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

Gus W. Flangas, Chair
Todd L. Moody, Vice Chair
Byron Goynes
Richard Truesdell
Vicki Quinn
Trinity Haven Schlottman
Richard P. Bonar

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 14, 2013

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 9, 2013

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

CONSENT ITEMS:

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

7. ANX-48758 - ANNEXATION - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER - For possible action on a Petition to Annex 0.96 acres at 1566 Westwind Road (APN 163-01-204-015), Ward 1 (Tarkanian).

8. TMP-48473 - TENTATIVE MAP - OSO BLANCA & GRAND TETON - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Tentative Map FOR A 207-LOT RESIDENTIAL SUBDIVISION on 36.70 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

9. TMP-48840 - TENTATIVE MAP - PEACEFUL RIDGE - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Tentative Map FOR A 322-LOT RESIDENTIAL SUBDIVISION on 55.0 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Special Land Use Designation)], Ward 4 (Anthony).

10. TMP-48877 - TENTATIVE MAP - FARM AND SHAUMBER - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation] Zone, Ward 6 (Ross) (PRJ-48791).

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.

11. ZON-48835 - REZONING - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), Ward 3 (Coffin).

12. VAR-48833 - VARIANCE RELATED TO ZON-48835 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Variance TO ALLOW A 48-FOOT WIDE LOT WHERE 60 FEET IS REQUIRED on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

13. VAR-48834 - VARIANCE RELATED TO ZON-48835 AND VAR-48833 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

14. SDR-48832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-48835, VAR-48833 AND VAR-48834 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,418 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

15. SUP-48741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE at 1414 through 1418 South 3rd Street (APNs 162-03-210-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin).

16. SUP-48742 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR A THRIFT SHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

17. SUP-48783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,825 SQUARE-FOOT RESTAURANT at 8975 West Charleston Boulevard, Suite #140 (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Beers).

18. SUP-48816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,643 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, INCLUDING 401 SQUARE FEET OF OUTDOOR SEATING AREA at 113 North 4th Street (APN 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Barlow). PRJ-48795

19. SUP-48861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PUBLIC HEARING ITEMS

20. ABEYANCE - VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

21. ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

22. ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

23. ABEYANCE - SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10, 086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

24. ABEYANCE - SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Site Development Plan Review FOR A 2,607 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends

APPROVAL.

25. ABEYANCE - SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

26. ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

27. MOD-48831 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross).

28. MOD-48855 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), Ward 6 (Ross).

29. VAC-48854 - VACATION RELATED TO MOD-48855 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross).

30. SDR-48852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-48855 AND VAC-48854 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN GUIDELINES on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

31. ZON-48851 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Rezoning FROM: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.44 acres at the northeast corner of Leon Avenue and Iron Mountain Road (APN 125-01-402-020), Ward 6 (Ross).

32. WVR-48970 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Waiver OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ALONG THE WEST PERIMETER on 0.45 acres at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) (PRJ-48735).

33. VAR-48706 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELSON FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) on 0.55 acres at 2221 Rosanna Street (APN 163-03-803-012), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

34. VAR-48762 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Variance TO ALLOW A PROPOSED PROJECTING SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin).

35. VAR-48779 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFFSITE IMPROVEMENTS INCLUDING SIDEWALKS AND STREETLIGHTS WHERE SUCH ARE REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony).

36. VAR-48797 - VARIANCE - PUBLIC HEARING - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 2.3 acres at 5000 West Oakey Boulevard (APNs 163-01-602-002 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 1 (Tarkanian).

37. VAR-48827 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony).

38. VAR-48828 - VARIANCE RELATED TO VAR-48827 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW NO WALL ON THE NORTH PROPERTY LINE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTY, TO ALLOW OUTDOOR STORAGE WITHIN SETBACK AND LANDSCAPE BUFFER AREAS, AND TO ALLOW AN EXISTING SEVEN-FOOT CHAIN LINK FENCE WITH MESH SCREENING WHERE A SOLID STRUCTURE OR WALL OF EIGHT FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony).

39. SDR-48826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-48827 AND VAR-48828 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,784 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ON THE NORTH PROPERTY LINE AND TWO FEET ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW ZERO FEET ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony).

40. VAR-48848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN BURTON - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING GARAGE on 0.24 acres at 1225 Buehler Drive (APN 162-05-513-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

41. VAR-48858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW A. CHIU - For possible action on a request for a Variance TO ALLOW AN 11.5-FOOT BLOCK WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.01 acres at 2325 Alta Drive (APN 139-32-702-028), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

42. VAR-49041 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFF-SITE IMPROVEMENTS ALONG GRAGSON AVENUE on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) (PRJ-48698).

43. SDR-48917 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49041 - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,985 SQUARE-FOOT BUILDING TO BE USED FOR AUTO REPAIR AND STORAGE AND A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE ENTIRE EAST PERIMETER on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) (PRJ-48698).

44. SUP-48636 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PARKING IMPAIRED SHOPPING CENTER WHERE TWO ADDITIONAL PARKING SPACES ARE PROPOSED TO BE REMOVED FOR A WATER VENDING KIOSK at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

45. SDR-48637 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48636 - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP - For possible action on a request for a Site Development Plan Review FOR A WATER VENDING KIOSK on 0.60 acres at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

46. SUP-48695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4941 West Craig Road (APN 138-01-712-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

47. SUP-48803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR AN ATM DRIVE-THROUGH TO HAVE A STACKING LANE FOR THREE VEHICLES WHERE SIX VEHICLES ARE REQUIRED at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

48. SDR-48805 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48803 - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Site Development Plan Review FOR AN ATM DRIVE-THROUGH on 10.0 acres at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

49. SUP-48810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

50. SDR-48811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48810 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE YARD WITH A WAIVER TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW CHAIN LINK PERIMETER FENCING WITH BARBED WIRE on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow).

51. SUP-48815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ONE PANOU, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,083 SQUARE-FOOT CONVENIENCE STORE at 5700 Sky Pointe Drive (APN 125-27-410-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

52. SUP-48839 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL KEEPING & HUSBANDRY USE (ONE LION, TWO PANTHERS AND FOUR TIGERS) WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL DWELLING WHERE 1500 FEET IS REQUIRED AND TO ALLOW 107-FOOT DISTANCE SEPARATION FROM A PUBLIC PARK WHERE 1500 FEET IS REQUIRED on 2.19 acres at 2225 Montessouri Street (APN 163-03-802-014), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

53. SUP-48845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

54. SUP-48846 - SPECIAL USE PERMIT RELATED TO SUP-48845 - PUBLIC HEARING - APPLICANT: PECO NNN

DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PROPOSED GENERAL RETAIL STORE TO ALLOW 61 PARKING SPACES WHERE 85 IS THE MINIMUM REQUIRED at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

55. SDR-48844 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48845 AND SUP-48846 - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,820 SQUARE-FOOT GENERAL RETAIL STORE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE FRONT PROPERTY LINE WHERE SUCH IS REQUIRED on 5.21 acres at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

56. SUP-48849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST - For possible action on a request for Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at 1951 South Rainbow Boulevard (APN 163-03-703-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

57. SCD-48926 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW TWO EXISTING DETACHED STRUCTURES WITH ZERO-FOOT SIDEYARD SETBACKS WHERE FIVE FEET IS REQUIRED; TO ALLOW A FIVE-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN EXISTING DETACHED STRUCTURE WITH A SIX-INCH SIDEYARD SETBACK WHERE FIVE FEET IS REQUIRED AND A FOUR-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED on 0.23 acres at 11125 Arbor Pines Avenue (APN 137-26-514-008), P-C (Planned Community) Zone, Ward 2 (Beers).

58. SDR-48856 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 80,000 SQUARE-FOOT SHOPPING CENTER CONSISTING OF THREE SINGLE-STORY BUILDINGS WITH A SIX-LEVEL PARKING GARAGE on 3.46 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Barlow).

59. SDR-48857 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF THE GROUND LEVEL OF AN EXISTING SEVEN-LEVEL PARKING GARAGE TO 15,400 SQUARE FEET OF CONFERENCE SPACE AND 21,784 SQUARE FEET OF GENERAL RETAIL AND RESTAURANT USES, AND FOR FACADE IMPROVEMENTS WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 1.04 acres at 220 North Casino Center Boulevard (APNs 139-34-510-001 through 003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

60. TXT-48048 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate.

61. TXT-48737 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.050 related to Tentative Maps by revising the timing of the presentation of the map to the Planning Commission and to provide for other related matters.

62. TXT-48648 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to re-introduce standards for the R-D (Single Family Residential-Restricted) District and revise standards for the R-1 (Single Family Residential) District and provide for other related matters.

CITIZENS PARTICIPATION:

63. 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 14, 2013

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 14, 2013

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 14, 2013

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 14, 2013

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 14, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 9, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 14, 2013

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 14, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-48758 - ANNEXATION - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER - For possible action on a Petition to Annex 0.96 acres at 1566 Westwind Road (APN 163-01-204-015), Ward 1 (Tarkanian). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

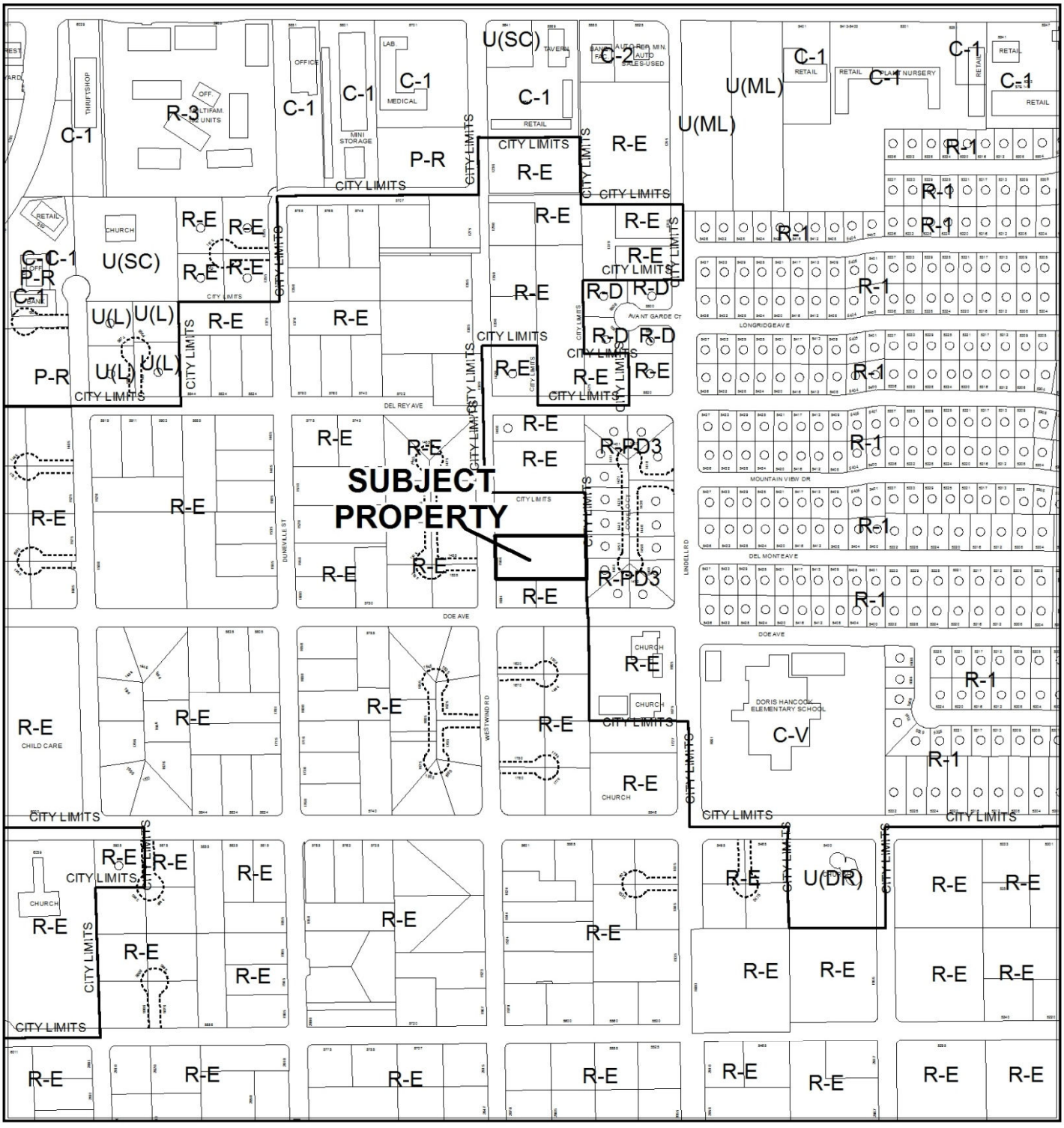
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: ANX-48758

0 400 800 Feet

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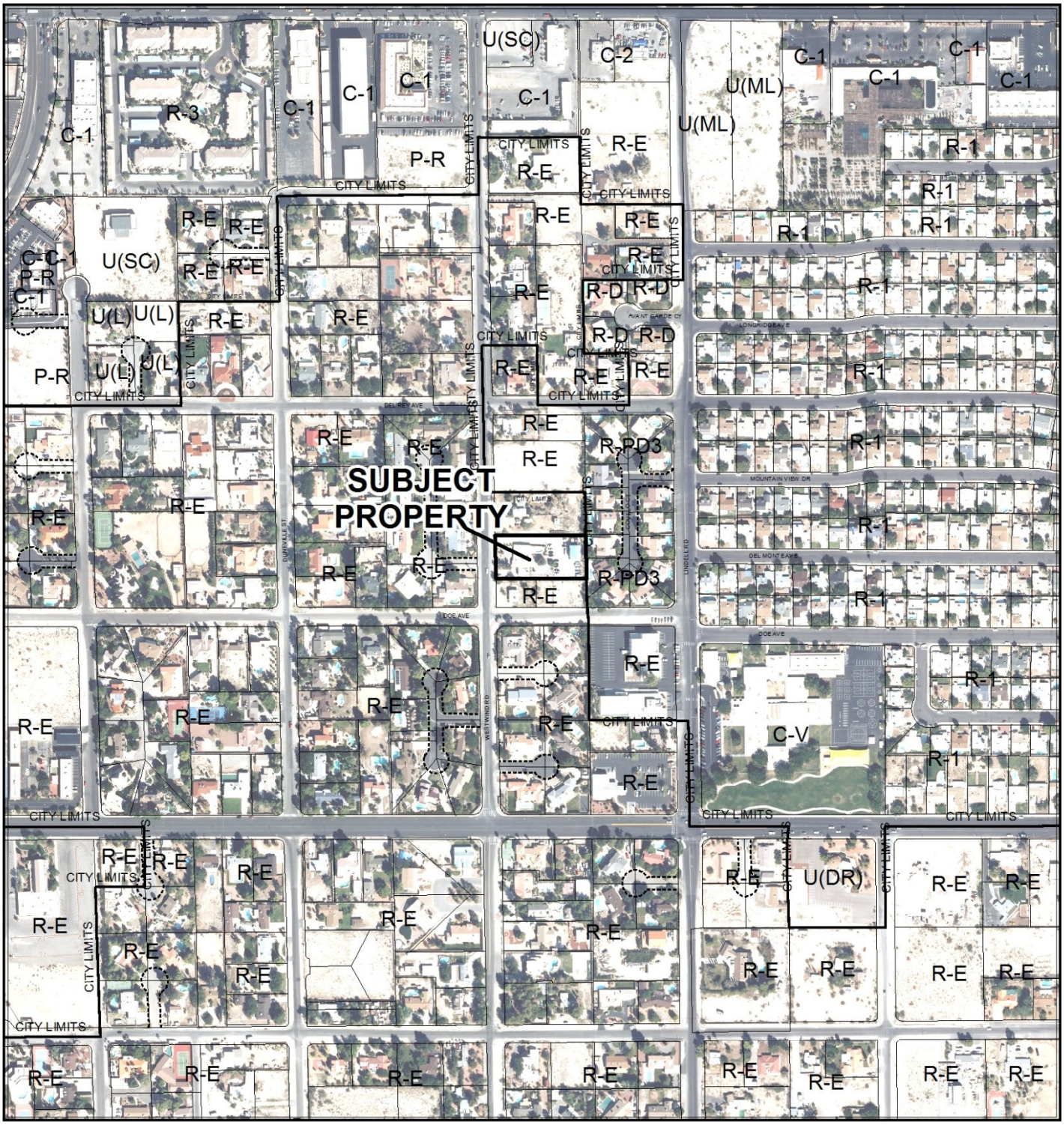

CASE: ANX-48758

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Feet

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RECEIVED

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-48758** APN: 163-01-204-015

Name of Property Owner: Bhodhiyana Meditation Center

Name of Applicant: Bhodhiyana Meditation Center

Name of Representative: Lucy Stewart

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: S. Kongseun.

Print Name: SARTIDAJ KONGSUWAN

Subscribed and sworn before me

This 8 day of Feb, 2013

Notary Public in and for said County and State

IRMA HILL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-27-14
Certificate No: 06-107269-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1566 Westwind

Project Name Bhodhiyana Meditation Center **Proposed Use** ~~Temple~~

Assessor's Parcel #(s) 163-01-204-015 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed ~~R-E~~

RECEIVED

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

Gross Acres 0.96 ac **Lots/Units** _____ **Density** _____

Additional Information SUP for an existing Buddhist Temple & Monastery

PROPERTY OWNER Bhodhiyana Meditation Center **Contact** Tom

Address 1566 Westwind **Phone:** (702) 275-0270 **Fax:** _____

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

E-mail Address saritidaj@aol.com

APPLICANT same as property owner **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Lucy Stewart **Contact** same

Address 1916 Trail Peak Lane **Phone:** (702) ~~499-6469~~ **Fax:** (702) ~~946-0857~~

City Las Vegas **State** NV **Zip** ~~89134~~

E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I ~~understand that the~~ City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I ~~further certify that I am the owner~~ or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as ~~indicated by the owner's signature~~ below.

Property Owner Signature* S. Kongsuwan

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

Print Name SARITIDAJ KONGSUWAN

Subscribed and sworn before me

This 8 day of FEB, 20 13.

Notary Public in and for said County and State

IRMA HILL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-27-14
Certificate No: 06-107269-1

FOR DEPARTMENT USE ONLY

Case #	ANX 48758
Meeting Date	5/14/2013
Total Fee:	$ 330.00
Date ~~Received:~~	3/25/2013
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 provisions of the Zoning Ordinance.

Revised 10/27/08

SHALL COMPLY TO:

2009 IRC
2009 UMC
2009 UPC
2008 NEC
2009 IECC
So. NV. Code Amendments

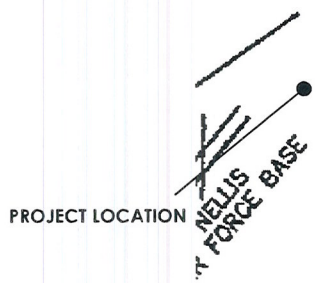
SCOPE OF WORK:

1200 sqft. ASSESSORY STRUCTURE TO PROPERTY WITH AN EXISTING SINGLE FAMILY RESIDENCE. CASITA TO BE LOCATED IN REAR OF EXISTING HOUSE.

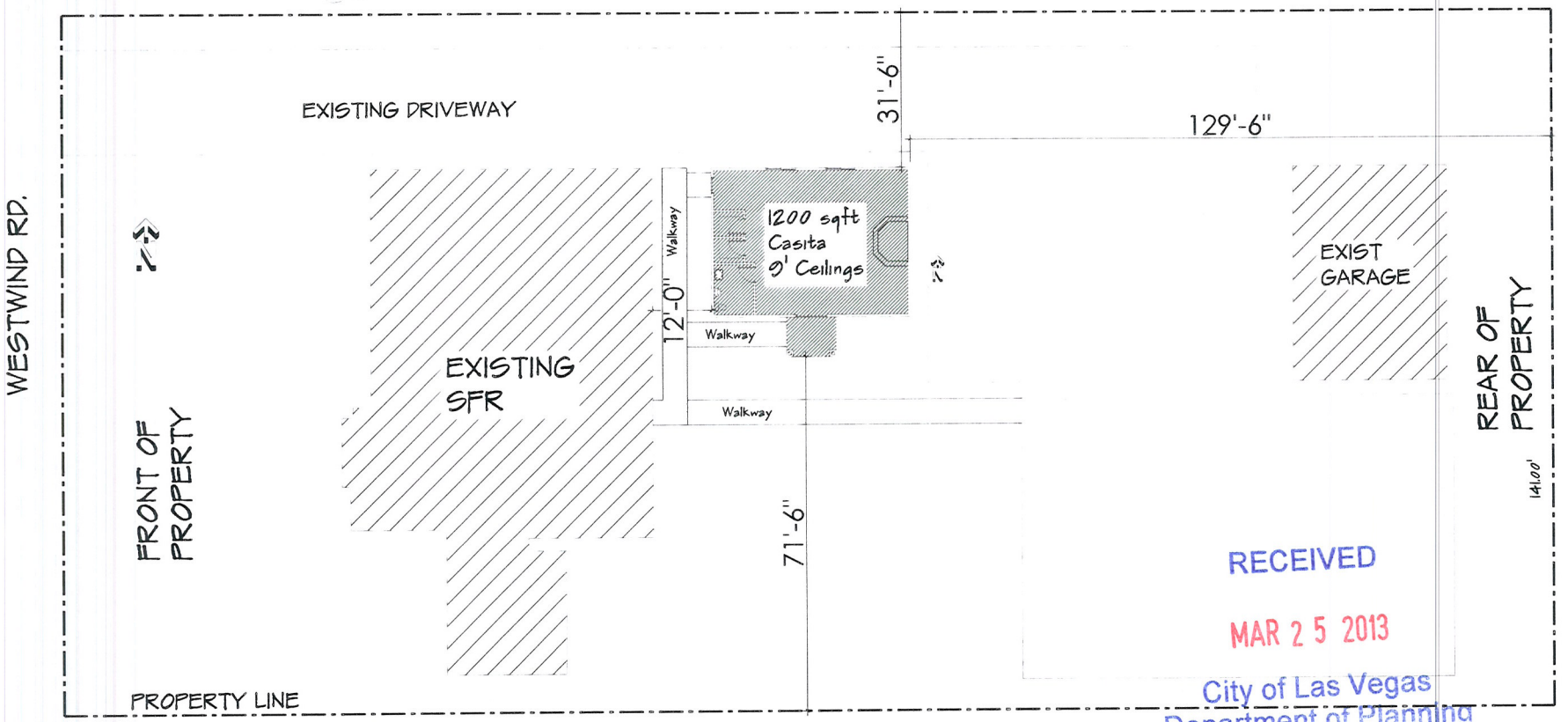
SHEET INDEX:

A-0.1 SITE PLAN, GEN INFO
A-1.1 FLOOR PLAN, ELEVATIONS, SECTION
A-2.1 IECC ANALYSIS
M-1.1 MECHANICAL PLAN
P-1.1 PLUMBING PLAN
E-1.1 ELECTRICAL PLANS, CALCS, NOTES

RECEIVED
MAR 25 2013



2 VICINITY MAP
NTS



1 SITE PLAN
3/32" = 1-0

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

CONTRACTOR

FRONTIER BUILDERS INC.
(COMPANY NAME)
76794
(Contractors License Number)
(Signature)

FRONTIER BUILDERS INT, LLC.
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

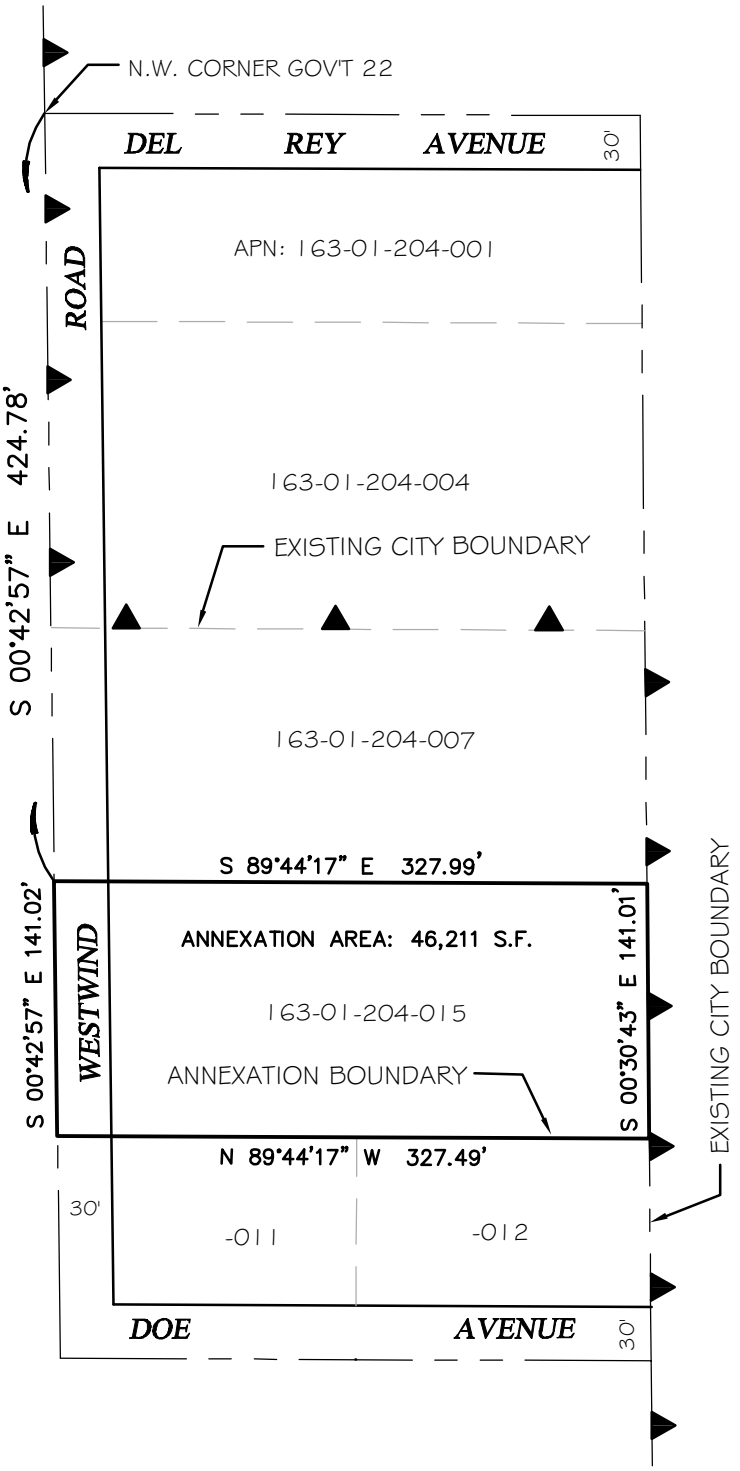
SITE & GENERAL INFO
BHODHIYANA RESIDENCE
1566 WESTWIND RD.
LAS VEGAS, NV
PARCEL #163-01-204-015 - PT GOV LOT 22 - R-E ZONING (CLV)

DRAWN BY: LRS
CHECKED BY: LRS
JOB NUMBER:
DATE: 9-11-12

A-0.1

ANX-48758

PORTION OF GOVERNMENT LOT 22, SECTION 1, T21S, R60E, M.D.M.,



N

NO SCALE

MOGHADDAM PARADISE

PB 58-48

ANX-48758

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDIANCE No. _____

THE MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON SUBDIVISION MAP IN BOOK 58 OF PLAT, PAGE 48 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE

RIGHT-OF-WAY SECTION

DATE: APRIL 2013 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT
ANX-48758

NORTHEAST CORNER OF
WESTWIND ROAD AND DOE AVENUE

ANX-48758 04/11/13



ANX-48758 - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER
1566 WESTWIND ROAD STREET

04/03/13



ANX-48758 - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER
1566 WESTWIND ROAD STREET

04/03/13



ANX-48758 - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER
1566 WESTWIND ROAD STREET

04/03/13

RECEIVED
MAR 25 2013

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

March 25, 2013

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301

RE: APN 163-01-204-015, 1566 Westwind-Annexation

Dear Sir or Madam:

Please accept this letter as our justification for annexation into the City of Las Vegas. The site was originally approved with a Special Use Permit for both the place of worship and a monastery. In addition, we were approved for a waiver to the requirement for access to a collector street or greater. The house is the monastery where the monks live and on occasion, other monks come and visit. Members of the temple bring food for the monk, as it is considered a great honor to provide this service for the monk.

When this property was bought, it seemed like a great property-the house for the monks and the rear garage to be converted into the temple. As the congregation looked into converting the rear building into the temple, the cost of doing so was prohibitive. It turned out they needed less space, plus it will be cheaper to build a new building instead of converting the existing building. They are filling in the pool and placing the temple next to the monastery. The building is residential in character, 1200 square feet, and 16 feet in height. It will be obscured from the street by the monastery. Typically, 5-10 worshipers will come and meditate for the service. The garage in the rear will either be used as a garage/storage or will be removed from the site. All landscaping has been installed per the original plans. The design review was approved by Clark County (see attached plans).

When the contractor went to pull permits for the new building, they were told they needed to annex to the city of Las Vegas in order to connect to the sewer line in Westwind. Therefore we are requesting annexation, recognition of our existing zoning and the ability to connect to the sewer line.

RECEIVED
MAR 2 5 2013
City of Las Vegas
Department of Planning

ANX-48758

Thank you for your consideration in this matter. Please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

RECEIVED

MAR 2 5 2013

City of Las Vegas
Department of Planning

ANX-48758

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 14, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-48473 - TENTATIVE MAP - OSO BLANCA & GRAND TETON - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Tentative Map FOR A 207-LOT RESIDENTIAL SUBDIVISION on 36.70 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

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

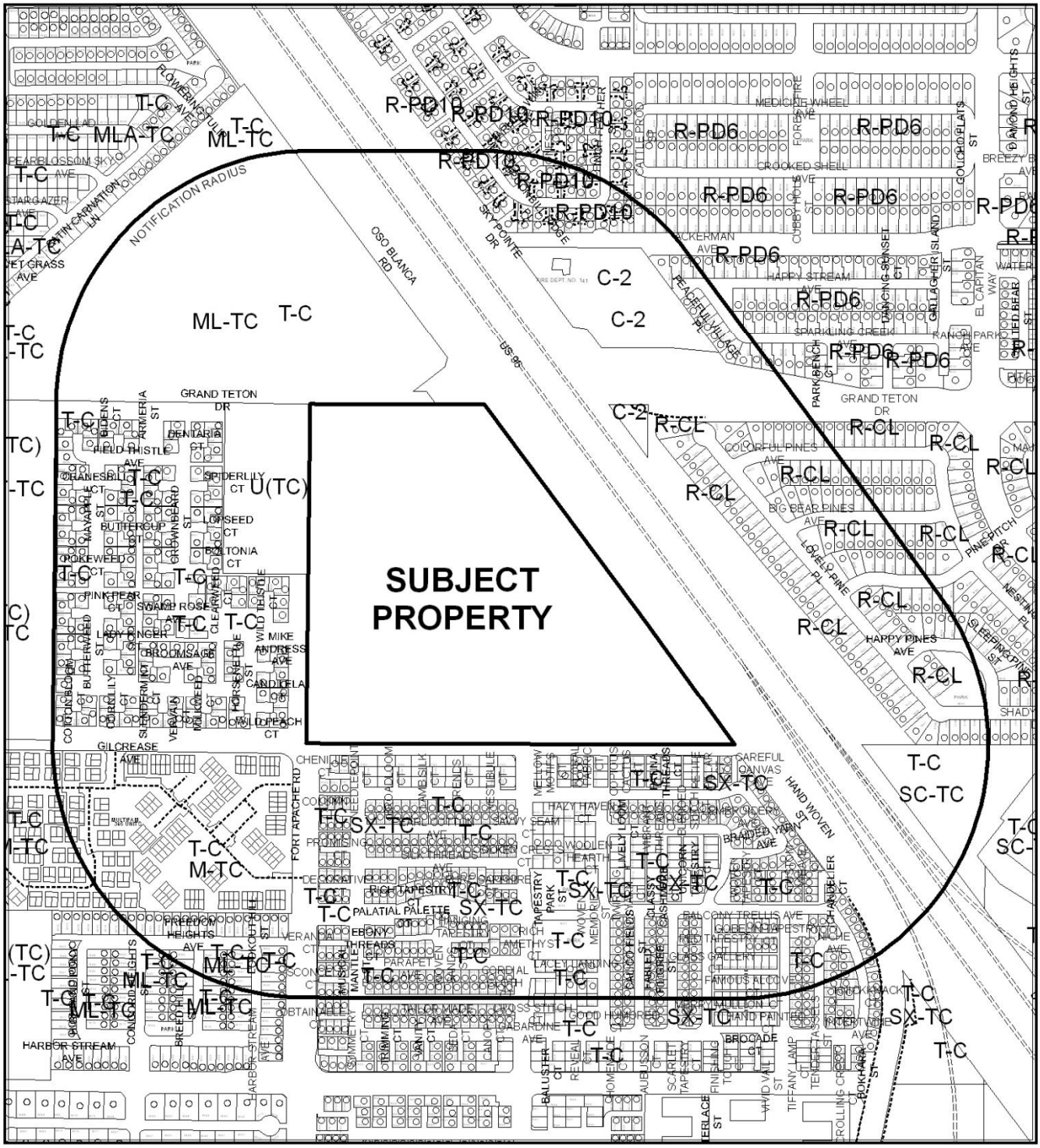
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

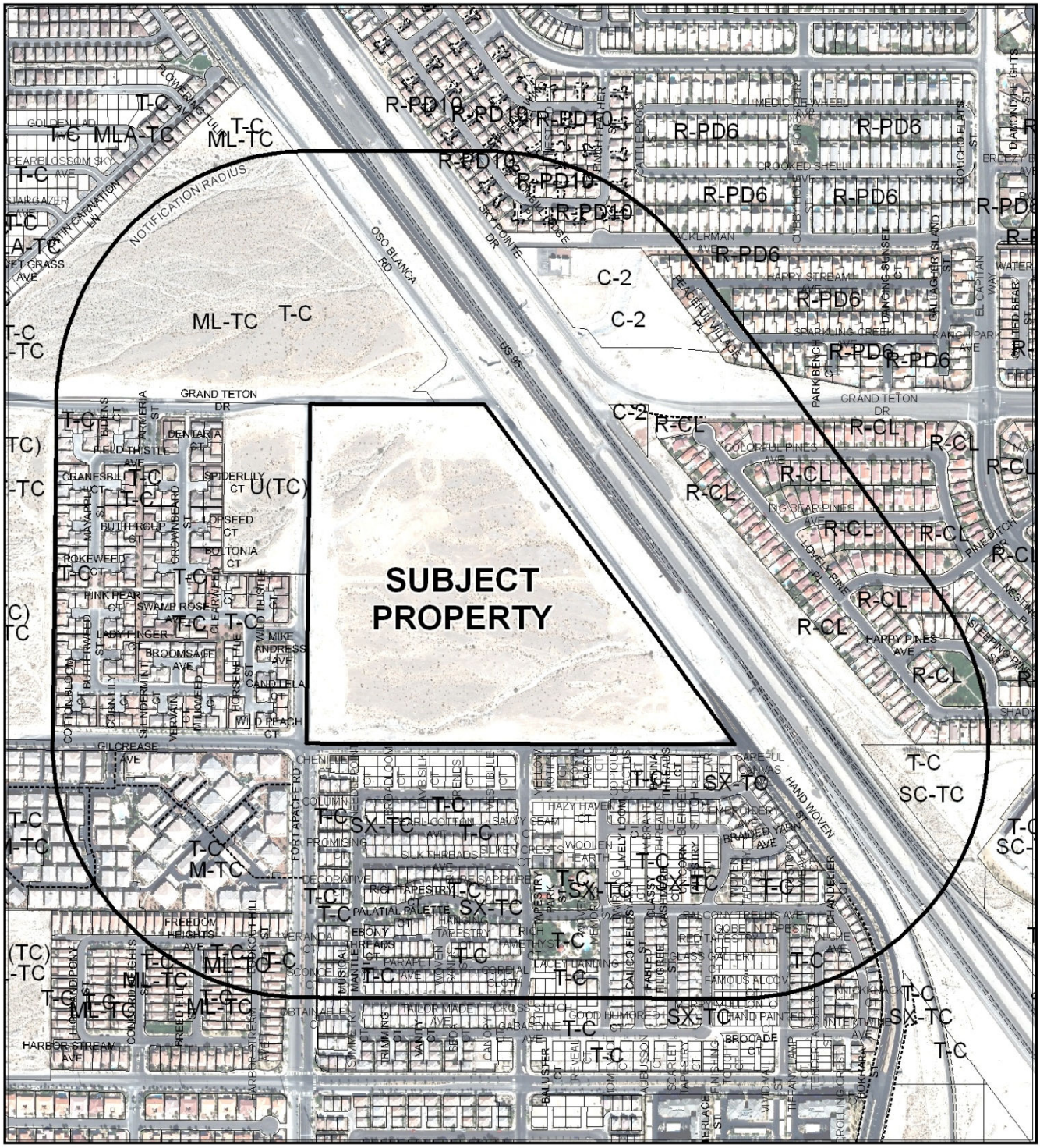
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **TMP-48473**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)
[ML-TC (MEDIUM LOW RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]



CASE: **TMP-48473**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)
[ML-TC (MEDIUM LOW RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48473** APN: 125-17-101-001

Name of Property Owner: Tighi Family LP

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James M. Tighi

RECEIVED
FEB 21 2013
City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 11th day of February, 2013

_____
Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Oso Blanca/Grand Teton

Project Name Oso Blanca/Grand Teton **Proposed Use** _____

Assessor's Parcel #(s) 125-17-101-001 **Ward #** _____

General Plan: existing EC-TC proposed ML **Zoning:** existing _____ proposed _____

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

Gross Acres 36.36 **Lots/Units** 253 **Density** _____

Additional Information _____

PROPERTY OWNER Tighi Family LP **Contact** Gregory S. Morris

Address 2676 Red Arrow DRIVE **Phone:** _____ **Fax:** _____

City LAS Vegas **State** NV **Zip** 89135

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name James Tighi

Subscribed and sworn before me

This 14th day of February, 20 13.

_____

Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

FOR DEPARTMENT USE ONLY

Case #	TMP-48473
Meeting Date:	4/9/13
Total Fee:	750.-
Date Received:*	2/21/13
Received By:	

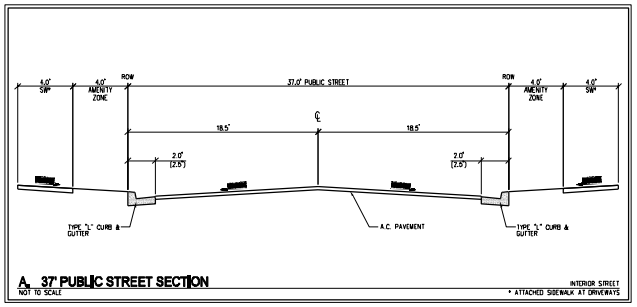
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

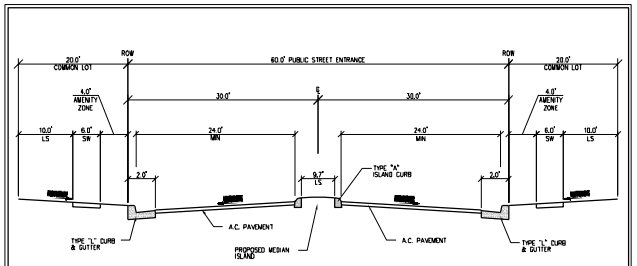
f:\depot\Application Packet\Application Form.pdf

D·R·HORTON

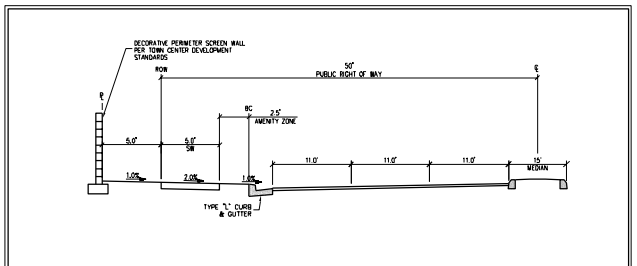
TENTATIVE MAP
FOR
OSO BLANCA & GRAND TETON
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.
APN 125-17-101-001



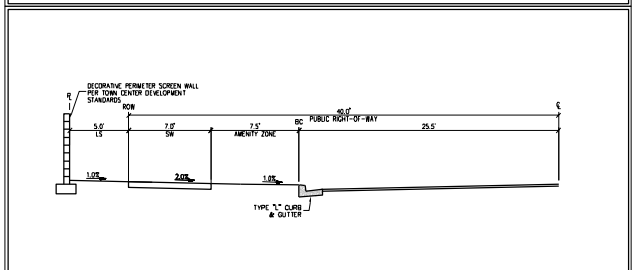
A. 37' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



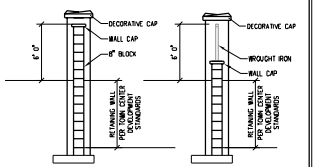
B. 100' PUBLIC ENTRY STREET SECTION
NOT TO SCALE — INTERIOR STREET
PER TOWN CENTER SUBDIVISION ENTRY



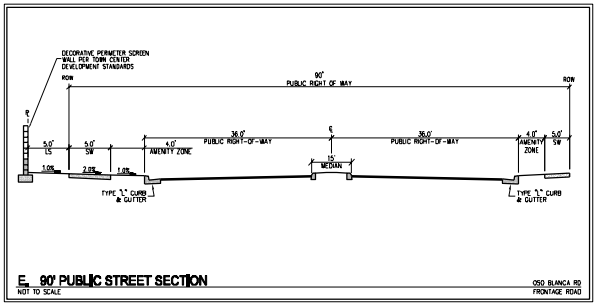
C. 100' PUBLIC STREET SECTION
NOT TO SCALE — FT. APACHE
PER TOWN CENTER PRIMARY ARTERIAL



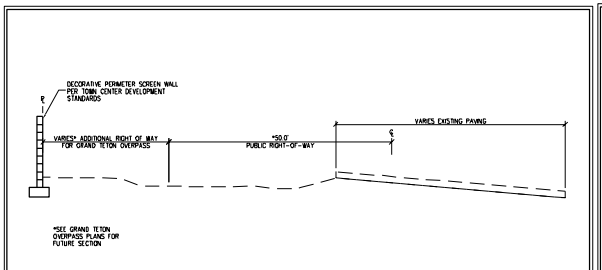
D. 80' PUBLIC STREET SECTION
NOT TO SCALE — GLORIEASE
PER TOWN CENTER RESIDENTIAL COLLECTOR



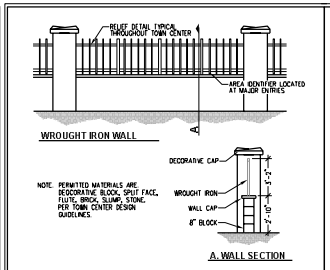
RESIDENTIAL AREA MASONRY WALLS W/ RETAINING
NOT TO SCALE



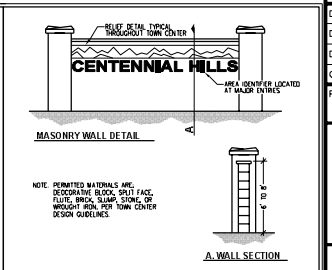
E. 90' PUBLIC STREET SECTION
NOT TO SCALE — OSO BLANCA RD
FRONTAGE ROAD



F. EXISTING 100' PUBLIC STREET SECTION
NOT TO SCALE — GRAND TETON ROAD



A. WALL SECTION
RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



A. WALL SECTION
RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

PROJECT SUMMARY

GROSS RESIDENTIAL ACREAGE:	= 36.70
DENSITY (LOTS/GROSS ACRE):	= 5.64 DU/AC
EXISTING ZONING:	= EMPLOYMENT CENTER MIXED USED (EC-TC)
PROPOSED ZONING:	= MEDIUM-LOW RESIDENTIAL (ML-TC)
PROPOSED USE:	= SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF RESIDENTIAL LOTS	= 207
TOTAL NO. OF COMMON LOTS	= 18
MINIMUM LOT SIZE	= 44' X 90'
% OF LOT COVERAGE	= 50%
REQUIRED OPEN SPACE	= 2.57 AC
PROVIDED OPEN SPACE	= 3.15 AC
MAXIMUM BUILDING HEIGHT	= 35-FT
CONNECTIVITY RATIO	= 1.4

PARKING ANALYSIS

NO. OF UNITS	= 207
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 414 SPACES**

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

207 UNITS X 250 GPD/UNITS = 51,750 GPD
TOTAL AVERAGE CONTRIBUTION = 51,750 GPD = 0.052 MGD
TOTAL PEAK FLOW = 0.052 MGD X 3.52 (PEAK FACTOR) = 0.182 MGD

UTILITY SERVICE BY

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

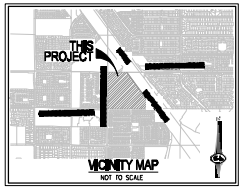
CONNECTIVITY

NODES = 17
LINKS = 24
LINKS PEDESTRIAN ACCESS (.5 LINK) = 0.5

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 24.5/17
CONNECTIVITY RATIO = 1.44

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
EXISTING EDGE OF PAVEMENT
2800 EXISTING CONTOUR (5-FT)
EXISTING CONTOUR (1-FT)



VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS

SETBACKS

FRONT (GARAGE)	22-FT
FRONT (LIVING)	14-FT
REAR (LIVING)	10-FT
REAR (PATIO)	5-FT**
SIDE (INTERIOR)	5-FT
SIDE (CORNER)	10-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PASS POST. COVER OVERHANG MAY COME TO WITHIN 3-FT OF THE REAR AND SIDE PROPERTY LINES

BUILDING HEIGHT	35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND ROOFLINE
STORIES	2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OF THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

LANDSCAPE BUFFERS

5-FT ADJACENT TO RIGHT-OF-WAY
0-FT INTERIOR LOT LINES

FRONT YARD AREA - TURF COVERAGE 0%

PARKING

REQUIRED: 2 UNMETERED SPACES PER DWELLING UNIT
PROVIDED: 2 UNMETERED SPACES PER DWELLING UNIT

FENCES, WALLS AND RETAINING WALLS:

PER TOWNCENTER DEVELOPMENT STANDARDS.

GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.
4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.
5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING WATER LINE IN FORT APACHE AND OSO BLANCA.
6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE IN OSO BLANCA.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.
10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

OWNER

TOM FAMILY L P
P O BOX 26272
LAS VEGAS NV 89126-0272

DEVELOPER

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 635-3600
FX (702) 435-8008

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 4 AND 22 SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

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. DATE	APP.
	CITY OF LAS VEGAS, NV				

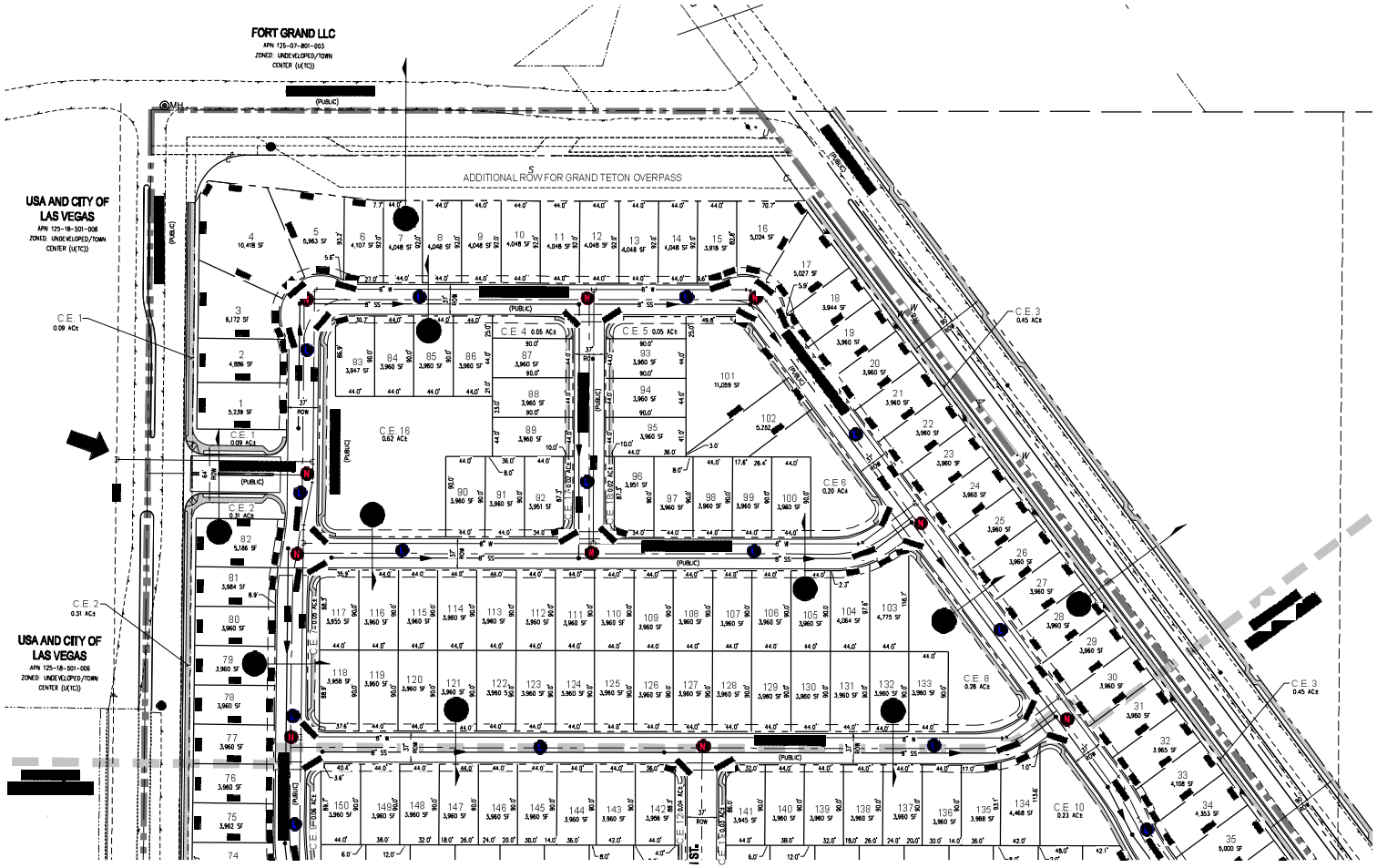
D·R·HORTON
OSO BLANCA & GRAND TETON
TENTATIVE MAP

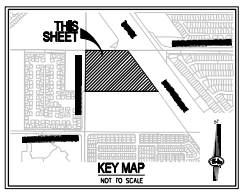
DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — DARRIN J. PAPPA — Exp. 12/31/2013 — CIVIL — No. 15815

TM-1
SHEET 1 OF 4

RECEIVED 03/21/13
TMP-48473 REVISED





SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 E. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5300

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

OSO BLANCA & GRAND TETON
TENTATIVE MAP

S 17
T 19
R 60

DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

PROFESSIONAL ENGINEER STATE OF NEVADA
DARRIN J. PAPPA
Exp. 12/31/2013
CIVIL
No. 15815

TM-2
SHEET 2 OF 4

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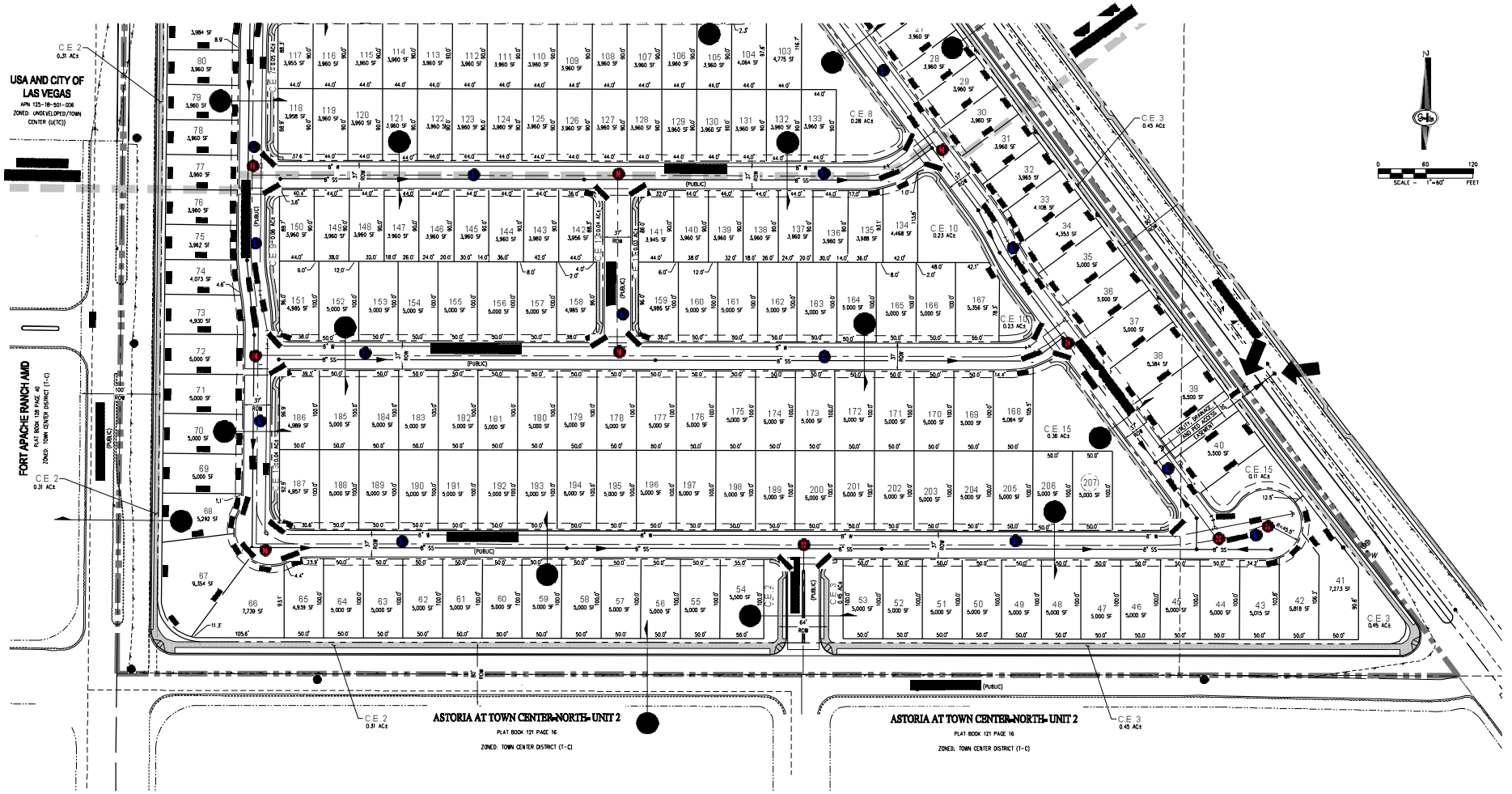
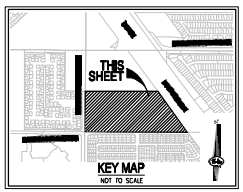
TMP-48473 REVISED





SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8345 S. JOHN WAYNE STREET #201A, LAS VEGAS, NV 89113
PHONE (702) 304-0500 FAX (702) 304-0599

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

OSO BLANCA & GRAND TETON
TENTATIVE MAP

S17 T20 R60

DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PAPPA
Exp. 12/31/2013
CIVIL
No. 15815

TM-3
SHEET 3 OF 4

J:\drh1225 oso blanca grand teton\dwg\entitlements\drh1225-000-tm dwg, 3/21/2013 4:29 PM Ethan Ballew

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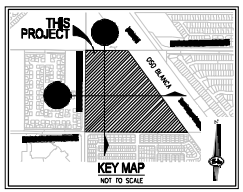
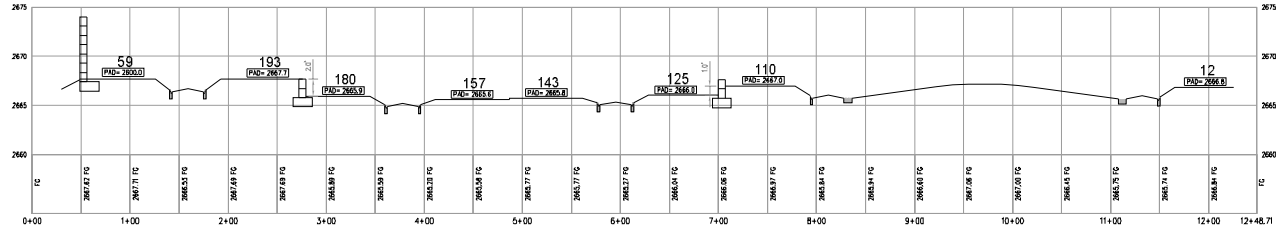
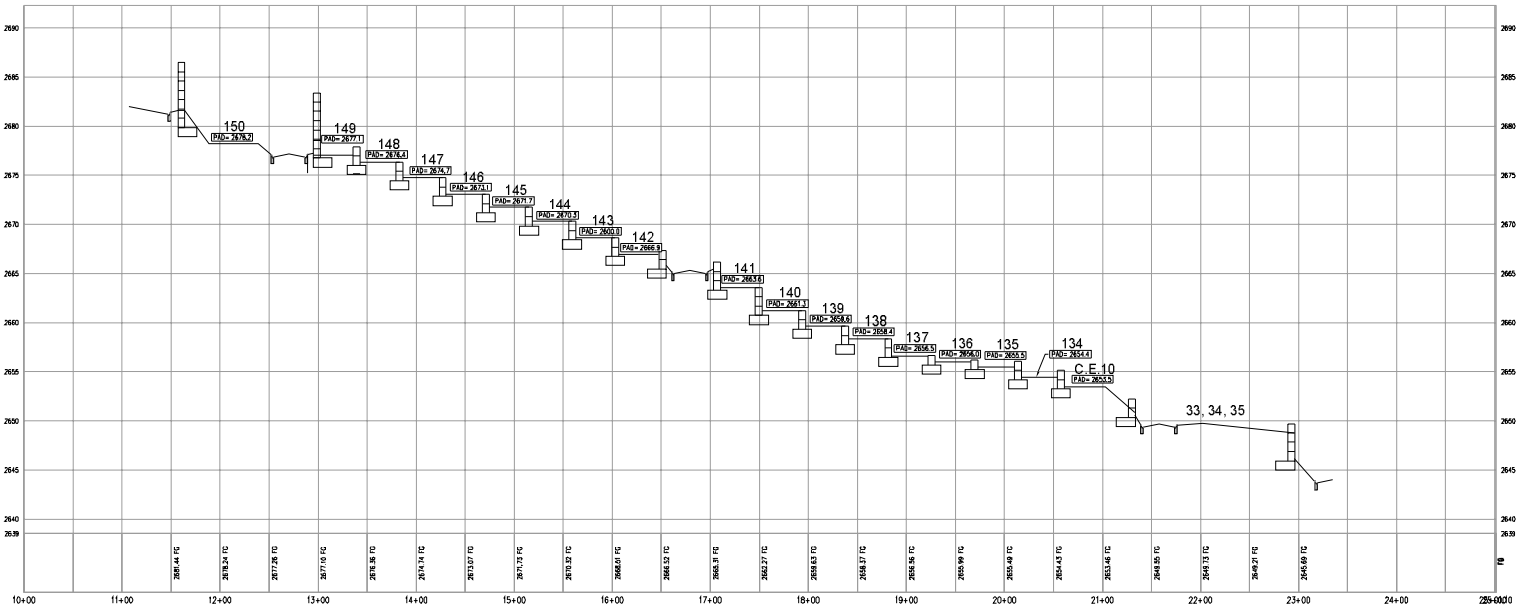
TMP-48473 REVISED



NORTH-SOUTH PROFILE



WEST-EAST PROFILE



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 E. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

OSO BLANCA & GRAND TETON
TENTATIVE MAP

S17 R60

DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PAPPA
Exp. 12/31/2013
CIVIL
No. 15815

TM-4
SHEET 4 OF 4

RECEIVED 03/21/13
TMP-48473 REVISED



TMP-48473 - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP
NORTHEAST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD

02/28/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1225.000

RECEIVED
MAR 21 2013

March 22, 2013

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

SUBJECT: **Justification Letter for a Tentative Map submittal for Oso Blanca/Grand Teton (APN 125-17-101-001)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Tentative Map submittal on the subject site. The site is located southwest of Oso Blanca Road and Grand Teton Drive. It is bordered on the west by Fort Apache Road and the south by Gilcrease Avenue. The Assessor's Parcel Number is 125-17-101-001 and contains approximately 36.7 gross acres.

The Tentative Map includes 207 residential lots on 36.7 gross acres, which results in a density of 5.64 du/ac. The minimum lot size will be 44'x90'. This Tentative Map application is being submitted as a follow up to the ongoing applications for MOD-47016, and SDR-47017. This application addresses the conditions of these applications with the exception of the internal street section which will be resolved before full Tentative Map submittal.

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

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Matt Stark, DR Horton
Mark Jones, DR Horton

TMP-48473
REVISED

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 14, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-48840 - TENTATIVE MAP - PEACEFUL RIDGE - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Tentative Map FOR A 322-LOT RESIDENTIAL SUBDIVISION on 55.0 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Special Land Use Designation)], Ward 4 (Anthony). Staff recommends APPROVAL.

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

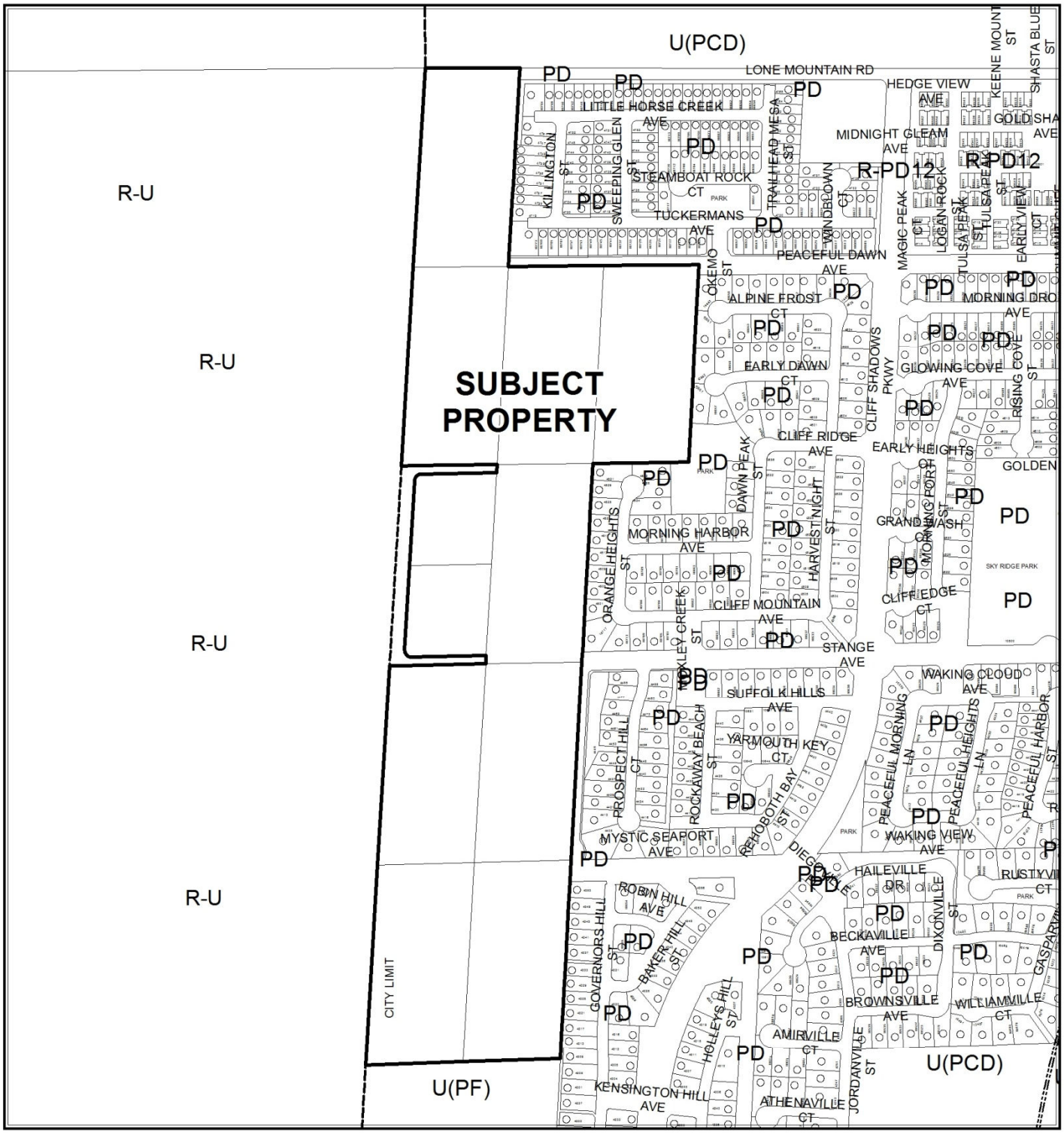
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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. Justification Letter

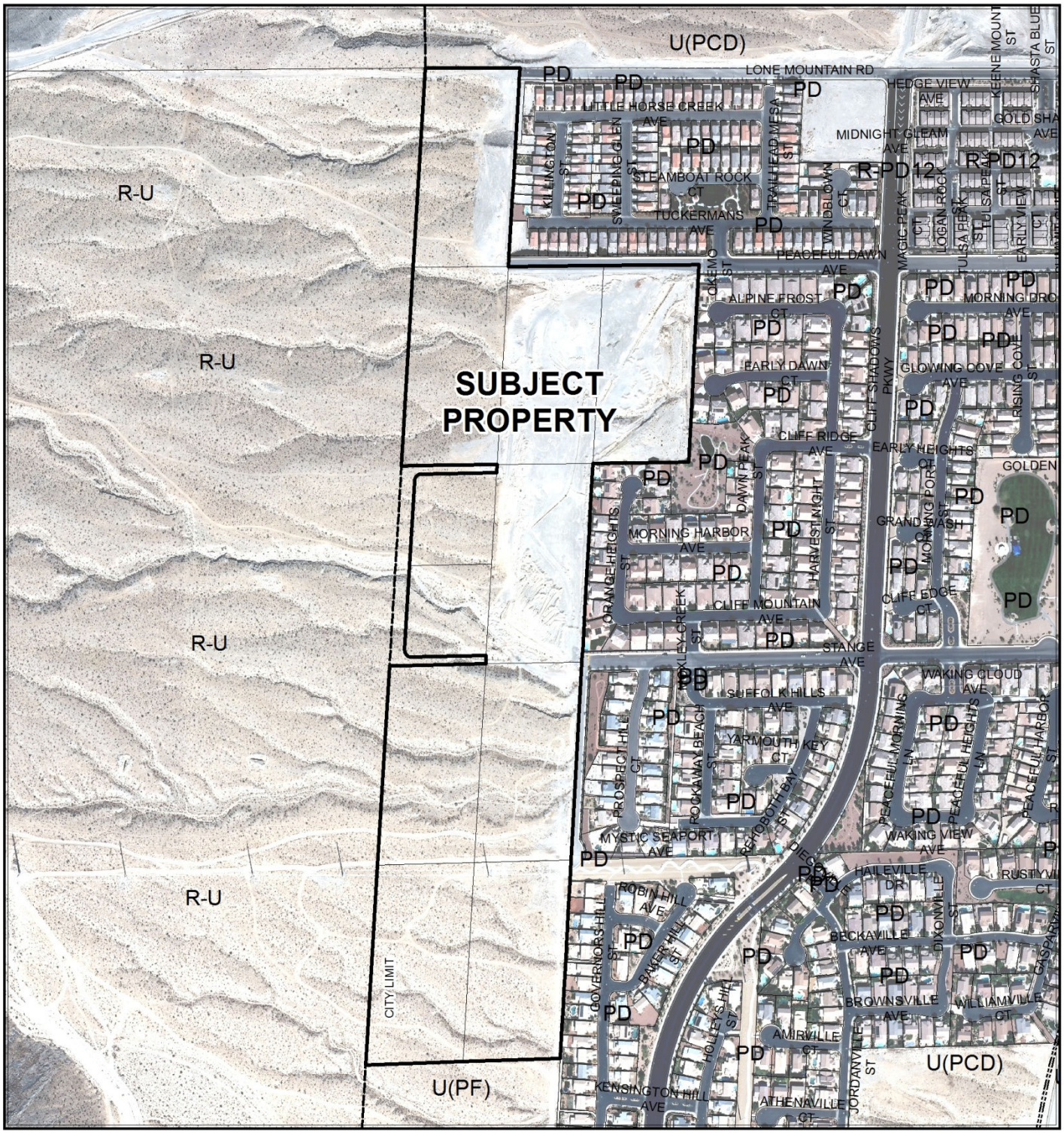


CASE: TMP-48840

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[L (LOW DENSITY RESIDENTIAL)
LONE MOUNTAIN WEST SPECIAL LAND
USE DESIGNATION]

N



CASE: TMP-48840

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[L (LOW DENSITY RESIDENTIAL)
LONE MOUNTAIN WEST SPECIAL LAND
USE DESIGNATION]

DEPARTMENT OF PLANNING

RECEIVED

MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48840** APN: _____

Name of Property Owner: THM Enterprises, LLC

Name of Applicant: THM Enterprises, LLC

Name of Representative: Taney Engineering

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: _____

State of Nevada
County of Clark

Print Name: Thomas McCormick

Subscribed and sworn before me

This 21 day of March, 2013

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

DEPARTMENT OF PLANNING

RECEIVED
MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-48840** APN: 137-01-101-010 and 011, 137-01-201-002

Name of Property Owner: Iota Tuscan

Name of Applicant: Iota Tuscan

Name of Representative: Jim Stockhausen

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: Jim Stockhausen

Subscribed and sworn before me

This 28 day of March, 2013

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

MAR 28 2013

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SEC Lone Mountain Rd & Puli Rd

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,[redacted] 137-01-201 **Ward #** 4

001,011,012,137-01-301-001,002

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

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 55 **Lots/Units** 328 **Density**

Additional Information ZON-47605,MOD-47606,VAR-47607,VAR-47609,SDR-47610, VAC-47611

PROPERTY OWNER THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

APPLICANT THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Amber L. Dolce

Address 6030 South Jones Blvd, #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address amberd@taneycorp.com

State of Nevada
County of Clark

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 Thomas McCormick

Subscribed and sworn before me

This 21 day of March, 20 13.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	TMP-48840
Meeting Date:	5/14/2013
Total Fee:	$750.00
Date Received:*	3/28/2013
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.

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
MAR 28 2013

Application/Petition For: TENTATIVE MAP

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-003 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* ✓

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

Print Name James Stoffelhausen

Subscribed and sworn before me

This 28 day of March, 20 13.

Anna Schlieper

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
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TENTATIVE MAP
FOR
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI

RECEIVED
MAR 28 2013

Call Before You Dig
CALL
811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

CALL BEFORE YOU DO EXCAVATION
1-702-227-2929

SITE INFORMATION

ASSESSORS PARCEL NUMBERS:				137-01-101-001, 009, 010, 011, 137-01-201-007, 002, 003, 011, 012, 137-01-301-001, & 002
PROPOSED USE OF PROPERTY				SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING				PD
PROPOSED ZONING				PD
TOTAL PROPOSED LOTS				322 RESIDENTIAL LOTS (62-60'X120', 86-70'X90', 174-40'X80') 28 COMMON LOTS
	60'X120' (GATED)	70'X90' LOTS	40'X80' LOTS	TOTAL
GROSS ACREAGE	17.1	16.3	21.6	55.0
NET ACREAGE	14.7	15.6	21.2	53.5
DENSITY (BASED ON GROSS ACREAGE)	3.62 LOTS/ACRE	5.27 LOTS/ACRE	8.06 LOTS/ACRE	
PARKING REQUIRED				2 PER UNIT = 644 SPACES
PARKING PROVIDED				644 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED (330 SF/LOT)				106,260 SQ FT
OPEN SPACE PROVIDED				109,073 SQ FT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN IT'S ENTIRETY AND IS NOT PART OF ANY MASTER PLAN
5. PEAK SEWAGE CONTRIBUTION: 78,904 GPD AVERAGE, 278,164 GPD PEAK
6. FIRM PANEL 32003C1765 F, REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOW GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUNDWATER.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

APN #: 137-01-101-001, 009, 010, 011,
137-01-201-001, 002, 003, 011,
012, 137-01-301-001, & 002

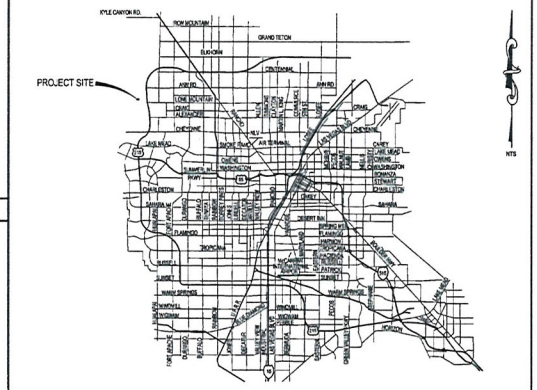
BENCHMARK

PROJECT VERTICAL DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK 1LV29-1W6
NAVD88 ELEV. 895.06099 3935.55 FT
RIVET AND PLATE IN TOP OF CURB AT NORTHEAST
CORNER OF CLIFF SHADOWS AND DIECOVILLE

BASIS OF BEARINGS

SOUTH 87°47'07" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

VICINITY MAP



CONNECTIVITY RATIO

GATED COMMUNITY	50'X90' LOTS	40'X80' LOTS	TOTAL
LINKS: 3	LINKS: 11	LINKS: 19	LINKS: 33
NODES: 3	NODES: 8	NODES: 16	NODES: 27
RATIO: 1.00	RATIO: 1.37	RATIO: 1.18	RATIO: 1.22

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

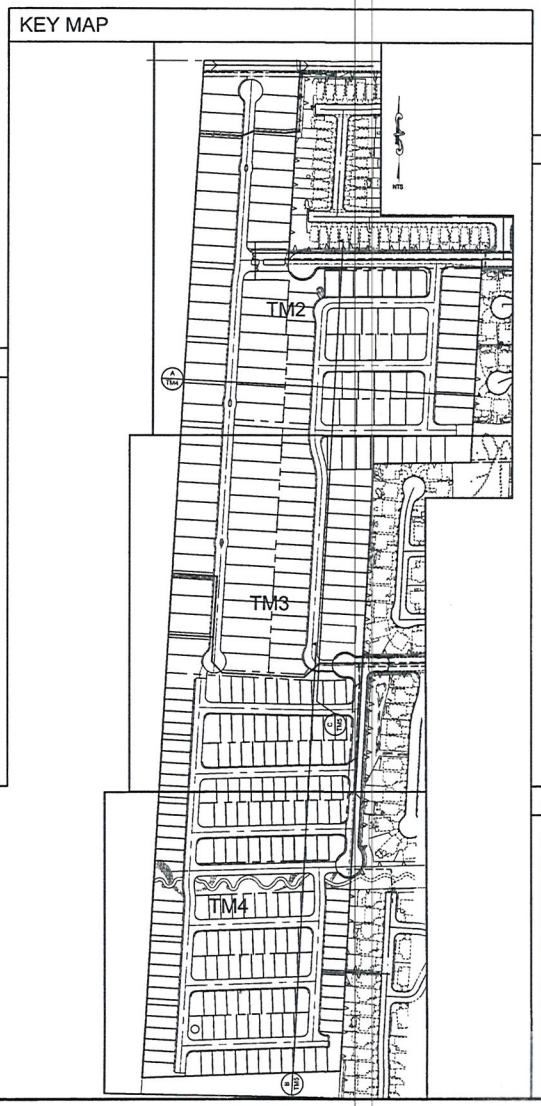
DEVELOPER

ASTORIA RIDDENTIAL
10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NV 89144
(702) 853-5320 PHONE

ENGINEER

TANEY ENGINEERING COMPANY
6030 S. JONES BLVD. STE #100
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

KEY MAP



LEGEND

	EXISTING	PROPOSED
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		(10.00)
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/METER		
PRESSURE REDUCING VALVE		PRV
BACKWATER VALVE		BWV
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/11 GA. POLE		
150W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNLV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
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FT	FEET	SW	SIDEWALK
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HP	HIGH POINT	TR	TOP OF RETAINING
INV	INVERT	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LT	LEFT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	USD	UNIFORM STANDARD DRAWING
MAX	MAXIMUM	VC	VERTICAL CURVE
MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
MIN	MINIMUM	VG	VALLEY GUTTER
NTS	NOT TO SCALE	W	WATER
		ZC	ZERO L/P CURB

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

ASTORIA RESIDENTIAL
10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NEVADA 89144
(702) 853-5320
FAX

TANEY ENGINEERING
6030 S. JONES BLVD STE # 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5233

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

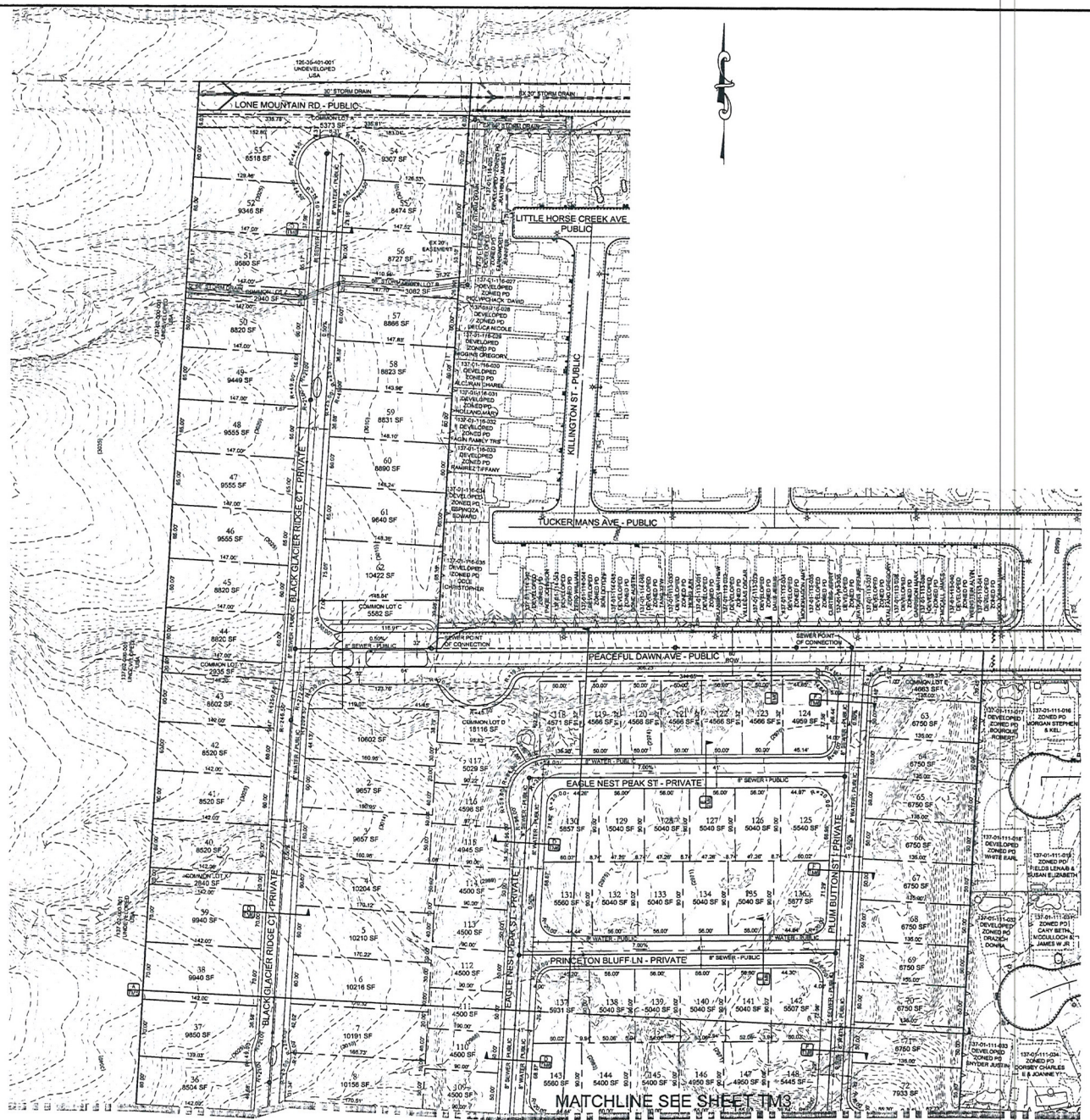
ROBERT D CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15729
STATE OF NEVADA
ENGINEER'S SEAL

DATE: 3.04.12
SCALE: 1"=60'
JOB NO: AST-12-002
DESIGNED BY: LS
CHECKED BY: RDC
SHEET NAME: TM1
SHEET: 1 OF 6

FILE NAME: TM.DWG

TMP-48840

RECEIVED
MAR 28 2013



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SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

UTILITY LOCATIONS

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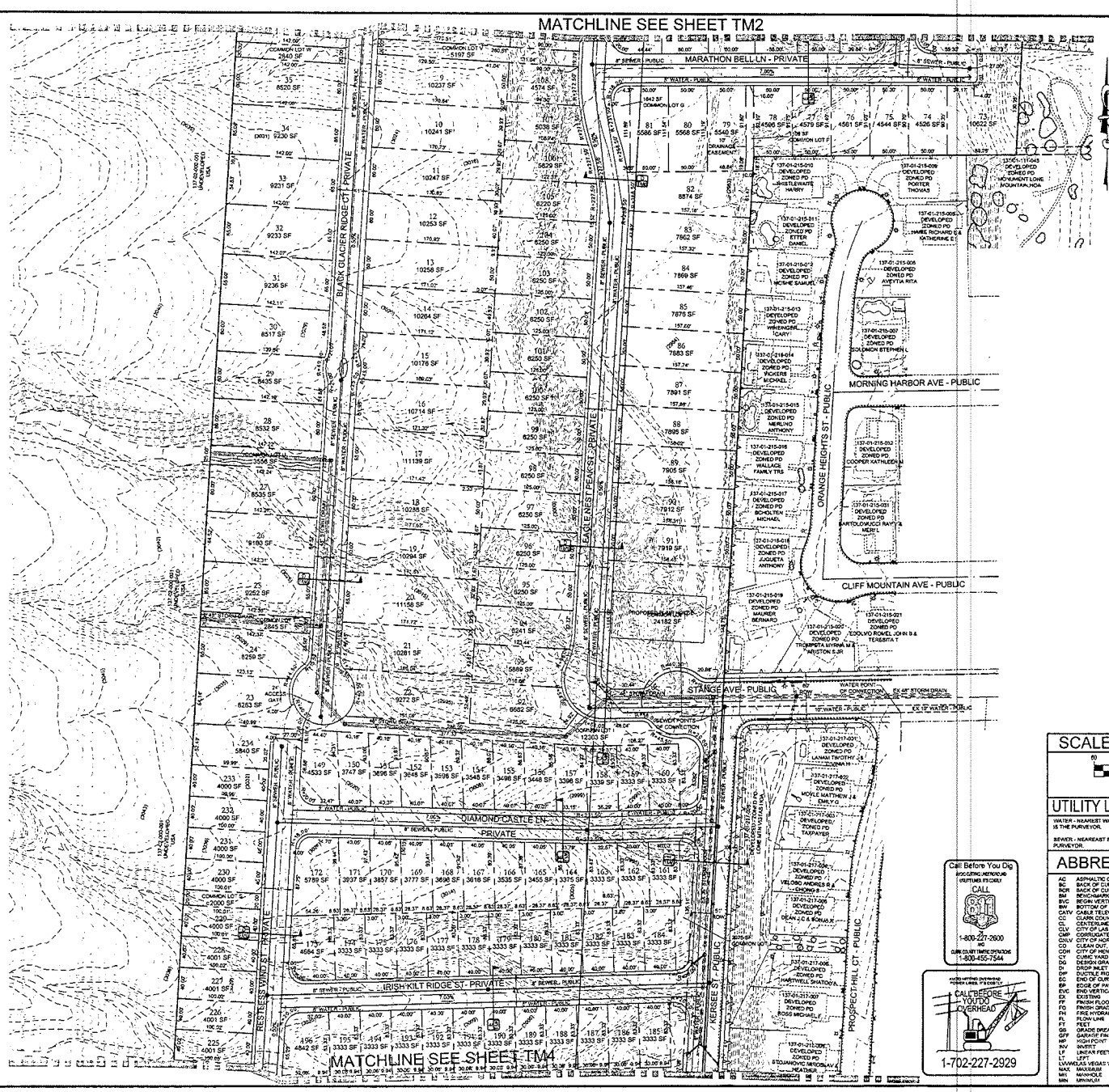
TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726
3/14/13
ENGINEER'S SEAL

DATE:	3.14.13
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	LS
CHECKED BY:	RDC
SHEET NAME:	TM2
SHEET:	2 OF 6

FILE NAME: TM.DWG

TMP-48840



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NO.	DESCRIPTION	BY	DATE	APPR.

REVISIONS

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10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NEVADA 89144
(702) 853-6320 FAX:

TANEY ENGINEERING
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LAS VEGAS, NV 89118
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PEACEFUL RIDGE
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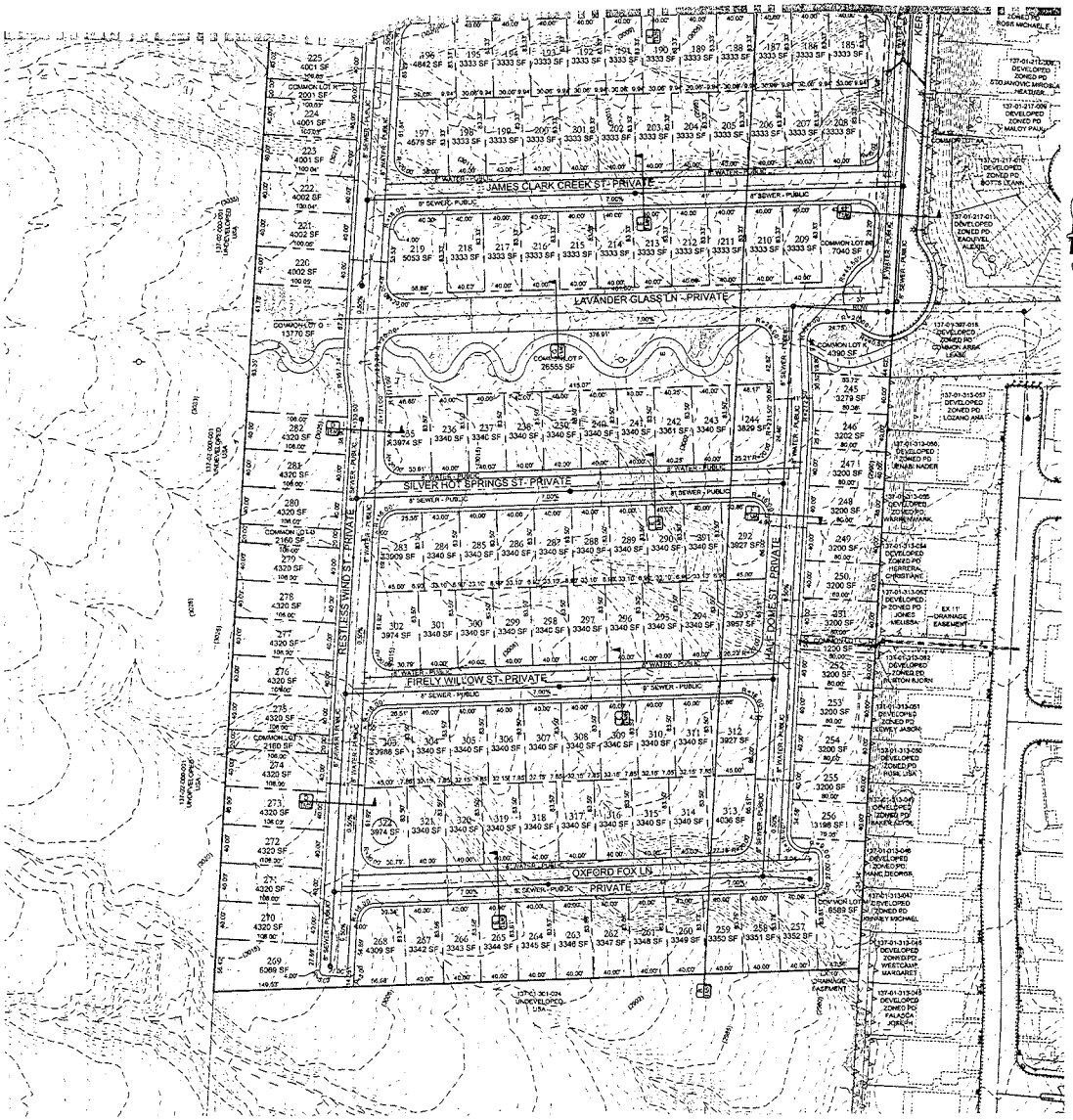
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
3/14/13
ENGINEER'S SEAL

DATE:	3.14.13
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	LS
CHECKED BY:	RDC
SHEET NAME:	TM3
SHEET:	3 OF 6

FILE NAME: TM.DWG

TMP-48840

MATCHLINE SEE SHEET TM3



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AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

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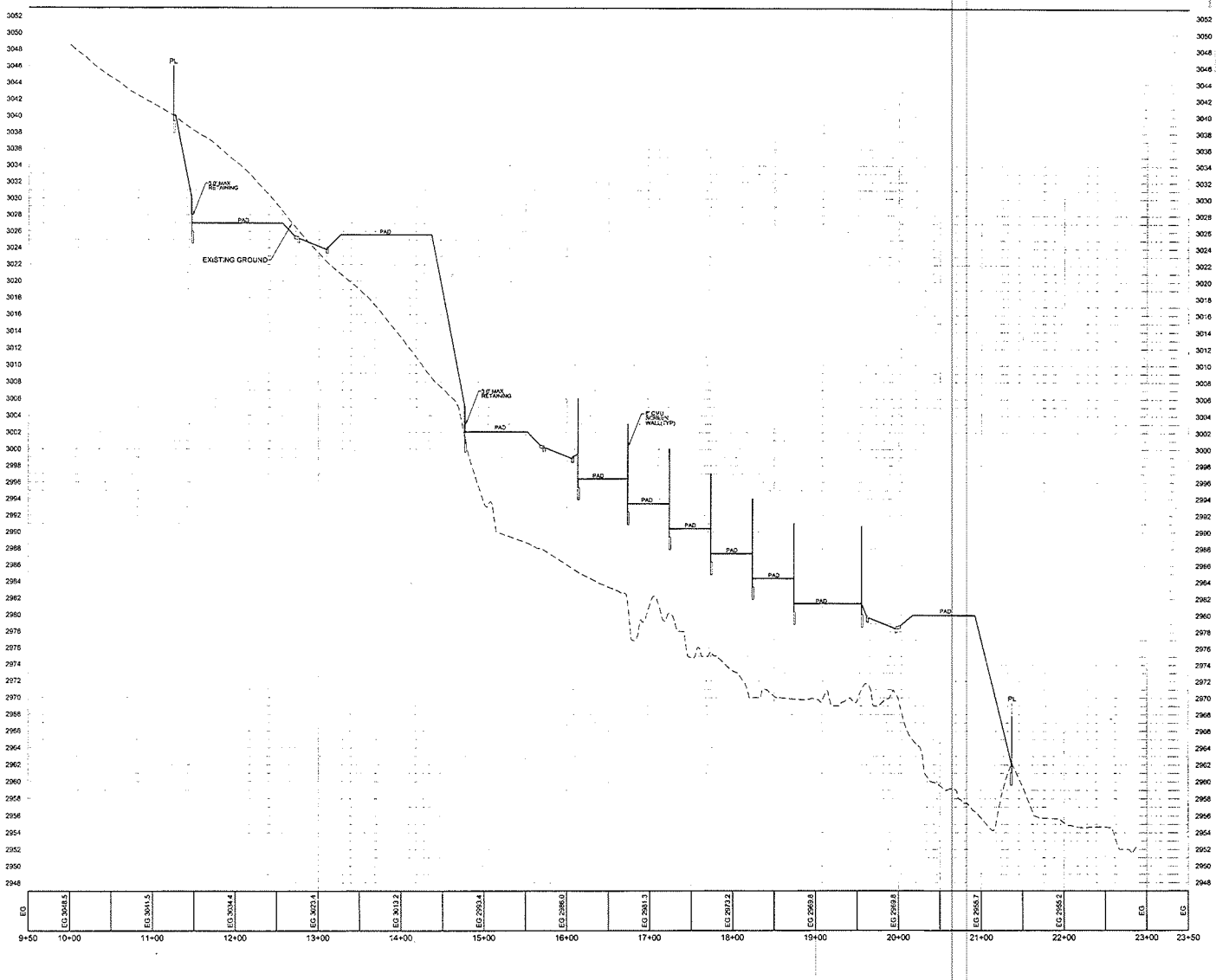
CHECKED BY:	RDC
SHEET NAME:	TM4
SHEET:	4 OF 6

FILE NAME: TM.DWG

TMP-48840

RECEIVED
MAR 28 2013



SECTION A
EAST TO WEST CROSS SECTION
H SCALE: 1"=60'
V SCALE: 1"=6'

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

ASTORIA RESIDENTIAL
10555 PARK RUN DRIVE SUITE 200
LAS VEGAS, NEVADA 89144
(702) 853-8320 FAX

TANEY ENGINEERING
6003 S. JONES BLVD STE # 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5233

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

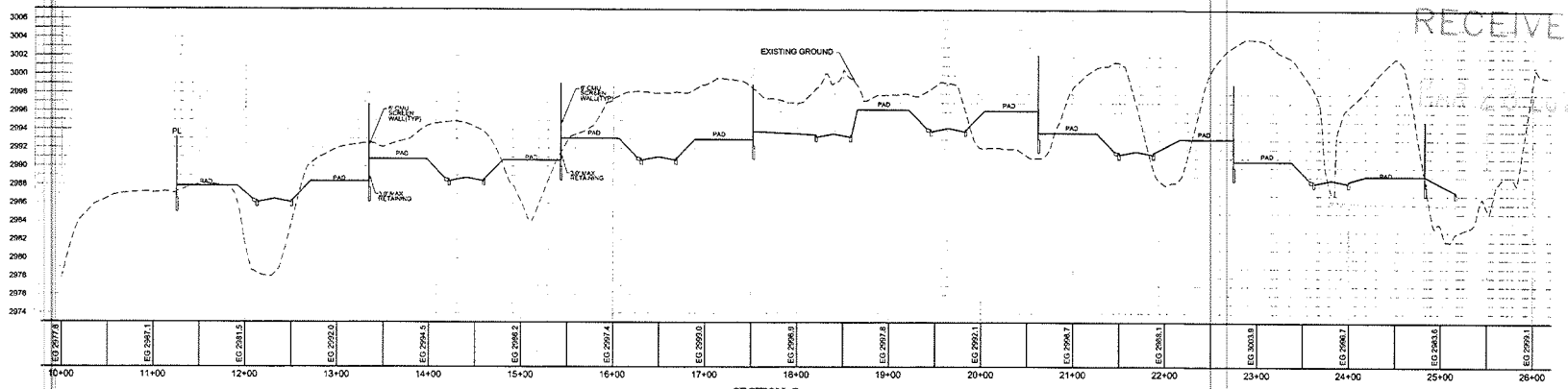
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
ENGINEER'S SEAL
3/14/13

DATE:	3.14.13
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	LS
CHECKED BY:	RDC
SHEET NAME:	TM5
SHEET:	5 OF 6

FILE NAME: TM.DWG

TMP-48840

RECEIVED



SECTION B
NORTH TO SOUTH CROSS SECTION (SOUTH HALF OF SITE)
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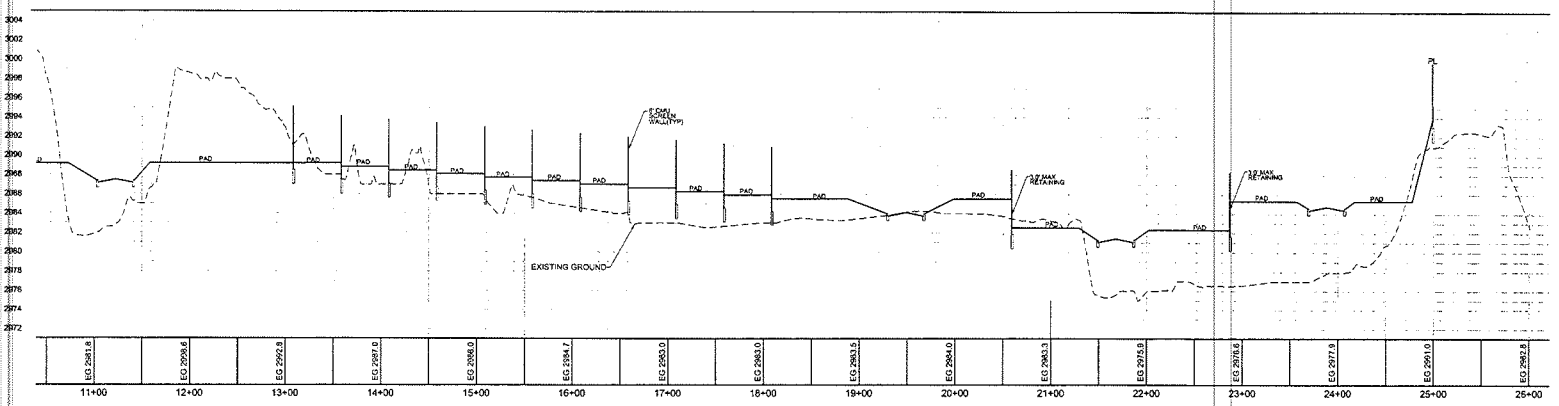
V SCALE: 1"=6'



SECTION C
NORTH TO SOUTH CROSS SECTION (NORTH HALF OF SITE)
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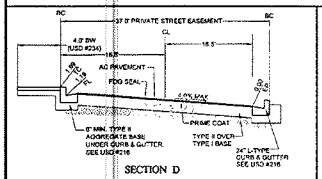
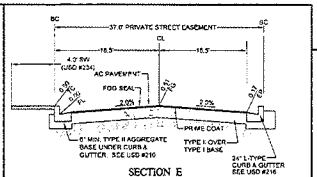
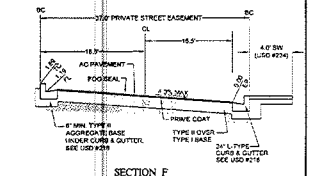
V SCALE: 1"=6'



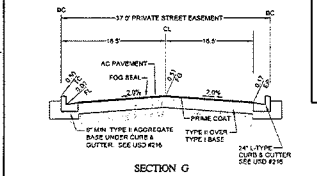
SECTION D
TYPICAL 41-FT WIDE PRIVATE DRIVE



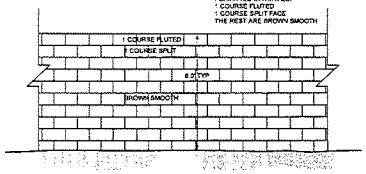
SECTION E
TYPICAL 41-FT WIDE PRIVATE DRIVE



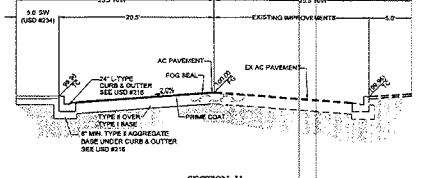
SECTION F
TYPICAL 41-FT WIDE PRIVATE DRIVE



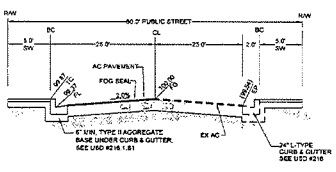
SECTION G
TYPICAL 37-FT WIDE PRIVATE DRIVE



PERIMETER DECORATIVE BLOCK WALL SECTION



SECTION H
51' PUBLIC STREET SECTION



SECTION I
60' PUBLIC STREET SECTION

NO	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

TAMMY ENGINEERING
6420 S. JONES BLVD. #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-3233

ASTORIA RESIDENTIAL
10363 PARK RUN DRIVE, SUITE 230
LAS VEGAS, NEVADA 89144
(702) 869-5825 FAX:

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15228
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	3.14.13
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	LS
CHECKED BY:	RDC
SHEET NAME:	TM6
SHEET:	6 OF 6

FILE NAME: TM.dwg

TMP-48840



TMP-48840 - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL
SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND PULI ROAD

04/03/13



TMP-48840 - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL
SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND PULI ROAD

04/03/13

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

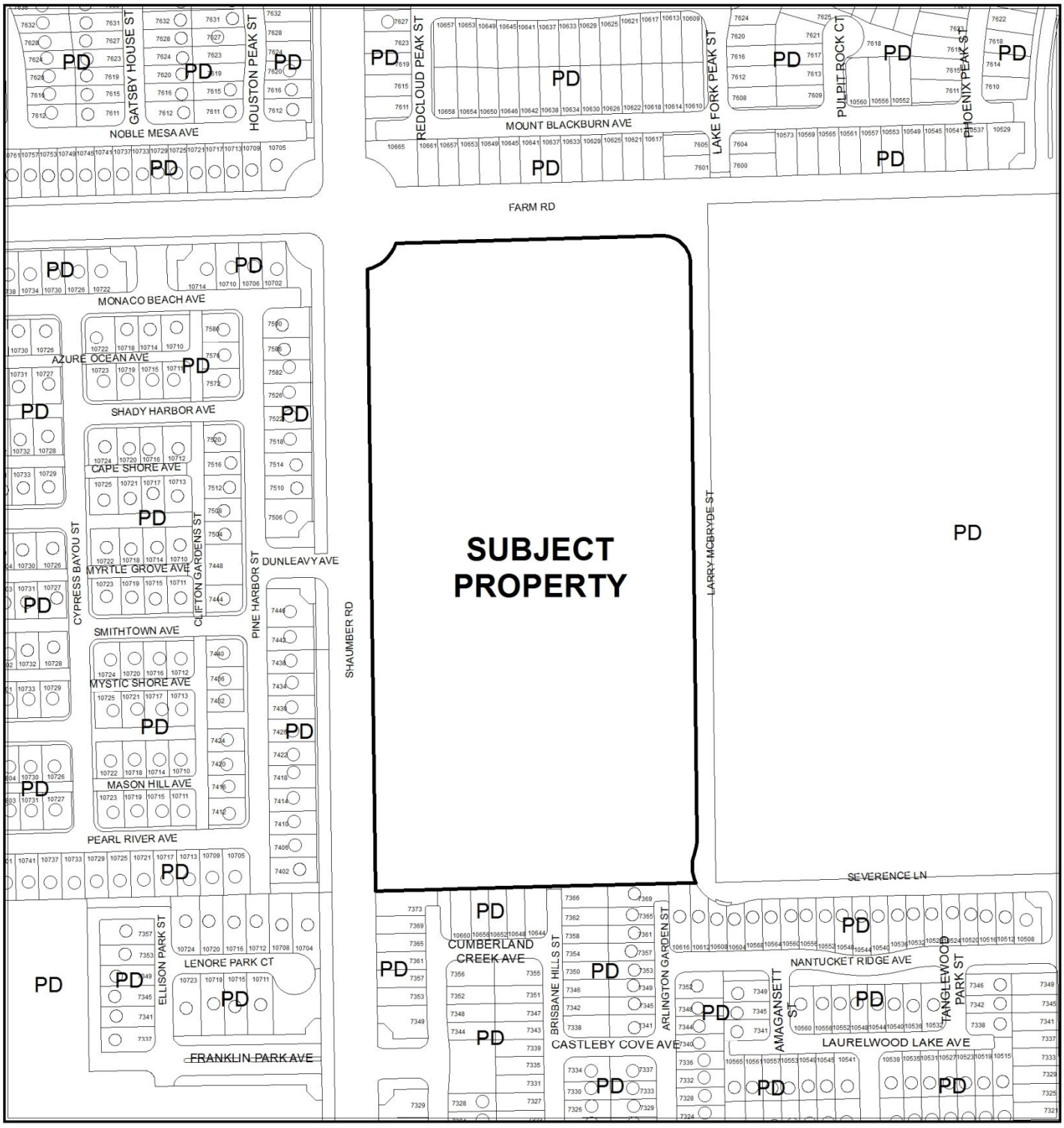
SUBJECT:
TMP-48877 - TENTATIVE MAP - FARM AND SHAUMBER - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation] Zone, Ward 6 (Ross) (PRJ-48791). 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. Justification Letter

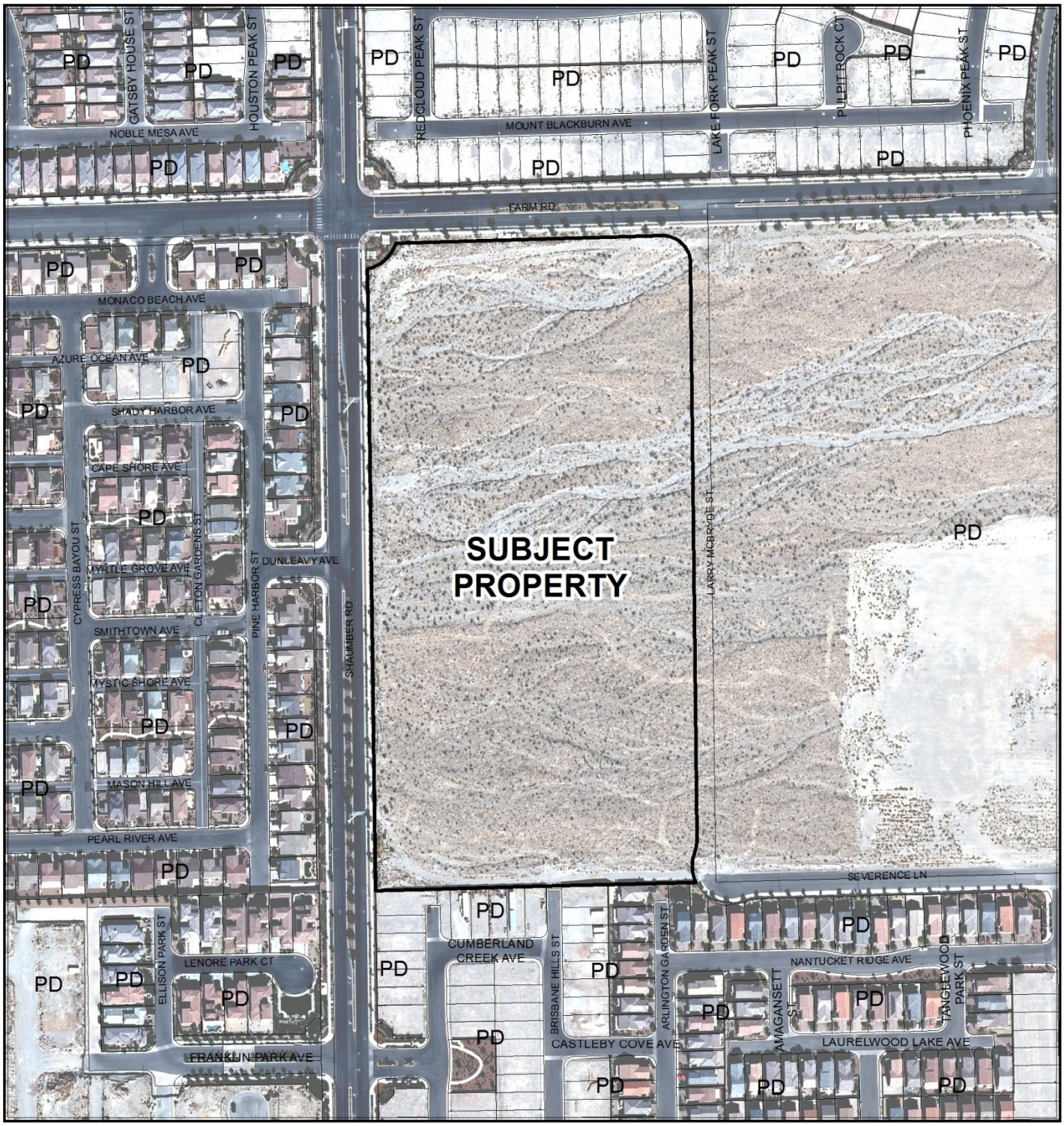


CASE: **TMP-48877 (PRJ-48791)**

0 250 500
Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **TMP-48877 (PRJ-48791)**

0 250 500
Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-48877 APN: 126-13-310-002

Name of Property Owner: Ahlers Family Trust

Name of Applicant: Lennar

Name of Representative: RCI Engineering

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:~~ Donna Ahlers

Print Name: Donna Ahlers

Subscribed and sworn before me

This 4th day of April, 2013

Laura Bewick

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA BEWICK
Appt. No. 06-102507-1
My Appt. Expires Dec. 28, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative map

Project Address (Location) SEC Farm Road and Shaumber Road

Project Name Farm and Shaumber Residential **Proposed Use** Residential

Assessor's Parcel #(s) 126-13-310-002 **Ward #** 6

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

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

Gross Acres 18.18 acres **Lots/Units** 118 **Density** 6.49 du/ac

Additional Information

PROPERTY OWNER Ahlers Family Trust **Contact** Donna Ahlers

Address 9731 Orient Express Ct **Phone:** 7025413444 **Fax:**

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

E-mail Address

APPLICANT Lennar **Contact** Robert Flaxa

Address 2490 Paseo Verde Parkway **Phone:** (702) 736-9100 **Fax:** (702) 736-9200

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

E-mail Address Robert.Flaxa@Lennar.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89074

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Donna Ahlers

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

Print Name Donna Ahlers

Subscribed and sworn before me

This 4 day of April, 20 13.

Laura Bewick

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA BEWICK
Appt. No. 06-102507-1
My Appt. Expires Dec. 28, 2013

Revised 10/27/08

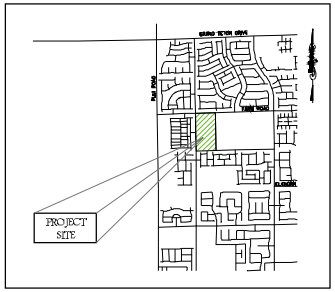
FOR DEPARTMENT USE ONLY

Case #	TMP-48877
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

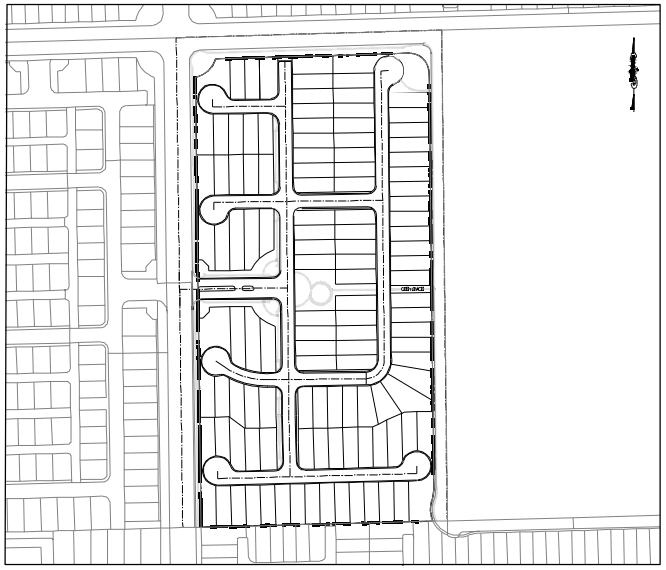
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

TENTATIVE MAP FOR
FARM AND SHAUMBER
CLIFFS EDGE POD 208
BY LENNAR HOMES

APN 126-13-310-002
CITY OF LAS VEGAS, NEVADA



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

OWNER/DEVELOPER

LENNAR®

2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

DESIGN ENGINEER:

RCI Engineering

3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

SHEET INDEX		
SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP
3	TM-3	SECTIONS
4	TM-4	NORTH/SOUTH SECTION
5	TM-5	NORTH/SOUTH SECTION

LEGAL DESCRIPTION

APN 126-13-310-002
LOT 208 IN BLOCK 5 OF "CLIFFS EDGE PAPMENT MAP", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 7LV09 34C4

A RIVET AND PLUG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF PASEO MIST DR AND DESERT MOON DR.

ELEVATION=997.024 METERS (NAVD'88)
ELEVATION=3271.07 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

NORTH 87°00'15" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 124, PAGE 94 OF PLATS.

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR THE PASEOS AT SUMMERLIN AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC ..... NV ENERGY
   - GAS ..... SOUTHWEST GAS CORPORATION
   - SEWER ..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL ..... REPUBLIC SERVICES
   - TELEPHONE ..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.029 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.103 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STORM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C1750
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 39' WIDE UNLESS OTHERWISE SHOWN.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SCOPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LAND USE INFORMATION:

EXISTING ZONING	= PD/RSL
PROPOSED ZONING	= PD/RSL
TOTAL GROSS ACREAGE	= 18.18 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 116
D.U.A.	= 6.49
NUMBER OF COMMON LOTS	= 14
OPEN SPACE REQUIREMENT	= 10,000 Sq. Ft.
OPEN SPACE PROVIDED	= 41,951 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 4,400 Sq. Ft.
MAXIMUM AREA	= 7,687 Sq. Ft.
AVERAGE AREA	= 4,600 Sq. Ft.
TYPICAL LOT SIZE	= 40'x110'
CONNECTIVITY SCORE	= 1.27

PRJ-48791
04/01/13

DATE: March 28, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN By:
DESIGNED By:
CHECKED By:
APPROVED By:
PROJECT #: 3115.0013

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

LENNAR®
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
COVER SHEET

CITY OF LAS VEGAS NEVADA

DRAWING
TM-1
SHT 1 OF 5

S:\RAW_JOBS\3115_Farm and Shaumber_PLANNING\Tentative Map\TM_1-2_FINAL_SHAUMBER.dwg chaneson 3/28/13 2:14pm

TENTATIVE MAP FOR
FARM AND SHAUMBER
CLIFFS EDGE POD 208
BY LENNAR HOMES

APN 126-13-310-002
CITY OF LAS VEGAS, NEVADA

OWNER/DEVELOPER

LENNAR®

2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
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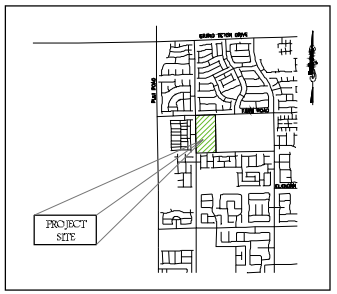
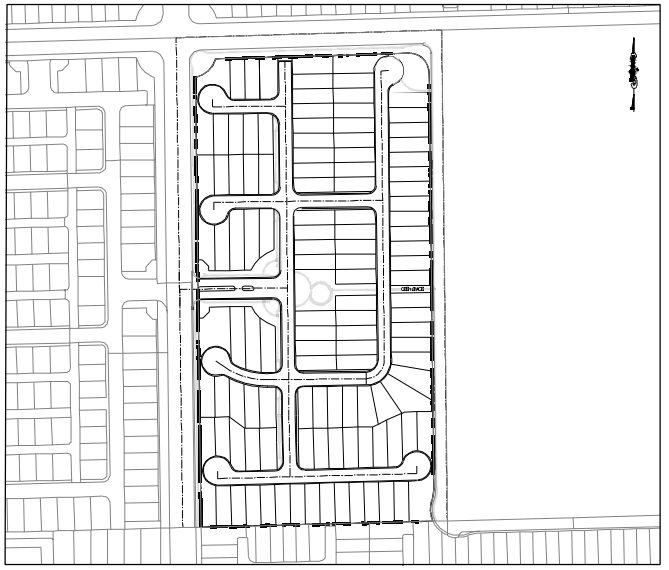


VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SHEET INDEX

Sht No.	DWG ID	DRAWING DESCRIPTION
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LEGAL DESCRIPTION

APN 126-13-310-002
LOT 208 IN BLOCK 5 OF "CLIFFS EDGE PAPMENT MAP", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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CITY OF LAS VEGAS BENCHMARK No. 7LV09 34C4

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12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
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NUMBER OF COMMON LOTS	= 14
OPEN SPACE REQUIREMENT	= 10,000 Sq. Ft.
OPEN SPACE PROVIDED	= 41,951 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 4,400 Sq. Ft.
MAXIMUM AREA	= 7,687 Sq. Ft.
AVERAGE AREA	= 4,600 Sq. Ft.
TYPICAL LOT SIZE	= 40'x110'
CONNECTIVITY SCORE	= 1.27

PRJ-48791
04/01/13

TMP-48877

DATE: March 28, 2013
HORIZ. SCALE:
VERT. SCALE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0013

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

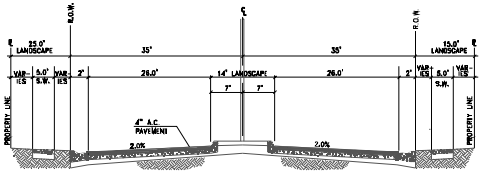
LENNAR®
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
COVER SHEET

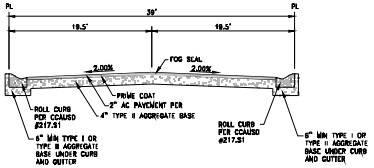
CITY OF LAS VEGAS NEVADA

DRAWING
TM-1
SHT 1 OF 5

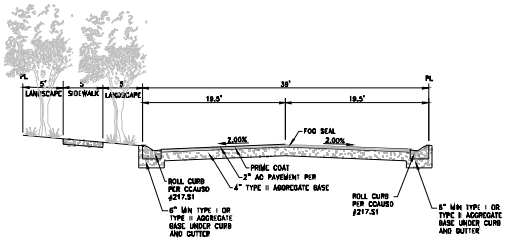
S:\RCI_JOBS\3100_Farm and Shaumber_PLANNING\Tentative Map\TM_1-2_FINAL_SHAUMBER.dwg chaneson 3/28/13 2:14pm



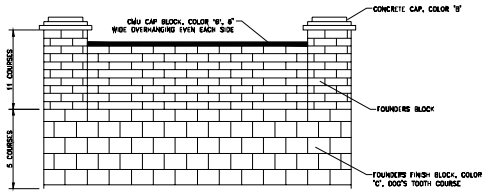
EXISTING 70' PUBLIC STREET (1 / TM-3)
FARM ROAD AND SHAUMBER ROAD — SCALE: NTS



PRIVATE 39' STREET (2 / TM-3)
ONSITE STREET — SCALE: NTS



PRIVATE 39' STREET WITH PARKWAY (3 / TM-3)
ONSITE STREET — SCALE: NTS



PERIMETER COMMUNITY WALL (4 / TM-3)
FARM ROAD, SHAUMBER ROAD AND LARRY MCGRYDE ROAD — SCALE: NTS

PRJ-48791
04/01/13

DATE: March 28, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN By:
DESIGNED By:
CHECKED By:
APPROVED By:
PROJECT #: 8115.0013

RCI Engineering
3883 South Highland Drive, Suite 210, Las Vegas, NV 89109
PH:(702) 453-0606 FAX:(702) 453-0601

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PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
SECTIONS

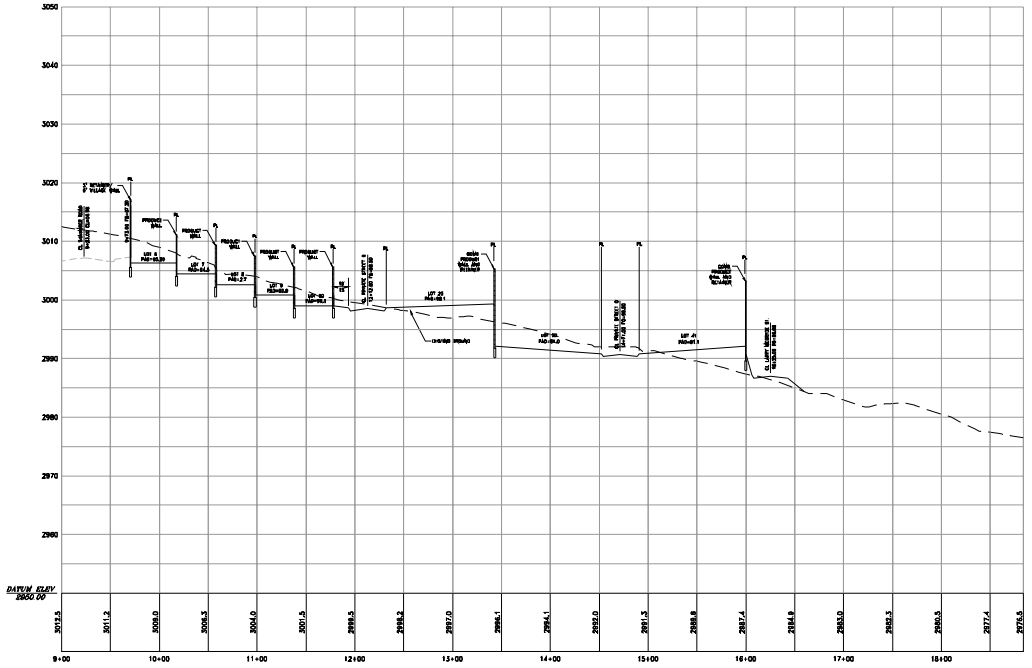
NEVADA
CITY OF LAS VEGAS

PROFESSIONAL ENGINEER — CHRISTOPHER L. THOMPSON — Exp. 6/30/2014 — No. 14134 — CIVIL — STATE OF NEVADA
3/27/13

DRAWING
TM-3
SHT 3 OF 5

S:\Shaumber_Farm\Shaumber_Farm and Shaumber_PLANNING\Tentative Map\TM-3.dwg dhenriquez 3/28/13 2:51pm

TMP-48877



EAST/WEST SECTION 1 TM-5

60' 30' 0' 60' 120'
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 10'

PRJ-48791
04/01/13

DATE: March 28, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0015

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

LENNAR®
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PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
EAST/WEST CROSS SECTION

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
3/27/13

DRAWING
TM-5
SHT 5 OF 5

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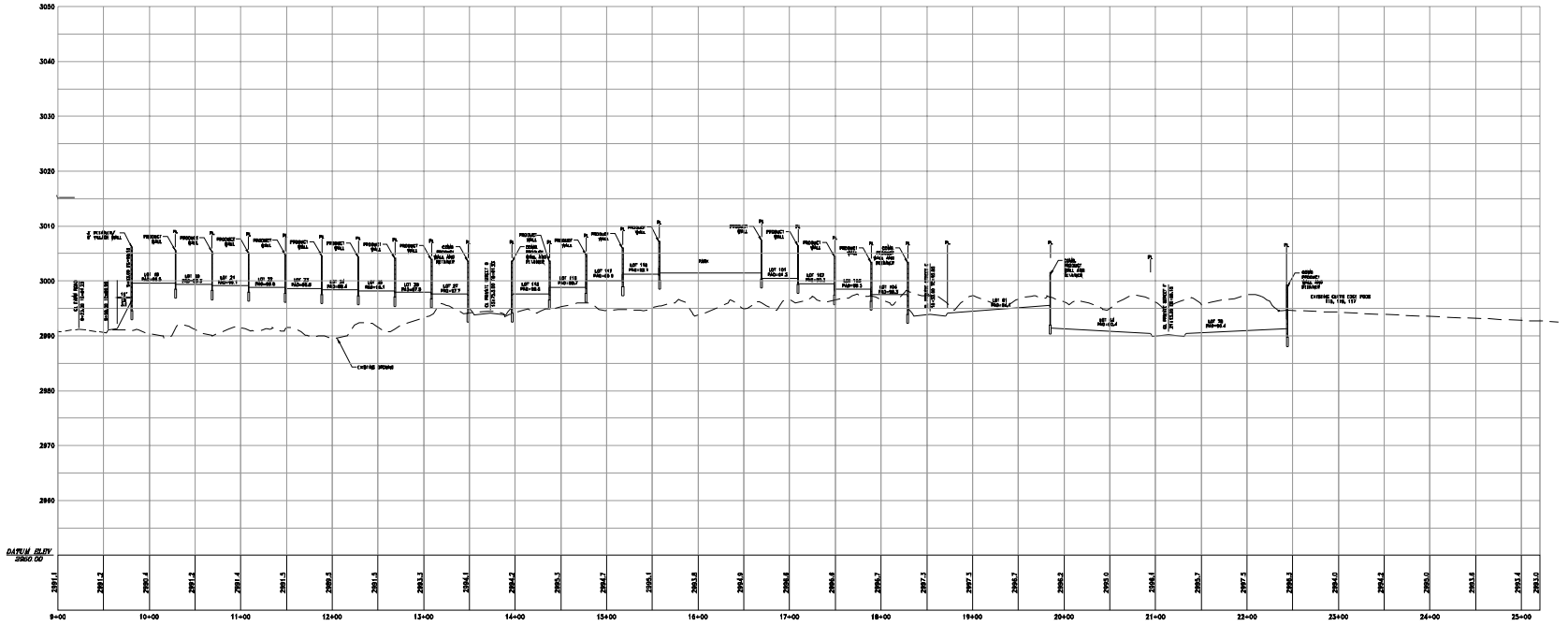
TMP-48877



NORTH/SOUTH SECTION 1 / TM-4

60' 30' 0' 60' 120'
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 10'

PRJ-48791
04/01/13

DATE: March 28, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0015

RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH:702.453.0800 FAX:702.453.0801

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2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
NORTH/SOUTH CROSS SECTION
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134
3/27/13

DRAWING
TM-4
SHT 4 OF 5

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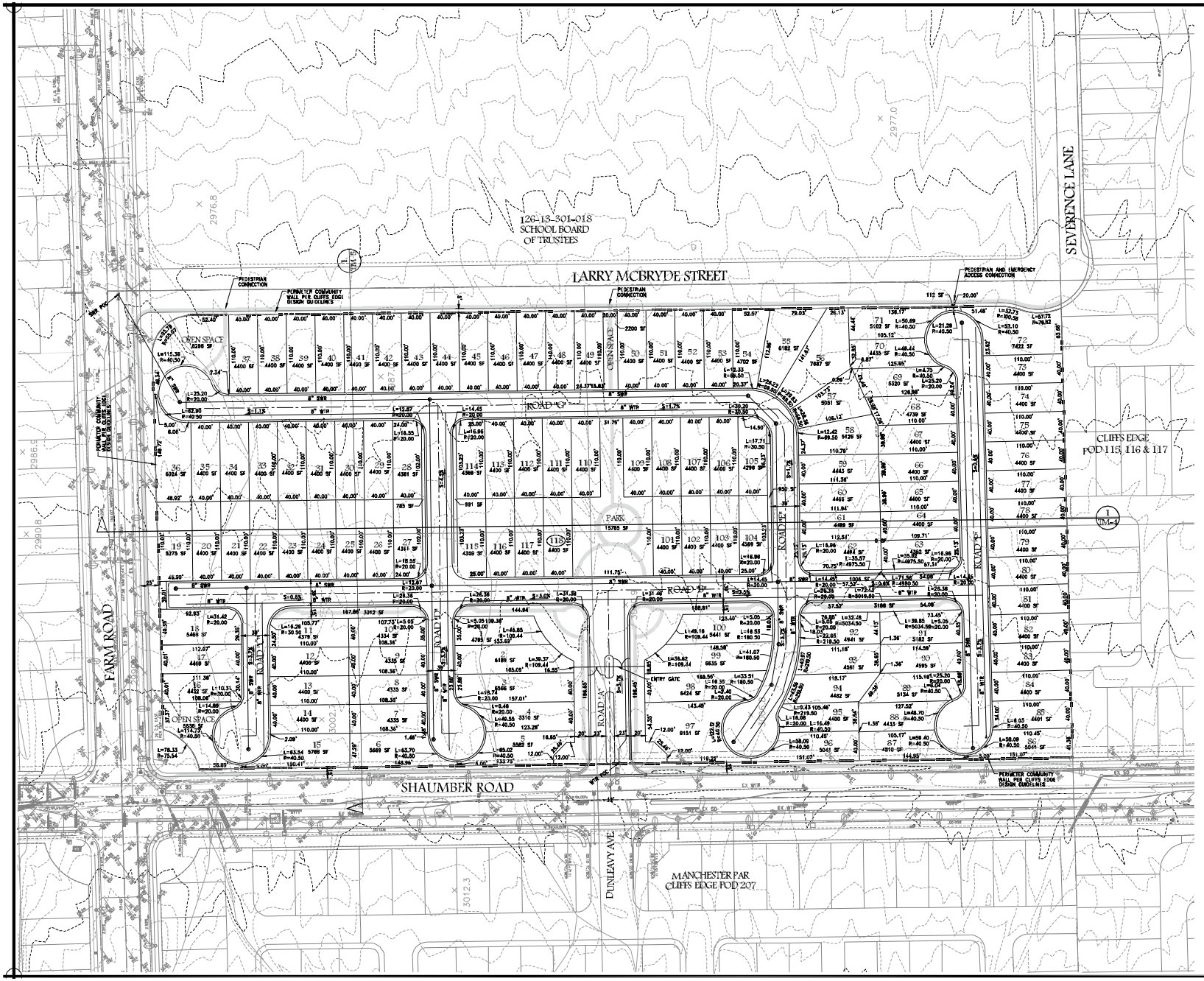
TMP-48877



SCALE: 1" = 60'

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC

DATE: March 28, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0015

RCI Engineering
3203 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

LENNAR®
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
TENTATIVE MAP

CITY OF LAS VEGAS NEVADA

DRAWING
TM-2
SHT 2 OF 5

PRJ-48791
04/01/13

TMP-48877



TMP-48877 - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST
SOUTHEAST CORNER OF FARM ROAD AND SHAUMBER ROAD

04/03/13



TMP-48877 - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST
SOUTHEAST CORNER OF FARM ROAD AND SHAUMBER ROAD

04/03/13



TMP-48877 - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST
SOUTHEAST CORNER OF FARM ROAD AND SHAUMBER ROAD

04/03/13

RCI Engineering

March 28, 2013

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

RE: Justification Letter
APN 126-13-310-002 – Lot 208 Cliffs Edge
Farm and Shaumber Residential

On behalf of our client Lennar Homes we have prepared the following justification letter in support of a Tentative Map for the above referenced parcel. The subject landholding consists of an 18.18 acre parcel located within the Providence Master Plan, Cliffs Edge, south of Farm Road and west of Shaumber Road.

The subject site is currently defined by the Providence Master Plan with a land use of Residential Small Lot (RSL), based upon this land use designation a density of up to 15 dwelling units per acre (du/ac) is allowed. The proposed development will yield a density of 6.49 du/ac. The RSL land use criteria also require a minimum open space requirement of 10,000 square feet plus an additional 50 square feet for every unit in excess of 100. Based upon this the proposed development will require a total of 10,900 square feet. The propose development will provide over 40,000 square feet of open space, highlighted by a 15,000 square foot centrally located park. The Farm and Shaumber Residential development is in conformance with the land use requirements of the Cliffs Edge Design Guidelines.

The proposed development will consist of a single family detached residential subdivision containing 118 residential lots and 14 common element open spaces. The development will be accessed directly from Shaumber Road via a private median divided and gated entry road. The internal roadway system will consist of a system of 39′ wide private streets which will not have sidewalk. The proposed internal roadway system has a connectivity index score of 1.27, aided by the use of 3 pedestrian access links. Since the proposed development is governed by the development standards of the Cliffs Edge Master Plan the 1 planned stub street, which although not allowed by title 19, are acceptable under the Cliffs Edge Master Plan.

All perimeter roadway treatment and project entry monumentation will be in accordance with the Cliffs Edge Master Plan Design Guidelines.

PRJ-48791
04/01/13

TMP-48877

The development will contain a mix of single and two story homes on a dimensionally standard, minimum size, of 40 feet wide by 110 feet. A standard 18 foot long driveway along with 15 foot rear and 5 foot side setbacks will be used for home plotting.

We are confident that the proposed development will meet both he needs of the residents of the City of Las Vegas as well as the goals of the Cliffs Edge Master Plan. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

PRJ-48791
04/01/13

TMP-48877

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

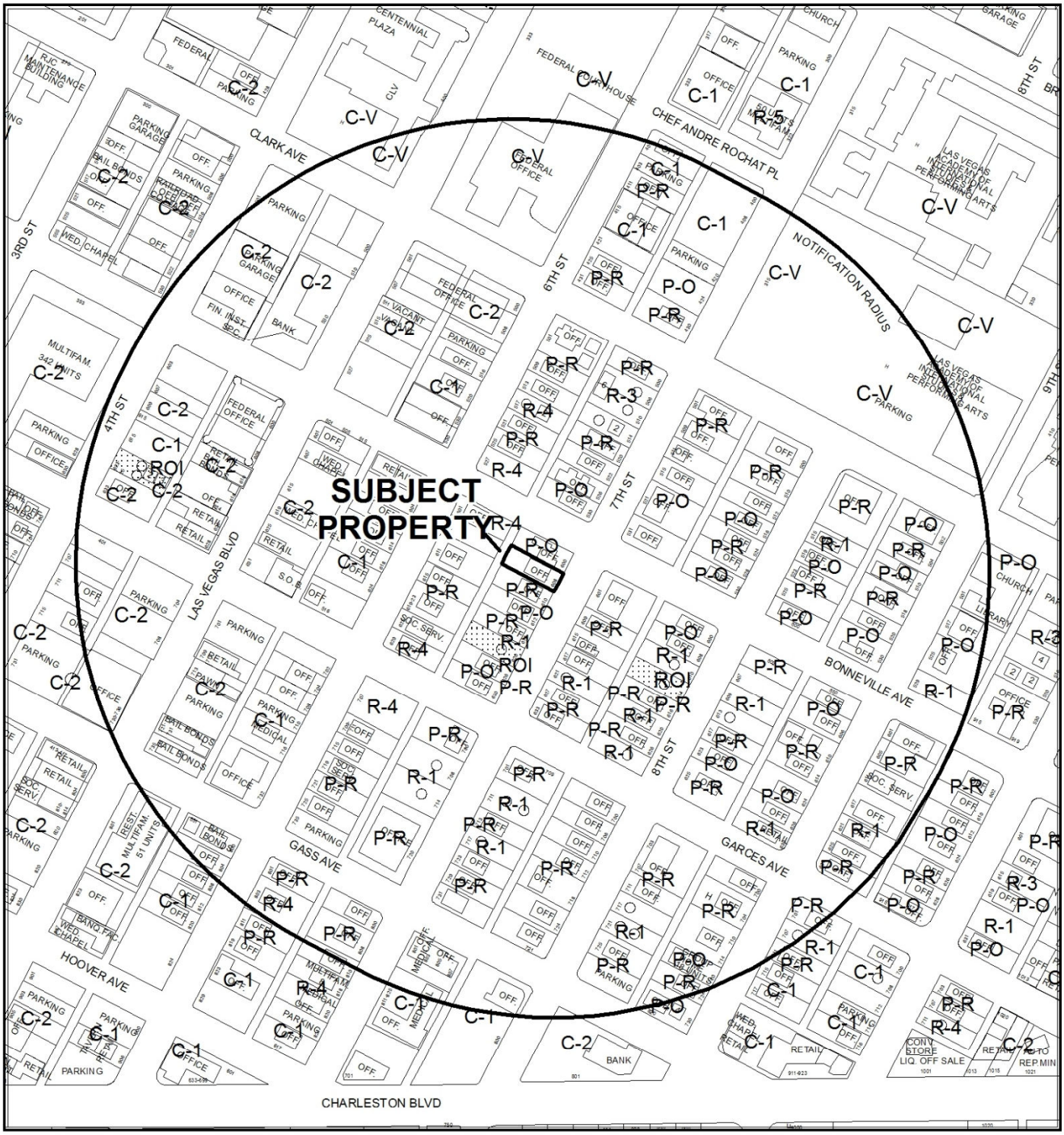
SUBJECT:
ZON-48835 - REZONING - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 06/19/2013

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 - ZON-48835, VAR-48833, VAR-48834 and SDR-48832
2. Conditions and Staff Report - ZON-48835, VAR-48833, VAR-48834 and SDR-48832
3. Supporting Documentation
4. Photos - ZON-48835, VAR-48833, VAR-48834 and SDR-48832
5. Justification Letter - ZON-48835, VAR-48833, VAR-48834 and SDR-48832



0 300 600 Feet

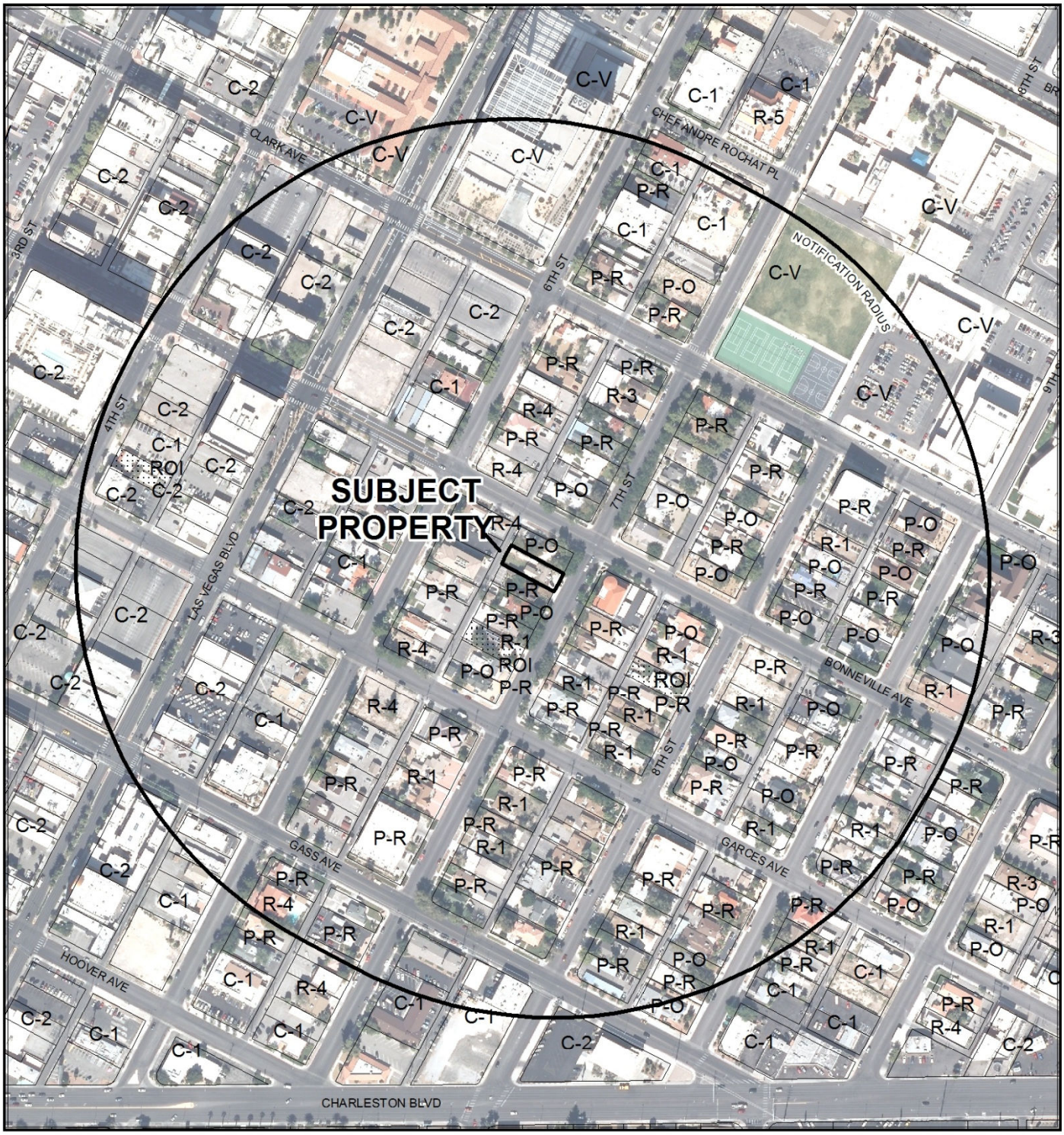
CASE: **ZON-48835, VAR-48833, VAR-48834, SDR-48832**

RADIUS: 1000 FEET

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

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

N



0 300 600 Feet

CASE: **ZON-48835, VAR-48833, VAR-48834, SDR-48832**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-48835 APN: 139-34-810-002

Name of Property Owner: Darren C. Petersen Investment Trust

Name of Applicant: Petersen Management, LLC

Name of Representative: Darren C. Petersen

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: DARREN C. Petersen

Subscribed and sworn before me

This 26 day of MARCH, 2013

_____

Notary Public in and for said County and State

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Darren C. Petersen Investment Trust

Project Address (Location) 608 South 7th Street, Las Vegas, NV 89101

Project Name Office Building **Proposed Use** Office

Assessor's Parcel #(s) 139-34-810-002 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1418 (office); 360 (acc.) **Floor Area Ratio**

Gross Acres 0.16 (net) **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Darren C. Petersen Invest. Tst. **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

APPLICANT Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

REPRESENTATIVE Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name DARREN C. PETERSEN

Subscribed and sworn before me

This 26th day of MARCH, 2013.

_____

Notary Public in and for said County and State

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

FOR DEPARTMENT USE ONLY

Case #	ZON-48835
Meeting Date:	05/14/13
Total Fee:	$1200.00
Date Received:*	03/28/13
Received By:	Jonathan B.

*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.

PROPOSED PROJECT

ADDRESS: 608 S. 7TH STREET, LAS VEGAS, NV. 89101
APN: 13934810002

PROPERTY AREA: 0.16 ACRES (7,000 S.F.)

PROPOSED PRIMARY STRUCTURE: 1418 S.F.
PROPOSED ACCESSORY STRUCTURE: 360 S.F.

EXISTING ZONING: R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING: P-O (PROFESSIONAL OFFICE)

GENERAL PLAN: M-X-U (MIXED USE)

PARKING

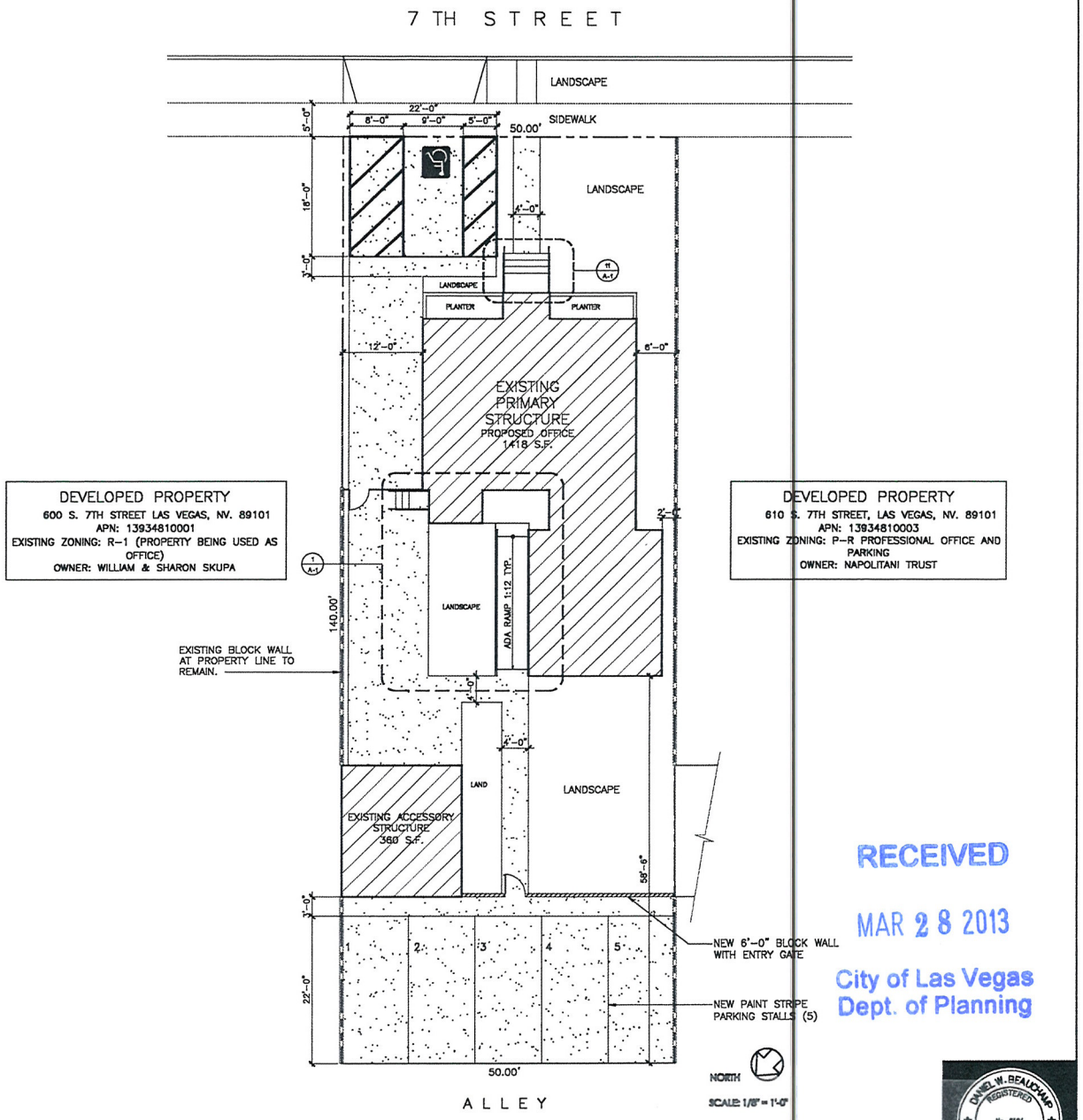
REQUIRED RATIO'S	RATIO	REQUIRED	PROVIDED
PRIMARY STRUCTURE	1 / 300 S.F. (GROSS)	5	5
ACCESSORY STRUCTURE	1 / 300 S.F. (GROSS)	1	1
TOTAL REQ'D/ PROVIDED		6	6

OWNER:

DARREN C. PETERSEN INVESTMENT TRUST
7830 DUNEVILLE STREET
LAS VEGAS, NV. 89139
(702) 236-1802
(702) 734-1695 FAX
CONTACT: DARREN PETERSEN

SETBACKS:

P-O DISTRICT: A DEVELOPMENT IN THE P-O DISTRICT WHICH IS A CONVERSION FROM AN EXISTING RESIDENTIAL STRUCTURE MAY MAINTAIN THE EXISTING SETBACKS. ANY ADDITIONS MAY ALSO BE CONSTRUCTED TO THE EXISTING CORNER SETBACK. (LAS VEGAS ZONING CODE CHAPTER 19.08, SECTION 3).



SITE PLAN

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MAR 28 2013
City of Las Vegas
Dept. of Planning

DANIEL W. BEAUCHAMP REGISTERED No. 8124 ARCHITECT STATE OF NEVADA

ZON-48835 VAR-48833
VAR-48834 SDR-48832

REVISIONS	BY

DANIEL BEAUCHAMP
949.727.3848
470 WALD IRVINE CA. 92618

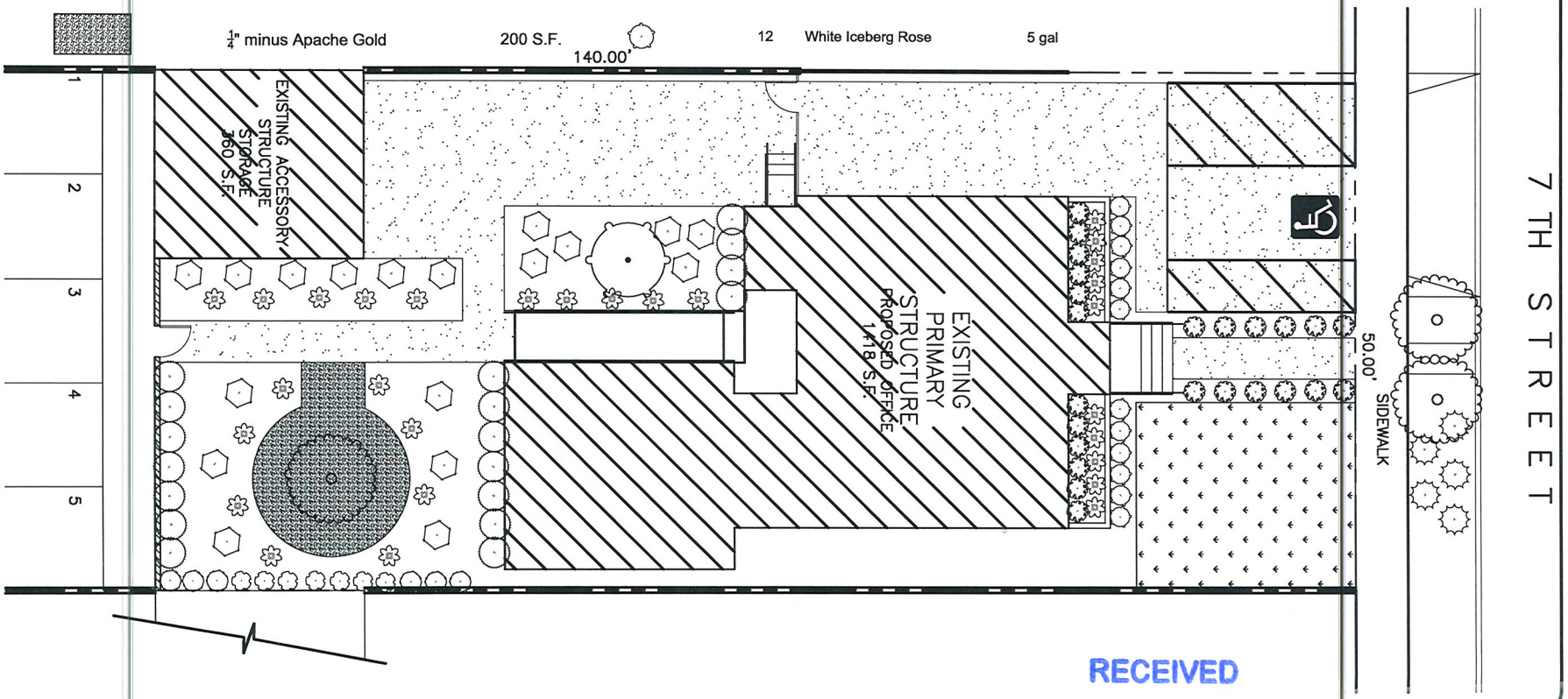
PROPOSED OFFICE BUILDING - OPTION 1
608 S. 7TH STREET, LAS VEGAS, NV. 89101

Date	03-25-13
Scale	AS NOTED
Drawn	
Job	PETERSEN
Sheet	T-1
Of	Sheets

PLANT SCHEDULE

TREES	QTY	COMMON NAME	CONT
	3	Southern Live Oak	24"box
	1	Texas Mountain Laurel	24"box
NOT SHOWN		5/8" screened Apache Brown	1590 S.F.
		Fescue Sod	370 S.F.
		1/4" minus Apache Gold	200 S.F.

SHRUBS	QTY	COMMON NAME	CONT
	6	Bay Laurel	5 gal
	5	Creeping Rosemary	5 gal
	18	Giant Lily Turf	5 gal
	24	Japanese Boxwood	5 gal
	18	Japanese Evergreen Euonymus	5 gal
	7	Variegated Mock Orange	5 gal
	28	Red Carpet Rose	2 gal
	12	White Iceberg Rose	5 gal



The landscape design for this proposal is the exclusive property of Par 3 Landscape & Maintenance, Inc. It is not to be used as a bid document, landscape plan, or construction document for any other company or individual.

PAR-3

LANDSCAPE PLAN

OPTION #1

608 S. 7th Street

BY	DATE	REVISIONS

DRAWN BY:	MSD
CHECKED BY:	AV
JOB NUMBER:	
DATE:	03/25/2013
FILE NAME:	
SCALE:	1" = 10'-0"
	LANDSCAPE

SHEET NUMBER

L 1.0

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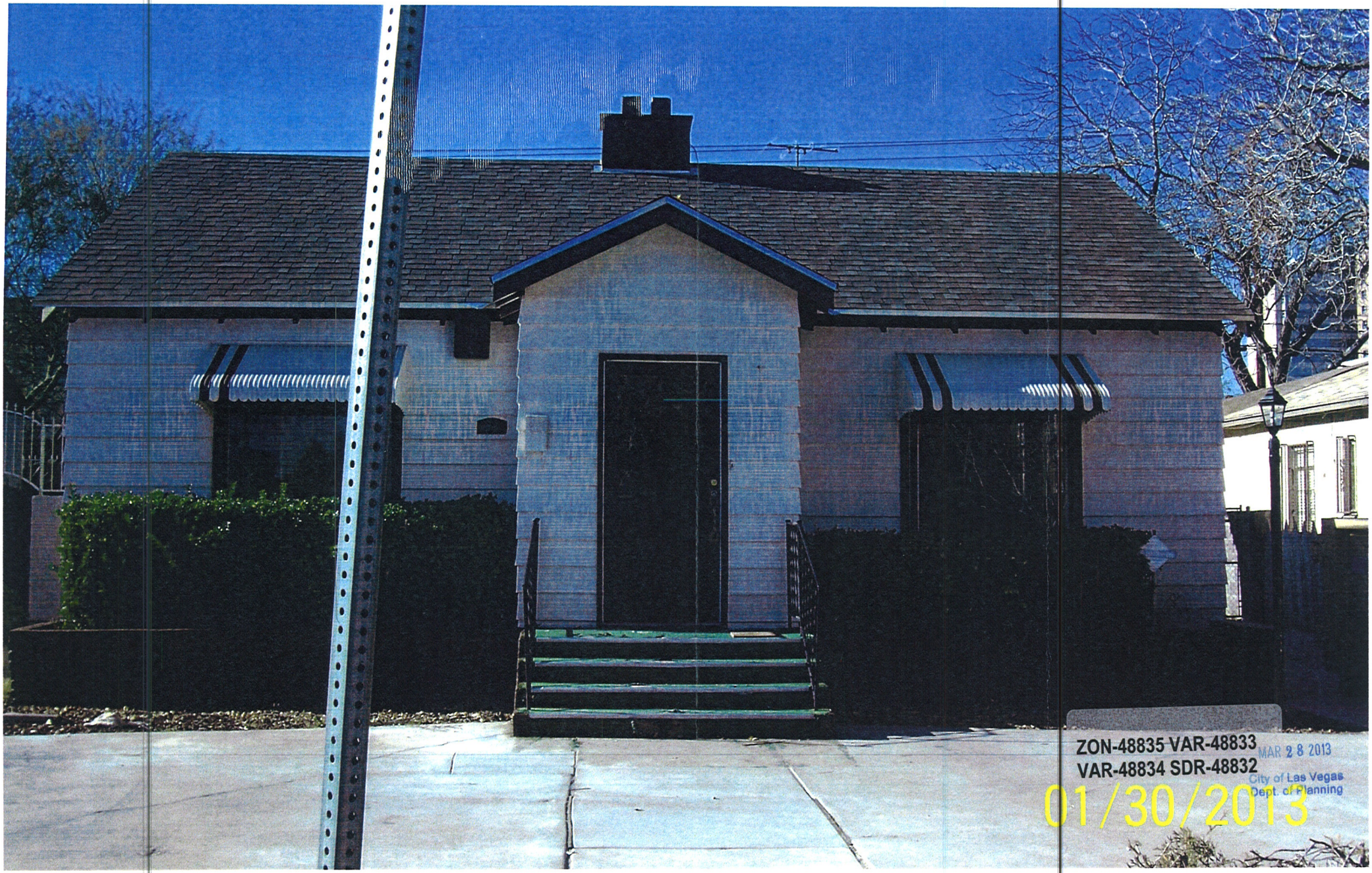
MAR 28 2013
City of Las Vegas
Dept. of Planning

ZON-48835 VAR-48833
VAR-48834 SDR-48832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VAR-48834 SDR-48832
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City of Las Vegas
Dept. of Planning
01/30/2013



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MAR 28 2013
City of Las Vegas
Dept. of Planning

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VAR-48834 SDR-48832

01/30/2013


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01/30/2013


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ZON-48835 VAR-48833
VAR-48834 SDR-48832
01/30/2013


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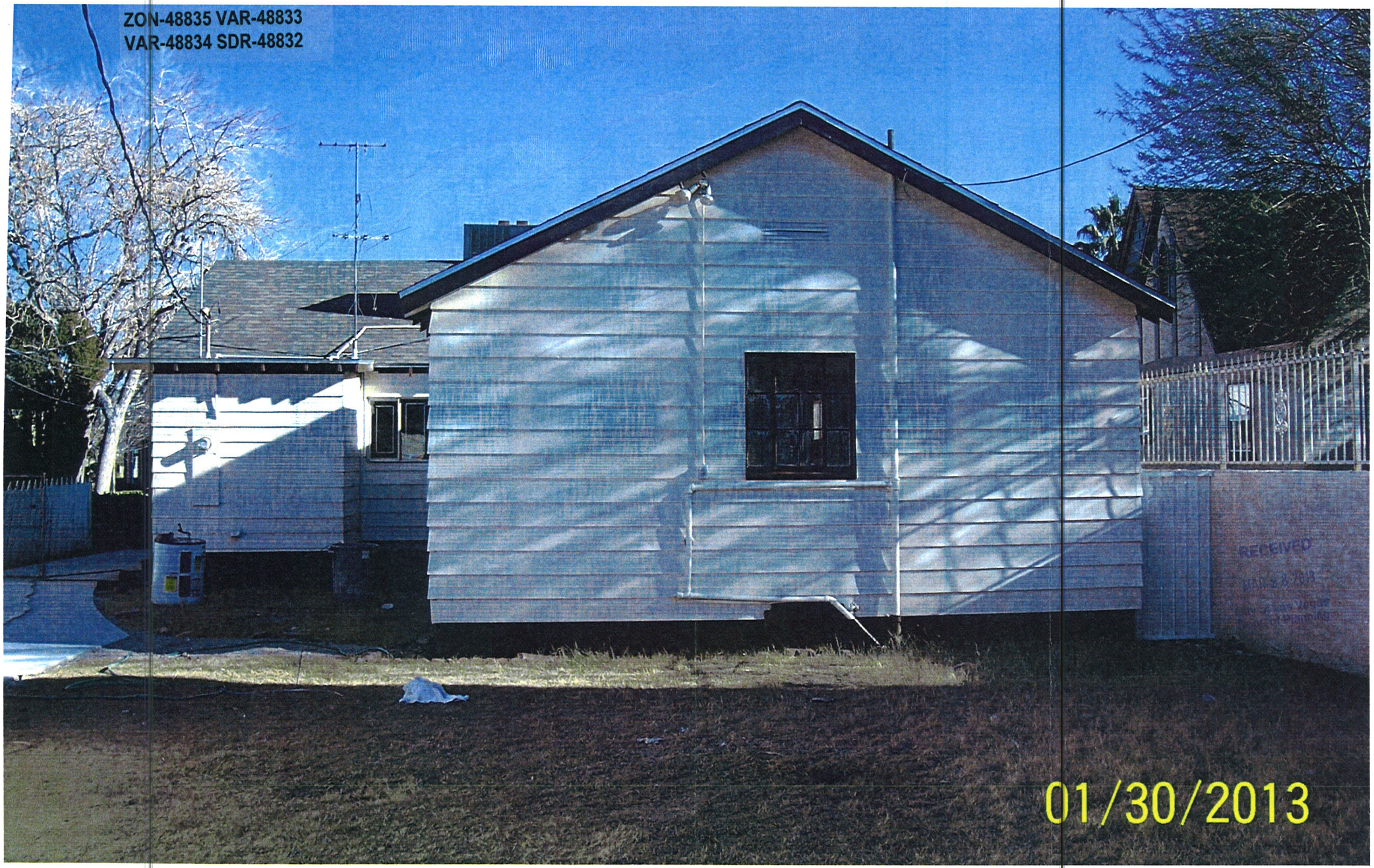
ZON-48835 VAR-48833
VAR-48834 SDR-48832
01/30/2013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VAR-48834 SDR-48832
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01/30/2013



ZON-48835 VAR-48833
VAR-48834 SDR-48832

MAR 28 2013
City of Las Vegas
Dept. of Planning

01/30/2013


ZON-48835 VAR-48835
VAR-48834 SDR-48832
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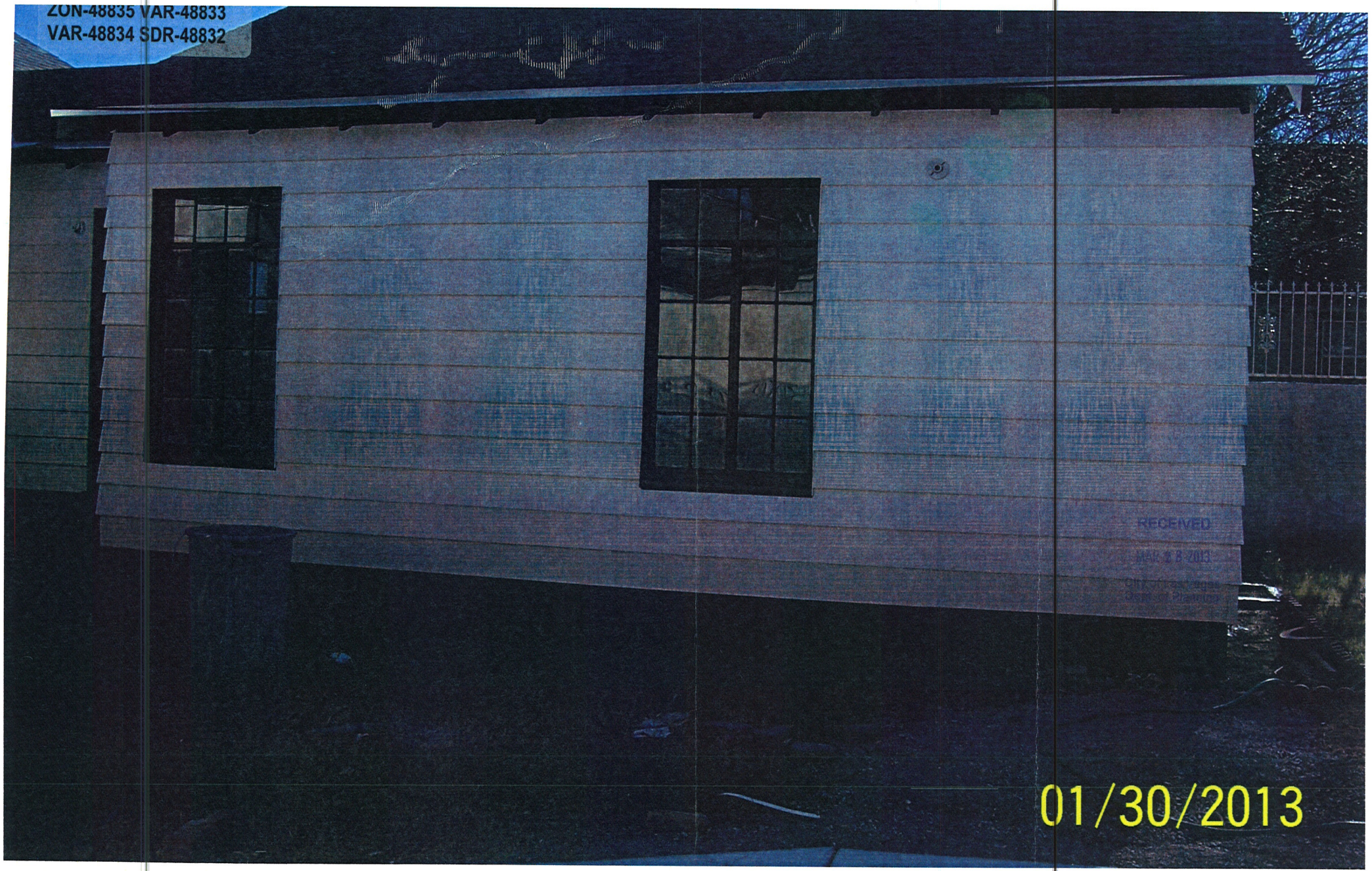
MAR 2 8 2013
City of Las Vegas
Dept. of Planning
01/30/2013

ZON-48835 VAR-48833
VAR-48834 SDR-48832





ZON-48835, VAR-48833, VAR-48834 & SDR-48832 - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST
608 SOUTH 7TH STREET

04/03/13



ZON-48835, VAR-48833, VAR-48834 & SDR-48832 - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST
608 SOUTH 7TH STREET

04/03/13



ZON-48835, VAR-48833, VAR-48834 & SDR-48832 - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST
608 SOUTH 7TH STREET

04/03/13

DARREN C. PETERSEN INVESTMENT TRUST
7830 Duneville Street
Las Vegas, NV 89139
(702) 734-9393 telephone
(702) 734-1695 facsimile
(702) 236-1802 mobile
dpetersen@visiconlv.com email

March 26, 2013

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

Attn: Planner

Re: **OPTION 1**
608 South 7th Street
Las Vegas, NV 89101
(APN 139-34-810-002)

Rezoning (ZON): R-1 to P-O
Site Development Plan Review (SDR)
Variance (VAR): Minimum Lot Width (ref. Title 19.08.050)
Variance (VAR): Parking (ref. Title 19.08.110)

Sir/Madam:

This letter shall serve as justification to consider a Zone Change from R-1 (Single Family Residential District) to P-O (Professional Office) regarding the above-referenced property. In consideration of the proposed Zone Change, the following factors should be considered:

1. The proposed Zone Change conforms to the General Plan (MXU).

2. The office use which would be allowed on the above-referenced property by approving the Zone Change will be compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the downtown area indicate an appropriateness of the Zone Change.

4. The streets and alleys providing access to the above-referenced property are adequate in size to meet the requirements of the Zone Change.

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Dept. of Planning

ZON-48835 VAR-48833
VAR-48834 SDR-48832

In addition to the above factors, the following details apply to the proposed Zone Change:

1. The number of employees which would occupy the office use is currently four (4) full-time and no part-time employees.

2. The hours of operation would typically be 9:00 am to 5:00 pm, Monday thru Friday.

3. ~~The required state licenses specific to the office use would be Real Estate Brokerage.~~

Furthermore, a Variance is required to allow a reduction in the minimum lot width to fifty feet (50') where sixty feet (60') is the minimum. This request is consistent with the surrounding land uses and zoning districts.

Moreover, a Variance is required to allow an Off-street parking stall (in this case a handicap parking stall) to be situated whereby allowing the motor vehicle to back onto a public street (South 7th Street). This request is consistent with the surrounding land uses and zoning districts. Moreover, the property has been using the existing curb-cut as a driveway since 1940 whereby backing onto South 7th Street (a 25 mph posted limit) without any problems or issues.

Lastly, an exception is required along the North and South property lines to allow no landscape materials where normally more intense landscape materials are required.

Please do not hesitate to contact this office should you need additional information. Thank you.

Sincerely,
Darren C. Petersen Investment Trust

Darren C. Petersen
Trustee

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City of Las Vegas
Dept. of Planning

ZON-48835 VAR-48833
VAR-48834 SDR-48832

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
VAR-48833 - VARIANCE RELATED TO ZON-48835 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Variance TO ALLOW A 48-FOOT WIDE LOT WHERE 60 FEET IS REQUIRED on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 06/19/2013

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: **VAR-48833** APN: 139-34-810-002

Name of Property Owner: Darren C. Petersen Investment Trust

Name of Applicant: Petersen Management, LLC

Name of Representative: Darren C. Petersen

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: DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 2013

_____

Notary Public in and for said County and State

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Darren C. Petersen Investment Trust

Project Address (Location) 608 South 7th Street, Las Vegas, NV 89101

Project Name Office Building **Proposed Use** Office

Assessor's Parcel #(s) 139-34-810-002 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1418 (office); 360 (acc.) **Floor Area Ratio**

Gross Acres 0.16 (net) **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Darren C. Petersen Invest. Tst. **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

APPLICANT Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

REPRESENTATIVE Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 20 13.

_____

RECEIVED

Notary Public in and for said County and State

MAR 28 2013

City of Las Vegas
Dept. of Planning

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-98833
Meeting Date:	05/14/13
Total Fee:	$830.00
Date Received:*	03/28/13
Received By:	Jonathan

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
VAR-48834 - VARIANCE RELATED TO ZON-48835 AND VAR-48833 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 06/19/2013

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: **VAR-48834** APN: 139-34-810-002

Name of Property Owner: Darren C. Petersen Investment Trust

Name of Applicant: Petersen Management, LLC

Name of Representative: Darren C. Petersen

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: DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 2013

_____

Notary Public in and for said County and State

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Darren C. Petersen Investment Trust

Project Address (Location) 608 South 7th Street, Las Vegas, NV 89101

Project Name Office Building **Proposed Use** Office

Assessor's Parcel #(s) 139-34-810-002 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1418 (office); 360 (acc.) **Floor Area Ratio**

Gross Acres 0.16 (net) **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Darren C. Petersen Invest. Tst. **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

APPLICANT Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

REPRESENTATIVE Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 20 13.

_____

Notary Public in and for said County and State

RECEIVED
MAR 26 2013
City of Las Vegas
Dept. of Planning

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

FOR DEPARTMENT USE ONLY

Case #	VAR-48834
Meeting Date:	05/14/13
Total Fee:	$830.00
Date Received:*	03/26/13
Received By:	Jonathan B.

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-48835, VAR-48833 AND VAR-48834 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,418 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 06/19/2013

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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48832 APN: 139-34-810-002

Name of Property Owner: Darren C. Petersen Investment Trust

Name of Applicant: Petersen Management, LLC

Name of Representative: Darren C. Petersen

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: DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 2013

_____

Notary Public in and for said County and State

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Darren C. Petersen Investment Trust

Project Address (Location) 608 South 7th Street, Las Vegas, NV 89101

Project Name Office Building **Proposed Use** Office

Assessor's Parcel #(s) 139-34-810-002 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1418 (office); 360 (acc.) **Floor Area Ratio**

Gross Acres 0.16 (net) **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Darren C. Petersen Invest. Tst. **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

APPLICANT Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

REPRESENTATIVE Petersen Management, LLC **Contact** Darren C. Petersen

Address 7830 Duneville Street **Phone:** (702) 734-9393 **Fax:** (702) 734-1695

City Las Vegas **State** NV **Zip** 89139

E-mail Address dpetersen@visiconlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name DARREN C. Petersen

Subscribed and sworn before me

This 26th day of MARCH, 20 13.

_____

Notary Public in and for said County and State

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

D. M. PESCE
NOTARY PUBLIC
STATE OF NEVADA
DATE APPT. EXP: 07-28-16
CERTIFICATE NO: 08-7557-1

FOR DEPARTMENT USE ONLY

Case #	SDR-48832
Meeting Date:	05/14/13
Total Fee:	$1030.00
Date Received:*	03/28/13
Received By:	Jonathan B

*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.

SDR 48832
Petersen Management, LLC

608 S 7th St.

Proposed conversion of an existing house to a 1.418 thousand square foot office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.418	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.418	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

Bonneville Avenue	
Average Daily Traffic (ADT)	5,800
PM Peak Hour (heaviest 60 minutes)	464

7th Street	
Average Daily Traffic (ADT)	1,546
PM Peak Hour (heaviest 60 minutes)	124

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bonneville Avenue	16,300
7th Street	3,000

This conversion is expected to add 6 additional trips per day on Bonneville Ave. and 7th St. Currently, Bonneville is at about 36 percent of capacity and 7th is at about 52 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 1 additional car into the area in the peak hour, or about one every sixty minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

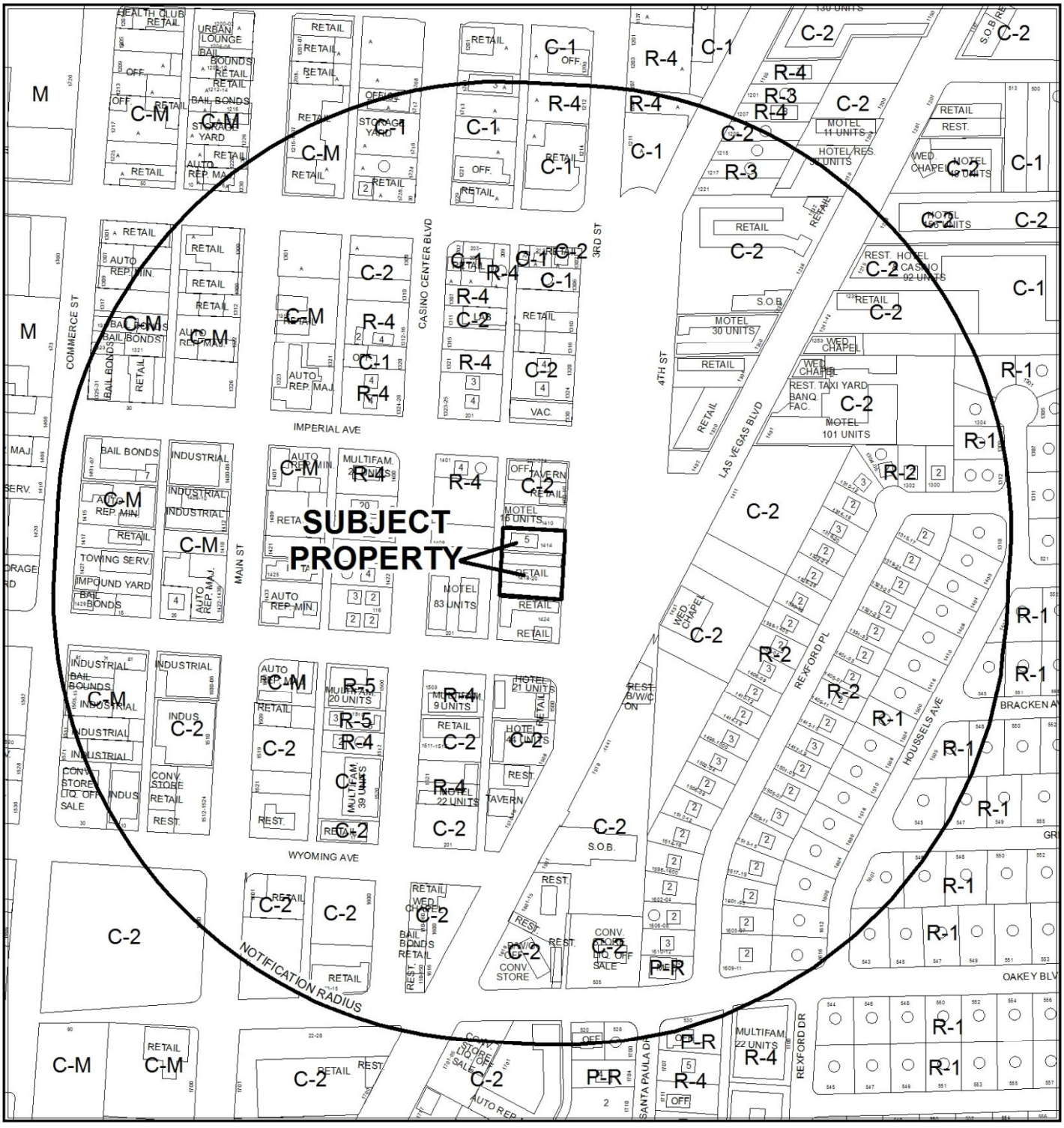
SUBJECT:
SUP-48741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE at 1414 through 1418 South 3rd Street (APNs 162-03-210-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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. Photo
5. Justification Letter



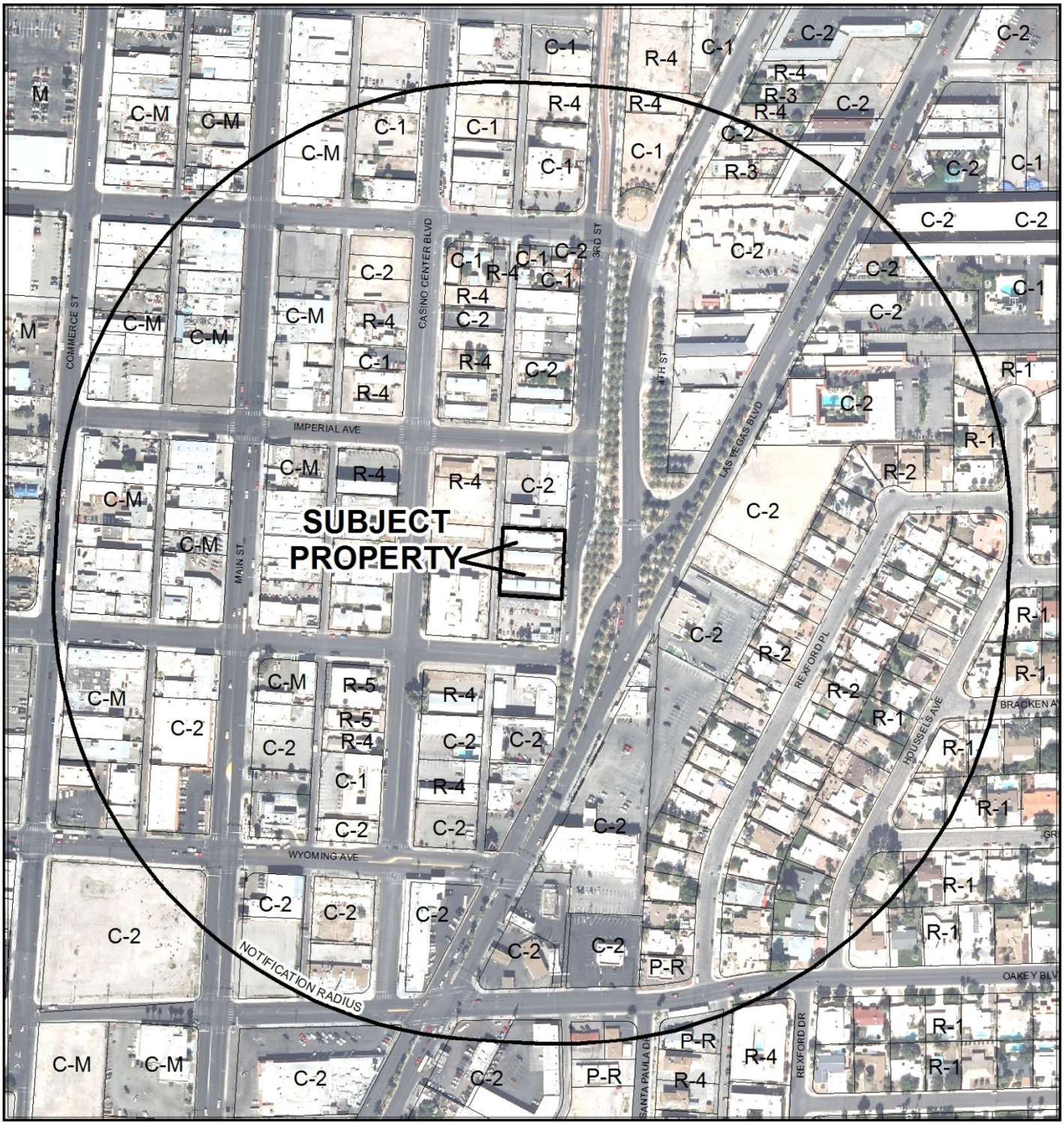
0 300 600 Feet

CASE: **SUP-48741**

RADIUS: 1000 FEET

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

N



CASE: **SUP-48741**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48741** APN: 162 03 210 066 & 162 03 210 067

Name of Property Owner: MV Star Group, LLC

Name of Applicant: Gilda R. Versales

Name of Representative: Raul Versales

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: Gilda R. Versales

Print Name: Gilda R. Versales

Subscribed and sworn before me

This 21st day of March, 2013

VICTORIA ALICIA MAES
Commission # 1951436
Notary Public - California
Alameda County
My Comm. Expires Sep 9, 2015

Victoria Alicia Maes Alameda Co.
Notary Public in and for said County and State California

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Residence Motel

Project Address (Location) 1418 -1 414 S. 3rd Street, Las Vegas, Nevada 89104

Project Name Star Motel **Proposed Use** Residence Motel

Assessor's Parcel #(s) 162 03 210 066 & 162 03 210 067 **Ward #** _____

General Plan: existing MXU proposed N/A **Zoning:** existing C2 proposed N/A

Commercial Square Footage A 2,692;B 1,935;C3,356 **Floor Area Ratio** 21,000/7,983

Gross Acres 0.49 **Lots/Units** 23 **Density** _____

Additional Information 2 Parcels:1418 has 2 buildings Bldg. A has 11 units (2 studio 9 rooms+ Bldg. B has office and studio units; 1414 has 6 units (2) studio units and (4) 1 BR 1 BA units

PROPERTY OWNER MV Star Group, LLC **Contact** Gilda R. Versales

Address 39478 Zacate Avenue **Phone:** (510) 396-9620 **Fax:** (510) 792-5359

City Fremont **State** CA **Zip** 94539

E-mail Address md_gilda@yahoo.com

APPLICANT Gilda R. Versales **Contact** _____

Address 39478 Zacate Avenue **Phone:** (510) 396-9620 **Fax:** (510) 792-5359

City Fremont **State** CA **Zip** 94539

E-mail Address _____

REPRESENTATIVE Raul Versales **Contact** _____

Address 1418 - 1414 S.3rd Street **Phone:** (702) 624-9922 **Fax:** (702) 383-9770

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address raul_vrsls@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Gilda R. Versales

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

Print Name Gilda R. Versales

Subscribed and sworn before me

This 21st day of March, 2013.

Victoria Alicia Maes
Alameda Co, California

Notary Public in and for said County and State

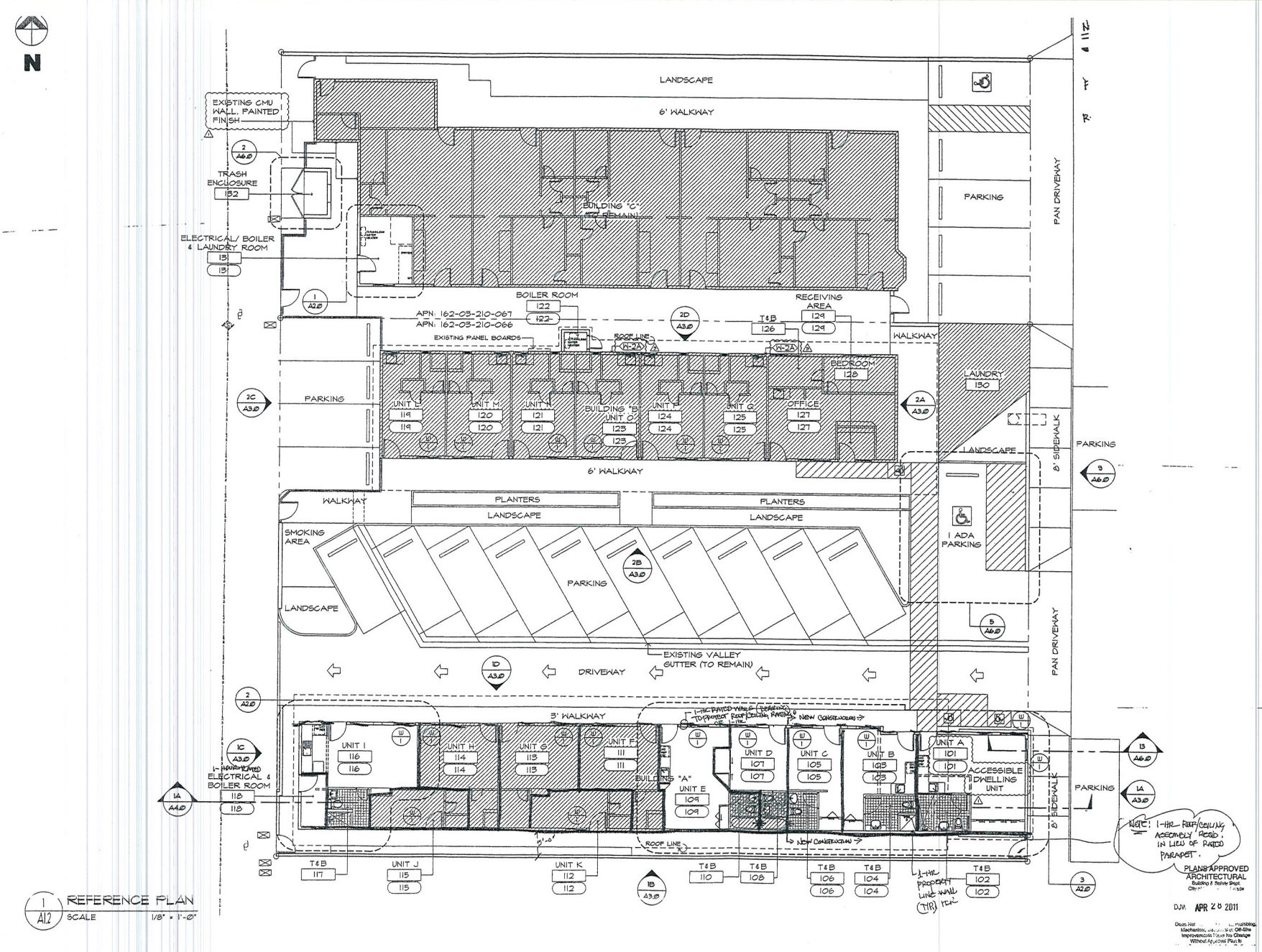
VICTORIA ALICIA MAES
Commission # 1951436
Notary Public - California
Alameda County
My Comm. Expires Sep 9, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-48741
Meeting Date:	5/14/13
Total Fee:	RECEIVED 1030.-
Date Received:*	3/25/13
Received By:	MAR 25 2013

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.



TITANIUM CONSTRUCTION

Excellence is in the Details

TITANIUM CONSTRUCTION
3220 WEST POST ROAD
LAS VEGAS, NEVADA 89118

CAD IRC 903.2.7

KEY PLAN

REVISION

SION NO.	REASON FOR REVISION	DATE
1	PLAN CHECK COMMENT	12-11-10
3	PLAN CHECK COMMENT	03-01-11

NER

VERSALES-MEDINA
REVOCABLE TRUST
LAS VEGAS, NEVADA 89104

OJECT TITLE

STAR MOTEL

LOCATION

1418 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89104

SHEET CONTENT

REFERENCE PLAN

RECEIVED
APR 06 2011
CITY OF LAS VEGAS
PERMITS

DRAWN BY:	DCC	SHEET NO:	A1.2
DATE	29 OCTOBER 2010		
CHECKED BY:			
DATE:			
DESIGNED BY:	DCC	PROJECT NO:	102010-SM-003

RECEIVED
MAR 25 2013

SUP-48741



SUP-48741 - APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC
1414 THROUGH 1418 SOUTH 3RD STREET

04/03/13

Justification Letter

Re-Proposed Use : Residence Motel

1418 – 1414 S. 3rd Street,, Las Vegas, NV 89104

ISSUE: To run the business as motel in the past gave us horrible experiences, i.e. dealing with drug dealers, prostitution, criminals, transients, murder, robberies, etc. .

As Residence Motel, our target clients will be the artists in the Arts District, adults/seniors who would like to:

1) reside close to the strip and downtown areas
2) have easy access to public transportation
3) avoid long walks from parking lot to their rooms/unit
4) have access to community amenities

INFORMATION:

Number of employees = 4 - 6

Hours of operation = 24/7

We do not own or operate any similar business as above.

We have the required state licenses specific to the use of the business:

EIN : 26-1492056

NV Business ID : NV20071432178

Intity File No.: E0744942007-2

Room Tax Revenue No.: RTM-0077 49

Health License : 12189-38C-00 (have to renew once business license issued)

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Department of Planning

SUP-48741

SUSTAINABILITY:

This building will not participate in the City of Las Vegas Green Building Program because it is only a tenant improvement project .

The project was not constructed to LEED or other equivalent standards.

The project did not utilize alternative energy sources . However, we utilized water and energy saving measures ,i.e. tankless water heaters, complied with new building codes to save water and energy.

There is connectivity to adjacent parcels.

The project is a walkable community, located in MXU general plan.

The project is a sustainable construction being 3 one story buildings .

The project meets the intent of the Urban Forestry Initiative. It has the required square footage of landscaping required by Planning and Development Department.

Currently , it does not provide bicycle parking and does not have any electric vehicle recharging stations.

FINDINGS: The project met/supported existing City Regulations. We have consulted with the City before , during the construction of the project. Every required permits were applied for and approved. Every step of the project was inspected and approved and final inspections signed off by the city inspectors .

Gilda R. Versales

GILDA R. VERSALES

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MAR 2 5 2013

City of Las Vegas
Department of Planning

SUP-48741

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

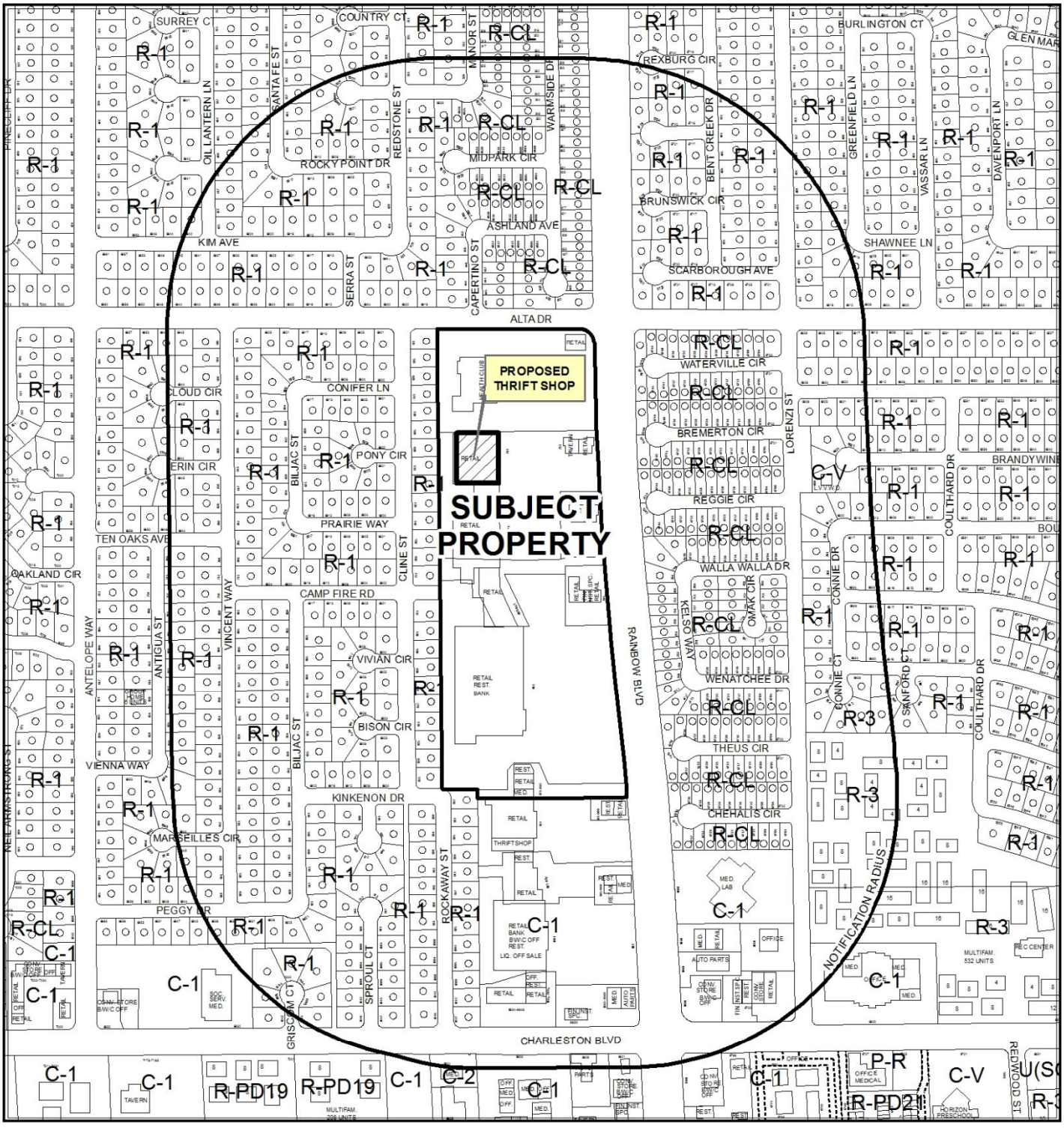
SUBJECT:
SUP-48742 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR A THRIFT SHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

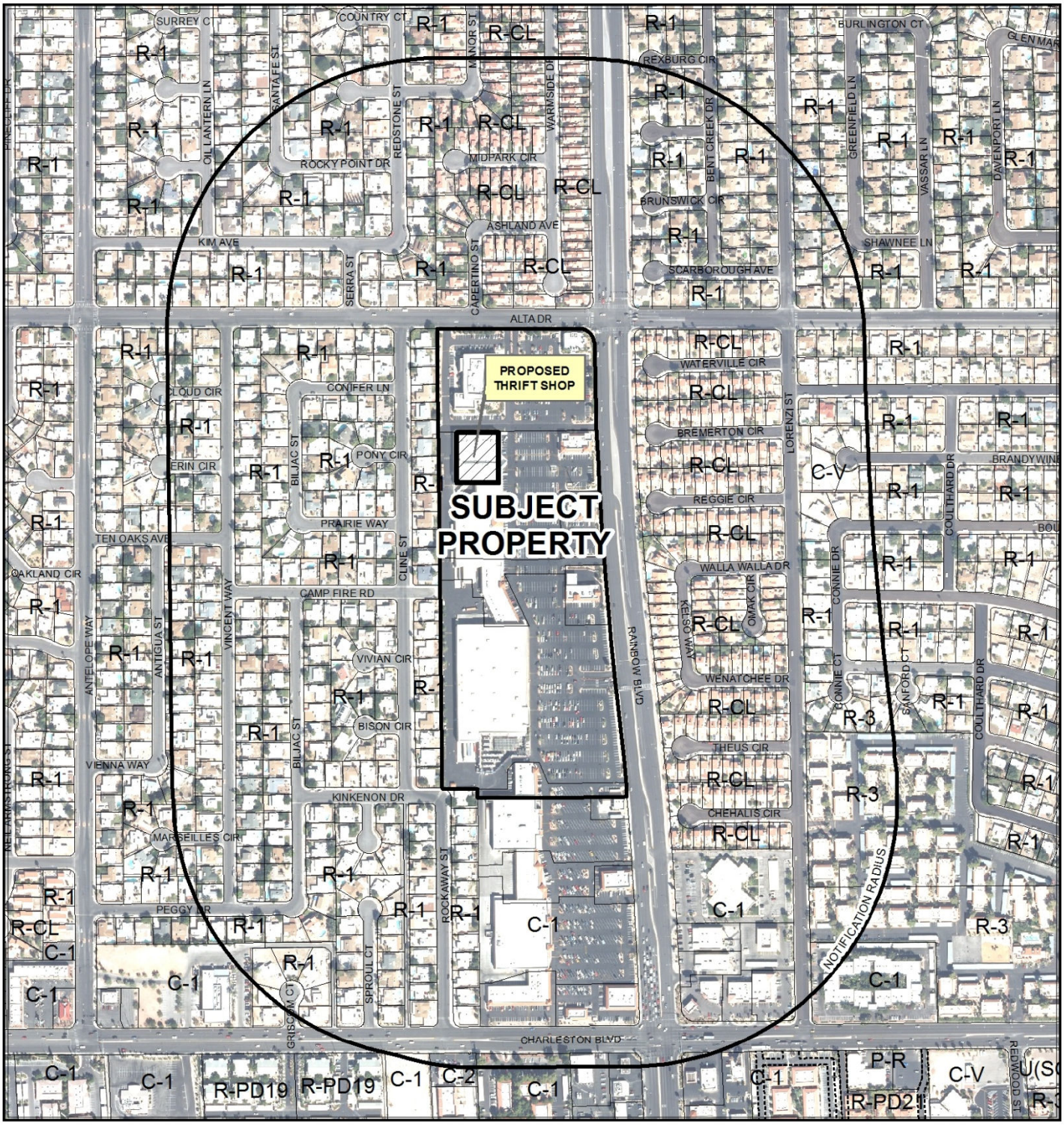
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48742**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SUP-48742**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48742 APN: 138-34-717-008

Name of Property Owner: Weingarten Nostat, Inc.

Name of Applicant: Goodwill Industries of Southern Nevada

Name of Representative: Alyn Reeves

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: Weingarten Nostat, Inc a Texas Corporation By: Victoria Brown

Print Name: By: Victoria Brown Senior Director, Land Sales & Acquisitions

Subscribed and sworn before me

This 25th day of March, 2013

Notary Public in and for said County and State

GINA BRUNNER ROBINSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 04/01/2016

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MAR 25 2013

City of Las Vegas Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 741 S Rainbow Blvd Las Vegas, NV 89145

Project Name Goodwill Superstore/ Donation Center **Proposed Use** Secondhand Store

Assessor's Parcel #(s) 138-34-717-008 **Ward #** 1

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

Commercial Square Footage 31,558 sqft **Floor Area Ratio** ____

Gross Acres 5.54 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Weingarten Nostat, Inc **Contact** Victoria Brown
Address 2600 Citadel Plaza Drive **Phone:** 713.866.6906 **Fax:** ____
City Houston **State** TX **Zip** 77008
E-mail Address VBROWN@WEINGARTEN.COM

APPLICANT Goodwill Industries of Southern Nevada **Contact** Steve Chartrand
Address 1280 W. Cheyenne Ave **Phone:** (702) 214-2020 **Fax:** (702) 214-2009
City North Las Vegas **State** NV **Zip** 89030
E-mail Address SteveC@sngoodwill.org

REPRESENTATIVE Goodwill Industries of Southern NV **Contact** Alyn Reeves
Address 1280 W. Cheyenne Ave **Phone:** (702) 214-2050 **Fax:** (702) 214-2009
City North Las Vegas **State** NV **Zip** 89030
E-mail Address AlynR@sngoodwill.org

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Weingarten Nostat, Inc (A Texas Corporation) By: Victoria Brown

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

Print Name By: Victoria Brown, Senior Director Land Sales & Acquisitions

Subscribed and sworn before me

This 20th day of March, 2013.

Notary Public in and for said County and State

GINA BRUNNER ROBINSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 04/01/2016

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MAR 25 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-48742
Meeting Date:	05/14/13
Total Fee:	$1030.00
Date Received:*	03/25/13
Received By:	Jonathan B.

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

Revised 10/27/08 f:\depot\Application Packet\Application Form.pdf

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City of Las Vegas
Department of Planning

WEINGARTEN REALTY
People-to-People. Coast-to-Coast.

Rainbow Plaza
Las Vegas, Nevada 89145

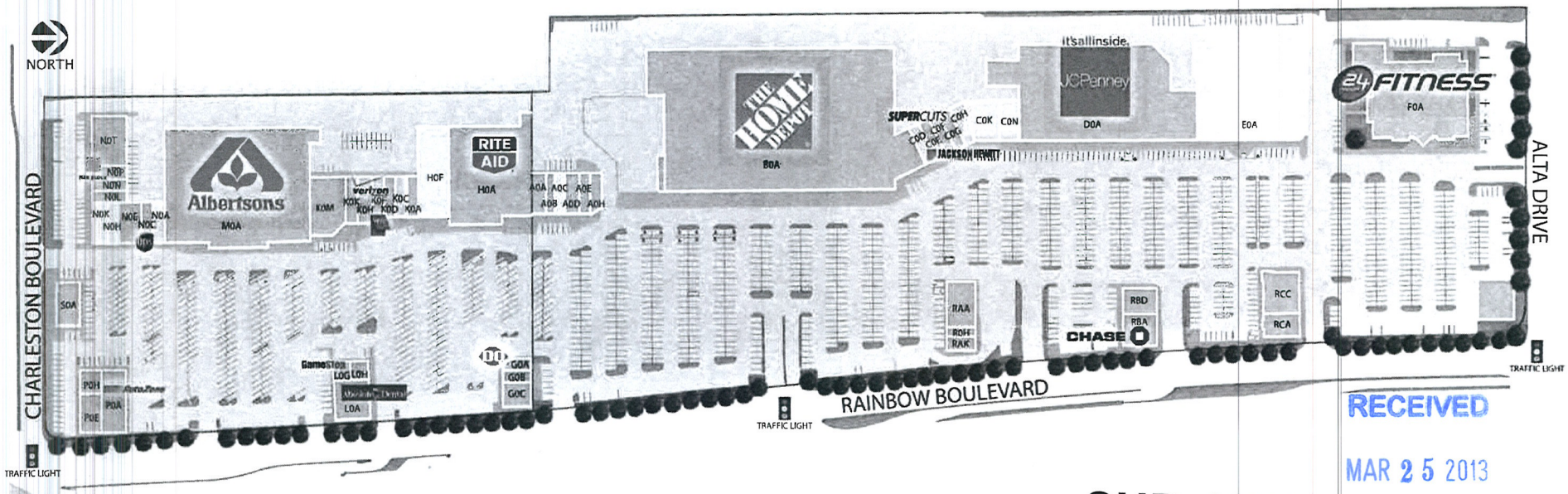
TENANT LIST

LOCATION 0243

G0A	Dairy Queen	1,000 SF
G0B	Roberto's Taco Shop	1,000 SF
G0C	Las Vegas Flooring	2,000 SF
H0A	Rite Aid (available for sublease)	23,800 SF
H0F	Available (52'8" x 154')	8,100 SF
K0A	China One	1,370 SF
K0C	Available (20' x 70')	1,400 SF
K0D	Paris Nails	1,400 SF
K0F	Sally Beauty	1,600 SF
K0H	Verizon Wireless	2,070 SF
K0K	Vanda's Jewelers	1,680 SF
K0M	Dead Poet Bookstore	6,000 SF
L0A	Absolute Dental	4,000 SF
L0G	Gamestop	1,000 SF
L0H	Port of Subs	1,000 SF
M0A	Albertsons	50,884 SF
N0A	Available (19'8" x 70')	1,370 SF
N0C	The UPS Store	1,400 SF
N0E	Jamm's Restaurant	2,800 SF
N0H	Available (20' x 70')	1,400 SF
N0K	Available (25' x 70')	1,750 SF
N0L	Health Hut	1,200 SF
N0N	Adeline Bridal	1,200 SF
N0P	H&R Block	1,400 SF
N0T	Psychic Eye Bookshop	5,200 SF
P0A	Autozone	4,500 SF
P0E	Clear Retailers	2,500 SF
S0A	Check City	3,000 SF
P0H	Nicola Chiropratic	1,500 SF

LOCATION 0211

A0A	Star Bright Dental	1,680 SF
A0B	Mail Store N More	1,050 SF
A0C	Available (18' x 70')	1,260 SF
A0D	Avatar Comics & Games	1,785 SF
A0E	HairMasters	1,330 SF
A0H	B.F.G. Chicken Strips	1,377 SF
B0A	Home Depot	105,275 SF
C0D	Available (20' x 70')	1,400 SF
C0E	Jackson Hewitt	1,330 SF
C0F	Supercuts	1,330 SF
C0G	Smoke Shop Plus	1,330 SF
C0H	Available (17' x 70')	1,715 SF
C0K	Available (51' x 70')	3,605 SF
C0N	Available (35' x 70')	2,450 SF
D0A	J.C. Penney Home Store	51,941 SF
E0A	Available (167' x 189')	31,558 SF
F0A	24 Hour Fitness	45,000 SF
R0H	Easy Money Payday Loans	800 SF
RAA	Nevada Federal Credit Union	4,000 SF
RAK	Che Inka Chicken	1,200 SF
RBA	Chase Bank	3,300 SF
RBD	Quest Diagnostics	2,700 SF
RCA	Mattress Liquidation Center	2,500 SF
RCC	PT's Pub	4,000 SF



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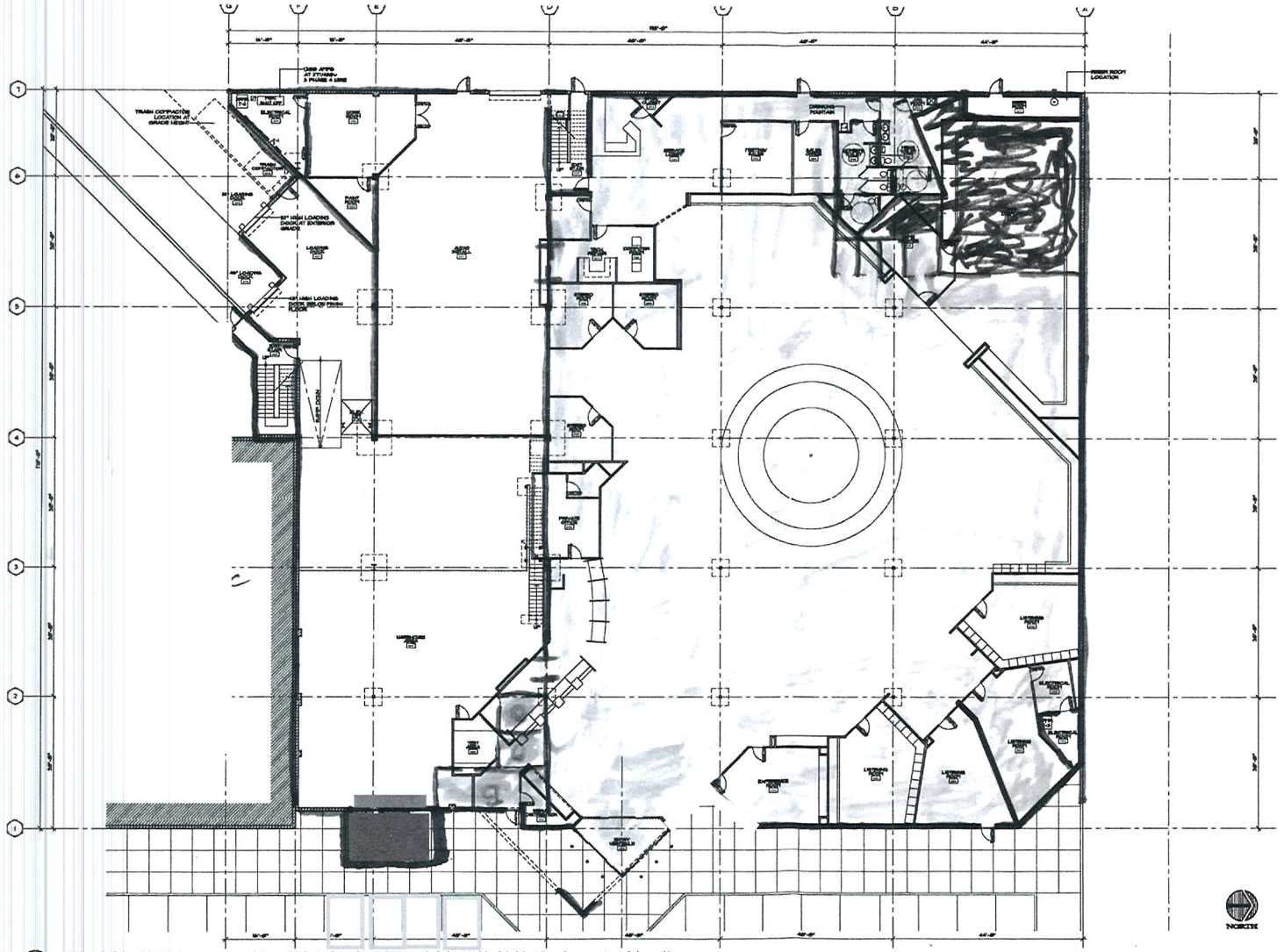
SUP-48742

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

LAS VEGAS OFFICE: 702.642.8645
TOLL FREE: 800.641.5263
CORPORATE OFFICE: 713.866.6000
www.weingarten.com

#0211/0243



A A03 BASE PLAN - FIRST FLOOR - RAINBOW PLAZA - AT RAINBOW AND CHARLESTON - APPROX. 31,430 SF

Legend

= Sliding Glass Door

= Awning

= 5 Minute Parking

= Front Entry

= Polished Concrete

= Tile Floor

= Carpet Floor

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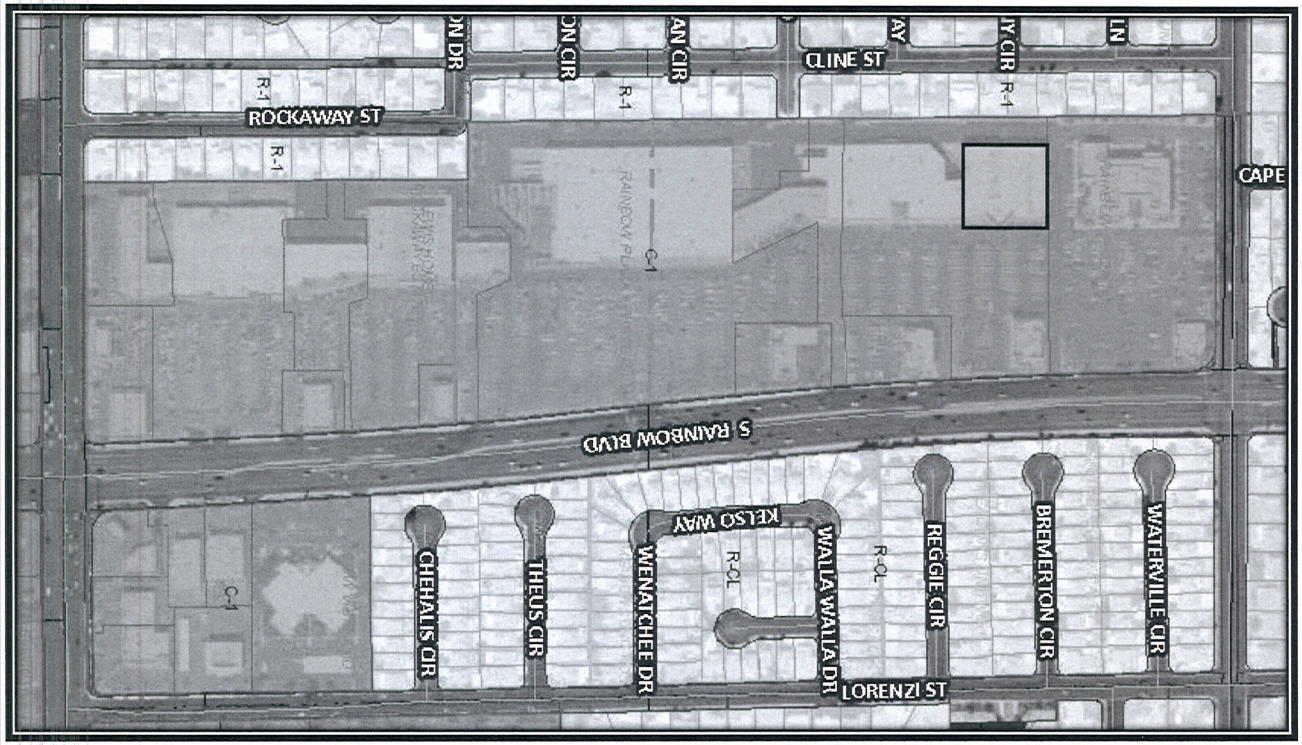
Dept. of Planning

SUP-48742

= Proposed Site



City of Las Vegas

ZONING

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-O - Professional Office
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

SOURCE: City of Las Vegas , Planning and Development Department

Revised: February 06, 2013 ZON-47579

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: 2/7/2013

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City of Las Vegas
Dept. of Planning

SUP-48742



SUP-48742 - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.
741 SOUTH RAINBOW BOULEVARD

04/03/13

Goodwill Industries of Southern Nevada
1280 W. Cheyenne Ave
North Las Vegas, NV 89030

March 25, 2013

City of Las Vegas
Planning Department
495 S. Main St.
Las Vegas, NV 89101

Justification Letter

Goodwill Industries of Southern Nevada is requesting a Special Use Permit to allow for a secondhand store in the Rainbow at Bernie Marcus shopping center located at 741 S. Rainbow Blvd in order to relocate our current store/donation center at 3011 N. Rainbow. Goodwill currently has 9 Retail Stores/Donation centers throughout the Las Vegas Valley. Two stores are located within the City of Henderson, two in Clark County and four stores are located within the City of Las Vegas with the locations listed below:

4580 W. Sahara Ave
Las Vegas, NV 89102

3345 E. Tropicana Ave.
Las Vegas, NV 89121

3011 N. Rainbow
Las Vegas, NV 89108

4830 W. Craig Rd.
Las Vegas, NV 89130

Goodwill is a dynamic organization and IRS designated 501(c)3 nonprofit that enables our citizens to start new careers and lives of independence. Goodwill stores provide the funding for these services. Goodwill would be a viable business in this location for the following reasons:

1. Goodwill is the market leader in thrift retailing in Las Vegas. Goodwill stores are clean, organized, professionally managed and offer a mix of merchandise from gently used clothing to gently used furniture and electronics.
2. Goodwill's success is good for our community. Each person placed into a new career strengthens our local economy by creating citizens with buying power. In additional, this new store and donation center would create approximately 30 new job positions that would need to be filled locally.

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Dept. of Planning

SUP-48742

3. The Goodwill store and donation center will be located inside an existing shopping center located off of two major streets, Charleston Blvd and Rainbow Blvd. There are multiple ingress and egress points to the shopping center located along Rainbow Blvd and additional points off of Charleston Blvd and Alta Drive. This provides ample flow for traffic to the entire shopping center as well as the proposed Goodwill store.
4. Goodwill's store hours are Monday-Friday 9am to 9pm, and Sundays 10am-6pm. The donation center hours are Monday-Saturday 7am-9pm and Sunday 7am-6pm. These are mostly consistent with typical retail center operating hours of 10am-9pm. Within the shopping center there are businesses that currently operate outside of the typical retail center hours. These businesses are the 24HR Fitness Gym located directly adjacent to the proposed store site, the Albertsons on the far end of the shopping center and the PT's Pub located in front of the proposed store site along Rainbow Blvd. All of the previously mentioned businesses run 24 hours a day. Therefore, the extended morning operating hours of the Goodwill retail store and donation center would have no additional impact on the surrounding area.
5. The donation portion of the store will be accessed by a separate sliding glass door with an awning located at the front of the building. To accommodate people that are bringing donations, four 5 minute parking spaces will be allotted directly in front of the sliding glass door solely for the purpose of donating goods These 4 spaces will have a bell that will alert the attendants inside when I car pulls into a designated space so donations can be brought inside quickly and efficiently. This will make it easy for donors to bring goods to the store without it cluttering the front of the building or having to walk the goods across the parking lot possibly causing congestion. Donations will only be accepted during the hours of Monday-Saturday 7am-9pm and Sunday 7am-6pm and there will be signage in place to let donors know that donations will not be accepted after hours.
6. Currently operating within the shopping center there are multiple individual and chain retailers offering a variety of services from fast food to beauty care, groceries, automotive parts, dental care and payday loans. The JC Penney Store that is within the shopping center is strictly a JC Penney Home Store- carrying the company's furniture, linens, cookware and glassware, but none of the clothing lines carried by JC Penney. There is also a Ross and a Catholic Charities thrift shop located within in the center. The fact that there are already so many inexpensive clothing retailers along with multiple payday loans shows a need for additional uses within this category in the neighborhood. The proposed Goodwill store would provide a use within the shopping center that would give the surrounding neighborhood a place to donate their gently used goods as well as an additional store that will provide not only inexpensive clothing but inexpensive household goods as well within close proximity.

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Dept. of Planning
SUP-48742

For these reasons, we believe the proposed Goodwill retail store and donation center would be an appropriate use consistent with the surrounding area and request the approval of a Special Use Permit to allow a secondhand store.

Sincerely,

Alyn Reeves
Chief Operating Officer
Goodwill of Southern Nevada

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Dept. of Planning
SUP-48742

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

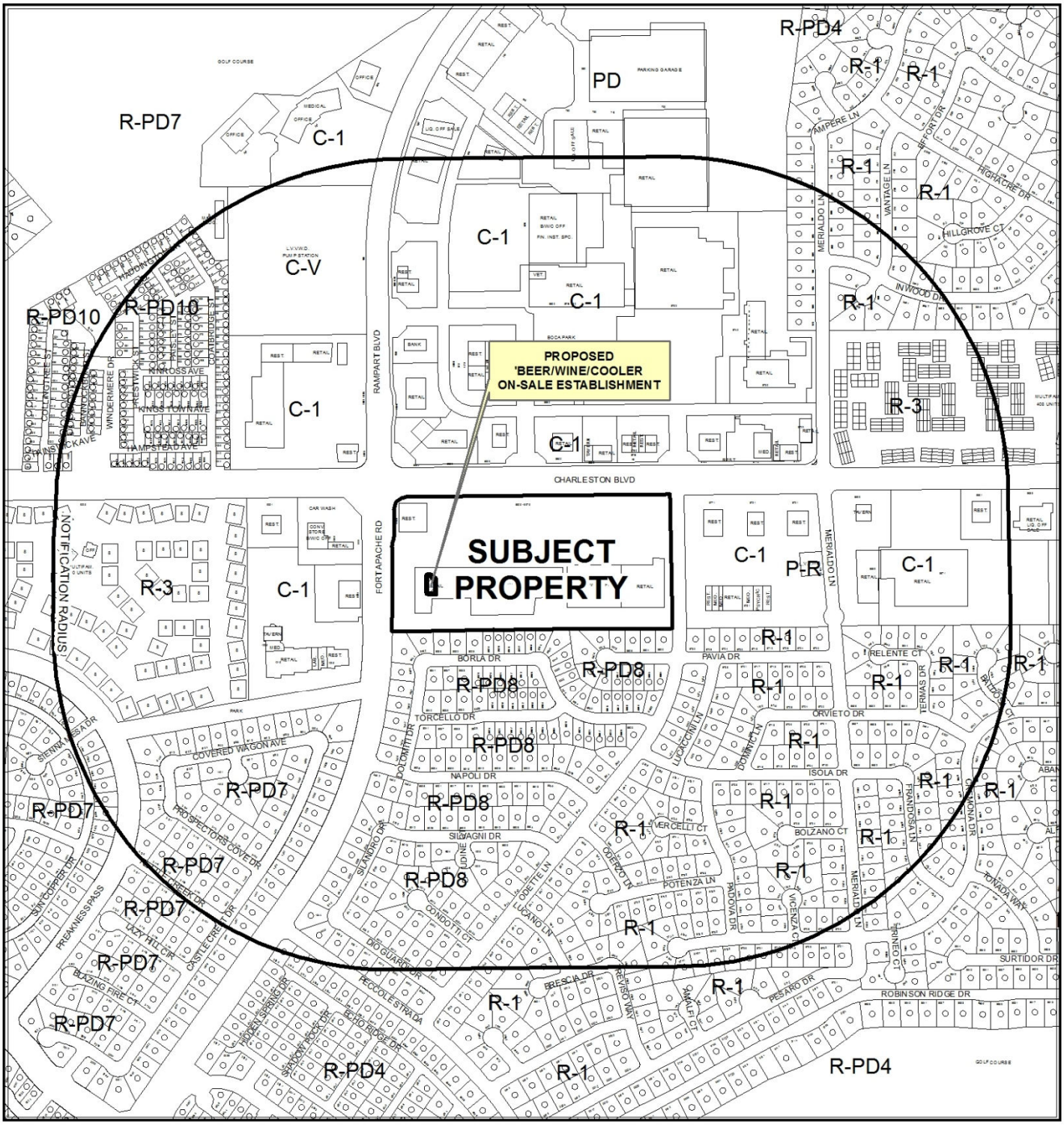
SUBJECT:
SUP-48783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,825 SQUARE-FOOT RESTAURANT at 8975 West Charleston Boulevard, Suite #140 (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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:

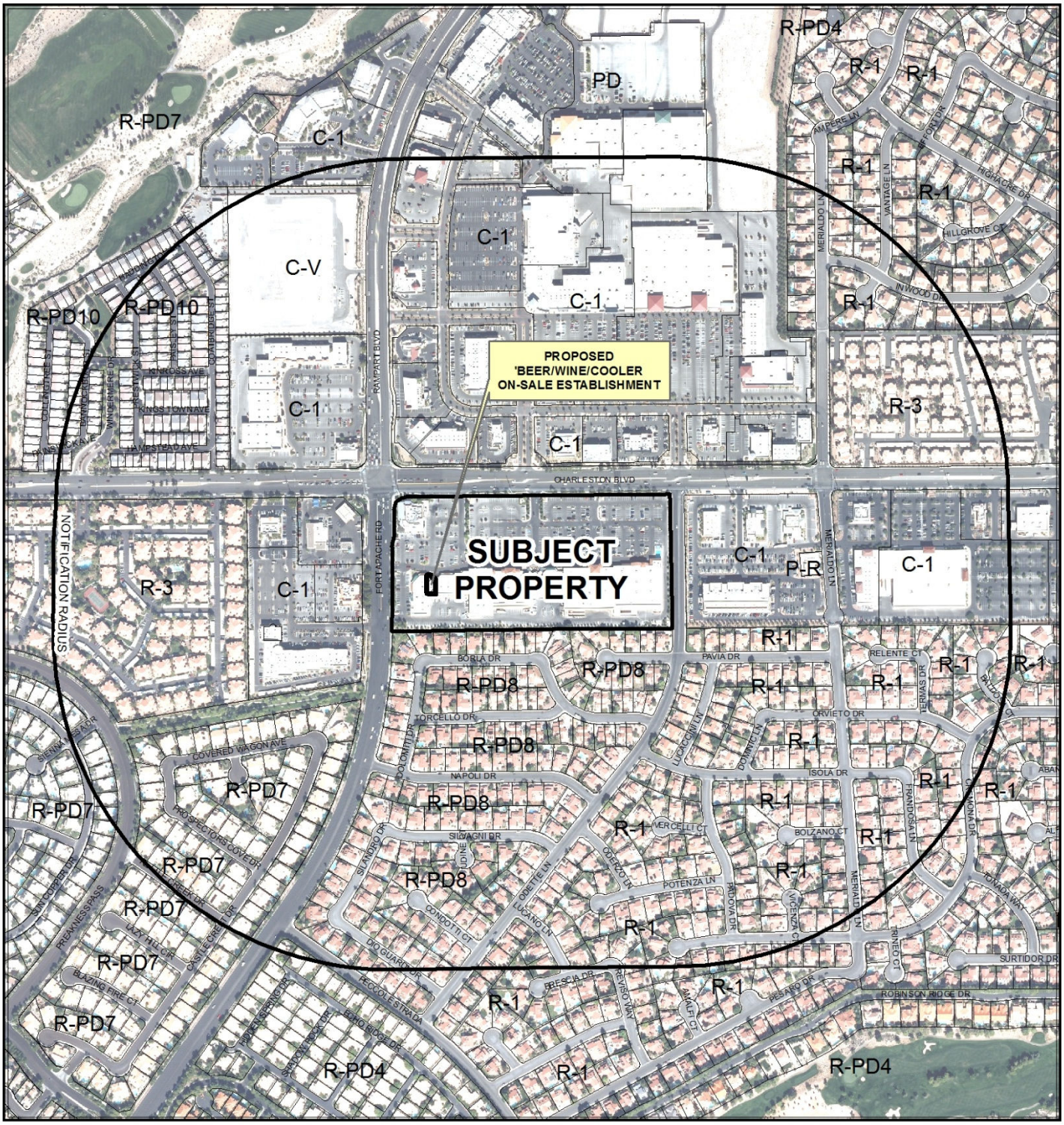
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48783**

RADIUS: 1500 FEET

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



CASE: **SUP-48783**

RADIUS: 1500 FEET

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



SUP-48783

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-48783** APN: 163-05-101-002

Name of Property Owner: Crossroads Commons LTD,. LLC

Name of Applicant: Mac Shack Summerlin LLC

Name of Representative: William Bayne

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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APR 0 2 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: William Bayne

Subscribed and sworn before me

This 2nd day of April, 2013

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

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

Deborah M. West

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Beer / Wine / Cooler on-sale License

Project Address (Location) 8975 W. Charleston Boulevard, Suite 140 Las Vegas, Nevada 89117

Project Name Mac Shack Summerlin **Proposed Use** Restaurant

Assessor's Parcel #(s) 163-05-101-002 **Ward #** 2-Beers

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

Commercial Square Footage 2,762 s.f. **Floor Area Ratio** N/A

Gross Acres 16.63 **Lots/Units** N/A **Density** N/A

Additional Information Restaurant T.I. in existing shopping center.

PROPERTY OWNER Crossroads Commons LTD., LLC **Contact** William Bayne

Address 851 S. Rampart Boulevard, Suite 105 **Phone:** (702) 933-1111 **Fax:** (702) 933-0017

City Las Vegas, **State** Nevada **Zip** 89145

E-mail Address William.bayne@gmail.com

APPLICANT Mac Shack Summerlin **Contact** Frank Masi

Address 985 White Drive, Suite 100 **Phone:** (702) 733-3622 **Fax:** (702) 733-8859

City Las Vegas, **State** Nevada **Zip** 89119

E-mail Address Accounting@dapperdevelopment.com

REPRESENTATIVE Same as applicant. **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name William B. Bayne

Subscribed and sworn before me

This 2nd day of April, 2013.

Clark County State of Nevada

Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

Deborah M. West

FOR DEPARTMENT USE ONLY

Case #	
Meeting Date:	RECEIVED
Total Fee:	APR 02 2013
Date Received:*	City of Las Vegas
Received By:	Department of Planning

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

Revised 10/27/08

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



SITE PLAN

1" = 40'

ALL SITE INFORMATION IS APPROXIMATE - VERIFY ACTUAL CONDITIONS

Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

Peccole Nevada Corporation
851 South Rampart Blvd, Suite 105
Las Vegas, Nevada 89145
702.933.1111

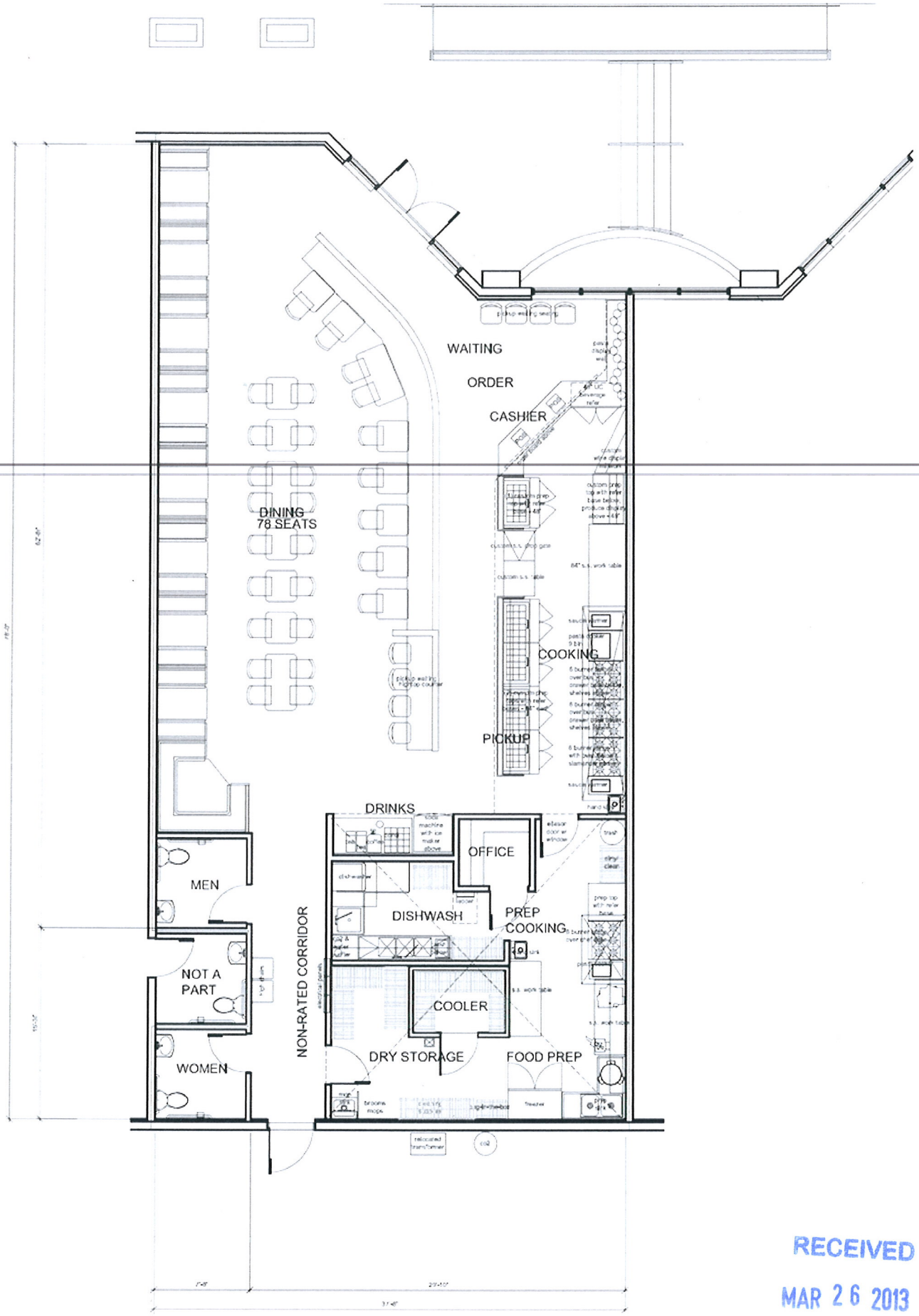
CROSSROADS COMMONS
8975 West Charleston Blvd
Las Vegas, Nevada 89117

1.30.13

SITE

RECEIVED
MAR 6 2013

SUP-48783



RECEIVED
MAR 26 2013

SUP-48783

1 Floor Plan
scale: 1/8" = 1'-0"

2825 sq. ft.

jdB architect



SUP-48783 - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC
8975 WEST CHARLESTON BOULEVARD, SUITE #140

04/09/13



SUP-48783 - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC
8975 WEST CHARLESTON BOULEVARD, SUITE #140

04/09/13

Justification Letter

I, Frank Masi, am submitting this Justification Letter to the City of Las Vegas, Nevada Department of Planning for the purpose of a Special Use Permit for my establishment, Mac Shack Restaurant. Mac Shack will be located at 8975 West Charleston Blvd, suite 140 Las Vegas, Nevada 89117. This location use to be GV Italian Menswear and Taylor shop.

I am requesting a Special Use Permit to allow the sale of beer & wine. I am planning on employing 20-25 employees. My hours of operation will be Sunday thru Thursday from 11:00 am till 9:00 pm and Friday and Saturday from 11:00 am till 10:00 pm. My existing Mac Shack location is at 8680 West Warm Springs Rd, suite 100 Las Vegas, Nevada 89113 and has operated with a beer & wine license for the past three years with no incidents.

The floor plan and site plan will be submitted along with this Special Use Permit request letter. I Frank Masi, will fully comply with any and all City and State rules and regulations while conducting my business, such as any alcoholic beverage will only be served during their meal and delivered to their table by a server. Your favorable consideration of this application is and will be most appreciated.

F M

Signature

3/26/13

Date

RECEIVED
MAR 2 6 2013
City of Las Vegas
Department of Planning

frank Masi

Print name

SUP-48783

Southwest - 8680 West Warm springs Rd, suite 100 Las Vegas, Nevada 89148
Summerlin - 8975 West Charleston Blvd, suite 140 Las Vegas, Nevada 89117
Phone: (702) 463-chef (2433) Fax: (702) 463-3674

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

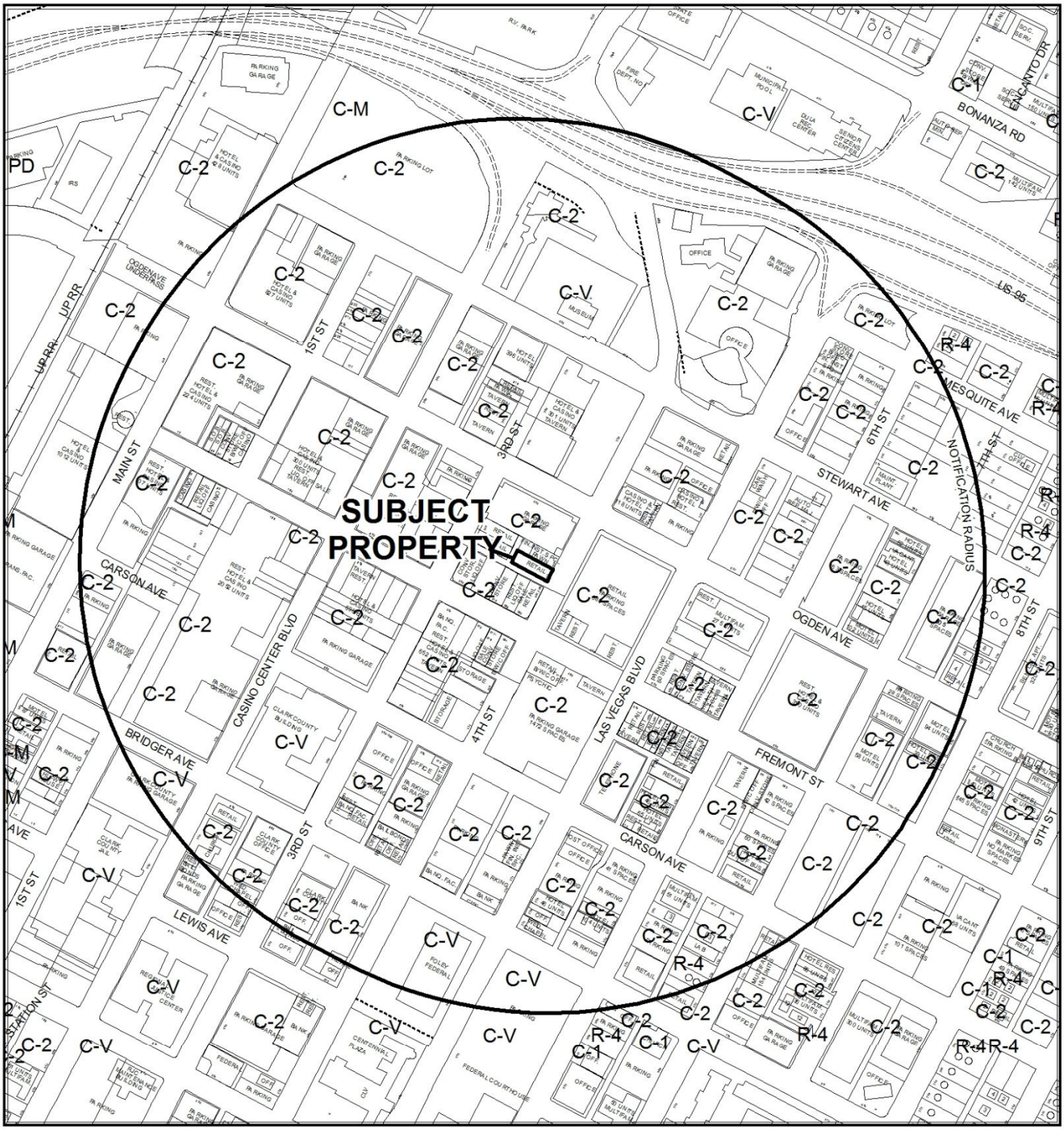
SUBJECT:
SUP-48816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,643 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, INCLUDING 401 SQUARE FEET OF OUTDOOR SEATING AREA at 113 North 4th Street (APN 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Barlow) (PRJ-48795). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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



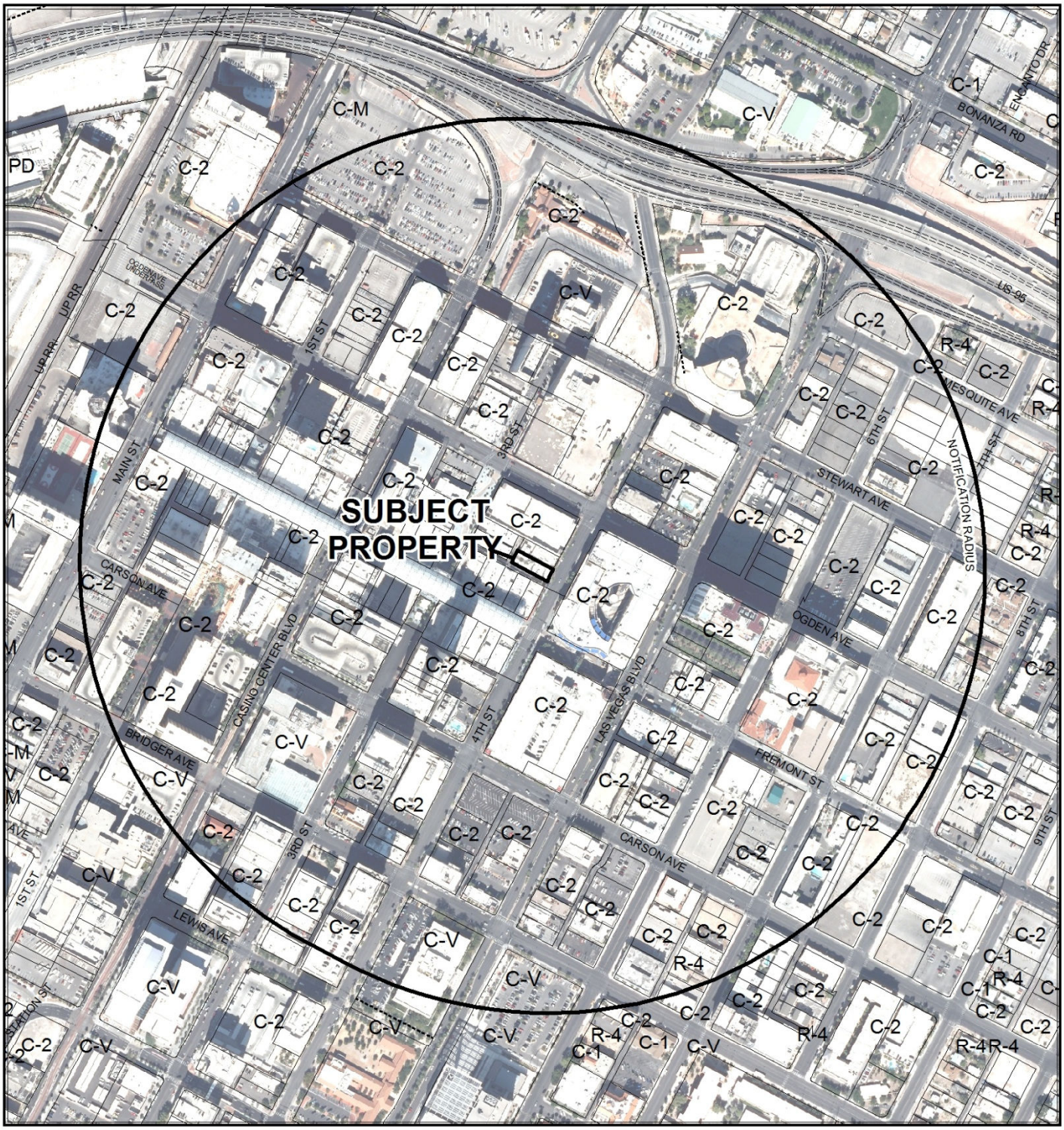
0 400 800 Feet

CASE: **SUP-48816 (PRJ-48795)**

RADIUS: 1500 FEET

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

N



CASE: **SUP-48816 (PRJ-48795)**

RADIUS: 1500 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48816 APN: 139-34-510-028

Name of Property Owner: 113 4th Street, LLC

Name of Applicant: Nacho Daddy

Name of Representative: Paul Hyman

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: Todd Kessler

Print Name: Todd Kessler
Attorney in fact, under Power of attorney dated 11/20/12

Subscribed and sworn before me

This 27 day of March, 2013

Darlene Nepp Rockwood
Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-48795
03/28/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 113 N. 4th Street, Las Vegas, NV 89101

Project Name Nacho Daddy **Proposed Use** _____

Assessor's Parcel #(s) 139-34-510-028 **Ward #** _____

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

Commercial Square Footage 6,950 **Floor Area Ratio** _____

Gross Acres 0.15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 113 4th Street, LLC **Contact** Todd Kessler

Address 300 Las Vegas Blvd. North Suite 110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

APPLICANT Nacho Daddy, LLC **Contact** Paul Hymas

Address 904 Eaglewood Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89144

E-mail Address paulhymans@gmail.com

REPRESENTATIVE 113 4th Street, LLC **Contact** Todd Kessler

Address 300 Las Vegas Blvd. North Suite 110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Todd Kessler

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

Print Name Todd Kessler

Attorney in fact under Power of attorney dated 11/26/12

Subscribed and sworn before me

This 27 day of March, 20 13.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-48816
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

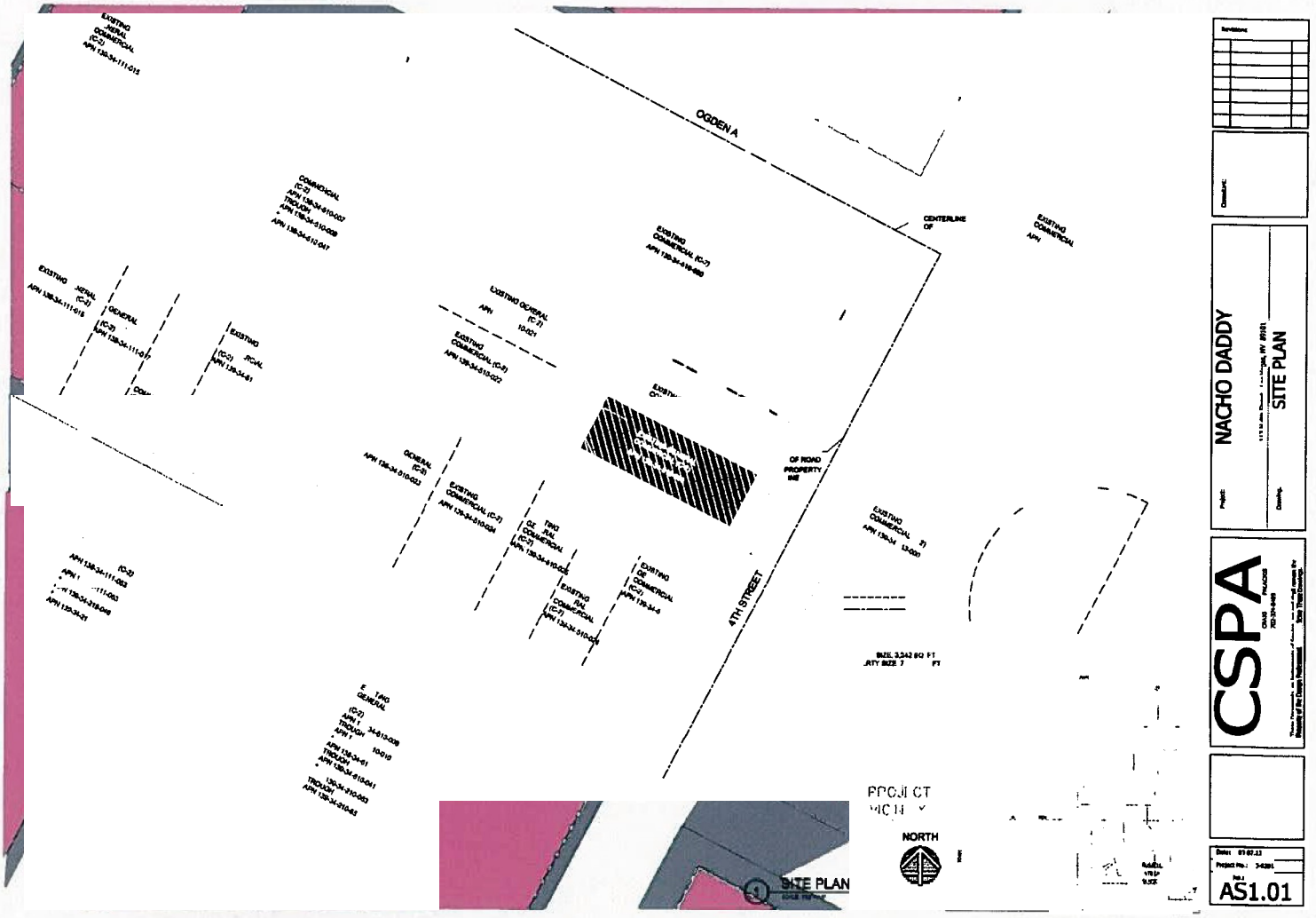
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning

PRJ-48795

03/28/13

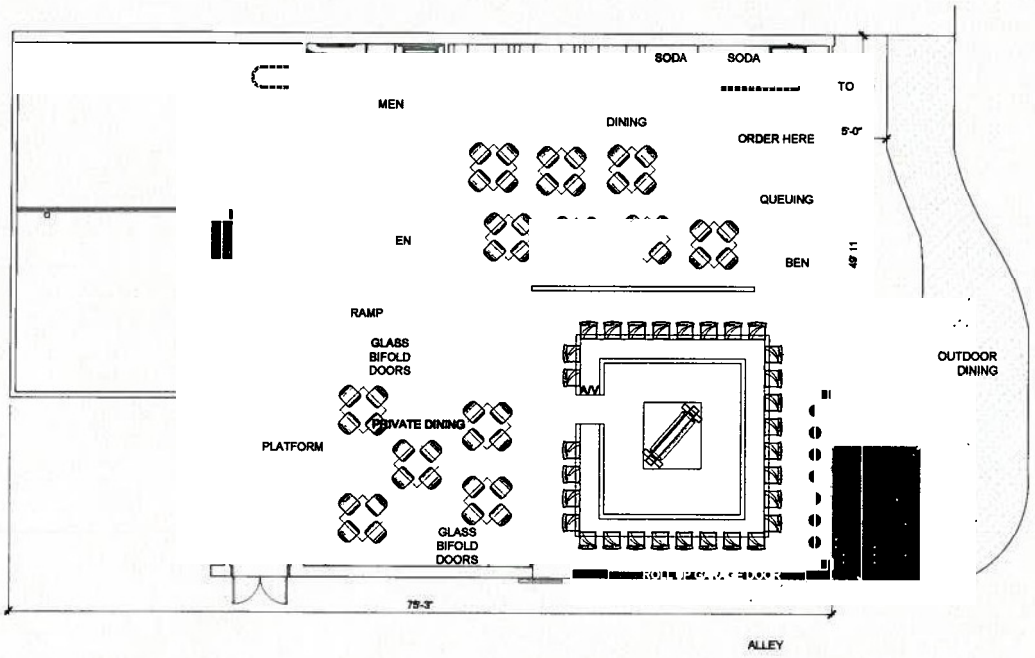
Revised 10/27/08

SUP-48816



PRJ-48795
03/28/13

SUP-48816



TOTAL INTERIOR ENTITLEMENT AREA
TOTAL EXTERIOR ENTITLEMENT AREA

SEATING
BAR : 38
DINING : 84
TOTAL: 122

1 FLOOR PLAN

PLAN NORTH

NACHO DADDY

FLOOR PLAN

A1.01

PRJ-48795
03/28/13



SUP-48816 - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC
113 NORTH 4TH STREET

04/03/13



SUP-48816 - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC
113 NORTH 4TH STREET

04/03/13



SUP-48816 - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC
113 NORTH 4TH STREET

04/03/13



SUP-48816 - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC
113 NORTH 4TH STREET

04/03/13



SUP-48816 - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC
113 NORTH 4TH STREET

04/03/13

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

March 27, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER - SUP Application - APN 139-34-510-028

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for a Tavern Limited License. The Application is for a SUP FOR A TAVERN LIMITED LICENSE on 0.15 acres at 113 N. 4th Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed Tavern will be an establishment named "Nacho Daddy" which has garnered many accolades at its current location in Henderson. The establishment is approximately 3,242 SF and contains a proposed outdoor dining area of an additional 401 SF.

The hours of operation will be from 8am to 2am Monday through Sunday. The outdoor seating portion of the establishment meets the requirements of the Downtown Centennial Plan by allowing for adequate pedestrian circulation that does not interfere with egress and ingress, has a barrier, is contained within a well-defined area that does not encroach on the public right of way and will be furnished with commercial grade furnishings

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the Mob Museum. This tavern will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,
Todd Kessler

SUP-48816

PRJ-48795
03/28/13

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

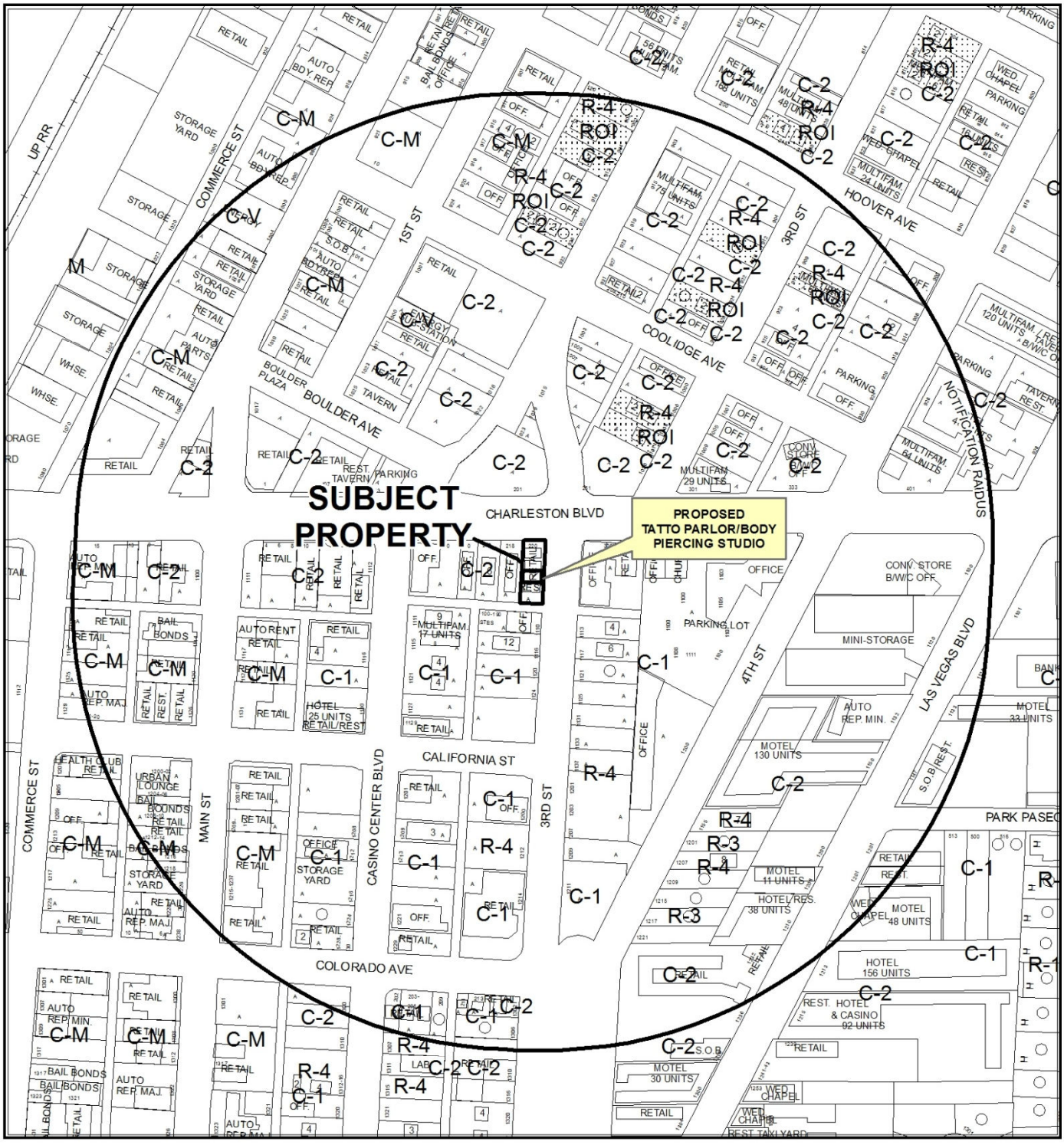
SUBJECT:
SUP-48861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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:

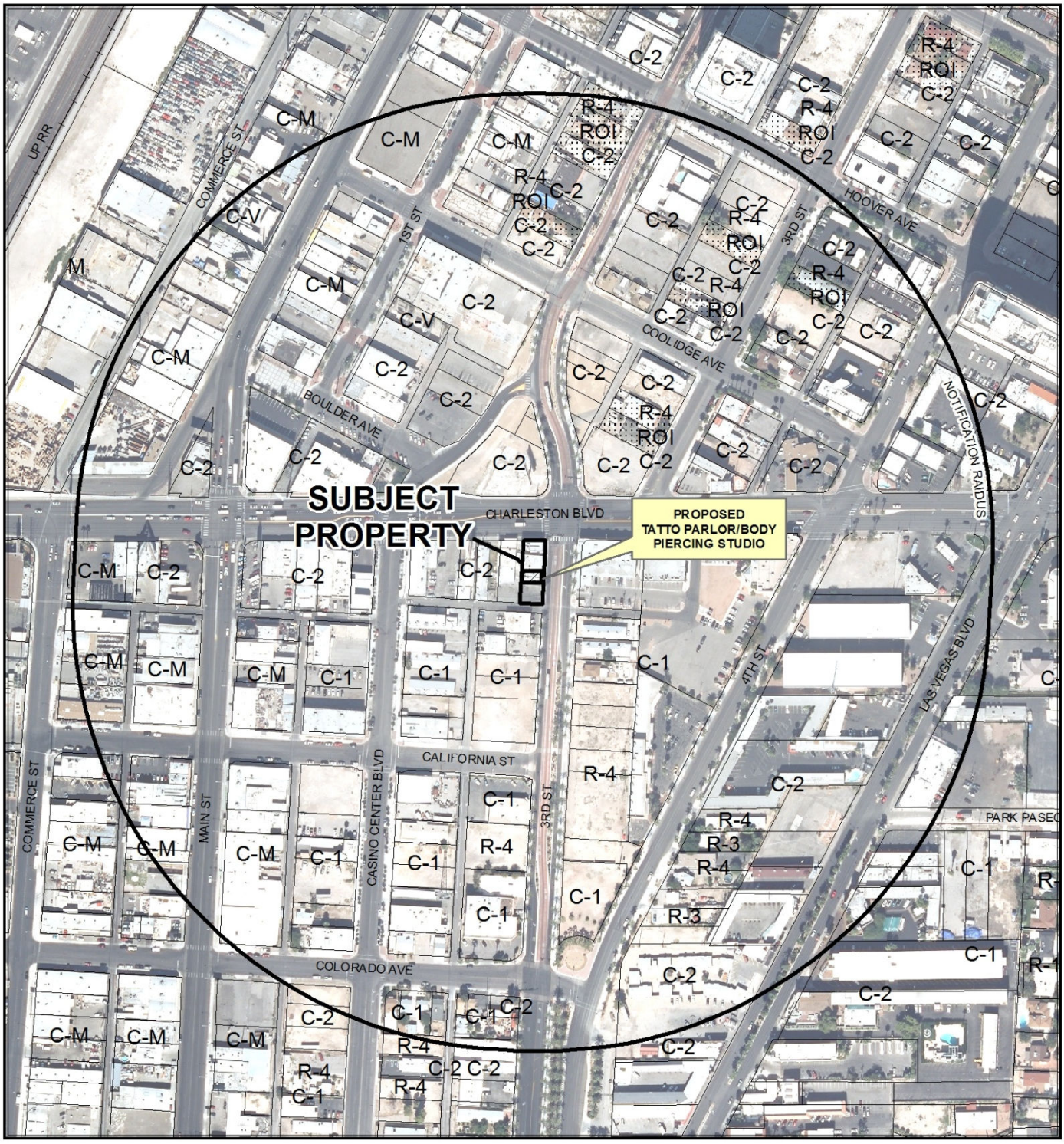
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48861**

RADIUS: 1000 FEET

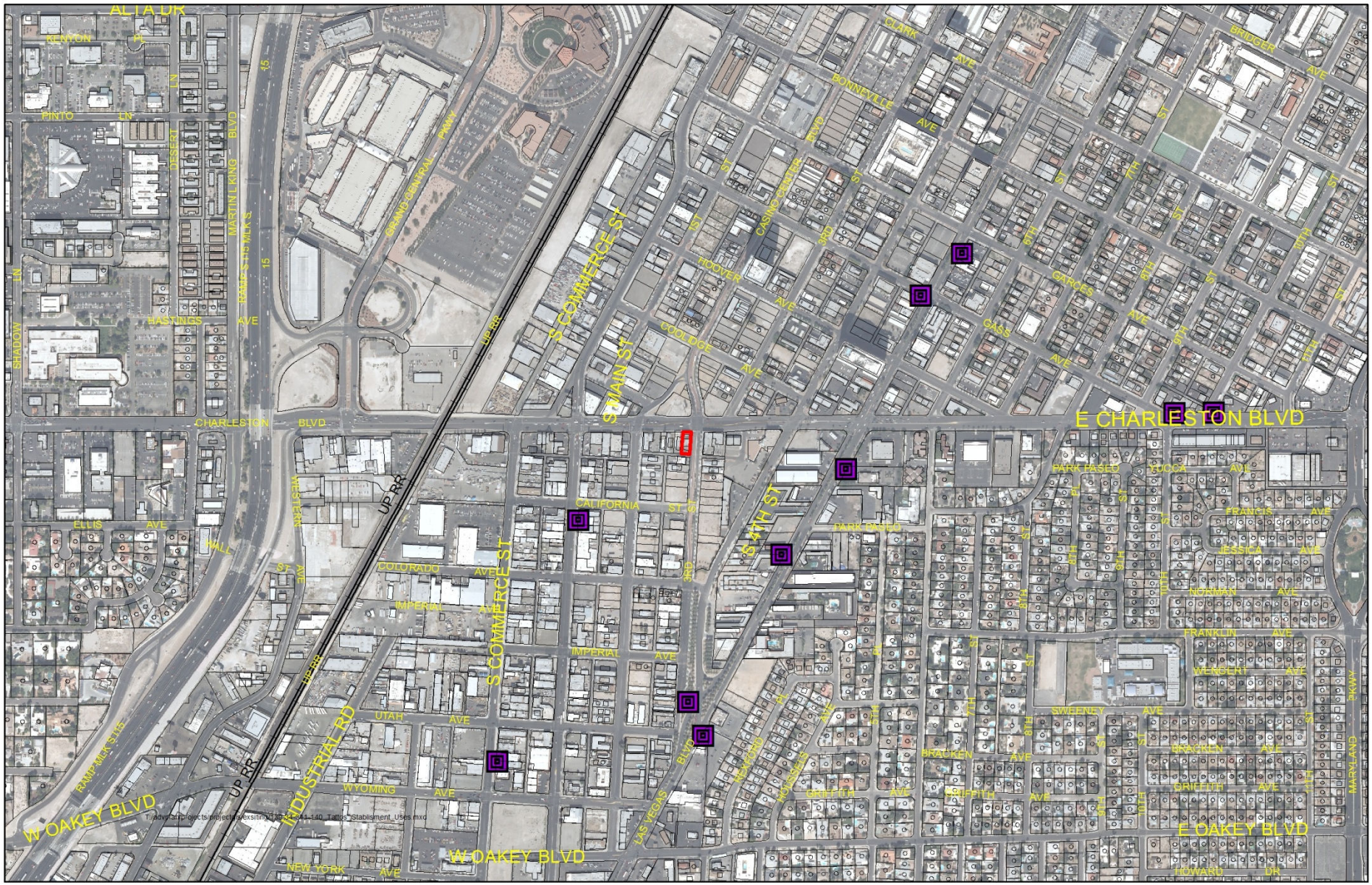
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-48861**

RADIUS: 1000 FEET

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



SUP-48861

Tattoo Establishment

Business Licenses

T08 - Tattoo Establishment

0 337.5 675 1,350 Feet

Subject Property

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48861** APN: 162-03-110-036

Name of Property Owner: 3RD & Charleston, LLC

Name of Applicant: JOSHUA GLOVER / BLACK SPADE TATTOO

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: Glueseia Holley, The Equity Group, Property Manager
Agent for 3rd & Charleston, LLC

Print Name: _____

Subscribed and sworn before me

This 28th day of MARCH, 2013

Stacey Lee Childs
Notary Public in and for said County and State

STACEY LEE CHILDS
Notary Public
State of Nevada
Appt. No. 06-102391-1
My Appt. Expires May 13, 2015

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - TATTOO PARLOR

Project Address (Location) 1106 S. 3RD STREET LV, NV 89104

Project Name RED ELEPHANT **Proposed Use** _____

Assessor's Parcel #(s) 162-03-110-036 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER 3rd & Charleston, LLC **Contact** Cherise Holley, Property Mgr

Address 8367 W Flamingo Rd # 201 **Phone:** 630-3735 **Fax:** 795-5525

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

E-mail Address Cholley@teglv.com

APPLICANT BLACK SPADE TATTOO **Contact** JOSHUA GLOVER

Address 124 S. 6TH ST SUITE #130 **Phone:** 702 413-7076 **Fax:** _____

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

E-mail Address Blackspadetattoo@gmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

RECEIVED
APR 1 2013
City of Las Vegas
Department of Planning

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Cherise Holley

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

Print Name Cherise Holley

Subscribed and sworn before me

This 1st day of APRIL, 20 13.

Stacey Lee Childs

Notary Public in and for said County and State

STACEY LEE CHILDS
Notary Public
State of Nevada
Appt. No. 08-102391-1
My Appt. Expires May 13, 2015

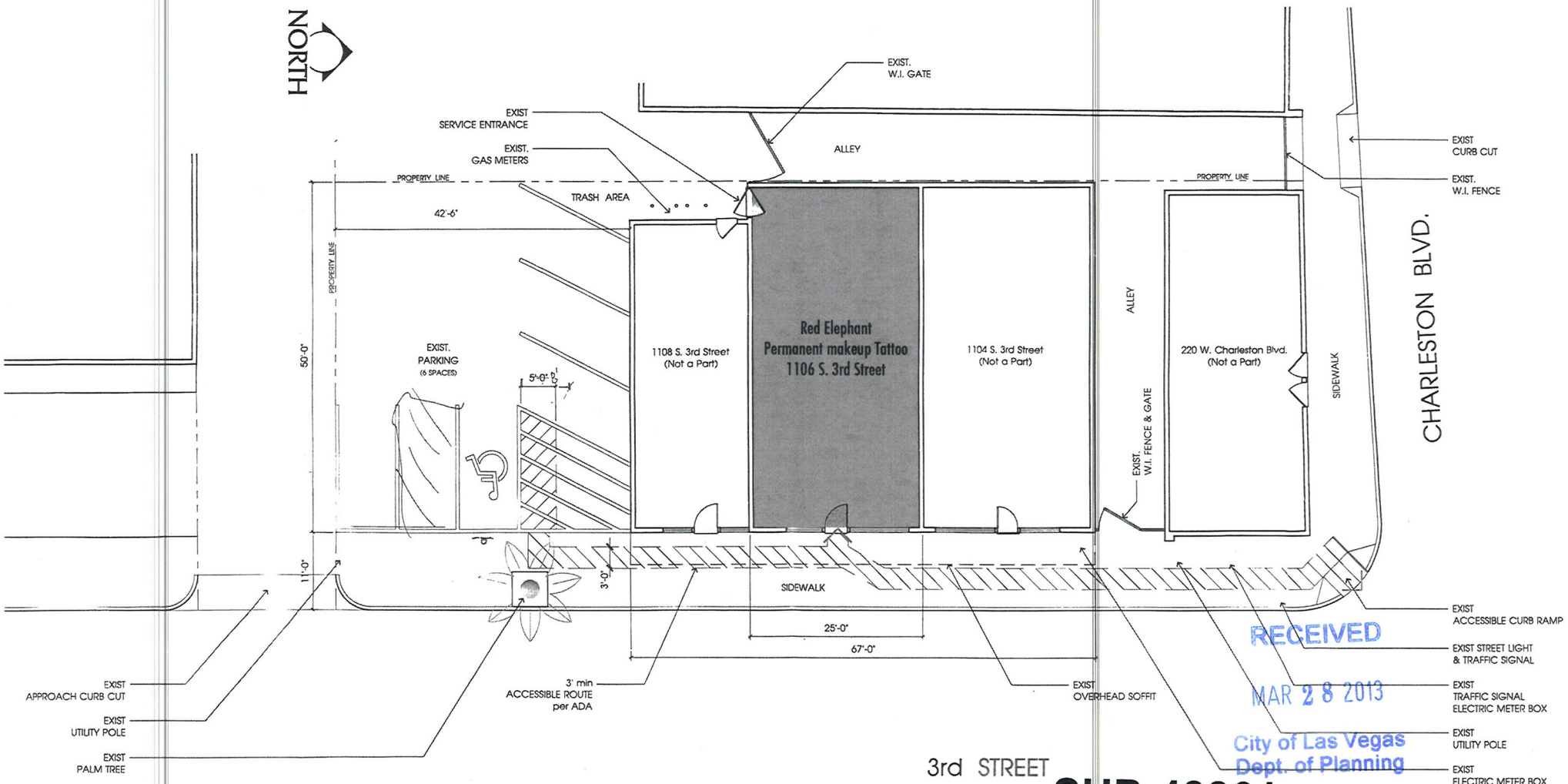
FOR DEPARTMENT USE ONLY

Case #	SUP-48861
Meeting Date:	5/14/13
Total Fee:	$1030.00
Date Received:*	4/1/13
Received By:	

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

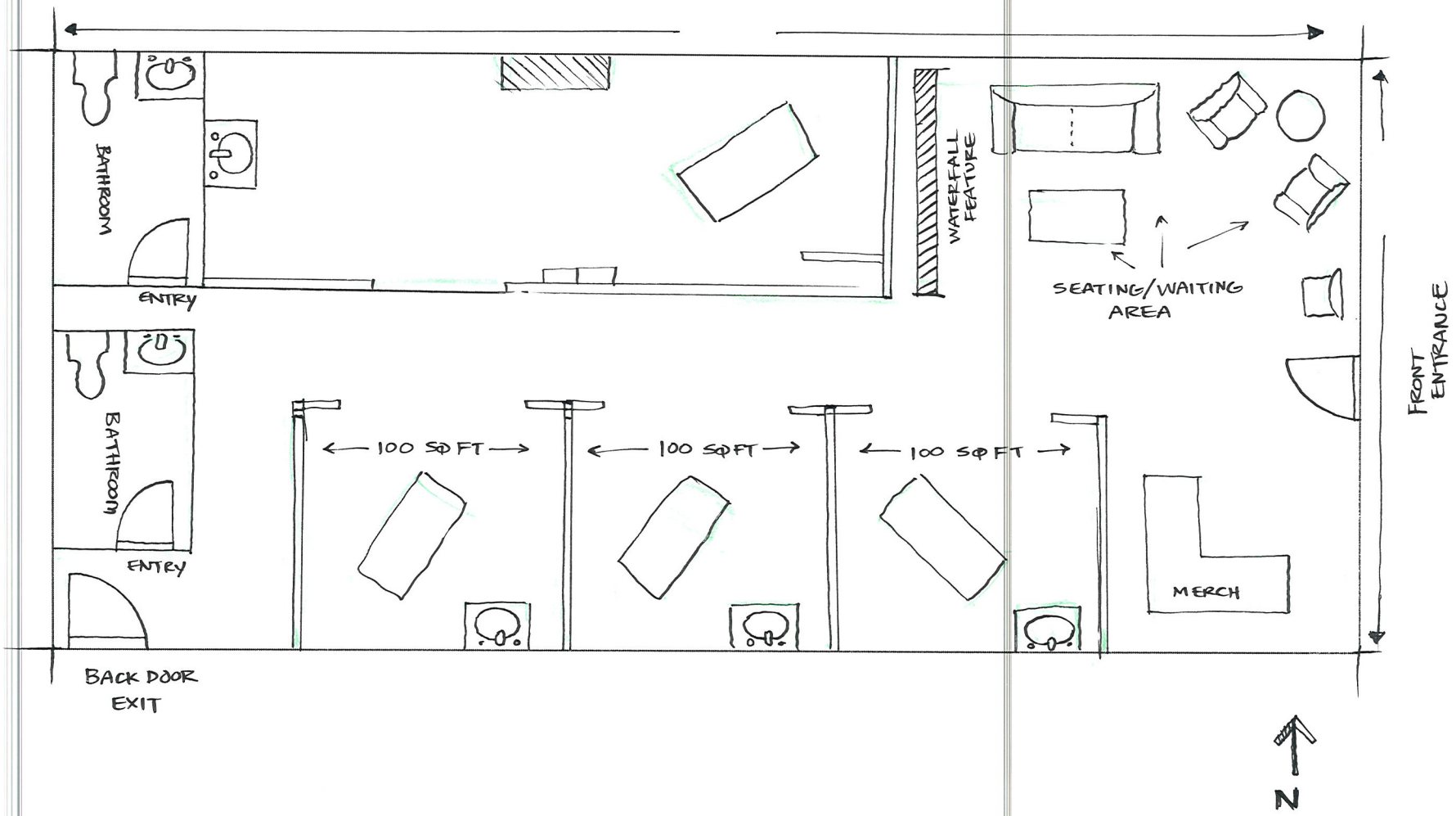
Revised 10/27/08

Site Plan & Project Data for Red Elephant Permanent Makeup Tattoo



RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

SUP-48861



SUP-48861

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning



SUP-48861 - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC
1106 SOUTH 3RD STREET

04/03/13



SUP-48861 - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC
1106 SOUTH 3RD STREET

04/03/13

Justification Letter

To: City of Las Vegas Department of Planning
From: Joshua Glover/ Red Elephant Permanent Makeup
Date: 1/30/2013
Subject: Justification Letter

The Proposal is to open a new and exciting Permanent Makeup Tattoo Studio location of:
1106 3rd Street • Las Vegas, Nevada 89104.

Shop operating hours:
Tuesday - Saturday
12:00 noon - 10pm
Number of employees: 5

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

The proposed Tattoo Studio/Body Piercing Studio can be conducted in a manner that is harmonious and compatible with surrounding land uses.

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

The subject site is physically suitable for the type and intensity of land use proposed, provided a handicap parking space is provided.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use. Handicap parking space is provided. Customer parking is adequate.

Charleston Boulevard, designated as a primary arterial by the city's master plan of streets and highways, provides access to the property. These roadway facilities are adequate to serve the proposed tattoo/piercing studio.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Approval of Special Use Permit for Tattoo/Piercing Studio at this location will not compromise the public health, safety and welfare or primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

Thank you for giving me the opportunity again. I am requesting to establish a Permenant Makeup and Tattoo studio at the property located at 1106 3rd street. I happily own and operate Black Spade Tattoos in the Downtown Las Vegas area for the past (1) year and I am ready to move forward on my new and highly anticipated business venture. I plan to create another artistic and calm environment suitable for anyone to enjoy. As a proud business owner in the newly booming Downtown area, and Las Vegas native artist I also see great potential and plans for the Las Vegas Arts District.

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

Thank You,
Joshua Glover

SUP-48861

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

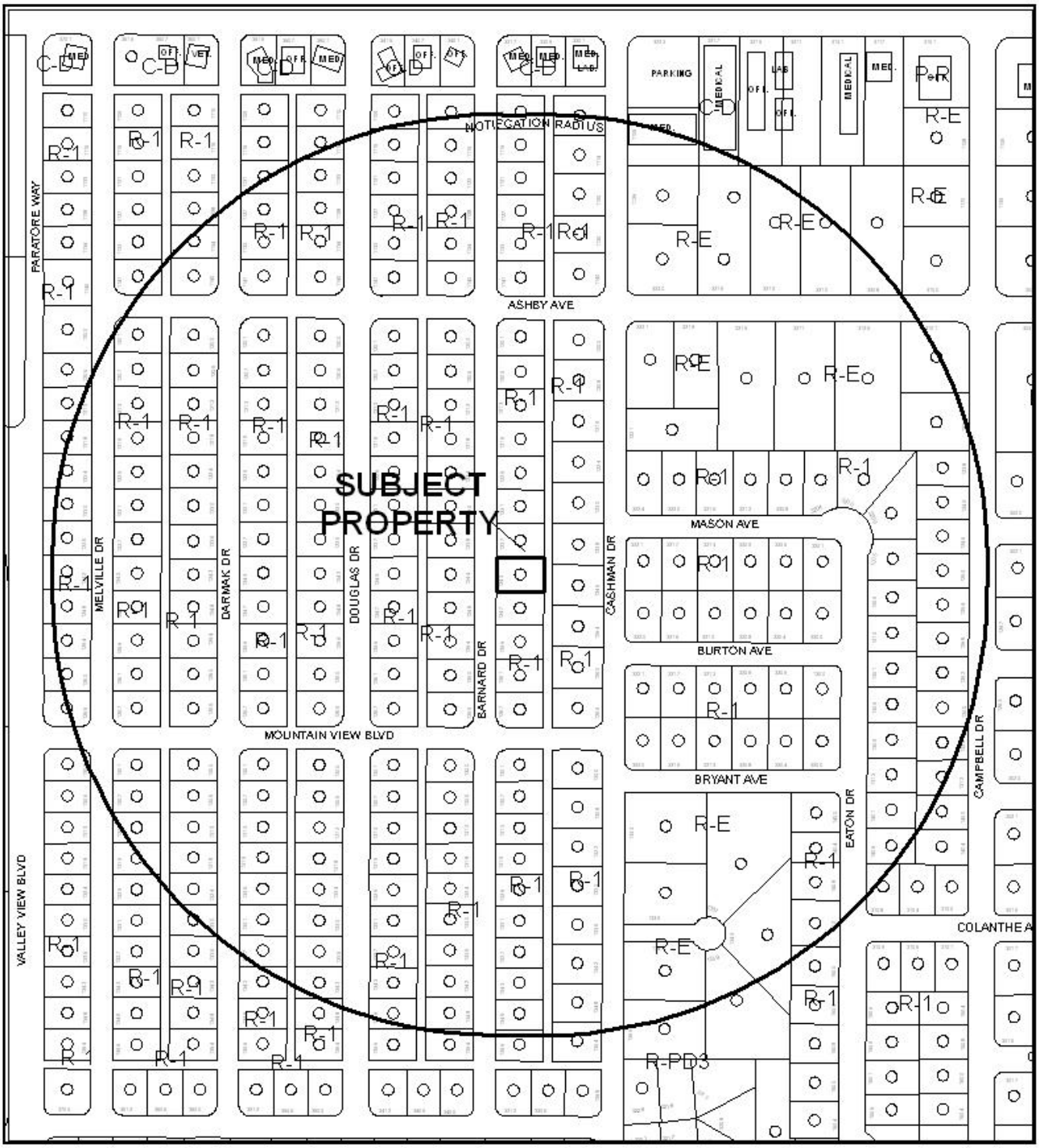
SUBJECT:
ABEYANCE - VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**13**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

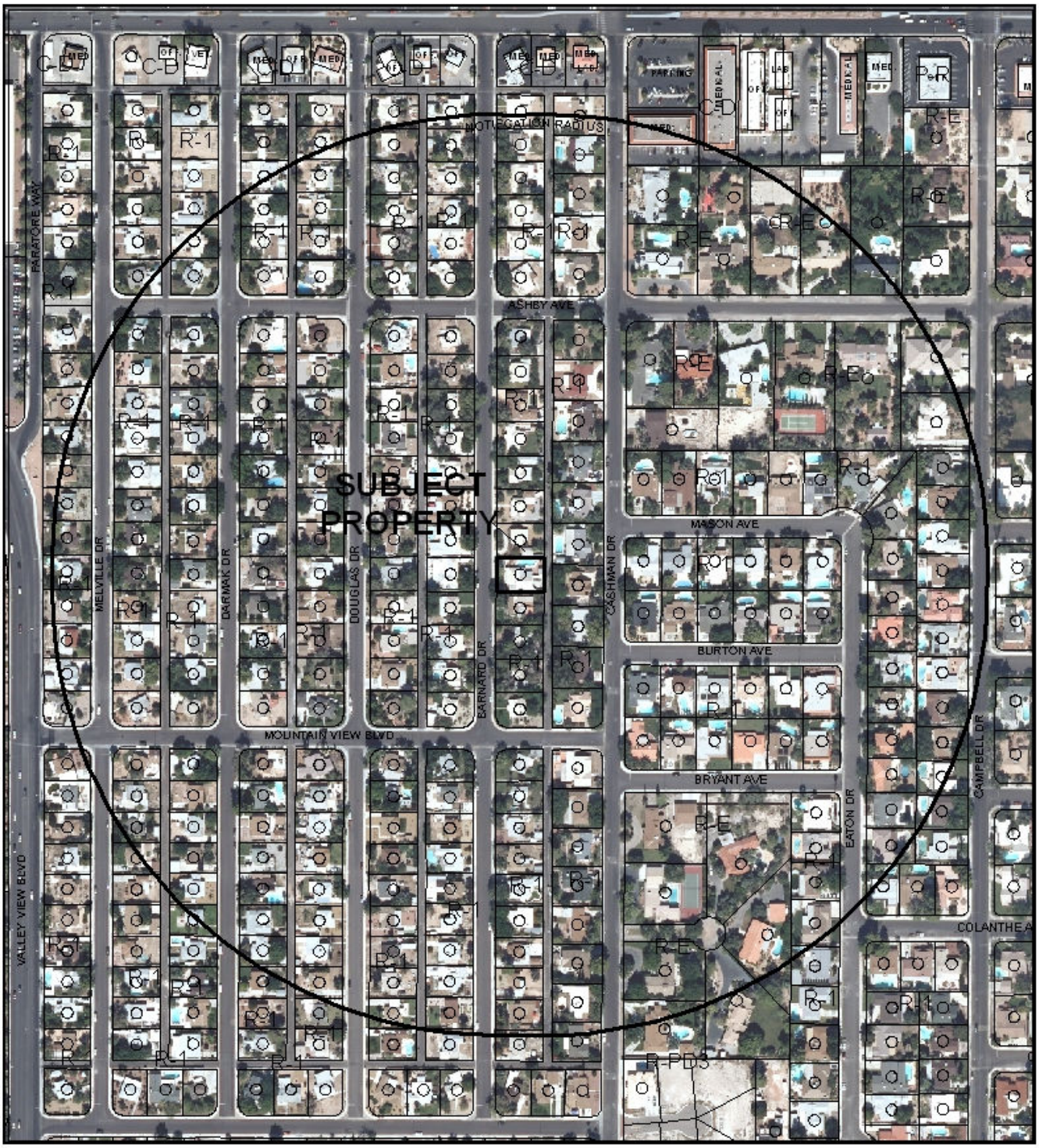
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest/Support Postcards and Support Letters



CASE: **VAR-47494**

RADIUS: 1000 FEET

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



0 260 520 Feet

CASE: **VAR-47494**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47494 APN: _____

Name of Property Owner: William Bithisel

Name of Applicant: William Bithisel

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: William J Bithisel

Print Name: William L Bithisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 10th day of November, 2012

Kathryn A. Shortledge

Notary Public in and for said County and State

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

RECEIVED
NOV 14 2012

162-05-114-009

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Car Port 19.06.040(c2) ACC STRUCT-FRONT

Project Address (Location) 1243 Barnard Dr Las Vegas NV 89102

Project Name Birthisel car port **Proposed Use** car shade

Assessor's Parcel #(s) Lot 17 Block 10 WestLeigh Tract 2 **Ward #** 1

General Plan: existing L proposed N/A **Zoning:** existing R-1 proposed N/A

Commercial Square Footage 468 sq ft **Floor Area Ratio**

Gross Acres 0.19 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER William Birthisel **Contact** same

Address 1243 Barnard Dr **Phone:** 702 870 7119 **Fax:**

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

E-mail Address bstdnvegas@Hotmail.com

APPLICANT William Birthisel **Contact** same

Address 1243 Barnard Dr **Phone:** 702 870 7119 **Fax:**

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

E-mail Address bstdnvegas@hotmail.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* William L Birthisel

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

Print Name William L Birthisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 16th day of November, 20 12.

Kathryn A Shortledge

Notary Public in and for said County and State

KATHRYN A. SHORTLEDGE
Notary Public State of Nevada
No. 06-104367-1
My Appt. Exp. May 24, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-47494
Meeting Date:	1-8-13
Total Fee:	$830.00
Date Received:*	11-14-12
Received By:	

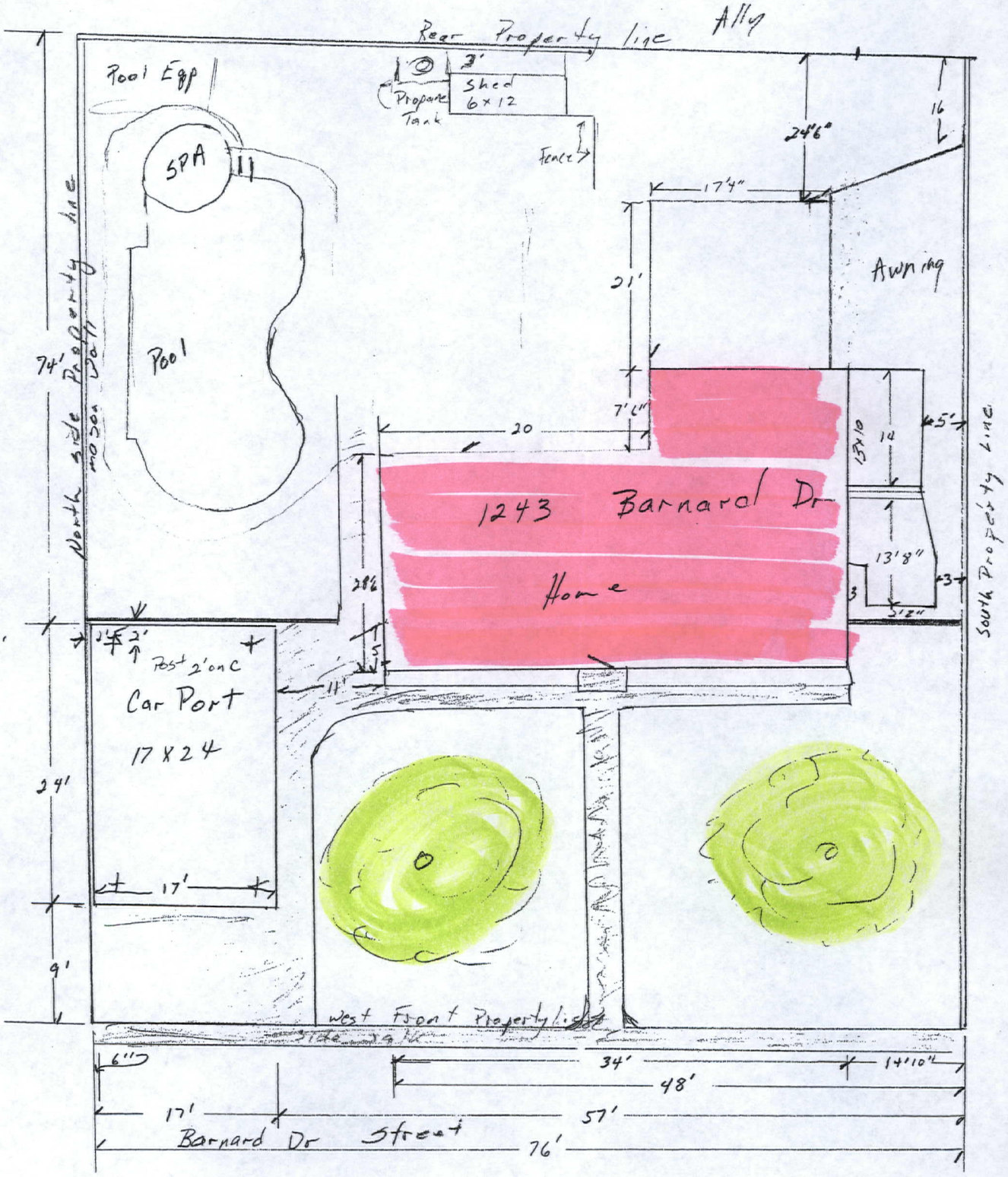
PC

*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

17'x24' solid Alumawood Car Port
white in Color



VAR-47494
REVISED

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JAN 13 2013


BARNARD DR
1247
1243
1237
VAR-47494



Car Port
North Side
Front



Submitted at Planning Commission
Date 4/9/2013 Item # 15



Awning
South Side
Rear














1138
1138






2613






7197


2913


7606




3205
3205




2613


2620







Submitted at Planning Commission

Date 4/1/2013 Item 15








2728









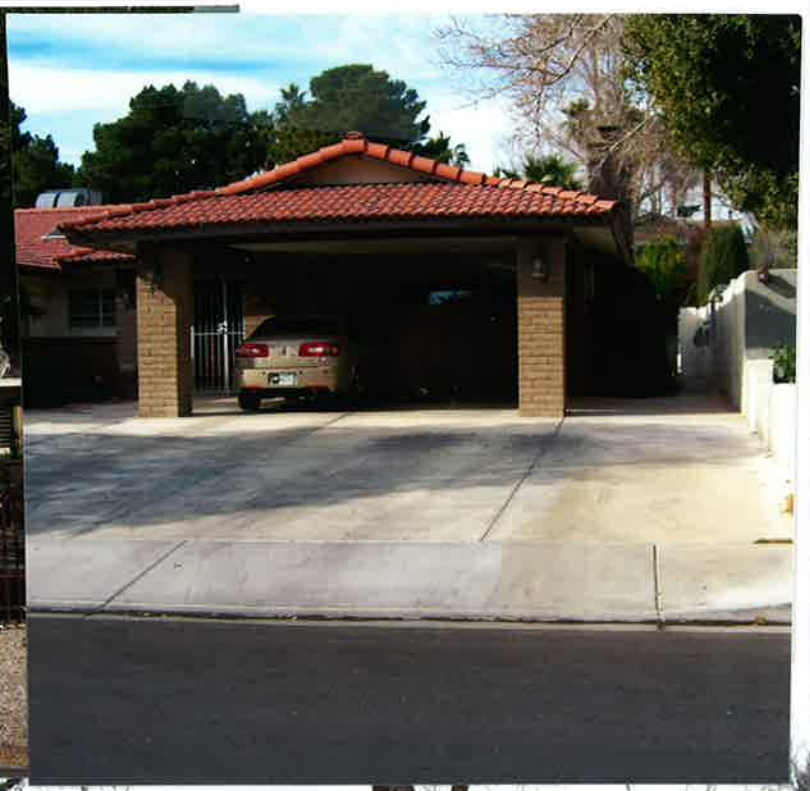







1132







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VAR-47494

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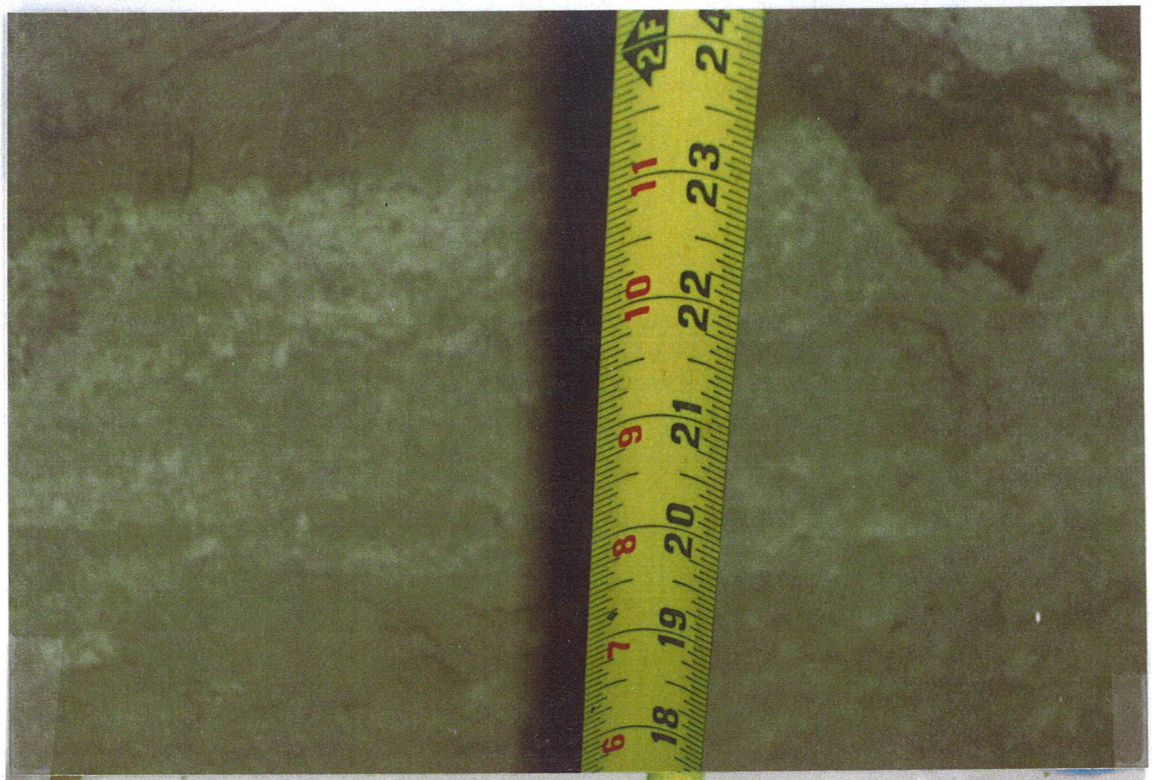

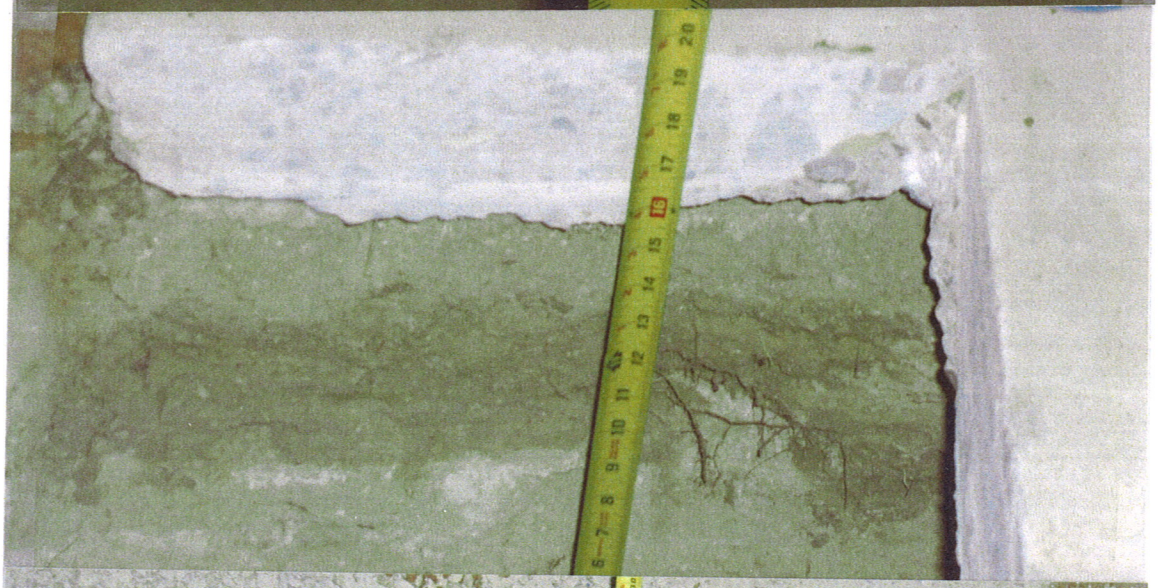

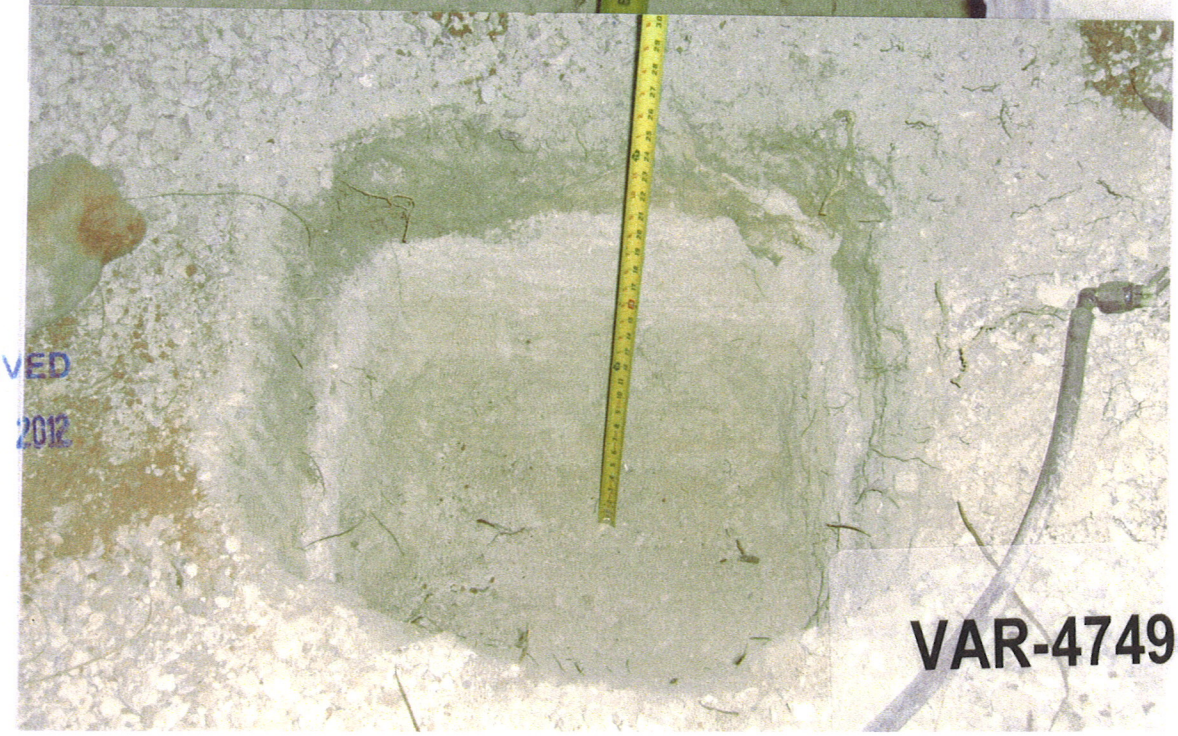

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VAR-47494



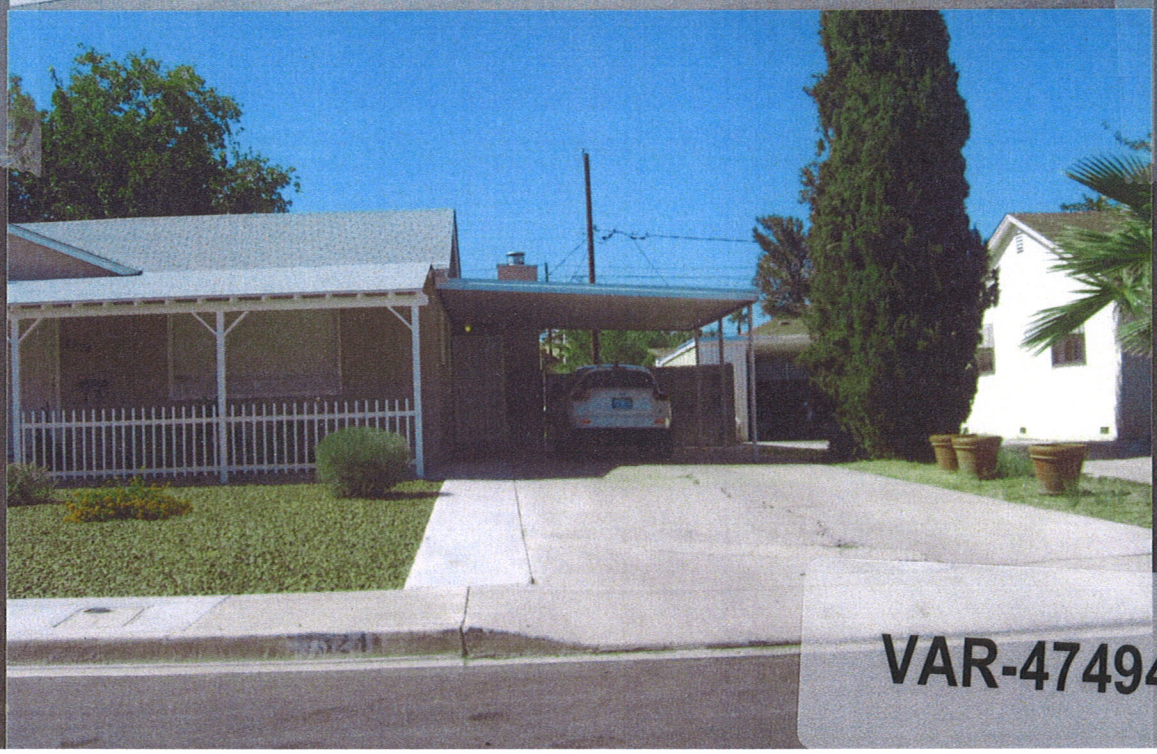




VAR-47494







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VAR-47494

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NOV 14 2012

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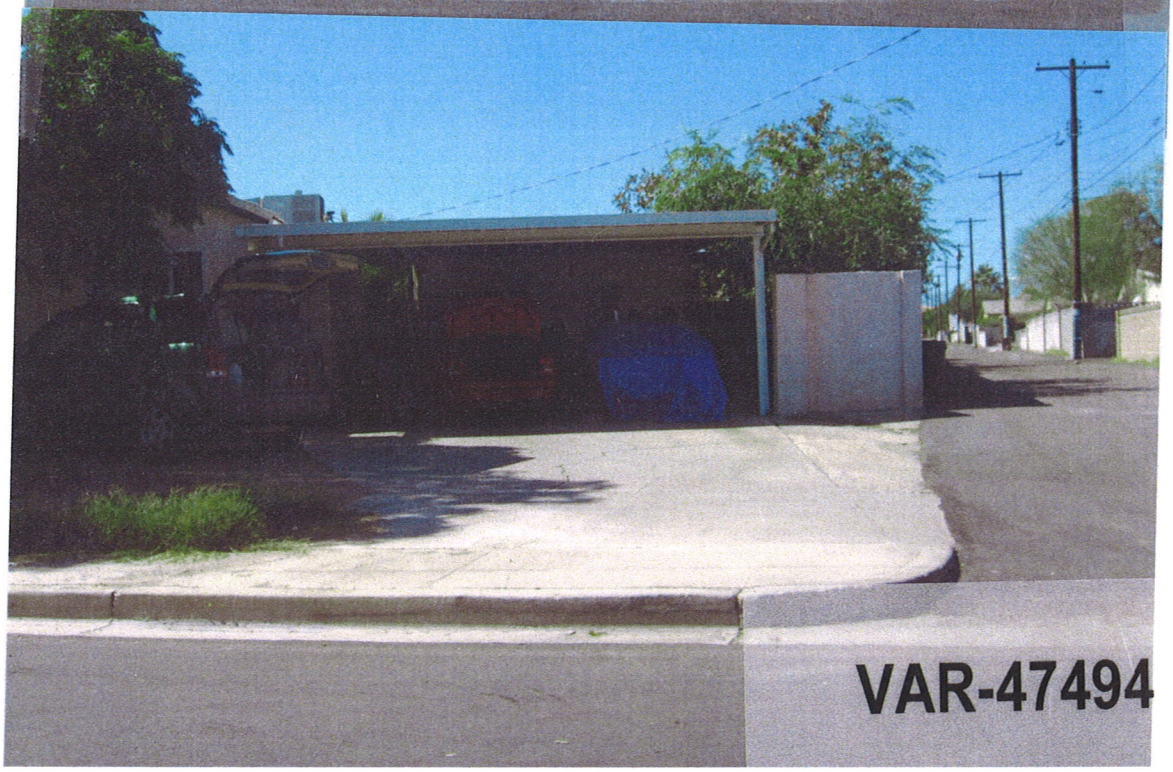
NOV 14 2012

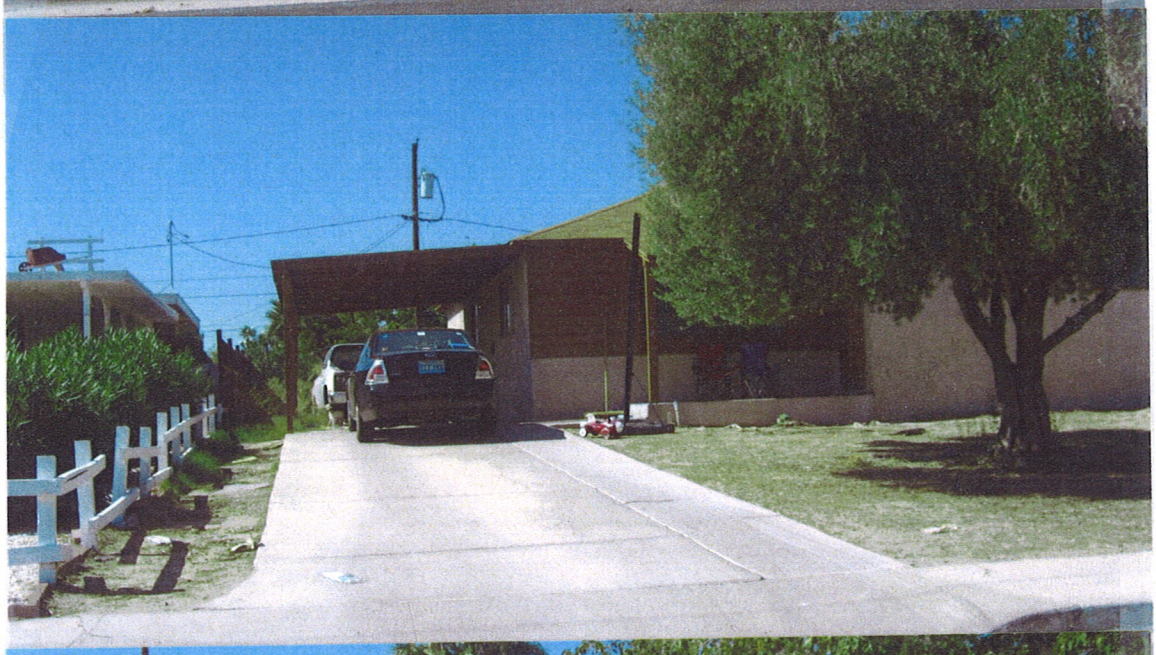


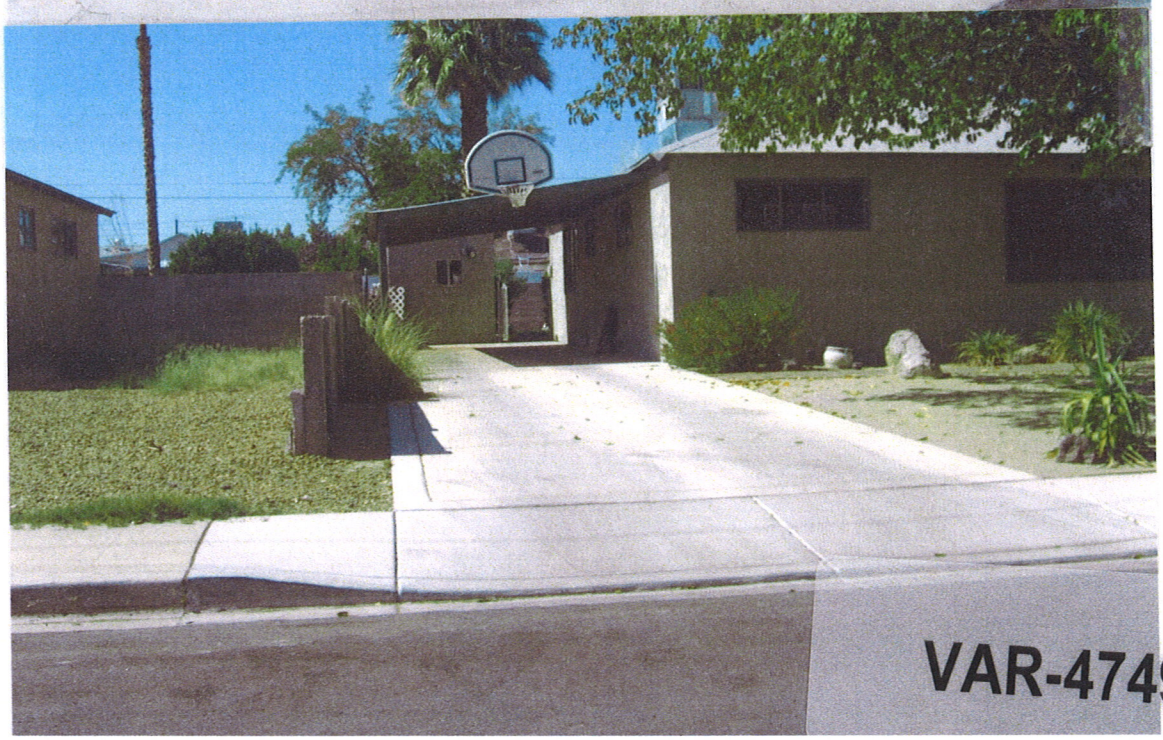




VAR-47494







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NOV 14 2016

VAR-47494



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NOV 14 2012

VAR-47494

JUSTIFICATION LETTER FOR VARIANCE FOR CARPORT LOCATED IN THE WESTLEIGH TRACT
1243 BARNARD DR, LAS VEGAS, NV

Homes were built in the Westleigh Tract in the early 1950's. The original homes did not have attached garages. The garages that were built were in the rear of the property with access from the alley running behind the homes. All automobile parking was on the street or in a driveway from the alley. Things were much different 60 years ago. Families only had one car and life was much simpler.

Today in the Westleigh Tract, many homes have opted for more parking options, e.g., attached garages with a driveway to the street, driveways to one side of the lot to accommodate off street parking, and carports, many of which are built to the property line.

I am requesting a variance for the carport on the existing concrete driveway to the front side of the property. I desire the shade for the preservation of my car. The aluma wood carport kit I purchased is top of the line. I spent extra money for the corple ends to beautify the structure. It is white in color to match my home's windows and blend in with the overall scheme of the dwelling. I have obtained written support letters from most impacted neighbors.

In review, the improving of a 60 year old neighborhood is necessary to improve the lifestyle of a modern family home. The carport structure at 1243 Barnard Dr. blends in well and looks very nice. It affords me the protection from the sun and street parking.

Respectfully,

William Birthisel

William Birthisel
1243 Barnard Drive
Las Vegas, NV 89102
702-870-7119
bstdnvegas@hotmail.com

RECEIVED
NOV 14 2012
VAR-47494

To Whom it May Concern~

I would like to request a "Front Yard Setback" Variance to allow a carport that I built in my front yard, which does not meet the 20' required by the Unified Development Code in the R-1 zoning district.

Regards,

William Birthisel

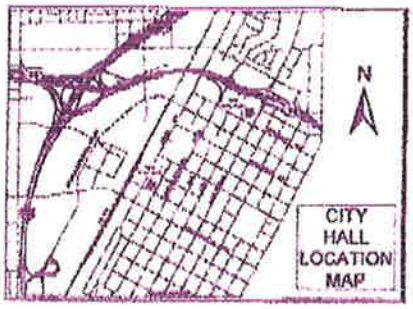
William J. Birthisel

10/11/2012

RECEIVED
NOV 14 2012
VAR-47494

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.

VAR-47494

Planning Commission Meeting of 4/9/2013

RESORTED FIRST CLASS

UNITED STATES POSTAGE

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MAR 28 2013

MAILED FROM ZIPCODE 89106

Case: VAR-47494
16205116005
O'HARA STEPHEN G SR
840 S RANCHO #4-562
LAS VEGAS NV 89106-3837 89106-3837

3/30/2013

Address not in Area

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

FIRST CLASS RESORTED

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0004279218 MAR 28 2013
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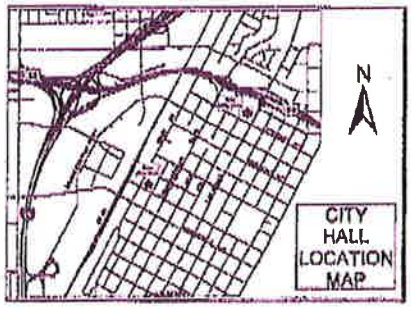
Official Notice of Public Hearing



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VAR-47494

Planning Commission Meeting of 4/9/2013

Case: VAR-47494
16205215021
MCGRATH THOMAS J & ELIZABETH J
3075 WESTWIND RD
LAS VEGAS NV 89146-6858 8917

Address 3.2 miles Away

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Department of Planning

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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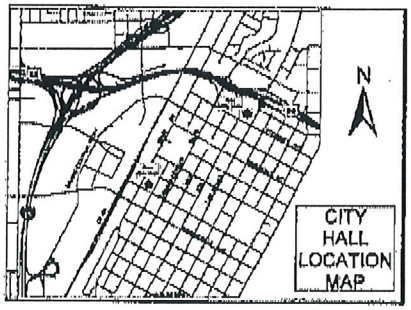

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MCGRATH THOMAS J & ELIZABETH J
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LAS VEGAS NV 89146-6858 8914

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City of Las Vegas
Department of Planning

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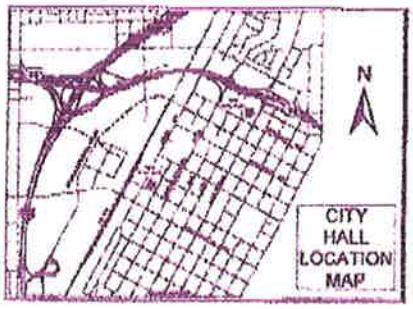

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3/30/2013

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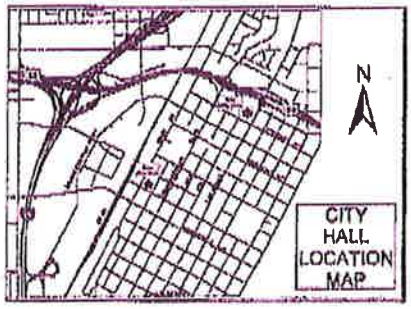

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LAS VEGAS NV 89146-6858 8917

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Las Vegas, Nevada 89106

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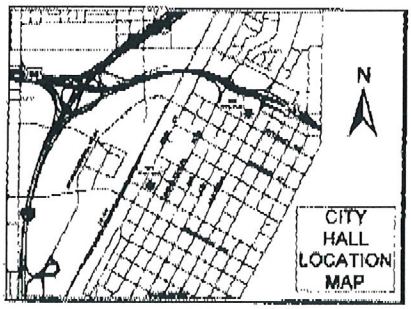

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16205116005
O'HARA STEPHEN G SR
840 S RANCHO #4-562
LAS VEGAS NV 89106-3837 89106-3837

3/30/2013

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APR 01 2013
City of Las Vegas
Department of Planning

15
P

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I DENNIS BALLEW, owner of the home at 1238 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Dennis Ballew 10-20-12

Signature and Date

BEST LOOKING CAR PORT IN Neighborhood.

RECEIVED
NOV 14 2012

RECEIVED
NOV 13 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I Constance Dunham, owner of the home at 1244 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Constance Dunham 10/25/12

Signature and Date

RECEIVED

NOV 4 2012



NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I Vicki J Platt, owner of the home at 1248 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

Vicki J Platt

Signature and Date

Nothing wrong with this carport. Done very nicely.

RECEIVED

NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I TINA FELPS, owner of the home at 1237 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

10/22/12

Signature and Date

RECEIVED
NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

I David Devereaux, owner of the home at 1247 Barnard Dr, Las Vegas, NV 89102 do not have any objections against the carport located at 1243 Barnard Dr and would approve the variance needed for said carport.

D. J Devereaux 10/20/12

Signature and Date

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NOV 14 2012

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

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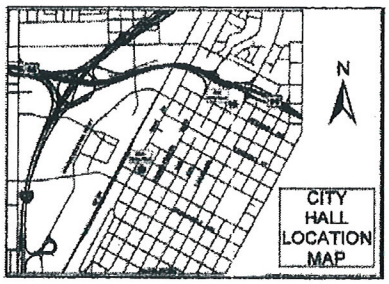

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-47494

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: VAR-47494

16205212008
LAJES EVELYN
AVILES EVETTE
1336 CASHMAN DR
LAS VEGAS NV 89102-20(

32 BRDFNMP 89102

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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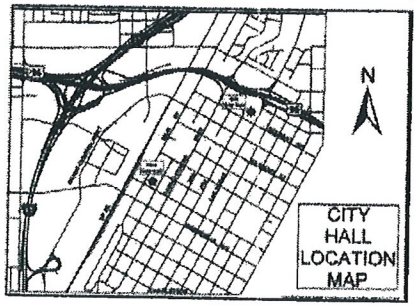

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VAR-47494

Planning Commission Meeting of 4/9/2013

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APR 9 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47494

16205114014
AVILES EVETTE
1330 CASHMAN DR
LAS VEGAS NV 89102-2002 89102-2002

32 BRDFMP 89102

A

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

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FIRST CLASS

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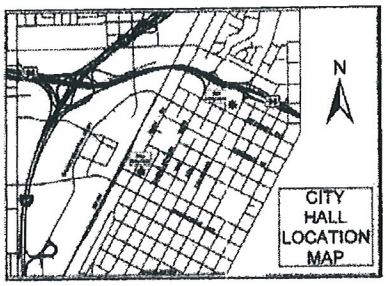

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VAR-47494

Planning Commission Meeting of 4/9/2013

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APR 9 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47494

16205215084
AVILES EVETTE M
1330 CASHMAN DR
LAS VEGAS NV 89102-2002

32 BRDFNMP 89102

A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

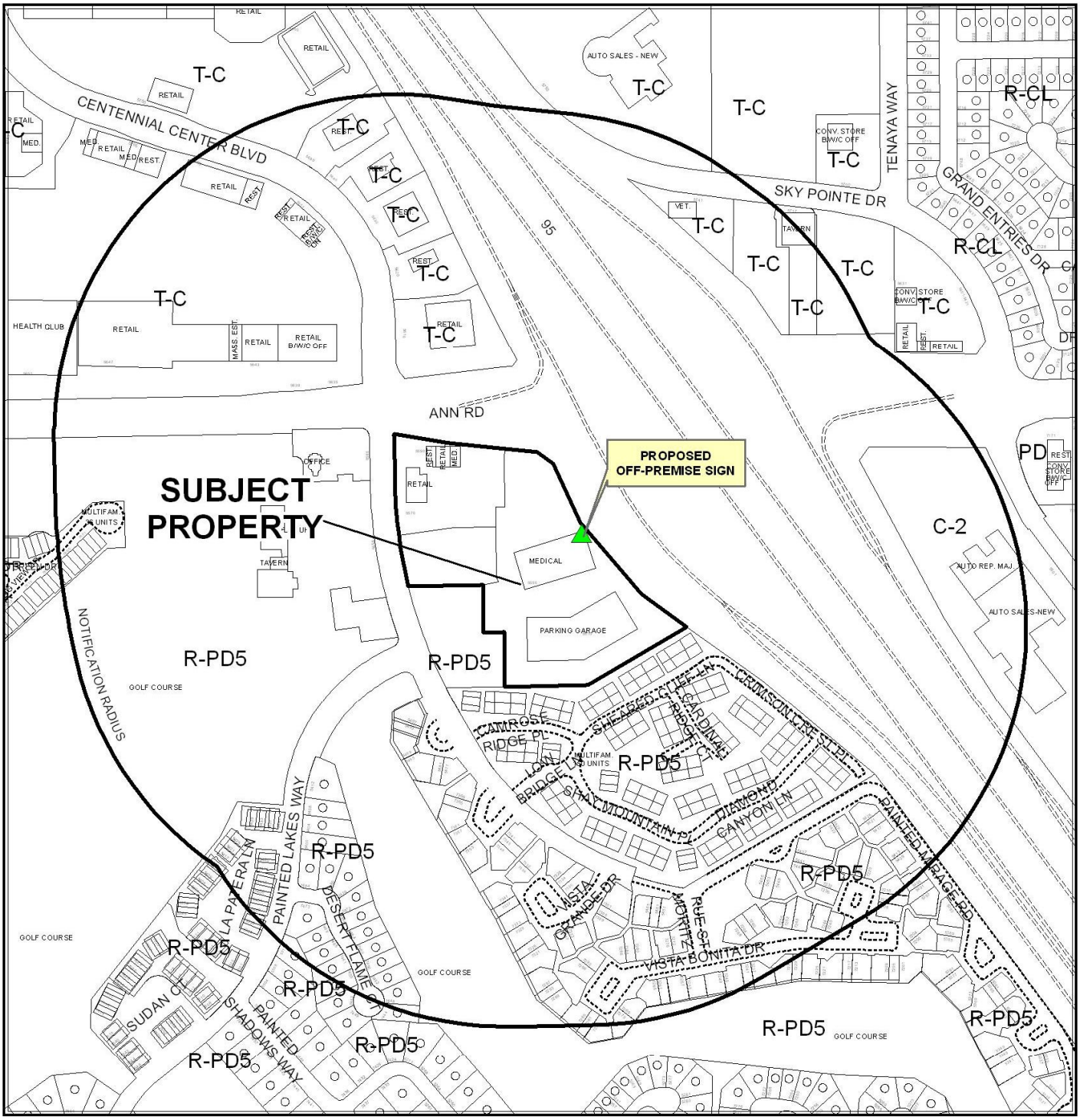
SUBJECT:
ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-47835 and SUP-47834
2. Conditions and Staff Report – VAR-47835 and SUP-47834
3. Supporting Documentation – VAR-47835 and SUP-47834
4. Photos – VAR-47835 and SUP-47835
5. Justification Letter – VAR-4835 and SUP-47834
6. Support Postcard - VAR-47834 and VAR-47835



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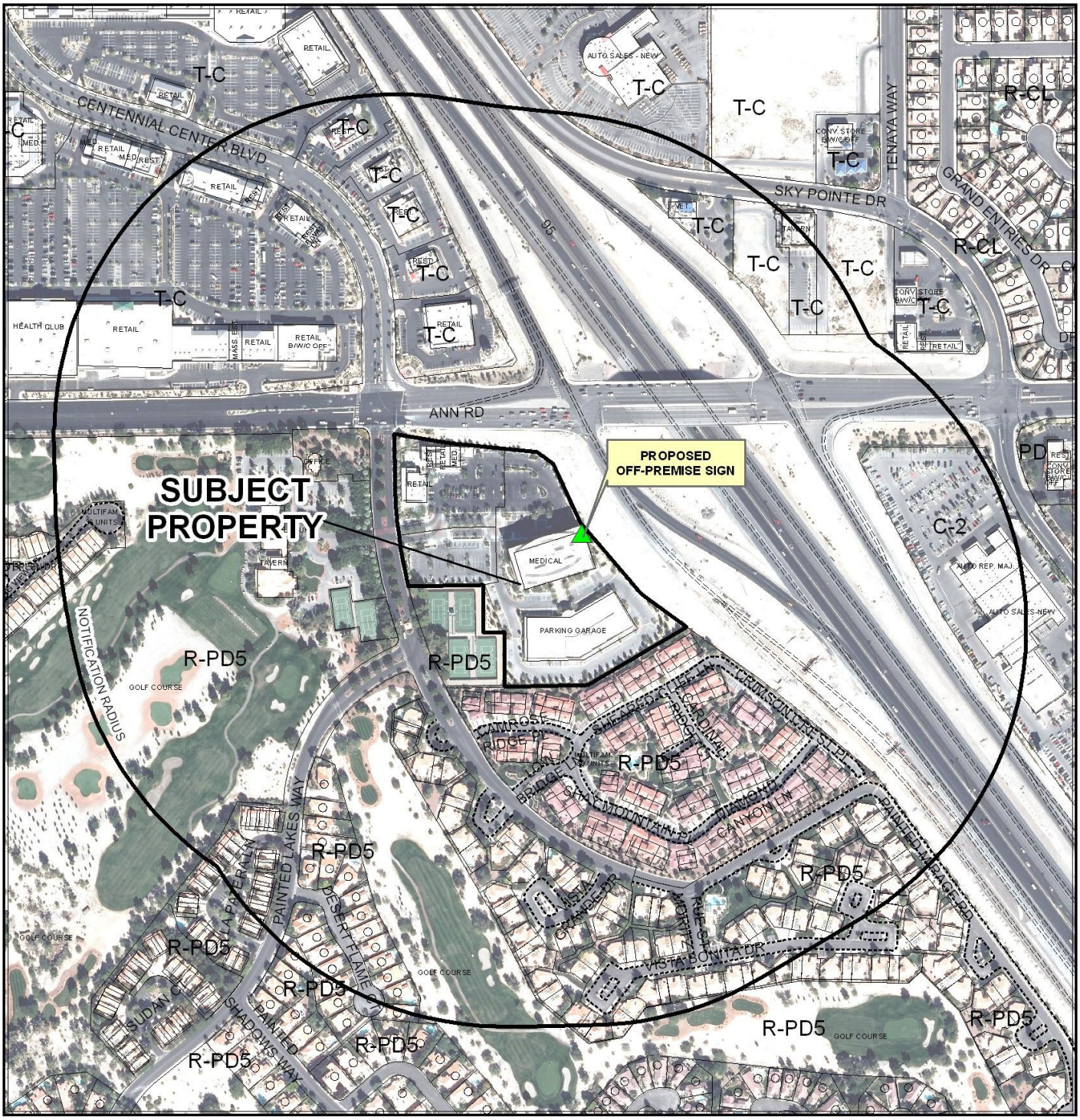
CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N



0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47835 APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

Name of Representative: G. C. Garcia, 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: Mgr / Or

Print Name: Mehry Taheri / Mehry Taheri

Subscribed and sworn before me

This 18 day of Dec, 2012

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEC 20 2012

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Mehry Taheri

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 10TH day of DEC., 20 12.

Notary Public in and for said County and State

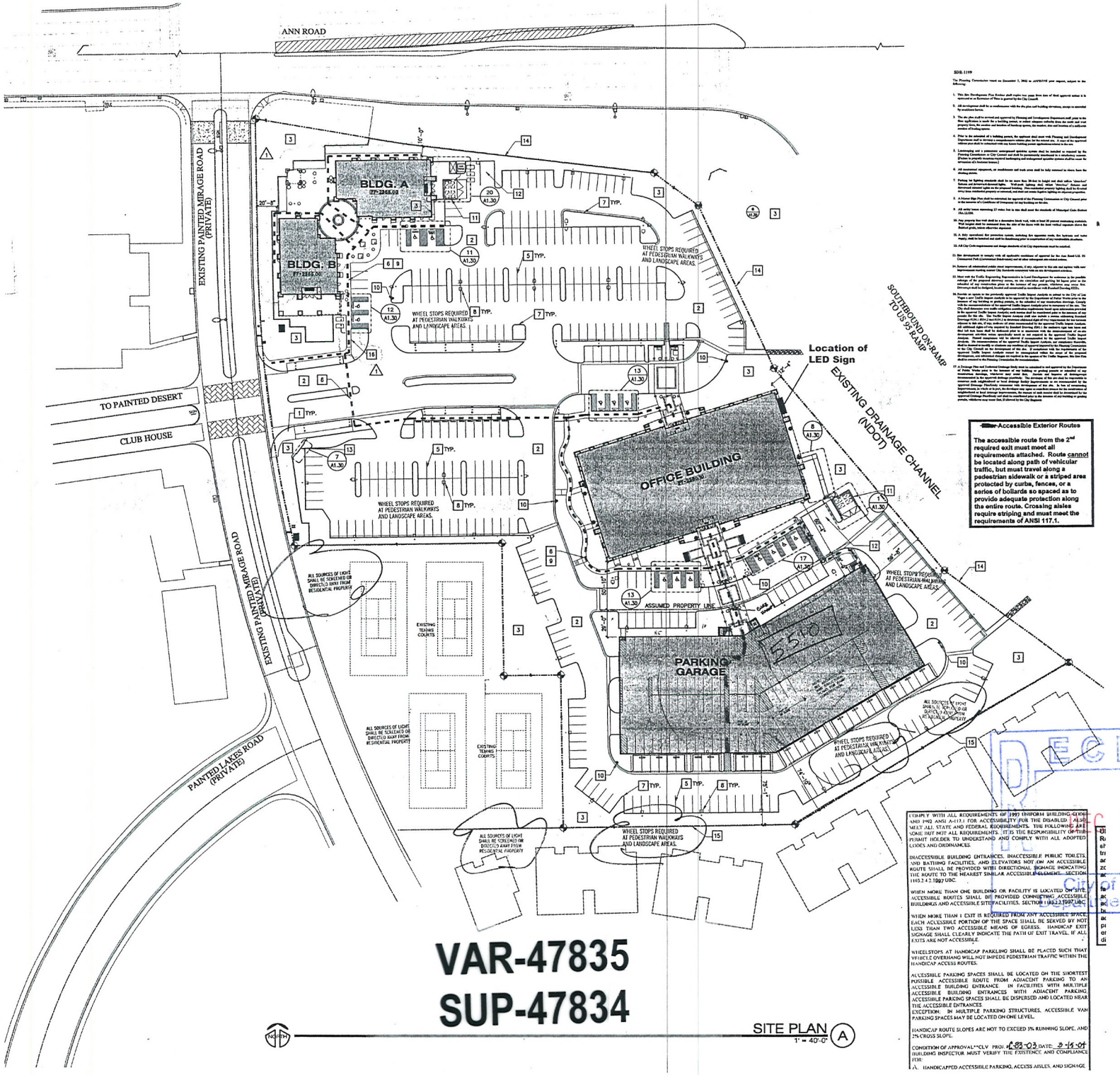
LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-47835
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
Received By:	MLeX

*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



VAR-47835
SUP-47834

SITE PLAN (A)
1" = 40'-0"

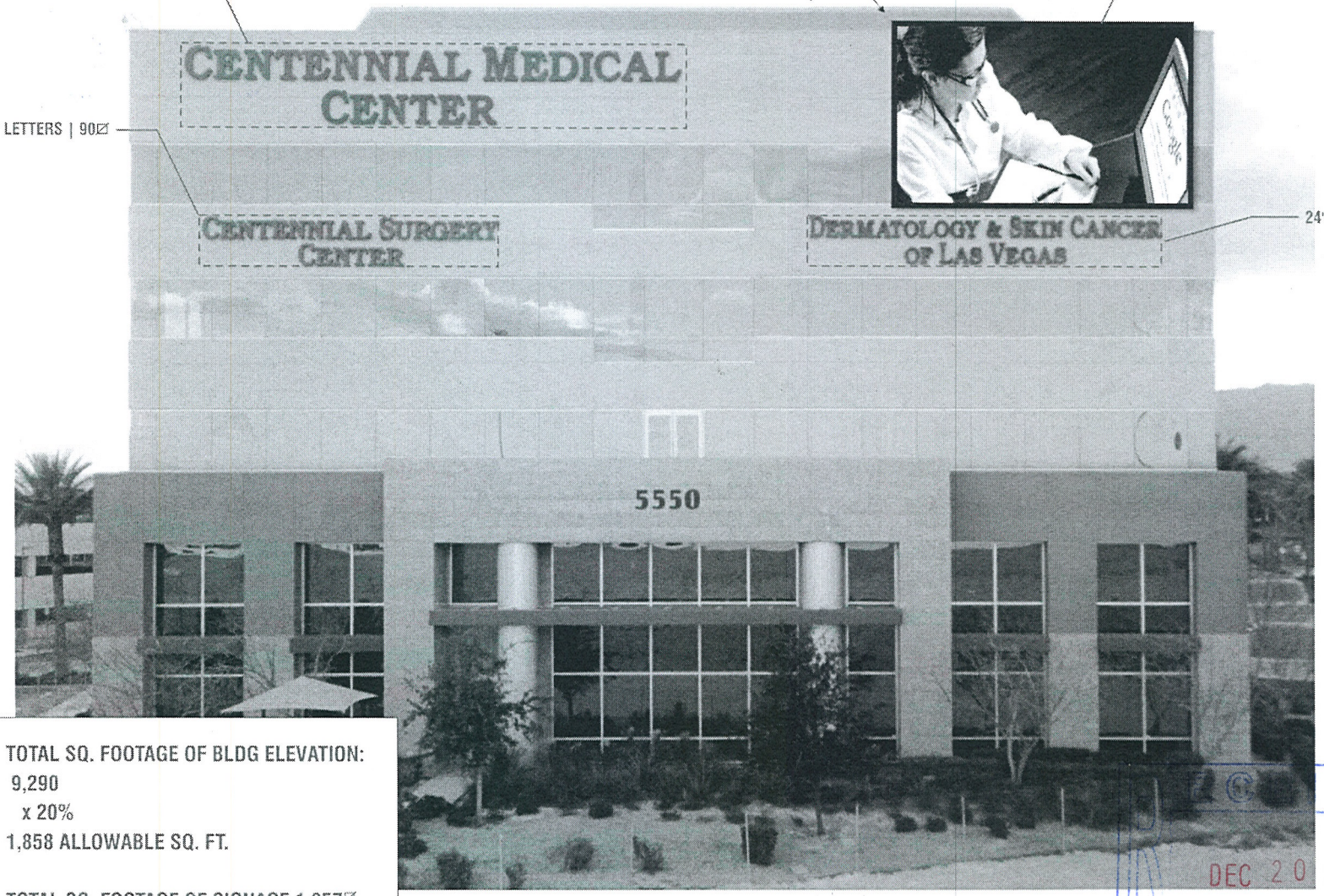
LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB

36" LETTERS | 236☑

NEW LED UNIT | 627☑

24" LETTERS | 90☑

24" LETTERS | 104☑



TOTAL SQ. FOOTAGE OF BLDG ELEVATION:
9,290
x 20%
1,858 ALLOWABLE SQ. FT.

TOTAL SQ. FOOTAGE OF SIGNAGE 1,057☑

EAST ELEVATION w/ LED UNIT
SCALE: 3/32" = 1'-0"

VAR-47835
SUP-47834

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Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR

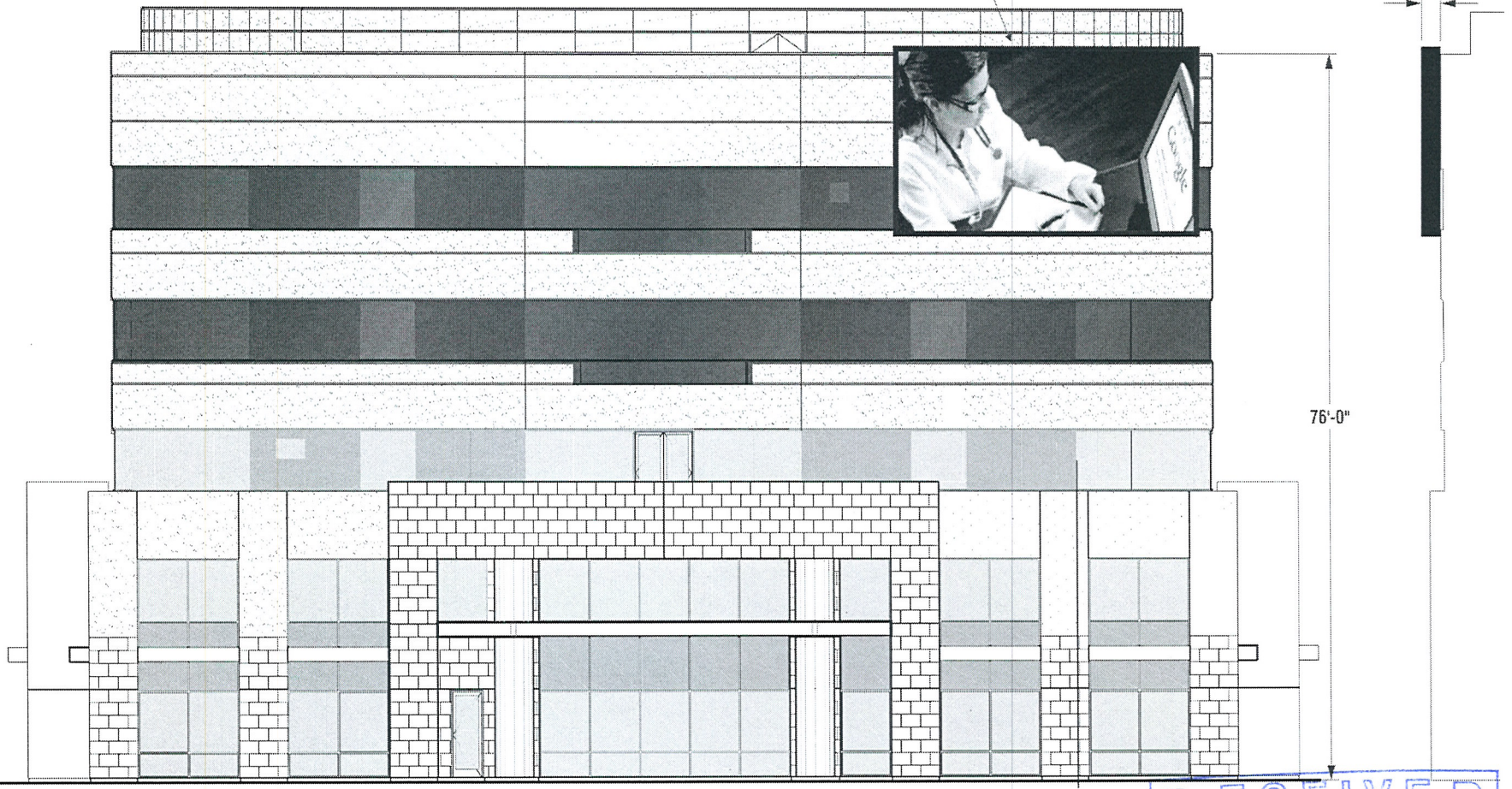
REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
001

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR
REVISION	

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

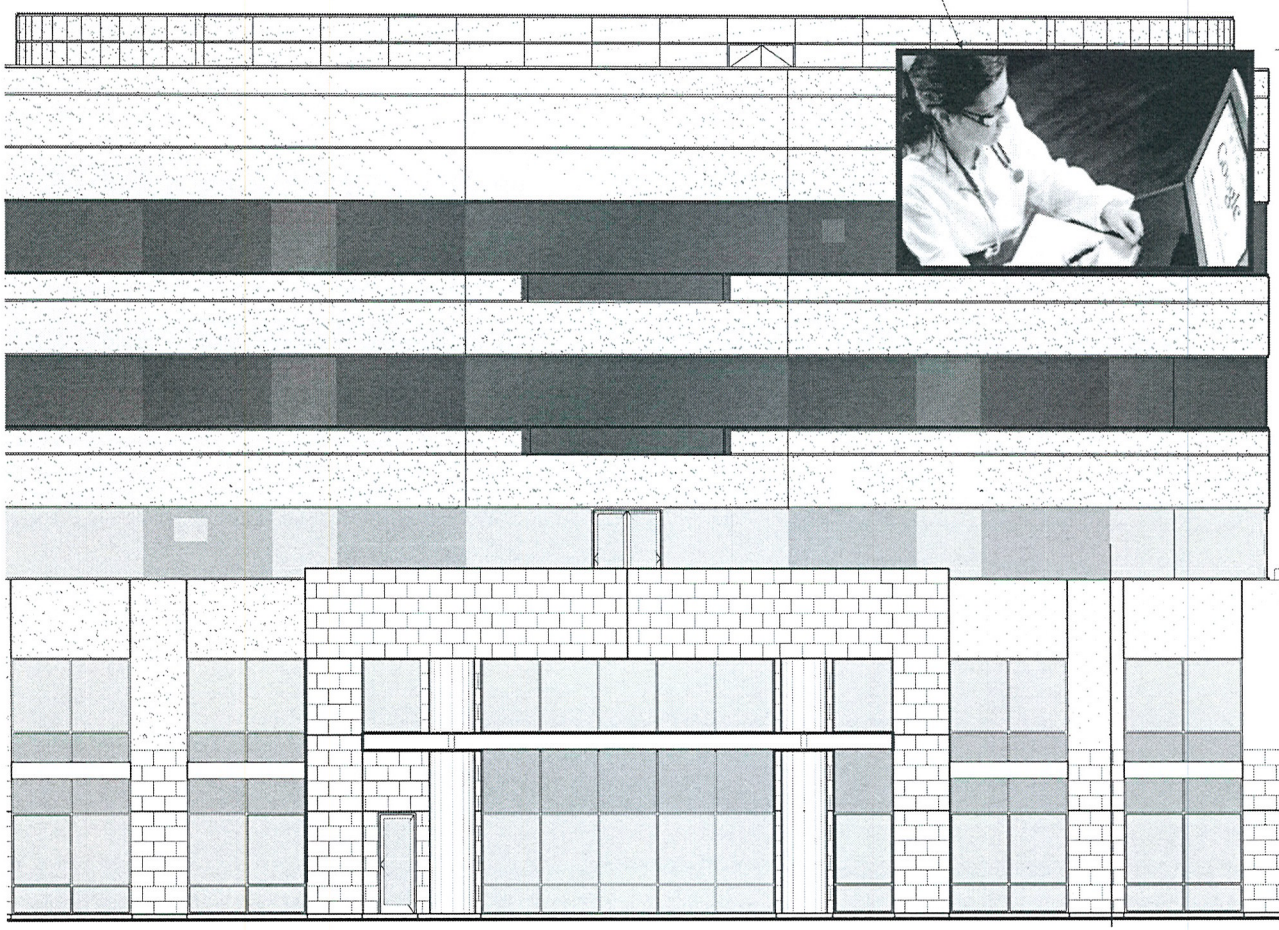
FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

VAR-47835
SUP-47834

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



30' ABOVE INTERCHANGE ELEVATION

24"

30'-0"

FREEWAY INTERCHANGE HEIGHT

77'-0"
TO TOP
OF SIGN

EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

VAR-47835
SUP-47834

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-595-7474

These plans are prepared and submitted by the contractor as an examination by NRS 624.340 for work under contractor license category numbered under NRS 624.

NV CONTRACTOR LICENSE 942778

THIS ARTWORKS WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO: 15170
DATE: 02.23.12
DESIGN: DERRICK
SHEET: ROB M
FILENAME: CENTENNIALCORPCTR15170.CDR
CHECK:

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE
12-20-12 DN	SHOW FREEWAY INTERCHANGE HT.

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002



VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13



VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13

December 20, 2012

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

RE: US-95 & Ann Road Commercial Park Office Building
Request: SUP and Variances for Allowing an Off-Premise Wall Sign from an Approved On-Premise LED Wall Sign
APN#s: 125-34-116-004

Dear Mr. Fagg:

On behalf of our client, KHANEH Holdings LLC, please accept this justification letter for a Special Use Permit and Variances and any changes if needed to the Master Sign Plan Amendment (MSP-9591 and as amended MSP-47179) to allow an approved LED wall sign to be used as an Off-Premises Sign on an existing commercial/professional building at the southwest of the US-95 and Ann Road (5550 Painted Mirage). This sign will use an already approved and permitted on premise LED wall sign on the northeast corner of the office building use.

The site is a C-2 (General Commercial) zoned site located on the 5.25 +/- net acres. The office building is a five story structure with a parking garage. The approved on premises LED sign is about 19'9" high and 31'9" wide (630 sf) and located on the upper levels at the northeast corner of the building facing the freeway. The total wall signage of the building is about 1,060 square feet or well below the allowed 1,858 square feet.

The Variance requests are necessary to address the fact that the Code expects off-premise signs to look like conventional billboards that are pole mounted (LVMC 19.12.120.D.2) and due to the height of the sign on the building being taller than the Code expected billboard height of 40 feet or maximum of 55 feet (LVMC 19.12.120 C.7.b).

The sign request meets the applicable SUP Locational Provisions of the Code. Most significantly, the proposed sign is 1a) within 660' of the US-95 ROW; is less than the maximum allowable sizes of 30' high by 60' wide for off-premise sign; 1b) is within the 672 square feet allowed for other off-premise signs; 2) is located appropriately above the standard sign height due the proximity to an elevated freeway interchange; & 3) more than 300 feet from the nearest residential property line.

Approval Criteria for a Special Use Permit LVMC 19.16.110
L. Special Use Permit Determinations—Approval
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

VAR-47835
SUP-47834

GCGARCIA

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DEC 20 2012
City of Las Vegas
Department of Planning

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

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

This change would only add the ability to do off-premise advertising. The Sign is not a typical "billboard" as it is aesthetically designed to fit into a quality office park and surrounding neighborhood. The sign will comply with the applicable Locational Provisions for Off-Premise Signs (19.12.120). The sign orients to faces the freeway and does not face residential. Elevating the sign allows it to be functional as well as not in the face of drivers at the interchange overpass.

Furthermore, the sign will help sustain and promote the existing commercial facilities and other businesses. The sign is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, MSP, conditions of approval and other Code requirements.

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

The site is planned and zoned for the existing office park and five story office building. An LED wall sign has already been approved for the building so no additional sign or structure is required. The total building signage is substantially lower than allowed.

The location of the approved sign is suitably located as it is oriented toward the US-95 and away from the residential. It is within the required proximity to the US-95 as well as elevated appropriately given the depressed finished floor elevation of the building relative to the freeway interchange; visibility to serve the intended use; and aesthetics of the building.. The use will, except as requested, be done in compliance all with City requirements.

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

The use of an approved LED wall sign for an off-premises sign will not create any additional demand on the street or highway infrastructure. All necessary infrastructures to serve the office building is already built, in place and approved.

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.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. The investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or

VAR-47835
SUP-47834

DEC 10 2012
City of Las Vegas
Department of Planning

hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

To provide for adequate sign visibility addition height is required. The topography of the site relative to the elevated freeway interchange makes a conventional billboard height unsuitable for the subject property and also provides the basis for an extraordinary and exceptional situation or condition. The elevated freeway interchange was located, designed and built by governmental action and not due to the property owner.

Additionally, the strict application of the height and requirement to build on a freestanding pole would create peculiar and exceptional practical difficulties as well as an undue hardship due to where such a pole would have to be located in a parking lot closer to the freeway that would result in obscuring the quality of building design; making a less attractive sign to the public; and be more imposing due to is proximity to the traveling public.

As proposed the sign will relive the topographic, extraordinary circumstances. The sign as propose provides the necessary relief while providing a benefit to the pubic good by removal of the unsightliness of a conventional billboard structure closer to the roadways. The sign will also comply with the approved MSP and permit for on- premise LED wall sign.

SUMMARY JUSTIFICATION

In summary, we believe the requested off-premise SUP and associated Variances to increase the height and eliminate an unsightly billboard structure will help enhance the office park and provide an advertising venue for other businesses on an approved sign and serve the traveling public consistent with the Code requirement, determinations or any conditions.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

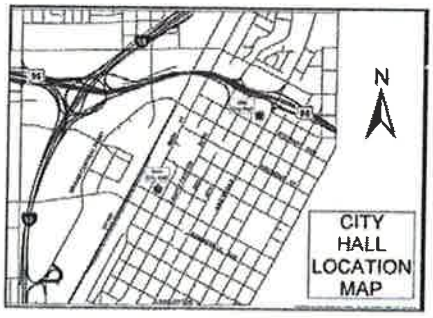
VAR-47835
SUP-47834

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 $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 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 on card for your comments.

VAR-47835 & SUP-47834
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 11 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47835
12534117039
CHADBAND JAMES CRAIG
12310 CALLE CELESTINA
GILROY CA 95020-9438 95020-9438

#28-29 A

108 LRDFNMP 95020

2/12/13 #28-29

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

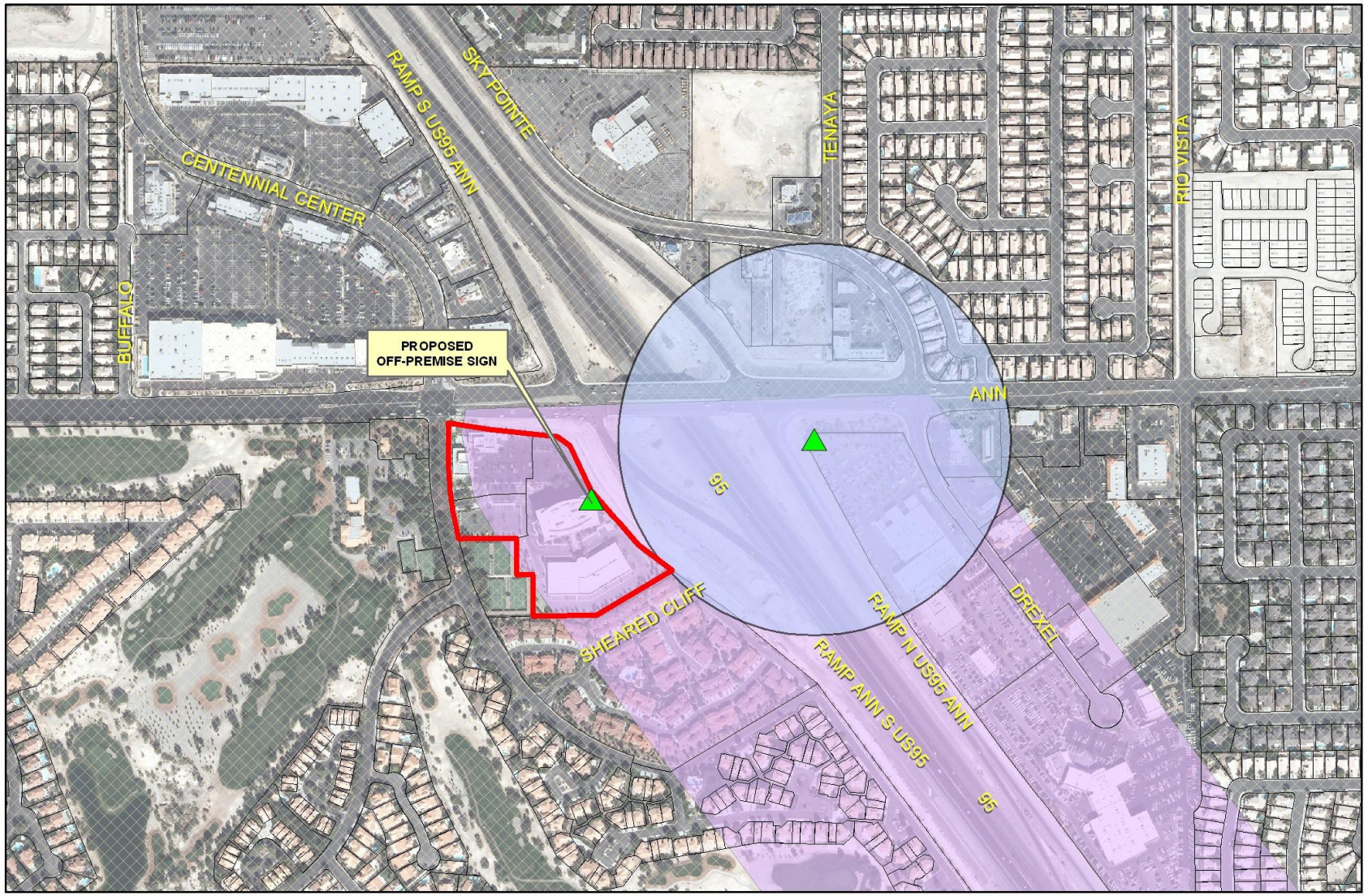
SUBJECT:
ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Special Map
2. Consolidated Back-up
3. Supporting Documentation



SUP-47834

- 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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47834** APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

Name of Representative: G. C. Garcia, 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: Melroy Taheri

Subscribed and sworn before me

This 18 day of Dec., 2012

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 18TH day of Dec, 20 12.

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-47834
Meeting Date:	2/12/2013
Total Fee:	1030 00
Date Received:*	12/20/2012
Received By:	MRoyo

*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.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

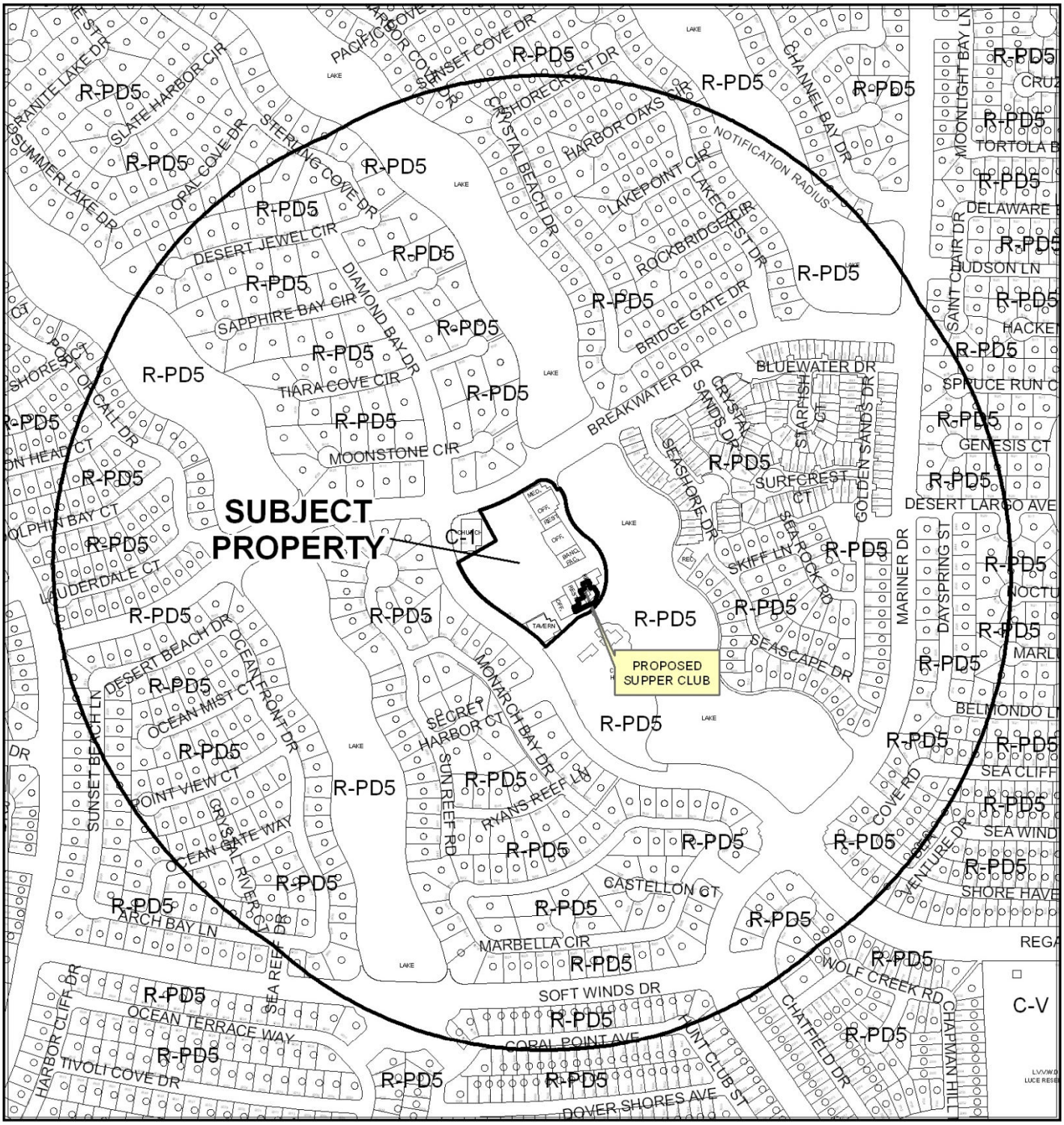
SUBJECT:
ABEYANCE - SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**26**	**Planning Commission Mtg.**	**9**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

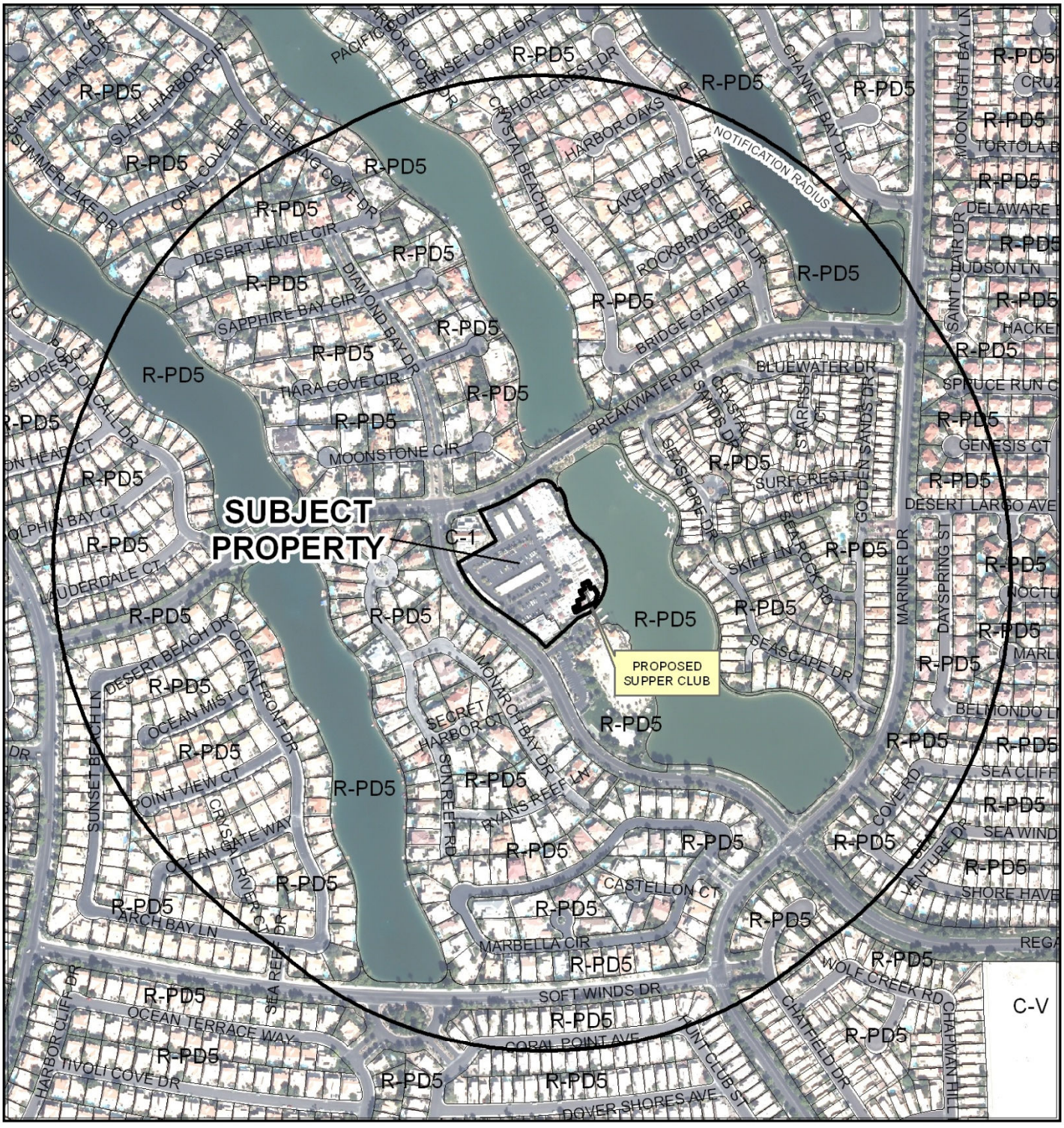
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-48184 and SDR-48185
3. Supporting Documentation - SUP-48184 and SDR-48185
4. Photos - SUP-48184 and SDR-48185
5. Justification Letter - SUP-48184 and SDR-48185
6. Protest/Support Postcards and Concern Postcard - SUP-48184 and SDR-48185



CASE: **SUP-48184**

RADIUS: 1500 FEET

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



CASE: **SUP-48184**

RADIUS: 1500 FEET

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



SUP-48184
Supper Club

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-48184** APN: 138-16-717-002

Name of Property Owner: WFT NV LLC

Name of Applicant: Ivy Grill

Name of Representative: Lucy Stewart

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: _____ M.M

Print Name: ERIC R WATTS / H WATTS

Subscribed and sworn before me

This 24th day of January, 2013

Cori Sue Cole

Notary Public in and for said County and State

Clark County State, NEVADA

CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for supper club

Project Address (Location) 2620 Regatta Dr

Project Name Lakeside Center **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-16-717-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER WFT NV LLC **Contact** _____

Address 435 N. Oakhurst **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90210-3981

E-mail Address _____

APPLICANT Ivy Grill LLC **Contact** Erik Watts

Address 2620 Regatta Dr. #116 **Phone:** (702) 240-5220 **Fax:** (702) 853-0697

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

E-mail Address ewatts@trendshift.com

REPRESENTATIVE Lucy Stewart **Contact** same

Address 1916 Trail Peak Lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

Property Owner Signature* _____ M.M.

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

Print Name ERIK R WATTS / H V WATTS

Subscribed and sworn before me

This 24th day of January, 20 13.

_____

Notary Public in and for said County and State

County Clark, State Nevada

Revised 10/27/08

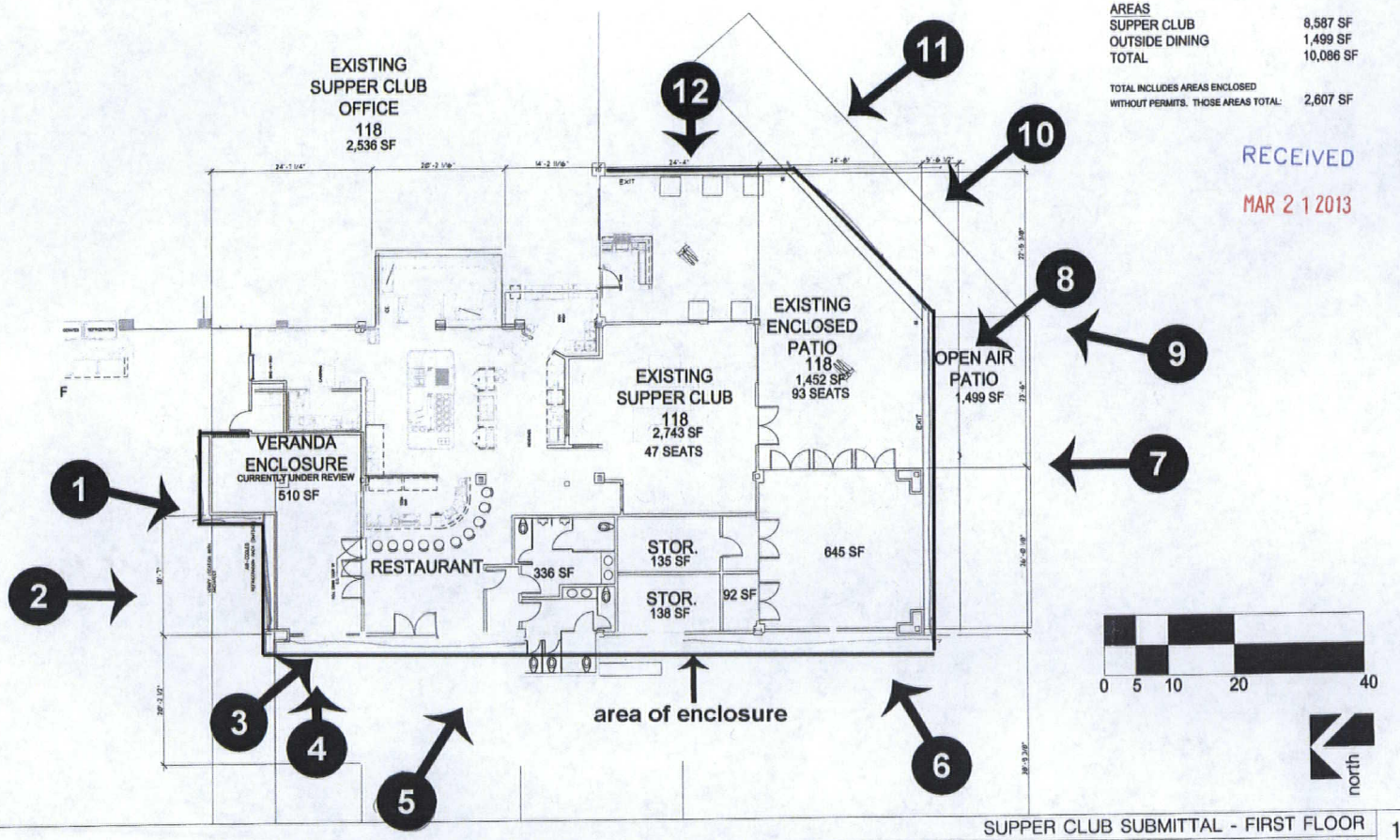
CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

FOR DEPARTMENT USE ONLY

Case #	SUP-48184
Meeting Date:	3/12/13
Total Fee:	$1280.-
Date Received:*	1/24/13
Received By:	

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

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



AREAS	
SUPPER CLUB	8,587 SF
OUTSIDE DINING	1,499 SF
TOTAL	10,086 SF
TOTAL INCLUDES AREAS ENCLOSED WITHOUT PERMITS. THOSE AREAS TOTAL:	2,607 SF

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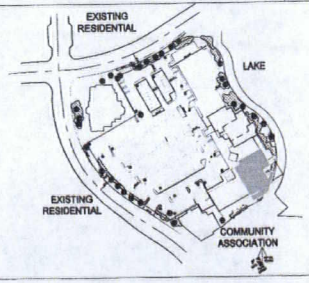
SUPPER CLUB SUBMITTAL - FIRST FLOOR 1

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



KEY PLAN

SUP-48184
SDR-48185
REVISED

REVISIONS

DLR Group

Client Information

LAKESIDE CENTER
SUPPER CLUB SUBMITTAL
2820 REGATTA DRIVE
LAS VEGAS, NEVADA

PROJECT:

ISSUE DATE: 3-21-13
JOB NUMBER: 06-12
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE: PHASE 5 TENANT IMPROVMT PLAN
SHEET NO.

A1.14
plan



photo 01



photo 02



photo 03



photo 04



photo 05



photo 06

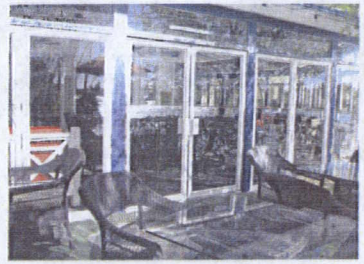


photo 07



photo 08

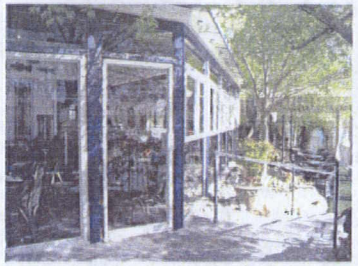
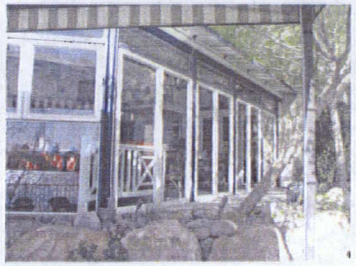


photo 09



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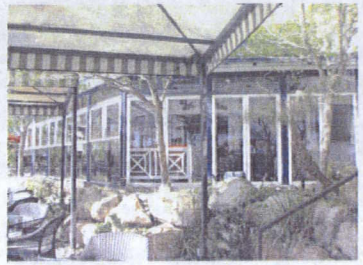
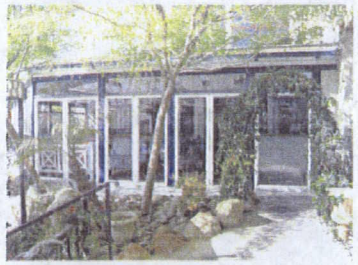


photo 11



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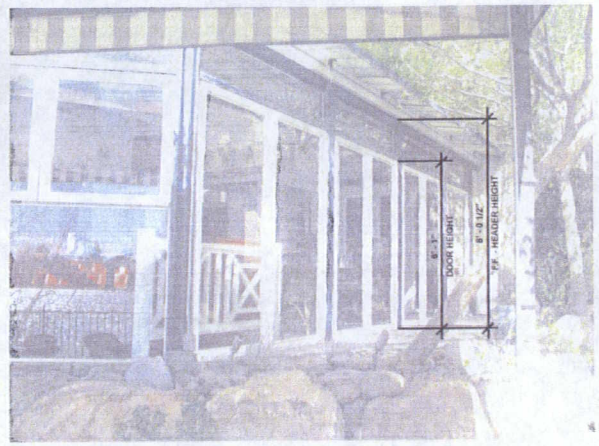

elevation 01

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MAR 2 1 2013

SUP-48184
SDR-48185
REVISED

REVISIONS

DLR Group

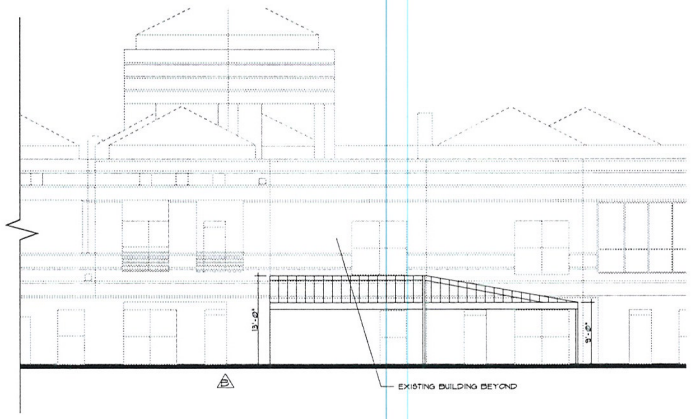
LAKESIDE CENTER
SUPPER CLUB SUBMITTAL
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

PROJECT:

ISSUE DATE: 3-11-13
JOB NUMBER 09-12
PLOT DATE:
DRAWN BY TEAM
SHEET TITLE PHASE 3 TENANT IMPROVMT PLAN
SHEET NO

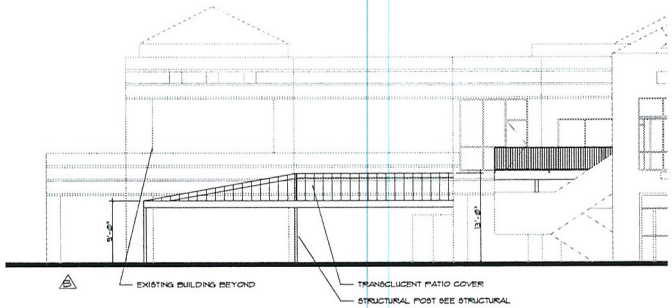
A1.14
photos

I:\00 - R at rsj architecture\06-Projects\06-112 Lakeside Center 2nd floor TI\300 - Construction Documents\1 - Sheets\1B-Patio Cover\1 - Sheets\A4.0.dwg, 1/24/2013 3:28:1



ELEVATION 1

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



ELEVATION 2

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

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JAN 2 4 2013

SUP-48184
SDR-48185

REVISIONS
- PLAN CHECK 07-27-2008
- PLAN CHECK 04-25-2008
- PLAN CHECK 05-04-2008

Client Information

NAC 623.180
Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for developing the project for which they were prepared, and not for the construction of any other project.

PROJECT:
LAKESIDE CENTER
IVY GRILL EXTERIOR ENHANCEMENT
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

ISSUE DATE: 2-25-09
JOB NUMBER: 06-112R6
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.
A4.0

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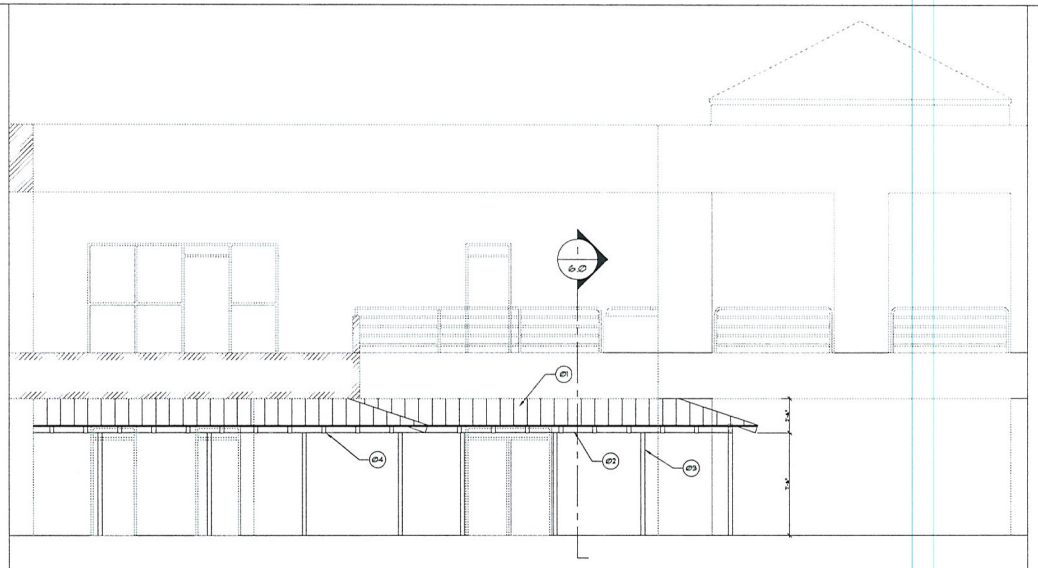
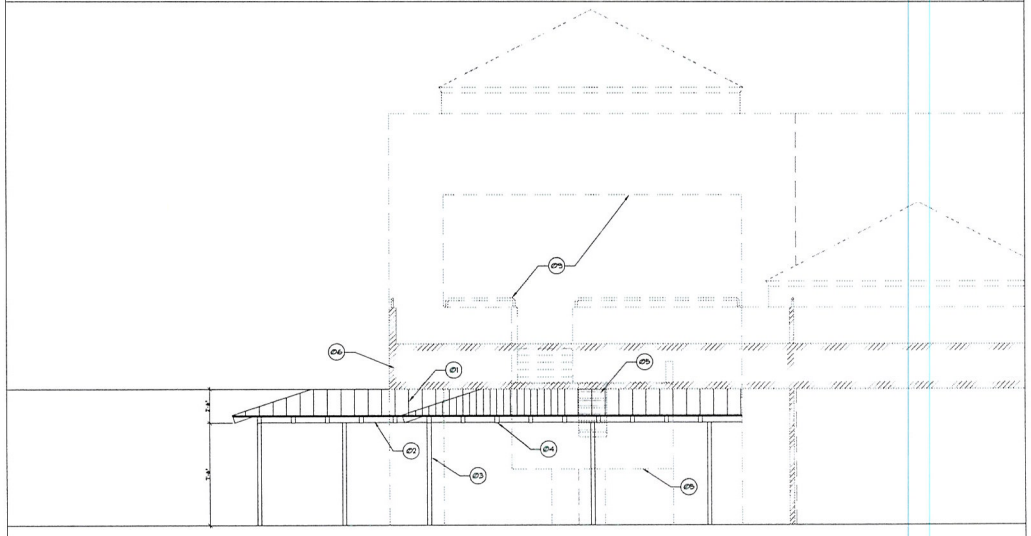


NORTH ELEVATION 3

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



WEST ELEVATION 2

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

WALL SECTION NOTES

01 STANDING SEAM GALVANIZED METAL ROOFING ON 1 X 2 RUNNERS @ 16" O. C.

02 WOOD HEADER (STAIN & VARNISH TO BE SELECTED BY OWNER)

03 WOOD POST (SEE FLOOR PLAN FOR LOCATIONS REQUIRED)

04 WOOD RAFTER (STAIN & VARNISH TO BE SELECTED BY OWNER)

05 EXISTING BUILDING BEYOND

06 1ST FLOOR CEILING/ 2ND FLOOR CONCRETE SLAB & FRAMING (EXISTING)

ELEVATION NOTES 1

SCALE: N/A

RECEIVED

JAN 2 4 2013

REVISIONS

Client Information

NAC 623.380
Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications returned by the client may be utilized only for the use and for occupying the project for which they were prepared, and not for the construction of any other project.

PROJECT:
LAKESIDE CENTER
IVY GRILL EXTERIOR ENHANCEMENT
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

ISSUE DATE: 2-25-13

JOB NUMBER: 06-112RG

PLOT DATE:

DRAWN BY: TEAM

SHEET TITLE: EXT ELEVATIONS

SHEET NO.
A4.0

SUP-48184
SDR-48185

Rear - OFF White Stucco



SUP-48184
SDR-48185

Google

Address **Regatta**

Address is approximate

Front - of white stucco



SUP-48184
SDR-48185

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JAN 2 4 2013



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13



SUP-48184 & SDR-48185 - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #118

01/31/13

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FEB 28 2013

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

February 28, 2013

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 2620 Regatta /SUP-48184, SDR-48185 Revised Justification Letter

Dear Mr. Kagafas:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. This site was originally approved as a shopping center with a tavern, and subsequently two restaurants with service bars have been approved and built and also a Chabad (place of worship) was built on a pad site on the corner.

There is a private reception area where they hold private parties and the center has a wedding chapel license and holds receptions on site through a caterer's license. The request is for:

Expansion of the Service Bar to a Supper Club to include to include additional space currently being used for private parties

We are requesting a Site Development Review for areas of the building that have been enclosed. Permits were issued for covers in the front and rear of the property and the owner has enclosed them with glass without benefit of a building permit. The architect has been working with the Building Department square feet of the new/enclosed area is the bar area in front of the room designated Existing Garden that is used for receptions and private parties.

The supper club is 8,587 square feet of enclosed space. There are 1499 square feet of outside dining area, for a total of 10,086. A future SDR will be filed for the revisions to the remainder of the center.

SUP-48184
SDR-48185
REVISED

We believe this to be a good use of the property; it basically clarifies the uses of the property. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

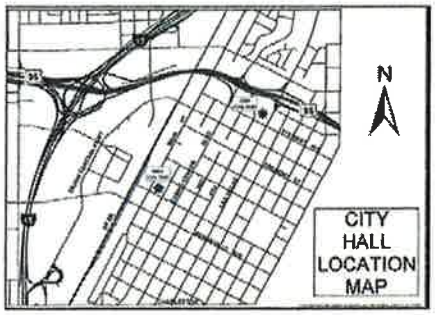
Lucy Stewart

Lucy Stewart

SUP-48184
SDR-48185
REVISED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

11 BRDFNMP 89128

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City of Las Vegas
Department of Planning

Case: SUP-48184
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LAS VEGAS NV 89128-6835 89128-6835

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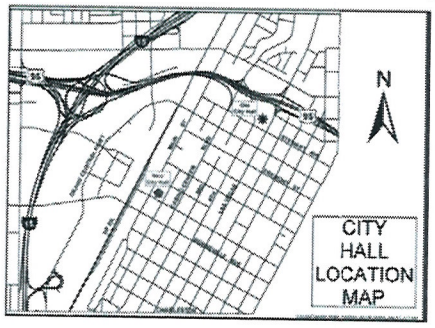
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184
13816713113
LAGUNA BERNIE & ANITA
2633 GOLDEN SANDS DR
LAS VEGAS NV 89128-6803 89128-6803

11 BRDFNMP 89128



Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184
13816816041
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DUTRA ROBERT E & LAURA D TRS
2425 LA SEYNE CT
LAS VEGAS NV 89128-2808 89128-2808

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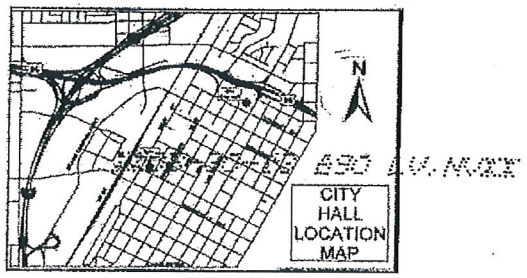
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

2 BRDFNMP 99688

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MAILED FROM ZIP CODE 89101

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City of Las Vegas
Dept. of Planning

13816711014 Case: SUP-48184
GARNESS BRADLEY DAVID & VICKIE S
P O BOX 382
WILLOW AK 99688-0382 99688-0382

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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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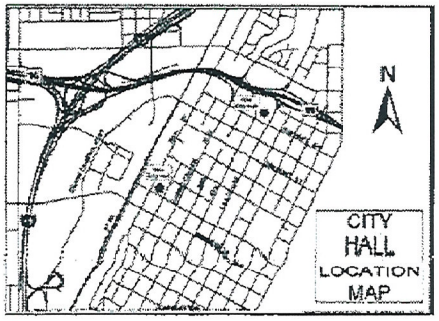
Official Notice of Public Hearing



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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48184
13816811021
LYNN JOSETTE TRUST
LYNN JOSETTE TRS
2508 GOLDEN SANDS DR
LAS VEGAS NV 89128-6801 89128-6801

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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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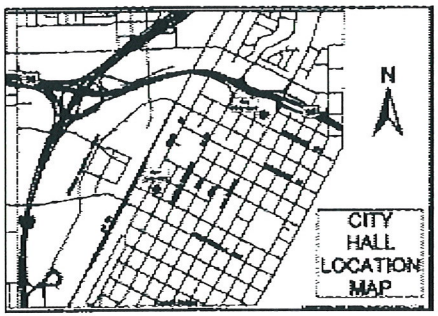

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

11 BRDFNMP 89128

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City of Las Vegas
Dept. of Planning

Case: SUP-48184

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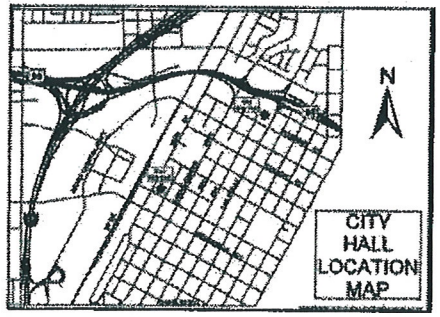
LAS VEGAS NV 89128-2801 891 28-2801

04/03/2013 20:25

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-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48184
13816816013
DARDASHTY DAVID DANIEL & KATHY
%K & S ZARGARI
9030 W SAHARA AVE #668
LAS VEGAS NV 89117-5744 89117-5744

18 BRDFMMP 89117

(FAX)
P.001/001

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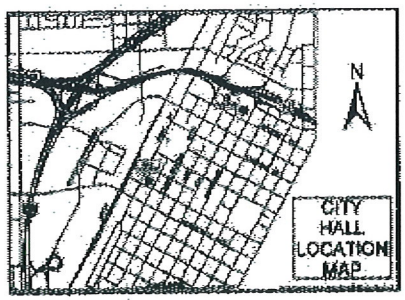
APR 3 2013

City of Las Vegas
Dept. of Planning

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-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

90 BRDFNMP 92007

I AM A RESIDENT OF PELICAN POINT / DESERT SHORES.
I OPPOSE THIS REQUEST BECAUSE THIS DEVELOPMENT WILL INCREASE TRAFFIC AND IMPACT PARKING FOR LOCAL RESIDENCE IN DESERT SHORES COMMUNITY. THERE IS SUFFICIENT VACANT LAND WEST OF BUFFALO ST BETWEEN SMOKE RANCH ROAD AND CHEYENNE AVE TO ACCOMMODATE THIS DEVELOPMENT

Case: SUP-48184

13816816020
WINTERS MICHAEL D
2033 SAN ELIJO AVE #231
CARDIFF CA 92007-1726 92007-1726

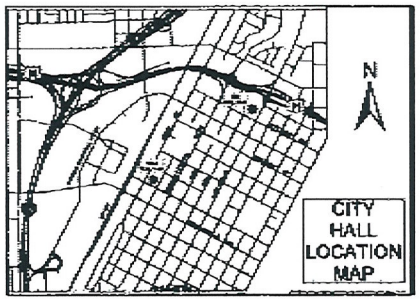
WHERE THE ACCESS, TRAFFIC AND PARKING WILL NOT BE A PROBLEM.
PLEASE DENY THIS APPLICATION

A

001

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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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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APR 15 2013

City of Las Vegas
Dept. of Planning

Case: SUP-48184
13816713072
DAVIS FRANK & SHARON
1959 STATE ROUTE 22B
MORRISONVILLE NY 12962-3632 12962-3

05/04/2022 23:53 FAX

A

Diane B. Walker
2604 Seashore Drive
Las Vegas, Nevada 89128
(702) 254-1482

Fax: (702) 385-7268

April 3, 2013

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APR 8 2013
City of Las Vegas
Dept. of Planning

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

Re: #Sup 48184 & SDR-48106

Dear Sir/Madame:

I am writing this letter to strongly object to the approval of the above referenced business application to open an all night super club located on Lake Jacqueline in Desert Shores. This is a small quiet commercial center.

The area surrounding the commercial center on Regatta and Breakwater is a quiet residential area. This proposed business will create street traffic and a lot of noise to a very quiet and peaceful residential community. We already have 3 restaurants in the location along with a center for weddings and parties. We do not need any more noise. A super club/night club will create a nuisance and disturb our quiet enjoyment of our homes.

I insist that the Department of Planning deny this application. Thank you for your attention to this matter.

Sincerely,

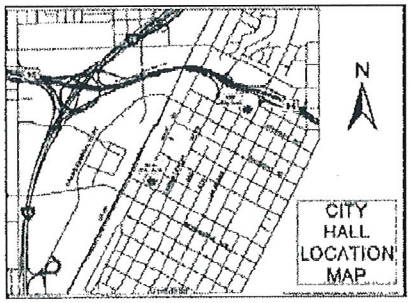
Diane B. Walker

P

p.1
7022284778
Jaynee Shaw
Apr 05 13 01:20p

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-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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Case: SUP-48184
13816413049
SHAW JAYNEE
1424 IRON HILLS LI
LAS VEGAS NV 89134-0504 89134-0504

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04/09/2013 10:05 2541332 JUDY

City of Las Vegas
Department of Planning
Development Services Center
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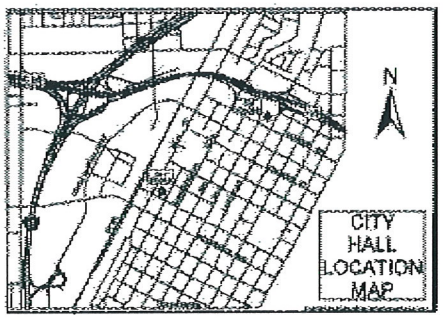

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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Dept. of Planning

Case: SUP-48184
13816312017
LEVY FAMILY TRUST SURVIVOR'S TR
LEVY JUDITH ROSE TRS
8124 SAPPHIRE BAY CIR
LAS VEGAS NV 89128-7718 89128-7718

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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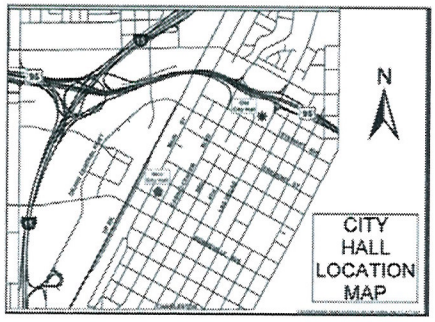

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SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184

13816713016
LEVINSON ANDREW M
2601 SEASHORE DR
LAS VEGAS NV 89128-6812 89128-6812

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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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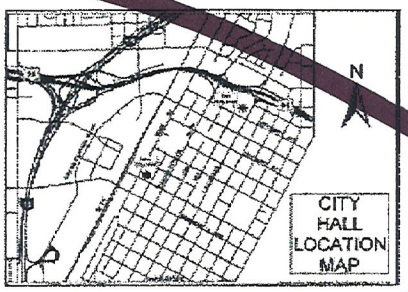

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SUP-48411
Planning Commission Meeting of 4/9/2013

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Dept. of Planning

Case: SUP-48411
13815811002
CHRISTIAN MICHAEL SR & GWENDOLYN
2636 PORT OF CALL DR
LAS VEGAS NV 89128-7113 89128-7113

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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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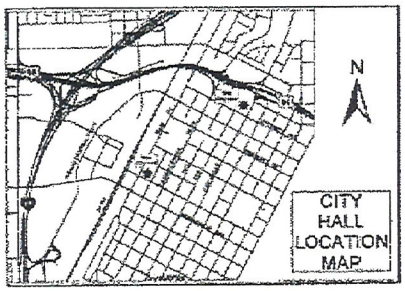

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Case: SUP-48184
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CHRISTIAN MICHAEL SR & GWENDOLYN
2636 PORT OF CALL
LAS VEGAS NV 89128-7113 89128-7113

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Las Vegas, Nevada 89106

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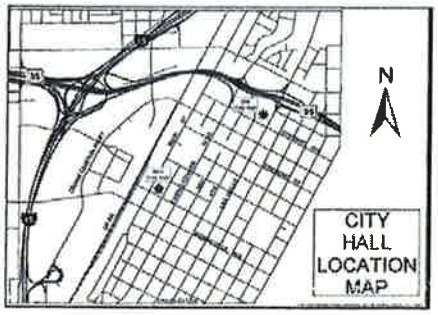

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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Case: SUP-48184
13816312006
GRANT ROGER
1955 VILLAGE CENTER
LAS VEGAS NV 89134-6237 89134-6237

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.

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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Case: SUP-48184
13816615025
BALLEW FAMILY TRUST
BALLEW RAYMON V & DONNA F TRS
2800 LAKECREST DR
LAS VEGAS NV 89128-6920 89128-6920

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

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Case: SUP-48184
13816413057
LARSON ROBERT D JR & HELEN R
8201 OCEANMIST CT
LAS VEGAS NV 89128-7406 89128-7406

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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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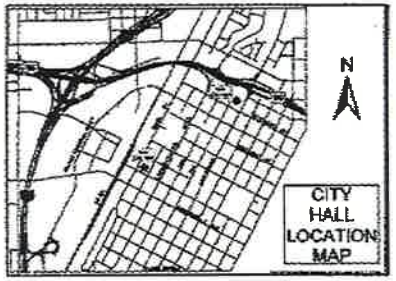

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This opens the door to too much traffic in the area
Also, where will these patrons park?
Keep our community intact.
Once you make an exception then more will follow.

13816615051 Case: SUP-48184
CONDUCTOR ROBERT & CAROLE LIV TR
CONDUCTOR ROBERT S & CAROLE TRS
8004 HARBOR OAKS CIR
LAS VEGAS NV 89128-6925 89128-6925

Church / Temple should, must be protected as defined today

R + C, Conductor

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Case: SUP-48184
13816811015
CARTWRIGHT FAMILY TRUST
CARTWRIGHT JOHN V & MARGARET
2513 SEASCAPE DR
LAS VEGAS NV 89128-6817 89128-6817



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Department of Planning

Case: SUP-48184
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PANORAMIC CLIFF L L C
1955 VILLAGE CENTER CIR
LAS VEGAS NV 89134-6237 89134-6237

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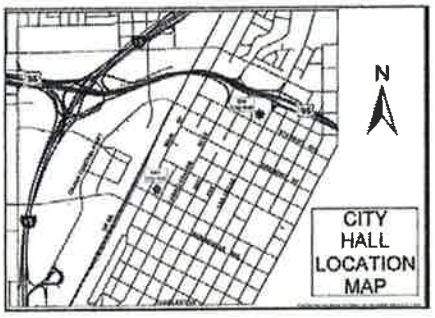

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SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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There is way to much traffic in the Lakeside Center already. An addition of a large establishment of this nature will bring even more traffic, especially at

Case: SUP-48184
13816710016
HARRINGTON DAVID B & HEIDI L
8108 MOONSTONE CIR
LAS VEGAS NV 89128-7733 89128-7733

night. My wife and I definately oppose this petition. We have lived in Desert Shores for more than 20 years.

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SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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City of Las Vegas

Case: SUP-48184
13816713013
LARSON BRENT T & TRACY TAYLOR
5777 S 3550 W
ROY UT 84067-8131 84067-8131

05 BRDFMMP 84067

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333 North Rancho Drive, 3rd Floor
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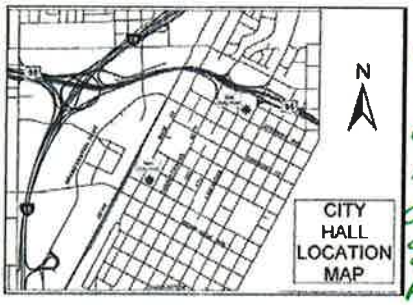

Three restaurants already that are very noisy late at night. They plan construction, maintenance activities (carpet cleaning, grease trap cleaning), delivery of supplies in middle of night. Always waking surrounding residents up. Also, late night parties and revelers wake us up in parking lot. Multiple calls made to Metro over the years for exceptional noise in the middle of the night. Another restaurant would just add to this problem. Please give the homeowners around this development a break and vote this down. One additional comment; parking won't support another restaurant -

Respectfully - Janice Armour, 2548 Monarch Bay Dr. 702-896-1999

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☒ I OPPOSE this Request

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

Case: SUP-48184

13816412020
P R A MONARCH BAY L L C
4340 W HACIENDA
LAS VEGAS NV 89118-2900 89118-2900

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Application Information

SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Site Development Plan Review FOR A 2,607 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). This is the wrong kind of establishment for a quiet family oriented residential neighborhood

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***April 09, 2013***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

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

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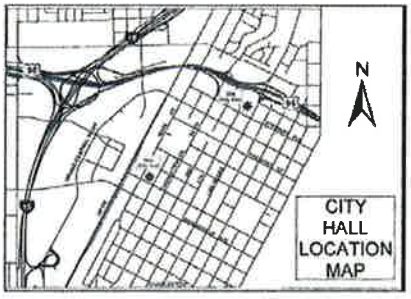

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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Planning Commission Meeting of 4/9/2013

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Case: SUP-48184
13816312027
PRIMITIVE TECHNOLOGIES LTD
%W & D MEYER
8116 TIARA COVE CIR
LAS VEGAS NV 89128-7720 89128-7720

#24-25 P

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City of Las Vegas
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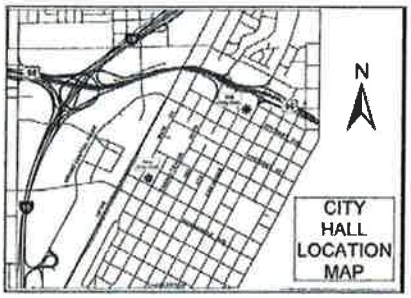

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☒ I OPPOSE this Request

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SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

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This proposed Supper Club CANNOT meet parking requirements. The parking lot is already TOO CROWDED.

Case: SUP-48184
13816314013
FAREIO J & G FAMILY REVOCABLE TR
FAREIO JOHN & GINGER TRS
2904 STERLING COVE DR
LAS VEGAS NV 89128-7749 89128-7749

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1 1 BRDFNMP 89128

City [illegible]
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Dev[illegible] Floor
333 [illegible]
Las [illegible]

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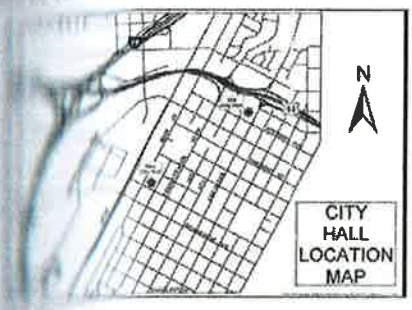

If [illegible] protest or support on this request, check the appr[illegible] return this card in an envelope with postage to the Dep[illegible] Planning Division at the address listed above or fax [illegible] (702) 385-7268. If you would like to contact your Cou[illegible] please call (702) 229-6405.

[X] I OPPOSE this Request

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SUP[illegible] 48185
Plan[illegible] Meeting of 4/9/2013

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Having served on a P+Z Board for 15 yrs - I know how important it is to provide Buffers + Set Back with this application I oppose operation to preserve integrity of House of Worship

Case: SUP-48184

13816715024
DAVIS HOWARD & ELAINE
2 BRIDLE PATH LN
WEST HAVEN CT 06516-6605 65166-6605

Howard
Davi

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2 BRDFNMP 06516

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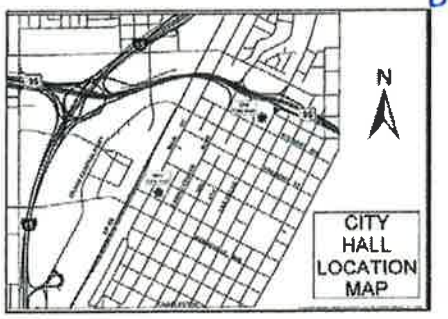

We strongly oppose on the grounds that such extensive commercial development in our community (residential) would result in considerable vehicular + pedestrian congestion, increased accident and crime risks to our homes and persons and on the grounds that the existing small strip mall already has 3 restaurants and a considerable number of businesses

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SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

Case: SUP-48184
13816413053
PHOTIAS GEORGE N & FRANCES J
8217 OCEAN MIST CT
LAS VEGAS NV 89128-7406 89128-7406

#24-25P

(No Parking availability)

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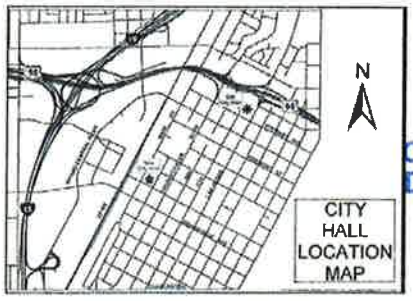

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Oppose!
(1) Increased congestion in small strip mall in residential area.
(2) Increased incidence of crime and potential accidents
(3) Unavailability for parking even now because of existing restaurants, businesses and large Jewish temple.

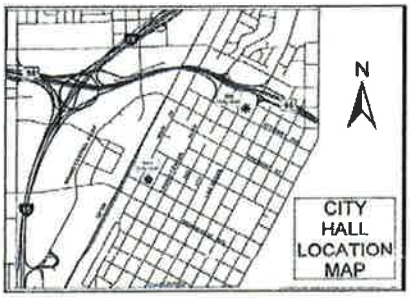
Case: SUP-48184
13816413048
PHOTIAS GEORGE N & FRANCES J
8216 OCEAN MIST CT
LAS VEGAS NV 89128-7405 89128-7405

#24-25 P

11 BRDFNMP 89128

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



RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184
13816713132
SOBHANI HESAM
P O BOX 722561
SAN DIEGO CA 92172-2561 92172-2561

$24.25 A

98 BRDFMP 92172

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

11 BRDFNMP 89128

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

Case: SUP-48184
13816711025
BLEVINS BEDFORD D & REN-NA L
2716 LAKECREST DR
LAS VEGAS NV 89128-6919 89128-6919

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APR 03 2013
City of Las Vegas
Department of Planning

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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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APR 8 2013
City of Las Vegas
Dept. of Planning

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-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

11 BRDFNMP 89128

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

Without voting on or really understanding this proposal, we support the Lakeside Center and consider it a valuable part of our community. Living across from it, we would ask that the Planning Commission be wary of two things:

Case: SUP-48184

13816811002
KRAMER KIP A
HOLTON SUSAN L
2549 SEASCAPE DR
LAS VEGAS NV 89128-6834 89128-6834

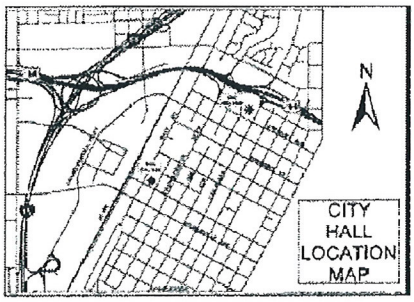
1. Noise, especially after 11PM
2. Parking, if more is required

#24-25 C

Thanks!

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 Strongly

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

Too little parking as it is.

Case: SUP-48184
13821510005
VINNIK & OLSON-VINNIK REV FAM TR
VINNIK CHARLES A TRS
8028 MARBELLA CIR
LAS VEGAS NV 89128-2803 89128-2803

JPMorgan Chase Bank, N.A.
South Shores Center, Branch 740557
1-800-935-9935
Member FDIC, Equal Housing Lender
Please keep your receipt
03/29/2013 11:50

Business Date 03/29/2013
Session #45

Thank you - Veronica
Cashbox #02

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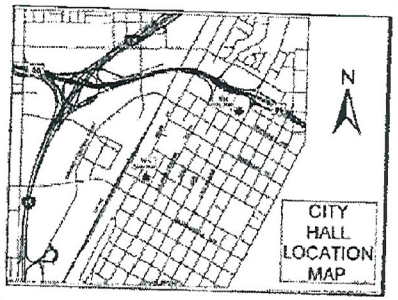
APR 01 2013
City of Las Vegas
Department of Planning

24-25
P

Mar 31 13 02:46p Charlotte Bernstein 7023612810 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-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

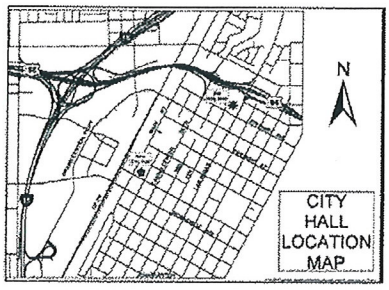
13816711047 Case: SUP-48184
BERNSTEIN LEROY & C FAM TR
BERNSTEIN LEROY & CHARLOTTE TRS
7921 ROCKBRIDGE CIR
LAS VEGAS NV 89128-6923 89128-6923

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

24-25 P

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-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184
13816814007
CRIST CASEY
2812 HUBER HEIGHTS
LAS VEGAS NV 89128-7139 89128-7139

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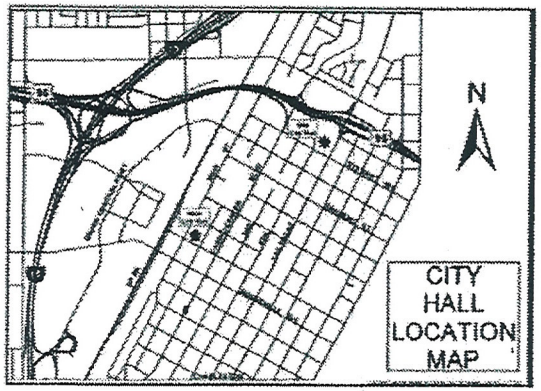
APR 01 2013
City of Las Vegas
Department of Planning

24-25
A

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

Case: SUP-48184

13816812006
FELDMAN ROBERT L
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193 89107-1193

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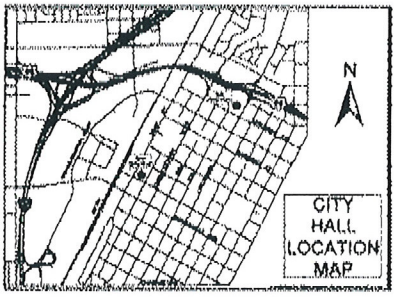
APR 01 2013
City of Las Vegas
Department of Planning

24-25 A

07/22/07 03:00PM HP LASERJET FAX p.01

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-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

$ 00.43³

Case: SUP-48184
13816713107
ATAMOH IRUKA FLORENCE
2657 GOLDEN SANDS DR
LAS VEGAS NV 89128-6804 89128-6804

11 BROFNMP 89128

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

24-25
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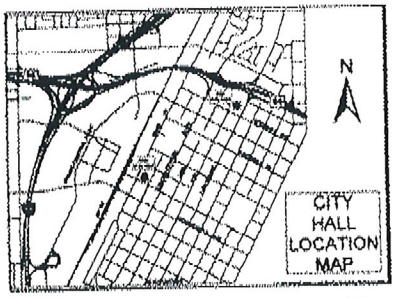
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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-48184 & SDR-48185

Planning Commission Meeting of 4/9/2013

Case: SUP-48184

13816811016
ATAMOH OGONNA M
2509 SEASCAPE DR
LAS VEGAS NV 89128-6817 89128-6817

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APR 01 2013

City of Las Vegas
Department of Planning

24-25
A

Public Comment Form

Item Subject SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10, 086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

Tracking Number PC04092013-24-1

Name Rhonda Ventress-Settles, Jeremy Settles

Address 2649 Starfish Ct

City Las Vegas

State Nevada

Zip 89128

Comment No, No ,No. Sounds like a night club to me. Increases illegal activity and criminal element. Too much traffic, noise, people. This is a neighborhood NOT an industrial area.

Vote Against

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
ABEYANCE - SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Site Development Plan Review FOR A 2,607 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

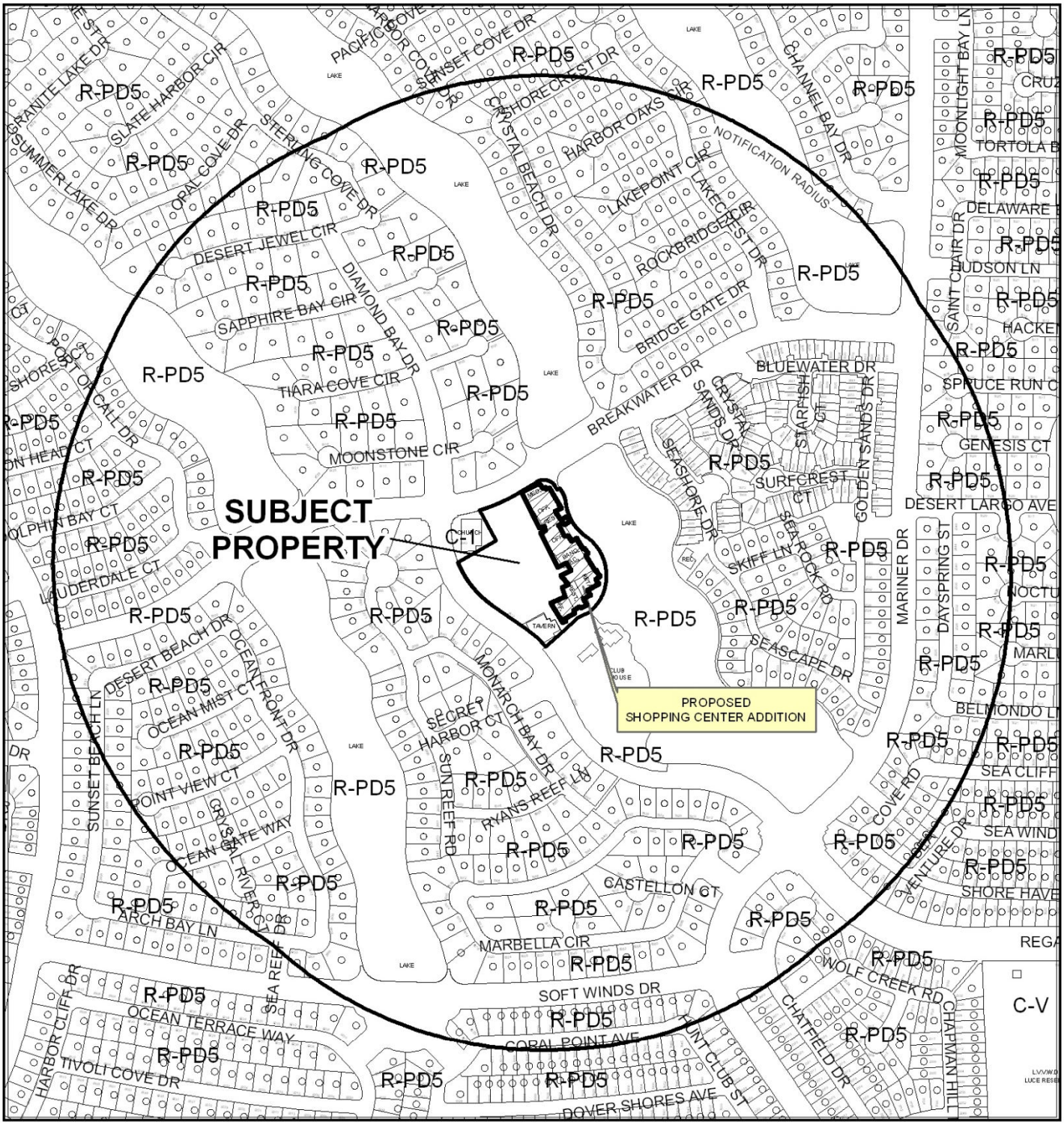
MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**26**	**Planning Commission Mtg.**	**9**
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

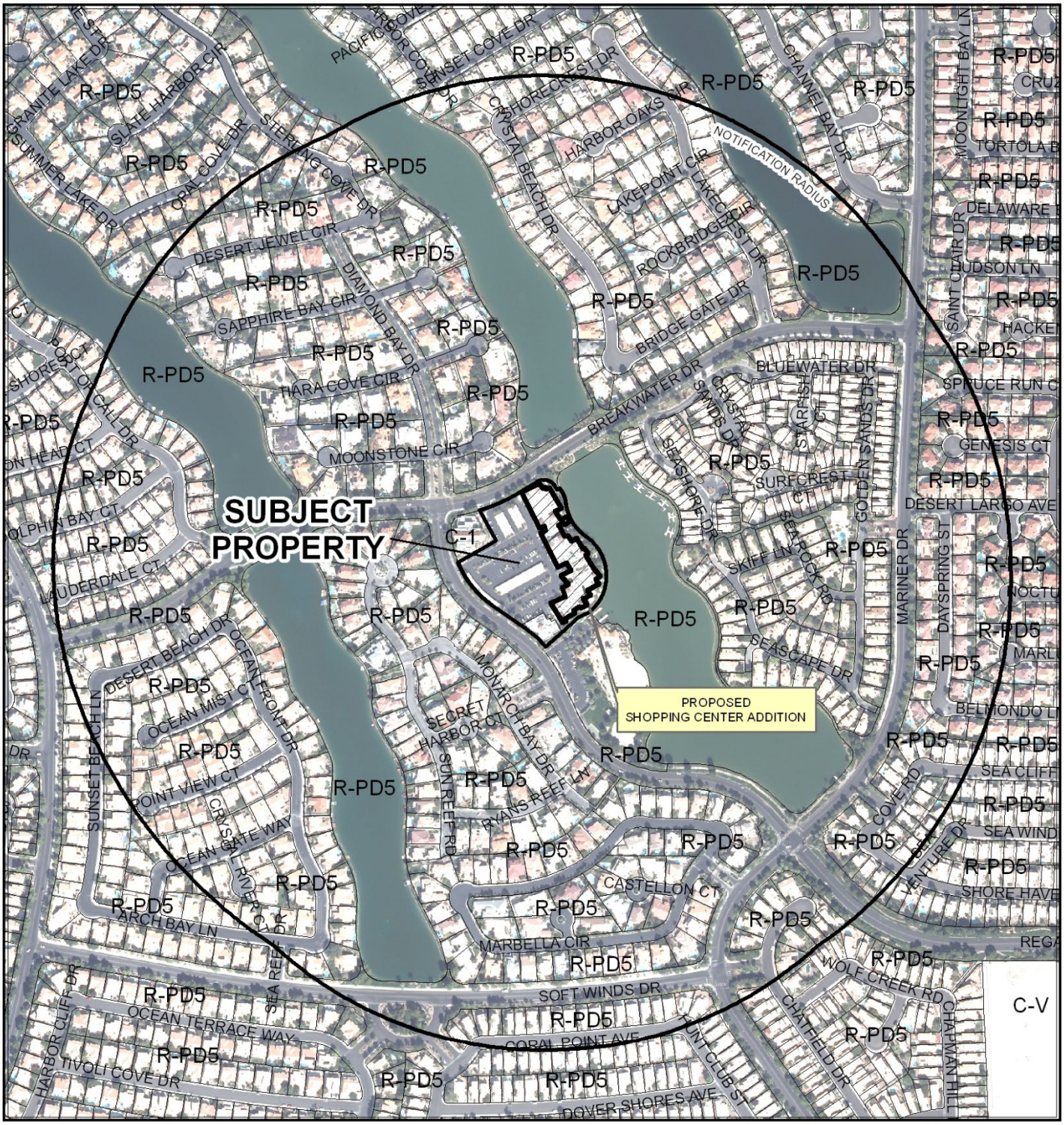
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SDR-48185**

RADIUS: 1500 FEET

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



CASE: **SDR-48185**

RADIUS: 1500 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48185 APN: 138-16-717-002

Name of Property Owner: WFT NV LLC

Name of Applicant: Ivy Grill

Name of Representative: Lucy Stewart

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: _____ M·M

Print Name: ERIC R WATTS / H WATTS

Subscribed and sworn before me

This 24th day of January, 2013

Cori Sue Cole

Notary Public in and for said County and State

Clark County State, NEVADA

CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~SUP for~~ supper club SDR FOR ENCLOSED AREAS

Project Address (Location) 2620 Regatta Dr

Project Name Lakeside Center **Proposed Use** Supper Club

Assessor's Parcel #(s) 138-16-717-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER WFT NV LLC **Contact** _____

Address 435 N. Oakhurst **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90210-3981

E-mail Address _____

APPLICANT Ivy Grill LLC **Contact** Erik Watts

Address 2620 Regatta Dr. #116 **Phone:** (702) 240-5220 **Fax:** (702) 853-0697

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

E-mail Address ewatts@trendshift.com

REPRESENTATIVE Lucy Stewart **Contact** same

Address 1916 Trail Peak Lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

Property Owner Signature* _____ M.M.

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

Print Name ERIK R WATTS / H V WATTS

Subscribed and sworn before me

This 24th day of January, 20 13.

_____

Notary Public in and for said County and State

County Clark, State Nevada

Revised 10/27/08

CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

FOR DEPARTMENT USE ONLY

Case #	SDR-48185
Meeting Date:	3/12/13
Total Fee:	1030.-
Date Received:*	1/24/13
Received By:	

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

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

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

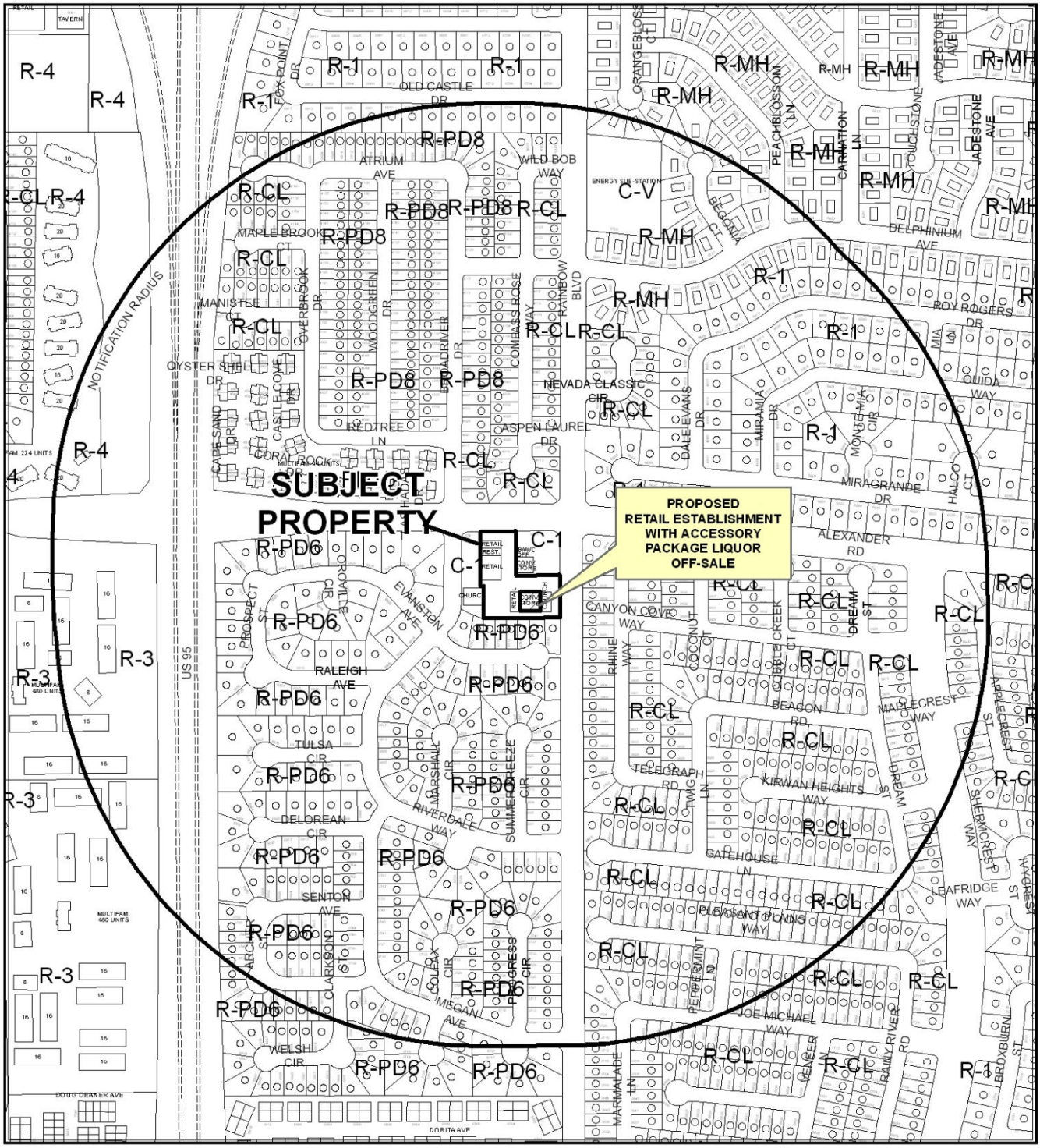
SUBJECT:
ABEYANCE - SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**20**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

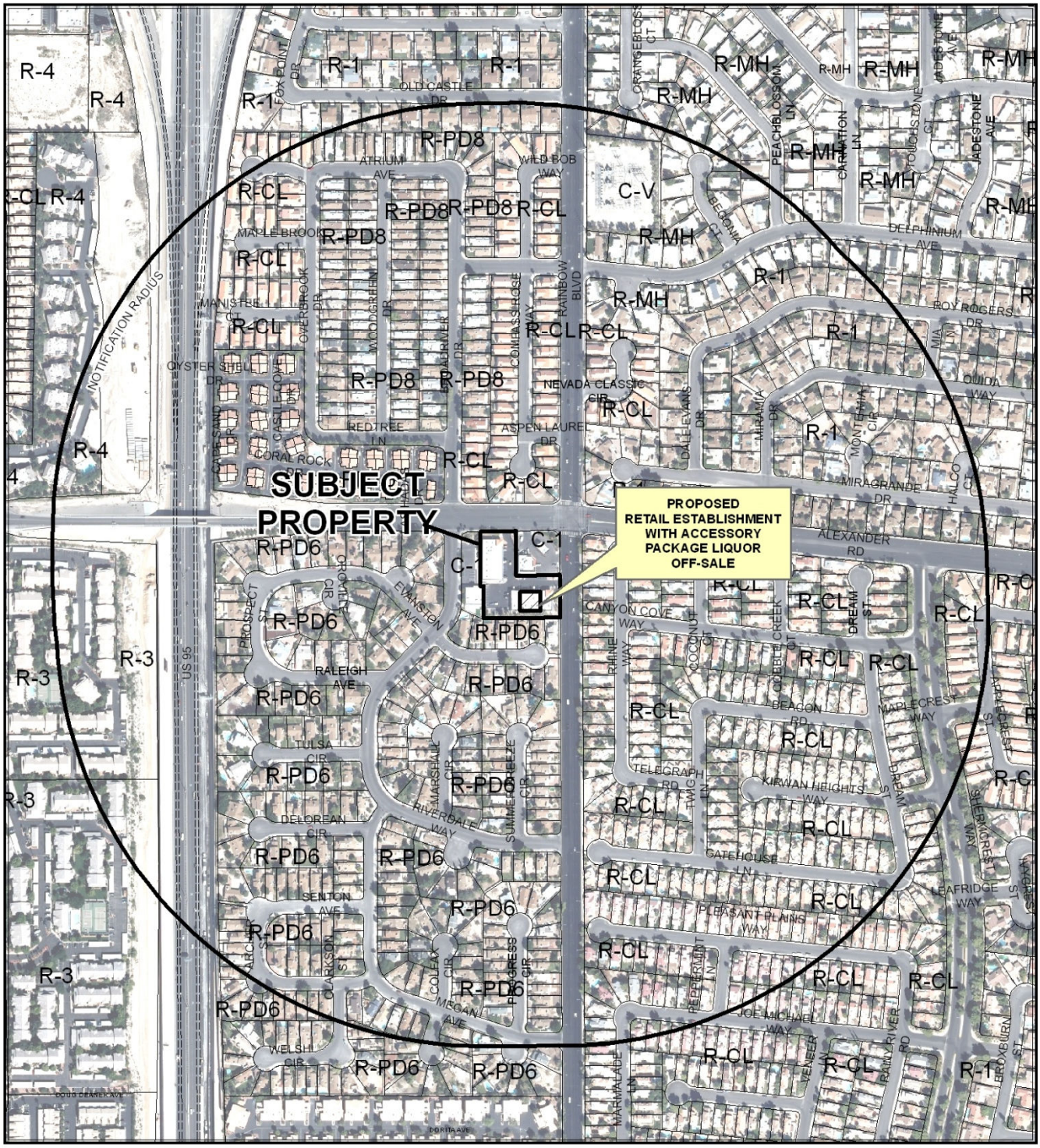
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-48455**

RADIUS: 1500 FEET

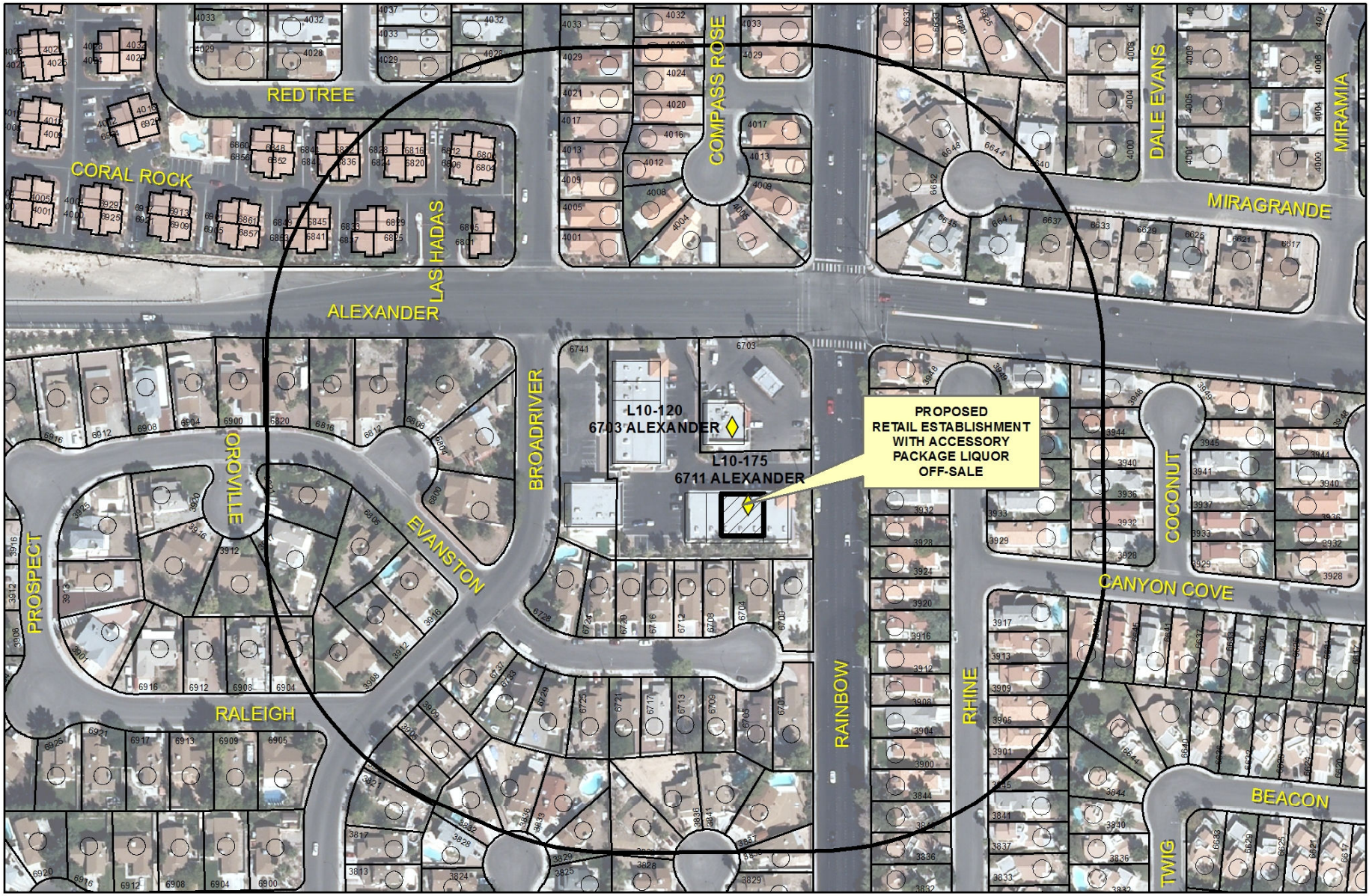
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-48455**

RADIUS: 1500 FEET

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



SUP-48455

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-48455 APN: 138-10-502-003

Name of Property Owner: EYW of Nevada, LLC

Name of Applicant: David Bidi

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: Robinson Leung

Subscribed and sworn before me

This 8TH day of FEBRUARY, 20 13

_____

Notary Public in and for said County and State

TERRY LU
Commission # 1916839
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Retail with accessory package liquor

Project Address (Location) 6711 West Alexander Road Suite 103

Project Name Vegas Market @ Alexander **Proposed Use**

Assessor's Parcel #(s) 138-10-502-003 **Ward #** 4 - Anthony

General Plan: existing Comm proposed Com **Zoning:** existing C-1 proposed same

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.35 **Lots/Units** **Density**

Additional Information Allow packaged liquor in a store that sells beer and wine

PROPERTY OWNER EYW of Nevada, LLC **Contact** Robinson Leung

Address 2770 Churchill Dr. **Phone:** 6504504388 **Fax:**

City Hillsborough **State** CA **Zip** 94010

E-mail Address gwhcofnevada@gmail.com

APPLICANT David Bidi **Contact**

Address 6711 W Alexander #104 **Phone:** 7023963077 **Fax:** 7023963277

City Las Vegas **State** NV **Zip** 89108

E-mail Address davidbidi@hotmail.com

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** 7023845563 **Fax:** 7023851023

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

E-mail Address lora@brownlawlv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Robinson Leung

Subscribed and sworn before me

This 8TH day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

TERRY LU
Commission # 1916839
Notary Public - California
San Mateo County
My Comm. Expires Dec 13, 2014

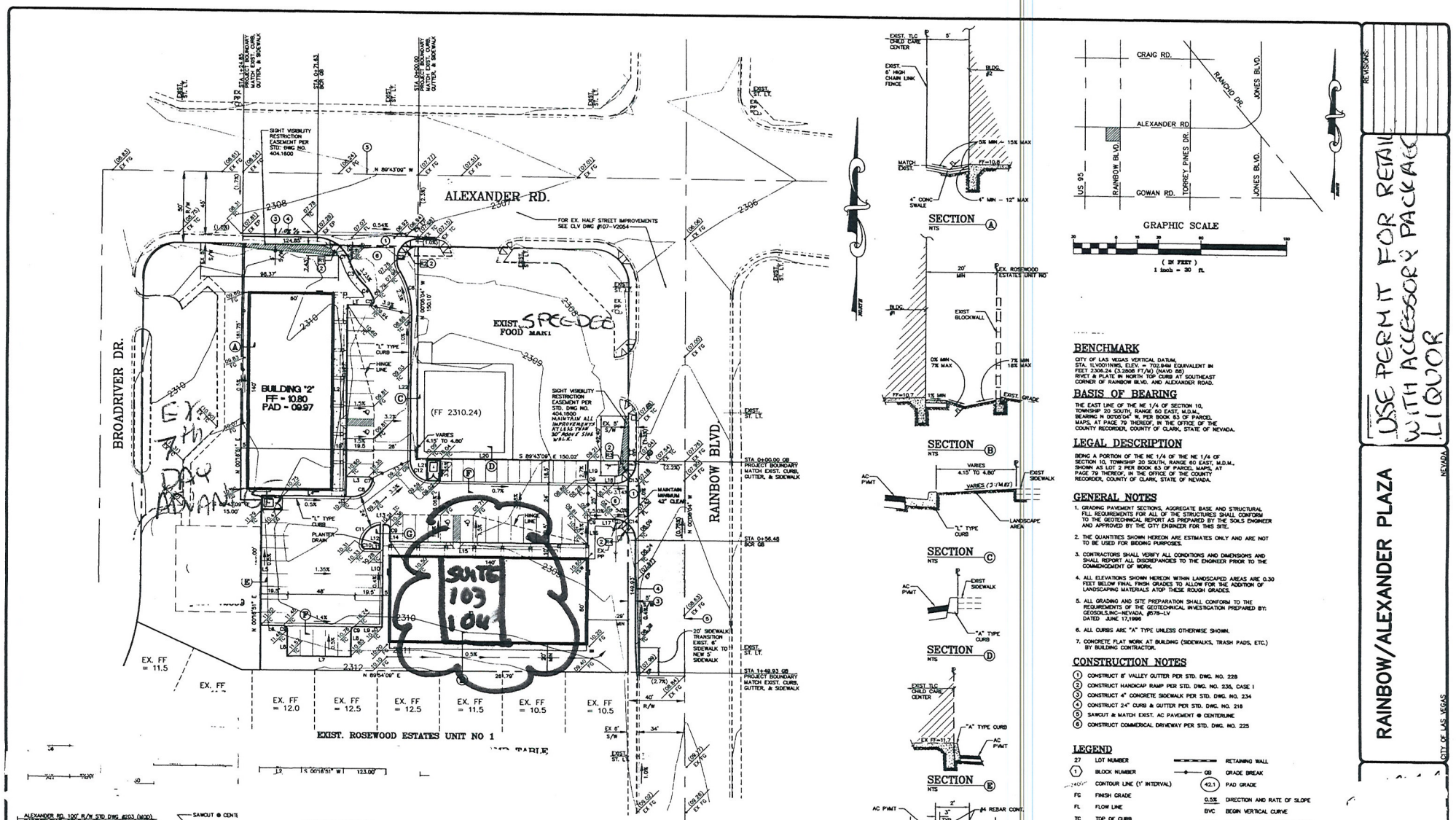
RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-48455
Meeting Date:	04/09/13
Total Fee:	$ 1280.00
Date Received:*	02/21/13
Received By:	Jonathan B.

*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.



SECTION A NTS

SECTION B NTS

SECTION C NTS

SECTION D NTS

SECTION E NTS

SECTION F NTS

SECTION G NTS

BENCHMARK

CITY OF LAS VEGAS VERTICAL DATUM,
STA. 1LV0011NWS, ELEV. = 702.84M EQUIVALENT IN FEET 2306.24 (3.2808 FT/M) (NAVD 88)
RIVET & PLATE IN NORTH TOP CURB AT SOUTHEAST CORNER OF RAINBOW BLVD. AND ALEXANDER ROAD.

BASIS OF BEARING

THE EAST LINE OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., BEARING N 00°03'04" W, PER BOOK 63 OF PARCEL MAPS, AT PAGE 79 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF CLARK, STATE OF NEVADA.

LEGAL DESCRIPTION

BEING A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., SHOWN AS LOT 2 PER BOOK 63 OF PARCEL MAPS, AT PAGE 79 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF CLARK, STATE OF NEVADA.

GENERAL NOTES

1. GRADING PAVEMENT SECTIONS, AGGREGATE BASE AND STRUCTURAL FILL REQUIREMENTS FOR ALL OF THE STRUCTURES SHALL CONFORM TO THE GEOTECHNICAL REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER FOR THIS SITE.
2. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL ELEVATIONS SHOWN HEREON WITHIN LANDSCAPED AREAS ARE 0.30 FEET BELOW FINAL FINISH GRADES TO ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ATOP THESE ROUGH GRADES.
5. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: GEOSOILS,INC--NEVADA, #578--LV DATED JUNE 17,1996
6. ALL CURBS ARE "A" TYPE UNLESS OTHERWISE SHOWN.
7. CONCRETE FLAT WORK AT BUILDING (SIDEWALKS, TRASH PADS, ETC.) BY BUILDING CONTRACTOR.

CONSTRUCTION NOTES

1. CONSTRUCT 8' VALLEY GUTTER PER STD. DWG. NO. 228
2. CONSTRUCT HANDICAP RAMP PER STD. DWG. NO. 235, CASE I
3. CONSTRUCT 4" CONCRETE SIDEWALK PER STD. DWG. NO. 234
4. CONSTRUCT 24" CURB & GUTTER PER STD. DWG. NO. 218
5. SAWCUT & MATCH EXIST. AC PAVEMENT @ CENTERLINE
6. CONSTRUCT COMMERCIAL DRIVEWAY PER STD. DWG. NO. 225

LEGEND

27	LOT NUMBER		RETAINING WALL
(1)	BLOCK NUMBER	QB	GRADE BREAK
2400'	CONTOUR LINE (1' INTERVAL)	42.1	PAD GRADE
FG	FINISH GRADE	0.5%	DIRECTION AND RATE OF SLOPE
FL	FLOW LINE	BVC	BEGIN VERTICAL CURVE
TC	TOP OF CURB	MVC	MID-POINT OF VERTICAL CURVE
BC	BACK OF CURB	EVC	END VERTICAL CURVE
BCR	BEGIN CURB RETURN		FLOOD WALL OR GRAOUTED AS SHOWN ON PLANS
EX	EXISTING		EXISTING WALL
VG	VALLEY GUTTER		
	SCARP AREA	2100	PROPOSED CONTOURS
	CONCRETE BLOCK WALL		
NG	NATURAL GROUND		
FF	FINISH FLOOR ELEVATION		
BFE	BASE FLOOD ELEVATION		

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

MICHAEL J. CRICHTON P.E. #10664 — DATE 11/22/96

Call before you dig. It's a Law. 1-800-227-2600

TYPICAL STREET SECTION NTS

ON-SITE PVMT SECTION NTS

"L" CURB DETAIL C STD DWG #216 NTS

"A" CURB DETAIL STD DWG # 219 NTS

SLAB DETAIL NTS

RECEIVED FEB 21 2013 City of Las Vegas Dept. of Planning

SUP-48455

107-V2547

REVISIONS:

USE PERMIT FOR RETAIL WITH ACCESSORY PACKAGE LIQUOR

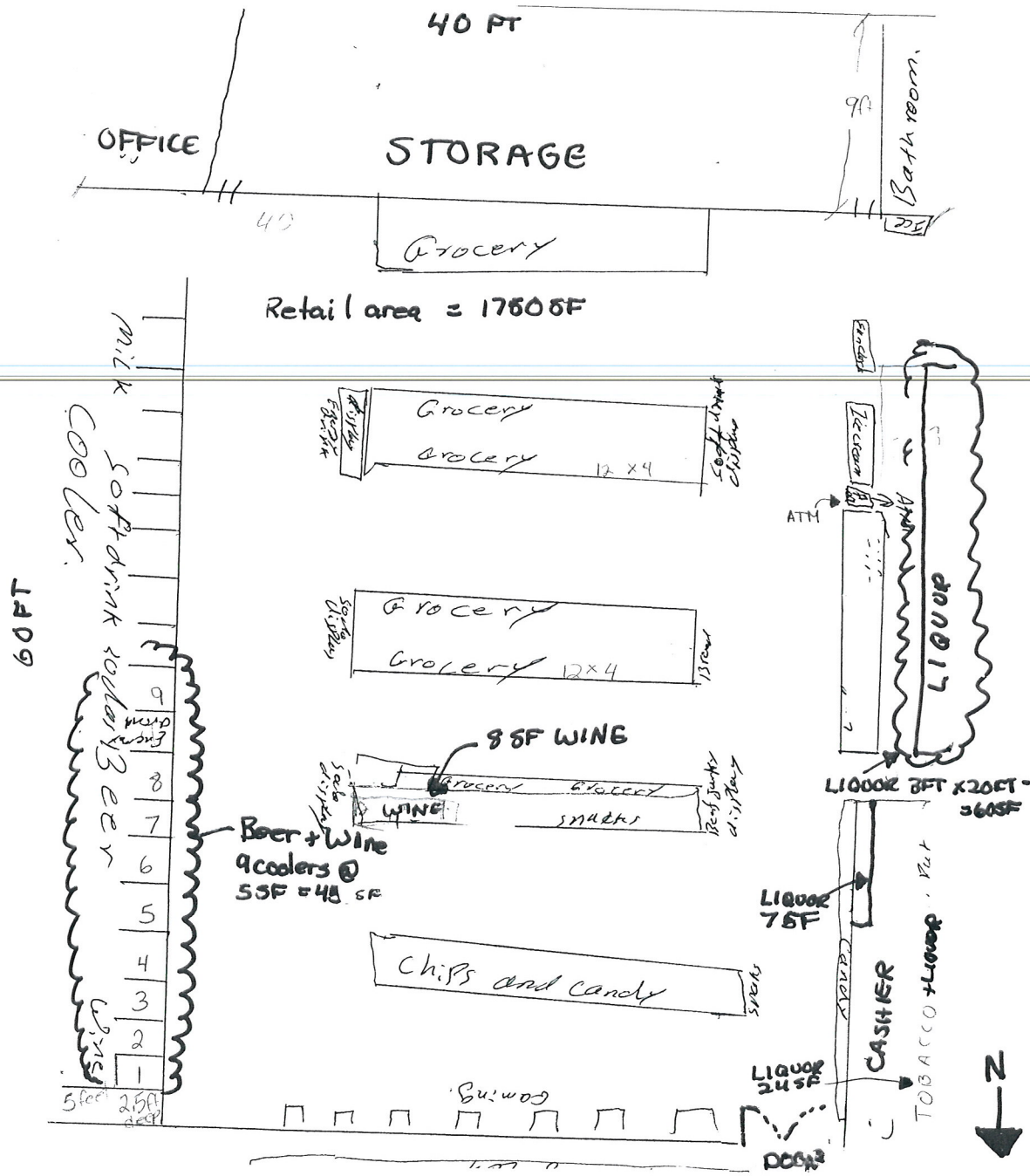
RAINBOW/ALEXANDER PLAZA

CITY OF LAS VEGAS NEVADA

JOB NO.: 960527
FILE: 6527001
DESIGNER: PAO
DRAWN BY: PAO
CHECKED BY: MC
DATE: 7/18/96

SHEET NO. 2 OF 3

P:\6960\1960527\6527001 Fri Nov 22 12:26:31 1996 MCS



VEGAS MARKET #3

6711 WEST ALEXANDER #104

SUP FOR RETAIL WITH ACCESSORY PACKAGE LIQUOR.

RECEIVED

FEB 21 2013

City of Las Vegas
Dept. of Planning

SUP-48455



SUP-48455 - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13



SUP-48455 – APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL
6711 WEST ALEXANDER ROAD, SUITE #103

02/28/13

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

February 19, 2013

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

Re: Request for Accessory Package Liquor off-sale 6711 West Alexander Road, 138-10-502-003

Dear Sir/Madam

Please consider our request for permission to sell off sale package liquor at an existing convenience store located at 6711 West Alexander Road. This property is fully developed and is operating as a convenience store that offers off-sale beer and wine. The applicant leases 2400 SF. Of this 2400 SF approximately 1750 SF is retail accessible to the public. The applicant would like to use 10% of this retail space for sale of beer, wine and liquor.

All provisions outlined in the Las Vegas Title 6 privileged licenses will be adhered to. Per Staff's research, (attached) there are no protected uses within 400 feet of the site.

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

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City of Las Vegas
Dept. of Planning

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

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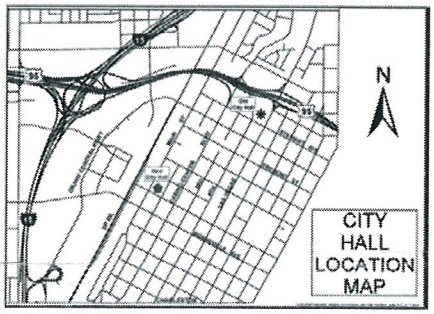
0004279218
$ 00.43³
MAR 28 2013
MAILED FROM ZIPCODE 89101

RECEIVED
CITY CLERK
2013 APR 11 A 11:31

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455

Planning Commission Meeting of 4/9/2013

Case: SUP-48455

13802415030
FLORES JOSE E & CHRISTINA Q TR
FLORES JOSE E & CHRISTINA Q TRS
7541 ISLEY AVE
LAS VEGAS NV 89147-4001 89147-4001

A

89147-4001 C022

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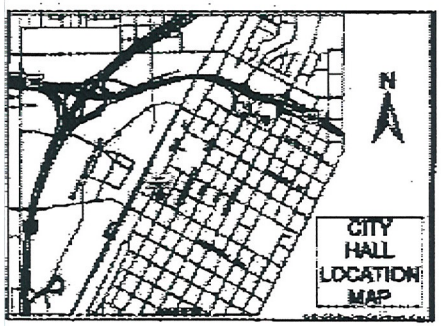
City of Las Vegas
APR 11 2013
Dept. of Planning

Mar 30 2013 4:05PM JGLC Consulting, LLC (702) 933-6177 page 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-48455

Planning Commission Meeting of 4/9/2013



There are already too many in the area. adding one more makes no logical sense!

Case: SUP-48455

13803819079
GARZA TRUST 2006
GARZA JOE J TRS
9429 MEDFORD FALLS AVE
LAS VEGAS NV 89149-0143 89149-0143

31 BRDFNMP 89149

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APR 01 2013
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Department of Planning

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Development Services Center
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Las Vegas, Nevada 89106

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0004279218
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MAR 28 2013

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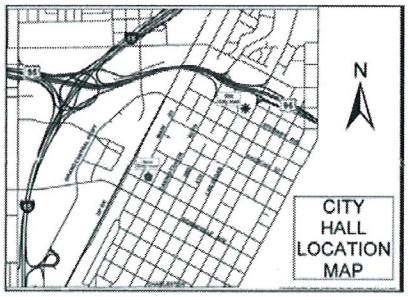

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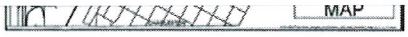
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13803819087
NADLAN REALTY INVESTMENT L L C
12320 CALIFA ST
VALLEY VILLAGE CA 91607-1107 91607-1

89 BRDFNMP 91607



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13803819001
M L C TRUST
CARMOUCHE MARVELL L TRS
537 N MARKET ST #8
INGLEWOOD CA 90302-3061 90302-3061

118 BRDFNMP 90302

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

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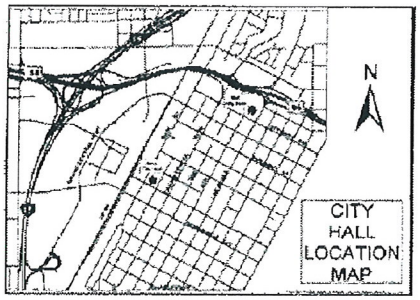
Official Notice of Public Hearing



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SUP-48455

Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13802415047
PARTHEMER ETHEL
6601 MIRAGRANDE DR
LAS VEGAS NV 89108-5544 89108-5544

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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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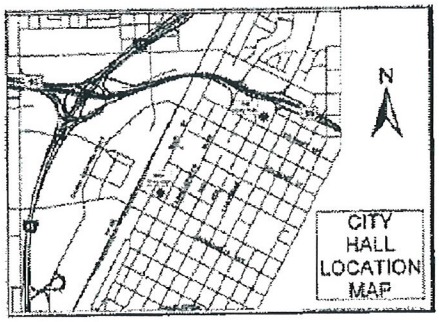

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13811110199
STEVENS JEFFREY L
6544 GATEHOUSE LN
LAS VEGAS NV 89108-5355 89108-5355

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Las Vegas, Nevada 89106

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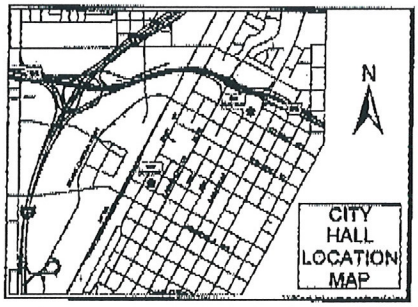

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SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13803819081
BAGWELL KENNETH & DEANNA
5716 NEGRIL AVE
LAS VEGAS NV 89130-7263 89130-7263

PO BOX MAP 6930

A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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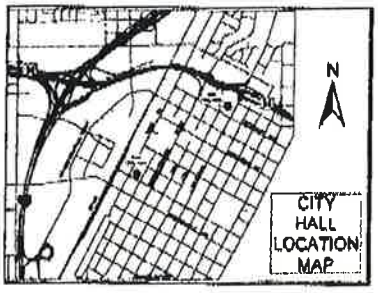

BY BRINGING IN LIQUOR TO A NEIGHBORHOOD THAT IS ALREADY DETERIORATING ONLY INVITES UNFAVORABLE ACTIVITY + MORE DEPRESSION + MORE DRINKING AT AN EASY REACH.

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.

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SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13803819003
GURSCHKE MICHELLE L
6964 OYSTER SHELL DR
LAS VEGAS NV 89108-6311 89108-6311

24 BRDFMP 89106

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Department of Planning

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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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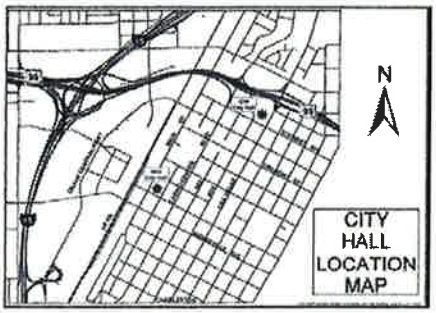
Official Notice of Public Hearing



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Case: SUP-48455
13810512006
KIMBROUGH RAYFIELD & CHAROLETTE
P O BOX 36331
LAS VEGAS NV 89133-6331 89133-6331

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

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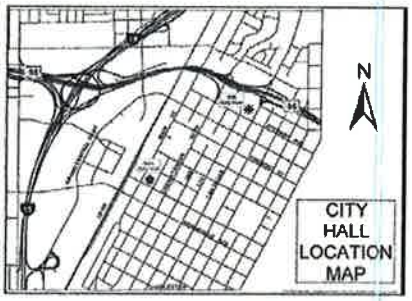
Official Notice of Public Hearing



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Planning Commission Meeting of 4/9/2013

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Case: SUP-48455
13811210050
DIIULLO KAREN A
5965 N DURANGO
LAS VEGAS NV 89149-3913 89149-3913

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31 89074MP 89143

City of Las Vegas
Department of Planning
Development Services Center
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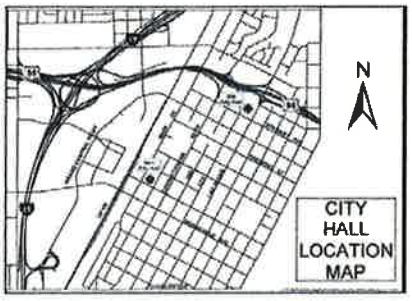

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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Planning Commission Meeting of 4/9/2013

24 BRDFNMP 89108

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Case: SUP-48455
13811110151
GAUGER M CHARLENE
3836 TWIG LN
LAS VEGAS NV 89108-5386 89108-5386

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-48455

Planning Commission Meeting of 4/9/2013

24 BRDFNMP 89108

Case: SUP-48455
13811110082
PELZER PATRICK J & JOAN L
6649 GATEHOUSE LN
LAS VEGAS NV 89108-5357 89108-5357

26
2P

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

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$ 00.43³
MAR 28 2013

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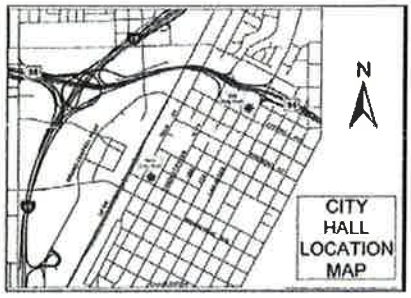

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: SUP-48455
13802410011
WENDT DUANE R & ALICE M
4216 BEGONIA CT
LAS VEGAS NV 89108-5616 89108-5616

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

Smiths is across from Lee's
Lee's Liquors is few a few blocks to the NE.
Also, 7-11 sells packaged goods - just 1 block
west. We dont need this in the middle of the neighbor.

24 BRDFNMP 89108

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48455
13810612035
RODRIGUEZ MATIAS
3740 PROGRESS CIR
LAS VEGAS NV 89108-5455 89108-5455

#26 P

24 BRDFNMP 89106

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fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48455
13803815011
SOTO-GOMEZ KIMBERLY
4156 COMPASS ROSE WAY
LAS VEGAS NV 89108-5493 89108-5493

#26 P

24 BRDFNMP 89106

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

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APR 8 2013
City of Las Vegas
Dept. of Planning

Case: SUP-48455
13803815003
MORENO ANTONIO & SILVIA G
4137 COMPASS ROSE WY
LAS VEGAS NV 89108-5483 89108-5483

#26 P

24 BRDFNMP 89106

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

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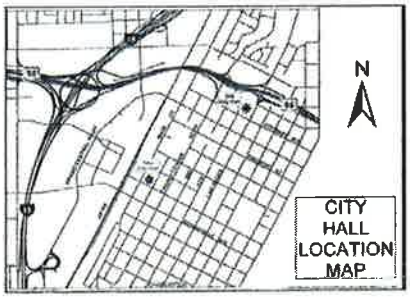

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SUP-48455

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48455
13803817012
CRUTCHER DELORES
4036 BROADRIVER DR
LAS VEGAS NV 89108-5469 89108-5469

#24 P

24 BRDFNHP 8510B

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SUP-48455

Planning Commission Meeting of 4/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-48455
13803815016
JIMENEZ J ROLANDO
4136 COMPASS ROSE WY
LAS VEGAS NV 89108-5481 89108-5481

#24 P

24 BRDFNHP 8510B

4.3.13

I don't agree that you should open Liqour. It is unsafe to put a liqour store. Many children walk to school from 6 am to 8 am. People who are drunk can do harm to children. It is unsafe for them walking because a drunk person can be walking and "accidentally" push a child which can cause an accident. We want safe and healthy community for our children because they are the next generation for our society.



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City of Las Vegas
Dept. of Planning

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SUP-48455

Planning Commission Meeting of 4/9/2013

Case: SUP-48455

13803815009
DELGADO JOSE M
6704 WILD BOB WY
LAS VEGAS NV 89108-5484 89108-5484

#26 P

24 BRDFNHP 8510B

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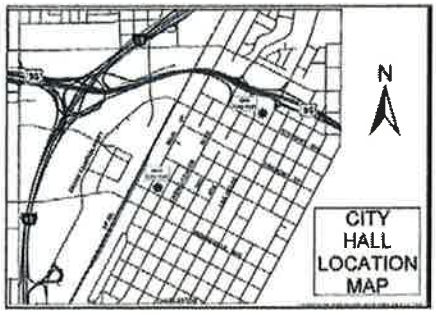

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455

Planning Commission Meeting of 4/9/2013

BE AWARE - 10 OF 12 HOUSES ON MY STREET WERE FORECLOSED. 8 ARE NOW RENTALS, AREA IS CHANGING. POLICE CALLED 3 TIMES THIS WEEK ON MANISTEE COURT, WHY I DO NOT KNOW. LIQUOR IS ONE THING WE DO NOT NEED.

STRONGLY OPPOSE

SEE LETTER ATTACHED.

Case: SUP-48455

13803813035
HAMUD GARRY ALLEN
BIGOTT CARMEN ELENA LARES
6953 MANISTEE CT
LAS VEGAS NV 89108-0304 89108-0304

24 BRDFNHP 89108

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APR 03 2013

City of Las Vegas
Department of Planning

26 P

10²

From:

Garry A. Hamud

To:

Councilman Anthony

Re: SUP 48455, April 9, 2013 Public Hearing

Dear Councilman:

I copy this letter to the Planning Commission. I oppose the SUP 48455 for good reason, to wit:

Bringing liquor to the corner in question does nothing to improve / upgrade our area, an area that has been heavily impacted by the recent depression, witness the fact that 10 of the 12 houses on my street, being Manistee Court, have been foreclosed, 8 of which now being investor owned and RENTED, not always to the best of tenants, hence the police were called to my street 3 times this week alone!!

We have a nice area, parks, and the like, and we need to accent safety and security, stability, and liquor does nothing to help, probably hurts - you must be mindful of the changing demographics in this area – we want to make it nice, not a barrio, leaving it a blight in your otherwise positive district.

A few months ago, there was even a shooting at a school bus drop off location just 100 yards from the proposed liquor store – arrests were made, someone went to prison - - we do not need a liquor store here now.

The corner of concern is much improved from what it was a few months back, and it should be allowed to remain the same going forward, at least until our area is more ' normal. ' Liquor is not a high profit item, the store already sells beer and wine, and liquor is more of a headache than a benefit for the location. By the way, my family has been in the liquor business in the past, and I know it well - - we don't need liquor here now.

Thank you,

Garry A. Hamud

292

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



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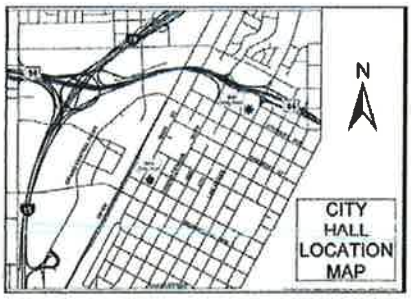

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13810612018
FITZPATRICK JAMES M & RUBY E
6721 MEGAN AVE
LAS VEGAS NV 89108-5451 89108-5451

24 BRDFMF 89108

26
A

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

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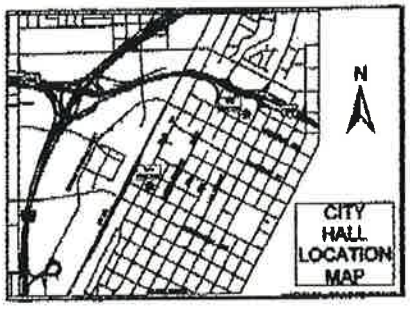

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13811110179
BOOTH JON A REVOCABLE LIV TR
6805 SILVER CHISLE AVE
LAS VEGAS NV 89130-1066 89130-1066

70 BRDFNMP 89130

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APR 02 2013
City of Las Vegas
Department of Planning

26
A

Public Comment Form

Item Subject SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Tracking Number PC04092013-26-1

Name Rochelle Rankin

Address 3365 Torrey Pines

City Las Vegas

State Nevada

Zip 89108

Comment This location already has two business that sell beer/wine. This C-store is surrounded by residential, a park and a school. The current operator allows for the homeless to get drunk and pass out in the landscaping each and everyday. Also the barber shop in this center is already open till late in the night very unusaul. The addition of hard liquor to this neighborhood will add to easier access to alcohol for a location that already allows for its patrons to drink in the parking lot.

Vote Against

Public Comment Form

Item Subject SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

Tracking Number	PC04092013-26-2
Name	Dorinda Gillan
Address	6653 Garethouse Lane
City	Las Vegas
State	Nevada
Zip	89108
Comment	I support small business
Vote	For

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

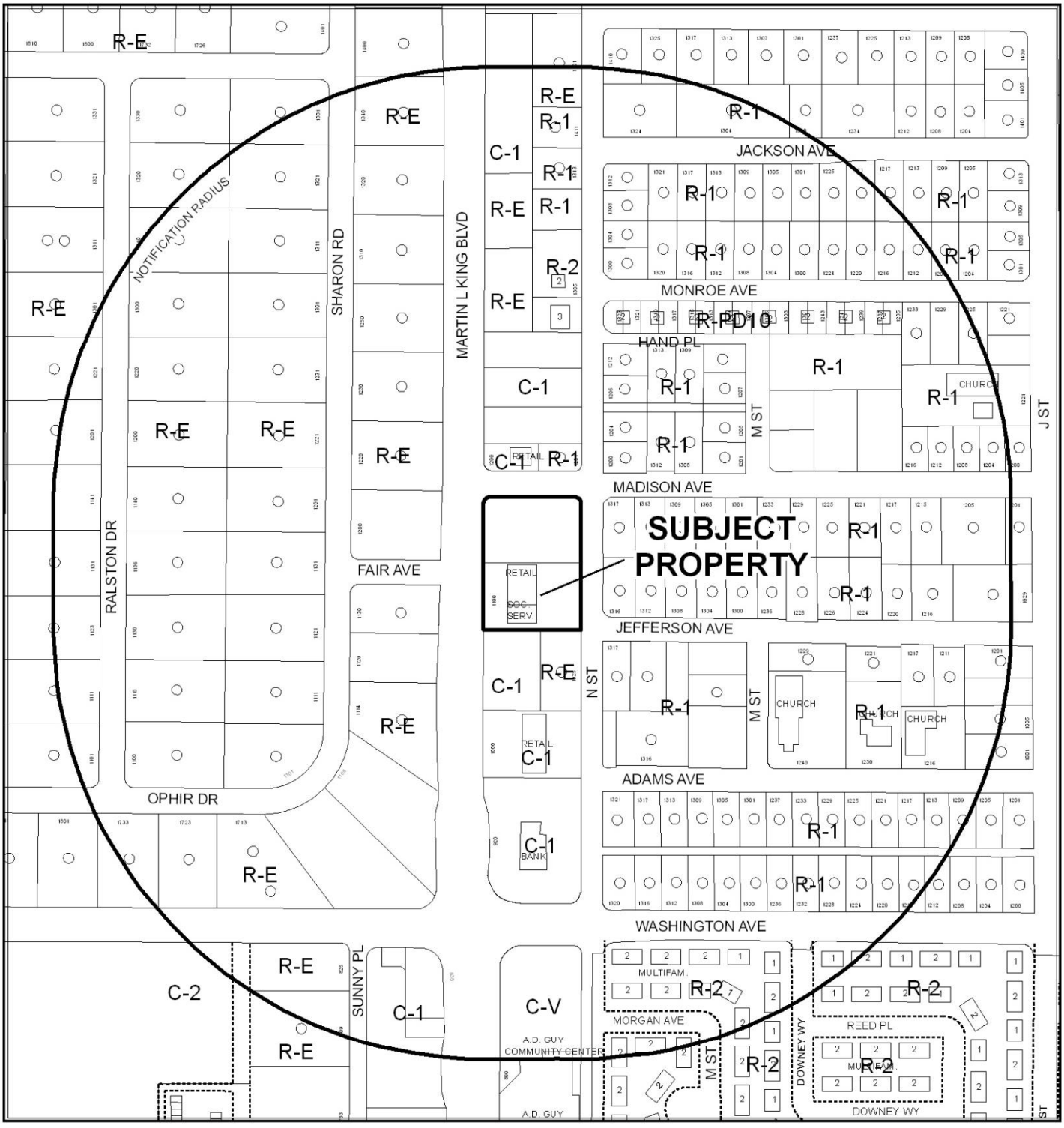
SUBJECT:
ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **SDR-48148**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-48148**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48148 APN: 139-28-604-003, 001

~~Name of Property Owner:~~ LONNIE WALSTON

Name of Applicant: LONNIE WALSTON CENTER

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: Lonnie Walston

State of Nevada
County of Clark

Print Name: LONNIE WALSTON

Subscribed and sworn before me

This 23rd day of Jan, 2013

Notary Public in and for said County and State

JACQUELINE R. JAMERSON
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 03-03-2015
11-4581-1

RECEIVED

JAN 23 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: LONNIE WALSTON

Project Address (Location) 1100 MARTIN L KING BLVD

Project Name LONNIE WALSTON CENTER **Proposed Use** RETAIL CENTER

Assessor's Parcel #(s) 139-28-604-003, 001 **Ward #** 5

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

Commercial Square Footage 9,471 **Floor Area Ratio** 0.134

Gross Acres 1.61 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER LONNIE WALSTON **Contact** OWNER

Address 1930 FAIR AVE **Phone:** 702-792-1881 **Fax:** _____

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

E-mail Address _____

APPLICANT SAME AS ABOVE **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE JAMES GRAY **Contact** CONTRACTOR

Address 701 SUNNY PLACE **Phone:** 702-338-1210 **Fax:** 702-648-4471

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

E-mail Address JGENTERPRISE242@GMAIL.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Lonnie Walston

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

Print Name LONNIE WALSTON

State of Nevada
County of Clark

Subscribed and sworn before me

This 23rd day of Jan., 20 13.

Notary Public in and for said County and State

JACQUELINE R. JAMERSON
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 03-03-2015
11-4581-1

FOR DEPARTMENT USE ONLY

Case #	SDR 48148
Meeting Date:	04/09/13
Total Fee:	1030.00
Date Received:*	01/23/13
Received By:	Jonathan B.

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

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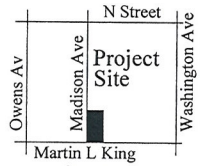
JAN 23 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08



Location Map



VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C1- Commercial District

AREA (Approximate)

Net Area	70,296 sf	1.61 acres

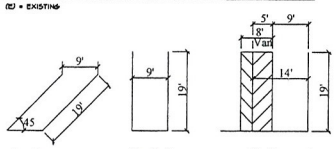
BUILDING AREA

Existing Building	7,571 gsf
New Addition	1,900 gsf
Total Building Area	9,471 gsf
FAR	0.134

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	26	Height Varies	Varies See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	24	- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

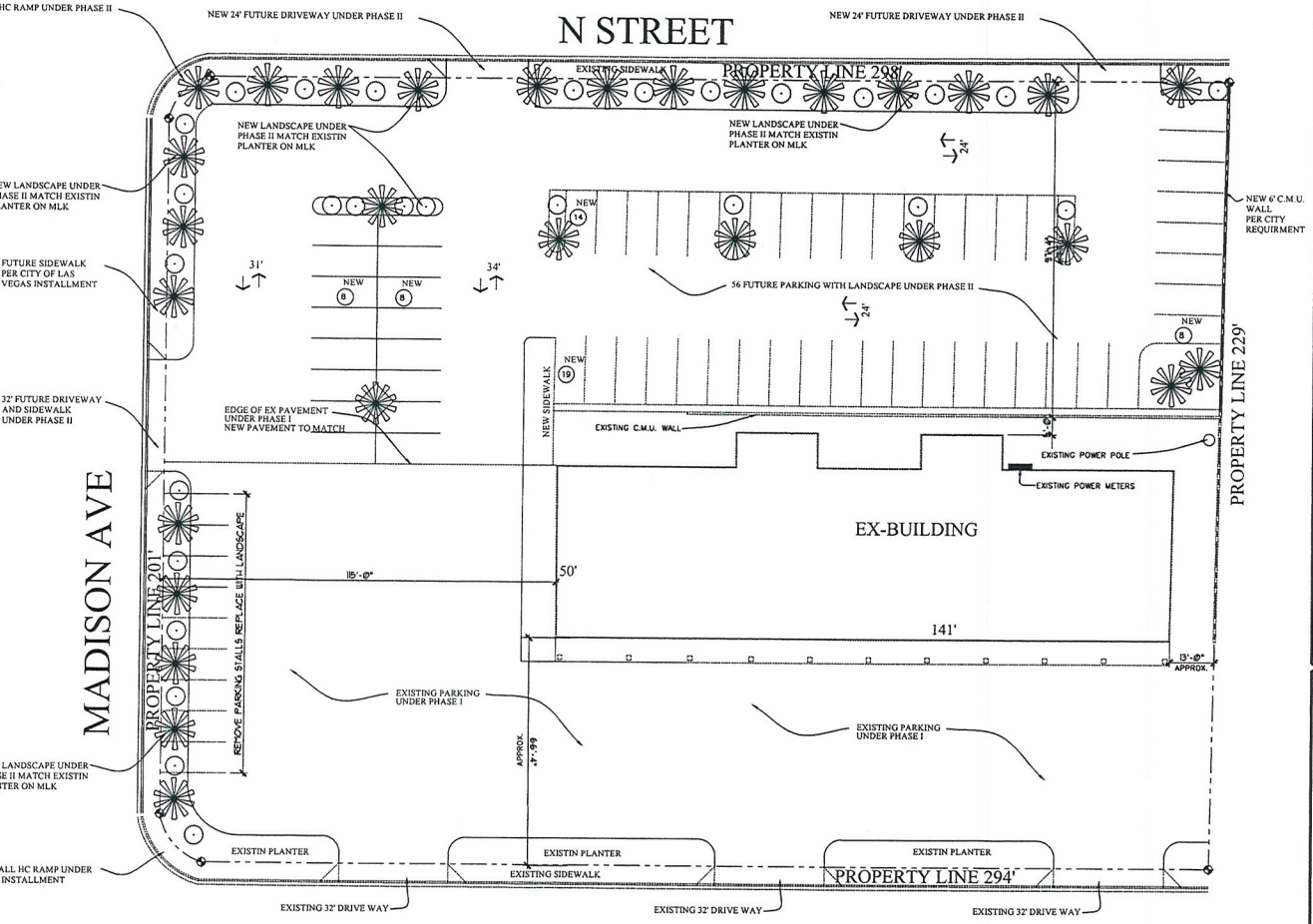
(E) = EXISTING



Angular Standard Handicapped

Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



SITE PLAN PHASE II

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

North

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REVISIONS:

PROJECT : 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 04.03.13 DRAWN: RLS

SHEET A1.10

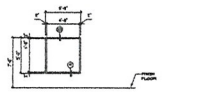
SITE PLAN PHASE II

SDR-48148
REVISED

WINDOW SCHEDULE

WINDOW SCHEDULE

NO.	TYPE	SIZE W x H	WINDOW FRAMING	WINDOW FINISH	PANE FRAMING	PANE FINISH	U.V.G.	S.H.G.C.	V.L.T.	TYPE RATING CLASS & GRADE	REMARKS
101	A	5'-4"x5'-0"	GLASS	TEMP.	ALUM.	CLEAR ANODIZED	.57	.39	.73	NON-RATED	FIXED WINDOW
											FIXED WINDOW



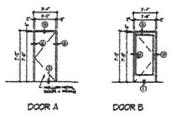
WINDOW TYPE-A

WINDOWS - GENERAL NOTES:

1. ALL GLAZING TO BE FULLY TEMPERED / REFLECTIVE GLASS UNITS AS NOTED/SHOWN ON PLANS OR ELEVATIONS, APPROVED.
2. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC.
3. FINISHES: SEE # SHEET/ON DRAWING, PAINTED FINISH SEE CHARTER/LEGEND.
4. MANUFACTURER SHALL VERIFY ON-SITE DIMENSIONS PRIOR TO FABRICATION AND SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.
5. GLAZING, TYP. = SOLID PANE 1 SHEET, 3/16" T MINIMUM, FULLY SEATED IN GLAZING GASKETS OR SEALANT AS SPECIFIED, WITH NO MORE THAN 1/16" CLEARANCE BETWEEN GLASS AND FRAME, UNLESS OTHERWISE SPECIFIED. GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH GLAZING MANUFACTURER'S RECOMMENDATIONS AND SHALL BE SEALED AGAINST THE ENTRANCE OF WATER AND AIR. GLAZING SHALL COMPLY WITH ALL APPLICABLE FEDERAL SPECIFICATIONS, ??? CODES, AND/OR LOCAL CODES.
6. GLASS MAY HAVE A MAXIMUM SHADE OF 0.39 AND A SHADING COEFFICIENT OF 0.44

DOOR AND FRAME SCHEDULE

OPENING MARK	WIDTH	HGHT.	THKNS.	DOOR NO.	DOOR TYPE	DOOR MATL.	DOOR FINISH	DOOR GLAZ.	DOOR RTNG.	FRAME MATL.	FRAME FINISH	HARDWARE GROUP	HARDWARE FINISH	REMARKS
101	3'-0"	7'-0"	1 3/4"	-	A	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FINISHES OR APPROVED EQUAL
102	3'-0"	7'-0"	1 3/4"	-	B	WOOD	PNTD.	-	-	STEEL	PNTD.	-	-	TIMELY FINISHES OR APPROVED EQUAL



DOOR A DOOR B

DOORS - GENERAL NOTES:

1. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC. TYPICAL THROUGHOUT BUILDING.
2. DOORS SHALL BE SYMMETRIC HANDED FLUSHED WITH JAMB HOOD PROFILES AS INDICATED ELSEWHERE. SOLID CORE DOOR LEAF WITH FLUSH FACES WITH SMOOTH SURFACE, FREE OF TRIM, EXCEPT AS INDICATED. DOOR LEAF SHALL BE LABELED AS REQUIRED BY LOCAL CODE AUTHORITY FOR THE FIRE RATING INDICATED. DOOR LEAF SHALL BE PERMANENTLY MARKED BY AN APPROVED AGENCY BY AN APPROVED LABEL OR STAMP IN THE EXPOSED EDGE, LOCATED WITH A BEVEL NOT EXPERIENCED BY FEDERAL SPECIFICATIONS, ??? CODES, AND/OR LOCAL CODES.
3. FRAMES: 16 GAUGE (MINIMUM) HOLLOW METAL FRAMES WITH WELDED CORNERS AND MITERED HEAD AND JAMBS. PROVIDE WITH SILENCERS AT STRIKE JAMB. FRAMES TO BE PROVIDED WITH ANCHORS AS REQUIRED FOR WALL CONSTRUCTION. SEE DETAILS.
4. ALL DOOR HARDWARE SHALL BE LEVER TYPE OPERABLE WITH SINGLE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
5. PROVIDE NO ADJUSTABLE LOCKS / LATCHES.
6. PROVIDE DOOR ABOVE DOORS WHICH REQUIRE CLOSURE SHALL REMAIN UNLOCKED DURING BUSINESS HOURS.

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES

BUILDING	2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2009 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2009 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2003 ICC/ANSI A117
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

ALLOWABLE AREA:	2 STORIES (40FT) & 9,000 S.F.	
PRIMARY USES		
SPACE-1	900 S.F.	BUSINESS CENTER
SPACE-2	900 S.F.	BUSINESS CENTER

CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)

CHAPTER TEN - MEANS OF EGRESS

OCCUPANT LOADS:

SPACE 1 (1 PER 100 SF/OCC.) - 900 S.F. =	9
SPACE 2(1 PER 100 SF/OCC.) - 900 S.F. =	9
RECEPTION (1 PER 100 SF/OCC.) - 610 S.F.=	6
STORAGE (1 PER 300 SF/OCC.) - 22 S.F. =	0
TOTAL OCCUPANTS	16

MEANS OF EGRESS:		EXIT DISTANCE
EXITS REQUIRED	2 PER TENANT SPACE	250'-0" + 25'-0" = MIN DISTANCE
EXITS PROVIDED	2 EXIT PROVIDED	25'-0" PROVIDED

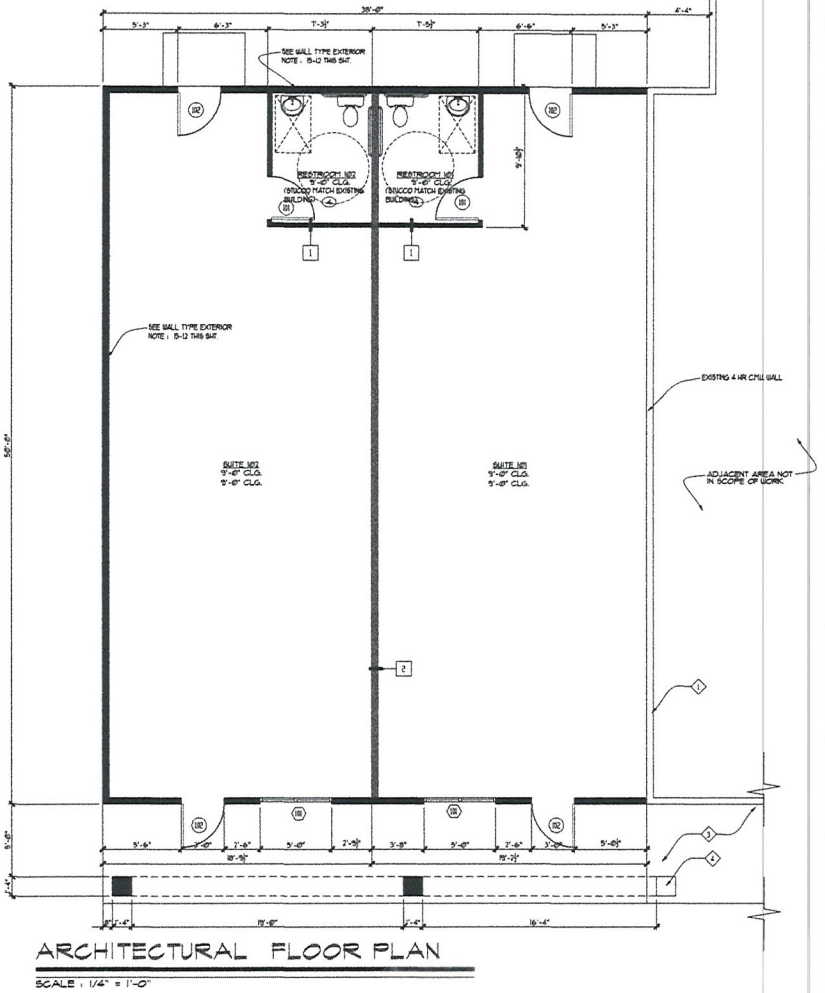
GENERAL DESCRIPTION

ASSESSOR'S PARCEL NO.:	178-18-310-002
ADDRESS:	1100 MARTIN L KING BLVD LAS VEGAS, NV 89106
LOCATION:	MARTIN L KING BLVD & WASHTION AVE
JURISDICTION:	CITY OF LAS VEGAS
EXISTING PROVIDED HEIGHT & BUILDING AREA	1 STORIES EXISTING (14'-0" HIGH) & (1420 S.F.)
DESCRIPTION:	A 1202 S.F. TENANT IMPROVEMENT WITHIN AN EXISTING 7,511 S.F. ONE STORY PROFESSIONAL BUILDING
BUILDING SETBACKS	UNCHANGED
FRONT	66'-0"
REAR	57'-0"
SIDE	13'-0"

CHAPTER THREE - OCCUPANCY REQUIREMENTS

OCCUPANCY TYPE(S)	B
REQUIRED SEPARATION	OCCUPANCY*

North



ARCHITECTURAL FLOOR PLAN

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

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝"= @OCC STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	NEW 2-HOUR DEMISING WALL - TO REMAIN 2X- STUDS AT 16" OC. w/ 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BD. BOTH SIDES. SEE DETAIL 12 / A41	2

KEYNOTES

1. EXISTING WALL - TO REMAIN REMOVE EXISTING STUCCO EXTIOR
2. EXISTING SIDEWALK - TO REMAIN
3. EXISTINGS STUCCO SOFFIT - TO REMAIN
4. EXISTINGS COLUMN - TO REMAIN

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JAN 23 2013
City of Las Vegas
Dept. of Planning

SDR-48148

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV

J G ENTERPRISE

THESE PLANS ARE PROPRIETARY AND SUBMITTED AS AN EXPRESSION TO HIRE AS SUCH. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.

SIGNATURE:

J G ENTERPRISES
CONTACT: JAMES GRAY
PHONE NUMBER: 702.499.6468
FAX NUMBER: 702.499.6468
EMAIL: JAMES@JGENTERPRISES.BIZ

PLOT: 06.04.12
DRAWN: RLS

SHEET A2.00

BUILDING ADDITION/TENANT IMPROVEMENT PLANS

REVISIONS:	PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS,NV	J G ENTERPRISE SIGNATURE:	PLOT: 06.04.12 DRAWN: RLS	SHEET: A3.00

BUILDING ADDITION/TENANT ELEVATION

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

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

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

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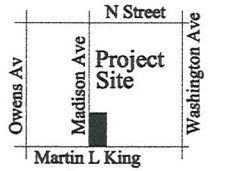
SDR-48148



Location Map



VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C1- Commercial District

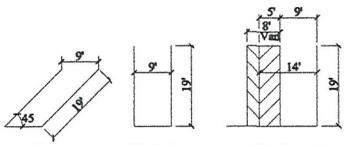
AREA (Approximate)

Net Area:	70,296 sf	1.61 acres

BUILDING AREA

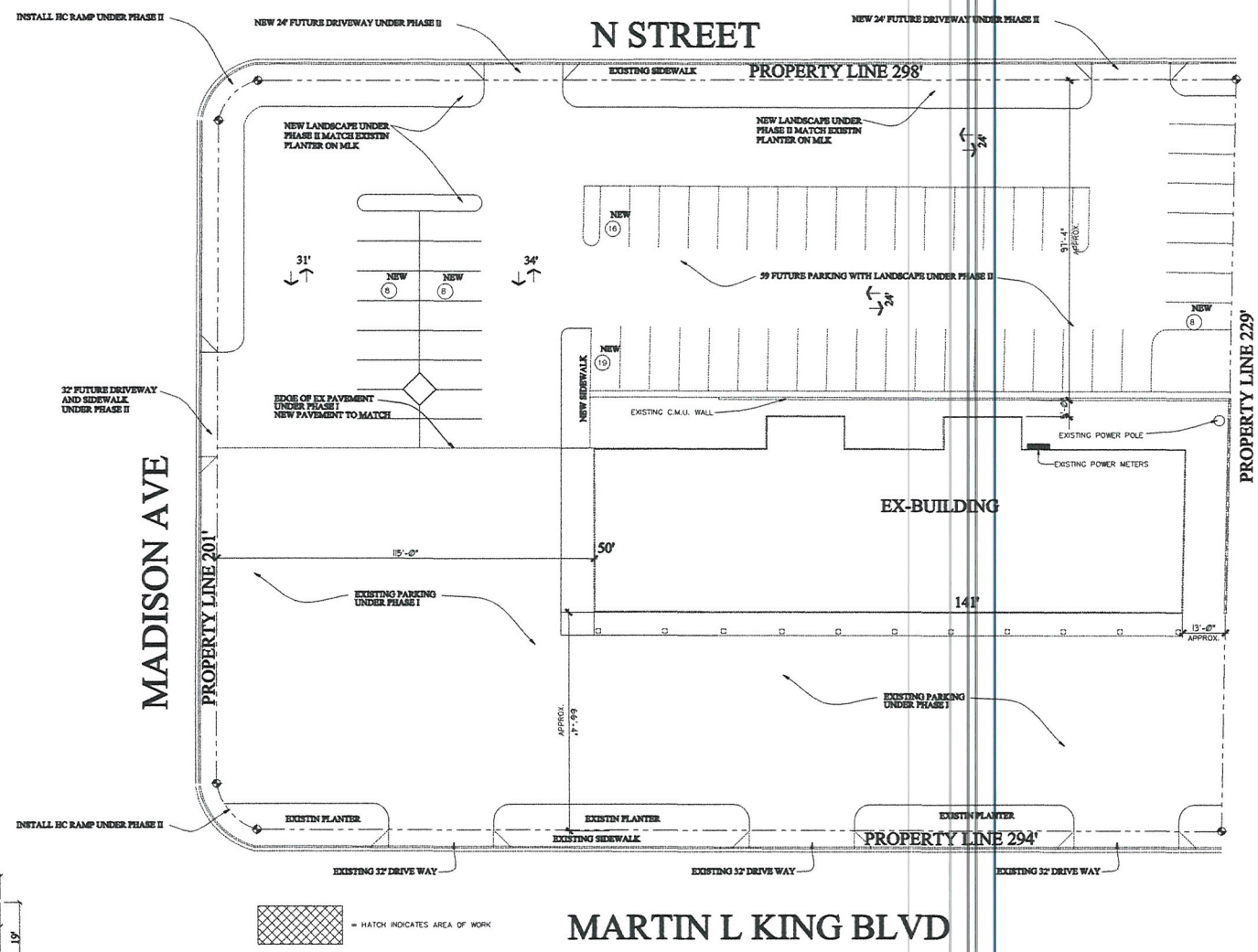
Existing Building	7,571 gsf
New Addition	1,900 gsf

Total Building Area	9,471 gsf
FAR	0.134



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



SITE PLAN PHASE II

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

North

SDR-48148

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Dept. of Planning

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD
TENANT IMPROVEMENT

PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 06.04.12
DRAWN: RLS

SHEET A1.10

SITE PLAN PHASE II

MATERIAL & SAMPLES REFERENCE



COLOR SCHEME

ROOF
MONIER LIFE TILE
MADERA - CONCRETE RADOM TREATMENT

BODY 1
BELITAMIN MOORE COLOR # 1223
BRENT WOOD
PAINTED STUCCO

BODY 2
FRAZEE COLOR # 7754
SAFARI TAN
PAINTED STUCCO

ACCENT
SHERWIN WILLIAMS COLOR # SW 7004
SNOWBOUND
PAINTED SHUTTERS
LRV 83

STONE
COUNTRY LEDGE STONE
CULTURED STONE
EUCALYPTUS

LONNIE WALSTON PIAZA
1100 MARTIN L KING BLVD

SDR-48148

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JAN 23 2013
City of Las Vegas
Dept. of Planning



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



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01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13



SDR-48148 – APPLICANT/OWNER: LONNIE WALSTON
1100 MARTIN L KING BOULEVARD

01/31/13

April 10, 2013

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

RECEIVED
APR 10 2013

Re: Justification Letter for Application

APN 139-28-604-003 – 1100 N. Martin Luther King

Phase I
We are planning on expanding the existing building to the North. The building is currently against the property line and we have rezoned the adjacent property to be compatible with this parcel. We are currently in review for a One (1) Lot Parcel Map to combine both parcels into a single parcel.

The improvements will be identical to the existing building and enable the existing business to expand into the additional (19000 Sqft) space created by the building expansion. It would also help to create additional jobs for the existing business and enable them to serve more customers. This in turn would bring more people into the area, helping other business's in the area

Phase II
We are also intending to do future expansion on the vacant site **(2yr)** after the Approval of Building permit set that is under the Phase I and will incorporate some of our future plans into the site development additional parking ,New landscape Along Madison Ave & N st , after The City of Las Vegas complete the finish sidewalk with curb and gutter on Madison , that will match existing landscape on Martin L King Blvd, owner will install the 6' high C.M.U. wall along south side of property, New Driveways, utility services and improvements.

The intended expansion is compatible with properties that are similar and fronting onto Martin Luther King. Future development is both needed and wanted in this area of Las Vegas (Ward 5). This parcel would also be considered some what of and in fill parcel, since the property to the north and south Are developed.

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,

Lonnie Walston

Lonnie Walston
Property Owner

SDR-48148
REVISED

Public Comment Form

Item Subject SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

Tracking Number PC03122013-38-1

Name Karl W. Armstrong

Address 1931 Fair Ave

City Las Vegas

State Nevada

Zip 89106

Comment I am against item 38 on the Planning Commission agenda for March 12, 2013. It requires landscape buffer variances along the perimeter of the building which requires landscaping in these areas. The landscaping is needed for the aesthetics of the building presently sitting at this location. I question the need for the extension if in order to accomodate the property addition this many waivers are needed to prepareit for its intended use. Further, I wonder whether the lot will support adequate parking for the businesses that presently occupy this commercial plaza.

Vote Against

A DOLLAR BAIL BONDS (702)385-5634 P.1

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 $ 00.43
0004279218 FEB 28 20
MAILED FROM ZIP CODE 891

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48148

Planning Commission Meeting of 3/12/2013

Case: SDR-48148
13928501009
STOWERS STEVIE D & TERRY D
WINDER CHARLES II
8530 GLADE MINNOW AVE
LAS VEGAS NV 89113-1740 89113-1740

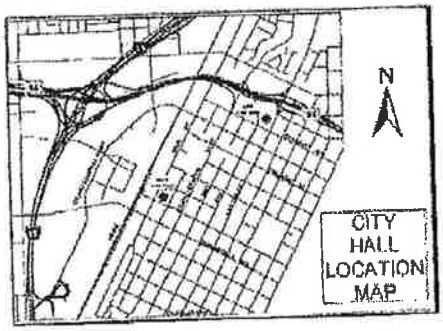
RECEIVED
MAR 11 2013
City of Las Vegas
Department of Planning

3/11/13 L 38

Mar 10 13 01:45a Rutha Mcroy 7026476432 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



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48148
Planning Commission Meeting of 3/12/2013

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MAR [illegible] 13
City of Las Vegas
Dept. of Planning

Case: SDR-48148
13928110026
MCROY RUTHA M
1331 SHARON RD
LAS VEGAS NV 89106-2032 89106-2032

26 LRDGNMP 89106

38
A

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

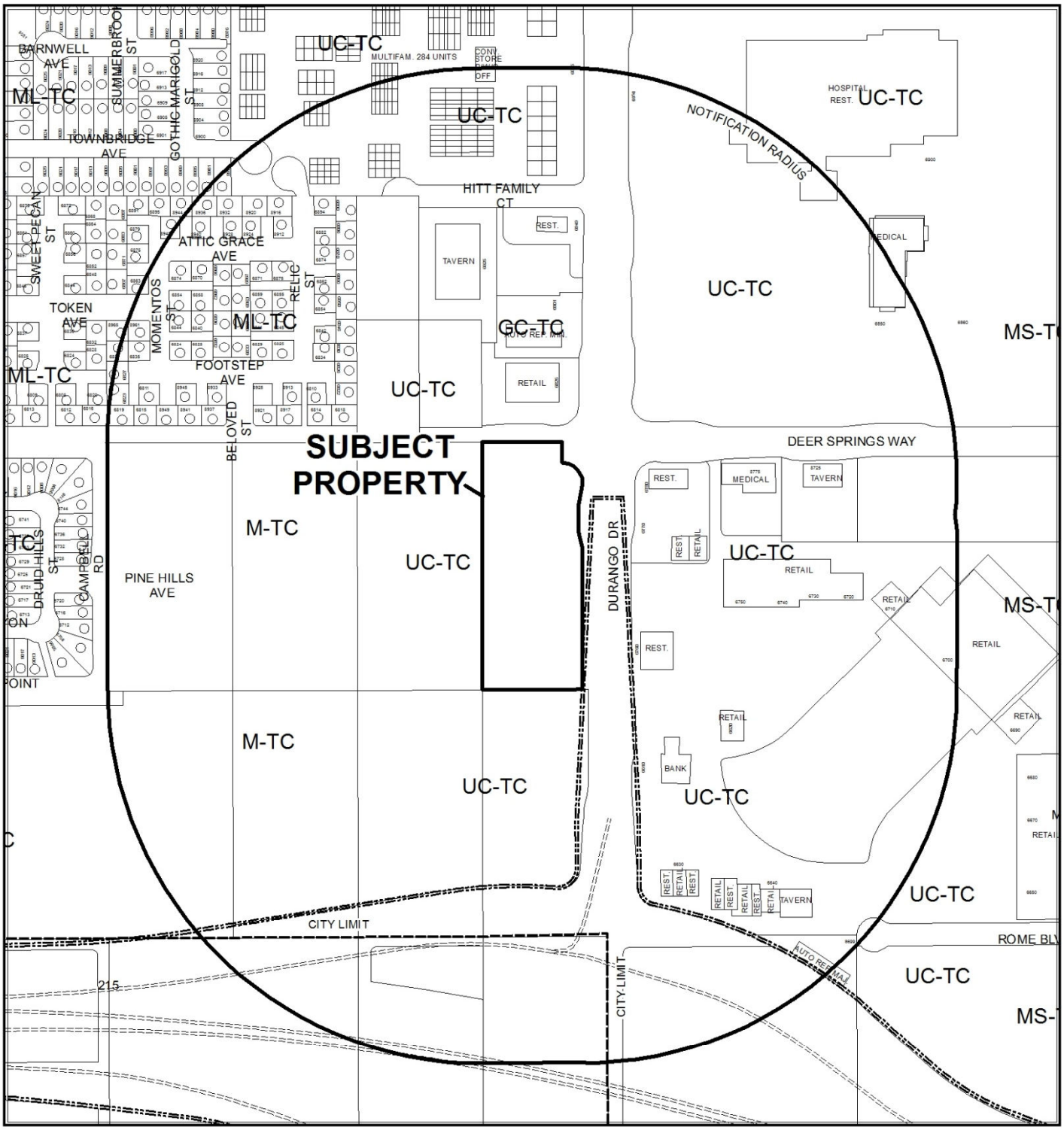
SUBJECT:
MOD-48831 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross). Staff recommends DENIAL.

C.C.: 06/19/2013

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

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **MOD-48831**

RADIUS: 1000 FEET

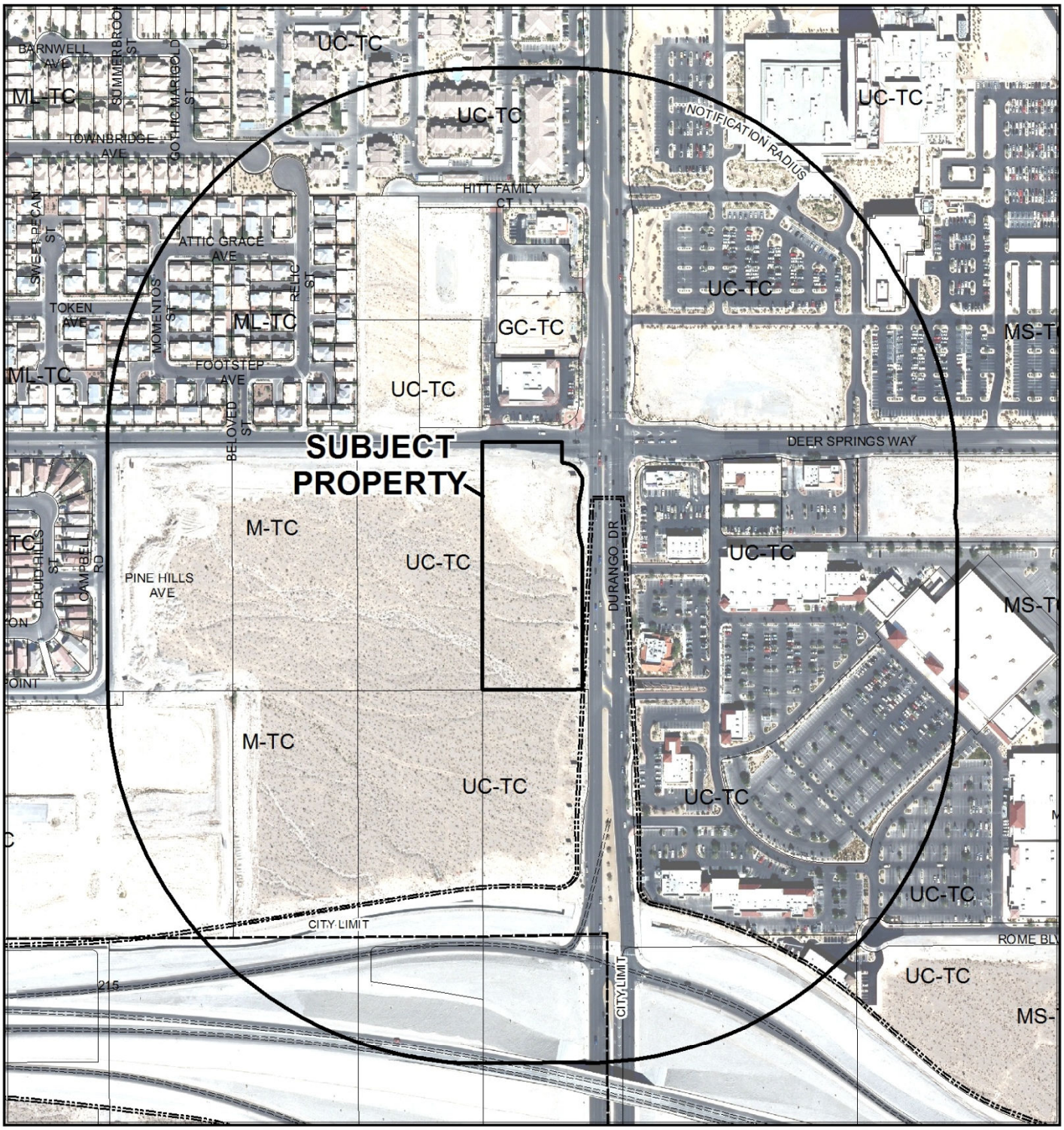
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

PROPOSED LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N



CASE: **MOD-48831**

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

PROPOSED LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

DEPARTMENT OF PLANNING

RECEIVED
MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-48831** APN: 125-20-301-009

Name of Property Owner: James R. Marsh

Name of Applicant: Wolf T. H. LLC

Name of Representative: G.C. Garcia, 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: James R Marsh

Print Name: James R. Marsh

State of Nevada
County of Clark

Subscribed and sworn before me

This 25 day of March, 2013

Barbara Wroe
Notary Public in and for said County and State

BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

DEPARTMENT OF PLANNING

RECEIVED
MAR 28 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-48831** APN: 125-20-301-009

Name of ~~Property Owner~~: Jim Marsh

Name of Applicant: Wolf T. H. LLC

Name of Representative: G.C. Garcia, 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~~ Applicant: _____ mgr

State of Nevada
County of Clark

Print Name: Raymond J. Shapiro

Subscribed and sworn before me

This 26th day of March, 2013

Mee La Cheung
Notary Public
State of Nevada
My Comm. Exp. 9-4-13
Certificate No: 98-49803-1

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
MAR 28 2013

Application/Petition For: Major Modification

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-009 **Ward #** 6

General Plan: existing UC-TC proposed ~~GC-TC~~ **Zoning:** existing U-TC proposed ~~N/A~~

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address _____

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

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

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James R Marsh

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

Print Name James R. Marsh

Subscribed and sworn before me STATE of NEVADA COUNTY of CLARK

This 25 day of March, 2013.

Barbara Wroe

Notary Public in and for said County and State

BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

FOR DEPARTMENT USE ONLY

Case #	MOD-48831
Meeting Date:	5/14/2013
Total Fee:	$1,005.00
Date Received:*	3/28/2013
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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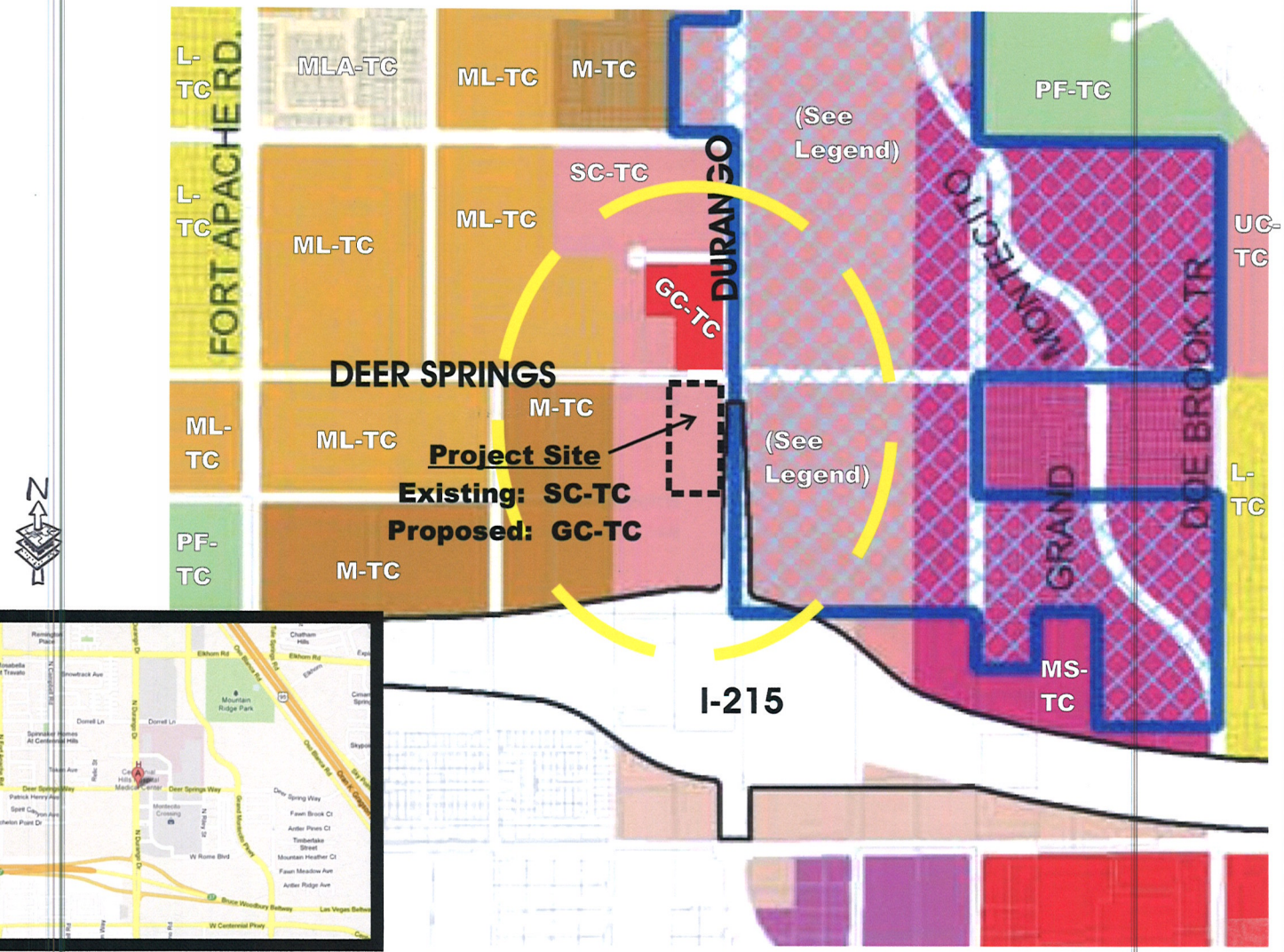
MAR 28 2013

Durango & Deer Springs
Town Center Land Use Existing & Proposed Exhibit

GCGARCIA
A Planning & Development Services Corporation
March 2013



MAP FOUR

City of Las Vegas

CENTENNIAL HILLS
TOWN CENTER LAND USE

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC) up to 5.5 du/ac)
- Medium Residential (M-TC) (12.1 to 25 du/ac)
- Medium-Low Residential (ML-TC) (5.6 to 8 du/ac)
- Medium-Low Attached Residential (MLA-TC) (8.1 to 12 du/ac)
- Public Facilities (PF-TC)
- Montecito Town Center Mixed Use Commercial

Adopted: November 9, 1998 Ord. # 5112
Revised: May 19, 2008 Bill No. 2008-24

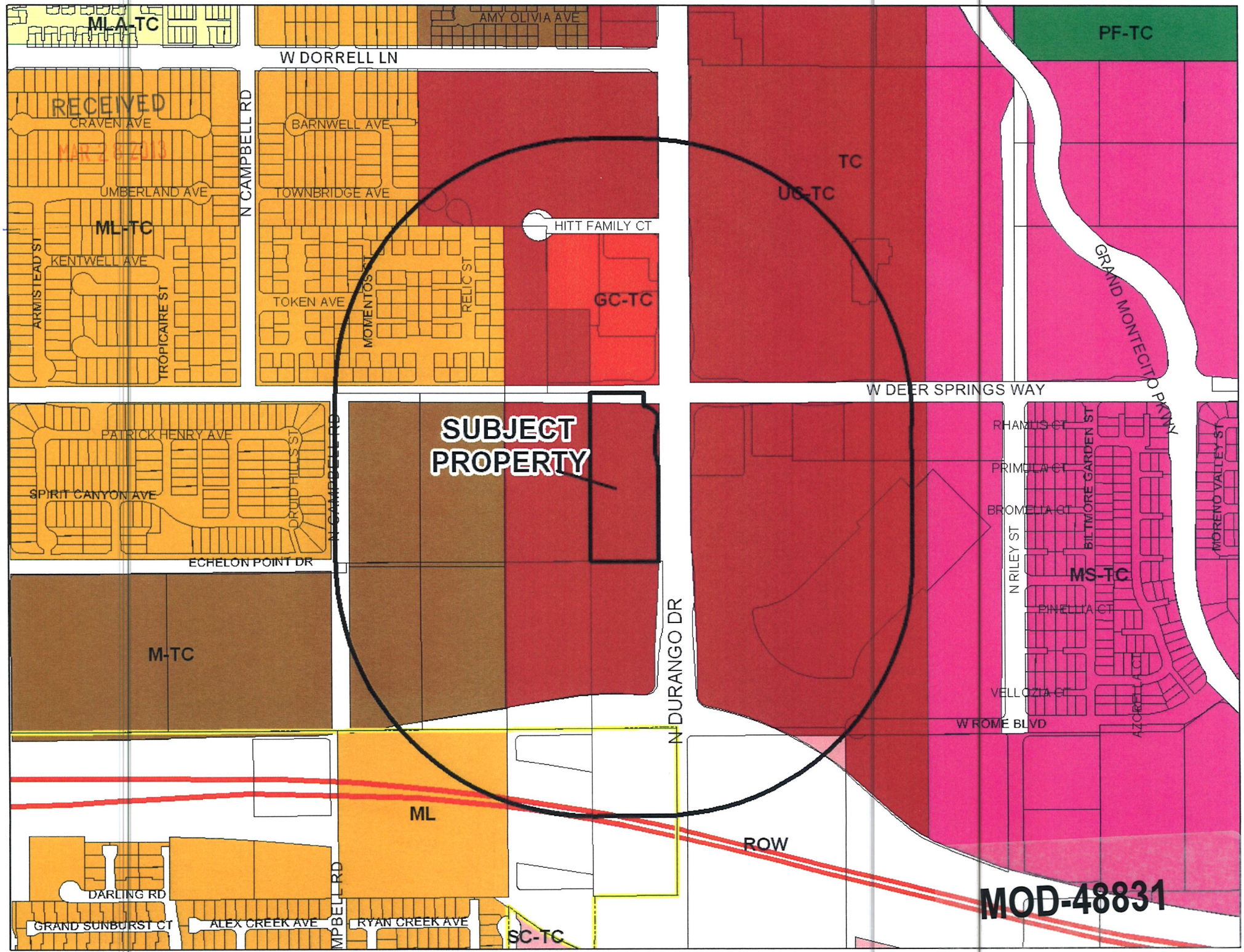
SOURCE City of Las Vegas, Planning and Development Department

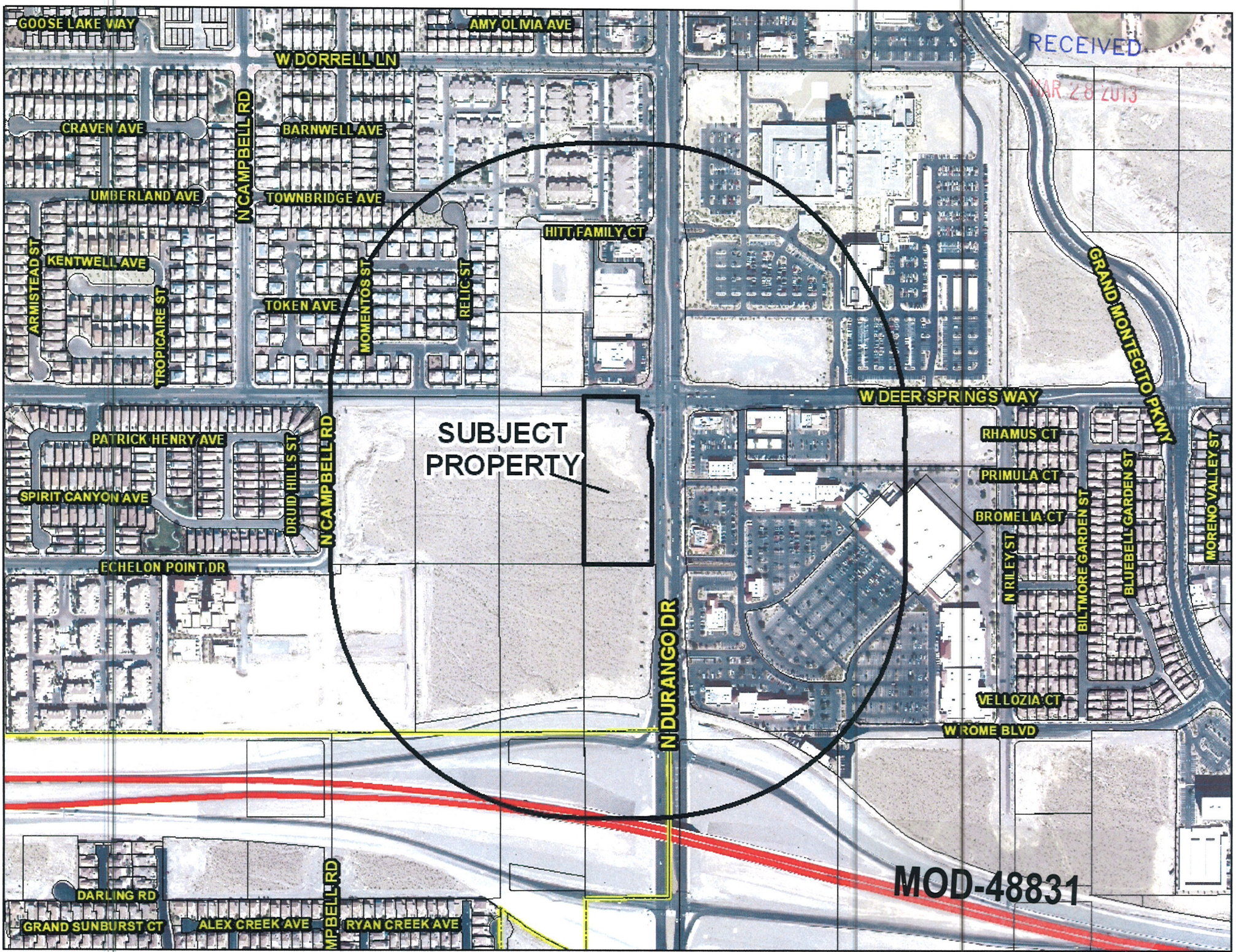
PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only
Geographic Information System
Planning & Development Dept
702-229-6301

Printed: May 25, 2010

MOD-48831


ML-A-TC
AMY OLIVIA AVE
W DORRELL LN
PF-TC
RECEIVED
MAR 2 6 2013
CRAVEN AVE
BARNWELL AVE
N CAMPBELL RD
TC
UC-TC
UMBERLAND AVE
TOWNBRIDGE AVE
HITT FAMILY CT
ML-TC
KENTWELL AVE
ARMISTEAD ST
TROPICAIRE ST
TOKEN AVE
MOMENTOS CT
RELIC ST
GC-TC
GRAND MONTECITO PKWY
W DEER SPRINGS WAY
PATRICK HENRY AVE
SUBJECT PROPERTY
RHAMUS CT
PRIMULA CT
BROMELIA CT
BILTMORE GARDEN ST
MORENO VALLEY ST
SPIRIT CANYON AVE
DRUID HILLS ST
N CAMPBELL RD
N RILEY ST
MS-TC
ECHELON POINT DR
PINELLIA CT
M-TC
N DURANGO DR
VELLOZIA CT
AZORELLA CT
W ROME BLVD
ML
ROW
DARLING RD
GRAND SUNBURST CT
ALEX CREEK AVE
RYAN CREEK AVE
SC-TC
MOD-48831



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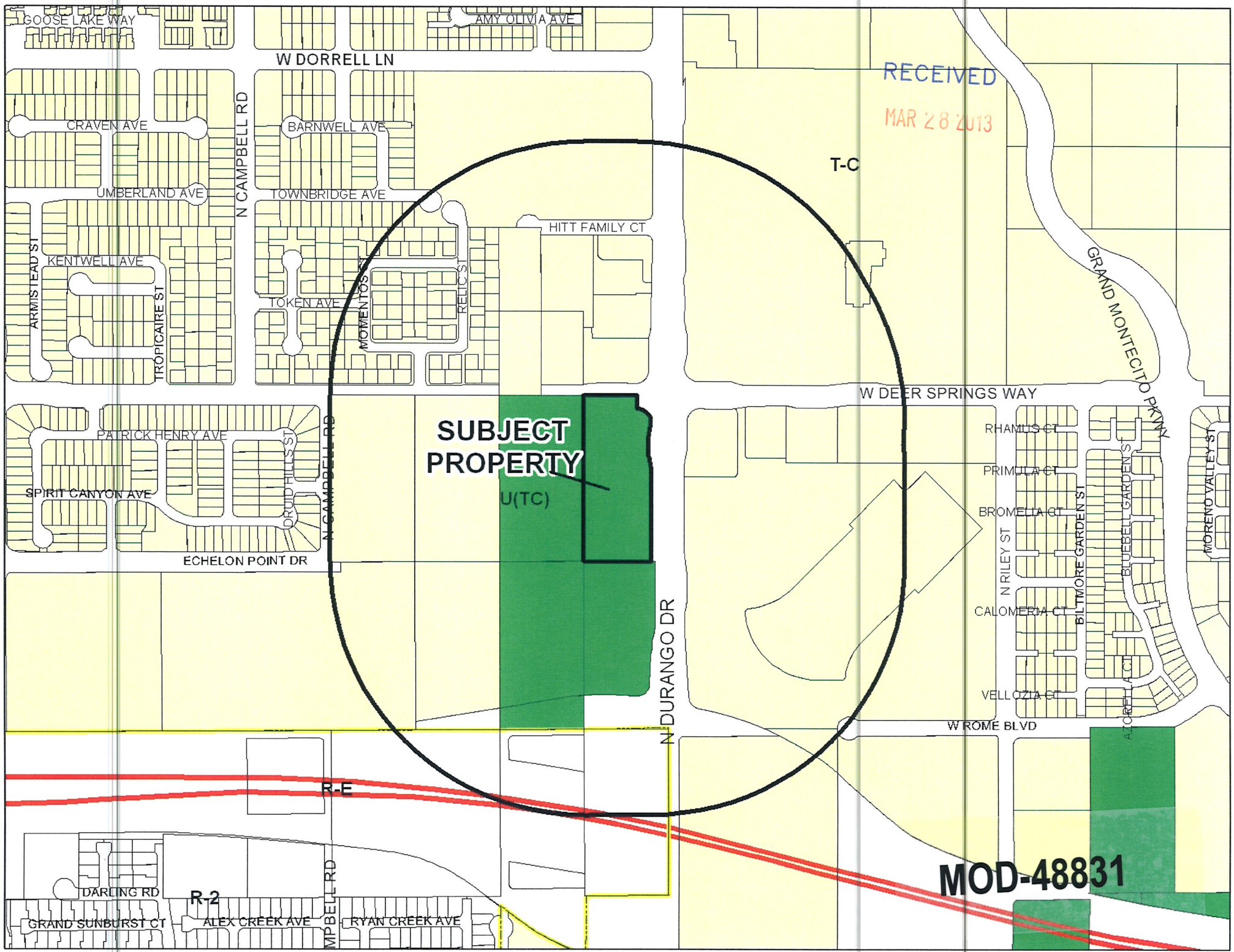
MAR 28 2013


RECEIVED
MAR 28 2013
SUBJECT PROPERTY
U(TC)
T-C
R-E
R-2
MOD-48831
W DORRELL LN
GOOSE LAKE WAY
AMY OLIVIA AVE
CRAVEN AVE
BARNWELL AVE
UMBERLAND AVE
TOWNBRIDGE AVE
N CAMPBELL RD
HITT FAMILY CT
KENTWELL AVE
ARMISTEAD ST
TROPICAIRE ST
TOKEN AVE
MOMENTOS ST
RELIC ST
PATRICK HENRY AVE
DRUID HILLS ST
SPIRIT CANYON AVE
ECHELON POINT DR
W DEER SPRINGS WAY
GRAND MONTECITO PKWY
RHAMUS CT
PRIMULA CT
BROMELIA CT
N RILEY ST
BLUEBELL GARDEN ST
BILTMORE GARDEN ST
MORENO VALLEY ST
CALOMERIA CT
VELLOZIA CT
W ROME BLVD
N DURANGO DR
DARLING RD
GRAND SUNBURST CT
ALEX CREEK AVE
RYAN CREEK AVE



MOD-48831 - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

04/03/13

RECEIVED
MAR 28 2013

March 28, 2013

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

RE: Deer Springs & Durango SWC: Pre-Application
Request: Major Mod.: SC-TC to General Commercial (GC-TC)
APN: 125-20-301-009

Dear Mr. Fagg:

On behalf of our client, M Grape LLC, please accept this justification letter for a Major Modification to the Centennial Hill Town Center Land Use Plan ("The Plan"). This application is located on 3.96 +/- gross acres located at the southwest corner of Deer Springs & Durango.

The request is to change "The Plan" and use category to General Commercial (GC) from Service Commercial Town Center (SC-TC) to more closely align with the evolution of Town Center plan; current, foreseeable market conditions; the City's current code on Commercial districts and that enable additional uses which the area desires and are appropriate for the location. The conversion will allow an area that has remained undeveloped to be added as a viable and compatible use.

The purpose of the proposed Major Modification is to address a land use category and list of uses that was first adopted in 1996 and last major revision in 2006 and has seen numerous amendments to make it work. The Plan is out of sync with the City's practices and marketplace. The suggested amendment helps the Plan come into close compatibility with prior approvals to the new development code and recognizes that the proposed uses provide an appropriate balance in what uses are permitted outright or what requires Special Use Permits.

The location fits with the General Commercial requirements as was done across the street on the northwest corner of the intersection which is also General Commercial. It is at the intersection of two major streets Deer Springs & Durango. It is just north of the Durango & 215 Northern Beltway interchange and has signalized intersections one on the north and one planned on the south end of the property. The south signal aligns with the Kohl's center across Durango.

GCGARCIA

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

MOD-48831

Abutting Land Uses & Compatibility:

The surrounding uses should be:

1) compatible in density and intensity;
2) compatible with existing adjacent land uses;
3) adequate facilities to accommodate the uses; &
4) conform to other applicable plans and policies.

The site has existing approved commercial to the north, northeast, and east and undeveloped vacant undeveloped lands to the south and west. The surface and regional road network are largely in place and capable of handling high volumes of traffic. Any remaining dedications and infrastructure will be completed as required by the Code and conditions of approval. The requested change as noted will be in conformance with the policies and practices of the City as reflected in prior approvals.

Approval Criteria for a Major Modification LVMC 19.16.090

L. Rezoning Determinations—Approval

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. *The proposal conforms to the General Plan.*

   The proposed change conforms and is consistent with how the Centennial Hills Plan has been amended and development has actually occurred.

2. *The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.*

   The proposed uses for General Commercial uses are explicitly provided for in the Centennial Hills Land Use Plan. The site is compatible for General Commercial given the surrounding land use, zoning and development context. The new designation is appropriate at this location on the intersection of two major streets and no abutting or adjacent residential. Any new uses or structures will comply with Code requirements.

3. *Growth and development factors in the community indicate the need for or appropriateness of the rezoning.*

   The current Plan requirements for this area are not feasible or appropriate given how this core area has developed as a suburban horizontal style rather than an urban vertical style of development. Additionally, "THE PLAN" is over a decade and a half old and this highly desirable corner parcel is still not developed nor does it have an approved plan. Given the current economic realities, combined with the growth and development practices of the City let alone the opportunity for new jobs, goods and service and investment, this proposal would fully appropriate.

4. *Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.*

Deer Springs, Durango and the 215 Northern Beltway are major surface streets and regional connectors that currently serve the shopping center to the east and commercial to the north and can adequately serve both the existing and any incremental increase applicable to this location.

SUMMARY JUSTIFICATION

In summary, we believe the requested Major Modification will enable the compatible and appropriate development that is adequately served by public facilities, services and infrastructure. The request conforms to how this area of Town Center has evolved and the practices of the City. The new designation will provide for new businesses, jobs and investment as well as allow for the development of the long vacant corner. The General Commercial designation has worked well across the street. As well as it being compatible with the area, growth and development factors of the surrounding neighborhoods and commercial centers.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

MOD-48831

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

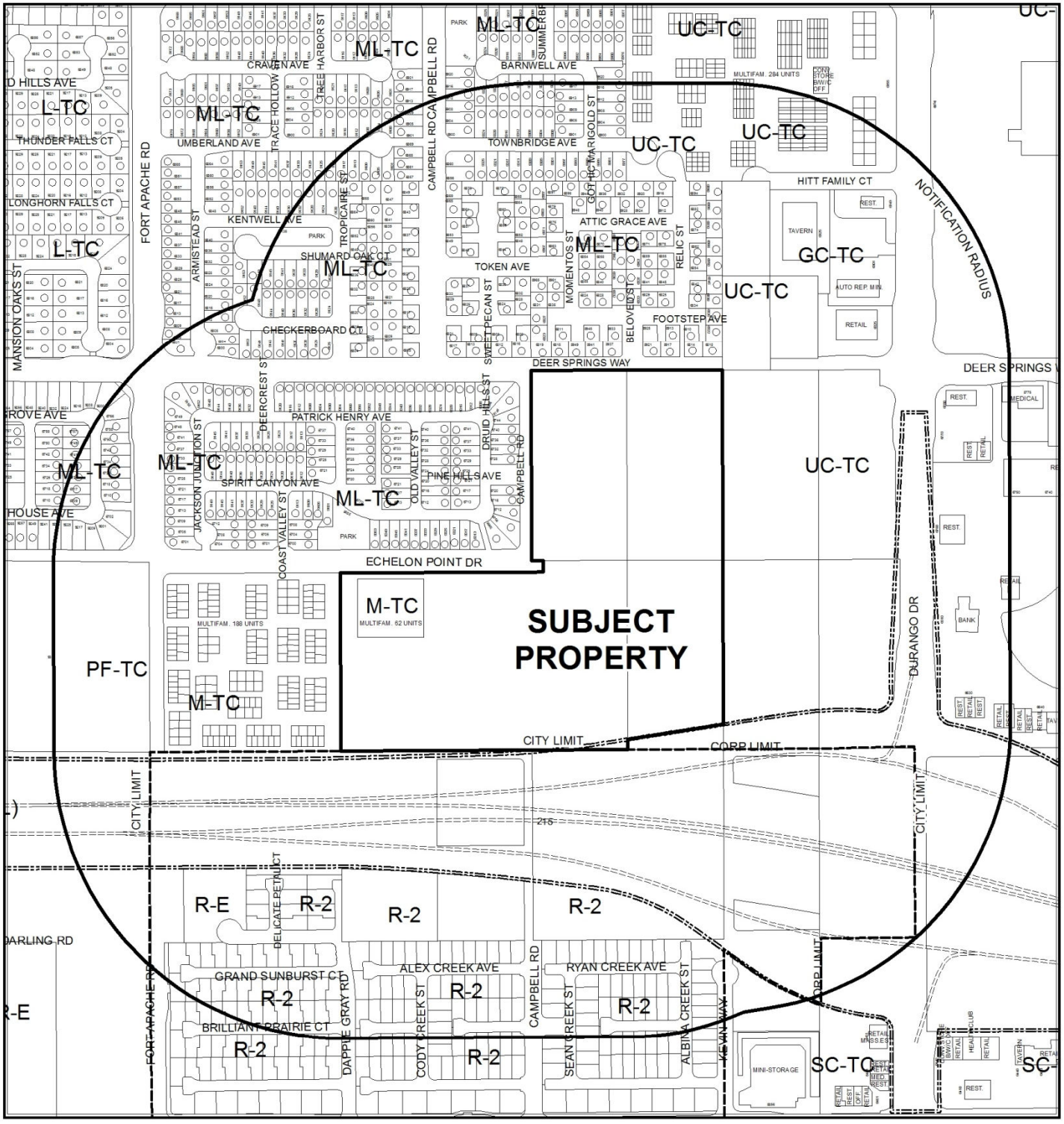
SUBJECT:
MOD-48855 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), Ward 6 (Ross).

C.C.: 06/19/2013

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-48855, VAC-48854 and SDR-48852
3. Supporting Documentation
4. Photos - MOD-48855, VAC-48854 and SDR-48852
5. Justification Letter - MOD-48855, VAC-48854 and SDR-48852



0 500 1,000 Feet

CASE: MOD-48855

RADIUS: 1000 FEET

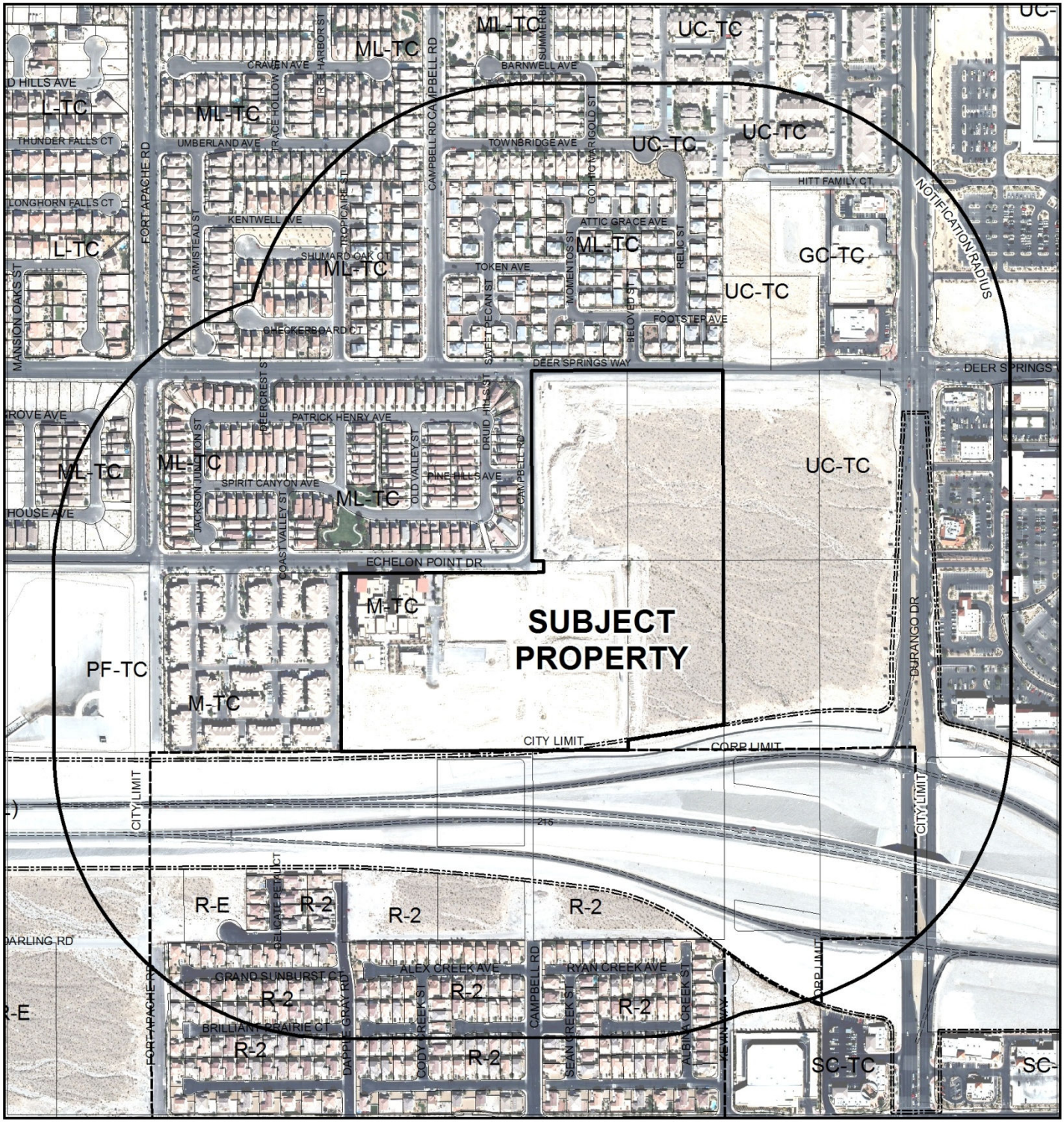
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

M-TC (MEDIUM DENSITY RESIDENTIAL-TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER)

N



CASE: **MOD-48855**

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

M-TC (MEDIUM DENSITY RESIDENTIAL-TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-48855** APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Anthony Seijas

Subscribed and sworn before me

This 20 day of March, 2013

_____
Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-48855** APN: 125-20-301-006,007,015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

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: _____

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

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 19th day of March, 2013

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BRO
NOTARY PUBL
STATE OF NEVA
Appt. No. 98-267
My Appt. Expires Mar

RECEIVED
MAR 28 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-313-000 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Pkwy Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

City Henderson **State** Nevada **Zip** 89178

E-mail Address paul.kenner@rialtocapital.com

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Anthony Seijas

Subscribed and sworn before me

This 20 day of March, 2013.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	MOD-48855
Meeting Date:	5/14/13
Total Fee:	1500.-
Date Received:*	3/28/13
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 19th day of March, 20 13.

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 #	MOD 48855
Meeting Date:	5/14/13
Total Fee:	$1500.00
Date Received:*	3/28/13
Received By:	M. Howe

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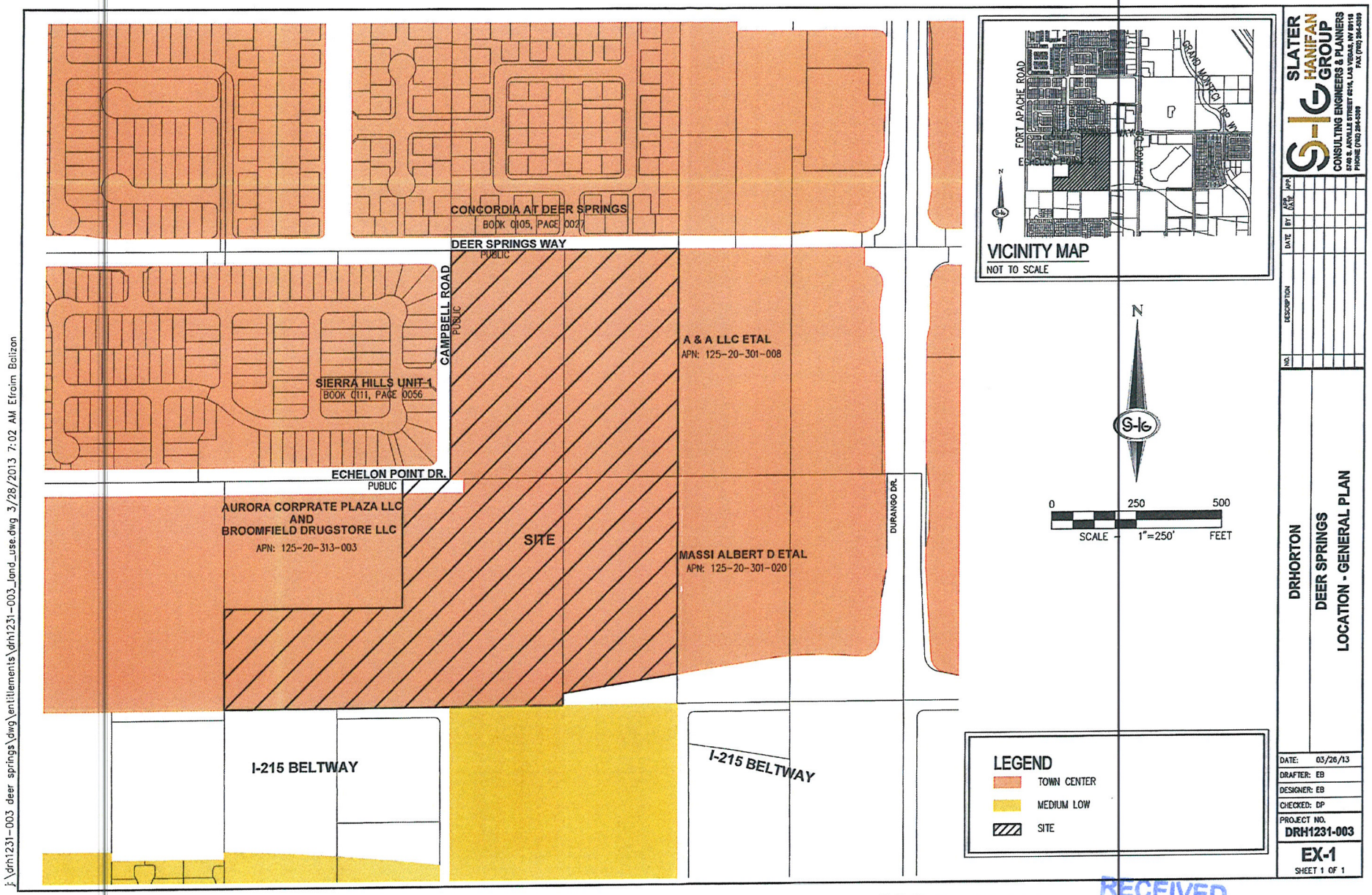
Revised 10/27/08



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MOD-48855
VAC-48854
SDR-48852

RECEIVED
MAR 2 8 2013



PLANT MATERIALS LEGEND

Trees	Size
Chitalpa tashkentensis	36" box
Chitalpa	
Fraxinus angustifolia	24" box
Raywood Ash	-
Fraxinus velutina 'Rio Grande'	24" box
Fan tex ash	
Fraxinus velutina	24" box
Multi-Trunk Arizona Ash	
Pistacia chinensis	15 Gal.
Chinese Pistache	
Pinus eldarica	15 gal.
Mondel Pine	24" box
Prosopis hybrid	24" box
Thornless Mesquite	
Prunus carolniana	24" box
Carolina Laurel Cherry	
Prunus cerrasifera 'Autropurpurea'	15/24" box
Purple Leaf Plum	
Quercus buckleyi 'Red Rock'	15/24" box
Red Rock Oak	
Quercus virginiana	15/24/36" box
Southern Live Oak	-
Ulmus parvifolia 'Allee'	24" box
Allee Elm	
Vitex angus-castus	24" box
Chaste Tree	

RECEIVED
MAR 2 8 2013

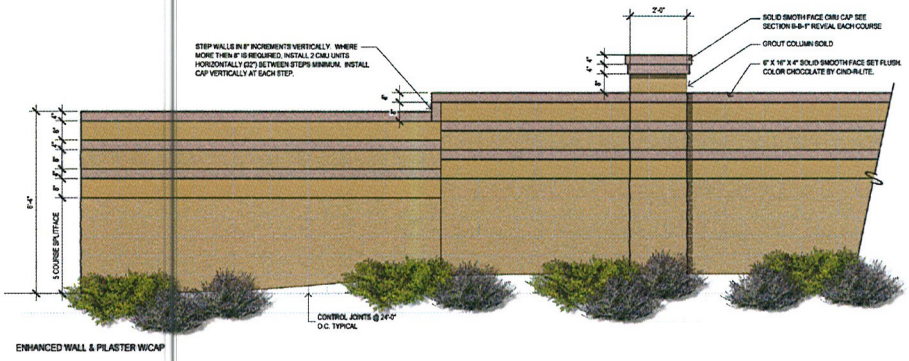
DEER SPRINGS - CONCEPTUAL POOL LAYOUT

scale: 1" = 10'
03.27.13
north

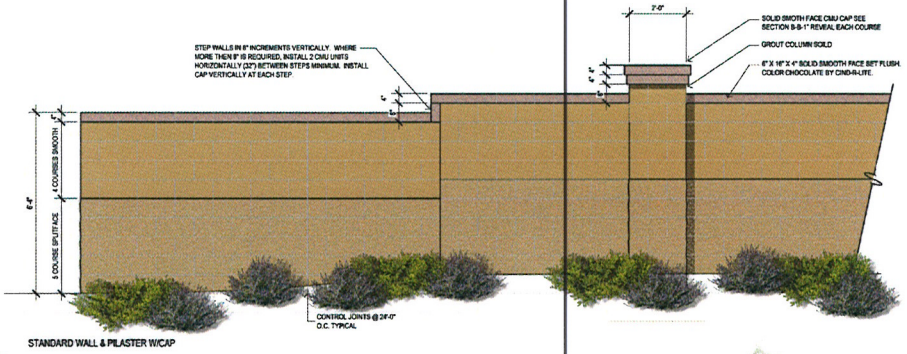
D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

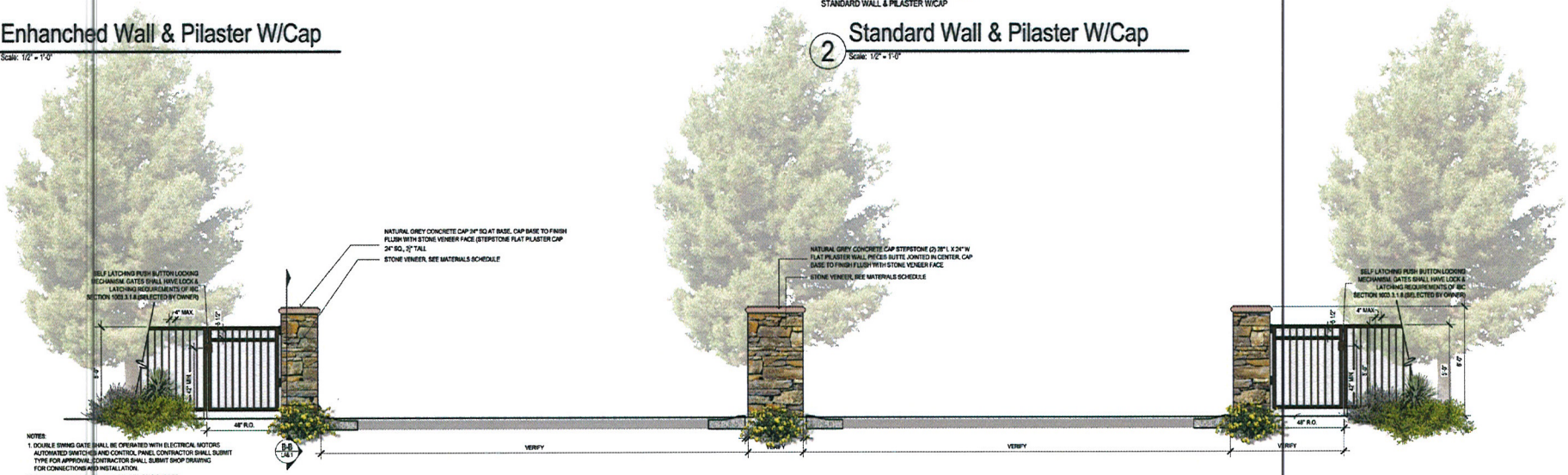
MOD-48855
VAC-48854
SDR-48852



1 Enhanched Wall & Pilaster W/Cap
Scale: 1/2" = 1'-0"



2 Standard Wall & Pilaster W/Cap
Scale: 1/2" = 1'-0"



1 Pool Fence & Pilaster W/Cap
Scale: 1/2" = 1'-0"

RECEIVED
MAR 2 8 2013

scale: see plan
03.07.13
north

DEER SPRINGS - WALL DETAILS AND POOL FENCE

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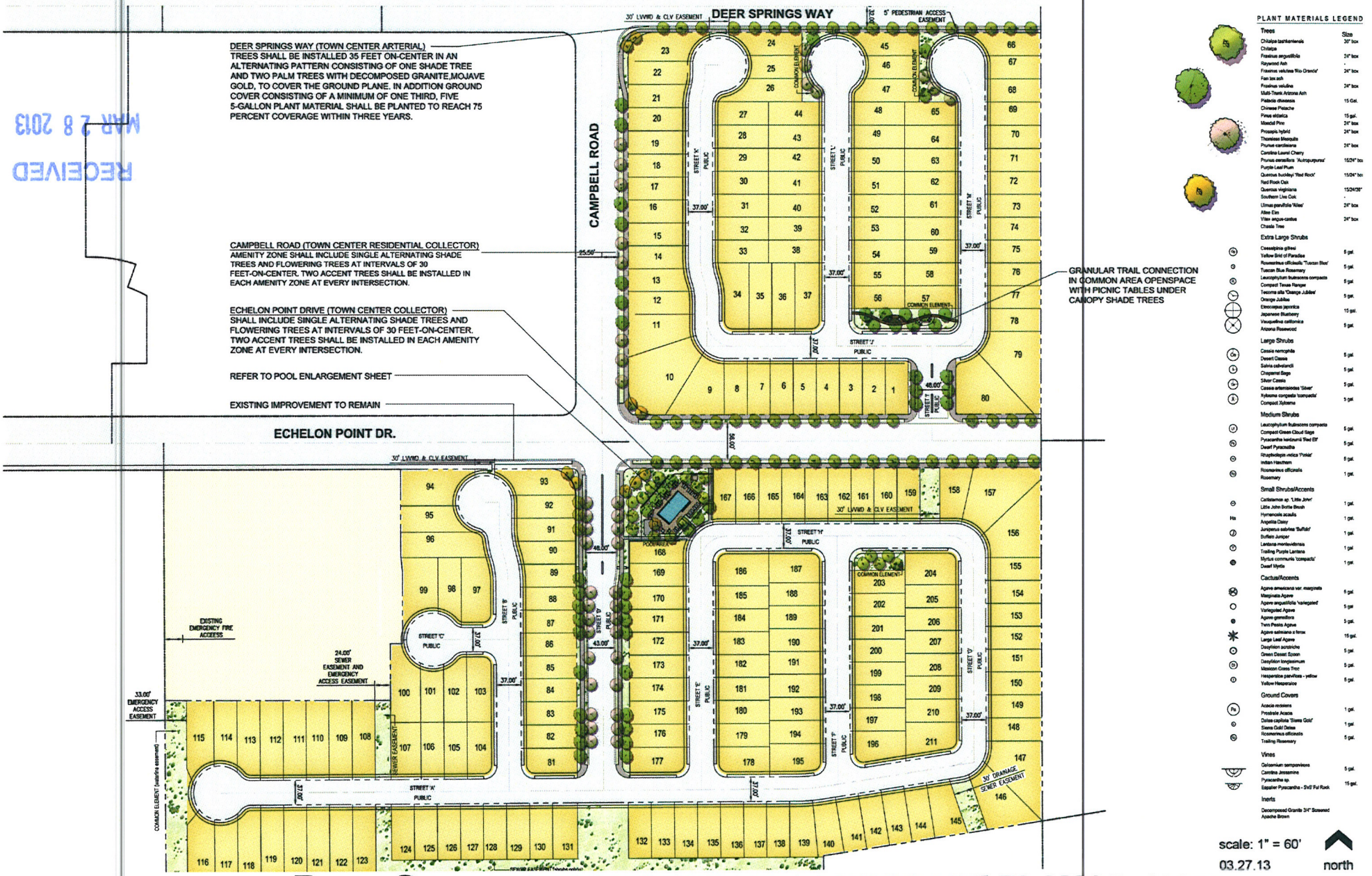
andersonbaron
plan · design · achieve
66 s. san marcos pl. ste 101
chandler, arizona 85225

MOD-48855
VAC-48854
SDR-48852

MAR 2 8 2013
RECEIVED



PLANT MATERIALS LEGEND

	Trees	Size
	Chilopsis linethemensis Chilopsa	36" box
	Fraxinus angustifolia Raywood Ash	24" box
	Fraxinus velutina 'Rio Grande' Fan tex ash	24" box
	Fraxinus velutina Multi-Trunk Arizona Ash	24" box
	Pistacia chinensis Chinese Pistache	15 Gal.
	Pinus eldarica Mondel Pine	15 gal. 24" box
	Prosopis hybrid Thornless Mesquite	24" box
	Prunus cerasifera Purple Leaf Plum	24" box
	Quercus buckley 'Red Rock' Red Rock Oak	15/24" box 15/24" box
	Quercus virginiana Southern Live Oak	15/24/36" -
	Ulmus parvifolia 'Allee' Allee Elm	24" box
	Vitex angus-castus Chaste Tree	24" box
	Extra Large Shrubs	
Ca	Caesalpinia gilliesi Yellow Bird of Paradise	5 gal.
	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.
	Leucophyllum frutescens compacta Compact Texas Ranger	5 gal.
	Tecoma stans 'Orange Jubilee' Orange Jubilee	5 gal.
	Eriocaspus japonica Japanese Blueberry	15 gal.
	Vauquelinia californica Arizona Rosewood	5 gal.
	Large Shrubs	
Cn	Cassia nemophila Desert Cassia	5 gal.
L	Salvia cabralancii Chaparral Sage	5 gal.
Cp	Silver Cassia	5 gal.
X	Cassia artemisioides 'Silver' Xylosma congesta 'compacta' Compact Xylosma	5 gal.
	Medium Shrubs	
LI	Leucophyllum frutescens compacta Compact Green Cloud Sage	5 gal.
Pc	Pyracantha kentucurnii 'Red Elf' Dwarf Pyracantha	5 gal.
	Rhaphiolepis indica 'Pinkie' Indian Hawthorn	5 gal.
Ro	Rosmarinus officinalis Rosemary	1 gal.
	Small Shrubs/Accents	
	Carissamon sp. 'Little John' Little John Boffle Bresh	1 gal.
Hs	Hymenocls acaulis Angelita Daisy	1 gal.
	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
	Lantana montevidensis Trailing Purple Lantana	1 gal.
	Myrtus communis 'compacta' Dwarf Myrtle	1 gal.
	Cactus/Accents	
	Agave americana var. marginata Marginata Agave	5 gal.
	Agave angustifolia 'variegated' Variegated Agave	5 gal.
	Agave geminiflora Twin Peaks Agave	5 gal.
	Agave salmiana x ferox Large Leaf Agave	15 gal.
	Dasylirion acrotriche Green Desert Spoon	5 gal.
	Dasylirion longissimum Mexican Grass Tree	5 gal.
	Hesperaloe parviflora - yellow Yellow Hesperaloe	5 gal.
	Ground Covers	
Ps	Acacia redolens Prostrate Acacia	1 gal.
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.
Ro	Rosmarinus officinalis Trailing Rosemary	5 gal.
	Vines	
	Gelsemium sempervirens Carolina Jessamine	5 gal.
	Pyracantha sp. Espalier Pyracantha - 5'x5' Fat Rock	15 gal.
	Inerts	
	Decomposed Granite 3/4" Screened Apache Brown	

scale: 1" = 60'
03.27.13
north

DEER SPRINGS - CONCEPTUAL LANDSCAPE PLAN

MOD-48855
VAC-48854
SDR-48852

D·R·HORTON America's Builder

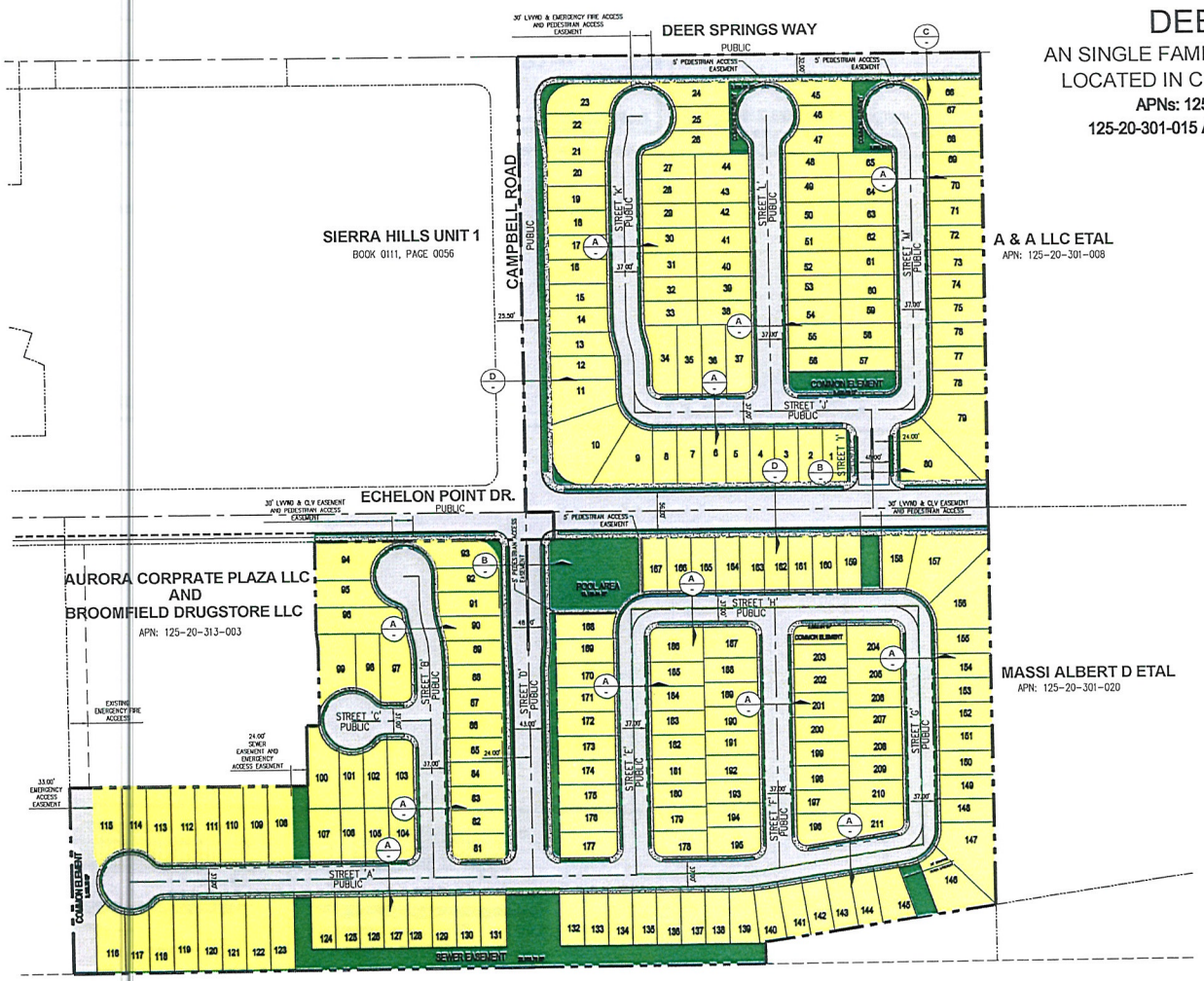
andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

D·R·HORTON

SITE PLAN
FOR
DEER SPRINGS

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA

APNs: 125-20-301-006, 125-20-301-007,
125-20-301-015 AND A PORTION OF 125-20-313-000





LEGAL DESCRIPTION

PARCEL I:

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II:

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III:

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO 01804, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON

A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF "THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137, PAGE 19 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 00°06'35" EAST, 1,081.03 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°44'56" WEST, 133.14 FEET;
2) THENCE SOUTH 89°47'54" WEST, 666.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'38" WEST, 372.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'56" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'56" EAST, 18.73 FEET;
THENCE NORTH 00°05'10" EAST, 109.07 FEET;
THENCE NORTH 03°45'51" WEST, 29.61 FEET;
THENCE NORTH 00°06'35" WEST, 129.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ECHELON POINT DRIVE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°53'25" EAST, 346.49 FEET;
THENCE NORTH 00°06'49" WEST, 40.00 FEET;
THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

PROJECT INFORMATION

EXISTING ZONING:	M-TC
PROPOSED ZONING:	ML-TC
ACREAGE (GROSS):	26.4 AC
TOTAL DWELLING UNITS:	211
MIN. LOT SIZE:	35'x94'
DENSITY:	7.99 DU/AC
OPEN SPACE PROVIDED:	2.62 AC
OPEN SPACE REQUIRED:	1.85 AC
PROVIDED:	
CONNECTIVITY RATIO	1.30
REQUIRED:	
CONNECTIVITY RATIO	1.3
MAX. LOT COVERAGE:	50%

UTILITY SERVICES BY

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

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

DEVELOPMENT STANDARDS

SETBACKS

FRONT (GARAGE)	22-FT
FRONT (LIVING)	14-FT
REAR (LIVING)	10-FT
REAR (2nd STORY LIVING)	7-FT
REAR (PATIO)	5-FT**
SIDE (INTERIOR)	5-FT
SIDE (CORNER)	10-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:
A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND
B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST. COVER OVERHANG MAY COME TO WITHIN 3-FT OF THE SIDE PROPERTY LINES

BUILDING HEIGHT: 35' MEASURED FROM THE MIDPOINT OF RETHICH THE EAVES AND ROOFLINE.

STORIES: 2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT EXCEED MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 1 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS
FRONT YARD AREA - TURF COVERAGE	0%

PARKING

REQUIRED: 2 UNWRAPPED SPACES PER DWELLING UNIT
PROVIDED: 2 UNWRAPPED SPACES PER DWELLING UNIT

B. PERIMETER AND RETAINING WALLS
PER TOWN CENTER DEVELOPMENT STANDARDS

III. INTERNAL WALLS AND RETAINING WALLS
PER TOWN CENTER DEVELOPMENT STANDARDS

DEVELOPER / OWNER

DR HORTON INC
330 CARAGGIO, PKWY #140
HENDERSON, NV 89014
PH (702) 635-3600
FX (702) 435-8008

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 384-5300
FX (702) 384-5399

OWNER (ECHELON PARCEL)

AURORA CORPORATE PLAZA, LLC, BROOMFIELD DRUGSTORE, LLC AND RES-NV TYL, LLC

RECEIVED
MAR 28 2013

MOD-48855
VAC-48854
SDR-48852

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NEVADA 89118
PHONE (702) 384-5300 FAX (702) 384-5399

NO.	DESCRIPTION	DATE	BY	APP.
####				

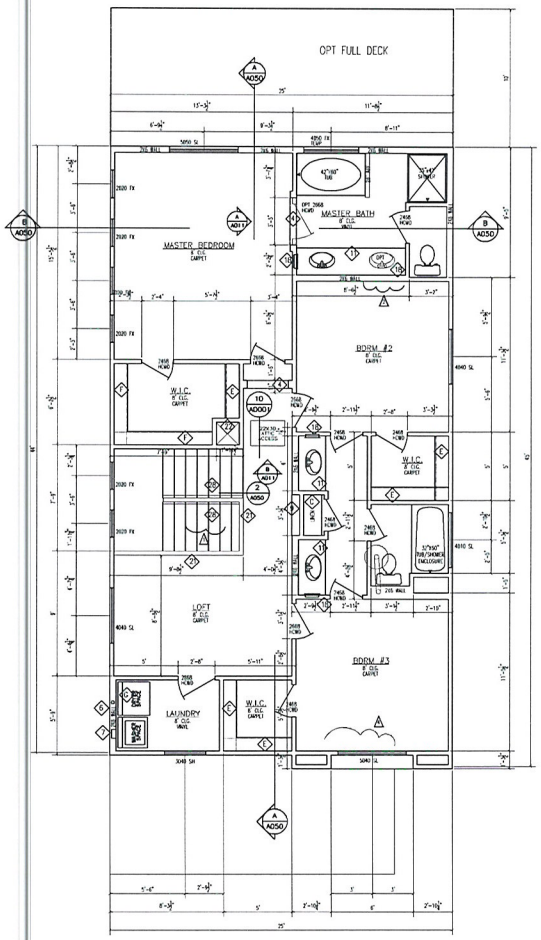
D·R·HORTON
DEER SPRINGS
SITE PLAN

S-20
T-19
R-60

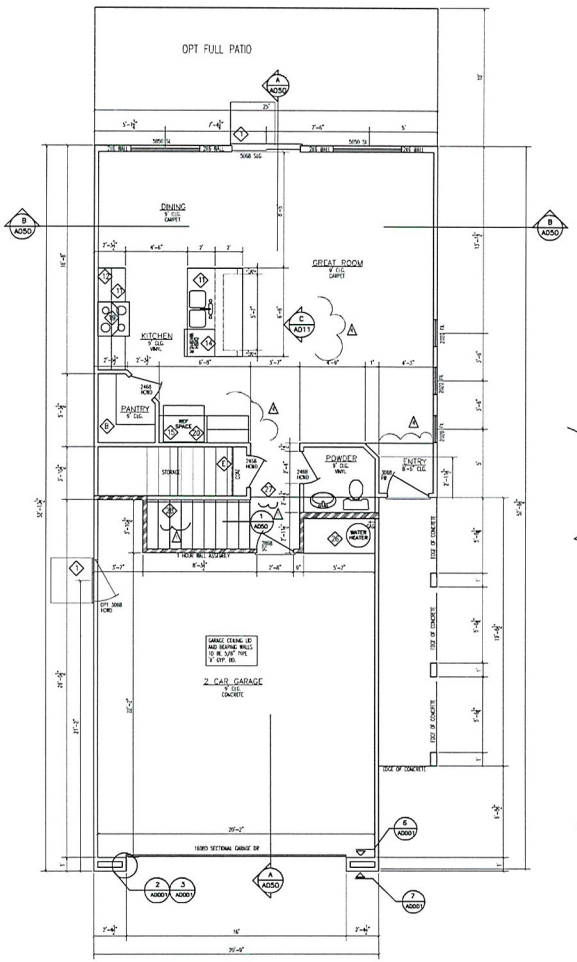
DATE: 03/28/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1231-003

CSP-1
SHEET 1 OF 2

I:\drh1231-003 deer springs\dwg\em\Elements\drh1231-003_site plan.dwg, 3/28/2013 5:28 AM Evelyn Beltran



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



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

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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/A0001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE – 36" A.F.F.
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. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2"-6" STONE W/6 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM
27. DRAFTSTOP LOCATION, @ FLOOR TRUSSES ONLY. DRAFTSTOP MATERIAL SHALL BE ½" GYP. BOARD
28. HANDRAIL LOCATION. SEE STAIR DETAILS

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 TIGHTLY 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.

12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE ¼" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTINUOUS 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/ECC 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 OR 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 THE WALL THE DOOR SWINGS TOWARD.
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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

SQUARE FOOTAGE:

FIRST FLOOR:	707	SQUARE FEET
SECOND FLOOR:	1028	SQUARE FEET
TOTAL LIVING AREA:	1735	SQUARE FEET
GARAGE:	430	SQUARE FEET

MOD-48855
VAC-48854
SDR-48852

RECEIVED
MAR 28 2013

LARRY TINDALL
RESIDENTIAL DESIGNER
REGISTERED RESIDENTIAL DESIGNER
No. 52 STATE OF NEVADA
FAX (702) 896.8355

1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897.8597

REVISION	DATE	NOTES
1	3-26-12	ADD DIMENSION 11
2	6-1-12	FINISHED FLOOR
3	8-15-12	FINISHED FLOOR

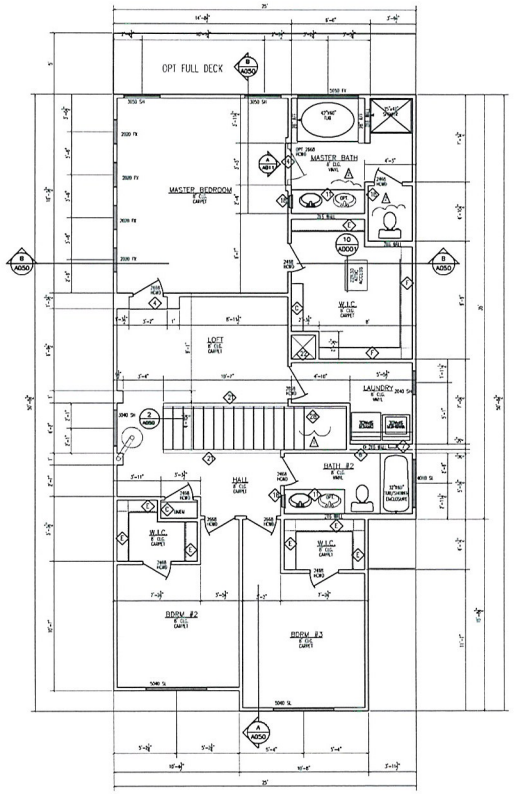
LAS VEGAS, NEVADA 89128

2270 E CAMERO AVE

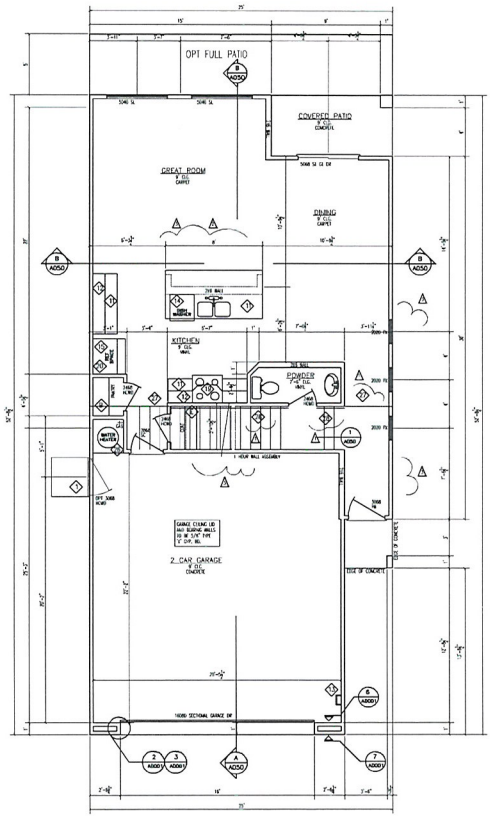
FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1735A010
DATE: 2-1-12
UPDATE:

A010



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



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GRAPHIC SCALE
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5. TILE, SEE SPEC. SHEET.
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3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNERS.
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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

SQUARE FOOTAGE:

FIRST FLOOR:	648	SQUARE FEET
SECOND FLOOR:	1187	SQUARE FEET
TOTAL LIVING AREA:	1835	SQUARE FEET
GARAGE:	430	SQUARE FEET

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897.2897
FAX (702) 896.6922

1835 PLAN
D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES
1	2-24-12	ADA CORRECTIONS
2	3-1-12	PLANNING REVISION

JOB NO.: 1135
FILE NAME: 1835A010
DATE: 2-1-12
UPDATE:

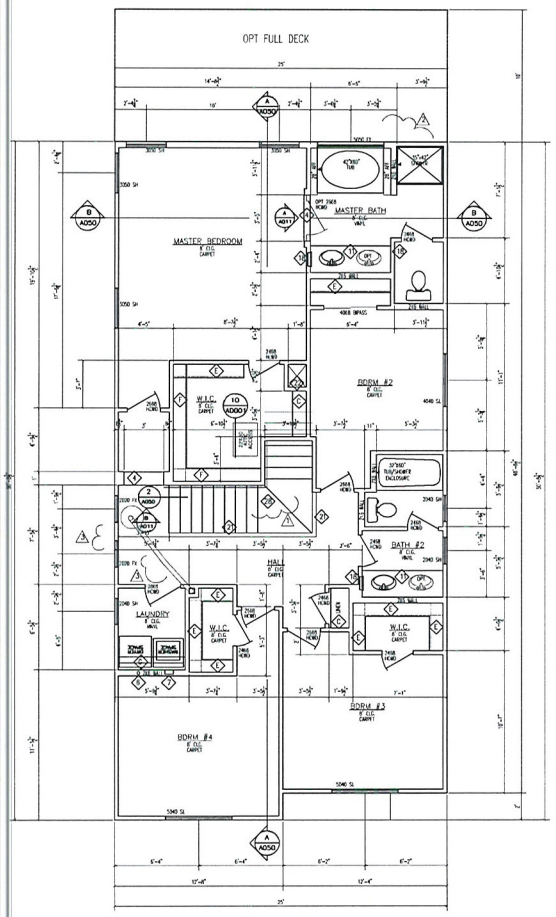
FLOOR PLANS

A010

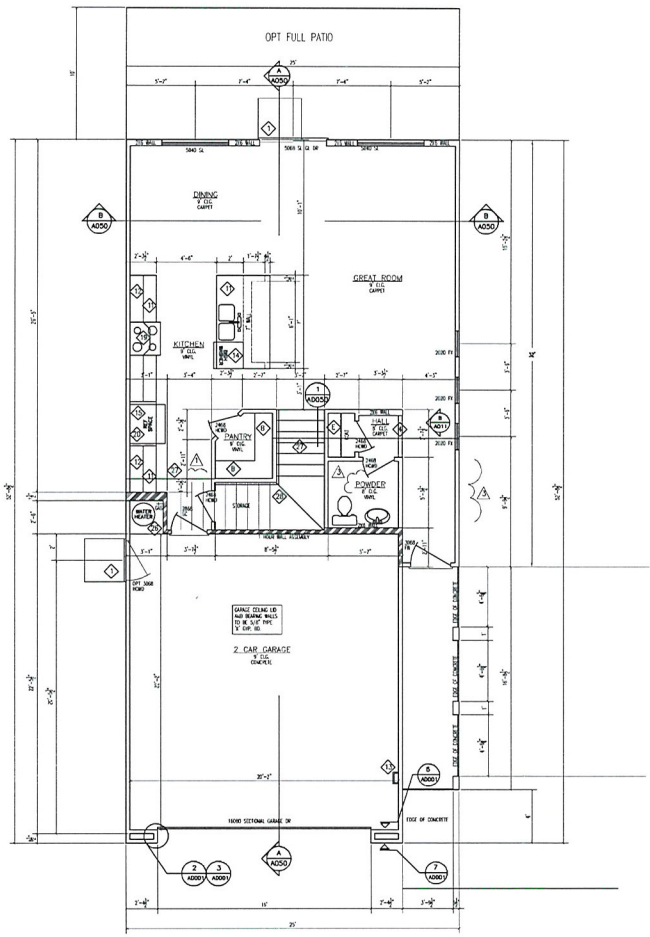
2370 E CAMERO AVE LAS VEGAS, NEVADA 89123

RECEIVED
MAR 28 2012

MOD-48855
VAC-48854
SDR-48852



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



(1) FIRST FLOOR PLAN
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GRAPHIC SCALE
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KEYNOTES:

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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 AWAY FROM HOUSE ¼" PER FOOT

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 OM 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/BLDG 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. R308.4 (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 SWING 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

SQUARE FOOTAGE:

FIRST FLOOR:	693	SQUARE FEET
SECOND FLOOR:	1242	SQUARE FEET
TOTAL LIVING AREA:	1935	SQUARE FEET
GARAGE:	430	SQUARE FEET

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896.8952
OFFICE (702) 897.8997

1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES
1	2-29-12	ADD DIRECTION FT
2	6-1-12	CLIENT REVISION

JOB NO.: 1135
FILE NAME: 1935A010
DATE: 2-1-12
UPDATE:

A010

FLOOR PLANS
2370 CAMERO AVENUE.
LAS VEGAS, NEVADA 89122

MOD-48855
VAC-48854
SDR-48852

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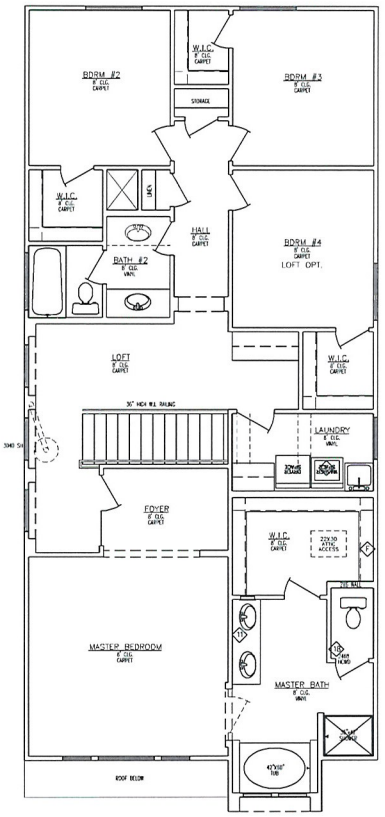
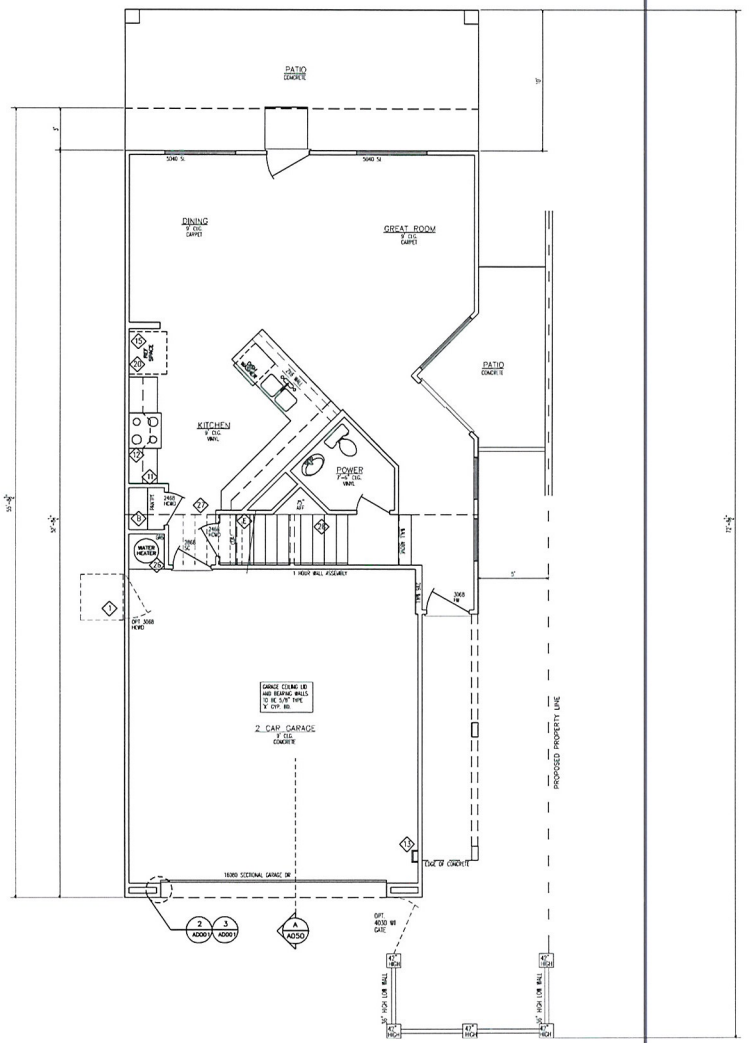


(2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896.6952

2035 PLAN
D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897.8997

REVISION	DATE	NOTES

JOB NO.:
FILE NAME:
DATE: 12-20-12
UPDATE:

FLOOR PLANS
A010

2370 E CAMERO AVE LAS VEGAS, NEVADA 89123

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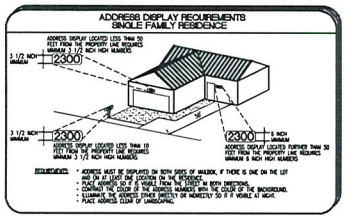
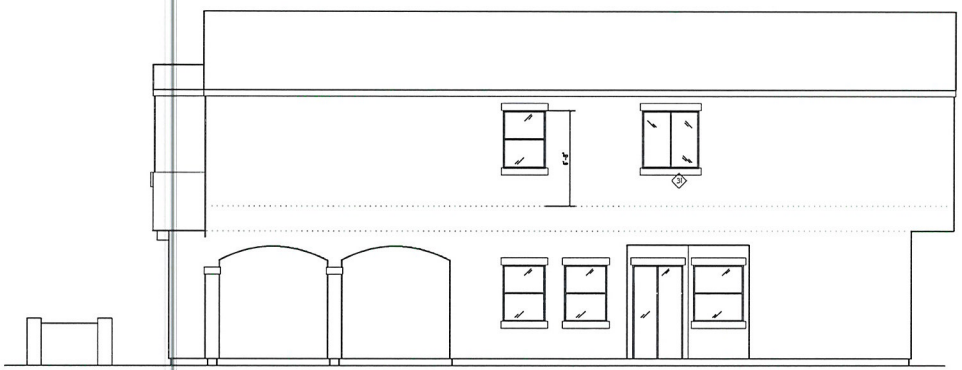
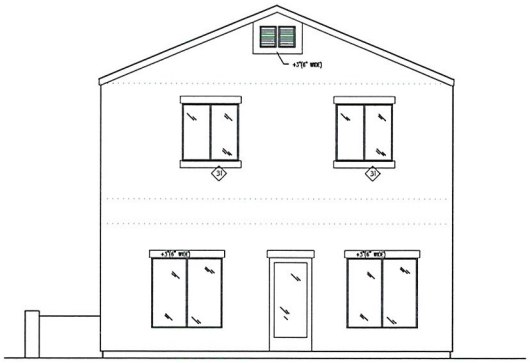
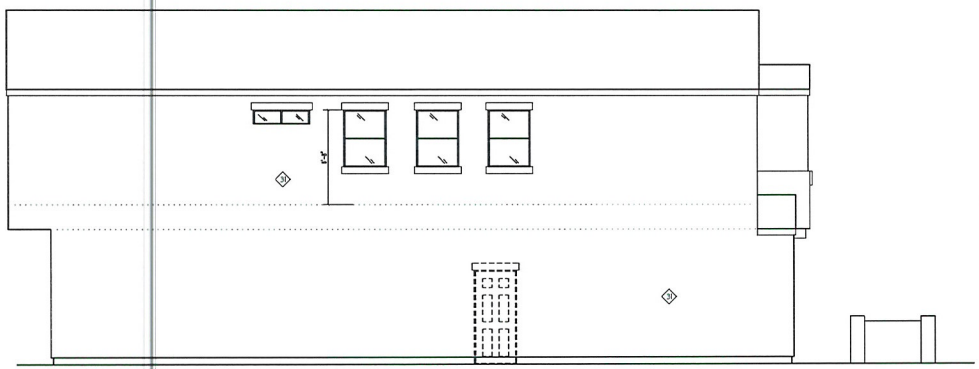




(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE I/A000 & D.R. HORTON FOR FINISH AND COLOR.
2. 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.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
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
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 A0002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DONT HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
- MANUFACTURER: THERMA TRU
- NFRC-U FACTOR: .33

GARAGE ENTRY DOOR:
- MANUFACTURER: THERMA TRU
- NFRC-U FACTOR: .33

FRENCH DOOR:
- MANUFACTURER: THERMA TRU
- NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .34
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .44
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
- WINDOW AREA (INCLUDING FRAMES) 165 SF.

FIXED:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .32
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .45
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
- WINDOW AREA (INCLUDING FRAMES) 102 SF.

SINGLE HUNG:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .34
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .44
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
- WINDOW AREA (INCLUDING FRAMES) 6 SF.

SKYLIGHT:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .45
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .44
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
- WINDOW AREA (INCLUDING FRAMES) 0

GLASS BLOCK:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .58
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .44
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
- WINDOW AREA (INCLUDING FRAMES) 15 SF.

PATIO DOOR:
- MANUFACTURER: SOLOR INDUSTRIES
- U-FACTOR: .32
- AIR LEAKAGE RATE: .21 CFM/FT2
- VISUAL LIGHT TANSMITTANCE RATE: .44
- SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
- WINDOW AREA (INCLUDING FRAMES) 40 SF.

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LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5597
FAX (702) 896-8552

2035 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-5597

REVISION	DATE	NOTES

JOB NO.:
FILE NAME:
DATE: 12-20-12
UPDATE:

A010

FLOOR PLANS
3270 CANERO AVENUE.



MOD-48855, VAC-48854 & SDR-48852 - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC
ADJACENT TO THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

04/03/13



MOD-48855, VAC-48854 & SDR-48852 - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC

ADJACENT TO THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

04/03/13



MOD-48855, VAC-48854 & SDR-48852 - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC

ADJACENT TO THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

04/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1231.003

March 28, 2013

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City of Las Vegas
Department of Planning

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

SUBJECT: **Justification Letter for a Modification (MOD) and Site Development Review (SDR) Application for Deer Springs (APN 125-20-301-006, 007, 015, and a portion of 125-20-313-000)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Modification (MOD) and Site Development Review (SDR) on the subject site. The site is located at the intersection of Echelon Point Drive and N. Campbell Road. It is bordered on the north by Deer Springs Way, the east by undeveloped parcels, the south by the I-215 Beltway and the west by an existing condominium site, apartment project, and existing Campbell Road. The Assessor's Parcel Numbers are 125-20-301-006, 007, 015 and a portion of 125-20-313-000, and contains 26.4 gross acres.

The purpose of the Modification request is to revise the Town Center Land Use from Medium Residential (M-TC) to Medium-Low Residential (ML-TC), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 211 residential lots on 26.4 gross acres, which results in a density of 7.99 du/ac. The minimum lot size will be 35'x84'. The project is proposed with public internal streets.

There are two entries providing access to the site. The first entry aligns with the existing Campbell Road, at Echelon Point Drive, providing access the southern half of the project. The 2nd entry is also located along the Echelon Point Drive alignment, and provides access to the north half of the site. The two entries to the site in addition to emergency access drives should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several

MOD-48855
VAC-48854
SDR-48852

locations, including three at Deer Springs Way, for the northern half of the site, and 3 at Echelon Point Drive, plus one more near the entry at Echelon Point Drive, for the southern half of the site.

Connectivity

The project site does meet the connectivity ratio requirement of 1.3, with a 1.3 ratio calculated for the site.

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre. 7% of 26.4 acres is 1.85 acres (80,586 square feet). The site provides 2.62 acres (114,127 square feet) of open space set aside in common lots and a community park area for community use.

Setbacks

Below are the minimum setbacks being requested for the subject development:

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Front (Garage):	22-ft
Front (Living):	14-ft
Rear (Living):	10-ft
Rear 2nd Floor (Living):	7-ft
Rear (Patio):	5-ft
Side (Interior):	5-ft
Side (Corner):	10-ft

Internal Streets

The internal streets will be public. This application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard. In addition, this application proposes to waive the standard street knuckle design for the internal private streets, as has been similarly approved within Town Center, as example, the existing residential subdivision directly north of the site on Deer Springs.

Surrounding Development

The zoning for the land surrounding this project is Medium Low Residential to the north, Undeveloped, Urban Center Mixed-Use to the east (UC-TC), with both Medium Residential (M-TC)

and Medium Low Residential (ML-TC) to the west. The I-215 Beltway, is the southern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

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

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

Cc:
Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG

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Department of Planning

MOD-48855
VAC-48854
SDR-48852

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
VAC-48854 - VACATION RELATED TO MOD-48855 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC. - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross). Staff recommends APPROVAL.

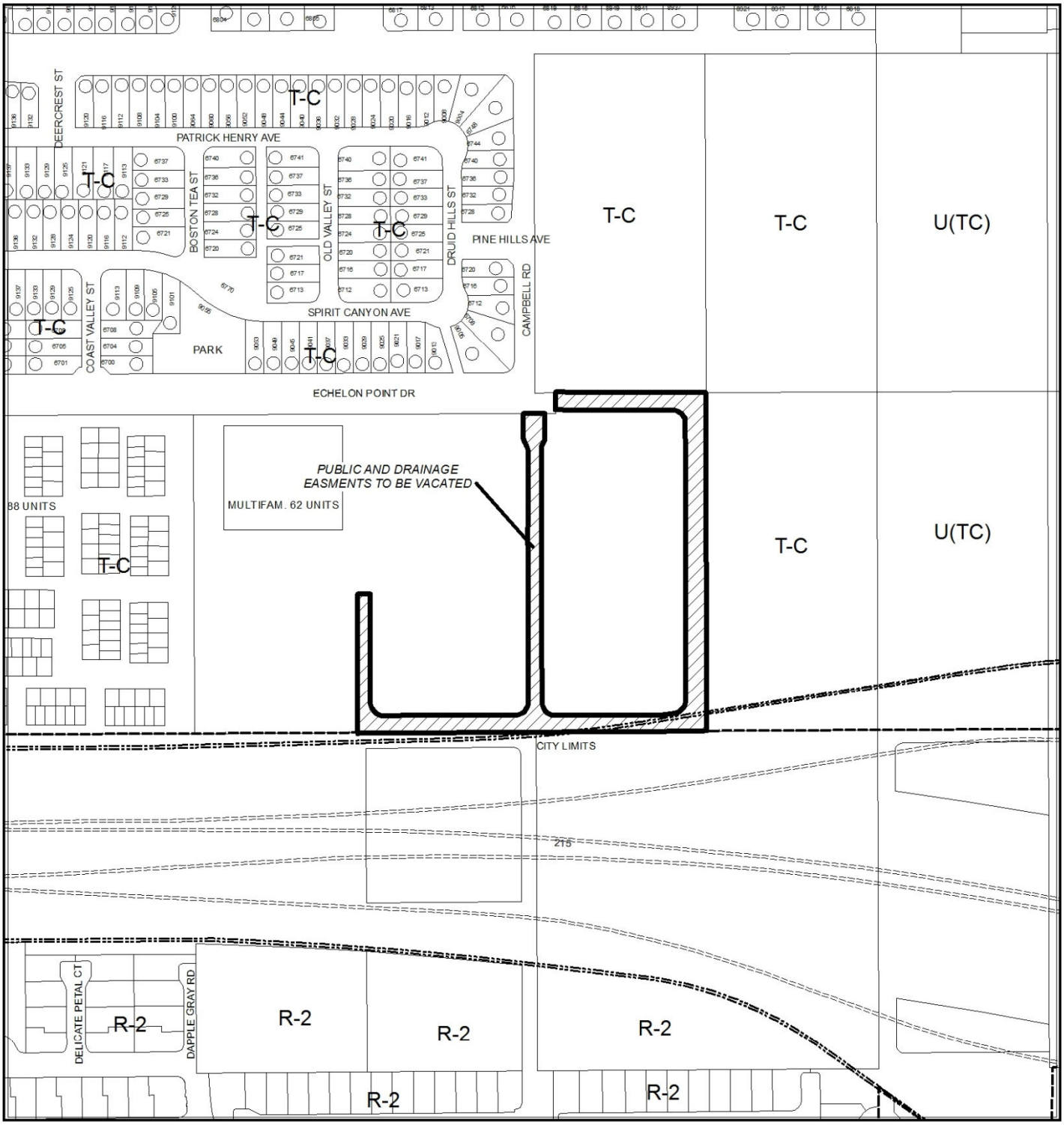
SET DATE: 06/05/2013
C.C.: 06/19/2013

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.



CASE: VAC-48854

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Feet

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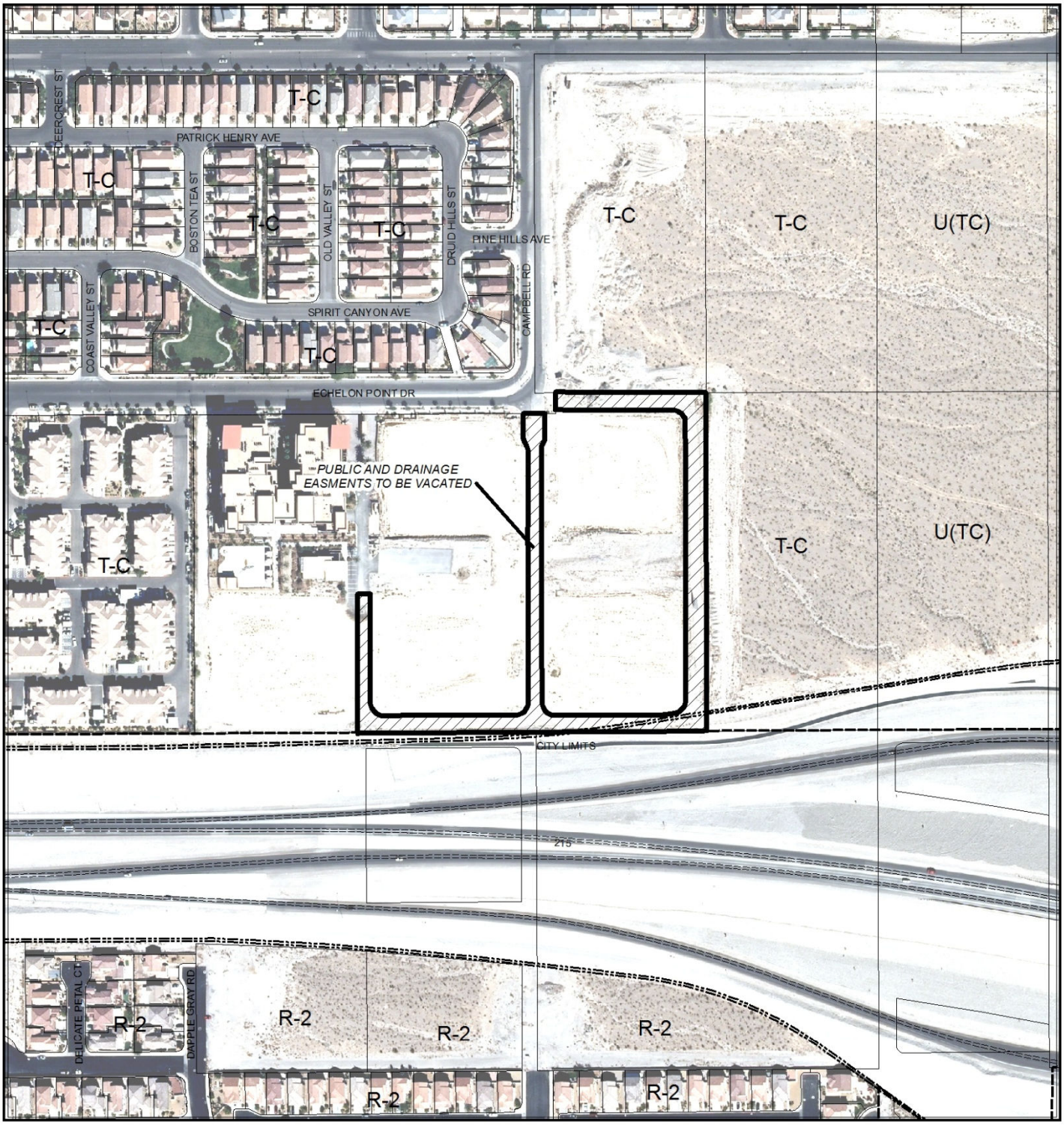

CASE: VAC-48854

0 200 400
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-48854 APN: 125-26-301-004, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

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: _____

Subscribed and sworn before me

This 19th day of March, 2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-48854** APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Anthony Seijas

Subscribed and sworn before me

This 20 day of March, 2013

_____
Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-313-000 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Pkwy Suite 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

City Henderson **State** Nevada **Zip** 89178

E-mail Address paul.kenner@rialtocapital.com

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Anthony Seijas

Subscribed and sworn before me

This 20th day of March, 2013.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	VAC-48854
Meeting Date:	5/14/13
Total Fee:	$1000.-
Date Received:*	3/28/13
Received By:	

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 19th day of March, 20 13.

Barbara A. Bross

Notary Public in and for said County and State

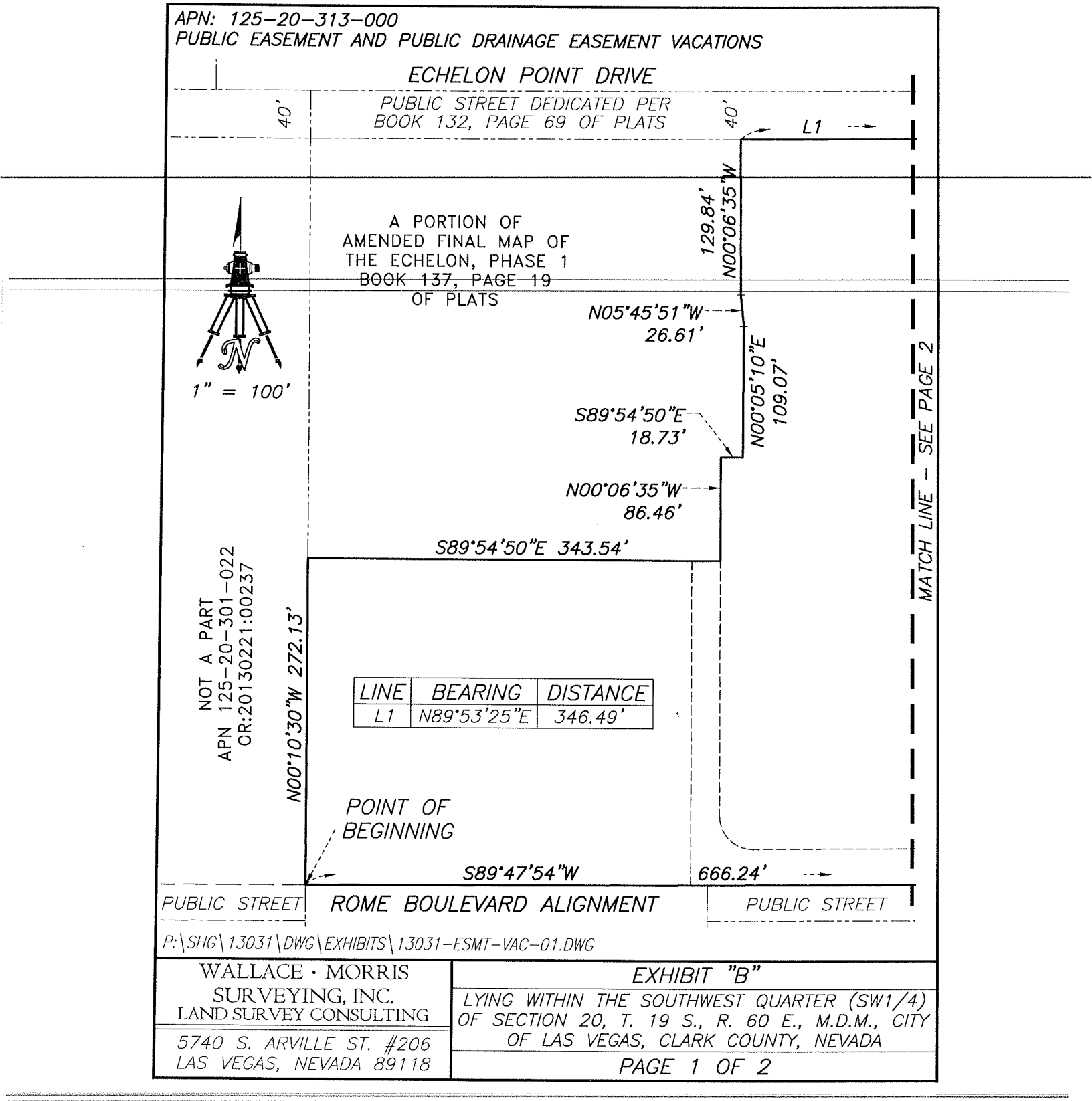
BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

FOR DEPARTMENT USE ONLY

Case #	VAC-48854
Meeting Date:	5/14/13
Total Fee:	$100 cc
Date Received:*	3/28/13
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.

APN: 125-20-313-000
PUBLIC EASEMENT AND PUBLIC DRAINAGE EASEMENT VACATIONS



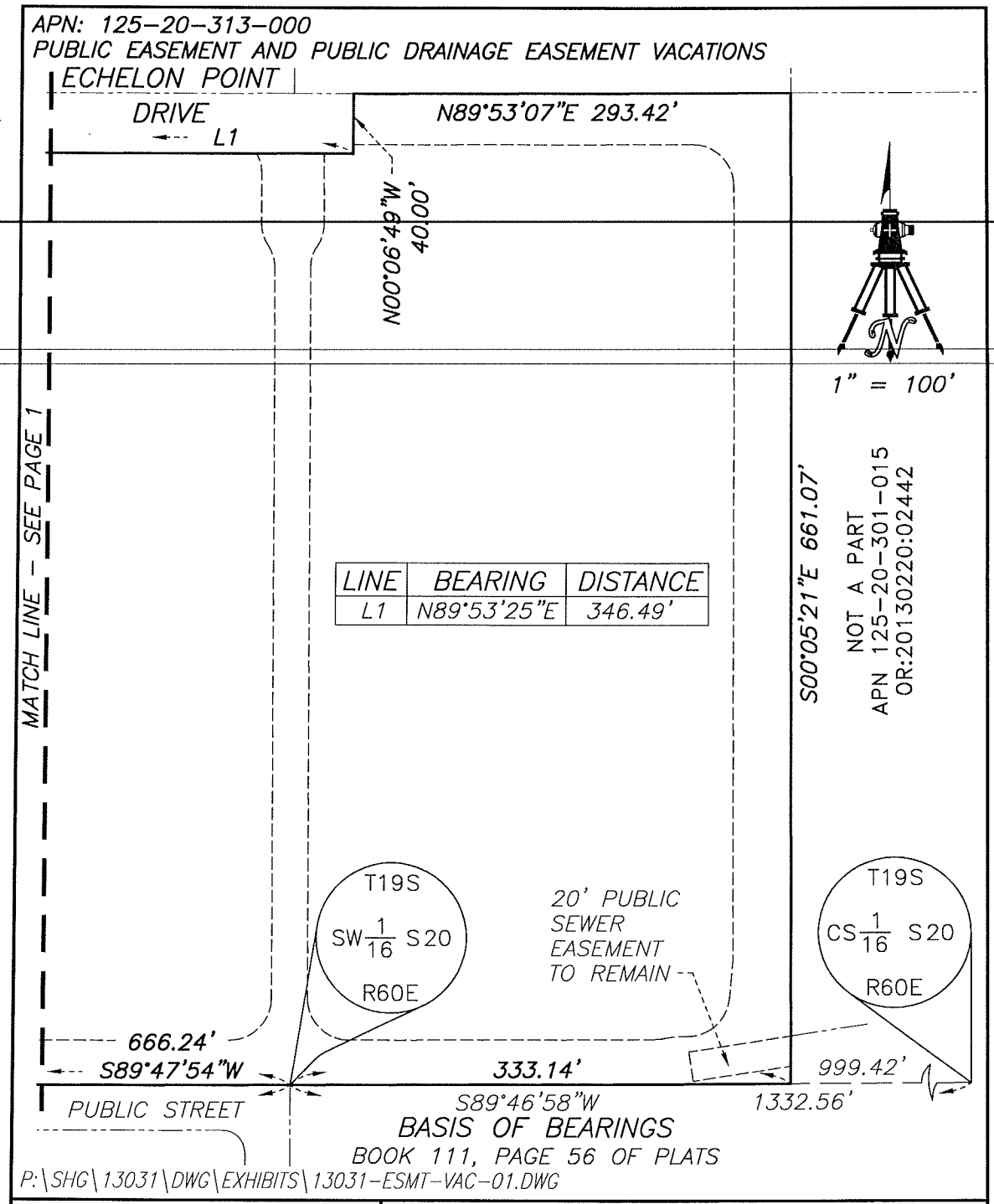
LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

P:\SHG\13031\DWG\EXHIBITS\13031-ESMT-VAC-01.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-48855 AND VAC-48854 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN GUIDELINES on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).

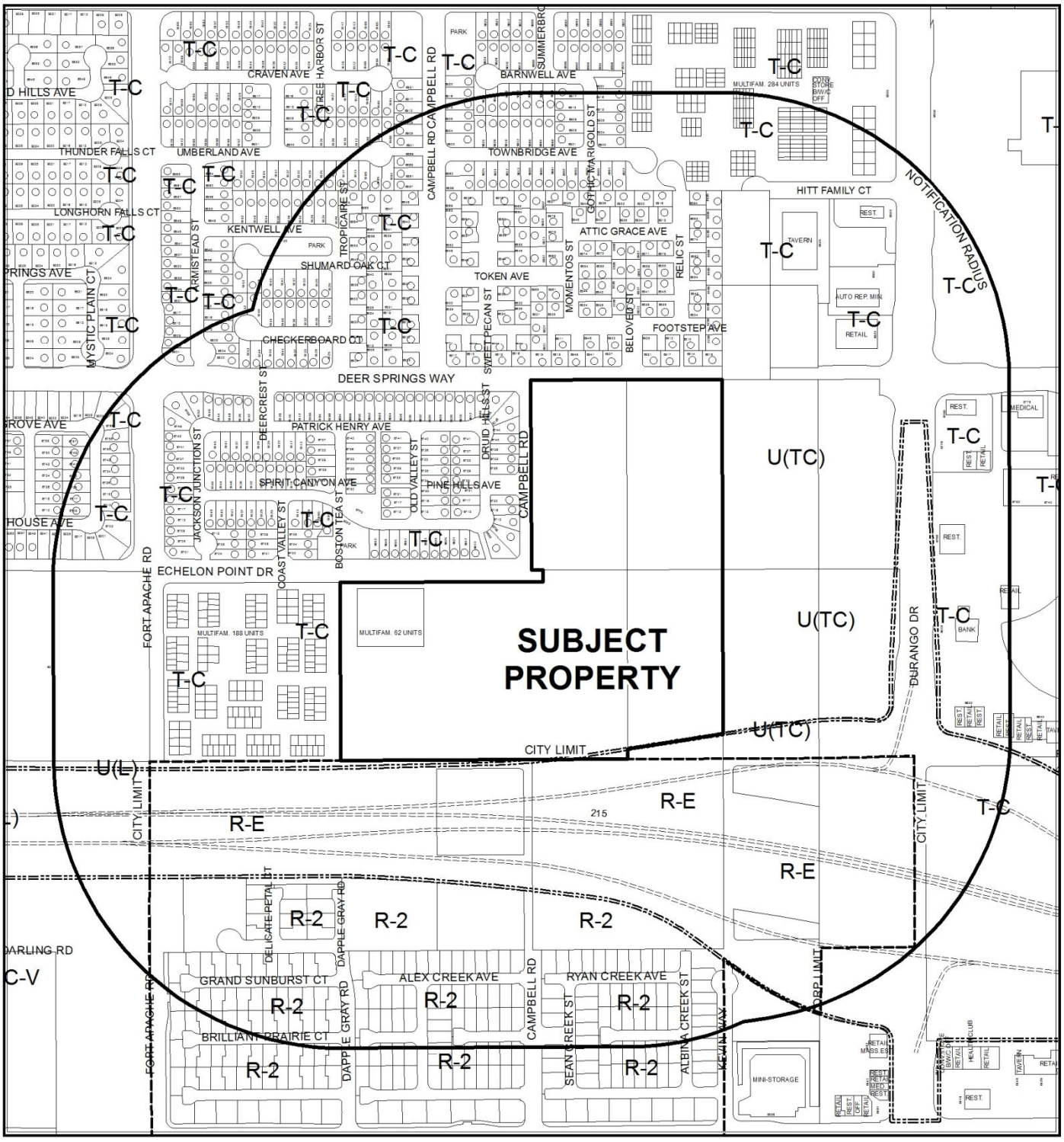
C.C.: 06/19/2013

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

RECOMMENDATION:
DENIAL

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

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



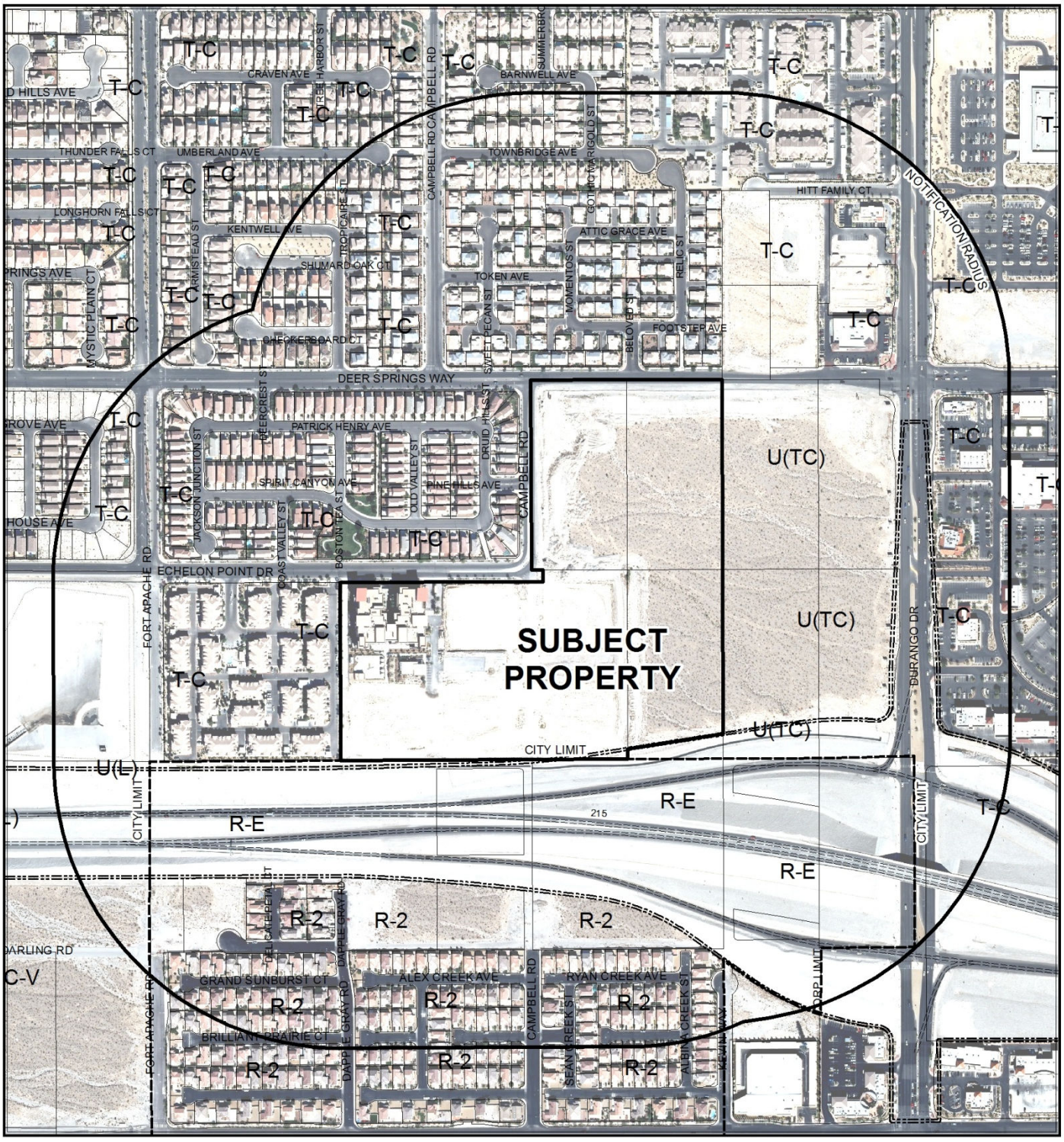
CASE: **SDR-48852**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) Special Land Use Designation]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER)



CASE: **SDR-48852**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) Special Land Use Designation]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48852** APN: 125-20-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

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: Bradley F. Burns

Subscribed and sworn before me

This 3rd day of March, 2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48852** APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Anthony Sirjas

Subscribed and sworn before me

This 5th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-313-000 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC **Contact** PAUL KENNER

Address 2490 PASEO VERDE PKWY #120 **Phone:** 821-4881 **Fax:** 736-9200

City HENDERSON **State** NV **Zip** 89074

E-mail Address paul.kenner@rialtocapital.com

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Anthony Sejas

Subscribed and sworn before me

This 5th day of March, 20 13.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-48852
Meeting Date:	5/14/13
Total Fee:	$1030 00
Date Received:*	3/28/13
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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley F Burns

Subscribed and sworn before me

This 3rd day of March, 20 13.

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 #	SDR-48852
Meeting Date:	5/14/13
Total Fee:	1030.-
Date Received:*	3/28/13
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.

SDR 48852
DR Horton, Inc

SEC Deer Springs Way & Campbell Rd.

Proposed 211 unit residential subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	211	9.57	2,019
AM Peak Hour			0.75	158
PM Peak Hour			1.01	213

Existing traffic on all nearby streets:

Deer Springs Way	
Average Daily Traffic (ADT)	7,125
PM Peak Hour (heaviest 60 minutes)	570

	Adjacent Street ADT Capacity
Deer Springs Way	34,500

This project is expected to add about 2,019 trips per day on Deer Springs Way, Campbell Rd. & Echelon Point Dr. Currently, Deer Springs is at about 21 percent of capacity. With this project, Deer Springs is expected to be at about 27 percent of capacity. Counts are not available for Campbell Rd. or Echelon Pointe Dr. in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this project will add about 213 trips in the peak hour, or about seven 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 14, 2013

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

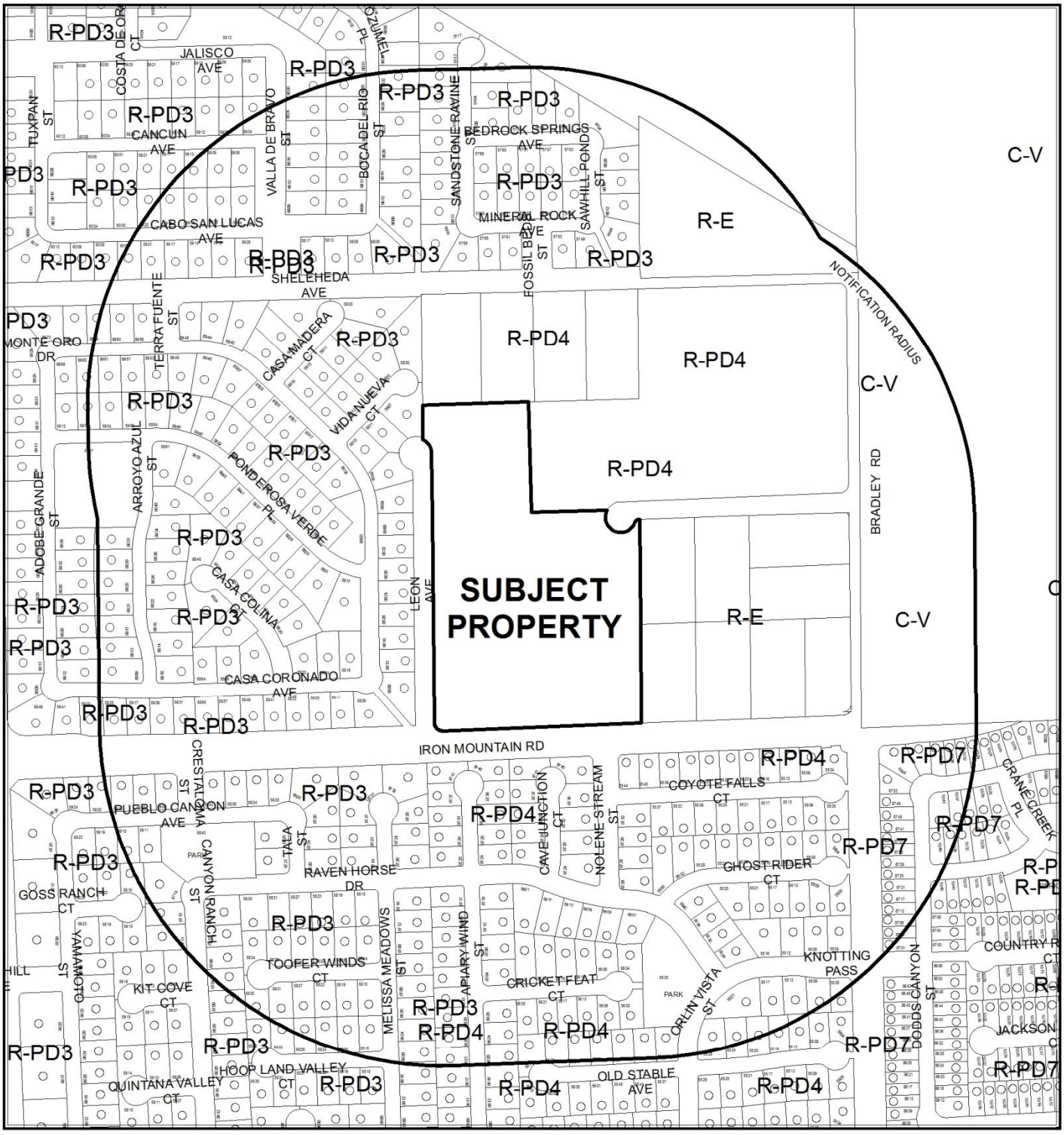
SUBJECT:
ZON-48851 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Rezoning FROM: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.44 acres at the northeast corner of Leon Avenue and Iron Mountain Road (APN 125-01-402-020), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 06/19/2013

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

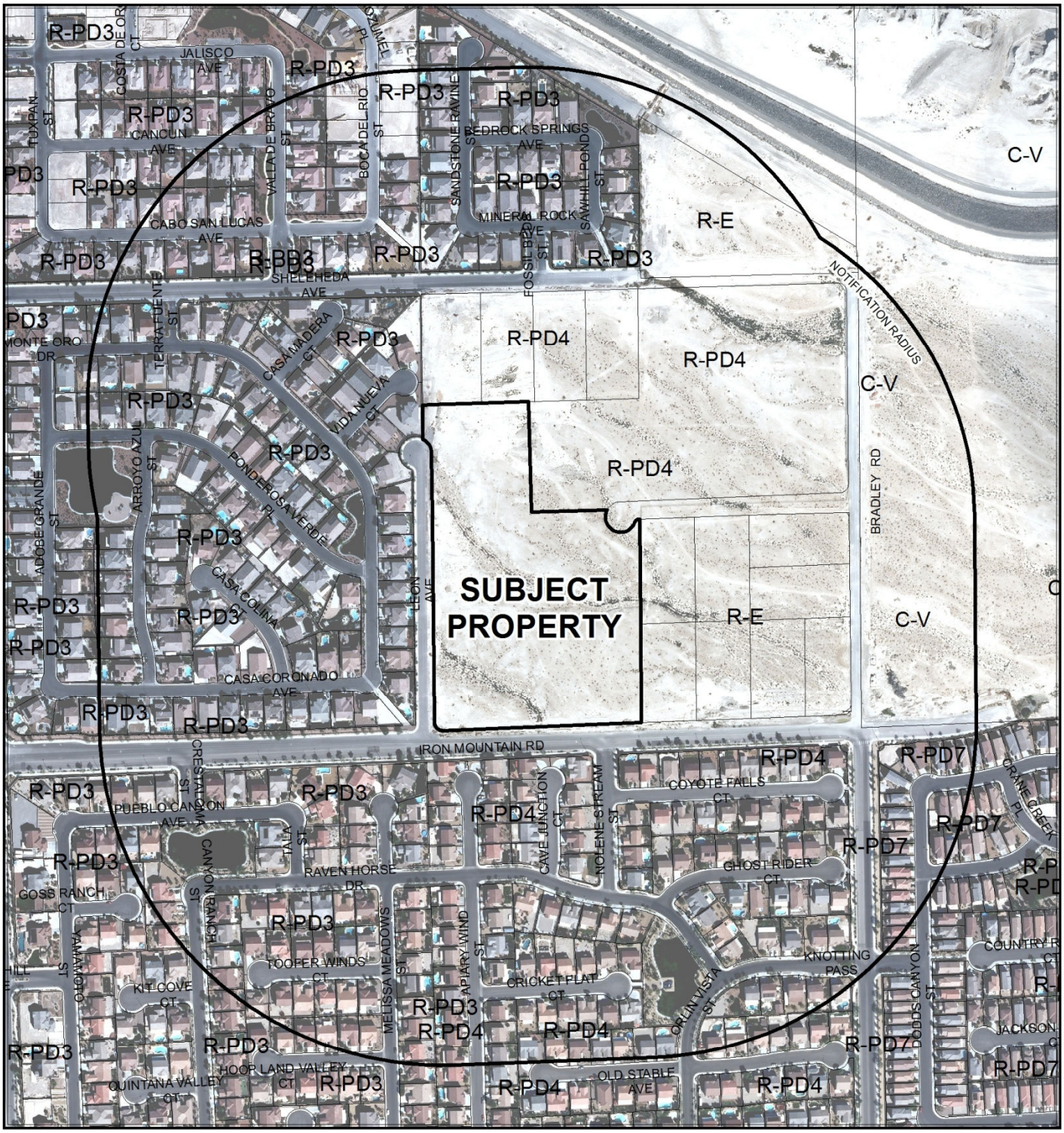


CASE: **ZON-48851**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

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



CASE: **ZON-48851**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-48851** APN: 125-01-402-020

Name of Property Owner: Marjan International Corporation

Name of Applicant: Richmond American Homes

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: MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013

_____

Notary Public in and for said County and State

THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Iron Mountain Road/Bradley

Project Name Iron Mountain Road/Bradley **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-020 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD4 proposed R-1

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

Gross Acres 12.5 **Lots/Units** 50 **Density** _____

Additional Information _____

PROPERTY OWNER Marjan International Corporation **Contact** _____

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

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

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name MORAD GHADANIAN

Subscribed and sworn before me

This 27TH day of FEBRUARY, 2013.

_____

Notary Public in and for said County and State

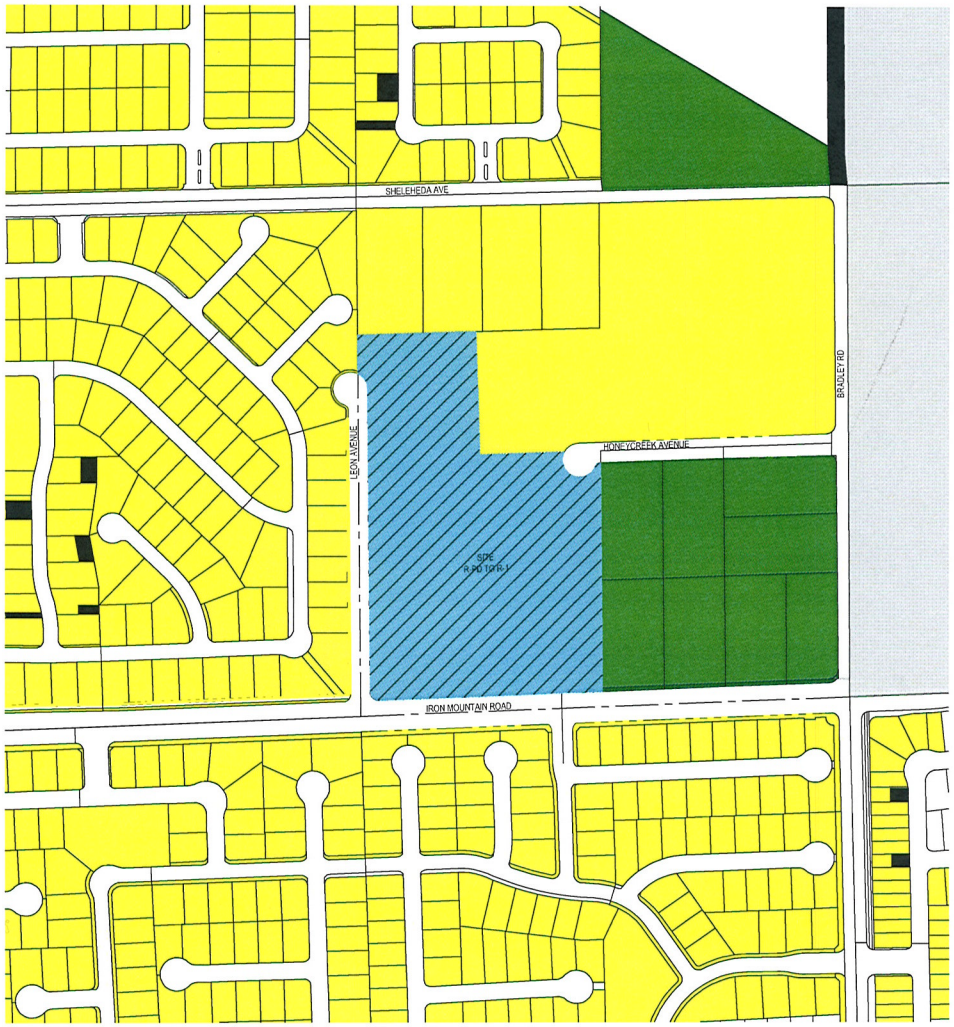
THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

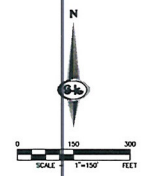
FOR DEPARTMENT USE ONLY

Case #	ZON-48851
Meeting Date:	5/14/13
Total Fee:	1200.-
Date Received:*	3/28/13
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





LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- R-E - RESIDENCE ESTATES ZONING
- R-PD - RESIDENTIAL PLANNED DEVELOPMENT ZONING
- C-V - CIVIC ZONING
- R-1 - PROPOSED ZONING

RECEIVED
MAR 28 2013

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. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

IRON MOUNTAIN/BRADLEY
PROPOSED ZONING EXHIBIT

SECTION 1
TOWNSHIP 19 SOUTH
RANGE 60 EAST

DATE: 3/28/13
DRAFTER: JMP
DESIGNER: DB
CHECKED: TJS
PROJECT NO.
RAH1305

SP-1
SHEET 1 OF 1

ZON-48851



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13



ZON-48851 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION
NORTHEAST CORNER OF LEON AVENUE AND IRON MOUNTAIN ROAD

04/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1305

March 28, 2013

Steve Swanton, Senior Planner
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Zone Change for Iron Mountain/Bradley (APN 125-01-402-020)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a conforming zone change on the subject site.

The site is located northeast of the intersection of Iron Mountain Road and Leon Avenue. The Assessor's Parcel Number is 125-01-402-020 and contains approximately 11.44 net acres. The accompanying site plan includes 50 residential lots, which results in a density of 4.37 du/ac.

The current zoning of the project site is R-PD4, Residential Planned Development District. The proposed zoning will be R-1. This request is in conformance with the City of Las Vegas future land use designation of Low (L) which allows up to 5.49 du/ac.

Accompanying Tentative Map, Variance, and Vacation applications will be submitted to be heard once the Zone Change is approved at City Council.

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department

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

ZON-48851

Slater Hanifan Group, Inc.

Todd Steadham

Todd Steadham, PE
Associate

Cc:
Brian Walsh, RAH
Janet Neal, RAH
Bob Gronauer, KCM
Doug Bergstrom, SHG
Chelsea Peltier, SHG

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

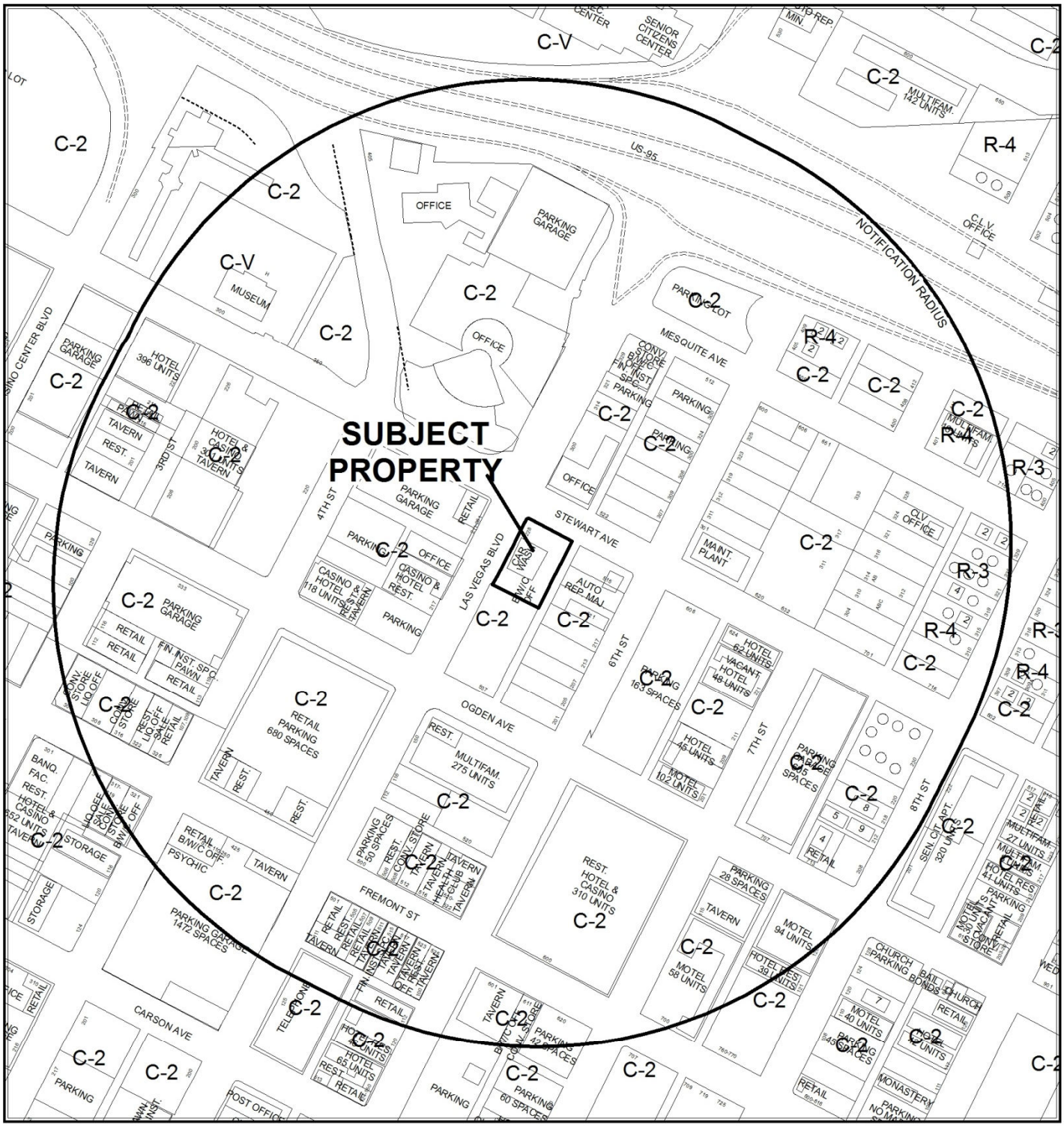
SUBJECT:
WVR-48970 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Waiver OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ALONG THE WEST PERIMETER on 0.45 acres at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) (PRJ-48735). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



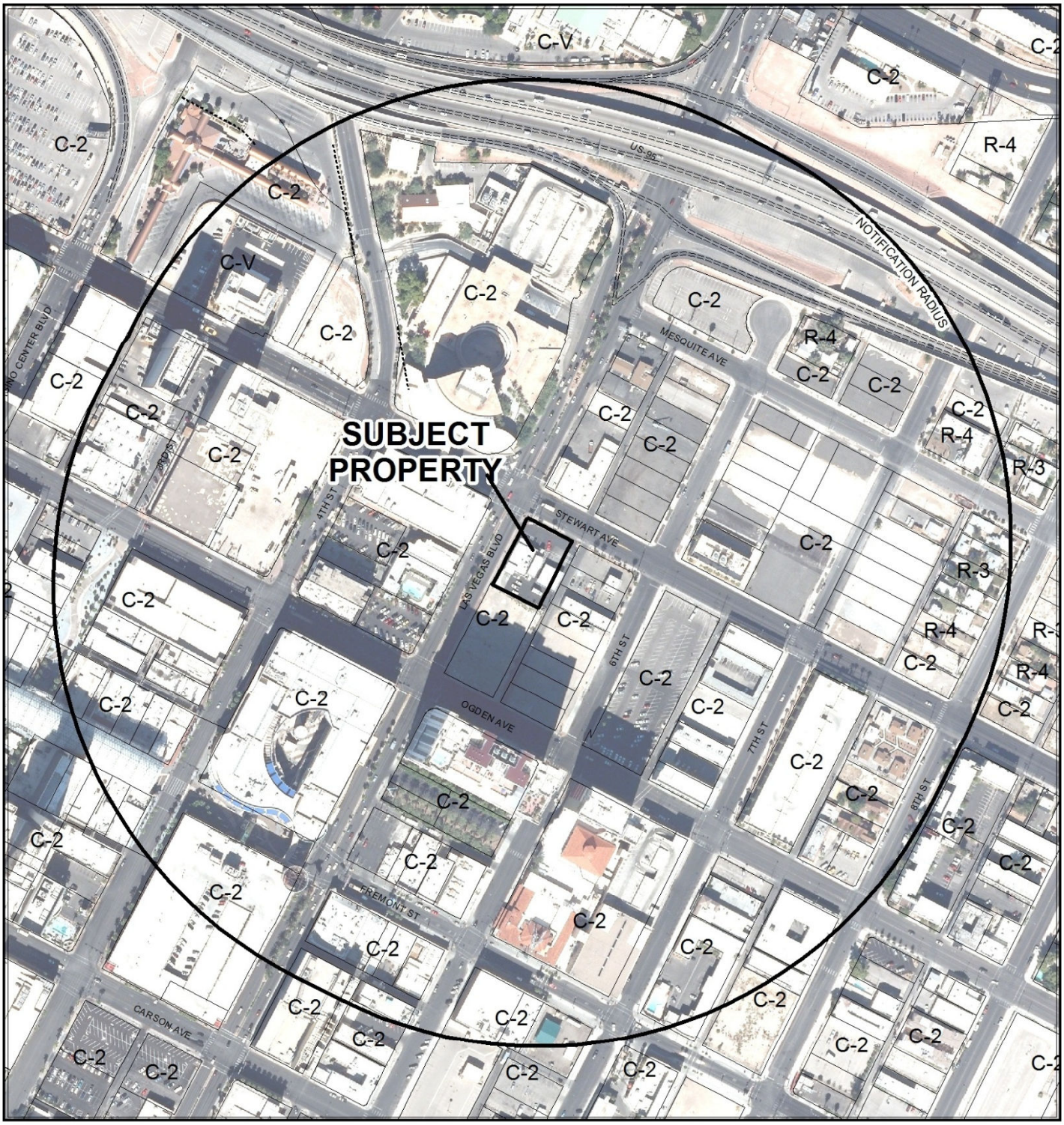
0 300 600 Feet

CASE: **WVR-48970 (PRJ-48735)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **WVR-48970 (PRJ-48735)**

RADIUS: 1000 FEET

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

N

[redacted] DEPARTMENT OF PLANNING [redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-48970 APN: 139-34-501-016

Name of Property Owner: 208 Las Vegas Blvd, LLC

Name of Applicant: 208 Las Vegas Blvd., LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Vossly

Print Name: Todd Kessler

ney in fact under Power of Attorney dated 1/20/12

Subscribed and sw

This 27 day of 13

Notary Public in and for said County and State

DARLENE A. NEPP-ROCK WOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

Revised 11-14-06

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

PRJ-48735
03/27/13

[redacted] DEPARTMENT OF PLANNING [redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-48970 APN: 139-34-501-016

Name of Property Owner: 208 Las Vegas Blvd, LLC

Name of Applicant: 208 Las Vegas Blvd., LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Vossly

Print Name: Todd Kessler

ney in fact under Power of Attorney dated 1/20/12

Subscribed and sw

This 27 day of [illegible]

Notary Public in and for said County and State

DARLENE A. NEPP-ROCK WOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

DEPARTMENT OF PLANNING [redacted]

FORM

A

Project A — gas, NV 89101

Project N — —Proposed Use

Assessor — Ward #

General — ng proposed

Commer — ea Ratio

Gross Ac

Addition

P — as Blvd LLC — Contact Todd Kessler

A — Phone: (702) 953-4320 Fax: (702) 477-0045

C — State NV Zip 89101

E

APPLICANT 228 Las Vegas Blvd LLC Contact Todd Kessler

Address 300 Las Vegas Blvd., North Suite 110 Phone: (702) 953-4320 Fax: (702) 477-0045

City Las Vegas State NV Zip 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE 208 Las Vegas Blvd LLC Contact Todd Kessler

Address 300 Las Ve as Blvd. North Sui e 110 Phone: (702) 953-4320 Fax: (702) 477-0045

City Las Ve as State NV Zip 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge a be . erstan C not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete applicati n may cause the application to be r er am wner or purchaser (or option holder) of the property involved in this application, or e lessee or t fully a rized by the owner to make this submission, ndica b th gna elow

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 Attorney in u or Powerof r 11 26 12

S and sv

T 27 arch , 13 .

[signature]

Notary Public in and for said County and Stat

DARLENE A. NEPP-ROCKWO
Notary Public, State of e ada
Appointment No. 96-2
My Appt. Expires February

FOR DI MEN NLY

Case # WVR-48970

Meeting Date:

Total Fee:

Date Received:*

ceived By:

e ation will not be deemed complete until the bm ed reviewed by the t o. Planning for consistency with applicable s o the Zoni 03/27/13

PRJ-48735

Revised 10/27/08

plication Packet\Application Form.pdf

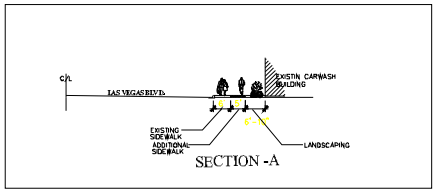
PROPOSED ADDITIONAL SIDEWALK ALONG LAS VEGAS BLVD.

SITE PARKING ANALYSIS:

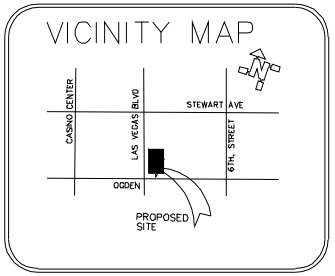
PARKING SPACES REQUIRED FOR C-STORE =1975/250 =8
PARKING SPACES REQUIRED FOR OFFICE = 725/300 =2
PARKING SPACES REQUIRED FOR CARWASH =1760/150 =12

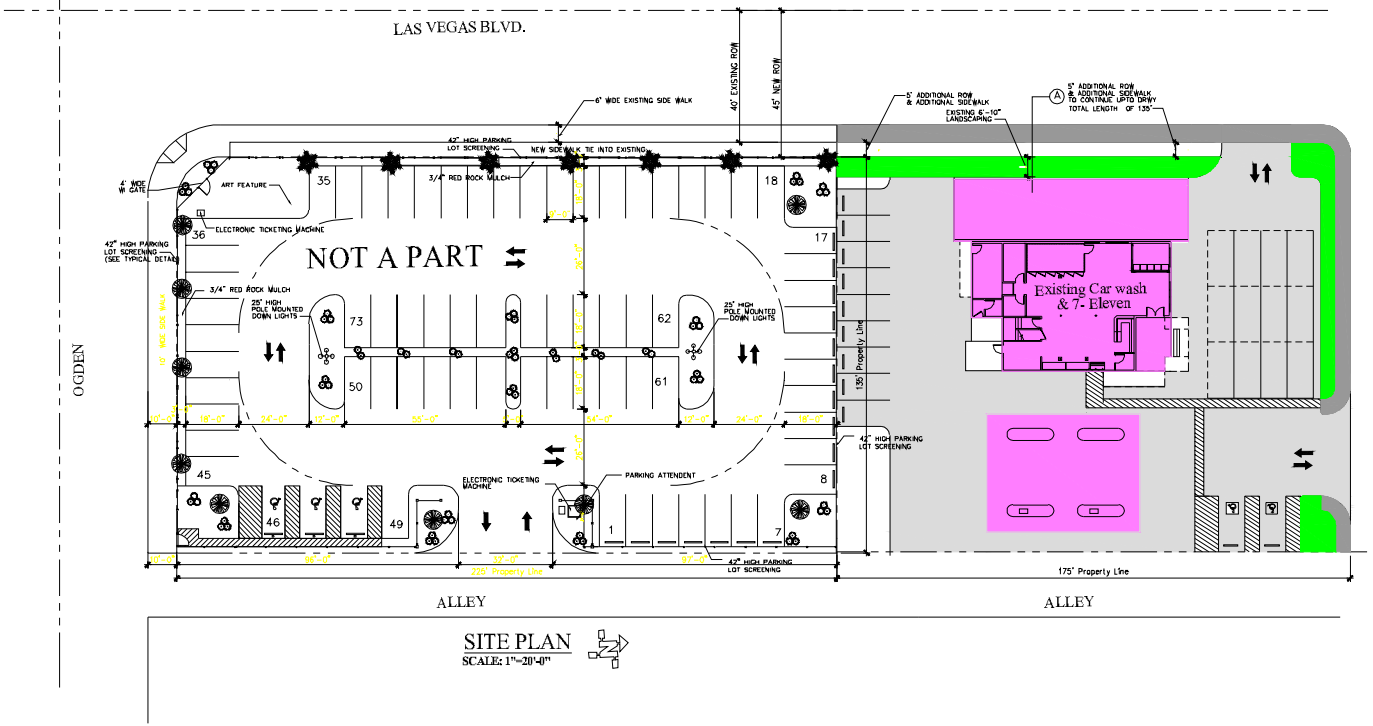
TOTAL PARKING SPACES REQUIRED =22

PARKING SPACES PROVIDED
ADA ACCESSIBLE PARKING = 1
ADA VAN ACCESSIBLE PARKING = 1
TOTAL PARKING SPACES PROVIDED =23



SECTION -A





SITE PLAN
SCALE: 1"=20'-0"

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
226 N LAS VEGAS BLVD
LAS VEGAS NV
APN# 139-34-501-016

SHEET INDEX
ARCHITECTURAL
A0 SITE PLAN

WVR-48970

PROPOSED ADDITION OF SIDE WALK
PRJ-48735 LAS VEGAS BLVD
CONTRACTOR: 03/27/13 CTION LLC
DRAWING NAME: SITE PLAN
DRAWN BY: RVN
DRAWING NO: A0



WVR-48970 – APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC
228 NORTH LAS VEGAS BOULEVARD

04/03/13



WVR-48970 – APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC
228 NORTH LAS VEGAS BOULEVARD

04/03/13

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

March 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: **JUSTIFICATION LETTER FOR A SDR/WAIVER APPLICATION FOR APN: 139-34-501-016**

Dear Mr. Fagg:

Please accept this as our justification letter for the site development plan review and a waiver to the DCP streetscape standards on 0.54 acres at 228 Las Vegas Blvd. North, Las Vegas, NV 89101 zoned C-2 (General Commercial).

The waiver request is to widen the existing 5 foot sidewalk along Las Vegas Blvd to 10 feet in width. In addition we will have a 6' 10" landscape buffer. We are currently doing the same 10 foot widening along the adjacent parcel to the south located on 208 Las Vegas Blvd., North APN 139-34-511-004. If the existing 5 foot sidewalk is not changed, then there will be a bottleneck transition point where the 2 sidewalks meet.

The purpose of the waiver request is based on safety concerns given the existing 5 foot sidewalk. There will be soon be close to 1,500 employees moving into City Hall and they will be frequently walking along this sidewalk on the way to the Fremont East District.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-48735
03/27/13

WVR-48970

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

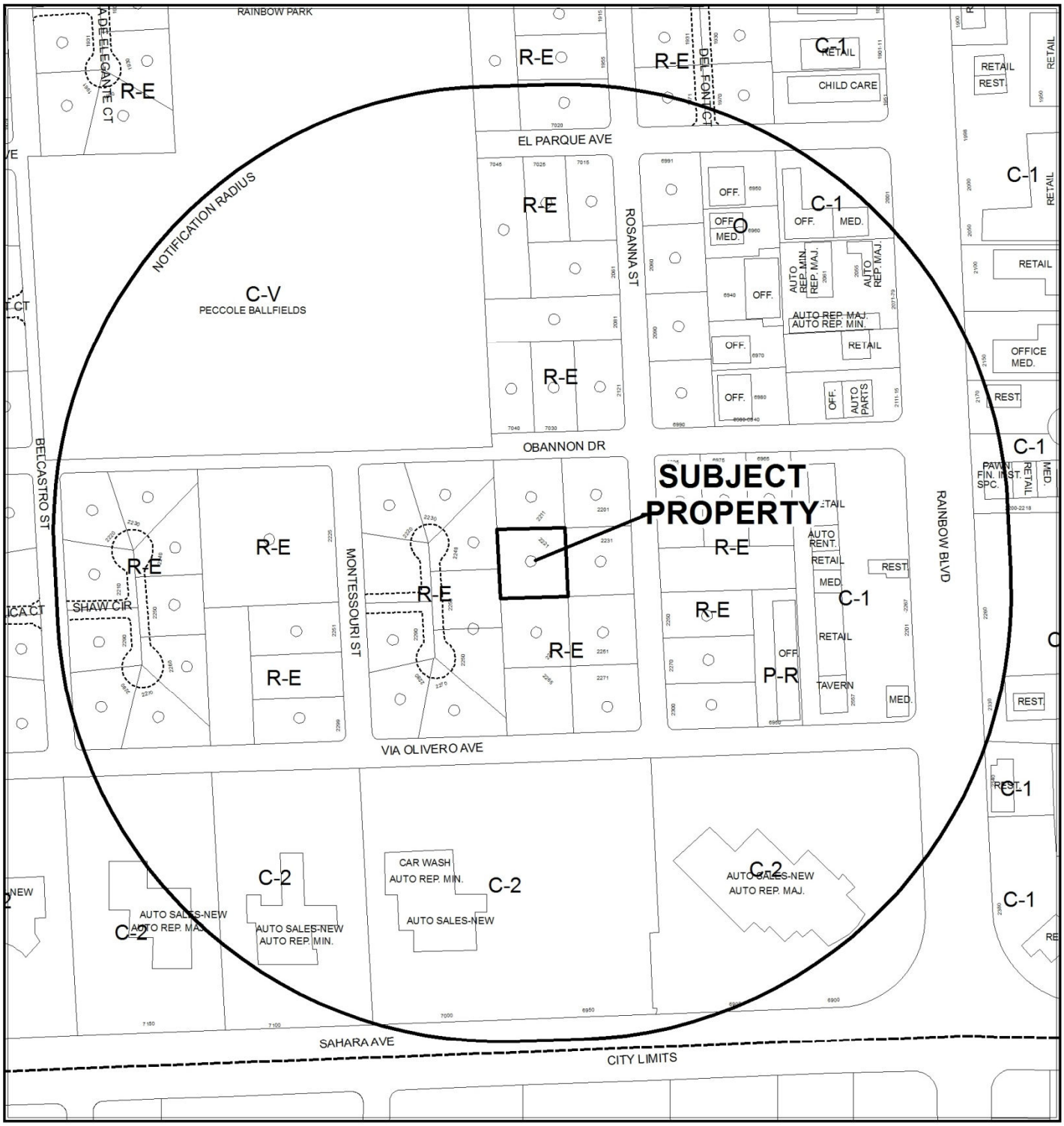
SUBJECT:
VAR-48706 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELSON FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) on 0.55 acres at 2221 Rosanna Street (APN 163-03-803-012), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



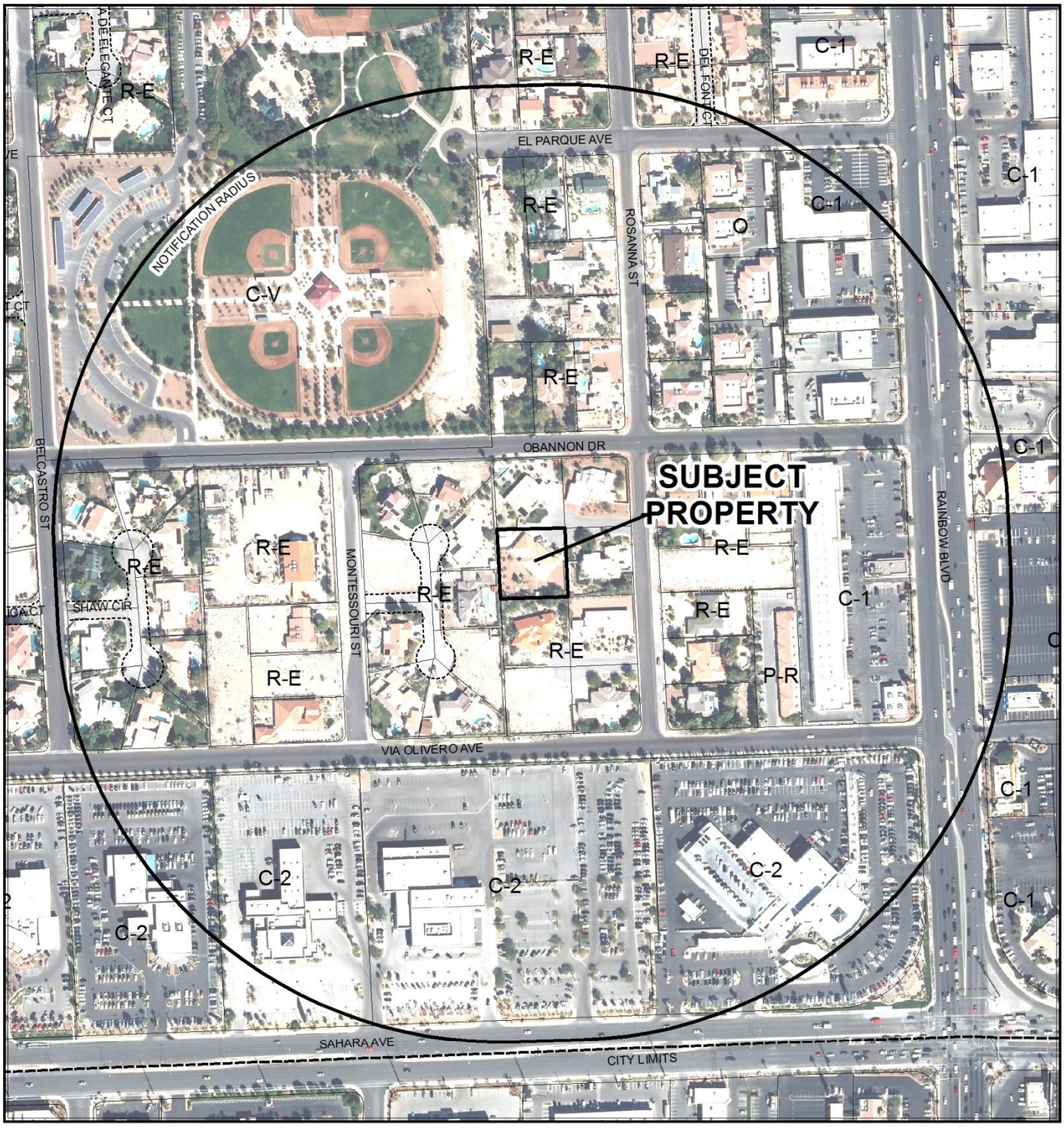
0 300 600 Feet

CASE: **VAR-48706**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-48706**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

RECEIVED
MAR 21 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-48706 APN: 163-03-803-012

Name of Property Owner: Robert F. + Theresa J. Nelson

Name of Applicant: Theresa Nelson

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: Theresa Nelson

Print Name: Theresa Nelson

Subscribed and sworn before me

This 21st day of March, 2013

_____
Notary Public in and for said County and State

JASON HEMPHILL
Notary Public State of Nevada
No. 09-8950-1
My Appt. Exp. Jan. 6, 2017

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to allow 4 ft setback

Project Address (Location) 2221 Rosanna Street

Project Name Nelson Accessory Structure, Class II (Detached Garage) **Proposed Use** storage

Assessor's Parcel #(s) 163-03-803-012 **Ward #** 1-Tarkanian

General Plan: existing DR proposed X **Zoning:** existing R-E proposed X

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

Gross Acres .55 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Robert F. + Theresa J. Nelson **Contact** Theresa Nelson

Address 2221 Rosanna Street **Phone:** 228-4219 **Fax:** 364-1865

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

E-mail Address thenel@cox.net

APPLICANT Theresa Nelson **Contact** Theresa Nelson

Address 2221 Rosanna Street **Phone:** 228-4219 **Fax:** 364-1865

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

E-mail Address thenel@cox.net

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Theresa Nelson

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

Print Name Theresa Nelson

Subscribed and sworn before me

This 21st day of March, 20 13.

_____

Notary Public in and for said County and State

JASON HEMPHILL
Notary Public State of Nevada
No. 09-8950-1
My Appt. Exp. Jan. 6, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-48706
Meeting Date:	5/14/2013
Total Fee:	830.00
Date Received:*	3/21/2013
Received By:	

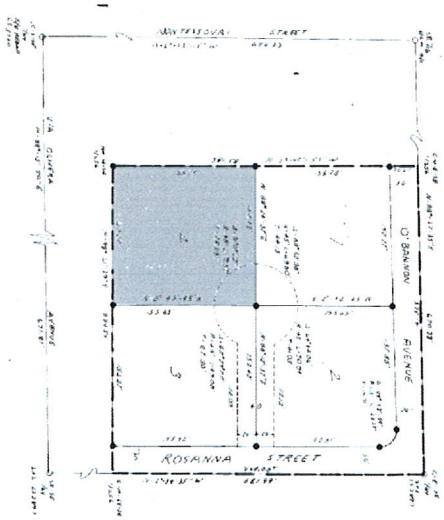
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED
MAR 21 2013

SITE PLAN



ADJACENT RESIDENCE

ADJACENT RESIDENCE

ADJACENT RESIDENCE

EXISTING RESIDENCE

PRIVATE STREET

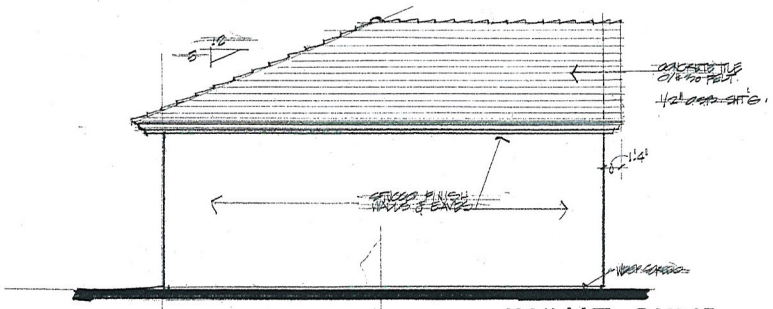
ADJACENT RESIDENCE

Driveway

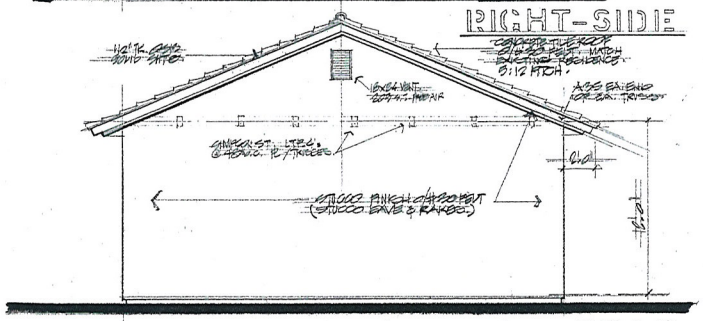
New Garage

N

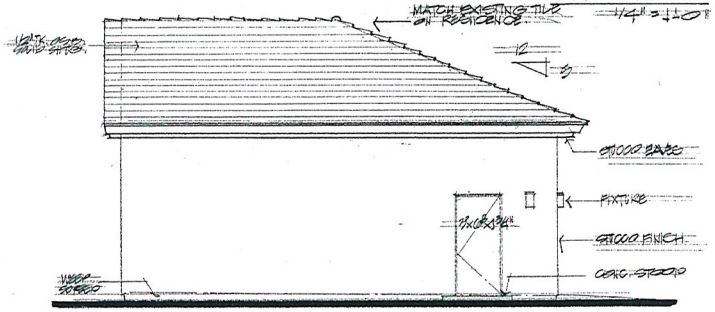
VAR-48706



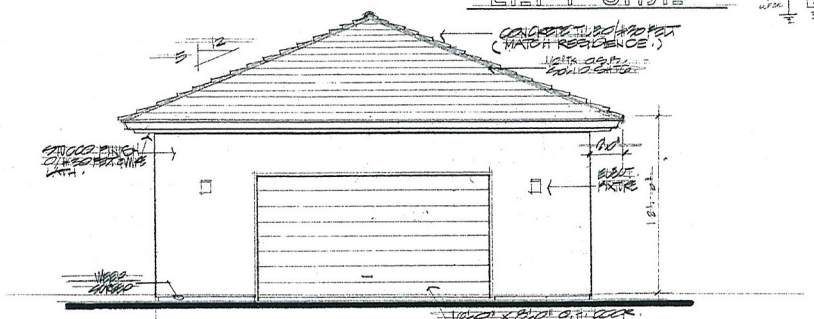
RIGHT-SIDE



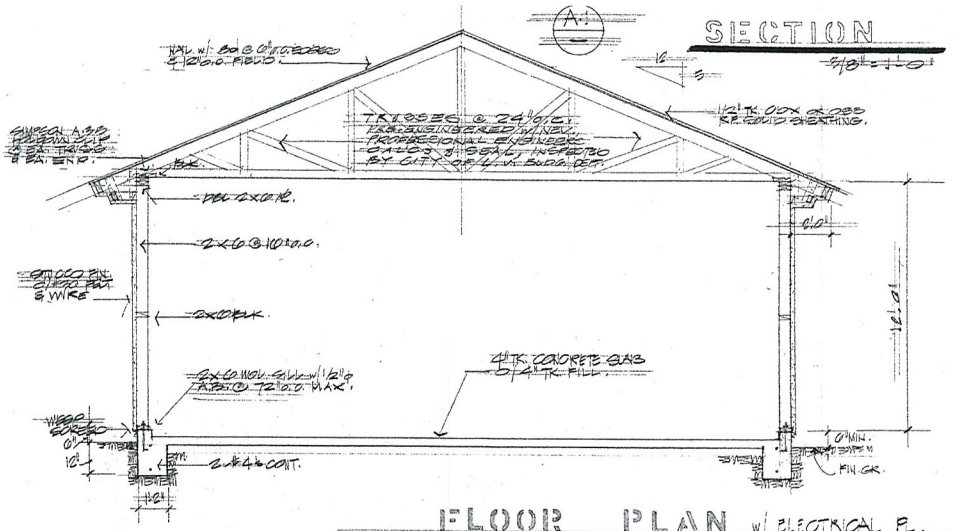
REAR



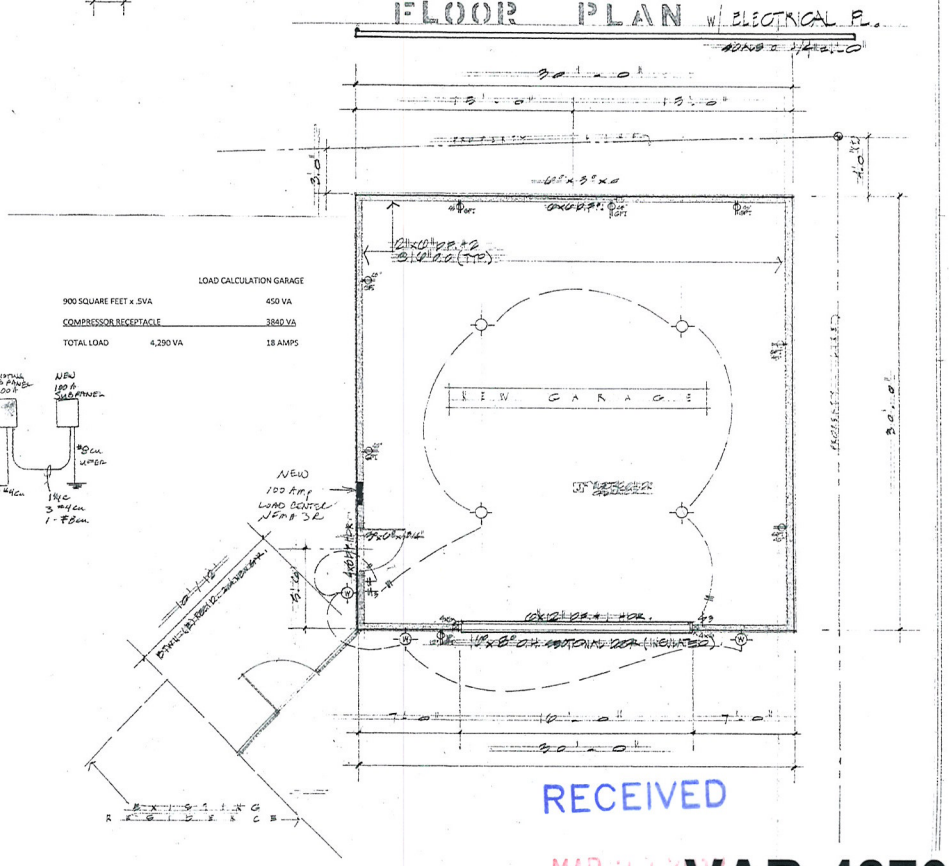
LEFT-SIDE



FRONT



SECTION



FLOOR PLAN w/ ELECTRICAL P.

LOAD CALCULATION GARAGE

900 SQUARE FEET x .5VA		450 VA
COMPRESSOR RECEPTACLE		3840 VA
TOTAL LOAD	4,290 VA	18 AMPS

GARAGE ADDITION
ROBERT AND THERESA NELSON
2221 ROSANNA ST. LAS VEGAS, NV

RECEIVED
MAR 2 1 2018

VAR-48706



VAR-48706 – APPLICANT/OWNER: NELSON FAMILY TRUST
2221 ROSANNA STREET

04/18/13



VAR-48706 – APPLICANT/OWNER: NELSON FAMILY TRUST
2221 ROSANNA STREET

04/18/13

2/14/2011

City of Las Vegas
Planning and Development

To whom it may concern:

This letter is to request a variance for the building of a detached garage on the property located at 2221 Rosanna Street, parcel number 163-03-803-012. In order for the garage to be built in the area adjacent to the existing house and to provide adequate driving space for vehicles, the structure would need to be built closer than the newly required setbacks. It is our requests to build the garage as the plans were drawn using the setbacks that were required prior to January 1, 2013. The attached site plans shows the back yard setback as 7 feet and the side yard setback as 4 feet.

RECEIVED
MAR 21 2013

Sincerely,

Robert Nelson

Theresa Nelson

Robert Nelson
Theresa Nelson

2221 Rosanna St
Las Vegas, NV 89117
(702) 228-4219
(702) 378-1187
rtlrnelson@cox.net

VAR-48706

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

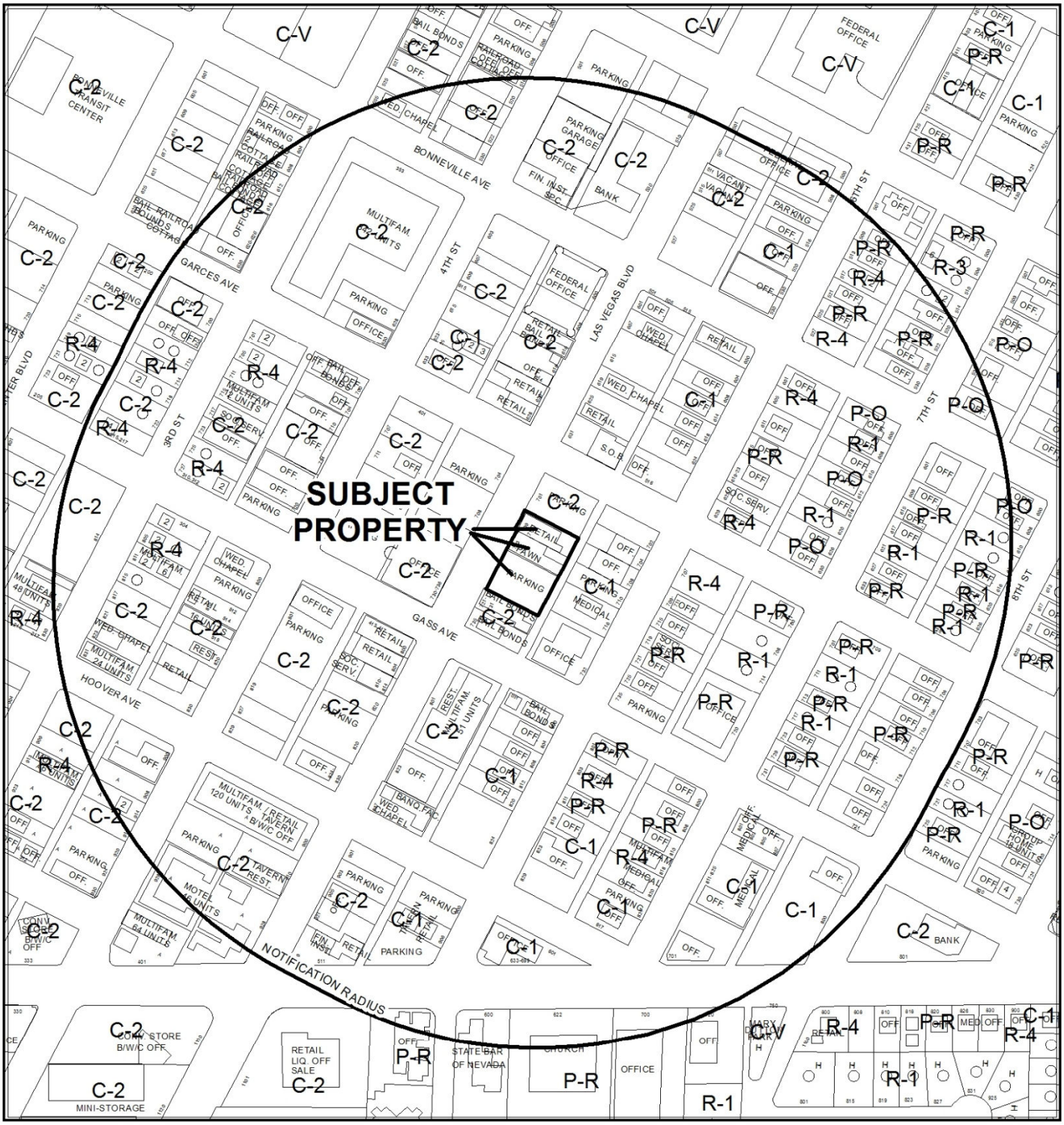
SUBJECT:
VAR-48762 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Variance TO ALLOW A PROPOSED PROJECTING SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 06/19/2013
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:
DENIAL

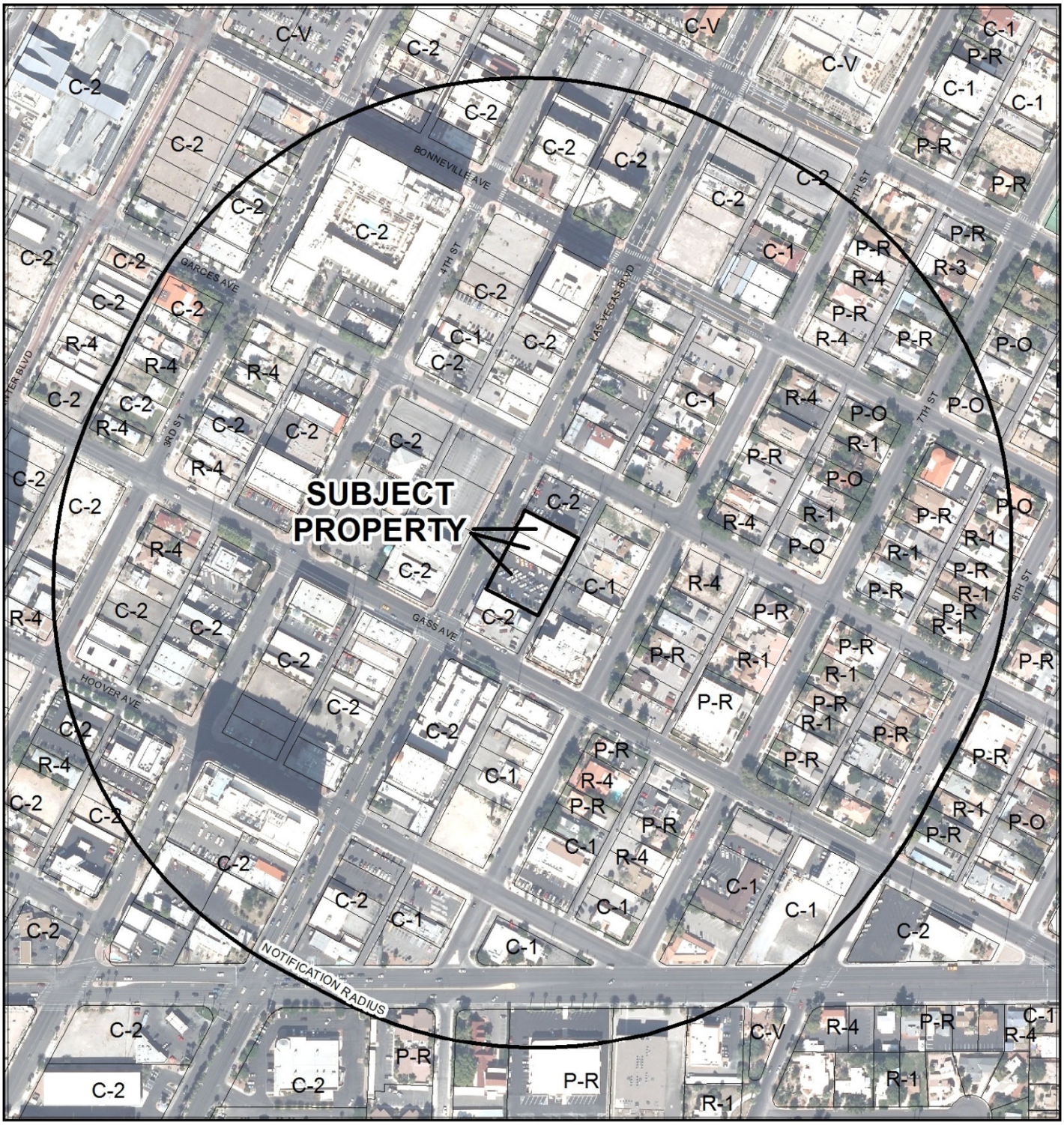
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-48762**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-48762**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-48762 APN: _____

Name of Property Owner: Harrison Properties, LTD

Name of Applicant: Richard B Harrison

Name of Representative: Richard C. Shade II

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: Richard B. Harrison

Print Name: Richard B. Harrison

County Clark
State NEVADA

Subscribed and sworn before me

This 14 day of March, 2013

Notary Public in and for said County and State

THEO SPYER
Notary Public, State of Nevada
Appointment No.10-2488-1
My Appt. Expires July 8, 2014

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Gold & Silver Pawn Shop

Project Address (Location) 713 & 709 S LAS VEGAS BLVD Las Vegas,NV 89101

Project Name Gold & Silver Pawn Shop Wall Sign **Proposed Use** _____

Assessor's Parcel #(s) 139-34-410-179 **Ward #** _____

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

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

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

Additional Information _____

Install of an Illuminated wall sign

PROPERTY OWNER HARRISON PROPERTIES LTD **Contact** Sean Poe

Address 713 Las Vegas Blvd South **Phone:** 702-527-9469 **Fax:** _____

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

E-mail Address Sean@gspawn.com

APPLICANT Federal Heath Sign Company L L C **Contact** Richard C. Shade II

Address 3900 West Dewey Drive **Phone:** ~~(702) 739-9466~~ **Fax:** ~~(702) 795-0378~~

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

E-mail Address rshade@federalheath.com

REPRESENTATIVE Federal Heath Sign Company L L C **Contact** Richard C. Shade II

Address 3900 West Dewey Drive **Phone:** ~~(702) 739-9466~~ **Fax:** ~~(702) 795-0378~~

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

E-mail Address rshade@federalheath.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Richard B. Harrison

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

Print Name Richard B. Harrison

Subscribed and sworn before me

This 11 day of March, 20 13.

State: NEVADA County: Clark

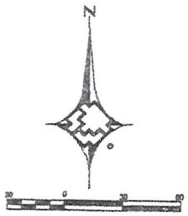
Notary Public in and for said County and State

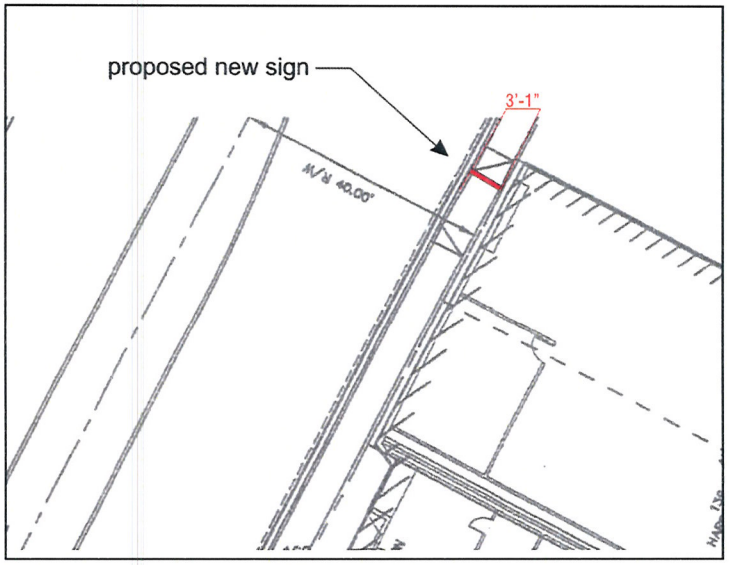
THEO SPYER
Notary Public, State of Nevada
Appointment No.10-2488-1
My Appt. Expires July 8, 2014

FOR DEPARTMENT USE ONLY

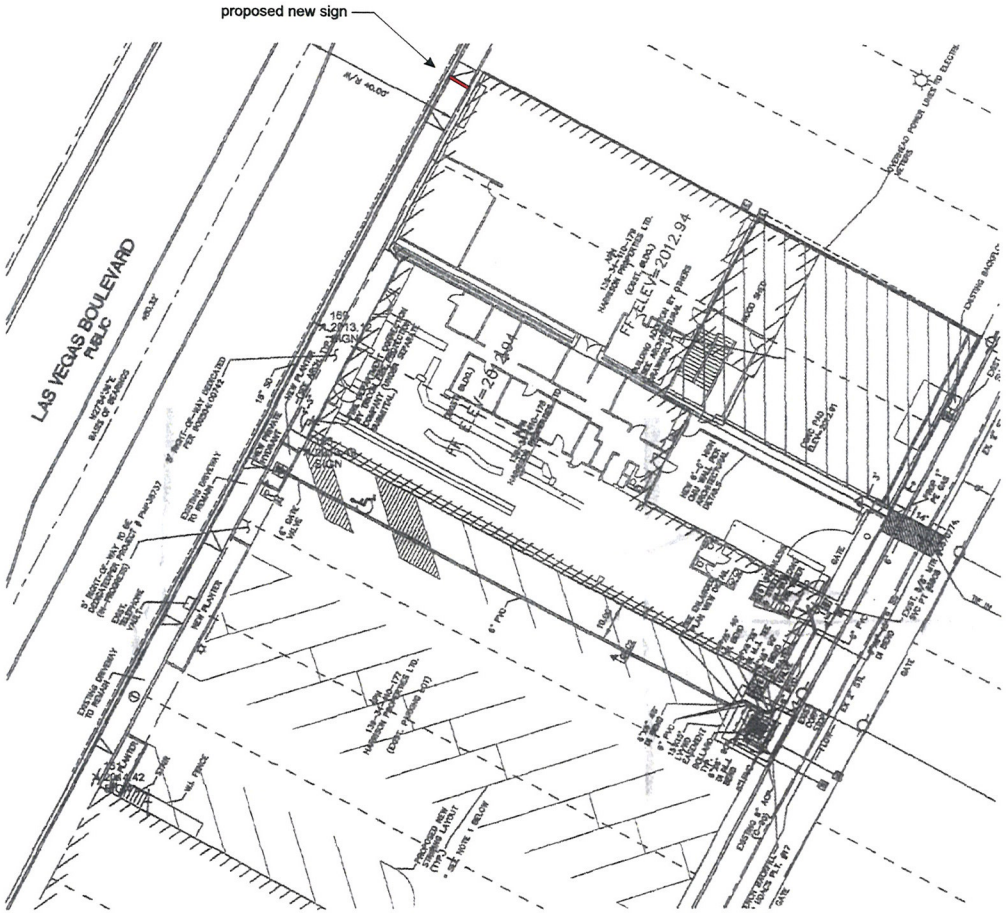
Case #	VAR-48762
Meeting Date:	5/14/2013
Total Fee:	830 00 TQ
Date Received:*	3/25/2013
Received By:	MREX

*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.





ENLARGEMENT



FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus

Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.GROWE

Project Manager: L.MADEC

Drawn By: M.ELLIS

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:

GOLD & SILVER PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV. 89101

Job Number:

Date: 3-14-13

Sheet Number: 3 Of 3

Design Number: 210490900 elev.

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Building

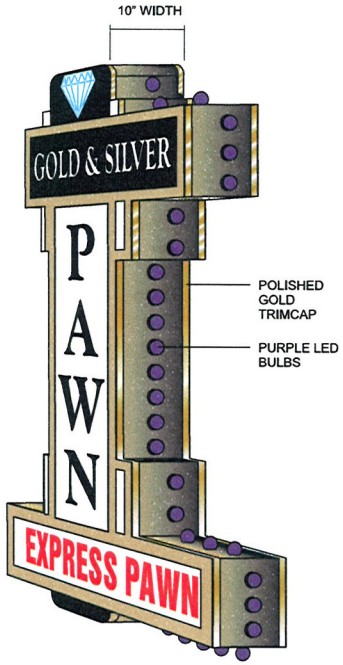
VAR-48762



NOTE: SIZE IS APROXIMATE-BUILDING
MEASUREMENTS REQUIRED TO DETERMINE EXACT SIZES.

PURPLE LED BULB: 1" GLOBE
INTERMED. SOCKET G8-CED

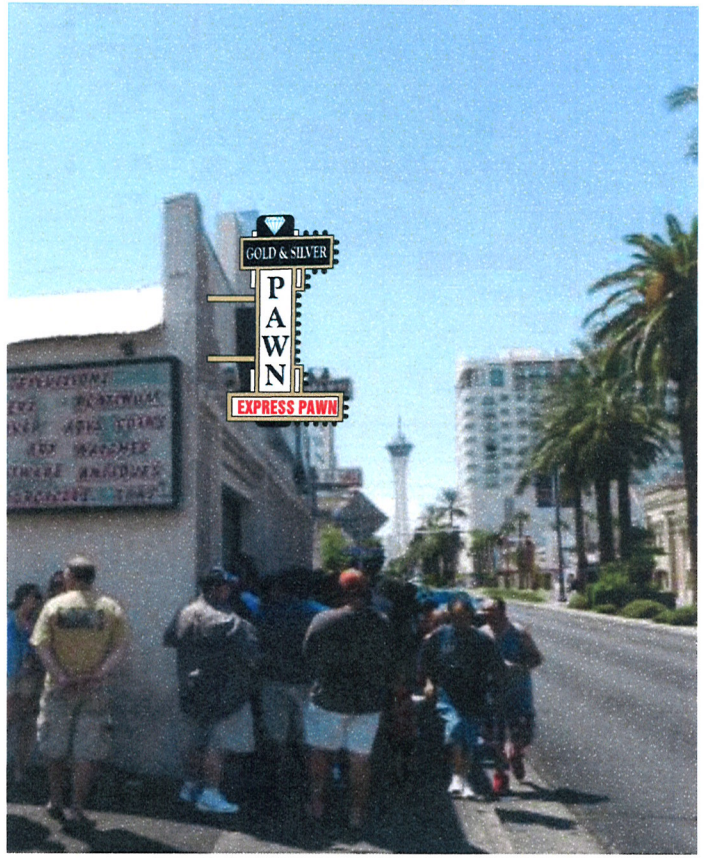




SPECIFICATIONS

- CABINET PAINTED GOLD (SPRAYLAT 3491SP) GLOSS
- INTERNALLYL ILLUMATED W/ LEDS.
- FACES ARE CLEAR PLEX W/ VINLY GRAPHCS 2ND.SURF.
- TRIMCAP: POLISHED GOLD
- BULBS ARE PURPLE LED 1" GLOBE. FLASHING

VERIFY EXACT MOUNTING LOCATION



PROPOSED ELEVATION

D/F SIGN
scale: 1 1/2"=1'-0"

ADEQUATE POWER AS DESIGNATED BY FEDERAL HEATH TO SIGN LOCATION(S) TO BE PROVIDED BY OTHERS.

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus

Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:
r1 change to entire face to be trimcap m.e. 2-22-13
r2-change bulb to purple led m.e. 2-27-13

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Account Rep: D.GROWE
Project Manager: L.MADEC
Drawn By: M.ELLIS

Project / Location:
GOLD & SILVER PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV. 89101

Job Number:
Date: 2-14-13
Sheet Number: 1 Of 1
Design Number: 210490900-r2

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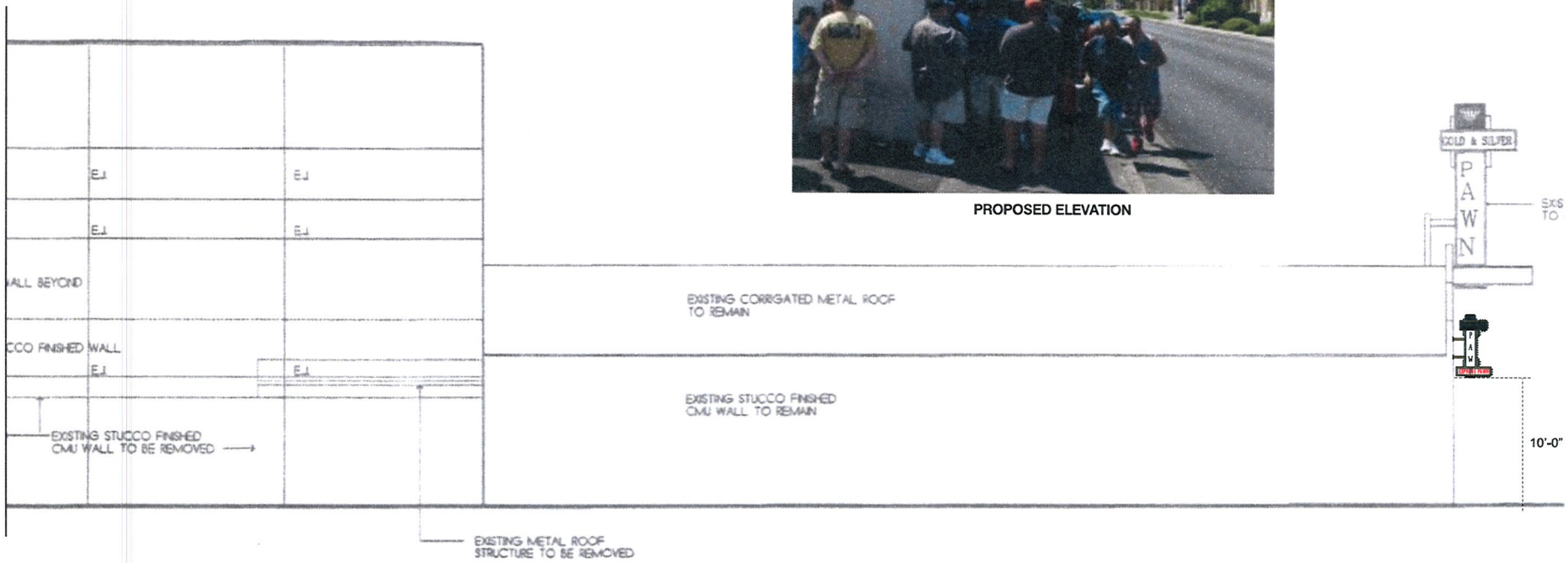
VAR-48762

Las Vegas
Dept of Planning



PROPOSED ELEVATION



PARTIAL NORTH ELEVATION

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

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

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Building Quality Signage Since 1901

Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.GROWE
Project Manager: L.MADEC
Drawn By: M.ELLIS

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:

GOLD & SILVER
PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV. 89101

Job Number:
Date: 3-14-13
Sheet Number: 1 Of 3
Design Number: 210490900 elev.

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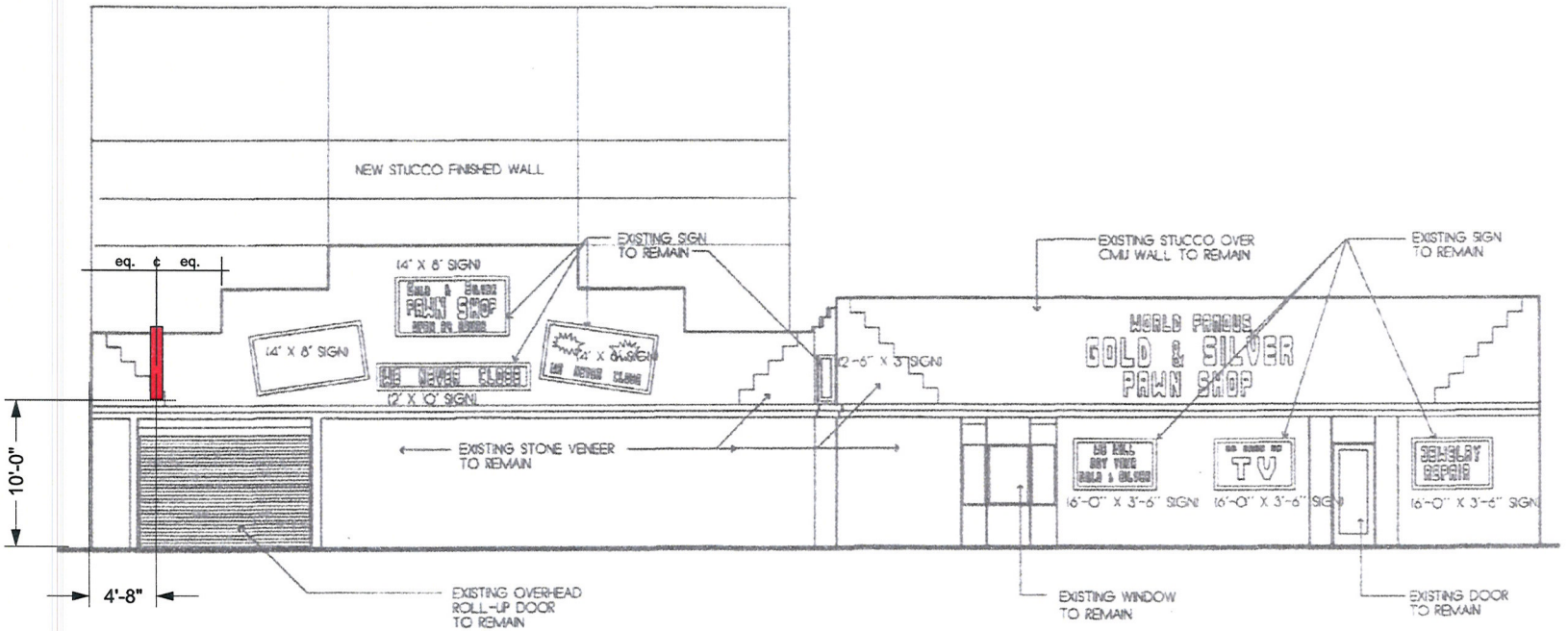

WEST ELEVATION

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

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3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Manufacturing Facilities:
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Building Quality Signage Since 1901

Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: D.GROWE

Project Manager: L.MADEC

Drawn By: M.ELLIS

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:

GOLD & SILVER PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV. 89101

Job Number:

Date: 3-14-13

Sheet Number: 2 Of 3

Design Number: 210490900 elev.

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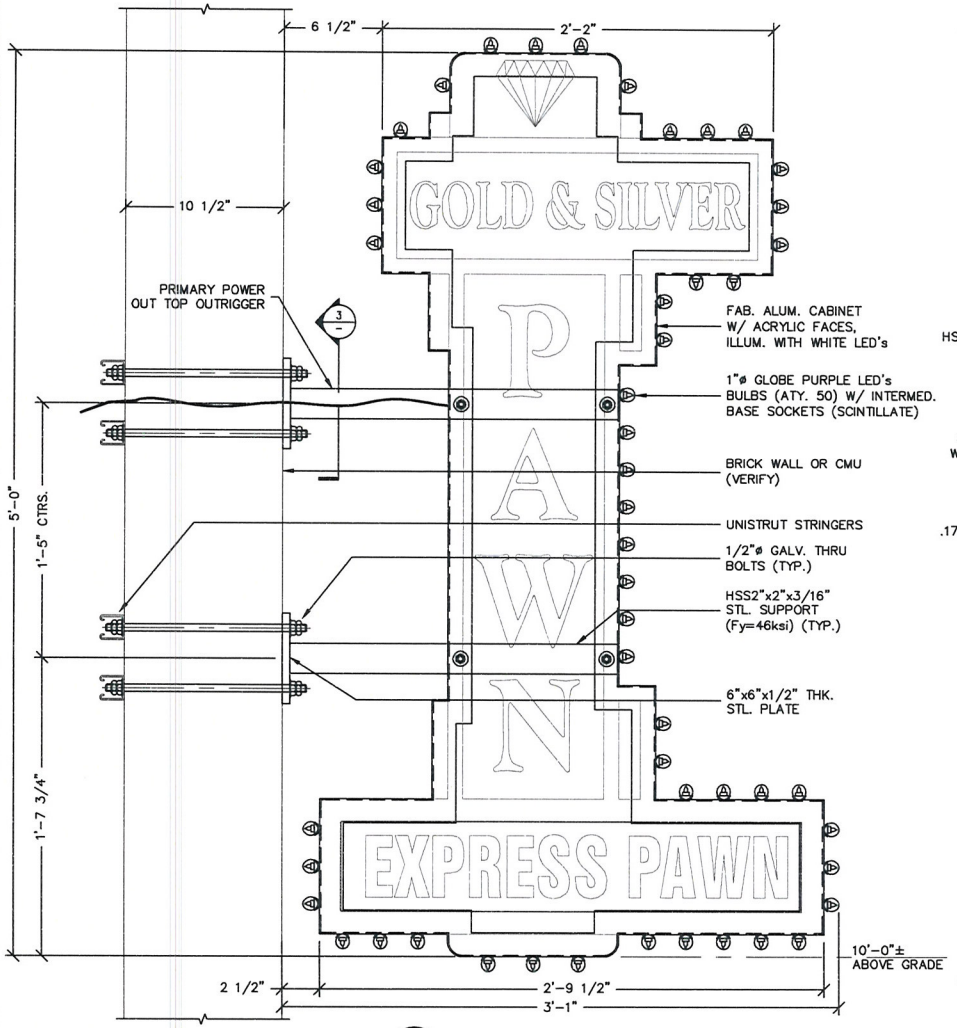
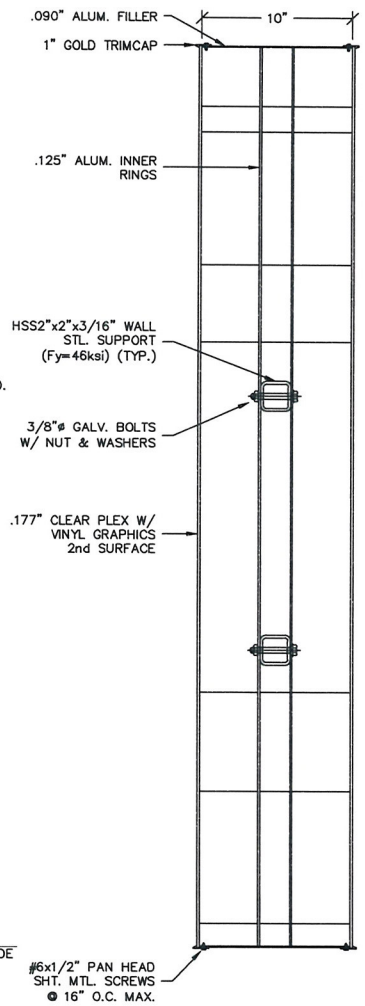
MAR 25 2013

City of Las Vegas
Department of Planning

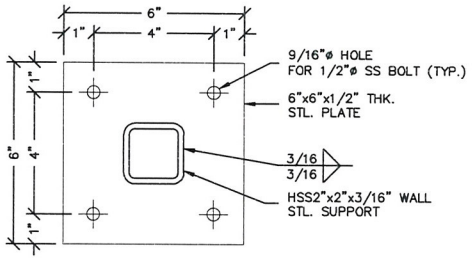
VAR-48762



1 ELEVATION SECTION
SCALE: 1 1/2" = 1'-0"



2 SECTION
SCALE: 1 1/2" = 1'-0"



3 MOUNTING PLATE DETAIL
SCALE: 3" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL HSS SHALL CONFORM TO NOTED SPECIFICATIONS.
3. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A36.
4. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
5. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
6. ISOLATE ALUMINUM FROM STEEL.
7. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
8. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
9. UL AND DATA LABELS REQUIRED.
10. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.

FEDERAL HEATH
SIGN COMPANY
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
(760) 941-0715

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ART DESIGN REFERENCE #21-04909-00-R2

NO.	REVISIONS	DATE	BY
1	ADDED MORE BULBS & CHANGE TO SCINTILLATE	3/25/13	DD
2			
3			
4			
5			
6			

GOLD & SILVER PAWN
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NV 89101

DESIGN NO: S-0304913	PROJECT MGR.: L. MADEC
DRAWN BY: D. DUPREE	DATE: MAR. 20, 2013
JOB NO: 21-04909-00	

SHEET NO: S-1
OF: 1

GOLD & SILVER PAWN LAS VEGAS, NV #21-04909-00 REV A.dwg

MAR 25 2013

VAR-48762

City of Las Vegas
Department of Planning



VAR-48762 – APPLICANT/OWNER: HARRISON PROPERTIES, LTD
709 SOUTH LAS VEGAS BOULEVARD

04/03/13



VAR-48762 – APPLICANT/OWNER: HARRISON PROPERTIES, LTD
709 SOUTH LAS VEGAS BOULEVARD

04/03/13



VAR-48762 – APPLICANT/OWNER: HARRISON PROPERTIES, LTD
709 SOUTH LAS VEGAS BOULEVARD

04/03/13



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04/03/13



VAR-48762 – APPLICANT/OWNER: HARRISON PROPERTIES, LTD
709 SOUTH LAS VEGAS BOULEVARD

04/03/13

FEDERAL HEATH
SIGN COMPANY

03/25/13

To: Steve Swanton (DDRC)
City of Las Vegas Department of Planning & Development

Re: GOLD & SILVER PAWN
709 South Las Vegas BLVD
Las Vegas, Nv 89101

On behalf of our customer we are requesting to install a 5'-0" X 3'-1" Double Face illuminated projecting sign at 15.41 Sq.Ft. on the exterior of the building approximately 10' to bottom of sign to AFF. This sign intended use is to redirect customers from the sightseers line to the pawn window. This will free up sidewalk congestion and allow the customer to make up for revenue lost do to long lines. This sign will be animated with light bulbs that run 75% of the perimeter and match the international recognized look of the pole sign that exists.

The design of this sign is to keep with the current theme of The Gold & Silver Pawn Shop so not to look out of place to millions of viewers and to match existing theme of this business and existing freestanding sign. The Pawnshop is a great draw to our city and has had a positive effect on our tourism and is world recognized, the customer is asking for a timely review so this sign can be used in upcoming filming.

We are requesting a Variance of 19.08.120 to allow a Projecting sign where a freestanding sign all ready exists. Due to site conditions it is more suitable to use a projecting sign than a wall sign because of the nature of the sidewalk and this would be better in directing pedestrian traffic and freeing up pedestrian congestion.

We are requesting a Waiver for the requirement of 75% of surface of sign to be animated or illuminated with neon. We believe this sign meets the requirements because of the lights bulbs running the edge it covers 75% of the sign and is visible from both sides and is animated and will match the existing freestanding sign. The signs are a recognized Logo and will have a visual look that will keep with in the desired look and feel of the Pawnshop and will not impact the business in the area negatively but will increase pedestrian flow.

Thank you,
Richard C. Shade II

702-739-9466
Federal Heath Sign Co.
3900 West Dewey Drive
Las Vegas, Nv. 89118

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MAR 25 2013
City of Las Vegas
VAR-48762

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

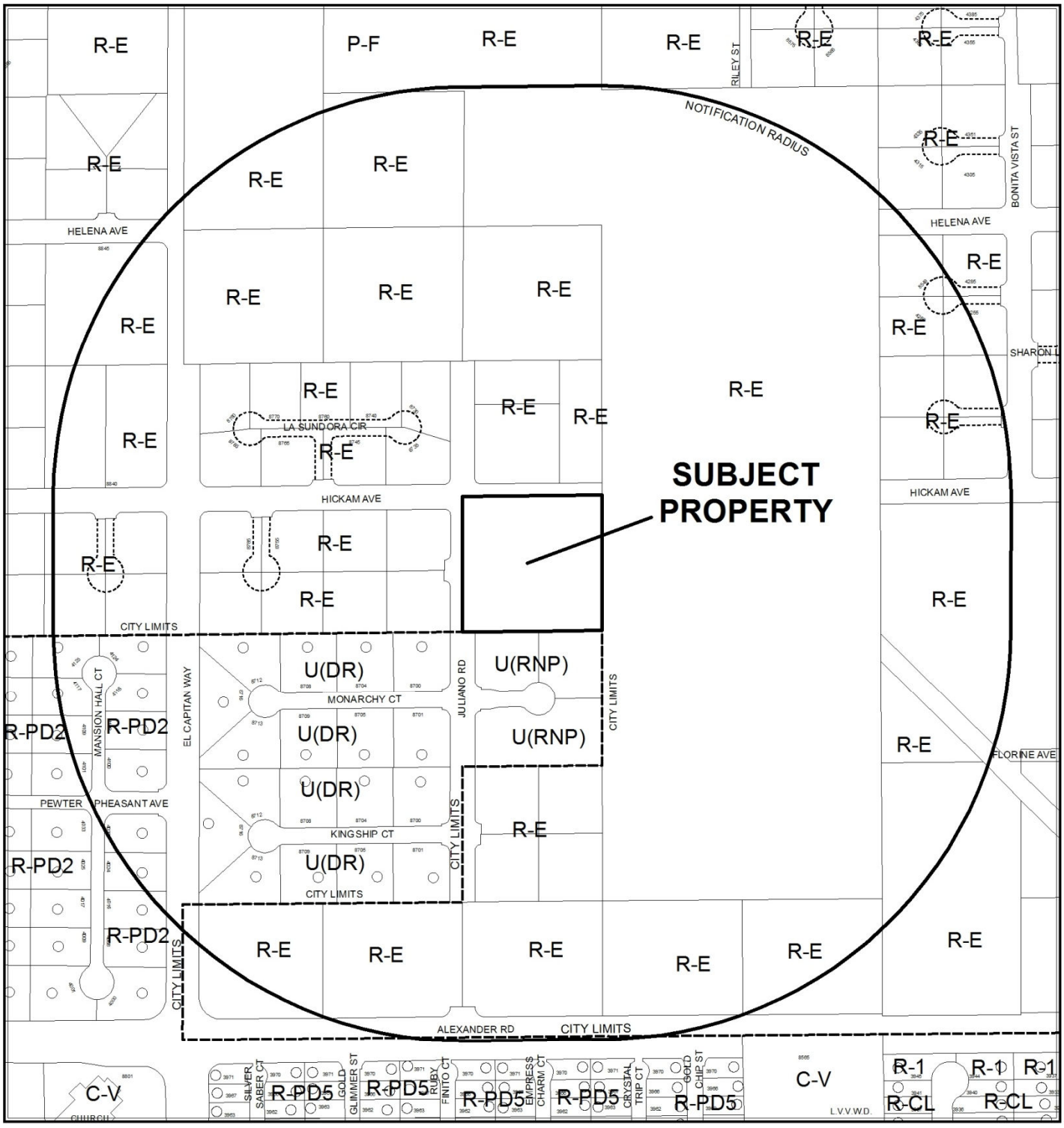
SUBJECT:
VAR-48779 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFFSITE IMPROVEMENTS INCLUDING SIDEWALKS AND STREETLIGHTS WHERE SUCH ARE REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



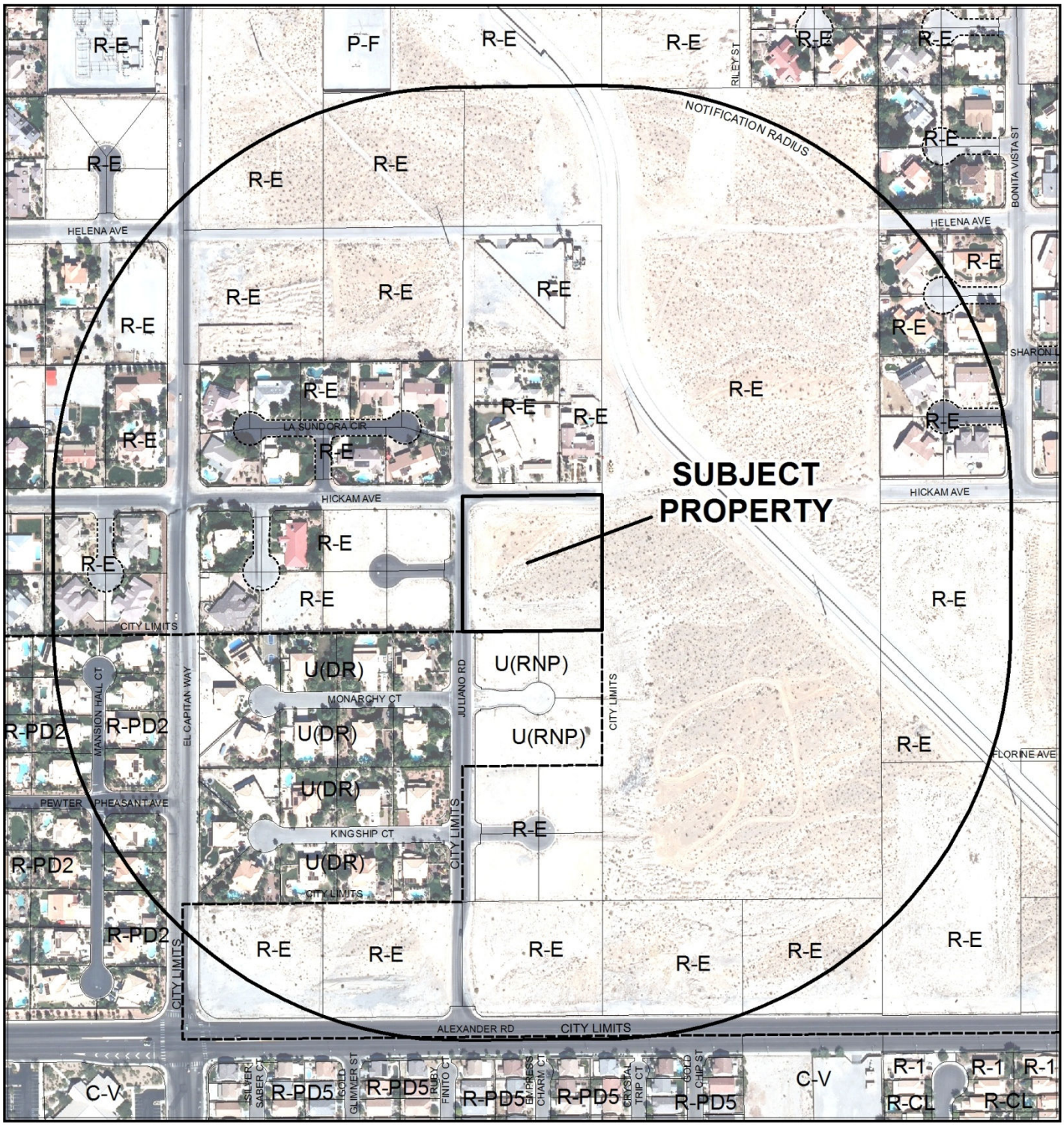
0 300 600 Feet

CASE: **VAR-48779**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)
[RE (RURAL ESTATES) GENERAL PLAN DESIGNATION]

N



CASE: **VAR-48779**

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-48779** APN: 138-05-801-006

Name of Property Owner: THM Enterprises, LLC

Name of Applicant: THM Enterprises, LLC

Name of Representative: Taney Engineers

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: _____

State of Nevada
County of Clark

Print Name: Tom McCormick

Subscribed and sworn before me

This 15 day of March, 2013

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

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City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance of Off-Sites

Project Address (Location) SEC Hickam Ave & Juliano Rd

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed undev **Zoning:** existing U/RE proposed U/RE

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 2.5 **Lots/Units** 4 **Density**

Additional Information

PROPERTY OWNER THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

APPLICANT THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 South Jones Blvd, #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Tom McCormick

State of Nevada
County of Clark

Subscribed and sworn before me

This 15 day of March, 2013.

Anna Schlieper

Notary Public in and for said County and State

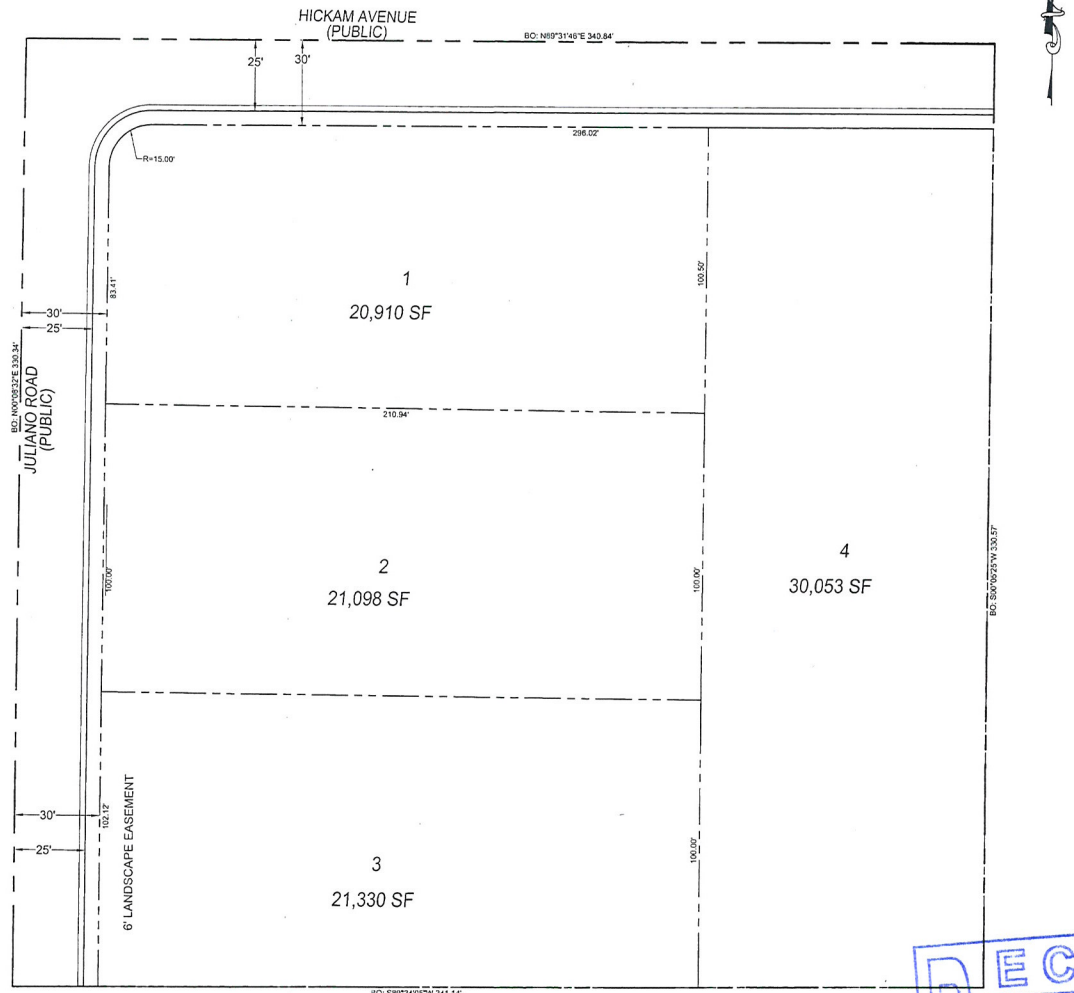
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-48779
Meeting Date:	5/14/2013
Total Fee:	$830.00
Date Received:*	3/26/2013
Received By:	M Reed

*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



LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER
CURB AND GUTTER

SETBACK REQUIREMENTS

FRONT YARD	50' (FRONTS PUBLIC STREET) 30' (FRONTS PRIVATE STREET) 20' (FRONTS CUL-DE-SAC)
SIDE YARD	10'
CORNER YARD	15'
REAR YARD	35'

OWNER

ASTORIA RESIDENTIAL C/O BRAD BOE
10555 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
TEL: 702-853-5320

DEVELOPER

ASTORIA RESIDENTIAL
10555 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144

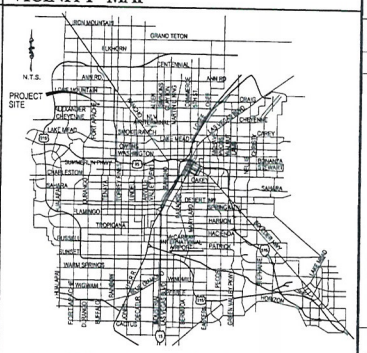
DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

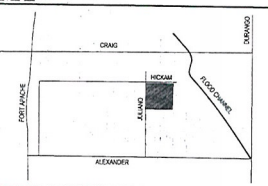
ABBREVIATIONS

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

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS.
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES .0002 MGD - AVERAGE DAILY FLOW .0006 MGD - PEAK FLOW
6. FIRM PANEL 32003C2910 F. REVISED NOVEMBER 16, 2011 ENTIRE AREA WITHIN FEMA ZONE "X"
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20-FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAIN'S EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	125-05-601-006
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	4 RURAL ESTATE LOTS
GROSS ACREAGE	2.59 ACRES
NET ACREAGE	1.88 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 8 SPACES
PARKING PROVIDED	8 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	30,053 SF
SMALLEST LOT SIZE	20,910 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SWE ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.59 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'09" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 88 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

NO.	DESCRIPTION	DATE	BY	APPR
	REVISIONS			

ASTORIA RESIDENTIAL
10555 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
PAC

TANEY ENGINEERING
8816 SPANISH RIDGE AVE, STE 100
LAS VEGAS, NV 89148
(702) 362-8844 FAX (702) 362-8233

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

SITE PLAN

ROBERT C. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE:	2.4.13
SCALE:	1"=20'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	SP1
SHEET:	1 OF 2

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

FILE NAME: TX.DWG



VAR-48779 – APPLICANT/OWNER: T H M ENTERPRISES, LLC
SOUTHEAST CORNER OF JULIANO ROAD AND HICKAM AVENUE

04/03/13



VAR-48779 – APPLICANT/OWNER: T H M ENTERPRISES, LLC
SOUTHEAST CORNER OF JULIANO ROAD AND HICKAM AVENUE

04/03/13

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

March 20, 2013

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

RE: Justification letter for Variance Request for Juliano & Hickam (APN: 138-05-801-006; 4 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Variance on the subject site. The Variance is to request to not to construct a sidewalk and streetlight on both Juliano and Hickam right-of-way adjacent to the project site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The proposed development consists of 4 single family homes on 2.5 gross acres with a density of 1.6 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The site is directly adjacent to constructed residential homes to the north, northwest, and west; each of these communities has not constructed sidewalk or streetlights in either Juliano or Hickam right-of-ways. From previous neighborhood meetings held on this project site the neighbors would prefer not to have sidewalk or streetlights on these streets and to leave them as rural as possible. We believe the sidewalk would not connect to any sidewalk located to the south or to the east of the project site. We believe this request would allow for a consistent look to the street from one side of the street to the other side and respectfully request approval of the variance.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert Cunningham, PE
Taney Engineering

RECEIVED
MAR 26 2013
City of Las Vegas
Department of Planning

VAR-48779

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

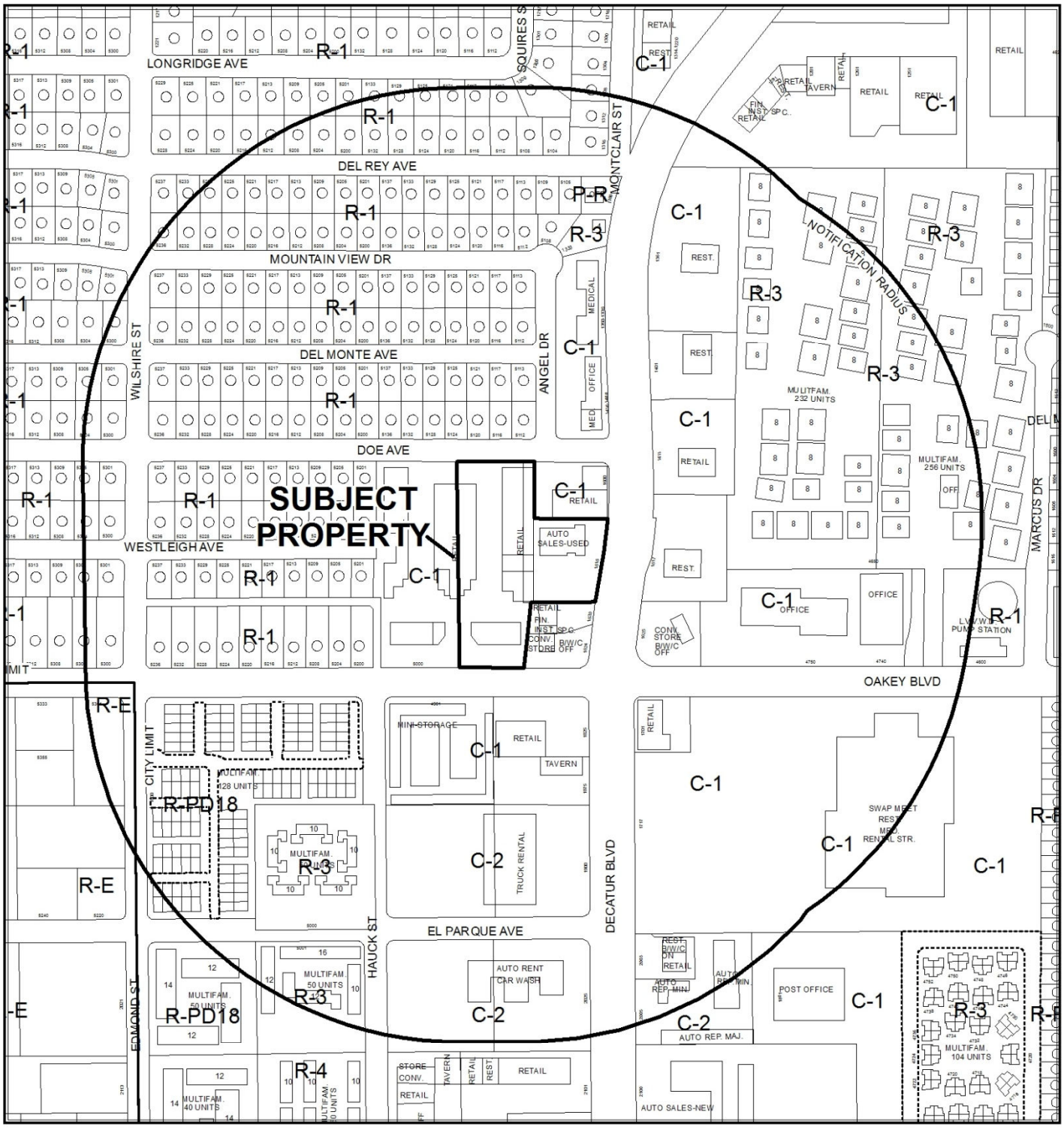
SUBJECT:
VAR-48797 - VARIANCE - PUBLIC HEARING - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 2.3 acres at 5000 West Oakey Boulevard (APNs 163-01-602-002 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



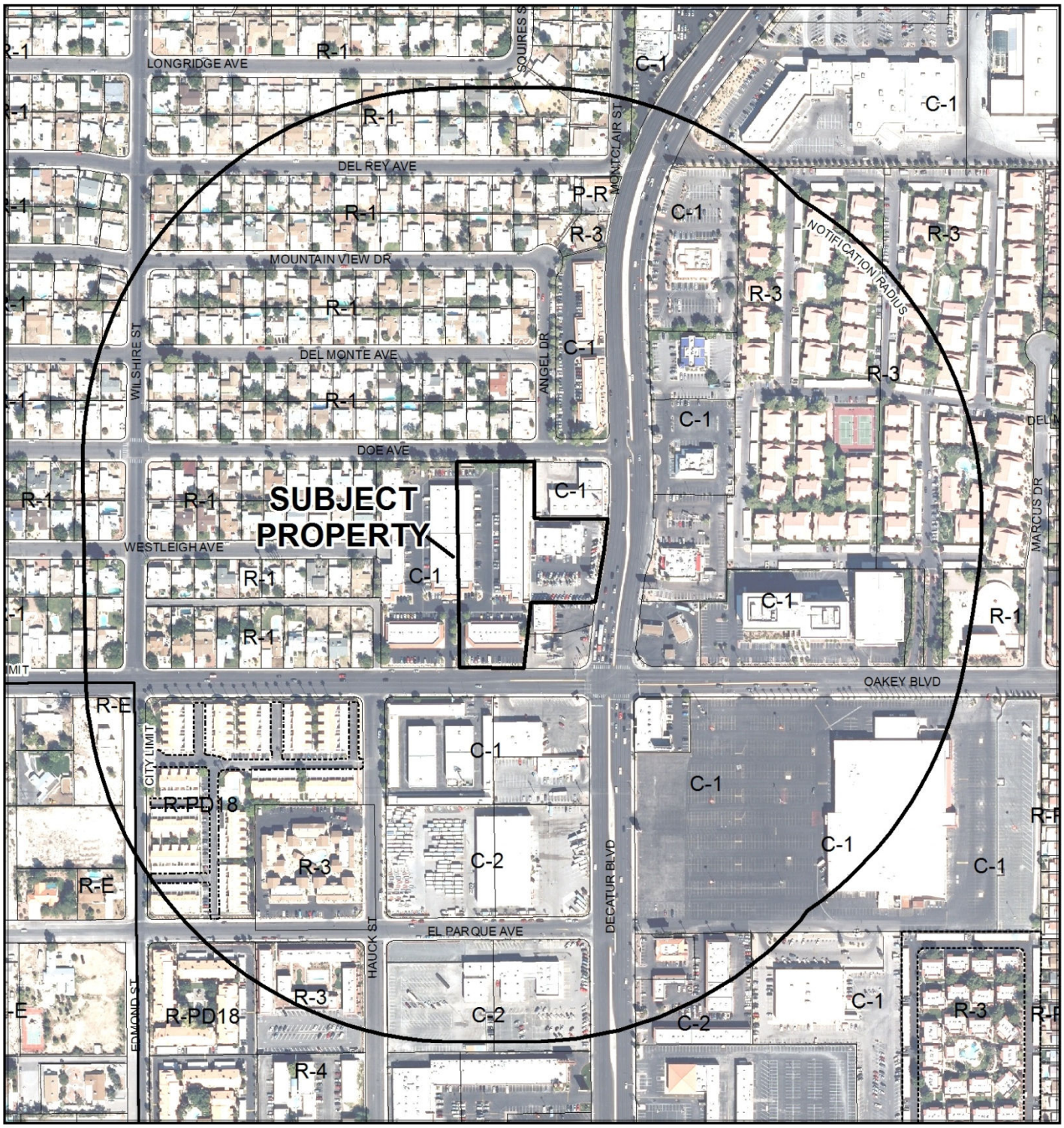
0 300 600 Feet

CASE: **VAR-48797**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-48797**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48797** APN: 163-01-602-002

Name of Property Owner: 5000 W Oakey LLC

Name of Applicant: Cameron Poetscher

Name of Representative: John Payn

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: _____

RECEIVED
MAR 2 7 2013
City of Las Vegas
Department of Planning

Print Name: John Payn

Subscribed and sworn before me

This 25th day of March 2013

Elvira L. Klise

Notary Public in and for said County and State

ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-48797 APN: 163-01-602-004

Name of Property Owner: D16 LLC

Name of Applicant: Ernest A. Becker, IV

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: _____

RECEIVED
APR - 1 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Ernest A. Becker

State of Nevada:
County of Clark:
Subscribed and sworn before me

This 28th day of March, 2013

Melissa Longero
Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to side yard setback (5000 W. Oakey VAR-48797)

Project Address (Location) 1616 s. Decatur Blvd (with 5000 W. Oakey Blvd)

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-01-602-004 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER D16 LLC **Contact** Ernest A. Becker IV

Address 8090 S Durango Dr. #115 **Phone:** 702-395-9244 **Fax:** 702-395-4455

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT 5000 W Oakey LLC **Contact** Cameron Poetscher

Address 5000 W. Oakey, Ste A3-1 **Phone:** _____ **Fax:** _____

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

E-mail Address cameron@JamindLLC.com

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

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

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

E-mail Address dave.dwstrait@cox.net

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APR - 1 2013
City of Las Vegas
Department of Planning

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Ernest A. Becker IV

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This 28th day of March, 2013.

Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-48797
Meeting Date:	5/14/13
Total Fee:	$830.00
Date Received:*	4/1/13
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: Variance

Project Address (Location) 5000 W. Oakey Blvd

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-01-602-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER 5000 W Oakey LLC **Contact** Cameron Poetscher

Address 5000 W Oakey ste A3-1 **Phone:** _____ **Fax:** _____

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

E-mail Address cameron@JamindLLC.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address dave.dwstrait@cox.net

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Print Name John R. Rich

Subscribed and sworn before me

This 28th day of March, 20 13.

Elvira L. Klise

Notary Public in and for said County and State

ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

FOR DEPARTMENT USE ONLY

Case #	VAR-78797
Meeting Date:	5/14/13
Total Fee:	$830.-
Date Received:*	3/27/13
Received By:	

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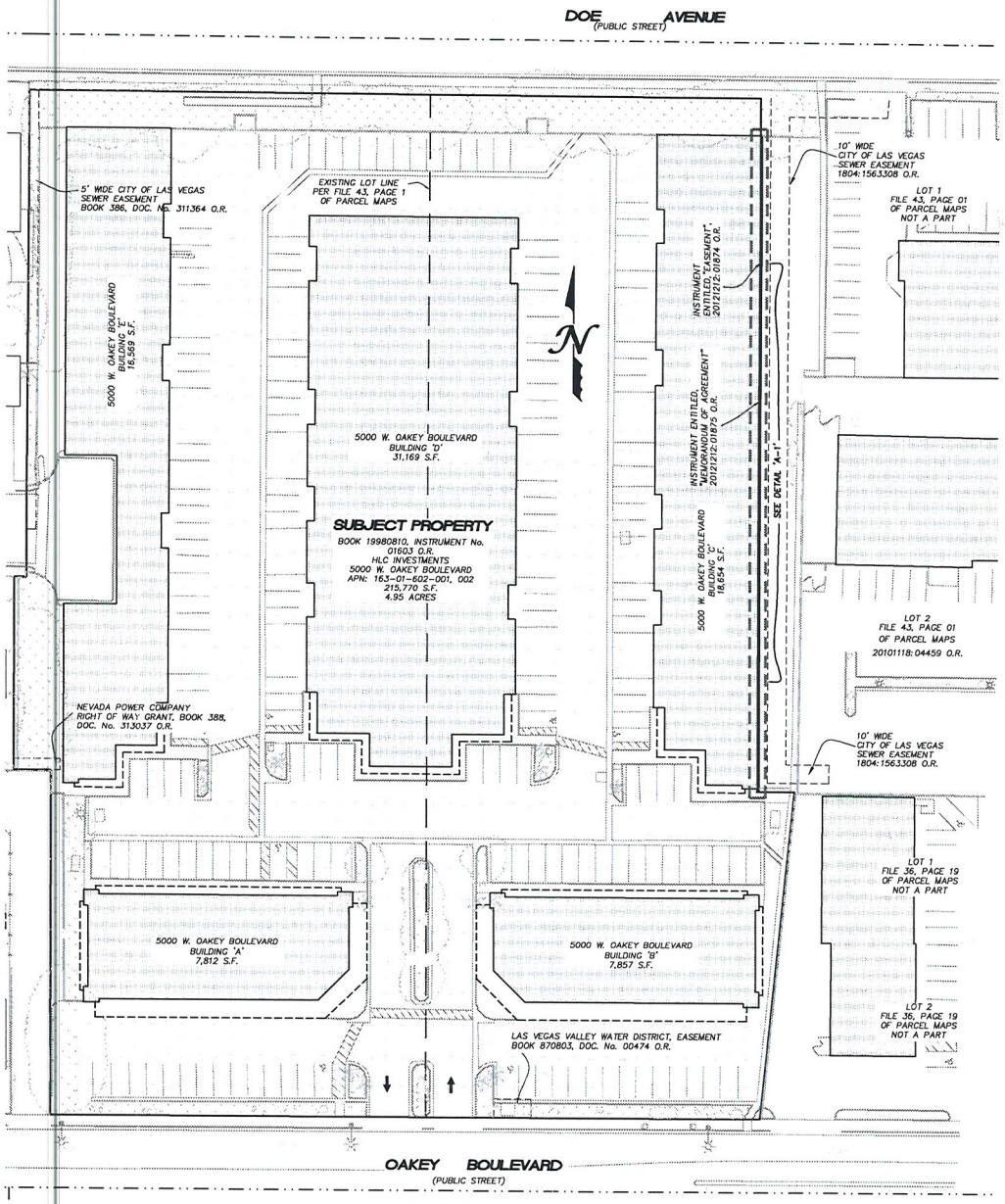
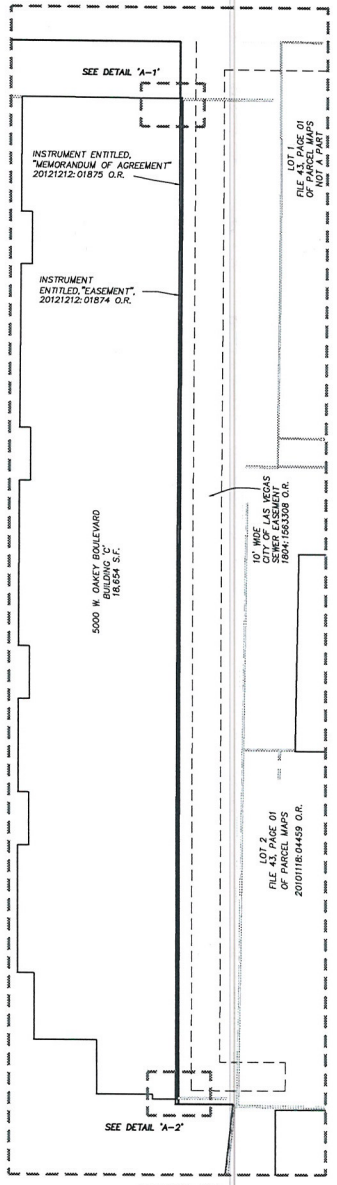
MAR 27 2013
City of Las Vegas
Department of Planning

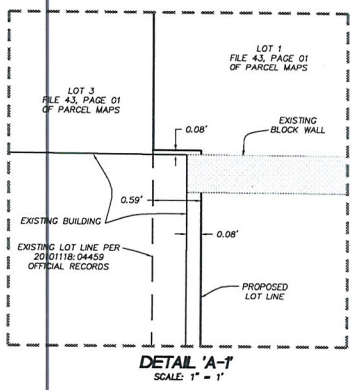
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



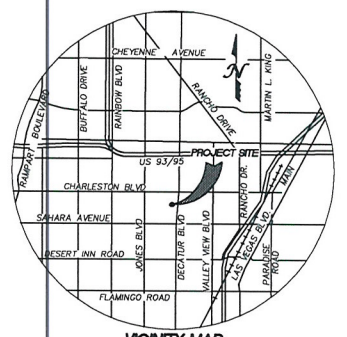
SITE PLAN
SCALE: 1" = 30'



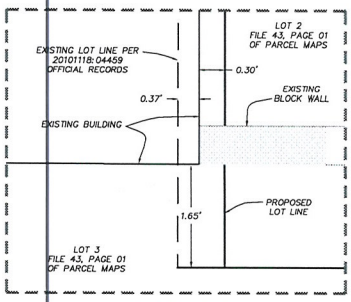
DETAIL 'A'
SCALE: 1" = 20'



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



VICINITY MAP
N.T.S.



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

SITE PLAN
NWC DECATUR AND OAKEY
5000 W OAKEY LLC

CITY OF LAS VEGAS | CLARK COUNTY | NEVADA

SCALE H/D: 1" = 30'
SCALE V/D: N/A
DRAWN BY: P. BARBOUTY JR.
A.P.N.: 163-01-602-001, 163-01-602-002

NO.	DESCRIPTION	DRAWN BY	APPROVED	DATE

Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 255-6502 (NEVADA)
TOLL FREE (855) HSI-HARB
FAX (702) 255-6502
HERITAGE-SURVEYING.COM

JOB NUMBER: 5080001.05
DWG: 5080001-SP
DATED: 26 MAR 13
SHEET 1 OF 1

VAR-48797

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MAR 27 2013

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: March 26, 2013

To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Request for Variance to Side Yard Setback
to allow remapping of property line
Parcel 163-01-602-002 (adjacent to 163-01-602-004)

Request
We request a variance to side yard requirement of a 10' setback from the east property line of parcel 163-01-602-002. To allow the present property line, now situated beneath the east side of an existing occupied building, to be moved a few inches to the east face of the same building.

Back ground
The land is fully developed with existing commercial buildings having been completed in the 1980s. The land situated between the east parcel 163-01-602-004 (1616 S. Decatur) and our parcel 163-01-602-002 (5000 W. Oakey) was given over to the east parcel by means of a quit-claim deed. The dimensions defined by that transaction established the present position of the property line inside our building. Now we are proposing to remap both parcels so that our building will be on only one parcel.

Use permits
None requested in this application.

Justification
Under today's Title 19 rules our property should have a 10' side yard. To move the property line anywhere less than 10 feet from the east face of our building would require a variance to the side yard requirement. At the time when this land was developed, yard requirements were considered as part of the design review process, and the buildings were built with the understanding that the space between the two buildings would be granted as a utility easement. Since an easement occupied the space that would otherwise serve as side yard to this building, no yard was planned or developed.

Presently this land serves as the rear yard for 1616 S. Decatur, while 5000 W. Oakey has no eastern side yard. We propose to preserve this configuration without changing anything except the precise position of the property line. Without this adjustment we cannot obtain title insurance or change ownership of our land. In short we cannot establish clear title while our building straddles the property line.

Green Building
We are proposing no change to buildings nor anything that would harm the environment.

Vehicle and Bicycle Parking
Vehicle parking is adequate with no history of parking deficiency issues. We can accommodate bicycle parking on our site.

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City of Las Vegas
Department of Planning

VAR-48797

Justification Letter - Planning Action
Parcel 163-01-602-002 (and 163-01-602-004)

Connectivity
We are proposing a stand-alone site with no ties of dependency to the 1616 S. Decatur property. Our proposal also combines parcel 163-01-602-001 with 163-01-602-002 thereby removing a property line in the middle of another building (directly west of this building). Our two parcels (described together in the deed) are presently dependant on each other for all site issues. The result of remapping would remove dependencies of separate parcels by joining them as one parcel.

Pedestrian Access
This is not intended to serve as an urban village in any foreseeable sense, however it is accessed easily by pedestrians who may live nearby, or by anyone arriving by public transit, or walking from nearby businesses. This proposal will not degrade accessibility

Urban forest initiative, Sustainable Construction, Electric Vehicle Charging
We are not proposing further development, nor are we proposing any destruction that would affect these issues.

Summary,
The site is fully developed and remains commercially viable and appropriate to the neighborhood. A side yard is neither useful nor desirable on the east side of our property. This small piece of land is useful to the occupant of 1616 S. Decatur. The boundary line in its present location presents a serious hardship to both property owners, with neither party being able to establish clear title. The hardship is not self imposed. The city can bring this to an easy and expedient resolution by approving this variance and approving the new map.

Submitted on behalf of the property owner,

D.W. Strait
Architect 2841

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MAR 2 7 2013
City of Las Vegas
Department of Planning

VAR-48797



VAR-48797 - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC
5000 WEST OAKEY BOULEVARD

04/03/13



VAR-48797 - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC
5000 WEST OAKEY BOULEVARD

04/03/13



VAR-48797 - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC
5000 WEST OAKEY BOULEVARD

04/03/13



VAR-48797 - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC
5000 WEST OAKEY BOULEVARD

04/03/13



VAR-48797 - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC
5000 WEST OAKEY BOULEVARD

04/03/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48797** APN: 163-01-602-002

Name of Property Owner: 5000 W Oakey LLC

Name of Applicant: Cameron Poetscher

Name of Representative: John Payn

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: _____

RECEIVED
MAR 2 7 2013
City of Las Vegas
Department of Planning

Print Name: John Payn

Subscribed and sworn before me

This 25th day of March 2013

Elvira L. Klise

Notary Public in and for said County and State

ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-48797 APN: 163-01-602-004

Name of Property Owner: D16 LLC

Name of Applicant: Ernest A. Becker, IV

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.

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Partner(s): _____

APN: _____

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City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Ernest A. Becker

State of Nevada:
County of Clark:
Subscribed and sworn before me

This 28th day of March, 2013

Melissa Longero
Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to side yard setback (5000 W. Oakey VAR-48797)

Project Address (Location) 1616 s. Decatur Blvd (with 5000 W. Oakey Blvd)

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-01-602-004 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER D16 LLC **Contact** Ernest A. Becker IV

Address 8090 S Durango Dr. #115 **Phone:** 702-395-9244 **Fax:** 702-395-4455

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT 5000 W Oakey LLC **Contact** Cameron Poetscher

Address 5000 W. Oakey, Ste A3-1 **Phone:** _____ **Fax:** _____

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

E-mail Address cameron@JamindLLC.com

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

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

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

E-mail Address dave.dwstrait@cox.net

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Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-48797
Meeting Date:	5/14/13
Total Fee:	$830.00
Date Received:*	4/1/13
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: Variance

Project Address (Location) 5000 W. Oakey Blvd

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 163-01-602-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER 5000 W Oakey LLC **Contact** Cameron Poetscher

Address 5000 W Oakey ste A3-1 **Phone:** _____ **Fax:** _____

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

E-mail Address cameron@JamindLLC.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

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

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Elvira L. Klise

Notary Public in and for said County and State

ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

FOR DEPARTMENT USE ONLY

Case #	VAR-78797
Meeting Date:	5/14/13
Total Fee:	$830.-
Date Received:*	3/27/13
Received By:	

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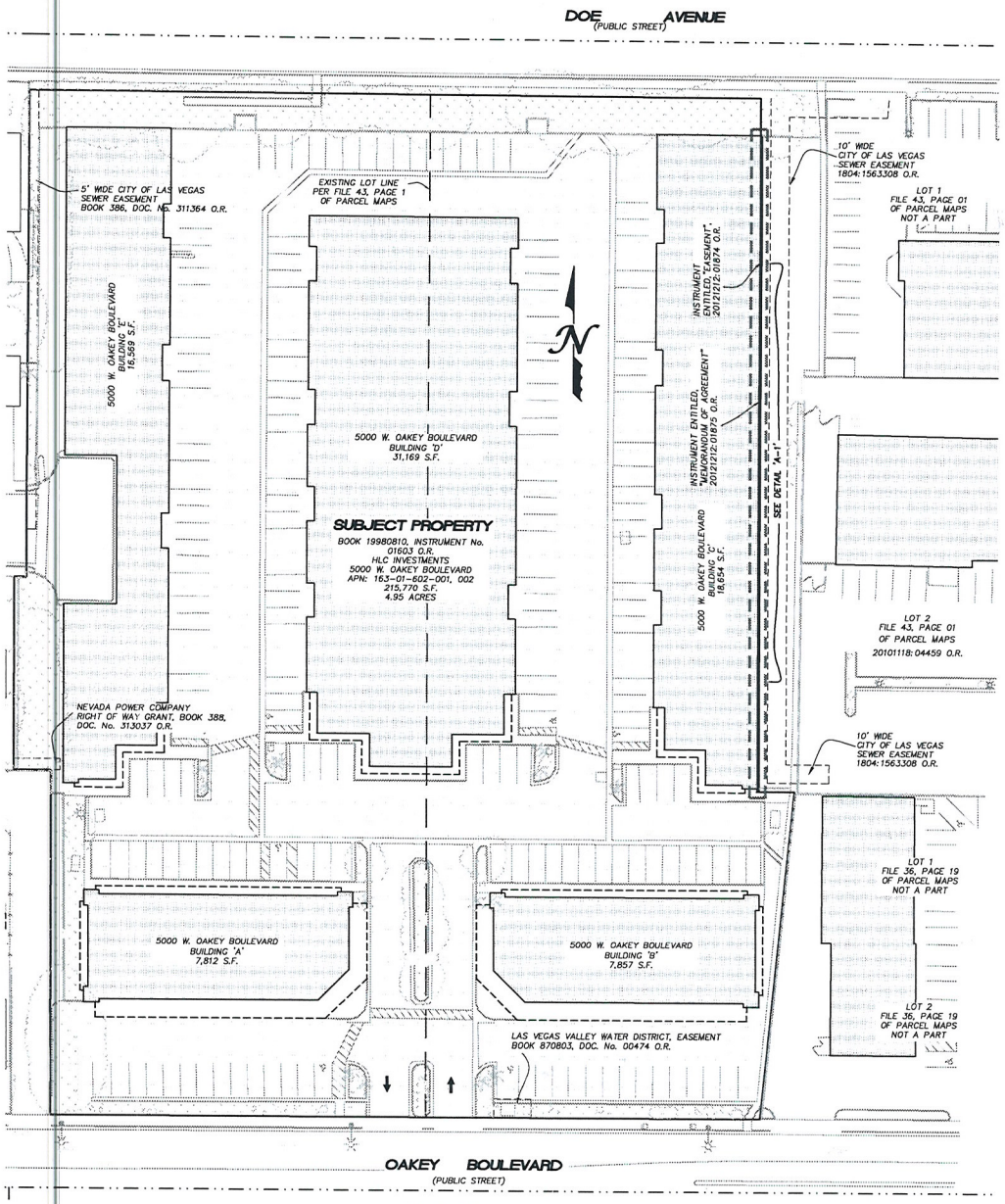
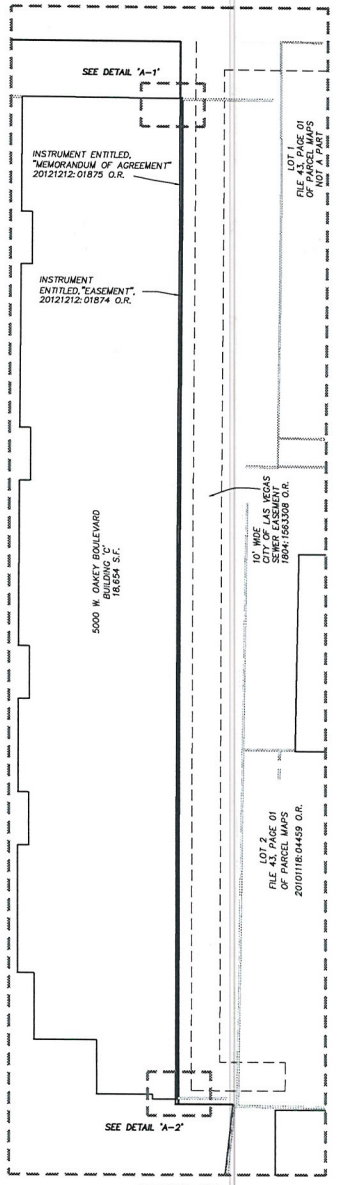
Department of Planning

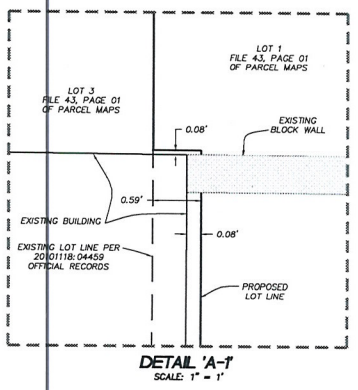
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



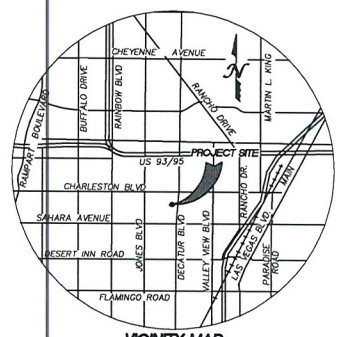
SITE PLAN
SCALE: 1" = 30'



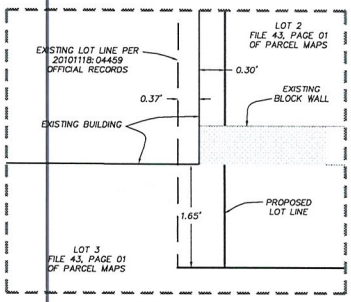
DETAIL 'A'
SCALE: 1" = 20'



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



VICINITY MAP
N.T.S.



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

SITE PLAN
NWC DECATUR AND OAKEY
5000 W OAKEY LLC

CITY OF LAS VEGAS | CLARK COUNTY | NEVADA

SCALE H/D: 1" = 30'
SCALE V/D: N/A
DRAWN BY: P. BARBOUTY JR.
A.P.N.: 163-01-602-001, 163-01-602-002

NO.	DESCRIPTION	DRAWN BY	APPROVED	DATE

Heritage Surveying
7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 255-6502 (NEVADA)
TOLL FREE (855) HSI-HARB
FAX (702) 255-6502
HERITAGE-SURVEYING.COM

JOB NUMBER: 5080001.05
DWG: 5080001-SP
DATED: 26 MAR 13
SHEET 1 OF 1

VAR-48797

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MAR 27 2013

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: March 26, 2013

To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Request for Variance to Side Yard Setback
to allow remapping of property line
Parcel 163-01-602-002 (adjacent to 163-01-602-004)

Request
We request a variance to side yard requirement of a 10' setback from the east property line of parcel 163-01-602-002. To allow the present property line, now situated beneath the east side of an existing occupied building, to be moved a few inches to the east face of the same building.

Back ground
The land is fully developed with existing commercial buildings having been completed in the 1980s. The land situated between the east parcel 163-01-602-004 (1616 S. Decatur) and our parcel 163-01-602-002 (5000 W. Oakey) was given over to the east parcel by means of a quit-claim deed. The dimensions defined by that transaction established the present position of the property line inside our building. Now we are proposing to remap both parcels so that our building will be on only one parcel.

Use permits
None requested in this application.

Justification
Under today's Title 19 rules our property should have a 10' side yard. To move the property line anywhere less than 10 feet from the east face of our building would require a variance to the side yard requirement. At the time when this land was developed, yard requirements were considered as part of the design review process, and the buildings were built with the understanding that the space between the two buildings would be granted as a utility easement. Since an easement occupied the space that would otherwise serve as side yard to this building, no yard was planned or developed.

Presently this land serves as the rear yard for 1616 S. Decatur, while 5000 W. Oakey has no eastern side yard. We propose to preserve this configuration without changing anything except the precise position of the property line. Without this adjustment we cannot obtain title insurance or change ownership of our land. In short we cannot establish clear title while our building straddles the property line.

Green Building
We are proposing no change to buildings nor anything that would harm the environment.

Vehicle and Bicycle Parking
Vehicle parking is adequate with no history of parking deficiency issues. We can accommodate bicycle parking on our site.

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Department of Planning

VAR-48797

Justification Letter - Planning Action
Parcel 163-01-602-002 (and 163-01-602-004)

Connectivity
We are proposing a stand-alone site with no ties of dependency to the 1616 S. Decatur property. Our proposal also combines parcel 163-01-602-001 with 163-01-602-002 thereby removing a property line in the middle of another building (directly west of this building). Our two parcels (described together in the deed) are presently dependant on each other for all site issues. The result of remapping would remove dependencies of separate parcels by joining them as one parcel.

Pedestrian Access
This is not intended to serve as an urban village in any foreseeable sense, however it is accessed easily by pedestrians who may live nearby, or by anyone arriving by public transit, or walking from nearby businesses. This proposal will not degrade accessibility

Urban forest initiative, Sustainable Construction, Electric Vehicle Charging
We are not proposing further development, nor are we proposing any destruction that would affect these issues.

Summary,
The site is fully developed and remains commercially viable and appropriate to the neighborhood. A side yard is neither useful nor desirable on the east side of our property. This small piece of land is useful to the occupant of 1616 S. Decatur. The boundary line in its present location presents a serious hardship to both property owners, with neither party being able to establish clear title. The hardship is not self imposed. The city can bring this to an easy and expedient resolution by approving this variance and approving the new map.

Submitted on behalf of the property owner,

D.W. Strait
Architect 2841

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MAR 2 7 2013
City of Las Vegas
Department of Planning

VAR-48797

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

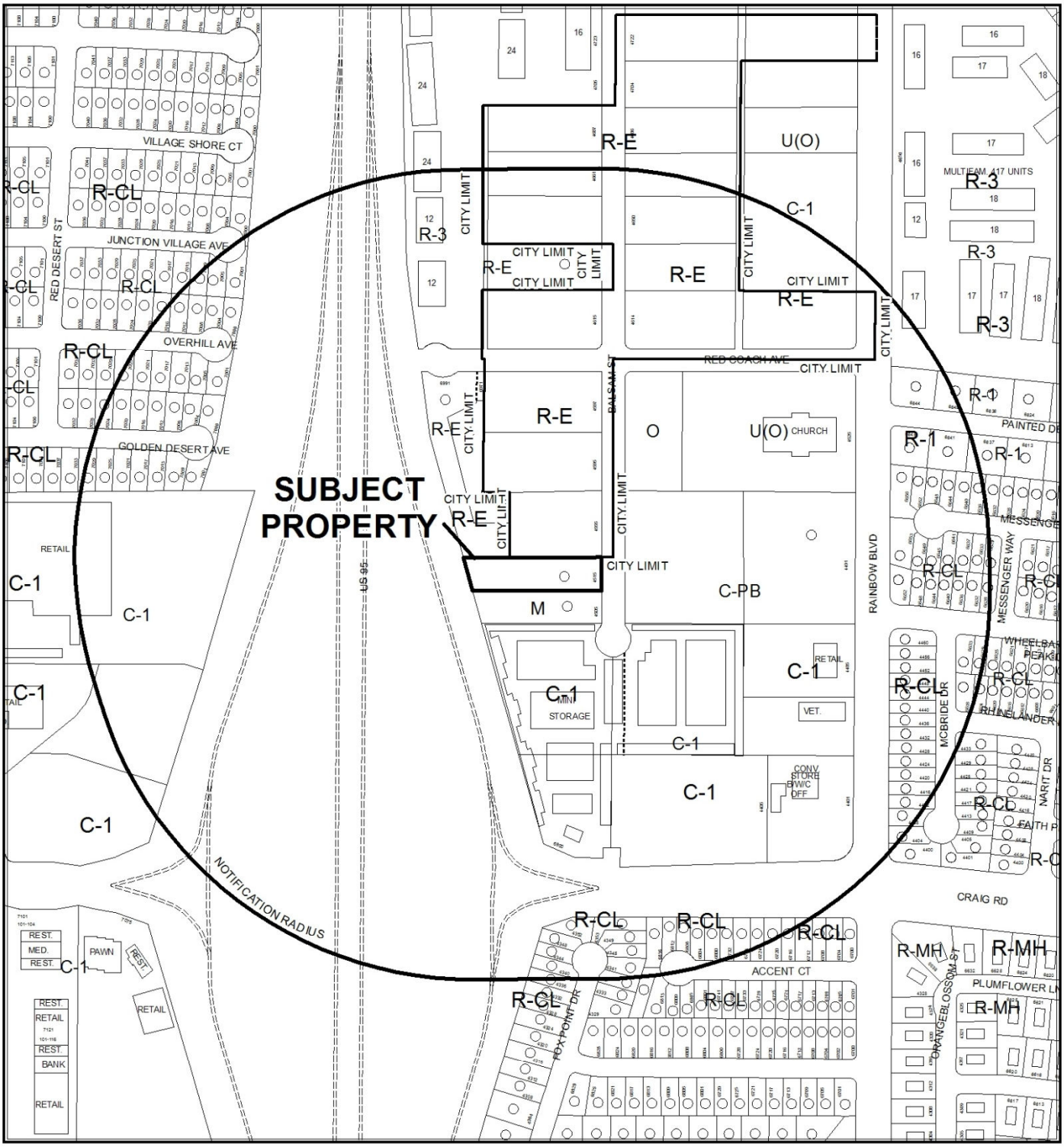
SUBJECT:
VAR-48827 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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-48827, VAR-48828 and SDR-48826
2. Conditions and Staff Report - VAR-48827, VAR-48828 and SDR-48826
3. Supporting Documentation
4. Photos - VAR-48827, VAR-48828 and SDR-48826
5. Justification Letter



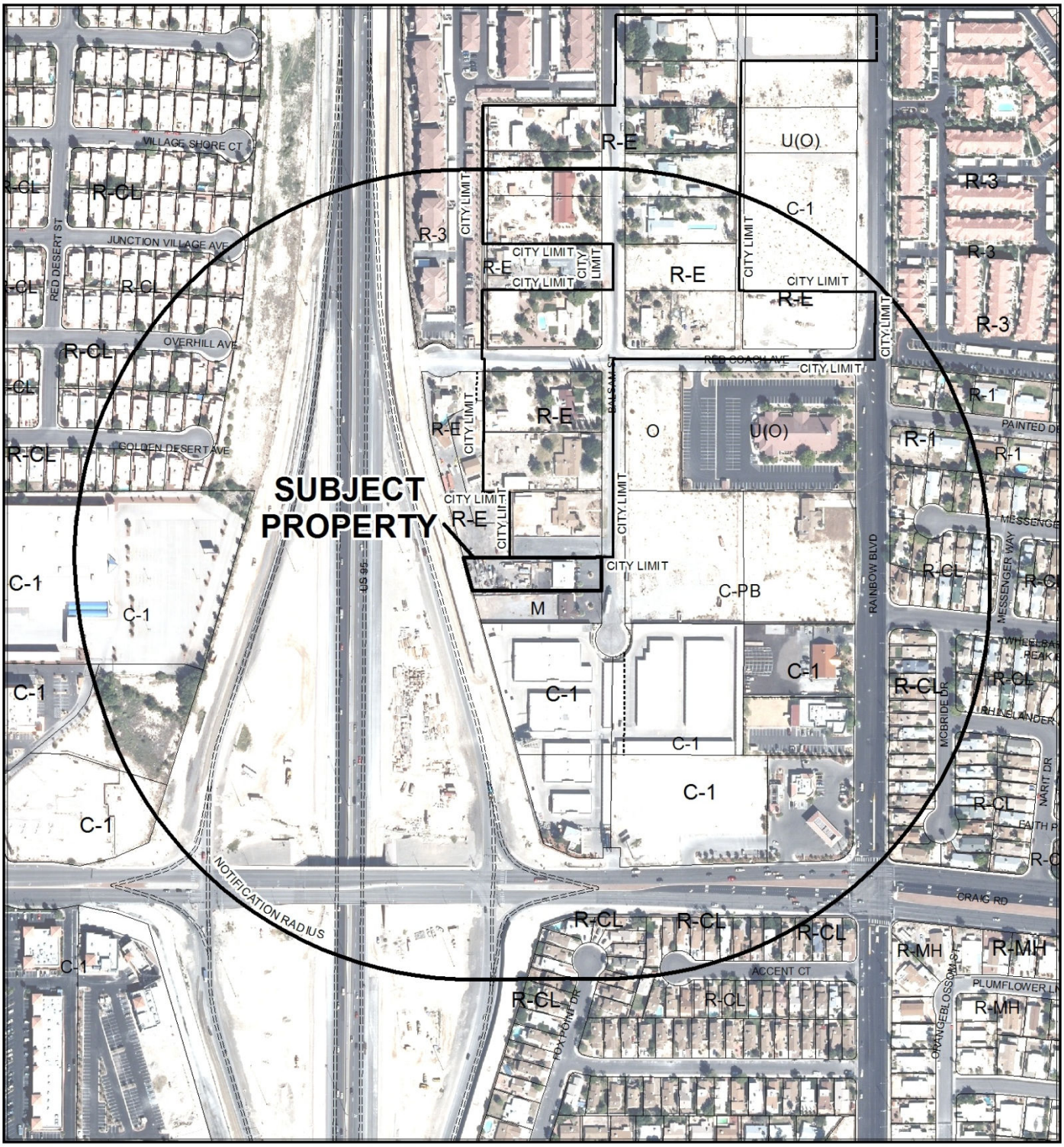
0 300 600 Feet

CASE: **VAR-48827, VAR-48828 & SDR-48826**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **VAR-48827, VAR-48828 & SDR-48826**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48827** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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: Jaime A. Lopez

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

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

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csl@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csl@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Jaime A. Lopez

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 20 13.

Notary Public in and for said County and State

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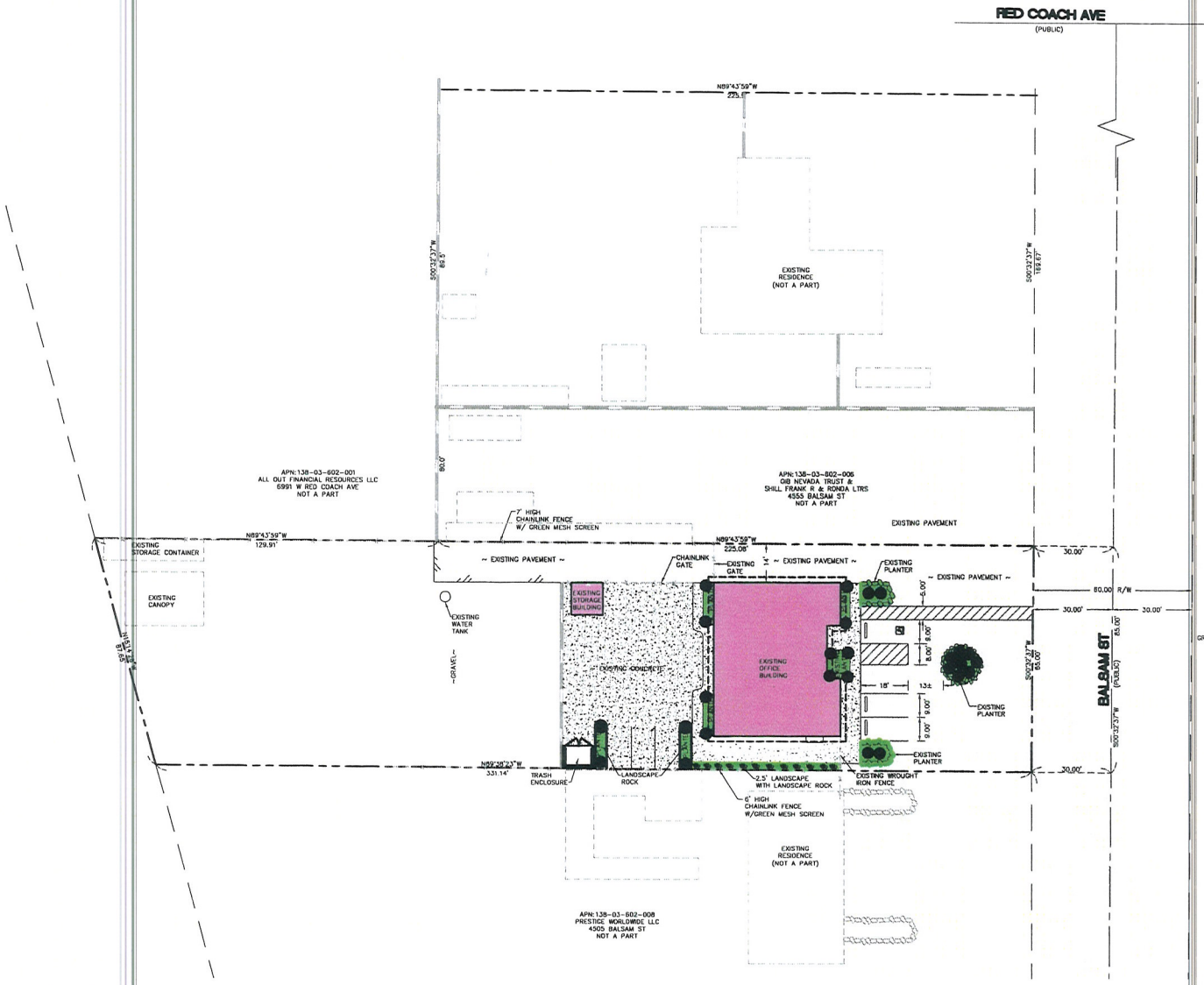
City of Las Vegas
Dept. of Planning

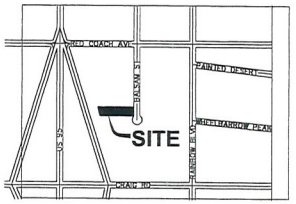
DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-48827
Meeting Date:	05/14/13
Total Fee:	$ 830.00
Date Received:*	03/28/13
Received By:	Jonathan B.

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





VICINITY MAP
STR: 24-22-61

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING SCREEN WALL
- EXIST. EDGE OF PAVEMENT
- CONCRETE
- EXIST. CHAIN LINK FENCE
- LANDSCAPE AREA
- ASPHALT (AC)
- BUILDING AREA

PARKING DATA

INDUSTRIAL PARKING REQUIRED 1/500 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE = 2784
TOTAL PARKING REQUIRED = 6
TOTAL PARKING PROVIDED = 9
TOTAL HANDICAP PARKING PROVIDED = 1

SITE/BUILDING DATA

SITE AREA = 1.34 ACRES
SITE ADDRESS = 4515 BALSAM ST.
BUILDING SQ. FT. = 2784 SQ. FT.

LANDSCAPE LEGEND

- 8" PURPLE WINTER CREEPER EUDNYMUS OR PERIWINKLE VINCA MINOR OR APPROVED EQUAL
- 24" BOX MEDIUM EVERGREEN TREES OR APPROVED EQUAL

LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00) AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES BY DEED RECORDED JANUARY 21, 1971 IN BOOK 95, DOCUMENT NUMBER 75331.

EXCEPTING THEREFROM THE SOUTH 85 FEET OF THE EAST 512 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM SAID PORTION AS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362.

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VAR-48827
VAR-48828
SDR-48826

DATE	No.	REVISIONS	APP'D

PREPARED FOR :
JAIME LOPEZ
4515 BALSAM ST
LAS VEGAS, NEVADA 89108

DATE	JANUARY 2013
DESIGN	DT
DRAWN	CR
CHECK	DT
SCALE	1"=20'

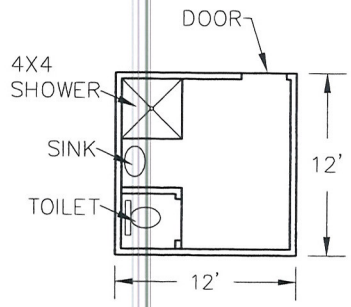
CONCRETE SOLUTIONS
SITE/LANDSCAPE PLAN

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS, NEVADA

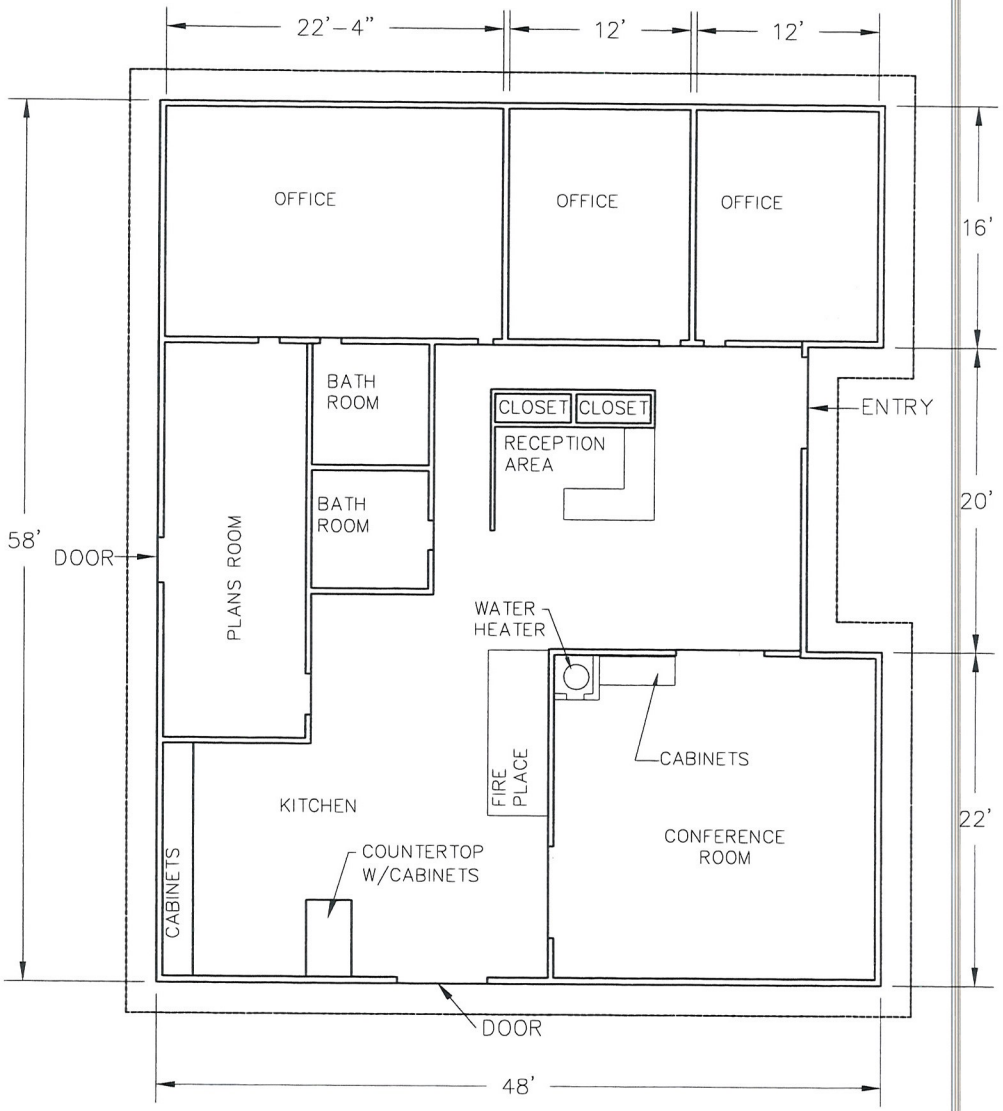
APN: 138-03-602-007

SHEET 1 OF 1

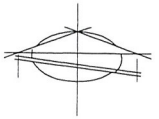
PROJ. NO. JAIME LOPEZ



EXISTING STORAGE BLDG.



EXISTING OFFICE BLDG.



SCALE 1/4" = 1'-0"

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Dept. of Planning

VAR-48827
VAR-48828
SDR-48826

General Notes

NO.	DATE	DESCRIPTION

FLOOR PLAN

CLIENT
JAIME LOPEZ
4515 BALSAM ST
LAS VEGAS, NV 89108

DESIGNED BY	DT
DRAWN BY	CR
CHECKED BY	DT
DATE	JANUARY 2013
SCALE	1/4" =1'-0"
PROJECT NAME	CONCRETE SOLUTIONS



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is to allow a fourteen foot (14') side yard setback where fifty feet (50') is required in the M (Industrial) District adjacent to residential AND to allow a lot width of eighty-five feet (85') where one hundred feet (100') is the minimum in the M District.

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing and the property is already zoned M, that this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

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MAR 28 2013
City of Las Vegas
Dept. of Planning

VAR-48827

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
VAR-48828 - VARIANCE RELATED TO VAR-48827 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW NO WALL ON THE NORTH PROPERTY LINE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTY, TO ALLOW OUTDOOR STORAGE WITHIN SETBACK AND LANDSCAPE BUFFER AREAS, AND TO ALLOW AN EXISTING SEVEN-FOOT CHAIN LINK FENCE WITH MESH SCREENING WHERE A SOLID STRUCTURE OR WALL OF EIGHT FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48828** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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: JAIME A. LOPEZ

Print Name: _____

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

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

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csi@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csi@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* JAIME A. LOPEZ

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 20 13.

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-48828
Meeting Date:	05/14/13
Total Fee:	$830.00
Date Received:*	03/28/13
Received By:	Jonathan B

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

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

Revised 10/27/08

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is to allow no wall on the north property line where a six foot (6') screen wall is required adjacent to residential, to allow Outdoor Storage within the setback and landscape buffer areas, and to allow a seven foot (7') tall chain link fence with mesh screening where a solid structure or wall eight feet (8') or taller is required to screen the outdoor storage area on the north property line.

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

The residence to the north is currently buffered by the existing seven foot (7') tall mesh screened chain link fence as well as a five foot (5') to six foot (6') high block wall approximately 52 feet north of the north property line.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing, the property is already zoned M, and that the fences and walls are already built, that this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

VAR-48828

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-48827 AND VAR-48828 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,784 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR"S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ON THE NORTH PROPERTY LINE AND TWO FEET ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW ZERO FEET ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 06/19/2013
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:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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-48826** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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: Jaime A. Lopez

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2[illegible]55-1
My Appt. Exp. August 7, 2014

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

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

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csi@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csi@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* JAIME A. LOPEZ

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013.

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SDR-48826
Meeting Date:	05/14/13
Total Fee:	$ 1030.00
Date Received:*	03/24/13
Received By:	Jonathan B

*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.

SDR 48826
Concrete Solutions

4515 Balsam Street

Proposed 2.784-thousand square foot contractor's plant, shop and storage yard.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	18.63	52
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

(heaviest 60 minutes)

Old Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	12.63	13
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	14.09	39
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	4,375
PM Peak Hour	350

(heaviest 60 minutes)

Lone Mountain Road

Average Daily Traffic (ADT)	13,938
PM Peak Hour	1,115

(heaviest 60 minutes)

Craig Road

Average Daily Traffic (ADT)	32,788
PM Peak Hour	2,623

(heaviest 60 minutes)

Balsam Street	
Average Daily Traffic (ADT)	62
PM Peak Hour	5
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Rainbow Boulevard	16300
Lone Mountain Road	32775
Craig Road	51800
Balsam Street	3000

This project will add approximately 39 trips per day on Rainbow Blvd., Lone Mountain Rd., Craig Rd, and Balsam St. Currently, Rainbow is at about 27 percent of capacity, Lone Mountain is at about 43 percent of capacity, Craig is at about 63 percent of capacity, and Balsam is at about 2 percent of capacity. With this project, Rainbow, Lone Mountain and Craig are expected to remain unchanged, and Balsam is expected to be at about 3 percent of capacity.

Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Site Development Plan Review (SDR) for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The SDR is for the conversion of a 2,784 square foot single family residence to an office for a Contractor's Plant, Shop and Storage Yard use. In conjunction with the SDR the owner is requesting a waiver for landscaping (zero-foot landscape buffer on the North and two-foot on the South where eight-feet is required and zero-foot on the East perimeter where fifteen-feet is required).

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

Landscape along the North and South property lines is difficult due to existing improvements. The access to the rear storage yard is along a fourteen foot (14') wide paved drive on the North side of the building. There is a concrete patio and walkway along the South side of the building. We are requesting that the landscape along the East perimeter (Balsam St.) be deferred until such time as off-site improvements go in. Currently it would be very difficult to install the off-site improvements until the adjacent properties to the North and South do so as well.

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MAR 28 2013
City of Las Vegas
Dept. of Planning

SDR-48826

We feel that a concrete business is appropriate at this location and due to the existing circumstances; we believe this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning
SDR-48826

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

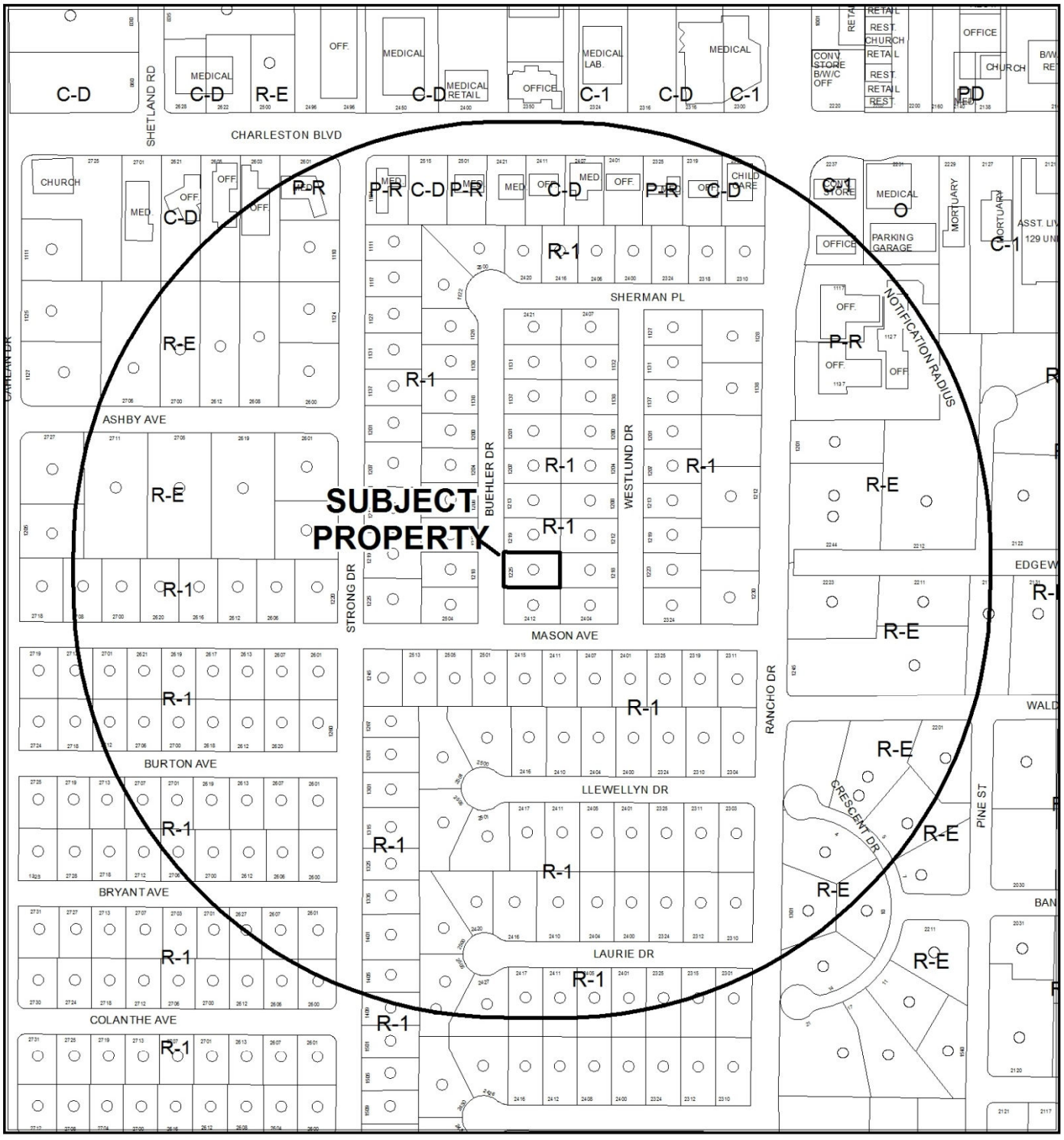
SUBJECT:
VAR-48848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN BURTON - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING GARAGE on 0.24 acres at 1225 Buehler Drive (APN 162-05-513-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



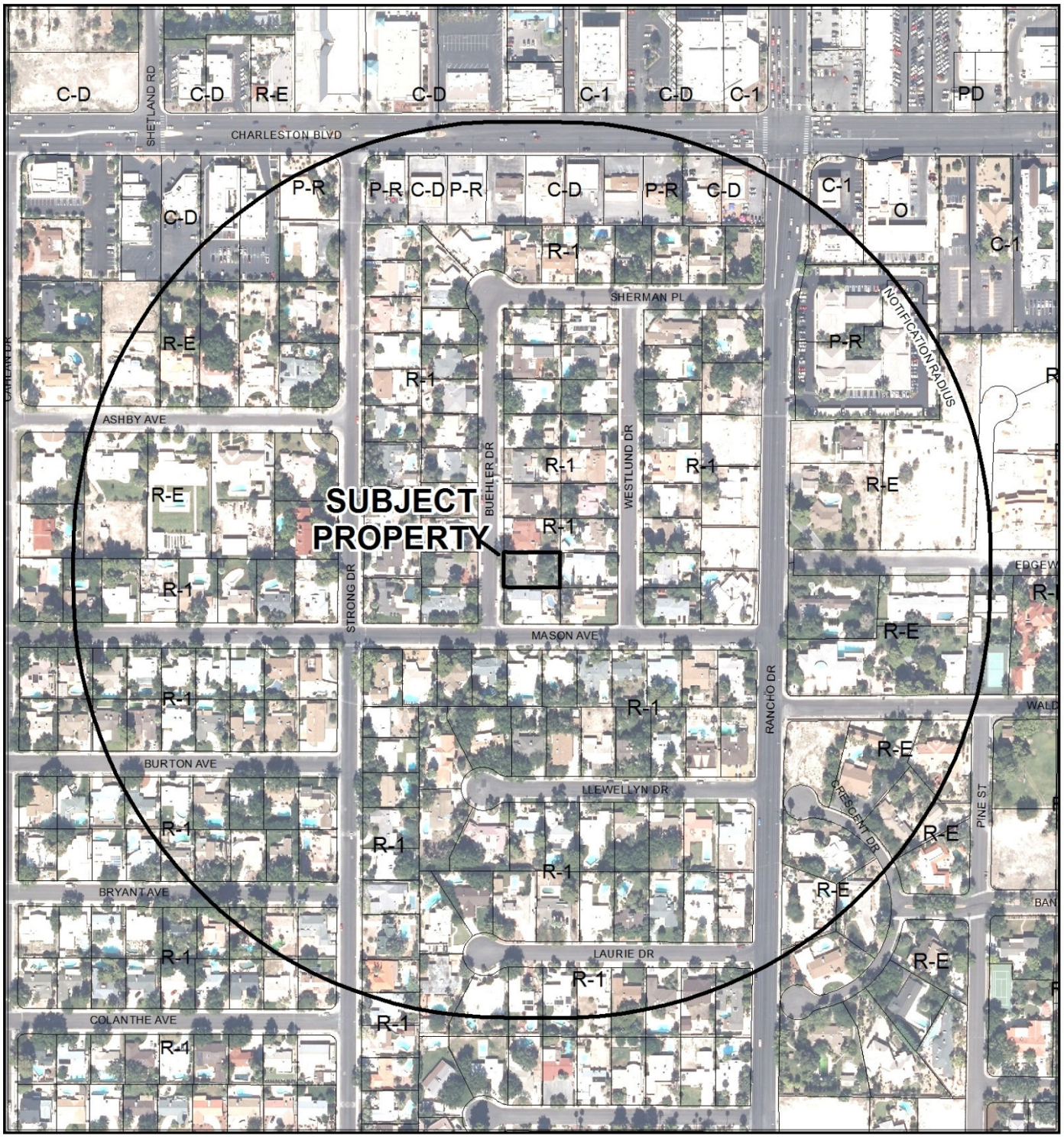
0 300 600 Feet

CASE: **VAR-48848**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-48848**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48848** APN: 162-05-513-021

Name of Property Owner: BRIAN BURTON

Name of Applicant: BRIAN BURTON

Name of Representative: WILLIAM P. HALL

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: Brian Burton

Print Name: Brian Burton

Subscribed and sworn before me

This 28th day of March, 2013

Tiffany Keegan

Notary Public in and for said County and State

TIFFANY KEEGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-3624-1
My Appt. Expires May 26, 2015

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BRIAN BURTON

Project Address (Location) 1225 BUEHLER DR., LAS VEGAS, NV 89102

Project Name _____ **Proposed Use** SF DETACHED

Assessor's Parcel #(s) 162-05-513-021 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER BRIAN BURTON **Contact** _____

Address 1225 BUEHLER DR. **Phone:** 702-539-3430 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address bwbtexas@gmail.com

APPLICANT BRIAN BURTON **Contact** _____

Address 1225 BUEHLER DR. **Phone:** 702-539-3430 **Fax:** _____

City LAS VEGAS, **State** NV **Zip** 89102

E-mail Address bwbtexas@gmail.com

REPRESENTATIVE William P Hall **Contact** _____

Address 5840 W. CRAIG RD SUITE 120-255 **Phone:** 370-2434 **Fax:** 9333130

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address pat@knippcontracting.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Brian Burton

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

Print Name Brian Burton

Subscribed and sworn before me

This 28th day of March, 2013.

Tiffany Keegan

Notary Public in and for said County and State

TIFFANY KEEGAN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-3624-1
My Appt. Expires May 26, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-48848
Meeting Date:	5/14/13
Total Fee:	830.-
Date Received:*	3/28/13
Received By:	

*This 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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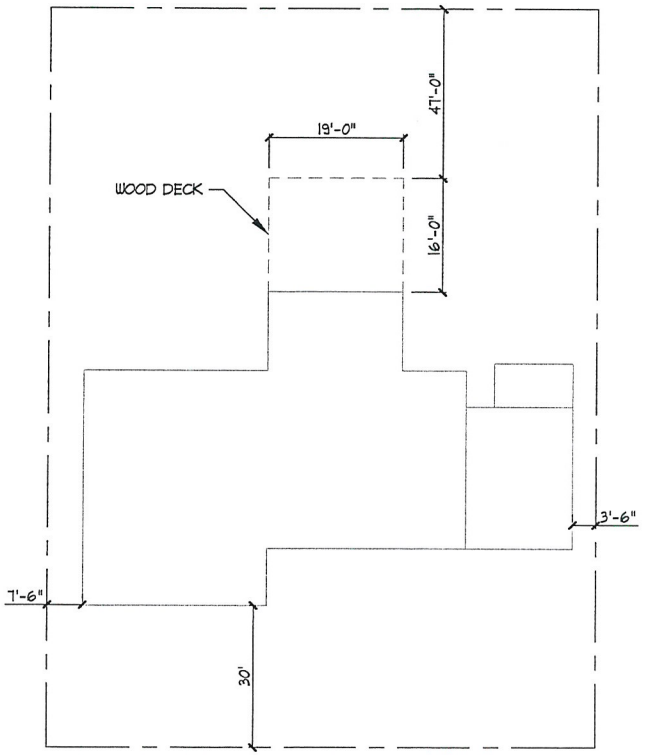
SUMMARY

STUCCO FRONT AND REAR AS NOTED TO MATCH EXISTING

CODE ANALYSIS

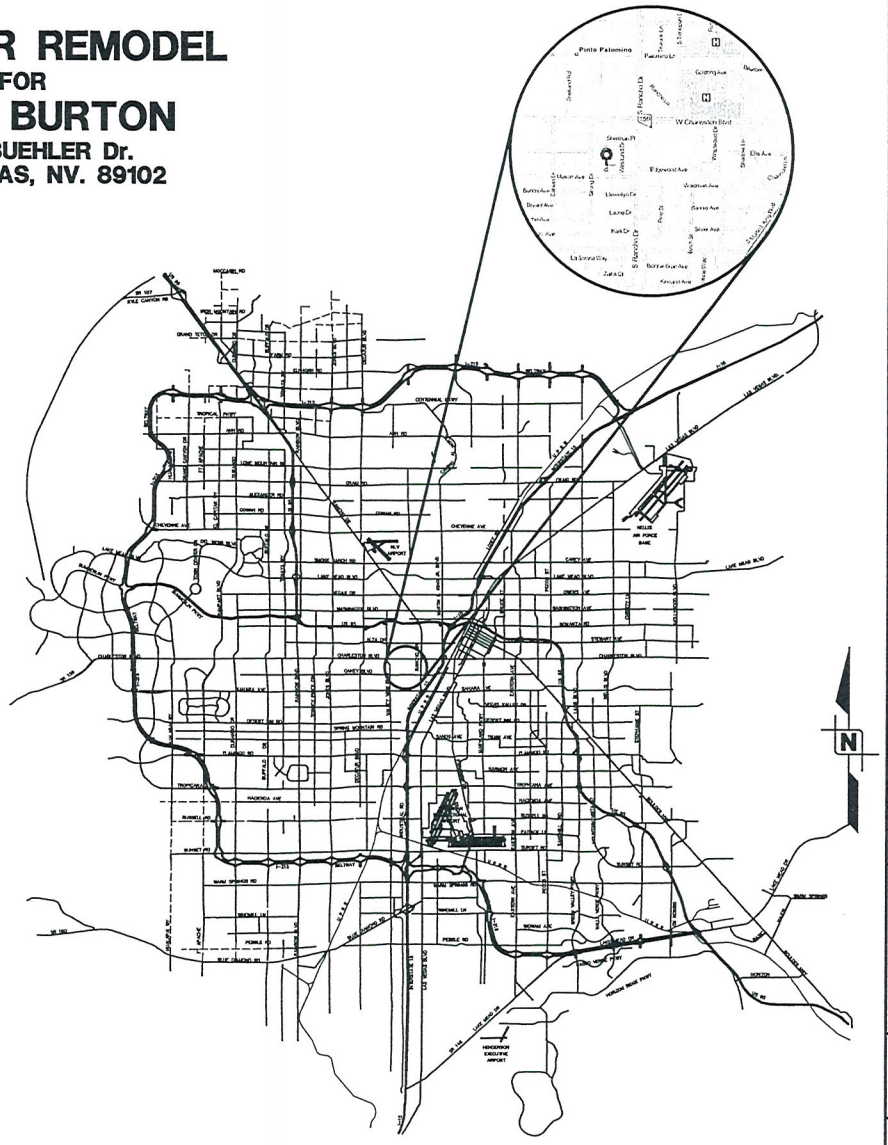
PARCEL	162-05-513-021
ZONING	R-1
CONSTRUCTION YEAR	1957
TYPE OF CONSTRUCTION	V-B FRAME/STUCCO
CODE 2006-IRC	
2006-UMC	
2005-UEC	
EXISTING	1751 SQ/FT
CARPORT/GARAGE CONVERSION	300 SQ/FT

EXTERIOR REMODEL
FOR
BRIAN BURTON
1225 BUEHLER Dr.
LAS VEGAS, NV. 89102



SITE PLAN

SCALE: NTS



VICINITY MAP

Knipp CONTRACTING, LLC
Knipp Contracting of Nevada, LLC
5840 W. Craig Rd Suite 120-255
Las Vegas, NV 89130
NV LIC: 0074481

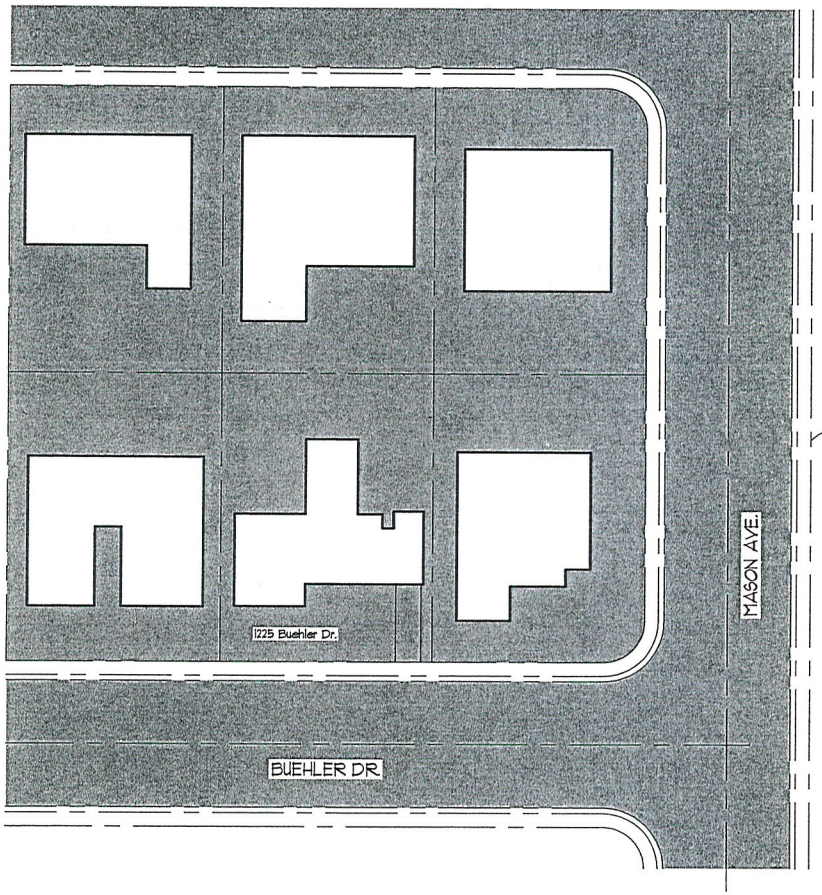
BURTON RESIDENCE
GARAGE FLOOR PLAN
1225 Buehler Dr.
Las Vegas NV. 89102

DATE: February 25, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
COVER SHEET

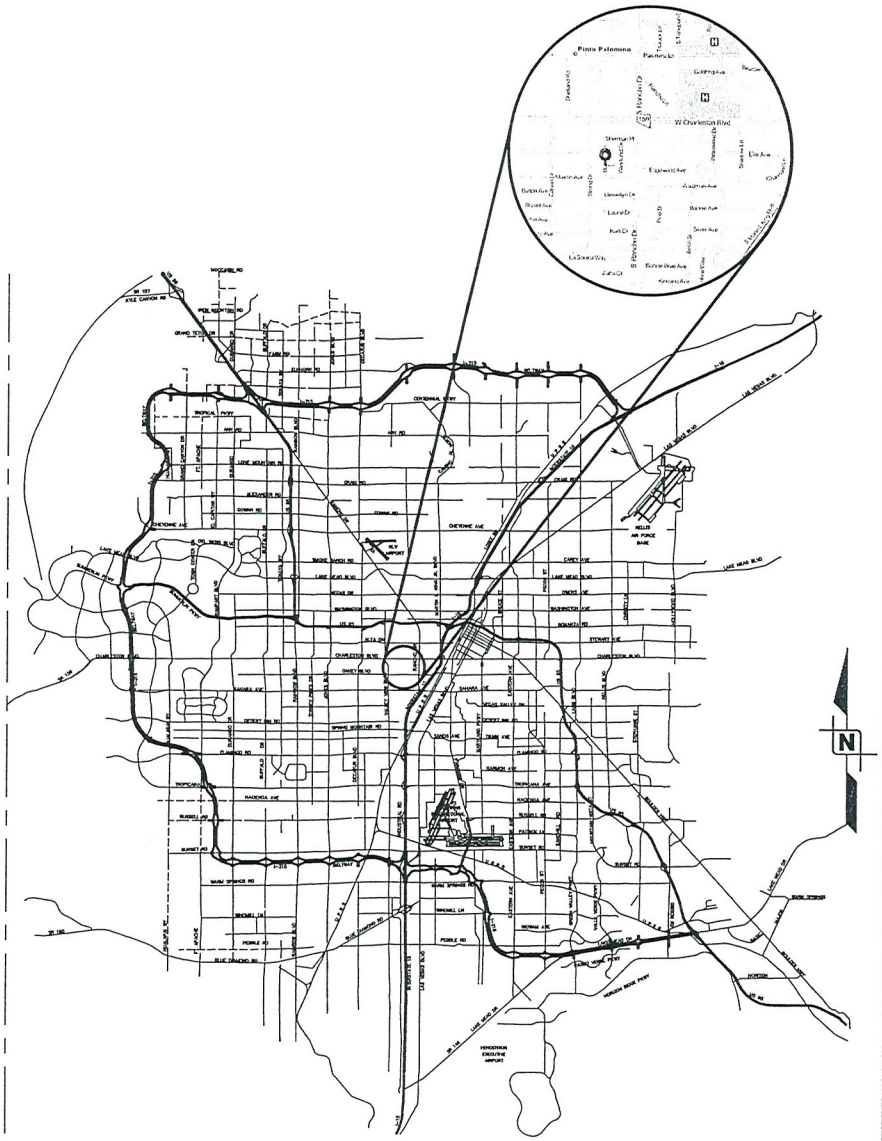
A0

RECEIVED
MAR 2 8 2013
VAR-48848



SITE PLAN

SCALE: NTS



VICINITY MAP

Knipp CONTRACTING, LLC
Knipp Contracting of Nevada, LLC
5840 W. Craig Rd Suite 120-255
Las Vegas, NV 89130
NV LIC: 0074481

BURTON RESIDENCE
GARAGE FLOOR PLAN
1225 Buehler Dr.
Las Vegas NV. 89102

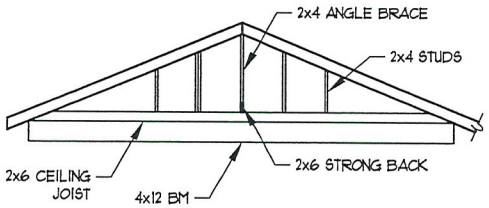
DATE: February 25, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
SITE PLAN

A1

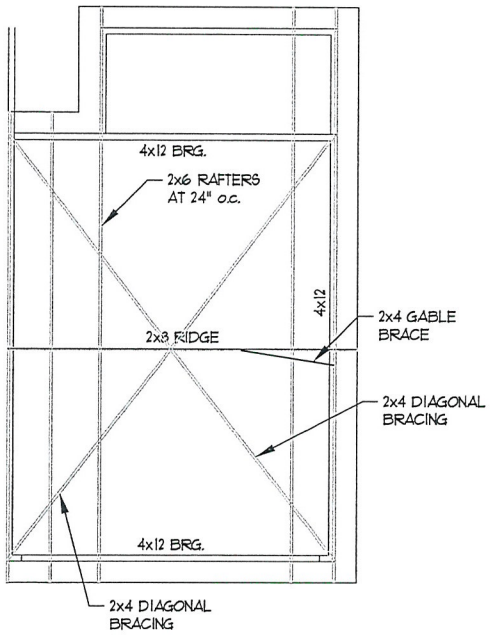
RECEIVED
MAR 2 8 2013

VAR-48848



GABLE END

SCALE: NTS

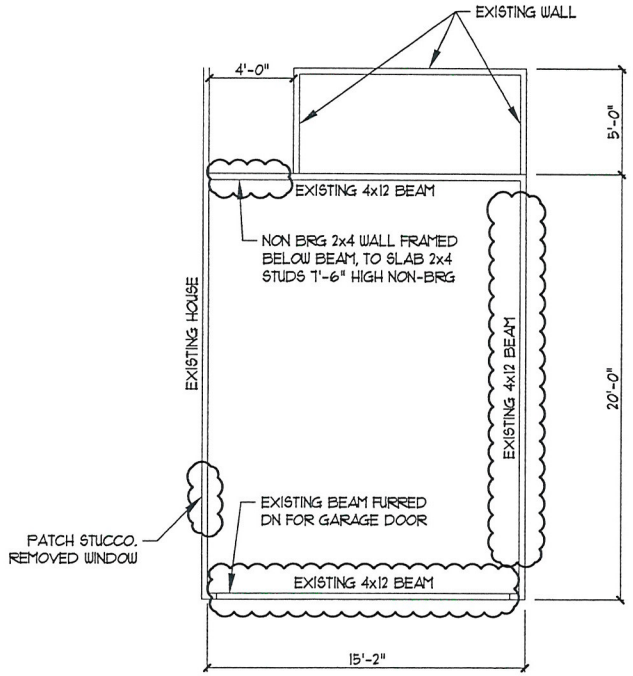


EXISTING FRAMING PLAN

SCALE: NTS

FLOOR PLAN KEYNOTES

1. EXIST CARPORT WAS CONVERTED TO GARAGE BY BUILDING WALLS BELOW EXISTING BEAM
2. COMPOSITION ROOFING, EXISTING
3. IHR EXTERIOR WALL



GARAGE PLAN

SCALE: NTS

Knipp CONTRACTING, LLC
Knipp Contracting of Nevada, LLC
5840 W. Charleston Suite 120-255
Las Vegas, NV 89130
NV LIC: 0074481

BURTON RESIDENCE
GARAGE FLOOR PLAN
1225 Buehler Dr.
Las Vegas NV. 89102

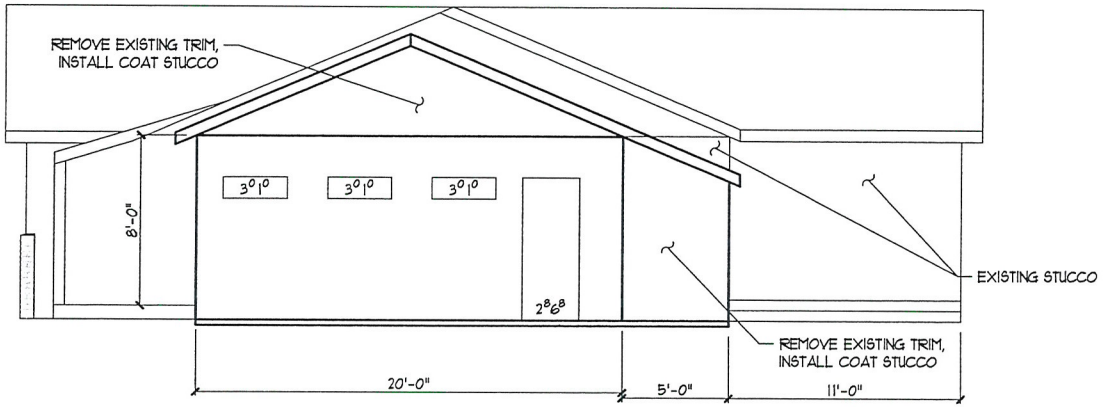
DATE: January 31, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
GARAGE PLAN

A4

RECEIVED
MAR 2 8 2013

VAR-48848



(SOUTH) VIEW
RIGHT VIEW

SCALE: NTS

Knipp CONTRACTING, LLC
Knipp Contracting of Nevada, LLC
5840 W. Craig Rd Suite 120-255
Las Vegas, NV 89130
NV LIC: 0074461

BURTON RESIDENCE
GARAGE FLOOR PLAN
1225 Buehler Dr.
Las Vegas NV. 89102

DATE: January 31, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
(SOUTH) VIEW
RIGHT VIEW

A3

RECEIVED
MAR 2 8 2013
VAR-48848



VAR-48848 – APPLICANT/OWNER: BRIAN BURTON
1225 BUEHLER DRIVE

04/03/13

March 25, 2013

JUSTIFICATION LETTER: 1225 Buehler Drive, Las Vegas, NV 89102

The reason for this variance request is due to a prior homeowner enclosing the carport without proper permitting more than 10 years ago. When I bought the house on January 10th and proceeded with a 201K renovation loan, I was made aware that I had inherited this problem so I am trying to bring everything up to code.

The original carport structure with enclosed shed has a non-load bearing wall located under the original load bearing beam. This wall was installed approximately 10 years ago. The wall was not permitted and I am attempting to permit wall. Wall was reviewed by contractor and Wright Engineering has certified the structural integrity of the wall. The original setback from carport/garage has not been changed or modified. I am upgrading all existing siding to stucco.

I have visited with the neighbors and they are in full support of my request (Holly & Don Drury, the neighbor whose property adjoins the side yard with the garage, has written a letter of support). I am attempting to enhance the property value with improvements. If I have to convert the garage back into a carport, it will cause property value to decline.

Thank you for your consideration.

Brian Burton

Cell: 702-539-3430

RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of P...

VAR-48848

March 16, 2013

To Whom It May Concern:

My name is Holly Drury and I own the property located at 2412 Mason Avenue. My home is adjacent to the property located at 1225 Buehler Drive. I understand from the new owner, Brian Burton, that a previous owner made an addition to the home by enclosing an existing carport without the proper permits. This has resulted in the need for Mr. Burton to obtain a Variance due to not meeting the required side yard setback. This setback is located next to my property.

I have no issues with Mr. Burton being granted a Variance for the existing garage not meeting the setback. I fully support the requested Variance.

Sincerely,

Holly Drury

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48848

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

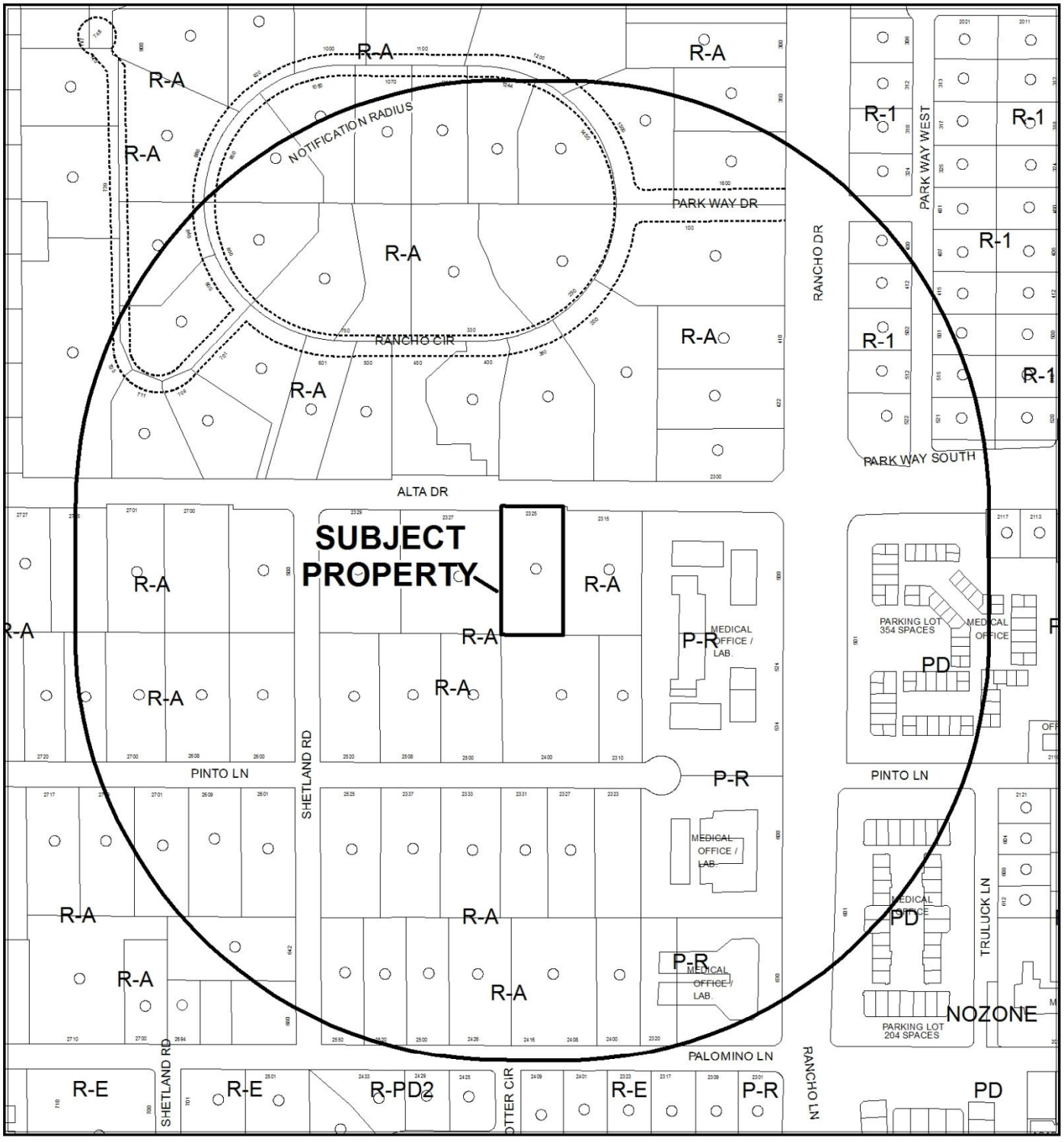
SUBJECT:
VAR-48858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW A. CHIU - For possible action on a request for a Variance TO ALLOW AN 11.5-FOOT BLOCK WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.01 acres at 2325 Alta Drive (APN 139-32-702-028), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



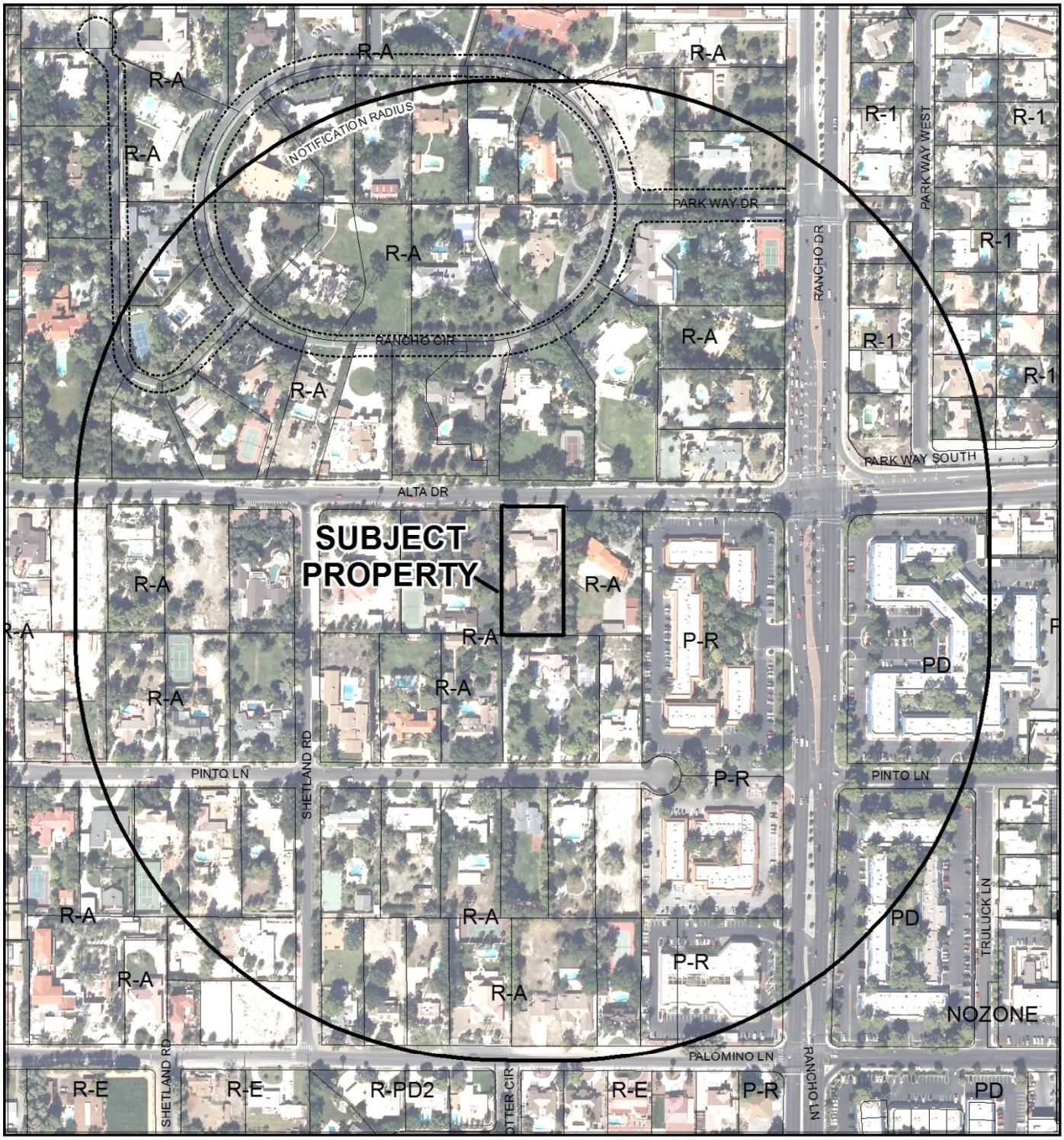
0 300 600 Feet

CASE: **VAR-48858**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

N



0 300 600 Feet

CASE: **VAR-48858**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48858** APN: 139-32-702-028

Name of Property Owner: Andrew A. Chiu

Name of Applicant: Andrew A. Chiu

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew A. Chiu

Subscribed and sworn before me

This 27th day of March, 2013

_____

Notary Public in and for said County and State

CYNTHIA L. DALBOR
Notary Public-State of Nevada
APPT. NO. 07-1794-1
My App. Expires January 31, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Wall Height Variance

Project Address (Location) 2325 Alta Drive

Project Name Chiu Residence Wall Height Variance **Proposed Use** _____

Assessor's Parcel #(s) 139-32-702-028 **Ward #** 1

General Plan: existing DR proposed _____ **Zoning:** existing R-A proposed _____

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

Gross Acres 1.01 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Andrew A. Chiu **Contact** same

Address 2325 Alta Drive **Phone:** 460-0403 **Fax:** _____

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

E-mail Address andrewachiu@gmail.com

APPLICANT Andrew A. Chiu **Contact** same

Address 2325 Alta Drive **Phone:** 460-0403 **Fax:** _____

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

E-mail Address andrewachiu@gmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Andrew A. Chiu

Subscribed and sworn before me

This 27th day of March, 20 13.

_____

Notary Public in and for said County and State

CYNTHIA L. DALBOR
Notary Public-State of Nevada
APPT. NO. 07-1794-1
My App. Expires January 31, 2015

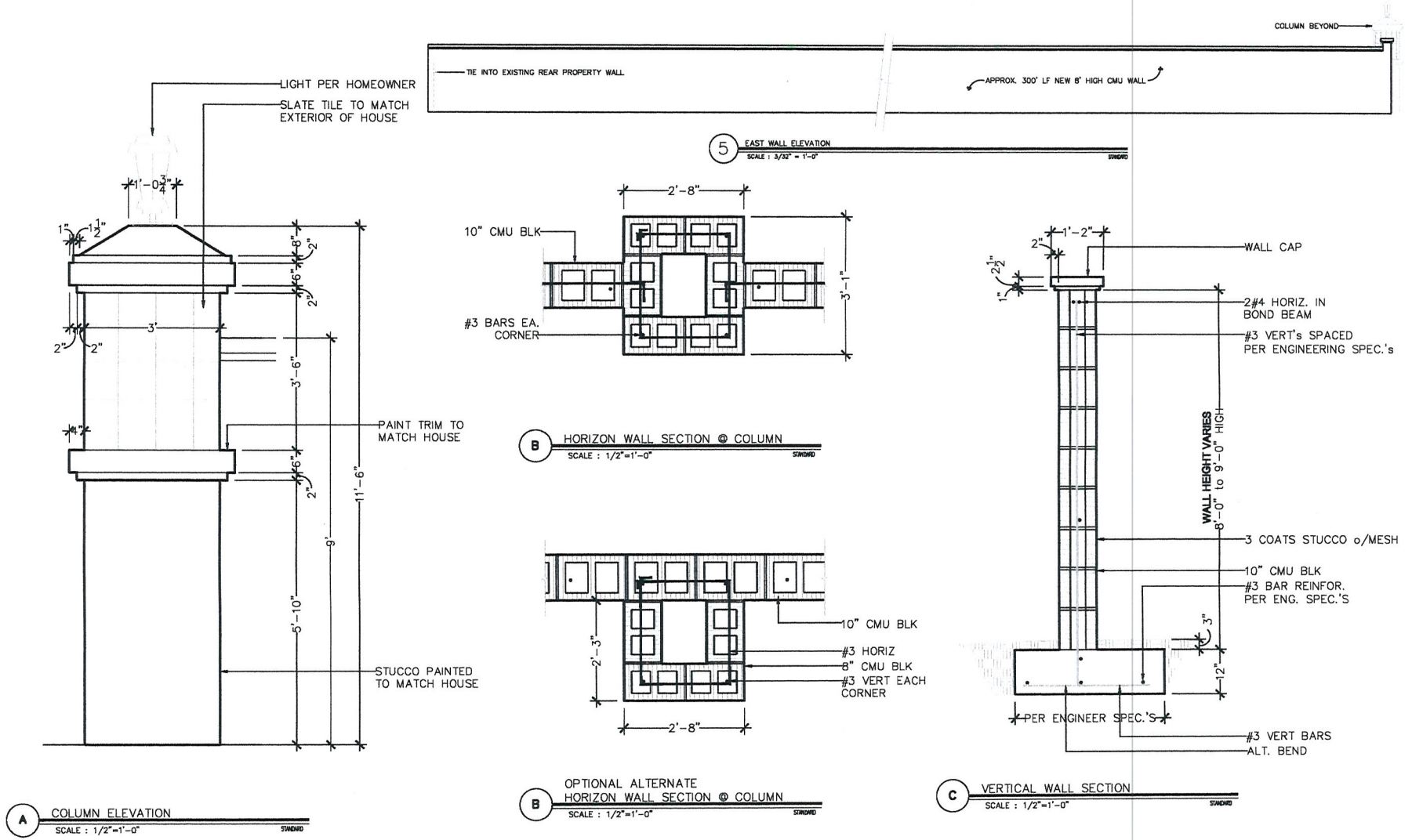
FOR DEPARTMENT USE ONLY

Case #	VAR-48858
Meeting Date:	5/14/13
Total Fee:	830.-
Date Received:*	3/28/13
Received By:	

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

Revised 10/27/08

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



CHIU RESIDENCE: PROPERTY SCREEN WALL

NOTE: DIMENSIONS OF CMU & REINFORCING SPECIFICATIONS SUBJECT TO CHANGE PER ENGINEERING RECOMMENDATIONS.

[redacted] ALTA DRIVE, LAS VEGAS, NV APN#[redacted]

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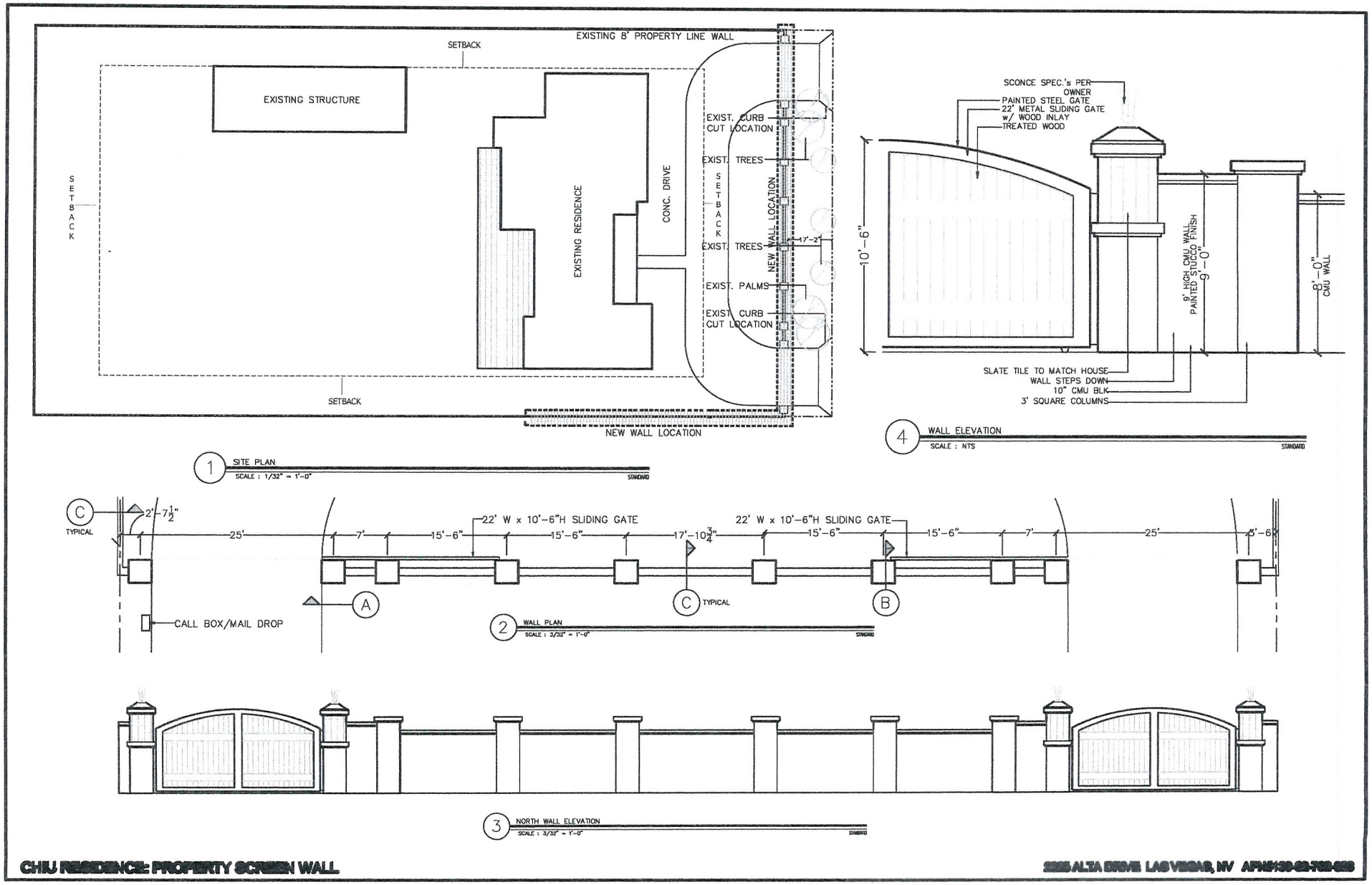

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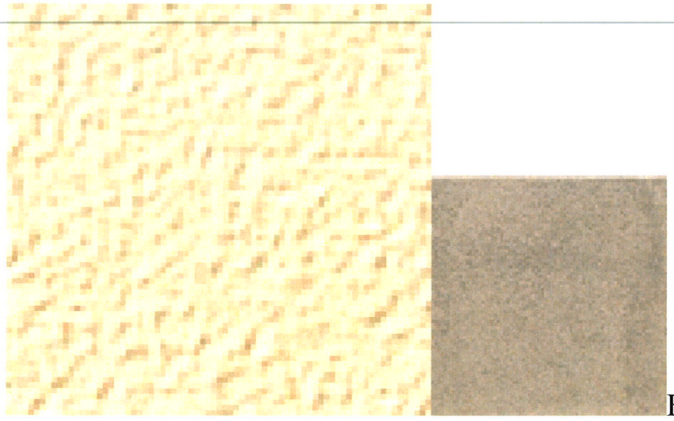
Wall Finishes

Stucco-
Omega ColorTek System
Color- 9254 Zinc- (to match home)



Finish- sand- 30/30

Lighting-
Energy Efficient
Post mount- antique bronze –(to match home)



Decorative stone-
at main columns around gates
Slate stone- (to match home)



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VAR-48858



VAR-48858 – APPLICANT/OWNER: ANDREW A. CHIU
2325 ALTA DRIVE

04/03/13



VAR-48858 – APPLICANT/OWNER: ANDREW A. CHIU
2325 ALTA DRIVE

04/03/13



VAR-48858 – APPLICANT/OWNER: ANDREW A. CHIU
2325 ALTA DRIVE

04/03/13



VAR-48858 – APPLICANT/OWNER: ANDREW A. CHIU
2325 ALTA DRIVE

04/03/13

PROJECT JUSTIFICATION LETTER

2325 ALTA DRIVE
LAS VEGAS, NV 89107
APN: 139-32-702-028

Submitted to:

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

Submitted by:

Andrew A. Chiu Esq. (Homeowner)
2325 ALTA DRIVE
LAS VEGAS, NV 89107
(702)460-0403

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VAR-48858

PROJECT JUSTIFICATION LETTER

A. Project Description

To whom it may concern,

I am applying to this honorable board for a Variance to allow the construction of an 8-foot stuccoed split-face CMU block wall on an R-A (Ranch Acre) zoned 1.01 acre lot at 2325 Alta Drive where a 5 foot maximum front yard wall height (including 2 feet of solid wall base height) is allowed. There is currently no front yard wall at the subject location, only a temporary construction fence. Originally, a wall consisting of two feet of masonry with an iron chain two feet above said wall's top courses existed. The proposed 8-foot wall (with 9-foot CMU wall step-ups at gate columns and 11.6-foot columns at gates (including caps, but not lighting)) would be constructed along the north perimeter of the property, adjacent to Alta Drive, approximately 145.5 feet in length (with 10.6-foot (at apex) high rolling gates). ***See* proposed Chiu Residence Screen Wall Design\Site Plan as well as parcel map attached hereto as Exhibit "A".** Additionally the wall at issue, will utilize: energy efficient lighting; sustainable CMU blocks; eco-friendly non- toxic stucco\paint: and reclaimed wood\iron for the projects sliding gates. It is also important to note the subject property was constructed in 1951, well before the general plan designation of DR (Desert Rule Density Residential) was established, as well as the requirements stated by Title 19.08.

B. Analysis

It is humbly requested that the present Variance be approved due to:

1. **Practical difficulties exist in complying with the ordinance because of multiple unique conditions\topography, exceptional and extraordinary circumstances and conditions applicable to the property involved, with such circumstances and conditions not generally applying to other properties in the same vicinity and zoning district (even though similar variances have been granted throughout). Furthermore, the circumstances and conditions were not created by this petitioner and are not based on economic considerations. Said circumstances and conditions include:**

    a. It is humbly stated that the existing grade/topographical conditions of the neighboring property to the west require a granting of the present Variance

Las Vegas Zoning Code 19.18.070L(2), as well as NRS 278.300(1)(c) set forth the requirements which must be met before a Planning Commission is empowered to grant a Variance. Said Code and Statute states:

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"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The topographical condition/shape of the subject property is extraordinary and exceptional to this site. The topography is severe due to a condition existing at the northwest of the subject property where it abuts the property to the west. The property to the west is 2327Alta Drive. Said property not only has a front yard wall (whose height totals over 8 feet of solid masonry), but said property's entire grade\elevation (specifically it's front yard) actually sits 24 inches (2 feet) higher than the grade of the subject property. ***See*** **Photo of 2327 Alta Drive grade condition attached hereto as Exhibit "B".**

This topography is indicative of a peculiar undue hardship, specifically that if a male is standing on the abutting 2327 Alta Drive property, said male's feet would be at the same level as the top of the currently allowed 2 foot masonry wall base (The average male is 5'7" to 5'11" with an inseam measurement of 31" to 34"). This would then allow for said male to simply step over the currently allowable 3 additional feet (or 36 inches) of wrought iron, without effort. The ease of invasion, due to this concerning topographical condition facilitates obvious hardships, including but not limited to a lack of safety, the facilitation of non-consented to access, a lack of minimal privacy and many others. Via these irrefutable hardships it is abundantly proper that the current Variance be granted. Clearly, the condition for which the variance is being requested is not a result of the property owner's development or use of the land, but resulting from the original grading of both properties involved. Furthermore, the strict application of front wall height requirements would deprive the applicant of reasonable use of the subject property.

b. An additional hardship exists in the form of the continuous periods of heavy stagnant traffic on Alta Drive;

Clearly, this Variance would mitigate the impact created by the over-capacity traffic condition of the proximal main thoroughfare of Alta Drive, as it intersects another major thoroughfare in Rancho Drive and it's many commercial centers (this is a special circumstance attached to the subject property and its immediately neighboring that do not generally apply to other properties). As the city of Las Vegas grows so does its traffic congestion. The freeways have become more clogged therefore causing congestion on the city's local streets. This Congestion negatively impacts a neighborhood's quality of life

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and therefore homeowner's safety. Residential streets such as Alta Drive carry several times the volume of an average residential street. In this case, Alta is not only used as a thoroughfare by more than just area residents, but as an alternate route from as far as Summerlin to downtown Las Vegas and back.

A byproduct of this traffic pattern creates a unique problem (for the subject property and those up an until Shetland Road) in the form of traffic backup, due to the signaled intersection at Rancho Drive and Alta Drive. Eastbound travelers sit for prolonged periods of time, directly in front of the subject property, during multiple high traffic periods (commute related). This not only causes a high level of noise, but also allows drivers to peer into the property.

The noises that currently emanate from Alta are comprised of multiple modes of transportation and include, but are not limited to: loud music; squeaking brakes, exhausts, running motors, and honking horns. These nuisances would be barely muffled, if at all, by the currently allowed wall design, hence the currently proposed wall has been designed to provide an improved sound barrier via its additional 3 feet of wall height and better sound absorbing materials.

As to the issue of privacy the proposed wall would be of a sufficient height to break the line of sight between commuters and the subject property and\or its residents. As it currently stands, the subject property's rear yard wall (301+ feet) is clearly visible from Alta Drive. Additionally, the proposed wall's existence would only be marginally noticeable, if at all, in lieu of the fact that it would abut a wall with the identically proposed height immediately to its west.

c. The unique existence of a bus stop (Stop 84), is within 100 feet of the subject property which necessitates it's (the subject property's) adequate screening;

Bus stops are important settings for many citizens. They are places that bus riders have to spend time waiting for their buses. They should be safe and comfortable. Unfortunately, studies have found that the most transit-related crime occurs at\because of bus stops (N. Levine, M. Wachs, and E. Shirazi. "Crime at Bus Stops: A Study of Environmental Factors," Journal Of Architectural And Planning Research, Vol. 3, No. 4 (November 1986)) and not in the associated motorized vehicles.

Over the past two decades many criminologists have argued that a crime must be viewed as an event that occurs at a specific site in a specific situation (Brantingham and Brantingham, 1993b, 1991, 1981, 1978; Gottfredson and Hirshi, 1990; Barlow 1990; Felson, 1987). Additionally, empirical studies have shown that crime is concentrated heavily in a few "hot spots" (Sherman et. al. 1995, 1989). Crime place research has examined crime incidence at special purpose structures and facilities, including bus stops.

Transit crime (or at a bus stop) is quite persistent, albeit underreported in large urban centers. Surveying 1,088 households in Los Angeles, Levine and Wachs (1986a) found that the actual incidence of transit-related crime was 20 to 30 times greater than that listed in official reports.

This criminal element unfortunately struck this petitioner in or around June of 2010. At approximately 12:00 p.m. on said date, while at a deposition, this applicant's mother, Ana Chiu, contacted the same. Ms. Chiu was at the subject home and as she was

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walking to her vehicle was confronted by a woman, who approached her from the aforementioned bus stop. ***See*** **photo of subject bus stop attached hereto as "Exhibit C."** The woman came within inches of the applicant's mother (in a threatening manner) and caused her a great deal of apprehension. Said unidentified woman, demanded that Ms. Chiu leave the premises, said request was based on the woman's irrational belief that she and her partner had recently purchased the property. Ms. Chiu, realizing that said individual may have simply been confused, inquired further. Upon hesitant, but further questioning, said woman stated that her partner was President Obama. It was at this time (and after physical violence was threatened) that Ms. Chiu contacted the police, who arrested the unknown individual. Luckily, this confrontation ended with no complications, but the same could have been much different.

The dangerous condition created by the neighboring bus stop can best be visualized by simply examining the current state of the residential property immediately abutting it to the north. This property, to the bus stop's rear, not only has security fencing, but barbed wire. ***Id.*** An understandable measure in lieu of the aforementioned security concerns, as well as the fact that the bus stop at issue is off of a main commercial thoroughfare (Rancho).

2. There is clear and substantial precedent involving properties (officially permitted, allowed and\or approved), for the current Variance to be granted.

Las Vegas Zoning Code 19.18.070(H) states

> "Precedents
>
> The fact that a Variance for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered…"

The presently requested Variance is necessary for the preservation and enjoyment of a substantial property right which is possessed by the property in the same vicinity and zoning district and denied to the property in question. There is clear and substantial precedent, both de-facto and officially permitted and approved, for the current request in that there are over-in-height walls along the entire stretch of Alta Drive. Two out of the four homes of the single-family dwellings on the south side of the street (Between Rancho and Shetland) have over-in-height wall in the front yard setback area of their property. In addition 100% of the homes to the north of the subject residence from Rancho Dr. to west of Shetland Rd. have over-in-height walls as well as dense mature foliage (approx 10 parcels).

The following list (with attached photographs), depict multiple homes, with either permitted or approved wall\fence\dense foliage heights at or in excess of the currently proposed:

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a. 2300 Alta Drive- 7-8 ft high fencing and gates including driveway cutouts and gates for vehicular traffic. Also over 12ft wall/fence on portion of property. ***See* attached photos 1-2 of Exhibit "D."**
b. 2327 Alta Drive- (abutting neighbor to the west). Block walls over 8 ft in height with gate and curb cutout. Variance: V-0188-94. ***See* attached photos 3-4 of Exhibit "D."**
c. 2329 Alta Drive- 6-8 ft high block walls/fencing, including a driveway cutout and gate for vehicular traffic. Variance: V-0022-01. ***See* attached photos 5-6 of Exhibit "D."**
d. 500 Shetland Road- Block walls over 6 ft with gate for vehicular traffic. ***See* attached photo 7 of Exhibit "D."**
e. 200 Rancho Circle- 5 ft block walls with an additional 3 ft of chain link fencing and barbed wire. Also with driveway cutout and gate for vehicular traffic. ***See* attached photo 8-9 of Exhibit "D."**
f. 380 Rancho Circle- Block walls 5 ft with an additional 3-4 ft of chain link fencing. With abutting 14 ft of wall/chain link fencing covered with dense foliage of equal height. ***See* attached photo 10-12 of Exhibit "D."**
g. 400 Rancho Circle- 6 ft block wall with curb cutouts as well as gate for vehicular traffic. ***See* attached photo 13-14 of Exhibit "D."**
h. 500 Rancho Circle- 5 ft block wall with curb cutout and gate for vehicular traffic. ***See* attached photo 15 of Exhibit "D."**
i. 601 Rancho Circle- 6 ft block wall with driveway cutout and gate for vehicular traffic. Wall covered by dense foliage far taller than height of wall. ***See* attached photo 16-18 of Exhibit "D."**
j. 709 Rancho Circle- 6 ft block wall with driveway cutout and gate for vehicular traffic. Wall covered by dense foliage far taller than height of wall. ***See* attached photo 19-22 of Exhibit "D."**
k. 711 Rancho Circle- Block wall 6 ft in height with and additional 2-3 ft of fencing. Walls covered by dense foliage 10-14 ft high. Also has an 8 ft high gate and cutout for vehicular traffic. ***See* attached photo 23-26 of Exhibit "D."**
l. 725 Rancho Circle- Approximate 6 ft block wall covered with dense foliage taller than height of walls. ***See* attached photo 27-28 of Exhibit "D."**

It is well documented in the aforementioned photos and attached map, that the predominate front and backyard treatments along both sides of Alta are solid barriers, where the material of choice is cinder block (and even chain link fencing and barbed-wire) and, respectfully, nowhere near as aesthetically pleasing as the currently proposed wall. It is presumed that a rebuttal position will be taken that the walls\fences\dense foliage to the north of the subject property pertain to the rears of residential homes. However, this position is easily refuted in that many of theses homes use their "rear yards" as their main entry points, as indicated by the aforementioned photographs depicting multiple gates with curb cutouts.

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The design and exterior finish for the proposed retaining wall is aesthetically consistent with the existing residential development. Each home on Alta Drive is unique in style, and reflects no consistent underlying theme, style or appearance, except that the lot improvements reflect the style of each individual home. There are a variety of surrounding structures and residences all with architectural features unique to those properties which have applied for and received variances to front, side, and rear yard requirements.

In summary, an approval of the present Variance would allow the subject property to conform to the prevailing pattern of front yard walls existing along both the south and north side of Alta Drive east of Shetland. The additional height to the existing wall does not result in a wall height inconsistent with that found in the immediate neighborhood. Granting the application will allow the privacy in the front yard of the subject property, a privacy that is enjoyed by other properties, in the properties with similar wall heights found in the immediate neighborhood.

3. The area's high crime rate as impacted this petitioning party, unlike any others in the area;

It is this petitioner's position that the requested variance will help deter criminal activity and vandalism at the subject property as well as at the neighboring homes. Since the purchase of this property, there have been numerous incidents of criminal activity including but not limited to multiple burglaries, larcenies (including grand), vandalism, and trespassing (trespassers who have left behind illegal drug paraphernalia including hypodermic needles). These issues have created a direct safety concern for the subject property's residents, but the neighborhood as whole. The following listing includes the reported crimes committed on the subject property and a brief description of the same:

a. On or around 12\12\06, while this applicant resident was completing Christmas purchases, an individual(s) shattered a window on the west side of the subject home with a stone, allowing them to gain access. At which time, the burglar vandalized the home and removed misc items. ***See*** **BURGLARY Incident Report #LLV061213003084 attached hereto as Exhibit "E" page 50.**
b. On or around 2\14\07, a door to the rear of the subject home was force open and an unknown individual(s) gained entry. Said individual(s) removed multiple faucets, sinks and misc hardware, with a value in excess of $250.00. ***See*** **GRAND LARCENY Incident Report #LLV070215001013 attached hereto as Exhibit "E" page 51.**
c. On or around 4\14\07, this applicant was temporarily storing his pool table on the western side of the subject homes property for the day, while a floor installation was occurring. When at approximately 5 pm this applicant returned to the property to find that said pool table was taken and a portion of property's fencing was knocked down. This theft caused a loss in excess of $5,000.00. ***See*** **GRAND LARCENY**

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Incident Report #LLV070421001944 attached hereto as Exhibit "E" pages 52-54.

d. On or around 9/8/2007, a rear glass window was smashed and an individual(s) gained entry. At which time said individuals removed furniture, a faucet and personal documents, containing identifying information. *See* **BURGLARY Incident Report #LLV070421001944 attached hereto as Exhibit "E" pages 55-58.**

e. On or around 8/18/08, a glass door in the rear of the home was pried open and an individual(s) gained access. *See* **BURGLARY Incident Report #LLV080819001030 attached hereto as Exhibit "E" page 59.**

f. On or around 3/24/09, while the applicant was out of town, an individual(s) broke the lock on the main power box on the east side of the property, turning of power to whole home (including security alarm). Then gained access to the residence by prying open a French door at the southwest corner, leaving a screwdriver as evidence. At which time, said individual(s) removed multiple items including a Sub-zero refrigerator, GE Monogram range and oven, as well as other miscellaneous appliances, electronics, clothing and other personal items. These individuals also maliciously damaged property as well. Loses incurred during this incident totaled an estimated $40,000.00. It is important to note that the LVMPD investigation found that the individual(s) gained access to the subject property via a trespass on the property to the east (2315 Alta Drive) which incidentally has front yard wall with currently allowed heights. *See* **BURGLARY Incident Report #LLV090326002796 attached hereto as Exhibit "E" pages 60-65.**

g. It was at this time that a construction fence was erected. Then in or around 8/2011, in the late morning hours the property's security alarm sounded and it was determined that an individual pried the home's front window open, most likely in an attempt to gain access inside. The Las Vegas Metropolitan Police were notified and responded, however, at present we are currently unable to locate this particular police report.

h. The last straw for the property owners was the last incident on 4/25/2012. On said date this applicant received a phone call from neighbor Edward M. Bernstein that individuals were peering through the subject property's fencing. At which time this applicant left his job and returned to the property, only to find that a vehicle had run over the subject property's fence, proceeded to drive onto said property, and remove an air-conditioning unit. *See* **GRAND LARCENY Incident Report #LLV120423003601 attached hereto as Exhibit "E" pages 66-67.**

This applicant is a native of Las Vegas and is quite saddened to see the crime levels in his dream neighborhood. In the past 6 months there have been 394 crimes within

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a 1 mile radius of the subject property. ***See*** **crime maps attached hereto as Exhibit "F".** As can be seen these crimes include multiple robberies, larcenies and other violent crimes. The subject property's owners have done everything (including installing an alarm system, as well as an exterior surveillance system) in their power to mitigate and or curb the areas criminal activity, but to no avail. To properly protect the subject property the current variance is required.

4. The applicant's profession is one the necessitates the current request Variance granting;

> "There's a saying that in criminal court, you have bad people at their best," said Texas Supreme Court Judge Debra Lehrmann, who spent more than 20 years as a family court judge. "In family law, you get good people at their worst. In criminal court, dangerous people are in handcuffs. In family court, you don't have any idea who is dangerous."

An additional need for this wall lies in the increased danger to individuals in this petitioner's profession. This petitioner is an attorney at law, with a portion of his practice focusing on family law (divorce\child custody). Without sufficient protection from the requested wall, dangerous persons may be able to find, watch and target the same. While no statistics are available specifically in Nevada, according to the Los Angeles City Attorney, "between 2003 and 2008, federal prosecutors and judges experienced an over 50% increase in the number of threats and harassing communications". The American Bar Association, does not track statistics on crimes committed against attorneys because of their work. But family law is seen as a riskier practice than most, because people in the midst of divorce or facing the loss of their children tend to be highly emotional and may direct their anger at their estranged spouse's lawyer. This Variance will protect this petitioner and his family from the unknown, which throughout the country has unfortunately affected numerous lives.

5. The fact that a granting of such Variance will not be materially detrimental to the public safety and welfare or injurious to other properties;

The granting of such variance will not be materially detrimental to the public safety and welfare or injurious to other property or improvements in the same vicinity and zoning district. Quite the opposite, as this applicant believes that the current request will improve the area and add to the safety and beauty of the neighborhood as a whole. Additionally, the proposed wall will not be detrimental to public health or safety as it will not impede vision clearance for vehicles entering or exiting the site. In determining whether the requested variance would be materially injurious to nearby proprieties or improvements, the potential impact to surrounding properties must obviously be considered. Again there are 13 properties with walls\fence of 6 feet or higher, including installations of permanent barbed wire.

In determining the potential scope of material injury regarding increased height of the front wall, the impact on the abutting properties to the east and west is the primary focus. Here, all abutting property owners support a request for a variance for wall height.

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In fact Edward M. Bernstein, the western abutting property owner (2327Alta Dr.) has not only written a letter of support agreeing with the present request, but also was granted a variance (Variance # V-0022-01) to construct an 8 foot wall and constructed on the same. ***See* January 20, 2012 letter of support from Edward M. Bernstein attached hereto as Exhibit "G" and photo of front yard wall of 2327 Alta Dr. attached hereto as Exhibit "H".** This absence of comment in opposition to the increase is itself substantial evidence that the proposed height increase will not have a material impact on abutting properties or area.

C. CONCLUSION

Clearly sufficient evidence has been shown for this honorable reviewer to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in multiple unnecessary hardships. Additionally, the spirit and intent of the Ordinance will remain observed (as the wall's design will be unrivaled in the area) and substantial justice done to the applicant and the surrounding neighborhood. Pursuant to the above it is requested that the present Variance be awarded.

D. SUBMITTAL

All necessary documentation required by the City of Las Vegas Planning and Development Department, along with this narrative, is being submitted for processing the requested variance as outlined by the City of Las Vegas.

Thank you for your consideration



Andrew A. Chiu, Esq.
Homeowner

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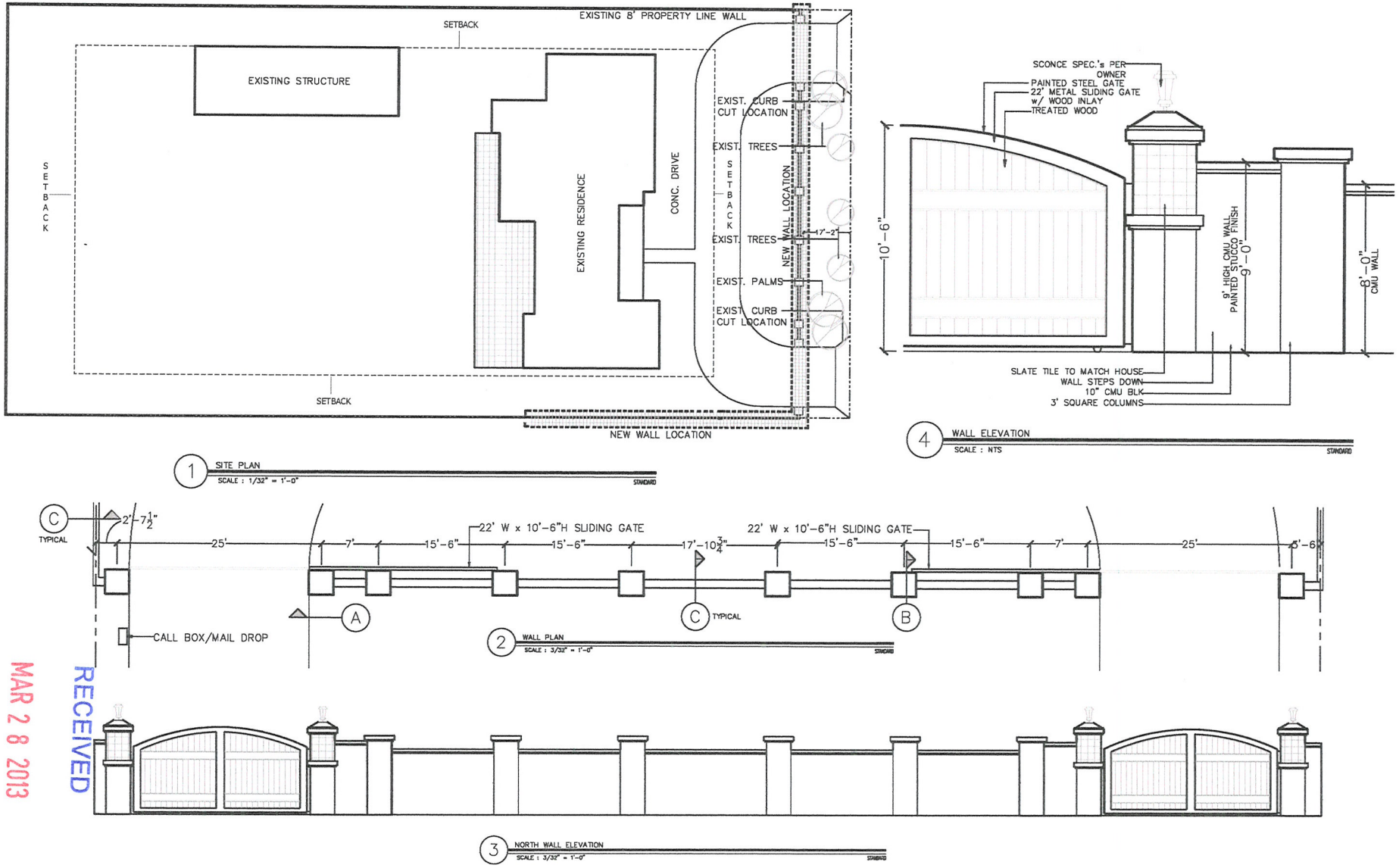
VAR-48858

EXHIBIT A



CHIU RESIDENCE: PROPERTY SCREEN WALL

2225 ALTA DRIVE LAS VEGAS, NV

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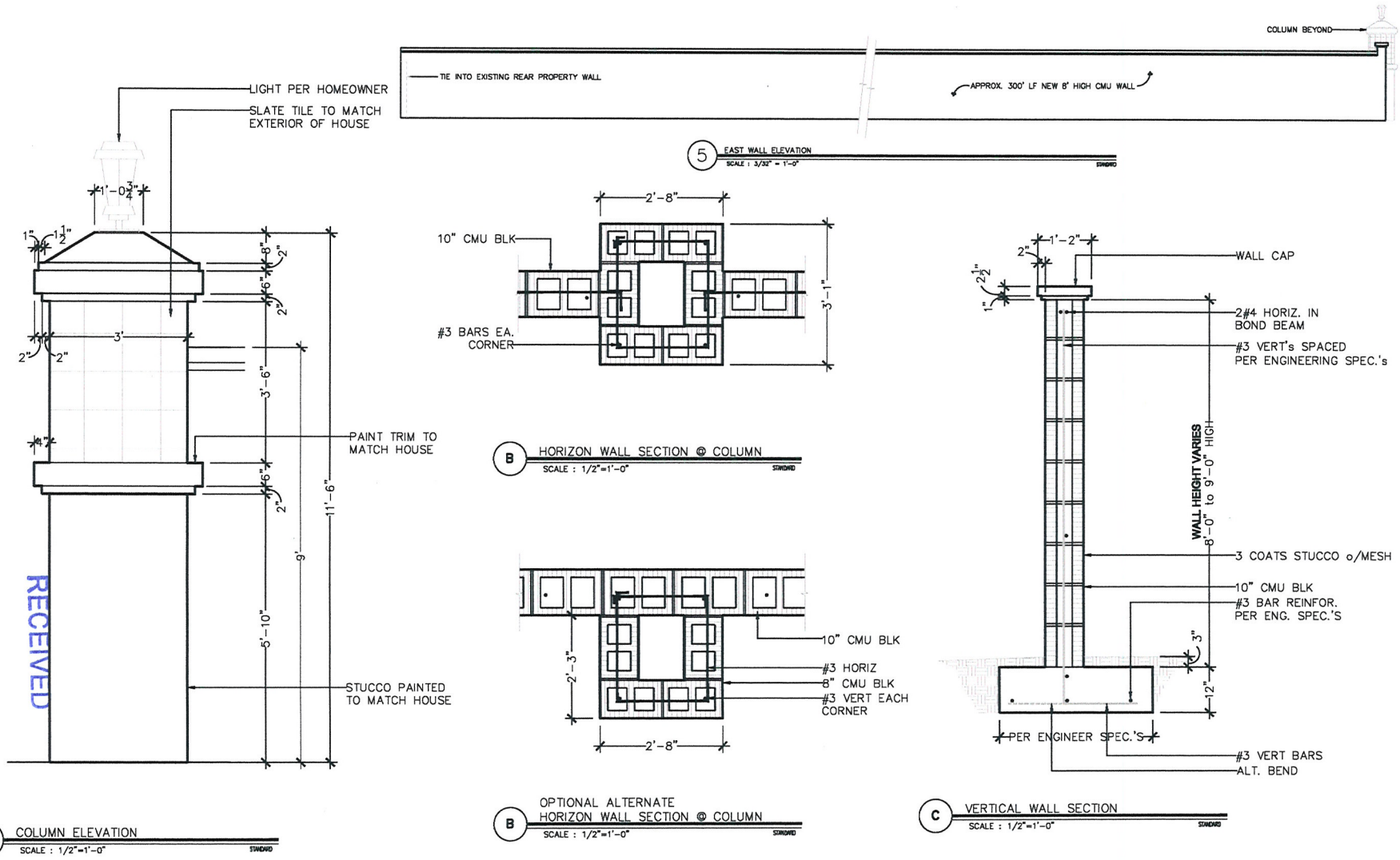

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CHU RESIDENCE: PROPERTY SCREEN WALL

NOTE: DIMENSIONS OF CMU & REINFORCING SPECIFICATIONS SUBJECT TO CHANGE PER ENGINEERING RECOMMENDATIONS.

[redacted] ALTA DRIVE, LAS VEGAS, NV APN: [redacted]

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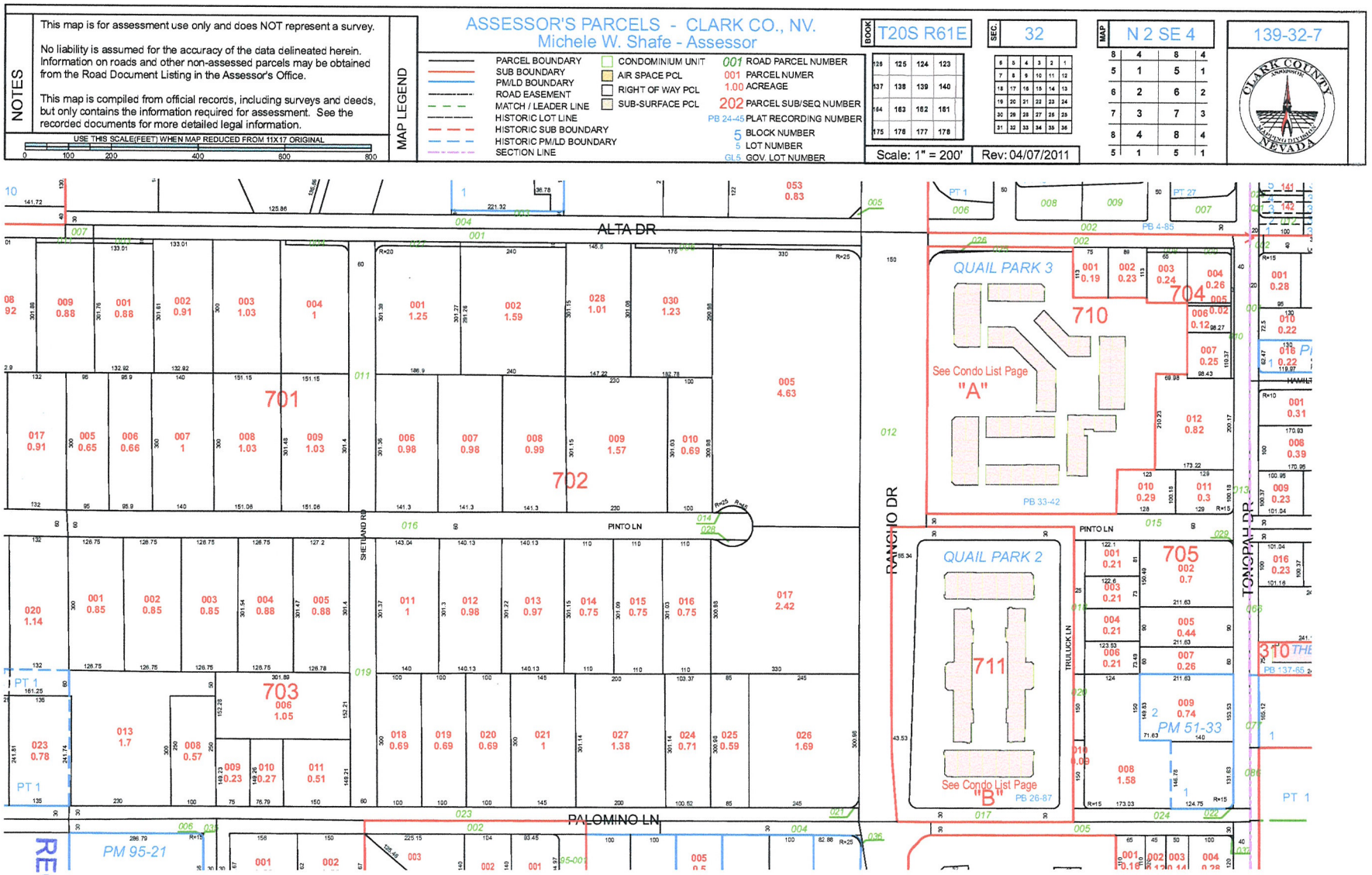

TAX DIST 200

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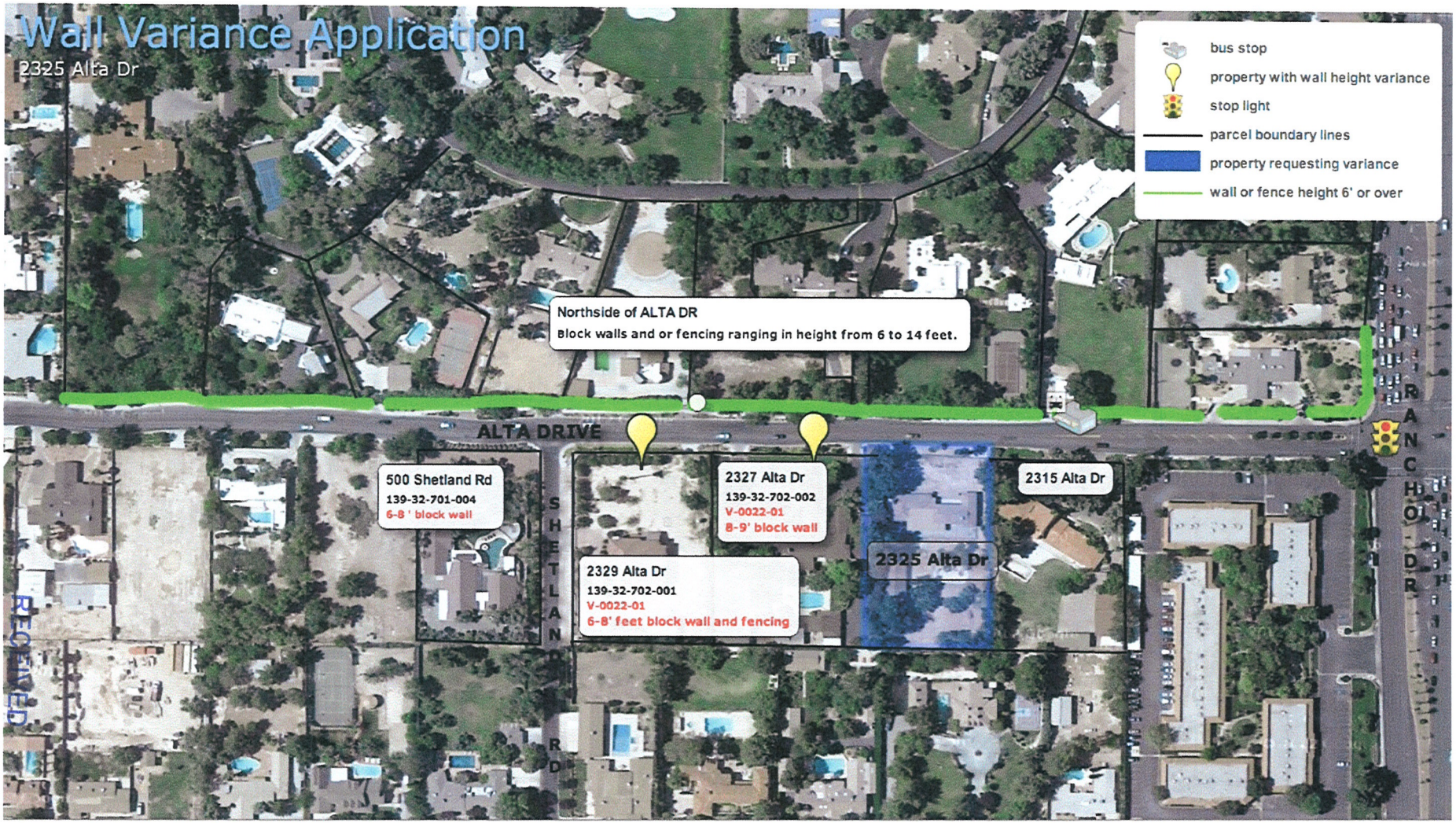

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EXHIBIT D

PHOTO 1



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PHOTO 3



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EXHIBIT E

Printed by: T8947G
Printed date/time: 3/4/13 13:17

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV061213003084

Incident Summary

Incident Type: CRIMINAL INCIDENT
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89107
Inc Occurred Start: 12/12/2006 21:00 **Inc Occurred End:** 12/13/2006 21:00
Domestic: N **Bias Motivation:** NO **Gang Related:** N
Contact Nature:
Reporting Officer: BEITEL, M 8092
Case Status: CLOSED **Disposition:** NONE

Report Type: FIELD INCIDENT REPOI
Sector/Beat: U4/U4
Report Taken: 12/13/2006 23:09
Substance: N
Reported Date/Time: 12/13/2006 23:09
Primary Assigned Officer:
Disposition Date: 12/18/2006 09:54

Offenses

Statute Code: BURG205.060A
Statute Desc: BURGLARY
Counts: 1 **Statute Severity:** FELONY

Enhancers:

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
Chin, Anna
By: T8947 Date: 3-4-13
Las Vegas Metro Police Dept.

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VAR-48858

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV061213003084

Incident Summary

Incident Type: CRIMINAL INCIDENT
Report Type: FIELD INCIDENT REPOI
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89107
Sector/Beat: U4/U4
Inc Occurred Start: 12/12/2006 21:00
Inc Occurred End: 12/13/2006 21:00
Report Taken: 12/13/2006 23:09
Domestic: N
Bias Motivation: NO
Gang Related: N
Substance: N
Contact Nature:
Reported Date/Time: 12/13/2006 23:09
Reporting Officer: BEITEL, M 8092
Primary Assigned Officer:
Case Status: CLOSED
Disposition: NONE
Disposition Date: 12/18/2006 09:54

Offenses

Statute Code: BURG205.060A
Enhancers:
Statute Desc: BURGLARY
Counts: 1
Statute Severity: FELONY

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
Chin, Anna
By: T8947 Date: 3-4-13
Las Vegas Metro Police Dept.

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Department of Planning

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Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070421001944

Incident Summary

Incident Type: CRIMINAL INCIDENT
Report Type: STATION INCIDENT REI
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89108
Sector/Beat: U2/U2
Inc Occurred Start: 04/14/2007 17:00 **Inc Occurred End:** 04/14/2007 18:00
Report Taken: 04/21/2007 14:30
Domestic: N **Bias Motivation:** UNKNOWN **Gang Related:** U
Substance: U
Contact Nature:
Reported Date/Time: 04/21/2007 14:30
Reporting Officer: CHUNG, S 8962
Primary Assigned Officer:
Case Status: CLOSED **Disposition:** NONE
Disposition Date: 04/23/2007 07:57

Offenses

Statute Code: LARC205.220A
Enhancers:
Statute Desc: GRAND LARCENY - OVER $250
Counts: 1 **Statute Severity:** FELONY

Persons Involved

Person#: 0001 **MNI:** 8349676 **Can ID Suspect:** No
Event Association: VICTIM **Contact Date/Time:**
Name: CHIU, ANA DACUNHA
DOB: 09/28/1950 **Age:** 56 - 56 **Sex:** FEMALE **Race:** HISP/LATIN AMER
Height: 5' 3" - 5' 3" **Weight:** 108 - 108 lbs **Eye Color:** GREEN **Hair Color:** BROWN
Address: 2833 QUEENS COURYYARD LAS VEGAS, NEVADA 89109 **Sector/Beat:**
Phone Type 1: RESIDENCE/HOM **Phone# 1:** (702) 791-0121 **Ext 1:**
Phone Type 2: **Phone# 2:** **Ext 2:**
Occupation: HOUSEWIFE **Employer/School:**

Person#: 0002 **MNI:** 8349684 **Can ID Suspect:** No
Event Association: SUSPECT **Contact Date/Time:**
Name: UNKNOWN,
DOB: **Age:** - **Sex:** **Race:**
Height: **Weight:** **Eye Color:** **Hair Color:**
Address: , **Sector/Beat:**
Phone Type 1: **Phone# 1:** **Ext 1:**
Phone Type 2: **Phone# 2:** **Ext 2:**
Occupation: **Employer/School:**

Property Involved

Property # 0001 **Evidence:** No
Event Assoc/Orig status: STOLEN **Original Status Date:** 4/21/2007 14:30:00 **Original Value:** $5,000.00
Current Status: STOLEN **Current Status Date:** 4/21/2007 14:30:00 **Current Value:** $5,000.00
Property Type:
Description: POOL TABLE
Make/Brand: **Model:**
Color: BROWN **Quantity:** 1
Serial/Lot#: **Owner Applied#:**
NCIC Date: **NCIC Reported By:**
NCIC#: **NCIC Cancelled:**

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To: CHIU, ANA
By: [illegible] Date: 3-4-13
Las Vegas Metro Police Dept.

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Department of Planning

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070421001944

Modus Operandi

Against Persons:	N
Against Property:	Y
Occupied:	N
General Premise 1:	SINGLE FAMILY RESIDENCE
General Premise 2:	
Specific Premise:	DRIVEWAY
Surrounding Area 1:	MIDDLE OF BLOCK
Surrounding Area 2:	
Surrounding Area 3:	
Relationship to Suspect 1:	NONE
Relationship to Suspect 2:	
Weapon Type 1:	
Automatic:	N
Weapon Type 2:	
Automatic:	N
Weapon Type 3:	
Automatic:	N

Crime Against Property

# of Premises Entered:		**Suspect Action 1:**	
Entry Point:		**Suspect Action 2:**	
Exit Point:		**Suspect Action 3:**	
Entry Loc 1:		**Suspect Action 4:**	
Exit Loc 1:		**Suspect Action 5:**	
Entry Loc 2:		**Additional Factor 1:**	
Exit Loc 2:		**Additional Factor 2:**	
Entry Method 1:		**Additional Factor 3:**	
Exit Method 1:		**Additional Factor 4:**	
Entry Method 2:		**Additional Factor 5:**	
Exit Method 2:		**Security Type:**	
Entry Tool 1:		**Victim Location:**	
Exit Tool 1:		**Electronic Locks:**	N
Entry Tool 2:		**Video Serveillance:**	N
Exit Tool 2:		**Maid:**	
Vehicle Entry:		**Inspectress:**	
Safe Entry:			

Crime Against Persons

Pre-incident Contact 1:	**Suspect Action 1:**
Pre-incident Contact 2:	**Suspect Action 2:**
Pre-incident Contact 3:	**Suspect Action 3:**
Victim Condition 1:	**Suspect Action 4:**
Victim Condition 2:	**Suspect Action 5:**
Victim Condition 3:	**Sex Crime 1:**
Victim Condition 4:	**Sex Crime 2:**
Victim Condition 5:	**Sex Crime 3:**
Suspect Solicited 1:	**Sex Crime 4:**
Suspect Solicited 2:	**Sex Crime 5:**
Suspect Pretended to Be:	**Vehicle Involvement 1:**
	Vehicle Involvement 2:

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070421001944

Narratives

ENTERED DATE/TIME: 4/21/2007 14:48:30
NARRATIVE TYPE: INCIDENT CRIME REPORT
SUBJECT: GRAND LARCENY
AUTHOR: CHUNG, S 8962

ON 04/21/07, VICTIM, CHIU, ANA CAME INTO BAC TO REPORT THE FOLLOWING:

ON 04/14/07, VICTIM STATED SHE LEFT HER POOL TABLE ON THE RIGHT SIDE OF THE HOUSE COVERED WITH CARD BOARD BOXES WITHOUT LEGS AT APPROX 1700 HR AT THE ABOVE LISTED ADDRESS. VICTIM ALSO STATED THAT SOME UNKNOWN PERSON HAD KNOCK DOWN HER FENCE TO GAIN ACCESS TO HER PROPERTY. VICTIM DOES NOT KNOW WHO MIGHT HAVE TAKEN HER POOL TABLE.

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Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070911001140

Incident Summary

Incident Type: CRIMINAL INCIDENT
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89108
Inc Occurred Start: 09/08/2007 12:00 **Inc Occurred End:** 09/11/2007 09:10
Domestic: N **Bias Motivation:** UNKNOWN **Gang Related:** U
Contact Nature:
Reporting Officer: FRANKLIN, C 10145 **Primary Assigned Officer:**
Case Status: CLOSED **Disposition:** NONE

Report Type: FIELD INCIDENT REPOI
Sector/Beat: U2/U2
Report Taken: 09/11/2007 10:37
Substance: U
Reported Date/Time: 09/11/2007 10:37
Disposition Date: 09/14/2007 08:23

Offenses

Statute Code: BURG205.060A **Enhancers:**
Statute Desc: BURGLARY
Counts: 1 **Statute Severity:** FELONY

Persons Involved

Person#: 0001 **MNI: 8349676** **Can ID Suspect:** No
Event Association: VICTIM **Contact Date/Time:**
Name: CHIU, ANA
DOB: 09/28/1950 **Age:** 56 - 56 **Sex:** FEMALE **Race:** WHITE/CAUCASIAN
Height: 5' 3" - 5' 3" **Weight:** 108 - 108 lbs **Eye Color:** GREEN **Hair Color:** BROWN
Address: 2325 ALTA DR LAS VEGAS, NEVADA 89107 **Sector/Beat:**
Phone Type 1: RESIDENCE/HON **Phone# 1:** (702) 791-0121 **Ext 1:**
Phone Type 2: **Phone# 2:** **Ext 2:**
Occupation: **Employer/School:**

Person#: 0002 **MNI: 8450880** **Can ID Suspect:** No
Event Association: VICTIM **Contact Date/Time:**
Name: FRAGASSI, GINA
DOB: 12/12/1981 **Age:** 25 - 25 **Sex:** FEMALE **Race:** WHITE/CAUCASIAN
Height: 5' 7" - 5' 7" **Weight:** 105 - 105 lbs **Eye Color:** BLUE **Hair Color:** BLONDE
Address: 2724 MALLARD LANDING AVE HN, NEVADA 89104 **Sector/Beat:**
Phone Type 1: RESIDENCE/HON **Phone# 1:** (702) 755-5501 **Ext 1:**
Phone Type 2: **Phone# 2:** **Ext 2:**
Occupation: **Employer/School:**

Property Involved

Property # 0001 **Evidence:** No
Event Assoc/Orig status: DAMAGED **Original Status Date:** 9/11/2007 10:37:00 **Original Value:** $325.00
Current Status: DAMAGED **Current Status Date:** 9/11/2007 10:37:00 **Current Value:** $325.00
Property Type:
Description: GLASS WINDOW
Make/Brand: **Model:**
Color: **Quantity:** 1
Serial/Lot#: **Owner Applied#:**
NCIC Date: **NCIC Reported By:**
NCIC#: **NCIC Cancelled:**

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
Chiu, Ana
By: [illegible] Date: 3-4-13
Las Vegas Metro Police Dept.

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070911001140

Property Involved

Property # 0002
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: THEATRE CHAIRS
Make/Brand: COASTER
Color: BLACK
Serial/Lot#: 7578SECB3
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 9/11/2007 10:37:00
Current Status Date: 9/11/2007 10:37:00
Model:
Quantity: 3
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $500.00
Current Value: $500.00

Property # 0003
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: MISC PAPERWORK
Make/Brand: CHIU, ANA
Color:
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 9/11/2007 10:37:00
Current Status Date: 9/11/2007 10:37:00
Model:
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value:
Current Value:

Property # 0004
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: FAUCET
Make/Brand: KOHLER
Color: SILVER
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 9/11/2007 10:37:00
Current Status Date: 9/11/2007 10:37:00
Model:
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $600.00
Current Value: $600.00

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070911001140

Modus Operandi

Against Persons:	N
Against Property:	Y
Occupied:	N
General Premise 1:	SINGLE FAMILY RESIDENCE
General Premise 2:	
Specific Premise:	ROOM
Surrounding Area 1:	MIDDLE OF BLOCK
Surrounding Area 2:	
Surrounding Area 3:	
Relationship to Suspect 1:	NONE
Relationship to Suspect 2:	
Weapon Type 1:	
Automatic:	N
Weapon Type 2:	
Automatic:	N
Weapon Type 3:	
Automatic:	N

Crime Against Property

# of Premises Entered:		**Suspect Action 1:**	TOOK KEYS
Entry Point:	FRENCH DOOR	**Suspect Action 2:**	
Exit Point:	DOOR	**Suspect Action 3:**	
Entry Loc 1:	WEST	**Suspect Action 4:**	
Exit Loc 1:		**Suspect Action 5:**	
Entry Loc 2:		**Additional Factor 1:**	
Exit Loc 2:		**Additional Factor 2:**	
Entry Method 1:	SMASH & GRAB	**Additional Factor 3:**	
Exit Method 1:		**Additional Factor 4:**	
Entry Method 2:		**Additional Factor 5:**	
Exit Method 2:		**Security Type:**	
Entry Tool 1:		**Victim Location:**	HOME
Exit Tool 1:		**Electronic Locks:**	N
Entry Tool 2:		**Video Serveillance:**	N
Exit Tool 2:		**Maid:**	
Vehicle Entry:		**Inspectress:**	
Safe Entry:			

Crime Against Persons

Pre-incident Contact 1:		**Suspect Action 1:**	
Pre-incident Contact 2:		**Suspect Action 2:**	
Pre-incident Contact 3:		**Suspect Action 3:**	
Victim Condition 1:		**Suspect Action 4:**	
Victim Condition 2:		**Suspect Action 5:**	
Victim Condition 3:		**Sex Crime 1:**	
Victim Condition 4:		**Sex Crime 2:**	
Victim Condition 5:		**Sex Crime 3:**	
Suspect Solicited 1:		**Sex Crime 4:**	
Suspect Solicited 2:		**Sex Crime 5:**	
Suspect Pretended to Be:		**Vehicle Involvement 1:**	
		Vehicle Involvement 2:	

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV070911001140

Narratives

ENTERED DATE/TIME: 9/13/2007 16:56:21
NARRATIVE TYPE: INCIDENT CRIME REPORT
SUBJECT: BURGLARY
AUTHOR: FRANKLIN, C 10145

THE RESIDENCE LOCATED AT 2325 ALTA IS VACANT AND CURRENTLY BEING REMODELED. VICTIM #2 (FRAGASSIN, GINA) SAID WHEN SHE PULLED UP TO THE HOUSE, SHE HAD NOTICED THE FRONT DOOR OPEN.

SHE ENTERED THE HOUSE AND NOTICED THAT THE BACK DOOR GLASS HAD BEEN BROKEN OUT, AND COVERED BY A PIECE OF FURNITURE AND AN OLD DOOR. SHE THEN DISCOVERED THAT THE THREE CHAIRS WERE MISSING, A KITCHEN FAUCET, AND THAT MISC. PAPERS WITH PERSONAL INFO WAS SCATTERED AROUND, AND THAT SOME OF THE PAPERS WERE MISSING.

BURGLARY DATA: RESIDENCE, FORCE, UNKNOWN

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Department of Planning

Printed by: T8947G
Printed date/time: 3/4/13 13:15

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV080819001030

Incident Summary

Incident Type: CRIMINAL INCIDENT
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89102
Inc Occurred Start: 08/18/2008 17:00 **Inc Occurred End:** 08/19/2008 08:20
Domestic: N **Bias Motivation:** UNKNOWN **Gang Related:** U
Contact Nature:
Reporting Officer: DOWNIE, K 9487 **Primary Assigned Officer:** BROOK, G 3308
Case Status: CLOSED **Disposition:** ZEROED

Report Type: FIELD INCIDENT REPOI
Sector/Beat: U2/U2
Report Taken: 08/19/2008 12:00
Substance: U
Reported Date/Time: 08/19/2008 12:00
Disposition Date: 09/01/2008 06:55

Offenses

Statute Code: BURG205.060A **Enhancers:**
Statute Desc: BURGLARY
Counts: 1 **Statute Severity:** FELONY

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
CHIU ANA
By: T8947 Date: 3.4.13
Las Vegas Metro Police Dept.

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City of Las Vegas
Department of Planning

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV090326002796

Incident Summary

Incident Type: CRIMINAL INCIDENT
Report Type: FIELD INCIDENT REPOI
Inc Occurred Address: 2325 ALTA DR LAS VEGAS, NV 89106
Sector/Beat: U2/U2
Inc Occurred Start: 03/24/2009 09:00 **Inc Occurred End:** 03/26/2009 17:22
Report Taken: 03/26/2009 20:11
Domestic: N **Bias Motivation:** UNKNOWN **Gang Related:** U
Substance: U
Contact Nature:
Reported Date/Time: 03/26/2009 20:11
Reporting Officer: THOMAS, R 8803
Primary Assigned Officer:
Case Status: CLOSED **Disposition:** NONE
Disposition Date: 03/31/2009 15:15

Offenses

Statute Code: BURG205.060A
Enhancers:
Statute Desc: BURGLARY
Counts: 1 **Statute Severity:** FELONY

Persons Involved

Person#: 0001 **MNI:** 8349676
Can ID Suspect: No
Event Association: VICTIM
Contact Date/Time:
Name: CHIU, ANA D
DOB: 09/28/1950 **Age:** 58 - 58 **Sex:** FEMALE **Race:** WHITE/CAUCASIAN
Height: 5' 3" - 5' 3" **Weight:** 108 - 108 lbs **Eye Color:** EYE_COLOR **Hair Color:** BROWN
Address: 2833 QUEENS COURTYARD DR LAS VEGAS, NEVADA 89109
Sector/Beat:
Phone Type 1: CELLULAR **Phone# 1:** (702) 521-5164 **Ext 1:**
Phone Type 2: CELLULAR **Phone# 2:** (702) 460-0403 **Ext 2:**

Occupation: N/A
Employer/School: HOUSEWIFE

Property Involved

Property # 0001
Evidence: No
Event Assoc/Orig status: STOLEN
Original Status Date: 3/26/2009 20:11:00
Original Value: $10,000.00
Current Status: STOLEN
Current Status Date: 3/26/2009 20:11:00
Current Value: $10,000.00
Property Type:
Description: REFRIGERATOR/FREEZER
Make/Brand: SUB ZERO
Model: REFRIGERATOR/FREEZER
Color: STAINLESS STEEL W/WOOD PANELS AND WI
Quantity: 1
Serial/Lot#: MAY BE FURNISHED AT A LATER DAY
Owner Applied#:
NCIC Date:
NCIC Reported By:
NCIC#:
NCIC Cancelled:

The Use of this Information Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
Chiu, Ana
By: T2847 Date: 3-4-13
Las Vegas Metro Police Dept.

Property # 0002
Evidence: No
Event Assoc/Orig status: STOLEN
Original Status Date: 3/26/2009 20:11:00
Original Value: $2,000.00
Current Status: STOLEN
Current Status Date: 3/26/2009 20:11:00
Current Value: $2,000.00
Property Type:
Description: BUILT-IN OVEN
Make/Brand: GE MONOGRAM
Model: BUILT-IN OVEN
Color: STAINLESS STEEL
Quantity: 1
Serial/Lot#: MAY BE FURNISHED AT A LATER DATE
Owner Applied#:
NCIC Date:
NCIC Reported By:
NCIC#:
NCIC Cancelled:

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV090326002796

Property Involved

Property # 0003
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: BUILT-IN COOK TOP
Make/Brand: GE MONOGRAM
Color: STAINLESS STEEL
Serial/Lot#: MAY BE FURNISHED AT A LATER DATE
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Model: BUILT-IN COOKTOP
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $2,000.00
Current Value: $2,000.00

Property # 0004
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: MOTORIZED PROJECTION SCREEN
Make/Brand: DRAPER
Color: WHITE
Serial/Lot#: MAY BE FURNISHED AT A LATER DATE
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Model: MOTORIZED PROJECTION SCREEN
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $3,000.00
Current Value: $3,000.00

Property # 0005
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: REFRIGERATOR DOOR PANELS
Make/Brand: KISS CABINETS
Color:
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Model:
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $1,200.00
Current Value: $1,200.00

Property # 0006
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: WROUGHT IRON DOOR HANDLES FOR REFRIGERATOR
Make/Brand:
Color: IRON
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Model:
Quantity: 2
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:
Original Value: $200.00
Current Value: $200.00

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(702) 828-3111

Incident Number: LLV090326002796

Property Involved

Property # 0007
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: 48 INCH COOKTOP STAINLESS STEEL
Make/Brand: G E
Color:
Serial/Lot#: H67419577
NCIC Date:
NCIC#:

Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: MONOGRAM GZGU48N6DD6S
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0008
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: 42 INCH MONOGRAM BUILT IN OVEN
Make/Brand: G E
Color:
Serial/Lot#: CRET3038SHSS
NCIC Date:
NCIC#:

Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model:
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0009
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: BOTTLE WINE COOLER
Make/Brand: VINOTEMP
Color: STAINLESS STEEL
Serial/Lot#:
NCIC Date:
NCIC#:

Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: VT 34-2ZONE
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0010
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: MICROWAVE/CONVECTION OVEN
Make/Brand: GE
Color:
Serial/Lot#:
NCIC Date:
NCIC#:

Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: GEMC1095SF
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

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400 E STEWART
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(702) 828-3111

Incident Number: LLV090326002796

Property Involved

Property # 0011
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: REFRIGERATOR
Make/Brand: SUB ZERO
Color:
Serial/Lot#: 0469154
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: S650ORH
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0012
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: 4.6 CU. FT. COMPACT REFRIGARATOR
Make/Brand: KENMORE
Color:
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: 94679
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0013
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: HALF BARREL KEG DISPENSER AND STORAGE
Make/Brand: KENMORE
Color:
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model: 91579
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

Property # 0014
Event Assoc/Orig status: STOLEN
Current Status: STOLEN
Property Type:
Description: 118 INCH ELECTRIC SCREEN 16:9 HDTV
Make/Brand:
Color:
Serial/Lot#:
NCIC Date:
NCIC#:
Evidence: No
Original Status Date: 3/26/2009 20:11:00
Current Status Date: 3/26/2009 20:11:00
Original Value:
Current Value:
Model:
Quantity: 1
Owner Applied#:
NCIC Reported By:
NCIC Cancelled:

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

Incident Number: LLV090326002796

Modus Operandi

Against Persons:	N
Against Property:	Y
Occupied:	Y
General Premise 1:	SINGLE FAMILY RESIDENCE
General Premise 2:	
Specific Premise:	ROOM
Surrounding Area 1:	MIDDLE OF BLOCK
Surrounding Area 2:	ADJACENT OPEN FIELD
Surrounding Area 3:	
Relationship to Suspect 1:	UNKNOWN
Relationship to Suspect 2:	
Weapon Type 1:	
Automatic:	N
Weapon Type 2:	
Automatic:	N
Weapon Type 3:	
Automatic:	N

Crime Against Property

# of Premises Entered:	1	**Suspect Action 1:**	SELECTIVE IN LOOT
Entry Point:	FRENCH DOOR	**Suspect Action 2:**	MALICIOUS DAMAGE
Exit Point:	FRENCH DOOR	**Suspect Action 3:**	LEFT TOOLS AT SCENE
Entry Loc 1:	SOUTHWEST	**Suspect Action 4:**	TURNED OFF THE POWER AT THE MAIN
Exit Loc 1:		**Suspect Action 5:**	
Entry Loc 2:	SIDE/REAR	**Additional Factor 1:**	SIMILAR CRIMES IN NEIGHBORHOOD
Exit Loc 2:		**Additional Factor 2:**	
Entry Method 1:	PRIED/JIMMIED	**Additional Factor 3:**	
Exit Method 1:		**Additional Factor 4:**	
Entry Method 2:		**Additional Factor 5:**	
Exit Method 2:		**Security Type:**	
Entry Tool 1:	POSSIBLE SCREWDRIVER/SEE NAI	**Victim Location:**	HOME
Exit Tool 1:		**Electronic Locks:**	N
Entry Tool 2:		**Video Serveillance:**	N
Exit Tool 2:		**Maid:**	
Vehicle Entry:		**Inspectress:**	
Safe Entry:			

Crime Against Persons

Pre-incident Contact 1:		**Suspect Action 1:**	
Pre-incident Contact 2:		**Suspect Action 2:**	
Pre-incident Contact 3:		**Suspect Action 3:**	
Victim Condition 1:		**Suspect Action 4:**	
Victim Condition 2:		**Suspect Action 5:**	
Victim Condition 3:		**Sex Crime 1:**	
Victim Condition 4:		**Sex Crime 2:**	
Victim Condition 5:		**Sex Crime 3:**	
Suspect Solicited 1:		**Sex Crime 4:**	
Suspect Solicited 2:		**Sex Crime 5:**	
Suspect Pretended to Be:		**Vehicle Involvement 1:**	
		Vehicle Involvement 2:	

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400 E STEWART
LAS VEGAS, NEVADA 89101
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Incident Number: LLV090326002796

Narratives

ENTERED DATE/TIME: 3/26/2009 20:40:10
NARRATIVE TYPE: INCIDENT CRIME REPORT
SUBJECT: BURGLARY (RESIDENTIAL)
AUTHOR: THOMAS, R 8803

On 03/26/09 at approximately 1722, V/Chiu arrived at the resience, which at this time is in the process of being renovated. She noticed the gate to the back yard was moved. The gate to the property was still secure. When she entered the residence she found the refigerator, built-in oven and cooktop, and severat other items missing. She also found the door to the southeast kitchen unlocked and the door in the southwest Recreation/bar area was open. She immediately called the police. She state her son left the house on 03/24/09 and he stated the residence was secure when he left. The last time V/Chiu was in the residence was about a week and a half ago. Unknown suspects turned off the power at the main power box on the east side of the house and gained entry into the residence by prying open the southwest door in the recreation/bar room. A screwdriver was found on the floor behind the bar near the north wall of that room. Once the suspects were in the residence, They removed the refrigerator, built-in oven, and stovetop from the southeast kitchen. The projection screen was removed from the room adjacent to the recreation/bar room. There were several items also removed from the bar area which V /Chiu will be entering on an Additional Crime Information Sheet which she was given. It appears all the items were removed from the house using the double door in the kitchen area. There were no signs of a furniture dolly being used. Since the yard of V/Chiu has a chain link fence and locked gate across the front of the residence and no tire tracks were evident in the victim's yard, it appears the suspects removed the items by lifting them over a wall into the backyard of the residence to the east. There were also fresh looking tire tracks in that yard close to the wall. The wall is only about three feet high. Also the chain link fence had been removed from its mounts and pushed aside as was another small fence pushed down into the yard next door. Once the suspects had what they wanted, they departed the area by unknown type of vehicle and unknown direction of travel.

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Case Report No.:
LLV120423003601

Las Vegas Metropolitan Police Department
400 S. Martin Luther King Dr.
Las Vegas, NV 89106

Administrative

Crime Type	**205.220A - GRAND LARCENY - OVER $650**		
Location	**2325 ALTA DR**	**LVN, 89106**	Sector /Beat **U2**
Occurred On (Date / Time)	**Wednesday 4/25/2012 4:00:00 PM**	Or Between (Date / Time)	**Wednesday 4/25/2012 6:00:00 PM**
Reporting Officer	**13764 - DuBois, N.**	Reported On	**4/23/2012**
Entered By	**13764 - DuBois, N.**	Entered On	**4/27/2012 9:53:22 AM**
Related Cases			
Assisted By:			

Offenses

BURGLARY - AUTO

Completed	**Yes**	**Hate/Bias**	None (No Bias)	Code Section	
Entry		Premises Entered		Domestic Violence	**No**
Weapons				Type	Tools
Criminal Activities				Security Location Type	**Residence/Home**

Victims

Name: **CHIU, ANA**

Victim Type	**Individual**	Written Statement	Can ID Suspect
Victim of	**205.060C - BURGLARY - AUTO**		

SSN		DOB	**9/28/1950**	Age **61**	Sex **Female**	Race	**Hisp/Latin Amer**
Height	**5' 3"**	Weight	**110**	Hair Color	**Brown**	Eye Color	**Green**

Addresses

R - Residence	**2833 Queens Courtyard Dr**	**LVN, 89109**	**CLARK**	**US - USA**

Phones

C - Cellular	**702 521-5164**
H - Home/Residence	**702 791-0121**

Resident	**Resident**	POB	
DLN	DL State		DL Country
Employer/School		Employer Address	
Occupation/Grade		Work Schedule	
Tourist Departure Date			Testify
Injury		Injury Weapons	

Offender Relationships

Offender	**Relationship**

The Use and Dissemination of this Record is Regulated by Law. Secondary Dissemination of any kind is Prohibited and could subject the offender to Criminal and Civil Liability.
This Information Released To:
By: [illegible] Date: 3-4-13
Las Vegas Metro Police Dept.

Suspects

Arrestees

Witnesses

Other Entities

Properties

Household Items and Appliances

Status	**Stolen**	IBR Type	**Household Items and Appliances**	UCR Type	**Household Goods, Appliances**
Description	**AC UNIT**				
Quantity	**1**	Value		Manufacturer	Model
Serial No \VIN		Color		Recovered Date	Owner **V - CHIU, ANA**
Notes:					

Narrative

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ON TODAY'S DATE AROUND APPROX 1927HRS I MADE CONTACT WTIH ANA CHIU WHO IS REPORTING THAT HER AC UNIT AT THE LISTED ADDRESS WAS STOLEN. CHIU STATES THAT SHE LAST SAW THE UNIT AT THE RESIDENCE ON 4-25-12 AROUND APPROX 1600HRS. CHIU STATES THAT ON THE SAME DAY AROUND APPROX 1800HRS SHE RECEIVED A CALL FROM THE NEIGHBOR STATING THAT THEY SAW SOMEONE ATTEMPTING TO GET INTO HER HOUSE. CHIU STATES THAT THE ONLY THING TAKEN WAS THE AC UNIT AND WILL CALL BACK WITH SERIAL #'S AT A LATER DATE.

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EXHIBIT F

★ iPhone App Contact Help About Omega

2325 Alta Dr, Las Vegas, NV, 89107

Try: 400 S. Martin Luther King Blvd, Las Vegas, NV

Crime Types **Dates** **Address** **Agencies**

Version 5.4.2b

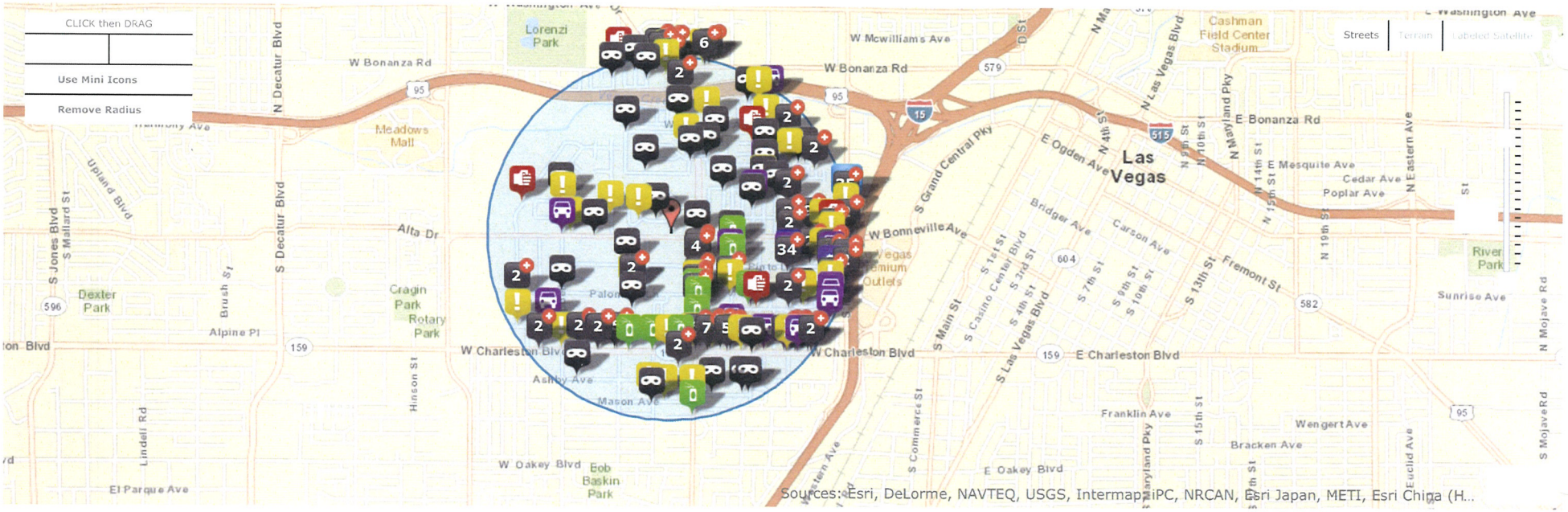
First, select a starting date **"From"** and an end date **"To"**. Then, click **Apply** or collapse the tab.

Reset Dates

FROM: 09/07/2012 **TO:** 03/06/2013 Apply

Friday, 7 September, 2012

394 crimes between 9/7/2012 - 3/6/2013



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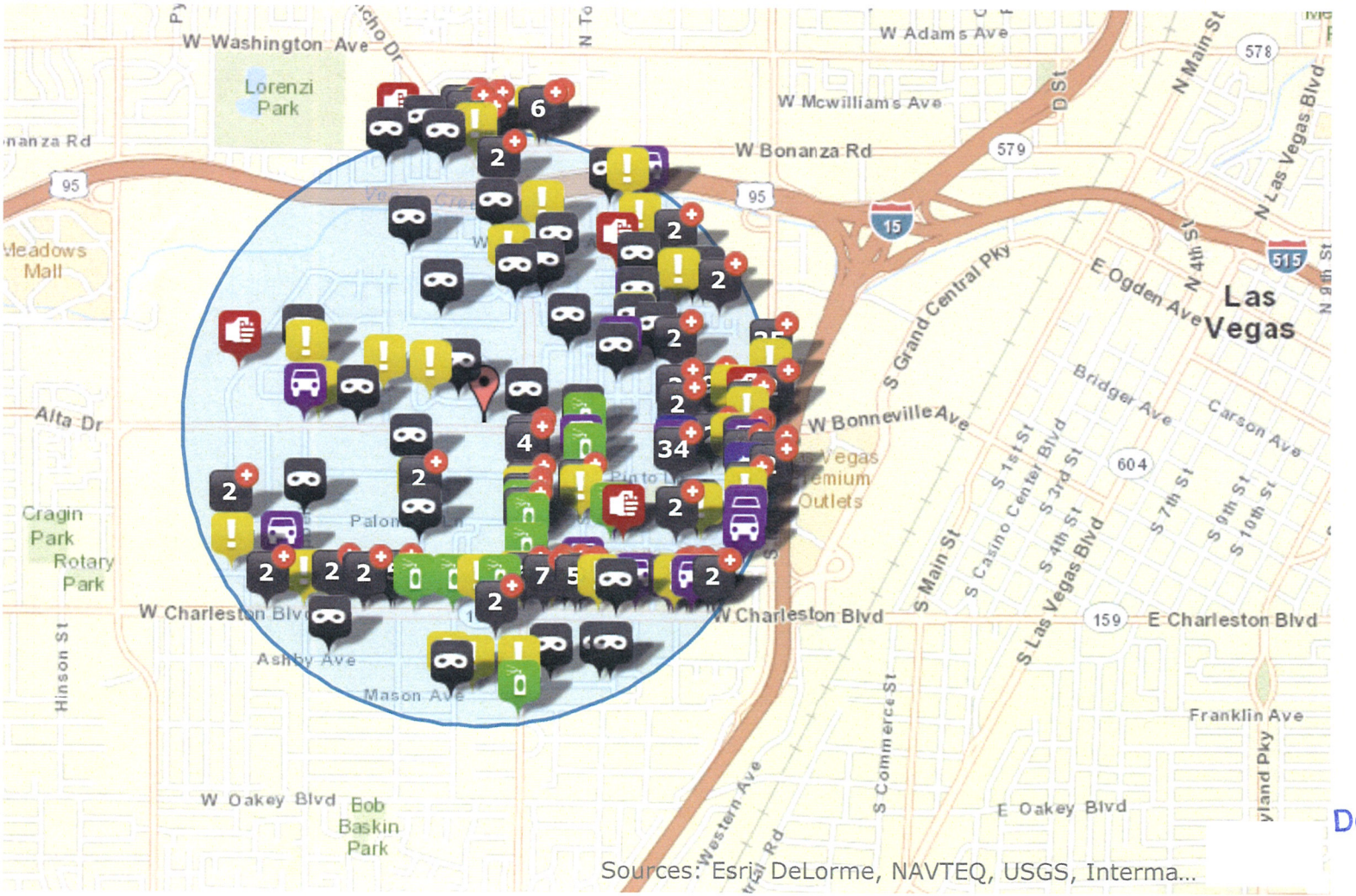
Print Send Link

CrimeMapping.com - Map

Friday, September 7, 2012 through **Wednesday, March 6, 2013**

Showing crime types: Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, D.U.I, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break In / Theft, Weapons

... within a **1 mile** radius of **2325 Alta Dr, Las Vegas, NV, 89107**



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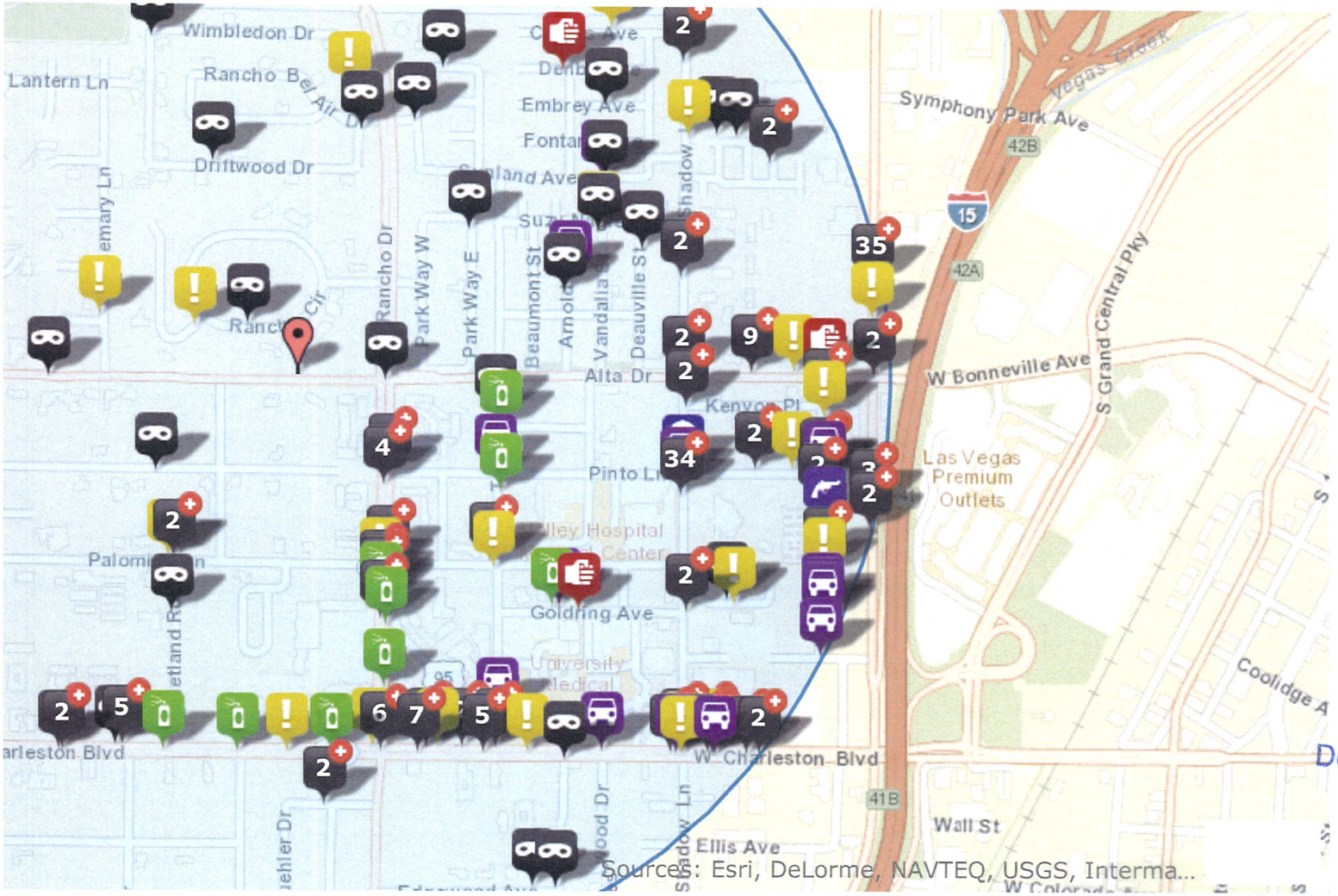
Showing crime types: Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, D.U.I, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break In / Theft, Weapons

... within a **1 mile** radius of **2325 Alta Dr, Las Vegas, NV, 89107**



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Crime report for 9/7/2012 - 3/6/2013

394 crimes found.

Within a **1 mile** radius of **2325 Alta Dr, Las Vegas, NV, 89107**

Click a crime to "Map It."

Type:	Description:	Case #:	Location:	Agency:	Date:
	STOLEN MOTOR VEHICLE	LLV130305002511	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	3/5/2013 02:31 PM
	OTHER DISTURBANCE	LLV130304003542	800 BLOCK S RANCHO DR	Las Vegas Metro Police	3/4/2013 06:41 PM
	ASSAULT/BATTERY	LLV130304003237	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	3/4/2013 05:22 PM
	OTHER DISTURBANCE	LLV130304001786	600 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/4/2013 11:27 AM
	OTHER DISTURBANCE	LLV130303002932	600 BLOCK DESERT LN	Las Vegas Metro Police	3/3/2013 05:08 PM
	OTHER DISTURBANCE	LLV130303000823	600 BLOCK SHADOW LN	Las Vegas Metro Police	3/3/2013 05:21 AM
	OTHER DISTURBANCE	LLV130302002097	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/2/2013 12:55 PM
	OTHER DISTURBANCE	LLV130302002024	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/2/2013 12:33 PM
	OTHER DISTURBANCE	LLV130302001683	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/2/2013 10:40 AM
	OTHER DISTURBANCE	LLV130302001515	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/2/2013 09:50 AM
	OTHER DISTURBANCE	LLV130302001416	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	3/2/2013 09:20 AM
	OTHER DISTURBANCE	LLV130301004359	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	3/1/2013 10:22 PM
	OTHER DISTURBANCE	LLV130301003646	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	3/1/2013 07:27 PM
	OTHER DISTURBANCE	LLV130301002790	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	3/1/2013 03:44 PM
	ASSAULT/BATTERY	LLV130228004398	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	2/28/2013 11:36 PM
	STOLEN MOTOR VEHICLE	LLV130228003669	2000 BLOCK PALOMINO LN	Las Vegas Metro Police	2/28/2013 07:42 PM
	OTHER DISTURBANCE	LLV130228003616	600 BLOCK N RANCHO DR	Las Vegas Metro Police	2/28/2013 07:27 PM
	OTHER DISTURBANCE	LLV130227004143	2300 BLOCK MASON AVE	Las Vegas Metro Police	2/27/2013 09:29 PM
	OTHER DISTURBANCE	LLV130226001935	600 BLOCK S RANCHO DR	Las Vegas Metro Police	2/26/2013 11:42 AM
	ROBBERY	LLV130226001720	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	2/26/2013 10:45 AM
	OTHER DISTURBANCE	LLV130226001141	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	2/26/2013 08:23 AM

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OTHER DISTURBANCE	LLV130225004158	200 BLOCK BENT SUNFLOWER CT	Las Vegas Metro Police	2/25/2013 09:14 PM
OTHER DISTURBANCE	LLV130225003228	400 BLOCK CAMPBELL DR	Las Vegas Metro Police	2/25/2013 05:04 PM
OTHER DISTURBANCE	LLV130225002083	3000 BLOCK ALTA DR	Las Vegas Metro Police	2/25/2013 12:21 PM
BURGLARY	LLV130225001169	3000 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/25/2013 08:09 AM
MALICIOUS DESTRUCTIO	LLV130224000397	500 BLOCK SHADOW LN	Las Vegas Metro Police	2/24/2013 02:00 AM
BURGLARY	LLV130223004322	3000 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/23/2013 10:42 PM
OTHER DISTURBANCE	LLV130223002043	1700 BLOCK ALTA DR	Las Vegas Metro Police	2/23/2013 01:07 PM
OTHER DISTURBANCE	LLV130222004438	3300 BLOCK HASTINGS AVE	Las Vegas Metro Police	2/22/2013 10:17 PM
OTHER DISTURBANCE	LLV130221002267	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	2/21/2013 01:43 PM
OTHER DISTURBANCE	LLV130220001861	600 BLOCK SHADOW LN	Las Vegas Metro Police	2/20/2013 11:51 AM
BURGLARY	LLV130219003515	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/19/2013 07:12 PM
OTHER DISTURBANCE	LLV130219003388	1600 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/19/2013 06:40 PM
PERSON WITH A GUN	LLV130219002916	N RANCHO DR&S US 95	Las Vegas Metro Police	2/19/2013 04:30 PM
OTHER DISTURBANCE	LLV130219001516	2500 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/19/2013 10:34 AM
PERSON WITH A GUN	LLV130217001463	N RANCHO DR&S US 95	Las Vegas Metro Police	2/17/2013 10:06 AM
OTHER DISTURBANCE	LLV130216003966	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/16/2013 08:51 PM
OTHER DISTURBANCE	LLV130216002507	2900 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/16/2013 03:05 PM
RECOVERED MOTOR VEHI	LLV130215003068	900 BLOCK DESERT LN	Las Vegas Metro Police	2/15/2013 04:54 PM
RECOVERED MOTOR VEHI	LLV130215002847	900 BLOCK DESERT LN	Las Vegas Metro Police	2/15/2013 04:06 PM
ASSAULT/BATTERY	LLV130215000218	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/15/2013 01:16 AM
OTHER DISTURBANCE	LLV130214002025	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	2/14/2013 12:02 PM
AUTO BURGLARY	LLV130214001849	500 BLOCK S TONOPAH DR	Las Vegas Metro Police	2/14/2013 11:09 AM
OTHER DISTURBANCE	LLV130214001784	600 BLOCK S RANCHO DR	Las Vegas Metro Police	2/14/2013 10:52 AM
MALICIOUS DESTRUCTIO	LLV130213002057	1700 BLOCK PINTO LN	Las Vegas Metro Police	2/13/2013 12:25 PM
MALICIOUS DESTRUCTIO	LLV130213001762	600 BLOCK SHADOW LN	Las Vegas Metro Police	2/13/2013 11:02 AM
OTHER DISTURBANCE	LLV130212000587	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	2/12/2013 06:09 AM

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BURGLARY	LLV130211001962	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/11/2013 02:17 PM
STOLEN MOTOR VEHICLE	LLV130211001931	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	2/11/2013 02:07 PM
OTHER DISTURBANCE	LLV130211000848	500 BLOCK SHADOW LN	Las Vegas Metro Police	2/11/2013 08:26 AM
FIGHT	LLV130211000114	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	2/11/2013 12:54 AM
OTHER DISTURBANCE	LLV130210001458	600 BLOCK SHADOW LN	Las Vegas Metro Police	2/10/2013 11:44 AM
OTHER DISTURBANCE	LLV130210001168	800 BLOCK DESERT LN	Las Vegas Metro Police	2/10/2013 09:51 AM
BURGLARY	LLV130209002046	300 BLOCK DEAUVILLE ST	Las Vegas Metro Police	2/9/2013 03:01 PM
BURGLARY	LLV130209001552	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	2/9/2013 12:20 PM
OTHER DISTURBANCE	LLV130208003508	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/8/2013 09:26 PM
BURGLARY	LLV130208000807	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/8/2013 07:25 AM
OTHER DISTURBANCE	LLV130208000597	600 BLOCK SHADOW LN	Las Vegas Metro Police	2/8/2013 05:16 AM
OTHER DISTURBANCE	LLV130207004408	1600 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/7/2013 10:51 PM
OTHER DISTURBANCE	LLV130207004294	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/7/2013 10:14 PM
OTHER DISTURBANCE	LLV130207003384	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/7/2013 05:45 PM
OTHER DISTURBANCE	LLV130207003075	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/7/2013 04:29 PM
OTHER DISTURBANCE	LLV130207002797	800 BLOCK SHADOW LN	Las Vegas Metro Police	2/7/2013 03:26 PM
ASSAULT/BATTERY	LLV130207002442	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	2/7/2013 02:07 PM
OTHER DISTURBANCE	LLV130207002396	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/7/2013 01:58 PM
AUTO BURGLARY	LLV130207001421	300 BLOCK NORLEN ST	Las Vegas Metro Police	2/7/2013 09:53 AM
OTHER DISTURBANCE	LLV130206001671	600 BLOCK SHADOW LN	Las Vegas Metro Police	2/6/2013 10:24 AM
OTHER DISTURBANCE	LLV130206001377	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	2/6/2013 09:07 AM
OTHER DISTURBANCE	LLV130205002488	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	2/5/2013 02:09 PM
ROBBERY	LLV130205002025	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	2/5/2013 12:15 PM
OTHER DISTURBANCE	LLV130205001611	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	2/5/2013 10:31 AM
BURGLARY	LLV130204000358	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	2/4/2013 02:35 AM
ASSAULT/BATTERY	LLV130203003697	800 BLOCK ROSE ST	Las Vegas Metro Police	2/3/2013 09:40 PM

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	OTHER DISTURBANCE	LLV130201004243	800 BLOCK S RANCHO DR	Las Vegas Metro Police	2/1/2013 10:04 PM
	OTHER DISTURBANCE	LLV130131003390	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/31/2013 06:22 PM
	BURGLARY	LLV130131001107	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/31/2013 08:44 AM
	BURGLARY	LLV130131000415	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/31/2013 03:13 AM
	BURGLARY	LLV130130003720	300 BLOCK ARNOLD ST	Las Vegas Metro Police	1/30/2013 07:22 PM
	RECOVERED MOTOR VEHI	LLV130130003549	300 BLOCK ARNOLD ST	Las Vegas Metro Police	1/30/2013 06:40 PM
	ASSAULT/BATTERY	LLV130130002418	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/30/2013 02:13 PM
	OTHER DISTURBANCE	LLV130130000578	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/30/2013 05:23 AM
	ROBBERY	LLV130130000529	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	1/30/2013 04:52 AM
	BURGLARY	LLV130129002392	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/29/2013 02:15 PM
	OTHER DISTURBANCE	LLV130128003782	1500 BLOCK PINTO LN	Las Vegas Metro Police	1/28/2013 08:11 PM
	OTHER DISTURBANCE	LLV130128000068	1600 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/28/2013 12:21 AM
	OTHER DISTURBANCE	LLV130127002953	800 BLOCK S RANCHO DR	Las Vegas Metro Police	1/27/2013 05:53 PM
	RECOVERED MOTOR VEHI	LLV130127002053	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/27/2013 01:36 PM
	BURGLARY	LLV130127001890	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/27/2013 12:38 PM
	OTHER DISTURBANCE	LLV130127001023	600 BLOCK S RANCHO DR	Las Vegas Metro Police	1/27/2013 07:35 AM
	OTHER DISTURBANCE	LLV130127000827	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/27/2013 05:21 AM
	MALICIOUS DESTRUCTIO	LLV130126002107	2700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/26/2013 01:29 PM
	AUTO BURGLARY	LLV130125000747	3000 BLOCK ASHBY AVE	Las Vegas Metro Police	1/25/2013 05:28 AM
	BURGLARY	LLV130125000654	1700 BLOCK CRYSTAL ANN AVE	Las Vegas Metro Police	1/25/2013 04:33 AM
	OTHER DISTURBANCE	LLV130124000448	300 BLOCK N RANCHO DR	Las Vegas Metro Police	1/24/2013 03:28 AM
	OTHER DISTURBANCE	LLV130123000320	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/23/2013 02:27 AM
	OTHER DISTURBANCE	LLV130121002878	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/21/2013 05:40 PM
	STOLEN MOTOR VEHICLE	LLV130121002799	W CHARLESTON BLVD&WESTWOOD DR	Las Vegas Metro Police	1/21/2013 05:13 PM
	OTHER DISTURBANCE	LLV130121001906	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/21/2013 01:20 PM
	OTHER DISTURBANCE	LLV130121001598	1700 BLOCK ALTA DR	Las Vegas Metro Police	1/21/2013 11:37 AM

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STOLEN MOTOR VEHICLE	LLV130121001580	600 BLOCK DESERT LN	Las Vegas Metro Police	1/21/2013 11:29 AM
ASSAULT/BATTERY	LLV130120004139	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/20/2013 11:50 PM
OTHER DISTURBANCE	LLV130120002804	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/20/2013 05:11 PM
OTHER DISTURBANCE	LLV130120001729	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	1/20/2013 11:34 AM
OTHER DISTURBANCE	LLV130117002385	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	1/17/2013 02:01 PM
OTHER DISTURBANCE	LLV130117002331	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/17/2013 01:49 PM
OTHER DISTURBANCE	LLV130117002025	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/17/2013 12:43 PM
OTHER DISTURBANCE	LLV130117001572	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/17/2013 10:41 AM
OTHER DISTURBANCE	LLV130114002816	100 BLOCK SHADOW LN	Las Vegas Metro Police	1/14/2013 04:28 PM
STOLEN MOTOR VEHICLE	LLV130114002700	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/14/2013 03:50 PM
OTHER DISTURBANCE	LLV130113003084	100 BLOCK SHADOW LN	Las Vegas Metro Police	1/13/2013 07:45 PM
OTHER DISTURBANCE	LLV130113000634	200 BLOCK SHADOW LN	Las Vegas Metro Police	1/13/2013 04:07 AM
STOLEN MOTOR VEHICLE	LLV130112002718	900 BLOCK DESERT LN	Las Vegas Metro Police	1/12/2013 05:23 PM
BURGLARY	LLV130112002260	2500 BLOCK DRIFTWOOD DR	Las Vegas Metro Police	1/12/2013 03:11 PM
BURGLARY	LLV130112002065	200 BLOCK DALMATIAN LN	Las Vegas Metro Police	1/12/2013 02:21 PM
OTHER DISTURBANCE	LLV130112000804	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/12/2013 06:03 AM
BURGLARY	LLV130111001725	2900 BLOCK ALTA DR	Las Vegas Metro Police	1/11/2013 11:09 AM
ASSAULT/BATTERY W/A	LLV130111000615	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/11/2013 04:54 AM
OTHER DISTURBANCE	LLV130110003973	1600 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/10/2013 08:48 PM
BURGLARY	LLV130110000854	1200 BLOCK PARK CIR	Las Vegas Metro Police	1/10/2013 07:26 AM
MALICIOUS DESTRUCTIO	LLV130107003658	2000 BLOCK GOLDRING AVE	Las Vegas Metro Police	1/7/2013 07:24 PM
OTHER DISTURBANCE	LLV130107002724	2900 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/7/2013 03:17 PM
BURGLARY	LLV130107000675	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	1/7/2013 05:58 AM
STOLEN MOTOR VEHICLE	LLV130106001875	0 BLOCK JADE CIR	Las Vegas Metro Police	1/6/2013 12:53 PM
PERSON WITH A GUN	LLV130106001778	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	1/6/2013 12:18 PM
BURGLARY	LLV130105003176	600 BLOCK S RANCHO DR	Las Vegas Metro	1/5/2013 05:52 PM

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	MALICIOUS DESTRUCTIO	LLV130105001799	2300 BLOCK LLEWELLYN DR	Police Las Vegas Metro Police	1/5/2013 11:57 AM
	RECOVERED MOTOR VEHI	LLV130105000698	1700 BLOCK ALTA DR	Las Vegas Metro Police	1/5/2013 03:55 AM
	OTHER DISTURBANCE	LLV130104003569	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/4/2013 06:37 PM
	STOLEN MOTOR VEHICLE	LLV130104003572	1500 BLOCK PINTO LN	Las Vegas Metro Police	1/4/2013 06:34 PM
	BURGLARY	LLV130104002969	200 BLOCK BENT SUNFLOWER CT	Las Vegas Metro Police	1/4/2013 04:28 PM
	OTHER DISTURBANCE	LLV130104001770	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	1/4/2013 11:31 AM
	OTHER DISTURBANCE	LLV130104000933	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/4/2013 07:15 AM
	OTHER DISTURBANCE	LLV130103003248	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/3/2013 05:41 PM
	AUTO BURGLARY	LLV130103001530	2700 BLOCK PINTO LN	Las Vegas Metro Police	1/3/2013 10:18 AM
	OTHER DISTURBANCE	LLV130102002933	2000 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/2/2013 03:25 PM
	OTHER DISTURBANCE	LLV130102002551	700 BLOCK RANCHO CIR	Las Vegas Metro Police	1/2/2013 02:04 PM
	AUTO BURGLARY	LLV130102001138	100 BLOCK AZALEA CIR	Las Vegas Metro Police	1/2/2013 08:29 AM
	STOLEN MOTOR VEHICLE	LLV130101002957	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/1/2013 02:16 PM
	ASSAULT/BATTERY	LLV130101001359	600 BLOCK SHADOW LN	Las Vegas Metro Police	1/1/2013 05:11 AM
	OTHER DISTURBANCE	LLV130101000167	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	1/1/2013 12:21 AM
	FIGHT	LLV121231003775	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/31/2012 08:38 PM
	OTHER DISTURBANCE	LLV121230003758	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	12/30/2012 08:40 PM
	ASSAULT/BATTERY	LLV121230001535	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/30/2012 09:32 AM
	BURGLARY	LLV121230000320	500 BLOCK S RANCHO DR	Las Vegas Metro Police	12/30/2012 01:28 AM
	OTHER DISTURBANCE	LLV121229002087	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	12/29/2012 12:45 PM
	RECOVERED MOTOR VEHI	LLV121228001884	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	12/28/2012 11:29 AM
	OTHER DISTURBANCE	LLV121227001676	700 BLOCK S TONOPAH DR	Las Vegas Metro Police	12/27/2012 11:51 AM
	RECOVERED MOTOR VEHI	LLV121227000363	2000 BLOCK GOLDRING AVE	Las Vegas Metro Police	12/27/2012 02:40 AM
	BURGLARY	LLV121226001630	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/26/2012 11:51 AM
	OTHER DISTURBANCE	LLV121226001479	500 BLOCK DESERT LN	Las Vegas Metro Police	12/26/2012 11:16 AM
	OTHER DISTURBANCE	LLV121226001190	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/26/2012 09:55 AM

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BURGLARY	LLV121226001028	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/26/2012 09:06 AM
MALICIOUS DESTRUCTIO	LLV121226001024	1000 BLOCK S RANCHO DR	Las Vegas Metro Police	12/26/2012 09:04 AM
BURGLARY	LLV121226001003	200 BLOCK RAMSEY ST	Las Vegas Metro Police	12/26/2012 08:56 AM
BURGLARY	LLV121226000795	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	12/26/2012 07:53 AM
BURGLARY	LLV121224002525	2700 BLOCK PALOMINO LN	Las Vegas Metro Police	12/24/2012 04:20 PM
BURGLARY	LLV121223002972	600 BLOCK S RANCHO DR	Las Vegas Metro Police	12/23/2012 06:51 PM
ASSAULT/BATTERY W/A	LLV121223001807	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/23/2012 01:24 PM
ROBBERY	LLV121222003762	ALTA DR&S MARTIN L KING BLVD	Las Vegas Metro Police	12/22/2012 09:51 PM
MALICIOUS DESTRUCTIO	LLV121222003507	900 BLOCK S RANCHO DR	Las Vegas Metro Police	12/22/2012 08:39 PM
BURGLARY	LLV121222001621	1700 BLOCK BEARDEN DR	Las Vegas Metro Police	12/22/2012 11:31 AM
MALICIOUS DESTRUCTIO	LLV121222000616	600 BLOCK DESERT LN	Las Vegas Metro Police	12/22/2012 03:39 AM
OTHER DISTURBANCE	LLV121221003999	3100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/21/2012 06:59 PM
ASSAULT/BATTERY	LLV121221002099	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/21/2012 12:19 PM
BURGLARY	LLV121220004191	800 BLOCK S RANCHO DR	Las Vegas Metro Police	12/20/2012 11:16 PM
RECOVERED MOTOR VEHI	LLV121220003760	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/20/2012 08:51 PM
OTHER DISTURBANCE	LLV121220003130	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/20/2012 05:45 PM
OTHER DISTURBANCE	LLV121220002505	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/20/2012 03:29 PM
OTHER DISTURBANCE	LLV121220001318	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/20/2012 10:02 AM
OTHER DISTURBANCE	LLV121219002762	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	12/19/2012 03:25 PM
AUTO BURGLARY	LLV121219002321	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	12/19/2012 01:40 PM
OTHER DISTURBANCE	LLV121219001304	600 BLOCK DESERT LN	Las Vegas Metro Police	12/19/2012 09:12 AM
OTHER DISTURBANCE	LLV121218003793	800 BLOCK S RANCHO DR	Las Vegas Metro Police	12/18/2012 07:39 PM
ROBBERY	LLV121217004469	ALTA DR&SHADOW LN	Las Vegas Metro Police	12/17/2012 09:46 PM
ASSAULT/BATTERY	LLV121217001493	600 BLOCK SHADOW LN	Las Vegas Metro Police	12/17/2012 09:32 AM
STOLEN MOTOR VEHICLE	LLV121216003573	3200 BLOCK HASTINGS AVE	Las Vegas Metro Police	12/16/2012 09:40 PM
OTHER DISTURBANCE	LLV121216001883	500 BLOCK DESERT LN	Las Vegas Metro Police	12/16/2012 01:05 PM

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	OTHER DISTURBANCE	LLV121215002223	W CHARLESTON BLVD&SHADOW LN	Las Vegas Metro Police	12/15/2012 02:32 PM
	STOLEN MOTOR VEHICLE	LLV121215001120	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/15/2012 08:01 AM
	ASSAULT/BATTERY	LLV121215000622	2000 BLOCK DENBY AVE	Las Vegas Metro Police	12/15/2012 03:42 AM
	ASSAULT/BATTERY	LLV121214003256	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	12/14/2012 05:28 PM
	STOLEN MOTOR VEHICLE	LLV121214001096	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/14/2012 08:58 AM
	ASSAULT/BATTERY W/A	LLV121214000159	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/14/2012 01:02 AM
	BURGLARY	LLV121211002897	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	12/11/2012 03:36 PM
	MALICIOUS DESTRUCTIO	LLV121211001947	400 BLOCK SHADOW LN	Las Vegas Metro Police	12/11/2012 12:06 PM
	OTHER DISTURBANCE	LLV121211001626	300 BLOCK N RANCHO DR	Las Vegas Metro Police	12/11/2012 10:39 AM
	ASSAULT/BATTERY	LLV121211001578	400 BLOCK SHADOW LN	Las Vegas Metro Police	12/11/2012 10:25 AM
	OTHER DISTURBANCE	LLV121211001285	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	12/11/2012 09:12 AM
	BURGLARY	LLV121211001056	200 BLOCK RANCHO VISTA DR	Las Vegas Metro Police	12/11/2012 08:19 AM
	MALICIOUS DESTRUCTIO	LLV121209003576	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	12/9/2012 09:20 PM
	MALICIOUS DESTRUCTIO	LLV121209002434	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/9/2012 04:18 PM
	ASSAULT/BATTERY	LLV121209001675	800 BLOCK DESERT LN	Las Vegas Metro Police	12/9/2012 11:58 AM
	OTHER DISTURBANCE	LLV121208001755	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/8/2012 11:36 AM
	BURGLARY	LLV121208001285	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/8/2012 08:51 AM
	OTHER DISTURBANCE	LLV121208000513	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/8/2012 02:50 AM
	STOLEN MOTOR VEHICLE	LLV121207003739	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	12/7/2012 07:17 PM
	OTHER DISTURBANCE	LLV121207002166	200 BLOCK ALEXANDER DARIUS CT	Las Vegas Metro Police	12/7/2012 01:22 PM
	STOLEN MOTOR VEHICLE	LLV121207002042	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	12/7/2012 12:47 PM
	BURGLARY	LLV121207000862	200 BLOCK ALEXANDER DARIUS CT	Las Vegas Metro Police	12/7/2012 06:55 AM
	ASSAULT/BATTERY	LLV121206003891	300 BLOCK LACY LN	Las Vegas Metro Police	12/6/2012 08:23 PM
	ASSAULT/BATTERY	LLV121206001638	1700 BLOCK ALTA DR	Las Vegas Metro Police	12/6/2012 10:34 AM
	ASSAULT/BATTERY W/OT	LLV121205004114	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	12/5/2012 09:02 PM
	MALICIOUS DESTRUCTIO	LLV121205003982	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	12/5/2012 08:21 PM

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RECOVERED MOTOR VEHI	LLV121205003902	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	12/5/2012 08:02 PM
MALICIOUS DESTRUCTIO	LLV121204003622	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	12/4/2012 06:55 PM
OTHER DISTURBANCE	LLV121204001316	800 BLOCK LACY LN	Las Vegas Metro Police	12/4/2012 09:32 AM
PERSON WITH A GUN	LLV121203000558	700 BLOCK DESERT LN	Las Vegas Metro Police	12/3/2012 03:47 AM
OTHER DISTURBANCE	LLV121203000258	600 BLOCK SHADOW LN	Las Vegas Metro Police	12/3/2012 01:21 AM
OTHER DISTURBANCE	LLV121202000927	2000 BLOCK PALOMINO LN	Las Vegas Metro Police	12/2/2012 07:19 AM
OTHER DISTURBANCE	LLV121201004518	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	12/1/2012 11:51 PM
OTHER DISTURBANCE	LLV121201000619	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	12/1/2012 03:09 AM
STOLEN MOTOR VEHICLE	LLV121130002610	1900 BLOCK SUNLAND AVE	Las Vegas Metro Police	11/30/2012 03:40 PM
OTHER DISTURBANCE	LLV121130002327	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/30/2012 02:37 PM
OTHER DISTURBANCE	LLV121130001930	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/30/2012 12:55 PM
OTHER DISTURBANCE	LLV121128002452	300 BLOCK N RANCHO DR	Las Vegas Metro Police	11/28/2012 02:32 PM
BURGLARY	LLV121128000651	600 BLOCK S RANCHO DR	Las Vegas Metro Police	11/28/2012 05:28 AM
OTHER DISTURBANCE	LLV121127002923	1600 BLOCK ALTA DR	Las Vegas Metro Police	11/27/2012 04:45 PM
BURGLARY	LLV121127002188	800 BLOCK SHETLAND RD	Las Vegas Metro Police	11/27/2012 01:50 PM
ROBBERY	LLV121127001018	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/27/2012 08:14 AM
OTHER DISTURBANCE	LLV121127000472	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/27/2012 03:51 AM
ASSAULT/BATTERY	LLV121126004345	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/26/2012 10:41 PM
BURGLARY	LLV121126003807	600 BLOCK S RANCHO DR	Las Vegas Metro Police	11/26/2012 08:13 PM
OTHER DISTURBANCE	LLV121126000502	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/26/2012 03:39 AM
OTHER DISTURBANCE	LLV121124002725	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/24/2012 03:27 PM
FIGHT	LLV121124002351	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	11/24/2012 01:45 PM
OTHER DISTURBANCE	LLV121122001724	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	11/22/2012 01:49 PM
OTHER DISTURBANCE	LLV121121003472	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/21/2012 06:01 PM
OTHER DISTURBANCE	LLV121121000751	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	11/21/2012 06:08 AM

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RECOVERED MOTOR VEHI	LLV121120002768	DESERT LN&HASTINGS AVE	Las Vegas Metro Police	11/20/2012 03:30 PM
BURGLARY	LLV121119001919	200 BLOCK DESERT VIEW ST	Las Vegas Metro Police	11/19/2012 12:49 PM
OTHER DISTURBANCE	LLV121118003720	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/18/2012 10:29 PM
AUTO BURGLARY	LLV121118001526	800 BLOCK S RANCHO DR	Las Vegas Metro Police	11/18/2012 11:08 AM
STOLEN MOTOR VEHICLE	LLV121118000946	1700 BLOCK ALTA DR	Las Vegas Metro Police	11/18/2012 07:32 AM
MALICIOUS DESTRUCTIO	LLV121118000874	2400 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/18/2012 06:39 AM
OTHER DISTURBANCE	LLV121118000382	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/18/2012 02:12 AM
OTHER DISTURBANCE	LLV121118000075	2500 BLOCK MASON AVE	Las Vegas Metro Police	11/18/2012 12:24 AM
OTHER DISTURBANCE	LLV121117001970	ALTA DR&S MARTIN L KING BLVD	Las Vegas Metro Police	11/17/2012 01:08 PM
OTHER DISTURBANCE	LLV121116001302	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/16/2012 09:06 AM
AUTO BURGLARY	LLV121116000381	300 BLOCK N RANCHO DR	Las Vegas Metro Police	11/16/2012 02:13 AM
OTHER DISTURBANCE	LLV121115003279	2900 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/15/2012 04:45 PM
STOLEN MOTOR VEHICLE	LLV121113003593	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/13/2012 06:56 PM
RECOVERED MOTOR VEHI	LLV121113001886	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/13/2012 12:53 PM
OTHER DISTURBANCE	LLV121113001832	0 BLOCK AMBER CIR	Las Vegas Metro Police	11/13/2012 12:37 PM
MALICIOUS DESTRUCTIO	LLV121112002547	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/12/2012 04:04 PM
RECOVERED MOTOR VEHI	LLV121112001164	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/12/2012 09:12 AM
OTHER DISTURBANCE	LLV121111003572	500 BLOCK DESERT LN	Las Vegas Metro Police	11/11/2012 08:50 PM
OTHER DISTURBANCE	LLV121111003126	500 BLOCK DESERT LN	Las Vegas Metro Police	11/11/2012 06:28 PM
OTHER DISTURBANCE	LLV121111002096	2800 BLOCK COWAN CIR	Las Vegas Metro Police	11/11/2012 01:45 PM
ROBBERY	LLV121109001474	800 BLOCK SHADOW LN	Las Vegas Metro Police	11/9/2012 09:34 AM
OTHER DISTURBANCE	LLV121109001257	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/9/2012 08:30 AM
OTHER DISTURBANCE	LLV121108001157	800 BLOCK LACY LN	Las Vegas Metro Police	11/8/2012 08:39 AM
MALICIOUS DESTRUCTIO	LLV121107002984	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/7/2012 04:15 PM
MALICIOUS DESTRUCTIO	LLV121107002421	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	11/7/2012 02:04 PM
OTHER DISTURBANCE	LLV121106003437	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	11/6/2012 05:57 PM

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	BURGLARY	LLV121105004476	0 BLOCK ZIRCON CIR	Las Vegas Metro Police	11/5/2012 11:03 PM
	BURGLARY	LLV121105002215	700 BLOCK CAMPBELL DR	Las Vegas Metro Police	11/5/2012 01:38 PM
	OTHER DISTURBANCE	LLV121105001664	600 BLOCK SHADOW LN	Las Vegas Metro Police	11/5/2012 11:12 AM
	OTHER DISTURBANCE	LLV121105000617	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/5/2012 05:15 AM
	OTHER DISTURBANCE	LLV121105000460	800 BLOCK S RANCHO DR	Las Vegas Metro Police	11/5/2012 03:39 AM
	OTHER DISTURBANCE	LLV121104004080	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/4/2012 09:38 PM
	BURGLARY	LLV121103004302	3100 BLOCK SKIPWORTH DR	Las Vegas Metro Police	11/3/2012 09:58 PM
	BURGLARY	LLV121102002078	1700 BLOCK CRYSTAL ANN AVE	Las Vegas Metro Police	11/2/2012 01:52 PM
	BURGLARY	LLV121102001751	2200 BLOCK FRONTIER AVE	Las Vegas Metro Police	11/2/2012 12:07 PM
	OTHER DISTURBANCE	LLV121102001113	1500 BLOCK PINTO LN	Las Vegas Metro Police	11/2/2012 08:37 AM
	MALICIOUS DESTRUCTIO	LLV121101003700	700 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	11/1/2012 06:55 PM
	OTHER DISTURBANCE	LLV121101001571	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	11/1/2012 10:06 AM
	OTHER DISTURBANCE	LLV121031002249	1700 BLOCK BEARDEN DR	Las Vegas Metro Police	10/31/2012 02:02 PM
	RECOVERED MOTOR VEHI	LLV121031001243	ALTA DR&CAMPBELL DR	Las Vegas Metro Police	10/31/2012 09:29 AM
	OTHER DISTURBANCE	LLV121030002455	800 BLOCK S RANCHO DR	Las Vegas Metro Police	10/30/2012 02:09 PM
	OTHER DISTURBANCE	LLV121029002336	600 BLOCK S RANCHO DR	Las Vegas Metro Police	10/29/2012 01:47 PM
	ASSAULT/BATTERY W/OT	LLV121029001090	W CHARLESTON BLVD&S RANCHO DR	Las Vegas Metro Police	10/29/2012 08:24 AM
	OTHER DISTURBANCE	LLV121029000766	300 BLOCK N RANCHO DR	Las Vegas Metro Police	10/29/2012 05:52 AM
SC	INDECENT EXPOSURE	LLV121028004288	600 BLOCK SHADOW LN	Las Vegas Metro Police	10/28/2012 10:49 PM
	OTHER DISTURBANCE	LLV121028003087	800 BLOCK S RANCHO DR	Las Vegas Metro Police	10/28/2012 05:16 PM
	OTHER DISTURBANCE	LLV121028001902	500 BLOCK N RANCHO DR	Las Vegas Metro Police	10/28/2012 11:14 AM
	ASSAULT/BATTERY	LLV121027003241	500 BLOCK DESERT LN	Las Vegas Metro Police	10/27/2012 05:01 PM
	BURGLARY	LLV121027001879	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/27/2012 10:25 AM
	MALICIOUS DESTRUCTIO	LLV121027001086	800 BLOCK S RANCHO DR	Las Vegas Metro Police	10/27/2012 05:06 AM
	MALICIOUS DESTRUCTIO	LLV121027000211	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/27/2012 12:42 AM
	BURGLARY	LLV121026001040	800 BLOCK S RANCHO DR	Las Vegas Metro Police	10/26/2012 06:23 AM
	OTHER DISTURBANCE	LLV121025001682	2900 BLOCK W CHARLESTON BLVD	Las Vegas Metro	10/25/2012 10:48 AM

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				Police	
	RECOVERED MOTOR VEHI	LLV121025000216	TONOPAH/RANCHO	Las Vegas Metro Police	10/25/2012 01:17 AM
	OTHER DISTURBANCE	LLV121024000065	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/24/2012 12:26 AM
	ASSAULT/BATTERY	LLV121022002096	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/22/2012 12:39 PM
	OTHER DISTURBANCE	LLV121022001736	1700 BLOCK ALTA DR	Las Vegas Metro Police	10/22/2012 11:05 AM
	ASSAULT/BATTERY	LLV121021003103	TROPICANA/JONES	Las Vegas Metro Police	10/21/2012 06:35 PM
	OTHER DISTURBANCE	LLV121021002225	500 BLOCK N RANCHO DR	Las Vegas Metro Police	10/21/2012 02:59 PM
	OTHER DISTURBANCE	LLV121021002107	600 BLOCK N RANCHO DR	Las Vegas Metro Police	10/21/2012 02:18 PM
	OTHER DISTURBANCE	LLV121020000021	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/20/2012 12:03 AM
	BURGLARY	LLV121019003030	400 BLOCK DELAMAR ST	Las Vegas Metro Police	10/19/2012 05:17 PM
	STOLEN MOTOR VEHICLE	LLV121019002686	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	10/19/2012 03:55 PM
	OTHER DISTURBANCE	LLV121019000879	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/19/2012 07:14 AM
	ASSAULT/BATTERY	LLV121018002926	600 BLOCK SHADOW LN	Las Vegas Metro Police	10/18/2012 04:11 PM
	OTHER DISTURBANCE	LLV121018002267	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	10/18/2012 01:53 PM
	MALICIOUS DESTRUCTIO	LLV121018001980	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/18/2012 12:35 PM
	OTHER DISTURBANCE	LLV121017002575	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	10/17/2012 01:58 PM
	BURGLARY	LLV121016003617	1200 BLOCK STRONG DR	Las Vegas Metro Police	10/16/2012 06:12 PM
	OTHER DISTURBANCE	LLV121016002370	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/16/2012 01:30 PM
	OTHER DISTURBANCE	LLV121015001142	800 BLOCK S RANCHO DR	Las Vegas Metro Police	10/15/2012 08:32 AM
	OTHER DISTURBANCE	LLV121014001032	600 BLOCK SHADOW LN	Las Vegas Metro Police	10/14/2012 07:23 AM
	OTHER DISTURBANCE	LLV121014000326	200 BLOCK DALMATIAN LN	Las Vegas Metro Police	10/14/2012 01:29 AM
	RECOVERED MOTOR VEHI	LLV121013004541	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	10/13/2012 10:25 PM
	OTHER DISTURBANCE	LLV121013003023	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/13/2012 04:30 PM
	MALICIOUS DESTRUCTIO	LLV121013000549	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/13/2012 02:39 AM
	MALICIOUS DESTRUCTIO	LLV121012002082	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/12/2012 12:41 PM
	STOLEN MOTOR VEHICLE	LLV121011003285	600 BLOCK SHADOW LN	Las Vegas Metro Police	10/11/2012 05:18 PM
	OTHER DISTURBANCE	LLV121011002842	2400 BLOCK SHERMAN PL	Las Vegas Metro	10/11/2012 03:36 PM

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				Police	
	OTHER DISTURBANCE	LLV121011001780	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/11/2012 11:12 AM
	OTHER DISTURBANCE	LLV121010002908	2300 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/10/2012 03:48 PM
	OTHER DISTURBANCE	LLV121010001928	2400 BLOCK W BONANZA RD	Las Vegas Metro Police	10/10/2012 11:55 AM
	STOLEN MOTOR VEHICLE	LLV121010001112	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/10/2012 08:20 AM
	OTHER DISTURBANCE	LLV121010000319	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/10/2012 02:12 AM
	OTHER DISTURBANCE	LLV121009001559	600 BLOCK DESERT LN	Las Vegas Metro Police	10/9/2012 10:26 AM
	ASSAULT/BATTERY	LLV121008002424	BELROSE ST&W BONANZA RD	Las Vegas Metro Police	10/8/2012 02:20 PM
	MALICIOUS DESTRUCTIO	LLV121008002174	500 BLOCK S TONOPAH DR	Las Vegas Metro Police	10/8/2012 01:07 PM
	OTHER DISTURBANCE	LLV121008001943	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/8/2012 12:05 PM
	ROBBERY	LLV121008001318	PINTO LN&SHADOW LN	Las Vegas Metro Police	10/8/2012 09:14 AM
	OTHER DISTURBANCE	LLV121008001160	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/8/2012 08:28 AM
	OTHER DISTURBANCE	LLV121008001040	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/8/2012 07:53 AM
	JUVENILE DISTURBANCE	LLV121008000282	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	10/8/2012 01:44 AM
	OTHER DISTURBANCE	LLV121006004241	1500 BLOCK PINTO LN	Las Vegas Metro Police	10/6/2012 09:45 PM
	ASSAULT/BATTERY	LLV121006002435	600 BLOCK SHADOW LN	Las Vegas Metro Police	10/6/2012 02:40 PM
	MALICIOUS DESTRUCTIO	LLV121005003664	2600 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/5/2012 07:10 PM
	BURGLARY	LLV121005002717	2400 BLOCK SHERMAN PL	Las Vegas Metro Police	10/5/2012 03:27 PM
	AUTO BURGLARY	LLV121004002624	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/4/2012 03:09 PM
	AUTO BURGLARY	LLV121004001489	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/4/2012 10:10 AM
	STOLEN MOTOR VEHICLE	LLV121003003558	600 BLOCK S TONOPAH DR	Las Vegas Metro Police	10/3/2012 06:02 PM
	OTHER DISTURBANCE	LLV121003002195	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/3/2012 01:21 PM
	OTHER DISTURBANCE	LLV121003002122	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/3/2012 01:09 PM
	PERSON WITH A GUN	LLV121003000172	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/3/2012 01:18 AM
	MALICIOUS DESTRUCTIO	LLV121002003807	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/2/2012 07:11 PM
	OTHER DISTURBANCE	LLV121002002961	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	10/2/2012 03:43 PM
				Las Vegas Metro	

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OTHER DISTURBANCE	LLV121002002420	3200 BLOCK W CHARLESTON BLVD	Police	10/2/2012 01:40 PM
BURGLARY	LLV121002001387	2700 BLOCK PALOMINO LN	Las Vegas Metro Police	10/2/2012 09:38 AM
BURGLARY	LLV121002001305	1700 BLOCK ALTA DR	Las Vegas Metro Police	10/2/2012 09:18 AM
OTHER DISTURBANCE	LLV121001004607	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/1/2012 11:31 PM
OTHER DISTURBANCE	LLV121001002191	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	10/1/2012 12:56 PM
OTHER DISTURBANCE	LLV120930002665	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/30/2012 05:17 PM
AUTO BURGLARY	LLV120930002343	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/30/2012 03:49 PM
AUTO BURGLARY	LLV120930001687	1900 BLOCK SUNLAND AVE	Las Vegas Metro Police	9/30/2012 12:11 PM
JUVENILE DISTURBANCE	LLV120930001491	200 BLOCK BENT SUNFLOWER CT	Las Vegas Metro Police	9/30/2012 10:51 AM
OTHER DISTURBANCE	LLV120930000767	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/30/2012 05:19 AM
ASSAULT/BATTERY	LLV120929004587	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/29/2012 10:55 PM
OTHER DISTURBANCE	LLV120929003156	2200 BLOCK W MESQUITE AVE	Las Vegas Metro Police	9/29/2012 05:07 PM
AUTO BURGLARY	LLV120929002411	1900 BLOCK EMBREY AVE	Las Vegas Metro Police	9/29/2012 01:53 PM
OTHER DISTURBANCE	LLV120929001911	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/29/2012 11:15 AM
OTHER DISTURBANCE	LLV120929000984	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/29/2012 05:48 AM
BURGLARY	LLV120928002214	500 BLOCK RANCHO CIR	Las Vegas Metro Police	9/28/2012 01:34 PM
BURGLARY	LLV120927004772	600 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/27/2012 11:49 PM
BURGLARY	LLV120927003398	2200 BLOCK EDGEWOOD AVE	Las Vegas Metro Police	9/27/2012 05:42 PM
MALICIOUS DESTRUCTIO	LLV120927002936	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/27/2012 03:57 PM
STOLEN MOTOR VEHICLE	LLV120927001661	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/27/2012 10:22 AM
BURGLARY	LLV120926003514	300 BLOCK PARK WAY EAST	Las Vegas Metro Police	9/26/2012 05:46 PM
OTHER DISTURBANCE	LLV120926002721	300 BLOCK N RANCHO DR	Las Vegas Metro Police	9/26/2012 02:54 PM
MALICIOUS DESTRUCTIO	LLV120926002252	600 BLOCK S TONOPAH DR	Las Vegas Metro Police	9/26/2012 01:08 PM
OTHER DISTURBANCE	LLV120926001589	2900 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/26/2012 10:15 AM
ASSAULT/BATTERY	LLV120925001714	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/25/2012 11:24 AM
BURGLARY	LLV120924002869	1100 BLOCK PAHOR DR	Las Vegas Metro Police	9/24/2012 03:55 PM

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OTHER DISTURBANCE	LLV120924001668	600 BLOCK N RANCHO DR	Las Vegas Metro Police	9/24/2012 10:50 AM
OTHER DISTURBANCE	LLV120924001039	1700 BLOCK ALTA DR	Las Vegas Metro Police	9/24/2012 08:05 AM
AUTO BURGLARY	LLV120923002582	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/23/2012 03:55 PM
OTHER DISTURBANCE	LLV120923001196	1900 BLOCK COLLINS AVE	Las Vegas Metro Police	9/23/2012 08:16 AM
OTHER DISTURBANCE	LLV120923001122	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/23/2012 07:54 AM
OTHER DISTURBANCE	LLV120922004794	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/22/2012 10:54 PM
STOLEN MOTOR VEHICLE	LLV120922003820	1700 BLOCK ALTA DR	Las Vegas Metro Police	9/22/2012 07:49 PM
ASSAULT/BATTERY	LLV120922002074	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/22/2012 12:37 PM
BURGLARY	LLV120922001513	2000 BLOCK EDGEWOOD AVE	Las Vegas Metro Police	9/22/2012 09:40 AM
OTHER DISTURBANCE	LLV120922001033	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/22/2012 06:57 AM
OTHER DISTURBANCE	LLV120920001965	300 BLOCK N RANCHO DR	Las Vegas Metro Police	9/20/2012 12:47 PM
OTHER DISTURBANCE	LLV120920001817	3000 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/20/2012 12:02 PM
ROBBERY	LLV120920000357	ALTA DR&SHADOW LN	Las Vegas Metro Police	9/20/2012 02:28 AM
OTHER DISTURBANCE	LLV120919003759	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/19/2012 06:57 PM
BURGLARY	LLV120919001146	2800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/19/2012 08:52 AM
RECOVERED MOTOR VEHI	LLV120919001136	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/19/2012 08:51 AM
HOMICIDE	LLV120919000764	1700 BLOCK PINTO LN	Las Vegas Metro Police	9/19/2012 06:52 AM
OTHER DISTURBANCE	LLV120918002586	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/18/2012 02:34 PM
ASSAULT/BATTERY	LLV120918002024	3200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/18/2012 12:34 PM
BURGLARY	LLV120918001598	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/18/2012 10:46 AM
OTHER DISTURBANCE	LLV120918000722	1600 BLOCK PINTO LN	Las Vegas Metro Police	9/18/2012 05:47 AM
MALICIOUS DESTRUCTIO	LLV120917001839	600 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/17/2012 11:16 AM
OTHER DISTURBANCE	LLV120917001617	700 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/17/2012 10:13 AM
ASSAULT/BATTERY W/OT	LLV120916002025	W BONANZA RD&N RANCHO DR	Las Vegas Metro Police	9/16/2012 12:09 PM
OTHER DISTURBANCE	LLV120915002916	2700 BLOCK PALOMINO LN	Las Vegas Metro Police	9/15/2012 04:43 PM
ASSAULT/BATTERY	LLV120914002338	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/14/2012 01:57 PM

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	RECOVERED MOTOR VEHI	LLV120914001134	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/14/2012 08:35 AM
	OTHER DISTURBANCE	LLV120914000935	2200 BLOCK W BONANZA RD	Las Vegas Metro Police	9/14/2012 07:31 AM
	OTHER DISTURBANCE	LLV120914000063	1700 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/14/2012 12:23 AM
	OTHER DISTURBANCE	LLV120913004469	800 BLOCK DESERT LN	Las Vegas Metro Police	9/13/2012 10:46 PM
	OTHER DISTURBANCE	LLV120912003576	2600 BLOCK MASON AVE	Las Vegas Metro Police	9/12/2012 07:07 PM
	OTHER DISTURBANCE	LLV120911002008	2100 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/11/2012 11:24 AM
	ASSAULT/BATTERY	LLV120910003256	1800 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/10/2012 04:36 PM
	RECOVERED MOTOR VEHI	LLV120910001082	400 BLOCK S MARTIN L KING BLVD	Las Vegas Metro Police	9/10/2012 08:06 AM
	OTHER DISTURBANCE	LLV120909004168	600 BLOCK SHADOW LN	Las Vegas Metro Police	9/9/2012 10:36 PM
	OTHER DISTURBANCE	LLV120909001728	2200 BLOCK W CHARLESTON BLVD	Las Vegas Metro Police	9/9/2012 10:07 AM

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VAR-48858

EXHIBIT G

EDWARD M. BERNSTEIN, ESQ.
PATTI S. WISE, ESQ.
GARY W. CALL, ESQ.

EDWARD M. BERNSTEIN
& ASSOCIATES | ATTORNEYS AT LAW

DAVID M. MOORE, ESQ.
PATRICK A. ORME, ESQ.

January 20, 2012

To whom it may concern,

I am the owner of 2327 Alta Drive, the neighboring property (next door) to 2325 Alta Drive. I have been informed that the owner and prospective owner of said property are attempting to obtain a variance as to the height of their property's masonry front/side walls. I am not in opposition to said variance, in fact my own front/side walls were constructed pursuant to a similar variance.

In addition, I have reviewed the design plan of the proposed walls and feel that they (the walls) would not only comport with the general purpose and intent of zoning regulations, but that they would be consistent with the existing topographical/geological character of the surrounding neighborhood. The proposed variance would in no way be detrimental to the public welfare nor injurious to the property/improvements in the neighborhood or to the abutting property owners. I believe that these walls, as designed, would have a positive effect on all neighboring property values, as well as increase the security/safety of the petitioning homeowners.

Should you have any questions or comments regarding any of the above, please do not hesitate to contact me.

Edward M. Bernstein
2327 Alta Drive
Las Vegas, NV 89107

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ROBINSON & WOOD Fax:7023635101 Jan 20 2012 12:20pm P002/002

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EDWARD M. BERNSTEIN, ESQ.
PATTI S. WISE, ESQ.
GARY W. CALL, ESQ.

EDWARD M. BERNSTEIN
& ASSOCIATES | ATTORNEYS AT LAW

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2327 Alta Drive
Las Vegas, NV 89107

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VAR-48858

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

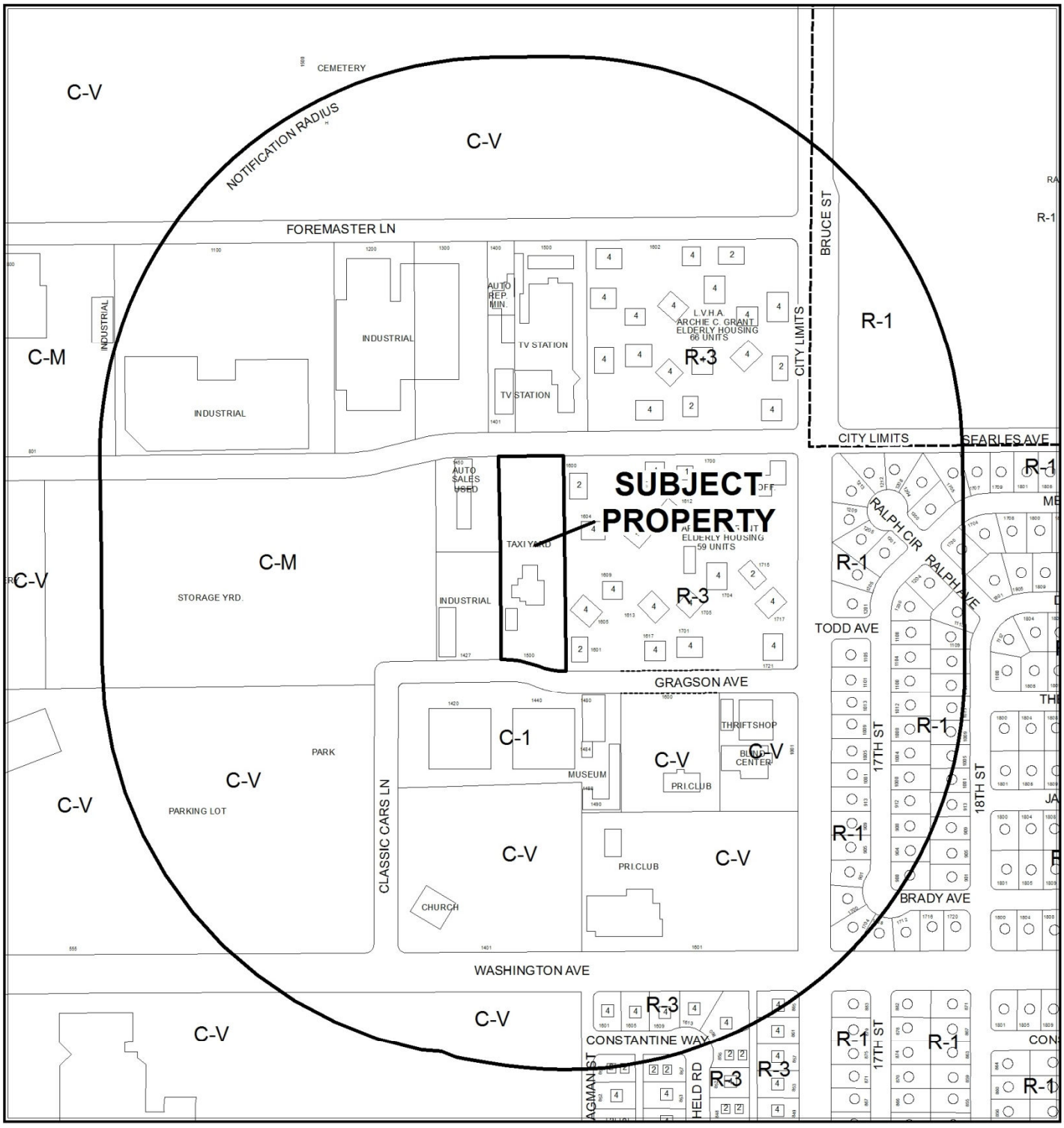
SUBJECT:
VAR-49041 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFF-SITE IMPROVEMENTS ALONG GRAGSON AVENUE on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) (PRJ-48698).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49041 and SDR-48917
2. Conditions and Staff Report - VAR-49041 and SDR-48917
3. Supporting Documentation
4. Photos - VAR-49041 and SDR-48917
5. Justification Letter - VAR-49041 and SDR-48917



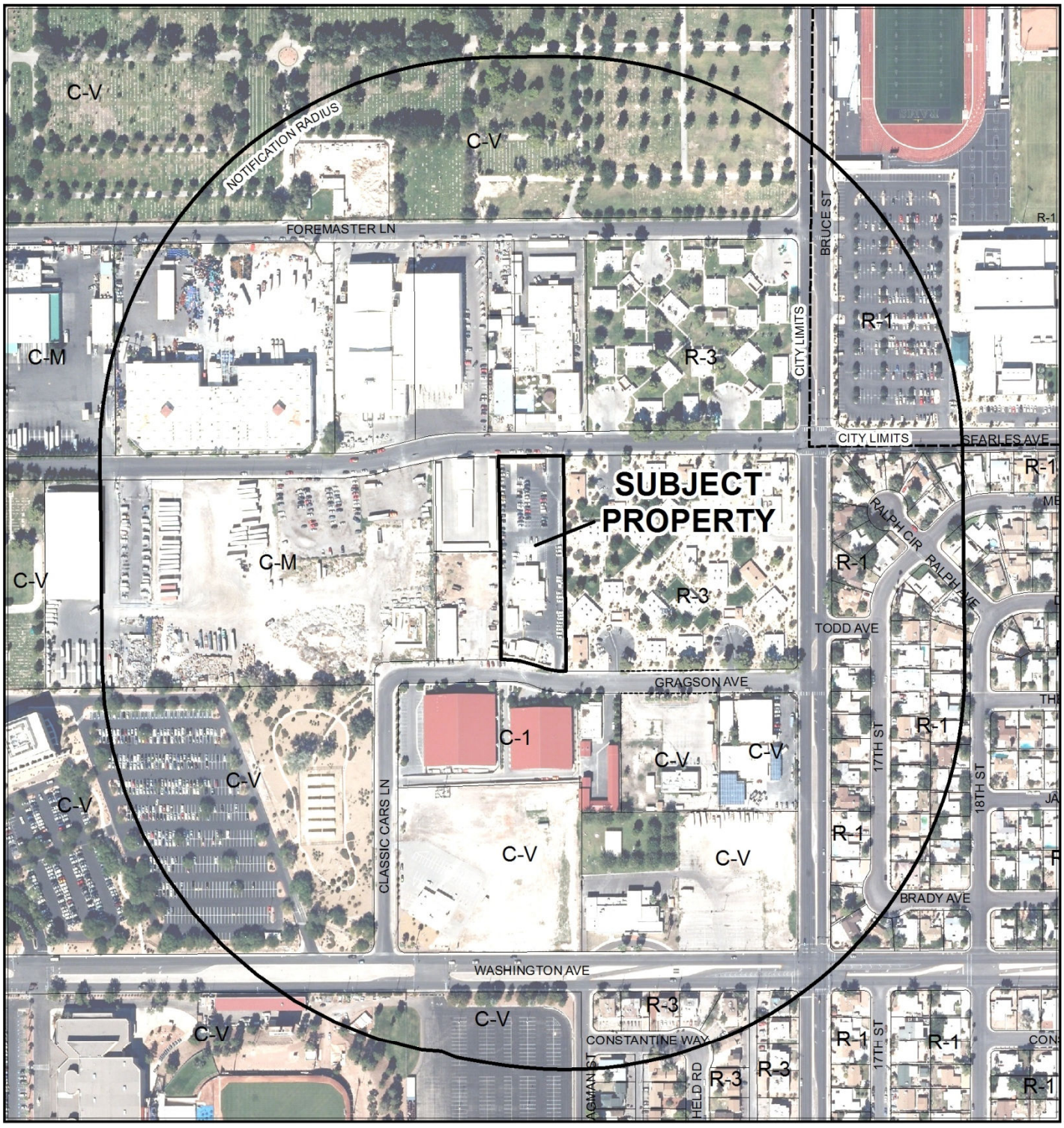
0 300 600 Feet

CASE: **VAR-49041 & SDR-48917 (PRJ-48698)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-49041 & SDR-48917 (PRJ-48698)**

RADIUS: 1000 FEET

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

N



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48917 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49041 - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,985 SQUARE-FOOT BUILDING TO BE USED FOR AUTO REPAIR AND STORAGE AND A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE ENTIRE EAST PERIMETER on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) (PRJ-48698).

MAY GO TO CITY COUNCIL ON 06/19/2013
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:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48917 APN: 139-26-201-004

Name of Property Owner: Four Fours, LLC

Name of Applicant: A Cab Taxi

Name of Representative: APTUS

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: _____ for FOUR FOURS, LLC

Print Name: CREIGHTON J NADY for FOUR FOURS, LLC

Subscribed and sworn before me

This 21st day of March, 2013

Diana L. Hansen

Notary Public in and for said County and State

DIANA L. HANSEN
Notary Public State of Nevada
No. 11-6244-1
My Appt. Exp. Sept. 29, 2015

PRJ-48698
04/03/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 1500 Searles Avenue

Project Name A Cab Taxi **Proposed Use** Taxi and Limo

Assessor's Parcel #(s) 139-26-201-004 **Ward #** 5 - Barlow

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

Commercial Square Footage 13,025 **Floor Area Ratio** n/a

Gross Acres 1.89 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Four Fours, LLC **Contact** C. Jay Nady

Address 1500 Searles **Phone:** (702) 277-1333 **Fax:**

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

E-mail Address cjnoui@yahoo.com

APPLICANT A Cab **Contact** C. Jay Nady

Address same as property owner **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE APTUS **Contact** Kristen Neuman

Address 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

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

E-mail Address kristen@aptusgroup.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* FOUR FOURS, LLC by C JAY NADY MMR

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

Print Name FOUR FOURS, LLC by CREIGHTON J NADY MMR

Subscribed and sworn before me

This 21st day of March, 20 13.

Diana L. Hansen

Notary Public in and for said County and State

DIANA L. HANSEN
Notary Public State of Nevada
No. 11-6244-1
My Appt. Exp. Sept. 29, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-48917
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-48698
04/03/13

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

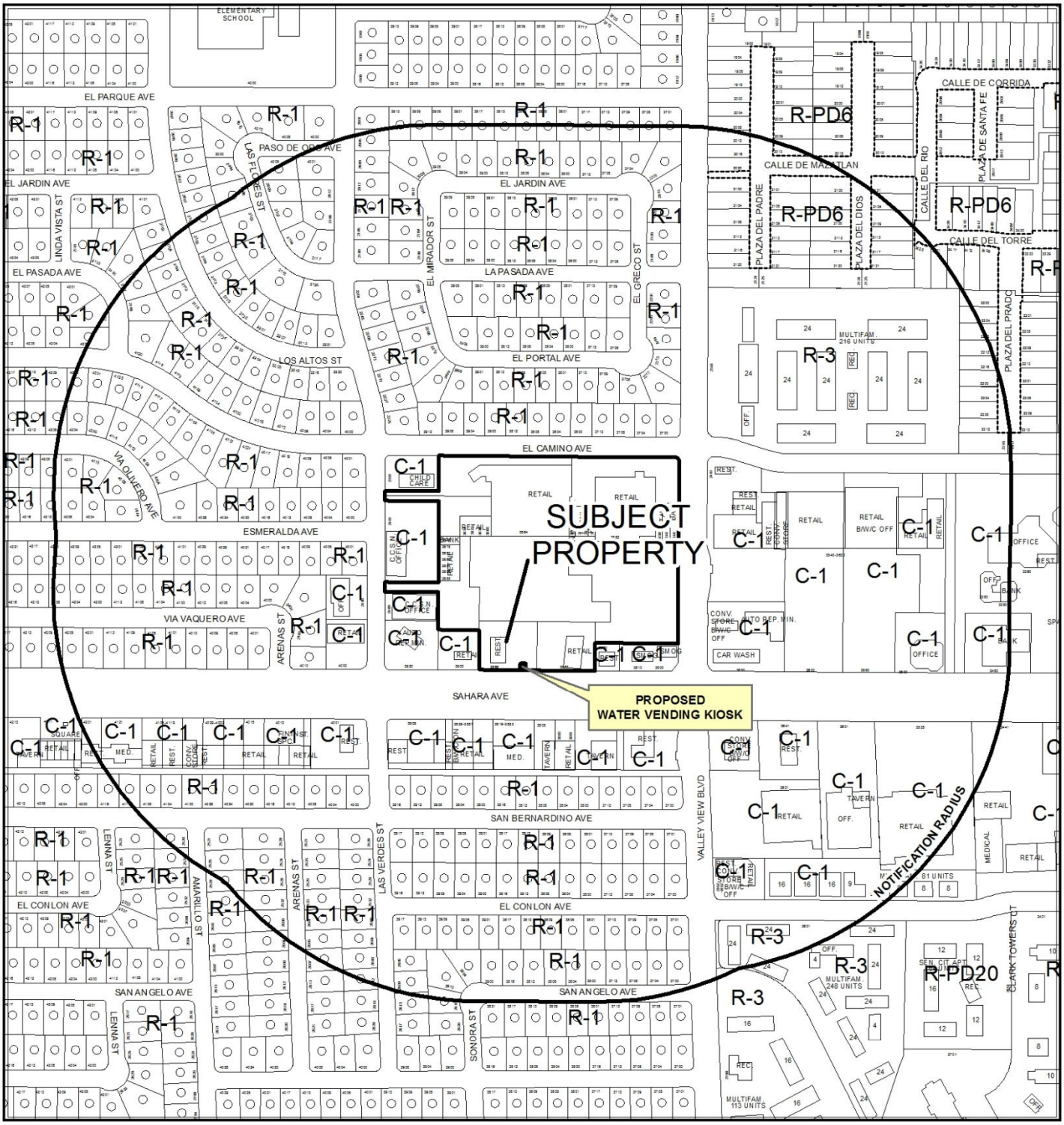
SUBJECT:
SUP-48636 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PARKING IMPAIRED SHOPPING CENTER WHERE TWO ADDITIONAL PARKING SPACES ARE PROPOSED TO BE REMOVED FOR A WATER VENDING KIOSK at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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:

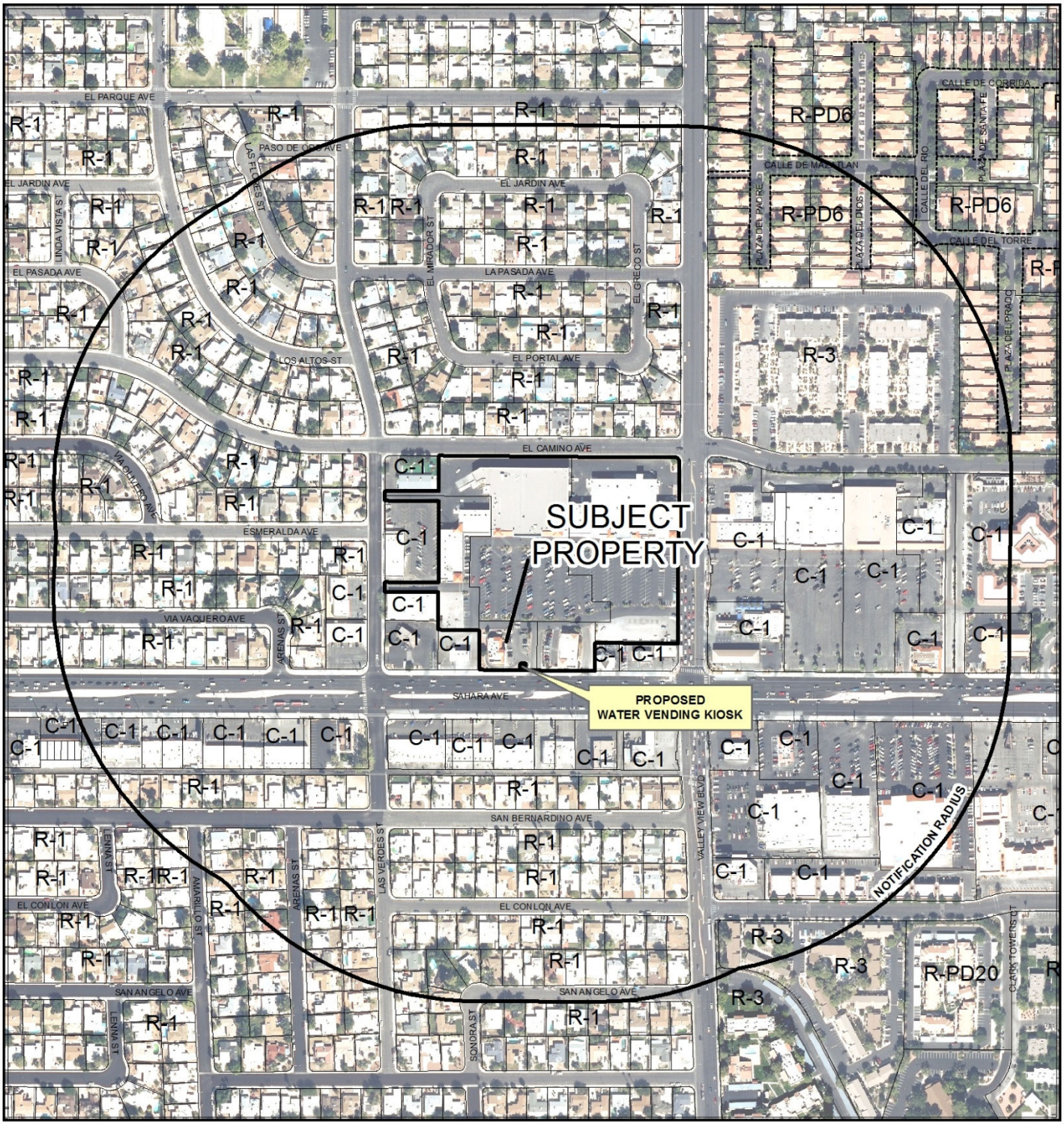
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48636 and SDR-48637
2. Conditions and Staff Report - SUP-48636 and SDR-48637
3. Supporting Documentation
4. Photos - SUP-48636 and SDR-48637
5. Justification Letter - SUP-48636 and SDR-48637
6. Traffic Study - SUP-48636 and SDR-48637



CASE: **SUP-48636 & SDR-48637**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SUP-48636 & SDR-48637**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48636** APN: 162-06-813-004

Name of Property Owner: Larson S Family L P

Name of Applicant: Dapper Development

Name of Representative: John David Burke, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Steve Larson

RECEIVED
MAR 14 2013
City of Las Vegas
Department of Planning

Print Name: Steve Larson

Subscribed and sworn before me

This 6 day of March, 2013

Laura Stites

Notary Public in and for said County and State

LAURA STITES
Notary Public-State of Nevada
APPT. NO. 08-8070-1
My App. Expires September 25, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: special use permit (SUP)

Project Address (Location) 3866 W. Sahara Ave.

Project Name Water Vending Kiosk **Proposed Use**

Assessor's Parcel #(s) 162-06-813-004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 2,835 **Floor Area Ratio** 10.8%

Gross Acres 0.6 acres **Lots/Units** **Density**

Additional Information Construct a new free standing 35 s.f. water vending kiosk using 1 existing parking space

PROPERTY OWNER Larson S Family L P **Contact** Steve Larson

Address 2950 E. Flamingo Rd. #H **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89121

E-mail Address

APPLICANT Dapper Development **Contact** J Dapper

Address 985 White Dr., Ste. 100 **Phone:** (702) 733-3622 **Fax:** (702) 733-8653

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address j@jdapper.com

REPRESENTATIVE John David Burke, Architect **Contact** John David Burke

Address 3471 W. Oquendo Rd., #301 **Phone:** (702) 876-4863 **Fax:** (702) 876-9355

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

E-mail Address jburke@jburkearchitect.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* S Larson

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

Print Name Steve Larson

Subscribed and sworn before me

This 8th day of March, 20 13.

Laura Stites

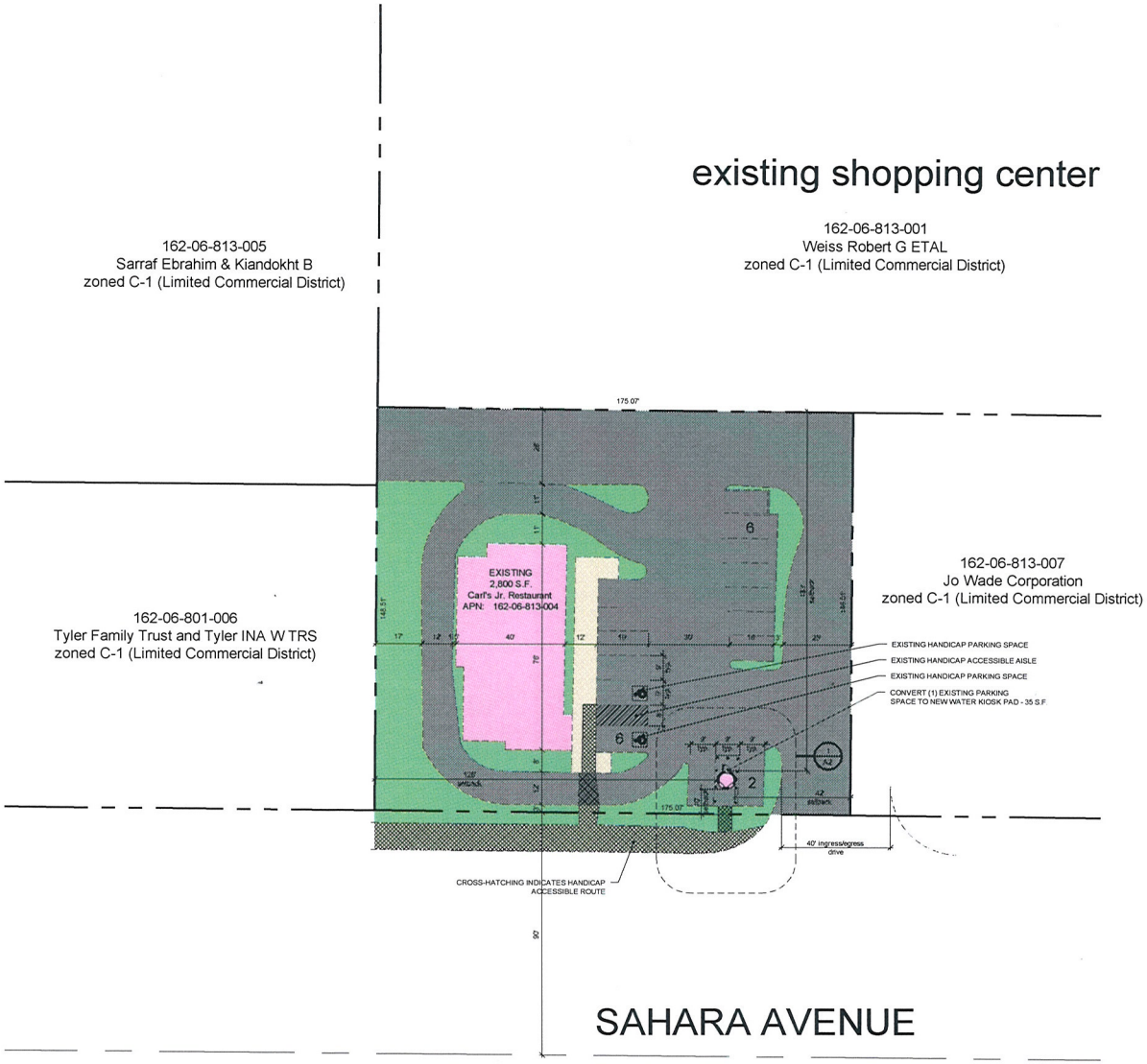
Notary Public in and for said County and State

LAURA STITES
Notary Public-State of Nevada
APPT. NO. 08-8070-1
My App. Expires September 25, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-48636
Meeting Date:	5/14/13
Total Fee:	1030.-
Date Received:*	3/13/13
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
scale: 1" = 20'-0"

project data

EXISTING USE: SHOPPING CENTER
PROPOSED USE: SHOPPING CENTER
EXISTING ZONING: C-1
PROPOSED ZONING: C-1

EXISTING BUILDING AREA: 114,165 S.F.
AREA OF KIOSK: 35 S.F.
TOTAL S.F.: 114,200 S.F.
SITE AREA: 10.15 AC (442,134 S.F.)
FLOOR AREA RATIO: 25.8%
PARKING REQUIRED: 114,200*4/1000 = 457 SPACES
PARKING PROVIDED: 406 SPACES

APN#: 162-06-813-004

vicinity map



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APR 17 2013

SUP-48636
SDR-48637
REVISED

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John David Burke, Architect

revisions

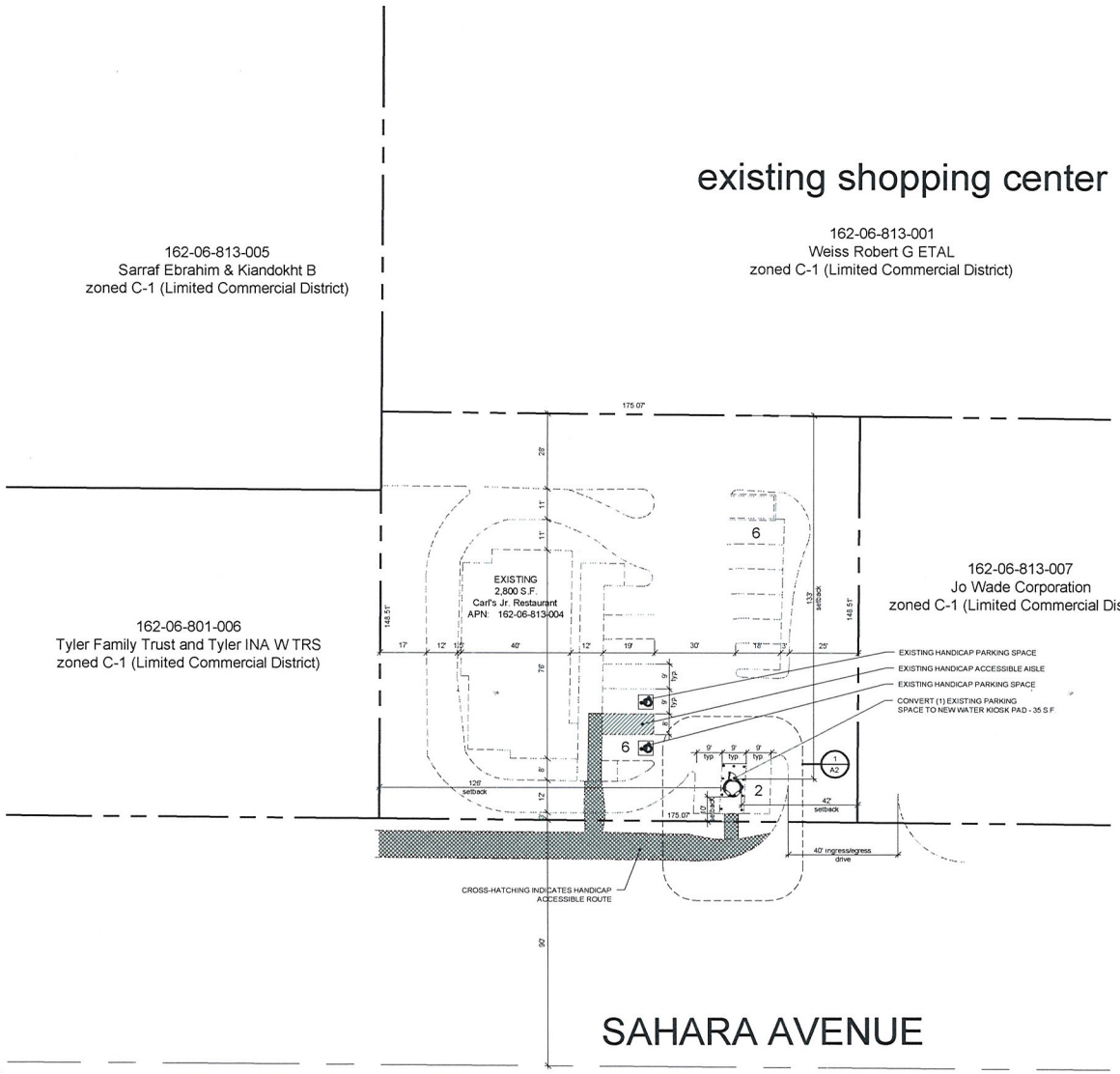
jdB architect

John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@burkearchitect.com

Water Vending Kiosk
3866 W. Sahara Ave.
for: Dapper Development
City of Las Vegas Nevada

date	11/12/12
proj. no.	2012-59
drwn. by	
chkd. by	

sheet no. A1



1 site plan
scale: 1" = 20'-0"

project data

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PROPOSED USE: SHOPPING CENTER
EXISTING ZONING: C-1
PROPOSED ZONING: C-1

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APN#: 162-06-813-004

vicinity map



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APR 17 2013

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SDR-48637
REVISED

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John David Burke, Architect

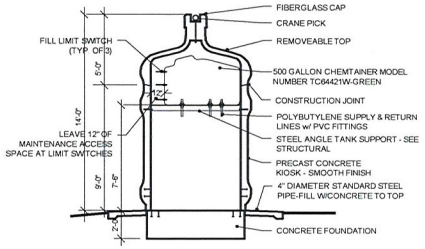
revisions
date
description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com

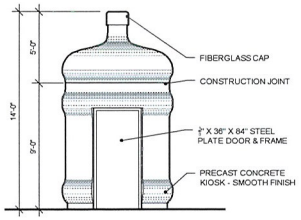
Water Vending Kiosk
3866 W. Sahara Ave.
for: Dapper Development
City of Las Vegas Nevada

date	11/12/12
proj. no.	2012-58
drwn. by	
chkd. by	

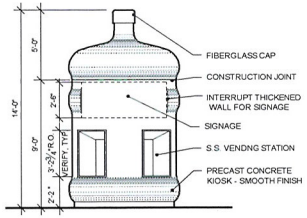
sheet no. A1



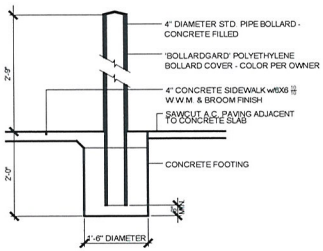
SECTION



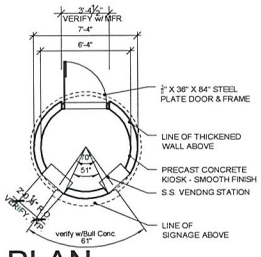
REAR VIEW



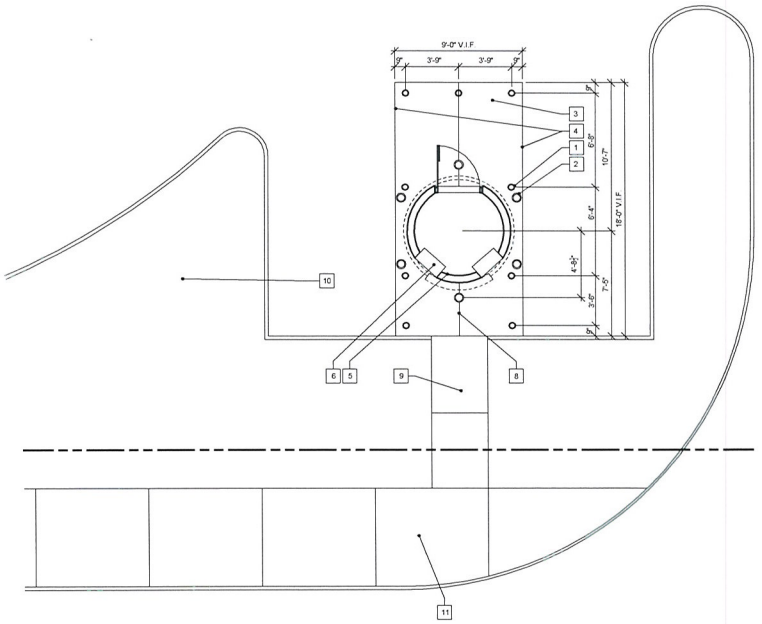
FRONT VIEW



BOLLARD DETAIL



PLAN TOTAL AREA: 35 S.F.



SAHARA AVENUE

1 Floor Plan/Partial Site Plan
scale: 1/4" = 1'-0"

keynotes

#	description
1	BOLLARD w/'BOLLARDGARD' COVER - SEE DETAIL
2	IN GROUND 100W METAL HALIDE FLOODLIGHT
3	4" CONCRETE SIDEWALK w/6X6 W.W.M. & BROOM FINISH
4	SAWCUT A.C. PAVING ADJACENT TO CONCRETE SLAB
5	PRECAST CONCRETE KIOSK
6	S.S. VENDNG STATION
7	400W METAL HALIDE 20' TALL LIGHT POLE
8	TOOLED CONTROL JOINT
9	HANDICAP ACCESS
10	EXISTING LANDSCAPE PLANTER - TO REMAIN
11	EXISTING SIDEWALK, CURB & GUTTER - TO REMAIN

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SUP-48636

SDR-48637

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John David Burke, Architect

revisions

date	description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #201, Las Vegas, NV 89118 (702)876-4863, jburke@burkearchitect.com

Water Vending Kiosk
3866 W. Sahara Ave.
for: Dapper Development
City of Las Vegas Nevada

date	11/12/12
proj. no.	2012-59
drwn. by	
chkd. by	

sheet no. A2



SUP-48636 & SDR-48637 - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP
3866 WEST SAHARA AVENUE

04/03/13



SUP-48636 & SDR-48637 - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP
3866 WEST SAHARA AVENUE

04/03/13

John David Burke, Architect

a Professional Corporation

March 4, 2013

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter – Site Development Plan Review & Special Use Permit
Water Vending Kiosk @ Sahara Avenue west of Valley View Boulevard
APN #: 162-06-813-004

Introduction

The plans submitted today depict a 35 s.f. water vending kiosk to be located in a parking space of an existing shopping center (a Carl's Jr. restaurant pad site specifically) at 3866 West Sahara Avenue. This is a conforming use in an existing C1 zone.

Site Development Plan Review

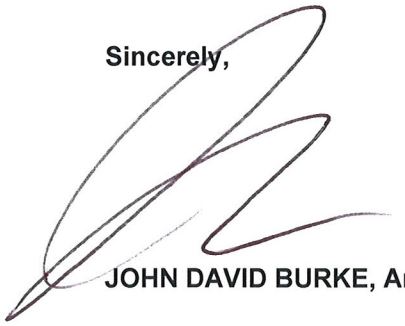
The structure is painted smooth precast concrete with stainless steel vending windows. Due to its small size this structure will have little to no impact on the shopping center. The issue of handicap site accessibility is addressed by providing a handicap accessible pedestrian link to the West Sahara public way. This in turn links back up with the Carl's Jr. restaurant's accessible route and their handicap accessible parking.

Special Use Permit

As advised by planning staff, a Special Use Permit is hereby submitted to allow the water vending kiosk use to be approved with an alternative parking standard to that required by Cit of Las Vegas Title 17 Zoning Code. Attached is a narrative from Randy Carroll, P.E., P.T.O.E. of the Slater Hanifan Group, which justifies the alternate parking standard.

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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City of Las Vegas
Department of Planning

SUP-48636
SDR-48637

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-[illegible]

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

February 11, 2013

Rietz Consulting, Inc.
5740 S. Arville St., #206
Las Vegas, NV 89118

Re: Water Vending Kiosk – 3866 W. Sahara Avenue
Traffic Evaluation

Dear Mr. Rietz;

At your request, Slater Hanifan Group (SHG) has reviewed the proposed water kiosk project at 3866 W. Sahara Avenue in regard to traffic operations and circulation. The water kiosk will be located within an existing shopping center in the northwest quadrant of the Sahara Avenue / Valley View Boulevard intersection (See Exhibit 1). The shopping center includes a mixture of integrated structures and outparcels. The water kiosk is proposed to occupy the equivalent of one (1) existing parking space within a Carls' Jr. fast-food outparcel adjacent to Sahara Avenue (See Exhibit 2).

Exhibit 1 – Shopping Center (Northwest Quadrant Sahara Avenue/Valley View Boulevard)



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

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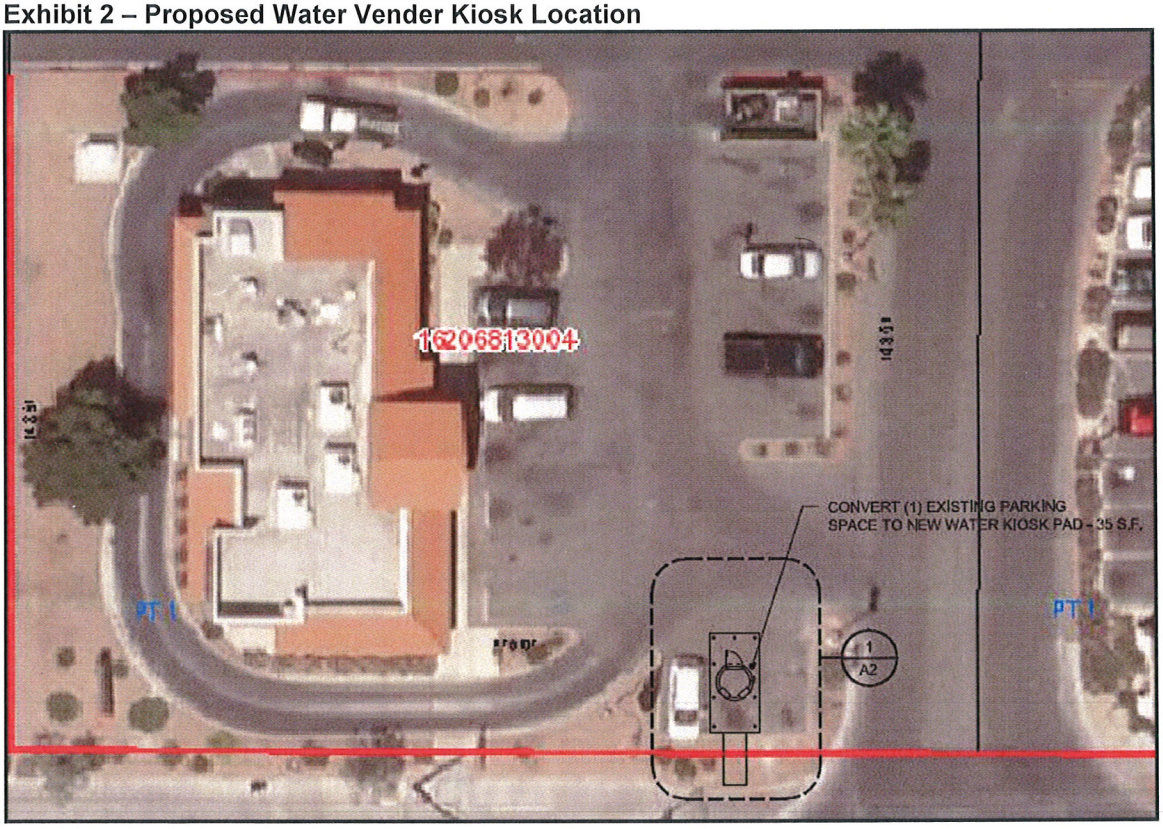
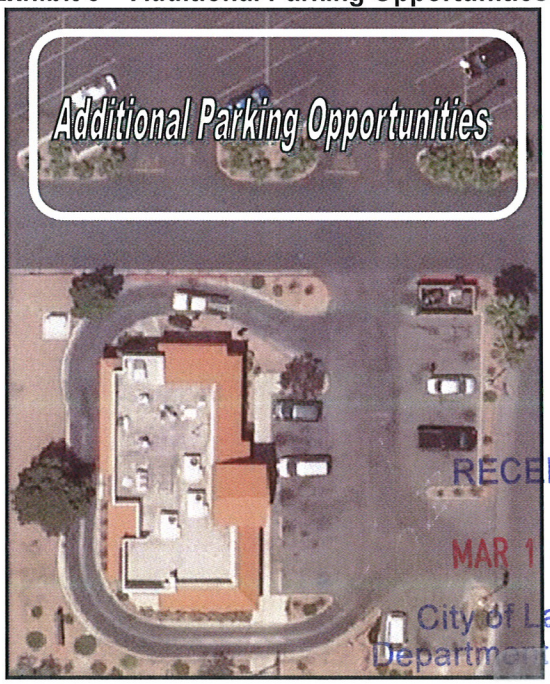
City of Las Vegas
Department of Planning
SDR-48637
SUP-48636

Exhibit 2 – Proposed Water Vender Kiosk Location



A shopping center is an integrated group of commercial establishments that operates together sharing access driveways, on-site circulation routes and parking. A shopping center does not need to provide code required parking based on individual uses since parking can be accesses and shared between uses. This shared parking concept reduces the overall parking demand because the uses do not all share common hours or peak operating times.

Exhibit 3 – Additional Parking Opportunities



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

In this instance, the Carl's Jr. outparcel where the water kiosk is proposed currently operates with fifteen (15) parking spaces. Immediately north of the fast-food establishment is the main parking field for the shopping center complex (See Exhibit 3). These additional spaces can be utilized, if necessary, to accommodate peaks in demand. This type of sharing is a common occurrence in shopping centers and other commercial subdivisions both large and small.

The developer of the water kiosk currently operates a similar facility in the northeast corner of Sahara Avenue and Nellis Avenue. This facility is located in a single parking stall in a Carl's Jr. fast-food outparcel of the Winterwood Pavillion. The owner of the Carl's Jr. in the Winterwood Pavillion also owns the Carl's Jr. where the new water kiosk is proposed. The developer indicated that this facility dispenses, on average, 450 gallons of water per day. The average transaction is 10 gallons. This equates to

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City of Las Vegas
Department of Planning

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

approximately 45 transactions per day. Transaction data was not available by time of day. However, the developer indicated the majority of these transactions occur between 6AM and 10PM (a 16 hour period). If the transactions were spread evenly over this 16 hour period it would equate to one (1) transaction approximately every twenty-one (21) minutes, or roughly three (3) transactions per hour. The developer noted that transaction activity at their water kiosk in the Winterwood Pavillion is heaviest in the early morning (6AM) and early evening (6PM) hours. The developer estimates that roughly 10-25% of all transactions occur during these peak periods. Assuming 10% of the transactions occur in either the AM or PM peak hour yields approximately five (5) transactions per hour or one (1) transaction every twelve (12) minutes. Assuming 25% of the transactions occur in either the AM or PM peak commuting hour yields approximately eleven (11) transactions per hour or one (1) transaction roughly every five (5) minutes.

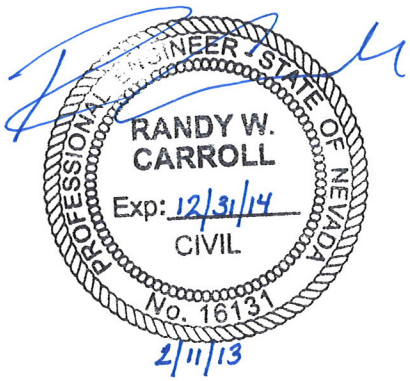
Conclusions

The proposed water kiosk is anticipated to experience transactions in a similar manner to the developer's other water kiosk in the Winterwood Pavillion. Based on this transaction history and the similarity of the installations, the proposed water kiosk is not anticipated to adversely impact operations of the fast food facility or significantly impact parking availability during peak operating hours. The location of the water kiosk is also not anticipated to adversely impact drive-thru or driveway operations.

Sincerely,

SLATER HANIFAN GROUP, INC.

Randy Carroll, P.E., PTOE



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City of Las Vegas
Department of Planning

SDR-48637 SUP-48636

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48637 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48636 - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP - For possible action on a request for a Site Development Plan Review FOR A WATER VENDING KIOSK on 0.60 acres at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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-48637** APN: 162-06-813-004

Name of Property Owner: Larson S Family L P

Name of Applicant: Dapper Development

Name of Representative: John David Burke, Architect

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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Department of Planning

Signature of Property Owner: S Larson

Print Name: STEVE LARSON

Subscribed and sworn before me

This 6 day of March, 2013

Laura Stites

Notary Public in and for said County and State

LAURA STITES
Notary Public-State of Nevada
APPT. NO. 08-8070-1
My App. Expires September 25, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: site development plan review (SDR)

Project Address (Location) 3866 W. Sahara Ave.

Project Name Water Vending Kiosk **Proposed Use**

Assessor's Parcel #(s) 162-06-813-004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 2,835 s.f. **Floor Area Ratio** 10.8%

Gross Acres 0.6 acres **Lots/Units** **Density**

Additional Information Construct a new free standing 35 s.f. water vending kiosk using 1 existing parking space

PROPERTY OWNER Larson S Family L P **Contact** Steve Larson

Address 2950 E. Flamingo Rd. #H **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89121

E-mail Address

APPLICANT Dapper Development **Contact** J Dapper

Address 985 White Dr., Ste. 100 **Phone:** (702) 733-3622 **Fax:** (702) 733-8653

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address j@jdapper.com

REPRESENTATIVE John David Burke, Architect **Contact** John David Burke

Address 3471 W. Oquendo Rd., #301 **Phone:** (702) 876-4863 **Fax:** (702) 876-9355

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

E-mail Address jburke@jburkearchitect.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Steve Larson

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

Print Name STEVE LARSON

Subscribed and sworn before me

This 14 day of March, 20 13.

Laura Stites

Notary Public in and for said County and State

LAURA STITES
Notary Public-State of Nevada
APPT. NO. 08-8070-1
My App. Expires September 25, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-48637
Meeting Date:	5/14/13
Total Fee:	1030
Date Received:*	3/13/13
Received By:	

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

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

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Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

February 11, 2013

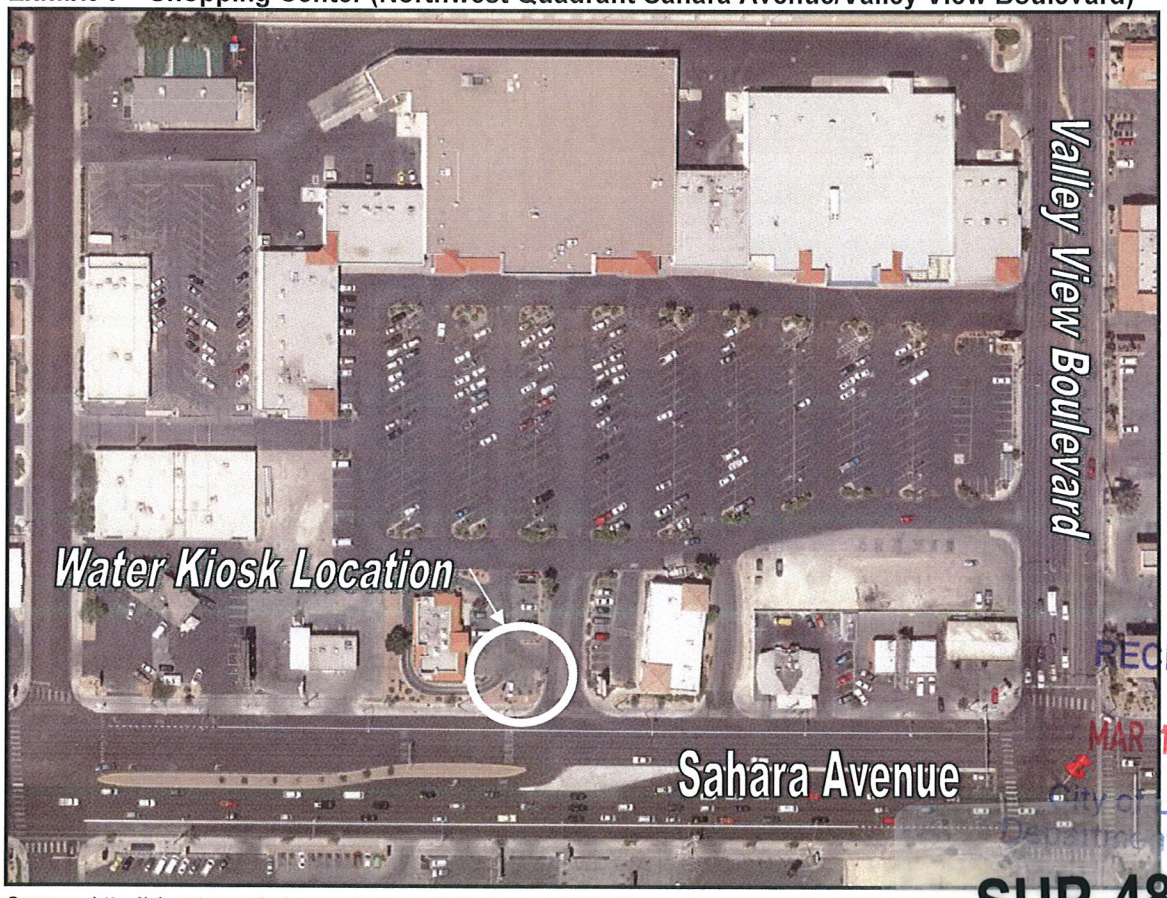
Rietz Consulting, Inc.
5740 S. Arville St., #206
Las Vegas, NV 89118

Re: Water Vending Kiosk – 3866 W. Sahara Avenue
Traffic Evaluation

Dear Mr. Rietz;

At your request, Slater Hanifan Group (SHG) has reviewed the proposed water kiosk project at 3866 W. Sahara Avenue in regard to traffic operations and circulation. The water kiosk will be located within an existing shopping center in the northwest quadrant of the Sahara Avenue / Valley View Boulevard intersection (See Exhibit 1). The shopping center includes a mixture of integrated structures and outparcels. The water kiosk is proposed to occupy the equivalent of one (1) existing parking space within a Carls' Jr. fast-food outparcel adjacent to Sahara Avenue (See Exhibit 2).

Exhibit 1 – Shopping Center (Northwest Quadrant Sahara Avenue/Valley View Boulevard)



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

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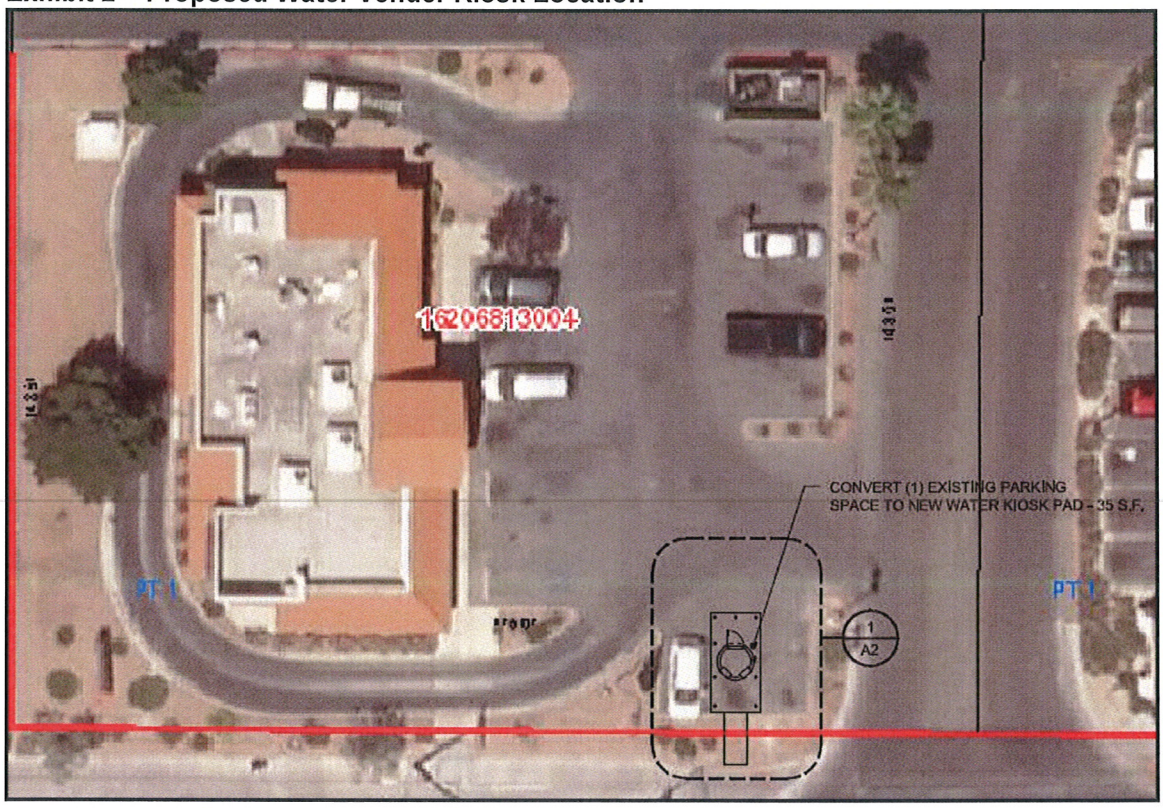
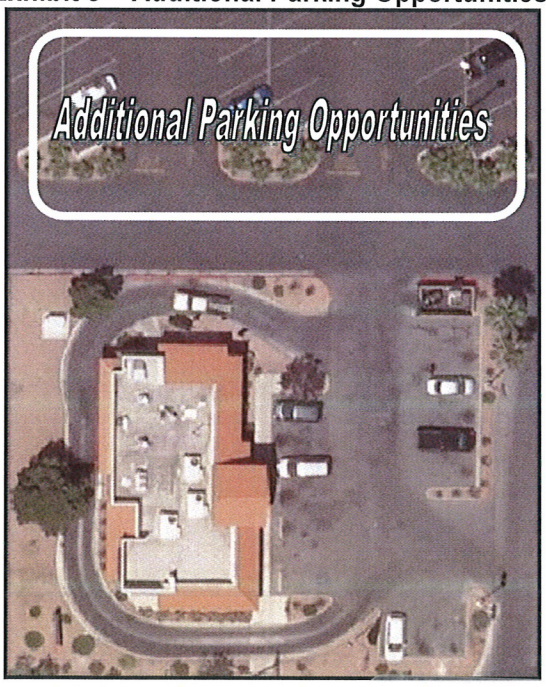
City of Las Vegas
Department of Planning
SUP-48636
SDR-48637

Exhibit 2 – Proposed Water Vender Kiosk Location



A shopping center is an integrated group of commercial establishments that operates together sharing access driveways, on-site circulation routes and parking. A shopping center does not need to provide code required parking based on individual uses since parking can be accesses and shared between uses. This shared parking concept reduces the overall parking demand because the uses do not all share common hours or peak operating times.

Exhibit 3 – Additional Parking Opportunities



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

In this instance, the Carl's Jr. outparcel where the water kiosk is proposed currently operates with fifteen (15) parking spaces. Immediately north of the fast-food establishment is the main parking field for the shopping center complex (See Exhibit 3). These additional spaces can be utilized, if necessary, to accommodate peaks in demand. This type of sharing is a common occurrence in shopping centers and other commercial subdivisions both large and small.

The developer of the water kiosk currently operates a similar facility in the northeast corner of Sahara Avenue and Nellis Avenue. This facility is located in a single parking stall in a Carl's Jr. fast-food outparcel of the Winterwood Pavillion. The owner of the Carl's Jr. in the Winterwood Pavillion also owns the Carl's Jr. where the new water kiosk is proposed. The developer indicated that this facility dispenses, on average, 450 gallons of water per day. The average transaction is 10 gallons. This equates to

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Department of Planning

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

approximately 45 transactions per day. Transaction data was not available by time of day. However, the developer indicated the majority of these transactions occur between 6AM and 10PM (a 16 hour period). If the transactions were spread evenly over this 16 hour period it would equate to one (1) transaction approximately every twenty-one (21) minutes, or roughly three (3) transactions per hour. The developer noted that transaction activity at their water kiosk in the Winterwood Pavillion is heaviest in the early morning (6AM) and early evening (6PM) hours. The developer estimates that roughly 10-25% of all transactions occur during these peak periods. Assuming 10% of the transactions occur in either the AM or PM peak hour yields approximately five (5) transactions per hour or one (1) transaction every twelve (12) minutes. Assuming 25% of the transactions occur in either the AM or PM peak commuting hour yields approximately eleven (11) transactions per hour or one (1) transaction roughly every five (5) minutes.

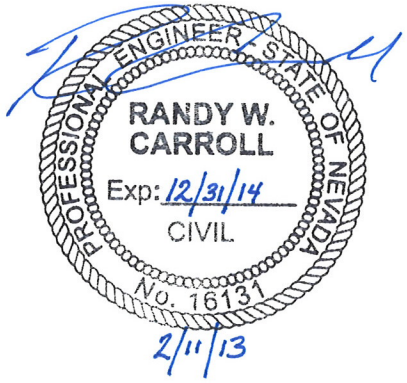
Conclusions

The proposed water kiosk is anticipated to experience transactions in a similar manner to the developer's other water kiosk in the Winterwood Pavillion. Based on this transaction history and the similarity of the installations, the proposed water kiosk is not anticipated to adversely impact operations of the fast food facility or significantly impact parking availability during peak operating hours. The location of the water kiosk is also not anticipated to adversely impact drive-thru or driveway operations.

Sincerely,

SLATER HANIFAN GROUP, INC.

Randy Carroll, P.E., PTOE



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Department of Planning

SUP-48636 **SDR-48637**

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

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

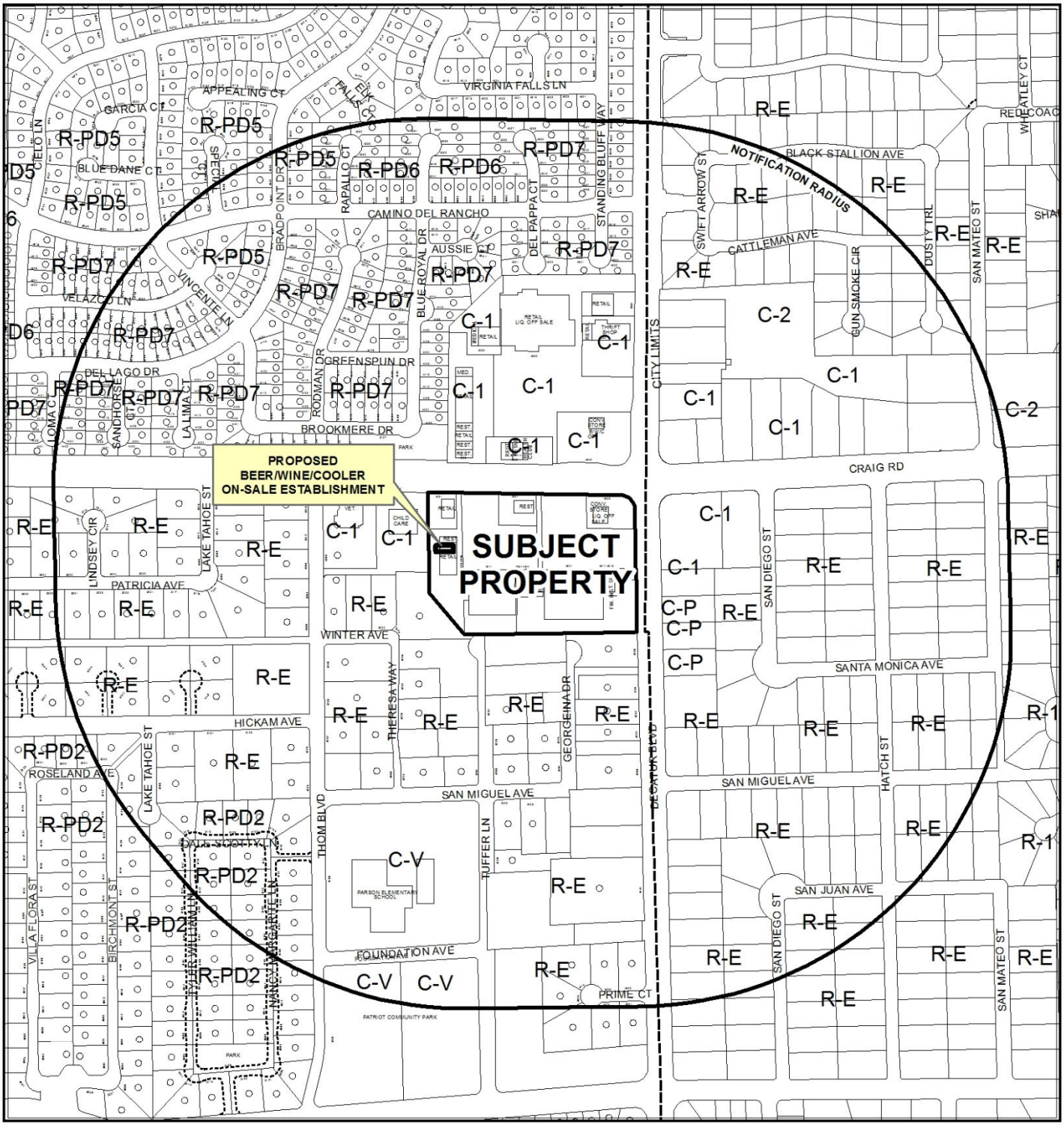
SUBJECT:
SUP-48695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4941 West Craig Road (APN 138-01-712-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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.

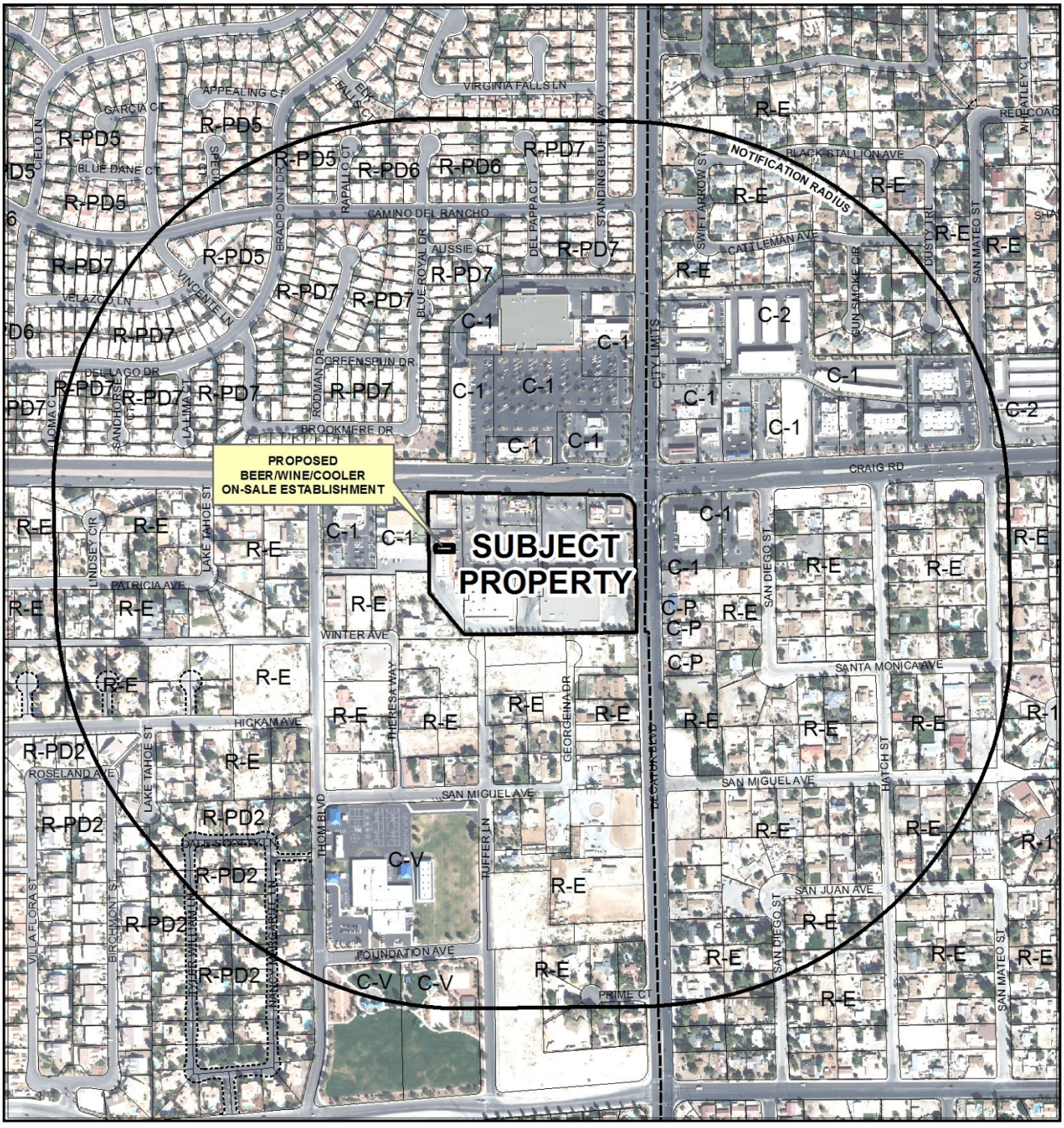
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48695**

RADIUS: 1500 FEET

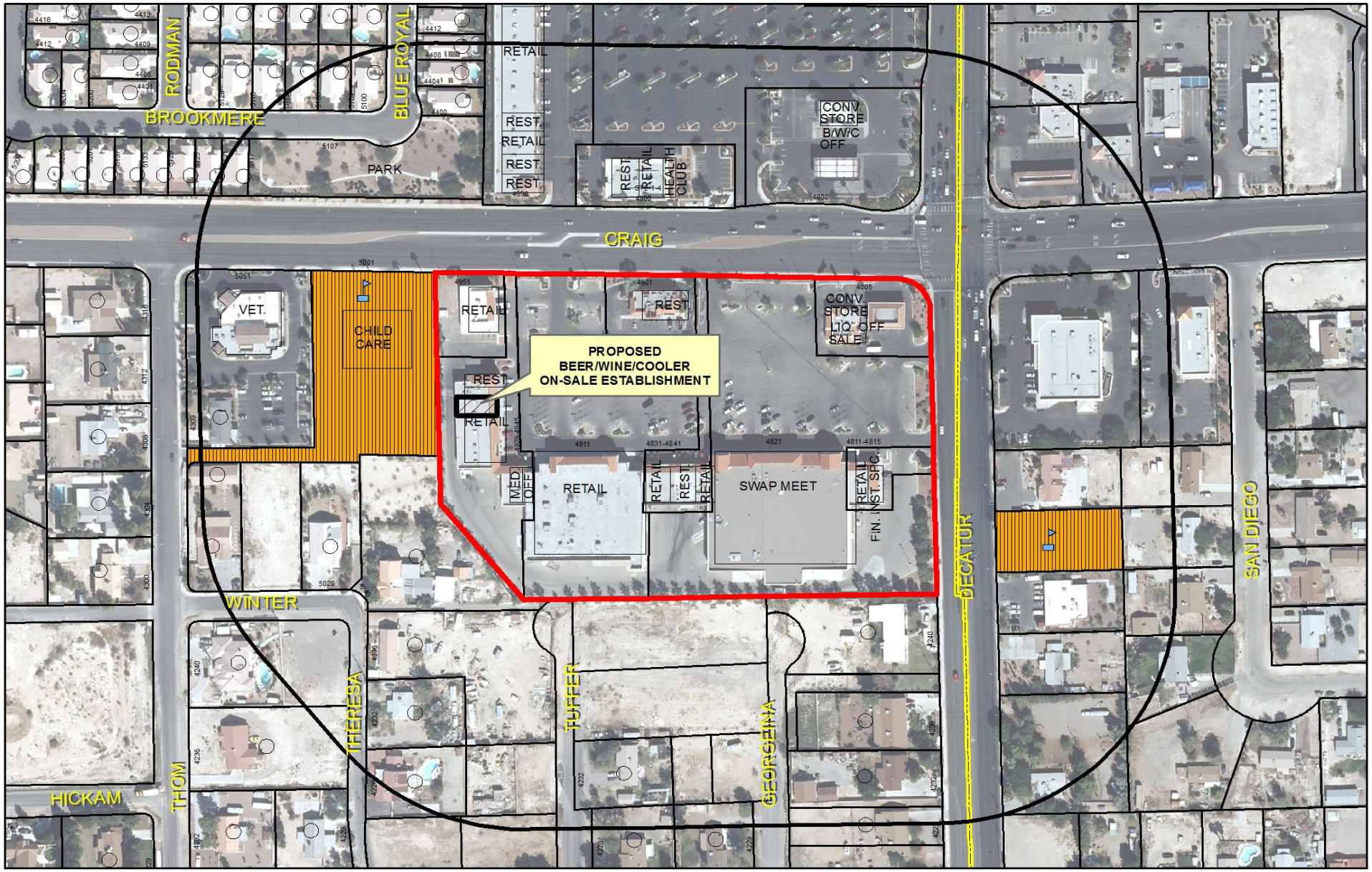
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-48695**

RADIUS: 1500 FEET

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



SUP-48695
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 Number: **SUP-48695** APN: 138-01-712-002

Name of Property Owner: Susa Properties, LLC and Siefert Properties, LLC

Name of Applicant: Sun's Beef Jerky (Thai Style) LLc

Name of Representative: Michael P. Balthazor

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jeff Susa

Subscribed and sworn before me

This 13 day of March, 2013

Marilee Tully

Notary Public in and for said County and State

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

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MAR 21 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 4941 W. Craig Rd., Las Vegas, NV 89130

Project Name Suns Beef Jerky (Thai Style) LLC **Proposed Use** Restaurant

Assessor's Parcel #(s) 13801712002 **Ward #** _____

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

Commercial Square Footage 1800 sq. ft. **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER SUSA PROPERTIES, LLC & SIEFERT PROPERTIES, LLC DBA NORTH RANCH PLAZA **Contact** MARILEE TULLY
Address 3275 S. JONES BLVD #105 **Phone:** (702)-363-4788 **Fax:** (702) 363-3316
City LAS VEGAS **State** NV **Zip** 89146
E-mail Address MTULLY@LVCOXMAIL.COM

APPLICANT Suns Beef Jerky (Thai Style) LLC **Contact** Michael Balthazor
Address 4941 W. Craig Rd. **Phone:** (702) 272-1381 **Fax:** (702) 359-0886
City Las Vegas. **State** Nevada **Zip** 89130
E-mail Address sunsbeefjerky@hotmail.com

REPRESENTATIVE NORTH RANCH PLAZA **Contact** MARILEE TULLY
Address 3275 S. JONES BLVD #105 **Phone:** (702) 363-4788 **Fax:** (702) 363-3316
City LAS VEGAS, **State** NV **Zip** 89146
E-mail Address MTULLY@LVCOXMAIL.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name JEFF SUSA

Subscribed and sworn before me

This 8 day of MARCH, 2013.

Marilee Tully

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

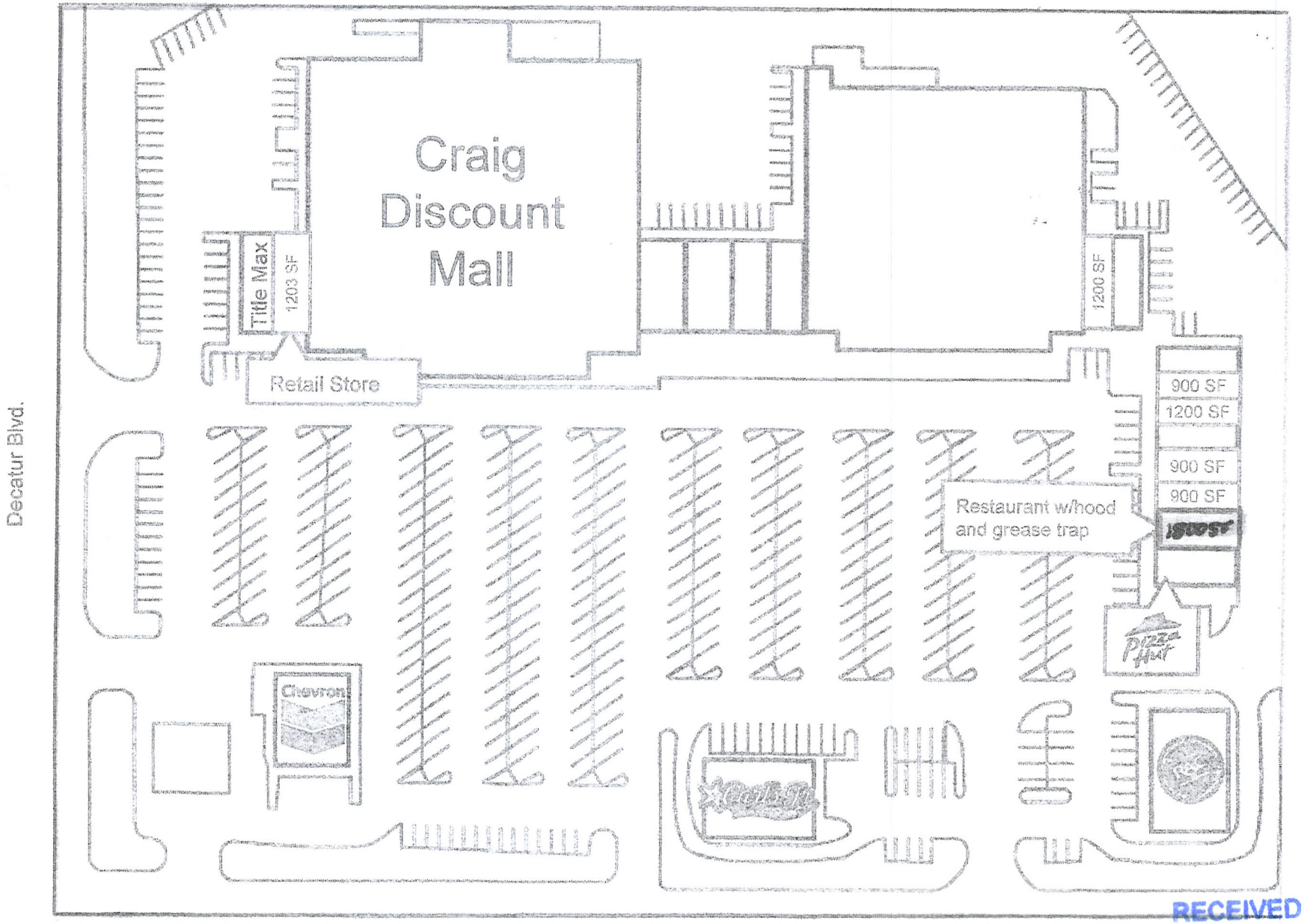
Case #	SUP-48695
Meeting Date:	5/14/13
Total Fee:	$1280.00
Date Received:*	3/20/13
Received By:	

* 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.

Suns Beef Jerky (Thai Style) LLC, dba; Suns Thai Food and Jerky
4941 W. Craig rd.
Las Vegas, NV 89130

North Ranch Plaza

4811 - 4945 W. Craig Rd. (at Decatur)
Las Vegas NV 89130



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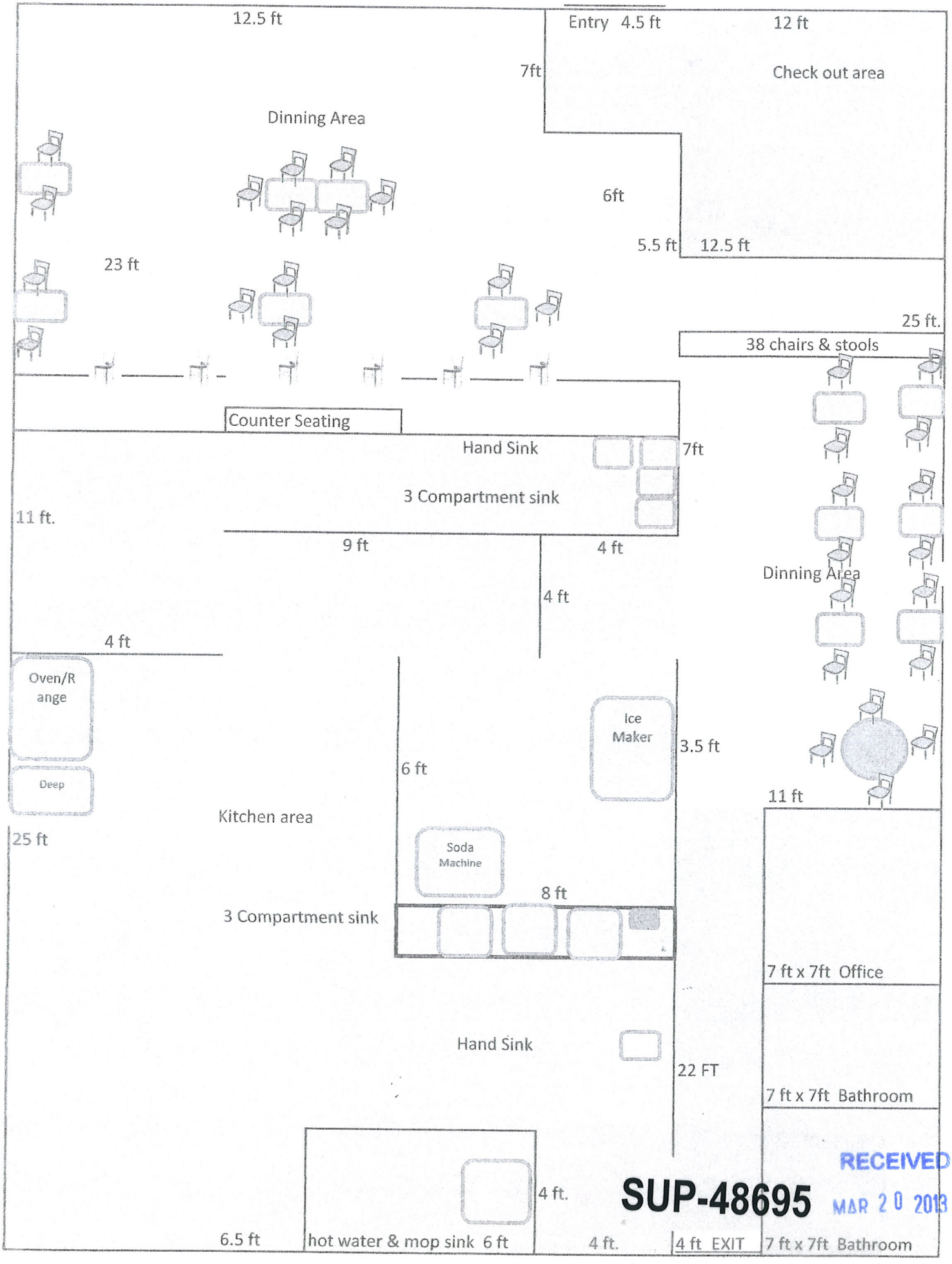
MAR 20 2013

SUP-48695

Floor Plan

SUN'S BEEF JERKY (Thai Style) LLC 4941 W. Craig rd.

1800 sq. ft



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SUP-48695



SUP-48695 - APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC
4941 WEST CRAIG ROAD

04/03/13

March 3, 2013

Subject: JUSTIFICATION LETTER

To: City of Las Vegas

Suns Beef Jerky (Thai Style) LLC, dba: Suns Thai Food and Jerky
4941 W. Craig rd.
Las Vegas, Nevada 89130
(702) 272-1381
sunsthaifoodandjerky@hotmail.com
www.sunsbeefjerky.com

Our new restaurant would like to serve Beer and Wine to our customers in order to improve their Dining experience.

As a new restaurant we want to offer our customers the best dining experience possible in a responsible manner.

As a new restaurant any lost sales can affect our bottom line (profit), the enhanced sales from Beer and Wine will help with our total sales. This can help guarantee a successful business for us and the City of Las Vegas.

The Creative Kids hours of operation are 6:30am to 6:30pm Mon. thru Fri. Our hours of operation are 11:00am to 9:00pm Mon. Thru Sat., there is not a direct line from our front exit to the child care facility. Going out our back door a person would have to scale a 6ft. block wall or walk down to Craig (200ft.) to get around the block wall. A driver will have to make a right turn out of our parking lot, make a u-turn at Craig and Decatur drive west on Craig for 1 block, make another u-turn and drive back about 300 ft, to get in front of the child care facility.

A previous restaurant in our location was granted a Beer/ Wine license and we ask that you approve this waiver of 400 ft. boundary from a child care facility and grant this special use permit for a Beer / Wine license.

Thank you for your consideration,



Michael Balthazor, Member
Suns Beef Jerky (Thai Style) LLC, dba: Suns Thai Food and Jerky
702-236-7655

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MAR 2 1 2013
City of Las Vegas
Department of Planning

SUP-48695

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

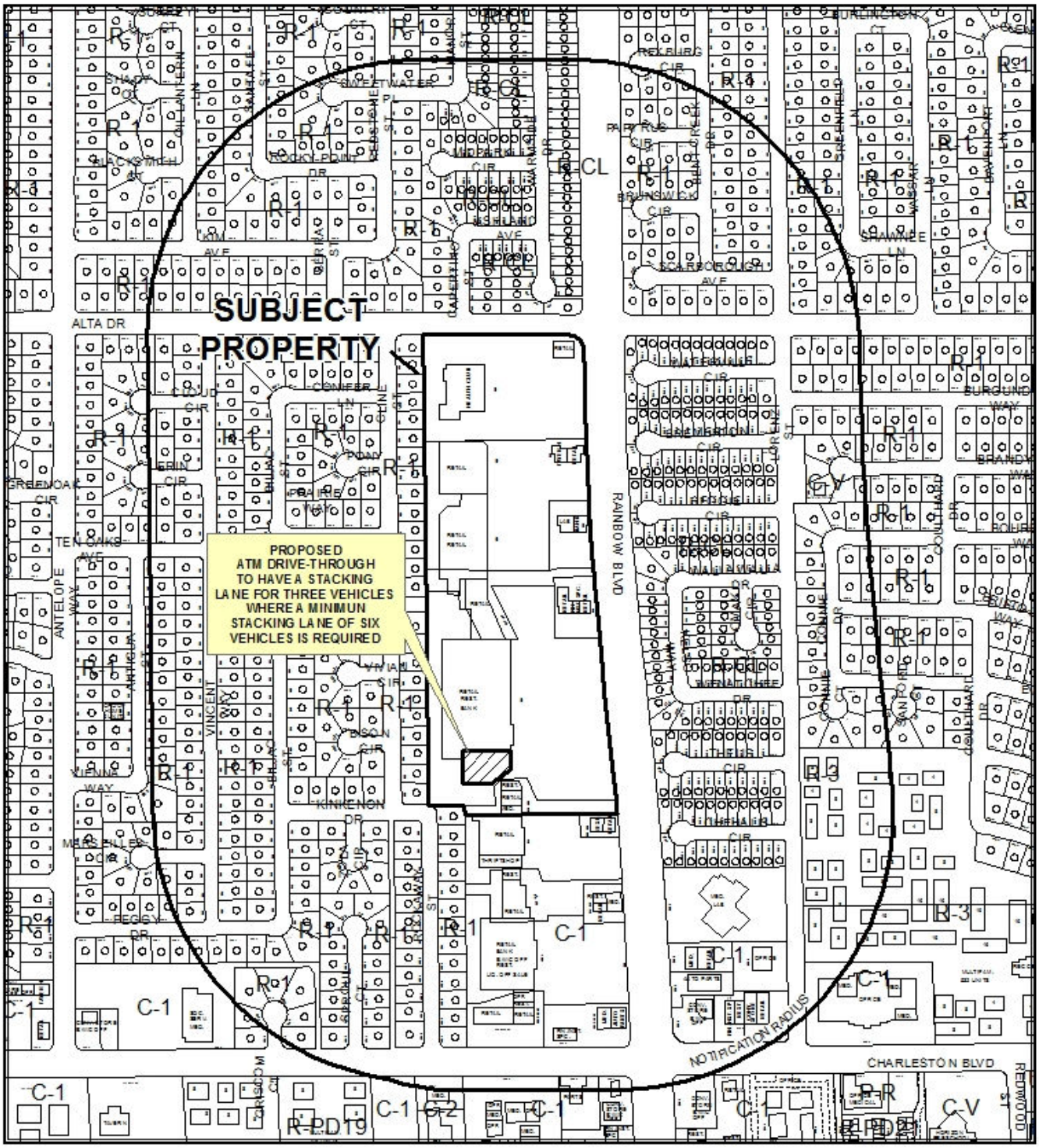
SUBJECT:
SUP-48803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR AN ATM DRIVE-THROUGH TO HAVE A STACKING LANE FOR THREE VEHICLES WHERE SIX VEHICLES ARE REQUIRED at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

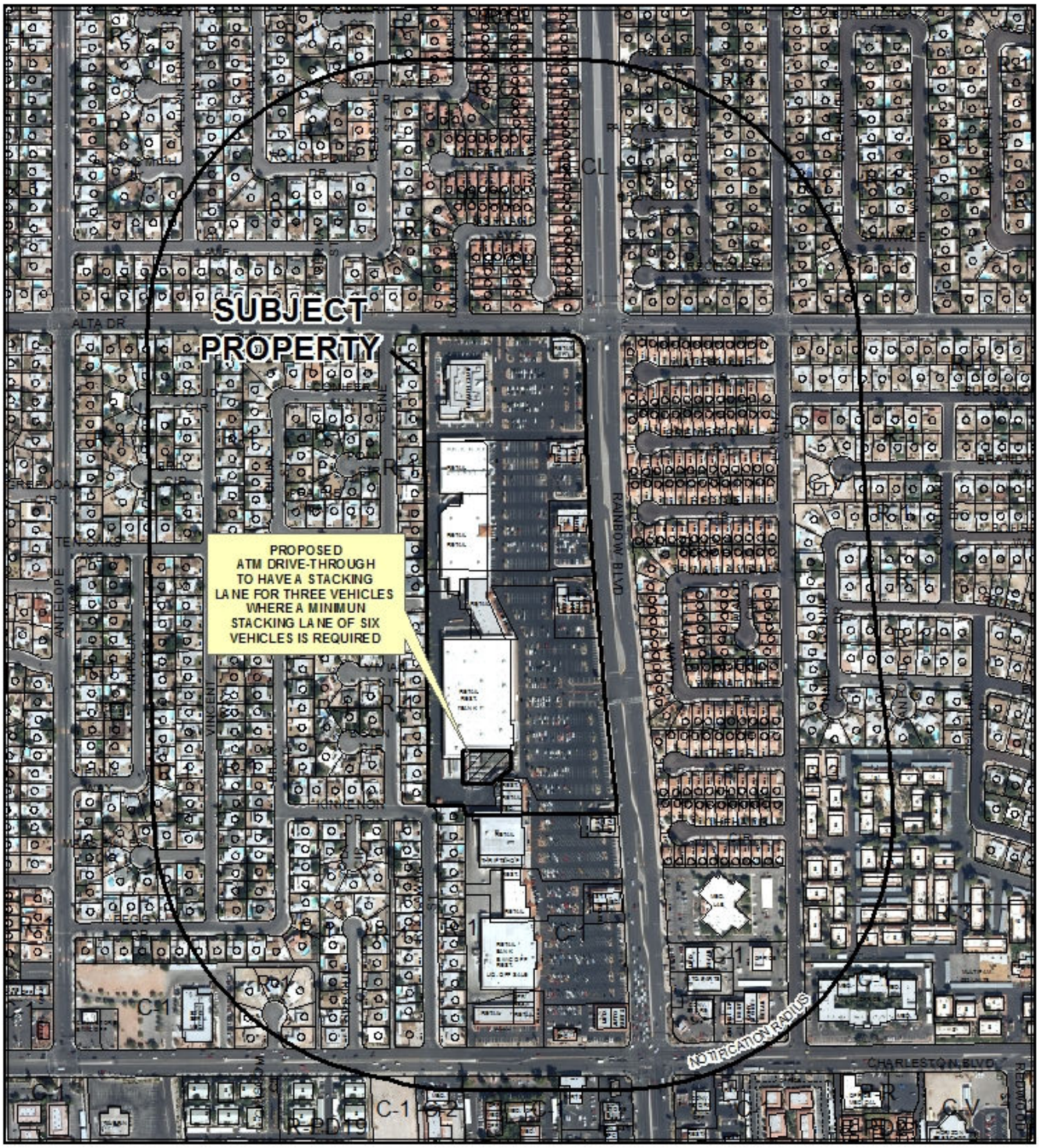
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48803 and SDR-48805
2. Conditions and Staff Report - SUP-48803 and SDR-48805
3. Supporting Documentation
4. Photos - SUP-48803 and SDR-48805
5. Justification Letter - SUP-48803 and SDR-48805



CASE: **SUP-48803 & SDR-48805**

RADIUS: 1000 FEET

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



0 300 600
Feet

CASE: **SUP-48803 & SDR-48805**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48803** APN: 138-34-717-007

Name of Property Owner: WEINGARTEN NOSTAT INC

Name of Applicant: TKO

Name of Representative: LJ CONSULTING. LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Valorie Cochran, Regional Property Manager

Subscribed and sworn before me

This 20th day of February 2013

_____

Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

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MAR 2 7 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Chase Drive Up ATM (SUP)

Project Address (Location) 861 S. Rainbow Blvd. Las Vegas, NV, 89145

Project Name Rainbow Plaza **Proposed Use** Drive -Up ATM

Assessor's Parcel #(s) 138-34-717-007 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER WEINGARTEN NOSTAT INC. **Contact** Valorie Cochran

Address 860 S. Rancho Dr. **Phone:** 702-259-7910 **Fax:** 702-642-5673

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

E-mail Address vcochran

APPLICANT TKO Installations **Contact** Jeremiah Sherwood

Address 1287 Kyle Rd **Phone:** (714) 353-5303 **Fax:** _____

City Wauconda **State** IL **Zip** 60084

E-mail Address jeremiah@tkosafe.com

REPRESENTATIVE LJ Consulting. LLC **Contact** Luis Flores Paz

Address 10438 Sky Gate St **Phone:** (702) 287-1744 **Fax:** _____

City Las Vegas **State** NV **Zip** 89178

E-mail Address elarqui10@hotmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Valorie Cochran, Regional Property Manager

Subscribed and sworn before me

This 20th day of February, 20 13.

_____

Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-48803
Meeting Date:	5/14/13
Total Fee:	1030.-
Date Received:*	3/27/13
Received By:	

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

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

Revised 10/27/08

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

PROJECT INFORMATION::

ADDRESS: 861 S. RAINBOW BLVD, LAS VEGAS, NV, 89145
PARCEL #: 138-34-717-007
ZONING CLASSIFICATION: LIMITED COMMERCIAL DISTRICT (C-1)

PARKING ANALYSIS:

LOT AREA= ±436,432 SF.
EXISTING (1) STORY BUILDING = ± 103,400 SF.
GARDEN SUPPLY AND PLANT NURSERY = ± 18,340 SF.

REQUIRED PARKING SPACES (PER TITLE 19 - 19.04.010 - TABLE 2):

GENERAL RETAIL STORE :IF 25,000 SF. OR MORE, 1 SPACE PER 250 SF. OF GROSS AREA = 103,400 / 250 = 414
GARDEN SUPPLY / PLANT NURSERY : 1 SPACE FOR EACH 2,500 SF. OF OUTDOOR DISPLAY AREA = 18,340 / 2,500 = 8
TOTAL REQUIRED PARKING SPACES = 422

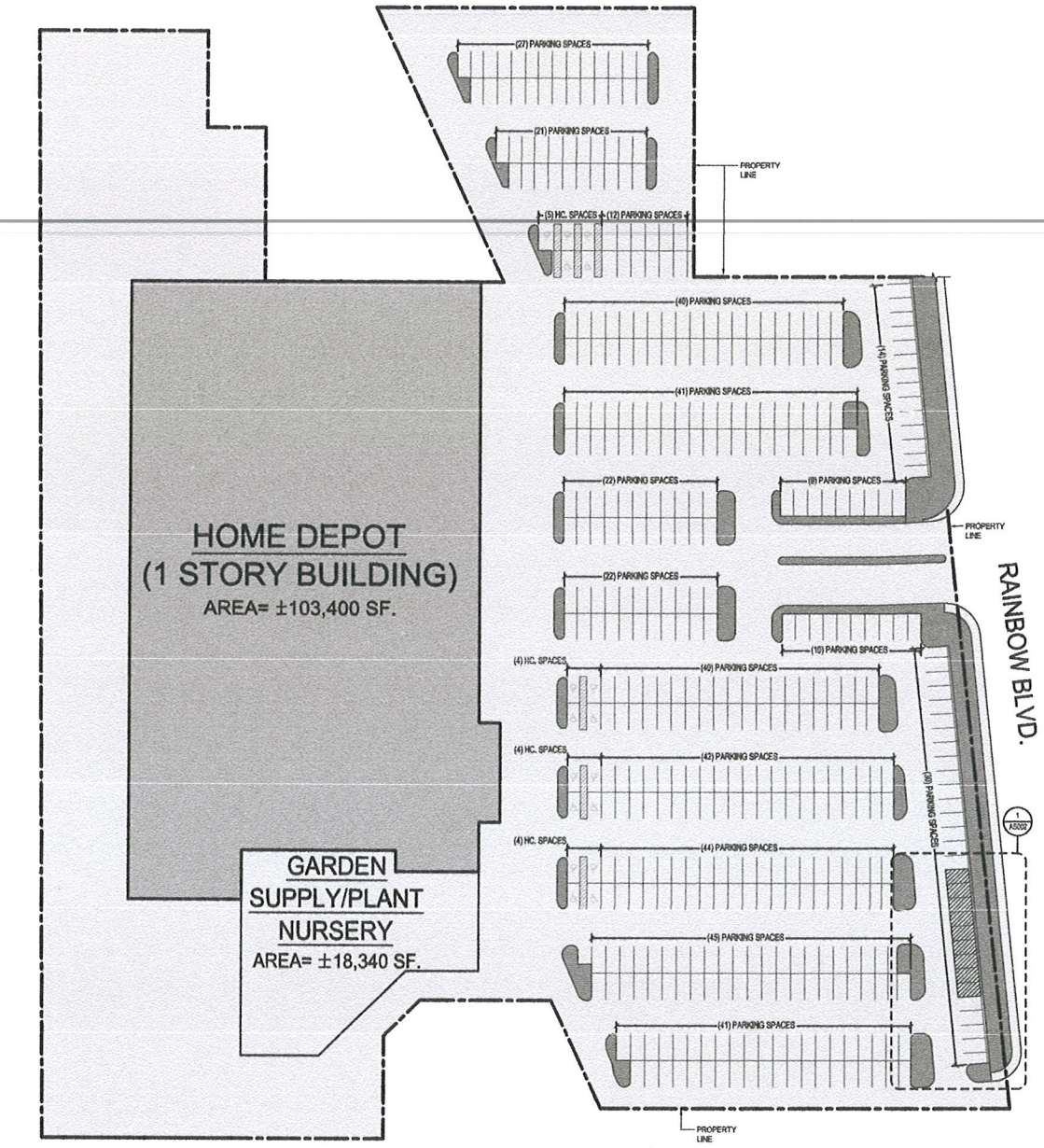
PER TITLE 19 - 19.10.010(G) TABLE 2:
FOR TOTAL NUMBER OF REQUIRED PARKING SPACES BETWEEN 401 TO 500 = (9) PARKING SPACES SHOULD BE DESIGNATED AS HANDICAPPED

EXISTING PARKING SPACES:

EXISTING STANDARD PARKING SPACES = 27 + 21 + 12 + 40 + 41 + 22 + 9 + 14 + 22 + 40 + 42 + 44 + 45 + 41 + 30 + 10 = 480
EXISTING HANDICAP PARKING SPACES = 5 + 4 + 4 + 4 = 17
TOTAL EXISTING PARKING SPACES 497

PROPOSED PARKING SPACES:

STANDARD PARKING SPACES = 471 (COMPLIES)
HANDICAPPED PARKING SPACES = 17 (NO CHANGE)
TOTAL PROPOSED PARKING SPACES = 488



1 AS001 OVERALL SITE PLAN
SCALE: 1" = 80'-0"

Project: DRIVE-UP ATM (861 S. RAINBOW BLVD. LAS VEGAS, NV, 89145)

Title: OVERALL SITE PLAN AND PARKING ANALYSIS

Architect :
Luis Flores Paz.
RA, NCARB, LEED AP
10438 Sky Gate Street, Las Vegas, NV, 89178
702.287 1744

Revision	Description	Date

Sheet Number	Project #:	Drawn by	Scale
AS001	132301	LUCHO	1"=80'-0"
		Checked: L.F.P.	Issue Date: 03/25/2013

Seal

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PROJECT INFORMATION::

ADDRESS:	861 S. RAINBOW BLVD, LAS VEGAS, NV, 89145
PARCEL #:	138-34-717-007
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
PROPOSED DRIVE-UP ATM AREA:	±1,579.5 SF.

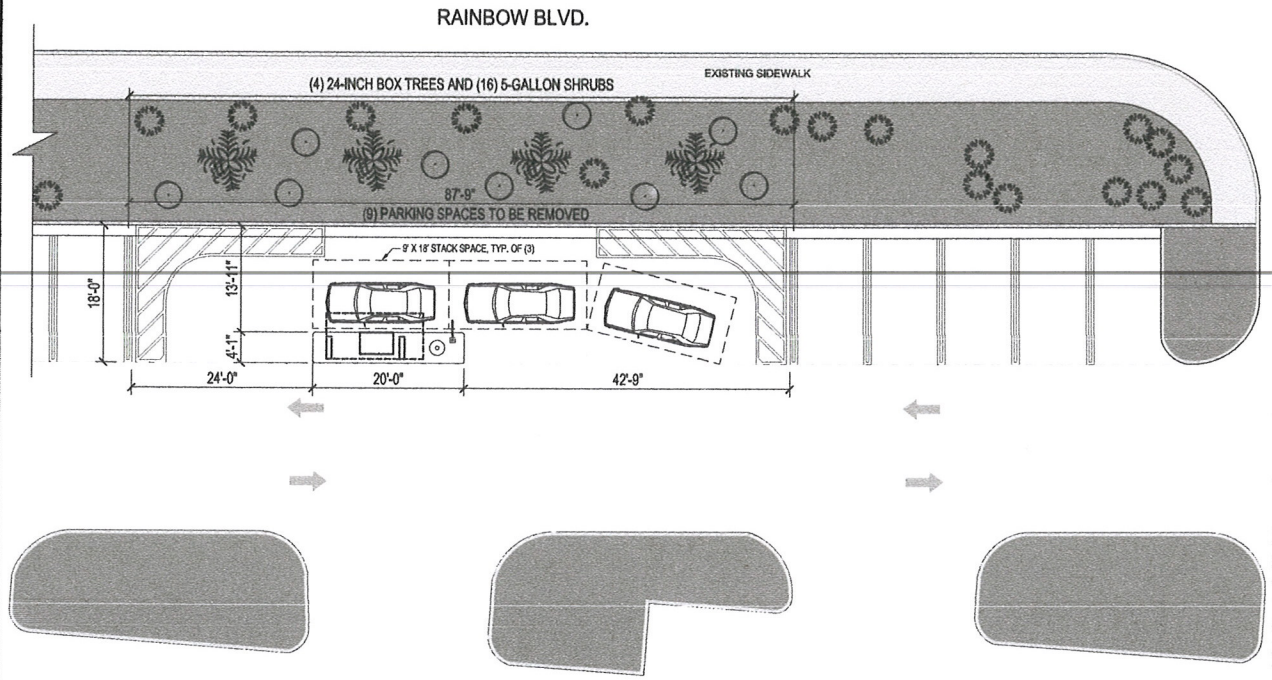
LEGEND

EXISTING 5 GALLON SHRUBS TO REMAIN

NEW 5 GALLON SHRUBS

NEW 24 INCH BOX TREES

NOTE:
LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH LVMC 19.12.030(F).



1 AS002 SITE AND LANDSCAPE PLAN - (3) VEHICLES STACKING LANE

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

Project	DRIVE-UP ATM (861 S. RAINBOW BLVD. LAS VEGAS, NV, 89145)		
Title	SITE PLAN AND LANDSCAPE PLAN		
Architect : Luis Flores Paz. RA, NCARB, LEED AP 10438 Sky Gate Street, Las Vegas, NV, 89178 702.287 1744	Revision / Description / Date		
	Sheet Number: AS002	Project #: 132301	Drawn by: LUCHO; Checked: L.F.P.; Scale: 3/32"=1'-0"; Issue Date: 03/25/2013

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PROJECT INFORMATION::

ADDRESS:	861 S. RAINBOW BLVD, LAS VEGAS, NV, 89145
PARCEL #:	138-34-717-007
ZONING CLASSIFICATION:	LIMITED COMMERCIAL DISTRICT (C-1)
PROPOSED DRIVE-UP ATM AREA:	±1,579.5 SF.

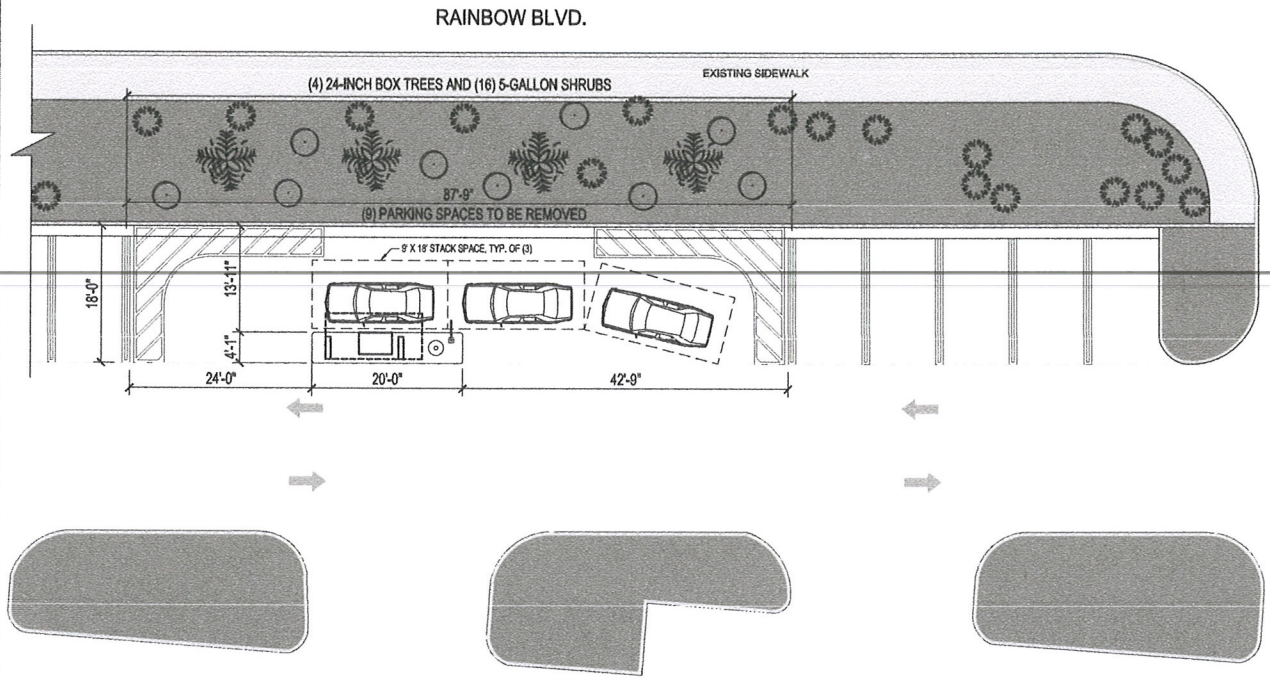
LEGEND

EXISTING 5 GALLON SHRUBS TO REMAIN

NEW 5 GALLON SHRUBS

NEW 24 INCH BOX TREES

NOTE:
LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH LVMC 19.12.030(F).



1 / AS002 SITE AND LANDSCAPE PLAN - (3) VEHICLES STACKING LANE

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

Project	DRIVE-UP ATM (861 S. RAINBOW BLVD. LAS VEGAS, NV, 89145)	Seal
Title	SITE PLAN AND LANDSCAPE PLAN	

Architect :
Luis Flores Paz.
RA, NCARB, LEED AP
10438 Sky Gate Street, Las Vegas, NV, 89178
702.287 1744

Revision	Description	Date

Sheet Number	Project #:	Drawn by	Scale
AS002	132301	LUCHO	3/32"=1'-0"
		Checked: L.F.P.	Issue Date: 03/25/2013

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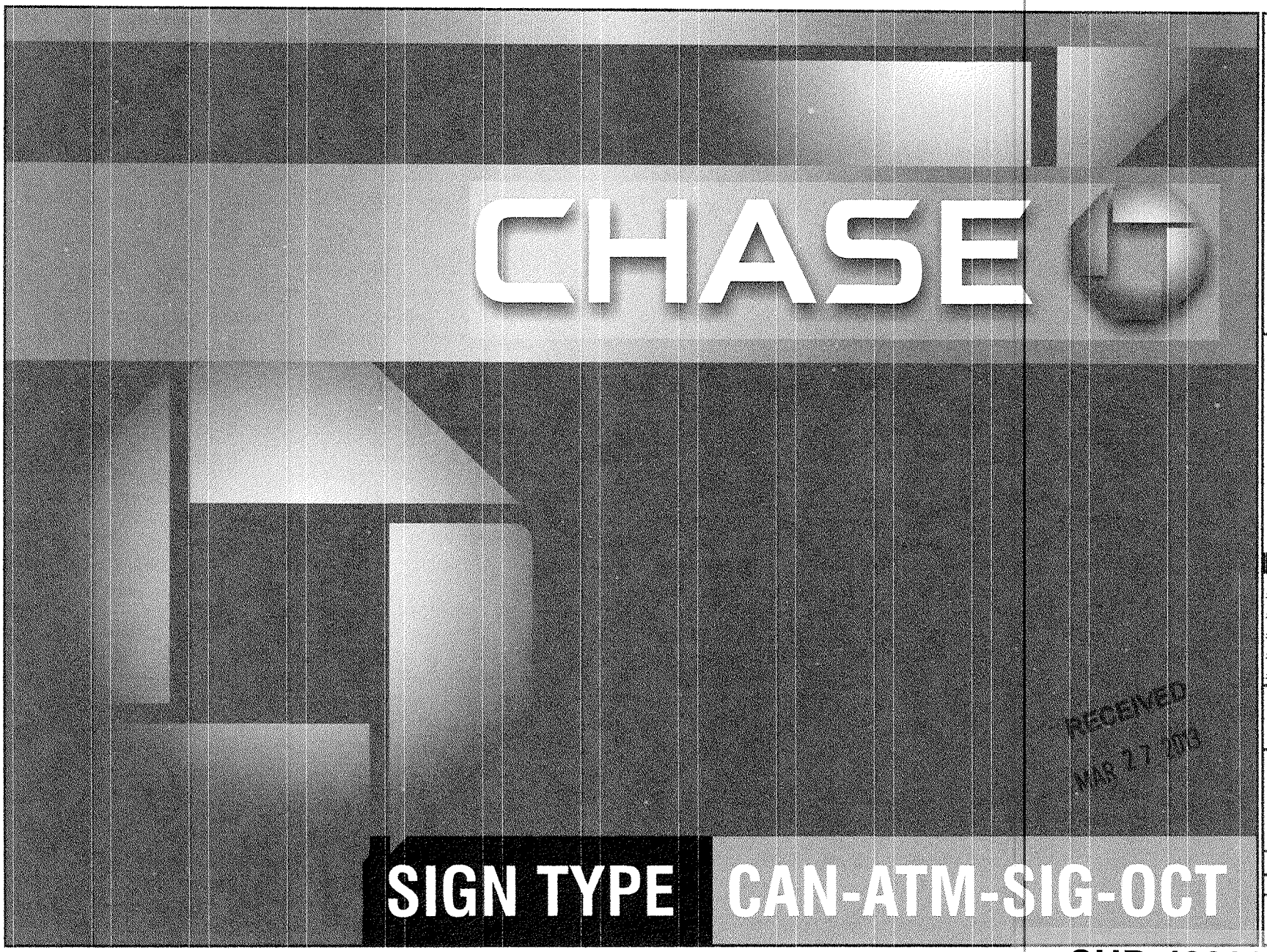

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Date: 12/09/11
Salesperson: Arthur Navarro
Coordinator: Cassie Fleury
Designer: J Gonzalez
Scale: As Noted

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Work Order Number:

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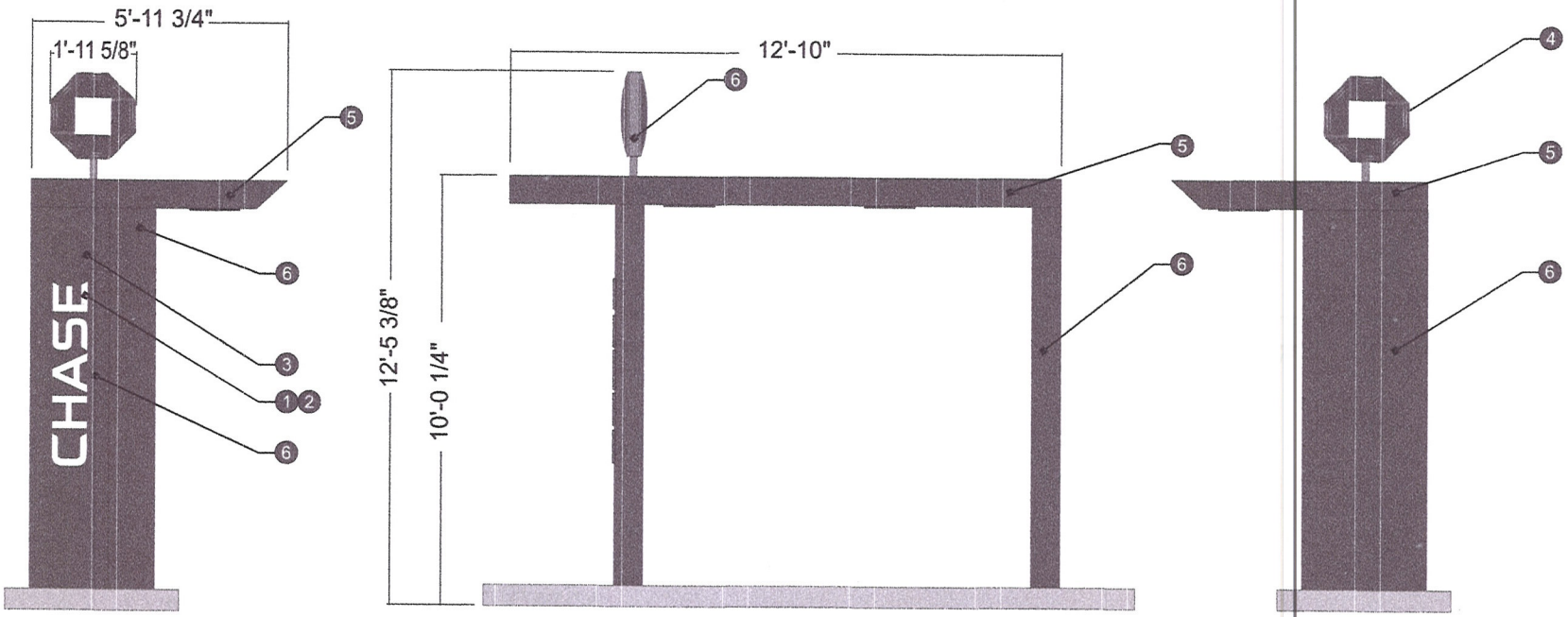
Graphics depicted are for illustrative purposes only Use only approved artwork for production.

1	2	3	4	5	6
	White Translucent 3M 3632-20	White Diffuser 3M 3635-70	Intense Blue 3M 3632-127	Translucent Blue Aristech 6046 Matte Finish	Chase Metallic Blue Paint to match MP-49353 Metallic Gloss Finish	Chase Dark Nickel Paint to match MP-18248

ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-208SP VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH



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

FRONT VIEW CAN-ATM
SCALE: 3/8" = 1'-0"

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

Illumination:
24/7 - Camera only- rest of Canopy on Photo Cell
Chase logo on approach
Chase octagon on top
Security Lights

01 SIGN TYPE CAN-ATM-SIG-OCT
MANUFACTURE (1) ONE SIGNATURE CANOPY PER DRAWING SPECIFICATIONS.

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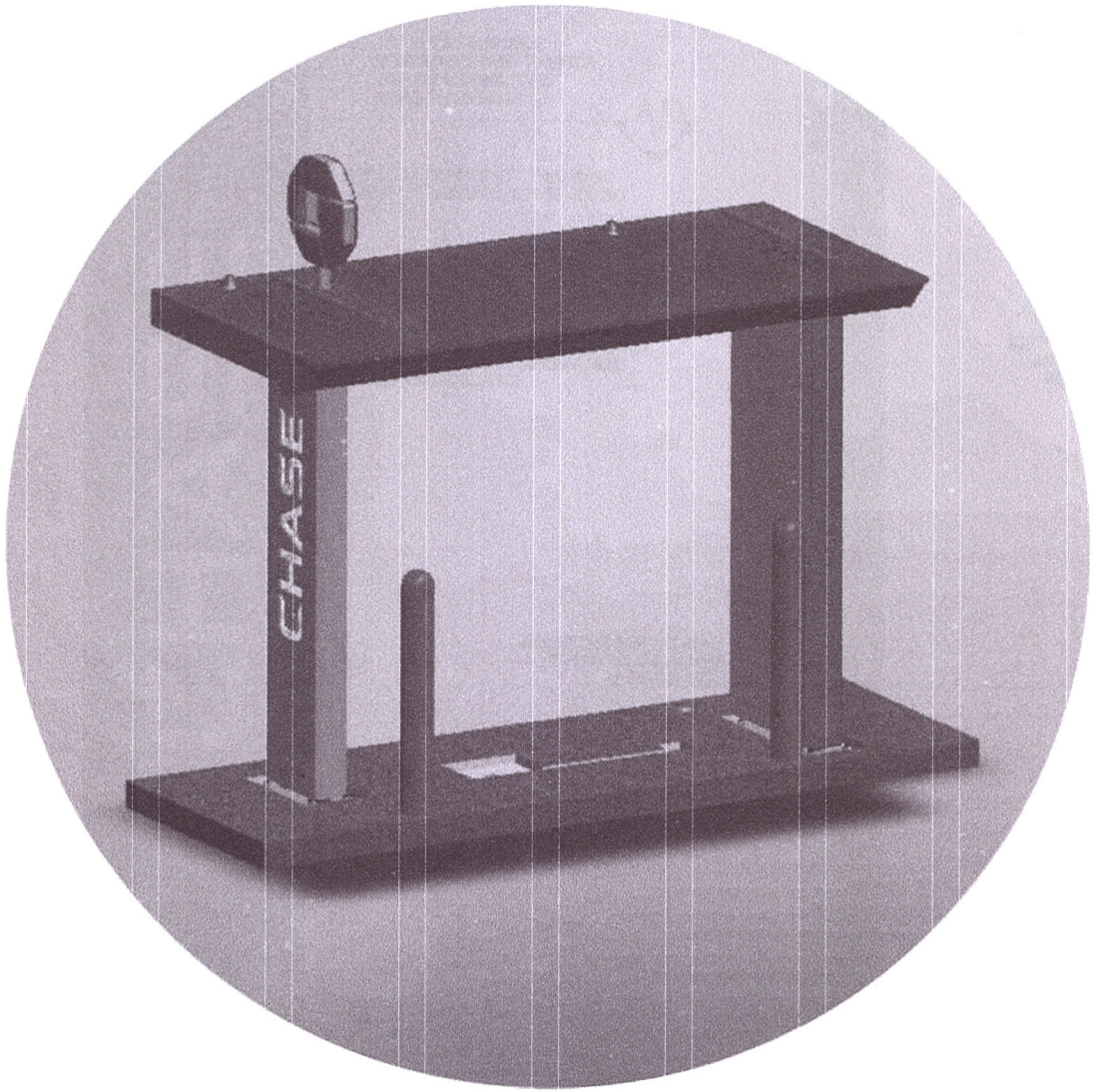

5 **3D VIEW OF CAN-ATM-SIG-OCT**

Scale:NTS

NOTES:

1. Design is based on 90 mph 3 sec gust design wind speed per IBC 2006. Exposure C and 50 psf ground snow load.
2. Spread foundation analysis is based on a safe vertical soil bearing pressure minimum of 2000 psf. Soil report was not furnished. Allowable bearing pressure should be verified prior to placement of concrete. Do not place foundation in fill.
3. Concrete shall be mixed to attain a minimum compressive strength of 3000 psi in 28 days.
4. Steel support members shall be free from defects and shall meet ASTM A500 grade B with a minimum yield strength of 46000 psi for tube. Steel plate and angle shall meet ASTM A36. Aluminum shapes be extruded from 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
5. Structural bolts shall be zinc coated A325 unless otherwise noted. All other fasteners shall be stainless steel or otherwise coated to prevent corrosion.
6. Anchor bolts shall be cut from A36 round stock. Exposed surfaces shall be galvanized or coated to prevent corrosion.
7. All voids between column base plate and foundation surface shall be completely filled with high strength, non-shrink grout.
8. Welds shall be made with E70xx electrodes for steel and a 4000 series filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
9. Steel reinforcing bars shall conform to ASTM 615 grade 60 with deformations in accordance with ASTM A-305. Welding of reinforcing bars is prohibited.
10. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.

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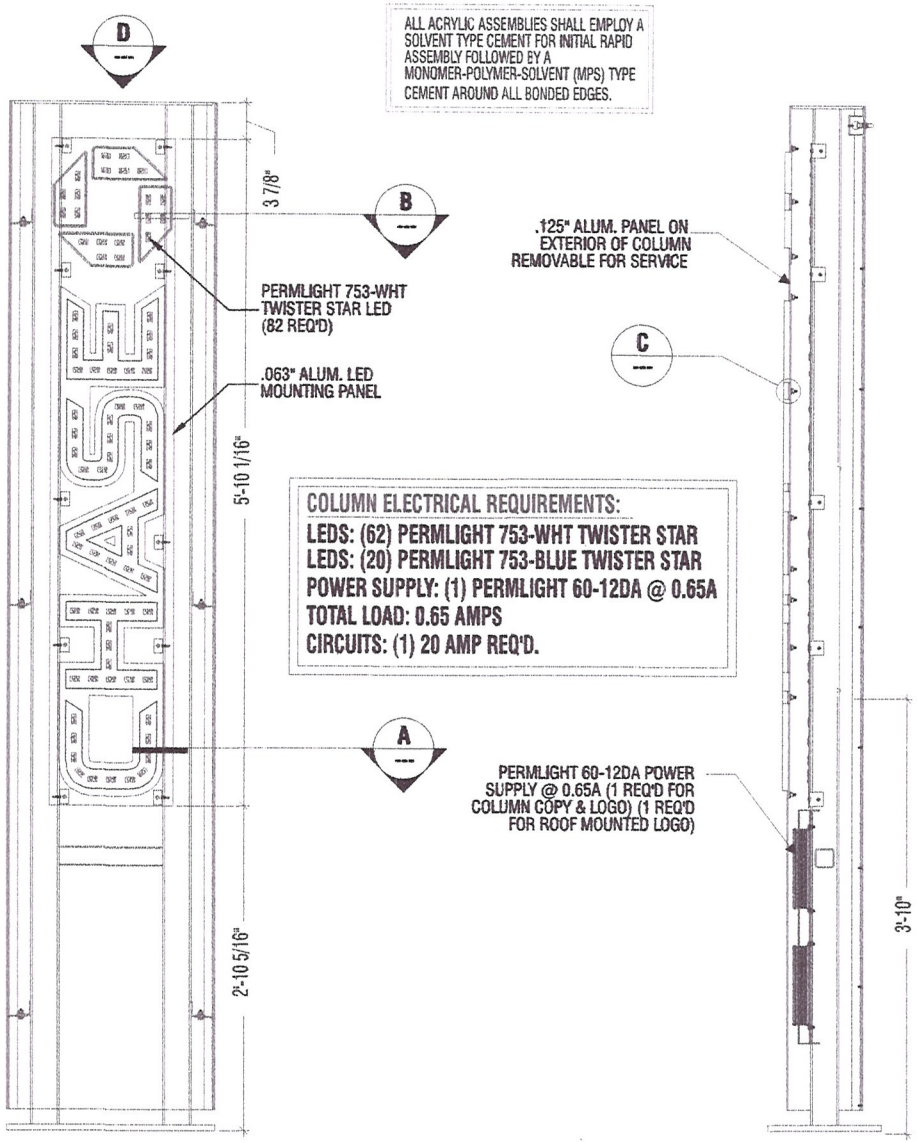


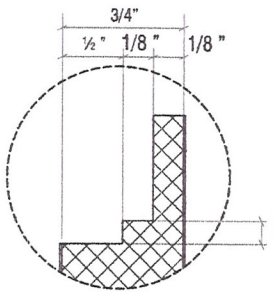
ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

COLUMN ELECTRICAL REQUIREMENTS:

LEDS: (62) PERMLIGHT 753-WHT TWISTER STAR
LEDS: (20) PERMLIGHT 753-BLUE TWISTER STAR
POWER SUPPLY: (1) PERMLIGHT 60-12DA @ 0.65A
TOTAL LOAD: 0.65 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

9 APPROACH COLUMN ASSEMBLED SIDE VIEW Scale:NTS

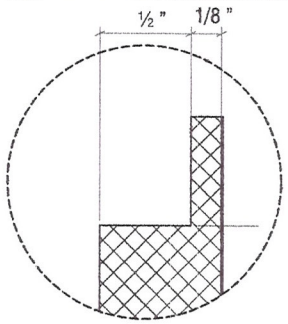
10 APPROACH COLUMN ASSEMBLED ELEVATION Scale:NTS



NOTE: PUSH-THRU ACRYLIC SHALL HAVE A MILL FINISH ON ALL ROUTED EDGES

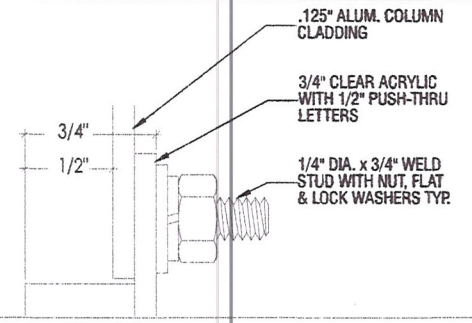
CHASE TO BE 3/4" THICK CLEAR ACRYLIC STEP-ROUTED PUSH-THRU WITH FIRST SURFACE APPLIED 3M #3632-20 WHITE VINYL & SECOND SURFACE APPLIED 3M #3635-70 WHITE DIFFUSER FILM (3 SIDES OF TOWER)

A PUSH-THRU LETTERS MOUNTING DETAIL Scale:6"=1'-0"



OCTAGON TO BE 3/4" THICK CLEAR ACRYLIC PUSH-THRU WITH SECOND SURFACE APPLIED 3M #3632-127 BLUE VINYL (3 SIDES OF TOWER)

B PUSH-THRU LETTERS MOUNTING DETAIL Scale:6"=1'-0"



C PUSH-THRU LETTERS MOUNTING DETAIL Scale:3"=1'-0"

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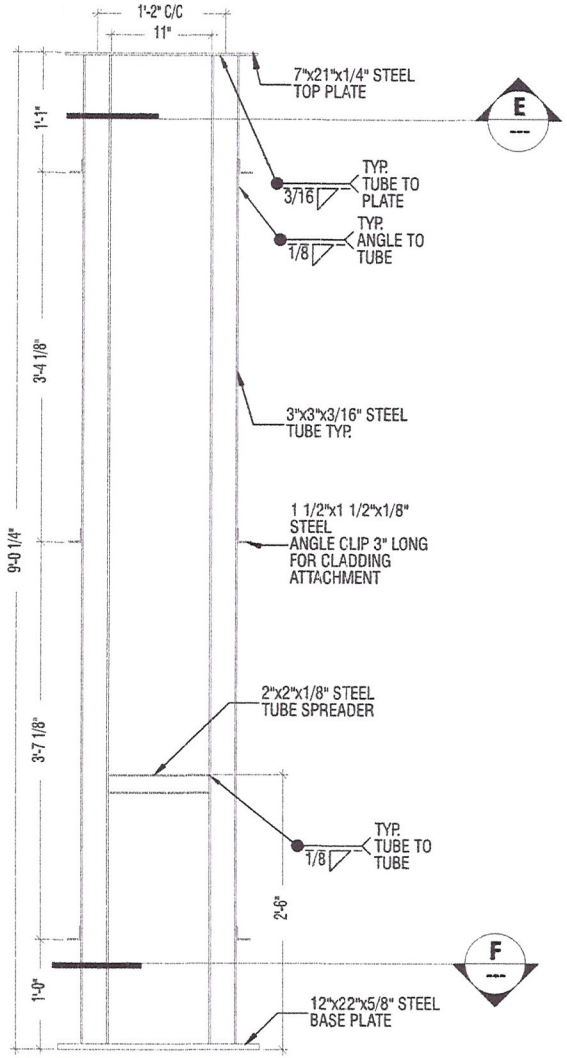
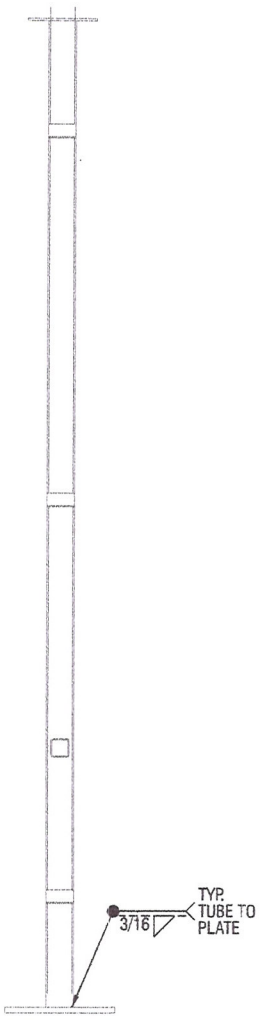
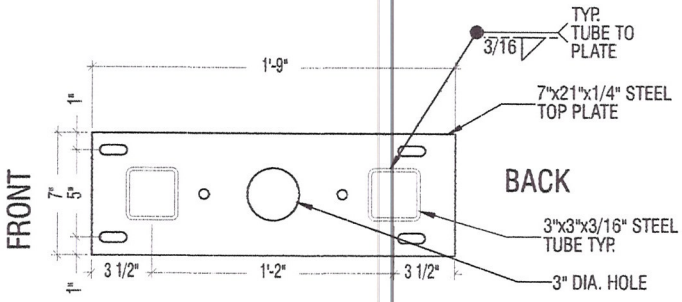


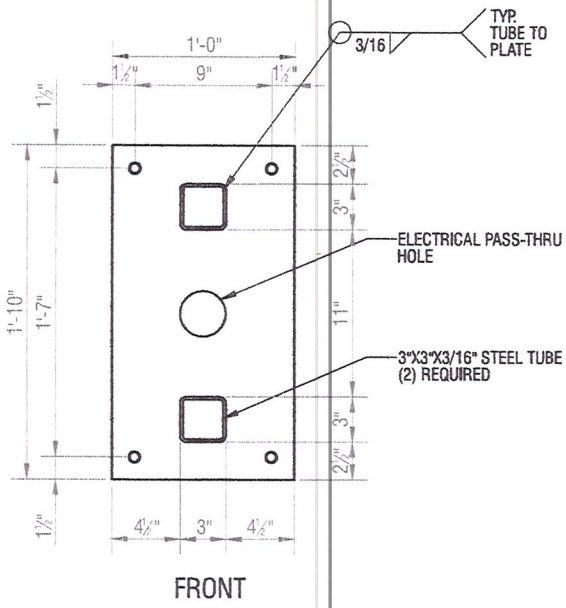
11 **APPROACH COLUMN STRUCTURE** Scale:NTS



12 **APPROACH COLUMN ELEVATION STRUCTURE** Scale:NTS



E **APPROACH COLUMN TOP PLATE DETAIL** Scale:NTS



F **APPROACH COLUMN BASE PLATE DETAIL** Scale:NTS

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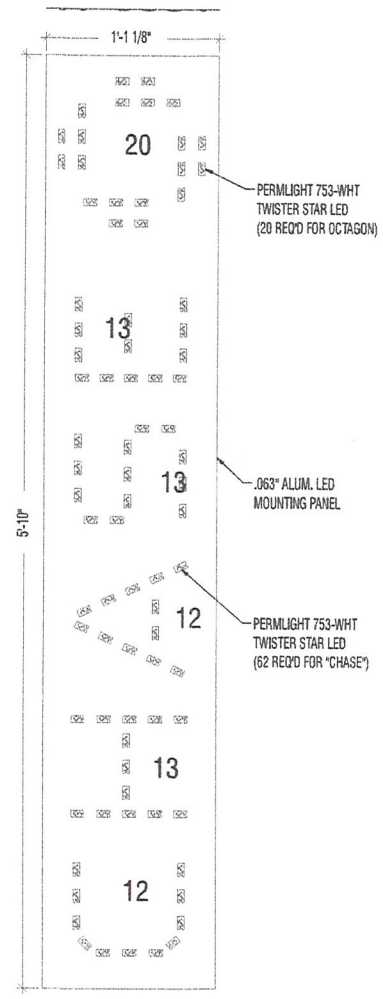
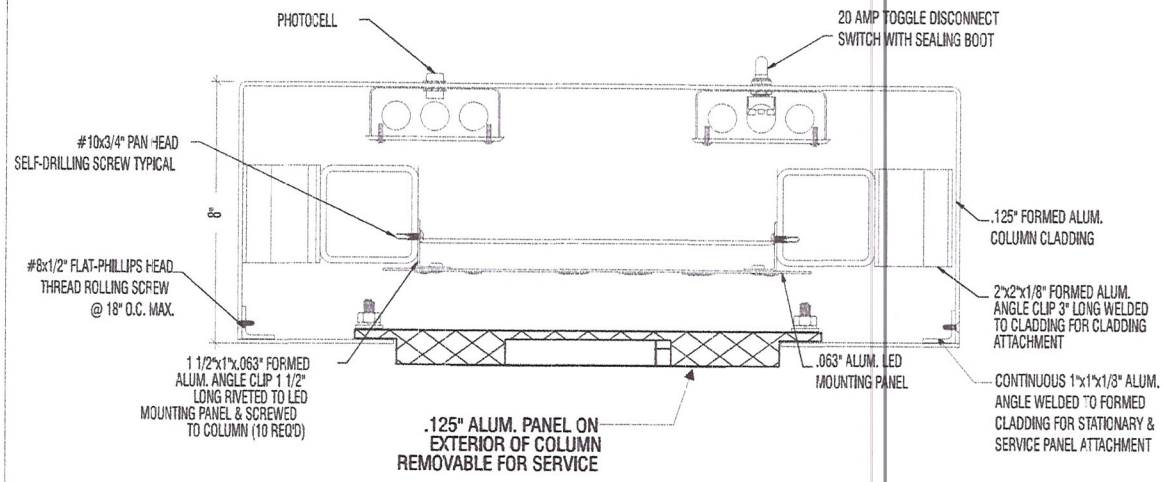
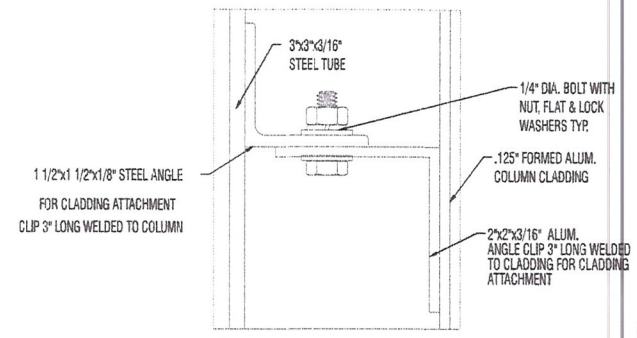


APPROACH COLUMN LED MOUNTING PANEL DETAIL

G APPROACH COLUMN LED MOUNTING PANEL DETAIL Scale:NTS



A-A / 8 HORIZONTAL SECTION APPROACH COLUMN Scale:NTS



H APPROACH COLUMN CLADDING ATTACHMENT CLIPS DETAIL Scale:NTS

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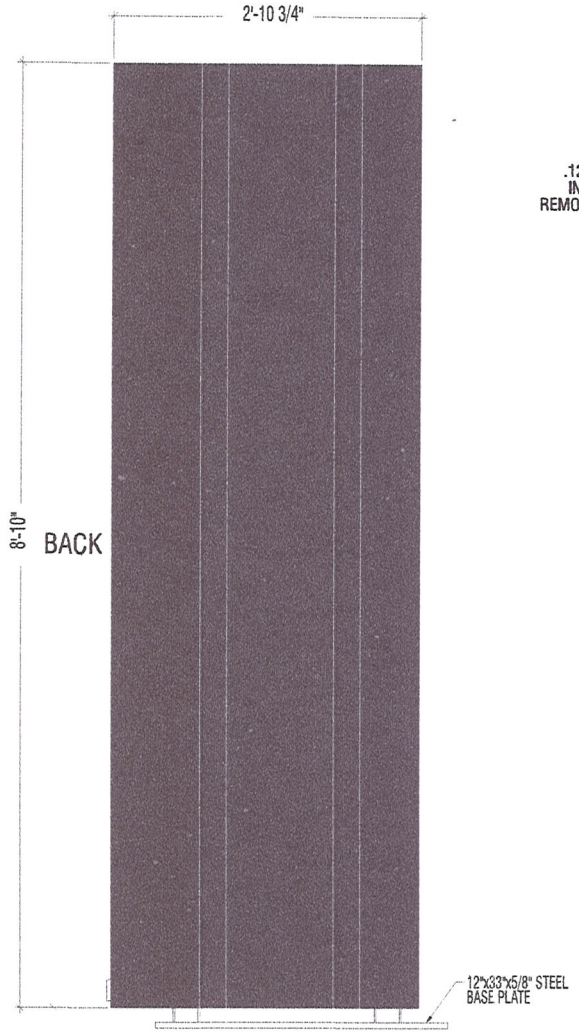
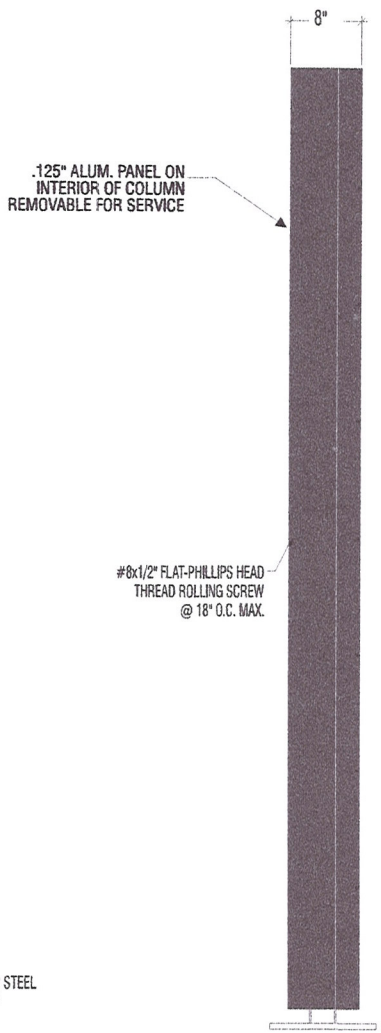
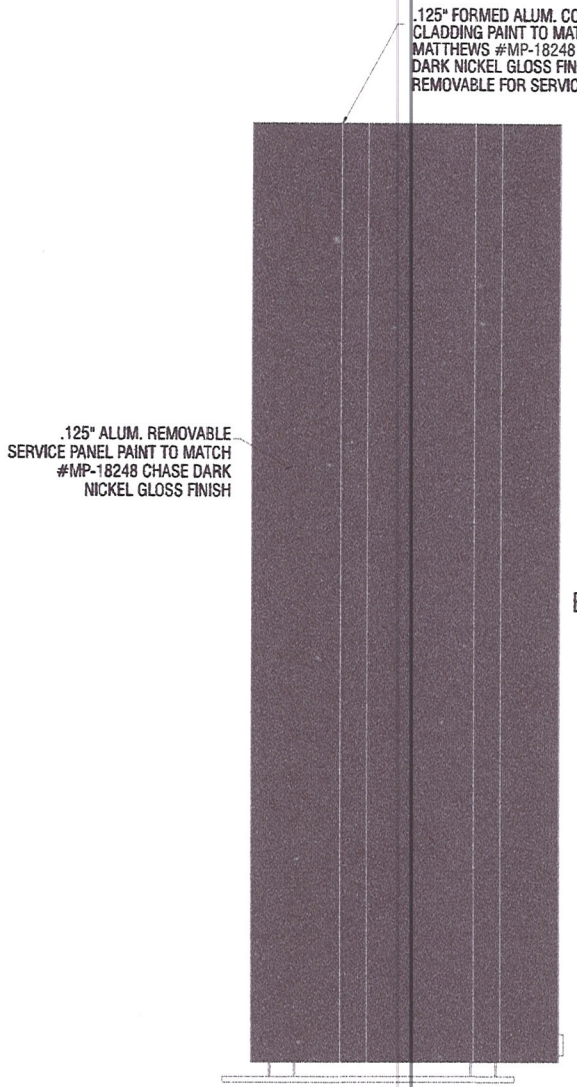


13 **DEPARTURE COLUMN APPROACH VIEW** Scale:1"=1'-0"



14 **DEPARTURE COLUMN ELEVATION** Scale:1"=1'-0"



15 **DEPARTURE COLUMN DEPARTURE VIEW** Scale:1"=1'-0"

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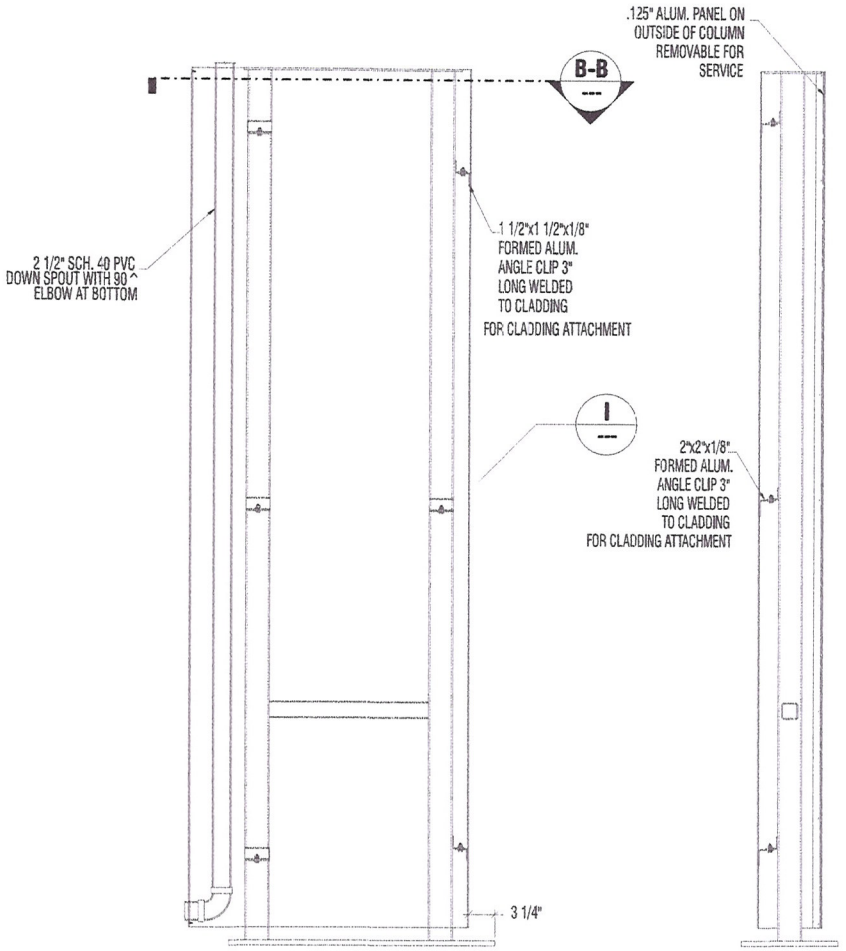
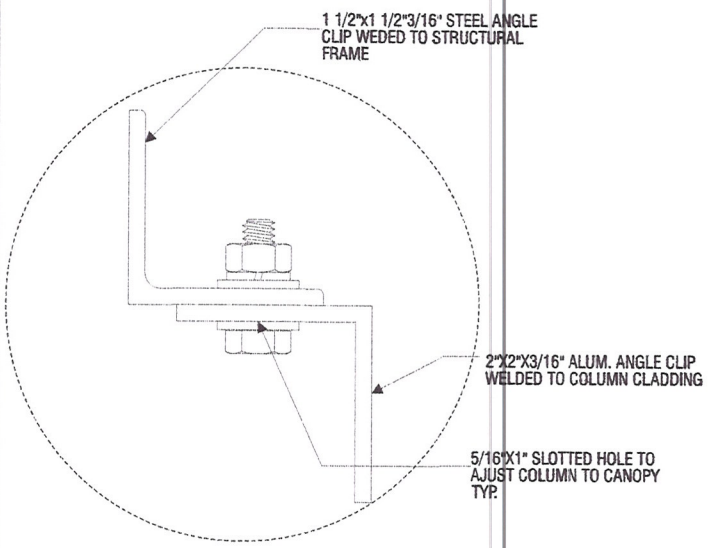
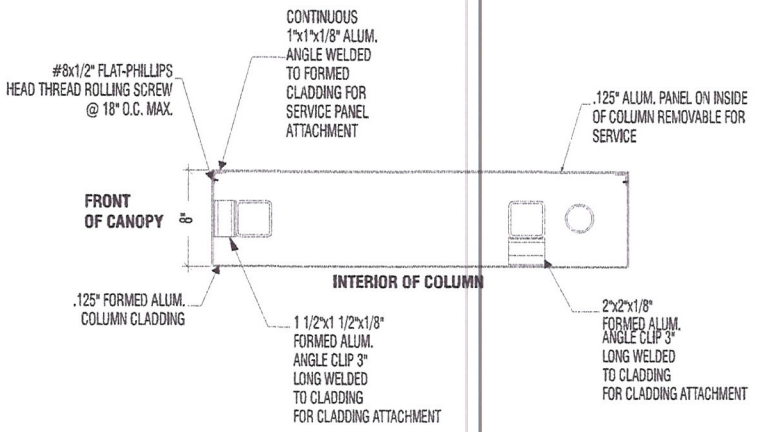


17 DEPARTURE COLUMN ASSEMBLED SIDE VIEW Scale:NTS



I DETAIL Scale:NTS

18 DEPARTURE COLUMN ASSEMBLED ELEVATION Scale:NTS



B-B HORIZONTAL SECTION DEPARTURE COLUMN Scale:NTS

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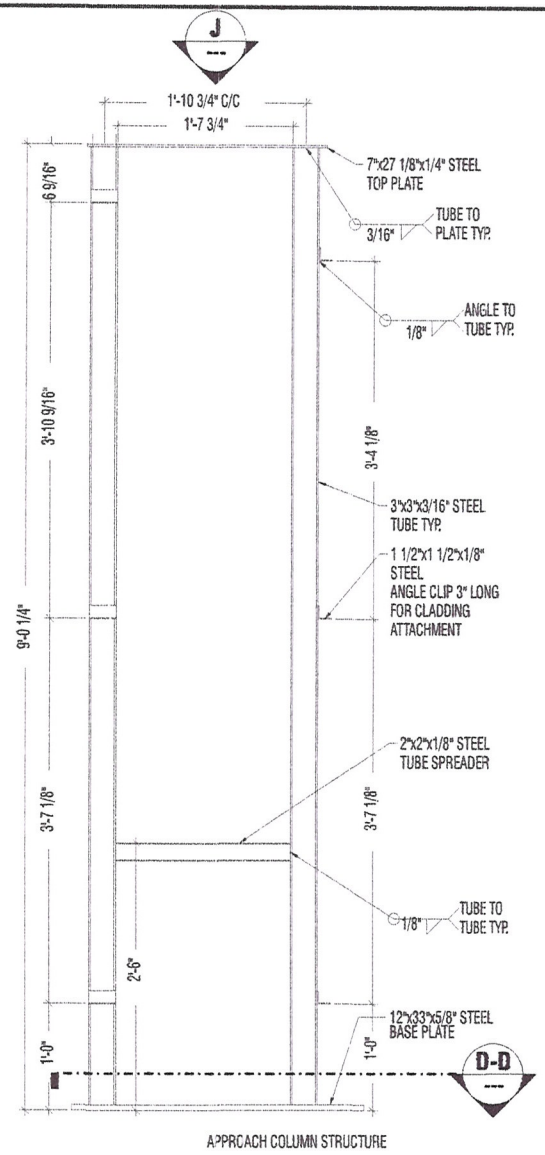
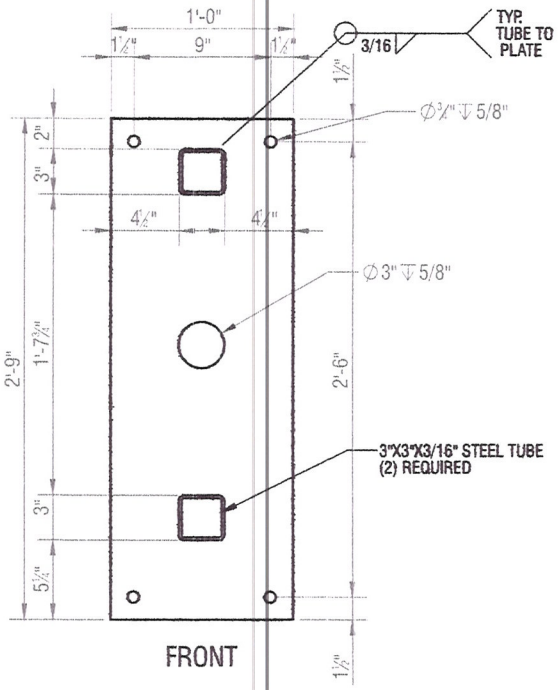


APPROACH COLUMN STRUCTURE





FRONT

19 **DEPARTURE COLUMN STRUCTURE** Scale:NTS

20 **DEPARTURE COLUMN ELEVATION STRUCTURE** Scale:NTS

D-D **TOP VIEW DEPARTURE COLUMN BASE PLATE DETAIL** Scale:1½" = 1'-0"

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CHASE

CAN-ATM-SIG-OCT
MASTER
P-PRINT

Date: 12/09/11
Salesperson: Arthur Navarro
Coordinator: Cassie Fleury
Designer: J Gonzalez
Scale: As Noted

CUSTOMER APPROVAL

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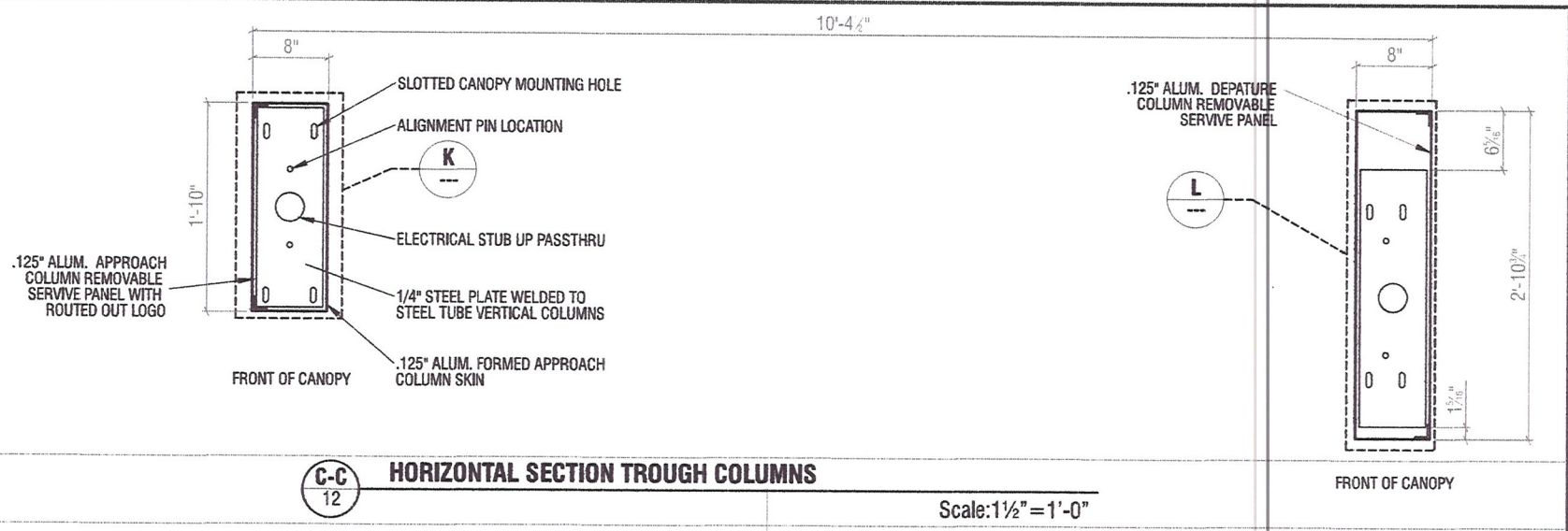
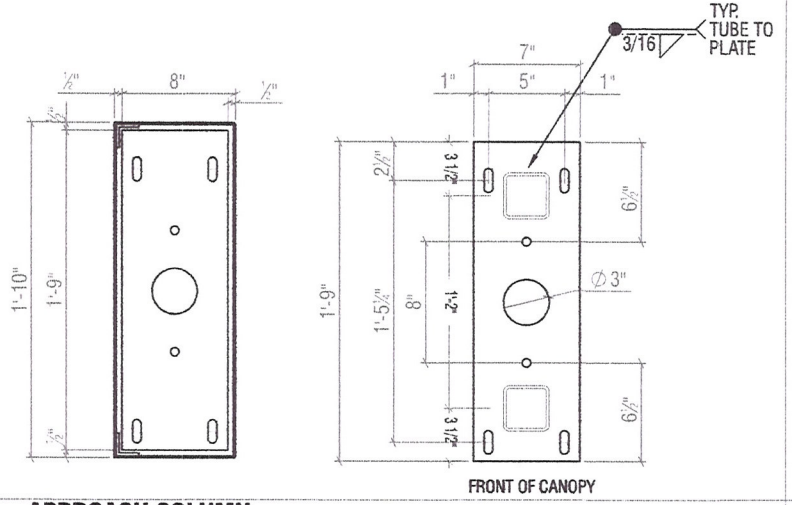


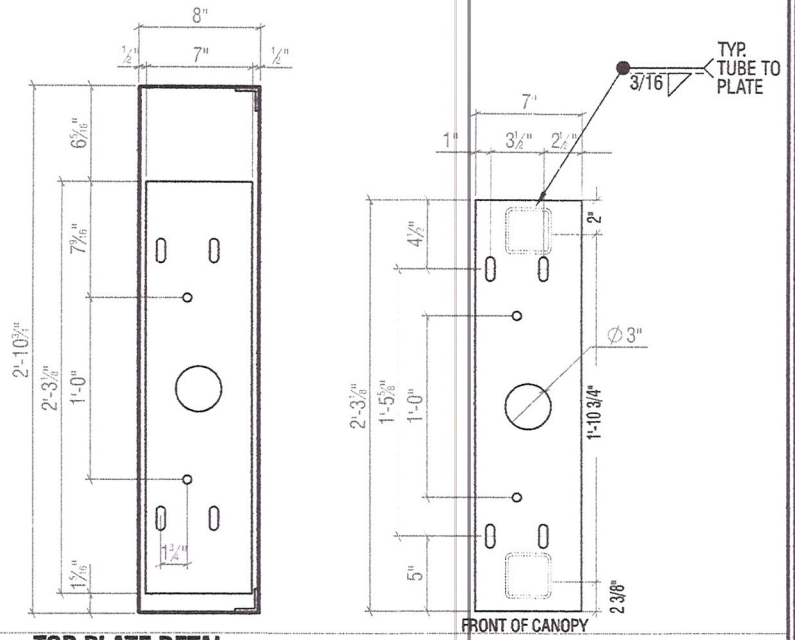
C-C / 12 HORIZONTAL SECTION TROUGH COLUMNS

Scale:1½"=1'-0"



K APPROACH COLUMN TOP PLATE DETAIL

Scale:1½"=1'-0"



L TOP PLATE DETAL DEPARTURE COLUMN

Scale:1½"=1'-0"

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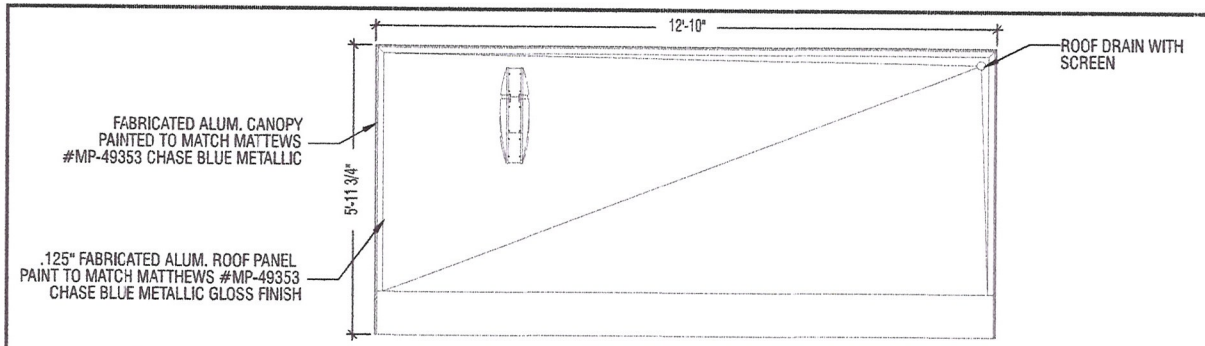
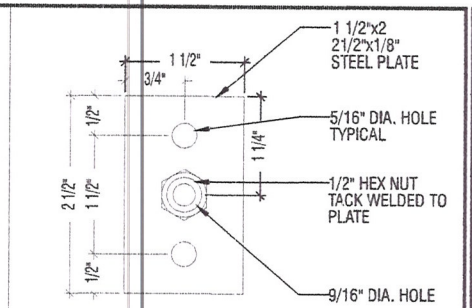
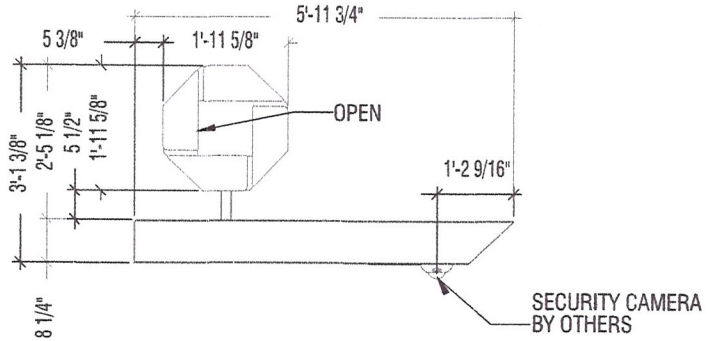


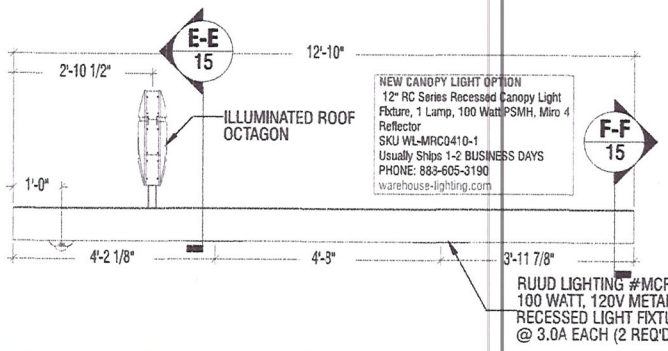
22 **CANOPY ROOF TOP VIEW** Scale:NTS



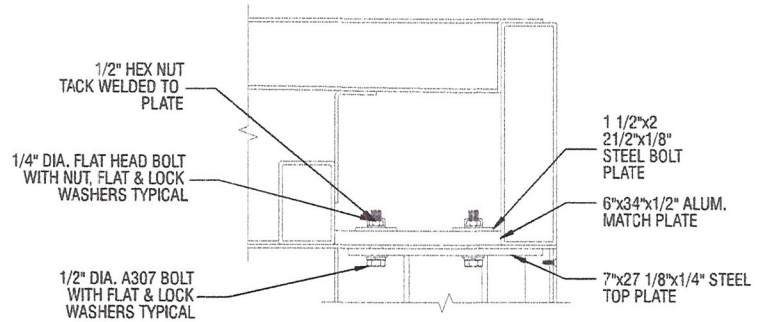
M **BOLT PLATE DETAIL** Scale:NTS



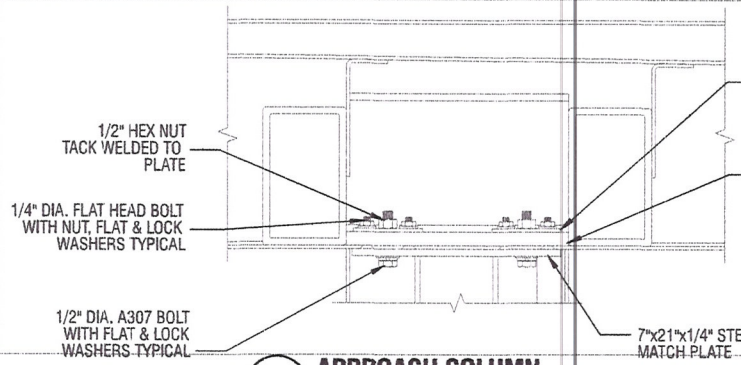
23 **SIDE VIEW** Scale:NTS



21 **CANOPY ROOF ELEVATION** Scale:NTS



N **DEPARTURE COLUMN ATTACHMENT DETAIL** Scale:NTS



0 **APPROACH COLUMN ATTACHMENT DETAIL** Scale:NTS

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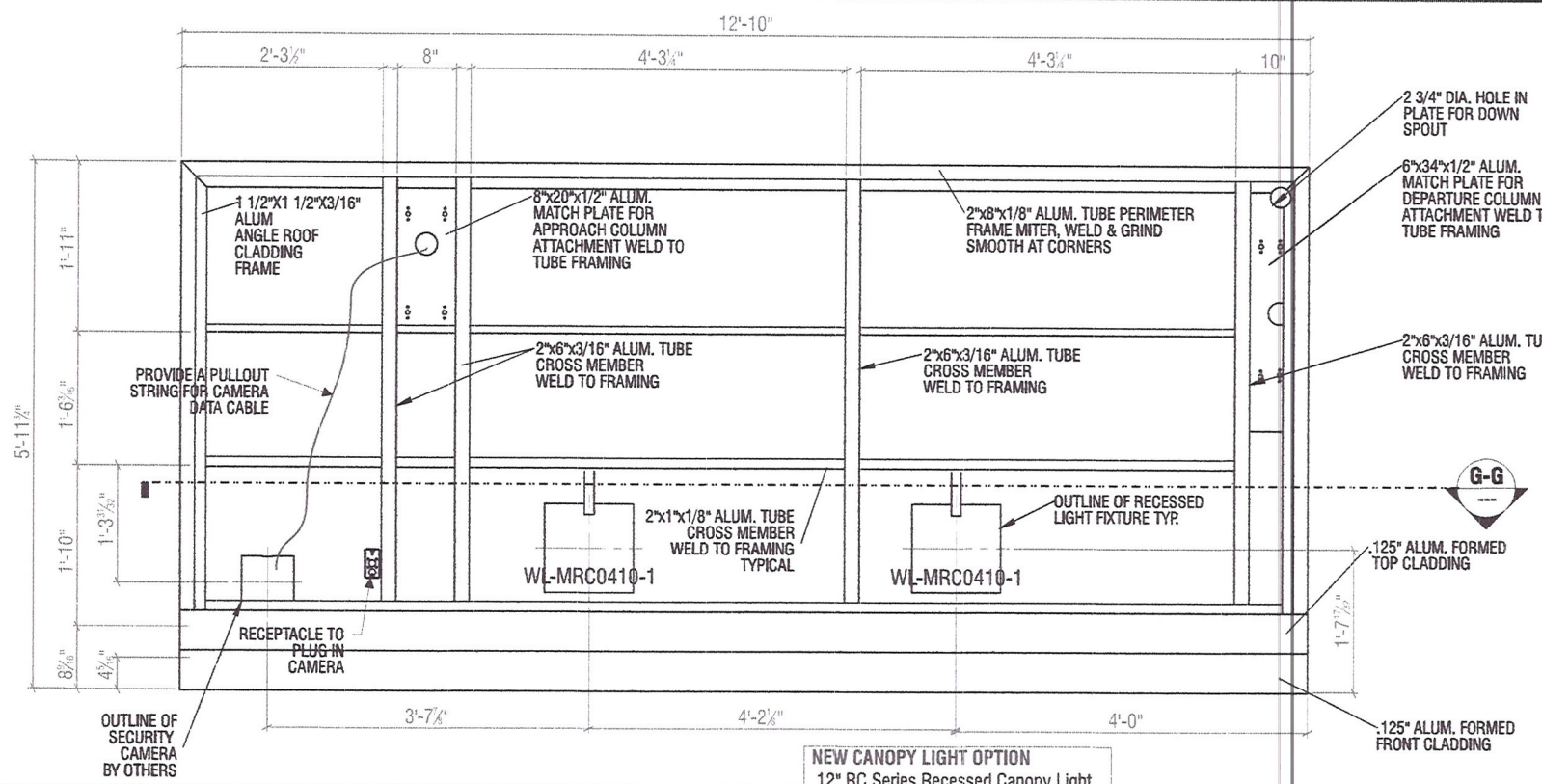
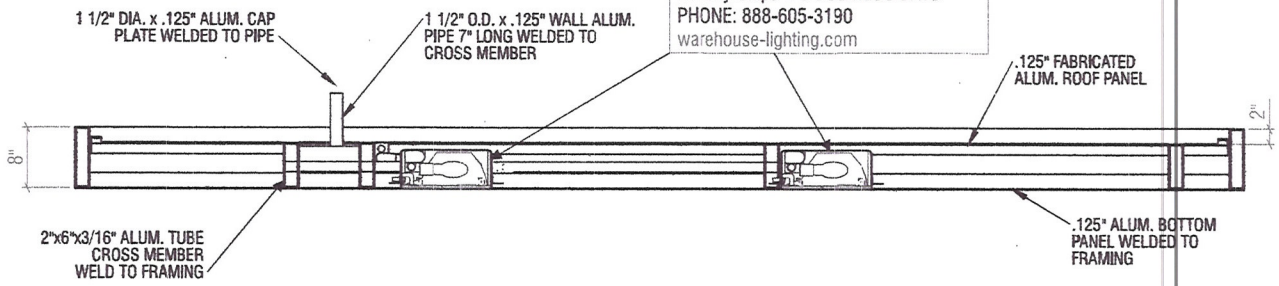


24 **CANOPY ROOF FRAMING DETAIL** Scale:3/4"=1'-0"

NEW CANOPY LIGHT OPTION
12" RC Series Recessed Canopy Light Fixture, 1 Lamp, 100 Watt PSMH, Miro 4 Reflector
SKU WL-MRC0410-1
Usually Ships 1-2 BUSINESS DAYS
PHONE: 888-605-3190
warehouse-lighting.com



G-G **HORIZONTAL SECTION CANOPY ROOF** Scale:3/4"=1'-0"

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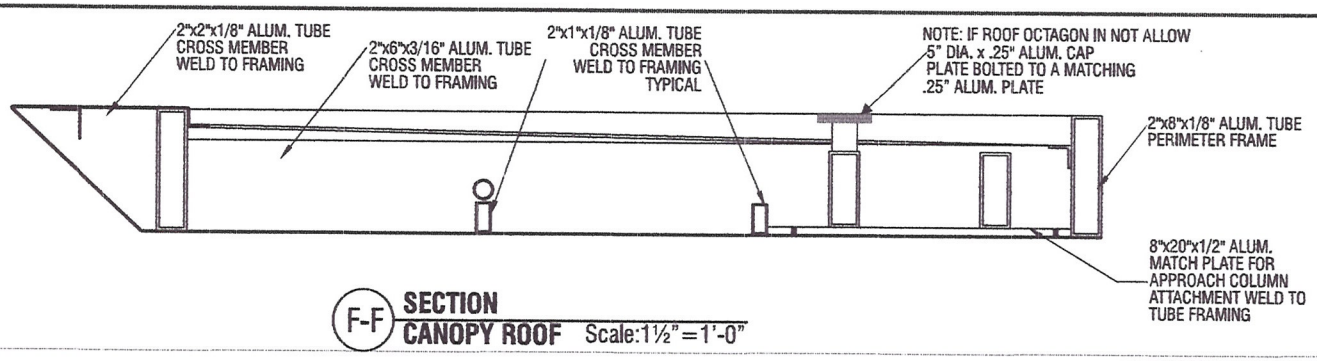
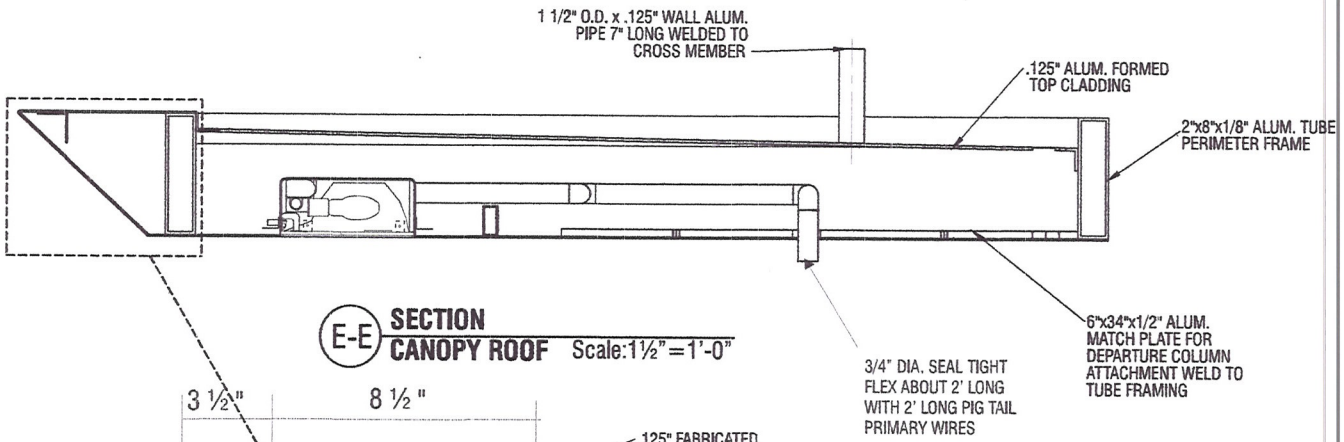
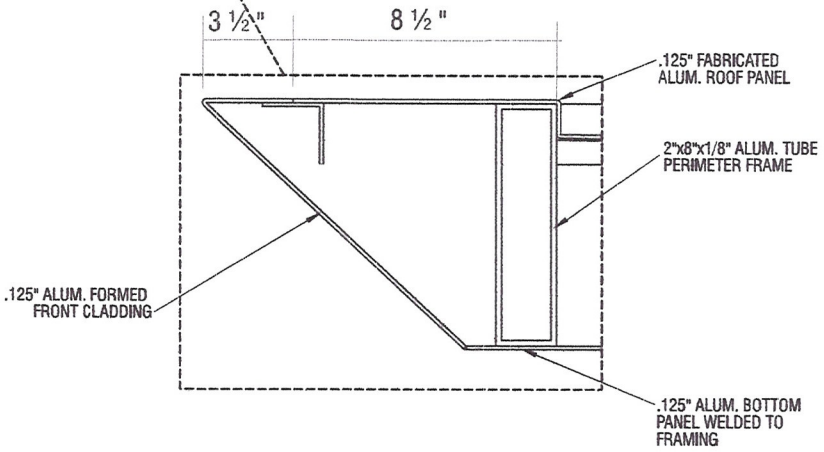


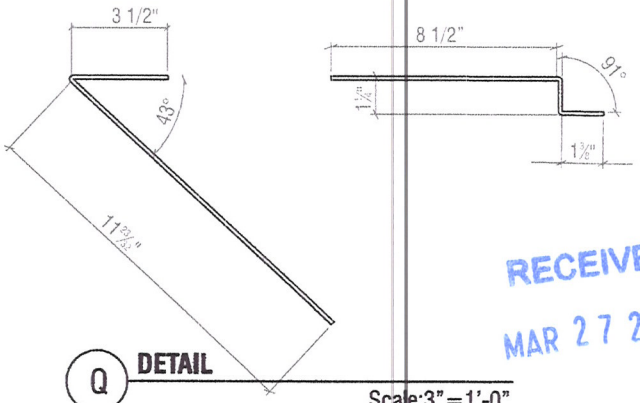
F-F **SECTION**
CANOPY ROOF Scale:1½"=1'-0"



E-E **SECTION**
CANOPY ROOF Scale:1½"=1'-0"



P **DETAIL**
Scale:3"=1'-0"



Q **DETAIL**
Scale:3"=1'-0"

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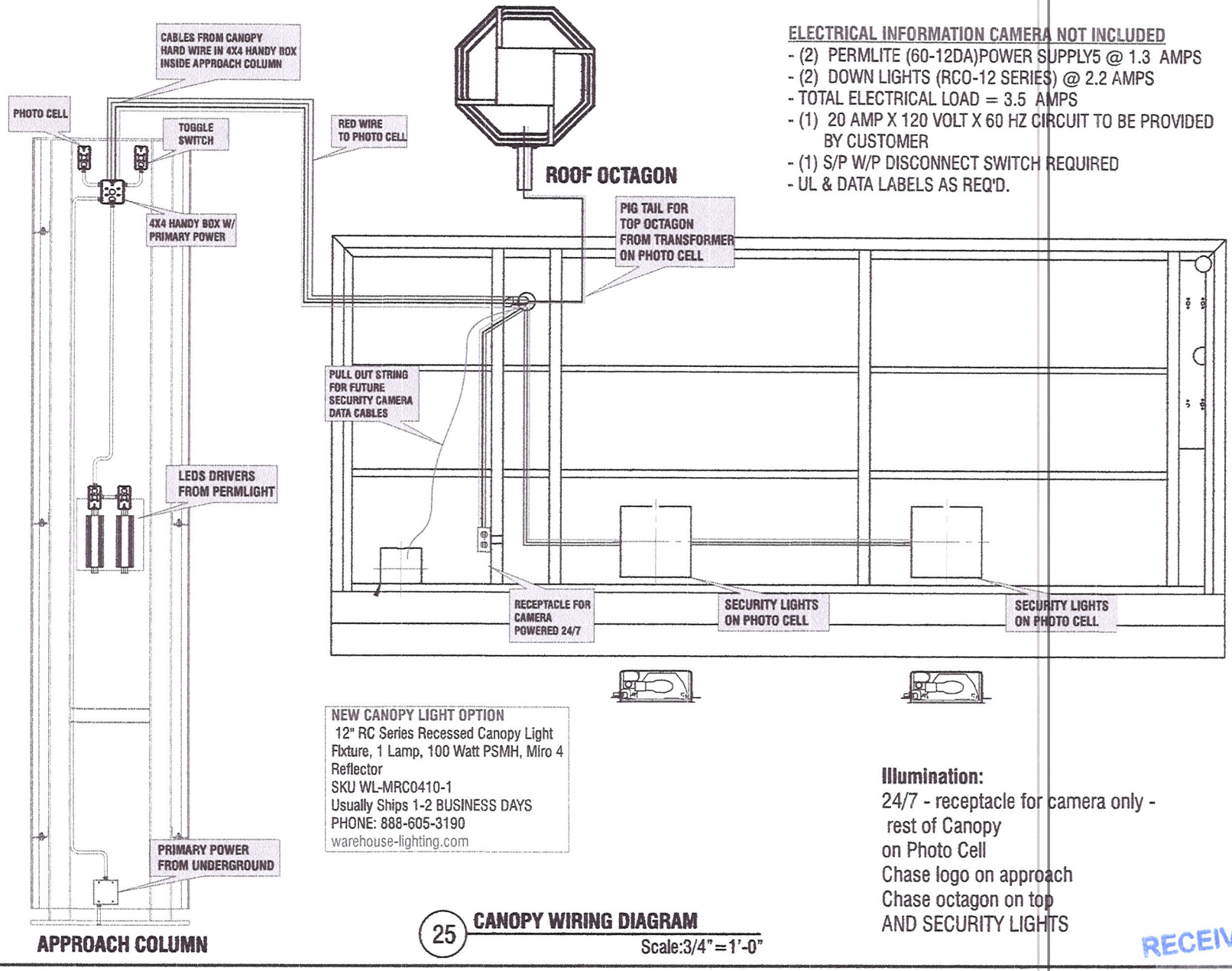

ELECTRICAL INFORMATION CAMERA NOT INCLUDED

- (2) PERMLITE (60-12DA)POWER SUPPLY5 @ 1.3 AMPS
- (2) DOWN LIGHTS (RCO-12 SERIES) @ 2.2 AMPS
- TOTAL ELECTRICAL LOAD = 3.5 AMPS
- (1) 20 AMP X 120 VOLT X 60 HZ CIRCUIT TO BE PROVIDED BY CUSTOMER
- (1) S/P W/P DISCONNECT SWITCH REQUIRED
- UL & DATA LABELS AS REQ'D.

NEW CANOPY LIGHT OPTION
12" RC Series Recessed Canopy Light
Fixture, 1 Lamp, 100 Watt PSMH, Miro 4 Reflector
SKU WL-MRC0410-1
Usually Ships 1-2 BUSINESS DAYS
PHONE: 888-605-3190
warehouse-lighting.com

Illumination:
24/7 - receptacle for camera only -
rest of Canopy
on Photo Cell
Chase logo on approach
Chase octagon on top
AND SECURITY LIGHTS

25 **CANOPY WIRING DIAGRAM**
Scale:3/4"=1'-0"

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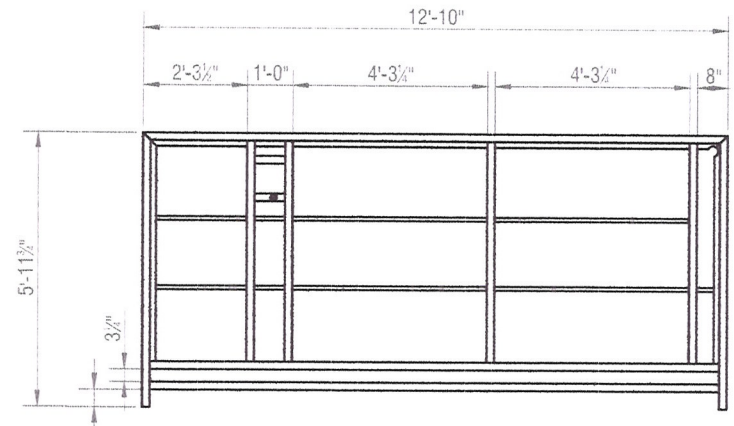
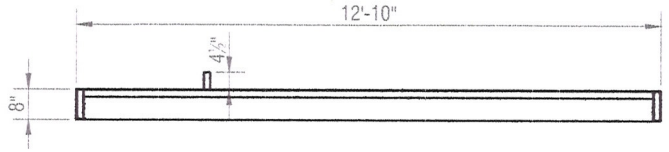
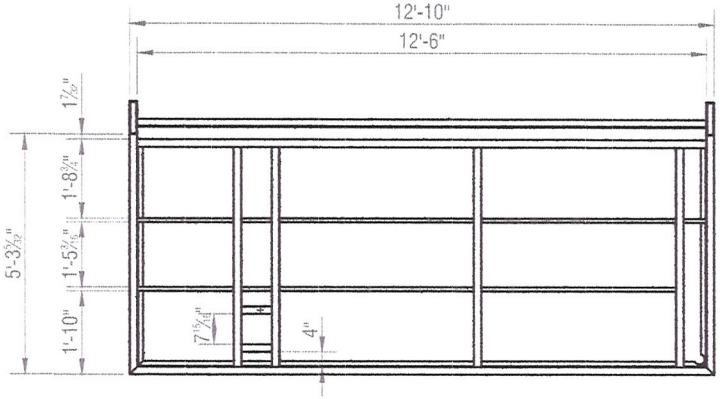


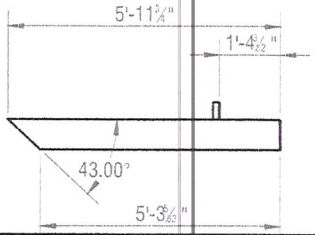
27 **TOP VIEW**
CANOPY FRAME Scale:3/4"=1'-0"



26 **FRONT VIEW**
CANOPY FRAME Scale:3/4"=1'-0"



28 **BOTTOM VIEW**
CANOPY FRAME Scale:3/4"=1'-0"



29 **SIDE VIEW**
CANOPY FRAME Scale:3/4"=1'-0"

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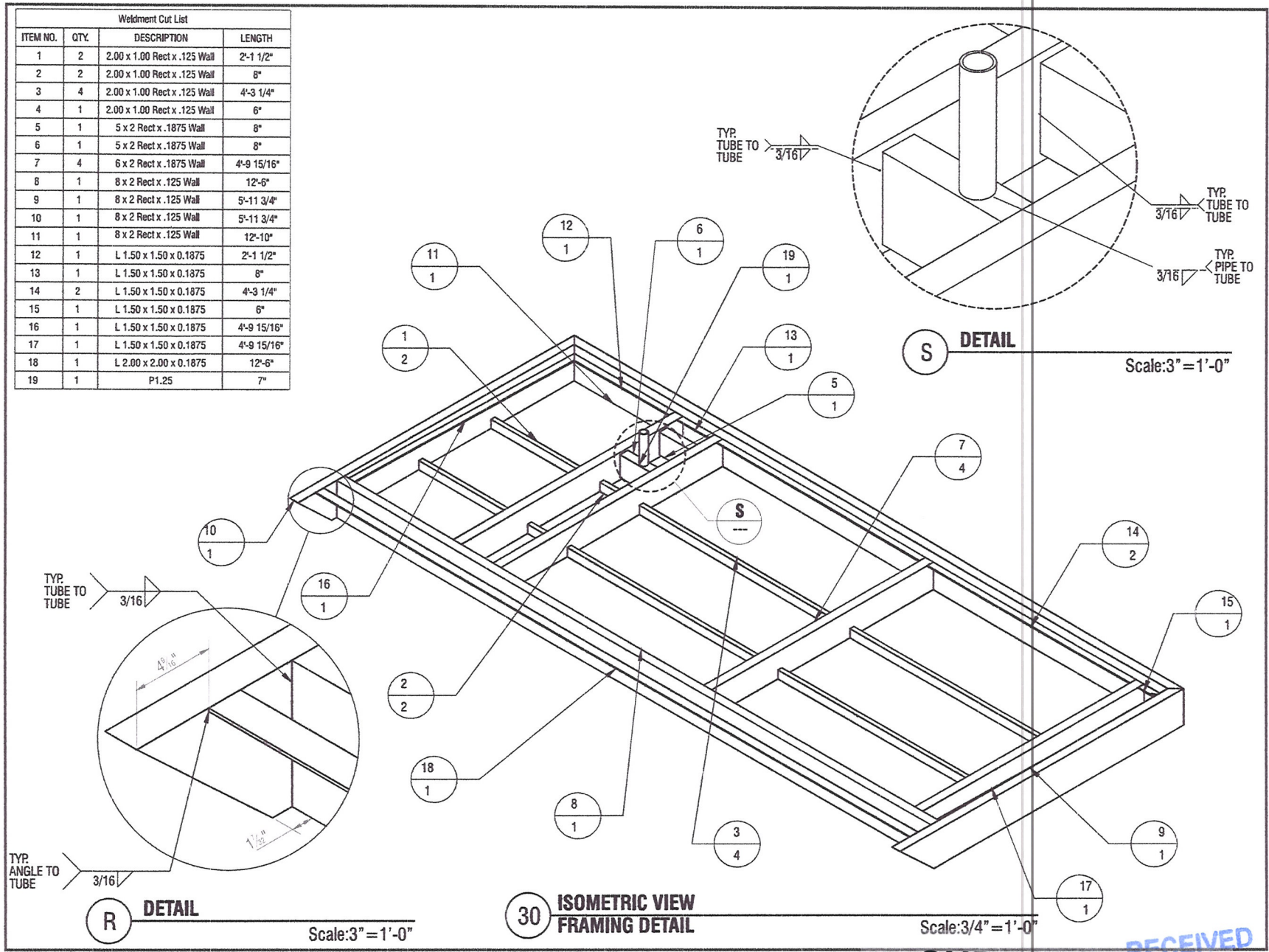
Weldment Cut List			
ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2.00 x 1.00 Rect x .125 Wall	2'-1 1/2"
2	2	2.00 x 1.00 Rect x .125 Wall	8"
3	4	2.00 x 1.00 Rect x .125 Wall	4'-3 1/4"
4	1	2.00 x 1.00 Rect x .125 Wall	6"
5	1	5 x 2 Rect x .1875 Wall	8"
6	1	5 x 2 Rect x .1875 Wall	8"
7	4	6 x 2 Rect x .1875 Wall	4'-9 15/16"
8	1	8 x 2 Rect x .125 Wall	12'-6"
9	1	8 x 2 Rect x .125 Wall	5'-11 3/4"
10	1	8 x 2 Rect x .125 Wall	5'-11 3/4"
11	1	8 x 2 Rect x .125 Wall	12'-10"
12	1	L 1.50 x 1.50 x 0.1875	2'-1 1/2"
13	1	L 1.50 x 1.50 x 0.1875	8"
14	2	L 1.50 x 1.50 x 0.1875	4'-3 1/4"
15	1	L 1.50 x 1.50 x 0.1875	6"
16	1	L 1.50 x 1.50 x 0.1875	4'-9 15/16"
17	1	L 1.50 x 1.50 x 0.1875	4'-9 15/16"
18	1	L 2.00 x 2.00 x 0.1875	12'-6"
19	1	P1.25	7"



S **DETAIL** Scale:3"=1'-0"

R **DETAIL** Scale:3"=1'-0"

30 **ISOMETRIC VIEW FRAMING DETAIL** Scale:3/4"=1'-0"

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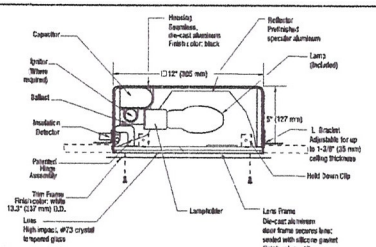
RECESSED MOUNT

12" (305 mm) RECESSED CANOPY LIGHT

RCO-12 SERIES



SPEC #	WATTAGE	CATALOG #
	PULSE START METAL HALIDE	
	125W PSM-I	MRC0612- (a)(b)
	150W PSM-I	MRC0615- (a)(b)
	METAL HALIDE	
	50W MH	MRC0405- (a)(b)
	70W MH	MRC0407- (a)(b)
	100W MH	MRC0410- (a)(b)
	175W MH	MRC0417- (a)(b)
	HIGH PRESSURE SODIUM	
	35W HPS	MRC0503- (a)(b)
	50W HPS	MRC0505- (a)(b)
	70W HPS	MRC0507- (a)(b)
	100W HPS	MRC0510- (a)(b)
	150W HPS	MRC0515- (a)(b)
	FLUORESCENT	
	26W FL	MRC0226- (a)(b)
	32W FL	MRC0232- (a)(b)
	42W FL	MRC0242- (a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY

1	120V (Standard)
2	277V (PSMH; 50 – 175W MH; 50 – 150W HPS; 26W FL)
3	208V (PSMH; 50 – 175W MH; 50 – 150W HPS)
4	240V (PSMH; 50 – 175W MH; 50 – 150W HPS)
6	347V (Canada Only) (PSMH; 50 – 175W MH; 70 – 150W HPS)
U	Universal 120 – 277V (FL)

For voltage availability outside the US and Canada, see Bulletin TD-6 or contact your Ruud Lighting authorized international distributor.

(b) OPTIONS (factory-installed)

A	Acrylic Step Prismatic Lens (1.5" (44 mm) Deep) (maximum wattage 100W)
-(a)F	Fusing
Q	Quartz Standby (includes 100W quartz lamp)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Recessed Canopy luminaire for HID lamp, totally enclosed. Reflector is specular aluminum. Housing is seamless, die-cast aluminum. Includes four adjustable steel "L" brackets for mounting to various ceiling thicknesses and four hold down clips to prevent fixture movement during trim installation. Rough-in 12.3" (311 mm) sq. hole required for fixture installation. Large wiring compartment with access from above or below the ceiling line, for ease of field wiring. UL rated for four (2 in – 2 out) #12AWG (90°C) through-branch circuit conductors. HID fixtures are provided with a UL listed insulation detector, which will deactivate fixture if inadvertently covered with insulation. Lens assembly consists of rigid aluminum frame and high-impact, #73 crystal tempered glass.

ELECTRICAL

26 – 42W fluorescent is supplied with a quad tube lamp. HID fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lamp-holder with spring-loaded center contact. Fixtures require a minimum 90°C temperature feed wire. Lamp ignitor included where required. Ballast assemblies are high-power factor and use the following circuit types:

Electronic
26 – 42W FL

Reactor
120V: 35 – 150W HPS

HX — High Reactance
50 – 100W MH; 50 – 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH, 175W MH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with white ultra-durable powder topcoat for the lens frame and trim frame, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

ACCESSORIES

CFI-12 2 x 2 Lay-in Panel

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

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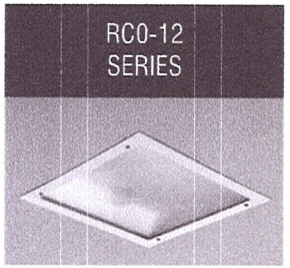
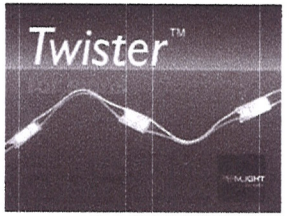
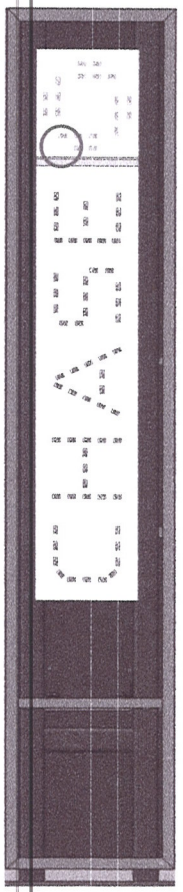
www.ruudlighting.com 06/05/06







20 MODULES

13 MODULES

13 MODULES

12 MODULES

13 MODULES

11 MODULES

ELECTRICAL INFORMATION		
AMOUNT	PART NUMBER	DESCRIPTION
2	RCO-12	12" (305 mm) RECESSED CANOPY LIGHT
2.20	AMPS	TOTAL ELECTRICAL LOAD
1		20 AMPS 60 HZ CIRCUIT (S) PROVIDED BY CUSTOMER
1		DISCONNECT SWITCH REQUIRED

ELECTRICAL INFORMATION

- (2) PERMLITE (60-12DA)POWER SUPPLY5 @ 1.3 AMPS
- (2) DOWN LIGHTS (RCO-12 SERIES) @ 2.2 AMPS
- TOTAL ELECTRICAL LOAD = 3.5 AMPS
- (1) 20 AMP X 120 VOLT X 60 HZ CIRCUIT TO BE PROVIDED BY CUSTOMER
- (1) S/P W/P DISCONNECT SWITCH REQUIRED
- UL & DATA LABELS AS REQ'D.

NEW CANOPY LIGHT OPTION

12" RC Series Recessed Canopy Light
FIxture, 1 Lamp, 100 Watt PSMH, Miro 4 Reflector
SKU WL-MRC0410-1
Usually Ships 1-2 BUSINESS DAYS
PHONE: 888-605-3190
warehouse-lighting.com

ELECTRICAL INFORMATION		
AMOUNT	PART NUMBER	DESCRIPTION
62	PFS 1730W80	PERMLIGHT 753-WHT TWISTER STAR @ 2 MODELS PER FOOT = 21'
20	PFS 1720B	PERMLIGHT 753-BLUE TWISTER STAR @ 2 MODELS PER FOOT = 10'
1	60-12DA	PERMLIGHT 60-12DA POWER SUPPLY @ 0.65 AMPS
		TOTAL ELECTRICAL LOAD = .065 AMPS
1		20 AMPS 60 HZ CIRCUIT (S) PROVIDED BY CUSTOMER
1		DISCONNECT SWITCH REQUIRED
		UL AND DATA LABELS AS REQUIRED

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Coordinator: Cassie Fleury
Designer: J Gonzalez
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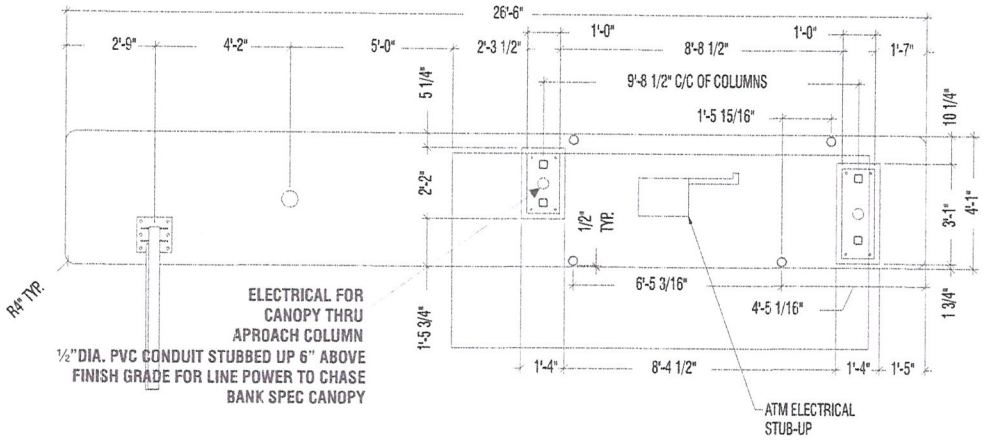
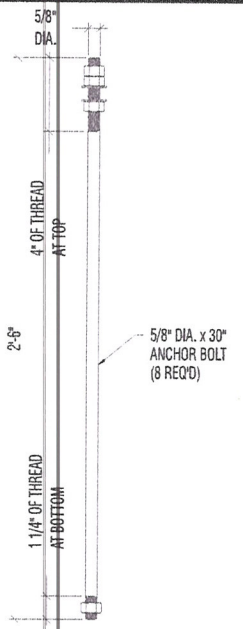
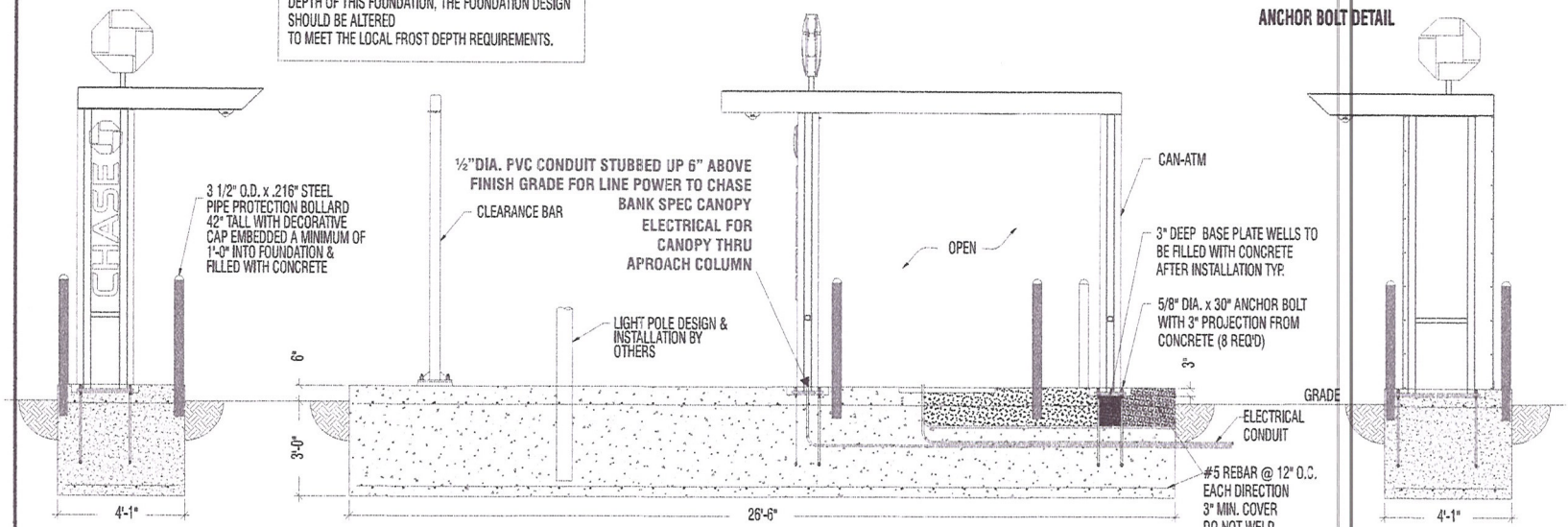


31 INSTALLATION PLAN VIEW Scale:NTS



ANCHOR BOLT DETAIL

WHERE THE EXTREME FROST PENETRATION DEPTH REQUIREMENT IS GREATER THAN THE SPECIFIED DEPTH OF THIS FOUNDATION, THE FOUNDATION DESIGN SHOULD BE ALTERED TO MEET THE LOCAL FROST DEPTH REQUIREMENTS.



32 SIDE VIEW AT APPROACH COLUMN Scale:1"=1'-0"

33 INSTALLATION ELEVATION Scale:NTS

14.03 CU. YDS. OF CONC. REQ'D.

34 SIDE VIEW AT DEPARTURE COLUMN Scale:NTS

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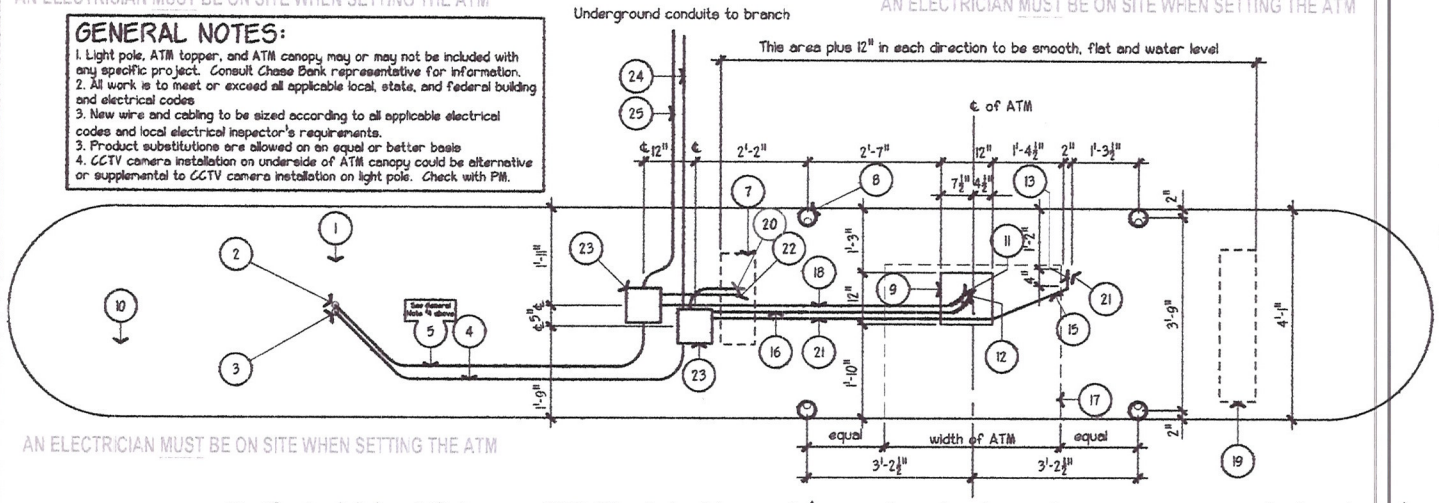
AN ELECTRICIAN MUST BE ON SITE WHEN SETTING THE ATM

GENERAL NOTES:

1. Light pole, ATM topper, and ATM canopy may or may not be included with any specific project. Consult Chase Bank representative for information.
2. All work is to meet or exceed all applicable local, state, and federal building and electrical codes
3. New wire and cabling to be sized according to all applicable electrical codes and local electrical inspector's requirements.
3. Product substitutions are allowed on an equal or better basis
4. CCTV camera installation on underside of ATM canopy could be alternative or supplemental to CCTV camera installation on light pole. Check with PM.



AN ELECTRICIAN MUST BE ON SITE WHEN SETTING THE ATM

AN ELECTRICIAN MUST BE ON SITE WHEN SETTING THE ATM

AN ELECTRICIAN MUST BE ON SITE WHEN SETTING THE ATM

1/3 Typical Island Drive-up ATM Electrical Layout (except under branch canopy or remote locations)

scale: 1/2" = 1'-0"

NUMBER LEGEND

1. Concrete light pole base 24"ø x 24" above ATM curb
2. 3/4"ø PVC conduit stubbed 6" above light pole base for CCTV camera on light pole. If light pole is not used, CCTV conduit to be located under approach canopy column.
3. 1/2"ø PVC conduit stubbed 6" above light pole base for light pole power
4. 1/2"ø PVC conduit to light pole fixture
5. 3/4"ø conduit for CCTV camera on light pole. If light pole is not used, CCTV conduit to be located under approach canopy column.
6. Not used.
7. Chase Bank spec canopy column
8. Bollard (typical of four)
9. 12" wide x 12" long x 6" deep PVC junction box mounted flush in concrete. It is the intent NOT to use this box as a junction box.
10. Clearance pole (no electrical, cable, or conduit requirements)
11. 3/4"ø Liquid Tight flexible non-metallic conduit to transition low voltage cabling from 3/4"ø PVC conduit into bottom of ATM
12. 1/2"ø Liquid Tight flexible non-metallic conduit to transition line voltage cabling from 1/2"ø PVC conduit into bottom of ATM
13. 1/2"ø Liquid Tight non-metallic conduit for power from junction box to ATM topper.
14. Not used
15. 1/2"ø PVC conduit to transition line voltage to PVC junction box ot exit end of ATM for ATM topper.
16. 1/2"ø PVC conduit for power to ATM
17. General outline of island ATM
18. 3/4" PVC conduit for low voltage cables from low-voltage pull box transitioning into 3/4" Liquid Tight flexible non-metallic conduit under and into ATM. All cables are to be continuous from bank branch to final termination.
19. Chase Bank spec canopy column
20. 1/2"ø PVC conduit stubbed up 6" above finish grade for line power to Chase Bank spec canopy
21. 2" wide x 4" long x 2" deep PVC junction box for power to ATM topper
22. 3/4"ø PVC conduit for future video feed to Chase Bank spec canopy stubbed 6" above finished grade.
23. 8" x 8" x 6" PVC pull box with sidewalk rated gasket top secured with screws
24. 2"ø PVC conduit for line voltage power from bank branch to ATM island.
25. 2"ø PVC conduit for low voltage cabling from bank branch to ATM island

IMPORTANT NOTES!

1) This layout is to be used ONLY for island ATMs installations away from the bank office. See other documents for information on island ATMs as part of new construction, remotely located, and replacement installations.
2) Electrical conduits and junction boxes must be located according to the drawings to avoid interference with the expansion bolts securing the new island ATM. Before concrete is poured, check electrical conduit and junction box layout against the new ATM bolt pattern. Any interference with the bolt pattern is to be corrected by rerouting or repositioning the electrical conduits and junctions boxes as required.
3) Expansion bolts are not to be placed within three (3) inches of a conduit or junction box unless the expansion head of the anchor bolt is below the level of the conduit or junction box within the concrete.
4) Poured-in-place concrete must be in place a minimum of seven (7) days before holes are drilled and the expansion bolts are installed to secure the new ATM.

Electrical Layout

Electrical Layout
Non-remote drive-up
ATM Installation
Chase Bank
Various Locations

security vault works
122 Lafayette Avenue
Laurel, Maryland 20707
Phone 301/776.2577
Fax 301/776.1273

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Date: 12.23.09 Drawn By: mgb

Revisions:

Drawing Number:

ATM.3

SVW Project Number:

Cad File Name:

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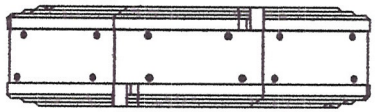


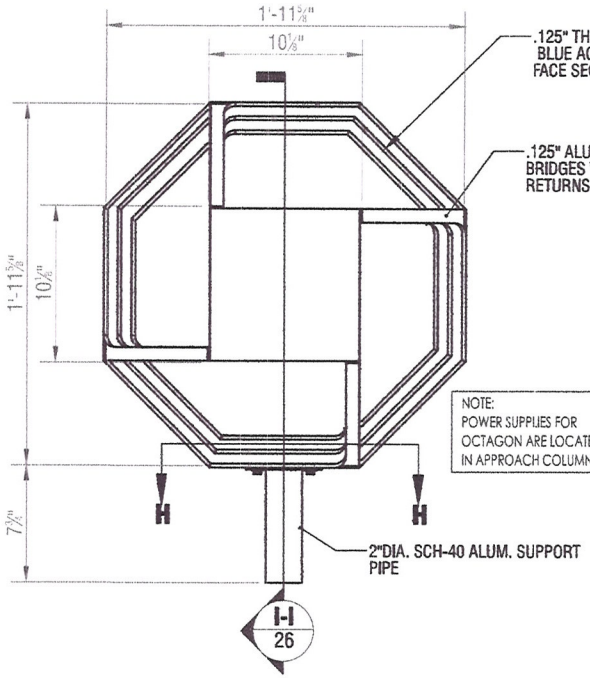
OCTAGON ELECTRICAL REQUIREMENTS:

LEDS: (55) PERMLIGHT 753-BLUE TWISTER STAR
POWER SUPPLY: (1) PERMLIGHT 60-12DA @ 0.65A
TOTAL LOAD: 0.65 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

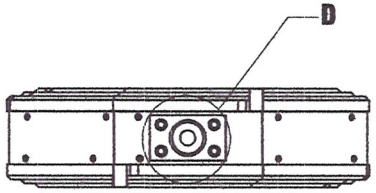
NOTE!
POWER SUPPLIES FOR OCTAGON ARE LOCATED IN APPROACH COLUMN

38 ROOF OCTAGON TOP VIEW
Scale:11/2"=1'-0"

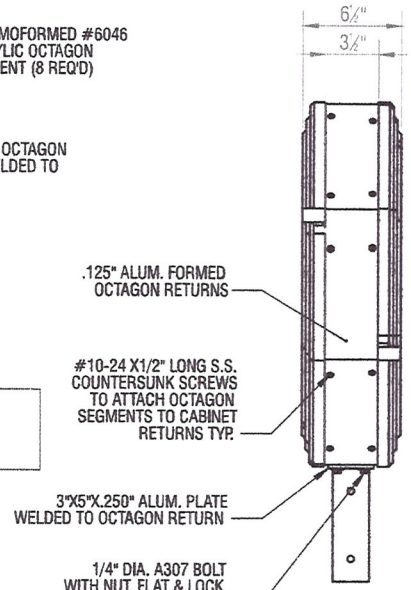


NOTE:
POWER SUPPLIES FOR OCTAGON ARE LOCATED IN APPROACH COLUMN

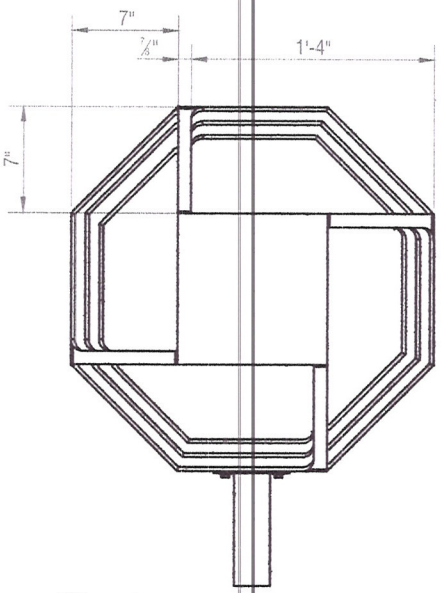
35 ROOF OCTAGON APPROACH ELEVATION
Scale:11/2"=1'-0"



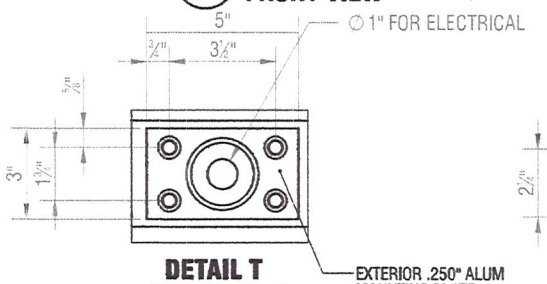
39 ROOF OCTAGON BOTTOM VIEW
Scale:11/2"=1'-0"



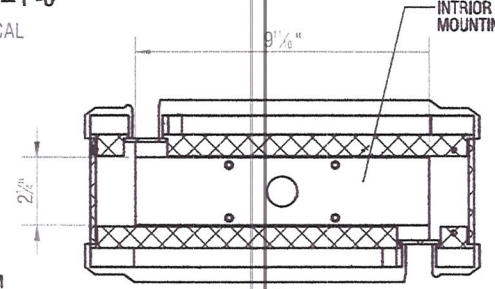
36 ROOF OCTAGON FRONT VIEW
Scale:11/2"=1'-0"



37 ROOF OCTAGON DEPARTURE ELEVATION
Scale:11/2"=1'-0"



DETAIL T
SCALE: 1 : 4



SECTION H-H
SCALE: 1 : 4

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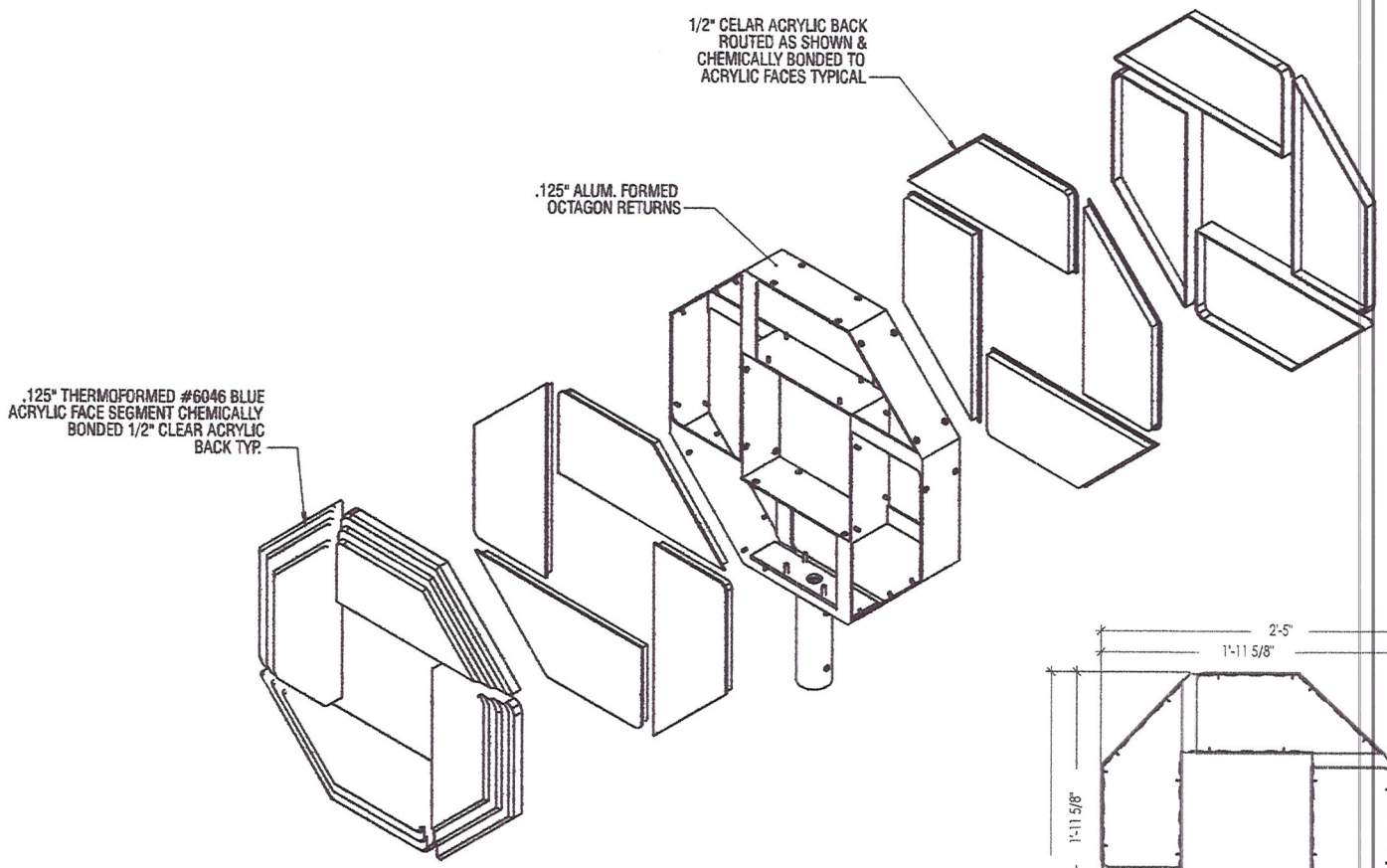
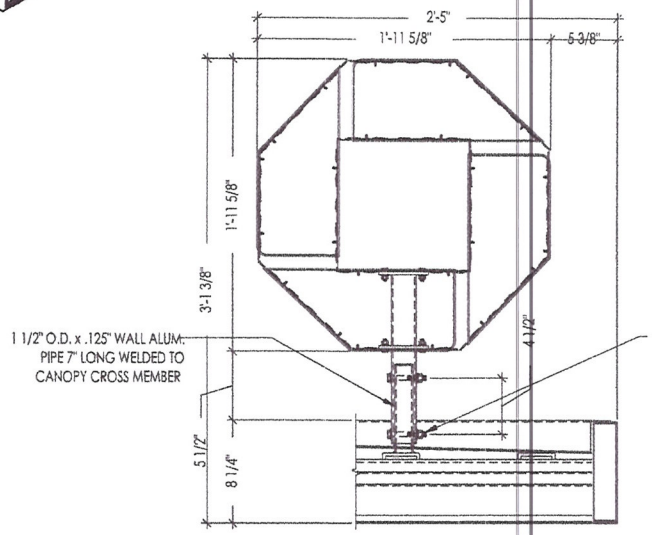


40 **ROOF OCTAGON EXPLODED VIEW** Scale:11/2"=1'-0"



U **INSTALLED DETAIL ROOF OCTAGON** Scale:NTS

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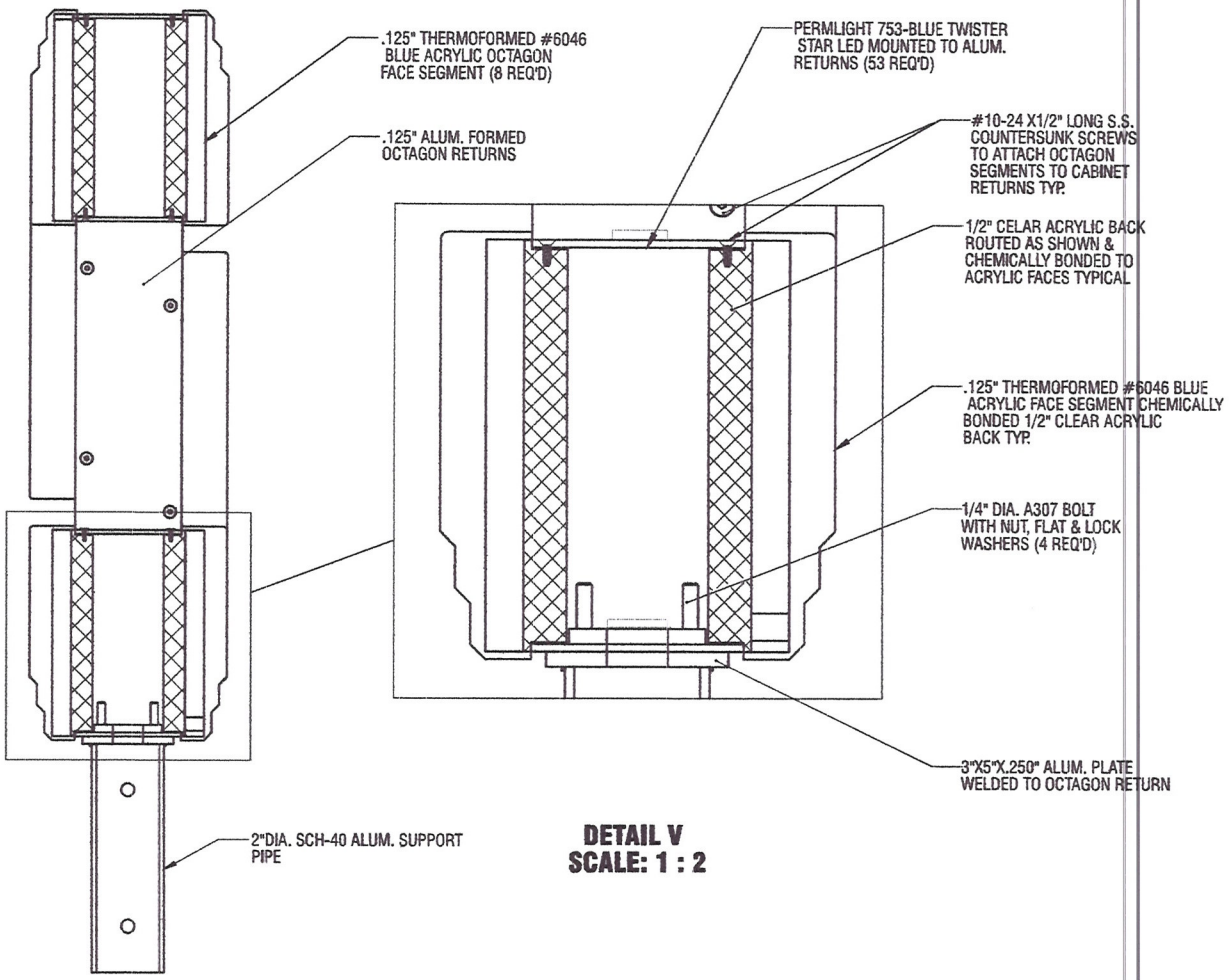

DETAIL V
SCALE: 1 : 2

I-I / 26 **VERTICAL SECTION**
ROOF OCTAGON Scale:3"=1'-0"

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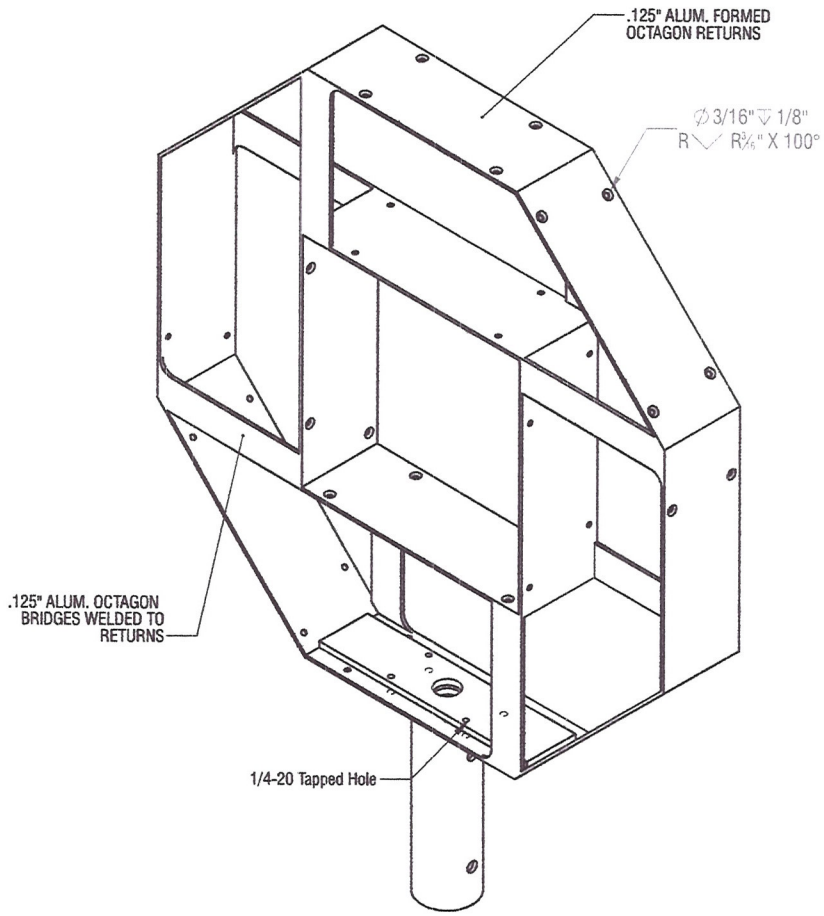
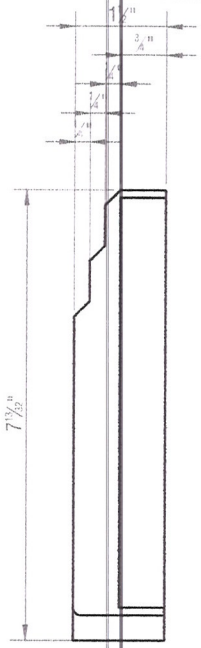
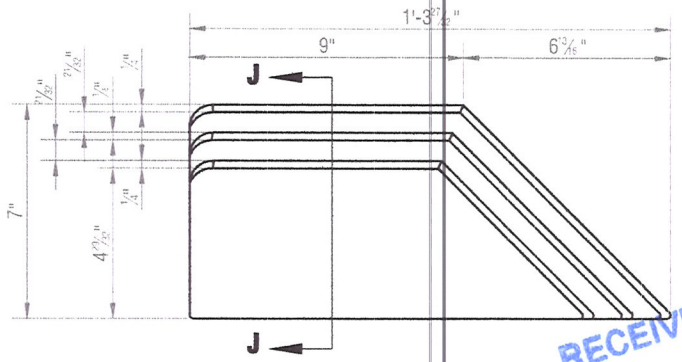


41 **3 D VIEW ROOF OCTAGON CABINET**
Scale:3"=1'-0"



SECTION J-J
SCALE: 1 : 2



DETAIL W
SCALE: 1 : 4

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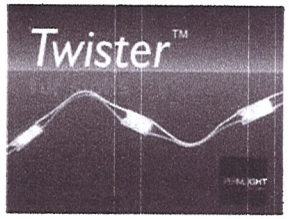
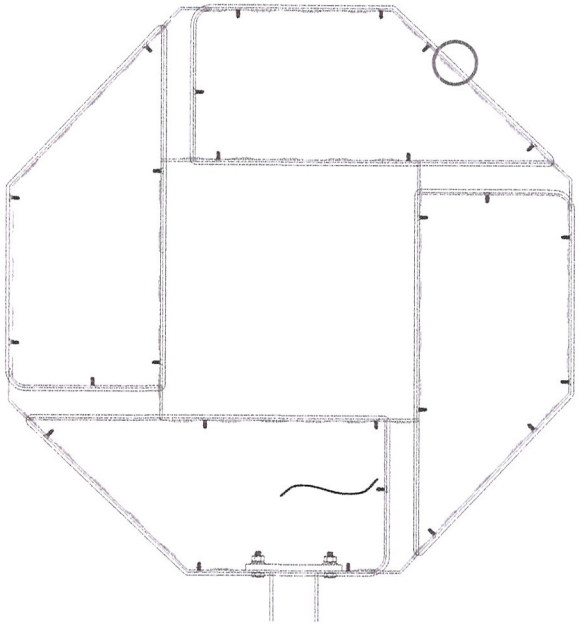
NOTE:
PERMLIGHTS ON LARGE LOGO
WILL BE INSTALL ON SIDE RETURNS OF
LOGO, ON THE INSIDE OF THE SIGN.





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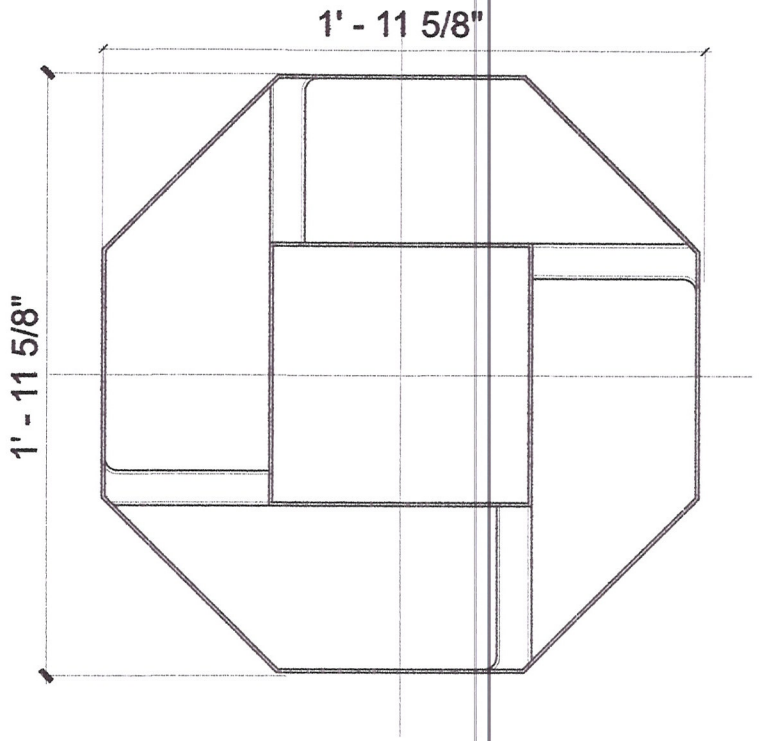

PATTERN = LARGE LOGO ON CANOPY

ELECTRICAL INFORMATION		
AMOUNT	PART NUMBER	DESCRIPTION
55	PFS 1720 B	PERMLIGHT 753 BLUE TWISTER STAR @ 2 MODELS PER FOOT = 27'6"
1	60-12DA	PERMLIGHT 60-12DA POWER SUPPLY @ 0.65 AMPS
		TOTAL ELECTRICAL LOAD = .065 AMPS
1		20 AMPS 60 HZ CIRCUIT (S) PROVIDED BY CUSTOMER
1		DISCONNECT SWITCH REQUIRED
		UL AND DATA LABELS AS REQUIRED

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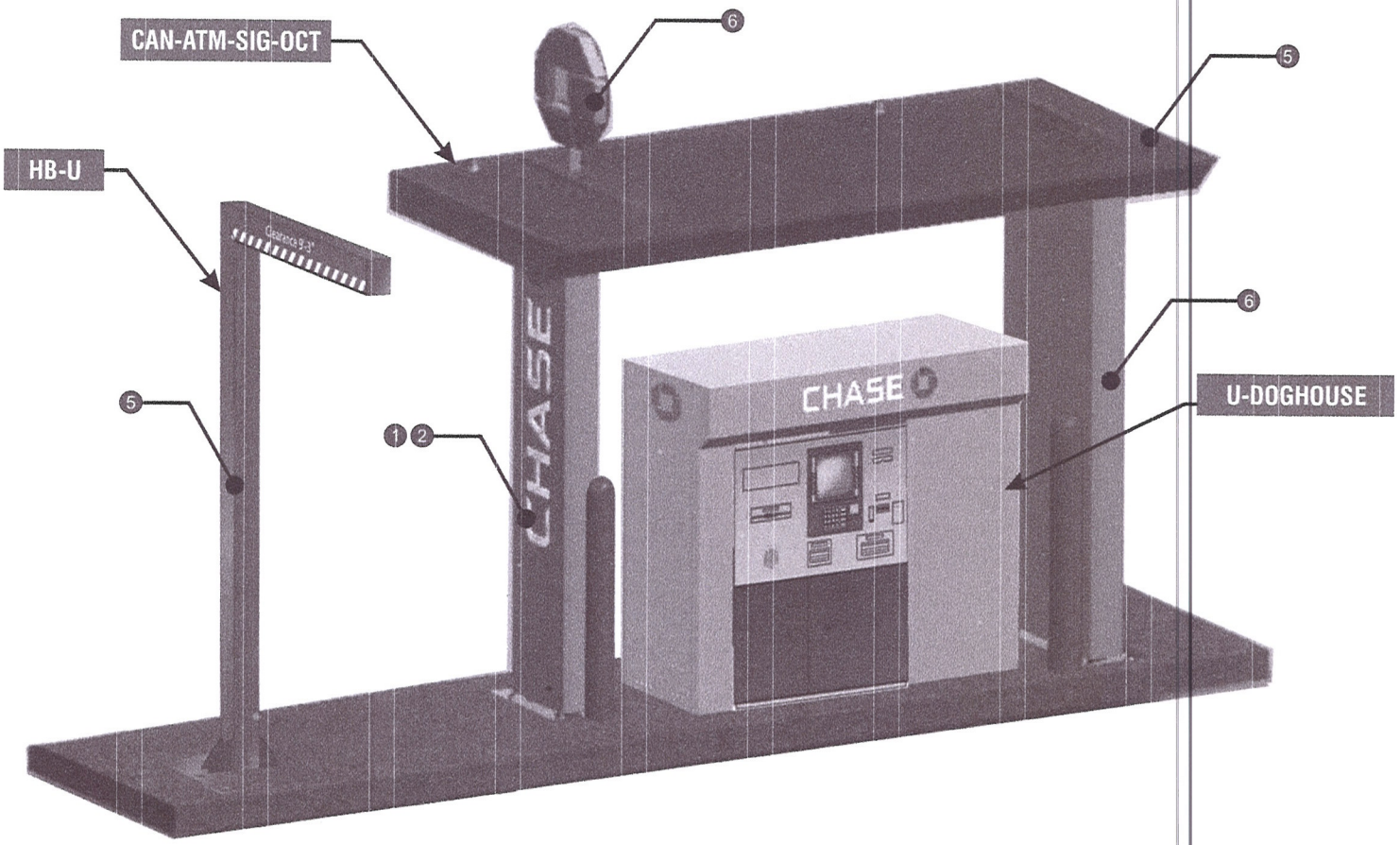

SIGNATURE CANOPY WITH DOGHOUSE ATM UNIT

1	2	3	4	5	6
White Translucent 3M 3632-20	White Diffuser 3M 3635-70	Intense Blue 3M 3632-127	Translucent Blue Aristech 6046 Matte Finish	Chase Metallic Blue Paint to match MP-49353 Metallic Gloss Finish	Chase Dark Nickel Paint to match MP-18248

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Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

JP Morgan Chase Bank

CAN-ATM-SIG-OCT
Signature Canopy With Doghouse

Initial Date: 08/07/12
Salesperson: Arthur Navarro
Coordinator: Melanie Pickett
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature _____ Date _____

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Drawing Number: CAN-ATM-SIG-OCT
Work Order Number: 55568

Page No. 1

SUP-48803
SDR-48805

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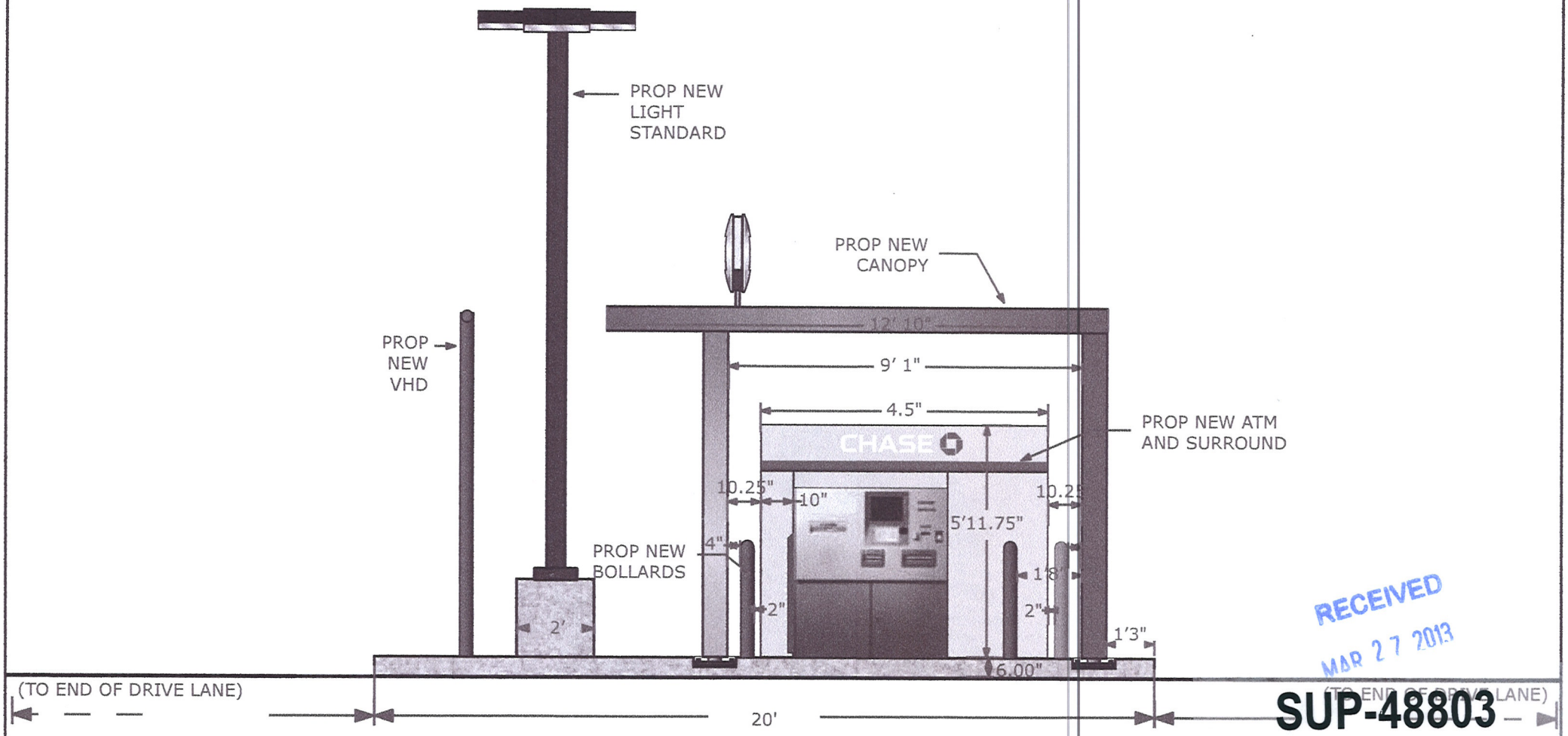
Proposed Elevation



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MAR 27 2013

SUP-48803
SDR-48805

CHASE

RAINBOW BLVD. & CHARLESTON BLVD.
LAS VEGAS, NV 89145
RAINBOW PLAZA

TITLE	SCALE
Proposed Elevation	NTS
DATE: 3/6/12	DRAWN BY: KJ
	SURVEYOR



SUP-48803 & SDR-48805 - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC.
861 SOUTH RAINBOW BOULEVARD

04/03/13



SUP-48803 & SDR-48805 - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC.
861 SOUTH RAINBOW BOULEVARD

04/03/13

LJ Consulting, LLC
LUIS FLORES PAZ, RA, NACARB, LEED AP
10438 Sky Gate St, Las Vegas, NV, 89178 Ph:702-2871744 Fax:702-9510220

March 27, 2013

Justification Letter

For the following Job: Drive up ATM (861 S, Las Vegas, NV)

To whom it may concern:

The intent of this job is to provide all the benefits of a drive up ATM machine to the customers of Rainbow Plaza retails located in Rainbow Blvd between Charleston Blvd and Alta Dr.
The location of the proposed drive up ATM will avoid typical risks associated with the use of an ATM machine, as ATMs located in empty parking lots, poorly lighted places or behind bank buildings. Per City of Las Vegas Unified Development Code *a single station drive through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station.*
We respectfully request a special use permit that allows us to have a single station drive through with a stacking lane that will accommodate a minimum of three vehicles instead of six; We strongly believe a single station drive through with a stacking lane for six vehicles works fine for fast food drive through, but for a single station drive up ATM it will be not practical and unnecessary. We have been monitoring in rush hours a Drive up ATM with a stacking for 3 vehicles, similar to the one we are proposing and we have never seen more than two vehicles including the one at the station, (Please see attached picture of existing drive up ATM with stacking lane for three vehicles for reference).

We would really appreciate you granting this request.

Sincerelly

Luis Flores Paz. RA, Ncarb, Leed AP.

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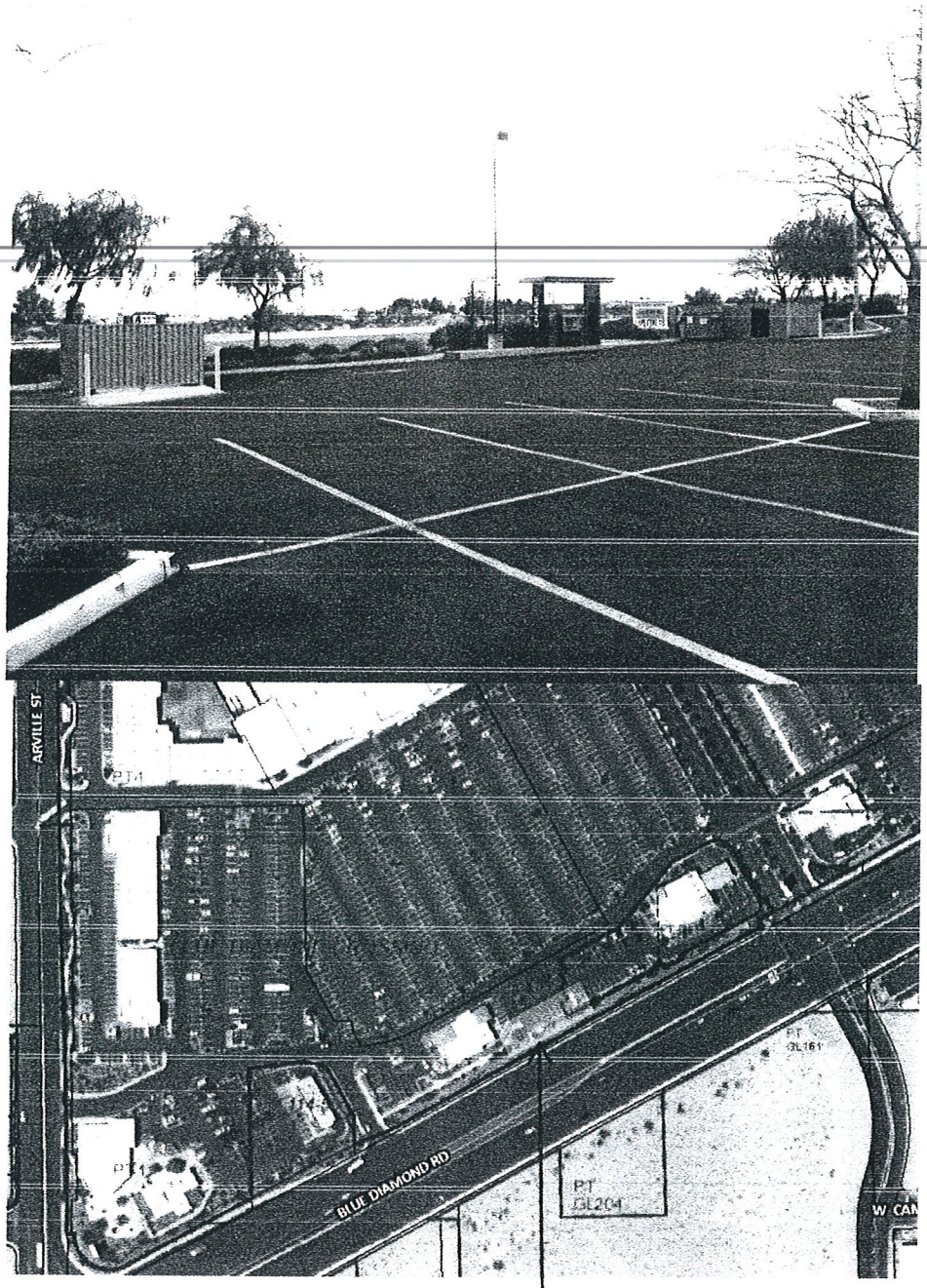
City of Las Vegas
Department of Planning

SUP-48803
SDR-48805

LJ Consulting. LLC
LUIS FLORES PAZ, RA, NACARB, LEED AP
10438 Sky Gate St, Las Vegas, NV, 89178 Ph:702-2871744 Fax:702-9510220



EXISTING DRIVE-UP ATM LOCATION AT CLARK COUNTY (FOR REFERENCE)

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MAR 27 2013

SUP-48803
SDR-48805

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48805 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48803 - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Site Development Plan Review FOR AN ATM DRIVE-THROUGH on 10.0 acres at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. 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-48805** APN: 138-34-717-007

Name of Property Owner: WEINGARTEN NOSTAT INC

Name of Applicant: TKO

Name of Representative: LJ CONSULTING. LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAR 2 7 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Valorie Cochran, Regional Property Manager

Subscribed and sworn before me

This 20th day of February 2013

_____
Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Chase Drive Up ATM (SDR)

Project Address (Location) 861 S. Rainbow Blvd. Las Vegas, NV, 89145

Project Name Rainbow Plaza **Proposed Use** Drive -Up ATM

Assessor's Parcel #(s) 138-34-717-007 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER WEINGARTEN NOSTAT INC. **Contact** Valorie Cochran

Address 860 S. Rancho Dr. **Phone:** 702-259-7910 **Fax:** 702-642-5673

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

E-mail Address vcochran

APPLICANT TKO Installations **Contact** Jeremiah Sherwood

Address 1287 Kyle Rd **Phone:** (714) 353-5303 **Fax:** _____

City Wauconda **State** IL **Zip** 60084

E-mail Address jeremiah@tkosafe.com

REPRESENTATIVE LJ Consulting. LLC **Contact** Luis Flores Paz

Address 10438 Sky Gate St **Phone:** (702) 287-1744 **Fax:** _____

City Las Vegas **State** NV **Zip** 89178

E-mail Address elarqui10@hotmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Valorie Cochran, Regional Property Manager

Subscribed and sworn before me

This 20th day of February, 20 13.

_____

Notary Public in and for said County and State

ALICIA RUSSO
Notary Public State of Nevada
No. 05-99625-1
My appt. exp. Aug. 12, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-48805
Meeting Date:	5/14/13
Total Fee:	1030.
Date Received:*	3/27/13
Received By:	

RECEIVED
MAR 27 2013
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

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

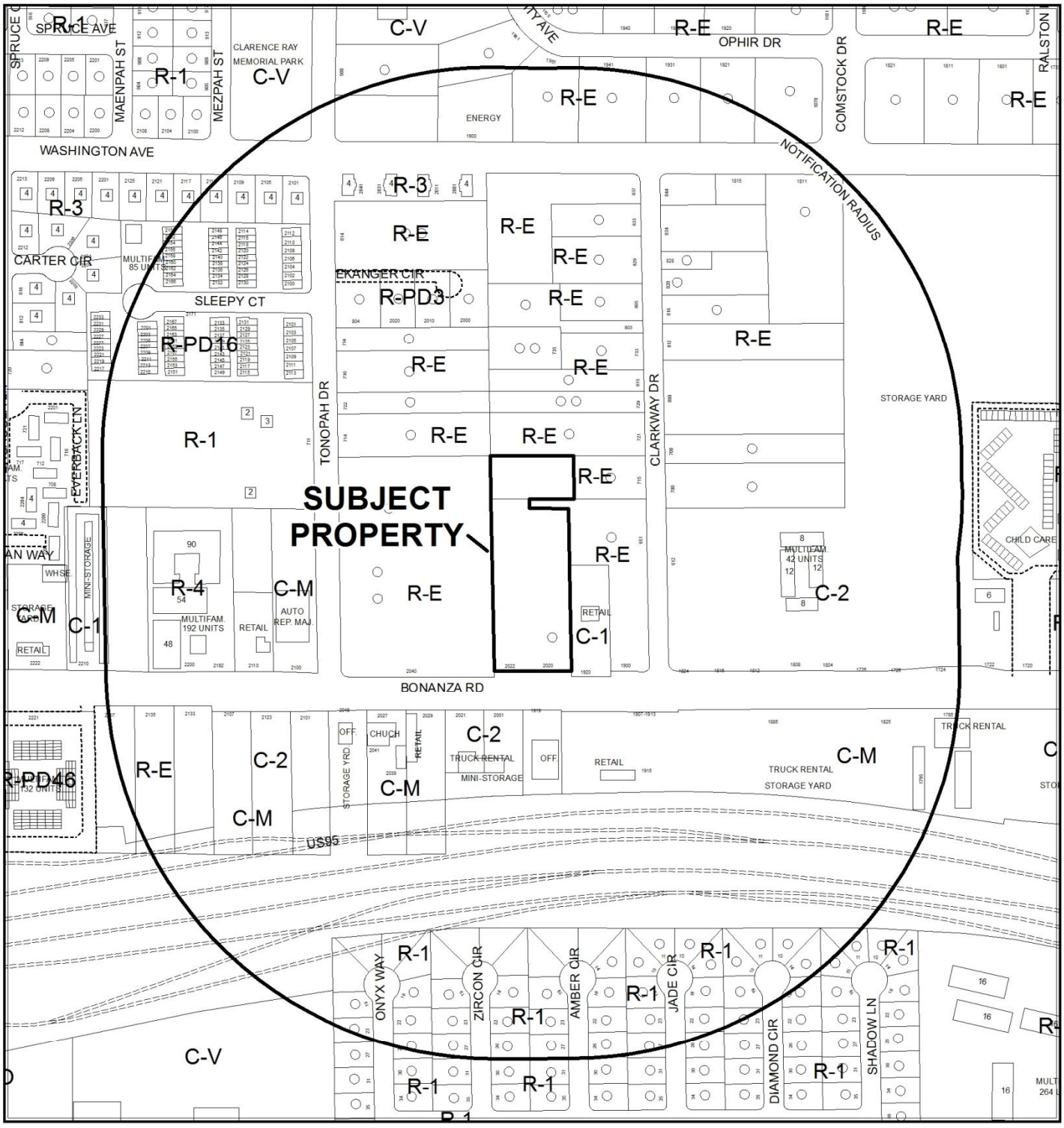
SUBJECT:
SUP-48810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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-48810 and SDR-48811
2. Conditions and Staff Report - SUP-48810 and SDR-48811
3. Supporting Documentation
4. Photos - SUP-48810 and SDR-48811
5. Justification Letter - SUP-48810 and SDR-48811



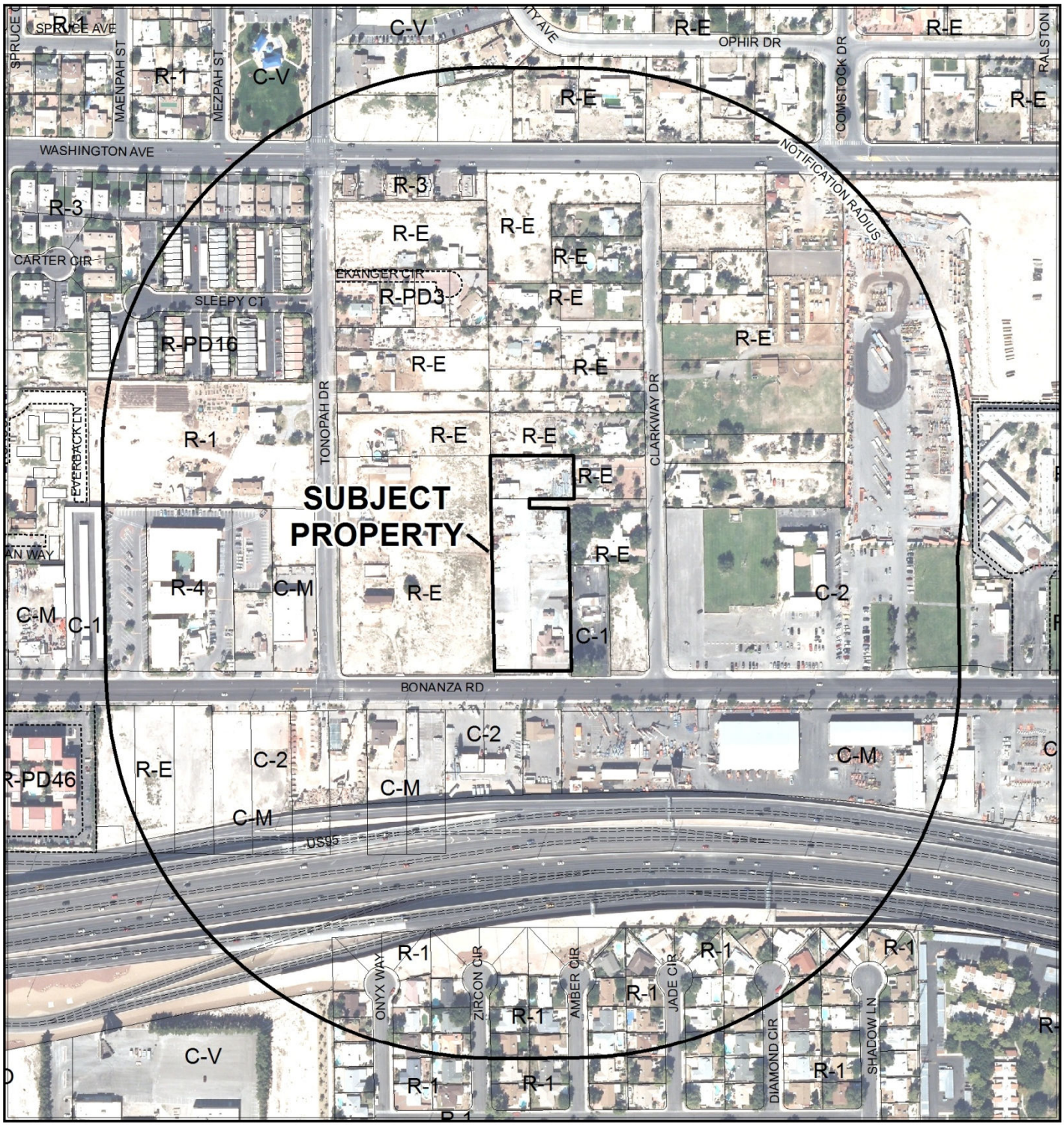
0 300 600 Feet

CASE: **SUP-48810 & SDR-48811**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-48810 & SDR-48811**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48810** APN: 139-28-301-020, -029

Name of Property Owner: DREA 357, LLC

Name of Applicant: GEORGE T. LOPEZ, MANAGER, DREA 357, LLC

Name of Representative: JAMES P. LOPEZ, JPL ENGINEERING 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: _____

RECEIVED
MAR 2 7 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: GEORGE T. LOPEZ

Subscribed and sworn before me

This 27th day of MARCH, 2013

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) 2020 W. Bonanza Rd.

Project Name 2020 W. Bonanza Rd. **Proposed Use** Fleet Storage

Assessor's Parcel #(s) 139-28-301-020, -0029 **Ward #** 5

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

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

Gross Acres 2.43 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DREA 357, LLC **Contact** GEORGE T. LOPEZ

Address 1528 CASTLE CREST DRIVE **Phone:** (702) 871-9385 **Fax:** (702) 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:** (702) 871-9385 **Fax:** (702) 871-8425

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

E-mail Address gitto1.lv@gmail.com

REPRESENTATIVE JPL ENGINEERING, INC **Contact** JAMES P. LOPEZ

Address 5096 W POST RD **Phone:** (702) 898-6269 **Fax:** (702) 650-6260

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address james@jplengineeringinc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Geo. T. Lopez

*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 27th day of MARCH, 2013.

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

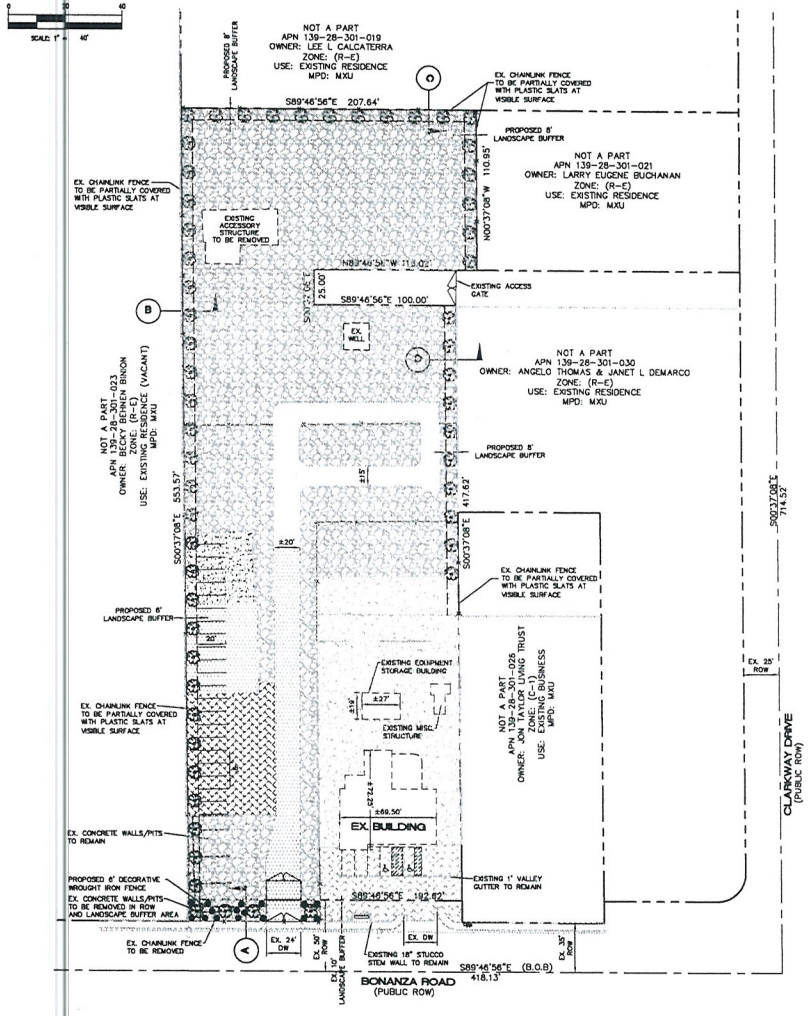
RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

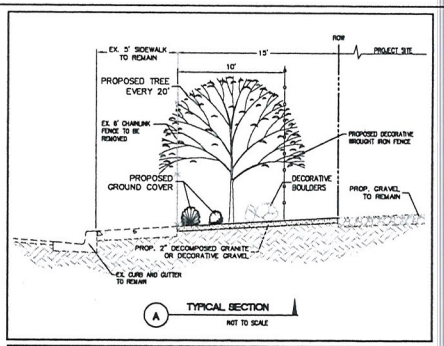
FOR DEPARTMENT USE ONLY

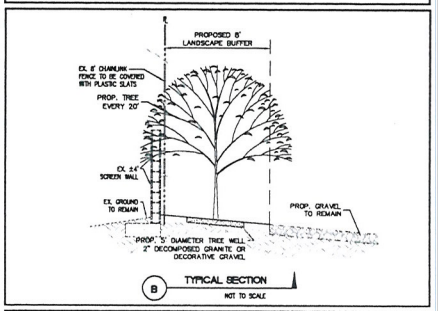
Case #	SUP-48810
Meeting Date:	5/14/13
Total Fee:	$1030.-
Date Received:*	3/27/13
Received By:	

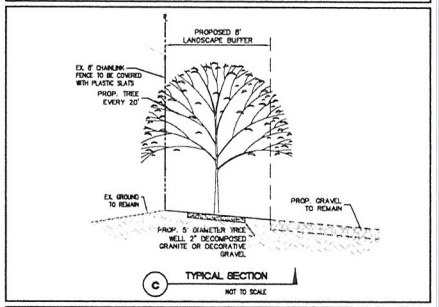
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

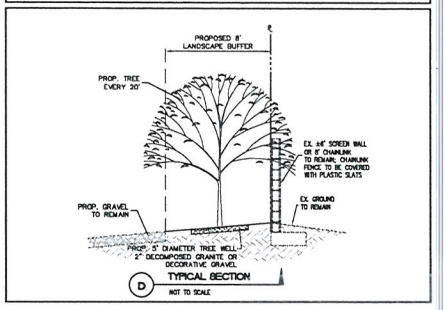
SITE/LANDSCAPE PLAN
2020 WEST BONANZA ROAD
APN: 139-28-301-020 + 029
CLARK COUNTY, NEVADA

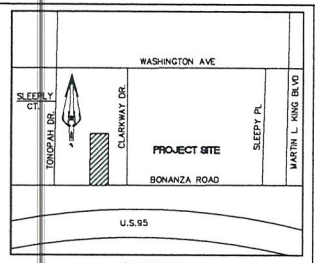












VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	CENTERLINE	
	PROPERTY LINE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	SCREEN WALL	
	CONCRETE WALL	
	CHAINLINK FENCE	
	LANDSCAPE BUFFER	
	BENCH	
	STREETLIGHT	
	POWER POLL	
	PAVERS	
	CONCRETE	
	GRAVEL	
	ASPHALT	

ENGINEER
JPL ENGINEERING, INC.
5096 W. POST ROAD
LAS VEGAS, NEVADA 89118
CONTACT: JAMES P. LOPEZ, P.E.
PHONE: 702-896-6269

OWNER
DREA 357, LLC
CONTACT: GEORGE T. LOPEZ
2222 WEST BONANZA ROAD
LAS VEGAS, NV 89106
PHONE: 702-405-5058

BASIS OF BEARING:
NORTH 89°46'56" WEST, BEING THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 32, PAGE 28 OF SURVEYS, CLARK COUNTY OFFICIAL RECORDS.

SITE DATA:
APN NUMBERS: 139-28-301-020 & -029
ADDRESS: 2020 BONANZA ROAD
CURRENT ZONING: (C-2)
PROPOSED USE: FLEET PARKING
TOTAL SITE AREA: 105,784 S.F. OR 2.43 AC
REQUIRED PARKING: 14 SPACES
(2 EMPLOYEE SPACES + 12 FLEET VEHICLE)
PROPOSED PARKING: 21 SPACES

PLANT SCHEDULE

TREES

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	24" - BOX	QUERCUS	Heritage Live Oak

SHRUBS / GROUND COVERS

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	5-Gal	BACCHARIS	Desert Broom

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVED 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO LVMC 19.12.040
3. ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
4. ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH LVMC 19.12.030(F).
5. DECORATIVE GRAVEL - COLOR: RED SANDSTONE 3/4"
   DECOMPOSED GRANITE - COLOR: PALAMINO CORAL 1/2" SCREENED
   DECOMPOSED GRANITE SOURCE: STAR NURSERY LAS VEGAS, NEVADA
   DECORATIVE GRAVEL SOURCE: VISTA ROCK LAS VEGAS, NEVADA

JPL ENGINEERING INC.
5096 W POST ROAD LAS VEGAS, NV 89118
PHONE (702) 896-6269 FAX (702) 650-6260

2020 WEST BONANZA ROAD

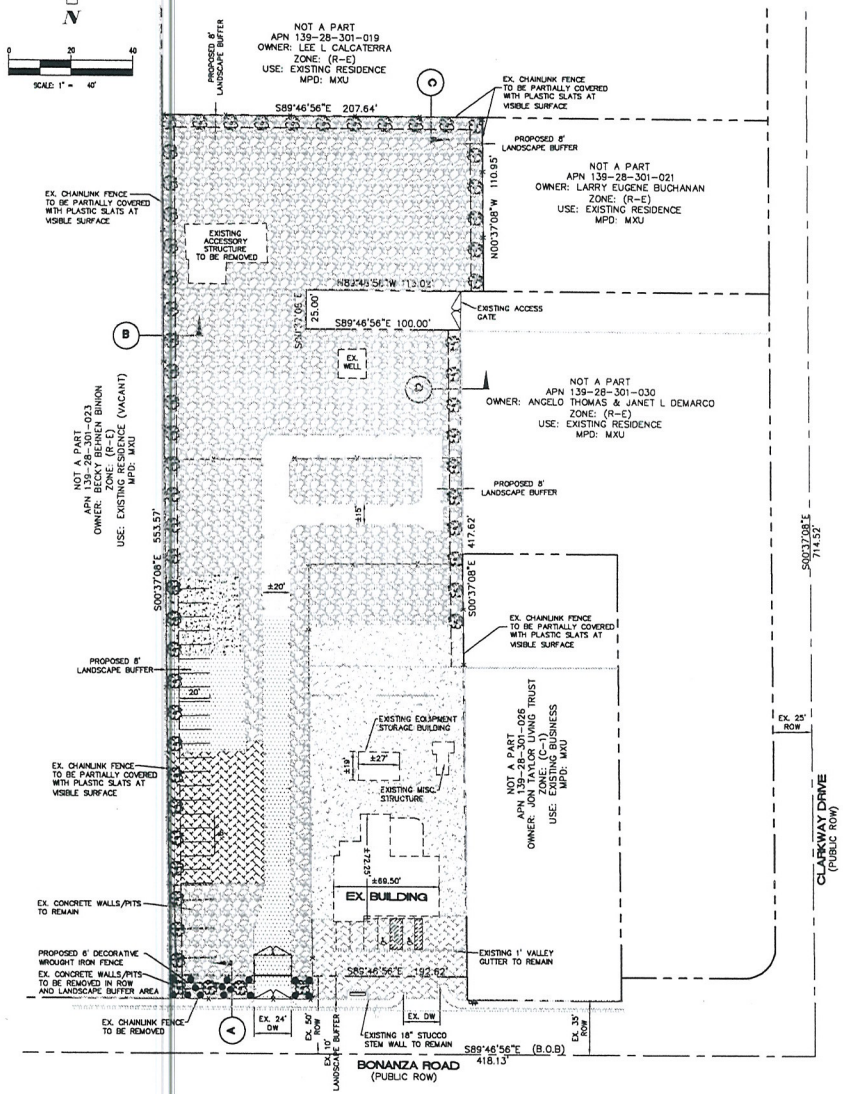
SITE/LANDSCAPE PLAN

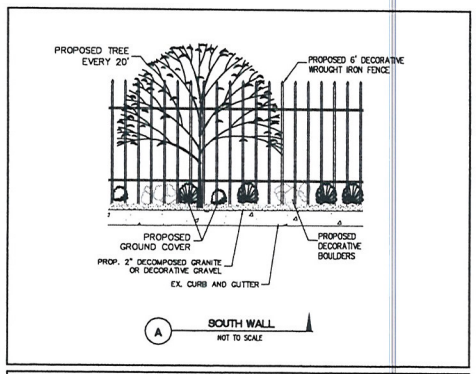
FEBRUARY 2013

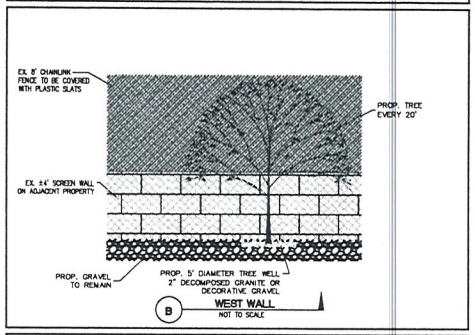
SUP-48810
SDR-48811

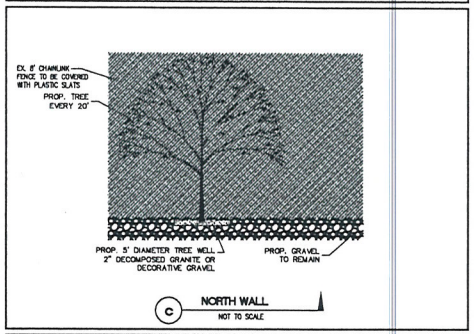
RECEIVED
MAR 27 2013

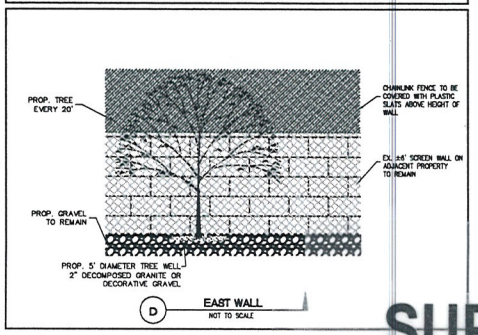
WALL ELEVATIONS
2020 WEST BONANZA ROAD
APN: 139-28-301-020 + 029
CLARK COUNTY, NEVADA

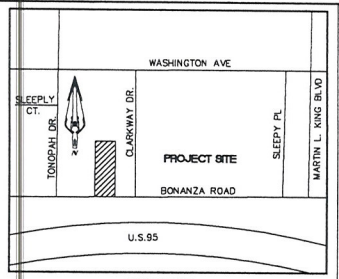












VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	CENTERLINE	
	PROPERTY LINE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	SCREEN WALL	
	CONCRETE WALL	
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ENGINEER
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5096 W POST ROAD
LAS VEGAS, NEVADA 89118
CONTACT: JAMES P. LOPEZ, P.E.
PHONE: 702-898-6269

OWNER
DREA 357, LLC
CONTACT: GEORGE T. LOPEZ
2222 WEST BONANZA ROAD
LAS VEGAS, NV 89106
PHONE: 702-408-5058

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260

2020 WEST BONANZA ROAD

WALL ELEVATIONS

WPO3 2013

RECEIVED
MAR 27 2013

SUP-48810
SDR-48811



SUP-48810 & SDR-48811 – APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

04/03/13



SUP-48810 & SDR-48811 – APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

04/03/13



SUP-48810 & SDR-48811 – APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

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2020 WEST BONANZA ROAD

04/03/13



SUP-48810 & SDR-48811 – APPLICANT/OWNER: DREA 357, LLC
2020 WEST BONANZA ROAD

04/03/13

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

March 14, 2013

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

RE: JUSTIFICATION FOR SPECIAL USE PERMIT, VARIANCE FOR LANDSCAPE REQUIREMENTS
APN 139-28-301-020 & -029

On behalf of the applicant, George T. Lopez, Manager of DREA 357, LLC, JPL Engineering Inc. respectfully requests the City of Las Vegas to review a Special Use Permit application on a 2.43 acre parcel generally located on the northwest corner of W Bonanza Road and Clarkway Drive, within Ward 5 of the City of Las Vegas, a transitional area of the City. The subject property is currently zoned C-2, General Commercial, and The General Plan Designation is MXU, mixed use; we are not requesting a change to either designation. The applicant is requesting a Special Use Permit so that he may use the parcel as a Delivery and Service Vehicle Storage area, which is an allowed use with Special Use Permit under C-2 zoning.

Mr. Lopez operates a business providing and setting up specialized traffic control devices such as Impact Attenuators and Portable Message Boards (arrow boards) for special events (highway projects) and other temporary uses. He feels this is a suitable location in which to park his vehicles and their associated cargo between uses. The number of employees that will be working at the site on the largest shift is 2.

Most abutting or adjacent parcels are zoned for rural residential development, but only two abutting parcels are currently being used as inhabited residential dwellings. Properties on or near the Bonanza frontage in this area are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to obtain more parcels from the subject area, east to Clarkway Drive, in order to create a larger block of land that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue storing his fleet vehicles on the subject parcels, while incurring minimal expense improving areas of the property that will eventually be removed as a result of the future consolidation. The applicant feels that a Special Use Permit will accomplish this goal and the proposed land use is consistent with current and planned development along this corridor. No habitable buildings are being added to the development at this time.

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

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

SUP-48810
SDR-48811

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

As part of this application, we are requesting the exceptions and waivers:

1. An exception to the requirement for four 5-gallon shrubs or bushes per tree within the 8 foot landscape buffer on the north, east and west sides. These areas are not public areas and are not visible from the street.

2. An exception to the requirement for a six-foot tall screen wall along the south end of the west property line. A four-foot tall screen wall already exists on the adjoining parcel as well as an 8- foot tall chain link fence on applicant's parcel.

3. An exception to the requirement that all unplanted areas within the 8' landscape buffer are to have 2 inches of ground covering. We are proposing 5-foot diameter tree wells to be placed every 20 feet, with 2 inches of decomposed granite or decorative rock.

4. An exception to the requirement for landscape parking islands with trees.

5. An exception to the requirement for wheel stops within the parking stalls.

6. An exception to the requirement for a trash enclosure. In lieu of a trash enclosure, applicant has signed up for trash service with Silver State Disposal.

7. A waiver for the requirement to provide a 15-foot landscape buffer at the right-of-way. A 10-foot buffer would be provided instead, which would be consistent with the landscaping area of the parcel directly to the east.

8. A waiver for the requirement that an 8' block wall separate residential from commercial zoning. Constructing a new 8' wall adjacent to the existing 6' wall on the neighboring parcel would not only be unsightly, but it would also create a potential hazard for children. Applicant instead proposes to install plastic slats on the existing chain link fence bordering the property on the west, north and east sides per SDR.

Should you have any questions regarding the project please don't hesitate to contact our office at (702)898-6269.

Sincerely,
JPL ENGINEERING INC

James Lopez, P.E.
Principal

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

SUP-48810
SDR-48811

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48810 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE YARD WITH A WAIVER TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW CHAIN LINK PERIMETER FENCING WITH BARBED WIRE on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48811** APN: 139-28-301-020, -029

Name of Property Owner: DREA 357, LLC

Name of Applicant: GEORGE T. LOPEZ, MANAGER, DREA 357, LLC

Name of Representative: JAMES P. LOPEZ, JPL ENGINEERING 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: George T. Lopez

Print Name: GEORGE T. LOPEZ

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 27th day of MARCH, 2013

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) 2020 W. Bonanza Rd.

Project Name 2020 W. Bonanza Rd. **Proposed Use** Fleet Storage

Assessor's Parcel #(s) 139-28-301-020, -0029 **Ward #** 5

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

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

Gross Acres 2.43 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DREA 357, LLC **Contact** GEORGE T. LOPEZ

Address 1528 CASTLE CREST DRIVE **Phone:** (702) 871-9385 **Fax:** (702) 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:** (702) 871-9385 **Fax:** (702) 871-8425

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

E-mail Address gitto1.lv@gmail.com

REPRESENTATIVE JPL ENGINEERING, INC **Contact** JAMES P. LOPEZ

Address 5096 W POST RD **Phone:** (702) 898-6269 **Fax:** (702) 650-6260

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address james@jplengineeringinc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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 27th day of MARCH, 20 13.

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

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SDR-48811
Meeting Date:	5/14/13
Total Fee:	1030.-
Date Received:*	3/27/13
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.

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

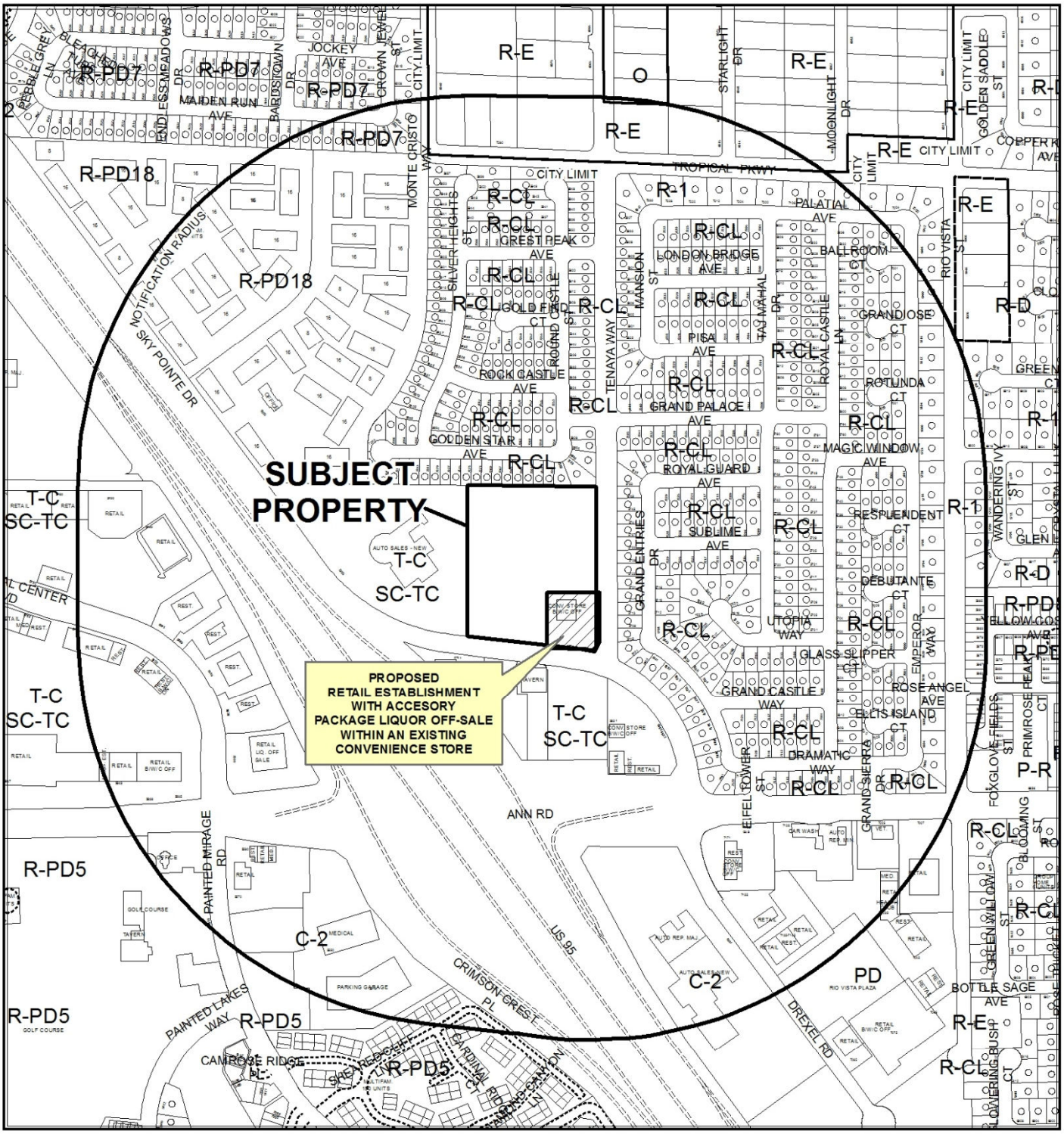
SUBJECT:
SUP-48815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ONE PANOU, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,083 SQUARE-FOOT CONVENIENCE STORE at 5700 Sky Pointe Drive (APN 125-27-410-007), 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 06/19/2013
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:

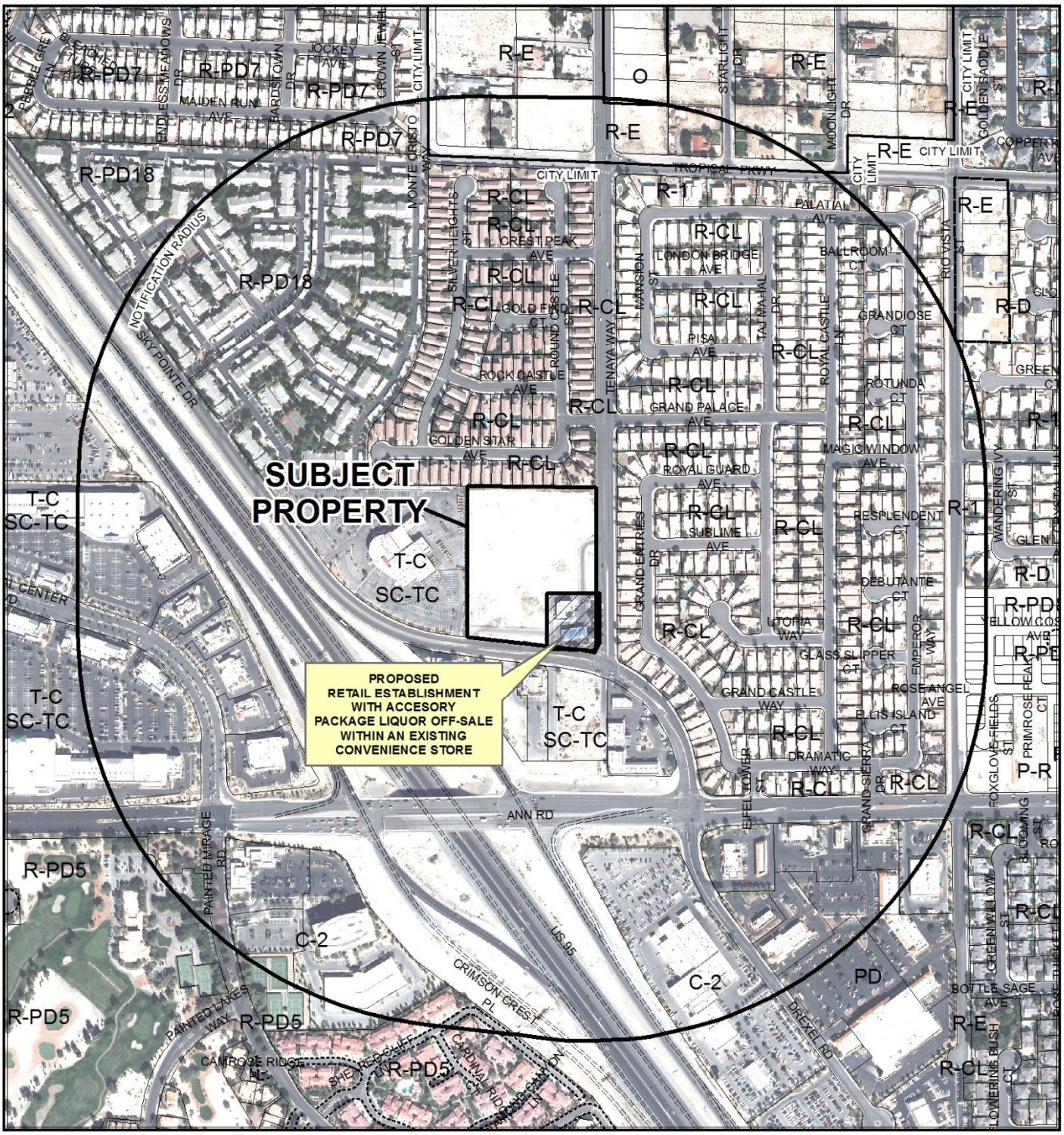
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48815**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation]



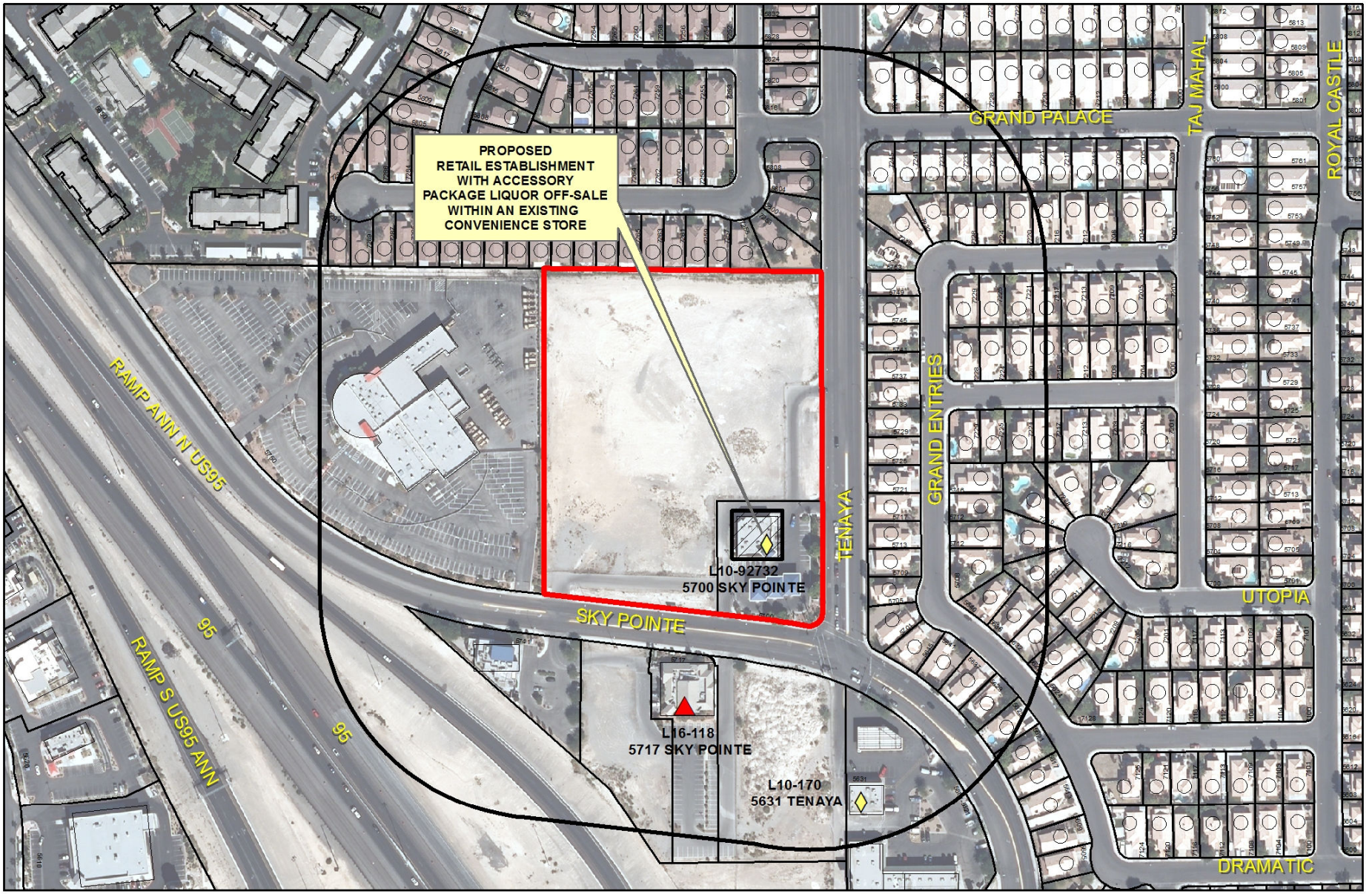
0 500 1,000 Feet

CASE: **SUP-48815**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



SUP-48815

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-48815** APN: 125-27-410-007

Name of Property Owner: One Panou LLC

Name of Applicant: Amer Panou

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: X _____

Print Name: Amer Panou

Subscribed and sworn before me

This 18 day of March, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
CAROL CALDWELL
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY. 4. 2015
No: 99-4679-1

RECEIVED
MAR 27 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit -- Accessory Packaged Liquor

Project Address (Location) 5700 Sky Point

Project Name One Panou **Proposed Use** _____

Assessor's Parcel #(s) 125-27-410-007 **Ward #** 6 - Ross

General Plan: existing TC proposed TC **Zoning:** existing SC proposed same

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

Gross Acres .92 **Lots/Units** _____ **Density** _____

Additional Information Accessory package liquor to fueling station with convenience store

PROPERTY OWNER One Panou LLC **Contact** Amer Panou

Address 1735 N Nellis **Phone:** _____ **Fax:** _____

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

E-mail Address amerpanou@embarqmail.com

APPLICANT One Panou LLC **Contact** Amer Panou

Address 5700 Sky Pointe Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89130

E-mail Address amerpanou@embarqmail.com

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

City Las Vegas **State** NV **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 Amer Panou

Subscribed and sworn before me

This 18 day of March, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
CAROL CALDWELL
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JULY. 4, 2015
No: 99-4679-1

RECEIVED
MAR 27 2013
City of Las Vegas
Planning

FOR DEPARTMENT USE ONLY

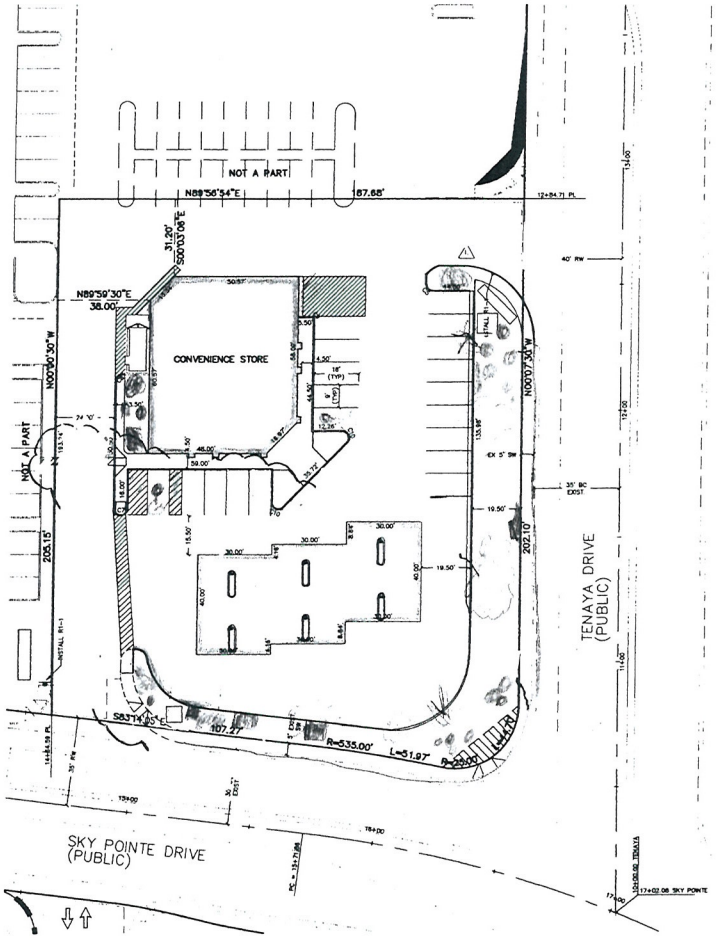
Case #	SUP-48815
Meeting Date:	05/14/13
Total Fee:	$1280.00
Date Received:*	03/27/13
Received By:	Jonathan B

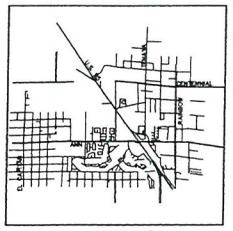
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED
MAR 2 7 2013
City of Las Vegas
Dept. of Planning





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Parking Analysis
Convenience Store
req = 1 space/250SF gross area
= 4 083SF/250
= 16 spaces
PROVIDED = 18 spaces
(3 handicapped)

zoning SC-TC

USE PERMIT RETAIL ACCESSORY PACKAGE LIQUOR
5700 SKYPOINT DR

SHEET
HC1

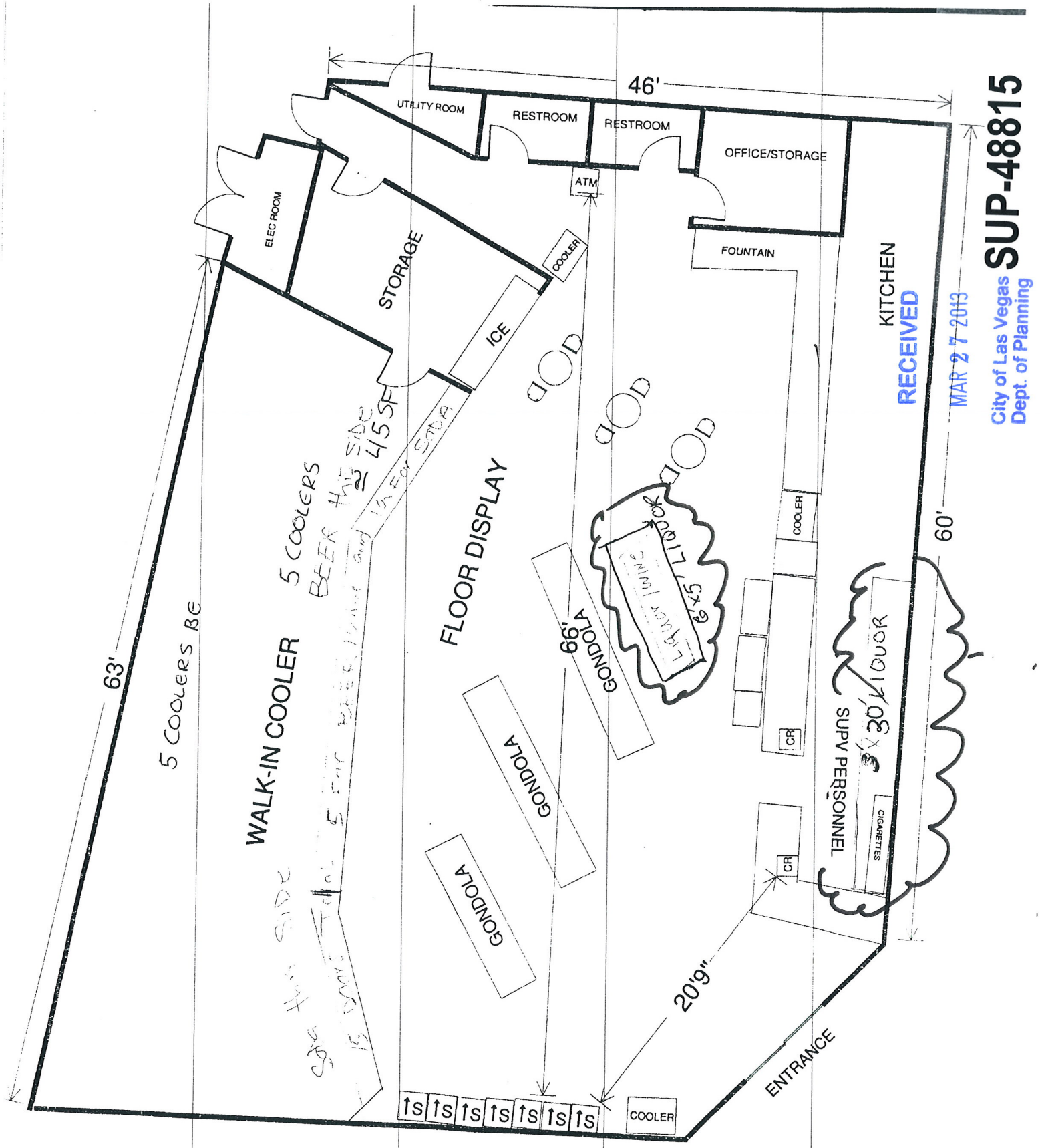
PROJECT BENCHMARK
CITY OF LAS VEGAS BENCHMARK 1LV90-28NE6
NAVD88 ELEV: 731.7444 METERS (2400.73 FEET)

USC & GS BRASS CAP BM (BJ86), 200' W OF US 95 & 800' S OF CENTENNIAL PKWY.

BASIS OF BEARINGS
NORTH 00°07'30" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A PARCEL MAP ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 81 OF PARCEL MAPS, AT PAGE 67.

20650 (S) 25273

SUP-48815

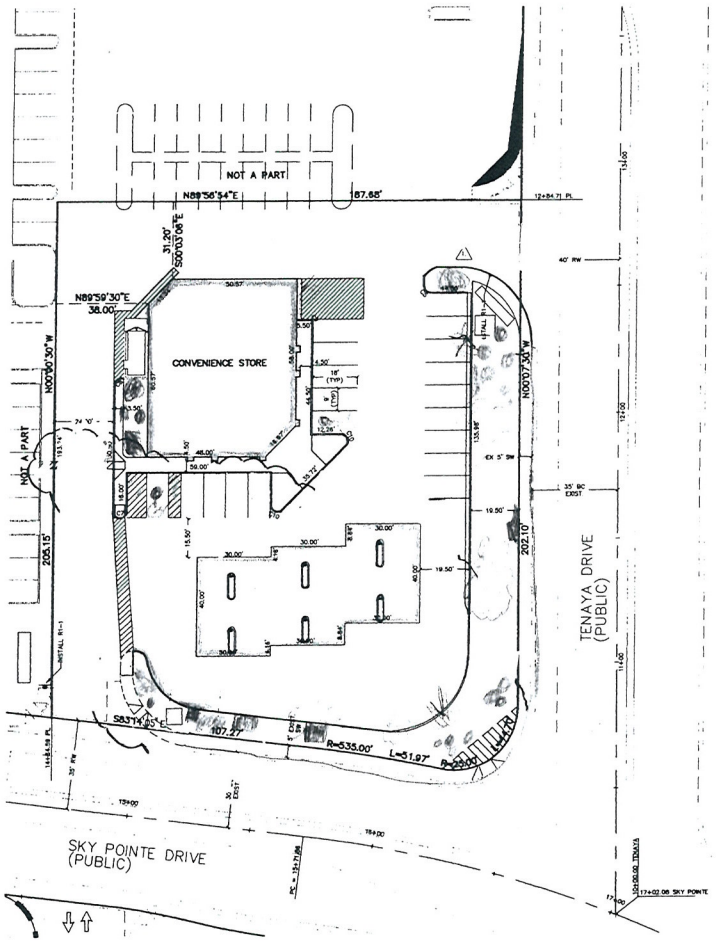


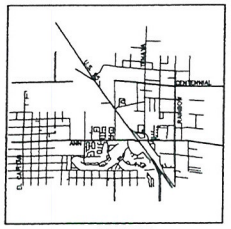
Golden Market #4
5700 Sky Pointe
Las Vegas, NV

Date Prepared: 10/4/12
Total Sq. Ft: 4,083
Customer Area: 2,270

TOTAL LIQUOR (PACKAGED) UP TO 120 SF

RECEIVED
MAR 2 7 2013
City of Las Vegas
Dept. of Planning





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Parking Analysis
Convenience Store
req = 1 space/250SF
gross area
= 4 053SF/250
= 16 spaces
PROVIDED = 18 spaces
(3 handicapped)

zoning SC-TC

USE PERMIT RETAIL ACCESSORY
PACKAGE LIQUOR
5700 SKYPOINT DR

DRAWN BY: DAS JUNE, 1998
DESIGNED BY: DAS JUNE, 1998
CHECKED BY: DAS JUNE, 1998
PROJECT NO: 5625
SCALE: 1" = 20'
SEAL
SHEET NC1

PROJECT BENCHMARK
CITY OF LAS VEGAS BENCHMARK N.V90-28NE8
NAVD88 ELEV: 731.7444 METERS (2400.73 FEET)

USC & GS BRASS CAP BM 8U386, 200' W OF US 95 & 800' S OF CENTENNIAL PKWY.

BASIS OF BEARINGS
NORTH 00°07'30" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A PARCEL MAP ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 91 OF PARCEL MAPS, AT PAGE 67.

20650 (5) 25273

SUP-48815



SUP-48815 – APPLICANT/OWNER: ONE PANOU, LLC
5700 SKY POINTE DRIVE

04/03/13



SUP-48815 – APPLICANT/OWNER: ONE PANOU, LLC
5700 SKY POINTE DRIVE

04/03/13



SUP-48815 – APPLICANT/OWNER: ONE PANOU, LLC
5700 SKY POINTE DRIVE

04/03/13



SUP-48815 – APPLICANT/OWNER: ONE PANOU, LLC
5700 SKY POINTE DRIVE

04/03/13

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 26, 2013

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

Re: Request for Accessory Package Liquor off-sale at 5700 Sky Point Dr. –Encon.

Dear Sir/Madam

Please consider our request for permission to sell off sale package liquor at an existing convenience store/ fueling facility (Encon) located at 5700 Sky Point Dr. The facility is within the Town Center master plan with a SC land use designation. Currently the facility sells fuel, groceries, beer & wine and warm foods. Accessory package liquor is allowable on this property with approval of a Special Use Permit. This property is fully developed and is operating as a convenience store that offers off-sale beer and wine. The applicant would like to use up to 10% of this retail space for the sale of liquor.

All provisions outlined in the Las Vegas Title 6 privileged licenses will be adhered to. Per Staff's research, (attached) there are no protected uses within 400 feet of the site.

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

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

RECEIVED
MAR 27 2013
City of Las Vegas
Dept. of Planning

SUP-48815

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

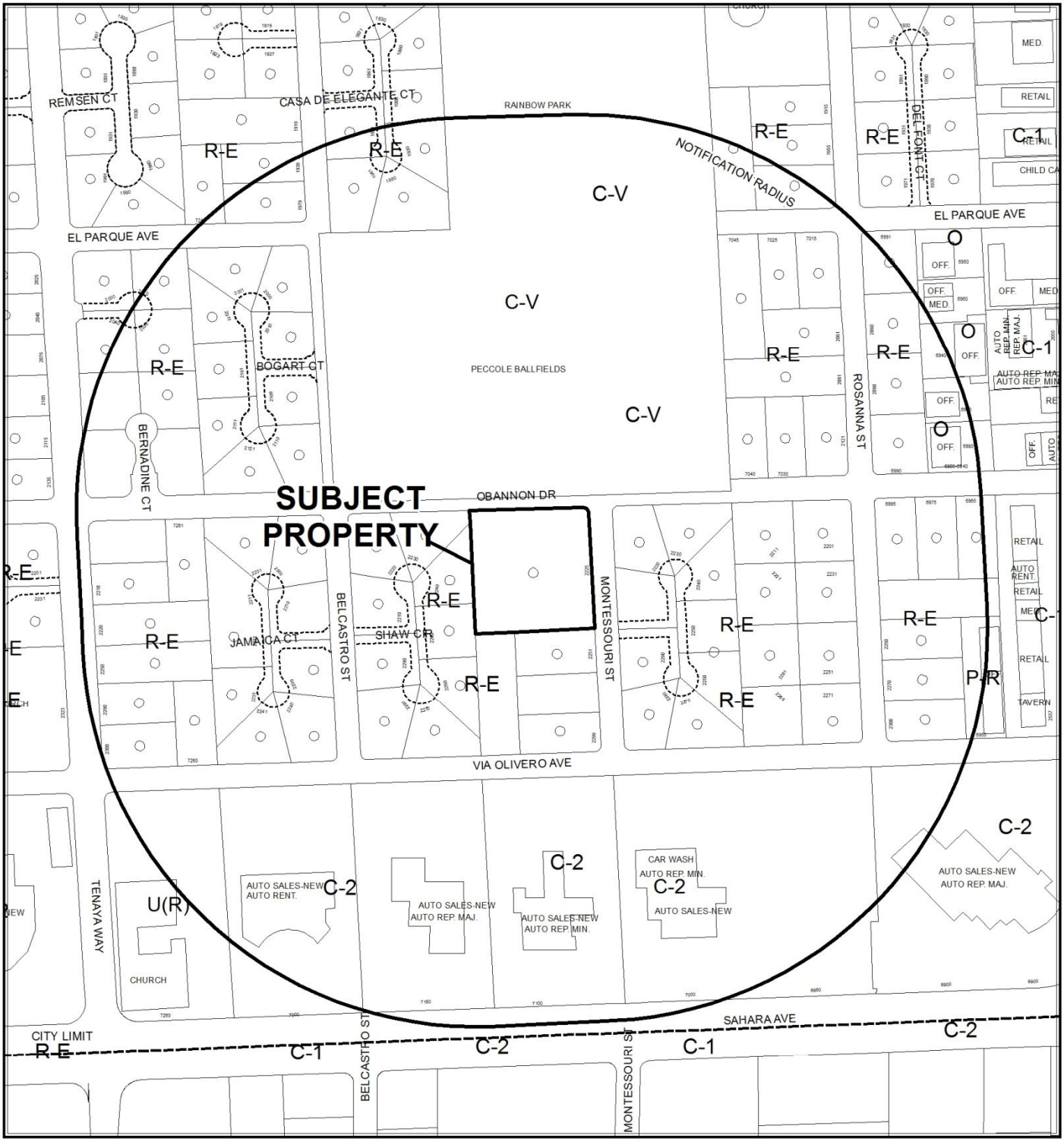
SUBJECT:
SUP-48839 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL KEEPING & HUSBANDRY USE (ONE LION, TWO PANTHERS AND FOUR TIGERS) WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL DWELLING WHERE 1500 FEET IS REQUIRED AND TO ALLOW 107-FOOT DISTANCE SEPARATION FROM A PUBLIC PARK WHERE 1500 FEET IS REQUIRED on 2.19 acres at 2225 Montessouri Street (APN 163-03-802-014), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
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:
DENIAL

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



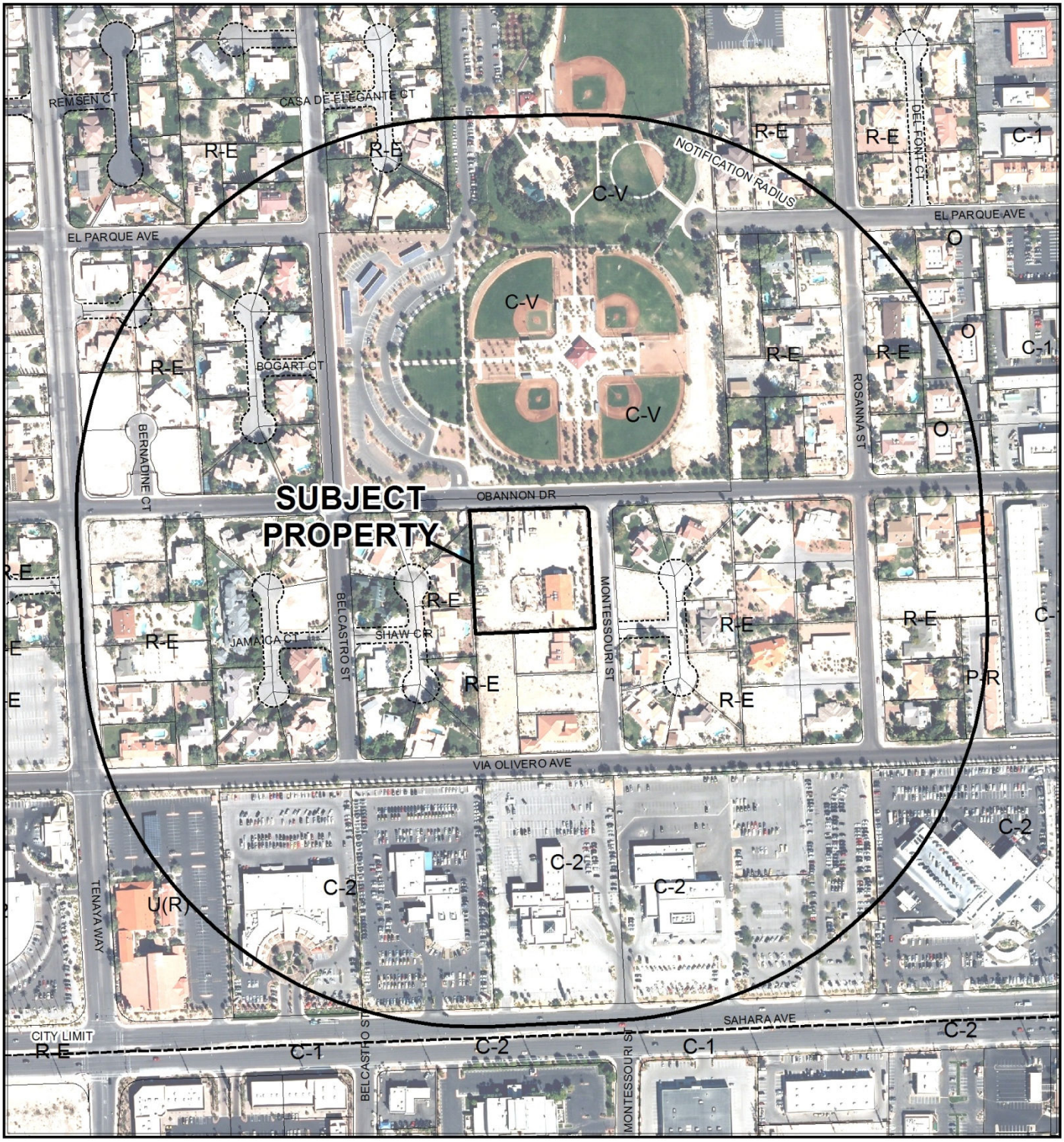
0 300 600 Feet

CASE: **SUP-48839**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-48839**

RADIUS: 1000 FEET

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

N

RECEIVED

MAR 28 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48839** APN: 16303802 14

Name of Property Owner: OLGA F. APCAR HANTIGOVA

Name of Applicant: FERDINAND AND ANTON FERCOS HANTIG

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: O. Hantigova Apcar

Print Name: OLGA HANTIGOVA APCAR

Subscribed and sworn before me, Olga Hantigova-Apcar

This 15th day of MARCH, 2013

_____

Notary Public in and for said County and State

J. M. GARCIA
Notary Public, State of Nevada
Appointment No. 12-9540-1
My Appt. Expires Sep 12, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
MAR 28 2013

Application/Petition For: 16303802014

Project Address (Location) 2225, MONTESSOURI STREET

Project Name 163-03-802-014 EXOTIC ANIM. **Proposed Use** ANIMAL KEEPING

Assessor's Parcel #(s) _____ **Ward #** 1-TARKANIAN

General Plan: existing YELDR proposed _____ **Zoning:** existing RE proposed NO CHANGE

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

Gross Acres 2.19 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER OLGA F. APCAR **Contact** (702) 610-7555 cell.

Address 2225, MONTESSOURI ST. HANTIGOVA **Phone:** 735-0504 **Fax:** _____

City LAS VEGAS **State** NV **Zip** _____

E-mail Address _____

APPLICANT FERDINAND+ANTON F. HANTIG **Contact** _____

Address 2225, MONTESSOURI STREET **Phone:** 702 491 3084 **Fax:** _____

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

E-mail Address LASFERCOS@HOTMAIL.COM ; TONYFERCOS@GMAIL.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name OLGA HANTIGOVA APCAR

Subscribed and sworn before me OLGA HANTIGOVA-APCAR

This 15th day of MARCH, 20 13.

_____

Notary Public in and for said County and State

J. M. GARCIA
Notary Public, State of Nevada
Appointment No. 12-9540-1
My Appt. Expires Sep 12, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-48839
Meeting Date:	5/14/2013
Total Fee:	1030.00
Date Received:*	3/28/2013
Received By:	

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

Revised 10/27/08

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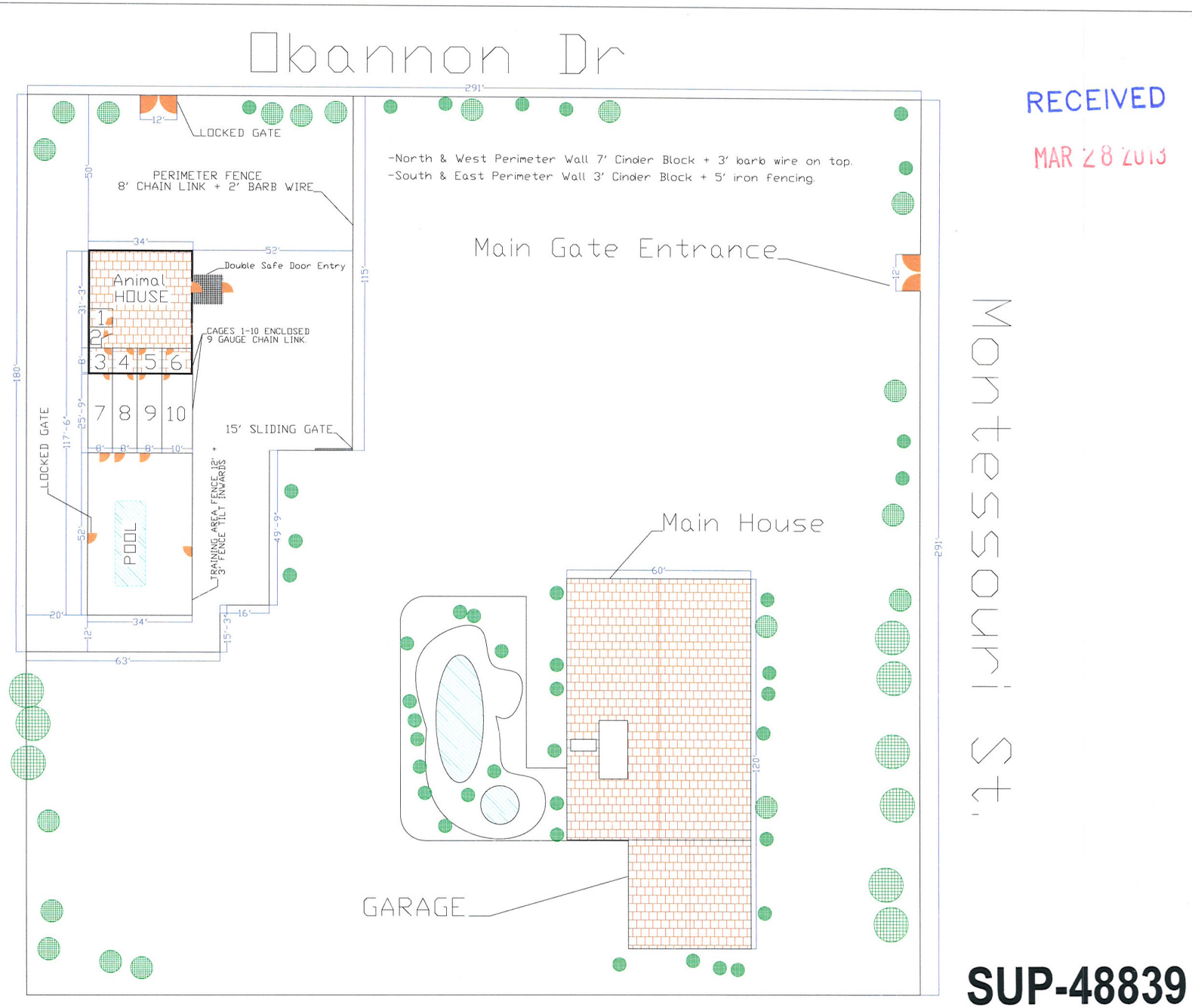


RECEIVED
MAR 28 2013

SUP-48839

PERMIT PROPOSAL
FACILITY PLAN VIEW

N
W E
S

FERCOS
U.T.I

Name of Establishment: Montessouri
Address: 2225 MONTESSOURI ST.
Las Vegas, Nevada, 89117
PARCEL # 163-03-802-014 Lot #105

Owner Info: Handler
Name: Olga Apcar/Hantigova
Phone: (702) 491-3084
E-Mail: LasFercos@hotmail.com



SUP-48839 - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC
2225 MONTESSOURI STREET

04/03/13



SUP-48839 - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC
2225 MONTESSOURI STREET

04/03/13



SUP-48839 - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC
2225 MONTESSOURI STREET

04/03/13



SUP-48839 - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC
2225 MONTESSOURI STREET

04/03/13



SUP-48839 - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC
2225 MONTESSOURI STREET

04/03/13

City of Las Vegas
Development Services
333 North Rancho Drive

RECEIVED
MAR 28 2013

June 5, 2012

To whom it may concern:

This letter is being written to serve as a 'justification letter' in regards to the request for the project of Animal Keeping, Wild or Exotic. We (The Fercos Brothers Magic show) have resided at the following address, 2225 Montessori Las Vegas, NV 89117, since 1976, for approximately 35 years. From that time until 2008, we have held the special Wild Animal permit in accordance with rules and regulations consistent with the City of Las Vegas. Due to our extensive traveling around the world and consequently, absence from the above residence, we have been unable to submit for 2008 renewal of our permit. We will be returning to Las Vegas and thus, we are re-applying for The Animal Keeping, Wild or Exotic project for the above residence, so that we can house our animals in our home city. More importantly, we will be filming a realty television show for Animal Planet and would like/will need our home to do so.

The Animal Keeping, Wild or Exotic project will consist of housing seven wild animals (i.e. one lion, two panthers, four tigers). Our facilities have been and continue to meet the regulations and safety requirements in accordance with the City of Las Vegas, as they had in previous years. Further, we also hold additional federal and USDA permits and/or licenses. Our facilities are also continuously monitored by trained individuals and our animals are confined at all times within a secured, enclosed, and fenced area. The animals are kept outdoors as well as in their indoor facility on our two-acre property and are in an area which maintains the appropriate distance from residential and public facilities.

Attached is a copy of the measurements of our wild animal facility.

Thank you,

Olga Hantigova Apcar

Ferdinand Fercos Hantig

Tony Fercos Hantig

RECEIVED
MAR 28 2013
City of Las Vegas
Department of Planning

SUP-48839

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

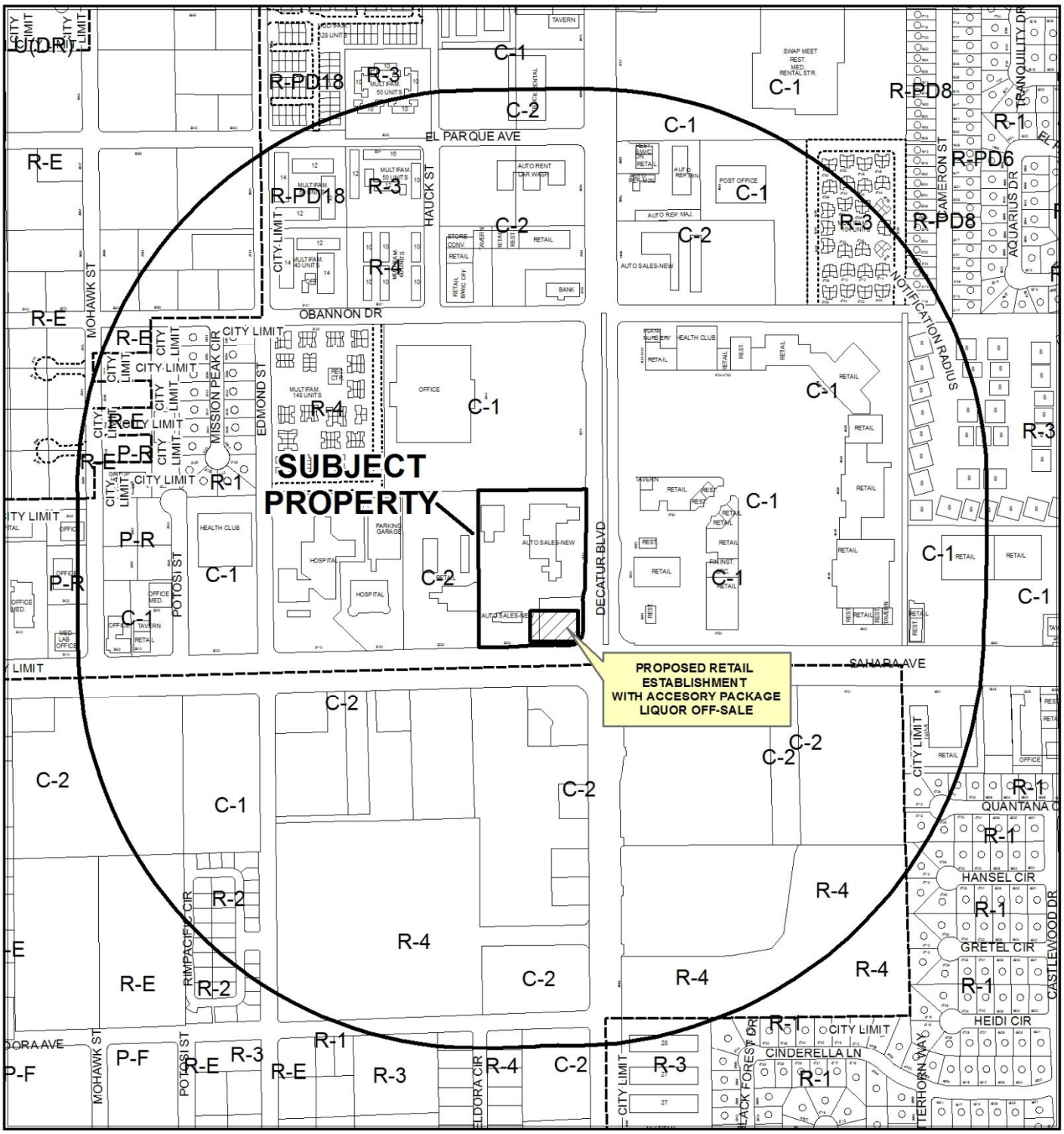
SUBJECT:
SUP-48845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

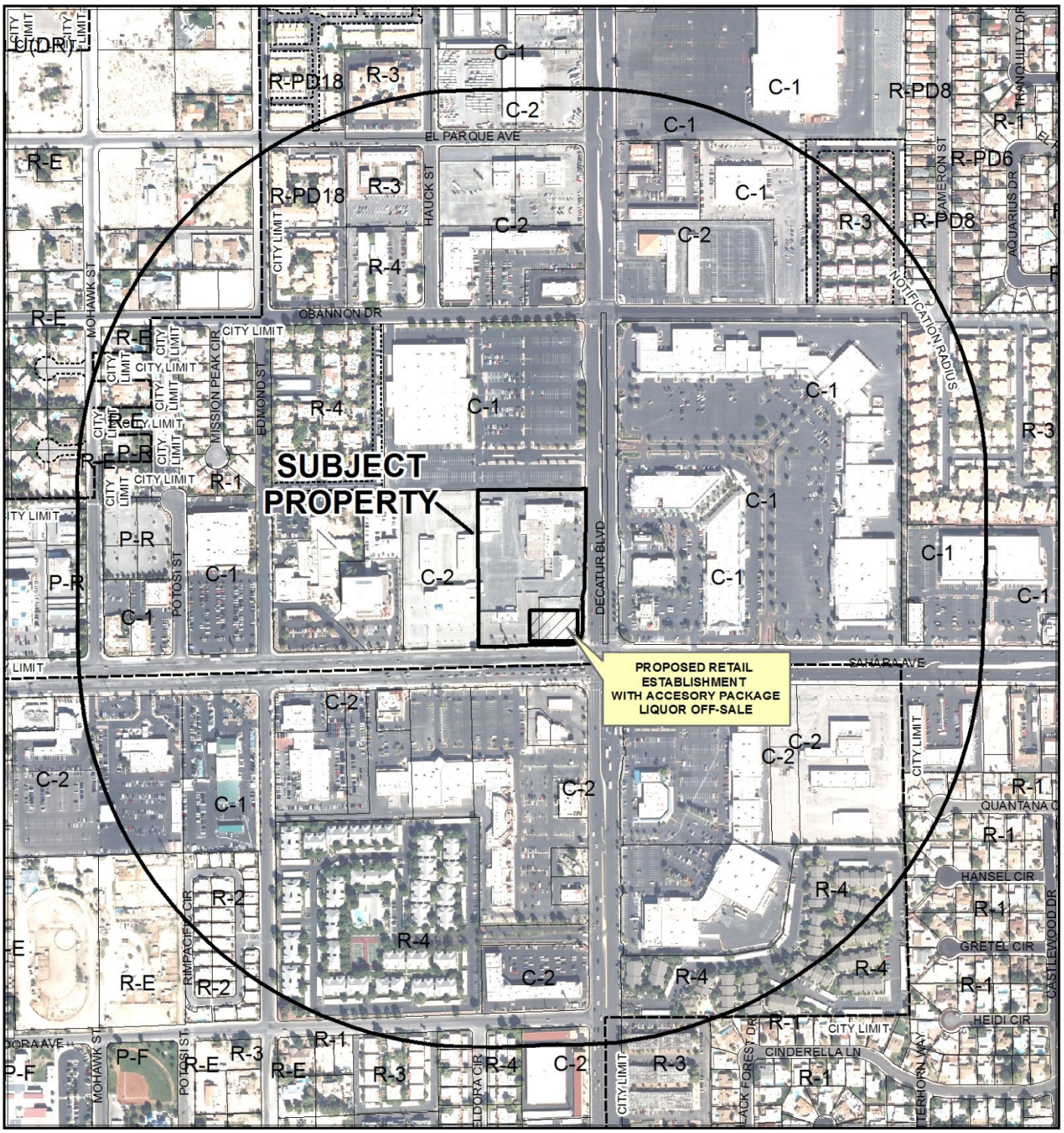
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48845, SUP-48846 and SDR-48844
2. Conditions and Staff Report - SUP-48845, SUP-48846 and SDR-48844
3. Supporting Documentation
4. Joint Access and Parking Agreement
5. Parking Analysis
6. Photos - SUP-48845, SUP-48846 and SDR-48844
7. Justification Letter - SUP-48845, SUP-48846 and SDR-48844



CASE: **SUP-48845, SUP-48846 & SDR-48844**

RADIUS: 1500 FEET

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



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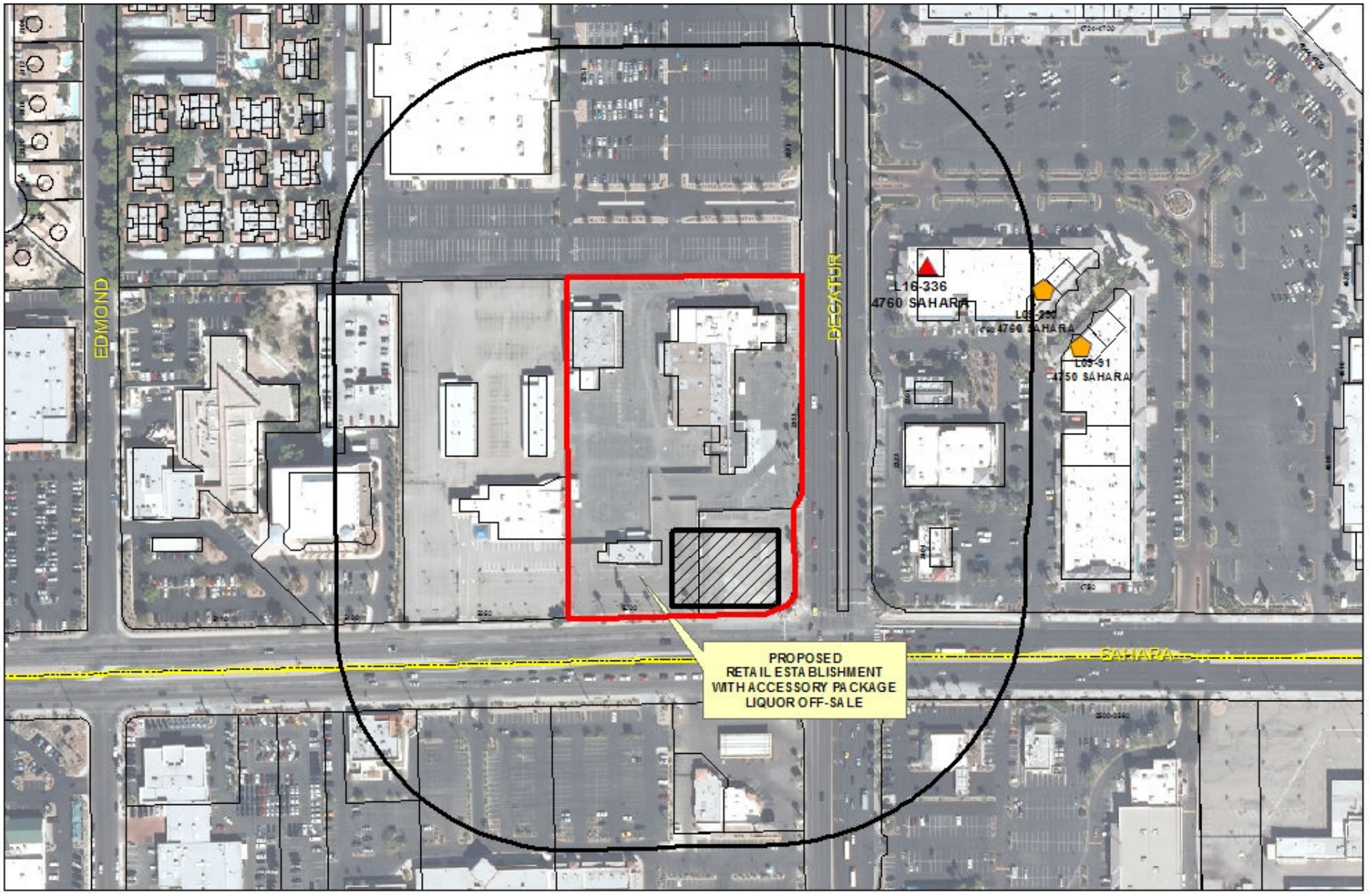

SUP-48845

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-48845** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James J Chaisson

Subscribed and sworn before me

This 25 day of MARCH, 2013

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

DEPARTMENT OF PLANNING

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JACK HUNTER

Subscribed and sworn before me

This 25 day of MARCH, 20 13

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: ~~Partner~~ RICHARD STARR, PARTNER.

Subscribed and sworn before me

This 25th day of March, 20 13

Indian River

Notary Public in and for said County and State

MARY SUSANA JORDAN
Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
Commission # EE 74096
Bonded Through National Notary Assn.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for a Retail Est. with Acc. Pkg. Liq. Off-Sale Use

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* James Chaisson

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

Print Name JAMES J. CHAISSON

Subscribed and sworn before me

This 25 day of MARCH, 20 13.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-48845
Meeting Date:	5/14/13
Total Fee:	~~0~~ 1280.-
Date Received:*	3/28/13
Received By:	

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

Revised 10/27/08

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* Jack Hunter

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Print Name JACK HUNTER

Subscribed and sworn before me

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Notary Public in and for said County and State

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
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Revised 10/27/08

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Indian River [signature]

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Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
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Case #
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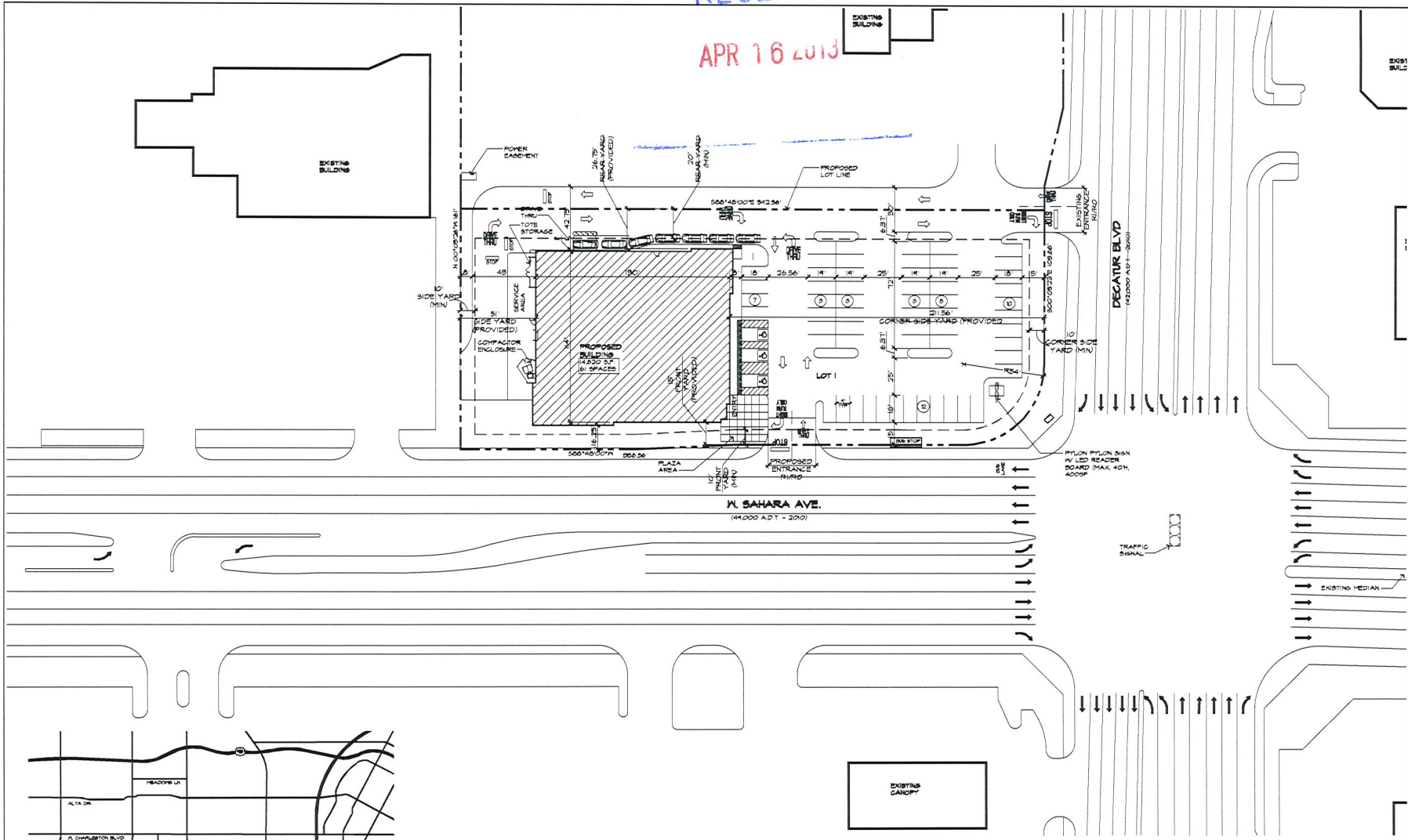
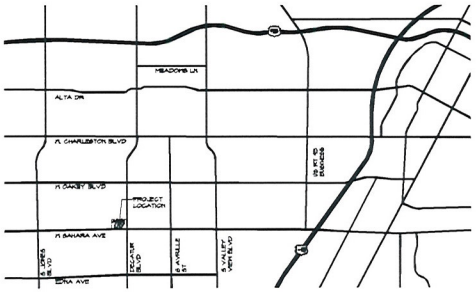
APR 16 2013





1 VICINITY MAP
N.T.S.

DEVELOPMENT CODE ANALYSIS		
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100 FEET	184 FEET
MAXIMUM LOT COVERAGE	50%	24%
MINIMUM FRONT YARD SETBACK	10 FEET	15 FEET
MINIMUM SIDE YARD SETBACK	10 FEET	51 FEET
MINIMUM CORNER SIDE YARD SETBACK	10 FEET	21.56 FEET
MINIMUM REAR YARD SETBACK	20 FEET	26.75 FEET
PARKING SPACES	83	61

SITE DATA		
	SQUAR FEET	ACRES
LOT 1.	61,804 SF	1.42 AC

2 PROPOSED SITE PLAN
SCALE: 1"=30'-0"

SCALE IN FEET

NORTH

SUP-48845 SUP-48846
SDR-48844 REVISED

Walgreens
FACILITIES PLANNING
DESIGN AND ENGINEERING
105 WILMOT ROAD
DEERFIELD, IL 60015-5103

timothy m. gallup
architect of record
2738 East 51st Street, Suite 220
Tulsa, Oklahoma 74105
918.949.9600

NO.	DATE	BY	REVISION DESCRIPTION
	04/18/13	BB	

REVISIONS

PROPOSED SITE PLAN

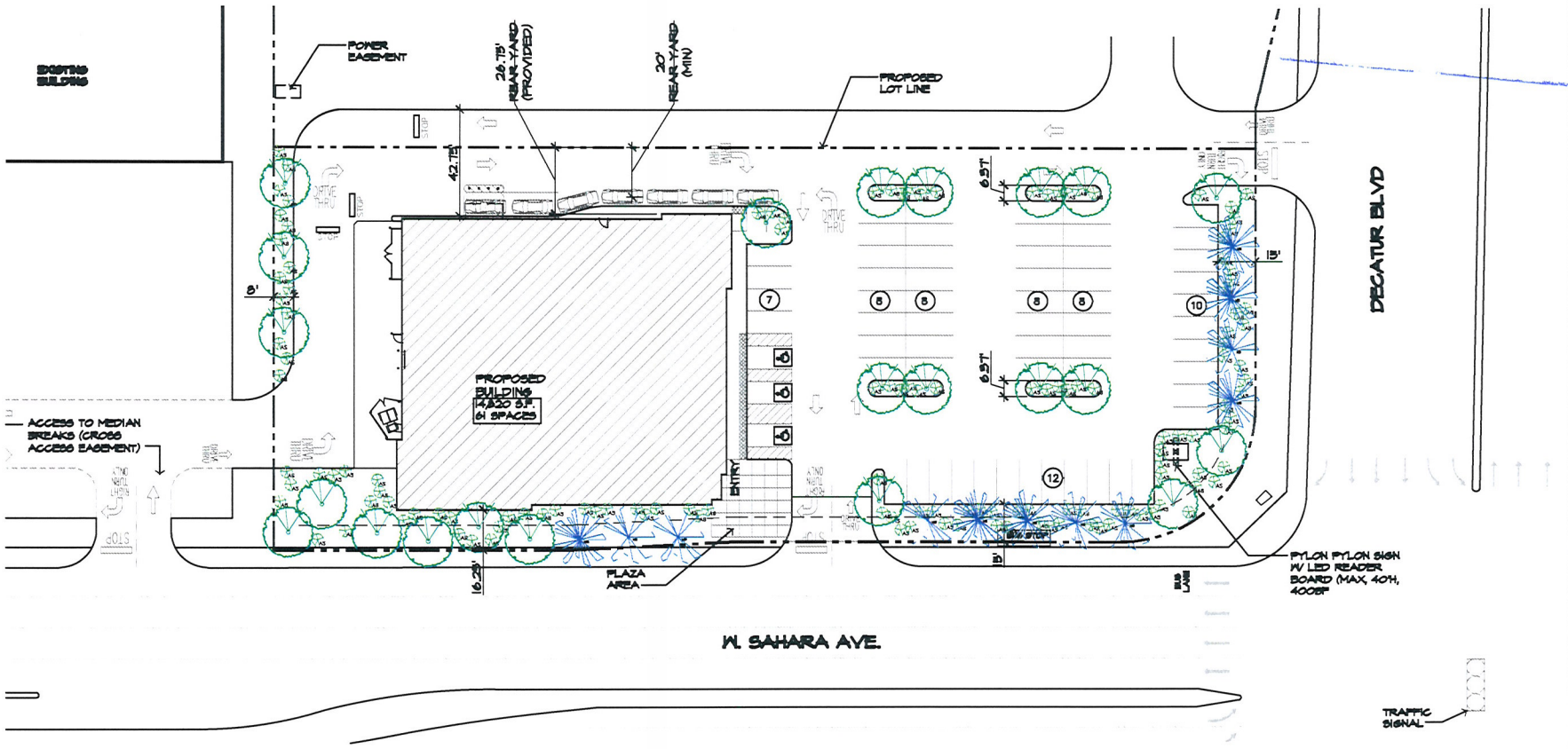
WALGREENS
SWNCT W SAHARA AVE. AND DECATUR BLVD
LAS VEGAS, NV
PROJECT NO. 121013

FILE NAME: 121013
DRAWN BY:
DATE: 03/27/2013
REVIEWED BY: TMG

SP-1

RECEIVED

APR 16 2013



LANDSCAPING LEGEND

BOTANICAL/COMMON NAME	SIZE
CHITALPA TASHKENTOSIS/CHITALPA	24" BOX
PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX

SUGGESTED SHRUB LIST

SYMBOL	BOTANICAL/COMMON NAME	SIZE
A5	ACACIA GREGGII/CAT-CLAW ACACIA	5 GALLON
	ALYOGYNE HUEGELII/BLUE HIBISCUS	5 GALLON
	AMBROSIA DELTOIDEA/TRIANGLE LEAF BURSAGE	5 GALLON
	CAESALPINIA MEXICANA/MEXICAN BIRD OF PARADISE	5 GALLON
	CALLIANDRA ERIOPHYLLA/NATIVE FAIRY DUSTER	5 GALLON
	CELTIS PALLIDA/DESERT HACKBERRY	5 GALLON
	DALEA FRUTESCENS/BLACK DALEA	5 GALLON
	ERIOPHYLLA SPECIES/SUMMERTIME BLUE	5 GALLON
	JUSTICIA CALIFORNICA/CHUPAROSA	5 GALLON
	LARREA TRIDENTATA/CREOSOTE	5 GALLON
	MYRTUS COMMUNIS 'BOETICA'/TWISTED MYRTLE	5 GALLON
	NANDINA DOMESTICA/HEAVENLY BAMBOO	5 GALLON
	RHUS MICROPHYLLA/LITTLE LEAF SUMAC	5 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

Title 19 Required Trees

City of Las Vegas Unified Development Code Title 19 req.:

Code reference	Description	Area	Req'd (TREE/SHRUB)	Prv'd (TREE/SHRUB)
19.06.040 F.8.a	20'oc	South (Sahara Ave)	15/60	15/64
19.06.040 F.8.a	20'oc	East (Decatur Blvd)	6/24	6/28
19.06.040 F.8.a	30'oc	North buffer **	0/0**	0/0**
19.06.040 F.8.a	30'oc	West buffer **	4/16**	4/18**
19.08.110 C.12.a.i.A	One each end	End of parking row	8/32	8/24
Additional onsite trees (not required by code)			0/0	1/4
		Totals	33/132	34/138

** Exception Requested - to eliminate the tree requirement along the north property line, and a portion of the west where the driveway access is located between parcels.

Walgreens
FACILITIES PLANNING
DESIGN AND ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-5108

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPING SHALL COMPLY WITH ALL CLIFF EDGE DESIGN GUIDELINES AND CITY OF LAS VEGAS REQUIREMENTS FOR SIZE SPACING AND QUANTITIES OF PLANT MATERIALS AND WATERING SCHEDULES.

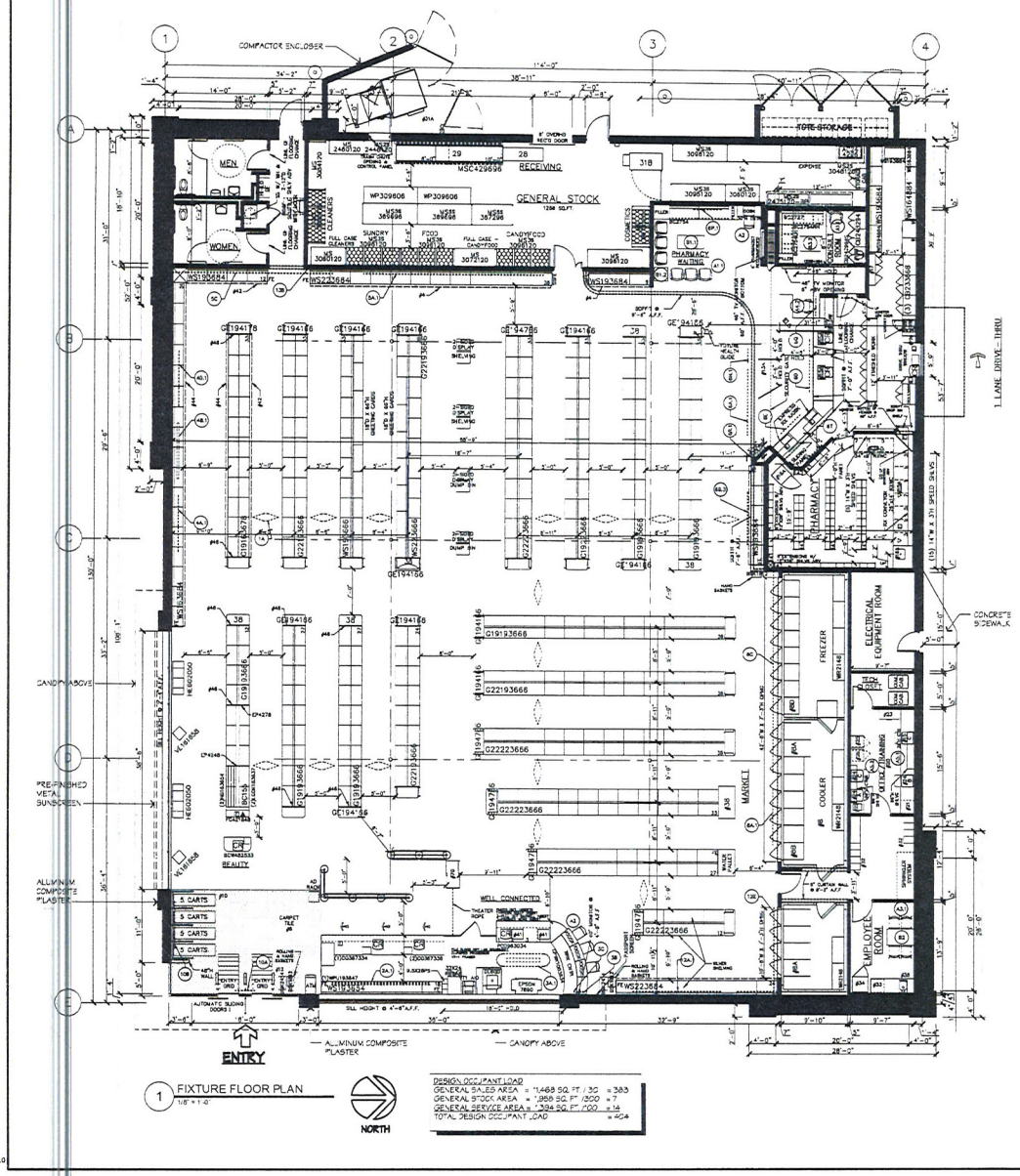
DESIGNED BY: MB | DRAWN BY: MB | CHKD BY:
JOB NUMBER: 1789-001-121 | DATE: 03-28-13
NO. | REVISION | DATE APPR.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 431-2286 FAX

CONCEPTUAL LANDSCAPE PLAN OF
WALGREENS
FOR
PECO NNN DEVELOPMENT, INC.
CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1 OF 1 SHEETS
1789-001-121

SUP-48845 SUP-48846
SDR-48844 REVISED



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

DESIGN OCCUPANT LOAD
GENERAL SALES AREA = 11,468 SQ. FT. / 30 = 383
GENERAL STOCK AREA = 1,956 SQ. FT. /300 = 7
GENERAL SERVICE AREA = 1,394 SQ. FT. /100 = 14
TOTAL DESIGN OCCUPANT LOAD = 404

08-03-12 WS
WELL ENTRANCE 2.0-NEW BEAUTY FORMAT.
REVERSE LOCATION OF ENTRANCE, REVERSE SILL HEIGHT, REVERSE RETAIL LOCATION.
REVERSE LOCATION OF CHECKOUT/WELL CONNECTED, REVISE & EXPAND REFRIGERATION, REVISE EMPLOYEE ROOM, REVISE STOCKROOM, SHIFT BENEFLUX ACCORDINGLY, REDUCE DEPTH OF PHARMACY, SHIFT RX GATE / EXPAND RX STORAGE HALLWAY, RELOCATE RECEIVING, RELOCATE SPRINKLER, REVISE ELECTRICAL ROOM.

PROTOTYPE: L114139WE2.0
(08-03-2012)

INTERIOR HANGING SIGNS

1A	AISLE MARKER - 10'-0" AFF TO BOTTOM OF SIGN
2A 1	CHECKOUT HANGING SIGN (STANDARD) - 8'-0" AFF TO BOTTOM OF SIGN
3A 1	CONNECTED HANGING SIGN - 8'-0" AFF TO BOTTOM OF SIGN
3B	PHOTO LUGON SIGN
3C	WEB PICK UP LUGON SIGN
4A 1	BEAUTIFUL DIMENSIONAL LETTERS (LARGE)
4B 1	BEAUTIFUL SHELF & LIFESTYLE IMAGES (LARGE)
4D 1	LIFE IS BEAUTIFUL DIMENSIONAL LETTERS (LARGE)
5A 1	WELL AT WALGREENS DIMENSIONAL LETTERS (LARGE)
5C	ALOE WALL COVERING
5A 1	PHARMACY DIMENSIONAL LETTERS (LARGE)
6B 3	WELL OFFERINGS DIMENSIONAL LETTERS (XL-ARGE)
6D	DROP OFF + PICK UP DIMENSIONAL LETTERS
6E	PICK UP EXPRESS DIMENSIONAL LETTERS
5P 1	NEIGHBORHOOD WALL LIFESTYLE IMAGES PIN-OFF (LARGE)
6Q	PHARMACY STATEMENT PIN-OFF
5R 1	WELCOME MESSAGE VERTICAL PIN-OFF (VERTICAL)
6N 1	PHARMACY CROSS (LARGE)
6T	WELL TRUSTED FRAMED GRAPHIC
5A 1	EAT WELL DIMENSIONAL LETTERS (LARGE)
5C	ORANGES IMAGE WALLCOVERING
10A	DOOR KIT
10B	EXIT WALL DIMENSIONAL LETTERS
12A 1	WINE + BEER DIMENSIONAL LETTERS (LARGE)
12E	BOTTLE WALLCOVERING
13B	ADA TACTILE SIGN

SEE SHEETS A-121 & I-211 FOR INSTALLATION GUIDELINES AND HANGING HEIGHTS

FURNITURE LEGEND

A1 1	GUEST CHAIR	7
A2	KIOSK CHAIR	5
A3 1	SIDE CHAIR	4
A4 2	TASK STOOL	1
A5 1	TASK CHAIR (OFFICE)	2
A5 2	TASK STOOL (OFFICE)	2
B1 1	COFFEE TABLE - 24" X 48"	1
B1 2	SIDE TABLE - 24" X 24"	1
B2	EMPLOYEE ROOM TABLE	1
B3 2	WORKTABLE - 27" X 36"	1

GENERAL NOTES

GENERAL SALES AREA
1 PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2 (NOT USED)
3 (NOT USED)
4 SALES AREA CORNICE (FIXTURE MOUNTED)
5 (NOT USED)
6 CARPET TILES & ENTRY GRID FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
7 REACH-IN REFRIGERATION
HILL PHOENIX REACH-IN OPEN CASE COOLERS (PROVIDE 2" AIR SPACE BEHIND & ADD 3" TO TOTAL LENGTH FOR END PANELS)
A __ OSMH-NRG 4' 48"W X 43 1/4"D X 86 5/8"H
__ OSMH-NRG 6' 72"W X 43 1/4"D X 86 5/8"H
__ OSMH-NRG 8' 96"W X 43 1/4"D X 86 5/8"H
__ OSMH-NRG 12' 144"W X 43 1/4"D X 86 5/8"H
HILL PHOENIX REACH-IN GLASS DOOR COOLERS (PROVIDE 2" AIR SPACE BEHIND & ADD 3" TO TOTAL LENGTH FOR END PANELS)
B __ ORBH 2-DR 56"W X 42 1/16"D X 86 5/16"H
__ ORBH 3-DR 90"W X 42 1/16"D X 86 5/16"H
__ ORBH 4-DR 120"W X 42 1/16"D X 86 5/16"H
__ ORBH 5-DR 150"W X 42 1/16"D X 86 5/16"H
__ ORBH 6-DR 180"W X 42 1/16"D X 86 5/16"H
HILL PHOENIX REACH-IN GLASS DOOR FREEZERS (PROVIDE 2" AIR SPACE BEHIND & ADD 3" TO TOTAL LENGTH FOR END PANELS)
C __ SRZ-H 2-DR 56"W X 43 1/4"D X 87 1/8"H
__ SRZ-H 3-DR 90"W X 43 1/4"D X 87 1/8"H
__ SRZ-H 4-DR 120"W X 43 1/4"D X 87 1/8"H
__ SRZ-H 5-DR 150"W X 43 1/4"D X 87 1/8"H
HILL PHOENIX / BARKER PENINSULA COOLERS
D __ PFI-607-6DR 56"W X 80"D X 83"H
__ PFI-609-6DR 109"W X 80"D X 83"H
__ PFI-612-6DR 146"W X 80"D X 83"H
HILL PHOENIX / BARKER ISLAND COOLERS
E __ PFI-608-6DR 56 1/2"W X 80 3/4"D X 82"H
__ PFI-611-6DR 132 7/8"W X 80 3/4"D X 82"H
__ PFI-615-6DR 180 1/2"W X 80 3/4"D X 82"H
AHT USA COFFIN FREEZERS SELF CONTAINED
F __ PARS 145 57 4"W X 33 6"D X 34"H
PARS 185 73"W X 33 6"D X 34"H
PARS 210 82 5"W X 33 6"D X 34"H
MALTA 185 72 2"W X 33 7"D X 34"H
DOUBLE SIDED SLIDING GLASS DOOR COOLER
G 1 TRUE GDM-41OPT-HS
H MASTER-BILT WALK-IN COOLER
44'-2"W X 9'-8"D X 7'-6"+
13'-4"W X 9'-8"D X 8'-6"H
12 #1000R COOLMASTER DOORS
30" X 78" EACH AND
5 #100FR FREEZERMASTER DOORS
30" X 78" EACH BY ANTHONY
A 6 DOOR(S) FOR EACH DOOR PROVIDE
40 NYLA-TRACK SHELVING SYSTEM
B 6 DOOR(S) FOR EACH DOOR PROVIDE
36"D 8-OF NYLA-LITE SHELVING SYSTEM
C __ DOOR(S) __ D ROLLER CONVEYOR AT FLOOR LEVEL
D 3 DOOR(S) FOR EACH DOOR PROVIDE
27"D ANTHONY SHELVES
E __ DOOR(S) FOR EACH DOOR PROVIDE
(2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F __ DOOR(S) __ D DOUBLE DECK ROLLER CONVEYOR
I ICE CHEST BY VENDOR
J CART RAILS (5) RL3535 & (4) RL3035
K PROVIDE A 4"H BURNT UMBER VINYL BASE AT ALL CHECKOUTS EXCEPT BEAUTY CHECKOUT
L ELECTRONIC ARTICLE SURVEILLANCE SYSTEM
PHARMACY DEPARTMENT
M TRAFFIC CONTROL FIXTURE
A STANDARD
B HIGH VOLUME
N (NOT USED)
O COMPUTER TERMINAL
16A INTERCOM PLUS TERMINAL
16C TRAINING TERMINAL (IN OFFICE)
P RX SINK AND CABINET
A PHARMACY
B CONSULT ROOM
Q CRX CABINET
R RX REFRIGERATOR
A 1-DR REFRIGERATOR (18 CU. FT.)
B 1-DR REFRIGERATOR (25 CU. FT.)
C 2-DR REFRIGERATOR (49 CU. FT.)
D UNDER COUNTER REFRIGERATOR
E COUNTERTOP FREEZER19 PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS
#1 - RX 3 DRAWER VAL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 5 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF (36"H CNTR)
#7A - RX OPEN INSERT WITH CPU SHELF (34"H CNTR)
#8 - RX OPEN CABINET (36"H CNTR)
#9 - RX 10 DRAWER FILE CABINET
OFFICE
S1 PROVIDE POLISHED CONCRETE FLOOR & VINYL WALLCOVERING
T1 UNDER COUNTER SHELF UNIT
T2 PRINTER
T3 LATERAL FILE
T4 OFFICE COMPUTERS
24A P.O.S. TERMINAL
24B AS-400 TERMINAL
24C OFFICE P.C.
T5 TILL LOCKER
T6 SAFE
T7 (NOT USED)
STOCKROOM
U5 NEST-A-FLEX CONVEYOR
U9 GRAVITY CONVEYOR
U10 POWER ROLLER CONVEYOR
U11 SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
11A TRASH COMPACTOR
11B BALER
11C CARDBOARD COMPACTOR
EMPLOYEE ROOM
V2 EMPLOYEE LOCKERS (1) 48 W. COAT LOCKER W/ PERFORATED DOORS (6) 5 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
V3 6'-0"W X 2'-0"D EMPLOYEE COUNTER W/ (1) CABINET
V4 EMPLOYEE ROOM TABLE
(PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
V6 EMPLOYEE ROOM SINK (IN COUNTER)
V8 (NOT USED)
MISCELLANEOUS
W7 "E" - ELECTRICAL OUTLET FOR FUTURE USE
W8 VENDOR RACKS REMOVE BASE DECK & SHOES (END PANEL TO REMAIN)
W9 PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
W9 END PANEL (PROVIDED BY METAL VENDOR)
W1 PICTURE CARE PLUS TERMINAL
BEAUTY
X2 LIT SKIN CARE HEADER
X3 (NOT USED)
X4 LIT COSMETICS HEADER
X5 LIT GONDOLA END PANEL & FROSTED SHELVES
X6 SOLID WHITE BACK PANEL TO BE PROVIDED BY METAL VENDOR

PROJECT DATA

TYPE				
	GENERAL SALES	■	MARKET	
NEW LOCATION	■ PHARMACY		SECURITY	
NEW LOCATION (EXISTS BLDG)	PHOTO	■	24 HOUR STORE	
REMODEL	LIQUOR		OTHER	

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW	8795	1958	1209		11 962
	EXISTG					
MARKET	NEW	900				900
	EXISTG					
RX	NEW	937		185		1122
	EXISTG					
RX WAITG	NEW	421				421
	EXISTG					
PHOTO	NEW	315				315
	EXISTG					
BEER& WINE	NEW	100	0	0		100
	EXISTG					
CLINIC	NEW	0				0
	EXISTG					
HMC	NEW	0	0	0		0
	EXISTG					
BSMT	NEW	0	0	0		0
	EXISTG					
2ND FLOOR	NEW	0	0	0		0
	EXISTG					
TOTAL NEW		11 468	1958	1394		14,820
TOTAL EXSTG						

TOTAL AREA FIRST FLOOR 14,820 SQ FT
TOTAL AREA OTHER LEVELS SQ FT
GROSS AREA INCLUDING ALL DEPARTMENTS $ ALL LEVELS 14,820 SQ FT
RX SHELVING LINEAL FEET 92 LN FT

TOTAL BY LIN FT	1308 LN. FT.
FRONT WALL SHELVING	15 LN FT
WALL SHELVING	147 LN FT
BACK GONDOLAS	468 LN FT
FRONT GONDOLAS	550 LN FT
GREETING CARD SHELVING	60 LN FT
BEAUTY PROMO	18 LN FT
COOLERS	30 LN FT
FREEZERS	20 LN FT

BEAUTY HATCH LEGEND

GRAY (A69) MARTECK 3D_D 3-ACK PANELS & LIT SHELVES

GRAY (A69) HPD BOARD BACK PANELS

KEY PLAN
NOT TO SCALE

FOR REFERENCE ONLY. SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN

* A.D.A. DOOR CLEARANCES

*ACCESSIBILITY REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

FIXTURE LEGEND

G GONDOLA (EA SIDE)	18	36 D	66" W H	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE	
GE GONDOLA END	18	39 D	66" W H		
WS WALL SHLVG	18	36 D	54" W H	GT DISPLAY TABLE	30 D	48 W

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

EXECUTIVE APPROVAL

	DATE
VICE PRESIDENT FACILITIES DEVELOPMENT	
CORPORATE OPERATIONS VICE PRESIDENT	
MARKET VICE PRESIDENT	
REVIEWED BY	

PROTOTYPE

Walgreens
DEERFIELD, IL 60015-5195

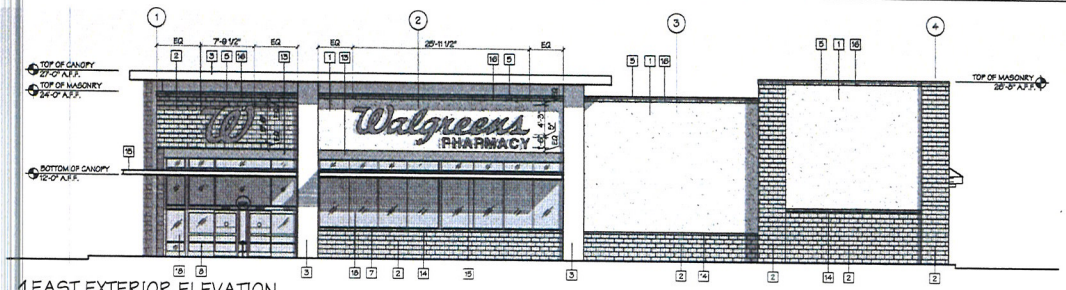
I THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEVADA
SIGNED BY MY HAND AND SEAL

timothy m. gallup
architect of record
2700 East 42nd Street, Suite 200
Yuma, Colorado 80759
970.848.5000

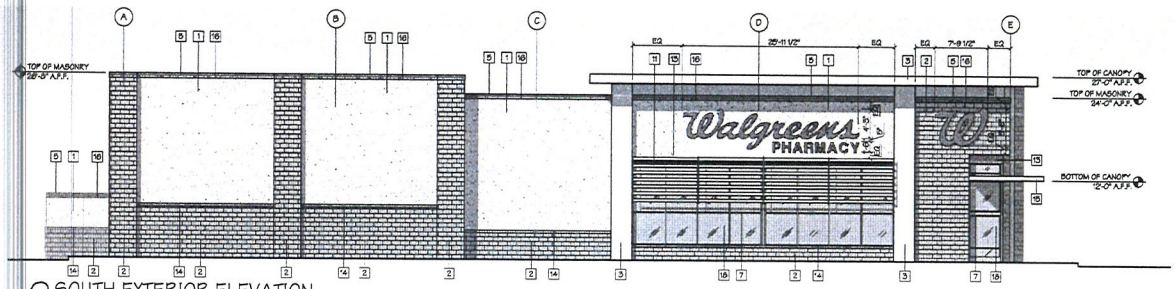
NO	DATE	BY	REVISIONS DESCRIPTION

FIXTURE FLOOR PLAN
PROJECT ID 12103
FILE NAME: L114139
DRAWN BY: F. LAST NAME
DATE: 02/27/13
REVIEWED:
STORE NUMBER XXXXX
WALGREENS
(NWC) SAHARA AVE & DECATUR BLVD
LAS VEGAS, NV
NEW CONSTRUCTION/PHARMACY
NEVADA
D-111

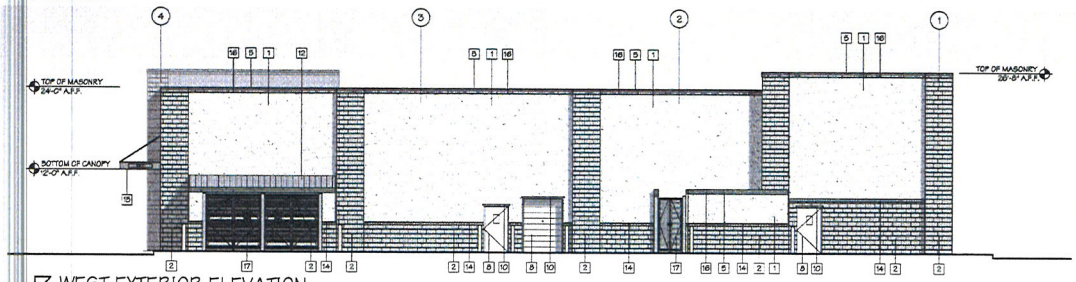
SUP-48845
SUP-48846
SDR-48844
RECEIVED
MAR 28 2013



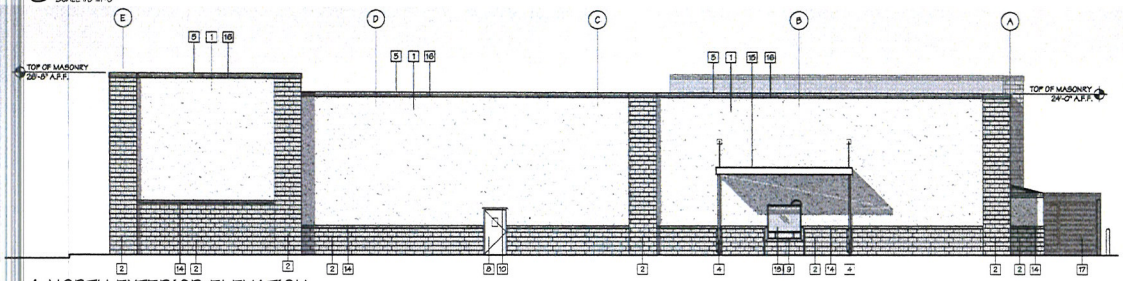
1 EAST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE WITH COLORS

KEY #	ITEMS:	COLOR:
1	STUCCO FINISH OVER 8" SMOOTH FACE C.M.U.	LIGHT BEIGE
2	10" SPLIT FACE C.M.U.	TAN
3	ALUMINUM COMPOSITE PANEL	WHITE
4	PRE-FINISHED GUTTERS AND DOWNSPOUTS	TAN
5	PRE-FINISHED METAL COPING	TAN
6	PAINT EXTERIOR DOORS AND FRAMES	LIGHT BEIGE
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM
8	SLIDING ENTRY DOOR	CLEAR ANODIZED ALUMINUM
9	DRIVE THRU UNIT	CLEAR ANODIZED ALUMINUM
10	RAIN SHIELD	LIGHT BEIGE
11	SUNSCREEN	WHITE
12	STANDING SEEM METAL ROOF	TAN
13	ALUMINUM COMPOSITE ACCENT PANEL	MEDICAL BLUE
14	CAST STONE CAP	TAN
15	PRE-MANUFACTURED CANOPY	WHITE
16	STUCCO OVER SMOOTH FACE C.M.U.	TAN
17	PAINT TOTE AND COMPACTOR ENCLOSURE GATES	TAN
18	GLAZING	BLUE-GREEN

Walgreens
FACILITIES PLANNING
DESIGN AND ENGINEERING
108 WILMOT ROAD
DEERFIELD, IL 60015-5105

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ARKANSAS AS SIGNIFIED BY MY HAND AND SEAL.

timothy m. gallup
architect of record
2738 East 51st Street, Suite 220
Tulsa, Oklahoma 74105
918.949.9600

NO.	DATE	BY	DESCRIPTION

REVISIONS

EXTERIOR ELEVATIONS

STORE NUMBER 13118

WALGREENS
BNWCI SAHARA AVE. AND DECATUR BLVD.
LAS VEGAS, NV
PROJECT NO. 121013

FILE NAME: 121013
DRAWN BY: BU
DATE: 08/27/2015
REVIEWED BY: TMG

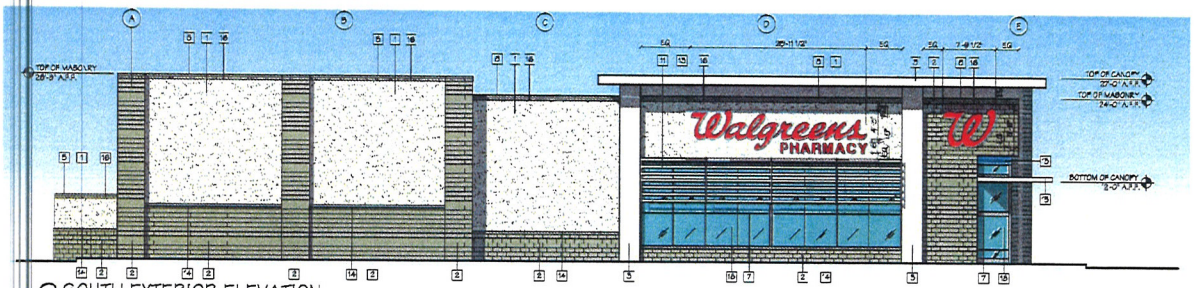
A-210

RECEIVED
MAR 2 0 2015

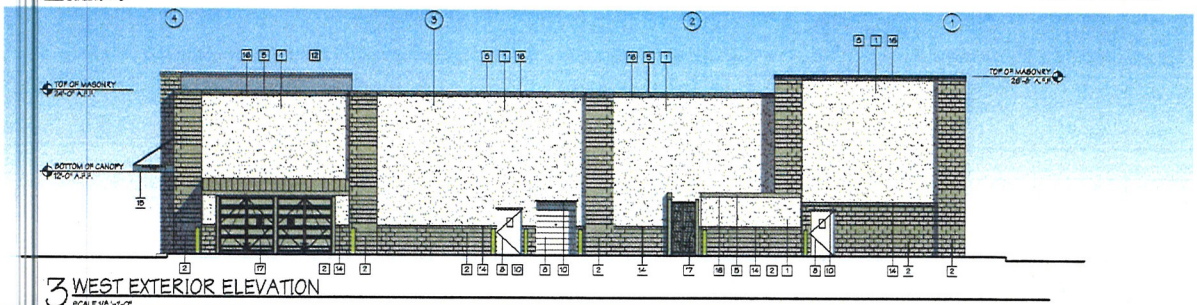
SUP-48845
SUP-48846
SDR-48844



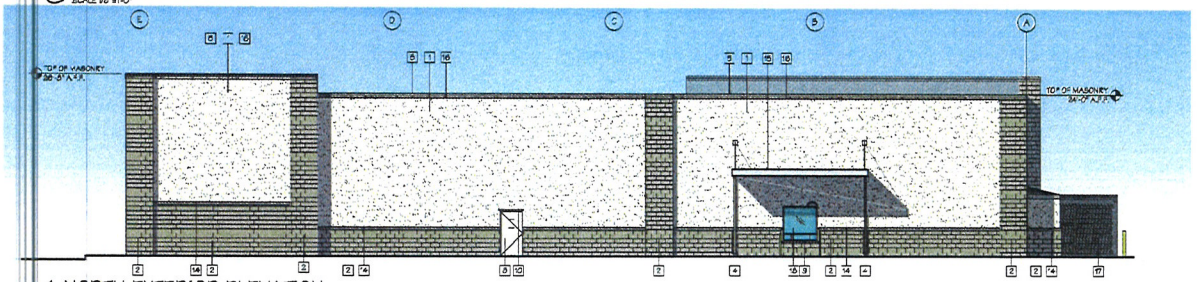
1 EAST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE WITH COLORS

KEY #	ITEM:	COLOR:
1	8"LCCO FINISH OVER 8" SMOOTH FACE C.M.U.	LIGHT BEIGE
2	10" SPLIT FACE C.M.U.	TAN
3	ALUMINUM COMPOSITE PANEL	WHITE
4	PRE-FINISHED GUTTERS AND DOWNSPOUTS	TAN
5	PRE-FINISHED METAL COPING	TAN
6	PAINT EXTERIOR DOORS AND FRAMES	LIGHT BEIGE
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM
8	SLIDING ENTRY DOOR	CLEAR ANODIZED ALUMINUM
9	DRIVE THRU UNIT	CLEAR ANODIZED ALUMINUM
10	RAIN SHIELD	LIGHT BEIGE
11	SUNSCREEN	WHITE
12	8"STANDING SEEM METAL ROOF	TAN
13	ALUMINUM COMPOSITE ACCENT PANEL	MEDICAL BLUE
14	CAST STONE CAP	TAN
15	PRE-MANUFACTURED CANOPY	WHITE
16	8"LCCO OVER SMOOTH FACE C.M.U.	TAN
17	PAINT TOTE AND COMPACTOR ENCLOSURE GATES	TAN
18	GLAZING	BLUE-GREEN

Walgreens
1 ACTION PLAN Architecture
DESIGN & D.I.R. 800/515-0150
100 WILMOT ROAD

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY REGISTERED ARCHITECT IN THE STATE OF ARKANSAS AS DEFINED BY ACT 917 OF 1981 AND AS AMENDED

timothy m. gallup
architect of record
8738 East 81st Street, Suite 220
Tulsa, Oklahoma 74105
918.938.8800

NO.	DATE	BY	DESCRIPTION
			REVISIONS

EXTERIOR ELEVATIONS
STORE NUMBER 13118
WALGREENS
S.E.A. AND DECATUR BLVD.
LAS VEGAS, NV
PROJECT NO. 12013

FILE NAME: 12013
DRAWN BY: BG
DATE: 03/22/2013
REVIEWED BY: TMG

A-210

SUP-48845
SUP-48846
SDR-48844

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MAR 28 2013

20040409-0002132
Fee: $15.00
04/09/2004 12:04:56 T20040001803
Req: LAS VEGAS CITY
Frances Deane
Clark County Recorder Pgs: 2

RECEIVED
APR 11 2013

APN# 163-01-803-003; 004; 005
11 digit number may be obtained at:
http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm

Joint Access Agreement

Type of Document
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

(2)

Recording requested by:
City of Las Vegas (SDR-3847)

Return to:
Name Carter Burgess, Inc
Address 6655 Bermuda Rd
City/State/Zip LV, NV 89119

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of $1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

SUP-48845
SUP-48846
SDR-48844

RECEIVED
APR 11 2013

JOINT ACCESS AND PARKING AGREEMENT

This Joint Access and Parking Agreement (the "Agreement") is made and entered into this 1st day of April 2004, by and between JRJ Properties, a Nevada general partnership ("JRJ"), and John K Biegger, a Nevada resident

Recitals

JRJ owns parcels 163-01-803-004 and 163-01-803-005 that are part of property legally described as being a portion of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 1, Township 21 South, Range 60 East, M.D.M.

John K Biegger owns parcel 163-01-803-003 that is part of property legally described as being a portion of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 1, Township 21 South, Range 60 East, M.D.M.

Agreement

JRJ and John K Biegger allow access and parking between all parcels 163-01-803-003, 004 and 005 for the remodeling and expansion of car dealership on 9.39 acres adjacent to the Northwest Corner of Sahara Avenue and Decatur Boulevard.

JRJ Properties
a Nevada general partnership

By: _____
Robert J McDonald, Authorized Officer

John K Biegger
a Nevada resident

John K Biegger
John K. Biegger

LINDA HARKIAN
Notary Public State of Nevada
No. 99-58374-1
My appt. exp. Sept. 18, 2007

4-1-04

SUP-48845
SUP-48846
SDR-48844

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST. PHONE (702) 870-8771
LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

March 27, 2013

City of Las Vegas – Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Walgreens Parking Demand Analysis

To Whom It May Concern,

This letter is being submitted to determine the parking demands for the proposed Walgreens development on the Northwest corner of Decatur Boulevard and Sahara Avenue. The analysis will support a request to reduce the City of Las Vegas' parking requirements for this type of development.

The subject project is a proposed 14,820 sq ft pharmacy with a drive-through window. As shown on the attached site plan, the development provides 61 parking spaces. The City of Las Vegas' parking code requires 83 parking spaces, a potential shortage of 22 spaces.

The parking generation for the proposed development was determined utilizing the ITE's Parking Generation, Fourth Edition. The Pharmacy with Drive-Through land use (881) will generate an average weekday peak period parking demand of approximately 36 spaces and in the weekday 85th percentile, a peak period demand of 44 parking spaces. On a Saturday, the average peak period demand is only 33 spaces and the 85th percentile peak parking demand is about 44 parking spaces. Tables 1 and 2 below summarizes the parking generation for the site:

Table 1. Weekday

Land Use	Land Use	Square feet	Average Rate per 1,000 GFA	Total Average Peak	85th Percentile Per 1,000 GFA)	Total 85th Peak
Pharmacy with drive-through	881	14,820	2.39	35.42	2.92	43.27

Table 2. Saturday

Land Use	Land Use	Square feet	Average Rate per 1,000 GFA	Total Average Peak	85th Percentile Per 1,000 GFA	Total 85th Peak
Pharmacy with drive-through	881	14,820	2.18	32.31	2.94	43.57

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City of Las Vegas
Department of Planning

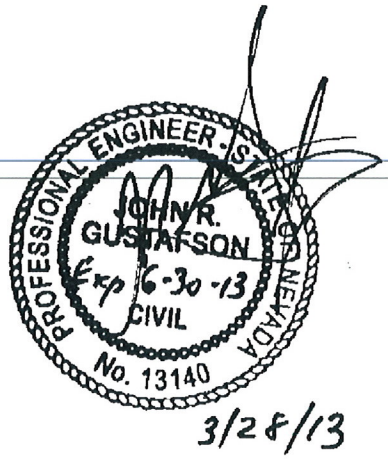
SUP-48846
SDR-48844

About 44 parking spaces are generated by this project in the 85th percentile for both Weekday and Saturday traffic. As this development offers 61 spaces, we feel that the proposed site plan more than adequately provides the necessary parking spaces to accommodate this land use.

Attached please find a copy of the development site plan and parking generation tables. If you should have any further questions, please feel free to contact this office.

Sincerely,
Baughman & Turner, Inc.

Pamela Pitcher
Hydrology & Traffic Manager



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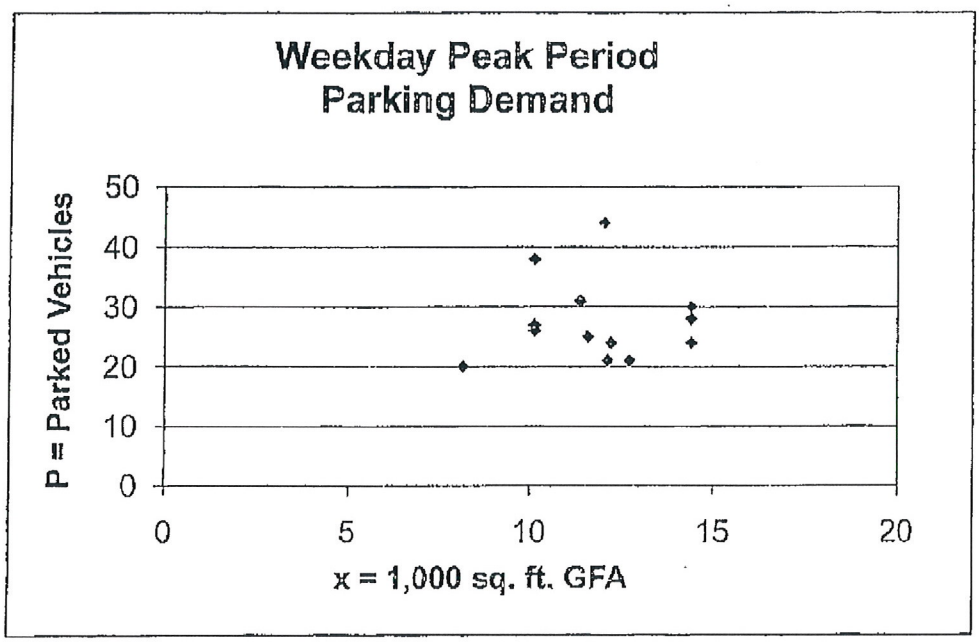
MAR 2 8 2013
City of Las Vegas
Department of Planning

Land Use: 881
Pharmacy/Drugstore with Drive-Through Window

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	4:00–5:00 p.m.
Number of Study Sites	13
Average Size of Study Sites	11,800 sq. ft. GFA
Average Peak Period Parking Demand	2.39 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.69
Coefficient of Variation	29%
Range	1.65–3.75 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.92 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.97 vehicles per 1,000 sq. ft. GFA



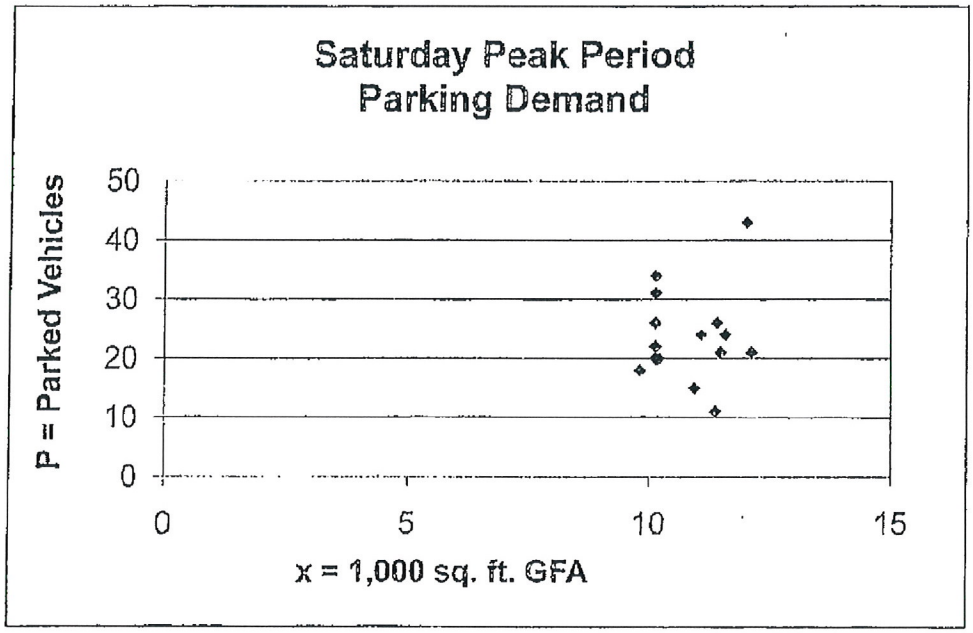
◆ Actual Data Points

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

Land Use: 881
Pharmacy/Drugstore with Drive-Through Window

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–2:00 p.m.
Number of Study Sites	16
Average Size of Study Sites	10,800 sq. ft. GFA
Average Peak Period Parking Demand	2.18 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.68
Coefficient of Variation	31%
Range	0.97–3.58 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.94 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.96 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PROPOSED SITE PLAN
WAL GREENS
LAS VEGAS, NV
timothy m. gallup
architect of record
2328 East 51st Street, Suite 220
Tulsa, Oklahoma 74105
918.949.9600
REVISIONS
NO.
DATE
BY
DESCRIPTION
SP-1
DECATUR BLVD
N. SAHARA AVE.
(44,000 ADT - 2010)
PROPOSED BUILDING
EXISTING BUILDING
LOT 1
LOT 2
SITE DATA
DEVELOPMENT CODE ANALYSIS
1 PROPOSED SITE PLAN
SCALE: 1"=30'-0"



SUP-48845, SUP-48846 & SDR-48844 - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES
2451 SOUTH DECATUR BOULEVARD

04/03/13



SUP-48845, SUP-48846 & SDR-48844 - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES
2451 SOUTH DECATUR BOULEVARD

04/03/13



SUP-48845, SUP-48846 & SDR-48844 - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES
2451 SOUTH DECATUR BOULEVARD

04/03/13



SUP-48845, SUP-48846 & SDR-48844 - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES
2451 SOUTH DECATUR BOULEVARD

04/03/13

LARRY R. NELSON, P.E.
President

Project #: 1789-001-121

RECEIVED
APR 16 2013

April 16, 2013

City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Yorgo Kagafas

Re: Walgreens (2451 S. Decatur Blvd)
Site Development Plan Review Justification Letter
APN# 163-01-803-005 & a portion of 004

Dear Yorgo,

On behalf of our client PECO NNN Development, LLC, we are pleased to submit this justification letter for a Site Development Plan Review, Special Use Permit for a Retail Establishment with Accessory Package Liqour Off-Sale & a Special Use Permit for Alternative Parking Standards for the proposed Walgreens located at the northwest corner of Sahara Avenue and Decatur Boulevard.

Our client is proposing to develop a 14,820 s.f. Walgreens pharmacy/retail store with a pharmacy drive thru lane located at the northwest corner of Sahara Avenue and Decatur Boulevard. This development will feature four-sided architecture with a complementary color palette. The building will feature split faced cmu/stucco with lots of glass positioned on either side of the entry doors for visibility. These elevations are brand new in the Vegas Valley and are part of the revitalization of the Walgreens stores currently going on in different parts of the country. This revitalization will dramatically change the exterior look while completely altering the interior feel of the stores, achieving a more customer friendly atmosphere by allowing more daylight into the building.

We understand that the proposed Walgreens pharmacy/retail store is currently proposed to be constructed on two adjacent parcels. We are in the process of preparing a Boundary Line Adjustment to alter the existing boundary to match the proposed site plan boundary.

Listed below are a few exceptions to Title 19.08.040 we are requesting for this Site Development Plan Review as it pertains to site design:

1. 19.08.040.B.5.b Building Façade - code requires at least sixty percent of the length of any façade that abuts a public street to be windows and arcades. The new design for the Walgreens stores, maximizes the amount of glass that can be placed on the building based on interior criteria for shelving and product displays. The design also integrates

SUP-48845 SUP-48846
SDR-48844 REVISED

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

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

columns and varied projections both horizontal and vertical to add visual interest to the building sides.

2. 19.08.040.B.6.a Orientation – code states that building on corner lots "should" be oriented to the corner and to the street fronts, and "should" make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. As you are aware, this particular corner has some of the highest traffic movements in the Vegas valley and therefore is also the most visible to motorists. This is why the proposed building placement was oriented toward Sahara Avenue and away from Decatur Boulevard. The owner of the property has requested this proposed location based on negotiations with other possible developers/tenants for the remaining portion of their overall site and do not want to restrict the visibility from the north bound traffic along Decatur Boulevard. We understand the City of Las Vegas Planning Staff's recommendation to orient the structure to the corner, but according to Title 19.08.040.B.6.a buildings "should" be oriented towards the corner. However, this is infeasible based on the marketability of the overall site that is currently under the same ownership. If this parcel was a portion of a shopping center on ten acres or a stand-alone parcel then we could agree with staff and their recommendation, although in this instance, this is not the case.
3. 19.08.040.C Shade Structures – we are not providing separate shade structures onsite but are providing shade canopies that will be attached to the face of the building covering portions of the pedestrian walkways.
4. 19.08.040.E.4.b.i.C Refuse collection and dumpsters – Walgreens does not use regular dumpsters, they use sealed compactors which will not allow a roof enclosure of any kind based on the way the containers are picked up by the trucks and transported offsite. We are proposing an eight foot (8'-0") high screen wall with matching elements that will tie to the overall building and are providing metal gates that will be positioned away from public view. Other exterior storage areas will be enclosed with similar materials and will have roofs over them
5. 19.08.040.F.8.a Landscape Materials – We are requesting an exception from the Title 19 standards for perimeter landscape requirements between parcels.
    a. On our north property line we are requesting to eliminate the required perimeter landscaping altogether, since our property line runs down the middle of a driveway that we share with the adjacent property owner.
    b. We are also asking to eliminate the perimeter landscaping requirement for the portion that is covered by the shared access drive aisle with the property to our west (approximately 40'-0"). On the remaining portion of the westerly property line we are providing the required perimeter landscaping.

The request for the Special Use Permit for a retail Establishment with Accessory Package Liquor Off-Sale Use, is for the sales of package liquor for off-site consumption. These package liquor sales would be sold in their

original containers and packaging for patrons to consume off of the Walgreens premises. Package liquor sales have been approved at many different Walgreens around the Vegas Valley and have not had any negative impacts on surrounding developments.

The request for a Special Use Permit for Alternative Parking Standard (19.18.030.4.D) attached please find a copy of our Parking Demand Analysis. The attached parking demand analysis shows a lesser parking demand for the proposed development than is otherwise required by LVMC 19.12. This Parking Demand Analysis supports the number of spaces that we have provided in the design of the site.

With these thoughts in mind, we respectfully request Staff's recommendation for approval for all three of our applications, the Site Development Plan Review and both Special Use Permits.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

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

Mark Bangan
Planning Manager

SUP-48845 SUP-48846
SDR-48844 REVISED

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SUP-48846 - SPECIAL USE PERMIT RELATED TO SUP-48845 - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PROPOSED GENERAL RETAIL STORE TO ALLOW 61 PARKING SPACES WHERE 85 IS THE MINIMUM REQUIRED at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL

MAY GO TO CITY COUNCIL ON 06/19/2013
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: **SUP-48846** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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: James J. Chaisson

Print Name: James J. Chaisson

Subscribed and sworn before me

This 15 day of MARCH, 20 13

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48846** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Richard Stahl, Partner

Subscribed and sworn before me

This 25th day of March, 2013

Indian River

Notary Public in and for said County and State

MARY SUSANA JORDAN
Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
Commission # EE 74096
Bonded Through National Notary Assn.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Alternative Parking Standards

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature James J. Chaisson

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

Print Name JAMES J. CHAISSON

Subscribed and sworn before me

This 25 day of MARCH, 2013.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-48846
Meeting Date:	5/14/13
Total Fee:	$1030.-
Date Received:*	3/28/13
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: Special Use Permit for Alternative Parking Standards

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* Jack Hunter

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

Print Name JACK Hunter

Subscribed and sworn before me

This 25 day of MARCH, 20 13.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

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 Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Alternative Parking Standards

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* _____

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

Print Name RICHARD STARR, PARTNER

Subscribed and sworn before me

This 25th day of March, 2013.

Indian River

Notary Public in and for said County and State

MARY SUSANA JORDAN
Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
Commission # EE 74096
Bonded Through National Notary Assn.

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 Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
SDR-48844 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48845 AND SUP-48846 - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,820 SQUARE-FOOT GENERAL RETAIL STORE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE FRONT PROPERTY LINE WHERE SUCH IS REQUIRED on 5.21 acres at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. 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-48844** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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: James J. Chaisson

Print Name: James J. Chaisson

Subscribed and sworn before me

This 25 day of MARCH, 2013

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48844 APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jack Hunter

Subscribed and sworn before me

This 25 day of MARCH, 2013

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48844** APN: 163-01-803-005 & a portion of 004

Name of Property Owner: J R J Properties

Name of Applicant: PECO NNN Development, LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RICHARD STARR, PARTNER

Subscribed and sworn before me

This 25th day of March, 2013

Indian River _____

Notary Public in and for said County and State

MARY SUSANA JORDAN
Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
Commission # EE 74096
Bonded Through National Notary Assn.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** 702 82.9011 **Fax:**

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

E-mail Address JimChaissonSR@Yahoo.com

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* James Chaisson

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

Print Name JAMES J. CHAISSON

Subscribed and sworn before me

This 25 day of MARCH, 20 13.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-48844
Meeting Date:	5/14/13
Total Fee:	1030.-
Date Received:*	3/28/13
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

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Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* Jack Hunter

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

Print Name JACK HUNTER

Subscribed and sworn before me

This 25 day of MARCH, 20 13.

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

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 Department of Planning for consistency with applicable sections of the Zoning Ordinance

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2451 S. Decatur Blvd/NWC of Sahara Ave and Decatur Blvd

Project Name Walgreens **Proposed Use** Gen Retail/Drug Store

Assessor's Parcel #(s) 163-01-803-005 & a portion of 004 **Ward #** 1 - Tarkanian

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

Commercial Square Footage 14,490 s.f. **Floor Area Ratio** 20%

Gross Acres 3.84 **Lots/Units** 2 **Density** n/a

Additional Information

PROPERTY OWNER J R J Properties **Contact** James Chaisson

Address 4021 Meadows Lane **Phone:** **Fax:**

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

E-mail Address

APPLICANT PECO NNN Development, LLC **Contact** Robert J. Sherry

Address 222 South Main Street, Suite 1730 **Phone:** (503) 538-1096 **Fax:** (503) 487-6653

City Salt Lake City **State** UT **Zip** 84101

E-mail Address bsherry@phillipsedison.com

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

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

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

E-mail Address mark.bangan@lrneng.com

Property Owner Signature* RICHARD STARR, PARTNER

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

Print Name

Subscribed and sworn before me

This 25th day of March, 20 13.

Indian River

Notary Public in and for said County and State

MARY SUSANA JORDAN
Notary Public - State of Florida
My Comm. Expires Mar 15, 2015
Commission # EE 74096
Bonded Through National Notary Assn.

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 Department of Planning for consistency with applicable sections of the Zoning Ordinance

SDR 48844
Peco NNN Development

2451 S. Decatur Blvd.

Proposed 14.82 thousand square foot pharmacy.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PHRM/DRUGSTORE W/ DRIVE THRU [1000 SF]	14.82	88.16	1,307
AM Peak Hour			2.66	39
PM Peak Hour			10.35	153

Existing traffic on all nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	42,200
PM Peak Hour (heaviest 60 minutes)	3376

Sahara Avenue	
Average Daily Traffic (ADT)	46,050
PM Peak Hour (heaviest 60 minutes)	3684

	Adjacent Street ADT Capacity
Decatur Boulevard	51,800
Sahara Avenue	51,800

This project is expected to add about 1,307 trips per day on Decatur Blvd. & Sahara Ave. Currently, Decatur is at about 71 percent of capacity and Sahara is at about 89 percent of capacity. With this project, Decatur is expected to be at about 84 percent of capacity and Sahara is expected to be at about 91 percent of capacity.

Based on Peak Hour use, this project will add about 153 trips in the peak hour, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

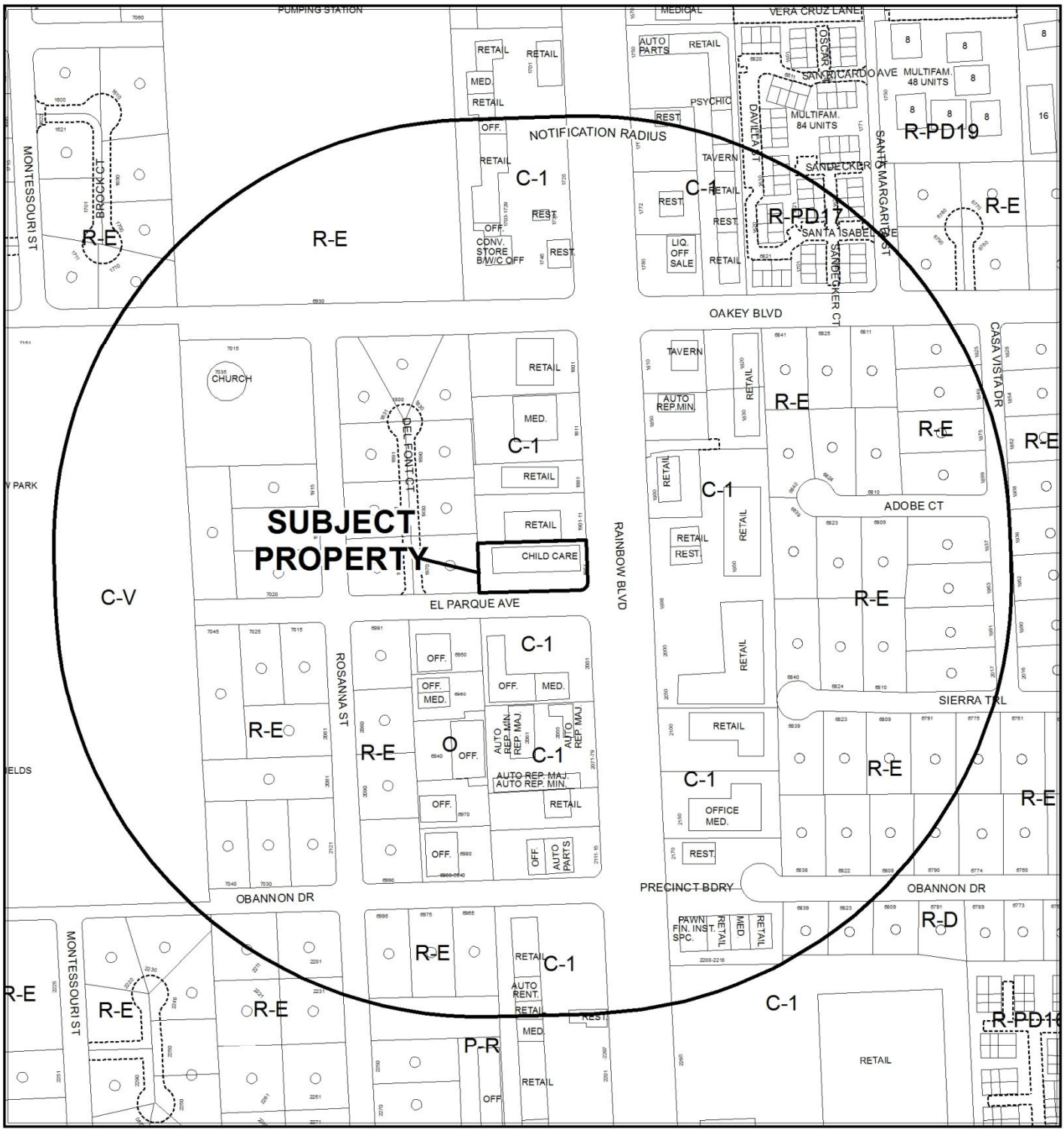
SUBJECT:
SUP-48849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST - For possible action on a request for Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at 1951 South Rainbow Boulevard (APN 163-03-703-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

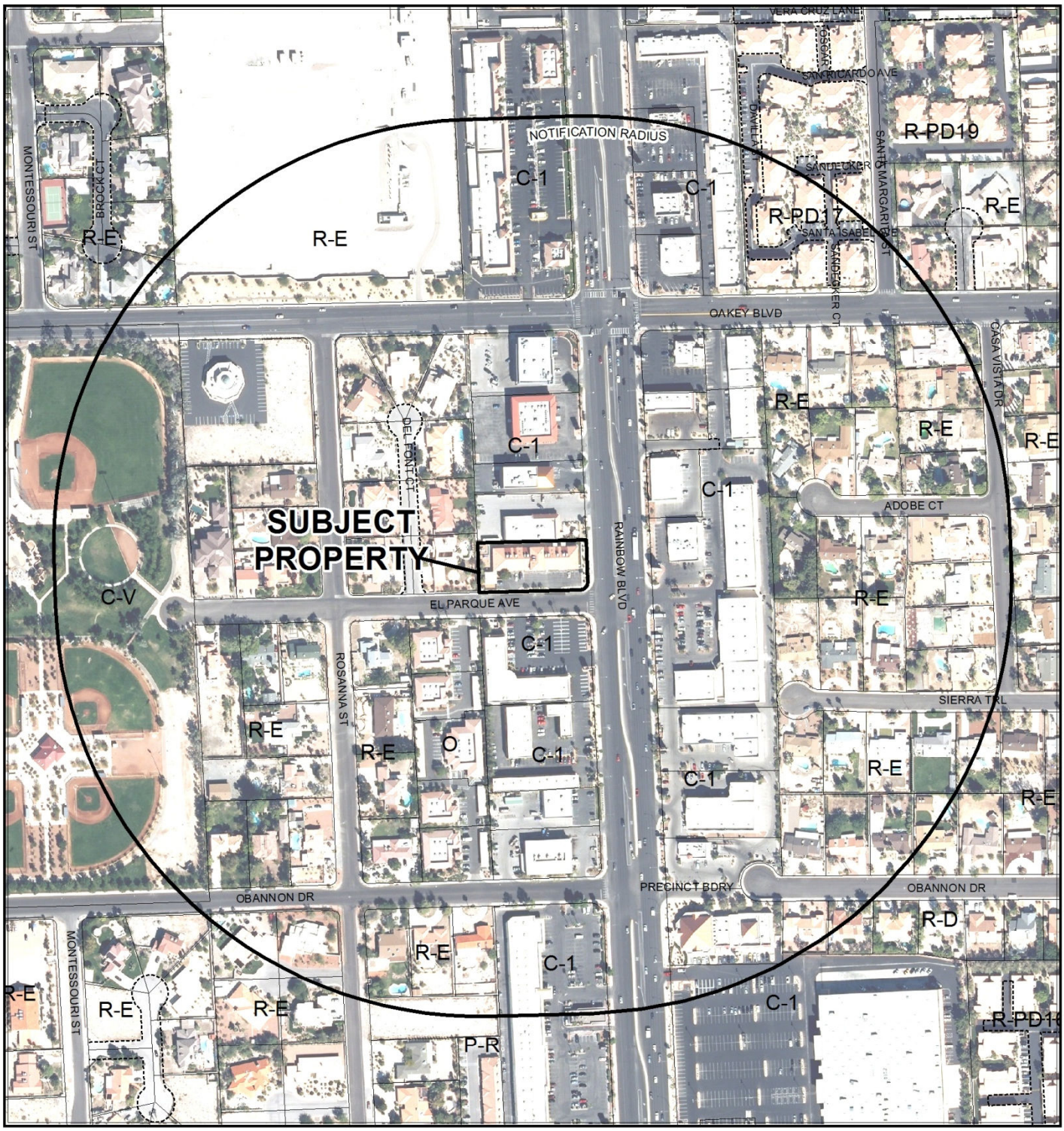
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48849**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-48849**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48849** APN: 163-03-703-001

Name of Property Owner: Vause Family Trust, Gary & Linda Vause Trustees

Name of Applicant: Imagine Schools of East Mesa

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Gary Vause

Print Name: Gary Vause

Subscribed and sworn before me

This 27 day of March, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for a school & waiver for drop off

Project Address (Location) 1951 S. Rainbow

Project Name Imagine schools **Proposed Use** k-2 school

Assessor's Parcel #(s) 163-03-703-001 **Ward #** 1

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

Commercial Square Footage 11,628 **Floor Area Ratio**

Gross Acres .69 ac **Lots/Units** **Density**

Additional Information convert from day care to school

PROPERTY OWNER VAUSE FAMILY TRUST VAUSE **Contact** GARY & LINDA Vause

Address 3020 PLAZA DE MONTE **Phone:** **Fax:**

City LAS VEGAS **State** NV **Zip** 89102-4046

E-mail Address

APPLICANT Imagine Schools at East Mesa **Contact** Tom Stackhouse

Address 9701 E. Southern Ave **Phone:** (602) 696-6198 **Fax:**

City Mesa **State** AZ **Zip** 85209

E-mail Address Tom.Stackhouse@imagineschools.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

This 27 day of March, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt Exp. Feb. 13, 2016

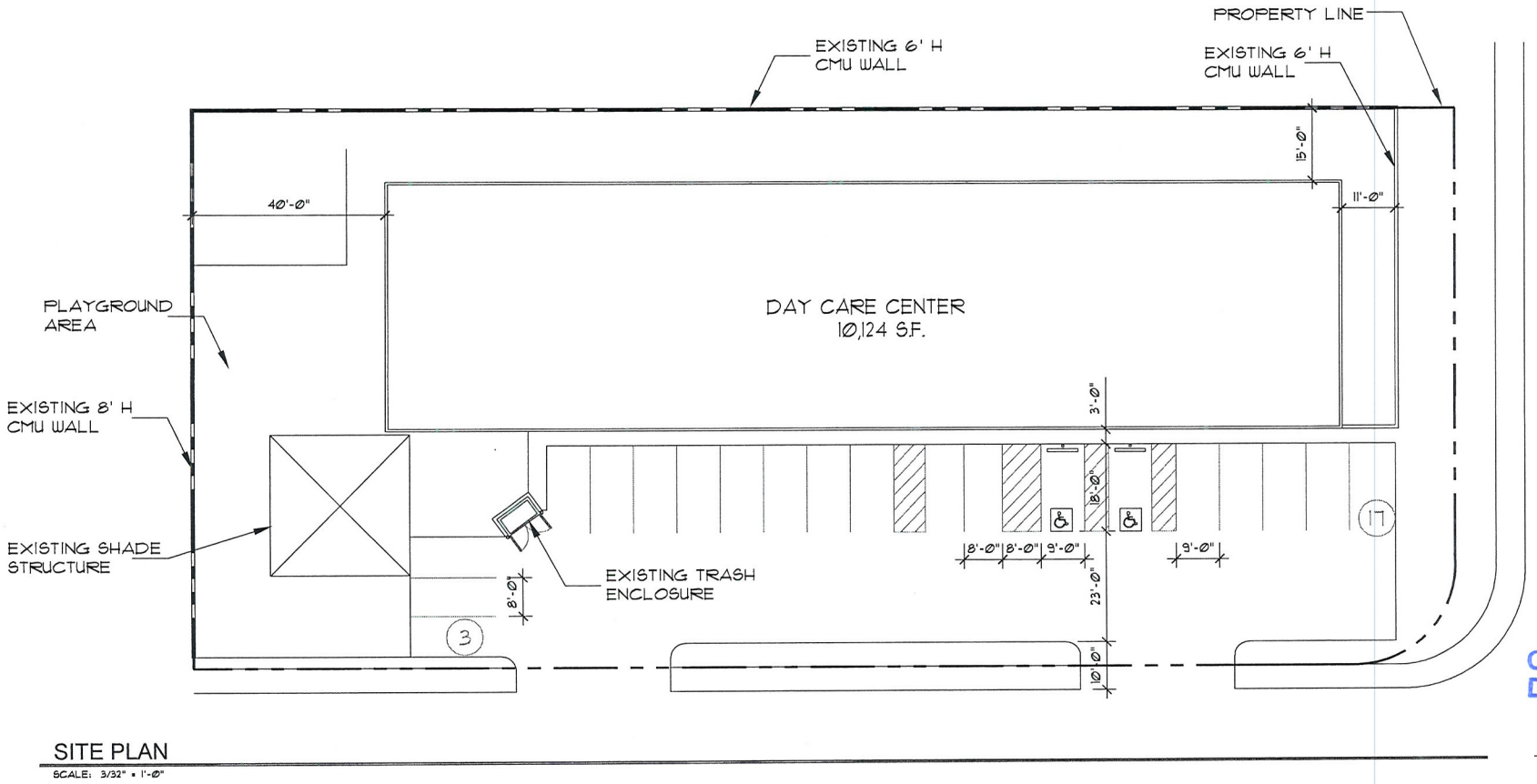
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-48849
Meeting Date:	05/14/13
Total Fee:	$1030.00
Date Received:*	03/28/13
Received By:	Jonathan B.

* 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.

13-647 PROJECT DATA	(CITY OF LAS VEGAS)		
ACCESSOR'S PARCEL	163-03-703-001		
ON SITE PARKING			
REQUIRED 3 PER CLASSROOM (8 CLASSROOMS)	=	24	SPACES
PROVIDED 2 HANDICAP SPACES	=	20	SPACES



SITE PLAN

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

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

north

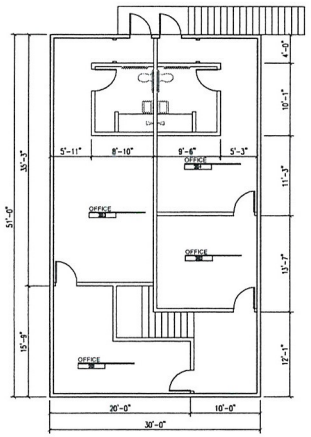
GMRA
George M. Rogers, Architect Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Imagine Schools
1951 S. Rainblw Blvd

DATE: 28 March, 2013
JOB NO.: 13-647

SITE PLAN
A1.0
OWNER/DEVELOPER: N/A

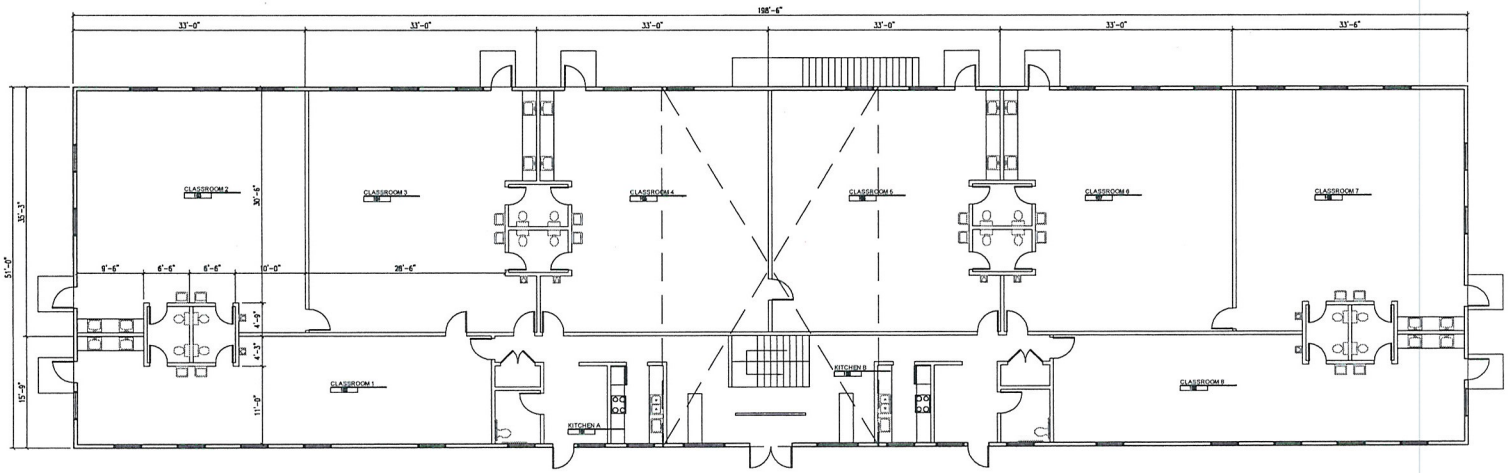
VAR-48850
SUP-48849



SECOND FLOOR PLAN

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

1,530 s.f.



RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

FIRST FLOOR PLAN

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

10, 124 s.f.

north

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

Imagine Schools
1951 S. Rainblw Blvd

DATE: 28 March, 2013
JOB NO.: 13-647
FLOOR PLAN
A2.0
OWNER/DEVELOPER: N/A

VAR-48850
SUP-48849

SUP 48849
Imagine Schools at East Mesa

1951 S. Rainbow Boulevard

Proposed 275 student private school.

Existing Use

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	10.124	79.26	802
AM Peak Hour			12.26	124
PM Peak Hour			12.46	126

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	275	2.76	758
AM Peak Hour			0.90	248
PM Peak Hour			0.60	165

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	275	2.76	-45
AM Peak Hour			0.90	123
PM Peak Hour			0.60	39

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	39,075
PM Peak Hour (heaviest 60 minutes)	3,126

Oakey Boulevard	
Average Daily Traffic (ADT)	6,988
PM Peak Hour (heaviest 60 minutes)	559

El Parque Avenue	
Average Daily Traffic (ADT)	680
PM Peak Hour (heaviest 60 minutes)	54

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Rainbow Boulevard	51,800
Oakey Boulevard	34,500
El Parque Avenue	3,000

This project is expected to decrease traffic on Rainbow Blvd., Oakey Blvd & El Parque Ave. by about 45 trips per day. Currently, Rainbow is at about 75 percent of capacity, Oakey is at about 20 percent of capacity and El Parque is at about 23 percent of capacity. With this project, Rainbow is expected to remain at about 75 percent of capacity, Oakey to remain at about 20 percent of capacity and El Parque to be at about 21 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 123 trips in the peak hour, or about two every minute.

Note that this report assumes all traffic from this development uses all named streets.



SUP-48849 - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST
1951 SOUTH RAINBOW BOULEVARD

04/03/13

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-Cell
(702) 946-0857-Fax

Thursday, March 28, 2013

City of Las Vegas Planning & Development
333 Rancho Rd
Las Vegas, NV 89104

RE: 163-03-703-001, SUP for charter school

Dear Sir or madam:

Please accept this letter as our request for a special use permit for a charter school. This is the site of a day care center. The rooms are easily converted to classrooms and the building design makes for an easy transition from day care to school. In addition, this property has been licensed by the state for a school, (kindergarten-see attached license). Imagine schools operate nationally as a tuition free charter school for grades K-12. The subject site will operate as K-2, and will used to students from the Imagine Mountain View School located at the SWC of Buffalo and Rochelle, in Clark County. This is a temporary location for a couple of years while they acquire additional property and build a school that can house all of the classrooms together. There is easy access to Rainbow, there will be 8 classrooms, with an initial enrollment of 259 and a maximum of 275 students. There will be no changes to the building or the site.

The second floor will be used as an office for the finance director and storage. In addition, this building was built and occupied prior to the code changing and requiring drop off for day care, therefore one was never built at this location. There is not room to build a drop off; however the site functioned as a day care and grade K for years without a drop off. Parents park their cars and take their children inside.

The building has been functioning similar to a school and the charter school is a positive re-use of the property.

Yours truly,

Lucy Stewart
LAS Consulting

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning
SUP-48849

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

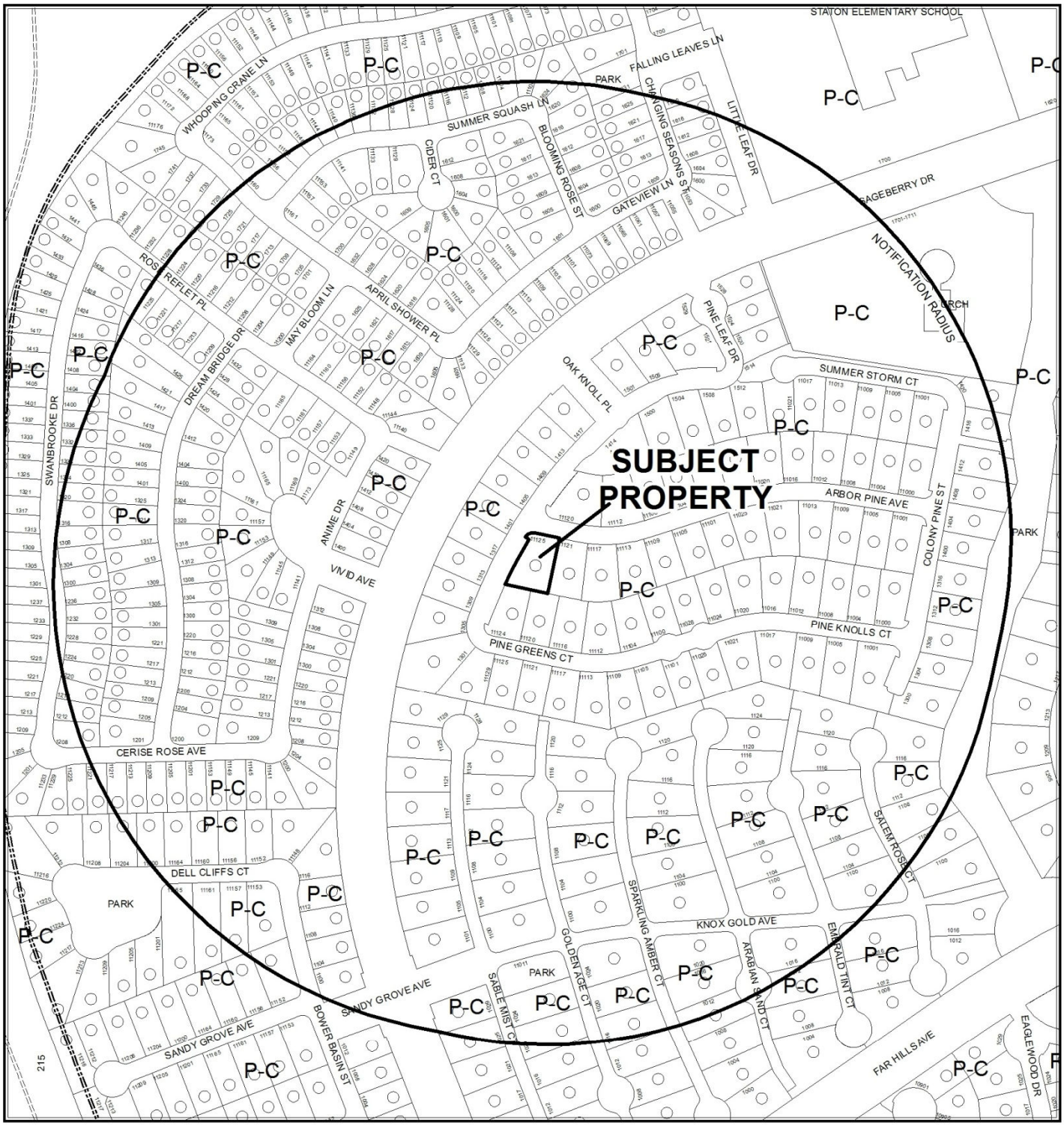
SUBJECT:
SCD-48926 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW TWO EXISTING DETACHED STRUCTURES WITH ZERO-FOOT SIDEYARD SETBACKS WHERE FIVE FEET IS REQUIRED; TO ALLOW A FIVE-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN EXISTING DETACHED STRUCTURE WITH A SIX-INCH SIDEYARD SETBACK WHERE FIVE FEET IS REQUIRED AND A FOUR-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED on 0.23 acres at 11125 Arbor Pines Avenue (APN 137-26-514-008), P-C (Planned Community) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 06/19/2013
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:
DENIAL

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



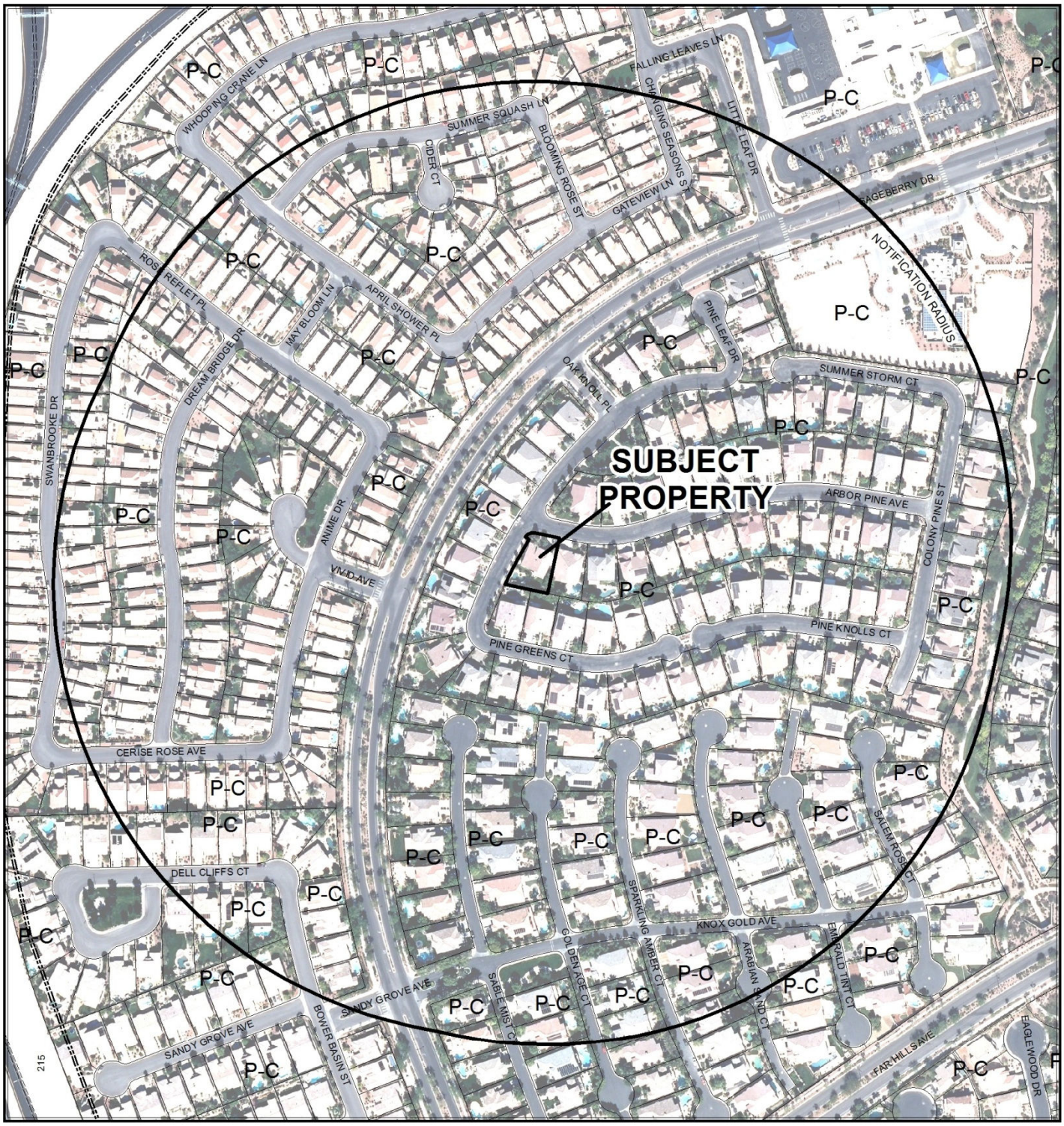
0 300 600 Feet

CASE: **SCD-48926**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED)
Summerlin Special Land Use Designation]

N



0 300 600 Feet

CASE: **SCD-48926**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED)
Summerlin Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SCD-48926** APN: 137-26-514-008

Name of Property Owner: Asia Trust

Name of Applicant: Marvin Freeman

Name of Representative: Rhonda Cervantes

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: MARVIN FREEMAN

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 18 day of MARCH, 2013

Paul A. Glass

Notary Public in and for said County and State

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

PAUL A. GLASS
Commission # 1964017
Notary Public - California
Riverside County
My Comm. Expires Dec 17, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 11125 ARBOR PINE AVE.

Project Name BBQ AWNING **Proposed Use** SHADE

Assessor's Parcel #(s) # 137 26 514 008 **Ward #** _____

General Plan: existing L proposed — **Zoning:** existing PC proposed —

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

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

Additional Information AWNING ATTACHED TO PROPERTY LINE FENCE.

PROPERTY OWNER ASIA TRUST **REP/~~Contact~~** RHONDA CERVANTES

Address 11125 ARBOR PINE AVE **Phone:** 204-6592 **Fax:** 433-5921

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address envisionconsulting@cox.net

APPLICANT SAME **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE RHONDA CERVANTES **Contact** SAME

Address 909 Royal Birch lane **Phone:** 204-6592 **Fax:** 433-5921

City las Vegas **State** NV **Zip** 89141

E-mail Address ibrhonda.ecox.net

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name MARVIN FREEMAN

Subscribed and sworn before me

This 9th day of October, 20 13.

_____

Notary Public in and for said County and State

PATRICIA B. ROSCOE
Notary Public State of Nevada
No 02-73661-1
My appt exp Jan. 14, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ~~VAR-48766~~	SCD-48926
Meeting Date: ~~6/11/2013~~	5.14.13 PC
Total Fee: 830.00	
Date Received:* 3/25/2013	
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.

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

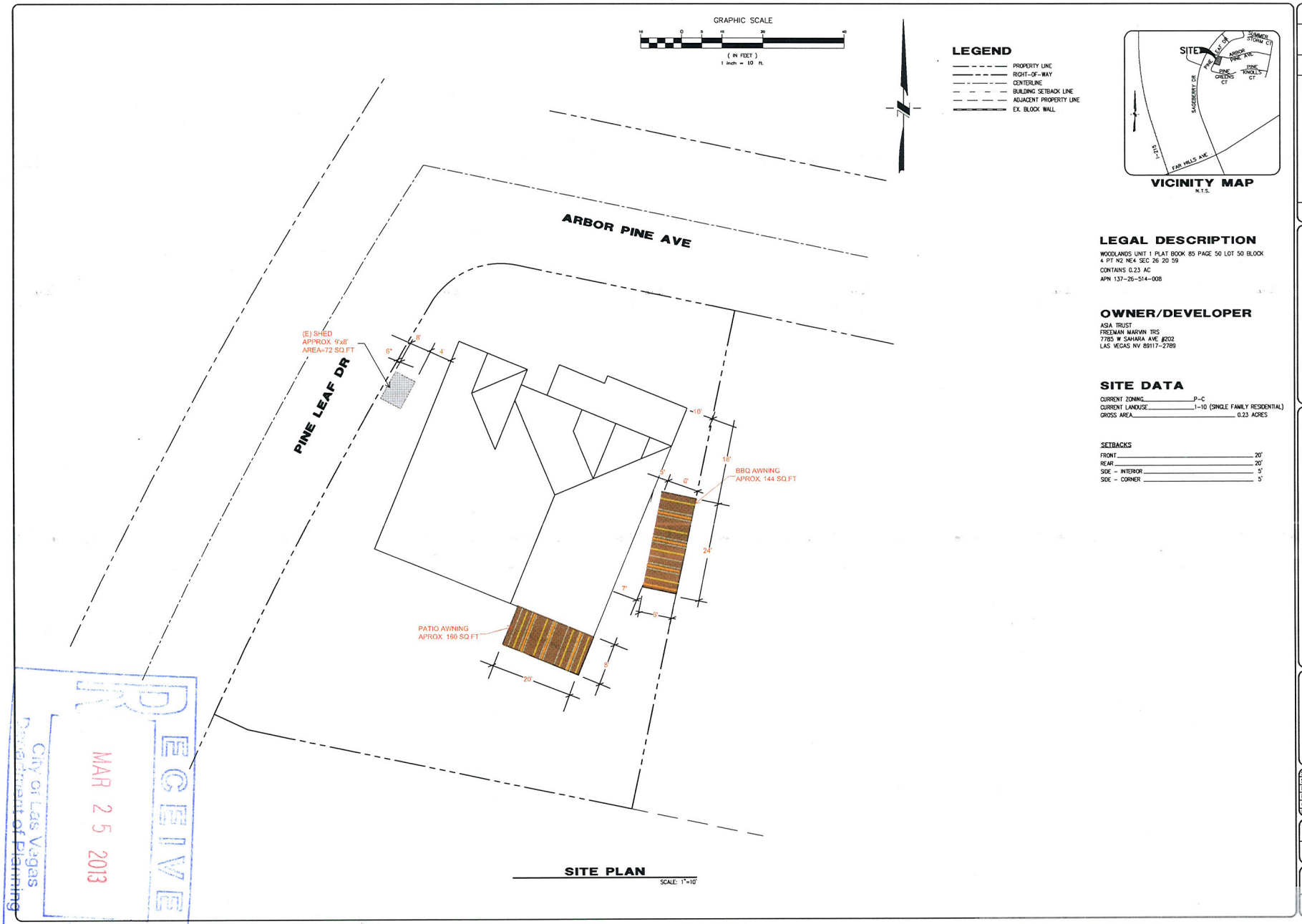
RECEIVED

MAR 2 5 2013

City of Las Vegas
Department of Planning

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



SITE PLAN
SCALE: 1"=10'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- EX. BLOCK WALL

VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

WOODLANDS UNIT 1 PLAT BOOK 85 PAGE 50 LOT 50 BLOCK 4 PT N2 NE4 SEC 26 20 59

CONTAINS 0.23 AC

APN 137-26-514-008

OWNER/DEVELOPER

ASA TRUST
FREEMAN MARVIN TRS
7785 W SAHARA AVE #202
LAS VEGAS NV 89117-2789

SITE DATA

CURRENT ZONING P-C
CURRENT LANDUSE I-10 (SINGLE FAMILY RESIDENTIAL)
GROSS AREA 0.23 ACRES

SETBACKS

FRONT	20'
REAR	20'
SIDE - INTERIOR	5'
SIDE - CORNER	5'

NO.	REVISIONS	BY	DATE	APPR.

ENVISION Consulting
909 Royal Birch Lane
Las Vegas, NV. 89144
ph: 702.204.6924 | fx: 702.435.9351

SITE PLAN

BBQ AWNING
11125 ARBOR PINE AVE 89144
CITY OF LAS VEGAS NEVADA

SEAL

PROFESSIONAL ENGINEER-STATE OF NEVADA
Rhonda F. Benton-Cervantes
EXP 06/30/13
CIVIL
No. 16324

SCALE(H): 1"=	N/A
SCALE(V): 1"=	N/A
DES.BY:	RFC
DWN.BY:	CMH
CHK.BY:	RFC
PROJ. START DATE:	8-12

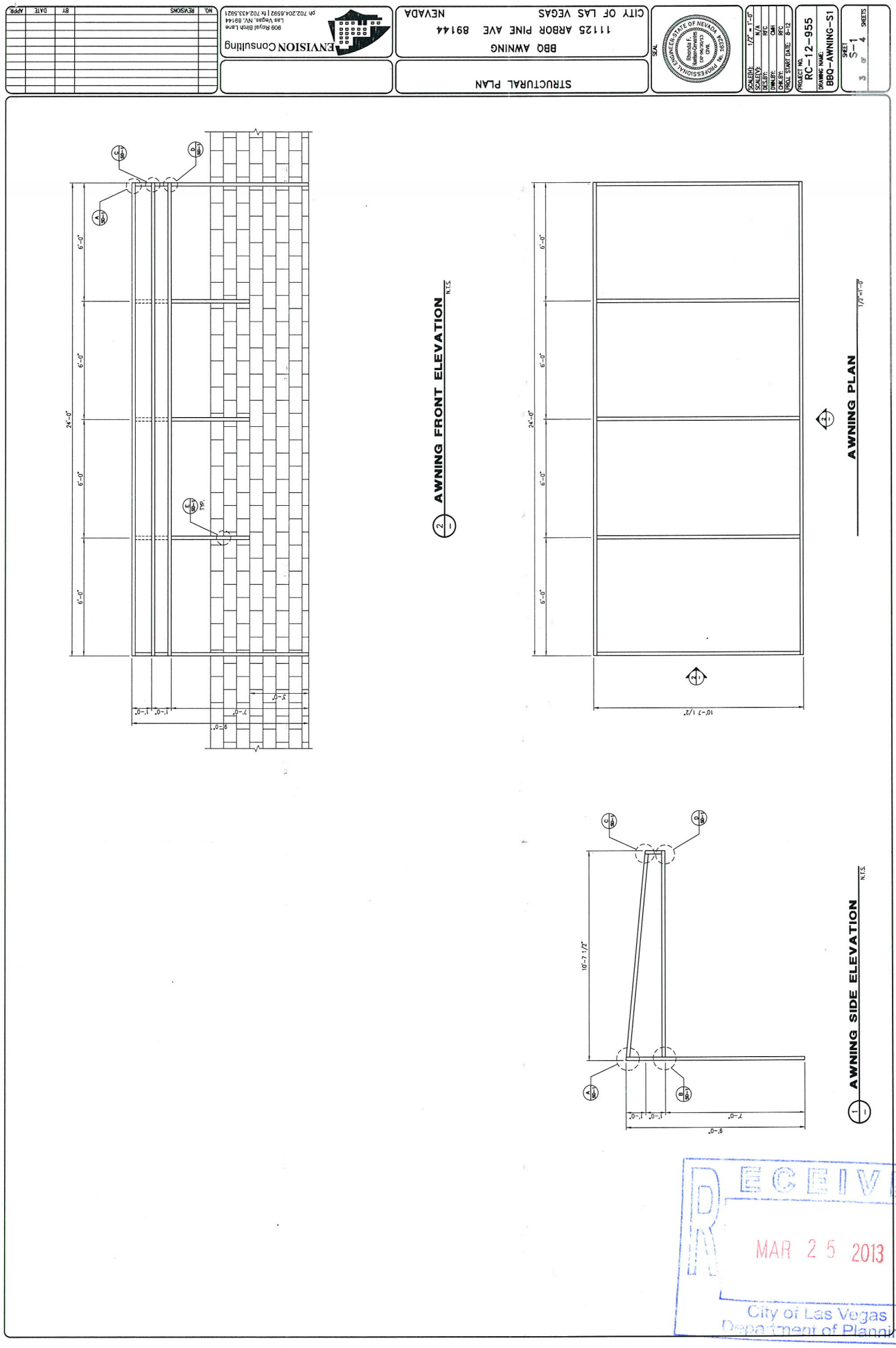
PROJECT NO.
RC-12-955

DRAWING NAME:
BBQ-AWNING-CV

SHEET
CV-1
1 OF 4 SHEETS

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

SCD-48926



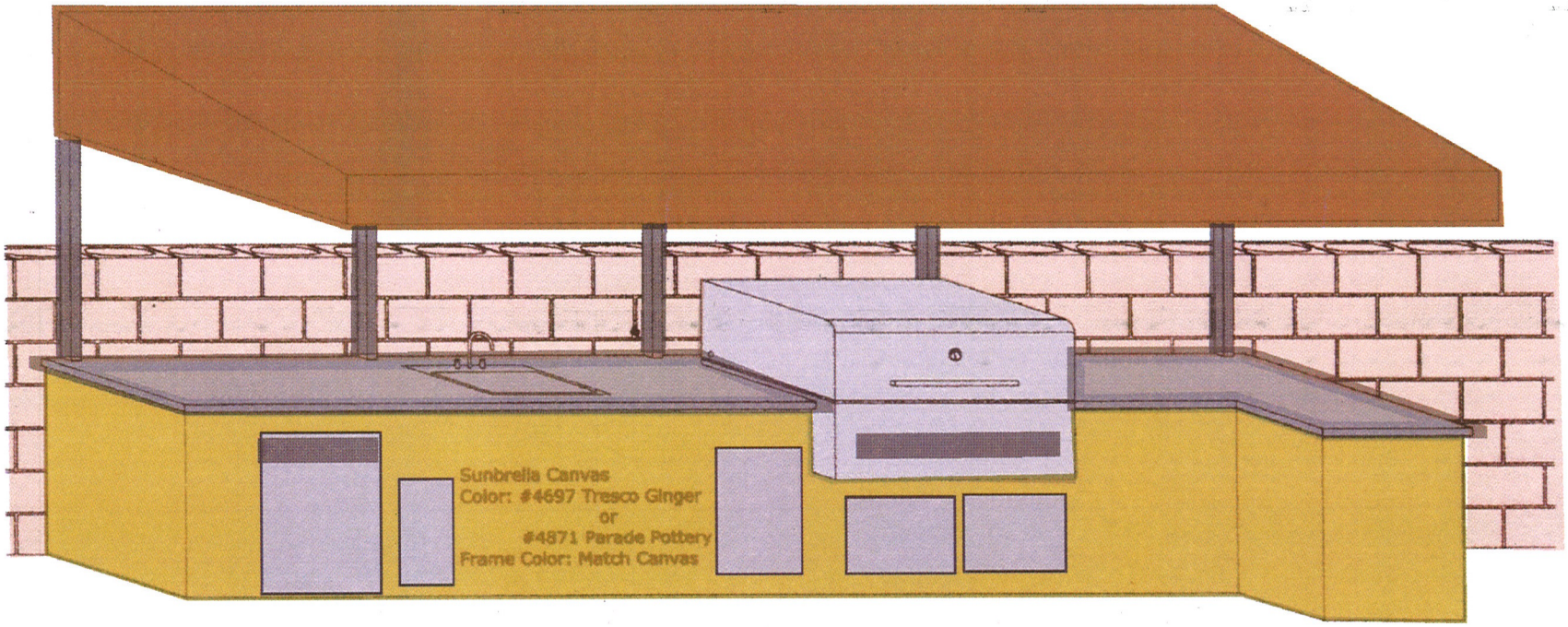
SCD-48926

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

Semone Gell Interior Design
11125 Arbor Pine Ave
Las Vegas,Nv 89114

Old World Iron Works
730 Susanna Way
Henderson,Nv 89011
Jim Milazzo
office 702-862-4766
cell 702-348-7102

BBQ Awning



FRONT ELEVATION - OPTION 2
N.T.S.

NO.	REVISIONS	BY	DATE	APPR.

ENVISION Consulting
909 Royal Birch Lane
Las Vegas, NV. 89144
ph 702.204.8592 | fx 702.433.5921

ARCHITECTURAL ELEVATION

BBQ AWNING - OPTION 2
11125 ARBOR PINE AVE 89144
CITY OF LAS VEGAS NEVADA

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
Rhonda F. Harrison-Cervantes
EXP 06/30/13
CIVIL
No. 16324

SCALE(H):	N.T.S.
SCALE(V):	N/A
DES.BY:	RFC
DWN.BY:	CMH
CHK.BY:	RFC
PROJ. START DATE:	2-13

PROJECT NO.
RC-12-955
DRAWING NAME:
BBQ-AWN-ELEV

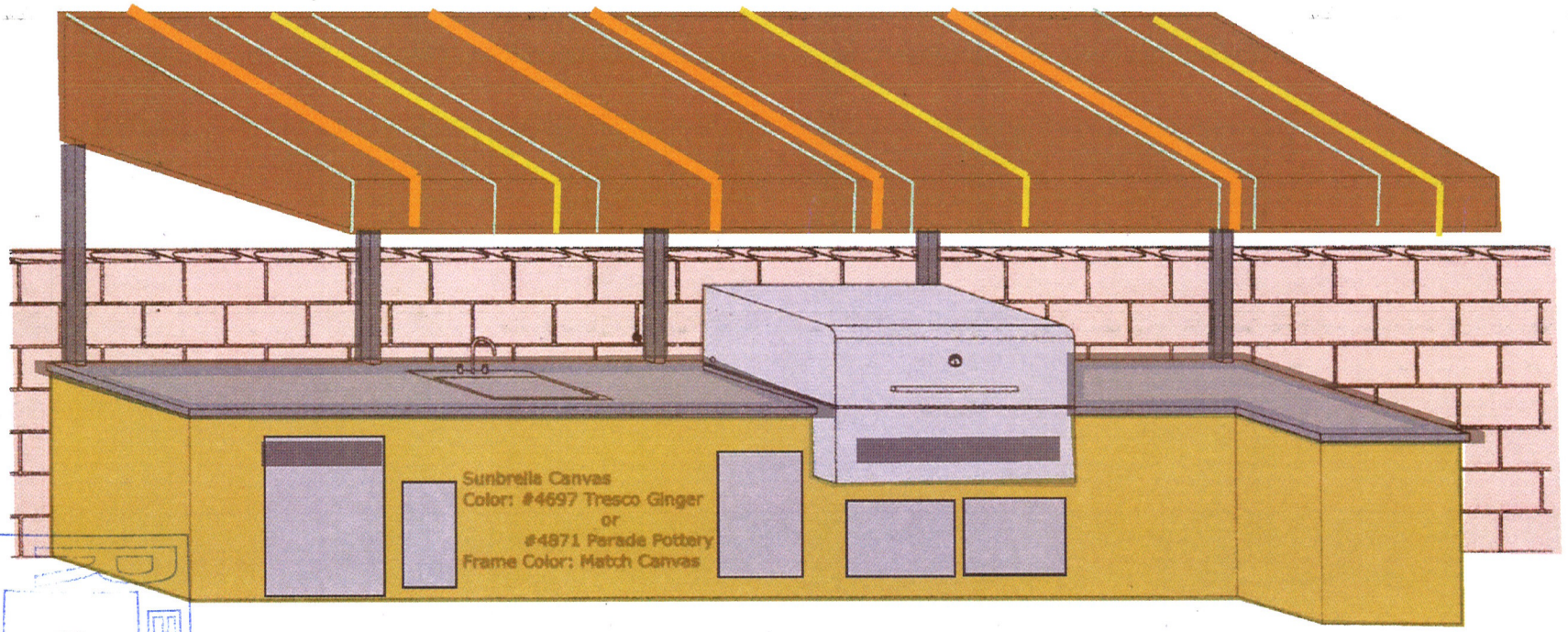
SHEET
A2
2 OF 2 SHEETS

SCD-48926

Semone Gell Interior Design
11125 Arbor Pine Ave
Las Vegas,Nv 89114

Old World Iron Works
730 Susanna Way
Henderson,Nv 89011
Jim Milazzo
office 702-862-4766
cell 702-348-7102

BBQ Awning



FRONT ELEVATION - OPTION 1
N.T.S.

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MAR 25 2013
City of Las Vegas
Department of Planning

NO.	REVISIONS	BY	DATE	APPR.

ENVISION Consulting
909 Royal Birch Lane
Las Vegas, NV. 89144
ph 702.204.6592 | fx 702.433.5921

ARCHITECTURAL ELEVATION

BBQ AWNING - OPTION 1
11125 ARBOR PINE AVE 89144
CITY OF LAS VEGAS NEVADA

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
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PROJ. START DATE:	2-13

PROJECT NO.
RC-12-955

DRAWING NAME:
BBQ-AWN-ELEV

SHEET
A1
1 OF 2 SHEETS

SCD-48926



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11125
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City of Las Vegas
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Department of Planning

SCD-48926



SCD-48926 – APPLICANT/OWNER: ASIA TRUST
11125 ARBOR PINES AVENUE

04/08/13



SCD-48926 – APPLICANT/OWNER: ASIA TRUST
11125 ARBOR PINES AVENUE

04/08/13



SCD-48926 – APPLICANT/OWNER: ASIA TRUST
11125 ARBOR PINES AVENUE

04/08/13



SCD-48926 – APPLICANT/OWNER: ASIA TRUST
11125 ARBOR PINES AVENUE

04/08/13

ENVISIONConsulting

February 12, 2012 Project Number: RC-12-955

Dan Donley, Planner II
Planning & Development Department
City of Las Vegas
731 South 4th St
Las Vegas, Nevada 89101
ddonley@lasvegasnevada.gov

ATTENTION: **Dan Donley**

RE: Justification and/or Deviation Letter for BBQ Awning and Shed
11125 Arbor Pine, Las Vegas, Nevada

Dear Mr. Donley:

Per your request we have reviewed the information provided in your fax dated August 23rd, 2012 for the above referenced project. Please be advised as follows:

The BBQ Awning located on the East side of the property does not meet the General Residential setback Standard section 2J. The awning is attached to property line fence with no setback. The homeowner was unaware of the restriction and believed that obtaining permission from the adjacent property owner would be sufficient.

The homeowner of the shared property wall approves of the awning which also acts as a privacy screen between the windows of the adjoining properties. Please see attached site plan and letter from homeowner at 11121 Arbor Pines.

On the West side of the property there is an existing pre-manufactured Tuff shed that is 6" from the property line fence. There is no neighbor on the west side of the property and the shed approximately 72 square feet.

The homeowner is in the review process with Summerlin North and Woodland Homeowners Associations and is still waiting for approval on the Awnings. Mr. Freeman is aware that there is a risk that starting the variance process with the City of Las Vegas prior to approval from the HOA . He is understands that obtaining approval for variance through the City of Las Vegas does not guaranty that Summerlin HOA will be approved. It is understood that all three approvals are required. If any agency denies approval the awning will need to be removed or modified. Modifications could restart the design review in the other agencies.

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Department of Planning

Telephone: 702 / 204-6592 Facsimile: 702 /433-5921

SCD-48926

We hope this meets your needs. If you have questions or require further assistance please feel free to contact me at (702) 204-6592.

Thank You,

Rhonda Cervantes, P.E.,
Principal

Marvin Freeman
Home Owner

ENVISIONConsulting
702-204-6592 P
702-433-5921 F
envisionconsulting@cox.net

CC Semone Gell, Semone Gell Interior Design
Eric McCoy, City of Las Vegas

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MAR 25 2013
City of Las Vegas

SCD-48926

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

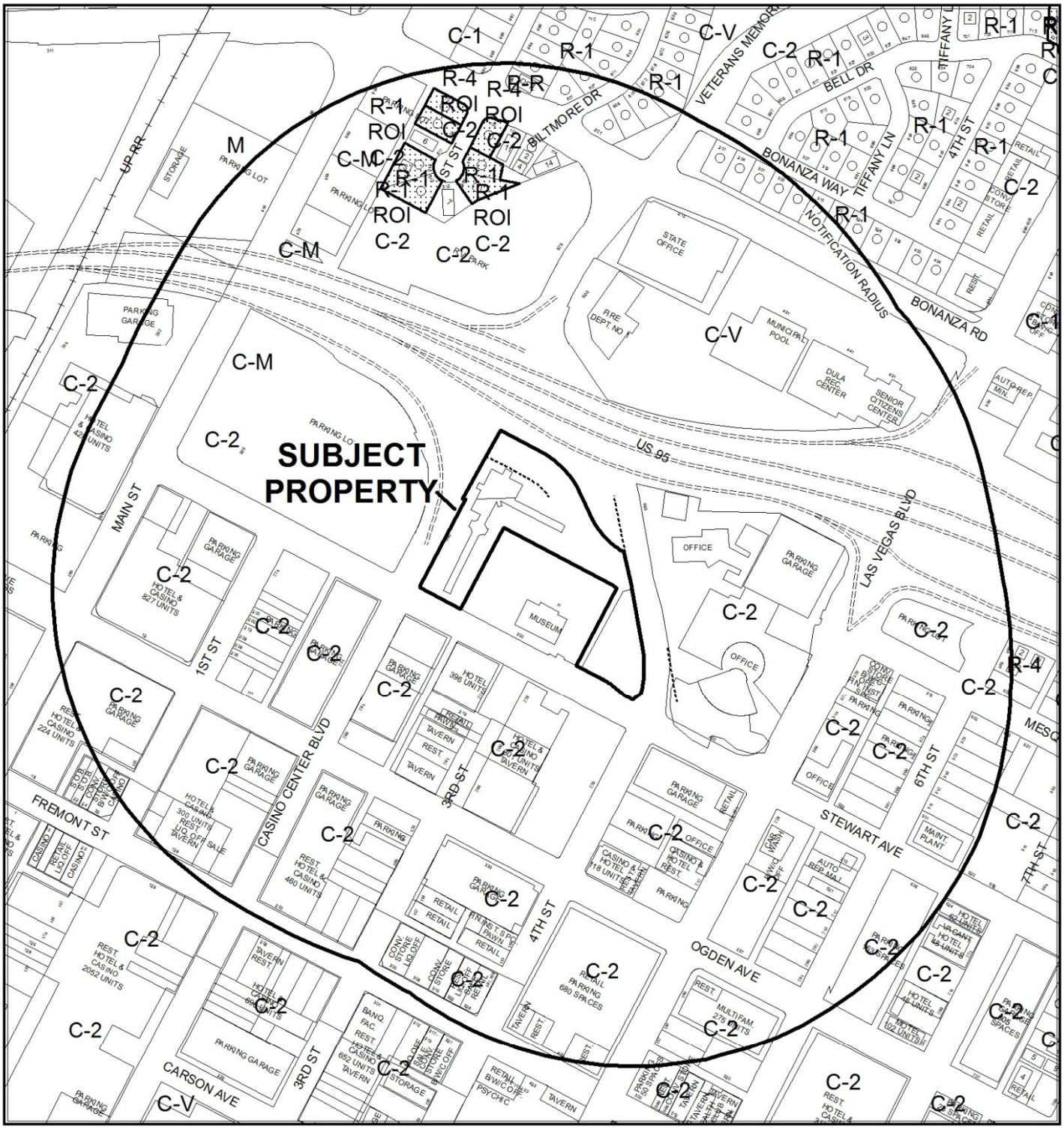
SUBJECT:
SDR-48856 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 80,000 SQUARE-FOOT SHOPPING CENTER CONSISTING OF THREE SINGLE-STORY BUILDINGS WITH A SIX-LEVEL PARKING GARAGE on 3.46 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/19/2013
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:

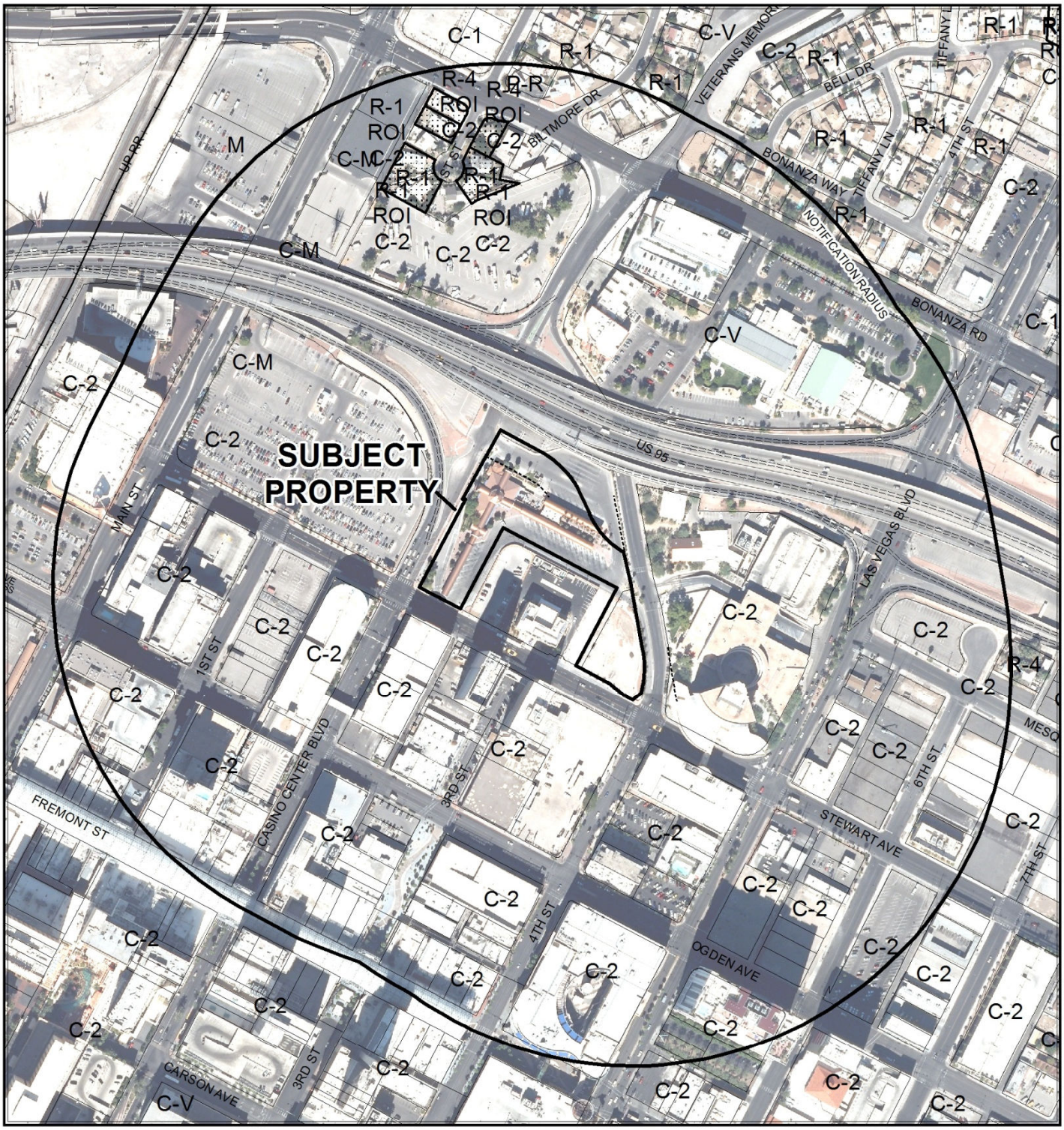
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-48856**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-48856**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48856** APN: 139-34-501-008

Name of Property Owner: City of Las Vegas

Name of Applicant: POB Las Vegas, LLC

Name of Representative: PGAL LLC

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N. Frotwell

Print Name: ELIZABETH N. FROTWELL

Subscribed and sworn before me

This 3 day of April, 2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48856** APN: 139-34-501-004

Name of Property Owner: City of Las Vegas

Name of Applicant: POB Las Vegas, LLC

Name of Representative: PGAL LLC

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Frotwell

Print Name: ELIZABETH N. FROTWELL

Subscribed and sworn before me

This 3 day of April, 2013

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 300 N Casino Center Blvd

Project Name DT3R **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-501-008 **Ward #** Ward 5 (Barlow)

General Plan: existing MXD proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 150,000 **Floor Area Ratio** 53.0%

Gross Acres 2.81 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 495 S Main Street - 7th Floor **Phone:** (702) 229-6501 **Fax:**

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

E-mail Address

APPLICANT POB Las Vegas, LLC **Contact** David McQuitty

Address 6922 Hollywood Blvd - 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address DMcQuitty@cimgroup.com

REPRESENTATIVE PGAL LLC **Contact** Diana Payne

Address 3379 W. Oquendo Road **Phone:** (702) 435-4448 **Fax:** (702) 435-4470

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

E-mail Address dpayne@pgal.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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 3 day of April, 20 13.

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-48856
Meeting Date:	5/14/13
Total Fee:	$1030.00
Date Received:*	4/4/13
Received By:	S Swanton

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 350 Stewart Avenue

Project Name DT3R **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-501-004 **Ward #** Ward 5 (Barlow)

General Plan: existing MXD proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 150,000 **Floor Area Ratio** 53.0%

Gross Acres 0.66 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Elizabeth N. Fretwell

Address 495 S Main Street - 7th Floor **Phone:** (702) 229-6501 **Fax:**

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

E-mail Address

APPLICANT POB Las Vegas, LLC **Contact** David McQuitty

Address 6922 Hollywood Blvd - 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address DMcQuitty@cimgroup.com

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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

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Notary Public in and for said County and

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-48856
Meeting Date:	5/14/13
Total Fee:	$1030.00
Date Received:*	4/4/13
Received By:	

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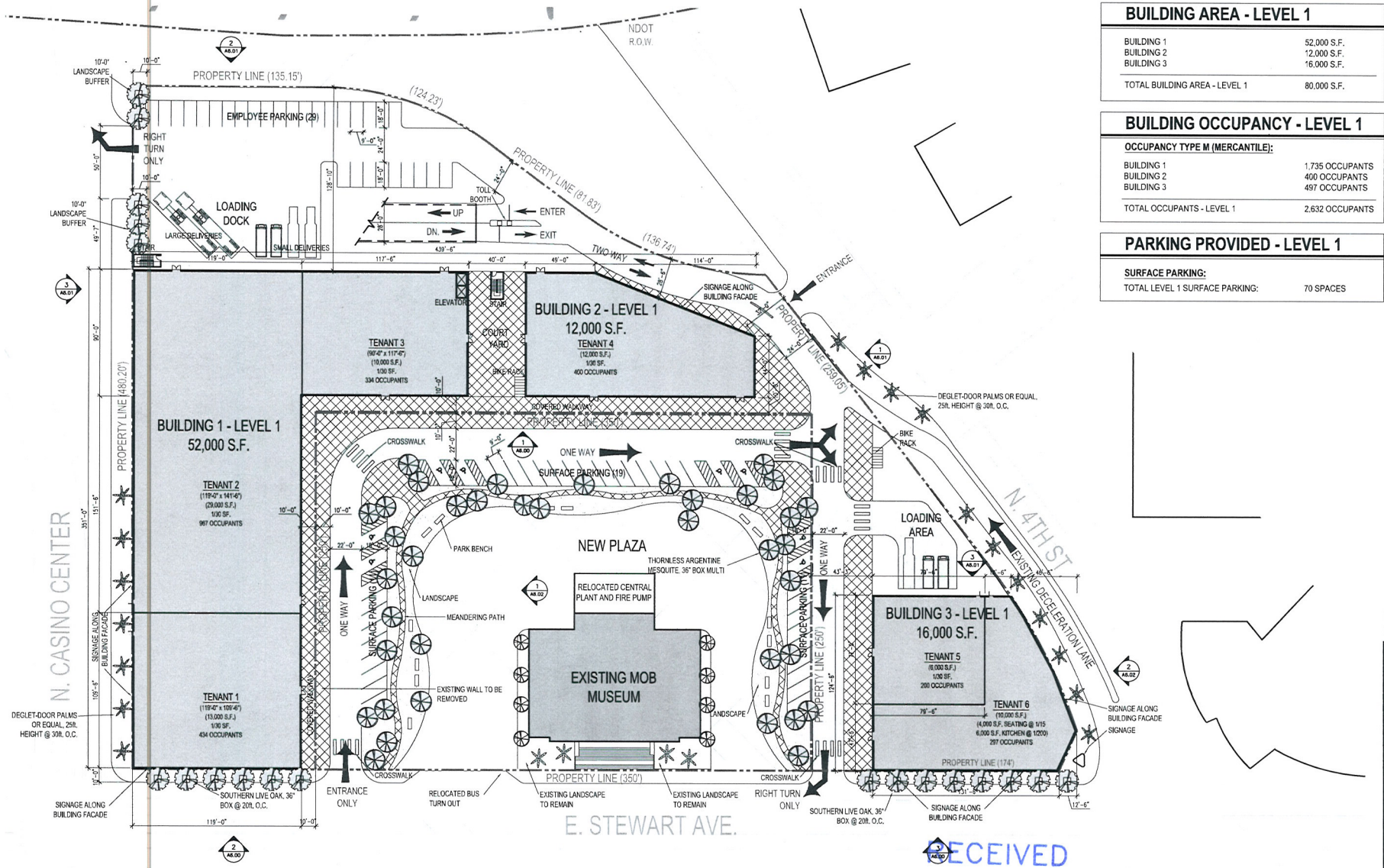
Revised 10/27/08



BUILDING AREA - LEVEL 1

BUILDING 1	52,000 S.F.
BUILDING 2	12,000 S.F.
BUILDING 3	16,000 S.F.
TOTAL BUILDING AREA - LEVEL 1	80,000 S.F.

BUILDING OCCUPANCY - LEVEL 1

OCCUPANCY TYPE M (MERCANTILE):

BUILDING 1	1,735 OCCUPANTS
BUILDING 2	400 OCCUPANTS
BUILDING 3	497 OCCUPANTS
TOTAL OCCUPANTS - LEVEL 1	2,632 OCCUPANTS

PARKING PROVIDED - LEVEL 1

SURFACE PARKING:

TOTAL LEVEL 1 SURFACE PARKING:	70 SPACES

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0 20 60 120

1 LEVEL 1 - FLOOR PLAN

SDR-48856

CIM
OWNER/ DEVELOPER
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com
ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(DT3R)

SUBMITTED

APPROVED

REGISTRATION

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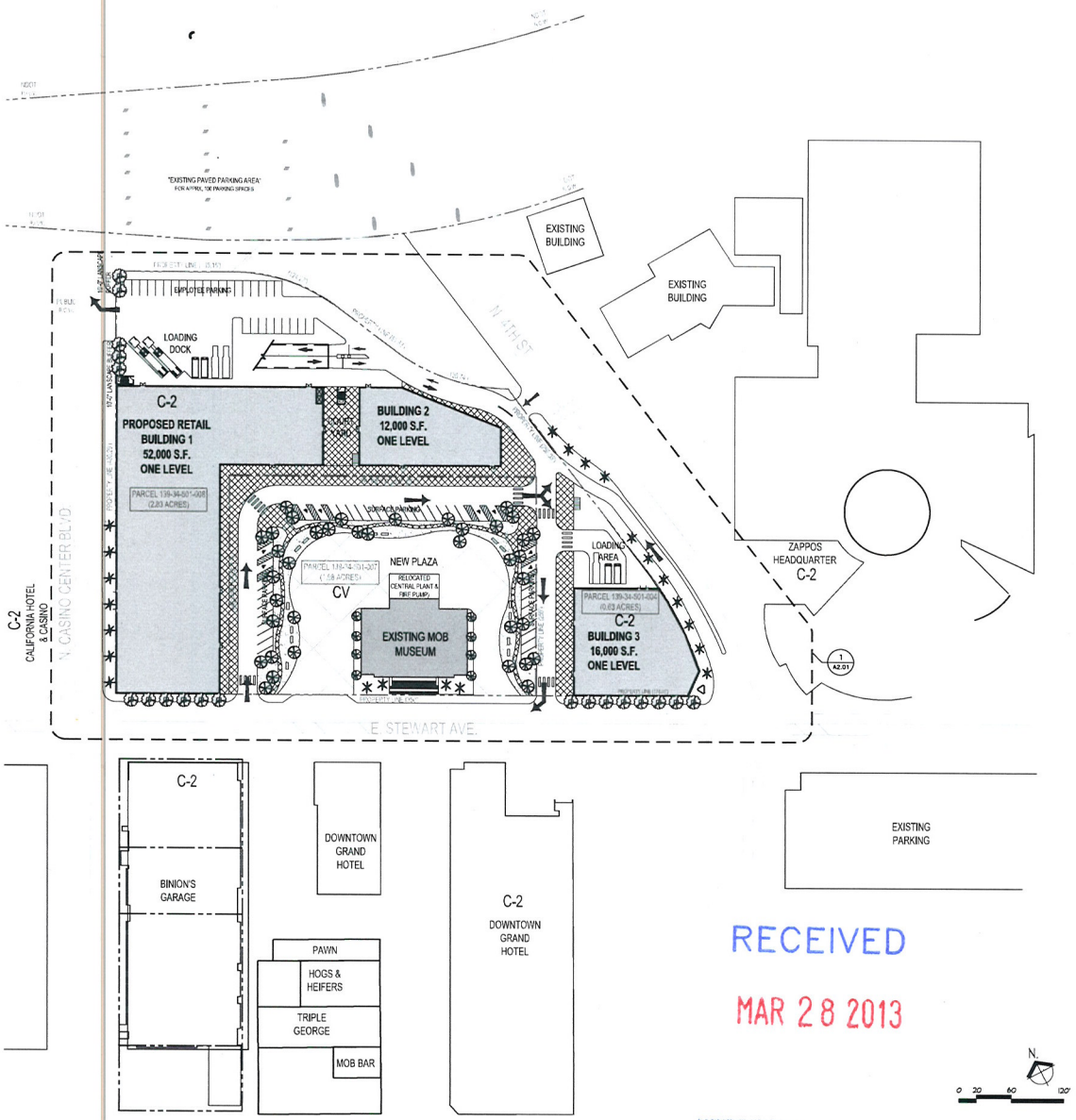
SHEET TITLE
LEVEL 1 - FLOOR PLAN

SHEET NUMBER
A2.01

Anaheim | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC



PROJECT DATA

ASSESSORS PARCEL NUMBER (S):		
DT3R:	139-34-501-004	(0.63 ACRES)
	139-34-501-008	(2.83 ACRES)
	139-34-501-007	(1.98 ACRES)
ACTION REFERENCE NUMBER (S):	–	
GOVERNING JURISDICTION:	CITY OF LAS VEGAS	
UNIFIED DEVELOPMENT CODE:	TITLE 19	
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C2)	
ZONING OVERLAY DISTRICT (S)	N/A	
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DIST	
SITE AREA:		
DT3R:	3.46 ACRES (150,718 sq. ft.)	
BUILDING AREA:		
DT3R:	80,000 sq. ft.	
FLOOR RATIO:		
DT3R:	80,000 sq. ft. / 150,718 sq. ft. = 0.53	
TOTAL LOT COVERAGE		
DT3R:	53%	

BUILDING AREA

BUILDING 1	52,000 S.F.
BUILDING 2	12,000 S.F.
BUILDING 3	16,000 S.F.
TOTAL DEVELOPMENT	80,000 S.F.

OCCUPANT LOAD

BUILDING 1	1,735 OCCUPANTS
BUILDING 2	400 OCCUPANTS
BUILDING 3	497 OCCUPANTS
TOTAL OCCUPANTS	2,632 OCCUPANTS

PARKING ANALYSIS

PARKING REQUIRED

RETAIL	= 70,000 S.F.	
70,000 S.F. RETAIL (3.5 SPACES FOR EVERY 1000 S.F.)		= 245 SPACES
F&B SEATING	= 4,000 S.F.	
4,000 S.F. F&B SEATING (1 SPACE FOR EVERY 50 S.F.)		= 80 SPACES
F&B BACK OF HOUSE	= 6,000 S.F.	
6,000 S.F. BACK OF HOUSE (1 SPACE FOR EVERY 200 S.F.)		= 30 SPACES
MOB MUSEUM:		
EXISTING SPACES TO BE RELOCATED		= 54 SPACES
TOTAL PARKING REQUIRED		= 409 REQUIRED SPACES

PARKING PROVIDED

GARAGE PARKING:		
LEVEL 2	=	81 SPACES
LEVELS 3 - 5	=	279 SPACES
LEVEL 6	=	91 SPACES
SURFACE PARKING:		
SURFACE PARKING	=	70 SPACES
TOTAL PARKING PROVIDED	=	520 SPACES

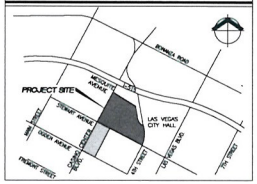
111 PARKING SPACES DEDICATED FOR CONFERENCE USE AT BINION'S GARAGE

LANDSCAPE REQUIREMENT

- SOUTHERN LIVE OAK, 36" BOX AT 20 FT. O.C.
- THORNLESS ARGENTINE MESQUITE, 36" BOX MULTI
- DEGLET-DOOR PALMS OR EQUAL, 25 FT. HEIGHT AT 30 FT. O.C.

** PROVIDE (4) 5 GAL. DWARF BOTTLEBRUSH AT EACH STREETSCAPE TREE

VICINITY MAP (N.T.S.)



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CONCEPTUAL SITE PLAN

SDR-48856

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OWNER/ DEVELOPER
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
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REVISIONS

LAND USE SUBMITTAL
(DT3R)

SUBMITTED

APPROVED

REGISTRATION

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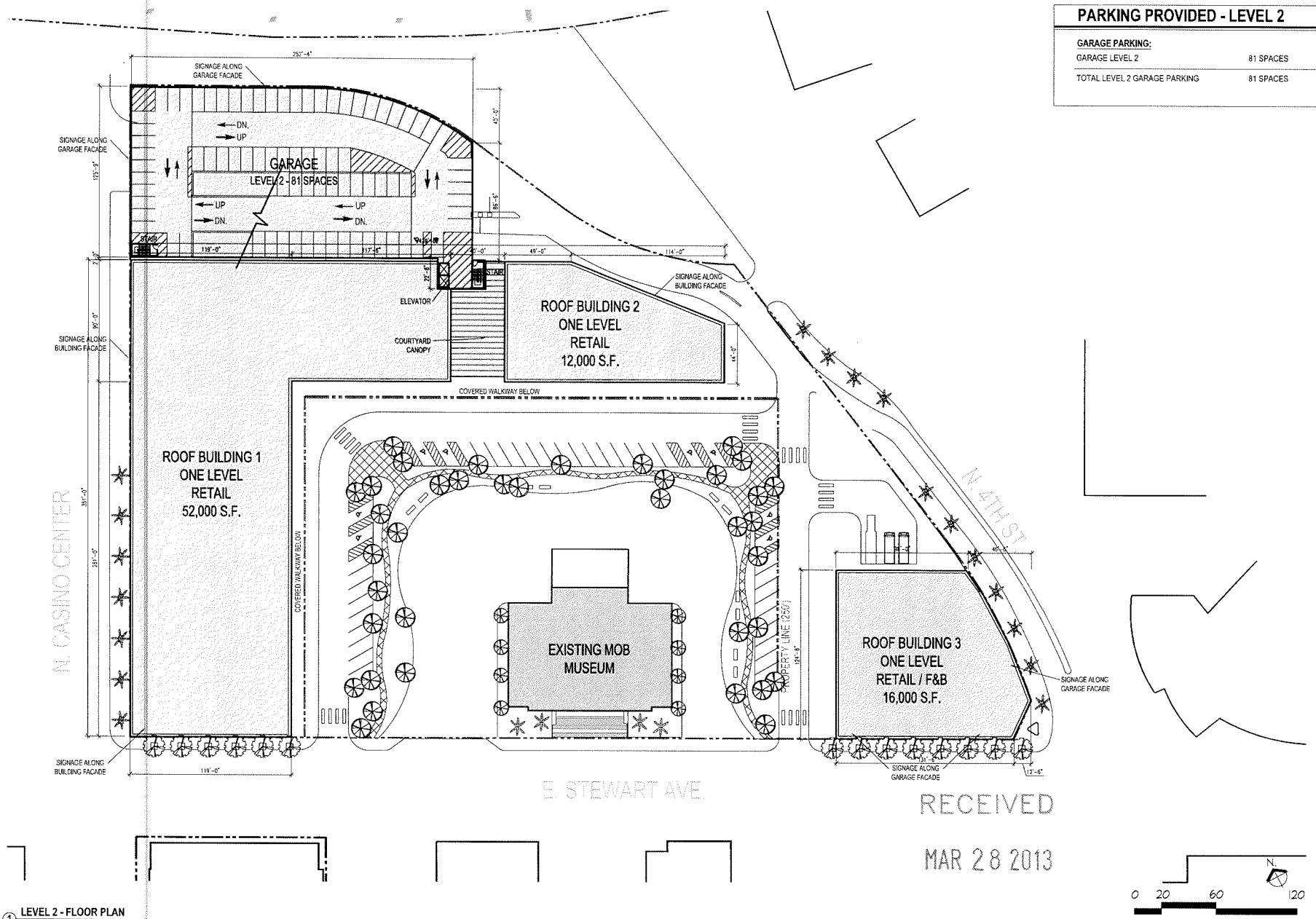
SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
A1.00

Anaheim | Aspen | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix | PGAL LLC



PARKING PROVIDED - LEVEL 2

GARAGE PARKING:	
GARAGE LEVEL 2	81 SPACES
TOTAL LEVEL 2 GARAGE PARKING	81 SPACES

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1 LEVEL 2 - FLOOR PLAN

SDR-48856

OWNER/ DEVELOPER
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT
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DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL (DT3R)

SUBMITTED

APPROVED

REGISTRATION
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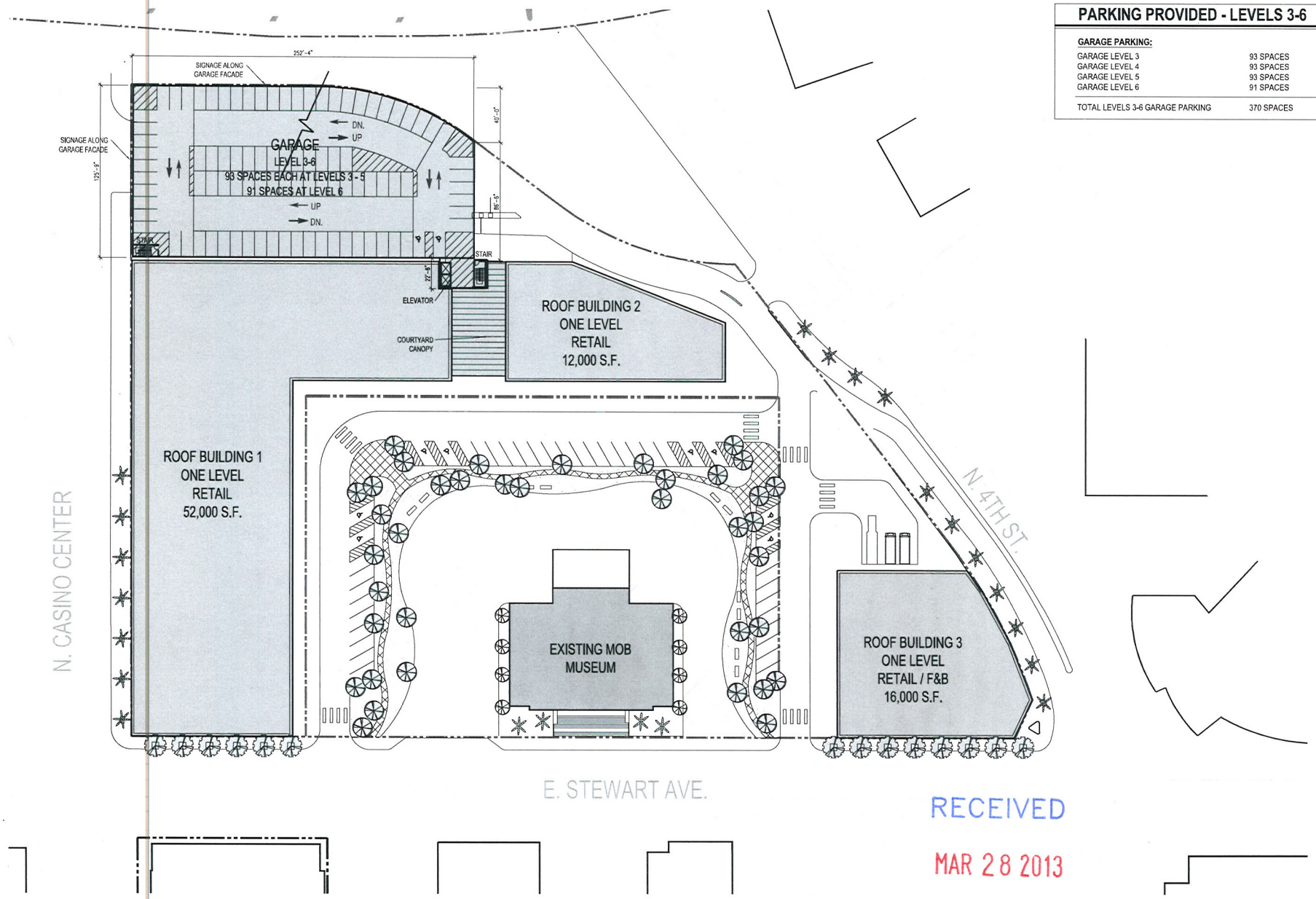
SHEET TITLE
LEVEL 2 - FLOOR PLAN

SHEET NUMBER
A2.02

A Leavedea Adams Boca Raton Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix PGAL, LLC



PARKING PROVIDED - LEVELS 3-6

GARAGE PARKING:

GARAGE LEVEL 3	93 SPACES
GARAGE LEVEL 4	93 SPACES
GARAGE LEVEL 5	93 SPACES
GARAGE LEVEL 6	91 SPACES
TOTAL LEVELS 3-6 GARAGE PARKING	370 SPACES

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1 LEVELS 3-6 - FLOOR PLAN

SDR-48856

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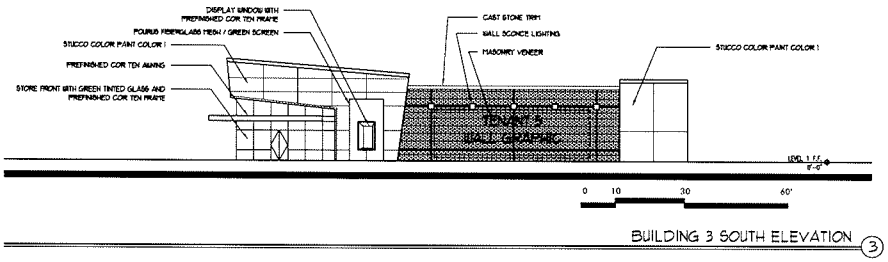
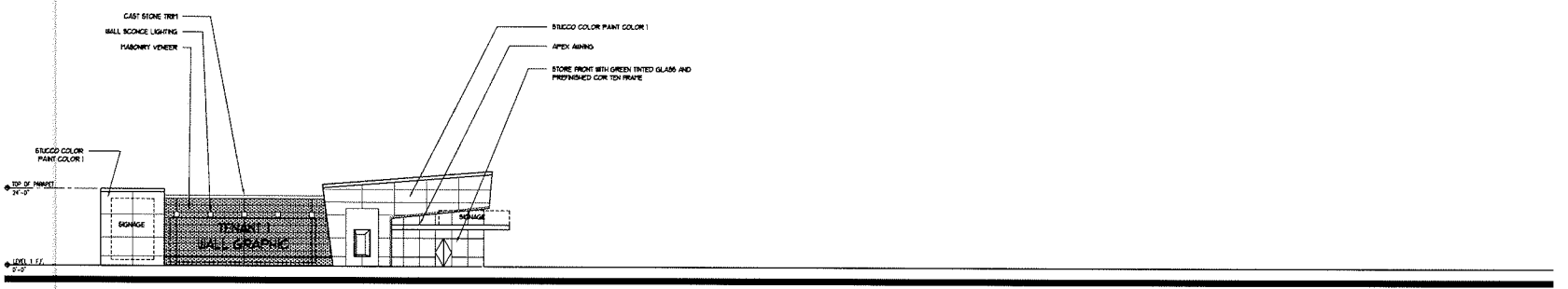
PGAL LLC

SHEET TITLE
LEVELS 3-6 - FLOOR PLAN

SHEET NUMBER
A2.03



BUILDING 3 SOUTH ELEVATION (3)



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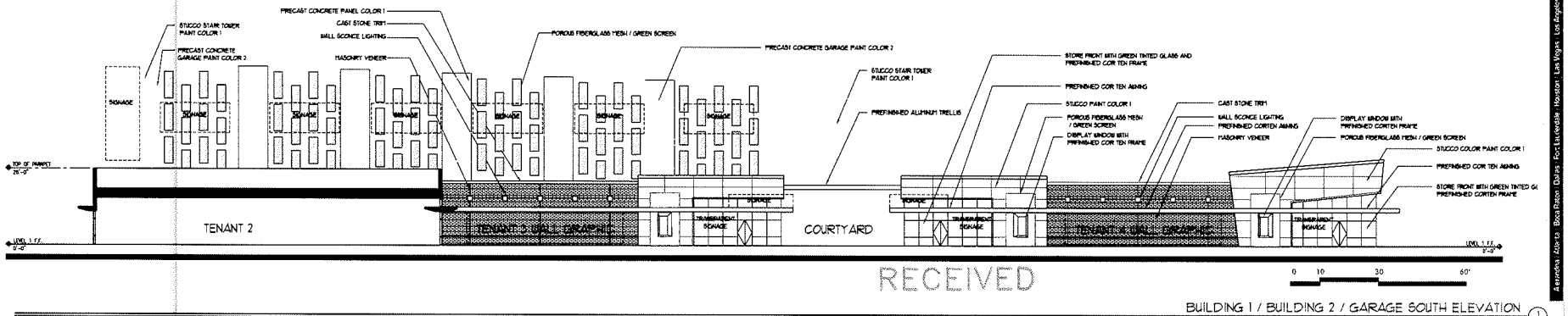

BUILDING 1 / BUILDING 2 / GARAGE SOUTH ELEVATION (1)

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MAR 28 2013

SDR-48856

OWNER/ DEVELOPER
HFAI
T 415.331.5233
F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com
ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(DT3R)

SUBMITTED

APPROVED

REGISTRATION

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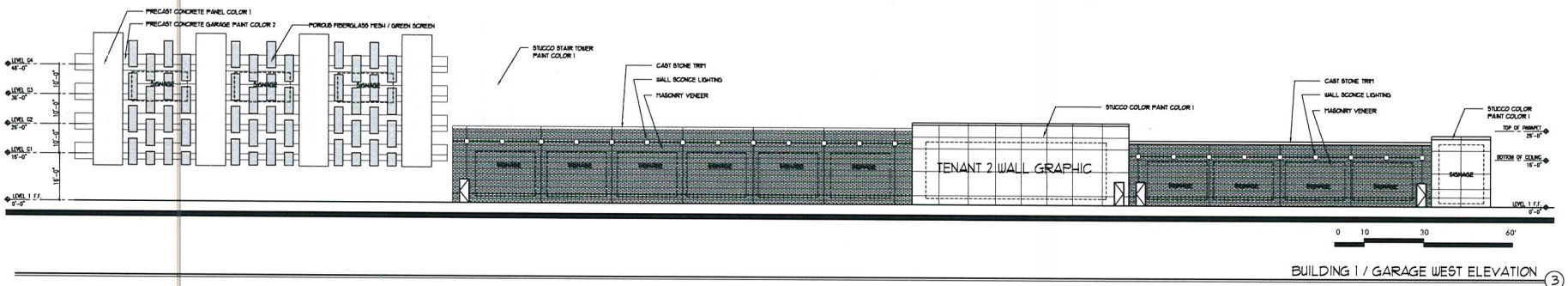
Alameda Atlanta Boca Raton Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix

SHEET TITLE
BUILDING 1 / BUILDING 2 / BUILDING 3 / GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER
A6.00



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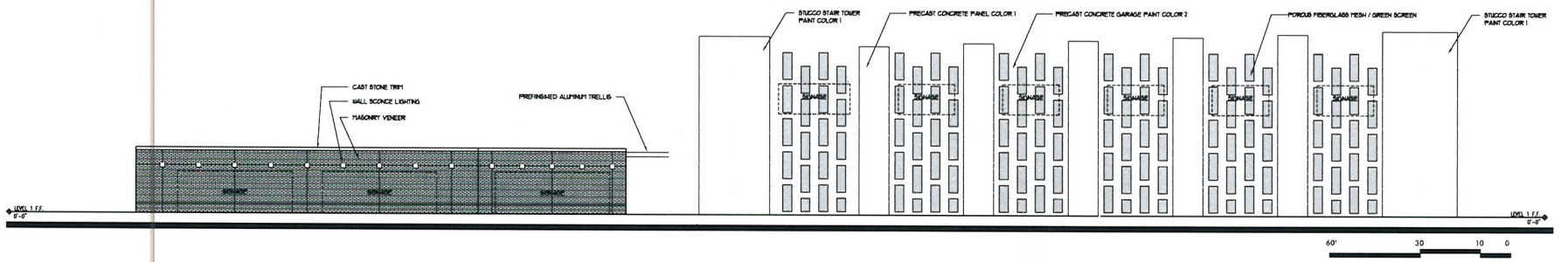

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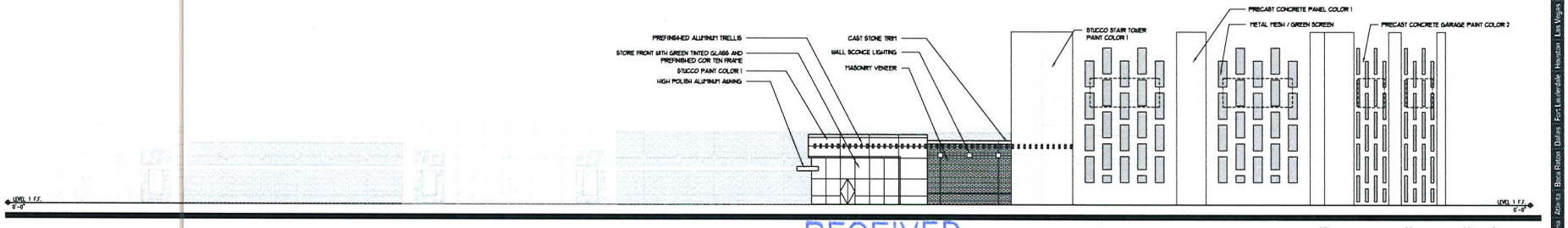

BUILDING 1 / GARAGE EAST ELEVATION 1

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PROJECT TITLE
SDR DOWNTOWN TRANSIT CENTER REUSE

PROJECT ADDRESS
SDR DOWNTOWN TRANSIT CENTER
300 NORTH CASINO CENTER
LAS VEGAS, NEVADA 89101

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(DT3R)

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SHEET TITLE
BUILDING 1 / BUILDING 2 / GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER
A6.01

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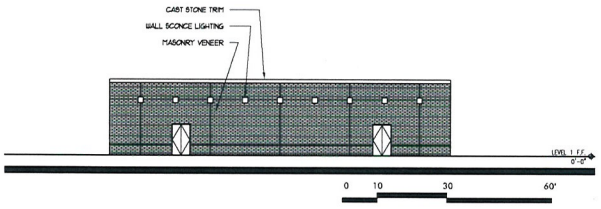
PGAL LLC



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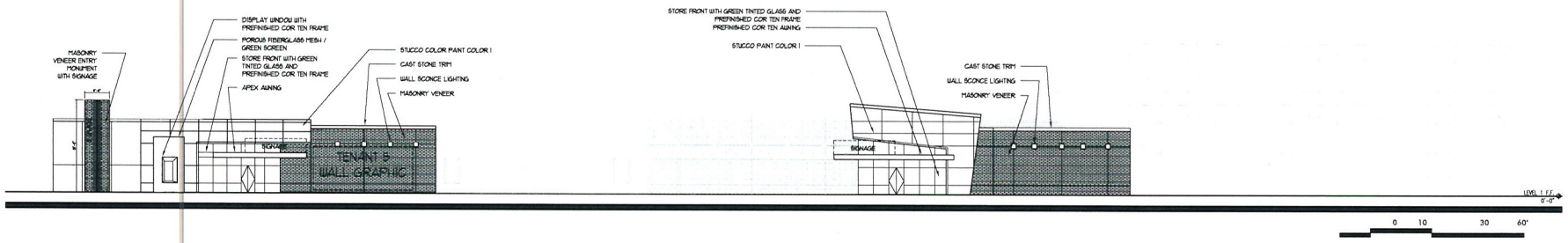
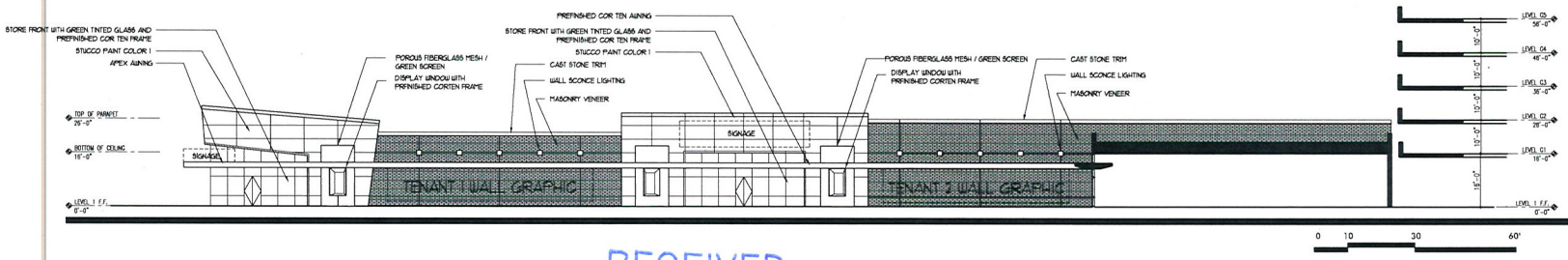


BUILDING 2 / BUILDING 3 EAST ELEVATION (2)



BUILDING 1 EAST ELEVATION (1)

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(DT3R)

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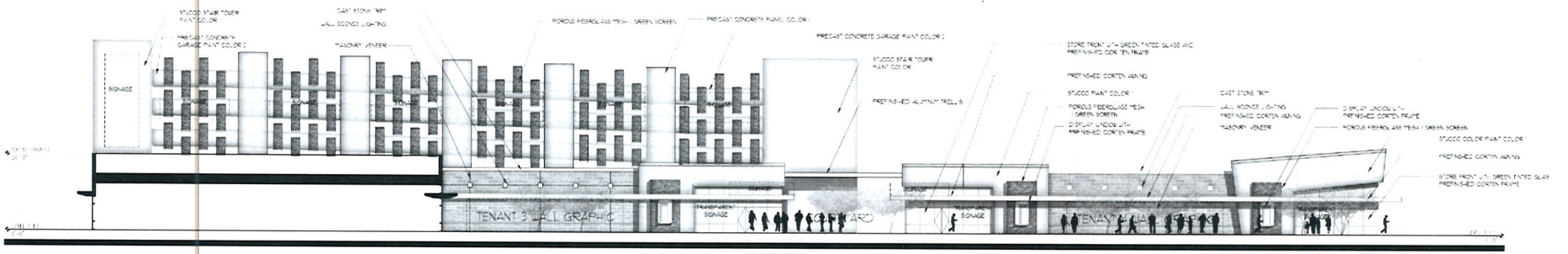
SHEET TITLE

BUILDING 1 / BUILDING 2 / BUILDING 3
EXTERIOR ELEVATIONS

SHEET NUMBER

A6.02

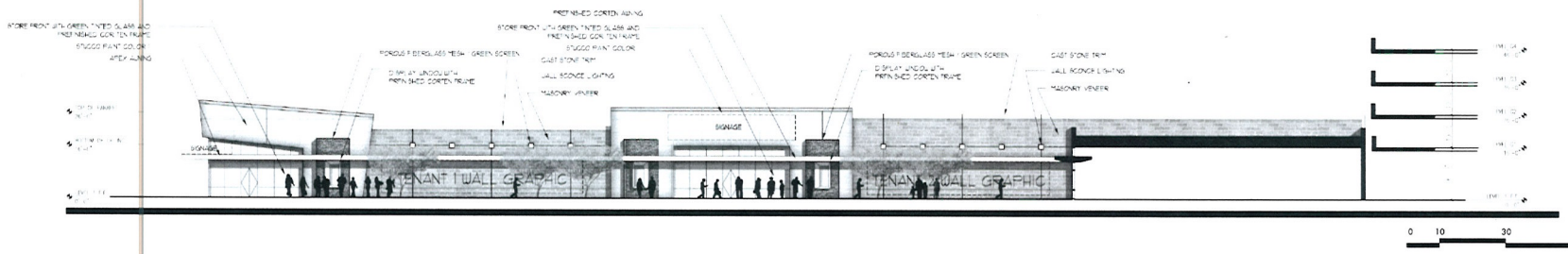
Architects | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC



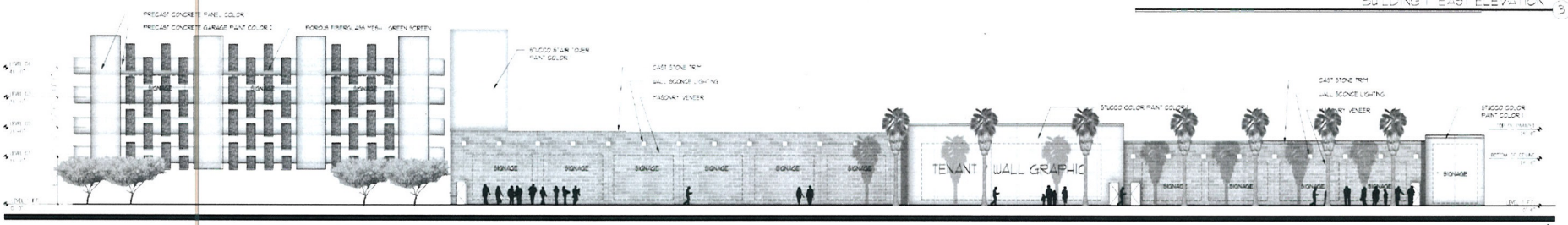
BUILDING 1/4 SOUTH ELEVATION / GARAGE 2



BUILDING 1 SOUTH ELEVATION 2



BUILDING 1 EAST ELEVATION 3



BUILDING 1 / GARAGE 1 WEST ELEVATION 1

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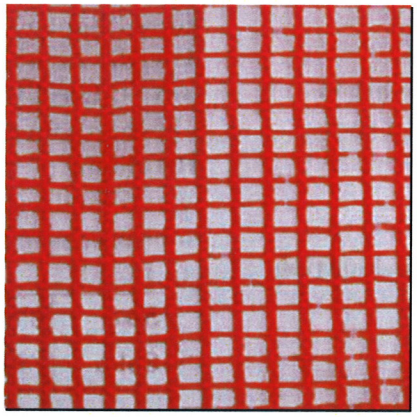
PGAL, LLC

SHEET TITLE
RENDERED ELEVATIONS

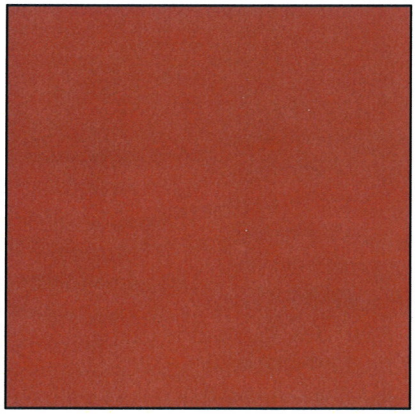
SHEET NUMBER
A6.03

STUCCO -01

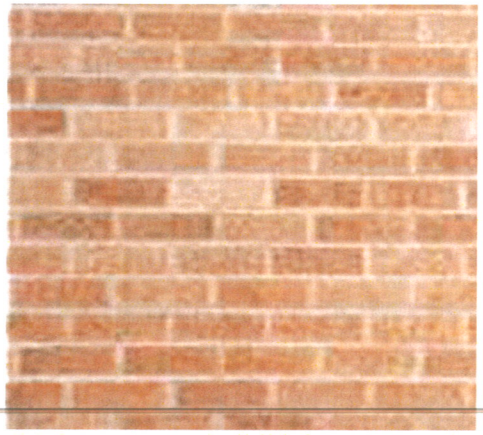
STUCCO - 02



FIBERGLASS MESH SCREEN



STOREFRONT COLOR



BRICK VENEER

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COLOR BOARD

SDR-48856

CIM

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www.hfainternational.com

ARCHITECT

PGAL
3379 W. OQUENDO RD.
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PROJECT TITLE

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300 NORTH CASINO CENTER
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PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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(DT3R)

SUBMITTED

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SHEET TITLE

SHEET NUMBER

PGAL, LLC
Phoenix | Los Angeles | Las Vegas | Houston | Fort Lauderdale | Dallas | Boca Raton | Atlanta | Alexandria

SDR 48856
POB Las Vegas, LLC

300 & 350 Stewart Ave.

Proposed 80 thousand square foot shopping center.

Traffic produced by proposed development:

Proposed Development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	80	42.94	3,435
AM Peak Hour			1.00	80
PM Peak Hour			3.73	298

Existing traffic on all nearby streets:

Stewart Avenue	
Average Daily Traffic (ADT)	6,876
PM Peak Hour (heaviest 60 minutes)	550

Casino Center Boulevard	
Average Daily Traffic (ADT)	11,713
PM Peak Hour (heaviest 60 minutes)	937

4th Street	
Average Daily Traffic (ADT)	12,938
PM Peak Hour (heaviest 60 minutes)	1,035

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Stewart Avenue	34,500
Casino Center Boulevard	25,400
4th Street	31,080

This project is expected to add 3,435 additional trips per day on Stewart Ave., Casino Center Blvd. and 4th St. Currently, Stewart is at about 20 percent of capacity, Casino Center is at about 46 percent of capacity and 4th is at about 42 percent of capacity. With this project, Stewart is expected to be at about 30 percent of capacity, Casino Center to be at about 60 percent of capacity and 4th St. to be at about 53 percent of capacity.

Based on Peak Hour use, this conversion will add 298 additional cars into the area in the peak hour, or about five every minute.

Note that this report assumes all traffic from this development uses all named streets.



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13



SDR-48856 - PPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS
300 NORTH CASINO CENTER BOULEVARD AND 350 STEWART AVENUE

04/03/13

PGAL

April 15, 2013

Steve Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Justification Letter

Project Description: DT3R Mixed Use Development – Stewart Ave and Casino Center Blvd

Parcels 139-34-501-004 and 139-34-501-008

To Whom It May Concern,

Please accept this document as the required justification letter for the Site Development Plan Review for a Mixed Use development following the Disposition and Development Agreement between the City of Las Vegas and the CIM Group (POB Las Vegas LLC).

The proposed development located on the site of the Old Downtown Transportation Center shall include 80,000 square feet of Retail and Food & Beverage establishments and approximately 15,000 square feet of Conference Space as well as support functions. Although we discussed a larger project during our Pre-Application Conference on March 21, 2013, upon further consideration, we have opted to submit a project with slightly less density for this first phase so as to allow maximum flexibility to expand the project in future phases. The proposed development will further revitalize the downtown and invigorate the plaza surrounding the Mob Museum creating destinations for tourist and local pedestrian traffic from the Freemont and Third Street Hotels and nearby offices and residences.

As a large percentage of the customer base for this project will be from surrounding businesses such as the Downtown Grand, Zappo's, and other downtown hotels and casinos within walking distance, we request that the parking calculation reflect this. We have indicated in the parking calculation for the retail space, a factor of 3.5 spaces per 1000 square feet, which we understand to be the generally established "rule of thumb" for projects covered by the Downtown Centennial Plan. Furthermore, we have indicated in the parking calculation for the conference center a factor of 1 space per 100 square feet, which we understand to be the requirement for a banquet facility (there is no specific parking calculation for a conference center). We request a 65% reduction in the required parking spaces for the conference center due to the high number of expected pedestrian clientele from the surrounding downtown area.

SDR-48856
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City of Las Vegas
Department of Planning

3379 W Oquendo Road Las Vegas, NV 89118 [P] 702 435 4448 [F] 702 435 4470
Jeffrey P. Gerber, AIA • Ken Brown, AIA • L.J. Vincik, PE • David L. Andrews, AIA • Jeffrey A. Weiner, AIA • Ian A. Nestler, AIA • Dennis M. Comiskey, PE
Cheryl Gajeske, AIA • Costas Georghiou, PE • David F. Moss, AIA • Ted Blackerby, AIA • Cathy Boyce

PGAL, LLC
Alexandria | Atlanta | Austin | Boca Raton | Boston | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix

The CIM Group has developed several exciting projects in the Downtown area including the Triple George Grill at 201 N. Third Street, the Mob Bar located at 201 N. Third Street and the Downtown Grand 206 N. Third Street. The hours of operation and number of employees shall be determined by the final Tenants at the Retail and Food & Beverage Spaces. All required liquor and/or gaming licenses shall be the sole responsibility of the future tenants.

Should you have any questions or concerns, please do not hesitate to contact our office (702) 435-4448.

Sincerely,

Diana Payne
Associate Principal

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City of Las Vegas
Department of Planning

SDR-48856
REVISED

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

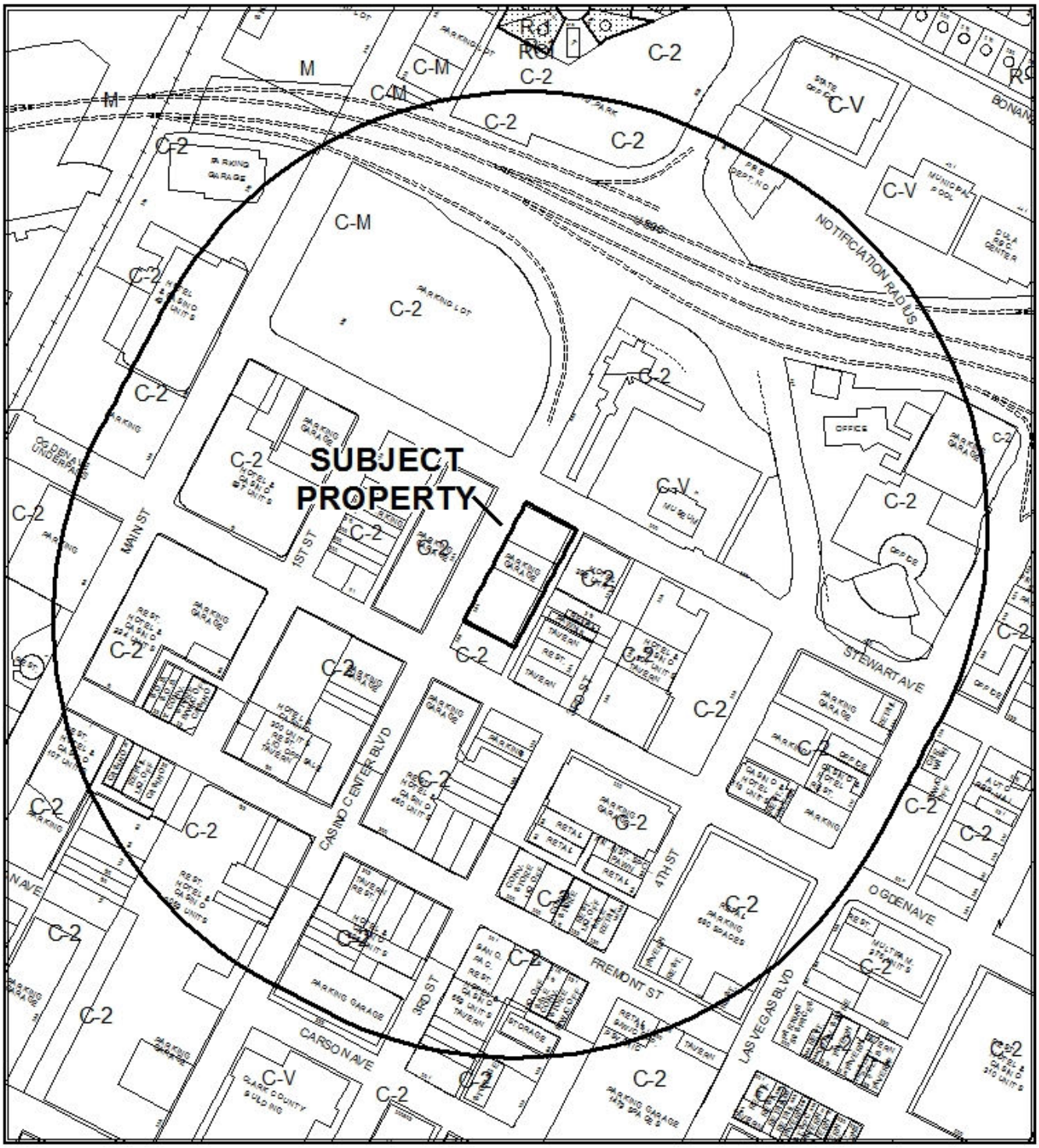
SUBJECT:
SDR-48857 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF THE GROUND LEVEL OF AN EXISTING SEVEN-LEVEL PARKING GARAGE TO 15,400 SQUARE FEET OF CONFERENCE SPACE AND 21,784 SQUARE FEET OF GENERAL RETAIL AND RESTAURANT USES, AND FOR FACADE IMPROVEMENTS WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 1.04 acres at 220 North Casino Center Boulevard (APNs 139-34-510-001 through 003), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



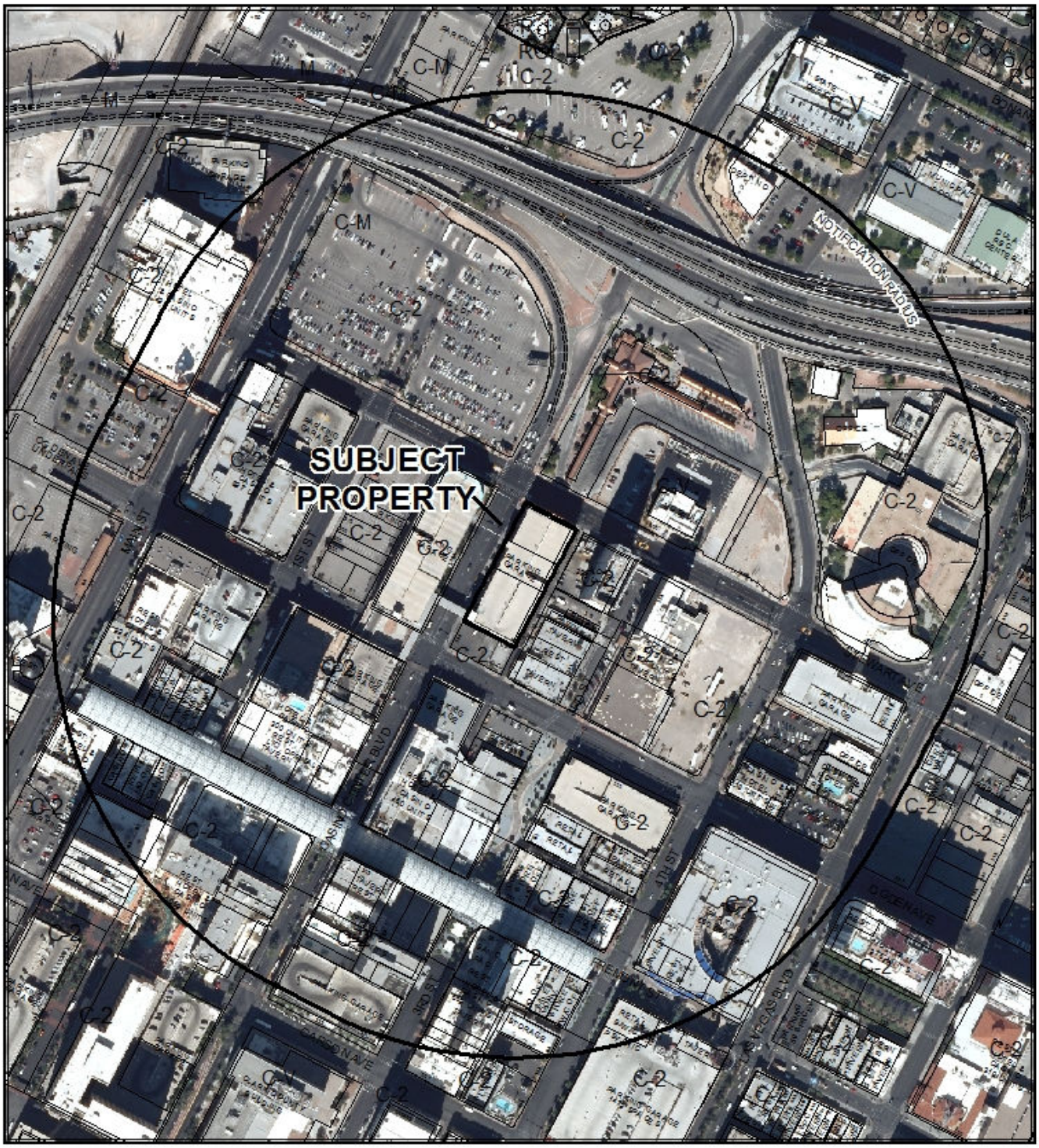
0 200 400 Feet

CASE: **SDR-48857**

RADIUS: 1000 FEET

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

N



CASE: **SDR-48857**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48857 APN: 139-34-501-001, 139-34-501-003

Name of Property Owner: BG Las Vegas LLC

Name of Applicant: BG Las Vegas LLC (David McQuitty)

Name of Representative: PGAL LLC, Diana Payne

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

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MAR 28 2013

City of Las Vegas
Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On March 6, 2013 (Date) before me, Dainise M. Meissner (Here Insert Name and Title of the Officer),

personally appeared Shaul Kuba (Name(s) of Signer(s)),

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.

DAINISE M. MEISSNER
Commission # 1924948
Notary Public - California
Los Angeles County
My Comm. Expires Mar 9, 2015

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: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Department of Planning Statement of Financial Interest

Document Date: March 6, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Shaul Kuba	Signer's Name:
☑ Corporate Officer — Title(s): Vice President	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: BG Las Vegas, LLC	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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City of Las Vegas
Dept. of Planning

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Item #5907

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48857** APN: 139-34-501-002

Name of Property Owner: Leebove Sydell et al

Name of Applicant: Lessee: BG Las Vegas LLC (David McQuitty)

Name of Representative: PGAL LLC, Diana Payne

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:~~ Lessee: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

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Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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Notary Public - California
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My Comm. Expires Mar 9, 2015

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☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: BG Las Vegas, LLC	Signer Is Representing:
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Dept. of Planning

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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BG Las Vegas LLC

Project Address (Location) 200 N Casino Center Blvd & 208 Stewart Avenue

Project Name DT3R **Proposed Use**

Assessor's Parcel #(s) 139-34-501-001 & 139-34-501-003 **Ward #** 5 - Ricki Y. Barlow

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.80 **Lots/Units** TBD **Density**

Additional Information Remodel Existing First Level of Parking Garage. Maintain upper parking levels.

PROPERTY OWNER BG Las Vegas LLC **Contact**

Address 206 N. 3rd Street **Phone:** **Fax:**

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

E-mail Address

APPLICANT BG Las Vegas, LLC **Contact** David McQuitty

Address 6922 Hollywood Blvd, 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address DMcQuitty@cimgroup.com

REPRESENTATIVE PGAL LLC **Contact** Diana Payne

Address 3379 W. Oquendo Rd. **Phone:** (702) 435-4448 **Fax:** (702) 435-4470

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

E-mail Address dpayne@pgal.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

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Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SDR-48857
Meeting Date:	05/14/13
Total Fee:	$1030.00
Date Received:*	03/28/13
Received By:	Jonathan B

*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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On March 6, 2013 (Date) before me, Dainise M. Meissner (Here Insert Name and Title of the Officer),

personally appeared Shaul Kuba (Name(s) of Signer(s)),

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.

DAINISE M. MEISSNER
Commission # 1924948
Notary Public - California
Los Angeles County
My Comm. Expires Mar 9, 2015

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: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Department of Planning Application/Petition Form

Document Date: March 6, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Shaul Kuba	Signer's Name:
☒ Corporate Officer — Title(s): Vice President	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: BG Las Vegas, LLC	Signer Is Representing:
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Item #5907

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Leebove Sydell et al - Lessee: BG Las Vegas LLC

Project Address (Location) 220 N Casino Center Blvd

Project Name DT3R **Proposed Use**

Assessor's Parcel #(s) 139-34-501-002 **Ward #** 5 - Ricki Y. Barlow

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.80 **Lots/Units** TBD **Density**

Additional Information Remodel Existing First Level of Parking Garage. Maintain upper parking levels.

PROPERTY OWNER Leebove Sydell et al **Contact**

Address 206 N. 3rd Street **Phone:** **Fax:**

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

E-mail Address

APPLICANT BG Las Vegas, LLC **Contact** David McQuitty

Address 6922 Hollywood Blvd, 9th Floor **Phone:** (323) 860-4900 **Fax:** (323) 860-4901

City Los Angeles **State** CA **Zip** 90028

E-mail Address DMcQuitty@cimgroup.com

REPRESENTATIVE PGAL LLC **Contact** Diana Payne

Address 3379 W. Oquendo Rd. **Phone:** (702) 435-4448 **Fax:** (702) 435-4470

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

E-mail Address dpayne@pgal.com

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Property Owner Signature* Lessee:

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

Print Name Shawl Kuba, Vice President

Subscribed and sworn before me

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_____

Notary Public in and for said County and State

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MAR 28 2013

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Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SDR-48857
Meeting Date:	05/14/2013
Total Fee:	1030.00
Date Received:*	03/28/13
Received By:	Jonathan B.

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CIVIL CODE § 1189

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DAINISE M. MEISSNER
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Notary Public - California
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Document Date: March 6, 2013 Number of Pages: 1

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☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: BG Las Vegas, LLC	Signer Is Representing:
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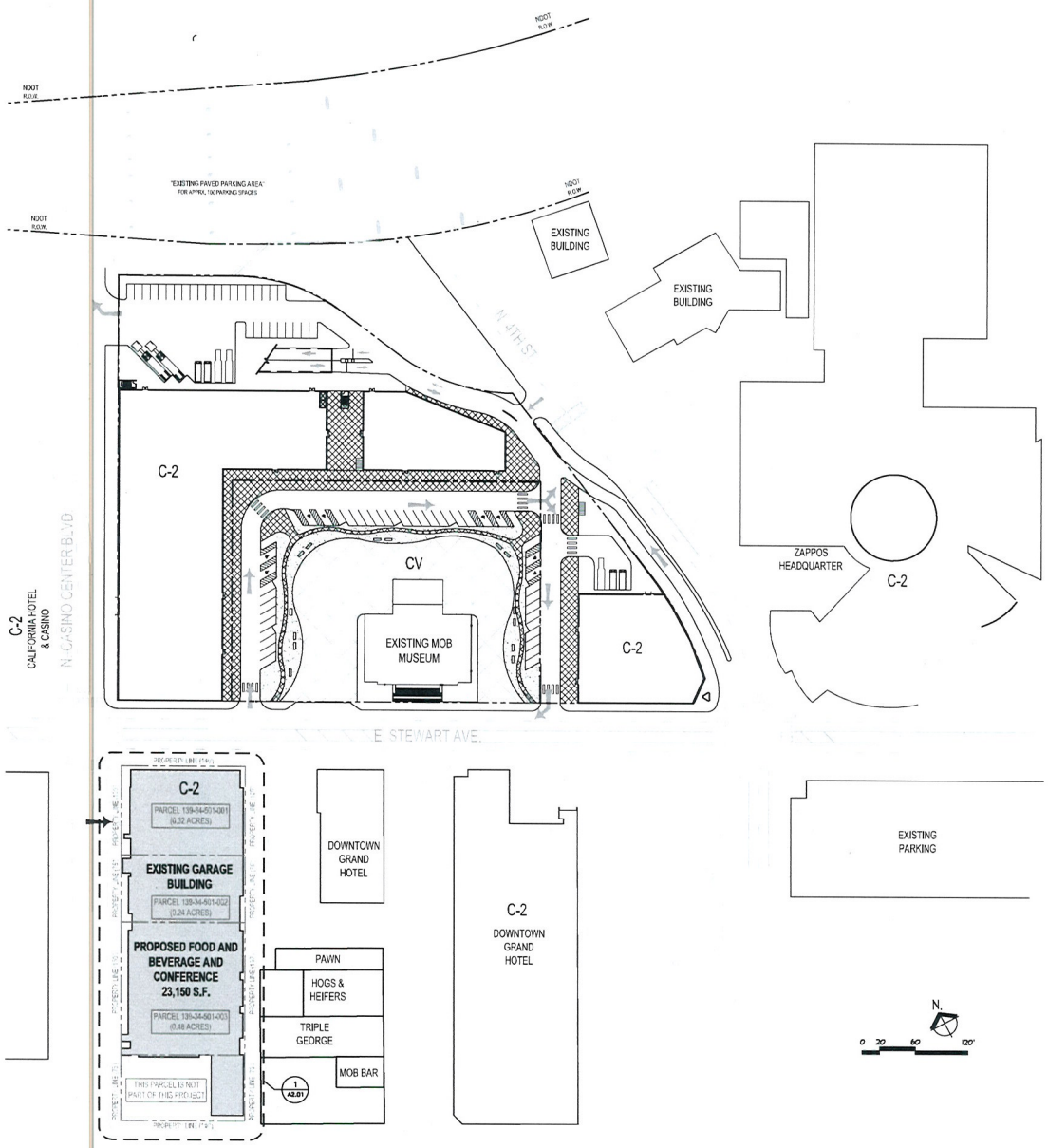

CONCEPTUAL SITE PLAN

PROJECT DATA

ASSESSORS PARCEL NUMBER (S):	139-34-501-001	(0.32 ACRES)
	139-34-501-002	(0.24 ACRES)
	139-34-501-003	(0.48 ACRES)
ACTION REFERENCE NUMBER (S):	–	
GOVERNING JURISDICTION:	CITY OF LAS VEGAS	
UNIFIED DEVELOPMENT CODE:	TITLE 19	
EXISTING LAND USE ZONE:	GENERAL COMMERCIAL DISTRICT (C2)	
ZONING OVERLAY DISTRICT (S)	N/A	
LAND USE PLAN:	DOWNTOWN CENTENNIAL GATEWAY DIST	
SITE AREA:	1.04 ACRES (45,302 sq. ft.)	
BUILDING AREA:	53,949 sq. ft.	
FLOOR RATIO:	43,967 sq. ft. / 56,000 sq. ft.	= 0.785
TOTAL LOT COVERAGE:	43,967 sq. ft. / 56,000 sq. ft.	= 0.785

PARKING ANALYSIS

PARKING REQUIRED

CONFERENCE	=	15,400 S.F.	
15,400 S.F. BANQUET (1 SPACE FOR EVERY 100 S.F.)			= 154 SPACES
50% PARKING REDUCTION REQUESTED			= 77 SPACES
RESTAURANT	=	7,750 S.F.	
4,750 S.F. SUPPORT (1 SPACE FOR EVERY 200 S.F.)			= 24 SPACES
3,000 S.F. SEATING (1 SPACE FOR EVERY 50 S.F.)			= 60 SPACES
SUPPORT	=	14,034 S.F.	
14,034 S.F. SUPPORT (1 SPACE FOR EVERY 200 S.F.)			= 71 SPACES
TOTAL PARKING REQUIRED			= 232 REQUIRED SPACES

PARKING AVAILABLE:

DT3R GARAGE			= 111 SPACES
GARAGE LEVEL 2-7	=	109 SPACES PER FLOOR	= 654 SPACES

121 PARKING SPACES UTILIZED FROM EXISTING BINION'S GARAGE FOR THIS PROJECT

OCCUPANT LOAD

CONFERENCE	1,027 OCCUPANTS
PREP KITCHEN / STRG.	16 OCCUPANTS
RESTAURANT	224 OCCUPANTS
LOBBY / CRUSH SPACE	430 OCCUPANTS
SUPPORT / UTILITY	10 OCCUPANTS
TOTAL OCCUPANTS	1707 OCCUPANTS

BUILDING AREA

CONFERENCE	15,400 S.F.
PREP KITCHEN / STORAGE	3,112 S.F
RESTAURANT	7,750 S.F.
LOBBY / CRUSH SPACE	6,462 S.F.
SUPPORT / UTILITY	4,460 S.F.
TOTAL BUILDING AREA	37,184 S.F.

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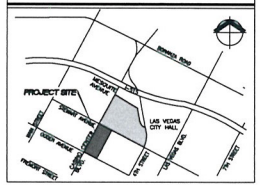
VICINITY MAP (N.T.S.)



SDR-48857

CIM
OWNER/ DEVELOPER
HFAI
T 415.331.5233
F.415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com
ARCHITECT
PGAL
3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE
DT3R - BINION'S PARKING GARAGE RETAIL REUSE

PROJECT ADDRESS
SEC CASINO CENTER BLVD./STEWART

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(BINION'S)

SUBMITTED

APPROVED

REGISTRATION

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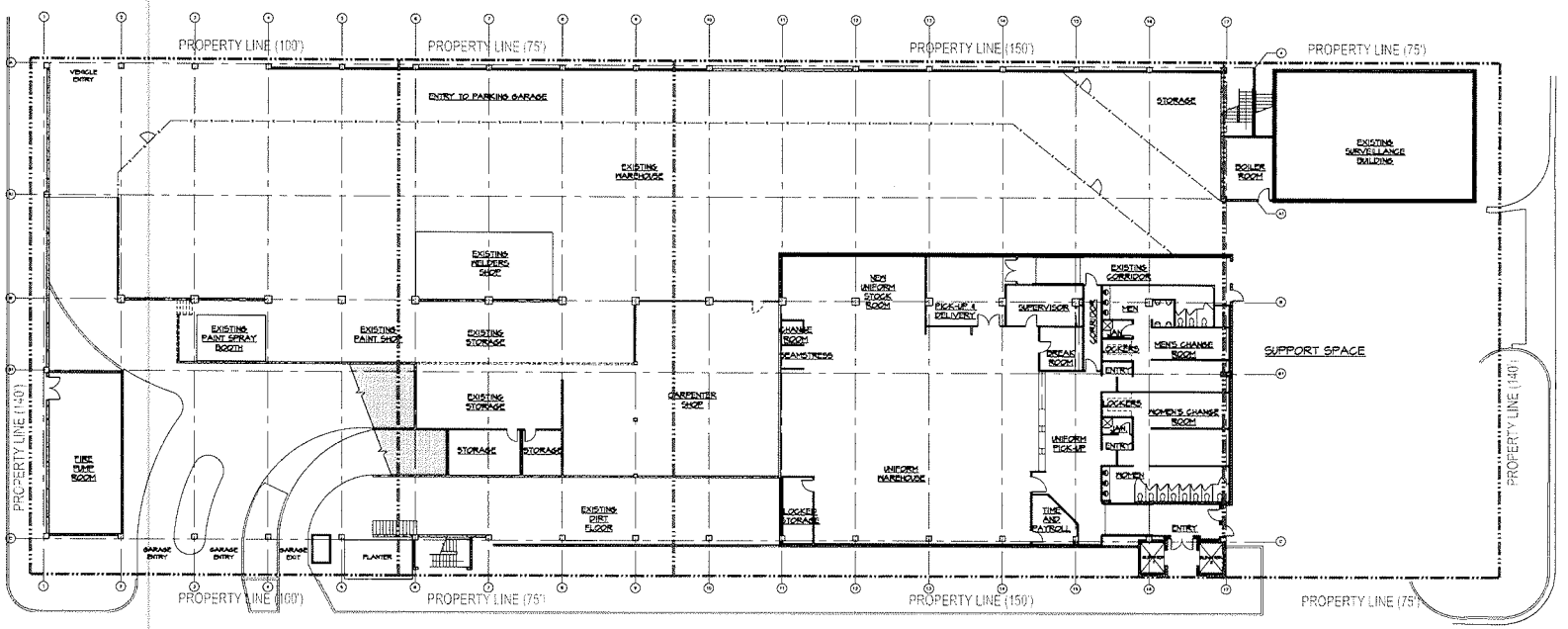
SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
A1.00

Architecture Interiors Planning PGAL LLC Las Vegas Los Angeles Phoenix Houston Fort Lauderdale Boca Raton Dallas



N. CASINO CENTER BLVD

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N.

0 10 30 60

① LEVEL 1 - EXISTING FLOOR PLAN

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4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com

ARCHITECT

PGAL

3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
[F] 702.435.4470

PROJECT TITLE

DT3R - BINION'S PARKING GARAGE RETAIL REUSE

PROJECT ADDRESS

SEC CASINO CENTER BLVD./STEWART

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(BINIONS)

SUBMITTED

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SHEET TITLE

LEVEL 1 - EXISTING FLOOR PLAN

SHEET NUMBER

A2.00

Anaheim Abu Dhabi Beijing Boca Raton Dallas Fort Lauderdale Horsham Las Vegas Los Angeles Phoenix PGAL LLC

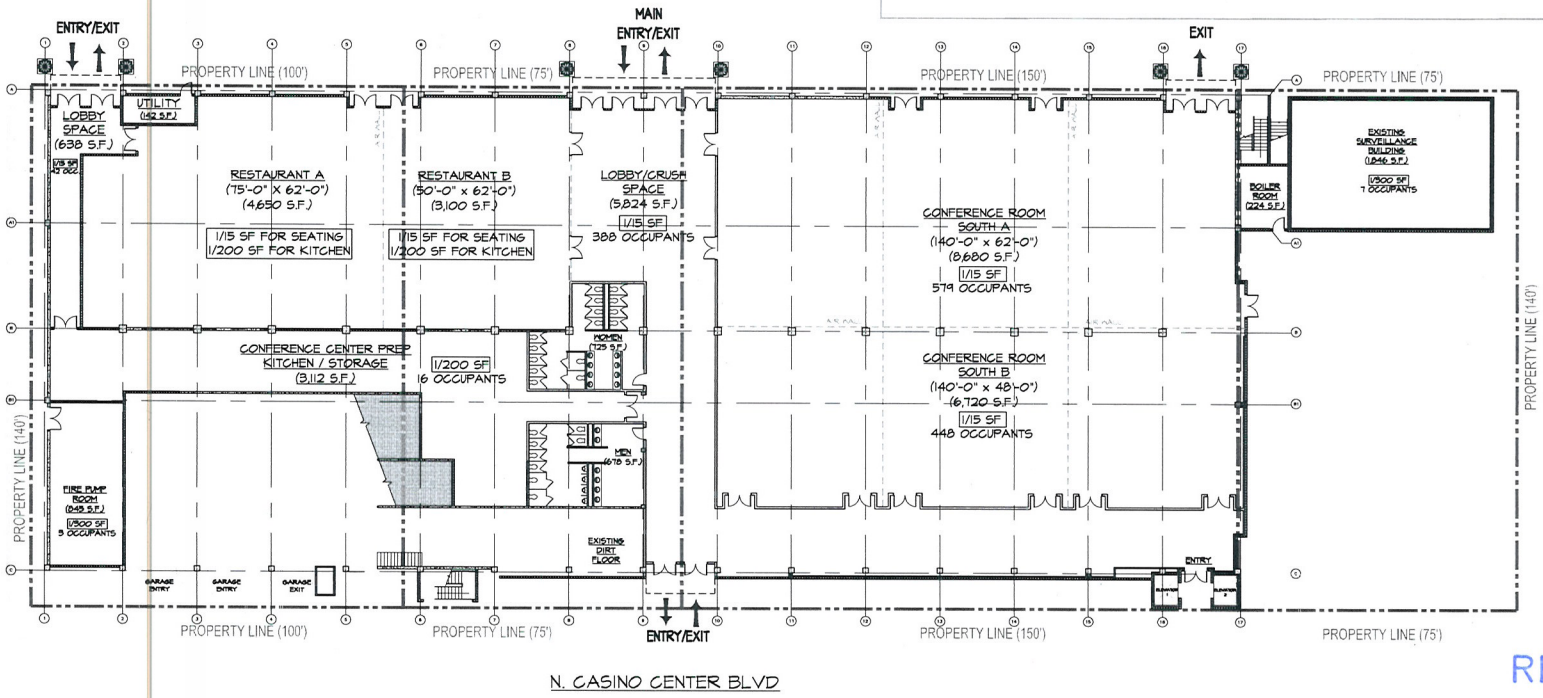
SDR-48857

BUILDING AREA - LEVEL 1

CONFERENCE	15,400 S.F.
PREP KITCHEN / STORAGE	3,112 S.F
RESTAURANT	7,750 S.F.
LOBBY / CRUSH SPACE	6,462 S.F.
SUPPORT / UTILITY	4,460 S.F.
TOTAL BUILDING AREA - LEVEL 1	37,184 S.F.

BUILDING OCCUPANCY - LEVEL 1

CONFERENCE	1,027 OCCUPANTS
PREP KITCHEN / STORAGE	16 OCCUPANTS
RESTAURANT	224 OCCUPANTS
LOBBY / CRUSH SPACE	430 OCCUPANTS
SUPPORT / UTILITY	10 OCCUPANTS
TOTAL OCCUPANTS - LEVEL 1	1,707 OCCUPANTS



N. CASINO CENTER BLVD

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1 LEVEL 1 - FLOOR PLAN

CIM

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F.415.997.5234
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Sausalito, California 94965
www.hfainternational.com

ARCHITECT

PGAL

3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
[T] 702.435.4448
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PROJECT TITLE

DT3R - BINION'S PARKING GARAGE RETAIL REUSE

PROJECT ADDRESS

SEC CASINO CENTER BLVD./STEWART

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

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SUBMITTED

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SHEET TITLE

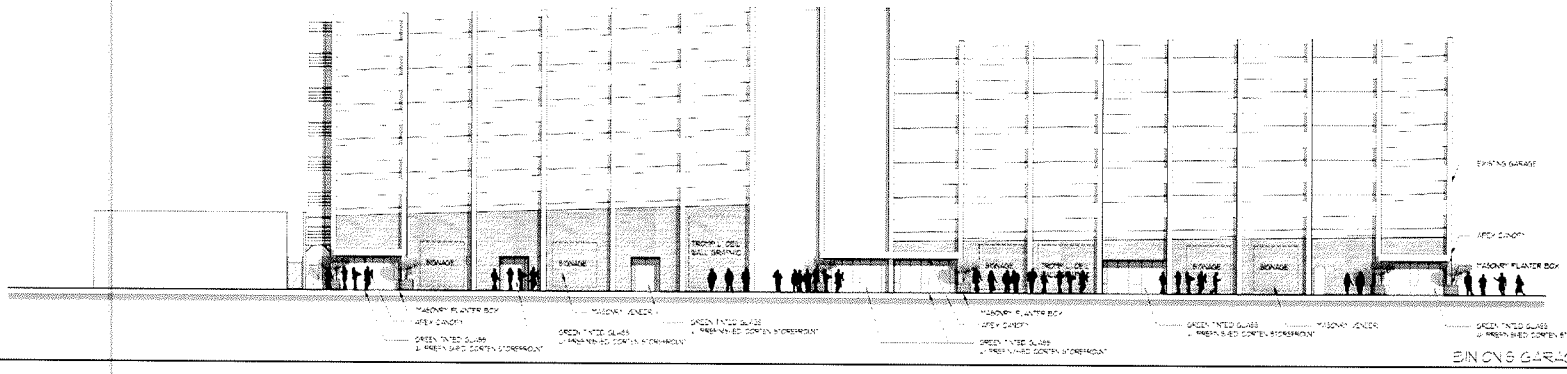
LEVEL 1 - FLOOR PLAN

SHEET NUMBER

A2.01

Alexandria Alaska Boca Raton Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix PGAL LLC

SDR-48857



BINION'S GARAGE EAST ELEVATION (4)





BINION'S GARAGE EXISTING NORTH ELEVATIONS (3)





BINION'S GARAGE EXISTING SOUTH ELEVATIONS (2)

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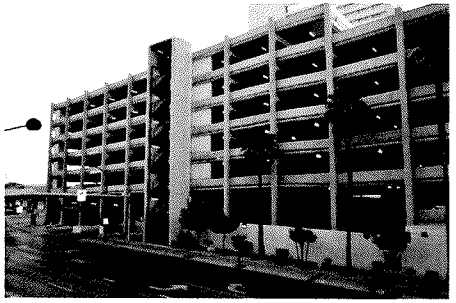



BINION'S GARAGE EXISTING WEST ELEVATIONS

OWNER/DEVELOPER
HFAI
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F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
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PROJECT TITLE
DT3R - BINION'S PARKING GARAGE RETAIL REUSE

PROJECT ADDRESS
SEC CASINO CENTER BLVD./STEWART

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

LAND USE SUBMITTAL
(BINION'S)

SUBMITTED

APPROVED

REGISTRATION
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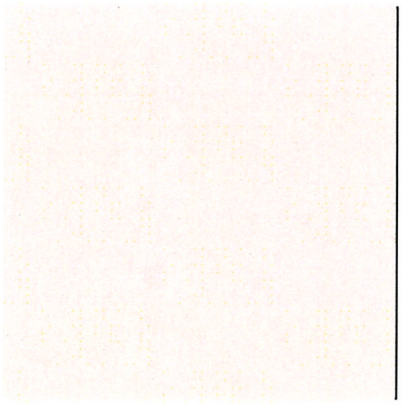
SHEET TITLE
BINION'S GARAGE EXTERIOR ELEVATIONS

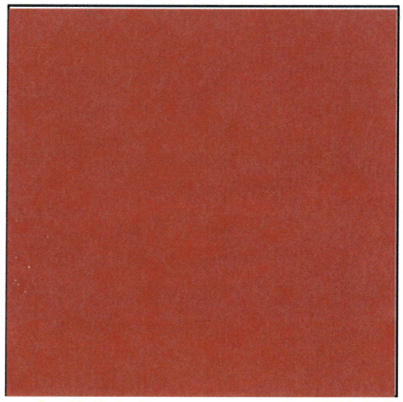
SHEET NUMBER
A6.00

Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC

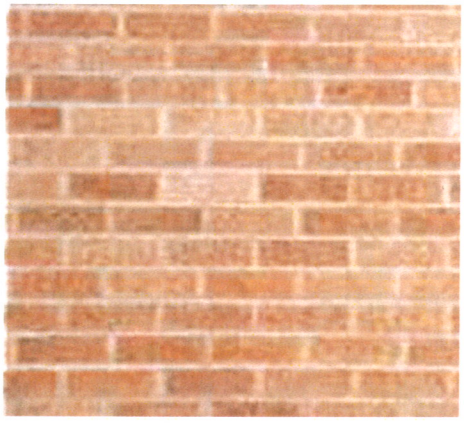
SDR-48857



CANOPY COLOR



STOREFRONT COLOR



BRICK VENEER

COLOR BOARD

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SDR-48857

CIM

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PROJECT NUMBER

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REVISIONS

LAND USE SUBMITTAL
(BINION'S)

SUBMITTED

APPROVED

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SHEET TITLE

SHEET NUMBER

PGAL, LLC
Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix

SDR 48857
POB Las Vegas, LLC

220 N. Casino Center Blvd.

Proposed 37.184 thousand square foot commercial development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	15.4	22.88	352
AM Peak Hour			1.62	25
PM Peak Hour			1.45	22

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	21.784	127.15	2,770
AM Peak Hour			11.52	251
PM Peak Hour			11.15	243

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	37.184	42.94	3,122
AM Peak Hour			1.00	276
PM Peak Hour			3.73	265

Existing traffic on all nearby streets:

Stewart Avenue	
Average Daily Traffic (ADT)	6,876
PM Peak Hour (heaviest 60 minutes)	550

Casino Center Boulevard	
Average Daily Traffic (ADT)	11,713
PM Peak Hour (heaviest 60 minutes)	937

4th Street	
Average Daily Traffic (ADT)	12,938
PM Peak Hour (heaviest 60 minutes)	1,035

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Stewart Avenue	34,500
Casino Center Boulevard	25,400
4th Street	31,080

This project is expected to add 3,122 additional trips per day on Stewart Ave., Casino Center Blvd. and 4th St. Currently, Stewart is at about 20 percent of capacity, Casino Center is at about 46 percent of capacity and 4th is at about 42 percent of capacity. With this project, Stewart is expected to be at about 29 percent of capacity, Casino Center to be at about 58 percent of capacity and 4th St. to be at about 52 percent of capacity.

Based on Peak Hour use, this conversion will add 276 additional cars into the area in the peak hour, or about nine every two minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-48857 - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC
220 NORTH CASINO CENTER BOULEVARD

04/03/13



SDR-48857 - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC
220 NORTH CASINO CENTER BOULEVARD

04/03/13



SDR-48857 - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC
220 NORTH CASINO CENTER BOULEVARD

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220 NORTH CASINO CENTER BOULEVARD

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220 NORTH CASINO CENTER BOULEVARD

04/03/13



SDR-48857 - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC
220 NORTH CASINO CENTER BOULEVARD

04/03/13

PGAL

March 28, 2013

Steve Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: Justification Letter

Project Description: Binion's Mixed Use Development – Stewart Ave and Casino Center Blvd.
Parcels 139-34-501-001, 139-34-501-002 & 139-54-501-003

To Whom It May Concern,

Please accept this document as the required justification letter for the Site Development Plan Review for a Mixed Use development following the Disposition and Development Agreement between the City of Las Vegas and the CIM Group (POB Las Vegas LLC).

The proposed development located within the existing Binion's Garage shall include approximately 15,000 square feet of Conference Space as well as support functions and possibly Food and Beverage establishment(s). The proposed renovation of the Binion's Garage and adjacent development of the Old Downtown Transportation Center will further revitalize the downtown and invigorate the plaza surrounding the Mob Museum creating destinations for tourist and local pedestrian traffic from the Fremont and Third Street hotels and nearby offices and residences.

As a large percentage of the customer base for this project will be from surrounding businesses such as the Mob Museum, Downtown Grand, Zappo's, and other downtown hotels and casinos within walking distance, we request that the parking calculation reflect this. We have indicated in the parking calculation for the conference center, a factor of 1 space per 100 square feet, which we understand to be the requirement for a banquet facility (there is no specific parking calculation for a conference center). We request a 50% reduction in the required parking spaces for the conference center due to the high number of expected pedestrian clientele from the surrounding downtown area. The renovation of the Binion's Garage shall provide architectural relief and elements at the street level including awnings and other visual interest, adding character to the ground floor on the eastern elevation of the structure. Because this proposed renovation is limited to the ground floor of the existing structure, and because access to the project is intended to be from the east elevation, we request that the project not be required to upgrade the exterior elevations of the North, South and West elevations of the existing garage building.

The CIM Group has developed several exciting projects in the Downtown area including the Triple George Grill at 201 N. Third Street, the Mob Bar located at 201 N. Third Street and the Downtown Grand 206 N. Third Street. The hours of operation and number of employees shall be determined by the final Tenants at the Retail and Food & Beverage Spaces. All required liquor and/or gaming licenses shall be the sole responsibility of the future tenants.

Should you have any questions or concerns, please do not hesitate to contact our office (702) 435-4448.

Sincerely,

Diana Payne
Associate Principal

RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

SDR-48857

3379 W Oquendo Road Las Vegas, NV 89118 [P] 702 435 4448 [F] 702 435 4470
Jeffrey P. Gerber, AIA • Ken Brown, AIA • L.J. Vincik, PE • David L. Andrews, AIA • Jeffrey A. Weiner, AIA • Ian A. Nestler, AIA • Dennis M. Comiskey, PE
Cheryl Gajeske, AIA • Costas Georghiou, PE • David F. Moss, AIA • Ted Blackerby, AIA • Cathy Boyce

PGAL, LLC
Alexandria | Atlanta | Austin | Boca Raton | Boston | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
TXT-48048 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate. 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 Amendments and Staff Report

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
TXT-48737 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.050 related to Tentative Maps by revising the timing of the presentation of the map to the Planning Commission 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 Amendments and Staff Report

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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

SUBJECT:
TXT-48648 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to re-introduce standards for the R-D (Single Family Residential-Restricted) District and revise standards for the R-1 (Single Family Residential) District and 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 Amendments and Staff Report

City of Las Vegas Agenda Item No.: **63.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 14, 2013

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