 20 12.

Heidi M Anderson

Notary Public in and for said County and State

HEIDI M. ANDERSON
Notary Public State of Nevada
No. 00-64715-1
My appt. exp. Sept. 22, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-44951
Meeting Date:	5/8/2012
Total Fee:	1030.00
Date Received:*	3/26/2012
Received By:	M Nels

*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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

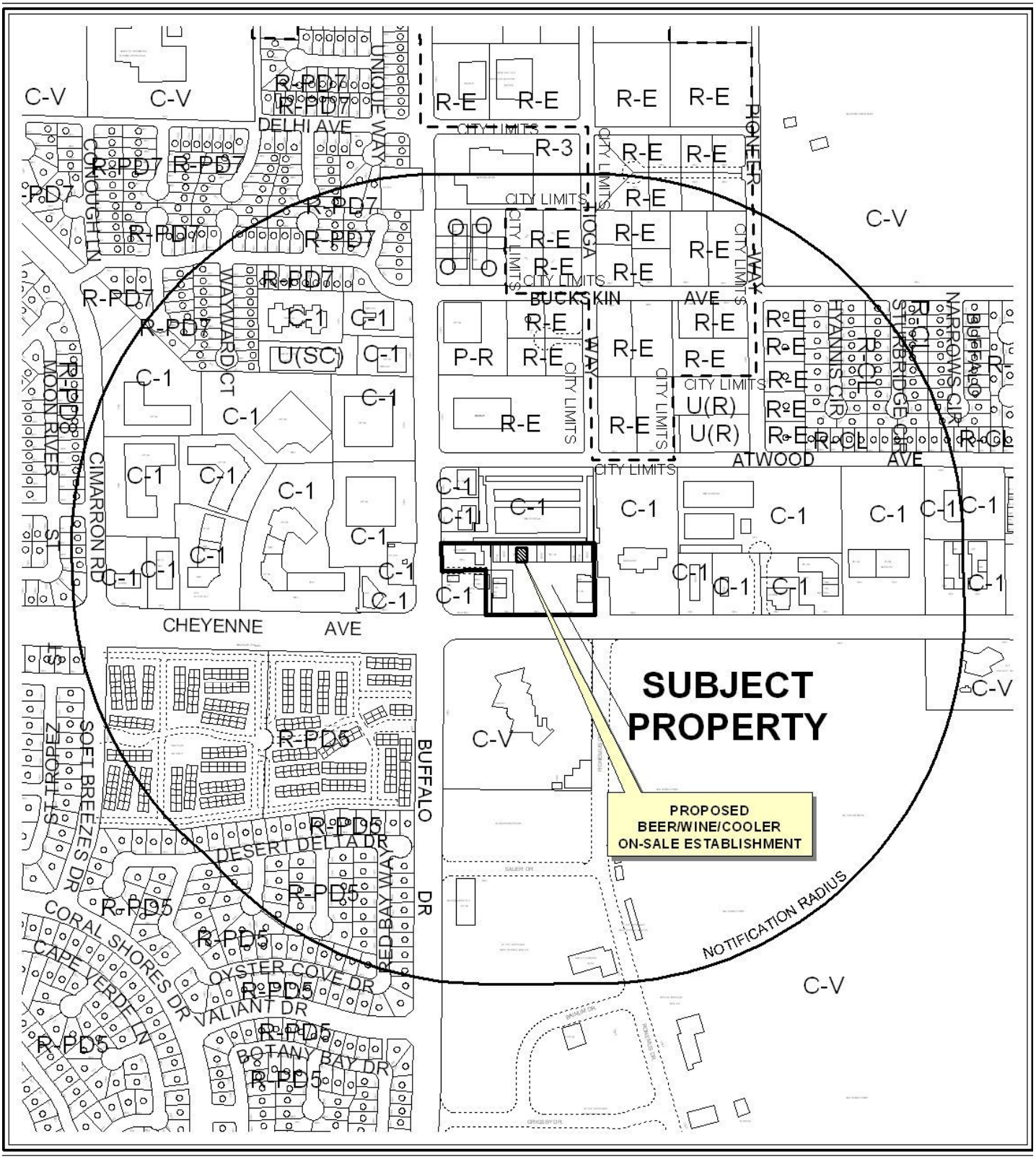
SUBJECT:
SUP-44798 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS A MARTINEZ - OWNER: TRANSWESTERN INVESTMENT HOLDING CHEYENNE FOUNTAINS, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT WITH WAIVERS TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 100-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7450 West Cheyenne Avenue, Suite #108 (APN 138-10-413-006), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

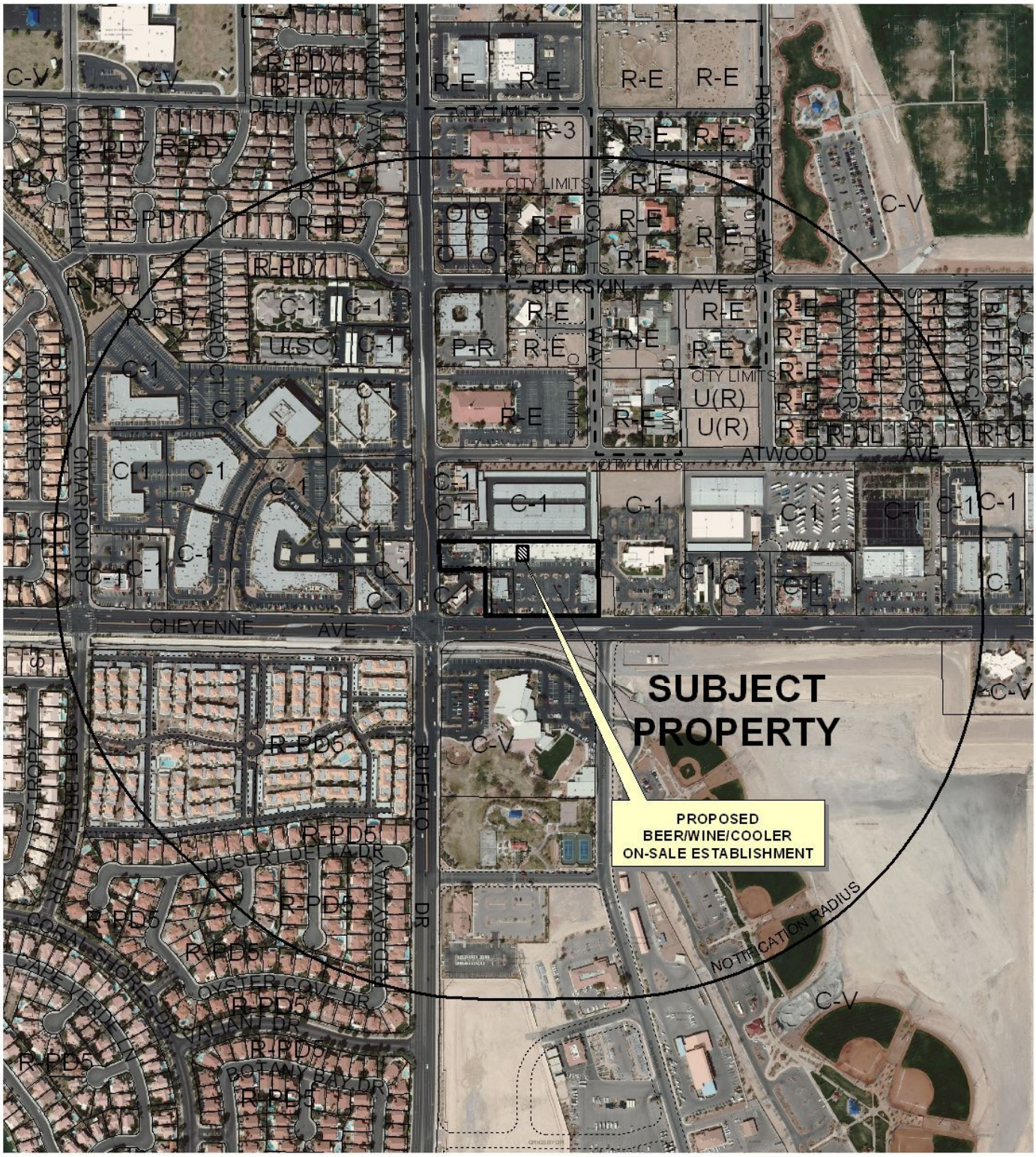
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-44798**

RADIUS: 1500 FEET

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



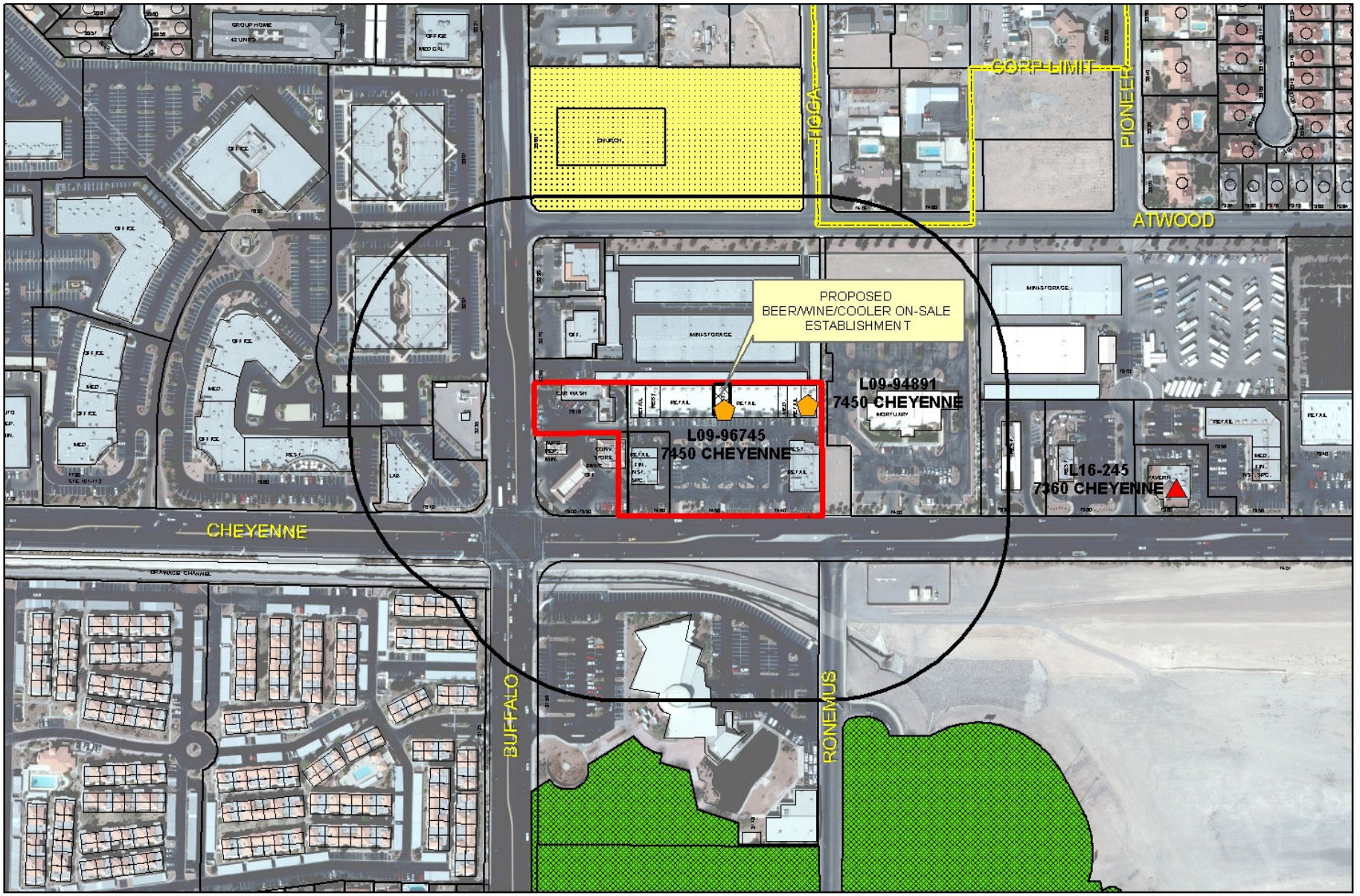
0 500 1000 Feet

CASE: **SUP-44798**

RADIUS: 1500 FEET

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

N



SUP-44798
Beer/Wine/Cooler
On-Sale

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Numbe **SUP-44798** APN: 138-10-413-003

Name of Property Owner: TIH Cheyenne Fountains LLC

Name of Applicant: Luis A. Martinez-Mendoza

Name of Representative: Luis A. Martinez-Mendoza

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 SOUBRS

Subscribed and sworn before me

This 5 day of March, 2012

_____

Notary Public in and for said County and State

TIFFANY TRESSLER
Notary Public, State of Nevada
Appointment No. 99-53254-1
My Appt. Expires Jun 10, 2013

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Liquor License (Beer)

Project Address (Location) 7450 W. Cheyenne Ste 108

Project Name Las Pupusas Restaurant #5 **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-10-413-006 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Transwestern Investment Holding Cheyenne Fountains, LLC **Contact** Lindsay Sontag

Address 2881 N. Tenaya Way Ste. "C" **Phone:** 702-851-9000 **Fax:** _____

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

E-mail Address ~~ascarcelli~~ ascarcelli@svnlv.com

APPLICANT Luis A. Martinez **Contact** Luis A. Martinez

Address 9081 National Park Dr. **Phone:** (702) 427 9929 **Fax:** _____

City Las Vegas **State** NV **Zip** 89178

E-mail Address guaritonv@terra.com

REPRESENTATIVE Luis A. Martinez **Contact** Same

Address 9081 National Park Dr. **Phone:** (702) 427 9929 **Fax:** _____

City Las Vegas **State** NV **Zip** 89178

E-mail Address guaritonv@terra.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 JEFF PORI

Subscribed and sworn before me

This 27 day of February, 2012.

_____

Notary Public in and for said County and State

TIFFANY TRESSLER
Notary Public, State of Nevada
Appointment No. 99-53254-1
My Appt. Expires Jun 10, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44798
Meeting Date:	5/8/12
Total Fee:	$ 1230.00
Date Received:*	3/8/12
Received By:	

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

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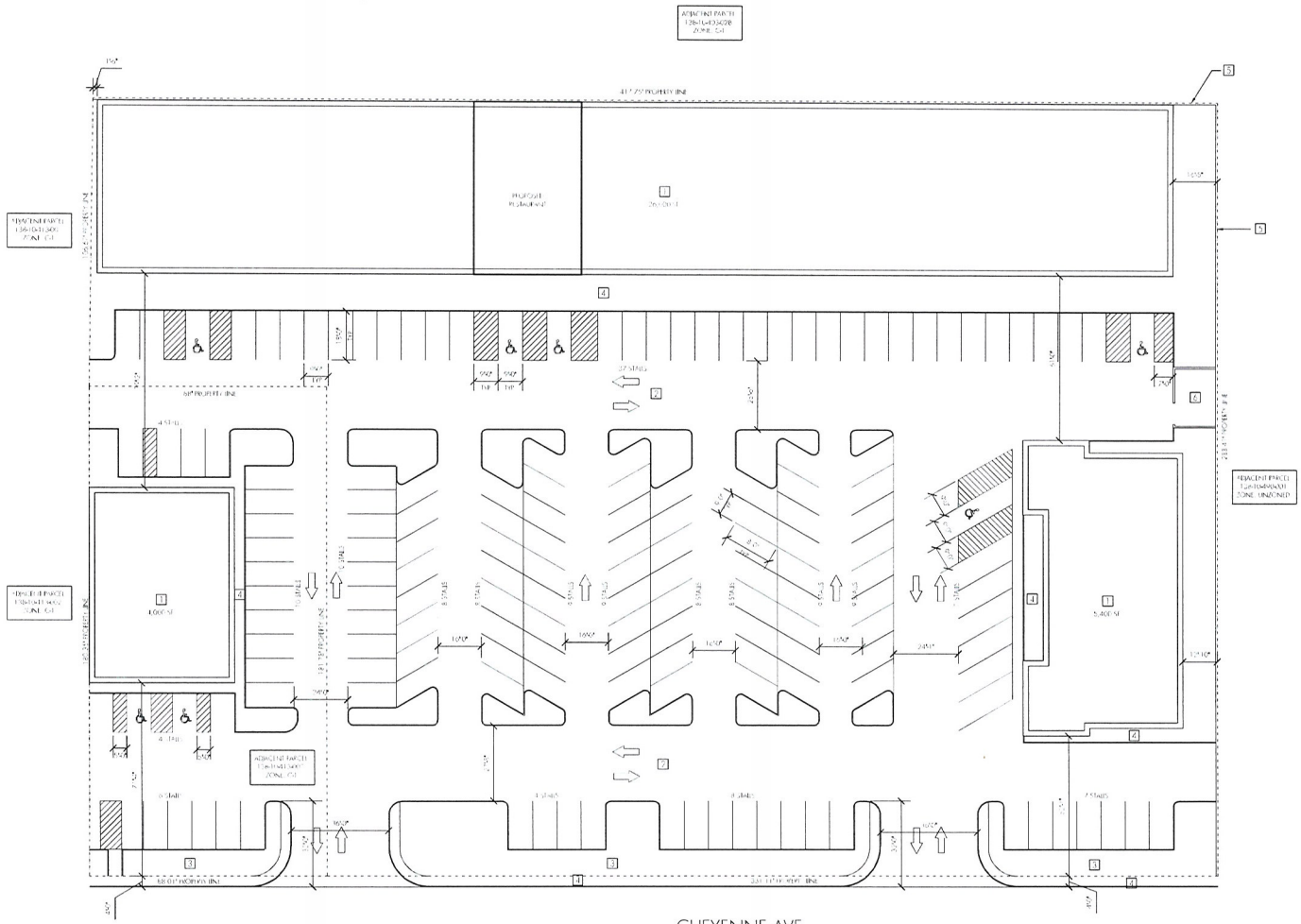


KEYNOTES

1. EXISTING RETAIL BUILDING
2. EXISTING ASPHALT PAVING
3. EXISTING LANDSCAPING
4. EXISTING CONCRETE WALK
5. EXISTING BLOCK WALL
6. EXISTING TRASH ENCLOSURE

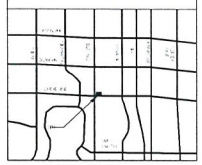
PARKING

RETAIL	35,400 SF 1:250 = 120
TOTAL REQUIRED	20 STALLS
TOTAL PROVIDED	65 STALLS
TOTAL H/C REQUIRED	5 STALLS (1 VAN)
TOTAL H/C PROVIDED	7 STALLS (3 VAN)

SITE DATA

PARCEL	138-10-413-006 & 138-10-413-007
ADDRESS	150 W. CHEYENNE AVE. LAS VEGAS, NV 89129
EXISTING USE	LAS VEGAS, NV 89129
ZONING	C-1
LOT SIZE	2.39 ± 0.39 ACRES
FAR	1.5

VICINITY



SITE PLAN SCALE 1"=20'

LAS PUPUSAS RESTAURANT

RBA ARCHITECTURE February 10, 2012

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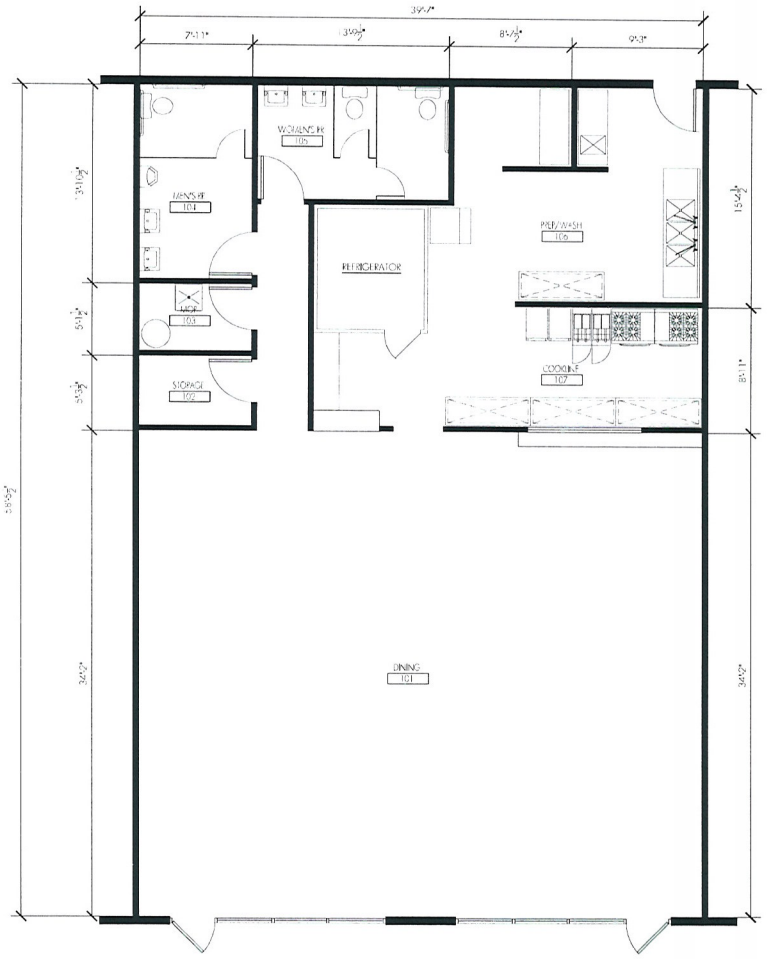
Department of Planning

SUP-44798

BUILDING DATA

AREA	2,313 SF Gross
USE	RESTAURANT
STORIES	ONE
OCCUPANTS	98 PERSONS
Assembly	1,253 SF/15 = 91
Kitchen	573 SF/200 = 3
Office	384 SF/100 = 4



FLOOR PLAN SCALE: ¼" = 1'-0"

LAS PUPUSAS RESTAURANT

RBA ARCHITECTURE February 10, 2012

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SUP-44798
City of Las Vegas
Department of Planning

LAS PUPUSAS RESTAURANTS

3111 S. VALLEY VIEW BLVD. STE.Q-105, LAS VEGAS, NV 89102, PH.702-248-7776

TO: CITY OF LAS VEGAS – DEPARTMENT OF PLANNING

FROM: LAS PUPUSAS RESTAURANTS (EIN # 88-0512766)

DBA, LUIS A. MARTINEZ-MENDOZA

SUBJET: REQUEST BEER AND WIND COOLER ON SALE ESTABLISHMENT

DATE: February 23, 2012

This letter is to request Liquor License at 7450 west Cheyenne Suite 108, Las Vegas, NV 89129.

I'm request a waiver from the church to the north and the city park to the South.

We have on business since August 2000, we have 4 location:

1- 3111 S. Valley View, Ste.105, Las Vegas, NV 89102 (702) 248-7776
2- 4750 S. Eastern Av., Las Vegas, NV 89119 (702)-341-7776
3- 955 W, Craig Rd., Ste. 100-A , North Las Vegas, 89032 (702)-648-6200
4- 641 N. Stephanie St., Henderson, NV 89014 (702)450-0600

We will star whit 8 employees and our hours operation is 9:00 A.M. to 9:30 P.M.

The restaurant capacity will be 30 people or more.

We serve beers only on the table to enjoy our food.

Sincerely,

LUIS A. MARTINEZ-MENDOZA

OFFICE: 9081 NATIONAL PARK DR., LAS VEGAS, NV 89178

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City of Las Vegas
Department of Planning

OWNER

SUP-44798

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

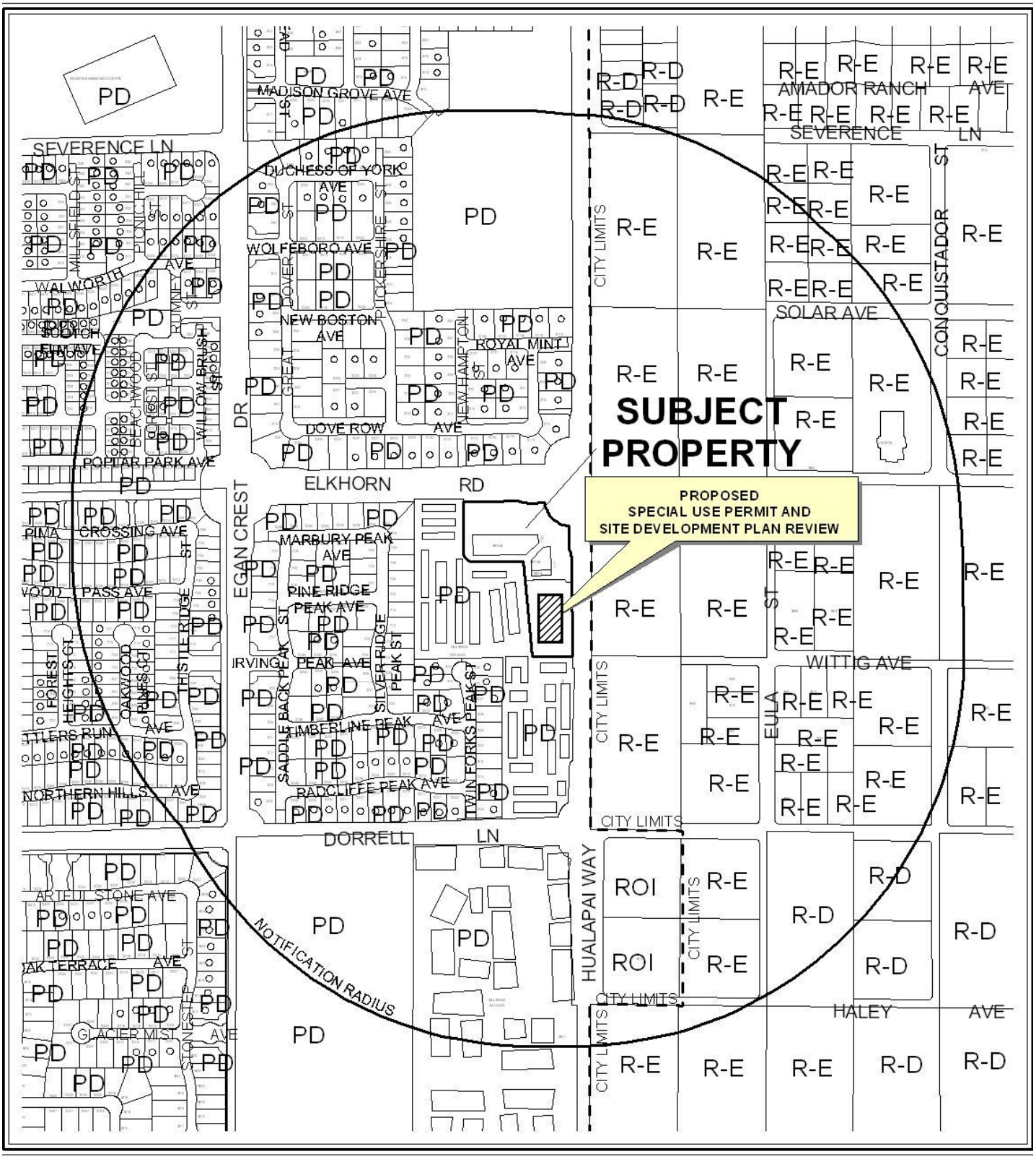
SUBJECT:
SUP-44851 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR GAMING (INCIDENTAL GAMING MACHINES ONLY) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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 - SUP-44851, SUP-44852 and SDR-44850
2. Conditions and Staff Report - SUP-44851, SUP-44852 and SDR-44850
3. Supporting Documentation
4. Photos - SUP-44851, SUP-44852 and SDR-44850
5. Justification Letter - SUP-44851, SUP-44852 and SDR-44850



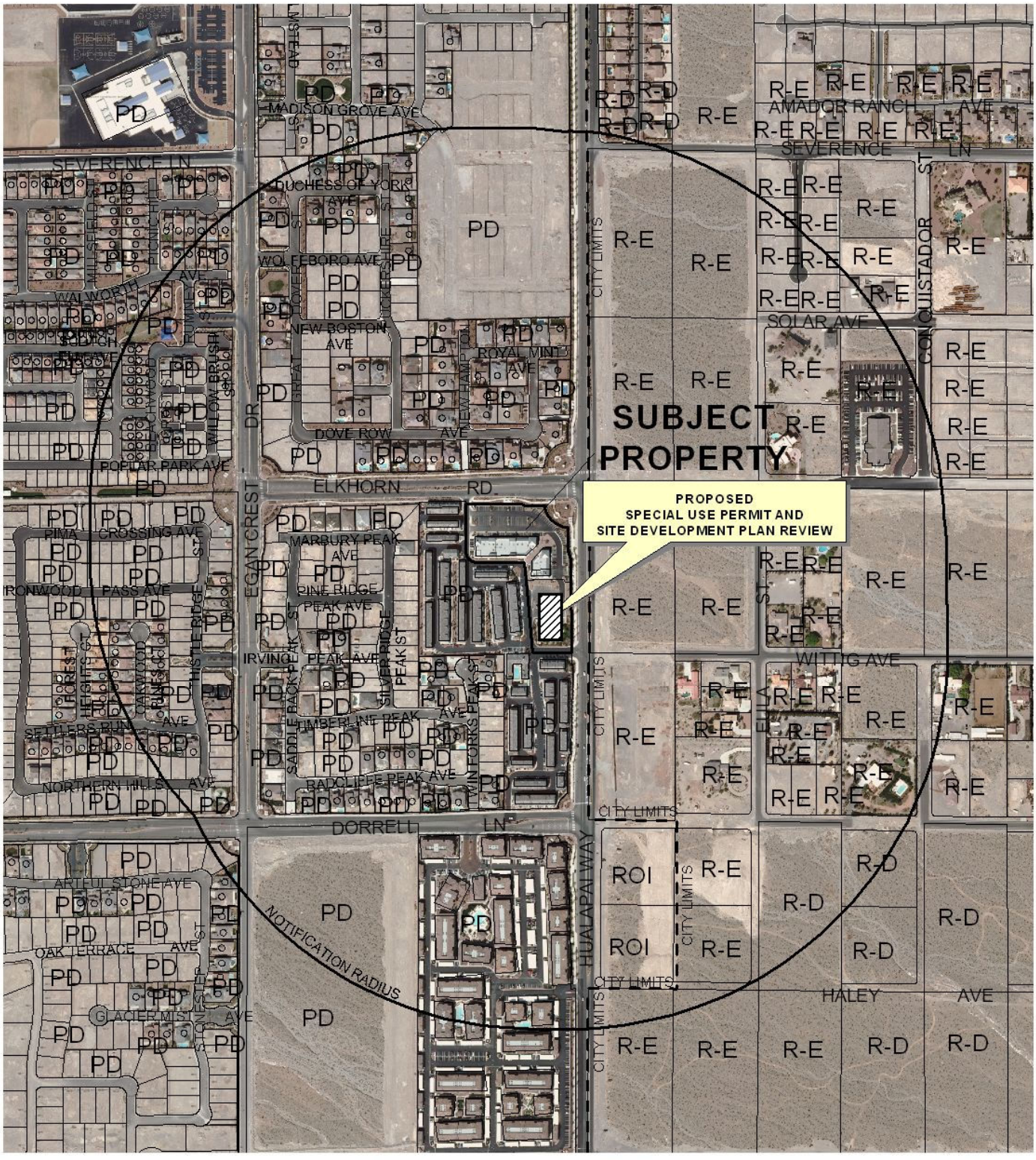
0 400 800 Feet

CASE: **SUP-44851, SUP-44852 AND SDR-44850**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **SUP-44851, SUP-44852 AND SDR-44850**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-44851** APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Providence Plaza

Name of Representative: Mark Florentino - 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 ✓ 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: Hank Gaerson

Print Name: Hank Gaerson

Subscribed and sworn before me

This 1 day of March, 2012

RECEIVED
MAR 15 2012

Notary Public in and for said County and State

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.doc

1004210.1

G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for gaming

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell **Contact** Mark Fiorentino

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address MHF@kcnvlaw.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 Hank Gordon

Subscribed and sworn before me

This 1 day of March, 20 12.

[signature]

Notary Public in and for said County and State

Providence Plaza, LLC
By HF Trust, Manager

By Hank Gordon, Trustee

G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44851
Meeting Date:	5/8/12
Total Fee:	$1030.00
Date Received:*	3/15/12
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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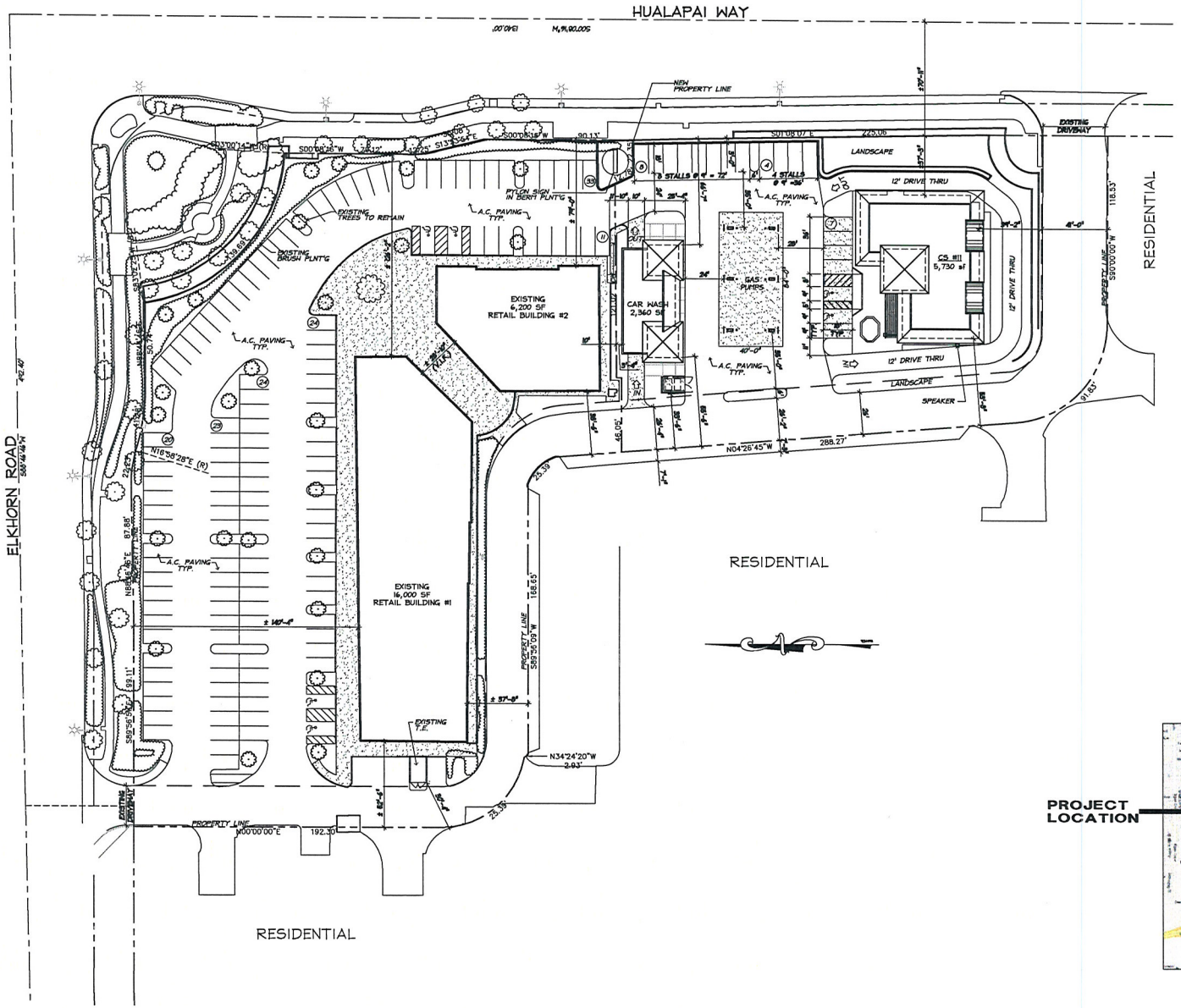

PROJECT SUMMARY

SITE	
AREA (GROSS):	55,848 SF
BUILDING FOOTPRINT:	8,090 SF
LANDSCAPE:	15,012 SF
LOT COVERAGE (NET):	37%

CONVENIENCE STORE BUILDING SUMMARY:	
RESTAURANT DINING AREA:	1,415 SF
RESTAURANT KITCHEN AREA:	1,007 SF
CONVENIENCE SALES AREA:	1,793 SF
CONVENIENCE OFFICE/STORAGE AREA:	1,515 SF
TOTAL BUILDING AREA:	5,730 SF

NEW BUILDINGS:	
CONVENIENCE STORE:	5,730 SF
CAR WASH:	2,360 SF
TOTAL:	8,090 SF

EXISTING RETAIL BUILDINGS:	
BUILDING #1	16,000 SF
BUILDING #2	6,200 SF
TOTAL:	22,200 SF

TOTAL BUILDING AREA:	30,490 SF

PARKING SUMMARY:			REQ'D	PRV'D
TOTAL BUILDING AREA:	30,490 SF	1:250	122	154
HANDICAP STALLS			6	6
STANDARD STALLS			122	148
TOTAL STALLS PROVIDED:				154



CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

SITE PLAN

0 30' 60'

Architect C2G Architecture Design Construction C2G 1012.01 02/28/12

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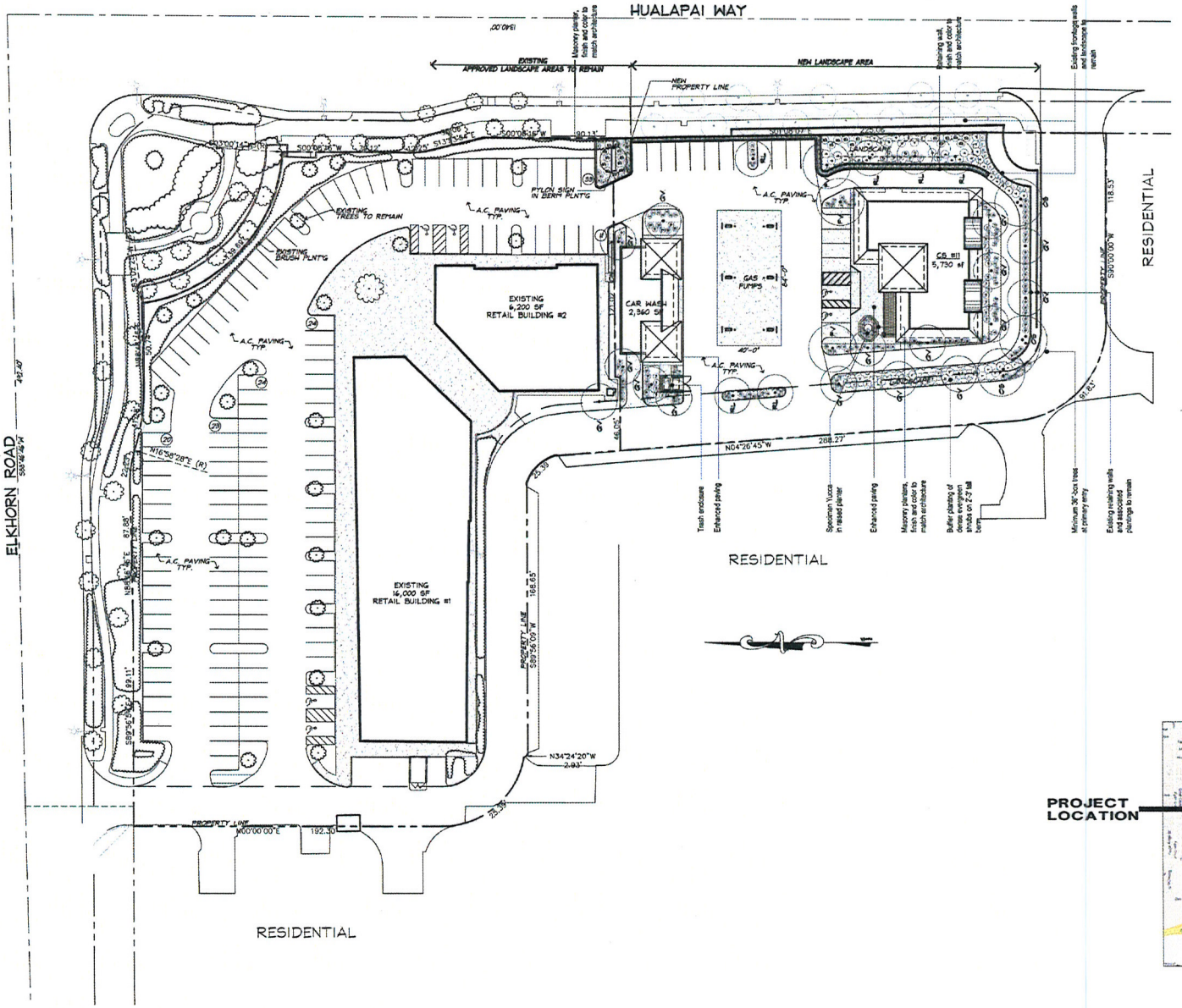
SUP-44851
SUP-44852
SDR-44850



PLANT LEGEND

TREES

Symbol	Botanical Name - Common Name	Size	Qty.
	Fraxinus velutina 'Fan Tex' - Fan Tex Ash	24" Box	3
	Olea 'Swan Hill' - Fruitless Olive (Multi-Trunk)	36" Box	3
	Quercus virginiana 'Cathedral' - Cathedral Live Oak	36" Box	16
	Rhus lancea - African Sumac	24" Box	6
	Existing tree to remain		

SHRUBS

Symbol	Botanical Name - Common Name	Size	Qty.
1	Yucca gloriosa 'Variegata' - Variegated Spanish Dagger	5 Gal.	1
2	Dasylirion wheeleri - Desert Spoon	5 Gal.	21
3	Dodonaea viscosa - Purple Hopseed Bush	5 Gal.	23
4	Elaeocarpus decipiens - Japanese Blueberry	5 Gal.	20
5	Hesperaloe parviflora - Red Yucca	5 Gal.	9
6	Lantana camara - Lantana	5 Gal.	15
7	Leucophyllum langmaniae 'Rio Bravo' - Langman's Sage	5 Gal.	27
8	Myrtus communis 'Compacta' - Dwarf Myrtle	5 Gal.	39
9	Nerium oleander 'Petite Pink' - Dwarf Oleander	5 Gal.	15
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
10	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
11	Rosa sp. - Rose	5 Gal.	13
	Rosmarinus prostrata - Prostrate Rosemary	5 Gal.(at 36" o.c., triangularly spaced for full coverage)	304
14	Vauquelinia californica - Arizona Rosewood	5 Gal.	21
15	Xylosma congestum 'Compacta' - Dwarf Shiny Xylosma	5 Gal.	60
16	Nerium oleander 'Little Red' - Little Red Dwarf Oleander	5 Gal.	83

VINES SUCH AS -

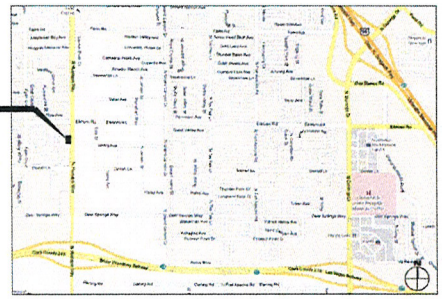
Symbol	Botanical Name - Common Name	Size
Not Shown	Gelsemium sempervirens - Carolina Jasmine	5 Gal.
	Hardenbergia violacea - Lilac Vine	5 Gal.
	Trachelospermum jasminoides - Star Jasmine	5 Gal.

GROUNDCOVER SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	Dalea capitata 'Sierra Gold' - Sierra Gold Dalea	1 Gal.
	Lantana 'New Gold' - New Gold Lantana	1 Gal.
	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	1 Gal.
	Teucrium chamaedrys - Wall Germander	1 Gal.
Not Shown	'Rebel Rose' rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents.	

NOTES

1. All proposed landscape improvements shall comply with the City of Las Vegas Drought Ordinance.
2. Automatic irrigation that complies with the City of Las Vegas Drought Ordinance will be provided to all planting areas and shall be provided on the Construction Documents.
3. A minimum of 75% of ground plane shall be planted with vegetative cover.
4. Pyracantha and Roses to be kept away from pedestrian areas.
5. Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.



CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

LANDSCAPE PLAN

0 30' 60'

Architect C2G Architecture Design Construction C2G 1012.01 03/23/11

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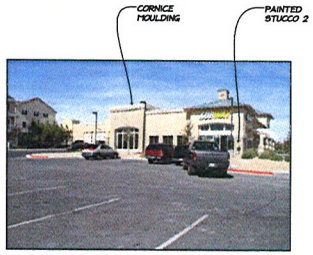
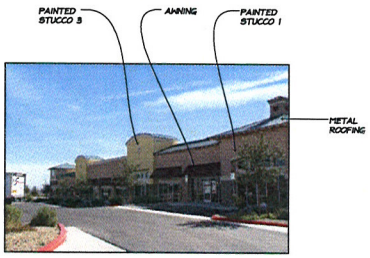
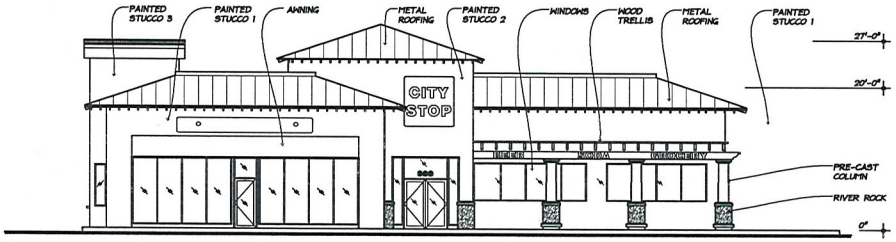






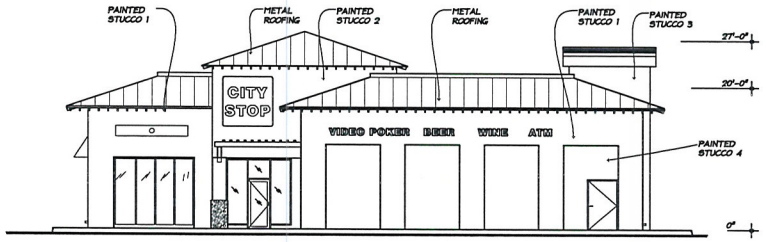
MATERIAL COLORS

PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



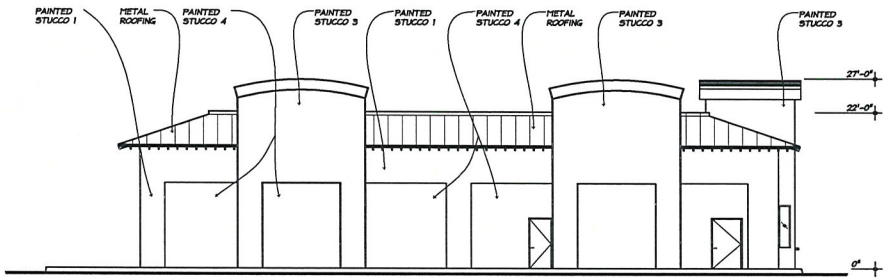
NORTH ELEVATION

1/8"=1'-0"



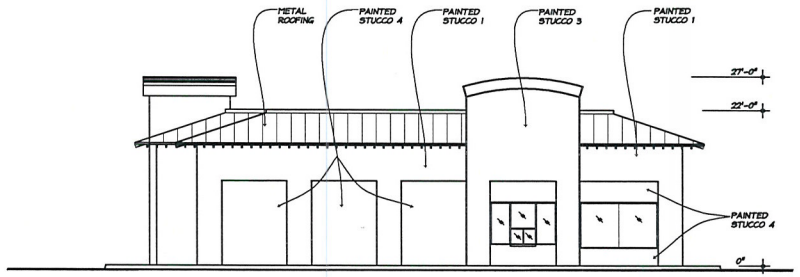
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

STORE ELEVATIONS

0 8' 16'

Architecture Construction C2G 1012.01 03/23/11

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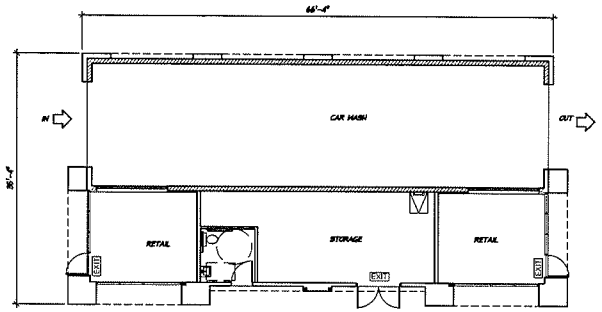
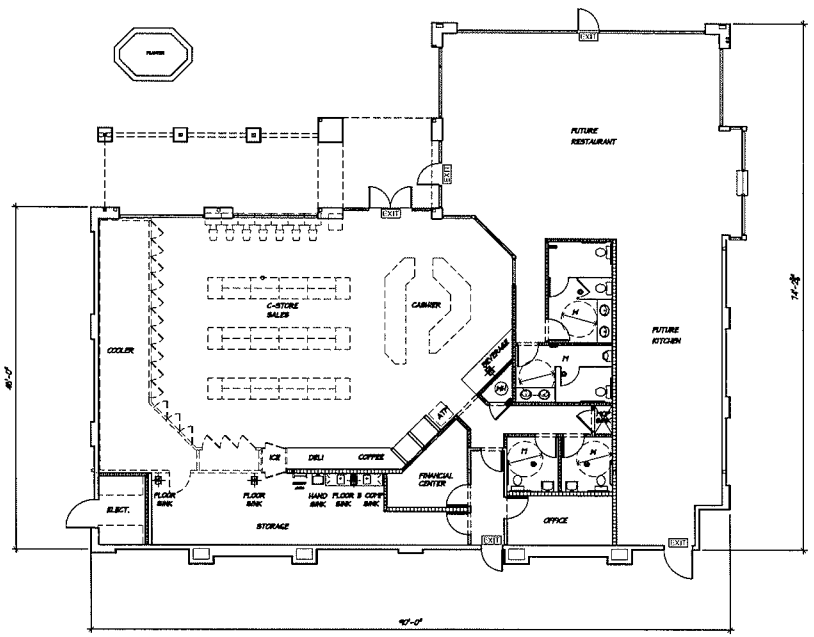


CAR WASH

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
RETAIL 1	190	30	7
STORAGE	341	300	2
RETAIL 2	190	30	7
TOILET	SHARED USE		
TOTAL OCCUPANCY LOAD			16
1 EXIT REQUIRED, 3 EXITS PROVIDED			



STORE

FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
FUTURE RESTURANT	818	15	54
FUTURE KITCHEN	648	200	5
OFFICE	104	100	1
FINANCAIL OFFICE	96	100	1
STORAGE	389	300	2
C-STORE SALES	1907	30	63
TOILET	SHARED USE		
TOILET	SHARED USE		
ELEC	SHARED USE		
HALL	SHARED USE		
TOTAL OCCUPANCY LOAD			108
2 EXIT REQUIRED, 4 EXITS PROVIDED			

CITY STOP *Convenience Store, Gas Station & Car Wash*

PROVIDENCE PLAZA *Elkhorn Road & Hualapai Avenue* *Las Vegas, Nevada*

FLOOR PLAN 0 8' 16'

Architect C2G Architecture Design Construction C2G 1012-01 03/23/11

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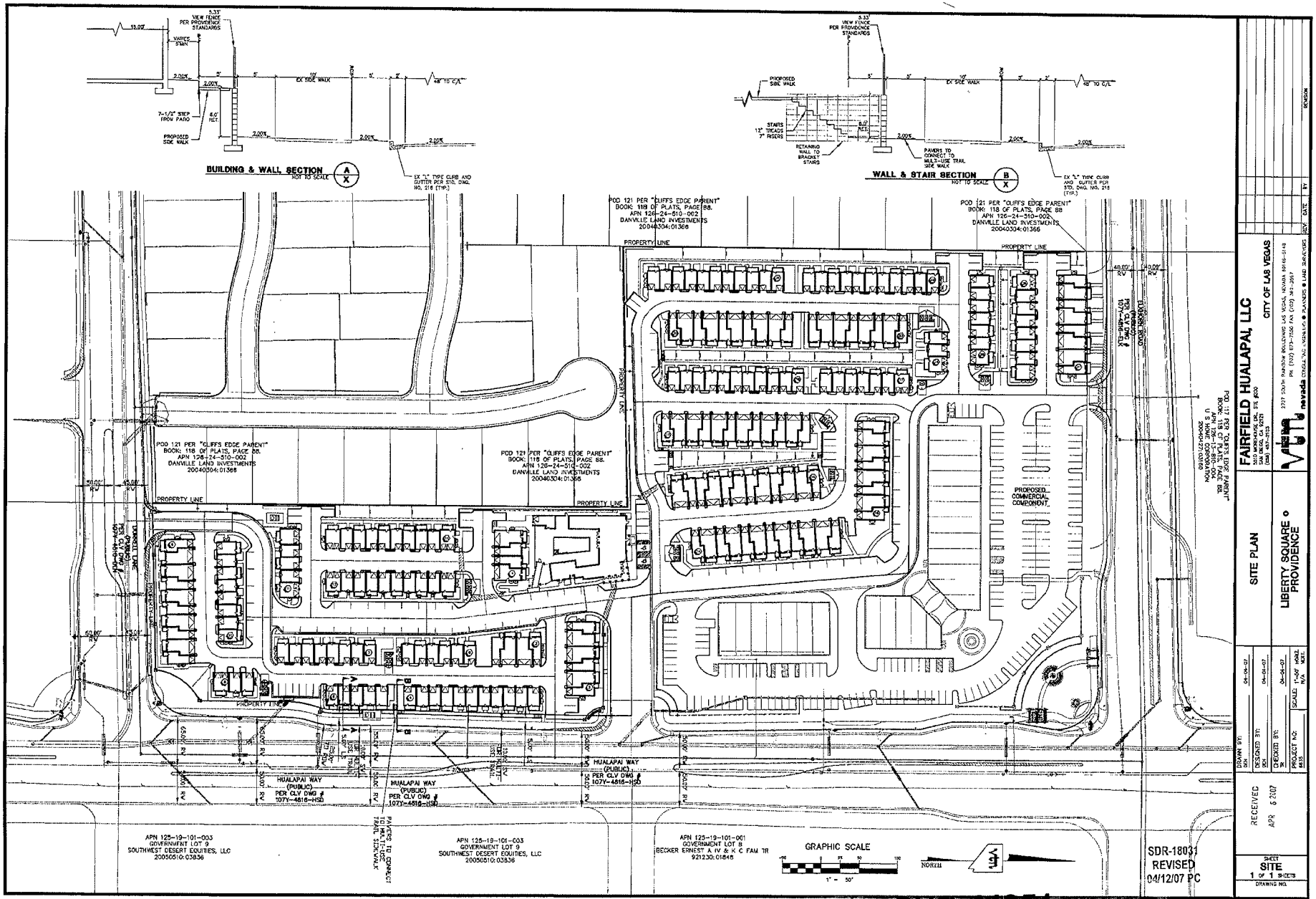

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SUP-44852
SDR-44850

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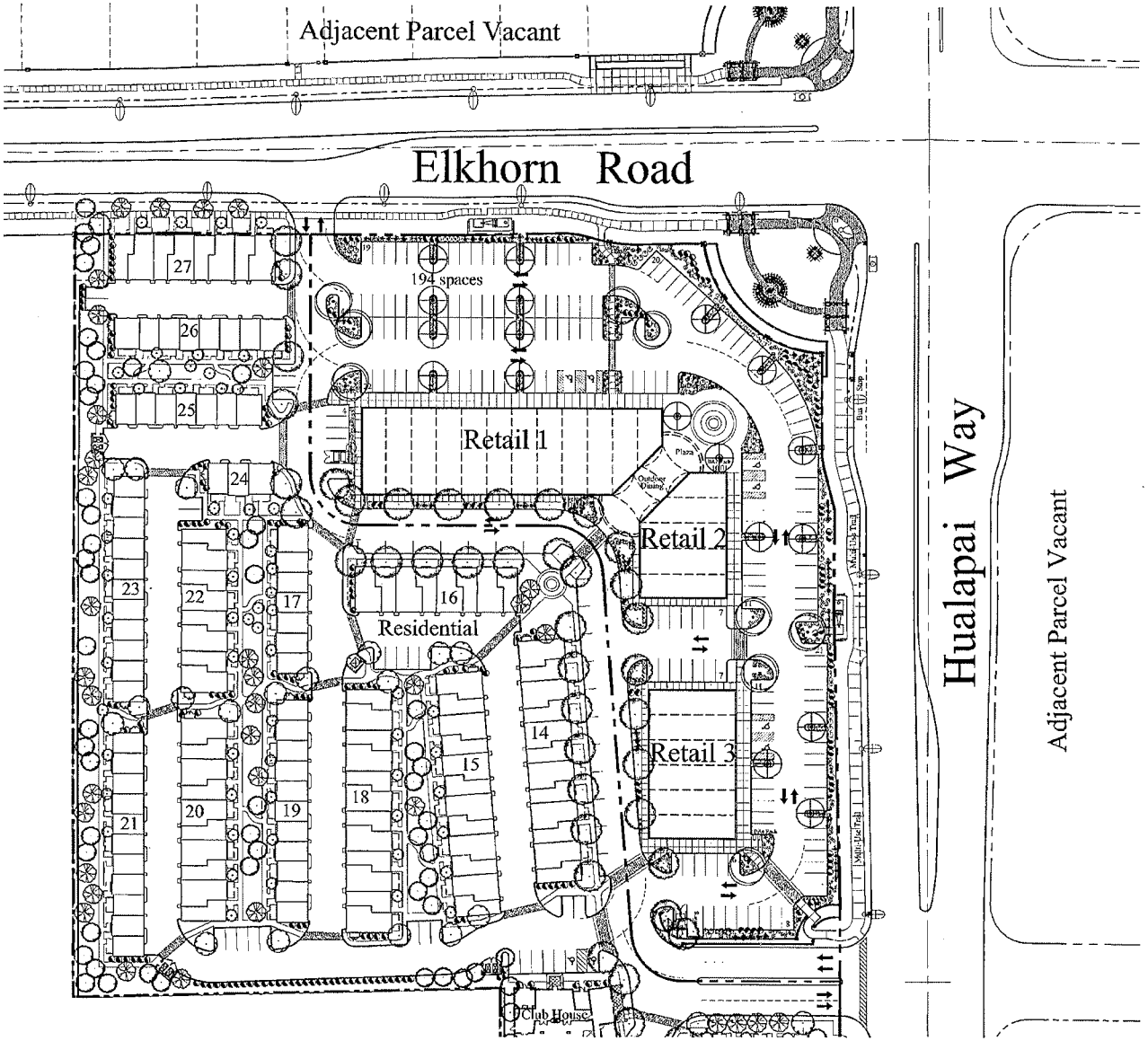
MAR 15 2012



SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area	150,300 sf	3.450 acres

SITE COVERAGE

Max. Allowed:	Building/Site Area	50%
Provided:	30,600 sf / 150,300 sf =	20.4%

LANDSCAPE AREA

Min. Allowed:	Site Area-Bldgs-Prkg-Drives	20%
Provided:	37,455 sf / 150,300 sf =	24.9%

Plant Materials Legend

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Ulmus parviflora Drake	see plan	17	
	Pistacia species Pistachio	see plan	18	
	Fraxinus velutina 'Rio-Grande' Fan-Tax Ash	see plan	9	
Shrubs				
	Baccharis Hybrid Starn Thompson	5 gal.	95	
	Cassia nemophila Desert Cassia	5 gal.	65	
	Leucophyllum laevigatum Chihuahuan Sage	5 gal.	35	
	Leucophyllum zygophyllum Blue Ranger	5 gal.	100	
Groundcover				
	Baileya multiradata Desert Marigold	1 gal.	15	
	Dalea capitata Golden Dalea	1 gal.	40	
	Lantana montevidensis Purple Trailing Lantana	1 gal.	120	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	50	
Accents				
	Dasylirion wheeleri Desert Spoon	5 gal.	40	
	Hesperaloe parviflora Red Hesperaloe	5 gal.	30	
	Hesperaloe parviflora - yellow Yellow Hesperaloe	5 gal.	100	
	Muhlenbergia capillaris Regal Mist TM	5 gal.	20	

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North

Scale: 1" = 40'

0 40 80 160

Project No. 706105 March 19, 2007

Conceptual Landscape Plan - B-4

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This Plan is Conceptual in Nature and no Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Scale and Architectural Features are Conceptual and subject to Change.

GREEN STREET PROPERTIES

PROVIDENCE MIXED-USE

Las Vegas, Nevada

VAR-18090 SDR-18031
REVISED 04/12/07 PC

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SUP-44851
SUP-44852
SDR-44850

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MAR 15 2012

PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

3/25/2011

Hank Gordon
Laurich Properties
1770 N. Buffalo Dr. #101
Las Vegas, NV 89128

Via: E-mail (hgordon@laurichproperties.com) and Prolog Website

RE: ***Providence Master Plan Community***
Project Plan: Architectural Plans
POD: 122 – Providence Plaza
Plan Date: Received 3/23/11

Dear Hank:

The Providence Design Review Committee (DRC) is in receipt of your Architectural Plan and site plan for the City Stop at Providence Plaza.

The DRC approves your architectural plans and site plan for the above referenced POD.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval 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 approved, 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.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

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MAR 15 2011

Document in Prolog Manager 2007 R1

SUP-44851
SUP-44852
SDR-44850

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

MARK H. FIORENTINO
mfiorentino@kcnvlaw.com
702.693.4261

February 21, 2012

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, Nevada 89106

Re: Justification Letter for City Stop
SWC Elkhorn Road & Hualapai Way

To Whom It May Concern:

Please accept this letter as justification for the above-referenced project. The applicant is requesting a major amendment of a previously approved site development plan review (SDR-18031) and special use permits to allow for gaming and the sale of packaged beer, wine and coolers in conjunction with a proposed convenience store at the southwest corner of Elkhorn Road and Hualapai Way more particularly described as assessors parcel number 126-24-517-003 and 004.

Site Plan Review

The Applicant is proposing an approximately 5,730 square foot convenience store and approximately 2, 360 square foot car wash with gas pumps. The convenience store will have a restaurant with dining area, sales area, office/storage area, alcohol sales and gaming.

Special Use Permits for Liquor Sales and Gaming

The Applicant is proposing to have a drive-thru, gaming and the sale of beer, wine and coolers in conjunction with the convenience store.

Approval of the applications is warranted for a number of reasons, including:

1. The project will provide needed services to the Providence community and the surrounding area.

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MAR 15 2012

SUP-44851
SUP-44852
SDR-44850

2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.

3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.

4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Mark H. Fiorentino

MHF/amp

SUP-44851
SUP-44852
SDR-44850

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SUP-44852 - SPECIAL USE PERMIT RELATED TO SUP-44851 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

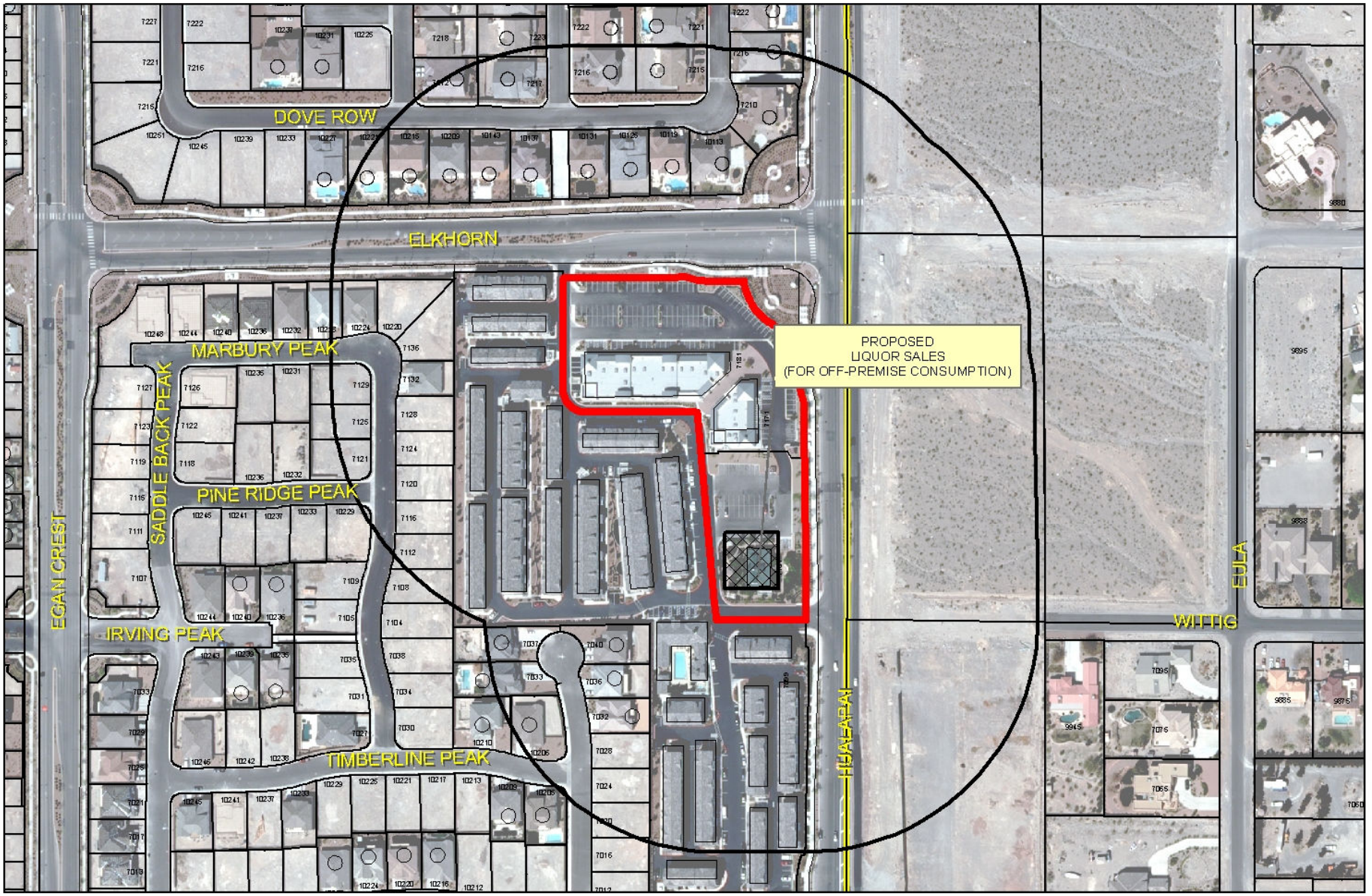
MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. Special Map
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.



SUP-44852

Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-44852** APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Providence Plaza

Name of Representative: Mark Fiorentino - 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 ✓ 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: HANK GORDON

Subscribed and sworn before me

This 1 day of MARCH, 2012

[signature]

Notary Public in and for said County and State

Revised 11-14-06

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G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

NRO1

1004210.1

16134.2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for liquor sales

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio** _____

Gross Acres 3.5± **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell **Contact** Mark Fiorentino

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address MHF@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 1 day of March, 2012.

Notary Public in and for said County and State

Providence Plaza, LLC

By HF Trust, Manager

By Hank Gordon, Trustee

G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-44852
Meeting Date:	5/8/12
Total Fee: $	1280.00
Date Received:*	3/15/12
Received By:	[signature]

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

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MAR 15 2012

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SDR-44850 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44851 AND SUP-44852 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, DRIVE THROUGH RESTAURANT AND A 2,360 SQUARE-FOOT CAR WASH WITH A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE FIVE FEET WAS APPROVED on 3.40 acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44850** APN: 126-24-517-003 and 004

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Providence Plaza

Name of Representative: Mark Fiorentino - 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 ____✓____ 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: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 1 day of MARCH, 2012

_____

Notary Public in and for said County and State

Revised 11-14-06

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G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

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MAR 15 2012

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18031

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop **Proposed Use** C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 **Ward #** 6

General Plan: existing PCD proposed n/a **Zoning:** existing PD proposed n/a

Commercial Square Footage 30,290± **Floor Area Ratio**

Gross Acres 3.5± **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 **Phone:** 220-4500 **Fax:** 220-9099

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

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell **Contact** Mark Fiorentino

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address MHF@kcnvlaw.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 Hank Gordon

Subscribed and sworn before me

This 1 day of MARCH, 20 12.

[signature]

Notary Public in and for said County and State

Providence Plaza, LLC

By HF Trust, Manager

By Hank Gordon, Trustee

G. MICHAEL MORRIS
COMM. #1933274
Notary Public - California
Orange County
My Comm. Expires Apr. 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-44850
Meeting Date:	5/8/12
Total Fee:	$ 1030.00
Date Received:*	3/15/12
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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MAR 15 2012

Revised 10/27/08

1004195.1

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SDR 44850
Providence Plaza, LLC

7161 N Hualapai Way

Proposed 12 fueling position gas station with convenience store and car wash.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GAS/SERVICE W/MARKET & CAR WASH [FUELING POSITIONS]	12	152.84	1,834
AM Peak Hour			11.93	143
PM Peak Hour			13.94	167

Existing traffic on all nearby streets:

Hualapai Way	
Average Daily Traffic (ADT)	6,175
PM Peak Hour (heaviest 60 minutes)	494

Elkhorn Road	
Average Daily Traffic (ADT)	550
PM Peak Hour (heaviest 60 minutes)	44

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Hualapai Way	34,500
Elkhorn Road	15,400

This project is expected to increase traffic by about 1,834 trips per day on Hualapai Way and Elkhorn Rd. Currently, Hualapai is at about 18 percent of capacity and Elkhorn is at about 4 percent of capacity. With this project, Hualapai is expected to be at about 23 percent of capacity and Elkhorn to be at about 15 percent of capacity.

Based on Peak Hour use, this development will add about 167 additional cars to the area in the peak hour, or about three every minute.

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

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

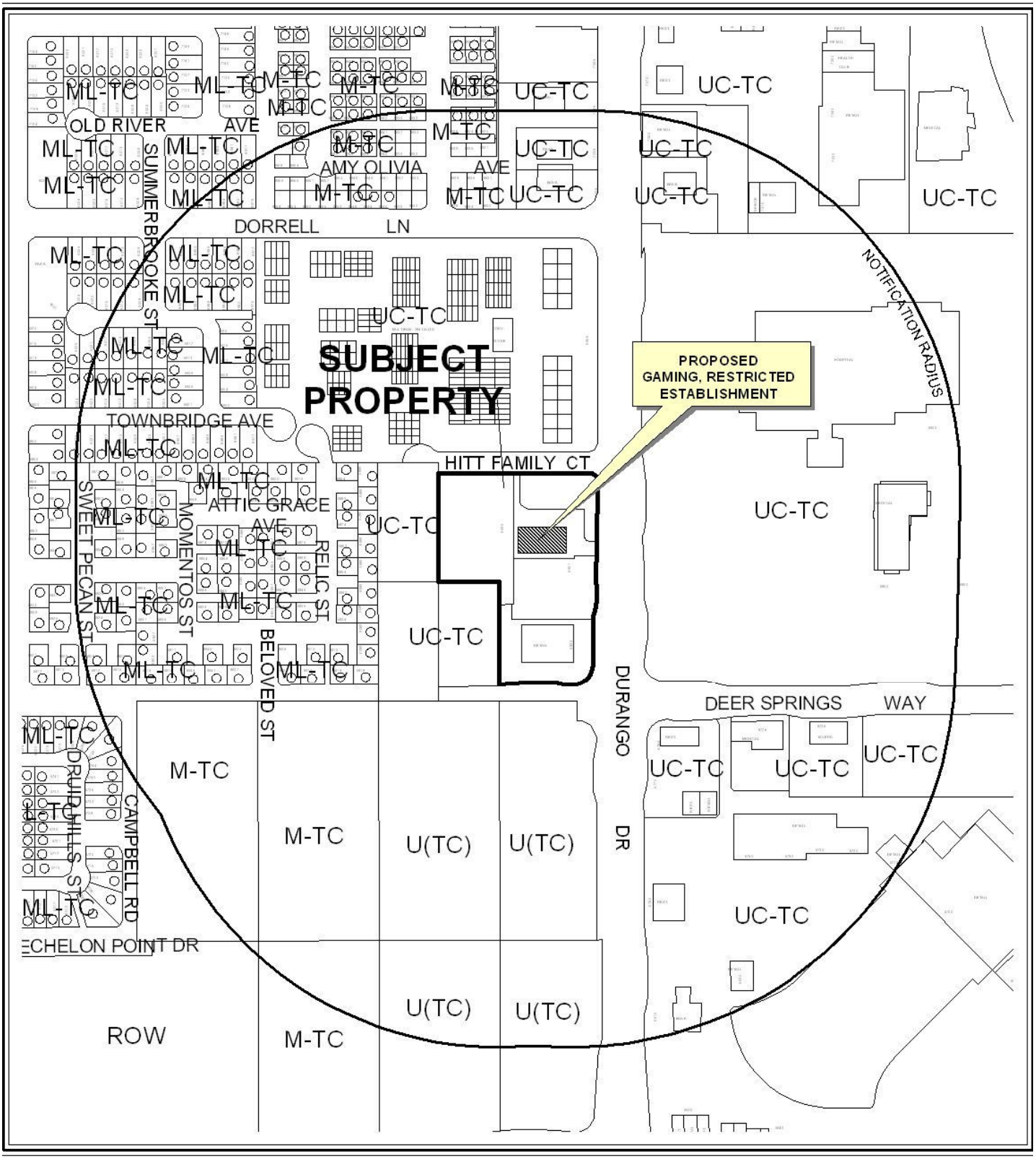
SUBJECT:
SUP-44865 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A GAMING, RESTRICTED ESTABLISHMENT WITHIN A PREVIOUSLY APPROVED TAVERN WITH A WAIVER TO ALLOW THE USE TO BE LOCATED 165 FEET FROM AN EXISTING SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

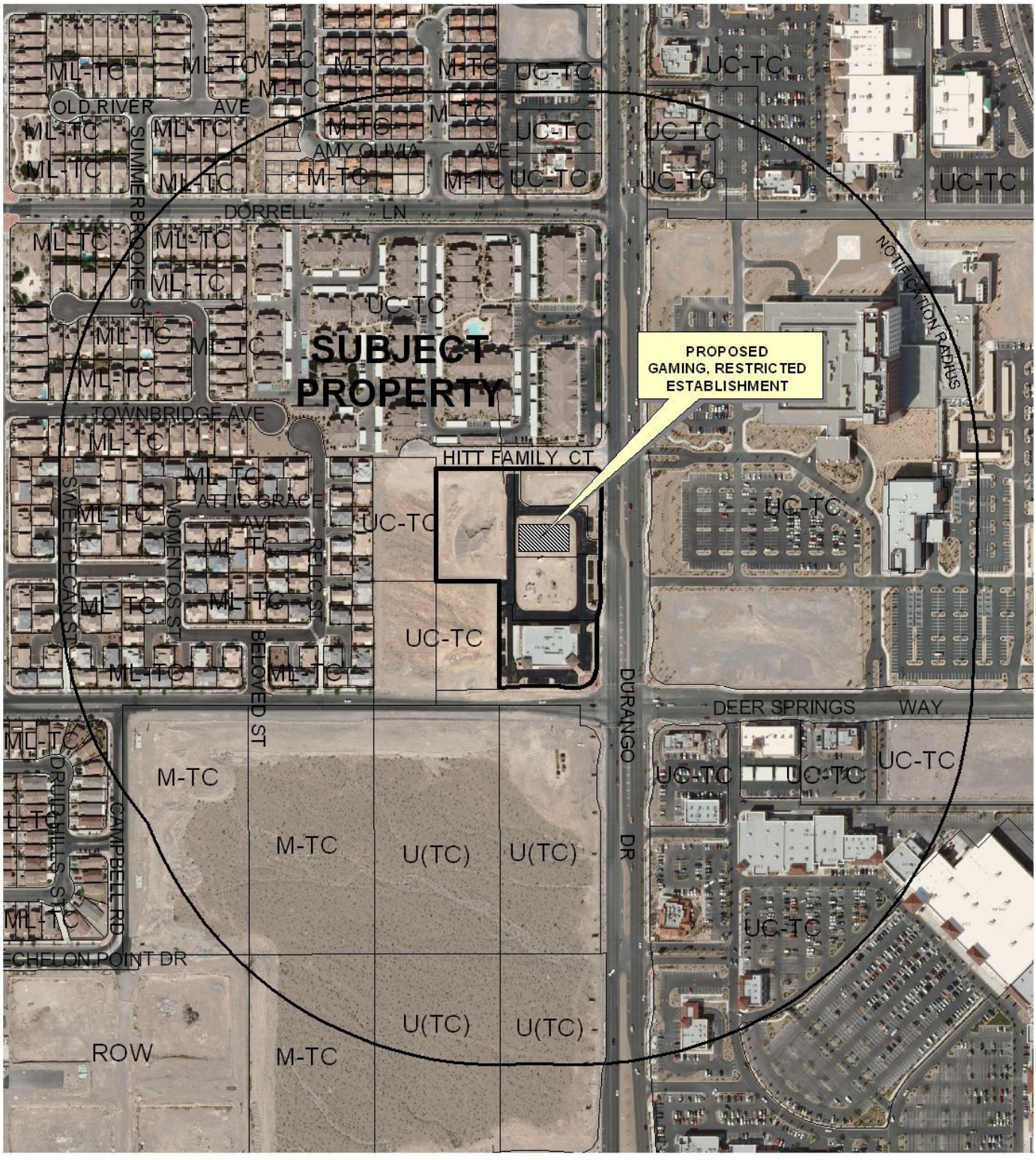
CASE: **SUP-44865**

RADIUS: 1000 FEET

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

GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N



0 300 600 Feet

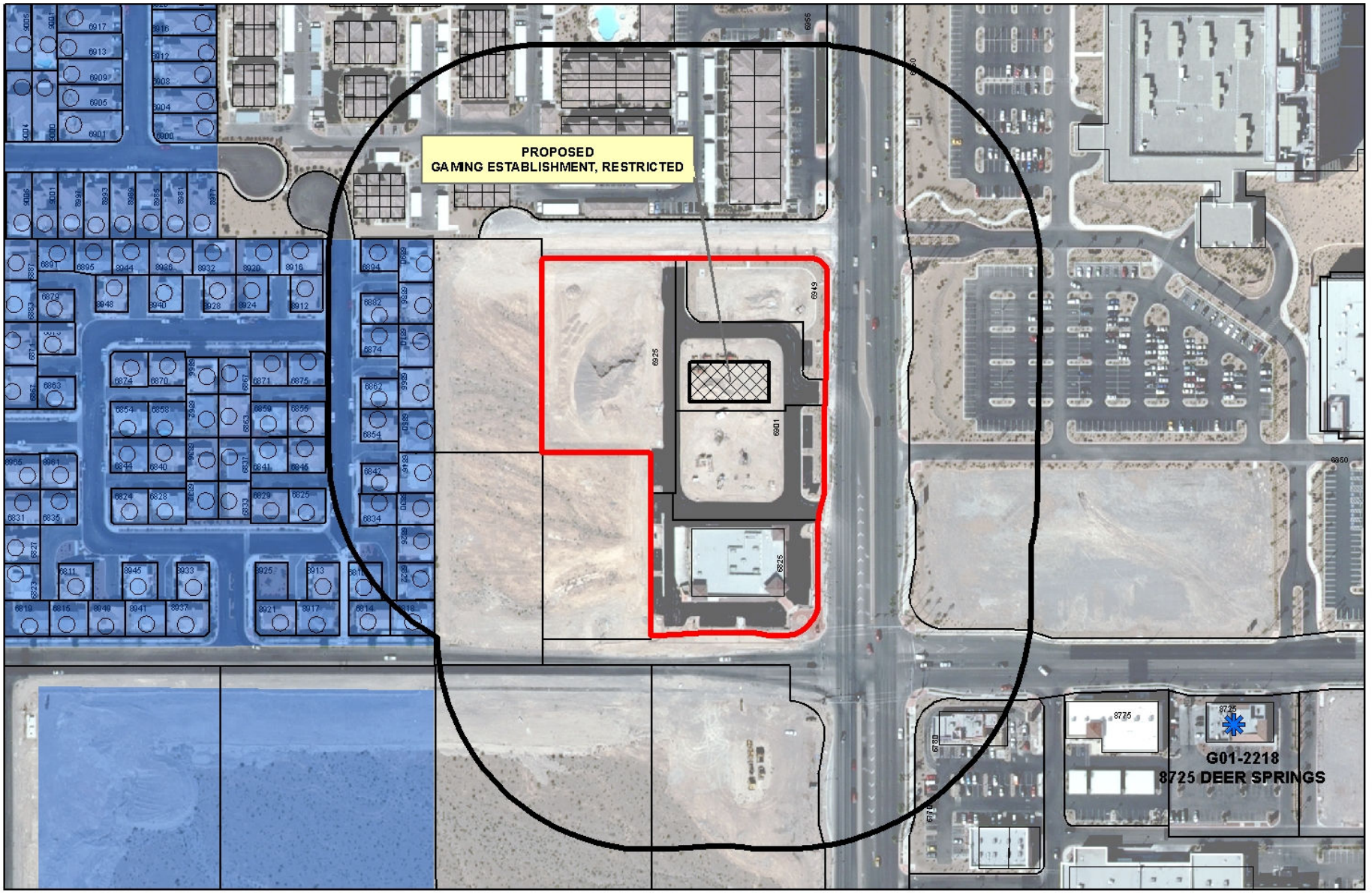
CASE: **SUP-44865**

RADIUS: 1000 FEET

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

GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N



SUP-44865

Gaming Restricted Locations

Gaming Restricted

Subject Property

Residential Property

330ft Buffer

0 140 280 560 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44865** APN: 125-20-216-011

Name of Property Owner: TEN 15 CENTENNIAL LLC

Name of Applicant: " " " "

Name of Representative: KAEMPFER CROWELL / BOB GRONAUER

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
MAR 1 5 2012

Signature of Property Owner: _____

Print Name: J. Dapper

Subscribed and sworn before me

This 12th day of March, 2012

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt No. 04-92987-1
My Appt. Expires Oct 31, 2012

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP (TAVERN GAMING)

Project Address (Location) SW CRNR. N. DURANGO DR. & HITT COURT

Project Name Tavern/Restaurant Pad Building **Proposed Use** TAVERN/RESTAURANT

Assessor's Parcel #(s) 125-20-216-011 **Ward #** 6/ROSS

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

Commercial Square Footage TOTAL BLDG: 5,528 S.F. **Floor Area Ratio** 18.7%

Gross Acres .68 **Lots/Units** 1 **Density** NA

Additional Information BLDG. CONSISTS OF MOLLY'S TAVERN - 3,512 S.F. DUNKIN' DONUTS - 2,016 S.F.

PROPERTY OWNER TEN 15 CENTENNIAL LLC **Contact** DANNY BRADY

Address 985 WHITE DRIVE **Phone:** 702-753-3622 **Fax:** 702-735-8653

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

E-mail Address Danny@dapperdevelopment.com

APPLICANT SAME AS PROPERTY OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE KAEMPFER CROWELL **Contact** ROBERT GRONAUER

Address 8345 W. SUNSET RD. #250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City LAS VEGAS **State** NV **Zip** 89113

E-mail Address rgronauer@kcnvlaw.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 J. Dapper

Subscribed and sworn before me

This 12th day of March, 20 12.

Virginia G. Shelton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VIRGINIA G. SHELTON
Appt. No. 04-92987-1
My Appt. Expires Oct. 31, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-14865
Meeting Date:	5/8/2012
Total Fee:	1080.00
Date Received:*	3/15/2012
Received By:	MRC

*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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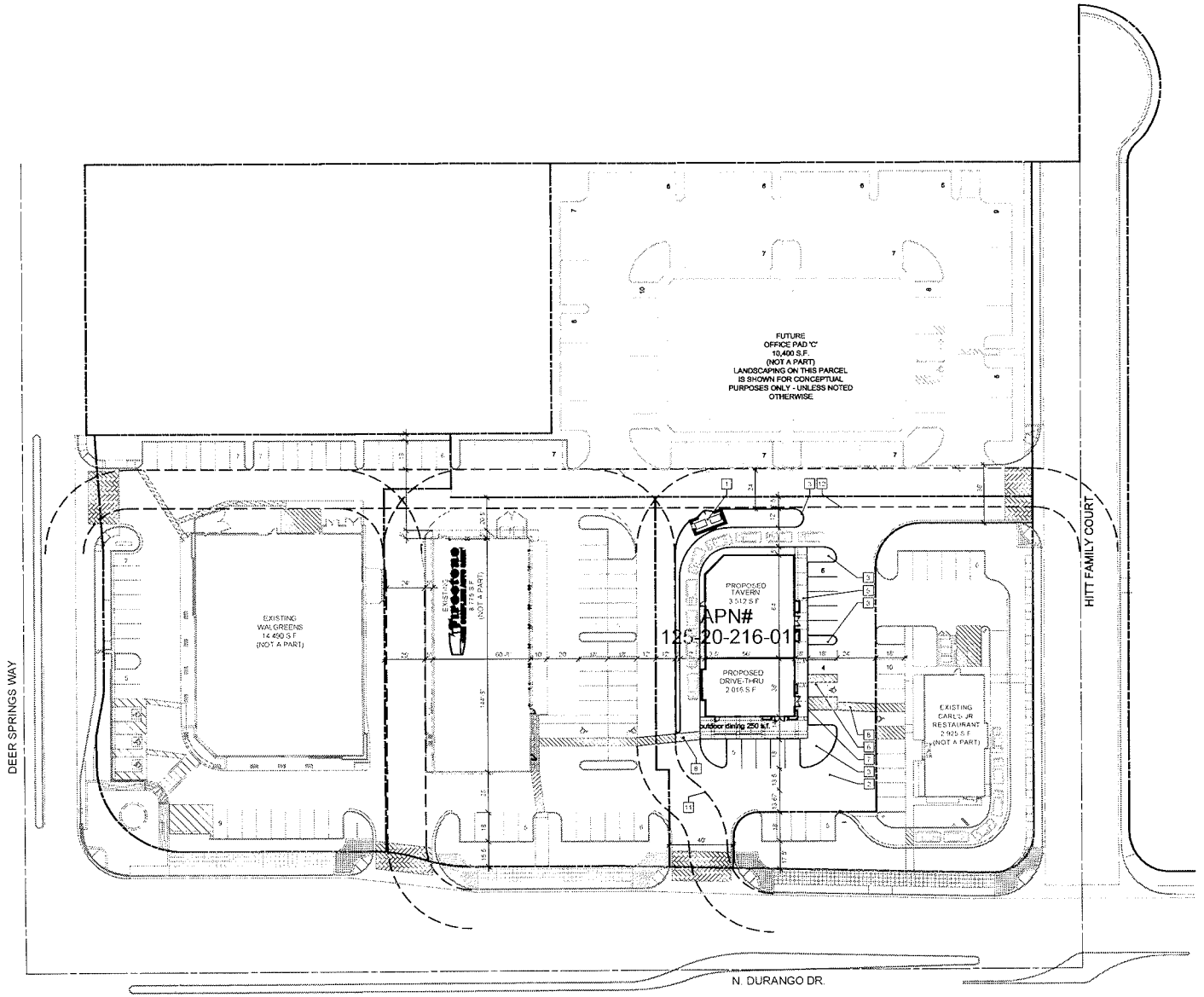


1 Site Plan

scale: 1" = 30'-0"

keynotes

#	description
1	6" CONCRETE SCREEN BLOCK WALL W/ 12" CONCRETE PILASTER W/ WROUGHT IRON GATES WITH STAINED METAL BACK PANEL AND STONE VENEER W/ DECORATIVE ROOF PER CITY OF LAS VEGAS
2	7" A.C. PAVING
3	LANDSCAPED AREA
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ BROOM FINISH
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP
8	HANDICAP ACCESSIBLE ROUTE
9	EDGE OF PAVING
10	NOT USED
11	FIRE TRUCK TURNING RADII SEE CIVIL DRAWINGS

project data

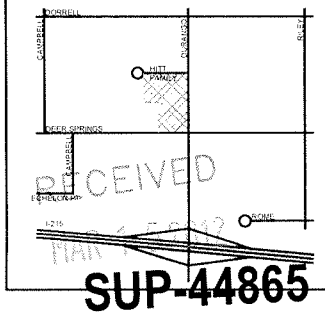
REQUIRED ZONING T-C
EXISTING ZONING T-C

AREA SUMMARY PARKING (OVERALL SITE)

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
WALGREENS	14,490 S.F.	1/250		
FIRESTONE	6,770 S.F.			
CARL'S JR.	2,925 S.F.			
TAVERN	3,512 S.F.			
DRIVE-THRU	2,016 S.F.			
OUTDOOR DINING	250 S.F.			
OFFICE PAD	10,400 S.F.			
TOTAL	42,368 S.F.		170 (6 H.C.)	223 (8 H.C.)

SITE ACREAGE 204,358 S.F. (4.69 AC.) - entire shopping center
F.A.R. (FLOOR AREA RATIO) 20.7%
APN# 125-20-216-011 - restaurant pad site only

vicinity map



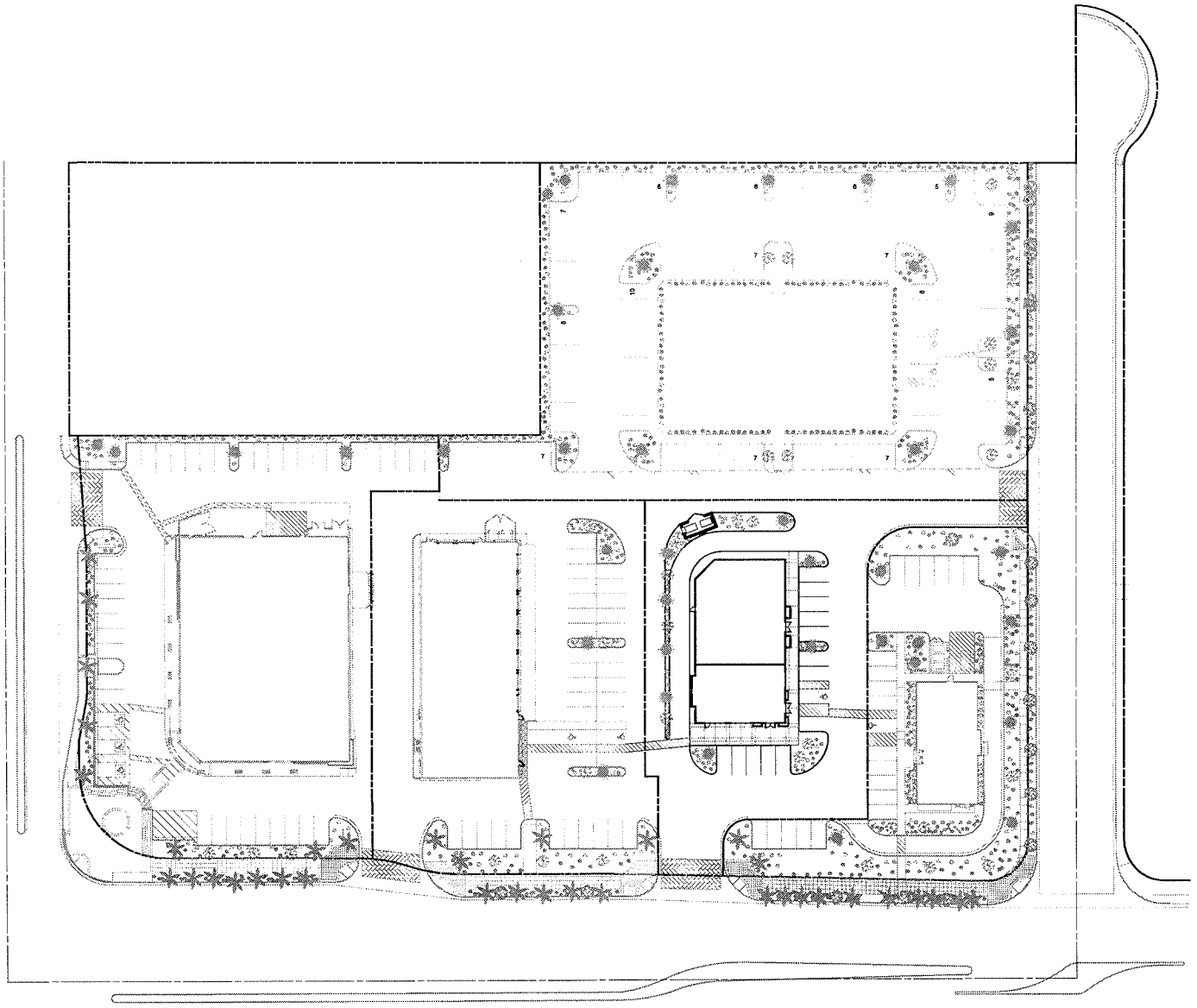
SUP-44865

jdB architect

RESTAURANT PAD
Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct
for: Dapper Development
City of Las Vegas Nevada

date	2/12/13
proj. no.	2011-78
drwn. by	
chkd. by	

sheet no. A1



1 Landscape Plan
scale 1" = 30'-0"

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	MEXICAN PALO VERDE Parkinsonia aculeata	MEDIUM EVERGREEN	24" BOX
	SHOESTRING ACACIA Acacia stenophylla	MEDIUM DECIDUOUS	24" BOX
	PINK DAWN Chitalpa Tashkentensis	MEDIUM DECIDUOUS	24" BOX
	MEXICAN FAN PALM Washingtonia robusta	MEDIUM EVERGREEN	20' high

SYMBOL	SHRUBS and GROUND COVER	SIZE
	COMPACT NANDINA Nandina domestica compacta	5 GAL
	FOUNTAIN GRASS Pennisetum setaceum	5 GAL
	DESERT SPOON Dasylirion wheeleri	5 GAL
	ROSEMARY Rosmarinus officinalis	5 GAL
	TRAILING LANTANA Lantana montevidensis	5 GAL
	YELLOW SAGE Lantana camara	1 GAL

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE 1"
DESERT GOLD WASHED GRAVEL TO MATCH EXISTING (VERIFY IN FIELD).

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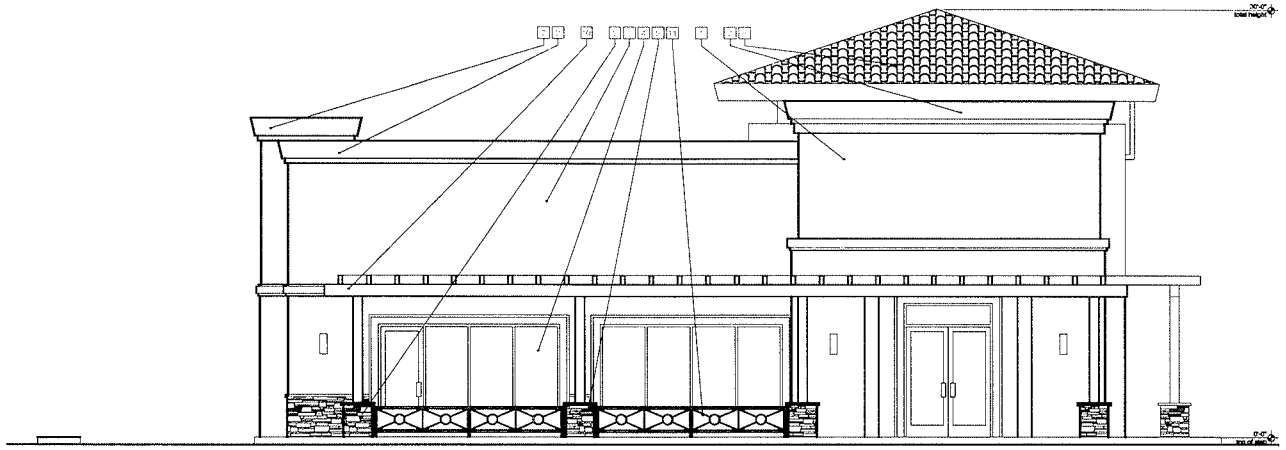
revisions
date | description

jdB architect

RESTAURANT PAD
Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	2/12/12
proj. no.	2011.78
drwn. by	
chkd. by	

sheet no. L1

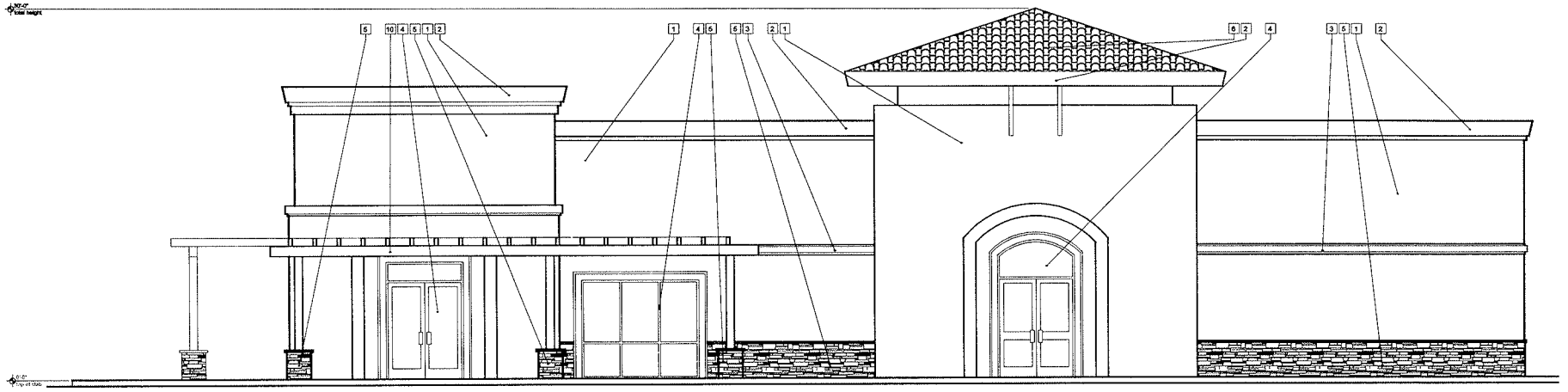


keynotes

#	description
1	[illegible]
2	[illegible]
3	[illegible]
4	ALUMINUM STOREFRONT WINDOW/DOOR
5	CULTURED STONE VENEER
6	CONCRETE ROOF TILE
7	FABRIC AWNING
8	METAL AWNING
9	DECORATIVE REVEAL
10	DECORATIVE TRELLIS
11	DECORATIVE WROUGHT IRON FENCING
12	DECORATIVE SCONCE

2 EAST ELEVATION

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



1 NORTH ELEVATION

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

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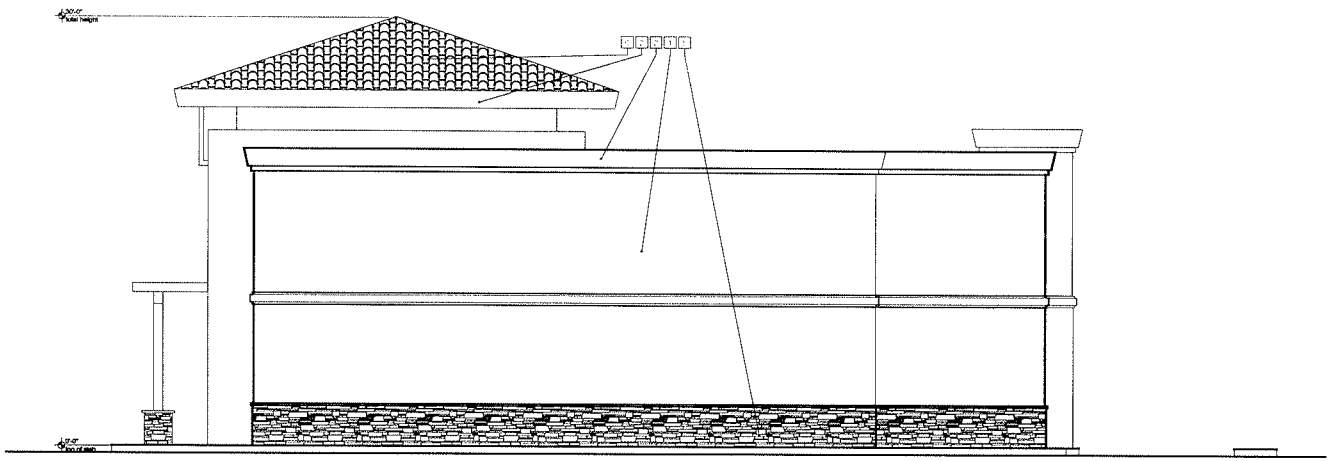
revisions

jdB architect

RESTAURANT PAD
Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	2/15/2012
proj. no.	2011-01
drwn. by	
chkd. by	

sheet no. A2

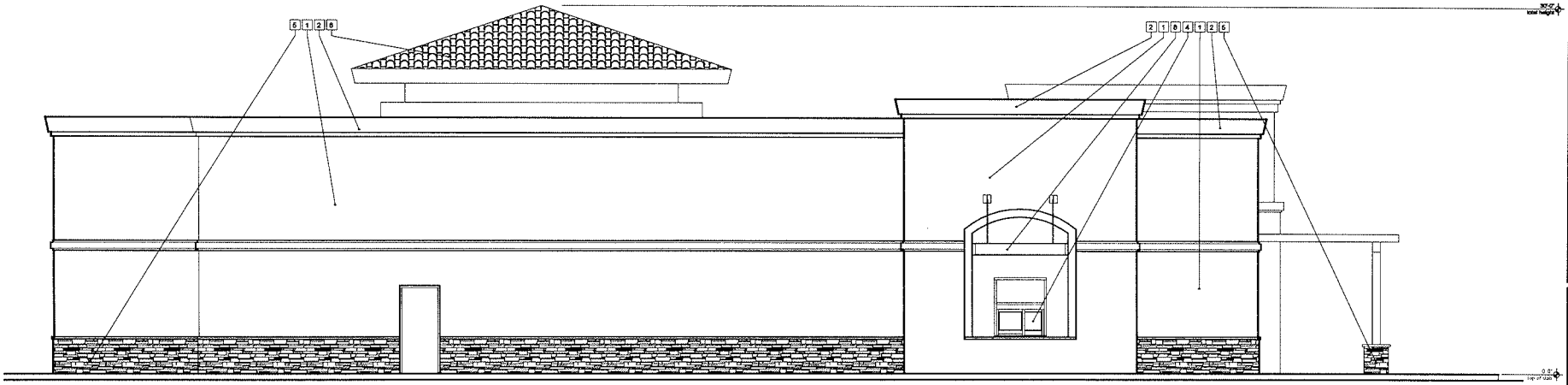


keynotes

#	description
1	STUCCO FASCIA
2	STUCCO PLANTER
3	ALUMINUM STOREFRONT WINDOWS
4	CULTURED STONE VENEER
5	CONCRETE ROOF TILE
6	FABRIC AWNING
7	METAL AWNING
8	DECORATIVE REVEAL
9	DECORATIVE TRELLIS
10	DECORATIVE WROUGHT IRON FENCING
11	DECORATIVE SCONCE

2 WEST ELEVATION

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



1 SOUTH ELEVATION

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

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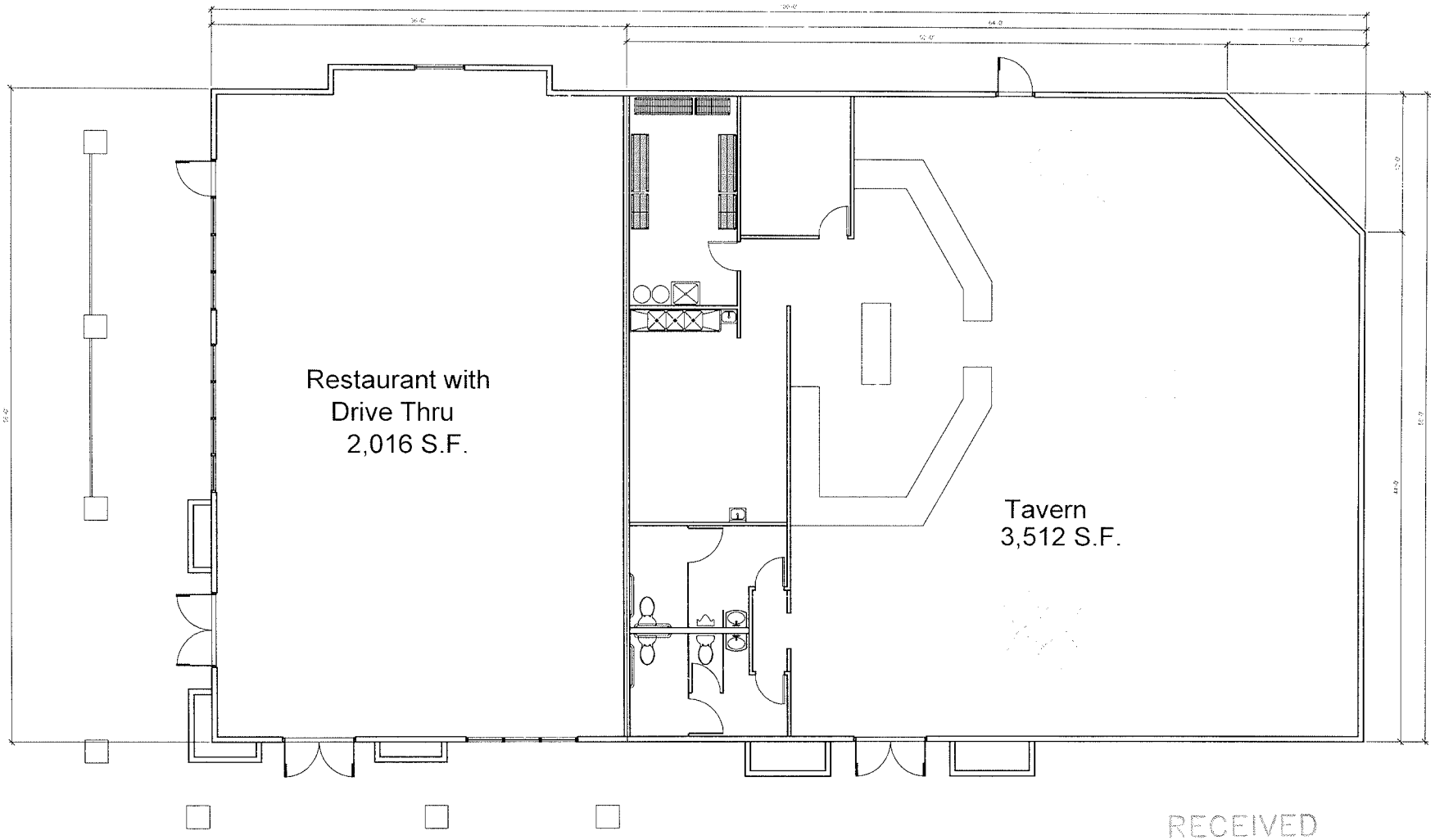
revisions

jdB architect

RESTAURANT PAD
Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	2/15/2012
proj. no.	2011.01
dwn. by	
chkd. by	

sheet no. A3



1 Floor Plan
scale: 1/8" = 1'-0"

5,528 S.F.

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jdB architect

RESTAURANT PAD
Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

date	5/2/2012
proj. no	
drwn. by	
chkd. by	

sheet no A4

COLOR/MATERIALS BOARD

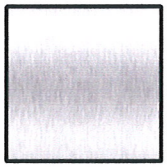
(A) STUCCO FIELD #1:
FRAZEE
STONES THROW - CL 2622W

(B) STUCCO FIELD #2:
FRAZEE
COBBLESTONE - CL 2483M

(C) STUCCO FIELD #3:
FRAZEE
DULWICH - CL 2705D

(D) STUCCO TRIM #1:
FRAZEE
ESPRESSO - CL 2677N

(E) STUCCO TRIM #2:
FRAZEE
SHARP SWIG - CL 2626A



(F) ALUMINUM STOREFRONT
WINDOW/DOOR:
ARCADIA
BRUSHED ALUMINUM



(G) GLAZING:
PPG
SOLARBAN 60 BRONZE



(H) STONE VENEER:
ELDORADO STONE
'BLACK FOREST'



(I) CONCRETE ROOF TILE:
EAGEL ROOFING PRODUCTS
MISSION RED'

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MAR 1 5 2012

RESTAURANT PAD

Tavern & Drive thru Restaurant
N. Durango Dr. & Hitt Family Ct.
for: Dapper Development
City of Las Vegas Nevada

SUP-44865

jdB architect

John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com

John David Burke, Architect
a Professional Corporation

March 15, 2012

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter – Minor SDR, Minor SUP (Tavern drinking/drive thru uses), SUP (Tavern gaming use)
Tavern/ Restaurant with drive through service Pad Building
Tax Assessor's Parcel No.: 125-20-216-011

The plans we are submitting today for your review depict a proposed stand alone tavern/restaurant with drive thru service pad building. The structure is to be of stud/stucco construction with a color/material palette and decorative architectural detailing that will match the existing buildings (i.e., Walgreens, Firestone Tire and Carl's Jr.) in the shopping center. There are already use permits in place to allow the tavern and the drive thru service restaurant uses. An additional SUP is required to allow gaming in the tavern. The new tenants will be a Molly's Tavern and a Dunkin Donuts.

Dunkin' Donuts

16 new employees
Open from 6AM to 6PM
This a new location for a well known national franchise
No required State licenses

Molly's Tavern

12 new employees
Open 24 hours
This a new location for an established tavern
State gaming license is required for gaming

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SUP-44865

Minor SDR

This site plan design is similar to the previously approved (SDR-27051). Furthermore:

1. The proposed development is compatible with adjacent development
2. The proposed development is consistent with the General Plan
3. Site access and circulation are greatly improved form the previously approved plan since there is less square footage and traffic
4. The building and landscape material are wholly consistent with the rest of the center
5. The building design and architectural detail are wholly consistent with the rest of the center
6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare of the citizens of the City of Las Vegas.

Minor SUP

The tavern and drive thru uses have already been approved under SUP-1569 and SUP-27047

SUP (Tavern gaming use)

Unique to Town Center, the tavern gaming use is separate and in addition to the drinking establishment use. The property owner had been under the assumption that like all other locations in the Las Vegas valley, the tavern designation at this location granted him both the drinking and gaming special uses. This application is an attempt to get the approval for the gaming use.

Relevant to both applications:

a. The proposed use will 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;
b. The subject site is physically suitable for the type and intensity of land use being proposed;
c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
d. 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.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, Architect

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MAR 1 3 2012

SUP-44865

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

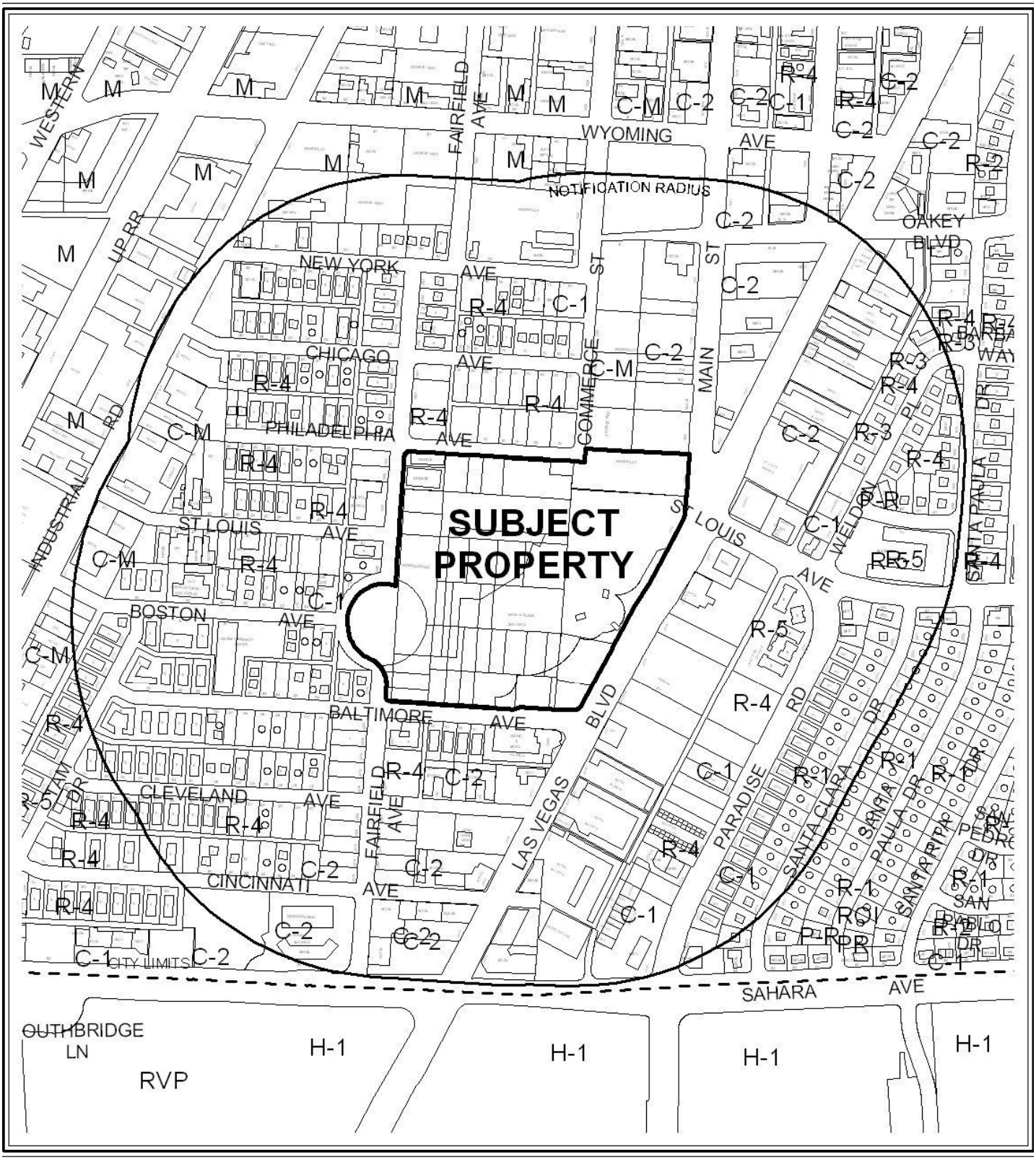
SUBJECT:
SUP-44896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOX AND HOUNDS TATTOOS - OWNER: W2007 STRATOSPHERE PROPCO, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 2000 South Las Vegas Boulevard, Suite D7 (APNs 162-03-301-016; 162-04-710-041, 045 through 049, 051; and 162-04-813-046, 093, 094, 095 and 097), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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 Letters



0 300 600 Feet

CASE: **SUP-44896**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-44896**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44896**

APN: 162033010l6, 162047l0041, 162047l0045, 162047l0046, 162047l0047, 162047l0048, 162047l0049, 162047l0051, 162048l3046, 162048l3093, 162048l3094, 162048l3095, 162048l3097

Name of Property Owner: W2007 Stratosphere PROPCO, LLC

Name of Applicant: Fox and Hounds Tattoo DBA of 3 Lions Tattoo Salon, Inc.

Name of Representative: Nicholas Elliott

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: Frank V. Riolo, CEO

Subscribed and sworn before me

This 13th day of March, 2012

Erin C. Lovell

Notary Public in and for said County and State

ERIN C. LOVELL
Notary Public State of Nevada
No. 08-8649-1
My appt. exp. Nov. 10, 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Fox and Hounds Tattoos DBA of 3 Lions tattoo Salon, Inc.

Project Address (Location) 2000 Las Vegas Blvd, South, Las Vegas, NV 89104

Project Name Fox + Hounds tattoos **Proposed Use** Tattoo shop

Assessor's Parcel #(s) VARIOUS #16203301016 16204710041 16204710045 16204710046 16204710047 16204710048 16204710049 16204710051 16204813096 16204813093 16204813094 16204813095 16204813097 **~~Ward~~#**

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

Commercial Square Footage 584 leased **Floor Area Ratio** _____

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

Additional Information Leased unit at Stratosphere

PROPERTY OWNER W2007 Stratosphere Propco, LLC **Contact** Phyllis Gilland

Address 2000 Las Vegas Blvd, South **Phone:** 702-380-7777 **Fax:** 702-383-5346

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

E-mail Address phyllis.gilland@seepllc.com

APPLICANT Fox and HOUNDS TATTOOS DBA of 3 Lions tattoo Salon, Inc **Contact** Nick Elliott

* **Address** 2000 S LV Blvd #D07 **Phone:** 752-7244 **Fax:** _____

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

E-mail Address NickElliottLV@AOL

REPRESENTATIVE Nicholas Elliott **Contact** _____

* **Address** 3565 Rosewood ST **Phone:** 752-7244 **Fax:** _____

City LV **State** NV **Zip** 89103

E-mail Address NickElliottLV@AOL.com

Property Owner Signature* [signature]

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

Print Name Frank V. Riolo, CEO

Subscribed and sworn before me

This 13th day of March, 2012.

Erin C. Lovell

Notary Public in and for said County and State

ERIN C. LOVELL
Notary Public State of Nevada
No. 08-8649-1
My appt. exp. Nov. 10, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-44896
Meeting Date:	5/8/2012
Total Fee:	1030 00/100
Date Received:*	3/20/2012
Received By:	MREX

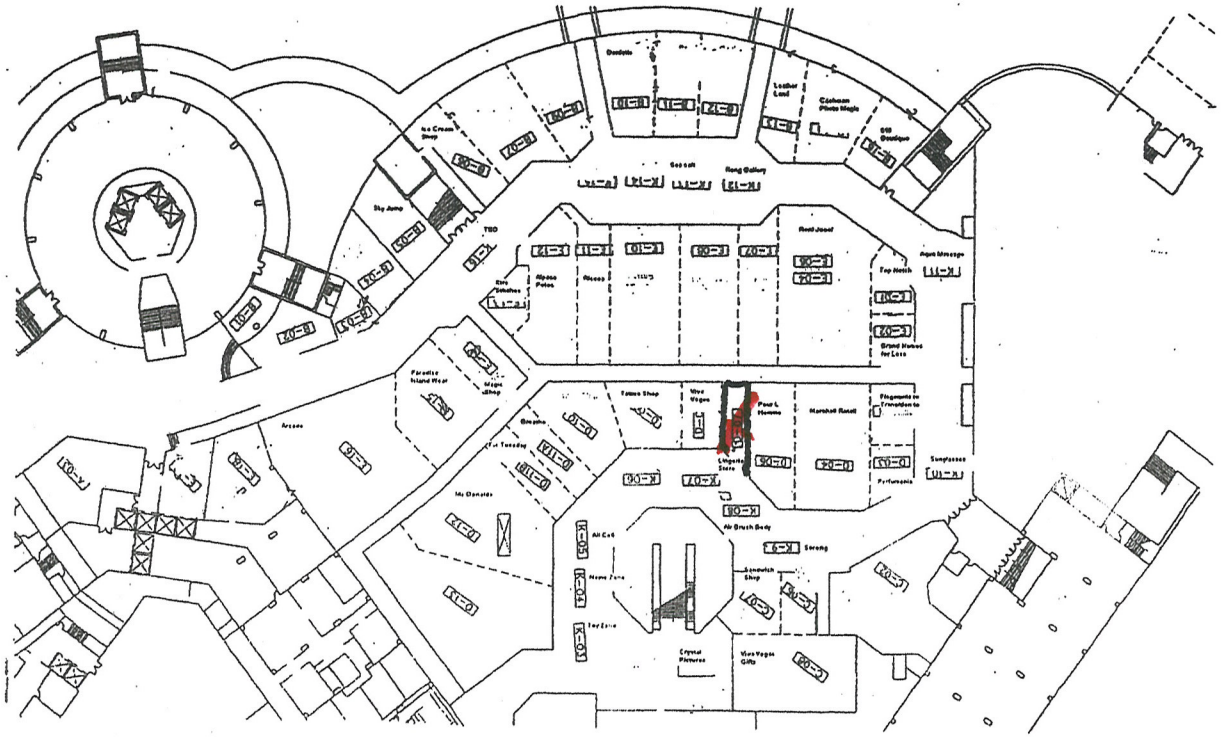
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

EXHIBIT B

DESCRIPTION OF CENTER



X MEANS LOCATION

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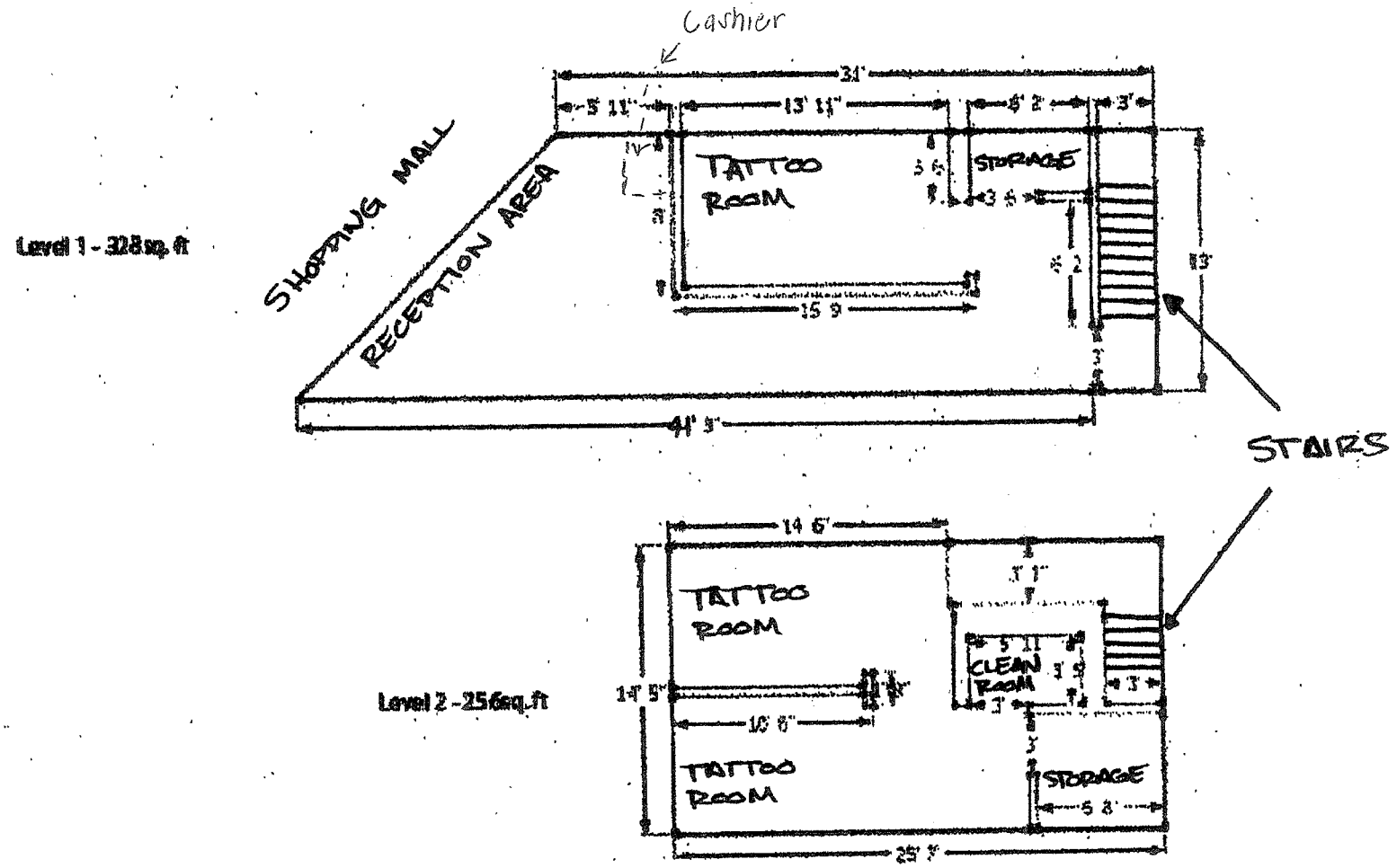
MAR 20. 2012
SUP-44896
City of Las Vegas
Department of Planning



Fox and Hounds Tattoo Floorplan
1/8in = 1ft
584sq ft total

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MAR 26 2012

SUP-44896



LETTER of INTENT

March 20, 2012

To whomever it may concern,

Our company, 3 Lions Tattoo is set to establish a new art gallery and tattoo shop in the Stratosphere Hotel and Casino; which we already run an establishment (current shop in the Riviera Hotel).

Our goal is to focus on gallery style retail; selling local artist work promoting the entire spread of the artists ability; not just tattoo form.

We will be selling print form framed and unframed, as well as apparel and jewelry all within the themes of art and tattoos.

The name of our shop is Fox and Hounds Tattoo and continues the 3 Lions tradition of a local, comfortable, safe community that allows young artists of today an opportunity to learn and develop in business, helping the Las Vegas employment situation .The hours of operation will be 8:00 A.M. – 2:00 A.M. 7 days a week.

Thank you for your time, we look forward to working with you!

Best,

Nick Elliott
CEO / 3 Lions Tattoo. DBA/ Fox and Hounds Tattoo

RECEIVED
MAR 20 2012
SUP-44896
City of Las Vegas
Department of Planning

March 20, 2012

City of Las Vegas
Zoning
Department of Land Planning

To Whom It May Concern:

This letter is to confirm that we have entered into a lease agreement with 3 Lions Tattoo, LLC d/b/a Fox & Hounds Tattoo for a space in the Stratosphere Tower Shops. Stratosphere Leasing, LLC is a subsidiary of American Casino & Entertainment Properties, LLC. At the request of the City of Las Vegas Planning Department, please find below a current list of corporate officers.

Frank V. Riolo, CEO
Edward M. Martin III, CFO
Phyllis A. Gilland, Secretary

Please feel free to call Ray Berg, manager of Retail Operations at 380-7736 if you require any further information.

Sincerely,
TOWER SHOPS AT STRATOSPHERE

Ray Berg
Manager, Retail Operations

RECEIVED
MAR 20 2012
SUP-44896
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

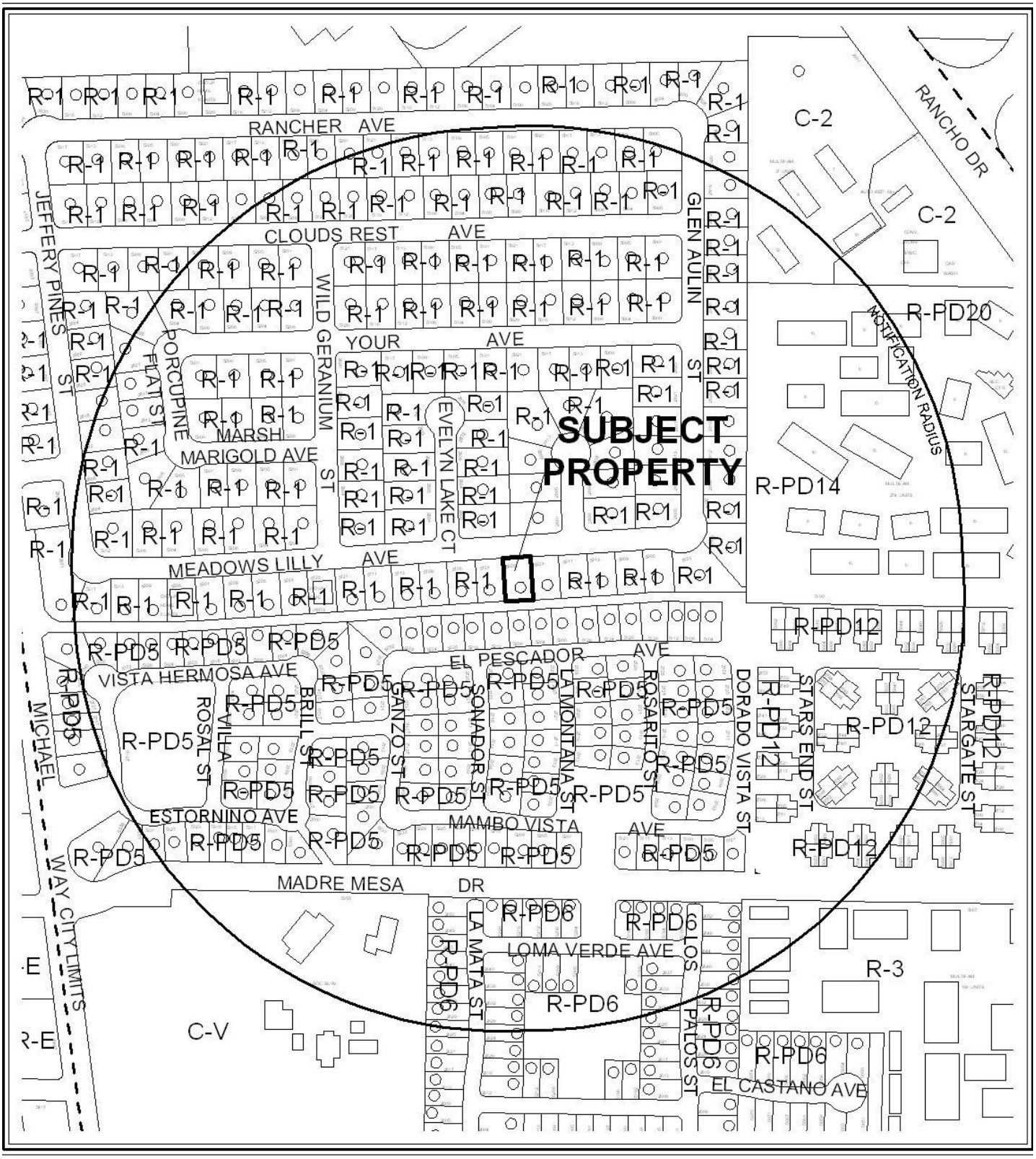
SUBJECT:
SUP-44897 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIPO 1, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED COMMUNITY RESIDENCE WITH A WAIVER TO ALLOW A 390-FOOT DISTANCE SEPARATION FROM ANOTHER COMMUNITY RESIDENCE WHERE 660 FEET IS REQUIRED at 5025 Meadows Lilly Avenue (APN 138-13-612-017), R-1 (Single Family Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-44897**

RADIUS: 1000 FEET

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

N



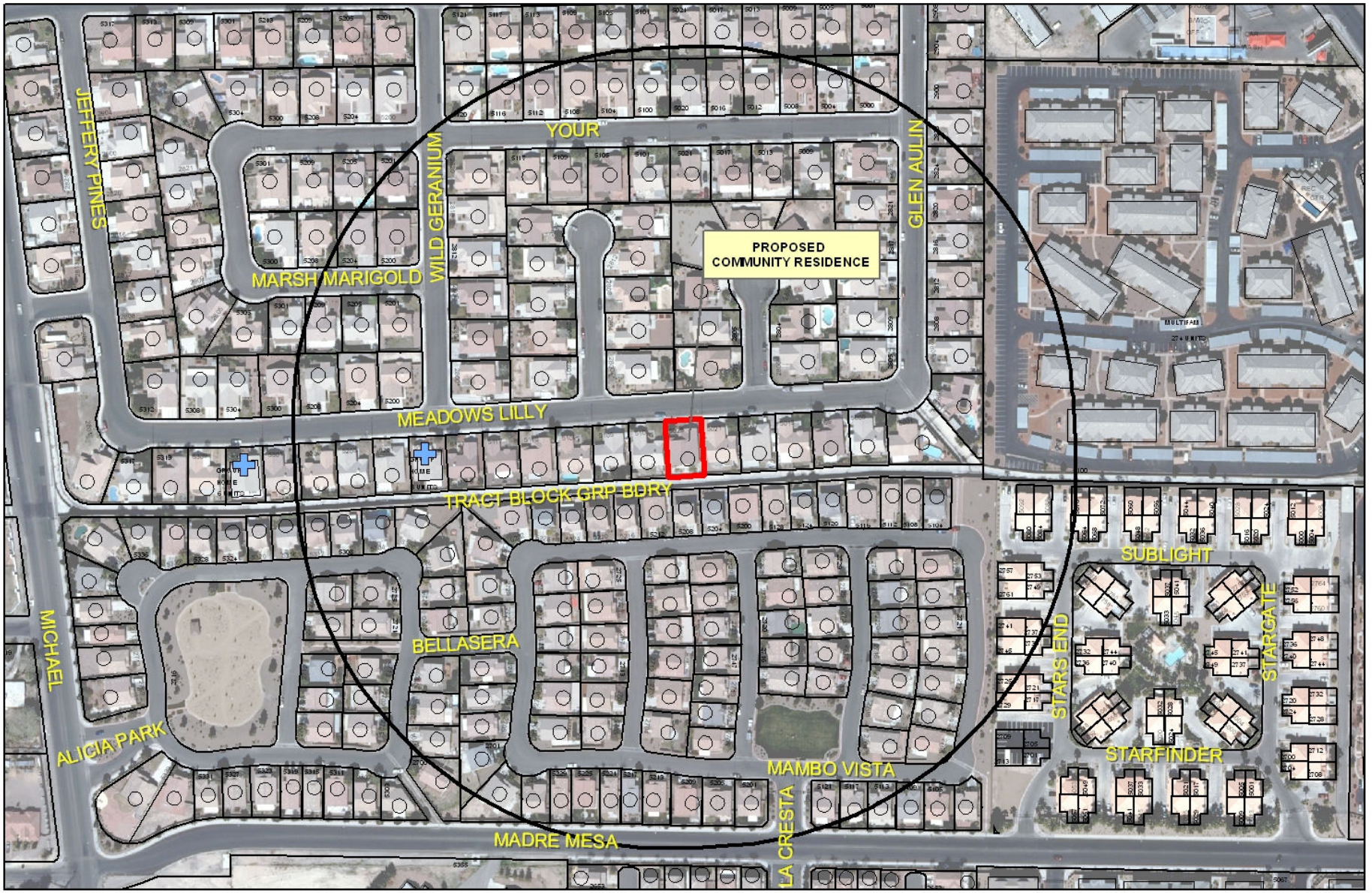
0 300 600 Feet

CASE: **SUP-44897**

RADIUS: 1000 FEET

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

N



SUP-44897
Community Residence

Business Licenses
Group Residential Care Facility

BUS STOPS
660 Feet Buffer
Subject Property

N

0 162.5 325 650 Feet

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44897** APN: 138-13-612-017

Name of Property Owner: RIPO 1 LLC

Name of Applicant: RIPO 1 LLC

Name of Representative: Russell J. Skuse

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: Mark E Rowley

Print Name: MARK E. ROWLEY

Subscribed and sworn before me

This 17th day of March, 20 12

Kim Dondero

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN DONDERO
No: 01-68517-1
My Appointment Expires Apr. 17, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5025 Meadows Lilly Ave

Project Name _____ **Proposed Use** Comm. Residence

Assessor's Parcel #(s) 138-13-612-017 **Ward #** 5

General Plan: existing n/a proposed n/a **Zoning:** existing R-1 proposed n/a

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

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

Additional Information Obtain a SUP for a previously exisitng Community Residence at this location.

PROPERTY OWNER RIPO 1 LLC **Contact** _____

Address 1930 Village Center Circle Ste 3-446 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address _____

APPLICANT RIPO 1 LLC **Contact** _____

Address 1930 Village Center Circle Ste 3-446 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address _____

REPRESENTATIVE Russell J. Skuse **Contact** _____

Address 1930 Village Center Circle Ste 3-446 **Phone:** 702 580 1146 **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address rjskuse@gmail.com

Property Owner Signature* Mark E Rowley

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

Print Name MARK E. ROWLEY

Subscribed and sworn before me

This 17th day of March, 20 12.

Kathryn Dondero

Notary Public in and for said County and State

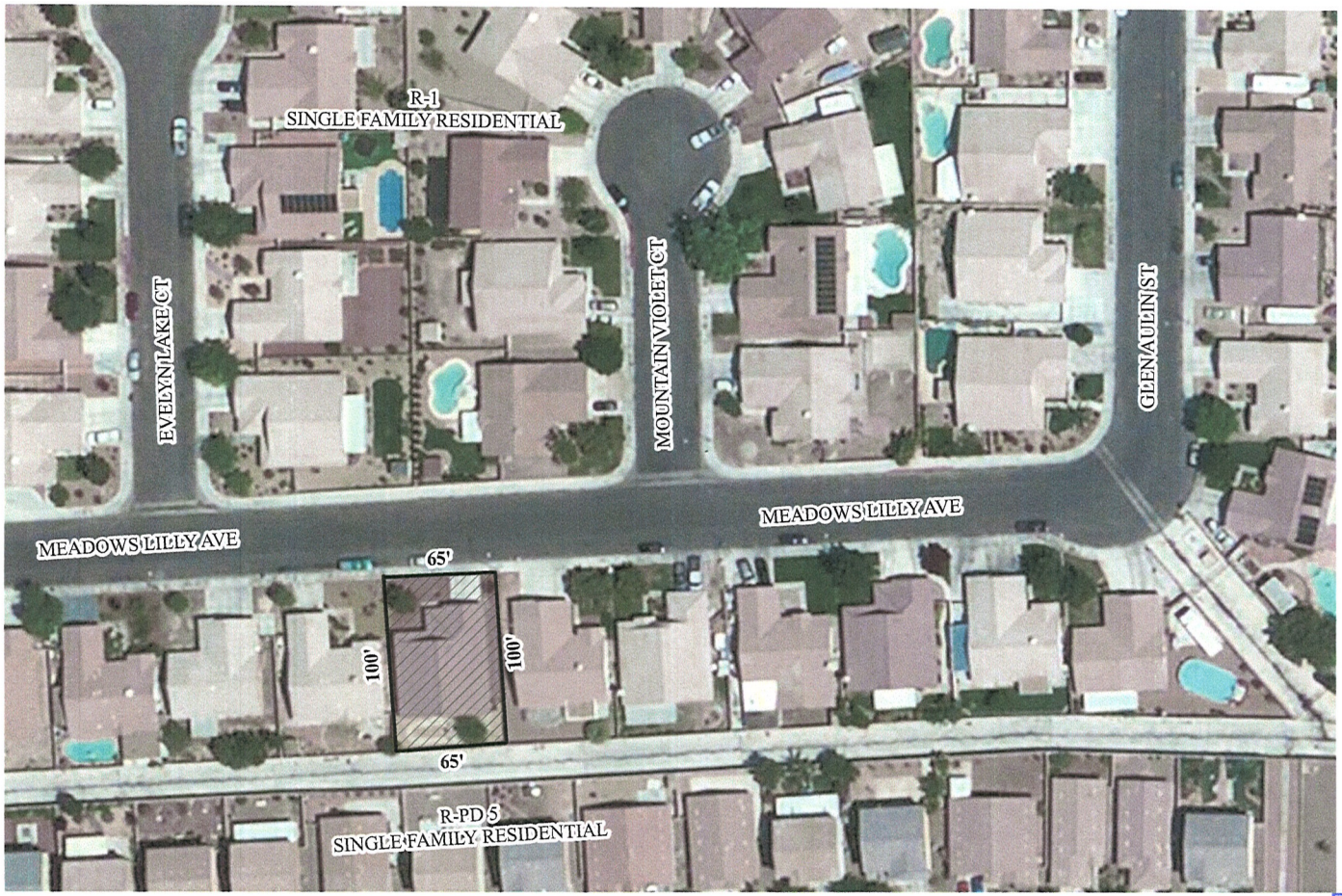
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KATHRYN DONDERO
No: 01-68517-1
My Appointment Expires Apr. 17, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-44897
Meeting Date:	5/8/2012
Total Fee:	1030.00
Date Received:*	3/20/2012
Received By:	MREY

*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
SPECIAL USE PERMIT
5025 MEADOWS LILLY AVE



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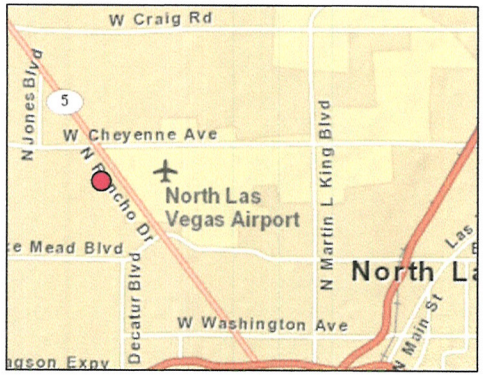
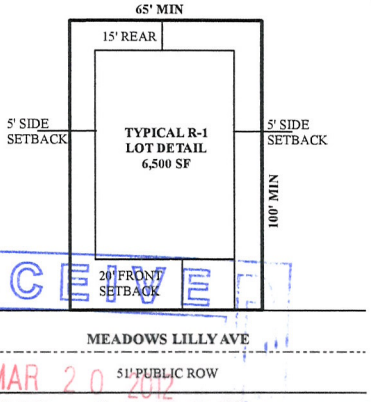


VICINITY MAP (NTS)

OWNER/DEVELOPER
RIPO 1 LLC
1930 VILLAGE CENTER CIR
LAS VEGAS, NV 89134

APN - 138-12-612-017

TABULATIONS
EXISTING ZONING.....R-1
EX. USE.....SF RESIDENTIAL
PROP. USE.....COMM. RESIDENTIAL



NOTES:
- THIS PLAN IS ILLUSTRATIVE AND TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY ASSUMED.
- THERE ARE EXISTING STRUCTURES LOCATED ON PROPERTY.
- PARKING REQUIREMENTS WILL BE MET BY GARAGE PARKING, 20' DRIVEWAYS AND ON-STREET PARKING.

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MAR 20 2012
SUP-44897
City of Las Vegas
Department of Planning

SKETCH/AREA TABLE ADDENDUM

APN: 138-13-612-017

SUBJECT

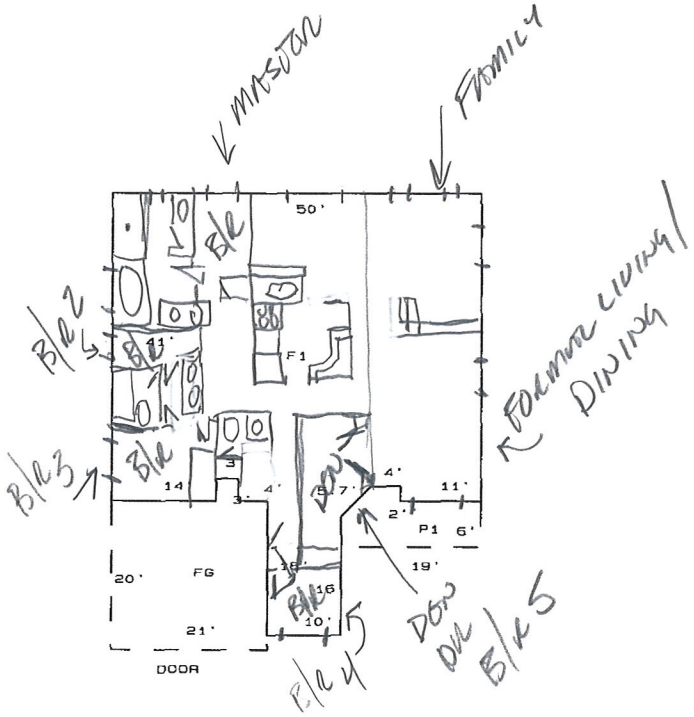
Proj/Subdivision: COUNTRY LANE | Model: HEATHERSTONE

Property Address: 5025 MEADOWS LILLY AVE.

Date: 06/1999 | Appr#: 080/602

Perimeter:

IMPROVEMENTS SKETCH



SCALE: 1 inch = 20.00 feet

Comments:

This is for Tax Assessment Purposes only

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Actual	Factor	Effective	Totals
GLA1	F1	2213.00	1.00	2213.00	2213.00
P/P	Porch	122.00	1.00	122.00	122.00
GAR	FG	429.00	1.00	429.00	429.00

COMMENTS

FIXTURES

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City of Las Vegas
Department of Planning

SUP-44897





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City of Las Vegas
Department of Planning
SUP-44897





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SUP-44897





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City of Las Vegas
Department of Planning

SUP-44897





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MAR 20 2012
City of Las Vegas
Department of Planning

SUP-44897



SUP-44897

February 27, 2012

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

Re: Justification Letter for a Special Use Permit (SUP)

RIPO 1 LLC respectfully request a special use permit for a home care facility located at 5025 Meadows Lilly Avenue, APN# 138-13-612-017. A home care facility previously co-existed at this location alongside other neighborhood facilities and regrettably due to the recent economic decline, was closed. Currently the new property owner - RIPO 1 is working closely with interested parties to secure and facilitate reopening this facility at this location.

The property is a single family residential conversion for home care, that is zoned R-1, and is located in a subdivision where two existing operational home care facilities operate. In order to reopen this facility based on Title 19, 19.12, pg. 318, Community Residence, *"a Community Residence may not be located closer than 660' to any other Community Residence (measured from property line to property line)";* at one time (during operation) distance requirements were met under city code. With recent code changes, the distance requirements have increased and at prior to an actual survey being completed, based on estimated distances (reviewed staff), there are three locations within close proximity, and they are as follows;

- 5220 Rancher Ave – APN 138-13-610-011 - 1200' feet from our site,
- 5305 Meadows Lilly Ave – APN 138-13-615-007 - 736' feet from our site,
- 5125 Meadows Lilly Ave – APN 138-13-614-034 - 390' feet from our site.

The closest facility to our location is at 5025 Meadows Lilly and is 390' whereas **660'** is now required, hence, the need to apply for a SUP based on distance.

The facility has undergone upgrades and remodeling while RIPO actively worked with a number of home care providers for this location, and at the time of the pre-application process, there has not been a chosen user. As we move through the entitlement process, we expect to have a provider and will provide to the City of Las Vegas any additional information as it comes available.

Please place this item on the March 1, 2012 cycle to be submitted on the March 22, 2012 application closing day. Thank you for your consideration in this matter.

Sincerely,
RIPO 1 LLC
1930 Village Center Circle Ste 3-446
Las Vegas, NV 89134

RECEIVED
MAR 20 2012
SUP-44897
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

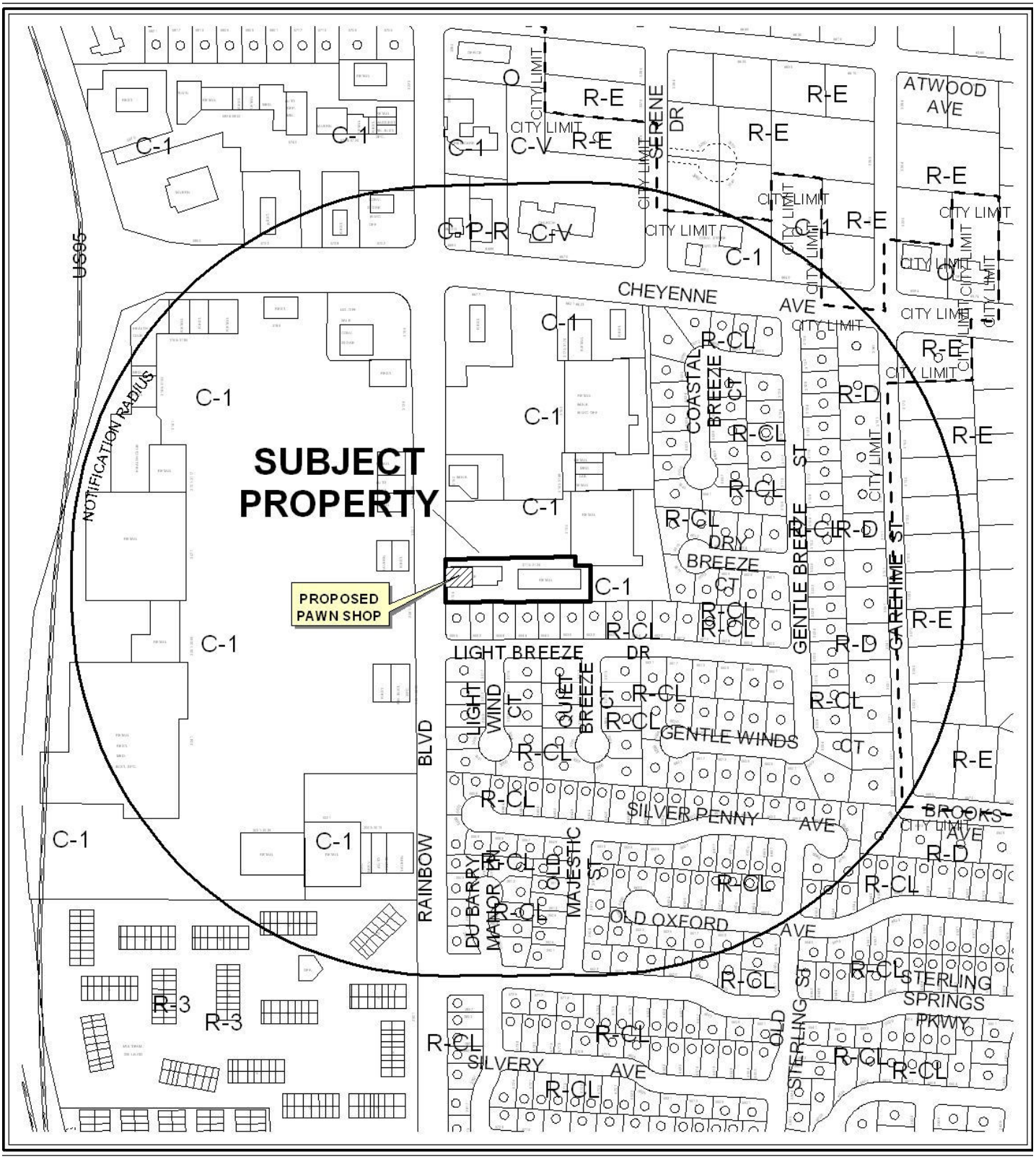
SUBJECT:
SUP-44932 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPERPAWN - OWNER: RAINBOW RIDGE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITHIN AN EXISTING BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND AN 82-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3104 North Rainbow Boulevard (APN 138-14-101-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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 - SUP-44932 and SDR-44930
2. Special Map
3. Conditions and Staff Report - SUP-44932 and SDR-44930
4. Supporting Documentation
5. Photos - SUP-44932 and SDR-44930
6. Justification Letter - SUP-44932 and SDR-44930



0 300 600 Feet

CASE: **SUP-44932 AND SDR-44930**

RADIUS: 1000 FEET

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

N



CASE: **SUP-44932 AND SDR-44930**

RADIUS: 1000 FEET

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



SUP-44932

Pawnshops

Financial Business Locations

Financial Institution, Specified

Pawnshops

Automobile Title Loan

Subject Property

Residential Property

200ft & 1000ft Buffer

N

0 275 550 1,100 Feet

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44932** APN: 138-14-101-007

Name of Property Owner: Rainbow Ridge Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich - 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: _____

Print Name: Barry W. Becker, manager

Subscribed and sworn before me

This 20th day of March, 2012

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pawn Shop

Project Address (Location) 3104 N. Rainbow Blvd.

Project Name Cash America/Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-14-101-007 **Ward #** 5

General Plan: existing SC proposed n/a **Zoning:** existing C-1 proposed n/a

Commercial Square Footage 6,531± **Floor Area Ratio**

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

Additional Information See attached list

PROPERTY OWNER Rainbow Ridge Plaza, LLC **Contact** Barry Becker

Address 50 S. Jones Blvd., Suite 101 **Phone:** 878-1903 **Fax:** 878-1507

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

E-mail Address barrybecker@beckerrealty.net

APPLICANT Cash America/Super Pawn **Contact** Sherri Hughes

Address 3021 Business Lane **Phone:** 735-4444 **Fax:** 739-7888

City Las Vegas **State** NV **Zip** 89013

E-mail Address shughes@casham.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.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 Barry W. Becker, manager

Subscribed and sworn before me

This 20th day of March, 20 12.

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

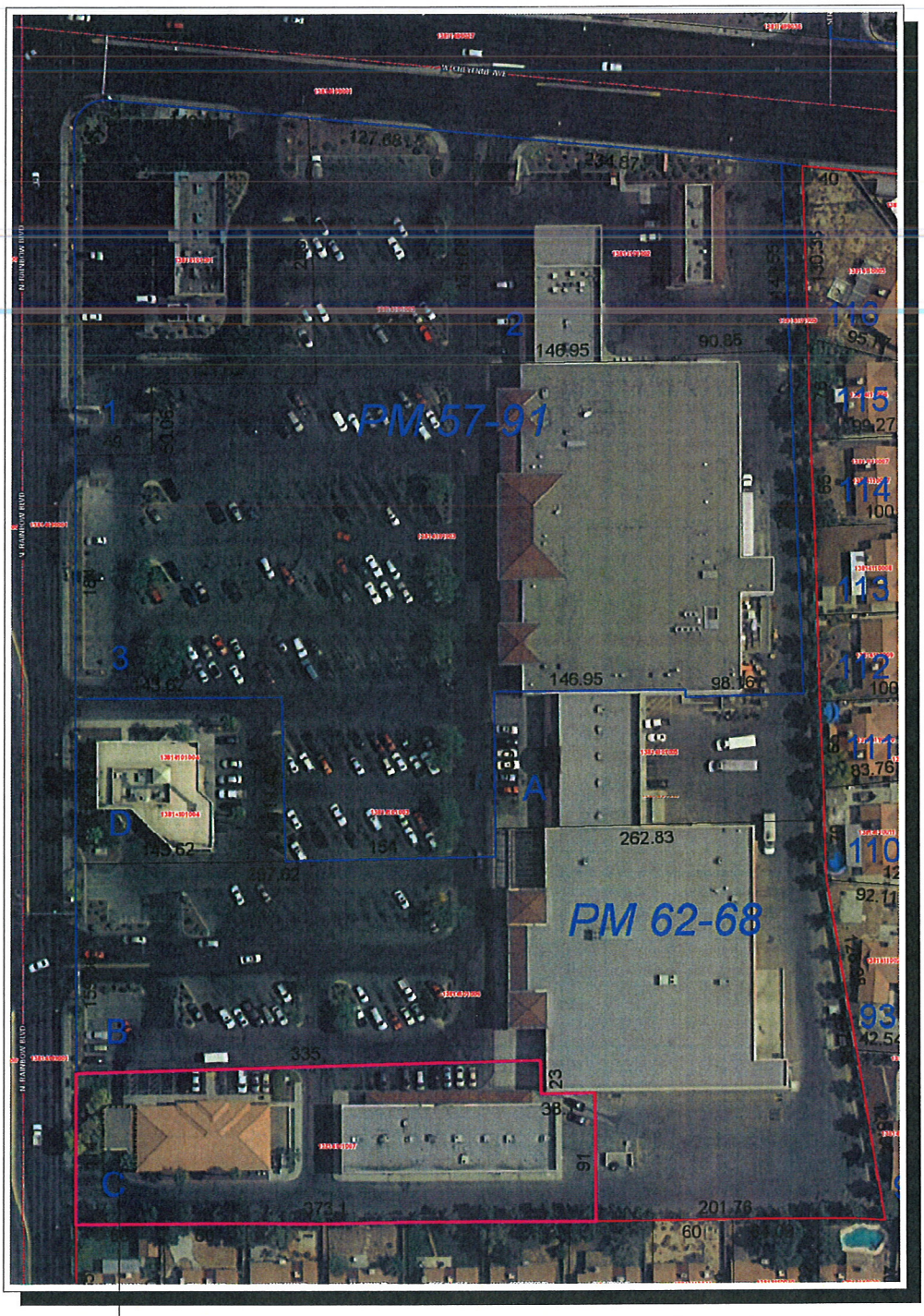
FOR DEPARTMENT USE ONLY

Case #	SUP-44932
Meeting Date:	5/8/2012
Total Fee:	1030
Date Received:*	3/22/2012
Received By:	MReup

*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:\dept\Application Packet\Application Form.pdf

Revised 10/27/08



PROPOSED ADDITION

PARKING CALCULATION:

ZONING: LIMITED COMM. DIST. (C-1)
COMMERCIAL SUBDIVISION / SHARED PARKING

TOTAL BUILDING AREA	= 103,300 SF
PARKING REQUIRED	= 414 SPACES
PARKING PROVIDED	= 467 SPACES

OVERALL SITE PLAN

RECEIVED
MAR 22 2012

RECEIVED
MAR 22 2012
City of Las Vegas
Department of Planning

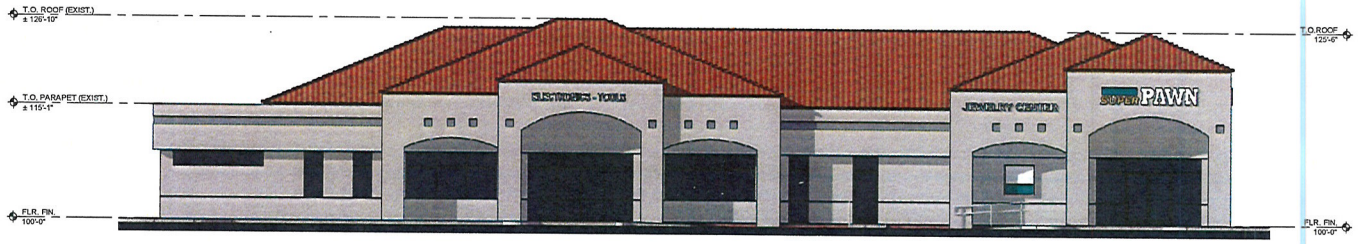
Cash America SUPERPAWN

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

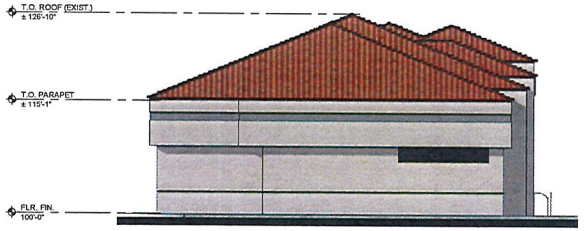
SCALE: 1" = 80'-0"
MARCH 21, 2012

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

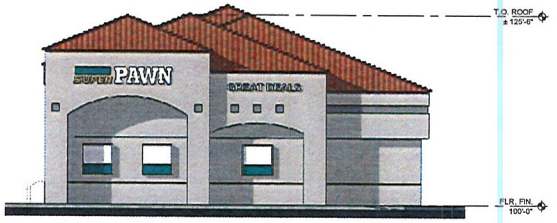
SUP-44932
SDR-44930



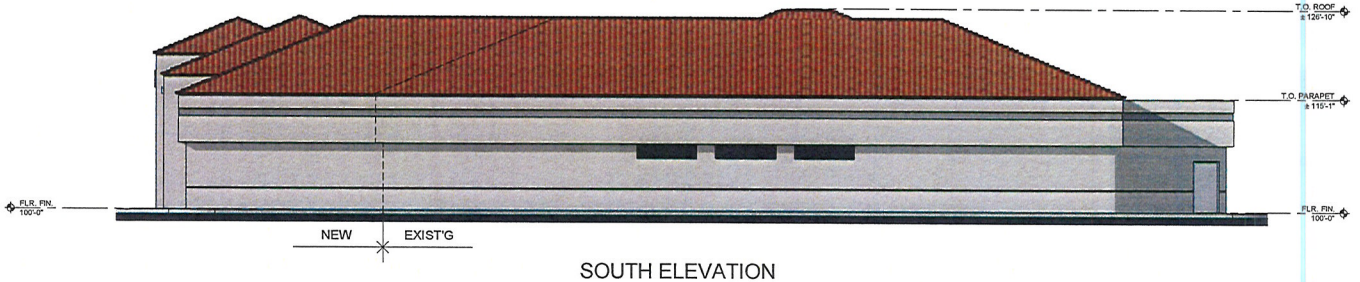
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

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Department of Planning

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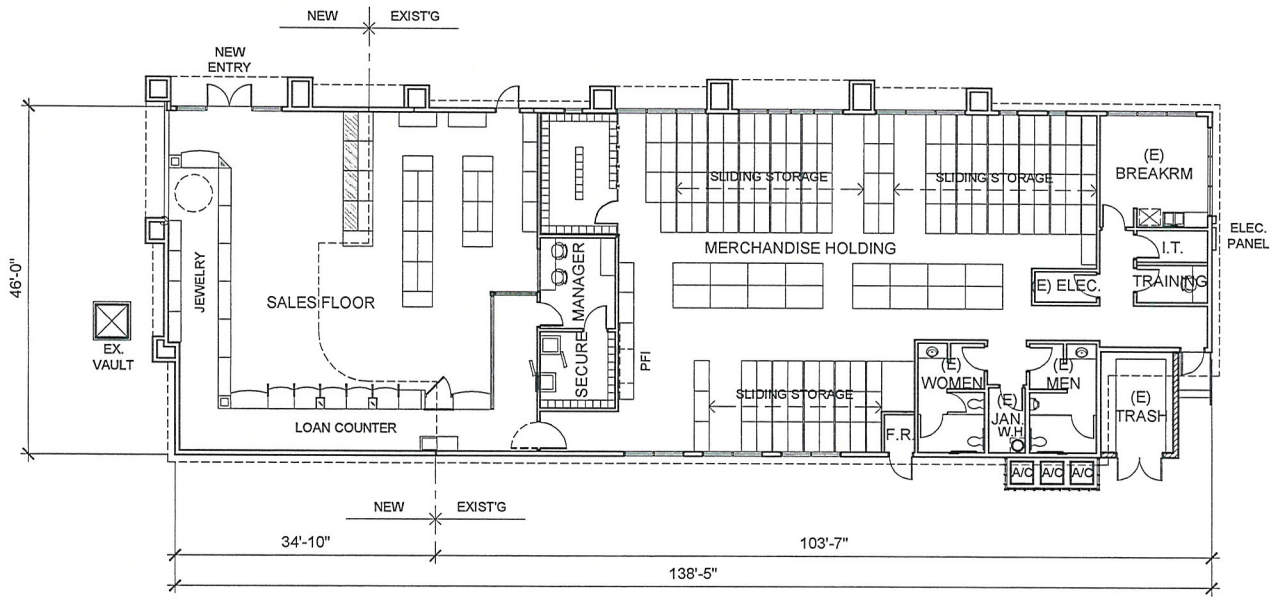
MAR 22

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SUP-44932
SDR-44930



APN:	138-14-101-007
JURISDICTION:	LAS VEGAS 89108
ZONING:	LIMITED COMM. DIST. (C-1)
LOT SIZE:	0.96 ACRES
EX. BUILDING AREA	= 4,963 SF
BUILDING ADDITION	= 1,568 SF
NEW BUILDING AREA	= 6,531 SF

AREA BREAKDOWN:

SALES AREA	= 2,225 SF
MERCHANDISE	= 2,675 SF
OFFICES	= 238 SF
BREAKRM/RR	= 887 SF

PARKING PROVIDED
10 PARKING SPACES
1 STD ACC. PARKING
1 VAN ACC. PARKING

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MAR 27 2012

FLOOR PLAN

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

NORTH

designcell
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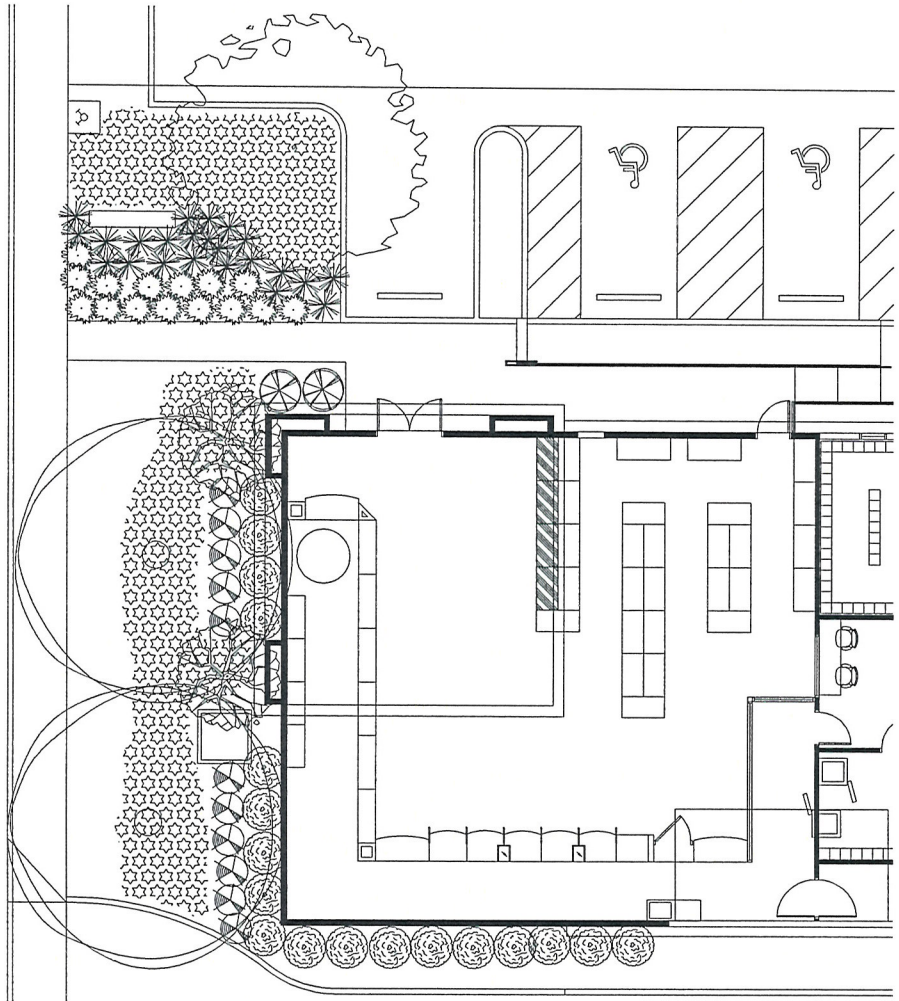
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SUP-44932
SDR-44930



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MAR 27 2012

PLANT LEGEND

TREES

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES
	Acacia saligna Acacia	24 In. Box	
	Fraxinus o. "Raywood" Raywood Ash	24 In. Box	
	Sophora secundiflora Texas Mountain Laurel	24 In. Box	Multi-Trunk

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES
	Tecoma stans Yellow Bells	5 GAL.	
	Viburnum tinus "Spring Bouquet Spring Bouquet Viburnum	5 GAL.	
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.	
	Hesperaloe parvifolia Red Yucca	5 GAL.	
	Callistimon v. "Little John" Little John Bottlebrush	5 GAL.	

GROUNDCOVERS

KEY	BOTANICAL/ COMMON NAME	SIZE	REMARKS.
	Dalea capitata "Sierra Gold" Sierra Gold Dalea	1 GAL.	3' O.C.

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 1 1/2" ROCK MULCH UNLESS OTHER WISE INDICATED PER PLAN. COLOR SHALL BE VISTA GOLD

ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.

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City of Las Vegas
Department of Planning

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

CALL BEFORE YOU DIG OVERHEAD 1-702-593-6111

REVISIONS	BY

DesignScapes
Landscape Architecture • Planning
5269 GREEN FOREST WAY
Los Vegas, Nevada 89118
Phone: 327-4523

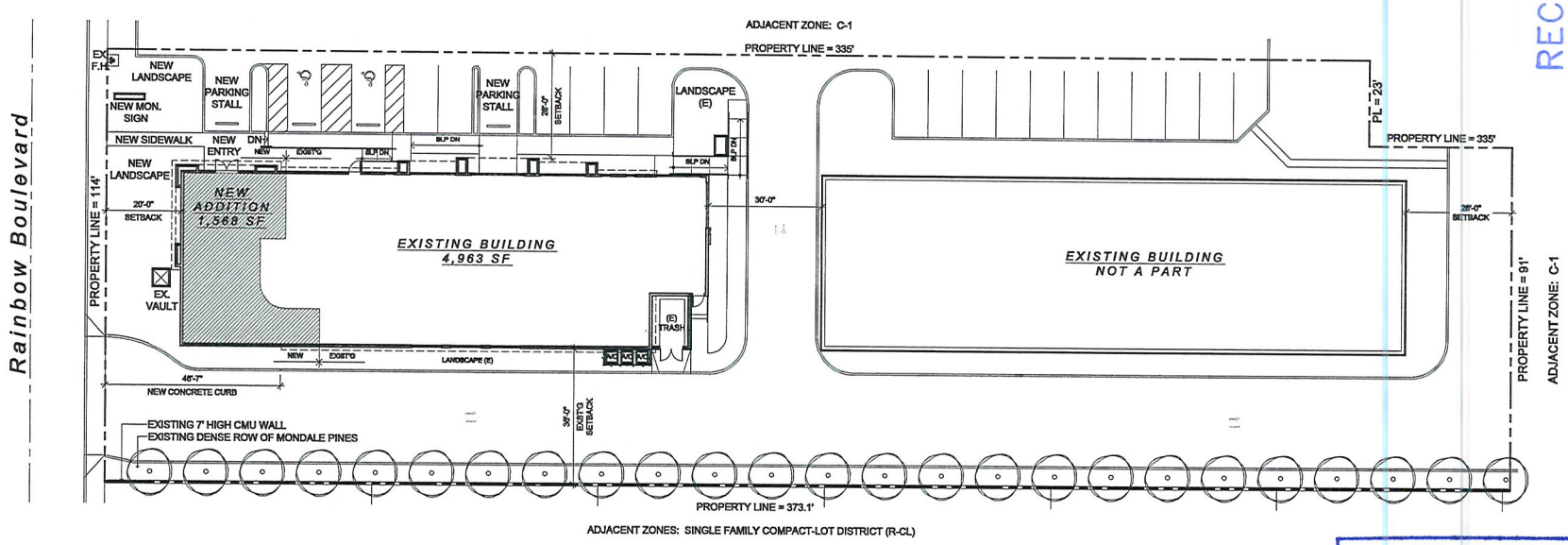
Rainbow/Cheyenne Super pawn
LAS VEGAS NEVADA

Planting Concept

REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLAQUILA
517
STATE OF NEVADA

Date:	3/20/12
Scale:	3/16"=1'
Drawn by:	TD
Designed by:	T.D.
SHEET	LP-1
	X OF X SHEETS

SUP-44932
SDR-44930



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OVERALL SITE PLAN

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City of Las Vegas
Department of Planning

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1" = 30'-0"
MARCH 21, 2012

0 15' 30'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SUP-44932
SDR-44930



PERSPECTIVE VIEW

Cash America SuperPawn LV04

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EXISTING BUILDING

Cash America SuperPawn LV04

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44932** APN: 138-14-101-007

Name of Property Owner: Rainbow Ridge Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich - 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: _____

Print Name: Barry W. Becker, manager

Subscribed and sworn before me

This 20th day of March, 2012

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Pawn Shop

Project Address (Location) 3104 N. Rainbow Blvd.

Project Name Cash America/Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-14-101-007 **Ward #** 5

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

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E-mail Address barrybecker@beckerrealty.net

APPLICANT Cash America/Super Pawn **Contact** Sherri Hughes

Address 3021 Business Lane **Phone:** 735-4444 **Fax:** 739-7888

City Las Vegas **State** NV **Zip** 89013

E-mail Address shughes@casham.com

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Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.com

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Print Name Barry W. Becker, manager

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Bunny J. Reiman

Notary Public in and for said County and State

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BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
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No: 08-6529-1

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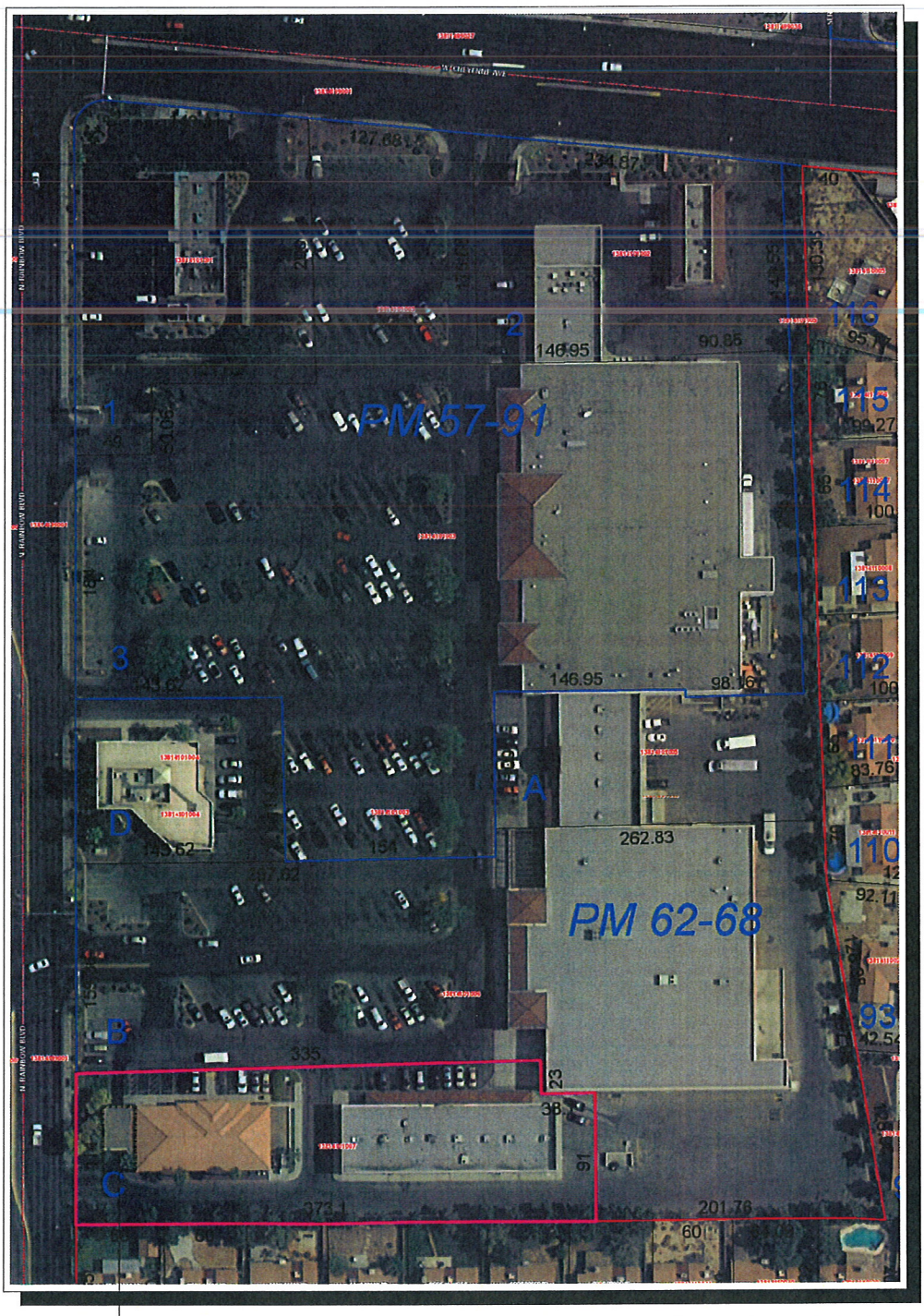

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COMMERCIAL SUBDIVISION / SHARED PARKING

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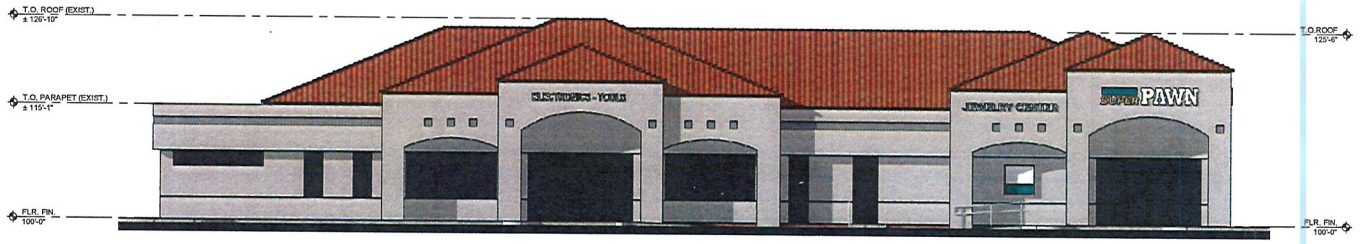
Cash America SUPERPAWN

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

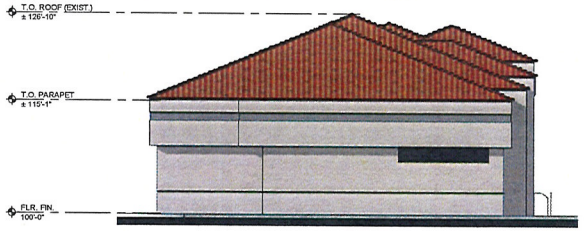
SCALE: 1" = 80'-0"
MARCH 21, 2012

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

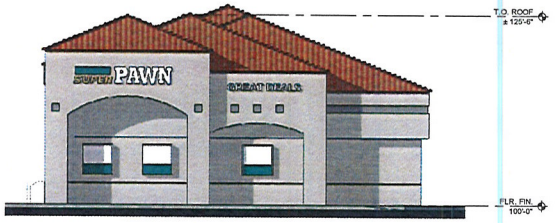
SUP-44932
SDR-44930



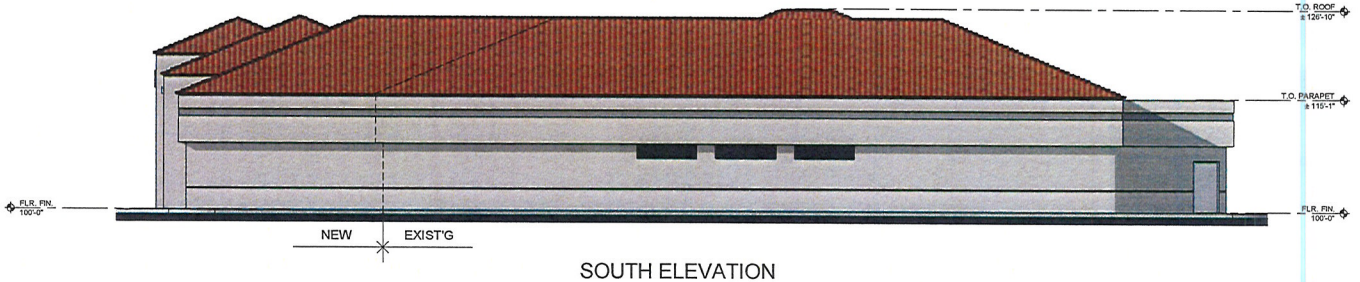
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

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Department of Planning

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designcell
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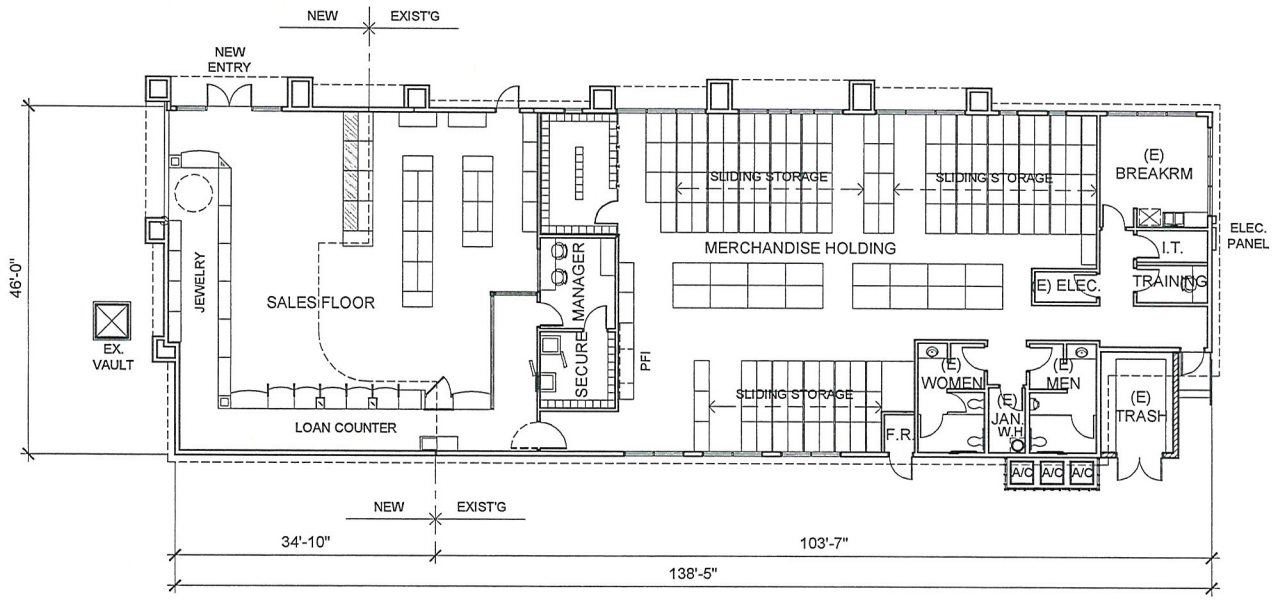
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

SUP-44932
SDR-44930



APN:	138-14-101-007
JURISDICTION:	LAS VEGAS 89108
ZONING:	LIMITED COMM. DIST. (C-1)
LOT SIZE:	0.96 ACRES
EX. BUILDING AREA	= 4,963 SF
BUILDING ADDITION	= 1,568 SF
NEW BUILDING AREA	= 6,531 SF

AREA BREAKDOWN:

SALES AREA	= 2,225 SF
MERCHANDISE	= 2,675 SF
OFFICES	= 238 SF
BREAKRM/RR	= 887 SF

PARKING PROVIDED
10 PARKING SPACES
1 STD ACC. PARKING
1 VAN ACC. PARKING

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FLOOR PLAN

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

NORTH

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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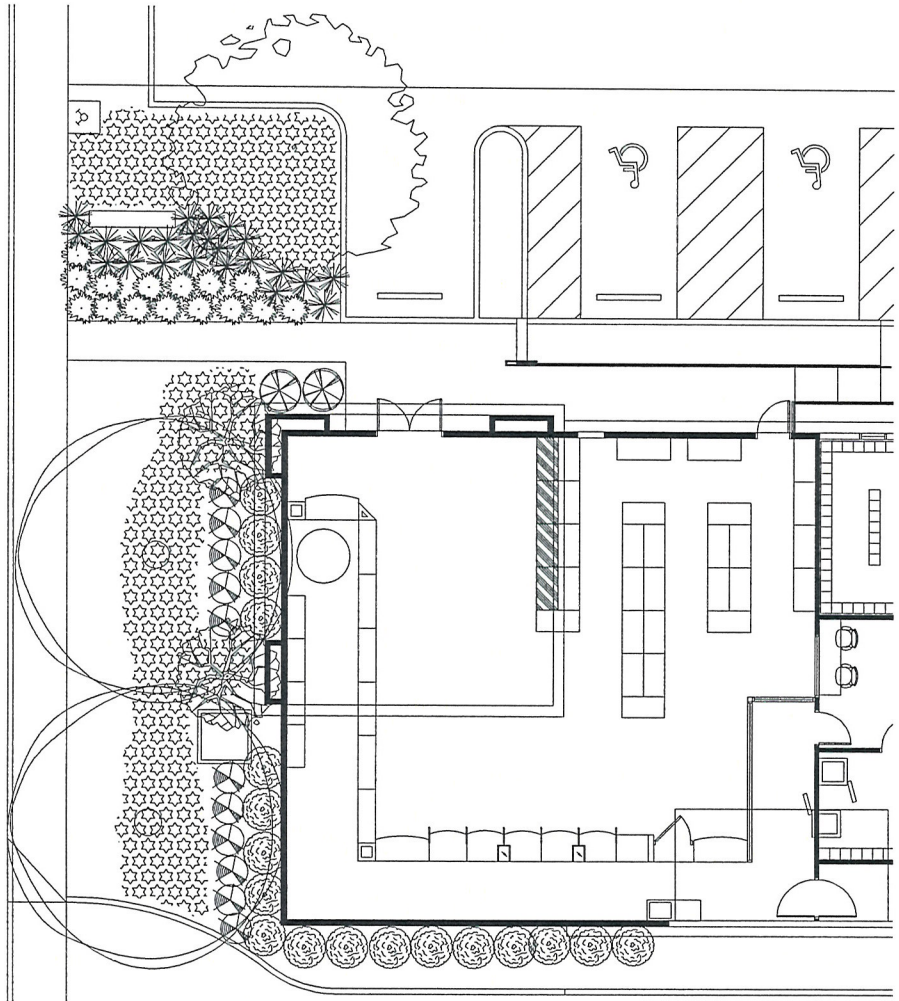

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PLANT LEGEND

TREES

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES
	Acacia saligna Acacia	24 In. Box	
	Fraxinus o. "Raywood" Raywood Ash	24 In. Box	
	Sophora secundiflora Texas Mountain Laurel	24 In. Box	Multi-Trunk

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES
	Tecoma stans Yellow Bells	5 GAL.	
	Viburnum tinus "Spring Bouquet Spring Bouquet Viburnum	5 GAL.	
	Eremophila maculata 'Valentine' Valentine Bush	5 GAL.	
	Hesperaloe parvifolia Red Yucca	5 GAL.	
	Callistimon v. "Little John" Little John Bottlebrush	5 GAL.	

GROUNDCOVERS

KEY	BOTANICAL/ COMMON NAME	SIZE	REMARKS.
	Dalea capitata "Sierra Gold" Sierra Gold Dalea	1 GAL.	3' O.C.

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER 1 1/2" ROCK MULCH UNLESS OTHER WISE INDICATED PER PLAN. COLOR SHALL BE VISTA GOLD

ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIERS.

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City of Las Vegas
Department of Planning

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

CALL BEFORE YOU DIG OVERHEAD 1-702-593-6111

REVISIONS	BY

DesignScapes
Landscape Architecture • Planning
5269 GREEN FOREST WAY
Los Vegas, Nevada 89118
Phone: 327-4523

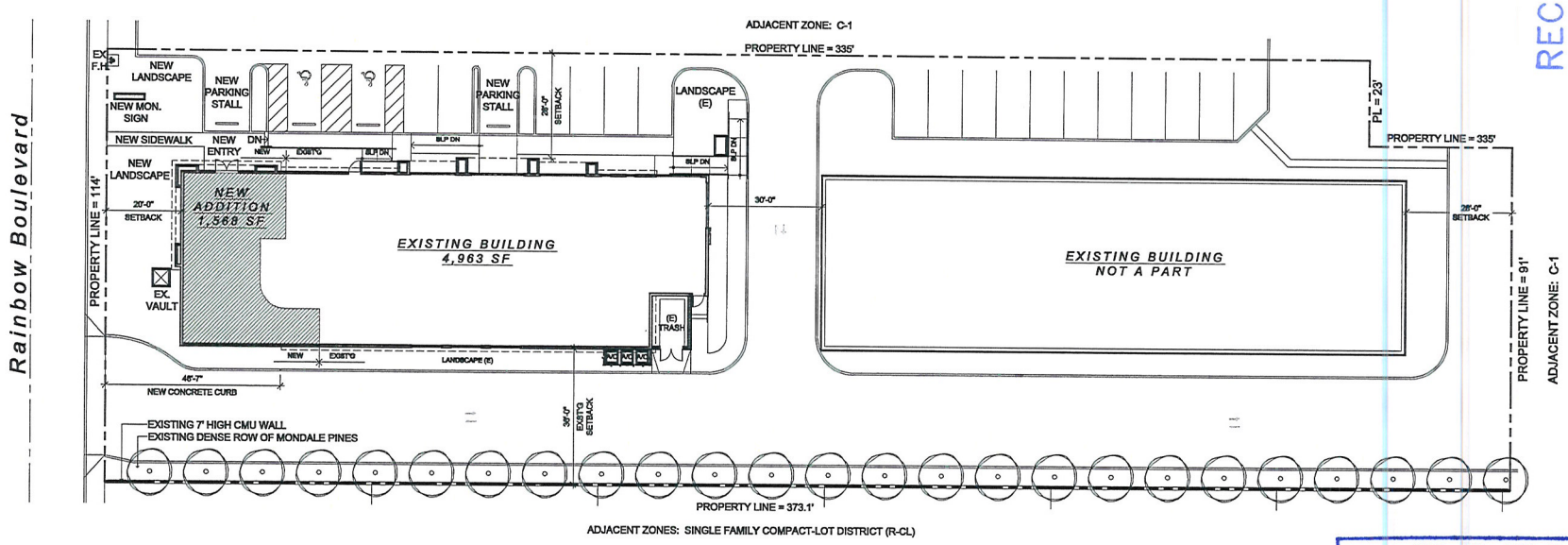
Rainbow/Cheyenne Super pawn
LAS VEGAS NEVADA

Planting Concept

REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLAQUILA
517
STATE OF NEVADA

Date:	3/20/12
Scale:	3/16"=1'
Drawn by:	TD
Designed by:	T.D.
SHEET	LP-1
	X OF X SHEETS

SUP-44932
SDR-44930



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MAR 22

OVERALL SITE PLAN

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City of Las Vegas
Department of Planning

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1" = 30'-0"
MARCH 21, 2012

0 15' 30'

designcell
10777 W.TWAIN AVE, STE 125 T 702-403-1575
LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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SDR-44930



PERSPECTIVE VIEW

Cash America SuperPawn LV04

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

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Department of Planning

designcell
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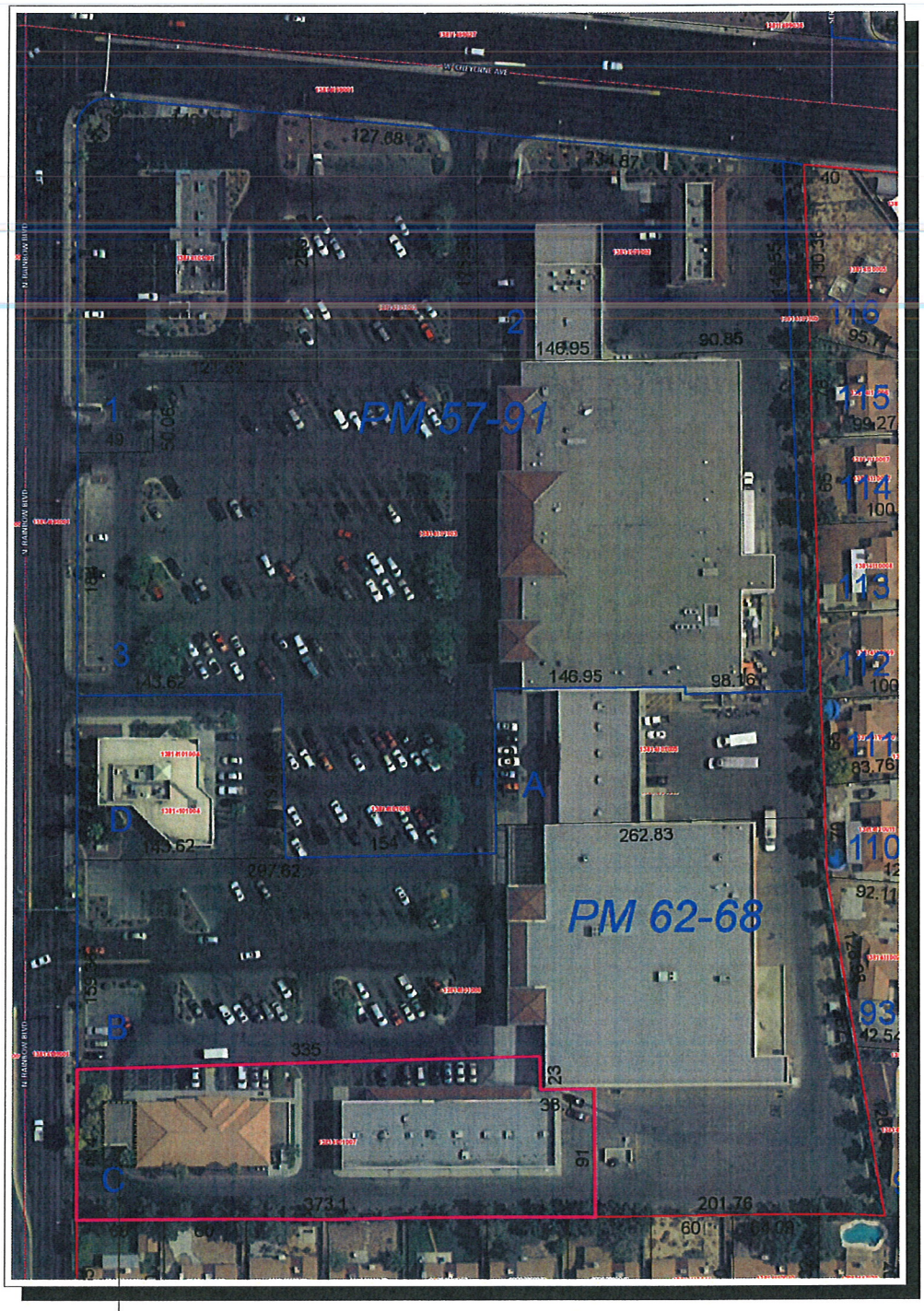

PROPOSED ADDITION

PARKING CALCULATION:

ZONING: LIMITED COMM. DIST. (C-1)
COMMERCIAL SUBDIVISION / SHARED PARKING

TOTAL BUILDING AREA	= 103,300 SF
PARKING REQUIRED	= 414 SPACES
PARKING PROVIDED	= 467 SPACES

OVERALL SITE PLAN

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Cash America SUPERPAWN

3110 NORTH RAINBOW BLVD
LAS VEGAS, NEVADA 89108

SCALE: 1" = 80'-0"
MARCH 21, 2012

designcell
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EXISTING BUILDING

Cash America SuperPawn LV04

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DC PROJECT #: 11 057
SCALE: 1/16" = 1'-0"
MARCH 21, 2012

0 8' 16' 32'

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LAS VEGAS, NV 89135 WWW.DESIGNCELL.CC

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SUP-44932
SDR-44930

KAEMPFER CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 21, 2012

VIA HAND DELIVERY

City of Las Vegas Planning & Zoning
333 No. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification letter
APN: 138-14-101-007

To Whom It May Concern:

Please be advised, this office represents the applicant, SuperPawn. SuperPawn is seeking the following applications: (1) Major Amendment of a previously approved Plot Plan Review (Z-0065-87(4)) with waivers; and (2) Special Use Permit for a PawnShop. SuperPawn is interested in re-locating an existing store near Cheyenne and Rainbow to the vacant building located at 3110 North Rainbow Boulevard (the "Site"). The Site is zoned C-1.

Major Amendment & Waivers

SuperPawn is proposing to utilize the existing vacant building (4,963 sf) and add an additional 1,568 square feet which would include a sales area, merchandise area, office and a break-room. The floor plan for this store will be similar to other SuperPawn locations where merchandise is prominently displayed in the front portion of the store. SuperPawn would be utilizing the same look and design of the existing building and maintaining a similar color scheme on the exterior elevations. SuperPawn meets the required parking spaces for this type of use. The building is part of a larger commercial shopping center which has CC&Rs to allow for shared parking.

Waivers:

1. SuperPawn is seeking a waiver from two (2) financial institutions, specified within 1000 feet of our proposed location. One use is located inside Wal-Mart and the other use is located at 3051 Rainbow. Both uses are located across Rainbow from the Site. There are no pawnshops within 1000 feet of the Site.

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SDR-44930

2. SuperPawn is seeking a waiver to allow zero feet from a residentially zoned area where 200 feet between a pawnshop and a residential zoned area is required. However, SuperPawn functions in much the same way as a bank and a retail location do and therefore, there would be no negative impact to the existing residential area. Additionally, the front door to the operation and all parking for this type of use is located on the north side of the building away from the residential area.

Special Use Permit

SuperPawn is seeking a special use permit to allow a pawnshop at this location. The pawnshop would be relocated from the existing site which is currently located near Cheyenne and US 95. Therefore, there will *not* be an increase of pawnshops within this immediate area. SuperPawn has an existing client base in this area and wishes to remain near their clients. SuperPawn takes pride in ensuring that their stores are clean, modern, well-lit and compatible with the surrounding area. Therefore, we believe this use is appropriate for the Site and will not have a negative impact on any nearby properties.

Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm

cc: Caroline Ciocca

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SUP-44932
SDR-44930

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SDR-44930 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44932 - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPERPAWN - OWNER: RAINBOW RIDGE PLAZA, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review [Z-0065-87(4)] FOR A PROPOSED 1,568 SQUARE-FOOT ADDITION TO AN EXISTING 4,963 SQUARE-FOOT BUILDING on a portion of 0.96 acres at 3104 North Rainbow Boulevard (APN 138-14-101-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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
3. City Council Approval Letter for Z-65-87

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: **SDR-44930** APN: 138-14-101-007

Name of Property Owner: Rainbow Ridge Plaza, LLC

Name of Applicant: Cash America/Super Pawn

Name of Representative: Jennifer Lazovich - 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: _____

Print Name: Barry W. Becker, manager

Subscribed and sworn before me

This 20th day of March, 2012

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment of Z-0065-87(4) for addition to existing building

Project Address (Location) 3104 N. Rainbow Blvd.

Project Name Cash America/Super Pawn **Proposed Use** Pawn Shop

Assessor's Parcel #(s) 138-14-101-007 **Ward #** 5

General Plan: existing SC proposed n/a **Zoning:** existing C-1 proposed n/a

Commercial Square Footage 6,531± **Floor Area Ratio**

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

Additional Information See attached list

PROPERTY OWNER Rainbow Ridge Plaza, LLC **Contact** Barry Becker

Address 50 S. Jones Blvd., Suite 101 **Phone:** 878-1903 **Fax:** 878-1507

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

E-mail Address barrybecker@beckerrealty.net

APPLICANT Cash America/Super Pawn **Contact** Sherri Hughes

Address 3021 Business Lane **Phone:** 735-4444 **Fax:** 739-7888

City Las Vegas **State** NV **Zip** 89013

E-mail Address shughes@casham.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.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 Barry W. Becker, manager

Subscribed and sworn before me

This 20th day of March, 2012.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
BUNNY J. REIMAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APRIL 25, 2012
No: 08-6529-1

FOR DEPARTMENT USE ONLY

Case #	SPR-44130
Meeting Date:	5/8/2012
Total Fee:	1030.00
Date Received:*	3/22/2012
Received By:	M Neff

*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 Fonn.pdf

Revised 10/27/08

1104702.1

13493.20

SDR 44930
Cash America/Superpawn

3104 N Rainbow Blvd

Proposed 6.531 thousand square foot addition to a financial institution.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.963	148.15	735
AM Peak Hour			12.35	61
PM Peak Hour			25.82	128

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.531	11.01	72
AM Peak Hour			1.55	10
PM Peak Hour			1.49	10

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.531	11.01	-663
AM Peak Hour			1.55	-51
PM Peak Hour			1.49	-118

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	18,550
PM Peak Hour (heaviest 60 minutes)	1484

Cheyenne Drive	
Average Daily Traffic (ADT)	36,663
PM Peak Hour (heaviest 60 minutes)	2,933

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Rainbow Boulevard	34,500
Cheyenne Drive	51,800

This addition and change in use is expected to reduce traffic by about 663 trips per day on Rainbow Blvd. and Cheyenne Ave. Currently, Rainbow is at about 54 percent of capacity and Cheyenne is at about 71 percent of capacity. With this project, Rainbow is expected to be at about 52 percent of capacity and Cheyenne to be at about 69 percent of capacity.

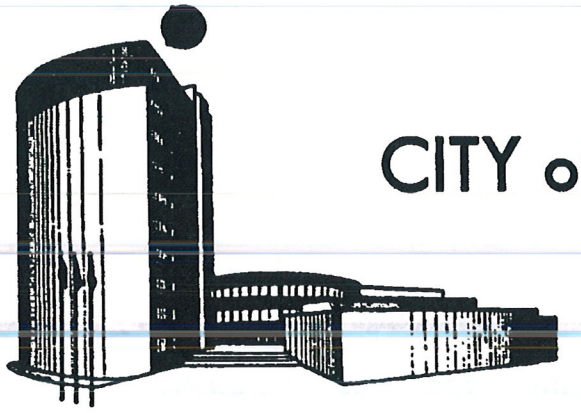
Based on Peak Hour use, this conversion will reduce traffic in the area by about 118 additional cars in the peak hour, or about two every minute.

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

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 20, 1993

Cheyenne Lorenzi Limited Partnership
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-65-87 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding a proposed bank on property located on the east side of Rainbow Boulevard, approximately 800 feet south of Cheyenne Avenue, C-1 Zone, was considered by the Planning Commission on January 14, 1993.

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

1. Conformance to the submitted landscaping plan as required by the Department of Community Planning and Development.

2. All new driveways and modifications to existing driveways shall be designed and constructed in accordance with Standard Drawing #222a or to a design approved by the Traffic Engineer as required by the Department of Public Works.

3. All exterior lighting shall be directed away from the residential properties to the south with no ray of light shining directly onto any residential lot.

4. Conformance to the plot plan as amended by the above conditions.

5. Conformance to the building elevations.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- Continued -

SUP-44932
SDR-44930

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400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

9. Satisfaction of City Code requirements and design standards of all City departments.

10. Approval of the parking and driveway plans by the Traffic Engineer.

11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.

13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

SUP-44932
SDR-44930

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

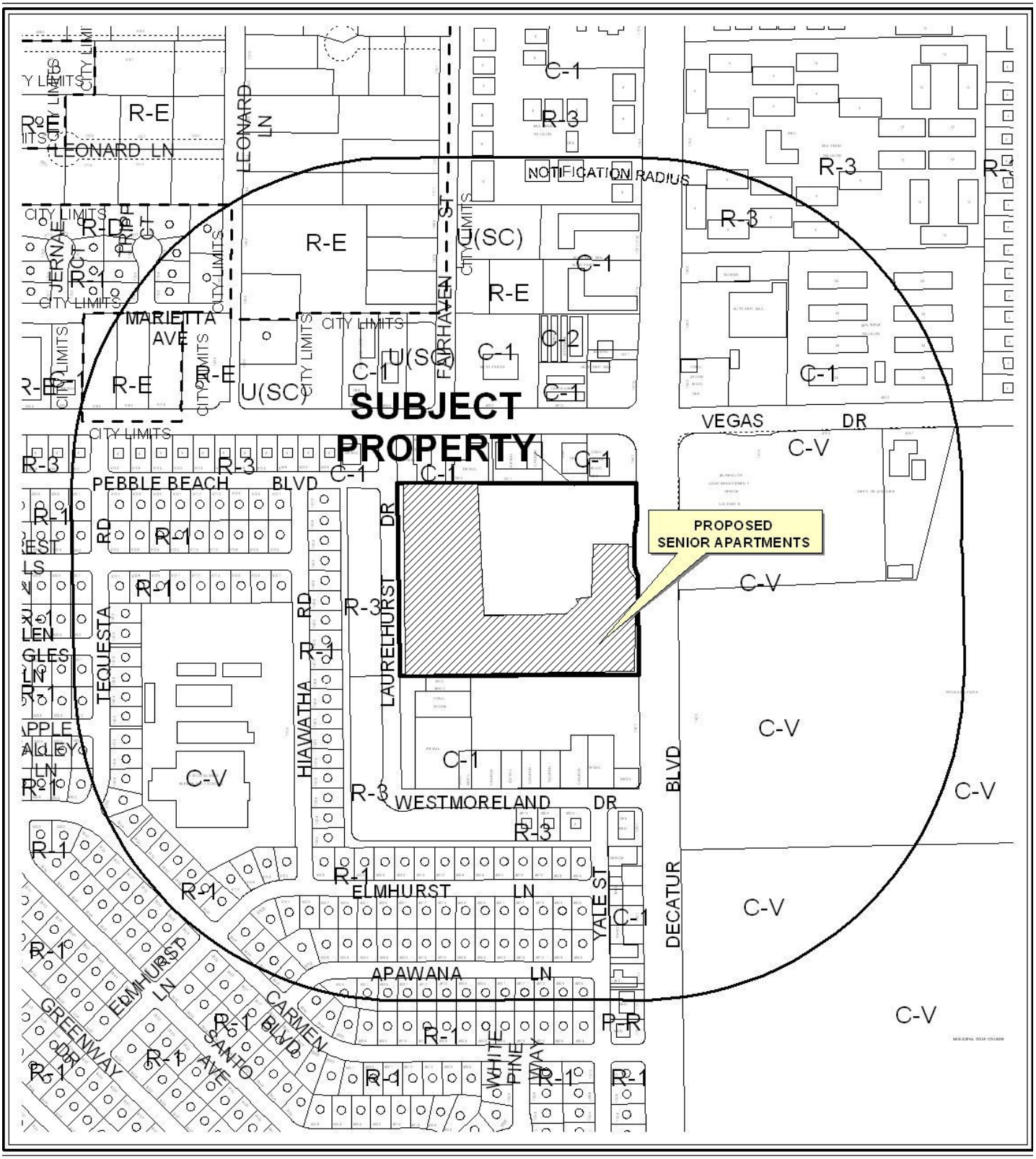
SUBJECT:
SUP-44964 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS 1 DECATUR APTS, LLC - OWNER: CITY OF LAS VEGAS REDEVELOPMENT - For possible action on a request for a Special Use Permit FOR PROPOSED SENIOR CITIZEN APARTMENTS WITH WAIVERS TO ALLOW NO GROUND-LEVEL NON-RESIDENTIAL DEVELOPMENT AND RESIDENTIAL APARTMENTS LOCATED ON THE GROUND FLOOR on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-518-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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 - SUP-44964 and SDR-44962
3. Supporting Documentation
4. Photos - SUP-44964 and SDR-44962
5. Justification Letter - SUP-44964 and SDR-44962



0 300 600 Feet

CASE: **SUP-44964**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-44964**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44964** APN: 138 25 518 002

Name of Property Owner: City of Las Vegas Redevelopment

Name of Applicant: Vegas 1 Decatur, LLC

Name of Representative: Winston Henderson Architects / Winston Henderson

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: Elizabeth N. Fretwell

Print Name: ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012

Gloria Sanchez

Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
My appt. exp. Mar. 30, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~Site Development Plan Review~~ SPECIAL USE PERMIT

Project Address (Location) SW corner of Dectaur & Vegas

Project Name Vegas 1 Decatur Apts **Proposed Use** SR. APTS

Assessor's Parcel #(s) 138-25-518-002 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas Redevelopment **Contact** _____

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

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

E-mail Address _____

APPLICANT Vegas 1 Decatur Apts, LLC **Contact** Sharon Bullock

Address 2009 Alta Drive **Phone:** (702) 873-8882 **Fax:** (702) 868-4274

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

E-mail Address sharonb@cdpcn.com

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1555 E Flamingo **Phone:** (702) 893-9700 **Fax:** (702) 893-9797

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

E-mail Address winstonh@whalv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012.

Gloria Sanchez

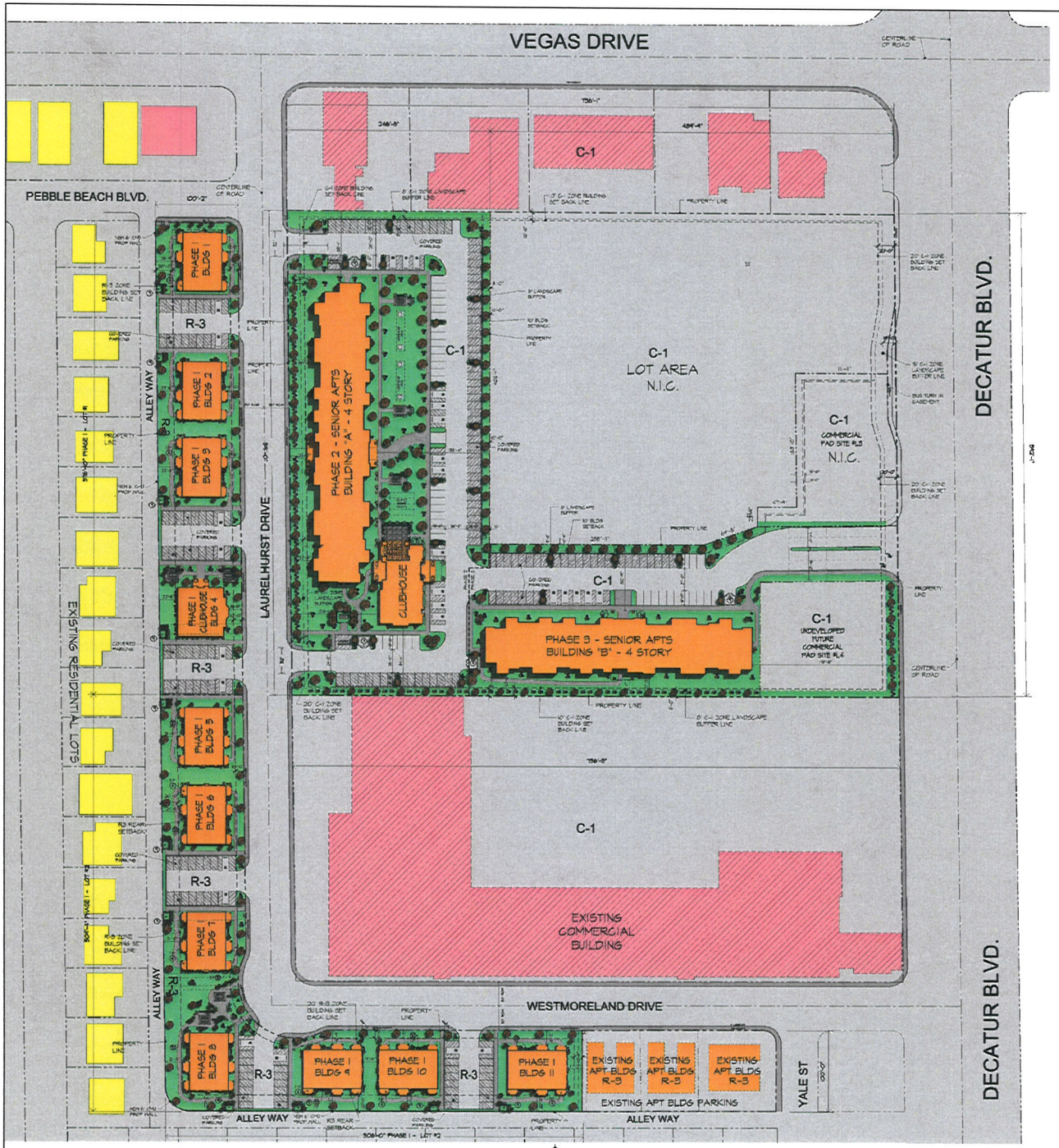
Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
Appt. exp. Mar. 30, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-44964
Meeting Date:	05/08/12
Total Fee:	1030 —
Date Received:*	03/26/12
Received By:	

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



1 SITE PLAN - PHASE 1, 2 & 3
SCALE: 1" = 50'-0"

NORTH

PHASE #1 MULTI-FAMILY APARTMENT COMPLEX 1 STORY BLDG SITE ANALYSIS

BUILDING UNIT COUNT

BLDG 1 ONE BEDROOM UNITS - 6
BLDG 2 ONE BEDROOM UNITS - 6
BLDG 5 ONE BEDROOM UNITS - 6
BLDG 6 ONE BEDROOM UNITS - 6
CLUBHOUSE BLDG 4 (NO UNITS)
BLDG 8 ONE BEDROOM UNITS - 6
BLDG 9 ONE BEDROOM UNITS - 6
BLDG 10 ONE BEDROOM UNITS - 6
BLDG 11 ONE BEDROOM UNITS - 6
TOTAL UNITS - 60

PHASE 1 - TOTAL UNIT
ONE BEDROOM UNITS - 48
TWO BEDROOM UNITS - 12
TOTAL UNITS - 60

BUILDING S.F. ANALYSIS

SITE AREA FOR PHASE 1
MULTI-FAMILY APARTMENTS - 3.54 ACRES (APPROX) (153,912 SF)
BLDG 1 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 2 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 5 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 4 CLUBHOUSE AREA: NO UNITS - 3,315 SF (1 STORY)
BLDG 6 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 8 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 9 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 10 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
BLDG 11 AREA: TOTAL 6 UNITS - 3,411 SF (1 STORIES)
TOTAL BLDG S.F. - 38,285 SF.

SITE 'OPEN SPACE' CALCS

PARKING REQUIREMENT STANDARDS

PARKING ANALYSIS FACTOR
PER CITY OF LAS VEGAS TITLE 19 (SEC. - 19.12)
ONE BED UNIT - 1.25 SPACE / UNIT
VISITOR - 1 SPACE / 6 UNITS
CLUBHOUSE BLDG - 1/200 PER 2000 SF.

PHASE 1 / LOT 1
BUILDING '7' UNITS - 6
BUILDING '8' UNITS - 6
BUILDING '9' UNITS - 6
TOTAL - 18 X 1.25 - 23
VISITOR (1 / 6 UNITS) - 3
TOTAL - 26
BLDG 4 CLUBHOUSE (1 / 200 SF) 3,315 SF - 18
TOTAL SPACES REQUIRED - 44
TOTAL PROVIDED PARKING - 48

PHASE 1 / LOT 2
BUILDING '5' UNITS - 6
BUILDING '6' UNITS - 6
BUILDING '7' UNITS - 6
BUILDING '8' UNITS - 6
BUILDING '9' UNITS - 6
BUILDING '10' UNITS - 6
BUILDING '11' UNITS - 6
TOTAL - 42 X 1.25 - 53
VISITOR (1 / 6 UNITS) - 7
TOTAL SPACES REQUIRED - 60
TOTAL PROVIDED PARKING - 48

OVERALL SITE PARKING PROVIDED

TOTAL REQ'D PARKING - 104
STANDARD PARKING SPACES - 93 TOTAL
ADA SPACES - 5 ADA
(INCLUDED IN TOTAL PROVIDED)
TOTAL PROVIDED PARKING - 98

PHASE # 2 & 3 SENIOR APARTMENT COMPLEX (4) STORY BLDG SITE ANALYSIS

BUILDING UNIT COUNT

PHASE #2
BUILDING-A "SENIOR APTS" (4 STORY)
ONE BEDROOM UNITS - 44
TWO BEDROOM UNITS - 28
TOTAL UNITS - 72

PHASE #3
BUILDING-B "SENIOR APTS" (4 STORY)
ONE BEDROOM UNITS - 40
TWO BEDROOM UNITS - 24
TOTAL UNITS - 64

PHASE 2 + 3 - TOTAL UNIT COUNT
ONE BEDROOM UNITS - 84
TWO BEDROOM UNITS - 52
TOTAL UNITS - 136

BUILDING S.F. ANALYSIS

SITE AREA FOR PHASES 2 & 3
SENIOR APARTMENTS - 5.05 ACRES (APPROX) (220,068 SF.)

PHASE #2
BLDG 'A' AREA: 44-1BR, 28-2BR, TOTAL 72 UNITS - 51,256 SF (4 STORIES)
BLDG 'A' CLUBHOUSE AREA - 4,439 SF (1 STORY)

PHASE #3
BLDG 'B' AREA: 40-1BR, 24-2BR, TOTAL 64 UNITS - 60,840 SF (4 STORIES)

TOTAL BLDG S.F. - 111,978 S.F.

PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINTS: (170,619 SF BLDG FOOTPRINT / 220,068 SF TOTAL SITE) = 77.5%

SITE 'OPEN SPACE' CALCS

PARKING REQUIREMENT STANDARDS

PARKING ANALYSIS FACTOR
PER CITY OF LAS VEGAS TITLE 19 (SEC. - 19.12)
ONE BED UNIT - 0.75 SPACE / UNIT
TWO BED UNIT - 0.75 SPACE / UNIT
CLUBHOUSE BLDG - 1/200 PER 2000 SF.

PHASE 2 - BUILDING 'A' UNITS - 72
TOTAL (72 X .75) - 54
CLUBHOUSE (1 / 2000 SF) - 24
PHASE 2 PKNG REQUIRED - 78
TOTAL PROVIDED PARKING PHASE 2 - 115

PHASE 3 - BUILDING 'B' UNITS - 64
TOTAL (64 X .75) - 48
PHASE 3 PKNG REQUIRED - 48
TOTAL PROVIDED PARKING PHASE 3 - 148

OVERALL SITE PARKING PROVIDED

TOTAL REQUIRED PARKING - 126
PHASE 2 + 3
(ONLY A PART OF PHASE 1 OVERALL SITE DEVELOPMENT)
STANDARD PARKING SPACES - 146 TOTAL
ADA SPACES - 11 ADA
(INCLUDED IN TOTAL PROVIDED)
TOTAL PROVIDED PARKING - 163

10' W. x 20' OL LOADING ZONES - 2

SENIOR APARTMENT COMPLEX PROJECT SUMMARY

BUILDING UNIT COUNT

UNIT COUNT BY PROJECT PHASE:
PHASE 1 BLDGS 1 THRU 11 - 66
PHASE 2 BLDG A - 72
PHASE 3 BLDG B - 64
(EX CLUDES CLUBHOUSE)
TOTAL UNITS - 136

BUILDING S.F. ANALYSIS

SITE AREA BY PROJECT PHASE:
PHASE 1 BLDG AREA (ELEVEN SINGLE STORY BLDGS): 38,285 SF
PHASE 2 & 3 BLDG AREA (TWO 4 STORY BLDGS & 1 STORY CLUBHOUSE): 177,578 SF
TOTAL BLDG S.F. - 216,363 S.F.

PARKING REQUIREMENT STANDARDS

PARKING REQ'D & PROVIDED BY PROJECT PHASE:
PHASE 1 PKNG REQ'D - 104 SPACES
PKNG PROVIDED - 96 SPACES
PHASE 2 & 3 PKNG REQ'D - 126 SPACES
PKNG PROVIDED - 163 SPACES
TOTAL REQ'D PARKING - 230 SPACES
TOTAL PROV'D PARKING - 259 SPACES

SITE PLAN KEY NOTES

1. ALL LANDSCAPING AT BUILDING CORNERS AND BUILDING ENTRANCES ARE TO BE A MINIMUM OF 3 FEET IN HEIGHT.
2. VEHICULAR TRAFFIC AREA SHALL BE PAVED WITH NOT LESS THAN 3-1/2" OF PORTLAND CEMENT CONCRETE OR NOT LESS THAN 2" OF ASPHALTIC CONCRETE OVER 6" OF CRUSHED ROCK BASE.
3. ALL PARKING STALLS TO BE A MINIMUM OF 9 FT. WIDE BY 19 FT. DEEP.
4. PAINT APRON WITH CROSSHEAD "SNAKE TRELLIS"
5. ALL PAVED SURFACES SHALL BE GRADED SO THAT SURFACE WATER WILL DRAIN TO A STREET OR TO A PUBLIC STORM DRAIN.
6. ACCESSIBLE PARKING SPACE WITH 3 FT. SQ. INTERNATIONAL SYMBOL OF HANDICAPPED ACCESSIBILITY IN BLUE PAINT AND A ONE-INCH SIGN
7. CONC. 6" HIGH CURB, PLANTER OR WALL LOCATED AT ALL PARKING OR DRIVE SPACES TO SERVE AS A BARRIER
8. REFUSE ENCLOSURE - ALL ENCLOSURES SHALL BE: A MINIMUM OF 40 SQ. FT. WITH A MINIMUM INTERNAL DIAMETER OF 6 FT., WITH A TOTAL MINIMUM OF 240 SQ.FT. CONSTRUCTED OF MASONRY BLOCK WITH A MINIMUM HT. OF 5 FT., AND A TOTAL HT. OF 6 FT. HAVE AN ACCESS OPENING OF 8 FT. IN WIDTH W/ AN OPAQUE PANEL GATE THE SAME HT. AS THE ENCLOSURE WALL. ALL REFUSE OR RECYCLING BINS OR CONTAINERS SHALL HAVE EASY-TO-HANDLE LIDS. HAVE A WATER FAUCET FOR HOSE ATTACHMENT WITHIN OR ADJACENT TO THE ENCLOSURE. CONSTRUCTED WITH A CONC. FLOOR SLOPED TO DRAIN TO A STREET OR PUBLIC STORM DRAIN. LOCATED UPON THE SITE SO AS TO BE READILY ACCESSIBLE TO THE COLLECTION VEHICLE AT ALL TIMES. PROVIDED A ONE-FOOT SQUARE SIGN STENCILED "RECYCLABLE AREA" LOCATED ON THE ENCLOSURE NEAREST THE DOR(S) OR CONTAINER(S) USED TO STORE RECYCLABLE MATERIALS
9. MECHANICAL UNIT
10. LANDSCAPE BUFFER W/ DROUGHT RESISTANT PLANT MATERIALS - SEE LANDSCAPING DATA
11. SHADE COVER PARKING SPACES

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WINSTON H. HENDERSON ARCHITECTS
1505 EAST FLAMINGO ROAD STE. #300, LAS VEGAS, NV 89119
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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

SITE PLAN - PHASES 1, 2 & 3 BLDG & SITE ANALYSIS

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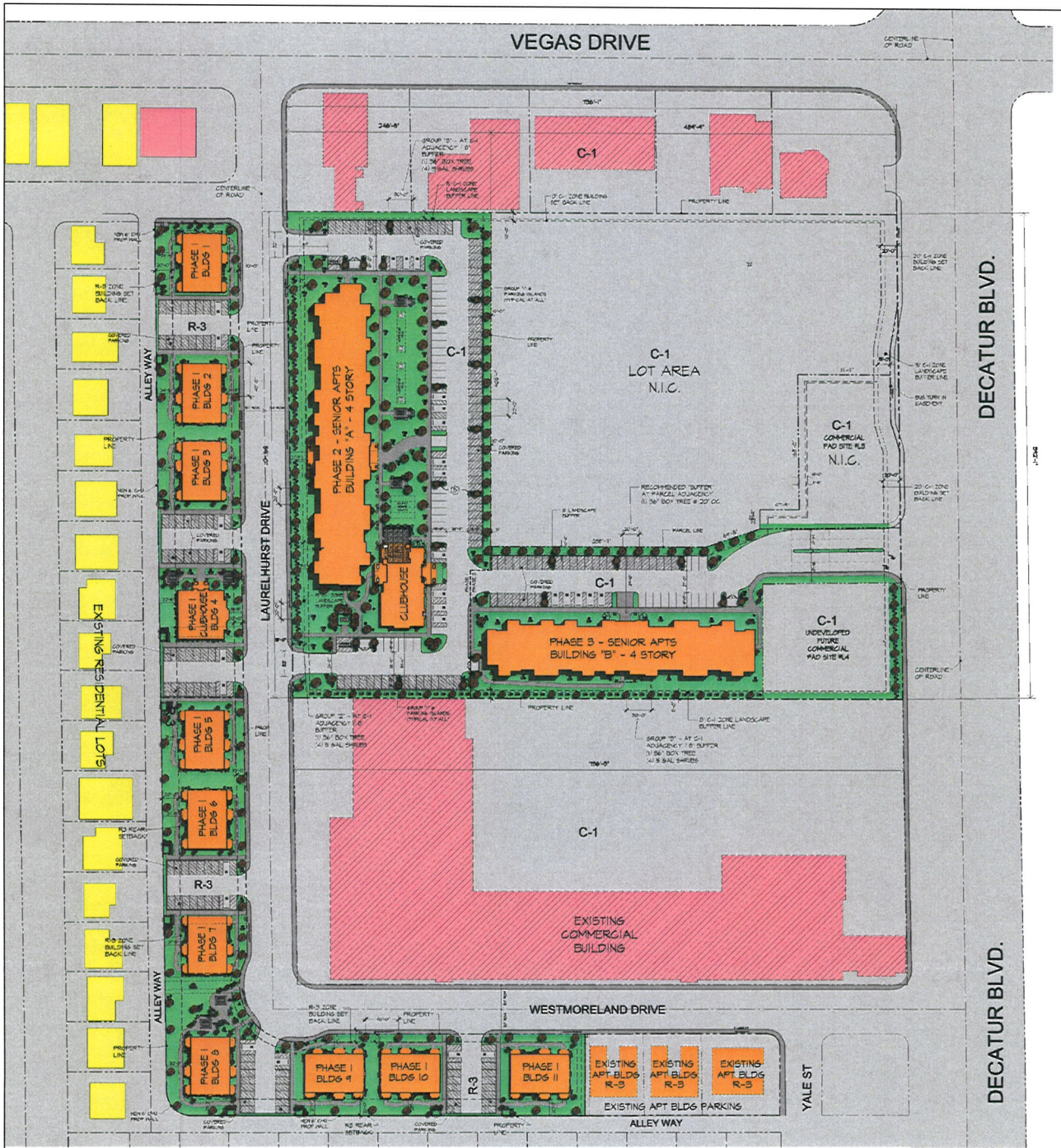

1 LANDSCAPE PLAN - PHASE 1, 2 & 3
SCALE: 1" = 50'-0"

NORTH

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN.	COND.	REMARKS
TREES		PROSOPIS CHILENSIS MESQUITE	52 132	36" BOX 24" BOX	
		CERCIDIUM MICROPHYLLUM LITTLE LEAF PALO VERDE	22	36" BOX	
		ERIOBOTRYA JAPONICA LOQUAT	-	24" BOX	
		VITEX AGNUS-CASTA CHASTE TREE	-	24" BOX	
	GROUP 1	BLUE RANGER CALISTEMON "LITTLE JOHN" AGAVE AMERICANA CENTURY PLANT	1 1 6	5 GAL 5 GAL 5 GAL	32 GROUPS
	GROUP 2	LITTLE LEAF PALO VERDE AGAVE AMERICANA CENTURY PLANT CALISTEMON "LITTLE JOHN"	1 2 2	36" BOX 5 GAL 5 GAL	31 GROUPS
		TOTAL TREES	319		
GRND COVER	①	TEXAS SAGE	-	1 GAL	
	②	TEXAS RANGER	-	1 GAL	
	③	ANGELITA DAISY HETERATHECA ACAULIS	-	1 GAL	
	④	BLUE FESCUE FESTUCA SP.	-	1 GAL	

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN.	COND.	REMARKS
SHRUBS		PENNISETUM SETACEUM PURPLE FOUNTAIN GRASS	121	5 GAL	
		LEUCOPHYLLUM ZYCOPHYLLUM BLUE RANGER	65	5 GAL	
		YUCCA BACCATA BANANA YUCCA	269	5 GAL	
		AGAVE AMERICANA CENTURY PLANT	215	5 GAL	
	GROUP 1	CHILENSIS MESQUITE BANANA YUCCA AGAVE AMERICANA CENTURY PLANT	1 2 2	36" BOX 5 GAL 5 GAL	25 GROUPS
		TOTAL SHRUB	1,617		
GRND COVER	⑤	CRUSHED STONE 1/2" - 3/4" BRAUN (NON-ORGANIC)		ALL LANDSCAPE AREAS TO BE DESERT SCAPE	

IRRIGATION LEGEND

	BACKFLOW DEVICE	FEBCO #389 1in
	IRRIGATION CONTROLLER	RAINBIRD ESP-6 STATION (WALL MOUNT)
	IRRIGATION VALVE	RAINBIRD PEB 1in W/ ELECTRONIC SOLENOID PER REGULATION AND AS PRODUCTS AS-shown THEIN FILTER.
	QUICK COUPLER	RAINBIRD 3RUC 3/4
	GATE VALVE	NIBCO 1in BRASS BALL VALVE
	MAINLINE	1in SCH 40 PVC
	LATERAL LINE (SHRUBS)	3/4in POLYTUBE W 1/4" DISTRIBUTION TUBING TO EMITTER
	LATERAL LINE (TREES)	3/4in POLYTUBE W 1/4" DISTRIBUTION TUBING TO EMITTER
	SLEEVES (MAINLINE)	2in SCH 40 PVC
	SLEEVES (LATERALS)	1-1/2in SCH 40 PVC
NOT SHOWN	EMITTERS	HUNTER TURBO-KEY PRESSURE COMPENSATING EMITTER 2 GPH - 2 PER TREE
NOT SHOWN	EMITTERS	HUNTER TURBO-KEY PRESSURE COMPENSATING EMITTER 1 GPH - 3 PER SHRUBS (5 GAL) 2 GPH - 2 PER 1 GAL SHRUBS
	FLUSH VALVE	AS PRODUCTS FCV 3/4" FLUSH VALVE
	RAINBIRD XER-SPRAY # ANNUALS	

CLV TITLE 19 LANDSCAPE COMPLIANCE

ALL LANDSCAPING PER TITLE 19 ZONING CODE SECTION 19.04.4 Table:

LAURELHURST DR.	- SECTION 19.04.040
WESTMORELAND DR.	- SECTION 19.04.040
DECATUR BLVD.	- SECTION 19.04.040
PEBBLE BEACH BLVD	- SECTION 19.04.040
RESIDENTIAL ADJACENCY	- SECTION 19.6.12

A. LANDSCAPE CONTRACTOR VERIFY EXACT NUMBER OF TREE AND SHRUB

B. LANDSCAPE CONTRACTOR TO SUBMIT CUT SHEETS AND SAMPLES FOR ALL HARDSCAPE MATERIALS

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS
5. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRED VEGETATION REMOVAL AND /OR THINNING OUT AT A FUTURE DATE
6. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM IN ACCORDANCE TO CODE AND STANDARDS.
7. DECOMPOSED GRANITE 50' NOOT, COLOR "HOHAVE GOLD", 3" DEPTH TYP. IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINES AND 60% AGGREGATE. CONTRACTOR RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
8. LANDSCAPE BOULDERS: COLOR TO MATCH OR COMPLEMENT ROCK GROUND COVER, BOULDERS TO BE GRANITE, ROUND IN SHAPE 2' TO 4' DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES: 20% 4' LARGEST DIAMETER, 40% 3' LARGEST DIAMETER, 40% 2' DIAMETER. CONTRACTOR TO SET 1/3 OF ROCK DIAMETER INTO FINISHED GRADE

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Mark	Date	Description

Re-Submitted To:	Date:

WINSTON H. HENDERSON ARCHITECTS
1505 EAST FLAMINGO ROAD STE. #300, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR APTS

DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

LANDSCAPE PLAN - PHASES 1, 2 & 3

Date: 12-15-11
Job No.: 12130
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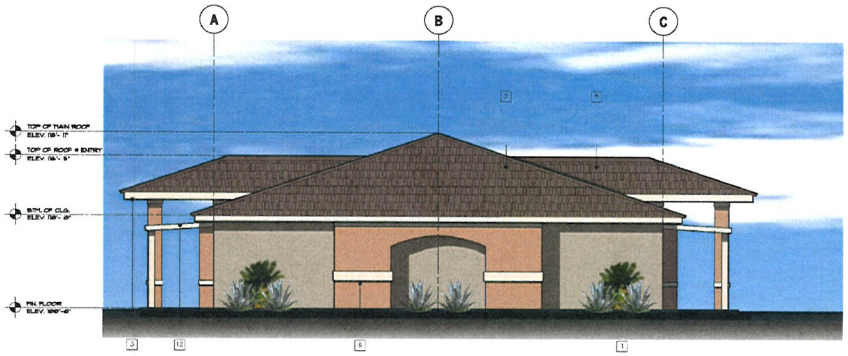
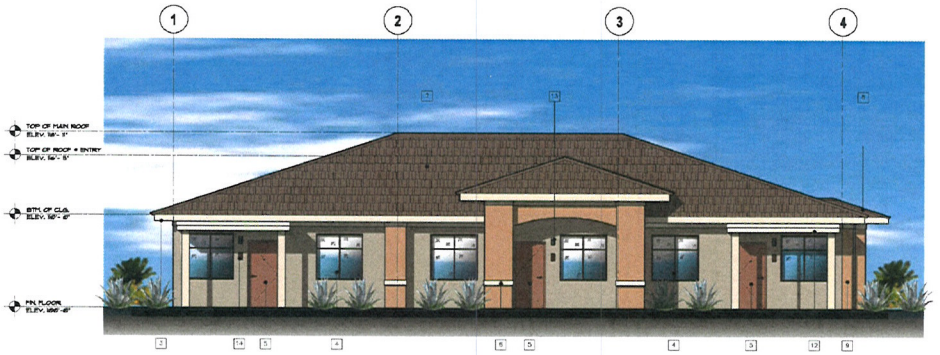
SPECIFIC BUILDING LAYOUT / ORIENTATION VARIES, REFER TO SITE PLAN FOR REFERENCE:				
BUILDING #1, #3, #6	#1=SOUTH	#2=EAST	#3=NORTH	#4=WEST
BUILDING #2, #5, #7 & #8	#1=SOUTH	#2=WEST	#3=NORTH	#4=EAST
BUILDING #9 & #11	#1=WEST	#2=NORTH	#3=EAST	#4=SOUTH
BUILDING #10	#1=EAST	#2=NORTH	#3=WEST	#4=SOUTH

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO SAND FIN W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 6" P.B.S. WALL
2	MCA CLAY ROOF TILE RENAISSANCE SERIES W CHIC PCDE "S" MISSION COLOR TO BE DETERMINE BY OWNER
3	EAVES - STUCCOED SMOOTH FIN.
4	WINDOWS (PER WINDOW SCHEDULES)
5	DOORS (PER DOOR SCHEDULES)
6	POP OUT, STUCCO (SMOOTH) FINISH
7	ROOF VENT.
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	POP OUT
12	PREFABRICATED ALUMINIZED SHADE STRUCTURE (DWGS. BY MANUF.)
13	EXTERIOR LIGHT FIXTURE
14	UNIT NUMBER SIGNAGE



1 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



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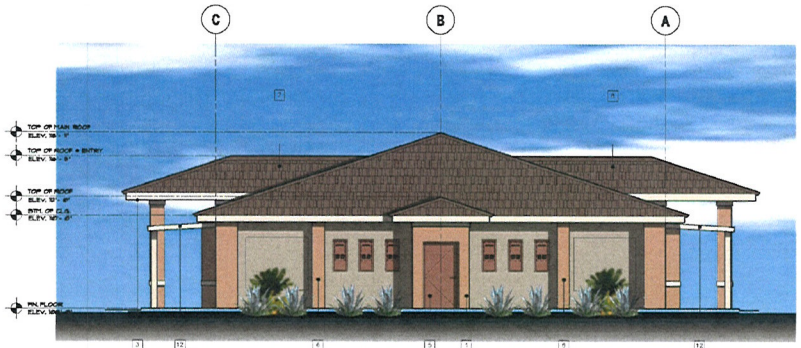
SCALE: 3/16" = 1'-0"



3 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



4 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"

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BLDG C TYPE #1 TYPICAL ELEVATIONS

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ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO SAND FIN. W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 6" P.B.S. WALL
2	SHAKE TILE SHINGLE ROOF MATERIAL COLOR TO BE DETERMINE BY OWNER
3	EAVES - STUCCOED SMOOTH FIN. (SEE ROOF PLAN FOR EAVE VENTS)
4	WINDOWS (SEE WINDOW SCHEDULES)
5	DOORS (SEE DOOR SCHEDULES)
6	POP OUT, STUCCO (SMOOTH) FINISH
7	FAUX CHIMNEY FOR GAS FIREPLACE
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	2"x10" POP-OUT BAND



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



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

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VEGAS 1 DECATUR APTS
DECATUR BLVD at VEGAS DRIVE
LAS VEGAS, NEVADA

BLDG C - CLUB HOUSE ELEVATIONS

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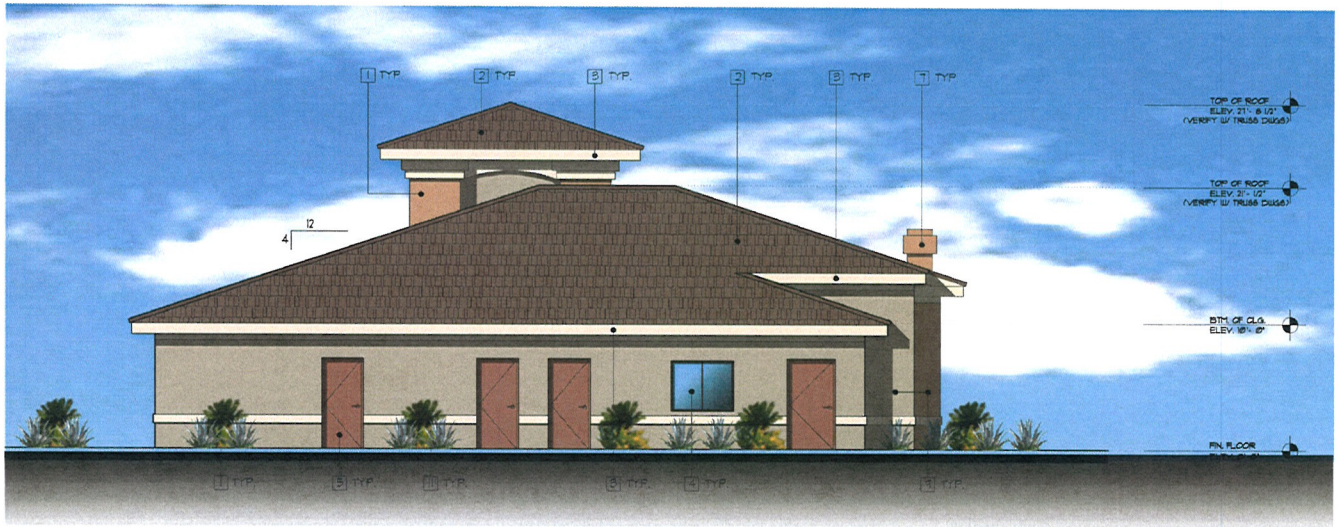
ELEVATION KEYNOTES	
4	DESCRIPTION
1	3 COAT STUCCO SAND FIN. W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 6" P.B.S. WALL
2	SHAKE TILE SHINGLE ROOF MATERIAL COLOR TO BE DETERMINE BY OWNER
3	EAVES - STUCCOED SMOOTH FIN. (SEE ROOF PLAN FOR EAVE VENTS)
4	WINDOWS (SEE WINDOW SCHEDULES)
5	DOORS (SEE DOOR SCHEDULES)
6	NOT USED
7	FAUX CHIMNEY FOR GAS FIREPLACE
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	2"x10" POP-OUT BAND



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



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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VEGAS 1 DECATUR APTS
DECATUR BLVD at VEGAS DRIVE
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BLDG C - CLUB HOUSE ELEVATIONS

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1 TYP. CLUBHOUSE - EXTERIOR ELEVATION COLORS



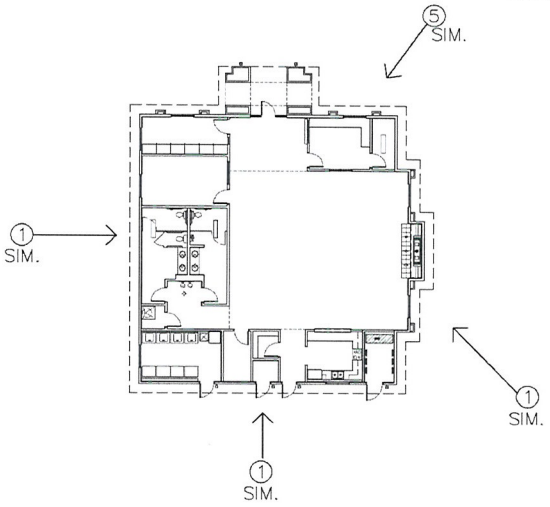
2 TYP. APT BLDG - EXTERIOR ELEVATION COLORS



3 TYP. APT BLDG - EXTERIOR ELEVATION COLORS



4 TYP. APT BLDG - EXTERIOR ELEVATION COLORS

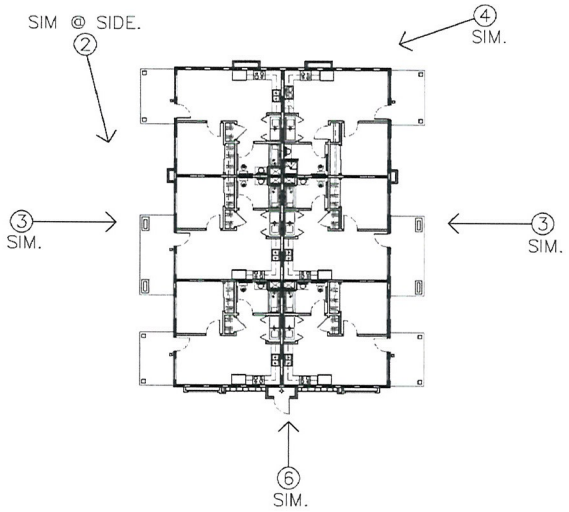




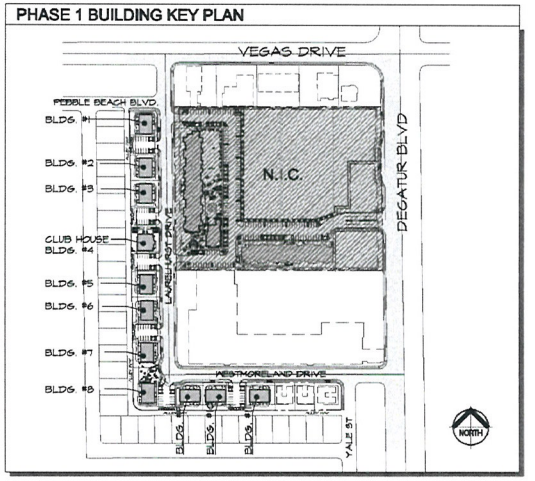
5 BLDG #4 - CLUB HOUSE TYP ELEVATION COLORS



6 TYP. APT BLDG - REAR EXTERIOR ELEVATION COLORS



PHASE 1 BUILDING KEY PLAN



P1		GLIDDEN COLOR # – A0664 NATURALLY CALM (10YY 44/215)
P2		GLIDDEN COLOR # – A1896 MINNESOTA PINES (10GY 21/119)
P3		GLIDDEN COLOR # A1894 MONSOON (10GY 36/096)
P4		GLIDDEN COLOR # – A0482 SOFT COPPER (50YR 38/223)
P5		GLIDDEN COLOR # A1800 TUXSK TUSK (30YY 79/070)

COLOR SCHEME

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1505 EAST FLAMINGO ROAD STE. #360, LAS VEGAS, NV 89119

VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

Date: 12-15-1
Job No.: 12130
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet
CB-1

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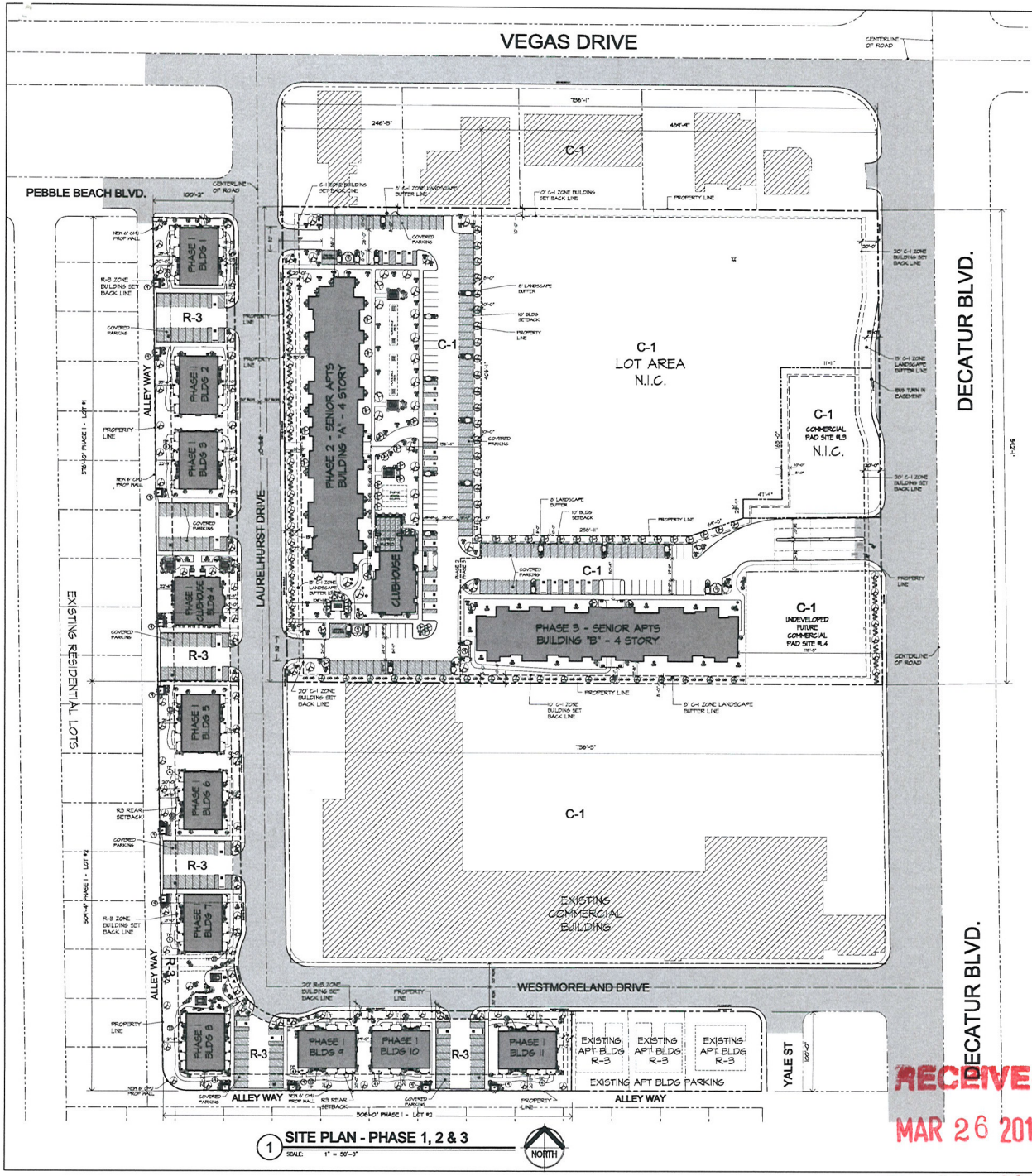

1 SITE PLAN - PHASE 1, 2 & 3
SCALE: 1" = 50'-0"

PHASE #1 MULTI-FAMILY APARTMENT COMPLEX 1 STORY BLDG SITE ANALYSIS

BUILDING UNIT COUNT	BUILDING S.F. ANALYSIS	PARKING REQUIREMENT STANDARDS
BLDG 1 ONE BEDROOM UNITS = 6 BLDG 2 ONE BEDROOM UNITS = 6 BLDG 3 ONE BEDROOM UNITS = 6 BLDG 4 ONE BEDROOM UNITS = 6 CLUBHOUSE BLDG 4 (NO UNITS) BLDG 5 ONE BEDROOM UNITS = 6 BLDG 6 ONE BEDROOM UNITS = 6 BLDG 7 ONE BEDROOM UNITS = 6 BLDG 8 ONE BEDROOM UNITS = 6 BLDG 9 ONE BEDROOM UNITS = 6 BLDG 10 ONE BEDROOM UNITS = 6 BLDG 11 ONE BEDROOM UNITS = 6 TOTAL UNITS = 66 PHASE 1 - TOTAL UNIT ONE BEDROOM UNITS = 66 TWO BEDROOM UNITS = 0 TOTAL UNITS = 66	SITE AREA FOR PHASE 1 MULTI-FAMILY APARTMENTS 3.56 ACRES (APPROX.) (155,110 SF.) BLDG 1 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 2 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 3 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 4 CLUBHOUSE AREA NO UNITS 3,318 SF (1 STORY) BLDG 5 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 6 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 7 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 8 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 9 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 10 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) BLDG 11 AREA TOTAL 6 UNITS 3,471 SF (1 STORIES) TOTAL BLDG S.F. = 38,285 S.F. SITE 'OPEN SPACE' CALCS	PARKING ANALYSIS FACTOR PER CITY OF LAS VEGAS TITLE 19 (SEC. - 19.12) ONE BED UNIT = 1.25 SPACE / UNIT VISITOR = 1 SPACE / 6 UNITS CLUBHOUSE BLDG = 1 PER 300 S.F. PHASE 1 / LOT #1 BUILDING "1" UNITS = 6 BUILDING "2" UNITS = 6 BUILDING "3" UNITS = 6 TOTAL = 18 X 1.25 = 23 VISITOR (1 / 6 UNITS) = 3 TOTAL = 26 BLDG 4 CLUBHOUSE (1 / 300 SF) 3,318 SF = 18 TOTAL SPACES REQUIRED = 44 TOTAL PROVIDED PARKING = 45 PHASE 1 / LOT #2 BUILDING "5" UNITS = 6 BUILDING "6" UNITS = 6 BUILDING "7" UNITS = 6 BUILDING "8" UNITS = 6 BUILDING "9" UNITS = 6 BUILDING "10" UNITS = 6 BUILDING "11" UNITS = 6 TOTAL = 42 X 1.25 = 53 VISITOR (1 / 6 UNITS) = 7 TOTAL SPACES REQUIRED = 60 TOTAL PROVIDED PARKING = 45 OVERALL SITE PARKING PROVIDED TOTAL REQ'D PARKING = 104 STANDARD PARKING SPACES = 85 TOTAL ADA SPACES = 13 ADA (INCLUDED IN TOTAL PROVIDED) TOTAL PROVIDED PARKING = 98

PHASE # 2 & 3 SENIOR APARTMENT COMPLEX (4) STORY BLDG SITE ANALYSIS

BUILDING UNIT COUNT	BUILDING S.F. ANALYSIS	PARKING REQUIREMENT STANDARDS
PHASE #2 BUILDING-A "SENIOR APTS" (4 STORY) ONE BEDROOM UNITS = 44 TWO BEDROOM UNITS = 28 TOTAL UNITS = 72 PHASE #3 BUILDING-B "SENIOR APTS" (4 STORY) ONE BEDROOM UNITS = 40 TWO BEDROOM UNITS = 24 TOTAL UNITS = 64 PHASE 2 + 3 - TOTAL UNIT COUNT ONE BEDROOM UNITS = 84 TWO BEDROOM UNITS = 52 TOTAL UNITS = 136	SITE AREA FOR PHASES 2 + 3 SENIOR APARTMENTS 5.05 ACRES (APPROX.) (220,068 S.F.) PHASE #2 BLDG 'A' AREA 44-ONE, 28-TWO, TOTAL 72 UNITS 31,208 SF (4 STORIES) BLDG 'C' CLUBHOUSE AREA 4,618 SF (1 STORY) PHASE #3 BLDG 'B' AREA 40-ONE, 24-TWO, TOTAL 64 UNITS 30,840 SF (4 STORIES) TOTAL BLDG S.F. = 111,516 S.F. PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT (220,068 S.F. / 43,686 SF) 220,068 SF = 20.2 % SITE 'OPEN SPACE' CALCS	PARKING ANALYSIS FACTOR PER CITY OF LAS VEGAS TITLE 19 (SEC. - 19.12) ONE BED UNIT = 0.75 SPACE / UNIT TWO BED UNIT = 0.75 SPACE / UNIT CLUBHOUSE BLDG = 1 PER 300 S.F. PHASE 2 - BUILDING "A" UNITS = 72 TOTAL (72 X 0.75) = 54 CLUBHOUSE (1 / 300 SF) = 24 PHASE 2 PARKS REQUIRED = 78 TOTAL PROVIDED PARKING PHASE 2 = 115 PHASE 3 - BUILDING "B" UNITS = 64 TOTAL (64 X 0.75) = 48 PHASE 3 PARKING REQUIRED = 48 TOTAL PROVIDED PARKING PHASE 3 = 168 OVERALL SITE PARKING PROVIDED TOTAL REQUIRED PARKING = 126 PHASE 2 + 3 (INCL. AS PART OF PHASE I OVERALL SITE DEVELOPMENT) STANDARD PARKING SPACES = 146 TOTAL ADA SPACES = 11 ADA (INCLUDED IN TOTAL PROVIDED) TOTAL PROVIDED PARKING = 183 15' W. x 30' dl. LOADING ZONES = 2

SENIOR APARTMENT COMPLEX PROJECT SUMMARY

BUILDING UNIT COUNT	BUILDING S.F. ANALYSIS	PARKING REQUIREMENT STANDARDS
UNIT COUNT BY PROJECT PHASE: PHASE 1 BLDGS 1 THRU 11 = 66 PHASE 2 BLDG A = 72 PHASE 3 BLDG B = 64 (EXCLUDES CLUBHOUSE) TOTAL UNITS = 136	SITE AREA BY PROJECT PHASE: PHASE 1 BLDG. AREA (ELEVEN SINGLE STORY BLDGS) 38,285 SF PHASE 2 & 3 BLDG. AREA (TWO 4 STORY BLDGS + 1 STORY CLUBHOUSE) 111,516 SF TOTAL BLDG S.F. = 249,263 S.F.	PARKING REQ'D & PROVIDED BY PROJECT PHASE: PHASE 1 PROJ. REQ'D. = 104 SPACES PROJ PROVIDED. = 98 SPACES PHASE 2 & 3 PROJ. REQ'D. = 126 SPACES PROJ PROVIDED. = 183 SPACES TOTAL REQ'D PARKING = 229 SPACES TOTAL PROV'D PARKING = 281 SPACES

SITE PLAN KEY NOTES

(KEY) ALL LANDSCAPING AT BUILDING CORNERS AND BUILDING ENTRANCES ARE TO BE A MINIMUM OF 3 FEET IN WIDTH.

(KEY) VEHICULAR TRAFFIC AREA SHALL BE PAVED WITH NOT LESS THAN 3-1/2" OF PORTLAND CEMENT CONCRETE OR NOT LESS THAN 2" OF ASPHALTIC CONCRETE OVER 4" OF CRUSHED ROCK BASE.

(KEY) ALL PARKING STALLS TO BE A MINIMUM OF 9 FT. WIDE BY 19 FT. DEEP.

(4) PAVED APRON WITH EMBEDDED "SPACE PEELLS"

(KEY) ALL PAVED SURFACES SHALL BE GRADED SO THAT SURFACE WATER WILL DRAIN TO A STREET OR TO A PUBLIC STORM DRAIN.

(KEY) ACCESSIBLE PARKING SPACE WITH 3 FT. SQ. INTERNATIONAL SYMBOL OF HANDICAPPED ACCESSIBILITY IN BLUE PAINT AND A ONE-FOOT SIGN

(KEY) CONT. 6" HIGH CONC. PARKING CURB LOCATED AT THE FORWARD END OF ALL PARKING SPACES TO SERVE AS A WHEEL STOP.

(9) REFUSE ENCLOSURE - ALL ENCLOSURES SHALL BE: A MINIMUM OF 30 SQ.FT. WITH A MINIMUM INTERNAL DIMENSION OF 6 FT., WITH A TOTAL MINIMUM OF 240 SQ.FT. CONSTRUCTED OF MASONRY BLOCK WITH A MINIMUM HT. OF 5 FT. AND A TRUE HT. OF 6 FT. HAVE AN ACCESS OPENING OF 6 FT. IN WIDTH W/ 4H GRADE PANEL GATE THE SAME HT. AS THE ENCLOSURE WALL. ALL REFUSE OR RECYCLING BINS OR CONTAINERS SHALL HAVE EASY-TO-HANDLE LIDS. HAVE A WATER FAUCET FOR HOSE ATTACHMENT WITHIN OR ADJACENT TO THE ENCLOSURE. CONSTRUCTED WITH A CONC. FLOOR SLOPED TO DRAIN TO A STREET OR PUBLIC STORM DRAIN. LOCATED UPON THE SITE SO AS TO BE READILY ACCESSIBLE TO THE COLLECTION VEHICLE AT ALL TIMES. PROVIDED A ONE-FOOT SQUARE SIGN SPECIFYING "RECYCLABLE AREA" LOCATED ON THE ENCLOSURE NEAREST THE OPEN(S) OR CONTAINER(S) USED TO STORE RECYCLABLE MATERIALS

(10) MECHANICAL UNIT

(KEY) LANDSCAPE BUFFER W/ DROUGHT RESISTANT PLANT MATERIALS - SEE LANDSCAPING SHTS.

(KEY) SPACE COVER PARKING SPACES

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WINSTON H. HENDERSON ARCHITECTS
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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

SITE PLAN - PHASES 1, 2 & 3 BLDG & SITE ANALYSIS

Date: 12-15-11
Job No.: 12130
Designed: WHH
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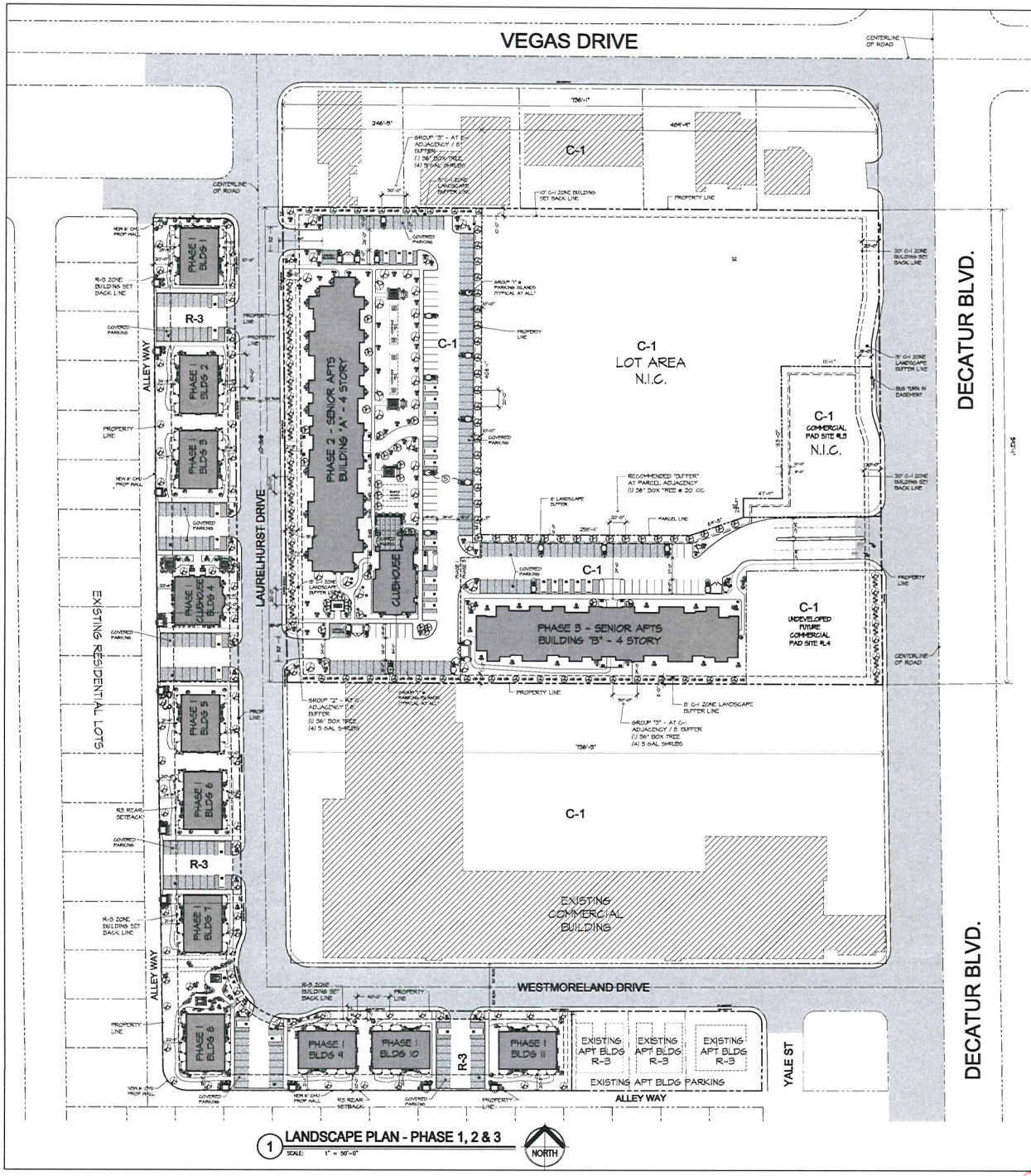

1 LANDSCAPE PLAN - PHASE 1, 2 & 3
SCALE: 1" = 50'-0"

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN.	COND.	REMARKS
TREES		PROSOPSIS CHILENSIS MESQUITE	52	36" BOX	
			122	24" BOX	
		CERCIDIUM MICROPHYLLUM LITTLE LEAF PALO VERDE	22	36" BOX	
		LAGERSTROMIA JAPONICA CRAPE MYRTLE	-	24" BOX	
		VITEX AGNUS-CASTA CHASTE TREE	-	24" BOX	
	GROUP 1	BLUE RANGER	1	5 GAL.	22 GROUPS
		CALLISTEMON "LITTLE JOHN"	1	5 GAL.	
		AGAVE AMERICANA CENTURY PLANT	6	5 GAL.	
	GROUP 2	LITTLE LEAF PALO VERDE	1	36" BOX	21 GROUPS
		AGAVE AMERICANA CENTURY PLANT	2	5 GAL.	
		CALLISTEMON "LITTLE JOHN"	2	5 GAL.	
	TOTAL TREES		319		
GRND COVER	①	TEXAS SAGE	-	1 GAL	
	②	TEXAS RANGER	-	1 GAL	
	③	ANGELITA DAISY TETRANEURIS ACAULIS	-	1 GAL	
	④	BLUE FESCUE FESTUCA S.P.	-	1 GAL	

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN.	COND.	REMARKS
SHRUBS		PENNISETUM SETACEUM PURPLE FOUNTAIN GRASS	121	5 GAL.	
		LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER	65	5 GAL.	
		YUCCA FACCATA BANANA YUCCA	768	5 GAL.	
		AGAVE AMERICANA CENTURY PLANT	265	5 GAL.	
	GROUP 3	CHILENSIS MESQUITE	1	36" BOX	75 GROUPS
		BANANA YUCCA	2	5 GAL.	
		AGAVE AMERICANA CENTURY PLANT	2	5 GAL.	
	TOTAL SHRUB		1,017		
GRND COVER	⑤	CRUSHED STONE 1/2" - 3/4" GRAINS (NON-ORGANIC)	ALL LANDSCAPE AREAS TO BE DESERT SCAPE		

IRRIGATION LEGEND

	BACKFLOW DEVICE	FEBCO 825Y 1in
A	IRRIGATION CONTROLLER	RAINBIRD ESP-6 STATION (WALL MOUNT)
	IRRIGATION VALVE	RAINBIRD PEB 1in W/ SEBRINGER 58 PRS REGULATOR AND AG PRODUCTS 40-in-ONE MESH FILTER
	QUICK COUPLER	RAINBIRD 33LRC 3/4
	GATE VALVE	NIBCO 1in BRASS BALL VALVE
	MAINLINE	1in SCH 40 PVC
	LATERAL LINE (5-HUDS)	3/4in POLYTUBE W 1/4" DISTRIBUTION TUBING TO EMITTER
	LATERAL LINE (TREES)	3/4in POLYTUBE W 1/4" DISTRIBUTION TUBING TO EMITTER
	SLEEVES (MAINLINE)	2in SCH 40 PVC
	SLEEVES (LATERALS)	1-1/2in SCH 40 PVC
NOT SHOWN	EMITTERS	HARDIE TURBOKEY PRESSURE COMPENSATING EMITTER 2 GPH - 2 PER TREE
NOT SHOWN	EMITTERS	HARDIE TURBOKEY PRESSURE COMPENSATING EMITTER 1 GPH - 2 PER SHRUB (5 GAL) &5 GPH - 2 PER 1 GAL SHRUB
	FLUSH VALVE	AG PRODUCTS FCH 3/4" FLUSH VALVE
	RAINBIRD XERI-SPRAY 4 ANNULS	

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS REFERENCE ONLY.
2. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 60% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZE AND FORM OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS
5. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRED VEGETATION REMOVAL AND /OR THINNING OUT AT A FUTURE DATE
6. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM IN ACCORDANCE TO CODE AND STANDARDS.
7. DECOMPOSED GRANITE 50' NDOT, COLOR "HOHAVE GOLD" 2" DEPTH TYP. IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINES AND 60% AGGREGATE. CONTRACTOR RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
8. LANDSCAPE BOULDERS: COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. BOULDERS TO BE GRANITE, ROUND IN SHAPE 2' TO 4' DIAMETER SIZED ACCORDING TO THE FOLLOWING PERCENTAGES= 20% 4' LARGEST DIAMETER, 40% 3' LARGEST DIAMETER, 40% 2' DIAMETER. CONTRACTOR TO BURY ½ OF ROCK DIAMETER INTO FINISHED GRADE

GLV TITLE 19 LANDSCAPE COMPLIANCE

ALL LANDSCAPING PER TITLE 19 ZONING CODE SECTION 19.04 4 19.04-

LAURELHURST DR.	- SECTION 19.04.060
WESTMORELAND DR.	- SECTION 19.04.060
DECATUR BLVD.	- SECTION 19.04.060
PEBBLE BEACH BLVD	- SECTION 19.04.060
RESIDENTIAL ADJACENCY	- SECTION 19.04.0

A. LANDSCAPE CONTRACTOR VERIFY EXACT NUMBER OF TREE AND SHRUBS

B. LANDSCAPE CONTRACTOR TO SUBMIT CUT SHEETS AND SAMPLES FOR ALL HARDSCAPE MATERIALS

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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

LANDSCAPE PLAN - PHASES 1, 2 & 3

Date: 12-15-11
Job No.: 12130
Designed: WHH
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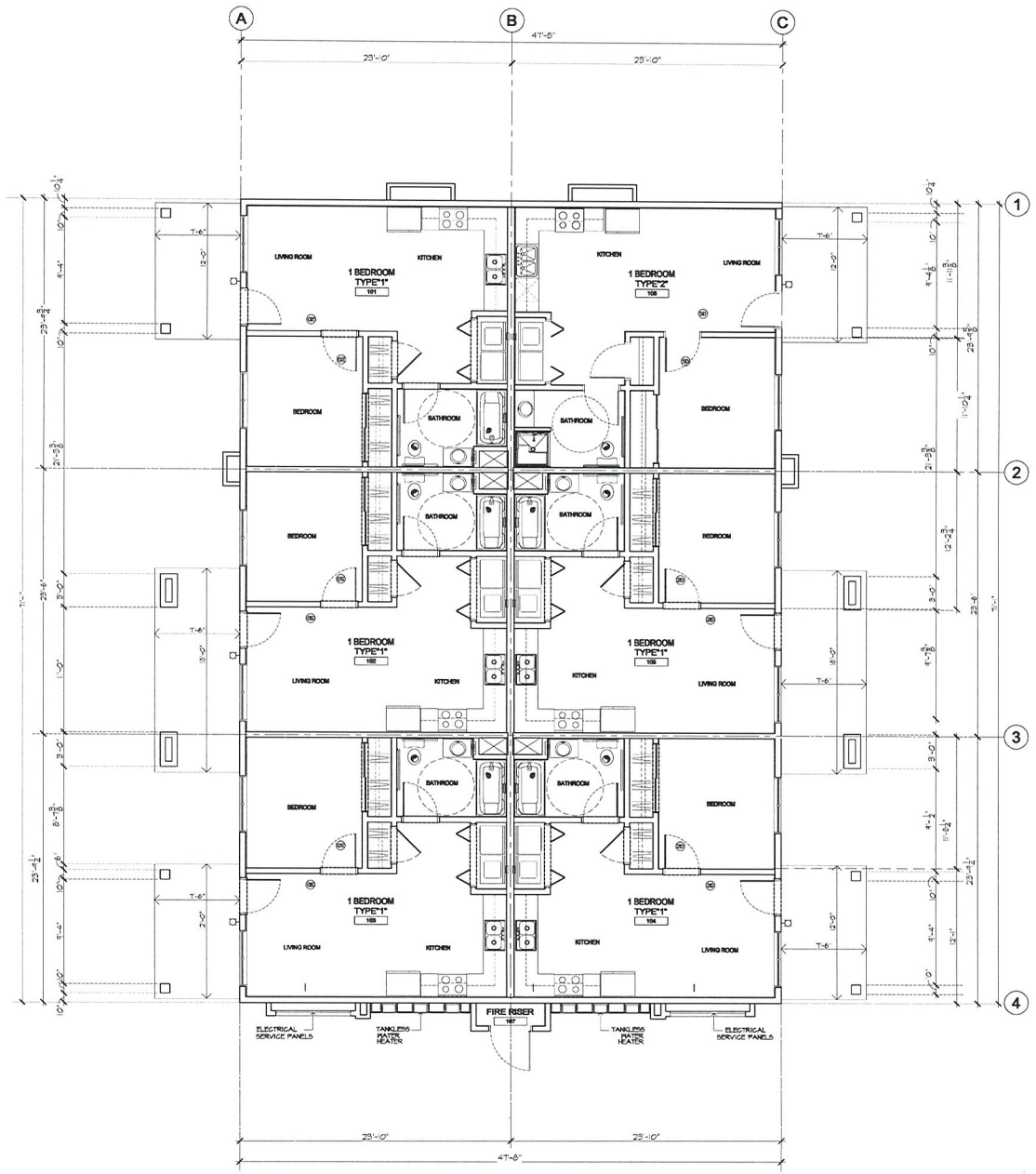
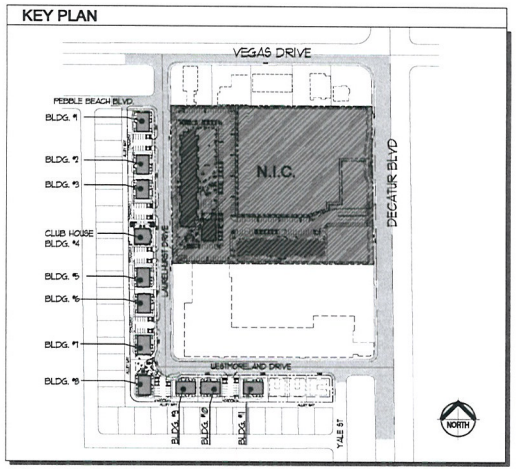


1 TYPICAL TYPE #1 BULDING FLOOR PLAN

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

KEY PLAN



BUILDING S.F.

TOTAL BLDG AREA SF. (6 UNITS) : 3,471 SF

AREA PER UNIT : 571434 SF

TOTAL BLDG S.F. = 3,471 S.F.

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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

BLDG TYPE 1 TYPICAL FLOOR PLAN

Date: 12-15-11
Job No.: 12130
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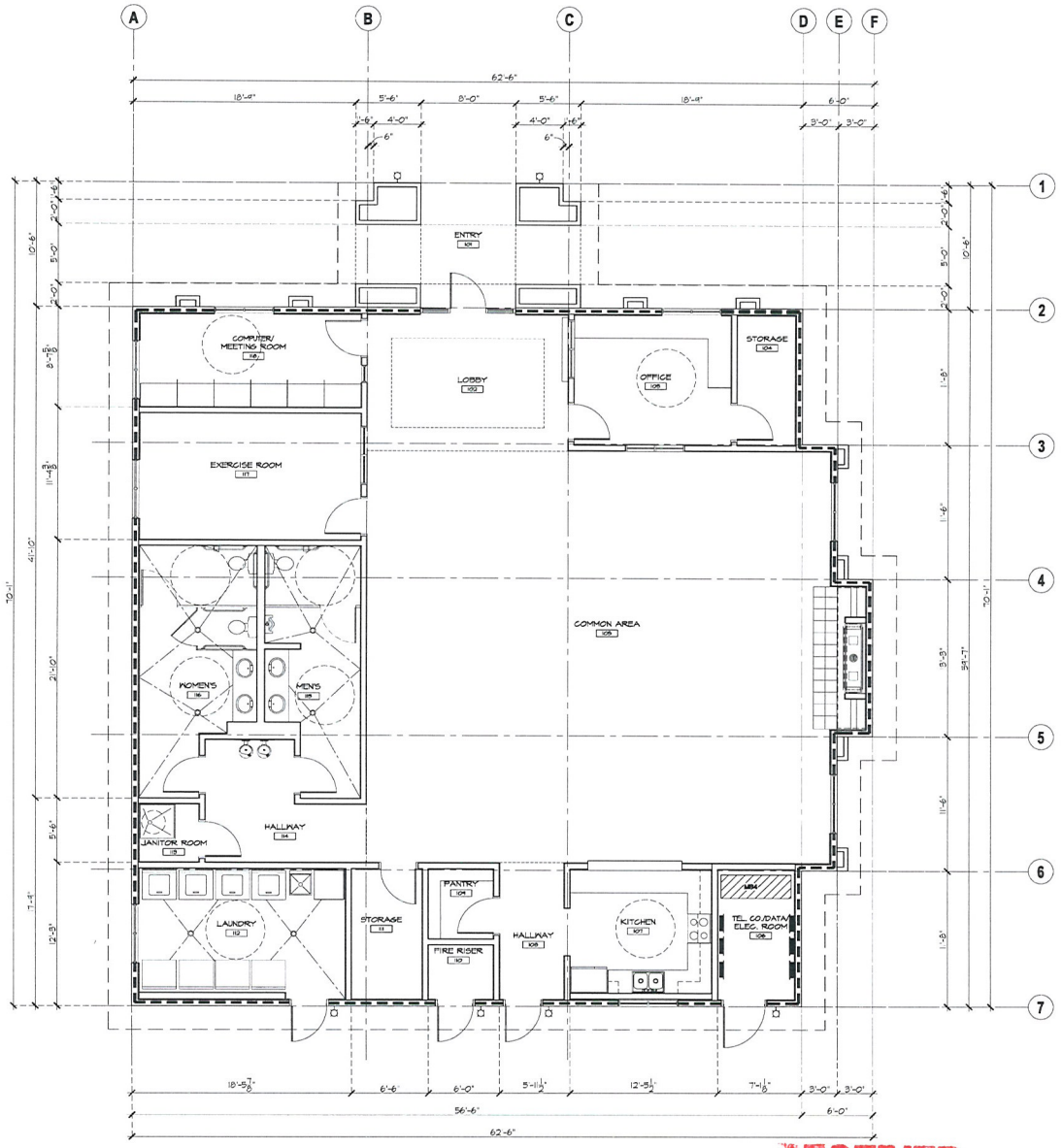

1 BLDG #4 - CLUB HOUSE FLOOR PLAN
Scale: 1/4" = 1'-0"

NORTH

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BUILDING S.F.

CLUBHOUSE:	
TOTAL BLDG SF: (1 STORY CLUBHOUSE)	3,515 SF
TOTAL BLDG SF:	3,515 SF.

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1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 1 - BLDG #4 CLUB HOUSE

Date:	12-15-11
Job No.:	12130
Designed:	WHH
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Checked:	TEP

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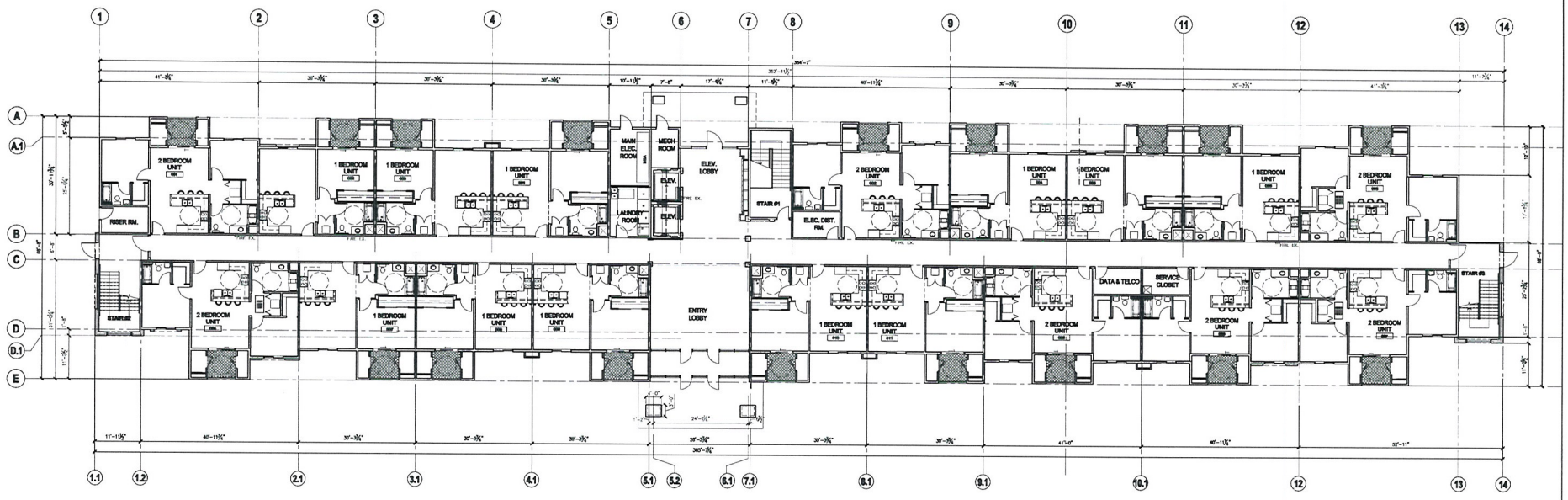
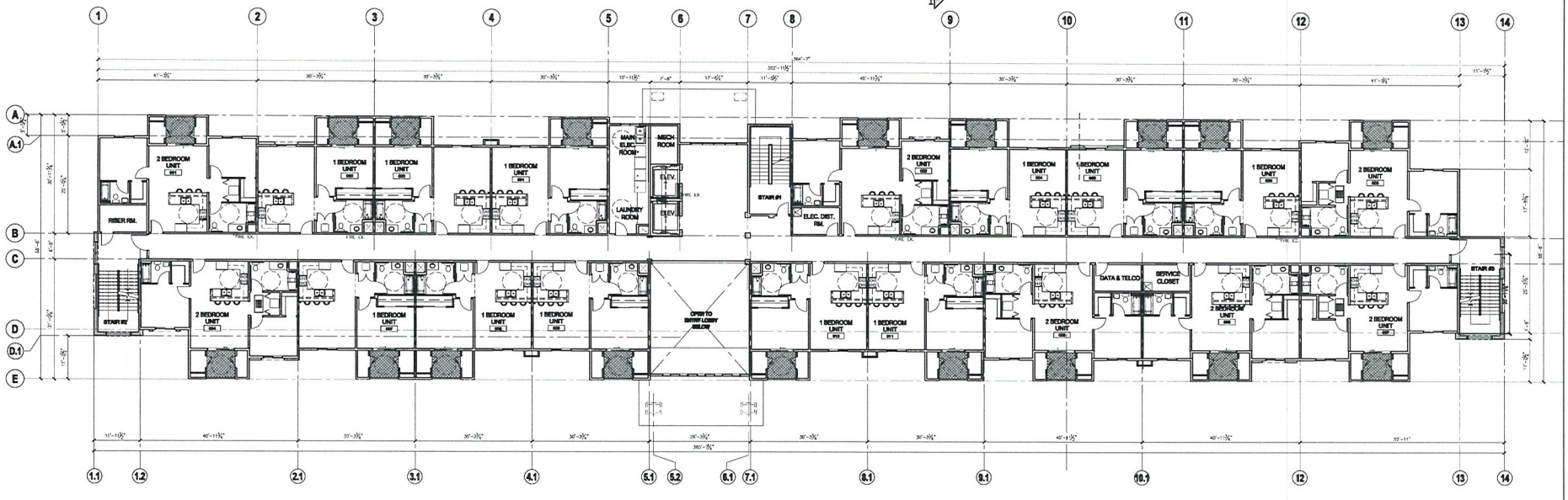


1 BLDG "A" - 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BLDG "A" - 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

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OFFICE (702) 893-9700
FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS PHASE 2

DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - BLDG "A" 1ST FLOOR PLAN AND 2ND FLOOR PLAN

Date:	12-15-11
Job No.:	12100
Designed:	WHH
Drawn:	TEP
Update:	
Checked:	TEP

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A2.00

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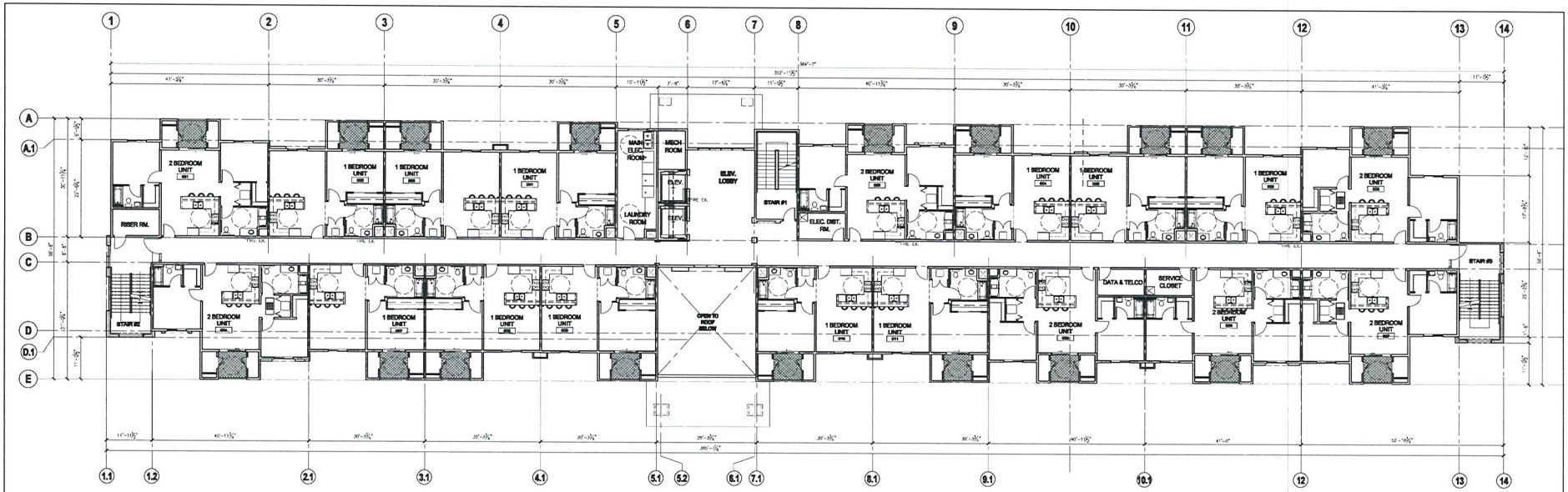
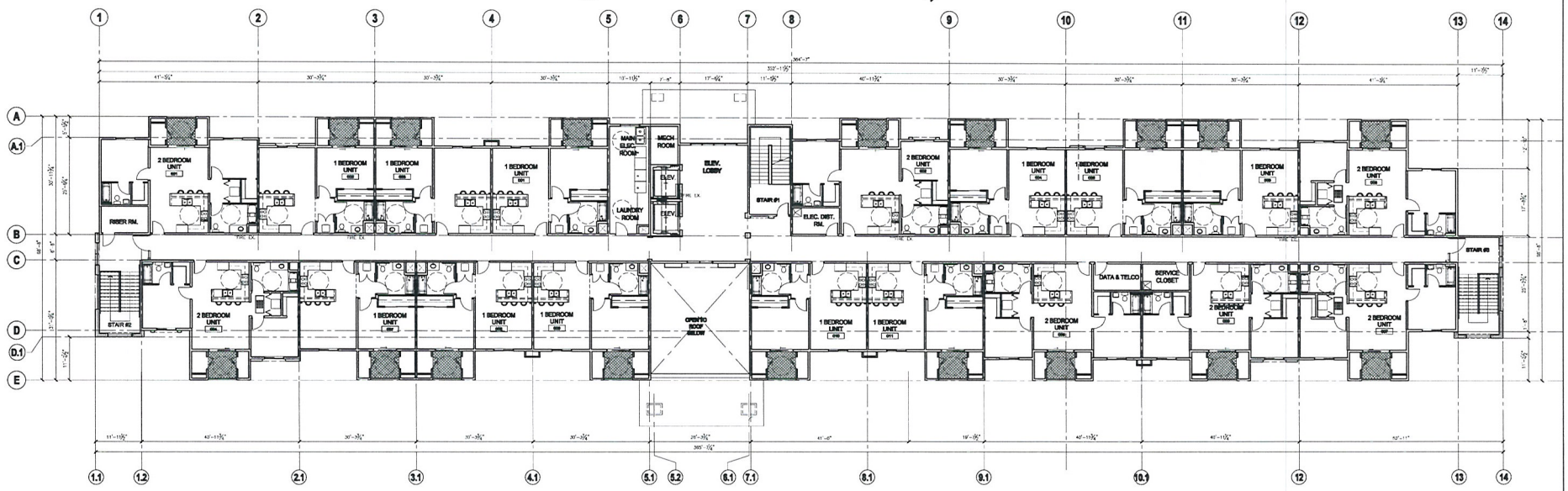


3 BLDG "A" - 3rd FLOOR PLAN



4 BLDG "A" - 4TH FLOOR PLAN

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VEGAS 1 DECATUR SENIOR APTS PHASE 2

DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - BLDG "A" 3RD FLOOR PLAN AND 4TH FLOOR PLAN

Date: 12-15-11
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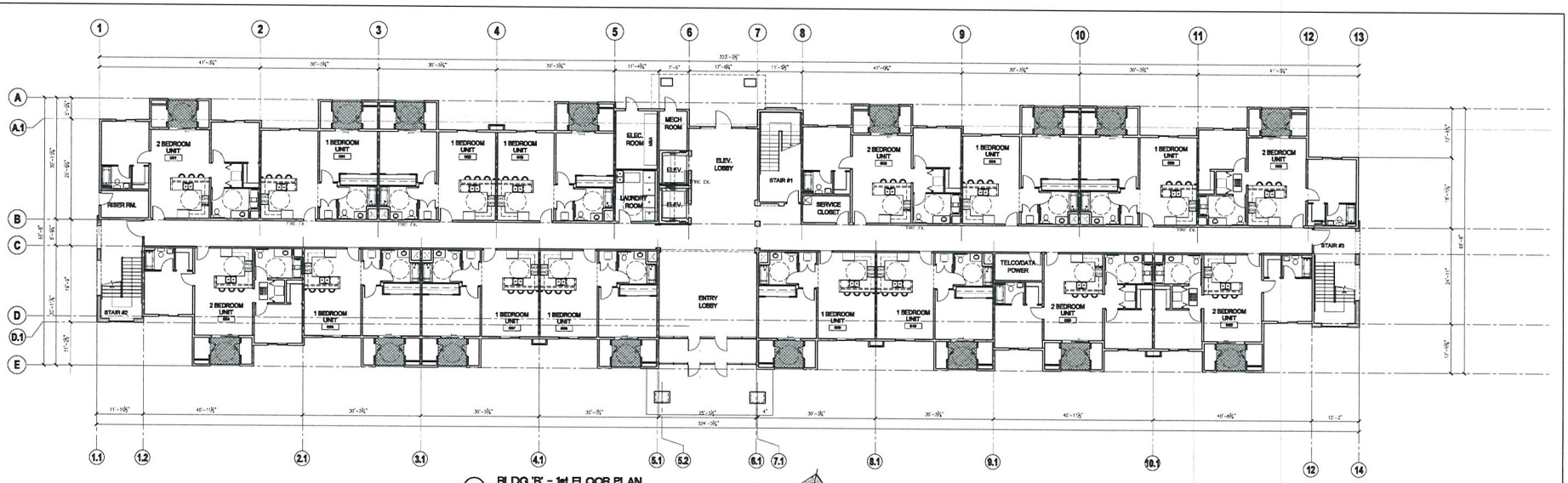
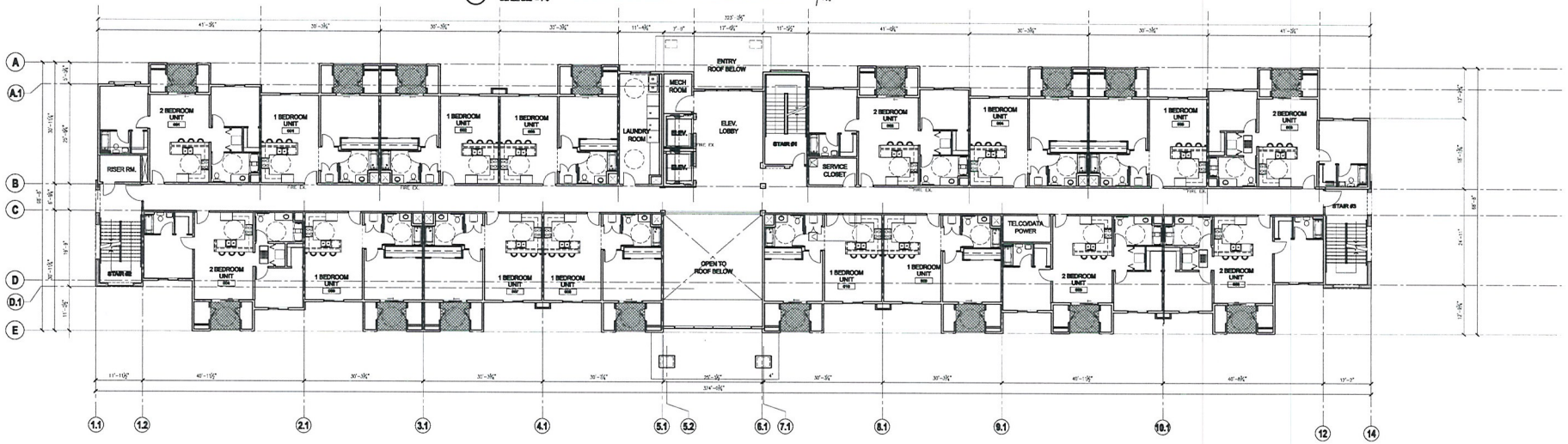


1 BLDG 'B' - 1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG 'B' - 2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"

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1555 EAST FLAMINGO ROAD STE. #550, LAS VEGAS, NV 89119
OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 3 - BUILDING "B" 1st & 2nd FLOOR PLANS

Date: 12-15-11
Job No.: 12130
Designed: WHH
Drawn: TEP
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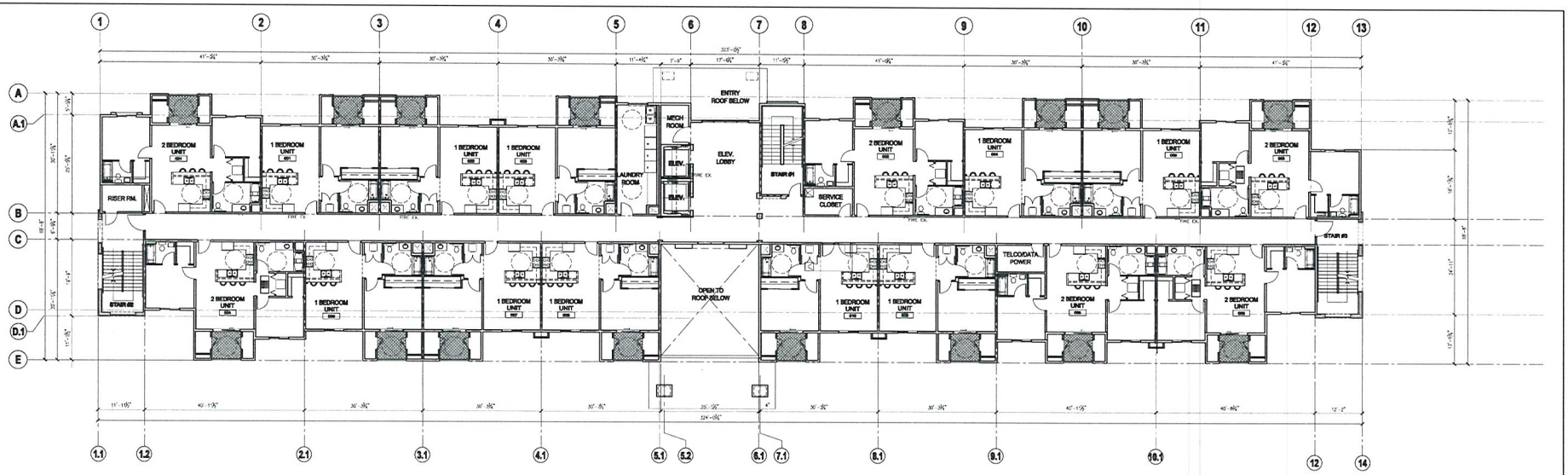
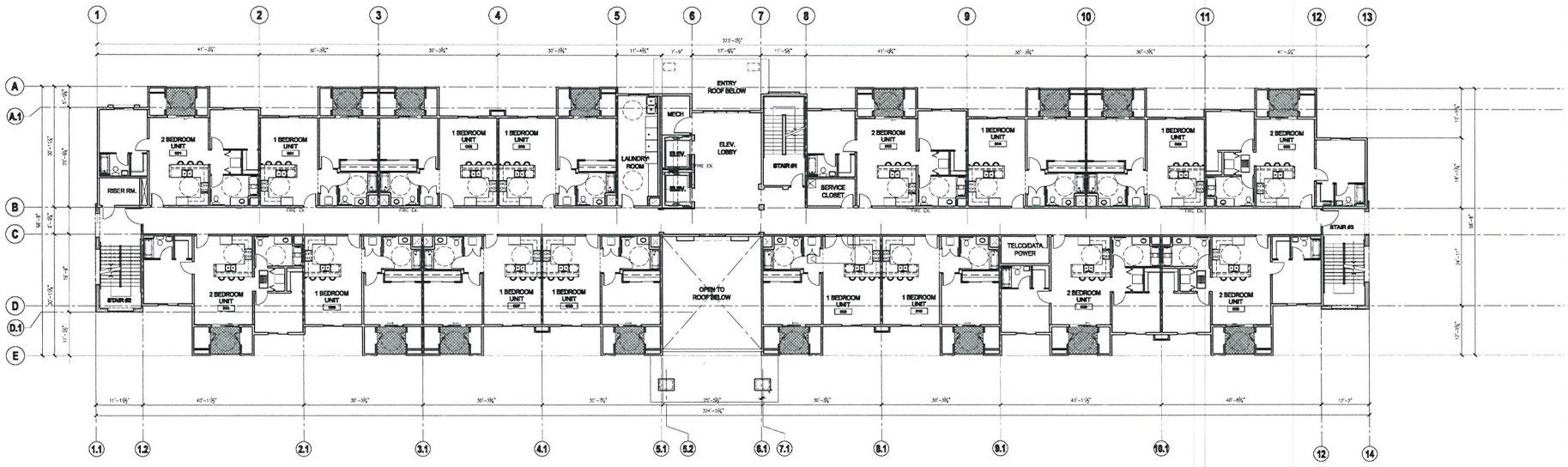


4 BLDG 'B' - 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"



5 BLDG 'B' - 4th FLOOR PLAN
SCALE: 3/32" = 1'-0"

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VEGAS 1 DECATUR SENIOR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 3 - BUILDING "B" 3rd & 4th FLOOR PLANS

Date: 12-15-11
Job No.: 12130
Designed: WHH
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Update:
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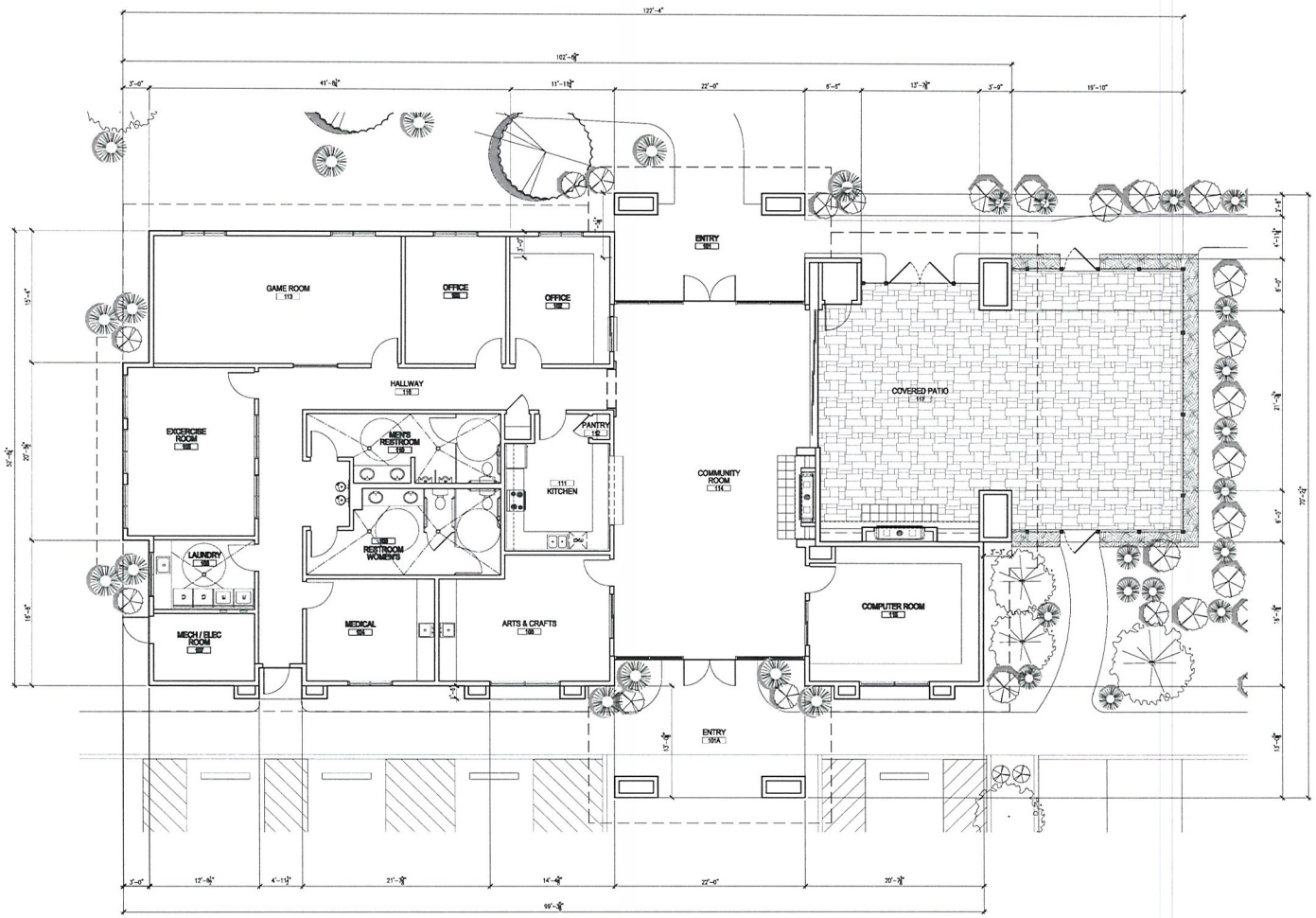

BLDG. A CLUBHOUSE FLOOR PLAN

SCALE 3/16" = 1'-0"

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS PHASE 2
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - BLDG. A - CLUB HOUSE

Date:	12-15-11
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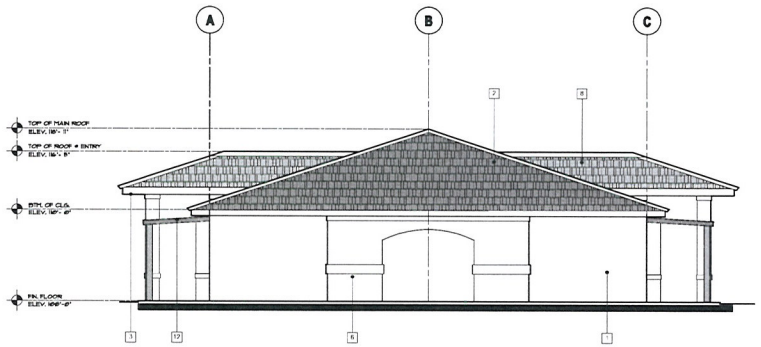
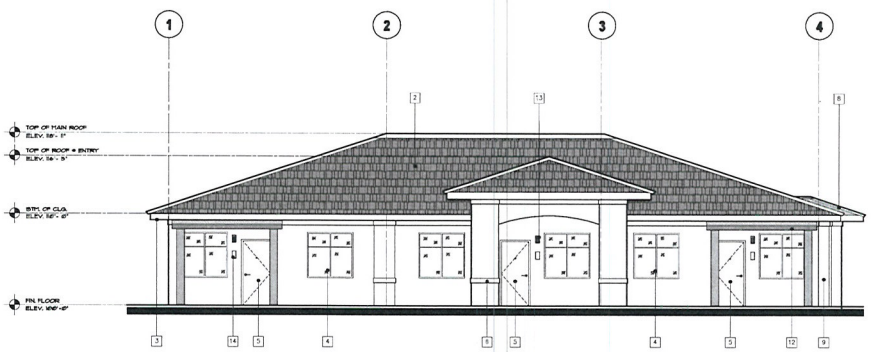
SPECIFIC BUILDING LAYOUT / ORIENTATION VARIES, REFER TO SITE PLAN FOR REFERENCE:				
BUILDING #1, #3, #6	#1=SOUTH	#2=EAST	#3=NORTH	#4=WEST
BUILDING #2, #5, #7 & #8	#1=SOUTH	#2=WEST	#3=NORTH	#4=EAST
BUILDING #9 & #11	#1=WEST	#2=NORTH	#3=EAST	#4=SOUTH
BUILDING #10	#1=EAST	#2=NORTH	#3=WEST	#4=SOUTH

ELEVATION KEYNOTES

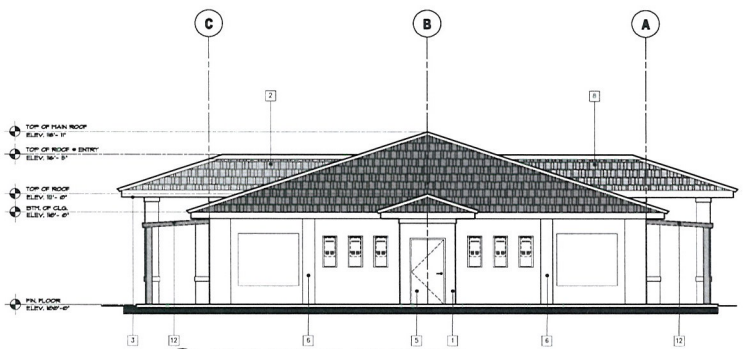
#	DESCRIPTION
1	3 COAT STUCCO SAND FIN. W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 8" P.B.S. WALL
2	MCA CLAY ROOF TILE RENAISSANCE SERIES IV ONE PIECE "S" MISSION COLOR TO BE DETERMINE BY OWNER
3	EAVES – STUCCOED SMOOTH FIN.
4	WINDOWS (PER WINDOW SCHEDULES)
5	DOORS (PER DOOR SCHEDULES)
6	POP OUT, STUCCO (SMOOTH) FINISH
7	ROOF VENT
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	POP OUT
12	PRE-FABRICATED ALUMAWOOD SHADE STRUCTURE (DIMS. BY MANUF.)
13	EXTERIOR LIGHT FIXTURE
14	UNIT NUMBER SIGNAGE



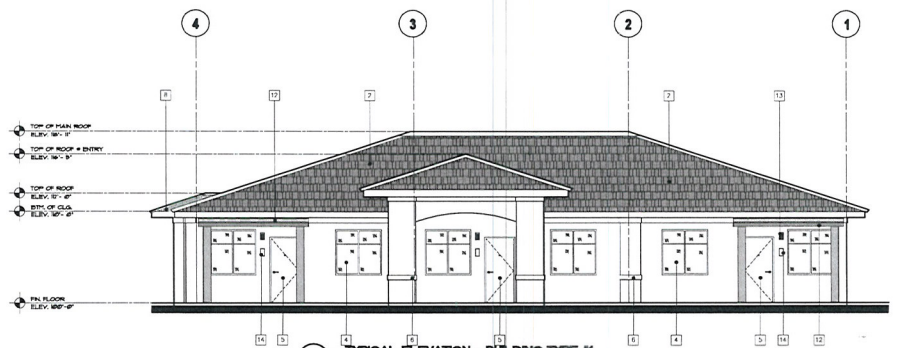
1 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



2 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



3 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



4 TYPICAL ELEVATION - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"

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VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

BLDG C TYPE #1 TYPICAL ELEVATIONS

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Job No.: 12130
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A3.0

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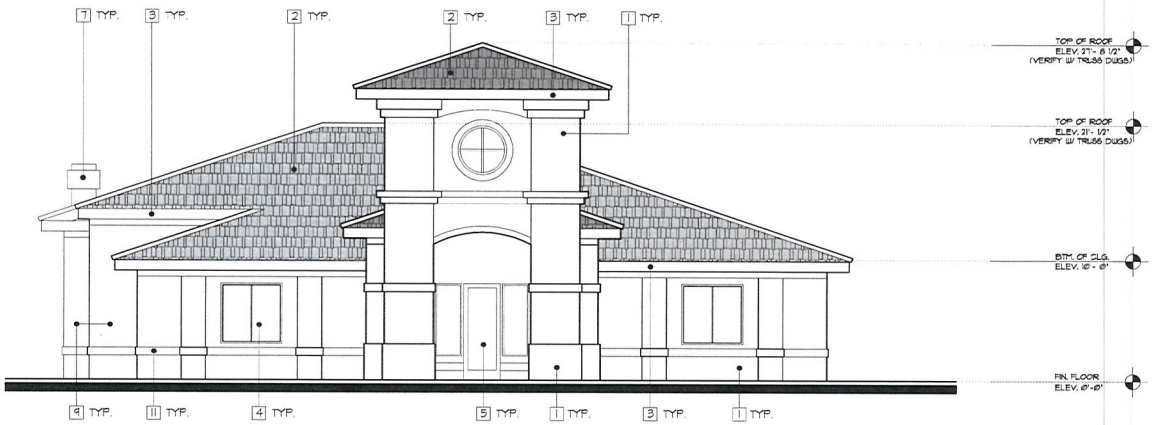
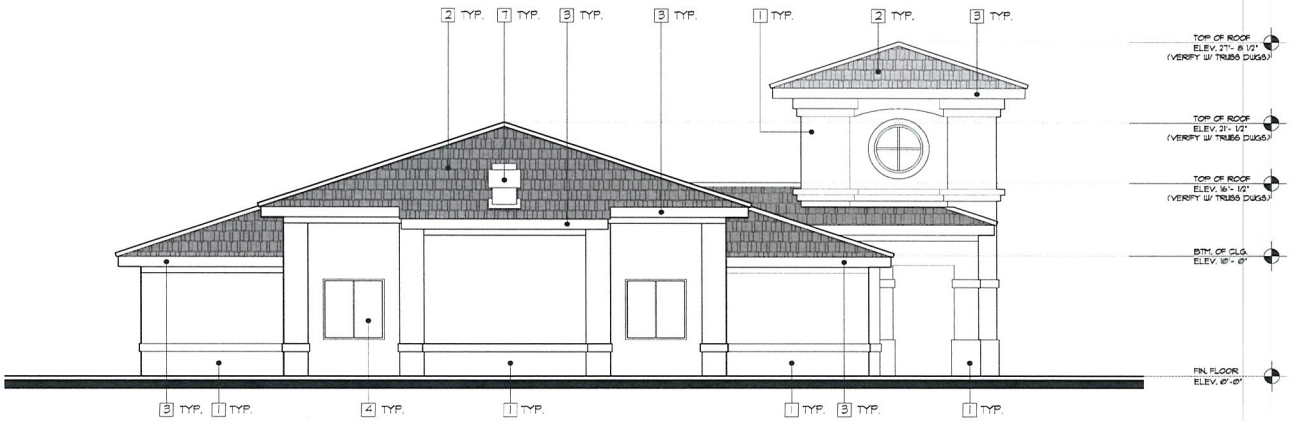
ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO SAND FIN. W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 6" P.B.S. WALL
2	SHAKE TILE SHINGLE ROOF MATERIAL COLOR TO BE DETERMINE BY OWNER
3	EAVES - STUCCOED SMOOTH FIN. (SEE ROOF PLAN FOR EAVE VENTS)
4	WINDOWS (SEE WINDOW SCHEDULES)
5	DOORS (SEE DOOR SCHEDULES)
6	POP OUT, STUCCO (SMOOTH) FINISH
7	FAUX CHIMNEY FOR GAS FIREPLACE
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	2"x10" POP-OUT BAND



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



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

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

BLDG C - CLUB HOUSE ELEVATIONS

Date: 12-15-11
Job No.: 12130
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Update:
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A3.01

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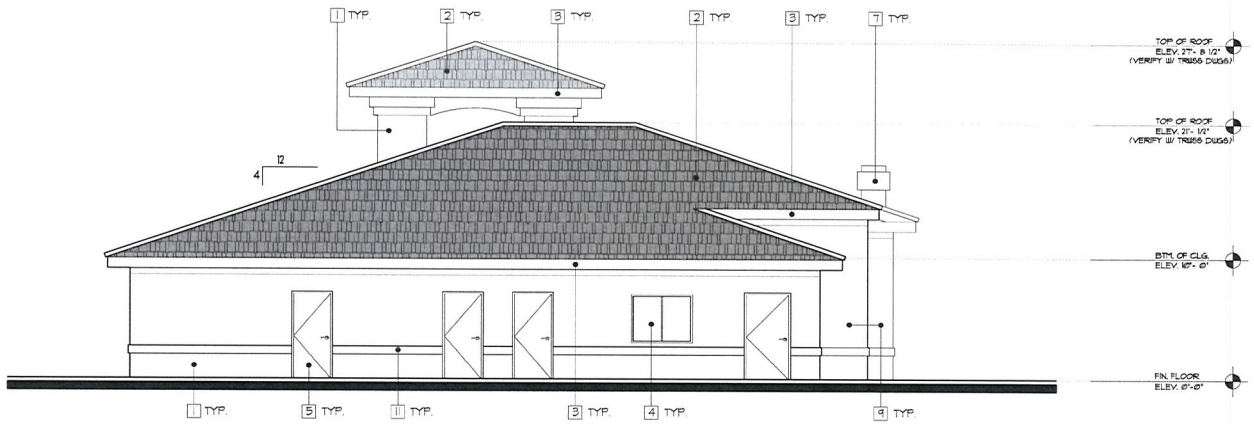
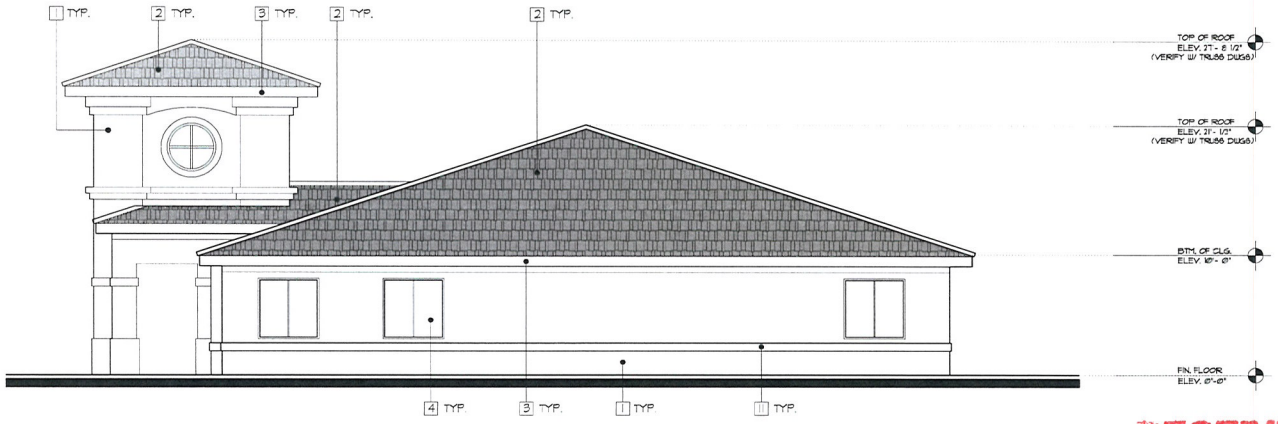
ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO SAND FIN. W/ BULLNOSE CORNERS O/ WIRE LATH O/ 15# BUILDING PAPER O/ 6" P.B.S. WALL
2	SHAKE TILE SHINGLE ROOF MATERIAL COLOR TO BE DETERMINE BY OWNER
3	EAVES – STUCCOED SMOOTH FIN. (SEE ROOF PLAN FOR EAVE VENTS)
4	WINDOWS (SEE WINDOW SCHEDULES)
5	DOORS (SEE DOOR SCHEDULES)
6	NOT USED
7	FAUX CHIMNEY FOR GAS FIREPLACE
8	ROOF BEYOND
9	WALL BEYOND
10	ILLUMINATED SIGN
11	2"x10" POP-OUT BAND



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



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

BLDG C - CLUB HOUSE ELEVATIONS

Date: 12-15-11
Job No.: 12130
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A3.02

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LEGEND

WALL SECTION CALL-OUT

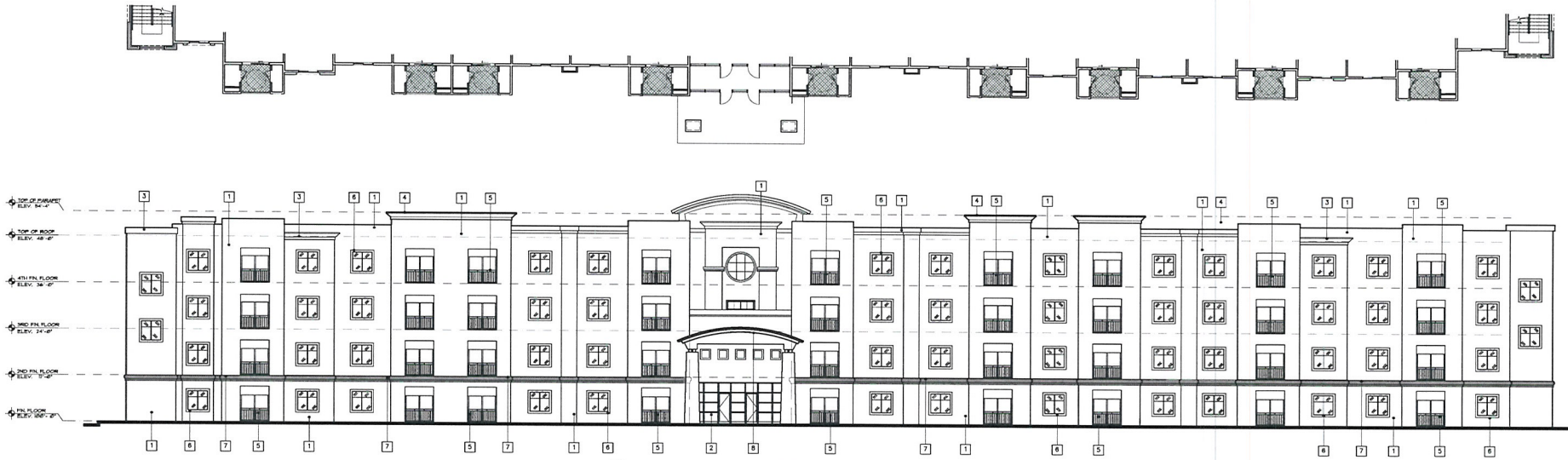
PARAPET CALL-OUT

*NOTE: SEE SHEET A12.00 FOR ALL WALL TYPE "DETAILS"
*NOTE: SEE ENLARGED PLANS FOR ALL OTHER WALL TYPES.

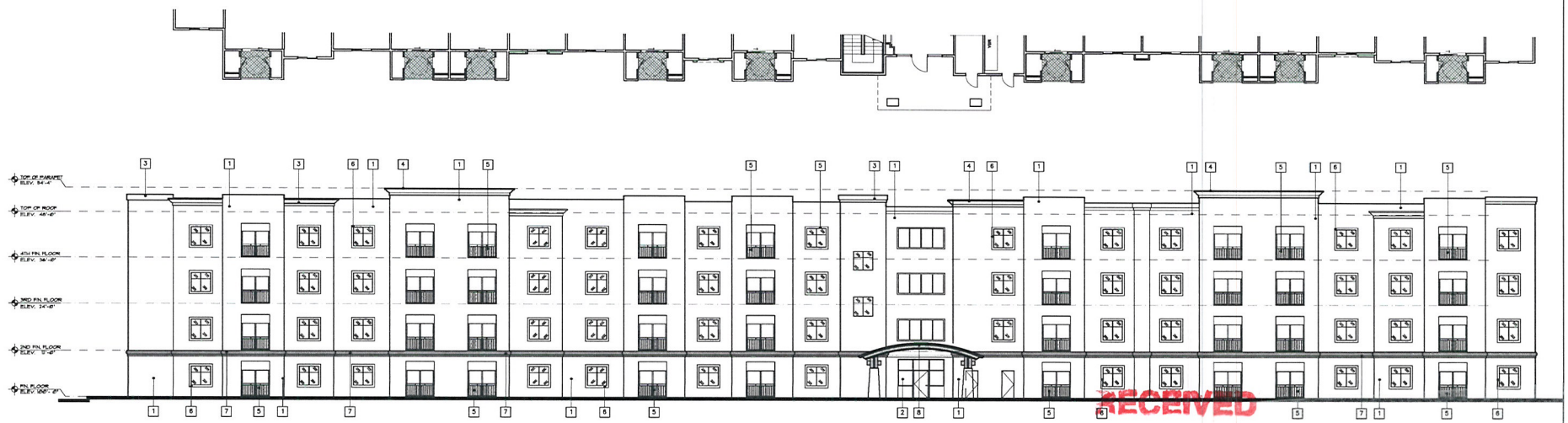
GLAZING AT THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 22% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY)

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	MOULDING
4	EIFS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EIFS BAND (12" RADIUS PROFILE W/ 6"X2" TRIM BELOW INLAT OUT FROM BLDG. FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY



2 BLDG "A"- WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 BLDG "A" - EAST ELEVATION
SCALE: 3/32" = 1'-0"

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OFFICE (702) 893-3700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS PHASE 2
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - BLDG "A" ELEVATIONS

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LEGEND

WALL SECTION CALL-OUT

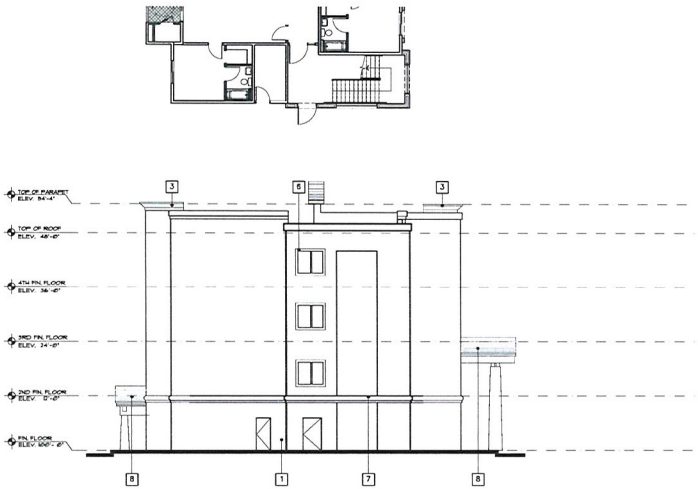
PARAPET CALL-OUT

*NOTE: SEE SHEET A12.00 FOR ALL WALL TYPE "DETAILS"
*NOTE: SEE ENLARGED PLANS FOR ALL OTHER WALL TYPES.

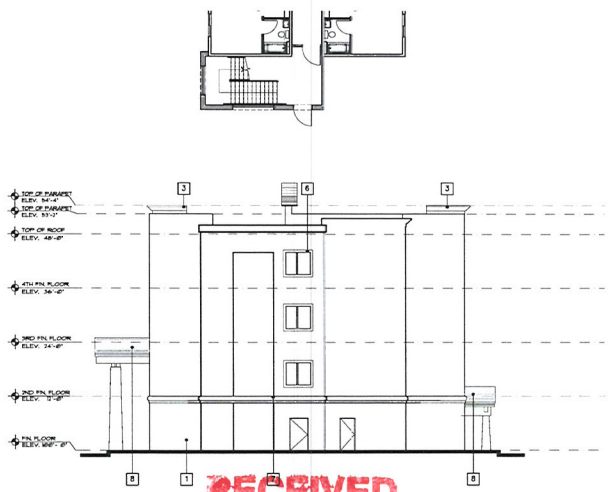
GLAZING AT THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 22% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY)

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	MOULDING
4	EIFS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EIS BAND (12" RADIUS PROFILE W/ 6"X2" TRIM BELOW BUILT OUT FROM BLDG FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY



3 BLDG 'A'- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 BLDG 'A'- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS PHASE 2
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - BLDG "A" ELEVATIONS

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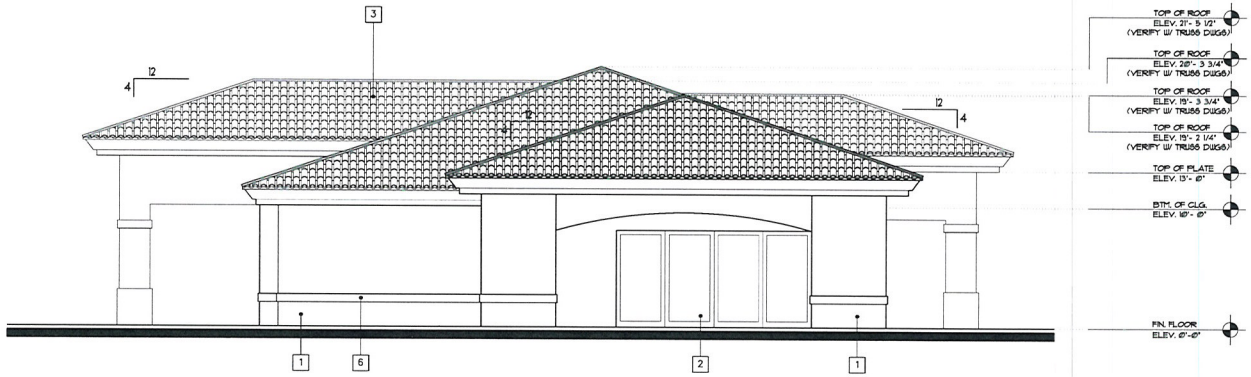
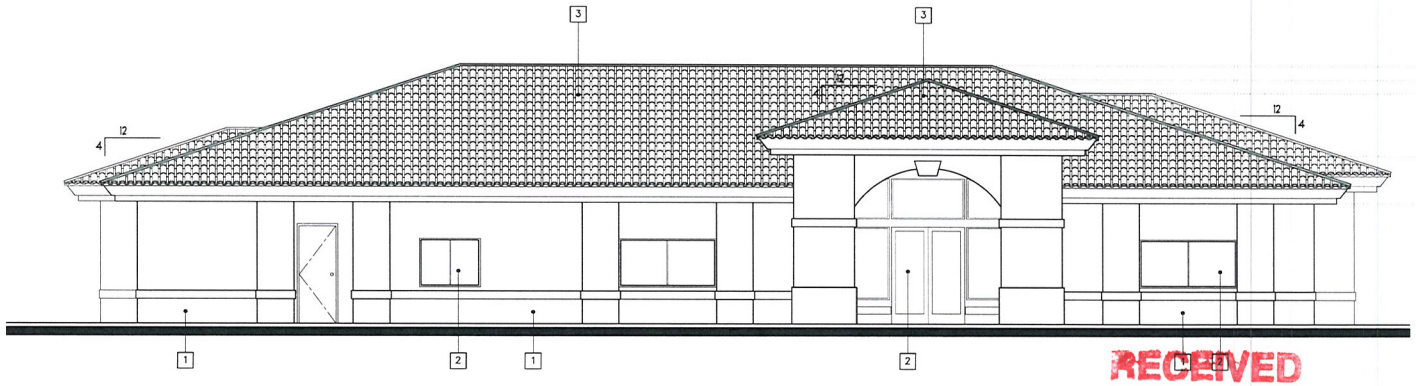
ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAIN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	ROOF
4	EIFS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EIFS BAND (12" RADIUS PROFILE W/ 8"X2" TRIM BELOW BUILT OUT FROM BLDG. FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS PHASE 2
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - CLUB HOUSE ELEVATIONS

Date: 12-15-11
Job No.: 12130
Designed: WHH
Drawn: TEP
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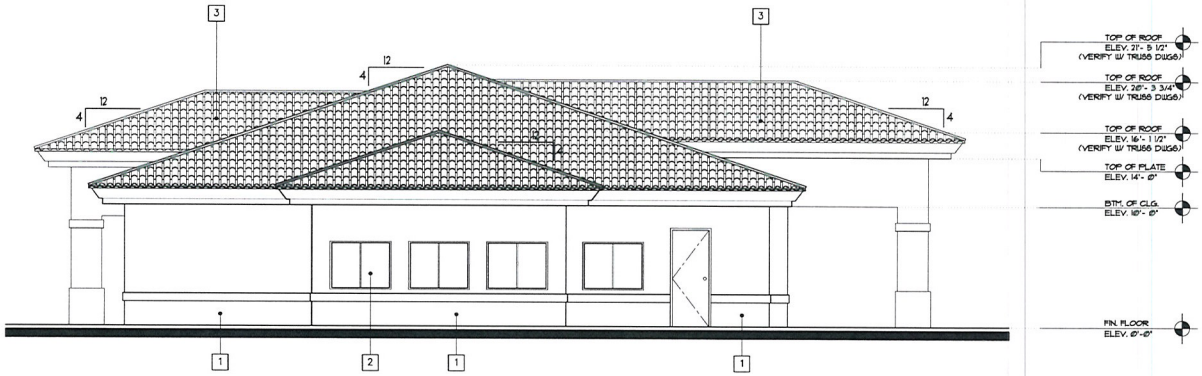
Checked: TEP

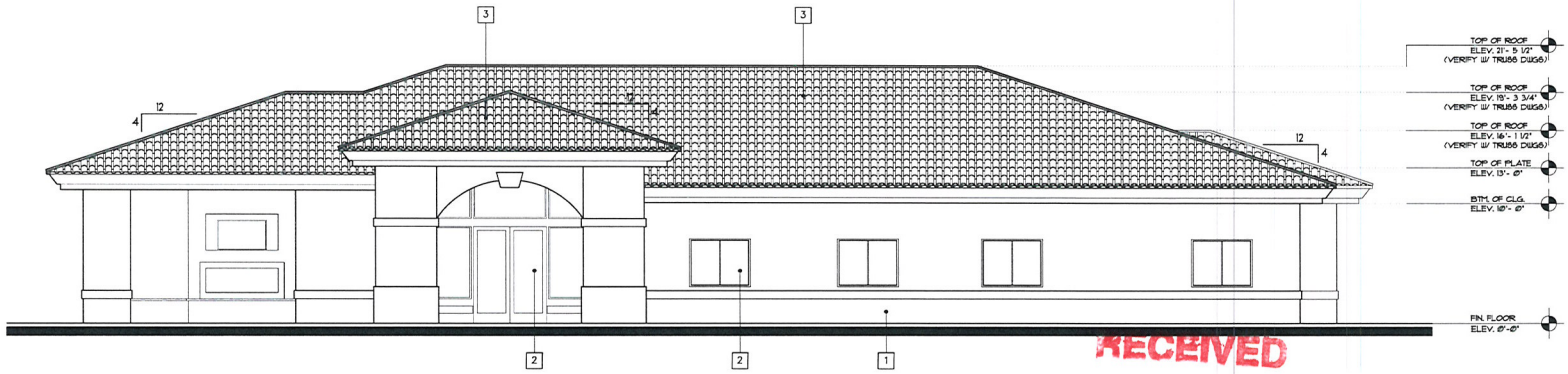
Sheet A4.02

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	MOULDING
4	EFIS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EFS BAND (12" RADIUS PROFILE W/ 6"X2" TRIM BELOW BUILT OUT FROM BLDG. FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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OFFICE (702) 893-9700
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VEGAS 1 DECATUR SENIOR APTS PHASE 2

DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 2 - CLUB HOUSE ELEVATIONS

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WALL SECTION CALL-OUT

PARAPET CALL-OUT

*NOTE: SEE SHEET A12.00 FOR ALL WALL TYPE "DETAILS"
*NOTE: SEE ENLARGED PLANS FOR ALL OTHER WALL TYPES.

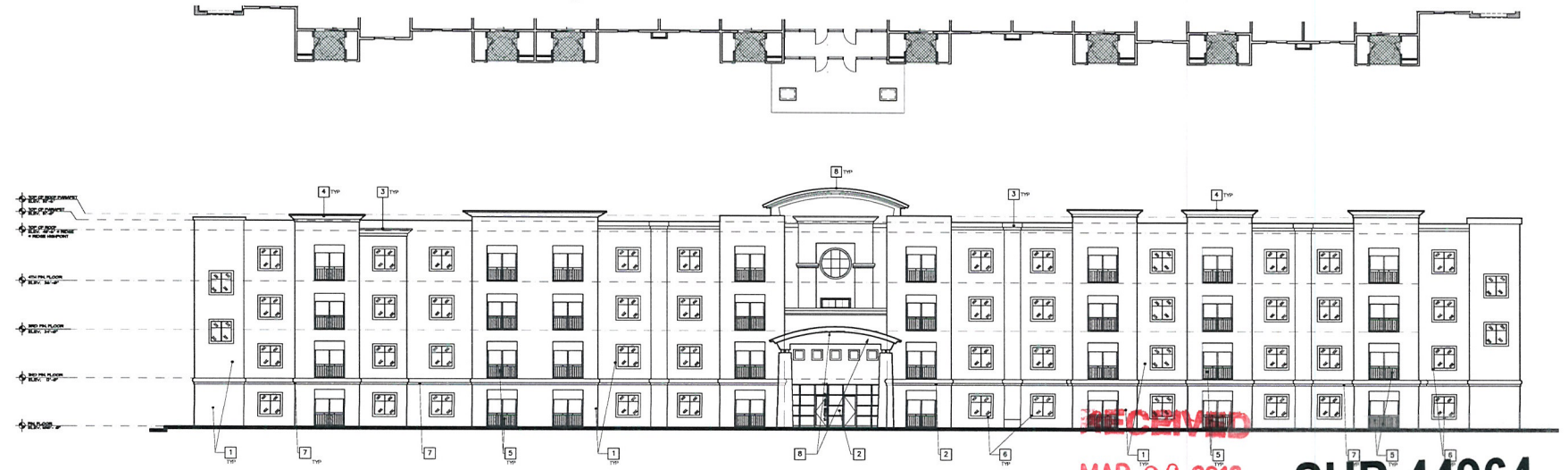
GLAZING AT THE PEDESTRIAN LEVEL SHALL BE LIMITED TO A MAXIMUM REFLECTANCE RATING OF 22% (AS DEFINED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY)

ELEVATION KEYNOTES

#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAIN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	MOULDING
4	EIFS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EIFS BAND (12" RADIUS PROFILE W/ 8"X2" TRIM BELOW BUILT OUT FROM BLDG. FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY



2 BLDG 'B' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BLDG 'B' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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OFFICE (702) 893-9700 FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS

DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 3 - BLDG "B" ELEVATIONS

Date:	12-15-11
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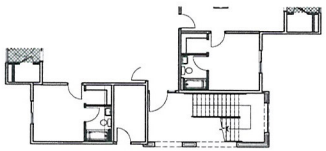
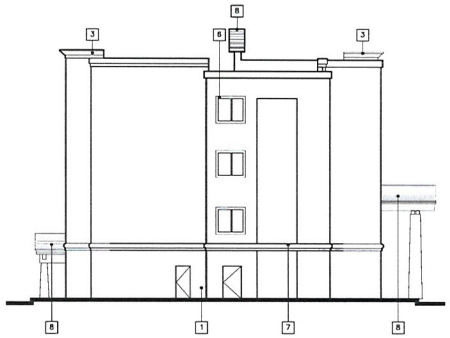
ELEVATION KEYNOTES

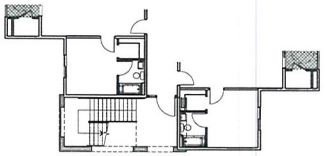
#	DESCRIPTION
1	3 COAT STUCCO
2	GLASS MAN ENTRY SYSTEM W/ ANODIZED ALUMINUM FRAME & ENERGY EFFICIENT LOW-E RATED GLAZING PANELS
3	MOULDING
4	EFIS PROFILE
5	42" HIGH WROUGHT IRON RAILING
6	POP-OUT
7	EFIS BAND (12" RADIUS PROFILE W/ 6"X2" TRIM BELOW BUILT OUT FROM BLDG. FACE W/ 3 COAT STUCCO FINISH
8	STRUCTURAL SHADE CANOPY

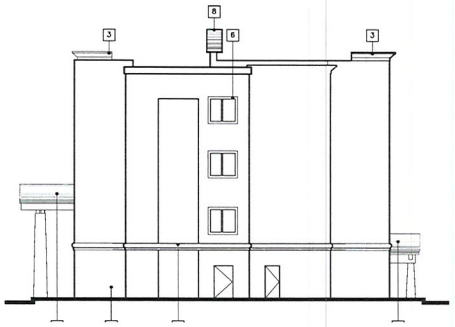




3 BLDG 'B' - WEST ELEVATION

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





4 BLDG 'B' - EAST ELEVATION

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

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MAR 26 2012
City of Las Vegas

SUP-44964
SDR-44962

WINSTON H. HENDERSON
ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-9700
FAX (702) 893-9797

VEGAS 1 DECATUR SENIOR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

PHASE 3 - BLDG "B" ELEVATIONS

Date: 12-16-11
Job No.: 12130
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet
A5.01

© 2010 WINSTON HENDERSON ARCHITECTS



1 TYP. CLUBHOUSE - EXTERIOR ELEVATION COLORS



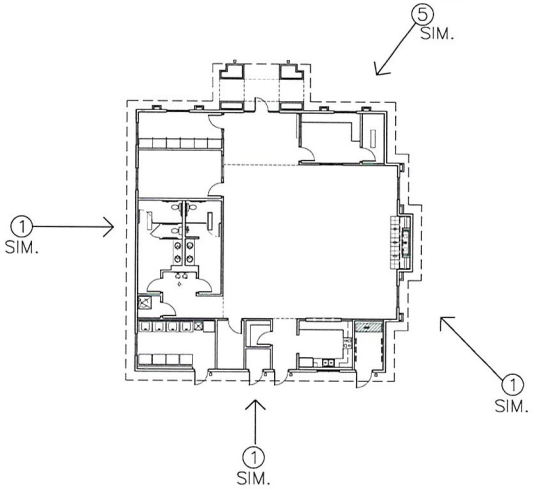
2 TYP. APT BLDG - EXTERIOR ELEVATION COLORS



3 TYP. APT BLDG - EXTERIOR ELEVATION COLORS



4 TYP. APT BLDG - EXTERIOR ELEVATION COLORS

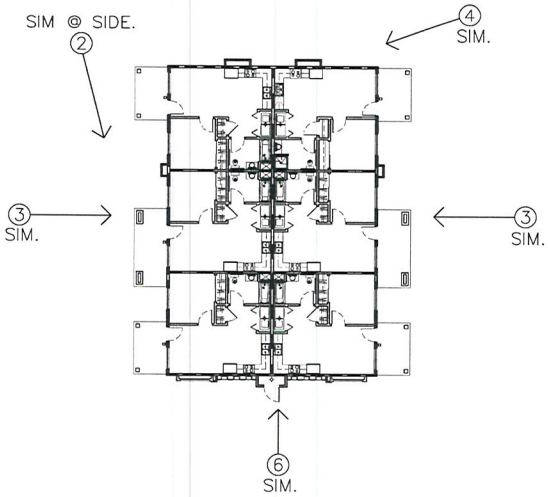




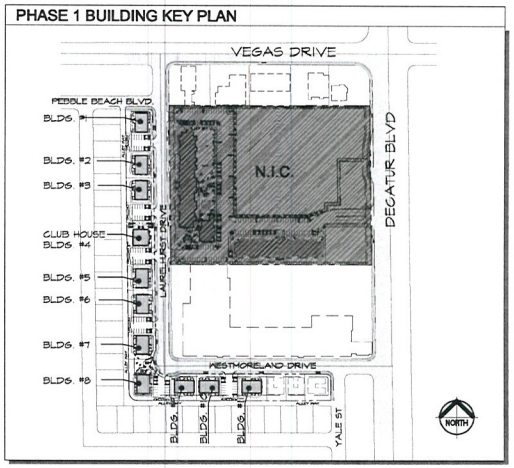
5 BLDG #4 - CLUB HOUSE TYP ELEVATION COLORS



6 TYP. APT BLDG - REAR EXTERIOR ELEVATION COLORS



PHASE 1 BUILDING KEY PLAN



P1 GLIDDEN COLOR # – A0664 NATURALLY CALM (10YY 44/215)

P2 GLIDDEN COLOR # – A1896 MINNESOTA PINES (10GY 21/119)

P3 GLIDDEN COLOR # A1894 MONSOON (10GY 36/096)

P4 GLIDDEN COLOR # – A0482 SOFT COPPER (50YR 18/223)

P5 GLIDDEN COLOR # A1800 TUXSK TUSK (30YY 79/070)

COLOR SCHEME 1

RECEIVED
MAR 26 2012
City of Las Vegas

SUP-44964
SDR-44962

WINSTON H. HENDERSON ARCHITECTS
1555 EAST FLAMINGO ROAD STE. #350, LAS VEGAS, NV 89119
OFFICE (702) 893-8700 FAX (702) 893-8797

VEGAS 1 DECATUR APTS
DECATUR BLVD. at VEGAS DRIVE
LAS VEGAS, NEVADA

TYPICAL PHASE 1 COLOR SCHEME PHOTOS

Date: 12-15-11
Job No.: 12130
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet CB-1

© 2011 WINSTON HENDERSON ARCHITECTS

Winston Henderson Architects

1555 East Flamingo Road, Suite 350
Las Vegas, Nevada 89119
(702) 893-9700 * Fax (702) 893-9797

March 23, 2012

City of Las Vegas
Building and Safety
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101-6918

Subject: Justification Letter
Vegas 1 Senior Apts.
Decatur Blvd @ Vegas Drive
Las Vegas, Nevada

Ref: SDR 36434 & SUP 36436
APN: 138-25-504-001, 138-25-504-002 & 138-25-518-002
Submit – Application to Supersede Approved Site Development Plan & SDR #29651 & SDR #27965

To Whom It May Concern

This is an application to "supersede" the existing Site Development Plan and SDR's as listed above for the previously approved "Residences @ Village Square" project, now renamed Vegas 1 Decatur Senior Apartments. The amended project is reduced from the previously approved 11 stories, 416 unit apartment building & fire station down to a less intense group of single story and 4 story apartment buildings with 2 clubhouses. The total number of apartment units is reduced from the previously approved 416 units down to a total of 196 units of senior apartments.

The project is divided into three phases:

- **Phase 1** consists of 10 single story 6-plex buildings and a single story clubhouse building, all of which conform to Title 19 standards.
  - **Phase 1, Lot #2:** Per Pre-Application Meeting Notes: *"Off-Site Parking Agreement" to be provided as a Condition of Approval Between Phase 1 and with Phases 2 & 3 as required to reserve and fulfill Phase 1 parking CLV Title 19.18 parking requirements as follows*
    - *Parking req'd: 60 spaces; Parking provided 48 spaces = 12 spaces short*
      - *Phase 1, Lot #1 is 4 spaces over req'd, parking*
      - *Phases 2 & 3 are 30+ spaces over req'd parking*

- **Phase 2** consists of a proposed 72 unit, 4 story apartment building and single story clubhouse.

  - We request a waiver from the requirement to include commercial space on first floor of project. This waiver addresses Item #2 from 03/21/12 Pre-Application Checklist: *The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. (C-1 only)*

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City of Las Vegas
SUP-44964
SDR-44962

- We request a waiver for Item #3 from 03/21/12 Pre-Application Checklist: *The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. (C-1 only)*

- **Phase 3** consists of a proposed 64 unit, 4 story apartment building.

  - Waiver for Item #2 from 03/21/12 Pre-Application Checklist: *The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. (C-1 only)*

  - Waiver for Item #3 from 03/21/12 Pre-Application Checklist: *The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. (C-1 only)*

Sincerely,

Winston Henderson
Principal
WHA

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MAR 26 2012
City of Las Vegas
SUP-44964
SDR-44962

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SDR-44962 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44964 - PUBLIC HEARING - APPLICANT: VEGAS 1 DECATUR APTS, LLC - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AND CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR PROPOSED APARTMENTS AND SENIOR CITIZEN APARTMENTS AND A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE A SIX FOOT BUFFER IS REQUIRED on the west side of Decatur Boulevard and the west side of Laurelhurst Drive, approximately 150 feet south of Vegas Drive (APNs 138-25-518-002, 138-25-504-001 and 002), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow). Staff recommends APPROVAL.

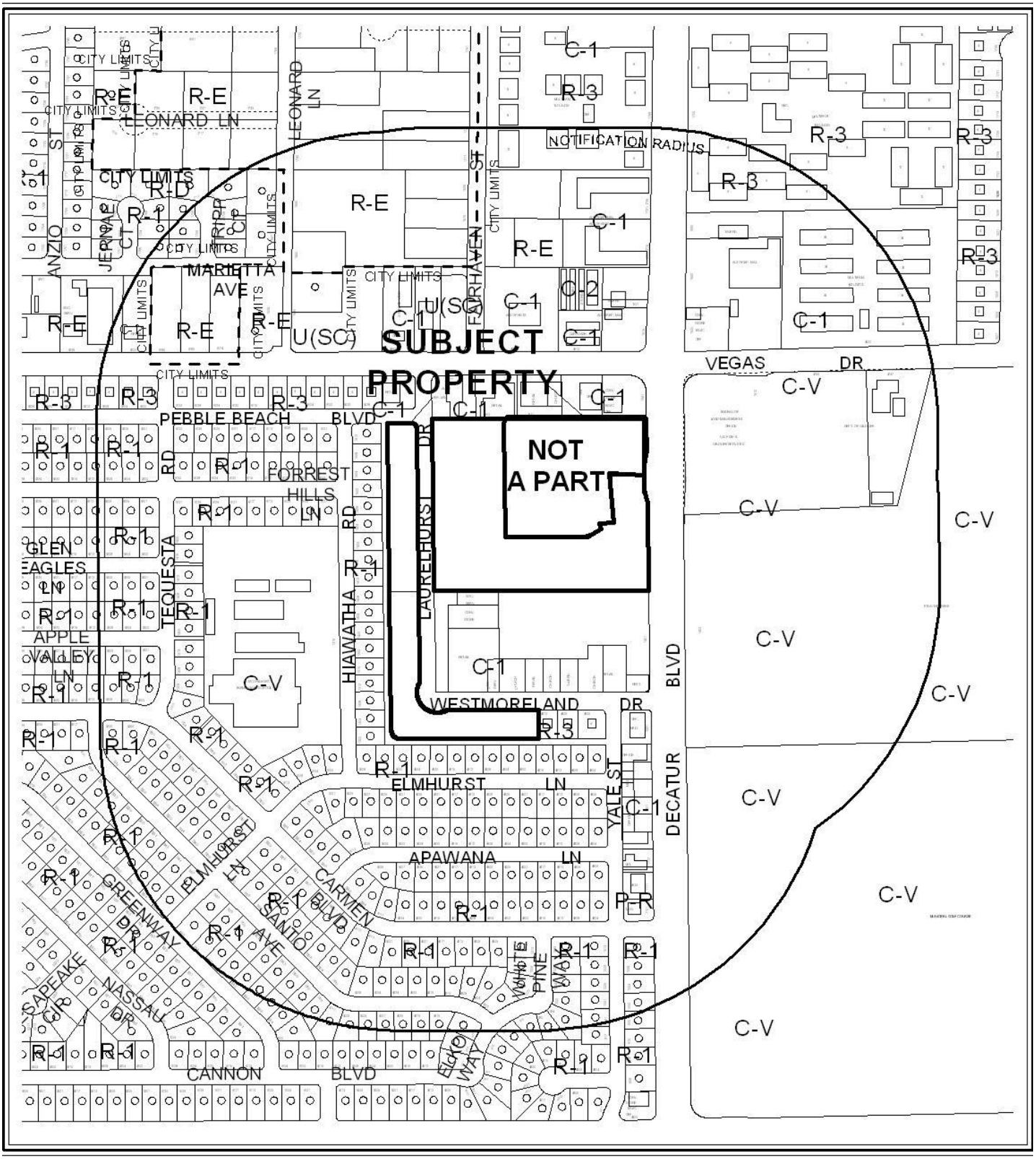
MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. 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.



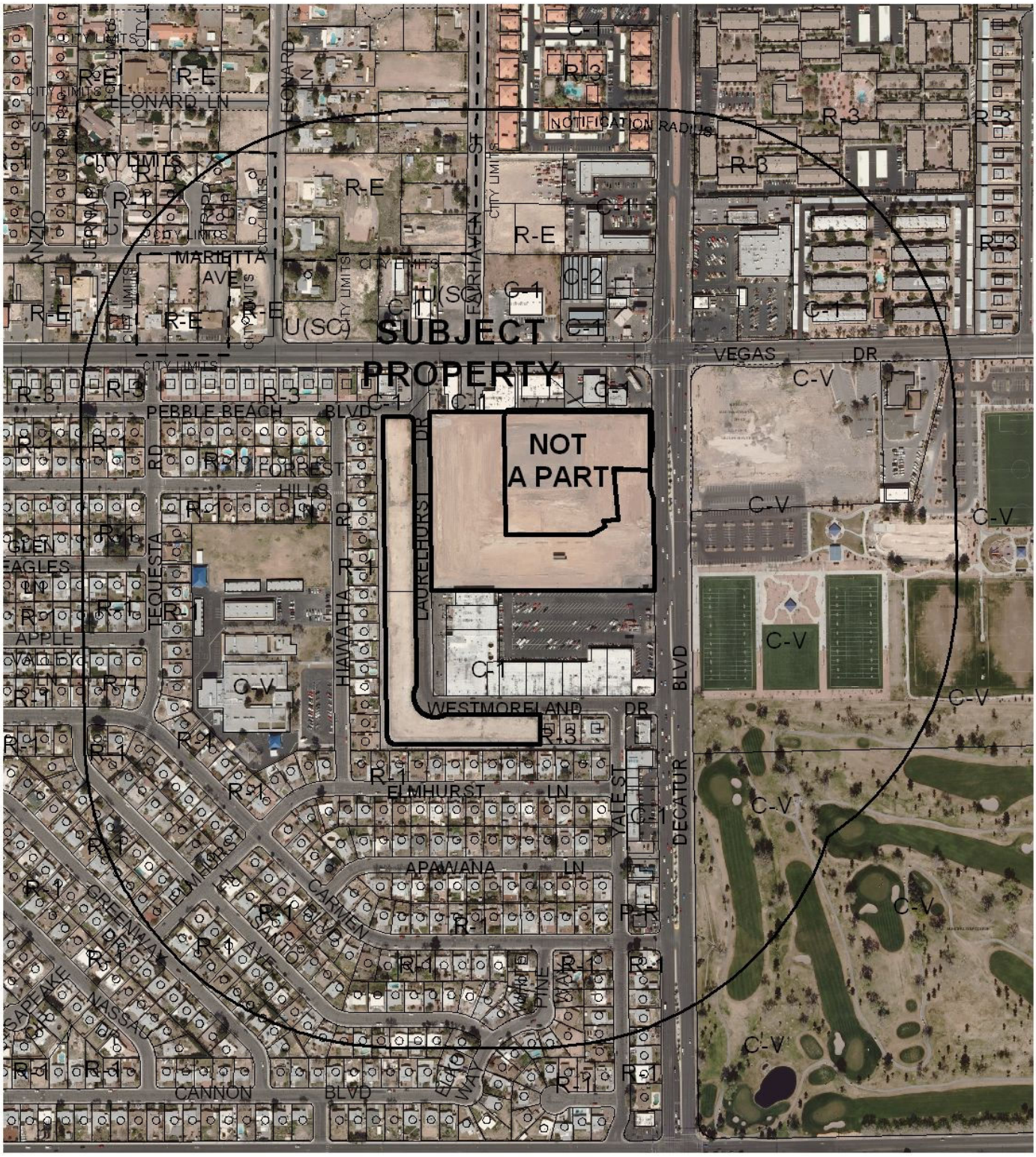
0 300 600 Feet

CASE: **SDR-44962**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-44962**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-44962** APN: 138 25 504 001 AND 002

Name of Property Owner: City of Las Vegas

Name of Applicant: Vegas 1 Decatur, LLC

Name of Representative: Winston Henderson Architects / Winston Henderson

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: Elizabeth N Fretwell

Print Name: ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012

Gloria Sanchez

Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
appt. exp. Mar. 30, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44962 APN: 138255180002

Name of Property Owner: City of Las Vegas Redevelopment

Name of Applicant: Vegas 1 Decatur, LLC

Name of Representative: Winston Henderson Architects / Winston Henderson

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: Elizabeth N Fretwell

Print Name: ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012

Gloria Sanchez

Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
My appt. exp. Mar. 30, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) SW corner of Dectaur & Vegas

Project Name Vegas 1 Decatur Apts **Proposed Use** APTS + SR APTS

Assessor's Parcel #(s) 138-25-504-001 AND 002 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

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

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

E-mail Address _____

APPLICANT Vegas 1 Decatur Apts, LLC **Contact** Sharon Bullock

Address 2009 Alta Drive **Phone:** (702) 873-8882 **Fax:** (702) 868-4274

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

E-mail Address sharonb@cdpcn.com

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1555 E Flamingo **Phone:** (702) 893-9700 **Fax:** (702) 893-9797

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

E-mail Address winstonh@whalv.com

Property Owner Signature* Elizabeth N. Fretwell

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

Print Name ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012.

Gloria Sanchez

Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
My appt. exp. Mar. 30, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-44965
Meeting Date:	05/08/12
Total Fee:	1030 —
Date Received:*	032612
Received By:	

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) SW corner of Dectaur & Vegas

Project Name Vegas 1 Decatur Apts **Proposed Use** Apts + SR Apts

Assessor's Parcel #(s) 138-25-518-002 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas Redevelopment **Contact** _____

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

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

E-mail Address _____

APPLICANT Vegas 1 Decatur Apts, LLC **Contact** Sharon Bullock

Address 2009 Alta Drive **Phone:** (702) 873-8882 **Fax:** (702) 868-4274

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

E-mail Address sharonb@cdpcn.com

REPRESENTATIVE Winston Henderson Architects **Contact** Winston Henderson

Address 1555 E Flamingo **Phone:** (702) 893-9700 **Fax:** (702) 893-9797

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

E-mail Address winstonh@whalv.com

Property Owner Signature* Elizabeth N Fretwell

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

Print Name ELIZABETH N. FRETWELL

Subscribed and sworn before me

This 10 day of APRIL, 2012.

Gloria Sanchez

Notary Public in and for said County and State

GLORIA SANCHEZ
Notary Public State of Nevada
No. 98-2756-1
My appt. exp. Mar. 30, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-44965
Meeting Date:	05/08/12
Total Fee:	1030 —
Date Received:*	032612
Received By:	

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

Revised 10/27/08

SDR 44962
Vegas 1 Decatur Apts, LLC

W side of Decatur Blvd., 150' S of Vegas Dr.

Proposed 196 unit senior housing project.

Traffic produced by proposed development:

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	196	3.48	682
AM Peak Hour			0.13	25
PM Peak Hour			0.16	31

Existing traffic on all nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	37,075
PM Peak Hour (heaviest 60 minutes)	2966

Vegas Drive	
Average Daily Traffic (ADT)	11,950
PM Peak Hour (heaviest 60 minutes)	956

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Decatur Boulevard	51,800
Vegas Drive	34,500

This project is expected to add 682 additional trips per day on Decatur Blvd. and Vegas Dr. Currently, Decatur is at about 72 percent of capacity and Vegas is at about 35 percent of capacity. With this project, Decatur is expected to be at about 73 percent of capacity and Vegas at about 37 percent of capacity.

Based on Peak Hour use, this project will add about 31 trips to the traffic in the area in the peak hour, or about one every two minutes.

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

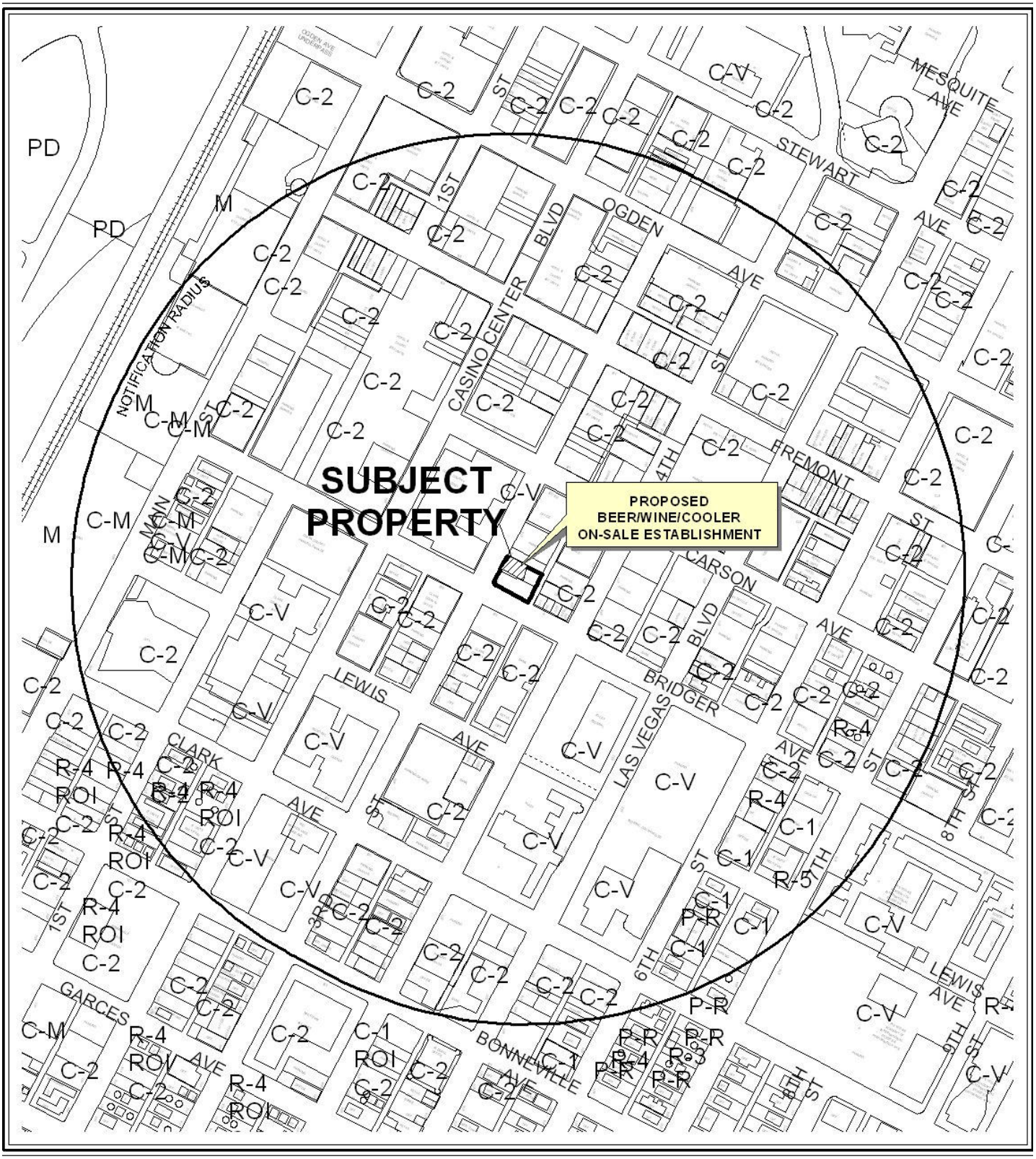
SUBJECT:
SUP-44936 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL GAUCHO LUCA"S CAFE - OWNER: MICHAEL AND BEATRICE KATZ FAMILY TRUST BYPASS TRUST - For possible action on a request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE USE TO AN EXISTING 1,613 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 300-FOOT SEPARATION DISTANCE FROM A CHURCH WHERE 400 FEET IS REQUIRED at 231 South 3rd Street, Suite #110 (APN 139-34-201-021), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 300 600 Feet

CASE: **SUP-44936**

RADIUS: 1500 FEET

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

N



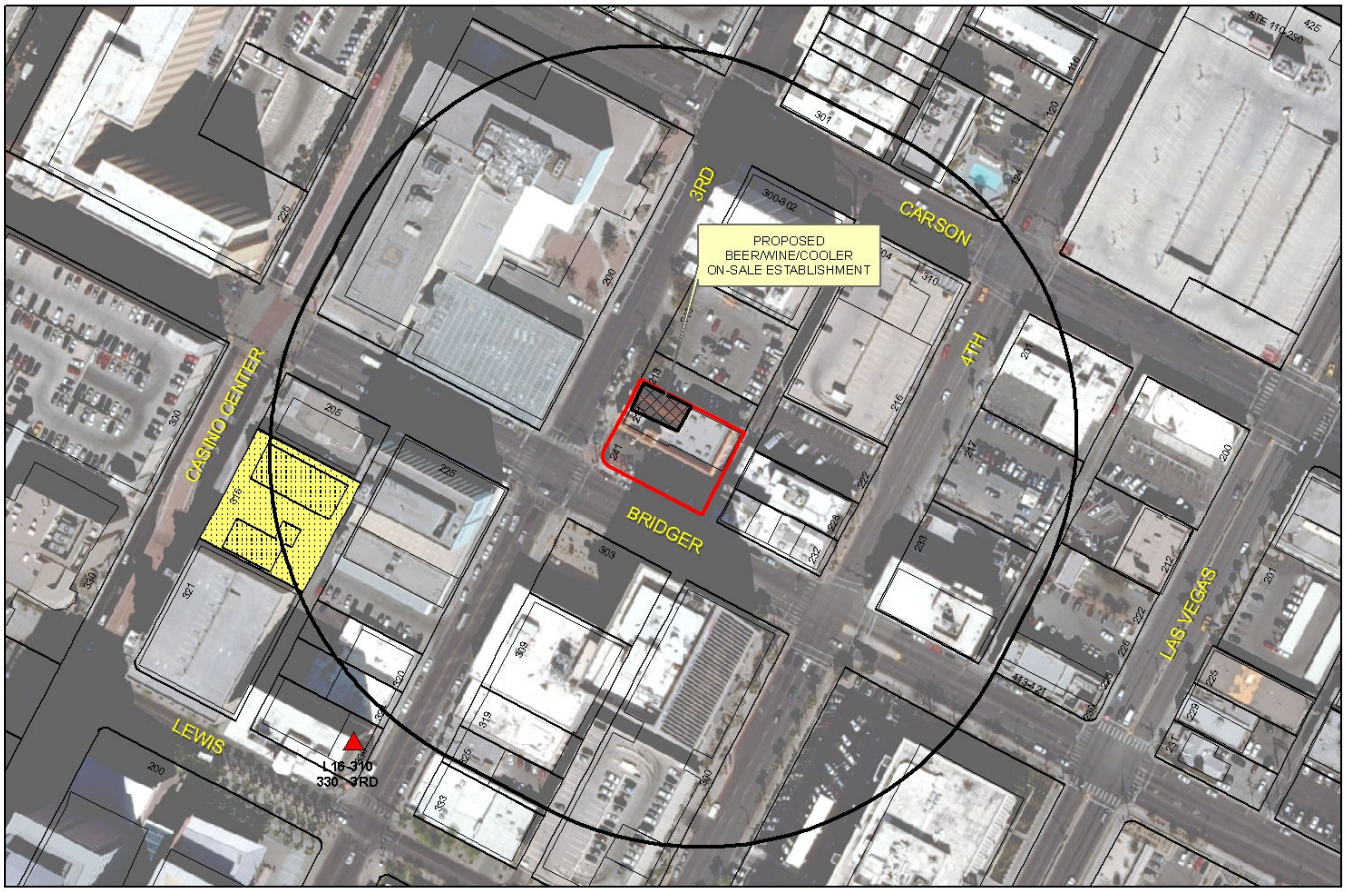
0 300 600 Feet

CASE: **SUP-44936**

RADIUS: 1500 FEET

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

N



SUP-44936

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44936** APN: 139-34-201-021

Name of Property Owner: M&B Katz Family Bypass Trust

Name of Applicant: El Gaucho Lucas Cafe

Name of Representative: Sun Property Management - Stephany Miller

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Andrew Katz

Print Name: ANDREW KATZ

Subscribed and sworn before me

This 20th day of MARCH, 2012

Sandra L. Gear

Notary Public in and for said County and State

SANDRA L. GEAR
Notary Public, State of Nevada
Appointment No. 01-69528-1
My Appt. Expires Jun 3, 2013

RECEIVED
MAY 22 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Gaucho Luca's Cafe

Project Address (Location) 231 S. 3rd Street Las Vegas, NV 89101

Project Name M&B Katz Family Bypass Trust Proposed Use

Assessor's Parcel #(s) 139-34-201-021 Ward # 3

General Plan: existing C proposed Zoning: existing C proposed

Commercial Square Footage 10,325 Floor Area Ratio

Gross Acres 0.36 Lots/Units Density

Additional Information

PROPERTY OWNER M&B Katz Family Bypass Trust Contact Andy Katz

Address 8170 W. Sahara Ave. #207 Phone: 702-363-0426 Fax: 702-363-0461

City Las Vegas, State NV Zip 89117

E-mail Address akatz@manpowerlv.com

APPLICANT El Gaucho Luca's Cafe Contact

Address 231 S. 3rd Street Phone: Fax:

City Las Vegas State NV Zip 89101

E-mail Address

REPRESENTATIVE Sun Property Management Contact Stephany Miller

Address 8936 Spanish Ridge Ave. Phone: 702-968-7331 Fax: 702-968-8407

City Las Vegas State NV Zip 89148

E-mail Address Smiller@sunpm.net

Property Owner Signature* [signature]

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

Print Name ANDREW KATZ

Subscribed and sworn before me

This 20th day of MARCH, 20 12.

Sandra L. Gear

Notary Public in and for said County and State

SANDRA L. GEAR
Notary Public, State of Nevada
Appointment No. 01-69528-1
My Appt. Expires June 2, 2013

RECEIVED
MAY 22 2012
City of Las Vegas
Department of Planning

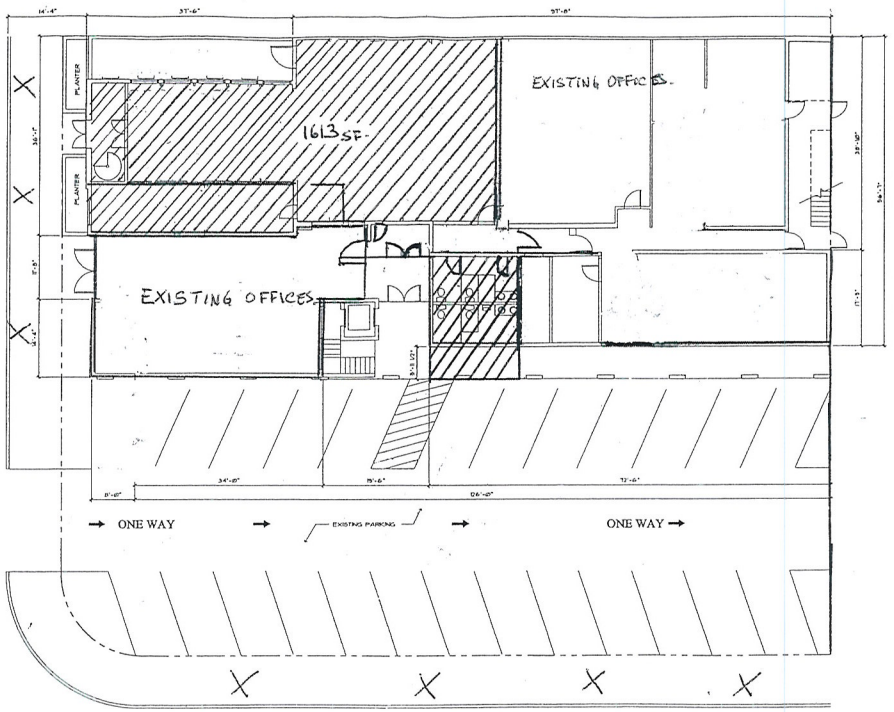
FOR DEPARTMENT USE ONLY

Case #	SUP-44936
Meeting Date:	5/8/12
Total Fee:	$1280.00
Date Accepted:	3/22/12
Accepted By:	

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

Revised 02.14.11

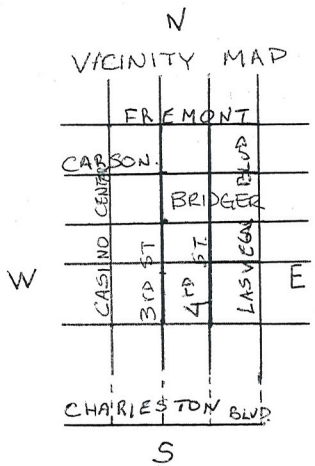
PARKING LOT

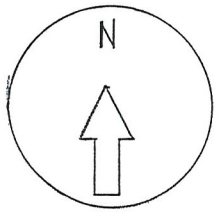


OFFICES BUILDING

3RD ST.

BRIDGER





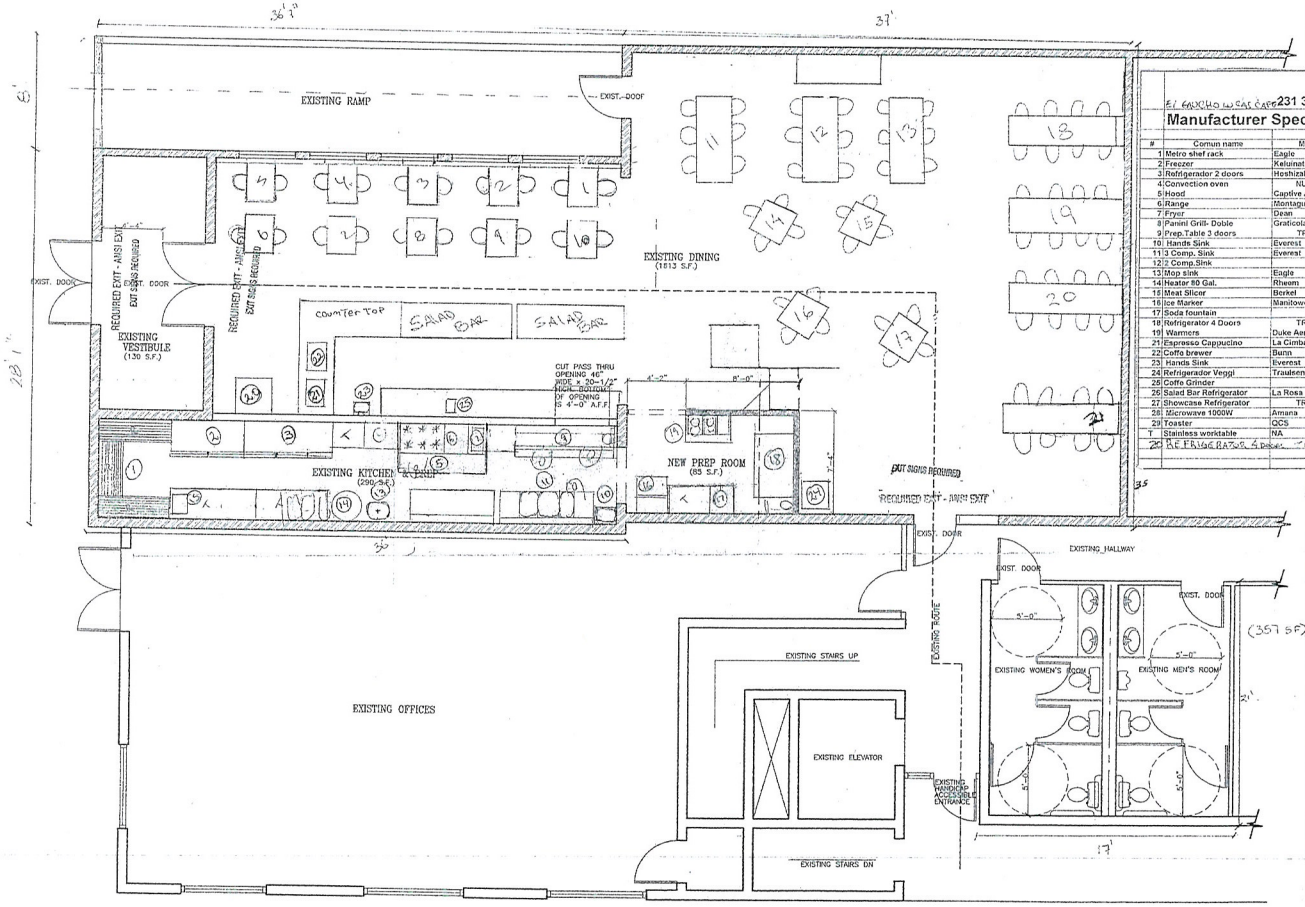
EL GAUCHO LUCAS CAFE

SITE PLAN

PROJECT NO. 04112 SCALE = 1/8" = 1'-0"

0 4' 8' 16' 32'

RECEIVED
MAY 22 2012
SUP-44936
City of Las Vegas
Department of Planning



El Gaucho w/ Cal Cafe 231 3rd Las Vegas NV 89101

Manufacturer Specification Sheets

#	Comun name	Make	Model #	Certified	
1	Metro shef rack	Eagle		NSF	NA
2	Freezer	Keluinator	NA	NSF	110-60-15 Amp
3	Refrigerador 2 doors	Hoshizaki	RHZ-2SB	NSF	110-60- 10 Amp
4	Convection oven		NU-VU XO- 1 C Top	UL NSF	110 -60-14.6 Amp
5	Hood	Captive Aire	4812SND	NSF	110-60- 10 Amp
6	Range	Montague Grizzly	G2626 6V3FT	NSF	Gas
7	Fryer	Dean	GS35	NSF	Gas
8	Panini Grill- Doble	Graticola	DE - 1700w	UL NSF	208 1F - 20Amp
9	Prep.Table 3 doors	TRUE	TSSU 72 18	NSF	110v 60-10Amp
10	Hands Sink	Everest	NA	NSF	110-60- 10 Amp
11	3 Comp. Sink	Everest	NA	NSF	NA
12	2 Comp.Sink		NA	NSF	NA
13	Mop sink	Eagle	3141 18	NSF	NA
14	Heater 80 Gal.	Rheem	HE80	NSF	Gas -110 v
15	Meat Slicer	Berkel	7818	NSF	110-60- 6 Amp
16	Ice Marker	Manitowoc	Q-Model 600	NSF	110-60- 10 Amp
17	Soda fountain			NSF	110-60- 10 Amp
18	Refrigerator 4 Doors	TRUE	ST 72	UL NSF	110v 60-15Amp
19	Warmers	Duke Aero Hot	HF E3-208	UL NSF	110v-60-20 Amp
21	Espresso Cappucino	La Cimbal	M22 Barsystem	UL NSF	208v-1F 30 Amp
22	Coffe brewer	Bunn	SH DSC 1.5	UL NSF	208v-1F 30 Amp
23	Hands Sink	Everest	NA	NSF	110-60- 10 Amp
24	Refrigerador Veggi	Traulsen	AHT226WREHHG	NSF	110-60- 10 Amp
25	Coffe Grinder			UL NSF	110-60- 10 Amp
26	Salad Bar Refrigerator	La Rosa	NA	NSF	110-60- 10 Amp
27	Showcase Refrigerator	TRUE	TEBD 72 2	NSF	110v 60 16 Amp
28	Microwave 1000W	Amana	CM 1200 wt	NSF	110v-60-15 Amp
29	Toaster	QCS	QCS212006	Star	110v 60-15Amp
T	Stainless worktable	NA	NA	NSF	NA
2C	REFRIGERATOR 4 DOOR				

TOTAL S.F.

1 ___ 1613
2 ___ 130
3 ___ 290
4 ___ 85
5 ___ 357

(2475 TOTAL S.F.)

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

RECEIVED
N MAY 22 2012
City of Las Vegas
Department of Planning

SUP-44936

A-2

DATE:

SIGNATURE

FLOOR PLAN

EL GAUCHO LUCAS CAFE
231 3rd ST., SUITE 110
LAS VEGAS, NEVADA

NOTICE: THESE PLANS WERE PREPARED BY THE NOR-CAL DESIGN GROUP, INC. NOTICE IS HEREBY GIVEN THAT ANY UNAUTHORIZED REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE NOR-CAL DESIGN GROUP, INC. IS PROHIBITED UNDER NRS 624.

CONTRACTOR ASSUMES ALL LIABILITY.

REVISIONS

NO.	REV. DATE

FILE NAME:

DATE:

A-2

February 29, 2012

To: City Of Las Vegas

From: Pablo & Camy Silva

RE: 231 S. 3rd St. Ste. 110, LV NV 89101

Dear Planning Commission,

We are requesting a special use permit to sell beer & wine at our restaurant; El Gaucho Luca's Café, located on 231 W. 3rd street, suite #110, LV. NV 89101. This location complies with the general plan. In the past there was a full liquor license in place at this same location. With this economy we need to expand our business hours of operation. Our current hours are: Monday thru Thursday from 7:30am to 3:00pm Friday 7:30-5:00pm, Saturday 9:00am-3:00pm, Sunday Closed. Our customers have requested beer and or wine with their meal, and we lose out on sales because we cannot provide the beer or wine. We serve a lot of pasta dishes and red meats. There are currently 6 of us working at the restaurant; we have parking spaces available on both side of the restaurant. We would like to open for Dinner, but only if the SUP is approved. We are also requesting a waiver to allow a 300 ft distance separation from a church where a minimum of 400ft requirement is needed. We are two very responsible people that will comply with the City of Las Vegas rules and regulation, thank you for your time.

Sincerely,

Pablo C. Silva Lercari

Date: 3/21/12

Camy Ramirez Silva

Date: 3/21/12

RECEIVED
MAY 22 2012
SUP-44936
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

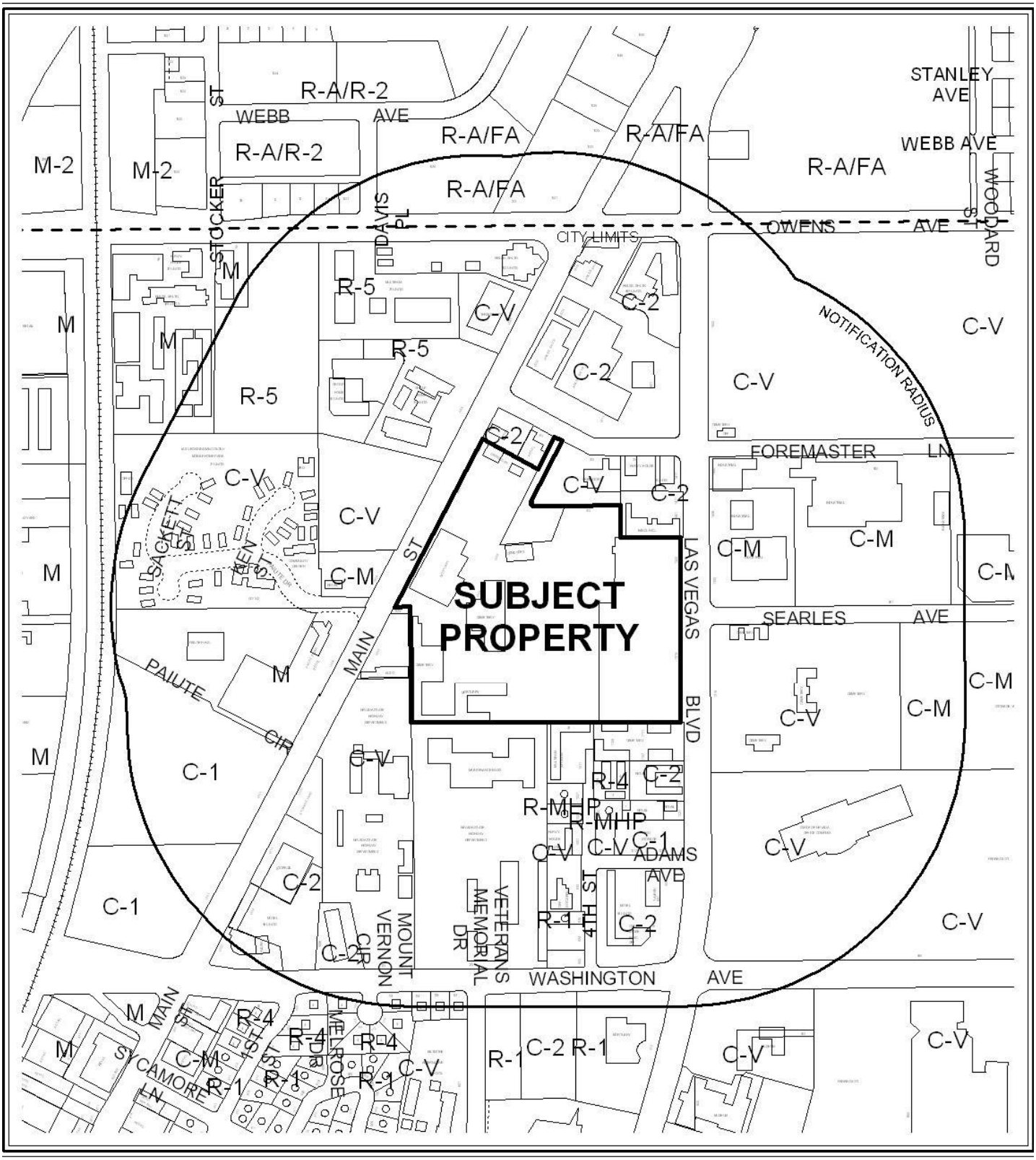
SUBJECT:
SUP-44938 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PALM MORTUARY, INC. - For possible action on a request for a Special Use Permit FOR A 4.58-ACRE EXPANSION OF AN EXISTING NONCONFORMING CEMETERY at 1325 North Main Street (APNs 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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-44938 and SDR-44937
2. Conditions and Staff Report - SUP-44938 and SDR-44937
3. Supporting Documentation
4. Photos - SUP-44938 and SDR-44937
5. Justification Letter - SUP-44938 and SDR-44937



CASE: **SUP-44938 AND SDR-44937**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-44938 AND SDR-44937**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44938** APN: 139-27-504-006 & 012, 139-27-603-028

Name of Property Owner: Palm Mortuary Inc.

Name of Applicant: Palm Mortuary Inc.

Name of Representative: Jason Kepple (VTN)

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: RAYMER T. PRY

STATE of NEVADA
COUNTY of CLARK
Subscribed and sworn before me

This 16th day of March, 2012

Teresa Eckhart
Notary Public in and for said County and State

TERESA ECKHART
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 08-6646-1
MY APPT. EXPIRES APRIL 30, 2012

RECEIVED
MAR 22 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1325 North Main Street

Project Name Palm Downtown Cemetery **Proposed Use** Cemetery

Assessor's Parcel #(s) 139-27-504-012 & 006, 139-27-603-028 **Ward #** 5 - Barlow

General Plan: existing PF proposed PF **Zoning:** existing C-V proposed C-V

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 17.0 **Lots/Units** _____ **Density** N/A

Additional Information _____

PROPERTY OWNER Palm Mortuary Inc **Contact** _____

Address P.O. Box 130548 **Phone:** _____ **Fax:** _____

City Houston **State** TX **Zip** 77219-0548

E-mail Address _____

APPLICANT Palm Mortuary Inc **Contact** Mike Green

Address P.O. Box 130548 **Phone:** (714) 434-9803 **Fax:** (714) 434-9109

City Houston **State** TX **Zip** 77219-0548

E-mail Address mgreen@clarkgreen.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 525-6166 **Fax:** (702) 362-2597

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

E-mail Address Jasonk@vtnnv.com

STATE OF NEVADA
COUNTY OF CLARK

Property Owner Signature* _____

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

Print Name RAYMERT. BRY

Subscribed and sworn before me

This 16th day of March, 20 12.

Teresa Eckhart

Notary Public in and for said County and State

TERESA ECKHART
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 08-6646-1
MY APPT. EXPIRES APRIL 30, 2012

FOR DEPARTMENT USE ONLY

Case #	SUP-44938
Meeting Date:	5/8/2012
Total Fee:	1039.00
Date Received:*	3/22/2012
Received By:	M Rey

*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

APR – 2 2012



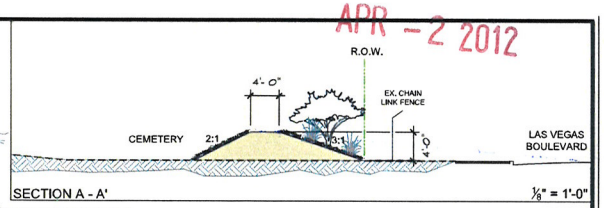
Local Vicinity Map / Aerial Photo Overlay

Palm Mortuary & Cemetery, Downtown
Las Vegas, Nevada (Ex. DPH)
Figure 2.1

FOREMASTER LANE

MAIN STREET

INGRESS/EGRESS



SECTION A - A'

1/8" = 1'-0"

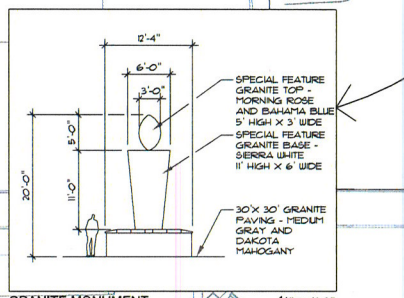
PROPERTY LINE
*TOTAL MEMORIAL PARK AREA IS 18.91 ACRES

ADJACENT COMMERCIAL LAND USE

ADJACENT COMMERCIAL LAND USE

A

A'



GRANITE MONUMENT

1/8" = 1'-0"

LANDSCAPE AREA IS APPROXIMATELY 1.08 ACRES

LIMITS OF WORK/ LANDSCAPE AREA

LAS VEGAS BOULEVARD

ADJACENT COMMERCIAL LAND USE

LANDSCAPE AREA IS APPROXIMATELY .48 ACRES

LIMITS OF WORK/ LANDSCAPE AREA

APN#
13927603028
13927504012
13927504006

ADJACENT COMMERCIAL LAND USE

0 25' 50' 100'

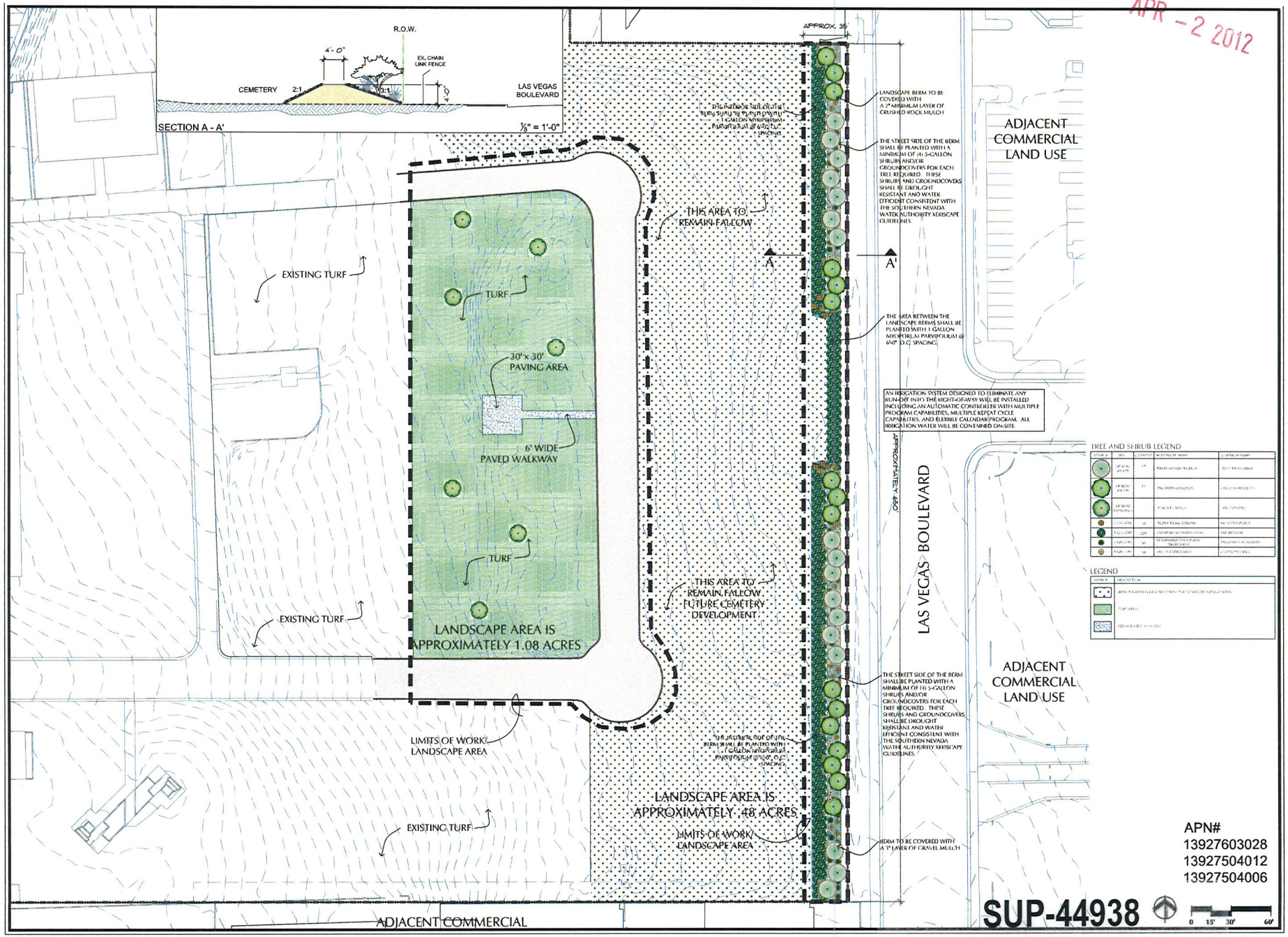
SUP-44938
SDR-44937
REVISED

PALM DOWNTOWN CEMETERY
LAS VEGAS, NV 89101
LANDSCAPE IMPROVEMENT PLANS

SITE PLAN

DRAWN CW
CHECKED MG
DATE March 30, 2012
SCALE
JOB NO. 10-040

RECEIVED
APR – 2 2012



PALM DOWNTOWN CEMETERY
LAS VEGAS, NV 89101
LANDSCAPE IMPROVEMENT PLANS

LANDSCAPE PLAN

DRAWN CW
CHECKED MB
DATE March 05, 2012
SCALE
JOB NO. 10-040

SUP-44938
SDR-44937
REVISED

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

W.O. 7215-1-A-5

March 21, 2012

City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89108

RE: Request for a Site Development Plan Review application to allow improvements to the site and a Special Use Permit application to allow a previously approved cemetery in a C-V zone on 17.0 +/- acres.
APN: 139-27-504-012, 139-27-504-006 & 139-27-603-028

On behalf of the applicant Palm Mortuary, Inc., VTN Nevada respectfully submits this letter to request a Special Use Permit to allow a previously approved cemetery in a C-V zone and a Site Development Plan Review for an expansion to an existing cemetery on 17.0 +/- acres in a C-V zone.

The proposed expansion would create a landscaping berm along Las Vegas Boulevard, a 20' tall memorial tower and to complete an internal roadway loop. SDR-29648 was previously approved on November 6, 2008 and has since expired. The applicant is requesting a new Site Development Plan Review to allow the above mentioned improvements. The proposed landscape berm will be 4 feet above existing grade of Las Vegas Boulevard and will buffer the site from Las Vegas Boulevard. The proposed memorial tower will be 20' tall by 6' wide and constructed out of colored granite. The torch element of the memorial tower will be constructed out of Morning Rose colored granite, the base of the tower will be constructed out of Sierra White colored granite and the paving around the tower will be constructed out of Dakota Mahogany granite. Visitors of the memorial will access it by a 6' wide sidewalk and the tower will be illuminated by a ground light at night. The internal private road will be a 30' roadway section and will complete the roadway network for this development. The applicant is proposing no buildings and no other structural improvements.
The site has an existing cemetery use on the west side of the property. The east side (2 parcels) of the property were previously approved but were not developed and the entitlements have since expired. The applicant is proposing to complete the development at this time. A special use permit is required for a cemetery in a C-V zone. The cemetery use already exists on parcel 139-27-504-012 and has since been "grandfathered" in; the applicant would like to make the entire site use consistent and is requesting a Special Use Permit for the remaining portion of the site. The applicant believes the current use and the previously approved use as a cemetery are harmonious with the area and no surrounding residents will be adversely affected.

Should you have any questions or comments please feel free to contact me directly at 702-525-6166.
Sincerely,

Jason Kepple

SUP-44938
SDR-44937

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
SDR-44937 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-44938 - PUBLIC HEARING - APPLICANT/OWNER: PALM MORTUARY, INC. - For possible action on a request for a Site Development Plan Review FOR A 3.88-ACRE EXPANSION OF AN EXISTING CEMETERY on 17 acres at 1325 North Main Street (APN 139-27-504-012, 006, and 139-27-603-028), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-44937 APN: 139-27-504-006 & 012, 139-27-603-028

Name of Property Owner: Palm Mortuary Inc.

Name of Applicant: Palm Mortuary Inc.

Name of Representative: Jason Kepple (VTN)

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: RAYMER T. PRY

STATE OF NEVADA
COUNTY OF CLARK
Subscribed and sworn before me

This 16th day of MARCH, 2012

Teresa Eckhart
Notary Public in and for said County and State

RECEIVED
MAR 22 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 1325 North Main Street

Project Name Palm Downtown Cemetery **Proposed Use** Cemetery

Assessor's Parcel #(s) 139-27-504-012 & 006, 139-27-603-028 **Ward #** 5 - Barlow

General Plan: existing PF proposed PF **Zoning:** existing C-V proposed C-V

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 17.0 **Lots/Units** _____ **Density** N/A

Additional Information _____

PROPERTY OWNER Palm Mortuary Inc **Contact** _____

Address P.O. Box 130548 **Phone:** _____ **Fax:** _____

City Houston **State** TX **Zip** 77219-0548

E-mail Address _____

APPLICANT Palm Mortuary Inc **Contact** Mike Green

Address P.O. Box 130548 **Phone:** (714) 434-9803 **Fax:** (714) 434-9109

City Houston **State** TX **Zip** 77219-0548

E-mail Address mgreen@clarkgreen.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Blvd. **Phone:** (702) 525-6166 **Fax:** (702) 362-2597

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

E-mail Address Jasonk@vtnnv.com

STATE OF NEVADA
COUNTY OF CLARK

Property Owner Signature* _____

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

Print Name RAYMERT. PIKE

Subscribed and sworn before me

This 16th day of MARCH, 20 12.

Teresa Eckhart

Notary Public in and for said County and State

TERESA ECKHART
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 08-6646-1
MY APPT. EXPIRES APRIL 30, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-44937
Meeting Date:	5/8/2012
Total Fee:	1030.00
Date Received:*	3/22/2012
Received By:	MRey

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

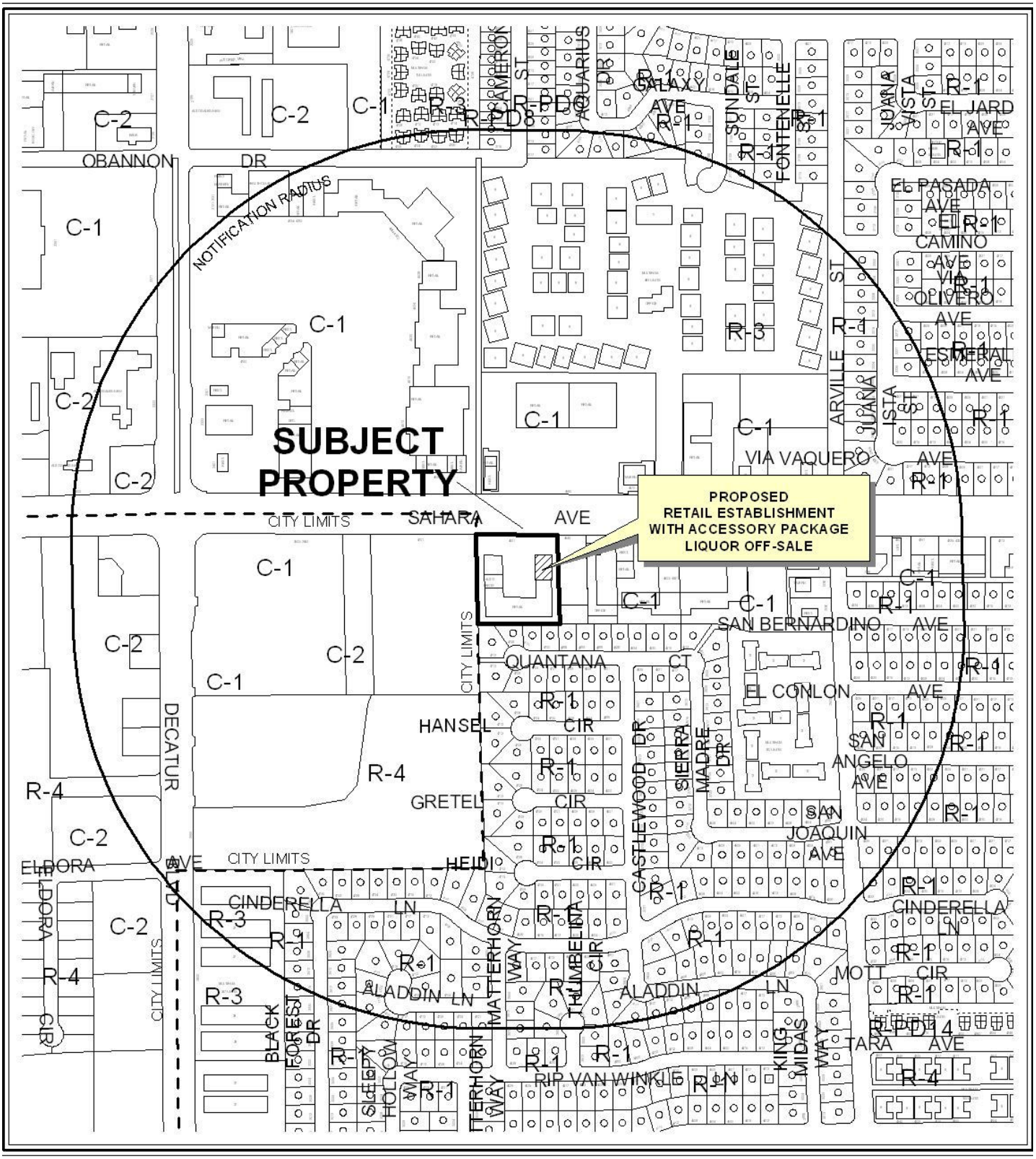
SUBJECT:
SUP-44939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ABONA FAMILY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 90 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 2,400 SQUARE-FOOT CONVENIENCE STORE at 4601 West Sahara Avenue, Suite W (APN 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



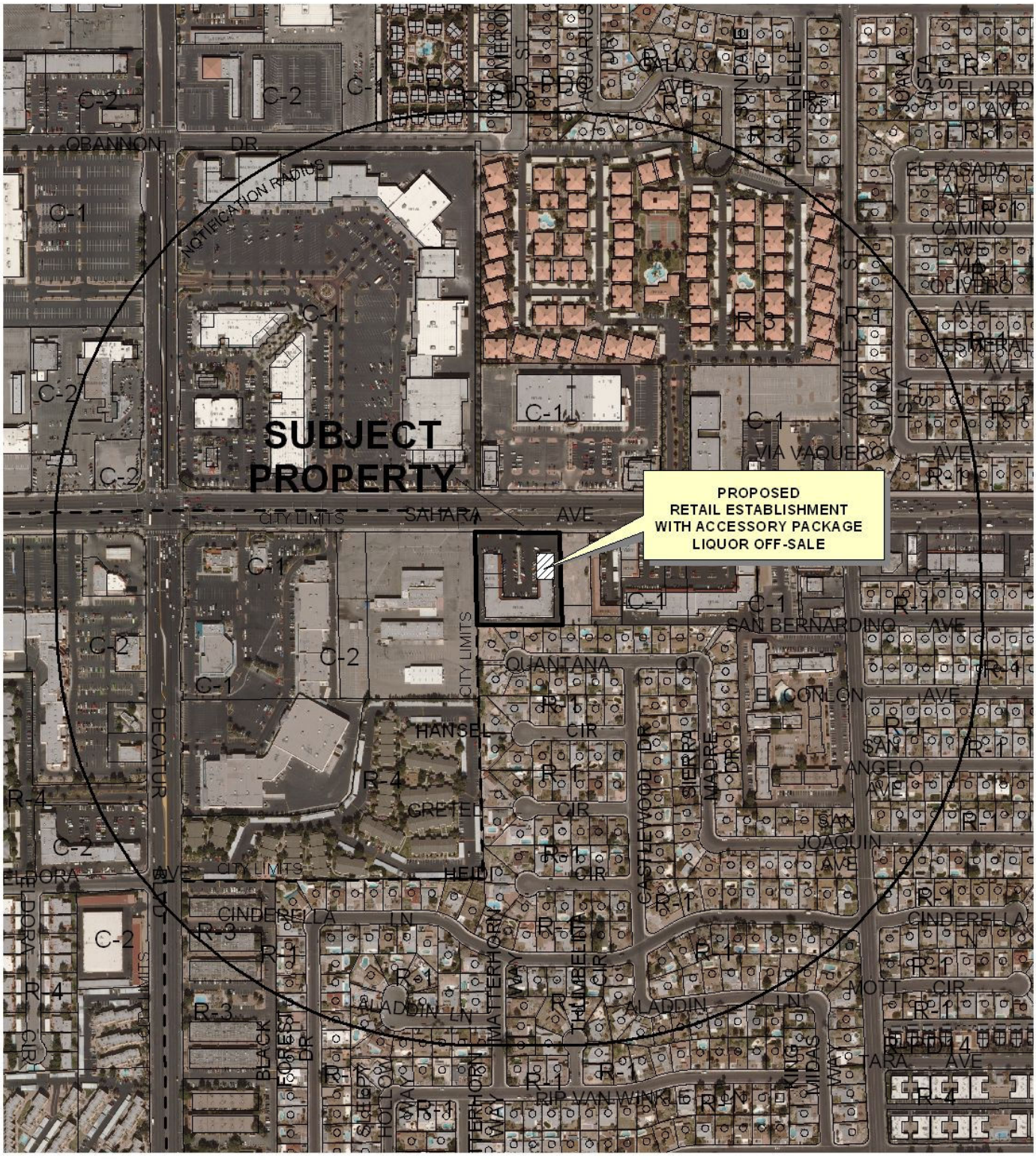
0 300 600 Feet

CASE: **SUP-44939**

RADIUS: 1500 FEET

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

N



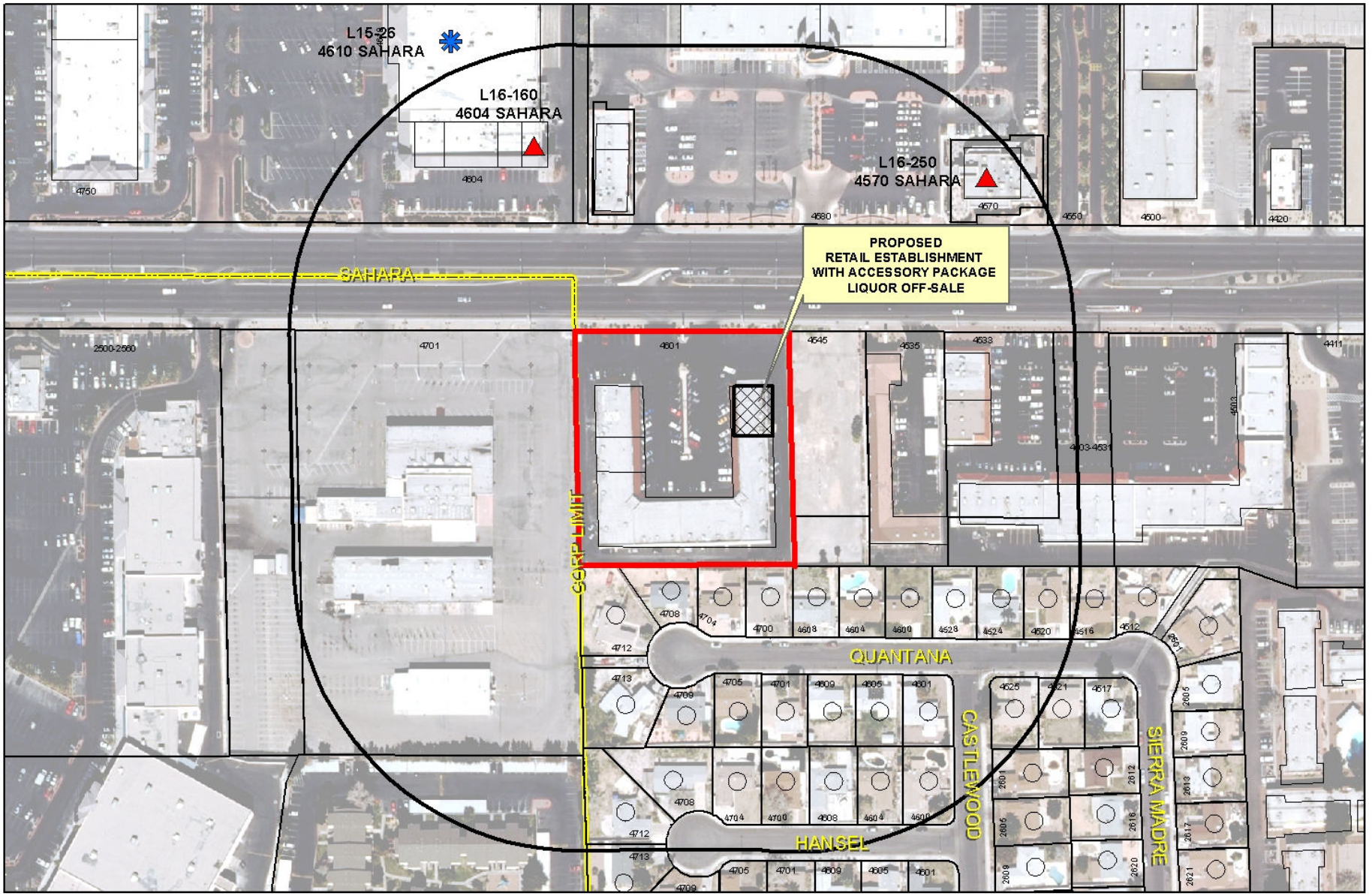
0 300 600 Feet

CASE: **SUP-44939**

RADIUS: 1500 FEET

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

N



Business Licenses

SUP-44939

Retail Establishment with Accessory Package Liquor Off-Sale

- 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-44939** APN: 162-07-101-004

Name of Property Owner: Abona Family LLC

Name of Applicant: Abona Family LLC

Name of Representative: Brown, Brown and Premsrirut

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: Amir HaBiB

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

STEPHEN C. ROSS
COMM. # 1917119
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JAN. 12, 2015

RECEIVED
MAR 22 2012
City of Las Vegas
Department of Planning

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On 3/15/12 before me, Stephen C. Ross, Notary Public,
(Here insert name and title of the officer)

personally appeared Amir Edwar Habib,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephen C. Ross
Signature of Notary Public

STEPHEN C. ROSS
COMM. # 1917119
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JAN. 12, 2015

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

RECEIVED
MAR 22 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail Store with accessory packaged liquor

Project Address (Location) 4601 West Sahara, suites XYZ

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 162-07-101-004 **Ward #** 1 - Tark

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

Commercial Square Footage 2400 **Floor Area Ratio** _____

Gross Acres 2.29 **Lots/Units** 3 **Density** _____

Additional Information _____

PROPERTY OWNER Abona Family LLC **Contact** Amir Habib

Address 581 N Mollison Ave **Phone:** (619) 843-7100 **Fax:** _____

City El Cajon **State** CA **Zip** 92021

E-mail Address amirhabib99@hotmail.com

APPLICANT _____ **Contact** _____

Address same as owner **Phone:** _____ **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 South 4th ST **Phone:** (702) 598-1408 **Fax:** (702) 385-1023

City Las Vegas **State** NV **Zip** 89144

E-mail Address Lora@brownlawlv.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 Amir Habib

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

STEPHEN C. ROSS
COMM. # 1917119
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JAN. 12, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-44939
Meeting Date:	5/8/12
Total Fee:	$1280
Date Received:*	3/22/12
Received By:	Romeo

*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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Department of Planning

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On 3/15/12 before me, Stephen C. Ross, Notary Public
(Here insert name and title of the officer)

personally appeared Amir Idwar Habib,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

STEPHEN C. ROSS
COMM.# 1917119
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JAN. 12, 2015

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
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- Securely attach this document to the signed document

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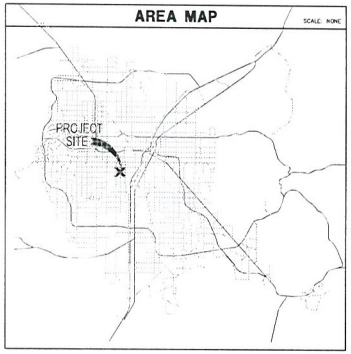
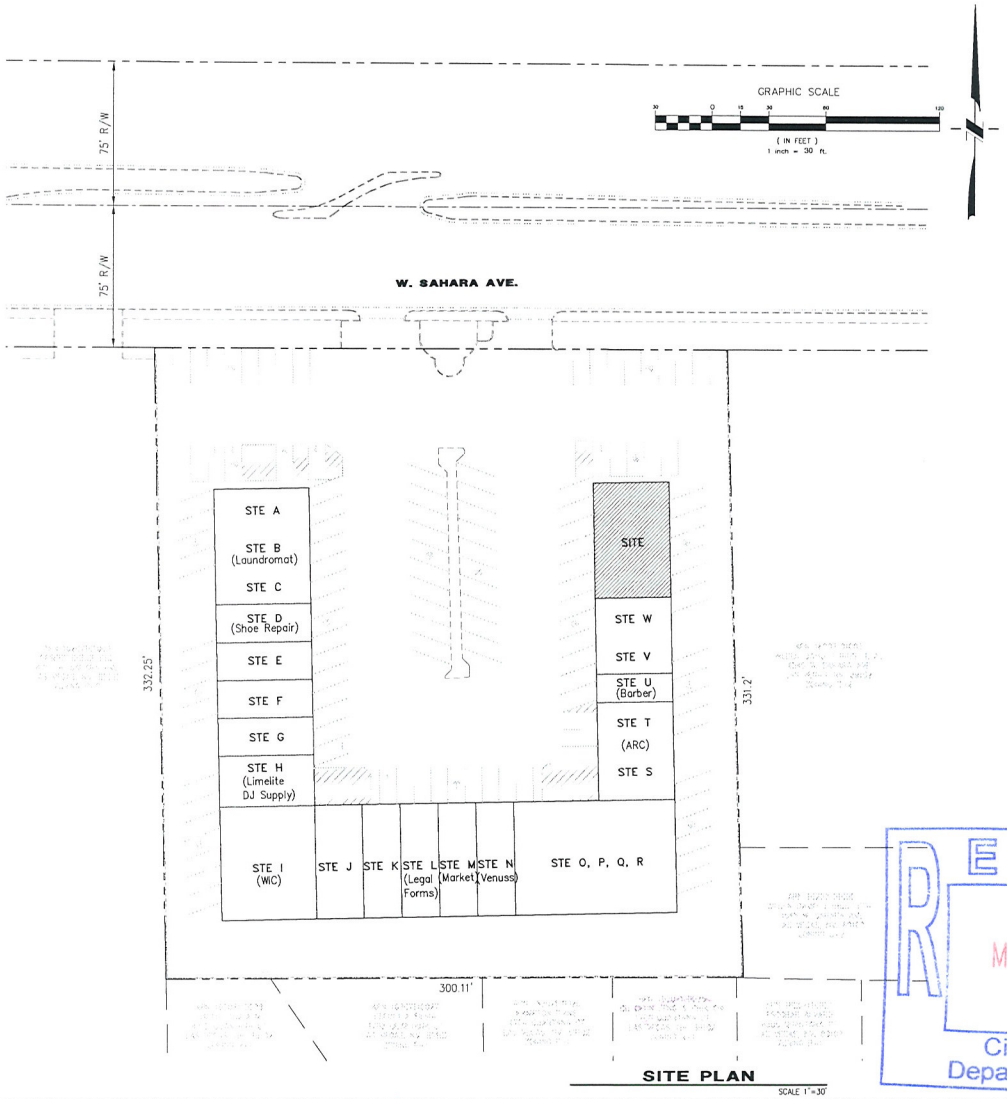
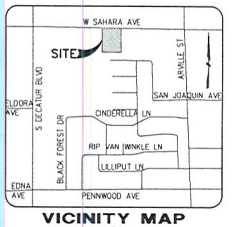
Department of Planning

4601 W. SAHARA





SITE PLAN
SCALE 1"=30'



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- EX. WROUGHT IRON GATE
- EX. EDGE OF PAVEMENT
- PROP CONCRETE
- HANDICAP ACCESSIBILITY
- EX. BLOCK WALL
- HANDICAP PARKING/UNITS
- PARKING SPACE QUANTITY

LEGAL DESCRIPTION

PT NE4 NW4 SEC 07 21 61GEOID: PT NE4 NW4 SEC 07 21 61
CONTAINS 2.29 AC
APN 162-07-101-004

OWNER

ABONA FAMILY LLC
14134 OLD HIGHWAY 80
EL CAJON, CA 92021

DEVELOPER

AMIR HABIB
581 N. MOLLISON AVE.
EL CAJON, CA. 92021
619-843-7100

SITE DATA

CURRENT ZONING _____ C-1 (LIMITED COMMERCIAL DISTRICT)
CURRENT LANDUSE _____ 3-55 NEIGHBORHOOD SHOPPING CENTER
GROSS AREA _____ 2.29 ACRES

SQUARE FOOTAGE
PROPOSED UNIT _____ 2,400 SF

PARKING
REQUIRED:
29,430 SF @ 1 SPACE PER 250 SF = 118 PARKING SPACES
(INCL. 5 H.C.)

PROVIDED:
STANDARD SPACES (INCL. 7 H.C.) = 118 PARKING SPACES

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City of Las Vegas
Department of Planning

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
TEL: (702) 604-7613
FAX (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE
4601 W. SAHARA AVE.
LAS VEGAS, NV. 89102
APN: 162-07-101-004
JOB No. 03-20-12

SHEET TITLE
SITE PLAN

REV. NO.	DESCRIPTION	APP'D. BY	DATE

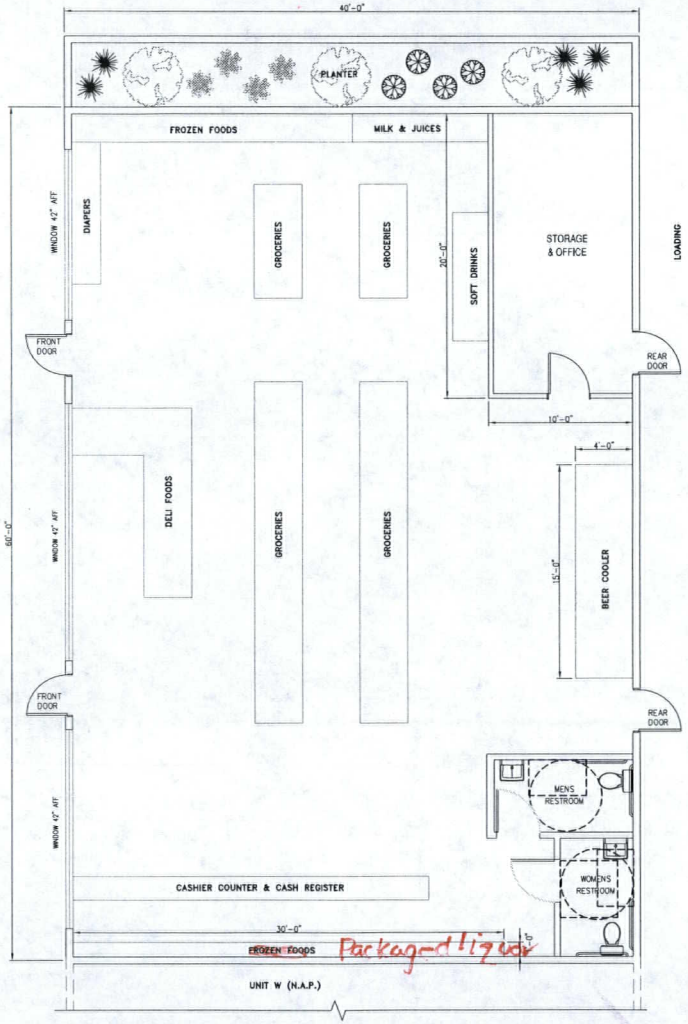
DATE
21 MAR. 2012

SITE-1

SHEET 1 OF 2

SUP-44939

4601 W. SAHARA



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

N

RECEIVED
MAR 22 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
TEL: (702) 606-7613
FAX (702) 564-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB No. 03-20-12
JOB TITLE
4601 W. SAHARA AVE.
LAS VEGAS, NV. 89102
APN: 162-07-101-004

SHEET TITLE
FLOOR PLAN

REV NO.	DESCRIPTION	APP'D BY	DATE

DATE: 21 MAR. 2012

A-1

SHEET 2 OF 2

SUP-44939
REVISED

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 22, 2012

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

Re: Use Permit to allow retail use with Off-sale Accessory Packaged Liquor

Dear Madam/Sir:

Please consider this request for an 2,400 square foot grocery store within an existing commercial center on a 2.39 acre parcel located at 4601 Sahara Avenue. The store is proposed to locate within the three north easternmost suites. The property is currently zoned C-1 which allows the sale of accessory packaged liquor with a use permit. This will require a Use Permit per 19.04 Retail and Personal Services (*see Retail Establishment with Accessory Package Liquor off-sale*.)

The area designated for the packaged liquor is approximately 30 X 1 shelves located behind the employee counter. . As such, only employees of the store can access the packaged liquor products. Please note that the applicant wishes to sell beer and wine elsewhere in the store. The area for beer and wine will not exceed 200 SF.

This business is intended to support the Nevada Health Center that is also located in this commercial center. Much of the inventory carried will qualify for the WIC voucher program. The WIC clients are issued food vouchers that are redeemable only on fresh foods, staple foods, frozen foods, baby food, diapers and deli items. Less floor area is designated to soft drinks, candy, processed foods and as compared to a convenience stores of similar size.

At this time there have been no protected uses identified within a 400 foot radius.

Please call me at (702) 384-5563 if you have additional concerns.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



SUP-44939

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

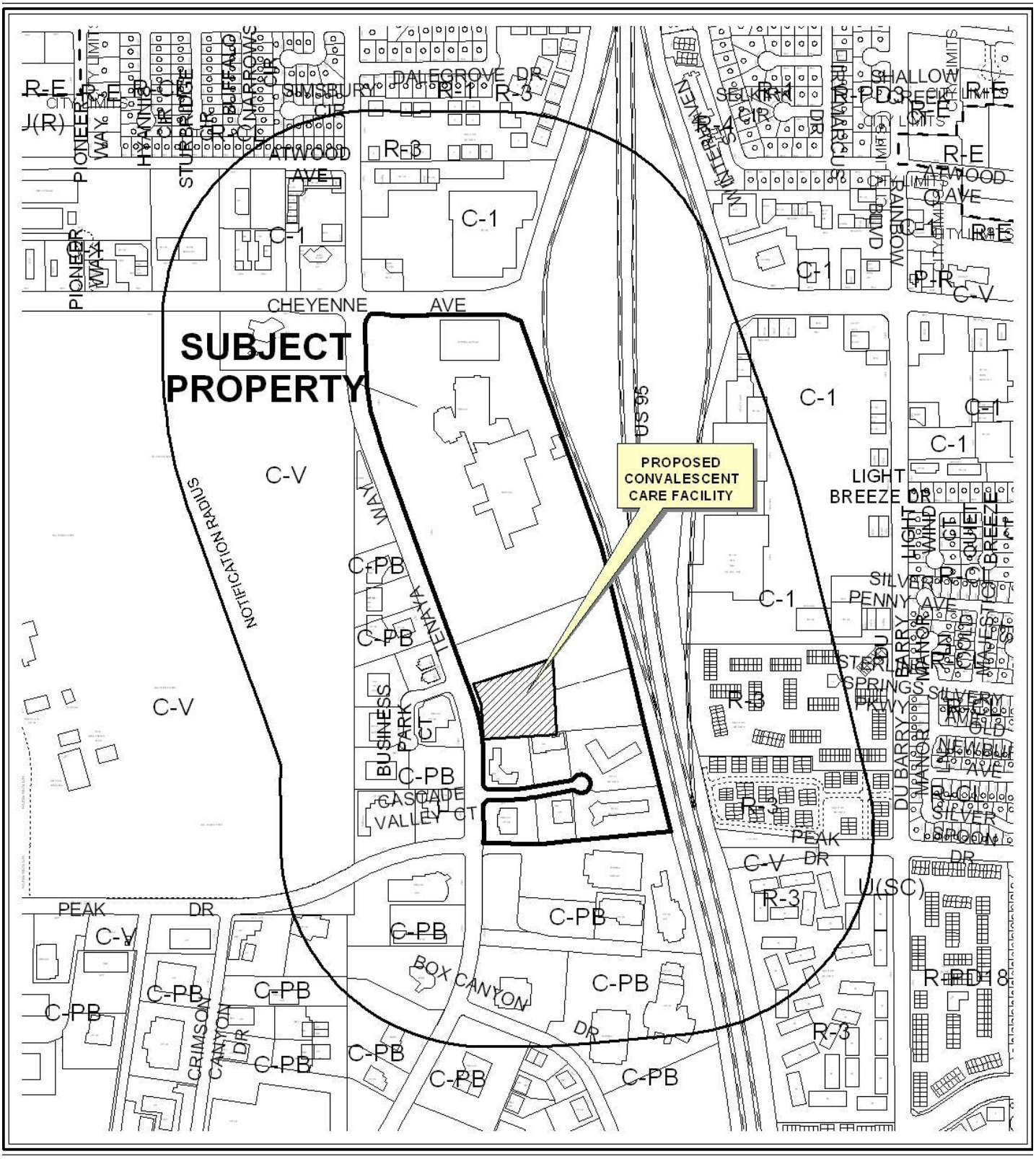
SUBJECT:
SDR-44908 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE BOYER COMPANY - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38-BED, 33,515 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER TO ALLOW A ZERO LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on a 2.7-acre portion of a 8.49-acre lot adjacent to the east side of Tenaya Way, approximately 370 feet north of Peak Drive (APN 138-15-612-012), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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:

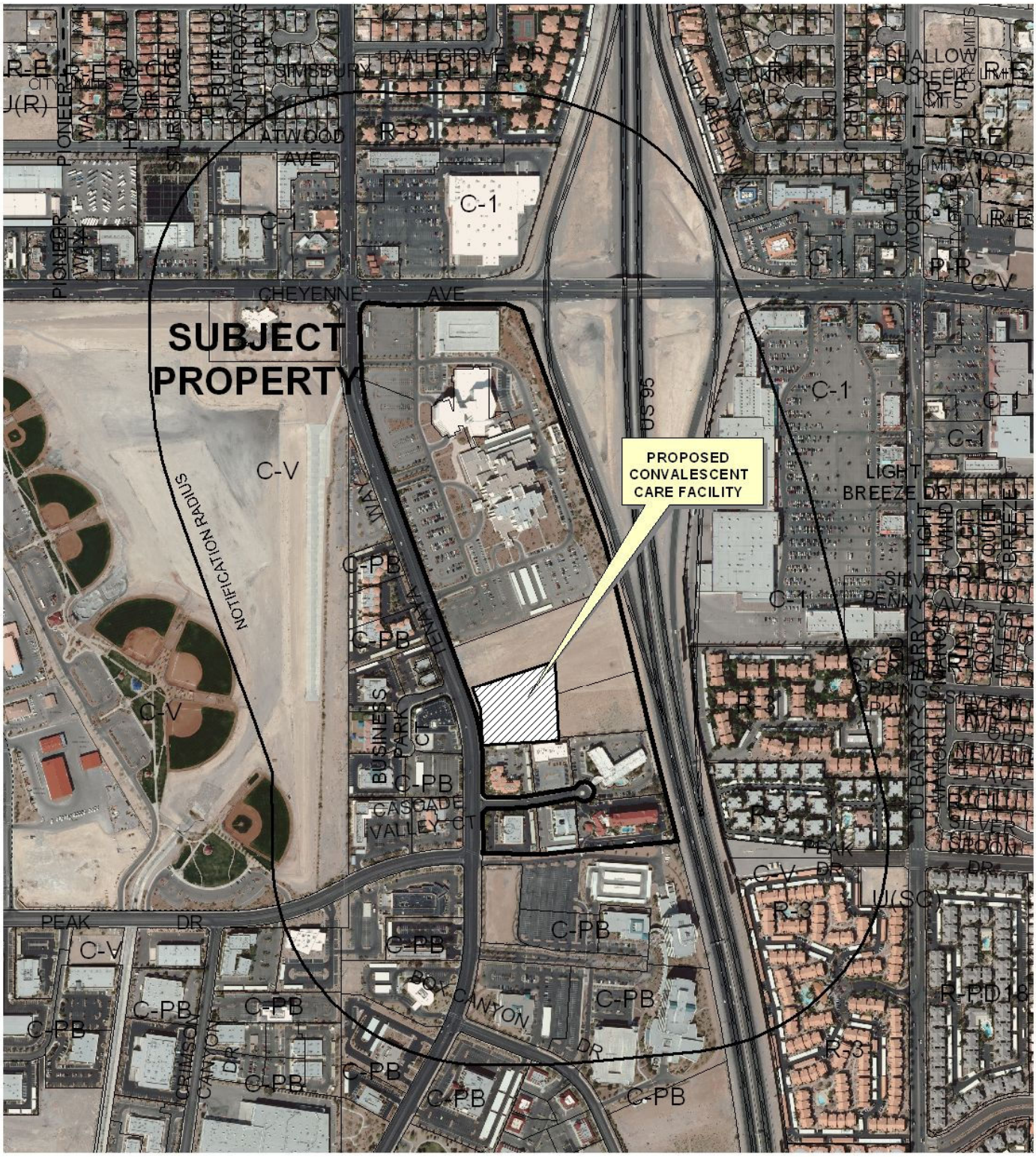
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-44908**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



0 600 1200 Feet

CASE: **SDR-44908**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44908** APN: 138-15-612-012 (portion of)

Name of Property Owner: City Parkway V, INC.

Name of Applicant: The Boyer Company

Name of Representative: Same as Above

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of March, 2012

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) East side of Tenaya Way, Approx. 255' North of Cascade Valley Ct

Project Name Advanced Health Care Corporation **Proposed Use** Convalescent Care

Assessor's Parcel #(s) 138-15-612-012 (portion of) **Ward #** 1

General Plan: existing LI/R proposed N/A **Zoning:** existing C-PB proposed N/A

Commercial Square Footage 33,515 SF **Floor Area Ratio** _____

Gross Acres Approx. 2.7 Acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City Parkway V, INC. **Contact** Elizabeth N. Fretwell

Address 495 S. Main St **Phone:** (702) 229-6501 **Fax:** _____

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

E-mail Address _____

APPLICANT The Boyer Company **Contact** Nate Swain

Address 90 S. 400 West, suite 200 **Phone:** (801) 521-4781 **Fax:** (801) 366-7103

City Salt Lake City **State** UT **Zip** 84101

E-mail Address nswain@boyercompany.com

REPRESENTATIVE Same as Above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Elizabeth Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of March, 20 12.

Kim A Barrera

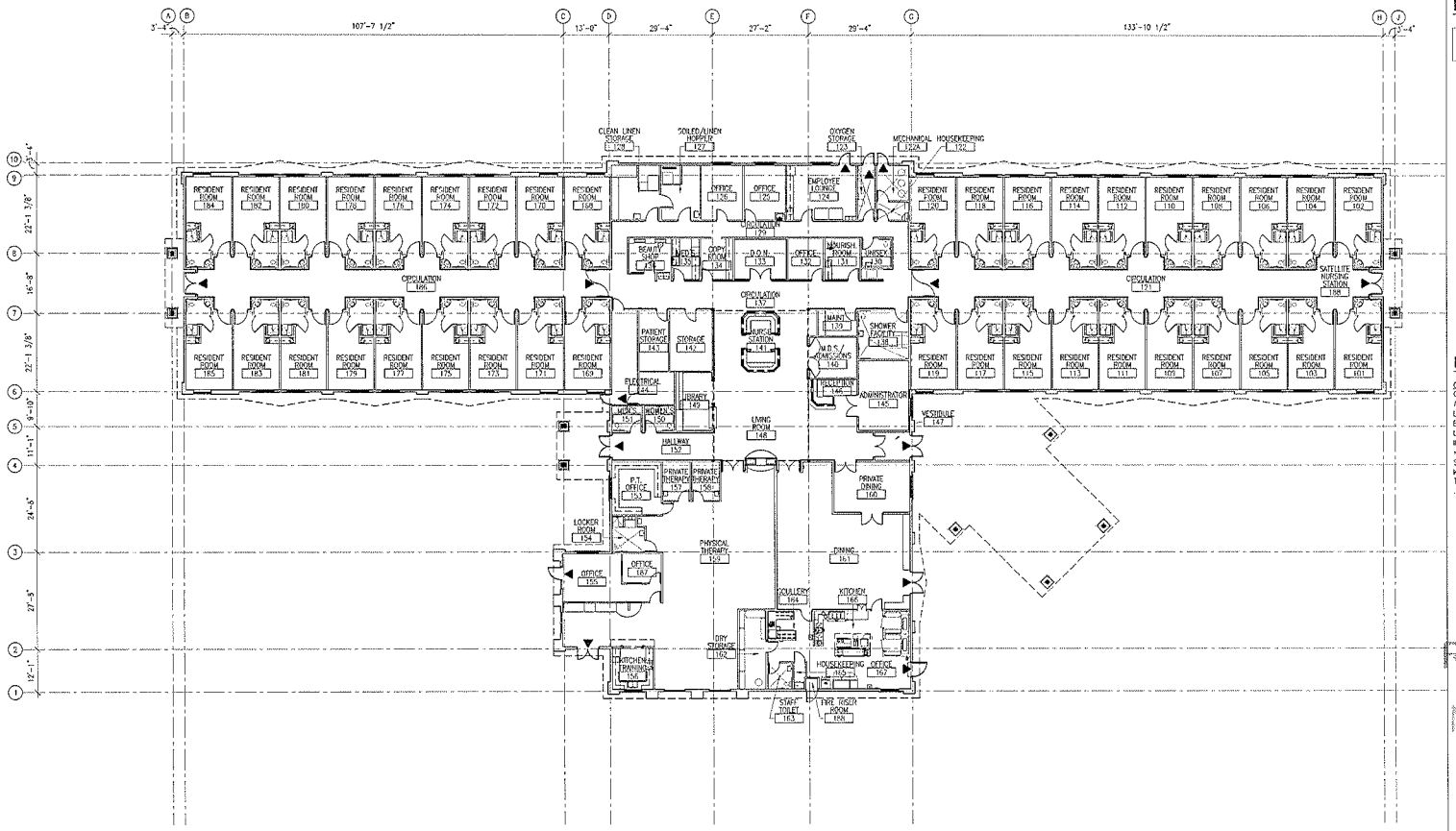
Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-44908
Meeting Date:	5-8-12 PC
Total Fee:	$1,030
Date Received:*	3/21/12
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.



Overall Floor Plan A4
1/16" = 1'-0"

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF A 28,870 S.F. SINGLE STORY STRUCTURE, ASPHALT PARKING LOT, LANDSCAPING, AND SITE IMPROVEMENTS. THE BUILDING WILL FUNCTION AS A SKILLED NURSING FACILITY SPECIALIZING IN SHORT TERM REHABILITATION. THE BUILDING MASSING IS DETERMINED BY THE BUILDING FUNCTION WITH THE PATIENT WINGS FLANKING A CENTRALIZED ADMINISTRATION, PATIENT THERAPY, AND PATIENT DINING FACILITIES. THE PRIMARY BUILDING MATERIALS CONSIST OF STUCCO, STONE VENEER, AND CEMENT TILE ROOFING. THE BUILDINGS STRUCTURAL SYSTEM CONSISTS OF EXTERIOR WOOD BEARING WALLS THAT SUPPORT WOOD TRUSSES. STEEL COLUMNS ARE INCLUDED AT THE HIGH CLERESTORY SPACE IN THE MIDDLE OF THE BUILDING. THE MECHANICAL SYSTEM FOR THE BUILDING CONSISTS OF FURNACE AND CONDENSER UNITS FOR THE SHARED SPACES WHILE INDIVIDUAL LOCALIZED MECHANICAL UNITS PROVIDE CONDITIONED AIR FOR EACH OF THE PATIENT ROOMS. THE BUILDING WILL BE FULLY SPRINKLERED AND MEDICAL GAS (LIQUID OXYGEN) WILL BE PLUMBED TO EACH OF THE PATIENT ROOMS. ALL PATIENT BEDROOMS AND TOILETS, AND ALL PUBLIC USE AND COMMON USE AREAS ARE TO BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE (RE: ADAAG CHAPTER 6.1-(2)).

MEDICARE AND MEDICAID CERTIFICATION IS BEING REQUESTED

EQUIPMENT LEGEND:

- APOLLO TUB - (N.I.C.) OWNER PROVIDED, CONTRACTER INSTALLED
- C.C. CRASH CART - (N.I.C.) OWNER PROVIDED
- 75 LB DRYER COMMERCIAL DRYER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- 60 LB WASH COMMERCIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- RES. WASH RESIDENTIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- RES. DRY. RESIDENTIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- VEND VENDING MACHINE - (N.I.C.) OWNER PROVIDED AND INSTALLED
- IC ICE MAKER - CONTRACTOR PROVIDED AND INSTALLED
- EXIT
- REF REFRIGERATOR - (N.I.C.) OWNER PROVIDED AND INSTALLED
- DW DISHWASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- MWAVE/ RANGE RANGE/MICROWAVE - (N.I.C.) OWNER PROVIDED AND INSTALLED

MAXIMUM OCCUPANCY:

OCCUPANCY LOADS AND EXIT REQUIREMENTS:
OCCUPANCY ALLOWANCES, TABLE 1004.1
ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES & CHAIRS) = 1 PERSON / 15 S.F. NET
LIBRARY READING ROOM = 1 PERSON / 50 S.F. NET
BUSINESS AREAS: OFFICES / ADMINISTRATIVE AREAS = 1 PERSON / 100 S.F. GROSS
LOCKER ROOM = 1 PERSON / 50 S.F. GROSS
INSTITUTIONAL AREAS: INPATIENT TREATMENT AREA = 1 PERSON / 240 S.F. GROSS; OUTPATIENT AREAS = 1 PERSON / 100 S.F. GROSS
STORAGE / MECHANICAL AREAS = 1 PERSON / 300 S.F. GROSS
KITCHEN = 1 PERSON / 200 S.F. GROSS
TOTAL BUILDING OCCUPANT LOAD NOT INCLUDING RESIDENTIAL AREAS= 217
.2" OF EXIT PER OCCUPANT = 43.4" OF EXIT WIDTH REQUIRED. TABLE 1005.1

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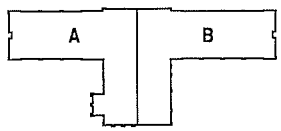


Key Plan A5

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6880

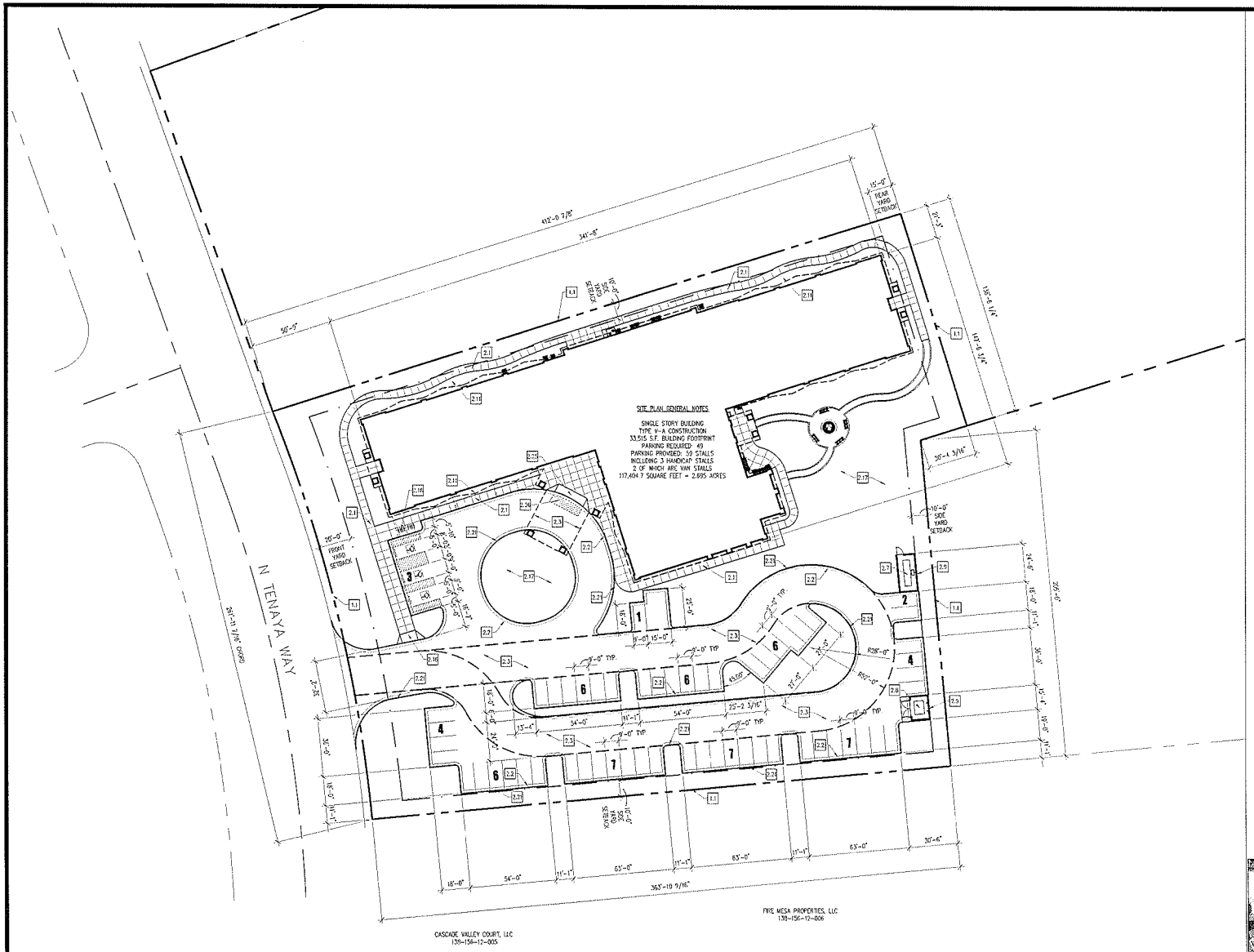
THE ARCHITECTURAL DESIGNS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. ALL RIGHTS RESERVED.

PROJECT:
AHC of Las Vegas II
ATN #138156612003
Las Vegas, NV. 89109

DATE	DESCRIPTION
DATE	DESCRIPTION

Overall Floor Plan
A100

SDR-44908



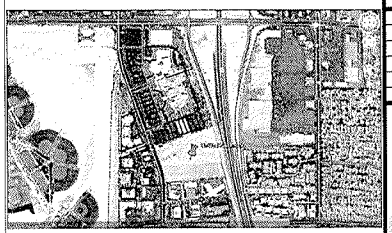
SITEPLAN KEYNOTES:

DIVISION 1 – GENERAL
1.1 PROPERTY LINE.

DIVISION 2 – SITE WORK / DEMOLITION
2.1 COLORED CONCRETE SIDEWALK TO BE 5'-0" WIDE WITH CONCRETE CONTROL JOINTS @ 5'-0" O.C U.N.O. (COLOR TO BE SELECTED BY OWNER.)
2.2 CONCRETE GUTTER.
2.3 ASPHALTIC PAVING
2.4 10'-6" WIDE LANDSCAPING BED
2.5 BUILDING ENTRANCE MONUMENT SIGN – SEE DETAIL A6/AS110.
2.6 5'-0" DETACHED SIDEWALK.
2.7 GENERATOR.
2.8 DUMPSTER.
2.9 ENCLOSURE TO BE CONSTRUCTED WITH STUCCO (COLOR TO MATCH BUILDING) OVER 8" C.M.U. WALL TO BE 7'-0" HIGH – SEE DETAIL C2/AS110. PROVIDE 6'-0" HIGH SECURITY GATE @ GENERATOR.
2.10 BOLLARD – SEE DETAIL D4/AS110
2.11 LANDSCAPING BED TYP.
2.12 LOADING ZONE
2.13 FIRE HYDRANT.
2.14 HANDICAP ACCESSIBLE PARKING SIGN – SEE DETAIL C3/AS110
2.15 STREETLIGHT PROVIDED AND INSTALLED BY CITY
2.16 5'-0" WIDE CURB CUT
2.17 LANDSCAPING – SEE LANDSCAPE DRAWINGS
2.18 "INVERTED U" TYPE BIKE RACK – SEE DETAIL E4/AS110.
2.19 NEW PARKING LOT LIGHT – SEE ELECTRICAL SHEET ES100
2.20 REMOTE CONDENSING UNIT – SEE MECHANICAL DRAWINGS
2.21 CONCRETE CURB
2.22 "SES" PANEL – SEE ELECTRICAL SHEET ES100
2.23 "TRANSFORMER PAD" – SEE ELECTRICAL SHEET ES100.
2.24 REMOTE CONDENSING UNIT – SEE MECHANICAL SHEETS M201 AND M202
2.25 20'-0" WIDE CURB CUT
2.26 PATIENT LOADING ZONE. COMPLY WITH ICC/ANSI A117.1-2003 SECTION 503.
2.27 START OF 6'-0" TALL WROUGHT IRON VIEWING FENCE (TO BE SELECTED BY OWNER) ABOVE REQUIRED RETAINING WALL.
2.28 END OF 6'-0" TALL WROUGHT IRON VIEWING FENCE (TO BE SELECTED BY OWNER) ABOVE REQUIRED RETAINING WALL.
2.29 START OF NEW 6'-0" HIGH 8" SPLIT FACE TAN BLOCK WALL.
2.30 LANDSCAPE PAVERS – SEE LANDSCAPE DRAWINGS
2.31 ICE MAKER REMOTE CONDENSERS
2.32 3" UNDER CONCRETE ROOF DRAIN PIPES (IF ABLE TO MAINTAIN A 2% SLOPE ANY LESS OF A SLOPE USE A 4" PIPE). MATERIAL AND DESIGN TO BE PROPOSED BY SUBCONTRACTOR FOR APPROVAL BY ARCHITECT

RECEIVED
MAR 22 2017

Architectural Site Plan **A4**
1/10" = 1'-0"



Vicinity Map **A5**
N.T.S.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6886

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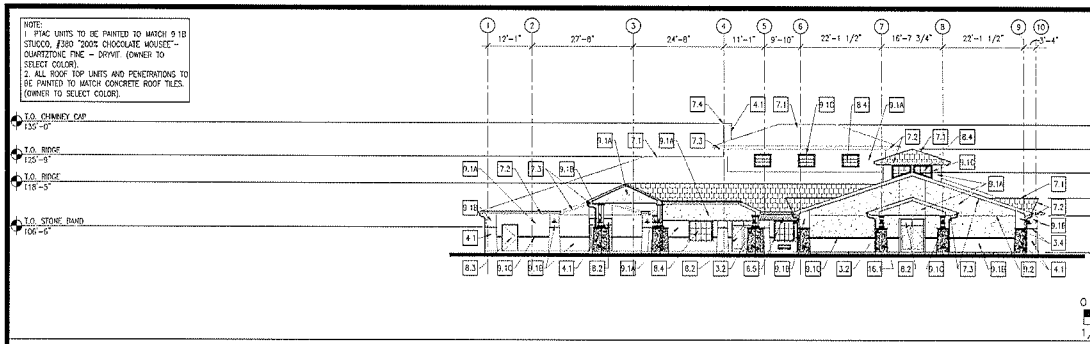
PROJECT:
AHC of Las Vegas II
ATN #138156112003
Las Vegas, NV. 89109

DATE	DESCRIPTION
-	-
-	-
-	-
-	-

Architectural Site Plan
AS101

SDR-44908

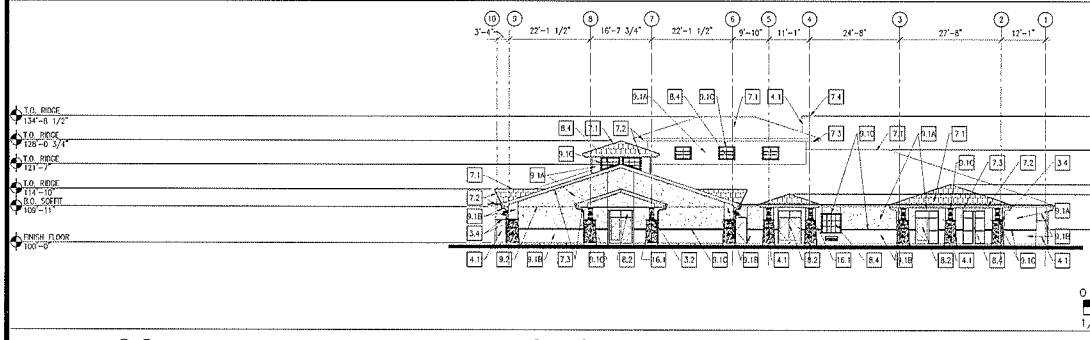
NOTE:
1. PTAC UNITS TO BE PAINTED TO MATCH 9.1B STUCCO, #380 "200% CHOCOLATE MOUSSE"- QUARTZTONE FINE - DRYVIT (OWNER TO SELECT COLOR).
2. ALL ROOF TOP UNITS AND PENETRATIONS TO BE PAINTED TO MATCH CONCRETE ROOF TILES. (OWNER TO SELECT COLOR).



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: West D4

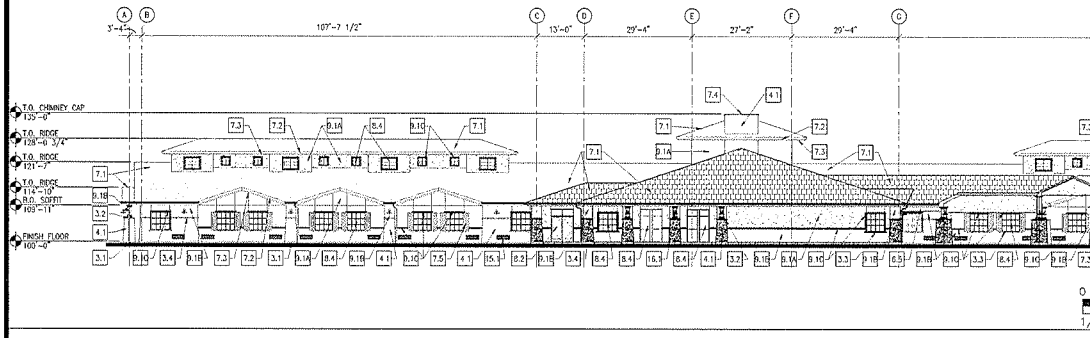
1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: East C4

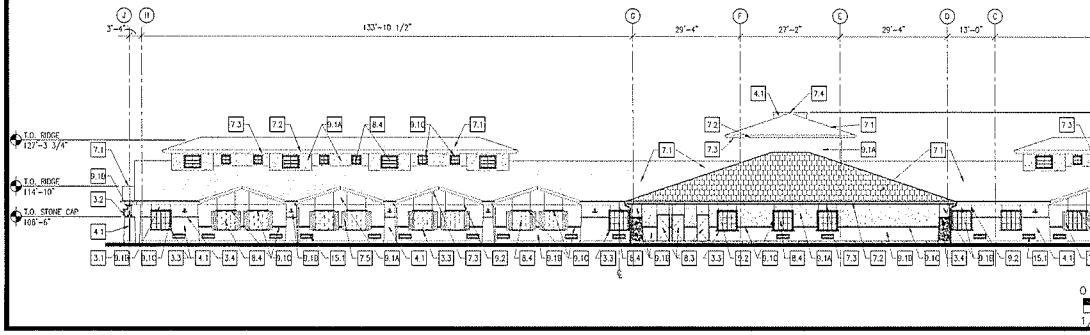
1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: South B4

1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: North A4

1/16" = 1'-0"

KEYNOTES:

DIVISION 1 – GENERAL
1.1 KNOX BOX
1.2 SEE FLOOR PLAN FOR WALL TYPE.
1.3 EXTERIOR WALL OUTLINE BELOW
1.4 OPEN BEYOND.
1.5 LINE OF WALL BEYOND.
1.6 STAFF TIME CLOCK STATION.
1.7 WALK-IN UNIT
1.8 42" HIGH SCREEN WALL.
1.9 (1) 22 1/2" X 6" BLOCKOUT @ ROOF SHEATHING TO ALLOW PROPER VENTILATION
1.10 DRILL (3) 2" DIA. HOLES EQUALLY SPACED THROUGH EACH TRUSS BLOCK.

DIVISION 3 – CONCRETE
3.1 CONCRETE PIER.
3.2 STONE COLUMN CAP (BROWN).
3.3 STONE DRIP LEDGE (BROWN).
3.4 STONE BAND (BROWN).
3.5 4" CONCRETE SLAB ON 4" AGGREGATE BASE COURSE.
3.6 CONCRETE FOOTING – SEE STRUCTURAL.
3.7 CONCRETE FOUNDATION WALL – SEE STRUCTURAL.
3.8 EXTERIOR CONCRETE SLAB ON GRADE
3.9 4" CONCRETE SLAB OVER 4" RIGID INSULATION

DIVISION 4 – MASONRY
4.1 CULTURED STONE. (LIMESTONE – BUCK'S COUNTY – "CSV 2074")
4.2 FIREPLACE HEARTH (HEARTHSTONE – ELDORADO "TAUPE" – 2".

DIVISION 5 – METALS
5.1 STEEL TUBE COLUMN – SEE STRUCTURAL.
5.2 STEEL BEAM – SEE STRUCTURAL.
5.3 STEEL COLUMN CAP PLATE – SEE STRUCTURAL.

DIVISION 6 – WOODS AND PLASTICS
6.1 NOT USED.
6.2 NOT USED.
6.3 PRE-FABRICATED WOOD SCISSOR TRUSS – SEE STRUCTURAL.
6.4 PRE-FABRICATED WOOD TRUSS – SEE STRUCTURAL.
6.5 1X TONGUE AND GROOVE CEDAR PANELING STAINED TO MATCH OWNER'S SAMPLE.
6.6 ROOF SHEATHING.
6.7 WALL SHEATHING.
6.8 GIRDER TRUSS – SEE STRUCTURAL.
6.9 JACK TRUSS – SEE STRUCTURAL.
6.10 WOOD HANDRAIL (HR1) STAINED CHERRY TO MATCH OWNER'S SAMPLE W/ SATIN FINISH. PROVIDE BLOCKING AS NECESSARY
6.11 4" PICTURE MOLD STAINED CHERRY (PM1) TO MATCH OWNER'S SAMPLE W/ SATIN FINISH.
6.12 ALDER WOOD VENEER PANELS (WD3) STAINED CHERRY TO MATCH OWNER'S SAMPLE W/ SATIN FINISH.
6.13 GLU-LAM BEAM – SEE STRUCTURAL.
6.14 WOOD HEADER – SEE STRUCTURAL.
6.15 2 X 6 FASCIA MAKER.
6.16 2 X 4 FRAMING @ 16" O.C.
6.17 2 X 6 OUTRIGGER – SEE STRUCTURAL.
6.18 2 X 6 FRAMING @ 16" O.C.
6.19 2 X REDWOOD MEWSER.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
7.1 CONCRETE ROOF TILES TO BE SELECTED BY OWNER AND PROVIDED/INSTALLED BY CONTRACTOR. INSTALL OVER 30# ROOFING FELT
7.2 METAL FASCIA (PERFORMANCE METALS – ALUMA-GUARD-"MUSKET BROWN")
7.3 PERFORATED METAL PANEL SOFFIT (PERFORMANCE METALS – ALUMA-GUARD-"PEBBLESTONE CLAY").
7.4 STONE CHIMNEY CAP (BROWN)
7.5 RIGID FOAM WINDOW SHUTTER (KWAL HOWELLS "WAGON WHEEL–RB36A").
7.6 METAL PAINTLING TO MATCH SOFFIT.
7.7 2" RIGID INSULATION
7.8 WATERPROOFING MEMBRANE.
7.9 ALUMINUM SEAMLESS GUTTER (FACTORY FINISHED TO MATCH FASCIA COLOR)
7.10 ALUMINUM DOWNSPOUT (FACTORY FINISHED TO MATCH FASCIA COLOR).
7.11 R-38 INSULATION
7.12 CONTINUOUS VAPOR RETARDER.
7.13 ROOF VENT
7.14 WIND BAFFLE

DIVISION 8 – DOORS AND WINDOWS
8.1 ALUMINUM DOOR AND FRAME (BRONZE).
8.2 ALUMINUM STOREFRONT SYSTEM (BRONZE).
8.3 HOLLOW METAL DOOR AND FRAME (PAINTED PT1).
8.4 VINYL WINDOW (WHITE) W/ LOW "E" GLASS
8.5 (PT1) 6 PANEL PAINTABLE GRADE WOOD DOOR.
8.6 SOLID CORE WOOD DOOR W/ GLAZING (STAINED CHERRY TO MATCH OWNER'S SAMPLE)
8.7 ALUMINUM WINDOW (BRONZE)

DIVISION 9 – FINISHES
9.1A STUCCO (X-72 "ADOBE" – BASE 200 – LAHABRA EXTERIOR) WITH DASH FINISH
9.1B STUCCO (#380 "200% CHOCOLATE MOUSSE"– DASH FINISH – DRYVIT)
9.1C STUCCO (#306 "SMOS MOCHA" – DASH FINISH – DRYVIT).
9.2 STUCCO CONTROL JOINT
9.3 (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD.
9.4 5/8" GYPSUM BOARD
9.5 2' X 4' ACOUSTICAL LAY-IN CEILING PANELS
9.6 5/8" FIRE RATED TYPE "X" GYPSUM BOARD, FIRE TAPED
9.7 NOT USED
9.8 (2) LAYERS 5/8" TYPE "X" GYPSUM SHEATHING
9.9 TILE – SEE INTERIOR ELEVATIONS

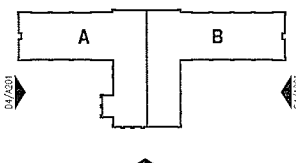
DIVISION 10 – SPECIALTIES
10.1 LIQUID SOAP DISPENSER PROVIDED AND INSTALLED BY OWNER.
10.2 TOILET PAPER DISPENSER PROVIDED AND INSTALLED BY OWNER
10.3 PAPER TOWEL DISPENSER PROVIDED AND INSTALLED BY OWNER.
10.4 36" GRAB BAR
10.5 42" GRAB BAR.
10.6 ADA COMPLIANT MIRROR (SEE ELEVATIONS FOR SIZE).
10.7 PATIENT LOCKERS (TYPE AND COLOR TO BE SELECTED BY OWNER.)
10.9 24" GRAB BAR
10.10 MULTIPURPOSE DRY CHEMICAL TYPE-UL-RATED 2-A-40-B-C, 10LB NOMINAL CAPACITY IN ENAMELED STEEL CONTAINER – SEE SECTION 906 IFC (STORED IN SEMI-RECESSED CABINET TO BE SELECTED BY OWNER)
10.11 TYPE "K" EXTINGUISHER IN KITCHEN 166 – SEE SECTION 906 IFC (STORED IN SEMI-RECESSED CABINET TO BE SELECTED BY OWNER)
10.12 18" VERTICAL GRAB BAR
10.13 ADA COMPLIANT MIRROR PROVIDED BY AND INSTALLED BY OWNER.

DIVISION 15 – MECHANICAL
15.1 PACKAGED TERMINAL AIR CONDITIONING UNIT
15.2 ADA ACCESSIBLE WATER CLOSET.
15.3 ADA ACCESSIBLE TOILET.
15.4 ADA ACCESSIBLE SINK
15.5 ADA SHOWER INSERT W/ SEAT, GRAB BARS AND RECESSED SOAP DISH.
15.6 DUAL HEIGHT ADA ACCESSIBLE ELECTRIC WATER COOLER
15.7 FLOOR DRAIN
15.8 APOLLO TUB (MODEL 6000) – SEE SPECIFICATIONS.
15.9 ADA ACCESSIBLE SINK PROVIDED BY OWNER INSTALLED BY CONTRACTOR
15.10 ADA HAND SHOWER HEAD, WAND AND CONTROLS
15.11 TRENCH DRAIN

DIVISION 16 – ELECTRICAL
16.1 EXTERIOR LIGHTING FIXTURE.
16.2 INTERIOR LIGHTING FIXTURE

DIVISION 31 – EARTHWORK
31.1 COMPACTED FILL.
31.2 EXTERIOR GRADE.

A4/A201



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Key Plan A5

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6880

PROJECT:
AHC of Las Vegas II
ATN #138156122003
Las Vegas, NV. 89109

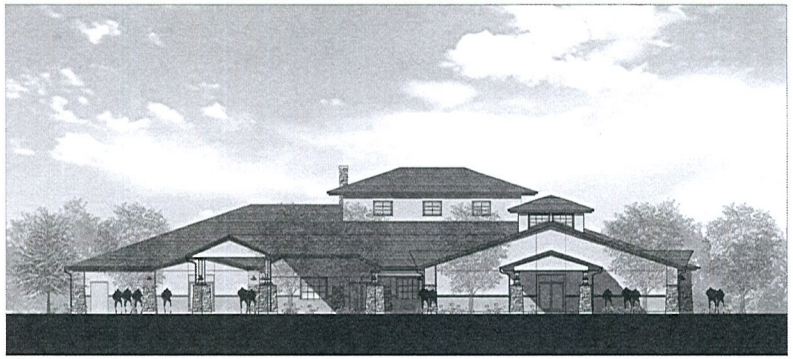
DATE:	DESCRIPTION
DATE	DESCRIPTION
-	-
-	-
-	-

Overall Exterior Elevations

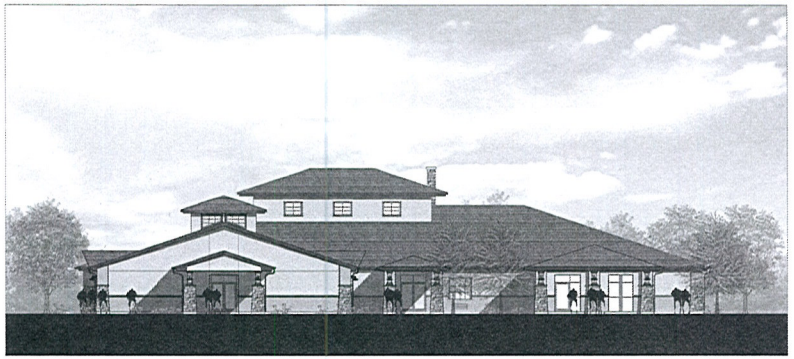
A201

MAR 22 2017

SDR-44908



South Elevation
1/16" = 1'-0"



North Elevation
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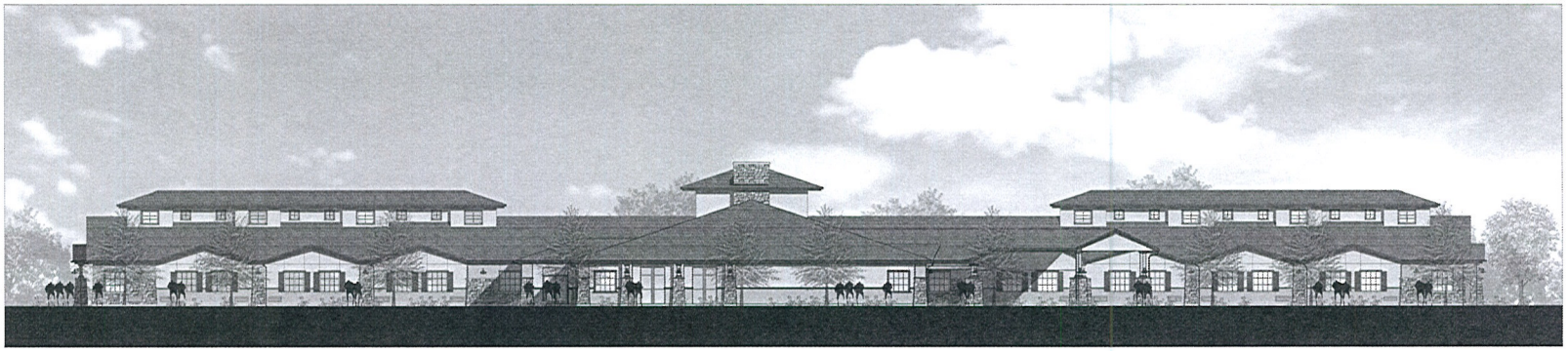

West Elevation
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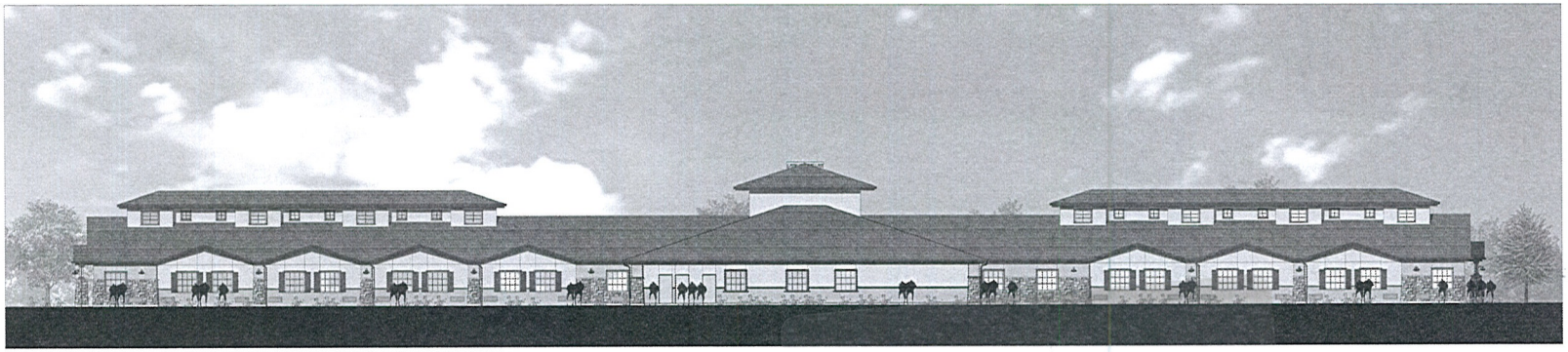

East Elevation
1/16" = 1'-0"

SDR-44908

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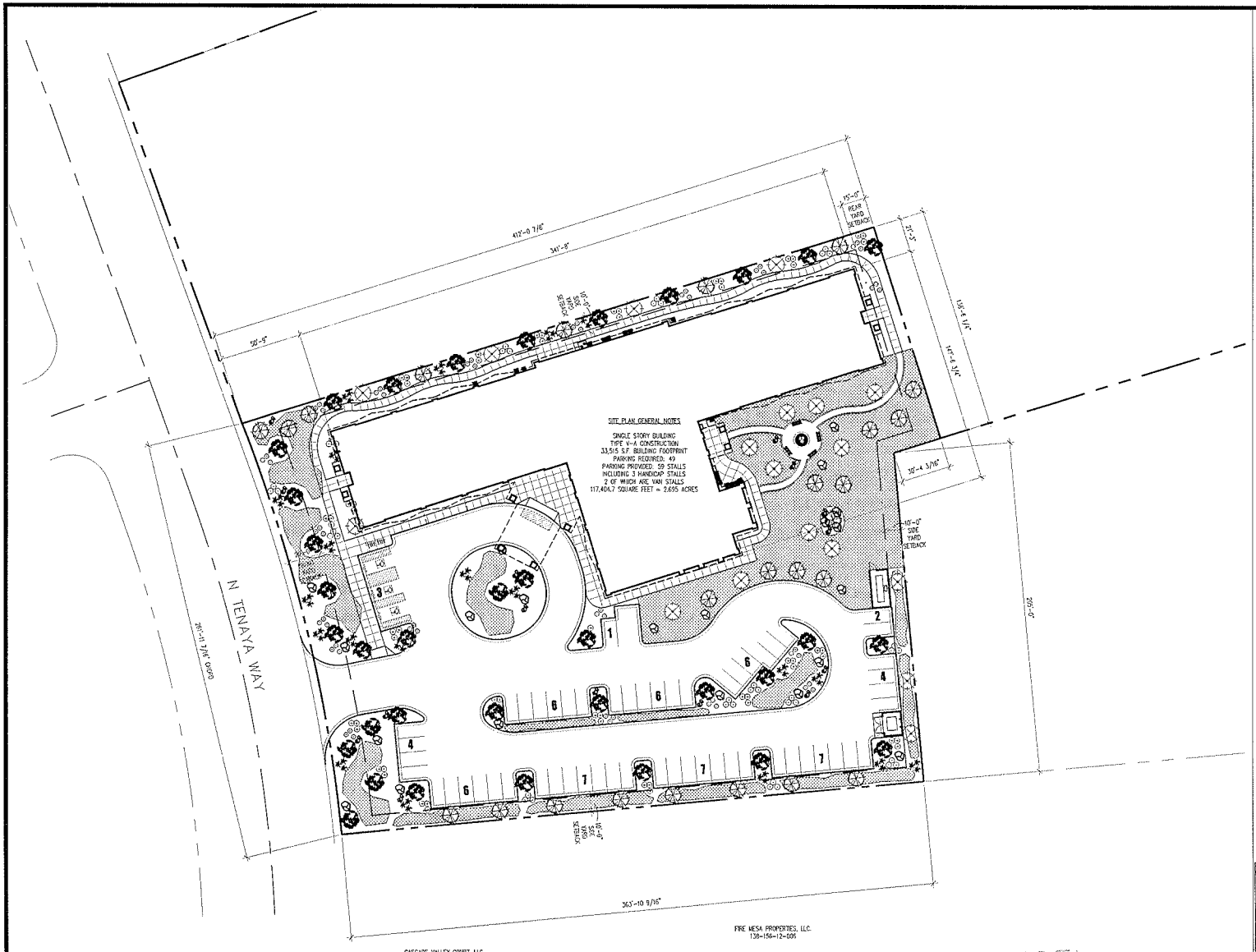
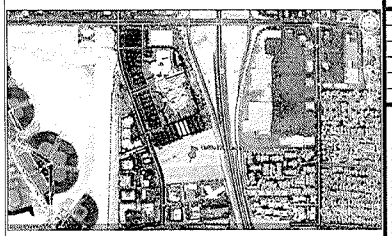
MAR 22 2017



Architectural Landscape Plan **A4**
1/16" = 1'-0"



Vicinity Map **A5**
N.T.S.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6848
F: 801.355.6880

PROJECT:
AHC of Las Vegas II
ATN #138156512003
Las Vegas, NV. 89109

DATE	DESCRIPTION
DATE	DESCRIPTION

Architectural Landscape Plan
L101

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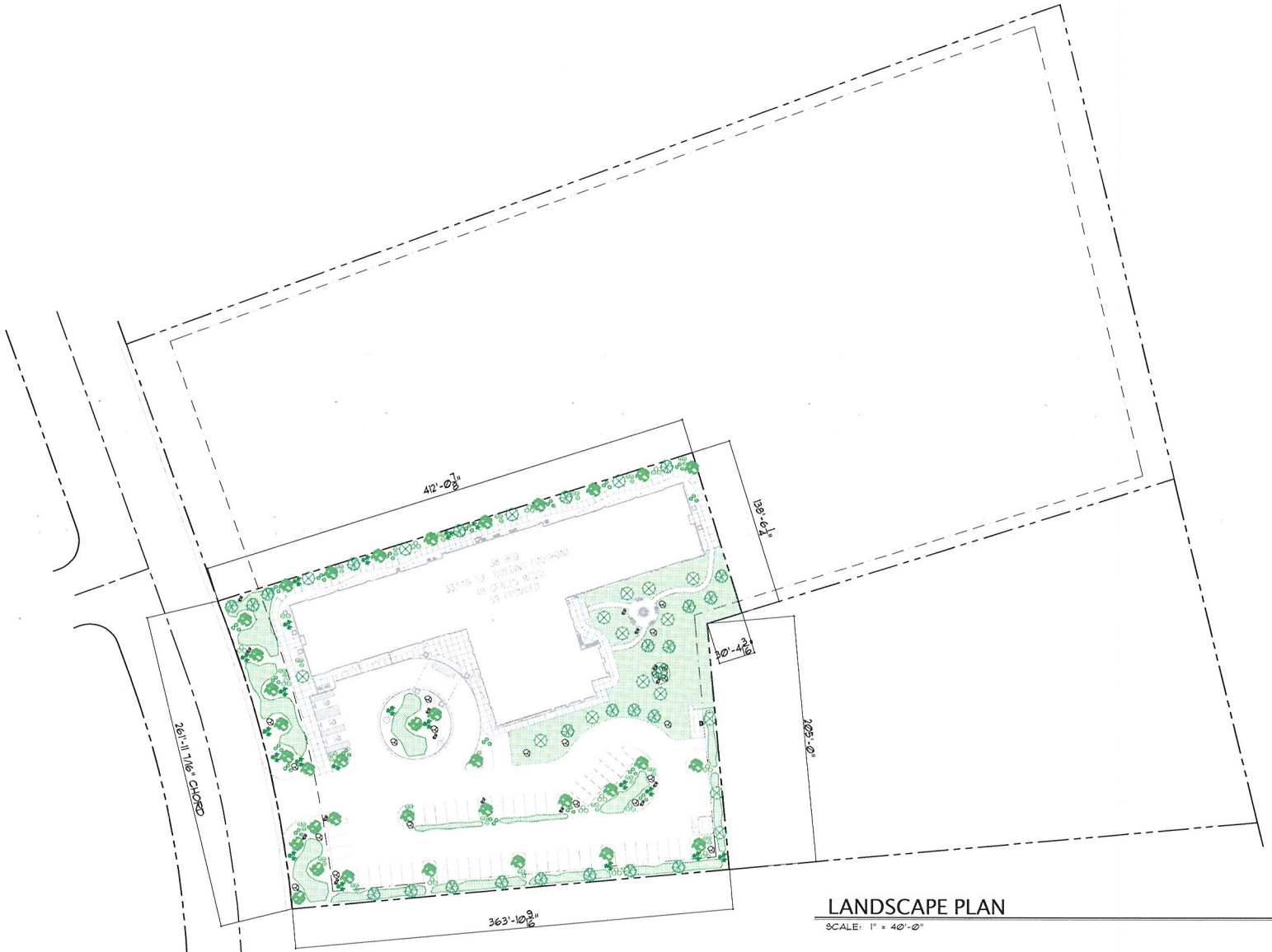
SDR-44908



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
		TURF		PER PLAN	
	LANTANA CAMARA	RUBH LANTANA	5 GAL.	PER PLAN	
	LIGUSTRUM SPP.	PRIVET SPECIES	5 GAL.	PER PLAN	
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.	PER PLAN	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL.	PER PLAN	
	PRUS LANCEA	AFRICAN SUMAC	24" BOX	18	
	PINUS ELDARICA	MONDEL PINE	24" BOX	23	
	FRAXINUS VELUTINA	ARIZONA ASH	24" BOX	33	
		BENCH			
		LANDSCAPE BOULDERS			

PLANTING LEGEND

SCALE: N.T.S.

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MAR 22 2012

GMRA
George M. Rogers, Architect
Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Advanced Health Care
Las Vegas, Nevada

DATE: 21 March 2012
JOB NO.: 12-598

Landscape Plan
SHEET L1.0
OWNER/DEVELOPER:
The Boyer Company

SDR-44908



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SDR-44908



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MAR 22 2017


NO PARKING
FIRE LANE
RECEIVED
MAR 22 2017
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NO PARKING
FIRE LANE
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MAR 22 2017
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MAR 22 2019
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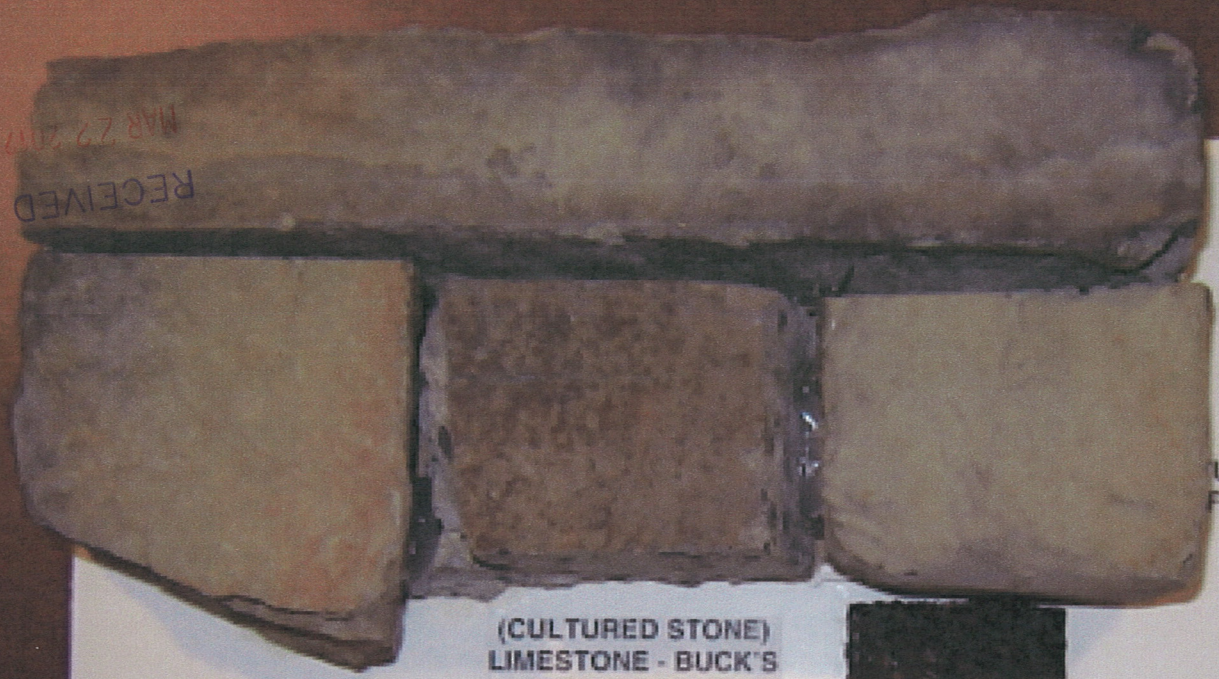

(CULTURED STONE)
LIMESTONE - BUCK'S
COUNTY - "CSV 2074"

(FASCIA) - PERFORMANCE METALS
ALUMA-GUARD
MUSKET BROWN

(SOFFIT) - PERFORMANCE METALS
ALUMA-GUARD
PEBBLESTONE CLAY

(ASPHALT SHINGLE)
OWENS CORNING 30 YEAR
OAKRIDGE PLUS "TEAK"

UCCO) DRYVIT - QUARTZTONE
FINE - "#306 SWISS MOCHA"

(STUCCO) DRYVIT - QUARTZTONE
FINE - "#380 200% CHOCOLATE MOUSEE"

(STUCCO) LAHABRA EXTERIOR
BASE 200 - "X-72 ADOBE"

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MAR 22 2012

SDR-44908



(CULTURED STONE)
LIMESTONE - BUCK'S
COUNTY - "CSV 2074"

(STUCCO) DRYVIT - QUARTZTONE
FINE - "#306 SWISS MOCHA"

(STUCCO) DRYVIT - QUARTZTONE
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(FASCIA) - PERFORMANCE METALS
ALUMA-GUARD
MUSKET BROWN

PEBBLESTONE CLAY

(SOFFIT) - PERFORMANCE METALS
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(ASPHALT SHINGLE)
OWENS CORNING 30 YEAR
OAKRIDGE PLUS "TEAK"

(STUCCO) LAHABRA EXTERIOR
BASE 200 - "X-72 ADOBE"

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MAR 22 2012
RECEIVED
MAR 22 2012

SDR-44908


PT 4
PT5
PT3
PT2
PT1
Dining Room
P.T.
Vinyl
M&W Wallpaper
DON & Admissions
Lobby & Halls
Border
Private D.R.
Shower
Patient Rooms
Administrator Entry Upper Halls
RECEIVED
MAR 21 2012
M&W
Vestibule Field Tile
Trim M.&W.
Lower Halls
Vestibule Diamond Insert
Patient Bath
SDR-44908


PT 4
PT5
PT3
PT2
PT1
Dining Room
P.T.
Vinyl
M&W Wallpaper
DON & Admissions
Lobby & Halls
Border
Private D.R.
Shower
Patient Rooms
Administrator Entry Upper Halls
M&W
Vestibule Field Tile
Trim M.&W.
Lower Halls
Vestibule Diamond Insert
Patient Bath
RECEIVED
MAR 21 2012
SDR-44908

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44908** APN: 138-15-612-012 (portion of)

Name of Property Owner: City Parkway V, INC.

Name of Applicant: The Boyer Company

Name of Representative: Same as Above

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of March, 2012

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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MAR 22 2012

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) East side of Tenaya Way, Approx. 255' North of Cascade Valley Ct

Project Name Advanced Health Care Corporation **Proposed Use** Convalescent Care

Assessor's Parcel #(s) 138-15-612-012 (portion of) **Ward #** 1

General Plan: existing LI/R proposed N/A **Zoning:** existing C-PB proposed N/A

Commercial Square Footage 33,515 SF **Floor Area Ratio** _____

Gross Acres Approx. 2.7 Acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City Parkway V, INC. **Contact** Elizabeth N. Fretwell

Address 495 S. Main St **Phone:** (702) 229-6501 **Fax:** _____

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

E-mail Address _____

APPLICANT The Boyer Company **Contact** Nate Swain

Address 90 S. 400 West, suite 200 **Phone:** (801) 521-4781 **Fax:** (801) 366-7103

City Salt Lake City **State** UT **Zip** 84101

E-mail Address nswain@boyercompany.com

REPRESENTATIVE Same as Above **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Elizabeth Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of March, 20 12.

Kim A Barrera

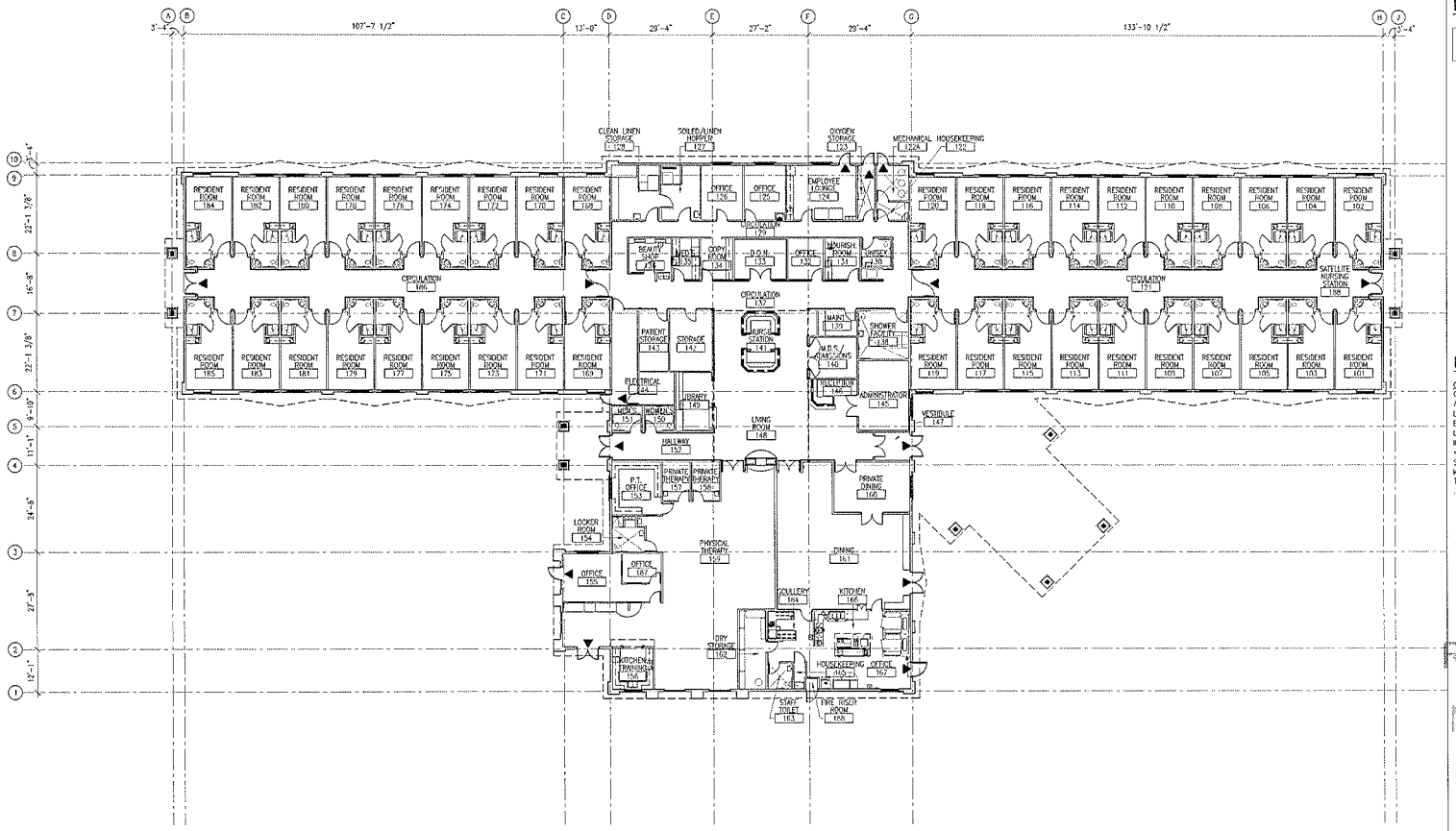
Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-44908
Meeting Date:	5-8-12 PC
Total Fee:	$1,030
Date Received:*	3/21/12
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.



Overall Floor Plan A4
1/16" = 1'-0"

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF A 28,870 S.F. SINGLE STORY STRUCTURE, ASPHALT PARKING LOT, LANDSCAPING, AND SITE IMPROVEMENTS. THE BUILDING WILL FUNCTION AS A SKILLED NURSING FACILITY SPECIALIZING IN SHORT TERM REHABILITATION. THE BUILDING MASSING IS DETERMINED BY THE BUILDING FUNCTION WITH THE PATIENT WINGS FLANKING A CENTRALIZED ADMINISTRATION, PATIENT THERAPY, AND PATIENT DINING FACILITIES. THE PRIMARY BUILDING MATERIALS CONSIST OF STUCCO, STONE VENEER, AND CEMENT TILE ROOFING. THE BUILDINGS STRUCTURAL SYSTEM CONSISTS OF EXTERIOR WOOD BEARING WALLS THAT SUPPORT WOOD TRUSSES. STEEL COLUMNS ARE INCLUDED AT THE HIGH CLERESTORY SPACE IN THE MIDDLE OF THE BUILDING. THE MECHANICAL SYSTEM FOR THE BUILDING CONSISTS OF FURNACE AND CONDENSER UNITS FOR THE SHARED SPACES WHILE INDIVIDUAL LOCALIZED MECHANICAL UNITS PROVIDE CONDITIONED AIR FOR EACH OF THE PATIENT ROOMS. THE BUILDING WILL BE FULLY SPRINKLERED AND MEDICAL GAS (LIQUID OXYGEN) WILL BE PLUMBED TO EACH OF THE PATIENT ROOMS. ALL PATIENT BEDROOMS AND TOILETS, AND ALL PUBLIC USE AND COMMON USE AREAS ARE TO BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE (RE: ADAAG CHAPTER 6.1-(2)).

MEDICARE AND MEDICAID CERTIFICATION IS BEING REQUESTED

EQUIPMENT LEGEND:

- APOLLO TUB - (N.I.C.) OWNER PROVIDED, CONTRACTER INSTALLED
- C.C. CRASH CART - (N.I.C.) OWNER PROVIDED
- 75 LB DRYER COMMERCIAL DRYER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- 60 LB WASH COMMERCIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- RES. WASH RESIDENTIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- RES. DRY. RESIDENTIAL WASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- VEND VENDING MACHINE - (N.I.C.) OWNER PROVIDED AND INSTALLED
- IC ICE MAKER - CONTRACTOR PROVIDED AND INSTALLED
- EXIT
- REF REFRIGERATOR - (N.I.C.) OWNER PROVIDED AND INSTALLED
- DW DISHWASHER - (N.I.C.) OWNER PROVIDED AND INSTALLED
- MWAVE/ RANGE RANGE/MICROWAVE - (N.I.C.) OWNER PROVIDED AND INSTALLED

MAXIMUM OCCUPANCY:

OCCUPANCY LOADS AND EXIT REQUIREMENTS:
OCCUPANCY ALLOWANCES, TABLE 1004.1
ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED (TABLES & CHAIRS) = 1 PERSON / 15 S.F. NET
LIBRARY READING ROOM = 1 PERSON / 50 S.F. NET
BUSINESS AREAS: OFFICES / ADMINISTRATIVE AREAS = 1 PERSON / 100 S.F. GROSS
LOCKER ROOM = 1 PERSON / 50 S.F. GROSS
INSTITUTIONAL AREAS: INPATIENT TREATMENT AREA = 1 PERSON / 240 S.F. GROSS; OUTPATIENT AREAS = 1 PERSON / 100 S.F. GROSS
STORAGE / MECHANICAL AREAS = 1 PERSON / 300 S.F. GROSS
KITCHEN = 1 PERSON / 200 S.F. GROSS
TOTAL BUILDING OCCUPANT LOAD NOT INCLUDING RESIDENTIAL AREAS= 217
.2" OF EXIT PER OCCUPANT = 43.4" OF EXIT WIDTH REQUIRED. TABLE 1005.1

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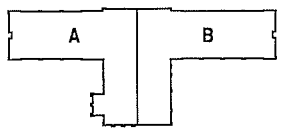

Key Plan A5

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6880

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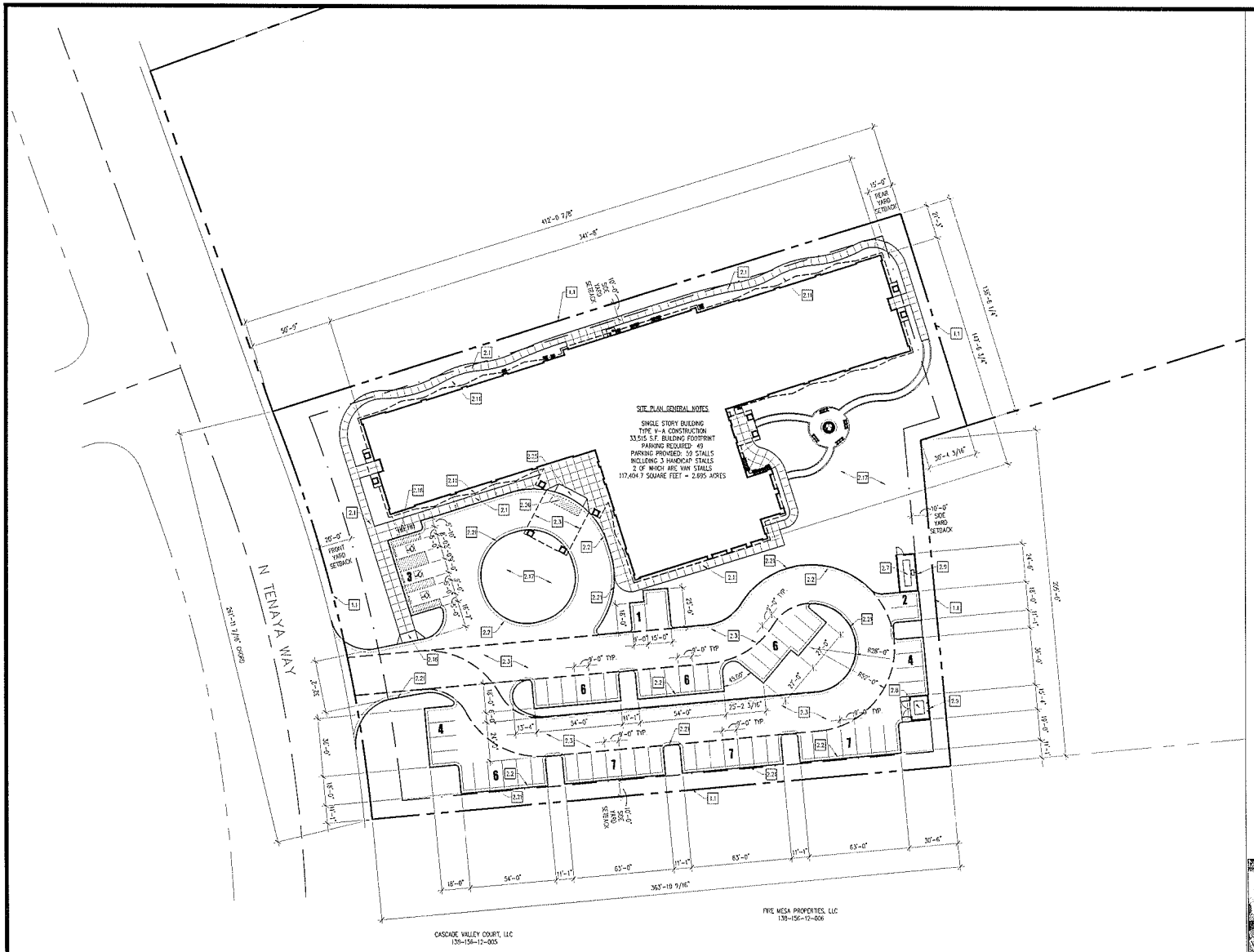
PROJECT:
AHC of Las Vegas II
ATN #138156612003
Las Vegas, NV. 89109

DATE	DESCRIPTION
DATE	DESCRIPTION

Overall Floor Plan
A100

SDR-44908



SITEPLAN KEYNOTES:

DIVISION 1 – GENERAL
1.1 PROPERTY LINE.

DIVISION 2 – SITE WORK / DEMOLITION
2.1 COLORED CONCRETE SIDEWALK TO BE 5'-0" WIDE WITH CONCRETE CONTROL JOINTS @ 5'-0" O.C U.N.O. (COLOR TO BE SELECTED BY OWNER.)
2.2 CONCRETE GUTTER.
2.3 ASPHALTIC PAVING
2.4 10'-6" WIDE LANDSCAPING BED
2.5 BUILDING ENTRANCE MONUMENT SIGN – SEE DETAIL A6/AS110.
2.6 5'-0" DETACHED SIDEWALK.
2.7 GENERATOR.
2.8 DUMPSTER.
2.9 ENCLOSURE TO BE CONSTRUCTED WITH STUCCO (COLOR TO MATCH BUILDING) OVER 8" C.M.U. WALL TO BE 7'-0" HIGH – SEE DETAIL C2/AS110. PROVIDE 6'-0" HIGH SECURITY GATE @ GENERATOR.
2.10 BOLLARD – SEE DETAIL D4/AS110
2.11 LANDSCAPING BED TYP.
2.12 LOADING ZONE
2.13 FIRE HYDRANT.
2.14 HANDICAP ACCESSIBLE PARKING SIGN – SEE DETAIL C3/AS110
2.15 STREETLIGHT PROVIDED AND INSTALLED BY CITY
2.16 5'-0" WIDE CURB CUT
2.17 LANDSCAPING – SEE LANDSCAPE DRAWINGS
2.18 "INVERTED U" TYPE BIKE RACK – SEE DETAIL E4/AS110.
2.19 NEW PARKING LOT LIGHT – SEE ELECTRICAL SHEET ES100
2.20 REMOTE CONDENSING UNIT – SEE MECHANICAL DRAWINGS
2.21 CONCRETE CURB
2.22 "SES" PANEL – SEE ELECTRICAL SHEET ES100
2.23 "TRANSFORMER PAD" – SEE ELECTRICAL SHEET ES100.
2.24 REMOTE CONDENSING UNIT – SEE MECHANICAL SHEETS M201 AND M202
2.25 20'-0" WIDE CURB CUT
2.26 PATIENT LOADING ZONE. COMPLY WITH ICC/ANSI A117.1-2003 SECTION 503.
2.27 START OF 6'-0" TALL WROUGHT IRON VIEWING FENCE (TO BE SELECTED BY OWNER) ABOVE REQUIRED RETAINING WALL.
2.28 END OF 6'-0" TALL WROUGHT IRON VIEWING FENCE (TO BE SELECTED BY OWNER) ABOVE REQUIRED RETAINING WALL.
2.29 START OF NEW 6'-0" HIGH 8" SPLIT FACE TAN BLOCK WALL.
2.30 LANDSCAPE PAVERS – SEE LANDSCAPE DRAWINGS
2.31 ICE MAKER REMOTE CONDENSERS
2.32 3" UNDER CONCRETE ROOF DRAIN PIPES (IF ABLE TO MAINTAIN A 2% SLOPE ANY LESS OF A SLOPE USE A 4" PIPE). MATERIAL AND DESIGN TO BE PROPOSED BY SUBCONTRACTOR FOR APPROVAL BY ARCHITECT

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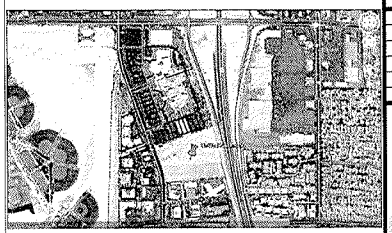
Architectural Site Plan **A4**
1/10" = 1'-0"



Vicinity Map **A5**
N.T.S.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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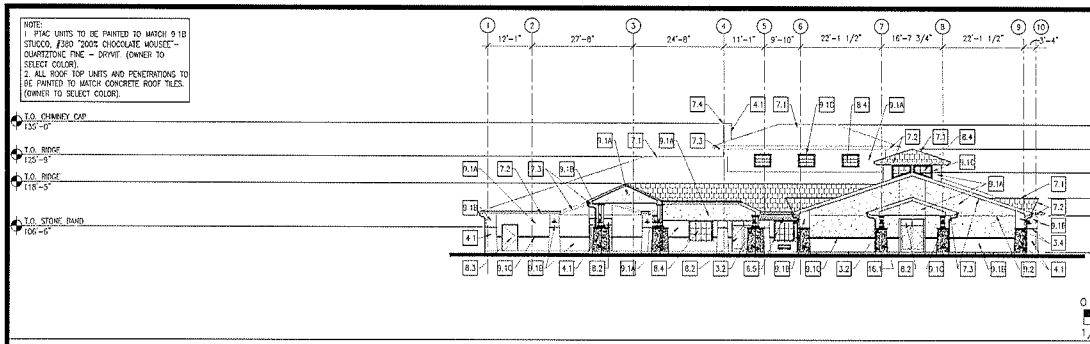
PROJECT:
AHC of Las Vegas II
ATN #138156112003
Las Vegas, NV. 89109

DATE	DESCRIPTION
-	-
-	-
-	-
-	-

Architectural Site Plan
AS101

SDR-44908

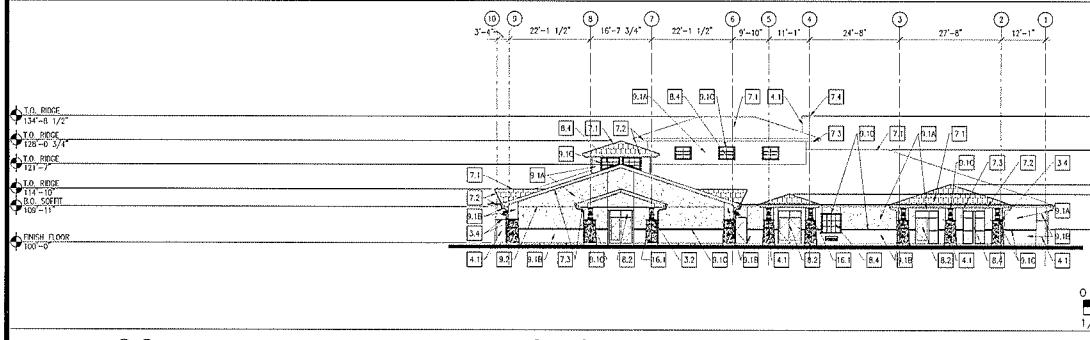
NOTE:
1. PTAC UNITS TO BE PAINTED TO MATCH 9.1B STUCCO, #380 "200% CHOCOLATE MOUSSE"- QUARTZTONE FINE - DRYVIT (OWNER TO SELECT COLOR).
2. ALL ROOF TOP UNITS AND PENETRATIONS TO BE PAINTED TO MATCH CONCRETE ROOF TILES. (OWNER TO SELECT COLOR).



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: West D4

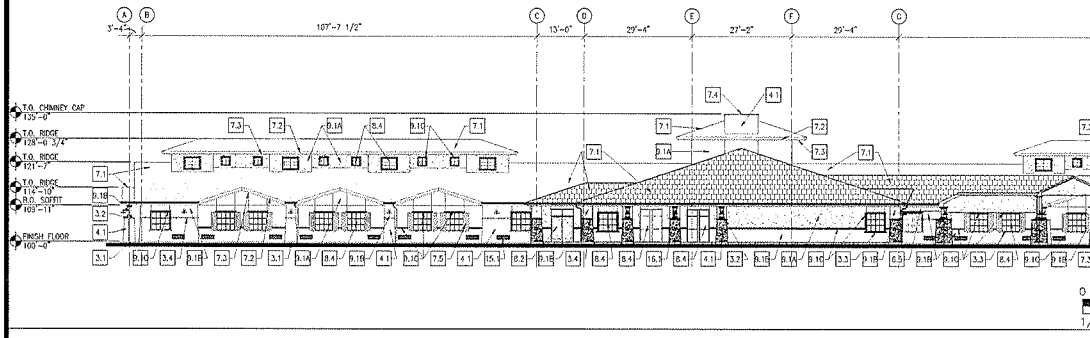
1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: East C4

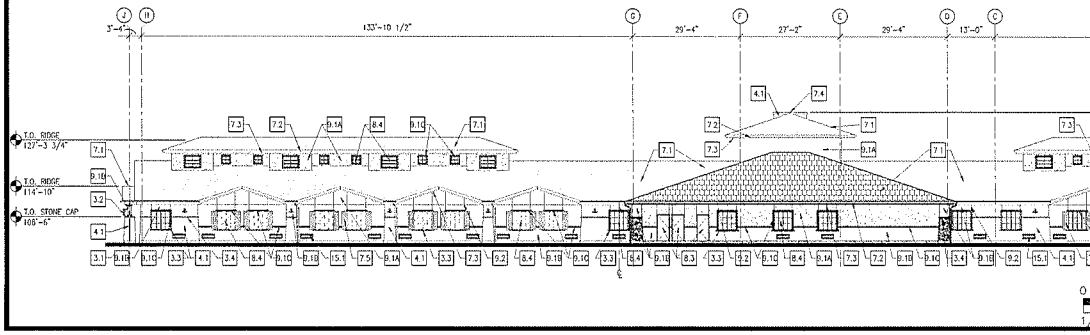
1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: South B4

1/16" = 1'-0"



0 8' 16' 32'
1/16" = 1'-0"

Overall Exterior Elevation: North A4

1/16" = 1'-0"

KEYNOTES:

DIVISION 1 – GENERAL
1.1 KNOX BOX
1.2 SEE FLOOR PLAN FOR WALL TYPE.
1.3 EXTERIOR WALL OUTLINE BELOW
1.4 OPEN BEYOND.
1.5 LINE OF WALL BEYOND.
1.6 STAFF TIME CLOCK STATION.
1.7 WALK-IN UNIT
1.8 42" HIGH SCREEN WALL.
1.9 (1) 22 1/2" X 6" BLOCKOUT @ ROOF SHEATHING TO ALLOW PROPER VENTILATION
1.10 DRILL (3) 2" DIA. HOLES EQUALLY SPACED THROUGH EACH TRUSS BLOCK.

DIVISION 3 – CONCRETE
3.1 CONCRETE PIER.
3.2 STONE COLUMN CAP (BROWN).
3.3 STONE DRIP LEDGE (BROWN).
3.4 STONE BAND (BROWN).
3.5 4" CONCRETE SLAB ON 4" AGGREGATE BASE COURSE.
3.6 CONCRETE FOOTING – SEE STRUCTURAL.
3.7 CONCRETE FOUNDATION WALL – SEE STRUCTURAL.
3.8 EXTERIOR CONCRETE SLAB ON GRADE
3.9 4" CONCRETE SLAB OVER 4" RIGID INSULATION

DIVISION 4 – MASONRY
4.1 CULTURED STONE. (LIMESTONE – BUCK'S COUNTY – "CSV 2074")
4.2 FIREPLACE HEARTH (HEARTHSTONE – ELDORADO "TAUPE" – 2".

DIVISION 5 – METALS
5.1 STEEL TUBE COLUMN – SEE STRUCTURAL.
5.2 STEEL BEAM – SEE STRUCTURAL.
5.3 STEEL COLUMN CAP PLATE – SEE STRUCTURAL.

DIVISION 6 – WOODS AND PLASTICS
6.1 NOT USED.
6.2 NOT USED.
6.3 PRE-FABRICATED WOOD SCISSOR TRUSS – SEE STRUCTURAL.
6.4 PRE-FABRICATED WOOD TRUSS – SEE STRUCTURAL.
6.5 1X TONGUE AND GROOVE CEDAR PANELING STAINED TO MATCH OWNER'S SAMPLE.
6.6 ROOF SHEATHING.
6.7 WALL SHEATHING.
6.8 GIRDER TRUSS – SEE STRUCTURAL.
6.9 JACK TRUSS – SEE STRUCTURAL.
6.10 WOOD HANDRAIL (HR1) STAINED CHERRY TO MATCH OWNER'S SAMPLE W/ SATIN FINISH. PROVIDE BLOCKING AS NECESSARY
6.11 4" PICTURE MOLD STAINED CHERRY (PM1) TO MATCH OWNER'S SAMPLE W/ SATIN FINISH.
6.12 ALDER WOOD VENEER PANELS (WD3) STAINED CHERRY TO MATCH OWNER'S SAMPLE W/ SATIN FINISH.
6.13 GLU-LAM BEAM – SEE STRUCTURAL.
6.14 WOOD HEADER – SEE STRUCTURAL.
6.15 2 X 6 FASCIA MAKER.
6.16 2 X 4 FRAMING @ 16" O.C.
6.17 2 X 6 OUTRIGGER – SEE STRUCTURAL.
6.18 2 X 6 FRAMING @ 16" O.C.
6.19 2 X REDWOOD MEWSER.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
7.1 CONCRETE ROOF TILES TO BE SELECTED BY OWNER AND PROVIDED/INSTALLED BY CONTRACTOR. INSTALL OVER 30# ROOFING FELT
7.2 METAL FASCIA (PERFORMANCE METALS – ALUMA-GUARD-"MUSKET BROWN")
7.3 PERFORATED METAL PANEL SOFFIT (PERFORMANCE METALS – ALUMA-GUARD-"PEBBLESTONE CLAY").
7.4 STONE CHIMNEY CAP (BROWN)
7.5 RIGID FOAM WINDOW SHUTTER (KWAL HOWELLS "WAGON WHEEL–RB36A").
7.6 METAL PAINTLING TO MATCH SOFFIT.
7.7 2" RIGID INSULATION
7.8 WATERPROOFING MEMBRANE.
7.9 ALUMINUM SEAMLESS GUTTER (FACTORY FINISHED TO MATCH FASCIA COLOR)
7.10 ALUMINUM DOWNSPOUT (FACTORY FINISHED TO MATCH FASCIA COLOR).
7.11 R-38 INSULATION
7.12 CONTINUOUS VAPOR RETARDER.
7.13 ROOF VENT
7.14 WIND BAFFLE

DIVISION 8 – DOORS AND WINDOWS
8.1 ALUMINUM DOOR AND FRAME (BRONZE).
8.2 ALUMINUM STOREFRONT SYSTEM (BRONZE).
8.3 HOLLOW METAL DOOR AND FRAME (PAINTED PT1).
8.4 VINYL WINDOW (WHITE) W/ LOW "E" GLASS
8.5 (PT1) 6 PANEL PAINTABLE GRADE WOOD DOOR.
8.6 SOLID CORE WOOD DOOR W/ GLAZING (STAINED CHERRY TO MATCH OWNER'S SAMPLE)
8.7 ALUMINUM WINDOW (BRONZE)

DIVISION 9 – FINISHES
9.1A STUCCO (X-72 "ADOBE" – BASE 200 – LAHABRA EXTERIOR) WITH DASH FINISH
9.1B STUCCO (#380 "200% CHOCOLATE MOUSSE"– DASH FINISH – DRYVIT)
9.1C STUCCO (#306 "SMOS MOCHA" – DASH FINISH – DRYVIT).
9.2 STUCCO CONTROL JOINT
9.3 (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD.
9.4 5/8" GYPSUM BOARD
9.5 2' X 4' ACOUSTICAL LAY-IN CEILING PANELS
9.6 5/8" FIRE RATED TYPE "X" GYPSUM BOARD, FIRE TAPED
9.7 NOT USED
9.8 (2) LAYERS 5/8" TYPE "X" GYPSUM SHEATHING
9.9 TILE – SEE INTERIOR ELEVATIONS

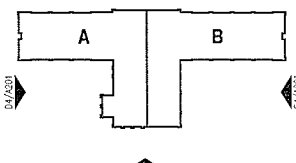
DIVISION 10 – SPECIALTIES
10.1 LIQUID SOAP DISPENSER PROVIDED AND INSTALLED BY OWNER.
10.2 TOILET PAPER DISPENSER PROVIDED AND INSTALLED BY OWNER
10.3 PAPER TOWEL DISPENSER PROVIDED AND INSTALLED BY OWNER.
10.4 36" GRAB BAR
10.5 42" GRAB BAR.
10.6 ADA COMPLIANT MIRROR (SEE ELEVATIONS FOR SIZE).
10.7 PATIENT LOCKERS (TYPE AND COLOR TO BE SELECTED BY OWNER.)
10.9 24" GRAB BAR
10.10 MULTIPURPOSE DRY CHEMICAL TYPE-UL-RATED 2-A-40-B-C, 10LB NOMINAL CAPACITY IN ENAMELED STEEL CONTAINER – SEE SECTION 906 IFC (STORED IN SEMI-RECESSED CABINET TO BE SELECTED BY OWNER)
10.11 TYPE "K" EXTINGUISHER IN KITCHEN 166 – SEE SECTION 906 IFC (STORED IN SEMI-RECESSED CABINET TO BE SELECTED BY OWNER)
10.12 18" VERTICAL GRAB BAR
10.13 ADA COMPLIANT MIRROR PROVIDED BY AND INSTALLED BY OWNER.

DIVISION 15 – MECHANICAL
15.1 PACKAGED TERMINAL AIR CONDITIONING UNIT
15.2 ADA ACCESSIBLE WATER CLOSET.
15.3 ADA ACCESSIBLE TOILET.
15.4 ADA ACCESSIBLE SINK
15.5 ADA SHOWER INSERT W/ SEAT, GRAB BARS AND RECESSED SOAP DISH.
15.6 DUAL HEIGHT ADA ACCESSIBLE ELECTRIC WATER COOLER
15.7 FLOOR DRAIN
15.8 APOLLO TUB (MODEL 6000) – SEE SPECIFICATIONS.
15.9 ADA ACCESSIBLE SINK PROVIDED BY OWNER INSTALLED BY CONTRACTOR
15.10 ADA HAND SHOWER HEAD, WAND AND CONTROLS
15.11 TRENCH DRAIN

DIVISION 16 – ELECTRICAL
16.1 EXTERIOR LIGHTING FIXTURE.
16.2 INTERIOR LIGHTING FIXTURE

DIVISION 31 – EARTHWORK
31.1 COMPACTED FILL.
31.2 EXTERIOR GRADE.

A4/A201



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Key Plan A5

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PROJECT:
AHC of Las Vegas II
ATN #138156122003
Las Vegas, NV. 89109

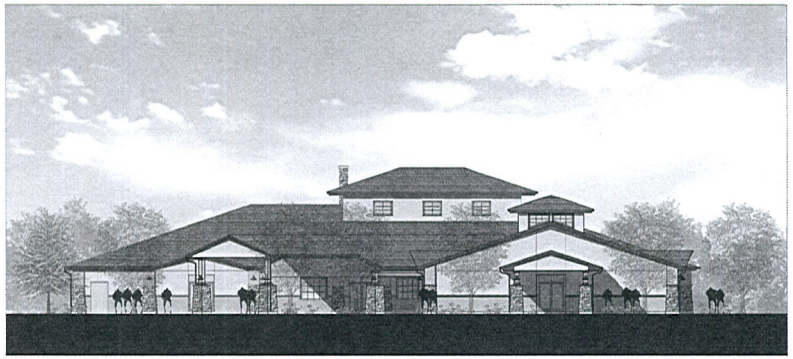
DATE:	DESCRIPTION
DATE	DESCRIPTION
-	-
-	-
-	-

Overall Exterior Elevations

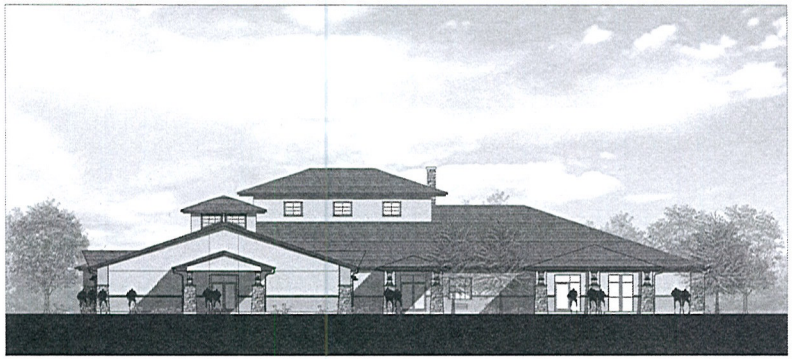
A201

MAR 22 2017

SDR-44908



South Elevation
1/16" = 1'-0"



North Elevation
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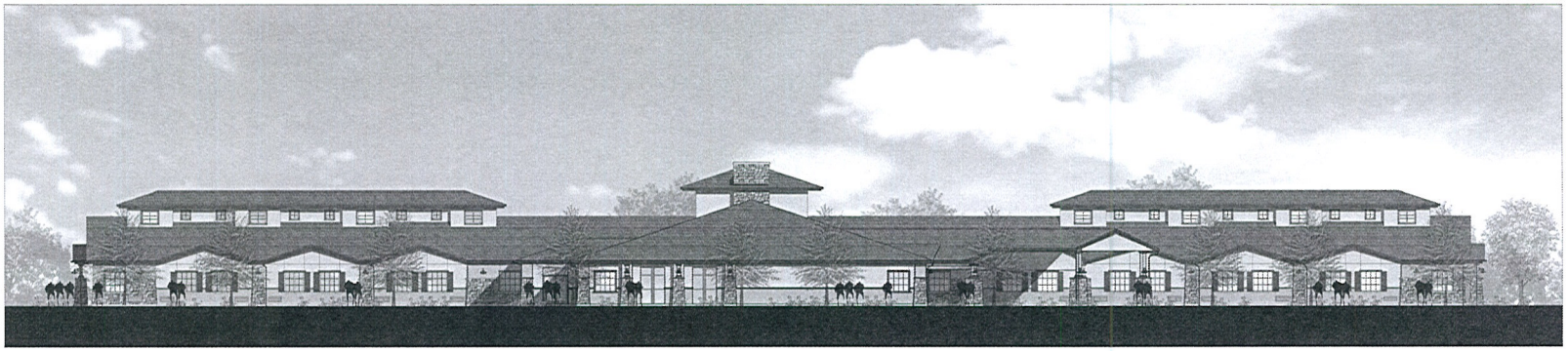

West Elevation
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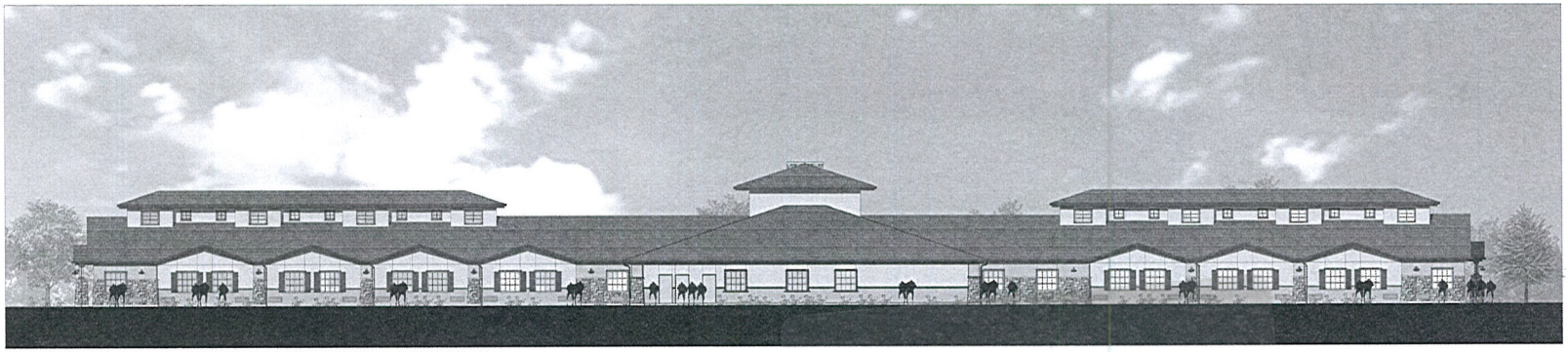

East Elevation
1/16" = 1'-0"

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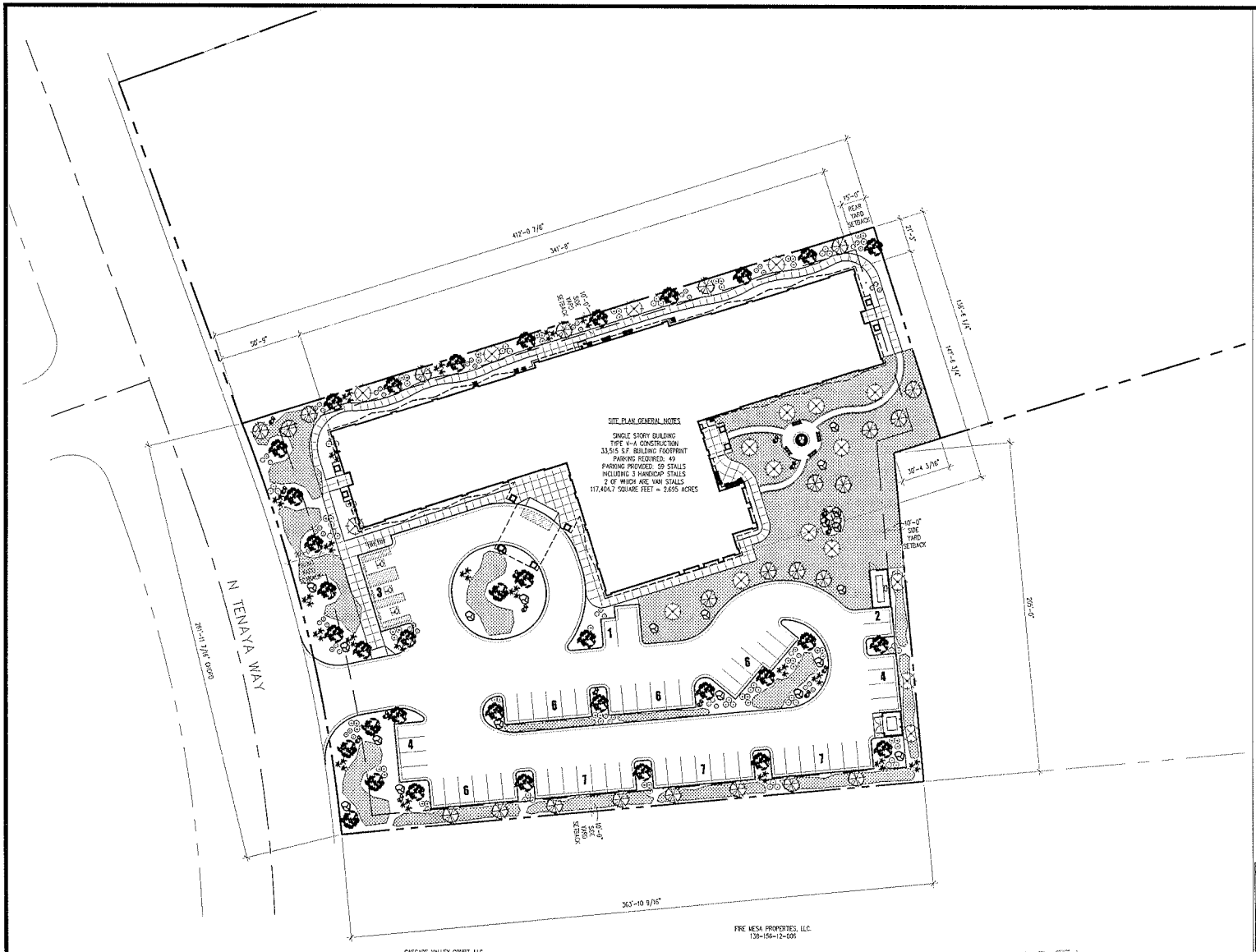
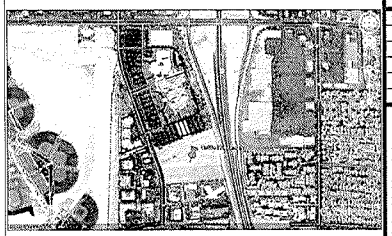


Architectural Landscape Plan **A4**
1/16" = 1'-0"



Vicinity Map **A5**
N.T.S.

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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PROJECT:
AHC of Las Vegas II
ATN #138156512003
Las Vegas, NV. 89109

DATE	DESCRIPTION
DATE	DESCRIPTION

Architectural Landscape Plan
L101

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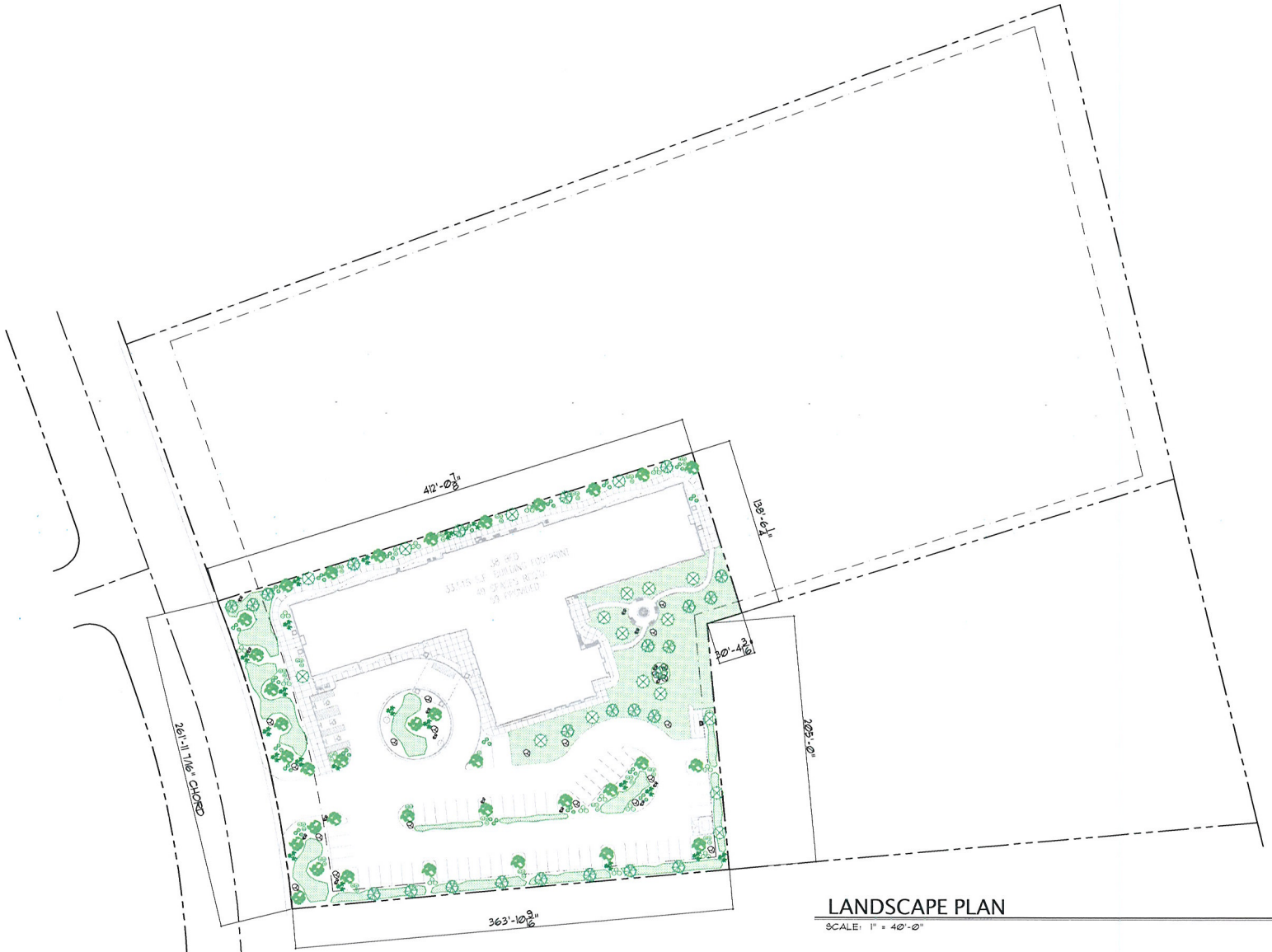

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
		TURF		PER PLAN	
	LANTANA CAMARA	RUBH LANTANA	5 GAL.	PER PLAN	
	LIGUSTRUM SPP.	PRIVET SPECIES	5 GAL.	PER PLAN	
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.	PER PLAN	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL.	PER PLAN	
	PRUS LANCEA	AFRICAN SUMAC	24" BOX	18	
	PINUS ELDARICA	MONDEL PINE	24" BOX	23	
	FRAXINUS VELUTINA	ARIZONA ASH	24" BOX	33	
		BENCH			
		LANDSCAPE BOULDERS			

PLANTING LEGEND

SCALE: N.T.S.

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GMRA
George M. Rogers, Architect
Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Advanced Health Care
Las Vegas, Nevada

DATE: 21 March 2012
JOB NO.: 12-598

Landscape Plan
SHEET L1.0
OWNER/DEVELOPER:
The Boyer Company

SDR-44908

December 13, 2011

City Parkway V, Inc.
c/o Office of Business Development
400 Stewart Avenue; Second Floor
Las Vegas, Nevada 89101-2913
Attn: Shani Coleman

Re: 8.49 Acre Parcel # 138-15-612-012, Las Vegas Nevada

Dear Shani,

Attached hereto is a Letter of Intent for the purchase of a portion of parcel #138-15-612-012 owned by the city of Las Vegas. This parcel is generally located on the East side of Tenaya Way and directly South of the Mountain View Hospital. In addition to the economic terms outlined in the Letter of Intent, we would like to enumerate a few benefits to the community that will result from the development of this parcel.

The subject property would be purchased by the Boyer Company to accommodate the development of a transitional care and rehabilitation facility. This facility will specialize in the short term care and rehabilitation of individuals recovering from major joint replacement surgery. The operator of this facility has facilities in five other states providing a premium service in their field of operation. This facility will offer the following services:

- 24/7 nursing care overseen by a contract physician. Services provided include wound care, IV therapy, medication administration, and assistance with bathing, dressing, walking, and dining.
- Physical, occupational, and speech therapy in a state of the art, in house, therapy facility.
- Restaurant style, or in room, dining service. Special dietary needs are ordered by a physician and supervised by a registered dietician.
- Private patient suites.
- Outpatient therapy and home health services

This facility will directly employ between 90 and 110 individuals. In addition to this employment, the facility will generate a sizeable amount of employment opportunity through third party service providers. These service providers will include:

- Construction
- Landscaping
- Janitorial
- Pharmaceutical supply

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SDR-44908

- Medical supply
- Hospital
- Independent physician
- Facility maintenance

It is the intent of the Boyer Company to begin construction of this facility as soon absolutely possible. We have initiated discussions with Las Vegas City's planning department to commence the entitlement process. This project will generate significant economic activity for this community as soon as the summer of 2012. Please take these factors into account when considering the attached LOI. We would be happy to answer any questions resulting from a review of the attached document. Please feel free to contact Stephen Richards or Nate Swain at 801-521-4781.

Best regards

Nathan L Swain

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

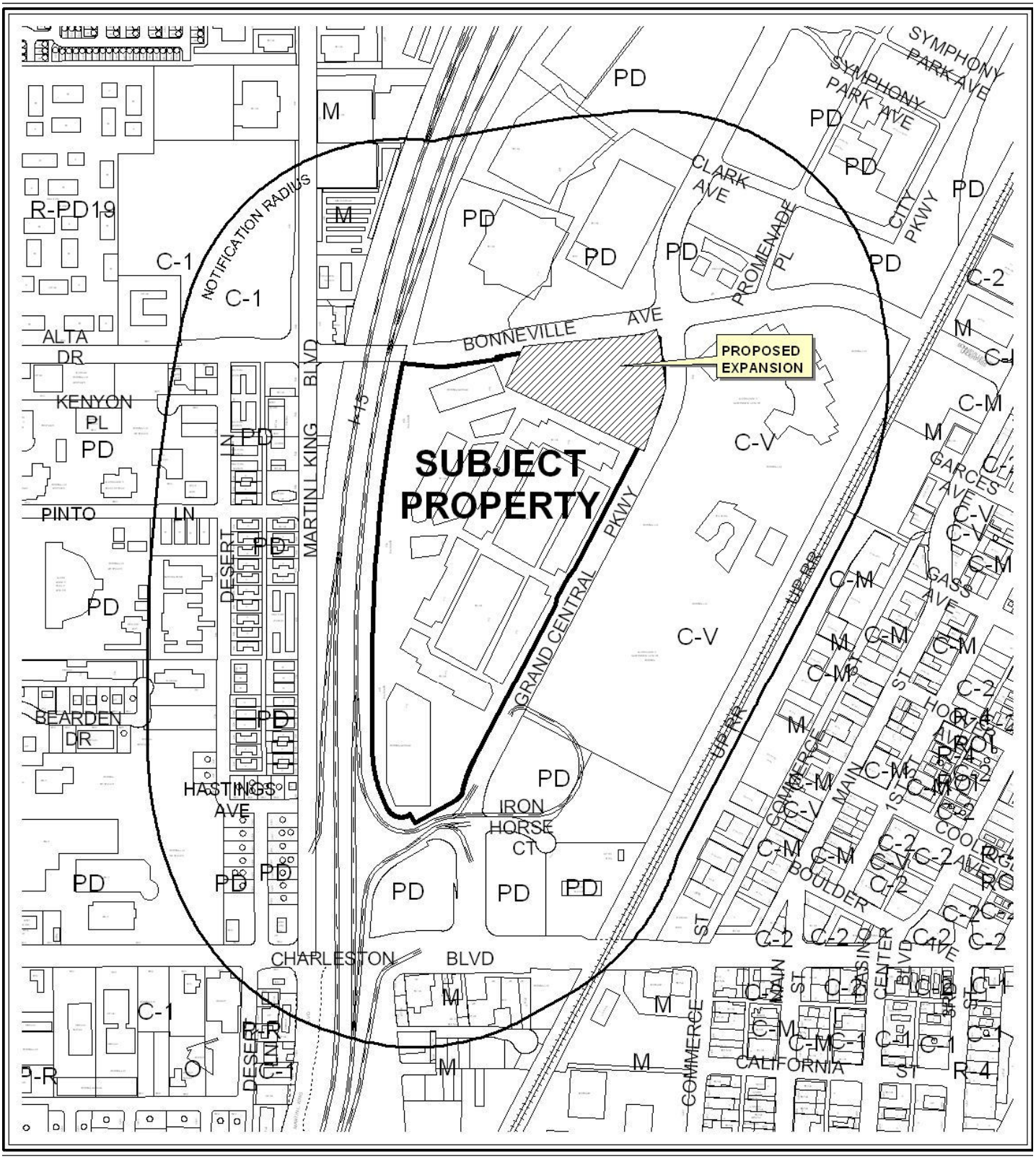
SUBJECT:
SDR-44929 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC, ET AL - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0100-97(6) and SDR-10131] FOR A 159,257 SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL CENTER AND A FOUR-LEVEL EXPANSION OF AN EXISTING PARKING GARAGE WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENT ALONG BONNEVILLE AVENUE AND GRAND CENTRAL PARKWAY AND ARCHITECTURAL DETAIL, STREETSCAPE AND INTERIOR LANDSCAPE REQUIREMENTS on 39.08 acres at the southwest corner of Grand Central Parkway and Bonneville Avenue (APNs 139-33-710-003 and 004), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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. City Council Approval Letter for SDR-10131
6. City Council Approval Letter for Z-0100-97(6)
7. Justification Letter



CASE: **SDR-44929**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: **SDR-44929**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44929** APN: 139-33-710-003 and 004

Name of Property Owner: FDG - Grand Central, LLC

Name of Applicant: Simon Chelsea Las Vegas Development, LLC

Name of Representative: Jennifer Lazovich - 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?

X 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: Mayor Carolyn Goodman

Partner(s): Mark L. Fine _____

APN: 162-04-112-010

Signature of Property Owner: _____

Print Name: Mark L. Fine

Subscribed and sworn before me

This 6 day of March, 2012

Flor Schechtel, NV, Clark County.

Notary Public in and for said County and State

FLOR SCHECHTEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-13-15
Certificate No: 11-5366-1

Revised 11-14-06

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

1098406.1

Simon

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44929** APN: 139-33-710-003 and 004

Name of Property Owner: Simon Chelsea Las Vegas Development, LLC

Name of Applicant: Simon Chelsea Las Vegas Development, LLC

Name of Representative: Jennifer Lazovich - 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: _____

Print Name: John R. Klein, President

Subscribed and sworn before me

This 7th day of March, 2012

Patricia Ardino

Notary Public in and for said County and State

Patricia Ardino
Notary Public, State of New Jersey
My Commission Expires October 24, 2012

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's 2-100-97(6) and SDR-10131

Project Address (Location) Bonneville and Grand Central Parkway

Project Name Las Vegas Premium Outlets **Proposed Use** Mall Expansion

Assessor's Parcel #(s) 139-33-710-003 and 004 **Ward #** 5

General Plan: existing PD proposed n/a **Zoning:** existing PD proposed n/a

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

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

Additional Information _____

PROPERTY OWNER FDG-Grand Central, LLC **Contact** Mark Fine

Address 3883 Howard Hughes Parkway **Phone:** (702) 733-5900 **Fax:** (702) 733-5900

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

E-mail Address n/a

APPLICANT Simon Chelsea Las Vegas Development, LLC **Contact** Danielle DeVita

Address PO Box 6120 **Phone:** (973) 403-6810 **Fax:** (973) 364-2503

City Indianapolis **State** IN **Zip** 46206

E-mail Address ddevita@simon.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas Premium Outlets **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.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 Mark L. Fine

Subscribed and sworn before me

This 6 day of March, 20 12.

Flor Schechtel - NV. Clark County.

Notary Public in and for said County and State

FLOR SCHECHTEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-13-15
Certificate No: 11-5386-1

FOR DEPARTMENT USE ONLY

Case #	SDR-44929
Meeting Date:	5/8/12
Total Fee:	1030.00
Date Received:*	3/22/12
Received By:	MR

*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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Revised 10/27/08

1093399.1

Simon

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's Z-100-97(6) and SDR-10131

Project Address (Location) Bonneville & Grand Central Pkwy

Project Name Las Vegas Premium Outlets **Proposed Use** Mall Expansion

Assessor's Parcel #(s) 139-33-710-003 and 004 **Ward #** 5

General Plan: existing PD proposed n/a **Zoning:** existing PD proposed n/a

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

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

Additional Information _____

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E-mail Address jjl@kcnvlaw.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 John R. Klein, President

Subscribed and sworn before me

This 7th day of March, 20 12.

Patricia Ardino

Notary Public in and for said County and State of New Jersey

Patricia Ardino
Notary Public, State of New Jersey
My Commission Expires October 24, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-44929
Meeting Date:	5/9/2012
Total Fee:	1030 00
Date Received:*	3/22/2012
Received By:	MH

*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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Revised 10/27/08

1093413.1

Simon

Building Area and Parking Phase I & II (existing)

Existing Building Area Summary		
Existing GBA	586,670	
Total Common Area	47,996	8.18%
Existing GLA	538,674	
GLA/GBA Ratio		91.82%

Existing Building Area for Demolition at Phase III		
Lost GBA	8,385	
Lost Common Area	0	0.00%
Lost GLA	8,385	
Remaining GBA	578,285	
Remaining Common Area	47,996	8.30%
Remaining GLA	530,289	
GLA/GBA Ratio		91.70%

Existing Parking Summary	based on GBA/GLA numbers	
Parking Required	1,157	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,048	spaces
GLA ratio	3.54	spcs/1000 sf
GLA Ratio	3.86	spcs/1000 sf

Building Area and Parking Phase III

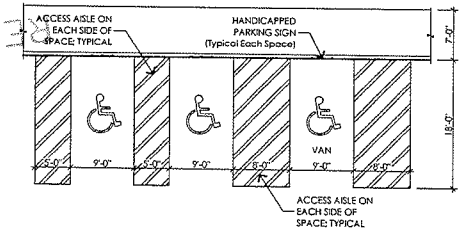
Phase II Building Area Summary		
By BLDG No.		BLDG address
BLDG 31		575
Gross Building Area GBA	32,476.00	
Common Areas	561.62	1.73%
Projected GLA	31,914.38	98.27%
BLDG 32		405
Gross Building Area GBA	50,015.00	
Common Areas	5,757.87	11.51%
Projected GLA	44,257.13	88.49%
BLDG 33		505
Gross Building Area GBA	29,051.00	
Common Areas	1,780.93	6.13%
Projected GLA	27,270.77	93.87%
BLDG 34		555
Gross Building Area GBA	47,715.60	
Common Areas	4,833.79	10.13%
Projected GLA	42,881.21	89.87%
Totals		Phase III
GBA	159,257.00	
Total Common Area	12,933.51	8.12%
Projected GLA	146,323.49	
GLA/GBA Ratio		91.88%

Phase III Parking Summary		
Parking Required	319	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided (Deck "A" 1st amount)	695	spaces
Existing Surface Parking Lost (est'd)	172	spaces
Net Phase III Parking Provided	523	spaces
GBA ratio	3.22	spcs/1000 sf
GLA Ratio	3.61	spcs/1000 sf

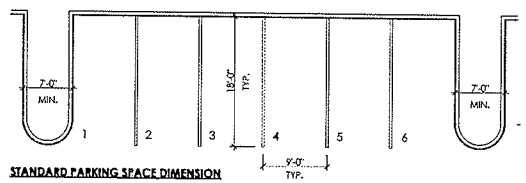
Total Area Data Phase I/II & III

Building Area Summary		
GBA	737,547	
Common Area	60,930	8.26%
GLA	676,612	
GLA/GBA Ratio		91.74%

Parking Summary		
Parking Required	1,476	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,561	spaces
GBA ratio	3.47	spcs/1000 sf
GLA Ratio	3.79	spcs/1000 sf

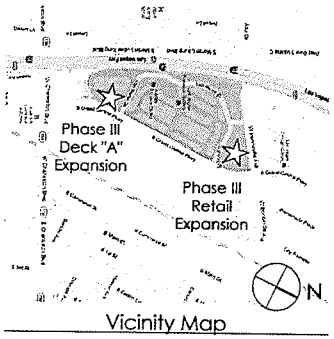


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



STANDARD PARKING SPACE DIMENSION

Parking Spaces Summary		
Standard Spaces (Surface)	8	
Standard Spaces (Parking Decks)	2,104	
Compact Spaces (Parking Decks)	401	19.06%
Handicapped Spaces	48	36 required
Van Accessible Spaces (Included in HCPD stall count)	7	4 required
Total Spaces	2,561	



Vicinity Map

FLOOR AREA RATIO	
Retail	754,312
Phase I Existing GBA	477,300
Phase II nd GBA	# 345
Phase 2 Existing GBA	109,370
Phase III Proposed GBA	159,257
Parking Decks	
Existing Deck "A" GBA	410,136
Existing Deck "B" GBA	181,484
Expansion Deck "A" GBA	220,230
Totals	
GBA	1,666,660
Property Areas	
Original Property Area Acreage	34.33
Additional Property Acreage	4.55
TOTAL Property Area Sq.Ft.	1,702,940.80
Floor to Area Ratio	0.98

Site Plan Legend

- PEDESTRIAN ENTRY/EXIT
- VEHICLE ENTRY/EXIT
- ADA ACCESSIBLE PATH (Handicapped Parking to Public Entries)
- PARKWAY PATH
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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a Professional Partnership

Las Vegas PREMIUM OUTLETS®

Phase III Expansion

SCALE: 1" =100'

PROJECT NO: 3072.00 Site Plan
ARCHITECT: SE Hennon SHEET NO.
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

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MAR 29 2012

PD 01

SDR-44929

PLANT SCHEDULE

TREES

EXISTING to REMAIN

SYM	TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY REMAINING	QUANTITY TOTAL	SIZE

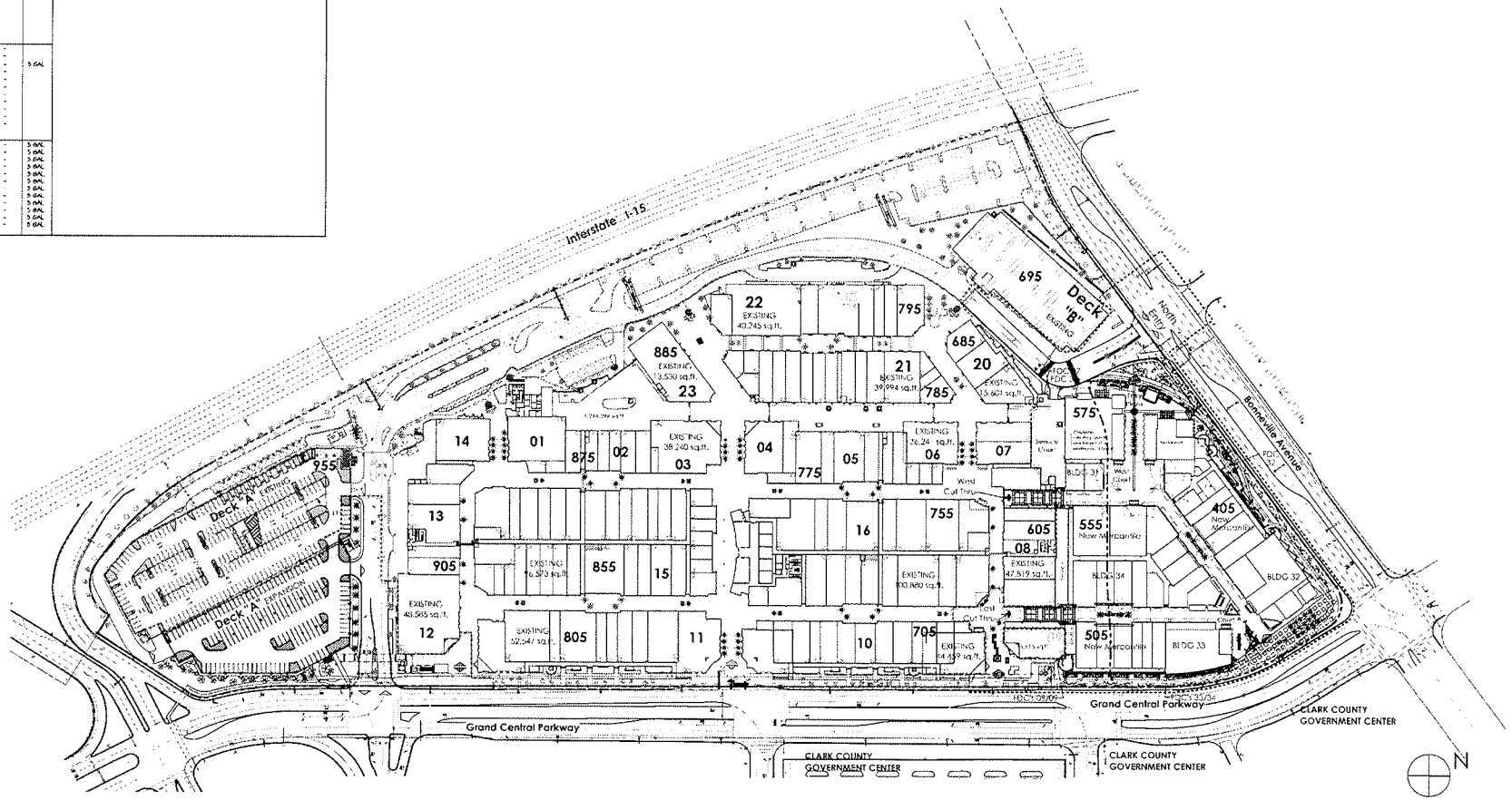
NEW

SYM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS

NOTES

SHRUBS / GROUNDCOVERS / ACCENTS

BOTANICAL NAME	COMMON NAME		SIZE
SHRUBS			
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	-	5 GAL
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER	-	5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	-	5 GAL
MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE	-	
RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	-	
RHAPHIOLEPIS INDICA 'JADE EVANS'	JADE EVANS INDIAN HAWTHORN	-	
SERRA ICACOIDA GLOCOTTILLA 'ESTISAGE'	ESTISAGE SAGOLA	-	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	-	
GROUNDCOVERS			
ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	-	
BAUCHARIS HYBRID 'STARS' THOMPSON'	STARS THOMPSON BAUCHARIS	-	
LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	-	5 GAL
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	-	
LIRIOPE SPICATA	LILY TURF	-	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	-	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	-	
TECOMA CAMPSIDERS	BIGNONIDER	-	
TECOMA CAMPSIDERS 'PROSTRATUM'	PROSTRATE BIGNONIDER	-	
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	-	
ACCENTS			
AGAVE BRACTEOSA	SMOOTH SPINELESS AGAVE	-	5 GAL
DALEYA NELTRIPHAEA	DESERT MARIGOLD	-	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	-	5 GAL
CARYOSACTINA MEXICANA	DAHLIANTA	-	5 GAL
DASYLIRION LONGISSIMUM	SOTOL	-	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	-	5 GAL
DIETES BICOLOR	EVERBLOOMS IRIS	-	5 GAL
HESPERALOE HYBRID 'SO SWEET'	FRAGRANT DAY LILY	-	5 GAL
HESPERALOE PARVIFLORA 'RED'	RED YUCCA	-	5 GAL
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	-	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK GRASS	-	5 GAL
YUCCA RECURVIFOLIA	WEEPING YUCCA	-	5 GAL



Site Plan Legend

- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION
- EXTENTS of EXISTING

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SCALE: 1" =100'

PROJECT NO: 3072.00 Landscape Plan
ARCHITECT: SE Hennon
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission
SHEET NO. PD 02

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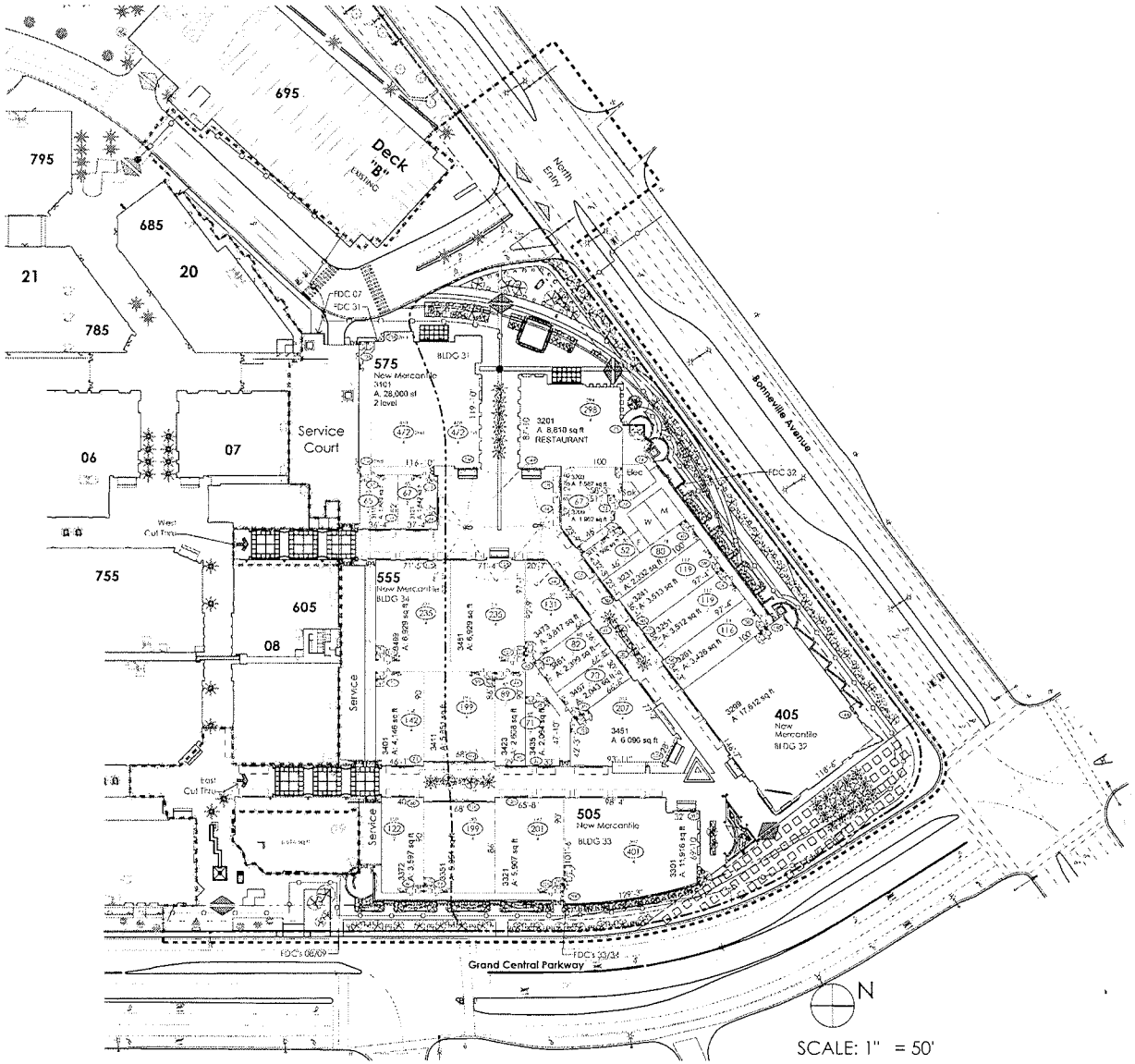
SDR-44929



SCALE: 1" = 50'

Occupant Load Analysis Summary

	Building GLA	Sq Ft per PERSON	No. of PERSONS
Building 31	31,914	30	1064 persons
Building 32	44,257	30	1475 persons
Building 33	27,272	30	909 persons
Building 34	6,929	30	231 persons
Totals	110,372		3679 persons
Total Required Egress Width			736 inches

Occupant Load Analysis

Building No./Address		Sq Ft per PERSON	No. of PERSONS	Exit Width Req'd	Exit Width Provided
BLDG 31 / 575					
Space 3101B GLA (future)	14,042	30	468 persons	94	120
Space 3101B GLA (future)	14,042	30	468 persons	94	136
Space 3111 GLA	1,869	30	63 persons	13	100
Space 3112 GLA	1,942	30	65 persons	13	100
Total	31,914		1064 persons	213	510
BLDG 32 / 405					
Space 3201 GLA	8,810	30	294 persons	59	312
Space 3203 GLA	1,587	30	53 persons	11	100
Space 3209 GLA	1,922	30	65 persons	13	100
Space 3211 GLA	1,522	30	50 persons	10	100
Space 3231 GLA	2,332	30	78 persons	16	100
Space 3241 GLA	3,513	30	117 persons	23	100
Space 3251 GLA	3,512	30	17 persons	23	100
Space 3261 GLA	3,428	30	114 persons	23	100
Space 3299 GLA	17,612	30	587 persons	117	208
Total	44,257		1475 persons	295	1234
BLDG 33 / 505					
Space 3301 GLA	11,917	30	397 persons	79	120
Space 3321 GLA	5,907	30	197 persons	39	100
Space 3351 GLA	5,851	30	195 persons	39	100
Space 3372 GLA	3,597	30	120 persons	24	100
Total	27,272		909 persons	182	476
BLDG 34 / 555					
Space 3401 GLA	4,146	30	138 persons	28	102
Space 3411 GLA	5,851	30	195 persons	39	120
Space 3423 GLA	2,608	30	87 persons	17	100
Space 3435 GLA	2,064	30	69 persons	14	100
Space 3451 GLA	6,096	30	203 persons	41	120
Space 3457 GLA	2,043	30	68 persons	14	100
Space 3461 GLA	2,399	30	80 persons	16	100
Space 3473 GLA	3,317	30	127 persons	26	100
Space 3481 GLA	6,929	30	231 persons	46	120
Space 3499 GLA	6,929	30	231 persons	46	102
Total	6,929		231 persons	46	102
Building Totals	110,372		3679 persons	736	2322

Exit and Egress General Notes

1. Maximum travel distance to an Exit from the Mall is 200'
2. Maximum travel distance within a Tenant Space on Exit from the Space is 200
3. Occupant load as noted each space includes Tenant Toilet occupants at 2 per toilet
4. Interior Corridors within Building 34 to be 1 hour rated
5. Construction type 1 to be type 2b non rated.
6. The project is fully sprinklered
7. Dashed lines indicate Covered non-accessing rental areas.

Building Plan Legend

- OCCUPANT LOAD of SPACE
- OCCUPANT LOAD of EXIT
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION
- EXTENTS of EXISTING

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Phase III Expansion

Las Vegas PREMIUM OUTLETS®

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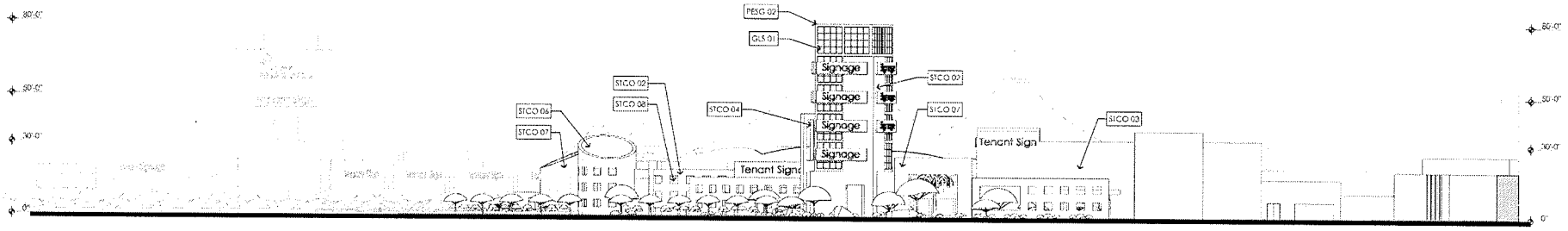
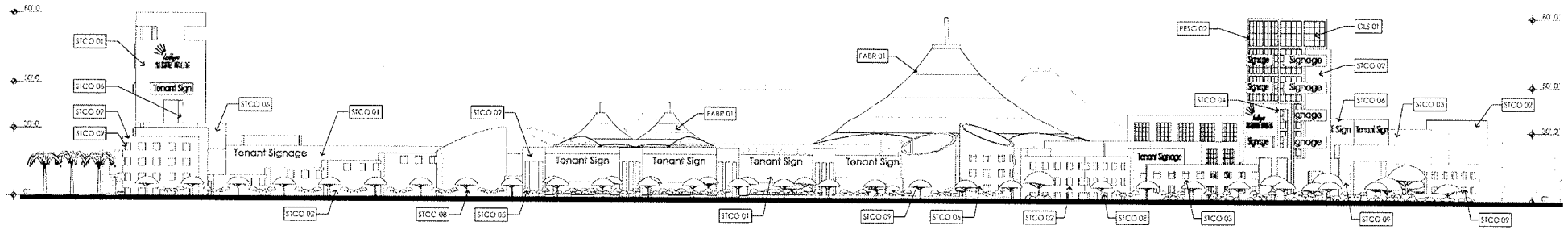
PROJECT NO:	3072.00	Building Plan
ARCHITECT:	SE Hennon	SHEET NO.
DRAWN BY:	JF, HF, MC	
DATE:	22 March 2012	PD 03
ISSUE:	Application Closing	
STATUS:	Planning Submission	

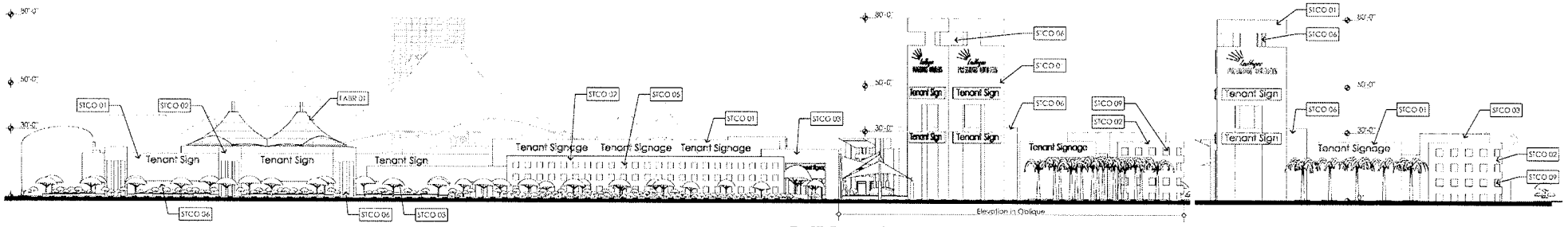
SDR-44929



WEST Expansion Elevation at North Entry Drive
SCALE: 1" = 20'



NORTH Expansion Elevation at Bonneville Avenue
SCALE: 1" = 20'



EAST Expansion Elevation at Grand Central Parkway
SCALE: 1" = 20'

EAST Grand Central Corner Elevation
SCALE: 1" = 20'

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ARCHITECTS

Phase III Expansion
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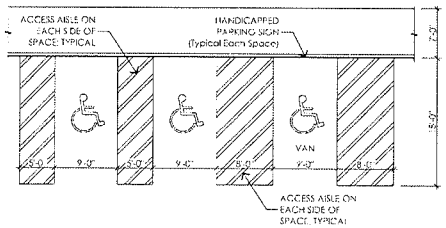
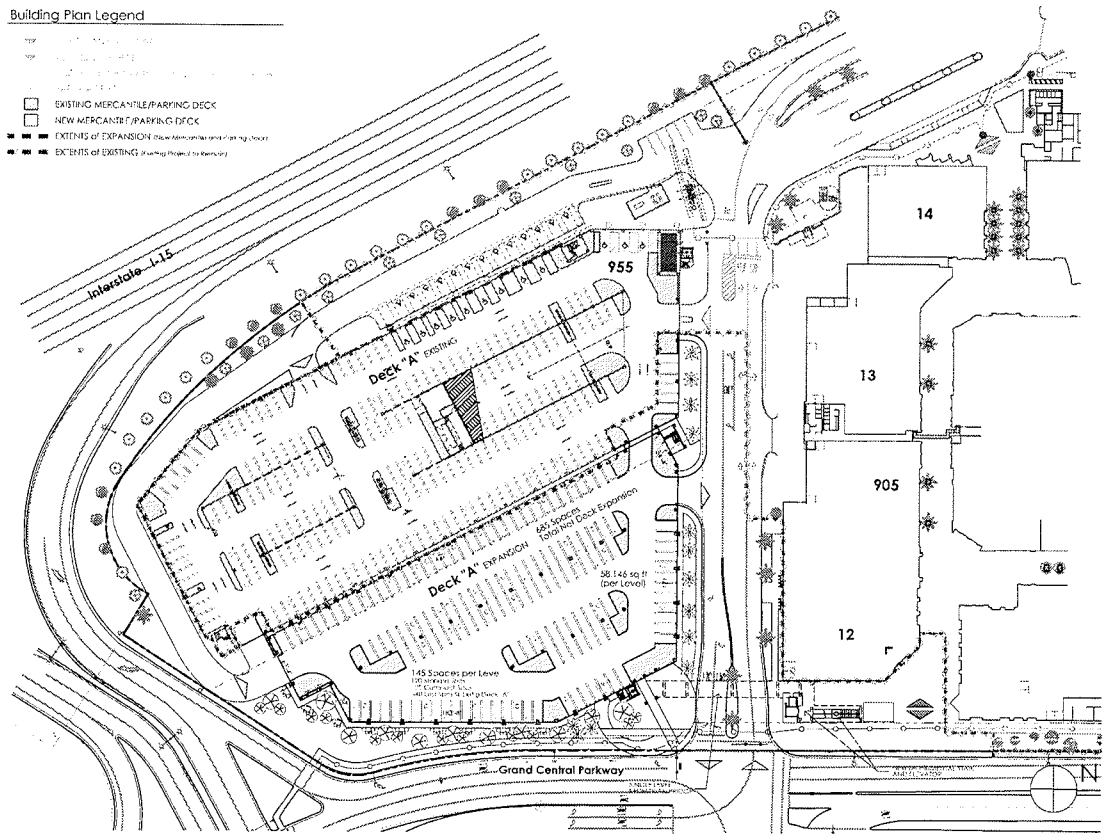
PROJECT NO: 3072.00
ARCHITECT: SE Hennon
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

Exterior Elevations
SHEET NO.
PD 04

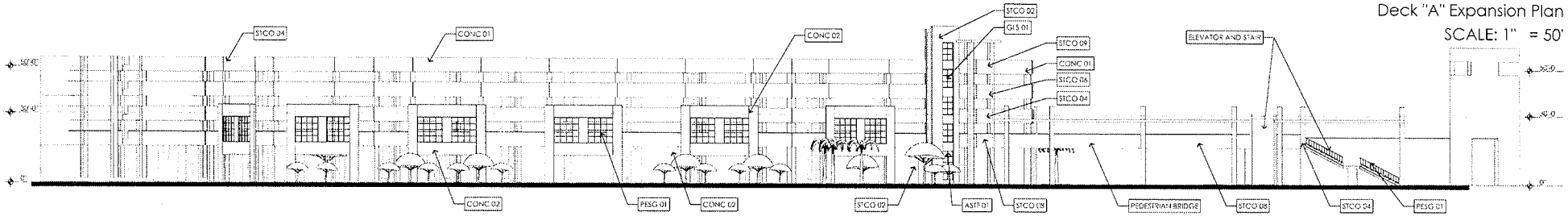
SDR-44929



HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



Deck "A" Expansion Plan
SCALE: 1" = 50'



EAST Deck Elevation at Grand Central Parkway
SCALE: 1" = 20'

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Las Vegas
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PROJECT NO:	3072.00
ARCHITECT:	SE Hennon
DRAWN BY:	JF, HF, MC
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Deck "A" Expansion
SHEET NO.
PD 05

SDR-44929

PLANT SCHEDULE

TREES

EXISTING to REMAIN

SYM	QTY	BOTANICAL NAME	COMMON NAME	QUANTITY REMAIN	QUANTITY TOTAL	REMARKS
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	58	9	
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	6	1	
		PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	47	30	
		ULMUS PARVIFOLIA 'MULTI-TRUNK'	MULTI-TRUNK ELM	2	14	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	34	0	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12	26	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	23	28	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6	11	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	107	14	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	23	24	
			TOTALS	329	167	

NEW

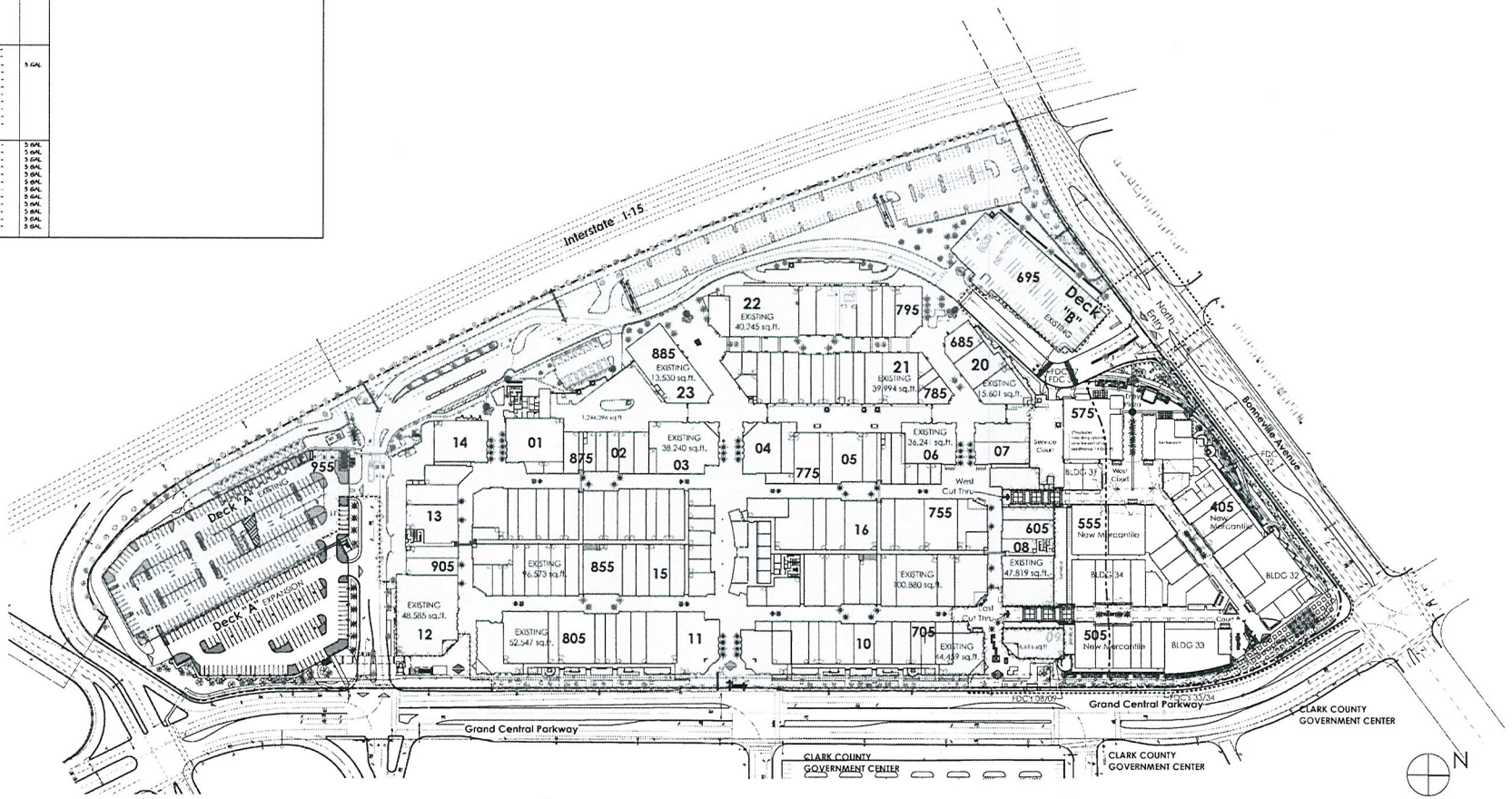
SYM	QTY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	3	24" BOX	
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	1	24" BOX	
		PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15	24" BOX	
		WASHINGTONIA FILIFERA	MEXICAN FAN PALM	11	24" BOX	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	24" BOX	
			TOTAL	141		

NOTES

1. ALL PLANTS TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. MITIGATION TREES INCLUDE: 15 24" BOX, 2 GREEN, FAIRWAY PALM CHART, 36" BOX MINIMUM
3. ALL REMAINING TREES TO BE MINIMUM 15 GALLON SIZE
4. ALL SHRUBS TO BE MINIMUM 5 GALLON SIZE

SHRUBS / GROUNDCOVERS / ACCENTS

BOTANICAL NAME	COMMON NAME		SIZE
SHRUBS			
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	-	5 GAL
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER	-	5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	-	5 GAL
MYRTUS COMMIS 'COMPACTA'	COMPACTA MYRTLE	-	
RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	-	
RHAPHIOLEPIS INDICA 'JADE EVANS'	JADE EVANS INDIAN HAWTHORN	-	
SERRA EGASSINI 'GLOGERTILLA TEXTMAGE'	TEXTMAGE GAZOLIA	-	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	-	
GROUNDCOVERS			
ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	-	
BAUCARNEA HYBRID 'NOAH THOMPSON'	NOAH THOMPSON BAUCARNEA	-	5 GAL
LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	-	
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	-	
LIRIOPE SPICATA	LILY TURF	-	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	-	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	-	
TECOMA CHAMAEDRYS	BERMUDER	-	
TECOMA CHAMAEDRYS 'PROSTRATUM'	PROSTRATE BERMUDER	-	
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	-	
ACCENTS			
AGAVE BRACTEOSA	GREEN SPIDER AGAVE	-	5 GAL
BAILEYA MULTIRADIATA	DESERT MARIGOLD	-	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	-	5 GAL
CARYOSTACHYA MERCANA	DAMIANITA	-	5 GAL
DASYLIRION LONGISSIMUM	TOTOL	-	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	-	5 GAL
DIETES BICOLOR	EVERGREEN IRIS	-	5 GAL
HEMEROCALLIS HYBRID 'SO SWEET'	FRAGRANT DAY LILY	-	5 GAL
HESPERALOE PARVIFLORA 'RED'	RED YUCCA	-	5 GAL
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	-	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	-	5 GAL
YUCCA RECURVIFOLIA	WEEPING YUCCA	-	5 GAL



Site Plan Legend

- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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Phase III Expansion

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SCALE: 1" =100'

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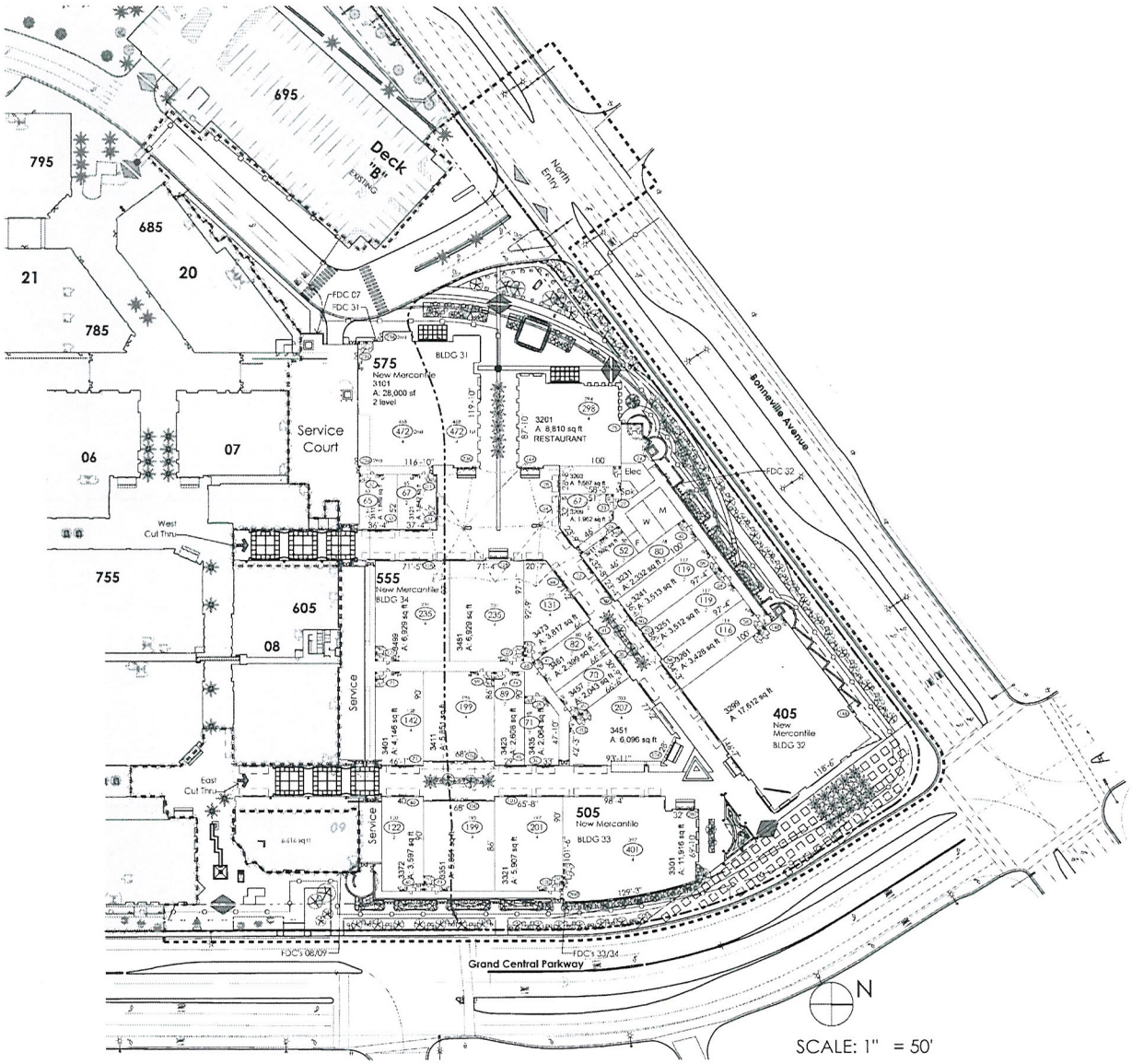
PROJECT NO: 3072.00 SE Hennon
ARCHITECT: JF, HF, MC
DRAWN BY:
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

Landscape Plan
SHEET NO. PD 02

SDR-44929



SCALE: 1" = 50'

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Occupant Load Analysis Summary

	Building GLA	Sq Ft per PERSON	No. of PERSONS
Building 31	31,914	30	1064 persons
Building 32	44,257	30	1475 persons
Building 33	27,272	30	909 persons
Building 34	6,929	30	231 persons
Totals	110,372		3679 persons
Total Required Egress Width			736 inches

Occupant Load Analysis

Building No./Address		Sq Ft per PERSON	No. of PERSONS	Exit Width Req'd	Exit Width Provided
BLDG 31 / 575					
Space 3101a GLA (1st FLR)	14,042	30	468 persons	94	176
Space 3101b GLA (2nd FLR)	14,042	30	468 persons	94	136
Space 3111 GLA	1,889	30	63 persons	13	102
Space 3112 GLA	1,942	30	65 persons	13	102
Total	**31,914**		**1064 persons**	**213**	**516**
BLDG 32 / 405					
Space 3201 GLA	8,810	30	294 persons	59	312
Space 3203 GLA	1,587	30	53 persons	11	102
Space 3207 GLA	1,967	30	65 persons	13	102
Space 3211 GLA	1,529	30	50 persons	10	102
Space 3231 GLA	2,332	30	78 persons	16	102
Space 3241 GLA	3,513	30	117 persons	23	102
Space 3251 GLA	3,512	30	117 persons	23	102
Space 3261 GLA	3,428	30	114 persons	23	102
Space 3299 GLA	17,612	30	587 persons	117	238
Total	**44,257**		**1475 persons**	**295**	**1234**
BLDG 33 / 505					
Space 3301 GLA	11,917	30	397 persons	79	176
Space 3321 GLA	5,907	30	197 persons	39	102
Space 3351 GLA	5,851	30	195 persons	39	102
Space 3379 GLA	3,597	30	120 persons	24	102
Total	**27,272**		**909 persons**	**182**	**476**
BLDG 34 / 555					
Space 3401 GLA	4,146	30	138 persons	28	102
Space 3411 GLA	5,851	30	195 persons	39	170
Space 3425 GLA	2,608	30	87 persons	17	102
Space 3435 GLA	2,064	30	69 persons	14	102
Space 3451 GLA	6,096	30	203 persons	41	170
Space 3457 GLA	2,043	30	68 persons	14	102
Space 3461 GLA	2,399	30	80 persons	16	102
Space 3473 GLA	3,817	30	127 persons	25	102
Space 3481 GLA	6,929	30	231 persons	46	170
Space 3499 GLA	6,929	30	231 persons	46	102
Total	**6,929**		**231 persons**	**46**	**102**
Building Totals	**110,372**		**3679 persons**	**736**	**2322**

Exit and Egress General Notes

1. Maximum Travel Distance to an Exit from the Mall is 200'
2. Maximum Travel Distance within a Tenant Space an Exit from the Space is 200'
3. Occupant load as noted each space includes Tenant Toilet occupants at 2 per toilet
4. Interior Corridors within Building 34 to be 1 hour rated.
5. Construction Type II N be Type 2B not rated.
6. The project is fully sprinklered.
7. Dashed lines indicate Covered, non enclosing roof areas.

Building Plan Legend

- Calculated occupant load at 30 sf per person
- (591) OCCUPANT LOAD of SPACE
- other occupants (Tenant Toilet, occupant of 2 persons each)
- OCCUPANT LOAD of EXIT (front or rear)
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Property to Remain)

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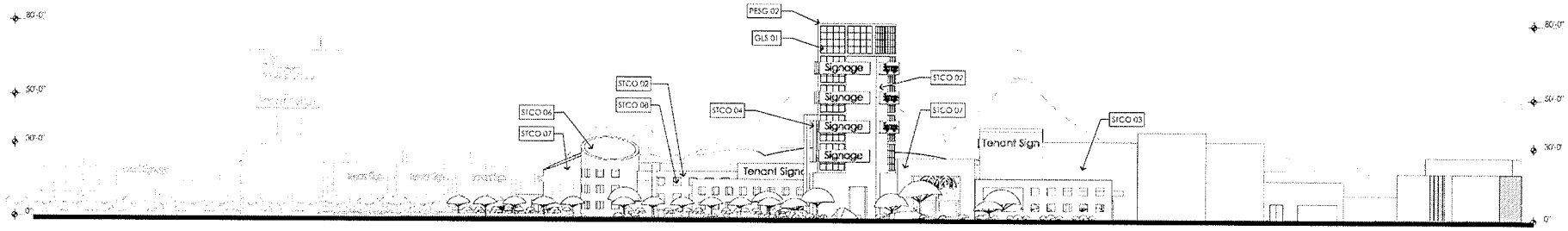
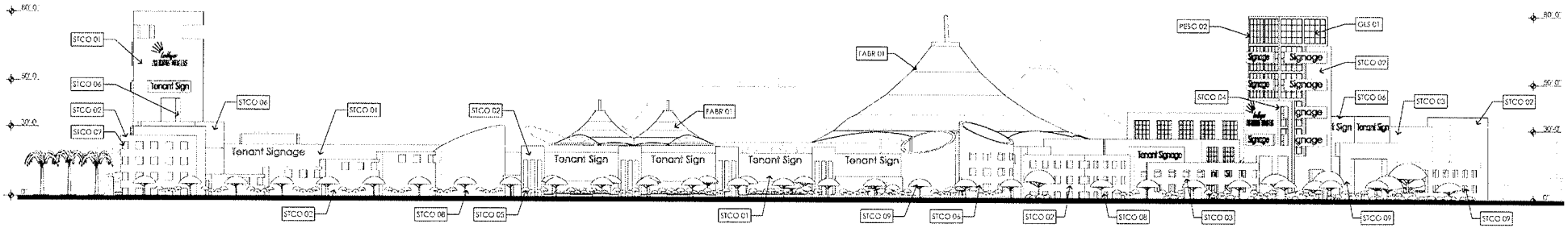
PROJECT NO:	3072.00	Building Plan
ARCHITECT:	SE Hennon	SHEET NO.
DRAWN BY:	JF, HF, MC	
DATE:	22 March 2012	PD 03
ISSUE:	Application Closing	
STATUS:	Planning Submission	

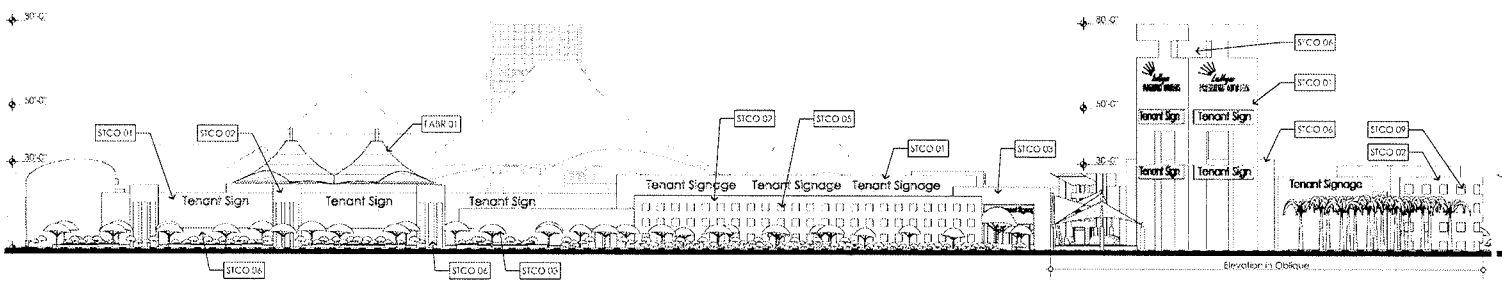
SDR-44929



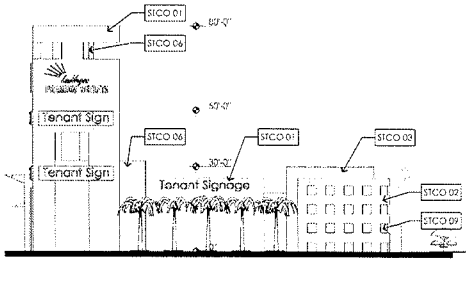
WEST Expansion Elevation at North Entry Drive
SCALE: 1" = 20'



NORTH Expansion Elevation at Bonneville Avenue
SCALE: 1" = 20'



EAST Expansion Elevation at Grand Central Parkway
SCALE: 1" = 20'



EAST Grand Central Corner Elevation
SCALE: 1" = 20'

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Exterior Elevations
SHEET NO.
PD 04

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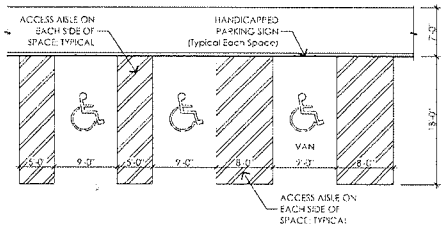
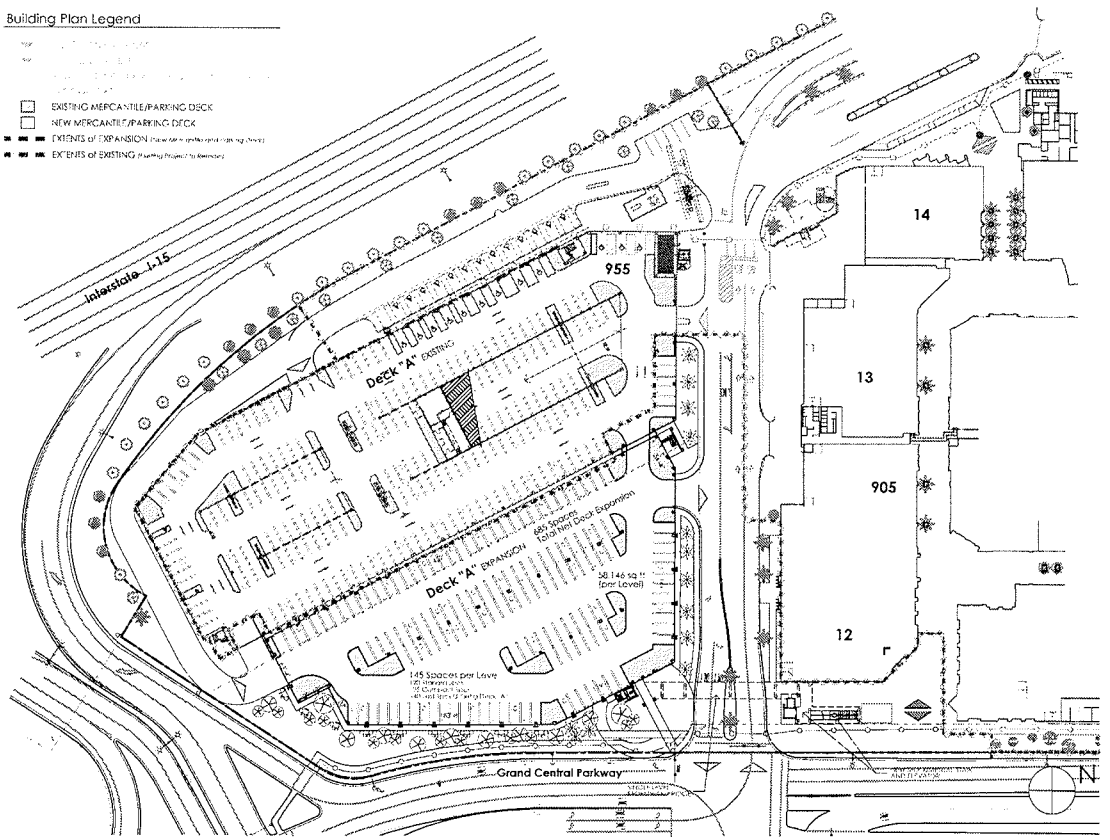
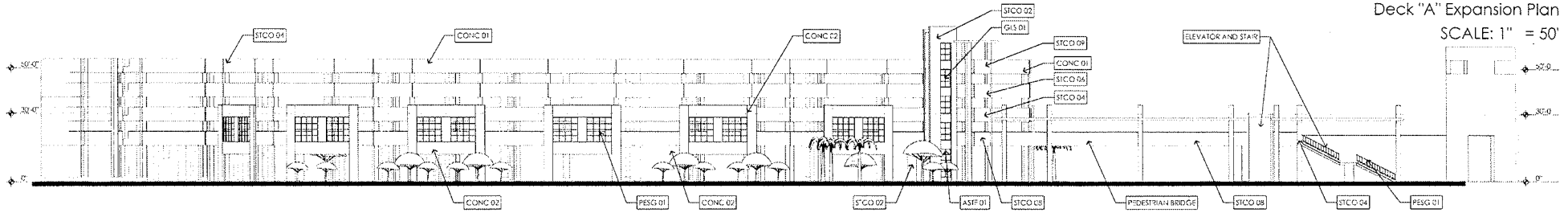


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



Deck "A" Expansion Plan
SCALE: 1" = 50'



EAST Deck Elevation at Grand Central Parkway
SCALE: 1" = 20'

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Building Area and Parking Phase I & II *(existing)*

Existing Building Area Summary		
Existing GBA	586,670	
Total Common Area	47,996	8.18%
Existing GLA	538,674	
GLA/GBA Ratio		91.82%

Existing Building Area for Demolition at Phase III		
Lost GBA	8,385	
Lost Common Area	0	0.00%
Lost GLA	8,385	
Remaining GBA	578,285	
Remaining Common Area	47,996	8.30%
Remaining GLA	530,289	
GLA/GBA Ratio		91.70%

Existing Parking Summary	(based on GBA/GLA remaining)	
Parking Required	1,157	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,048	spaces
GBA Ratio	3.54	spcs/1000 sf
GLA Ratio	**3.86**	spcs/1000 sf

Building Area and Parking Phase III

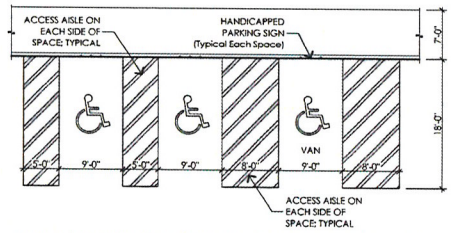
Phase II Building Area Summary		
by BLDG No.		BLDG address
BLDG 31		575
Gross Building Area GBA	32,476.00	
Common Areas	561.62	1.73%
Projected GLA	31,914.38	98.27%
BLDG 32		405
Gross Building Area GBA	50,015.00	
Common Areas	5,757.87	11.51%
Projected GLA	44,257.13	88.49%
BLDG 33		505
Gross Building Area GBA	29,051.00	
Common Areas	1,780.23	6.13%
Projected GLA	27,270.77	93.87%
BLDG 34		555
Gross Building Area GBA	47,715.00	
Common Areas	4,803.79	10.13%
Projected GLA	42,881.21	89.87%
Totals		Phase III
GBA	159,257.00	
Total Common Area	12,933.51	8.12%
Projected GLA	146,323.49	
GLA/GBA Ratio		91.88%

Phase III Parking Summary		
Parking Required	319	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided (Deck "A" Expansion)	685	spaces
Existing Surface Parking Lost (just "D")	172	spaces
Net Phase III Parking Provided	513	spaces
GBA ratio	3.22	spcs/1000 sf
GLA Ratio	**3.51**	spcs/1000 sf

Total Area Data Phase I/II & III

Building Area Summary		
GBA	737,542	
Common Area	60,930	8.26%
GLA	676,612	
GLA/GBA Ratio		91.74%

Parking Summary		
Parking Required	1,475	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,561	spaces
GBA ratio	3.47	spcs/1000 sf
GLA Ratio	**3.79**	spcs/1000 sf



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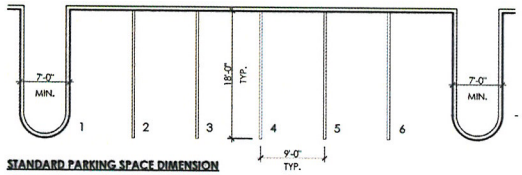
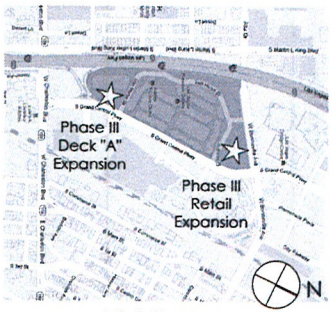


STANDARD PARKING SPACE DIMENSION

Parking Spaces Summary		
Standard Spaces (Surface)	8	
Standard Spaces (Parking Decks)	2,104	
Compact Spaces (Parking Decks)	401	19.06%
Handicapped Spaces	48	36 required
Van Accessible Spaces (included in HCPD spc count)	7	4 required
Total Spaces	2,561	



Vicinity Map

FLOOR AREA RATIO	
Retail	754,312
Phase I Existing GBA	477,300
Phase I Lost GBA	8,385
Phase II Existing GBA	129,370
Phase III Proposed GBA	159,257
Parking Decks	
Existing Deck "A" GBA	440,136
Existing Deck "B" GBA	181,488
Expansion Deck "A" GBA	290,730
Totals	
GBA	1,466,646
Property Areas	
Original Property Area Acreage	34.53
Additional Property Acreage	4.55
TOTAL Property Area Sq.Ft.	1,702,340.80
Floor to Area Ratio	0.98

Site Plan Legend

- PEDESTRIAN ENTRY/EXIT
- VEHICLE ENTRY/EXIT
- ADA ACCESSIBLE PATH (Handicapped Parking to Public Entries)
- PARKWAY PATH
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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Phase III Expansion

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SCALE: 1" =100'

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Site Plan
SHEET NO. PD 01

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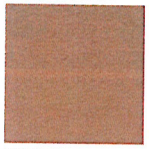
EXTERIOR COLORS AND MATERIALS

OVERALL MALL EXPANSION PERIMETER

STUCCO



STCO 01
CORSICAN TREASURE



STCO 02
AUTUMN BLUSH

STCO 03
INDIAN CORN



STCO 04
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)



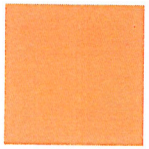
STCO 05
DOLPHIN DEN
(PREVIOUSLY FRISCO BAY)



STCO 06
GOLD SUNSET



STCO 07
CRIMSON RED



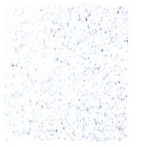
STCO 08
DEL SOL



STCO 09
FLAMBOYANT



STCO 10
PHANTOM BLUE



STUCCO (STCO) TEXTURE

PAINT



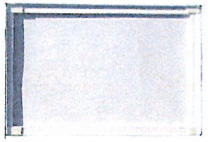
PESG 02
PHANTOM BLUE

STOREFRONT



ASTF 01
CLEAR ANODIZED ALUMINUM STOREFRONT

GLASS



GLS 01
STOREFRONT GLASS (CLEAR)

TENSILE STRUCTURE



FABR 01
TENSILE STRUCTURE

CAST STONE



CST 01
CAST STONE - TERRACOTTA

DECK A EXPANSION

CONCRETE



CONC 01
NATURAL FINISH

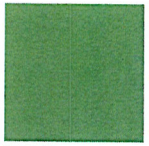


CONC 02
MATCH STCO 02 - AUTUMN BLUSH

STUCCO



STCO 02
AUTUMN BLUSH



STCO 04
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)

PAINT



PESG 01
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)

PREMIUM OUTLETS®
SIMON®

Hennon Group
ARCHITECTS
a Professional Association

Phase III Expansion
Las Vegas
PREMIUM OUTLETS®

PROJECT NO:	3072.00
ARCHITECT:	SE Hennon
DRAWN BY:	JF, HF, MC
DATE:	22 March 2012
ISSUE:	Application Closing
STATUS:	Planning Submission

Materials
SHEET NO.
PD 06

RECEIVED
MAR 22 2012
SDR-44929

SDR 44929
Simon/Chelsea Las Vegas Development, LLC

SWC Bonneville Ave. & Grand Central Pkwy.

Proposed 159.257 thousand square foot addition to an existing outlet mall.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FACTORY OUTLET CENTER [1000 SF]	578.285	26.59	15,377
AM Peak Hour			0.67	387
PM Peak Hour			2.29	1,324

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FACTORY OUTLET CENTER [1000 SF]	159.257	26.59	4,235
AM Peak Hour			0.67	107
PM Peak Hour			2.29	365

Total After Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	737.542	11.01	19,611
AM Peak Hour			1.55	494
PM Peak Hour			1.49	1,689

Existing traffic on all nearby streets:

Bonneville Avenue	
Average Daily Traffic (ADT)	13,488
PM Peak Hour (heaviest 60 minutes)	1079

Grand Central Parkway	
Average Daily Traffic (ADT)	7,938
PM Peak Hour (heaviest 60 minutes)	635

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonneville Avenue	34,500
Grand Central Parkway	34,500

This addition is expected to add 4,235 additional trips per day on Bonneville Ave. and Grand Central Pkwy. Currently, Bonneville is at about 39 percent of capacity and Grand Central is at about 23 percent of capacity. With this project, Bonneville is expected to be at about 96 percent of capacity and Grand Central at about 80 percent of capacity.

Based on Peak Hour use, this conversion will add about 365 trips to the traffic in the area in the peak hour, or about eight every minute.

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



S VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

March 20, 2006

Mr. Mark Silvestri
Simon Chelsea Las Vegas Development, LLC
% CPG Partners, LP
105 Eisenhower Parkway
Roseland, New Jersey 97068

RE: SDR-10131 -- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2006
RELATED TO VAR-10409, SUP-10134 AND MSP-10136

Dear Mr. Silvestri:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Site Development Plan Review FOR A FIVE-STORY PARKING GARAGE WITH 500 PARKING SPACES, A FOUR-STORY PARKING GARAGE WITH 1,115 PARKING SPACES, AND FOUR ONE-STORY RETAIL BUILDINGS WITH 109,370 SQUARE FEET OF COMMERCIAL FLOOR SPACE ADDED TO AN EXISTING COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

2. All development shall be in conformance with the site plan and building elevations, date stamped 12/21/05, except as amended by conditions herein.

3. The development shall address the concerns of the Regional Transportation Commission and the site plan shall be revised accordingly prior to the issuance of a building permit.

4. The developrnent shall incorporate those conditions of approval stipulated by the Parkway Center - Architecture Review Committee (PC-ARC)

5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

RECEIVED
MAR

SDR-44929

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.

12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. 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.

14. All City code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Nevada Department of Transportation (NDOT) to determine additional right-of-way requirements for the future Bonneville/Alta bridge structure, if any. Provide written proof that NDOT is satisfied prior to or concurrent with submittal of construction drawings for this site.

16. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting public streets.

17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings beyond the initial parking structure (shown as "Deck A"). Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-100-97 and all other subsequent site-related actions.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jon Leleu
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

SDR-44929



November 29, 2001

R. D. Uhrich
Union Pacific Railroad Company on behalf of
Chelsea Property Group, Inc.
1800 Farnam Street
Omaha, Nebraska 68102

RE: Z-0100-97(6) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Related to Z-0100-97(5)

Dear Applicant:

The City Council at a regular meeting held November 7, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 478,028 SQUARE FOOT RETAIL MALL on 39.20 acres on the southwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-710-001), PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2001. This approval is subject to:

Planning and Development

1. Existing off-premise advertising structures (billboards) shall be removed or enhanced within six (6) months of the final Certificate of Occupancy for the retail project, and if the use is to continue shall be replaced or enhanced by structures aesthetically compatible with the development, subject to the approval of Planning and Development Department staff.

2. Final elevation drawings shall be provided to staff by September 12, 2001 so that staff has adequate time to report on the elevations at the September 19, 2001 City Council meeting. If the final elevation drawings are not provided by that date, then the drawings must be reviewed by the Planning Commission prior to consideration by the City Council.

3. The City Council shall approve the Major Modification [Z-0100-97(5)] to the PD (Planned Development) Zoning District.

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

5. All development shall be in conformance with the revised site plan and building elevations submitted October 31 2001, except as amended by conditions herein.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

SDR-44929

6. The site plan shall be revised to include seating areas and appropriate landscaping, including at a minimum the three areas adjacent to the northeast, east, and southeast pedestrian entrances into the mall.

7. All development shall conform to the landscape plan submitted September 11, 2001. The landscape planter along Interstate 15 shall include 36-inch box trees planted a maximum of 25 feet on-center.

8. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect landscaped earth and rock berms of a minimum three (3) feet in height within provided planters along all public street parking lot frontages. The landscape plan revisions shall be subject to the approval of the Planning and Development Department prior to the issuance of any building permits for the site.

9. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect compliance with all of the adopted Landscape Architecture Design Criteria of the Parkway Center Lot 1 Master Plan as modified by the approved Major Modification Z-0100-97(5). Landscape areas within the parking lots shall be in conformance with the revised plans dated October 31, 2001.

10. The applicant shall install a major trail as depicted on the revised plans dated October 31, 2001.

11. The elevations of the building shall depict service court design incorporating an effective solid screen integrated into the facade structural design, along the perimeter of the service court areas except for maximum 40-foot-wide openings. Screen walls shall provide complete visual screening of any freight trucks providing regular service to the mall tenants.

12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

13. If not covered by the Parkway Center Lot 1 Development Standards, the Site Plan, Landscape, and Architectural design shall conform to the Downtown Centennial Plan.

14. All mechanical equipment, air conditioners and trash enclosures shall be screened in views from the abutting streets in a manner approved by the Planning and Development staff per plans submitted October 31, 2001.

15. Parking lot lighting shall be in conformance with the plans dated September 11, 2001. Lighting standards shall be no more than 34 feet in height.

16. A Master Sign Plan shall be submitted for approval of Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.

17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

18. 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.

19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. 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.

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Coordinate with the Traffic Engineering Division and Nevada Department of Transportation for information regarding the future I-15 access ramps planned for Bonneville Avenue adjacent to this site. Site development shall be designed to accommodate the future acquisition of any such right-of-way.

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of

on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or recordation of a Final Map whichever may occur first, if allowed by the Planning Engineer.

24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-100-97 and all other subsequent site-related actions.

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Mark Silvestri
Chelsea Property Group, Inc.
103 Eisenhower Parkway
Roseland, New Jersey 07068

Mr. Mark Fiorentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89109

SDR-44929

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44929** APN: 139-33-710-003 and 004

Name of Property Owner: FDG - Grand Central, LLC

Name of Applicant: Simon Chelsea Las Vegas Development, LLC

Name of Representative: Jennifer Lazovich - 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?

X 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: Mayor Carolyn Goodman

Partner(s): Mark L. Fine _____

APN: 162-04-112-010

Signature of Property Owner: _____

Print Name: Mark L. Fine

Subscribed and sworn before me

This 6 day of March, 2012

Flor Schechtel, NV, Clark County.

Notary Public in and for said County and State

FLOR SCHECHTEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-13-15
Certificate No: 11-5366-1

Revised 11-14-06

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1098406.1

Simon

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44929** APN: 139-33-710-003 and 004

Name of Property Owner: Simon Chelsea Las Vegas Development, LLC

Name of Applicant: Simon Chelsea Las Vegas Development, LLC

Name of Representative: Jennifer Lazovich - 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: _____

Print Name: John R. Klein, President

Subscribed and sworn before me

This 7th day of March, 2012

Patricia Ardino

Notary Public in and for said County and State

Patricia Ardino
Notary Public, State of New Jersey
My Commission Expires October 24, 2012

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's 2-100-97(6) and SDR-10131

Project Address (Location) Bonneville and Grand Central Parkway

Project Name Las Vegas Premium Outlets **Proposed Use** Mall Expansion

Assessor's Parcel #(s) 139-33-710-003 and 004 **Ward #** 5

General Plan: existing PD proposed n/a **Zoning:** existing PD proposed n/a

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

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

Additional Information _____

PROPERTY OWNER FDG-Grand Central, LLC **Contact** Mark Fine

Address 3883 Howard Hughes Parkway **Phone:** (702) 733-5900 **Fax:** (702) 733-5900

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

E-mail Address n/a

APPLICANT Simon Chelsea Las Vegas Development, LLC **Contact** Danielle DeVita

Address PO Box 6120 **Phone:** (973) 403-6810 **Fax:** (973) 364-2503

City Indianapolis **State** IN **Zip** 46206

E-mail Address ddevita@simon.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas Premium Outlets **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.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 Mark L. Fine

Subscribed and sworn before me

This 6 day of March, 20 12.

Flor Schechtel - NV. Clark County.

Notary Public in and for said County and State

FLOR SCHECHTEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-13-15
Certificate No: 11-5386-1

FOR DEPARTMENT USE ONLY

Case #	SDR-44929
Meeting Date:	5/8/12
Total Fee:	1030.00
Date Received:*	3/22/12
Received By:	MR

*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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Revised 10/27/08

1093399.1

Simon

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to previously approved SDR's Z-100-97(6) and SDR-10131

Project Address (Location) Bonneville & Grand Central Pkwy

Project Name Las Vegas Premium Outlets **Proposed Use** Mall Expansion

Assessor's Parcel #(s) 139-33-710-003 and 004 **Ward #** 5

General Plan: existing PD proposed n/a **Zoning:** existing PD proposed n/a

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

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

Additional Information _____

PROPERTY OWNER Simon Chelsea Las Vegas Development, LLC **Contact** Danielle DeVita

Address PO Box 6120 **Phone:** (973) 403-6810 **Fax:** (973) 364-2503

City Indianapolis **State** IN **Zip** 46206

E-mail Address ddevita@simon.com

APPLICANT Simon Chelsea Las Vegas Development, LLC **Contact** Danielle DeVita

Address PO Box 6120 **Phone:** (973) 403-6810 **Fax:** (973) 364-2503

City Indianapolis **State** IN **Zip** 46206

E-mail Address ddevita@simon.com

REPRESENTATIVE Kaempfer Crowell **Contact** Jennifer Lazovich

Address 8345 West Sunset Road, Suite 250 **Phone:** 792-7000 **Fax:** 796-7181

City Las Vegas Premium Outlets **State** NV **Zip** 89113

E-mail Address jjl@kcnvlaw.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 John R. Klein, President

Subscribed and sworn before me

This 7th day of March, 20 12.

Patricia Ardino

Notary Public in and for said County and State of New Jersey

Patricia Ardino
Notary Public, State of New Jersey
My Commission Expires October 24, 2012

FOR DEPARTMENT USE ONLY

Case #	SDR-44929
Meeting Date:	5/9/2012
Total Fee:	1030 00
Date Received:*	3/22/2012
Received By:	MH

*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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Revised 10/27/08

1093413.1

Simon

Building Area and Parking Phase I & II (existing)

Existing Building Area Summary		
Existing GBA	586,670	
Total Common Area	47,996	8.18%
Existing GLA	538,674	
GLA/GBA Ratio		91.82%

Existing Building Area for Demolition at Phase III		
Lost GBA	8,385	
Lost Common Area	0	0.00%
Lost GLA	8,385	
Remaining GBA	578,285	
Remaining Common Area	47,996	8.30%
Remaining GLA	530,289	
GLA/GBA Ratio		91.70%

Existing Parking Summary	based on GBA/GLA numbers	
Parking Required	1,157	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,048	spaces
GLA ratio	3.54	spcs/1000 sf
GLA Ratio	3.86	spcs/1000 sf

Building Area and Parking Phase III

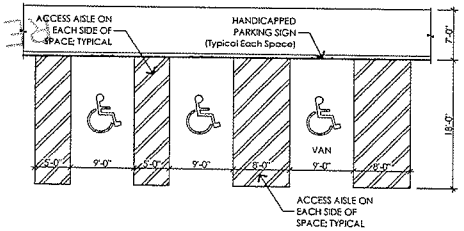
Phase II Building Area Summary		
By BLDG No.		BLDG address
BLDG 31		575
Gross Building Area GBA	32,476.00	
Common Areas	561.62	1.73%
Projected GLA	31,914.38	98.27%
BLDG 32		405
Gross Building Area GBA	50,015.00	
Common Areas	5,757.87	11.51%
Projected GLA	44,257.13	88.49%
BLDG 33		505
Gross Building Area GBA	29,051.00	
Common Areas	1,780.93	6.13%
Projected GLA	27,270.77	93.87%
BLDG 34		555
Gross Building Area GBA	47,715.60	
Common Areas	4,833.79	10.13%
Projected GLA	42,881.21	89.87%
Totals		Phase III
GBA	159,257.00	
Total Common Area	12,933.51	8.12%
Projected GLA	146,323.49	
GLA/GBA Ratio		91.88%

Phase III Parking Summary		
Parking Required	319	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided (Deck "A" 1st amount)	695	spaces
Existing Surface Parking Lost (est'd)	172	spaces
Net Phase III Parking Provided	523	spaces
GBA ratio	3.22	spcs/1000 sf
GLA Ratio	3.61	spcs/1000 sf

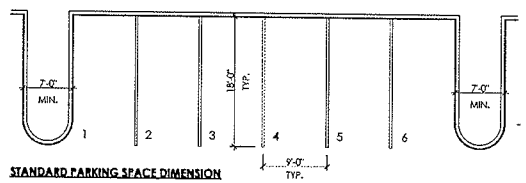
Total Area Data Phase I/II & III

Building Area Summary		
GBA	737,547	
Common Area	60,930	8.26%
GLA	676,612	
GLA/GBA Ratio		91.74%

Parking Summary		
Parking Required	1,476	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,561	spaces
GBA ratio	3.47	spcs/1000 sf
GLA Ratio	3.79	spcs/1000 sf

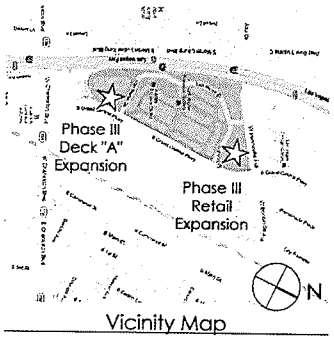


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



STANDARD PARKING SPACE DIMENSION

Parking Spaces Summary		
Standard Spaces (Surface)	8	
Standard Spaces (Parking Decks)	2,104	
Compact Spaces (Parking Decks)	401	19.06%
Handicapped Spaces	48	36 required
Van Accessible Spaces (Included in HCPD stall count)	7	4 required
Total Spaces	2,561	



Vicinity Map

FLOOR AREA RATIO	
Retail	754,312
Phase I Existing GBA	477,300
Phase II nd GBA	# 345
Phase 2 Existing GBA	109,370
Phase III Proposed GBA	159,257
Parking Decks	
Existing Deck "A" GBA	410,136
Existing Deck "B" GBA	181,484
Expansion Deck "A" GBA	220,230
Totals	
GBA	1,666,660
Property Areas	
Original Property Area Acreage	34.33
Additional Property Acreage	4.55
TOTAL Property Area Sq.Ft.	1,702,940.80
Floor to Area Ratio	0.98

Site Plan Legend

- PEDESTRIAN ENTRY/EXIT
- VEHICLE ENTRY/EXIT
- ADA ACCESSIBLE PATH (Handicapped Parking to Public Entries)
- PARKWAY PATH
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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Phase III Expansion

SCALE: 1" =100'

PROJECT NO: 3072.00 Site Plan
ARCHITECT: SE Hennon SHEET NO.
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

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PD 01

SDR-44929

PLANT SCHEDULE

TREES

EXISTING to REMAIN

SYM	TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY REMAINING	QUANTITY TOTAL	SIZE

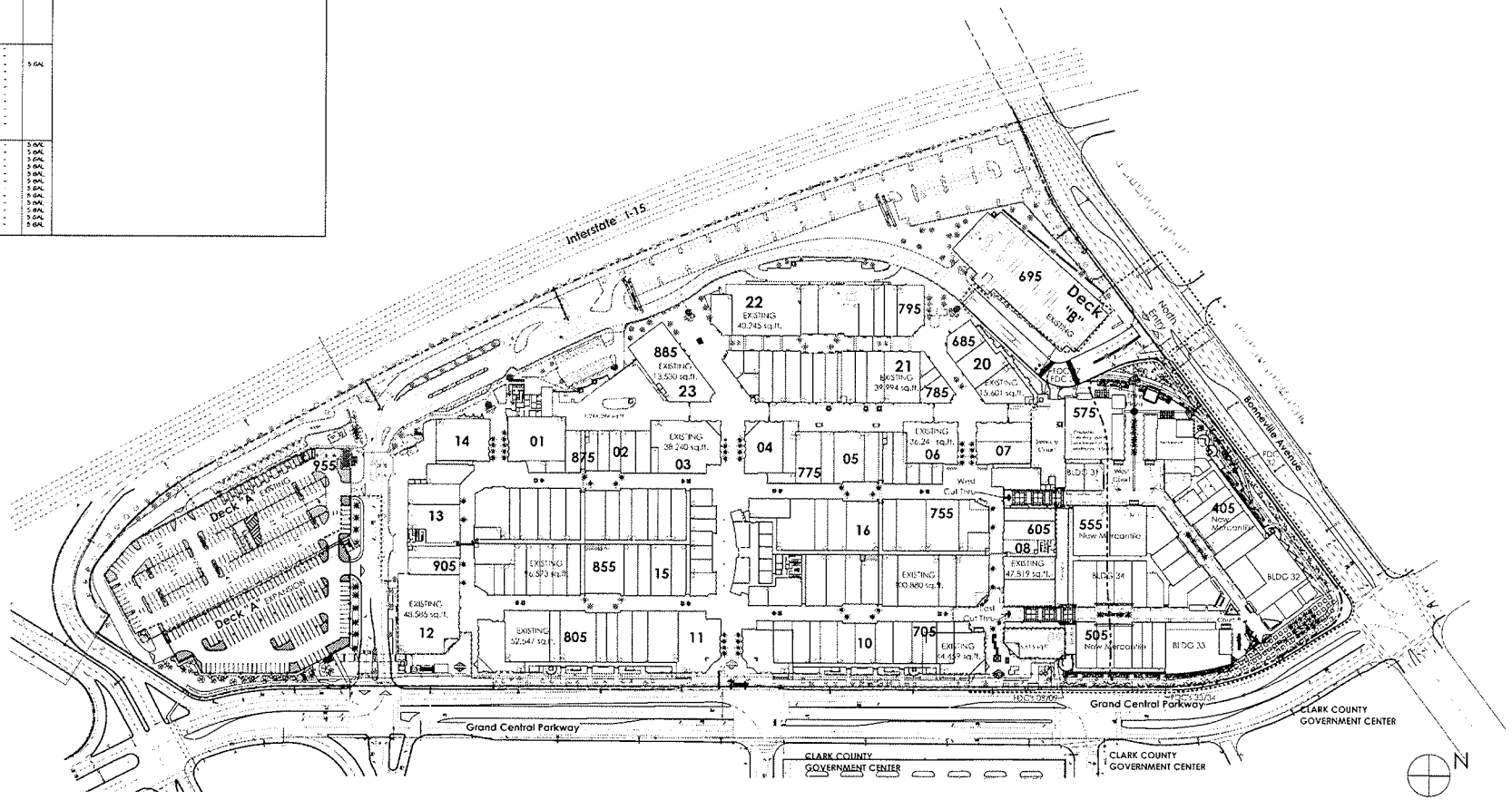
NEW

SYM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS

NOTES

SHRUBS / GROUNDCOVERS / ACCENTS

BOTANICAL NAME	COMMON NAME		SIZE
SHRUBS			
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	-	5 GAL
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER	-	5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	-	5 GAL
MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE	-	
RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	-	
RHAPHIOLEPIS INDICA 'JADE EVANS'	JADE EVANS INDIAN HAWTHORN	-	
SERRA ICACOIDA GLOCOTTILLA 'ESTISAGE'	ESTISAGE SAGOLA	-	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	-	
GROUNDCOVERS			
ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	-	
BAUCHARIS HYBRID 'STARS' THOMPSON'	STARS THOMPSON BAUCHARIS	-	
LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	-	5 GAL
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	-	
LIRIOPE SPICATA	LILY TURF	-	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	-	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	-	
TECOMA CAMPSIDERS	BIGNONIDER	-	
TECOMA CAMPSIDERS 'PROSTRATUM'	PROSTRATE BIGNONIDER	-	
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	-	
ACCENTS			
AGAVE BRACTEOSA	SMOOTH SPINELESS AGAVE	-	5 GAL
DALEYA NELTRIPHAEA	DESERT MARIGOLD	-	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	-	5 GAL
CARYOSACTINA MEXICANA	DAHLIANTA	-	5 GAL
DASYLIRION LONGISSIMUM	SOTOL	-	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	-	5 GAL
DIETES BICOLOR	EVERBLOOMS IRIS	-	5 GAL
HESPERALOE HYBRID 'SO SWEET'	FRAGRANT DAY LILY	-	5 GAL
HESPERALOE PARVIFLORA 'RED'	RED YUCCA	-	5 GAL
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	-	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK GRASS	-	5 GAL
YUCCA RECURVIFOLIA	WEEPING YUCCA	-	5 GAL



Site Plan Legend

- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION
- EXTENTS of EXISTING

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SCALE: 1" =100'

PROJECT NO: 3072.00 Landscape Plan
ARCHITECT: SE Hennon
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission
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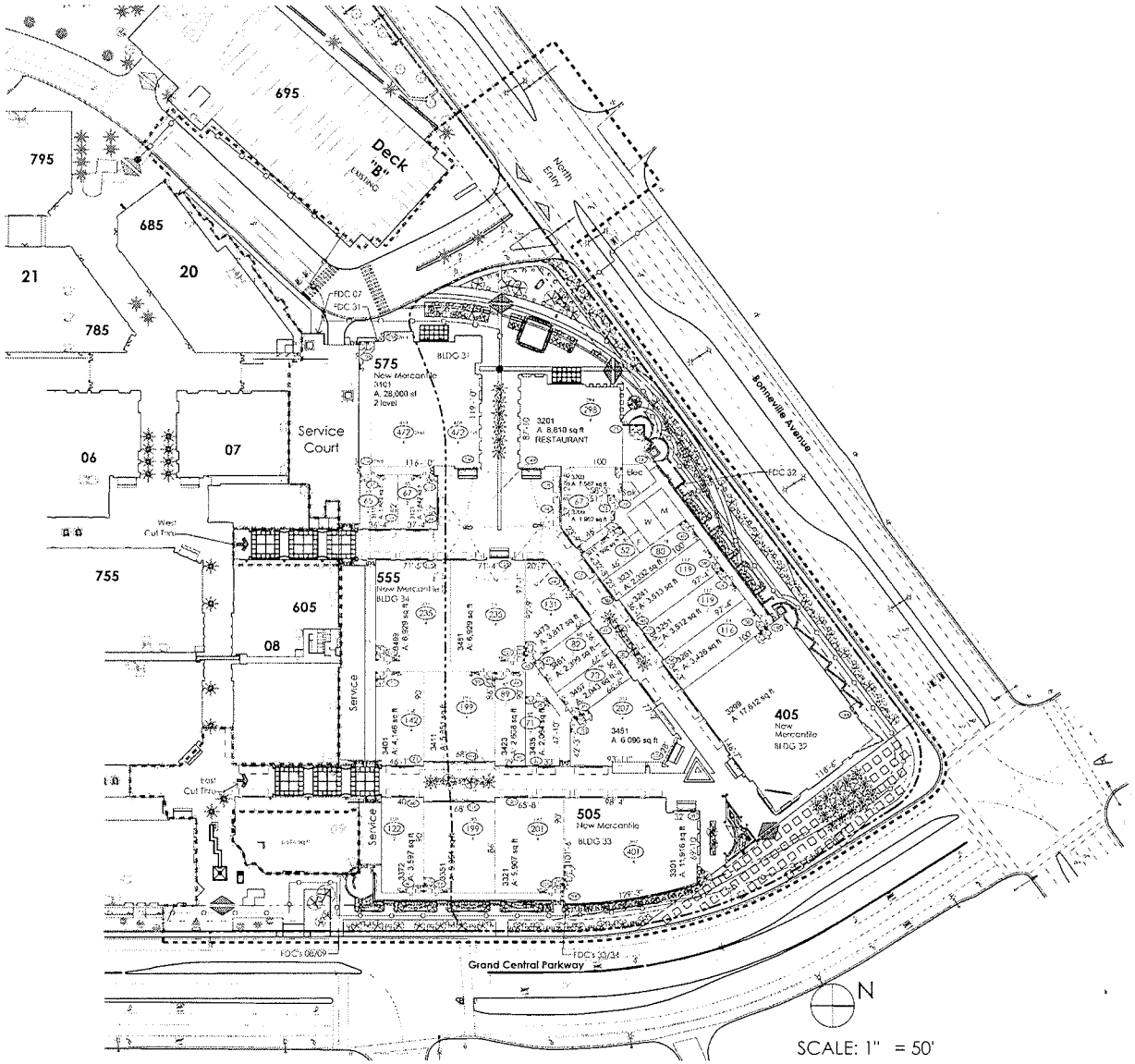

SCALE: 1" = 50'

Occupant Load Analysis Summary

	Building GLA	Sq Ft per PERSON	No. of PERSONS
Building 31	31,914	30	1064 persons
Building 32	44,257	30	1475 persons
Building 33	27,272	30	909 persons
Building 34	6,929	30	231 persons
Totals	110,372		3679 persons
Total Required Egress Width			736 inches

Occupant Load Analysis

Building No./Address		Sq Ft per PERSON	No. of PERSONS	Exit Width Req'd	Exit Width Provided
BLDG 31 / 575					
Space 3101B GLA (future)	14,042	30	468 persons	94	120
Space 3101B GLA (future)	14,042	30	468 persons	94	136
Space 3111 GLA	1,889	30	63 persons	13	100
Space 3112 GLA	1,942	30	65 persons	13	100
Total	31,914		1064 persons	213	510
BLDG 32 / 405					
Space 3201 GLA	8,810	30	294 persons	59	312
Space 3203 GLA	1,587	30	53 persons	11	100
Space 3209 GLA	1,922	30	65 persons	13	100
Space 3211 GLA	1,522	30	50 persons	10	100
Space 3231 GLA	2,332	30	78 persons	16	100
Space 3241 GLA	3,513	30	117 persons	23	100
Space 3251 GLA	3,512	30	17 persons	23	100
Space 3261 GLA	3,428	30	114 persons	23	100
Space 3299 GLA	17,612	30	587 persons	117	208
Total	44,257		1475 persons	295	1234
BLDG 33 / 505					
Space 3301 GLA	11,917	30	397 persons	79	120
Space 3321 GLA	5,907	30	197 persons	39	100
Space 3351 GLA	5,851	30	195 persons	39	100
Space 3372 GLA	3,597	30	120 persons	24	100
Total	27,272		909 persons	182	476
BLDG 34 / 555					
Space 3401 GLA	4,146	30	138 persons	28	102
Space 3411 GLA	5,851	30	195 persons	39	120
Space 3423 GLA	2,608	30	87 persons	17	100
Space 3435 GLA	2,064	30	69 persons	14	100
Space 3451 GLA	6,096	30	203 persons	41	120
Space 3457 GLA	2,043	30	68 persons	14	100
Space 3461 GLA	2,399	30	80 persons	16	100
Space 3473 GLA	3,317	30	127 persons	26	100
Space 3481 GLA	6,929	30	231 persons	46	120
Space 3499 GLA	6,929	30	231 persons	46	102
Total	6,929		231 persons	46	102
Building Totals	110,372		3679 persons	736	2322

Exit and Egress General Notes

1. Maximum travel distance to an Exit from the Mall is 200'
2. Maximum travel distance within a Tenant Space on Exit from the Space is 200
3. Occupant load as noted each space includes Tenant Toilet occupants at 2 per toilet
4. Interior Corridors within Building 34 to be 1 hour rated
5. Construction type 1 to be type 2b non rated.
6. The project is fully sprinklered
7. Dashed lines indicate Covered non-accessing rental areas.

Building Plan Legend

- OCCUPANT LOAD of SPACE
- OCCUPANT LOAD of EXIT
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION
- EXTENTS of EXISTING

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PROJECT NO:	3072.00	Building Plan
ARCHITECT:	SE Hennon	SHEET NO.
DRAWN BY:	JF, HF, MC	
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ISSUE:	Application Closing	
STATUS:	Planning Submission	

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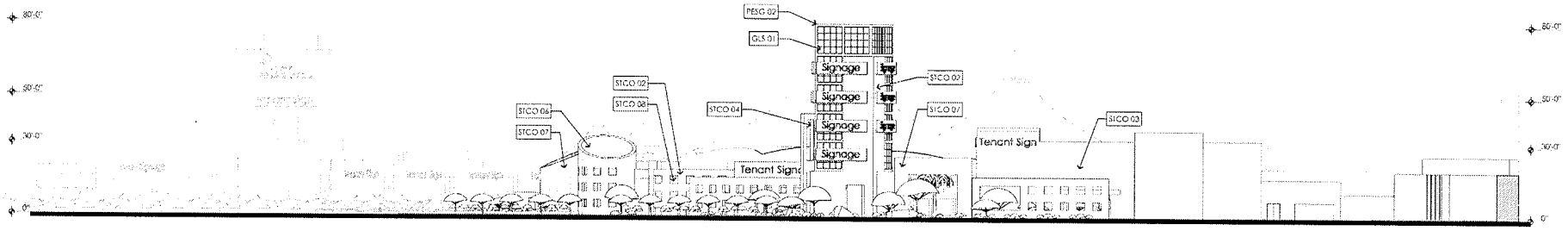
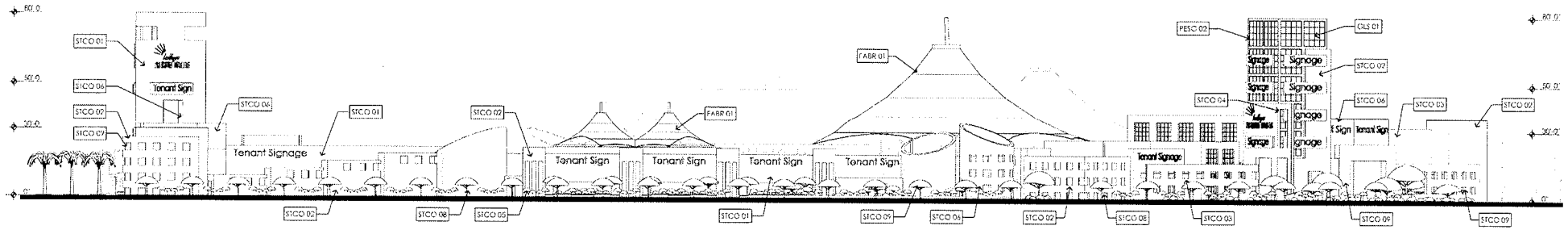
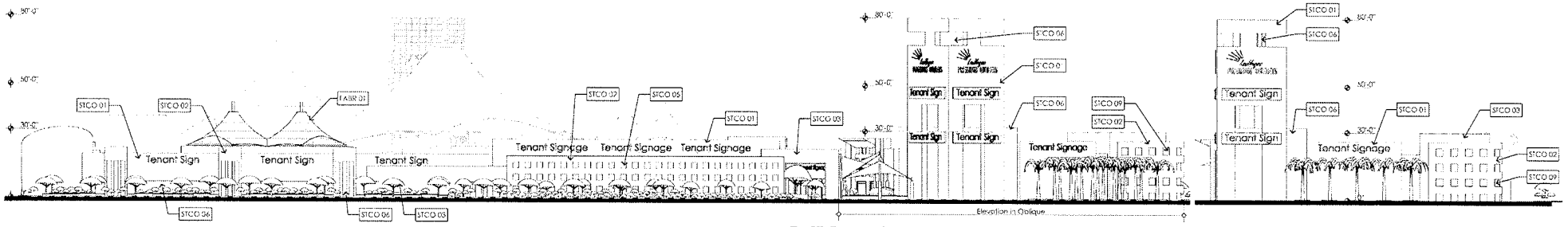


WEST Expansion Elevation at North Entry Drive
SCALE: 1" = 20'



NORTH Expansion Elevation at Bonneville Avenue
SCALE: 1" = 20'



EAST Expansion Elevation at Grand Central Parkway
SCALE: 1" = 20'

EAST Grand Central Corner Elevation
SCALE: 1" = 20'

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Exterior Elevations
SHEET NO.
PD 04

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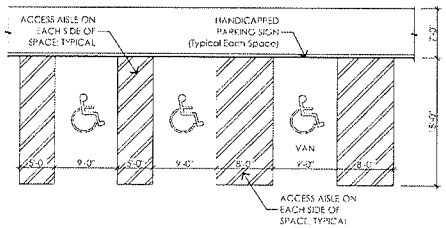
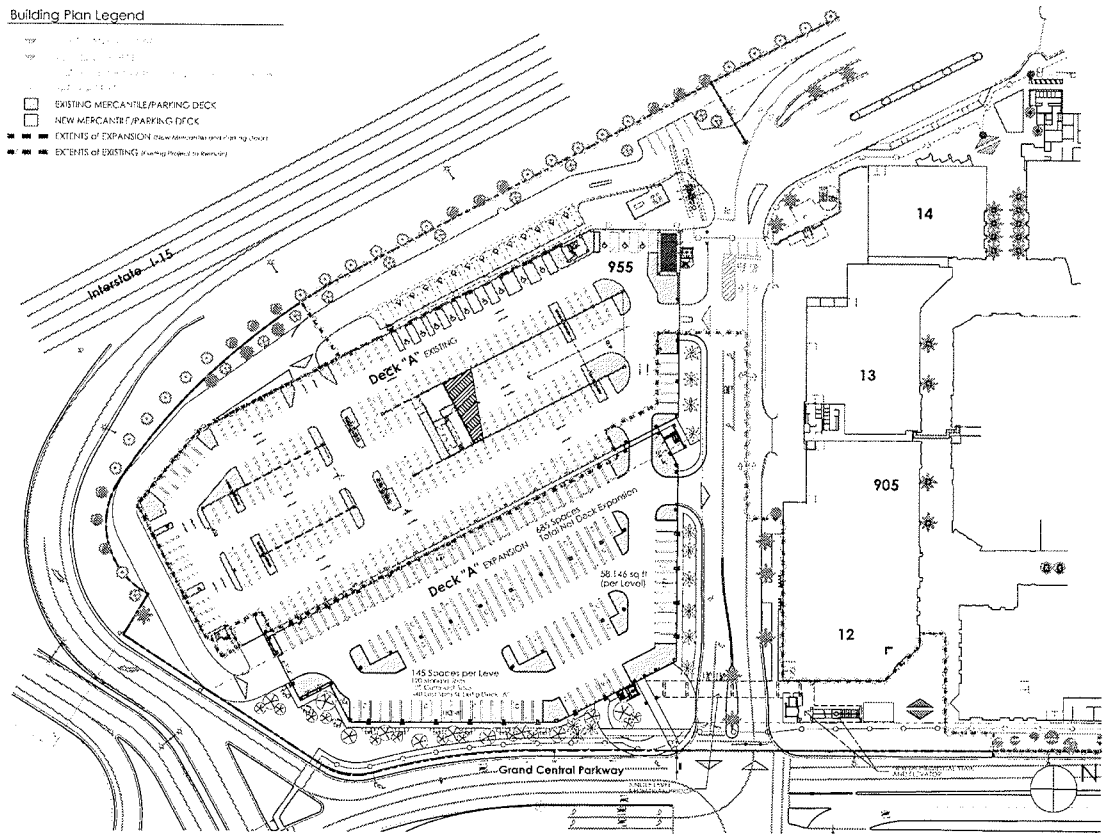
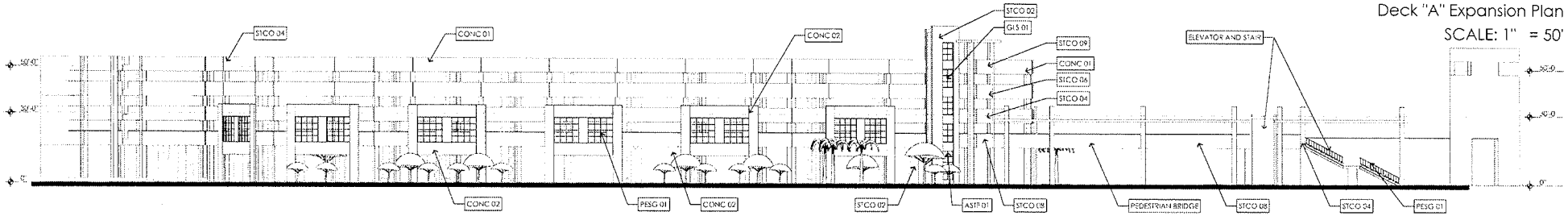


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



Deck "A" Expansion Plan
SCALE: 1" = 50'



EAST Deck Elevation at Grand Central Parkway
SCALE: 1" = 20'

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Deck "A" Expansion
SHEET NO.
PD 05

SDR-44929

PLANT SCHEDULE

TREES

EXISTING to REMAIN

SYM	QTY	BOTANICAL NAME	COMMON NAME	QUANTITY REMAIN	QUANTITY TOTAL	REMARKS
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	58	9	
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	6	1	
		PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	47	30	
		ULMUS PARVIFOLIA 'MULTI-TRUNK'	MULTI-TRUNK ELM	2	14	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	34	0	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12	26	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	23	28	
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6	11	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	107	14	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	23	24	
			TOTALS	329	167	

NEW

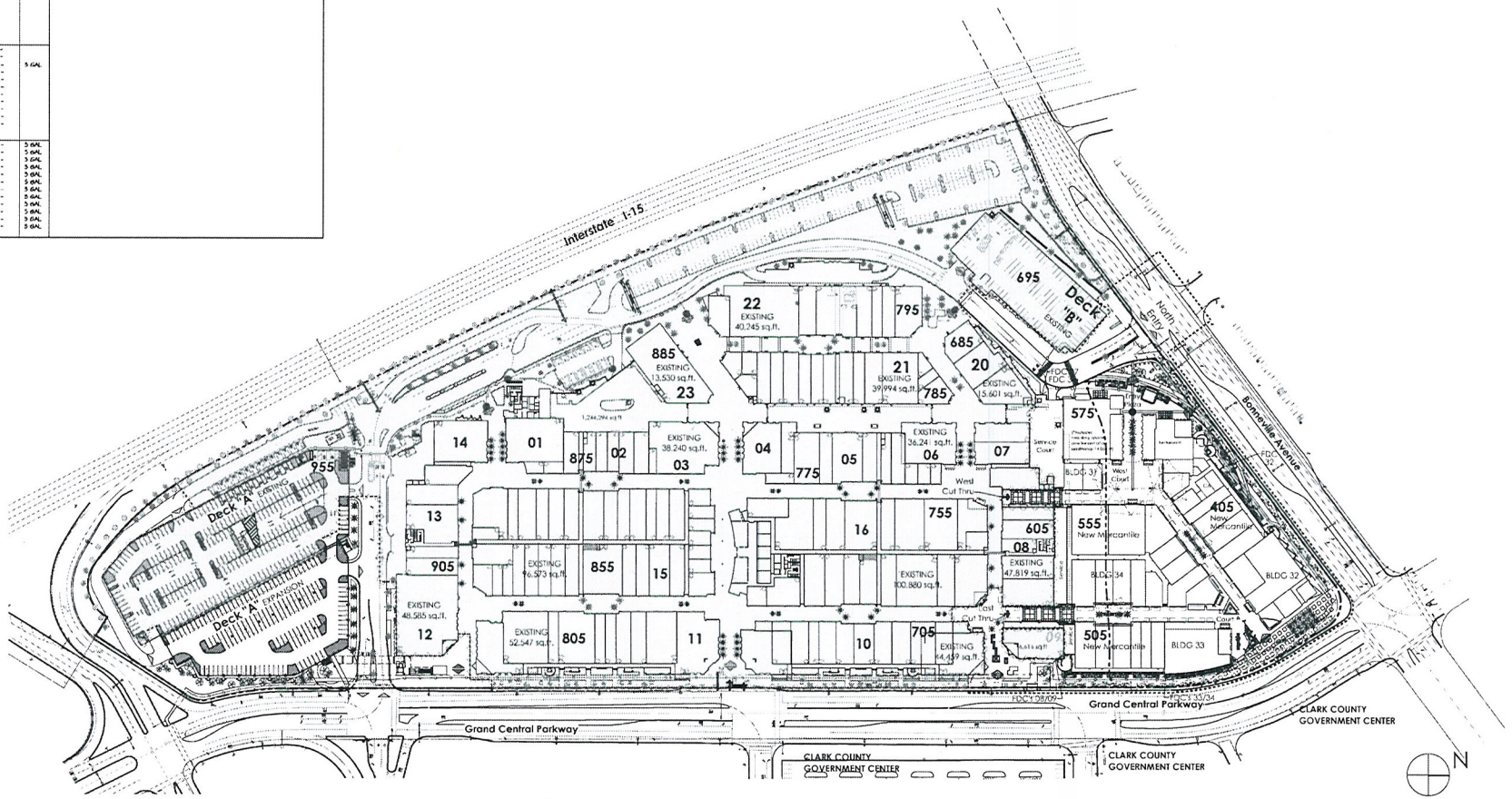
SYM	QTY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	3	24" BOX	
		CHITALPA TASHKENTENSIS 'PINK DAZY'	PINK DAZY CHITALPA	1	24" BOX	
		PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15	24" BOX	
		WASHINGTONIA FILIFERA	MEXICAN FAN PALM	11	24" BOX	
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	24" BOX	
			TOTAL	141		

NOTES

1. ALL PLANTS TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. MITIGATION TREES INCLUDE: 15 24" BOX, 2 GREEN, FAIRWAY PALM CHART, 36" BOX MINIMUM
3. ALL REMAINING TREES TO BE MINIMUM 15 GALLON SIZE
4. ALL SHRUBS TO BE MINIMUM 5 GALLON SIZE

SHRUBS / GROUNDCOVERS / ACCENTS

BOTANICAL NAME	COMMON NAME		SIZE
SHRUBS			
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	-	5 GAL
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD RANGER	-	5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	-	5 GAL
MYRTUS COMMIS 'COMPACTA'	COMPACTA MYRTLE	-	
RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	-	
RHAPHIOLEPIS INDICA 'JADE EVANS'	JADE EVANS INDIAN HAWTHORN	-	
SERRA EGASSINI 'GLOGERTILLA TEXTMAGE'	TEXTMAGE GAZOLIA	-	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	-	
GROUNDCOVERS			
ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	-	
BAUCARNEA HYBRID 'NOAH THOMPSON'	NOAH THOMPSON BAUCARNEA	-	5 GAL
LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	-	
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	-	
LIRIOPE SPICATA	LILY TURF	-	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	-	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY	-	
TECOMA CHAMAEDRYS	BERMUDER	-	
TECOMA CHAMAEDRYS 'PROSTRATUM'	PROSTRATE BERMUDER	-	
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	-	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	-	
ACCENTS			
AGAVE BRACTEOSA	GREEN SPIDER AGAVE	-	5 GAL
BAILEYA MULTIRADIATA	DESERT MARIGOLD	-	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	-	5 GAL
CARYOSTACHYA MERCANA	DAMIANITA	-	5 GAL
DASYLIRION LONGISSIMUM	TOTOL	-	5 GAL
DASYLIRION WHEELERI	DESERT SPOON	-	5 GAL
DIETES BICOLOR	EVERGREEN IRIS	-	5 GAL
HEMEROCALLIS HYBRID 'SO SWEET'	FRAGRANT DAY LILY	-	5 GAL
HESPERALOE PARVIFLORA 'RED'	RED YUCCA	-	5 GAL
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	-	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	-	5 GAL
YUCCA RECURVIFOLIA	WEEPING YUCCA	-	5 GAL



Site Plan Legend

- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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ARCHITECT: JF, HF, MC
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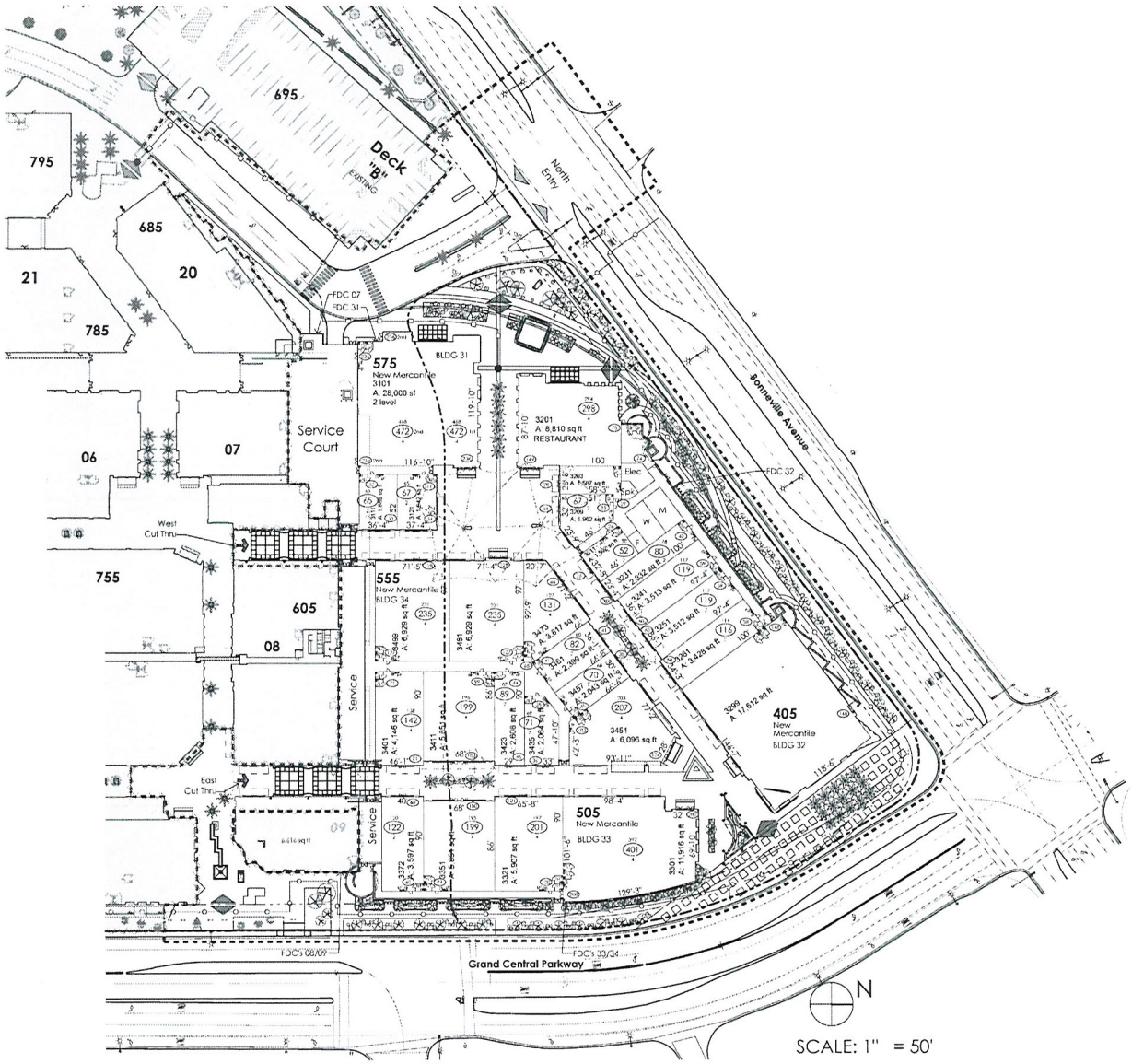
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

Landscape Plan
SHEET NO. PD 02

SDR-44929



SCALE: 1" = 50'

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Phase III Expansion

Las Vegas PREMIUM OUTLETS®

Occupant Load Analysis Summary

	Building GLA	Sq Ft per PERSON	No. of PERSONS
Building 31	31,914	30	1064 persons
Building 32	44,257	30	1475 persons
Building 33	27,272	30	909 persons
Building 34	6,929	30	231 persons
Totals	110,372		3679 persons
Total Required Egress Width			736 inches

Occupant Load Analysis

Building No./Address		Sq Ft per PERSON	No. of PERSONS	Exit Width Req'd	Exit Width Provided
BLDG 31 / 575					
Space 3101a GLA (1st FLR)	14,042	30	468 persons	94	176
Space 3101b GLA (2nd FLR)	14,042	30	468 persons	94	136
Space 3111 GLA	1,889	30	63 persons	13	102
Space 3112 GLA	1,942	30	65 persons	13	102
Total	**31,914**		**1064 persons**	**213**	**516**
BLDG 32 / 405					
Space 3201 GLA	8,810	30	294 persons	59	312
Space 3203 GLA	1,587	30	53 persons	11	102
Space 3207 GLA	1,967	30	65 persons	13	102
Space 3211 GLA	1,529	30	50 persons	10	102
Space 3231 GLA	2,332	30	78 persons	16	102
Space 3241 GLA	3,513	30	117 persons	23	102
Space 3251 GLA	3,512	30	117 persons	23	102
Space 3261 GLA	3,428	30	114 persons	23	102
Space 3299 GLA	17,612	30	587 persons	117	238
Total	**44,257**		**1475 persons**	**295**	**1234**
BLDG 33 / 505					
Space 3301 GLA	11,917	30	397 persons	79	176
Space 3321 GLA	5,907	30	197 persons	39	102
Space 3351 GLA	5,851	30	195 persons	39	102
Space 3379 GLA	3,597	30	120 persons	24	102
Total	**27,272**		**909 persons**	**182**	**476**
BLDG 34 / 555					
Space 3401 GLA	4,146	30	138 persons	28	102
Space 3411 GLA	5,851	30	195 persons	39	170
Space 3425 GLA	2,608	30	87 persons	17	102
Space 3435 GLA	2,064	30	69 persons	14	102
Space 3451 GLA	6,096	30	203 persons	41	170
Space 3457 GLA	2,043	30	68 persons	14	102
Space 3461 GLA	2,399	30	80 persons	16	102
Space 3473 GLA	3,817	30	127 persons	25	102
Space 3481 GLA	6,929	30	231 persons	46	170
Space 3499 GLA	6,929	30	231 persons	46	102
Total	**6,929**		**231 persons**	**46**	**102**
Building Totals	**110,372**		**3679 persons**	**736**	**2322**

Exit and Egress General Notes

1. Maximum Travel Distance to an Exit from the Mall is 200'
2. Maximum Travel Distance within a Tenant Space an Exit from the Space is 200'
3. Occupant load as noted each space includes Tenant Toilet occupants at 2 per toilet
4. Interior Corridors within Building 34 to be 1 hour rated.
5. Construction Type II N be Type 2B not rated.
6. The project is fully sprinklered.
7. Dashed lines indicate Covered, non enclosing roof areas.

Building Plan Legend

- Calculated occupant load at 30 sf per person
- (591) OCCUPANT LOAD of SPACE
- other occupants (Tenant Toilet, occupant of 2 persons each)
- OCCUPANT LOAD of EXIT (front or rear)
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Property to Remain)

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ARCHITECT:	SE Hennon	SHEET NO.
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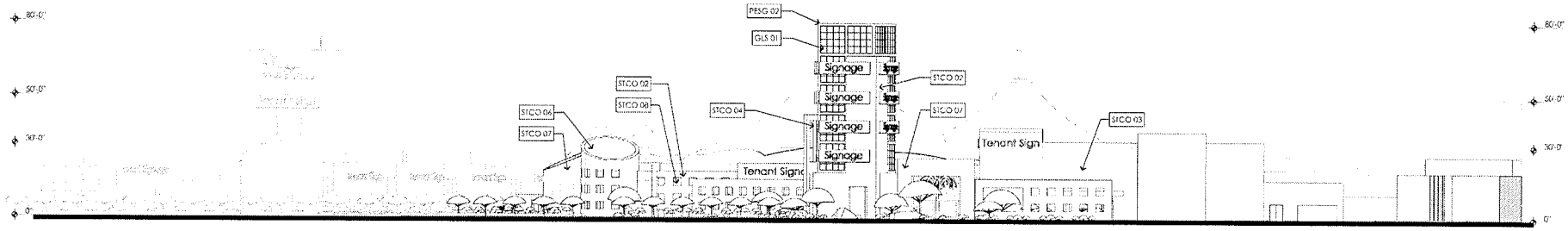
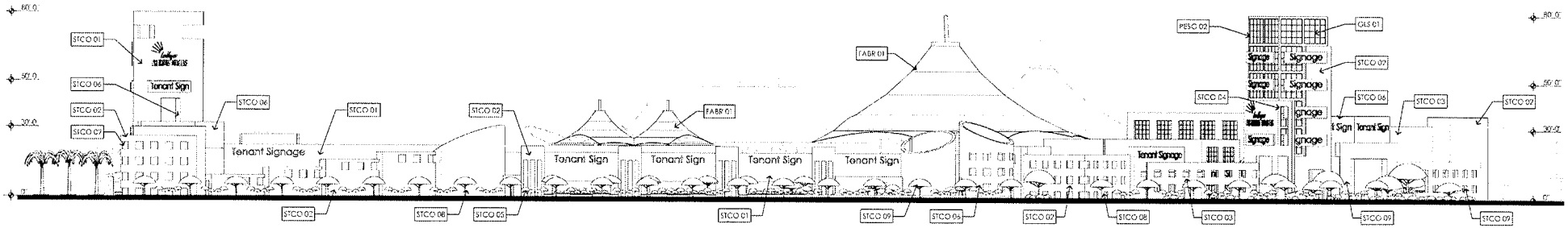
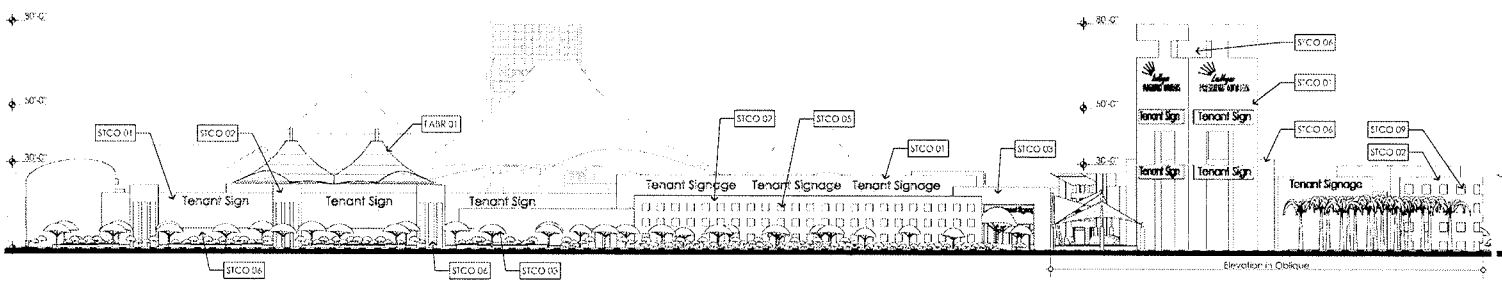


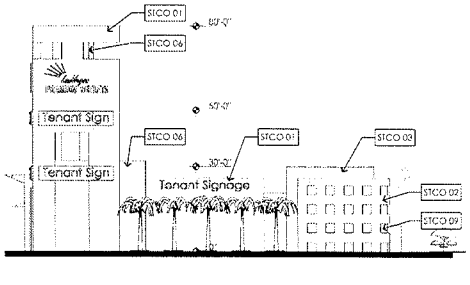
WEST Expansion Elevation at North Entry Drive
SCALE: 1" = 20'



NORTH Expansion Elevation at Bonneville Avenue
SCALE: 1" = 20'



EAST Expansion Elevation at Grand Central Parkway
SCALE: 1" = 20'



EAST Grand Central Corner Elevation
SCALE: 1" = 20'

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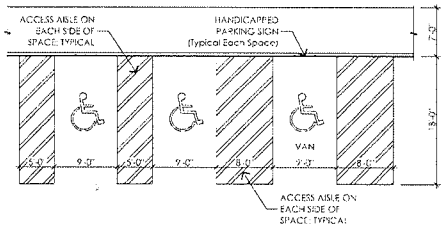
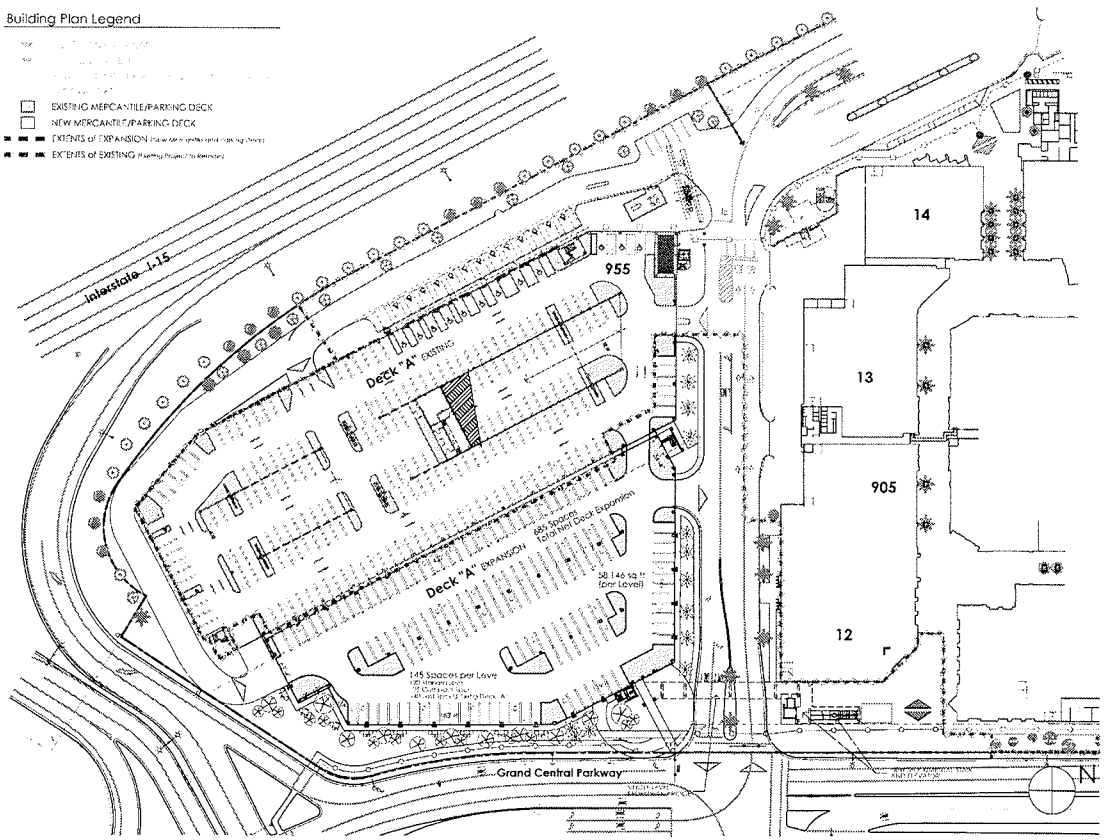
STATUS:	Planning Submission

Exterior Elevations
SHEET NO.
PD 04

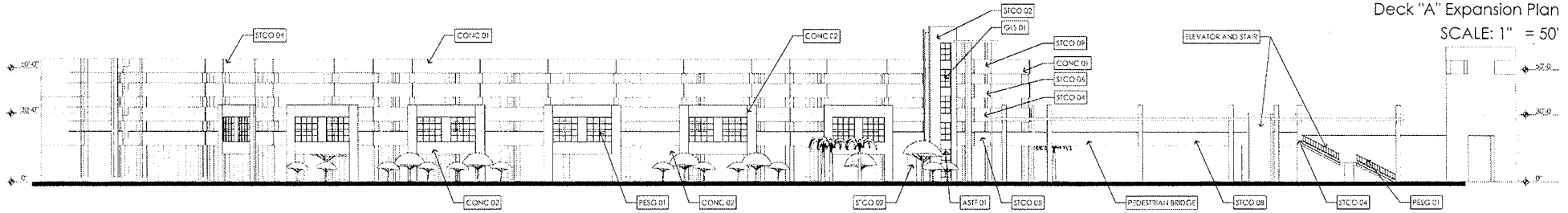
SDR-44929



HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



Deck "A" Expansion Plan
SCALE: 1" = 50'



EAST Deck Elevation at Grand Central Parkway
SCALE: 1" = 20'

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Hennon Group ARCHITECTS

Phase III Expansion
Las Vegas PREMIUM OUTLETS®

PROJECT NO: 3072.00
ARCHITECT: SE Hennon
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

Deck "A" Expansion
SHEET NO.
PD 05

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MAR 22 2012

SDR-44929

Building Area and Parking Phase I & II *(existing)*

Existing Building Area Summary		
Existing GBA	586,670	
Total Common Area	47,996	8.18%
Existing GLA	538,674	
GLA/GBA Ratio		91.82%

Existing Building Area for Demolition at Phase III		
Lost GBA	8,385	
Lost Common Area	0	0.00%
Lost GLA	8,385	
Remaining GBA	578,285	
Remaining Common Area	47,996	8.30%
Remaining GLA	530,289	
GLA/GBA Ratio		91.70%

Existing Parking Summary	(based on GBA/GLA remaining)	
Parking Required	1,157	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,048	spaces
GBA Ratio	3.54	spcs/1000 sf
GLA Ratio	**3.86**	spcs/1000 sf

Building Area and Parking Phase III

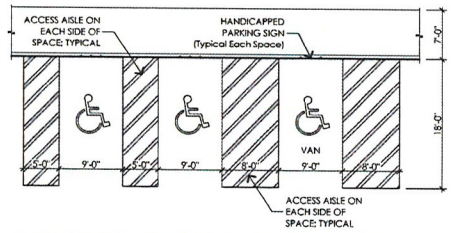
Phase II Building Area Summary		
by BLDG No.		BLDG address
BLDG 31		575
Gross Building Area GBA	32,476.00	
Common Areas	561.62	1.73%
Projected GLA	31,914.38	98.27%
BLDG 32		405
Gross Building Area GBA	50,015.00	
Common Areas	5,757.87	11.51%
Projected GLA	44,257.13	88.49%
BLDG 33		505
Gross Building Area GBA	29,051.00	
Common Areas	1,780.23	6.13%
Projected GLA	27,270.77	93.87%
BLDG 34		555
Gross Building Area GBA	47,715.00	
Common Areas	4,803.79	10.13%
Projected GLA	42,881.21	89.87%
Totals		Phase III
GBA	159,257.00	
Total Common Area	12,933.51	8.12%
Projected GLA	146,323.49	
GLA/GBA Ratio		91.88%

Phase III Parking Summary		
Parking Required	319	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided (Deck "A" Expansion)	685	spaces
Existing Surface Parking Lost (just "D")	172	spaces
Net Phase III Parking Provided	513	spaces
GBA ratio	3.22	spcs/1000 sf
GLA Ratio	**3.51**	spcs/1000 sf

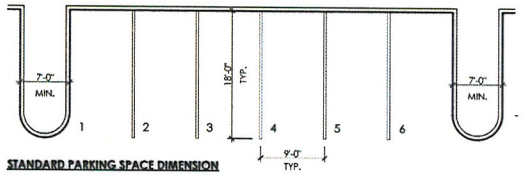
Total Area Data Phase I/II & III

Building Area Summary		
GBA	737,542	
Common Area	60,930	8.26%
GLA	676,612	
GLA/GBA Ratio		91.74%

Parking Summary		
Parking Required	1,475	spaces
GBA ratio	2.00	spcs/1000 sf
Parking Provided	2,561	spaces
GBA ratio	3.47	spcs/1000 sf
GLA Ratio	**3.79**	spcs/1000 sf

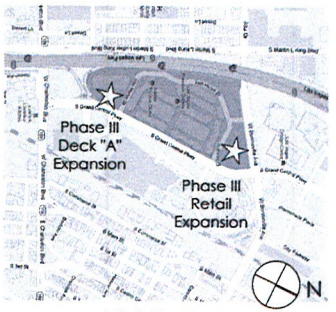


HANDICAPPED PARKING SPACE DIMENSIONS (Standard and Van Accessible)



STANDARD PARKING SPACE DIMENSION

Parking Spaces Summary		
Standard Spaces (Surface)	8	
Standard Spaces (Parking Decks)	2,104	
Compact Spaces (Parking Decks)	401	19.06%
Handicapped Spaces	48	36 required
Van Accessible Spaces (included in HCPD spc count)	7	4 required
Total Spaces	2,561	



Vicinity Map

FLOOR AREA RATIO	
Retail	754,312
Phase I Existing GBA	477,300
Phase I Lost GBA	8,385
Phase II Existing GBA	129,370
Phase III Proposed GBA	159,257
Parking Decks	
Existing Deck "A" GBA	440,136
Existing Deck "B" GBA	181,488
Expansion Deck "A" GBA	290,730
Totals	
GBA	1,466,646
Property Areas	
Original Property Area Acreage	34.53
Additional Property Acreage	4.55
TOTAL Property Area Sq.Ft.	1,702,340.80
Floor to Area Ratio	0.98

Site Plan Legend

- PEDESTRIAN ENTRY/EXIT
- VEHICLE ENTRY/EXIT
- ADA ACCESSIBLE PATH (Handicapped Parking to Public Entries)
- PARKWAY PATH
- EXISTING MERCANTILE/PARKING DECK
- NEW MERCANTILE/PARKING DECK
- EXTENTS of EXPANSION (New Mercantile and Parking Deck)
- EXTENTS of EXISTING (Existing Project to Remain)

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Phase III Expansion

Las Vegas PREMIUM OUTLETS®

SCALE: 1" =100'

PROJECT NO: 3072.00
ARCHITECT: SE Hennon
DRAWN BY: JF, HF, MC
DATE: 22 March 2012
ISSUE: Application Closing
STATUS: Planning Submission

Site Plan
SHEET NO. PD 01

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MAR 2 2 2012

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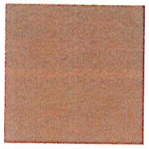
EXTERIOR COLORS AND MATERIALS

OVERALL MALL EXPANSION PERIMETER

STUCCO



STCO 01
CORSICAN TREASURE



STCO 02
AUTUMN BLUSH

STCO 03
INDIAN CORN



STCO 04
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)



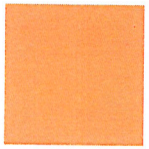
STCO 05
DOLPHIN DEN
(PREVIOUSLY FRISCO BAY)



STCO 06
GOLD SUNSET



STCO 07
CRIMSON RED



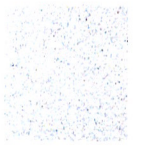
STCO 08
DEL SOL



STCO 09
FLAMBOYANT



STCO 10
PHANTOM BLUE



STUCCO (STCO) TEXTURE

PAINT



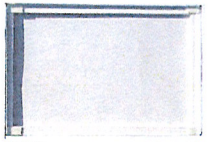
PESG 02
PHANTOM BLUE

STOREFRONT



ASTF 01
CLEAR ANODIZED ALUMINUM STOREFRONT

GLASS



GLS 01
STOREFRONT GLASS (CLEAR)

TENSILE STRUCTURE



FABR 01
TENSILE STRUCTURE

CAST STONE



CST 01
CAST STONE - TERRACOTTA

DECK A EXPANSION

CONCRETE



CONC 01
NATURAL FINISH

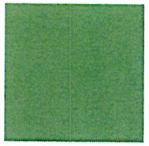


CONC 02
MATCH STCO 02 - AUTUMN BLUSH

STUCCO



STCO 02
AUTUMN BLUSH



STCO 04
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)

PAINT



PESG 01
GREEN LANE
(PREVIOUSLY ORNAMENTAL GRASS)

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ARCHITECTS
a Professional Association

Phase III Expansion
Las Vegas
PREMIUM OUTLETS®

PROJECT NO:	3072.00
ARCHITECT:	SE Hennon
DRAWN BY:	JF, HF, MC
DATE:	22 March 2012
ISSUE:	Application Closing
STATUS:	Planning Submission

Materials
SHEET NO.
PD 06

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SDR-44929

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

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CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 21, 2012

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter – Phase III Expansion of Las Vegas Premium Outlets (APN: 139-33-710-004)***

To Whom It May Concern:

Please be advised, this office represents the owner of the Las Vegas Premium Outlets (the "Applicant"). On behalf of the Applicant, we are requesting a major amendment to two previously approved Site Development Plan Reviews (Z-100-97(6) & SDR-10131) (the "Major Amendment").

The Applicant is proposing to expand the Las Vegas Premium Outlets on the undeveloped property (approximately 5 acres) located on the southwest corner of Grand Central Parkway and Bonneville Avenue. The Applicant is also proposing to expand the Deck "A" parking garage located at the south end of the property (collectively, "Phase III"). Phase III is located in the Parkway Center District of the Downtown Centennial Plan and is zoned P-D. Phase III will consist of additional retail areas for a total square footage of approximately 159,257.

Parking & Loading

Since the Las Vegas Premium Outlets is located within Parkway Center District within the Downtown Centennial Plan, there are no minimum parking requirements. Therefore, we established our own parking standards with development of Phase I & Phase II. In both of these phases, we parked the site at 2 spaces per 1000 square feet. Currently, there are 2,048 parking spaces on site. We are adding 513 net parking spaces for a total of 2,561 spaces. If the same standard is applied to Phase III using 2 spaces per 1000 square feet, the parking required for Phase III would be 319 spaces. However, the Applicant has a vested interest to ensure that we have sufficient parking for our shoppers so we are providing 513 spaces with Phase III. The Applicant feels comfortable with the amount of parking spaces to be provided with Phase III. A significant portion of our shoppers arrive by bus or taxi and therefore, do not use on site parking spaces.

The loading areas to service the new retail areas within Phase III will be provided between the end of the existing buildings and Phase III on the north end of the site. The site plan is marked with a description of "service" to indicate these areas.

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Design

The architecture of Phase III will be compatible to the existing design and theme of the Las Vegas Premium Outlets. Similarly the architecture of the Deck "A" expansion will be similar to the existing parking garages on site.

Waivers

The Applicant is seeking the following waivers with this Major Amendment:

1. Along Grand Central Parkway and Bonneville Avenue, the Applicant is seeking a waiver from the requirement to build 70% of the project adjacent to property line along each of these streets. The design of Phase III must be cohesive with the design of Phase I and Phase II. Therefore, we need to maintain the same street treatment with our buildings in terms of setbacks.

2. The Applicant is seeking a waiver to not allow an architectural element of a cornice of the corner of Phase III. Again, since Phase III needs to be compatible with Phase I & Phase II, we are asking to waive this requirement for Phase III. The Applicant will be providing architectural enhancements but these enhancements do not satisfy the requirements for a cornice.

3. The Applicant is seeking a waiver to plant trees at a ratio of 1 tree per 500 square feet of landscaped area and not less than 36 inch box trees. The landscaping in Phase III will be consistent with Phase I & Phase II. Overall, the Applicant will meet the number of trees required for the site; however, some trees may be clustered in certain areas and not spaced out lineally along the street frontages at a maximum of 30 feet apart.

The Las Vegas Premium Outlets has been an exciting draw for people to visit downtown. Expansion of the Las Vegas Premium Outlets will enhance the overall area and will complete development of the entire site.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Jennifer Lazovich

JJL/sfm
cc: Danielle DeVita

SDR-44929



S VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

March 20, 2006

Mr. Mark Silvestri
Simon Chelsea Las Vegas Development, LLC
% CPG Partners, LP
105 Eisenhower Parkway
Roseland, New Jersey 97068

RE: SDR-10131 -- SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2006
RELATED TO VAR-10409, SUP-10134 AND MSP-10136

Dear Mr. Silvestri:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Site Development Plan Review FOR A FIVE-STORY PARKING GARAGE WITH 500 PARKING SPACES, A FOUR-STORY PARKING GARAGE WITH 1,115 PARKING SPACES, AND FOUR ONE-STORY RETAIL BUILDINGS WITH 109,370 SQUARE FEET OF COMMERCIAL FLOOR SPACE ADDED TO AN EXISTING COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas

2. All development shall be in conformance with the site plan and building elevations, date stamped 12/21/05, except as amended by conditions herein.

3. The development shall address the concerns of the Regional Transportation Commission and the site plan shall be revised accordingly prior to the issuance of a building permit.

4. The developrnent shall incorporate those conditions of approval stipulated by the Parkway Center - Architecture Review Committee (PC-ARC)

5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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SDR-44929

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.

12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. 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.

14. All City code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Nevada Department of Transportation (NDOT) to determine additional right-of-way requirements for the future Bonneville/Alta bridge structure, if any. Provide written proof that NDOT is satisfied prior to or concurrent with submittal of construction drawings for this site.

16. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting public streets.

17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings beyond the initial parking structure (shown as "Deck A"). Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-100-97 and all other subsequent site-related actions.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jon Leleu
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

SDR-44929



November 29, 2001

R. D. Uhrich
Union Pacific Railroad Company on behalf of
Chelsea Property Group, Inc.
1800 Farnam Street
Omaha, Nebraska 68102

RE: Z-0100-97(6) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2001
Related to Z-0100-97(5)

Dear Applicant:

The City Council at a regular meeting held November 7, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 478,028 SQUARE FOOT RETAIL MALL on 39.20 acres on the southwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-710-001), PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2001. This approval is subject to:

Planning and Development

1. Existing off-premise advertising structures (billboards) shall be removed or enhanced within six (6) months of the final Certificate of Occupancy for the retail project, and if the use is to continue shall be replaced or enhanced by structures aesthetically compatible with the development, subject to the approval of Planning and Development Department staff.

2. Final elevation drawings shall be provided to staff by September 12, 2001 so that staff has adequate time to report on the elevations at the September 19, 2001 City Council meeting. If the final elevation drawings are not provided by that date, then the drawings must be reviewed by the Planning Commission prior to consideration by the City Council.

3. The City Council shall approve the Major Modification [Z-0100-97(5)] to the PD (Planned Development) Zoning District.

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

5. All development shall be in conformance with the revised site plan and building elevations submitted October 31 2001, except as amended by conditions herein.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

SDR-44929

6. The site plan shall be revised to include seating areas and appropriate landscaping, including at a minimum the three areas adjacent to the northeast, east, and southeast pedestrian entrances into the mall.

7. All development shall conform to the landscape plan submitted September 11, 2001. The landscape planter along Interstate 15 shall include 36-inch box trees planted a maximum of 25 feet on-center.

8. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect landscaped earth and rock berms of a minimum three (3) feet in height within provided planters along all public street parking lot frontages. The landscape plan revisions shall be subject to the approval of the Planning and Development Department prior to the issuance of any building permits for the site.

9. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect compliance with all of the adopted Landscape Architecture Design Criteria of the Parkway Center Lot 1 Master Plan as modified by the approved Major Modification Z-0100-97(5). Landscape areas within the parking lots shall be in conformance with the revised plans dated October 31, 2001.

10. The applicant shall install a major trail as depicted on the revised plans dated October 31, 2001.

11. The elevations of the building shall depict service court design incorporating an effective solid screen integrated into the facade structural design, along the perimeter of the service court areas except for maximum 40-foot-wide openings. Screen walls shall provide complete visual screening of any freight trucks providing regular service to the mall tenants.

12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

13. If not covered by the Parkway Center Lot 1 Development Standards, the Site Plan, Landscape, and Architectural design shall conform to the Downtown Centennial Plan.

14. All mechanical equipment, air conditioners and trash enclosures shall be screened in views from the abutting streets in a manner approved by the Planning and Development staff per plans submitted October 31, 2001.

15. Parking lot lighting shall be in conformance with the plans dated September 11, 2001. Lighting standards shall be no more than 34 feet in height.

16. A Master Sign Plan shall be submitted for approval of Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.

17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

18. 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.

19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. 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.

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Coordinate with the Traffic Engineering Division and Nevada Department of Transportation for information regarding the future I-15 access ramps planned for Bonneville Avenue adjacent to this site. Site development shall be designed to accommodate the future acquisition of any such right-of-way.

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of

on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or recordation of a Final Map whichever may occur first, if allowed by the Planning Engineer.

24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-100-97 and all other subsequent site-related actions.

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Mark Silvestri
Chelsea Property Group, Inc.
103 Eisenhower Parkway
Roseland, New Jersey 07068

Mr. Mark Fiorentino
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, Nevada 89109

SDR-44929

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

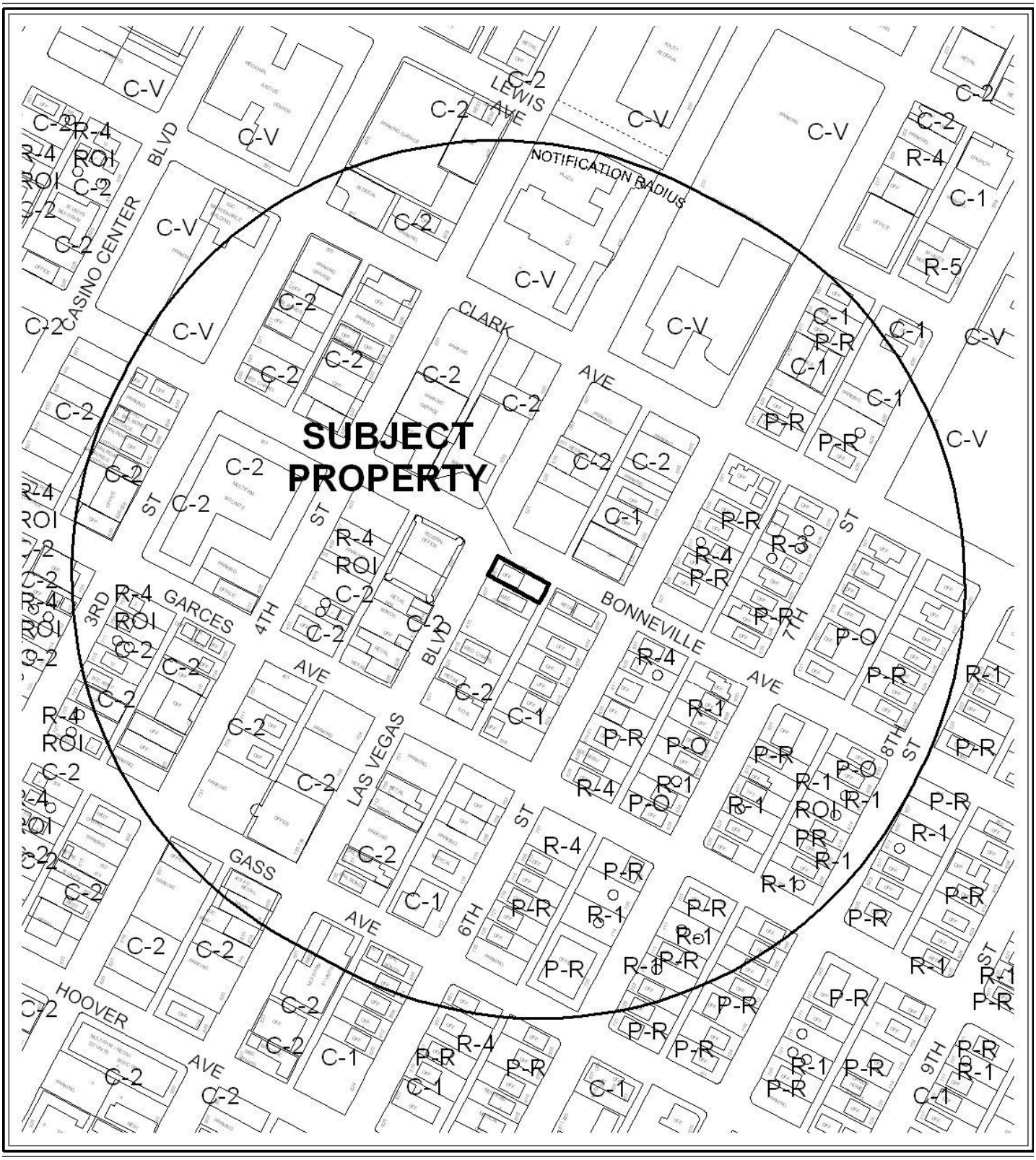
SUBJECT:
SDR-44942 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OSVALDO FUMO - For possible action on a request for a Major Site Development Plan Review TO ADD A 1,918 SQUARE-FOOT SECOND FLOOR ADDITION TO AN EXISTING 3,198 SQUARE-FOOT SINGLE-STORY BUILDING AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.16 acres at 503 East Bonneville Avenue (APN 139-34-310-056), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/06/2012
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



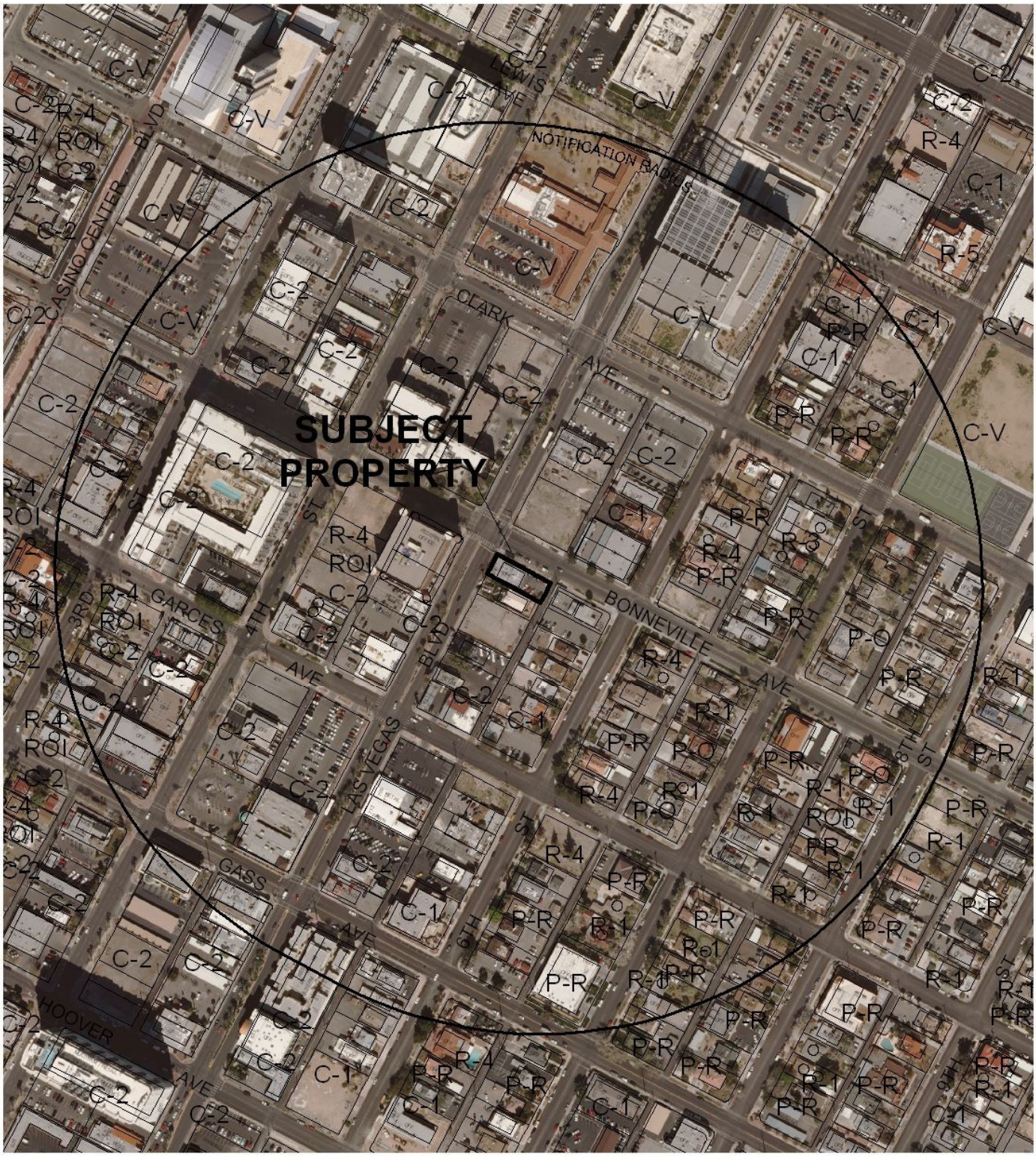
0 300 600 Feet

CASE: **SDR-44942**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-44942**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-44942** APN: 139-34-310-056

Name of Property Owner: Osvaldo Fumo

Name of Applicant: T-Square Consulting Engineers, Inc

Name of Representative: Land West Builders, 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: Osvaldo Fumo

Subscribed and sworn before me

This 21 day of March, 2012

_____

Notary Public in and for said County and State

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

RECEIVED
MAR 22 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Las Vegas Boulevard & Bonneville (503 East Bonneville)

Project Name Fumo Law Office & Deli **Proposed Use** No Change proposed

Assessor's Parcel #(s) 139-34-310-056 **Ward #** 3

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

Commercial Square Footage 5,116 **Floor Area Ratio** N/A

Gross Acres 0.16 **Lots/Units** 1 **Density** N/A

Additional Information Site Development Review to add a second story on existing one story structure. Existing structure has fire damage.

PROPERTY OWNER Osvaldo Fumo **Contact** Ozzie Fumo

Address 1212 S. Casino Center **Phone:** 683-4806 **Fax:** 474-4210

City Las Vegas **State** NV **Zip** 89104

E-mail Address ozzie@fumolaw.com

APPLICANT T-Square Consulting Engineers, Inc. **Contact** Amanuel Tesfaye

Address 320 E. Warm Springs Rd., Suite 2A **Phone:** 307-7350 **Fax:** 307-7348

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

E-mail Address mannycei@lvcoxmail.com

REPRESENTATIVE Land West Builders, Inc. **Contact** Dave Hardy

Address 7225 Bermuda Road, Suite C **Phone:** 210-7300 **Fax:**

City Las Vegas **State** NV **Zip** 98119

E-mail Address david@sbi.lvcoxmail.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 Osvaldo Fumo

Subscribed and sworn before me

This 12 day of March, 20 12.

[signature]

Notary Public in and for said County and State

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

Revised 10/27/08

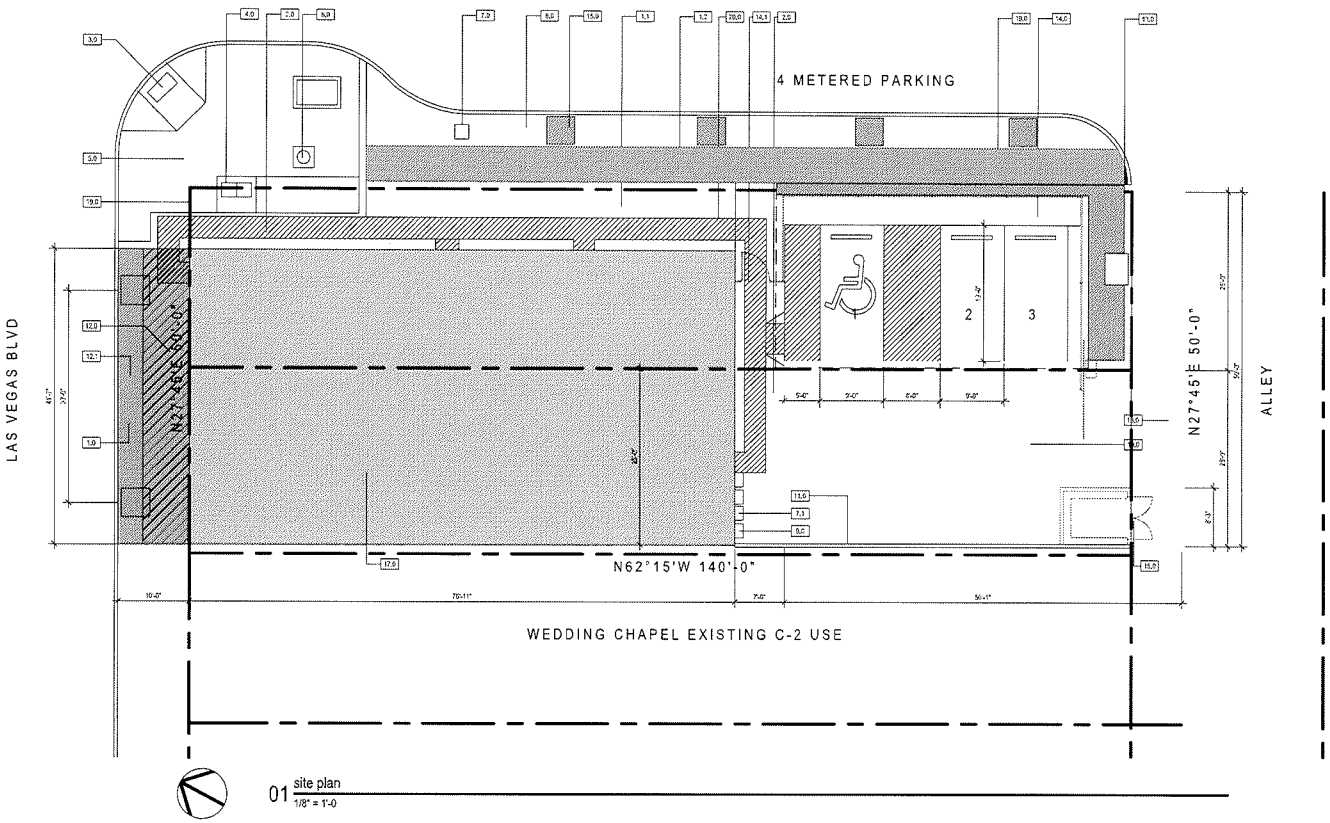
FOR DEPARTMENT USE ONLY

Case #	SDR-44942
Meeting Date:	5/8/12 PC
Total Fee:	$1,030
Date Received:*	3/22/12
Received By:	

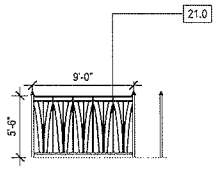
RECEIVED
MAR 22 2012
City of Las Vegas
Department of Planning

*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.

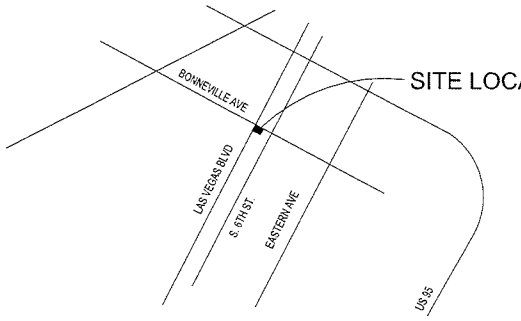
f:\depot\Application Packet\Application Form.pdf



01 site plan
1/8" = 1'-0



02 PROPOSED PARKING LOT SCREEN @ COVER PARKING WALL
1/8" = 1'-0



03 vicinity map
NTS

site plan keynotes

1.0 EXISTING 10' CONC WALK
1.1 EXISTING CONC WALK
1.2 EXISTING 5'-0" WIDE CONC WALK
2.0 PROVIDE NEW CONC WALK
3.0 EXISTING HANDICAP RAMP (FOR ADA ACCESS)
4.0 EXISTING FIBER OPTICS
5.0 EXISTING PAVERS
6.0 EXISTING TRAFFIC SIGNAL
7.0 EXISTING ELECTRICAL MONUMENT METER
7.1 EXISTING ELECTRICAL SERVICE ENTRY
8.0 5'-0" WIDE LANDSCAPE STRIP
9.0 GAS METER
10.0 PROVIDE NEW PAVERS FOR PARKING
11.0 EXISTING PROPERTY LINE WALL
12.0 PROVIDE PEDESTRIAN CONSTRUCTION BARICADE
12.1 42" MIN PEDESTRIAN ACCESS
13.0 LINE OF PROPOSED COVERED PARKING
14.0 PROPOSED PERIMETER WALL, 96" H., W.I. PAR.,
14.1 4'-0" W. W.I. GATE
15.0 4'-0" SQ. TREE GRATE
15.0 TRASH ENCLOSURE W/ METAL TRELLIS COVER AND SOLID METAL DOORS
17.0 AREA OF PROPOSED REMODEL
18.0 14'-0" W. X 5'-0"H. AUTOMATIC SECURITY GATE TO MATCH REQUIRE PROPERTY LINE SCREEN WALL.
19.0 PROPERTY LINE
20.0 ADA ACCESSIBILITY ROUTE
21.0 STANDARD REQUIRED PARKING LOT SCREEN FENCE
21.1 24"H. 8"TK CMU WALL
22.0 EXISTING ELECT. POLE
23.0 PILASTER FOR COVERED PARKING - TO BE DETERMINED

site plan color legend

COMMERCIAL BUILDING(S)
LANDSCAPING
PAVEMENT

site data

APN # :	139-34-310-055	
SITE AREA:	0.16 ACRE	
CURRENT ZONING:	C-2	
F.A.R.	0.73	
SETBACKS (EXISTING)	FRONT 70%	CORNER SIDE 70%
	SIDE 0	REAR 0

project description

THIS IS A FIRE RESTORATION OF AN EXISTING SINGLE STORY STRUCTURE WITH WITH A PROPOSED 65% SECOND STORY ADDITION.

parking calculation

USE	AREA	PARKING RATIO	PARKING REQUIRED
PROPOSED OFFICE	5,116 S.F.	1/300	18
EXISTING PARKING PROVIDED			3
ACCESSABLE PARKING REQUIRED			1
ACCESSABLE PARKING PROVIDED			1
TOTAL PARKING PROVIDED			4

REMAINDER OF PARKING PROVIDED THRU PUBLIC TRANSPORTATION AND ADJACENT PUBLIC PARKING. SEE JUSTIFICATION LETTER

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APR 17 2012

SDR-44942
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REVISION

T-SQUARE CONSULTING ENGINEERS, INC.
320 E. WARM SPRINGS RD.
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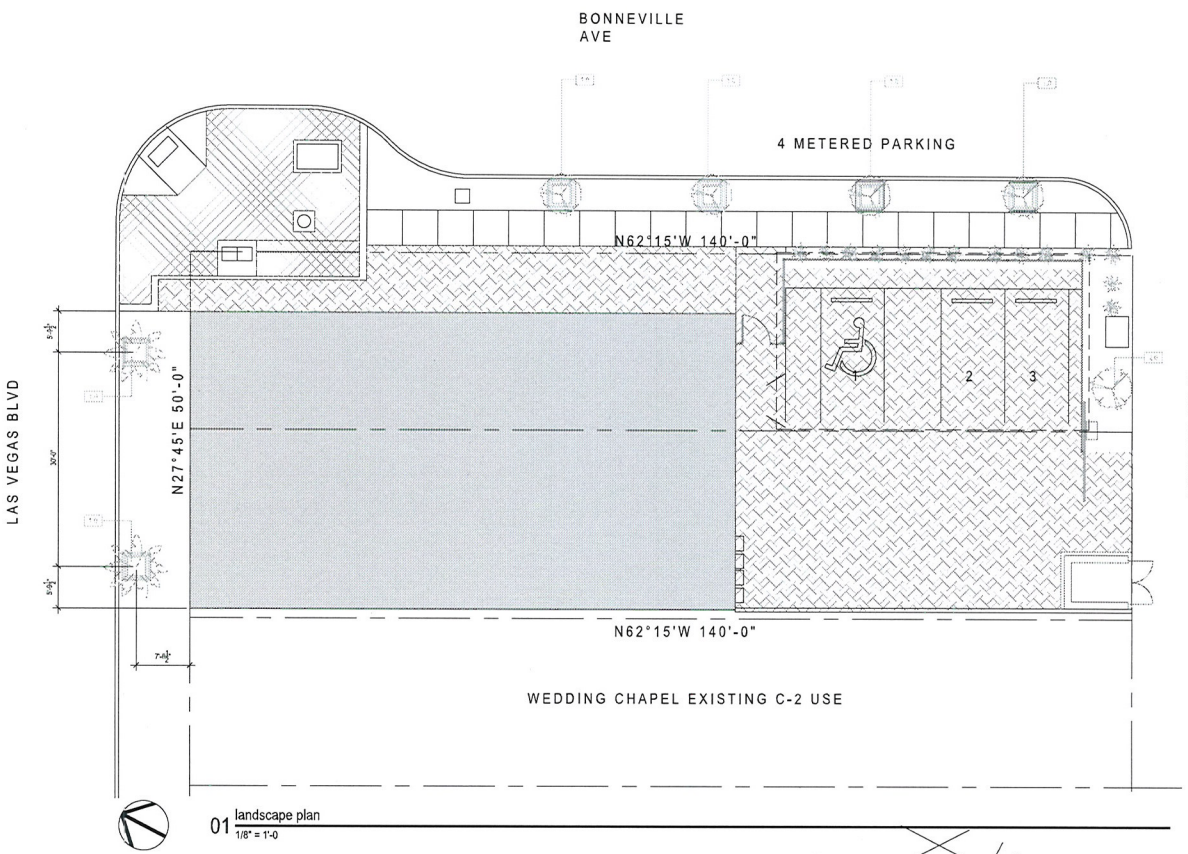
FAX: 702-257-7348

FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
APN # 139-34-310-055
503 BONNEVILLE AVE
LANDSWEST BUILDERS

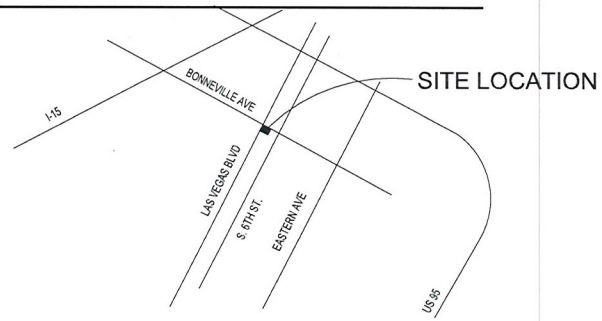
SEAL DATE:

SHEET TITLE:
site plan

DATE:	APRIL 10, 2012
JOB NO:	12112
DRAWN BY:	AKT
CHECKED BY:	AKT
SCALE:	
SHEET NO:	A1.0



01 landscape plan
1/8" = 1'-0



01 vicinity map
nts

landscape plan keynotes

1.0 4'-0" SQ. TREE GRATE
2.0 NEW SOUTHERN LIVE OAK TO MATCH EXISTING

landscape plan legend

EXISTING TREE - SOUTHERN LIVE OAK
DEGLET-NOOR DATE PALM- 25' MIN HEIGHT
LANTANA CAMARA - 'LUCKY' YELLOW LANTANA 1 GAL.
PAVERS

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FAX: 702-207-7348

FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
APN # 139-34-313-026
503 BONNEVILLE AVE
LANDSWEST BUILDERS

SEAL DATE:

SHEET TITLE:
landscape plan

DATE:	APRIL 10, 2012
JOB NO:	12112
DRAWN BY:	AKT
CHECKED BY:	AKT
SCALE:	
SHEET NO:	A1.1

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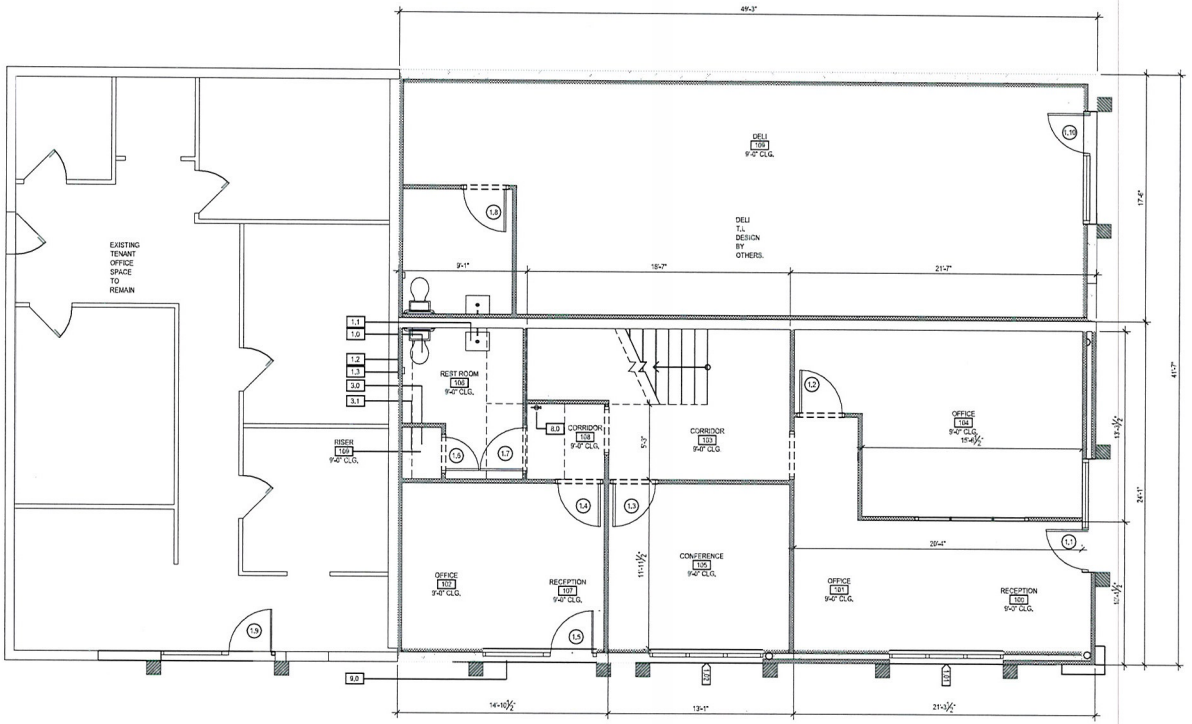

01 mainl floor plan
1/4" = 1'-0

KEYNOTES

1.0 WATER CLOSET W/ 30" WIDE X 21" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (U.P.C. 702.7)
1.1 LAVATORY - VERIFY DIM. W/ MFR. SPEC.
1.2 GRAB BAR
1.3 TOILET PAPER HOLDER
2.0 KITCHEN SINK W/ GARBAGE DISPOSAL - VERIFY DIM. W/ MFR SPEC.
2.1 DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIM. W/ MFR. SPEC.
2.2 MICROWAVE - VERIFY DIM. W/ MFR. SPEC.
2.3 UNDER COUNTER REFRIGERATOR - VERIFY DIM. W/ MFR. SPEC.
3.0 WATER HEATER BY RINNAI OR APPROVED EQUAL. REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS - REFER TO PLUMBING PLAN
3.1 FLOOR SINK
4.0 LINE OF FLOOR, LANDING, BALCONY OR EYEBROW ABOVE
5.0 INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
5.1 GUARDRAIL/ HANDRAIL AT +34" - 38" A.F.F. (U.N.C. R311.5.6)
6.0 DRAFTSTOP AT FLOOR/ CEILING ASSEMBLY (U.P.C. R502.12) REFER TO DETAIL: 13/AD-1.0
6.1 OCCUPANCY SEPARATION
6.2 5/8" GYP. BD. ON WALLS AND CEILINGS AT ENCLOSED USABLE SPACE UNDER STAIRS
7.0 CORROSION RESISTANT METAL SCUPPER REFER TO DETAILS: 09/AD-1.2 OR 12/AD-1.2 OR 19/AD-1.0
8.0 FIRE EXTINGUISHER
9.0 REMOVE AND REPLACE CURTAIN WALL SYSTEM

NOTES

MAXIMUM OCCUPANCY 52

WALL LEGEND

2 X 4 STUD WALL
2 X 6 STUD WALL

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REVISION

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LAS VEGAS, NEVADA 89119
PHONE: 702-307-7500
FAX: 702-307-7348

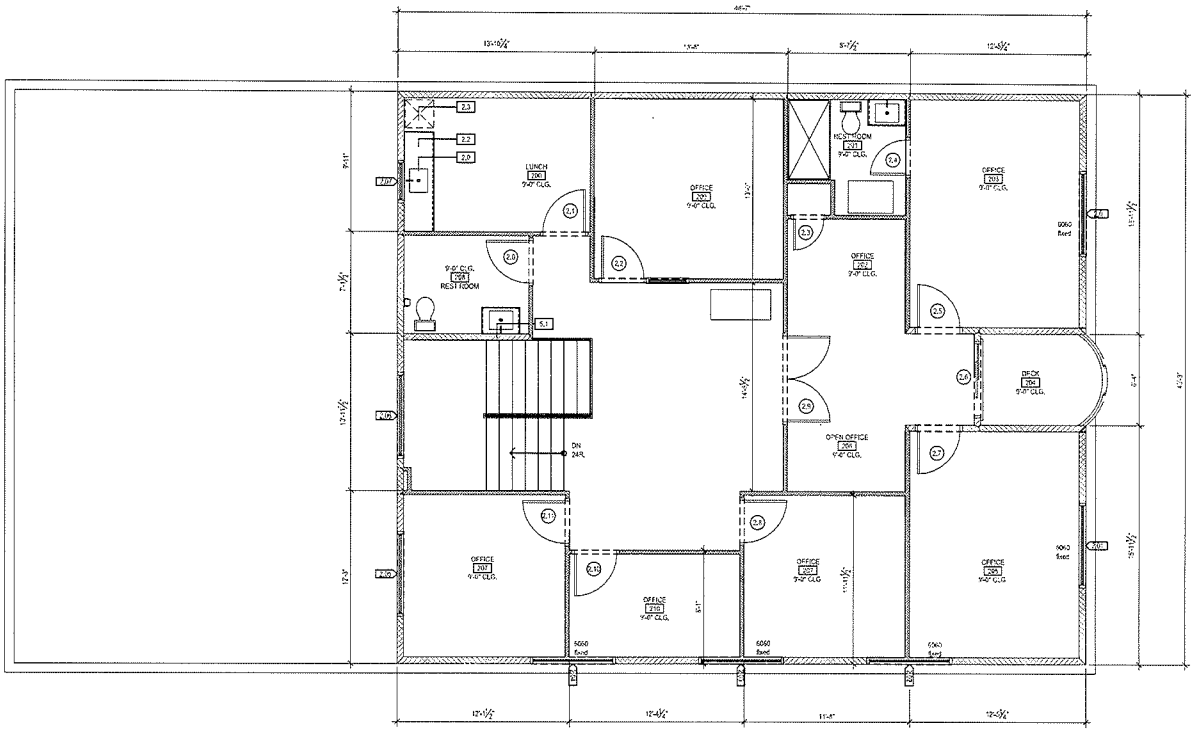
FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
APN #: 125-34-212-016
503 BONNEVILLE AVE
LANDSWEST BUILDERS

SEAL DATE:

SHEET TITLE: first floor plan

DATE:	APRIL 10, 2012
JOB NO:	12112
DRAWN BY:	AKT
CHECKED BY:	AKT
SCALE:	
SHEET NO:	A2.0

SDR-44942
REVISED



01 second floor plan
1/4" = 1'-0

KEYNOTES

1.0 WATER CLOSET W/ 30" WIDE X 21" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (U.P.C. 7307)
1.1 LAVATORY - VERIFY DIM. W/ MFR. SPEC.
1.2 GRAB BAR
1.3 TOILET PAPER HOLDER
2.0 KITCHEN SINK W/ GARBAGE DISPOSAL - VERIFY DIM. W/ MFR SPEC.
2.1 DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIM. W/ MFR. SPEC.
2.2 MICROWAVE - VERIFY DIM. W/ MFR. SPEC.
2.3 UNDER COUNTER REFRIGERATOR - VERIFY DIM. W/ MFR. SPEC.
3.0 WATER HEATER BY RINNAI OR APPROVED EQUAL. REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS - REFER TO PLUMBING PLAN
3.1 FLOOR SINK
4.0 LINE OF FLOOR, LANDING, BALCONY OR EYEBROW ABOVE
5.0 INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
5.1 GUARDRAIL/ HANDRAIL AT +34" - 38" A.F.F. (U.P.C. R311.5.6)
6.0 DRAFTSTOP AT FLOOR/ CEILING ASSEMBLY (U.P.C. R302.12) REFER TO DETAIL: 19-AD-3.0
6.1 OCCUPANCY SEPARATION
6.2 5/8" GYP. BD. ON WALLS AND CEILINGS AT ENCLOSED USABLE SPACE UNDER STAIRS
7.0 CORROSION RESISTANT METAL SCUPPER REFER TO DETAILS: 09-AD-1.0 OR 12-AD-1.0 OR 19-AD-1.0
8.0 FIRE EXTINGUISHER
9.0 REMOVE AND REPLACE CURTAIN WALL SYSTEM

NOTES

MAXIMUM OCCUPANCY 52

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WALL LEGEND

2 X 4 STUD WALL
2 X 6 STUD WALL

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REVISION

T-SQUARE CONSULTING ENGINEERS, INC.
220 E. WARM SPRINGS RD.
SUITE 2A-1
LAS VEGAS, NEVADA 89119
PHONE: 702-397-7350
FAX: 702-397-7348

FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
503 BONNEVILLE AVE
LANDSWEST BUILDERS

SEAL DATE:

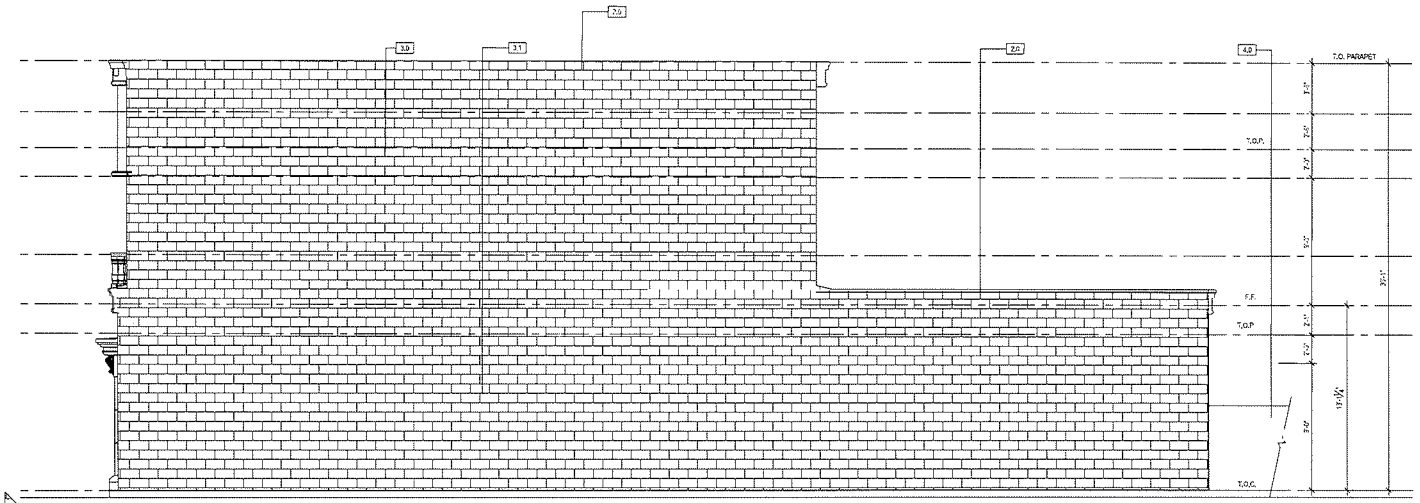
SHEET TITLE:
second floor plan

DATE:	APRIL 10, 2012
JOB NO:	12112
DRAWN BY:	AKT
CHECKED BY:	AKT
SCALE:	
SHEET NO:	A2.1

SDR-44942
REVISED



01 north elevation - Bonneville Avenue
1/4" = 1'-0



02 south elevation
1/4" = 1'-0

elevation keynotes

X.X

1.0 METAL CAP FLASHING
1.1 STUCCO VENEER
1.2 BRICK VENEER
2.0 PRECAST STONE/CONCRETE FENESTRATION
2.1 PRECAST STONE/CONCRETE BALUSTERS
2.2 PRECAST STONE/ CONCRETE FLUTED PILASTER
2.3 PRECAST STONE/CONCRETE FLAT SURROUND
3.0 DECORATIVE C.M.U. WALL
3.1 EXISTING C.M.U. WALL PAINTED TO MATCH NEW STUCCO FINISH
4.0 EXISTING PROPERTY LINE C.M.U. WALL

elevation legend

STUCCO VENEER
COLORLIFE - CLC 1255W
SYNTAX, LRV 67

STUCCO VENEER
COLORLIFE - CLC 1247D
SANDAL, LRV 49

DECORATIVE CMU BLOCK - 2-HOUR RATED WALL
DECORATIVE CMU BLOCK - 2-HOUR RATED WALL
SUN-ROCK - VEGAS TAN

STONE TRIM
STONE LEGENDS
WHITE

elevation notes

1. NOT USED.
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM-OMEGA DIAMOND WALL (SCIESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
6. REFER TO DETAIL 24/AD-1.0 FROM MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS. R-30 IN THE FLOOR AND R-40 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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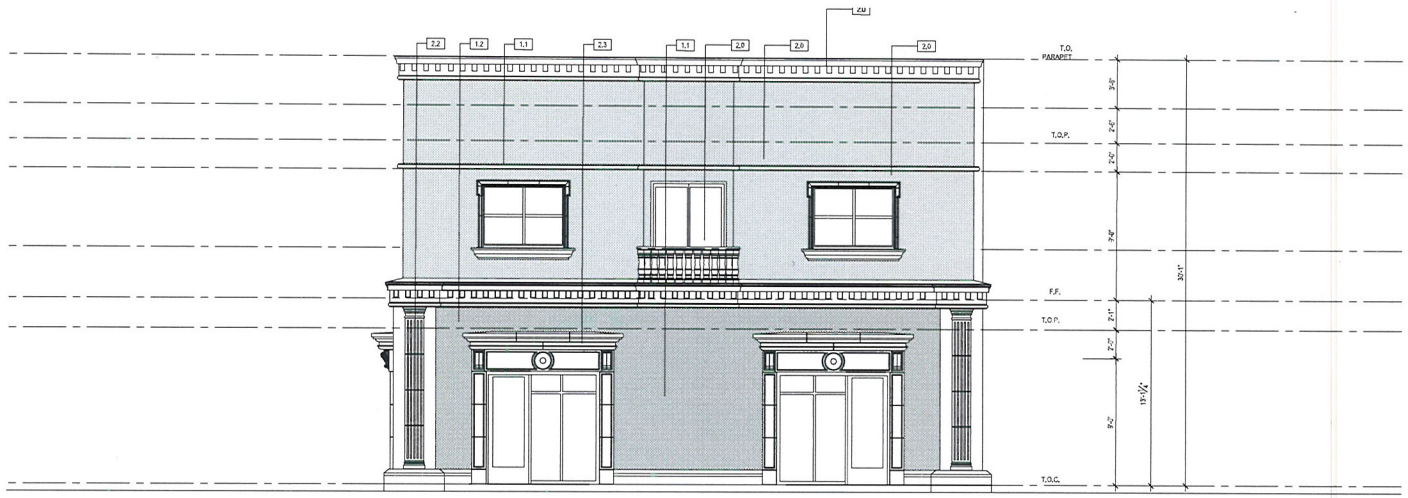
LAS VEGAS, NEVADA 89119
PHONE: 702-307-7350
FAX: 702-307-7348

FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
VPN# 123-34-115-06
503 BONNEVILLE AVE
LANDSWEST BUILDERS

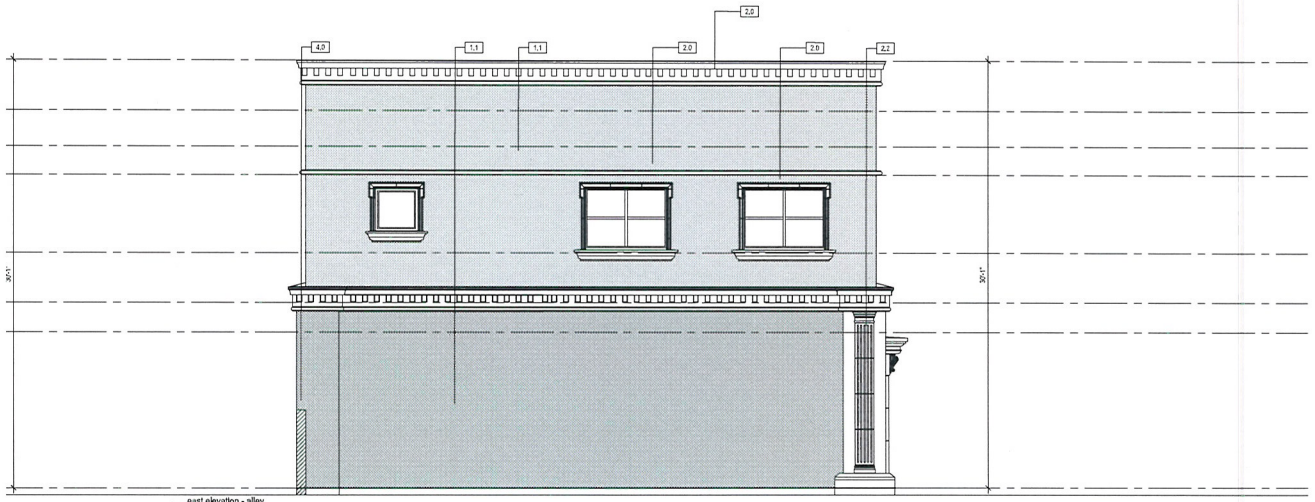
SEAL DATE:

SHEET TITLE:
exterior elevations

DATE:	APRIL 10, 2012
JOB NO:	12112
DRAWN BY:	AKT
CHECKED BY:	AKT
SCALE:	
SHEET NO:	A-4.0



01 west elevation - Las Vegas Blvd
1/4" = 1'-0



02 east elevation - alley
1/4" = 1'-0

elevation keynotes

1.0	METAL CAP FLASHING
1.1	STUCCO VENEER
1.2	BRICK VENEER
2.0	PRECAST STONE/CONCRETE FENESTRATION
2.1	PRECAST STONE/CONCRETE BALUSTERS
2.2	PRECAST STONE/ CONCRETE FLUTED PILASTER
2.3	PRECAST STONE/CONCRETE FLAT SURROUND
3.0	DECORATIVE C.M.U. WALL
3.1	EXISTING C.M.U. WALL PAINTED TO MATCH NEW STUCCO FINISH
4.0	EXISTING PROPERTY LINE C.M.U. WALL

elevation legend

STUCCO VENEER
COLORLIFE - CLC 1255W
SYNTAX , LRV 67

STUCCO VENEER
COLORLIFE - CLC 1240D
SANDAL, LRV 49

DECORATIVE CMU BLOCK - 2-HOUR RATED WALL
~~BOARDMASTER CMU BLOCK~~ - 2-HOUR RATED WALL
SUN-LOCK - VEGAS TAN

STONE TRIM
STONE LEGENDS
WHITE

elevation notes

1. NOT USED.
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (OMESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
6. REFER TO DETAIL 2/A4D-3.0 FROM MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 7" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS, NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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FUMO LAW OFFICE
FIRE RESTORATION AND ADDITION
APN #: 139-34-313-005
503 BONNEVILLE AVE
LANDSWEST BUILDERS

SEAL DATE:

SHEET TITLE:
exterior elevations

DATE:	APRIL 10, 2012
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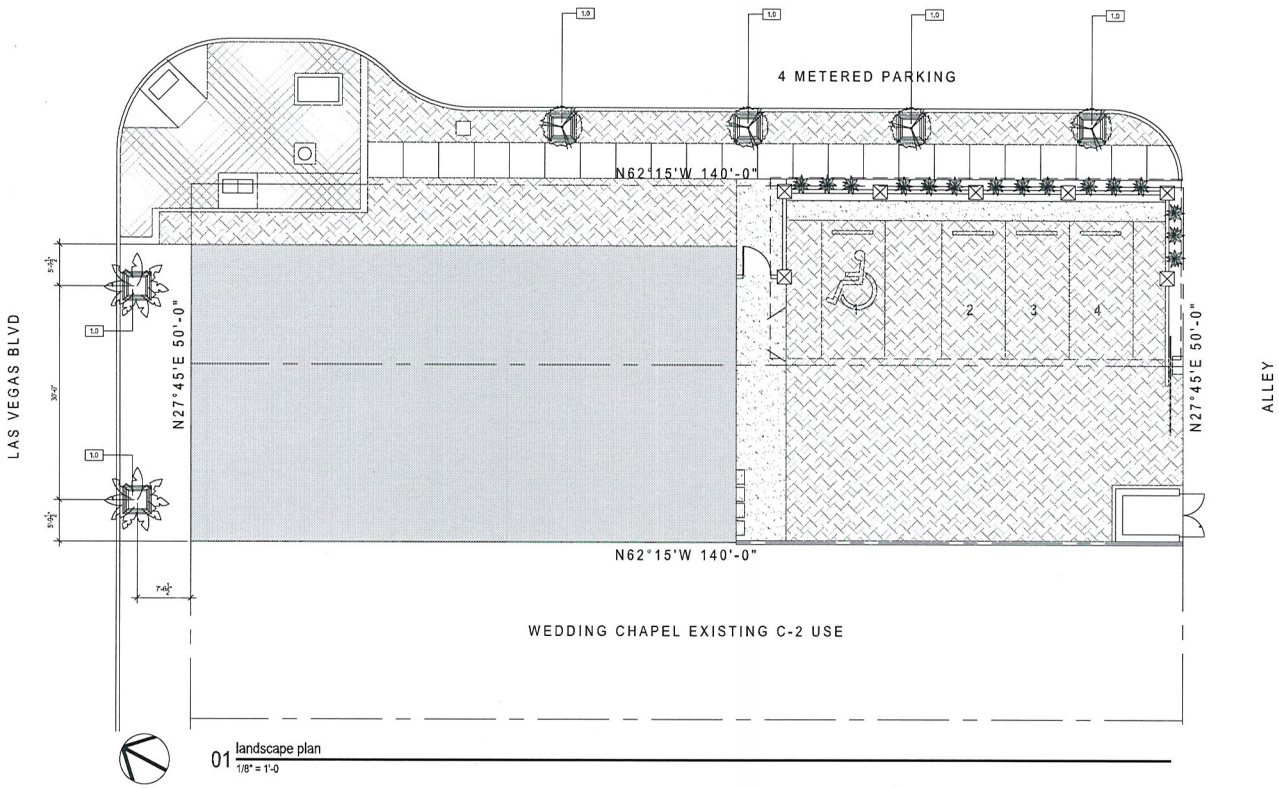


01 landscape plan
1/8" = 1'-0

landscape plan keynotes

1.0 4'-0" SQ. TREE GRATE

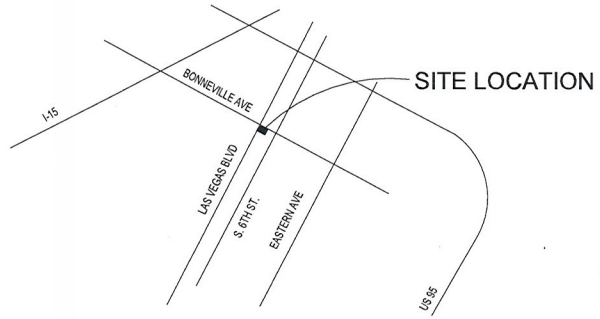
landscape plan legend

EXISTING TREE - SOUTHERN LIVE OAK

DEGLET-NOOR DATE PALM- 25' MIN HEIGHT

LANTANA CAMARA - "LUCKY" YELLOW LANTANA 1 GAL.

PAVERS



01 vicinity map
nts

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landscape plan

DATE:	MARCH 22, 2012
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SCALE:	
SHEET NO.:	A1.1



SUNROC - SPLIT FACE
VEGAS BROWN

COLOR LIFE - CLC 1248D
SANDAL - STUCCO FINISH

STONE LEGENDS - CAST STONE
WHITE

COLOR LIFE - CLC 1255W
SYNTAX - STUCCO FINISH

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503 BONNEVILLE AVE.

-EXTERIOR COLORS-

SDR 44942
Osvaldo Fumo

503 E Bonneville Ave.

Proposed 1.918 thousand square foot addition to an existing office building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.198	11.01	35
AM Peak Hour			1.55	5
PM Peak Hour			1.49	5

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.918	11.01	21
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Total After Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.116	11.01	56
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8

Existing traffic on all nearby streets:

Bonneville Avenue	
Average Daily Traffic (ADT)	6,188
PM Peak Hour (heaviest 60 minutes)	495

Las Vegas Boulevard	
Average Daily Traffic (ADT)	18,200
PM Peak Hour (heaviest 60 minutes)	1,456

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonneville Avenue	31,080
Las Vegas Boulevard	32,700

This expansion is expected to add 21 additional trips per day on Bonneville Ave. and Las Vegas Blvd. Currently, Bonneville is at about 20 percent of capacity and Las Vegas is at about 56 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this expansion will add about 3 trips to the traffic in the area in the peak hour, or about one every twenty minutes.

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

T-SQUARE
CONSULTING
ENGINEERS

March 22, 2012

CLV Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: Justification Letter-Fire Restoration & Addition
503 E. Bonneville Ave. (Las Vegas Downtown Centennial Plan-Office Core District)

The purpose of this letter is to request a Site Development Review as required per the Downtown Centennial Plan.

The site is located on the Southeast corner of Las Vegas Blvd. and Bonneville Ave. Currently, the existing single story structure has suffered fire damage. The current zoning district is C-2. The current approved use for the site is a sandwich shop, 841 SF (without drive through) and Law office, 2,357 SF.

We are requesting approval to add a second story, 1,918 SF over the existing single story structure for an additional law office space. The second floor will be at approximately 65% of the first floor layout. The first floor existing layout will remain the same. The hours of operation for the law offices will be approximately 9:00 AM to 5:00 PM. The hours of operation for the sandwich shop to be determined. The proposed use complies with current approved and adjacent property uses, which are commercial, C-2.

The gross total area of the proposed building is 5,116 SF. The parking requirement for the deli (1/200 SF) and for the law office (1/300 SF) totals 18 spaces. Currently the site provides 4 parking spaces. The property is located on bus path and has easy access for mass transit. The bus transit station, Bonneville Transit Center, is located on Casino Center & Bonneville. There are multiple parking structures around the property. A private parking is located on Casino Center and Lewis Ave. The Nenopolis garage is located on Carson & Las Vegas Blvd. There are ample metered parking spaces available within walking distance from the property on 6th street and Bonneville Ave. Most of the business for the deli is foot traffic.

Waiver of Standards:

- A waiver of standards is being requested to allow the front property line to remain as is. Currently the existing building is on property line on the Las Vegas Blvd. side. The property line is 10 ft away from curb.

T-Square Consulting Engineers, Inc. • 320 E. Warm Springs Rd. Suite 2A-1 Las Vegas, NV 89119
• Tel: 702-307-7350 • Fax: 702-307-7348

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- A waiver of standards is being requested to allow 24" CMU blocks at the bottom of the Centennial parking lot fence.

We appreciate your assistance in moving forward with this proposed project. Please refer to the site plan, landscape plan, floor plans and elevations that accompany this letter.

Sincerely,

Amanuel Tesfaye, P.E.
T-Square Consulting Engineers, Inc.

Dave Hardy
Land West Builders, Inc

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T-Square Consulting Engineers, Inc. • 320 E. Warm Springs Rd. Suite 2A-1, Las Vegas, NV 89119
• Tel: 702-307-7350 • Fax: 702-307-7348

SDR-44942

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
DIR-44950 - DIRECTOR"S BUSINESS - PUBLIC HEARING - For possible action on the appointment of new members to the Downtown Design Review Committee.

NO ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
DIR-45073 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request FOR A REVIEW OF THE FINAL PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 06/06/2012

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Conditions and Staff Report
2. City of Las Vegas Redevelopment Plan for Redevelopment Area 2

CITY OF LAS VEGAS REDEVELOPMENT PLAN

FOR REDEVELOPMENT AREA 2

_____, 2012

REDEVELOPMENT PLAN
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INTRODUCTION

I. INTRODUCTION

This is the Redevelopment Plan (the "Amended Plan") for Redevelopment Area 2 (the "Redevelopment Area"), which is located in the territorial jurisdiction of the City of Las Vegas (the "City"), State of Nevada. This Plan consists of text, a Map of Redevelopment Area 2 (Exhibit "A"), and Legal Descriptions of Redevelopment Area 2 (Exhibit "B")

This Plan has been prepared pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the City and the Redevelopment Agency of Las Vegas is governed by the provisions contained in this Plan as it may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of the City of Las Vegas. The term "Legislative Body" refers to the City Council of the City of Las Vegas.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area 2, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area 2 includes all properties within the boundary shown on the Redevelopment Area 2 Map and described in the Legal Description of the Redevelopment Area 2.

The proposed redevelopment of the Redevelopment Area 2 as described in this Plan conforms to the Master Plan for the City of Las Vegas as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is generally based upon the Preliminary Plan formulated and adopted by the Las Vegas Planning Commission (the "City Planning Commission") on March 13, 2012.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of Redevelopment Area 2. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within Redevelopment Area 2. Instead, this Plan presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency.

In general, the goals and objectives of the redevelopment program in Redevelopment Area 2 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes and ordinances.

2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.

3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 2, the City and its citizens.

4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of Redevelopment Area 2.

5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 2 by eliminating impediments to such development and redevelopment.

6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.

7. To replan, redesign and develop areas which are stagnant or improperly used.

8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 2 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

(1) elimination of areas suffering from economic dislocation, and disuse in affected areas;

(2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;

(3) protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;

(4) installation of new, or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and

(5) other means as determined appropriate.

GENERAL DEFINITIONS & REDEVELOPMENT AREA 2

BOUNDARY AND LEGAL DESCRIPTION

II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION

A. General Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of the City of Las Vegas, Nevada.

2. "City" means the City of Las Vegas, Nevada.

3. "City Council" means the City Council of the City of Las Vegas.

4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).

5. "Redevelopment Area 2" means the area, as established by this Plan and as depicted and described in the Exhibits attached hereto.

6. "Legislative Body" means the City Council of the City of Las Vegas.

7. NRS" means the Nevada Revised Statutes for the State of Nevada.

8. "State" means the State of Nevada.

9. "County" means Clark County, Nevada.

10. "Plan" means this Redevelopment Plan for the Las Vegas Redevelopment Area 2.

B. Redevelopment Area Boundary And Legal Description

The boundaries of Redevelopment Area 2 are shown on the Redevelopment Area 2 Map attached as Exhibit "A" and are described in the Redevelopment Area 2 Legal Description attached as Exhibit "B". This Plan establishes Redevelopment Area 2.

PROPOSED

REDEVELOPMENT ACTIVITIES

III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of Redevelopment Area 2 and the City, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;

2. Acquisition of real property;

3. Management of property under the ownership and control of the Agency;

4. Relocation assistance to displaced occupants of property acquired by the Agency in Redevelopment Area 2;

5. Demolition of property for uses in accordance with this Plan;

6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;

7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;

8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;

9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. Owner Participation and Business Reentry Preferences

1. Owner Participation

Owners of real property within Redevelopment Area 2 shall be extended reasonable opportunities to participate in the redevelopment of property in Redevelopment Area 2 if such

owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. These owner participation opportunities are explained in more detail in the Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences for Property Owners, in the City of Las Vegas Redevelopment Area 2.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property; retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings; initiating new development; or selling property to the Agency.

Participation opportunities shall necessarily by subject to and limited by factors including but not limited to the following:

(1) the elimination and/or modification, if any, of existing land uses;

(2) the construction, vacation, realignment and/or alteration, if any, of existing streets;

(3) the ability of participants to finance and complete proposed developments and rehabilitations;

(4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;

(5) the proposed land uses for redevelopment of Redevelopment Area 2;

(6) intensification of certain land uses; and

(7) the construction or expansion of public facilities.

2. Participation by Tenants

Non-property owners who are tenants engaged in business or residing in Redevelopment Area 2 shall be extended

reasonable preferences if they wish to purchase property at their present location for the purpose of rehabilitating and/or expanding existing improvements or to build new improvements in conformance with the designated land uses and other requirements of this Plan. However, the preference provided to such business or residential tenants will be subordinate to, or follow, the preference provided to the existing property owners.

Businesses and residential tenants may also submit proposals for rehabilitation and/or new development at locations other than their existing location, as long as said property conforms to the Plan. However, no preference shall be provided to business and/or tenants for this type of proposal.

3. Participation Agreements

The Agency may require that, as a condition of participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties.

If an owner fails to participate in the redevelopment under a participation agreement, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in Redevelopment Area 2.

4. Implementing Rules

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency simultaneous with the adoption of this Plan, and as the same may be from

time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in Redevelopment Area 2 by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if: (a) The property sought to be acquired is necessary to carry out this Plan; (b) The Agency has made every reasonable effort to negotiate the purchase of the property. The method the Agency would use to acquire property through eminent domain is further explained within its Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences To Property Owners, in the City of Las Vegas Redevelopment Area 2.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

2. Acquisition of Personal Property

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in Redevelopment Area 2 by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

D. Property Management

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 in finding other locations and facilities. In order to carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. Relocation Payments

The Agency shall make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 and shall make additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Chapter 342 of Nevada Revised Statutes and the Rules and Regulations for Implementation of the Uniform Relocation & Real Property Acquisition Policies Act of 1970, as Amended, and

Nevada Revised Statutes Chapter 342 regulations previously adopted by the Agency and the City of Las Vegas. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

F. Demolition, Clearance, Public Improvements, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in Redevelopment Area 2 as necessary to carry out the purpose of this Plan.

2. Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

(1) sewers;

(2) storm drains;

(3) electrical, natural gas, telephone and water distribution systems;

(4) parks and plazas;

(5) playgrounds;

(6) parking and transportation facilities;

(7) landscaped areas;

(8) street and circulation improvements;

(9) flood control improvements and facilities;

(10) entryway features;

(11) recreational improvements; and

(12) other public facilities serving the needs of Redevelopment Area 2 occupants.

3. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in Redevelopment Area 2 owned or acquired by the Agency.

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in Redevelopment Area 2 shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in Redevelopment Area 2 shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City, and, where beneficial to the Redevelopment Area 2, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the

purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan, including the provisions of the Agency's existing Employment Plan.

b. Employment Plan

The Agency shall require that a proposal for a redevelopment project include an employment plan in accordance with the Agency's Employment Plan Policy initially adopted on April 6, 2011 which includes:

(a) A description of the existing opportunities for employment within Redevelopment Area 2;

(b) A projection of the effect that the redevelopment project will have on opportunities for employment within Redevelopment Area 2; and

(c) A description of the manner in which an employer relocating his business into the Redevelopment Area 2 plans to employ persons living within the area of operation who are:

(1) Economically disadvantaged;

(2) Physically disabled;

(3) Members of racial minorities;

(4) Veterans; or

(5) Women.

During the period of development in Redevelopment Area 2, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in Redevelopment Area 2 is proceeding in

accordance with development documents and time schedules.

c. Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

d. Development Financing by the Agency or Other Public Bodies or Entities

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area. Before the Legislative Body may give its consent, it shall determine that:

(1) The buildings, facilities, structures or other improvements are of benefit to Redevelopment Area 2 or the immediate neighborhood in which Redevelopment Area 2 is located; and

(2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.

Those determinations by the Agency and the Legislative Body are final and conclusive.

In reaching its determination that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located, the legislative body shall consider:

(a) Whether the buildings, facilities, structures or other improvements are likely to:

(1) Encourage the creation of new business or other appropriate development;

(2) Create jobs or other business opportunities for nearby residents;

(3) Increase local revenues from desirable sources;

(4) Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;

(5) Possess attributes that are unique, either as to type of use or level of quality and design;

(6) Require for their construction, installation or operation the use of qualified and trained labor; and

(7) Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency.

(b) The opinions of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

(c) Comparisons between the level of spending proposed by the agency and projections, made on a pro forma basis by the agency, of future revenues

attributable to the buildings, facilities, structures or other improvements.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

e. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes, as they are, or as they may be, amended from time to time. All development in Redevelopment Area 2 must conform to City (as appropriate) and Agency design review procedures, including any Design Guidelines adopted by the Agency or the City.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. Cooperation with Public Bodies

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.

2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.

3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.

4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinance.

5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.

6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any handler of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in Redevelopment Area 2. Any public body which owns or leases property in Redevelopment Area 2 will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in Redevelopment Area 2 by a public body shall be subject to Agency approval.

LAND USES AND DEVELOPMENT REQUIREMENTS

IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area 2 Map and Major Redevelopment Area 2 Land Uses

The Redevelopment Area 2 Map attached hereto as Exhibit “A” illustrates the location of Redevelopment Area 2 boundaries, identifies the major streets within Redevelopment Area 2, and designates the major land uses authorized within Redevelopment Area 2 by the City’s current Master Plan. The City will from time to time update and revise its Master Plan. It is the intention of this Redevelopment Plan that the City’s Master Plan, as it currently exists, or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws be used as a guide to long range planning. The major land uses authorized within Redevelopment Area 2 by the Master Plan are described below:

B. Major Land Uses

Major land uses permitted within Redevelopment Area 2 include:

Residential
Industrial
Commercial
Public/Semipublic
Park/Open Space

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Master Plan, as it currently exists or as it may be amended from time to time.

C. Other Land Uses

1. Public Rights-of-Way

Major public streets within Redevelopment Area 2 are detailed on the Redevelopment Area 2 Map as Exhibit "A" and are listed as follows:

(1) West Sahara Avenue

(2) West Charleston Boulevard

(3) South Decatur Boulevard

Additional public streets, alleys and easements may be created in Redevelopment Area 2 as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the City's Master Plan.

2. Conforming Properties

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

D. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in Redevelopment Area 2 for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in Redevelopment Area 2, and abatement of such uses is not required by applicable City codes.

The Agency may authorize additions, alterations, repairs or other improvements in Redevelopment Area 2 for uses which do not conform to the provisions of this Plan where such improvements are within a portion of Redevelopment Area 2 where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area 2 uses and development and are permitted under applicable City codes.

F. General Controls and Limitation

All real property in Redevelopment Area 2 is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction within Redevelopment Area 2 shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

2. Limitation on the Number of Buildings

The number of buildings in Redevelopment Area 2 shall not exceed the number of buildings permitted under the Master Pan.

3. Number of Dwelling Units

The number of dwelling units in Redevelopment Area 2 shall not exceed the maximum number allowed under the densities permitted under the City's Master Plan, as implemented and applied by local codes and ordinances.

4. Limitations on Type, Size and Height of Buildings

The type, size, and height of buildings shall be as limited by the City's Master Plan and applicable federal, state and local statutes and ordinances.

5. Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in Redevelopment Area 2 is the total of all area which will be in the public rights-of-way, the public grounds, spaces around

buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in Redevelopment Area 2 to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. Signs

All signs shall conform to City requirements as appropriate. Design of all new signs shall be submitted to the City for review and approval prior to installation.

7. Utilities

The Agency shall require that all utility placement be governed according to the prevailing Las Vegas Municipal Code.

8. Incompatible Uses

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of Redevelopment Area 2.

9. Public Uses

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and is permitted under the Master Pan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in Redevelopment Area 2.

10. Other Covenants, Conditions and Restrictions

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;

d. Permitting a variation will not be contrary to the objectives of the Plan; and

e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning district or any applicable zoning regulations.

G. Design Guidelines

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within Redevelopment Area 2. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

H. Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an

existing building in Redevelopment Area 2 from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by resolution of the Agency, and any applicable participation or other agreement.

The City may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the City's approval or disapproval of an applicant.

I. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

METHOD OF

FINANCING THE AREA

V. METHOD OF FINANCING THE AREA

A. General Description of the Proposed Financing Method

The Agency is authorized to finance activities in Redevelopment Area 2 with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the City, State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for surveys and planning, and for the operating capital for administration of Redevelopment Area 2, may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing (in combination with other sources of financing that may be available) for specific activities in Redevelopment Area 2.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the City Council. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

B. Tax Increment Funds

All taxes levied upon taxable property within Redevelopment Area 2 each year, by or for the benefit of the State of Nevada, Clark County, the City of Las Vegas, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in Redevelopment Area 2 as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in Redevelopment Area 2 on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in Redevelopment Area 2 on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.

2. Except as otherwise provided in paragraphs 3 and 4, that portion of the levied taxes each year in excess of the amount set forth in paragraph 2 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in Redevelopment Area 2 exceeds the total assessed valuation of the taxable property in Redevelopment Area 2 shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in Redevelopment Area 2 must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in Redevelopment Area 2 must be paid into

the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the City.

For the purposes of this section, the assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15th immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

C. Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of activities in Redevelopment Area 2.

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the state or any of its political subdivisions and neither the City, the state nor any of its political subdivisions is liable on them,

nor in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. Time Limit on Issuing Securities or Establishment of Indebtedness

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 30 years after the date on which the Redevelopment Plan is adopted, except that the Agency may incur enter into leases or indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated or if the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

E. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in Redevelopment Area 2.

VI. ACTIONS BY THE CITY

The City may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in Redevelopment Area 2. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;

2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting Redevelopment Area 2;

3. Revision or adoption of the City zoning ordinance(s), specific plan(s), or the Master Plan as appropriate within Redevelopment Area 2 to permit the land uses and development authorized by or necessary or desired to carry out this Plan;

4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in Redevelopment Area 2 to ensure their proper development and use;

5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;

6. Provisions for administrative enforcement of this Plan by the City, as appropriate, after development;

7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of Redevelopment Area 2 to be commenced and carried to completion without unnecessary delays;

8. Provisions of services and facilities by the various officials, offices and departments of the City for the Agency's purposes under this Plan;

9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or

10. The undertaking and completing of any other proceedings necessary to carry out activities in Redevelopment Area 2.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

Without limitation on the powers conferred on the City or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in Redevelopment Area 2 may be enforced by such owners.

VIII. DURATION OF THIS REDEVELOPMENT PLAN

The provision of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years after the date on which the original Plan was initially adopted, or date to be inserted in the Final Plan. This Plan and any amendments hereto will terminate thirty (30) years after the date on which this Plan is adopted.

IX. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law.

X. IMPLEMENTATION AGREEMENTS

The Agency and City may enter into any agreement(s) between them which they deem necessary to implement the provisions of this Plan. Such agreements shall relate only to the implementation of this Plan and shall not revise, change or modify any of the provisions, requirements or limitations of this Plan.

XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of Redevelopment Area 2 shall be determined to have been invalidly or incorrectly included in Redevelopment Area 2 that is the subject of this Plan, such portion of Redevelopment Area 2 shall be deemed severable from the remainder of Redevelopment Area 2 and the remainder of Redevelopment Area 2 shall remain fully subject to the provisions of this Plan.

EXHIBIT A

REDEVELOPMENT AREA 2 MAP

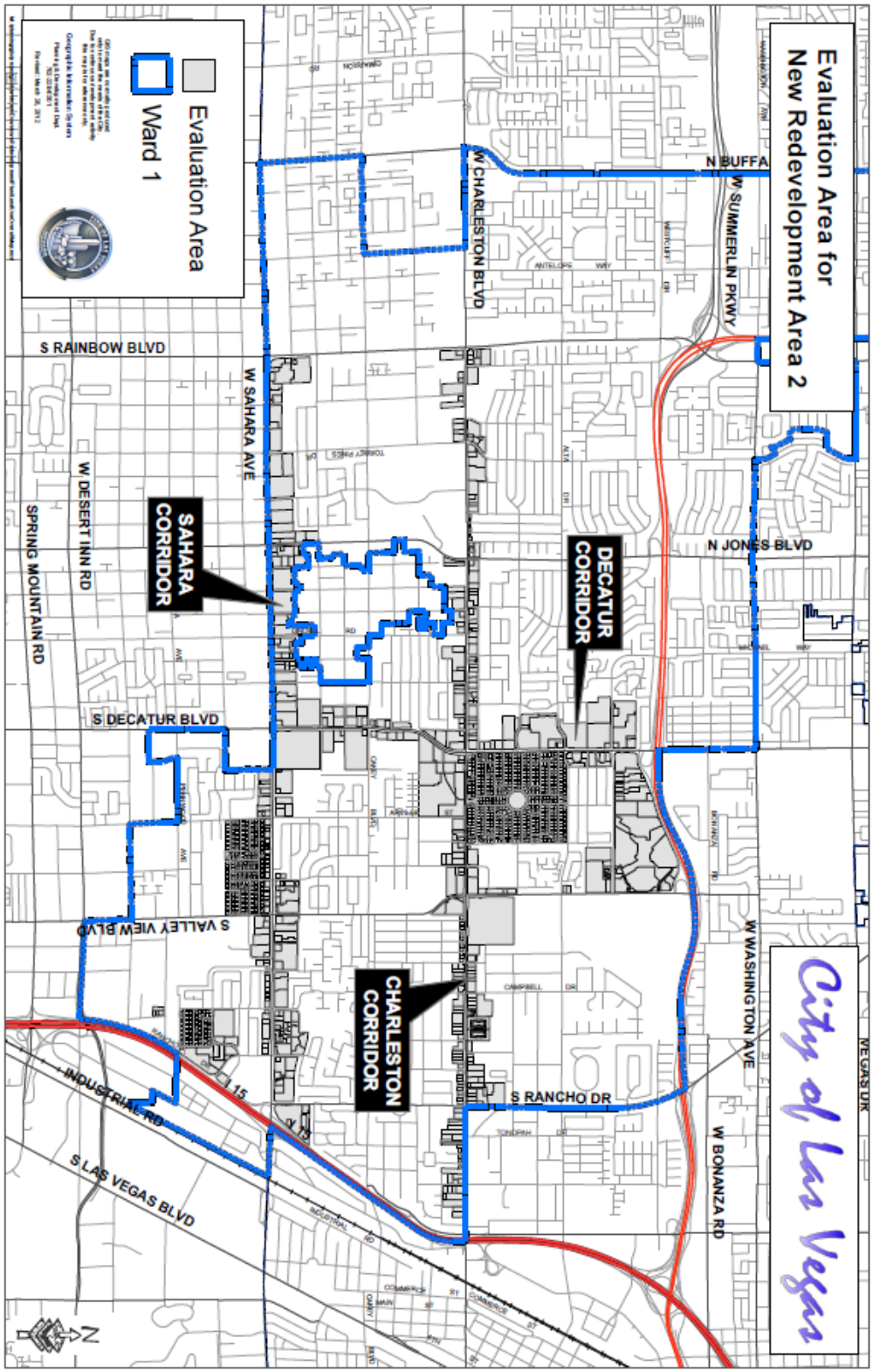


EXHIBIT B

LEGAL DESCRIPTIONS OF REDEVELOPMENT AREA 2



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – CHARLESTON A

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-34-819-014, 138-34-820-001, 138-34-820-006, 138-34-820-008, 138-34-820-009, 138-34-820-013, 138-34-820-014, 138-35-401-003, 138-35-402-002, 138-35-402-006, 138-35-402-007, 138-35-402-008, 138-35-402-011, 138-35-402-012, 138-35-403-001, 138-35-403-004, 138-35-803-002, 138-35-803-003, 138-35-803-004, 138-35-803-005, 138-35-804-001, 138-35-805-001, 138-35-806-001, 138-35-806-002, 138-35-806-003, 138-35-806-004, 138-35-806-005, 138-35-811-020, 138-35-811-021, 138-35-811-060, 138-35-811-061, 138-35-816-001, 138-35-816-002, 138-35-816-003, 138-36-406-004, 138-36-406-005, 138-36-406-006, 138-36-406-007, 138-36-406-008, 138-36-406-009, 138-36-406-010, 138-36-406-011, 138-36-408-001, 138-36-408-002, 138-36-408-003, 138-36-408-004, 138-36-408-005, 138-36-408-006, 138-36-408-008, 138-36-408-009, 138-36-408-010, 138-36-803-001, 138-36-803-002, 138-36-803-004, 138-36-803-005, 138-36-803-007, 138-36-803-008, 138-36-803-009, 138-36-803-010, 138-36-803-011, 138-36-803-012, 138-36-803-013, 138-36-803-014, 138-36-803-015, 138-36-803-016, 138-36-804-001, 138-36-804-002, 138-36-804-003, 138-36-804-004, 138-36-804-005, 138-36-804-006, 138-36-804-007, 138-36-804-008, 138-36-804-009, 162-06-101-001, 162-06-111-002, 163-01-102-001, 163-01-102-002, 163-01-102-005, 163-01-102-006, 163-01-102-007, 163-01-102-033, 163-01-103-001, 163-01-103-004, 163-01-103-024, 163-01-103-025, 163-01-501-007, 163-01-501-010, 163-01-501-011, 163-01-501-012, 163-01-502-001, 163-01-502-004, 163-01-502-009, 163-01-502-010, 163-01-502-011, 163-01-502-014, 163-01-502-017, 163-01-515-001, 163-02-101-001, 163-02-101-002,

163-02-102-001, 163-02-102-002, 163-02-103-001, 163-02-104-001, 163-02-104-003, 163-02-114-002, 163-02-114-003, 163-02-114-010, 163-02-114-012.

ALL LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 35 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 1, THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - CHARLESTON A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN DECATUR BOULEVARD AND MARTIN L KING BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – CHARLESTON B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY MARTIN L KING BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

139-31-214-017, 139-31-214-018, 139-31-214-019, 139-31-214-020, 139-31-214-021, 139-31-214-022, 139-31-214-023, 139-31-214-024, 139-31-214-025, 139-31-214-026, 139-31-214-027, 139-31-214-028, 139-31-214-029, 139-31-214-030, 139-31-214-031, 139-31-214-032, 139-31-214-033, 139-31-220-017, 139-31-220-018, 139-31-220-019, 139-31-220-020, 139-31-220-021, 139-31-220-022, 139-31-220-023, 139-31-220-024, 139-31-220-025, 139-31-220-026, 139-31-220-027, 139-31-220-028, 139-31-220-029, 139-31-220-030, 139-31-220-031, 139-31-220-032, 139-31-301-002, 139-31-301-003, 139-31-310-002, 139-31-310-003, 139-31-310-004, 139-31-310-005, 139-31-310-006, 139-31-310-007, 139-31-310-008, 139-31-310-009, 139-31-310-010, 139-31-310-011, 139-31-310-012, 139-31-310-013, 139-31-310-014, 139-31-310-015, 139-31-310-017, 139-31-310-018, 139-31-310-019, 139-31-310-020, 139-31-310-021, 139-31-310-022, 139-31-310-023, 139-31-310-024, 139-31-310-025, 139-31-310-026, 139-31-310-027, 139-31-310-028, 139-31-310-029, 139-31-310-030, 139-31-310-031, 139-31-310-032, 139-31-310-033, 139-31-310-034, 139-31-310-035, 139-31-310-036, 139-31-310-037, 139-31-310-038, 139-31-310-039, 139-31-310-040, 139-31-310-041, 139-31-310-042, 139-31-310-043, 139-31-310-044, 139-31-310-045, 139-31-310-046, 139-31-310-047, 139-31-310-048, 139-31-310-049, 139-31-310-052, 139-31-310-053, 139-31-310-054, 139-31-310-055, 139-31-310-056, 139-31-310-057, 139-31-310-058, 139-31-310-059, 139-31-310-060, 139-31-310-061, 139-31-310-062, 139-31-310-063, 139-31-310-064,

139-31-310-065, 139-31-310-066, 139-31-310-067, 139-31-310-068, 139-31-310-069,
139-31-310-070, 139-31-310-071, 139-31-310-072, 139-31-310-073, 139-31-310-074,
139-31-310-076, 139-31-310-077, 139-31-310-078, 139-31-310-079, 139-31-310-080,
139-31-310-081, 139-31-310-082, 139-31-310-083, 139-31-310-084, 139-31-310-085,
139-31-310-086, 139-31-310-087, 139-31-310-088, 139-31-310-089, 139-31-310-090,
139-31-310-091, 139-31-310-092, 139-31-310-093, 139-31-310-094, 139-31-310-095,
139-31-310-096, 139-31-310-097, 139-31-310-098, 139-31-310-099, 139-31-310-100,
139-31-310-101, 139-31-310-102, 139-31-310-103, 139-31-310-104, 139-31-310-105,
139-31-310-106, 139-31-310-107, 139-31-310-108, 139-31-310-109, 139-31-310-110,
139-31-310-111, 139-31-310-112, 139-31-310-113, 139-31-310-114, 139-31-310-115,
139-31-310-116, 139-31-310-117, 139-31-310-118, 139-31-310-119, 139-31-310-120,
139-31-310-121, 139-31-310-122, 139-31-310-123, 139-31-310-124, 139-31-310-125,
139-31-310-126, 139-31-310-127, 139-31-310-128, 139-31-310-129, 139-31-310-130,
139-31-310-131, 139-31-310-132, 139-31-311-001, 139-31-311-002, 139-31-311-003,
139-31-311-004, 139-31-311-005, 139-31-311-006, 139-31-311-007, 139-31-311-008,
139-31-311-009, 139-31-311-010, 139-31-311-011, 139-31-311-012, 139-31-311-013,
139-31-311-014, 139-31-311-015, 139-31-311-030, 139-31-311-031, 139-31-311-032,
139-31-311-033, 139-31-311-034, 139-31-311-035, 139-31-311-036, 139-31-311-037,
139-31-311-038, 139-31-311-039, 139-31-311-040, 139-31-311-041, 139-31-311-042,
139-31-311-043, 139-31-311-044, 139-31-311-045, 139-31-311-046, 139-31-311-047,
139-31-311-048, 139-31-311-049, 139-31-311-050, 139-31-311-051, 139-31-311-052,
139-31-311-053, 139-31-311-054, 139-31-311-055, 139-31-311-056, 139-31-311-057,
139-31-311-058, 139-31-311-059, 139-31-311-060, 139-31-311-061, 139-31-311-062,
139-31-311-063, 139-31-311-064, 139-31-311-065, 139-31-311-066, 139-31-311-067,
139-31-311-068, 139-31-311-069, 139-31-311-070, 139-31-311-071, 139-31-311-072,
139-31-311-073, 139-31-311-074, 139-31-311-075, 139-31-311-076, 139-31-311-077,
139-31-311-078, 139-31-311-079, 139-31-311-080, 139-31-311-081, 139-31-311-082,
139-31-311-083, 139-31-311-084, 139-31-311-085, 139-31-311-086, 139-31-311-087,
139-31-311-088, 139-31-311-089, 139-31-311-090, 139-31-311-091, 139-31-311-092,
139-31-311-093, 139-31-311-094, 139-31-311-095, 139-31-311-096, 139-31-311-097,
139-31-311-098, 139-31-311-099, 139-31-311-100, 139-31-311-101, 139-31-311-102,
139-31-311-103, 139-31-311-104, 139-31-311-105, 139-31-311-106, 139-31-311-107,
139-31-311-108, 139-31-311-109, 139-31-311-110, 139-31-311-111, 139-31-311-112,
139-31-311-113, 139-31-311-114, 139-31-311-115, 139-31-311-116, 139-31-311-117,
139-31-311-118, 139-31-311-119, 139-31-311-120, 139-31-311-121, 139-31-311-122,
139-31-311-123, 139-31-311-124, 139-31-311-125, 139-31-311-126, 139-31-311-127,
139-31-311-128, 139-31-311-129, 139-31-311-130, 139-31-311-131, 139-31-311-132,
139-31-311-133, 139-31-311-134, 139-31-311-135, 139-31-311-136, 139-31-311-137,
139-31-311-138, 139-31-311-139, 139-31-312-002, 139-31-312-003, 139-31-312-004,
139-31-312-005, 139-31-312-006, 139-31-312-007, 139-31-312-008, 139-31-312-009,

139-31-312-010, 139-31-312-011, 139-31-312-012, 139-31-312-013, 139-31-312-014,
139-31-312-015, 139-31-312-016, 139-31-312-017, 139-31-312-018, 139-31-312-019,
139-31-312-020, 139-31-312-021, 139-31-312-022, 139-31-312-023, 139-31-312-024,
139-31-312-025, 139-31-312-026, 139-31-312-027, 139-31-312-030, 139-31-312-031,
139-31-312-032, 139-31-312-033, 139-31-312-034, 139-31-312-035, 139-31-312-036,
139-31-312-037, 139-31-312-038, 139-31-312-039, 139-31-312-040, 139-31-312-041,
139-31-312-042, 139-31-312-043, 139-31-313-001, 139-31-313-002, 139-31-313-003,
139-31-313-004, 139-31-313-005, 139-31-313-006, 139-31-313-007, 139-31-313-008,
139-31-313-009, 139-31-313-010, 139-31-313-011, 139-31-313-012, 139-31-313-013,
139-31-313-014, 139-31-313-015, 139-31-313-016, 139-31-313-017, 139-31-313-018,
139-31-313-019, 139-31-313-020, 139-31-313-021, 139-31-313-022, 139-31-313-023,
139-31-313-024, 139-31-313-025, 139-31-313-026, 139-31-313-027, 139-31-313-028,
139-31-313-029, 139-31-313-030, 139-31-313-031, 139-31-313-032, 139-31-313-033,
139-31-313-034, 139-31-313-035, 139-31-313-036, 139-31-410-002, 139-31-410-003,
139-31-410-004, 139-31-410-005, 139-31-410-006, 139-31-410-007, 139-31-410-008,
139-31-410-009, 139-31-410-010, 139-31-410-011, 139-31-410-012, 139-31-410-013,
139-31-410-014, 139-31-410-015, 139-31-410-016, 139-31-410-017, 139-31-410-018,
139-31-410-019, 139-31-410-020, 139-31-410-021, 139-31-410-022, 139-31-410-023,
139-31-410-024, 139-31-410-025, 139-31-410-026, 139-31-410-027, 139-31-410-028,
139-31-410-029, 139-31-410-030, 139-31-410-031, 139-31-410-032, 139-31-410-033,
139-31-410-034, 139-31-410-035, 139-31-410-038, 139-31-410-039, 139-31-410-040,
139-31-410-041, 139-31-410-042, 139-31-410-043, 139-31-410-044, 139-31-410-045,
139-31-410-046, 139-31-410-047, 139-31-410-048, 139-31-410-049, 139-31-410-050,
139-31-410-051, 139-31-410-052, 139-31-410-053, 139-31-410-054, 139-31-410-055,
139-31-410-056, 139-31-410-057, 139-31-410-058, 139-31-410-059, 139-31-410-060,
139-31-410-062, 139-31-410-063, 139-31-410-064, 139-31-410-065, 139-31-410-066,
139-31-410-067, 139-31-410-068, 139-31-410-069, 139-31-410-070, 139-31-410-071,
139-31-410-072, 139-31-410-073, 139-31-410-074, 139-31-410-075, 139-31-410-076,
139-31-410-077, 139-31-410-078, 139-31-410-079, 139-31-410-080, 139-31-410-081,
139-31-410-082, 139-31-410-083, 139-31-410-084, 139-31-410-085, 139-31-410-086,
139-31-410-087, 139-31-410-088, 139-31-410-089, 139-31-410-090, 139-31-410-091,
139-31-410-092, 139-31-410-093, 139-31-410-094, 139-31-410-095, 139-31-410-096,
139-31-410-097, 139-31-410-098, 139-31-410-099, 139-31-410-100, 139-31-410-101,
139-31-410-102, 139-31-410-103, 139-31-410-104, 139-31-410-105, 139-31-410-106,
139-31-410-107, 139-31-410-108, 139-31-410-109, 139-31-410-110, 139-31-410-111,
139-31-410-112, 139-31-410-113, 139-31-410-114, 139-31-410-115, 139-31-410-116,
139-31-410-117, 139-31-410-118, 139-31-410-126, 139-31-410-127, 139-31-410-128,
139-31-410-129, 139-31-410-130, 139-31-410-131, 139-31-410-132, 139-31-410-133,
139-31-410-134, 139-31-410-135, 139-31-410-136, 139-31-410-137, 139-31-410-138,
139-31-410-140, 139-31-410-141, 139-31-410-142, 139-31-410-143, 139-31-410-144,

139-31-410-145, 139-31-410-146, 139-31-410-147, 139-31-410-148, 139-31-410-149,
139-31-410-150, 139-31-410-151, 139-31-410-152, 139-31-410-153, 139-31-410-154,
139-31-410-155, 139-31-410-156, 139-31-410-157, 139-31-410-158, 139-31-410-159,
139-31-410-160, 139-31-410-161, 139-31-410-162, 139-31-410-163, 139-31-410-164,
139-31-410-165, 139-31-411-001, 139-31-411-002, 139-31-411-003, 139-31-411-004,
139-31-411-005, 139-31-411-006, 139-31-411-007, 139-31-411-008, 139-31-411-009,
139-31-411-010, 139-31-411-011, 139-31-411-012, 139-31-411-013, 139-31-411-014,
139-31-411-015, 139-31-411-016, 139-31-411-017, 139-31-411-018, 139-31-411-019,
139-31-411-020, 139-31-411-021, 139-31-411-022, 139-31-411-023, 139-31-411-024,
139-31-411-025, 139-31-411-026, 139-31-411-027, 139-31-411-028, 139-31-411-029,
139-31-411-030, 139-31-411-031, 139-31-411-032, 139-31-411-033, 139-31-411-034,
139-31-411-035, 139-31-411-036, 139-31-411-037, 139-31-411-038, 139-31-411-039,
139-31-411-040, 139-31-411-041, 139-31-411-042, 139-31-411-043, 139-31-411-044,
139-31-411-045, 139-31-411-046, 139-31-411-047, 139-31-411-048, 139-31-411-049,
139-31-411-050, 139-31-411-051, 139-31-411-052, 139-31-411-053, 139-31-411-054,
139-31-411-055, 139-31-411-056, 139-31-411-057, 139-31-411-058, 139-31-411-059,
139-31-411-060, 139-31-411-061, 139-31-411-062, 139-31-411-063, 139-31-411-064,
139-31-411-065, 139-31-411-066, 139-31-411-067, 139-31-411-068, 139-31-411-069,
139-31-411-070, 139-31-411-071, 139-31-411-072, 139-31-411-073, 139-31-411-074,
139-31-411-075, 139-31-411-076, 139-31-411-077, 139-31-411-078, 139-31-411-079,
139-31-411-080, 139-31-411-081, 139-31-411-082, 139-31-411-083, 139-31-411-084,
139-31-411-085, 139-31-411-086, 139-31-411-087, 139-31-411-088, 139-31-411-089,
139-31-411-090, 139-31-411-091, 139-31-411-092, 139-31-411-093, 139-31-411-094,
139-31-411-095, 139-31-411-096, 139-31-411-097, 139-31-411-098, 139-31-411-099,
139-31-411-100, 139-31-411-101, 139-31-411-102, 139-31-411-103, 139-31-411-104,
139-31-411-105, 139-31-411-106, 139-31-411-107, 139-31-411-108, 139-31-411-109,
139-31-411-110, 139-31-411-111, 139-31-411-112, 139-31-411-113, 139-31-411-114,
139-31-411-115, 139-31-411-116, 139-31-411-117, 139-31-411-118, 139-31-411-119,
139-31-411-120, 139-31-411-121, 139-31-411-122, 139-31-411-123, 139-31-411-124,
139-31-411-125, 139-31-411-126, 139-31-411-127, 139-31-411-128, 139-31-411-129,
139-31-411-130, 139-31-411-131, 139-31-411-132, 139-31-411-133, 139-31-411-134,
139-31-411-135, 139-31-411-136, 139-31-411-137, 139-31-411-138, 139-31-411-139,
139-31-411-140, 139-31-411-141, 139-31-411-142, 139-31-411-143, 139-31-411-144,
139-31-411-145, 139-31-411-162, 139-31-801-001, 139-31-801-002, 139-31-801-005,
139-31-801-006, 139-31-801-008, 139-31-801-009, 139-31-801-010, 139-31-801-018,
139-32-402-006, 139-32-402-007, 139-32-403-009, 139-32-403-010, 139-32-403-011,
139-32-403-012, 139-32-403-013, 139-32-403-014, 139-32-405-015, 139-32-405-016,
139-32-405-017, 139-32-405-018, 139-32-405-019, 139-32-405-020, 139-32-405-021,
139-32-405-022, 139-32-405-023, 139-32-405-026, 139-32-411-001, 139-32-411-002,
139-32-411-003, 139-32-411-004, 139-32-411-005, 139-32-411-006, 139-32-411-007,

139-32-411-008, 139-32-411-009, 139-32-411-010, 139-32-411-011, 139-32-411-012, 139-32-411-013, 139-32-411-014, 139-32-411-015, 139-32-411-016, 139-32-411-017, 139-32-411-018, 139-32-411-019, 139-32-411-020, 139-32-411-021, 139-32-411-022, 139-32-411-023, 139-32-411-024, 139-32-411-025, 139-32-411-026, 139-32-411-027, 139-32-411-028, 139-32-411-029, 139-32-411-030, 139-32-411-031, 139-32-411-032, 139-32-411-033, 139-32-411-034, 139-32-411-035, 139-32-411-036, 139-32-411-037, 139-32-411-038, 139-32-411-039, 139-32-411-040, 139-32-411-041, 139-32-411-042, 139-32-412-001, 139-32-412-002, 139-32-412-003, 139-32-412-004, 139-32-412-005, 139-32-412-006, 139-32-412-007, 139-32-412-008, 139-32-412-009, 139-32-412-010, 139-32-412-011, 139-32-412-012, 139-32-412-013, 139-32-412-014, 139-32-412-015, 139-32-412-016, 139-32-412-017, 139-32-412-018, 139-32-412-019, 139-32-412-020, 139-32-412-021, 139-32-412-022, 139-32-412-023, 139-32-412-024, 139-32-412-025, 139-32-412-026, 139-32-412-027, 139-32-412-028, 139-32-412-029, 139-32-412-030, 139-32-412-031, 139-32-412-032, 139-32-412-033, 139-32-412-034, 139-32-412-035, 139-32-412-036, 139-32-412-037, 139-32-412-038, 139-32-412-039, 139-32-412-040, 139-32-412-041, 139-32-412-042, 139-32-801-010, 139-32-802-012, 139-32-802-015, 139-32-802-018, 139-32-802-019, 139-32-802-020, 139-32-802-023, 139-32-802-024, 139-32-802-026, 139-32-802-027, 139-32-802-028, 139-32-802-029, 139-32-802-031, 139-32-802-032, 139-32-802-033, 139-32-802-034, 139-32-802-035, 139-32-802-036, 162-04-101-001, 162-04-101-002, 162-04-101-003, 162-04-101-004, 162-04-101-005, 162-04-101-006, 162-04-101-008, 162-04-101-009, 162-04-101-010, 162-04-110-001, 162-04-110-002, 162-04-110-016, 162-04-110-017, 162-04-111-001, 162-04-111-016, 162-04-111-017, 162-04-111-018, 162-04-112-004, 162-04-112-006, 162-04-112-007, 162-04-112-008, 162-04-112-009, 162-04-112-010, 162-04-112-011, 162-04-112-019, 162-04-112-020, 162-04-112-021, 162-04-116-001, 162-04-116-002, 162-04-510-001, 162-04-510-002, 162-04-510-003, 162-05-110-001, 162-05-110-014, 162-05-110-015, 162-05-110-016, 162-05-110-029, 162-05-110-030, 162-05-110-031, 162-05-110-044, 162-05-110-045, 162-05-110-046, 162-05-110-059, 162-05-110-060, 162-05-111-001, 162-05-112-001, 162-05-112-002, 162-05-112-003, 162-05-112-004, 162-05-112-005, 162-05-112-006, 162-05-112-007, 162-05-112-008, 162-05-115-001, 162-05-115-003, 162-05-501-001, 162-05-510-001, 162-05-510-002, 162-05-510-003, 162-05-510-004, 162-05-510-005, 162-05-510-006, 162-05-511-007, 162-05-511-008, 162-05-511-009, 162-05-511-010, 162-05-511-011, 162-05-511-012, 162-05-511-013, 162-05-511-014, 162-05-511-015, 162-05-511-016, 162-05-512-004, 162-05-512-005, 162-05-512-006, 162-05-512-007, 162-05-512-008, 162-06-501-001, 162-06-501-002, 162-06-501-003, 162-06-501-005, 162-06-502-001, 162-06-502-002, 162-06-502-003, 162-06-502-004, 162-06-510-001, 162-06-510-002, 162-06-510-003, 162-06-510-004, 162-06-510-005, 162-06-510-019, 162-06-510-025, 162-06-510-028, 162-06-510-029, 162-06-510-040.

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 31 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - CHARLESTON B**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN CHARLESTON BOULEVARD AND THE ORAN K. GRAGSON HIGHWAY (US-95) FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – DECATUR A

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY CHARLESTON BOULEVARD ON THE SOUTH AND BOUNDED BY THE ORAN K. GRAGSON HIGHWAY (US-95) ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-36-502-001, 138-36-516-001, 138-36-516-002, 138-36-516-003, 138-36-516-004, 138-36-516-005, 138-36-601-003, 138-36-601-004, 138-36-601-009, 138-36-701-003, 138-36-701-004, 138-36-701-005, 138-36-701-011, 138-36-701-015, 138-36-701-018, 138-36-701-021, 138-36-701-022, 138-36-702-001, 138-36-712-023, 138-36-802-002, 138-36-802-003, 138-36-802-004, 138-36-802-005, 138-36-802-006, 138-36-802-009, 139-30-812-002, 139-30-812-003, 139-30-812-005, 139-30-812-006, 139-31-110-001, 139-31-110-002, 139-31-110-003, 139-31-110-004, 139-31-110-005, 139-31-110-007, 139-31-110-008, 139-31-110-009, 139-31-110-010, 139-31-110-011, 139-31-110-012, 139-31-111-001, 139-31-111-003, 139-31-111-006, 139-31-201-001, 139-31-201-002, 139-31-201-003, 139-31-201-004, 139-31-201-005, 139-31-201-006, 139-31-221-001, 139-31-221-003, 139-31-221-004, 139-31-221-005, 139-31-221-006, 139-31-310-001, 139-31-310-050, 139-31-310-051, 139-31-310-075, 139-31-310-133, 139-31-310-134, 139-31-310-135, 139-31-310-136, 139-31-310-137, 139-31-310-138, 139-31-312-001, 139-31-312-028, 139-31-312-029, 139-31-410-001, 139-31-410-036, 139-31-410-037, 139-31-410-061, 139-31-410-119, 139-31-410-120, 139-31-410-121, 139-31-410-122, 139-31-410-123, 139-31-410-124, 139-31-410-125, 139-31-510-006, 139-31-510-015, 139-31-510-017, 139-31-510-018, 139-31-510-019, 139-31-510-020, 139-31-510-021, 139-31-601-001, 139-31-601-002, 139-31-601-003, 139-31-601-004, 139-31-602-001,

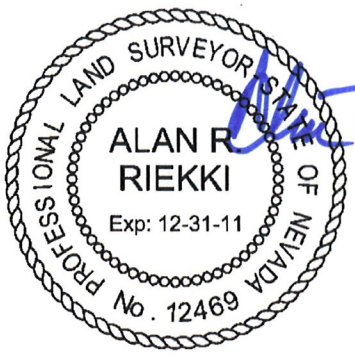
139-31-602-002, 139-31-611-002, 139-31-611-003, 139-31-611-004, 139-31-611-005, 139-31-611-006.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 30 AND ALL OF SECTION 31 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - DECATUR A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



12/20/11

WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN SAHARA AVENUE AND CHARLESTON BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – DECATUR B

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY SAHARA AVENUE ON THE SOUTH AND CHARLESTON BOULEVARD ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

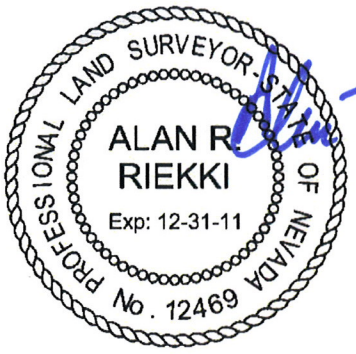
162-06-102-001, 162-06-111-001, 162-06-111-003, 162-06-111-004, 162-06-112-001, 162-06-112-005, 162-06-112-006, 162-06-112-007, 162-06-112-009, 162-06-112-010, 162-06-112-011, 162-06-112-012, 162-06-112-013, 162-06-112-014, 162-06-112-015, 162-06-112-016, 162-06-201-003, 162-06-211-001, 162-06-211-002, 162-06-211-003, 162-06-211-004, 162-06-301-001, 162-06-301-002, 162-06-301-003, 162-06-301-004, 162-06-301-006, 163-01-602-003, 163-01-602-004, 163-01-602-005, 163-01-602-006, 163-01-614-056, 163-01-704-001, 163-01-704-002, 163-01-704-003, 163-01-704-004, 163-01-704-005, 163-01-708-001, 163-01-708-002, 163-01-708-003, 163-01-708-004, 163-01-708-005, 163-01-803-004, 163-01-803-005, 163-01-803-008.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF THE EAST HALF (E1/2) OF SECTION 1 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE WEST HALF (W 1/2) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - DECATUR B**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



12/20/11

WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA A

BEING THOSE PARCELS OF LAND LYING NORTH OF SAHARA AVENUE BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

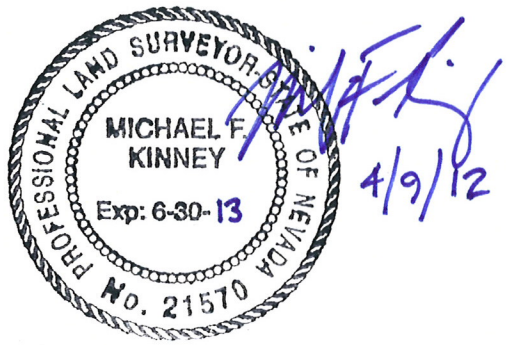
163-01-401-005, 163-01-401-006, 163-01-401-007, 163-01-401-008, 163-01-401-009, 163-01-401-010, 163-01-401-011, 163-01-401-012, 163-01-401-013, 163-01-401-014, 163-01-402-021, 163-01-404-014, 163-01-404-021, 163-01-404-022, 163-01-405-004, 163-01-802-010, 163-01-803-003, 163-01-803-006, 163-01-803-007, 163-01-804-001, 163-01-804-002, 163-01-804-003, 163-01-804-004, 163-01-804-005, 163-01-804-006, 163-01-810-002, 163-01-810-003, 163-01-810-004, 163-01-810-005, 163-01-810-007, 163-01-810-008, 163-01-810-009, 163-02-401-006, 163-02-401-008, 163-02-402-002, 163-02-402-003, 163-02-415-002, 163-02-415-003, 163-02-415-006, 163-02-415-007, 163-02-415-009, 163-02-415-011, 163-02-415-012, 163-02-415-014, 163-02-415-015, 163-02-415-016, 163-02-416-006, 163-02-801-001, 163-02-801-005, 163-02-802-001, 163-02-802-002, 163-02-802-003, 163-02-802-004, 163-02-802-005, 163-02-802-006, 163-02-802-007, 163-02-802-008, 163-02-816-001.

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTIONS 1 AND 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

A MAP TITLED "**RDA – SAHARA A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
REVISED: APRIL 9, 2012
BY: MFK
P.R. BY: HJB

EXPLANATION:
THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN DECATUR BOULEVARD AND INTERSTATE 15 FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF SAHARA AVENUE BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY INTERSTATE 15 ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

162-04-412-002, 162-04-412-003, 162-04-412-004, 162-04-412-005, 162-05-402-001, 162-05-402-002, 162-05-402-003, 162-05-402-004, 162-05-402-005, 162-05-402-006, 162-05-402-007, 162-05-402-008, 162-05-402-009, 162-05-402-010, 162-05-402-011, 162-05-403-001, 162-05-403-002, 162-05-403-003, 162-05-801-001, 162-05-801-003, 162-05-801-004, 162-05-801-005, 162-05-801-007, 162-05-801-010, 162-05-801-011, 162-05-801-012, 162-05-801-013, 162-05-802-006, 162-05-802-009, 162-05-802-010, 162-05-802-011, 162-05-811-001, 162-05-811-002, 162-05-811-003, 162-05-811-004, 162-05-811-005, 162-05-811-006, 162-05-811-007, 162-05-811-008, 162-05-816-004, 162-05-816-005, 162-05-816-006, 162-05-816-007, 162-05-816-011, 162-05-816-012, 162-05-816-013, 162-05-818-001, 162-05-818-002, 162-05-818-003, 162-05-818-004, 162-06-402-001, 162-06-402-006, 162-06-402-007, 162-06-411-003, 162-06-411-004, 162-06-411-005, 162-06-412-002, 162-06-412-003, 162-06-801-002, 162-06-801-003, 162-06-801-004, 162-06-801-005, 162-06-801-006, 162-06-801-007, 162-06-801-008, 162-06-812-001, 162-06-812-002, 162-06-813-001, 162-06-813-004, 162-06-813-005, 162-06-813-006, 162-06-813-007, 162-07-101-004, 162-07-101-005, 162-07-101-006, 162-07-101-007, 162-07-101-008, 162-07-101-009, 162-07-101-010, 162-07-101-011, 162-07-101-014, 162-07-101-015, 162-07-101-019, 162-07-501-001, 162-07-501-002, 162-07-501-003, 162-07-501-004, 162-07-502-001, 162-07-502-002, 162-07-502-003, 162-07-502-004, 162-07-502-005, 162-07-502-006, 162-07-502-007, 162-07-502-008, 162-07-510-001, 162-07-510-002, 162-07-510-003, 162-07-510-004, 162-07-510-005,

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162-07-511-004, 162-07-511-005, 162-07-511-006, 162-07-511-007, 162-07-511-008,
162-07-511-009, 162-07-511-010, 162-07-511-011, 162-07-511-012, 162-07-512-001,
162-07-512-002, 162-07-512-003, 162-07-512-004, 162-07-512-005, 162-07-512-006,
162-07-512-007, 162-07-512-008, 162-07-512-009, 162-07-512-010, 162-07-513-001,
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162-07-513-017, 162-07-513-018, 162-07-513-019, 162-07-513-020, 162-07-513-021,
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ALL LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTIONS 5 AND 6, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 7 AND THE NORTH HALF (N 1/2) OF SECTION 8 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

A MAP TITLED "**RDA – SAHARA B**", DATED APRIL 3, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

GPA-43991

RDA - Charleston A

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Ward 1

City of Las Vegas

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Geographic Information System

Planning & Development Dept.
702-229-6301

Revised: December 12, 2011

M:/planning/gis/projectgis/downtown/DowntownRedevelopmentPlanSpecialAreasCharleston_A.mxd

GPA-43991

RDA - Charleston B

- Commercial (O, SC, GC)
- Service Commercial
- Office
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Park/Recreation/Open Space
- Public Facility
- Ward 1

City of Las Vegas

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Geographic Information System

Planning & Development Dept.
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Revised: December 12, 2011

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City of Las Vegas

GPA-43991

RDA - Decatur A

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Public Facility
- Ward 1

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Geographic Information System

Planning & Development Dept.
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Revised: December 12, 2011

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GPA-43991

RDA - Decatur B

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Ward 1

City of Las Vegas

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GPA-43991

RDA - Sahara A

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Ward 1

City of Las Vegas

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Geographic Information System

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702-229-6301

Revised: December 12, 2011

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GPA-43991

RDA - Sahara B

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Public Facility
- Light Industry/Research
- Ward 1

City of Las Vegas

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Geographic Information System

Planning & Development Dept.
702-229-6301

Revised: April 3, 2012

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BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

(Sahara, Charleston and Decatur Corridors in Ward 1)

December 13, 2011

Prepared by the Economic and Urban Development Department
City of Las Vegas

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DEFINITION OF BLIGHT

The rationale behind the State of Nevada enabling laws to create redevelopment agencies resides in NRS 279.416-420. These statutes describe conditions of blight and deterioration that, if prevalent, constitute a menace to the health, safety and welfare of communities. Conditions of blight as delineated in NRS 279.388 are reprinted, verbatim in the box below.

1. Except as otherwise provided in subsection 2, "blighted area" means an area which is characterized by at least four of the following factors:
   (a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
      1) Defective design and character of physical construction.
      2) Faulty arrangement of the interior and spacing of buildings.
      3) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
      4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
   (b) An economic dislocation, deterioration or disuse.
   (c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
   (d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
   (e) The existence of inadequate streets, open spaces and utilities.
   (f) The existence of lots or other areas which may be submerged.
   (g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.
   (h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
   (i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
   (j) The environmental contamination of buildings or property.
   (k) The existence of an abandoned mine.

Finally, NRS 279.519 states that a redevelopment area need not be restricted to only those building improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. Furthermore, a redevelopment area may include, in addition to blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. These criteria are critical for the City of Las Vegas Redevelopment Agency as the redevelopment area contains a few parcels which do not appear to have significant decline or deterioration. However, these parcels are threatened by other parcels which exhibit a variety of conditions of blight including deterioration, safety hazards, economic maladjustment, depreciating property values, stagnant population and the unproductive use of land.

This Blight Study is a component of the documentation required to establish a new redevelopment area within the City of Las Vegas.

APPROACH AND METHODOLOGY

With the legal definition of blight clearly described, it is necessary to demonstrate how, and where, these conditions exist. To accomplish this, a common sense interpretation of the individual blight statutes has been provided. In turn, specific examples of blight located within the City of Las Vegas Redevelopment Area were identified and compared to the interpretations, thereby clearly documenting the extent of blight. For ease of understanding, the format used is to:

1. List the legal blight factor as defined by NRS;
2. List the common sense interpretation;
3. Provide the specific examples which demonstrate these characteristics.

Both primary and secondary data sources were used to quantify existing conditions in the proposed redevelopment area. The primary method for evaluating the existence and prevalence of conditions that characterize blight were extensive field surveys of existing physical conditions. These field surveys were conducted in March 2010 through November, 2010.

Parcels within the proposed Redevelopment Area were analyzed individually and collectively and both physical and economic blight indicators were observed in the field surveys. These blight indicators include inadequate streets, flood prone conditions, deterioration and dilapidation of structures, age and obsolescence, population stagnation, and economic maladjustment. Secondary data sources include U.S. Census Bureau records, and interviews with City of Las Vegas staff and public officials. Finally, numerous pictures of blighted parcels were taken in order to provide a permanent, visual record of the extent of decline and deterioration.

GENERAL DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

The proposed new Redevelopment Area ("Redevelopment Area 2") can be divided into three (3) distinct corridors:

- Sahara Avenue
- West Charleston Boulevard
- South Decatur Boulevard

The **Sahara Avenue Corridor** can be generally described as the following area:

> *East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.*
>
> *Additionally there are two residential areas within the Sahara Avenue Corridor:*
>
> 1) *Richfield Village (Richfield Neighborhood Association) Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue, and,*
> 2) *Las Verdes Heights (Keen Neighborhood Coalition) Beginning at Sahara Avenue at Valley View, then proceeding west to Arville Street, then south to Tara Avenue, and then east to Valley View.*

The Sahara Corridor is considered a major transportation corridor within the city of Las Vegas. While the eastern boundary is characterized by newer buildings that contain office, retail and service oriented businesses, as you proceed west, the buildings are older and have a dated architectural style and reveal significant aging.

This corridor consists of **625 parcels**. Thirty-two percent (32%) are zoned as commercial parcels and sixty-seven percent (68%) are zoned low-density residential and three (3) and four (4) plex residential buildings. These 592 parcels equate to 418 acres – seventy-nine percent (79%) commercial and twenty-one percent (21%) low-density residential (R-1, R-3, and R-4).

The **West Charleston Boulevard Corridor** can be generally described as the following area:

> *East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.*

Additionally there is a residential area within the West Charleston Boulevard Corridor:

1) *Hyde Park Subdivision (Meadows Neighborhood Preservation Neighborhood Association)*
   Bounded by Charleston Blvd. on the south, west to Decatur Blvd., north to Alta Drive, and then east to Bedford Road.

The Charleston Corridor is also a significant commercial corridor within the city of Las Vegas. It also is one of the older commercial corridors located in the city limits. Many parcels have businesses located on them with plot lines running through the property, making it challenging for property owners to develop their property for a changing economic and population demographic. Architectural style of these buildings is dated and not aesthetically pleasing for positive progress within the community.

This corridor consists of **1,008 parcels**. Thirty-six percent (36%) are zoned as commercial parcels and sixty-four percent (64%) are zoned as low-density residential. These 983 parcels equate to 447 acres – seventy percent (70%) commercial and thirty percent (30%) low-density residential.

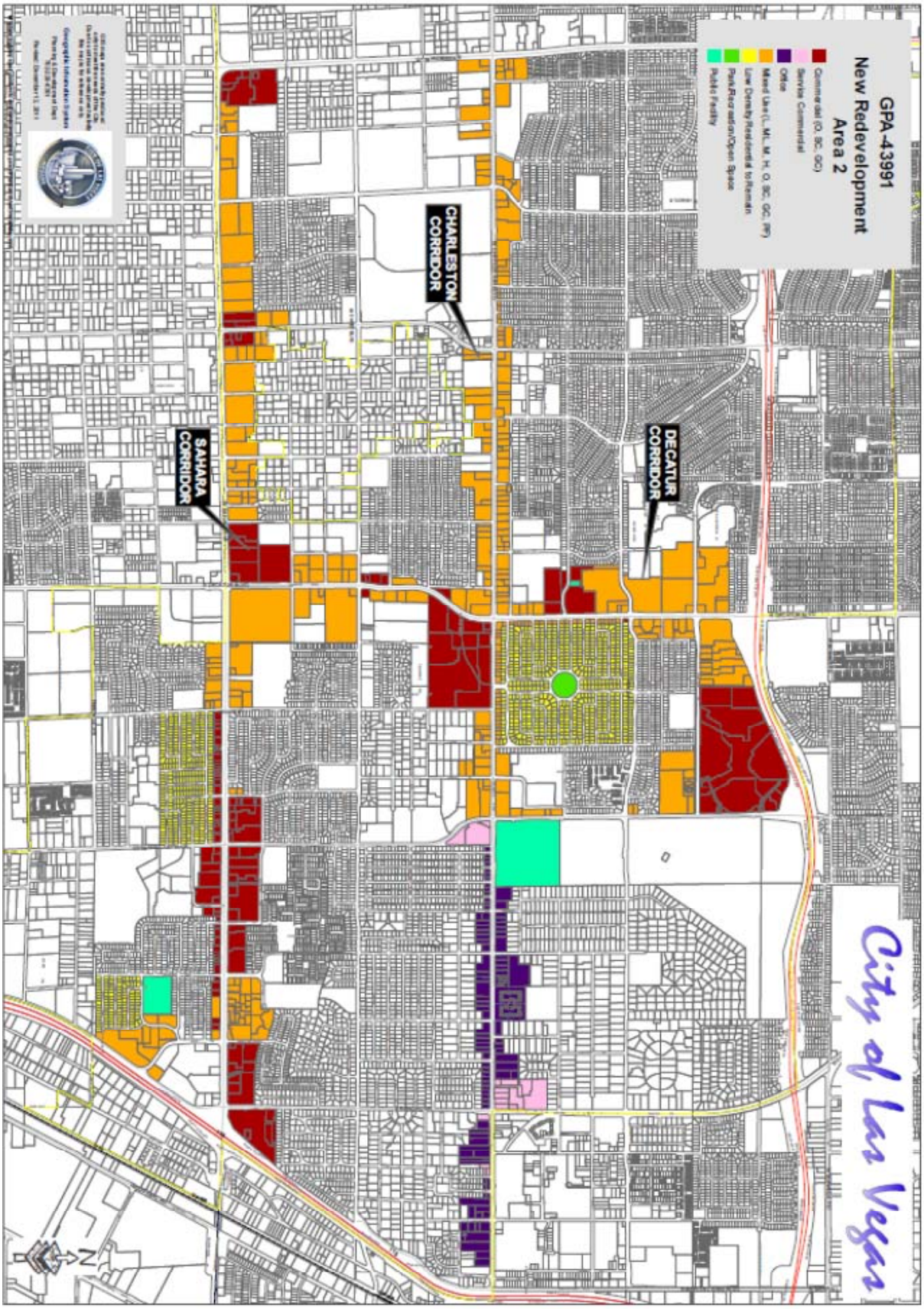
The **South Decatur Boulevard Corridor** can be generally described as the following area:

South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

The Decatur Corridor is a newer commercial corridor populated with commercial centers that are larger in scale than the other two corridors. While these properties may be considered "young", there has been a growing deterioration of the properties and a dated architectural look. This area also is host to a regional mall that was built in 1979-1980 and has shown an increasing vacancy rate.

This corridor consists of **125 parcels**. Ninety-nine percent (99%) is zoned commercial and equates to 321 acres.

These three corridors are included in the City of Las Vegas Master Plan 2020 and incorporated in the Neighborhood Revitalization Area. The Neighborhood Revitalization Area foresees a strategy to address the decline of older, mature areas that are affected by a shift in land use base, has a significant decline in the economic base, and an increase in property crime, vandalism and graffiti.


GPA-43991
New Redevelopment Area 2
Commercial (O, BC, GC)
Service Commercial
Office
Mixed Use (L, ML, M, H, O, BC, GC, PF)
Low Density Residential to Remain
Park/Recreation/Open Space
Public Facility
CHARLESTON CORRIDOR
DECATUR CORRIDOR
SAHARA CORRIDOR
City of Las Vegas

IDENTIFICATION OF BLIGHT WITHIN THE PROPOSED LAS VEGAS REDEVELOPMENT AREA

As previously mentioned, this Study describes, in **bold face headings**, each of the specific blight factors defined in state statutes. The interpretation of the statute appears in italics. Blighting factors in NRS 279.388 that are not addressed in this Blight Report, due to the fact that they do not exist, nor avail themselves to evaluation, are (j) Environmental contamination of buildings or property and (k) Existence of an abandoned mine. Finally, the applicable data that demonstrates the existence of blight and meets the specific factor under consideration is provided.

Unfit or Unsafe Buildings or Structures

A. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors (1-4).

This category of the law deals with the physical condition of buildings in a redevelopment area. It includes subcategories that describe specific indicators of blight: defective design and physical construction; faulty arrangement of interiors and spacing of buildings; overcrowding; inadequate provisions for ventilation, light, sanitation, open spaces and recreational facilities and age and obsolescence of structures.

Each of these categories is discussed separately, and in detail below.

Defective Design and Physical Construction

1) *Defective design and character of physical construction.*

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design. Such buildings can present safety hazards, be functionally inefficient or facilitate their own deterioration. Defects may exist from the moment a given building is completed or they may evolve as occupants attempt to accommodate change in uses within the building or within surrounding buildings over time.

Conditions of defective design can occur in a variety of ways, and can include inappropriate exterior building materials, or a building that is of inadequate size for the intended use, or exterior retrofit of utilities, such as electrical and water systems. A faulty addition to a building can also be considered defective design.

To document the degree of dilapidation and where deterioration originates of the properties surveyed, field staff surveyed the conditions of only the exteriors of structures from the public right-of-way. Two points must be considered: 1) field staff can only examine and evaluate the most durable portions of the structure and property, i.e. the roof, exterior walls and windows and 2) the structure may be concealing any number of structural deficiencies, which may have a negative impact on the integrity or safety of the structure, but may not be visible from the public right-of-way. The presence of negative conditions that may be hidden by a more durable exterior means that conditions of deterioration may be more prevalent than indicated in this Blight Report.

Since the deterioration couldn't be directly traced to defective design the structures/parcels are listed in category 4 which covers dilapidation and deterioration. Regardless of the reason for deterioration, it is always a serious problem and has a profound impact on the likelihood of new investment and further deterioration.

Faulty Arrangement of Interiors and Spacing of Buildings

2) *Faulty arrangement of the interior and spacing of buildings*

Indicators of faulty interior arrangement and spacing of buildings include inadequate setbacks and side yards resulting in fire hazards, inadequate loading, inadequate on-site parking areas, excessive lot coverage, and exposed outdoor storage and/or production.

Field surveys were conducted from public rights-of-way, and did not include an assessment of interior spaces. There were no available secondary data sources for this information.

The city of Las Vegas can be considered a relatively young municipality. For the most part, recent commercial developments are more likely to meet the required set backs for development purposes. Older commercial developments or structures that were once designated as residential units and are now a professional office or service business are an indicator of blight due to inadequate on-site parking, excessive lot coverage and problems with ingress and egress for customers and safety vehicles.

Instances of this issue were found in all three corridors. Twelve (12) parcels in Sahara, twenty-one (21) properties in Decatur, and 103 parcels in Charleston are zoned as Professional-Residential (P-R). These are former residential homes that have been converted into business/commercial property. In total these parcels account for 7.60 percent of the parcels and 4 percent of the acreage in the proposed new redevelopment area.

Some examples of outdoor storage, which weren't screened from view, were observed. These are identified by the existence of an outdoor storage unit or a fenced in area designated for storage. Exposed outdoor storage is a blight factor in itself, but it can also lead to additional health and safety problems and poses a potential fire hazard to nearby residents and property owners.

3) *Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities*.

A typical indicator of inadequate ventilation and light includes building walls with windows placed too close together so that air and light cannot reach the windows. Open space and recreational facilities refers to parks and playgrounds which are inadequately maintained.

There were only a few examples of blight due to inadequate sanitation observed. It could not be determined if the condition was due to the business owner or a random act by a citizen(s). Often times, citizens will place debris or refuse in unlocked sanitation areas. This is a minor problem in all three corridors of the proposed new redevelopment area. Increased attention by business and property owners would minimize this blighting factor.

Age, Obsolescence and Deterioration and Dilapidation Mixed Character, Shifting of Uses

4) *Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.*

Age refers to buildings and structures of older construction that have not been renovated or upgraded to: eliminate deterioration; modernize heating, ventilation, plumbing or electrical systems; or remedy code or other legal violations or inadequacies. Obsolescence refers to an outdated building design and layout, or site plan that is no longer useful or economically viable given present-day standards or market needs. Such buildings may encourage marginal uses or become neglected and pose safety hazards.

Dilapidation and deterioration are characteristics of buildings or structures.

The terms "Mixed Character" and "Shifting of Uses" refer to a use in a building that was not intended for that building and, consequently, the building is usually poorly adapted and inefficient. This is considered a blighting characteristic because it can lead to incompatible uses, and increased deterioration if buildings are put to more rigorous use than originally intended.

Dilapidation and Deterioration

Ratings in this blight category are the product of first hand field observations. These observations occurred on various dates from March 2010 to October 2010.

The rating categories used in the field survey to assess conditions are generally defined as follows:

- Buildings or land rated as excellent or in good condition (**"0" or "1")** are in need of little or no maintenance; vacant parcels are well cared for and not overgrown with weeds or other debris.

- Buildings or land rated as deferred maintenance (**"2" or "3"**) need minor improvements such as paint or other exterior cosmetic repairs; vacant parcels need minor landscaping improvements.

- Buildings or land rated as needing moderate rehabilitation ("**4**") require a substantial amount of improvement such as a new roof, exterior siding, foundation repairs, etc.; vacant parcels are extensively overgrown and may exhibit topographical problems; and

- Buildings or land rated as needing extensive rehabilitation ("**5**") are abandoned or boarded up, very poorly maintained, have significant structural damage or need several major repairs. Vacant parcels are thoroughly overgrown with weeds, have substantial debris, have been used as a common dumping ground, exhibit foundations of demolished buildings, have severe topographical problems, etc.

Structures that were assigned a rating of "2", "3", "4" or "5" are considered to be in a state of dilapidation or deterioration. While a property may have been assessed a relatively low blight rating, such as a rating of "2", the conditions of the surrounding properties are also a factor in determining the level of blight within an area. Deteriorated buildings which have not been properly maintained by property owners and tenants are a hindrance to attracting new development to the area. Existing property owners and prospective developers are often discouraged from investing in an area where deterioration is prevalent, because security in their investment is uncertain. The presence of properties which exhibit signs of deterioration may also deter owners of neighboring properties from improving or even maintaining their properties. This occurs if it appears that any benefits which might accrue to their properties will be diminished or negated due to the condition of surrounding properties. This presents a risk of decreases in property values if deteriorated conditions are permitted to persist.

Dilapidated and Deteriorated

The overriding blight factor in all three corridors is evidence of dilapidation and deterioration. Of the total of 704 commercial parcels, staff evaluations rated 123 parcels/building as "4" or requiring moderate rehabilitation or substantial improvement, and 35 parcels/buildings as "5" requiring extensive rehabilitation. More importantly, staff evaluated 311 parcels/buildings as "2 or 3" requiring deferred maintenance/minor improvements. In short, 469 of the 638 parcels in the proposed new Redevelopment Area, or 66 percent, are judged to be deteriorated or dilapidated under this blight factor.

While a parcel/building that has what may be considered a lower blight rating, such as a "2 or 3", it is important to note that once a building or parcel becomes deteriorated and/or dilapidated, it is incumbent upon the property owner to address and undertake the necessary maintenance and improvements to keep the property from further decay. Given the current economic environment, many property owners are financially impacted and cannot make those continued investments in the property.

Table 1
Summary Condition of Buildings & Parcels in the Proposed New Redevelopment Area 2 (Commercial Parcels)

	Condition	No. of Parcels	Percent of all Parcels
0 or 1	Buildings or vacant land in excellent or good condition, minor landscape improvements needed.	235	33%
2 or 3	Deferred maintenance/minor improvements needed, vacant land slightly overgrown	311	44%
4	Moderate rehabilitation/substantial improvements needed, vacant land severely overgrown	123	17%
5	Extensive rehabilitation/structural damage/major repairs/abandoned, vacant land thoroughly overgrown, demolished foundations, debris	35	5%
	TOTAL	**704**	**100%**

Total Dilapidated & Deteriorated (2 – 5) 66%

B. **Economic Dislocation, Deterioration or Disuse**

An economic dislocation, deterioration, or disuse resulting from faulty planning. Evidence of faulty planning results from buildings containing uses, which are incompatible with adjacent uses.

Incompatible uses observed in the three corridors could be characterized by the mix of businesses which are near residential parcels. Some parcels located in the proposed new redevelopment area back up to single-family homes and multi-family apartments. The majority of those parcels were located in mature areas of the business/commercial center. This blighting characteristic is not a major factor in the proposed new redevelopment area.

C. Lots of Irregular or Inadequate Shape or Size

The subdivision and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

The economic viability of an area is reduced when it contains a number of lots of inadequate size for usefulness and development. This situation is commonly the result of historical subdivision and development patterns, as well as shifting economic trends in commercial sectors (e.g. shifts in the demand for goods and services). Adequate parcel size and dimension are necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance, but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, circulation, and parking space. Parcels not able to meet these conditions may require that potential investors acquire adjacent properties (which may not be for sale) or forego rehabilitation or development of a property in lieu of an attractive site of adequate size and dimensions. Section 279.388 of the NRS considers the "subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development" a characteristic of a blighted area.

New and recently built commercial development tends to be designed in an appropriate manner which does not impact potential investment in the surrounding properties. It is only when you look at the older, more mature commercial development that this blighting characteristic has a role in impacting future investment in a property. For example, the parcels in the Charleston corridor that are zoned as Professional-Residential (P-R) may have a typical single-family lot shape, but when you have multiple parcels designated as P-R along a commercial corridor, then investment in the area will be negatively impacted. The Charleston corridor has 103 parcels designated as P-R. The Sahara corridor has 12 and Decatur corridor has 21 parcels designated as P-R.

D. Disregard to Contours or Physical Conditions

The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions. This blighting characteristic refers to the presence of parcels that, because of their layout, create problems with, or do not take advantage of, opportunities presented by the topography of an area.

No examples of parcels with contour or physical condition problems in the proposed new Redevelopment Area were found.

E. Inadequate Streets or Physical Conditions

The existence of inadequate, deteriorating, rutted streets, open space and utilities. Section 279.388 of the NRS states a blighted area may also be characterized by the existence of inadequate public streets, open space or utilities. Inadequate streets are defined as those that lack the capacity to carry the existing or anticipated vehicular traffic, or provide inadequate access to an area. Inadequate open space refers to a lack of sufficient parks and recreation areas. Inadequate utilities means that an area lacks or is poorly served with electricity, gas, telephone or other services necessary for successful development.

The majority of the commercial parcels in the proposed new Redevelopment Area are mostly along the major commercial corridors of Sahara, Charleston and Decatur. There was some deterioration of curbs, sidewalks, gutters and streets in all three corridors, but most of the parcels are the responsibility of the city and are on a regular schedule for maintenance and repair.

Field observations throughout the three commercial corridors showed that this blighting condition has no impact for the proposed new Redevelopment Area.

F. Possible submerging

The existence of lots or other areas which may be submerged. Areas which are flood prone or in a flood plain can be considered as possible submerging candidates.

The Clark County Regional Flood Control District's interactive website for determining if an area is within a 100 Year Flood Zone shows that the proposed new Redevelopment Area will not be impacted. No parcels were found to be a blighting influence due to potential flood problems.

G. Depreciated or Deteriorating Values

Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered. Conditions where assessed values have been declining or failing to keep pace with those in other comparable locations indicates a lack of investment by existing property owners and outside investors.

To assess the depreciated or deteriorating values of the parcels in the three corridors, staff examined whether or not an area's housing stock is keeping pace with the overall performance of the City. Information was obtained from the 2000 Census and the 2005-2009 American Community Survey (ACS). When these figures are compared with the housing figures for the zip codes of the new Redevelopment Area (89102, 89106 and 89107) a determination whether housing figures are maintaining pace can be evaluated.

Apartment contract rent figures provide us with the overall monthly contract rent for the City of Las Vegas and the zip codes of the proposed new Redevelopment Area. From the 2000 Census to the 2005-2009 ACS, we find that the city's contract rent increased from $632 to $841, a 33percent increase. The contract rent for 89102 was $564 to $701, a 24 percent increase. Contract rent for 89106 was $496 to $642, a 29 percent increase. Contract rent for 89107 was $618 to $781, a 26 percent increase. Additionally we can compare the respective zip code's contract rent with the city's contract rent and see that from 2000 Census to the 2005-2009 ACS that each zip code represented a decline of the city's average contract rent. In 2000, 89102's contract rent represented 89 percent, and fell to 83 percent; 89106's contract rent represented 78 percent and fell to 76 percent; and 89107 represented 98 percent and fell to 93 percent.

The decline clearly demonstrates deterioration in the value of the multi-family housing stock in the proposed new Redevelopment Area. A failure to keep pace with the market is an indication of impaired investment and economic maladjustment throughout the study area.

As for economic maladjustment, median household (HH) income is used. Data from the 2009 through 2011 Las Vegas Perspective was used to make a determination of the level of economic maladjustment. The Perspective provides statistical information on 121 zip codes in Clark County. Median HH incomes in areas 89102, 89106, and 89107 in 2009 were $36,116, $33,305, and $46,535; for 2010 - $35,882, $33,357, and $46,398; and for 2011 - $36,715, $35,028, and $47,142. The city's median HH income in 2009 was $58,148 and for 2010 $58,432.

When you look at the 2000 Census data and the 2005-2009 ACS data for the median HH income, you will find that the 89102, 89106, and 89107 zip codes had a decrease in the percentage of the citywide median HH income. In 2000, 89102, 89106, and 89107 represented 73 percent, 63 percent, and 92 percent respectively. In the 2005-2009 ACS data, these three zip codes represented just 68 percent, 56 percent, and 88 percent of the citywide median HH income. This shows that there has been significant economic maladjustment in the proposed new Redevelopment Area.

To assess social maladjustment, we will look at crime statistics and educational levels for the three zip codes that encompass the proposed new Redevelopment Area. From an educational perspective, the national percentage of the population having attained a Bachelor's degree is 17.4 percent (ACS Summary – Census). The percentage for 89102, 89106, and 89107 are 8 percent, 6 percent, and 7.5 percent respectively.

When comparing crime statistics to the national median violent crime index of 4.5, obtained from NeighborhoodScout.com, you will see that 89102, 89106 & 89107 are much higher than the national median, the state's median (7.52) and the Las Vegas MSA (23.85). For violent crimes, the rate ranged from 13.94 to 42.86 in those three zip codes. For property crimes, the national median was 32.1, state median was 35.77, Las Vegas MSA median was 95.49, and the range for the three zip codes was 37.96 to 145.79.

Together, these two indicators demonstrate a significant economic maladjustment from the national levels of crime and education. This results in an area which exhibits the type of social maladjustment which is characteristic of a blighted community.

The proposed new Redevelopment Area suffers from depreciated property values, social and economic maladjustment. Every parcel being considered within the proposed new Redevelopment Area is blighted due to depreciating/deteriorating property values and social and economic maladjustment.

H. Growing, or Total Lack of, Proper Utilization

Growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

This factor refers to the existence of one or more conditions (such as declining or slowly growing property values, or vacant land dispersed among developing properties) that indicate the economic health of an area is declining or stagnating, and that by themselves, or in combination with other physical and social conditions, prevent the private marketplace from economically using, maintaining, upgrading, developing or redeveloping the area.

This blighting characteristic was evaluated in relation to other blighting characteristics, such as the age, obsolescence, deterioration and dilapidation, mixed character; faulty arrangement of the interior and spacing of buildings; lots of irregular form, shape and inadequate size for proper usefulness and development; and economic and social maladjustment. Vacant properties, property zoned as Professional-Residence (P-R) and the overall economic viability of a property/parcel contribute to meeting blighting conditions and preventing private development to make an investment in the proposed new Redevelopment Area.

It is important to emphasize that while the numbers of parcels appear nominal, they have a major impact on the entire neighborhood. More importantly, they provide a dramatic indicator to the private sector that the risk of investing in these areas is likely to be much greater than others. In fact, since Las Vegas was one of the fastest growing cities in the country and the opportunities for the developer were so numerous, the likelihood of them investing in neighborhoods with the risk associated with underutilized property is extremely tenuous.

I. Loss of Population or Use

Loss of population and a reduction of proper use of some parts of the area, resulting in further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

The 2000 Census and the 2010 Census Summary provided statistics on population. The three zip codes included within the proposed new Redevelopment Area are 89102, 89106 and 89107. These zip codes were compared to the entire City of Las Vegas to provide perspective on population loss or stagnation.

This comparison proved extremely revealing demonstrating an overall stagnation within the proposed new Redevelopment Area. Between 2000 and 2010 the City of Las Vegas' population increased by 102,900 or 21% or 1.96% on an Annual Rate. In contrast, 89102 showed a **decrease** of **4%,** or a **-.46%** Annual Rate. 89106 showed a small **increase** of **.5%**, or a **.05%** Annual Rate. 89107 also had a minimal **increase** of **1%**, or a **.13%** Annual Rate. These anemic numbers, when contrasted to a City whose population increases make it one of the fastest growing cities in the country during this period, definitely indicates stagnation and decline. Couple these population figures with the other measures of deterioration previously reported verifies that the proposed new Redevelopment Area demonstrate a profound reduction in proper use of the Area and added costs to the taxpayer.

Summary

Of the 12 blight categories profiled, blight was identified in seven of them. Naturally the extent of this blight is more pervasive in some categories than others. Also, the magnitude of blight varies from Corridor to Corridor depending on the category. It is important to recognize that blight, even in minor numbers, has a substantial impact on deterioration of the entire area and a reluctance on the part of the private sector to contemplate new investment.

CONCLUSION

TABLE 2 provides a summary of the blight observed in the proposed Redevelopment Area. It is apparent that 100 percent of the parcels in the proposed Redevelopment Area are blighted in two categories. Similarly, a majority of all **704** parcels are considered dilapidated or deteriorated. This blight category is especially critical because deterioration of this nature has a tendency to spread to solidly maintained parcels quickly in challenging economic conditions.

In the last analysis, it has been clearly demonstrated that all parcels are blighted in some aspect and are further threatened by other parcels which are severely blighted. In short, it is apparent that the classic characteristics of blight delineated in NRS 279 are readily evident to the extent that they are detrimental to the public health, safety and welfare. These conditions exist in all three corridors of the proposed new Redevelopment Area to an extent where they predominate and may have injuriously affect to the entire proposed new Redevelopment Area.

TABLE 2

SUMMARY OF BLIGHT CONDITIONS
(704 Total Commercial Parcels)

Blight Factor	Blighted Parcels	Percent Blighted
A-1) Defective design* INCORPORATED IN A-4 BELOW	0	0%
A-2) Faulty arrangement & spacing of buildings	136	19%
A-3) Inadequate ventilation, light, sanitation, open spaces, and recreations facilities	0	0%
A-4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses	375	53%
B) Economic dislocation, deterioration or disuse	42	6%
C) Lots of irregular form, shape or size	45	6%
D) Lots in disregard to contours or other physical characteristics	0	0%
E) Inadequate streets, open spaces and utilities	0	0%
F) Lots which may be submerged	0	0%
G) Depreciated values, impaired investments, and social & economic maladjustment	704	100%
H) Stagnant and unproductive condition of land	61	8%
I) Loss of population resulting in further deterioration and added costs to the taxpayer	704	100%

RESIDENTIAL AREAS – Observations and Evaluation

There are three neighborhoods that are proposed for the new Redevelopment Area – Richfield Village; Las Verdes Heights; and Hyde Park Subdivision. Staff walked each neighborhood and noted the blighting conditions. Below is a summary of the findings.

There is obviously some ongoing reinvestment by some property owners. There is a visible on-going standard of maintenance and clear indications of pride of ownership on each block. The well manicured traditional lawns and landscaping, decorative fencing and patios are well planned, arranged and furnished as attractive outdoor rooms for entertaining, family and friends.

In contrast to those homeowners there are a substantial number of homes that exhibit deferred maintenance such as:

- Housing façades with bare wood components, gables ends, fascias, and trim that have years of peeling paint
- Buildings in general need of painting
- Variety of expedient, temporary patches on buildings
- Damaged roofs missing substantial shingles or other roofing material
- Roofs in need of major repair and or replacement
- Fascias and cornices deteriorated and separating from wall and /or roof systems
- Masonry repairs performed by non-qualified tradesmen, on walls, steps, porches, property fencing
- Dangerous masonry repairs that are not stable for the original purpose designed
- Wooden fences sagging, falling and fallen
- Old construction materials stored in yards or against the building
- Dead landscaping, dead trees, falling limbs left where they fell
- High weeds as fire hazard
- Front yards filled with concrete
- Front yards, side lots and ROW used for storage for vehicles, working and non-working- stored cars, trucks, boats, trailers, RV's and other debris
- Windows and doors with taped glass paned, or missing windows
- Hanging doors, not hung, appear to be non-functional
- Burned-out structures, partial and not occupied, left open to trespass; not posted or any indications of insurance repair or building permits, others having evidence of "intermittent owner repair"

Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight and disinvestment in the neighborhoods.

Photographic Examples of Blighting Conditions






24-HOUR MIXOLOGY BAR & GRILL
03.23.2010


03.23.2010


03.23.2010


04.14.2010


04.01.2010


04.01.2010


04.01.2010


04.02.2010


04.02.2010


04.02.2010


04.14.2010


04.14.2010


4021
04.09.2010


03.23.2010


03.23.2010


FOR SALE
5050
03.25.2010


03.23.2010


03.23.2010


04.07.2010


04.07.2010


DODGE
RAM CHARGER
NEVADA
500 JWD
04.14.2010


DO NOT
ENTER
04.15.2010


05.04.2010


CLEAR
05.04.2010


AVAILABLE 363-4788
AVAILABLE 363-4788
AVAILABLE 363-4788
22
21
20
19
10.06.2010


10.06.2010


04.27.2010


ENSES
04.01.2010


04.02.2010


05.03.2010

Photographic Examples of Residential Blighting Conditions






05.18.2010


05.18.2010


04.14.2010


799-WKP
04.14.2010


04.14.2010


04.14.2010


04.14.2010


04.14.2010

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
TXT-44958 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.18.030 related to Measurement Rules by updating Subsection (D) regarding Computing Parking to address changes to federal law associated with an exception to the handicap parking calculation for certain types of parking areas or spaces. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 2012

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

SUBJECT:
TXT-44959 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.10.100 related to the DC-O (Downtown Casino Overlay) District, 19.10.120 related to the DE-O (Downtown Entertainment Overlay) District and 19.10.140 related to the SB-O (Las Vegas Boulevard Scenic Byway Overlay) District by clarifying and streamlining various requirements and review processes related to the review and approval of signage within the overlay district and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 8, 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