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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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]. Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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). STaff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

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). Staff recommends DENIAL.

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). Staff recommends DENIAL.

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 104,000 SQUARE-FOOT SHOPPING CENTER 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.

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). Staff recommends APPROVAL.

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. Staff recommends APPROVAL.

61. **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.

62. **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.

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

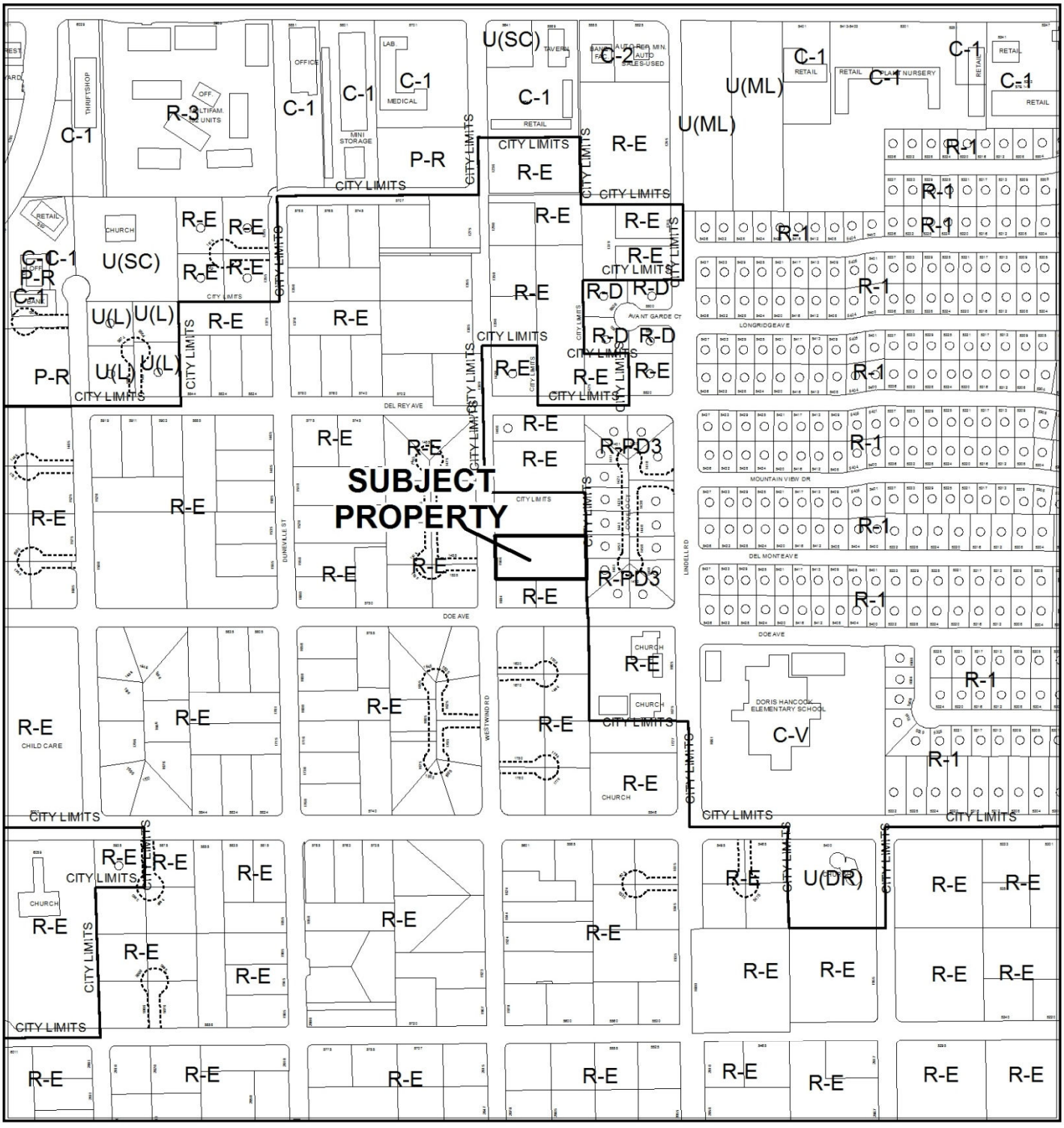
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

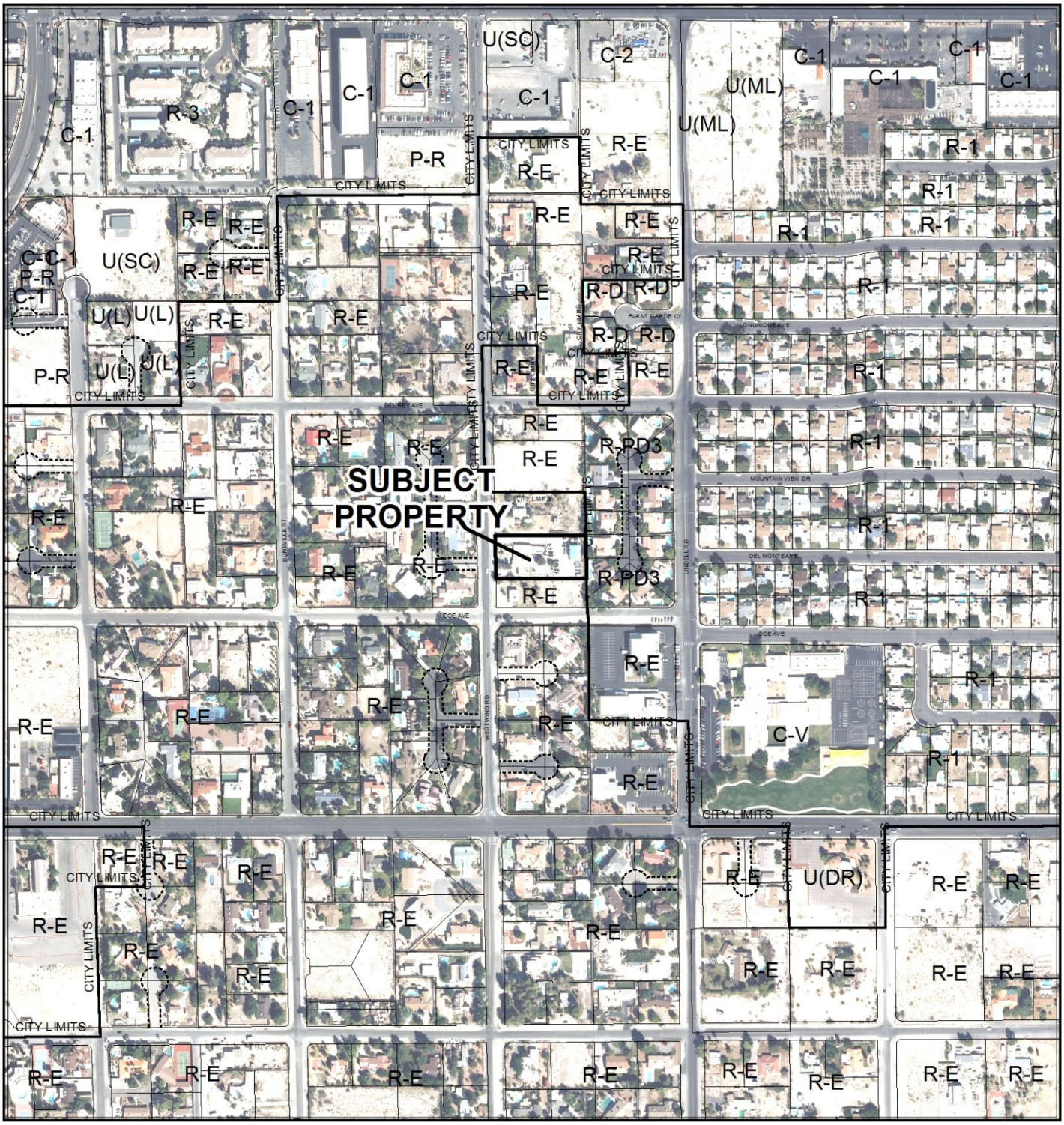
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-48758

0 400 800 Feet

N



CASE: ANX-48758

0 400 800
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-48758	Staff recommends APPROVAL.	

** CONDITIONS **

ANX-48758 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Clark County Special Use Permit (UC-0612-10) and all subsequent amendments shall be required, if approved.

YK

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to annex one parcel of land located at 1566 Westwind Road containing approximately .96 acres (APN 163-01-204-015). The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

ISSUES

- This property is an approved Church/House of Worship in Clark County with conditions to be completed by September 16, 2014.

BACKGROUND INFORMATION

Related Relevant Actions by P&D, Fire, Bldg., etc	
12/03/08	The Las Vegas City Council adopted an Inter-local Agreement with Clark County regarding the annexation process to be used.
03/16/11	The Clark County Commission approved a Special Use Permit (UC-0612-10) for a Church/House of Worship at 1566 Westwind Road.
05/16/12	The Clark County Commission approved an Extension of Time (ET-0036-12) of a previously approved Special Use Permit (UC-0612-10) for a Church/House of Worship at 1566 Westwind Road.
10/17/12	The Clark County Commission approved an Extension of Time (ET-0107-12) of a previously approved Special Use Permit (UC-0612-10) for a Church/House of Worship at 1566 Westwind Road. This was to extend the time for the wall to be installed to 09/16/14.

Most Recent Change of Ownership	
10/26/10	A deed was recorded for a change in ownership.

Field Check	
04/03/13	Staff visited the site and found a ranch-style home with a large accessory structure in the rear yard that exceeds the height of the home. There was lush landscaping along the north perimeter adjacent to a driveway to the rear of the property. The property appeared to be well maintained and was clean of trash, debris and weeds.

YK

Details of Application Request	
Site Area	
Net Acres	0.96

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	RN (Residential Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
North	Single Family, Detached	RN (Residential Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
South	Single Family, Detached Undeveloped	RN (Residential Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD3 (Residential Planned Development, 3 Units per Acre)
West	Single Family, Detached	RN (Residential Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The property currently has a Church/House of Worship use approved in Clark County and has a RN (Residential Neighborhood) land use designation with an R-E (Rural Estates Residential District) zoning designation from Clark County. If approved, the parcel will be assigned an equivalent City of Las Vegas land use designation of DR (Desert Rural Density Residential) and an R-E (Residential Estates) zoning category.

There are several conditions that shall be met by the applicant in order to exercise the Special Use Permit. All conditions shall be met by 09/16/14. If any of the conditions are not met by the deadline, than the property will remain a residential property. The conditions imposed by Clark County are as follows:

- Existing 1,229 square foot building in the rear of the property to either be demolished or not be used for any place of worship use;
- Install a solid six-foot tall wall around the property;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date (December 19, 2012) or it will expire;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Driveway approach must be paved to match existing pavement on the road;
- Have until September 16, 2014 to complete all required conditions.

If the applicant wishes to remain a Church/House of Worship after the existing Special Use Permit issued by Clark County expires, than the applicant will have to apply for a new Special Use Permit and meet the conditions imposed by the City of Las Vegas. These conditions may be more extensive than the ones issued by Clark County. If the property is developed further; appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

The property owner initiated the annexation process in order to connect to the sewer system. If annexed, the property will have to meet all Title 19 requirements for a Church/House of Worship property. Staff recommends approval, as the request meets minimum requirements for annexation into the city.

FINDINGS

In the event the annexation is approved, additional entitlements may be required for future development of the property upon development, appropriate right-of-way dedications, street improvements; connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required. As the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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

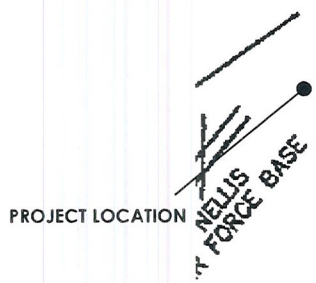
SCOPE OF WORK:

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

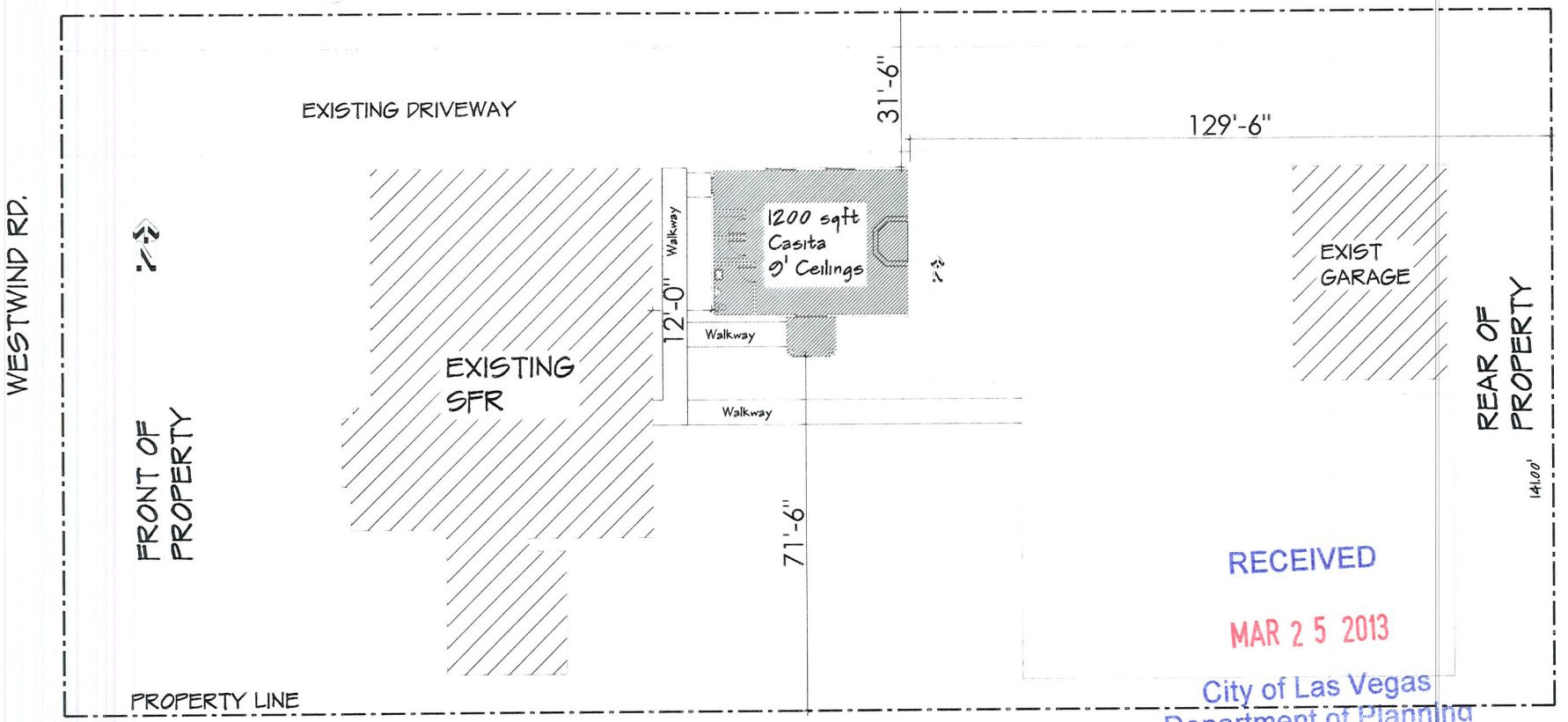
SHEET INDEX:

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

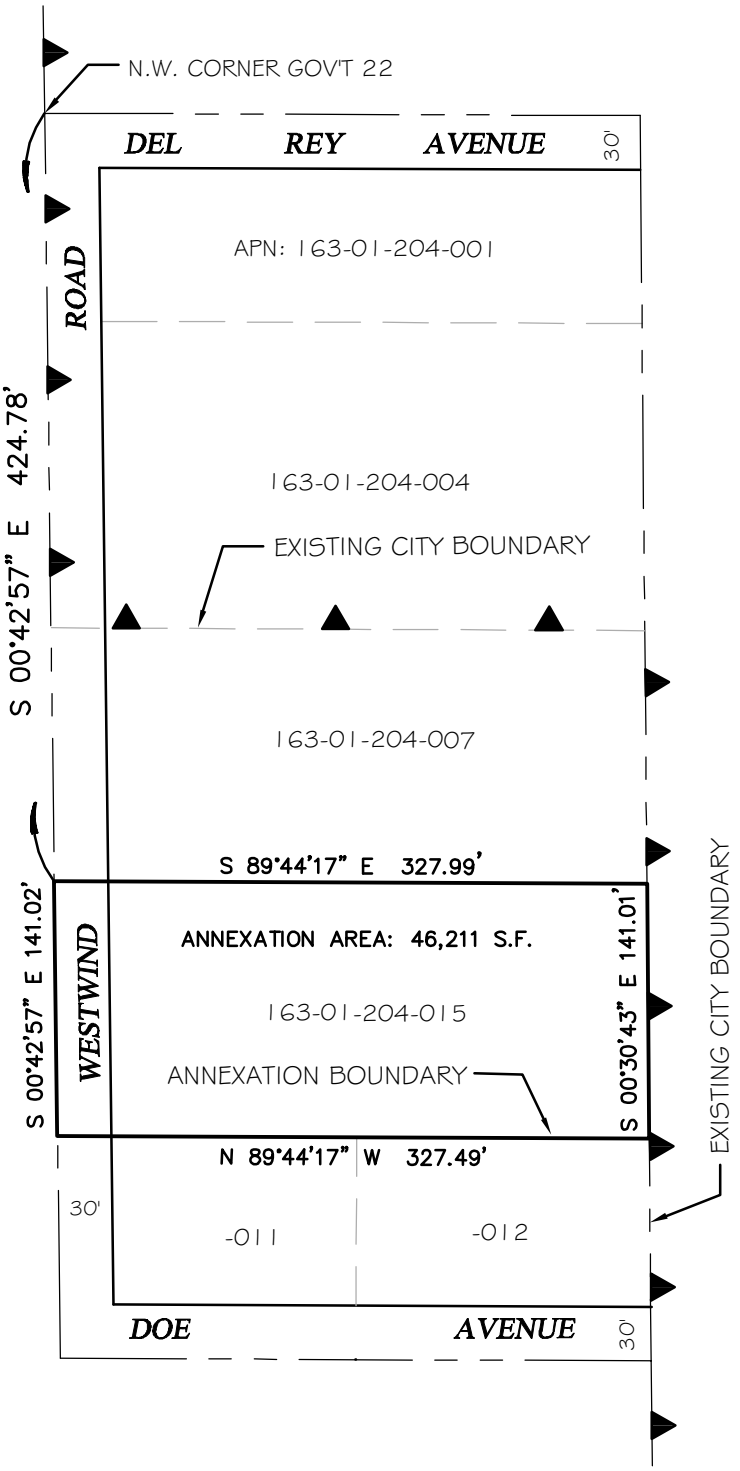
SITE & GENERAL INFO
BHODHIYANA RESIDENCE
1566 WESTWIND RD.
LAS VEGAS, NV
PARCEL #163-01-204-015 - PT GOV LOT 22 - R-E ZONING (CLV)

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)

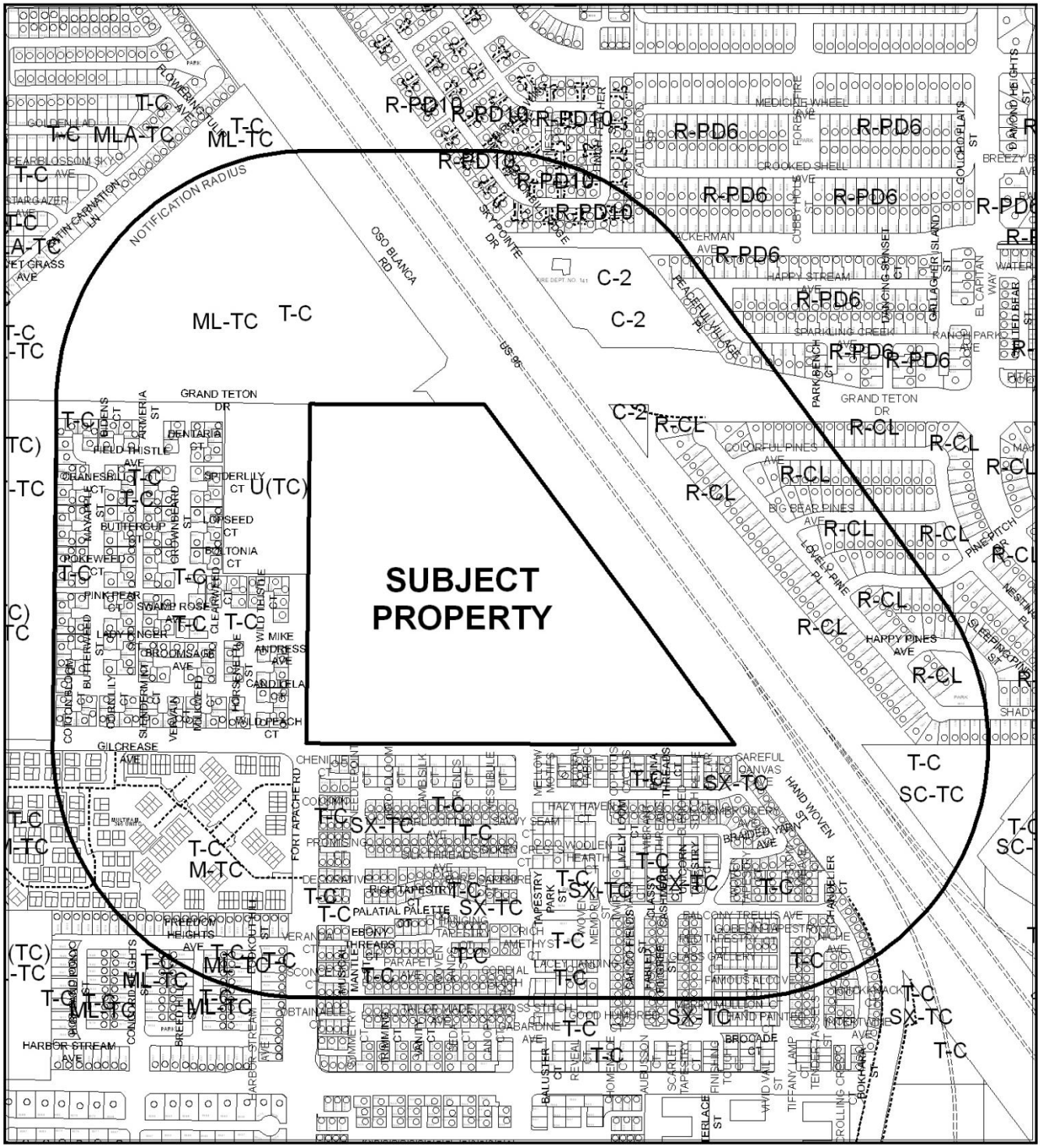
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

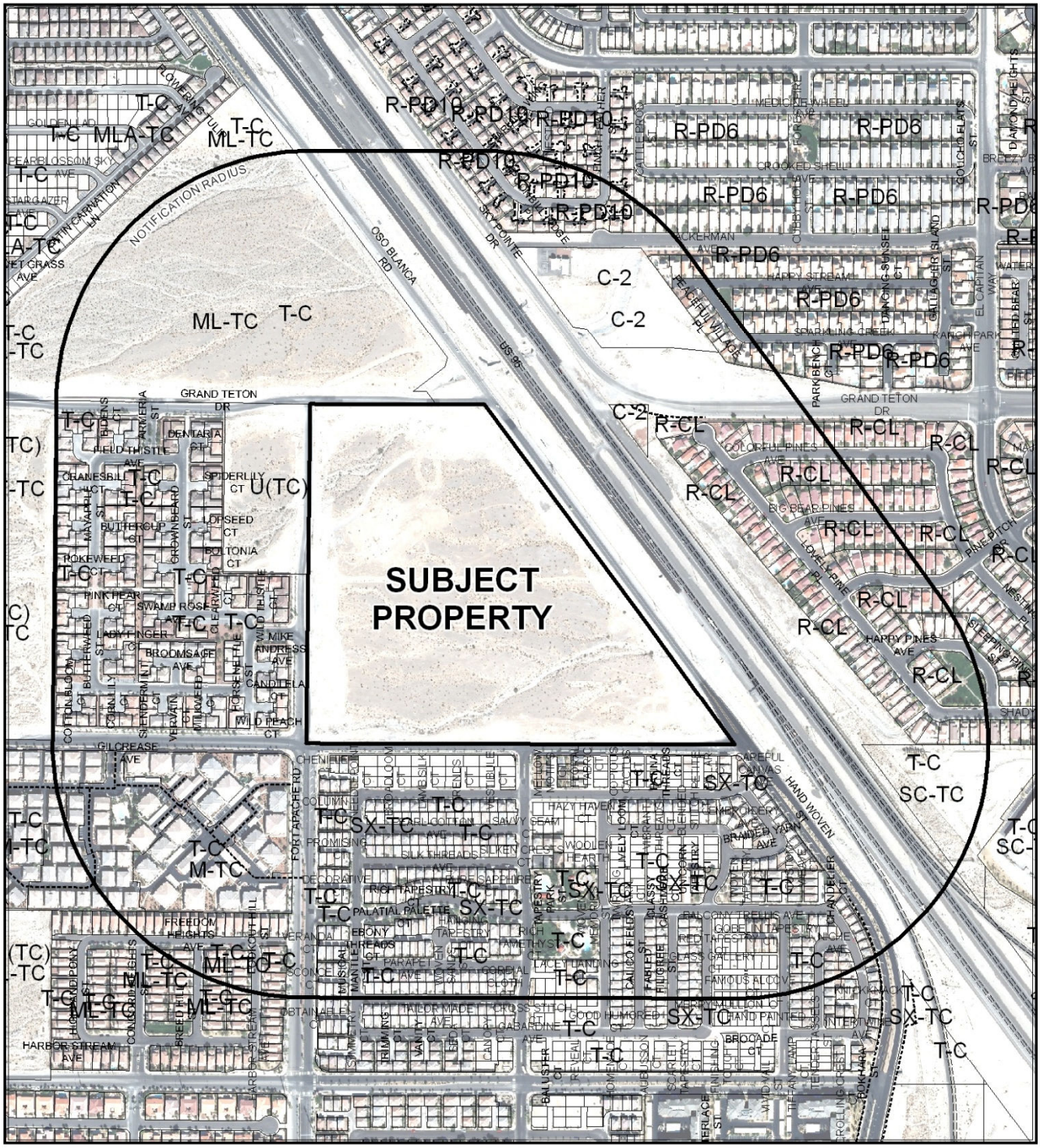
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



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]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-48473	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-48473 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-47017), except as modified herein.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas

Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. On the Final Map for this site, add a note to the sewer easement stating that "No trees or vegetation higher than 3 feet shall be allowed within the proposed public sewer easement.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, or the recordation of a Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed 207-lot single-family residential development on 36.70 acres. The Tentative Map illustrates a total of 207 lots ranging in size from 3,944 square feet up to 11,059 square feet. The lots access public neighborhood streets, which in turn access Gilcrease Avenue and Fort Apache Road.

The submitted Tentative Map is in conformance with the approved Site Development Plan Review (SDR-47017); therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The City Council approved Annexation (A-0003-64) of the site as part of a larger request.
11/07/01	The City Council approved the Town Center Development Standards Manual via Bill No. 2001-100. The Planning Commission and staff recommended approval.
04/03/13	The City Council approved Major Modification (MOD-47016) of the Town Center Land Use Plan to Amend the Special Land Use Designation from: EC-TC (Employment Center Mixed Use – Town Center) to: ML-TC (Medium-Low Density Residential – Town Center) and a Site Development Plan Review (SDR-47017) for a 293-lot residential subdivision on the northeast corner of Fort Apache Road and Grand Teton Drive. The Planning Commission recommended approval. Staff recommended approval of the Major Modification and denial of the Site Development Plan Review.

Most Recent Change of Ownership	
05/02/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits on file at this time.

Pre-Application Meeting	
02/13/13	Staff met with the applicant and reviewed the requirements for a Tentative Map application. It was noted that the Tentative Map would not be scheduled on an agenda until the related Major Modification and Site Development Plan Review applications were approved by City Council.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
04/03/13	Staff visited the site and found an undeveloped parcel with desert vegetation on it. The site was free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	36.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
North	Undeveloped	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
South	Single Family, Detached	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Freeway	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way
West	Single Family, Detached	ML-TC (Medium-Low Residential – Town Center)	T-C (Town Center)
	Undeveloped	PF-TC (Public Facilities – Town Center)	

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is 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. A previous Site Development Plan Review (SDR-47017) entitled this property for a 207-lot residential development with Waivers of the Town Center Single-Family Residential Street Standards to allow a four-foot amenity zone and a four-foot sidewalk, where a six and one-half foot amenity zone and a five-foot sidewalk are required.

The perimeter walls for the project adhere to Town Center standards and are six-foot to eight-foot in height consisting of decorative block, split face, flute, brick, sump, stone and wrought iron. Interior residential walls are masonry and/or wrought iron and are 6' in height. These are also to Town Center Development Standards.

Although the Connectivity Ratio is not required for projects in Town Center, this project exceeds the minimum 1.3 ratio required for projects in other parts of the city. The development has 24 internal street links, 16 internal intersection nodes and one cul-de-sac terminus for a total Connectivity Ratio of 1.4.

The project is required to have a minimum of 2.57 acres of open space throughout the project. The project exceeds this amount with a total of 3.13 acres of open space. The open space is scattered throughout the site on 18 common lots. One of the common lots is large enough to have active open space. It is .62 acres in size and located in the north central portion of the project. Smaller common lots are evenly distributed around the remaining portions of the development.

The submitted Tentative Map conforms to the approved Site Development Plan Review; therefore, staff recommends approval.

FINDINGS (TMP-48473)

- **General information**

  The proposed Tentative Map is for a 207-lot residential subdivision that is in conformance with the approved Site Development Plan Reviews (SDR-47017). A recent Major Modification (MOD-47016) was approved changing the Special land Use designation of the subject site to ML-TC (Medium-Low Density Residential – Town Center). The residential lots range from 3,944 square feet up to 11,059 square feet with the average lot size being approximately 7,501 square feet in size.

- **Cross Section**

  Cross sections show a 207-lot project which does not exceed more than 2.6% grade.

- **Trails**

  There is a Multi-Transportation Trail along Fort Apache that is located on the west side of the street and thus does not impact this project. There is also a Town Center Collector Trail along Gilcrease Avenue. This trail is developed per Town Center Standards as part of the streetscape improvements.

- **Special Conditions of Approval (SDR-47017)**

  All development shall be in conformance with the site and landscape plans date stamped 03/20/13, and building elevations, date stamped 12/20/12, except as amended by conditions herein.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 100

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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:	

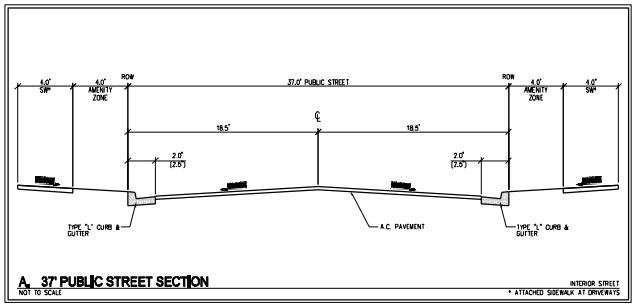
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

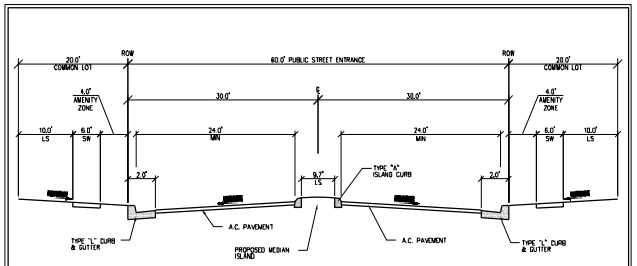
f:\depot\Application Packet\Application Form.pdf

D·R·HORTON

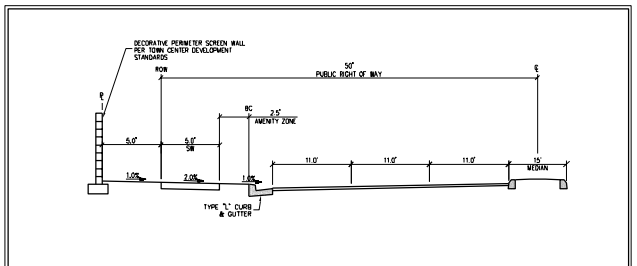
TENTATIVE MAP
FOR
OSO BLANCA & GRAND TETON
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.
APN 125-17-101-001



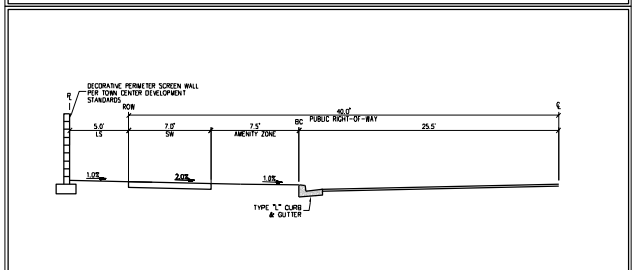
A. 37' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



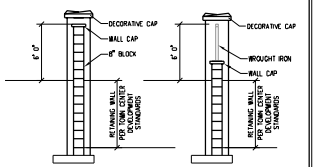
B. 100' PUBLIC ENTRY STREET SECTION
NOT TO SCALE — INTERIOR STREET
PER TOWN CENTER SUBDIVISION ENTRY



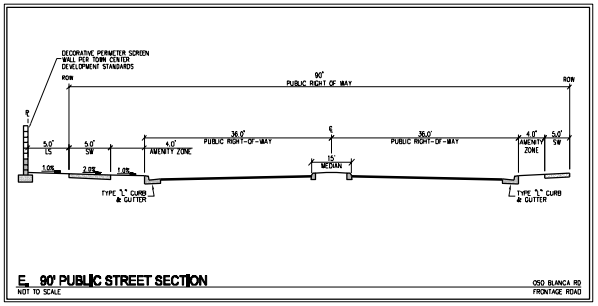
C. 100' PUBLIC STREET SECTION
NOT TO SCALE — FT. APACHE
PER TOWN CENTER PRIMARY ARTERIAL



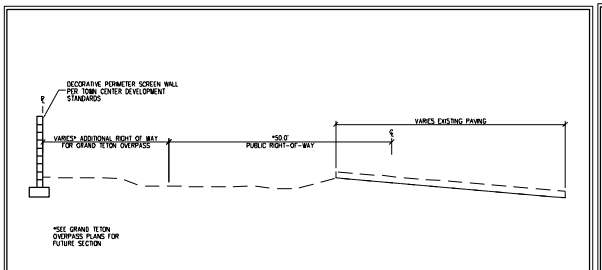
D. 80' PUBLIC STREET SECTION
NOT TO SCALE — GLORIEASE
PER TOWN CENTER RESIDENTIAL COLLECTOR



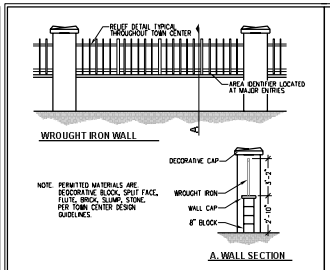
RESIDENTIAL AREA MASONRY WALLS W/ RETAINING
NOT TO SCALE



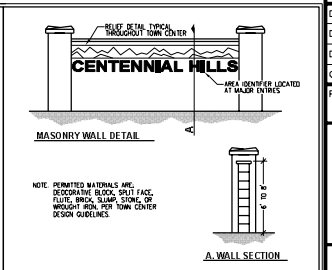
E. 90' PUBLIC STREET SECTION
NOT TO SCALE — OSO BLANCA RD
FRONTAGE ROAD



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

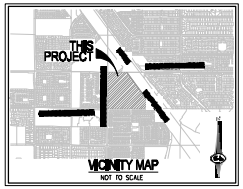
CONNECTIVITY

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				

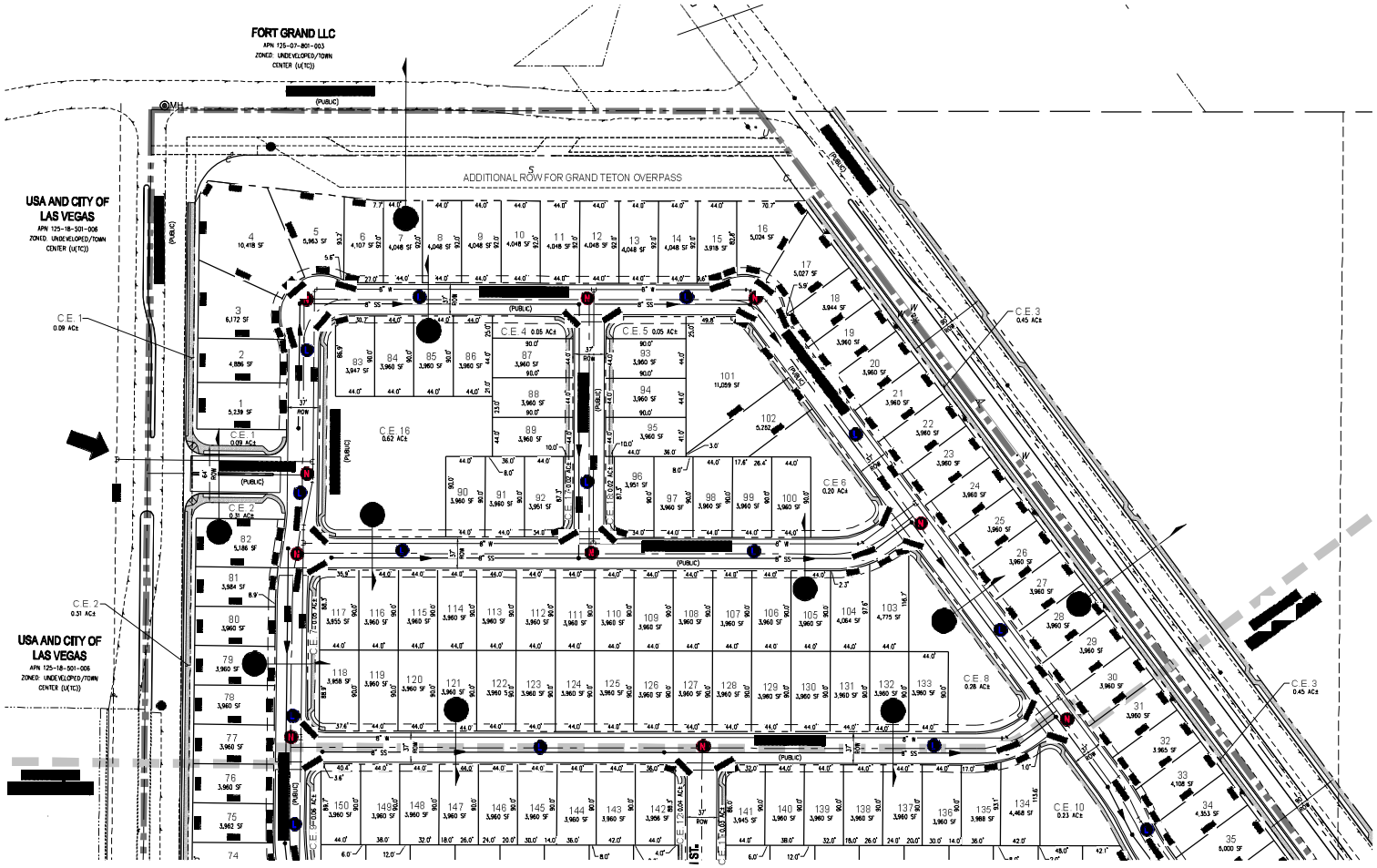
D·R·HORTON
OSO BLANCA & GRAND TETON
TENTATIVE MAP

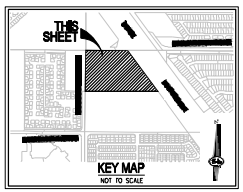
DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

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

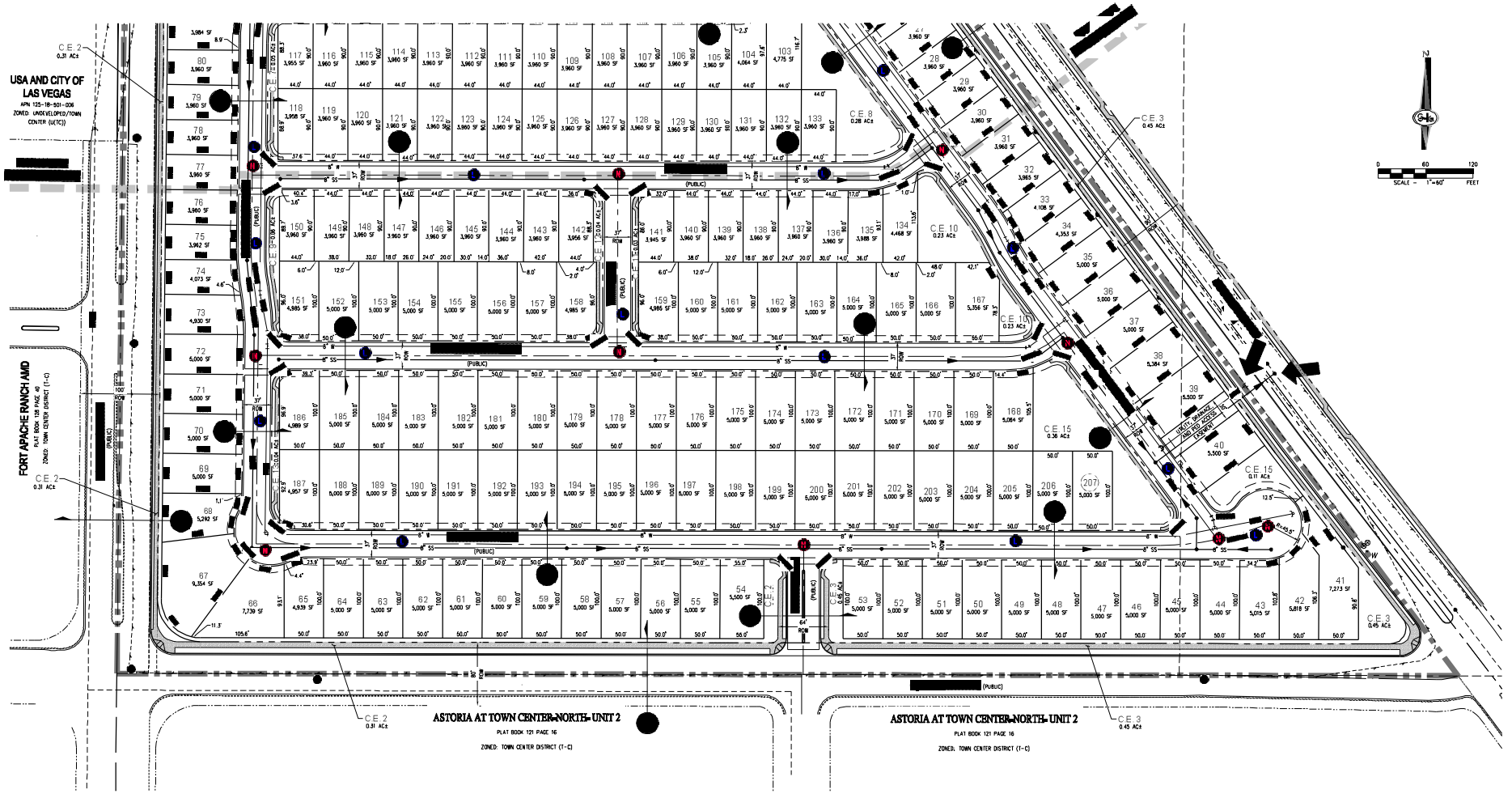
S17 T19 R60

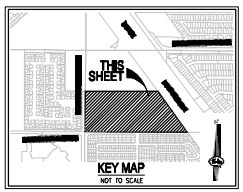
DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

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

TM-2
SHEET 2 OF 4

RECEIVED 03/21/13
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

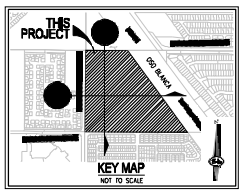
DATE: 3/21/13
DRAFTER: SS
DESIGNER: EB
CHECKED: DJP
PROJECT NO.
DRH1225-000

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

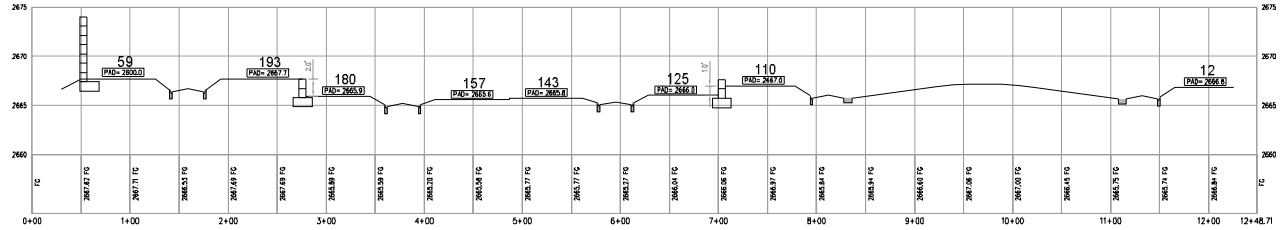
TM-3
SHEET 3 OF 4

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

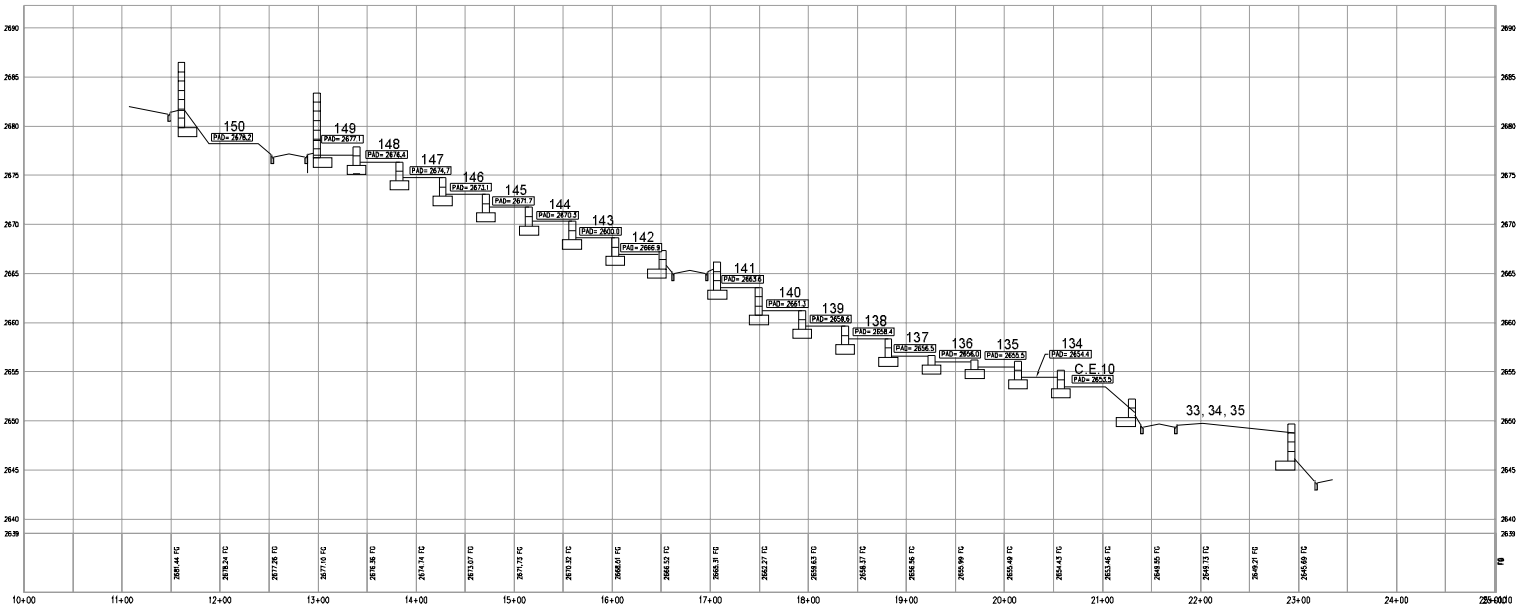
RECEIVED 03/21/13
TMP-48473 REVISED



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)

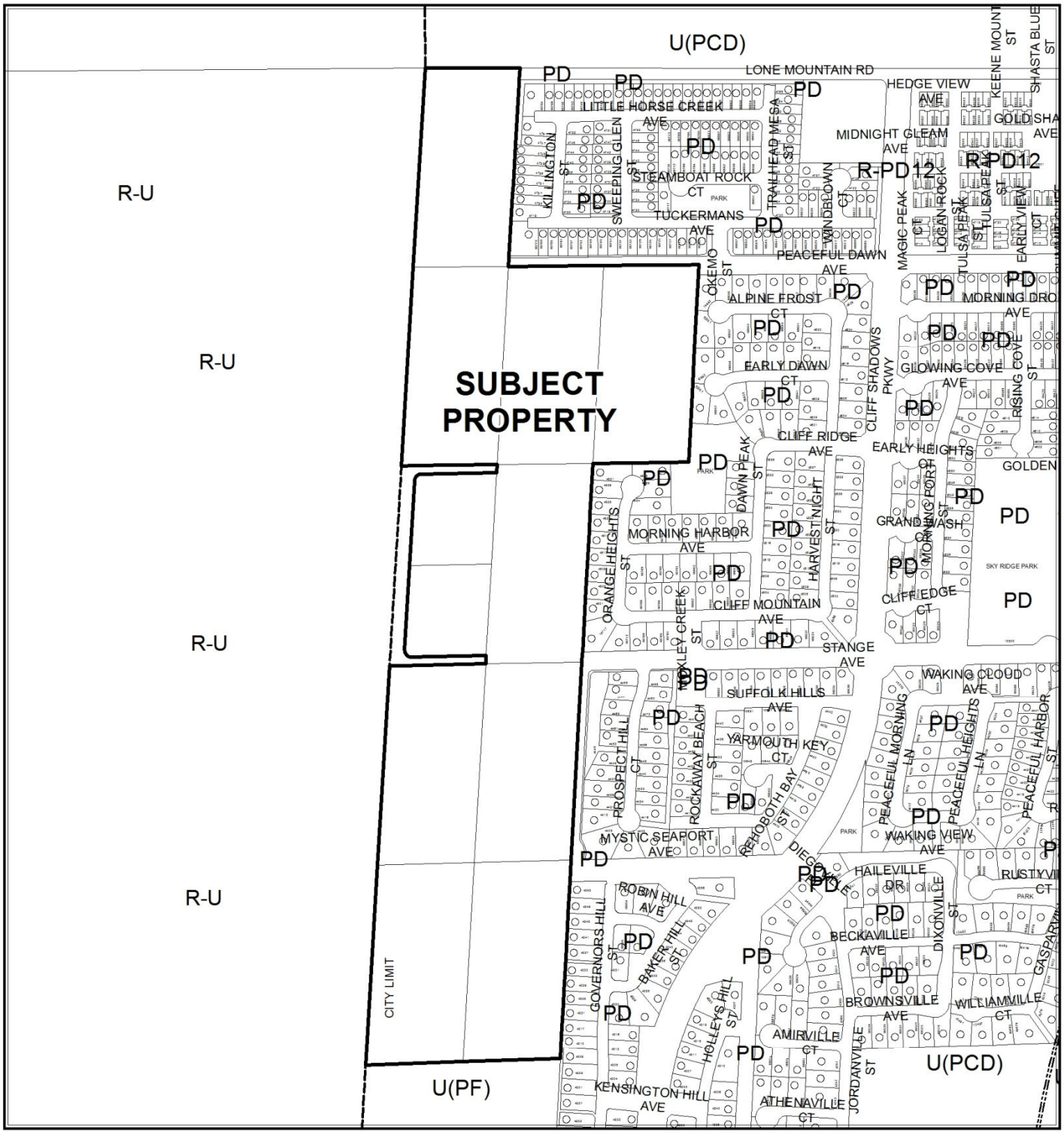
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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

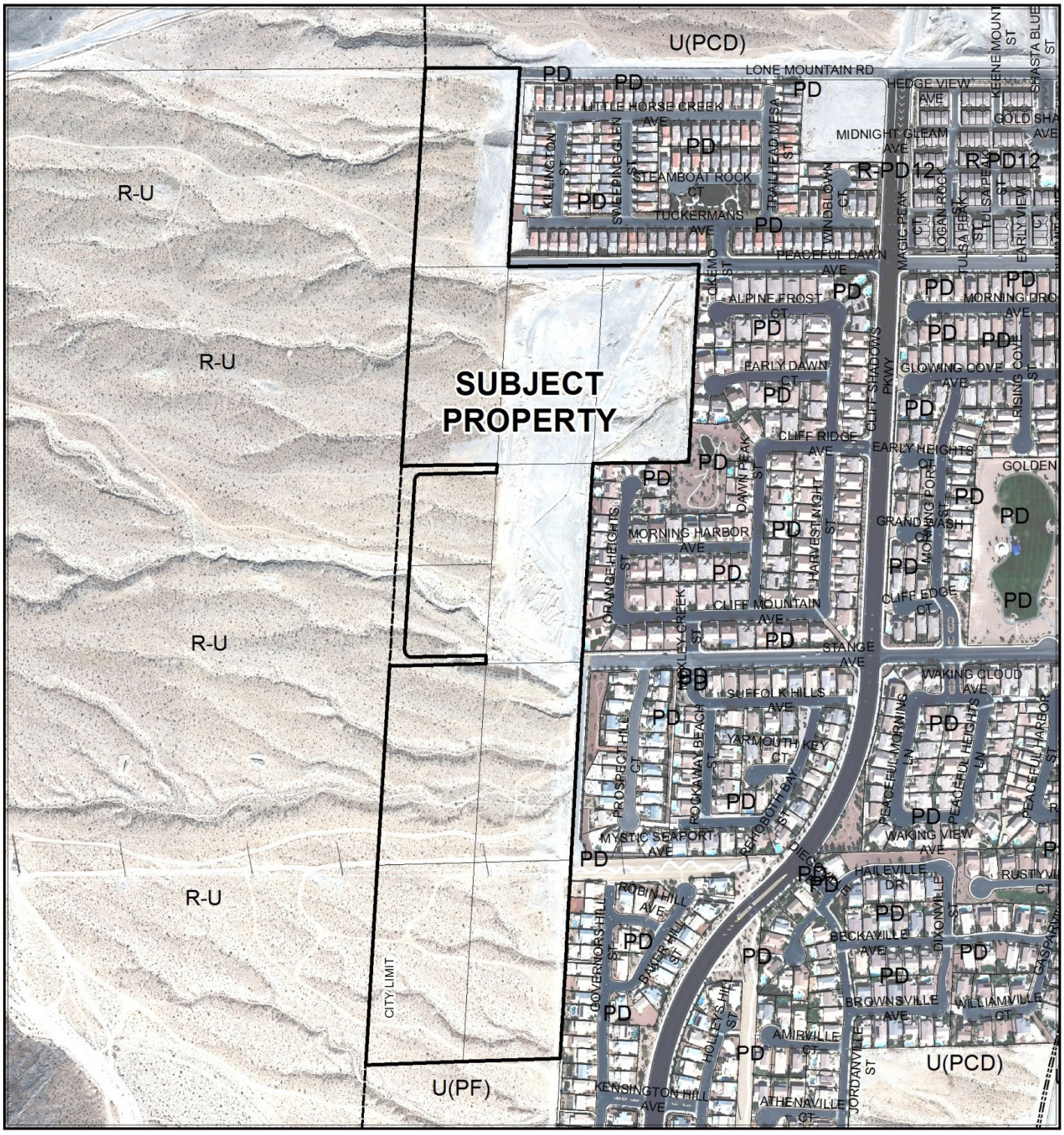


CASE: TMP-48840

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]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-48840	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-48840 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-47610), except as modified herein.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas

Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate 40 feet of right-of-way adjacent to this site for Lone Mountain Road, 25.5 feet for Kersee Street and the right-of-way necessary for cul-de-sac termini on the Final Map for this site. Termini for Peaceful Dawn Avenue and Stange shall meet current City Standards and the Termini for Kersee Street shall meet the Approval of the City Engineer. Grant a continuous Multi-Use Non-Equestrian Trail Easement to be privately maintained for the trail proposed through this site. Maintain perpetual unimpeded access to this trail, unless specific direction to the contrary is issue by the City Council on the Final Map for this site.

7. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association. Notes clarifying who is responsible for these public easements shall be on the Final Map for this site.

8. A Petition for Vacation such as VAC-47611 shall record prior to the recordation of a Final Map for this site which includes the areas requested for Vacation.

9. On the Final Map for this site, add a note to the sewer easement stating that "No trees or vegetation higher than 3 feet shall be allowed within any Public Sewer Easement."

10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings.

11. The proposed terminus configuration of Kersee Street is hereby approved as a deviation from standards as shown on the approved Tentative Map. Any further deviations not shown on this Tentative Map will require separate approval from the City Engineer.

12. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained". All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

14. Site development to comply with all applicable conditions of approval for SDR-47610 and all other applicable site-related actions.

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed 322-lot single-family residential development on 53.5 acres. The Tentative Map illustrates a total of 322 lots ranging in size from 3,198 square feet up to 11,158 square feet. The lots access private neighborhood streets, which in turn access Peaceful Dawn Avenue and Stange Avenue, both public roadways.

The submitted Tentative Map is in conformance with the approved Site Development Plan Review (SDR-47610); therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.

03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308-lot single family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
02/14/08	The Planning Commission denied a request for a Site Development Plan Review (SDR-25487) for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single family residential development with a 296-unit multi-family residential development and a Major Modification to the Lone Mountain West Master Plan (MOD-25974) to amend the land use designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and to amend tables one (1) through five (5) of the master development plan. The City Council abeyed this item on 3/19/08 and 04/02/08 to 05/07/08. Staff recommended denial of these items.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
04/10/08	An Administrative Extension of Time (EOT-26581) review for an approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue is scheduled.
04/24/08	The Planning Commission approved a Tentative Map (TMP-27083) for a 308-lot single family residential subdivision on 38.6 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.

05/14/09	An Administrative Extension of Time (EOT-33792) of an approved Vacation (VAC-12067) to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway was approved.
05/28/09	An Administrative Extension of Time (EOT-34187) of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road was approved. This expired 03/22/10 without being exercised.
04/03/13	The City Council approved MOD-47606, ZON-47605, VAR-47606, VAR-47609, VAC-47611 and SDR-47610 for a 322-lot single family residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission and staff recommended approval of MOD-47606, ZON-47605 and VAC-47611 and denial of VAR-47606, VAR-47609 and SDR-47610.

Most Recent Change of Ownership	
12/30/11 and 09/14/12	Deeds were recorded for changes in ownership on all parcels.

Related Building Permits/Business Licenses
No relevant building permits or business licenses have been issued for the site.

Pre-Application Meeting	
02/14/13	Staff met with the applicant and informed them that a Tentative Map could not be placed on an agenda until the required Site Development Plan Review (SDR-47610) was approved by City Council. There were no outstanding issues discussed at this time.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	Staff visited the site and found undeveloped raw desert that was clean and generally free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	53.5

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
South	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PF (Public Facilities)]
East	Undeveloped, Single Family Homes	L (Low Density Residential) and ML (Medium-Low Density Residential)	U (Undeveloped) [PCD (Planned Community Development)] and PD (Planned Development)
West	Undeveloped	Clark County – R-C (Resource Conservation)	Clark County – R-U (Rural Open Land)

Master Plan Areas	***Compliance***
Lone Mountain West	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

The proposed tentative map correlates to the 322-lot single family residential subdivision that was approved by Site Development Plan Review (SDR-47610). The tentative map depicts lots ranging in size from 3,198 square feet up to 11,158 square feet with an overall density of approximately 5.65 dwelling units per acre.

The Fire Department offered the following comments: "Code Compliant access is required in accordance with Fire Code, specifically on Black Glacier Ridge Street, and Stange Ave into Eagle Nest St. Streets shall be no less than 36' curb to curb unless Fire Sprinklers are installed in all impacted homes per IFC 503.2.1.1. Any turn-around locations shall be in accordance with Fire Code minimum requirements for emergency vehicles. Hydrants and similar fire protection shall be installed in accordance with the fire code and Uniform design standards."

The Clark County School District notes that both Conners Elementary School and Centennial High School are both over-capacity for the 2012-2013 school year and there are no schools planned in the area.

FINDINGS (TMP-48840)

- **General information**

  The proposed Tentative Map is for a 322-lot residential subdivision located in the Lone Mountain West Plan and is in conformance with the approved Site Development Plan Reviews (SDR-47610). A recent Major Modification (MOD-47606) was approved changing the Special land Use designation of the subject site from MFM (Multi-Family Medium Residential) to L (Low Density Residential). The residential lots range from 3,198 square feet up to 11,158 square feet with the average lot size being approximately 7,178 square feet in size.

- **Cross Section**

  Cross sections show a 322-lot project that does not exceed more than 8% grade. Since this site is within the Lone Mountain West area, the codes within the plan govern retaining wall heights. The submitted east/west cross sections depict maximum natural grade between 6% and 8% across this site. Per section 3.6 of the Lone Mountain West plan, all development is allowed a maximum 3-foot retaining wall. A 3-foot retaining wall is proposed along the west side.

  The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per section 3.6 of the Lone Mountain West plan, all development is allowed a maximum 3.5-foot retaining wall. A 3-foot retaining wall is proposed along the west side. There are several 3-foot retaining walls proposed throughout the north/south cross sections.

- **Trails**

  There is a Multi-Transportation Trail planned adjacent to the west side of the project. This required Multi-Use Transportation Trail shall be developed to the specifications detailed in the Transportation Trails Element of the Las Vegas 2020 Master Plan.

- **Special Conditions of Approval (SDR-47610)**

  All development shall be in conformance with the site and landscape plans date stamped 03/19/13, except as amended by conditions herein. Specifically, the standards for this development shall include a minimum lot size of 3 193 square feet and Building height shall not exceed two stories or 35 feet whichever is less.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

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

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:	C. GMA

*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
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

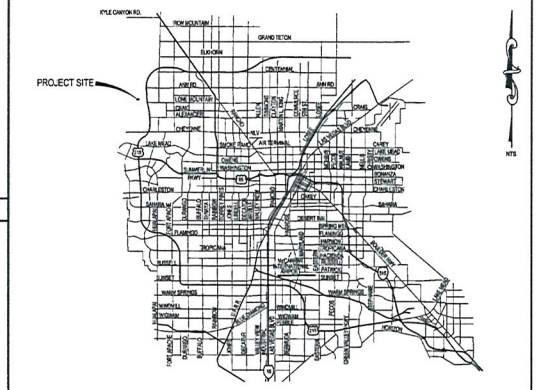
BENCHMARK

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

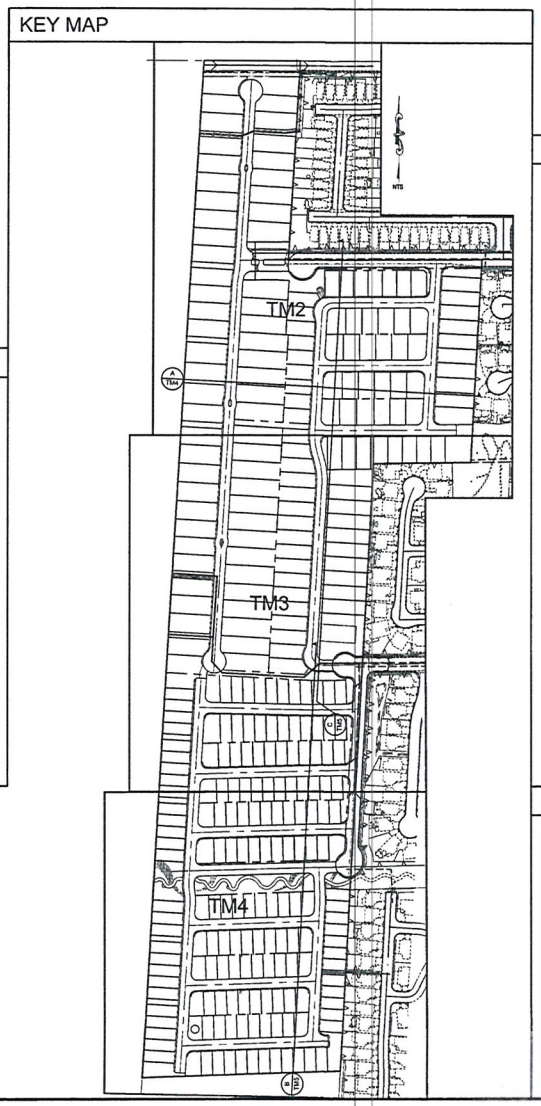
DEVELOPER

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
DG	DESIGN GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RW	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	STLT	STREETLIGHT
EX	EXISTING	SNWA	SOUTHERN NEVADA WATER AUTHORITY
FF	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SVZ	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GFF	GARAGE FINISH FLOOR	TF	TOP OF FOOTING
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

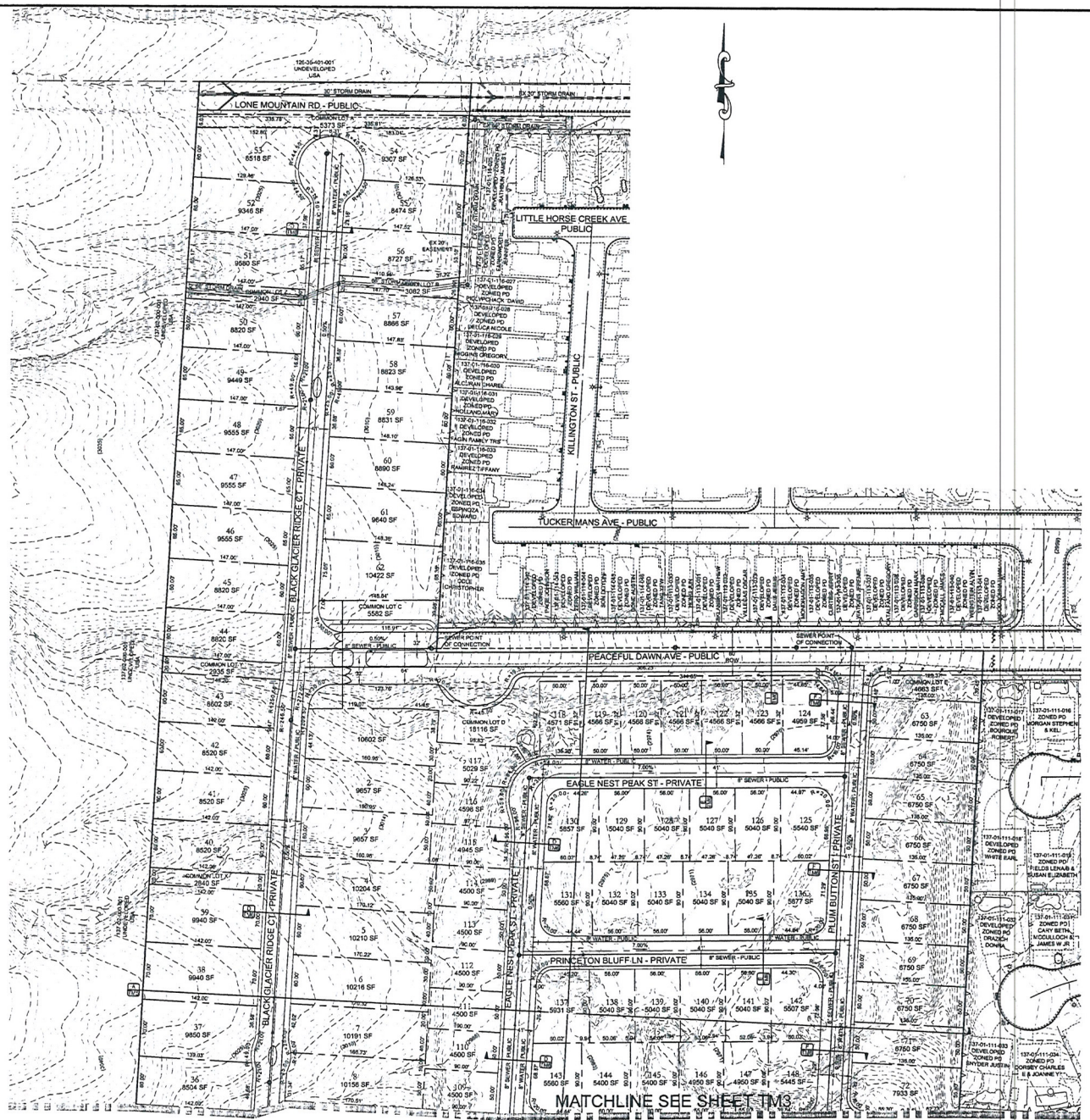
ROBERT D CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15729
STATE OF NEVADA
ENGINEER'S SEAL

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



Call Before You Dig
CALL
1-800-227-2600
1-800-455-7544

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

SCALE

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

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10"). LVVWD IS THE PURVEYOR.

SEWER - NEAREAST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD. CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

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

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

ASTORIA RESIDENTIAL
10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NEVADA 89144
(702) 853-5329 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

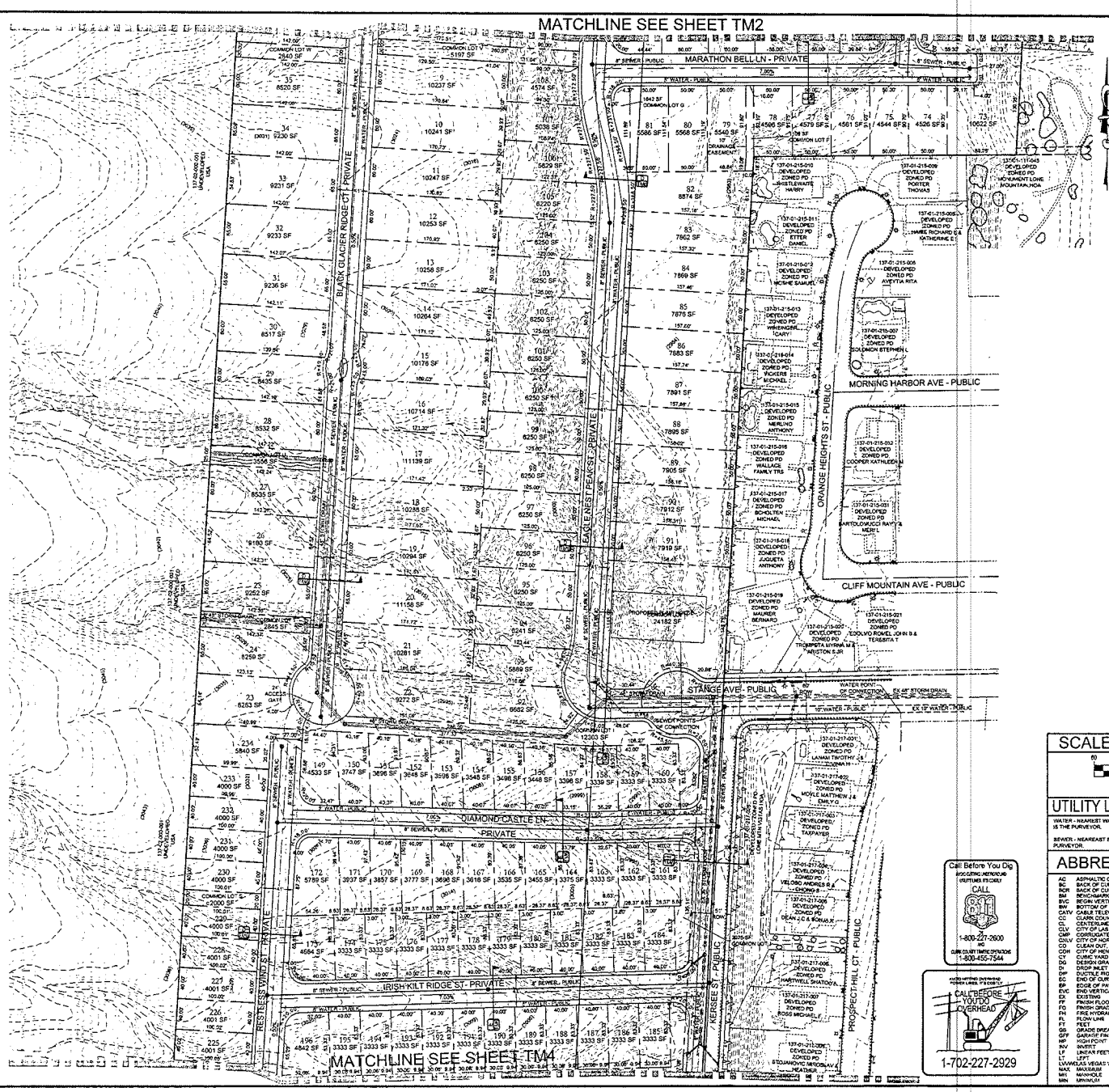
TENTATIVE MAP

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



RECEIVED

MAR 20 2013

SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10"). LVVWD IS THE PURVEYOR.

SEWER - NEAREAST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

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

Call Before You Dig
REGULATING METROPOLITAN UTILITIES PROCEDURE
CALL
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

AUTO MITTING OPERATING POWER LINES, IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

NO.	DESCRIPTION	BY	DATE	APPR.

REVISIONS

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

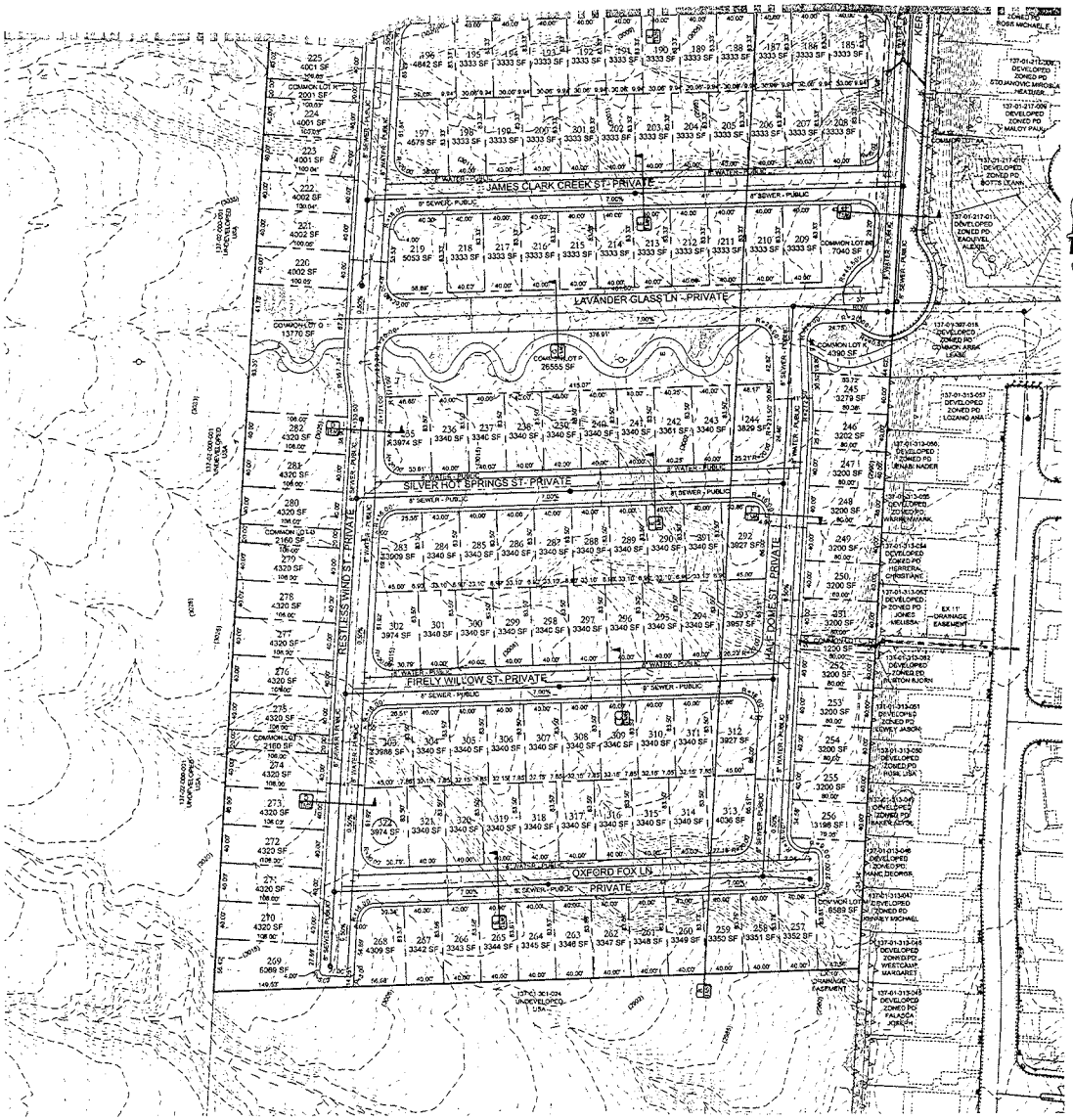
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
3/14/13
ENGINEER'S SEAL

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



RECEIVED

MAR 26 2013

SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10") LVVWD IS THE PURVEYOR.

SEWER - NEAREAST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD. CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

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

Call Before You Dig
ASSOCIATED MICROFILMED UTILITIES FLEXIBLE
CALL
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

ASTORIA RESIDENTIAL
10595 PARK RIDGE SUITE 200
LAS VEGAS, NEVADA 89144
(702) 853-6300 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

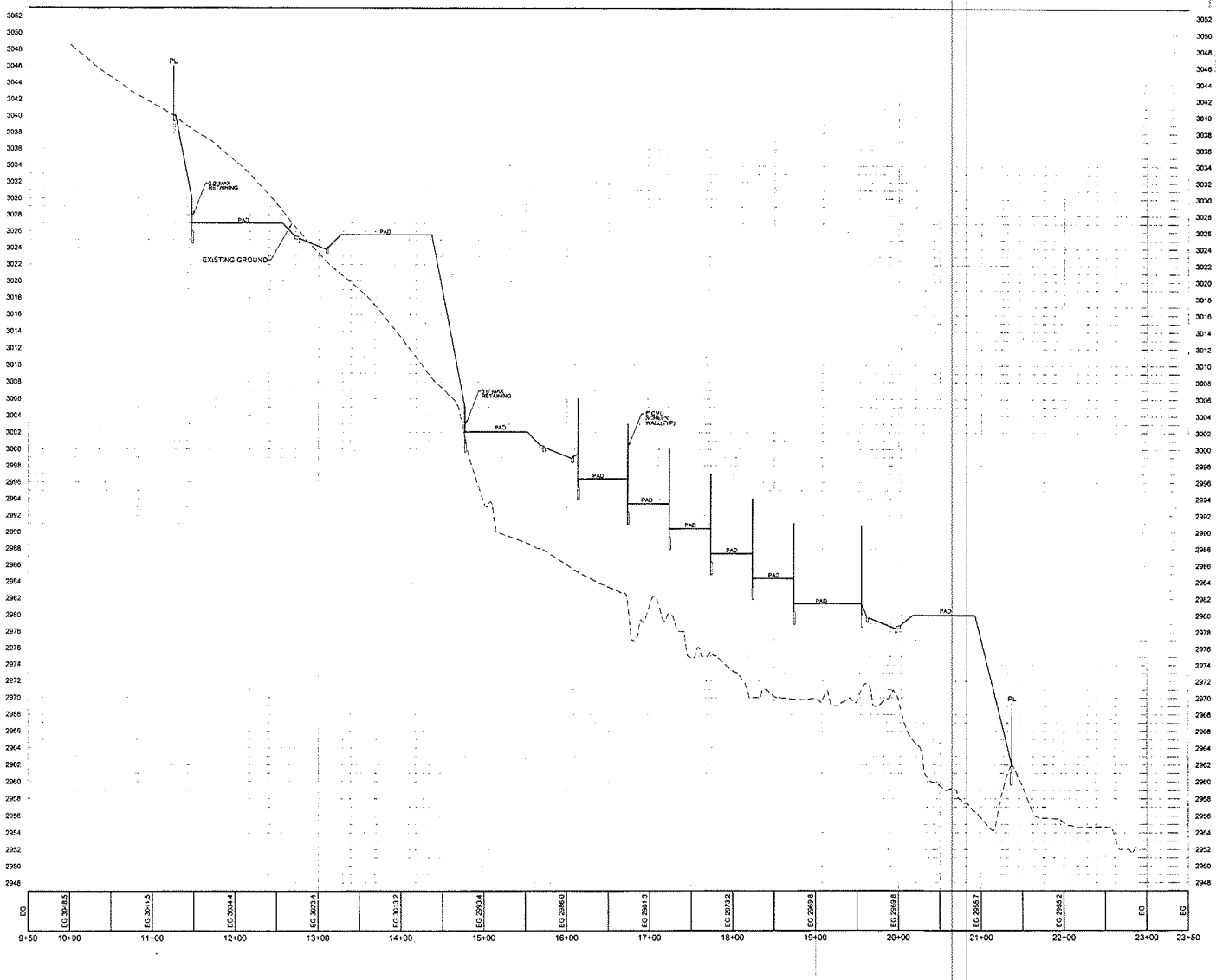
ROBERT D. CUNNINGHAM
Exp. 12-31-13
CIVIL
NO. 15726
3/14/13
ENGINEER'S SEAL

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

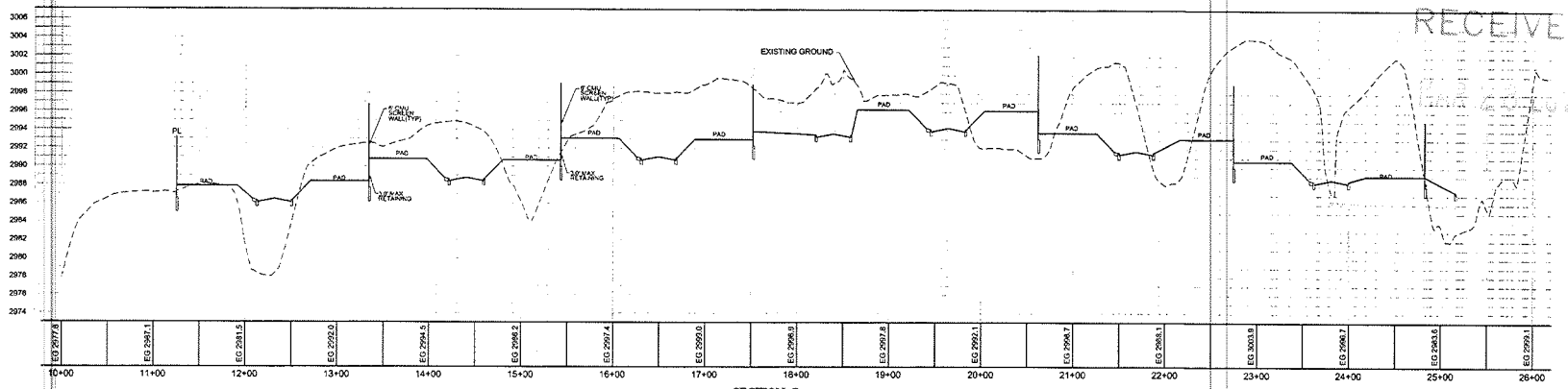
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
ENGINEER'S SEAL
3/14/13

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

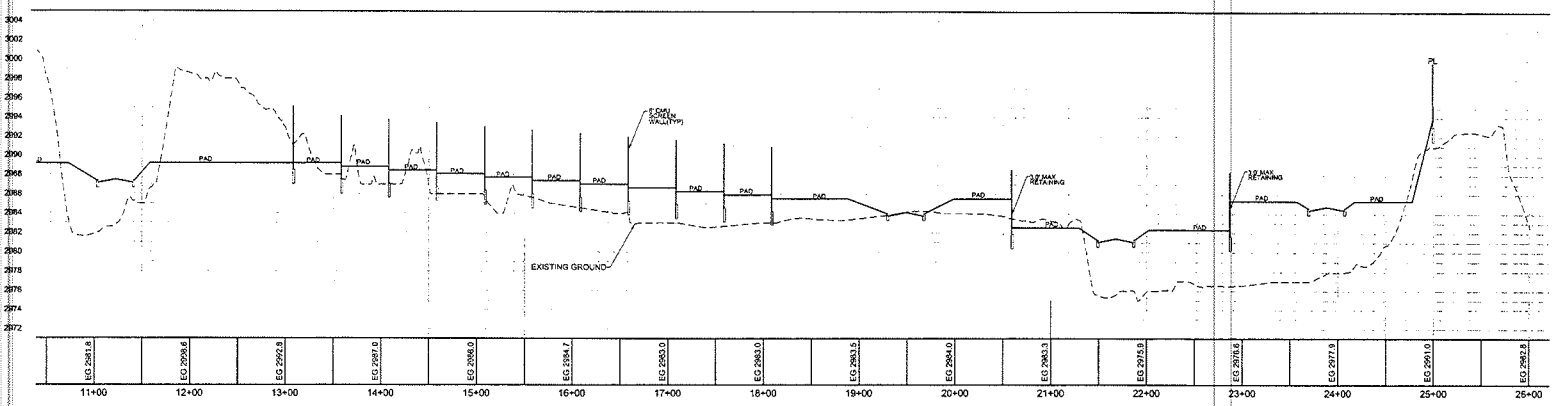
FILE NAME: TM.DWG

TMP-48840

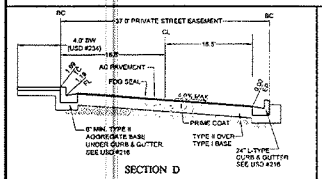
RECEIVED



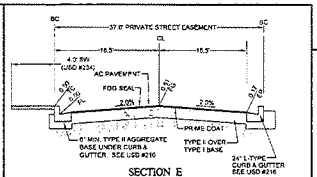
SECTION B
NORTH TO SOUTH CROSS SECTION (SOUTH HALF OF SITE)
H SCALE: 1"=60'
V SCALE: 1"=6'



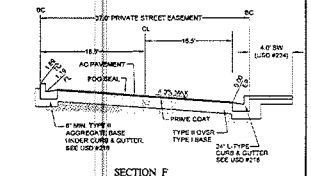
SECTION C
NORTH TO SOUTH CROSS SECTION (NORTH HALF OF SITE)
H SCALE: 1"=60'
V SCALE: 1"=6'



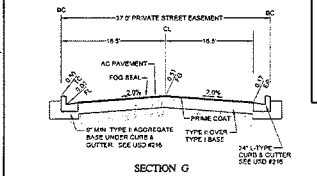
SECTION D
TYPICAL 41-FT WIDE PRIVATE DRIVE



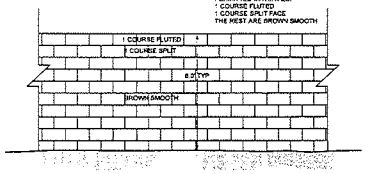
SECTION E
TYPICAL 41-FT WIDE PRIVATE DRIVE



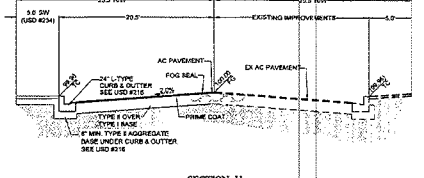
SECTION F
TYPICAL 41-FT WIDE PRIVATE DRIVE



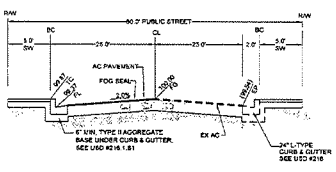
SECTION G
TYPICAL 37-FT WIDE PRIVATE DRIVE



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**

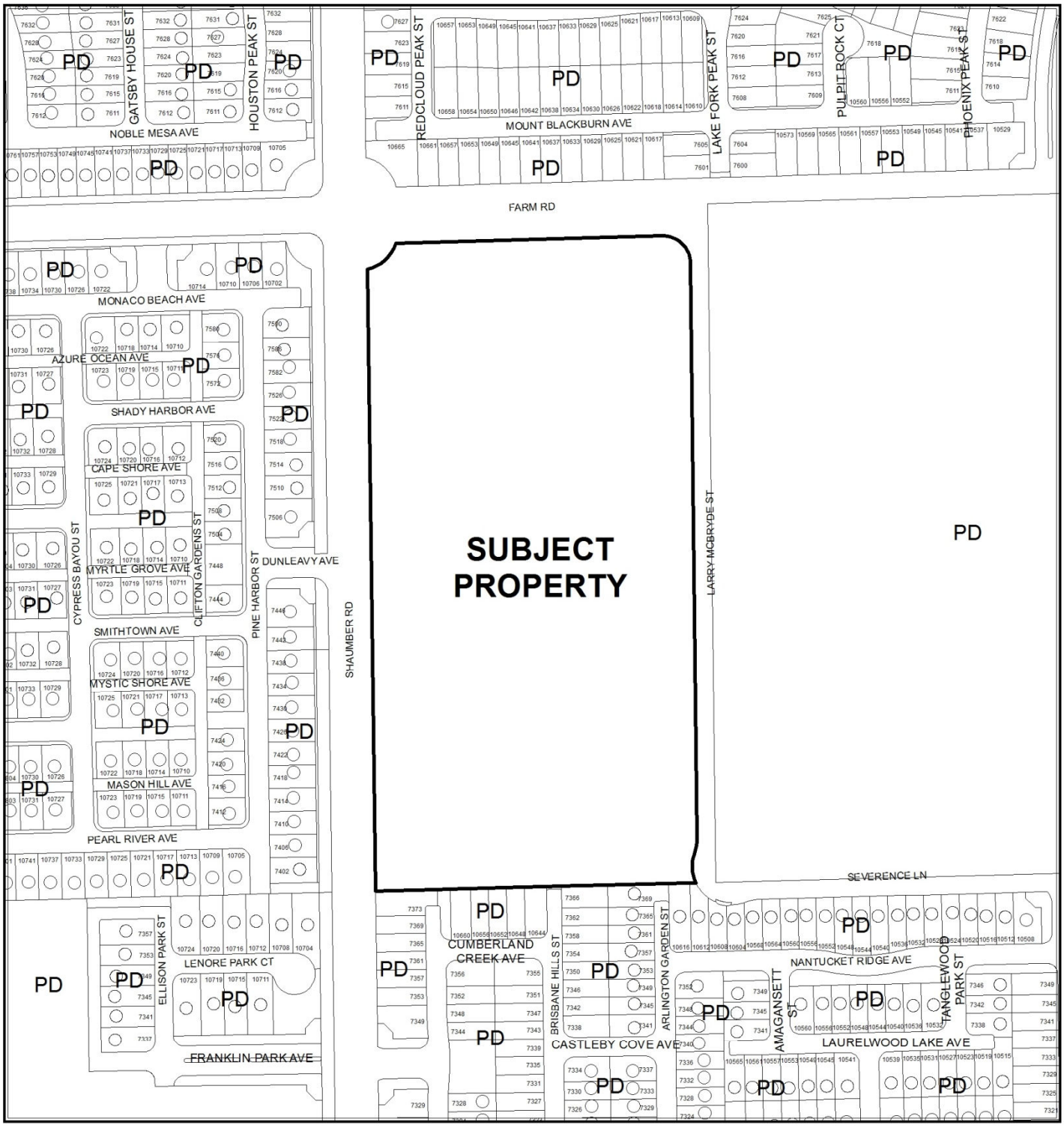
SUBJECT:
TMP-48877 - TENTATIVE MAP - FARM AND SHAUMBER - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST - For possible action on a request for a Tentative Map FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 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

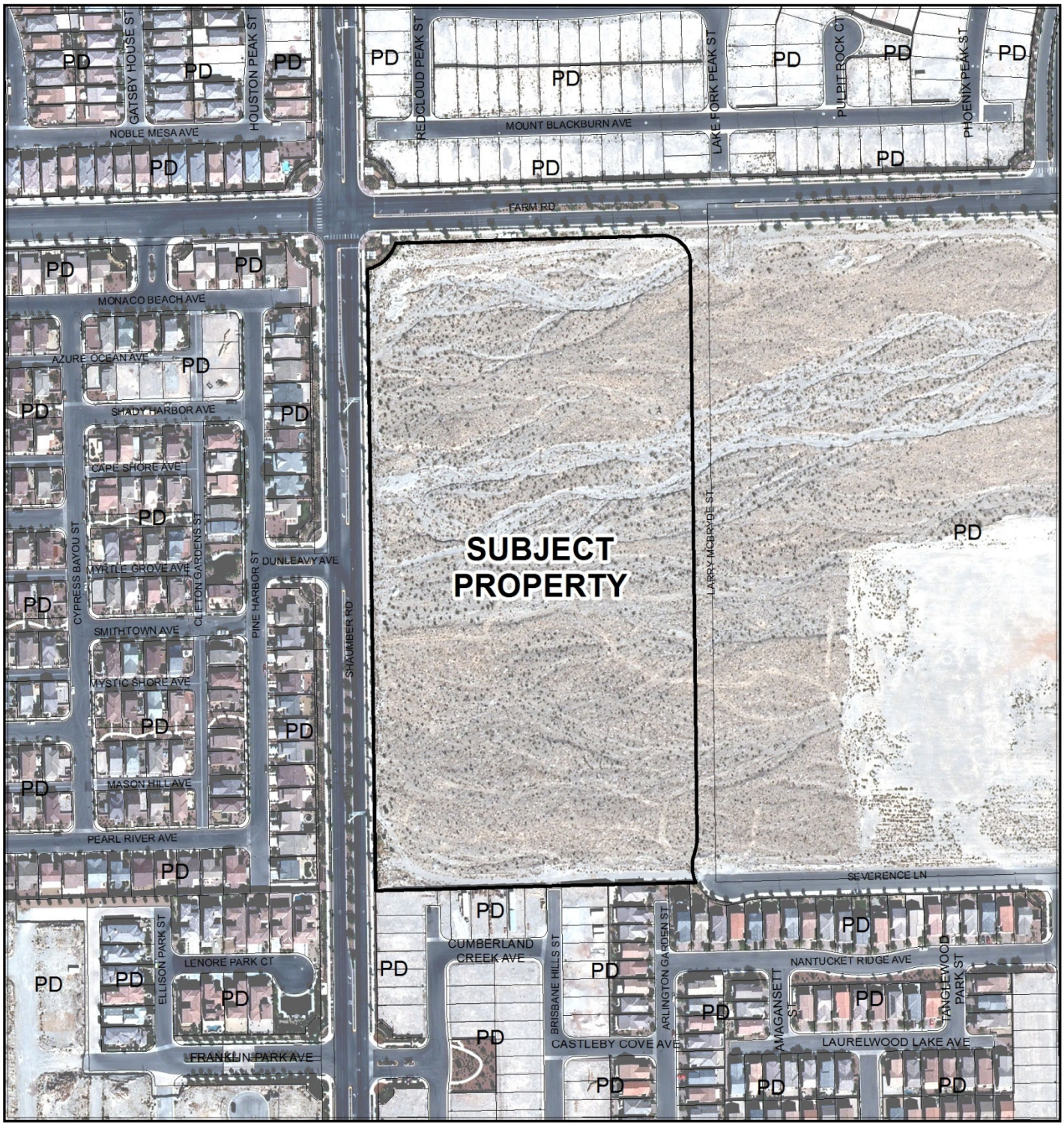


CASE: **TMP-48877 (PRJ-48791)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-48877	Staff recommends APPROVAL, subject to conditions	

** CONDITIONS **

TMP-48877 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Cliff's Edge Development Agreement, Cliff's Edge Master Development Plan and Design Guidelines and as approved by the Cliff's Edge (Providence) Design Review Committee.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

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

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association. Notes clarifying who is responsible for these public easements shall be on the Final map for this site.

8. Construct half-street improvements on Larry McBryde Street including appropriate overpaving, where legally able, adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent common lot "K" of the Cliff's Edge Parent Final Map (book 118 page 88) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained. Alternatively, include the adjacent Common Lot on the Final Map for this site and grant required easements on the Final Map for this site.

11. On the Final Map for this site, add a note to the sewer easement stating that "No trees or vegetation higher than 3 feet shall be allowed within the proposed public sewer easement across the north side of the open space north of lot 37."

12. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings.

13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

14. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface". Area shall be labeled as "Privately Maintained". All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the

issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

16. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Tentative Map for a 118-lot single-family subdivision on 18.18 gross acres within the Cliff's Edge Master Plan area. The Tentative Map depicts a total of 118 lots ranging in size from 4,400 square feet up to 7,687 square feet.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/05/03	The City Council approved the Annexation (A-0035-02) of approximately 1,187 acres generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
04/16/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD(Planned Development) and a Master Development Plan for the Cliff's Edge Development on 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Amendments to the previously approved Master Development Plan were also approved by this action. The Planning Commission and staff recommended approval.
03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision (Cliffs Edge Parent) on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval. The corresponding final map (FMP-4358) was recorded 08/19/04.
02/09/06	The Planning Commission approved a Tentative Map (TMP-9607) for a 114-lot single family residential subdivision on 18.18 acres at the southeast corner of Farm Road and Shaumber Road. Staff recommended approval. The map approval expired 02/09/08.

01/06/10	The City Council approved an amendment (Bill No. 2009-53) to the Cliff's Edge Development Agreement, which adjusted certain park plans and requirements for the construction of public improvements.
03/08/11	The Planning Commission requested without prejudice the removal of a Major Modification (MOD-40409) of the Cliff's Edge Master Development Plan and a Site Development Plan Review (SDR-40408) for a proposed three-story, 490-unit multi-family residential development.

Most Recent Change of Ownership	
03/22/10	A deed was recorded for a change in ownership.

Pre-Application Meeting	
3/20/13	Staff met with the applicant and reviewed the requirements for a Tentative Map application. The site design originally called for 104 lots with an open space deficit. A follow-up meeting was conducted and the applicant expanded their lot total to 118 lots with more open space. In addition, the four stub streets were reduced to one, which now serves three lots. Three pedestrian connections were provided to Larry McBryde Street, raising their connectivity score.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
04/03/13	Staff visited the site and found an undeveloped parcel with desert vegetation on it. The site was free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	21.22
Net Acres	18.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RSL (Residential Small Lot) [Proposed: M (Medium Density Residential)]	PD (Planned Development)
North	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	PD (Planned Development)
South	Single Family Dwelling, Detached	RSL (Residential Small Lot)	PD (Planned Development)
East	Undeveloped (proposed Public School, Secondary)	PF (Public Facility/Open Space and Recreation)	PD (Planned Development)
West	Single Family Dwelling, Detached	ML (Medium-Low Density Residential)	PD (Planned Development)

Master Plan Areas	***Compliance***
Cliff's Edge	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		14	[redacted]
Intersection – Internal		[redacted]	7
Cul-de-sac Terminus		[redacted]	7
Intersection – External Street or Stub Terminus		0	[redacted]
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0	[redacted]
Non-Vehicular Path – Unrestricted		.5	[redacted]
Total		14.5	14
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**NA**	**1.03**	

SS

ANALYSIS

Development standards are dictated by the Cliff's Edge Design Guidelines, established at the time of the site's rezoning to PD (Planned Development). The design of streets, lots, buildings and structures, including walls, are reviewed for compliance with these standards by the Providence Design Review Committee prior to submittal to the city of Las Vegas. The proposed Tentative Map was approved by the Providence Design Review Committee on March 11, 2013 with no waivers of the Design Guidelines.

The subject site is located within an RSL (Residential Small Lot) special land use designation that allows for a maximum of 15 dwelling units per acre. The RSL development standards found within Section 3.2.2 of the Cliff's Edge Master Plan Development Plan and Design Guidelines requires a 10,000 square-foot minimum of open space plus 50 square feet per unit in excess of 100 square feet within the subdivision. Therefore, a total of 10,900 square feet of open space would be required for the proposed subdivision. Section 3.2.2 further states that the minimum width of a common open space shall be 20 feet. As such, the proposed subdivision exceeds the required open space requirements, as approximately 41,951 square feet would count towards the requirement.

Pursuant to section 6.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines, the Community Wall, which are walls abutting commons areas and adjacent to major community streets shall not exceed an exposed height of seven feet, four inches(7'4"), of which six feet maximum screen wall or two feet maximum is retaining wall. The Community Wall proposed along Shaumber Road is six feet high.

Pursuant to section 6.2.2 of the Cliff's Edge Master Development Plan and Design Guidelines, Product Walls or all walls interior to the subdivision shall not exceed 12 feet in height, of which six feet maximum may be solid block screen wall and six feet maximum may be retaining wall. Cross sections show retaining walls of 3 feet, which meet Cliff's Edge standards.

Although the Connectivity Ratio is not required for projects in Cliff's Edge, this project's ratio is 1.03, which is below the minimum 1.3 ratio required for projects in other parts of the city. The development has 14 internal street links, seven internal intersection nodes and seven cul-de-sac termini for a total Connectivity Ratio of 1.03.

The School District notes that both Bozarth Elementary School and Arbor View High School are both over-capacity for the 2012-2013 school year and there are no schools planned in the area.

FINDINGS (TMP-48877)

As the proposed tentative map conforms to the Cliff's Edge Development Agreement rules, the Cliff's Edge Master Development Plan for density and the Cliff's Edge Design Guidelines for product compliance, staff recommends approval of the request with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

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

OWNER/DEVELOPER

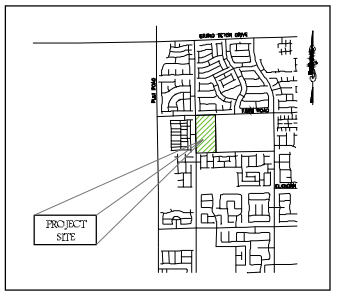
LENNAR®

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

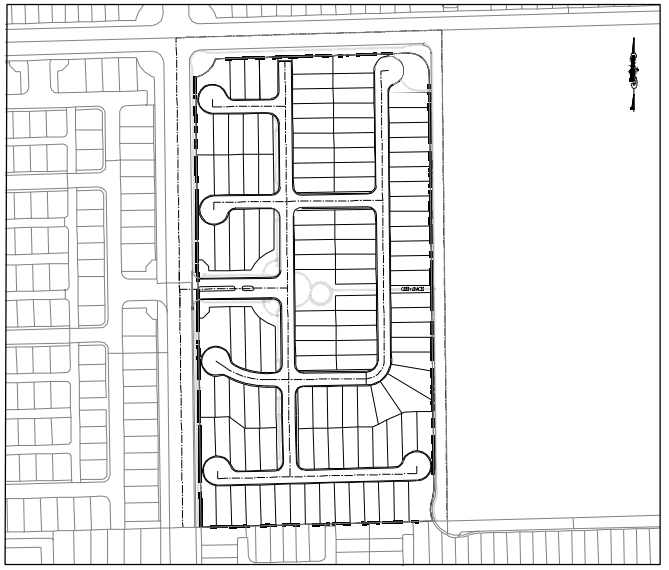
DESIGN ENGINEER:

RCI Engineering

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



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

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. SEEPS, 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

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

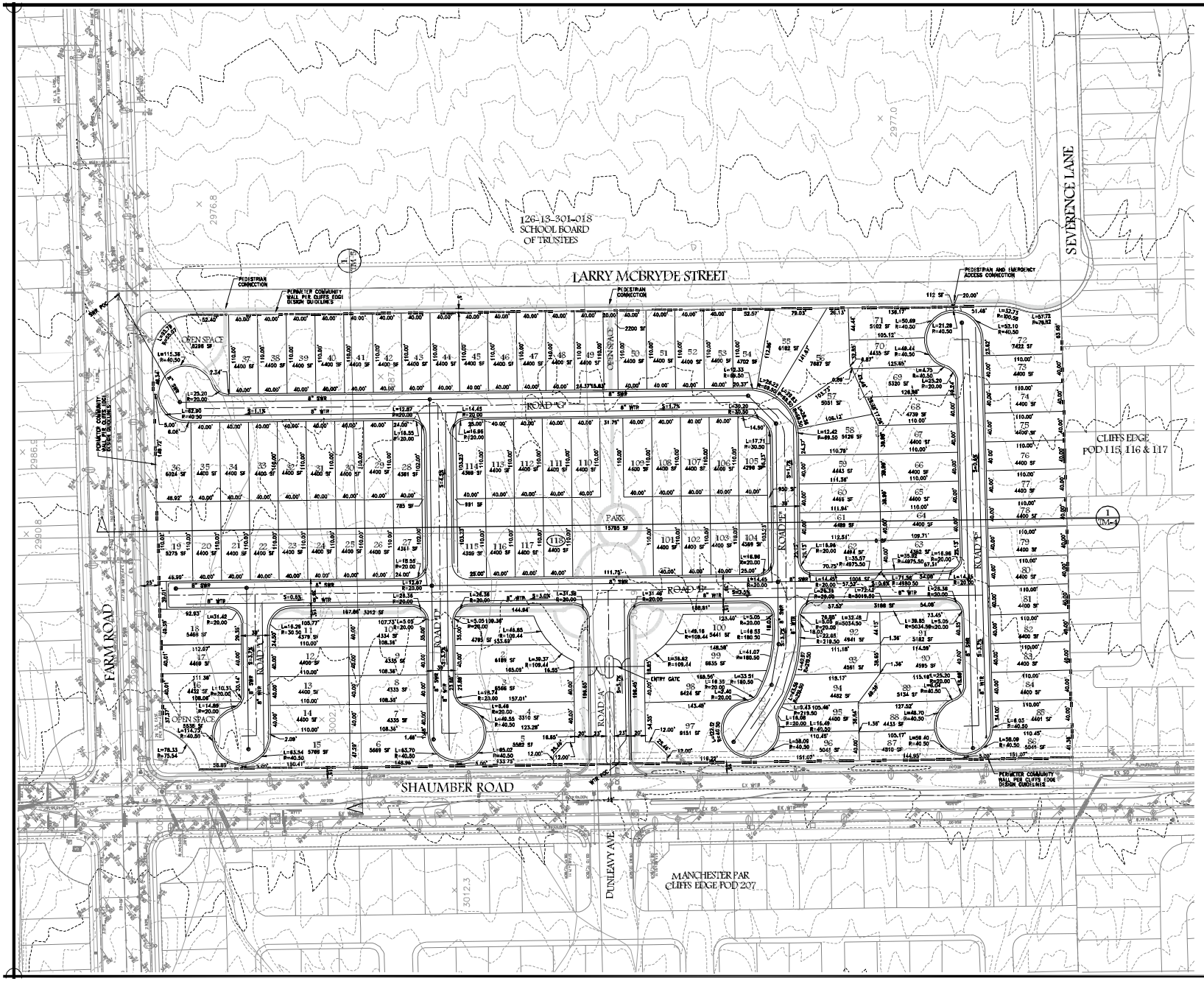
LENNAR®
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

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



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

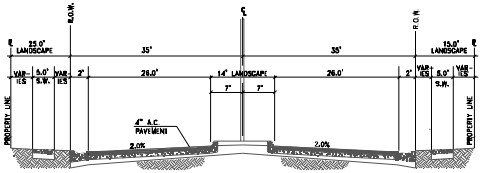
TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
TENTATIVE MAP

CITY OF LAS VEGAS NEVADA

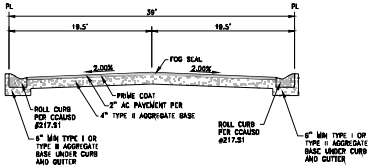
DRAWING
TM-2
SHT 2 OF 5

PRJ-48791
04/01/13

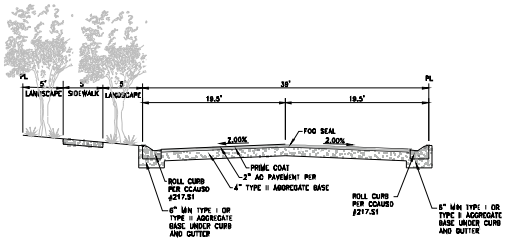
TMP-48877



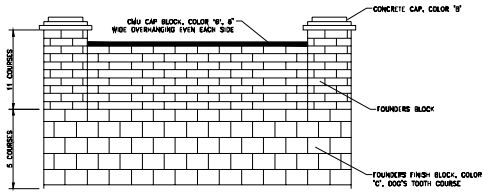
EXISTING 70' PUBLIC STREET (1 / TM-3)
FARM ROAD AND SHAUMBER ROAD — SCALE: NTS



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

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
SECTIONS

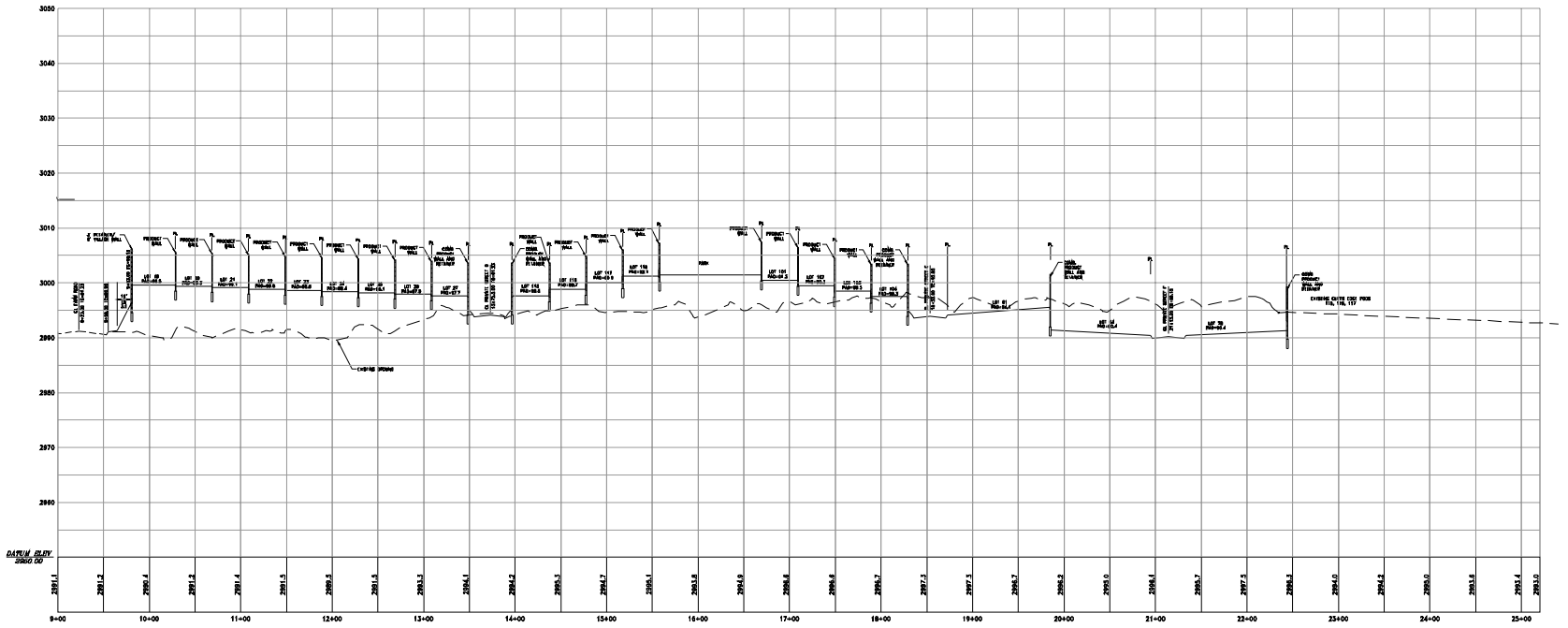
NEVADA
CITY OF LAS VEGAS

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



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

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

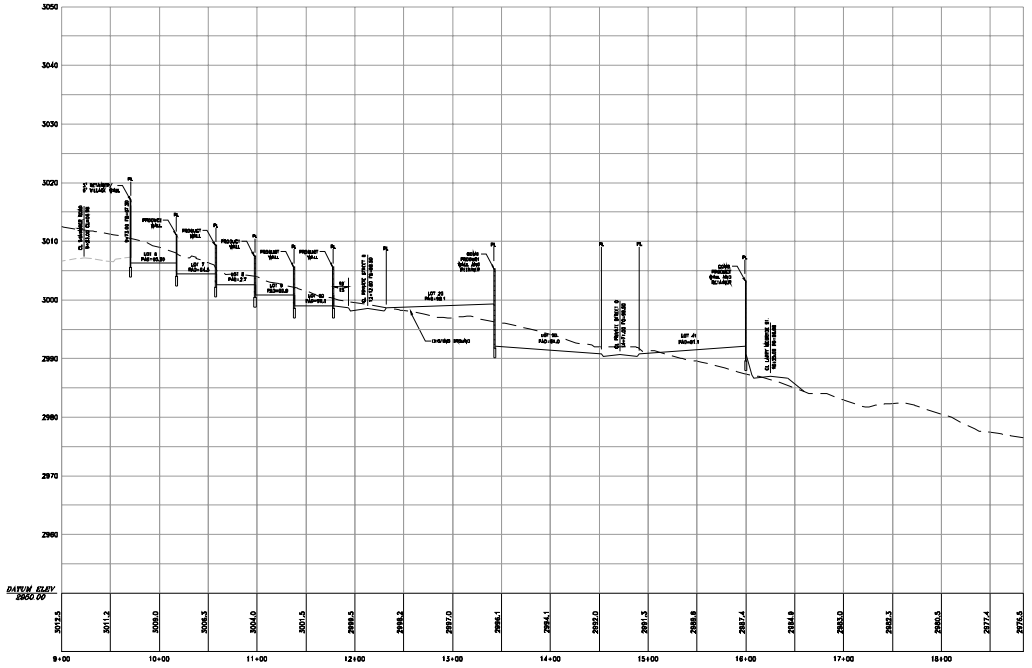
TENTATIVE MAP
FARM AND SHAUMBER
CLIFFS EDGE POD 208
NORTH/SOUTH CROSS SECTION
CITY OF LAS VEGAS NEVADA

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

D:\3040_LENR\0032_Farm and Shaumber_PLANNING\Tentative Map\TM-4.dwg chompson 3/28/13 2:53pm

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®
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
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

D:\3040_LENR\0032_Farm and Shaumber_PLANNING\Tentative Map\TM-4.dwg chrompson 3/28/13 2:52pm

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**

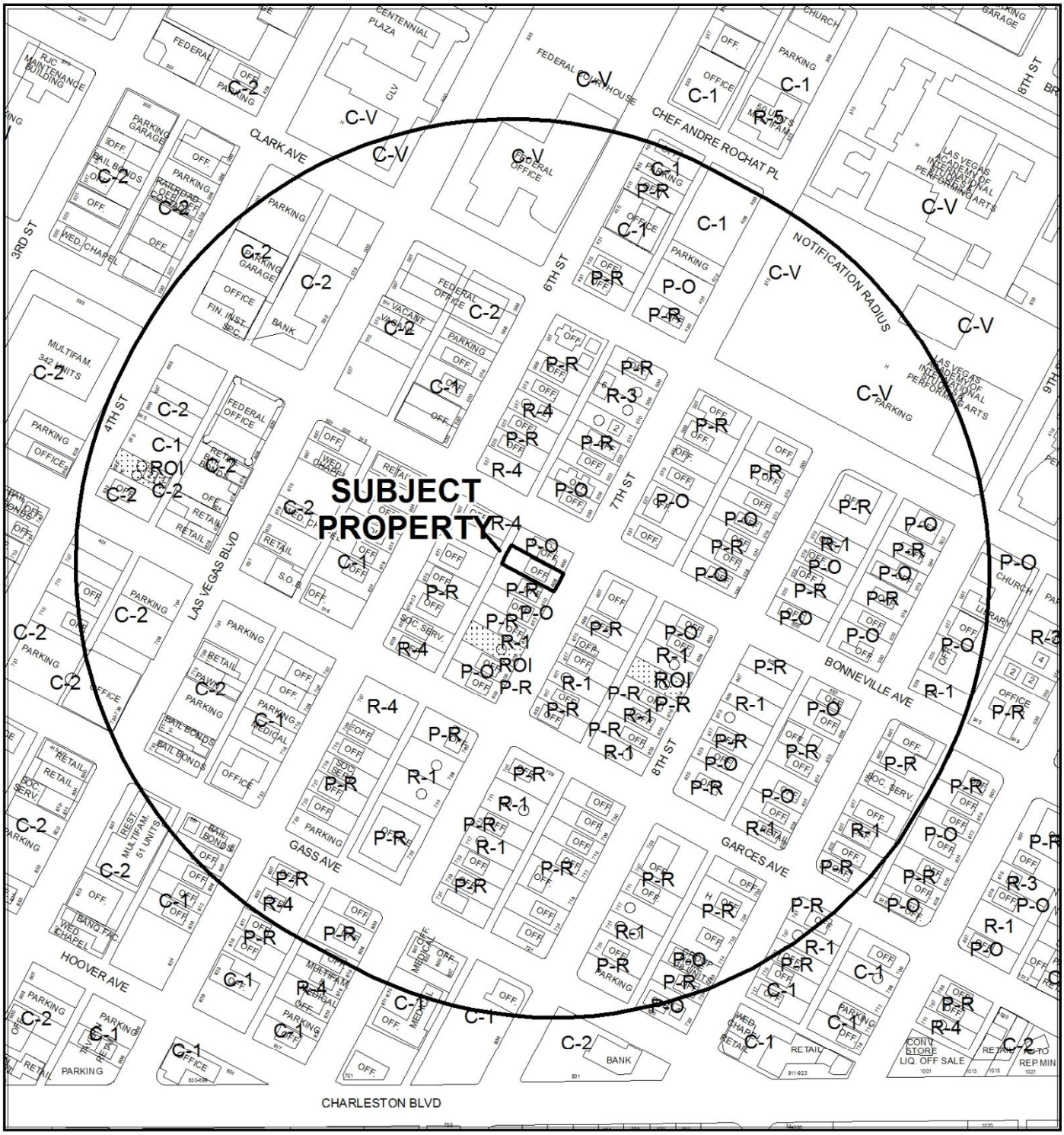
SUBJECT:
ZON-48835 - REZONING - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 608 South 7th Street (APN 139-34-810-002),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

C.C.: 06/19/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
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
6. Support Postcard – ZON-48835 and VAR-48833



0 300 600 Feet

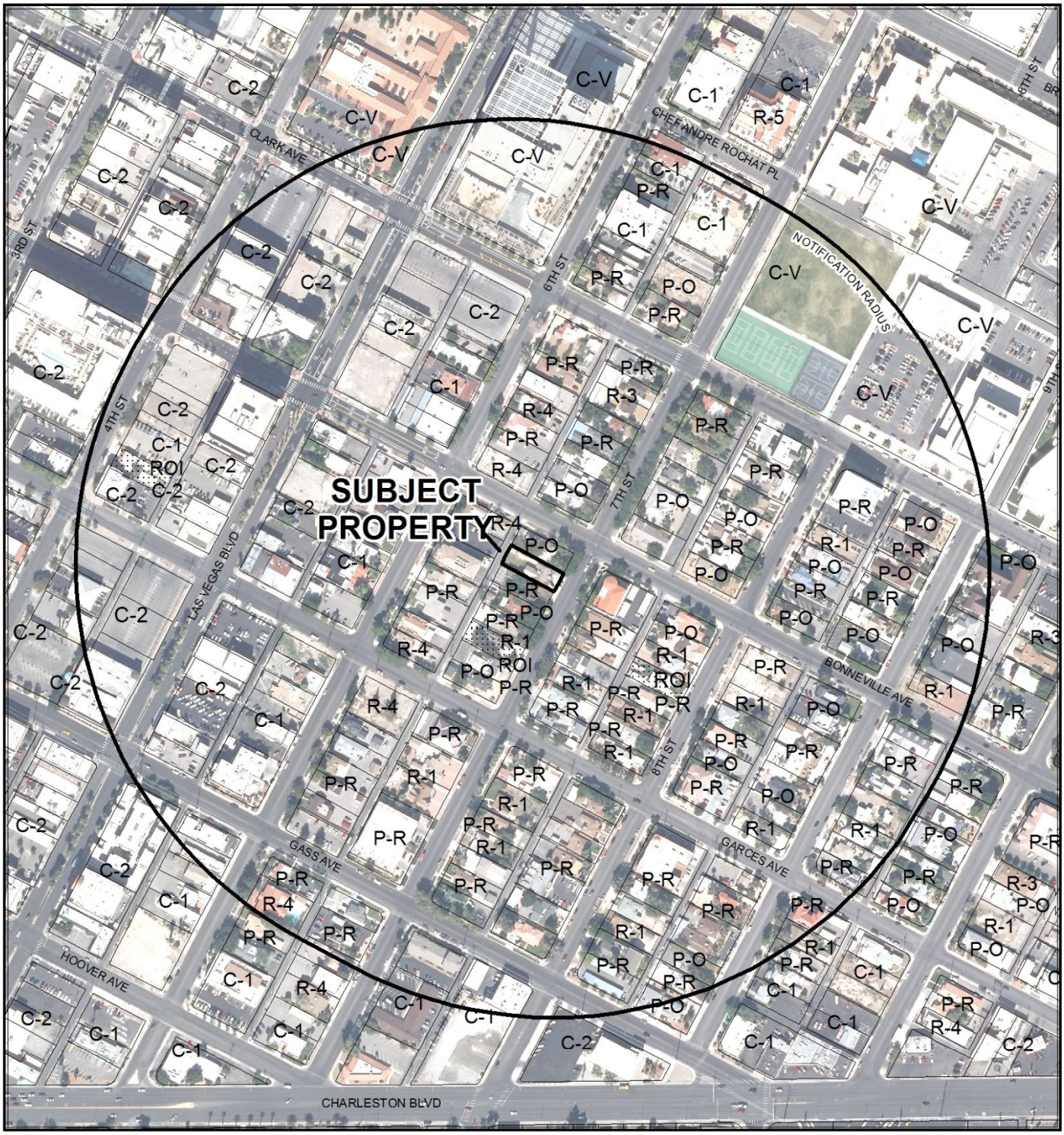
CASE: **ZON-48835, VAR-48833, VAR-48834, SDR-48832**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-48835	Staff recommends APPROVAL.	N/A
VAR-48833	Staff recommends APPROVAL, subject to conditions:	ZON-48835 SDR-48832
VAR-48834	Staff recommends APPROVAL, subject to conditions:	ZON-48835 SDR-48832
SDR-48832	Staff recommends APPROVAL, subject to conditions:	ZON-48835 VAR-48833 VAR-48834

** CONDITIONS **

VAR-48833 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-48835), and Site Development Plan Review (SDR-48832) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MH

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

VAR-48834 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-48835), and Site Development Plan Review (SDR-48832) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-48832 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-48835), Variance (VAR-48833), and Variance (VAR-48834) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/28/13, except as amended by conditions herein.

4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

5. An Exception from Title 19.08.040(F)(8) is hereby approved to allow no plant materials within a 60-foot portion of the north, a 20-foot portion of the east, and 75–foot portion of the south landscape buffers.

6. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow no parking lot landscape islands for the rear parking lot.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

12. Per title 13.56, remove all substandard public sidewalk improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting standard drawing #234 concurrent with development of this site.

13. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights. Such Covenant Running with Land agreement shall record prior to the issuance of any permits for this site.

14. Submit an Encroachment Agreement for landscaping and private improvements in the 7th Street public right-of-way adjacent to this site, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Rezoning and Site Development Plan Review related to the conversion of a 1,418 square-foot single family residence to an office building at 608 South 7th Street. This proposal is accompanied by Variances to allow 48-foot lot width where a 60-foot minimum lot width is required (VAR-48833) and to allow a motor vehicle to back onto a public right-of-way (VAR-48834). The proposed development is located with the Las Vegas High School Historic District and will retain much of the existing architectural character and landscaping of the existing residence, with the exception of the removal of the existing turf located in the rear yard. Staff recommends approval of the proposed development and all related entitlement requests, as this will allow for a successful office conversion of one of the two remaining residential dwellings out of the six offices operating on the block. If denied, the site will remain as a single family residence.

ISSUES

- The applicant is requesting to Rezoning from the R-1 (Single Family Residential) zoning district to the P-O (Professional Office) zoning district. The P-O (Professional Office) zoning district replaces the P-R (Professional Office and Parking) zoning district listed in the previous iteration of the Title 19 Zoning Code.
- The Variance (VAR-48834) to allow a motor vehicle to back out onto the public right-of-way stems from the applicant's request to retain the existing front driveway for the required handicapped parking space. Staff supports this request, as this design is used frequently in the general area and is in context with the residential appearance of the neighborhood.
- The existing structure is not a recognized historic building, but is located with the Las Vegas Historic District. The proposed conversion will remain in context with the surrounding area.
- Exceptions to allow no landscape materials within portions of the north south, and east landscape buffer and to allow no landscaping for the parking spaces adjacent to the alley accompanies the Site Development Plan Review. The applicant has provided an alternative landscape plan that places the landscape materials internally within the site and two street trees within the detached sidewalk planter in lieu of the required plant materials within the landscape buffer areas. Staff supports the exceptions and proposed alternative landscape plan.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no relevant City actions related to the property at 608 South 7th Street.

Most Recent Change of Ownership	
05/24/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses related to the property at 608 South 7th Street.

Pre-Application Meeting	
03/07/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for the proposed P-O (Professional Office) conversion of an existing 1,418 square-foot single family residence. It was determined that a Rezoning and Site Development Plan Review would be required for the change in land use and that Variances would be required for the deficient lot width and the proposed design of the front handicapped parking space.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/09/13	Staff visited the site and found a well maintained single family residence with an existing front driveway along 7th Street. The subject site is one of two remaining residences on the block among the six office conversions located along the west side of 7th Street.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	MXU (Mixed-Use)	R-1 (Single Family Residential)
North	Office, Other Than Listed	MXU (Mixed-Use)	P-O (Professional Office)
South	Office, Other Than Listed	MXU (Mixed-Use)	P-R (Professional Office and Parking)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Office, Other Than Listed	MXU (Mixed-Use)	P-R (Professional Office and Parking)
West	Office, Other Than Listed and Parking Lot	MXU (Mixed-Use)	R-4 (High Density Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
H (Historic Designation)	N/A
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	48 Feet	N
Min. Setbacks			
• Front	20 Feet	24 Feet	Y
• North Side	5 Feet	0 Feet	Y*
• South Side	5 Feet	2 Feet	Y*
• Rear	15 Feet	25 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	2 Stories	1 Story	Y
Mech. Equipment	Screened	Screened	Y

**A conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.*

Pursuant to Title 19.08.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N*
• South	1 Tree / 30 Linear Feet	2 Trees	1 Trees	N*
• East	1 Tree / 25 Linear Feet	0 Trees	0 Trees	N*
• West (Alley)	-	-	-	-
TOTAL PERIMETER TREES		**5 Trees**	**1 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		15 Feet	Y
• West (Alley)	0 Feet		0 Feet	Y

**These areas of deficient landscaping are addressed with an exception to allow an alternative landscape design per Title 19.08.040(F)(3). Staff supports the exception*

Street Name	***Functional Classification of Street***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
7th Street	N/A	Planned Streets and Highways Map	80'	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,418 SF	-	-				
Office, Other Than Listed – Storage Structure	360 SF	-	-				
Subtotal	1,778 SF	1:300	6				
TOTAL SPACES REQUIRED			6		6		
Regular and Handicap Spaces Required			5	1	5	1	Y

MH

ANALYSIS

The subject site is designated MXU (Mixed Use) on the Las Vegas Redevelopment Plan, which is intended for uses allowed within the O (Office) Master Plan designation. Due to the gradual increase in traffic and other development factors, the area has undergone a significant transformation to low intensity office conversions and is no longer suitable for the continuation of low density residential uses. The applicant's request to Rezone the site from the R-1 (Single Family Residential) zoning district to the P-O (Professional Office) zoning district is necessary for the proposed office use and is supported by the recent development patterns to low intensity office uses. The subject site is also located within the Las Vegas High School Historic District, and the applicant has submitted a proposal that retains the contextual design of the neighborhood to preserve its historic character and integrity. The applicant has requested a Variance (VAR-48833) to allow a 48-foot wide lot where Title 19.08.060 requires a minimum 60-foot wide lot. Staff supports this request, as there is little that the applicant can do to remedy this deficiency and is therefore not a self-imposed hardship.

There is a 360 square-foot detached accessory structure located approximately 55 feet from the rear northeast corner of the property. This structure contributes to the gross floor area, giving the proposal 1,778 square feet of office space, thus requiring six parking spaces. The provided site plan show five parking spaces located at the rear of the property adjacent to the alley with one handicap parking space located at the front of the property within the existing driveway. A Variance (VAR-48834) has been requested to allow vehicles that utilize the handicap space to back out onto 7th Street, which is not allowed per Title 19.08.110(C)(1)(a). Staff supports this request, as the existing front driveway would be best utilized by the handicap space in that it is a common location for the handicap space in the area. The utilization of the front driveway for the handicap space also allows for a more accessible design for pedestrians arriving from the front of the property who are accustomed for looking for the required accessible route to the building.

The applicant will retain much of the existing mature landscaping, with the exception of the removal of the turf located in the rear yard. Per Table 4 of Title 19.08.050, turf coverage is limited to 25% of the landscapable area. The landscape plan shows 370 square-feet of turf located at the front yard, south of the handicap parking space, which is 20% of the landscapable area. An exception to allow no landscape materials is supported for the portions adjacent to the north and south property lines, as the narrowness of the lot and the existing mature landscaping on the adjacent parcels make it difficult for successful plantings at these areas. The applicant has provided an alternative landscape plan that locates plant materials internally to the site ,and has proposed two 24-inch box trees with the offsite sidewalk planter, which will greatly improve the pedestrian comfort along the west side of 7th Street.

Staff recommends approval of the Rezoning, Site Development Plan Review, and the related Variance requests, as the proposed development will be harmonious and compatible with the surrounding area. If denied, the subject site will remain as a single family residence.

FINDINGS (ZON-48835)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The site is designated as MXU (Mixed Use) on the Las Vegas Redevelopment Plan map. The proposed P-O (Professional Office) zoning district conforms to the O (Office) land use designation, which is one of the General Plan land use designations permitted under the Mixed Use category of the Las Vegas Redevelopment Plan. The proposal is therefore in compliance with the Las Vegas 2020 Master Plan.

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 uses allowed within the P-O (Professional Office) are generally compatible with the surrounding area, as the provided site plan maintains the contextual residential design for projects within the Las Vegas High School Historic District.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   This site is located within the Las Vegas High School Historic District, which encourages sensitive design and preservation of existing structures. Growth in the community indicates that a Rezoning to the P-O (Professional Office) district is appropriate. The design and scale of the proposed office building remains in context with the definition of the P-O (Professional Office) zoning district as the residential character of the area is retained.

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.**

   The site is accessed primarily from a 20-foot alleyway between 6th and 7th Street. The existing front driveway will be retained for the provision of the required handicapped parking space. Site access will not impact adjacent roadways or neighborhood traffic.

FINDINGS (VAR-48833)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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 applicant has not created a self-imposed hardship by requesting a 48-foot wide lot where a 60-foot wide lot is required. There is little, if any alternative that would allow conformance to the Title 19 requirements. Staff finds that the applicant's hardship is not preferential in nature, and it is within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-48834)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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 applicant has not created a self-imposed hardship by requesting to allow motor vehicles to back out onto a public right-of-way. The requested Variance stems from the desire to utilize an existing front driveway for a designated handicap spaces. Staff finds that proposed design will provide greater public safety when considering the low amount of traffic, the location of the parking space, and the utilization of the access aisles to provide pedestrians cues to the accessible route to the structure. The applicant's design proposal is commonly used in this area and the the hardship is not preferential in nature; therefore, the granting of this Variance is within the realm of NRS Chapter 278.

FINDINGS (SDR-48832)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposal is compatible with the surrounding office uses and the few remaining residential dwellings. The applicant seeks to retain much of the original design in order to remain in context with the Las Vegas High School Historic District, the surrounding low intensity office buildings, and the few remaining residential structures in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With the approval of the requested Variances (VAR-48833 and VAR-48834), the development will be consistent with all applicable City plans, policies and standards. The Variance requests are sought after in order to retain as much of the original condition of the structure as possible, thus continuing the intent of the P-O (Professional Office) zoning district to be a transitional zone to allow low intensity administrative and professional offices.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed primarily from a 20-foot alleyway between 6th and 7th Street with the existing front driveway being retained for the required handicapped space. Site access will not impact adjacent roadways or neighborhood traffic. A Variance (VAR-48834) has been requested to allow motor vehicles to back out onto a public right-of-way. This Variance will allow the space dedicated for the handicap space to utilize the front driveway, rather

than reduce the required provided onsite parking spaces and locating the handicap space to the rear of the property.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Staff finds that the proposed landscaping retains the residential character of the neighborhood while improving the aesthetics of the site with desert appropriate landscaping.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations are be compatible with the surrounding professional office conversions and the remaining residential dwellings. The applicant is retaining the existing architectural style of the building, thus keeping with the established design pattern of the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The subject site will be subject to regular inspection, and will therefore not compromise the public health, safety or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 230

APPROVALS 1

PROTESTS 0

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

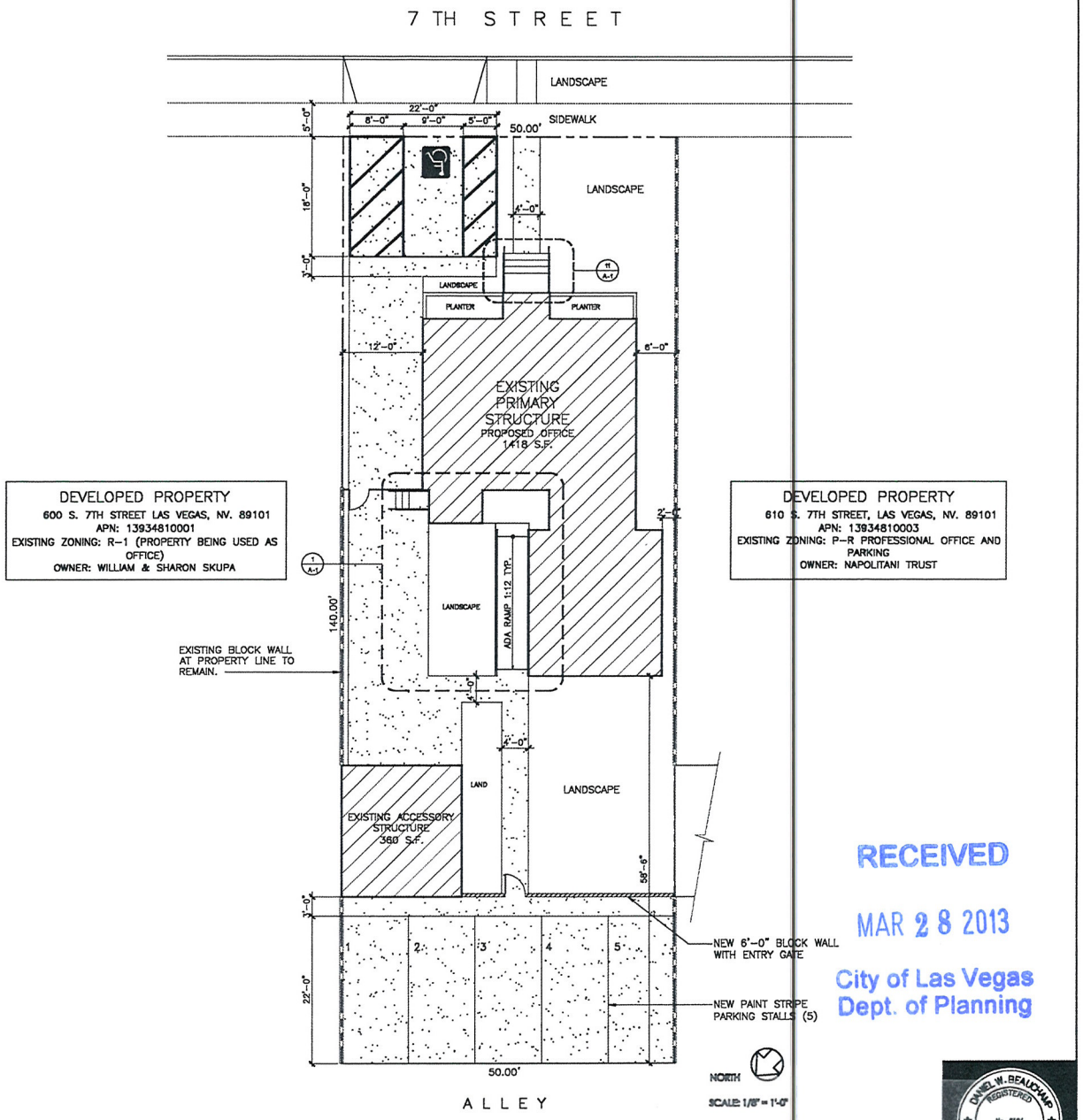
REQUIRED RATIO'S	RATIO	REQUIRED	PROVIDED
PRIMARY STRUCTURE	1 / 300 S.F. (GROSS)	5	5
ACCESSORY STRUCTURE	1 / 300 S.F. (GROSS)	1	1
TOTAL REQ'D/ PROVIDED		6	6

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

RECEIVED
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

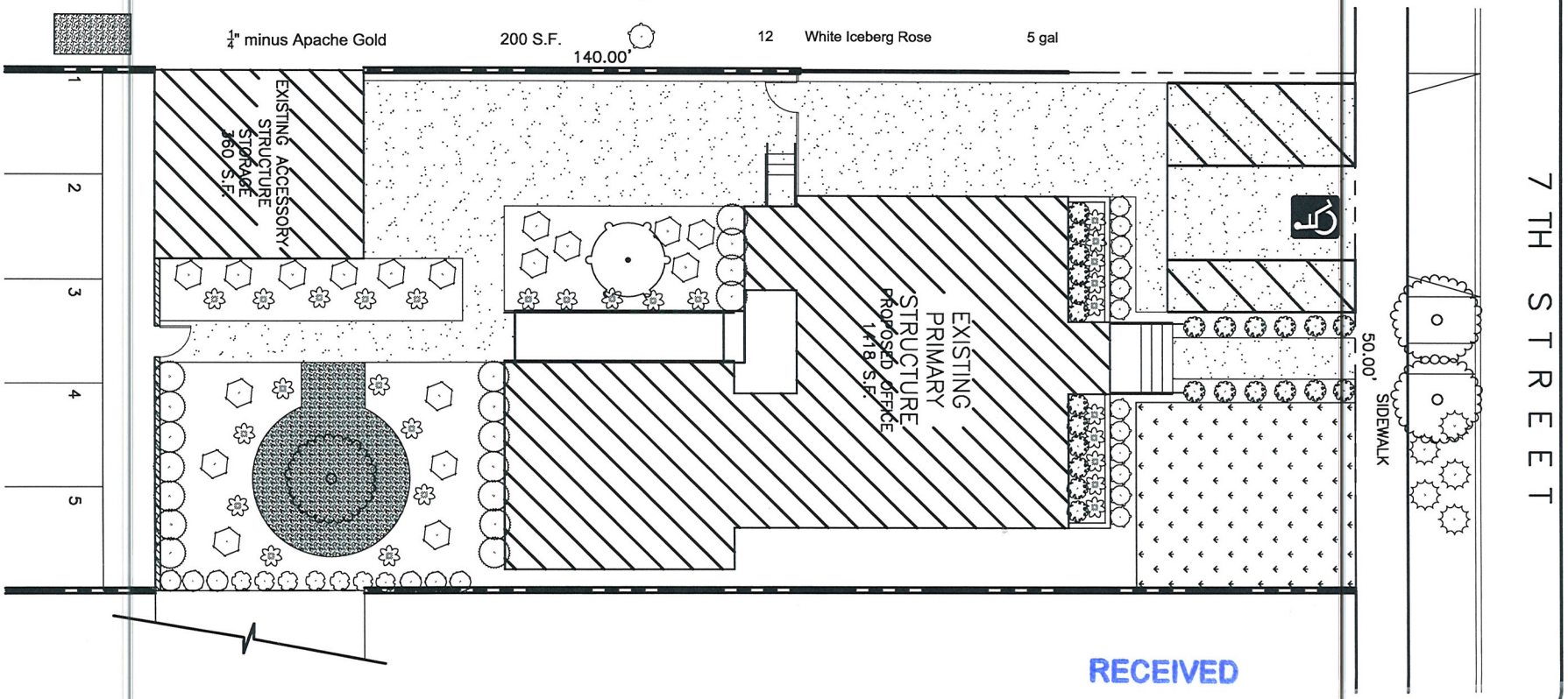
PROPOSED OFFICE BUILDING - OPTION 1
608 S. 7TH STREET, LAS VEGAS, NV. 89101

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

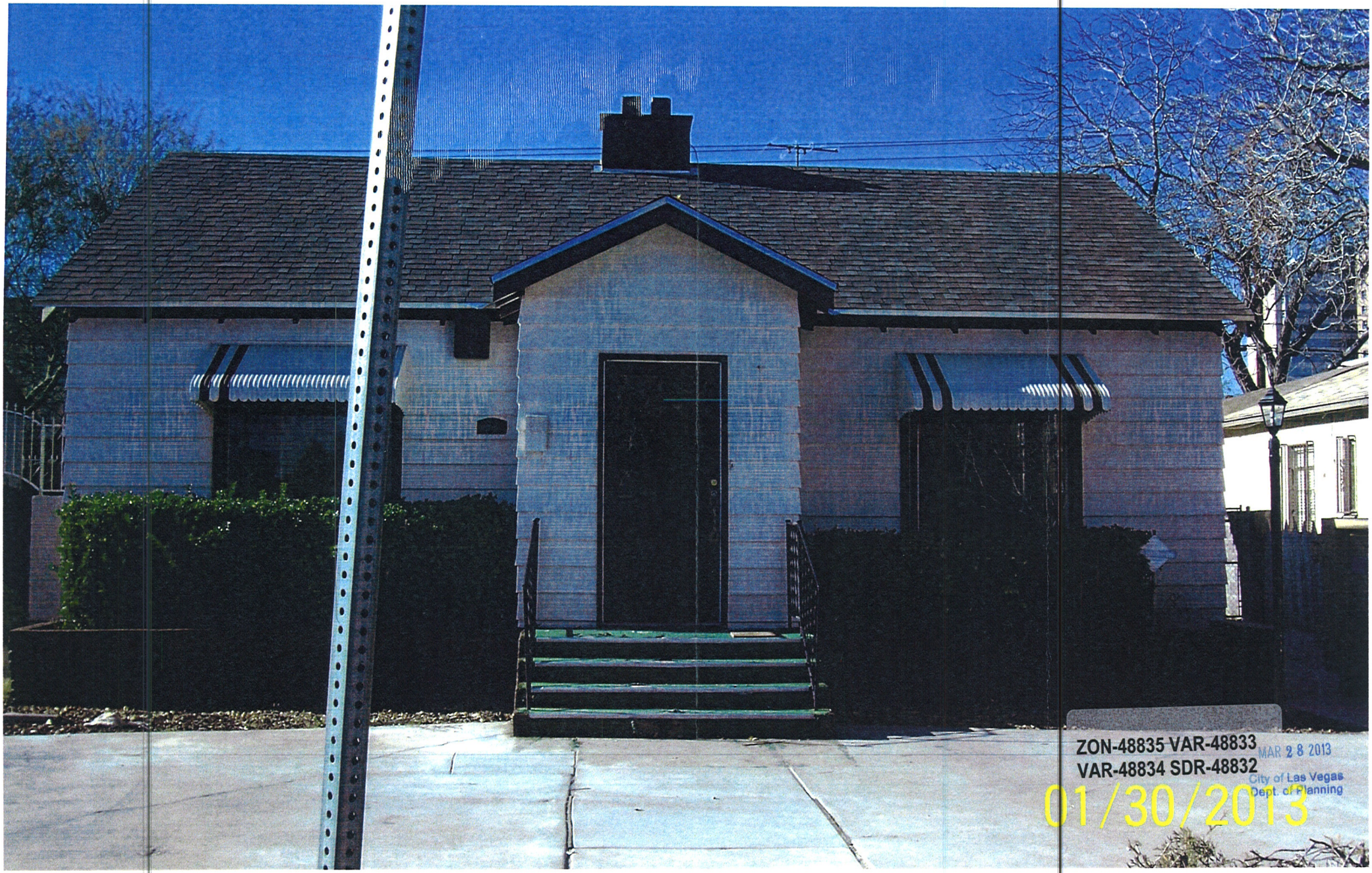
DRAWN BY:	MSD
CHECKED BY:	AV
JOB NUMBER:	
DATE:	03/25/2013
FILE NAME:	
SCALE:	1" = 10'-0"
	LANDSCAPE

SHEET NUMBER

L 1.0

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

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


ZON-48835 VAR-48833
VAR-48834 SDR-48832
MAR 2 8 2013
City of Las Vegas
Dept. of Planning
01/30/2013



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

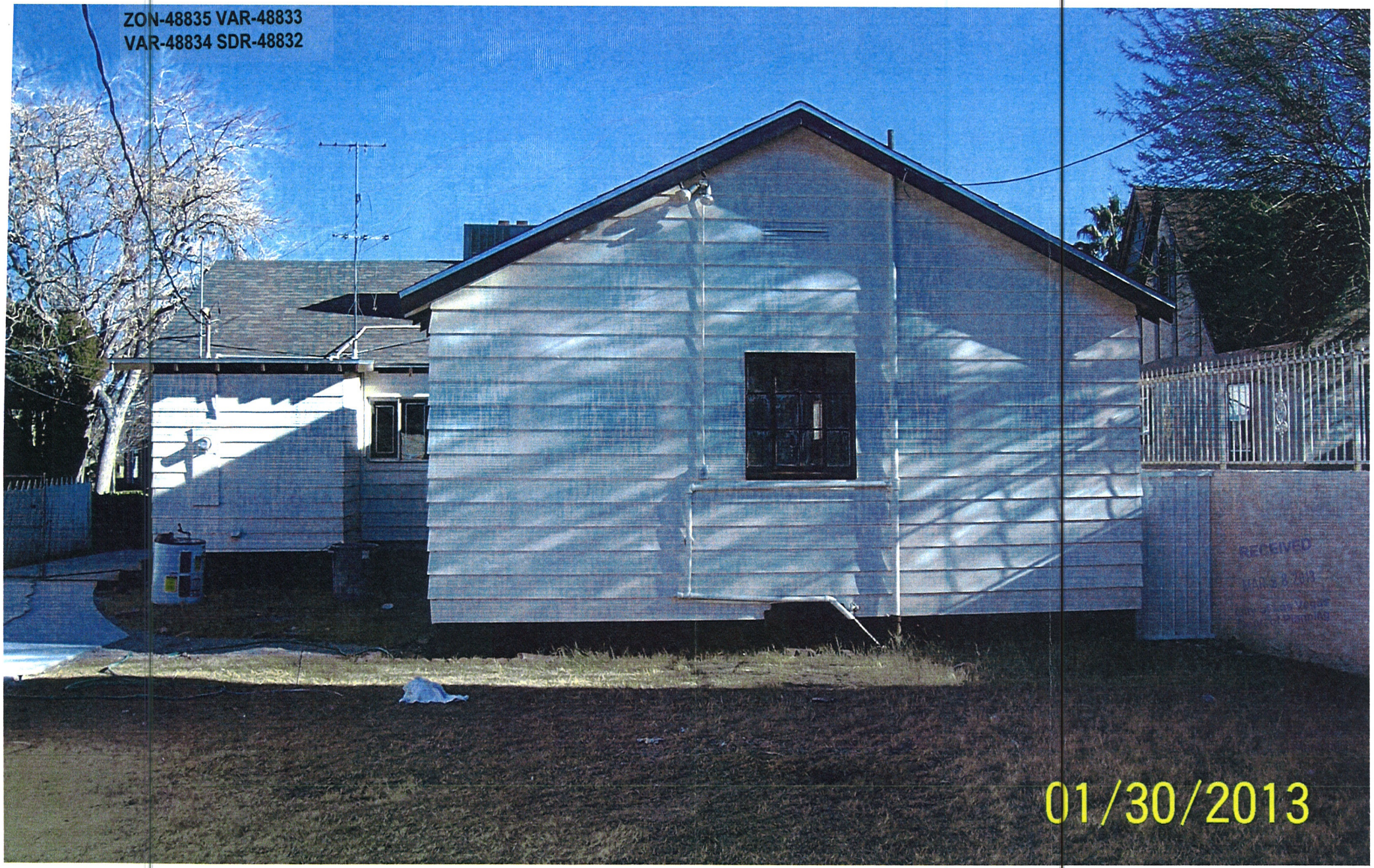
ZON-48835 VAR-48833
VAR-48834 SDR-48832

01/30/2013


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


RECEIVED
MAR 2 8 2013
ZON-48835 VAR-48833
VAR-48834 SDR-48832
01/30/2013


RECEIVED
MAR 2 8 2013
ZON-48835 VAR-48833
VAR-48834 SDR-48832
01/30/2013


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



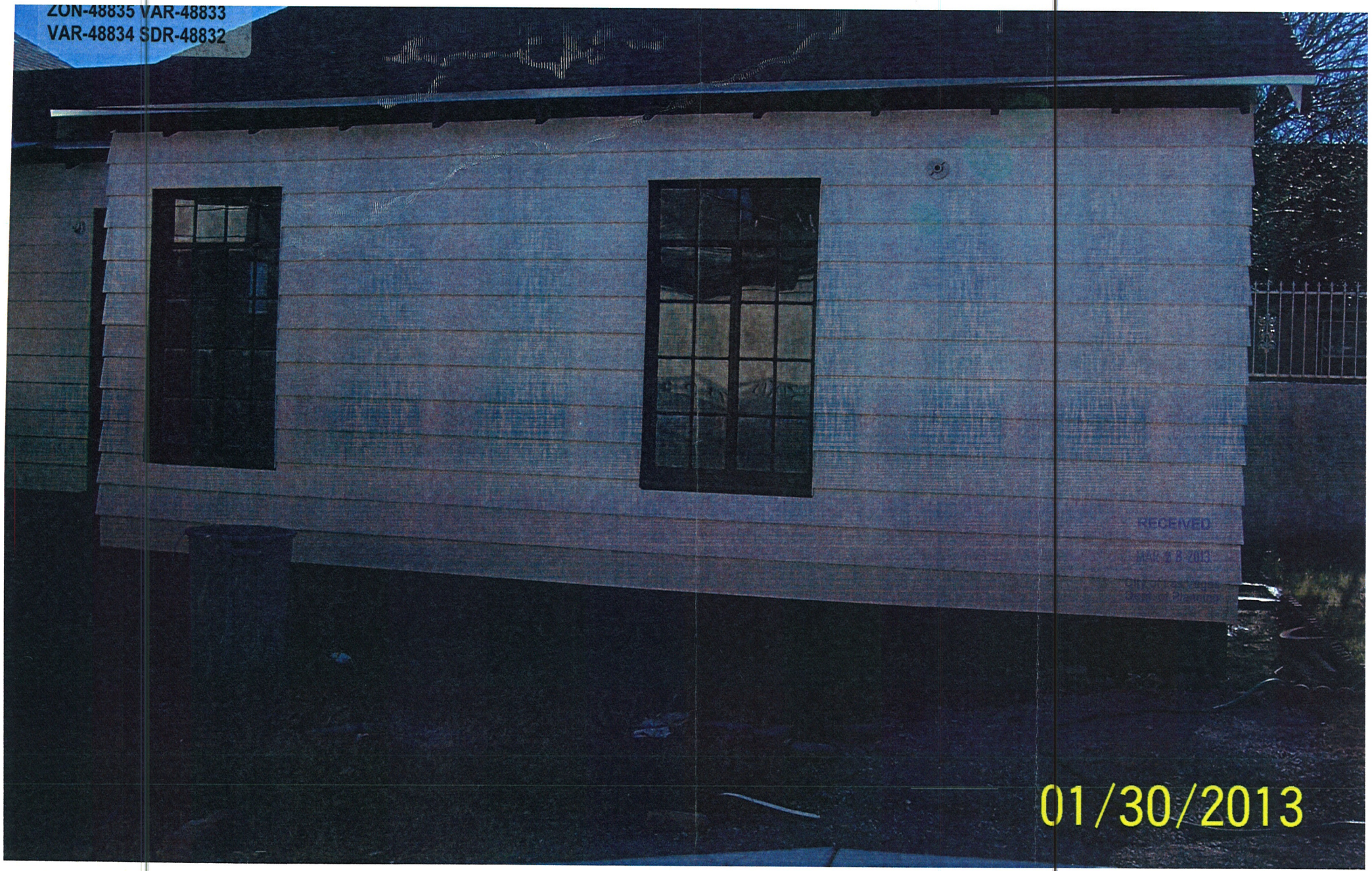
ZON-48835 VAR-48833
VAR-48834 SDR-48832

MAR 28 2013
City of Las Vegas
Dept. of Planning

01/30/2013


ZON-48835 VAR-48835
VAR-48834 SDR-48832
RECEIVED
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.

RECEIVED
MAR 28 2013
City of Las Vegas
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

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

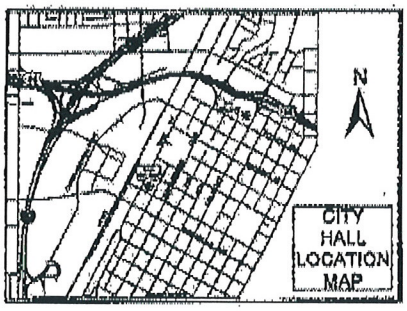
ZON-48835 VAR-48833
VAR-48834 SDR-48832

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 MAY 02 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.

Case: ZON-48835

13934301010
FUMO OSVALDO E
1212 S CASINO CENTER
LAS VEGAS NV 89104-1016 89104-1016

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-48835 & VAR-48833
Planning Commission Meeting of 5/14/2013

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

11-12
A

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.**	**1**
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.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Support Postcard – VAR-48834 and SDR-48832

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.

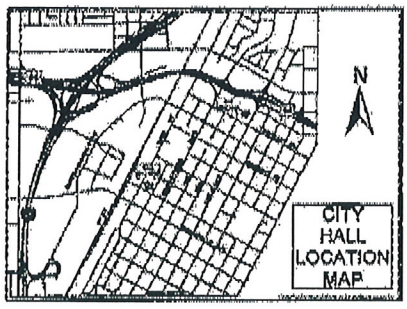
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

City of Las Vegas
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
0004279216 MAY 02 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.

Case: VAR-48834

13934301010
FUMO OSVALDO E
1212 S CASINO CENTER
LAS VEGAS NV 89104-1016 89104-1016

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-48834 & SDR-48832
Planning Commission Meeting of 5/14/2013

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

13-14
A

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.**	**1**
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-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**

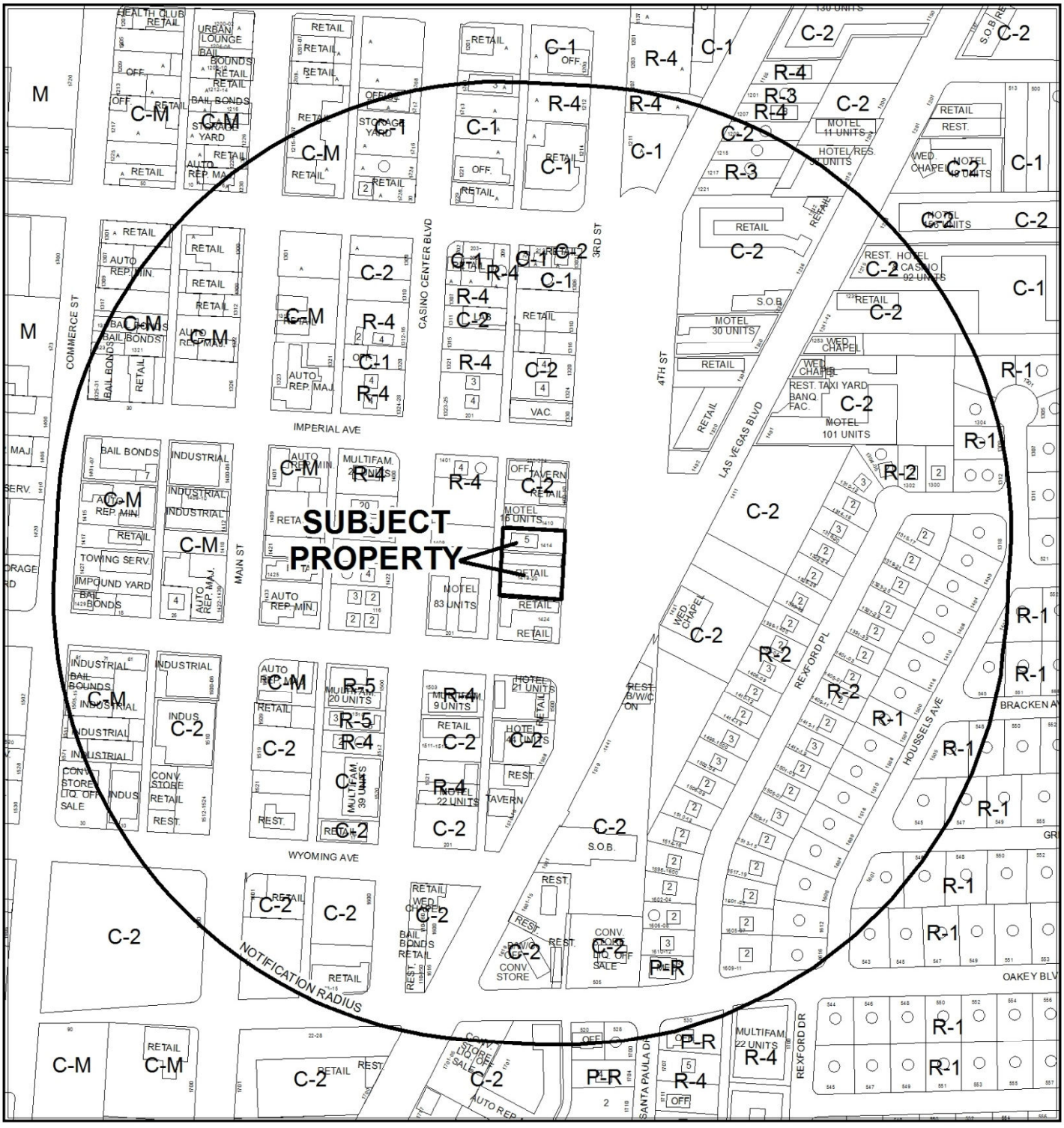
SUBJECT:
SUP-48741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE at 1414 through 1418 South 3rd Street (APNs 162-03-210-066 and 067), C-2 (General Commercial) Zone, Ward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



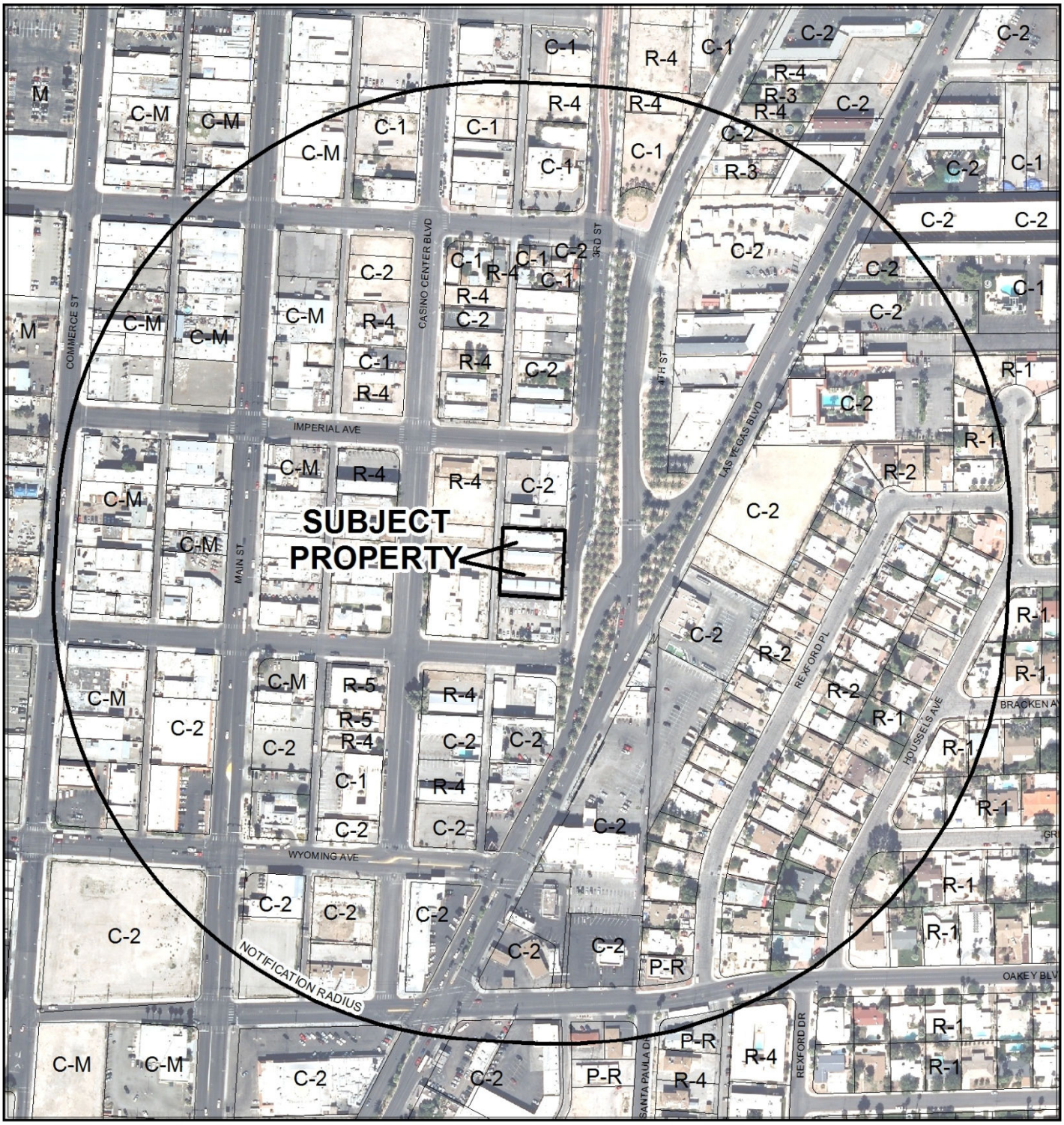
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48741	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-48741 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Hotel, Residence use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

YK

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to restore the Hotel, Residence use that the property held until they closed it for extensive remodeling three years ago and lost the entitlement. A Hotel, Residence is permitted in a C-2 (General Commercial) zone with an approved Special Use Permit. The property operated for many years as a Hotel, Residence in a harmonious manner with the surrounding developments. The conditions in the area have not changed substantially in the past three years since the property was last in operation. For these reasons, staff recommends approval, with conditions.

ISSUES

- A Special Use Permit is required for a Hotel, Residence use in a C-2 (General Commercial) zone. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/05/86	The City Council adopted the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (Ordinance No.3218), which the subject site was included.
07/05/00	The City Council adopted the Downtown Centennial Plan via Ordinance #5238. The Planning Commission and staff recommended approval.
01/16/08	The City Council approved an Encroachment (#25860) for an existing 20-foot tall freestanding sign at 1418 South 3rd Street. This was recorded on 2/14/08.

Most Recent Change of Ownership	
08/22/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	A Business License (M08-00077) was issued for a motel at 1418 South 3rd Street. This business was closed on 01/07/11.

Pre-Application Meeting	
03/06/13	Staff reviewed the requirements of a Special Use Permit application for a Hotel, Residence use with the applicant.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	Staff visited the site and found a completely restored motel closed with a chain link fence surrounding it. The property was clean and secured.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motel	MXU (Mixed Use)	C-2 (General Commercial)
North	Motel	MXU (Mixed Use)	C-2 (General Commercial)
South	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
East	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
West	Motel	MXU (Mixed Use)	R-4 (High Density Residential)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
A-O (Airport Overlay) District 200 Feet	Y
Live/Work Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

YK

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
3rd Street	N/A	N/A	40	N/A

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Residence	21 Units	One space per room	21				
TOTAL SPACES REQUIRED			21		19		Y*
Regular and Handicap Spaces Required			20	1	18	1	Y

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The applicant closed this Hotel, Residence down a few years ago to remodel the facility to attract a better clientele. The remodeling took much longer than expected and they allowed their business license to expire. As a result, the business was officially closed for longer than one year. In order to re-open, the code now requires a Special Use Permit to be in order for the facility to be re-established.

This site is located on the BRT mass transit route as well as the bus routes along Las Vegas Boulevard, which off-set the reduced parking provided. Many of the guests that will stay at this facility will utilize mass transit as their primary means of transportation. Staff has determined that the lack of two parking spaces will not have a negative impact on the area given the other transportation options that are available.

The Hotel, Residence use is defined as "A multi-dwelling facility for extended stay lodging." The proposed use meets the definition since the applicant states in the justification letter that this is an extend stay establishment.

The Minimum Special Use Permit Requirements for this use include:

1. Efficiency units or suites with a kitchen containing a refrigerator sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy.

   The proposed use meets this requirement as all requirements are shown on the floor plan.

2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture is provided.

   The proposed use meets this requirement as the applicant indicated to staff that they will be providing all the services required for a Hotel, Residence use.

This Hotel, Residence was operated for years at this location in a harmonious manner with the surrounding uses and remains a compatible business for this site. Staff recommends approval of the application, with conditions.

FINDINGS (SUP-48741)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

A motel is an appropriate use in the Mixed Use designation under the General Plan. A motel has operated at this site since 1951, with the exception of the last two years when it was closed for renovations. A motel can operate in a harmonious manner with surrounding land uses.

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

The site is located in the southern portion of the downtown area, just south of the Arts District boundary in a C-2 (General Commercial) zone. The site is suitable for a motel use.

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

The motel is located on 3rd Street, part of the established downtown street grid and is adequate to handle the traffic generated by the motel use.

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.**

   The proposed motel use at this site will be subject to licensing and regular inspection, thereby protecting the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The property is in conformance with all Special Use Permit conditions for a Hotel, Residence use at this C-2 (General Commercial) zoned site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 185

APPROVALS 2

PROTESTS 0

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

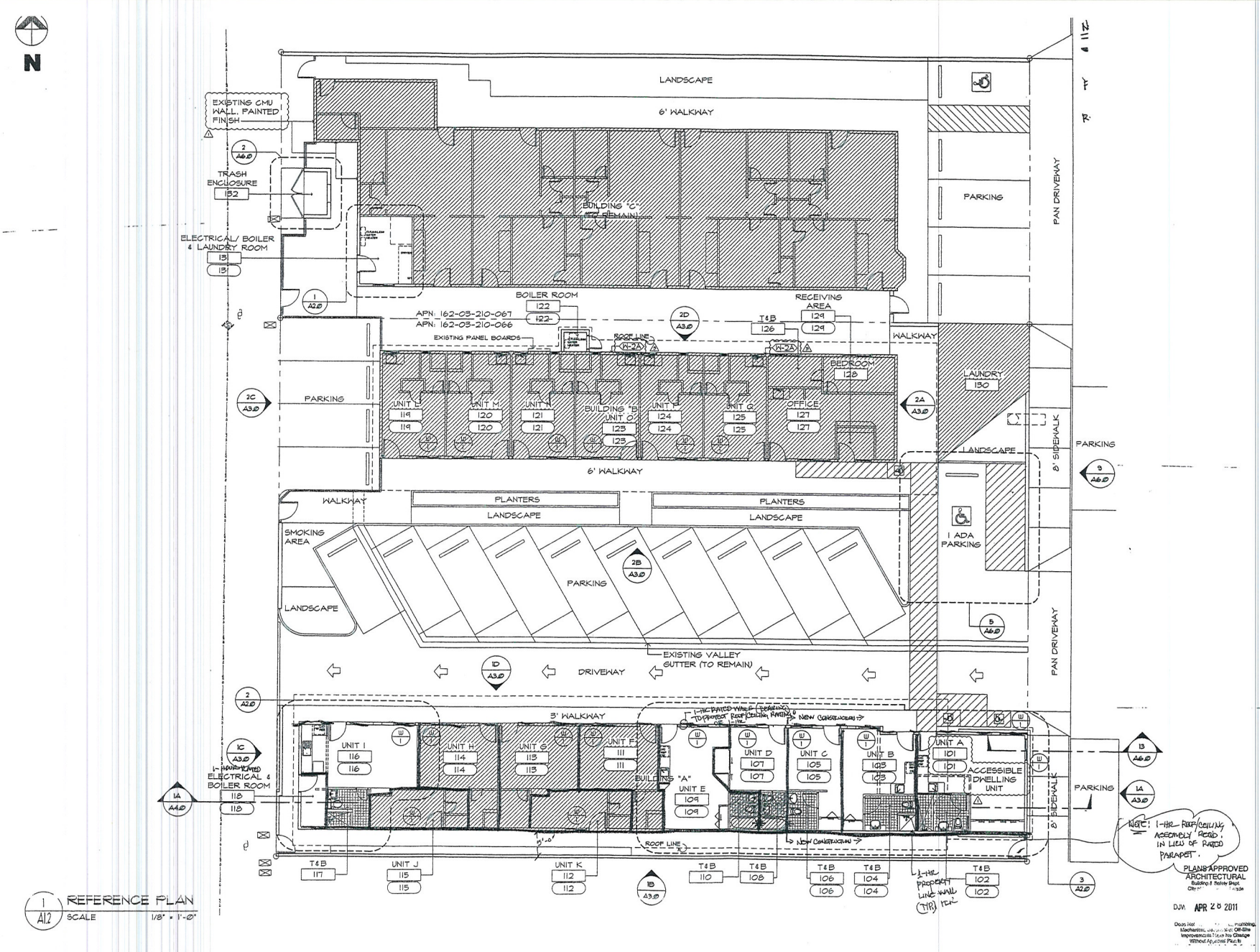
VICTORIA ALICIA MAES
Commission # 1951436
Notary Public - California
Alameda County
My Comm. Expires Sep 9, 2015

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.



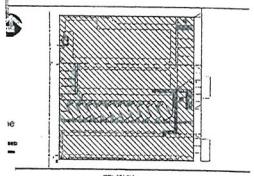
TITANIUM CONSTRUCTION

Excellence is in the Details

TITANIUM CONSTRUCTION
3220 WEST POST ROAD
LAS VEGAS, NEVADA 89118

CAD IRC 903.2.7

KEY PLAN



REVISION

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

OWNER

VERSALES-MEDINA
REVOCABLE TRUST
LAS VEGAS, NEVADA 89104

PROJECT 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)

RECEIVED
MAR 2 5 2013
City of Las Vegas
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

RECEIVED

MAR 2 5 2013

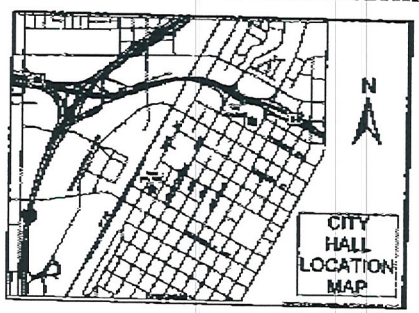
City of Las Vegas
Department of Planning

SUP-48741

05/03/2013 16:16 FAX 702 366 9413 Mary Bartsas Ent., LLC 001/003

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-48741

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

15A

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAY02 2013
MAILED FROM ZIPCODE 89101

Case: SUP-48741

16203311002
BARTSAS MARY 19 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825 89106-4825

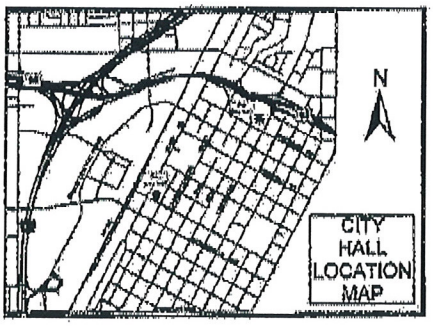
26 DROPNP 89106

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 MAY 02 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.

Case: SUP-48741

16203110066
FUMO OSVALDO E & IRMINA L
1212 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016 89104-1016

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48741

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 0 6 2013
City of Las Vegas
Department of Planning

15A

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**

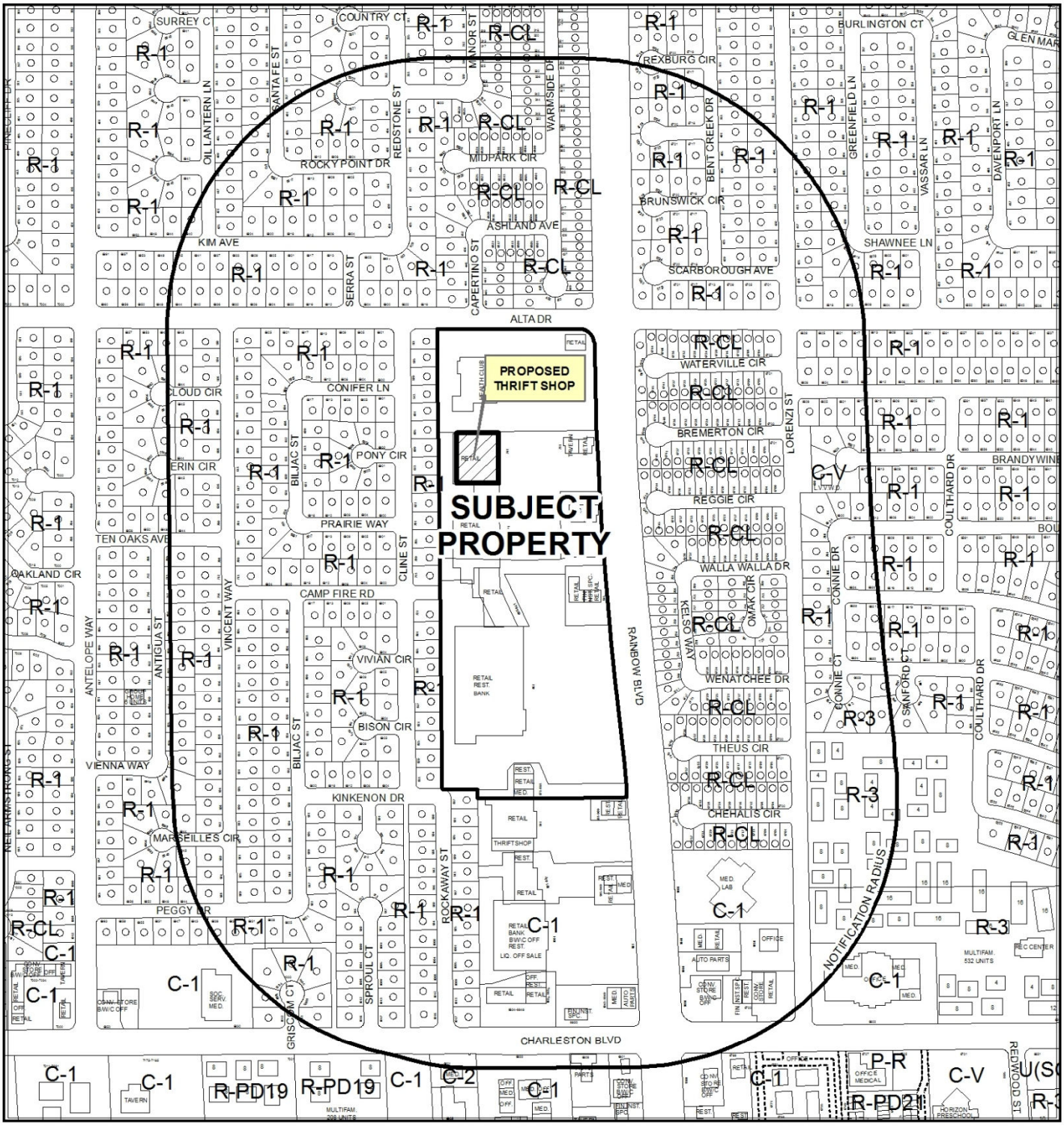
SUBJECT:
SUP-48742 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR A THRIFT SHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone,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

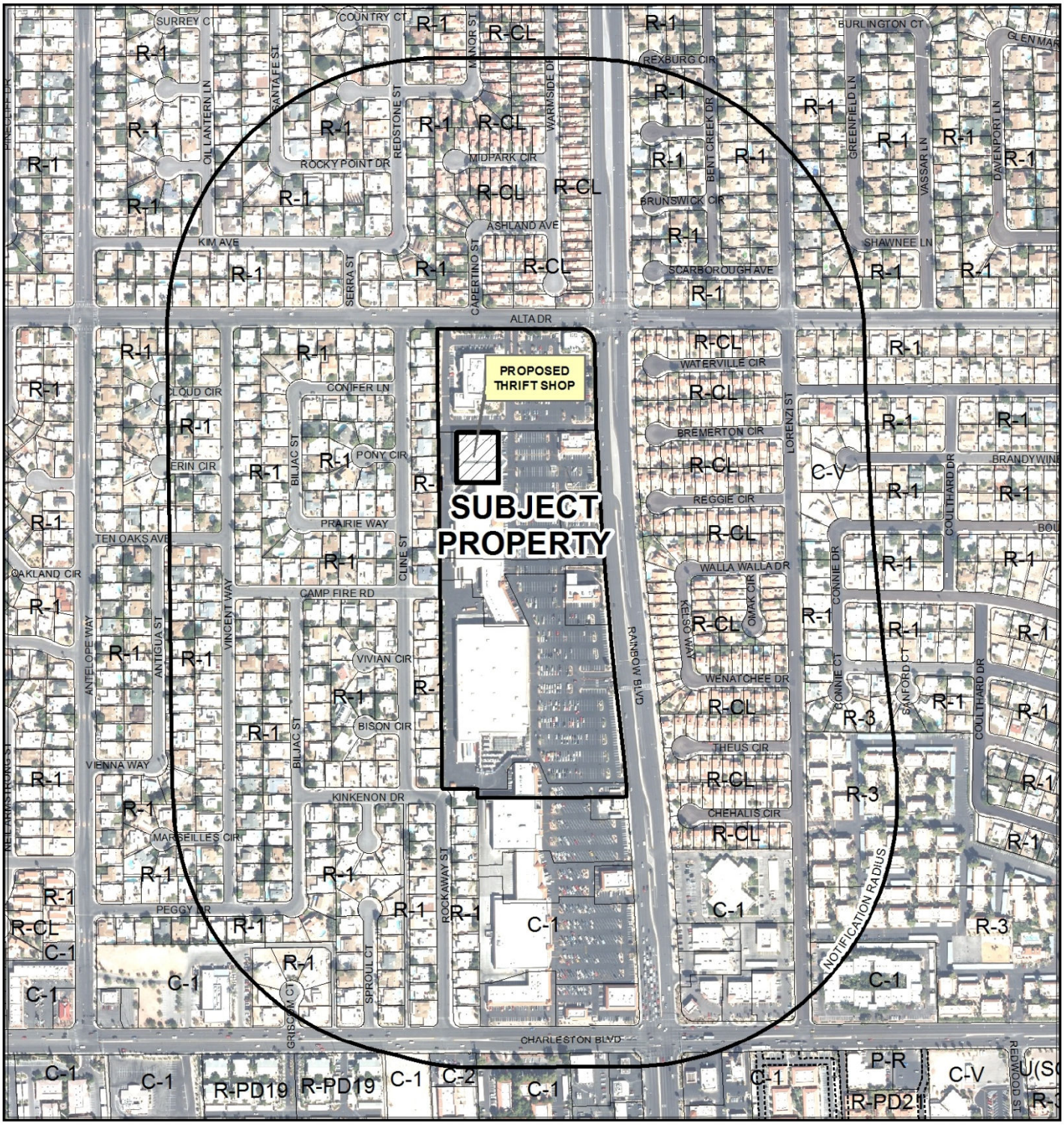
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest Postcards



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48742	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-48742 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thrift Shop use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All deliveries, donations, loading, and unloading at the premises shall be completed during normal business hours.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to locate a Thrift Shop use in an existing 273,916 square-foot shopping center. The applicant proposes to collect used merchandise from a dedicated drop-off area in front and resell the donated items onsite in a 31,558 square-foot commercial space at 741 South Rainbow Boulevard. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the Thrift Shop use would not be allowed to operate at this location.

ISSUES

- The Thrift Shop use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The applicant will be accepting donations from a dedicated drop-off point located at the front of the property near the front entrance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/06/90	The City Council approved a Rezoning (Z-0051-90) for the reclassification of property located on the southwest corner of Alta Drive and Rainbow Boulevard from the R-1 (Single Family Residential) zoning district to the C-1 (Limited Commercial) zoning district. The Board of Zoning Adjustment and staff recommended approval.
05/24/90	The Board of Zoning Adjustment approved a Variance (V-0044-90) to allow the outside storage and display of garden supplies in conjunction within an existing drug store where only live nursery stock is permitted.
06/17/92	The City Council approved a Special Use Permit (U-0103-92) to allow the sale of beer and wine in conjunction with an existing restaurant. The Board of Zoning Adjustment and staff recommended approval.
11/25/92	The Board of Zoning Adjustment approved a Variance (V-0164-92) to allow a secondhand dealership where such use is not allowed on property located at 881 South Rainbow Boulevard.

Most Recent Change of Ownership	
10/22/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/09/94	A business license (#G50-07134) was issued for an electronics store at 741 South Rainbow Boulevard. The license was marked out-of-business on 06/06/11.

Pre-Application Meeting	
03/06/13	A pre-application conference was held with the applicant to discuss the submittal requirements for a Special Use Permit for a proposed Thrift Shop use at 741 South Rainbow Boulevard.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
04/09/13	A field check was conducted by staff and found the proposed location at an unoccupied suite in an existing shopping center.

Details of Application Request	
Site Area	
Net Acres	5.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Office, Medical	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	273,916 SF	1:250 SF					
TOTAL SPACES REQUIRED			1,095		1,305		
Regular and Handicap Spaces Required			1,074	21	1,281	24	Y

ANALYSIS

The Thrift Shop use is defined as "A retail facility that sells any new or used merchandise that has been donated to the facility." The proposed use meets the definition, as the applicant will be accepting donations and reselling used merchandise on site.

The Minimum Special Use Permit Requirements for this use include:

1. No outdoor display or sales of any merchandise shall be permitted.

The proposed use meets this requirement, as a condition of approval requires the conformance to Minimum Requirement for the Special Use Permit for a Thrift Shop use.

2. The use shall comply with the applicable requirements of LVMC Title 6.

The proposed use meets this requirement, as a condition of approval requires the conformance to Chapter 6 of the City of Las Vegas Municipal Code and cannot be waived.

3. Donations shall be accepted only during normal business hours, unless otherwise specifically approved in connection with the Special Use Permit. Where after-hours donation of items is approved, donation areas and containers, whether or not enclosed or screened, must be designed so that donated items are not visible to the general public.

The proposed use meets this requirement, as a condition of approval requires that all deliveries, donations, loading, and unloading at the premises shall be completed during normal business hours.

The submitted floor plan depicts a loading and delivery area with an approximate 12-foot wide drop-off area with awning located to the south of the front entrance. The proposed use is located within a shopping center with similar retail uses that have similar business hours. The Thrift Shop use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore, staff recommends approval.

FINDINGS (SUP-48742)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed land use of Thrift Shop is located within a shopping center with similar uses and hours of operation and can be operated in a manner that is harmonious and compatible with existing surrounding land uses.

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

   The subject site remains physically suitable for the existing shopping center and the addition of a Thrift Shop use within an unoccupied tenant space. There are no significant proposed changes to the existing structure or the site with this application that would increase the intensity of the proposed land use.

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.**

   Rainbow Boulevard, a 100-foot wide Primary Arterial, provides adequate access for the addition of the Thrift Shop use to the existing shopping center.

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

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Thrift Shop use meets all of the applicable conditions listed in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 753

APPROVALS 0

PROTESTS 3

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

RECEIVED

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

RECEIVED
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

RECEIVED
MAR 25 2013
City of Las Vegas
Department of Planning

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

Rainbow Plaza
Las Vegas, Nevada 89145

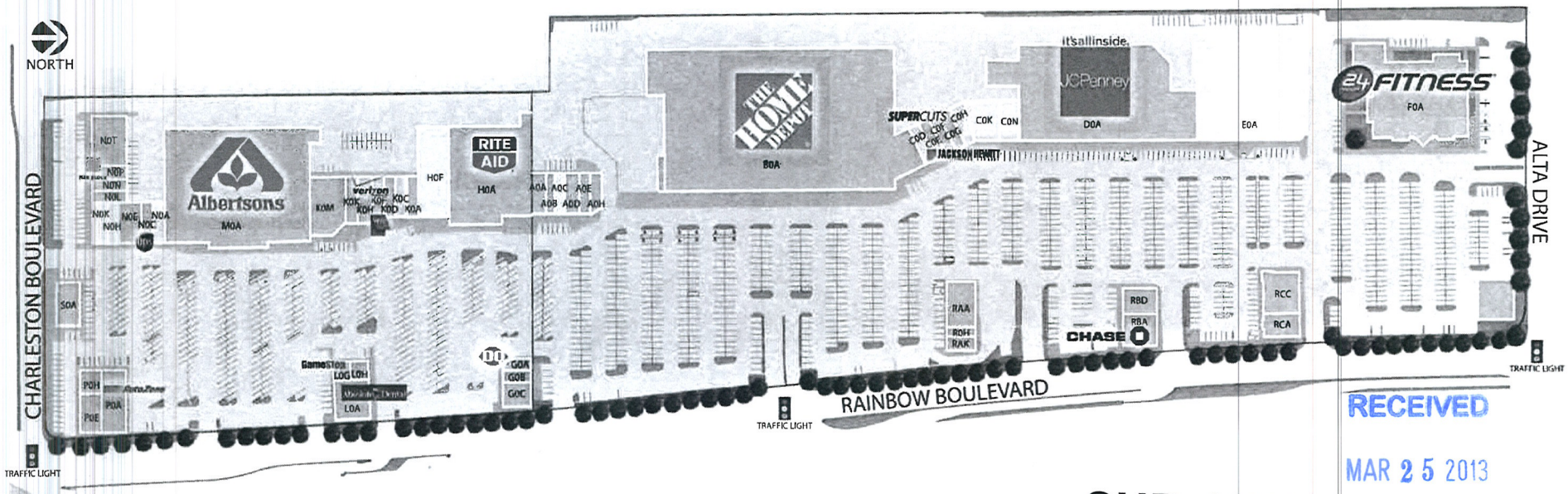
TENANT LIST

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



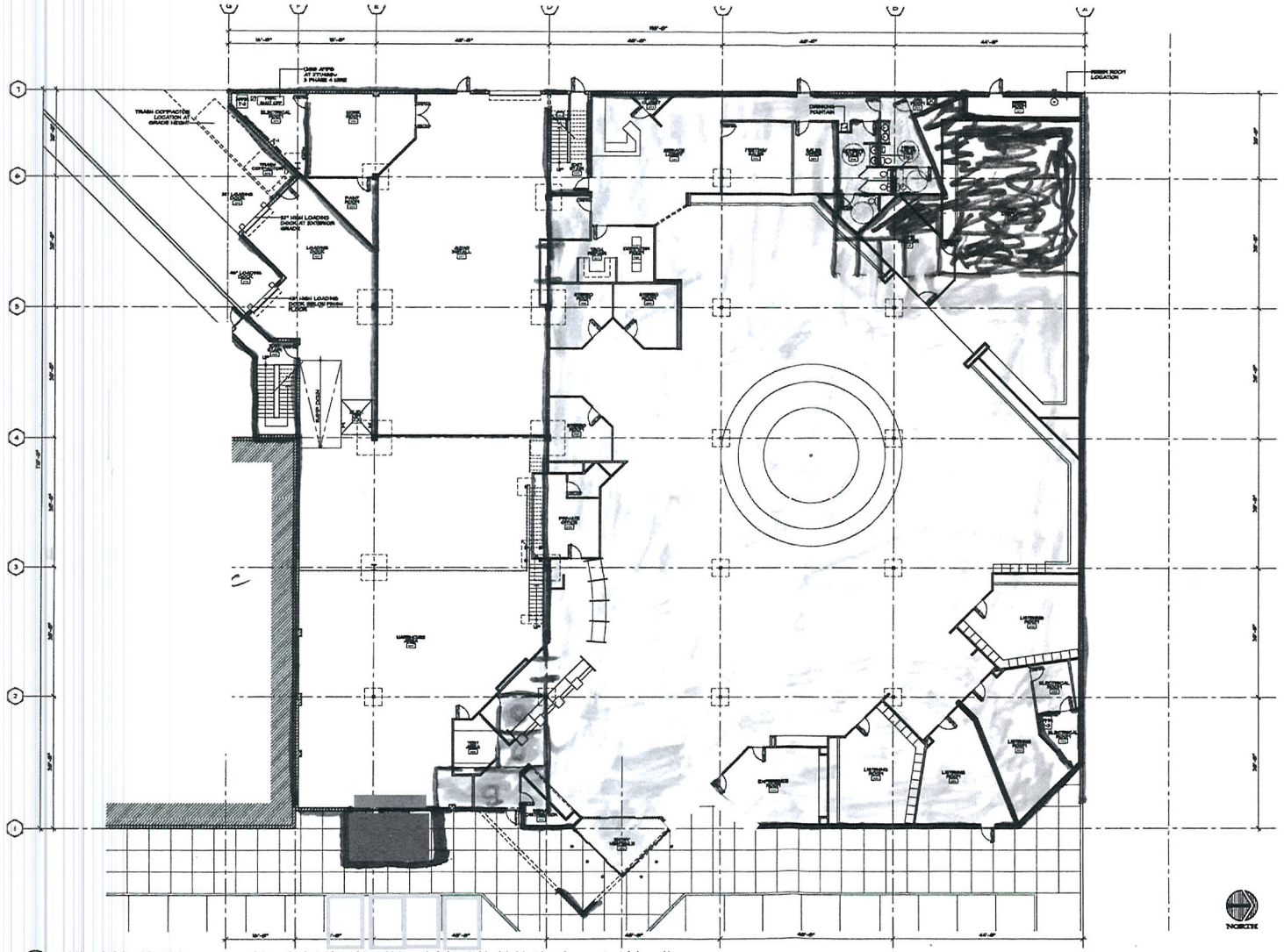
RECEIVED
MAR 25 2013
City of Las Vegas
Dept. of Planning

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

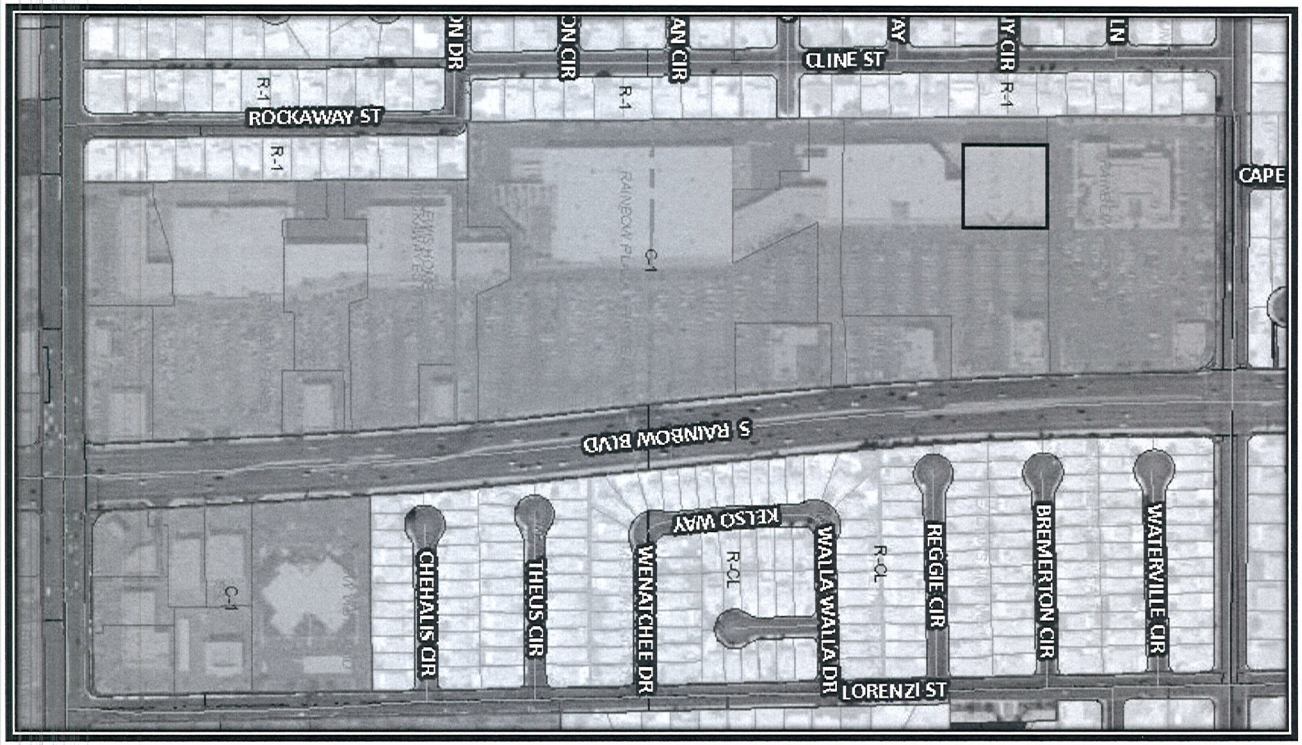
RECEIVED

MAR 25 2013

City of Las Vegas
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

RECEIVED
MAR 25 2013
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.

RECEIVED
MAR 25 2013
City of Las Vegas
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.

RECEIVED
MAR 25 2013
City of Las Vegas
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,

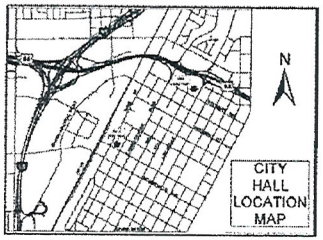
Alyn Reeves
Chief Operating Officer
Goodwill of Southern Nevada

RECEIVED
MAR 25 2013
City of Las Vegas
Dept. of Planning
SUP-48742

May 03 13 05:30p acafnv.com (702) 462-5377 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.

SUP-48742

Planning Commission Meeting of **5/14/2013**

16P

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

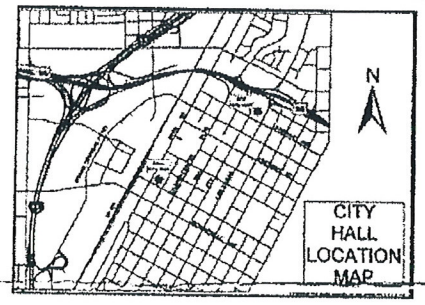
Case: SUP-48742

13834711010
PETERSEN VERNON P
504 VINCENT WY
LAS VEGAS NV 89145-6170 89145-6170

28 DROFNMP 89145

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 terrible map of location!

Please use available blank space on card for your comments.

SUP-48742

Planning Commission Meeting of **5/14/2013**

Case: SUP-48742

13834811043
VANDEVER BARRY & CAROLE LYNN
6935 PEGGY DR
LAS VEGAS NV 89145-6120 89145-6120

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

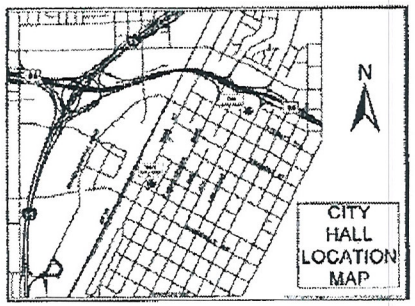
16P

May 03 13 05:52p Brad Brotherson 0 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

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning



There is already a Thrift store within This strip mall area. Having another one but larger would greatly depreciate The home values in this area.
Even though this is an older residential area a business such as ~~another~~ This would be even more detrimental to the neighborhood and our well being

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-48742
Planning Commission Meeting of **5/14/2013**

Case: SUP-48742
13834712027
ERICKSON BRENT W & MARY H
6905 PRAIRIE WY
LAS VEGAS NV 89145-6217 89145-6217

02 1M
0004279218 MAY 02 2013
MAILED FROM ZIP CODE 89101

28 ORDFNMP 89145

16P

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**

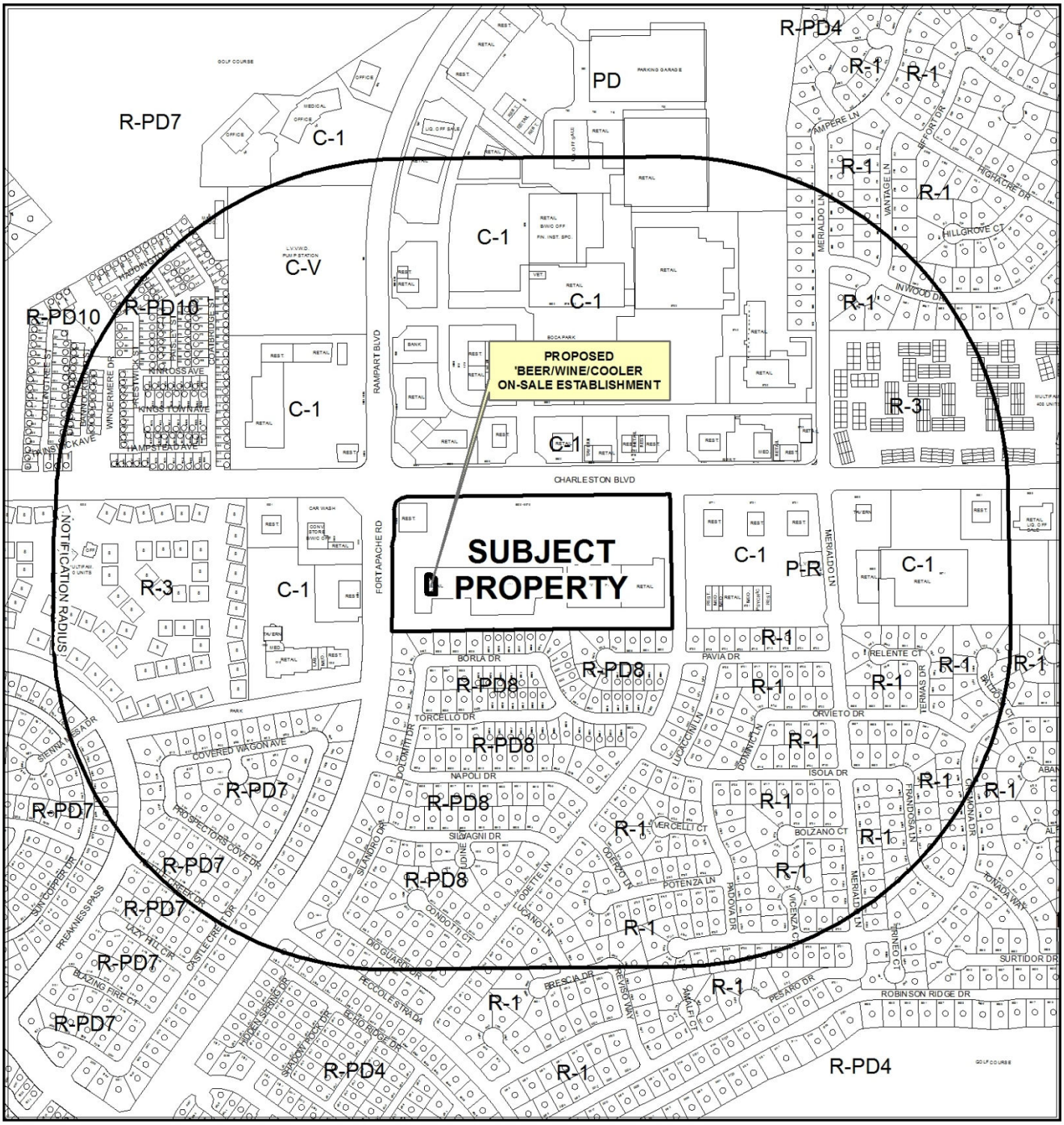
SUBJECT:
SUP-48783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,825 SQUARE-FOOT RESTAURANT at 8975 West Charleston 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.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

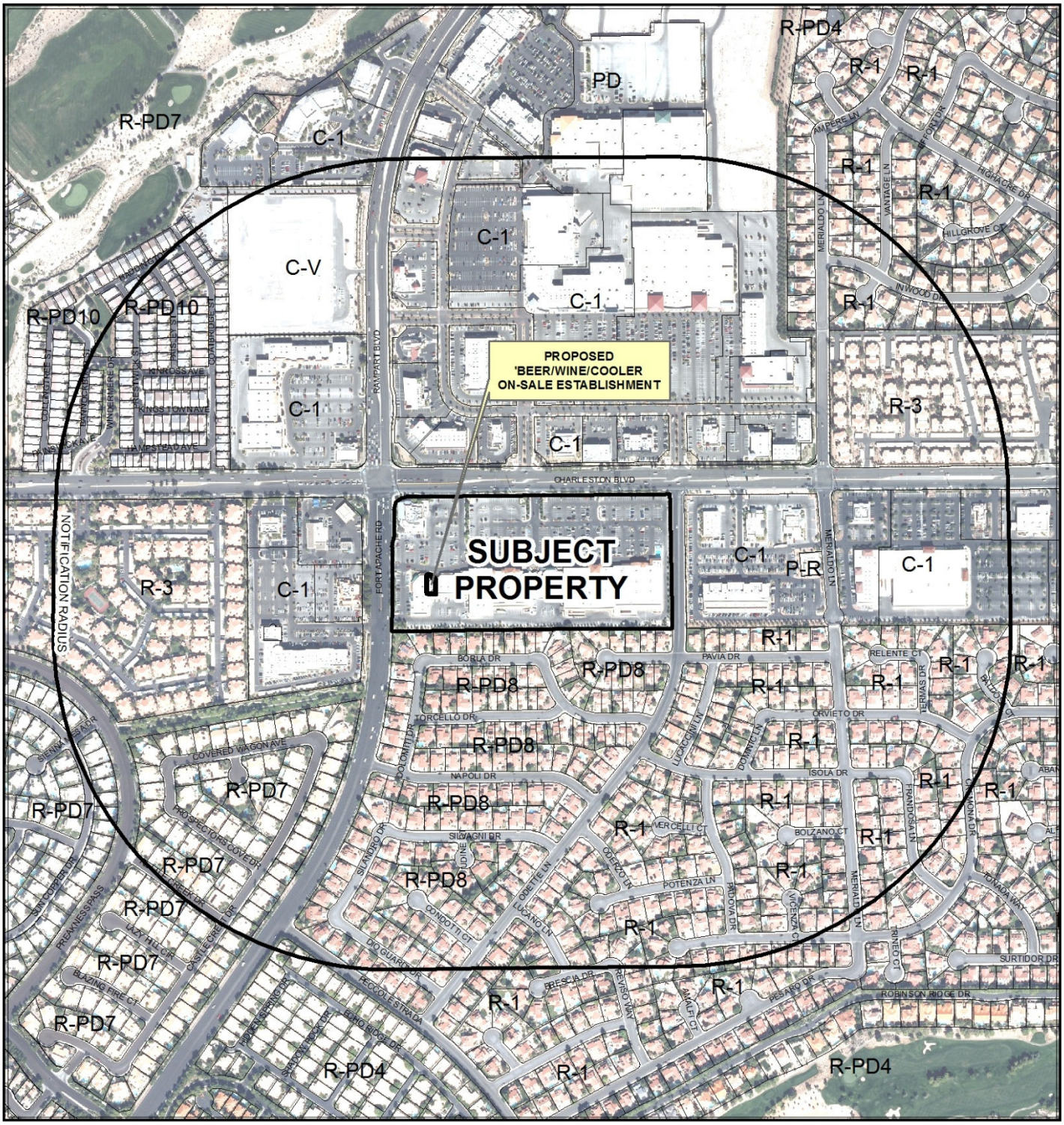
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48783	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-48783 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment use within a proposed restaurant at 8975 West Charleston Boulevard, Suite #140. The proposed use meets the minimum requirements for a Beer/Wine/Cooler On-Sale Establishment use and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the Beer/Wine/Cooler On-Sale Establishment use would not be allowed at this location.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Window signage from the previous business is present on the vacant proposed tenant space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/81	The City Council approved a Rezoning (Z-0034-81) to C-2 (General Commercial) zoning on this site as part of the overall rezoning of 2,249 acres. The Planning Commission recommended approval.
01/17/01	The City Council approved the overall site development plan for this 152,500 square-foot Shopping Center [Z-0034-81(11)]. The Planning Commission recommended approval.
07/16/03	The City Council approved Special Use Permit (SUP-2486) for a Liquor Establishment (Off-Premise Consumption, Beer and Wine) for a Grocery Store at 8855 West Charleston Boulevard. The Planning Commission and Staff recommended approval.
12/11/12	The Planning Commission approved Special Use Permit (SUP-47304) for a Tattoo Parlor/Body Piercing Studio at 8975 West Charleston Boulevard, Suite #130.

Most Recent Change of Ownership	
03/15/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/06/13	A building permit (#229164) for a 2,762 square-foot restaurant was applied for but has yet to be paid for and issued.
N/A	There is not a business license application for the for the proposed location

Pre-Application Meeting	
03/18/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/09/13	A field check was conducted by Staff and revealed that signage from the previous tenant was present.

Details of Application Request	
Site Area	
Net Acres	16.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	160,414 SF	1:250	642				
TOTAL SPACES REQUIRED			642		910		Y
Regular and Handicap Spaces Required			629	13	888	22	Y
Loading Spaces	3 plus 1 per additional 100,000 SF or fraction thereof		5		5		Y

ANALYSIS

The proposed restaurant is located in an existing Shopping Center. The owner is requesting a Special Use Permit to sell beer and wine injunction with a meal at 8975 West Charleston Boulevard, Suite #140. The Beer/Wine/Cooler On-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools." The proposed use meets the above definition, as the restaurant seats approximately 97 individuals and only beer and/or wine will be served injunction with meals in the restaurant.

If the requested Special Use Permit is approved, alcoholic drinks may only be served in conformance with Title 6.50 requirements in addition to the Title 19.12 use requirements listed below.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

   The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject property.

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

   The proposed use meets distance separation requirement above and has direct access to Charleston Boulevard.

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

    This requirement does not apply to the proposed use, as the existing Shopping Center is less than 80 acres in size.

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

    This requirement does not apply to the proposed use, as no distance separation waiver is necessary.

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

    The above conditions do not apply to the proposed us, as no waivers are requested.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50 [Non-Waivable].

    The proposed use meets this requirement, as beer and wine will be served to their customer only in conjunction with the customer's meal. A standard condition of approval requires conformance to this section of the code and cannot be waived.

The proposed use will be located within a proposed restaurant in an existing Shopping Center. The site has ample parking to sustain uses associated with a Shopping Center. The proposed Beer/Wine/Cooler On-Sale Establishment use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surround uses; therefore, staff recommends approval.

MR

FINDINGS (SUP-48783)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The propose Beer/Wine/Cooler On-Sale Establishment use can be operated in a manner that is harmonious and compatible with existing surrounding land uses, and with future surround land uses as project by the General Plan.

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

   There are no proposed exterior building or site modifications. The Shopping Center has ample parking and is physically suitable for this type and intensity of land use.

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

   The site is located on the southwest corner of Charleston Boulevard and Fort Apache Road. Both streets are classified as Primary Arterials (100-foot rights-of-way) within the Master Plan of Streets and Highway and therefore, they will provide adequate access and capacity to the site.

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

   Approval of a Special Use Permit for the Beer/Wine/Cooler On-Sale Establishment use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions of Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1,007

APPROVALS 0

PROTESTS 1

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: _____

RECEIVED
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

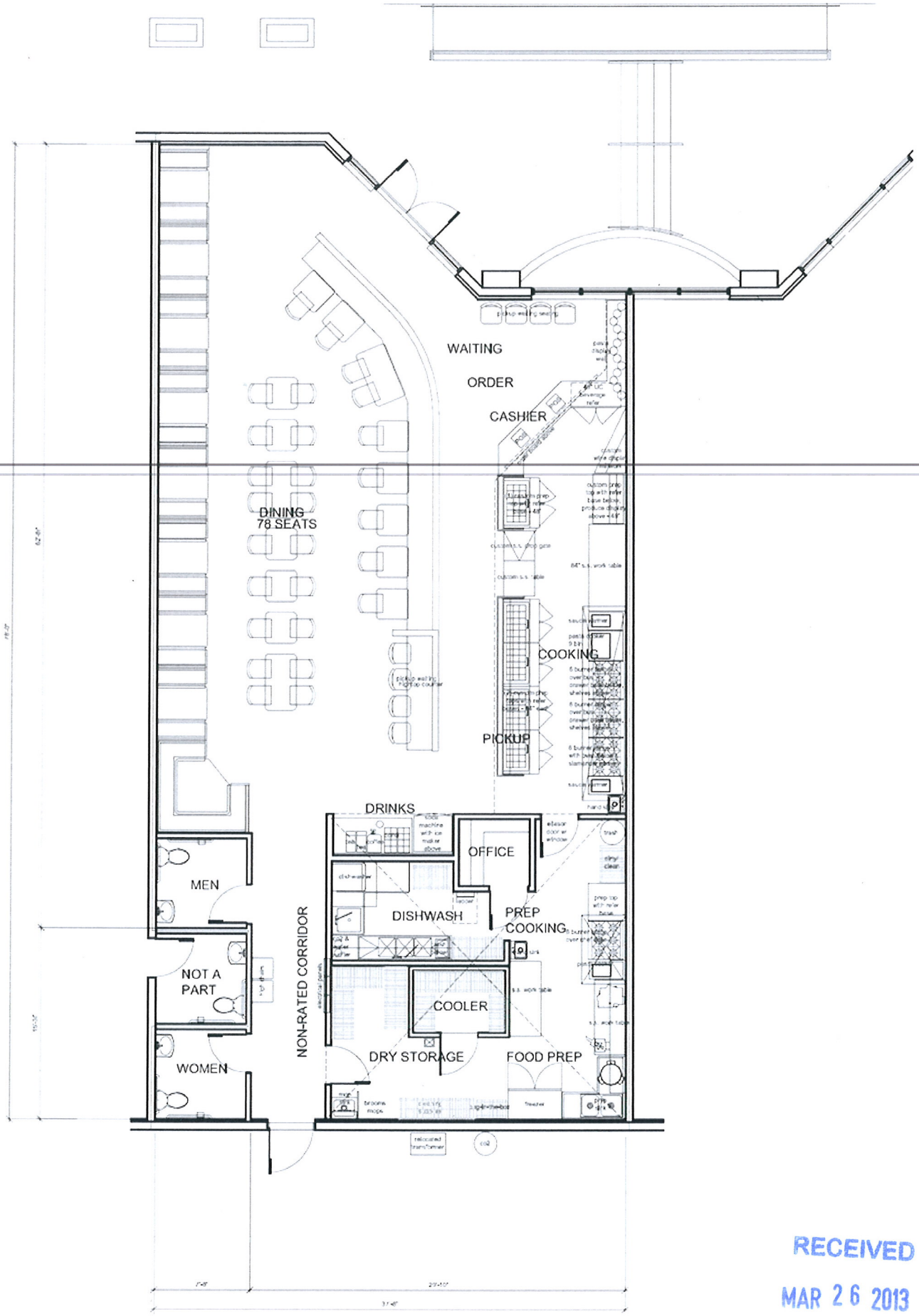
CROSSROADS COMMONS
8975 West Charleston Blvd
Las Vegas, Nevada 89117

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

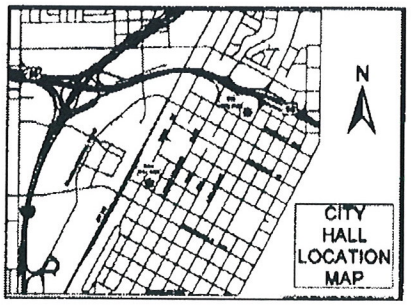
Southwest - 8680 West Warm springs Rd, suite 100 Las Vegas, Nevada 89148
Summerlin - 8975 West Charleston Blvd, suite 140 Las Vegas, Nevada 89117
Phone: (702) 463-chef (2433) Fax: (702) 463-3674

City of Las Vegas
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 MAY 02 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.

THIS AREA IS ALLREADY SATURATED WITH RESTURANTS, BARS ETC. ANOTHER ONE IS NOT NEEDED.

SUP-48783

Planning Commission Meeting of **5/14/2013**

Case: SUP-48783
13832414051
ROGERS FAMILY TRUST
ROGERS EUGENE E & WILMA J TRS
9105 W HAMPSTEAD AVE
LAS VEGAS NV 89145-8521 89145-8521

28 ORDFNMP 89145

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

17P

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**

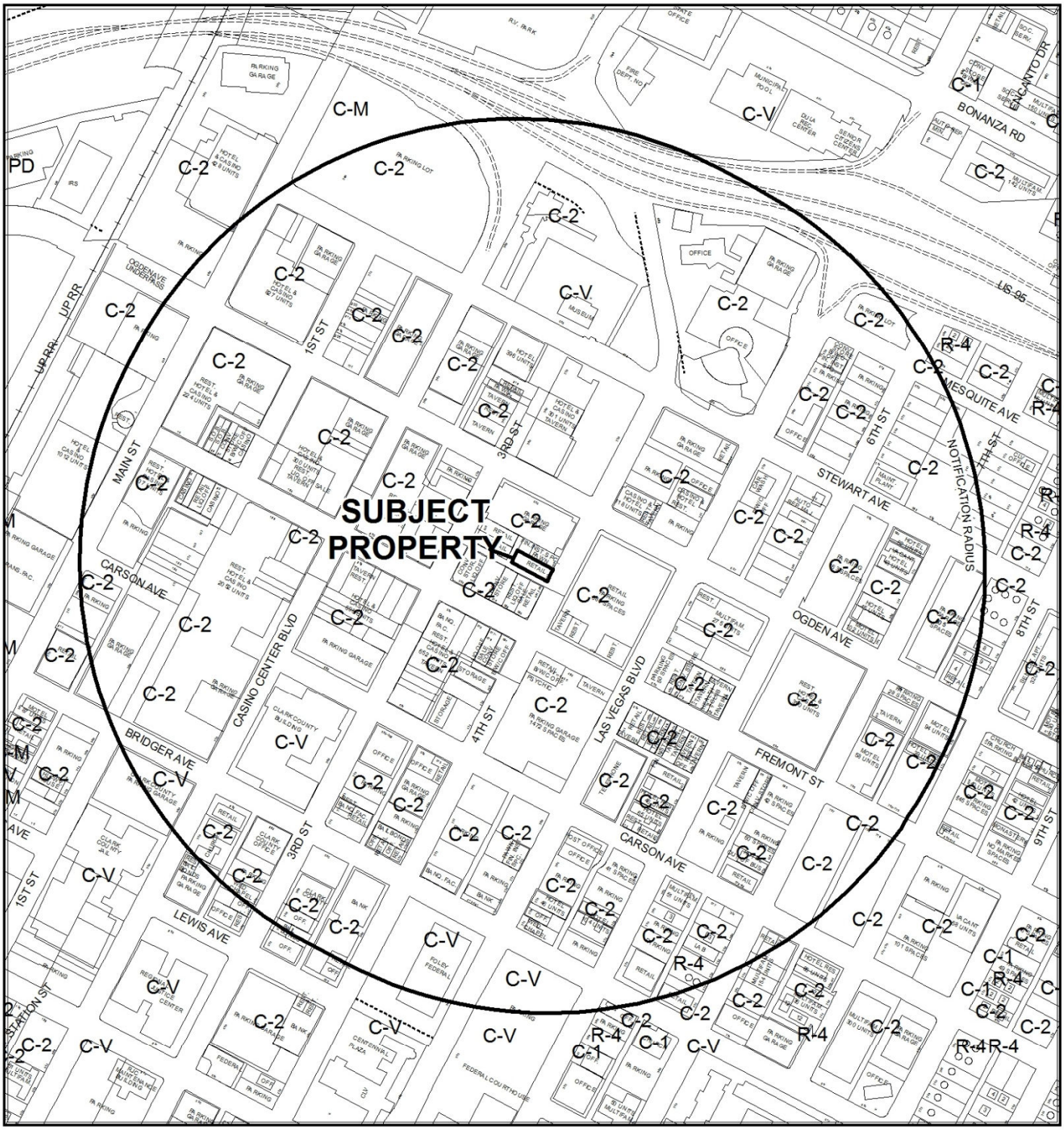
SUBJECT:
SUP-48816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,643 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, INCLUDING 401 SQUARE FEET OF OUTDOOR SEATING AREA at 113 North 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



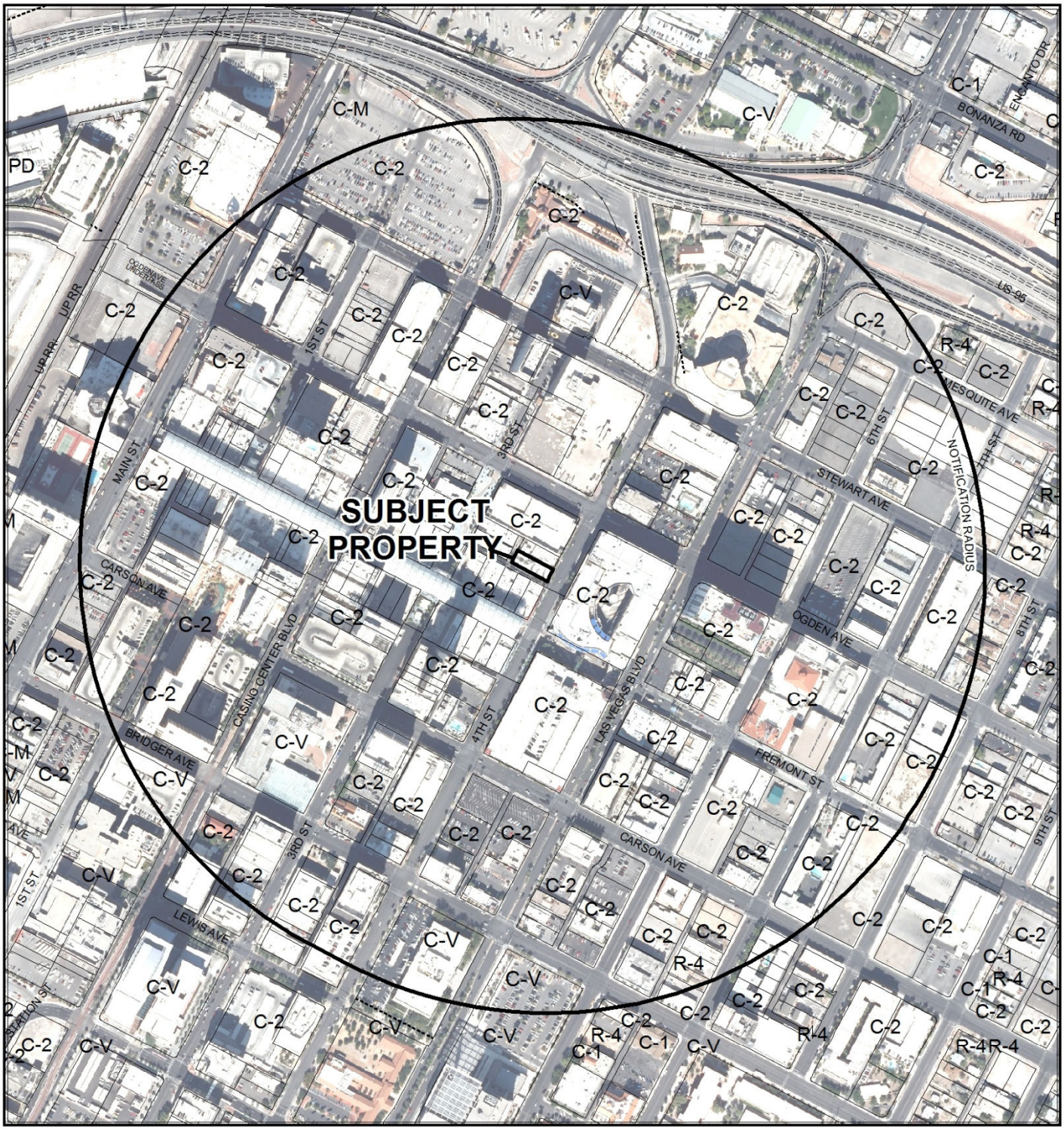
0 400 800 Feet

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TODD KESSLER - OWNER: 113 4TH STREET, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48816	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITION(S) ****

SUP-48816 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All signage shall conform to the sign standards of Title 19.10.100, and 19.08 where applicable, and any proposed signage shall be approved by the Downtown Design Review Committee prior to issuance of any sign permit.

3. All outdoor dining and seating areas shall be free of any permanent barriers or other structures that create physical separation between the dining area and areas of public sidewalks. All furnishings within the outdoor dining area shall be movable.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

Public Works

9. Submit an Encroachment Agreement for all the outdoor dining facilities and any other private improvements, if any, in the 4th Street Public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit for a proposed 3,643 square-foot Tavern-Limited Establishment use located at 113 North 4th Street. The proposal includes 401 square feet of outdoor seating area located in front of the building on the sidewalk. The proposed use is located within the Central Casino Core District of the Downtown Centennial Plan, which allows a Tavern-Limited use with approval of a Special Use Permit. Staff recommends approval, with conditions, as the proposed facility is located adjacent to a designated entertainment venue and will not negatively impact neighboring uses. If this request is denied, the proposed Tavern-Limited Establishment use will not be permitted at this location.

ISSUES

- The Tavern-Limited use is only permissible in the Downtown Centennial Plan area. In January of 2013, City Council adopted Ordinance 6232, which expanded the establishment of Tavern-Limited licenses from within the Downtown Entertainment Overlay District to the entire Downtown Centennial Plan area.
- A Special Use Permit is required for the Tavern-Limited use in the C-2 (General Commercial) zoning district.
- All new signage (not a part of this submittal) must receive approval from the Downtown Design Review Committee (DDRC) prior to issuance of sign permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/1964	The City Council approved a Reclassification of Property (Z-0100-64) to C-2 (General Commercial) zoning of this site as part of a larger request.
08/21/2002	The City Council denied a Special Use Permit (U-0067-02) for the sale of beer and wine for off-premise consumption at 113 North 4th Street. The Planning Commission and staff recommended denial.
08/16/2006	An SUP-12038 for a proposed Beer/Wine/Cooler Off-Sale use at 113 North 4th Street was withdrawn without prejudice prior to the City Council meeting on 08/16/2012. Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
03/15/2012	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/18/2005	A business license (R09-00161) was issued for a restaurant use at 115 North 4th Street. The license was marked out of business on 10/25/2012.
03/24/2010	A business license (T07-00927) was issued for a General Personal Service use (Travel Agency) at 113 North 4th Street. The license was marked out of business on 08/03/2011.
12/20/2010	A business license (C15-00266) was issued for a convenience store at 113 North 4th Street. The license was marked out of business on 03/15/2011.
09/12/2011	A building permit (#195453) was issued for electrical repair at 113 North 4th Street. The permit received final inspection on 11/21/2011.

Pre-Application Meeting	
01/23/2013	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a proposed Tavern-Limited Establishment. The applicant was advised of the separate Downtown Design Review Committee signage review requirements. No other issues were discussed.

Neighborhood Meeting
A neighborhood meeting is not required as part of this application, nor was one held.

Field Check	
04/03/2013	During a routine site inspection performed by staff, the subject property was noted as being a vacant commercial development. Graffiti was evident on the south façade and a trash dumpster was occupying a parking space adjacent to the building.

Details of Application Request	
Site Area	
Net Acres	0.15 Acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Pawn Shop	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)

GK

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Neonopolis	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan (Central Casino Core District)	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
A-O (Airport Overlay) District – 200 Feet	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	2,096 SF	1:50	42				
	1,547 SF	1:200	8				
TOTAL SPACES REQUIRED			50		0		N
Regular and Handicap Spaces Required			48	2	0	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The Tavern – Limited Establishment use is defined as "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." The proposed use meets the definition. There are no Minimum Special Use Permit Requirements listed for this use.

The subject property, an approximate 3,242 square-foot one-story building, is located within the Central Casino Core District of the Downtown Centennial Plan, adjacent to the Fremont Street Experience at 113 North 4th Street. The request includes an outdoor dining area totaling 401 square feet. Thus, the total area of entitlement for this Special Use Permit request is 3,643 square feet. Prior to 2013, the Tavern-Limited Establishment use was limited to areas within the Downtown Entertainment Overlay District. In January of 2013, City Council passed Ordinance 6232 to expand the allowable area to the entire Downtown Centennial Plan. As such, the proposed location can now obtain a Tavern-Limited Establishment use with approval of a Special Use Permit.

The proposed Tavern-Limited Establishment features a 38-seat bar and an 84-seat dining room which includes an area for private dining and an outdoor dining area. The proposed outdoor dining area is 401 square feet and is located on the east side of the building, within the public right-of-way along Fourth Street. As such, the applicant is required to submit an encroachment agreement to the Department of Public Works for review and approval. The outdoor dining area conforms to the standards as outlined by the Downtown Centennial Plan as the submitted floor plan, date stamped 04/24/2013, illustrates that the outdoor dining area does not extend beyond the boundaries of the abutting properties, does not interfere with building ingress and egress, is accessory to the primary eating establishment, and leaves a minimum sidewalk pedestrian clearance width of five feet. Furthermore, the outdoor dining area enhances an identifiable sense of place, creates a comfortable and interesting pedestrian environment, and helps maintain continuous pedestrian activity between nodes and buildings in the downtown area. A condition of approval has been added requiring all outdoor dining and seating areas to be free of any permanent barriers or other structures that create physical separation between the dining area and areas of public sidewalks. In addition, all street furnishings must be moveable. The tentative hours of operation will be from 8 a.m. through 2 a.m., seven days a week.

The applicant is proposing signage along Fourth Street (not a part of this submittal), which must be approved by the Downtown Design Review Committee. A condition of approval has been added requiring approval from the Downtown Design Review Committee prior to issuance of building permits for any new proposed signage.

Direct access is provided to the site from Fourth Street with service access provided from a side and rear alley. Pursuant to the Downtown Centennial Plan the on-site parking requirements set forth in Chapter 19.12 shall not automatically apply. The applicant is not proposing new parking areas but is accommodating the parking requirements in part with public parking garages located in the immediate area.

The site meets the intent of the Downtown Centennial Plan – Central Casino Core District. Therefore, staff recommends approval of this request.

FINDINGS (SUP-48816)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Tavern-Limited Establishment is the type of use that is encouraged in the Central Casino Core District. It is a permitted use in the C-2 (General Commercial) zoning district, with the approval of a Special Use Permit, and can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

   The subject site can easily accommodate a Tavern-Limited Establishment land use. The parking requirements are being accommodated through the use of public parking garages located in the immediate area, as well as nearby street parking.

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

   The site is served by Fourth Street, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. This thoroughfare can accommodate the proposed Tavern-Limited Establishment use.

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.**

   The proposed location is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The Downtown Centennial Plan refers to Title 19.12 for applicable conditions of the Tavern-Limited Establishment use in the Central Casino Core District. There are no minimum special use permit requirements for the Tavern-Limited Establishment use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 192

APPROVALS 0

PROTESTS 0

GK

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

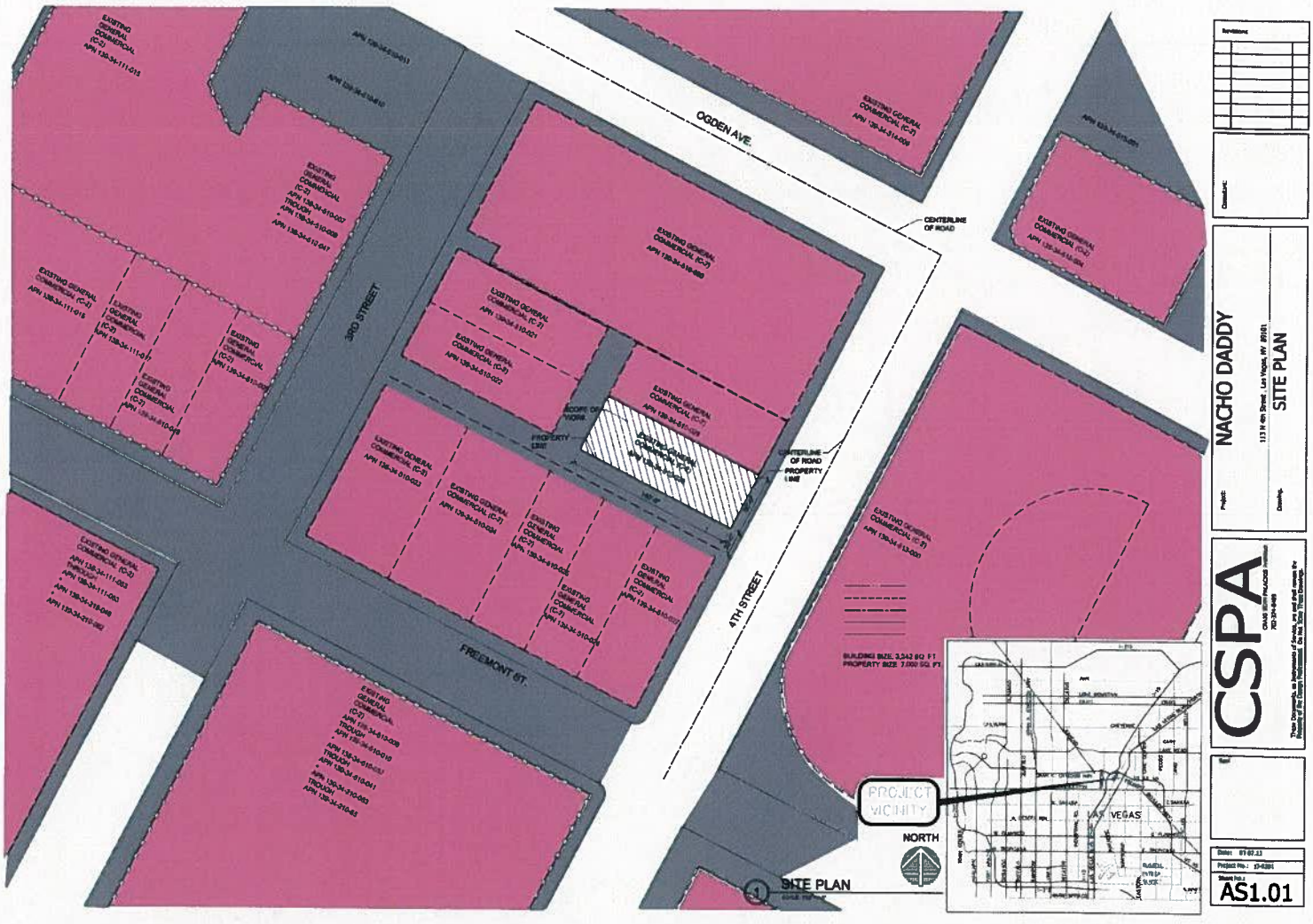
Case #	SUP-48816
Meeting Date:	05/14/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

PRJ-48795
04/08/13

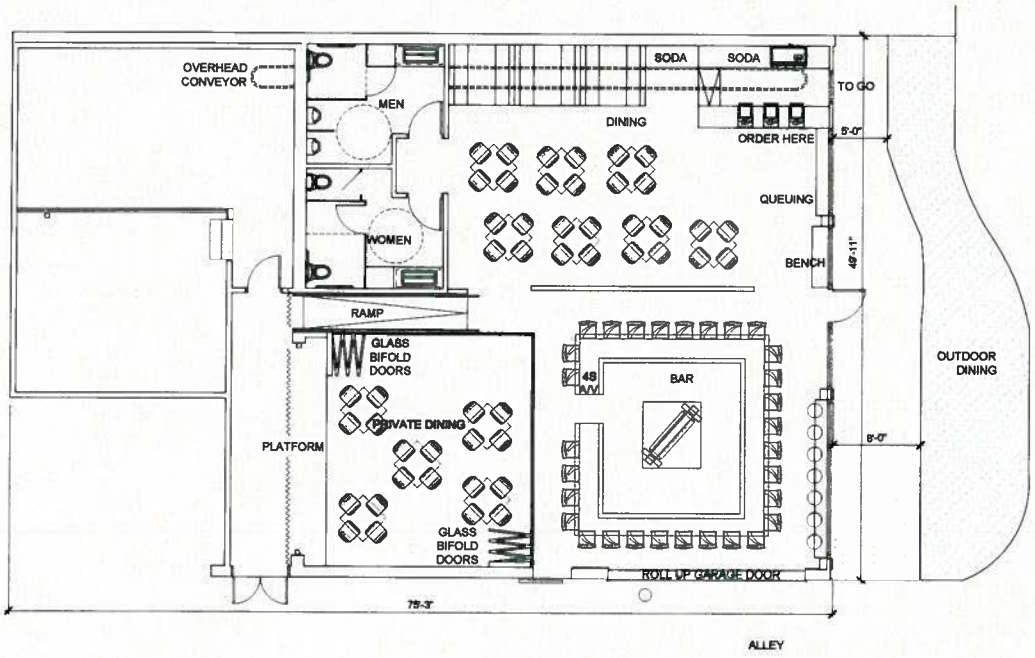
Revised 10/27/08

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



PRJ-48795
03/28/13

SUP-48816



TOTAL INTERIOR ENTITLEMENT AREA: 3242 SF
TOTAL EXTERIOR ENTITLEMENT AREA : 401 SF

SEATING:
BAR : 38
DINING : 84
TOTAL: 122

1 FLOOR PLAN

PLAN NORTH

NACHO DADDY
FLOOR PLAN

CSPA

Date: 03.07.13
Project No: 13-0201
Sheet No.
A1.01

PRJ-48795
03/28/13

SUP-48816



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**

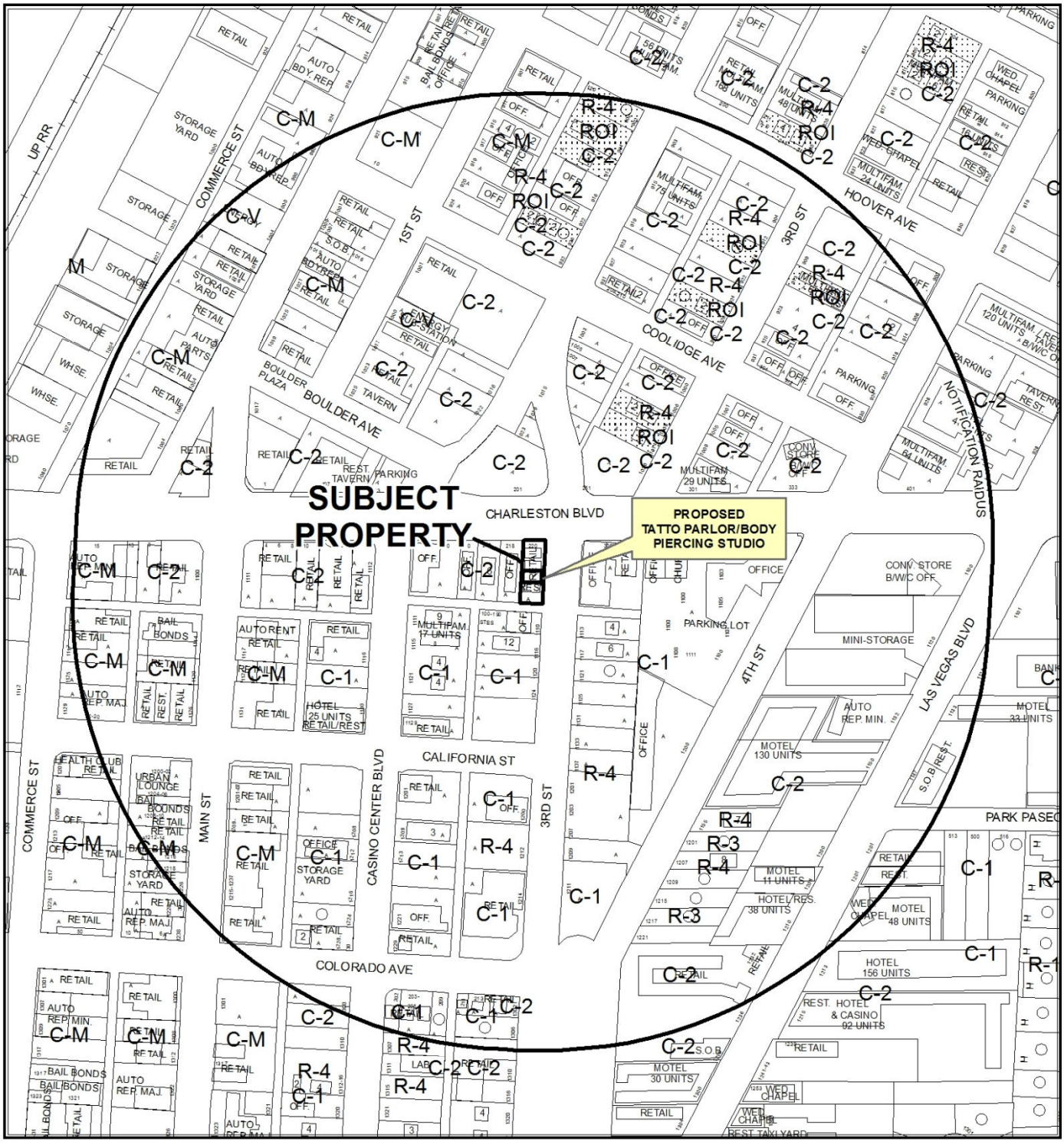
SUBJECT:
SUP-48861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

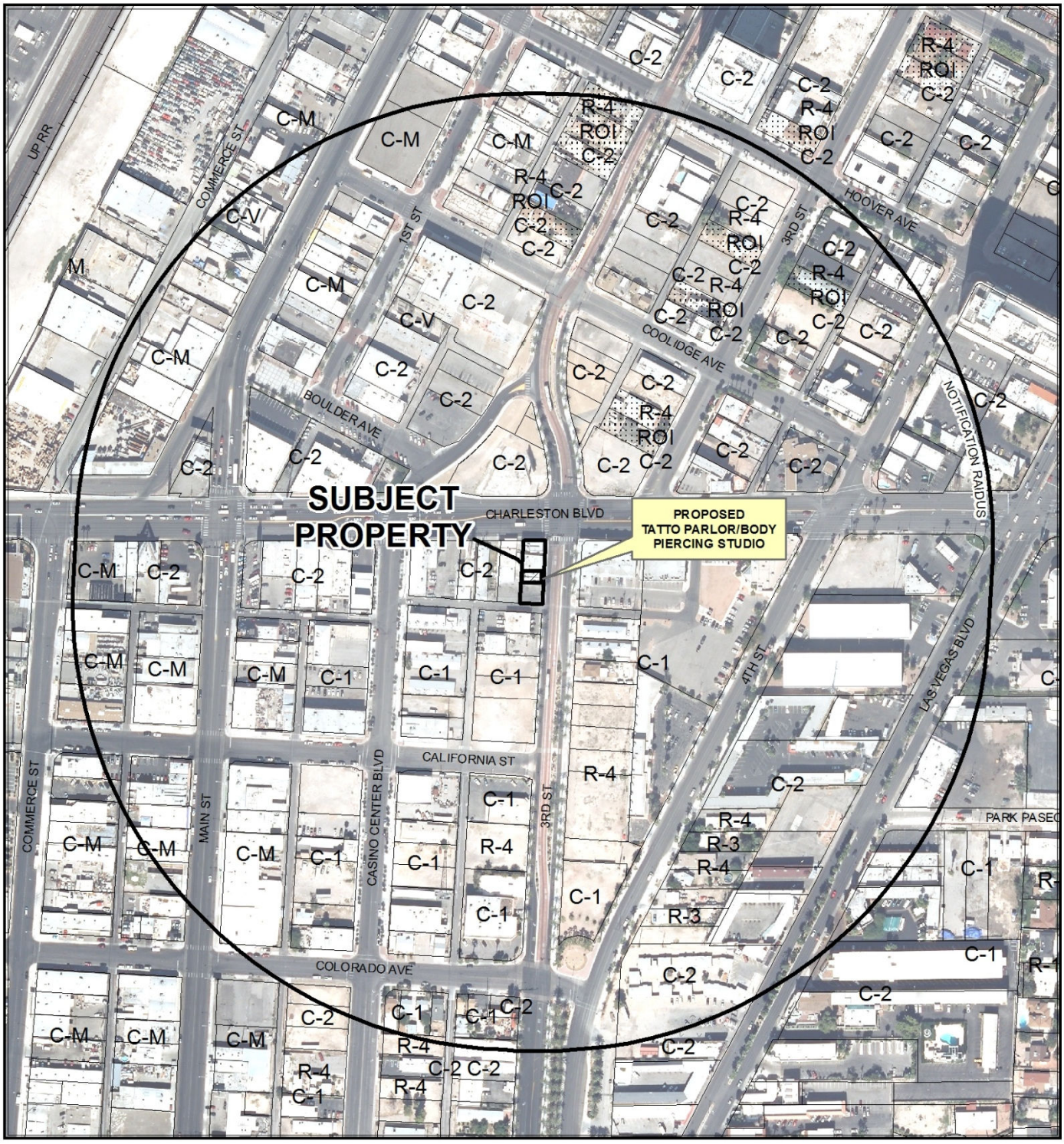
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



CASE: **SUP-48861**

RADIUS: 1000 FEET

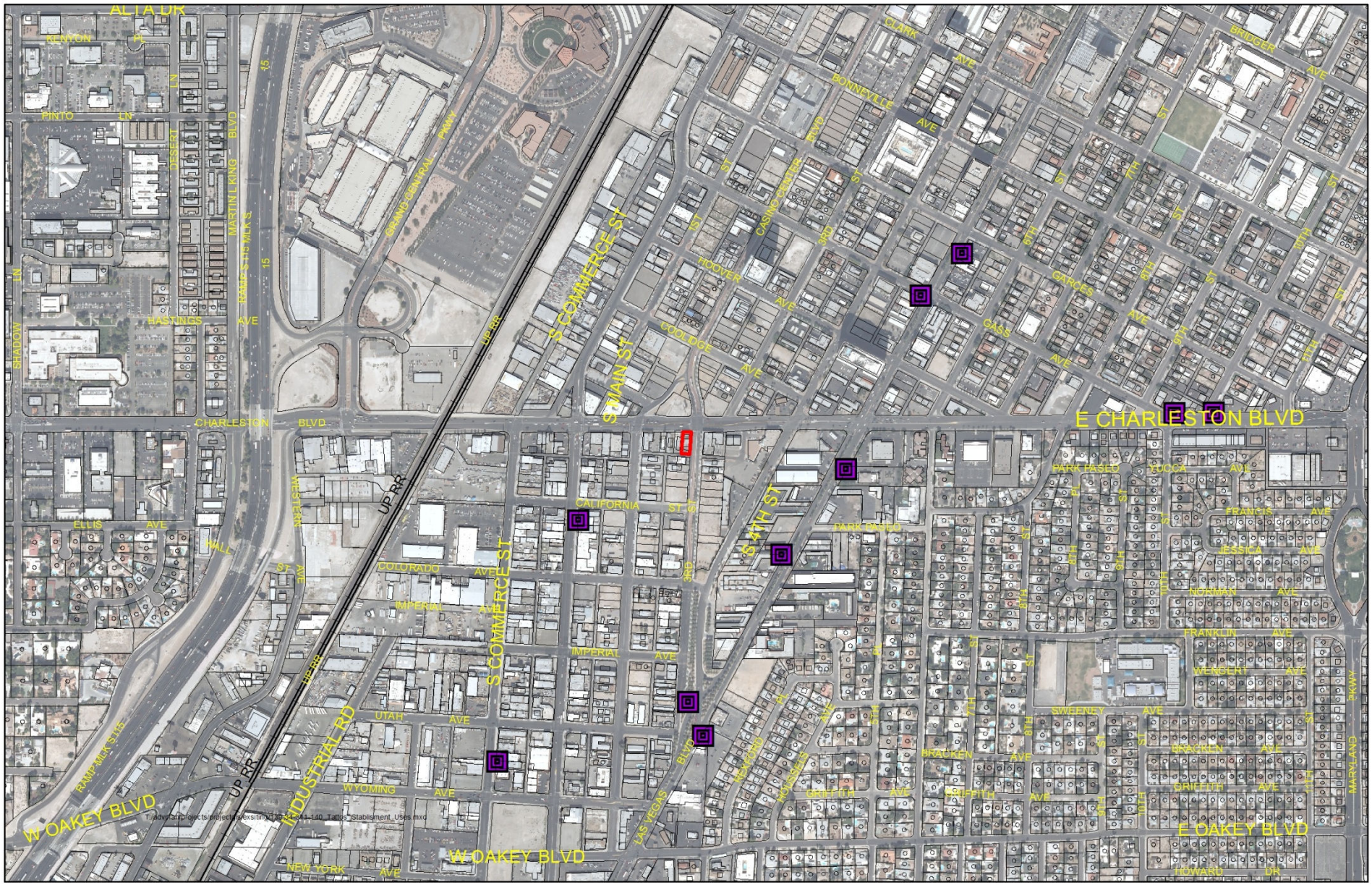
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48861	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-48861 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. The applicant shall restripe the parking lot in conformance to Title 19.08.110 prior to the approval of a business license.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

GK

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio within an approximate 1,250 square-foot portion of a 3,350 square-foot commercial building addressed as 1106 South 3rd Street. The use is located within the Downtown Centennial Plan – 18b Las Vegas Arts District. The use is appropriate for the area and can be conducted in a manner that is compatible with the surrounding land uses; therefore, staff recommends approval of this request. If denied, the Tattoo Parlor/Body Piercing Studio would not be permitted to operate at this location.

ISSUES

- A Tattoo Parlor/Body Piercing Studio is permitted in the 18b Las Vegas Arts District and C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Conditions of approval have been placed requiring the restriping of the parking lot prior to the approval of a business license.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/12/2011	The Planning Commission approved a Special Use Permit (SUP-41046) for an urban lounge at 1106 S. 3rd Street. Staff recommended approval. The Special Use Permit (SUP-41046) expired on 04/12/2013.

Most Recent Change of Ownership	
04/06/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/27/2010	A business license (G50-06747) was issued for general retail sales at 1106 South 3rd Street. The license was marked out of business on 10/12/2011.
10/19/2011	A business license (L41-90428) for an urban lounge was withdrawn as a result of a Metro investigation at 1106 S. 3rd Street. Failure to obtain a business license resulted in the Special Use Permit (SUP-41046) for an urban lounge use to expire on 04/12/2013.

Pre-Application Meeting	
03/14/2013	A pre-application meeting was held to discuss the requirements of submitting a Special Use Permit for a Tattoo Parlor/Body Piercing Studio.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was on held.

Field Check	
04/03/13	During a routine site inspection performed by staff, the subject property was noted as being a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Vacant	C (Commercial)	C-2 (General Commercial)
South	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Vacant	C (Commercial)	C-1 (Limited Commercial)
West	Vacant	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan (18b Las Vegas Arts District)	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

GK

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	1,250 SF	1:250	5				
TOTAL SPACES REQUIRED			5		4		N
Regular and Handicap Spaces Required			4	1	3	1	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The Tattoo Parlor/Body Piercing Studio use is defined as "An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment."

The proposed use meets the above definition, as the applicant proposes to tattoo paying customers at their request. There are no Minimum Special Use Permit Requirements for this use.

The applicant has proposed a permanent makeup and tattoo service. A permanent makeup service is considered a General Personal Service use and is permitted in the Las Vegas 18b Arts District. However, the applicant is also proposing tattoo services, which requires a Special Use Permit prior to the approval of a business license in the Las Vegas 18b Arts District.

The proposed Tattoo Parlor/Body Piercing Studio Establishment will be located at 1106 South 3rd Street within approximately 1,250 square feet of an existing vacant 3,350 square-foot commercial building. The commercial building can accommodate three tenants at 1104, 1106, and 1108 South 3rd Street. The parcel also contains a separate and vacant building addressed as 220 E. Charleston Boulevard. If approved, the Tattoo Parlor/Body Piercing Studio will be the sole tenant on the parcel. The use will not significantly change the physical appearance or characteristics of the subject site and is compatible with the surrounding land uses in the area. This use is located within the C-2 (General Commercial) zone, which also requires the approval of a Special Use Permit prior to licensing a Tattoo Parlor/Body Piercing Studio. Sites located within the Downtown Centennial Plan – 18b Las Vegas Arts District are not subject to the automatic application of parking requirements; however the applicant has demonstrated sufficient space to accommodate most of the required parking. A condition of approval has been placed on this request requiring the applicant to restripe the parking lot in order to make the faded parking spaces more visible. The use is appropriate for the area and can be conducted in a manner that will be compatible with the surrounding land uses; therefore staff recommends approval.

FINDINGS (SUP-48861)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Tattoo Parlor/Body Piercing Studio is located within the Downtown Centennial Plan. It is surrounded by commercial uses and will be harmonious with the existing and future land uses as projected by the General Plan.

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

   The subject site is suitable for a variety of service, retail and restaurant uses. The subject Tattoo Parlor/Body Piercing Studio is appropriate for the site as proposed.

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

   The subject site fronts Charleston Boulevard, a 100-foot Primary Arterial, but is primarily accessed from 3rd Street, an 80-foot wide Secondary Collector as designated by the Master Plan of Streets and Highways. This thoroughfare can accommodate the proposed Tattoo Parlor/Body Piercing Studio use.

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.**

   The proposal conforms to the goals and objectives of the General Plan designation in which it is located. As such, it will not endanger the public health, safety, or welfare of the populace or be inconsistent with the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The site meets all applicable conditions per Title 19.12 for a Tattoo Parlor/Body Piercing Studio.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 136

APPROVALS 2

PROTESTS 0

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

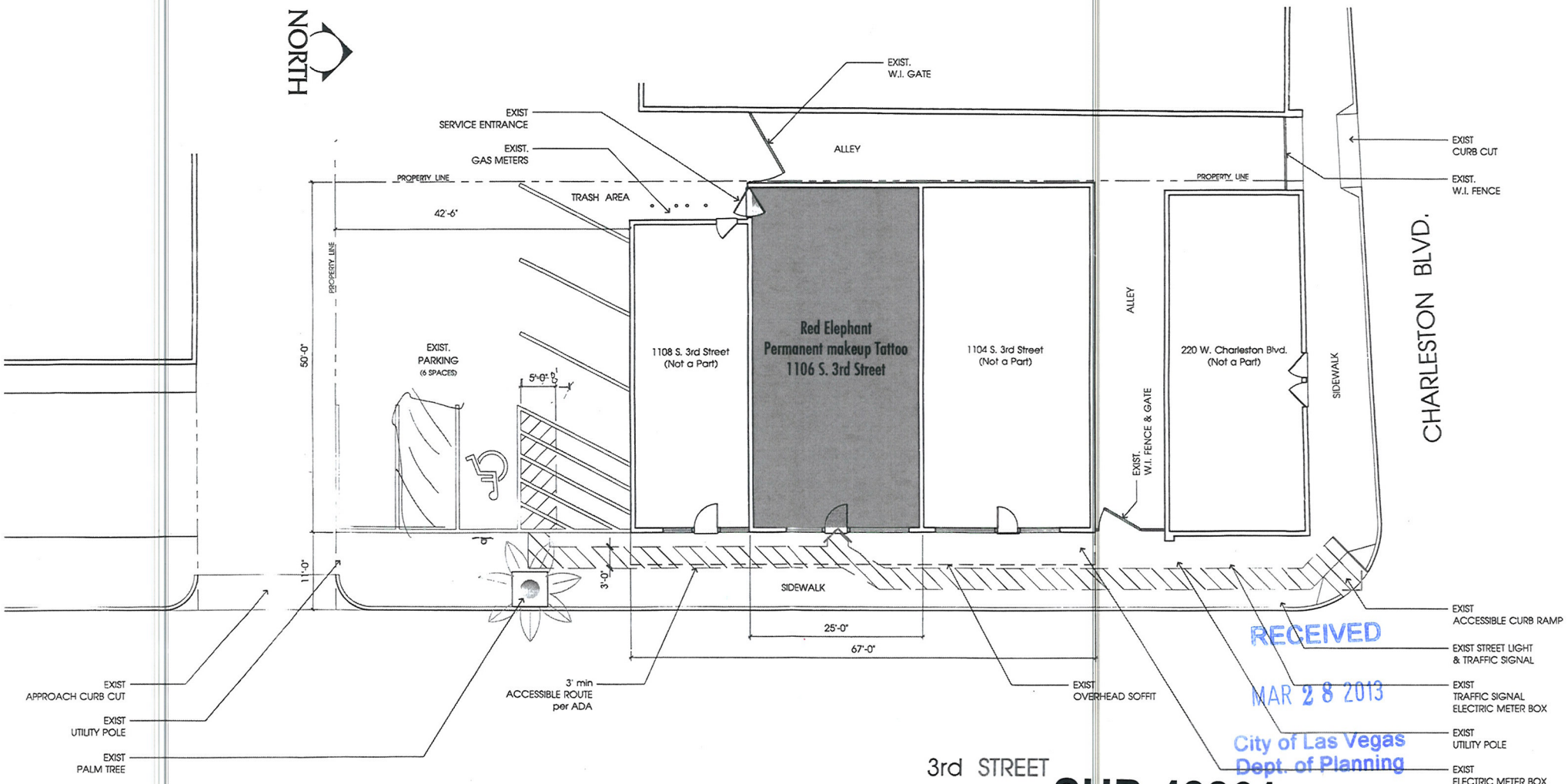
FOR DEPARTMENT USE ONLY

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.

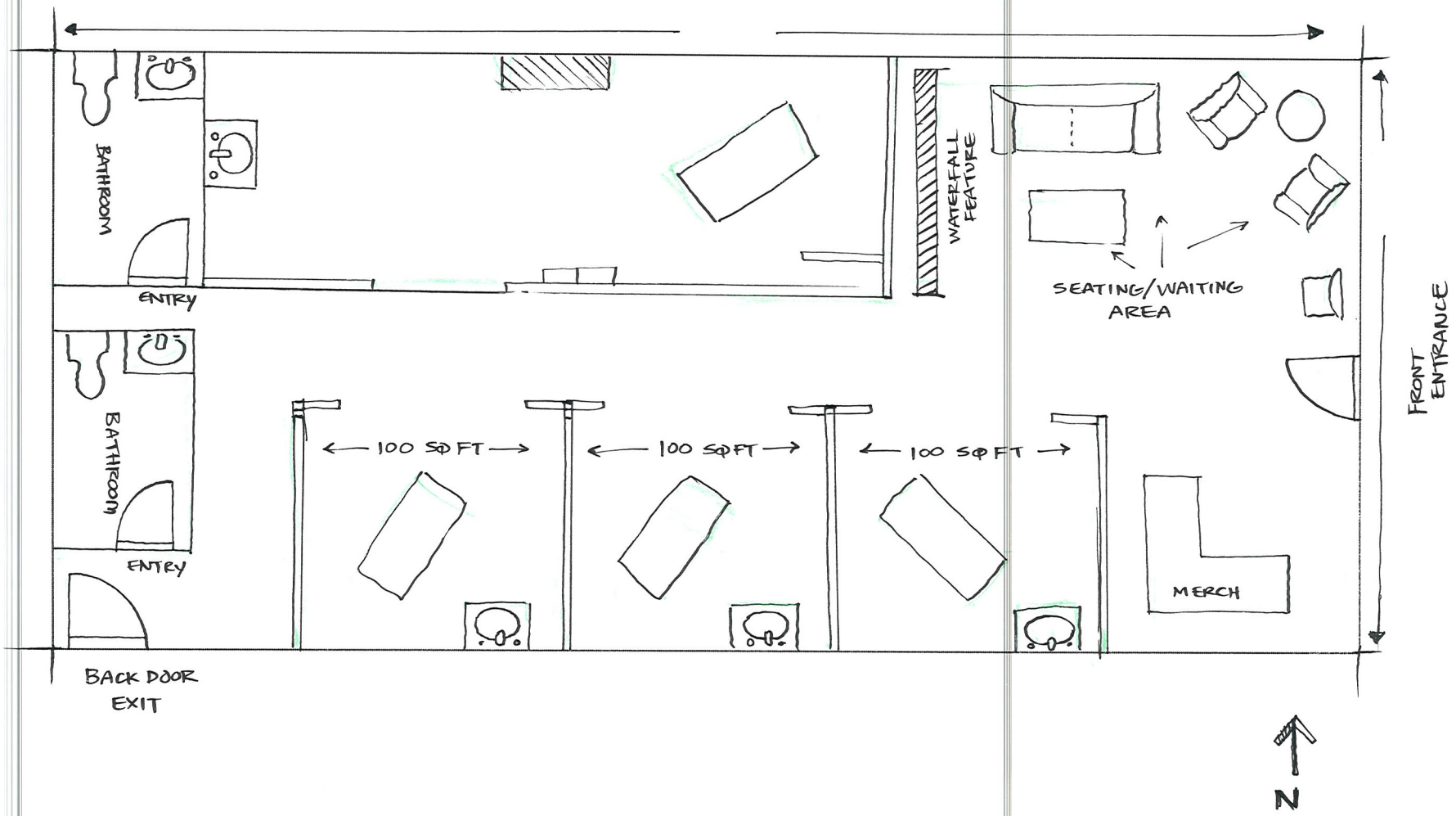
Revised 10/27/08

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

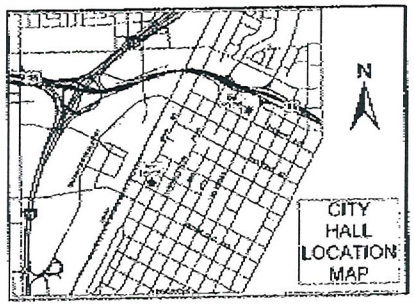
SUP-48861

T-623 P0001/0001 F-968

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-48861

Planning Commission Meeting of **5/14/2013**

Case: SUP-48861

16203110100
MAIN STREET VENTURES L L C
%T PRATO
105 W CHARLESTON
LAS VEGAS NV 89102-2532 89102-2532

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

19A

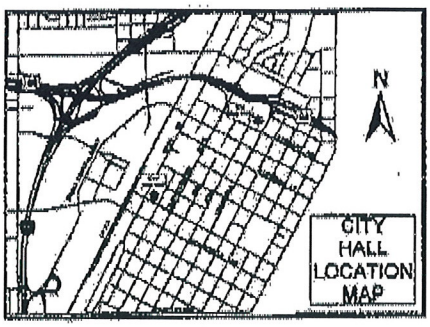
05-03-'13 12:55 FROM-

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 MAY 02 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.

Case: SUP-48861
16203110066
FUMO OSVALDO E & IRMINA L
1212 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016 89104-1016

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48861

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

19A

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**

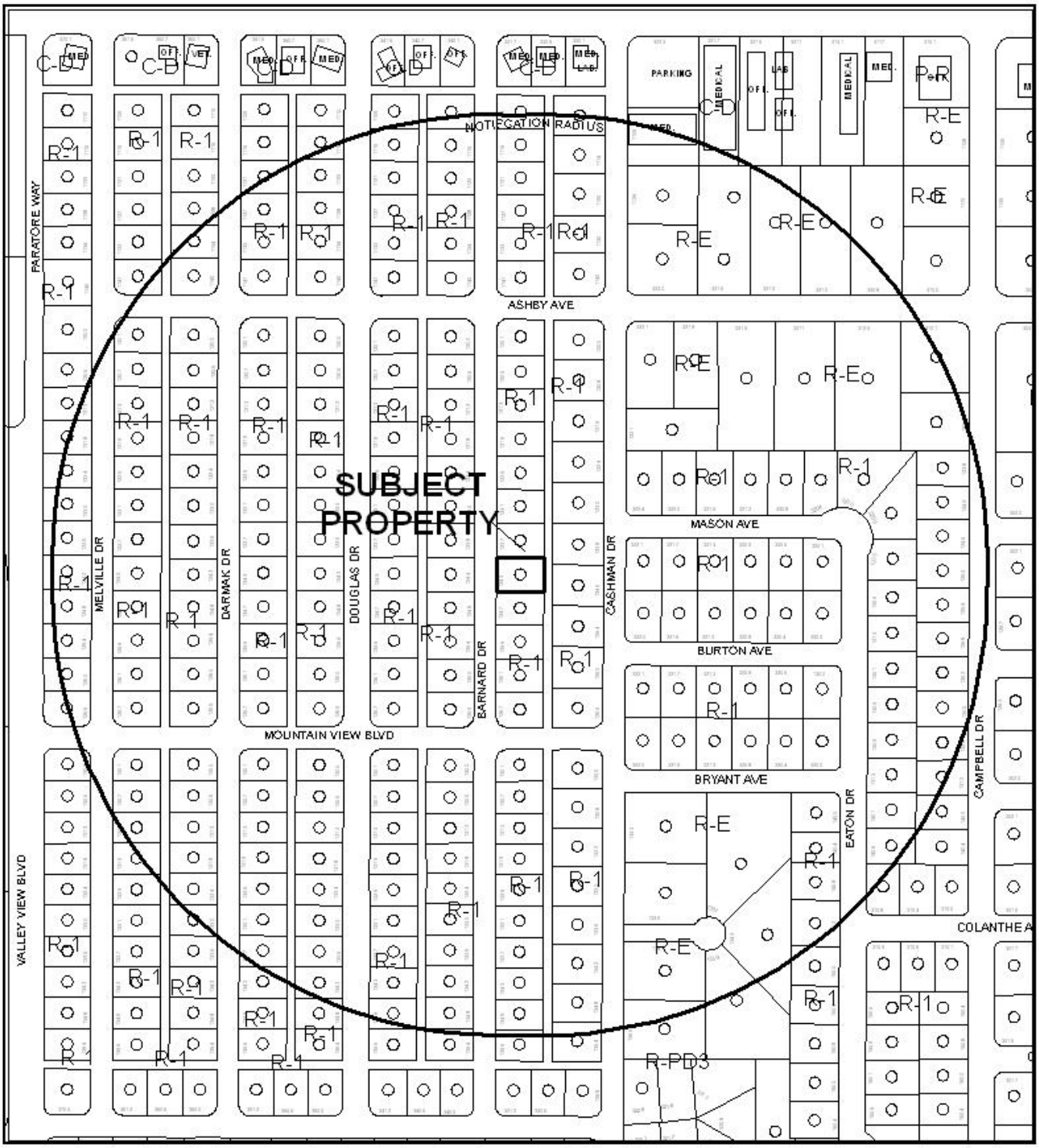
SUBJECT:
ABEYANCE - VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT 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.

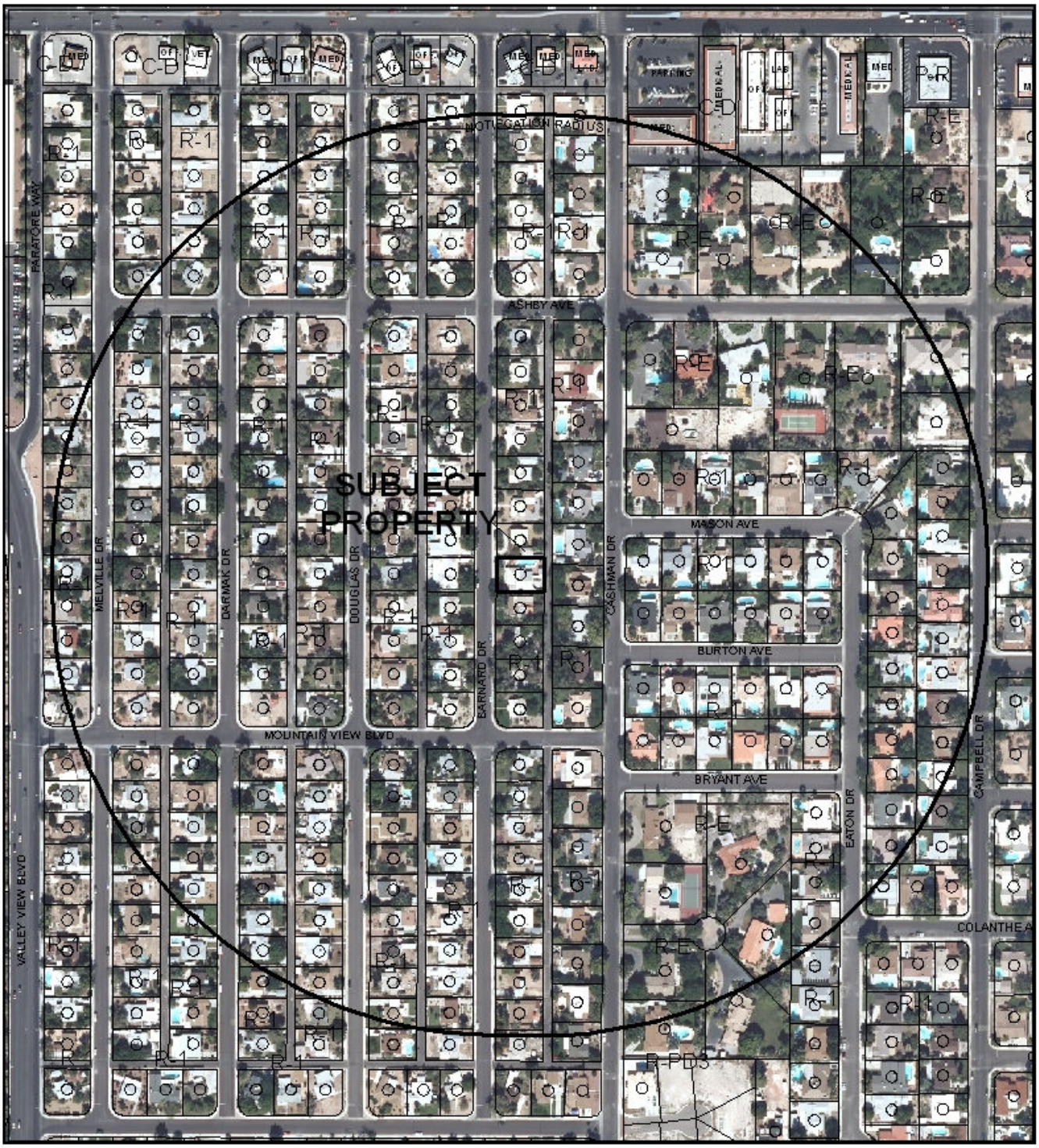
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Abeyance Request submitted by Mr. William Birthisel
3. Conditions and Staff Report
4. Supporting Documentation
5. Photos
6. Justification Letters
7. Protest/Support Postcards and Support Letters



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

Nora Lares

RECEIVED
APR 24 2013
City of Las Vegas
Dept. of Planning

From: Michael Howe
Sent: Wednesday, April 24, 2013 8:03 AM
To: Nora Lares
Cc: Peter Lowenstein
Subject: FW: Abeyance for VAR-47494

Nora-

Below is the request to abey VAR-47494. I will contact Mr. Birthisel that, if abeyed, the item will go on to the 6/11/13 PC.

Thank you,

Michael Howe, AICP, LEED-GA
Planner
City of Las Vegas | Department of Planning
333 North Rancho Drive, 3rd Floor | Las Vegas, Nevada 89106
p. (702)229-6821
f. (702)385-7268
mphowe@lasvegasnevada.gov
www.lasvegasnevada.gov

Tell us how we're doing! Please click here to take a short online survey to help us improve our service.

From: Sherry Birthisel [mailto:bstdnvegas@hotmail.com]
Sent: Tuesday, April 23, 2013 7:47 PM
To: Michael Howe
Subject: Abeyance for VAR-47494

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

RE: VAR-47494

I am requesting an abeyance from the scheduled May 14, 2013 Planning Commission meeting. I need additional time to provide requested floor plans.

Thank you.

Respectfully,

William Birthisel
1243 Barnard Drive
Las Vegas, NV 89102

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WILLIAM BIRTHISEL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-47494	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-47494 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a carport to encroach into the front yard and to side yard setbacks, as well as to allow an existing addition to the south side of the main dwelling with a zero-foot side yard setback. The site is located at 1243 Barnard Drive. The proposed Variance is self-imposed and does not meet the minimum standard for the zoning district; therefore, staff recommends denial. If the application is denied, the existing structures will have to be removed or altered to meet the minimum R-1 (Single Family Residential) Zoning District standards.

ISSUES

- A Variance is required to allow an existing carport to be nine feet from the front property line and zero feet from the side property lines where 20 and five feet are the required setback distances, respectively.
- A Variance is required to allow an existing addition and awning to be zero feet from the south property line where five feet is the required setback distance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/01/12	A Code Enforcement case (#120321) was processed due to a construction of a carport on site w/o permit at 1243 Barnard Drive. The enforcement case is pending.

Most Recent Change of Ownership	
09/16/88	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
C. 1952	The building was constructed in 1952.

Pre-Application Meeting	
11/14/12	A pre-application meeting was held with the applicant and submittal requirements for a Variance to allow a carport in the front yard area of and additions to the single family residence were discussed with the applicant.
01/16/13	A meeting was held with the applicant to accept revised Site Plans. The building Department discussed the permitting process for the carport in the front yard and additions to the single family residence.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
11/29/12	Staff conducted a field check of the subject property and noted the site was a well maintained residential property with a carport in the front driveway and additions to the main structure that extended to the concrete block wall.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

DED

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	20 Feet	9 Feet	N
• North Side (Main Building)	5 Feet	0 Feet	N
• South Side (Main Building)	5 Feet	0 Feet	N
Min. Distance Between Buildings	6 Feet	11 Feet	Y

ANALYSIS

This property is located within the A-O (Airport Overlay) District and is in compliance with the standards of the district. There are two instances on the site that require a Variance from the R-1 (Single Family Residential) Zoning District setback standards. The first is the existing carport and the second is the existing addition to the south façade of the main dwelling.

An accessory structure is not allowed in the front yard of an R-1 (Single Family Residential) Zoning District and is subject to the main dwelling setbacks of five feet from the side property line and 20 feet from the front property line. The carport was built on the concrete for the driveway. The structure is nine feet from the front property line and the posts are two feet from the north property line with overhang of the carport ending at the property line. The carport exceeds the main dwelling setbacks by 55%.

The addition to the south side of the main dwelling is composed of an enclosed room and awnings that extend out from the main dwelling and addition to the top of the concrete block wall separating the two properties. The side yard setback for main dwelling is five feet from the property line. The addition is zero feet from the property line and exceeds the main dwelling setbacks by 100%. The applicant did not secure a building permit for the construction of the carport or the addition and permits will be required if the Variance is approved.

The intent of the R-1 (Single Family Residential) district is to provide a low density residential setting with a buffer from the street and other residences. The proposed addition is inconsistent with the intent of the district and the request is a self-imposed hardship. The existing structure does not meet the minimum standard for the zoning district; therefore, staff recommends denial.

FINDINGS (VAR-47494)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing structures that do not meet the R-1 (Single Family Residential) Zoning District standards. Removal or modification to the structures would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 70

NOTICES MAILED 285

APPROVALS 13

PROTESTS 10

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:	

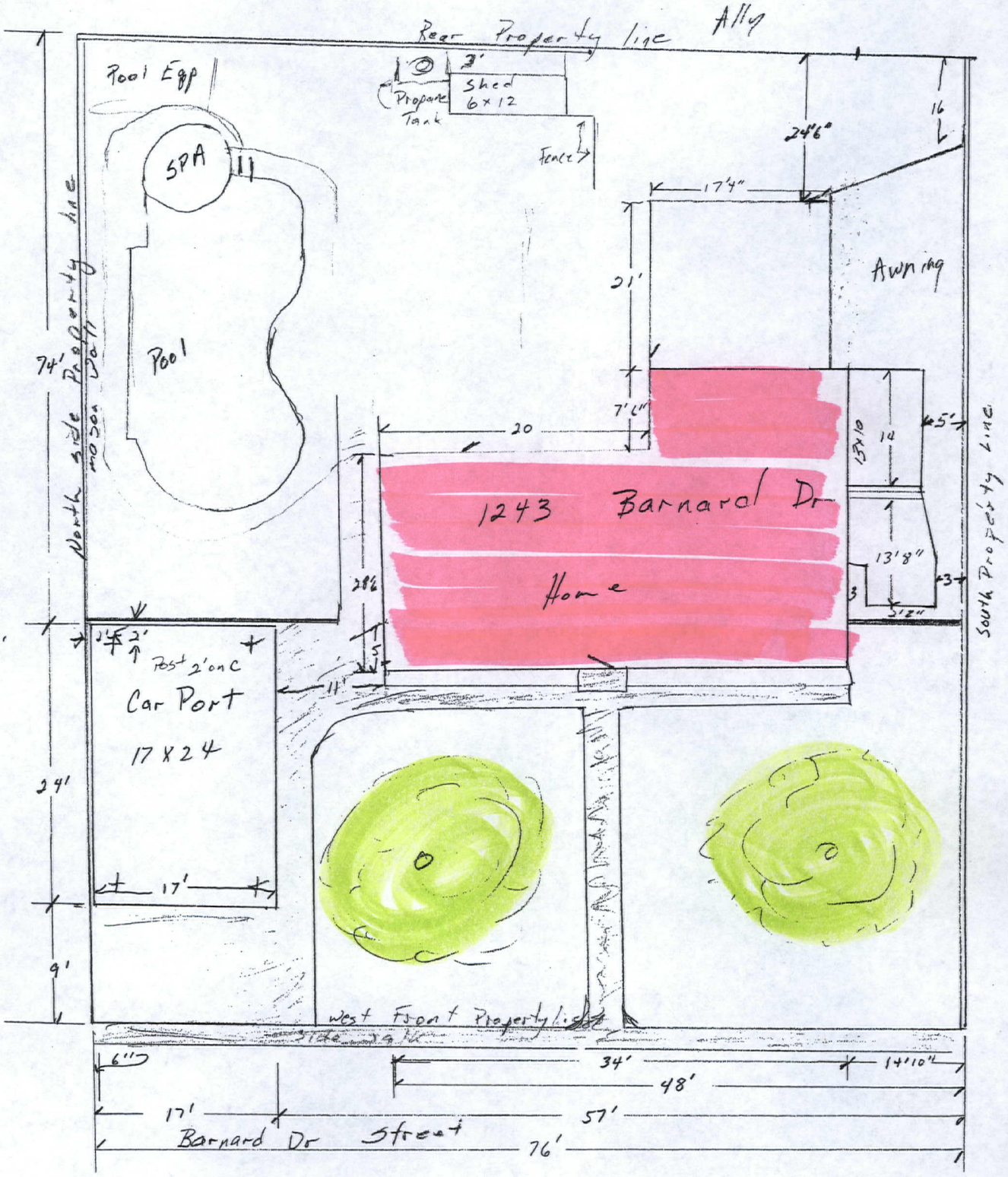
PC

*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

RECEIVED
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









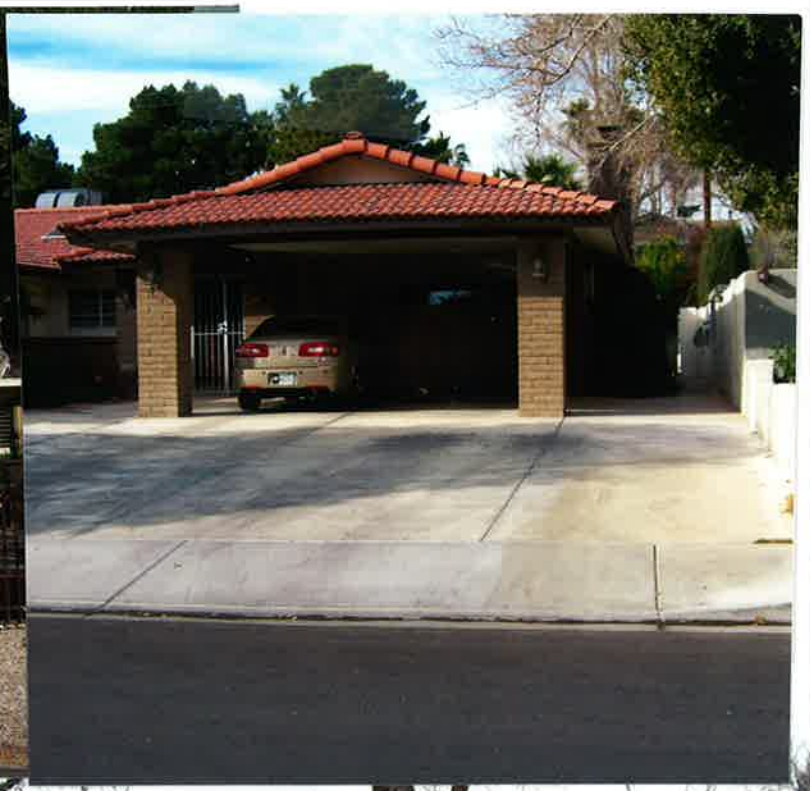







1132










2913







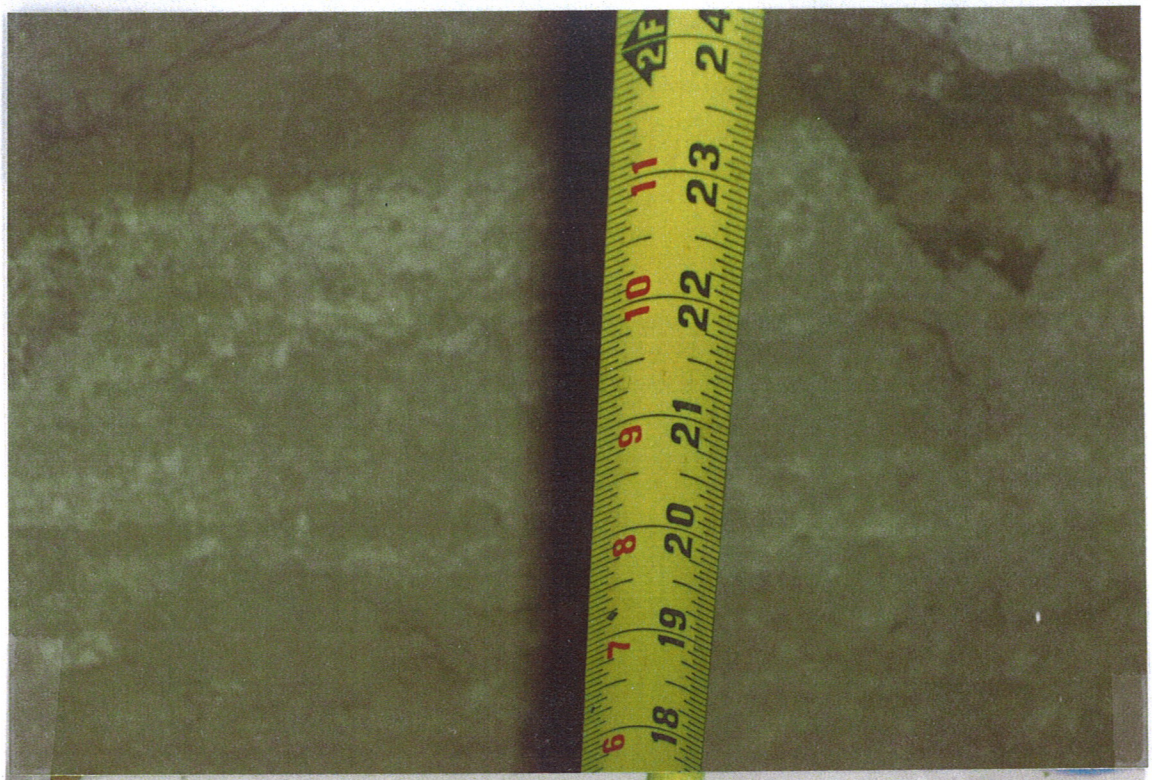


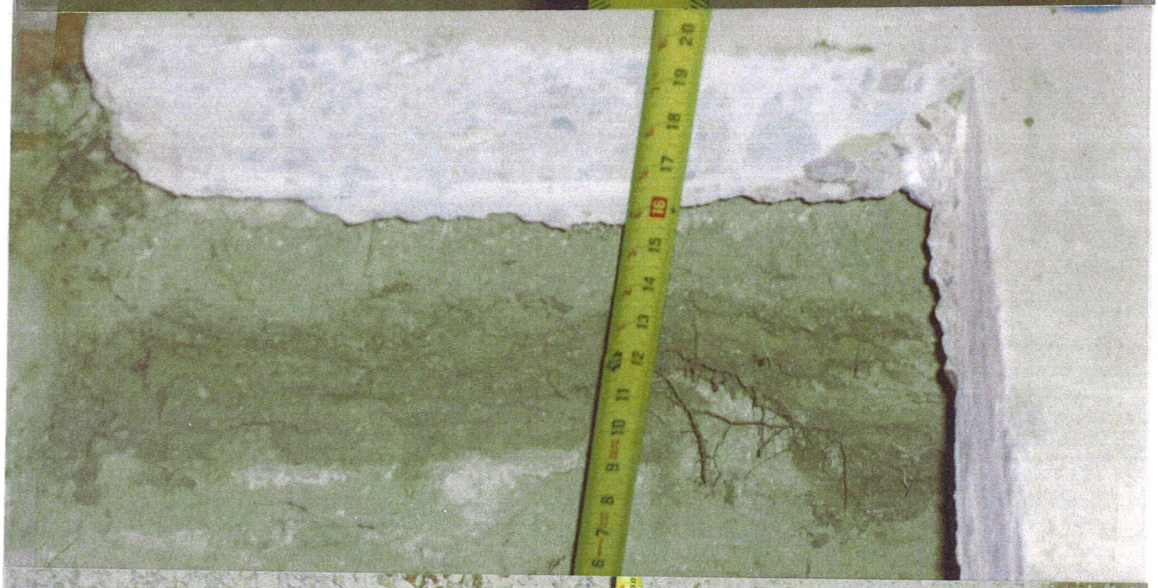


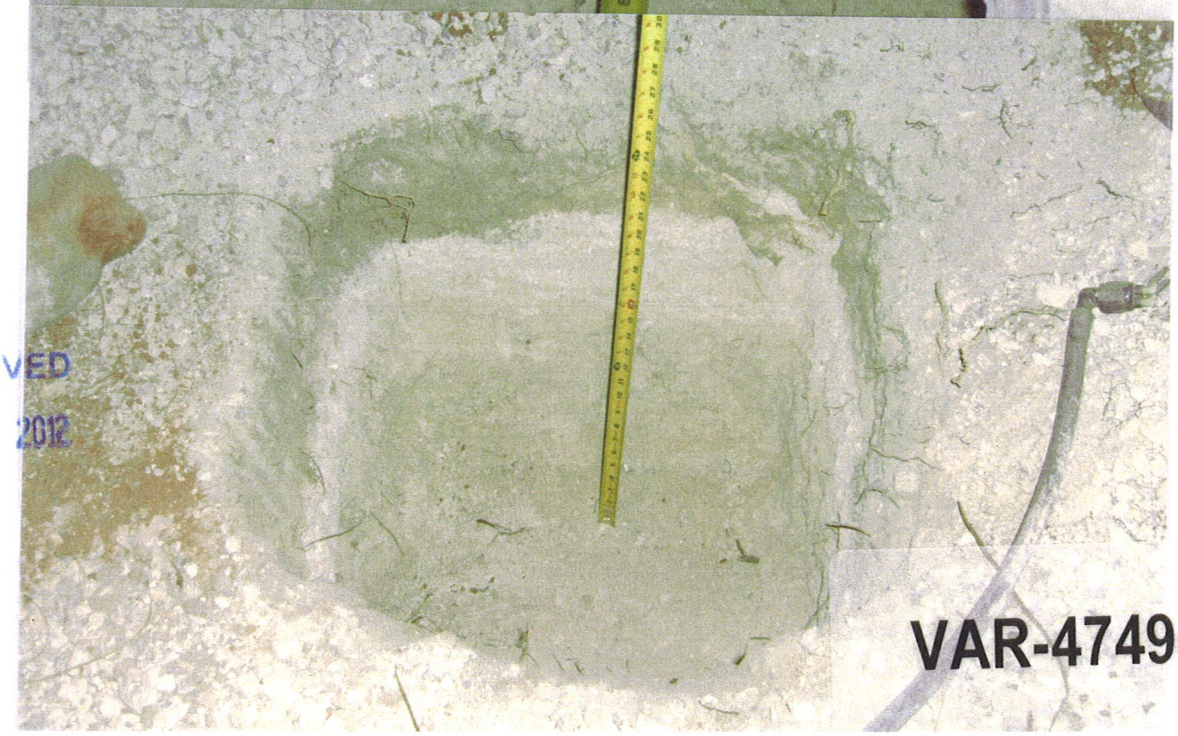


VAR-47494

RECEIVED
NOV 1 - 2012







RECEIVED
NOV 1 4 2012

VAR-47494



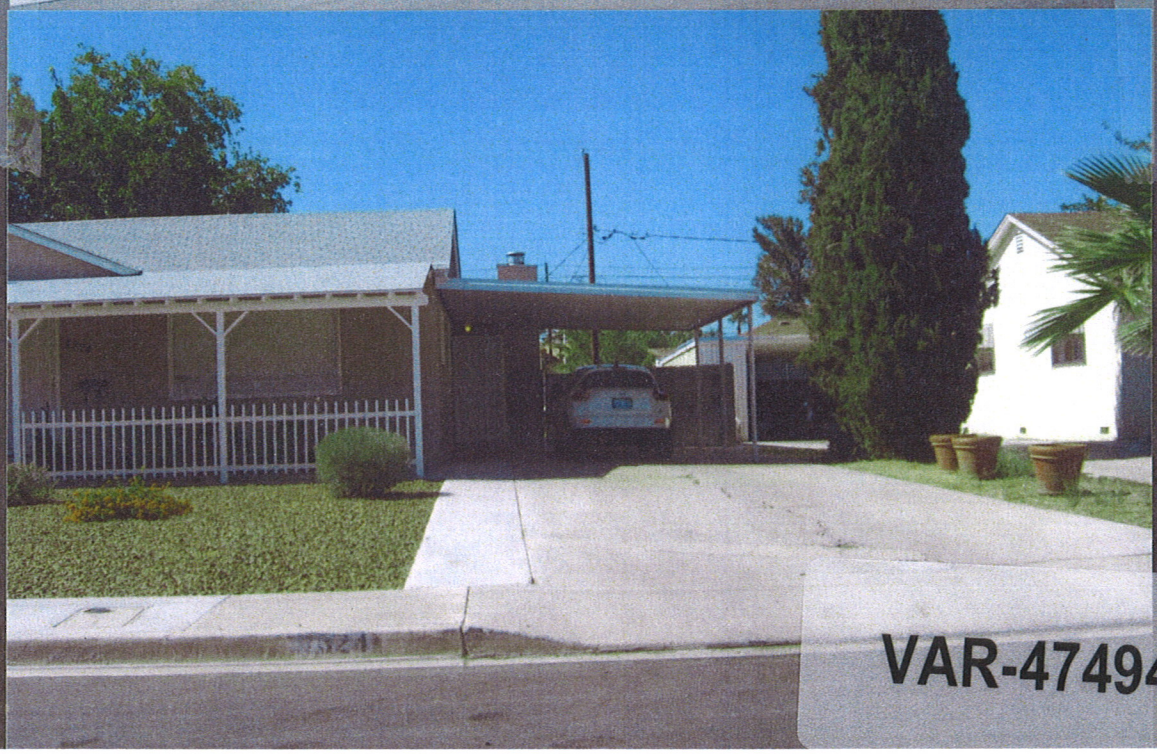




VAR-47494







VAR-47494







RECEIVED
NOV 14 2012

VAR-47494

RECEIVED
NOV 14 2012

VAR-47494







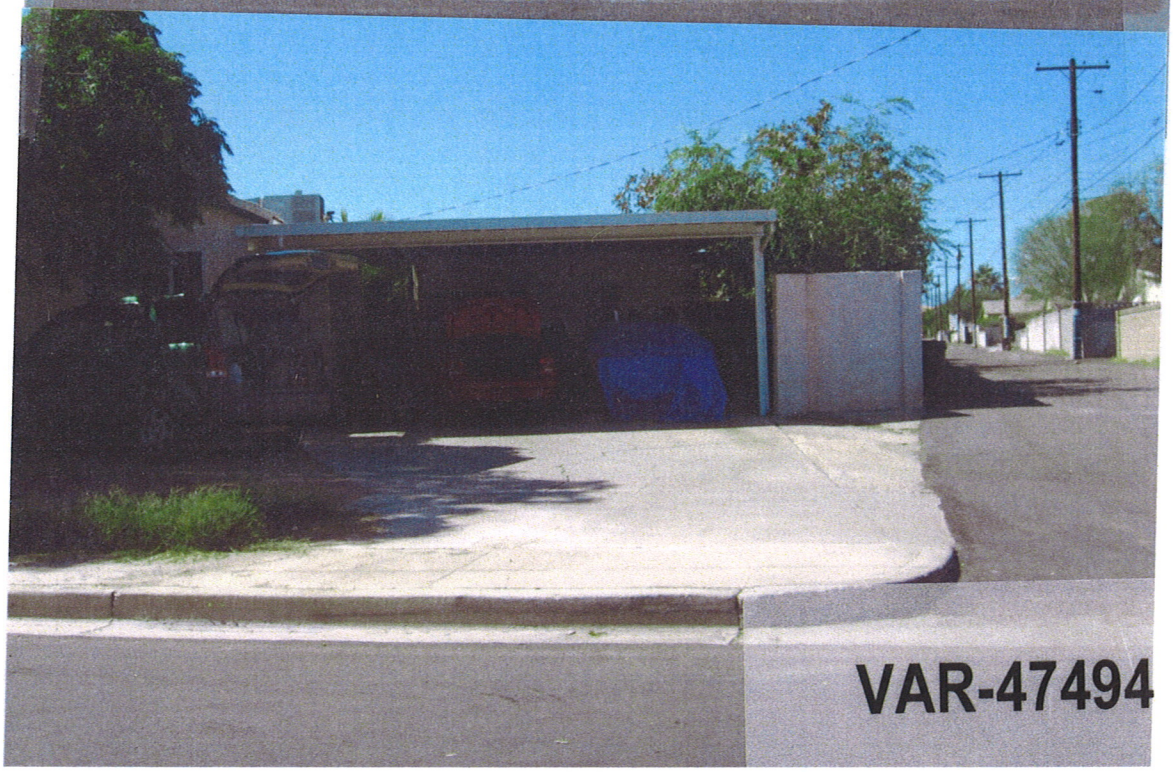
RECEIVED
NOV 14 2012

VAR-47494

RECEIVED
NOV 14 2012

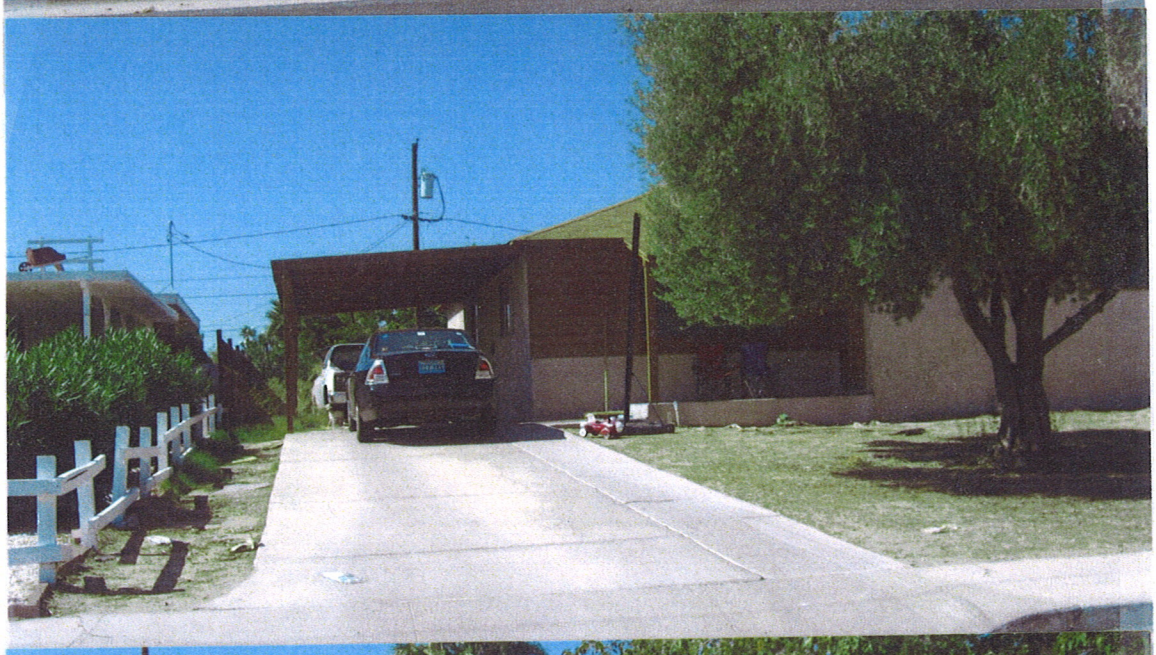


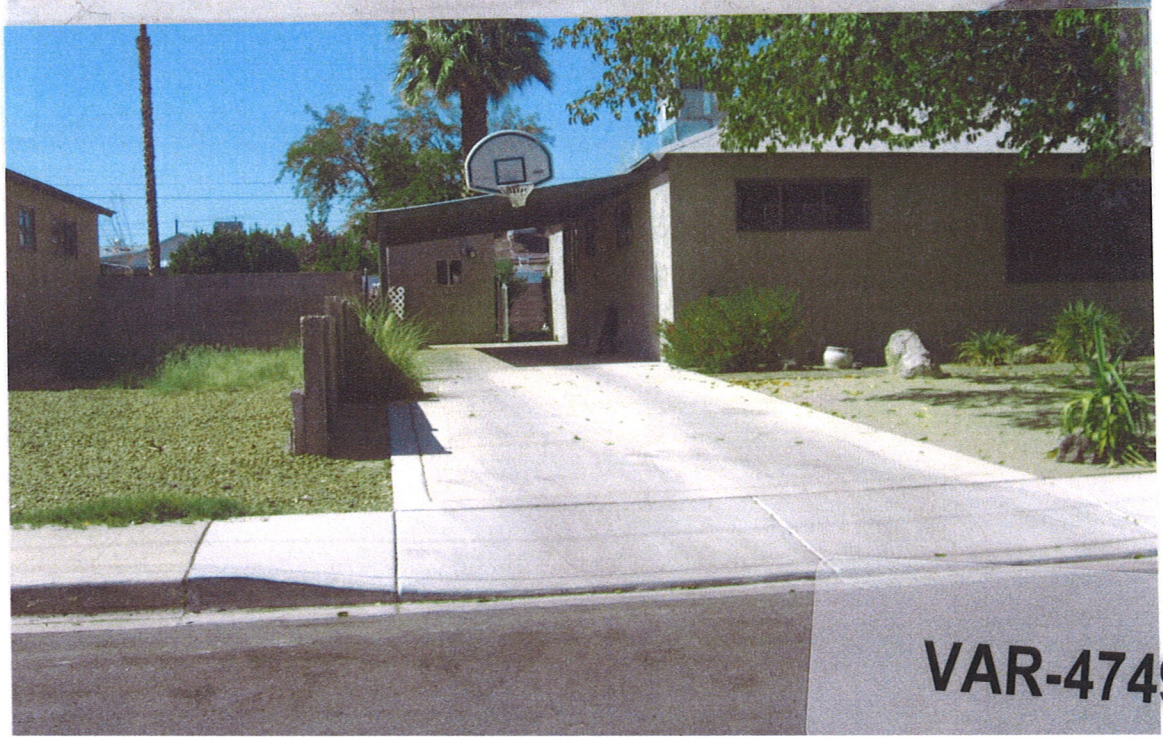




VAR-47494







RECEIVED
NOV 14 2016

VAR-47494



RECEIVED
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

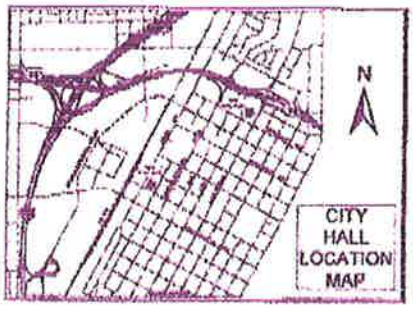
William J. Birthisel

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



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-47494

Planning Commission Meeting of 4/9/2013

RESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.43[3]

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

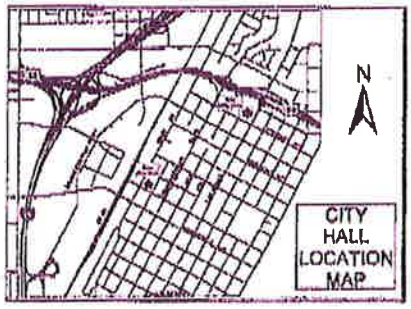
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

FIRST CLASS RESORTED

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 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-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

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

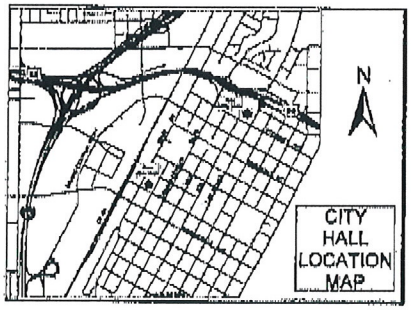
15P

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

RESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 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-47494

Planning Commission Meeting of 4/9/2013

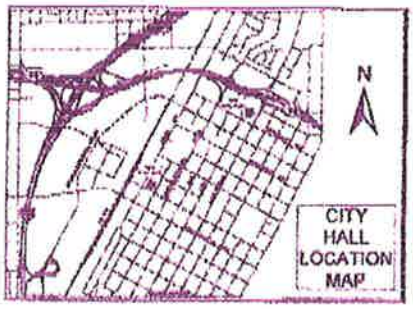
Case: VAR-47494
16205215021
MCGRATH THOMAS J & ELIZABETH J
3075 WESTWIND RD
LAS VEGAS NV 89146-6858 8914

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

15P

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.

VAR-47494

Planning Commission Meeting of 4/9/2013

RESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.43[3]

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

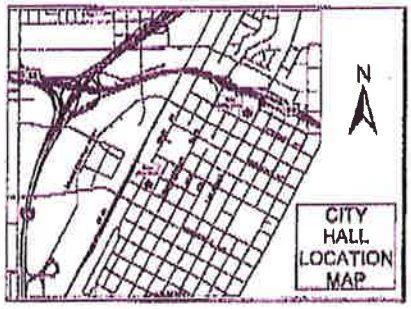
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

FIRST CLASS RESORTED

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 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-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

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

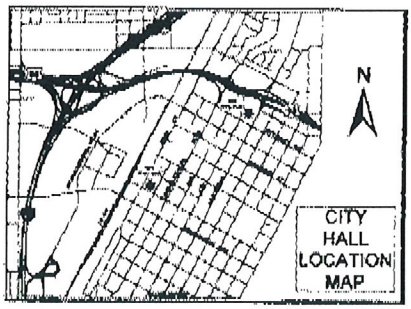
15P

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

RESORTED
FIRST CLASS

UNITED STATES POSTAGE
$ 00.43[3]
MAR 28

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-47494

Planning Commission Meeting of 4/9/2013

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

3/30/2013

RECEIVED
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

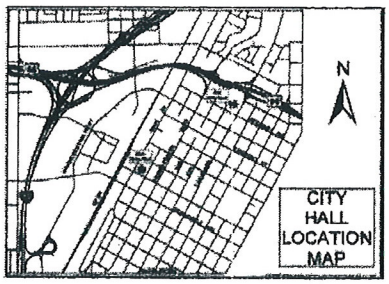
Signature and Date

RECEIVED
NOV 14 2012

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

RESORTED
FIRST CLASS
UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 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-47494

Planning Commission Meeting of 4/9/2013

RECEIVED
APR 3 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47494

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

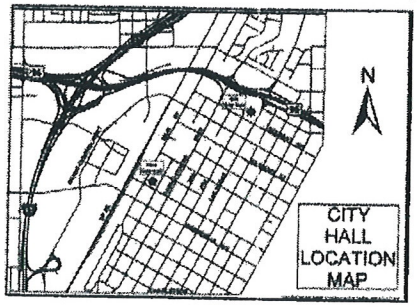
32 BRDFNMP 89102

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 $ 00.43³
0004279218 MAR 28 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-47494

Planning Commission Meeting of 4/9/2013

RECEIVED
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

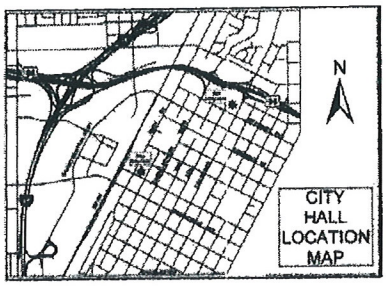
A

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

RESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 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-47494

Planning Commission Meeting of 4/9/2013

RECEIVED
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**

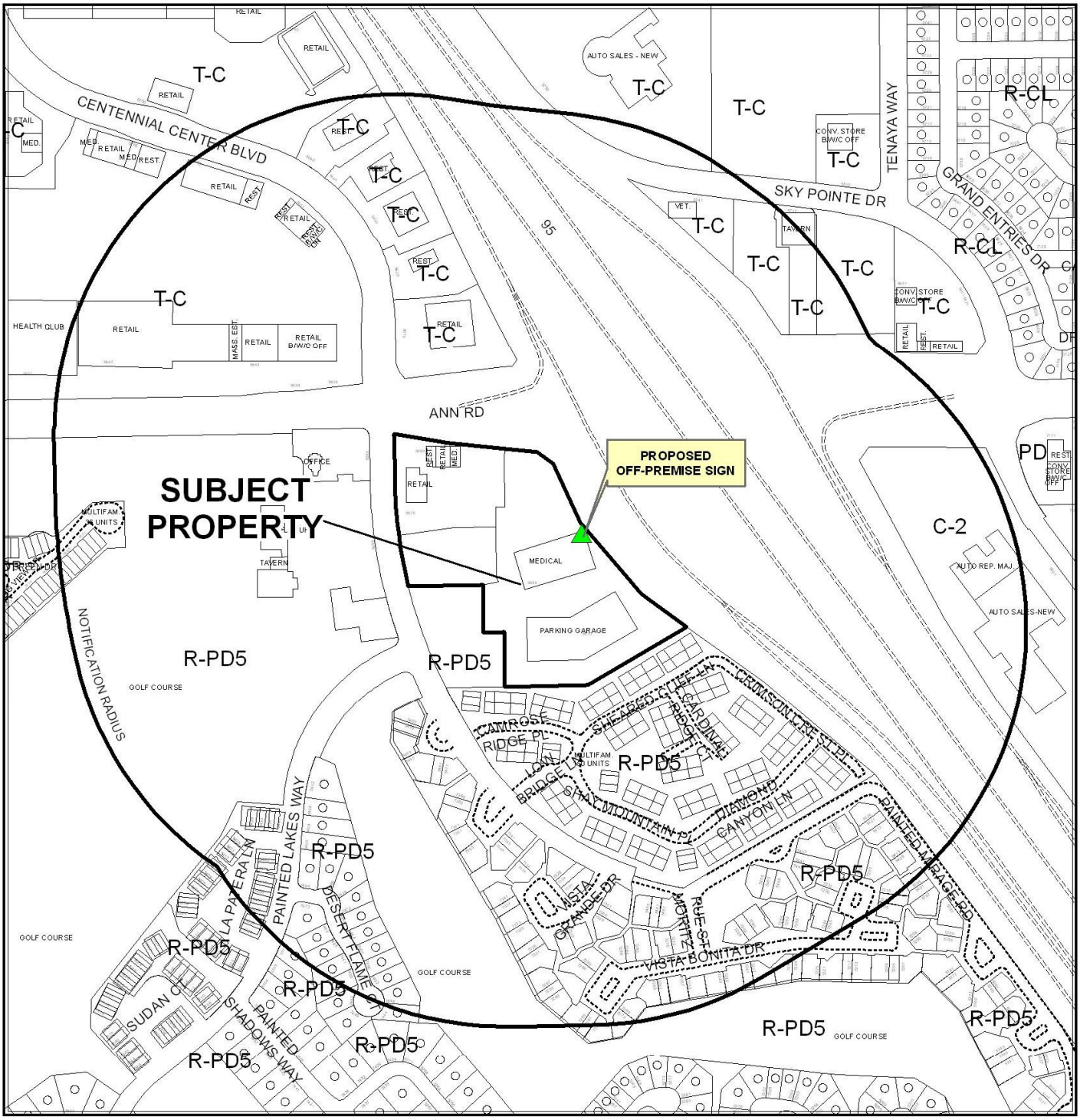
SUBJECT:
ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 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



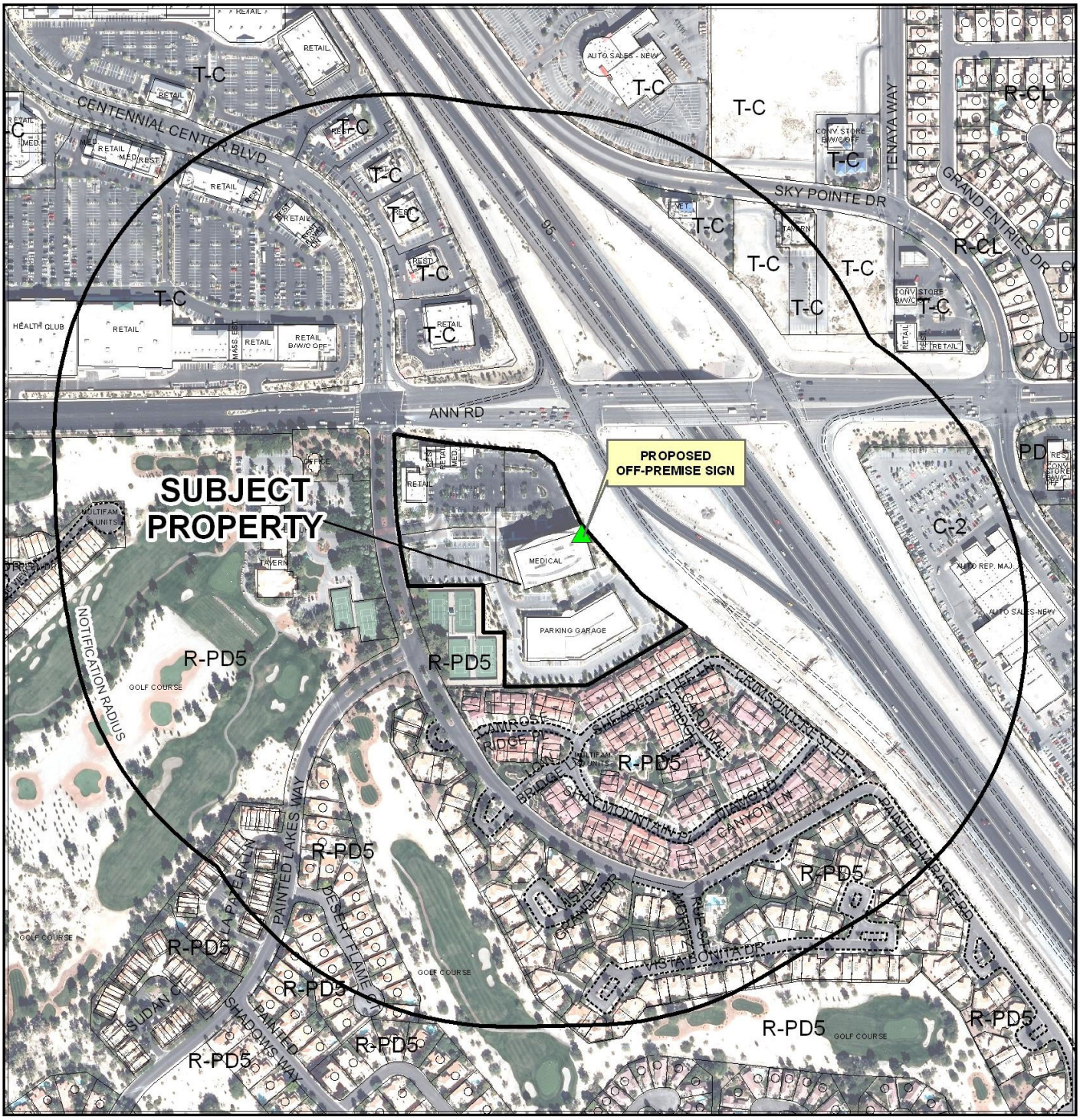
0 375 750 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KHANEH HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-47835	Staff recommends DENIAL, if approved subject to conditions:	
SUP-47834	Staff recommends DENIAL, if approved subject to conditions:	VAR-47835

** CONDITIONS **

VAR-47835 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-47834).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-47834 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use, except as modified herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. This Special Use Permit shall be reviewed in 3 year(s), at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

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

7. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

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

9. If the Off-Premise Sign is voluntarily demolished, this Special Use Permit and related Variance (VAR-47835) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting an approved 20 x 32-foot LED wall sign on the east elevation of an office building at 5550 Painted Mirage Road to be converted to an Off-Premise Sign. Per code, all Off-Premise Signs shall be freestanding and firmly attached to the ground. Since the proposed Off-Premise Sign is attached to the building, a variance is required. Staff recommends denial of the request, since it does not meet minimum standards for such a use.

ISSUES

- A Variance is required to allow an Off-Premise Sign to be attached to a building, as the code requirement is for it to be freestanding and attached to the ground. Staff does not support this request.
- A Special Use Permit is required for an Off-Premise Sign to be located in a C-2 (General Commercial) district. Staff does not support this request due to the related Variance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/64	The City Council approved the annexation of 10,136 acres of property in the northwest part of the Las Vegas Valley, including the subject site (A-0003-64). The effective date of the annexation was 05/29/64.
10/16/96	The City Council approved a request for a Rezoning (Z-0097-96) from R-E (Residence Estates) to C-2 (General Commercial) on 8.2 acres adjacent to the southwest corner of U.S. 95 and Ann Road. The Planning Commission and staff recommended approval.
12/08/97	The City Council approved an Extension of Time [Z-0097-96(1)] for the subject site, and removed the time limit so that further extensions would be unnecessary. The Planning Commission and staff recommended approval.
12/05/02	The Planning Commission approved Site Development Plan Review (SDR-1199) for a five-story office/retail building on 8.14 acres adjacent to the southwest corner of U.S. 95 and Ann Road. Staff recommended approval.
11/17/05	The Planning Commission approved a Master Sign Plan (MSP-9591) for an office/retail building on 8.14 acres adjacent to the southwest corner of U.S. 95 and Ann Road. Staff recommended approval.

11/15/12	Planning Department staff Administratively approved a Master Sign Plan (MSP-47179) for the addition of an electronic wall sign at 5550 Painted Mirage Road. The sign has not been installed at this time.

Most Recent Change of Ownership	
09/30/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/12/07	The Building and Safety Department issued a Certificate of Occupancy (#99832) for the Centennial Corporate Center at 5550 Painted Mirage Road.
10/17/07	There have been numerous sign permits issued since this project was completed in conformance with the Master Sign Plan (MSP-9591).

Pre-Application Meeting	
12/10/12	Staff met with the applicant and provided the information for an Off-Premise Sign at 5550 Painted Mirage Road. This is the wall sign that was recently approved for the east elevation of the office tower building. It requires a Variance to allow such a sign to be attached to the building and a Special Use Permit.

Neighborhood Meeting
No neighborhood meeting was required, nor was one held.

Field Check	
01/02/13	Staff visited the site and found the office building to be adjacent to the U.S. 95 Freeway, which is substantially elevated from the natural grade. A temporary banner sign is located where the proposed Off-Premise Sign is to be located. The overall property was well maintained and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	8.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office/General Retail	GC (General Commercial)	C-2 (General Commercial)
North	General Retail	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Apartments	ML (Medium Low Density Residential)	R-PD5 (Residential-Planned Development, 5 units per acre)
East	U.S. 95	U.S. 95	U.S. 95
West	Tennis Courts	GC (General Commercial)	R-PD5 (Residential-Planned Development, 5 units per acre)
	Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD5 (Residential-Planned Development, 5 units per acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Road	Primary Arterial	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	100	Y

YK

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
U.S. 95	Freeway	Master Plan of Streets and Highways Map	N/A	N/A
Painted Mirage Road	N/A	N/A	80	N/A

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not in public right-of-way, nor is it in the Off-Premise Exclusionary Sign Zone	Y
Zoning	Off-Premise Signs are permitted in C-1. C-2, C-M, and M zoning districts only	The sign is located in an C-2 (General Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 630 square feet in size and has no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to be 30 feet above an adjacent elevated freeway.	The sign is 76 feet tall. Height is permitted due to the adjacent elevated freeway.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All structural elements of the sign are screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95 or at least 300 feet to another Off-premise Sign (if not along US-95)	The sign is more than 850 feet from another Off-Premise Sign (not along U.S. 95).	Y

Standards	Code Requirements	Provided	Compliance
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any "R" or U" zoned districts.	Sign is more than 300 feet from any property line zoned either "R" or "U."	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Sign is permanently attached to a building and is located on property zoned C-2 (General Commercial)	N

ANALYSIS

The applicant is proposing to convert an approved wall sign into an Off-Premise Sign. The Off-Premise Sign use is defined as "Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-premise signs generally produce revenue to the property owner(s) as a land use as compared to on-premise signs which in themselves do not produce revenue but are incidental to revenue producing land use. However, because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts." The proposed use meets the definition as described in the applicant's justification letter.

The sign is not freestanding and firmly attached to the ground. This requires a Variance. All other minimum Special Use Permit requirements are being met. The intent of the code requirement is to not allow Off-Premise Signs to be attached to buildings, which would distract from the aesthetics of the architecture. For this reason, staff recommends denial of both applications.

FINDINGS (VAR-47835)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to attach an Off-Premise Sign to the side of a building. Alternatively, the proposed Off-Premise Sign could be installed as a freestanding sign which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-47834)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Off-Premise Sign use cannot be conducted in a manner that is harmonious and compatible with the existing site due to the Variance request to allow an Off-Premise Sign to be attached to the façade of a building.

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

   The C-2 (General Commercial) zoned site is suitable for the proposed use.

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.**

   Site access is provided from Painted Mirage Road, 70-foot Local Street and is adequate in size to accommodate the proposed Off-Premise Sign use.

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 the proposed Special Use Permit will not be inconsistent with or compromise the public health, safety and general welfare as the use will be subject to regular inspections for business licensing.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Off-Premise Sign use does not comply with the minimum Special Use Permit requirements. The proposed use is not freestanding and firmly attached to the ground. A variance has been requested from this requirement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 64

NOTICES MAILED 314

APPROVALS 1

PROTESTS 0

YK

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

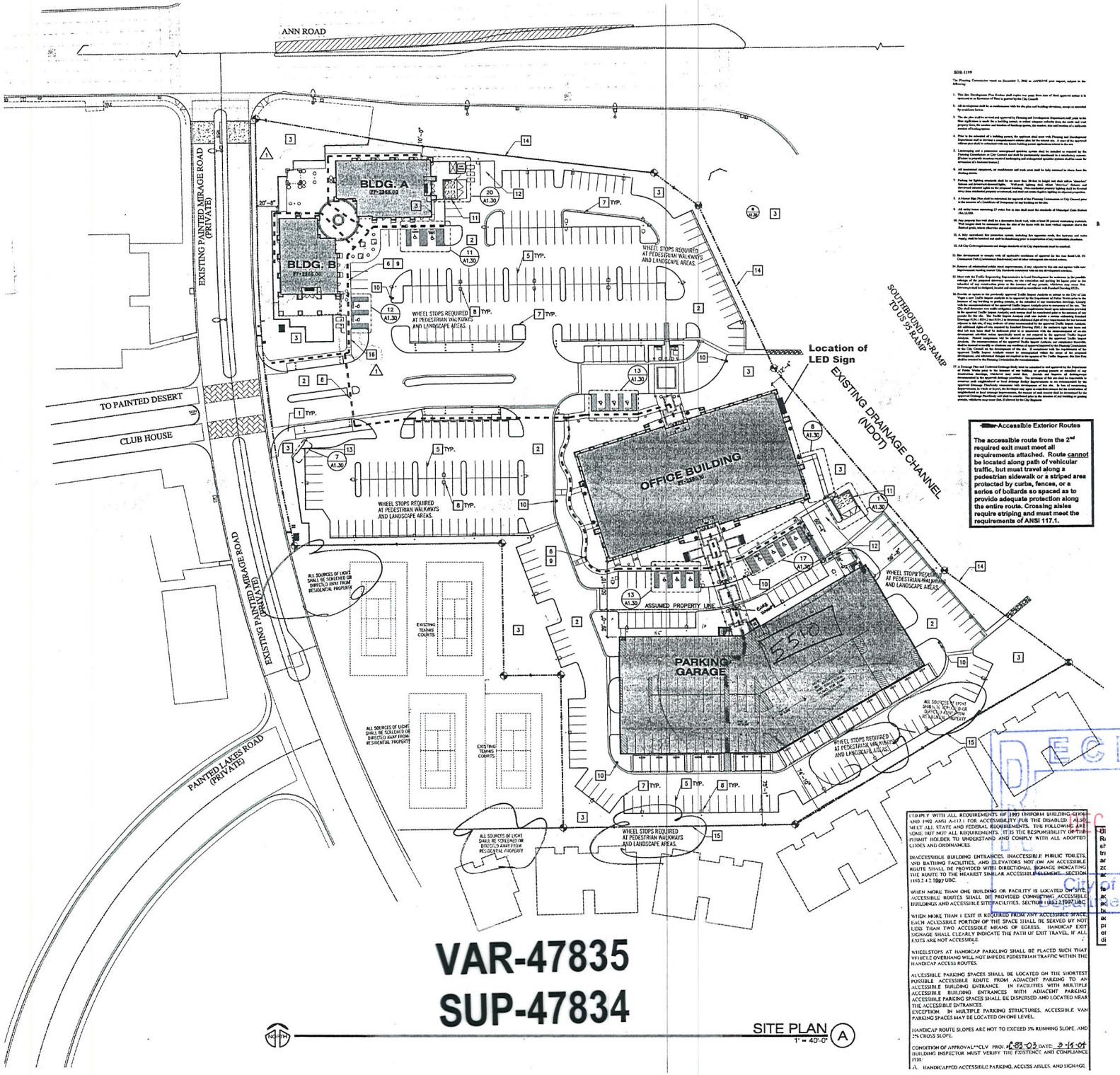
LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

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"

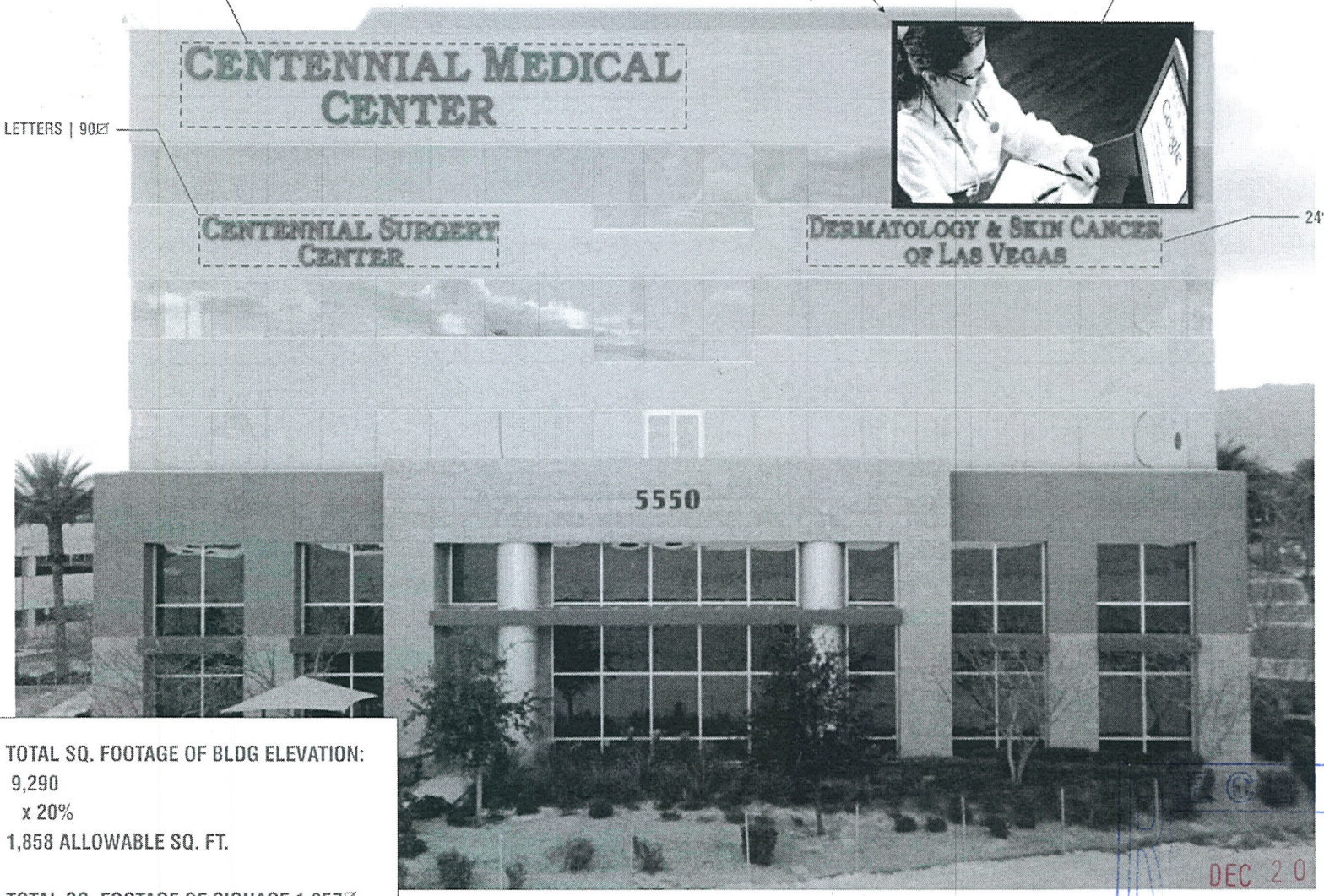
LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB

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

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: 702-895-7474
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

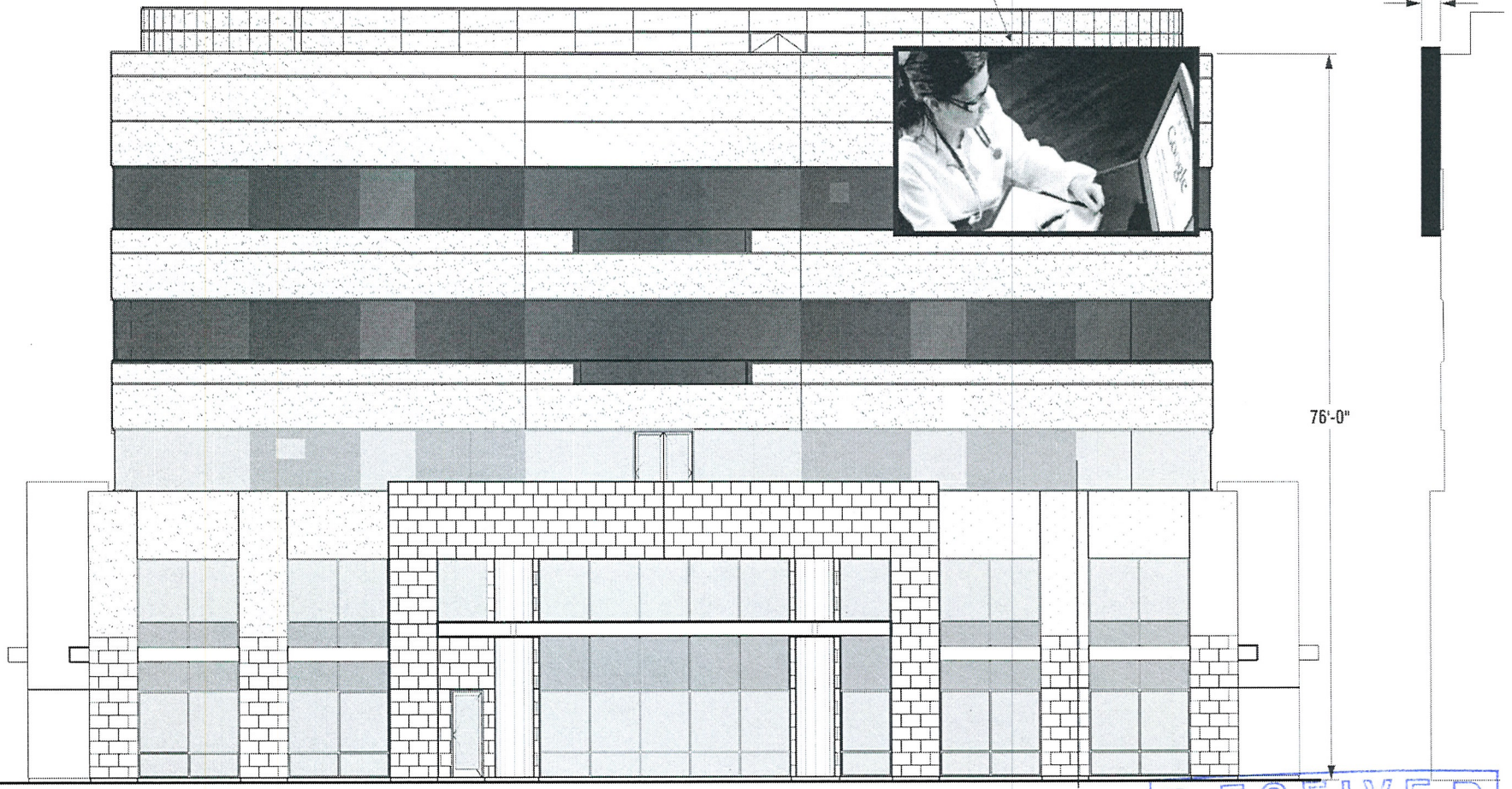
REVISIONS MADE

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

These plans are prepared and submitted by this contractor as an exemption to NRS 624.330 for work under contractor license category authorized under NRS 624.
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

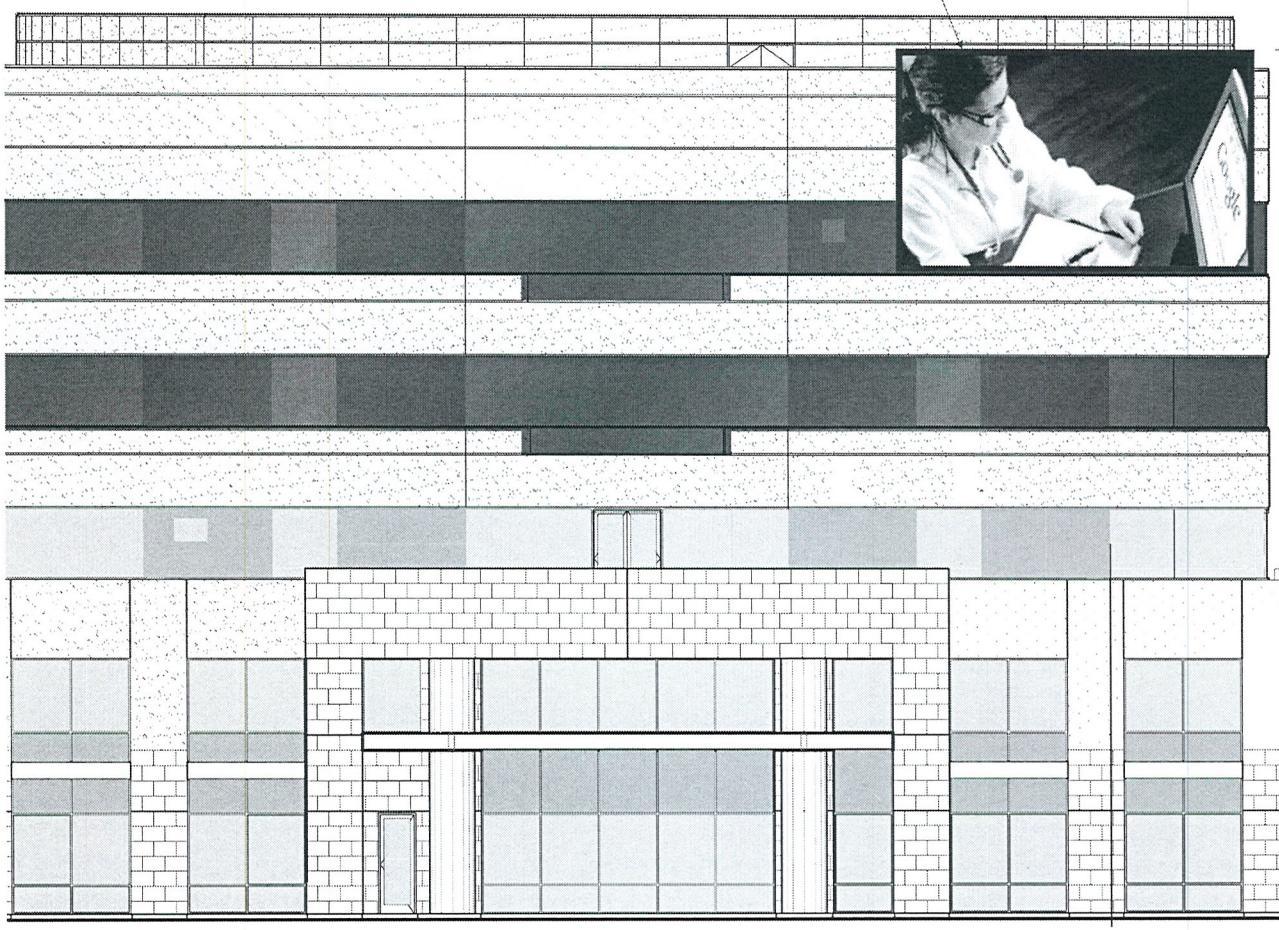
FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

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

RECEIVED
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

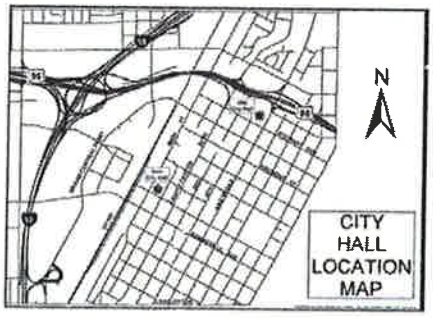
VAR-47835
SUP-47834

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**

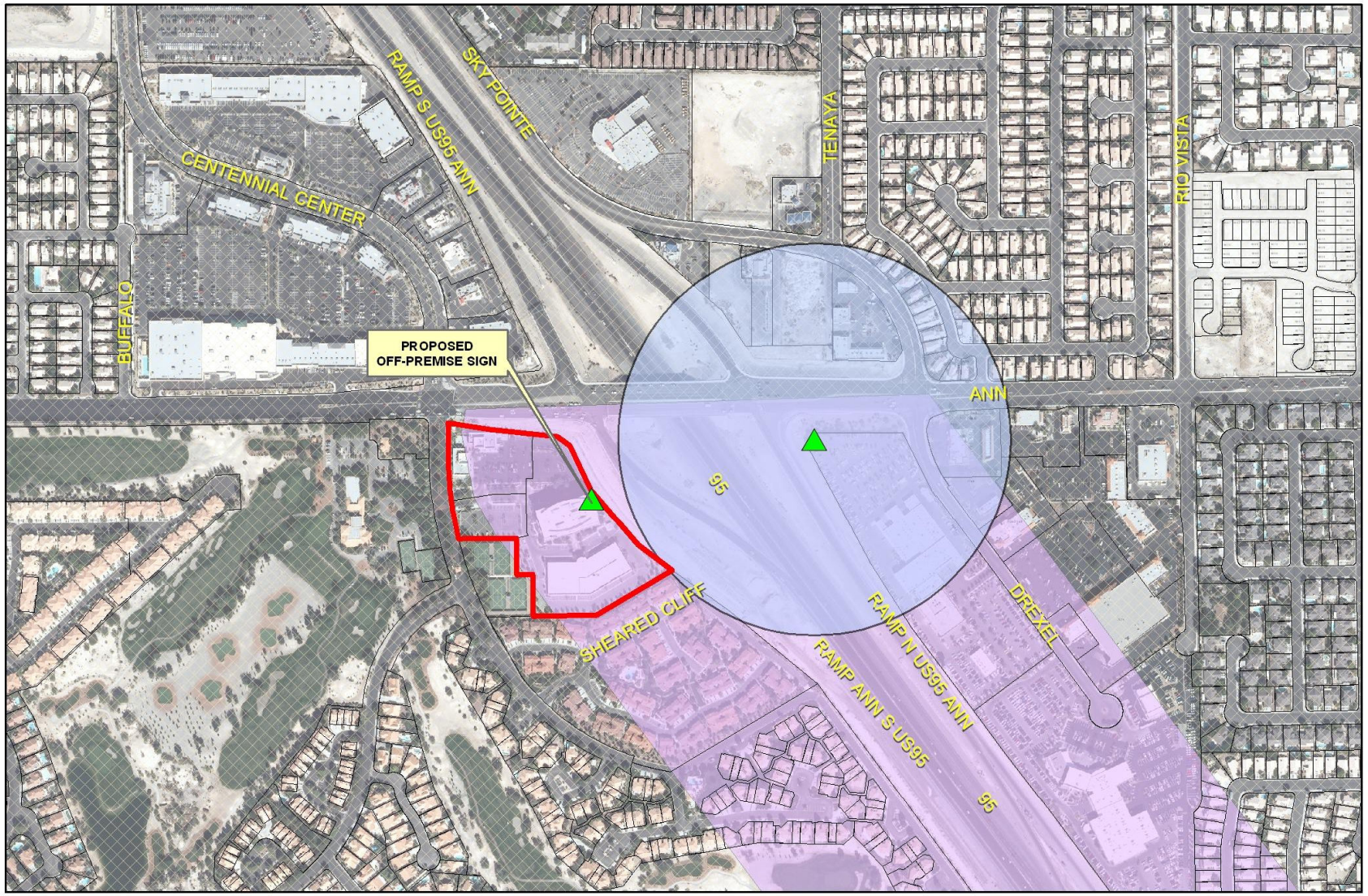
SUBJECT:
ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4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

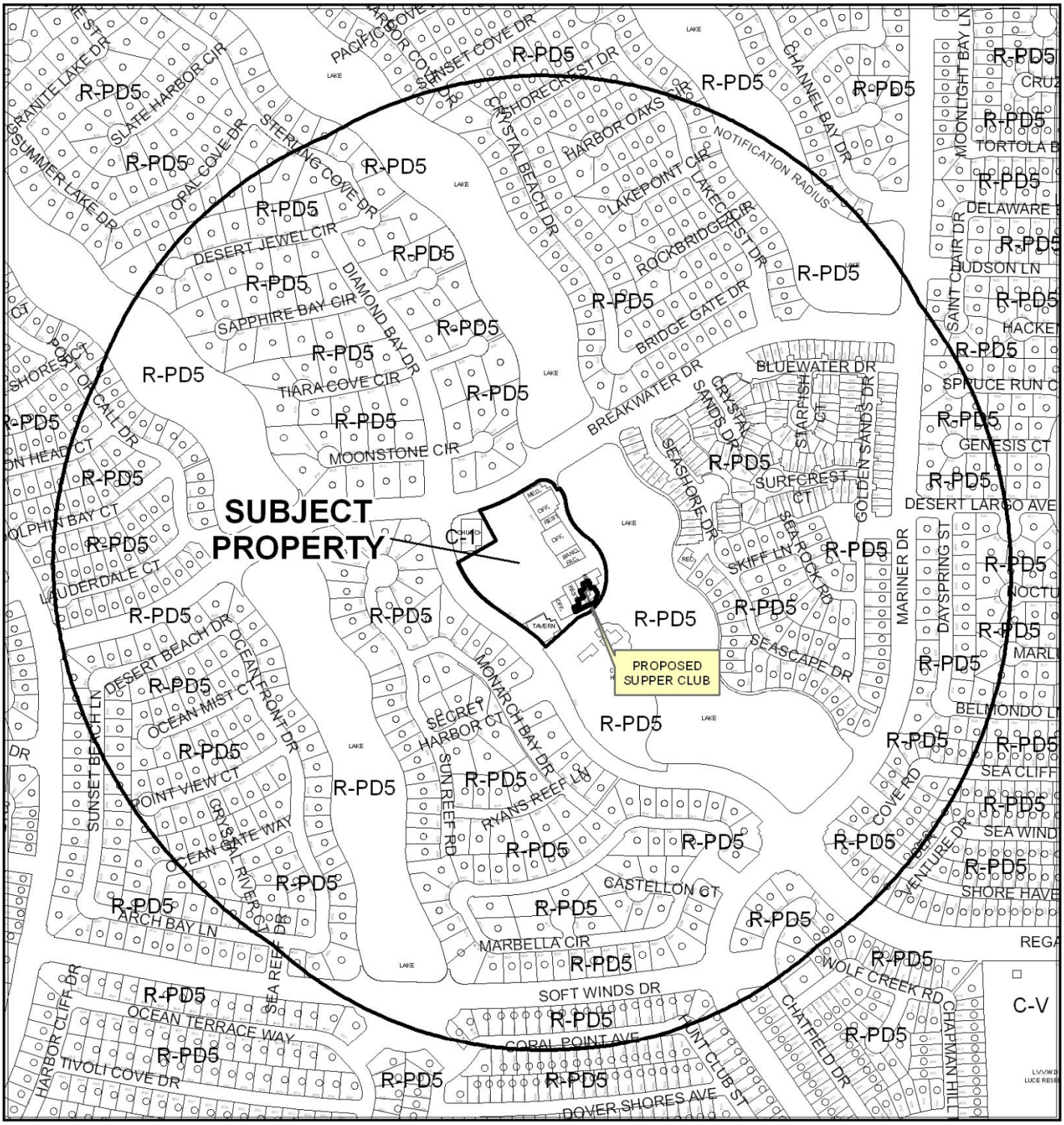
SUBJECT:
ABEYANCE - SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF 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.

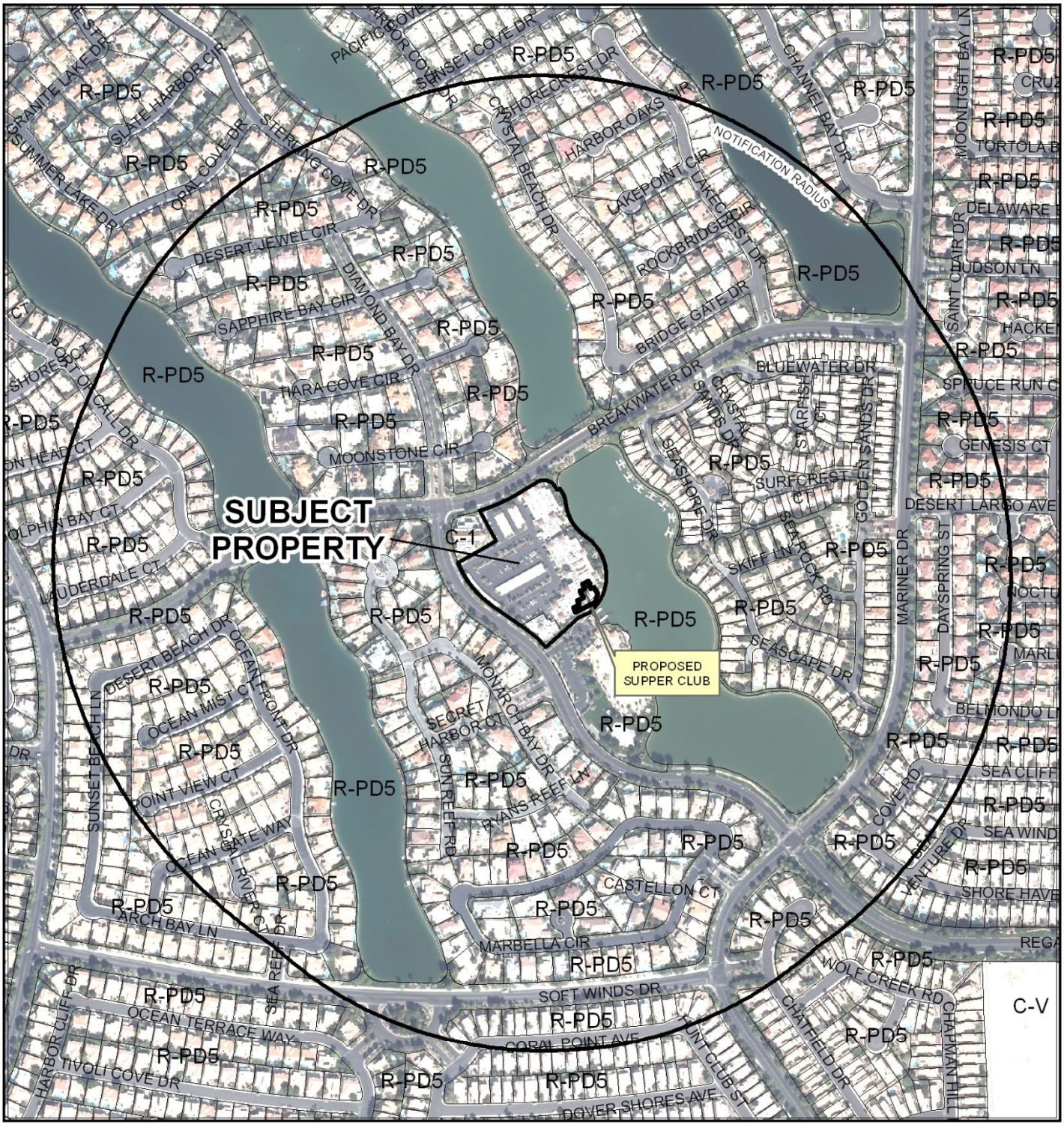
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-48184 and SDR-48185
3. Supporting Documentation - SUP-48184 and SDR-48185
4. Photos - SUP-48184 and SDR-48185
5. Justification Letter - SUP-48184 and SDR-48185
6. Protest/Support Postcards and Concern Postcard - 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT - IVY GRILL, LLC - OWNER: WFT NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48184	Staff recommends DENIAL, if approved subject to conditions:	SDR-48185
SDR-48185	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-48184 CONDITIONS

Planning

1. Special Use Permit (SUP-17307) shall be expunged with this approval.

2. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a protected synagogue use, where 400 feet is required.

3. Conformance with the floor plan, date stamped 02/28/13, except as amended by conditions herein.

4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48185) shall be required.

5. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Supper Club use.

6. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

YK

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. Approval of this Special Use Permit does not constitute approval of a liquor license.

10. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

SDR-48185 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, date stamped 02/28/13, and building elevations date stamped 03/21/13**,** except as amended by conditions herein.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety within 60 days of final approval.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

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

8. Comply with all previous conditions of approval for Z-121-87 and all other subsequent site development review actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to replace an existing Restaurant with Service Bar use with a Supper Club use and to expand the shopping center by 2,607 square feet, with 1,499 square feet of the expansion going towards the 10,086 square-foot total of the Supper Club at 2620 Regatta Drive, Suite 118. The proposed expansion has already been completed without obtaining the proper building permits. This included enclosing three different patio areas on the north, west and south sides of the building, all pertaining to Suite 118. The expansions are within all code required setbacks and once proper building permits are secured will be to current code standards. For this reason, staff recommends approval of the Site Development Plan Review. However, staff recommends denial for the Special Use Permit due to the required Waiver of the distance separation between a Supper Club and a protected use.

ISSUES

- A Special Use Permit is required for a Supper Club in a C-1 (Limited Commercial) district. Staff does not support this request.
- A Waiver is required to allow a Supper Club to have a zero-foot distance separation from a Synagogue, where a minimum of 400 feet is required. Staff does not support this request.
- There are several outstanding building permit issues associated with this location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/06/88	The City Council approved a Reclassification of Property (Z-0121-87) on the subject site as part of a larger request for a proposed residential and commercial development.
01/26/89	The Board of Zoning Adjustment approved a Variance (V-0154-88) to allow 315 parking spaces where 394 are required in conjunction with a proposed commercial shopping center.
02/19/92	The City Council approved a Special Use Permit (U-0311-91) for the sale of packaged liquor in conjunction with a market on the subject site. The Board of Zoning Adjustment recommended approval.
12/06/00	The City Council approved a Special Use Permit (U-0169-00) for a restaurant service bar in conjunction with a market/deli on the subject site. The Planning Commission recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/19/01	The City Council approved a Site Development Plan Review [Z-0121-87(1)] for a proposed 8,325 square-foot synagogue and a Variance (V-0073-01) to allow 315 parking spaces where 405 are required on the subject site. The Planning Commission recommended approval of both applications.
01/03/07	The City Council approved a Special Use Permit (SUP-17307) for a Restaurant with Service Bar Use at 2620 Regatta Drive, Suite 118. The Planning Commission recommended approval and staff recommended denial.
02/06/08	The City Council approved an Extension of Time (EOT-26119) of an approved Special Use Permit (SUP-17307) for a proposed restaurant service bar and a waiver of the 400-foot distance separation requirement from an existing religious establishment at 2620 Regatta Drive, Suite #118. Staff recommended approval.
01/07/09	The City Council approved an Extension of Time (EOT-31990) of an approved Special Use Permit (SUP-17307) for a proposed restaurant service bar and a waiver of the 400-foot distance separation requirement from an existing religious establishment at 2620 Regatta Drive, Suite #118. Staff recommended approval.

Most Recent Change of Ownership	
03/15/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/19/91	A Building Permit (#91120333) was issued for a Tenant Improvement at 2620 Regatta Drive, Suite 119.
10/30/91	A Building Permit (#9112481) was issued for Shell Improvements at 2620 Regatta Drive, Suite 118.
11/06/91	A Building Permit (#91125627) was issued for Electrical at 2620 Regatta Drive, Suite 118.
02/25/08	A Building Permit (#109087) was issued to enclose a patio and covered walkway at 2620 Regatta Drive, Suite 118. The permit was finalized on 04/02/10.
11/18/08	A Building Permit (#128545) was issued for an outdoor banquet bar at 2620 Regatta Drive, Suite 118. The permit was finalized on 05/24/10.
03/02/09	A Building Permit (#134591) for exterior façade improvements at 2620 Regatta Drive, Suite 118. The permit has not been finalized.
06/26/09	A Business License (#L18-00042) for a Liquor Caterer was issued for 2620 Regatta Drive, Suite 118. The license is active.
	A Business License (#L19-00013) for a Restaurant with Service Bar was issued for 2620 Regatta Drive, Suite 118. The License is active.
	A Business License (#R09-01514) for a Restaurant was issued for 2620 Regatta Drive, Suite 118. The license is active.

Pre-Application Meeting	
01/08/13	Staff met with the applicant and discussed the ongoing building permit and business licensing issues at 2620 Regatta Drive, Suite 118. The applicant would like to add a Supper Club use to the location. Staff met at length with the applicant to explain all the issues that needed to be resolved with the property. In addition, staff reviewed the requirements for a Special Use Permit and Site Development Plan Review applications for a Supper Club use and expansion of an existing restaurant.
02/19/13	Staff had a follow-up meeting with the project architect and representative regarding the ongoing issues with the project and provided direction on how to resolve them.

Neighborhood Meeting	
04/29/13	Location: 2620 Regatta Drive, Suite #111 Time: 6:00 to 7:00 PM Attendance: Public – 11 Applicants – 3 City Staff –2 Public Comments/Questions: 1. Will this increase traffic in the area? 2. Will this increase the parking demand in the center? 3. Is this the first time this item has been on a Planning Commission agenda? 4. What is the recommendation for denial on the SUP based on? 5. The ivory Grill was before the Chabad. (FALSE - The Chabad established in 2001 and the Ivory Grill established in 2007) 6. Will the hours of operation change as people stay longer to drink? Representatives took the attendees on a tour of the restaurant to show them the areas in question that were improved without permits.

Field Check	
01/31/13	Staff visited the site and found an open restaurant (Garfield's) in Suite 118. It appears as if several of the proposed improvements and expansions have been completed. The property was well maintained.
02/28/13	Staff visited the site and found a fire safety hazard in the form of three propane heaters being used inside fully enclosed, non-ventilated rooms. Staff notified City Fire Inspectors who inspected the site and addressed the concern.

Details of Application Request	
Site Area	
Net Acres	4.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
South	Residential	PR-OS (Parks Recreation/Open Space)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
East	Residential	PR-OS (Parks Recreation/Open Space)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West	Residential	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	275 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	147 Feet	Y
• Rear	20 Feet	5 Feet	N*
Max. Lot Coverage	50 %	28.4 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof	Y
Mech. Equipment	Screened	Screened	Y

YK

*Approved prior to current code standards.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Regatta Drive	N/A	N/A	55	N/A
Breakwater Drive	N/A	N/A	55	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	69,904 SF	1/250 SF	280				
TOTAL SPACES REQUIRED			280		315		Y
Regular and Handicap Spaces Required			273	7	307	8	Y
Loading Spaces	69,904 SF	3/50,000 SF plus 1 for every 50,000 or fraction of thereafter	4		4		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To maintain a minimum 400-foot distance separation between a Supper Club and a Synagogue.	To allow a zero-foot distance separation between a Supper Club and a Synagogue.	Denial

ANALYSIS

The applicant has expanded the square-footage of an existing shopping center without obtaining the proper building permits. In addition, the applicant is requesting to change the entitlement of an existing Restaurant with Service Bar use to a Supper Club use. The Site Development Plan Review and the Special Use Permit applications address these two requests. The 2,607 square-foot addition has all taken place within the existing building footprint and thus meets all setback requirements. City staff has been working with the applicant for several years to bring this shopping center up to code standards. The only outstanding issue regarding the expanded square footage of the shopping center is for the applicant to obtain the proper building permits. This concern is addressed as a condition of approval and with it staff recommends approval of the Site Development Plan Review.

YK

The Supper Club use is defined as "A restaurant and bar operation with alcoholic beverage sales in which: 1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; 2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area; 3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food; 4. Full-course meals are available during all hours the bar area is open to the public; 5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and 6. The restaurant operation is the principal portion of the business." The proposed use meets the definition; since the establishment will have more than 125 seats separated from the bar area and meals will be served during all open hours.

The Minimum Special Use Permit Requirements for this use include:

1. No supper club use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City Park. *The applicant has applied for a Waiver to allow a supper club to be zero-feet from a synagogue.*

2. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50. *The applicant will be required to obtain and maintain a City business license, which will ensure compliance.*

Although the applicant has operated a Restaurant with Service Bar for several years at this location, the Supper Club use would intensify the overall liquor use at the site. The distance separation of 400 feet was established to protect the synagogue use located in the same shopping center. Staff does not support this request due to the Waiver required. If denied, the applicant would need to file a Major Amendment to SUP-17307 in order to utilize the expanded square-footage of the Restaurant with Service Bar use.

FINDINGS (SUP-48184)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The Supper Club use cannot be conducted in a manner that is compatible with the existing surrounding land uses and with future surrounding land uses as projected by the General Plan due to the required distance separation Waiver.

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

   The subject site is physically suitable for the proposed use within the existing shopping center, only if permits are obtained for the improvements made.

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

   The site is accessed from Regatta and Breakwater Drives, both are 55-foot streets. The site access and circulation do not impact the adjacent roadways or neighborhood traffic and it is part of the existing shopping center.

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 the Special Use Permit at this location for a Supper Club use as indicated on the site plan will not compromise the public health, safety, or general welfare of the public, if permits are obtained for the improvements made. However, the overall objectives of the General Plan will not be met, due to the required distance separation Waiver.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use does not meet Title 19.12, Minimum Special Use Permit Requirement 1 for a Supper Club use to be located a minimum 400 feet away from a synagogue.

FINDINGS (SDR-48185)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The expanded square-footage of the existing shopping center is compatible with adjacent development and development in the area as conditioned.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   Once proper building permits are secured, the shopping center will be consistent with all codes and city policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed from Regatta and Breakwater Drives, both 55-foot streets. The site access and circulation do not impact the adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The existing building material is appropriate for the area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The existing building elevations are not unsightly or obnoxious, and are compatible with the rest of the shopping center and other development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The expansion is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 807

APPROVALS 9

PROTESTS 26

CONCERNS 1

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

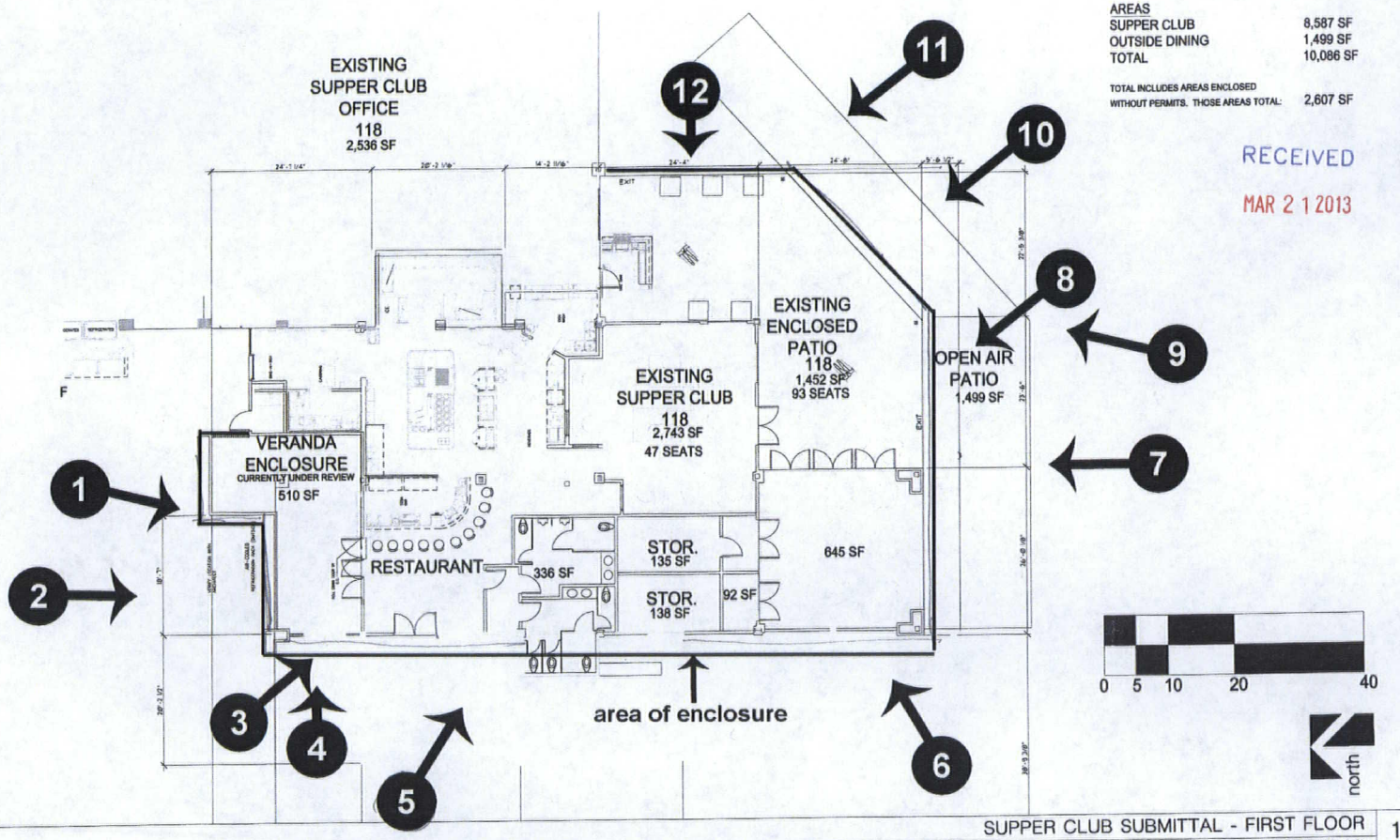
CORI SUE COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-14-15
Certificate No: 11-5465-1

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

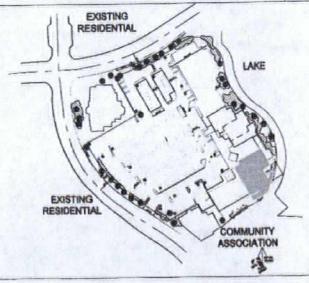


AREAS	
SUPPER CLUB	8,587 SF
OUTSIDE DINING	1,499 SF
TOTAL	10,086 SF
TOTAL INCLUDES AREAS ENCLOSED WITHOUT PERMITS. THOSE AREAS TOTAL:	2,607 SF

RECEIVED
MAR 2 1 2013

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

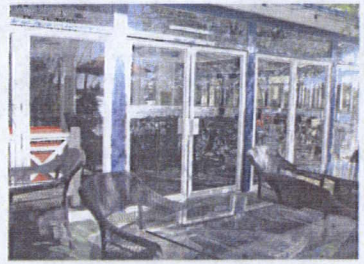


photo 07



photo 08

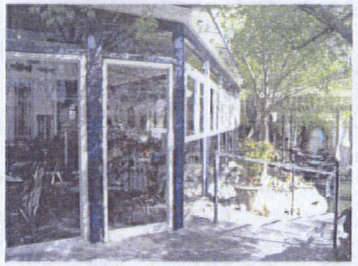


photo 09

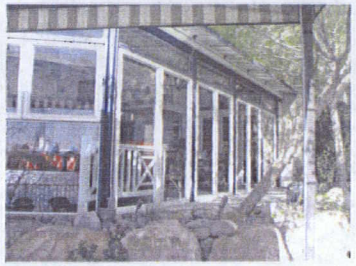


photo 10

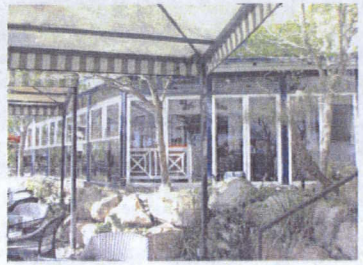


photo 11

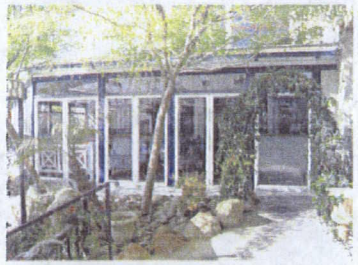
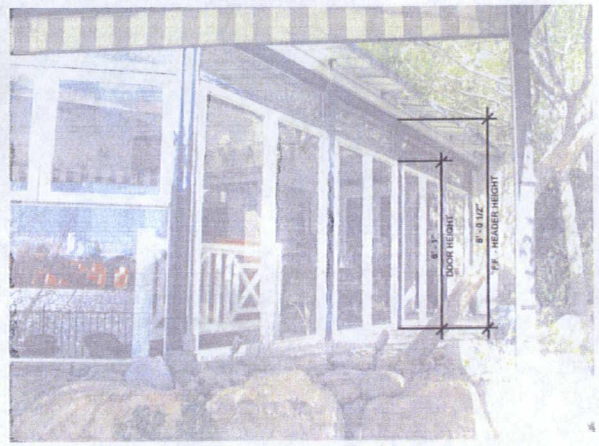


photo12



elevation 01

RECEIVED

MAR 2 1 2013

SUP-48184
SDR-48185
REVISED

REVISIONS

DLR Group

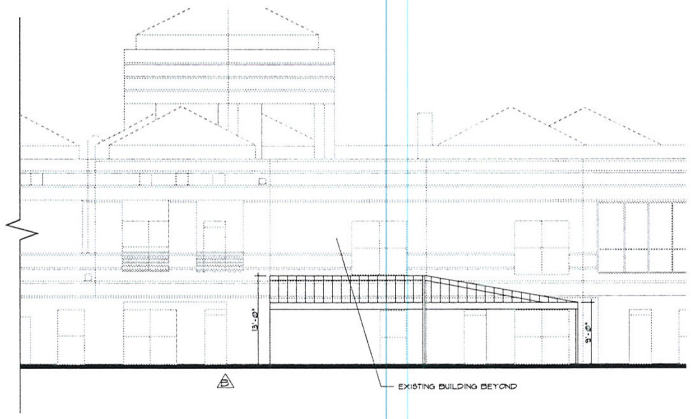
LAKESIDE CENTER
SUPPER CLUB SUBMITTAL
2620 REGATTA DRIVE
LAS VEGAS, NEVADA

PROJECT:

ISSUE DATE: 3-11-13
JOB NUMBER 09-12
PLOT DATE:
DRAWN BY TEAM
SHEET TITLE PHASE 3 TENANT IMPROVMT PLAN
SHEET NO

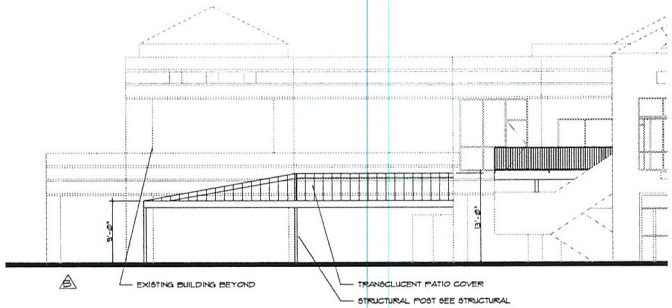
A1.14
photos

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"

RECEIVED
JAN 2 4 2013

SUP-48184
SDR-48185

REVISIONS
- PLAN CHECK 07-27-2008
- PLAN CHECK 04-25-2008
- PLAN CHECK 05-04-2008

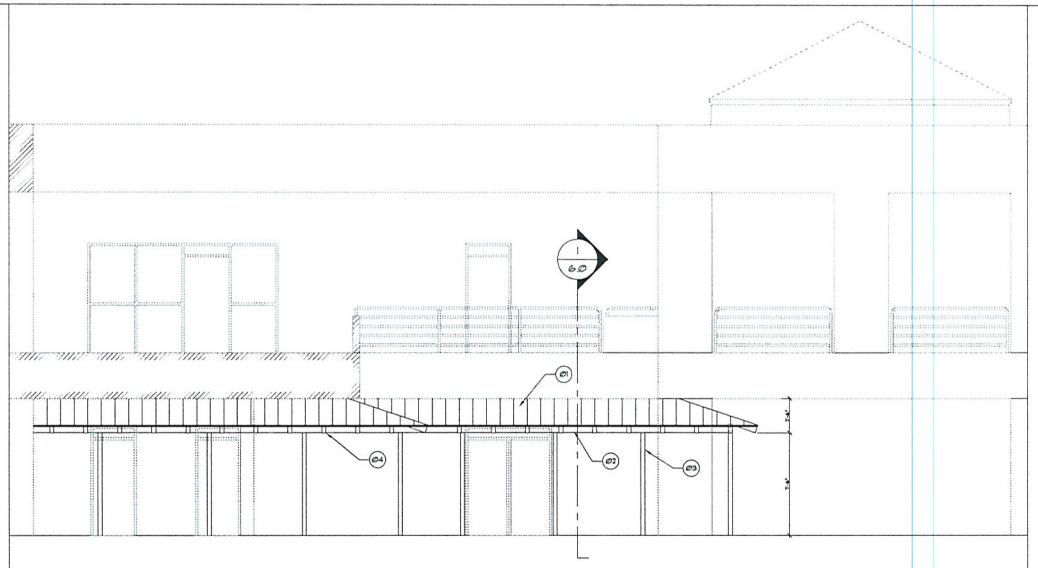
Client Information

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

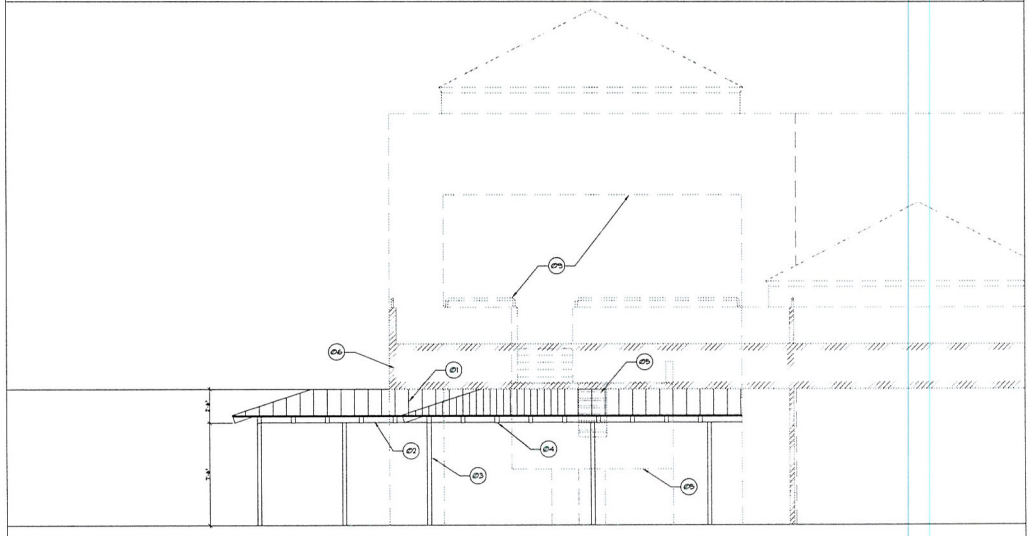
ISSUE DATE: 2-25-09
JOB NUMBER: 06-112R6
PLOT DATE:
DRAWN BY: TEAM
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.
A4.0

I:\00 - R at rsj architecture\06-Projects\06-112 Lakeside Center 2nd floor TI\300 - Construction Documents\1 - Sheets\1F- Ivy Grill Exterior Enhancement\1 - Sheets\A4.0.dwg



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

RECEIVED
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

RECEIVED

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,

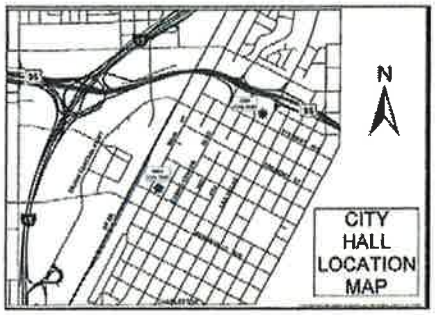
Lucy Stewart

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

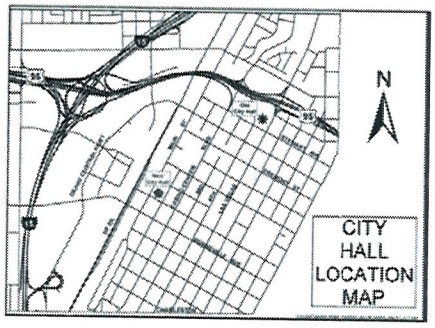
Case: SUP-48184
13816811007
LICHSTEIN LEONARD A TRUST
LICHSTEIN LEONARD A TRS
7908 ABALONE COVE DR
LAS VEGAS NV 89128-6835 89128-6835

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



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

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
DUTRA ROBERT E & LAURA D TRUST
DUTRA ROBERT E & LAURA D TRS
2425 LA SEYNE CT
LAS VEGAS NV 89128-2808 89128-2808

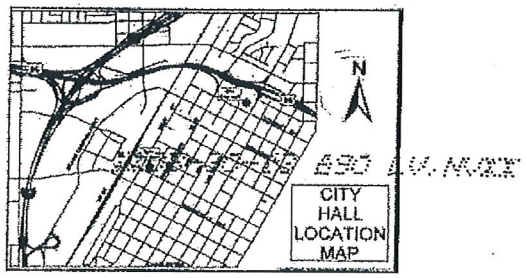
11 BRDFNMP 89128



2P

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

2 BRDFNMP 99688

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013
MAILED FROM ZIP CODE 89101

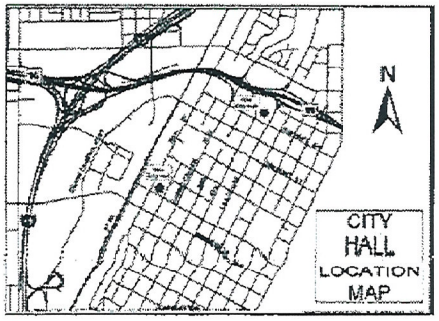
RECEIVED
APR 9 2013
City of Las Vegas
Dept. of Planning

13816711014 Case: SUP-48184
GARNESS BRADLEY DAVID & VICKIE S
P O BOX 382
WILLOW AK 99688-0382 99688-0382

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



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

RECEIVED
APR 4 2013
City of Las Vegas
Dept. of Planning

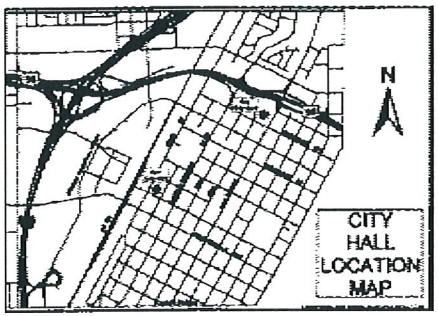
Case: SUP-48184
13816811021
LYNN JOSETTE TRUST
LYNN JOSETTE TRS
2508 GOLDEN SANDS DR
LAS VEGAS NV 89128-6801 89128-6801

P

01/02/2010 01:36 FAX 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



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

E SORTED
T CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

RECEIVED
APR 4 2013
City of Las Vegas
Dept. of Planning

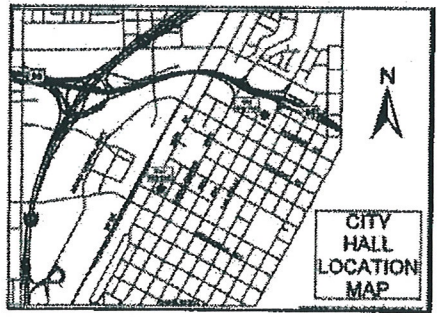
Case: SUP-48184

13816816015
LIM FAY MAE TRUST
LIM FAY MAE TRS
7932 MARBELLA CIR
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



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

SORTED BY CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

RECEIVED
APR 4 2013
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

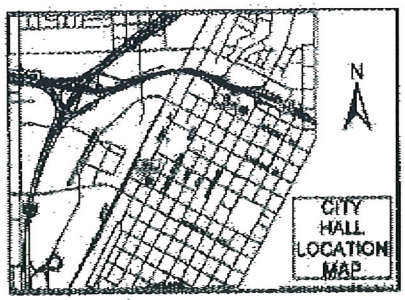
RECEIVED

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



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

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

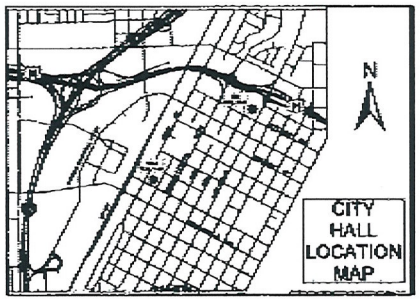
WHERE THE ACCESS, TRAFFIC AND PARKING WILL NOT BE A PROBLEM.
PLEASE DENY THIS APPLICATION

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



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.

[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

SORTED
RT CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013
ZIP CODE 89101

RECEIVED

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

RECEIVED
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,

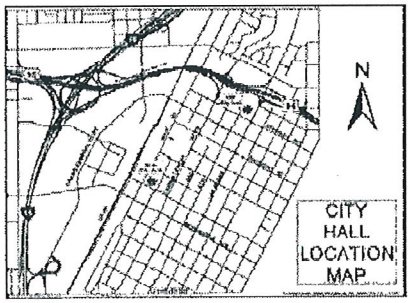
Diane B. Walker

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



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

RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

Case: SUP-48184
13816413049
SHAW JAYNEE
1424 IRON HILLS LI
LAS VEGAS NV 89134-0504 89134-0504

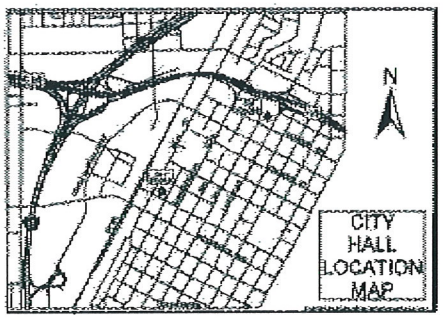
A

04/09/2013 10:05 2541332 JUDY

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

E SORTED
T CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

RECEIVED
APR 9 2013
City of Las Vegas
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

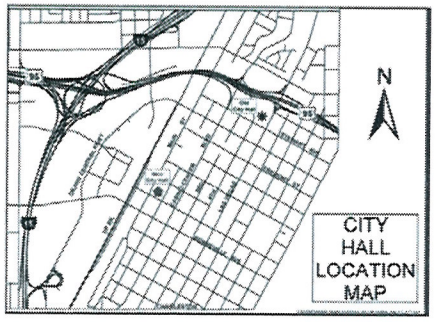
A

PAGE 01/01

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

LAS VEGAS NV 890
02 APR 2013 PM 5 L
SORTED BY CLASS
UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013
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.

SUP-48184 & SDR-48185
Planning Commission Meeting of 4/9/2013

Case: SUP-48184

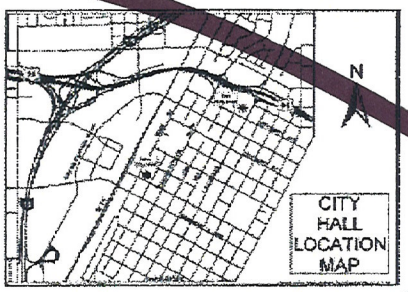
13816713016
LEVINSON ANDREW M
2601 SEASHORE DR
LAS VEGAS NV 89128-6812 89128-6812

11 BRDFNMP 89128

A

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-48411
Planning Commission Meeting of 4/9/2013

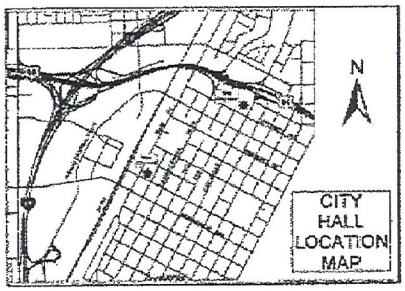
RECEIVED
APR 3 2013
City of Las Vegas
Dept. of Planning

Case: SUP-48411
13815811002
CHRISTIAN MICHAEL SR & GWENDOLYN
2636 PORT OF CALL DR
LAS VEGAS NV 89128-7113 89128-7113

1 1 BRDFNHP 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



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

RECEIVED
APR 3 2013
City of Las Vegas
Dept. of Planning

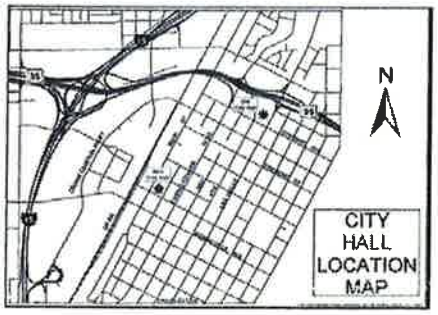
Case: SUP-48184
13816314018
CHRISTIAN MICHAEL SR & GWENDOLYN
2636 PORT OF CALL
LAS VEGAS NV 89128-7113 89128-7113

A

1 1 BRDFNHP 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



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

8 BRDFNMP 89134

RESORTED
RST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

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.

☐ 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

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SUP-48184
13816615025
BALLEW FAMILY TRUST
BALLEW RAYMON V & DONNA F TRS
2800 LAKECREST DR
LAS VEGAS NV 89128-6920 89128-6920

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

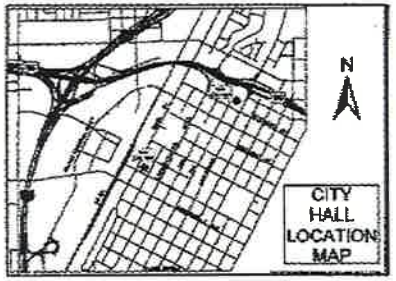
RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SUP-48184
13816413057
LARSON ROBERT D JR & HELEN R
8201 OCEANMIST CT
LAS VEGAS NV 89128-7406 89128-7406

24-25
3P

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

SORTED
T CLASS

UNITED STATES POSTAGE
PITNEY BOWES
$ 00.43³

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

RECEIVED
APR 02 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



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

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SUP-48184
13816811015
CARTWRIGHT FAMILY TRUST
CARTWRIGHT JOHN V & MARGARET
2513 SEASCAPE DR
LAS VEGAS NV 89128-6817 89128-6817

MAP

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

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

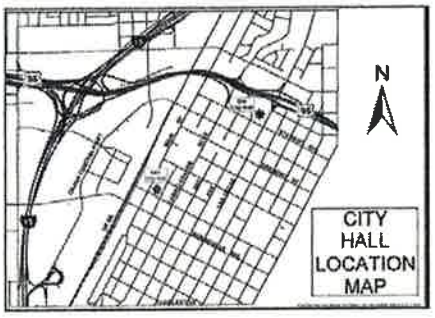
Case: SUP-48184
13816817056
PANORAMIC CLIFF L L C
1955 VILLAGE CENTER CIR
LAS VEGAS NV 89134-6237 89134-6237

6 BRDFNMP 89134

24-25
2P

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

1 1 BRDFMMP 89128

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.

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

RECEIVED
APR 04 2013
City of Las Vegas

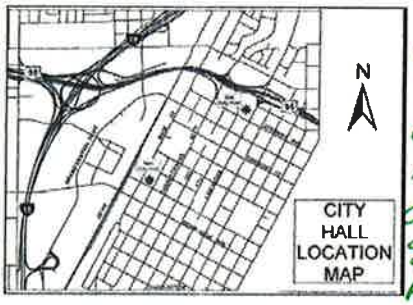
Case: SUP-48184
13816713013
LARSON BRENT T & TRACY TAYLOR
5777 S 3550 W
ROY UT 84067-8131 84067-8131

05 BRDFMMP 84067

24-25
2P

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



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

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

Case: SUP-48184

13816412020
P R A MONARCH BAY L L C
4340 W HACIENDA
LAS VEGAS NV 89118-2900 89118-2900

17 BRDFNMP 89118

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

G&G SYSTEMS
MAR 29 2013
RECEIVED

24-25
P

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



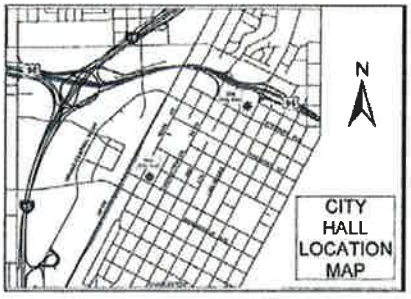
The proposed project may not pertain to the entire highlighted project site.

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

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

RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

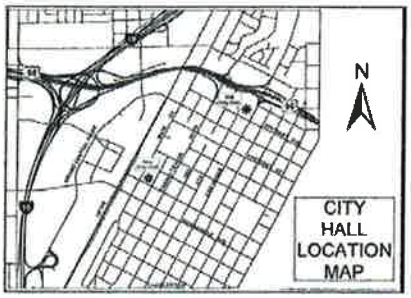
Case: SUP-48184
13816312027
PRIMITIVE TECHNOLOGIES LTD
%W & D MEYER
8116 TIARA COVE CIR
LAS VEGAS NV 89128-7720 89128-7720

#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



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

RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

UNITED STATES POSTAGE PITNEY BOWES
02 1M 0004279218 $ 00.43³ MAR 28 2013

This proposed Supper Club CANNOT meet parking requirements. The parking lot is already TOO CROWDED.

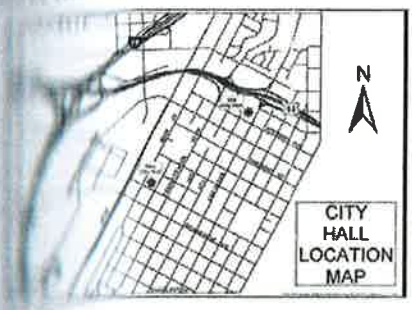
Case: SUP-48184
13816314013
FAREIO J & G FAMILY REVOCABLE TR
FAREIO JOHN & GINGER TRS
2904 STERLING COVE DR
LAS VEGAS NV 89128-7749 89128-7749

#24-25 P

1 1 BRDFNMP 89128

City [illegible]
Dep[illegible]
Dev[illegible] Floor
333 [illegible]
Las [illegible]

[illegible]turn Service Requested
[illegible] Notice of Public Hearing



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

[illegible] blank space on card for your comments.

Plea[illegible]
SUP[illegible] 48185
Plan[illegible] Meeting of 4/9/2013

SORTED
T CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

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

#24-25
P

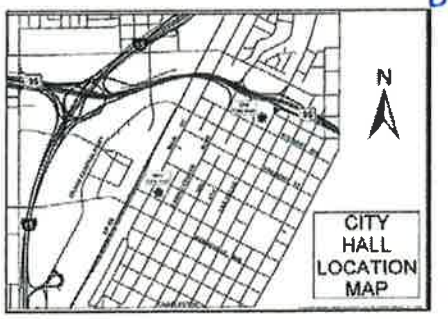
2 BRDFNMP 06516

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

RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

Return Service Requested
Official Notice of Public Hearing



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

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

Case: SUP-48184
13816413053
PHOTIAS GEORGE N & FRANCES J
8217 OCEAN MIST CT
LAS VEGAS NV 89128-7406 89128-7406

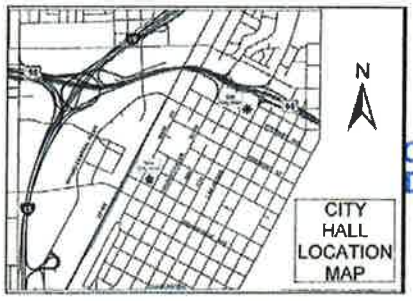
#24-25P

(No Parking availability)

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

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

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.

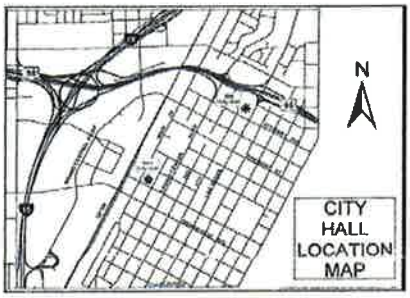
Case: SUP-48184
13816413048
PHOTIAS GEORGE N & FRANCES J
8216 OCEAN MIST CT
LAS VEGAS NV 89128-7405 89128-7405

#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

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

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

RECEIVED
APR 03 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

RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

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

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

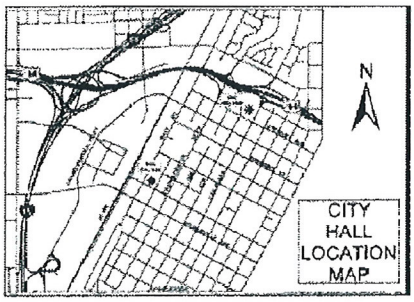
1. Noise, especially after 11PM
2. Parking, if more is required

#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



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 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

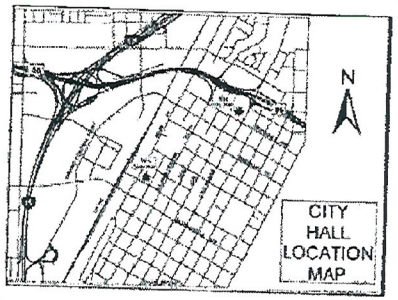
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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



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

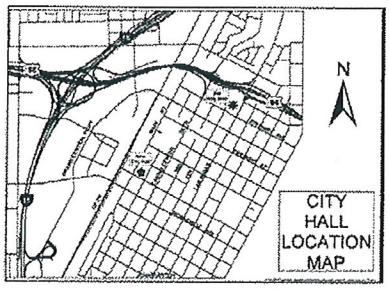
13816711047 Case: SUP-48184
BERNSTEIN LEROY & C FAM TR
BERNSTEIN LEROY & CHARLOTTE TRS
7921 ROCKBRIDGE CIR
LAS VEGAS NV 89128-6923 89128-6923

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



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

Case: SUP-48184
13816814007
CRIST CASEY
2812 HUBER HEIGHTS
LAS VEGAS NV 89128-7139 89128-7139

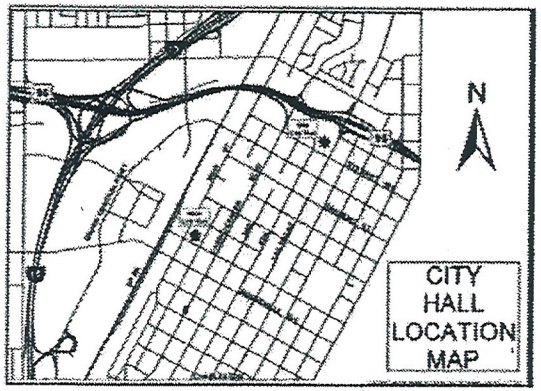
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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



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.

[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

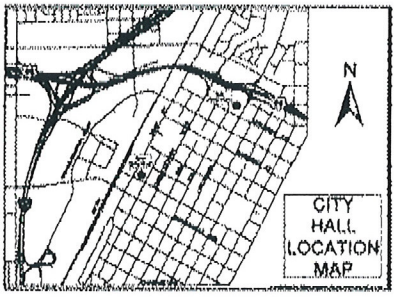
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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



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

$ 00.43³

Case: SUP-48184
13816713107
ATAMOH IRUKA FLORENCE
2657 GOLDEN SANDS DR
LAS VEGAS NV 89128-6804 89128-6804

11 BROFNMP 89128

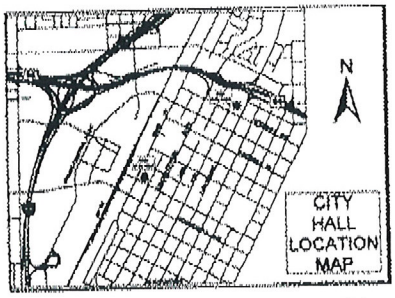
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

24-25
A

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

Case: SUP-48184

13816811016
ATAMOH OGONNA M
2509 SEASCAPE DR
LAS VEGAS NV 89128-6817 89128-6817

RECEIVED

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.

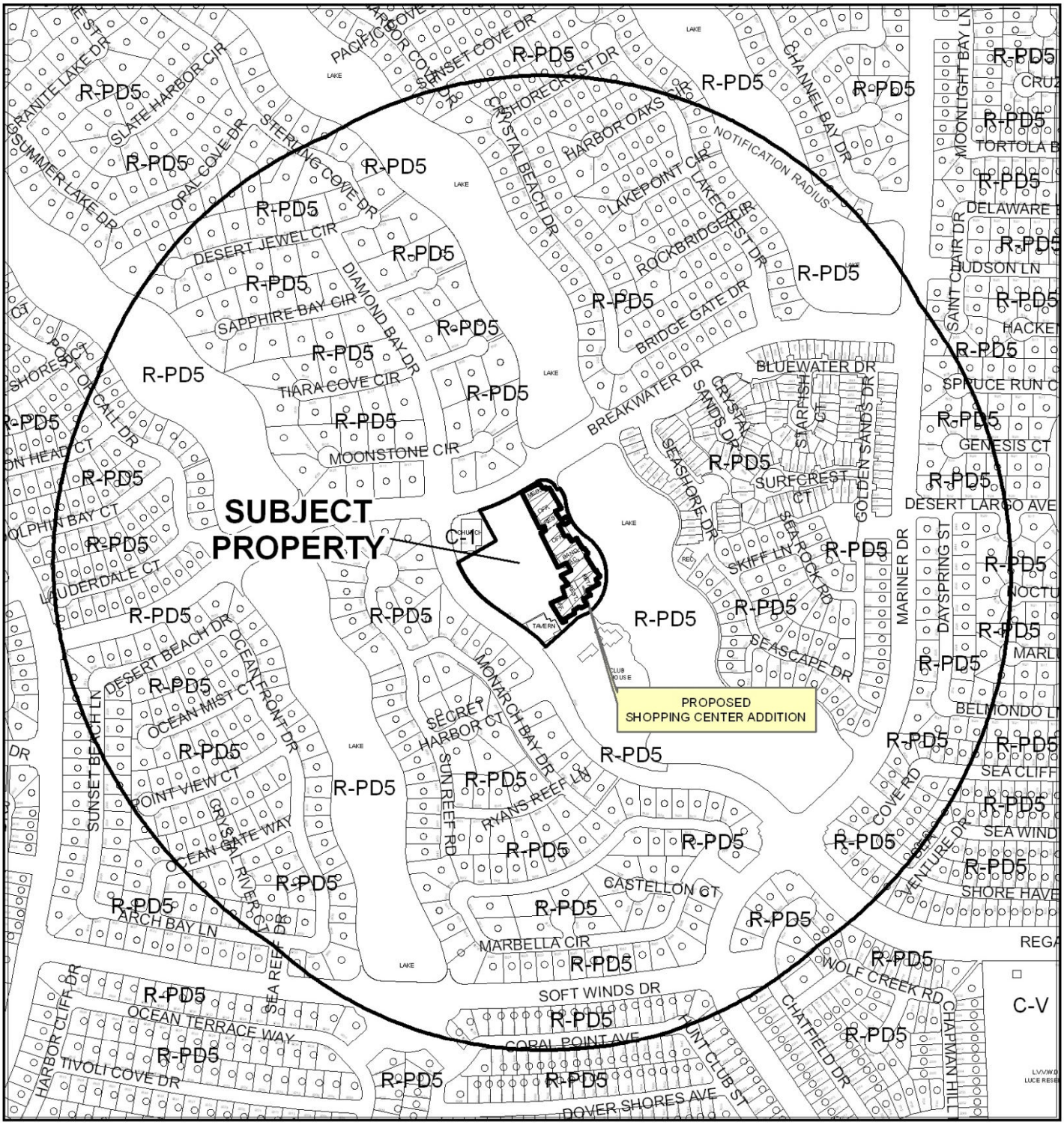
MAY GO TO CITY COUNCIL ON 06/19/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

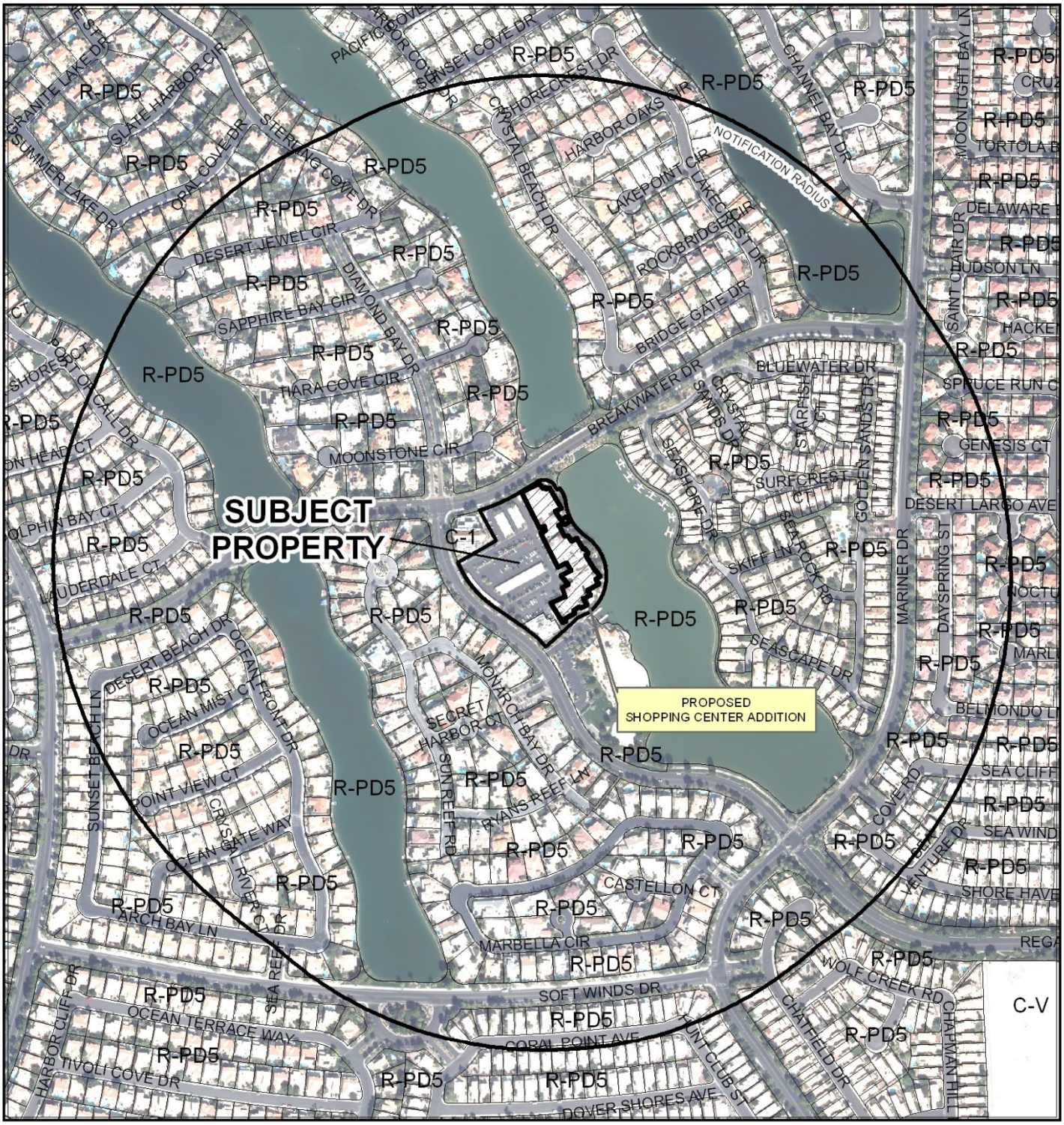
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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

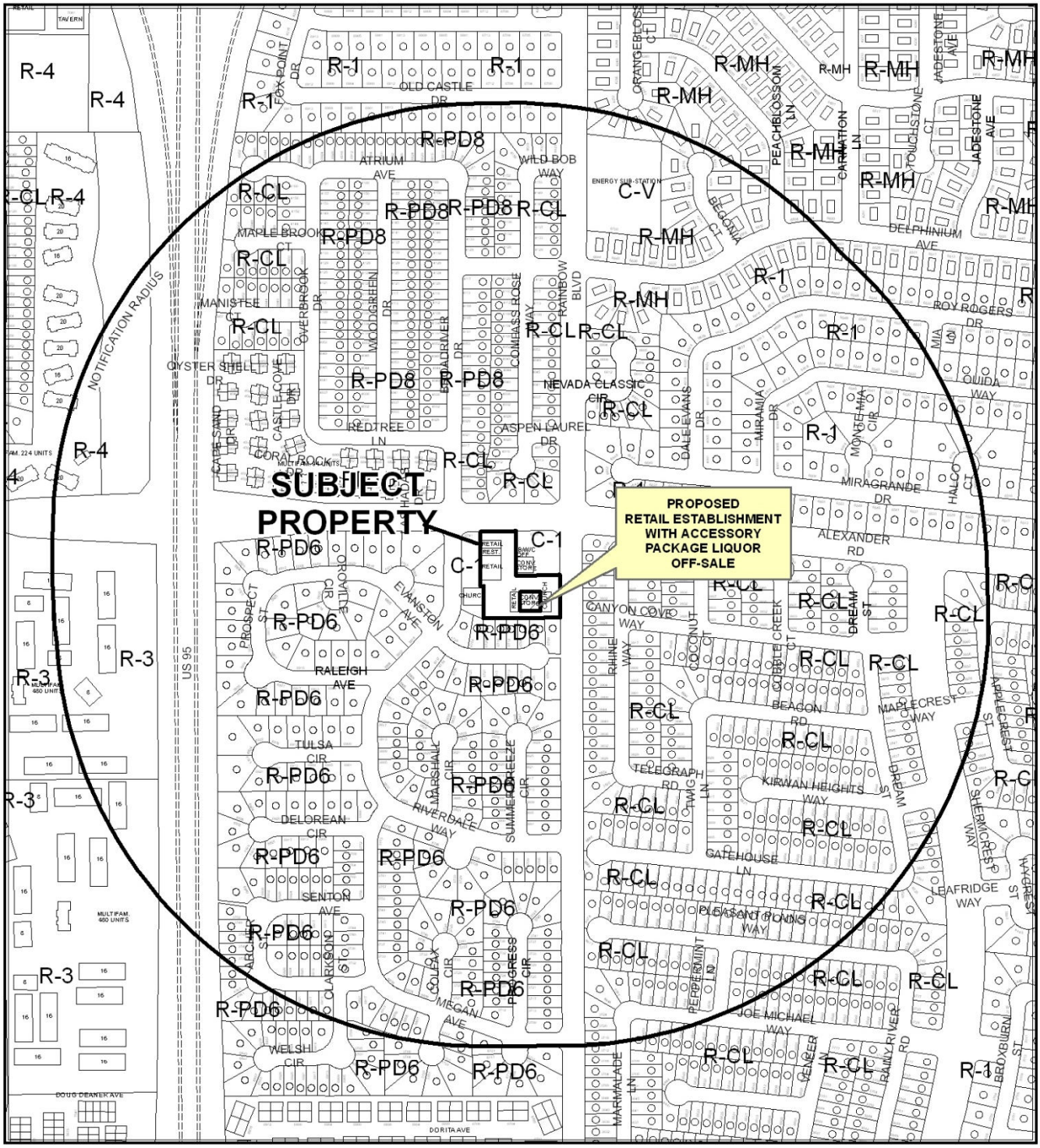
SUBJECT:
ABEYANCE - SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT 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.	**22**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

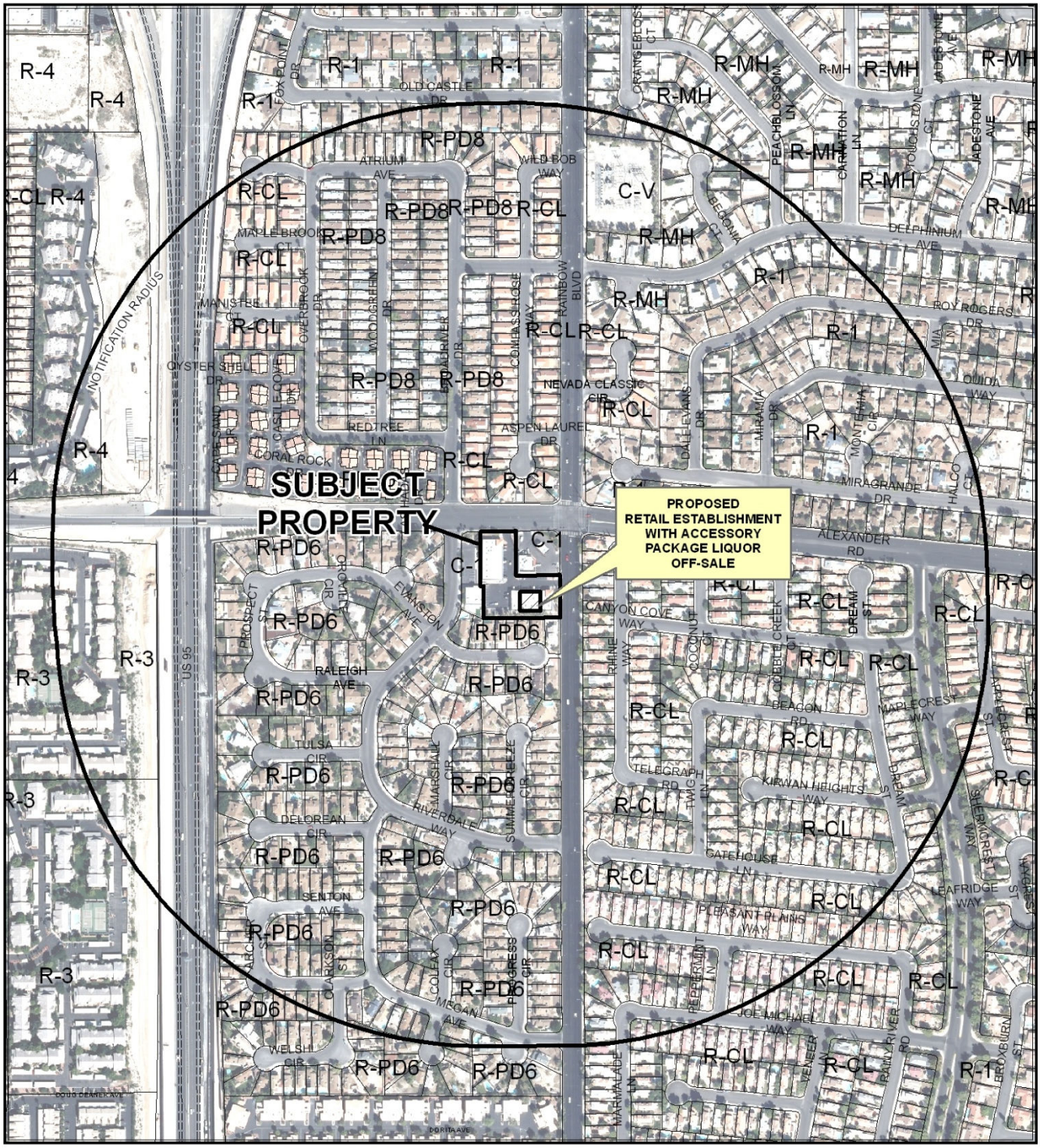
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Comment submitted by Rochelle Rankin – PC04092013-26-1
8. Comments submitted by Dorinda Gilian – PC04092013-26-2



CASE: **SUP-48455**

RADIUS: 1500 FEET

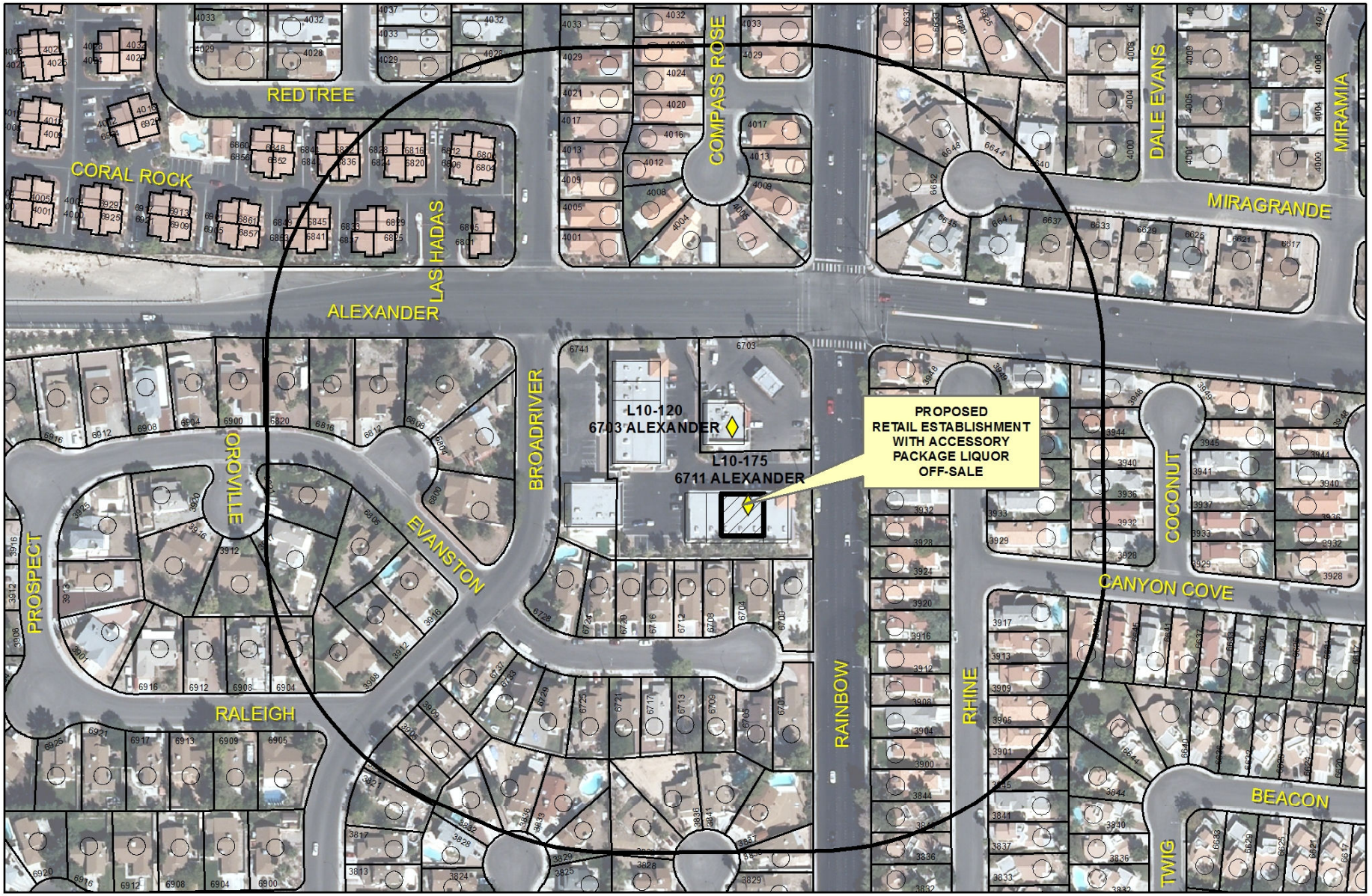
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48455	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-48455 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. Conformance to the approved conditions for Rezoning (Z-0035-81), Special Use Permit (U-0131-97) and Plot Plan Review (Z-0035-81).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

Conditions Page Two
May 14, 2013 - Planning Commission Meeting

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to add the display and retail sale of package liquor at an existing 2,400 square-foot Convenience Store at 6711 West Alexander Road, Suite #103. The store has sold only beer and wine since 1998. Approximately 91 square feet of the 1,750 square-foot retail area would be dedicated to the display and merchandising of package liquor. The proposed use meets Title 19.12 minimum requirements and can be conducted in a manner that is harmonious and compatible with the adjacent commercial and residential land uses. Therefore, staff recommends approval with conditions. If denied, a business license for the sale of package liquor at this location could not be approved, but the sale of beer and wine for off-premise consumption may continue.

ISSUES

- A Retail Establishment with Accessory Package Liquor Off-Sale use is permitted in the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit.
- No waivers of minimum Special Use Permit requirements are necessary, and a Metro report shows there have been no significant incidents on the site in the past two years that can be linked to the operation of the current business.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/03/81	The City Council approved a Rezoning (Z-0035-81) from N-U (Non-Urban) to C-1 (Limited Commercial) on 2.3 acres at the southwest corner of Lorenzi (Rainbow) Boulevard and Alexander Road as part of a larger request. The Planning Commission recommended denial of this portion of the request; staff recommended approval.
12/26/89	The Planning Commission approved a request for a Plot Plan Review (Z-0035-81) for a proposed 21,600 square-foot retail center consisting of two single-story buildings and gasoline pumps on 2.3 acres at the southwest corner of Lorenzi (Rainbow) Boulevard and Alexander Road. Staff recommended approval.
02/23/90	A three-lot Parcel Map (PM-0007-90) on property located at the southwest corner of Lorenzi (Rainbow) Boulevard and Alexander Road was recorded in the Office of the Clark County Recorder.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/19/92	The City Council approved a Special Use Permit (U-0320-91) for sales of beer, wine and gasoline at a proposed Convenience Store at the southwest corner of Alexander Road and Rainbow Boulevard.
01/26/98	The City Council approved a Special Use Permit (U-0131-97) for the Off-Premise Sale of Beer, Wine and Wine Coolers at 6731 West Alexander Road, Suites #103 and #104. The Planning Commission and staff recommended approval. As a condition of approval, the City Council amended the request from Package Liquor Sales to sales of beer, wine and coolers only.
04/09/13	The Planning Commission voted to hold this item in abeyance at the request of the applicant.

Most Recent Change of Ownership	
10/20/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/05/96	A building permit (#96023860) was issued for a shell building (Building 1) at 6711 West Alexander Road. A final inspection was approved 05/21/97.
02/04/98	A building permit (#98002352) was issued for a tenant improvement for a retail store at 6711 West Alexander Road, Suites #103 and #104. A final inspection was approved 03/12/98.
03/12/98	A business license (L10-00175) was issued for the off-premise sale of beer, wine and wine coolers at 6711 West Alexander Road, Suites #103 & #104. The license was marked out 03/30/10.
03/29/10	A business license (L10-00310) was issued for the off-premise sale of beer, wine and wine coolers at 6711 West Alexander Road, Suites #103 & #104. The license is still active.

Pre-Application Meeting	
01/22/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. It was noted that no Building and Safety records could be found certifying the occupancy change to a church at 6741 W. Alexander Rd., which is within 400 feet of the subject property; therefore, the applicant can legally request a Special Use Permit at this location.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
02/28/13	The subject suite, which contains an existing Convenience Store that sells beer and wine only, is located within an in-line retail building. The vacant suite to the east has signs posted announcing the coming of a church in that tenant space. A church is already established in an office building on the lot to the west, but is not legally permitted as such.

Details of Application Request	
Site Area	
Net Acres	1.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Restaurant General Personal Service Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
West	Church/House of Worship	ML (Medium Low Density Residential)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rainbow Boulevard	Major Collector	Master Plan of Streets and Highways Map	80	Y
Alexander Road	Primary Arterial	Master Plan of Streets and Highways Map	96	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	16,800 SF	N/A	61				
Restaurant							
General Personal Service							
Office							
TOTAL SPACES REQUIRED			61		61		Y*
Regular and Handicap Spaces Required			58	3	57	4	Y

*Parking impaired site. See analysis for details.

ANALYSIS

The Retail Establishment with Accessory package Liquor Off-Sale use is defined as "A retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The proposed use meets this definition, as the place of business is applying for a license to sell alcoholic beverages in sealed containers in conjunction with the existing sale of other retail goods. The area proposed to be devoted to the display and sale of package liquor is 91 square feet, or 5.2 percent of the total retail floor area in the tenant space. This use is permitted in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. If the requested Special Use Permit is approved, alcoholic beverages may only be sold in conformance with Title 6.50 requirements in addition to the Title 19.12 use requirements listed below.

The Minimum Special Use Permit Requirements for this use include:

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

   The proposed use meets this requirement, as there are no protected uses located within 400 feet of the property line of the subject property.

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

   The proposed use meets this requirement, as the subject fee simple parcel has direct access to both Alexander Road and Rainbow Boulevard, and measurement is taken from the existing property line of Lot 2 as mapped by File 63 Page 79 of Parcel Maps.

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

This requirement does not apply to the proposed use, as the property on which it is proposed is less than 80 acres in size.

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

   This requirement does not apply to the proposed use, as no distance separation waiver is necessary.

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

   Neither condition applies to the proposed use.

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

   The proposed use will meet this requirement, as it is a condition of approval of the Special Use Permit.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

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

This requirement does not apply to the proposed use, as no distance separation waiver is necessary.

The proposed use would be located within an established in-line retail development that serves as neighborhood commercial center for the surrounding residential area. Other than the minimum use requirements in Title 19.12, there are no special development requirements pertaining to this site.

The site is parking impaired. It was approved for 61 spaces in 1996; however, retail uses alone require 68 spaces under the UDC. No additional parking is required for this use, as it is ancillary to the primary retail use of the Convenience Store.

The proposed Accessory Package Liquor Off-Sale use meets all of the applicable Title 19.12 requirements for this use. An office building on the parcel to the west (at 6741 West Alexander Road) has been used as a church for several years; however, the use has not been considered a Church/House of Worship pursuant to Title 19, as no building permit was issued to change the occupancy of the building for assembly, and no inspections were requested to ensure the building was safe for assembly uses. The suite to the east of the subject tenant space had previously been issued a Certificate of Occupancy for a church, but was vacant at the time the applicant submitted for a Special Use Permit, and thus is also not considered a church. This is of note, as under the minimum requirements of Title 19.12, distance separation requirements for a Retail Establishment with Accessory Package Liquor Off-Sale use cannot be waived at this location, and therefore no Special Use Permit for this use could otherwise have been approved if protected uses were within 400 feet of the subject property.

According to Las Vegas Metropolitan Police reports, no significant incidents related to the purveying of alcoholic beverages have been noted at this location within the last two years.

As the existing use has been shown to be compatible with the surrounding residential properties with little incident, the proposed use, which meets Title 19.12 requirements, can also be conducted in a manner that is harmonious with the adjacent commercial and residential land uses. Staff therefore recommends approval with conditions.

FINDINGS (SUP-48455)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

The proposed use would be located within an established retail store among other commercial uses. The applicant will display package liquor behind the cashier and near the cashier counter. The current business has sold beer and wine at this location since 1998 compatibly with other nearby uses, which includes another convenience store that also sells beer and wine. This is not a 24-hour use.

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

The subject site is suitable for the proposed Accessory Package Liquor Off-Sale use. No additional parking demand will be placed on the subject site, as the proposed package liquor use will be accessory to the primary retail use.

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.

Rainbow Boulevard, classified as a Major Collector, and Alexander Road, classified as a Primary Arterial by the Master Plan of Streets and Highways Map, provide access points to the property and are adequate in size to meet the needs of the proposed use.

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.

The proposed alcohol use at this site will be subject to licensing and regular inspection, thereby protecting the public health, safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use conforms to Conditions 1, 2 and 6 for the Retail Establishment with Accessory Package Liquor Off-Sale use in Title 19.12. The remaining conditions are not applicable to the proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 1025

APPROVALS 4

PROTESTS 22

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

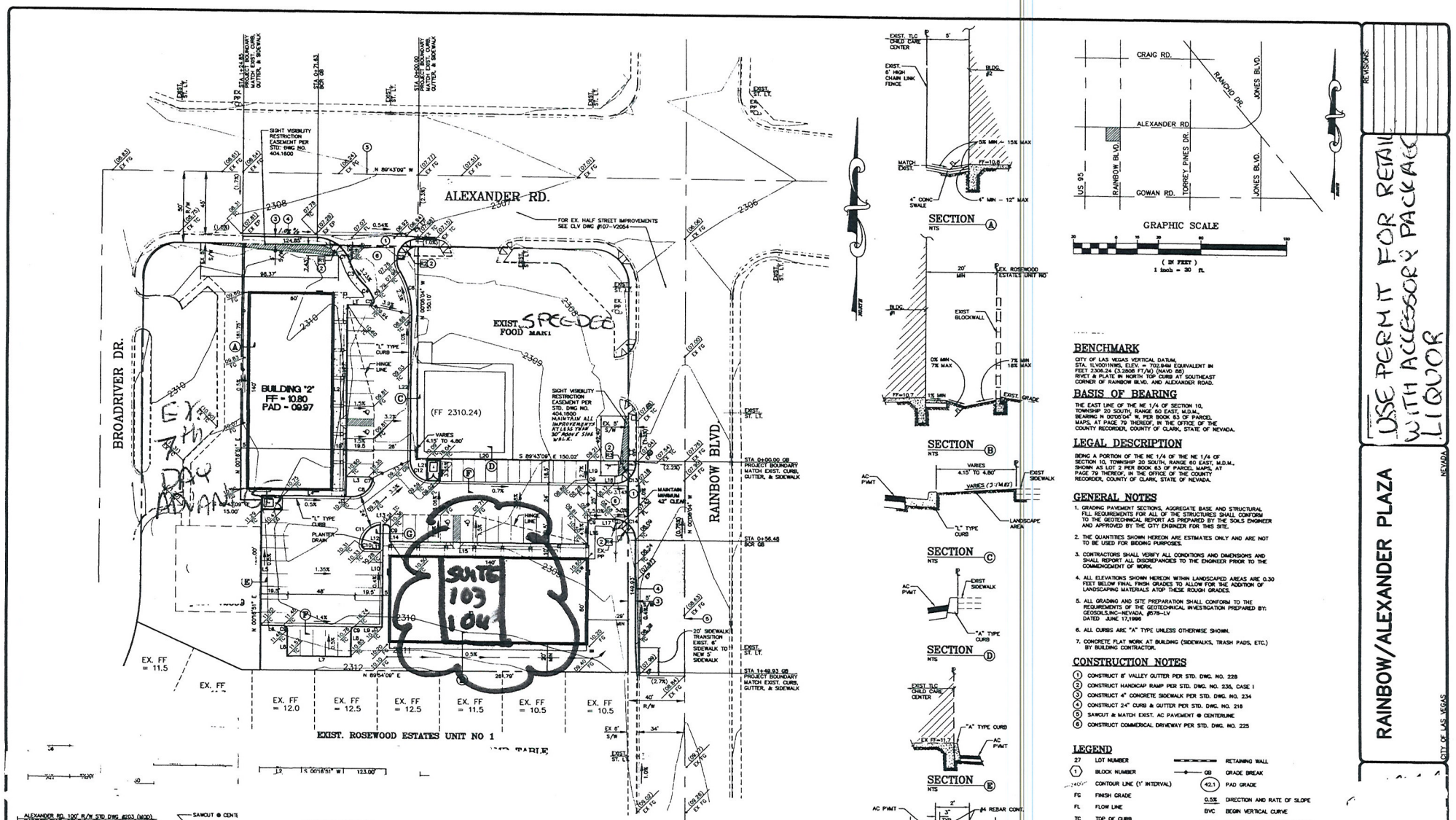
RECEIVED
FEB 21 2013
City of Las Vegas
Dept. of Planning

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

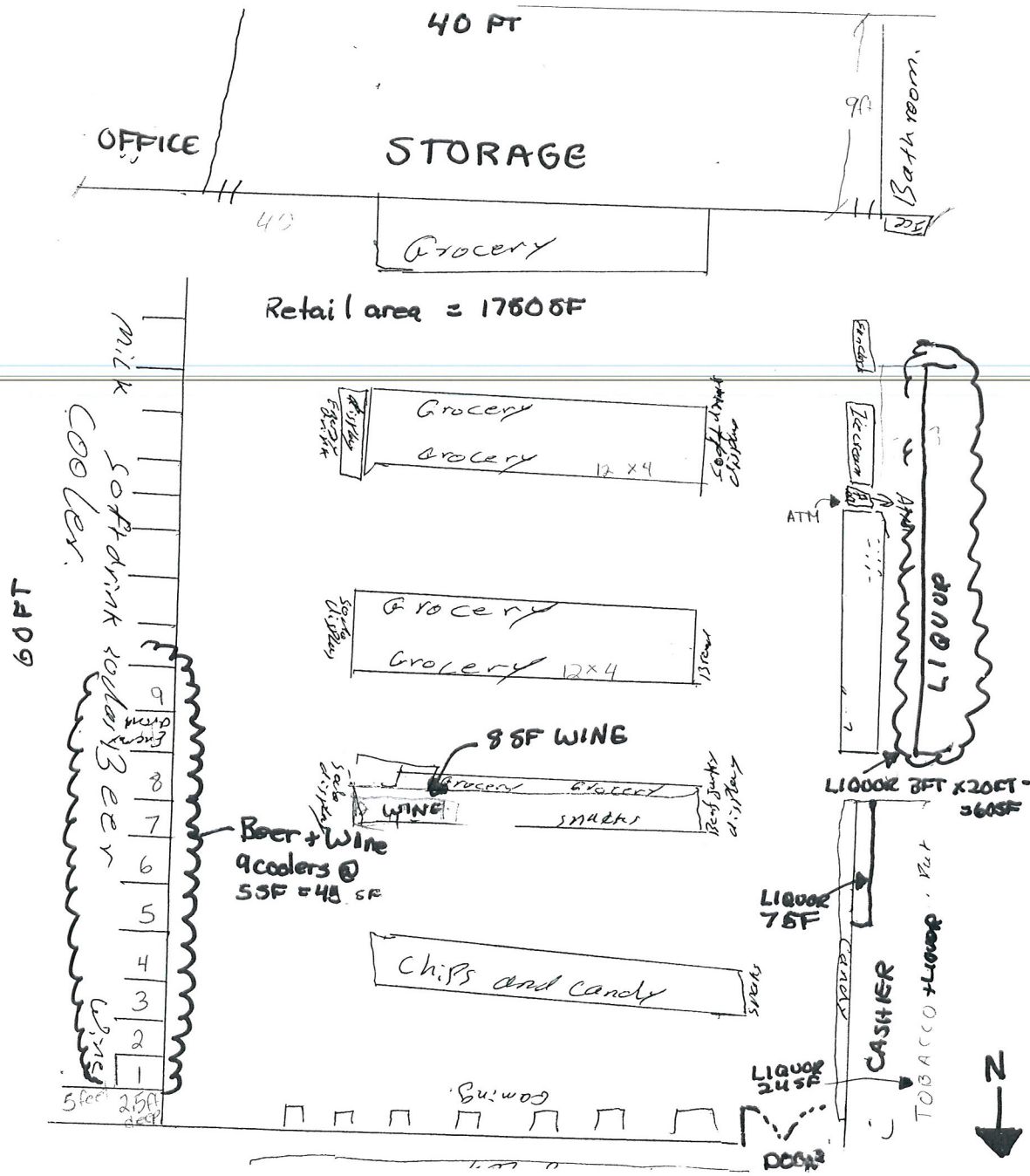
RAINBOW/ALEXANDER PLAZA

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,

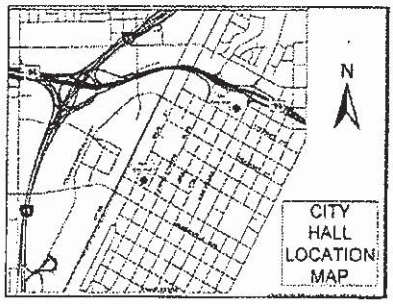
L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

RECEIVED
FEB 21 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



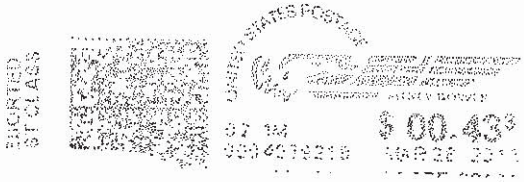
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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



RECEIVED

APR 30 2013

City of Las Vegas
Dept. of Planning

Case: SUP-48455

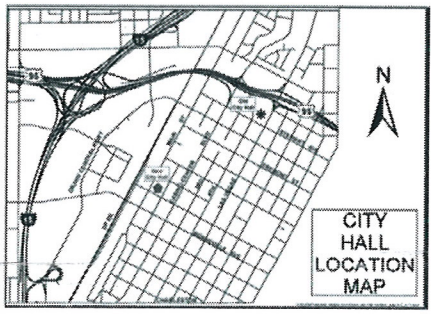
13810502001
WOODY-MAC 116 L L C
2505 ANTHEM VILLAGE DR #523
HENDERSON NV 89052-5505 89052-5505

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

ESORTED
ST CLASS
UNITED STATES POSTAGE
PITNEY BOWES
02 1M
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

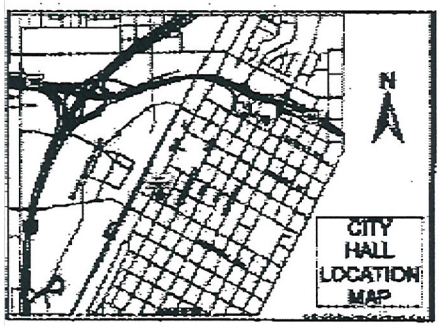
89147-4001 C022

RECEIVED
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



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



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

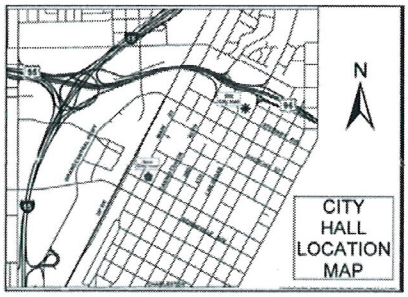
31 BRDFNMP 89149

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

EXPORTED ST CLASS
UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

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.

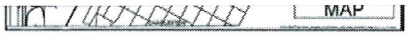
☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13803819087
NADLAN REALTY INVESTMENT L L C
12320 CALIFA ST
VALLEY VILLAGE CA 91607-1107 91607-1

89 BRDFNMP 91607



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.

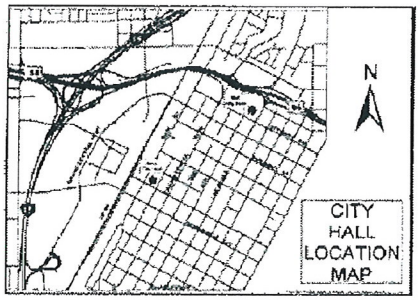
SUP-48455
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

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

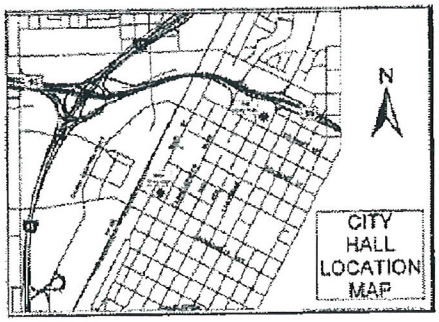
Planning Commission Meeting of 4/9/2013

Case: SUP-48455
13802415047
PARTHEMER ETHEL
6601 MIRAGRANDE DR
LAS VEGAS NV 89108-5544 89108-5544

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



RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

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
13811110199
STEVENS JEFFREY L
6544 GATEHOUSE LN
LAS VEGAS NV 89108-5355 89108-5355

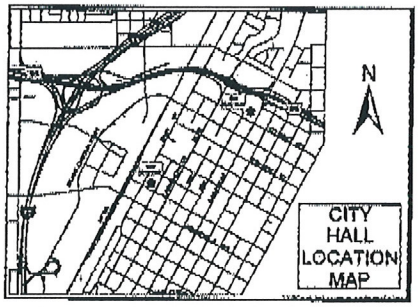
P

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

ESORTED
ST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAR 28 2013

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 3 2013
City of Las Vegas
Dept. of Planning

RECEIVED
APR 3 2013
City of Las Vegas
Dept of Planning

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

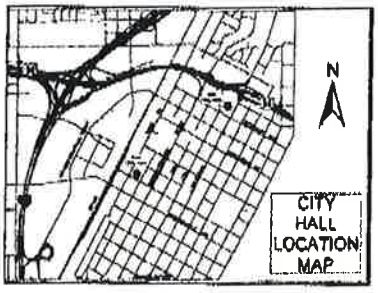
Case: SUP-48455
13803819081
BAGWELL KENNETH & DEANNA
5716 NEGRIL AVE
LAS VEGAS NV 89130-7263 89130-7263

PO BOX MAP 6930

A

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

Return Service Requested
Official Notice of Public Hearing



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.

☐ 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
13803819003
GURSCHKE MICHELLE L
6964 OYSTER SHELL DR
LAS VEGAS NV 89108-6311 89108-6311

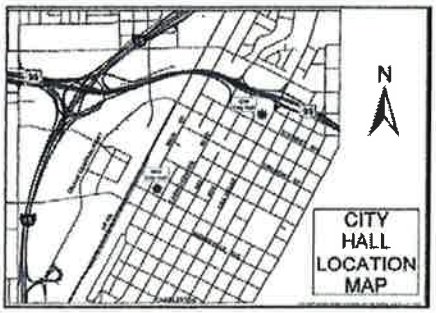
24 BRDFMP 89106

RECEIVED
APR 02 2013
City of Las Vegas
Department of Planning

26
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



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

ESORTED ST CLASS

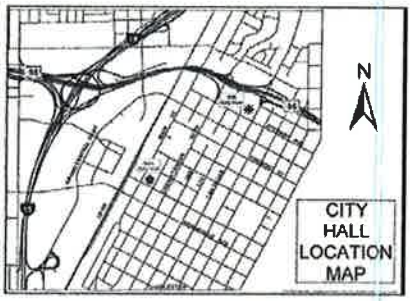
UNITED STATES POSTAGE PITNEY BOWES 02 1M 0004279218 $ 00.43³ MAR 28 2013

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

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

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

ORTED S CLASS

UNITED STATES POSTAGE PITNEY BOWES 02 1M 0004279218 $ 00.43³ MAR 28 2013

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

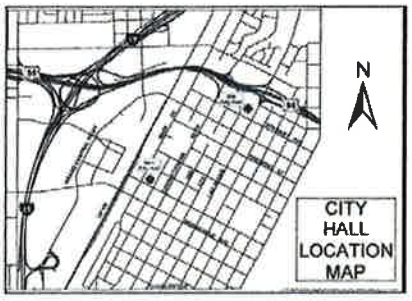
Case: SUP-48455
13811210050
DIIULLO KAREN A
5965 N DURANGO
LAS VEGAS NV 89149-3913 89149-3913

26
2P

31 89074MP 89143

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-48455

Planning Commission Meeting of 4/9/2013

24 BRDFNMP 89108

ENTERED AT CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43³
0004279218 MAR 28 2013

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SUP-48455
13811110151
GAUGER M CHARLENE
3836 TWIG LN
LAS VEGAS NV 89108-5386 89108-5386

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

24 BRDFNMP 89108

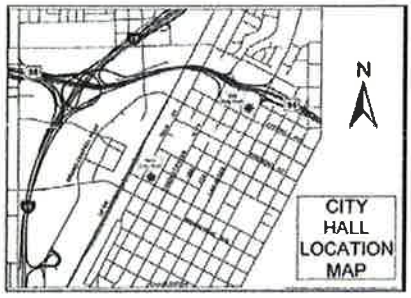
Case: SUP-48455
13811110082
PELZER PATRICK J & JOAN L
6649 GATEHOUSE LN
LAS VEGAS NV 89108-5357 89108-5357

26
2P

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



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

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

26
P

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

ESORTED
ST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

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

RECEIVED
APR 8 2013
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

---

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

RECEIVED
APR 8 2013
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

RECEIVED
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

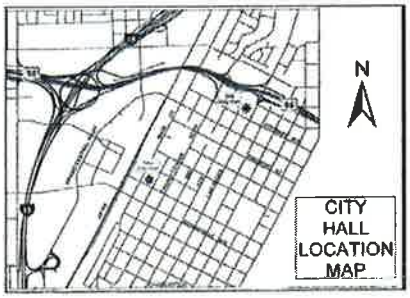
24 BRDFNMP 89106

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

ESORTED
ST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

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

RECEIVED
APR 8 2013
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

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

RECEIVED
APR 8 2013
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.



RECEIVED
APR 8 2013
City of Las Vegas
Dept. of Planning

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

13803815009
DELGADO JOSE M
6704 WILD BOB WY
LAS VEGAS NV 89108-5484 89108-5484

#26 P

24 BRDFNHP 8510B

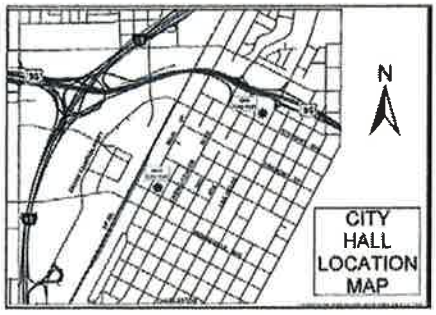
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

ESORTED
ST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
MAR 28 2013

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

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

RECEIVED

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,

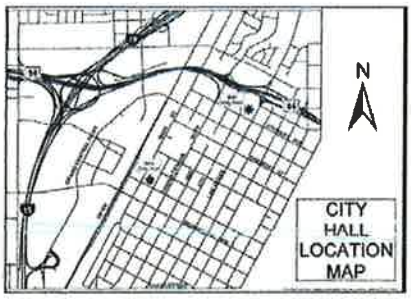
Garry A. Hamud

292

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



Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 3 2013
City of Las Vegas
Department of Planning

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
13810612018
FITZPATRICK JAMES M & RUBY E
6721 MEGAN AVE
LAS VEGAS NV 89108-5451 89108-5451

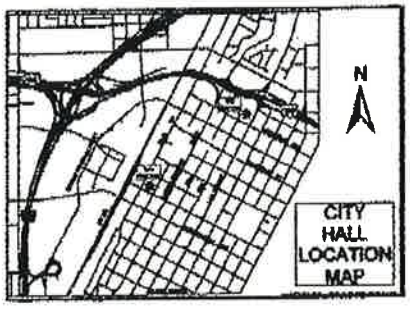
24 BRDFMF 89108

26
A

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

ENTORTED STCLASS
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43
0004279218 MAR 28 20

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
13811110179
BOOTH JON A REVOCABLE LIV TR
6805 SILVER CHISLE AVE
LAS VEGAS NV 89130-1066 89130-1066

70 BRDFNMP 89130

RECEIVED
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**

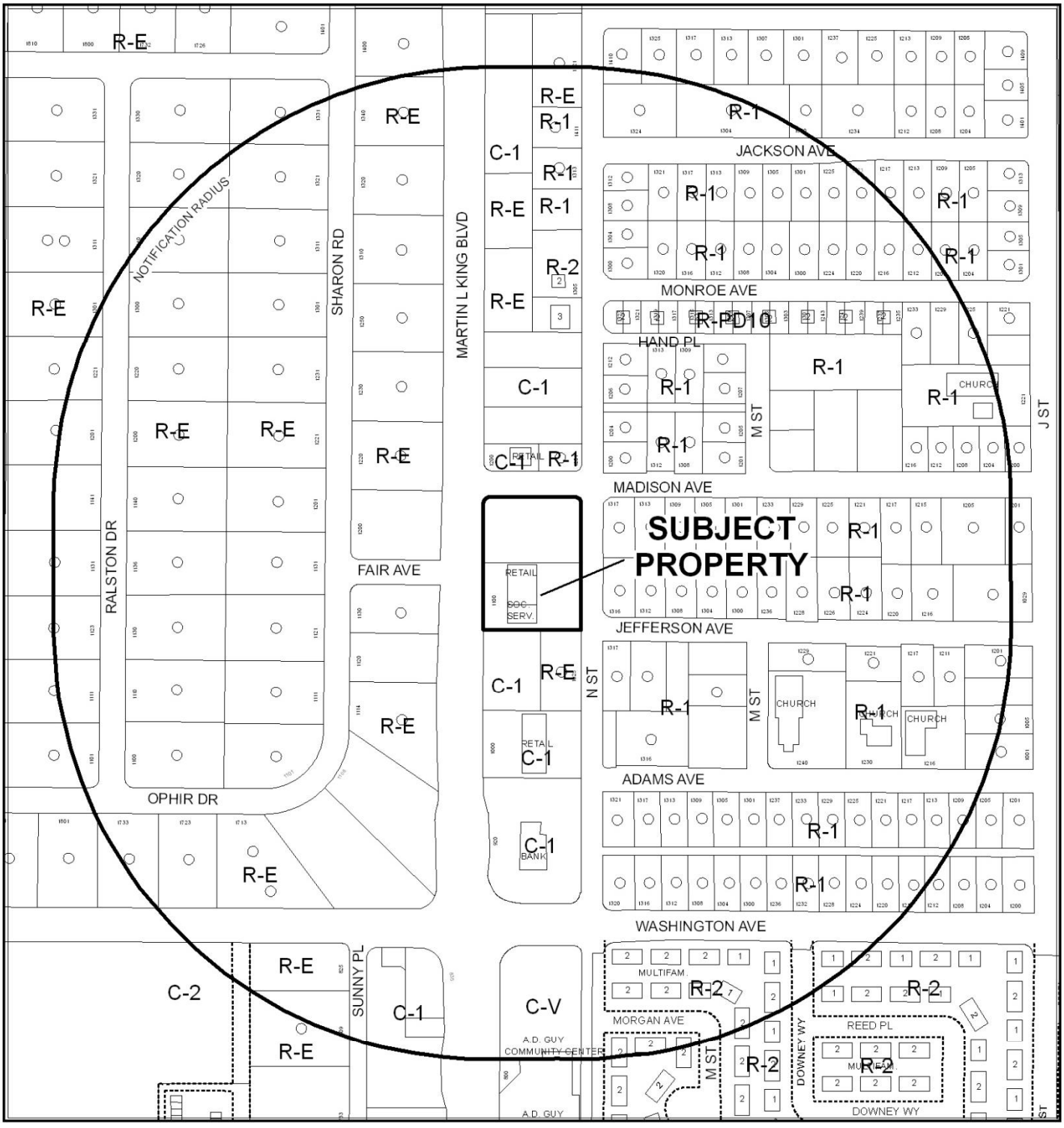
SUBJECT:
ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE 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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LONNIE WALSTON

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-48148	Staff recommends DENIAL, subject to conditions:	N/A

** CONDITIONS **

SDR-48148 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the combined phase one site and landscape plan, floor plans, and building elevations date stamped 01/23/13 and the combined phase two site and landscape plan date stamped 04/10/13, except as amended by conditions herein.

3. A Waiver from 19.08.070 is hereby approved, to allow:

    a. To allow an eight-foot wide landscape buffer along the north property line where a 15-foot wide landscape buffer is required.
    b. To allow a zero-foot wide landscape buffer along a 66-foot portion of the south property line where an eight-foot wide landscape buffer is required.
    c. To allow an eight-foot wide landscape buffer along the east and along a 52-foot portion of the west property line where a 15-foot wide landscape buffer is required.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. A revised site plan for phase one shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein:

    a. An onsite trash enclosure shall be provided in conformance with Title 19.08.040(E)(4)(b) and 19.08.040(H)(4).
    b. The handicapped accessible spaces shall be provided in accordance with the dimensional requirements listed in Title 19.08.110.
    c. An onsite loading and delivery space shall be provided in accordance with Title 19.08.110(D).

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan covering both phase one and two:

    a. One 24-inch box tree shall be planted for every six uncovered parking spaces within a landscape island having a minimum width of five feet and minimum length equal to the adjacent parking space or a seven-foot by seven foot landscape diamond, as required by Title 19.08.110(C)(12).

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

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

Public Works

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is request a Site Development Plan Review for a proposed 1,900 square-foot addition to an existing 9,471 square-foot General Retail, Other Than Listed building. The proposed addition is located at the north end of the building and will expand inline with the existing façade. The applicant has proposed two phases of development; the first phase consists of the construction of the proposed 1,900 square-foot building addition and the creation of additional surface parking in the northwest quarter of the subject site. In addition to the parking lot, the applicant has proposed eight-foot wide landscape planters to match the existing landscaping at the west property line along Martin L. King Boulevard where a 15-foot landscape buffer is required. The second phase of development consists only of additional surface parking with additional non-conforming landscape buffers proposed for the remaining north, east, and south property lines. Staff recommends denial of the proposed development, as it does not meet the Title 19.08 commercial landscaping requirements.

ISSUES

- A Parcel Map (PMP-46752) combining the two commercial lots has not been recorded.
- The proposed development has requested a waiver to the commercial landscape buffer requirement along all property lines and does not meet the intent of the West Las Vegas Plan to provide streetscape and median improvements.
- This request has been conditioned to provide revised plans showing the appropriate trash enclosure, commercial loading space, parking lot trees, and appropriate handicap space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/19/12	The City Council approved the request for a Rezoning (ZON-45966) of 0.89 acres from the R-E (Residential Estates) zoning district to the C-1 (Limited Commercial) zoning district at the southeast corner of Martin L. King Boulevard and Madison Avenue. The Planning Commission and staff recommended approval.
09/05/12	The applicant submitted for a one-lot Parcel Map (PMP-46752) for 1.77 acres located at 1100 North Martin L. King Boulevard. The technical map review was approved on 01/30/13 and released for recordation on 02/05/13.

Most Recent Change of Ownership	
08/17/79	A deed was recorded for a change in ownership (139-28-604-003)
12/15/06	A deed was recorded for a change in ownership (139-28-604-001)

Related Building Permits/Business Licenses	
09/10/12	The applicant submitted for a building permit (#46790), but was denied pending approval of required Site Development Plan Review and recordation of the one-lot parcel map.

Pre-Application Meeting	
01/09/13	A pre-application meeting was held with the applicant and his representatives to discuss the submittal requirements for a 1,900 square-foot addition to an existing commercial building. The applicant was informed that a Major Site Development Plan Review would be required along with multiple waiver requests for landscaping requirements.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
01/31/13	Staff visited the site and found a well maintained commercial property with existing eight-foot wide landscape planters along Martin L. King Boulevard. The northern and the eastern half of the property is currently undeveloped.

Details of Application Request	
Site Area	
Net Acres	1.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
North	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
	Single Family, Detached		R-1 (Single Family Residential)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
	Single Family, Detached		R-E (Residential Estates)
East	Single Family, Detached	L (Low Density Residential	R-1 (Single Family Residential)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residential Estates)

Master Plan Areas	***Compliance***
West Las Vegas Plan	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	230 Feet	Y
Min. Setbacks			
• Front (Martin L. King)	10 Feet	66 Feet	Y
• Front (N Street)	10 Feet	97 Feet	Y
• Side	10 Feet	13 Feet	Y
Max. Lot Coverage	50 %	14 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not Provided	N*
Mech. Equipment	Screened	Screened	Y

** A condition of approval has been added requiring revised plans showing the required trash enclosure.*

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
Adjacent development matching setback	10 Feet	13 Feet	Y
Trash Enclosure	50 Feet	Not Provided	N*

** A condition of approval has been added requiring revised plans showing the required trash enclosure.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	4 Trees	N*
• South	1 Tree / 20 Linear Feet	5 Trees	2 Trees	N*
• East	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y*
• West	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
TOTAL PERIMETER TREES		**33 Trees**	**24 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	6 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• South	8 Feet		0 Feet	N
• East	15 Feet		8 Feet	N
• West	15 Feet		8 Feet	N
Wall Height	6 Feet Adjacent to Residential		Existing	Y

**These portions of the landscaping requirements are proposed on the submitted "Site Plan Phase II."*

Street Name	*Functional Classification of Streets*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Martin L King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Madison Avenue	Local Road	N/A	60	Y
N Street	Local Road	N/A	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	9,471 SF	1: 175 SF					
TOTAL SPACES REQUIRED			55		59		
Regular and Handicap Spaces Required			52	3	56	3	Y
Loading Spaces	9,471 SF	1:10,000 SF	1		0		N*

** A condition of approval has been added requiring revised plans showing the required commercial loading space.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot wide landscape buffer is required along Madison Avenue.	To allow a zero-foot wide landscape buffer along a 116-foot portion and an eight-foot wide landscape buffer along a 102-foot portion of the north property line.	Denial
An eight-foot landscape buffer is required along the south property line.	To allow a zero-foot wide landscape buffer along a 66-foot portion of the south property line.	Denial
A 15-foot wide landscape buffer is required along N Street.	To allow an eight-foot wide landscape buffer along the east.	Denial
A 15-foot wide landscape buffer is required along Martin L. King Boulevard.	To allow an eight-foot wide landscape buffer along a 52-foot portion of the west property line.	Denial

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 1,900 square-foot addition to an existing 7,571 square-foot commercial building on 1.61 acres of C-1(Limited Commercial) zoned property located in the West Las Vegas Plan area. The proposed addition will provide two 950 square-foot commercial suites, oriented towards Martin L. King Boulevard, and will be architecturally treated to appear as a seamless addition to the existing commercial building.

The proposed development is in conformance with the Title 19.08.040 Residential Adjacency Standards, as the 13-foot rear setback is greater than the required 10-foot side yard setback for the adjacent protected residential property. Also, the proposed addition meets the setback, height, and lot coverage requirements for the C-1 (Limited Commercial) zoning district.

The on-site parking is more than sufficient to meet the minimum number of spaces required by Title 19.12; however, a condition requiring a revised site plan be submitted at the time of building permits providing for the correct handicap space design, a required commercial loading space, and the required amount of parking lot landscaping.

The proposed development is accompanied with a waiver of the Title 19.08.070 Landscape Buffers standards to allow an eight-foot wide landscape buffer along the north property line, an eight-foot wide landscape buffer along the east and west property line 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. The requested waiver is not necessary, as an alternative landscape design that utilizes the space dedicated to an oversupply of parking would meet the minimum requirements of Title 19.08 to provide a buffer to the neighboring residential development to the east. Also, the requested waiver to the required landscape buffer requirement demonstrates a deficient landscape design that does not "Improve the physical character and enhance the visual image of West Las Vegas through streetscape improvements", as recommended by Action Item #15 in the West Las Vegas Plan.

Staff recommends denial of the requested waiver and the proposed Site Development Plan Review, as the proposed development does not provide a site plan that is harmonious and contextually sensitive to the neighboring residential neighborhood to the east.

FINDINGS (SDR-48148)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Site Development Plan Review is not fully compatible with the adjacent development, as the applicant has provided deficient landscaping or screening to mitigate the development's impact to the single family, detached uses located to the east.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed expansion aesthetically matches the existing commercial storefront; however, the proposed site improvement do not conform to the C-1 (Limited Commercial) zoning district development standards, as demonstrated by the requested waiver to the required perimeter landscape requirements.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is currently provided solely from Martin L. King Boulevard, which is adequate for the proposed 1,900 square feet of additional retail floor space. The submitted phase plan II shows that the site will be accessed in the future from a single curb cut on Madison and two curb cuts on N Street where no such access currently exists. There will be a traffic increase with the location of the parking lot on the east side of the property, adjacent to the residential neighborhood to the east.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials area specified to seamlessly match the existing retail storefront. The applicant proposes to match the existing eight-foot wide landscape buffer where a 15-foot wide landscape buffer is required along Martin Luther King Boulevard. The second phase plan shows an eight-foot wide landscape buffer that continues 102 feet from the west property line and follows the east property line all the way to the south. The applicant has requested a waiver to allow the eight-foot wide landscape buffer where a 15-foot wide landscape buffer is required adjacent to the rights-of-way, which staff recommends denial of.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building façade for the proposed expansion is designed to seamlessly match the existing retail storefront in material finish and color. The addition features architectural treatments on all visible sides and creates an orderly and aesthetically pleasing environment. The proposed landscape plan does not provide adequate aesthetic screening to the residential neighborhood to the east or provide an improvement to the physical character of the sidewalks along Martin L. King Boulevard, Madison Avenue, or "N" Street.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed 1,900 square-foot addition of retail space will not compromise the public health or general welfare, as the proposed development will be subject to building permit inspection and business licensing regulations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 203

APPROVALS 2

PROTESTS 1

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

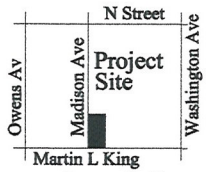
FOR DEPARTMENT USE ONLY

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.

RECEIVED
JAN 23 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08



Location Map



VICINITY MAP

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

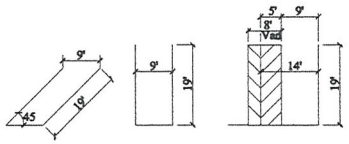
Total Building Area	9,471 gsf
FAR	0.134

Parking Analysis

EX-BUILDING 7571 SQ / 1 PER 175 SQ. (RETAIL) = 44 SPACES NEED
ADDITION 1900 SQ / 1 PER 175 SQ. (RETAIL) = 11 SPACES NEED
TOTAL REQUIRED PARKING = 55 SPACES NEED

TOTAL PROVIDED PARKING
28 EXISTING PARKING STALLS
29 PARKING STALLS
59 TOTAL PARKING STALLS

56# STD + 3# HANDICAP = 59 TOTAL PARKING STALLS

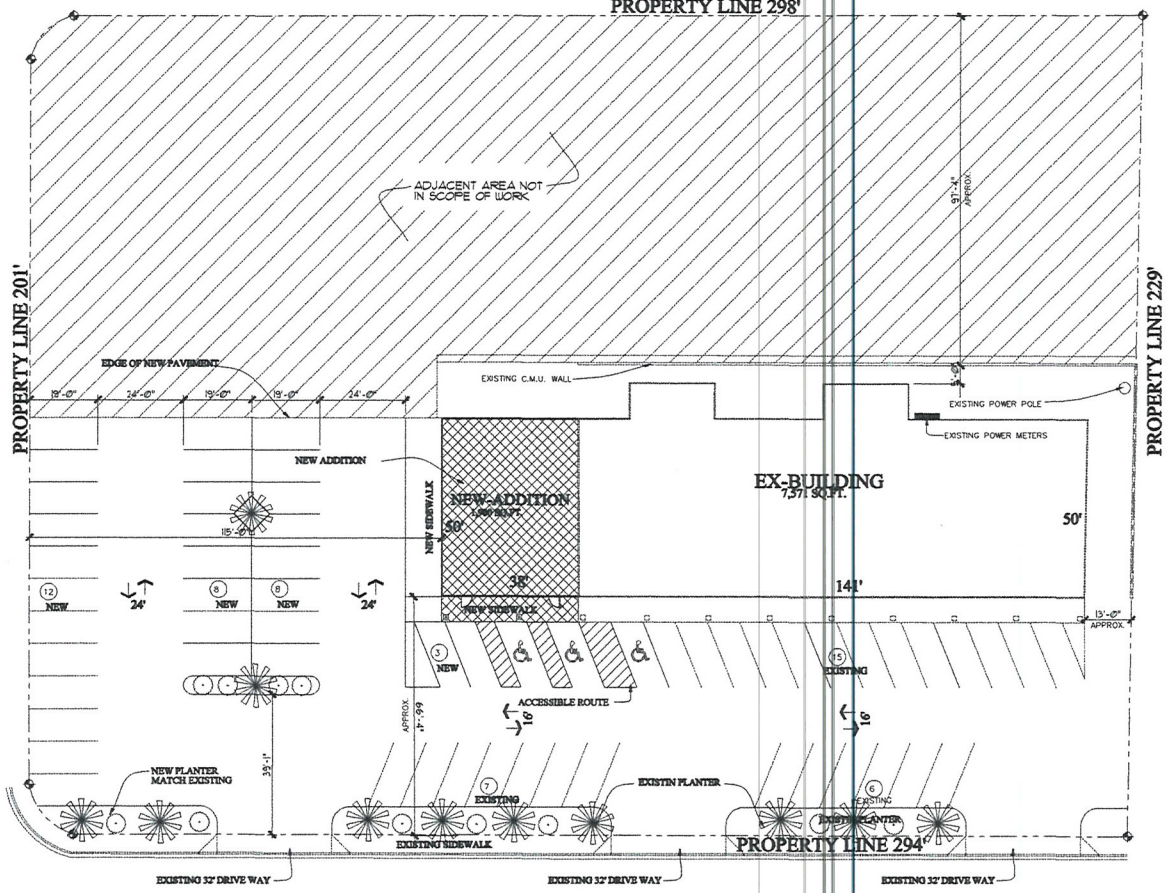


Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

North

N STREET



MADISON AVE

= HATCH INDICATES AREA OF WORK

MARTIN L KING BLVD

SITE PLAN PHASE I

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

EX-TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	5 (E) 3	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	5 (E) 6	- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

(E) = EXISTING

RECEIVED
JAN 23 2013
City of Las Vegas
Dept. of Planning

SDR-48148

SITE PLAN / LANDSCAPE PLAN

REVISIONS:

PROJECT: 1100 N. MARTIN L KING BLVD TENANT IMPROVEMENT

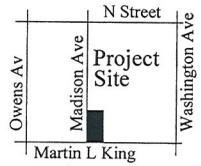
PROJECT ADDRESS: 1100 N. MARTIN L KING BLVD LAS VEGAS, NV

J G ENTERPRISE

SIGNATURE:

PLOT: 06.04.12 DRAWN: RLS

SHEET A1.00



Location Map



VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C1- Commercial District

AREA (Approximate)

Net Area	70,296 sf	1.61 acres

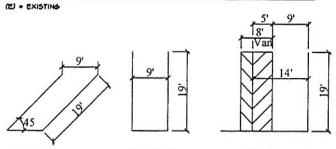
BUILDING AREA

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	

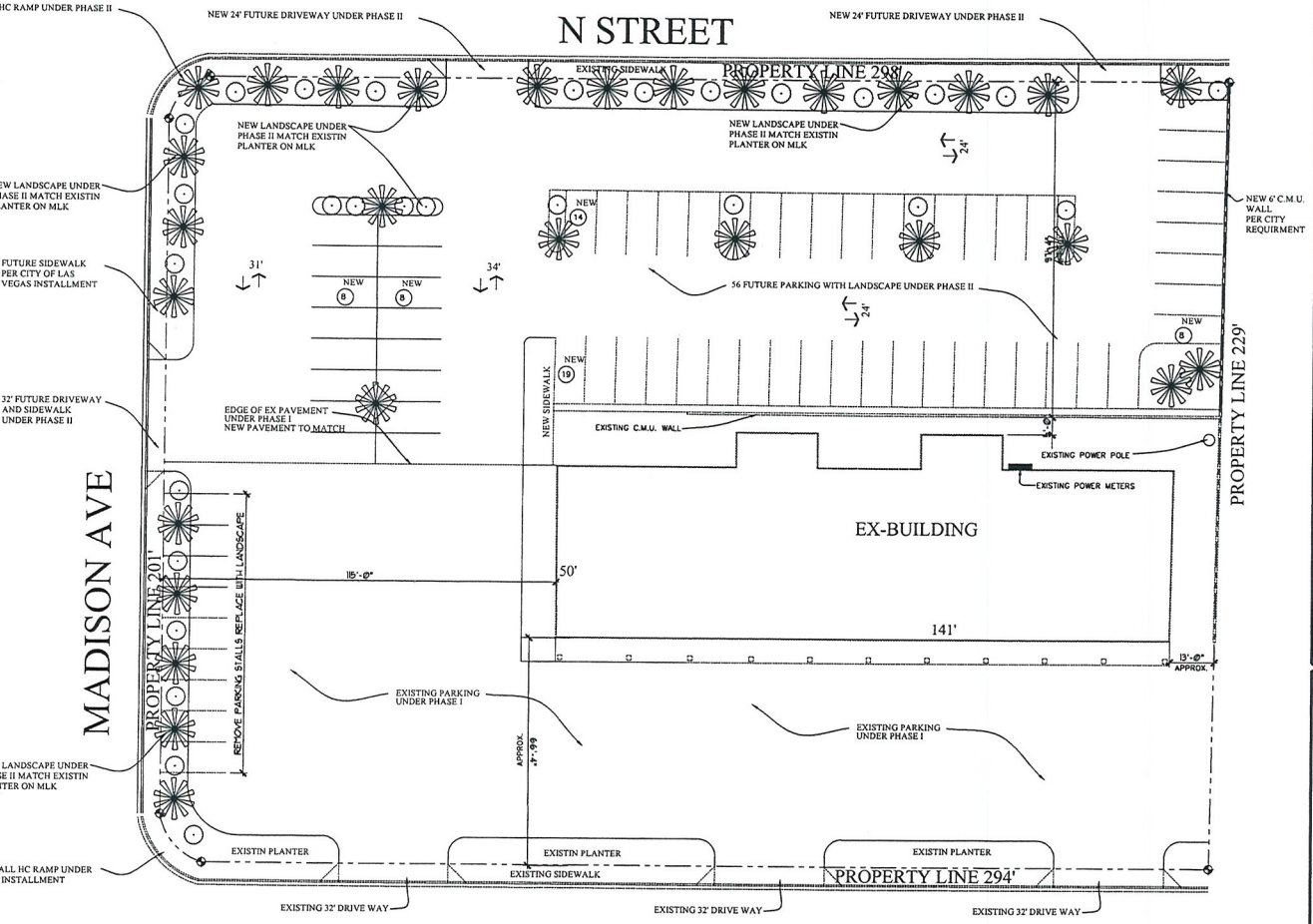
(E) = EXISTING



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

RECEIVED
APR 10 2013

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

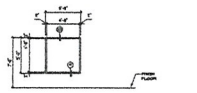
SITE PLAN PHASE II

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



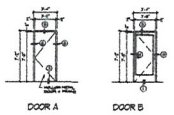
WINDOW TYPE-A

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

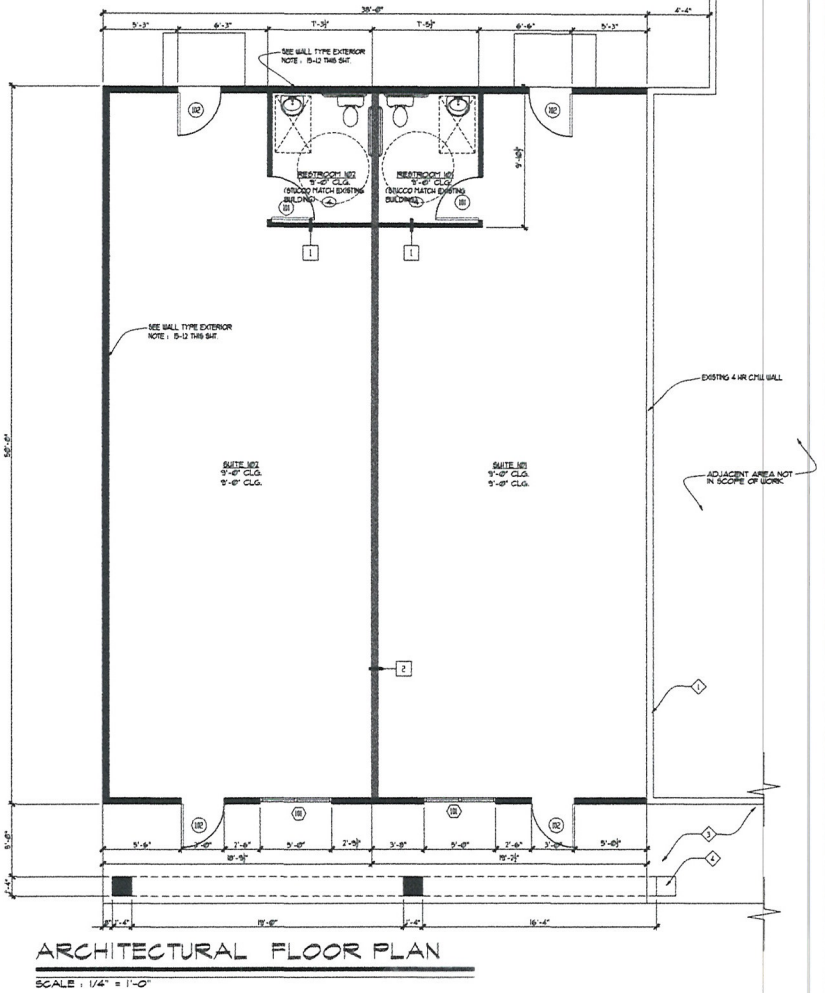
GENERAL DESCRIPTION

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

RECEIVED
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"

RECEIVED
JAN 23 2013
City of Las Vegas
Dept. of Planning

SDR-48148

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

RECEIVED
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



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



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

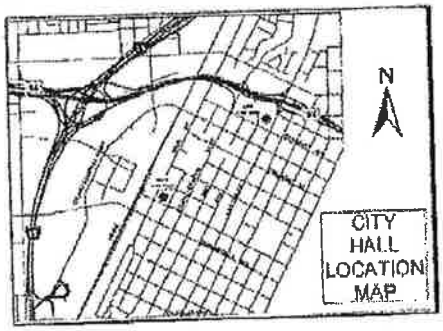
RECEIVED
MAR 11 2013
City of Las Vegas
Department of Planning

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

RECEIVED
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**

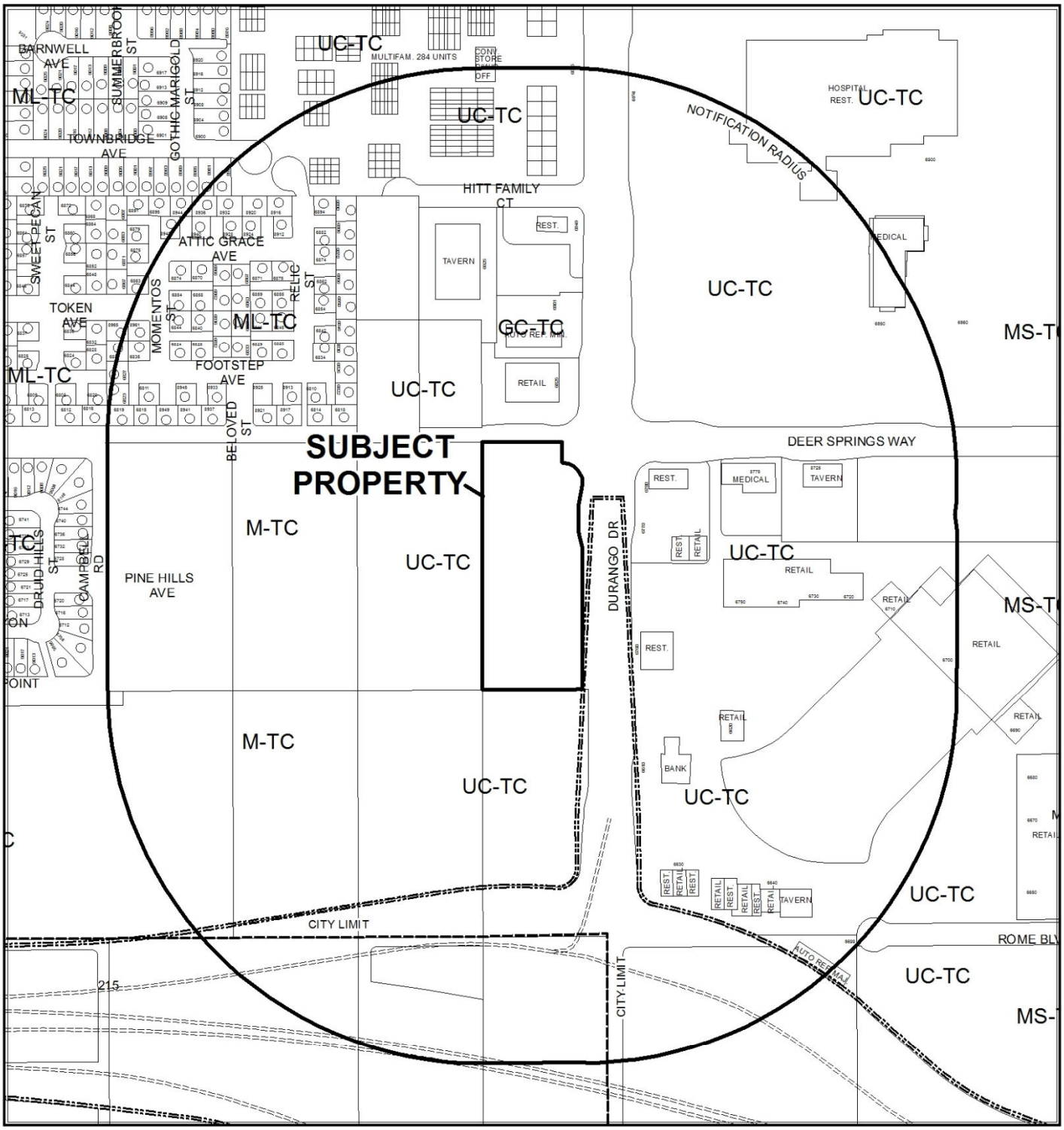
SUBJECT:
MOD-48831 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (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.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



0 300 600 Feet

CASE: **MOD-48831**

RADIUS: 1000 FEET

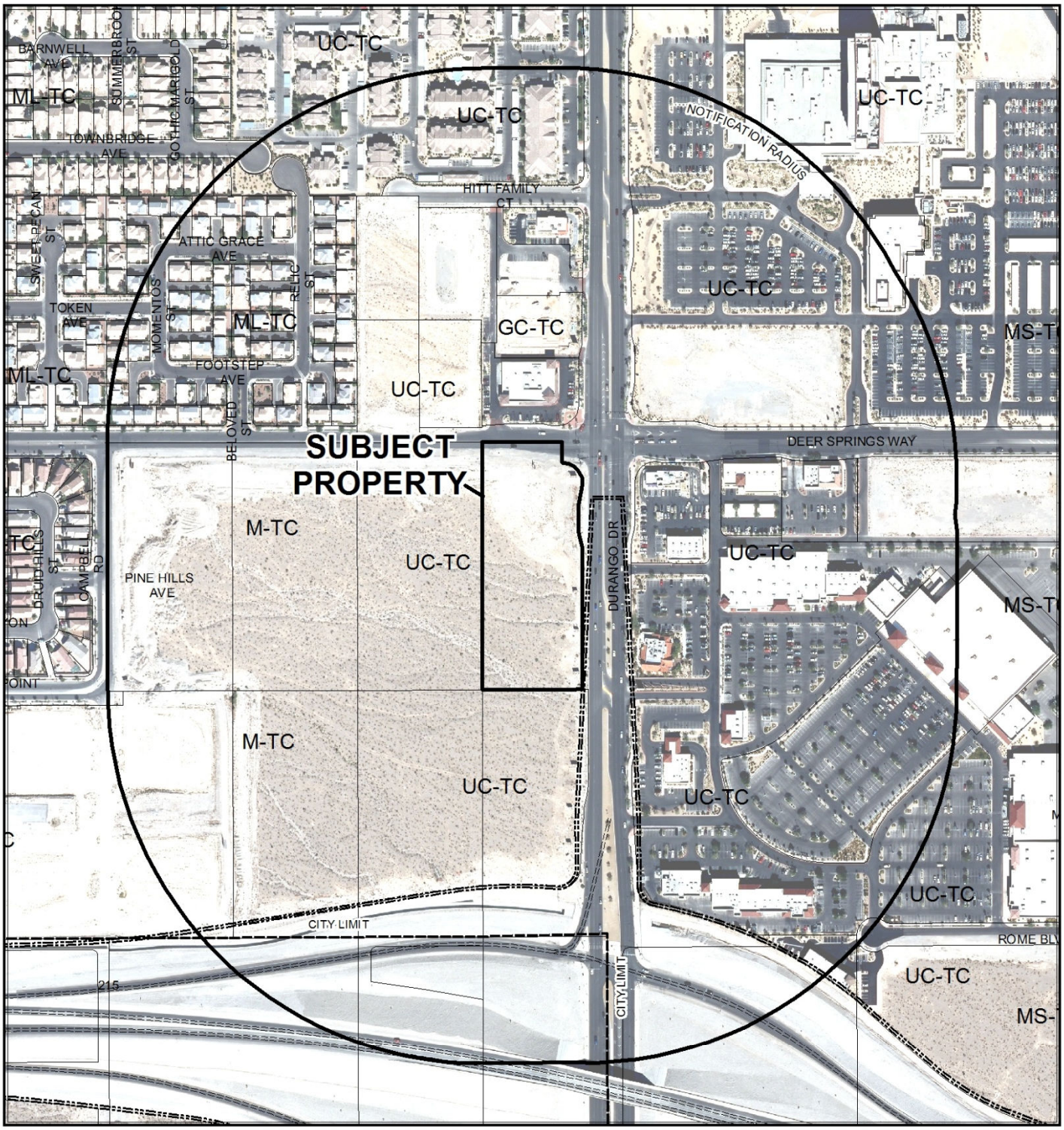
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-48831	Staff recommends DENIAL.	N/A

MH

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Town Center Special Land Use Designation on 3.96 acres adjacent to the southwest corner of Deer springs Way and Durango Drive from the UC-TC (Urban Center Mixed Use – Town Center) land use district to the GC-TC (General Commercial – Town Center) land use district. There are no development plans proposed at this time and the parcel has not been rezoned into the Town Center Special Land Use District. Staff recommends denial of this request, as there is no change in growth or development indicators to warrant the need for a change to the (Urban Center Mixed Use – Town Center) land use district.

ISSUES

- The applicant has not submitted any development plans for the subject site at this time.
- The increased commercial intensity that is allowed within the proposed GC-TC (General Commercial – Town Center) would not be compatible with the residential developments to the west. The current UC-TC (Urban Center Mixed Use – Town Center) land use district provides an adequate development and land use buffer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/17/01	The City Council approved a petition to Annex (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way, between Grand Teton Drive and Rome Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/10/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting	
03/12/13	A pre-application meeting was held with the applicant's representative and staff to discuss the submittal requirements for a proposed Major Modification to the Town Center Land Use Map. The applicant was informed that a Rezoning request will be required prior to, or at the time of, any proposed developments plan being submitted.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/09/13	A field check was conducted by staff and revealed that the subject site is currently undeveloped, and is adjoined by similar sized undeveloped parcels to the west and south.

Details of Application Request	
Site Area	
Net Acres	3.96

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	General Retail Store	GC-TC (General Commercial – Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
East	Restaurant (with drive-through)	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards Manual, the following standards apply:

Standard	***Existing UC-TC***	***Proposed GC-TC***
Min. Setbacks		
• Front	0 Feet	15 Feet
• Side	10 Feet	10 Feet
• Corner	15 Feet	15 Feet
• Rear	20 Feet	20 Feet
Max. Building Height	3 Stories	2 Stories

ANALYSIS

The 3.96-acre site is currently designated UC-TC (Urban Center Mixed Use – Town Center) by the Town Center Land Use Map, but has not been rezoned into the Town Center Special Land Use District, as is required per 19.10.060. The intent of the existing Urban Center Mixed Use land use district is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

The applicant requests that the subject parcel be redesignated to the GC-TC (General Commercial – Town Center) land use district. The General Commercial – Town Center land use district allows all types of retail, automotive service, office and other general business uses of a more intense commercial character.

The development standards for both districts are somewhat similar; however, the Urban Center Mixed Use land use district has a build-to-line front setback, and allows up to 12 stories with a Special Use Permit adjacent to Durango Drive. If approved, the General Commercial land use district will require a suburban development pattern consisting of a 15-foot front yard setback and a two story high limit. The Urban Center Mixed Use land use district is moderately restrictive in commercial uses when compared with General Commercial land use district. For example, motor vehicle sales are conditionally allowed in the General Commercial land use district; and restaurants with drive-throughs, secondhand dealers, service stations, and swap meets are allowed with approval of a Special Use Permit, but are not allowed in the Urban Center Mixed Use land use district. These uses normally include characteristics that are not generally compatible with the residential neighborhoods to the west without significant transition.

Objective B of the Centennial Hills Sector Plan seeks to: "*Achieve a compatible balance of land uses standard throughout the Centennial Hills Town Center by providing appropriate and compatible locations for all land use categories."* The proposed Major Modification to the General Commercial land use district will allow for increased commercial intensity at a closer proximity to the single family, detached uses to the west where the current Urban Center Mixed Use land use district serves as a buffer between the disparate uses. Therefore, staff recommends denial of this request.

FINDINGS (MOD-48831)

In order to approve the Major Modification application, pursuant to Town Center Development Standards Manual (A)(3)(B) and Title 19.16.090, the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed modification does not meet the objectives and policies outlined in the Centennial Hills Sector Plan. The request to modify the Town Center Special Land Use Designation from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) disrupts the compatible balances of land uses emphasized in the Centennial Hills Sector Plan. Objective B states "achieve a compatible balance of land uses standard throughout the Centennial Hills Town Center by providing appropriate and compatible locations for all land use categories."

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 applicant has not proposed any development or uses on this site to determine the precise compatibility with the surrounding uses at this time. As such, staff must make the findings off of the most intense uses allowed within the proposed zoning district. The existing land uses to the east, west, and south of this development are designated UC-TC (Urban Center Mixed Use – Town Center). The Town Center Development Standards prohibits more intense commercial uses, such as automobile related uses within the UC-TC (Urban Center – Town Center) special land use designation.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The applicant has not proposed any development or change in use at this time necessitating the need for the modification of the UC-TC (Urban Center Mixed Use – Town Center) land use district to the GC-TC (General Commercial – Town Center) land use district. Staff finds that the existing UC-TC (Urban Center Mixed Use – Town Center) land use district will best serve the future needs for commercial and service uses while providing an adequate buffer for the residential developments to the west.

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.**

The subject property is adjacent to Durango Drive, which is designated as a 120-foot wide Town Center Parkway Arterial, and Deer Springs Way, which is designated as an 80-foot wide Town Center Arterial. No plans have been submitted showing site access to either Durango Drive or Deer Springs Way at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 330

APPROVALS 1

PROTESTS 0

MH

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:	

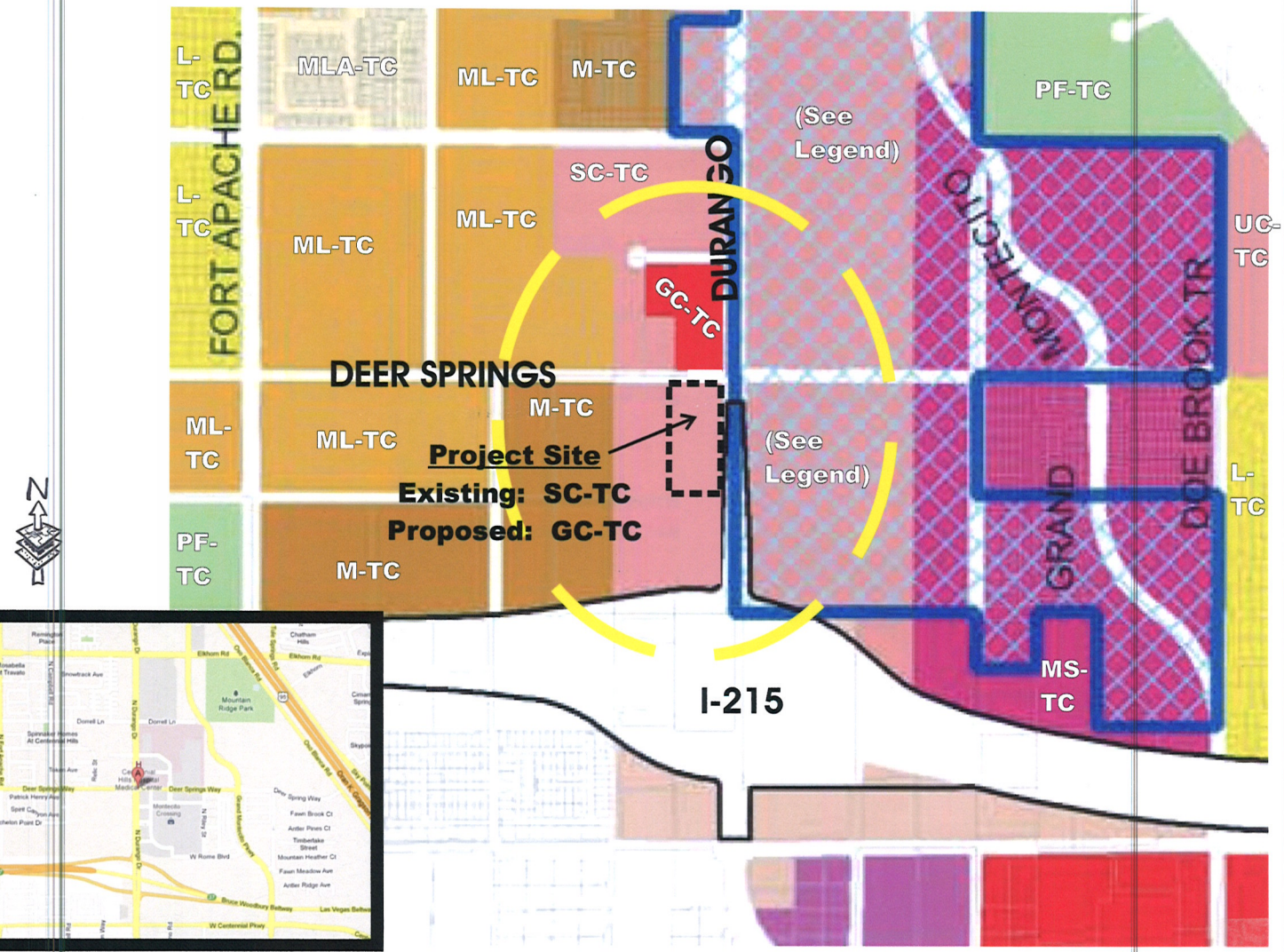
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED

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

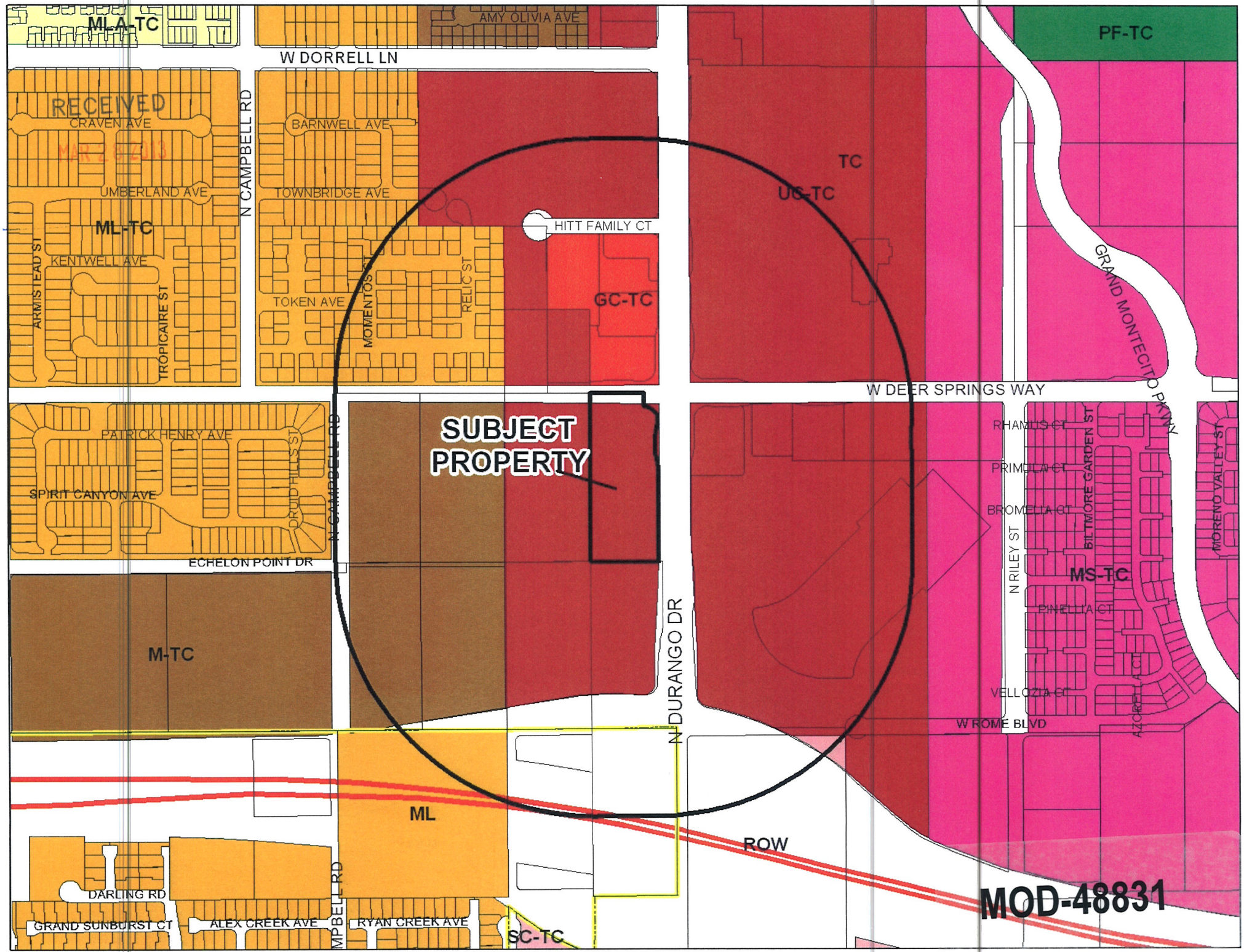
SOURCE City of Las Vegas, Planning and Development Department

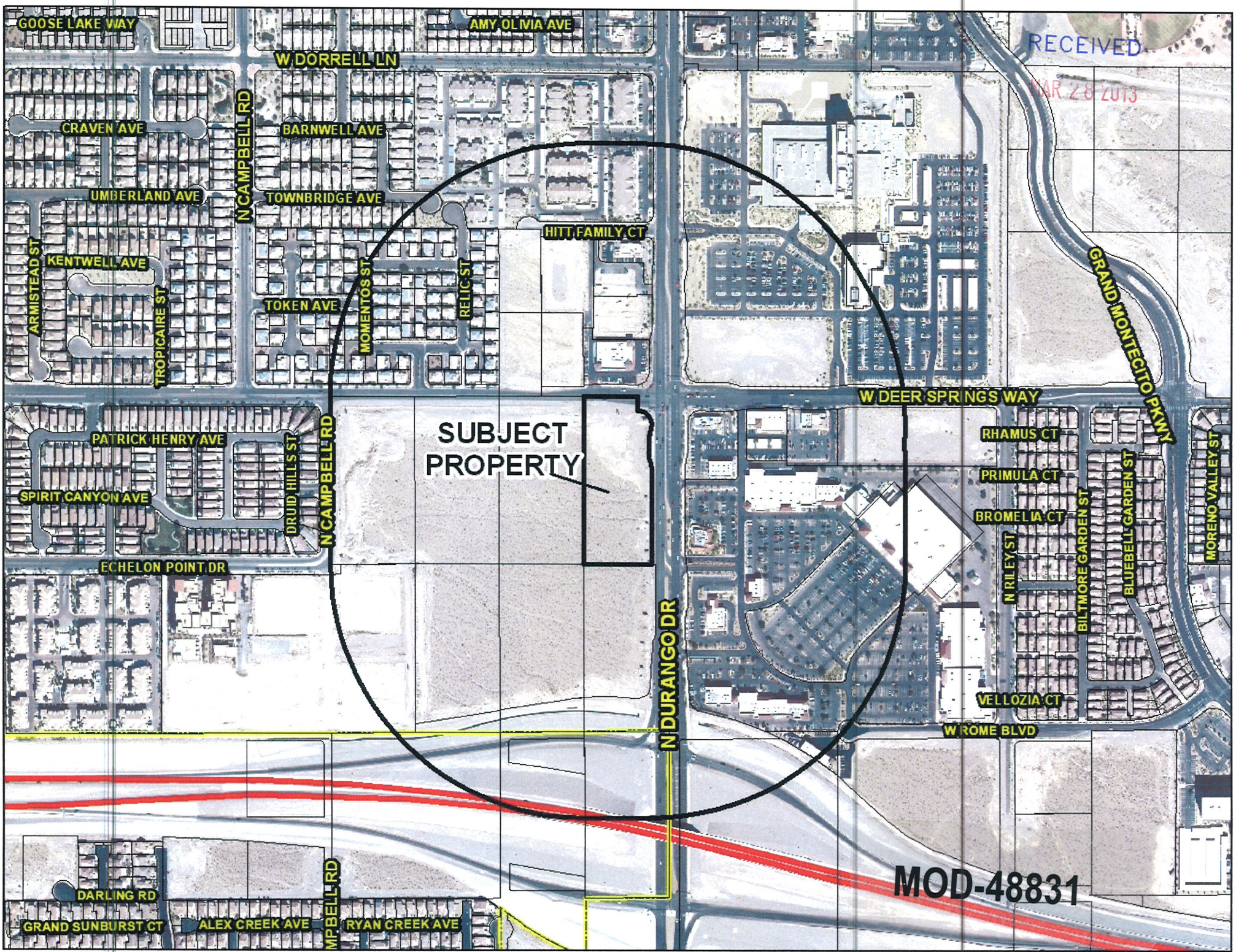
PLANNING & DEVELOPMENT

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

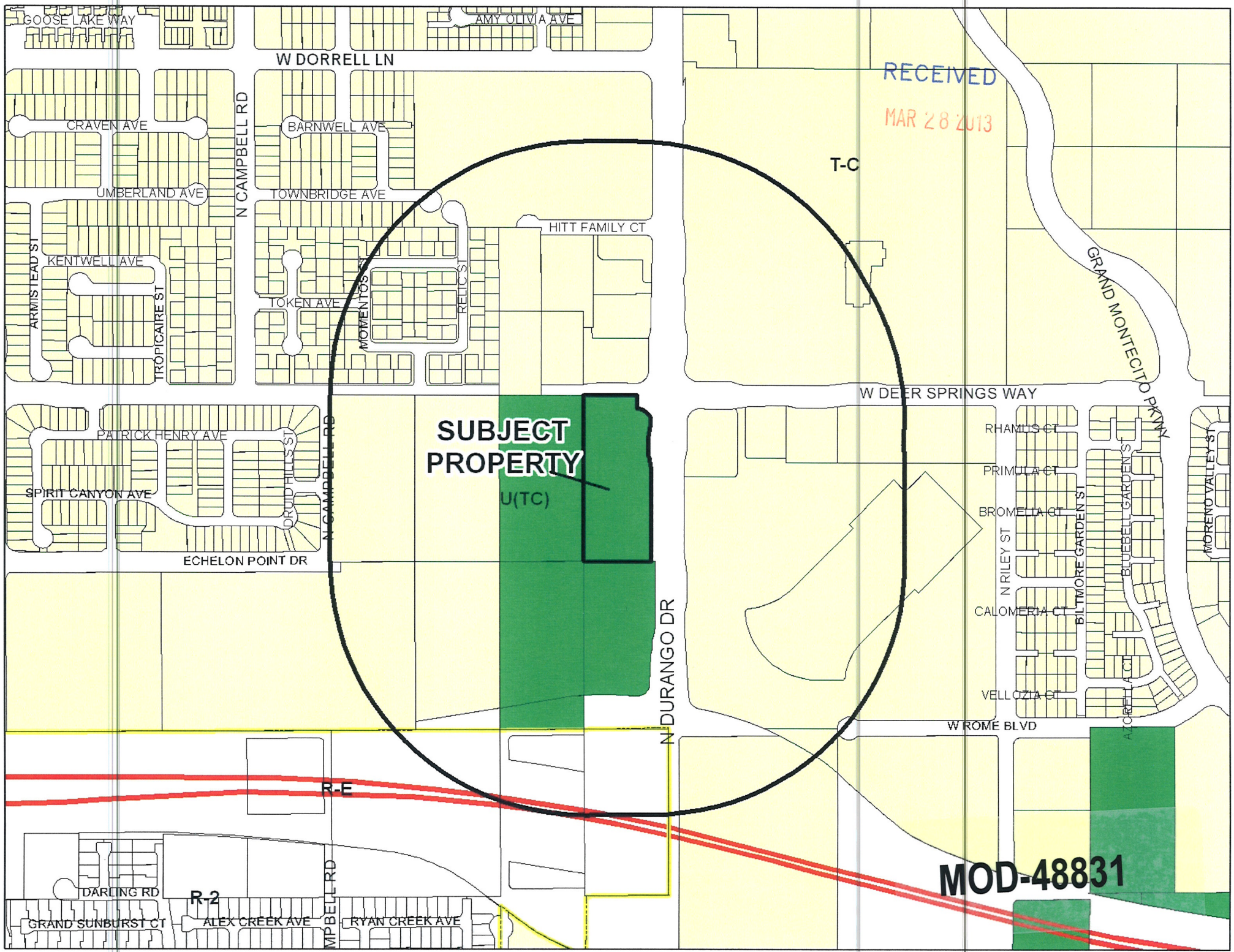
Printed: May 25, 2010

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



RECEIVED
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

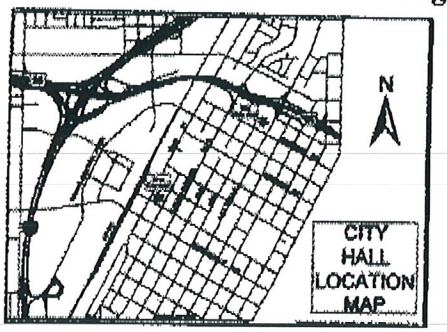
MOD-48831

City of Las Vegas
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 MAY 02 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

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.

MOD-48831
Planning Commission Meeting of **5/14/2013**

Case: MOD-48831
12520215213
GLIADKOVSKY KIRILL
7006 SYLVIA AVE
RESEDA CA 91335-3759 91335-3759

27A

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**

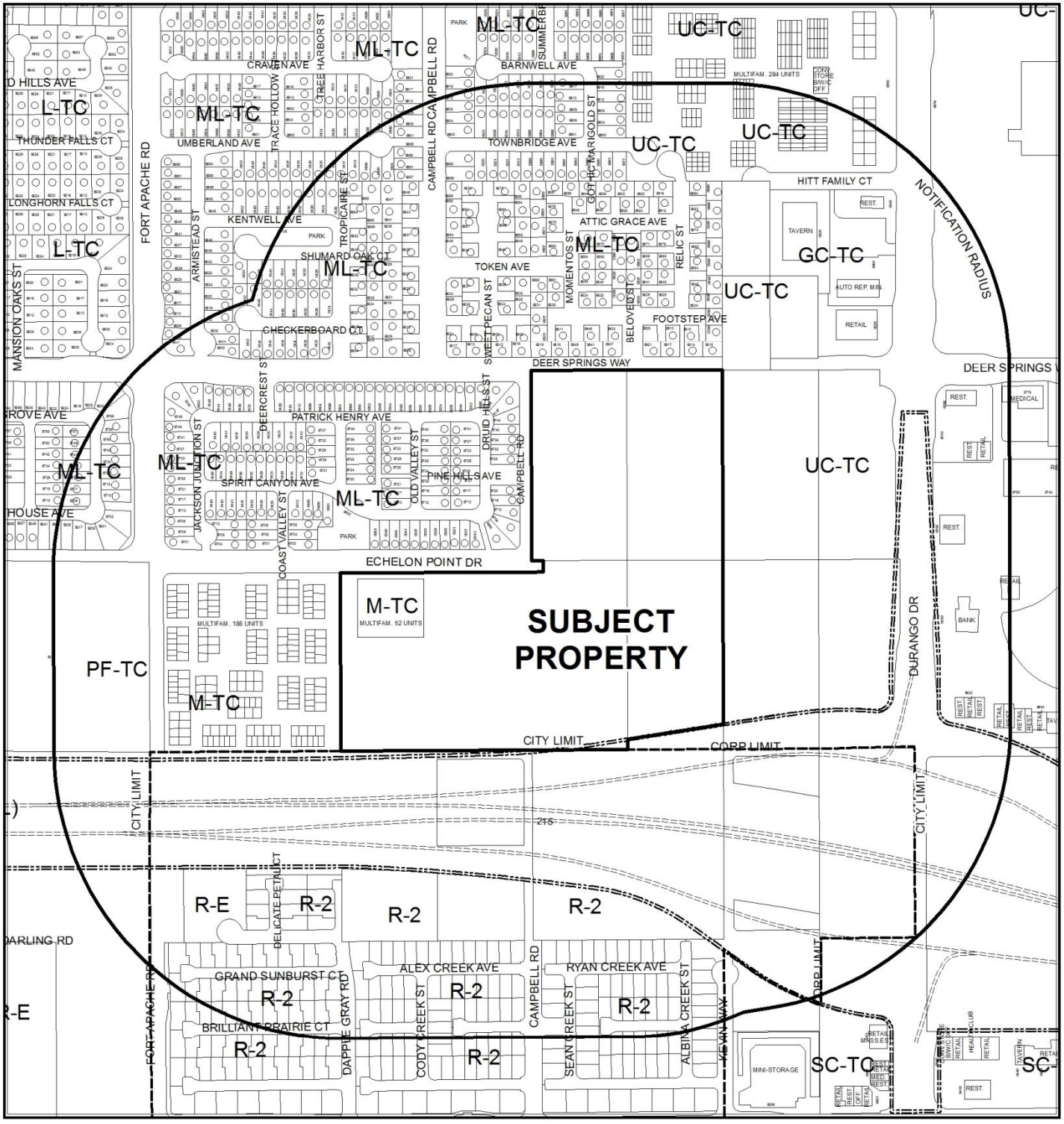
SUBJECT:
MOD-48855 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: M-TC (MEDIUM DENSITY RESIDENTIAL - 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). Staff recommends APPROVAL.

C.C.: 06/19/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**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 - 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
6. Protest Postcards – MOD-48855 and SDR-48852



0 500 1,000 Feet

CASE: MOD-48855

RADIUS: 1000 FEET

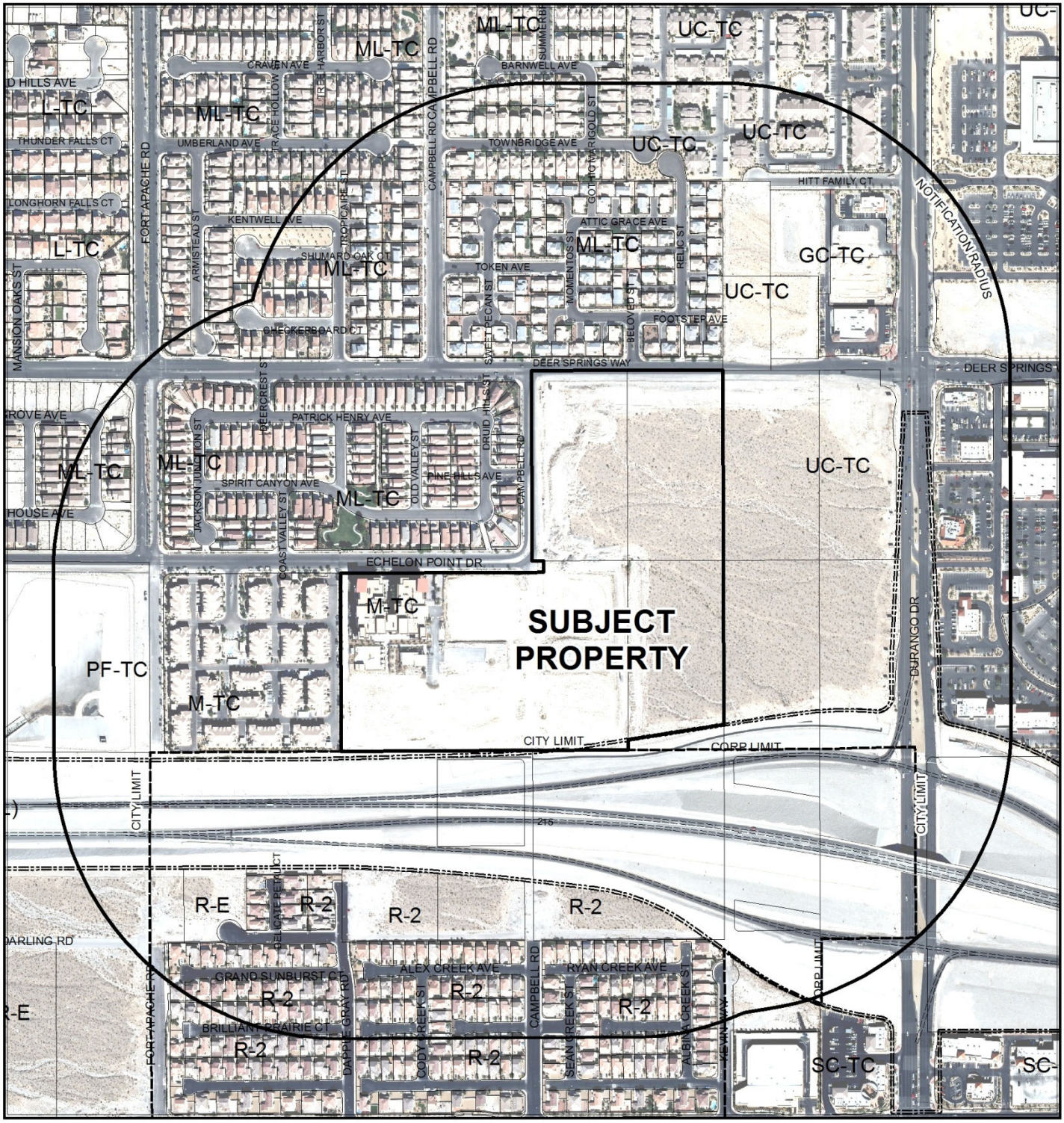
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC

**** STAFF RECOMMENDATIONS ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-48855	Staff recommends APPROVAL.	N/A
VAC-48854	Staff recommends APPROVAL, subject to conditions:	MOD-48855
SDR-48852	Staff recommends DENIAL, subject to conditions:	MOD- 48855 VAC-48854

**** CONDITIONS ****

VAC-48854 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.

2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.

3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.

4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may used to satisfy this condition.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

SDR-48852 CONDITIONS

Planning

1. Approval of Major Modification (MOD-48855) shall be required, if approved.

2. Approval of and conformance to the Conditions of Approval for Vacation (VAC-48854) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and cross sections, date stamped 05/02/13 and conceptual landscape plan, model floor plans, and building elevations, date stamped 03/28/13 except as amended by conditions herein.

5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a Residential Collector with a six-foot wide sidewalk and four-foot wide amenity zone where a seven-foot sidewalk with a seven-foot, six-inch wide amenity zone is required.

6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a four-foot wide amenity zone and four-foot wide sidewalk where a six-foot, six-inch amenity zone and a five-foot wide sidewalk is required for all interior public streets.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. The standards for this development shall include a Minimum lot size of 2,940 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

11. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.

12. The setbacks for accessory structures within this development shall be a minimum of 6 feet from the main building, 3 feet on the side, 5 feet on the corner side, and 3 feet in the rear. The accessory structure shall not exceed 50% of the floor area of the principle dwelling. The aggregate total of the ground floor area of all accessory structures shall not cover more than 50% of the rear yard.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

18. A Petition of Vacation, such as VAC-48854, shall record concurrent with the recordation of a Final Map for this site which coincides with the area requested to be vacated.

19. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Campbell Road, 80 feet for Echelon Point Drive, a 20-foot radius on the southeast corner of Campbell Road and Deer Springs Way and at the corner northeast corner of Campbell Road and Echelon Point Drive prior to the issuance of any permits. Grant Pedestrian Access Easements for all sidewalks adjacent to public streets that are not within the proposed rights-of-way.

20. Construct full-street improvements on Echelon Point Drive and construct half-street improvements, including appropriate transition paving (if legally able) on Deer Springs Way and Campbell Road adjacent to this site all concurrent with development of this site. All street improvements shall meet Town Center Standards. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete).

21. Internal Public Streets shall meet Town Center Development Standards except as amended herein. If a waiver to allow public streets to be constructed without Standard Knuckles is not approved, a new Site Plan must be submitted and approved showing Standard Knuckles that meet Current City Standards. If a waiver to allow public streets to be constructed without Standard Knuckles is approved, no parking in the public streets adjacent to lots 9, 10, 11, 79, 80, 146, and 147 shall be allowed. The developer of this site shall have the buyer of each home sign an acknowledgement that parking is not allowed in the street adjacent to their home. The curbing adjacent to these lots will be required to be poured as red concrete and no parking signs must be places on the streets as required by the City Traffic Engineer.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Any Traffic Calming devices shall be approved prior to installation.

23. Grant a Public Sewer Easement on common lots with Public Sewer. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easement. All sewer from this development must go to the SE corner of this site. Construction an access road over the existing public sewer from Durango Drive to the SE corner of this site, unless otherwise allowed by the City Engineer. All Public Sewer Easements must meet the access criteria of the "Design and Construction Standards for Wastewater Collection Systems" Section 1.5.

24. Grant a Private Sewer Easement to the property owner to the northwest of this site whose private sewer line exists in the proposed Common Lot between lots 107 & 108. This private sewer shall be connected to the Public Sewer line to be constructed in Street “A” of the submitted Site Plan. Provide an abandonment/removal plan for the unused portions of public and private sewer.

25. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

26. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Campbell Road, and Echelon Point Drive public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

27. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Modification of the Town Center Land Use Plan from the M-TC (Medium Density Residential - Town Center) Special Land Use Designation to the ML-TC (Medium Low Residential - Town Center) Special Land Use Designation. The subject site consists of 26.4 acres located at the southeast corner of Deer Springs Way and Campbell Road.

Accompanying the requested Major Modification and Vacation is a proposed Site Development Plan Review for a 211-lot single-family development that is subdivided amongst three areas divided by Echelon Point Drive and Campbell Road. The applicant has provided a community pool as a component to the required open space with seven remaining spaces serving as open space. The applicant has requested a waiver to the Town Center Streetscape Guidelines to reduce the sidewalk and amenity zone widths for all of the interior streetscapes and along the Campbell Road. Also, the proposed site design does not utilize the required street-knuckle design for interior radius curves and features a connectivity index of 1.18, less than the recommended connectivity index of 1.3.

Staff recommends approval of the requested Major Modification and accompanying Vacation, as the proposed changes are in line with the goals and objectives of the Town Center Development Manual. Staff recommends denial of the requested Site Development Plan Review, as the proposed design does not meet the Town Center Development Standards, as demonstrated by the requested waivers.

ISSUES

- The subject site was previously entitled for a multi-family residential development under the M-TC (Medium Density Residential– Town Center) land use designation.
- The applicant has requested a waiver to the Town Center Streetscape Guidelines and has not provided the recommended street-knuckles for the interior radius curves. Staff recommends denial of the requested waivers.
- The proposed residential development does not provide the recommended minimum 1.3 connectivity index. The submitted site plan has a connectivity index of 1.18.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/17/01	The City Council approved the Annexation [A-19-02(A)] of this property. The annexation became effective on January 31, 2001.
04/21/04	The City Council approved a Review of Conditions (ROC-4119) of Condition number 3 of an approved Site Development Plan Review [Z-0069-02(1)], which established the front setback to garage doors. Staff recommended denial.
05/21/04	The City Council approved a Review of Conditions (ROC-2014) of condition number 3 of an approved Site Development Plan Review [Z-0069-02(1)] to allow a three-foot side setback where a five-foot side setback was approved in conjunction with a 142-lot single family subdivision on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
10/20/04	The City Council approved the Site Development Plan Review (SDR-4992) for a proposed 94-lot single family residential development on 15.17 acres at the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for Tentative Map (TMP-5118) for a 94-lot single family residential development on the subject property. Staff recommended approval.
06/29/06	A Final Map (FMP-10004) for "The Echelon" was recorded for 62 units utilizing a 4.8-acre portion of the 15-acre entitlement.
10/17/07	The City Council approved a Major Modification (MOD-22882) of the Town Center Land Use Map to change the land use designation from: ML-TC (Medium Low Residential - Town Center) to: M-TC (Medium Residential - Town Center) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road, on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
07/10/08	The Planning Commission approved a Tentative Map (TMP-28262) for a 372 unit condominium development. Staff recommended approval.
04/15/09	The City Council approved an Extension of Time (EOT-33650) of an approved Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. Staff recommended approval.

Most Recent Change of Ownership	
02/20/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this proposal.

Pre-Application Meeting	
03/13/13	A pre-application meeting was held with staff and the applicant's representative to discuss the submittal requirements for a proposed Major Modification to lower the required residential density for a proposed 211-lot single family subdivision. It was noted during the meeting that a Vacation of the existing drainage easements would be required prior to development and that the proposed streetscapes and street standards were not in conformance with the Town Center and City standards. It was also discussed, that per the Town Center Development Standards Manual, Private Streets are not a permissible use in the requested ML-TC (Medium Low Density Residential – Town Center) land use district. It was also discussed that the required connectivity ratio does not directly apply to the Town Center Special Area Plan; however, it is strongly encouraged to meet the minimum 1.3 connectivity ratio.

Neighborhood Meeting	
04/30/13	A neighborhood meeting was held at the Centennial Hills YMCA, 6601 North Buffalo Drive from 6:05 p.m. to 6:25 p.m. The applicant, a representative from the Department of Planning and a representative from the Ward 6 Council Office, and seven members of the public were in attendance. No issues or concerns were raised during the meeting.

Field Check	
04/09/13	Staff conducted a site visit and found that subject site has been graded in preparation for previous multi-family developments. The site is enclosed with a decorative wall with iron fencing. The site is currently maintained and did not exhibit issues with illegal dumping or trash and debris.

Details of Application Request	
Site Area	
Gross Acres	26.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M-TC (Medium Density Residential – Town Center)] [Proposed: ML-TC (Medium Low Density Residential- Town Center)	T-C (Town Center)
North	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential- Town Center)	T-C (Town Center)
South	Right-of-Way (215)	Right-of-Way (215)	Right-of-Way (215)
East	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential- Town Center)	T-C (Town Center)
	Multi-Family Residential	M-TC (Medium Density Residential- Town Center)	

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Per the Town Center Development Standards Manual, the following Land Use Districts determine the allowable residential density:

Existing Land Use	***Permitted Density***	***Units Allowed***
Medium Density Residential	12 – 25 dwelling units per acre	660 units
Proposed Land Use	***Permitted Density***	***Units Allowed***
Medium Low Density Residential	5.6 – 8 dwelling units per acre	211

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards Manual, the following standards are established upon approval of the Site Development Plan Review:

Standard	*Provided*
Min. Lot Size	2,940 SF
Min. Setbacks – Primary Structure • Front of House • Front of Garage • Side • Corner • Rear	 14 Feet 22 Feet 5 Feet 10 Feet 7 Feet
Min. Setbacks – Accessory Structure • Side • Corner • Rear	 3 Feet 5 Feet 3 Feet
Min. Distance Between Buildings	6 Feet
Max. Lot Coverage	50 %
Max. Building Height	35 feet or 2 stories, whichever is less

Open Space – Per Town Center Development Standards Manual						
Total Acreage	*Density*	*Open Space Required*		*Provided*		*Compliance*
		Percent	*Area*	*Percent*	*Area*	
26.4	7.99 DU/AC	7%	1.85	9%	2.62 acres	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Deer Springs Way	Town Center Arterial (80')	Town Center Development Standards Manual	80'	Y
Campbell Road	Town Center Residential Collector (80')	Town Center Development Standards Manual	80'	N
Echelon Point Drive	Town Center Collector (80')	Town Center Development Standards Manual	80'	Y

19.04.040 Connectivity			
Transportation Network Element – Connectivity Value		***# Links***	***# Nodes***
Internal Street Intersection = 1.0 Link, 1.0 Node		13	13
Cul-de-sac Terminus = 1.0 Node		6	6
Pedestrian Path – Unrestricted = 0.5 Link		3.5	-
Total		22.5	19
	Recommended	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.18**	

Pursuant to Town Center Development Standards, the following streetscape standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Arterial 80' (Deer Springs Way)	A five-foot wide sidewalk with a three-foot wide amenity zone and large canopy trees planted 30 feet on center. No on street parking lane is provided.	A five-foot wide sidewalk with a three-foot wide amenity zone and large canopy trees planted 30 feet on center, with no on street parking lane.	Y
Town Center Residential Collector 80' (Campbell Road)	A seven-foot wide sidewalk with a seven-foot, six-inch wide amenity zone and large canopy trees planted 30 feet on center. A seven-foot wide parking lane is provided for on street parallel parking.	A six-foot wide sidewalk with a four-foot wide amenity zone with large canopy trees planted 30 feet on center. No parking lane is shown for on street parallel parking.	N
Town Center Collector 80' (Echelon Point Drive)	A seven-foot wide sidewalk with a five-foot wide amenity zone and large canopy trees planted 30 feet on center. An eight-foot wide parking lane is provided for on street parallel parking.	A seven-foot wide sidewalk with a five-foot wide amenity zone and large canopy trees planted 30 feet on center. No parking lane is shown for on street parallel parking.	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family, Detached	211 units	2 spaces per unit					
TOTAL SPACES REQUIRED			422		422		
Regular and Handicap Spaces Required			422	-	422	-	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A seven-foot sidewalk with a seven-foot, six-inch wide amenity zone for a Residential Collector.	To allow a six-foot wide sidewalk and four-foot wide amenity zone.	Denial
A six-foot, six-inch amenity zone and a five-foot wide sidewalk is required for all interior public streets.	To allow a four-foot wide amenity zone and four-foot wide sidewalk	Denial

ANALYSIS

The subject property has a General Plan designation of TC (Town Center) and zoning category of and T-C (Town Center), identifying this proposal within the Town Center Special Purpose and Overlay District. As such, the proposed development is subject to the Town Center Development Standards Manual. The subject site is currently designated M-TC (Medium Density Residential - Town Center), which accommodates multi-family development designs at a gross density ranging from 12 to 25 dwelling units per acre.

The applicant is requesting a Major Modification (MOD-48855) to change the Town Center Special land use designation for the subject site from the M-TC (Medium Residential – Town Center) to ML-TC (Medium-Low Residential – Town Center), which will result in a net decrease in residential density to 7.99 units per acre. Accompanying the requested change in land use is a petition to Vacate (VAC-488) the public drainage easements remaining throughout the site from prior development approvals and a proposed site development plan review for a 211-lot residential subdivision.

The 26-acre "L"-shaped site is located at the southeast corner of Deer Springs Way and Campbell Road, continuing down Campbell Road to Echelon Point Drive. The site plan shows a bifurcated layout with poor connectivity and distribution of open space.

The community pool, located at the southeast corner of Campbell Road and Echelon Point Drive, is not easily accessed from the residents located at the northeast or southwest corners of the site. There are no amenities provided within the eight smaller community lots that serve as open space, with majority of the common lots serving as sewer easements.

The proposed streets and streetscapes do not comply with the standards found in Figures 22, 30, and 33 of the Town Center Development Standards Manual. The applicant has requested waivers for reduced sidewalk widths and amenity zones streetscape treatments required along Campbell Road, a Town Center Residential Collector, and to allow five radius curves to be completed without the necessary street-knuckle design. A condition of approval has been placed on the requested Site Development Plan Review requiring that no parking be allowed adjacent to the lots that front these street-knuckles.

The nine percent open space provided for this project exceeds the requirements of the Town Center Development Standards and Title 19.10.060. The landscaping is generally in conformance with the Town Center Development Standards. There are no specified standards applicable to the proposed ML-TC (Medium Low Density Residential – Town Center) designation for a single-family development. The proposed setbacks, building heights, building separation distances, and residential adjacency setbacks are similar to the R-CL (Single Family Compact-Lot) zoning district standards as outlined in Title 19.06.080.

The model floor plans depict single-family residential buildings ranging in size from approximately 1,735 square feet to 1,935 square feet of interior living space with optional rear yard patios and balconies front yard courtyard entrances. There are three and four bedroom units, each with a kitchen; dining and living room areas provided. The site plan provides setbacks for an optional accessory unit, but no plans are provided showing the optional units. The two-story models have been design with offset patios to diminish the bulk and massing of the buildings in relation to neighboring single-family units. The material finish is typical of the single-family houses in the immediate area and match throughout the neighborhood. Each residential unit is provided with a driveway and garage to accommodate unimpeded onsite parking for two vehicles.

The proposed single-family residential development is compatible in use with the surrounding land uses; however, when considering the requested waivers to the Town Center Streetscape Standards and the low connectivity, staff recommends denial of this site development plan review request based upon the design.

The School District notes that Centennial High School is over-capacity for the 2012-2013 school year and there are no schools planned in the area.

FINDINGS (MOD-48855)

In order to approve the Major Modification application, pursuant to Town Center Development Standards Manual (A)(3)(B) and Title 19.16.090, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Major Modification is in conformance with the TC (Town Center) designation under the Centennial Hills Sector Plan of the General Plan. The subject site had previously maintained the proposed ML-TC (Medium Low – Town Center) Special land use. The change in growth and development patterns would now support single family residential development more than the previous M-TC (Medium Density – Town Center) land use district that is typified with larger multi-family residential buildings. Staff recommends approval of the requested land use modification, as the surrounding land use is predominately in the ML-TC (Medium Low – Town Center) land use district.

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 Major Modification is compatible with the single family residential developments to the north and west, with limited access to the multi-family development to the southwest. The proposed special land use designated district is intended to provide a single family, compact-lots and zero-lot lines, manufactured home parks and residential planned developments. The requested Major Modification is accompanied with requested Site Development Plan Review for a proposed 211-lot residential planned development with a residential intensity less than the maximum allowed by the proposed special land use designation.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

A shift in the growth and development factors has pointed towards the need to return to the original ML-TC (Medium Low Residential – Town Center) district. The existing M-TC (Medium Density Residential) land use district and the partially developed multi-family development (62 out of the 372 approved units were constructed) no longer meet the needs for the immediate area; the ML-TC (Medium Residential – Town Center) district is appropriate in this area predominated by detached single-family homes .

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.

The subject site is accessed primarily from Echelon Point Drive, via Campbell Road, which are adequate to support the proposed development. The proposed interior public streets of the residential development conform to the 47-foot wide (Narrow Lot) street design listed in 19.04, but do not conform to the Public Residential Street standards depicted in Figure 21of the Town Center Development Standards Manual.

FINDINGS (VAC-48854)

This Vacation application proposes to vacate all of the public sewer and drainage easements generally located at the southwest corner of Echelon Point Drive and Campbell Road. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, we recommend that this item be declared final action at Planning Commission.

FINDINGS (SDR-48852)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 211-lot single-family development will be consistent with the existing and proposed land uses around the site; however, the proposed layout of the site plans and the accompanying waivers to the Town Center Streetscape Requirements does not create a compatible design with the single family neighborhoods to the north and west and the more intense land uses to the east and the south.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed site plan does not conform to the Town Center Development Standards Manual for the site. The applicant has requested waivers to the required streetscape design standards and has submitted a design that does not provide a suitable amount of necessary pedestrian access or the necessary knuckle-design at the curves. A condition of approval will require no parking along the street curves that do not provide the necessary knuckle design.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is primarily from Echelon Point Drive, an 80-foot Town Center Residential Collector). The development should not have an adverse impact on the vehicular capacity of the street networks, but the interior site circulation the lacks the necessary knuckle-design at the curves, with creates issues with on street parking and roadway visibility. A condition of approval will require no parking along the street curves that do not provide the necessary knuckle design. Also, the proposed 1.18 connectivity index is considerably below the minimum 1.3 connectivity index.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscape materials are appropriate for this area, and in context. The material finishes for the two-story single-family units are similar in scale, appearance and design with the mix of nearby medium-low and medium density residential uses.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed model home designs are harmonious with other similar development in close proximity to this development, but the site design is not in conformance with the Town Center Development Standards Manual. The applicant has requested waivers to the required streetscape design standards and has submitted a design that does not provide a suitable amount of necessary pedestrian access or the necessary knuckle-design at the curves. A condition of approval will require no parking along the street curves that do not provide the necessary knuckle design.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 802
2 (VAC only)

APPROVALS 0

PROTESTS 2 (MOD-48855 & SDR-48852)

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

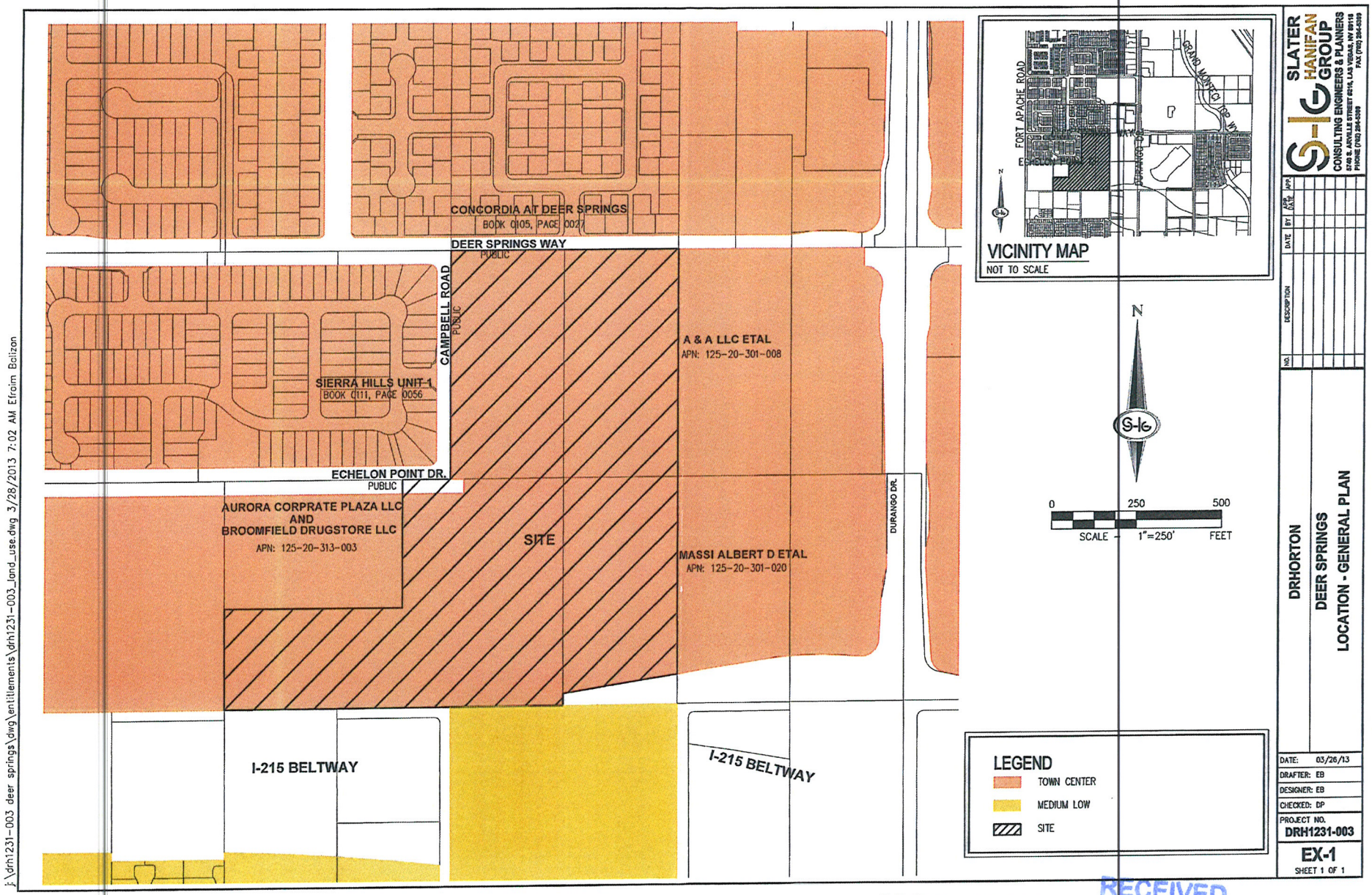
BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

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

*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



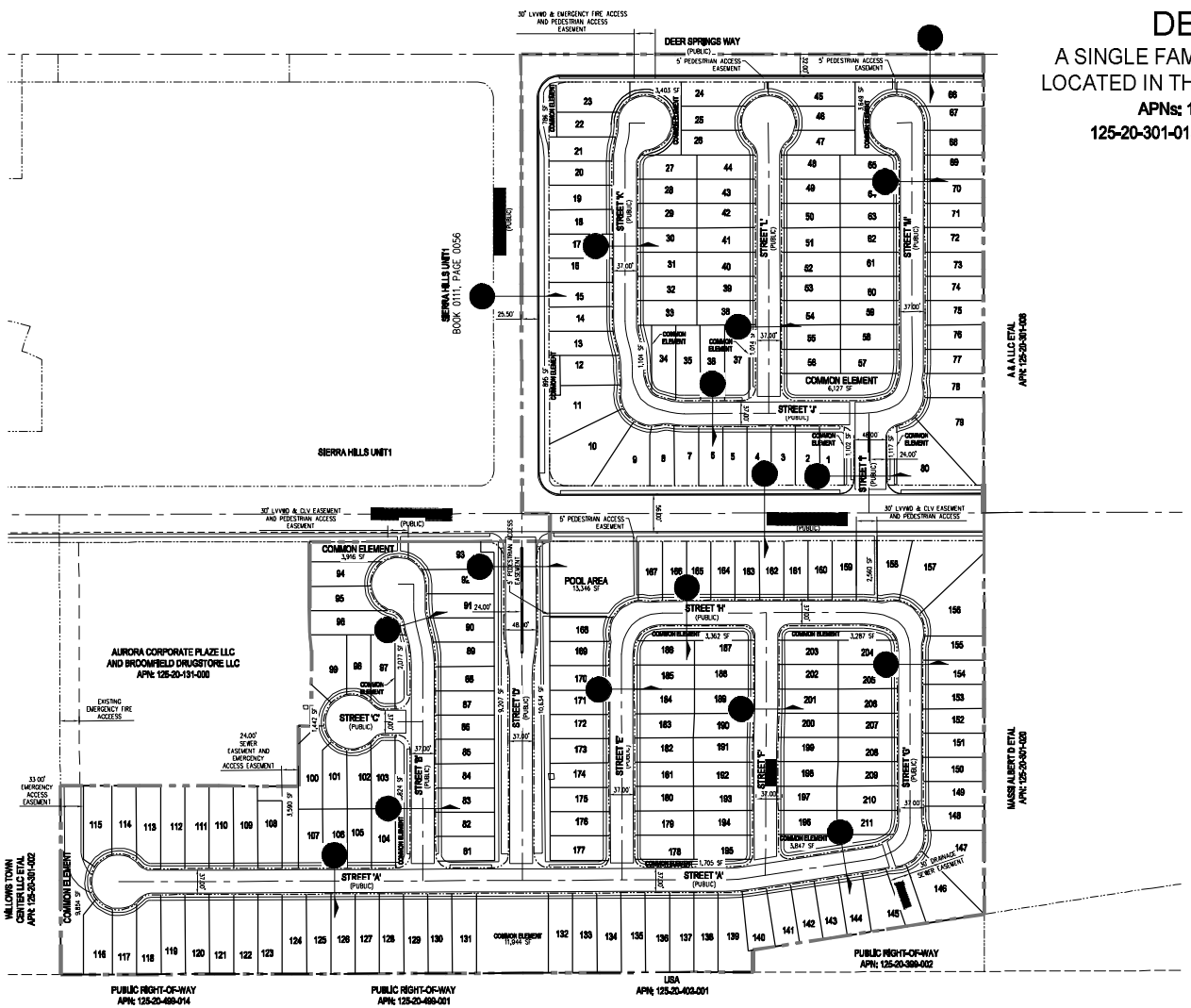
J:\drh1231-003 deer springs\dwg\entitlements\drh1231-003_land_use.dwg 3/28/2013 7:02 AM Efraim Bolizon

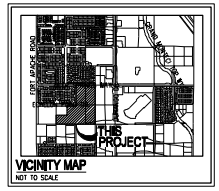
MOD-48855
VAC-48854
SDR-48852

RECEIVED
MAR 2 8 2013

D·R·HORTON

SITE PLAN
FOR
DEER SPRINGS
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE 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 – APN: 125-20-301-006

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 – APN: 125-20-301-007

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 – APN: 125-20-301-015

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. 01706, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON – APN: 125-20-301-015 & 125-20-313-000

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 79 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°03'31" EAST, 661.01 FEET TO THE SOUTHEAST CORNER OF SAID PLAT, THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°46'58" WEST, 333.14 FEET,
2) THENCE SOUTH 89°47'54" WEST, 664.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'50" EAST, 18.73 FEET;
THENCE NORTH 00°05'16" EAST, 109.07 FEET;
THENCE NORTH 05°45'51" WEST, 26.61 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, 346.69 FEET;
THENCE NORTH 00°06'49" WEST, 40.00 FEET;
THENCE NORTH 89°53'01" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

PROJECT INFORMATION

EXISTING ZONING:	M-TC
PROPOSED ZONING:	ML-TC
ACREAGE (GROSS):	38.4 AC
TOTAL DWELLING UNITS:	211
MIN. LOT SIZE:	35'x84'
DENSITY:	7.99 DU/AC
OPEN SPACE PROVIDED	2.44 AC
OPEN SPACE REQUIRED:	1.85 AC
PROVIDED	
CONNECTIVITY RATIO	1.31
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 BETWEEN THE EAVES AND RIDGELINE.

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, OR INCORPORATE 50% OF THE LIVABLE SPACE OF THE ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS
FRONT YARD AREA – TURF COVERAGE	OK

PARKING

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

II. PERIMETER AND RETAINING WALLS
PER TOWN CENTER DEVELOPMENT STANDARDS

III. INTERNAL WALLS AND RETAINING WALLS
PER TOWN CENTER DEVELOPMENT STANDARDS
MAX. RET. WALL PLUS SCREEN WALL HEIGHT: 14-FT

DEVELOPER / OWNER

DR HORTON INC
330 CAROUSEL PKWY #40
HENDERSON, NV 89014
PH (702) 435-3600
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

OWNER (ECHELON PARCEL)

AURORA CORPORATE PLAZA, LLC, BROOMFIELD DRUGSTORE, LLC. AND RCS-NV TVL, LLC

MOD-48855
VAC-48854
SDR-48852
REVISED
05/02/13

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

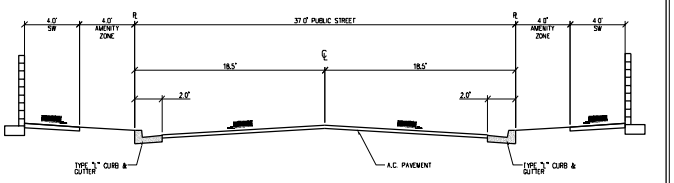
D·R·HORTON

DEER SPRINGS
SITE PLAN

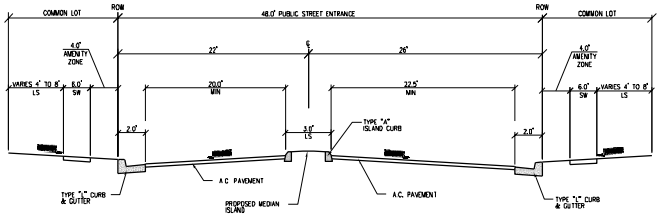
S-20
T-19
R-60

DATE: 05/02/2013
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1231-003

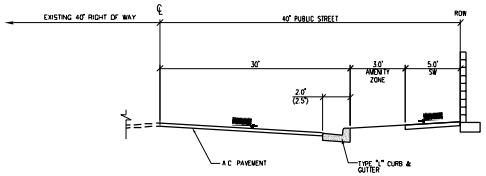
SP-1
SHEET 1 OF 2



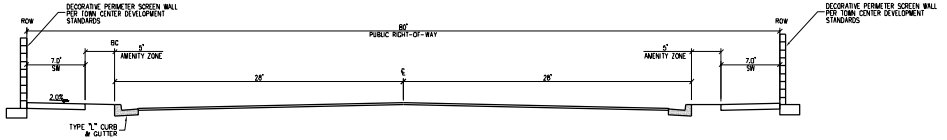
A. 37' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



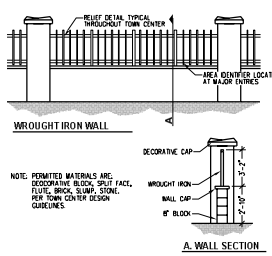
B. 100' PUBLIC ENTRY STREET SECTION
NOT TO SCALE
INTERIOR STREET
PER TOWN CENTER SUBDIVISION ENTRY



C 80' PUBLIC STREET SECTION
NOT TO SCALE
TOWN CENTER ARTERIAL

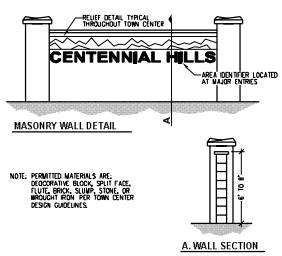


D 100' PUBLIC STREET SECTION
NOT TO SCALE
FT. APACHE
PER TOWN CENTER PRIMARY ARTERIAL



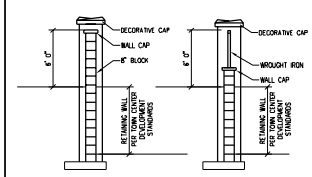
NOTE: PERMITTED MATERIALS ARE: DECORATIVE BLOCK, SPLIT FACE, FLUTE, BRICK, SLUMP, STONE, PER TOWN CENTER DESIGN GUIDELINES.

RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



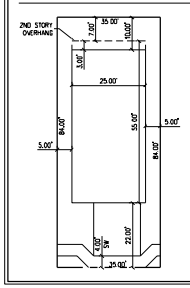
NOTE: PERMITTED MATERIALS ARE: DECORATIVE BLOCK, SPLIT FACE, FLUTE, BRICK, SLUMP, STONE, OR WROUGHT IRON PER TOWN CENTER DESIGN GUIDELINES.

RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS W/ RETAINING
NOT TO SCALE

TYPICAL LOT DETAIL



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-8300 FAX (702) 264-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

D·R·HORTON

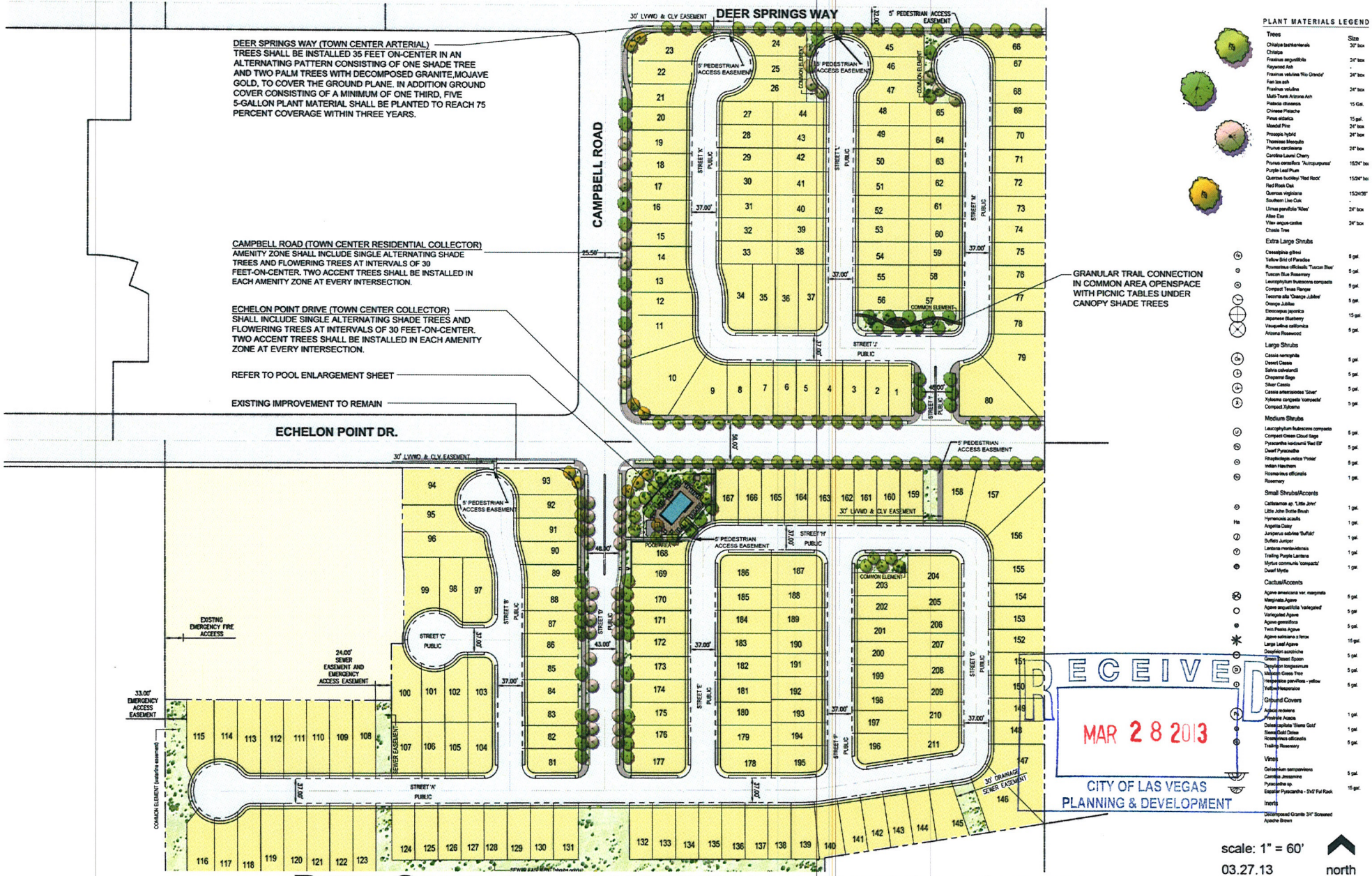
DEER SPRINGS
SITE PLAN

S-20
T-19
R-60

DATE: 05/02/2013
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1231-003

SP-2
SHEET 2 OF 2

MOD-48855 VAC-48854
SDR-48852 REVISED
05/02/13



PLANT MATERIALS LEGEND

Trees	Size
Chilopsis linearis 'Chitalpa'	36" box
Fraxinus angustifolia 'Raywood Ash'	24" box
Fraxinus velutina 'Rio Grande'	24" box
Fraxinus velutina 'Multi-Trunk Arizona Ash'	24" box
Pistacia chinensis 'Chinese Pistache'	15 Gal.
Pinus eldarica 'Mondel Pine'	15 gal.
Prosopis hybrid 'Thornless Mesquite'	24" box
Prunus caroliniana 'Carolina Laurel Cherry'	24" box
Prunus cerasifera 'Autopurpurea' 'Purple Leaf Plum'	15/24" box
Quercus buckleyi 'Red Rock' 'Red Rock Oak'	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	
Caesalpinia gilliesii '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.
Elaeocarpus japonica 'Japanese Blueberry'	15 gal.
Vauquelinia californica 'Arizona Rosewood'	5 gal.

Large Shrubs	
Cassia nemophila 'Desert Cassia'	5 gal.
Salvia calvescens 'Chaparral Sage'	5 gal.
Senna artemisioides 'Silver' 'Silver Cassia'	5 gal.
Xylosma congesta 'compacta' 'Compact Xylosma'	5 gal.

Medium Shrubs	
Leucophyllum frutescens compacta 'Compact Green Cloud Sage'	5 gal.
Pyracantha koidzumii 'Red Elf' 'Dwarf Pyracantha'	5 gal.
Rhaphiolepis indica 'Pinkie' 'Indian Hawthorn'	5 gal.
Rosmarinus officinalis 'Rosemary'	1 gal.

Small Shrubs/Accents	
Calliandra eriophylla 'Little John' 'Little John Trailing Fairy Duster'	1 gal.
Hymenoxys acaulis 'Angelita Daisy'	1 gal.
Juniperus sabina '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 schidigera 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	
Acacia redolens 'Prostrate Acacia'	1 gal.
Dalea capitata 'Sierra Gold' 'Sierra Gold Dalea'	1 gal.
Rosmarinus officinalis 'Trailing Rosemary'	5 gal.

Vines	
Gelsemium sempervirens 'Carolina Jessamine'	5 gal.
Pyracantha sp. 'Espalier Pyracantha - 5'x5' Fol Rock'	15 gal.

Inerts
Decomposed Granite 3/4" Screened 'Apache Brown'

scale: 1" = 60'
03.27.13
north

DEER SPRINGS - CONCEPTUAL LANDSCAPE PLAN

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



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

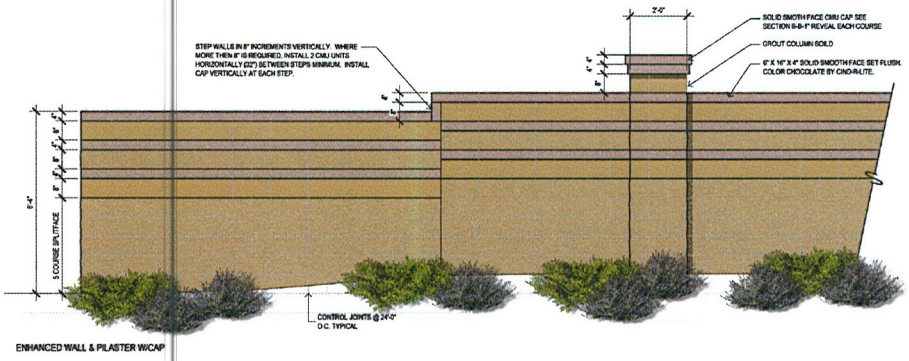
DEER SPRINGS - CONCEPTUAL POOL LAYOUT

scale: 1" = 10'
03.27.13
north

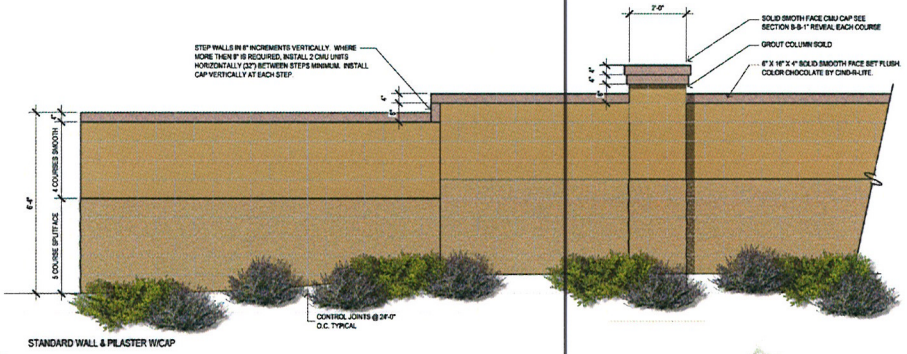
D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

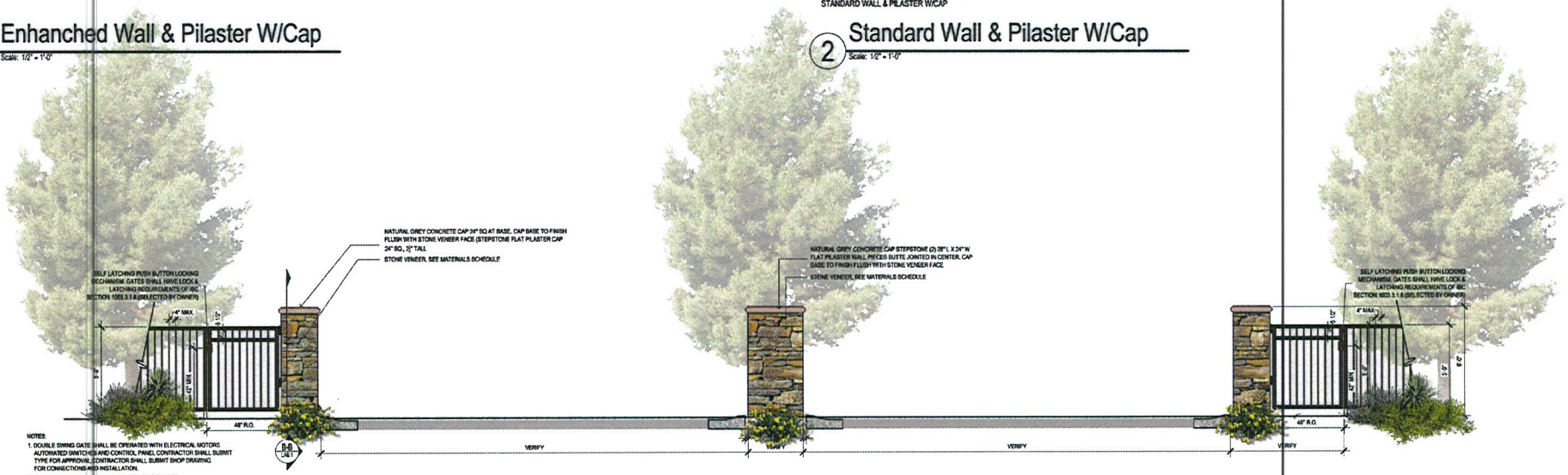
MOD-48855
VAC-48854
SDR-48852



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

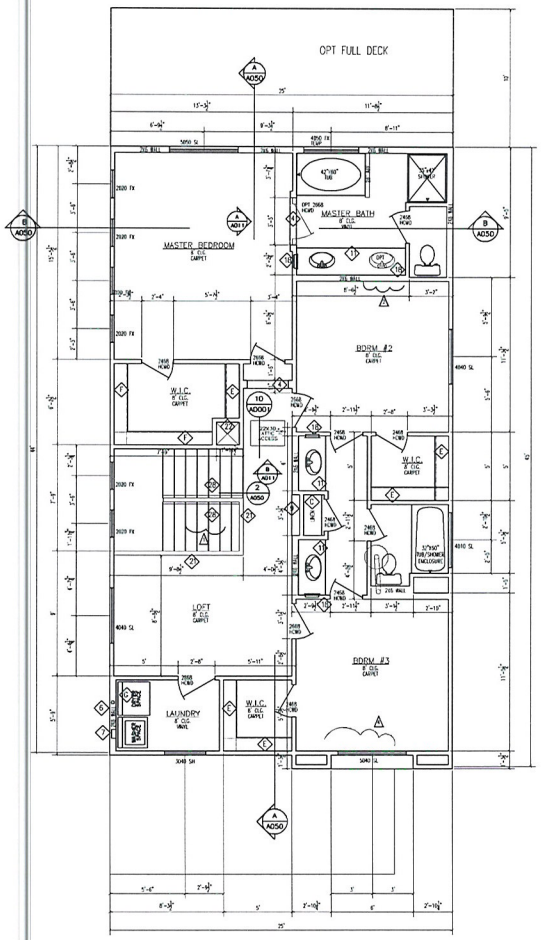
scale: see plan
03.07.13
north

DEER SPRINGS - WALL DETAILS AND POOL FENCE

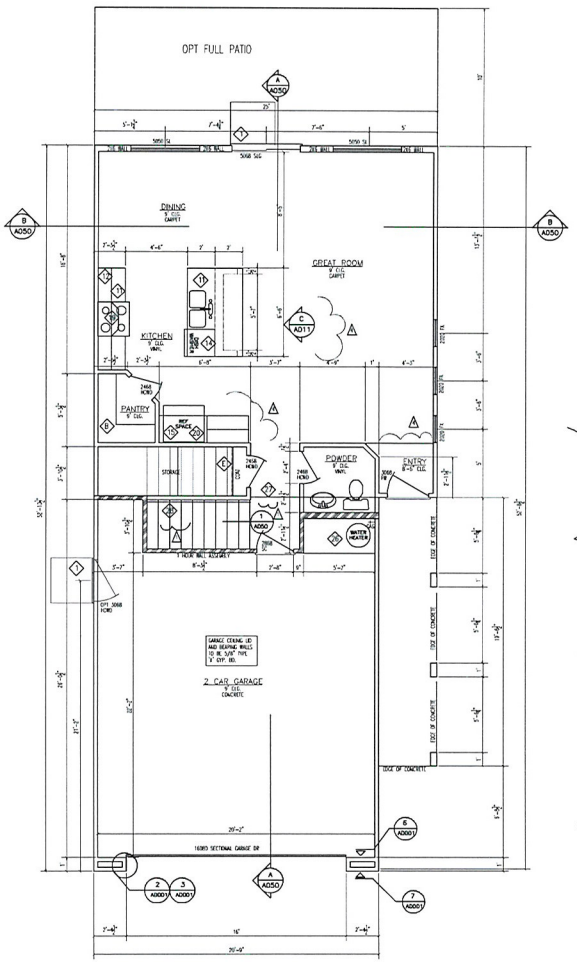
D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
66 s. san marcos pl. ste 101
chandler, arizona 85225

MOD-48855
VAC-48854
SDR-48852



(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.
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:	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
© ALL RIGHTS RESERVED BY LARRY TINDALL DO NOT SCALE DRAWINGS
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

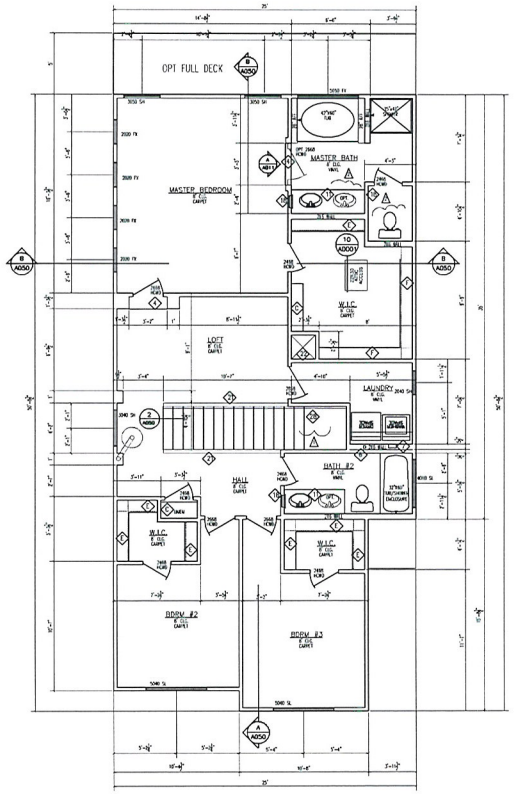
LAS VEGAS, NEVADA 89128

2270 E CAMERO AVE

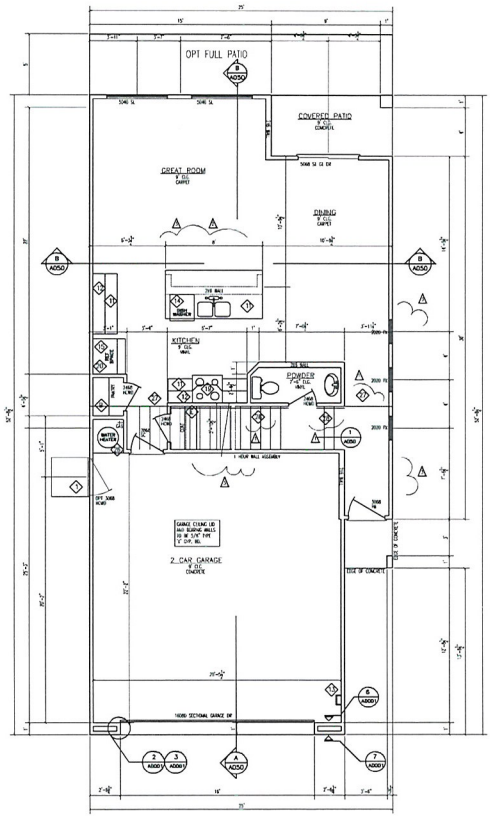
FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1735A010
DATE: 2-1-12
UPDATE:

A010



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



(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/8 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 HEZ'D. BY CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/ A TIMELY FRAME.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNERS.
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:
A 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 BYP-PASS AND BI-FOLD DOORS SHALL BE 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/CCC 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.
4. EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5.0 S.F.

5. CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
A. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & ALL STORM DOORS & UNFRAMED SWINGING DOORS.
B. 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.
C. 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 TOWARDS.
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:	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
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWING

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:

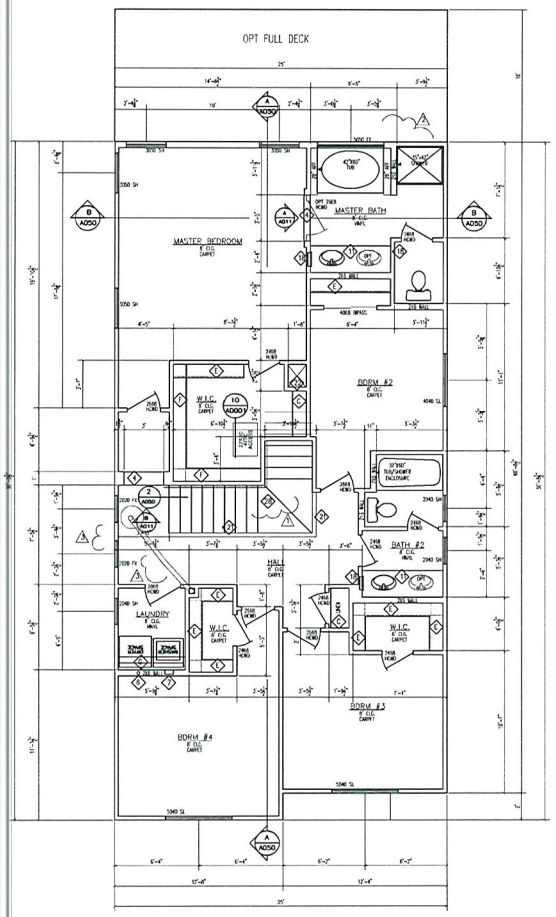
FLOOR PLANS

A010

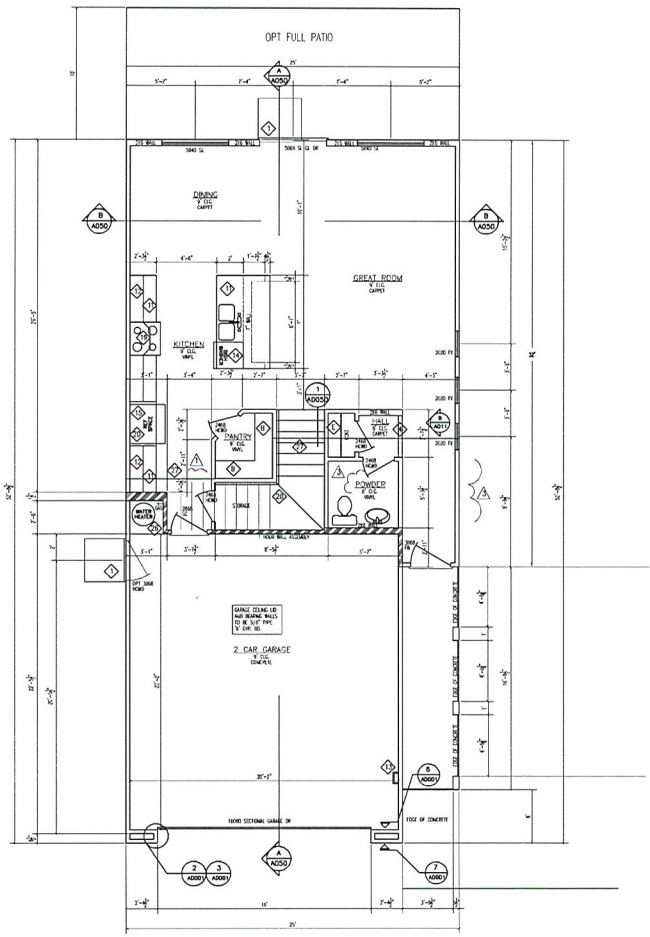
2370 E CAMERO AVE LAS VEGAS, NEVADA 89123

RECEIVED
MAR 28 2012

MOD-48855
VAC-48854
SDR-48852



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



(1) FIRST FLOOR PLAN
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 WIL 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 TWOLY 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 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
© All Rights Reserved By Designer DO NOT SCALE DRAWINGS
LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES
1	2-29-12	ADD DIRECTION FT
2	6-1-12	CLIENT REVISION

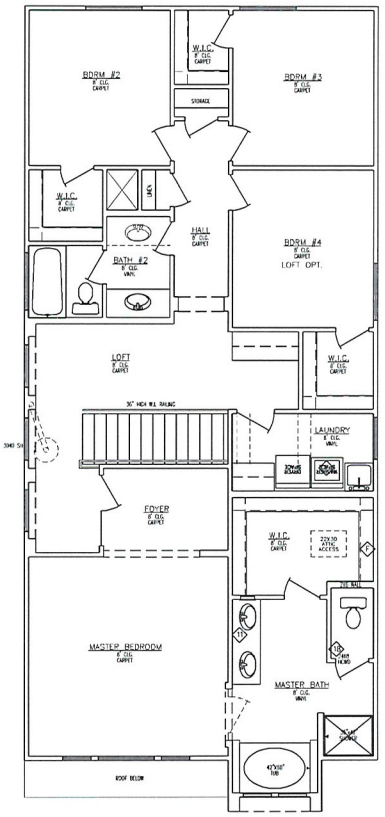
JOB NO.: 1135
FILE NAME: 1935A010
DATE: 2-1-12
UPDATE:

A010

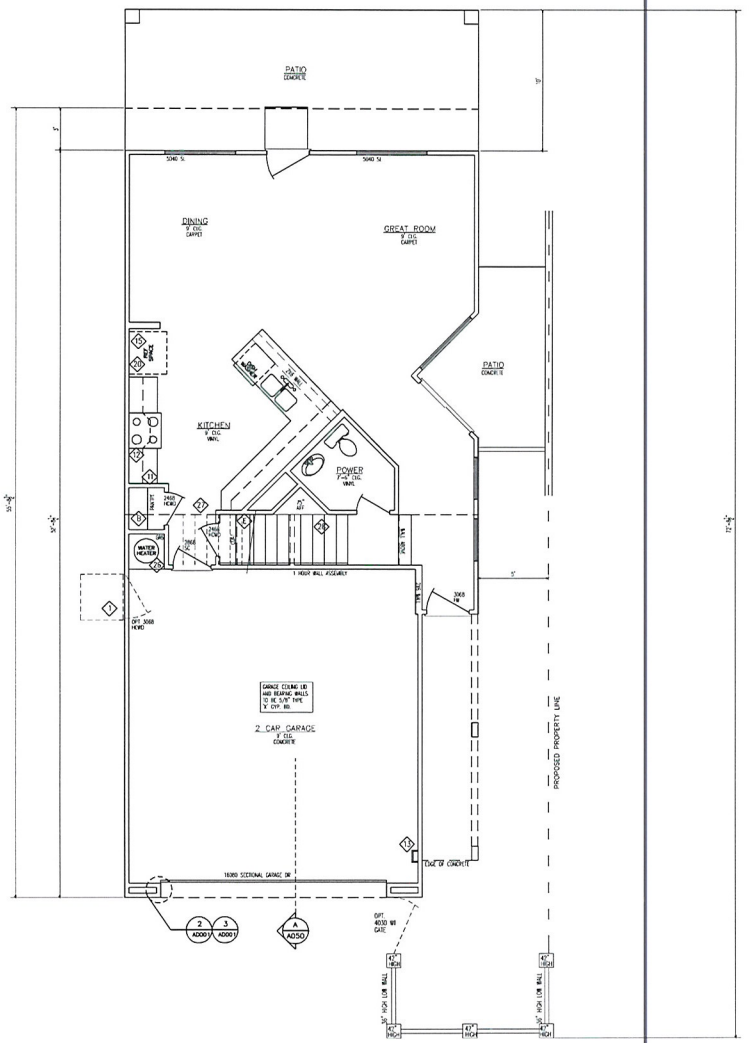
FLOOR PLANS
2370 CAMERO AVENUE.
LAS VEGAS, NEVADA 89122

MOD-48855
VAC-48854
SDR-48852

RECEIVED
MAR 28 2013



(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
©ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 897.8997

REVISION	DATE	NOTES

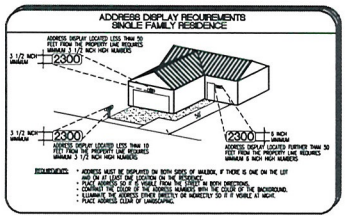
JOB NO.:
FILE NAME:
DATE: 12-20-12
UPDATE:

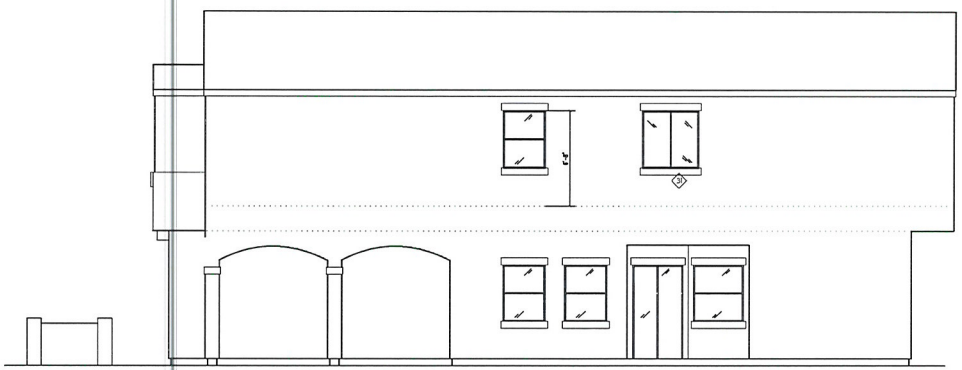
FLOOR PLANS
A010

2370 E CAMERO AVE LAS VEGAS, NEVADA 89123

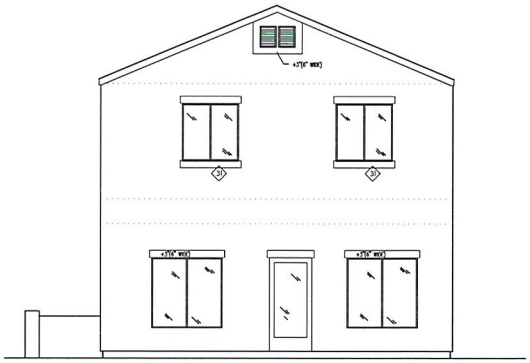
RECEIVED
MAR 2 0 2013

MOD-48855
VAC-48854
SDR-48852

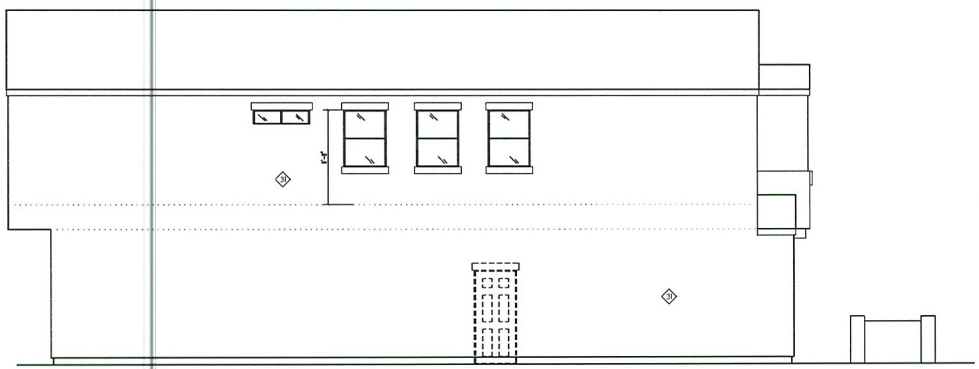




(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



(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.

MOD-48855
VAC-48854
SDR-48852

RECEIVED
MAR 28 2013

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 897-5597
FAX (702) 896-8552

2035 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
LAS VEGAS, NEVADA 89129
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

May 2, 2013

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 REVISED 05/02/13

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. Although connectivity is not required for Towncenter projects, our intent was to meet this minimum standard.

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 2.44 acres (106,287 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:

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.

MOD-48855 VAC-48854
SDR-48852 REVISED 05/02/13

Subdivision Walls

The perimeter walls shall meet Towncenter design standards and will consist of a maximum 6-foot retaining wall plus 6-foot screen wall for a total height of 12-feet. Internal walls shall also meet Towncenter design standards and have a maximum 8-foot retaining wall plus 6-foot screen wall for a total height of 14-feet.

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

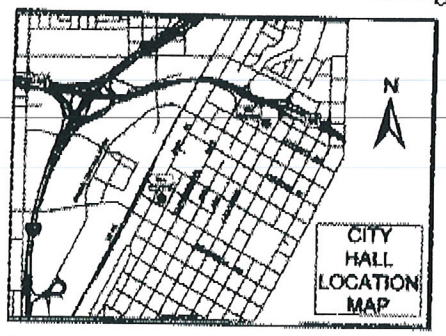
MOD-48855, VAC-48854
SDR-48852 REVISED 05/02/13

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
0004279219
$ 00.43³
MAY 02 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.

MOD-48855 & SDR-48852

Planning Commission Meeting of **5/14/2013**

Case: MOD-48855
12520215213
GLIADKOVSKY KIRILL
7006 SYLVIA AVE
RESEDA CA 91335-3759 91335-3759

89 DRDFNHP 91335

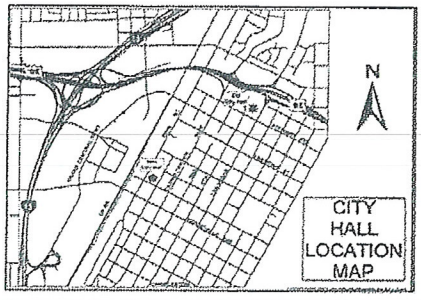
RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

28, 30
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



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.

MOD-48855 & SDR-48852

Planning Commission Meeting of **5/14/2013**

Case: MOD-48855

12520211039
DEVERIKOS PETER N
ZAPANTI ANGELIKI A
9005 BARNWELL AVE
LAS VEGAS NV 89149-3014 89149-3014

31 DRDFMP 89149

RECEIVED

MAY 06 2013

City of Las Vegas
Department of Planning

28, 30
P

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.

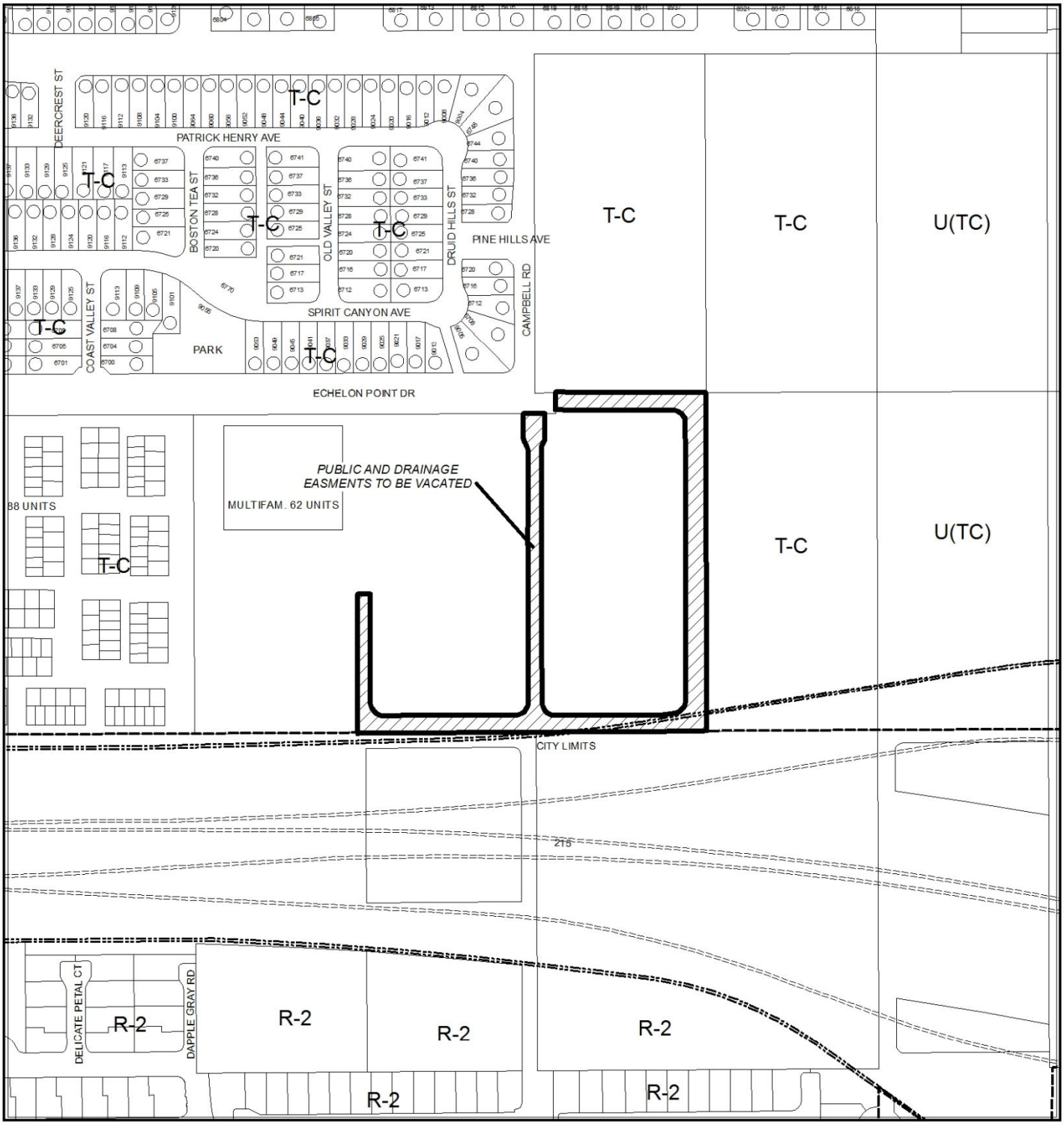
SET DATE: 06/05/2013
C.C.: 06/19/2013

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

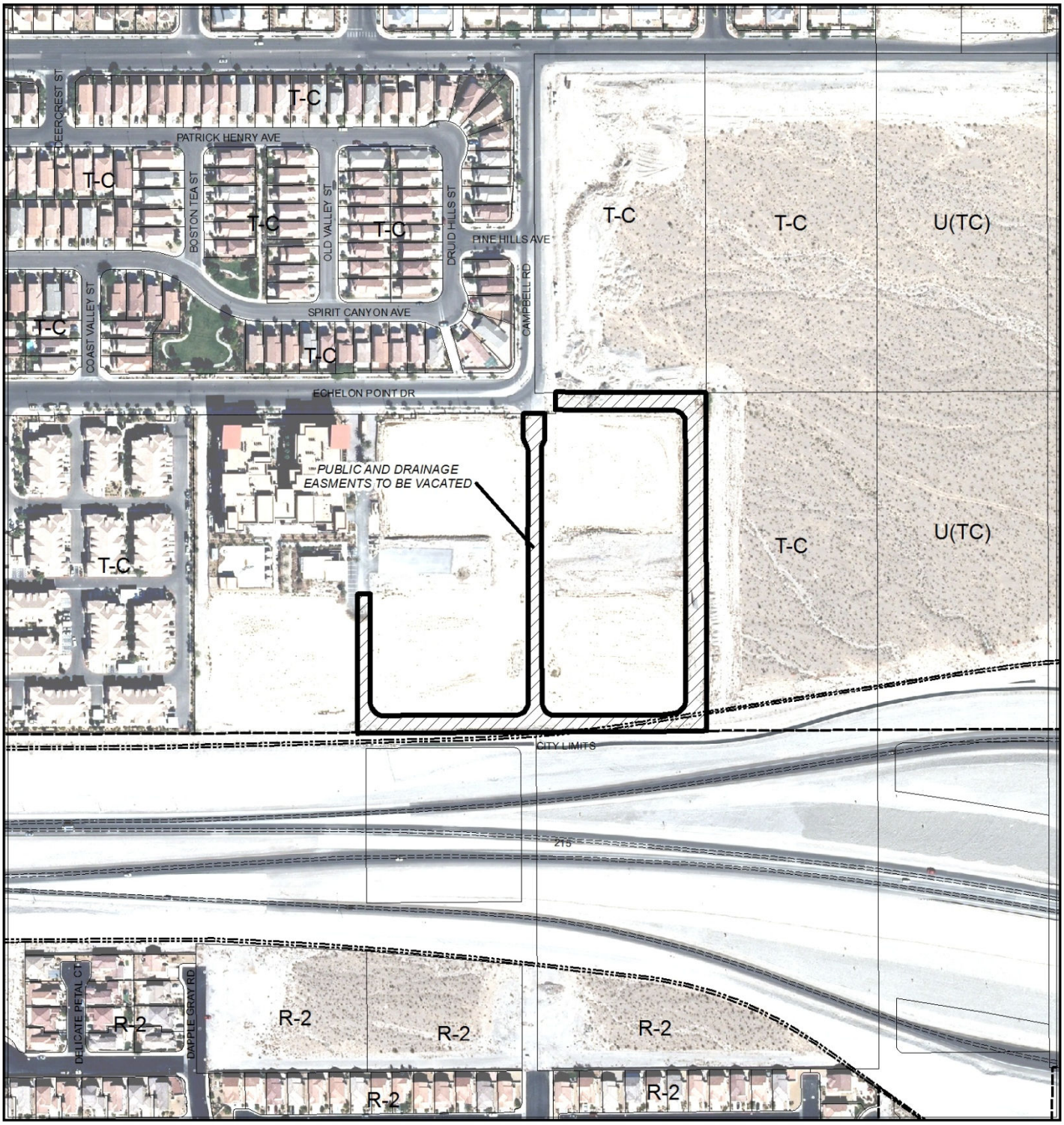
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: VAC-48854

0 200 400
Feet

N



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: _____

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

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

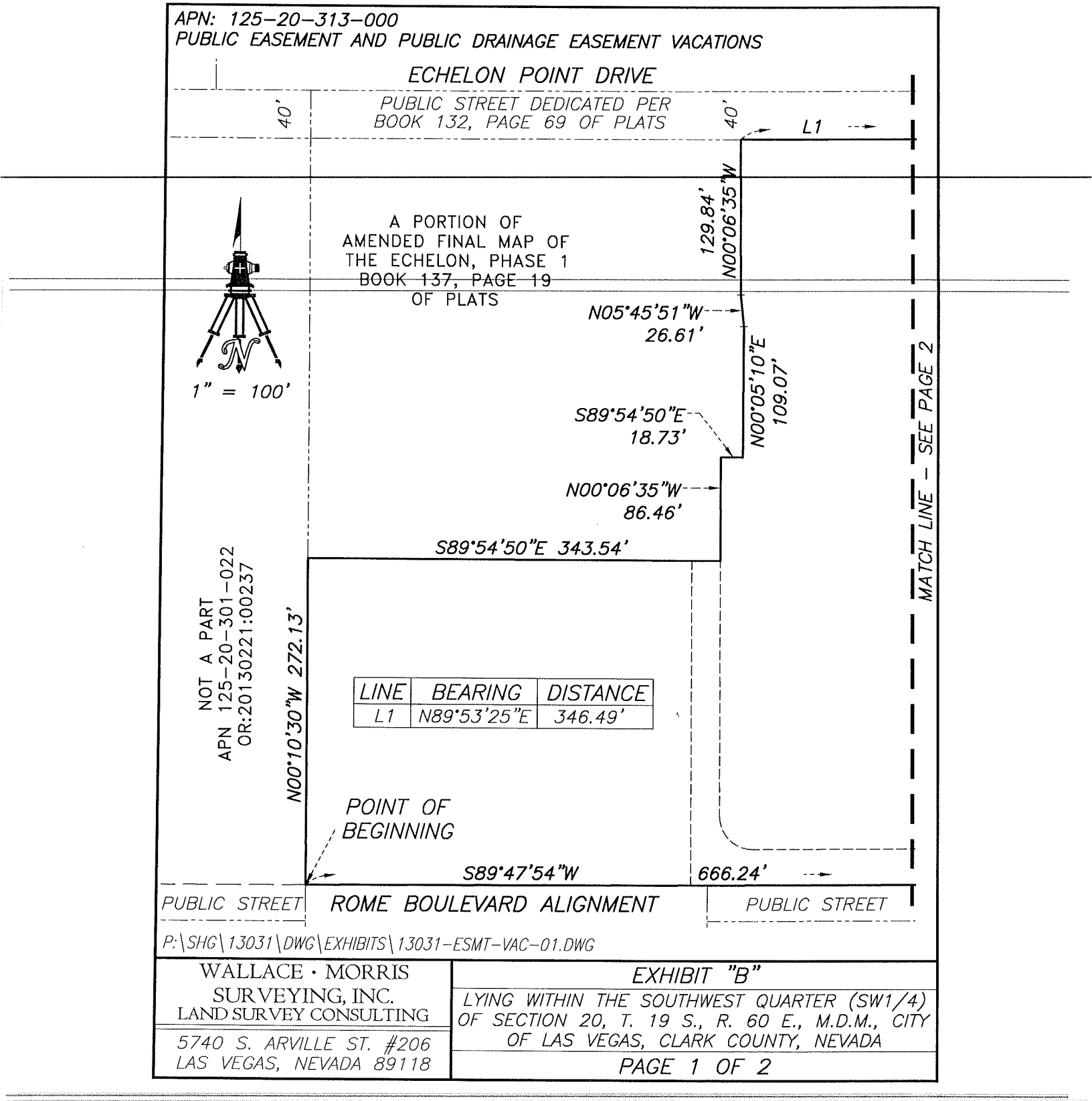
BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

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



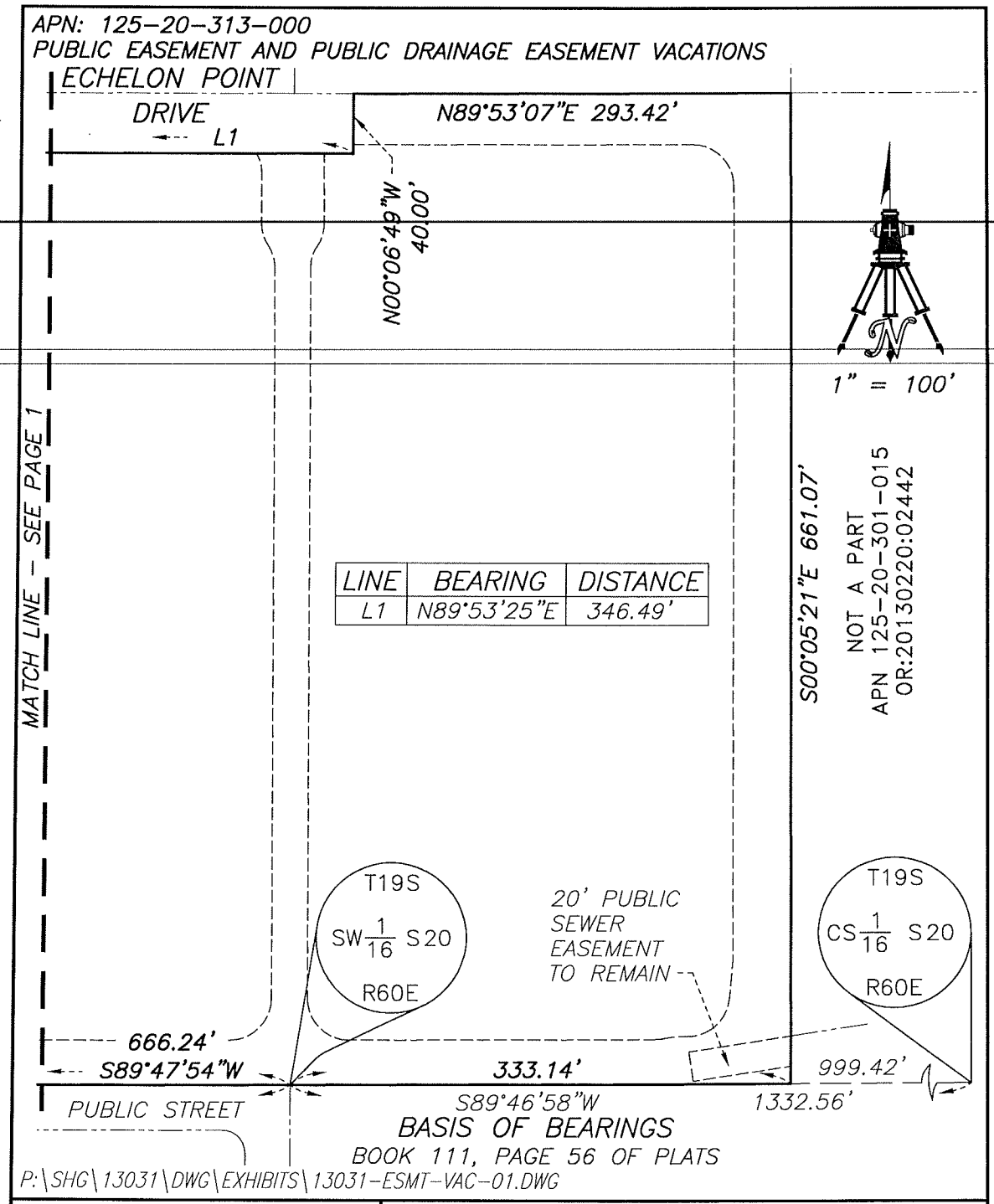
LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'

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). Staff recommends DENIAL.

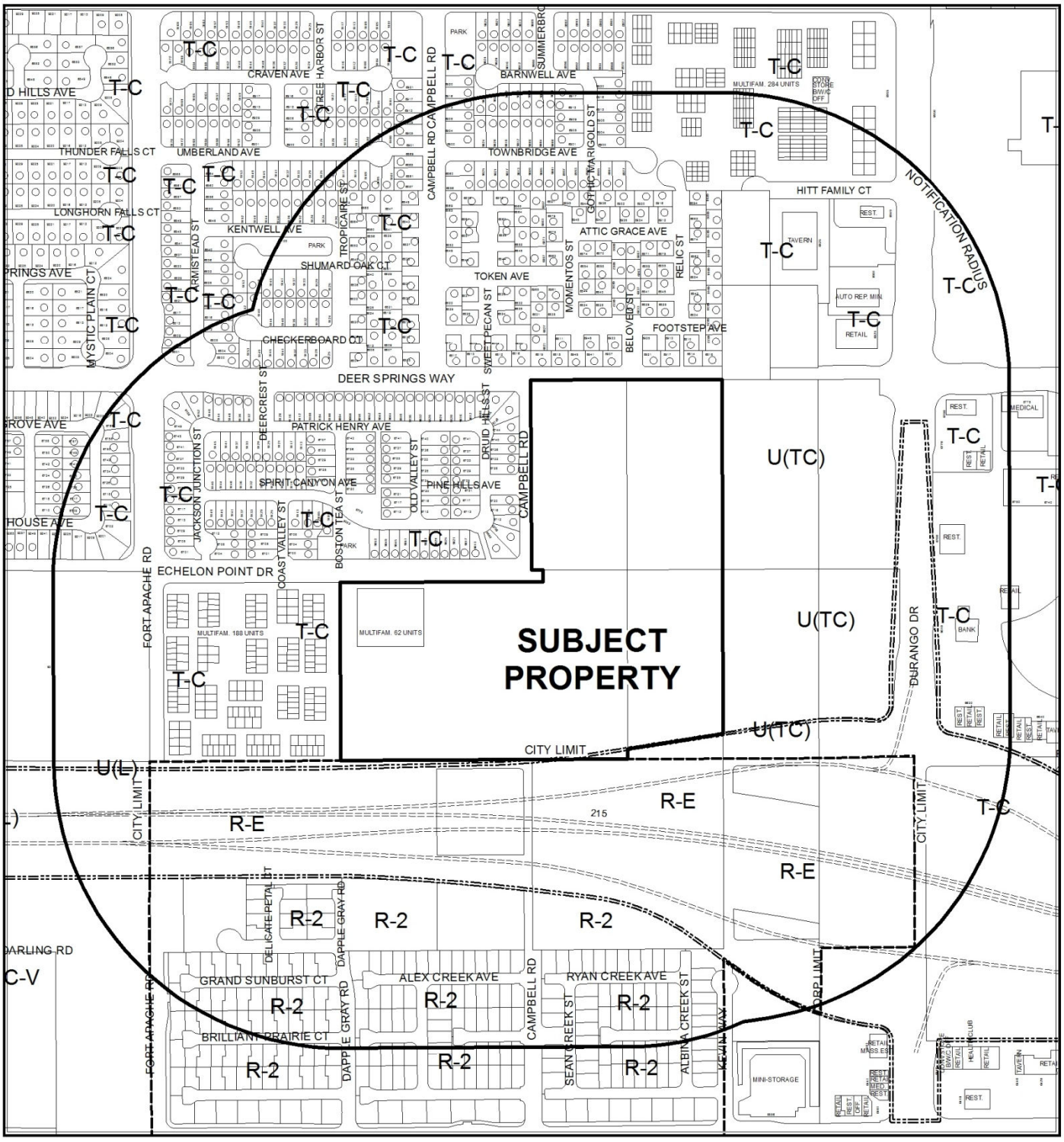
C.C.: 06/19/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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

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



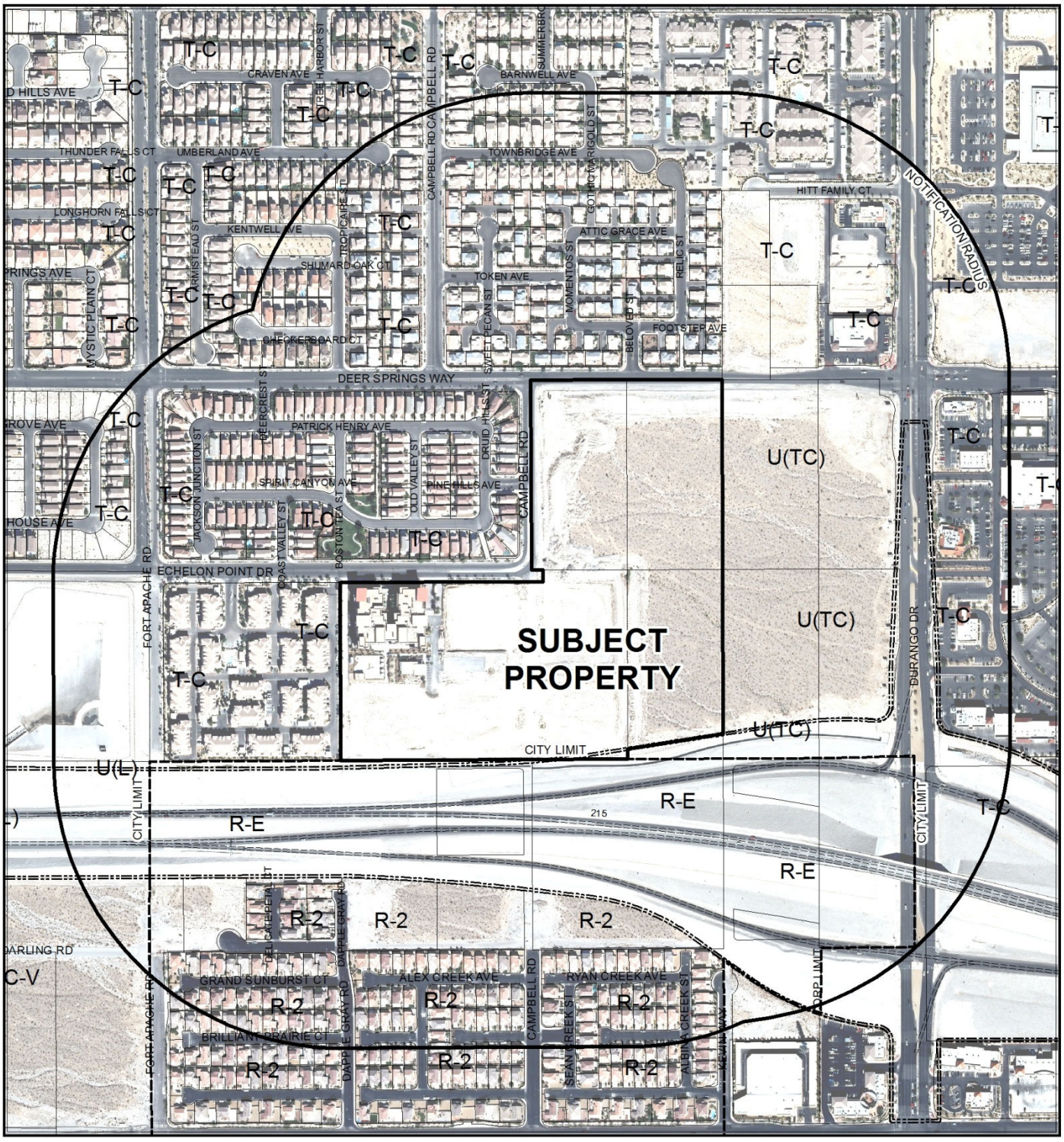
CASE: **SDR-48852**

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**

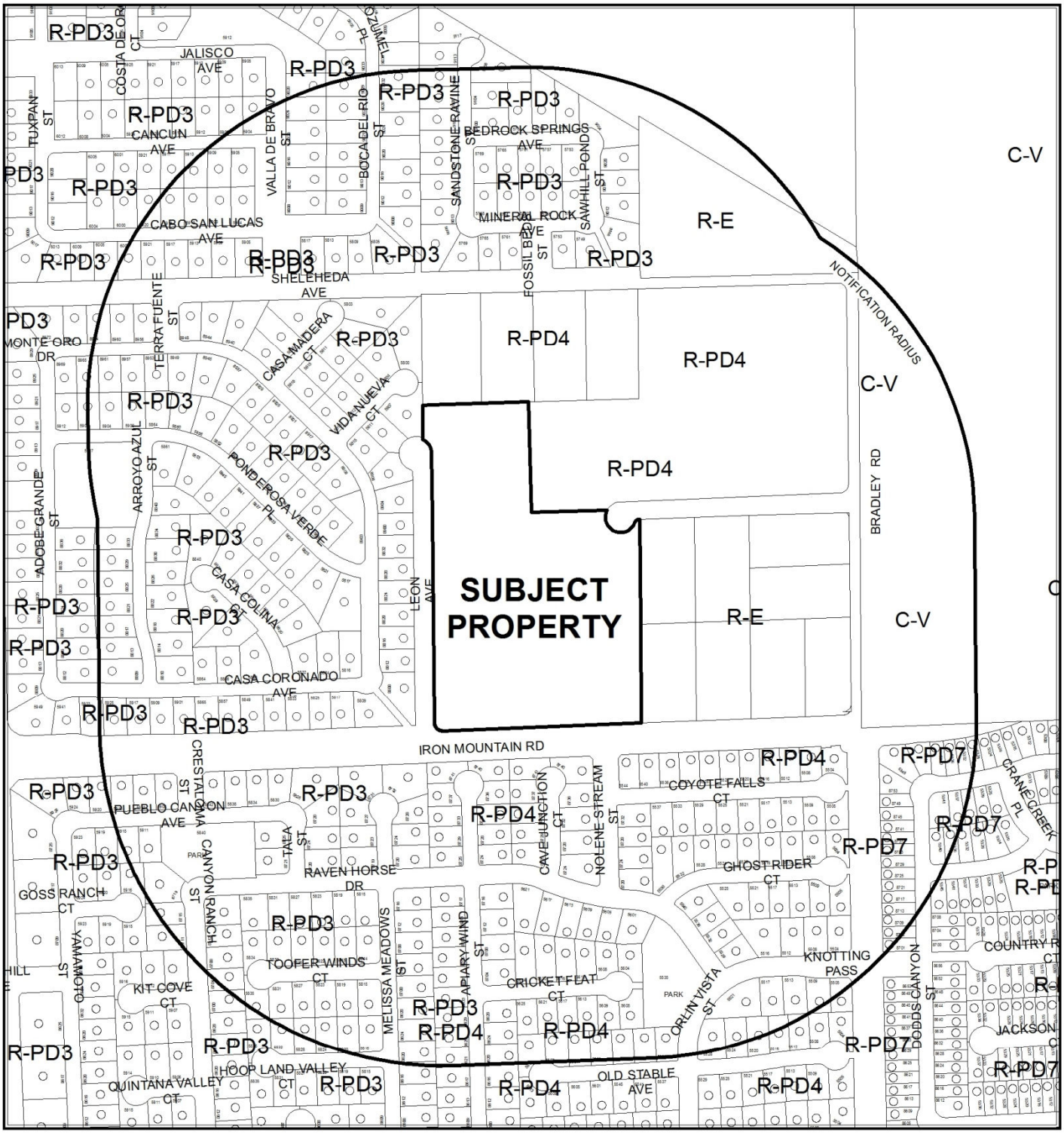
SUBJECT:
ZON-48851 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION - For possible action on a request for a Rezoning FROM: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.44 acres at the northeast 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

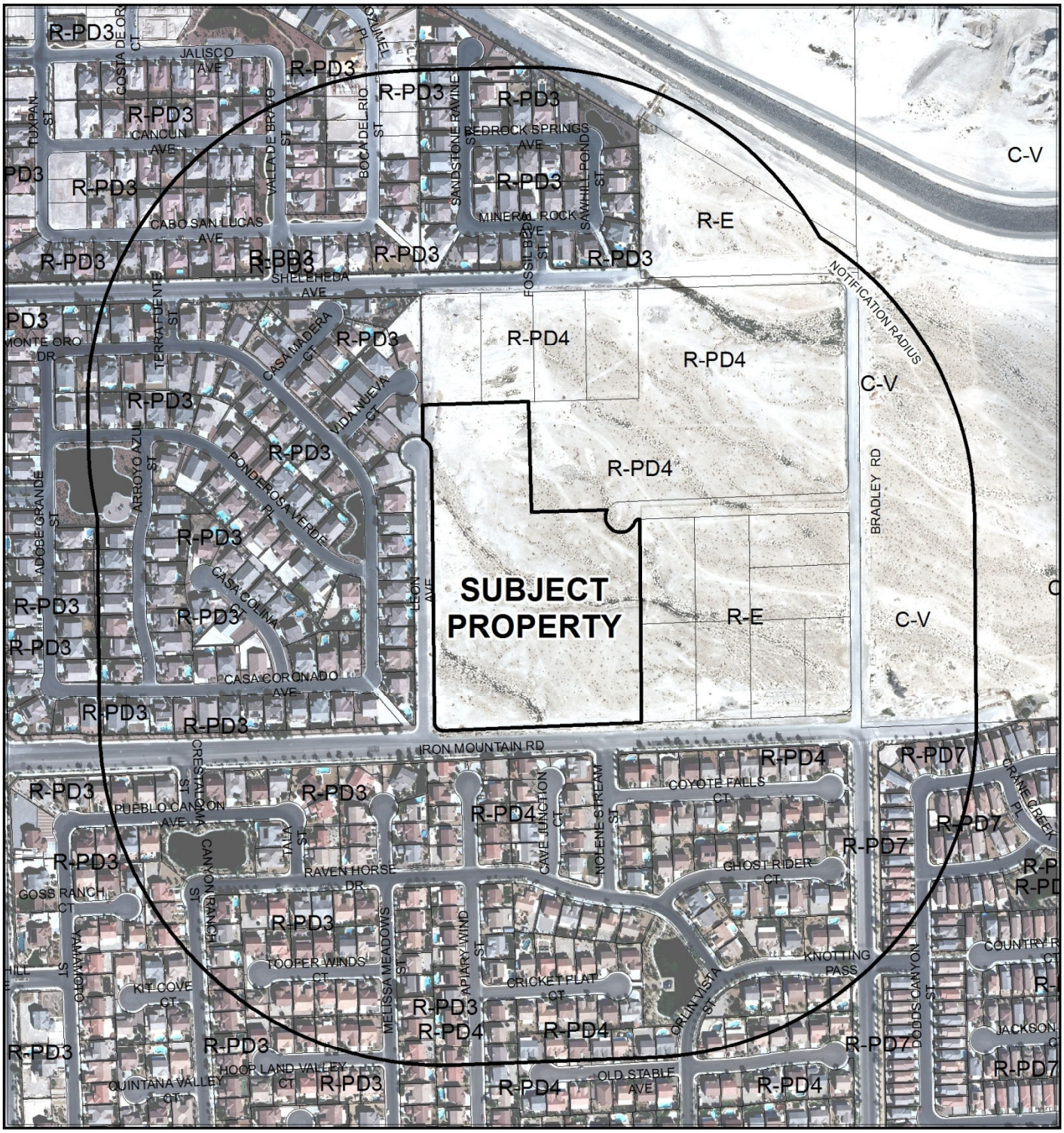


CASE: **ZON-48851**

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-48851	Staff recommends APPROVAL.	

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Rezoning of 11.44 acres from the R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning district to the R-1 (Single Family Residential) zoning district. The subject site is generally located at the northeast corner of Leon Avenue and Iron Mountain Road.

ISSUES

- The subject site no longer can be developed under the existing R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning designation, as the site development plan approval for the residential development tied to the current zoning approval has expired and the Unified Development Code (UDC) does not support R-PD districts. Therefore, in order to be developed the site must be rezoned to a standard zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/02/08	City Council approved to Amend (GPA-25905) a portion of the Centennial Hills Sector Plan from: DR (Desert Rural Density Residential) to: L (Low Density Residential) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue.
	City Council approved a Rezoning (ZON-25906) from R-E (Residence Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue.
	City Council approved a Site Development Plan Review (SDR-25908) for a 126-unit single family residential planned development on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue. The Site Development Plan Review (SDR) expired on 04/02/10.

Most Recent Change of Ownership	
09/16/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits or licenses are related to the subject site.

Pre-Application Meeting	
3/20/13	A pre-application meeting was held with the applicant to discuss submittal requirements for Rezoning applications The following issues were discussed: • The Variance that the applicant is requesting for lot width would have to be submitted along with the Tentative Map at a future date. Applicant needs to justify the request, indicating which lots require the lot width Variance as a blanket Variance won't be supported. • Indicate an equestrian trail on a future site plan. • Provide floor plans for the various models.

Field Check	
04/03/13	Staff visited the site and found an undeveloped parcel with desert vegetation on it. Neighboring properties to the east are undeveloped.

Details of Application Request	
Site Area	
Gross Acres	11.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
South	Single Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
R-PD (Residential Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required***
Min. Lot Size	6,500 SF
Min. Lot Width	65 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 20 Feet
Max. Lot Coverage	50 %

Existing Zoning	***Permitted Density***	***Units Allowed***
R-PD4 (Residential Planned Development – 4 Units Per Acre)	Up to 4.49 units/acre	51
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	Up to 5.49 units/acre	62

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Iron Mountain	Major Collector	Master Plan of Streets and Highways Map	80	Y
Leon Avenue	Local Street	Title 13	30	N/A

ANALYSIS

The General Plan designation for the proposed Rezoning is L (Low Density Residential), which allows 5.49 units per acre. The site is 11.44 acres; therefore, a maximum of 62 units are allowed.

The proposed Rezoning to an R-1 (Single Family Residential) District is compatible with the surrounding area in terms of density, lot size and housing type and conforms to the L (Low Density Residential) General Plan designation. For these reasons, staff recommends approval.

FINDINGS (ZON-48851)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-1 (Single Family Residential) will conform to the density requirements of the General Plan.

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 residential use allowed on the subject property by approving this rezoning is compatible with the surrounding residential land uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site can no longer be developed under the existing R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning designation, as the approvals for the residential development tied to the current zoning approval have expired and the Unified Development Code (UDC) does not support R-PD districts. The R-1 (Single Family Residential) District is therefore appropriate for residential development of the subject site.

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.**

   The subject site is accessed by Iron Mountain Road, an 80-foot major collector which is adequate to meet the requirement of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 409

APPROVALS 0

PROTESTS 0

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

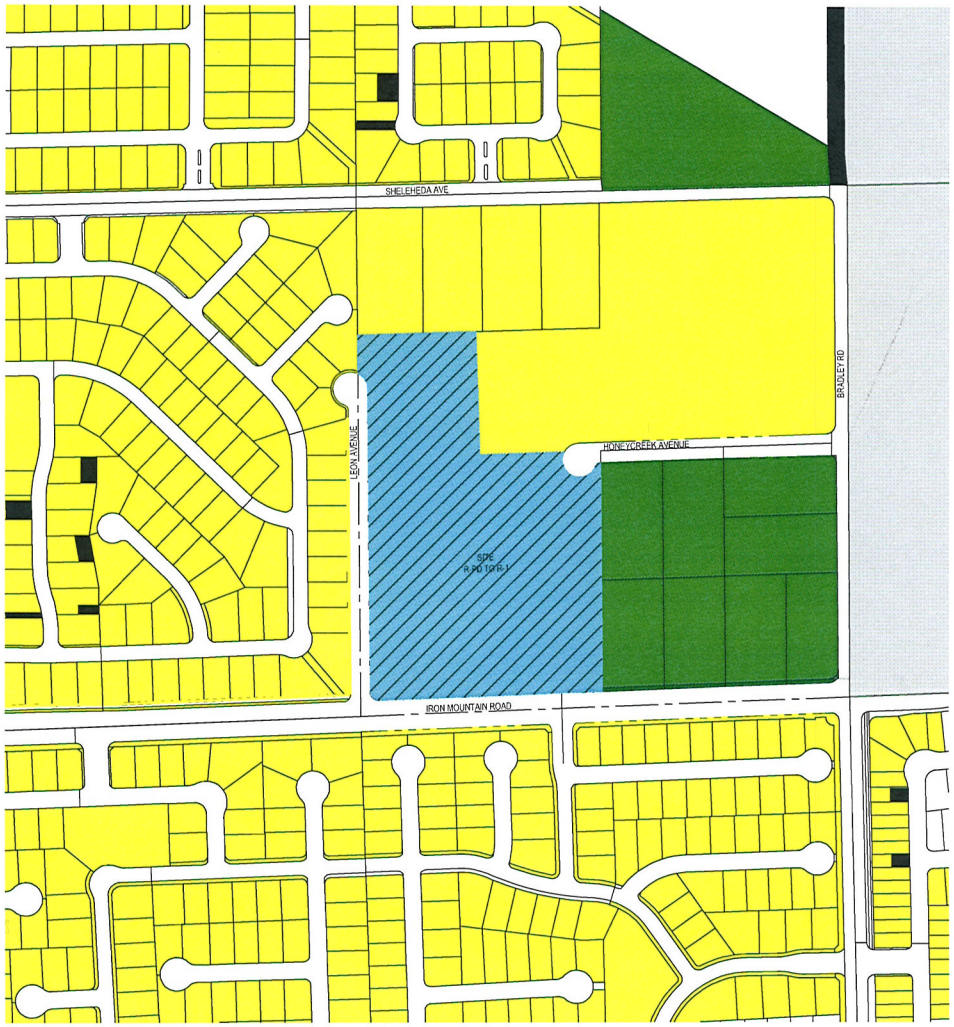
THOMAS MAJOR
Notary Public, State of New York
No. 01MA4603766
Qualified in Nassau County
Commission Expires May 31, 2014

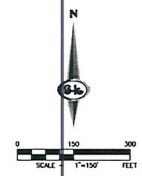
FOR DEPARTMENT USE ONLY

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**

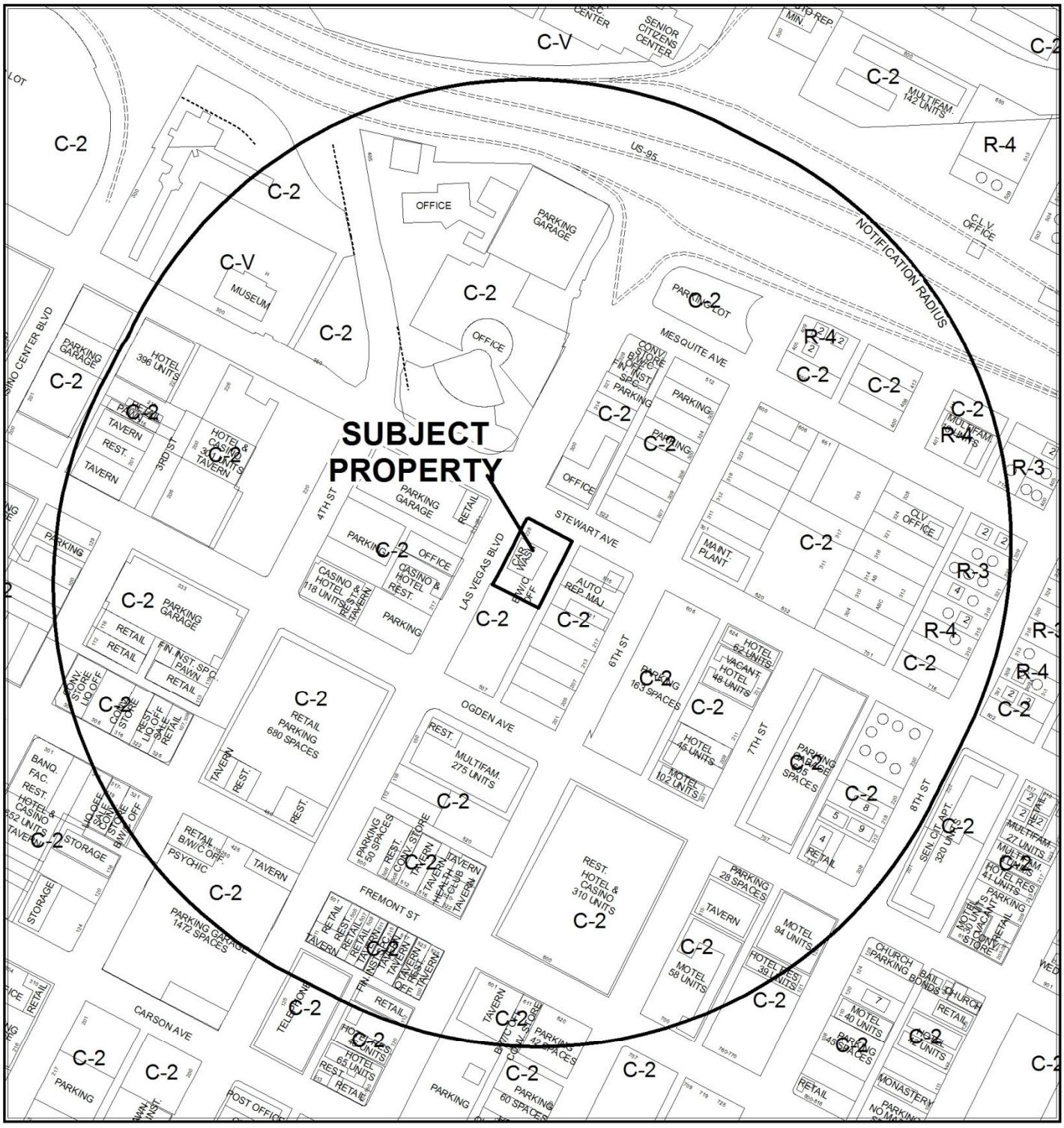
SUBJECT:
WVR-48970 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Waiver OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ALONG THE WEST PERIMETER on 0.45 acres at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General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



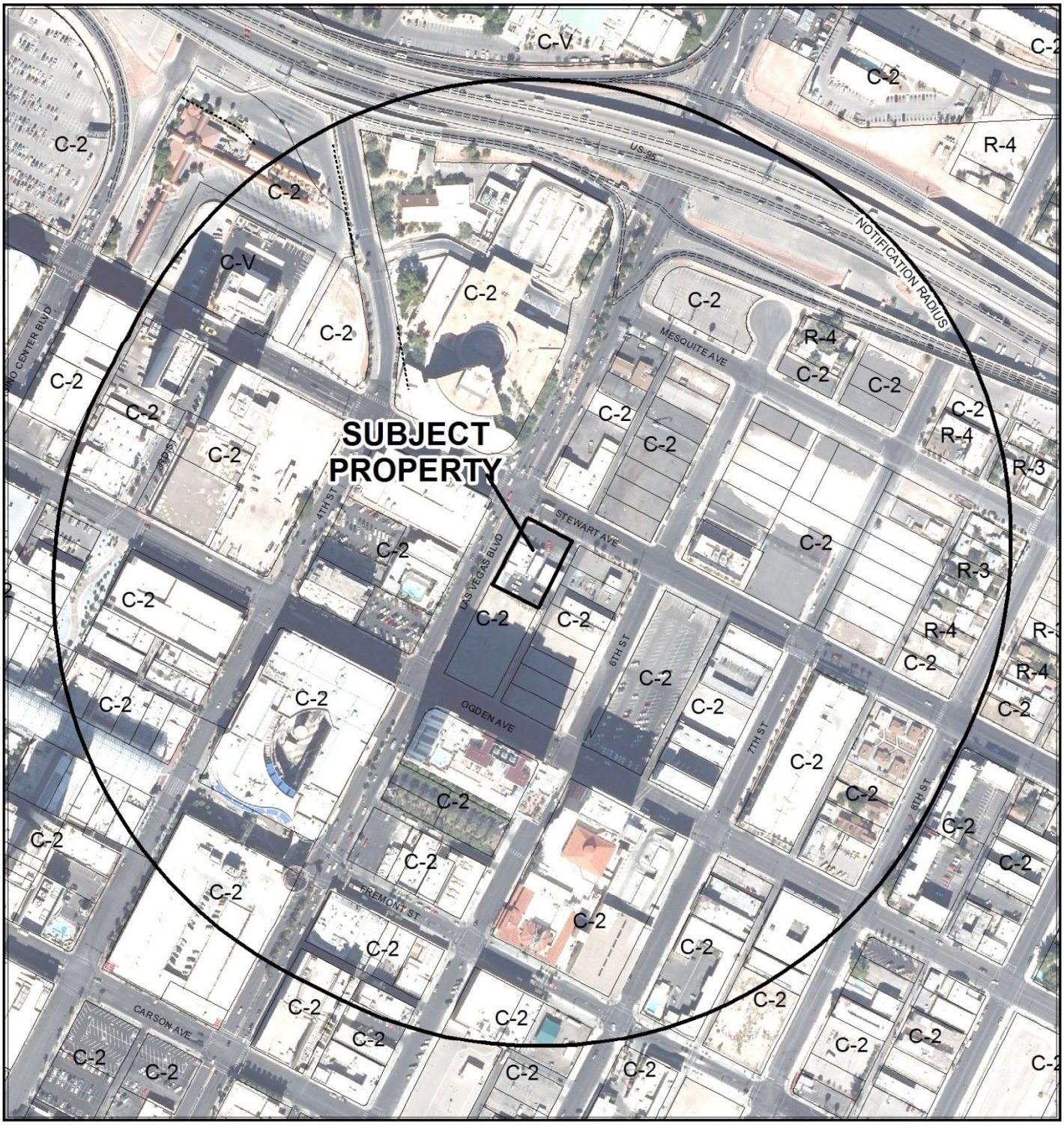
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-48970	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

WVR-48970 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/27/13, except as amended by conditions herein.

3. A Waiver from the Downtown Centennial Plan Streetscape Standards is hereby approved, to allow a sidewalk to be adjacent to the back of curb and to allow no trees where 25' Date Palms are required along Las Vegas Boulevard.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to widen an existing 5-foot wide sidewalk by 5-feet adjacent to 228 North Las Vegas Boulevard. This proposal doesn't meet the Downtown Centennial Plan streetscape design standards. These standards call for a 5-foot amenity zone between the back-of-curb and the sidewalk. The proposal would keep the sidewalk adjacent to the back-of-curb. There is ample space to provide the Downtown Centennial Plan Streetscape Standards at this location without the need for a Waiver; therefore, staff recommends denial.

ISSUES

- This project requires a Waiver of the Downtown Centennial Plan Streetscape Standards. Staff does not support this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/26/62	The City Council approved Rezoning (Z-0100-64), which designated the subject property as C-2 (General Commercial) zone as part of a larger request. The Planning Commission recommended approval.
03/05/86	The City Council adopted the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (Ordinance No.3218), which the subject site was included.
11/20/90	The Board of Zoning Adjustment approved Special Use Permit (U-0234-90) to allow a full service car wash at 228 North Las Vegas Boulevard.
04/25/91	The Board of Zoning Adjustment approved a Plot Plan Review of an approved Special Use Permit [U-0234-90)(1)] to allow a full service car wash at 228 North Las Vegas Boulevard.
10/16/91	The City Council approved a request for a Special Use Permit (U-0208-91) to allow Restricted Gaming at 228 North Las Vegas Boulevard. The Planning Commission and staff recommended approval.
12/04/02	The City Council approved a request for a Special Use Permit (U-0106-02) to allow a Liquor Establishment Off-Premise use at 228 North Las Vegas Boulevard. The Planning Commission and staff recommended denial.
10/02/03	The City Council approved a General Plan Amendment (GPA-2497) for a revision to the Downtown Redevelopment Plan. The Planning Commission and staff recommended approval.

07/07/04	The City Council approved a Required Six-Month Review (RQR-3930) of Special Use Permit (U-0106-02) that allowed a Liquor Establishment Off-Premise use at 228 North Las Vegas Boulevard subject to another Six-Month Review. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a Required Six-Month Review (RQR-5630) of Special Use Permit (U-0106-02) that allowed a Liquor Establishment Off-Premise use at 228 North Las Vegas Boulevard subject to another Six-Month Review. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted the Downtown Centennial Plan via Ordinance #5238. The Planning Commission and staff recommended approval.
06/21/11	The Downtown Design Review Committee approved (ARC-41552) for a signage review on an existing Service Station at 228 Las Vegas Boulevard North. Staff recommended approval.
03/16/11	The City Council approved Special Use Permit (SUP-40520) for a request for a special use permit for a 100 square-foot accessory package liquor, off-sale establishment in conjunction with an existing 3,553 square-foot convenience store at 228 North Las Vegas Boulevard. The Planning Commission recommended denial and staff recommended denial.

Most Recent Change of Ownership	
05/10/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/28/11	A Business License (C02-00438) for a Car Wash was issued for 228 North Las Vegas Boulevard. The license remains active.
06/28/11	A Business License (C05-02747) for a Tobacco Dealer was issued for 228 North Las Vegas Boulevard. The license remains active.
06/28/11	A Business License (C15-00397) for a Convenience Store was issued for 228 North Las Vegas Boulevard. The license remains active.
06/28/11	A Business License (L10-00325) for a Beer/Wine/Cooler Off-Sale use was issued for 228 North Las Vegas Boulevard. The license remains active.
09/07/11	A Business License (C20-02431) for Convention Hall Gaming Tax was issued for 228 North Las Vegas Boulevard. The license remains active.
09/07/11	A Business License (G01-02427) for Restricted Gaming was issued for 228 North Las Vegas Boulevard. The license remains active.

Pre-Application Meeting	
03/25/13	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review and/or Waiver of the Downtown Centennial Plan Streetscape Standards in order to widen the sidewalk along Las Vegas Boulevard at 228 S. LVB.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	Staff visited the site and found a car wash and convenience store well maintained and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store and Car Wash	C (Commercial)	C-2 (General Commercial)
North	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	Auto Repair Garage, Major	C (Commercial)	C-2 (General Commercial)
West	Parking Facility	C (Commercial)	C-2 (General Commercial)
	Financial Institution, General (Without Drive-Through)		
	TV Broadcasting & Other Communication Service		

Master Plan Areas	***Compliance***
Downtown Centennial Plan	N
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	N
A-O (Airport Overlay) District 200 Feet	Y
Live/Work Overlay District	N/A
Las Vegas Boulevard Scenic Byway Overlay District	N/A

YK

Other Plans or Special Requirements	*Compliance*
Trails	N
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Stewart Avenue	Secondary Collector	Master Plan of Streets and Highways	80	Y

Streetscape Standards	*Required*	*Provided*	*Compliance*
Sidewalks	10’ wide sidewalk adjacent to an amenity zone adjacent to the back of curb.	10’ wide sidewalk between the back of curb and an amenity zone.	N
Landscape	5’ wide amenity zone between the back of curb and the sidewalk with a 25-foot tall Date Palm tree every 20 foot on center.	None	N

Waivers		
Requirement	*Request*	*Staff Recommendation*
To install a 5-foot wide amenity zone between the back-of-curb and the sidewalk.	To install a 10-foot wide sidewalk between the back-of-curb and a 5-foot wide amenity zone.	Denial
To plant 25’ tall Date Palm trees on center every 20’.	To provide no trees.	Denial

ANALYSIS

The applicant is requesting to widen an existing sidewalk adjacent to Las Vegas Boulevard. The Downtown Centennial Plan Streetscape Requirements call for a five-foot wide amenity zone and then a ten-foot wide sidewalk. The applicant would like to install a ten-foot sidewalk adjacent to the back of the curb and then the amenity zone, similar to how it now exists. In addition, the applicant does not wish to install any trees. The applicant's justification for not meeting the requirements is that they just want to widen the existing sidewalk which is already adjacent to the back of curb. The City policy is to require an applicant to bring a property up to the current code standards when proposing improvements to a property. For this reason, staff recommends denial.

FINDINGS (WVR-48970)

The Downtown Centennial Plan requires a standard streetscape that the applicant could install without the need for a waiver. This project does not meet the streetscape required; therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 102

APPROVALS 0

PROTESTS 0

YK

[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 C 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

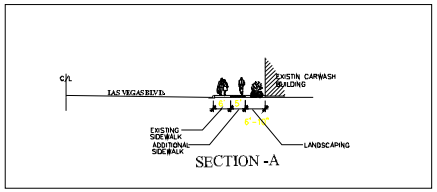
Revised 10/27/08

plication Packet\Application Form.pdf

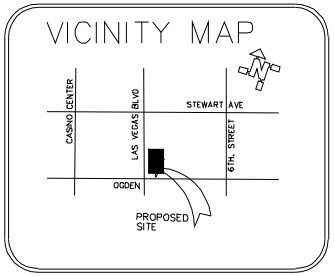
PROPOSED ADDITIONAL SIDEWALK ALONG LAS VEGAS BLVD.

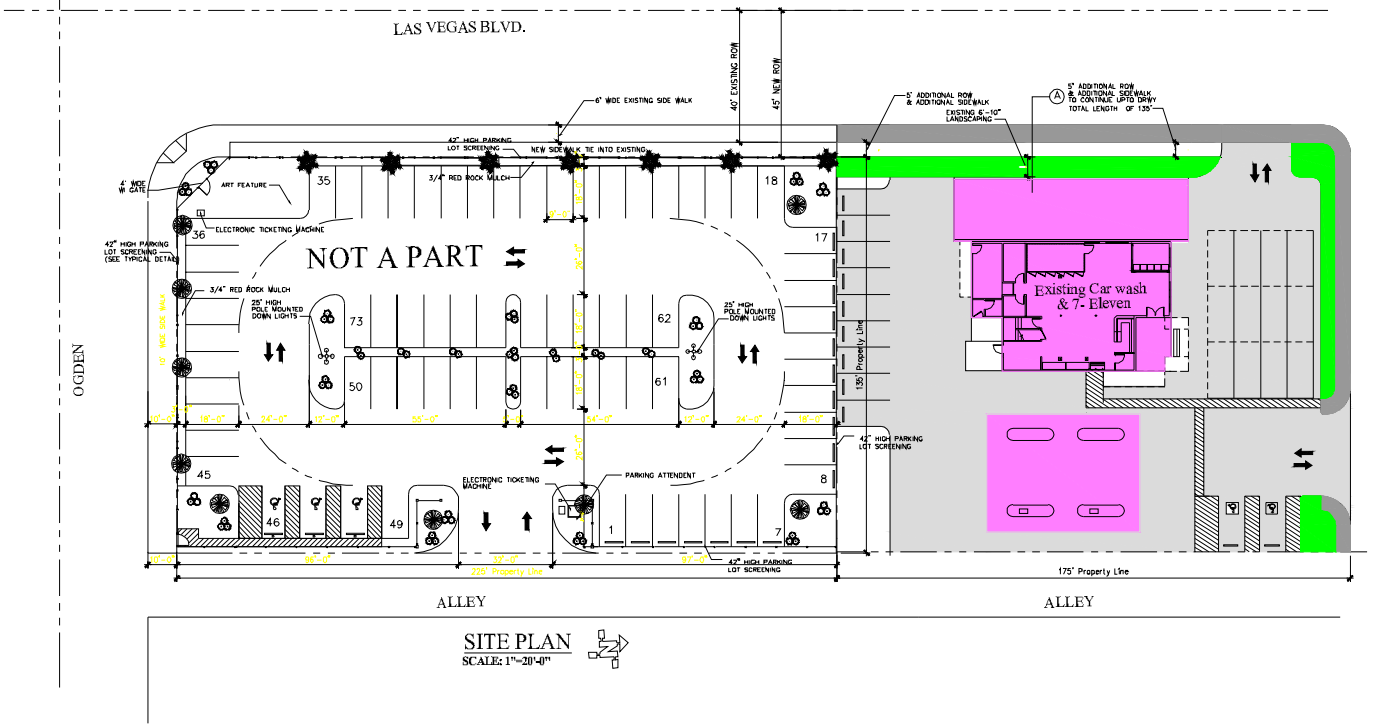
SITE PARKING ANALYSIS:

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: ACTION LLC
DRAWING NAME: SITE PLAN
DRAWN BY: RVN
DRAWING NO: A0
DATE: 03/27/13



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**

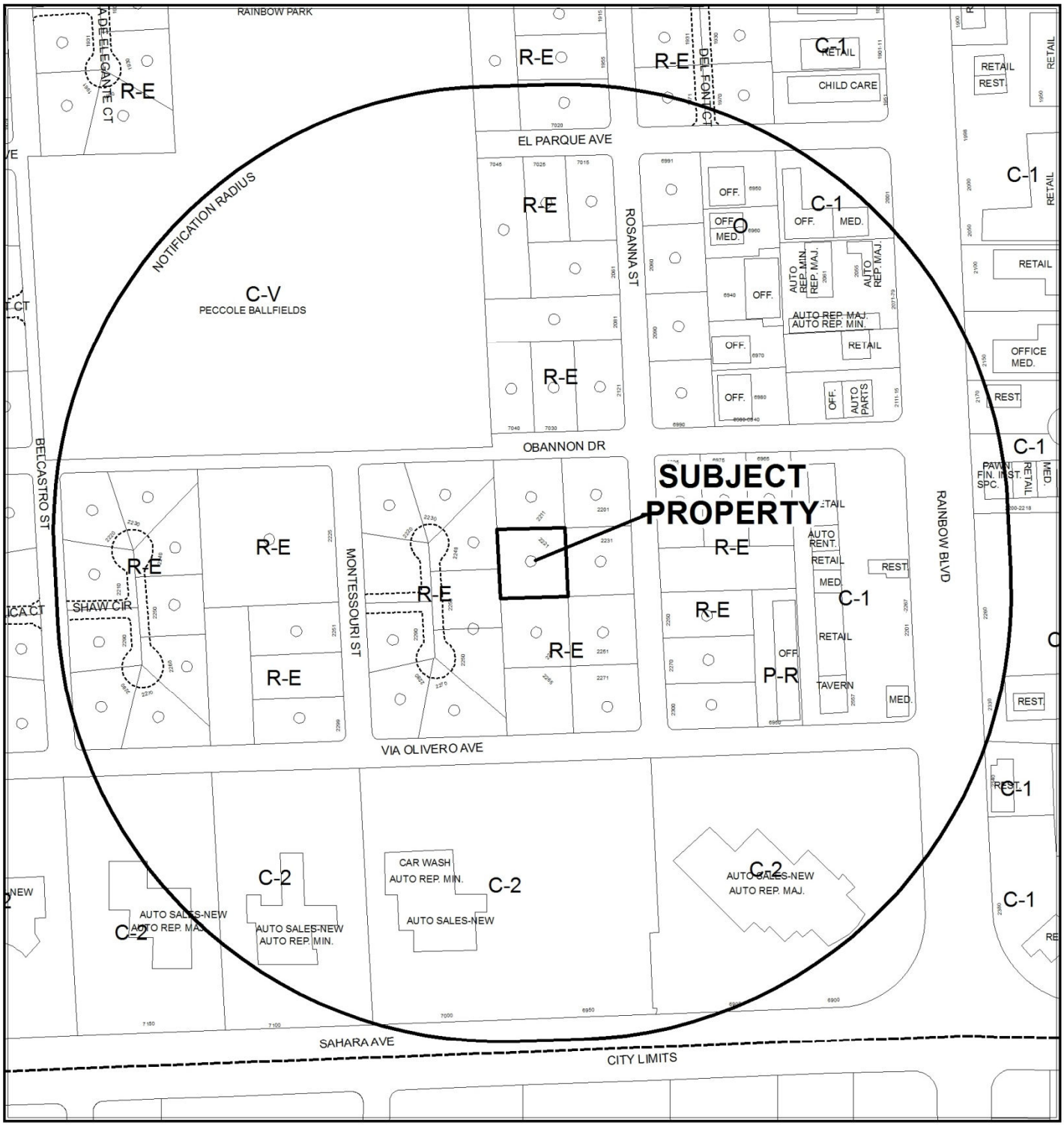
SUBJECT:
VAR-48706 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELSON FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) on 0.55 acres at 2221 Rosanna Street (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



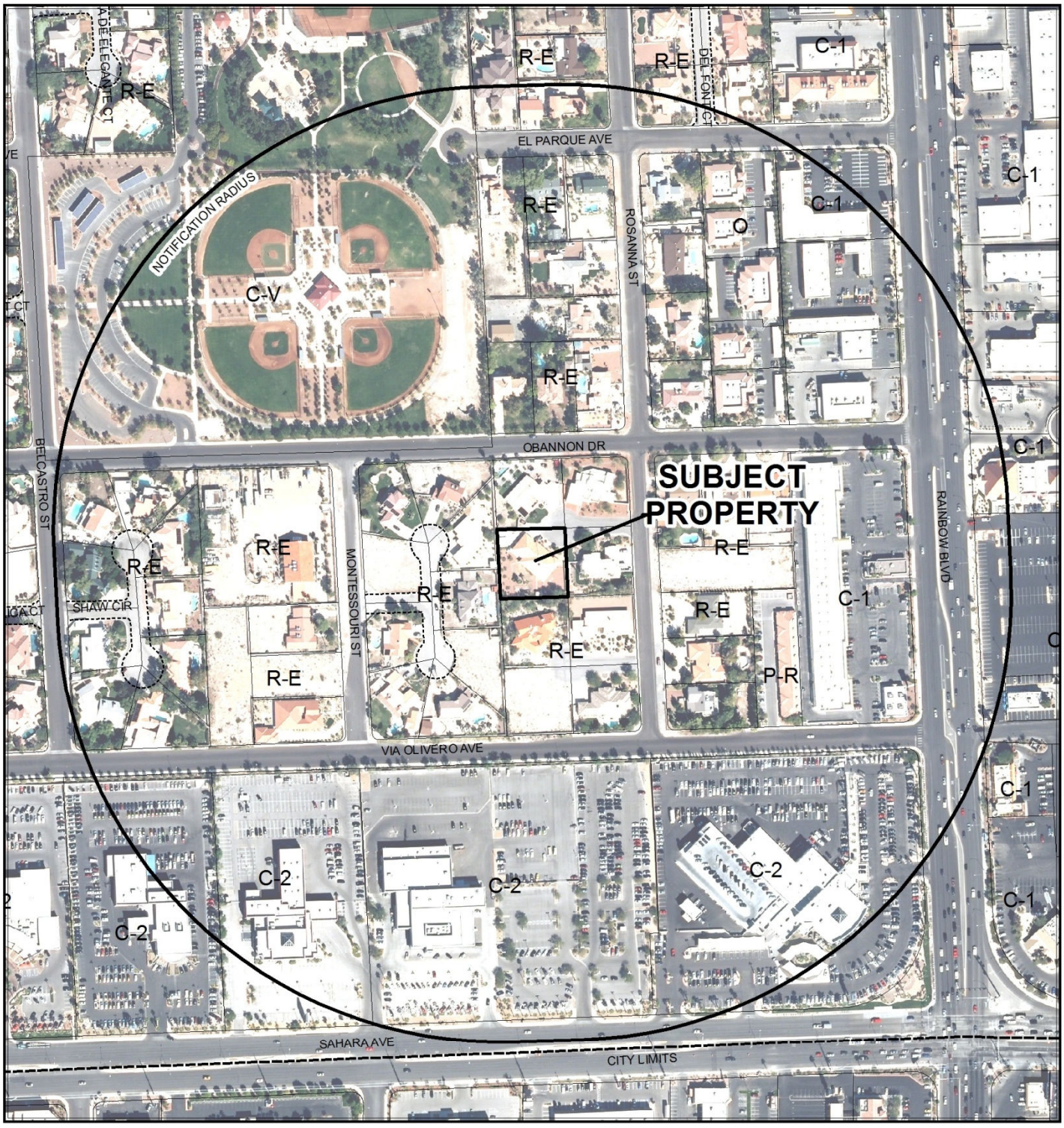
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NELSON FAMILY TRUST

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-X48706	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-48706 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. The existing accessory structures (sheds) located a the northwest corner of the site shall be removed or relocated within 30 days of final action on this entitlement request.

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

Public Works

5. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with the existing individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this structure.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is seeking a Variance to allow a four-foot side yard setback for a proposed 900-square-foot Accessory Structure (Class II) where a 10-foot side yard setback is required. The proposed structure will function as a detached garage for the single-family dwelling located on a half-acre R-E (Residential Estates) zoned lot at 2221 Rosanna Street. Staff recommends denial of this request, as the location and the size of the proposed structure has created a self-imposed hardship.

ISSUES

- The side yard setback for the R-E (Residential Estates) zoning district was increased from three feet to 10 feet in relation to the animal use text amendments completed in 2012.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/19/12	The City Council adopted Ordinance #6229, which amended Tables 2 and 3 of the LVMC 19.06.050. This amendment was a component of a larger request to amend language regarding animal related uses. The amended tables affected the R-E (Residential Estates) District Accessory Structures and Building Height by increasing the previous three-foot side yard setback for Accessory Structures to 10 feet. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/07/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/22/97	A building permit (#97-008096) was issued for a single family dwelling at 2221 Rosanna Street. The permit was complete with a final inspection on 08/04/97.

Pre-Application Meeting	
02/25/13	A pre-application meeting was held with staff to discuss the submittal requirements for a requested Variance to the required side yard setback for a proposed detached garage.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
04/09/13	A field check was conducted by staff and the site was found to be a clean and orderly single family residence located at the end of a cul-de-sac. There are two small unpermitted sheds located along the side property line where the proposed Accessory Structure will be located that are not compliant.

Details of Application Request	
Site Area	
Net Acres	0.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	30 Feet	30 Feet	Y
• Side	10 Feet	4 Feet	N
• Rear	35 Feet	82 Feet	Y
Min. Distance Between Buildings	6 Feet	9 Feet	Y

ANALYSIS

The subject site was developed as a single family residence in 1997. The applicant is requesting to add a 900 square-foot Accessory Structure (Class II) (detached garage) in the northwest corner of the lot. The subject site is located on a private cul-de-sac with access to the proposed garage provided from the existing driveway. The proposed structure is located nine feet from the primary structure and does not exceed the height of the existing residence. The proposed side yard setback along the west property line is six-feet at its minimum and four-feet along the north property line where Title 19.06.060 requires a 10-foot side yard setback for accessory structures. The applicant had originally designed the structure to conform to the previous code requirement for a three-foot side yard setback in 2012, but did not submit permits prior to the adopted change in code. Staff recommends denial of the requested Variance, as the proposed nonconforming setbacks are a result of a self-imposed hardship. The applicant could meet the code requirements with a smaller structure located within the required setbacks.

FINDINGS (VAR-48706)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by locating the Accessory Structure (Class II) with a four-foot side yard setback where a 10-foot side yard setback is required. An alternative design consisting of a smaller structure with the required 10-foot setbacks would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 73

APPROVALS 0

PROTESTS 0

MH

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:	

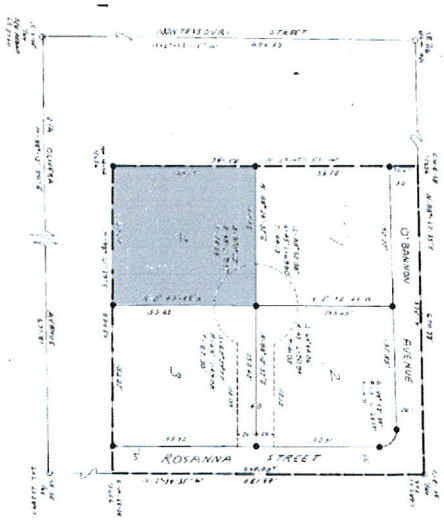
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

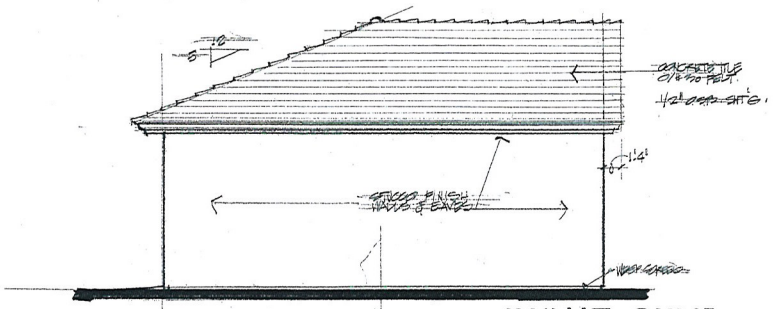
ADJACENT RESIDENCE

Driveway

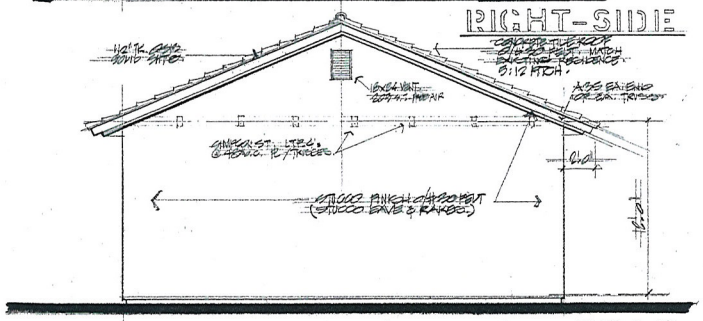
New Garage

N

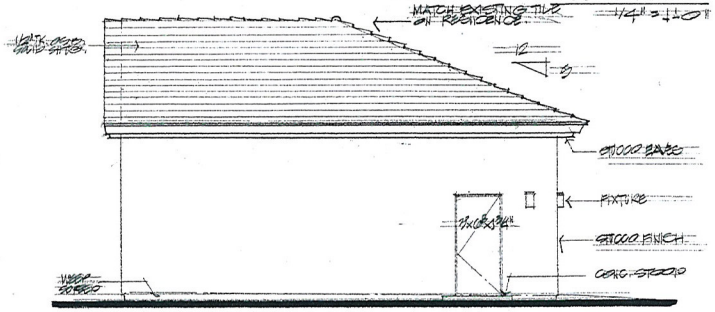
VAR-48706



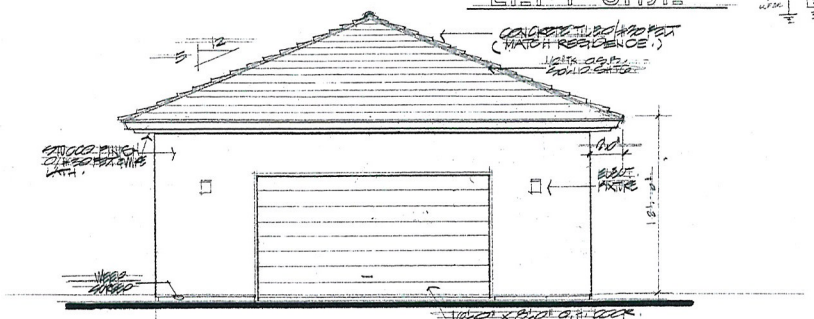
RIGHT-SIDE



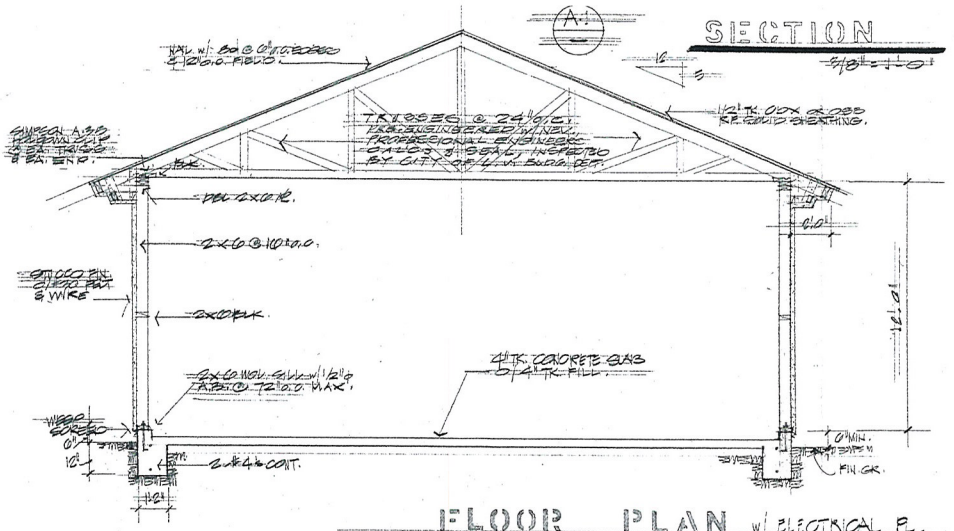
REAR



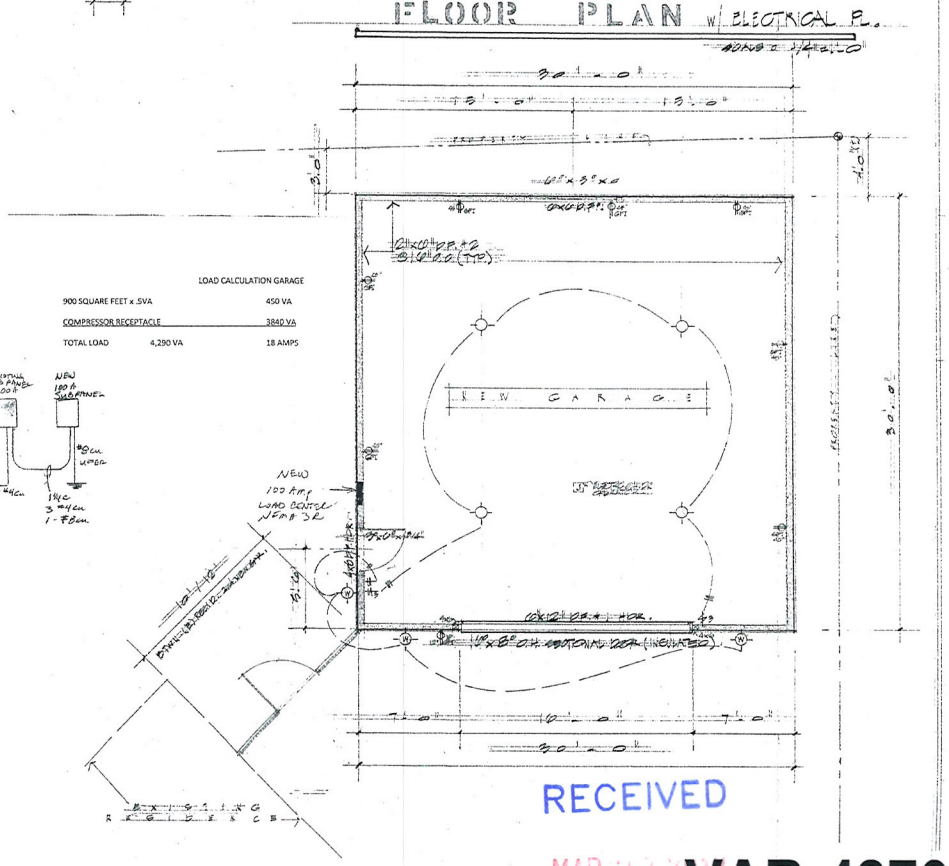
LEFT-SIDE



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**

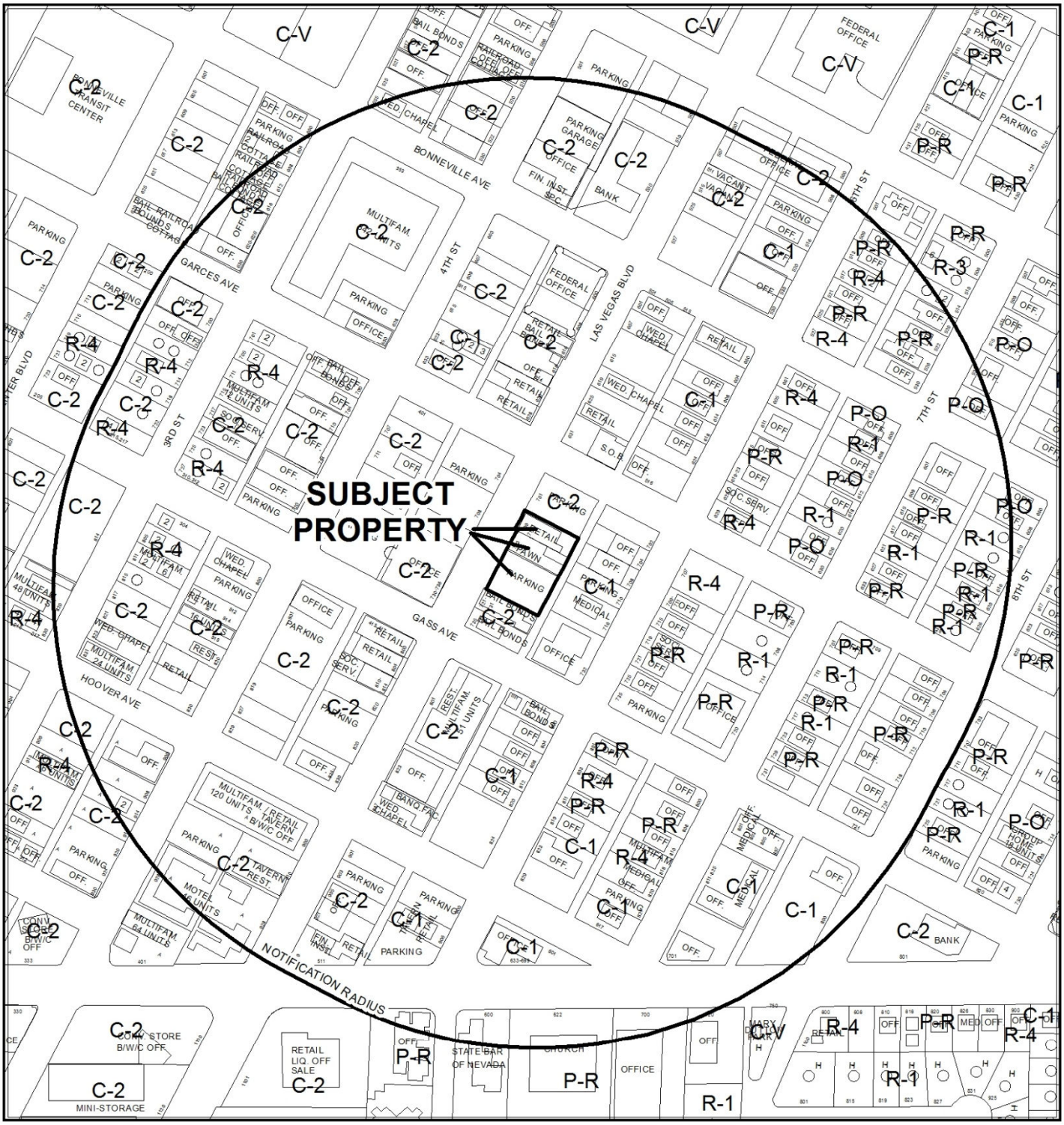
SUBJECT:
VAR-48762 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Variance TO ALLOW A PROPOSED PROJECTING SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard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

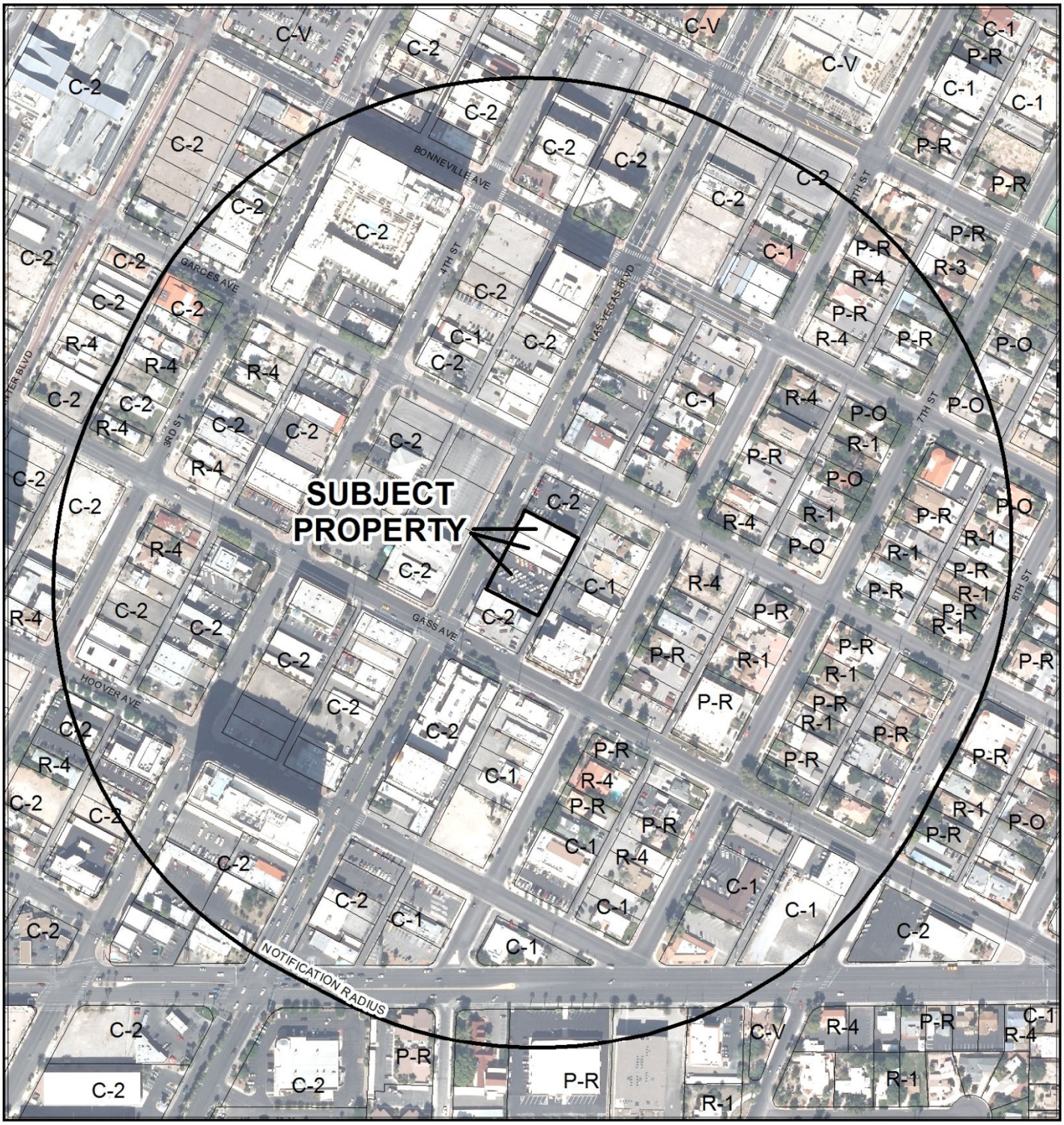
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HARRISON PROPERTIES, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48762	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-48762 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for an approved Downtown Signage Design Review (ARC-48760) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. The sign shall be set back from the curb a sufficient distance as determined by the City Traffic Engineer.

7. Submit an Encroachment Agreement for the proposed sign in the public right-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant operates an existing Pawn Shop at 709 and 713 South Las Vegas Boulevard within the Las Vegas Boulevard Scenic Byway Overlay District. The site consists of three linked parcels; the southernmost parcel contains an existing legally nonconforming freestanding sign, and the two northern parcels contain one building with interior access throughout. The applicant is proposing to affix a new 15 square-foot, double-faced projecting sign to the north side of the west elevation of the building that generally matches the design of the existing freestanding sign (same lettering and logo with an added face in red type that reads, "Express Pawn"). Title 19 does not allow any new projecting sign to be located on a property that already contains a freestanding sign; therefore, in order for a permit to be issued for this sign, a Variance must first be approved. As the proposed sign is not in conformance with Title 19 requirements, staff recommends denial.

ISSUES

- A building permit cannot be issued for the proposed sign unless a variance from Title 19.08.120 is approved allowing a projecting sign on the same property as a freestanding sign, where this is not allowed.
- An Encroachment Agreement must be approved by the City Council prior to installation of any proposed signage within the public right-of-way.
- The design of the proposed sign was approved by the Downtown Design Review Committee on 04/16/13 with a condition to add animated lighting around the full perimeter of the sign.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/21/88	The City Council approved a Special Use Permit (U-0111-88) to allow a Class III Secondhand Dealership at 713 South Las Vegas Boulevard.
02/15/89	The City Council approved a Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard to purchase and sell other items in addition to the previously approved Class III items (jewelry, precious metals and gems). The Board of Zoning Adjustment recommended approval. Staff recommended denial.

08/16/89	The City Council approved a Special Use Permit (U-0110-89) for a Pawn Shop in conjunction with an existing Secondhand Dealer at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment and staff recommended approval.
04/20/94	The City Council approved a Special Use Permit (U-0045-94) to allow the expansion of an existing Pawn Shop and to allow an Auto Pawn dealership at 709 to 715 South Las Vegas Boulevard. The Board of Zoning Adjustment and staff recommended approval.
04/21/10	The City Council approved a request for a Major Amendment (SUP-37237) to a previously approved Special Use Permit (U-0045-94) for a proposed 5,604 square-foot expansion of an existing 9,019 square-foot Pawn Shop use at 713 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
04/21/10	The City Council approved a request for a Request for a Site Development Plan Review (SDR-37326) for a 5,604 square-foot addition to an existing 9,019 square-foot commercial building with waivers of the Downtown Centennial Plan Streetscape and Parking Lot Landscaping Standards on 0.64 acres at 713 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
06/30/10	A one-lot merger and resubdivision Parcel Map (PMP-38737) at 713 South Las Vegas Boulevard was submitted for staff review. This map was not recorded and has since expired.
04/16/13	The Downtown Design Review Committee (DDRC) approved a Sign Design Review (ARC-48760) for an existing Pawn Shop with a waiver to allow 50 percent animation with no neon where 75 percent neon illumination and/or animation is required at 709 and 713 South Las Vegas Boulevard. Staff recommended denial. A condition of approval required chasing lights to be added around the entire perimeter of the proposed sign.

Most Recent Change of Ownership	
12/05/94	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/02/93	A building permit (#93181826) was issued for a vinyl changeout of an existing wall sign at 713 South Las Vegas Boulevard. A final inspection has not been completed.
05/05/99	A building permit (#99008631) was issued for eight existing cabinet wall signs at 713 South Las Vegas Boulevard. A final inspection was approved 05/13/99.

05/25/00	A building permit (#00010182) was issued for a wall sign at 713 South Las Vegas Boulevard. A final inspection was approved 06/28/00.
04/10/02	A building permit (#02006348) was issued for an 84.5 square-foot wall sign at 713 South Las Vegas Boulevard. A final inspection has not been completed.
02/28/13	An application (230590) was submitted for a building permit for a projecting sign at 713 South Las Vegas Boulevard. The application has been denied pending action by the Downtown Design Review Committee and Planning Commission.

Pre-Application Meeting	
03/18/13	Staff and the applicant's representative discussed requirements for submittal of a signage design review application for the Downtown Design Review Committee. The attendees were informed that the proposed sign did not meet the zoning code requirements for projecting signs and that the proposed illumination and animation did not meet minimum Scenic Byway standards. Therefore, a variance and waiver would need to be requested, and both would require separate public hearings.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/03/13	An existing freestanding sign that was constructed prior to the designation of Las Vegas Boulevard as a National Scenic Byway is located just south of the existing Pawn Shop. The west elevations of the connected buildings contain nine existing wall signs. The proposed sign would be located above a roll-up door that protects a secondary storefront and would hang over the public sidewalk.

Details of Application Request	
Site Area	
Net Acres	0.16 (parcel applicable to Variance request); 0.63 (site property)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Pawn Shop	C (Commercial)	C-2 (General Commercial)
North	Parking Facility	C (Commercial)	C-2 (General Commercial)
South	Bailbond Service	MXU (Mixed Use)	C-2 (General Commercial)
East	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
West	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	*Compliance*
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
Live/Work Overlay District	N/A
Las Vegas Boulevard Scenic Byway Overlay District	N
Other Plans or Special Requirements	***Compliance***
Trails (Scenic Byway Trail)	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Projecting Signs			
Standards	***Allowed***	***Provided***	***Compliance***
Other	Cannot be located on same property as a freestanding sign	Existing freestanding sign on property	N

ANALYSIS

The proposed sign's intended purpose is to attract customers to a separate entrance (currently protected by a roll up door) who wish to do business with the pawn shop but want to avoid the wait times associated with filming of the popular television series that takes place on the property. The existing freestanding sign advertising the property is located on the opposite side of this entrance. Title 19.08.120 only allows projecting signs if a freestanding sign is not already on the property. "Property" is defined by Title 19.18 as "a lot, parcel or tract of land together with the building and structures located thereon." Although the site consists of three separate parcels, the property includes the building and the parking area together; thus, the proposed projecting sign would be on the same property as the existing freestanding sign. As a different type of sign other than a projecting sign (for example, a roof sign) could be designed to meet Title 19 standards, staff recommends approval of the request.

The subject site is located within the Downtown Centennial Plan Overlay District and the Las Vegas Scenic Byway Overlay District, which requires Downtown Design Review Committee (DDRC) approval of all new signage. The proposed sign design was approved by the DDRC on condition that flashing bulbs be incorporated around the full perimeter of the sign. The sign would encroach into the Las Vegas Boulevard right-of-way. An encroachment agreement must be approved by the City Council prior to installation of any new signage; this is addressed in the design approval by the DDRC.

FINDINGS (VAR-48762)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a projecting sign where a freestanding sign already exists on the same property. Proposal of a different sign type would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 338

APPROVALS 1

PROTESTS 0

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

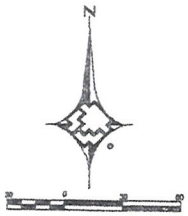
Notary Public in and for said County and State

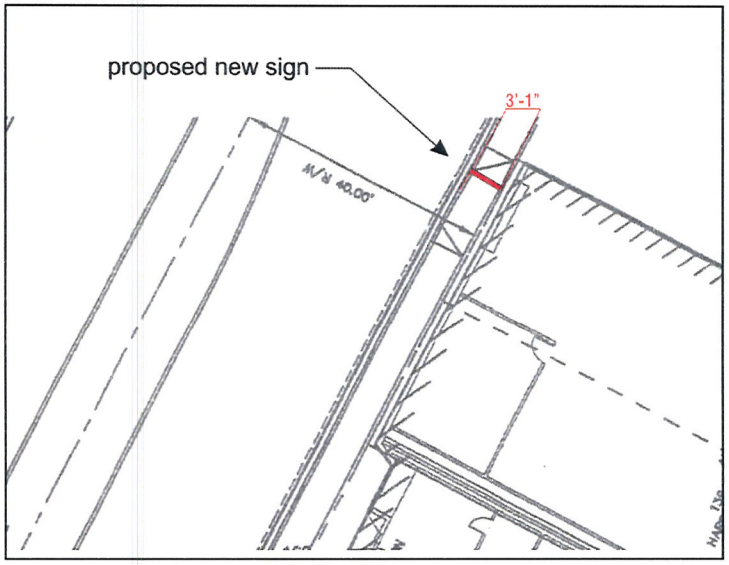
THEO SPYER
Notary Public, State of Nevada
Appointment No.10-2488-1
My Appt. Expires July 8, 2014

FOR DEPARTMENT USE ONLY

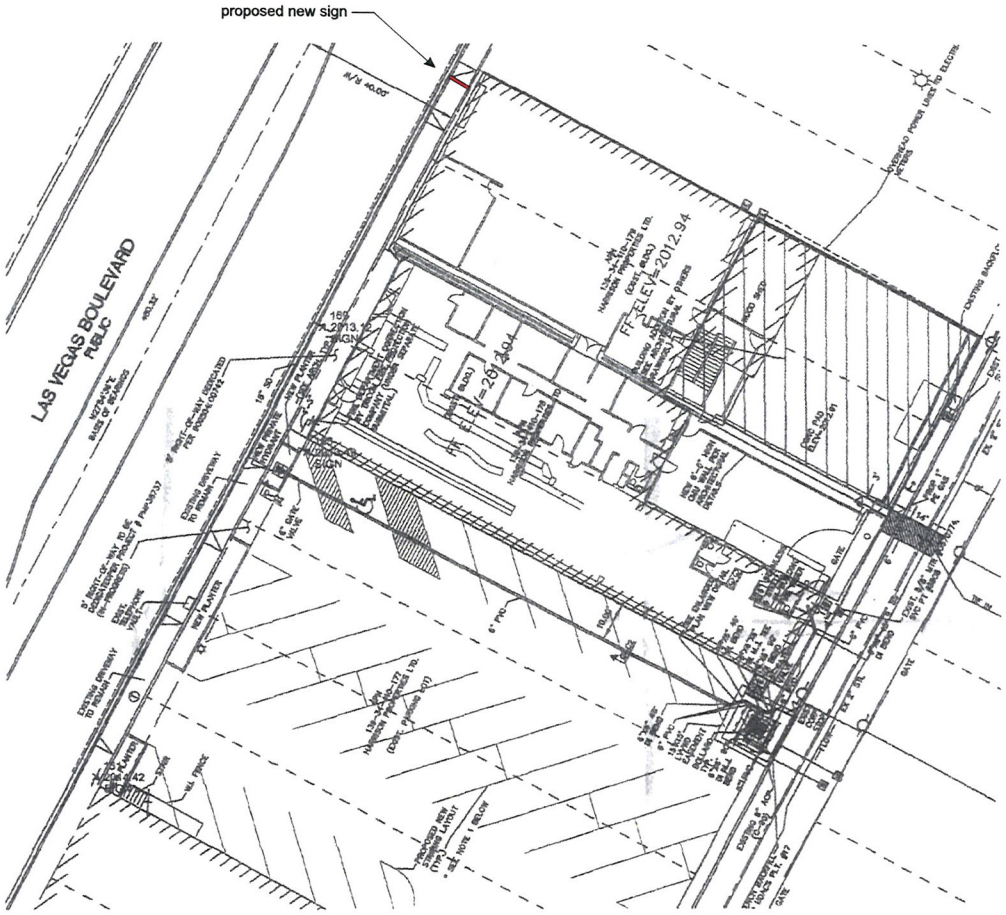
Case #	VAR-48762
Meeting Date:	5/14/2013
Total Fee:	830 00 TQ
Date Received:*	3/25/2013
Received By:	MREX

*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

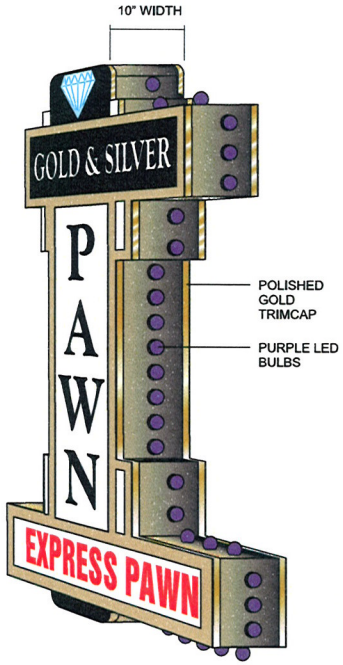
VAR-48762



NOTE: SIZE IS APROXIMATE-BUILDING
MEASUREMENTS REQUIRED TO DETERMINE EXACT SIZES.

PURPLE LED BULB: 1" GLOBE
INTERMED. SOCKET G8-CED

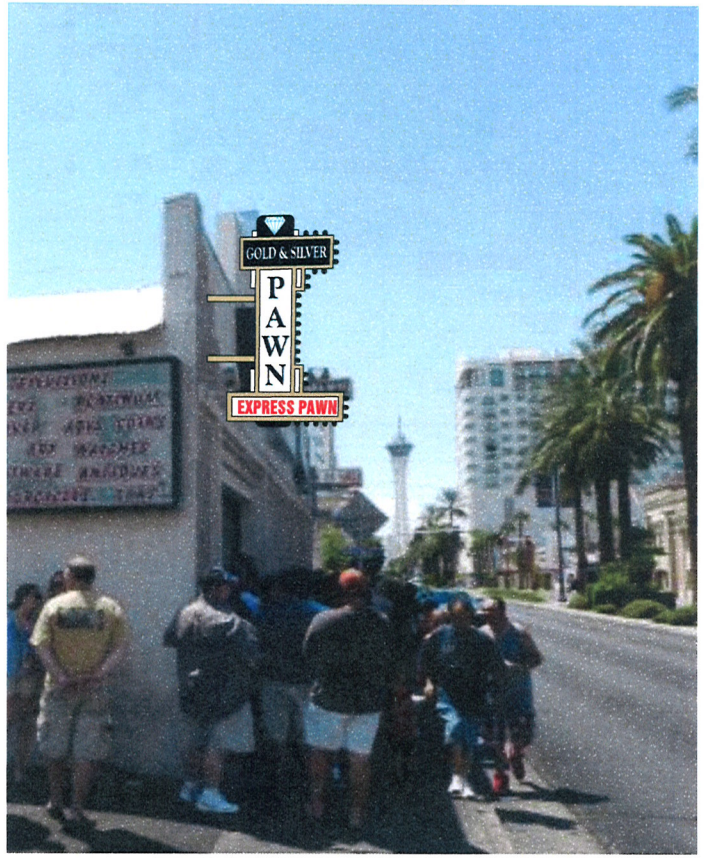




SPECIFICATIONS

- 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

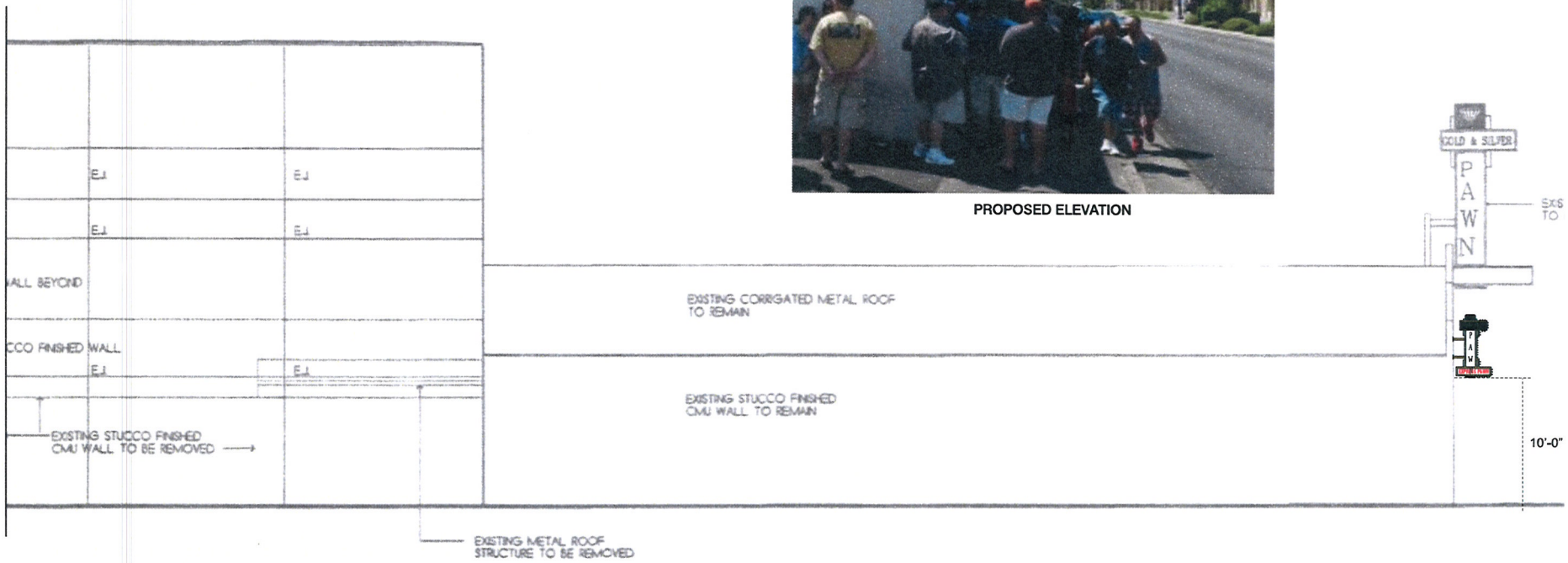
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008

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

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:

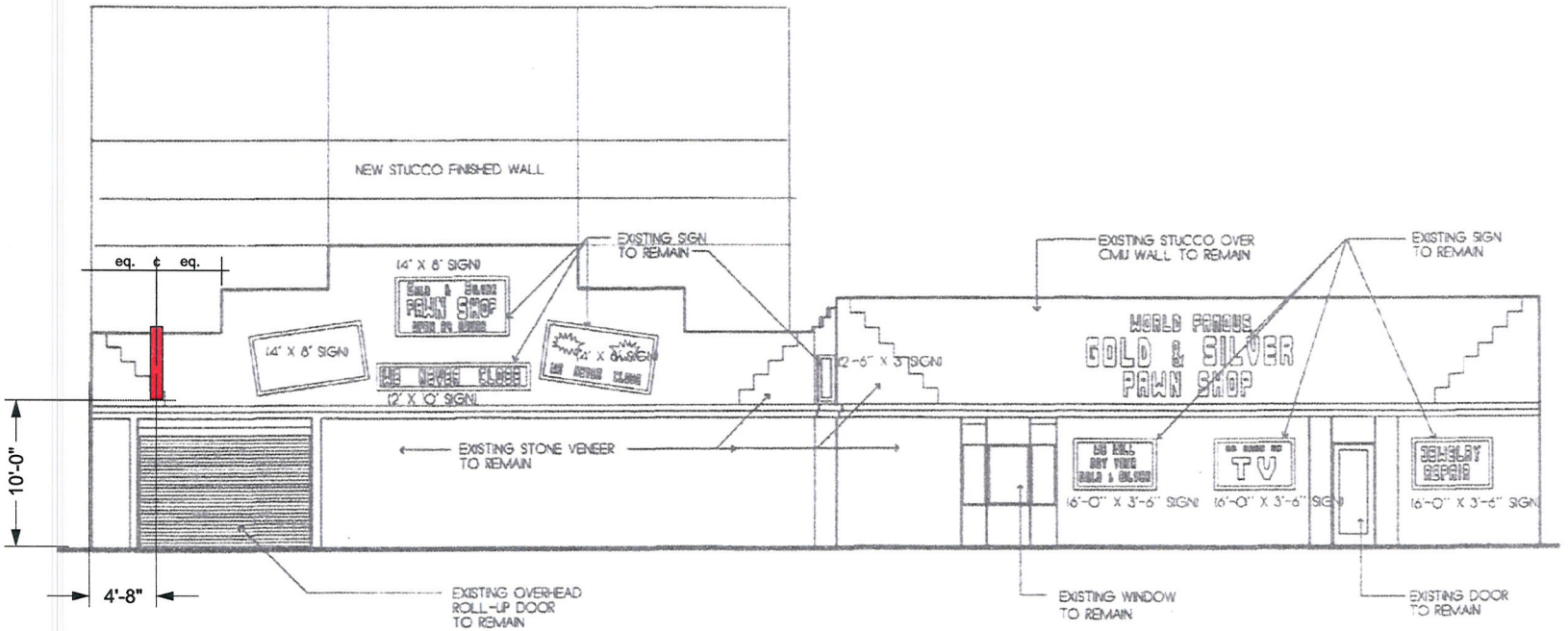
GOLD & SILVER
PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV. 89101

Job Number:
Date: 3-14-13
Sheet Number: 1 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
PLANNING & DEVELOPMENT

VAR-48762



WEST 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

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: 2 Of 3

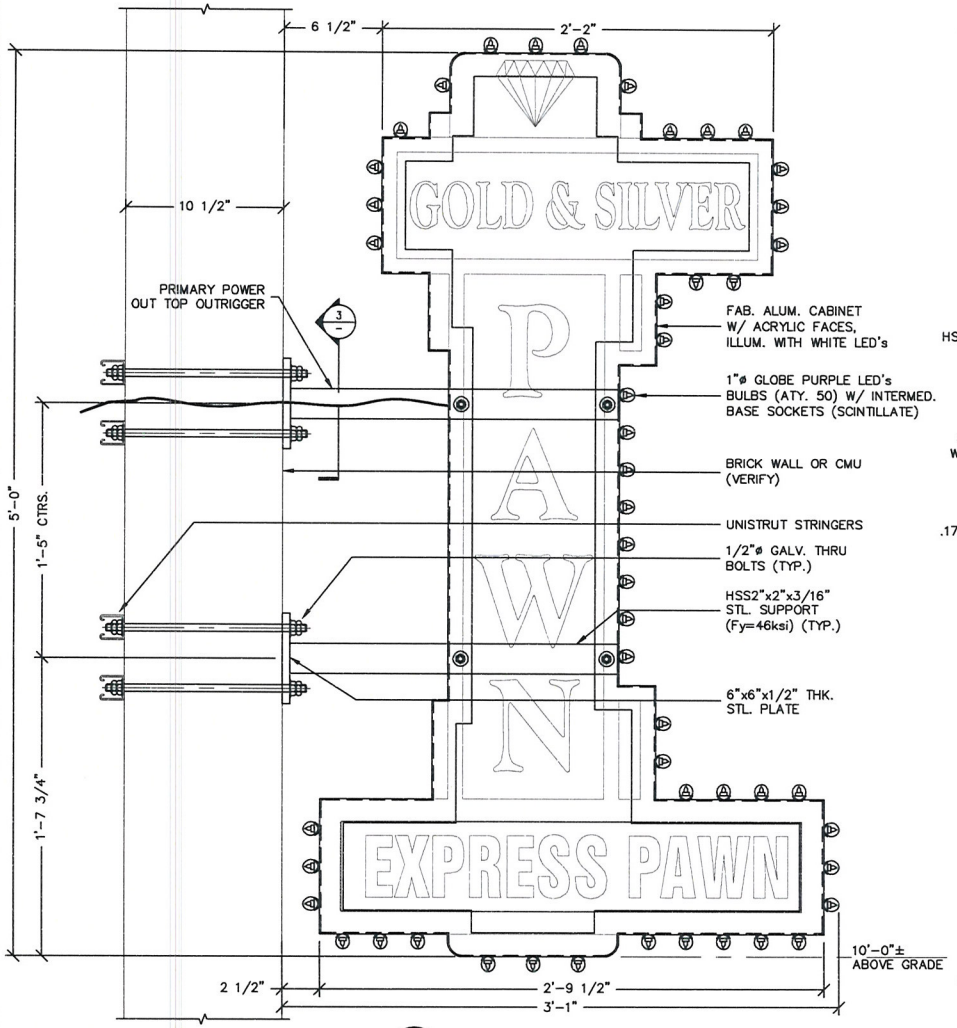
Design Number: 210490900 elev.

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

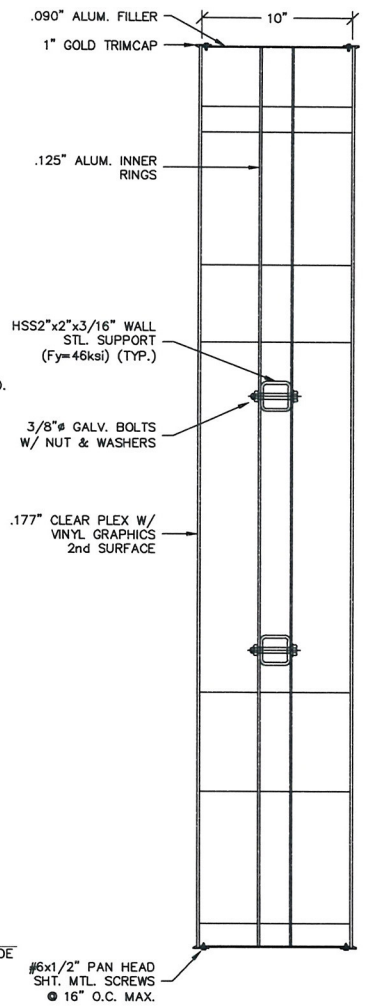
MAR 25 2013

City of Las Vegas
Department of Planning

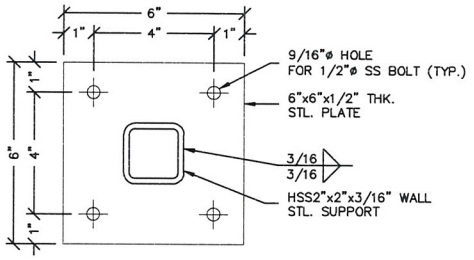
VAR-48762



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

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Heath Sign Company LLC or its authorized agent.©

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



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

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

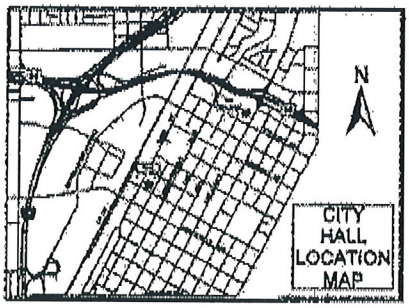
RECEIVED
MAR 25 2013
City of Las Vegas
VAR-48762

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 MAY02 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.

Case: VAR-48762

13934301010
FUMO OSVALDO E
1212 S CASINO CENTER
LAS VEGAS NV 89104-1016 89104-1016

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-48762

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

34A

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**

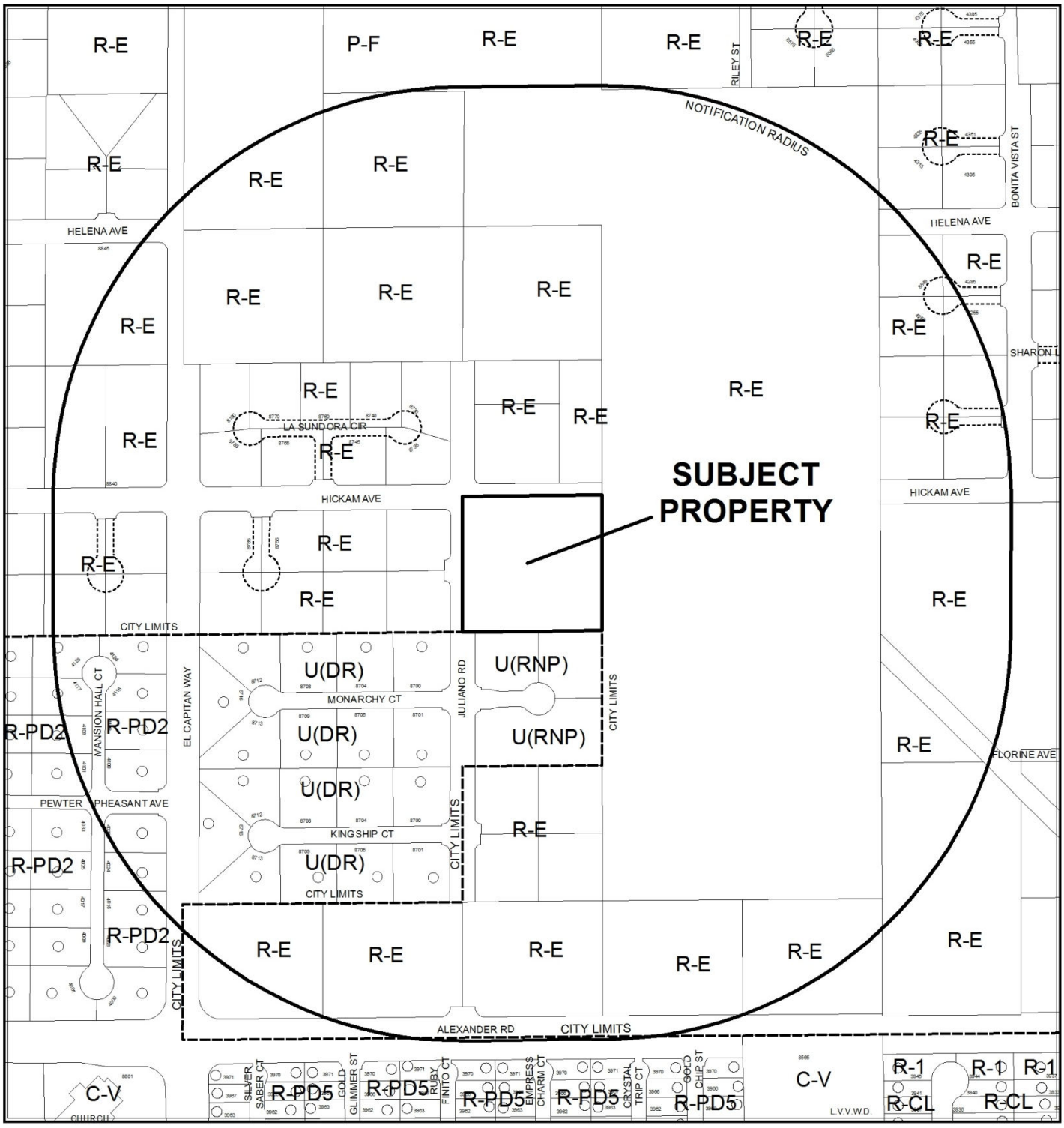
SUBJECT:
VAR-48779 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFFSITE IMPROVEMENTS INCLUDING SIDEWALKS AND STREETLIGHTS WHERE SUCH ARE REQUIRED on 2.5 acres generally located on the southeast corner of 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.	**1**	**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
6. Protest Postcard



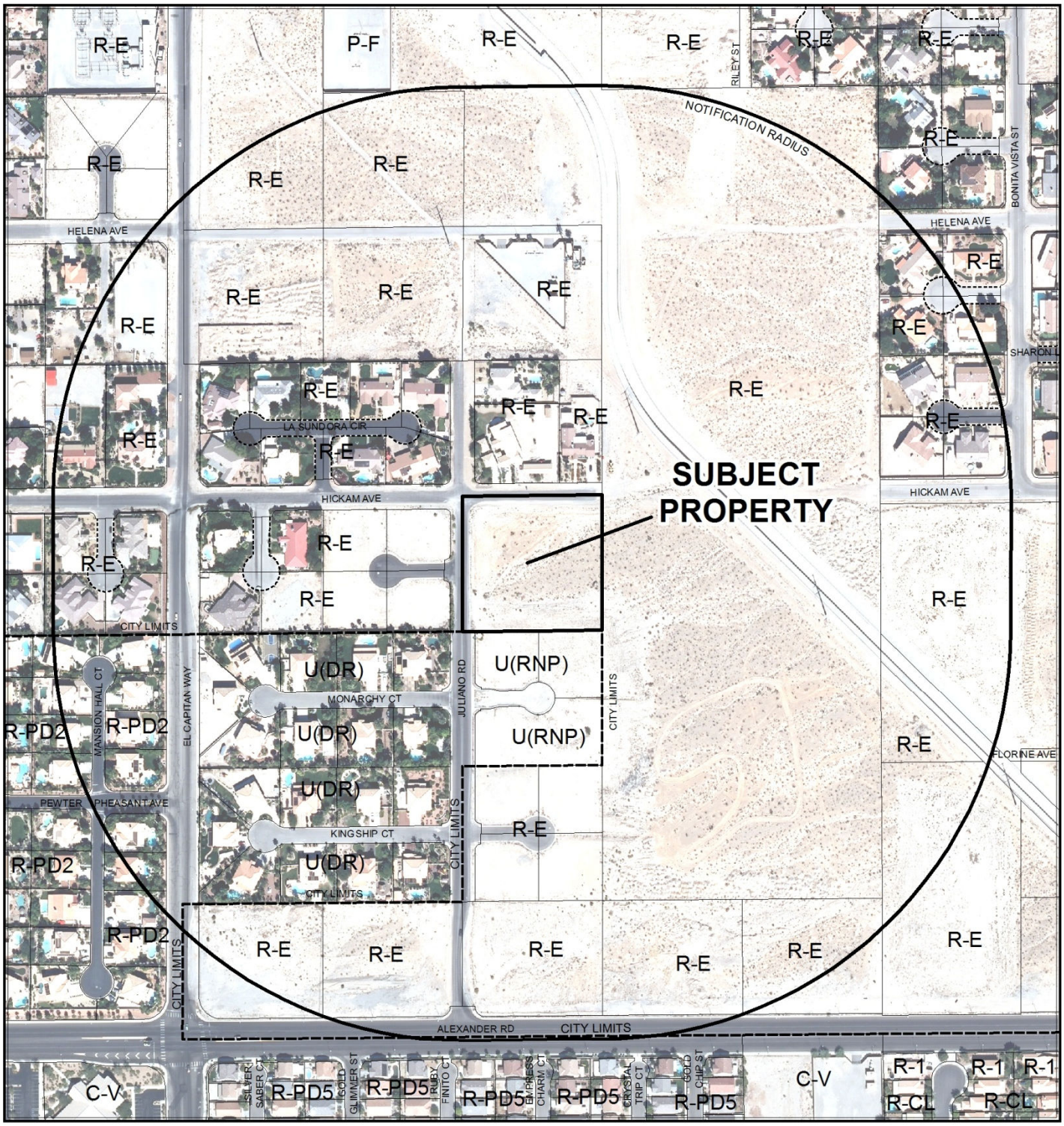
0 300 600 Feet

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]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: T H M ENTERPRISES, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48779	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-48779 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

5. The installation of sidewalk and streetlights may be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Traffic Engineering Section of Public Works regarding street lighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for sidewalk and streetlights not constructed at this time on Juliano Road and Hickam Avenue. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Sidewalk may be installed if recommended in an approved Drainage Study for this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to not provide sidewalks, street lights, and offsite improvements related to four proposed undeveloped residential lots on 2.5 acres. The subject site is located near the southeast corner of Juliano Road and Hickam Avenue, within the R-E (Residential Estates) zoning district. The proposed site has no physical abnormities that would require any deviations from code in order to be fully developed with the necessary improvements; furthermore, there are sidewalks and offsite improvements provided in nearby neighborhood developments to the south. Staff recommends denial of this request. If denied, the applicant would be required to construct the necessary sidewalks and offsite improvements and install street lights prior to the development of any of the residential lots.

ISSUES

- The submitted plans do not provide sidewalks as required by Title 19.02.040.
- The submitted plans do not provide curbs and gutters as required by Title 19.02.050.
- The submitted plans do not provide off-site improvements as required by Title 19.02.130.
- The submitted plans do not provide street lights as required by Title 19.02.240.
- The submitted plans do not comply with the standards listed in Title 19.04.200.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/16/02	The City Council approved a petition to Annex [A-0048-01(A)] 2.5 acres of property generally located at the intersection of Juliano Road and Hickam Avenue. The Planning Commission and staff recommended approval.
01/12/06	The Planning Commission denied a request for a Rezoning (ZON-10495) from: U (Undeveloped) [DR (Desert Rural Residential) General Plan Designation] to R-PD2 (Residential Planned Development – 2 Units Per Acre) on 2.50 acres at the Southeast corner of Juliano Road and Hickam Avenue. Staff Recommended denial. The applicant withdrew the request prior to being heard by City Council.

01/12/06	The Planning Commission denied a request for a Variance (VAR-10496) to allow a proposed residential planned development on 2.50 acres where the minimum allowed is 5 acres at the Southeast corner of Juliano Road and Hickam Avenue. Staff Recommended denial. The applicant withdrew the request prior to being heard by City Council.
	The Planning Commission denied a request for a Waiver (WVR-10947) of Title 18.12 to allow 175 feet between centerline intersections where 220 feet is the minimum allowed on 2.50 acres at the Southeast corner of Juliano Road and Hickam Avenue. Staff Recommended denial. The applicant withdrew the request prior to being heard by City Council.
	The Planning Commission denied a request for a Site Development Plan Review (SDR-10494) for a five-lot residential subdivision on 2.50 acres at the Southeast corner of Juliano Road and Hickam Avenue. Staff Recommended denial. The applicant withdrew the request prior to being heard by City Council.
03/12/13	A request for a Variance (VAR-47840) to allow a private street to not comply with minimum standards for a public street, including no sidewalks or streetlights where such are required and a width of 40 feet where a minimum of 47 feet is required on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue was withdrawn without prejudice at 3/12/13 Planning Commission.

Most Recent Change of Ownership	
08/16/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this request.

Pre-Application Meeting	
03/13/13	A pre-application meeting was held between staff and the applicant's representative to discuss the submittal requirements for a Variance to not complete offsite improvements, which include sidewalks and streetlights along Juliano Road and Hickam Avenue.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
04/09/13	A field check of the site was conducted and staff found an undeveloped site free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	2.5

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	U (Undeveloped) [DR (Desert Rural Residential) General Plan Designation]
North	Single Family, Detached	Unincorporated Clark County RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Rural Estates)
South	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation]
East	Undeveloped	Unincorporated Clark County RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Rural Estates)
West	Undeveloped	Unincorporated Clark County RNP (Rural Neighborhood Preservation)	Unincorporated Clark County R-E (Rural Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Rural Preservation Overlay District	N/A

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Hickam Avenue	60' Minor Collector Street	Title 19.04 Complete Streets	30'	N
Juliano Road	60' Minor Collector Street	Title 19.04 Complete Streets	30'	N

Pursuant to Title 19.04.200, the following standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
60' Minor Collector Street (Hickam Avenue)	Utility & Mechanical Boxes	Not Shown	Not Shown
	Street Lights	Not Provided	N
	Fire Hydrants	Not Shown	Not Shown
	Tree Placement	Not Provided	N
	Tree Spacing	Not Provided	N
60' Minor Collector Street (Juliano Road)	Utility & Mechanical Boxes	Not Shown	Not Shown
	Street Lights	Not Provided	N
	Fire Hydrants	Not Shown	Not Shown
	Tree Placement	Not Provided	N
	Tree Spacing	Not Provided	N

ANALYSIS

Typically, a Waiver of the public street standards would occur if the site improvements are proposed as private streets separated by gates per Title 19.04.070(A); however, it is customary to require the installation of all incomplete or damaged improvements surrounding the site when a site is developed in the City of Las Vegas with public streets. In Title 19.16.040(K), the Director of Public Works is authorized to delay the installation of offsite improvements if the site is located in an area where partial or full public street improvements are not customary. Since this site is in such an area, the Department of Public Works has no objection to the deferment of sidewalk and streetlights, provided the applicant adheres to the conditions of

approval. Since the applicant is proposing public streets, then all street and offsite improvements required of Title 19.02 and 19.04 apply. Specifically, sidewalks, streetlamps, curbs and gutters are listed out in the code to provide the necessary improvements for the public's benefit. The applicant states that the request to not provide the improvements is in response to the requests made during previous neighborhood meetings regarding the preceding development proposal for this site. The applicant states that it is the desire to retain the rural character of the area by not completing the sidewalks and street lights and that there is no network of improvements to connect to.

Staff finds no substantial reason to not provide sidewalks, streetlamps, and offsite improvements and that accessibility for all ages and abilities will be neglected, requiring citizens who rely on wheeled-access to use the street. The request for a Variance to not provide the necessary offsite improvements, sidewalks, and streetlamps is a self-created hardship; therefore staff recommends denial of this request.

FINDINGS (VAR-48779)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required streetscapes and off site improvements. The applicant states that the intent is provide streetscapes that are rural in context; however, staff finds that there is an existing network of sidewalks, streetlamps, and offsite improvements in close proximity to the subject site. The provision of the required

streetscapes, street lights, sidewalks, and offsite improvements would not only allow conformance to the Title 19 requirements, but would serve as the necessary improvements for neighborhood accessibility for all existing and future residents. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 81

APPROVALS 0

PROTESTS 1

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

RECEIVED
MAR 26 2013
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

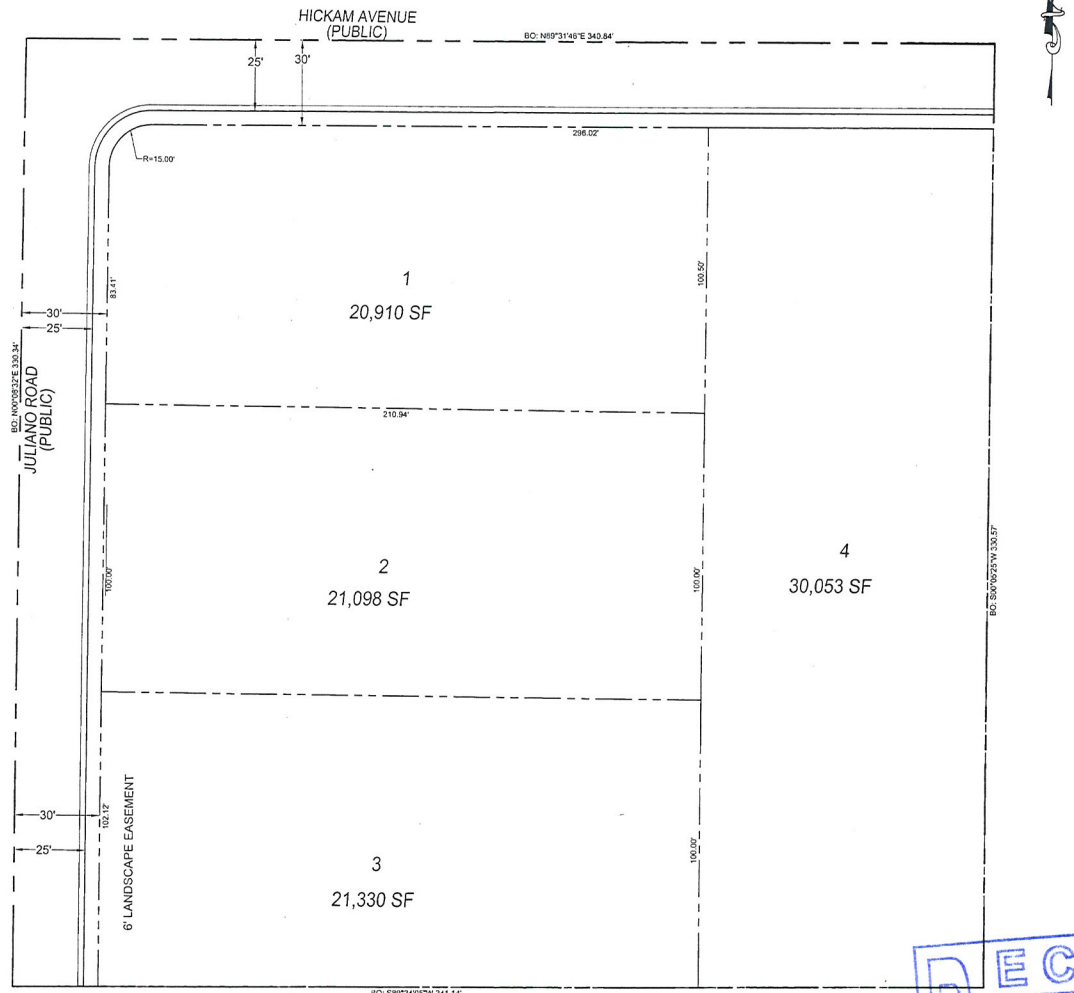
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

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

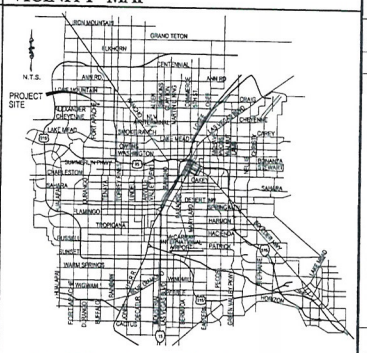
DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

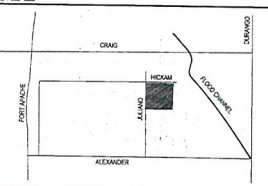
ABBREVIATIONS

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,

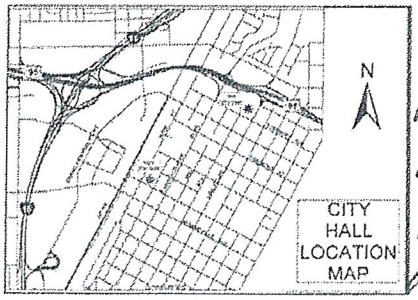
Robert Cunningham, PE
Taney Engineering

RECEIVED
MAR 26 2013
City of Las Vegas
Department of Planning

VAR-48779

City of Las Vegas
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.

VAR-48779

Planning Commission Meeting of **5/14/2013**

REALLY! ANOTHER REQUEST FOR A VARIANCE - WHERE DOES IT END? NEXT TIME A VARIANCE FOR NO WATER / NO POWER PLEASE SUPPORT THE PEOPLE WHO LIVE HERE ALREADY, WORK HERE ALREADY, PAID OUR "DUES" ALREADY. THOSE WHO VOTED OUR officials IN WITH THEIR PROMISE TO SERVE US!!

Thank you.

Case: VAR-48779
13805801003
CLARK LINDA S
8775 HICKAM AVE
LAS VEGAS NV 89129-0408 89129-0408

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

35P

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**

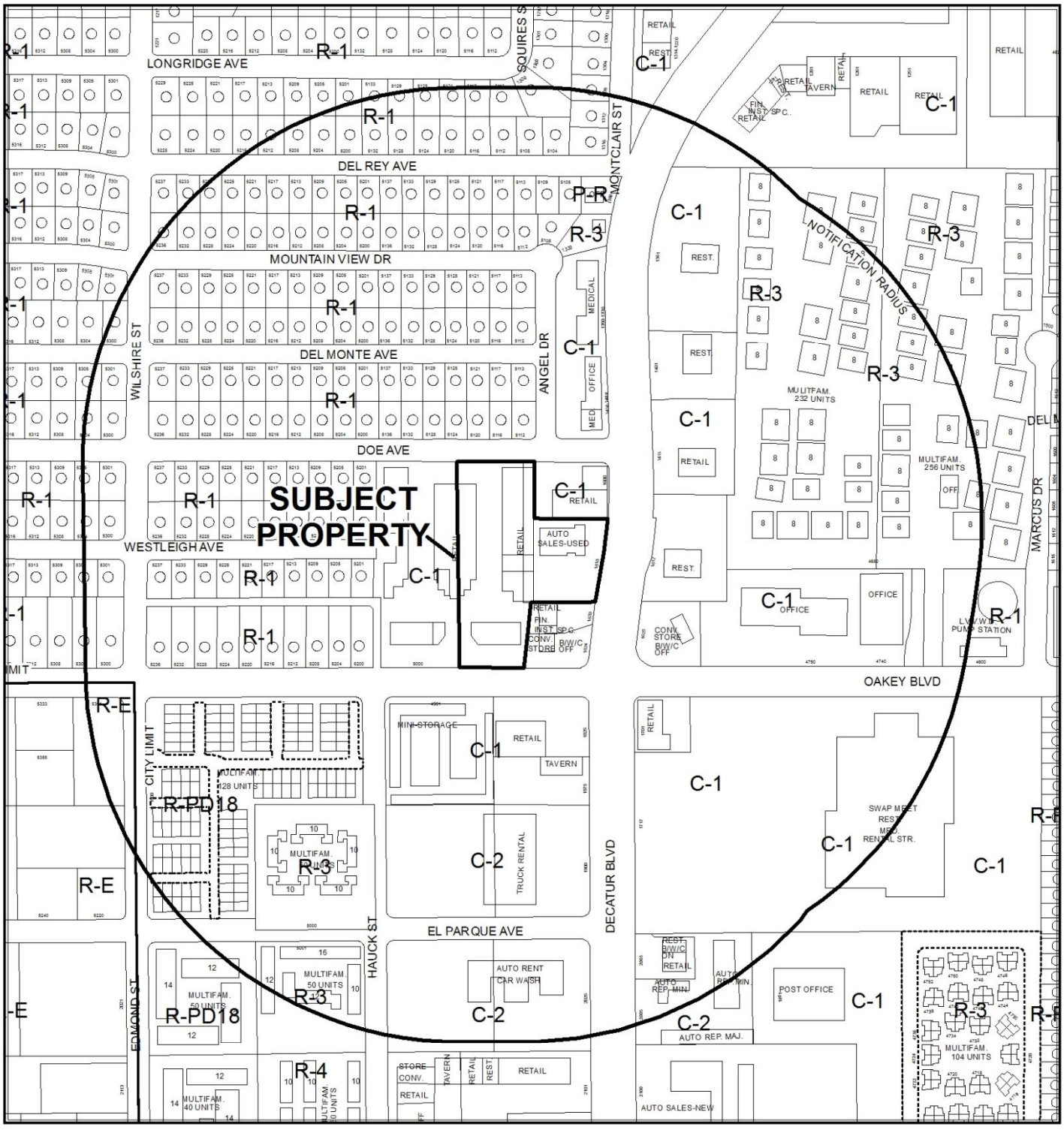
SUBJECT:
VAR-48797 - VARIANCE - PUBLIC HEARING - APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC AND D16, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 2.3 acres at 5000 West Oakey Boulevard (APNs 163-01-602-002 and 004),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



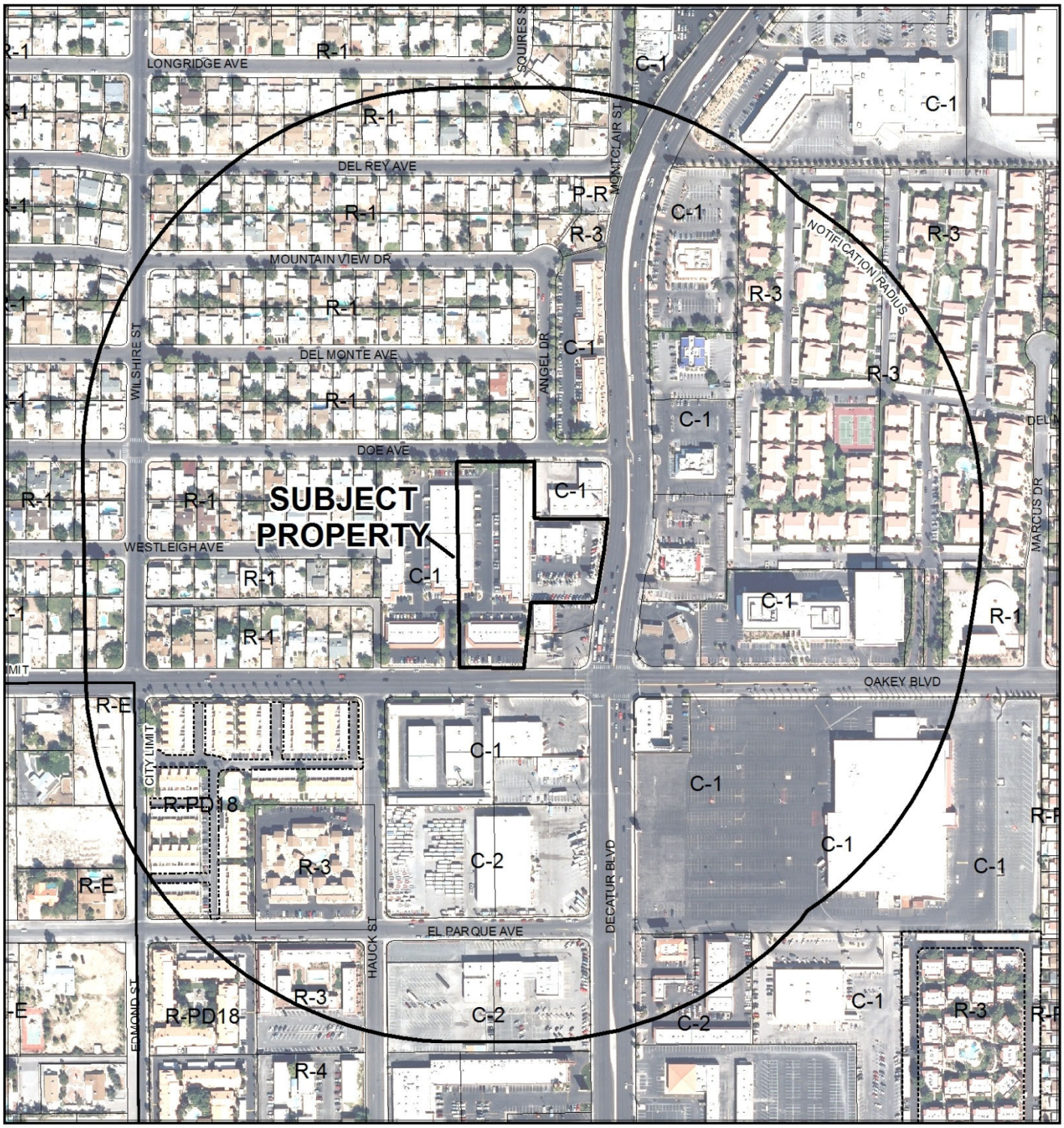
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: 5000 W OAKEY, LLC - OWNER: 5000 W OAKEY, LLC, ET AL

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48797	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-48797 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to adjust the current lot line between Lots 2 and 3 of Parcel Map File 43 Page 1 to coincide with a deed line to the west. This will be accomplished by remapping both parcels with the adjusted east property line, therefore creating a zero-foot setback along the western edge of Building C, at 5000 West Oakey Boulevard. Staff recommends denial of this request, as the resulting deficient side yard setback is the result of a self-imposed hardship.

ISSUES

- The proposed zero-foot setback is a self-imposed hardship created by the relocation of the east property line to the edge of the existing building. There are no proposed structures affiliated with this proposal.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/11/84	A four-lot Parcel Map (PM 43-1) was recorded on property located at the southwest corner of Decatur Boulevard and Doe Avenue.
03/18/87	The City Council approved a Rezoning (Z-0015-87) from R-1 (Single Family Residential [under Resolution of Intent to R-PD10 (Residential Planned Development – 10 Units Per Acre) and C-1 (Limited Commercial)] to C-1 (Limited Commercial) on approximately 5 acres located between Oakey Boulevard and Doe Avenue, approximately 200 feet west of Decatur Boulevard.
06/09/87	The plot plan (Z-0015-87) of the site at 5000 W. Oakey Boulevard was approved upon the issuance of building permits. Parking was approved at one space per 400 square feet of office and retail and one space per 2,000 square feet of warehouse space.
07/07/04	The City Council approved a Special Use Permit (SUP-4351) for a proposed Light Assembly and Fabrication Facility located at 5000 West Oakey Boulevard. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a Special Use Permit (SUP-11883) for a proposed Pet Boarding Facility located at 5000 West Oakey Boulevard, Units #E10 and #E11. The Planning Commission and staff recommended approval.
01/10/13	Staff denied a request for a two-lot Parcel Map (PMP-47934) for a merger and resubdivision on 6.17 acres at 1616 South Decatur Boulevard and 5000 West Oakey Boulevard pending the approval of this submitted Variance.

MH

Most Recent Change of Ownership	
01/23/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/19/92	A building permit (#92-149717) was issued for tenant improvements to an 18,472 square-foot building at 5000 W. Oakey Boulevard (Building C). A final inspection was completed on 07/07/92.

Pre-Application Meeting	
03/21/13	A pre-application meeting was held with staff to discuss the submittal requirements for a requested Variance to the side yard setback created by the shifting of the east property line westwards to the edge of Building C, at 5000 West Oakey Boulevard.

Neighborhood Meeting
A neighborhood meeting is not required for this type of application, nor was one held.

Field Check	
04/09/13	Staff visited the site and found a well maintained commercial property with an approximate four-foot retaining wall along the northeast corner with a 10-foot wide drainage easement that is absent of any landscaping.

Details of Application Request	
Site Area	
Net Acres	3.5

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	General Retail, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
	Motor Vehicle Sales (Used)		
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
A-O (Airport Overlay) District	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	50 Feet	Y
• Side	10 Feet	0 Feet	N
• Rear	35 Feet	20 Feet	Y
Max. Lot Coverage	50%	22%	Y

ANALYSIS

The subject site was mapped into the current lot configuration in 1984. The site was rezoned and Building C was constructed in 1987. At that time, the building maintained a 19-foot setback from the east lot line. After Building C was completed, a deed for the property to the east was recorded with a legal description including a portion of Lot 3 that primarily contains a screened and terraced drainage channel with an easement. It was discovered later that a small portion of

the rear of Building C was included within that lot. No landscaping was required during the original plot plan review in the setback area due to the existing sewer easement.

Property lines created by the deed are generally not recognized by Title 19 for conformance with zoning standards, only mapped (platted) lot lines are reviewed for conformance purposes. The side yard setback or Building C was 19 feet and was in conformance with respect to the side yard setback established by the Plot Plan for the site in 1987. Building C continues to be conforming with respect to the side yard setback, as the lot line has not been moved since it was first mapped; however, moving the lot line to the west more than nine feet would reduce the side yard out of conformance with the current C-1 (Limited Commercial) zoning district setback requirement.

Remapping the site as a one-lot commercial subdivision would allow interior ownership lines to be drawn through Records of Survey without regard for setbacks; however, this would first require approval of a tentative map. Alternatively, another deed could be recorded that moves the ownership line away from the building without affecting the setback distance from the current eastern lot line. Staff recommends denial of this request, as the proposed alteration of the existing lot line is a self-imposed hardship that creates a nonconforming side yard setback.

FINDINGS (VAR-48797)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by relocating property lines, thus creating the nonconformance. Retaining the existing property lines or establishing new property lines along the east with 10 feet from the structures would allow continued conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 340

APPROVALS 0

PROTESTS 0

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

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 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

State of Nevad 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

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

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 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

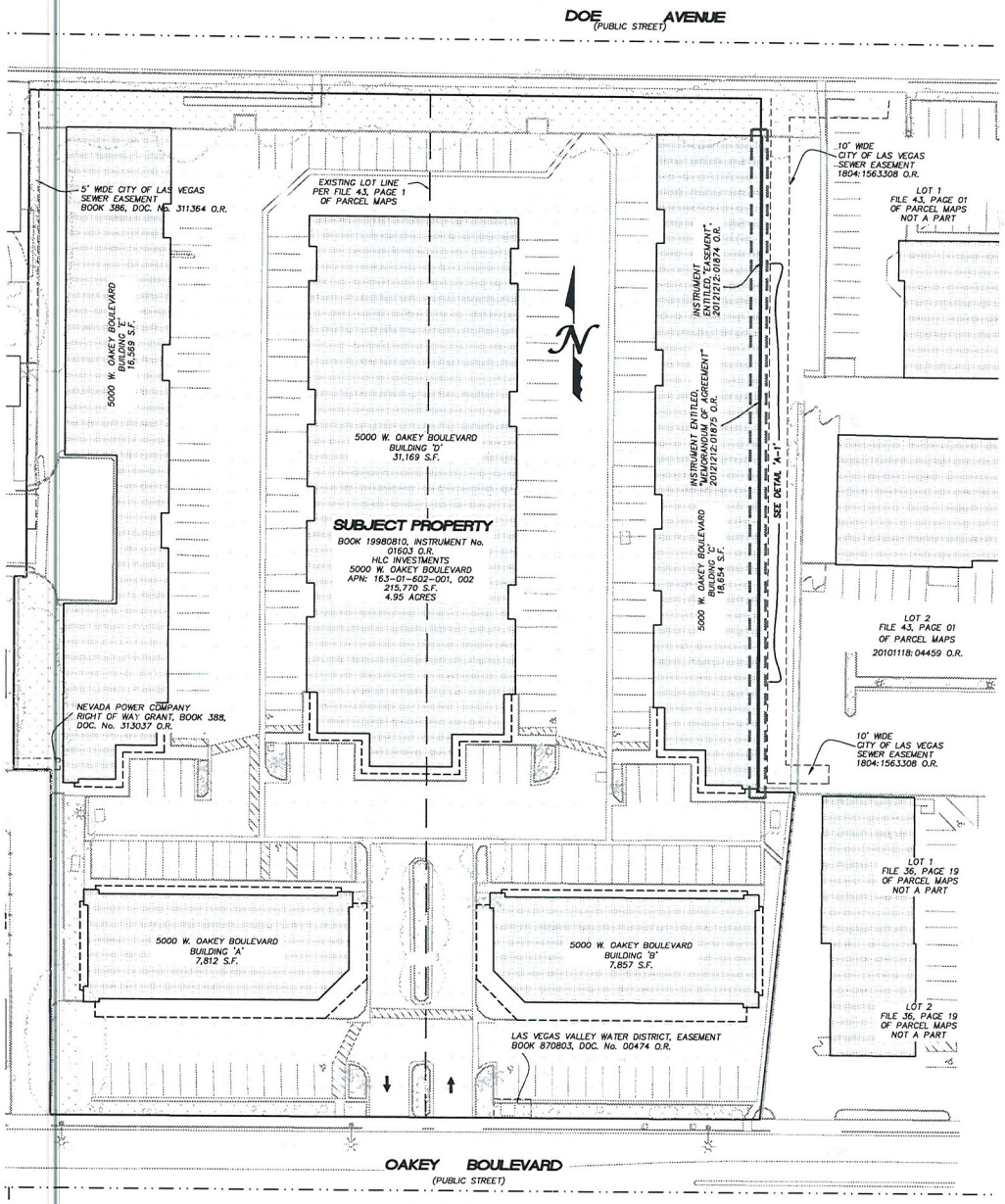
ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

FOR DEPARTMENT USE ONLY

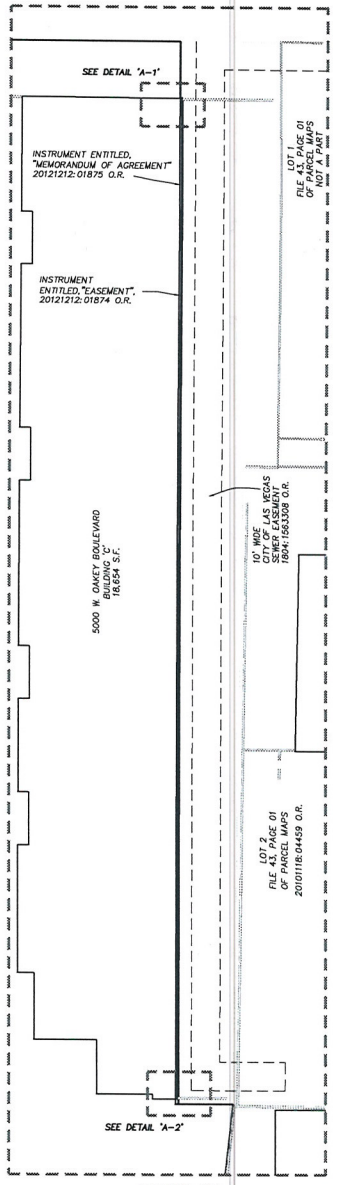
Case #	VAR-78797
Meeting Date:	5/14/13
Total Fee:	$830.-
Date Received:*	3/27/13
Received By:	

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

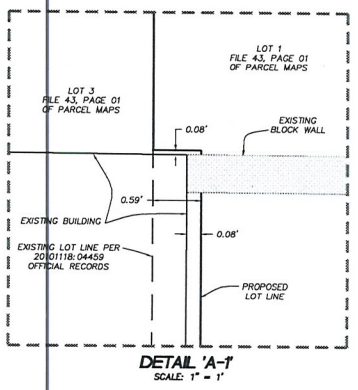
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



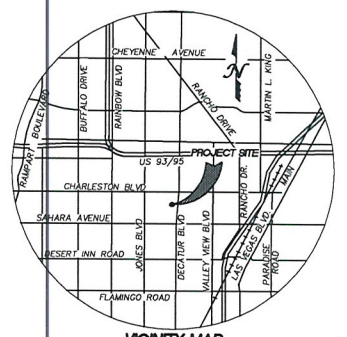
SITE PLAN
SCALE: 1" = 30'



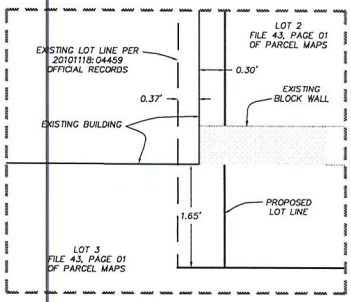
DETAIL 'A'
SCALE: 1" = 20'



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

RECEIVED
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.

RECEIVED
MAR 2 7 2013
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

RECEIVED
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.

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

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 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

State of Nevad 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

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

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 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

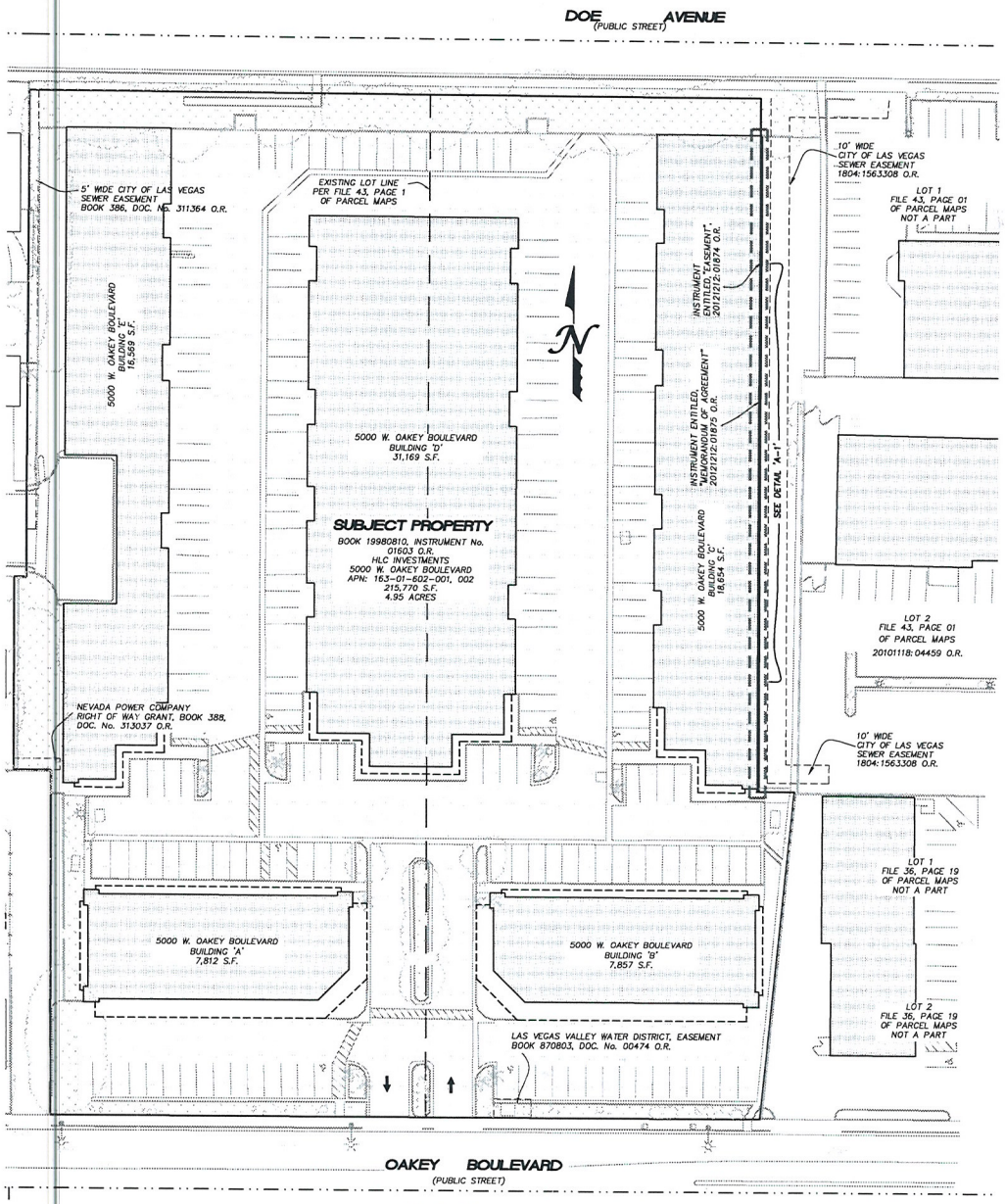
ELVIRA L. KLISE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-15-14
Certificate No: 06-108830-1

FOR DEPARTMENT USE ONLY

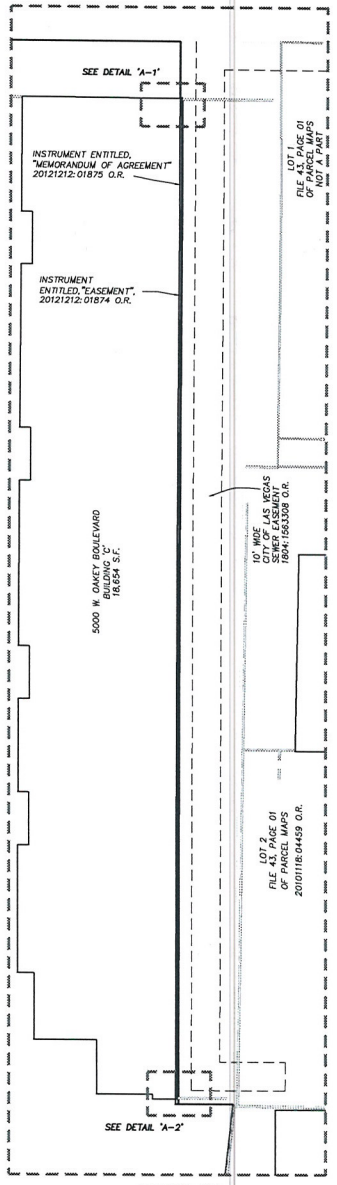
Case #	VAR-78797
Meeting Date:	5/14/13
Total Fee:	$830.-
Date Received:*	3/27/13
Received By:	

RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

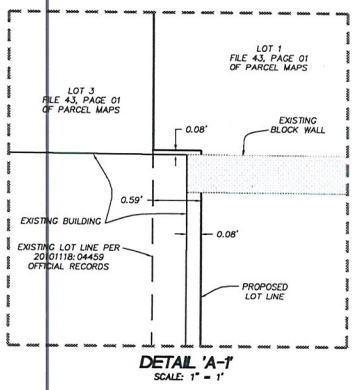
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



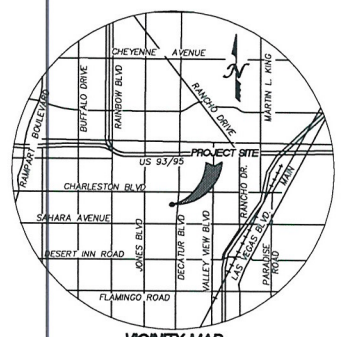
SITE PLAN
SCALE: 1" = 30'



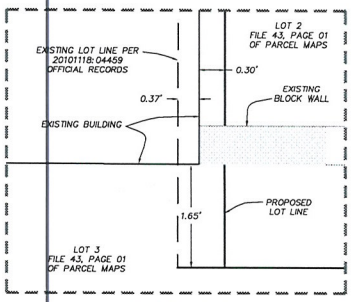
DETAIL 'A'
SCALE: 1" = 20'



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

RECEIVED
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.

RECEIVED
MAR 2 7 2013
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

RECEIVED
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**

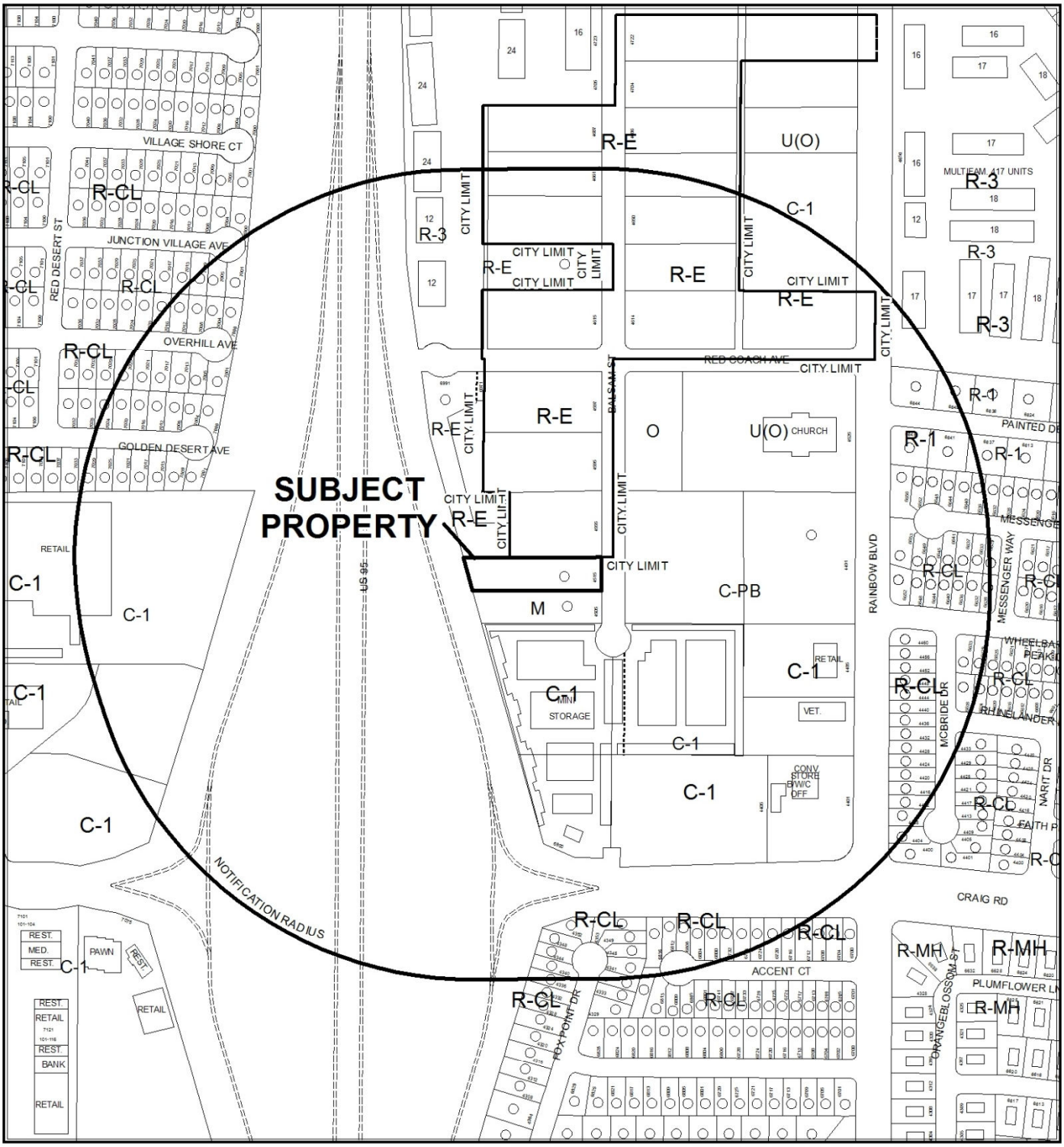
SUBJECT:
VAR-48827 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam 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.**	**2**
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
6. Support Postcards – VAR-48827 and VAR-48828



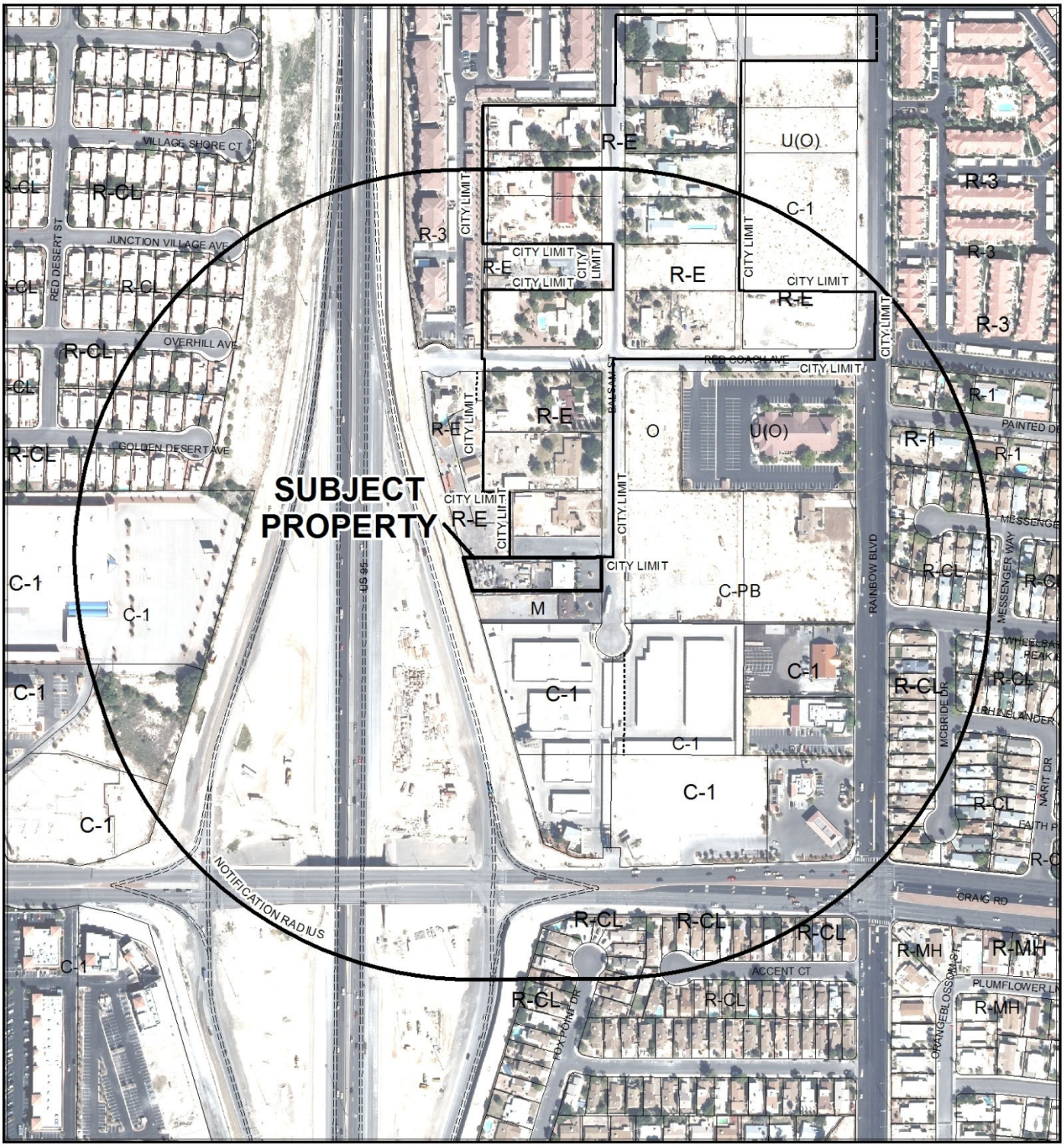
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48827	Staff recommends DENIAL, if approved subject to conditions:	
VAR-48828	Staff recommends DENIAL, if approved subject to conditions:	
SDR-48826	Staff recommends DENIAL, if approved subject to conditions:	VAR-48827 VAR-48828

** CONDITIONS **

VAR-48827 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-48828) and Site Development Plan Review (SDR-48826) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VAR-48828 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-48827) and Site Development Plan Review (SDR-48826) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-28826 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-28827 and VAR-28828) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site and landscape plan date stamped 03/28/13, and building elevations date stamped 04/30/13, except as amended by conditions herein.

4. A Waiver from Title 19.08.040(F)(1) is hereby approved, to allow no perimeter landscape buffer along the north property line where eight feet is required, no landscape buffering along the east property line where 15 feet is required, and a 2.5-foot landscape buffer located along a 55-foot portion of the south property line where an eight-foot buffer is required.

5. An Exception from 19.08.040(F)(8) is hereby approved to allow the 2.5-foot landscape buffer located along a portion of the south property line to be planted with 12 five-inch Purple Winter Creeper Euonymus shrubs where two 24-inch box trees spaced 30 feet on center are required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

10. All rooftop mechanical equipment shall be screened from view per Title 19.08.040(E).

11. All trash enclosures shall meet screen and design requirements of Title 19.08.040(E).

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

Public Works

13. Construct all incomplete half-street improvements adjacent to this site, and remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards, concurrent with development of this site.

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

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

16. This site shall connect to public sewer in Red Coach Avenue and abandon the Individual Sewage Disposal System (ISDS) according to SNHD regulations prior to the issuance of a certificate of occupancy for this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing single-family dwelling, which has been illegally converted into a Contractor's Plant, Shop and Storage Yard facility. The applicant is requesting to legalize the current site conditions by means of this request and the associated Variance requests. The subject site fails to comply with Title 19, as is evidenced by the numerous Waivers and associated Variance applications. Staff cannot support this request as the site cannot be developed in a compatible and harmonious manner with the R-E (Residence Estates) parcels located in both the County and City adjacent to the north property line; therefore staff is recommending denial of this request.

ISSUES

- The subject site has been illegally converted from a residential to an industrial use.
- The principal structure does not meet the required 50-foot setback from the adjacent R-E (Residence Estates) parcels along the north property line.
- There are existing outdoor storage areas located within the setback areas adjacent to the R-E (Residence Estates) parcels along the north property line.
- There is existing chain link fencing with green mesh being used to screen the property and outdoor storage areas where a block wall is required.
- There is no perimeter landscape buffer area provided along the north property line where eight feet is required.
- There is no perimeter landscape buffer along the east property line were 15 feet is required.
- There is a 2.5-foot perimeter landscape buffer along a portion of the south property line were eight feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/31/07	A Building Permit (#136693) was initiated for a tenant improvement at 4515 Balsam Street. No reviews were ever generated.
12/19/07	The City Council approved an Annexation (ANX-23639) for a petition to Annex property at 4515 Balsam Street, containing approximately 0.61 acres. The Planning Commission and staff recommended approval of the request. The effective date of the Annexation was 12/28/07.

02/27/08	A Code Enforcement complaint (#62799) was processed for a business being run out of an existing residence at 4515 Balsam Street. The complaint was closed by Code Enforcement on 09/04/08.
08/20/08	The City Council approved a General Plan Amendment (GPA-28388) to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to LI/R (Light Industrial/Research); Rezoning (ZON-28389) from R-E (Residence Estates) and U (Undeveloped) [O (Office) General Plan Designation] to C-PB (Planned Business Park) and M (Industrial), a Site Development Plan Review (SDR-28390) for a proposed 51,250 square-foot warehouse center with 18,100 square feet of office with Waivers to allow a 10-foot landscape buffer on the eastern property line where 15 feet is required and a zero-foot landscape buffer on the western and portions of the southern property line, and a Variance (VAR-28392) to allow a 4.62 acres to C-PB (Planned Business Park) zoning district where 20 acres is the minimum site area required and to allow a 10-foot side setback where 50 feet is required for an M (Industrial) district located adjacent to a residential district on 5.62 acres at 4505 and 4515 Balsam Street and 4491 North Rainbow Boulevard. The Planning Commission recommended approval, and staff recommended denial of the requests.
08/20/08	The City Council approved a Vacation (VAC-28393) to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue. The Planning Commission recommended approval, and staff recommended denial of the request.
09/08/08	A Code Enforcement complaint (#69510) was processed for a business being run out of an existing residence and vehicles being parked on a dirt lot at 4515 Balsam Street. The complaint was closed by Code Enforcement on 09/10/08.
02/17/09	A Code Enforcement complaint (#74599) was processed for a business being run out of an existing residence and vehicles being parked on a dirt lot at 4515 Balsam Street. The complaint has not been resolved.
03/30/09	Staff administratively approved a Temporary Commercial Permit (TCP-33864) for an auction located at 4515 Balsam Avenue. The permit was valid from 03/30/09 to 04/28/09.
02/01/11	A Code Enforcement complaint (#97730) was processed for parking asphalt trucks on the neighbor's property at 4515 Balsam Avenue. The complaint was closed by Code Enforcement on 02/02/11.

Most Recent Change of Ownership	
06/28/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1972	The County Assessor's Office indicates a construction date of 1972 for the building located at 4515 Balsam Street.
10/21/98	A Business License (#C11-07090) was issued for a contractor at 4585 N. Rainbow Boulevard. A change of location was requested on 08/27/08 to 4515 Balsam Street. The license was denied on 10/14/08.
10/29/12	A Business License (#C25-03647) was issued for a contractor office at 4515 Balsam Street.

Pre-Application Meeting	
02/13/13	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and Variance applications. The following is a list of issues discussed at the pre-application meeting: • Required Waivers and Exceptions • Required Variances • Residential Adjacency issues

Field Check	
04/10/13	The site contains an existing concrete contractor's business. The entire front of the property consists of asphalt, which surrounds the existing landscaping (two palm trees and some shrubs). Several large vehicles and trailers were parked in front of the building. The rear is partially unpaved and contains multiple trucks and equipment. The north and south perimeters of the site are fenced by chain link with a mesh screen.

Details of Application Request	
Site Area	
Net Acres	0.67

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Contractor's Plant, Shop and Storage Yard	LI/R (Light Industry/Research)	M (Industrial)
North	Single Family Residential	O (Office)	R-E (Rural Estates); R-E Clark County
South	Office	LI/R (Light Industry/Research)	M (Industrial)
East	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Right-of-Way (U.S. 95)	Right-of-Way (U.S. 95)	Right-of-Way (U.S. 95)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
A-O (Airport Overlay) District	Y

The subject site is in compliance with all requirements of the Airport Overlay District.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	85 Feet	Y*
Min. Setbacks			
• Front	10 Feet	73 Feet	Y
• Side (north)	50 Feet	14 Feet	N
• Side (south)	10 Feet	13 Feet	Y
• Rear	0 Feet	210 Feet	Y
Max. Building Height	N/A	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Yes	Y
Mech. Equipment	Screened	Not Indicated	N/A

*Lot was made legal when it was rezoned as part of a larger request through ZON-28389

Pursuant to Title 19.08, the following Residential Adjacently Standards Apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	50 Feet	14 Feet	N
Adjacent development matching setback	50 Feet	80 Feet	Y
Trash Enclosure	50 Feet	75 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	11 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N
			0 Trees	N
TOTAL PERIMETER TREES		**28 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	8 Feet		2.5 Feet	N
• East	15 Feet		0 Feet	N
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 to 7-foot chain link fence with green mesh screening along portions of the north and south property lines	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Contractor's Plant, Shop and Storage Yard	2,784 SF	1:500	5	1	6	1	Y
TOTAL SPACES REQUIRED			5		6		Y
Regular and Handicap Spaces Required			4	1	5	1	Y
Loading Spaces			0		0		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
East Landscape Buffer: 15 Feet	East Landscape Buffer: 0 Feet	Denial
North Landscape Buffer: 8 Feet	North Landscape Buffer: 0 Feet	Denial
South Landscape Buffer: 8 Feet	South Landscape Buffer: 2.5 Feet	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
24-inch box trees 30-ft on center	5-inch Purple Winter Creeper Euonymus shrubs in lieu of 24-inch box trees within the 2.5-foot landscape buffer along the south property line.	Denial

ANALYSIS

Site Plan

The applicant is proposing the conversion of a 2,784 square-foot single-family residence into a Contractor's Plant, Shop & Storage Yard for use in conjunction with a concrete business. The site has never been legally converted from residential to a commercial site and has been operating as a commercial use for several years. A Site Development Plan Review (SDR-28390) for a 51,250 warehouse center was approved in 2008 for the subject site as a part of a larger request, but has since expired.

The provided site plan depicts an existing building and seven parking spaces, including one van accessible handicapped parking space. Access to the site is provided from a driveway located off of Balsam Road. Balsam Road is designated as a 60-foot Local Street on the Master Plan of Streets and Highways. There is a 14-foot paved drive on the north side of the property that provides access to the rear yard area.

Per Title 19.08, the side yard building setback for an M (Industrial) zoned property is fifty feet when adjacent to a residential district. When this parcel was originally rezoned to M (Industrial) in 2008, it was part of a larger request and was not intended to be a standalone industrial parcel. With only an 85-foot lot width and a 14-foot setback between the principal structure and the residential parcel to the north, it is clear that the subject site is not adequate for an industrial use in such close proximity to an R-E (Residence Estates) zoning district. The existing principal structure on the site is 14 feet from the residential zoned parcels to the north where 50 feet is required and a related Variance (VAR-48827) application has been submitted to provide relief from this requirement.

The site plan depicts an existing storage container and storage canopy at the northwest corner of the subject site. These outdoor storage areas fall under the requirements of Title 19.08.040(E), Outdoor Storage. Outdoor Storage areas are not permitted within required setback areas, landscape buffer yards or other required landscape areas. Due to the adjacent R-E zoning district, the storage areas must conform to a 50-foot setback along the north property line. The site plan depicts one storage area adjacent to the north property line, and the other approximately 15 feet from the north property line. The storage areas are also required to be screened from view by a solid structure such as a wall or building at least eight-feet in height. A related Variance (VAR-48828) application has been submitted to allow the outdoor storage areas within the required setback area, and to allow the storage areas to be screened by a seven-foot high chain link fence with green mesh instead of the required eight-foot solid wall.

The submitted site plan fails to depict screen walls along the north property line pursuant to Title 19.08.040(G), which states that a six-foot tall perimeter wall be constructed when a commercial/industrial use is adjacent to any residential zoning district. The site plan indicates only the aforementioned seven-foot high chain link fence with green mesh screening instead of the required decorative screen wall. A related Variance (VAR-48828) has been submitted to provide relief from these requirements.

Title 19.08.040(G) also prohibits the use as chain link as a fencing material unless approved with an overall development plan. The site plan indicates a six-foot high chain link fence with green mesh screening along portions of the south property line. Approval of this site plan review will permit the use of chain link fencing as shown on the site plan along with the ones on the north property line.

Landscape Plan

The Landscape Plan depicts no perimeter landscape buffers along the north and west property lines where eight feet is required, and no landscape buffering along the east property line where 15 feet is required. There is a 2.5-foot landscape buffer located along a portion of the south property line planted with 5-inch Purple Winter Creeper Euonymus shrubs where an eight-foot buffer area planted with 24-inch box trees 30 feet on center is required. The applicant has requested waivers from Title 19.08.040(F) for a reduction of perimeter landscape buffer area along the south property line and to allow zero perimeter landscaping along the east, west and north property lines. Staff recommends denial of the waivers due to the elimination of the buffering effects the perimeter landscaping would provide to the adjacent land uses.

Per 19.08.110, parking lot landscaping is required at a ratio of one landscape island for every six parking spaces. The subject site has a total of six regular parking spaces and one van accessible handicap space. There are four landscape islands, each planted with two 24-inch box inch evergreen trees. The plan is in compliance with Title 19.08.110 parking lot landscaping requirements.

Elevations

Elevation photographs provided with this application and field checks have verified that the structures have not substantially changed since the previous applications were submitted in 2009. The building was originally built as a single-family dwelling and the façade of the building will remain unchanged. The building is painted with earth tones and has rock veneer on the exterior. The elevations also indicate that the mechanical equipment is roof mounted and not properly screened. A condition of approval has been added, which requires all mechanical equipment to be properly screened. The building is approximately 15 feet in height at the roof midpoint, which would typically allow the building to be located up to the building setback line and still conform with Residential Adjacency Standards. In this case, the subject parcel is zoned M (Industrial) and adjacent to an R-E (Residence Estates) parcel, so a 50-foot setback for all structures is required. As a result, the structure does not comply with Title 19.08.060, Residential Adjacency Standards. A related Variance (VAR-28827) has been submitted to reduce the building setback to 14 feet, which would allow conformance to Residential Adjacency Standards as the one-story structure will be located at the building setback line.

Floor plans

The floor plans depict a 2,784 square-foot building that will be utilized as an office for the proposed Contractor's Plant, Shop and Storage Yard. The floor plans are indicative of typical office uses which include; office, reception, waiting rooms, conference rooms, restrooms and storage areas.

FINDINGS (VAR-28827)

Per Title 19.08, the usual side yard setback for an M (Industrial) zoned parcel when adjacent to another commercial or industrial property is 10 feet. In this case, the subject site is located adjacent to a residentially zoned parcel which increases the required setback to 50 feet along the north property line. When this parcel was originally rezoned to M (Industrial) in 2008, it was part of a larger request and was not intended to be a standalone industrial parcel. With only an 85-foot lot width and a 14-foot setback between the principal structure and the residential parcel to the north, it is clear that the subject site is not adequate for an industrial use in such close proximity to an R-E (Residence Estates) district. Staff is recommending denial due to the site's inability to meet minimum setbacks for an industrial use adjacent to the residentially zoned district.

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting a change from a residential to commercial use that is not compatible with the adjacent development to the north. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-48828)

Title 19.08.040(E) states that outdoor storage areas are not permitted within required setback areas, landscape buffer yards or other required landscape areas. Due to the adjacent R-E zoning district, the outdoor storage areas must conform to a 50-foot setback along the north property line. The outdoor storage areas are also required to be screened from view by a solid structure

such as a wall or building at least eight-feet in height. The site plan indicates that the storage areas are screened by seven-foot chain link fence with green mesh screening.

Title 19.08.040(G) requires that, for industrial properties, a perimeter wall of an acceptable construction material shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall shall be a minimum height of six feet in height and in no case shall it exceed the height limitation applicable to the zoning district or property. The submitted site plan proposes seven-foot chain link fencing with green mesh screening along portions of the north property line. The wall material and locations are not acceptable per the Unified Development Code.

The applicant has failed to comply with both Title 19.08.040(E) and 19.08.040(G) by having outdoor storage areas within the building setback and screened with chain link and mesh, as well as providing no screen wall between the subject M (Industrial) zoned property and the adjacent residential property to the north, which has a zoning designation of R-E (Rural Estates). Adherence to minimum 19.08.040(E) and 19.08.040(G) requirements would alleviate the need for this Variance; therefore, staff is recommending denial of this request as the applicant has created a self-imposed hardship by proposing to not relocate and properly screen the outdoor storage areas, and building the required perimeter wall adjacent to a residential zoned property.

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not relocating and properly screening the outdoor storage areas, and not building the required perimeter wall adjacent to a residential zoned property. Alternative site design and adherence to Title 19.08.040(E) and 19.08.040(G) would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-48826)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent residential development in the area. This is demonstrated through the number of associated Waivers and Variances requested to reduce the amount of perimeter screening, landscape buffering and encroachment into required setbacks adjacent to a residential use.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is inconsistent with several Title 19.08 landscape requirements. The site is also inconsistent with wall standards by failing to provide a screen wall along the north property line, which is adjacent to the existing single-family dwelling located with a Clark County zoning designation of R-E (Rural Estates).

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation are negatively impacted due to the proposed industrial uses on a Local Street intended for residential uses. Access is provided from Balsam Street, which is designated as a 60-foot Local Street on the Master Plan of Streets and Highways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building and landscape materials are not appropriate for this area of the City. The applicant is requesting a number of landscape Waivers for perimeter landscaping. The chain-link fence with green mesh screening is also not appropriate for the separation of industrial and residential uses, or for screening of outdoor storage areas.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The overall site fails to create an orderly and aesthetically pleasing environment, as it fails to be compatible with adjacent residential development to the north. The associated Variances to allow no perimeter screen wall and to permit improperly screened outdoor storage areas and encroachments into the required setback highlight the incompatibility with the existing residential areas located to the north of the subject site. The proposed development is both undesirable and incompatible with regard to overall design and its failure to adhere to the minimum Title 19 requirements.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed Contractor's Plant, Shop and Storage Yard Convenience use is not adequately screened from the existing single-family residence to the north. This will precipitate an increase in the visual, noise and dust, which will intrude upon the existing single-family residences located in both Clark County and the City of Las Vegas and will therefore impact their overall welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 131

APPROVALS 2

PROTESTS 0

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

RECEIVED
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

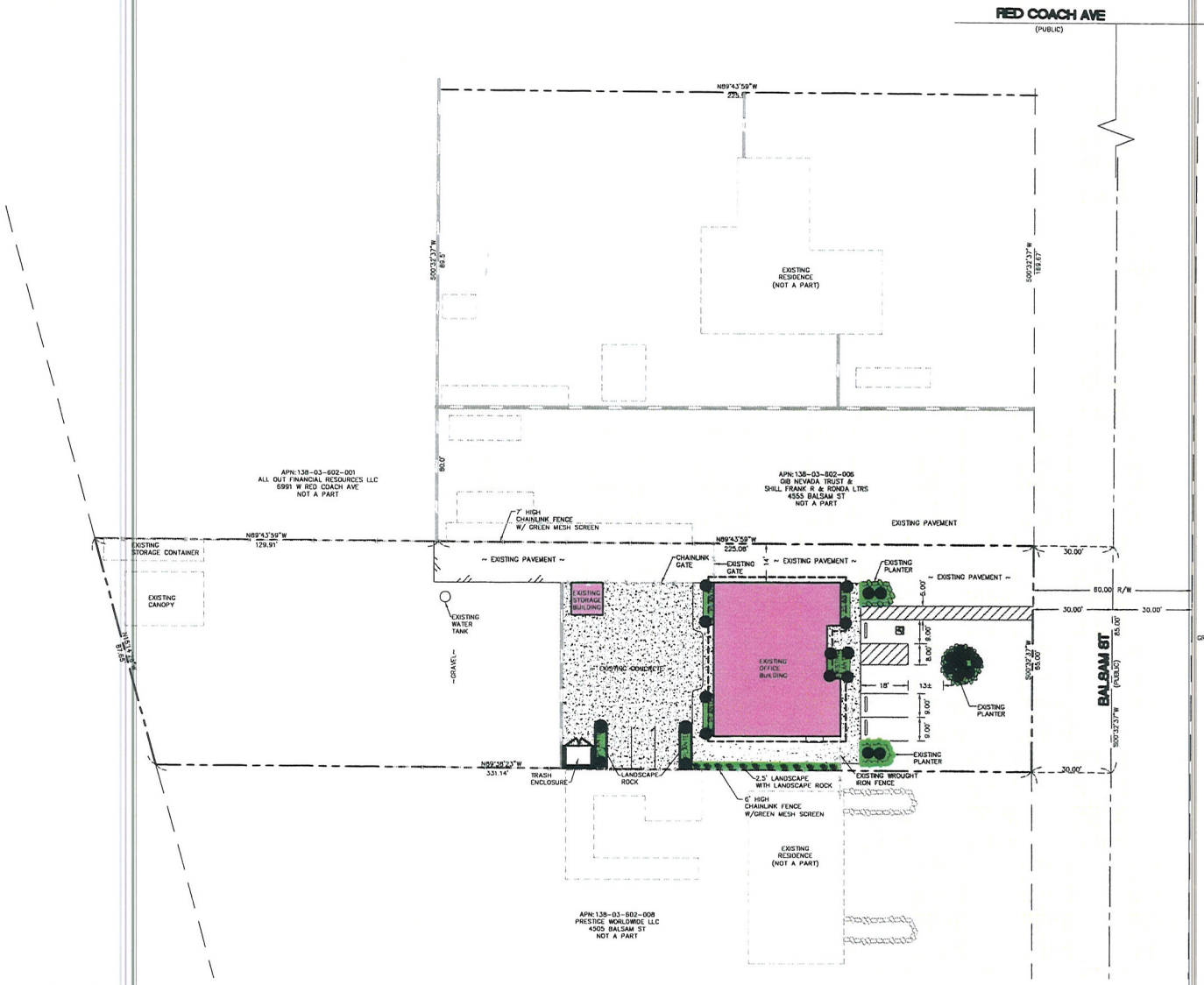
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

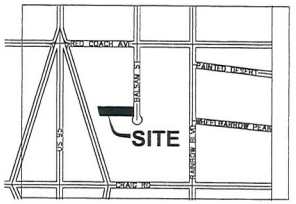
DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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.

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

VAR-48827
VAR-48828
SDR-48826

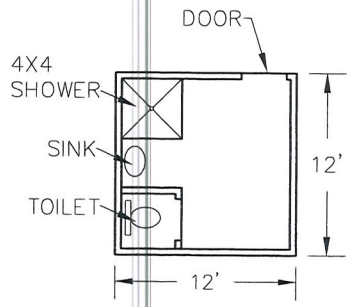
DATE	No.	REVISIONS	APP'D

PREPARED FOR :
JAIME LOPEZ
4515 BALSAM ST
LAS VEGAS, NEVADA 89108

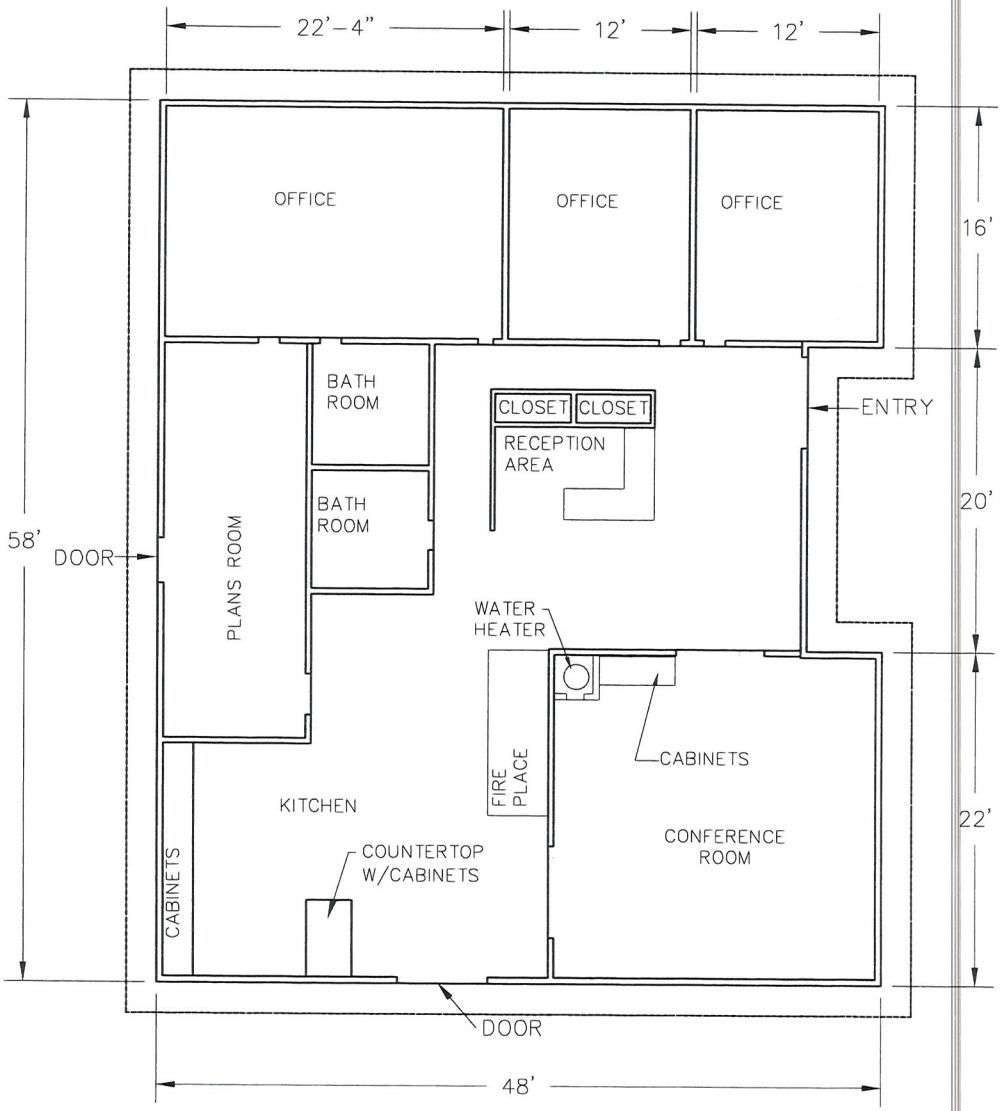
DATE	JANUARY 2013
DESIGN	DT
DRAWN	CR
CHECK	DT
SCALE	1"=20'

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

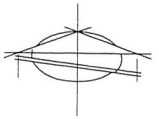
SHEET
1
OF
1
PROJ. NO.
JAIME LOPEZ



EXISTING STORAGE BLDG.



EXISTING OFFICE BLDG.



SCALE 1/4" = 1'-0"

RECEIVED
MAR 2 8 2013
City of Las Vegas
Dept. of Planning

VAR-48827
VAR-48828
SDR-48826

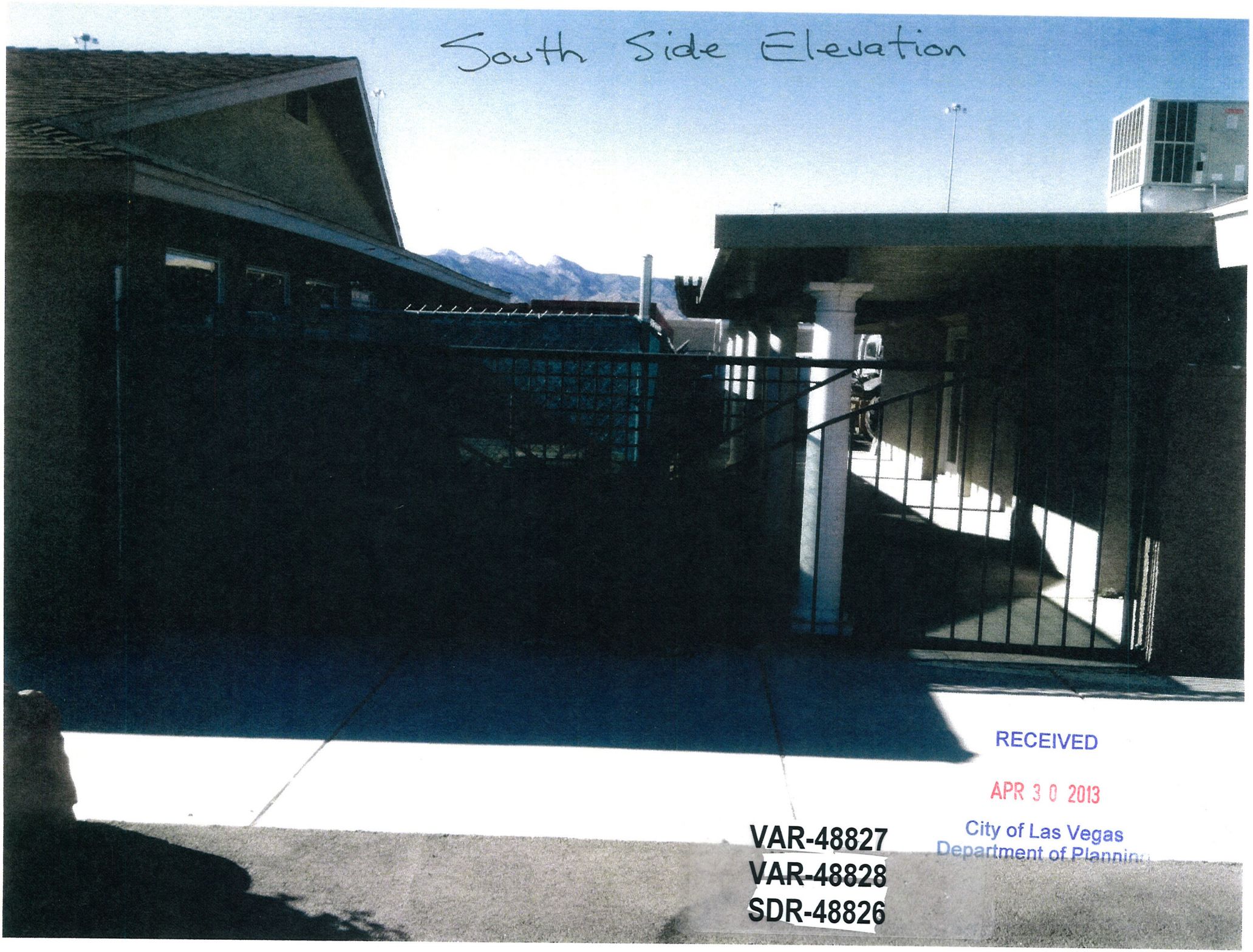
General Notes

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



RECEIVED

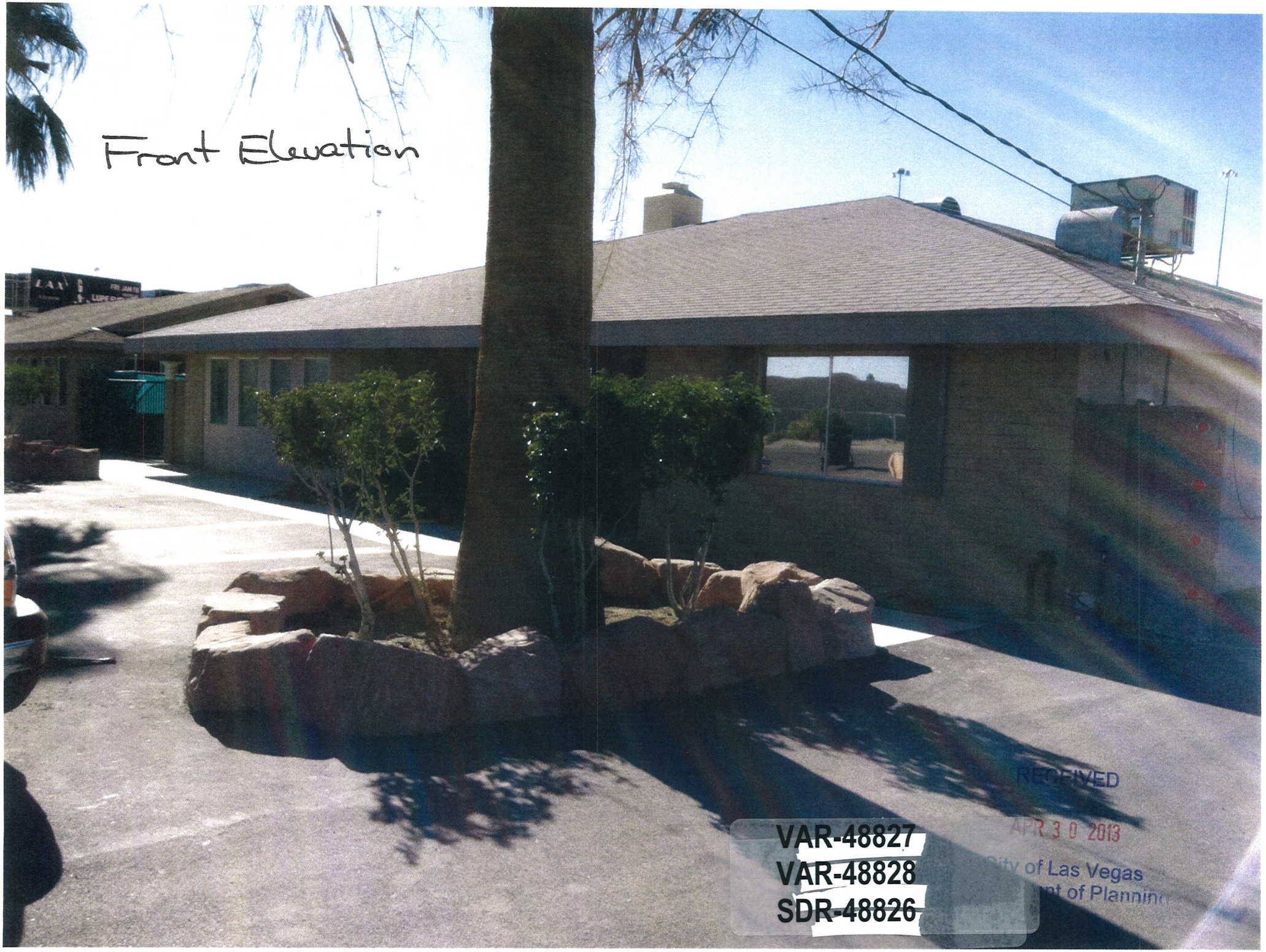
APR 3 0 2013

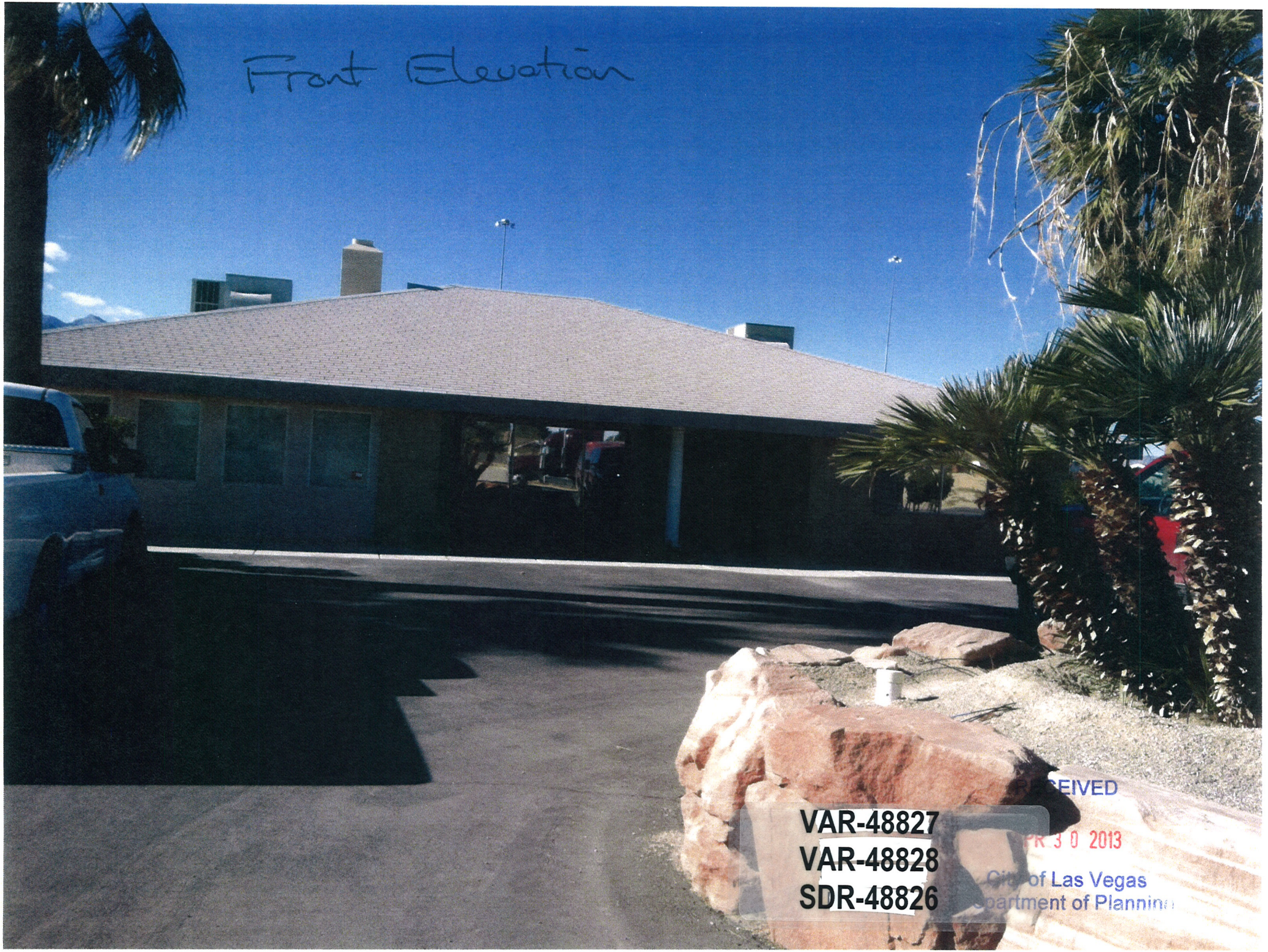
City of Las Vegas
Department of Planning

VAR-48827
VAR-48828
SDR-48826


Side Elevation (North)
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 30 2013
City of Las Vegas
Department of Planning


Rear Elevation
18'
8'
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 3 0 2013
City of Las Vegas


Front Elevation
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 3 0 2013
City of Las Vegas
Dept of Planning


Front Elevation
VAR-48827
VAR-48828
SDR-48826
EIVED
R 3 0 2013
City of Las Vegas
partment of Planning



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

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

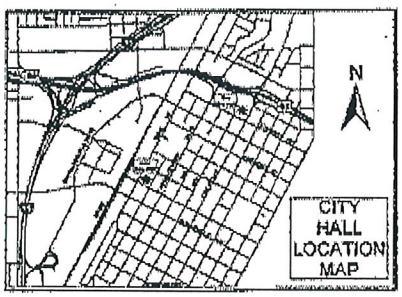
VAR-48827

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 MAY 02 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-48827 & VAR-48828

Planning Commission Meeting of **5/14/2013**

Case: VAR-48827
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
G K T ACQUISITIONS L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

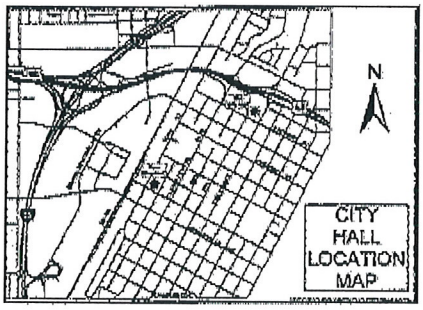
37-38
A

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 MAY 02 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-48827 & VAR-48828

Planning Commission Meeting of **5/14/2013**

Case: VAR-48827

13803602009
GRAGSON-BELTWAY BELCASTRO L L C
G K T 5 L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

37-38
A

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

RECEIVED
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). 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter
4. Support Postcards

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.

RECEIVED
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

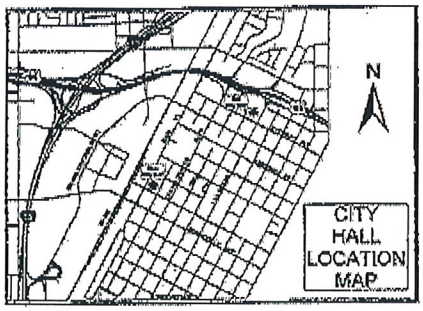
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning
SDR-48826

City of Las Vegas
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[3]
0004279218 MAY 02 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48826
Planning Commission Meeting of **5/14/2013**

Case: SDR-48826
13803602009
GRAGSON-BELTWAY BELCASTRO L L C
G K T 5 L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

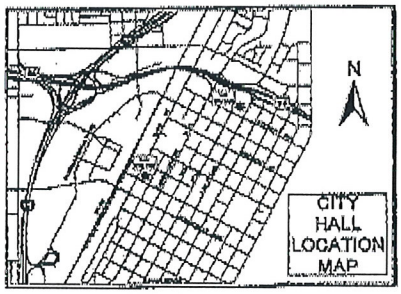
39A

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
0004279218
$ 00.43[3]
MAY 02 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.

SDR-48826

Planning Commission Meeting of **5/14/2013**

Case: SDR-48826
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
G K T ACQUISITIONS L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

39A

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**

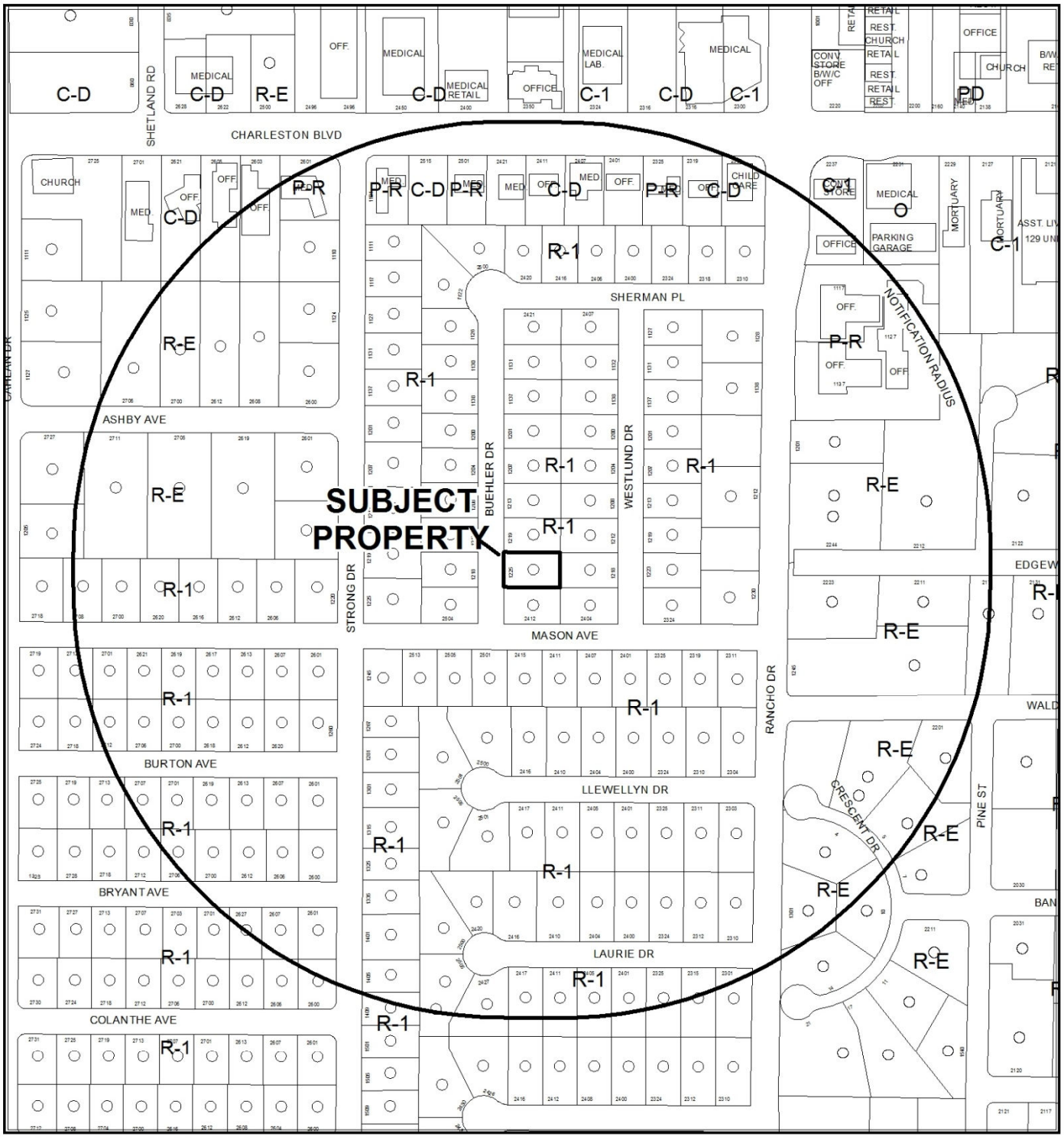
SUBJECT:
VAR-48848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN BURTON - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING GARAGE on 0.24 acres at 1225 Buehler Drive (APN 162-05-513-021), R-1 (Single Family 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.**	**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. Photo
5. Justification Letter
6. Support Letter and Support Postcard



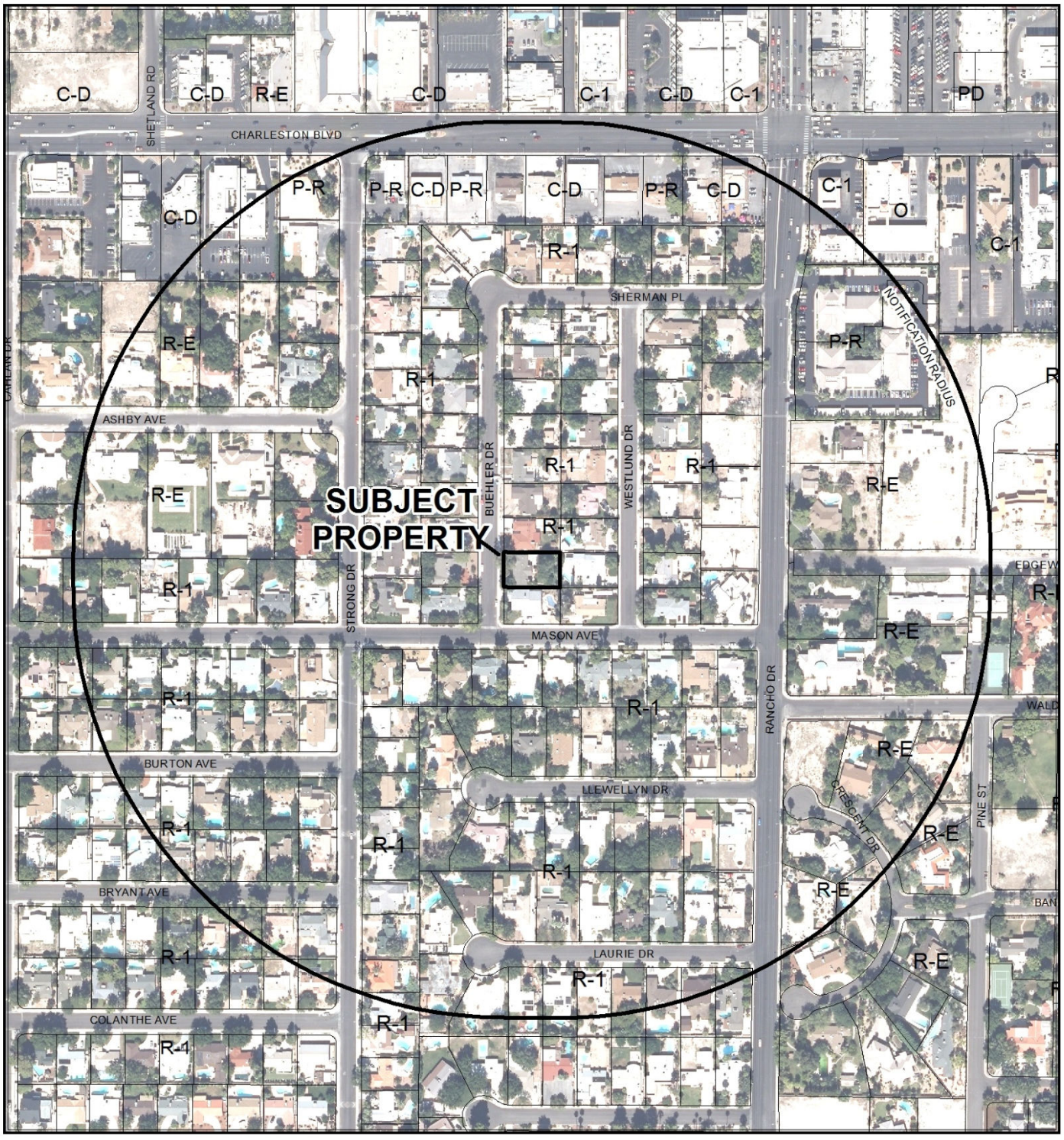
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRIAN BURTON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48848	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-48848 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provision of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a three-foot six-inch side yard where five-foot is required in order to obtain building permits for the unpermitted garage conversion at 1225 Buehler Drive. The garage is approximately 379 square feet in size and is attached to the primary structure. The current owner purchased the property with a non-permitted enclosed carport (garage). Staff recommends denial of this request as it does not conform to Title 19 requirements. If denied, the applicant will be required to modify the existing construction in order to maintain a five-foot side yard setback.

ISSUES

- A five-foot side yard setback is required for primary residence per code.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/10/2006	A complaint was filed with Code Enforcement, Case (#41127) was opened for unpermitted construction of a gutted house. The complaint was resolved on 05/11/06.

Most Recent Change of Ownership	
01/11/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/13/13	A building permit (#229478) was applied for to convert the existing enclosed carport to a garage. The permit was not issued.
02/12/13	A building permit (#229529) was issued for a water heater and to re-stucco the front of the house and carport. The permit was finalized on 04/03/13

Pre-Application Meeting	
02/23/13	A pre-application meeting was held with the applicant to discuss the variance process. The applicant was informed that additional building permits were required should a variance be issued.

Neighborhood Meeting
A neighborhood meeting was not held nor was one needed.

Field Check	
04/03/13	Staff conducted a field check to the site and found the carport on the south end of the primary structure was enclosed and that enclosure encroaches in the required side yard setback.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Rancho Charleston Land Use Study	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	10,454.4 SF	Y
Min. Lot Width	65 Feet	80 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	5 Feet	3.5 Feet	N
• Corner	15 Feet	N/A Feet	Y
• Rear	15 Feet	63 Feet	Y
Max. Lot Coverage	50 %	22.5 %	Y
Max. Building Height	35 Feet	12 Feet	Y

ANALYSIS

The enclosure of the carport to a garage was done in a manner that is architecturally compatible with the existing neighborhood; however, it was built in the required five-foot setback. The Variance represents a 30 percent intrusion into the required setback. Since the setback does not meet code, Staff recommends denial. If denied, the applicant will have to modify existing construction to conform to minimum setback of five feet.

FINDINGS (VAR-48848)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the enclosed garage was constructed in the required side yard setback. Alternatively, if the garage width was reduced by one and one half feet the garage would meet Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 201

APPROVALS 2

PROTESTS 0

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.

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

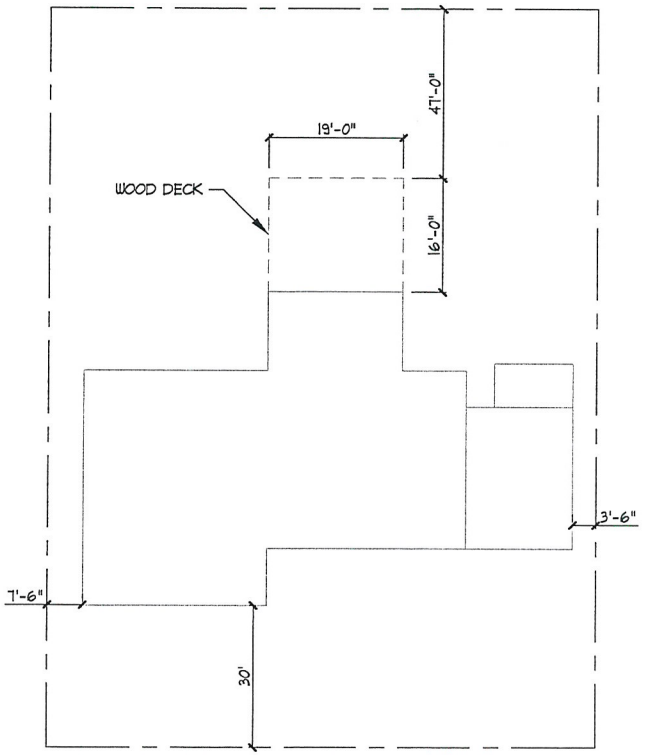
SUMMARY

STUCCO FRONT AND REAR AS NOTED TO MATCH EXISTING

CODE ANALYSIS

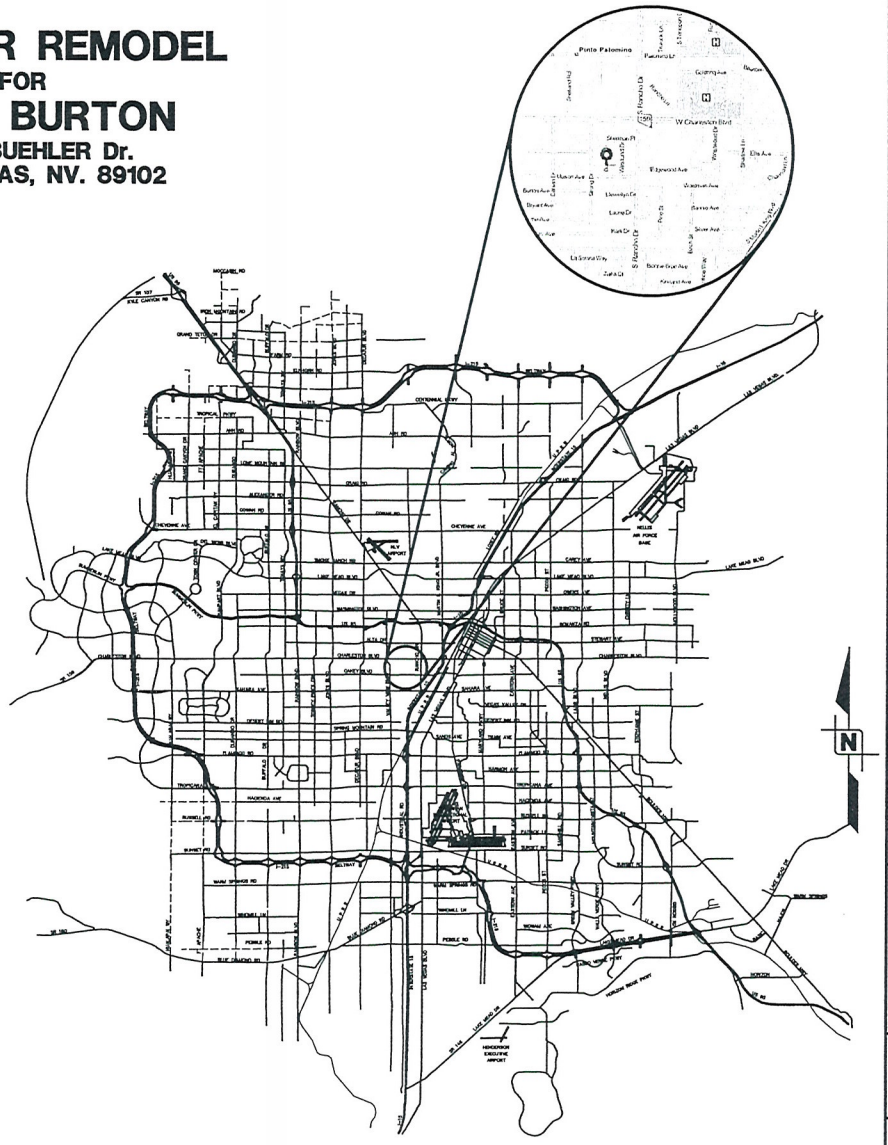
PARCEL	162-05-513-021
ZONING	R-1
CONSTRUCTION YEAR	1957
TYPE OF CONSTRUCTION	V-B FRAME/STUCCO
CODE 2006-IRC	
2006-UMC	
2005-UEC	
EXISTING	1751 SQ/FT
CARPORT/GARAGE CONVERSION	300 SQ/FT

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

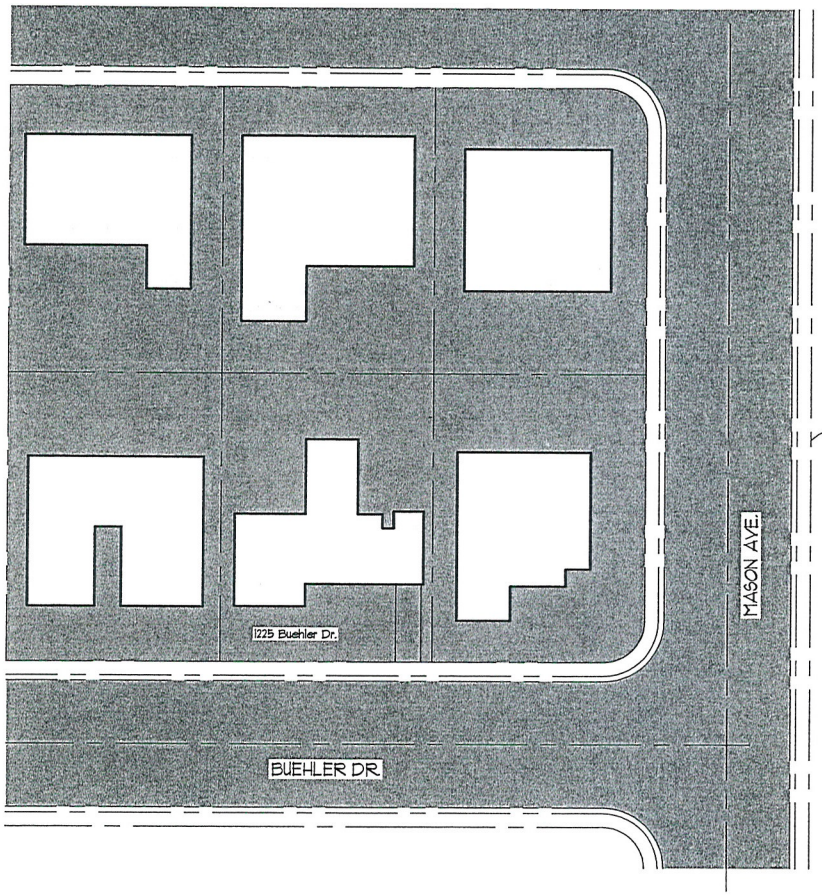
BURTON RESIDENCE
GARAGE FLOOR PLAN
1225 Buehler Dr.
Las Vegas NV. 89102

DATE: February 25, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
COVER SHEET

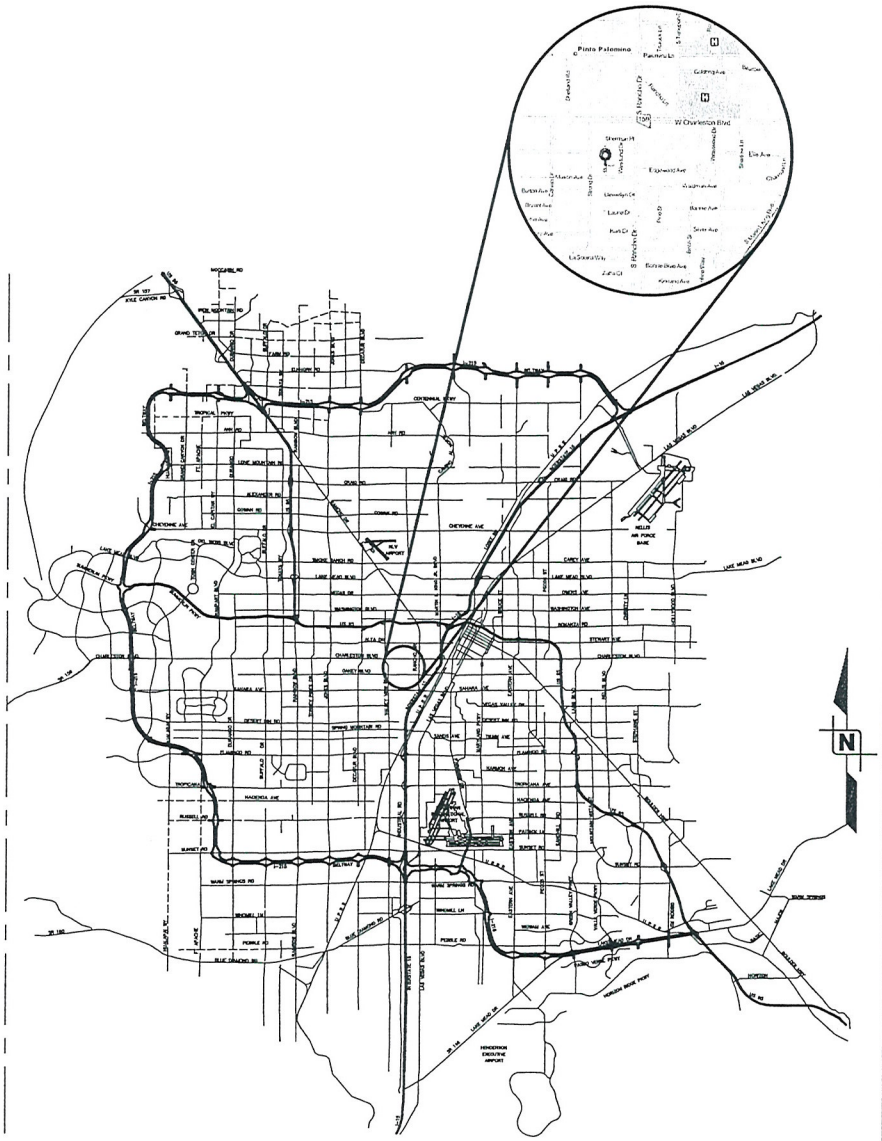
A0

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

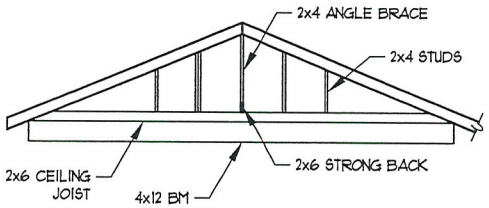
DATE: February 25, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

SHEET:
SITE PLAN

A1

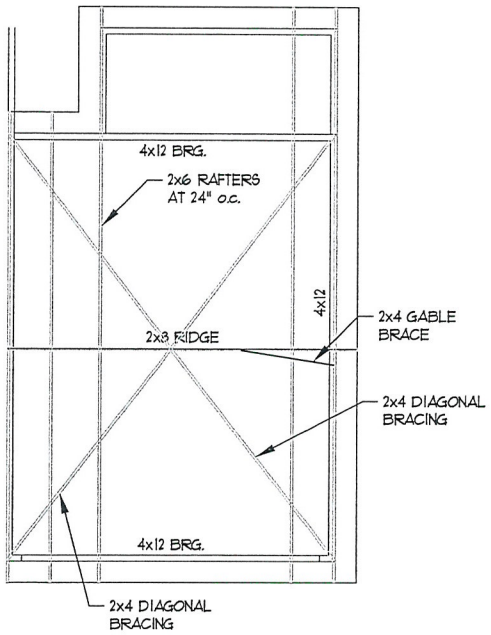
RECEIVED
MAR 2 8 2013

VAR-48848



GABLE END

SCALE: NTS

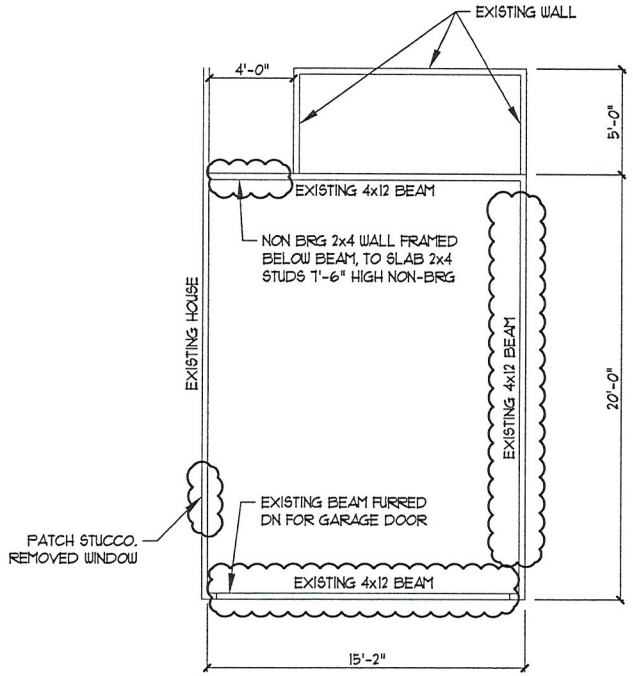


EXISTING FRAMING PLAN

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

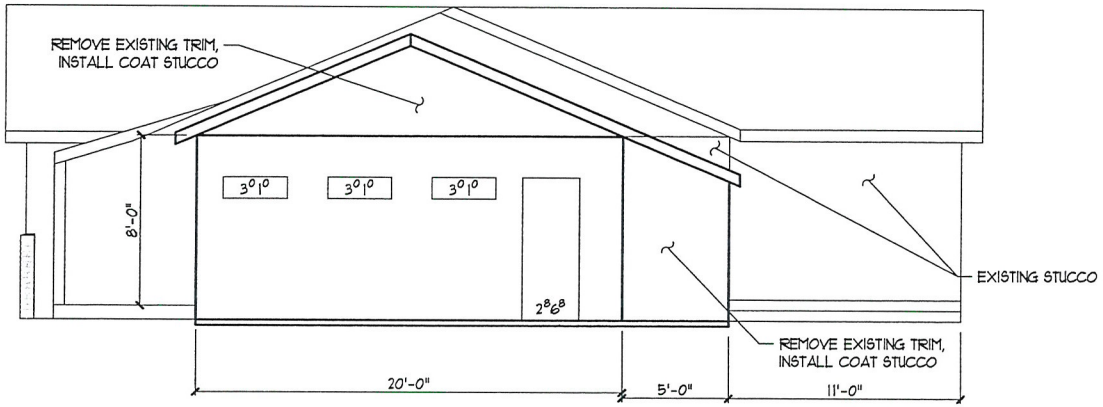
DATE: January 31, 2013
DRAWN BY: JLJ
PROJECT MGR: WPH
PROJECT NO:

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,

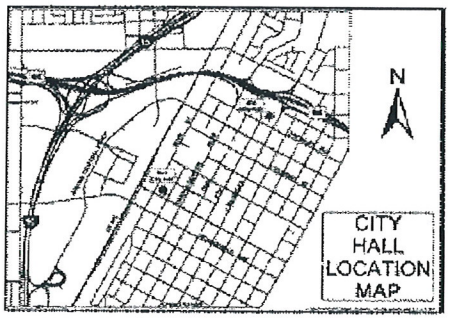
Holly Drury

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48848

:y of Las Vegas
:partment of Planning
:velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

ease use available blank space on card for your comments.

AR-48848

anning Commission Meeting of **5/14/2013**

Case: VAR-48848
16205513022
DRURY WILLIAM D & HOLLY J
2412 MASON AVE
LAS VEGAS NV 89102-2122 89102-2122

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

40A

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**

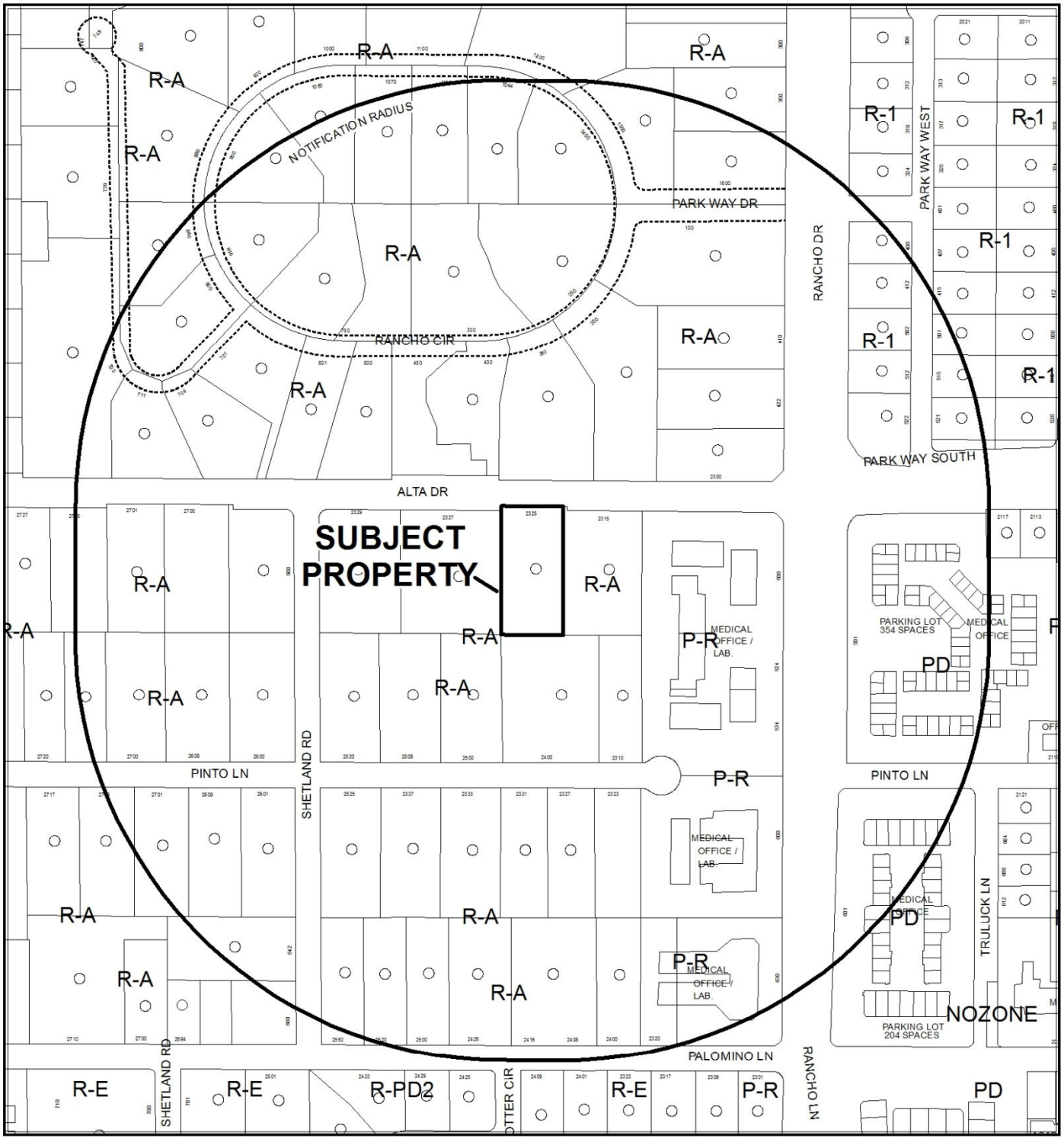
SUBJECT:
VAR-48858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW A. CHIU - For possible action on a request for a Variance TO ALLOW AN 11.5-FOOT BLOCK WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.01 acres at 2325 Alta Drive (APN 139-32-702-028), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian). 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.**	**3**
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
6. Support Letter and Support Postcards



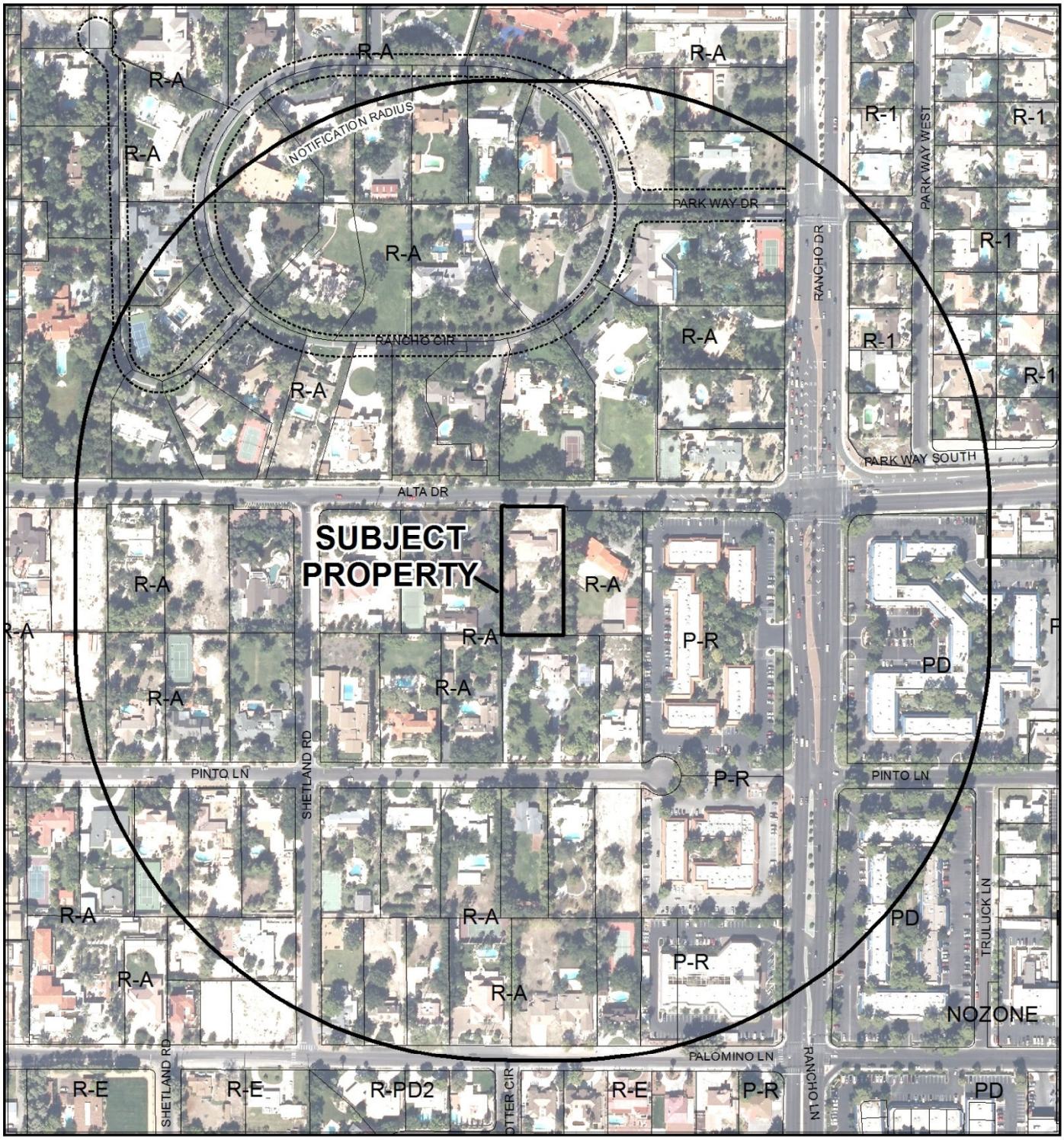
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ANDREW A. CHIU

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-48858	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-48858 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. The temporary chain link fencing is to be removed within 30 days, unless permitted in conjunction with a valid construction permit.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a solid block wall that consists of segments of wall that are eight and nine feet in height, as well as two 10.5-foot arched gates; all of which are separated by columns that range up to 11.5 feet in height. The applicant is also proposing a solid eight-foot high block wall along the entire eastern property line, wherein a 25-foot portion falls within the front yard area. The proposed walls located within the front yard area do not comply with the Title 19 requirements, which allow for walls located within the front yard to be a maximum height of five feet with the top three vertical feet open to permit visibility. As no evidence of a hardship has been presented to justify the requested variance, staff recommends denial of this Variance. If this application is denied, the applicant will have to redesign their proposed wall to comply with all Title 19 standards.

ISSUES

- Wall heights within the front yard area are limited to a maximum of five feet with the top three vertical feet open to permit visibility.
- The applicant is proposing a solid block wall that consists of segments of wall that are eight and nine feet in height, as well as two 10.5-foot high arched gates within the front yard area along the north property line.
- The applicant is proposing a solid eight-foot high block wall along the entire eastern property line, wherein a 25-foot portion falls within the front yard area.
- A temporary chain link fence exists on site. The building permit to allow said fence expired on 11/07/11 and therefore, it is no longer in conformance with code.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/12/05	A complaint (#27141) was filled with Code Enforcement for a stagnant pool. The complaint was resolved on 04/01/05.
11/09/09	A complaint (#83905) was filled with Code Enforcement for possible illegal fencing. The complaint was resolved on 11/24/09.

Most Recent Change of Ownership	
11/21/2012	A deed was recorded for a change in ownership.

Related Building Permits/Business	
01/23/99	A building permit (#90082649) was issued for a pool. The permit was finalized on 11/05/90.
12/20/07	A building permit (#104505) was issued for a detached garage. The permit was finalized on 02/16/12.
05/02/08	A building permit (#112924) for an electrical meter tag was issued. The permit was not finalized.
11/17/09	Temporary fence permit (#151436) was issued injunction with site construction with the condition that it is only valid as long as there is construction occurring on site. The fence permit was finalized on 11/24/09 and there are no active building permits.

Pre-Application Meeting	
03/13/13	A pre-applicant meeting was held with the applicant to discuss the issues associated with the proposed walls and how they do not conform to code. The applicant was given the requirements for a wall height Variance submittal.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	A field check was conducted on the indicated date and the following items were noted. • The temporary chain link fence exists on site along the front (north) and the east side property lines. • Excessive weeds exist on site. The site was turned over to Code Enforcement (on 04/23/13) for the temporary fencing and excessive weeds.

Details of Application Request	
Site Area	
Net Acres	1.01

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	DR (Desert Rural)	R-A (Ranch Acres)
North	Single Family, Detached	DR (Desert Rural)	R-A (Ranch Acres)
South	Single Family, Detached	DR (Desert Rural)	R-A (Ranch Acres)
East	Single Family, Detached	DR (Desert Rural)	R-A (Ranch Acres)
West	Single Family, Detached	DR (Desert Rural)	R-A (Ranch Acres)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Rancho Charleston Land Use Study	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.040, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	40.000 SF	43,995 SF	Y
Min. Lot Width	100 Feet	145 Feet	Y
Min. Setbacks			
• Front	50 Feet	60 Feet	Y
• Side	10 Feet	15 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	125 Feet	Y
Min. Distance Between Buildings	6 Feet	27 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A

*The R-A (Ranch Acres) is legal non-conforming zoning district

ANALYSIS

The requested Variance is for a solid block wall that consists of segments of wall that are eight and nine feet in height, as well as two 10.5-foot high arched gates; all of which are separated by columns of up to 11.5 feet in height to be built in the front yard area along the northern property line. The variance request also includes a 25-foot portion of solid eight-foot high block wall that is to run the entire eastern property line, which is located within the front yard.

A survey of the immediate area surrounding the subject site revealed a Variance concerning front yard block wall heights. However, the Planning Department's recommendation is based on the merits of each application. Previous Variances can be considered in reviewing the appropriateness of Variances, but is not determinative. The burden of proof for approval of a Variance requires the presence of a hardship, as the site has no inherent topographical restrictions or extraordinary situations, does not warrant a recommendation of approval; therefore, staff is recommending denial.

FINDINGS (VAR-48858)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant created a self-imposed hardship by proposing to construct a block wall above the maximum height permitted by code. Alternative block wall heights would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 103

APPROVALS 3

PROTESTS 0

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

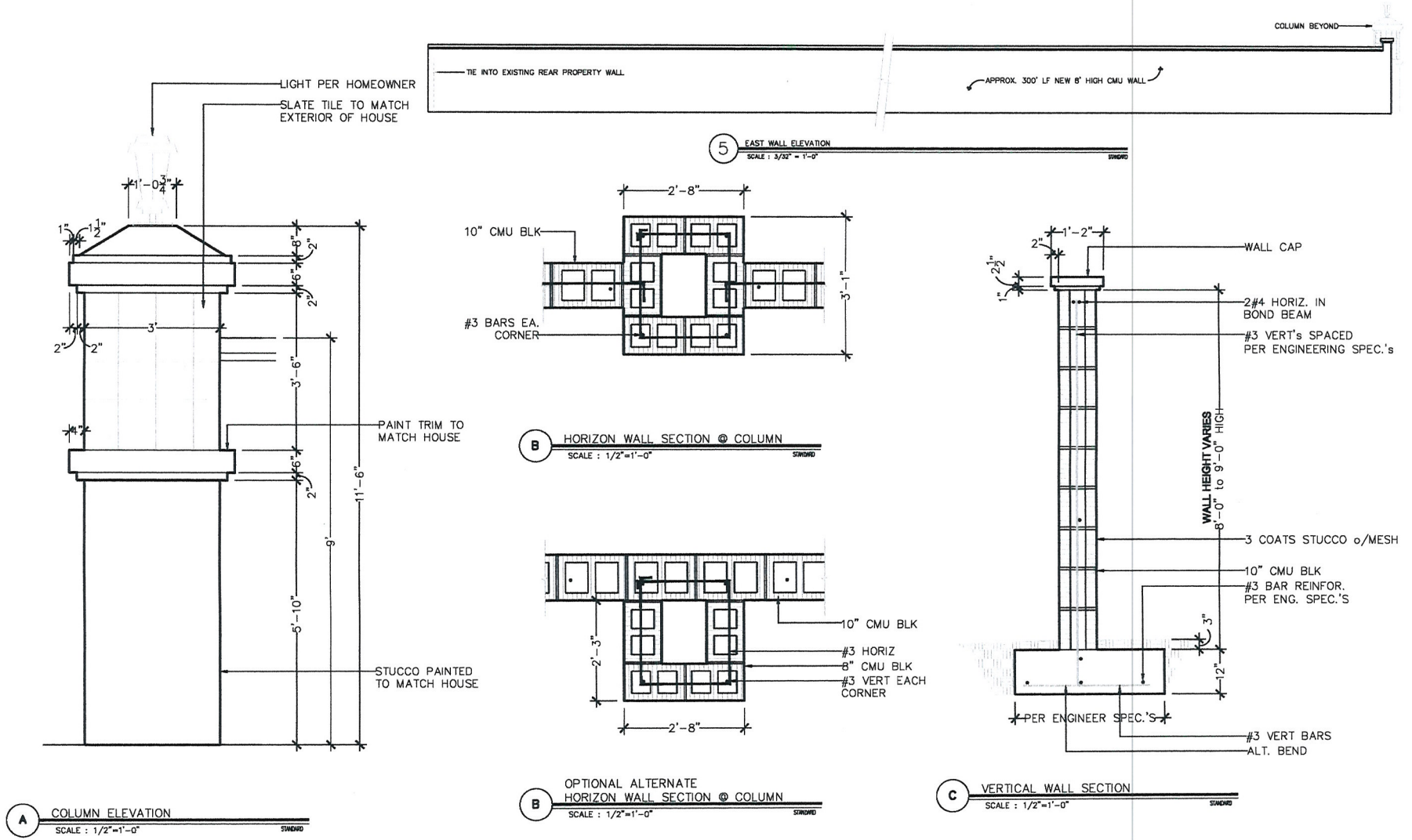
FOR DEPARTMENT USE ONLY

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

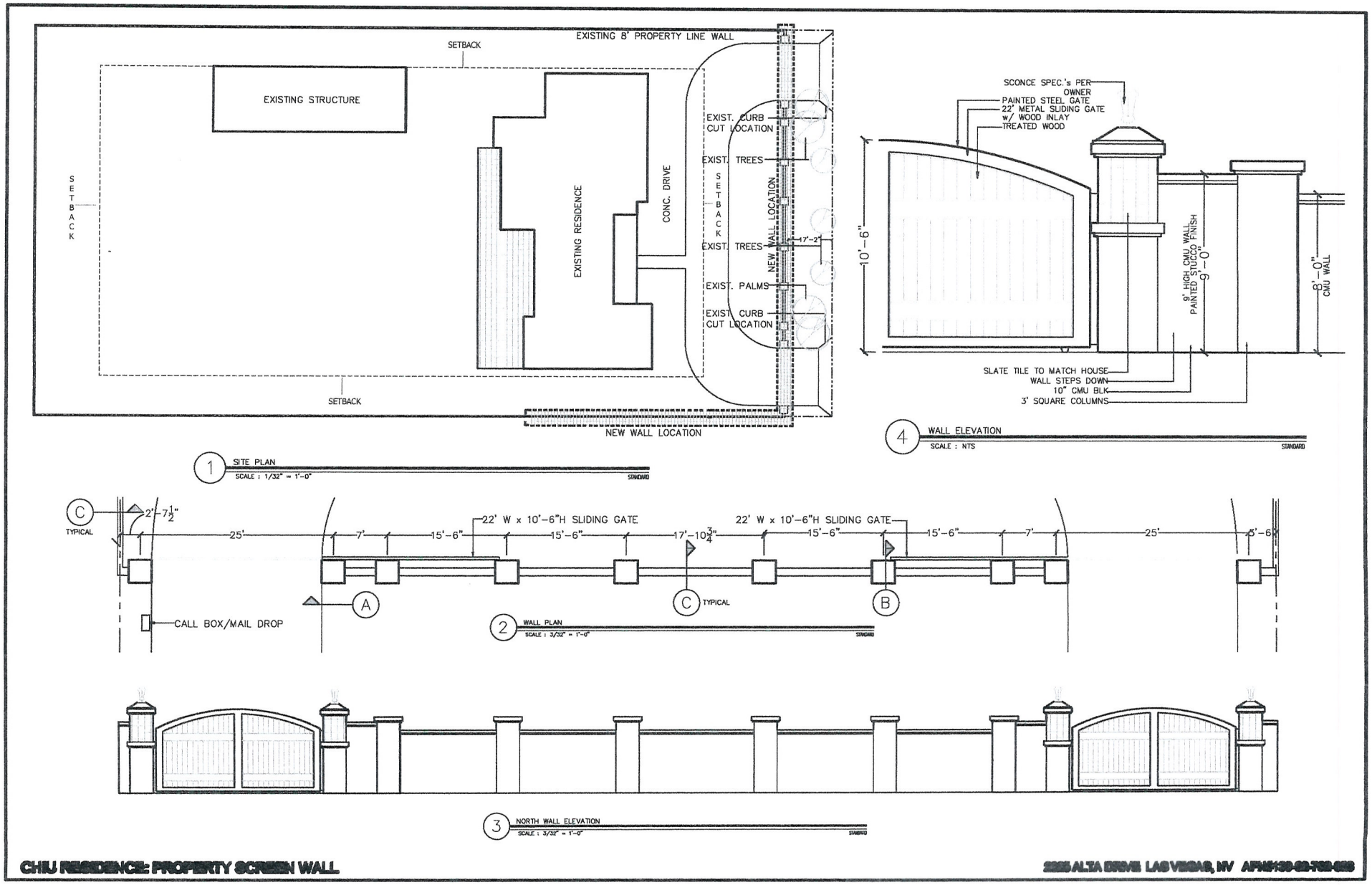
NOTE: DIMENSIONS OF CMU & REINFORCING SPECIFICATIONS SUBJECT TO CHANGE PER ENGINEERING RECOMMENDATIONS.

[redacted] ALTA DRIVE, LAS VEGAS, NV APN#[redacted]

13

RECEIVED

VAR-48858 MAR 28 2013

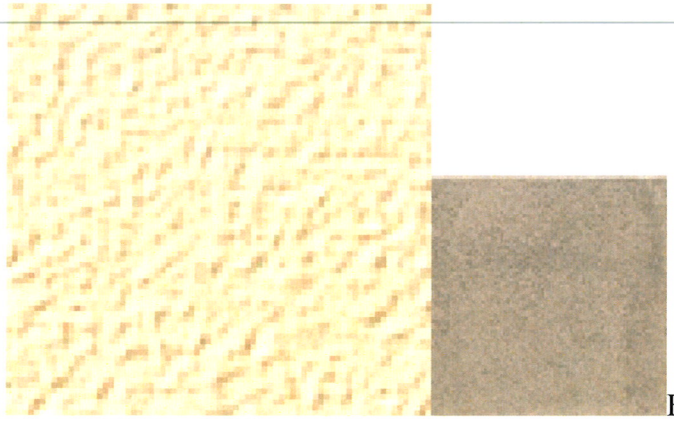


VAR-48858

RECEIVED
MAR 28 2013

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)



RECEIVED
MAR 28 2013
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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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:

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

"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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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:

RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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**

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

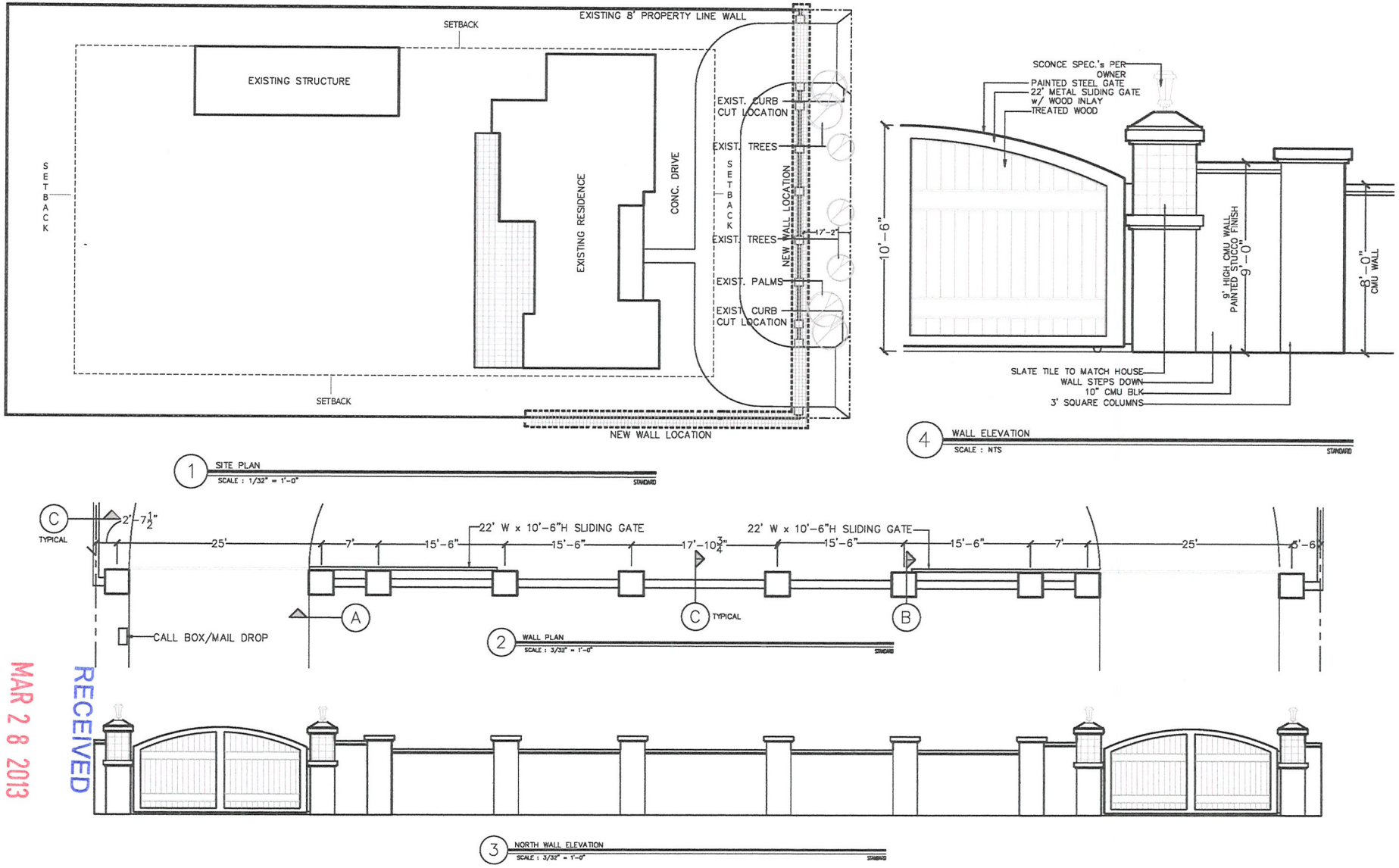


Andrew A. Chiu, Esq.
Homeowner

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

EXHIBIT A

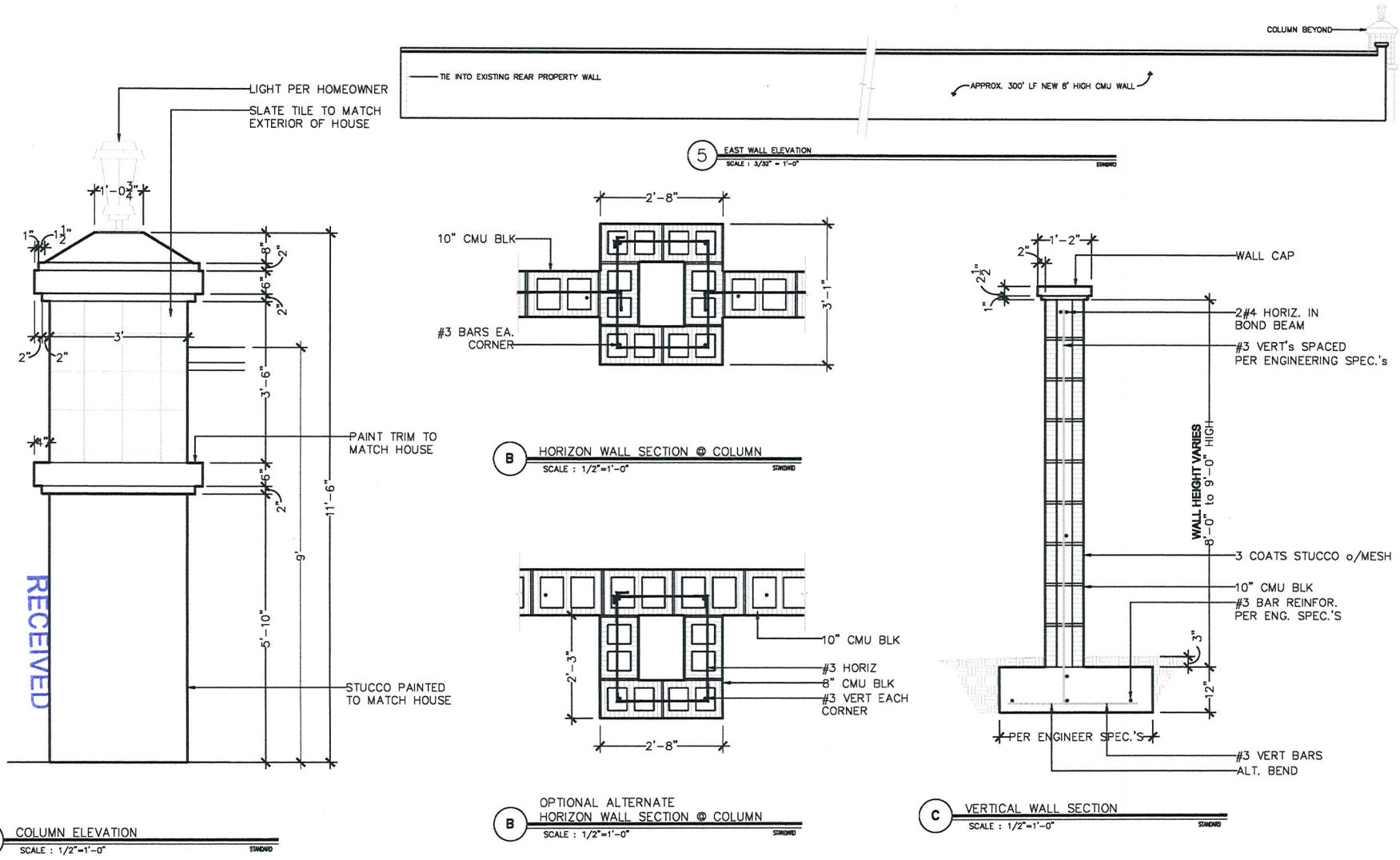


CHIU RESIDENCE: PROPERTY SCREEN WALL

2225 ALTA DRIVE LAS VEGAS, NV

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858



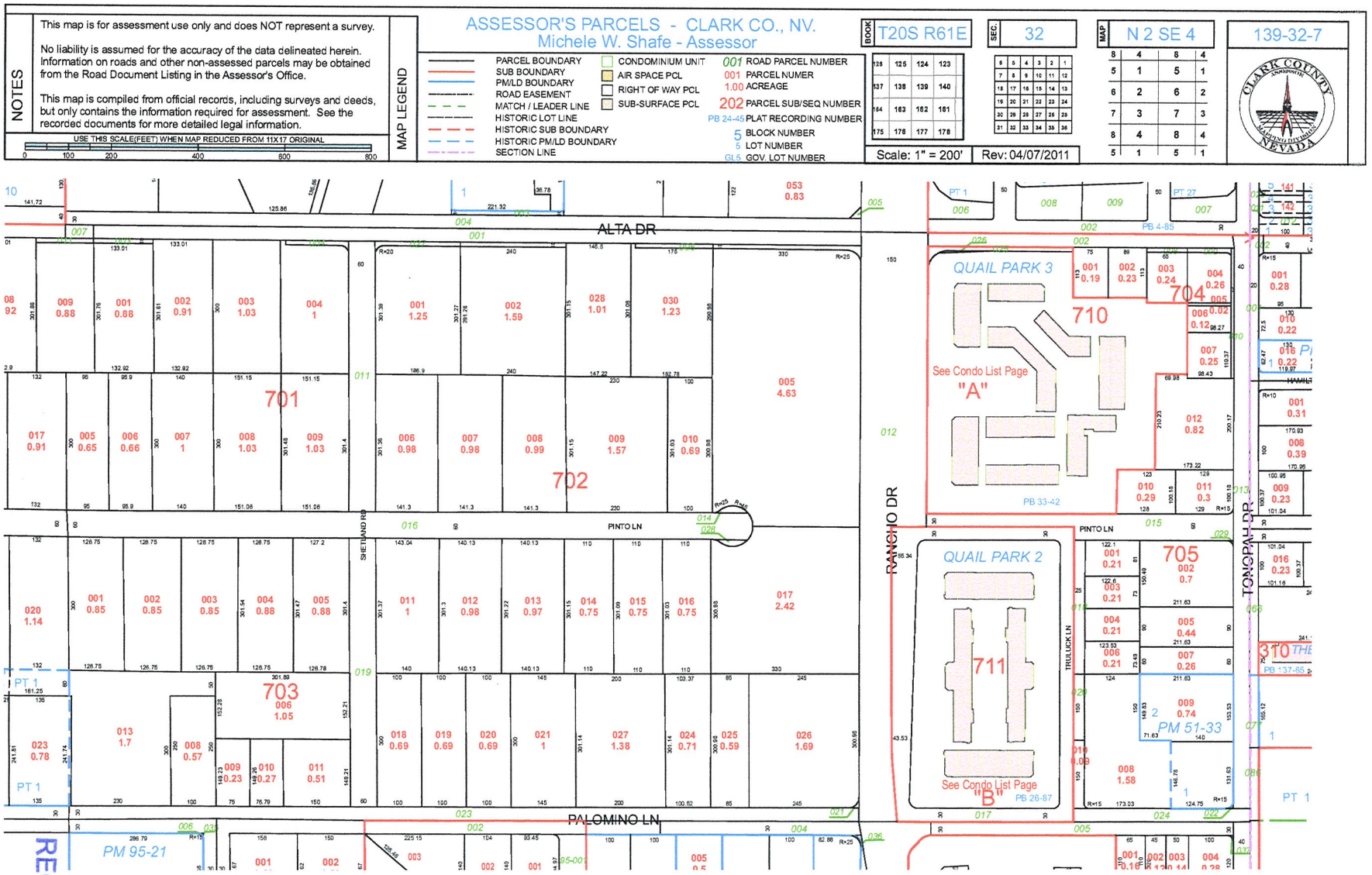
RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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]

VAR-48858

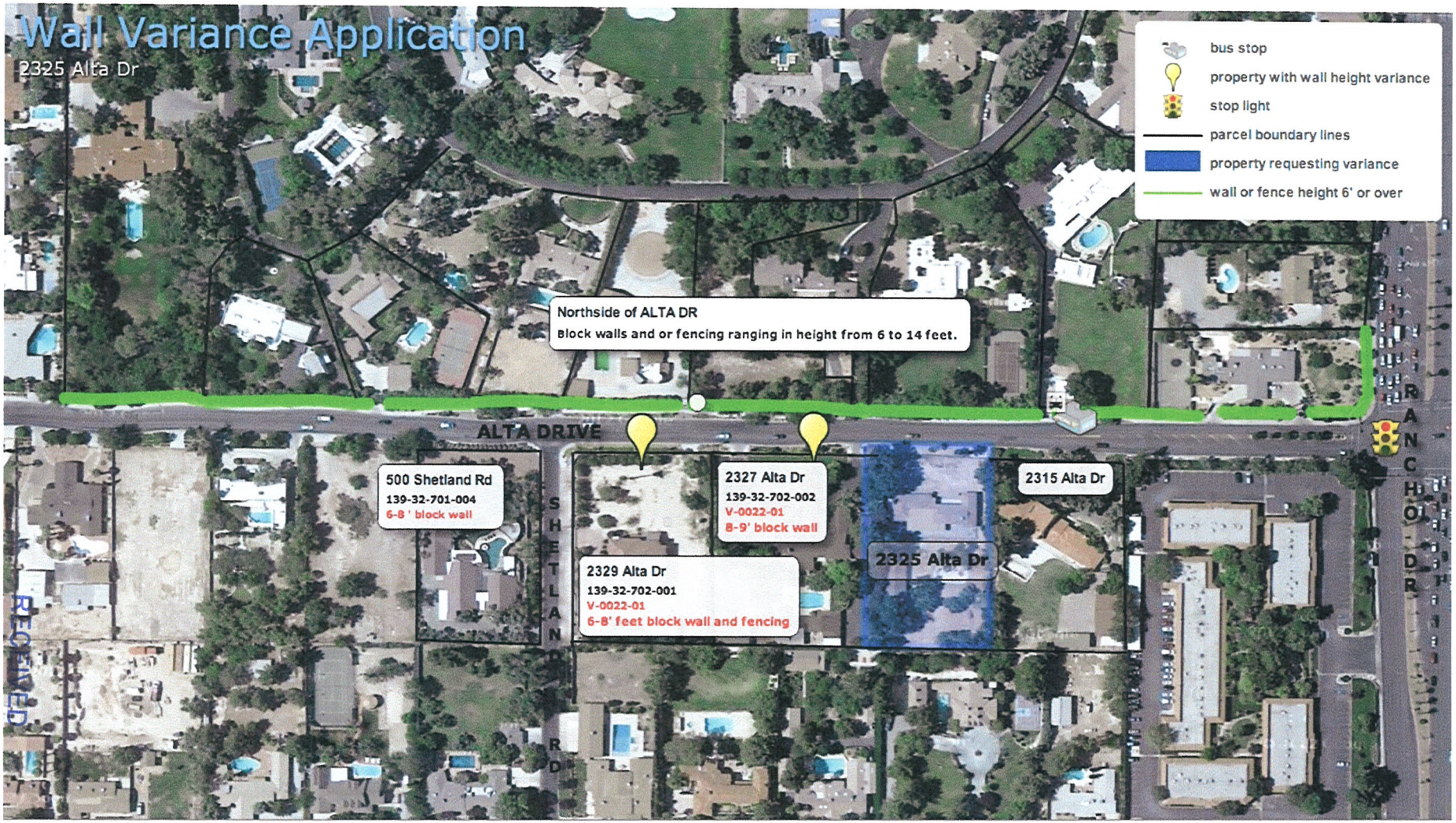


TAX DIST 200

14

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

EXHIBIT B

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of P



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

VAR-48858

VAR-48858

RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

EXHIBIT C



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning



RECEIVED
MAR 28 2013
City of Las Vegas
Department of Planning

VAR-48858

EXHIBIT D

PHOTO 1



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 2



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 3



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 4



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 5



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 6



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 7



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 8



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 9



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 10



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 11



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 12



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 13



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 14



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 15



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

PHOTO 16



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 17



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 18



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 19



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 20



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 21



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 22



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 23



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 24



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 25



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 26



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 27



RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

PHOTO 28



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
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:

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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.

RECEIVED
MAR 2 8 2013
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: 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:
By: Date: 3-4-13
Las Vegas Metro Police Dept.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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:	

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
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.

RECEIVED
MAR 2 8 2013
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:

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(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:

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(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:

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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:	

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NEVADA 89101
(702) 828-3111

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Departme
VAR-48858

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.

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

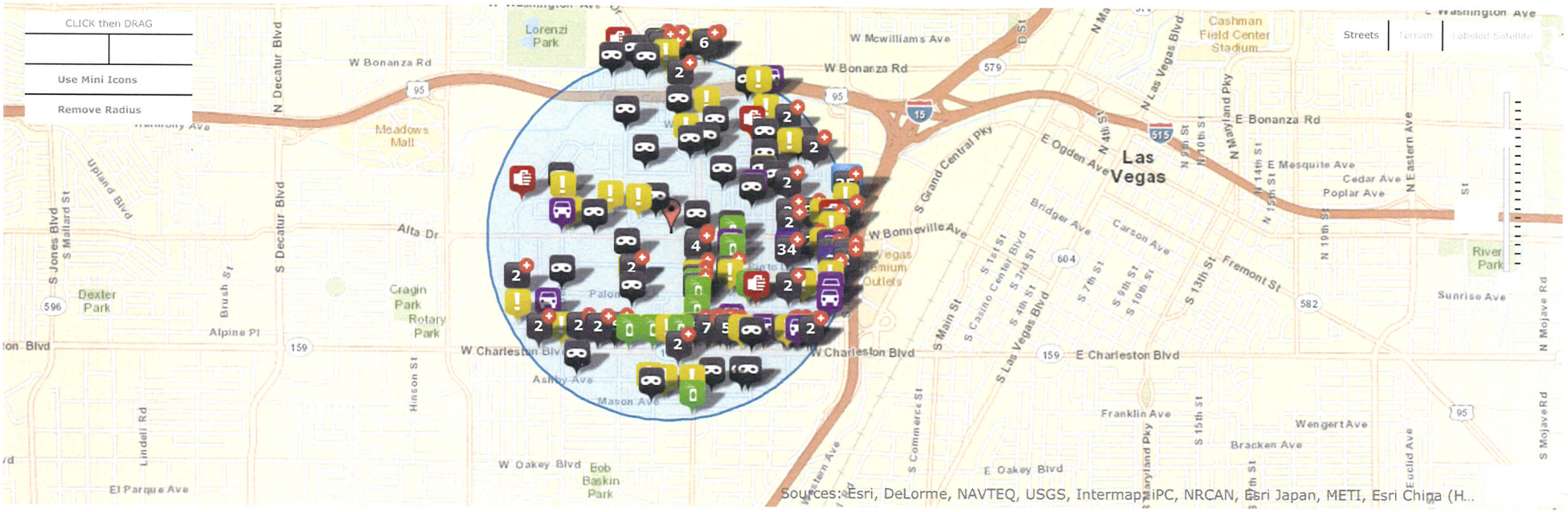
First, select a starting date **"From"** and an end date **"To"**. Then, click **Apply** or collapse the tab.

Reset Dates

FROM: 09/07/2012 **TO:** 03/06/2013 Apply

Friday, 7 September, 2012

394 crimes between 9/7/2012 - 3/6/2013



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

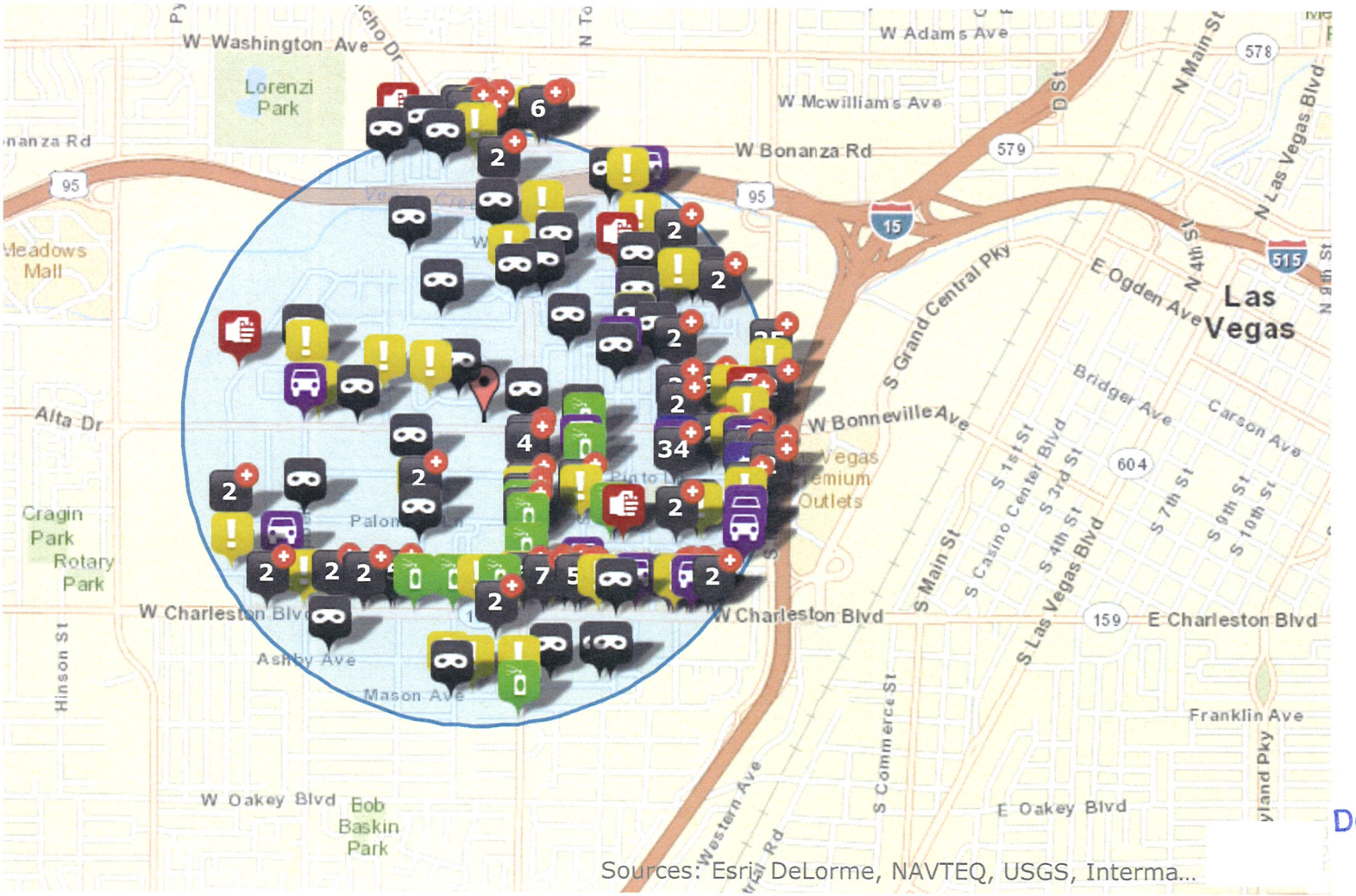
Print Send Link

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**



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

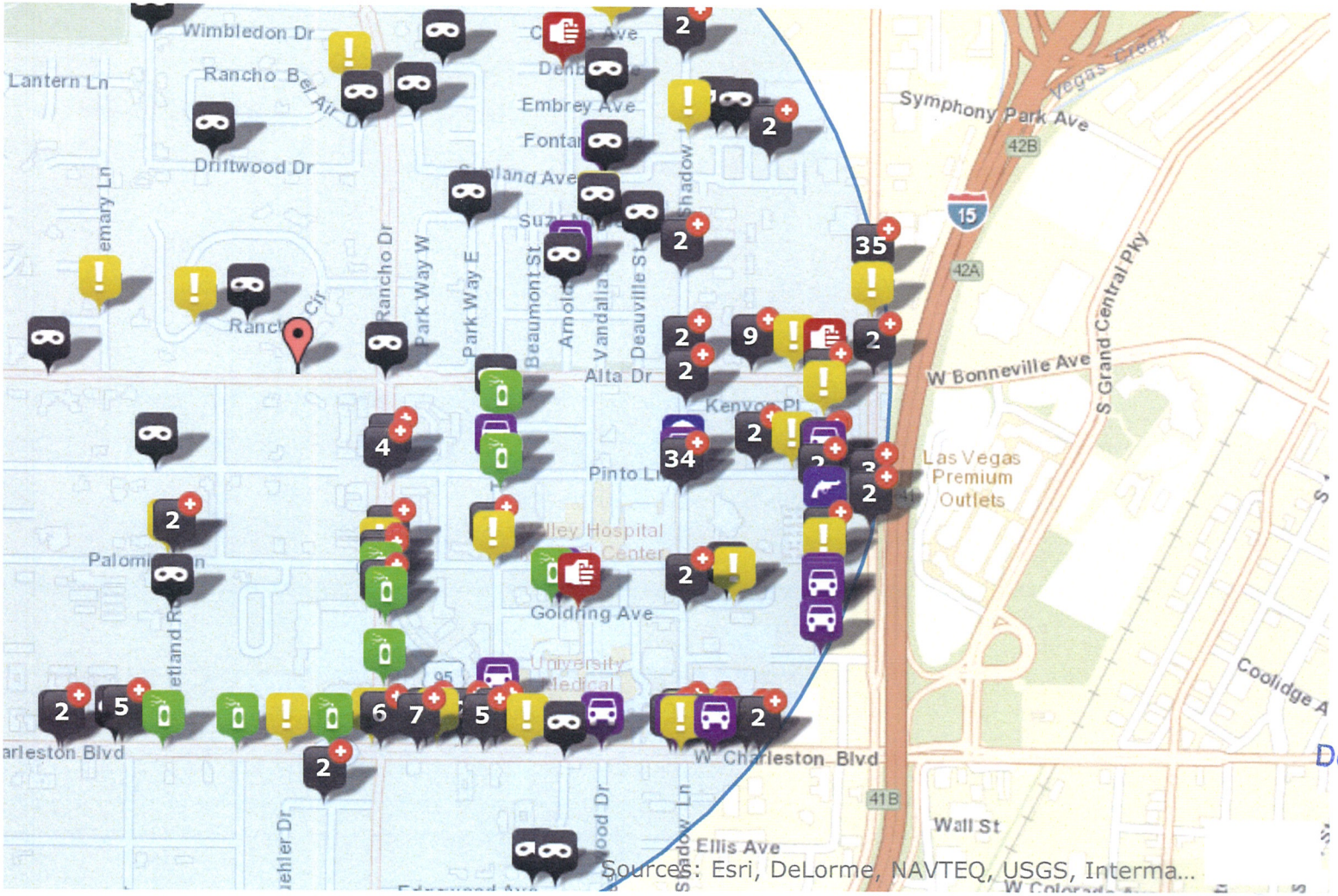
Print Send Link

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**



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

	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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

VAR-48858

	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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

	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

RECEIVED

MAR 2 8 2013

City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

	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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

				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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

				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	

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

	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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

P.O. BOX 900, LAS VEGAS, NV 89125-0900 | TEL 702 240 0000 FAX 702 385 4640
PERSONAL INJURY • WORKER'S COMPENSATION • SOCIAL SECURITY DISABILITY
www.EdBernstein.com

ROBINSON & WOOD Fax:7023635101 Jan 20 2012 12:20pm P002/002

VAR-48858

EXHIBIT H



RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

VAR-48858

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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

P.O. BOX 900, LAS VEGAS, NV 89125-0900 | TEL 702 240 0000 FAX 702 385 4640
PERSONAL INJURY • WORKER'S COMPENSATION • SOCIAL SECURITY DISABILITY
www.EdBernstein.com

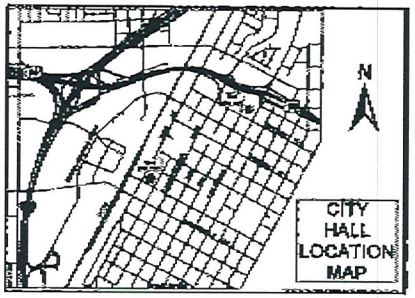
ROBINSON & WOOD Fax:7023635101 Jan 20 2012 12:20pm P002/002

VAR-48858

05/03/2013 16:16 FAX 702 366 9413 Mary Bartsas Ent., LLC 002/003

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.

VAR-48858

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

41A

PRESORTED FIRST CLASS

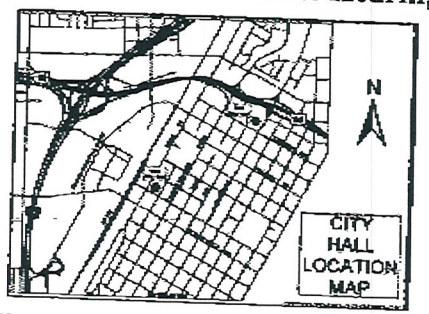
UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 MAY 02 2013
MAILED FROM ZIPCODE 89101

Case: VAR-48858
13932711022
BARTSAS MARY 17 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825 89106-4825

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.

VAR-48858

Planning Commission Meeting of **5/14/2013**

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

H/A

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43³
0004279218 MAY 02 2013
MAILED FROM ZIPCODE 89101

13932701002 Case: VAR-48858
BARTSAS MARY 13 L L C
%MARY BARTSAS ENTRPS LLC
%A HANSEN
601 S RANCHO DR #C-23
LAS VEGAS NV 89106-4825 89106-4825

05/03/2013 16:16 FAX 702 366 9413 Mary Bartsas Ent., LLC 003/003

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**

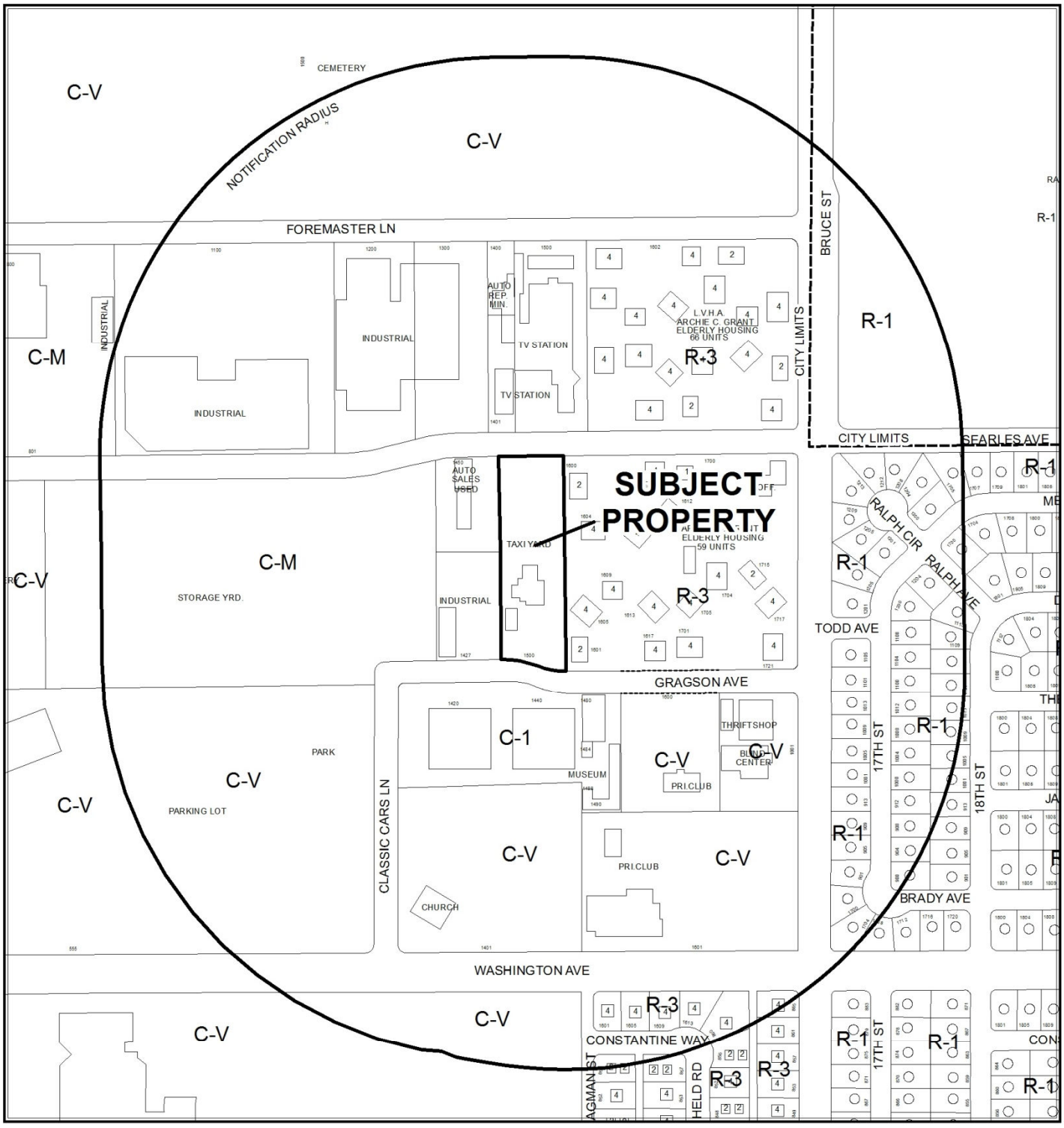
SUBJECT:
VAR-49041 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFF-SITE IMPROVEMENTS ALONG GRAGSON AVENUE on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone,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



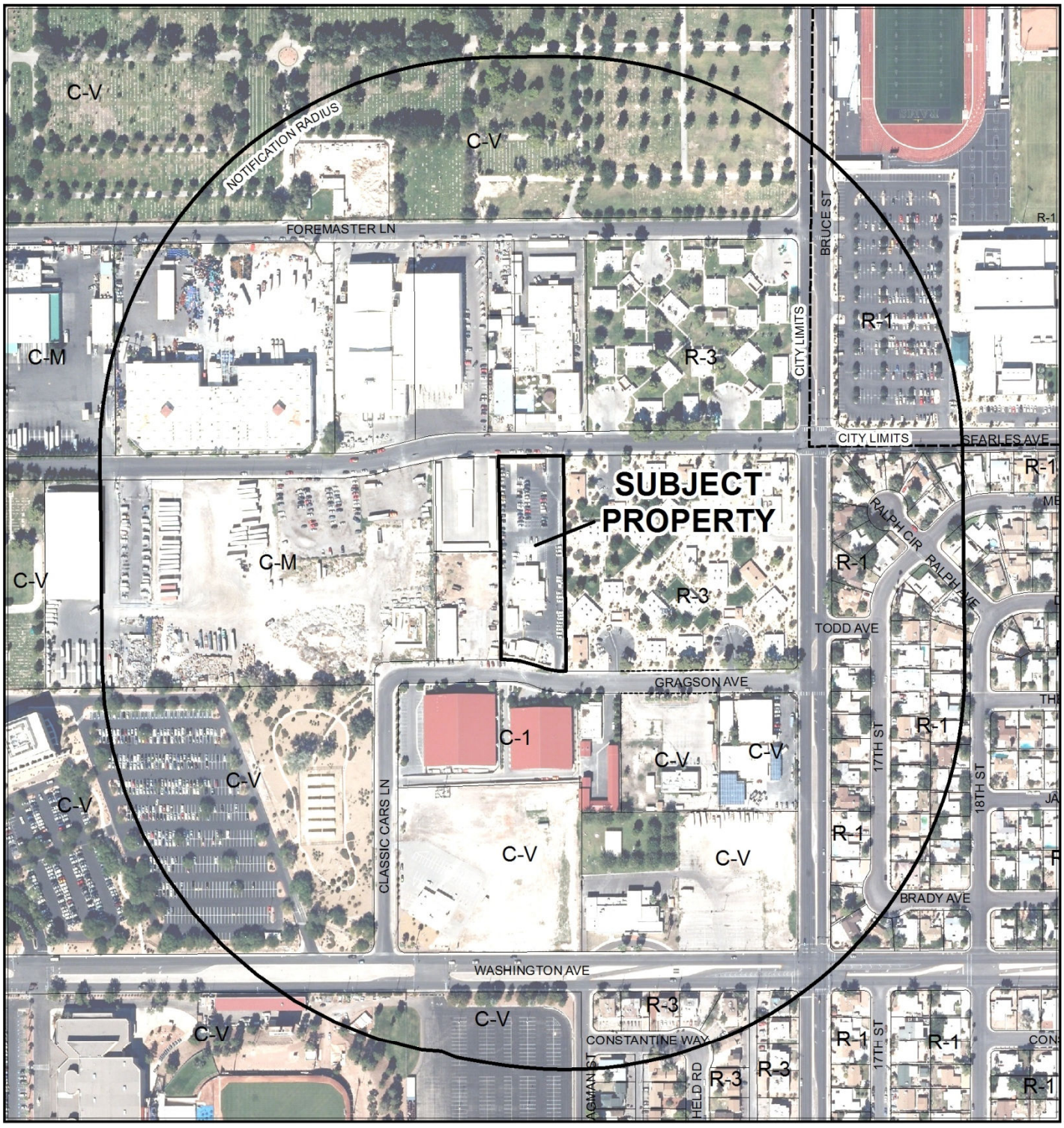
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-49041	Staff recommends DENIAL, if approved subject to conditions:	
SDR-48917	Staff recommends DENIAL, if approved subject to conditions:	VAR-49041

** CONDITIONS **

VAR-49041 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48917).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards (L-curb, sidewalk and streetlights, etc.) not required to be constructed at this time as a result of the requested Variance. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

SDR-48917 CONDITIONS

Planning

1. Approval of and conformance to Variances (VAR-49041, VAR-39148 & VAR-43989); Special Use Permits (SUP-43990 & SUP-39149), except as modified herein shall be required, if approved.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-35195) shall be required, if approved, except as modified herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/17/13, except as amended by conditions herein.

5. A Waiver of Title 19.08.090 to allow no landscape buffer along the entire east perimeter where a minimum 8-foot wide landscape buffer is required is approved.

6. An Exception of Title 19.08.110 to allow no parking lot shade trees where a minimum of one shade tree per every six uncovered parking spaces is required is approved.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

12. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review to reduce the size of a previously approved 5,000 square-foot building by 72 feet in order to not have to fire sprinkle the building. Included in this application is a request for a Waiver and an Exception. In addition, the applicant has applied for a Variance in order to not be required to install off-site improvements along Gragson Avenue. This has been a requirement on the past six applications approved on this site over the past three years. This site is zoned C-M (Commercial/Industrial) and is being used as a Taxicab/Limo Yard. Staff recommends denial of both applications due to previously approved conditions not being met, and the negative impact this project would have on the surrounding properties. If denied, the applicant would be required to meet all conditions of the previously approved applications.

ISSUES

- Conditions of Site Development Plan Review (SDR-35195) approved by City Council on 12/10/09 have not been met.
- This project requires a Variance to not install the off-site improvements required along Gragson Avenue. Staff does not support this request.
- This project requires a Waiver to allow a zero-foot landscape buffer along the entire east perimeter. Staff does not support this request.
- This project requires an Exception to allow no parking lot landscaping. Staff does not support this request.
- Existing building "B" does not have a Certificate of Occupancy and is being used by the applicant.
- Auto repairs are taking place within structures that do not have building permits as well as outside of enclosed buildings.
- The applicant states that the second floor of the proposed building "C" will only be used for storage.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/21/03	The City Council approved a General Plan Amendment (GPA-2249) to amend the Southeast Sector Plan by adopting the Downtown North Land Use Plan. The Planning Commission and staff recommended approval.

YK

05/17/06	The City Council approved a General Plan Amendment (GPA-9219) changing the future land use designation to Industrial on this property as part of an update to the Las Vegas Redevelopment Plan. The Planning Commission and staff recommended approval.
06/18/09	Code Enforcement processed a complaint (79197) that electrical, plumbing and concrete work was being done without a permit at 1500 Searles Avenue. Code Enforcement closed the case on 02/10/10.
10/07/09	The City Council approved a Petition to Vacate (VAC-35193) a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue, approximately 580 feet west of Bruce Street. The Planning Commission recommended approval. Staff recommended denial. The Order of Vacation, which only included 2,305 square feet of public right-of-way, was recorded 12/30/09.
10/07/09	The City Council approved a Site Development Plan Review (SDR-35195) for a proposed 8,800 square-foot Taxicab/Limo Yard with ancillary Vehicle Service and Auto Repair within 5,800 square feet of existing buildings and a proposed 3,000 square-foot building with waivers of the perimeter landscape requirements to allow a zero-foot buffer along the west and a portion of the east perimeters where eight feet is required, a six-foot buffer along the south perimeter where 15 feet is required, to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing on 1.89 acres at 1500 Searles Avenue. The Planning Commission recommended approval. Staff recommended denial. As conditions of the City Council's approval, no barbed wire was to be allowed on site and the waiver of the requirement for a sidewalk along Gragson Avenue was deleted.
04/20/10	Code Enforcement processed a complaint (89642) that a taxicab company was working on its own vehicles without a license and sending out vehicles without seatbelts and license plates at 1500 Searles Avenue. Code Enforcement resolved the case on 04/22/10.
08/26/10	The Planning Commission accepted the applicant's request to withdraw a request for a Major Amendment (SDR-37613) to a previously approved Site Development Plan Review (SDR-35195) to increase the area of Building C from 3,000 square feet to 5,000 square feet with waivers of the perimeter landscape buffer standards to allow a buffer width of zero feet along the east perimeter where eight feet was previously approved and to allow eight perimeter trees where 39 trees were previously approved on 1.89 acres at 1500 Searles Avenue. Staff had recommended denial.
10/20/10	The City Council approved a Variance (VAR-39148) to allow a zero-foot side yard setback where eight feet is required for an accessory structure on 1.94 acres at 1500 Searles Avenue. Staff recommended denial.
	The City Council approved a Special Use Permit (SUP-39149) for Outdoor Storage, Accessory within the required setback and landscape buffer area along the west perimeter at 1500 Searles Avenue. Staff recommended denial.

10/20/10	The City Council approved a Major Amendment (SDR-39147) to a previously approved Site Development Plan Review (SDR-35195) for a proposed 10,800 square-foot Taxicab/Limo Yard with ancillary vehicle service and auto repair where an 8,800 square-foot Taxicab/Limo Yard was approved, a proposed 5,000 square-foot Auto Repair Garage where a 3,000 square-foot building was approved, for waivers of perimeter landscape requirements along the east and south property lines and to allow 24 trees within perimeter landscape buffers where 37 trees were approved on 1.94 acres at 1500 Searles Avenue. Staff recommended denial.
01/10/12	The Planning Commission approved a request for a Variance (VAR-43989) to allow 113 parking spaces where 133 spaces are required on 1.94 acres at 1500 Searles Avenue. Staff recommended denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-43990) for Outdoor Storage, Accessory with Waivers to allow storage within the required side and rear yard setback areas and to allow no screening from a public street where eight-foot tall screening is required at 1500 Searles Avenue. Staff recommended denial.
11/28/12	Code Enforcement processed a complaint (122780) that a taxicab company was working on its own vehicles in structures that do not have building permits at 1500 Searles Avenue. The case remains active.

Most Recent Change of Ownership	
12/29/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/28/61	A building permit (#7174) was issued for an office building and storage building at 1500 Searles Avenue. A final inspection was approved on 05/09/62.
04/30/63	A building permit (#19801) was issued for a 1,024 square-foot service garage at 1500 Searles Avenue. A final inspection was approved on 11/04/64.
07/30/73	A building permit (#12364) was issued for a loading dock at 1500 Searles Avenue.
12/01/83	A building permit (#4641) was issued for a single-faced electric freestanding sign on the interior of the site at 1500 Searles Avenue. A final inspection was approved on 01/27/84.
Pre-1993	A business license (I02-00081) was issued for product delivery at 1500 Searles Avenue. The license was marked out of business on 06/01/09.
03/02/93	A business license (D01-00001) was issued for dairy products and sales at 1500 Searles Avenue after this business changed ownership. The original license pre-dated 1993. This license was marked out of business on 10/18/07.

03/05/02	A building permit (#02003896) was issued for replacement of a four-inch sewer line at 1500 Searles Avenue. A final inspection was completed on 03/06/02.
10/09/09	A building permit (146417) was issued for a tenant improvement remodel for certificate of occupancy for a 4,400 square-foot building at 1500 Searles Avenue. A final inspection was completed on 02/11/10.
10/09/09	A building permit (149327) was issued for demolition work at 1500 Searles Avenue. A final inspection was completed on 10/28/09.
01/05/10	A building permit (154090) was issued for installation of low voltage electrical with conduit for data transmission at 1500 Searles Avenue. A final inspection was completed on 01/20/10.
02/11/10	The Building and Safety Department issued a Certificate of Occupancy for building "A" at 1500 Searles Avenue.
08/05/10	An application for a building permit (169266) was submitted for a 10-foot combined retaining and screen wall along the south property line at 1500 Searles Avenue. The permit has not yet been issued.
08/05/10	An application for a building permit (169262) was submitted for an existing paint mixing and spray booths at 1500 Searle's Avenue. This permit has not been issued.

Pre-Application Meeting	
03/14/13	Staff met with the applicant and determined a Site Development Plan Review and Variance applications would be required for a proposed 4,985 square-foot building and to not be required to install off-site improvements on Gragson Avenue.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/04/13	Staff visited the site and found an active taxi cab company in operation. There were several vehicles being repaired outside of an enclosed building. The property was clean and well maintained. Most of the landscaping required by previous applications has not been installed. Structures without proper building permits and/or Certificates of Occupancy were being utilized.

Details of Application Request	
Site Area	
Net Acres	1.89

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Taxicab/Limo Yard	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	TV Broadcasting & Other Communication Service	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Museum (Private)	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential (Apartments)	ML (Medium-Low Density Residential)	R-3 (Medium Density Residential)
West	Museum (Private) Building Maintenance Service and Sales Commercial, Other than listed (Armored Car Service)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master Plan Areas	***Compliance***
Downtown North Plan	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.090, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks			
• Front	10 Feet	390 Feet	Y
• Side	10 Feet	50 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	76 Feet	Y

YK

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Searles Avenue	N/A	N/A	60	N/A
Gragson Avenue	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Taxicab/Limo Yard	66 employees on largest shift; 67 taxis at maximum capacity	1 space per employee plus one space per taxi	133				
TOTAL SPACES REQUIRED			133		113		Y*
Regular and Handicap Spaces Required			128	5	108	5	Y*

*Per VAR-43989

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide an 8-foot wide landscape buffer along interior perimeters.	To allow a zero-foot wide landscape buffer along the entire east perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide one shade tree for every six uncovered parking spaces.	To provide no shade trees in the parking lot.	Denial

ANALYSIS

The site is located within the Downtown North Land Use Plan area. The site is also located within the Downtown Redevelopment Area, which designates this site as appropriate for industrial land uses. The Taxicab/Limo Yard use is a permitted use within the C-M (Commercial/Industrial) zoning district, which conforms to the LI/R (Light Industry/Research) land use category. The Land Use Plan Strategy outlined in the Downtown North Land Use Plan emphasizes enhancement of existing commercial properties through the implementation of commercial design standards. In the absence of specific design standards for the Downtown North area, Title 19 development standards are used to evaluate commercial properties.

The applicant is proposing to reduce a previously approved 5,000 square-foot building, known as building "C" to 4,928 square feet. The purpose of this reduction is to remain under the threshold requirement for fire sprinkle the building. The first floor will have two vehicle repair bays, three separate storage areas and a restroom, while the second floor will be devoted to all storage. The applicant states in the justification letter that no tires will be stored on the second floor, only extra parts for general maintenance of the taxis.

The applicant is also requesting a Waiver to allow a zero-foot wide landscape buffer along the entire length of the east perimeter, where an eight-foot wide buffer is required. Over the past three years and several applications, the landscape buffer along the east perimeter has slowly been reduced, to the point that if this application is successful there will be no landscape buffer between this industrial land use and the multi-family land use to the east. This would result in no landscaping between this high intensity land use site and the lower intensity residential land use to the east. Staff does not support this request.

The applicant is also requesting an Exception to allow no landscaping in the parking lot. Code requires one landscape finger island for every six uncovered parking spaces. For this property, nineteen landscape finger islands would be required. If this application is successful, no landscape would be provided in the parking lot. The only landscaping that would remain on this property, if this application is approved, is along the front perimeter adjacent to Searles Avenue. Staff does not support this request.

Since December 5, 2009, there have been six planning-related applications approved for this property. All of these applications had conditions attached to them. The applicant has not met all the conditions on any of the applications. This has resulted in several structures on the property being occupied and/or utilized without approved building permits or certificates of occupancy; vehicle repairs being conducted outside of an enclosed building; and none of the previously required landscaping having been installed. In addition, the required off-site improvements have not been completed.

The applicant has now come forward with a variance request to not be required to install the off-site improvements that have been required on all previous applications. If these off-site improvements are not required at this time, they are likely to never be installed. The applicant has stated that since the adjacent properties do not have sidewalks, then they should not be required to put them in. If this logic were applied throughout the City, then the City would have no sidewalks. Staff does not support this request.

Due to the applicant's unwillingness to adhere to conditions of approval on all previously approved applications; the negative impact that the lack of landscaping will have on the adjacent residential property; and the negative impact that the lack of off-site improvements would have on the surrounding area, staff recommends denial of both applications.

FINDINGS (VAR-49041)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not install off-site improvements along Gragson Avenue. The applicant could install the off-site improvements, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-48917)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   This project is not compatible with the adjacent residentially zoned property to the east. The lack of any type of landscape buffer between this high impact commercial use and the residential use to the east creates a non-harmonious environment.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   This project is not consistent with the General Plan as evidenced by the requested variance, waiver and exceptions being requested.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed off both Searles Avenue on the north and Gragson Avenue on the south. The addition of the proposed building will not have a negative impact on these roadways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the commercial/industrial use of the property. However, the lack of any landscaping with the exception of the few trees along Searles Avenue is inappropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The lack of a landscape buffer along the east perimeter creates an aesthetically unpleasant and non-harmonious environment and is not compatible.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   As a condition of approval, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department in order to ensure the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 78

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49041 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
04/17/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

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

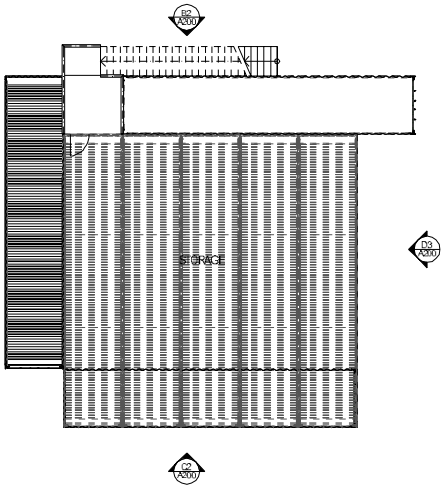
Case #	VAR-49041
Meeting Date:	05/14/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-48698
04/17/13

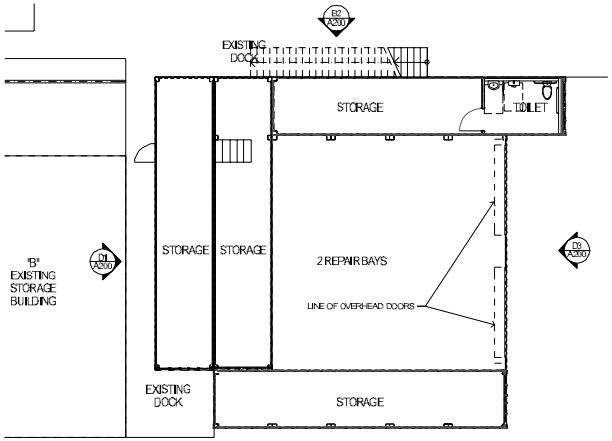
Revised 10/27/08

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



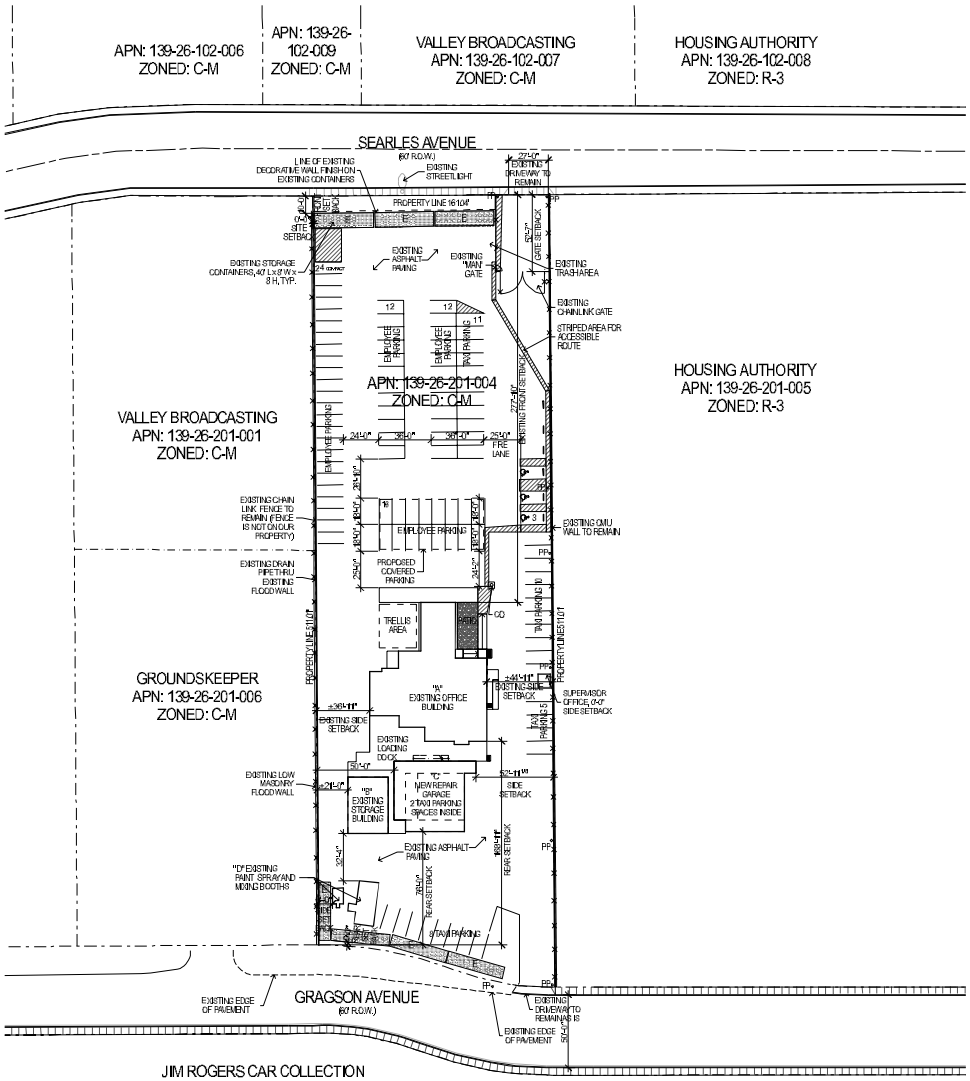
SECOND FLOOR PLAN

1/8" = 1'-0"



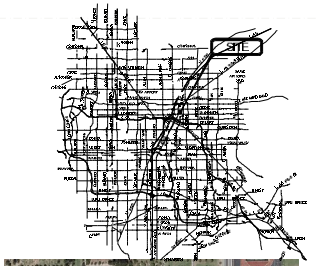
FIRSTFLOOR PLAN

1/8" = 1'-0"



SITE PLAN

1" = 40'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	C-M
PROPOSED USE	TAXI (LIMO) YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	62,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	15'-0"	277'-10"
INTERIOR SIDE	15'-0"	36'-11", 44'-11"
REAR	20'-0"	198'-11"

SETBACKS - (ACCESSORY STRUCTURE)

	REQ'D	PROVIDED
FRONT	15'-0"	15'-0"
INTERIOR SIDE	5'-0"	0'-0" (Variance Requested)
REAR	5'-0"	1'-0" (Variance Requested)

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-0"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.11%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	3.9%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/F-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 10' HIGH)	1,100 SF
C NEW REPAIR GARAGE (24'-0" HIGH)	2880 SF (1st) + 1995 SF (2nd) = 4,875 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E STORAGE CONTAINER (8' X 40') TYP. OF 7 (± 8 HIGH)	2,280 SF
TOTAL	13,055 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	67
# OF TAXIS @ MAXIMUM CAPACITY	335	36
STANDARD PARKING SPACES PROVIDED		76
COMPACT PARKING SPACES PROVIDED		(23.7%) 24
HANDICAPPED SPACES PROVIDED		3
TOTAL PARKING		103

Copyright 2011 © by APTUS

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

0' 10' 40' 80'

north

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 03.28.13

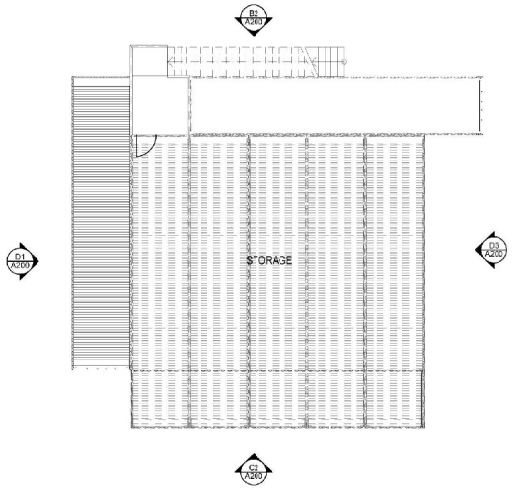
SITE PLAN AND PROJECT DATA

PRJ-48698
04/17/13
A$100

67' R.O.W. = Cab Taxi Company

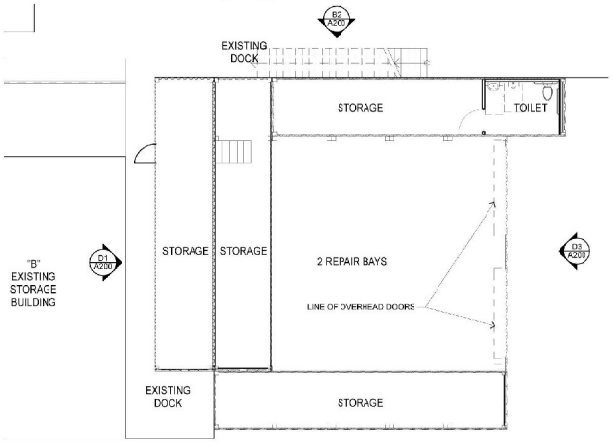
VAR-49041 & SDR-48917

P:\09\09-05 A Cab Taxi\CAD\Arch\09-05 A Cab Taxi CPL Revised 2013-04-12 01:13:51 PM by Kenneth



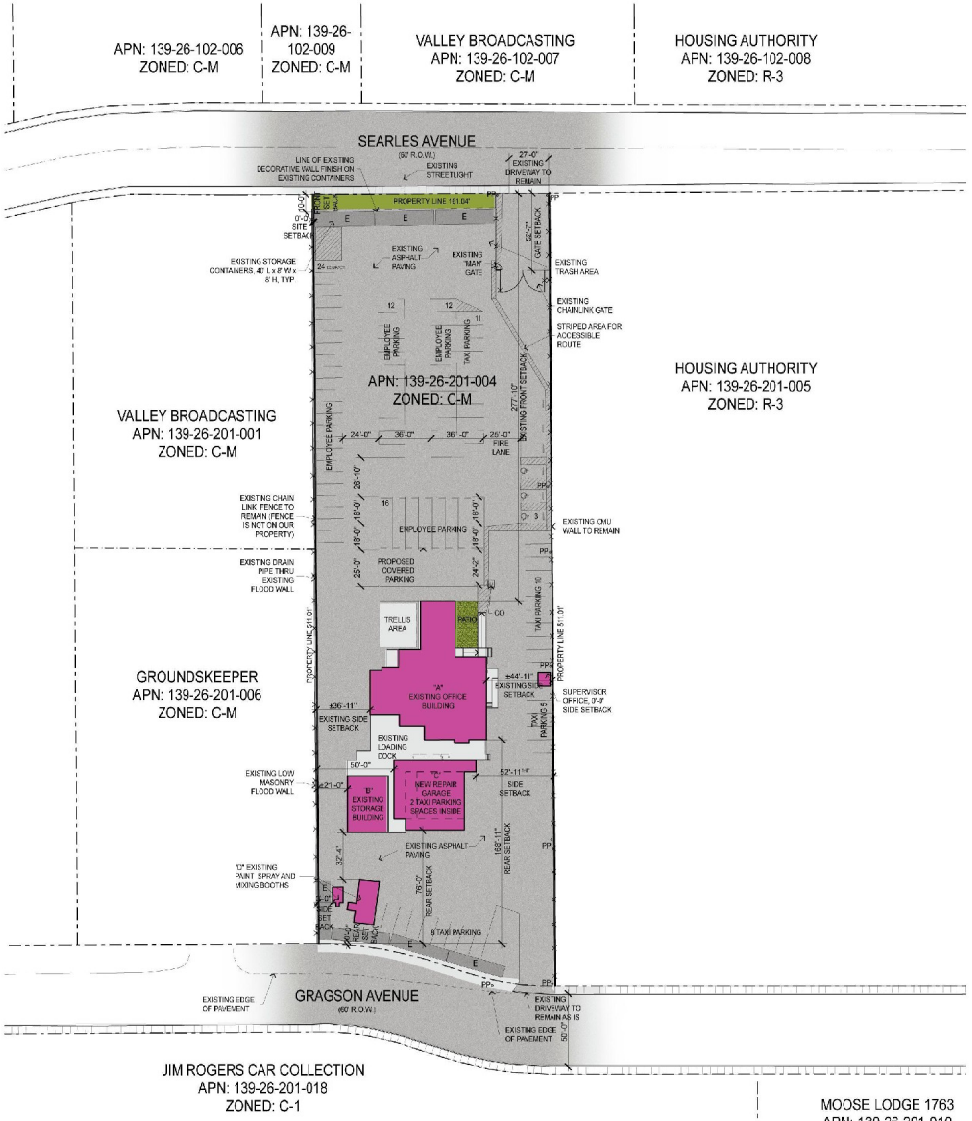
SECOND FLOOR PLAN

1/8" = 1'-0"



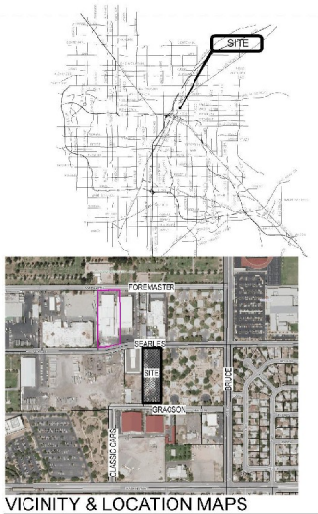
FIRSTFLOOR PLAN

1/8" = 1'-0"



SITE PLAN

1" = 40'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	C-M
PROPOSED USE	TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDE	10'-0"	39'-11", 44'-1"
REAR	20'-0"	168'-11"

SETBACKS - (ACCESSORY STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	0'-0"(Variance Requested)
INTERIOR SIDE	5'-0"	0'-0"(Variance Requested)
REAR	5'-0"	1'-0"(Variance Requested)

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	131%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	39%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	B/S-1
FIRE SPRINKLER SPROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 16' HIGH)	1,400 SF
C NEW REPAIR GARAGE (28-0" HIGH)	2690 SF (1st) + 1965 SF (2nd) = 4,655 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	300 SF
E STORAGE CONTAINER (8' X 40') TYP. OF 7 (± 8' HIGH)	2,240 SF
TOTAL	13,025 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	56	67
# OF TAXIS @MAXIMUM CAPACITY	30.5	36
STANDARD PARKING SPACES PROVIDED		76
COMPACT PARKING SPACES PROVIDED		(23.7%) 24
HANDICAPPED SPACES PROVIDED		3
TOTAL PARKING		103

Copyright 2011 © by APTUS

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

0' 10' 40' 80'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 03.28.13

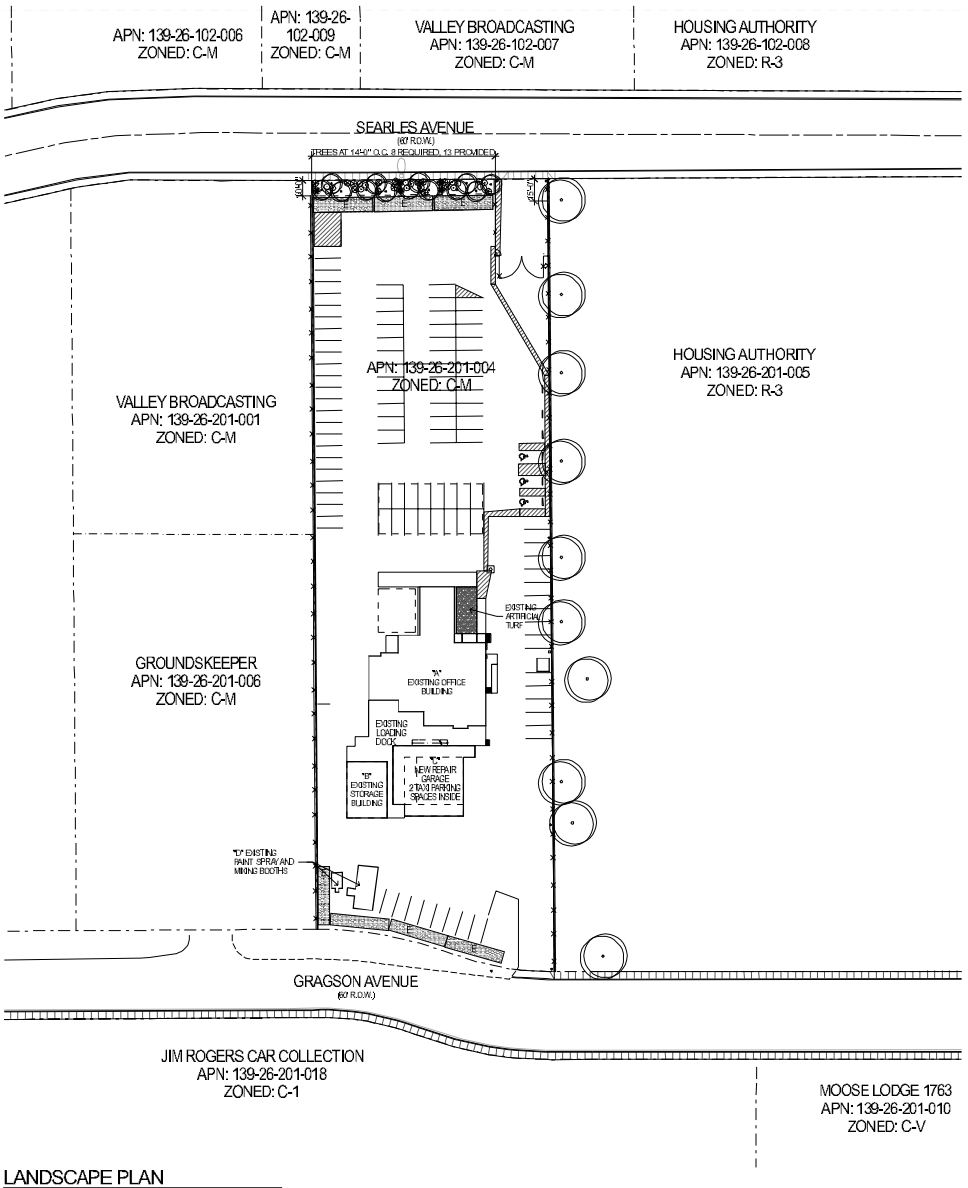
SITE PLAN AND PROJECT DATA

PRJ-48698
04/17/13
AS100

09.065 A Cab Taxi Company

VAR-49041 & SDR-48917

F:\09.065 A Cab Taxi\Cad\DWG\09.065 A Cab Taxi FSB Revised 7813.pln 3/1/2013 3:53:13 PM KNeumann



LANDSCAPE PLAN

1" = 40'

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES				
	SHOESTRING ACACIA	acaciastenophylla	24" Box	12
	EXISTING TREES	—	—	—
SHRUBS				
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal	15
	MEXICAN CLIFFROSE	purshia mexicana	5 gal	5
GROUND COVER				
	TRAILING LANTANA	lantana montevidensis	5 gal	15
	PROSTRATE ROSEMARY	rosemarinus officinalis 'prostratus'	5 gal	5
ROCK MULCH	**SIZE**	**COLOR**	**DEPTH**	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	10'-0"	0'-0" (WAIVER REQUESTED)

Copyright 2011 © by APTUS

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P (702) 839.1200
F (702) 839.1213

0' 10' 40' 80'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 03.28.13

PLANTING PLAN

PRJ-48698
04/17/13
L100

60' R.O.W. - A Cab Taxi Company

VAR-49041 & SDR-48917



EXISTING BUILDNG "A", EAST SIDE



FROM EXISTING BUILDNG "A", LOOKING NORTH

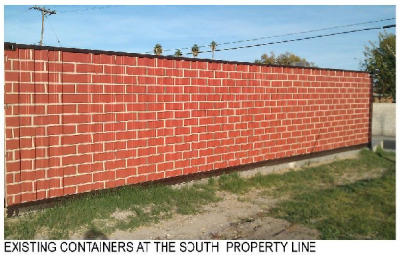


EXISTING BUILDNG "A", WEST SIDE

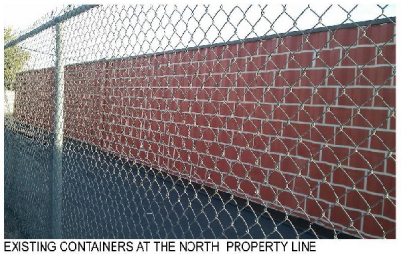


LANDSCAPE PLAN

1" = 40'



EXISTING CONTAINERS AT THE SOUTH PROPERTY LINE



EXISTING CONTAINERS AT THE NORTH PROPERTY LINE

LANDSCAPE SCHEDULE

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	SHOESTRING ACACIA	acacia stenophylla	24" Box	12
	EXISTING TREES	---	---	---
SHRUBS				
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal	15
	MEXICAN CUFFROSE	punsia mexicana	5 gal	5
GROUND COVER				
	TRAILNG LANTANA	lantana montevidensis	5 gal	15
	PROSTRATE ROSEMARY	rosemarius officinalis 'prostratus'	5 gal	5

ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTAL)	8'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE (ADJ. TO INDUSTRIAL)	6'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0" (WAIVER REQUESTED)

F:\09.065 A Cab Taxi Corp\DWGS\09.065 A Cab Taxi DR Revised 2013.pln, 3/21/2013 3:53 PM, KNorman

Copyright 2011 © by APTUS

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

0' 10' 40' 80'

A Cab Taxi Company

Site Development Review

1500 Searles Avenue
Las Vegas, Nevada 89101

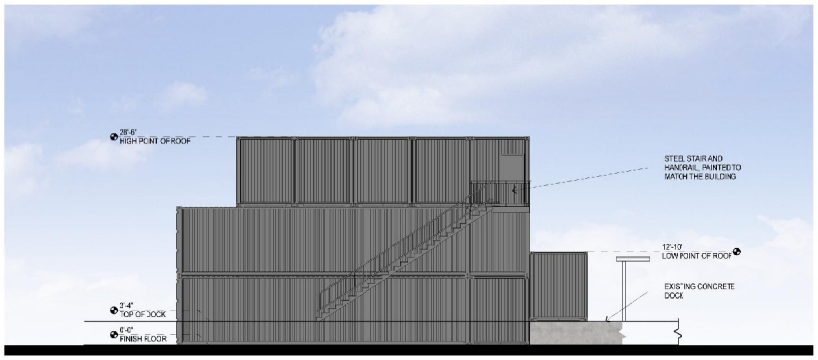
City of Las Vegas Site Development Review Submittal 03.28.13

PLANTING PLAN

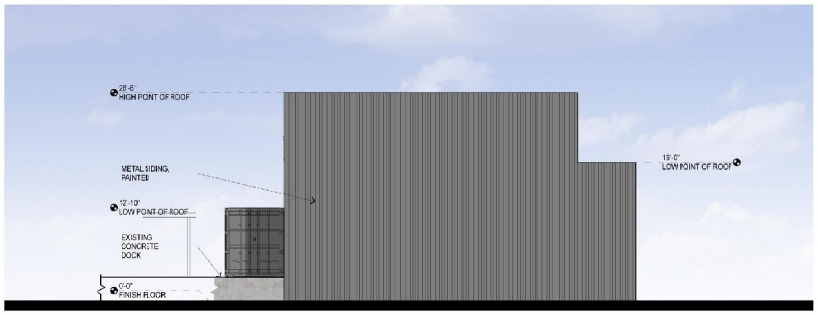
PRJ-48698
04/17/13 L100

09.065 A Cab Taxi Company

VAR-49041 & SDR-48917



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

F:\09.065 A Cab Taxi Co\DWG\09.065 A Cab Taxi DR Revised 2013.pln, 3/28/2013 2:19 PM, KNeuman

Copyright 2013 (c) by APTUS

APTUS
1200 South 6th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1100
F 702.839.1113

0 4' 8' 16'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 03.28.13

EXTERIOR ELEVATIONS - AUTO REPAIR

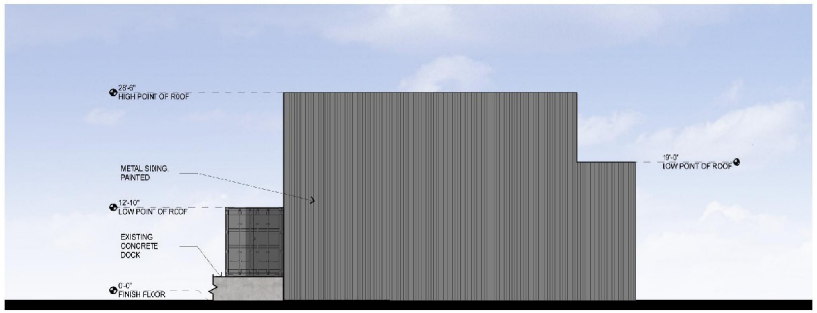
PRJ-48698
04/17/13
A200

09.065 A Cab Taxi Company

VAR-49041 & SDR-48917



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Copyright 2013 © by APTUS

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1300
F 702.839.1213

0' 4' 8' 16'

A Cab Taxi Company
Site Development Review
1500 Searles Avenue
Las Vegas, Nevada 89101

City of Las Vegas Site Development Review Submittal 03.28.13

PRJ-48698
04/17/13

EXTERIOR ELEVATIONS - AUTO REPAIR

A200

09.065 A Cab Taxi Company

VAR-49041 & SDR-48917

Prefinished Metal



Paint 1

APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

A Cab Taxi Company

PRJ-48698
Site Development Review
04/17/13

1500 [illegible] Avenue
Las Vegas, Nevada 89101

03.28.13



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



VAR-49041 & SDR-48917 - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC
1500 SEARLES AVENUE

04/04/13

APTUS

April 17, 2013

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

Re: **A Cab Taxi Dispatch Center *(revised)***
APN: 139-26-201-004

Architecture
Engineering
Planning
Interiors
Landscape

To Whom It May Concern:

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

- Site Development Review for an existing Taxi Yard
  - Approval will allow:
    - relocated parking based on the recent revision to the code and the recent text amendment
    - an exception to allow no parking lot landscaping
    - a waiver to allow a zero foot landscape buffer along the entire east perimeter

A Cab Taxi Co. is currently operating from their site located on a 1.89 acre site located at 1500 Searles Avenue. The site is currently zoned C-M. A Cab Taxi has been operating out of this location for approximately three years.

Accessory buildings on site support the site's use as a taxi yard, including provision of limited on-site maintenance of company vehicles. Auto Repair Garage (Minor) and Auto Paint and Body Repair Shop are both Conditional Uses in the C-M zone, and any maintenance performed on site will consist only of preventative or basic maintenance such as oil changes, tire changing, and minor paint jobs, etc., to keep the taxis prepared for their usual schedules. No fueling services will be offered, and more intense body work, such as that associated with vehicles involved in collisions, will be performed elsewhere. As required, the repair and service work will be performed within the proposed building in an area which will be completely enclosed. The second floor of the new structure will be storage for extra parts for the maintenance of the taxis. No tires will be stored here. The proposed SF of building "C" is 4,928.

With this approval, we are also requesting several conditions be stricken from the applicant's requirements. They are as follows:

SDR-43999

Condition #4: We are requesting that no additional right of way, traffic or drainage studies, or right of way improvements be required. Landscaping shall be based on the latest submitted landscape and site plan

PRJ-48698
04/17/13

REVISED
VAR-49041 & SDR-48917

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

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

aptusgroup.com

SDR-39147

Condition #6: Perimeter trees shall be as shown on the current site plan, which are shown in the north landscape buffer. No other landscaping will be provided on site. The site is already developed, paved and striped and functions well for the user's needs.

Condition #7: We are requesting that no additional right of way, traffic or drainage studies, or right of way improvements be required. All development shall be based on the latest submitted landscape and site plans. The site currently has two means of ingress/egress and they function well for the limited amount of traffic that the site sees. There is no need for street improvements along Gragson as there would be no continuation of the sidewalk to the west with the other properties that are already developed without curb, sidewalk or the remainder of the half street improvements.

Condition #11: We are requesting that the site be allowed to continue to drain and function as it has done since the properties initial commercial use. No new flood walls, drainage easements, etc. are proposed.

Conclusion

This property has been developed since the early 1930's and works well for current needs. The revised use of the property has been thoroughly vetted with neighborhood residents and property owners many times in the last 3 years. The applicant provided the City with a petition in support of this change of use in 2010 that was signed by virtually all nearby stakeholders. Relations with the neighborhood have remained extremely positive throughout and these applications should not in any way diminish the level of community support. Movement of company vehicles to and from the location on an around-the-clock basis has proven not to be disruptive to the neighborhood and has provided an increased sense of security in an area that in recent years has suffered from encampments of the homeless and related neighborhood concerns.

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

Sincerely,

Kristen G. Neuman, AIA
APTUS

PRJ-48698
04/17/13

REVISED
VAR-49041 & SDR-48917

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]. 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-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**

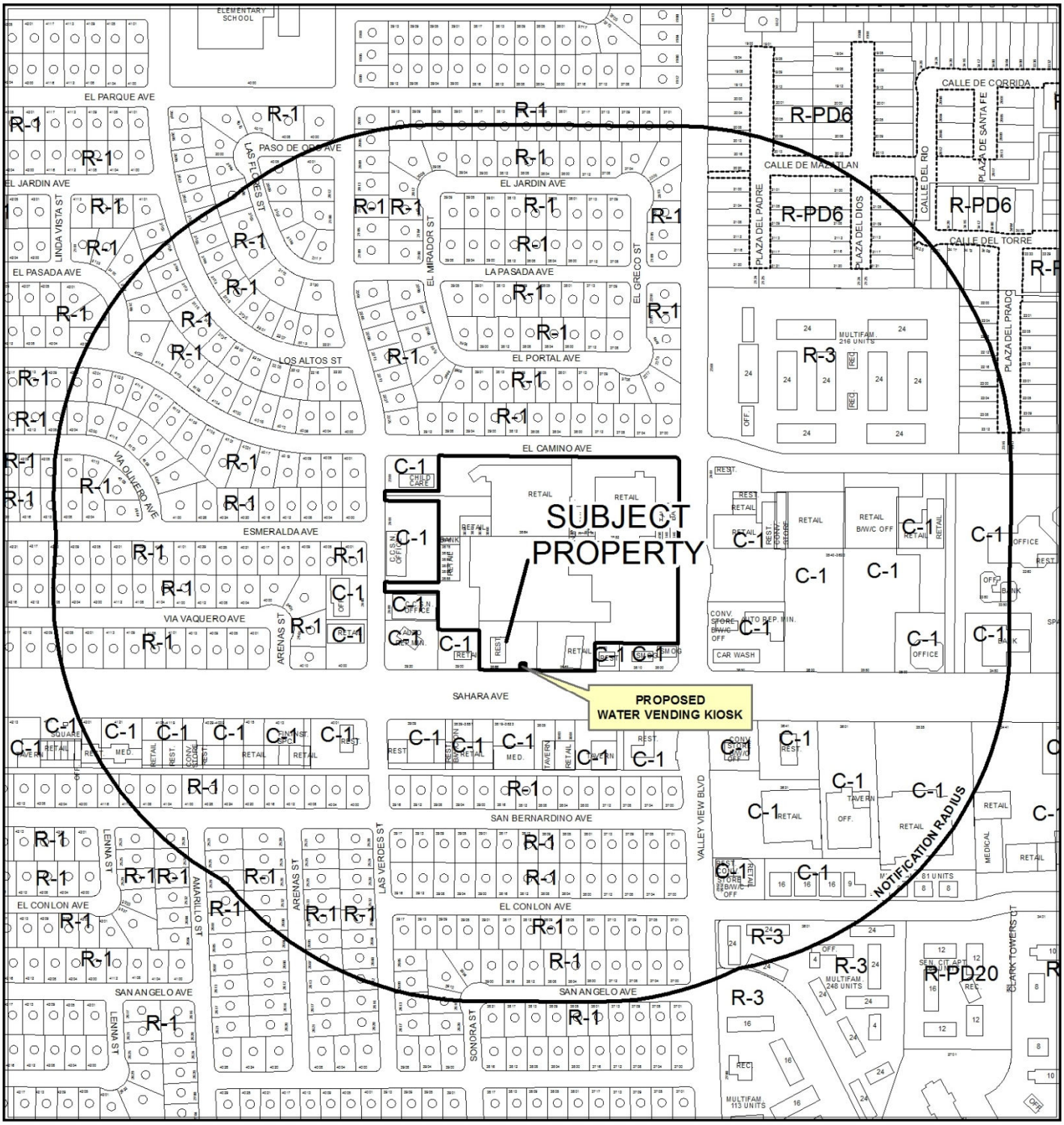
SUBJECT:
SUP-48636 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PARKING IMPAIRED SHOPPING CENTER WHERE TWO ADDITIONAL PARKING SPACES ARE PROPOSED 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:

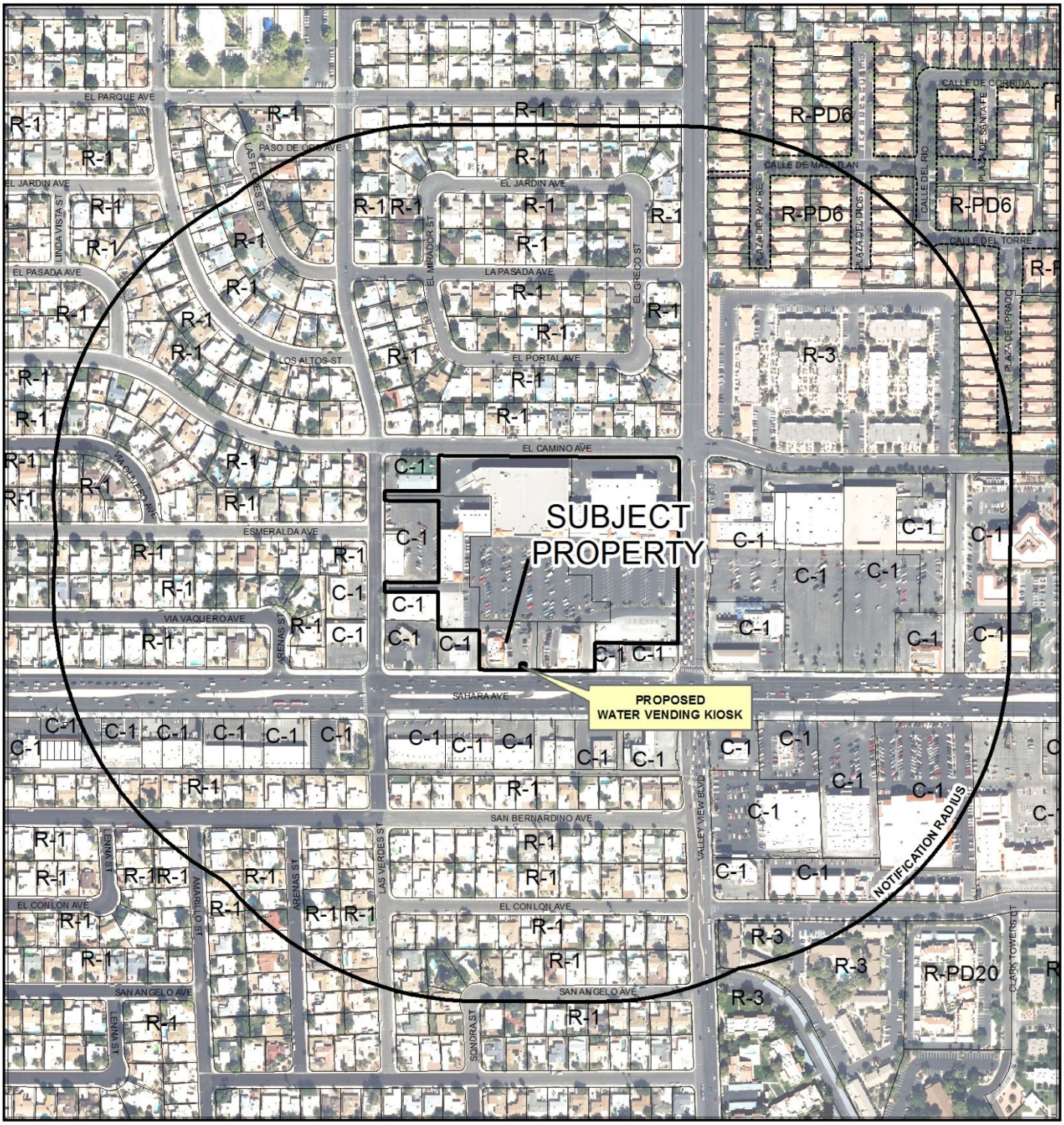
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48636 and SDR-48637
2. Conditions and Staff Report - SUP-48636 and SDR-48637
3. Supporting Documentation
4. Photos - SUP-48636 and SDR-48637
5. Traffic Study - SUP-48636 and SDR-48637
6. Justification Letter - SUP-48636 and SDR-48637



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48636	Staff recommends APPROVAL, subject to conditions:	
SDR-48637	Staff recommends APPROVAL, subject to conditions:	SUP-48636

** CONDITIONS **

SUP-48636 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48637) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-48637 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48636) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan date stamped 04/17/13, and building elevations, date stamped 03/13/13, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a freestanding water vending kiosk in a parking impaired shopping center at 3866 West Sahara Avenue. A Special Use Permit for an alternative parking standard has also been submitted to address the one-space reduction of parking needed for this project. The proposed kiosk is located on the south portion of the property adjacent to the Sahara Avenue frontage on a portion of a pad in the commercial subdivision. This project will not have a negative impact on the overall shopping center; therefore, staff recommends approval of both applications.

ISSUES

- A Special Use Permit for an Alternative Parking Standard is required for a parking impaired Shopping Center. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/18/91	The City Council approved Rezoning (Z-0101-91) from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial) for a shopping center at 3866 West Sahara Avenue. The Planning Commission and staff recommended approval.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) the established the Redevelopment Area 2 Overlay that included the subject site. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/27/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/18/94	A Building Permit (#94319820) was issued for a Certificate of Occupancy for a new restaurant at 3866 West Sahara Avenue.

Pre-Application Meeting	
01/03/13	Staff met with the applicant to review requirements for a Site Development Plan Review for a water vending kiosk in a shopping center that is parking impaired. A Special Use Permit for an Alternative Parking Standard was advised instead of a Variance for parking.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/04/13	Staff visited the site and found a clean, well maintained restaurant as part of a Shopping Center.

Details of Application Request	
Site Area	
Net Acres	0.59

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Medical Office	C (Commercial)	C-1 (Limited Commercial)
	General Retail		
East	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
West	Single Family, Detached	L (Low Density Residential)	C-1 (Limited Commercial)
	Office, Other Than Listed	MXU (Mixed Use)	
	Child Care	C (Commercial)	R-1 (Single Family Residential)
	General Retail		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	175 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	42 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	133 Feet	Y
Max. Lot Coverage	50 %	25.8 %	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
Valley View Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y
Las Verdes Street	N/A	N/A	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	114,200 SF	1/250	457				
TOTAL SPACES REQUIRED			457		406		Y*
Regular and Handicap Spaces Required			448	9	395	11	Y
Percent Deviation			12 %				

*The shopping center has been determined to be parking impaired by staff.

ANALYSIS

The applicant is requesting to install a 35 square-foot water vending kiosk in an existing shopping center parking lot. The kiosk is 14-foot tall and shaped like a large water bottle. This requires the removal of one parking space. A sidewalk to allow for handicap accessibility will be installed and connect with the existing sidewalk along the front perimeter adjacent to Sahara Avenue. Since the shopping center is parking impaired the removal of one parking space requires either a Variance or a Special Use Permit for an Alternative Parking Standard. The applicant has chosen to submit the latter. A parking analysis signed and sealed by a professional engineer concluded that the reduction of one parking space will not have a negative impact on the parking or circulation of the site. Staff concurs and recommends approval of both applications.

FINDINGS (SUP-48636)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed water vending kiosk use is appropriate for the area and is compatible with adjacent development in the area with the approval of the Alternative Parking Standard.

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

   The site located within a commercial subdivision, is suitable for a vending kiosk use proposed on the site.

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

   The site is located on Sahara Avenue with a secondary access off Valley View Boulevard. These existing, fully developed roadways are adequate to meet the needs of this project.

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.**

   The site will be inspected by staff on a regular basis to ensure that the public health, safety, and welfare are maintained.

5. **The use meets all of the applicable conditions per Title 19.12.**

   With the approval of the proposed Alternative Parking Standard, this project meets all requirements of Title 19.

FINDINGS (SDR-48637)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed water vending kiosk use is appropriate for the area and is compatible with adjacent development in the area with the approval of the Alternative Parking Standard.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With the approval of the related Special Use Permit for an Alternative Parking Standard, this project is consistent with all applicable City of Las Vegas Codes and Policies.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is located on Sahara Avenue with a secondary access off Valley View Boulevard. These existing, fully developed roadways are adequate to meet the needs of this project.

4. **Building and landscape materials are appropriate for the area and for the City;**

   There is no landscape included in this project and the building material for the kiosk is appropriate for the location.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The 14-foot tall, water bottle shaped kiosk is an appropriate aesthetic in the fully developed commercial corridor along Sahara Avenue.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed kiosk will not compromise the public health or general welfare, as the proposed development will be subject to building permit inspection and business licensing regulations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 444

APPROVALS 0

PROTESTS 0

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

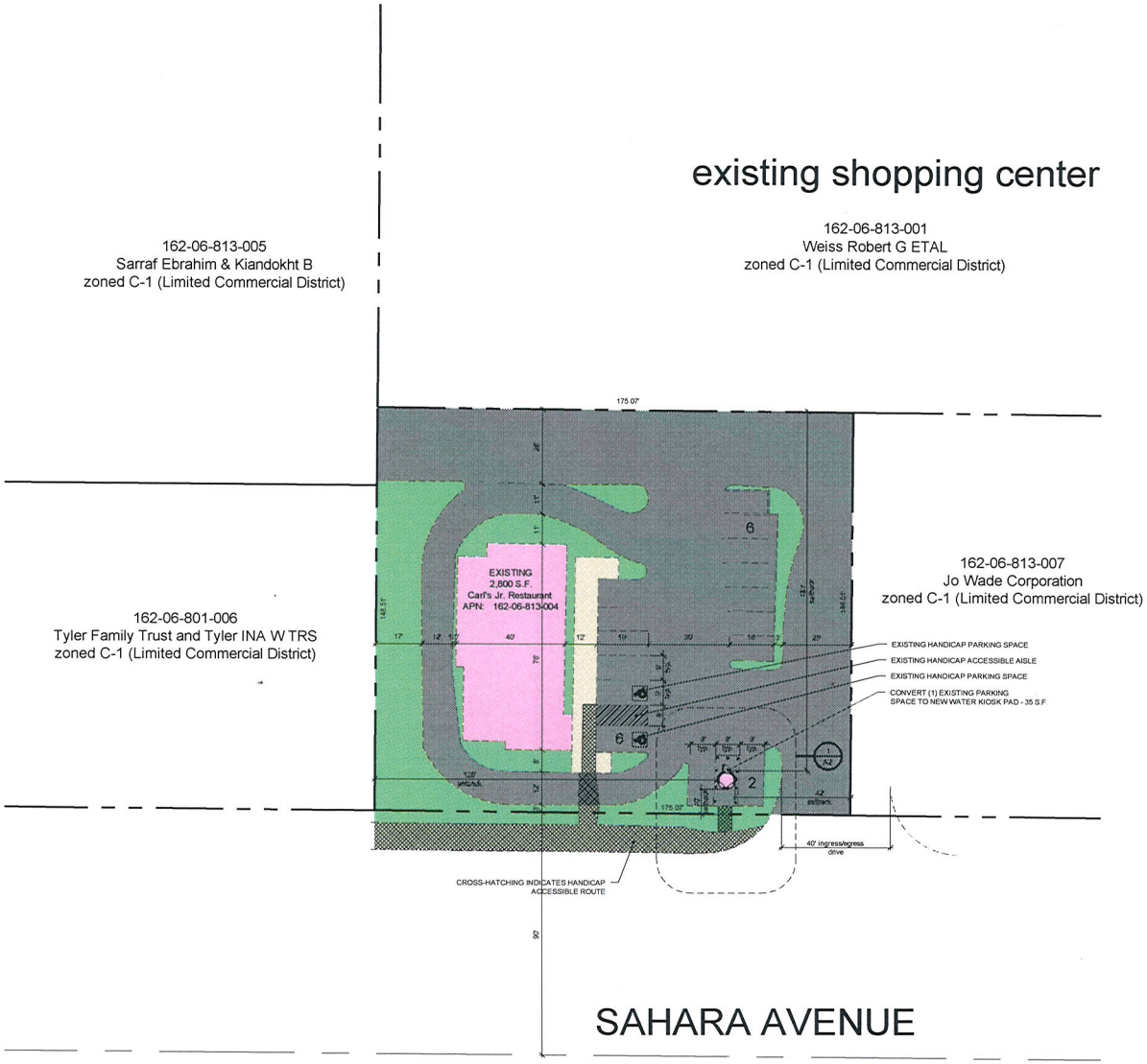
Notary Public in and for said County and State

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



RECEIVED
APR 17 2013

SUP-48636
SDR-48637
REVISED

drawings & specifications of this architect remain solely the property of the architect to be used only for the project for which they used were produced until leased, signed, & dated. they are not final or valid. any use or reproduction of these documents without the written consent of the architect is prohibited.
copyright ©2012
John David Burke, Architect

revisions

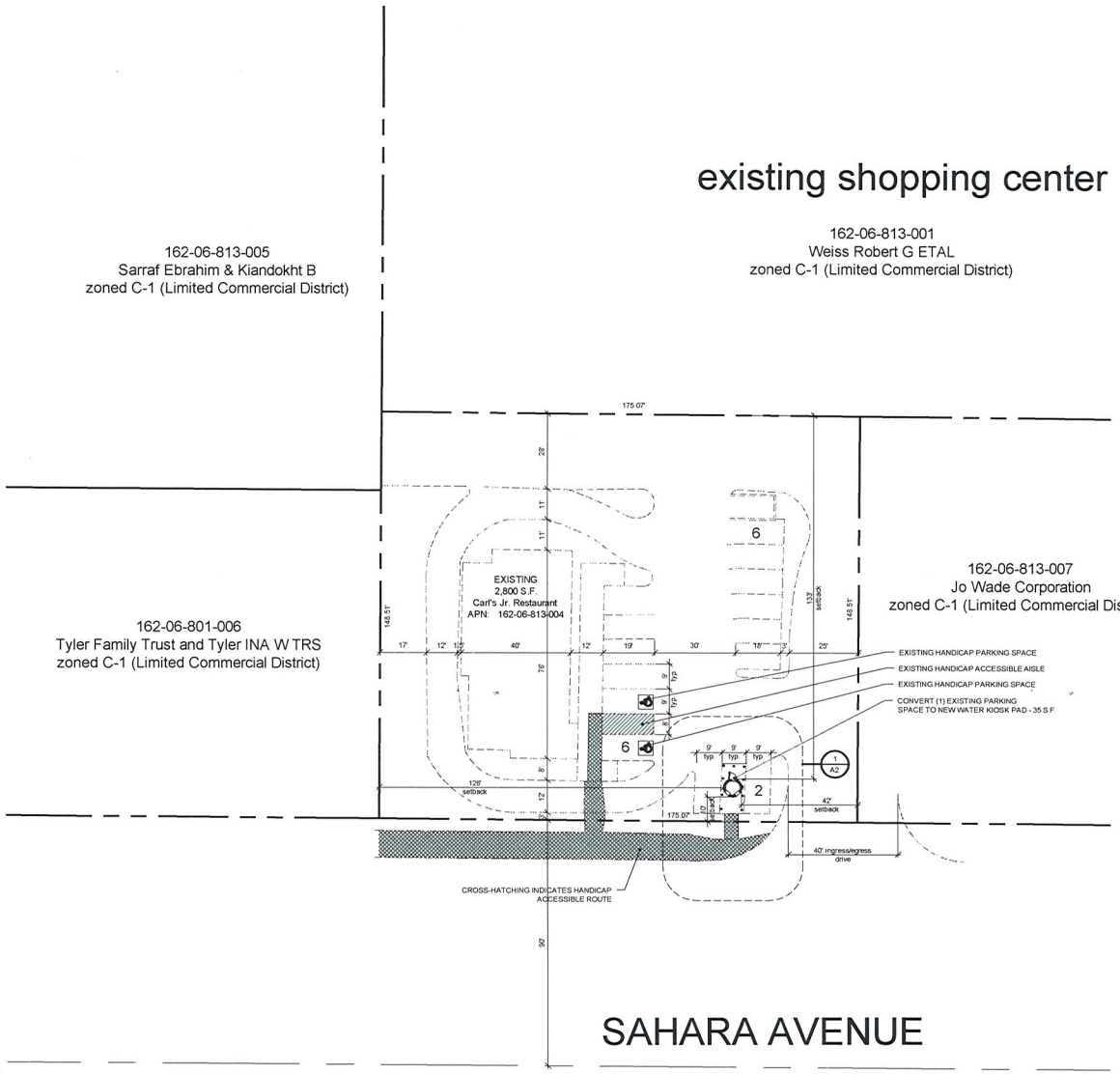
jdB architect

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

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



RECEIVED
APR 17 2013

SUP-48636
SDR-48637
REVISED

copyright ©2012
John David Burke, Architect

revisions

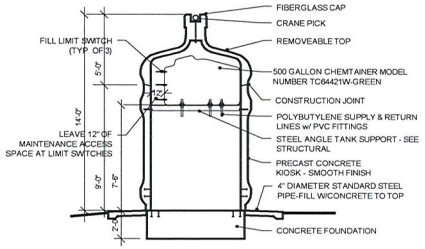
jdB architect

John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com

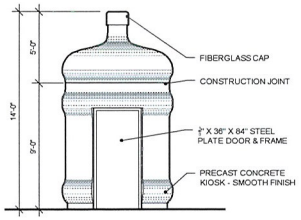
Water Vending Kiosk
3866 W. Sahara Ave.
for: Dapper Development
City of Las Vegas Nevada

date	11/12/12
proj. no.	2012-58
drwn. by	
chkd. by	

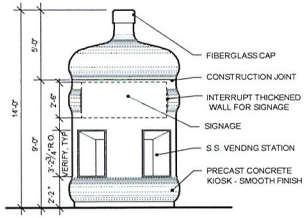
sheet no. A1



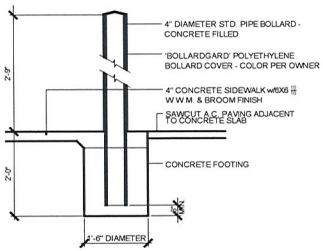
SECTION



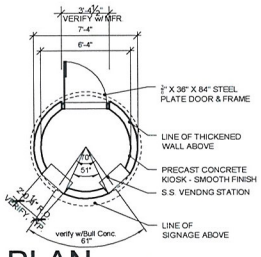
REAR VIEW



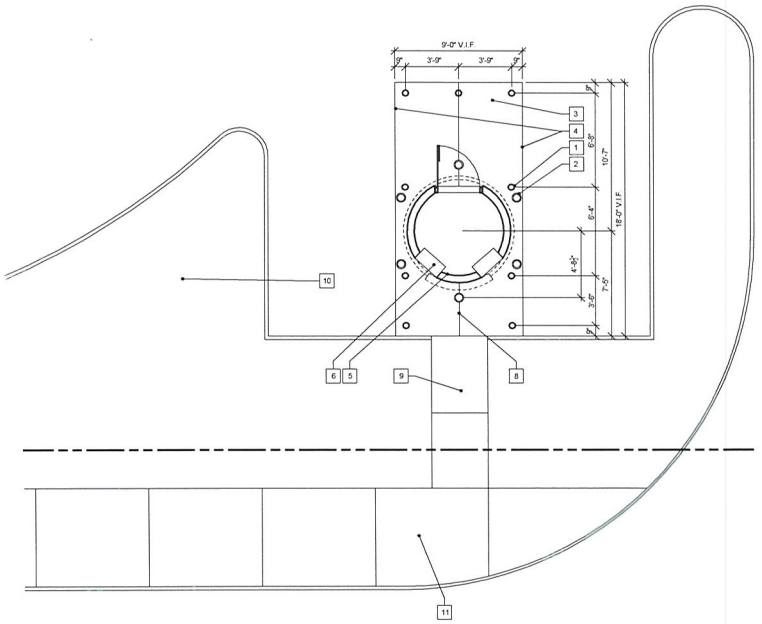
FRONT VIEW



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

RECEIVED
MAR 13 2013

SUP-48636

SDR-48637

drawings & specifications of this architect remain solely his property. They are to be used only for the project for which they used were produced, unless stated, signed, & dated. They are not final or valid - any use or reproduction of these documents without the written consent of the architect is prohibited.
copyright © 2012
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

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).

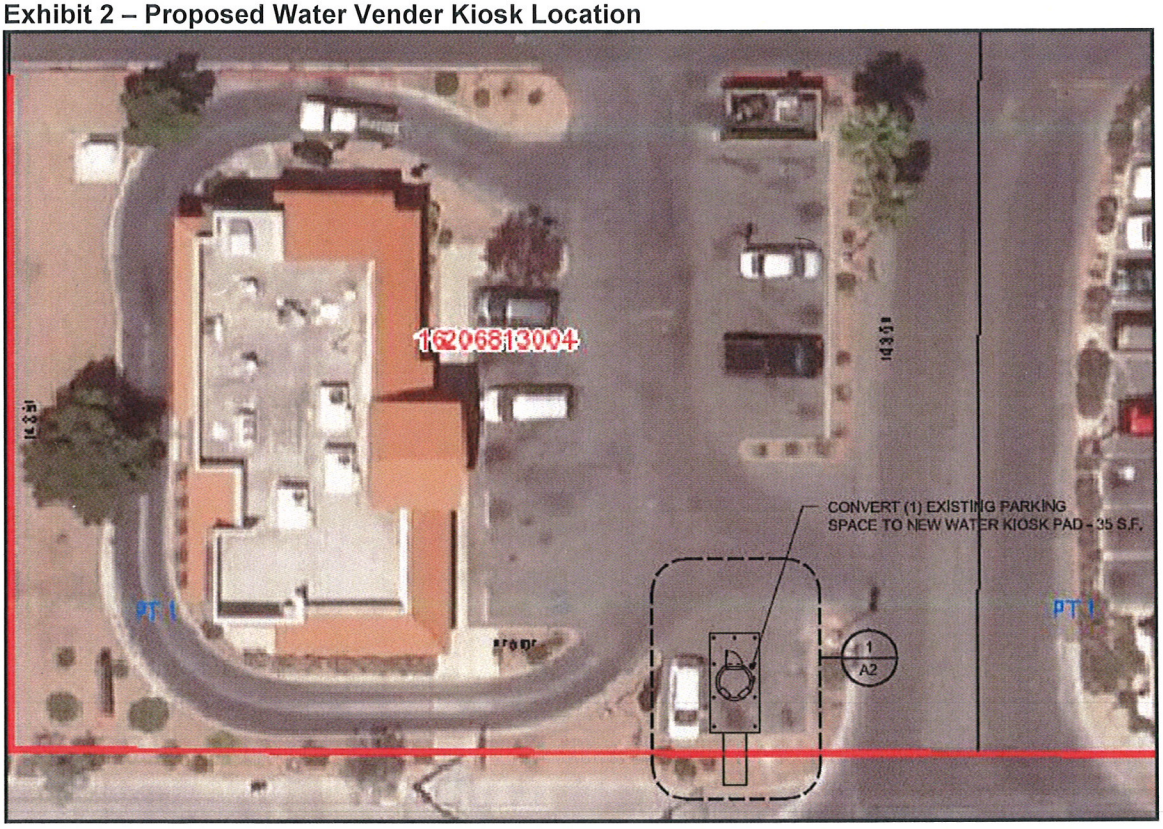
Exhibit 1 – Shopping Center (Northwest Quadrant Sahara Avenue/Valley View Boulevard)



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

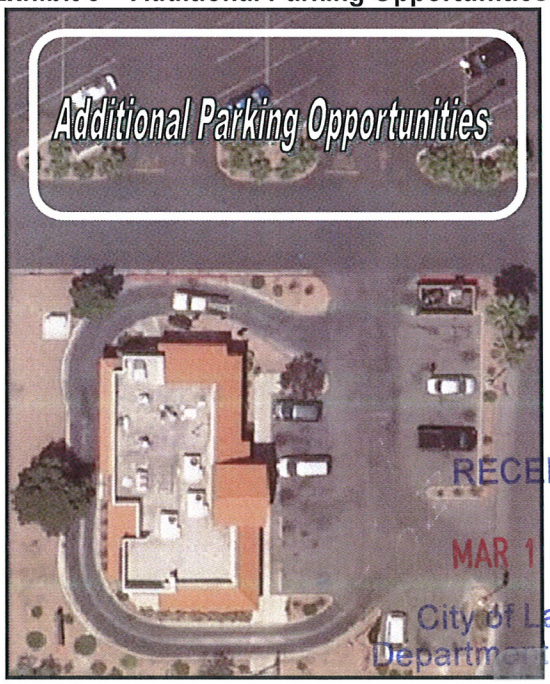
RECEIVED
MAR 14 2013
City of Las Vegas
Department of Planning
SDR-48637
SUP-48636

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

RECEIVED
MAR 14 2013
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.

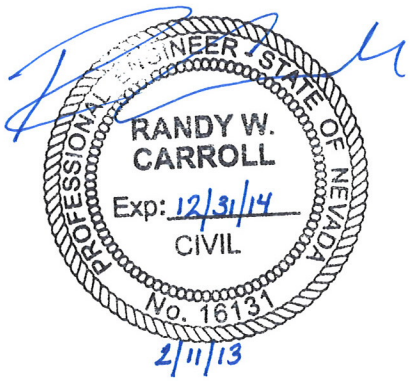
Conclusions

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



RECEIVED
MAR 14 2013
City of Las Vegas
Department of Planning

SDR-48637 SUP-48636

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

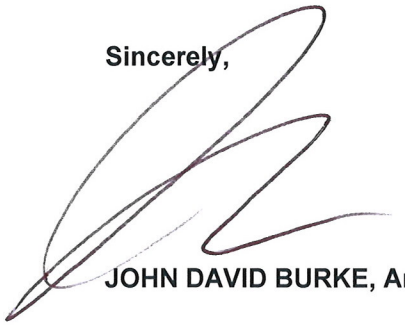
The structure is painted smooth precast concrete with stainless steel vending windows. Due to its small size this structure will have little to no impact on the shopping center. The issue of handicap site accessibility is addressed by providing a handicap accessible pedestrian link to the West Sahara 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

RECEIVED
MAR 14 2013
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]

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: _____

RECEIVED
MAR 14 2013
City of Las Vegas
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

RECEIVED
MAR 14 2013
City of Las Vegas
Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

February 11, 2013

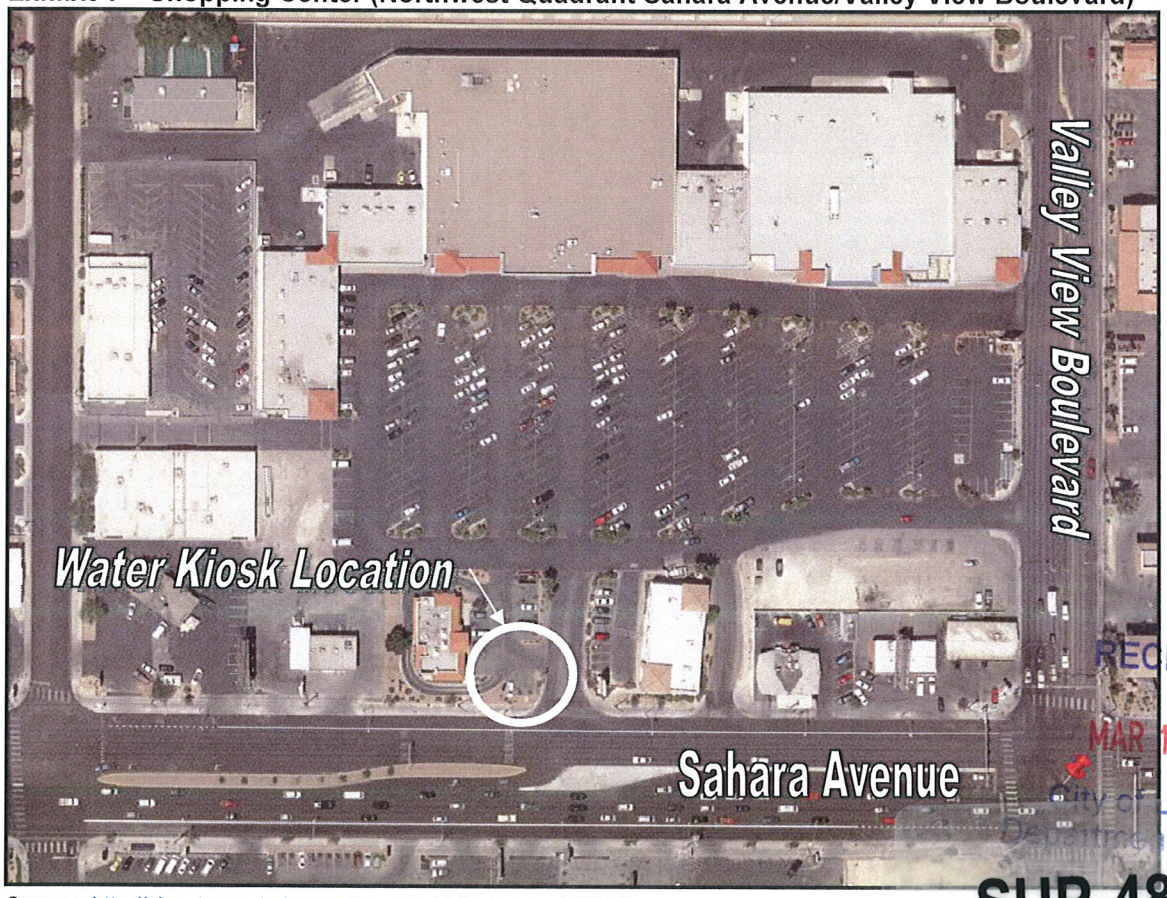
Rietz Consulting, Inc.
5740 S. Arville St., #206
Las Vegas, NV 89118

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).

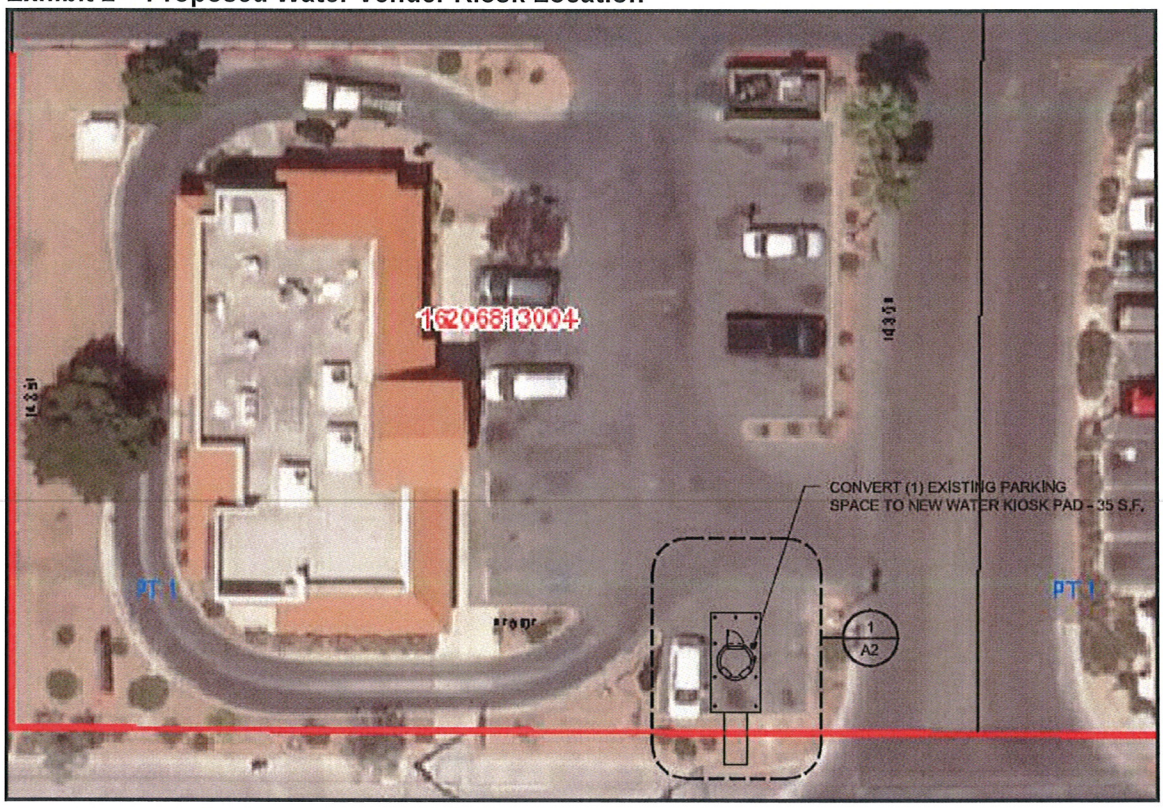
Exhibit 1 – Shopping Center (Northwest Quadrant Sahara Avenue/Valley View Boulevard)



Source: http://gisgate.co.clark.nv.us/openweb/ (February 4, 2013)

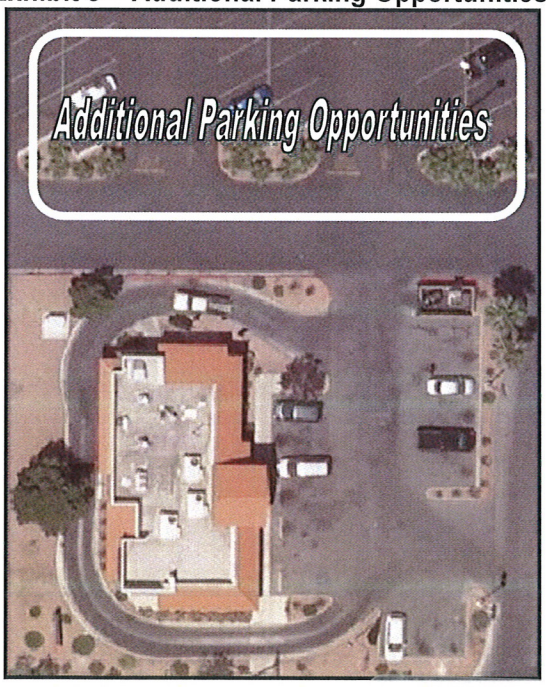
RECEIVED
MAR 14 2013
City of Las Vegas
Department of Planning
SUP-48636
SDR-48637

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

RECEIVED
MAR 14 2013
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.

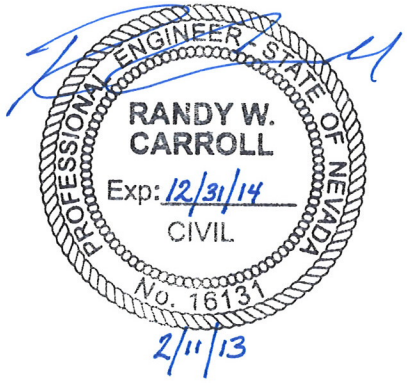
Conclusions

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



RECEIVED
MAR 14 2013
City of Las Vegas
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**

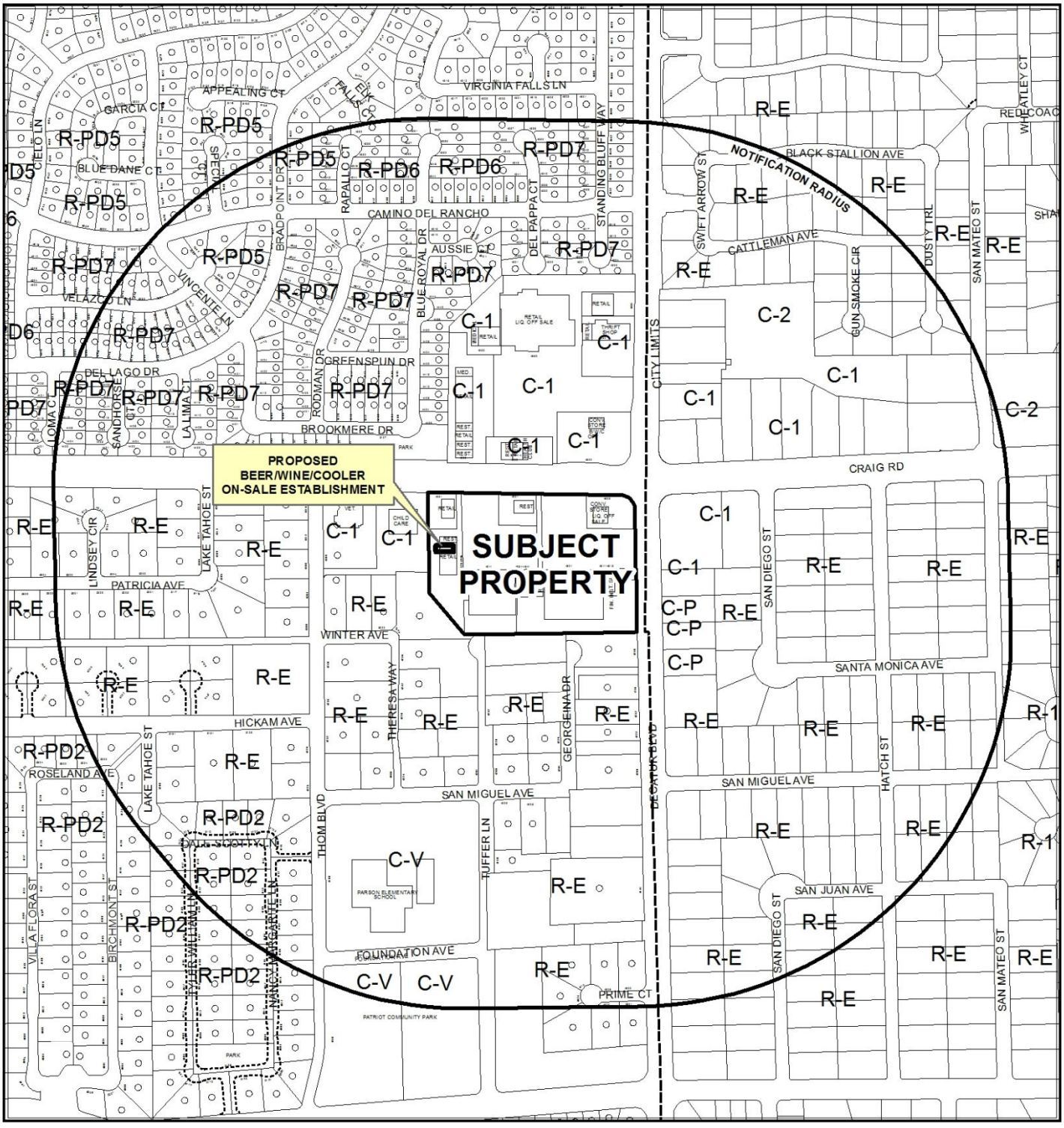
SUBJECT:
SUP-48695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH 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.

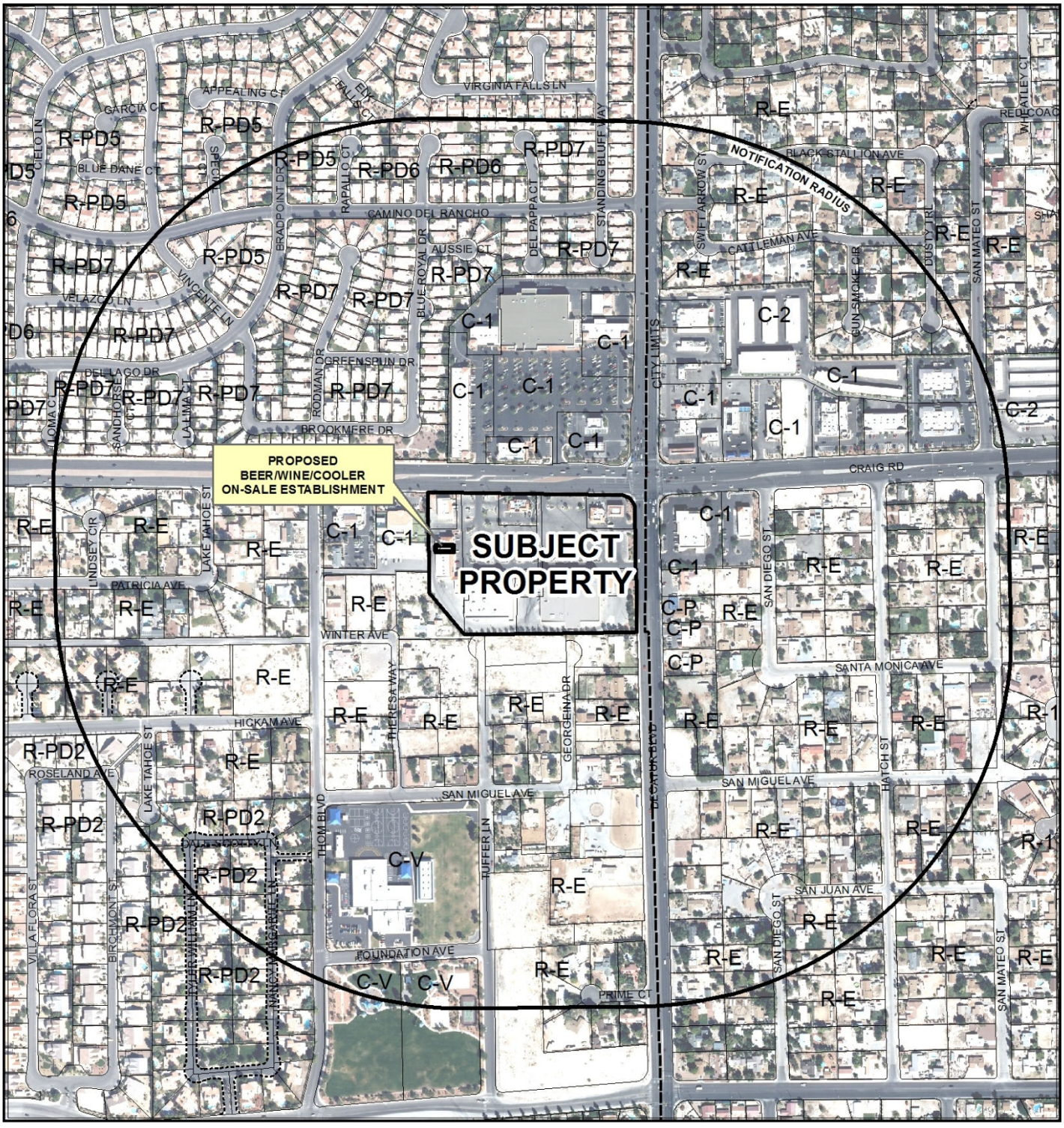
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-48695**

RADIUS: 1500 FEET

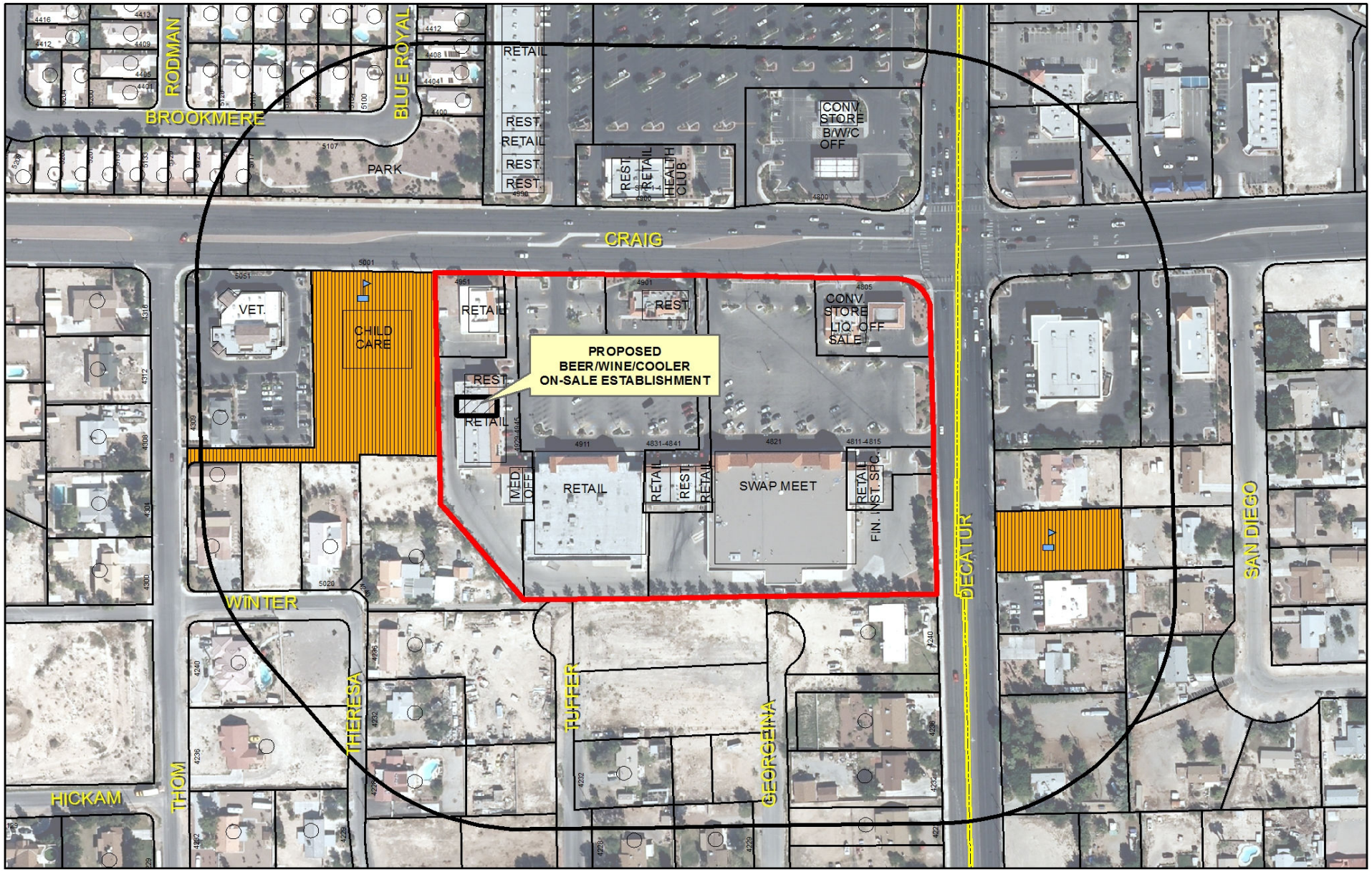
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48695	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

SUP-48965 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-sale Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot separation distance from a child care facility licensed for more than 12 children where a 400-foot separation distance is required.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
May 14, 2013 - Planning Commission Meeting

6. Approval of this Special Use Permit does not constitute approval of an alcoholic beverage license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Beer/Wine/Cooler On-Sale Establishment within an existing 1,800 square-foot restaurant located at 4941 West Craig Road. This request is accompanied with a waiver to allow a zero-foot distance separation from a Child Care Facility where a 400-foot separation is required. Staff recommends denial of this request due to the close proximity of the child care facility located at 5001 West Craig Road.

ISSUES

- The Beer/Wine/Cooler On-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- This request requires a waiver to allow a zero-foot separation distance from a child care facility licensed for 12 or more children) adjacent to the west property line where a 400-foot distance separation is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/21/90	The City Council approved a Rezoning (Z-0115-90) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.
05/19/93	The City Council approved a Special Use Permit (U-0321-91) to allow the sale of beer and wine and granted an appeal of a Board of Zoning Adjustment denial thereby allowing gasoline sales in conjunction with a convenience store on this site.
03/25/97	The City Council approved a Special Use Permit (U-0015-97) for the sale of beer and wine in conjunction with a proposed restaurant at 4941 West Craig Road. The Board of Zoning Adjustment recommended approval.

Most Recent Change of Ownership	
05/27/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/10/12	A business license (#R09-01713) was issued for a restaurant at 4941 West Craig Road and is still active. This license was reclassified from #R10-01170 on 03/20/13.

Pre-Application Meeting	
03/11/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a proposed Special Use Permit to add the Beer/Wine/Cooler On-Sale Establishment use to operate within the existing restaurant.

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
04/09/13	A field check was conducted by staff and the subject site was found to be an existing restaurant operating within a clean and orderly shopping center.

Details of Application Request	
Site Area	
Net Acres	1.10

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units Per Acre)
South	Single Family, Detached	DR (Desert Rural Residential)	R-E (Residential Estates)
East	City of North Las Vegas Retail, Other th	City of North Las Vegas C (Commercial)	City of North Las Vegas C-1 (Neighborhood Commercial)
	City of North Las Vegas	City of North Las Vegas C (Commercial)	City of North Las Vegas C-P (Professional Office)
West	Individual Care Center (Child Care Facility)	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	110,791 SF	1:250 SF					
TOTAL SPACES REQUIRED			444		518		Y or N
Regular and Handicap Spaces Required					500	18	Y or N

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-foot separation distance from a child care facility licensed for more than 12 children.	To allow a zero-foot separation distance from a child care facility licensed for more than 12 children.	Denial

ANALYSIS

The Beer/Wine/Cooler On-Sale Establishment use is described in Title 19.12 as, "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools."

The proposed use meets the definition above, as the applicant has stated in the justification letter the intent to provide customers the option of ordering beer/wine/cooler service in connection with the meals at the existing restaurant.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

   b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

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

5. The minimum distance requirements in Requirement 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

Neither condition of this requirement applies; therefore the 400-foot separation distance from a protected use is required.

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

The proposed use does not meet Minimum Special Use Permit Requirement Number 1, as there is a child care facility licensed for more than 12 children adjacent to the west property line behind the subject site where a 400 foot distance separation is required.

The proposed Beer/Wine/Cooler On-Sale Establishment use has been determined to be a Project of Regional Significance (PRS) since the requested Special Use Permit is located within 500 feet of the City of North Las Vegas limits. The applicant has submitted a completed PRS report, which was routed to participating agencies. To date, no comments have been received regarding the proposed use. The applicant states that he will operate Beer/Wine/Cooler On-Sale Establishment use within an established 1,800 square foot restaurant located within a Shopping Center and accessed from east side of the building, opposite from the child care facility behind the tenant suite. There is no additional required parking for the proposed use beyond that which is required for the principal use on the site and no changes to the site circulation are proposed.
Staff recommends denial of this request, as the requested waiver to the Minimum Special use Permit Requirement #1 demonstrates the incompatibility of the use for the proposed location. If denied, the applicant would be allowed to continue operating the restaurant, but would not be allowed to serve beer/wine/cooler alcoholic beverages.

FINDINGS (SUP-48695)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

The proposed location for the Beer/Wine/Cooler On-Sale Establishment is not compatible with the existing surrounding land uses, as demonstrated by the requested waiver for a reduction in the required separation distance from a child care facility.

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

   The proposed use will operate within an established restaurant situated in an existing shopping center. There is no evidence of a physical constraint to the proposed use on the subject site; however, the location of the proposed use necessitates a waiver to the required 400-foot separation distance from a child care facility located directly west of the site.

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.**

   Primary site access is from Craig Road to the north, a 120-foot wide Parkway Arterial, and Decatur Boulevard to the east, a 100-foot wide Primary Arterial. Both roadways provide adequate capacity to serve proposed use.

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.**

   The proposed Beer/Wine/Cooler On-Sale Establishment will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use in does meet all of conditions per Title 19.12. Specifically, the applicant is requesting a waiver to allow a zero-foot separation from a child care facility where a 400-foot separation is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 596

APPROVALS 0

PROTESTS 0

MH

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

RECEIVED
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

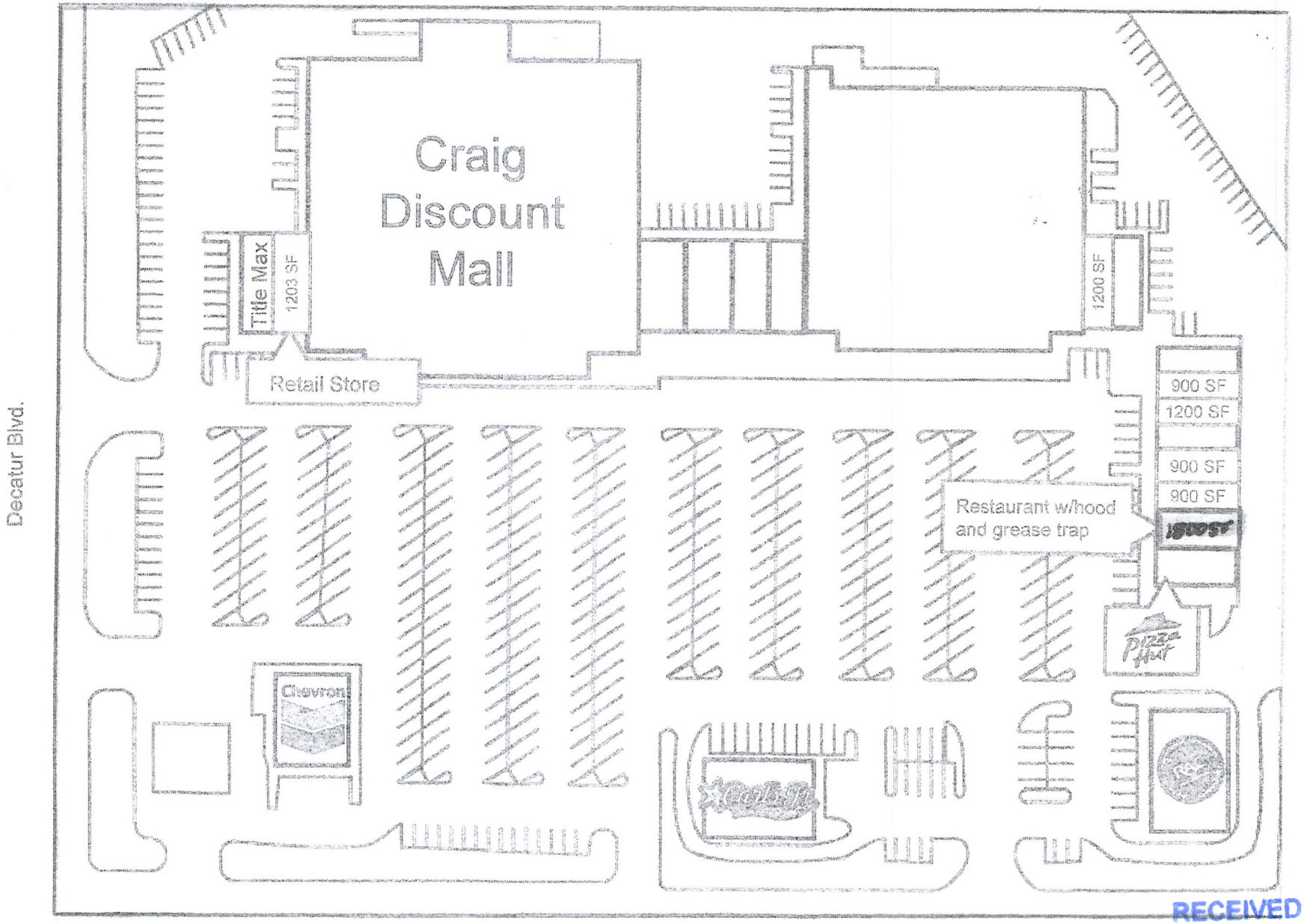
Case #	SUP-48695
Meeting Date:	5/14/13
Total Fee:	$1280.00
Date Received:*	3/20/13
Received By:	

* 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



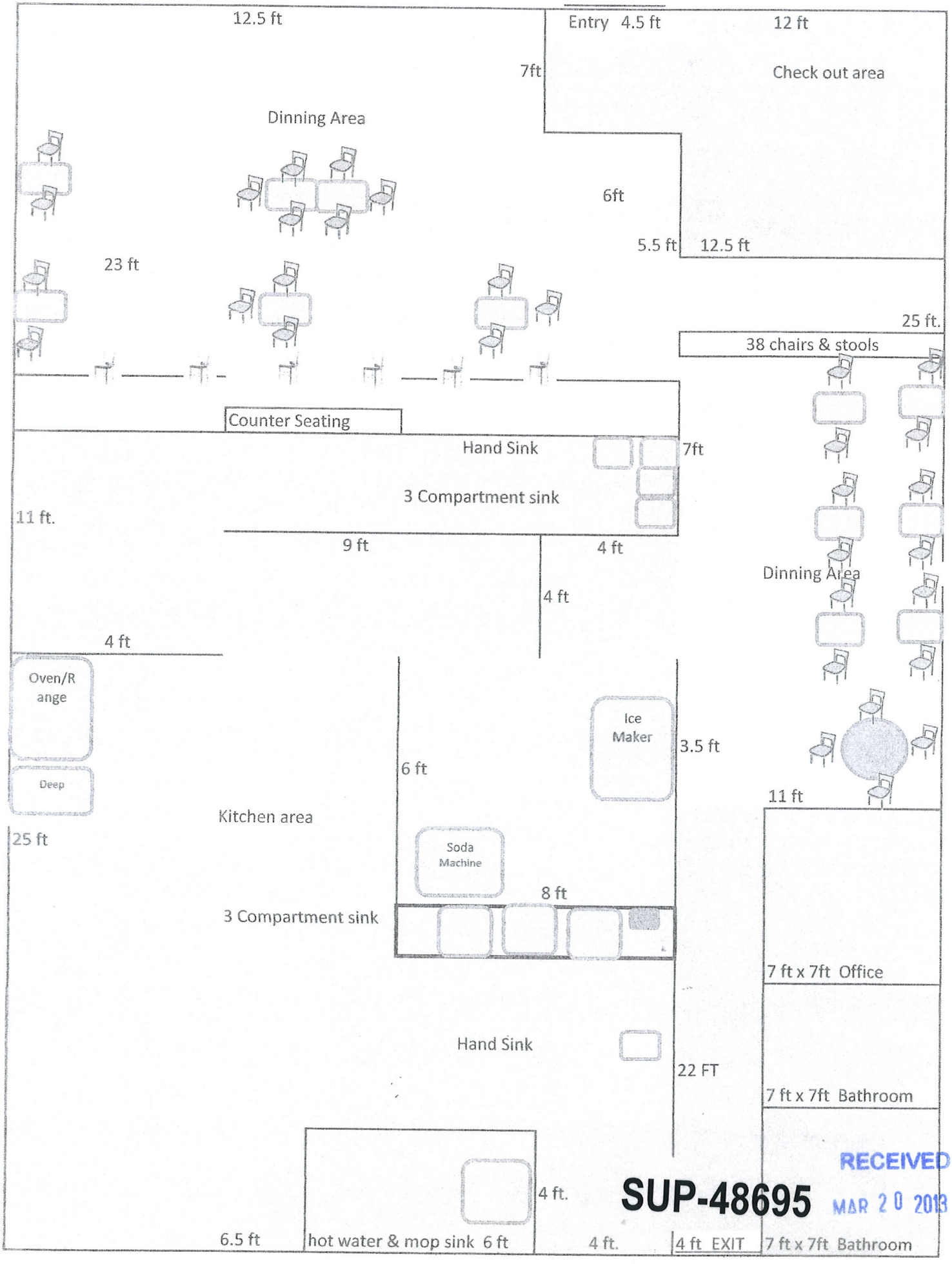
RECEIVED
MAR 20 2013

SUP-48695

Floor Plan

SUN'S BEEF JERKY (Thai Style) LLC 4941 W. Craig rd.

1800 sq. ft



RECEIVED
MAR 20 2013

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

RECEIVED
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**

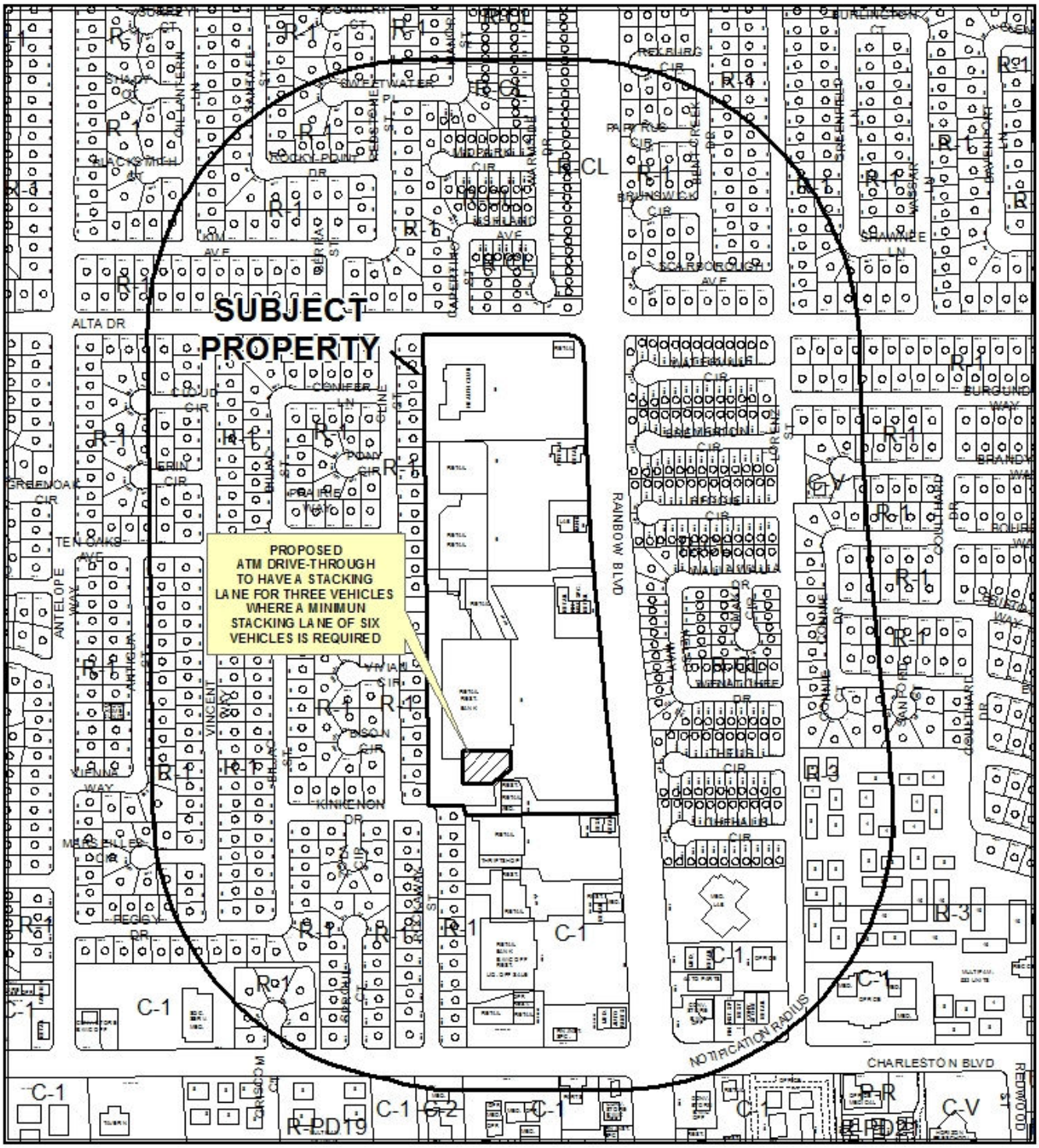
SUBJECT:
SUP-48803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC. - For possible action on a request for a Special Use Permit FOR AN ATM DRIVE-THROUGH TO HAVE A STACKING LANE FOR THREE VEHICLES WHERE SIX VEHICLES ARE REQUIRED at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

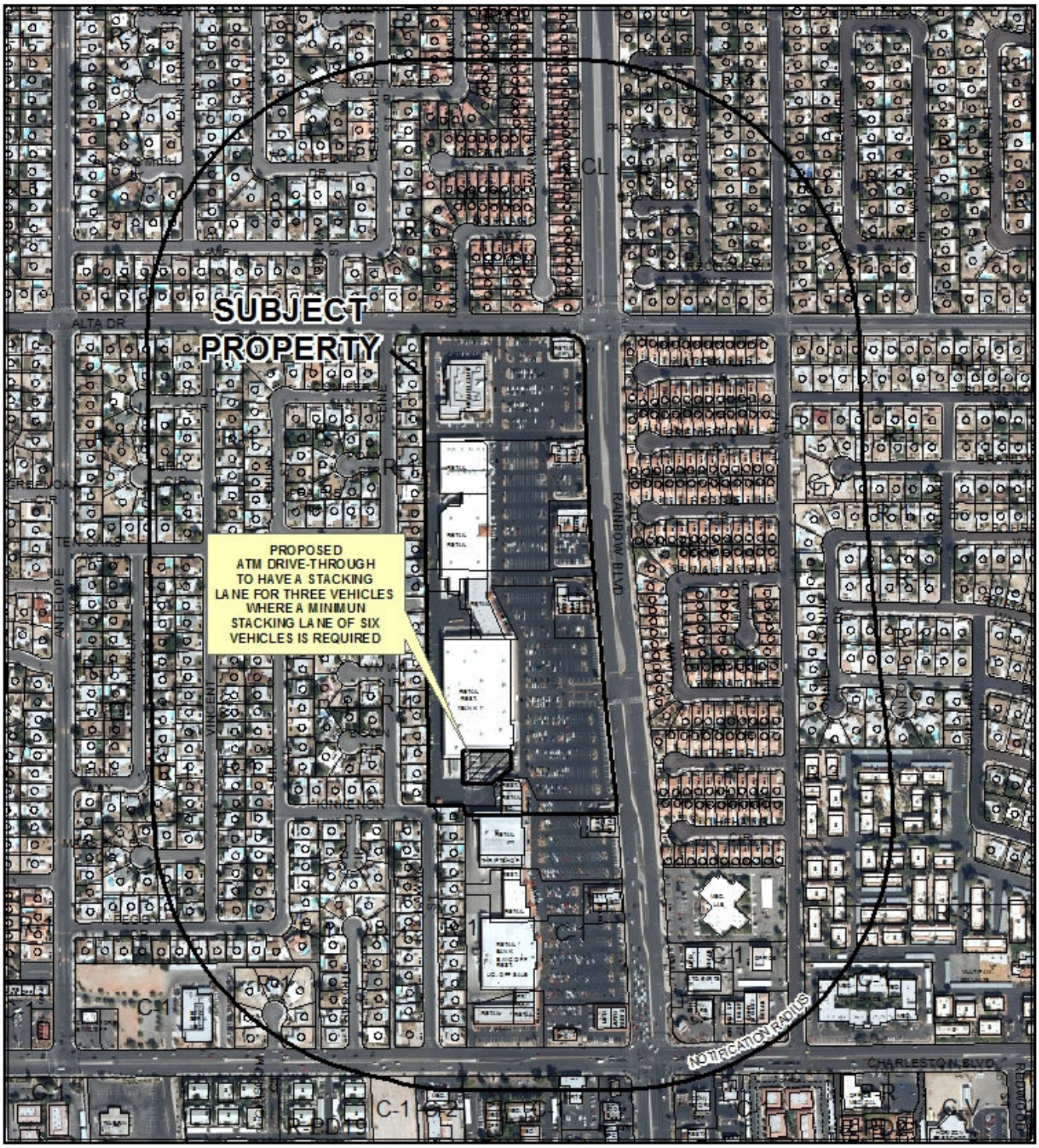
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48803 and SDR-48805
2. Conditions and Staff Report - SUP-48803 and SDR-48805
3. Supporting Documentation
4. Photos - SUP-48803 and SDR-48805
5. Justification Letter - SUP-48803 and SDR-48805
6. Protest Postcard – SUP-48803 and SDR-48805



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48803	Staff recommends APPROVAL, subject to conditions:	
SDR-48805	Staff recommends APPROVAL, subject to conditions:	SUP-48803

** CONDITIONS **

SUP-48803 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Drive-Through use, except as modified herein.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48805) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-48805 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48803) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/27/13, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The application is requesting a Site Development Plan Review to allow a Drive-Through for an ATM to be located within the parking lot of an existing shopping center at 861 South Rainbow Boulevard. A Special Use Permit is also being requested to allow a stacking lane for three vehicles where the minimum required is six vehicles. Staff recommends approval of both applications.

ISSUES

- This project requires a Special Use Permit, since the condition requiring stacking for six vehicles is not being met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/06/90	The City Council approved a Rezoning (Z-0051-90) application for the reclassification of property located on the southwest corner of Alta Drive and Rainbow Boulevard, from R-1 (Single Family Residential) to C-1 (Limited Commercial). The Site Plan for a Shopping Center was included in this application. The Planning Commission and staff recommended denial.
07/07/04	The City Council approved a Special Use Permit (SUP-4247) application for a financial institution, specified, for a waiver to allow the square footage to be less than 1,500 square feet, and to allow the use to closer than 200 feet from a residentially zoned parcel at 849 South Rainbow Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
10/22/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/15/92	A Building Permit (#92142608) was issued for a new building at 861 South Rainbow Boulevard.

Pre-Application Meeting	
03/21/13	Staff met with the applicant and determined that a Site Development Plan Review application was needed to allow a drive-up ATM machine. It was also determined that a Special Use Permit would be required since the applicant was not going to meet the condition of providing stacking for six vehicles.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	Staff visited the site and found an active shopping center. The site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	9.9

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	36 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	103,400 SF	1/250 SF	414				
TOTAL SPACES REQUIRED			414		488		Y
Regular and Handicap Spaces Required			405	9	471	17	Y
Loading Spaces	103,400 SF	1/50,000 SF and then 1 for every 100,000	4		4		Y

YK

		SF thereafter			

ANALYSIS

The applicant is requesting to install an ATM Drive-Through in a fully developed shopping center with a home improvement anchor tenant. The proposed ATM would be located in the southeast section of the parking lot fronting on Rainbow Boulevard. This project would remove nine parking spaces, leaving 479 spaces for the shopping center use. This is well above the minimum number of parking spaces required for the site.

The Drive-Through use is defined as "The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service." The proposed use meets the definition as it is a standalone ATM with a dedicated drive lane. The purpose for the Special Use Permit application is due to the conditional use of providing a minimum stacking lane of six vehicles is not being met.

The lack of a six-vehicle stacking lane will not create a circulation issue with the parking lot due to the location of the proposed kiosk. The shopping center is over parked and the kiosk is located on the southeast portion of the parcel. This section of the parking lot is rarely, if ever, used. The kiosk will provide stacking for three vehicles. If more than three vehicles are waiting to use the kiosk, up to five parking spaces may be impeded. The primary circulation of traffic within the shopping center does not include the drive aisle that the kiosk will be located, and therefore, will not disrupt the circulation of the shopping center.

The applicant will be installing four, 24-inch box trees and nine, 5-gallon shrubs in the adjacent perimeter landscape buffer. This will screen the structure somewhat from the Rainbow Boulevard right-of-way and provide for greater aesthetics.

Staff recommends approval of both the Site Development Plan Review and the Special Use Permit for the proposed ATM kiosk, with conditions.

FINDINGS (SUP-48803)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed ATM kiosk can be conducted in a harmonious and compatible manner within the shopping center location.

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

   The shopping center, which exceeds the minimum parking space requirements by 74 spaces, is physically suitable for a Drive-Through ATM kiosk.

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.**

   Rainbow Boulevard, a Primary Arterial street, is adequate to meet the traffic that could be generated by a Drive-Through ATM kiosk.

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.**

   The public's health, safety and welfare will not be compromised by the proposed Drive-Through ATM kiosk.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Drive-Through ATM kiosk does not provide six stacking lanes as required by Title 19.12.

FINDINGS (SDR-48805)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed ATM kiosk can be conducted in a harmonious and compatible manner within the shopping center location.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   This project meets all code requirements with the approval of the related Special Use Permit, which will allow a Drive-Through to have a stacking lane for three vehicles where the minimum is six vehicles.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Rainbow Boulevard, a Primary Arterial street, is adequate to meet the traffic that could be generated by a Drive-Through ATM kiosk.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed kiosk and landscape materials are appropriate for the site and will blend with the existing building and landscape already present.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed Drive-Through ATM kiosk is small and will not have an unsightly appearance and will be harmonious with surrounding development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed Drive-Through ATM kiosk will not compromise the public health or general welfare, as the proposed development will be subject to building permit inspection and business licensing regulations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 753

APPROVALS 0

PROTESTS 1

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

RECEIVED
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

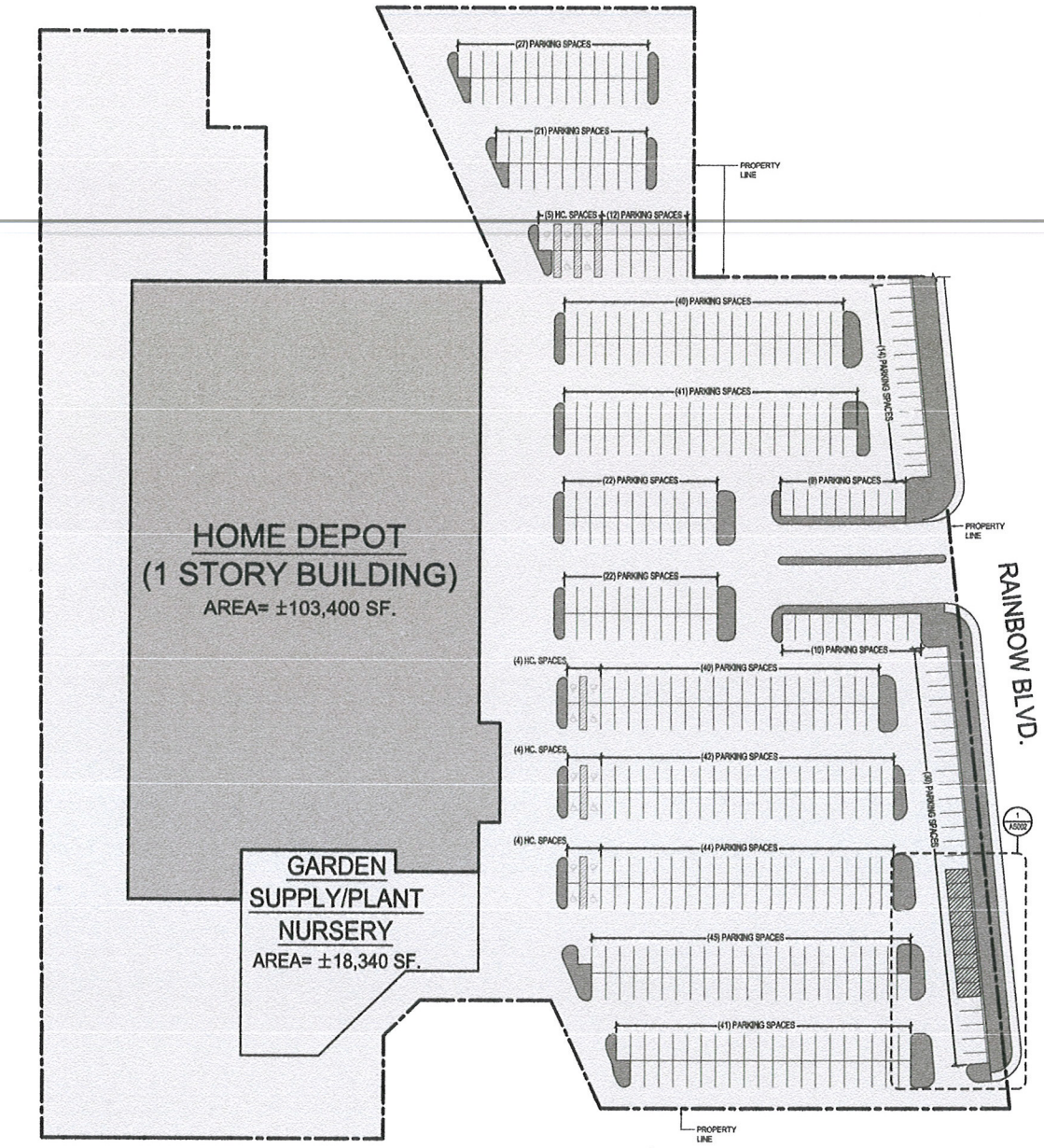
PER TITLE 19 - 19.10.010(G) TABLE 2:
FOR TOTAL NUMBER OF REQUIRED PARKING SPACES BETWEEN 401 TO 500 = (9) PARKING SPACES SHOULD BE DESIGNATED AS HANDICAPPED

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

RECEIVED
MAR 27 2013

SUP-48803
SDR-48805

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.

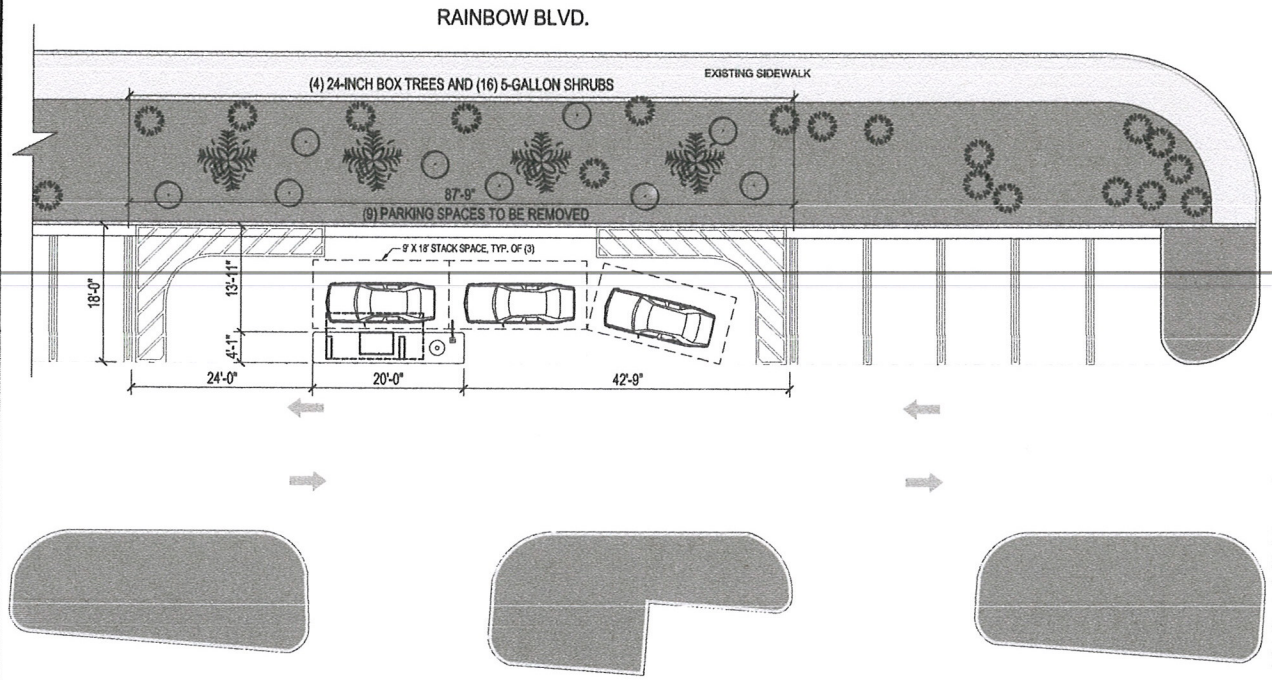
LEGEND

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

Seal

RECEIVED
MAR 27 2013

SUP-48803
SDR-48805

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.

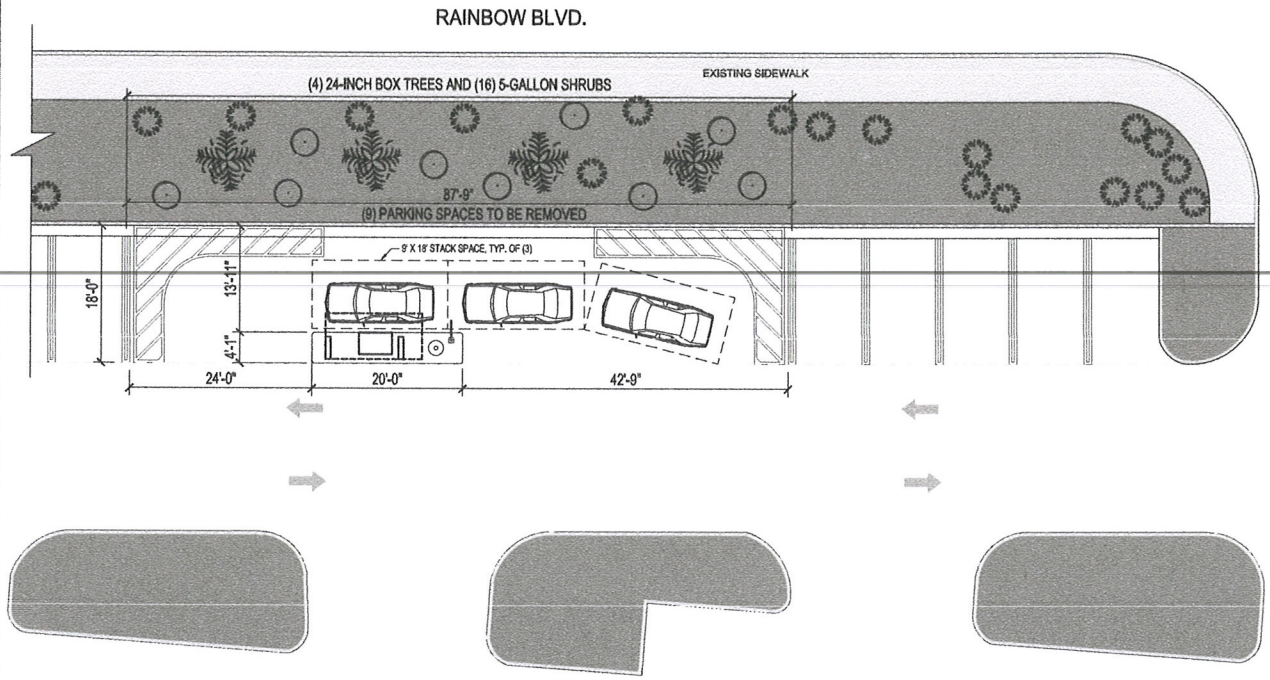
LEGEND

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	

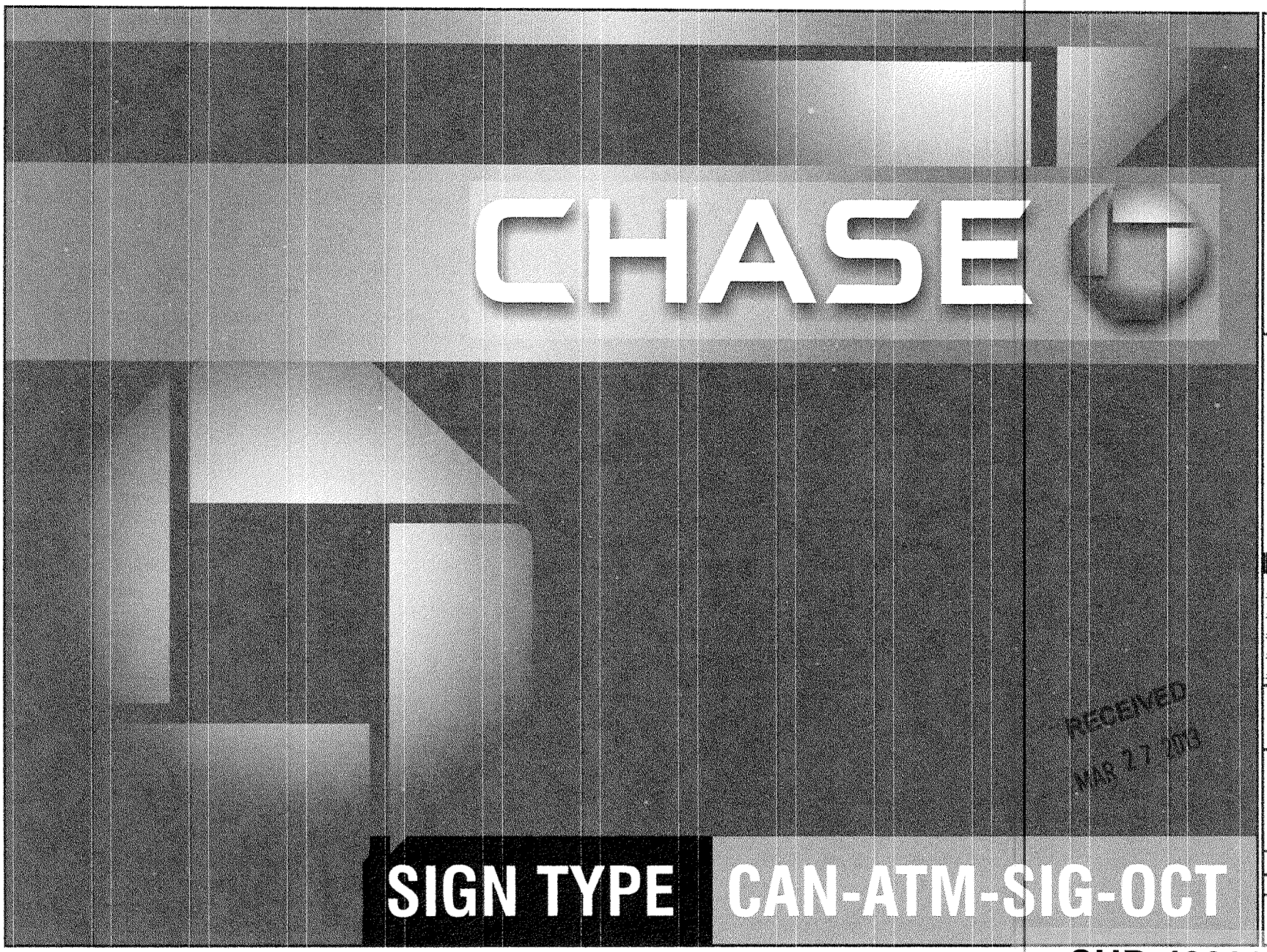
Architect :
Luis Flores Paz.
RA, NCARB, LEED AP
10438 Sky Gate Street, Las Vegas, NV, 89178
702.287 1744

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

RECEIVED
MAR 27 2013

SUP-48803
SDR-48805



RECEIVED
MAR 17 2013

SIGN TYPE CAN-ATM-SIG-OCT

SUP-48803
SDR-48805

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part without their prior written approval.

Drawing Number:
Work Order Number:

Sheet: 1 of: 26

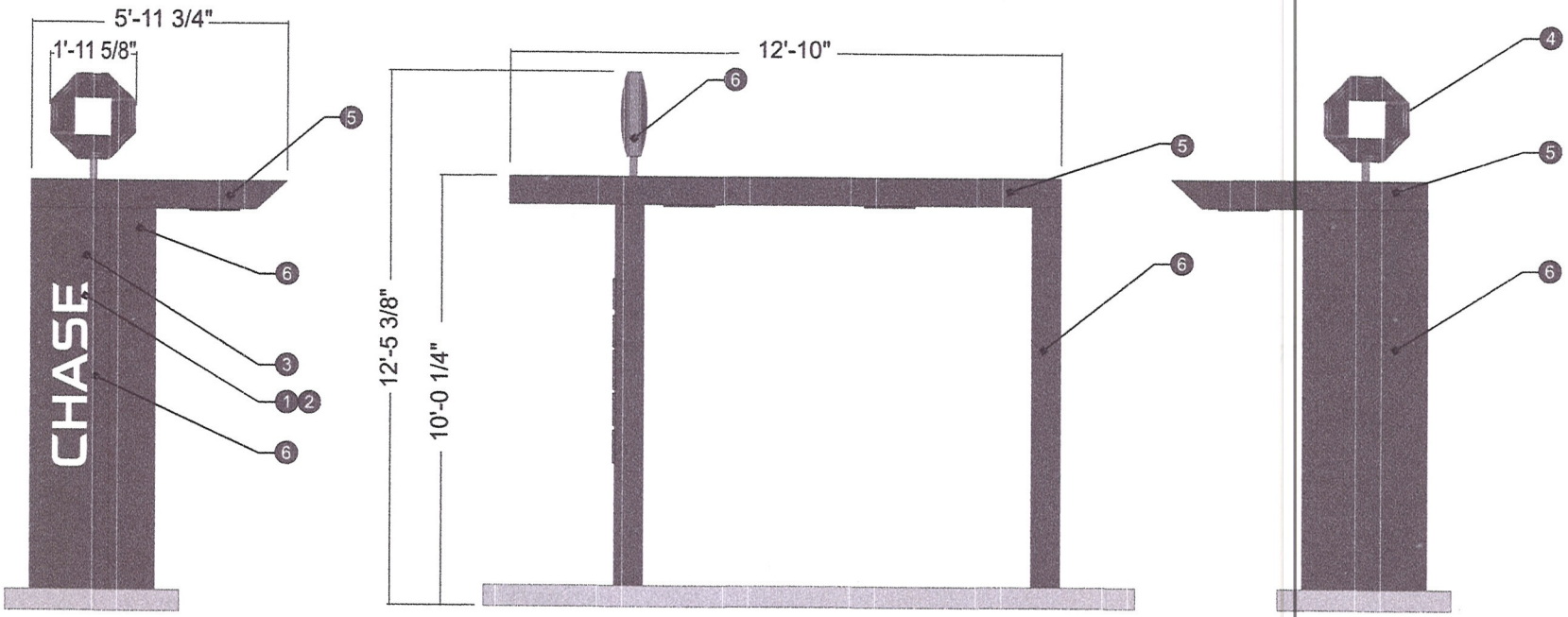
JGM
12/21/11

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.

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

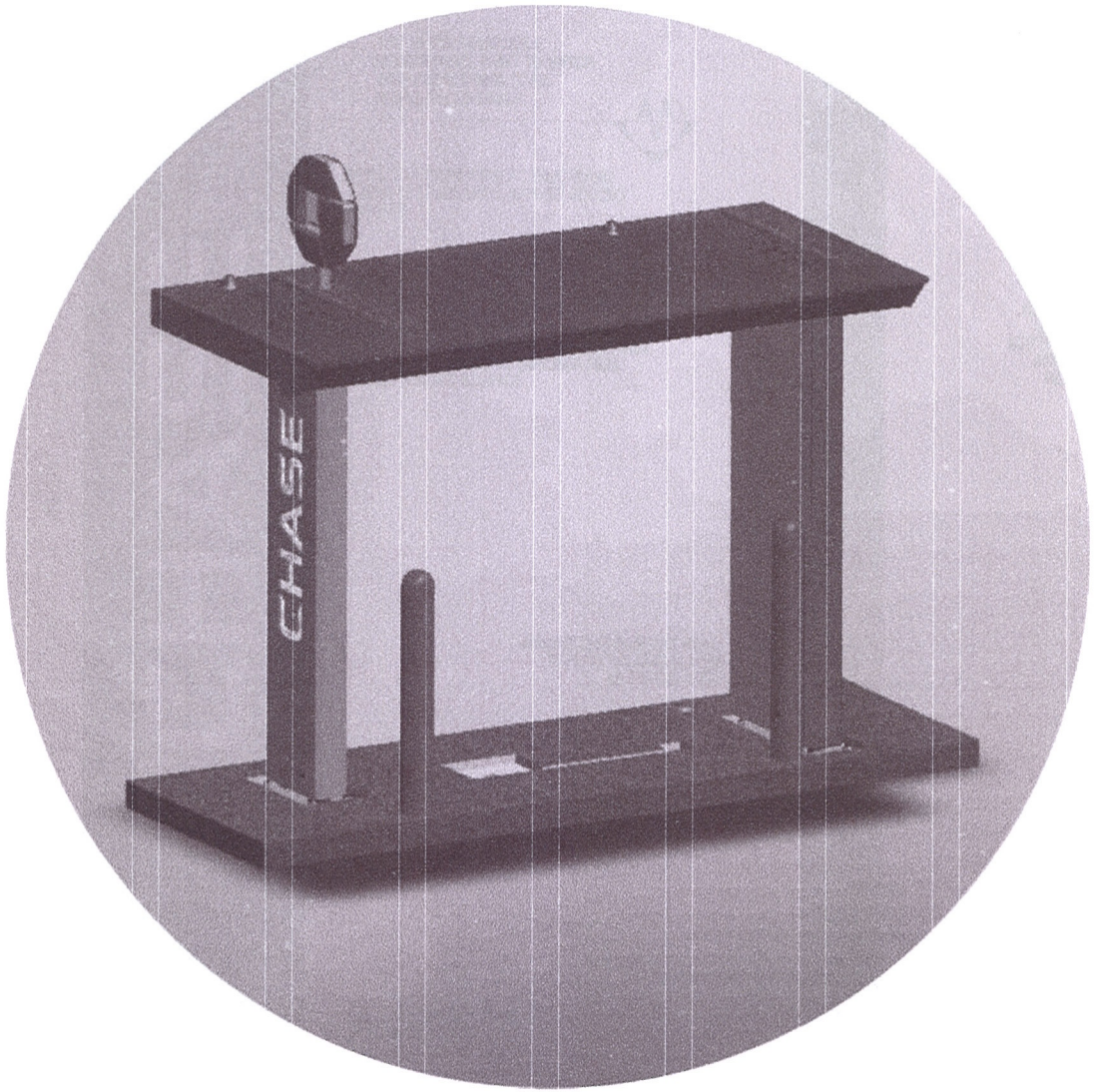
Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:
Sheet: 2 Of: 26
JGM 12/21/11



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.

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

WSA · ISA International Sign Association · Member of CESA

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

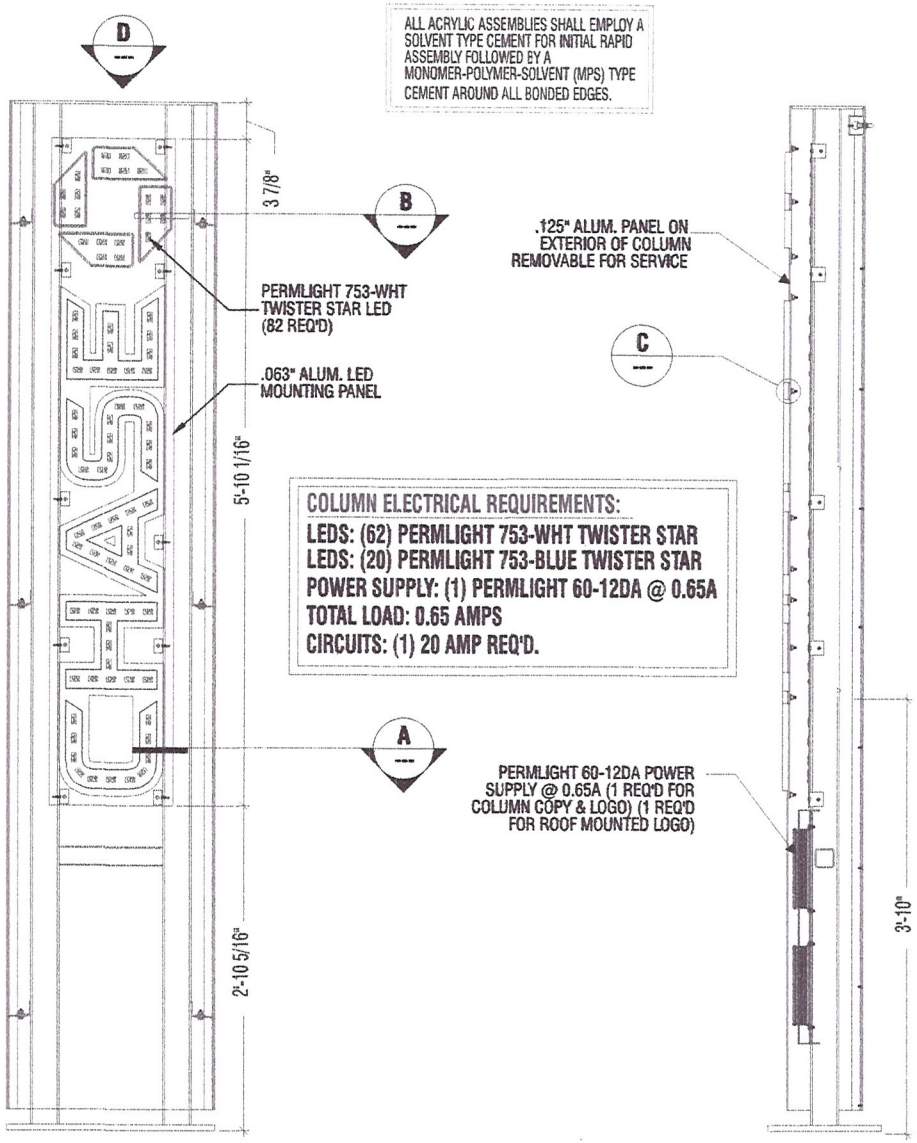
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:

Work Order Number:

Sheet: 4 of: 26

JGM 12/21/11



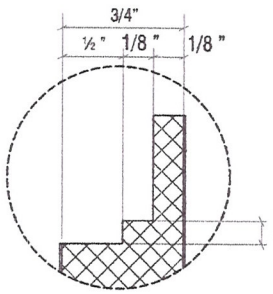
ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

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

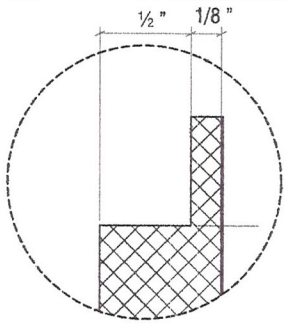
10 APPROACH COLUMN ASSEMBLED ELEVATION Scale:NTS



NOTE: PUSH-THRU ACRYLIC SHALL HAVE A MILL FINISH ON ALL ROUTED EDGES

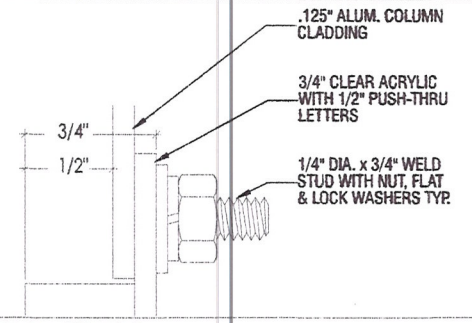
CHASE TO BE 3/4" THICK CLEAR ACRYLIC STEP-ROUTED PUSH-THRU WITH FIRST SURFACE APPLIED 3M #3632-20 WHITE VINYL & SECOND SURFACE APPLIED 3M #3635-70 WHITE DIFFUSER FILM (3 SIDES OF TOWER)

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"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

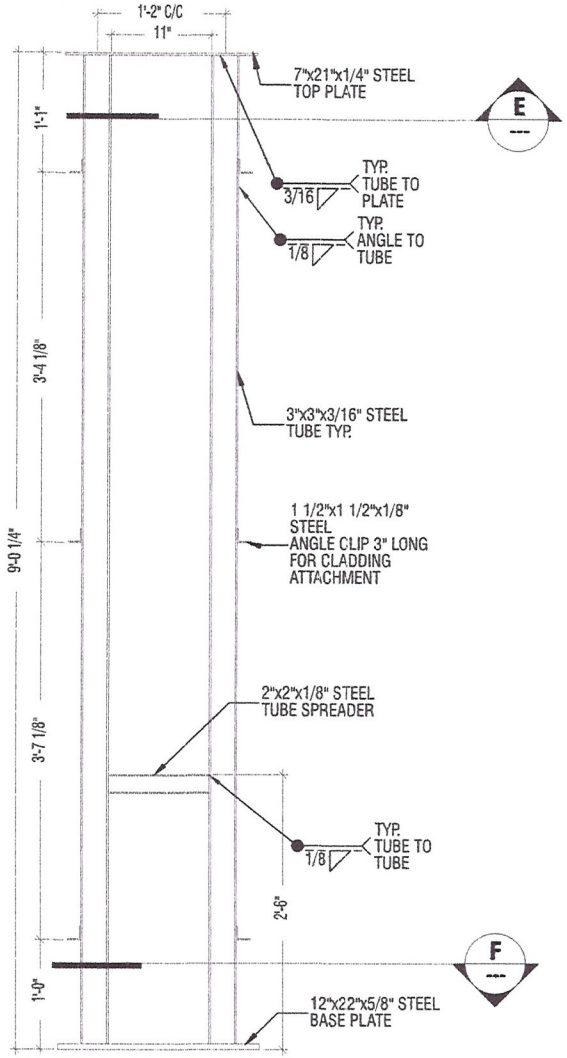
Drawing Number:
Work Order Number:

Sheet: 6 of: 26

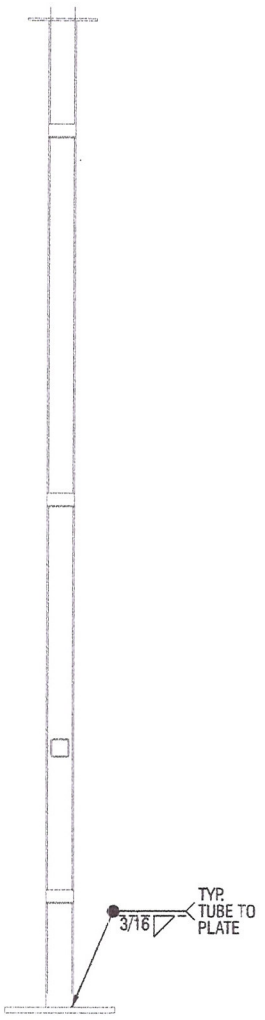
JGM 12/21/11

SUP-48803
SDR-48805

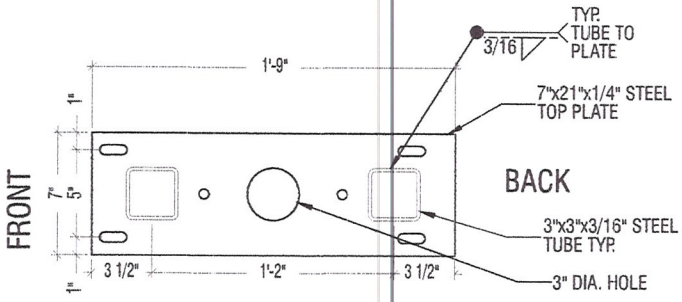
RECEIVED
MAR 27 2013



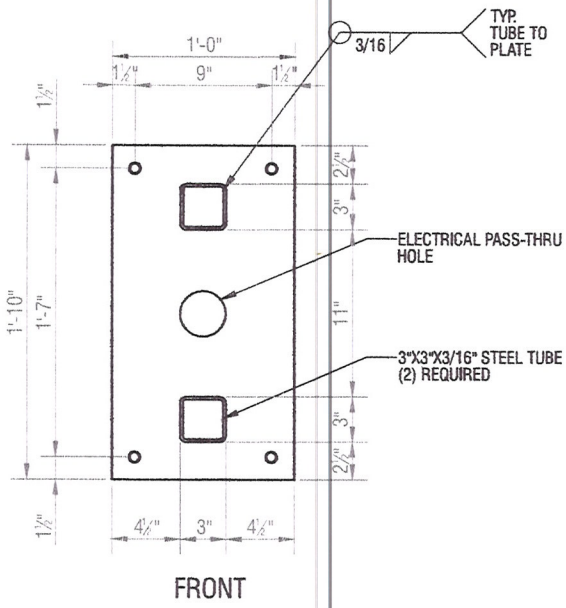
11 **APPROACH COLUMN STRUCTURE** Scale:NTS



12 **APPROACH COLUMN ELEVATION STRUCTURE** Scale:NTS



E **APPROACH COLUMN TOP PLATE DETAIL** Scale:NTS



F **APPROACH COLUMN BASE PLATE DETAIL** Scale:NTS

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF CESA
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:

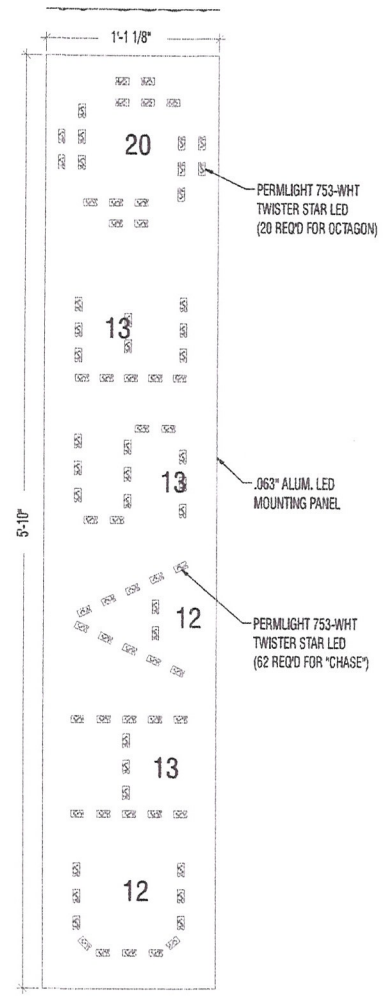
Work Order Number:

Sheet: 7 of: 26

JGM 12/21/11

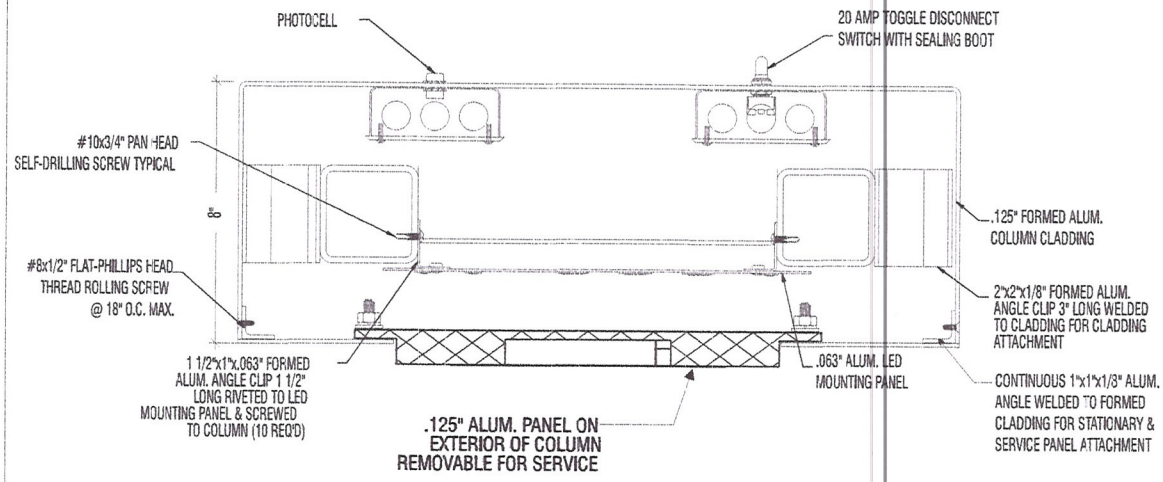
SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

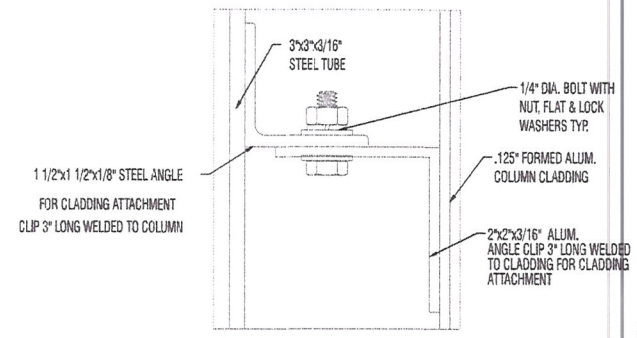


APPROACH COLUMN LED MOUNTING PANEL DETAIL

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

SUP-48803

SDR-48805

RECEIVED
MAR 27 2013

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF CESA
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

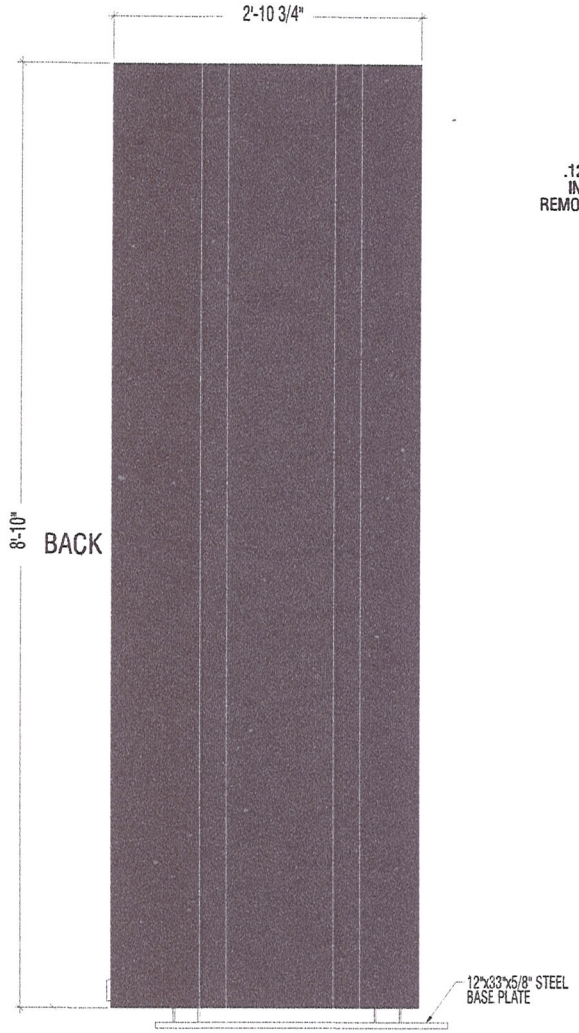
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

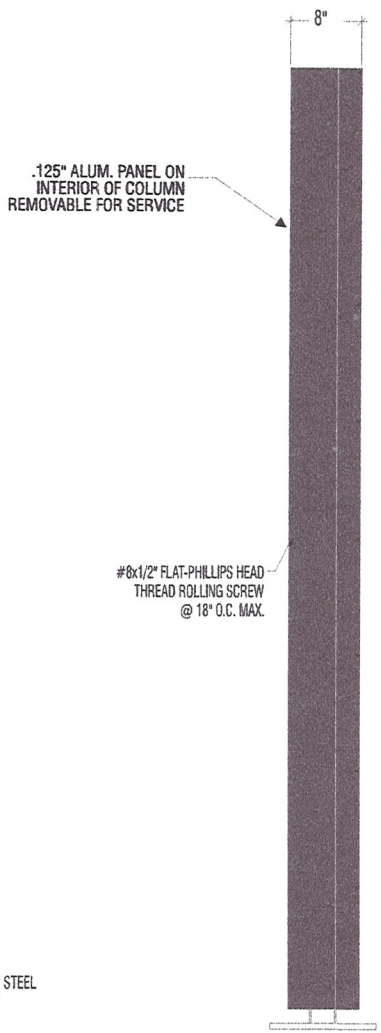
Drawing Number:
Work Order Number:

Sheet: 8 of: 26

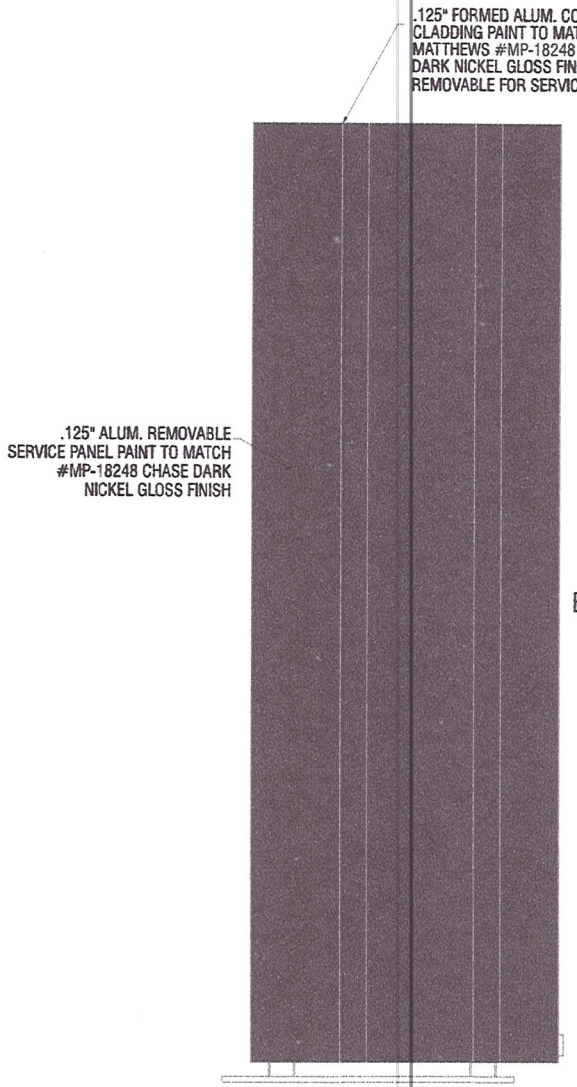
JGM 12/21/11



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"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF GESA
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

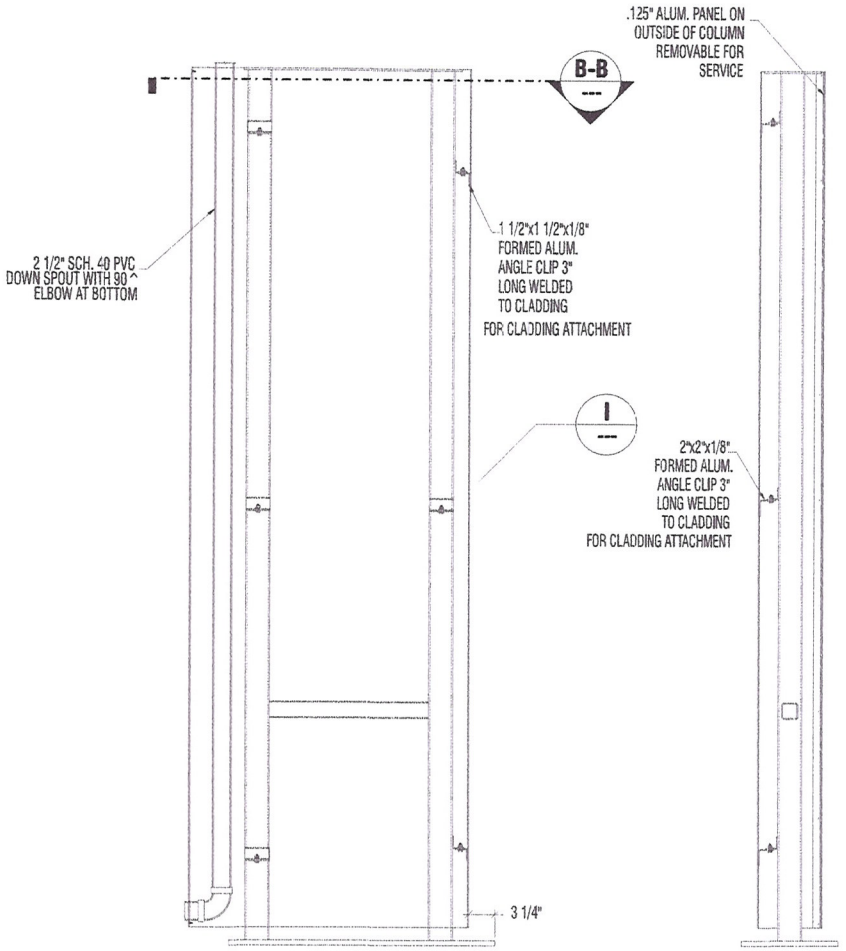
Drawing Number:
Work Order Number:

Sheet: 9 Of: 26

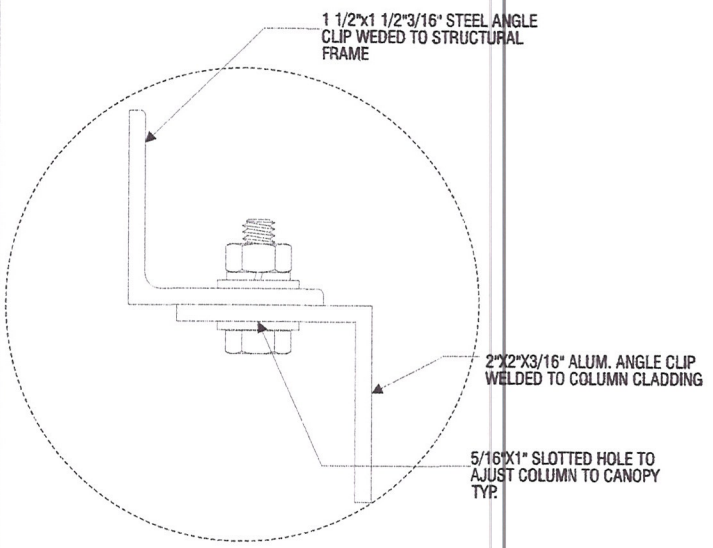
JGM 12/21/11

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

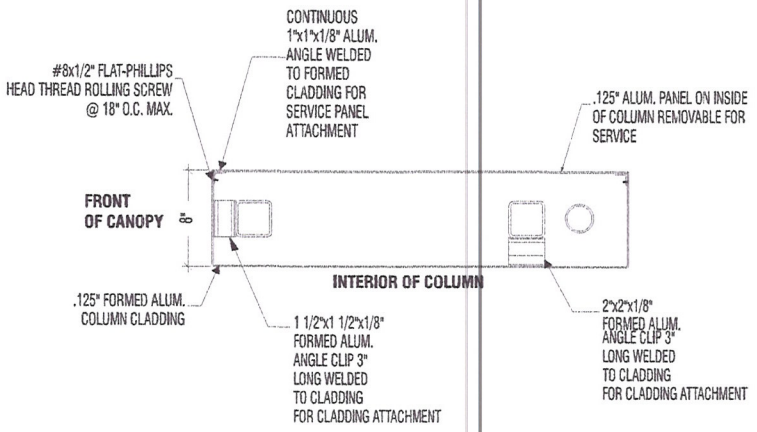


17 DEPARTURE COLUMN ASSEMBLED SIDE VIEW Scale:NTS



I DETAIL Scale:NTS

18 DEPARTURE COLUMN ASSEMBLED ELEVATION Scale:NTS



B-B HORIZONTAL SECTION DEPARTURE COLUMN Scale:NTS

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

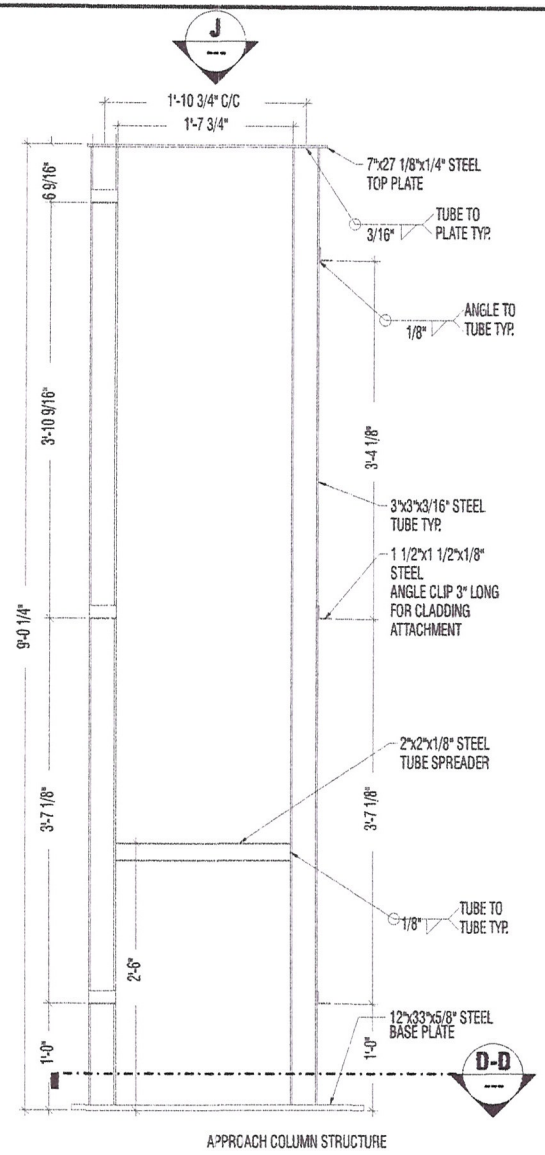
Drawing Number:
Work Order Number:

Sheet: 10 of: 26

JGM 12/21/11

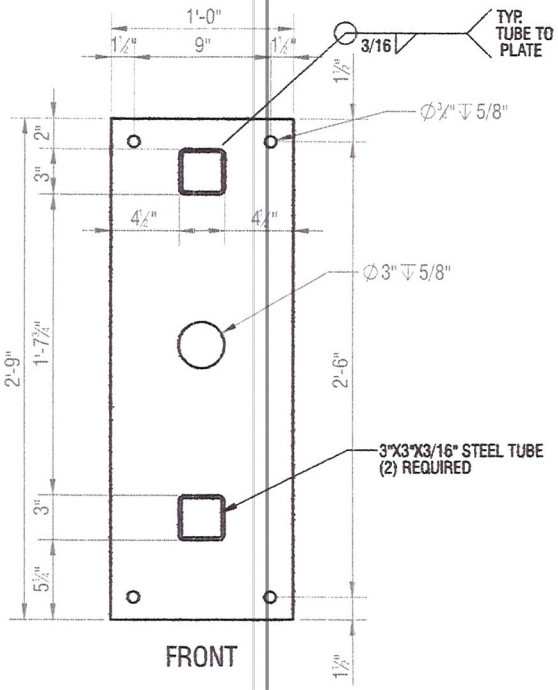
RECEIVED
MAR 27 2013

SUP-48803
SDR-48805



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"

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

WSA · ISA International Sign Association · Member of CESA

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

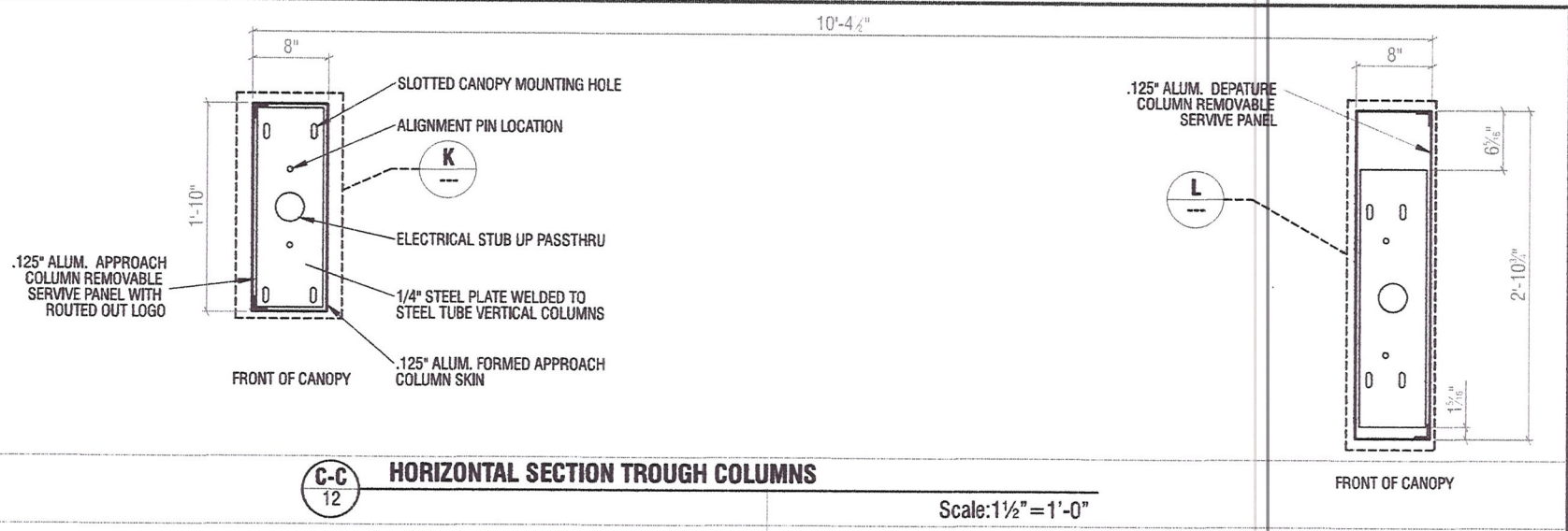
Drawing Number:
Work Order Number:

Sheet: 11 of: 26

JGM 12/21/11

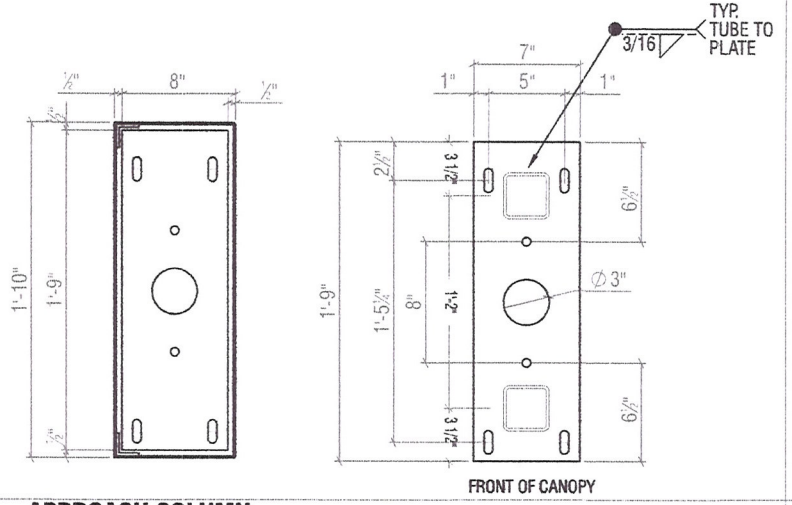
RECEIVED
MAR 27 2013

SUP-48803
SDR-48805



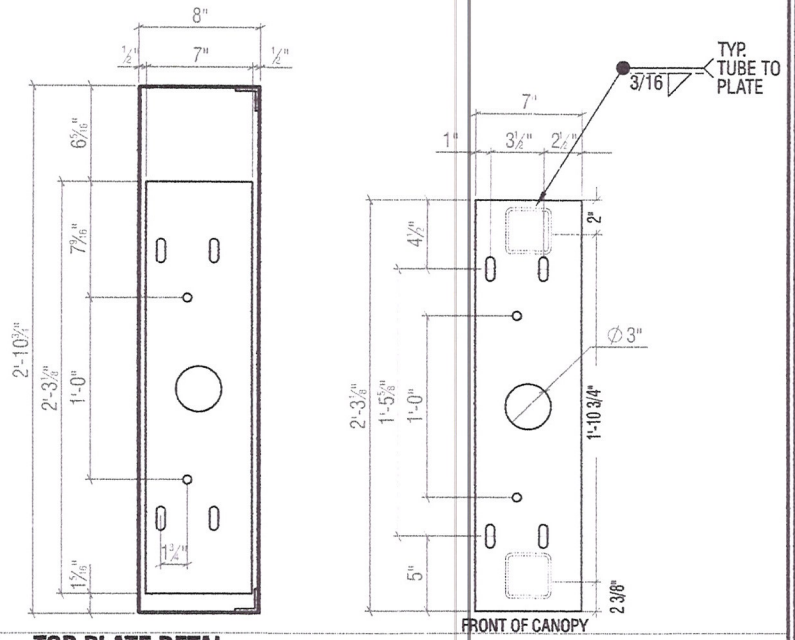
C-C / 12 HORIZONTAL SECTION TROUGH COLUMNS

Scale:1½"=1'-0"



K APPROACH COLUMN TOP PLATE DETAIL

Scale:1½"=1'-0"



L TOP PLATE DETAL DEPARTURE COLUMN

Scale:1½"=1'-0"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

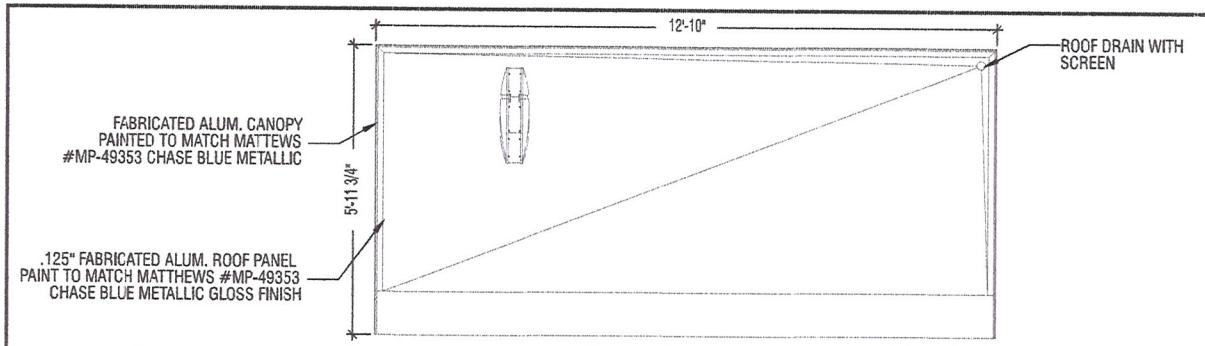
Drawing Number:
Work Order Number:

Sheet: 12 of: 26

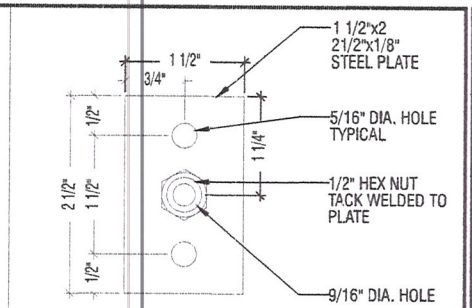
JGM 12/21/11

SUP-48803
SDR-48805

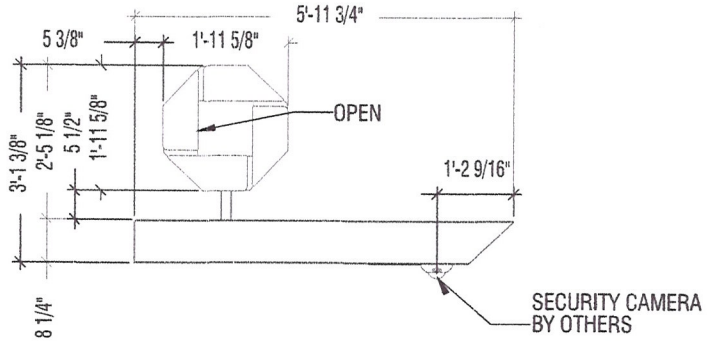
RECEIVED
MAR 27 2013



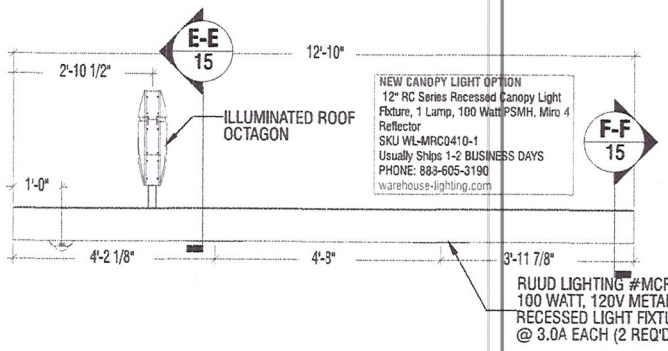
22 **CANOPY ROOF TOP VIEW** Scale:NTS



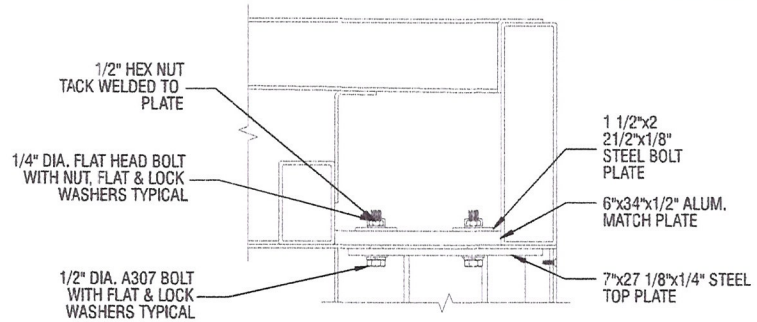
M **BOLT PLATE DETAIL** Scale:NTS



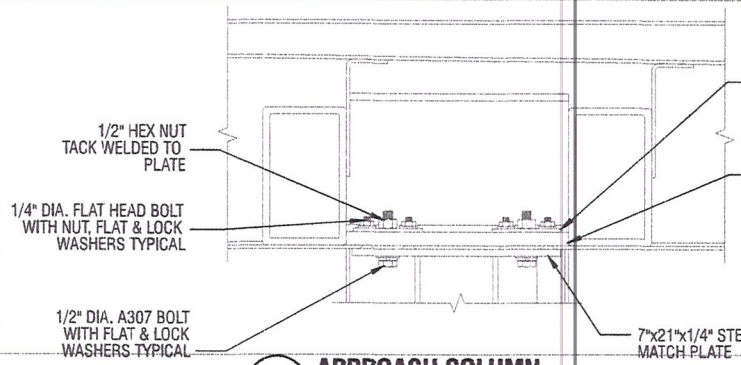
23 **SIDE VIEW** Scale:NTS



21 **CANOPY ROOF ELEVATION** Scale:NTS



N **DEPARTURE COLUMN ATTACHMENT DETAIL** Scale:NTS



0 **APPROACH COLUMN ATTACHMENT DETAIL** Scale:NTS

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

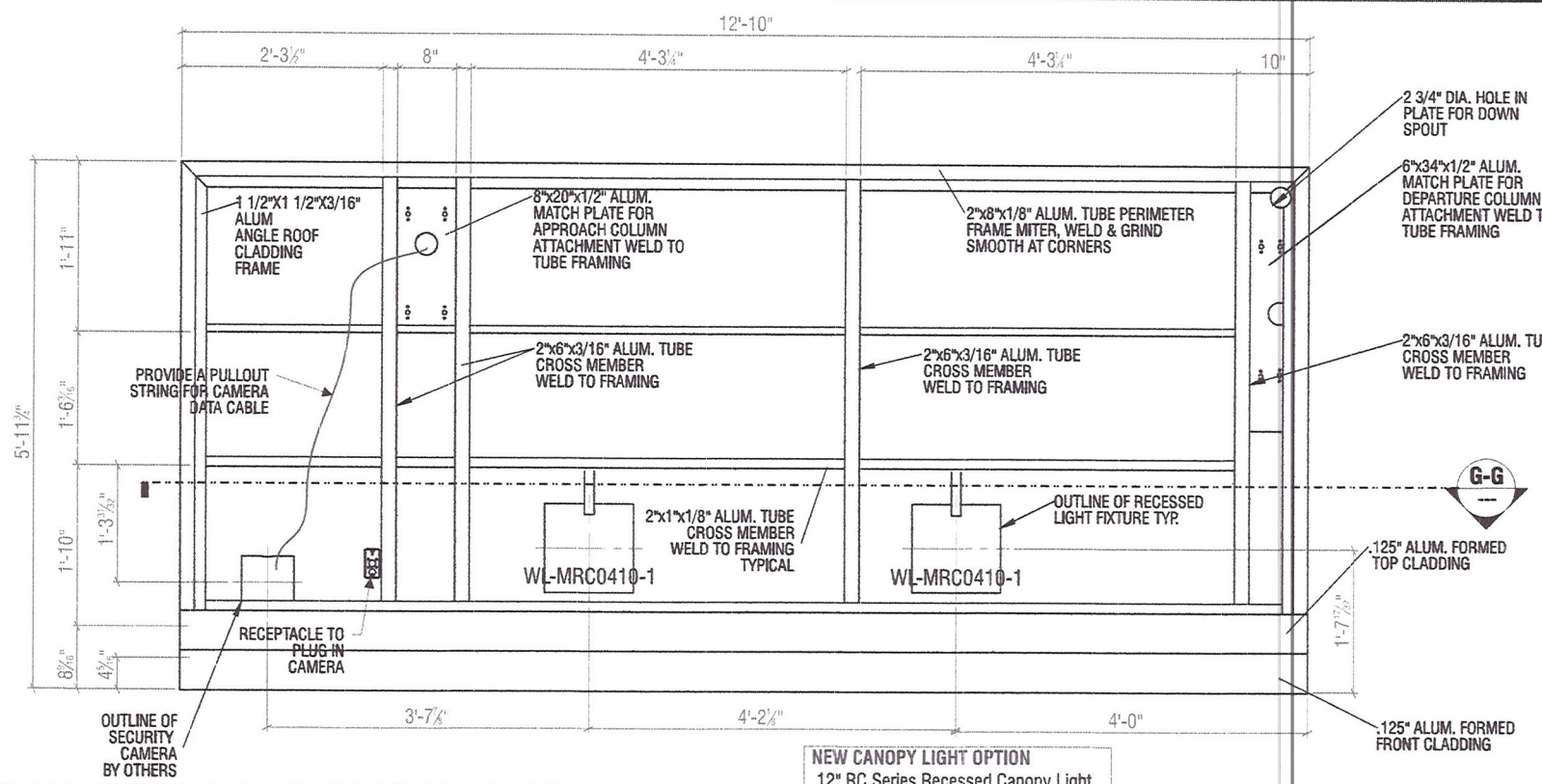
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:

Sheet: 13 of: 26

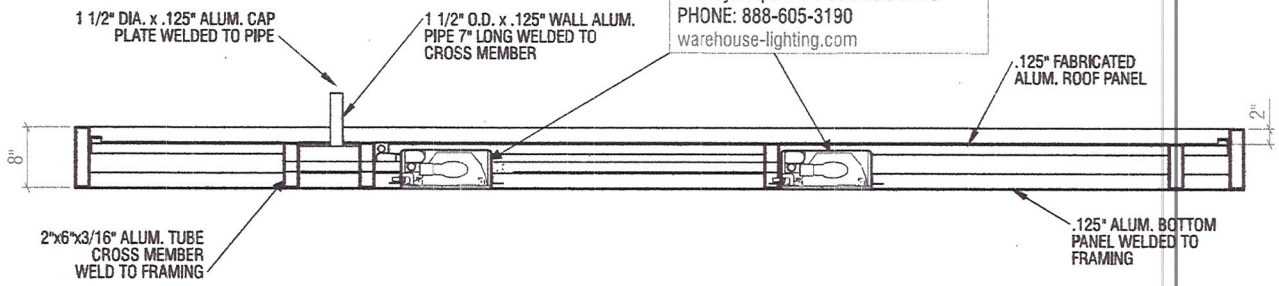
JGM 12/21/11

SUP-48803 RECEIVED
SDR-48805 MAR 27 2013



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"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

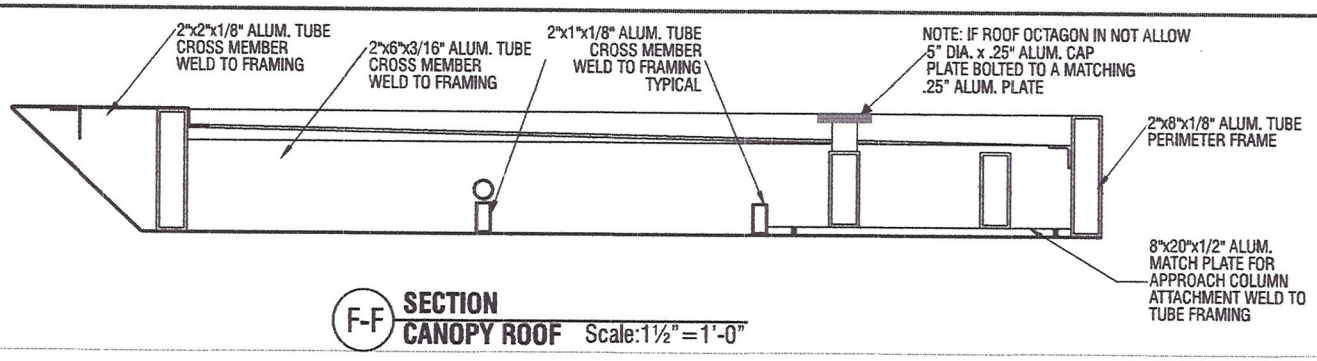
Drawing Number:
Work Order Number:

Sheet: 14 of: 26

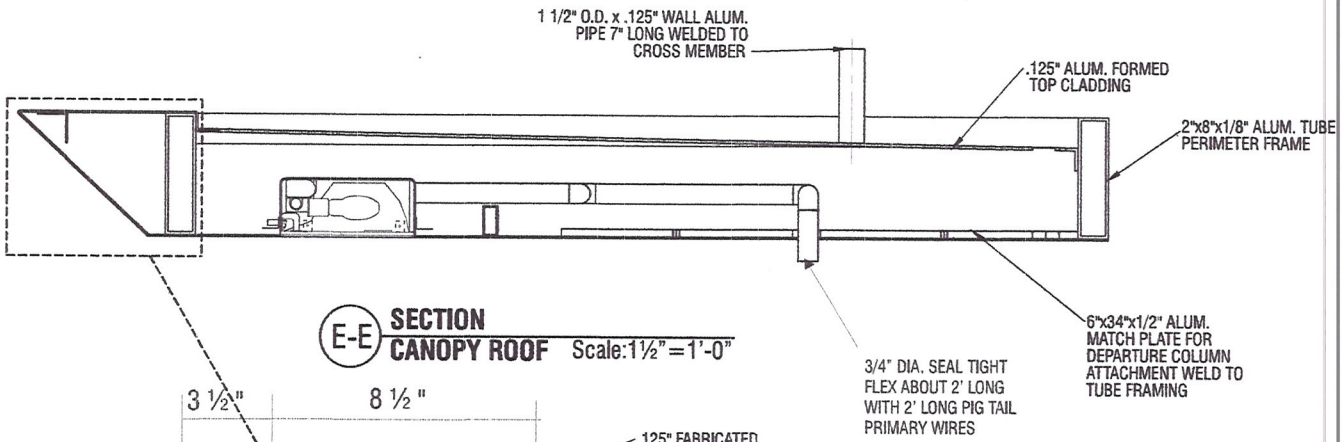
JGM 12/21/11

SUP-48803
SDR-48805

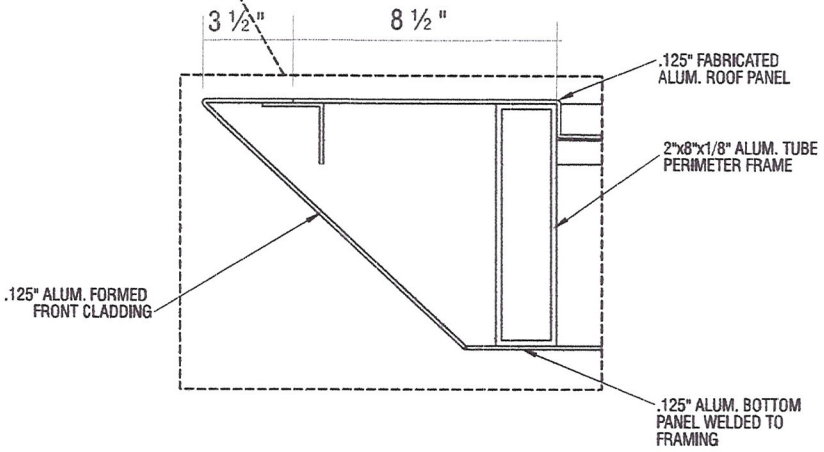
RECEIVED
MAR 27 2013



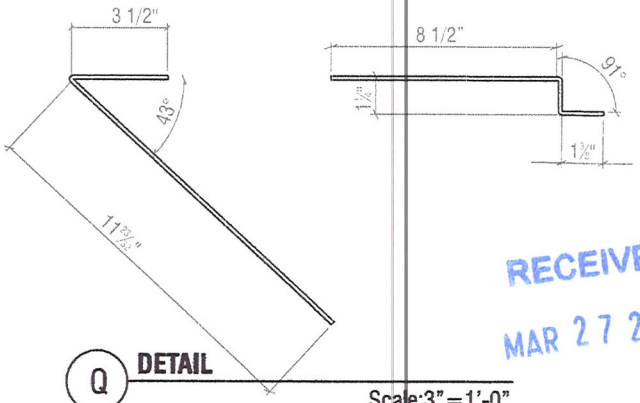
F-F **SECTION**
CANOPY ROOF Scale:1½"=1'-0"



E-E **SECTION**
CANOPY ROOF Scale:1½"=1'-0"



P **DETAIL**
Scale:3"=1'-0"



Q **DETAIL**
Scale:3"=1'-0"

RECEIVED
MAR 27 2013

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

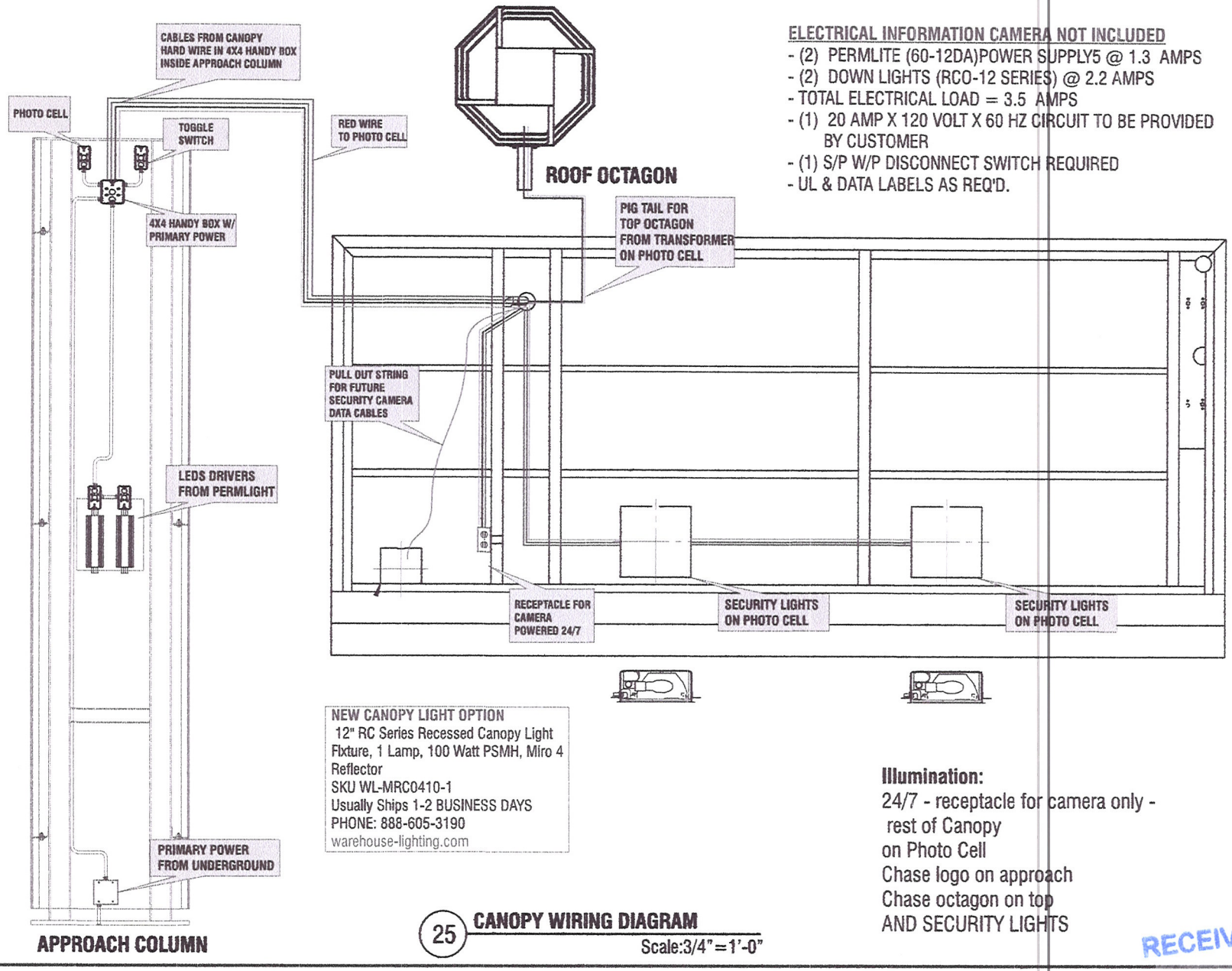
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:

Sheet: 15 of: 26

JGM 12/21/11

SUP-48803
SDR-48805



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"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

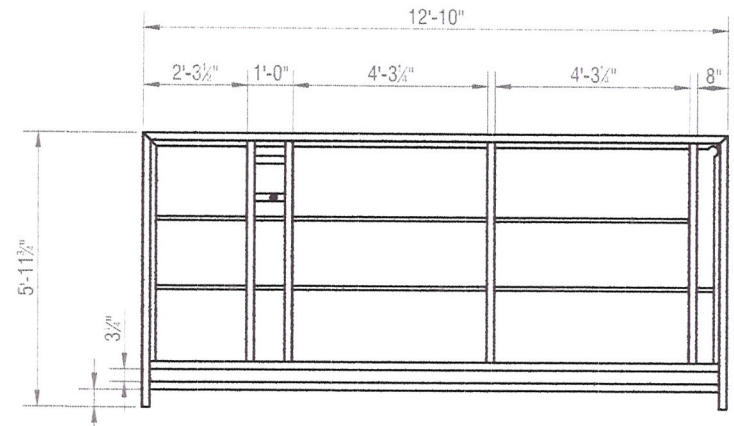
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

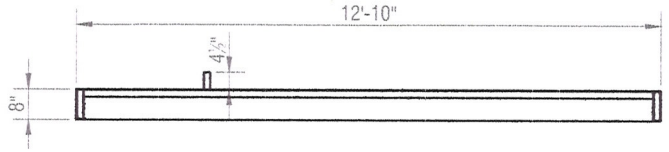
Drawing Number:
Work Order Number:
Sheet: 16 Of: 26
JGM 12/21/11

RECEIVED
MAR 27 2012

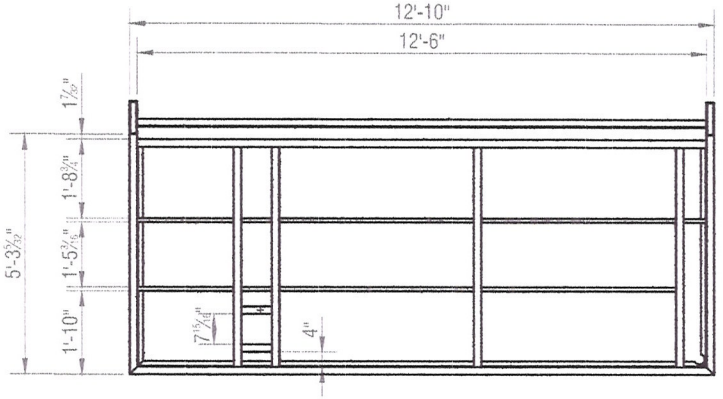
SUP-48803
SDR-48805



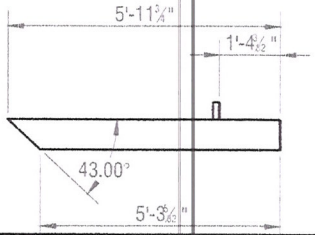
27 **TOP VIEW**
CANOPY FRAME Scale:3/4"=1'-0"



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"

RECEIVED
MAR 27 2013

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

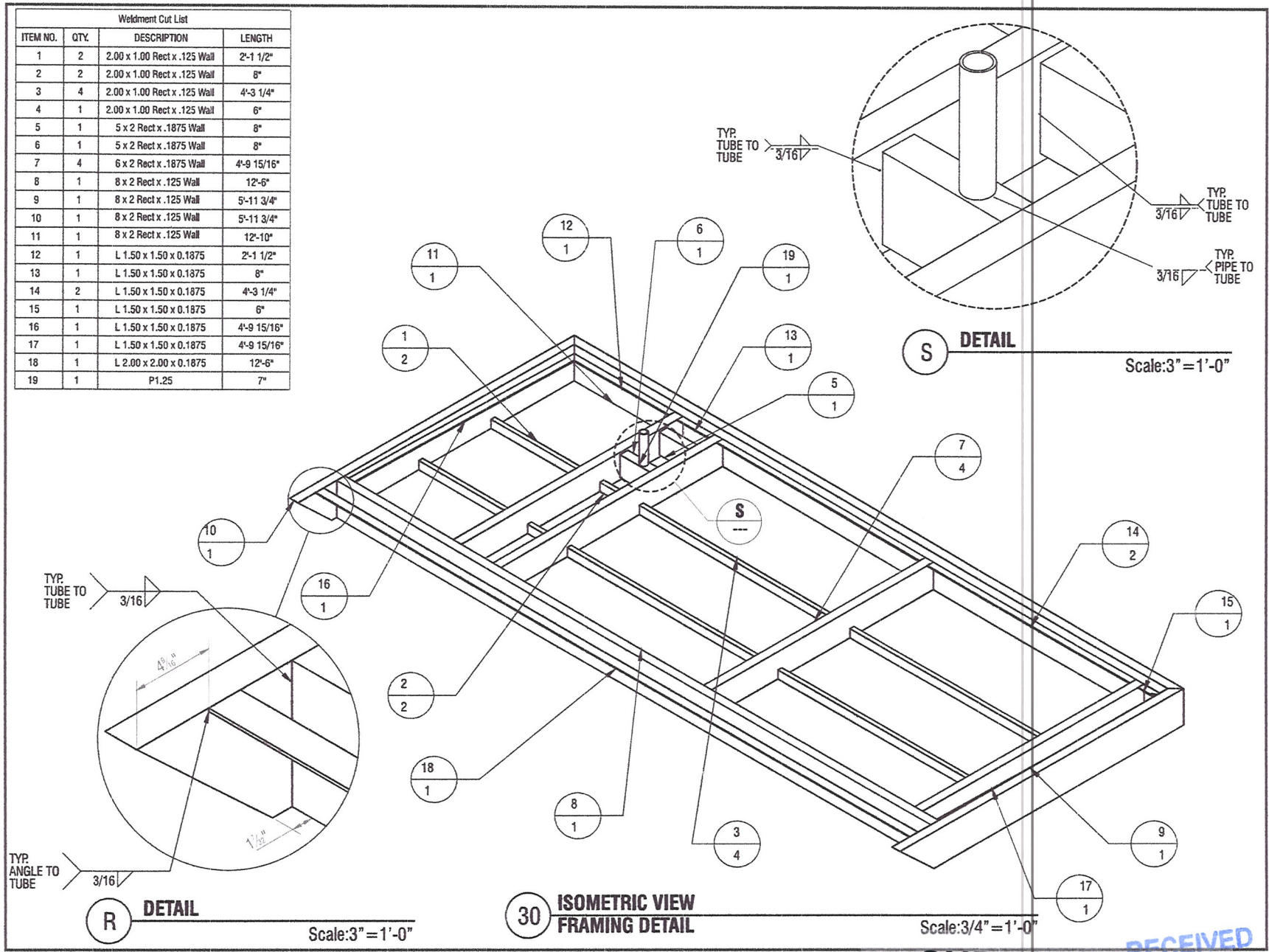
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:
Sheet: 17 of: 26
JGM 12/21/11

SUP-48803
SDR-48805

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"

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:

Sheet: 18 of: 26

JGM 12/21/11

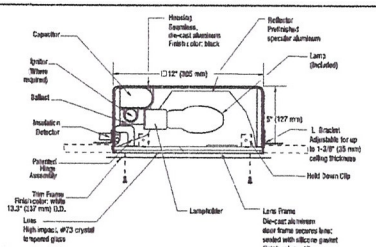
SUP-48803
SDR-48805

RECEIVED MAR 27 2013

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

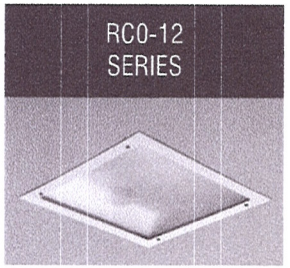
CFI-12 2 x 2 Lay-in Panel

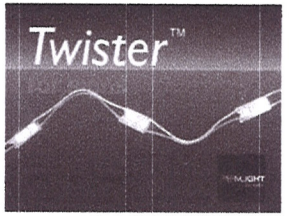
9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

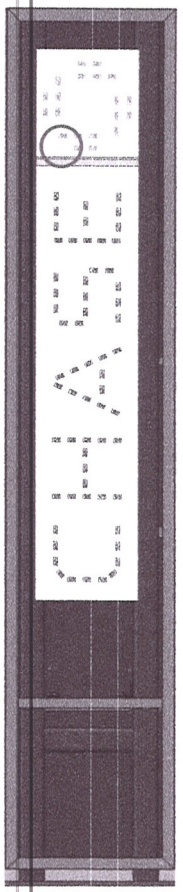
RUUD LIGHTING

© Ruud Lighting Inc. Printed in USA

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

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

ISA INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

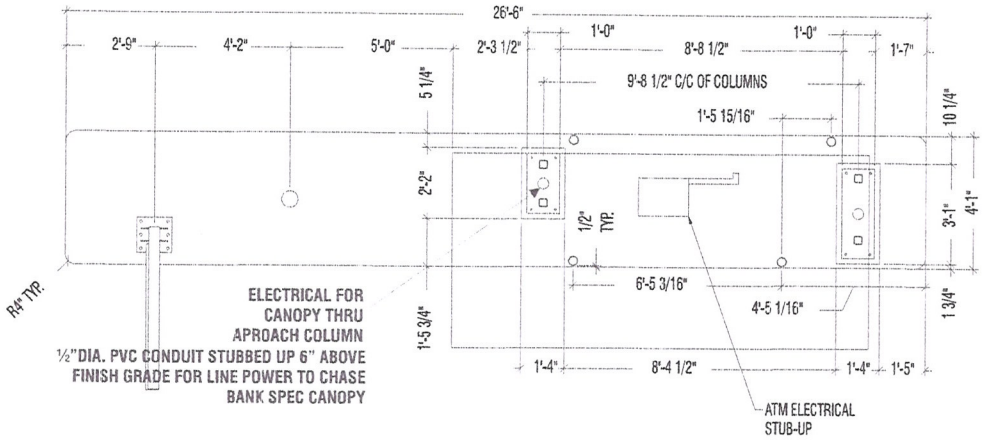
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

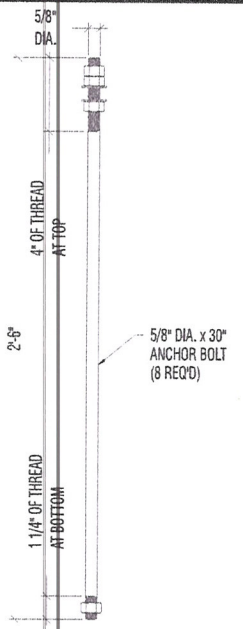
Drawing Number:
Work Order Number:

Sheet: 19 of: 26

JGM 12/21/11

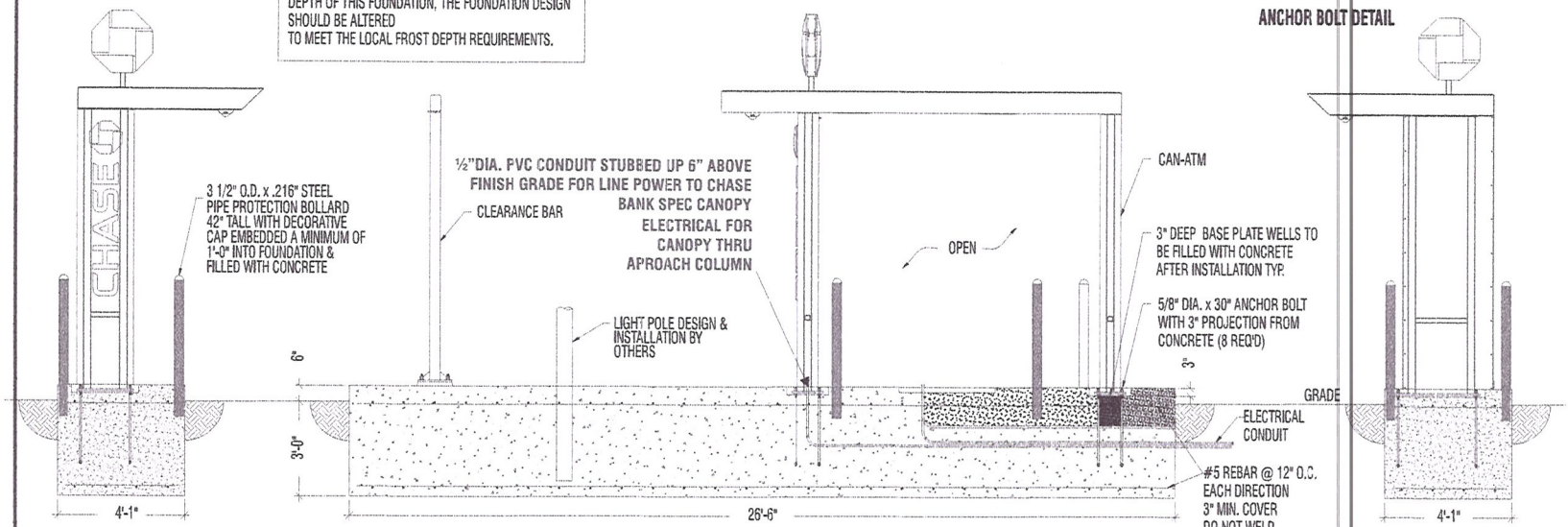


31 INSTALLATION PLAN VIEW Scale:NTS



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

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:

Sheet: 20 of: 26

JGM 12/21/11

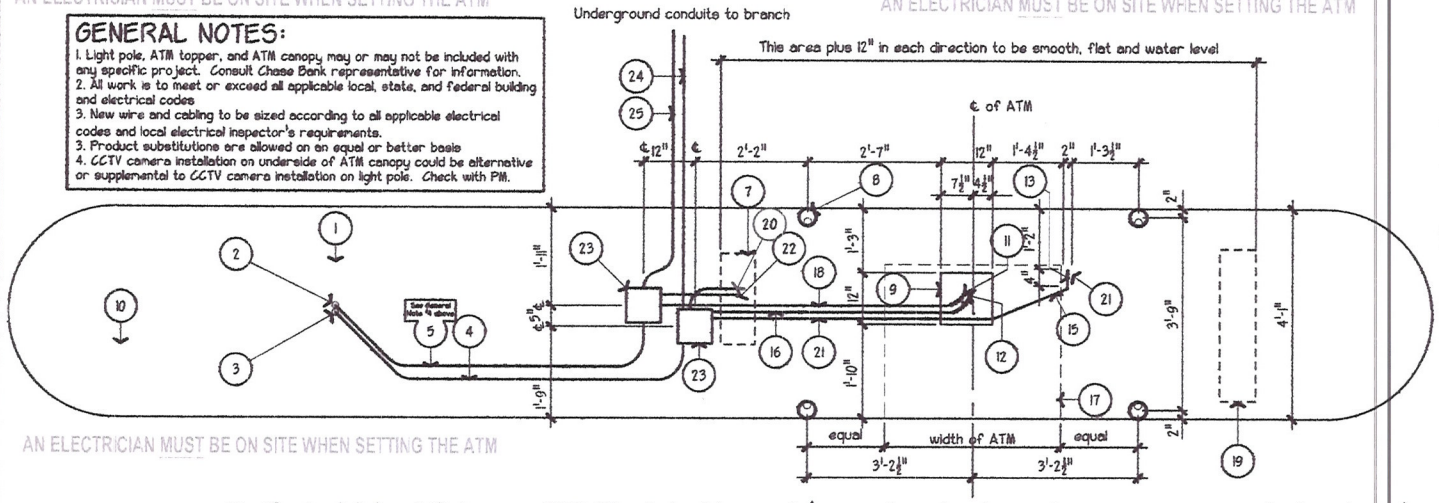
SUP-48803
SDR-48805

RECEIVED MAR 27 2013

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

Copyright © 2009
Security Vault Works, Incorporated
All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, Incorporated whether the project for which they are made is executed or not. They are not to be used by the owner on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Date: 12.23.09 Drawn By: mgb

Revisions:

Drawing Number:

ATM.3

SVW Project Number:

Cad File Name:

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS!

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:

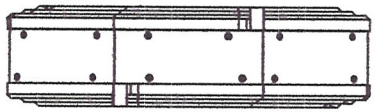
Work Order Number:

Sheet: 21 of: 26

JGM 12/21/11

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013



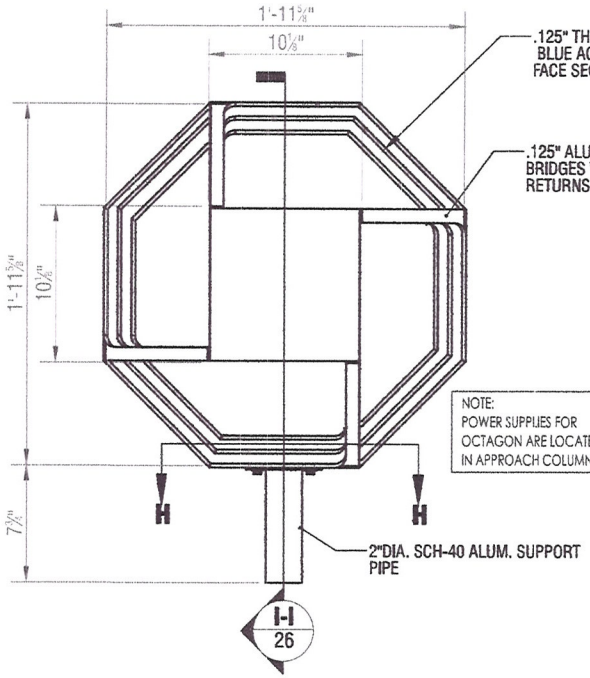
OCTAGON ELECTRICAL REQUIREMENTS:

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.

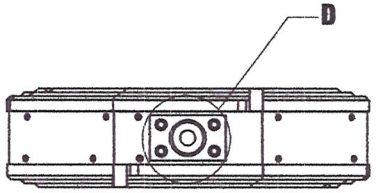
NOTE!
POWER SUPPLIES FOR OCTAGON ARE LOCATED IN APPROACH COLUMN

38 ROOF OCTAGON TOP VIEW
Scale:11/2"=1'-0"

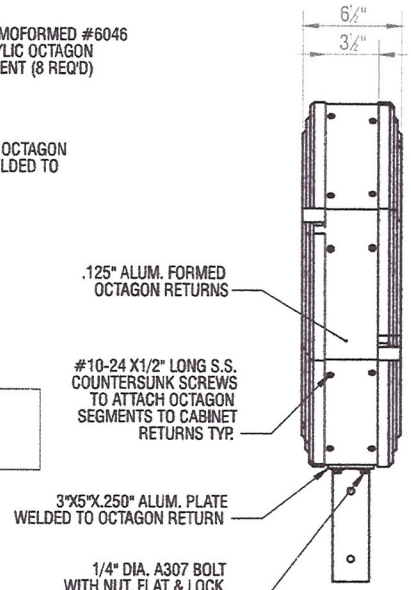


NOTE:
POWER SUPPLIES FOR OCTAGON ARE LOCATED IN APPROACH COLUMN

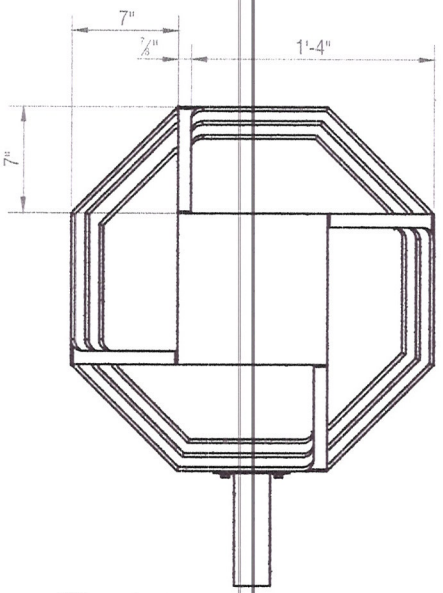
35 ROOF OCTAGON APPROACH ELEVATION
Scale:11/2"=1'-0"



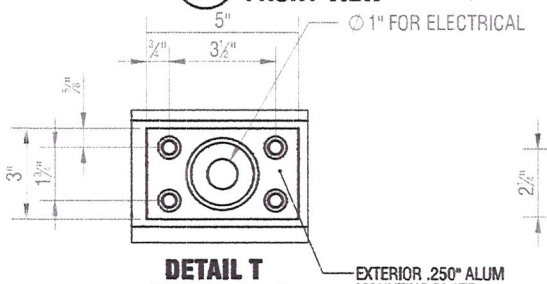
39 ROOF OCTAGON BOTTOM VIEW
Scale:11/2"=1'-0"



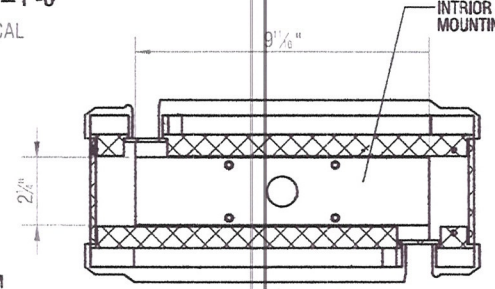
36 ROOF OCTAGON FRONT VIEW
Scale:11/2"=1'-0"



37 ROOF OCTAGON DEPARTURE ELEVATION
Scale:11/2"=1'-0"



DETAIL T
SCALE: 1 : 4



SECTION H-H
SCALE: 1 : 4

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

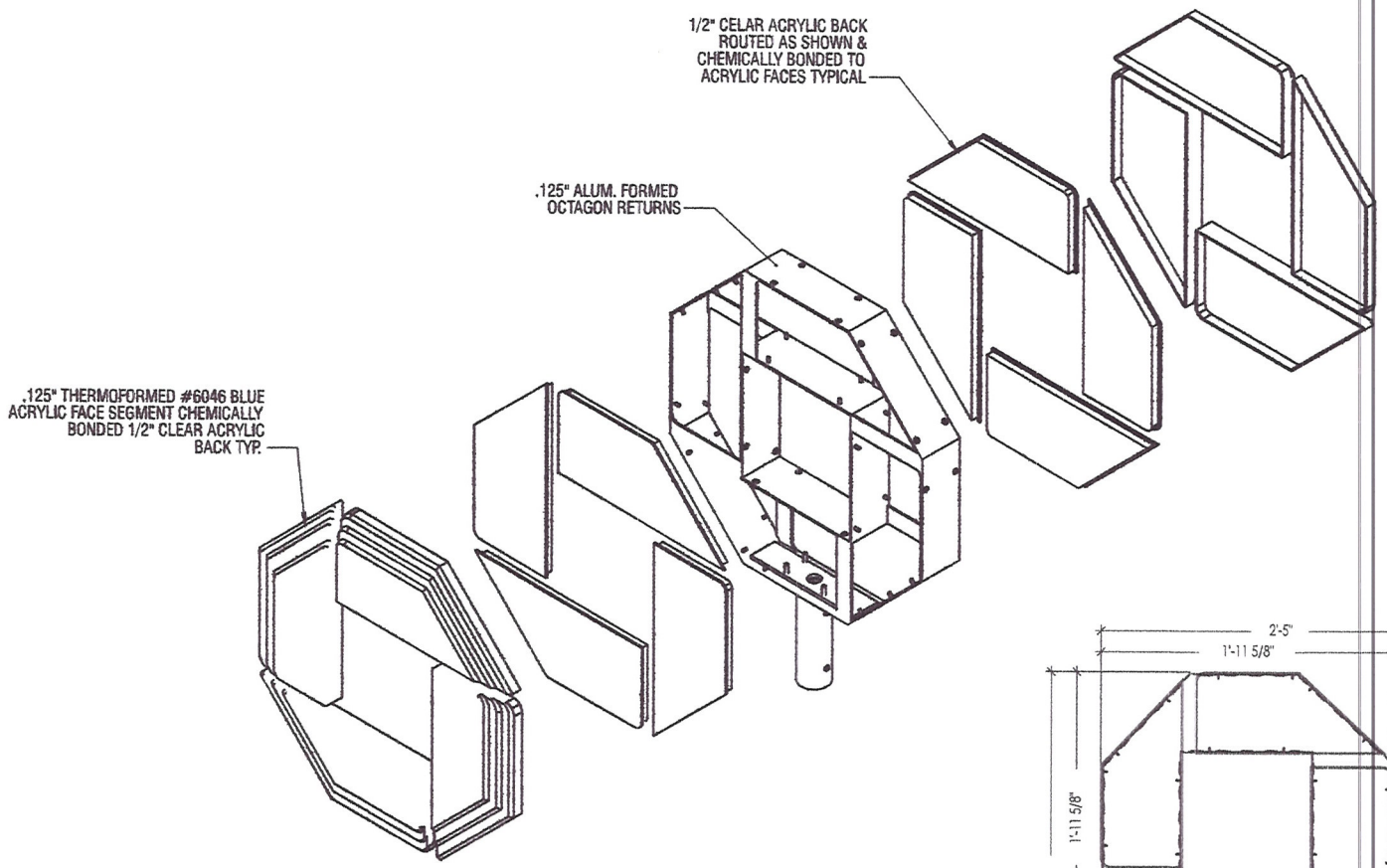
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number:
Work Order Number:

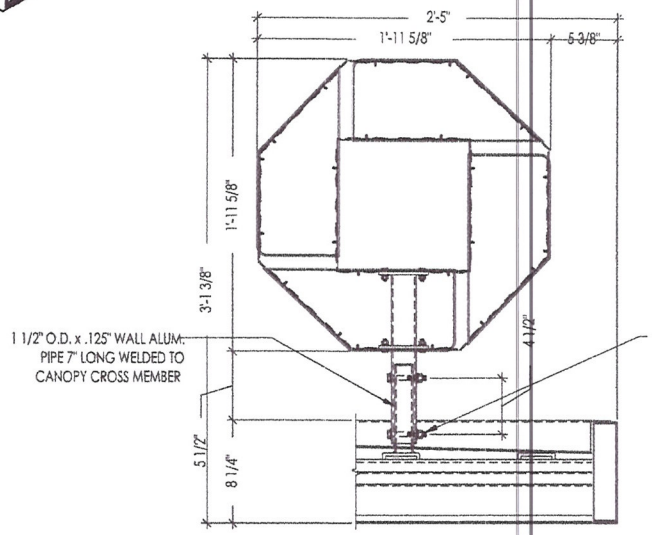
Sheet: 22 of: 26
JGM 12/21/11

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013



40 **ROOF OCTAGON EXPLODED VIEW** Scale:11/2"=1'-0"



U **INSTALLED DETAIL ROOF OCTAGON** Scale:NTS

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF CESA
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

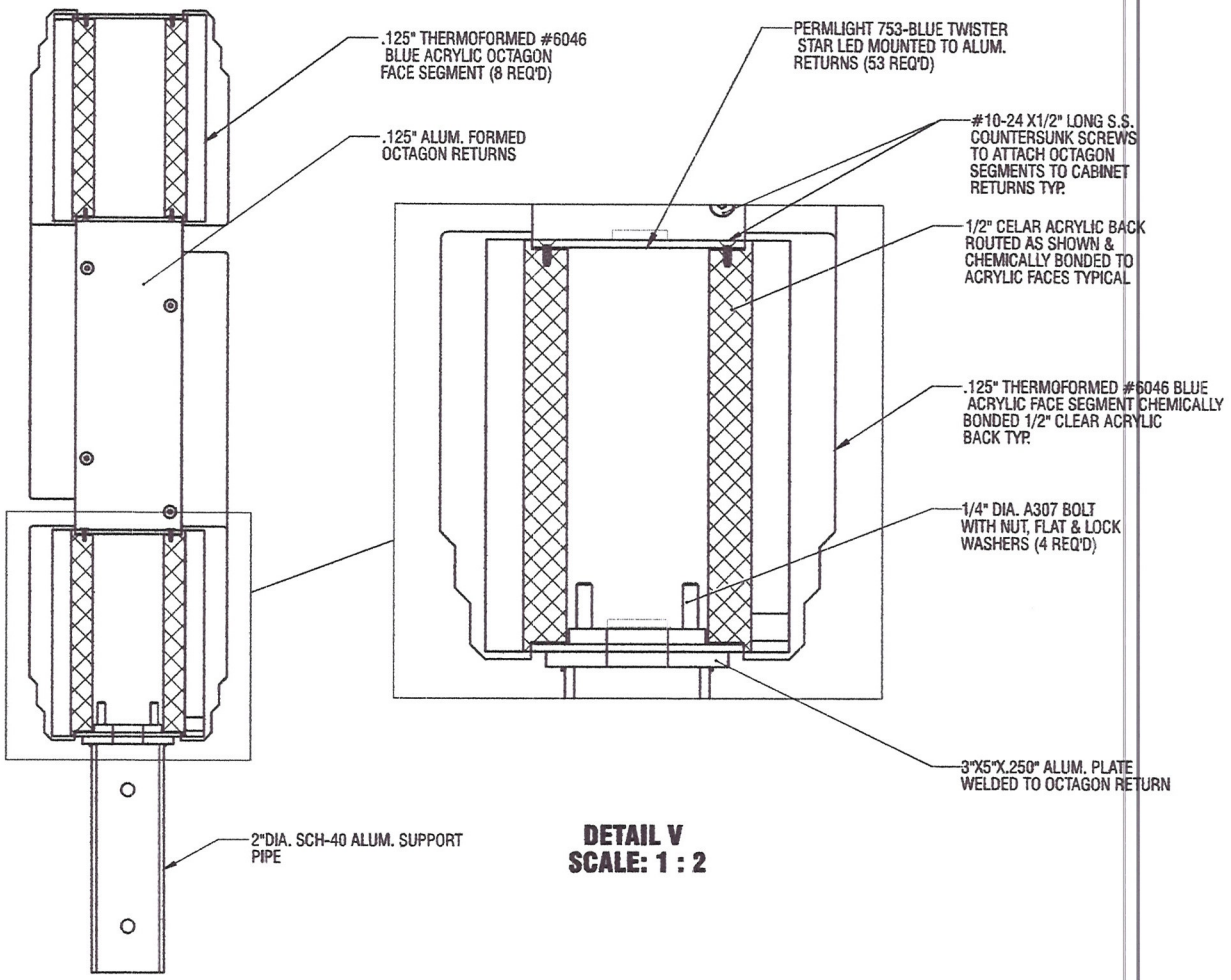
Drawing Number:
Work Order Number:

Sheet: 23 of: 26

JGM 12/21/11

RECEIVED MAR 27 2012

SUP-48803
SDR-48805



DETAIL V
SCALE: 1 : 2

I-I / 26 **VERTICAL SECTION**
ROOF OCTAGON Scale:3"=1'-0"

RECEIVED
MAR 27 2013

SUP-48803

SDR-48805

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

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

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

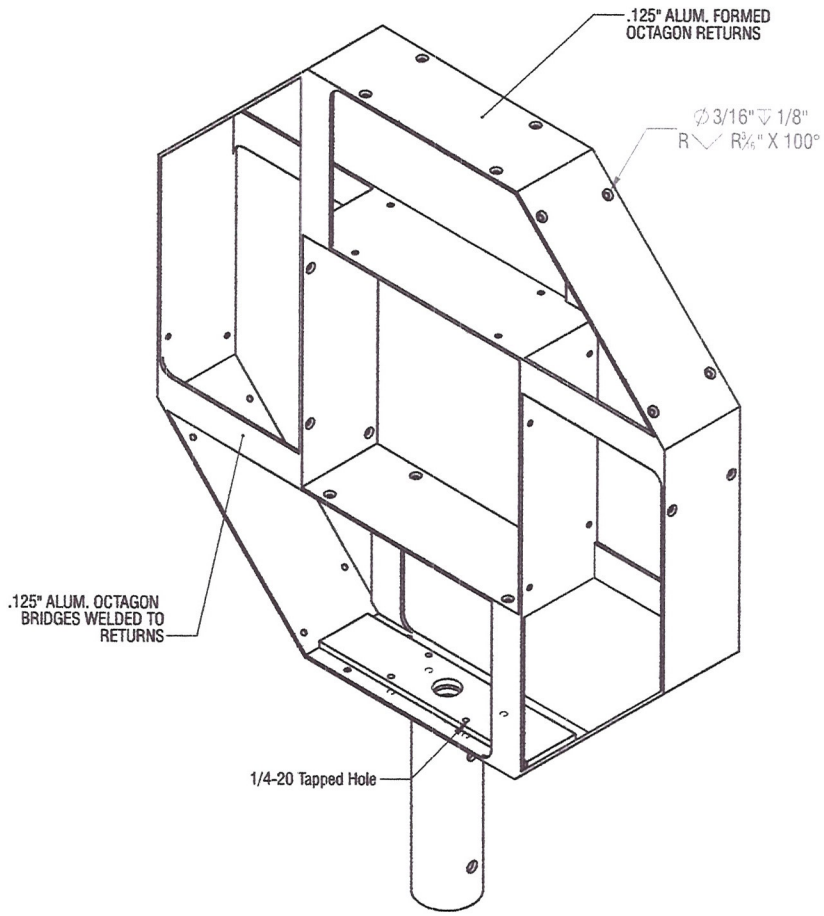
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

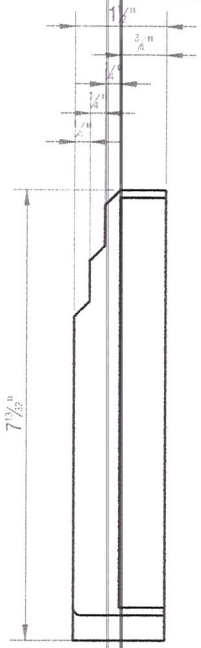
Drawing Number:
Work Order Number:

Sheet: 24 of: 26

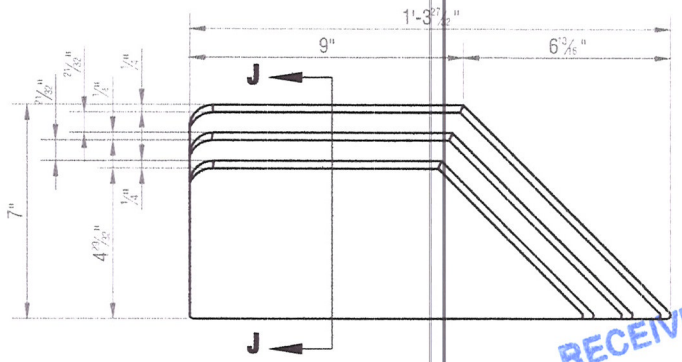
JGM 12/21/11



41 **3 D VIEW ROOF OCTAGON CABINET**
Scale:3"=1'-0"



SECTION J-J
SCALE: 1 : 2



DETAIL W
SCALE: 1 : 4

RECEIVED
MAR 27 2013

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

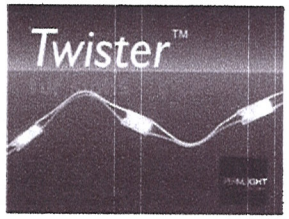
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

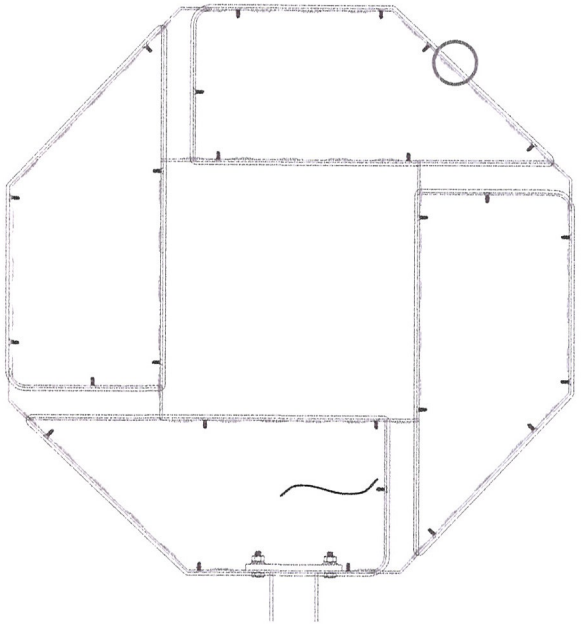
Drawing Number:
Work Order Number:

Sheet: 25 of: 26
JGM 12/21/11

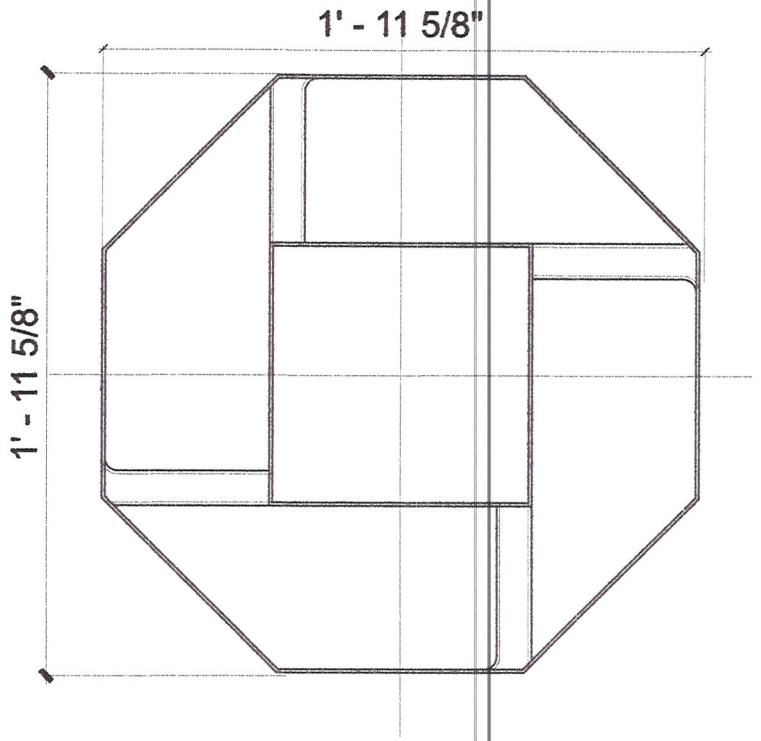
SUP-48803
SDR-48805

NOTE:
PERMLIGHTS ON LARGE LOGO
WILL BE INSTALL ON SIDE RETURNS OF
LOGO, ON THE INSIDE OF THE SIGN.





PATTERN =P:\Engineering\C\Chase 2011\ATM\ATM - Canopy Signature\CAN-ATM-SIG



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

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com
MEMBER OF CESA
INTERNATIONAL SIGN ASSOCIATION

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

Customer Signature Date
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

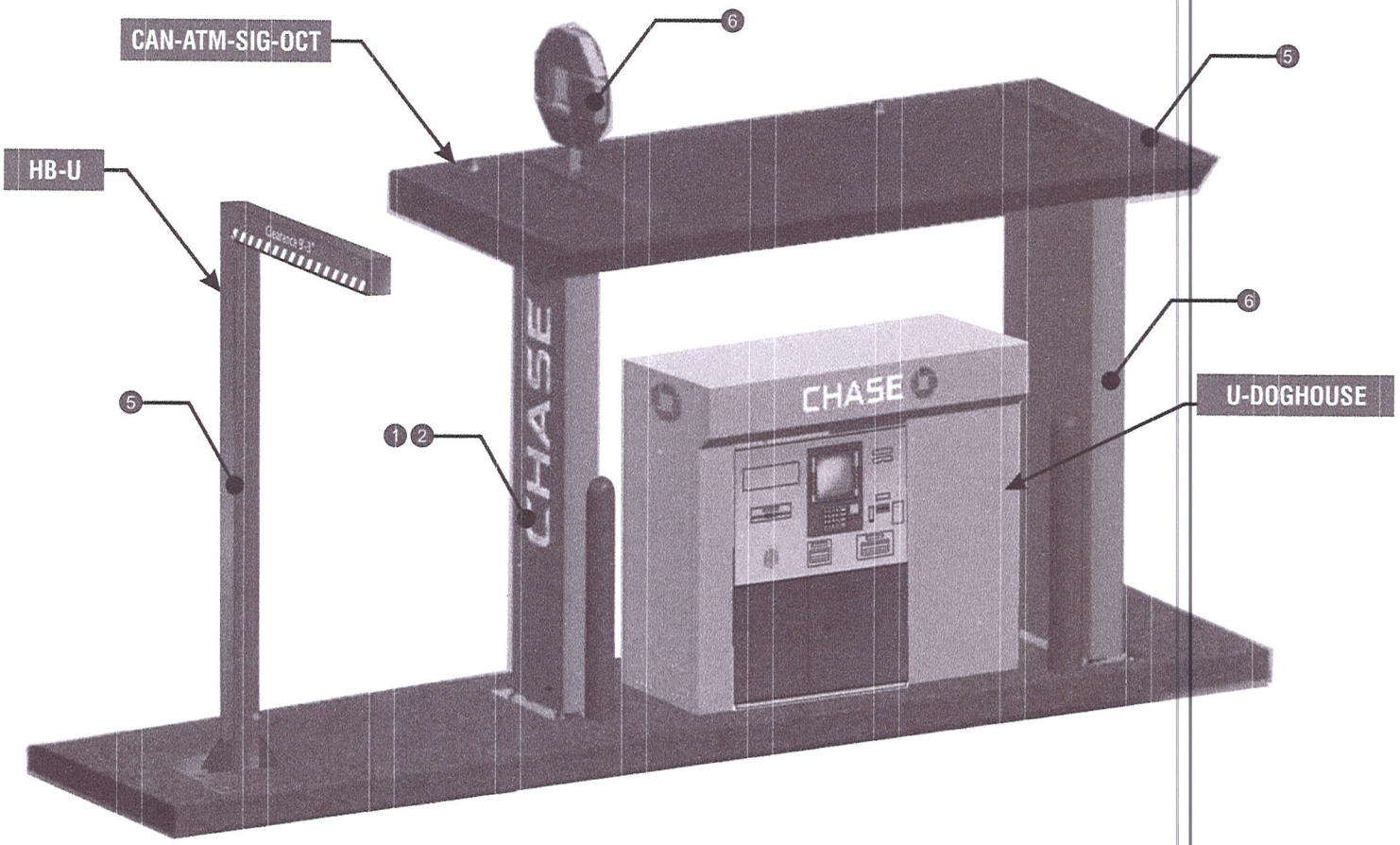
Drawing Number:
Work Order Number:

Sheet: 26 of: 26

JGM 12/21/11

RECEIVED
MAR 27 2013

SUP-48803
SDR-48805



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

Signtech™
4444 Federal Blvd. San Diego CA 92102
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 _____

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

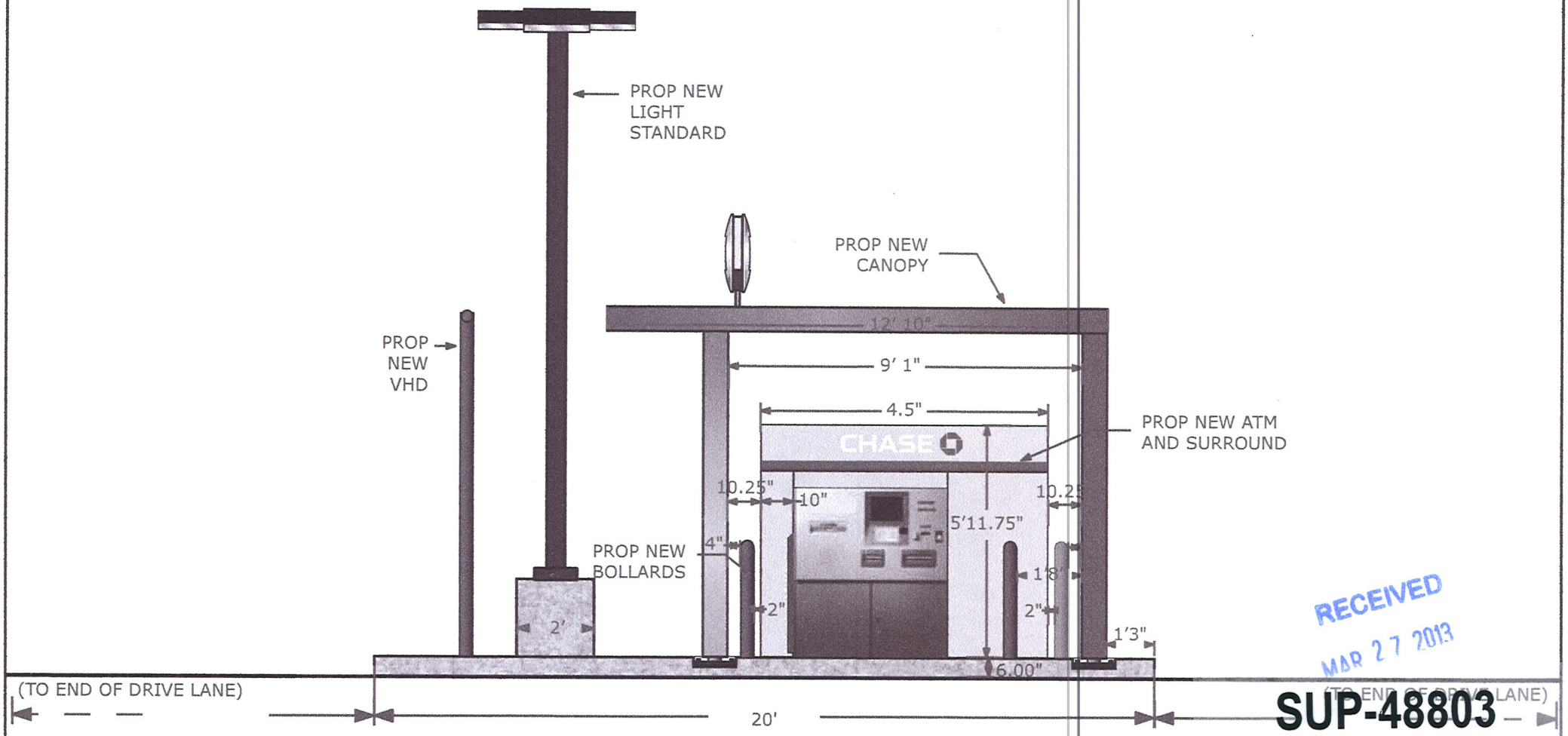
Drawing Number: CAN-ATM-SIG-OCT
Work Order Number: 55568

Page No. 1

SUP-48803
SDR-48805

RECEIVED
MAR 27 2013

Proposed Elevation



RECEIVED
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.

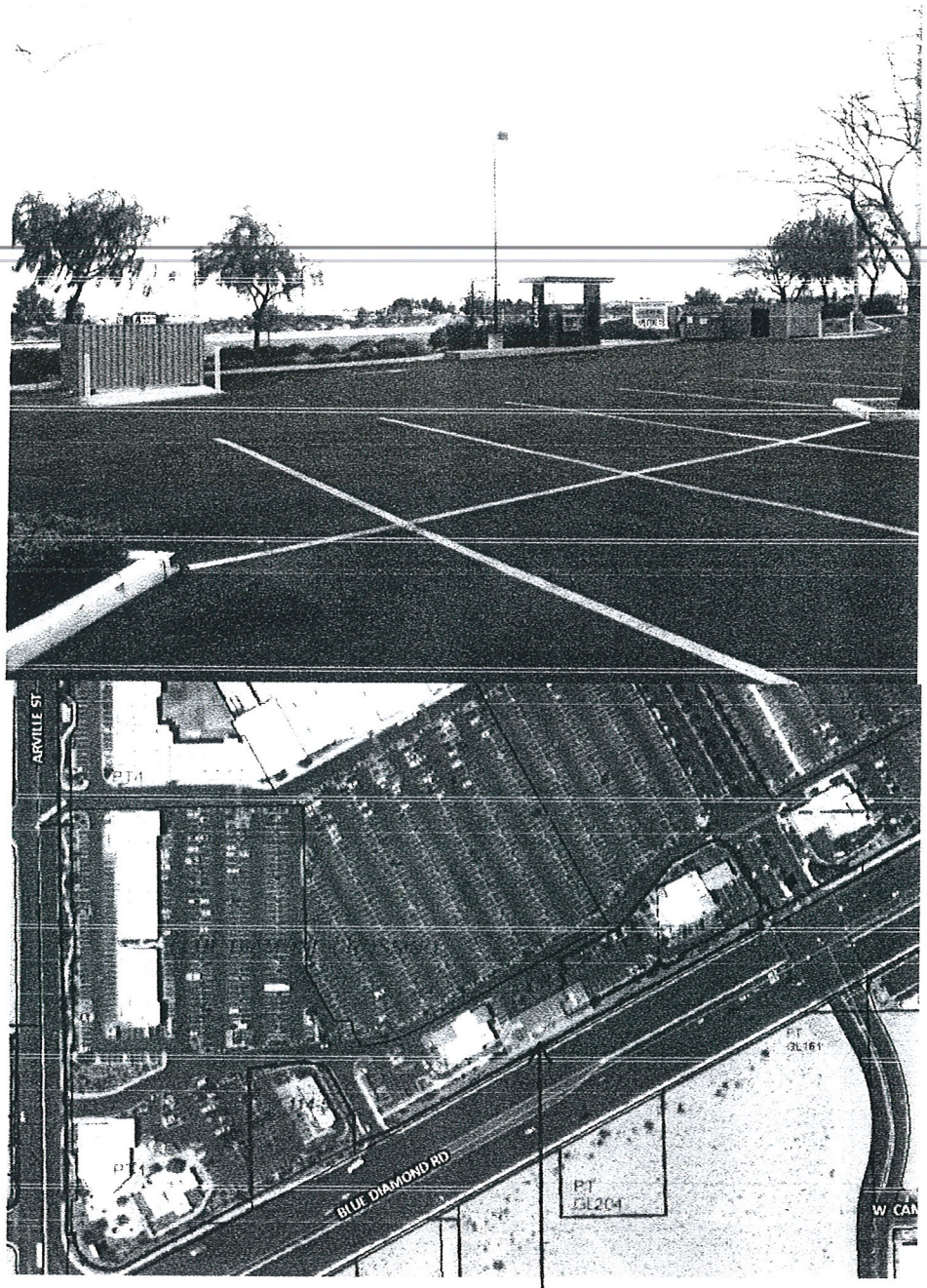
Sincerelly

Luis Flores Paz. RA, Ncarb, Leed AP.

RECEIVED
MAR 27 2013
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



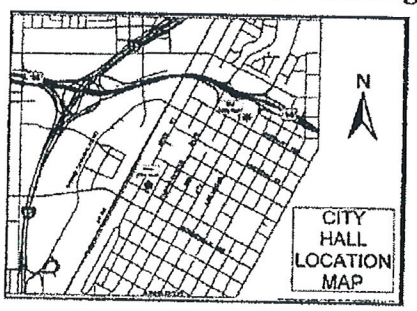
EXISTING DRIVE-UP ATM LOCATION AT CLARK COUNTY (FOR REFERENCE)

RECEIVED
MAR 27 2013

SUP-48803
SDR-48805

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-48803 & SDR-48805

Planning Commission Meeting of **5/14/2013**

Case: SUP-48803
13834811043
VANDEVER BARRY & CAROLE LYNN
6935 PEGGY DR
LAS VEGAS NV 89145-6120 89145-6120

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

47-48
P

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). 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.	**1**	**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-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**

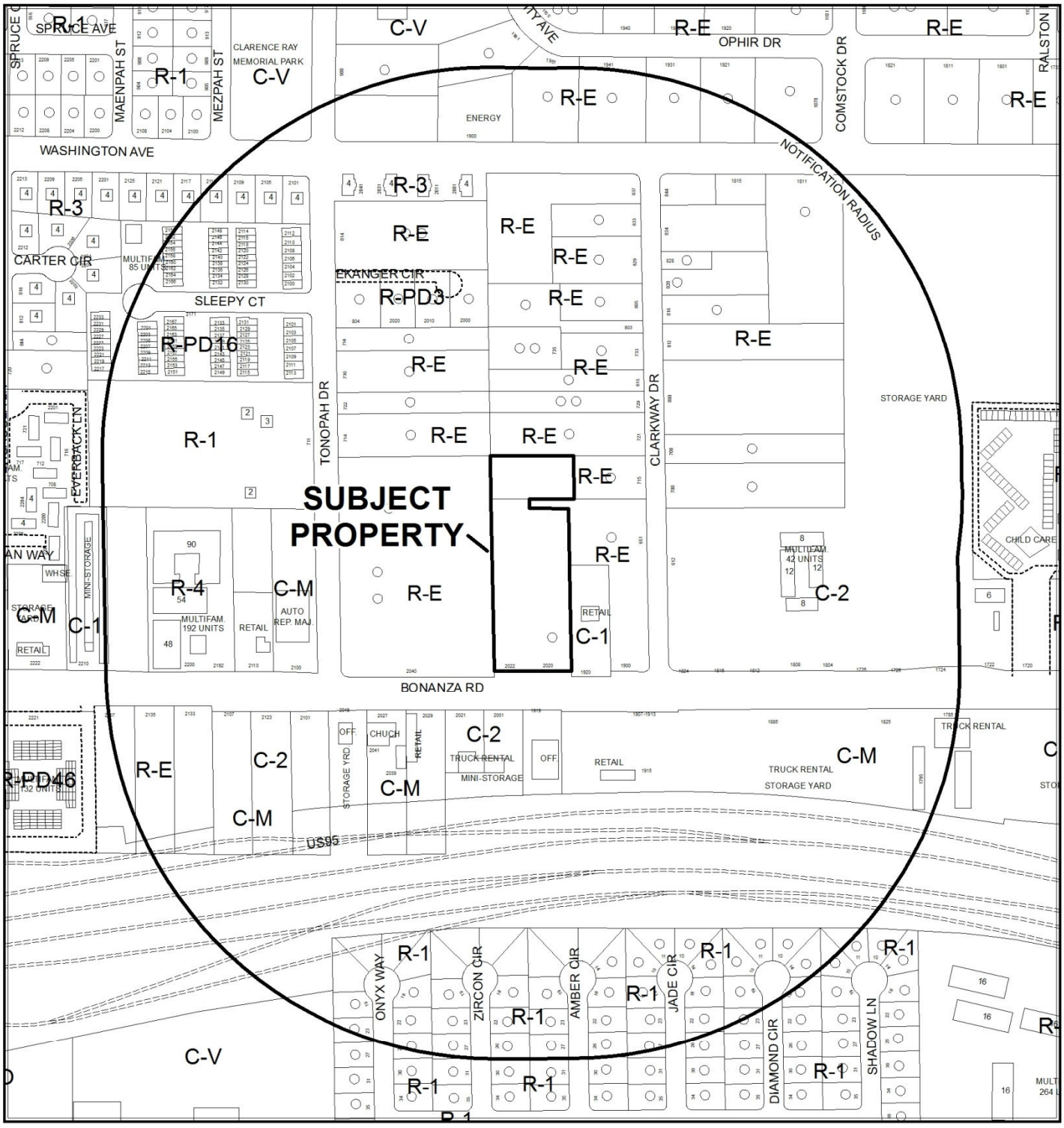
SUBJECT:
SUP-48810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5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



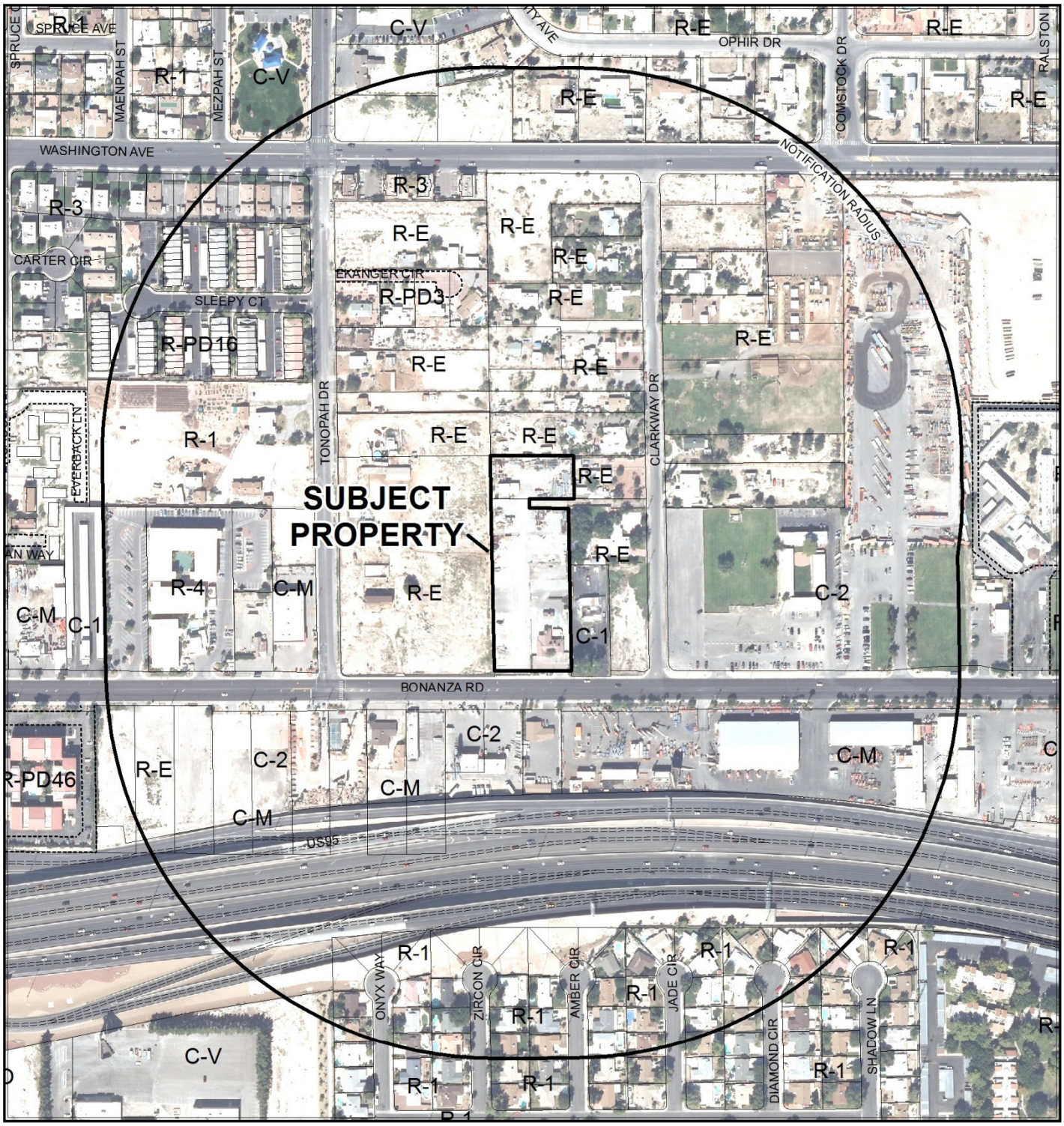
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DREA 357, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48810	Staff recommends APPROVAL, subject to conditions:	N/A
SDR-48811	Staff recommends DENIAL, if approved subject to conditions:	SUP-48810

** CONDITIONS **

SUP-48810 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Delivery and Service Vehicle Storage use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48811) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-48811 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the combined site and landscape plan and included screen wall elevations, date stamped 03/27/13, except as amended by conditions herein.

3. A Waiver from Title 19.08.040(G)(4) is hereby approved, to allow wire fencing with plastic slat screening.

4. A Waiver from Title 19.08.080 is hereby approved, to allow a 10-foot wide landscape buffer along a 90-foot portion of the front property line where a 15-foot wide landscape buffer is required.

5. An Exception from Title 19.08.040(F)(8)(b) is hereby approved, to allow no shrubs within the north, east, and west landscape buffers where four 5-gallon shrubs are required per 24-inch box tree, for a total of 184 shrubs.

6. An Exception from Title 19.08.110(12) is hereby approved, to allow no parking lot landscaping, for a total of five 24-inch box trees and 20 five-gallon shrubs.

7. All existing barbed-wire shall be removed within 30 days of final action on this entitlement request.

8. Revised screen wall elevations shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit to reflect a consistent coloring or pattern for all of the plastic slats detailed on the wire fencing.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety

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

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

Public Works

15. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing pan style driveway accessing this site from Bonanza Road may remain.

16. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title 13.32.080. The gate shall also be located a minimum of 18 feet away from the public right-of-way.

17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for landscaping and private improvements in the Bonanza Road public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit and Site Development Plan Review for a proposed Delivery and Service Vehicle Storage use 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 wire perimeter fencing at 2020 West Bonanza Road. The applicant seeks to partially landscape the 2.39-acre site and enclose and screen it with wire fencing filled with plastic slats. The applicant is seeking entitlement for the parking and storage of commercial fleet vehicles and trailers affiliated with specialized traffic control devices, such as impact attenuators and portable message boards.

Staff recommends denial of the Site Development Plan Review, as the requested waivers and exceptions result in a commercial development that is not harmonious and compatible with the surrounding area. Specifically, the proposed site plan does not provide suitable screening of the potential visual nuisance and noise generated onsite from the neighboring residentially zoned properties.

ISSUES

- The Delivery and Service Vehicle Storage use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The applicant is requesting a waiver to allow eight-foot wire fencing with plastic slats to function as the required screen walls along the north, east, and west property lines. Staff recommends denial, as the screening method will not be entirely effective or aesthetically pleasing.
- The applicant is requesting a Waiver to Title 19.08.080 to allow a 10-foot landscape buffer along the south property line where a 15-foor wide buffer is required. Staff recommends denial, as there is adequate space available for the required buffer area.
- The applicant is requesting exceptions to Title 19.08.040 and 19.08.110 to allow no shrubs within the perimeter landscape buffers and no parking lot landscaping. Staff recommends denial, as there is adequate space available within the site to provide the required landscaping.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/16/02	The City Council approved a request for a Rezoning (Z-0067-02) from P-R (Professional Offices and Parking) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review [Z-0067-02(1)] for a 3,230 square-foot office conversion on 0.47 acres at 2020 West Bonanza Road. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request for General Plan Amendment (GPA-9219) Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area. The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a Rezoning (ZON-17304) from the R-E (Residence Estates) zoning district and C-1 (Limited Commercial) zoning district to the C-2 (General Commercial) zoning district on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-18676) for a Landscape Material/Lumber Yard with multiple waivers on 2.67 acres at 2020 through 2022 West Bonanza Road. The Planning Commission and staff recommended denial. The approval expired 09/19/09.
01/05/07	A Code Enforcement Case (#48970) was processed due to the installation of chain link fence and barbed wire and construction trailer without permits at 2020 West Bonanza Road. This case was resolved on 03/30/07.
04/10/12	At the request of the applicant, a request for a General Plan Amendment (GPA-44682) from the MXU (Mixed Use) land use designation to the LI/R (Light Industry and Research) land use designation and the associated request for Rezoning (ZON-44683) from the C-2 (General Commercial) zoning district to the C-M (Commercial/Industrial) land use district were abeyed to the May 8, Planning Commission meeting in order to submit Site Development Plan Review (SDR-44946).
05/08/12	The applicant withdrew, without prejudice, the requested General Plan Amendment (GPA-44682), Rezoning (ZON-44683), and associated Site Development Plan Review (SDR-44946) for a proposed Contractor's Storage Yard with waivers to allow: no landscape buffer along the north, east, and west property lines where eight feet is required; a 10-foot landscape buffer along the south property line where 15 feet is required; and an open-wire fence on 2.39 acres at 2020 West Bonanza Road.

05/23/12	A Special Use Permit (SUP-45392) and related Site Development Plan Review (SDR-45494) for a proposed Delivery and Service Vehicle Yard with waivers to allow: no landscape buffer along the north, east, and west property lines where eight feet is required; a 10-foot landscape buffer along the south property line where 15 feet is required; and a screen wall consisting of chain link and corrugated metal on 2.39 acres at 2020 West Bonanza Road were submitted for the 07/10/12 Planning Commission meeting. These items were pulled and refunded on 01/30/13 at the applicant's request, prior to being placed on the Planning Commission agenda.
09/17/12	A Code Enforcement Case (#119778) was opened for code violations due to the continued unauthorized use of the site as a Delivery and Service Vehicle Storage yard without a Special Use Permit or Site Development Plan Review at 2020 West Bonanza Road. This case is dependent on the final outcome of Special Use Permit (SUP-48810) and Site Development Plan Review (SDR-48811), submitted to the 5/14/13 Planning Commission meeting.

Most Recent Change of Ownership	
12/27/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/29/97	A building permit (#97-011066) was issued for a chain link fence around an on-site well at 2020 West Bonanza Road. The permit expired on 11/29/97.
11/26/02	A building permit (#04-004732) was issued for a Tenant Improvement to convert a single family dwelling to an office building at 2020 West Bonanza Road. The permit was finalized 10/06/04.
01/23/07	A building permit (#80224) was issued for permanent chain link fencing at 2020 West Bonanza Road. The permit was finalized 02/11/07.

Pre-Application Meeting	
03/12/13	A pre-application meeting was held with staff and the applicant to discuss the submittal requirements for a Special Use Permit for a proposed Delivery and Service Vehicle Storage Use. Also discussed were the development requirements necessary for the required Site Development Plan Review. The applicant was informed of the landscaping and screening requirements, in addition to the various requirements for the proposed use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/09/13	Staff conducted a field check of the site and noted the wire fencing topped with barbed wire and plastic screening was in place. There were commercial vehicles and trailer-mounted traffic control devices present and two-story accessory structure located at the rear of the site.

Details of Application Request	
Site Area	
Net Acres	2.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Delivery and Service Vehicle Storage (Nonconforming)	MXU (Mixed Use Development)	C-2 (General Commercial)
North	Single-Family, Detached	MXU (Mixed Use Development)	R-E (Residential Estates)
South	Rental Store (with Outside Storage)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
			C-2 (General Commercial)
East	Single-Family, Detached	MXU (Mixed Use Development)	R-E (Residential Estates)
	General Retail, Other Than Listed		C-1 (Limited Commercial)
West	Single-Family, Detached	MXU (Mixed Use Development)	R-E (Residential Estates)

Master Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails – Bonanza Trail and Pioneer Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.110, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• South	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• East	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
• West	1 Tree / 20 Linear Feet	27 Trees	27 Trees	Y
TOTAL PERIMETER TREES		**57 Trees**	**57 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	8 Feet	Y
• South	15 Feet	10 Feet	N
• East	8 Feet	8 Feet	Y
• West	8 Feet	8 Feet	Y
Wall Height	8 Feet Adjacent to Residential	8 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Delivery and Service Vehicle Storage	2 employees + 17 vehicles	0.75 spaces per employee + 1 space per delivery or service vehicle					
TOTAL SPACES REQUIRED			19		26		
Regular and Handicap Spaces Required			18	1	24	2	Y

MH

Waivers		
Requirement	***Request***	***Staff Recommendation***
Per Title 19.08.040(G)(4), wire fencing is not allowed.	To allow wire fencing with plastic slat screening	Denial
Per Title 19.08.080, a 15-foot wide landscape buffer is required along the property line adjacent to the right-of-way.	To allow a 10-foot wide landscape buffer along a 90-foot portion of the front property line where a 15-foot wide landscape buffer is required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.08.040(F)(8)(b) requires four 5-gallon shrubs per 24-inch box tree.	To allow no shrubs within the north, east, and west landscape buffers where 184 five-gallon shrubs are required	Denial
Title 19.08.110(12) is hereby approved, to allow no parking lot landscaping.	To allow no parking lot landscaping.	Denial

ANALYSIS

The site is currently a nonconforming use, as the commercial vehicles and trailer-mounted traffic control devices are being stored on site, which is only allowed in the C-2 (General Commercial) zoning district with an approved Special Use Permit. The proposed site does not meet Policy 2.2.1 of the 2020 Master Plan which states, "That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts." The requested waivers to provide adequate screening and exceptions for the reduction of onsite landscaping demonstrate a proposal that does not incorporate the appropriate buffering elements from the neighboring single-family residences to the east, west, and north.

The subject site is located within with the West Las Vegas Plan, which seeks to buffer commercial development from low density residential neighborhoods. The applicant is seeking waivers of the reduction in width to the front property line and to utilize wire fencing with plastic slats, demonstrating a less-effective approach to screening the property from the neighboring residential properties. In addition to the waivers, the applicant is seeking exceptions to the required amount of perimeter and parking lot landscaping, which is another lost opportunity for lessening the visual nuisance and noise abatement to the surrounding area.

The required parking is based upon the number of employees and the amount of commercial vehicles to be stored on site. The applicant is proposing a maximum of two employees and 17 vehicles for a total parking requirement of 19 spaces. The proposed site plan shows 26 spaces with two handicap spaces located in front of the existing office building. Due to the industrial nature of the site, the applicant is requesting an exception to allow no landscape islands, trees or shrubs required for the parking lot where one 24-inch box tree and four shrubs is required for every six uncovered parking spaces. Staff recommends denial of the requested waivers and exceptions, as the landscaping can be provided in conformance with Title 19.

In regards to the requested Special Use Permit, the Delivery and Service Vehicle Storage use is defined in Title 19.18 as, "The use of an area or facility for the parking and storage of commercial fleet vehicles that are used primarily in connection with the delivery of goods and services to the surrounding community."

The proposed use meets the definition, as the applicant will store commercial vehicles and trailer –mounted equipment onsite.

The Minimum Special Use Permit Requirements for this use include:

1. All areas used for the parking and storage of vehicles shall be paved, and shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

   The proposed use meets this requirement, as the provided site plan shows a variety of hard surface paving provided for the dedicated parking and storage areas.

2. Lighting shall be shielded from adjacent properties.

   The proposed use meets this requirement, as there are no proposed lights shown on the provided site plan.

3. The use shall not occupy or interfere with any parking spaces that are required for any other existing or proposed areas for which required parking is or will be provided on the site.

   The proposed use meets this requirement, as the proposed use does not interfere with the provided parking located in front of the building located at 2020 West Bonanza Road.

4. None of the following activities shall be permitted on site:
   a. The repair or servicing of vehicles.
   b. The storage or warehousing of goods or merchandise.

   The proposed use meets this requirement, as the applicant has made no request to perform such services.

Staff recommends approval of the Special Use Permit, as the use can be operated at this location in a manner that is harmonious and compatible with the surrounding area if the appropriate design measures are taken. The related Side Development Plan Review (SDR-48811) does not allow for adequate screening of the commercial uses on site and is therefore, recommended for denial.

FINDINGS (SUP-48810)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed land use is not compatible with the neighboring residential properties to the north, west, and east of the subject site with the proposed design scenario. The multiple waiver requests from the development standards associated with the accompanying Site Development Plan Review demonstrate that the impact of the use could be mitigated to a greater degree. Staff recommends approval of this requested Special Use Permit based upon the fact that the use can be conducted in a manner that is harmonious and compatible with improvements made to the Site Development Plan Review request.

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

   The site is physically suitable for the proposed use; however, the proposed Site Development Plan Review does not meet substantial development standards listed in the Title 19 in regards to mitigating the visual impact to the adjacent residential properties.

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

   The site access is accessed primarily from Bonanza Road, a 100-foot wide Primary Arterial, which is adequate to support the proposed land use. There is secondary gated access provided from drive connected to Clarkway Drive. The applicant has not stated the intent of accessing the site from Clarkway Drive.

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 the Special Use Permit at this location for a Delivery and Service Vehicle Storage use will not compromise the public health, safety, or general welfare of the public, if permits are obtained for the improvements made.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use conforms to all of the Minimum Special Use Permit Requirement listed in Title 19.12 for the Service Vehicle Storage use.

FINDINGS (SDR-48810)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent residential developments in the surrounding area, as it requires multiple deviations from the development standards. The proposed wire fencing with plastic slats topped with barbed wire does not provide an aesthetically pleasing screening of the service yard from the residential properties. Staff recommends denial of this request based upon the lack of suitable screening and requests for waivers and exceptions to the commercial development standards.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed site does not meet Policy 2.2.1, of the 2020 Master Plan which states. "That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts." Although the site is physically suitable for the proposed use, the proposed design does not meet substantial components of the Title 19 development standards, as evidenced by the multiple waiver and exception requests.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site access is accessed primarily from Bonanza Road, a 100-foot wide Primary Arterial, which is adequate to support the proposed land use. There is secondary gated access shown on the provided site plans from a drive that connects to Clarkway Drive, a 50-foot wide residential street. The applicant has not stated the intent of accessing the site from Clarkway Drive.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed materials for the existing screen wall consist of chain link fencing with plastic slats providing the solid screening and topped with barbed wire fencing. These materials are not acceptable unless approved as part of an overall development plan per Title 19.08.040(G)(4). The proposed landscaping within the north, east, and west perimeter landscape buffers consists of 24-inch box trees planted 20 feet on center without any landscape planters, groundcover, or shrubs provided. No landscaping has been provided for the parking area. Multiple exceptions to these landscape deficiencies have been requested. The landscaping along Bonanza Road is appropriate and compatible with development in the area and the City of Las Vegas; however, the proposed 10-foot width of the front yard landscape buffer is substantially deficient from the required 15-foot wide buffer width.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   There are no new buildings proposed with this Site Development Plan Review and the existing structure located at the northwest corner of the site is has been marked for demolition. The building located at 2020 West Bonanza Road, at the front of the site, was approved by a previous Site Development Plan Review (Z-0067-02(1) and will remain as is.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to regular inspections, permitting and licensing requirements to protect the public health, safety and welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 176

APPROVALS 0

PROTESTS 0

MH

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

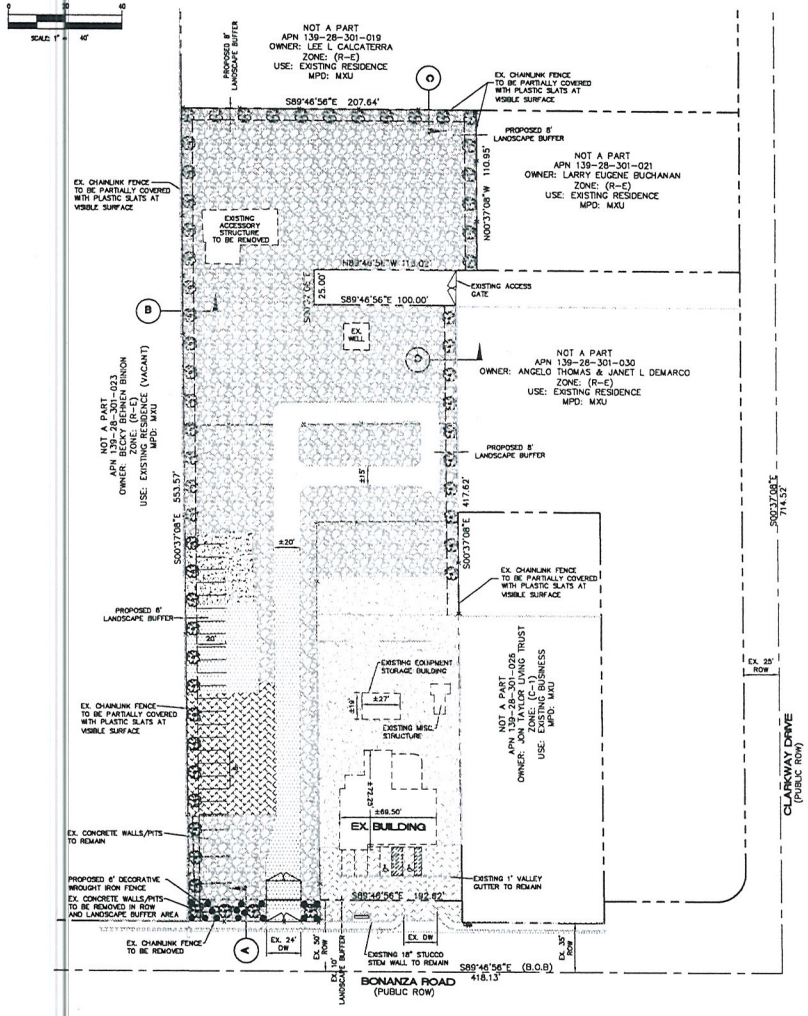
RECEIVED
MAR 27 2013
City of Las Vegas
Department of Planning

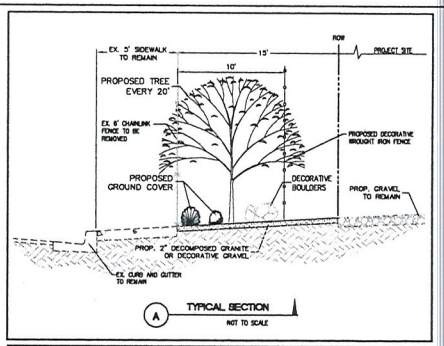
FOR DEPARTMENT USE ONLY

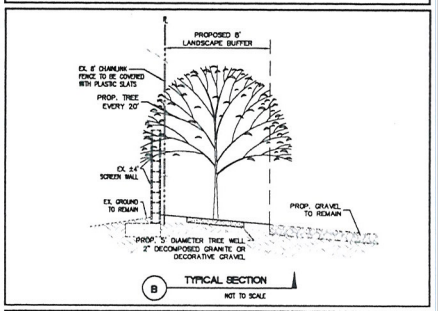
Case #	SUP-48810
Meeting Date:	5/14/13
Total Fee:	$1030.-
Date Received:*	3/27/13
Received By:	

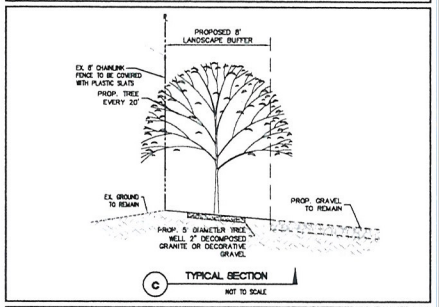
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

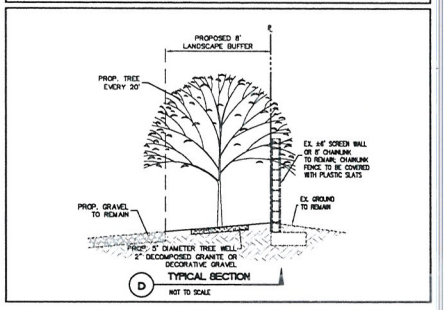
SITE/LANDSCAPE PLAN
2020 WEST BONANZA ROAD
APN: 139-28-301-020 + 029
CLARK COUNTY, NEVADA

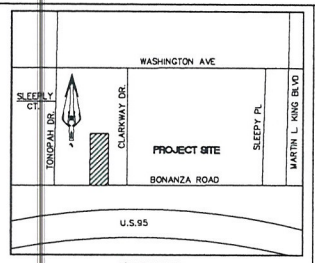












VICINITY MAP
NOT TO SCALE

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

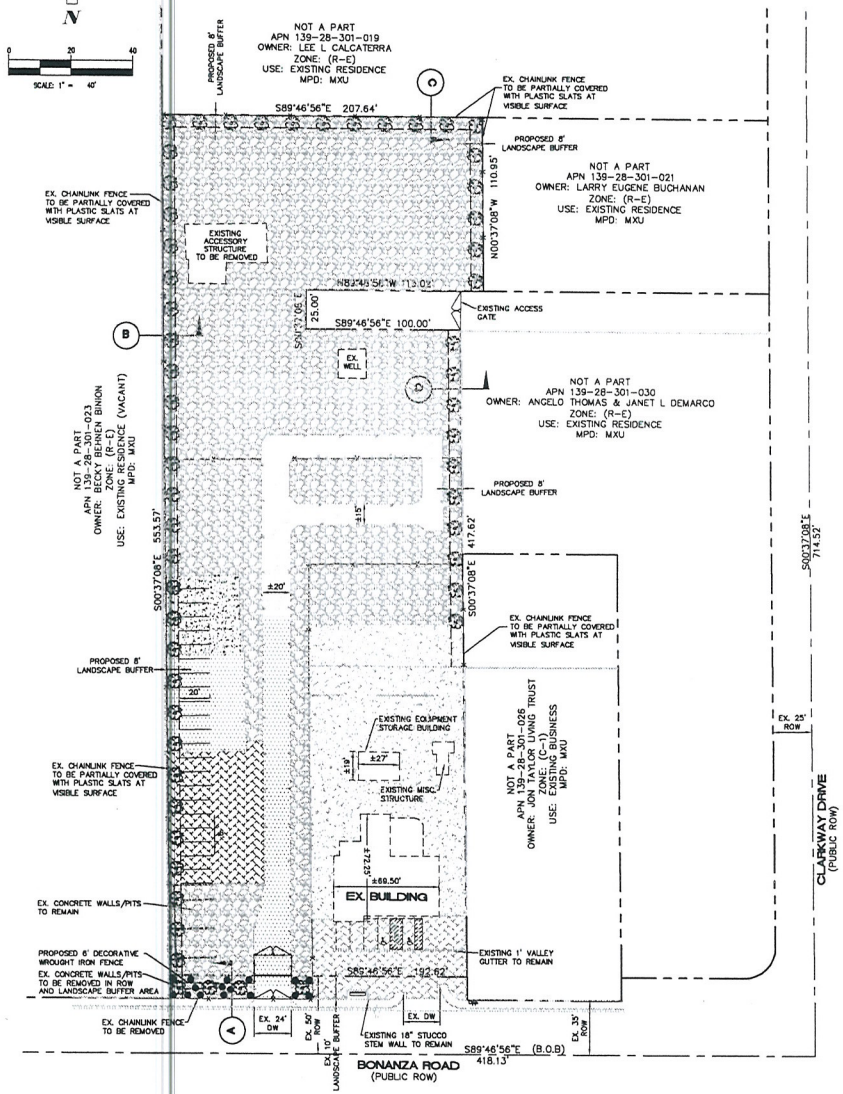
SITE/LANDSCAPE PLAN

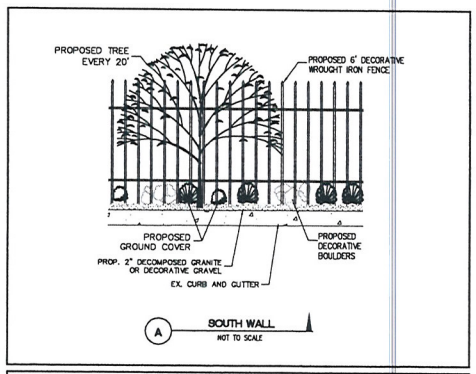
FEBRUARY 2013

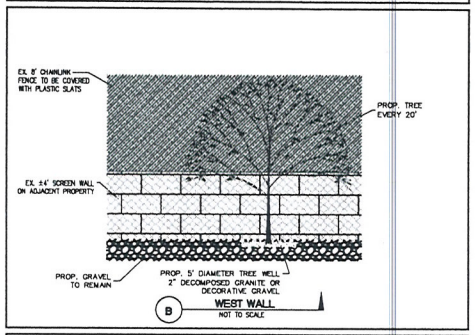
SUP-48810
SDR-48811

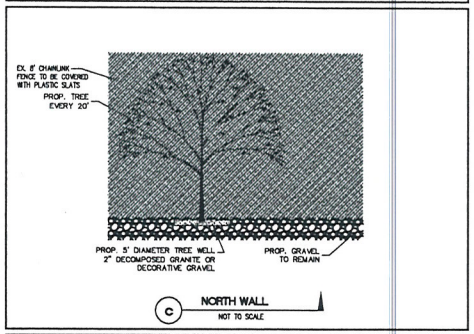
RECEIVED
MAR 27 2013

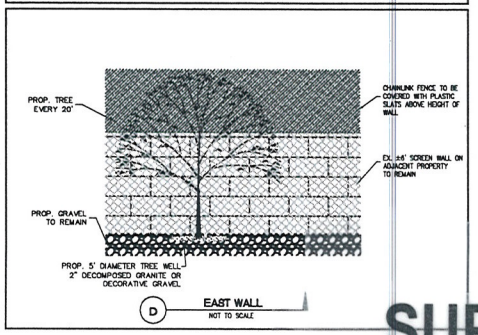
WALL ELEVATIONS
2020 WEST BONANZA ROAD
APN: 139-28-301-020 + 029
CLARK COUNTY, NEVADA

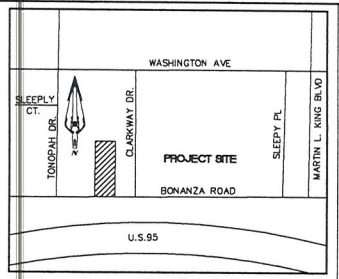












VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	CENTERLINE	
	PROPERTY LINE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	SCREEN WALL	
	CONCRETE WALL	
	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: 702-898-6269

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

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

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**

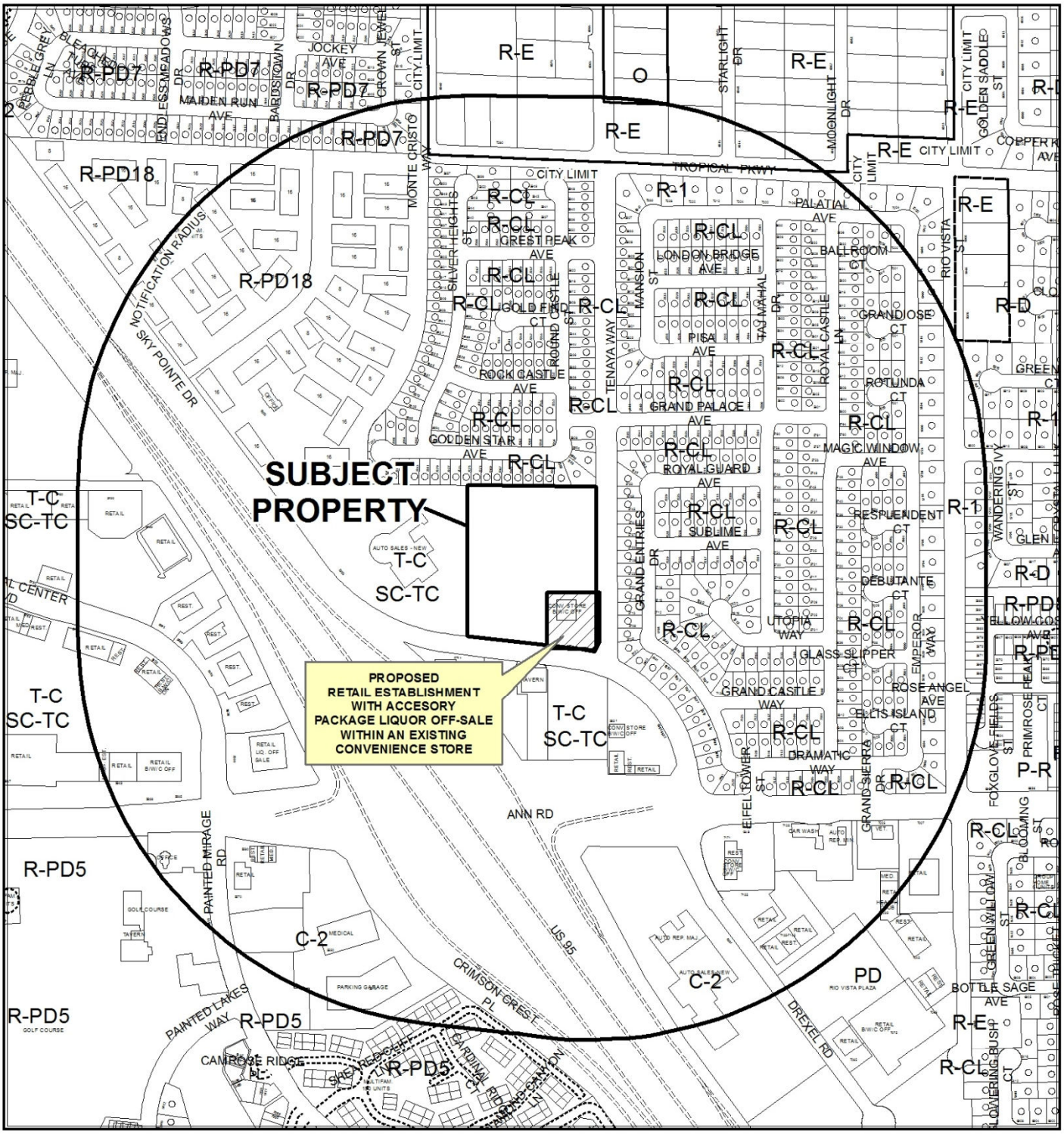
SUBJECT:
SUP-48815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ONE PANOU, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,083 SQUARE-FOOT CONVENIENCE STORE at 5700 Sky Pointe 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:

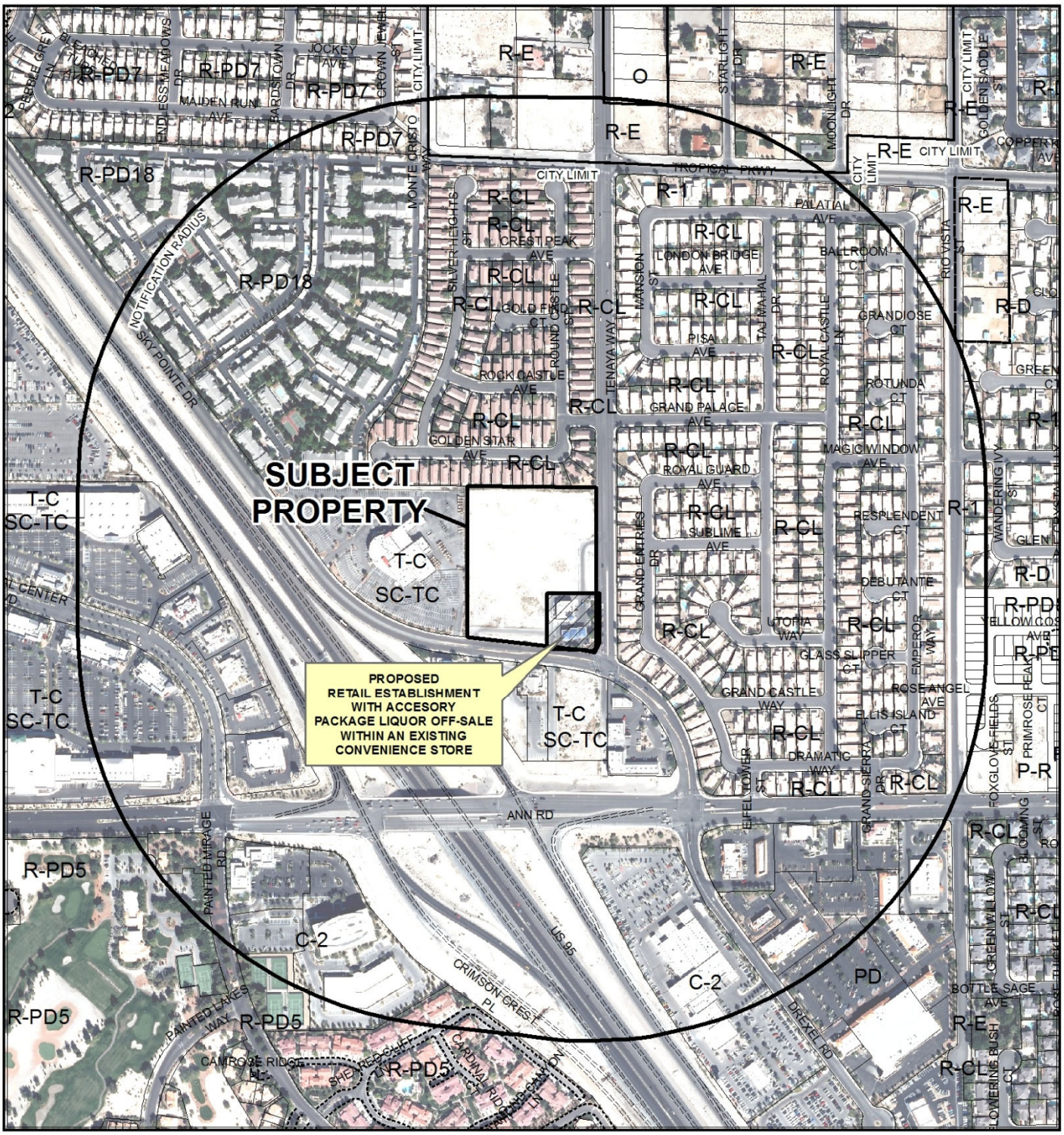
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-48815**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation]



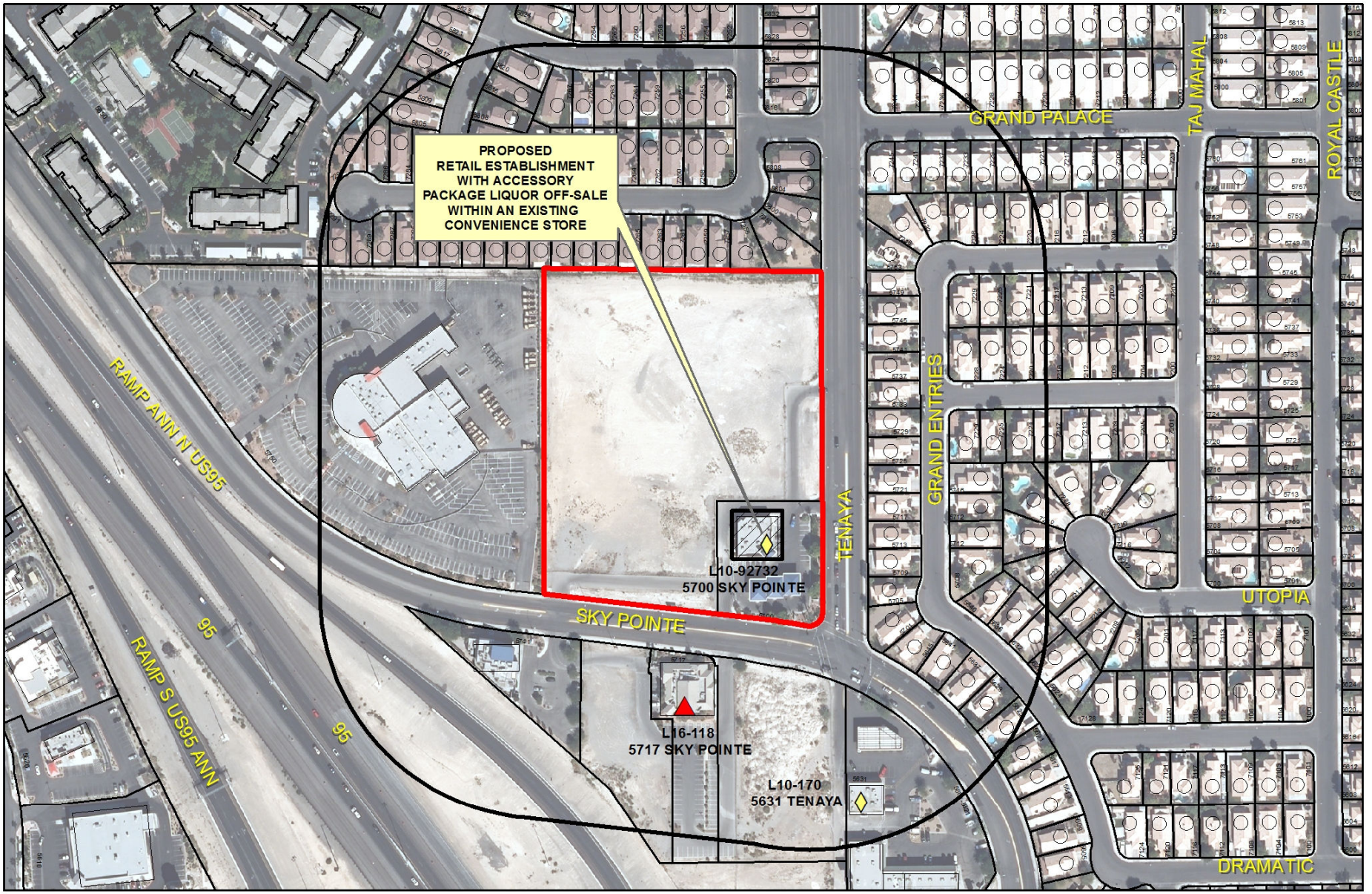
0 500 1,000 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ONE PANOU, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48815	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-48815 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. All signs on site shall be permitted and meet minimum code requirements within 60 days of final approval.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale use within an existing 4,083 square-foot convenience store. Since, 1999, 5700 Sky Pointe Drive has continuously had any entitlement and license for Beer/Wine/Cooler Off-Sale. The proposed use is located within the SC (Service Commercial – Town Center) Special Land Use District and will not add an additional parking requirement beyond that which is required for the principal use on the site. The floor plan depicts the display area for alcohol sales to be approximately 6.4 percent of the retail floor area well under the 10 percent allowed. The proposed location meets all Title 19.12 and Town Center Development Standards requirements and can be conducted in a harmonious manner with surrounding land use; therefore, staff recommends approval. If this request is denied, no Packaged Liquor may be sold on the premises.

ISSUES

- A Retail Establishment with Accessory Package Liquor Off-Sale Establishment is permitted within a SC-TC (Service Commercial- Town Center) Special Land District only in junction with the approval of a Special Use Permit.
- Illegal wall signs and temporary signage is present throughout the property.
- The wall signs on the site were permitted but were not finalized. The existing wall signs on the east elevation of the building were permitted prior to the creation of Town Center and therefore were held to Title 19 standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/14/98	The City Council approved a request for a Special Use Permit (U-0086-98) for the Off Premise Sale of Beer and Wine in conjunction with a Convenience Store. Planning Commission recommended approval.
08/12/99	The Department of Planning administratively approved a Site Development Plan Review [Z-0076-98(6)] for a proposed 4,103 square-foot Convenience Store.
04/09/12	A Code Enforcement complaint was received for illegal signage (banners). The complaint was resolved on 04/23/12.

Most Recent Change of Ownership	
11/06/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/02/99	A building permit (#00003601) was issued for a Convenience Store at 5700 Sky Pointe Drive. The permit was finalized on 09/22/00.
06/05/00	A building permit (#00010858) was issued for the gas canopy. The permit was finalized on 09/22/00.
06/12/00	A building permit (#0011311) for a sign and neon was issued. The permit was not finalized.
06/12/00	A building permit (#0012448) for wall sign was issued. The permit was not finalized.
08/15/00	A business license (C15-00259) was issued for a Convenience Store.
08/15/00	A business license (L10-00210) was issued for Beer/Wine/Cooler Off-Sale. The business license expired on 12/03/12.
10/26/00	A building permit (#00020473) was issued to relocate two monument signs. The permit was not finalized.
11/08/00	A building permit (00020474) was issued for two monument signs. The permits were not finalized.
11/20/12	A business license application (G01-92736) for Gaming Restricted was applied for but has not been issued.
12/03/12	A business license (L10-00347) for Beer/Wine/Cooler Off-Sale was issued.

Pre-Application Meeting	
03/04/13	A pre-application meeting was held with the applicant to discuss the requirements for a Retail Establishment with Accessory Package Liquor Off-Sale.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held

Field Check	
04/03/13	A field check was conducted on an existing Convenience Store. It was noted that several signs on site were not permitted and did not conform to current sign standards. A complaint was filed Code Enforcement for the non-permitted signs on 04/23/13.

Details of Application Request	
Site Area	
Net Acres	0.92

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Retail	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
North	Shopping Center	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
South	Liquor Establishment (Tavern) Undeveloped	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
East	Single-Family Residential, Detached	ML (Medium - Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	SC-TC (Service Commercial - Town Center)	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Retail	4,103 SF	1/250 SF	17				
TOTAL SPACES REQUIRED			17		19		Y
Regular and Handicap Spaces Required			16	1	18	1	Y

ANALYSIS

The request is to add A Retail Establishment with Accessory Package Liquor use to an existing 4,083 square-foot convenience store (at 5700 Sky Pointe Drive) that currently is licensed for Beer/Wine/Cooler Off-Sale. The Retail Establishment with Accessory Package Liquor Off-Sale use is defined as "A retail establishment:

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

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

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The proposed use meets the definition above, as the provided floor plans show approximately 86 square feet or 2.1 percent of shelf space dedicated to liquor display and sales located throughout the store, in addition to the approximately 180 square feet or 4.3 percent of the floor area dedicated to the sale of beer and wine. The total floor area dedicated for alcohol sales is approximately 6.4 percent.

The Minimum Special Use Permit Requirements for this use include:

1. * Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park. [non-waivable per LVMC 19.12.050 (C)]

2. * Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
    a. Any leasehold parcel; or
    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
    [non-waivable per LVMC19.12.050(C)]

3. * In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles. [nonwaivable per 19.12.050 (C)]

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

5. The minimum distance requirements in Requirement 1 do not apply to:

    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

    b. A proposed establishment having more than 50,000 square feet of retail floor space.

6. * All businesses which sell alcoholic beverages shall conform to the provision of LVMC Chapter 6.50. [nonwaivable per 19.12.050 (C)]

7. The minimum distance requirements set for in Requirement 1, which are otherwise non-waiveable under the provisions of LVMC 19.12.050(C), may be waived:

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

The proposed use complies with all minimum Special Use Permit Requirements listed above, as there are no protected uses within 400 feet of this proposal. The proposed use is complementary to the existing Convenience Store on site and the will not require any additional parking spaces.

Staff recommends approval of this request, as the use conforms to the minimum Special Use Permit requirements and is a compatible use for the proposed location. If denied, the applicant would be allowed to operate a Convenience Store with Beer/Wine/Cooler Off-Sale provided a business license is maintained to sale said product.

FINDINGS (SUP-48815)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

    The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is located in an existing convenience store within the SC-TC (Service Commercial) Town Center Special Land Use designation. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The proposed use will operate within an existing convenience store. There is no evidence of a physical constraint to the proposed use on the subject site.

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.

Site access is provided from Sky Pointe Drive, a Primary Arterial that provides adequate capacity to serve proposed use.

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.

This use will be subject to licensing requirements and will therefore not compromise the public health, welfare or safety or overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use in conjunction with an existing convenience store complies with Title 19.12 and Town Center Development Standards. The provided floor plan shows approximately 180 square feet of cooler space, and 86 square feet of shelf space for alcohol sales approximately equating to 6.4 % of the total area available for retail sales.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 748

APPROVALS 0

PROTESTS 0

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

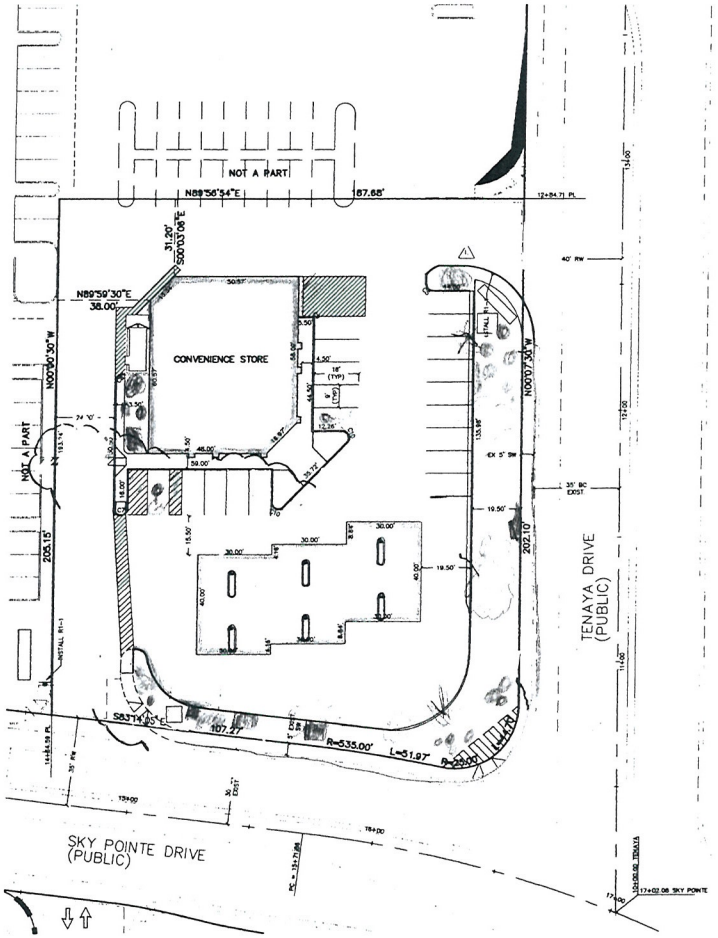
Case #	SUP-48815
Meeting Date:	05/14/13
Total Fee:	$1280.00
Date Received:*	03/27/13
Received By:	Jonathan B

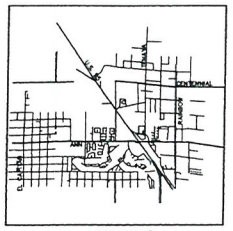
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

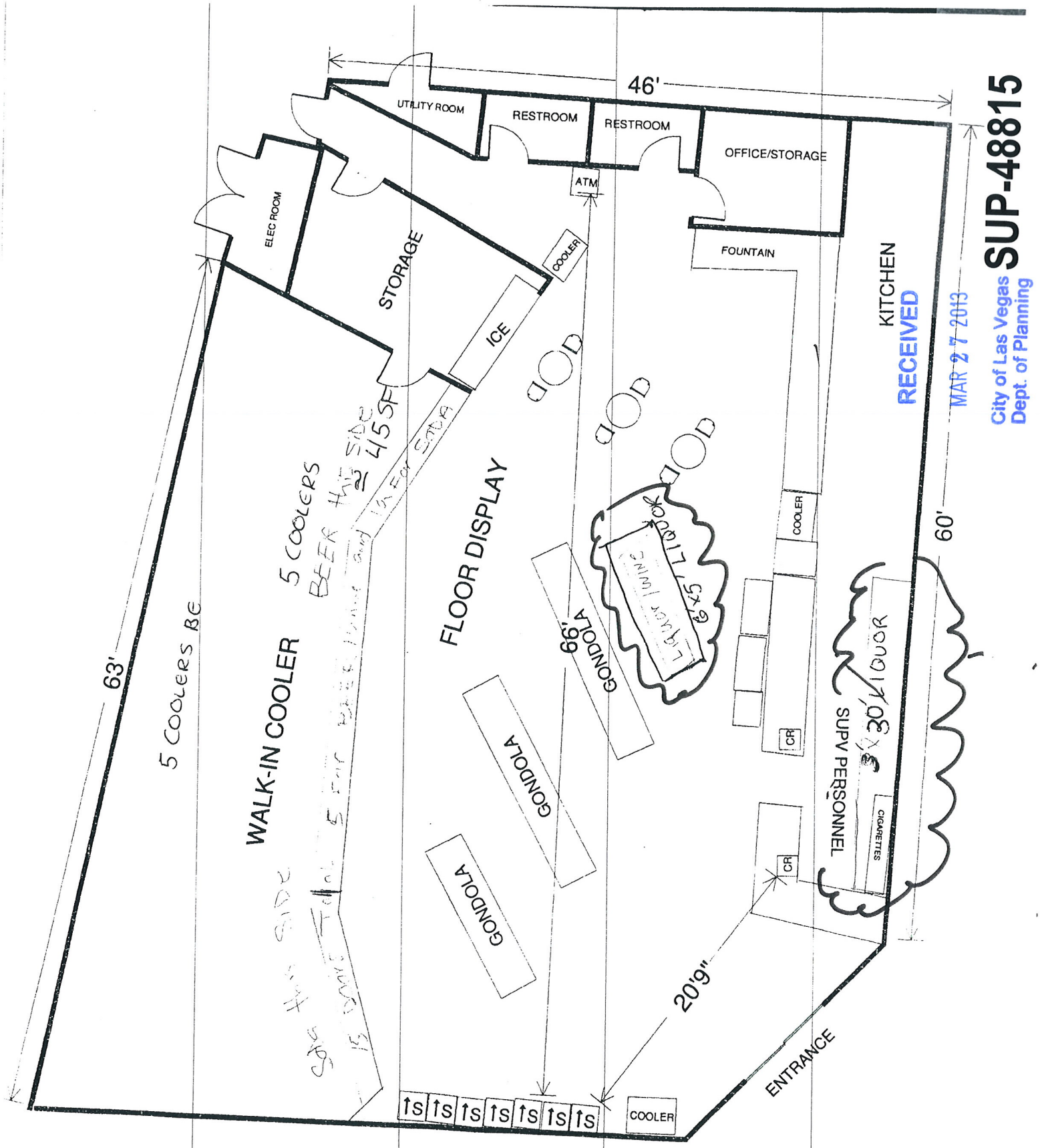
PROJECT BENCHMARK
CITY OF LAS VEGAS BENCHMARK 1LV90-28NE6
NAVD88 ELEV: 731.7444 METERS (2400.73 FEET)

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

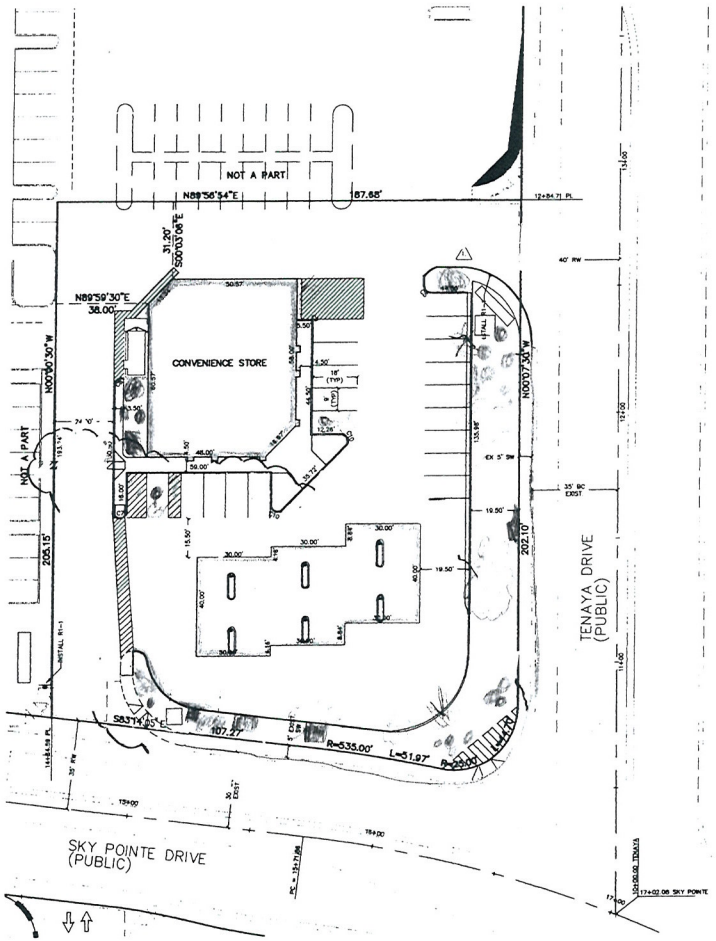


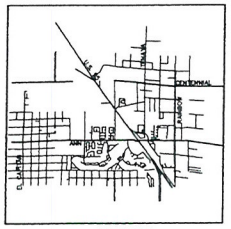
Golden Market #4
5700 Sky Pointe
Las Vegas, NV

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**

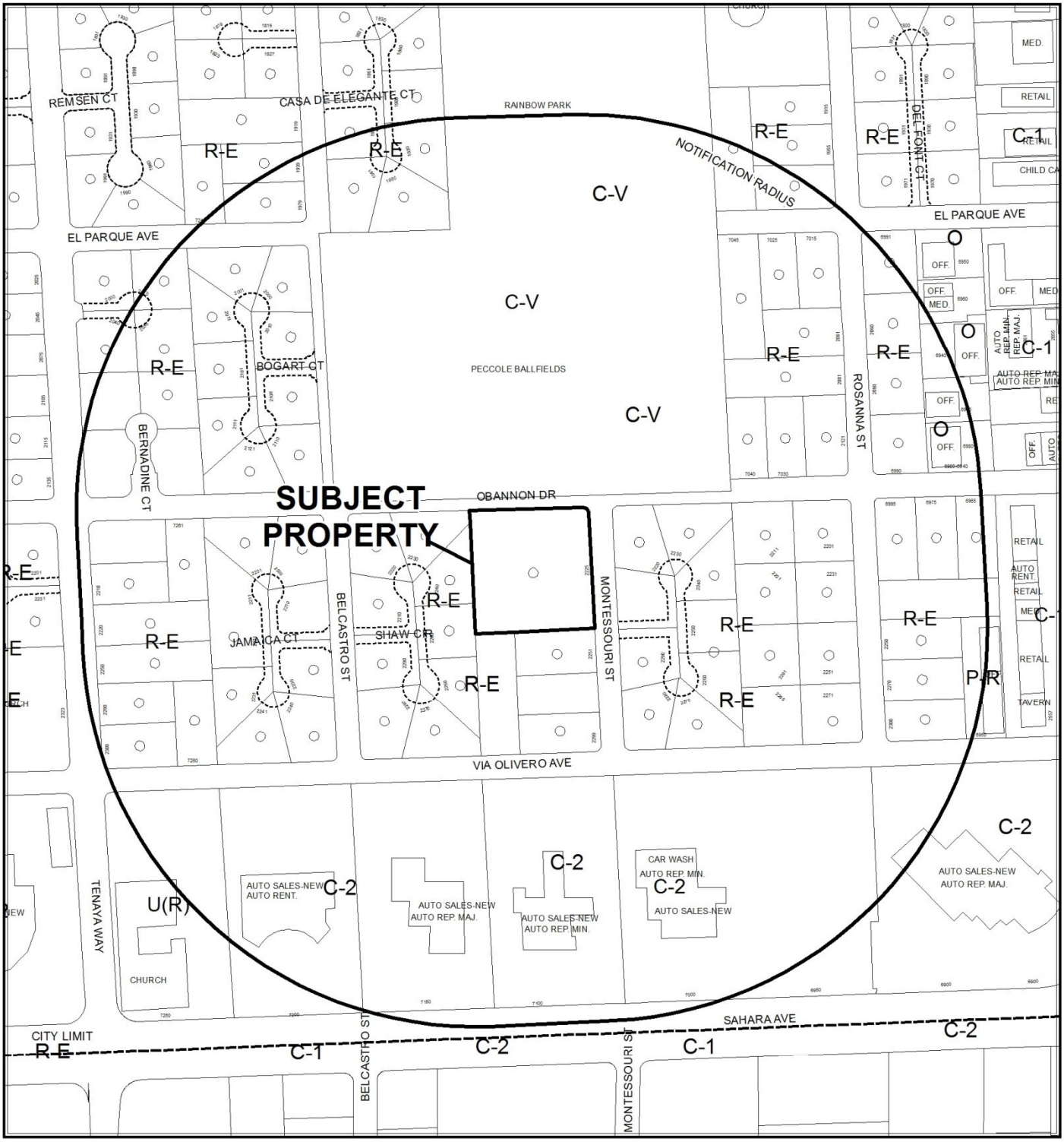
SUBJECT:
SUP-48839 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL KEEPING & HUSBANDRY USE (ONE LION, TWO PANTHERS AND FOUR TIGERS) WITH WAIVERS TO ALLOW A 60-FOOT 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



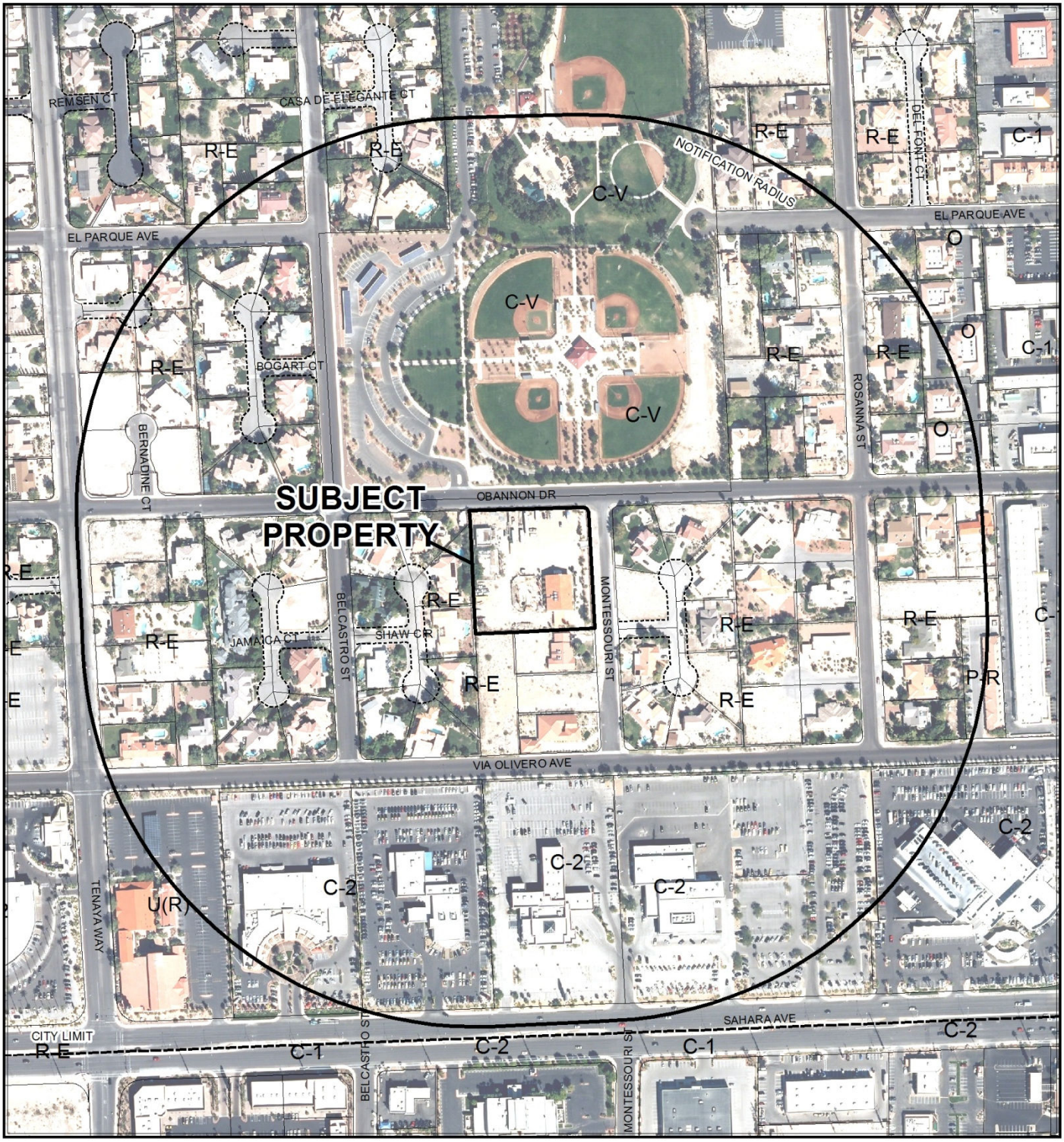
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: SERIES 7 OF POZEMKII LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48839	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-48839 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Animal Keeping & Husbandry use.

2. All operations and activities shall be in accordance with LVMC Title 7

3. A secondary fence of eight feet in height shall be installed around the existing animal enclosure.

4. The seven cats are to be kept onsite during daylight hours only and are to be removed from the site and returned to Pahrump for overnight boarding.

5. Prior to the issuance of a Wild Animal permit the owner shall provide the Department of Detention & Enforcement, Animal Control Division a contingency plan detailing the measures to be taken in case of an animal escape.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MR

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

Public Works

8. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer line in O'Bannon Drive and abandon the ISDS according to SNHD regulations.

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Animal Keeping & Husbandry use (one lion, two panthers and four tigers) at 2225 Montessouri Street. The subject site had a prior Special Use Permit for Animal Keeping Exotic (UC-0034-84); however, that Special Use Permit lapsed because the animals were removed from the site and the use ceased for more than a year. The proposed use fails to meet the minimum Title 19.12 Conditional Use Requirements as the proposed use is within 60 feet of a residential dwelling and 107 feet from a public park where 1,500 feet is required. As such, the proposed use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses Staff recommends denial.

ISSUES

- A Special Use Permit for Animal Keeping & Husbandry is required when the Conditional Use Requirements are not meet.
- The applicant has requested a Waiver to allow animals being kept outdoors to be located within 60 feet from a residential dwelling and 107 feet from a public park where 1,500 feet is the minimum distance allowed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/02/84	The Board of County Commissioners approved a Special Use Permit (UC-0033-84) to allow the Keeping of Exotic Animals, subject to a five-year review.
03/19/86	The City Council approved an Annexation Ordinance (A-009-85), as part of a larger request, which brought this property into the City. The effective date was 03/28/86.
06/22/89	The Board of Zoning Adjustment approved a Reinstatement and Extension of Time for Special Use Permit (UC-0033-84), which allowed the Keeping of Exotic Animals, subject to a five-year review.
07/22/99	The Planning Commission approved a required five-year review for a Special Use Permit [UC-0033-84(2)], which allowed the Keeping of Exotic Animals (a lion, tigers and leopards) at 2225 Montessouri Street. Staff recommended approval of the review.

07/13/06	The Planning Commission approved a required five-year review (RQR-13824) of an approved Special Use Permit (UC-0033-84), which allowed the Keeping of Exotic Animals at 2225 Montessouri Street, subject to a two-year review. NOTE: This review was conditioned for the approval of four unrelated felines.
10/23/08	The Planning Commission Denied a required two-year review (RQR-29939) of an approved Special Use Permit (UC-0033-84) as the use had ceased per site inspection on 09/18/08.
10/07/11	A complaint was processed by Code Enforcement for excessive trash and vehicles (boats, semi-trailers and motor homes) on site. The complaint was resolved on 11/10/11.

Most Recent Change of Ownership	
12/27/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no business licenses or building permits are affiliated with this review.

Pre-Application Meeting	
03/28/13	A pre-application meeting was held with the applicant and a discussion of the past entitlement and current requirements for Animal Keeping & Husbandry were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
09/18/08	A field check was carried out by staff with the following observations: • There is a single-family dwelling with approximately three to four kennels and accessory structures located in the rear of the property that are clearly visible from the side yard. • There are no visible signs of any animals at this location. • The presence of barbered wire along the northwest property line running east for approximately 120 feet and along the east property line running south from the northwest corner for approximately 190 feet.
04/03/13	A field check was conduction by staff and confirmed that the kennels listed above are in the rear of the property are vacant and the barbed wire is still present.

Details of Application Request	
Site Area	
Net Acres	2.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	City Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, child care facility or public park	To allow a 60-foot separation for a residential dwelling and a 107-foot separation from a public park	Denial

ANALYSIS

A Special Use Permit (UC-0033-84) for Keeping Exotic Animals existed on the property; however, the use permit expired due to the cession of use for over one year (per site inspection dated 09/08/08). The applicant is requesting to reestablish the use; however, urbanization has occurred, land density have increased and a Community park was built resulting in an incompatible land use. The zoning code accommodates for the keeping of non-domestic animals but places a minimum 1,500-foot distance separation from residential dwellings, public parks and child care facilities. The applicant is requesting to waive a significant portion of distance separation requirement from residential dwellings and a public park.

The use Animal Keeping & Husbandry is defined as "The raising, keeping and breeding of domestic or nondomestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The use includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets."

The proposed use does not meet condition one (condition b) of the four Conditional Use Requirements for Animal Keeping & Husbandry, with respect to non-domestic animals:

The minimum Conditional Use Requirements with respect to non-domestic animals are the following:

a. Animals shall be confined at all times within a secured, enclosed or fenced area.

   The confinement requirement should be met based on the drawings date stamped 03/28/13 and adherence to this condition is addressed in Condition of Approval numbers one and two.

b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, child care facility or public park.

   The proposed use does not meet the required 1,500-foot distance separation from residential dwellings and a public park. There are several residential dwellings within the 1,500-foot distance requirement with the closest located approximately 60 feet from the proposed use. Also a public park is located approximately 107 feet away from the proposed use.

c. The site must have a minimum area of 2 acres.

   The site meets the minimum size requirement, as it is 2.19 acres in area.

d. All operations and activities shall be in accordance with LVMC Title 7.

   All operations and activities shall be in accordance with LVMC Title 7 Pursuant to Condition of Approval number two.

Staff recommends denial of the requested Special Use Permit as the proposed use cannot be conducted in a manner that harmonious or compatible with the surrounding land uses.

FINDINGS (SUP-48839)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The Animal Keeping & Husbandry with respect to non-domestic animals use cannot be conducted in a manner that is harmonious and compatible with the existing surround land uses because the minimum distance separation requirement of 1,500 feet from residential dwellings and a public park cannot be met.

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

   The subject site consists of an existing single-family dwelling and accessory structures. The site has existing facilities that can accommodate the proposed use.

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

   The site is served by Montessouri Street, a 60-foot public right-of-way, which is adequate to serve the proposed use.

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 this Special Use Permit will adversely affect the welfare of the surrounding neighborhood and community, as the 1,500-foot minimum distance separation requirement from residential dwellings and a public park cannot be met.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use fails to meet the required 1,500-foot distance separation requirement from a residential dwellings and a public park. The subject site is located within approximately 60 feet of a residential dwelling and approximately 107 feet from a public park.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 102

APPROVALS 0

PROTESTS 0

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

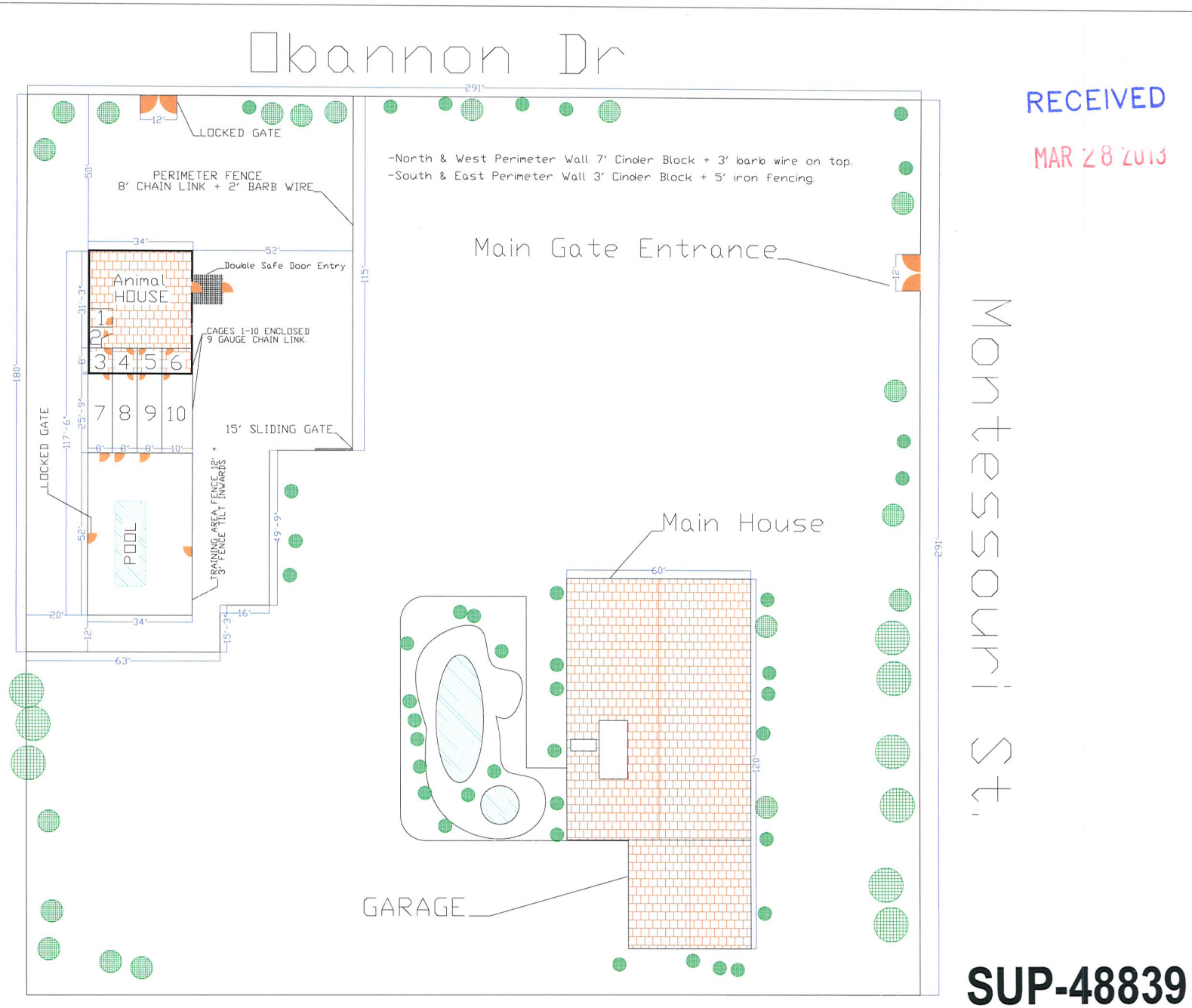
FOR DEPARTMENT USE ONLY

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

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



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**

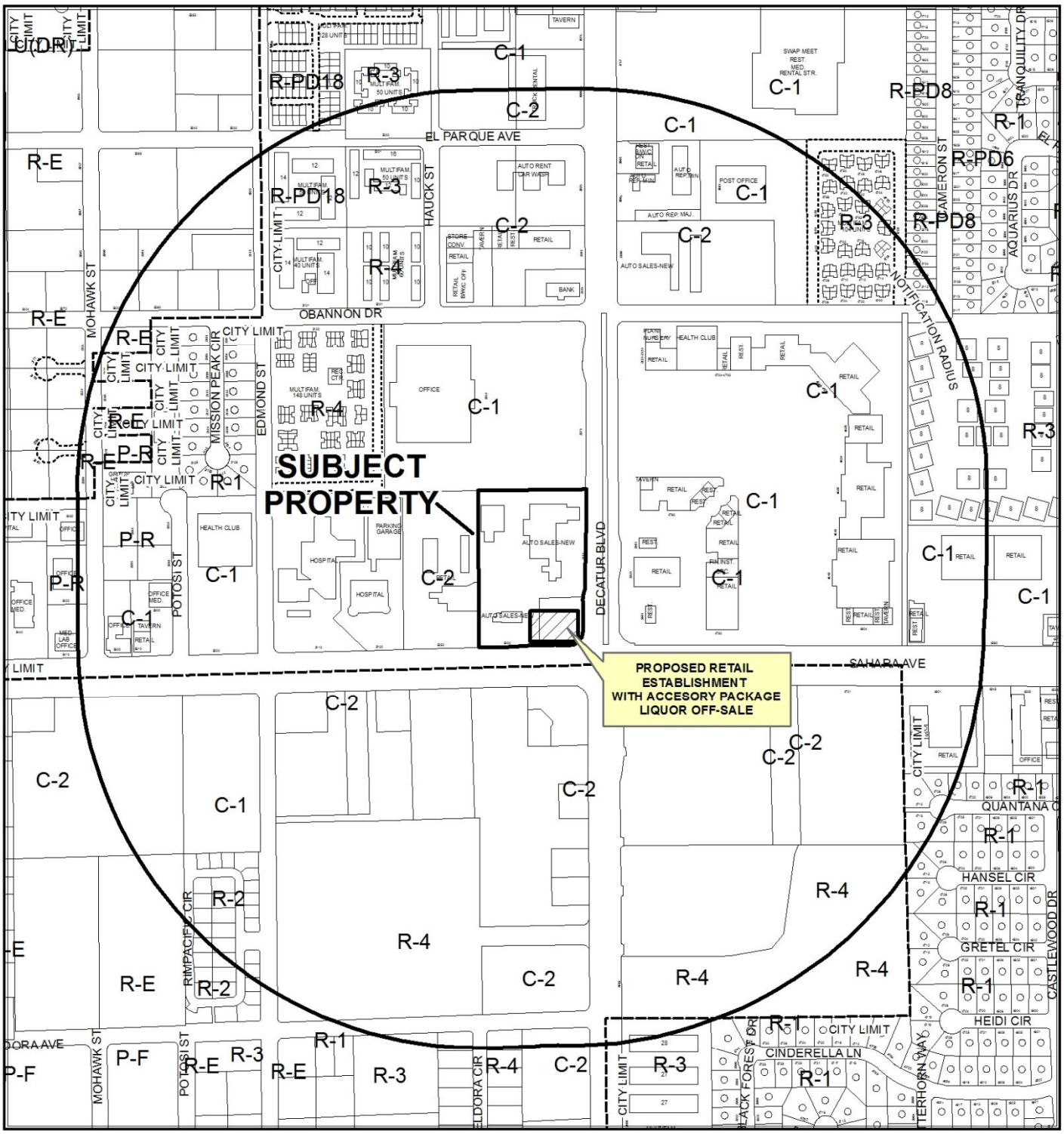
SUBJECT:
SUP-48845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT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

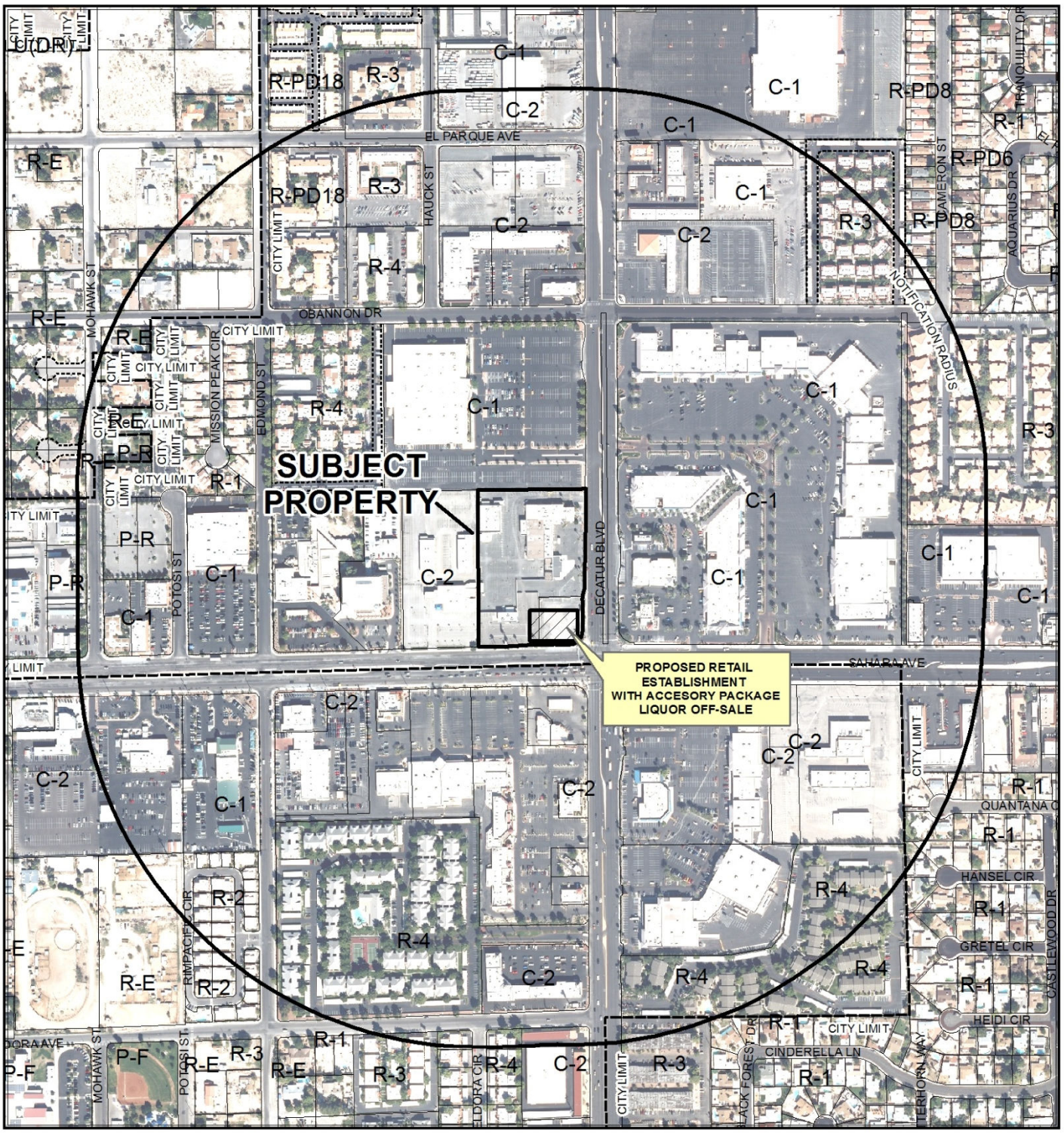
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-48845, SUP-48846 and SDR-48844
2. Conditions and Staff Report - SUP-48845, SUP-48846 and SDR-48844
3. Supporting Documentation
4. Joint Access and Parking Agreement
5. Parking Analysis
6. Photos - SUP-48845, SUP-48846 and SDR-48844
7. Justification Letter - SUP-48845, SUP-48846 and SDR-48844



CASE: **SUP-48845, SUP-48846 & SDR-48844**

RADIUS: 1500 FEET

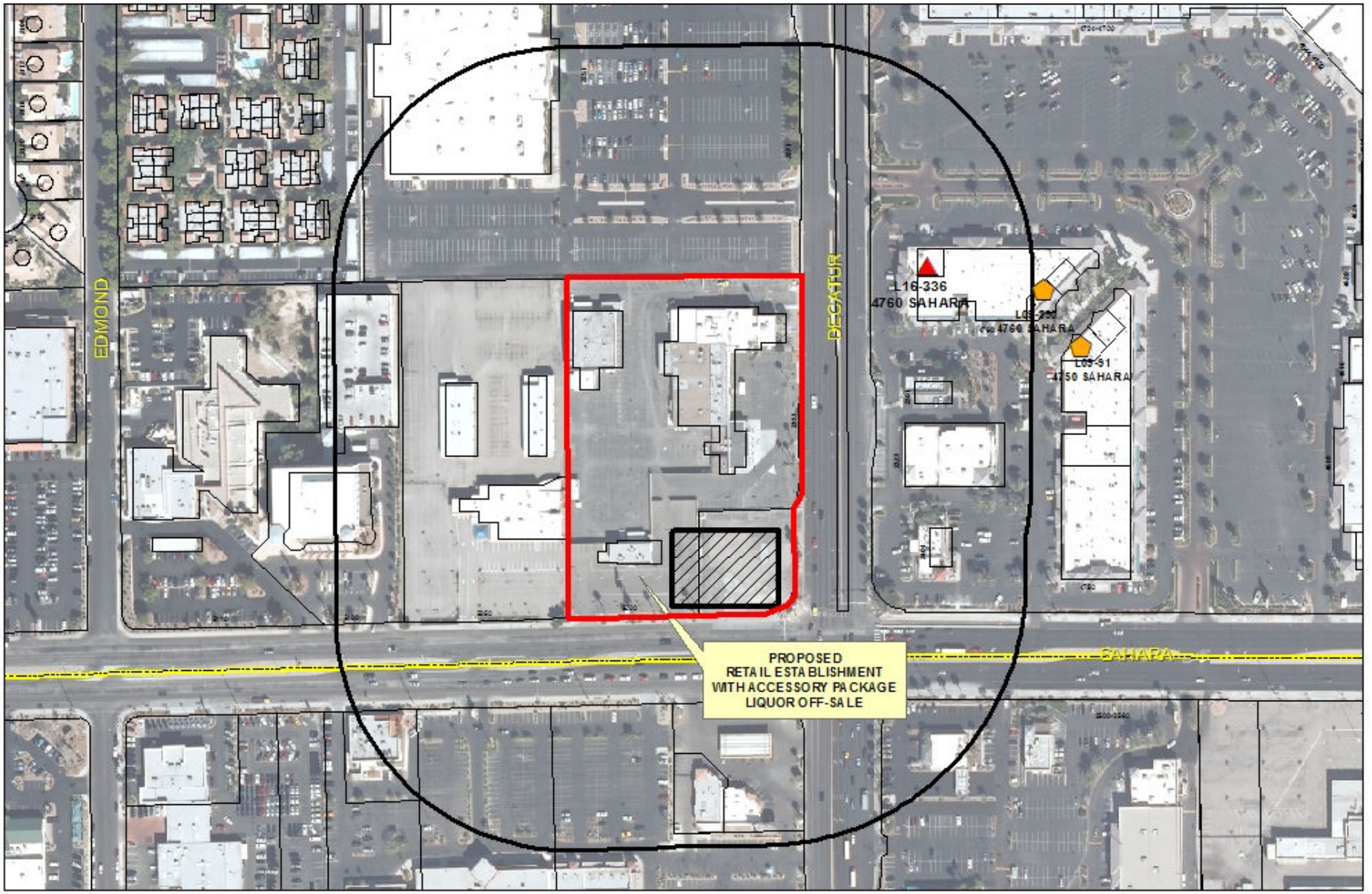
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-48845, SUP-48846 & SDR-48844**

RADIUS: 1500 FEET

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



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48845	Staff recommends APPROVAL, subject to conditions:	SUP-48846, SDR-48846
SUP-48846	Staff recommends APPROVAL, subject to conditions:	
SDR-48844	Staff recommends APPROVAL, subject to conditions:	SUP-48846

** CONDITIONS **

SUP-48845 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48846) and Site Development Plan Review (SDR-48844) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

YK

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

SUP-48846 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48844) shall be required.

2. All handicap parking spaces provided shall meet Title 19.08.110 design requirements.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-48844 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48846) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plans date stamped 04/16/13, and building elevations and floor plans, date stamped 03/28/13, except as amended by conditions herein.

4. A total of 16, 24-inch box trees shall be provided within the south perimeter landscape buffer.

5. The existing cross access agreement shall be re-recorded as a non-revocable cross access agreement prior to any building permits being issued.

6. A Waiver from Title 19.08.040(B)(6) is hereby approved, to allow a commercial building to be oriented away from the front of a corner parcel lot.

7. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot wide landscape buffer along the entire north and a portion of the west perimeters.

8. An Exception from Title 19.08.110 is hereby approved, to allow 10 shade trees in the parking lot where a minimum of 21 shade trees are required.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

15. Dedicate additional right-of-way per Clark County Area Standard Drawing #201.1 on the northwest corner of Decatur Boulevard and Sahara Avenue as required by the Department of Public Works prior to the issuance of any building permits for this site unless specifically noted as not required in an approved Traffic Impact Analysis. Construction of the right-turn lane is not required at this time.

16. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222.1.

17. Provide a copy of a recorded perpetual irrevocable Joint Access Agreement between the two parcels comprising this site. If a mapping action reconfigures lot lines for this site, that mapping action shall provide necessary perpetual irrevocable Vehicular Access Easements on that recorded map to preserve access to public streets for this site.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the West Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction

19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Submit an Encroachment Agreement for landscaping and private improvements in the Decatur Boulevard public right-of-way adjacent to this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 14,820 square-foot Retail Store with an Accessory Packaged Liquor Off-Sale use on a vacant parcel at 2451 South Decatur Boulevard. The applicant is also requesting an Alternative Parking Standard to allow 61 parking spaces where 85 are required. Two Waivers and two Exceptions are also associated with this project. The Accessory Packaged Liquor Off-Sale use is permitted in the C-2 (General Commercial) zone with an approved Special Use Permit. Staff is recommending approval of all three applications, with conditions. If denied, the parcel will remain vacant.

ISSUES

- A Special Use Permit is requested to allow a Retail Establishment with Accessory Package Liquor Off-Sale in a C-2 (General Commercial) zone. Staff supports this request.
- A Special Use Permit is requested for an Alternative Parking Standard to allow 61 parking spaces where 85 are required. Staff supports this request.
- A Waiver is requested to allow a zero-foot landscape buffer along all of the north and a portion of the west perimeters. Staff supports this request.
- A Waiver is requested to allow a commercial building to not be oriented towards the front of the parcel. Staff supports this request.
- An Exception is requested to allow 10 parking lot trees where 21 are required. Staff supports this request.
- An existing revocable cross access agreement with the parcels to the north and west will be required to be recorded as a non-revocable cross access agreement.
- A remapping action will be required prior to building permits being issued.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/21/04	The City Council approved a Site Development Plan Review (SDR-3347) for the proposed remodeling and expansion of an existing Motor Vehicle Sales (New) facility on 9.39 acres adjacent to the northwest corner of Sahara Avenue and Decatur Boulevard. The Planning Commission and staff recommended approval.

12/13/11	The Planning Commission approved a Site Development Plan Review (SDR-43737) for a proposed motor vehicle sales (new) facility with waivers to allow landscape buffer widths of zero feet along portions of the south and east property lines where 15 feet is required and along the north and west property lines where eight feet is required on 5.40 acres at the northwest corner of Sahara Avenue and Decatur Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
08/29/03, 02/27/85	Deeds were recorded for a change in ownership.

Related Building Permits/Business Licenses	
1970	This site was originally constructed as an automotive dealership.
11/26/01	A Building Permit (#01-20568) was issued for the partial demolition and redevelopment of an automobile dealership at 2333 South Decatur Boulevard. A Certificate of Occupancy was issued on 02/22/02.

Pre-Application Meeting	
03/19/13	Staff met with the applicant and discussed the requirements for the development of a General Retail Store (Drug Store) with accessory liquor sales. Staff also reviewed the options to address the parking shortage. The applicant chose to use the Special Use Permit process for an Alternative Parking Standard. Concern was raised regarding the site circulation, the type of cross access agreement in place and the placement of the building on the site.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/13	Staff visited the site and found a vacant parking lot and a vacant building on a clean and maintained property.

Details of Application Request	
Site Area	
Net Acres	5.31

YK

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	GC (General Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Unincorporated Clark County – Convenience Store	Unincorporated Clark County - CG (Commercial General)	Unincorporated Clark County - C-2 (General Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Overlay	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	103 Feet	Y
Min. Setbacks			
• Front	20 Feet	211 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	51 Feet	Y
Max. Lot Coverage	50 %	24 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	14 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	16 Trees	14 Trees	N*
• East	1 Tree / 20 Linear Feet	4 Trees	5 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	3 Trees	N
TOTAL PERIMETER TREES		**39 Trees**	**22 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	21 Trees	10 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		0 Feet	N

*Will be conditioned to provide 16 trees within the south perimeter landscape buffer.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	130	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	14,820 SF	1/175 SF	85				
TOTAL SPACES REQUIRED			85		61		N
Regular and Handicap Spaces Required			81	4	58	3	N
Loading Spaces	14,820 SF	2 up to 20,000 SF	2		0		N
Percent Deviation			29 %				

YK

Waivers		
Requirement	***Request***	***Staff Recommendation***
To install an 8-foot landscape buffer along the north and west perimeters.	To allow a zero-foot landscape buffer along the north and a portion of the west perimeters.	Approval
To orient a commercial building toward the front of the parcel.	To allow a commercial building to be oriented away from the front of the parcel.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To install 21 shade trees in the parking lot.	To allow 10 parking lot shade trees.	Approval

ANALYSIS

The applicant is proposing to construct a 14,820 square-foot retail building on the northwest corner of Decatur Boulevard and Sahara Avenue to be utilized by a national drug store chain. The applicant is also requesting the ability to sell packed liquor for off-site use to customers. The applicant is aware of and will adhere to the requirement to use no more than ten percent of the floor area for the sell and/or display of liquor.

The building is oriented back from the front of the parcel. The applicant states in the justification letter, "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." A Waiver has been requested to address this issue and staff supports the request.

A Waiver has been requested to allow for no landscape buffer along all of the north, and a portion of the west perimeters. This request is needed to allow for driveways to be shared by adjacent parcels under the recorded cross access agreement. Staff supports this request.

An Exception is required as the applicant isn't providing the required landscape fingers. The applicant is providing 10 of the required 21 shade trees. The reduced parking called for in the Alternative Parking Standards has made the parking lot much smaller in size and the adjacent perimeter landscape buffer trees will off-set the reduction called for with this Exception. Staff supports the request.

The building is designed meeting all code requirements regarding façade enhancements and other embellishments. This particle retailer utilizes a trash compactor incorporated within the building footprint instead of the standard free-standing trash enclosure structure. The overall aesthetic of the building is ultramodern.

The Retail Establishment with Accessory Package Liquor Off-Sale use is defined as "A retail establishment: 1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and 2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location." The proposed use meets the definition as the applicant states in their justification letter that the primary use will be as a pharmacy/retail store and that any liquor sold would be for off-site consumption.

The Minimum Special Use Permit Requirements for the proposed Retail Establishment with Accessory Packaged Liquor Off-Site use include:

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

   The proposed use meets this requirement in that no protected uses are located within 400 feet of the proposed location.

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

   The proposed use meets this requirement since the site will be subject to regular inspections.

An Alternative Parking Standard-Parking Demand Analysis is a tool applicants can utilize via the Special Use Permit process to make an argument to provide fewer parking spaces than code otherwise would require. The applicant has submitted such an analysis signed and sealed by a professional engineer in the state of Nevada. The staff concurs with this report to allow 61 parking spaces where 85 are required by code and supports this request.

FINDINGS (SUP-48845)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is compatible with the C (Commercial) General Plan land use designation and the C-2 (General Commercial) zoning district permissible uses, upon the approval of a Special Use Permit. The proposed use can be conducted in a manner harmonious with the surrounding commercial uses.

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

   The site is located on the corner of two major Primary Arterial roads and surrounded by other commercial uses, which makes the site suitable for the proposed use.

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

   The site has direct access from Decatur Boulevard and Sahara Avenue, both designated as Primary Arterial roadways on the Master Plan of Streets and Highways Map. These streets are adequate to serve the proposed use.

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.**

   The site will be subjected to regular inspections and will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use in conjunction with the proposed General Retail Store complies with the Special Use Permit requirements.

FINDINGS (SUP-48846)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

The Alternative Parking Standard is appropriate for the proposed General Retail (Drug Store) use, as the applicant has provided a signed and sealed traffic analysis demonstrating that the proposed type of retail use and the location adjacent to two major mass transit stops requires less parking spaces than otherwise would be the case.

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

   The site is suitable for the retail and ancillary uses proposed.

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

   The site has direct access from Decatur Boulevard and Sahara Avenue, both designated as Primary Arterial roadways on the Master Plan of Streets and Highways Map. These streets are adequate to serve the proposed use.

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.**

   The site will be subjected to regular inspections and will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.18.**

   The proposed Alternative Parking Standard provided has adhered to all the requirements of Title 19.18.

FINDINGS (SDR-48844)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed General Retail Store and Retail Establishment with Accessory Package Liquor Off-Sale uses are compatible with the C (Commercial) General Plan land use designation and the C-2 (General Commercial) zoning district permissible uses, with the approval of a Special Use Permit. The proposed use can be conducted in a manner harmonious with the surrounding commercial uses.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and Title 19, with the exception of the requests for Waivers and Exceptions of Title 19. The request for reduced landscaping is necessary to accommodate drive aisles.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site has direct access from Decatur Boulevard and Sahara Avenue, both designated as Primary Arterial roadways on the Master Plan of Streets and Highways Map. These streets are adequate to serve the proposed use. Circulation on the site is assisted by the recorded cross access agreement with the adjacent parcels.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials are appropriate for this area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   This project will be harmonious and compatible with surrounding commercial properties, while providing site improvements that will not be unsightly, undesirable, or obnoxious in appearance.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The site will be subjected to regular inspections and will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 376

APPROVALS 0

PROTESTS 0

YK

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

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: 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

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: ~~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

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

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* 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: 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* [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, 20 13.

Indian River [signature]

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 Ass

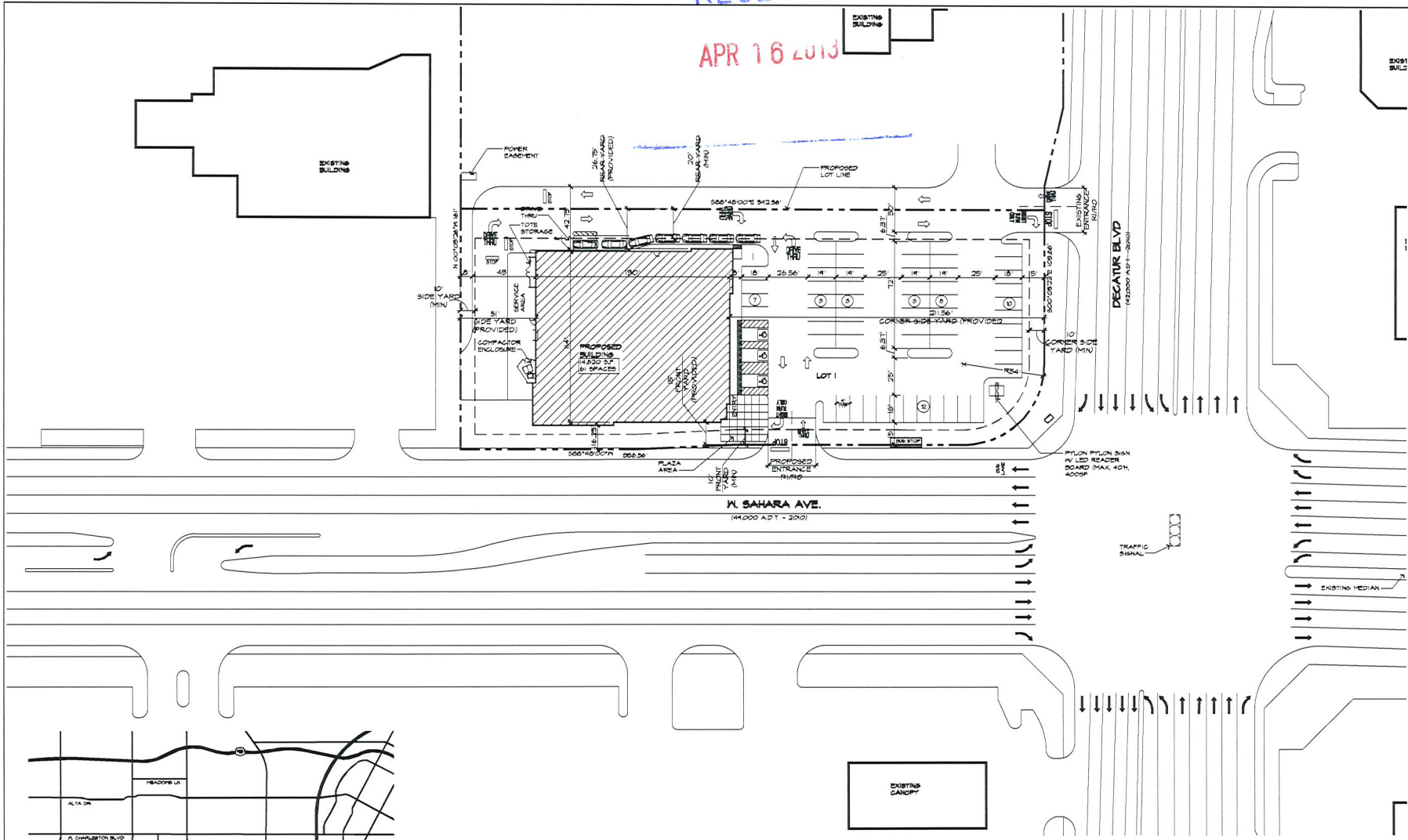
FOR DEPARTMENT USE ONLY

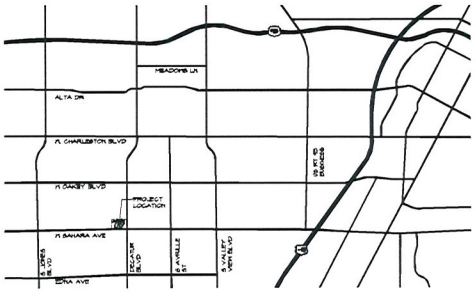
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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.

RECEIVED

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	211.56 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

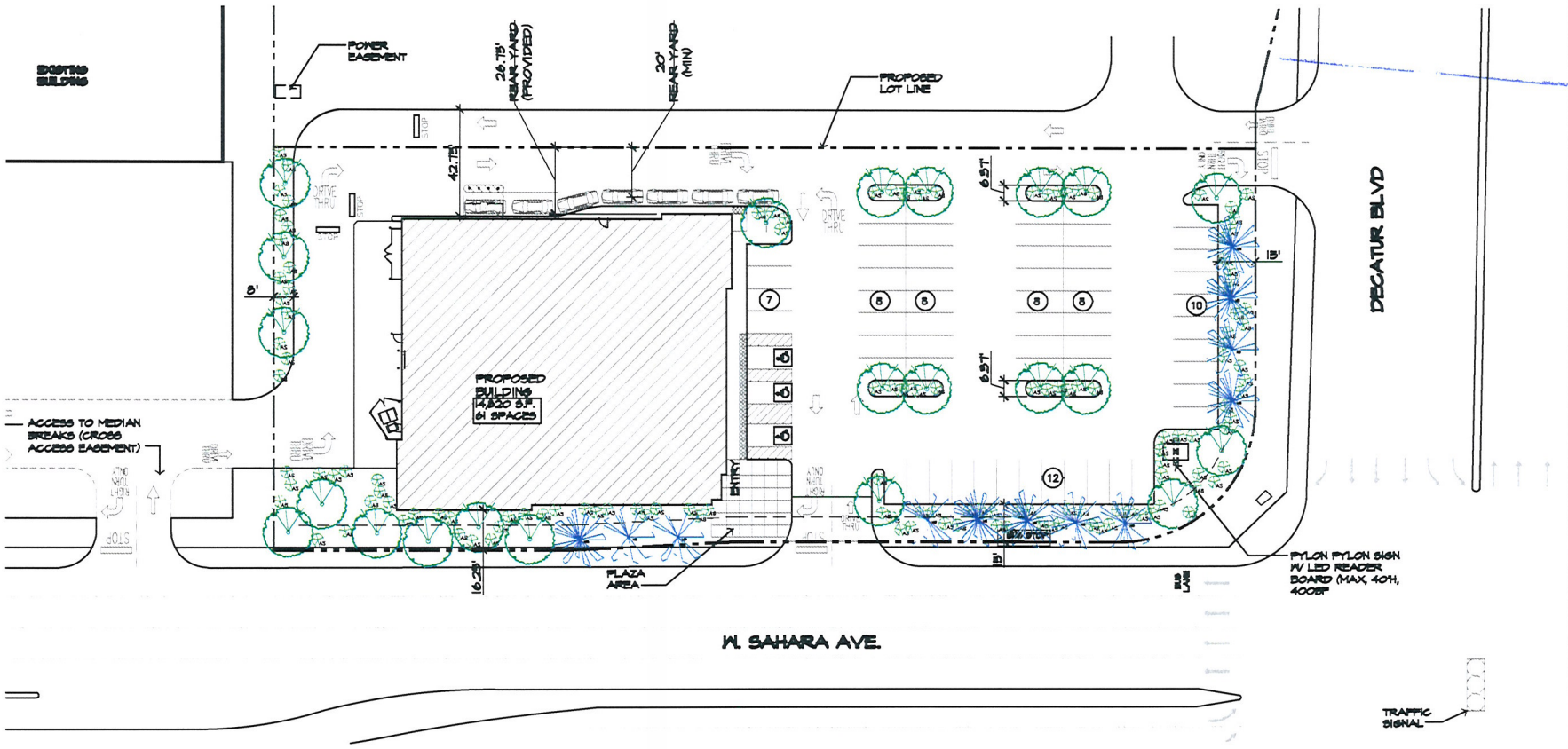
WALGREENS
SWNCT W SAHARA AVE. AND DECATUR BLVD
LAS VEGAS, NV
PROJECT NO. 121013

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.

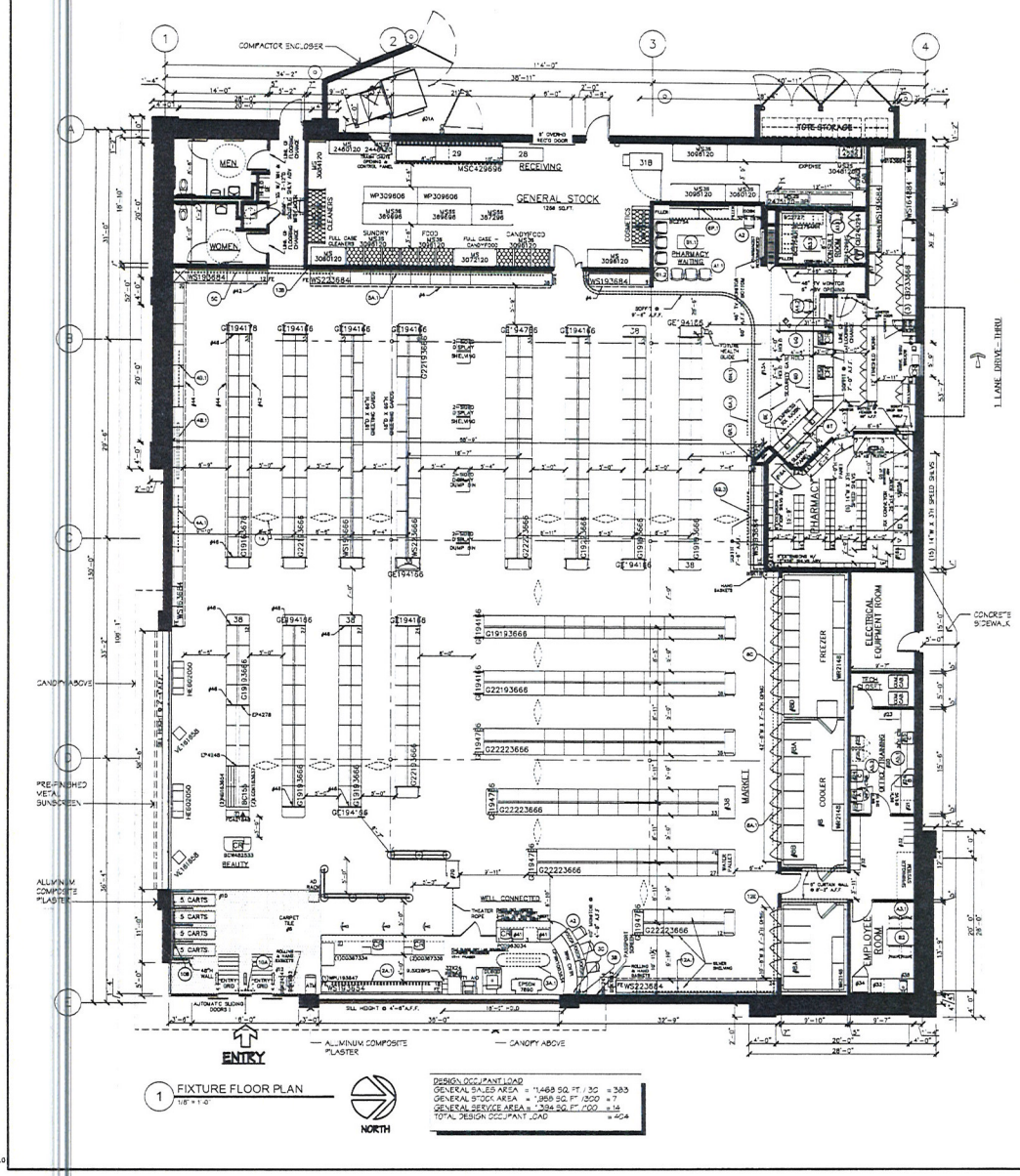
DESIGNED BY: MB | DRAWN BY: MB | CHKD BY:
JOB NUMBER: 1789-001-121 | DATE: 03-28-13
NO. | REVISION | DATE APPR.

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

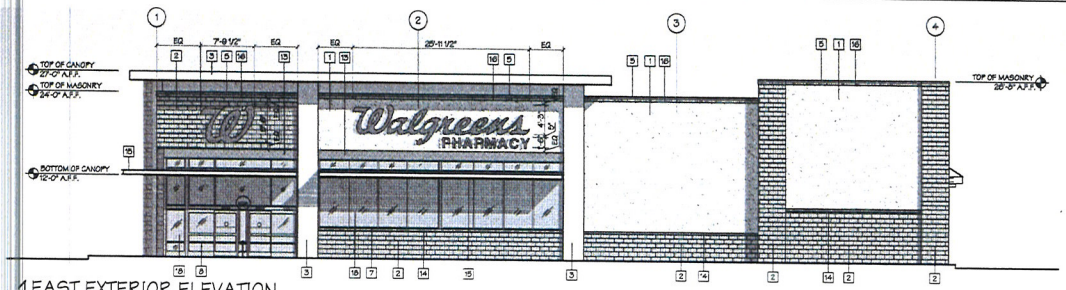
I THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEVADA
SIGNED BY MY HAND AND SEAL

timothy m. gallup
architect of record
2700 East 42nd Street, Suite 200
Yuma, Colorado 80759
970.848.5000

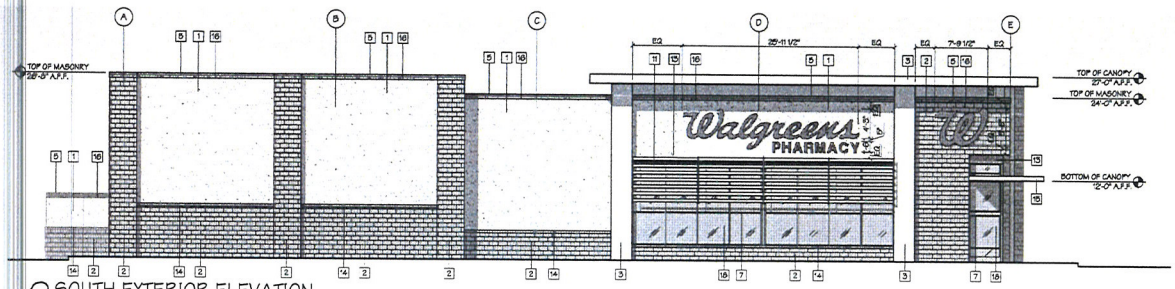
NO	DATE	BY	REVISIONS DESCRIPTION

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

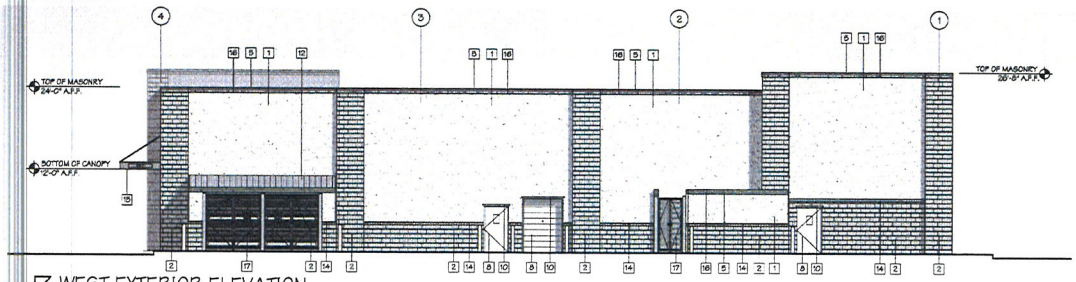
SUP-48845
SUP-48846
SDR-48844
RECEIVED
MAR 28 2013



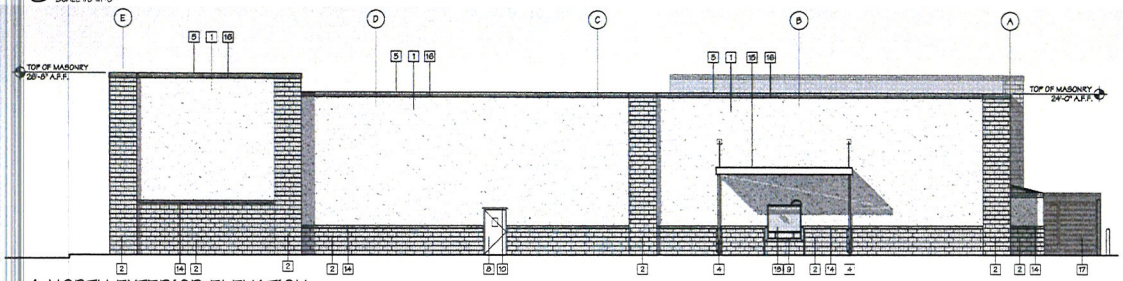
1 EAST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



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

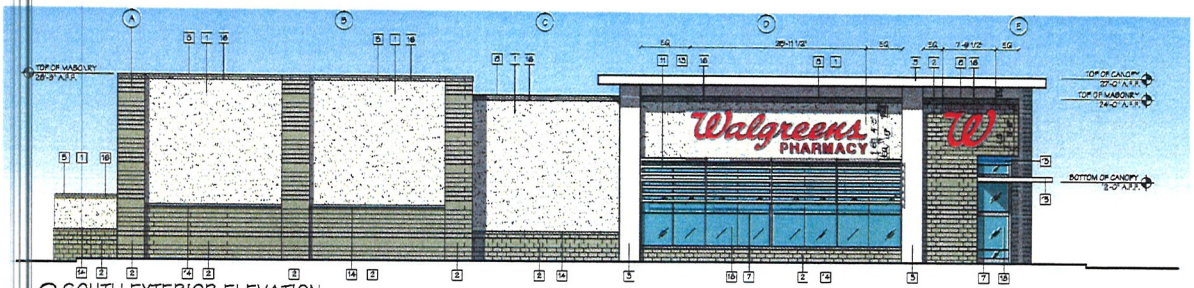
A-210

RECEIVED
MAR 2 0 2015

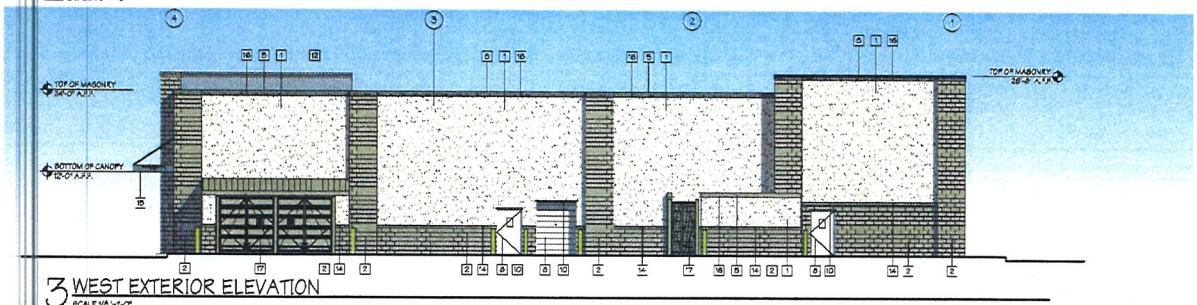
SUP-48845
SUP-48846
SDR-48844



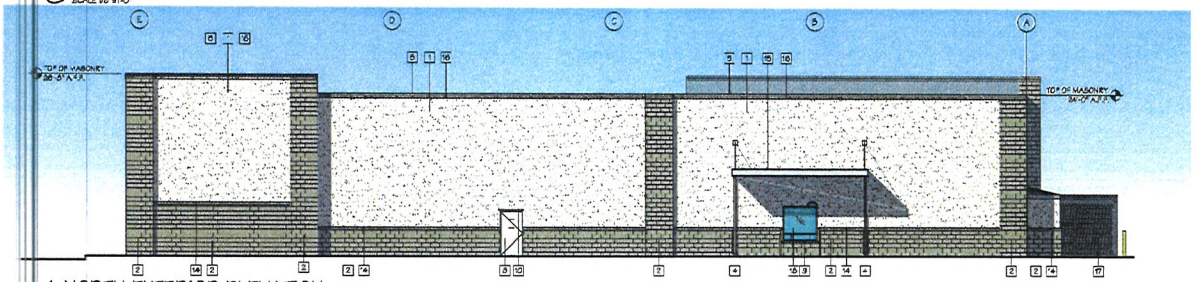
1 EAST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



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

RECEIVED
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

RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

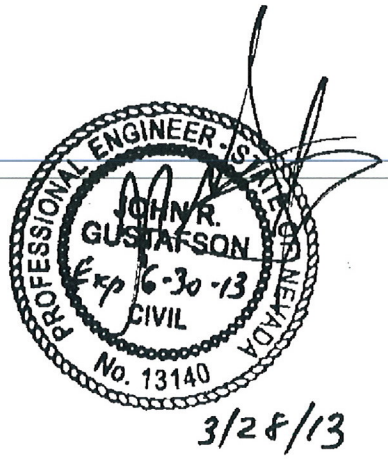
SUP-48846
SDR-48844

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

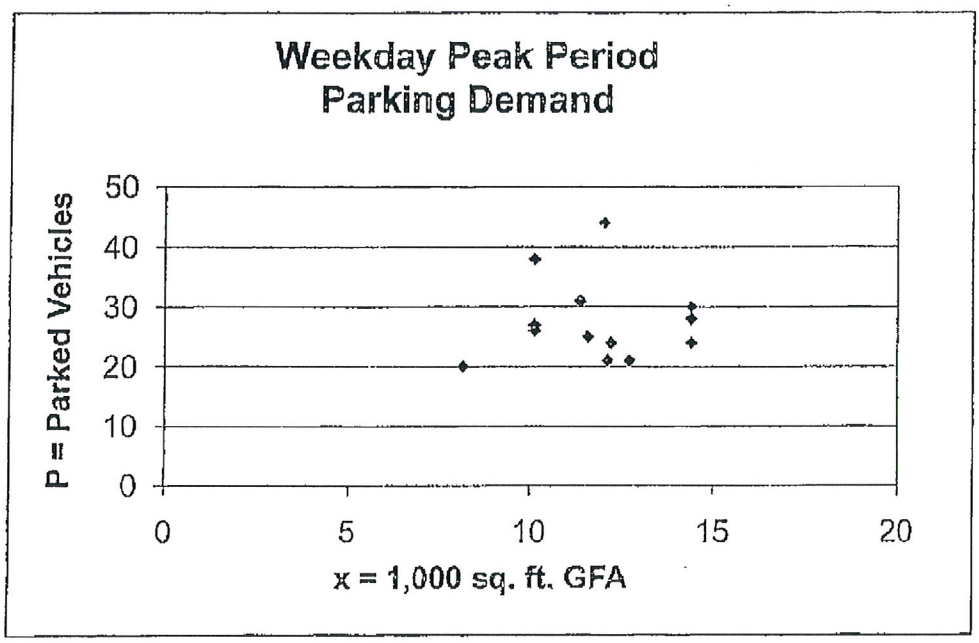


RECEIVED
MAR 2 8 2013
City of Las Vegas
Department of Planning

Land Use: 881
Pharmacy/Drugstore with Drive-Through Window

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: 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



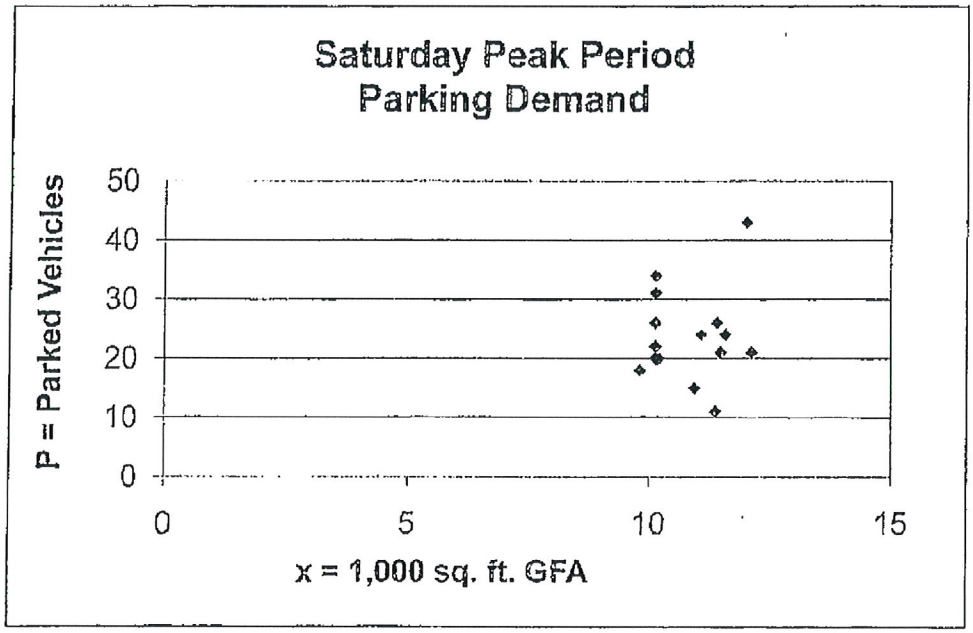
◆ Actual Data Points

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

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

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* _____

*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). 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-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

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

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**

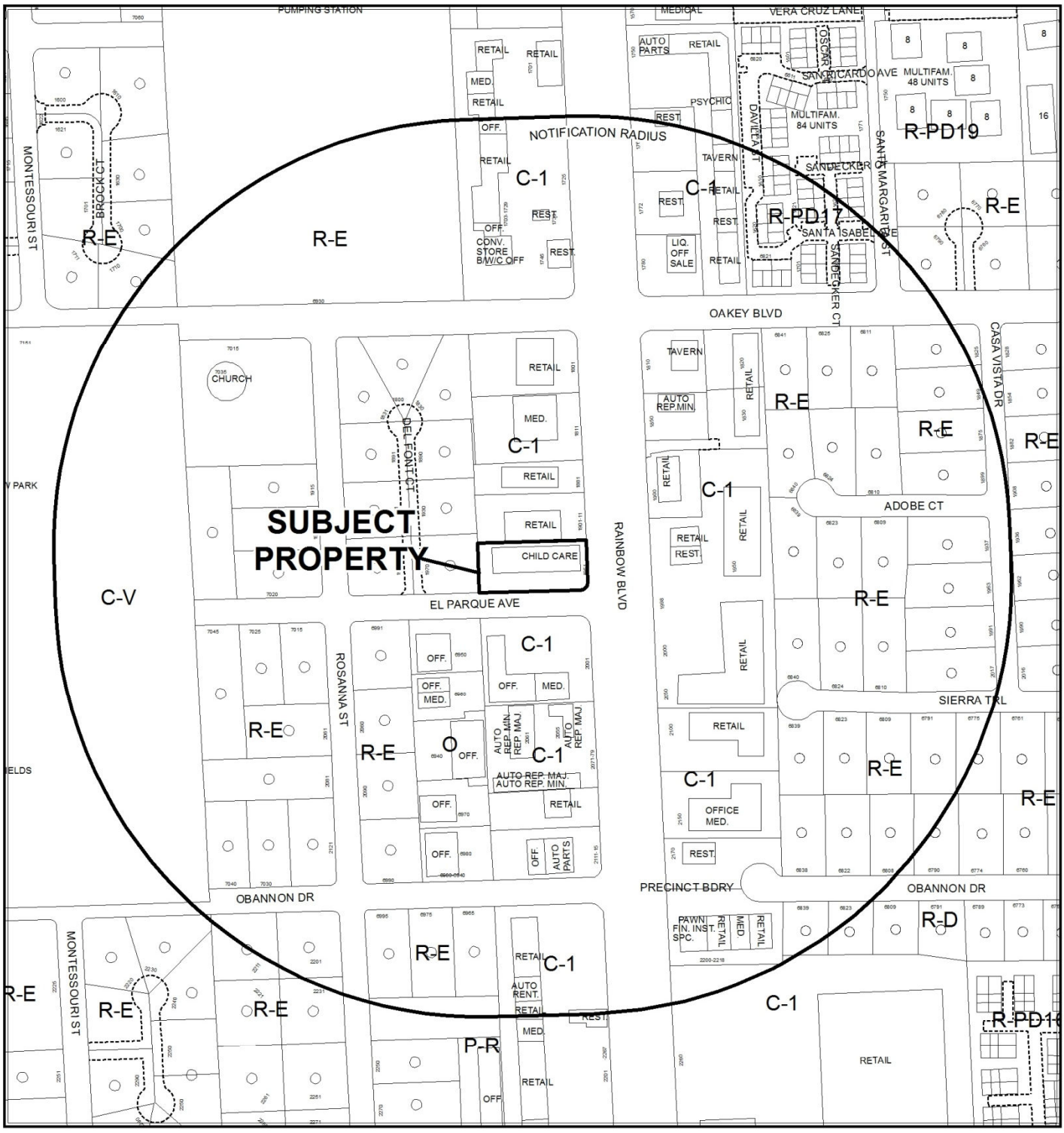
SUBJECT:
SUP-48849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST - For possible action on a request for Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at 1951 South 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.

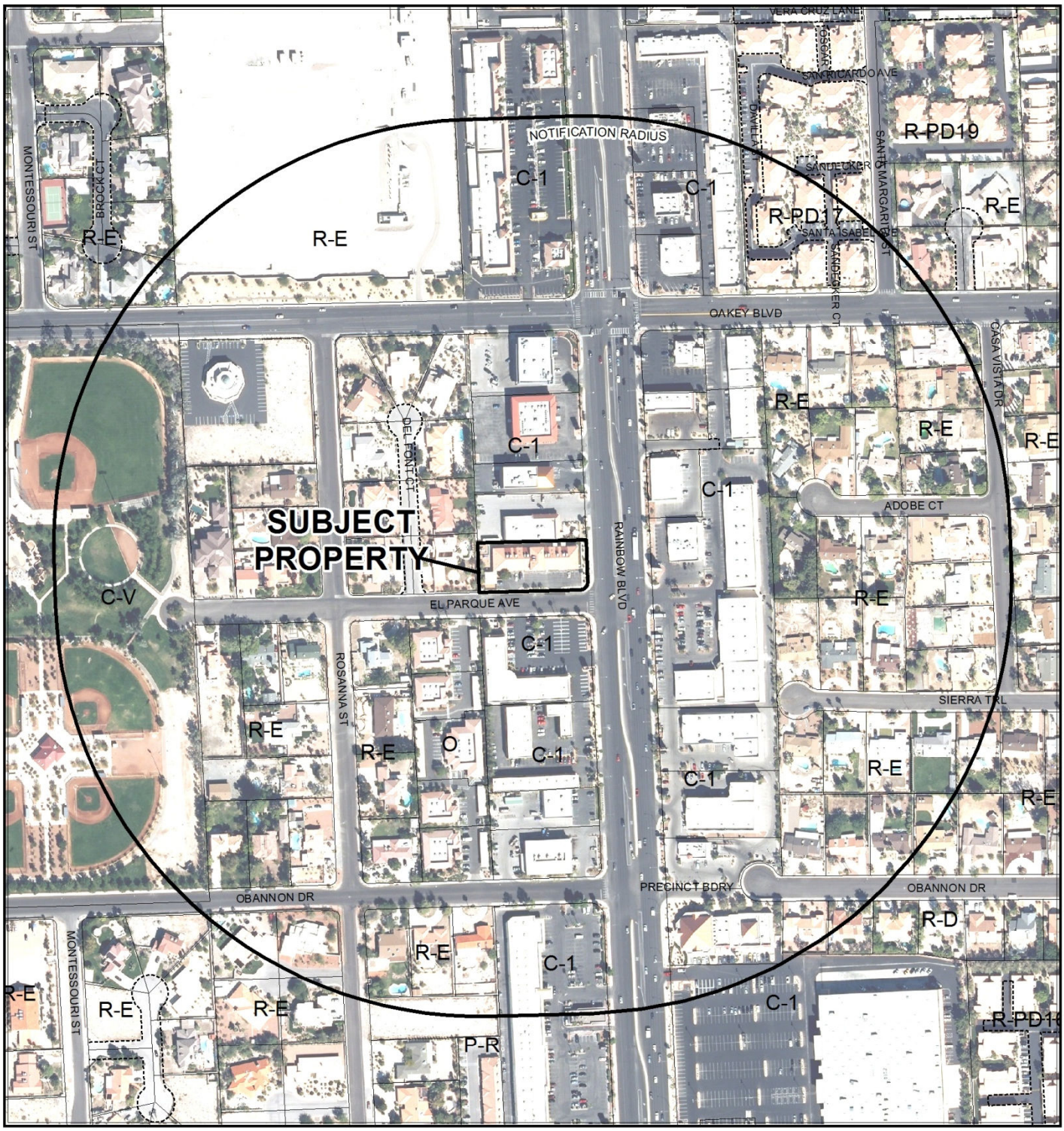
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Traffic Study from Lochsa Engineering
6. Justification Letter



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST VAUSE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48849	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-48849 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Private School, Primary use except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow no pick-up and drop-off area where adequate pick-up and drop-off areas are required.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Private School, Primary use to be located within an existing vacant 11,628 square-foot building at 1951 South Rainbow Boulevard. The subject site is located within a C-1 (Limited Commercial) zoning district. The project proposes no exterior alterations to the building. A Waiver has been requested to allow no pick-up and drop-off area where an adequate pick-up and drop-off areas is required. An alternative pick-up and drop-off plan was submitted that utilizes the existing parking lot. Traffic will flow one-way at pick-up and drop-off times with additional vehicle stacking to occur on El Parque Avenue. This proposal is inadequate because it will create an unsafe environment for children in the parking lot and may create traffic issues along El Parque Avenue and Rainbow Boulevard due to vehicle stacking in the public rights-of-way. Without an adequate pick-up and drop-off area staff recommends denial of this project. If this project is denied the use would not be permitted on site.

ISSUES

- A Special Use Permit is required for a Public or Private School, Primary in the C-1 (Limited Commercial) zoning district.
- A Waiver to allow no designated onsite pick-up and drop-off area where one is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved the Annexation (A-0009-85). The effective date was 03/28/1986.
04/01/87	The City Council approved the Rezoning and Site Development Plan (Z-0012-87) of the subject property from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed Shopping Center (Day Care and Bike Shop). The Planning Commission recommended approval.
02/17/88	The City Council approved a Plot Plan Review (Z-0012-87) Child Care Center. The Planning Commission recommended approval.
09/09/10	Code Enforcement action (#94318) for an illegal banner. Enforcement action resolved on 12/02/10.

Most Recent Change of Ownership	
03/21/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1988	A 11,624 square-foot building for a Day Care Center was constructed. A Certificate of Occupancy was issued by the for a Child Care Facility on 09/26/88.
1988	A business license (#N16-00012) was issued for a Child Care Facility (for 228 children).
06/05/08	A building permit (#117047) for an 841 square-foot structure (shade structure) was issued. The permit was finalized on 03/03/09.
02/06/13	A building permit (#229220) was issued for Solar Panels. The permit has not been finalized.

Pre-Application Meeting	
03/26/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Parking Variance and for a Special Use Permit for a Private School, Primary.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held

Field Check	
04/03/13	A field check of the subject property revealed that the property was vacant and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	S-C (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	S-C (Service Commercial)	C-1 (Limited Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Office, other than Listed	S-C (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		
	General Personal Service		
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Shopping Center	S-C (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Special Purpose and Overlay	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
El Parque Avenue	Secondary Thoroughfare	Master Plan of Streets and Highways	60	N/A

Pursuant to Title 19.08 and 19.18.030, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Child Care Center	228 students 19 staff	1 space per 10 children, 1 per staff member	20				
Private School, Primary	8 classrooms	3 spaces per classroom	24*				
TOTAL SPACES REQUIRED					20		Y
Regular and Handicap Spaces Required				1	18	2	Y

*The site is parking impaired as detailed in Title 19.18.030 (D)

Waivers		
Requirement	***Request***	***Staff Recommendation***
Adequate pick-up and drop-off areas must be provided on-site.	No pick-up and drop-off area	Denial

ANALYSIS

The applicant is proposing Private School, Primary at 1951 South Rainbow Boulevard. The prior use of this vacant building was an Individual Child Care Center. The applicant intends to utilize this site to teach kindergarten through second grade temporarily while land is acquired to construct a campus that can accommodate their entire kindergarten through high school curriculum. The primary obstacle with this site is that no pick-up and drop-off area is provided where one is required.

The Public or Private School, Primary use is defined as "an institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization." The proposed use meets the definition for it operates as a nationwide Charter school with programs kindergarten through 8th grade. Imagine school is proposing to offer classes ranging from kindergarten through 2nd grade at this location.

The Minimum Special Use Permit Requirements for this use include:

1. Adequate pick-up and drop-off areas must be provided on-site.

   The proposed does not meet the requirement to provide adequate pick-up and drop-off area because there is not one provided. As a result of the applicant proposing to utilize the parking lot drive aisle as a pick-up and drop-off area, compiled with queuing in the public rights-of-way, as well as the increase trip generation the proposed; Private School, Primary use will not create, an environment that is compatible and harmonious with the surrounding neighborhood; therefore, Staff recommends denial of Special Use Permit.

The applicant's report fails to properly discuss pick-up and drop-off procedures. The report calls for the west parking lot entrance on El Parque Avenue to intake traffic and for the east parking entrance to facilitate the discharge of traffic on to El Parque Avenue. Additionally, the stacking of up to 12 vehicles will be queued onto El Parque Avenue adjacent to residential homes. The proposal is inadequate as the existing drive aisle is not wide enough, (approximate 22 feet in total width) to accommodate both the queuing of vehicles, for the delivering and picking-up of children and the required safe distances needed to maneuver in and out of the parking stalls. Additionally, having vehicles queued in the public right-of-way to enter the site is not desirable.

FINDINGS (SUP-48849)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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

   The proposed Private School, Primary is consistent with the uses intended in the SC (Service Commercial) Land Use designation; however the current site design will create traffic congestion because of the proposed queuing of vehicles in the parking lot and on El Parque Avenue.

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

   The proposed site in not physically suitable for the proposed use because it is not designed to safely accommodate the volume of traffic that will be created at peak pick-up and drop-off time because no drop-off or pick-up area 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.**

   Site access has adequate for the entrance is serviced from a 60-foot right-of-way (El Parque Avenue).

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.**

   The proposed Private School, Primary is inconsistent with this site and the surrounding neighborhood because of the traffic congestion that will be created at peak pick-up and drop-off time due to the absents of a pick-up and drop-off area and the proposed queuing of vehicles in the parking lot and on El Parque Avenue. Additionally during pick-up and drop-off times children and vehicles will be competing for the space (parking stalls and drive isles) and impeding each other from safely maneuvering throughout the parking lot.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use fails to provide an adequate pick-up and drop-off area and therefore, does not meet all the applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 184

APPROVALS 0

PROTESTS 0

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

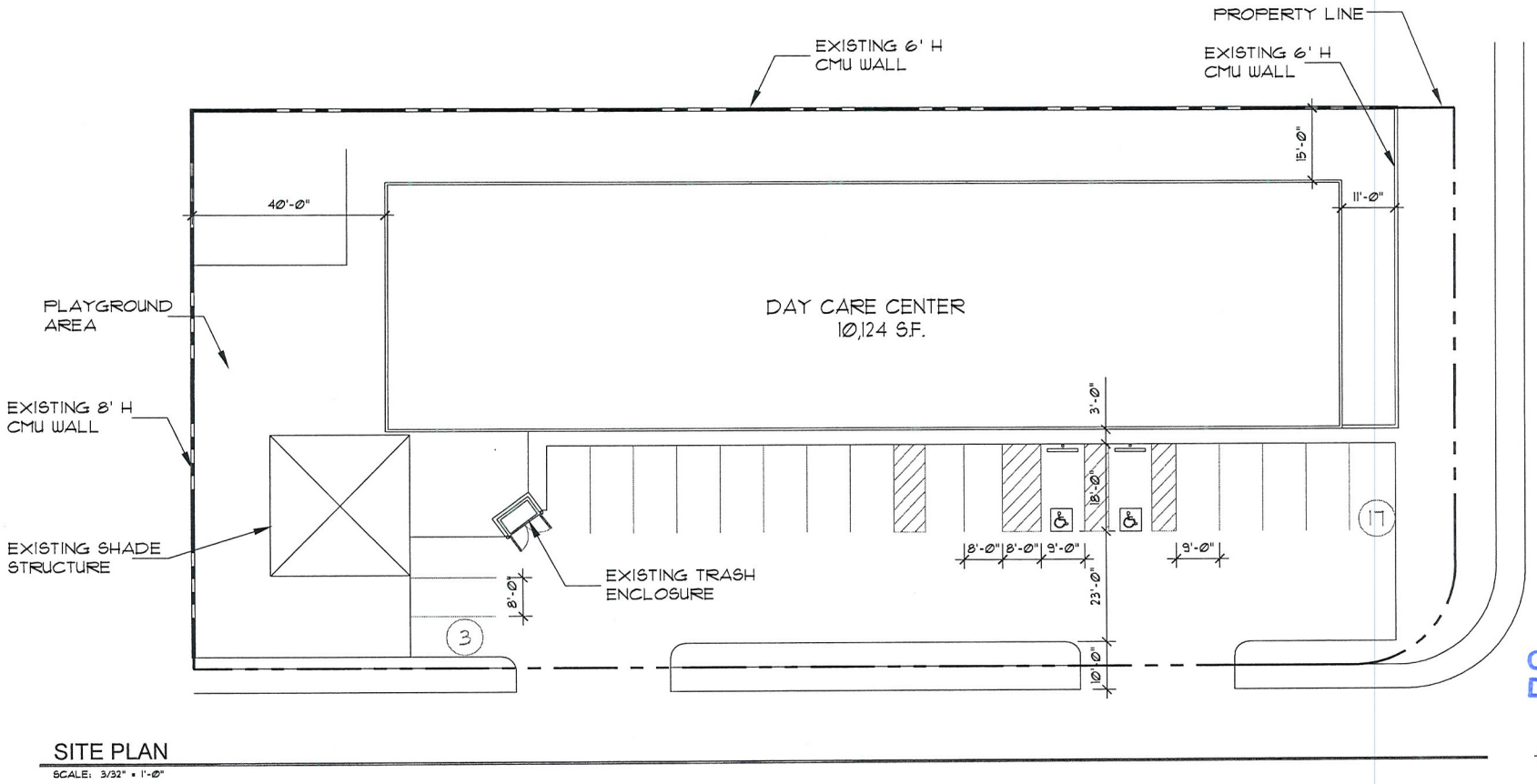
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

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

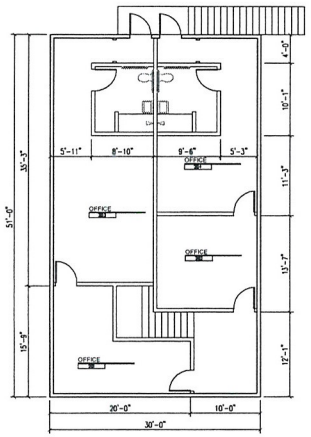
GMRA
George M. Rogers, Architect Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Imagine Schools
1951 S. Rainblw Blvd

DATE: 28 March, 2013
JOB NO.: 13-647

SITE PLAN
A1.0
OWNER/DEVELOPER: N/A

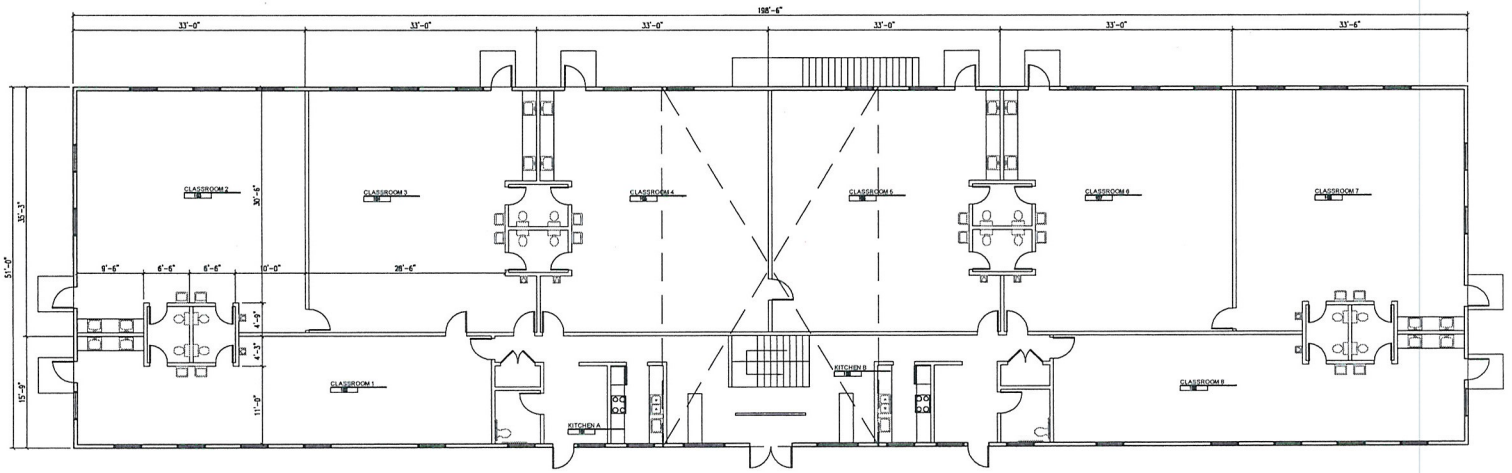
VAR-48850
SUP-48849



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

702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
as Vegas, NV 89118

Lochsa engineering

April 2, 2013

Mr. Rick Schroder
Traffic Engineer
City of Las Vegas Public Works
333 North Rancho Drive
Las Vegas, Nevada 89106

Subject: Imagine School – 1951 South Rainbow Boulevard
Lochsa Engineering No. 7111

Dear Mr. Schroder,

Lochsa Engineering is currently assisting LAS consulting in securing construction permits for a private school located at 1951 South Rainbow Boulevard. The school shall be located on the northwest corner of Rainbow Boulevard and El Parque Avenue. The site is also referred to as Assessor's Parcel Number 163-03-703-001.

Referring to City of Las Vegas Title 19, the parking requirement for a school is 3 stalls per classroom. Based upon 8 classrooms a total of 24 parking stalls are required. The site currently has 19 parking stalls provided.

In order to determine that 19 stalls are adequate for the project, an existing Imagine school was observed on April 1 and 2nd during the hours of 7:00 AM through 7:00 PM. Based upon the observations there were a maximum of 22 stalls occupied excluding the pick up time of 3:00 PM. The existing school is located at 7885 West Rochelle Avenue. This school has 325 students enrolled. The proposed school will have 259 student capacity. The parking rate of the existing school is 0.067 stalls per student. For the new school the minimum recommended number of parking stalls is 18 stalls (0.067 * 259 = 17.5).

In addition, the schools pick up operations were reviewed. In order to determine the number of vehicles during the dismissal times, Somerset Academy located at 375 West Centennial Parkway was observed. This private school has 750 students and had 103 vehicles arrive for the dismissal bell.

In discussion with the school officials, the proposed school shall have two separate dismissal times. The first dismissal is scheduled for 2:45 and is intended for the Kindergarten Classes (115 students). The second bell will be at 3:00 PM for the First Grade Classes (115 students). The remaining 29 students are projected to be "after care" and are anticipated to be picked up between 3:15 PM to 6:00 PM.

Based upon the previous observations, the number of vehicles that can be expected for each bell time is 16 vehicles (115 / 750 * 103 = 15.8). Referring to the site plan 4 vehicles may be staged on site. This staging configuration shall have the western driveway as an entrance only and the eastern driveway as an exit only driveway. Staff

RECEIVED
APR 09 2013

VAR-48850
SUP-48849
REVISED

will man the circulation patterns. It is proposed that the remaining 12 vehicles will be staged in existing on street parking on El Parque Avenue.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING

Ted T. Egerton, P.E.

Attachments



RECEIVED

APR 0 9 2013

VAR-48850

SUP-48849

REVISED

7885 Rochelle Avenue
1-Apr-13
325 students

TIME	OCCUPIED STALLS
7:00 a.m.	1
8:00 a.m.	15
9:00 a.m.	21
10:00 a.m.	22
11:00 a.m.	22
12:00 p.m.	21
1:00 p.m.	22
2:00 p.m.	22
3:00 p.m.	Bell time
4:00 p.m.	10
5:00 p.m.	9
6:00 p.m.	1
7:00 p.m.	1

RECEIVED
APR 09 2013
VAR-48850
SUP-48849
REVISED

7885 Rochelle Avenue
2-Apr-13
325 students

TIME	OCCUPIED STALLS
7:00 a.m.	7
8:00 a.m.	21
9:00 a.m.	22
10:00 a.m.	22
11:00 a.m.	22
12:00 p.m.	19
1:00 p.m.	21
2:00 p.m.	22
3:00 p.m.	Bell time
4:00 p.m.	8
5:00 p.m.	5
6:00 p.m.	1
7:00 p.m.	1

RECEIVED
APR 0 9
VAR-48850
SUP-48849
REVISED

Somsert Academy-Pick Up Queue Observations

	Enter		Enter Total	Exit	Exit Total	Queue
2:17	2		2	0		
	0		2	0	0	2
	0		2	0	0	2
2:20	0		2	0	0	2
	0		2	0	0	2
	0		2	1	1	1
	0		2	0	1	1
	0		2	0	1	1
2:25	0		2	0	1	1
	0		2	0	1	1
	1		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
2:30	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
2:35	1		4	0	1	3
	2		6	0	1	5
	0		6	0	1	5
	0		6	0	1	5
	2		8	0	1	7
2:40	0	1	9	0	1	8
	0	0	9	0	1	8
	0	0	9	0	1	8
	1	0	10	0	1	9
	0	2	12	0	1	11
2:45	0	0	12	0	1	11
	0	1	13	1	2	11
	0	0	13	0	2	11
	0	0	13	1	3	10
	0	2	15	0	3	12
2:50	0	2	17	0	3	14
	2	4	23	0	3	20
	0	1	24	0	3	21
	1	1	26	0	3	23
	3	1	30	0	3	27
2:55	1	0	31	0	3	28
	0	2	33	1	4	29
	1	1	35	0	4	31
	0	2	37	0	4	33
	1	2	40	0	4	36
3:00	0	1	41	0	4	37
	1	1	43	0	4	39
	1	3	47	0	4	43
	2	1	50	0	4	46
	1	4	55	1	5	50
3:15	3	5	63	0	5	58
	4	6	73	0	5	68
	1	1	75	0	5	70
	1	1	77	0	5	72
	3	0	80	0	5	75
3:20	1	1	82	0	5	77
	3	1	86	0	5	81
	5	0	91	0	5	86
	2	0	93	0	5	88
	3	5	101	0	5	96
3:25	5	1	107	0	5	102
	3	3	113	4	9	**104**
	2	2	117	5	14	103
	4	0	121	6	20	101
	1	4	126	9	29	97
3:30	3	3	132	12	41	91
	1	6	139	14	55	84
	3	3	145	15	70	75
	2	1	148	14	84	64
	1	1	150	13	97	53
3:35	4	0	154	12	109	45
	3	1	158	9	118	40
	2	2	162	10	128	34
	0	0	162	11	139	23
	1	0	163	9	148	15
3:40	0	0	163	5	153	10
	0		163	0	153	10

RECEIVED
APR 0 9 2013

~~VAR-48850~~
SUP-48849
REVISED

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**

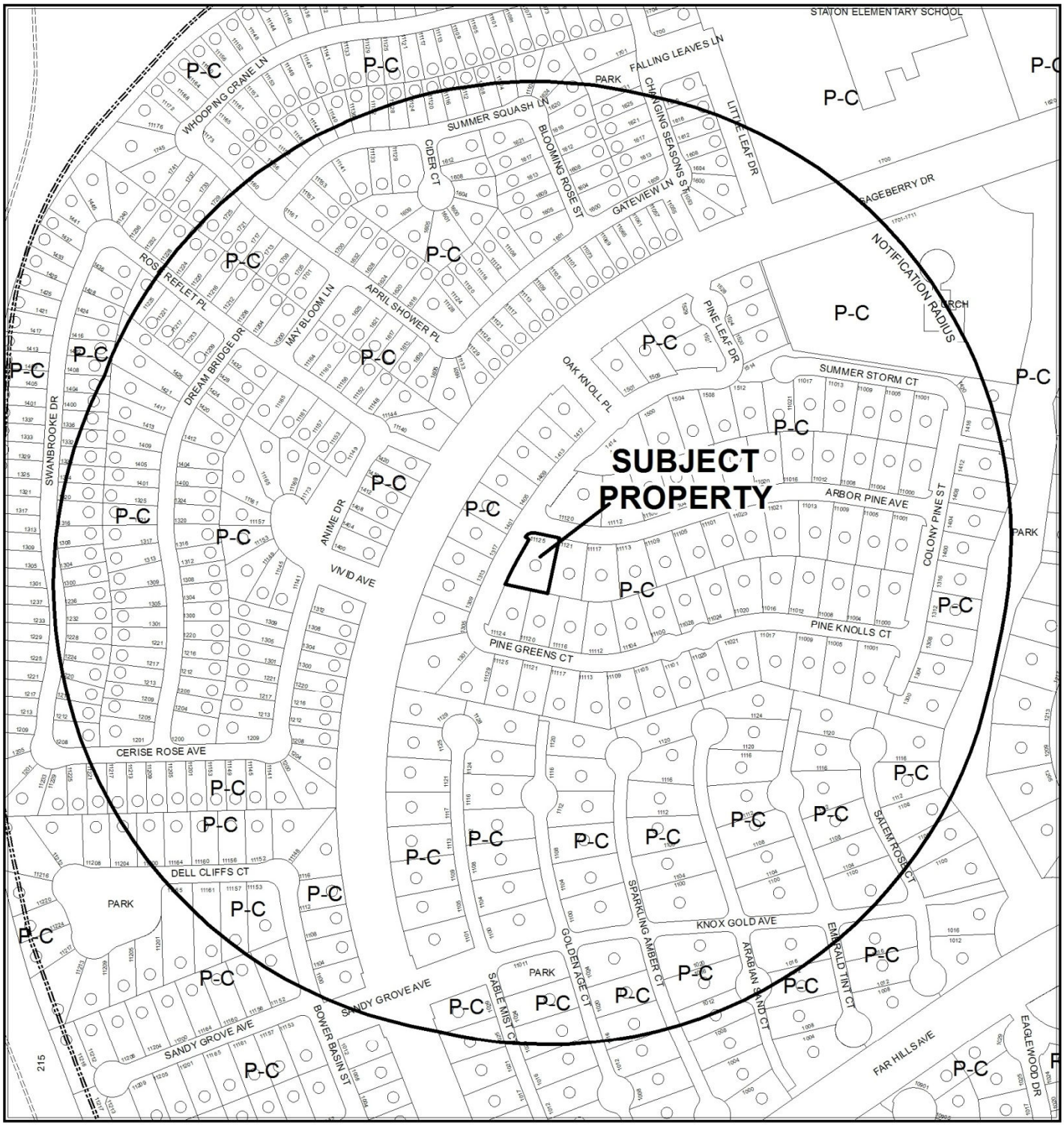
SUBJECT:
SCD-48926 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW TWO EXISTING DETACHED STRUCTURES WITH ZERO-FOOT SIDEYARD SETBACKS WHERE FIVE FEET IS REQUIRED; TO ALLOW A FIVE-FOOT 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). 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. Howard Hughes Corporation Denial Recommendation Email
6. Justification Letter



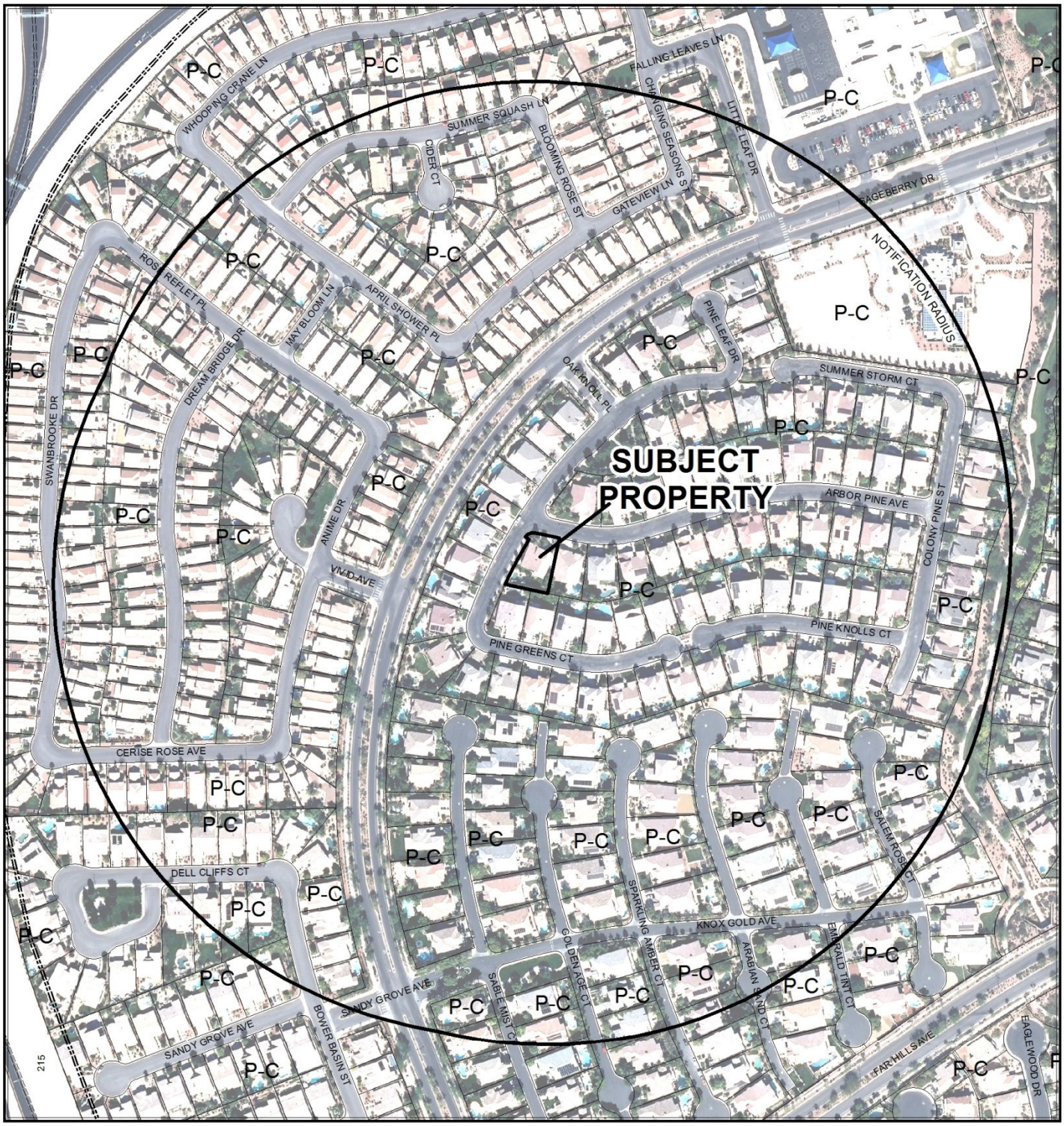
0 300 600 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ASIA TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SCD-48926	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SCD-48926 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit is issued for all applicable accessory structures. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Deviation from the Summerlin Development Standards to allow three existing detached accessory structures [an outdoor barbeque island with an awning, and a prefabricated storage unit (approximately 88 square-feet)] to be permitted in the required side yard setback and within the minimum distance separation from the principle structure requirement. An awning and barbeque are located on the east property line wall thus creating a zero-foot side yard setback where five feet is required and are located five feet from the principle dwelling where six feet is required. In addition, there is a prefabricated storage shed located six-inches from the west property line and five feet from the principle dwelling where five feet and six feet are is required, respectively. The existing structures do not comply with the Summerlin Development Standards and have been located and constructed in a manner that is not harmonious with the existing neighborhood; therefore, staff is recommending denial of the setback and distance separation deviations. If denied the structures need to be relocated in a manner that conforms to current code.

ISSUES

- The Detached Accessory Structures on the east and west property line were constructed without permits and/or do not conform to the Summerlin Development Standards.
- The Detached Accessory Structure constructed on the west property line is less than 200 square-feet and does not require a building permit; however, it must meet the minimum setback of five feet and distance separation from the principal dwelling of six feet.
- Summerlin North Residential Design Review has twice denied (03/13/12 and 10/24/12) a deviation request for the awning on the east property line.
- If deviation for the barbeque on the east property line and the accessory structure on the west property line are submitted to Summerlin North Residential Design Review they "would be denied" for they do not meet the "required materials" and they do not meet the minimum "5' setback" from the property lines.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/08/94	The City Council approved the Rezoning (Z-0135-93) of the property west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard to PC (Planned Community).
06/14/12	A complaint was file with Code Enforcement that an awning was constructed on the property line wall, an ornamental iron fence was constructed, and other modifications without permits occurred. The complaint has not been resolved.

Most Recent Change of Ownership	
12/09/11	A deed was recorded for a change in ownership.

Related Building Permits/	
06/29/99	A building permit (#99012386) was issued for the primary structure. The permit was finalized on 01/14/00.
10/15/99	A building permit (#99020123) was issued for a pool. The permit was finalized on 12/17/99.
08/22/12	A building permit (#218284) was submitted to permit the accessory structures (awning and barbeque) on the east property line. The permit was not issued.
08/22/12	A building permit (#218286) was applied for a balcony addition to the structure. The permit was issued on 10/15/12 but has not been finalized.

Pre-Application Meeting	
10/24/13	Staff met with the applicant to review the requirements for a Summerlin Major Deviation for the three existing accessory structures.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/08/13	A field check was conduction to the subject property and verified that the three accessory structures and wrought iron gate exist.

Details of Application Request	
Site Area	
Net Acres	0.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	***Compliance***
Summerlin	N
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front to garage face	18 Feet	22 Feet	Y
• Front to living area	10 Feet	22 Feet	Y
• Side	5 Feet	0 Feet	N
• Rear	15 Feet	35 Feet	Y
Min. Distance Between Buildings	6 Feet	4 Feet	N

ANALYSIS

Pursuant to the Summerlin Development Standards [Section 5: Property Development Standards: 2 (h)] detached accessory structures including cabanas, pool houses, gazebos, carports and storage structures may be located in the side or rear yard area. Such accessory structures must be located at least five feet from the property line and maintain a minimum separation of six feet from the principal dwelling.

The applicant has attached an awning to the east property line wall and a located a barbeque island under said awning. Both structures are located on the east property line and are approximately five feet from the primary structure; thereby, deviating from the required side yard setback by 100 percent and deviating from the distance separation requirement by 16.6 percent. Additionally, a storage shed (approximately 88 square feet) on the west property was constructed six-inches from the property line and four feet from the primary structure equating to a 90 percent deviation from the side yard setback and a 33 percent deviation from minimum building distance separation requirement.

Pursuant to Section 5 of the Summerlin Development Standards a Major Deviation within the Summerlin Master Planned Community requires the application be referred to the Planning Commission for review and decision. All deviations must be exercised within one year from the date of approval, or the deviation shall be null and void.

As part of the review requirement a copy of the deviation request was forwarded to the Master Developer. The following comments were received:

1. The accessory structure has never been submitted to Summerlin North for approval. As it visible above the wall and does not meet the 5' setback or the required materials, if submitted, it would be denied. Summerlin North will send the property owner a letter advising them this is an **unapprovable condition**

2. The BBQ has never been submitted to Summerlin North. If it was, it would be denied as we require BBQ's to be set a minimum of 5' off the P/L wall. Summerlin North will send the property owner a letter advising them they have an **unapprovable condition.**

3. The awning on the balcony and the side yard (apparently covering the BBQ) were submitted and denied twice, once on July 13, 2012 and again on October 24, 2012. They are in the compliance process and are being monetarily penalized for the condition.

4. Summerlin North would recommend denial of the variances.

Pursuant to the Summerlin Development Standards, detached accessory structures must have a minimum side yard setback of five feet and a separation distance from the principle structure of six feet. The three existing detached accessory structures fail to meet the minimum side yard setback and the minimum building distance separation requirement which constitutes a self imposed hardship; therefore, staff recommends denial. If this application is denied then the property owner will have to relocate the accessory structures to conform to the Summerlin Development Standards or remove them entirely.

FINDINGS SCD-48926

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing three detached accessory structures in the side yard setback area and positioned in a manner that they do not meet the minimum distance separation requirement. Alternatively, the relocating of the structures to the rear yard would allow for conformance to the Summerlin Development Standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 395

APPROVALS 0

PROTESTS 0

MR

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

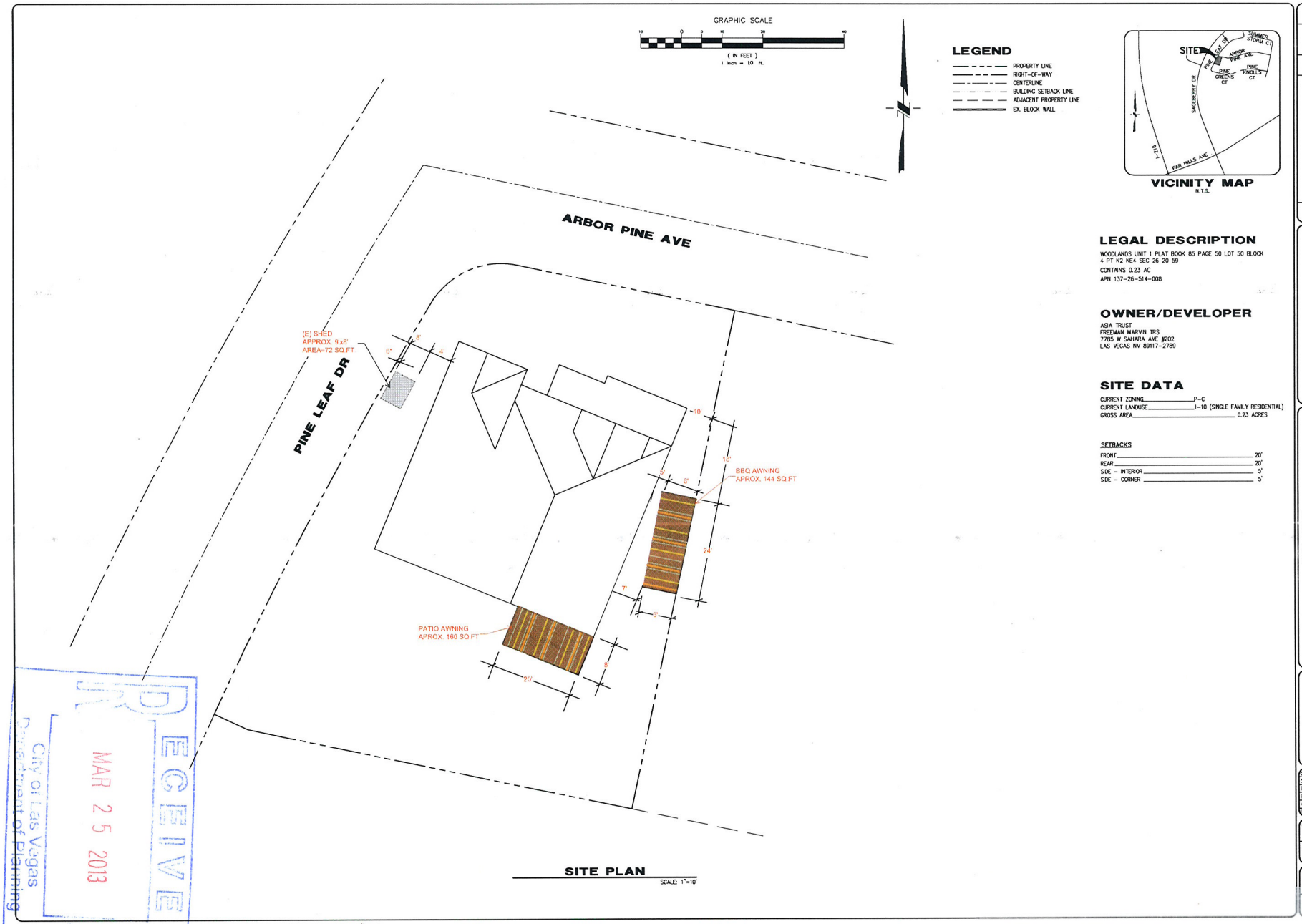
RECEIVED

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

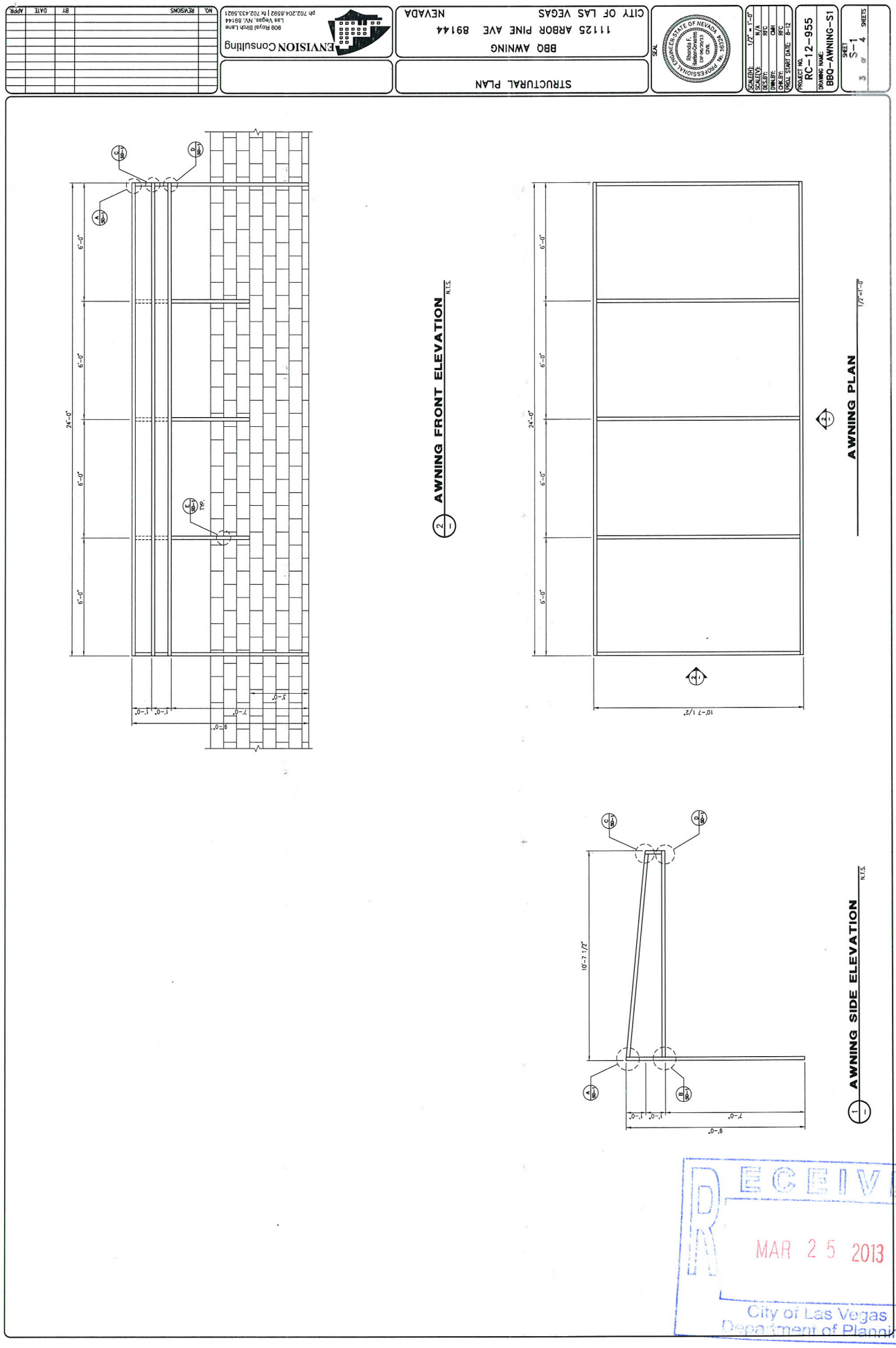
PROJECT NO.
RC-12-955

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



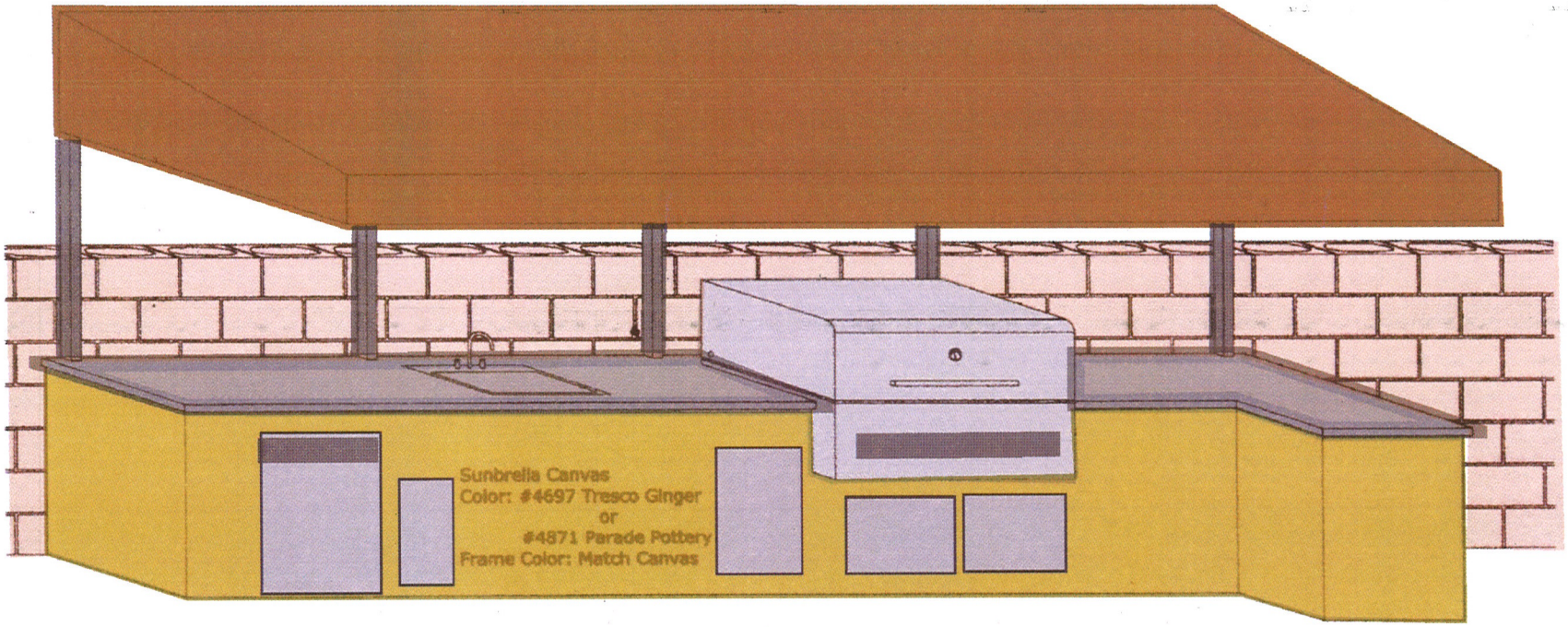
SCD-48926

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



RECEIVED

MAR 2 5 2013

City of Las Vegas
Department of Planning

SCD-48926

RECEIVED

MAR 2 5 2013

City of Las Vegas
Department of Planning



SCD-48926


RECEIVED
MAR 2 5 2013
City of Las Vegas
Department of Planning
SCD-48926


11125
RECEIVED
MAR 2 5 2013
City of Las Vegas
SCD-48926



RECEIVED
MAR 2 5 2013
City of Las Vegas
Department of Planning
SCD-48926



RECEIVED
MAR 2 5 2013
City of Las Vegas
Department of Planning
SCD-48926



RECEIVED
MAR 2 5 2013
City of Las Vegas
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

Mark Rex

From: Pamela Scott [pamela.scott@howardhughes.com]
Sent: Monday, April 29, 2013 11:11 AM
To: Mark Rex
Subject: Re: 11125 Arbor Pines Avenue (Summerlin)

Do you have preference and when would a letter have to be to you?

Sent from my iPhone

On Apr 29, 2013, at 10:42 AM, "Mark Rex" <mrex@LasVegasNevada.GOV> wrote:

> Ms, Scott,
>
> Do you want to send an official Summerlin letter with the information dated 04/24/2013 or would you like us to use this email?
>
> ---
>
> **From:** Pamela Scott [mailto:pamela.scott@howardhughes.com]
> **Sent:** Monday, April 15, 2013 10:40 AM
> **To:** Mark Rex
> **Cc:** Peter Lowenstein; Sheri Rios; Diane Kugler; Randy Ecklund
> **Subject:** RE: 11125 Arbor Pines Avenue (Summerlin)
> **Importance:** High
>
> Please ignore previous emails. There were mistakes in them. See below for accurate information.
>
> ---
>
> **From:** Pamela Scott
> **Sent:** Monday, April 15, 2013 10:33 AM
> **To:** 'Mark Rex'
> **Cc:** Peter Lowenstein; Sheri Rios; Diane Kugler; Randy Ecklund
> **Subject:** RE: 11125 Arbor Pines Avenue (Summerlin)
>
> Dear Mr. Rex,
>
> I have researched this issue and this is what I have found.
>
> The accessory structure has never been submitted to Summerlin North for approval. As it visible above the wall and does not meet the 5' setback or the required materials, if submitted, it would be denied. Summerlin North will send the property owner a letter advising them this is an **unapprovable condition**.
>
> The BBQ has never been submitted to Summerlin North. If it was, it would be denied as we require BBQ's to be set a minimum of 5' off the P/L wall. Summerlin North will send the property owner a letter advising them they have an **unapprovable condition.**
>
> The awning on the balcony and the side yard (apparently covering the BBQ) were submitted and denied twice, once on July 13, 2012 and again on October 24, 2012. They are in the compliance process and are being monetarily penalized for the condition.
>
> Summerlin North would recommend denial of the variances outlined below.
>
> Sincerely,

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.

RECEIVED
MAR 25 2013
City of Las Vegas
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

RECEIVED
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**

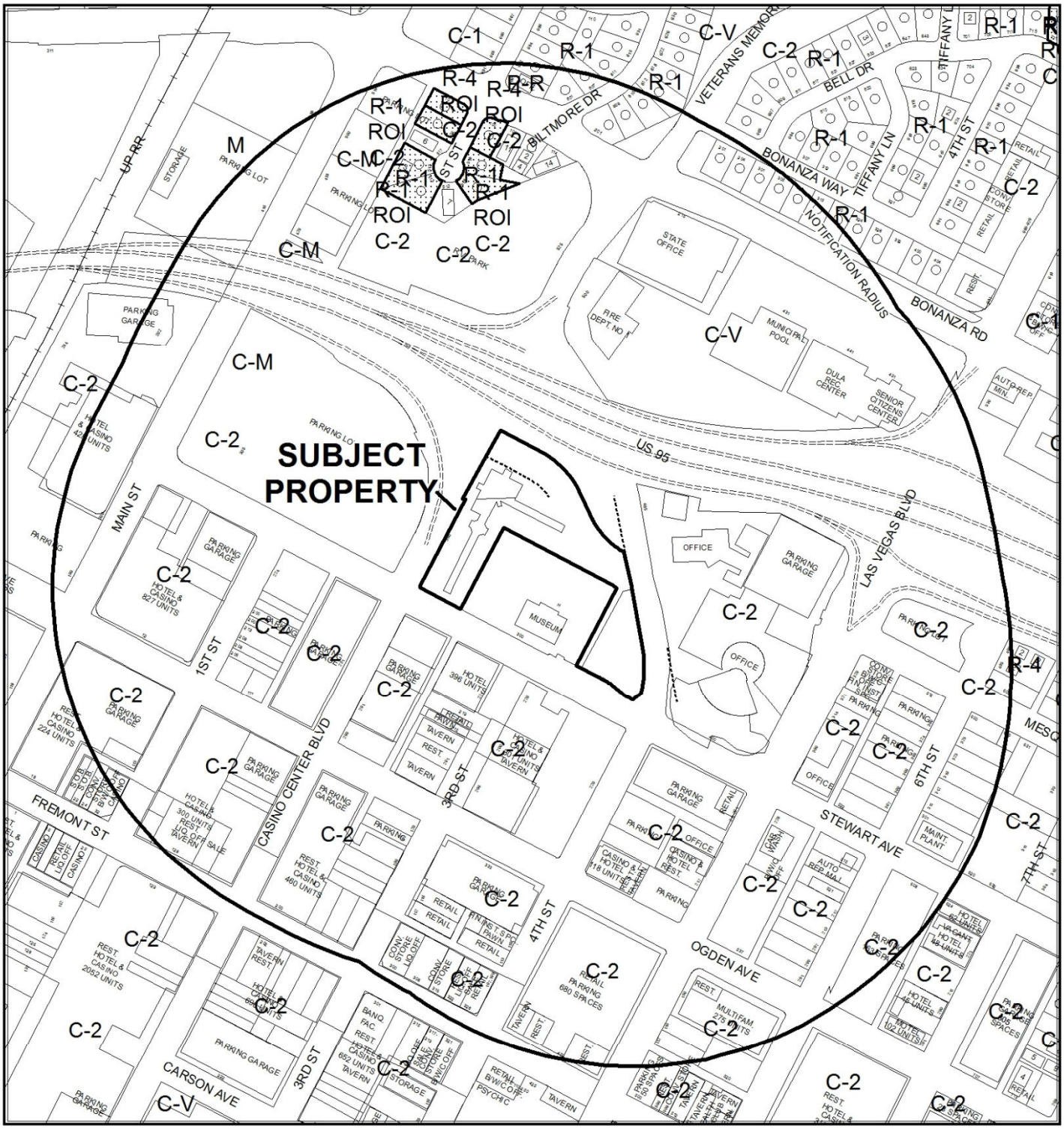
SUBJECT:
SDR-48856 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 104,000 SQUARE-FOOT SHOPPING CENTER WITH A SIX-LEVEL PARKING GARAGE on 3.46 acres at 300 North 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:

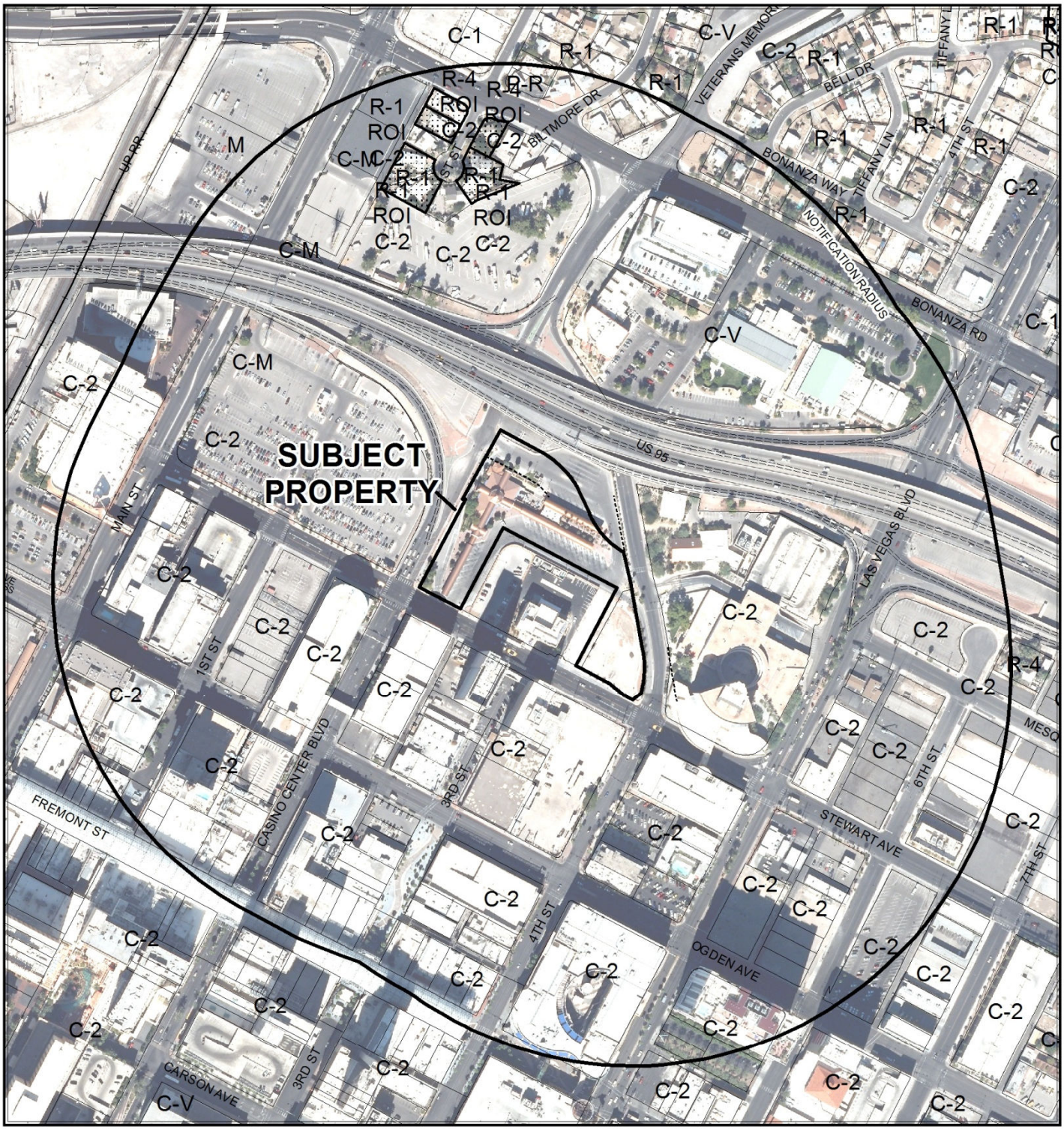
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-48856	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-48856 CONDITIONS

Planning

1. The previous Site Development Plan Review approval (SDR-42987) on a portion of this site shall be expunged upon final approval of this request.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/15/13, and the color and materials board date stamped 03/28/13, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All proposed signage shall be reviewed and approved by the Downtown Design Review Committee prior to the issuance of sign permits. All new signs requiring a Variance shall also be reviewed by the Planning Commission.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Provide five (5) additional date palms along Casino Center Boulevard adjacent to Building 1 as required by the Downtown Centennial Plan. All date palms along Casino Center Boulevard and 4th Street shall be located within an amenity zone that allows for an unobstructed 10-foot sidewalk adjacent to the building.

8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

11. Dedicate a 10-foot radius on the northeast corner of Stewart Avenue and Casino Center Boulevard, unless otherwise allowed by the City Engineer, prior to the issuance of any permits.

12. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Downtown Centennial Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site

13. A Petition of Vacation to vacate the existing dedicated bus turnout on Stewart Avenue shall be submitted and acted upon prior to the submittal of construction drawings, the issuance of any building permits, or the recordation of a map for this site, whichever may occur first. If the Petition of Vacation is not approved, this Site Plan shall be void and a new Site Plan shall be submitted respecting the existing dedication.

14. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. Submit an Encroachment Agreement for landscaping and private improvements in the public right-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of -way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Casino Center/4th Street Improvement Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

17. Abandon any existing sewer mains in 4th Street that will not be utilized with this project concurrent with onsite development.

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required with SDR-48857 may be used to satisfy this condition, if it includes this development.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first.

Staff Report Page One
May 14, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a pedestrian-oriented retail and conference center complex consisting of three new buildings surrounding the historic U.S. Post Office building (informally referred to as the Mob Museum) between U.S. 95 and Stewart Avenue. The subject site consists of two land parcels: the western parcel is currently developed with a former Transit Passenger Facility, while the east parcel is undeveloped. Proposed Buildings 1 and 2 will contain 64,000 square feet of retail and restaurant uses and a covered courtyard area, while Building 3 will contain 16,000 square feet of retail on the ground floor and 24,000 square feet of conference facilities on the second level. A new six-story parking structure is proposed along Casino Center Boulevard to the north of Building 1, which will accommodate vehicles on Levels 2 through 7. Surface parking for employees will be provided on Level 1. A portion of the parking garage is intended to supplement parking demand for the offsite conference facilities proposed across Stewart Avenue at 220 North Casino Center Boulevard (SDR-48857).

Future development of a plaza area around the perimeter of the adjacent Mob Museum parcel is planned, but is not part of this request and is subject to change.

The proposal is in conformance with Downtown Centennial Plan requirements, is compatible with surrounding development and will provide retail opportunities in Downtown. Staff therefore recommends approval with conditions. If denied, a modified design and a new Site Development Plan Review would have to be submitted under separate review.

ISSUES

- The previous land use entitlement (SDR-42987) for this site will be expunged upon final approval of this Site Development Plan Review (SDR-48856) request.
- No waivers are requested; however, several deficiencies in the submitted plans pertaining to the streetscape standards are addressed through a condition of approval.
- All proposed signage will require a separate review and approval by the Downtown Design Review Committee prior to the issuance of permits for signage.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/12/85	The Planning Commission approved a request for a Civic Review (CV-0002-85) for the purpose of establishing a Transit Passenger Facility (Downtown Transportation Center) on property generally located at Mesquite Avenue and Casino Center Boulevard. Staff recommended approval.
09/25/97	Department of Planning staff approved a Minor Site Development Plan Review (SD-0016-97) for a proposed 2,581 square-foot expansion of the existing 9,300 square-foot Downtown Transportation Center at 300 North Casino Center Boulevard.
11/17/10	The City Council approved a General Plan Amendment (GPA-39192) to change the land use designation of the subject site (APNs 139-34-501-004 and 008) from PF (Public Facilities) to MXU (Mixed Use) as part of a larger request on the south side of U.S. 95, east of Casino Center Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-39193) from C-V (Civic) to C-2 (General Commercial) on 4.07 acres located south of U.S. 95, east of Casino Center Boulevard. The Planning Commission and staff recommended approval.
01/18/12	The City Council approved a Site Development Plan Review (SDR-42987) for a proposed retail area and plaza on 2.83 acres at 300 North Casino Center Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/01/47	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1987	The Downtown Transportation Center was constructed at 300 North Casino Center Boulevard.
11/12/98	A building permit (#98022323) was issued for a 7,076 square-foot remodel of the Downtown Transportation Center at 300 North Casino Center Boulevard. A final inspection was approved on 09/09/99.

Pre-Application Meeting	
03/21/13	A pre-application meeting was held with the applicant, where requirements for submittal of two separate Site Development Plan Review applications were discussed. Two applications were deemed necessary, as each site is subject to different code standards. As the sites are located within the Downtown Centennial Plan Overlay District, many of the Title 19 standards, such as for parking and perimeter landscaping, are not automatically applied. The Historic Preservation Committee must review the portion of the proposal that encroaches into the Mob Museum parcel. As that site is operated by the National Park Service, the two entities will need to coordinate any development on this parcel.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/03/13	The east portion of the subject site is not developed. The west portion of the site contains a single-story building and structures previously used as a Transit Facility for bus transportation but which are currently vacant.

Details of Application Request	
Site Area	
Net Acres	3.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Transit Passenger Facility	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped		
North	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Parking Facility	C (Commercial)	C-2 (General Commercial)
	Hotel/Casino		
	Museum	PF (Public Facilities)	C-V (Civic)
East	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
West	Hotel/Casino (ancillary parking lot)	C (Commercial)	C-2 (General Commercial)

	Museum	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Downtown Gateway District)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Live/Work Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Cultural Corridor Trail)	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks: Front	70% of first story façade to align along property line, including plazas	Bldgs 1 and 3 aligned along front property line (Bldg 2 has no frontage)	Y
Side	None	0 feet	Y
Corner Side	70% of first story façade to align along property line, including plazas	Bldgs 1 and 3 aligned along corner side property lines (Bldg 2 has no frontage)	Y
Rear	None	29 feet	Y
Max. Building Height	N/A	80 feet	N/A
Service Areas	Located away from frontage lines	Located at rear of Bldgs 1 and 3	Y
Mech. Equipment	Screened	Screened	Y
Utilities	Underground	Not provided	N

Pursuant to the Downtown Centennial Plan, the following standards apply:

Landscaping and Open Space Standards			
Standards	***Required***	***Provided***	***Compliance***
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	0 Feet	0 Feet	Y
• South	0 Feet	0 Feet	Y
• East	0 Feet	0 Feet	Y
• West	10 Feet at parking structure	10 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Stewart Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y
Casino Center Blvd.	Major Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to the Downtown Centennial Plan, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Min. sidewalk width	10 feet	10 feet along Casino Center Blvd.	Y
		5 feet along Stewart Ave.	N
		10 feet along 4th St.	Y
Min. amenity zone width	5 feet	5 feet along Casino Center Blvd.	Y
		5 feet along Stewart Ave.	Y
		5 feet along 4th St.	Y
North-South streets (Major)	Deglet-Noor date palms or similar palms (25' BTH) at 30' intervals 11 trees along 4th Street 12 trees along Casino Center Blvd.	(11) Deglet-Noor date palms or similar (25' BTH) along 4th Street (7) Deglet-Noor date palms or similar (25' BTH) along Casino Center Blvd.	N

East-West streets	36" box drought-tolerant shade trees at 15-20' intervals 13 trees along Stewart Ave.	(14) 36" box Southern Live Oak along Stewart Ave.	Y
Right-of-way improvements	Light fixtures, trash receptacles, benches, tree wells	Only tree wells indicated	N

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	104,000 SF	1 space per 250 SF GFA	416				
TOTAL SPACES REQUIRED			416		473		N/A
Regular and Handicap Spaces Required			407	9	459	14	Y
Loading Spaces	104,000 SF	3 spaces, plus 1 additional per 100,000 SF over 50,000 SF	5		8		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking and loading requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

The subject site is located within the Downtown Gateway sub-district of the Downtown Centennial Plan Overlay District. Pursuant to Title 19.10.110, the standard parking, landscaping, building height, lot coverage and setback requirements are not automatically applied. Additional standards specific to the Downtown Gateway District are required, including those for setbacks, streetscape, utilities, parking structures and signage. It is the applicant's intent to conform to these requirements; conditions of approval have been added to address several deficiencies in the plans as they relate to the standards.

The Cultural Corridor Trail is designated by the Downtown Centennial Plan adjacent to this site along Stewart Avenue and Casino Center Boulevard. Conformance to the Downtown Gateway streetscape requirements will satisfy the requirements for the trail.

The proposed development is subject to and meets the requirements of the Airport Overlay District.

Existing conditions in the Stewart Avenue right-of-way include a five-foot sidewalk with a five-foot amenity zone containing trees planted along the eastern parcel. Because the proposed development does not encompass more than 50 percent of the block's frontage, any required streetscape improvements that are not proposed at this time will require a Covenant Running with Land Agreement for their future installation. This includes the addition of five feet of sidewalk area along Stewart Avenue and a possible pedestrian easement. Street furniture, lighting and utility requirements may also be deferred through a covenant.

The Downtown Centennial Plan requires five additional date palms to be added along Casino Center Boulevard adjacent to Building 1. By condition of approval, the landscape plan submitted for building permit must include these additional trees. Furthermore, the trees must be aligned within the amenity zone such that 10 feet of unobstructed sidewalk is provided between the trees and the proposed building.

The site is overparked, based on the proposed commercial uses. Although the proposed development is expected to generate some pedestrian traffic, it is designed primarily to accommodate auto traffic and provide overflow parking for additional conference facilities proposed by the applicant at 220 North Casino Center Boulevard (SDR-48857).

This project is deemed a Project of Significant Impact pursuant to Title 19.16.010(E), as it is expected to generate over 3,000 new vehicle trips per day on Stewart Avenue, Casino Center Boulevard and 4th Street. A Development Impact Notice and Assessment (DINA) of the possible impacts of the development to resources was circulated among various city departments and regional agencies for comment. No comments were received pertaining to this project. If this project is completed, the abutting streets will remain well below capacity based on a standard trip generation method.

The submitted plans indicate areas for future signage, which is not part of this review. All proposed signage will require review and approval by the Downtown Design Review Committee prior to the issuance of permits for signage. Any proposed signage determined not to be in conformance with Title 19.08 standards will also require a variance and a public hearing. Off-premise signage, if proposed, will require a Special Use Permit, subject to conformance with distance separation requirements.

The proposed project fulfills Policy 1.3.2 of the Las Vegas 2020 Master Plan for reurbanization of the Downtown Area, specifically that "new retail and service commercial development be encouraged within Downtown to serve the emerging housing market. In particular, this development should be weighted towards restaurants, retail shops and service businesses intended to serve local residents as well as the tourist market."

The proposed Shopping Center and conference facility is in conformance with Downtown Centennial Plan requirements, is compatible with surrounding development and will provide additional retail opportunities in Downtown. Staff therefore recommends approval with conditions.

FINDINGS (SDR-48856)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The commercial uses proposed on this site are appropriate for the area, which includes primarily large hotels and offices.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is in general conformance to the Downtown Centennial Plan, with the exception of several streetscape elements that are addressed as conditions of approval. This type of community-oriented development is encouraged by the Downtown Centennial Plan. Commercial uses are designated for this site by the General Plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site would be from Stewart Avenue and 4th Street. Circulation is two-way except for the 4th Street entrance. Vehicles may exit onto Casino Center Boulevard (right only) or Stewart Avenue. The proposed layout restricts traffic movements to the perimeter of the site and minimizes conflicts both within the site and with traffic on the adjacent streets.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed stucco, brick and fiberglass materials are similar to those used in other Downtown buildings and area appropriate for this project. Landscape materials conform to the preferred plant list of the Downtown Centennial Plan.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The architectural features of the elevations are intended to be similar in appearance to the proposed façade improvements to the existing Binion's parking garage at 220 North Casino Center Boulevard, with a brick veneer that will also be compatible with the Mob Museum exterior. The elevations will create a pleasing environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to permit review and inspection, thereby ensuring the public's health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 121

APPROVALS 0

PROTESTS 0

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

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.

Notary Public in and for said County and

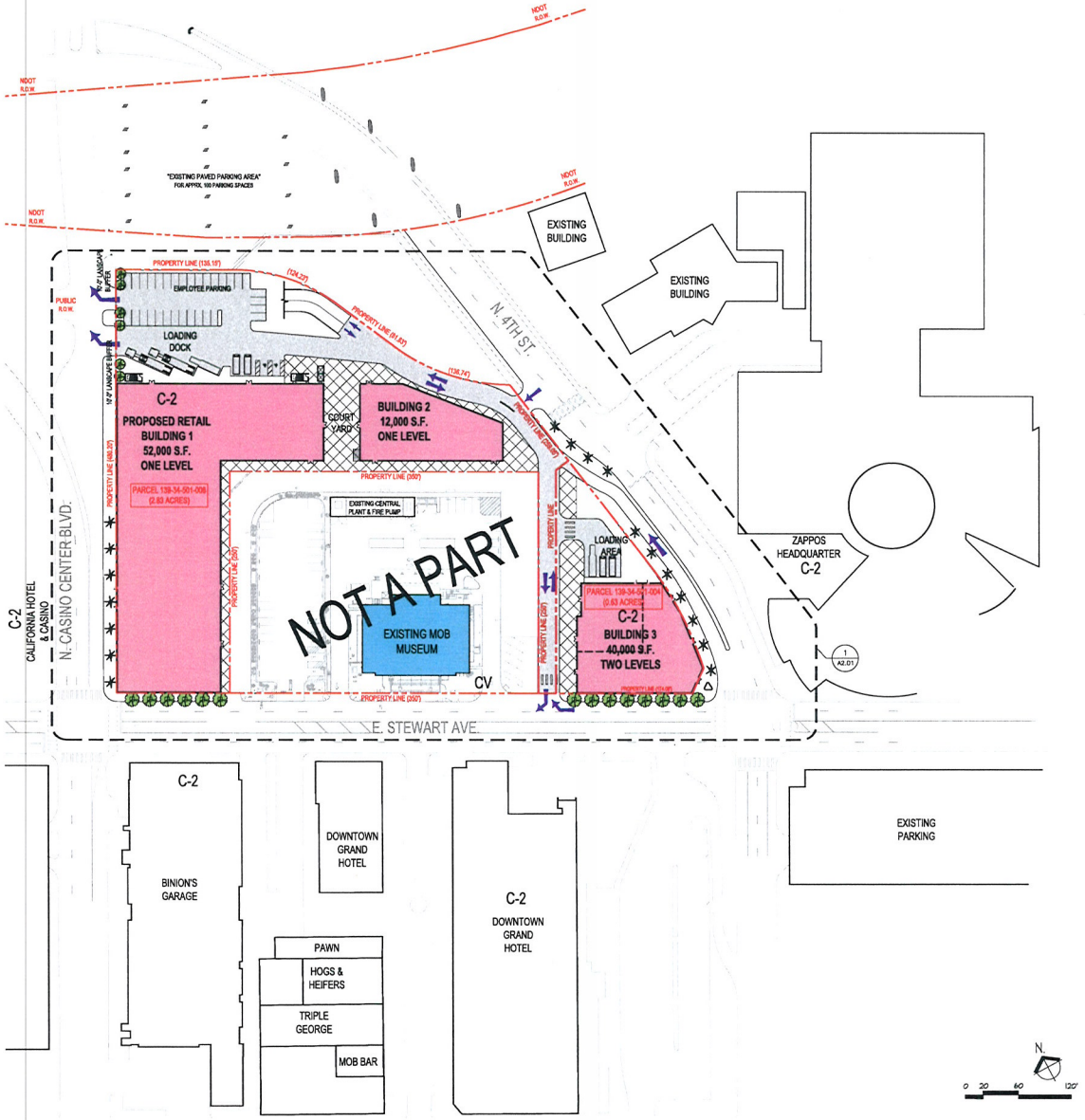
KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-48856
Meeting Date:	5/14/13
Total Fee:	$1030.00
Date Received:*	4/4/13
Received By:	

*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



CONCEPTUAL SITE PLAN

PROJECT DATA

ASSESSORS PARCEL NUMBER (S):		
DT3R:	139-34-501-004	(0.63 ACRES)
	139-34-501-008	(2.83 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	40,000 S.F.
TOTAL DEVELOPMENT	104,000 S.F.

OCCUPANT LOAD

BUILDING 1	1,735 OCCUPANTS
BUILDING 2	400 OCCUPANTS
BUILDING 3	1,727 OCCUPANTS
TOTAL OCCUPANTS	3,862 OCCUPANTS

PARKING ANALYSIS

PARKING REQUIRED FOR LEVEL 1

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

PARKING REQUIRED FOR LEVEL 2

CONFERENCE	= 18,000 S.F.	
18,000 S.F. BANQUET (1 SPACES FOR EVERY 100 S.F.)	= 180 SPACES	
65% PARKING REDUCTION REQUESTED		= 63 SPACES
SUPPORT	= 6,000 S.F.	
6,000 S.F. SUPPORT(1 SPACES FOR EVERY 200 S.F.)		= 30 SPACES
TOTAL PARKING REQUIRED		= 448 REQUIRED SPACES

PARKING PROVIDED

GARAGE PARKING:		
LEVEL 2	=	69 SPACES
LEVELS 3 - 7	=	370 SPACES
SURFACE PARKING:		
SURFACE PARKING	=	34 SPACES
TOTAL PARKING PROVIDED	=	473 SPACES

* 25 ADDITIONAL PARKING SPACES ARE DEDICATED FOR FUTURE DEVELOPMENT

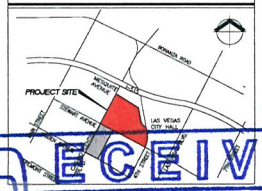
LANDSCAPE REQUIREMENT

SOUTHERN LIVE OAK, 36" BOX AT 20 FT. O.C.

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.)



SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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

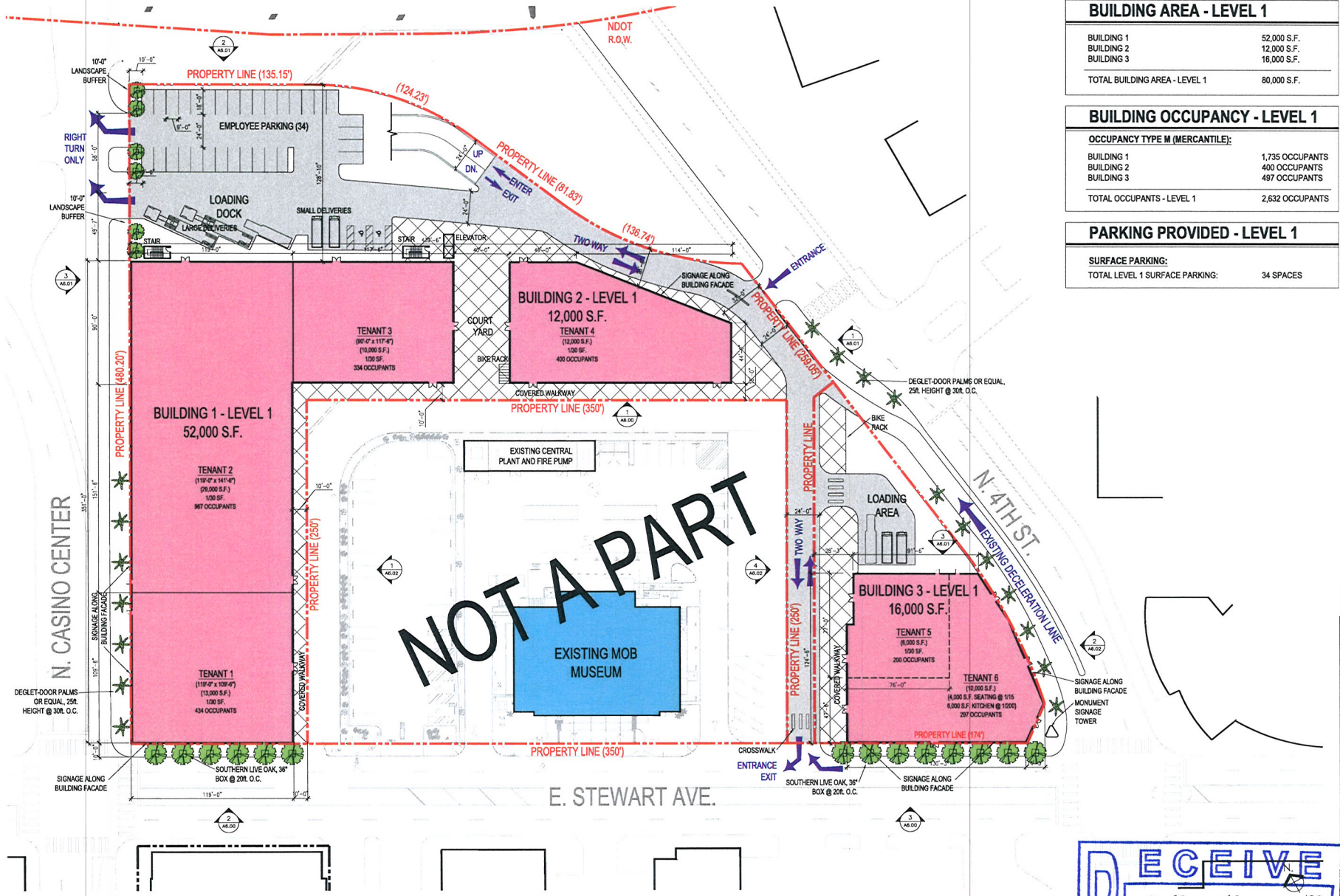
APPROVED

REGISTRATION

COPYRIGHT © 2005
PGAL, LLC
Arizona Austin Boise Reno Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
A1.00



1 LEVEL 1 - FLOOR PLAN

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:	34 SPACES

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

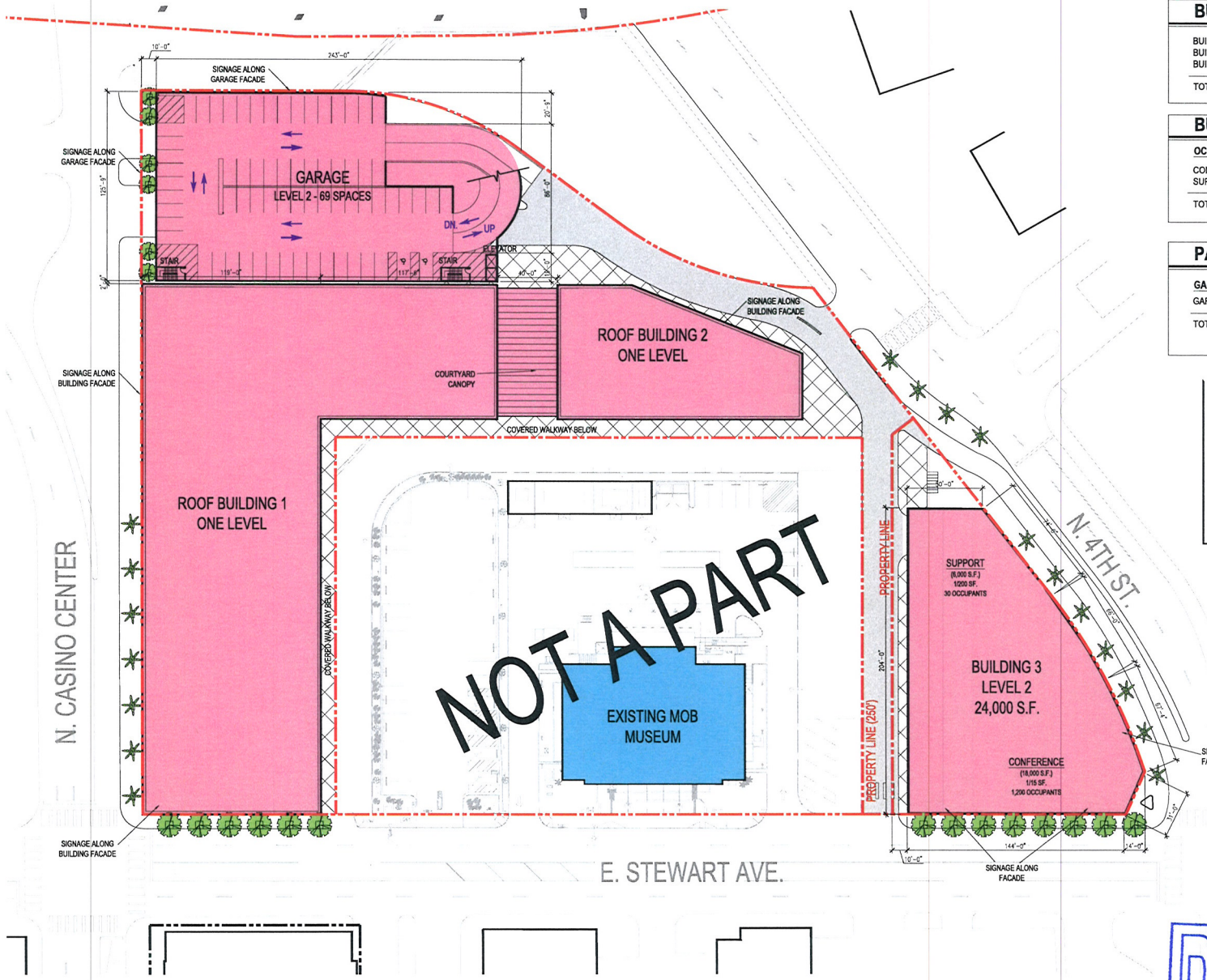
REGISTRATION
COPYRIGHT © 2005

SHEET TITLE
LEVEL 1 - FLOOR PLAN

SHEET NUMBER
A2.01

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

SDR-48856
REVISED



1 LEVEL 2 - FLOOR PLAN

BUILDING AREA - LEVEL 2

BUILDING 1	-
BUILDING 2	-
BUILDING 3	24,000 S.F.
TOTAL BUILDING AREA - LEVEL 2	24,000 S.F.

BUILDING OCCUPANCY - LEVEL 2

OCCUPANCY TYPE A2 (ASSEMBLY):

CONFERENCE	1,200 OCCUPANTS
SUPPORT	30 OCCUPANTS
TOTAL OCCUPANTS - LEVEL 2	1,230 OCCUPANTS

PARKING PROVIDED - LEVEL 2

GARAGE PARKING:

GARAGE LEVEL 2	69 SPACES
TOTAL LEVEL 2 GARAGE PARKING	69 SPACES

SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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

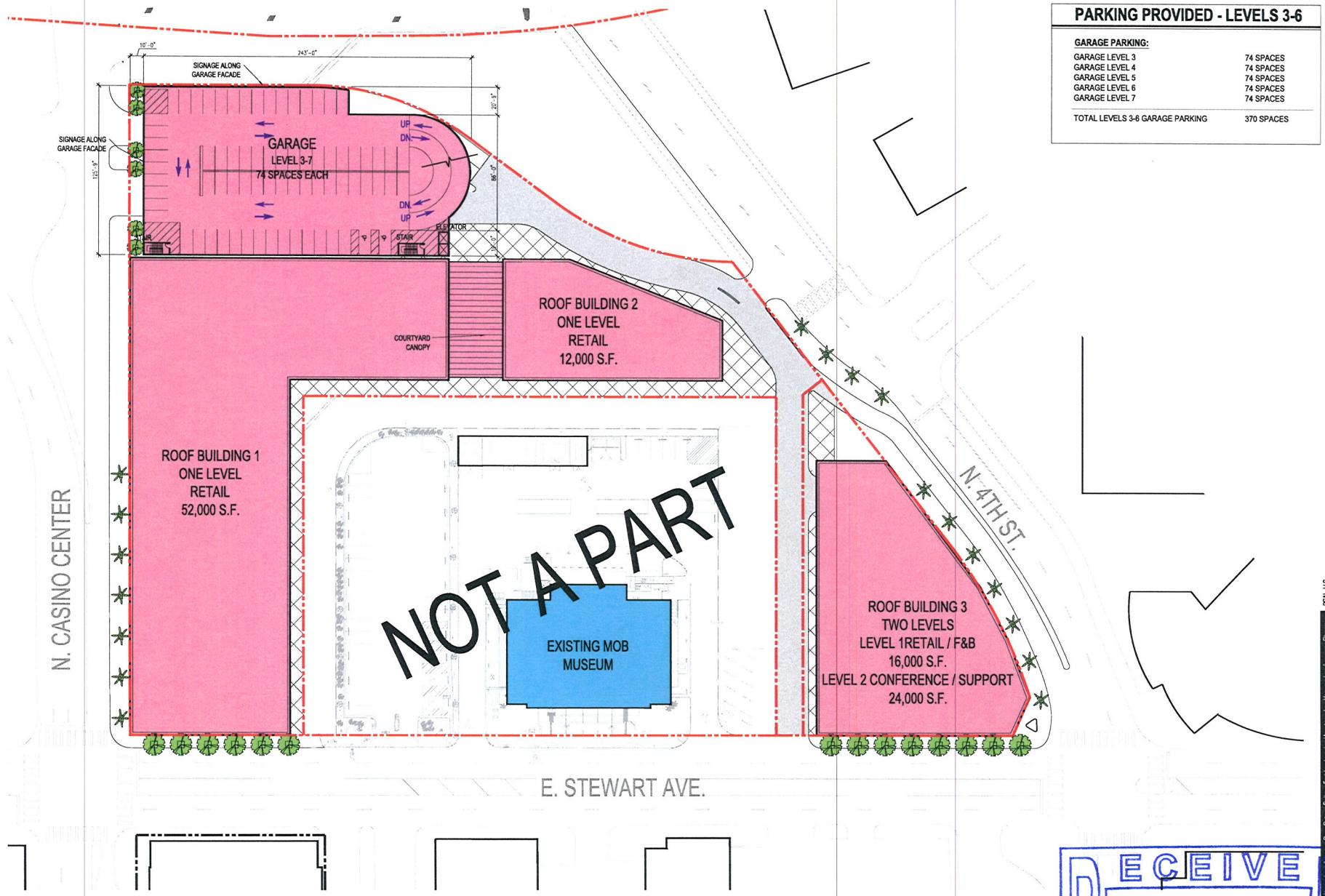
APPROVED

REGISTRATION

COPYRIGHT © 2005 PGAL, LLC

SHEET TITLE
LEVEL 2 - FLOOR PLAN

SHEET NUMBER
A2.02



1 LEVELS 3-6 - FLOOR PLAN

PARKING PROVIDED - LEVELS 3-6

GARAGE PARKING:	
GARAGE LEVEL 3	74 SPACES
GARAGE LEVEL 4	74 SPACES
GARAGE LEVEL 5	74 SPACES
GARAGE LEVEL 6	74 SPACES
GARAGE LEVEL 7	74 SPACES
TOTAL LEVELS 3-6 GARAGE PARKING	370 SPACES

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

COPYRIGHT © 2005

SHEET TITLE

LEVELS 3-8 - FLOOR PLAN

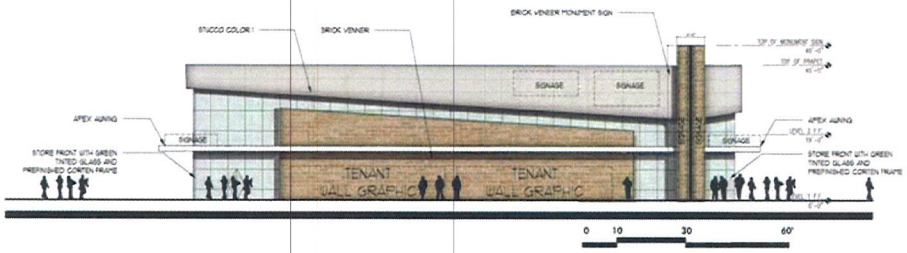
SHEET NUMBER

A2.03

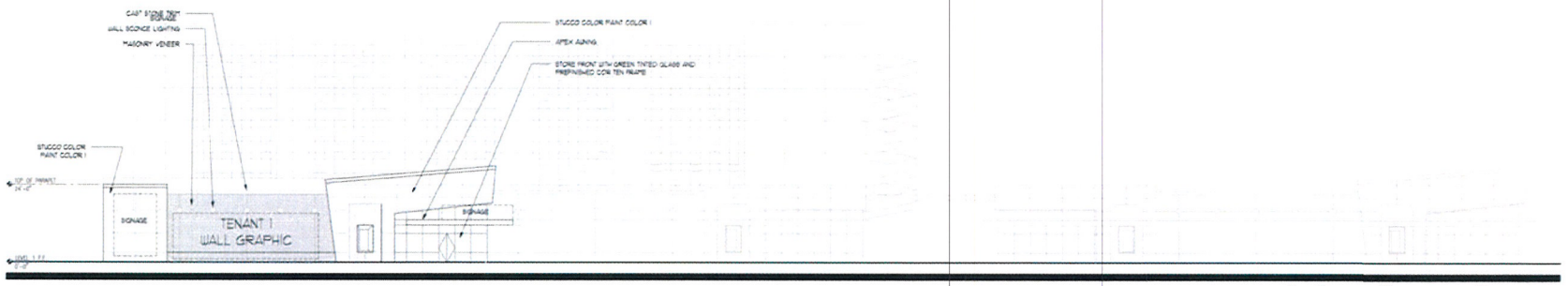
Atlanta Vancouver Atlanta Boca Raton Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix PGAL, LLC

SDR-48856
REVISED

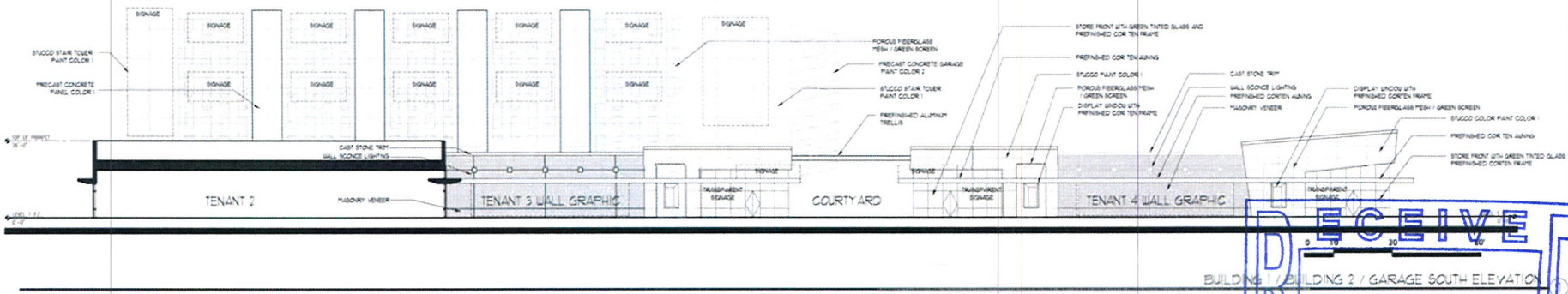
RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning



BUILDING 3 SOUTH ELEVATION (3)



BUILDING 1 SOUTH ELEVATION (2)



BUILDING 1 / BUILDING 2 / GARAGE SOUTH ELEVATION (1)

SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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

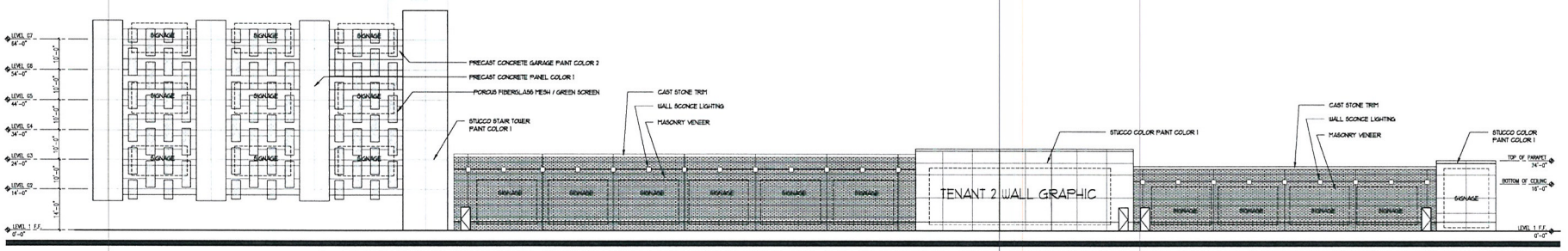
REGISTRATION

COPYRIGHT © 2005

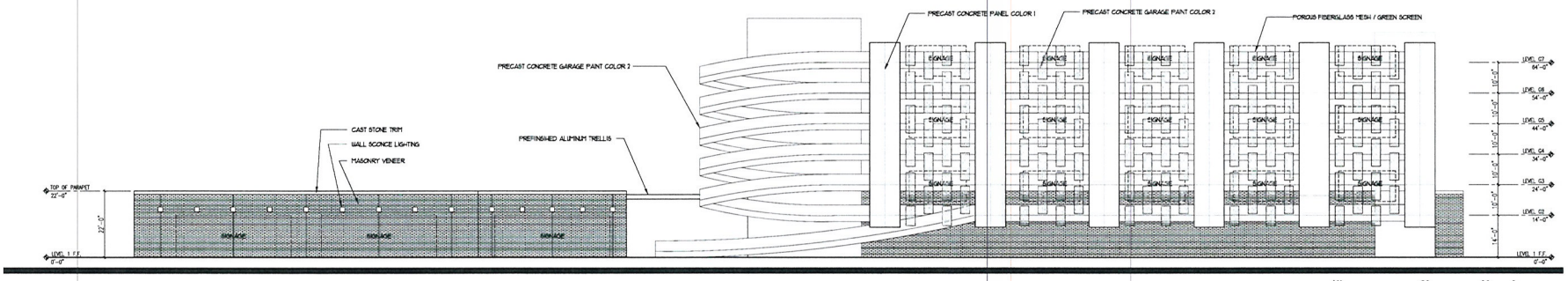
SHEET TITLE
BUILDING 1 / BUILDING 2 / BUILDING 3 / GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER
A6.00

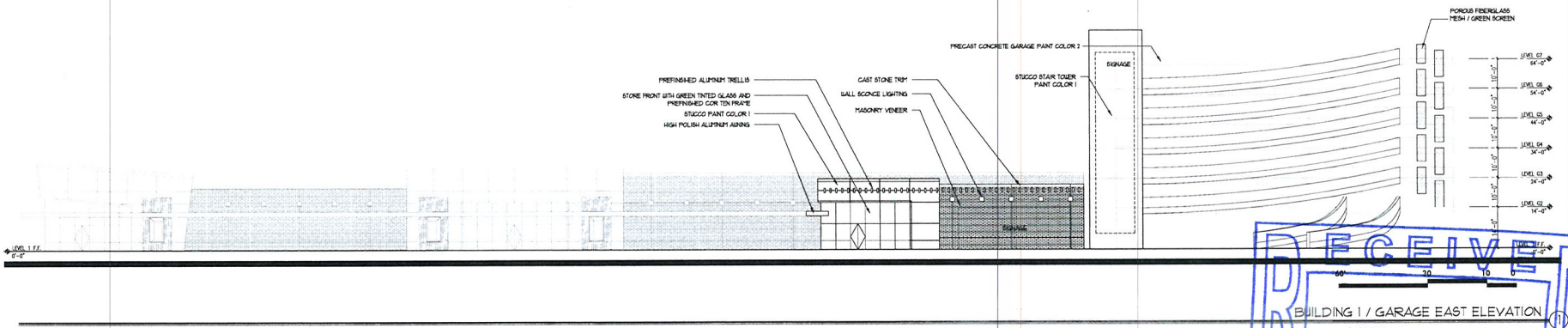
Jacksonville | Detroit | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC



BUILDING 1 / GARAGE WEST ELEVATION (3)



BUILDING 2 / GARAGE NORTH ELEVATION (2)



BUILDING 1 / GARAGE EAST ELEVATION (1)

SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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

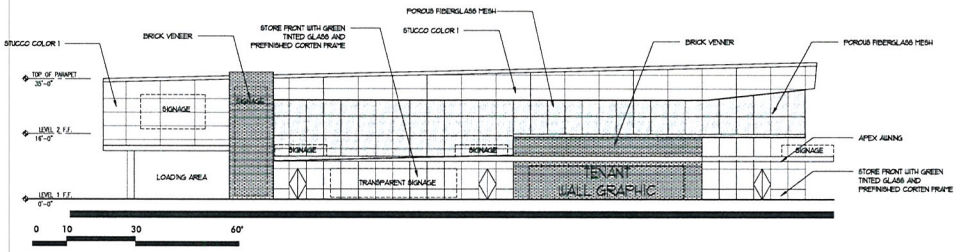
APPROVED

REGISTRATION

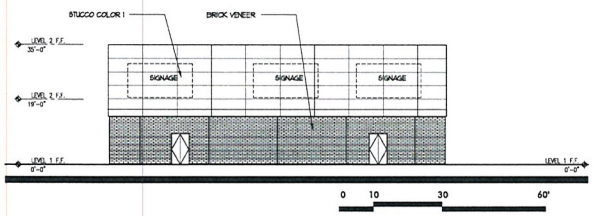
COPYRIGHT © 2006
PGAL, LLC
Albuquerque | Austin | Boise | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix

SHEET TITLE
BUILDING 1 / BUILDING 2 / GARAGE
EXTERIOR ELEVATIONS

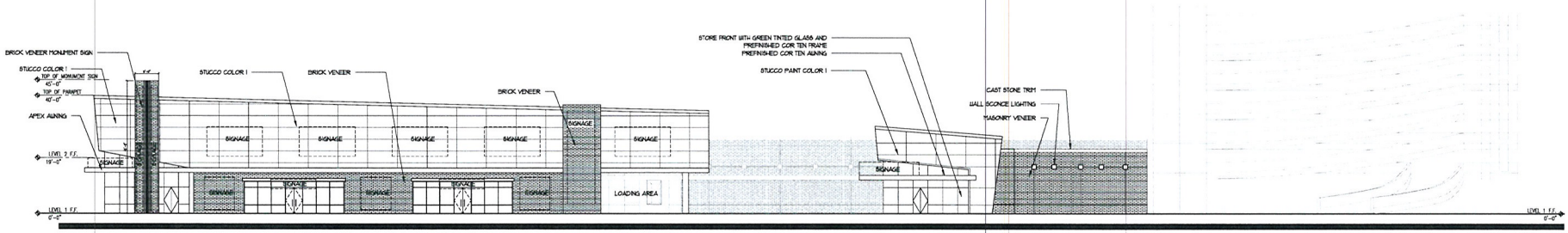
SHEET NUMBER
A6.01



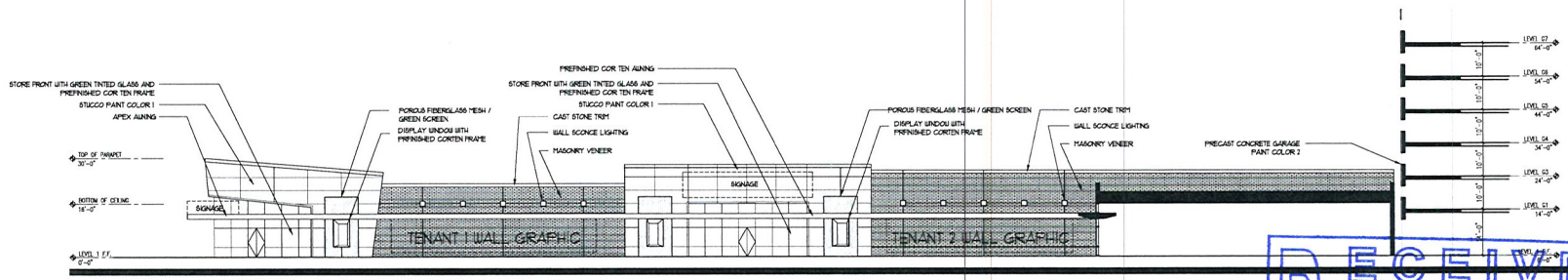
BUILDING 3 WEST ELEVATION (4)



BUILDING 3 NORTH ELEVATION (3)



BUILDING 2 / BUILDING 3 EAST ELEVATION (2)



BUILDING 1 EAST ELEVATION (1)

SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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

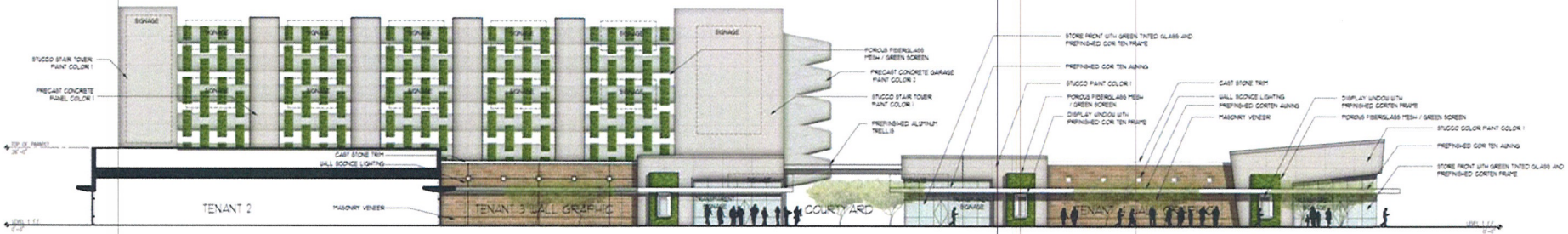
APPROVED

REGISTRATION

COPYRIGHT © 2006 PGAL LLC

SHEET TITLE
BUILDING 1 / BUILDING 2 / BUILDING 3 EXTERIOR ELEVATIONS

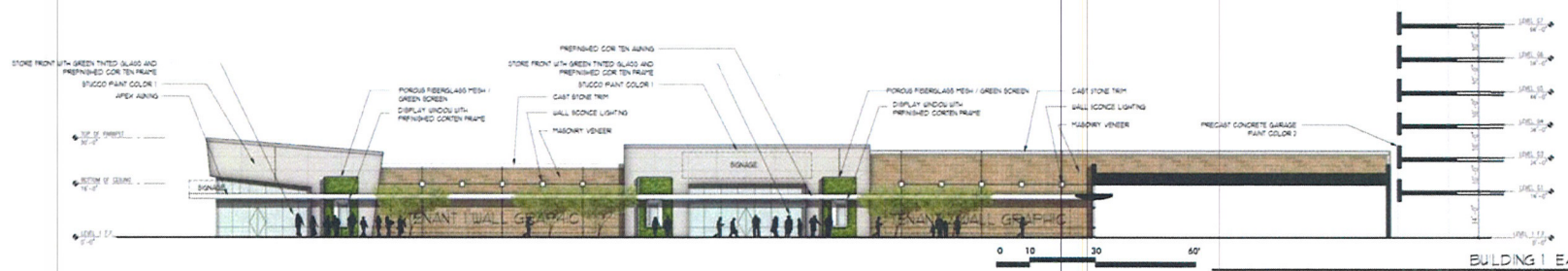
SHEET NUMBER
A6.02



BUILDING 142 SOUTH ELEVATION / GARAGE (4)



BUILDING 1 SOUTH ELEVATION (2)



BUILDING 1 EAST ELEVATION (3)



BUILDING 1 / GARAGE 1 WEST ELEVATION (1)

SDR-48856
REVISED

RECEIVED
APR 15 2013
City of Las Vegas
Department of Planning

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
COPYRIGHT © 2005

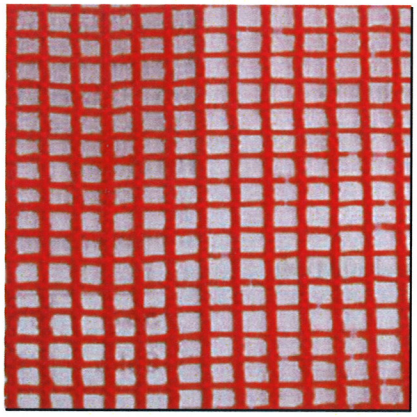
SHEET TITLE
RENDERED ELEVATIONS

SHEET NUMBER
A6.03

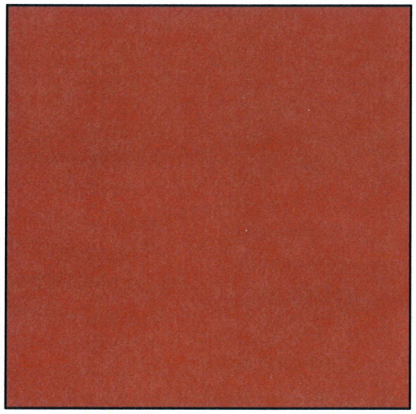
Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL, LLC

STUCCO -01

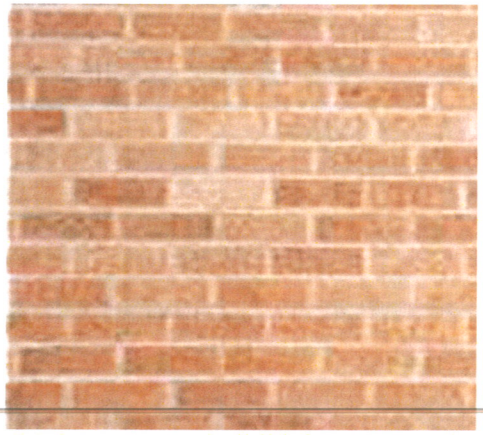
STUCCO - 02



FIBERGLASS MESH SCREEN



STOREFRONT COLOR



BRICK VENEER

RECEIVED

MAR 28 2013

COLOR BOARD

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

COPYRIGHT © 2005

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
REVISED

RECEIVED
APR 15 2013
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

RECEIVED
APR 15 2013
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**

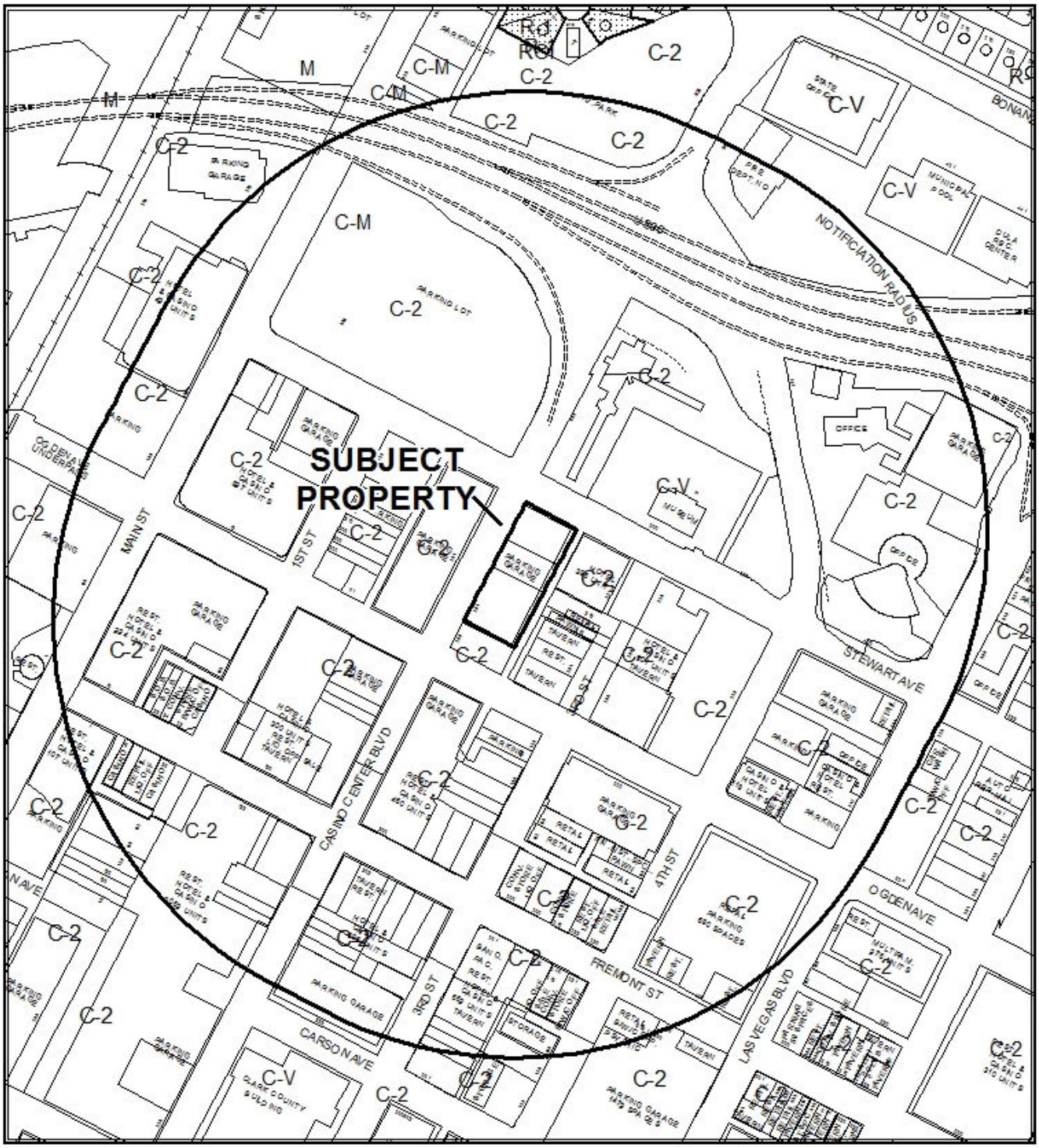
SUBJECT:
SDR-48857 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF THE GROUND LEVEL OF AN EXISTING SEVEN-LEVEL PARKING GARAGE TO 15,400 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). 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



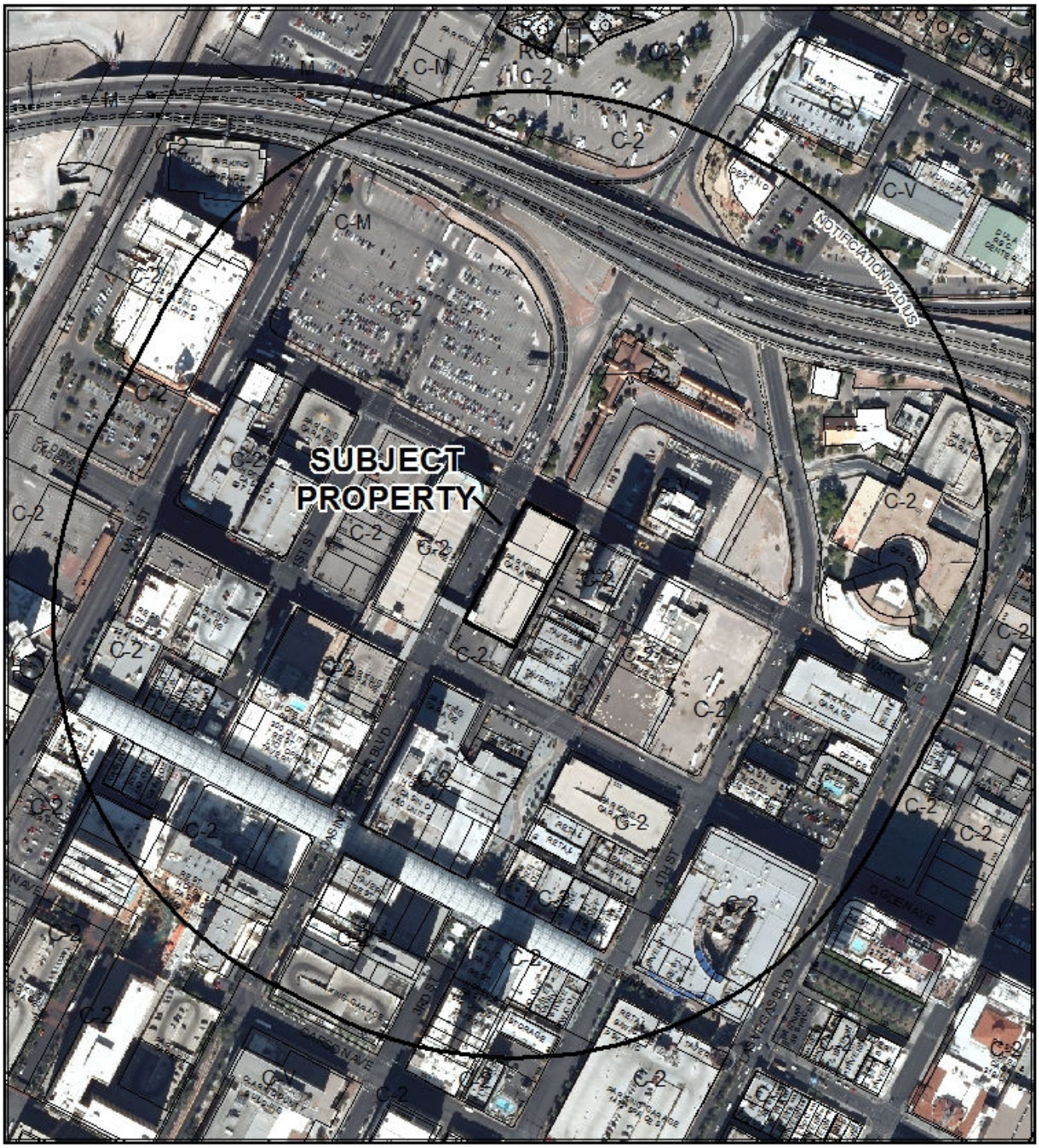
0 200 400 Feet

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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-48857	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-48857 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/28/13, except as amended by conditions herein.

3. A Waiver from Downtown Centennial Plan Subsection VII.B.5(g) is hereby approved, to allow no façade changes on the north, west and south elevations of the subject building where new architectural details are to be carried on all sides of a building.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. Any future signage proposed for this development is subject to Downtown Design Review Committee (DDRC) review and approval prior to issuance of sign permits.

8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

11. Unless otherwise allowed by the City Engineer, dedicate a 10-foot radius on the southeast corner of Stewart Avenue and Casino Center Boulevard prior to the issuance of any permits.

12. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. This site must be designed so that grease interceptors are completely on private property. Grease interceptors are not allowed in the public right-of-way or alleys adjacent to this site.

15. Submit an Encroachment Agreement for landscaping and private improvements in the public right-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property

encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Casino Center/4th Street Improvement Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required with SDR-48856 may be combined with this condition.

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

19. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Downtown Centennial Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required with SDR-48856 may be used to satisfy this condition, if it includes this development.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to convert a portion of the ground floor of an existing seven-level parking garage into 15,400 square feet of conference space, 14,034 square feet of support area for the conference space (reception, kitchen and storage) and 7,750 square feet of restaurant or retail space. Parking would remain on Levels 2 through 7, and the building would retain its original footprint. The hotel associated with this garage is no longer in operation; the garage is currently being used for paid monthly parking. As part of this proposal, the east façade of the garage would be altered at the ground level to feature six storefronts with an intervening brick exterior. The north, south elevations would remain unchanged, while a new building entry would be added to the west elevation.

As the proposal would support the City's ongoing redevelopment efforts in the Downtown area and provide additional amenities for downtown residents, employees and tourists, staff recommends approval with conditions. If denied, a modified design and a new Site Development Plan Review would have to be submitted for separate review.

ISSUES

- A Waiver from the Downtown Centennial Plan Architectural Design Standards is requested to allow no façade changes on the north, west and south exterior elevations of the existing building where proposed architectural details are to be carried on all sides of a building. As the primary access to the proposed services will be from the east elevation, staff supports the request.
- As it is located within the Downtown Centennial Plan Overlay District and no net increase in floor area of the existing building is proposed, the site is not subject to the specific streetscape, landscape or utility requirements of the Downtown Centennial Plan.
- Any future signage proposed for this development is subject to Downtown Design Review Committee (DDRC) review and approval prior to issuance of sign permits. Standards vary based upon the location of the building relative to the Downtown Casino Overlay District Special Signage Area.
- The proposed renovation site is composed of 13 platted lots that must be combined as part of a separate mapping action. The map, required as a condition of approval, must be recorded prior to issuance of any building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/16/64	The City Council approved a Rezoning (Z-0100-64) of approximately 230 acres generally located on property bounded by Main Street on the west, Bonanza Road on the north, Las Vegas Boulevard on the east and Charleston Boulevard on the south, from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial).

Most Recent Change of Ownership	
11/03/78	A deed was recorded for a change in ownership on APN 139-34-510-002.
01/14/11	A deed was recorded for a change in ownership on APNs 139-34-510-001 and 003.

Related Building Permits/Business Licenses	
c. 1980	The existing building was constructed at 200 North Casino Center Boulevard.

Pre-Application Meeting	
03/21/13	A pre-application meeting was held with the applicant, where requirements for submittal of two separate Site Development Plan Review applications were discussed. Two applications were deemed necessary, as each site is subject to different code standards. As the sites are located within the Downtown Centennial Plan Overlay District, many of the Title 19 standards, such as for parking and perimeter landscaping, are not automatically applied. The Historic Preservation Committee must review the proposal for the Mob Museum Parcel. As the Binion's garage remodel is classified as an interior improvement and façade rehabilitation, no additional streetscape or undergrounding of utilities is required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/03/13	The subject site contains an existing seven-level parking garage that is still in operation. A sign on the west side of the structure indicates that only monthly parking by permit is allowed. The building is flush with the sidewalks of the adjacent streets except along portions of the west elevation. Above-ground electrical transmission lines are located in the Stewart Avenue right-of-way to the north of the existing building.

Details of Application Request	
Site Area	
Net Acres	1.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Facility	C (Commercial)	C-2 (General Commercial)
North	Transit Passenger Facility	C (Commercial)	C-2 (General Commercial)
South	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
East	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
West	Hotel/Casino	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
DCP-O (Downtown Centennial Plan Overlay District) - Downtown Gateway District	Y
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Stewart Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y
Casino Center Blvd.	Major Collector	Master Plan of Streets	80	Y

		and Highways Map		

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	15,400 SF	1 space per 300 SF GFA	52				
General Retail	14,034 SF	1 space per 250 SF GFA	57				
Restaurant	7,750 SF	1 space per 50 SF seating/ waiting, plus 1 space per 200 SF remaining GFA	84				
Parking Facility	N/A	1 per employee on largest shift	1				
TOTAL SPACES REQUIRED			194		654		Y
Regular and Handicap Spaces Required			188	6	642	12	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
DTCP VII.B.5(g): Architectural details shall be carried on all sides of a building.	Existing architectural details on south, west and north to remain unchanged	Approval

ANALYSIS

The site is located within the Downtown Gateway sub-district of the Downtown Centennial Plan Overlay District. Pursuant to Title 19.10.110, the standard parking, landscaping, building height, lot coverage and setback requirements are not automatically applied. As the proposal only concerns changes to the interior and exterior of an existing building, additional standards specific to the Downtown Gateway District (such as for streetscape) are also not applied. Although the building is located within the Airport Overlay District, no additional height is proposed, and the building will remain in conformance with overlay requirements.

Façade improvements are only proposed for the east elevation, which will serve as the main entryway to the restaurant and conference facilities. Subsection VII.B.5(g) requires architectural details to be carried to all sides of a building; however, in this case, the parking function of the building will still be retained, and therefore staff supports the requested waiver of this standard.

The proposed improvements will displace the existing maintenance and warehouse areas of the garage. The west entrance to the garage and the 654 remaining parking spaces on Levels 2 through 7 will not be affected by the proposal. Additional parking for the proposed uses will be provided offsite in the proposed garage north of the intersection of Stewart Avenue and Casino Center Boulevard. The applicant expects a majority of patrons to this development to come from surrounding Downtown businesses on foot, thereby reducing the parking demand.

The masonry façade proposed for the east elevation contains space for future signage; the signage indicated on the plans is not a part of this review. All proposed signage will require review and approval by the Downtown Design Review Committee prior to the issuance of permits for signage. Any proposed signage determined not to be in conformance with applicable standards will require a public hearing.

As the proposed changes satisfy the intent of the Downtown Centennial Plan requirements and objectives, and the improvements will be compatible with the adjacent uses, staff recommends approval of the site review request with conditions.

FINDINGS (SDR-48857)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The changes to the existing building will not affect the current commercial character of the site or the area, and will revitalize space that is not currently being used for its best purpose.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

With exception of a minor waiver of the Downtown Centennial Plan architectural design standards, the proposal is consistent with the Plan and applicable Title 19 requirements. The proposed reuse development promotes a community-focused urban environment as envisioned by the Downtown Gateway District by providing amenities for visitors, residents and workers in the Downtown area.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to and circulation through the existing garage will remain unchanged on the west side. The façade changes to the east elevation will not affect current access through the adjacent private alley.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials, which include colored masonry blocks, metal canopies and tinted glass on the east elevation, are appropriate for the Downtown area. The only proposed landscape features are onsite and intended to accent the entryway.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed rehabilitated façade on the east elevation will create an inviting appearance for patrons and will be compatible with the adjacent hotel façade.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to permit review and inspection, thereby ensuring the public's health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 192

APPROVALS 0

PROTESTS 0

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

RECEIVED

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

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

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

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

RECEIVED
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

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

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

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

RECEIVED
MAR 28 2013
City of Las Vegas
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:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

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

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* 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

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

RECEIVED

MAR 28 2013

City of Las Vegas
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.

*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

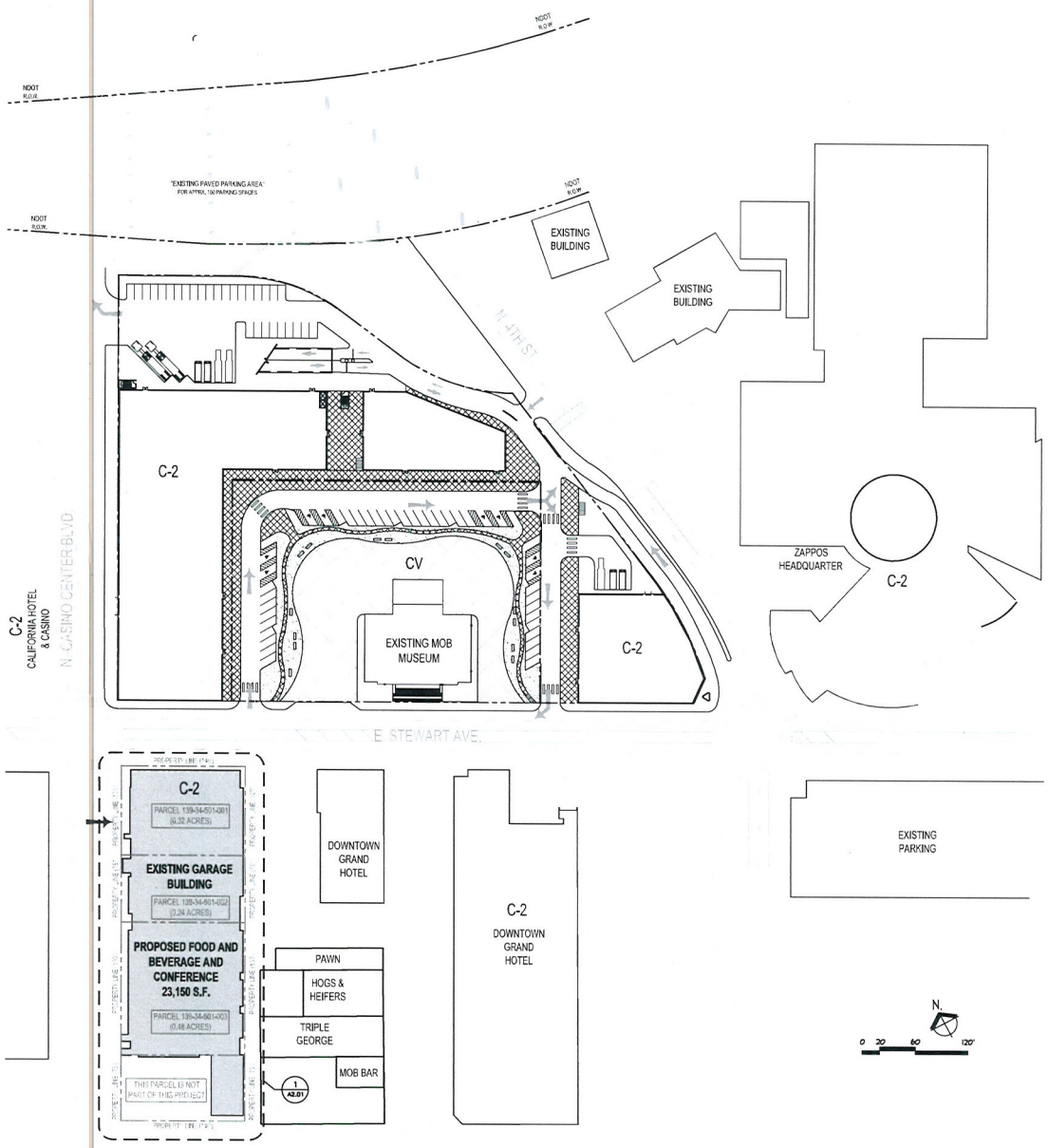
Capacity(ies) Claimed by Signer(s)

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:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907



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

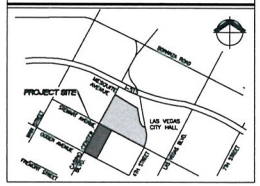
CONFERENCE	1,027 OCCUPANTS
PREP KITCHEN / STRG.	16 OCCUPANTS
RESTAURANT	224 OCCUPANTS
LOBBY / CRUSH SPACE	430 OCCUPANTS
SUPPORT / UTILITY	10 OCCUPANTS
TOTAL OCCUPANTS	1707 OCCUPANTS

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.

RECEIVED
MAR 28 2013

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

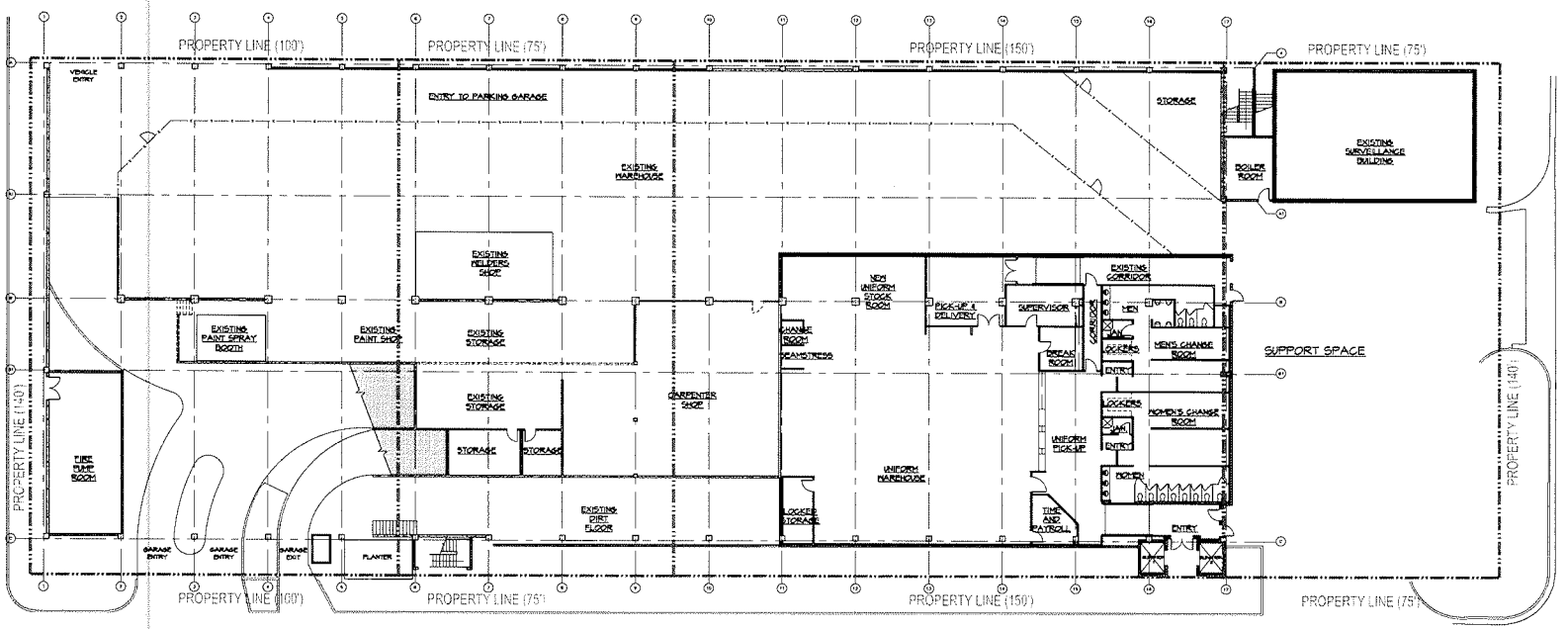
REGISTRATION

COPYRIGHT © 2005

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

RECEIVED
MAR 28 2013

N.

0 10 30 60

① LEVEL 1 - EXISTING FLOOR PLAN

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
(BINIONS)

SUBMITTED

APPROVED

REGISTRATION

COPYRIGHT © 2005

SHEET TITLE

LEVEL 1 - EXISTING FLOOR PLAN

SHEET NUMBER

A2.00

Anaheim Abu Dhabi Beijing Boca Raton Dallas Fort Lauderdale Houston Las Vegas Los Angeles Phoenix PGAL LLC

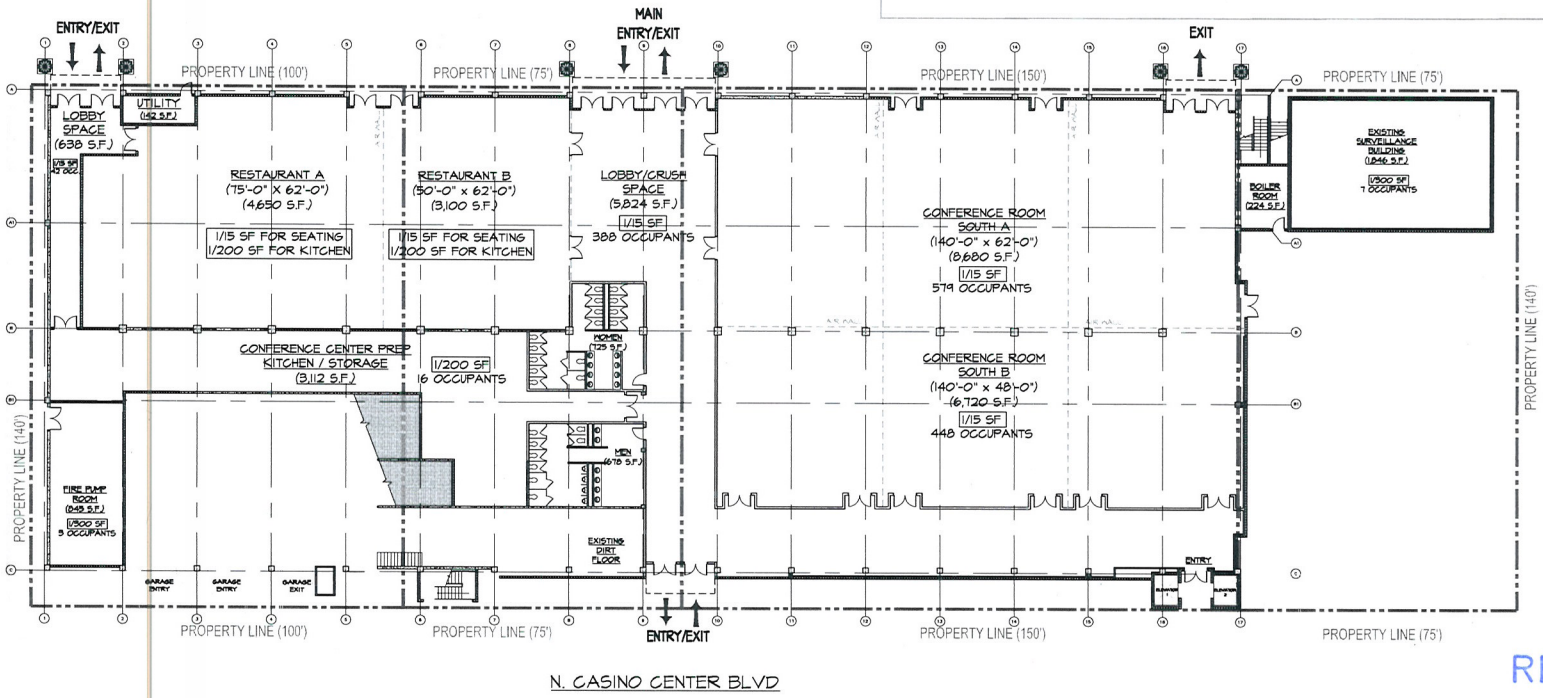
SDR-48857

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

RECEIVED

MAR 28 2013

1 LEVEL 1 - FLOOR PLAN

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

COPYRIGHT © 2005

SHEET TITLE

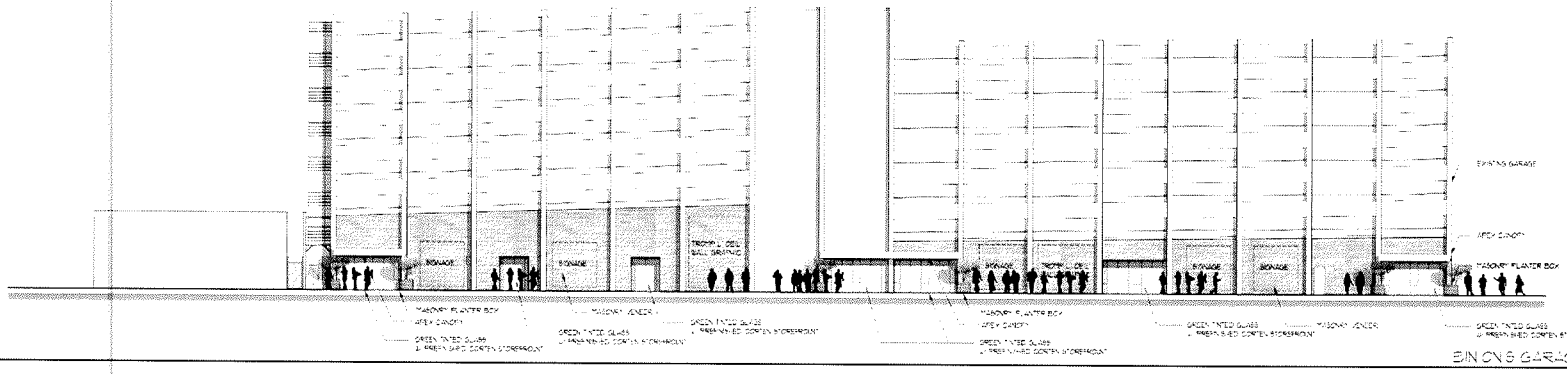
LEVEL 1 - FLOOR PLAN

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)



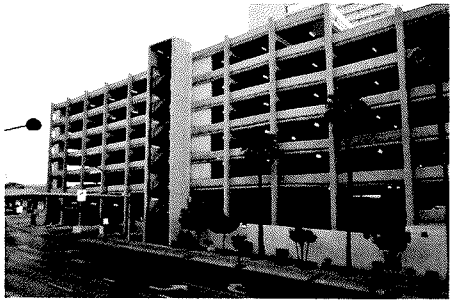


BINION'S GARAGE EXISTING SOUTH ELEVATIONS (2)

RECEIVED

MAR 28 2013







BINION'S GARAGE EXISTING WEST ELEVATIONS

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

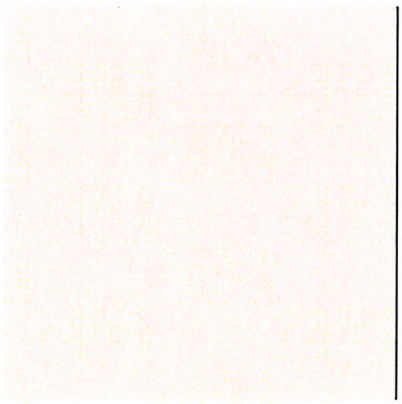
REGISTRATION
COPYRIGHT © 2005

SHEET TITLE
BINION'S GARAGE EXTERIOR ELEVATIONS

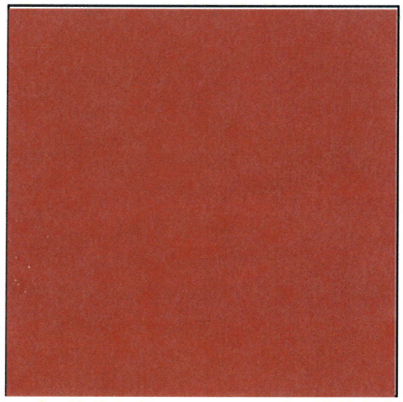
SHEET NUMBER
A6.00

Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix
PGAL LLC

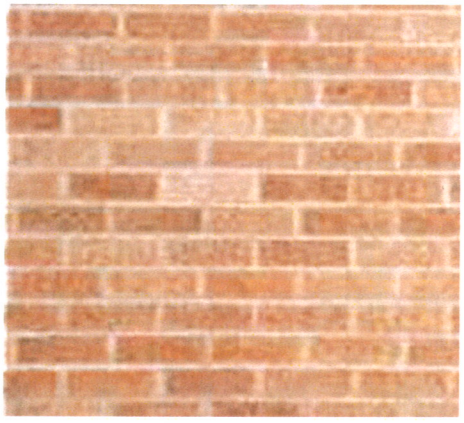
SDR-48857



CANOPY COLOR



STOREFRONT COLOR



BRICK VENEER

COLOR BOARD

RECEIVED
MAR 28 2013

SDR-48857

CIM

OWNER/ DEVELOPER

HFA
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

COPYRIGHT © 2005

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

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

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:
1. Proposed Amendments and Staff Report
2. Abeyance Request submitted by Robert Summerfield

Carman Burney

From: Robert Summerfield
Sent: Monday, April 29, 2013 7:30 AM
To: Peter Lowenstein
Cc: Carman Burney; Flinn Fagg; Andy Reed; Doug Rankin; Nora Lares
Subject: TXT-48048 (2013 UDC Clean-Up Amendment)

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 29, 2013

Mr. Peter Lowenstein
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: TXT-48048 - TEXT AMENDMENT

Dear Mr. Lowenstein:

I would like to request that case number TXT-48048 be held in abeyance for 30-days at the May 14, 2013 Planning Commission Meeting. Holding this item for an additional 30 days (to the June 11th meeting) will allow staff additional time to address concerns that have been raised since this item was placed on the Planning Commission agenda. Please let me know if there are any questions.

Sincerely,

Robert T. Summerfield, AICP
Planner II
Long Range Planning Division

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-48048	Staff recommends APPROVAL.	n/a

** PROPOSED AMENDMENT(S) **

1. See attached "UDC Annual Review - Redlined Draft" for proposed modifications to LVMC Title 19 – the Unified Development Code of the City of Las Vegas. Text to be deleted is in red and struck through, while text to be added is in blue and underlined.

RTS

** STAFF REPORT **

PROJECT DESCRIPTION

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 as part of the UDC's six month review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/29/08	The Planning & Development Department introduced the form-based code project to the Planning Commission at the Planning Commission Workshop.
03/23/09	At the Joint City Council and Planning Commission Workshop, the form-based code project was described as being a critical component for implementing corridor plans and walkable community plans.
03/26/09	The Planning & Development Department introduced the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
05/28/09	Project update was presented at the Planning Commission meeting under a Director's Business Item (DIR-34177).
01/28/10	The Planning & Development Department provided an update on the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
01/28/10	The Planning & Development Department held their first Customer Feedback Group meeting with representatives from various stakeholder groups.
03/04/10	The Planning & Development Department provided an overview and update on the form-based code project to the National Association of Industrial and Office Properties (NAIOP) at their membership meeting.
05/13/10	The Planning & Development Department provided an update on the form-based code project to the Planning Commission at the Planning Commission Workshop.
09/23/10	A review of Chapters 19.00, 19.12, 19.14 and 19.18 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39291).
10/21/10	A review of Chapters 19.06, 19.10 and 19.16 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39292).
11/18/10	The Planning Commission recommended adoption of a Text Amendment (TXT-39750) regarding the merging of Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.

03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.
10/11/11	The Planning Commission voted to hold this item in abeyance to the November 8, 2011 Planning Commission meeting at the request of the staff.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting at the request of the staff.

ANALYSIS

In late 2010, the Planning Commission recommended adoption of a Unified Development Code (UDC) for the city of Las Vegas to consolidate the city's subdivision and zoning codes into one comprehensive development code. As a part of the drafting of new code, department staff worked extensively with members of the public and other city staff to create a new approach to presenting the development standards appropriate to the city. Part of the adoption process of the UDC called for a review and update to the code to take place approximately six months after the adoption of the code. This review is not intended to introduce any substantive changes but is instead meant to make any needed corrections and provide clarification where confusion has resulted from the conversion of the previous two codes into the UDC. Changes are summarized below:

Summary of Changes:

The following text and tables summarize the purposed changes for each chapter under the UDC:

Chapter 19.00 – General Provisions:

Changes
• Adds a Subsection to the Enforcement Section (19.00.090) regarding the registration of certain nonprofit organizations. This was adopted as Ordinance 5998 but was inadvertently left out of the UDC. • Adds the C-PB, R-PD, and T-D districts to the established zoning districts tables, as appropriate, and adds a clarifying footnote regarding the future use of the R-PD district. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.04 – Complete Street Standards:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes. • Added the C-PB district to the "Transportation – Land Use Matrix – Table 1." • Added clarifications regarding the relationship of the Residential Street sections with the adjacent development.

Chapter 19.06 - Residential Districts - Purpose and Development and Design Standards:

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.08 – Commercial and Industrial Districts - Purpose and Development and Design Standards:

Changes
• Removed redundant standards to make clearer what are the expectations. • Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Added back into the code standards for the C-PB district. • Reduced the front and corner side setbacks for the C-2 district to be consistent with the C-1 setbacks. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.10 - Special Area and Overlay Districts - Purpose and Development and Design Standards:

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Adds the use information specific to the C-V district into Section 19.10.020 and clarifies development standards for the district with regards to landscape buffers, residential adjacency and parking.

- Adds a Subsection C to Section 19.10.090 regarding use provisions in the CD-O district.
- Adds an additional map to Section 19.10.100 regarding the Special Signage Sub-district within the Downtown Casino Overlay District.
- Updated the Historic Designation Overlay District Section (19.10.150) to reflect changes to state law and updated terms and definitions to reflect national standards for historic preservation.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.12 – Permissible Uses:

Changes
• Adds the C-PB district to the permitted uses table with appropriate indications for the various uses permitted within the district • Removes the C-V district from the permitted uses table along with indications for the various uses requiring a Special Use Permit and all related provision in Section 19.12.070. This information is now located in 19.10.020. • Moved the Use Restrictions for the CD-O district to Section 19.12.080 from 19.12.090 • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.14 – Nonconforming Uses and Structures:

Changes
• No changes.

Chapter 19.16 - Applications and Procedures:

Changes
• Changed the recordation time limits applicable to Tentative Map to align with state law in Subsection 19.16.050(O). • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.18 – Definitions & Measures:

Changes
• Added various definitions that had been approved by previous City Council action but were inadvertently left out of the UDC adoption related to Specified Anatomical Areas, Specified Sexual Activities and Sexual Novelty.

- Modified the definition for Convenience Store to better correspond to Title 6.
- Provided a graphic to clarify what is meant and intended regarding a Patio Cover.
- Clarifying language added regarding side-loading wheelchair lift parking space requirements.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

FINDINGS

The proposed text amendment will accomplish the following:

- Correct typos and grammatical errors found since the UDC was adopted in March of 2011.
- Clarify standards for various districts and development activities.
- Improves graphics to better provide information related to various standards.
- Re-introduce the Planned Business Park (C-PB) District as a zoning district.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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-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:
1. Proposed Amendments and Staff Report
2. Supplemental Material

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-48648	Staff recommends APPROVAL.	n/a

** PROPOSED AMENDMENT(S) **

1. LVMC 19.00.100(B)(1), Official Zoning Map – Establishment of Zones, is hereby amended by adding thereto a new residential zoning district as follows:

B. Establishment of Zones

1. The residential zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
U	Undeveloped	page ##
R-E	Residential Estates	page ##
R-D	Single Family Residential-Restricted	page ##
R-1	Single Family Residential	page ##
R-CL	Single Family Compact-Lot	page ##
R-TH	Single Family Attached	page ##
R-2	Medium-Low Density Residential	page ##
R-3	Medium Density Residential	page ##
R-4	High Density Residential	page ##
R-MH	Mobile/Manufactured Home Residential	page ##

2. LVMC 19.04.040(B)(2), Connectivity, is hereby amended as follows:

   2. The minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in <u>R-D,</u> R-1, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts. The Connectivity Ratio required for multi-family residential developments will be determined by the Director, with advice from the Director of Public Works, based on the proposed site layout.

3. Table 1 of LVMC 19.04.160, Transportation – Land Use Matrix, is hereby amended as follows:

   See **Exhibit A** of the attached "TXT-48648 Supplemental" for a draft of the updated LVMC 19.04.160, Transportation – Land Use Matrix – Table 1 which proposes to add a row to address the inclusion of the R-D District within the UDC. Text to be added is in blue and underlined.

4. LVMC Chapter 19.06, Residential Districts – Purpose and Development and Design Standards, is hereby amended by adding thereto a new Section 65 to provide the purpose and development standards for the R-D District as follows:

   See **Exhibit B** of the attached "TXT-48648 Supplemental" for a draft of the new LVMC 19.06.065, R-D Single Family Residential-Restricted District, which proposes to add standards for newly included district. All text is new so no emphasizing of the text is used.

5. Table 1 of LVMC 19.06.070, R-1 Single Family Residential District, is hereby amended as follows:

Building Placement (see Figure 1)	Table 1
A. Minimum Lot Size Minimum Lot Width	6,500 square feet ~~65~~ <u>60</u> feet [1]
B. Max. Lot Coverage Dwelling Units per Lot	50% 1
C. Minimum Front Yard Setback	20 feet
D. Minimum Side Yard Setback	5 feet
E. Minimum Corner Side Yard Setback	15 feet
F. Minimum Rear Yard Setback	15 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

6. LVMC 19.06.140(F), Residential Sign Standards – Signs Permitted in Residential Districts, is hereby amended as follows:

   R-D is added to all sign categories in Paragraphs (5) through (15) and (17) where R-1 is indicated to allow these signs within the proposed R-D District with requirements that are the same as those for the R-1 District.

7. LVMC 19.08.040(H)(1)(a), Development Standards – Residential Adjacency Standards - Applicability, is hereby amended as follows:

   a. All property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1 or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

8. LVMC 19.10.020(E)(2), C-V Civic District - Development Standards, is hereby amended as follows:

   2. In addition to the standards established above, property in the C-V District adjacent to residential uses in the U, R-E, R-D, R-1, R-CL and R-2 Districts shall be subject to the height standards of LVMC 19.06.060, the landscape buffer standards of LVMC 19.08.040(F) and parking standards of LVMC 19.08.110.

9. Table 2 of LVMC 19.12.010, Permitted Uses – Land Use Tables, is hereby amended by adding thereto a new column to identify uses appropriate for the R-D District as follows:

   See **Exhibit C** of the attached "TXT-48648 Supplemental" for a draft of the new LVMC 19.12.010 Table 2, Permitted Use, which proposes to add a column to the table to address which uses are permitted, either by right, conditionally, or by means of a Special Use Permit, for the newly included R-D District. Text to be added is in blue and underlined.

10. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Animal Keeping & Husbandry" entry as follows:

    Conditional Use Regulations:

    1. With respect to domestic animals:
       a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
       b. No more than 3 sheep or goats may be kept for each 20,000 square feet of land included in the building site.
       c. All operations and activities shall be in accordance with LVMC Title 7.

d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
e. In the R-D Zoning District, no more than 2 horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
f. No horse or cattle may be kept at any location south of Cheyenne Avenue.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, child care facility or public park.
   c. The site must have a minimum area of 2 acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.

11. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Auto Dealer Inventory Storage" entry as follows:

Conditional Use Regulations:

1. All loading and unloading of vehicles shall occur on site.
2. Loading and unloading of vehicles shall occur between the hours of 7:00 am and 10:00 pm.
3. All areas used for the parking or storage of vehicles shall be paved.
4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
6. Lighting shall be shielded from adjacent properties.
7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.
8. The use shall not be located adjacent to any property zoned R-E, R-D, R-1 or R-CL unless that property has been developed with a nonresidential use.

12. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Auto Repair Garage, Major" entry as follows:

Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.
3. Outdoor hoists are prohibited.
4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.
6. Outdoor bells and loudspeakers are prohibited.
7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1 or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

13. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Small Wind Energy System" entry as follows:

Conditional Use Regulations:

1. The minimum parcel size shall be 20,000 square feet.
2. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.
3. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.
4. A system shall not extend to a height greater than the following, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine):
   a. 50 feet, for parcels in the R-D, R-1 and R-2 Zoning Districts;
   b. 65 feet, for parcels in the R-E, and R-3 Zoning Districts, and
   c. 90 feet for parcels in the R-4, C-1, C-2, C-M and M Zoning Districts.

5. When a system is mounted on a freestanding tower:
   a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and
   b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.
6. No more than one system shall be permitted on a parcel of land.
7. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded during short term events such as utility outages or sever windstorms.
8. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.
9. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.
10. A system must comply with all applicable fire codes and building codes.
11. A building permit application for a system must be accompanied by:
    a. Standard drawings of the wind turbine structure including base, tower and footings;
    b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
    c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
12. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.
13. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
14. Except with respect to Conditional Use Regulations 1, 3, 4, 5(b), 6 and 12 the Special Use Permit provision of Section 19.12.040(B) does not apply to this use. In the case of a Special Use Permit application filed as a consequence of not qualifying for conditional use treatment regarding any of the Regulations listed in the preceding sentence, the remaining Regulations shall apply as Minimum Special Use Permit Requirements, and Regulations 2, 5(a), 7, 8, 9, 10, 11 and 13 above, when imposed as Minimum Special Use Permit Requirements, shall be deemed to be nonwaivable.

14. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by amending the conditional use regulations for the "Vehicle Parking, Storage or Repair in Residential Zoning Districts" entry as follows:

Conditional Use Regulations:

1. Except as otherwise provided in Regulations 2 to 14, inclusive, motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or repaired on any property in a residential district, provided the same is accessory and incidental to the use of the property for residential purposes and does not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. Unless stored or parked within a completely enclosed building, the motor vehicles shall be stored or parked:
    a. In the front yard, either:
        i. On an approved driveway;
        ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle;
        iii. On concrete or asphaltic paving that extends the full length and width of the vehicle; or
        iv. On a surface of decomposed granite no less than 2 inches thick, defined with borders, but this alternative is available only on lots with a zoning designation of R-E; or
    b. In the side yard, either:
        i. Obscured by a 6-foot high fence to permanently screen the vehicles from view;
        ii. On an approved driveway;
        iii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; or
        iv. On concrete or asphaltic paving that extends the full length and width of the vehicle; provided, however, that the vehicle storage or parking complies with the other provisions set out in Regulations 1 to 14, inclusive.
2. Except as otherwise provided in Regulation 10 below, on a single family residential lot:
    a. No more than 3 operable vehicles may be stored, or one vehicle per 1,250 square feet of lot area, whichever allows the greater number of vehicles;
    b. No more than 50 percent of the front yard area may be used for the storage or parking of vehicles; and
    c. No stored vehicles may be utilized for storing items of personal property, and the area under each vehicle must be kept free of debris and vegetation.

3. Unless stored or parked within a completely enclosed building, a recreational vehicle or trailer, or combination thereof, may be stored or parked only as follows:
   a. In a rear yard, either:
      i. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle;
      ii. On a surface of decomposed granite no less than 2 inches thick, defined with borders; or
      iii. On concrete or asphaltic paving, gravel or chat that extends the full length and width of the vehicle, trailer or combination;
   b. In a front yard, but only on lots with a zoning designation of R-E, R-D or R-1, and in each case provided that the recreational vehicle or trailer, or combination thereof, is stored either on a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; on concrete or asphaltic paving that extends the full length and width of the vehicle, trailer or combination; or on a surface of decomposed granite no less than 2 inches thick, defined with borders (provided, however, that this third alternative is available only on lots with a zoning designation of R-E). Additionally, on a lot with a size of .2 acres or less, no recreational vehicle or trailer, or combination thereof, may be stored or parked in a front yard if it exceeds 24 feet in length. Finally, in no event may a recreational vehicle or trailer, or combination thereof, be stored or parked in a front yard in any district described in this Subparagraph (b) unless at least one of the following conditions is met:
      i. The recreational vehicle or trailer, or combination thereof, is stored entirely in the yard area with no portion of the unit located closer than 2 feet from an adjacent public street or sidewalk; or
      ii. It is demonstrated that the side and rear yards are not reasonably accessible for storage purposes. A corner lot shall be deemed to have reasonable access, and the existence of a fence or block wall, by itself, shall not be deemed to prevent reasonable access to the side or rear yards;
   c. In a side yard, either:
      i. Permanently screened from view from the public street by a 6 foot wall, with a 5 foot gate;
      ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; or
      iii. On concrete or asphaltic paving that extends the full length and width of the vehicle;
   d. If it is not connected to any electrical or sewer service for more than 24 consecutive hours;
   e. If it is not used for dwelling purposes;

f. If it is not used for the storage of goods, materials or equipment, other than those items considered to be part of the recreational vehicle and are related to the immediate use and enjoyment thereof; and
g. Its use is in full compliance with applicable provisions of the Fire Code and other technical codes.

4. Except as provided in Regulation 9 below:
   a. No vehicle may be repaired, stored or parked for more than 4 consecutive hours if its manufacturer's rated carrying capacity exceeds one ton.
   b. No vehicle may be repaired unless it is owned by a permanent resident at the location where the repair takes place.
   c. On a parcel within a single family residential district, not more than one passenger vehicle with commercial advertising displayed thereon may be stored or parked.
5. Except as otherwise provided in Regulation 10 below:
   a. Any vehicle that is in mechanically inoperable condition shall be stored or repaired in a garage, shed or other enclosure; in a driveway; or in a rear yard that is enclosed by a 6-foot high fence to permanently screen the vehicle from view; provided, however, that if the abutting property is undeveloped, the fencing shall not be required until the adjacent property is developed.
   b. No repair outside of an enclosure may occur later than 9:00 p.m. or earlier than 7:00 a.m.
6. Except as otherwise provided in Regulation 10 below:
   a. No more than one vehicle that is in a mechanically inoperable condition shall be stored or repaired at any time outside of a fully enclosed building on the premises, and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side yards.
   b. A vehicle shall not be stored in a mechanically inoperable condition for more than 60 days.
   c. No repair may be performed on any motor vehicle, including a recreational vehicle, within the front yard, including any driveway area, unless the repair is a "normal, reasonable and customary repair" as defined in Regulation 14 below.
   d. No more than 4 vehicles may be repaired on the same parcel within any 12-month period.
7. There shall be no storage of junked vehicles, or parts thereof. Only serviceable parts for owned vehicles may be stored on the premises. Such storage shall not be permitted in the front or side yards but shall be permitted in the rear yard only if such storage is either fully enclosed by a 6-foot high fence to permanently screen the parts from view, or in a fully enclosed building; provided, however, that if the abutting property is undeveloped, the fence or enclosed building shall not be required until the adjacent property is developed. No more than 200 square feet of space shall be used for the storage of serviceable parts.

8. The following are prohibited, except in connection with an approved construction yard or except as necessary to perform grading or construction work on the premises pursuant to a development permit:
    a. The repair or storage of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment; or
    b. Unless for the sole purpose of loading or unloading passengers or goods, the parking or standing of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment.
9. Nothing in Regulations 1 to 14, inclusive, shall be construed to permit the operation of a business as defined in Title 6. There shall be no repair, restoration or modification of non-owned vehicles for money or barter. However, nothing in Regulations 1 to 14, inclusive, prohibits the temporary emergency repair of owned or non-owned vehicles which have become mechanically inoperable while on the property or in the street.
10. On any lot owned by a member of a duly-recognized organization of automobile collectors or restorers, the owner may exceed the limitations on vehicle storage and repair set forth in Regulations 2, 5(a) and 6 above with respect to the restoration, refurbishing or rebuilding of his or her own classic or antique vehicle if any such vehicle is covered with a fitted full-vehicle pullover cover when it is not being worked on, the vehicle's tires are inflated, and the area under the vehicle is kept free of debris and vegetation.
11. In order to facilitate vehicle inspection and enforcement under Regulations 1 to 14, inclusive, any person responsible for or engaged in the parking, storage, repair, restoration or modification of any vehicle shall, upon request, provide to any authorized enforcement officer:
    a. Evidence regarding the operability of the vehicle, as well as the ownership of the vehicle, such as current registration, title, bill of sale or other documentation from an authority responsible for motor vehicle regulation;
    b. As applicable to the exception set forth in Regulation 10, evidence regarding the person's membership in a duly-recognized organization of automobile collectors or restorers; and
    c. As applicable to the exception set forth in Regulation 10, evidence regarding the extent to which the vehicle or vehicles in question are actually and currently in the process of being restored, refurbished or rebuilt.
12. No vehicle may be parked or stored in a driveway unless:
    a. All tires or wheels that support the vehicle are in contact with the driveway; or
    b. Where any such tire or wheel is not in contact with the driveway, the vehicle at that location is resting on a jack stand or wheel ramp that is designed and manufactured for the purpose of temporarily supporting a vehicle.

13. The provisions of Regulations 1 to 14, inclusive, shall apply to any person in control or lawful possession of any real property, including an owner, tenant, occupant, lessee or otherwise.
14. For purposes of these Regulations:
    a. "Approved driveway" means a driveway that complies with all applicable curb cut requirements that have been established by the City.
    b. "Mechanically inoperable," with respect to a motor vehicle, means that the vehicle is inoperative, cannot be moved under its own power, or cannot be operated lawfully on a public street or highway because one or more component parts necessary for such movement or lawful operation are lacking or have been damaged or deteriorated so as to become inoperative. Such component parts include without limitation the engine, transmission, wheels, tires, doors, windshield and windows.
    c. "Normal, reasonable and customary repairs," with respect to a motor vehicle, means incidental repairs or service, including changing flat tires; repairing or servicing the electrical or ignition system; replacing hoses; cleaning or replacing filters; installing minor accessories; and adding or replacing lubricants, coolants, refrigerants, or hydraulics system fluids.

** STAFF REPORT **

PROJECT DESCRIPTION

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.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas. Planning Commission and staff recommended approval of the amendment.
05/02/12	The City Council adopted Bill 2012-17 as Ordinance 6190 to update Title 19 (Unified Development Code) to make various corrections, clarifications and improve graphics. This ordinance also re-introduced the C-PB (Planned Business Park) District. Planning Commission and staff recommended approval of the amendment.

ANALYSIS

In late 2010, the Planning Commission recommended adoption of a Unified Development Code (UDC) for the city of Las Vegas to consolidate the city's subdivision and zoning codes into one comprehensive development code. As a part of the drafting of the new code, department staff worked extensively with members of the public and other city staff to create a new approach to presenting the development standards appropriate to the city. Part of the new approach was the consolidation of zoning districts in order to produce more consistent development patterns. One district that was consolidated was the R-D (Single Family Residential – Restricted) District. This district was meant to provide for the development of low density, large lot, single-family detached residential units and was consistent with the policies of the Rural Density Residential category of the General Plan. This district required a minimum lot size of 11,000 square feet with a minimum lot width of 90 feet. Under the UDC adoption the R-D District was to be consolidated into the R-1 (Single Family Residential) District which has a minimum lot 6,500 square feet with a minimum lot width of 65 feet. The General Plan was amended to accommodate the expectation that in areas designated as R (Rural Density Residential) that larger R-1 lots would be would replace R-D lots moving forward.

Since the adoption of the UDC there have been ongoing discussions with the community and development professionals about continuing to improve the city's development code. As a result of those discussions, it has been determined that the current zoning district structure does not provide sufficient transition of development standards between the R-E (Residential Estates) District and the R-1 District. Therefore, this amendment proposes to re-introduce the R-D District. The district will have the same general development standards (see Exhibit B) and permitted use (see Exhibit C) as had existed in LVMC Title 19 prior to the 2011 adoption of the UDC.

The proposed amendment also proposes to modify the minimum lot width for the R-1 District to allow the district a greater degree of flexibility while maintaining the lot area of 6,500 square feet, which is typical of suburban single family residential development. The new minimum lot width is proposed to be 60 feet.

FINDINGS

The proposed text amendment will achieve the following:

- Re-introduce the R-D (Single Family Residential-Restricted) District as a zoning district.
- Reduce the minimum lot width for the R-1 (Single Family Residential) District to increase the flexibility of configuring lot in the district, while maintain the minimum lot area which supports the low density intent of the district.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

Supplemental Material Page One
May 14, 2013 - Planning Commission Meeting

**** Supplemental Material ****

Proposed changes to LVMC Title 19 (Unified Development Code)

- **Exhibit A** - LVMC 19.04.160, Transportation – Land Use Matrix – Table 1
- **Exhibit B** - LVMC 19.06.065, R-D Single Family Residential-Restricted District
- **Exhibit C** - LVMC 19.12.010 Table 2, Permitted Use

Supplemental Material Page Two
May 14, 2013 - Planning Commission Meeting

Exhibit A

19.04.160

Transportation - Land Use Matrix - Table 1

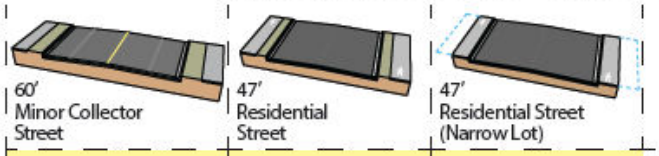
	120' Parkway Arterial Street	106' Primary Arterial Street	80' Major Collector Street
U Undeveloped			
R-E Residential Estates			
R-D Single Family Residential-Restricted			
R-1 Single Family Residential			
R-MH Mobile/Manufactured Home Residential			
R-CL Single Family Compact-Lot			
R-TH Single Family Attached			
R-2 Medium-Low Density Residential			
R-3 Medium Density Residential			
R-4 High Density Residential			
P-O Professional Office			
O Office			
C-1 Limited Commercial			
C-2 General Commercial			
C-PB Planned Business Park			
C-M Commercial/Industrial			
M Industrial			

RTS

Supplemental Material Page Three
May 14, 2013 - Planning Commission Meeting

19.04.160

Transportation - Land Use Matrix - Table 1



	60' Minor Collector Street	47' Residential Street	47' Residential Street (Narrow Lot)
U Undeveloped			
R-E Residential Estates			
R-D Single Family Residential-Restricted			
R-1 Single Family Residential			
R-MH Mobile/Manufactured Home Residential			
R-CL Single Family Compact-Lot			
R-TH Single Family Attached			
R-2 Medium-Low Density Residential			
R-3 Medium Density Residential			
R-4 High Density Residential			
P-O Professional Office			
O Office			
C-1 Limited Commercial			
C-2 General Commercial			
C-PB Planned Business Park			
C-M Commercial/Industrial			
M Industrial			

MATRIX KEY

- **Compatible Street - Land Use Combination (No mitigation)**
- **Compatible Street - Land Use Combination (Mitigation may be requested)**
- **Less Compatible Street - Land Use Combination (Mitigation may be required)**

RTS

Exhibit B

19.06.065

R-D SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT

The purpose of the R-D District is to provide for the development of low density, large lot, single-family detached residential units. This District is consistent with the policies of the Rural Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	11,000 square feet 90 feet [1]
B.	Max. Lot Coverage Dwelling Units per Lot	NA 1
C.	Minimum Front Yard Setback	25 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	15 feet
F.	Minimum Rear Yard Setback	30 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

ACCESSORY STRUCTURES [1] (see Figure 2)		TABLE 2
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Rear Yard Setback	3 feet
D.	Minimum Side Yard Setback	3 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. *In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.*

Illustrations & Graphics

R-D
19.06.065

FIGURE 1 - BUILDING PLACEMENT

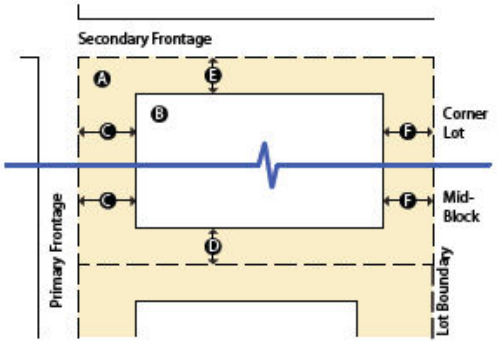
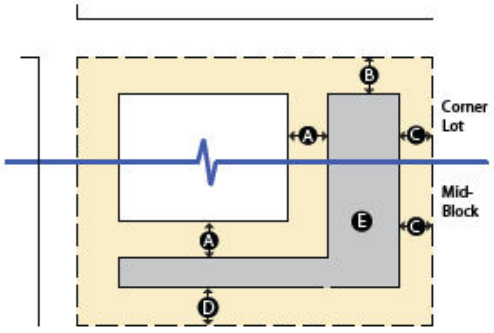


FIGURE 2 - ACCESSORY STRUCTURES

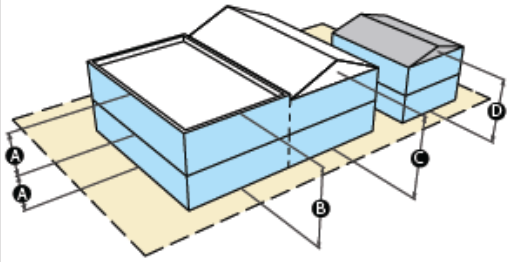


RTS

Illustrations & Graphics

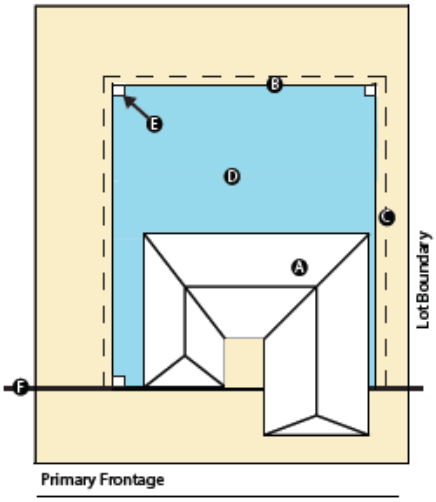
R-D
19.06.065

FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories or 35 feet in height, whichever is less

FIGURE 4 - PATIO COVER



PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang	May overhang 3 feet beyond the post/support column
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

RTS

Supplemental Material Page Six
May 14, 2013 - Planning Commission Meeting

D.	Front Yard Area - Turf Coverage	0%
E.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)		TABLE 6
F.	Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)		Table 7
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

Illustrations & Graphics

R-D
19.06.065

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE FAMILY (ATTACHED OR DETACHED) PARKING

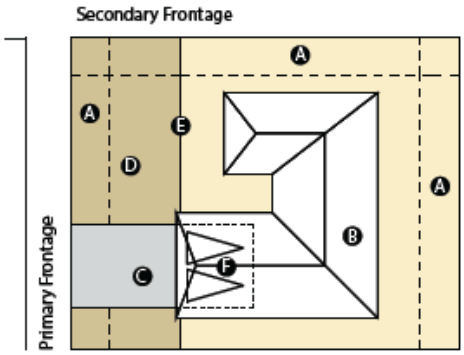
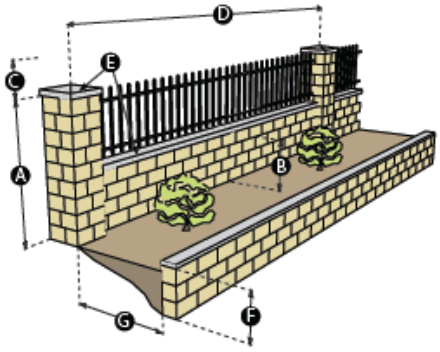


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

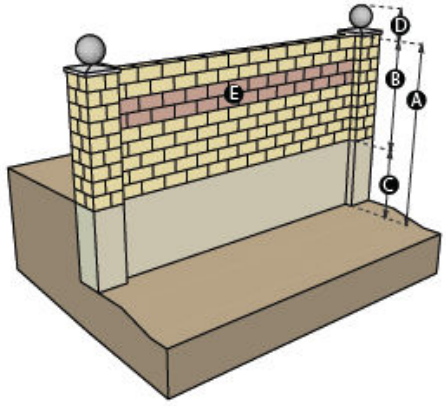


RTS

Supplemental Material Page Seven
May 14, 2013 - Planning Commission Meeting

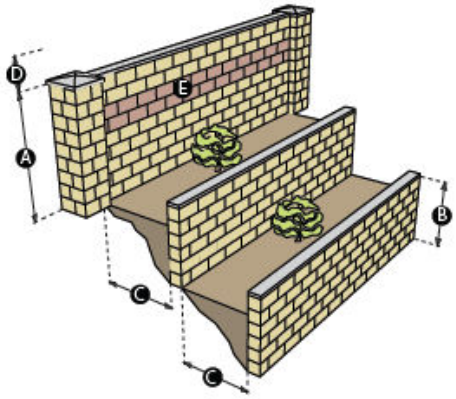
Illustrations & Graphics **R-D 19.06.065**

FIGURE 7 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

RTS

Exhibit C

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Accessory Structure (Class I)	S	S	S	S														page 317
Accessory Structure (Class II)	C	C	C	C	C	C	C	C	C	C								page 317
Airport, Heliport or Landing Field																P	P	page 317
Animal Hospital, Clinic, or Shelter (with no Outside Pens)												C	C	P	P	P	P	page 317
Animal Hospital, Clinic, or Shelter (with Outside Pens)	S	S											S	P		P	P	page 317
Animal Keeping & Husbandry	C	C	C															page 317
Asphalt or Concrete Batch Plant																	P	page 318
Assisted Living Apartments							S	P	P				S	S				page 318
Auction House														S		C	C	page 318
Auto Broker													C	C		C	C	page 318
Auto Dealer Inventory Storage													S	C	S	P	P	page 319
Auto Parts (Accessory Installation)													C	P		P	P	page 319
Auto Parts (New & Rebuilt) (Accessory Sales & Service)													S	C		P	P	page 319
Auto Repair Garage, Major														C		C	C	page 320
Auto Repair Garage, Minor													S	C		C	C	page 320
Auto Sales Showroom													S	P	S	P	P	page 320
Auto Smog Check													C	C		C	C	page 320
Auto Title Loan												S	S	S		C	C	page 320
Automobile Rental													S	C		C	C	page 321
Automobile Repossession Agency													C	C		C	C	page 322
Bailbond Service													S	S		P	P	page 322
Banquet Facility *(Ord. 6067 §1, 11/16/11)*													P	P	A	P	P	page 322
Bed & Breakfast Inn	S	S	S	S	S	S	S	C	C		C							page 322
Beer/Wine/Cooler Cultural Establishment													S	S		S	S	page 323
Beer/Wine/Cooler Off-Sale Establishment													S	S		S	S	page 323
Beer/Wine/Cooler On- and Off-Sale Establishment													S	S		S	S	page 324
Beer/Wine/Cooler On-Sale Establishment													S	S		S	S	page 325
Blood Plasma Donor Center														S		S	P	page 325
Boarding or Rooming House								P	P									page 325
Boat & Trailer Dealership (New and Used)													S	C		C	C	page 326
Building & Landscape Material/Lumber Yard													S	P		P	P	page 326
Building Maintenance Service and Sales													S	P	S	P	P	page 326

RTS

Supplemental Material Page Nine
May 14, 2013 - Planning Commission Meeting

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Bus Charter Service & Service Facility																P	P	page 326
Business School												P	P	P	P	P	P	page 326
Car Wash, Full Service or Auto Detailing													S	C		C	C	page 326
Car Wash, Self-Service													S	C		C	C	page 326
Catering Service													P	P	P	P	P	page 327
Cemetery/Mausoleum	C	C												C		C	C	page 327
Check Cashing Service, Limited												C	C	C	C	C	C	page 327
Church/House of Worship	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	page 327
Cleaners, Commercial/Industrial														S	S	P	P	page 328
Clinic													P	P	P	P	P	page 328
Cold Storage Plant														P		P	P	page 328
College, University, or Seminary												S	P	P	P	P	P	page 328
Commercial, Other than Listed													S	P	S	P	P	page 328
Commercial Recreation/Amusement (Indoor)												S	P	P	P	P	P	page 328
Commercial Recreation/Amusement (Outdoor)														P		P	P	page 329
Community Center, Private (Accessory)	C	C	C	C	C	C	C	A	A	C								page 329
Community Garden *(Ord. 6189 §1, 05/02/12)*	C	C	C	C	C	C	C	C	C	C	P	P	P	P		P	P	page 329
Community Recreational Facility (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 329
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	C	C	C		C	C	C				page 330
Construction Material Supply Yard																P	P	page 331
Contractor's Plant, Shop & Storage Yard																P	P	page 331
Convalescent Care Facility/Nursing Home	S	S	S	S	S		S	S	S				P	P	P			page 331
Convent or Monastery								P	P									page 331
Copy Center											P	P	P	P	P	P	P	page 331
Country Club, Private	S	S	S	S	S		S	S	S	S	S	P	P	P		P	P	page 331
Crematory														C		C	C	page 332
Crop Production	P	P																page 332
Custodial Institution																S	S	page 332
Custom & Craft Work													S	C	P	P	P	page 332
Daily Labor Service													S	S		S	S	page 332
Delivery and Service Vehicle Storage														S	S	P	P	page 332
Desktop Publishing											P	P	P	P	P	P	P	page 333
Drive Through												C	C	C		C	C	page 333

RTS

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Electric Generating Plant														S	S	S	S	page 333
Electric Utility Substation	S							S	S			S	P	P	P	P	P	page 333
Emergency Ambulance Services, Ground													S	P	P	P	P	page 333
Employment Agency											P	P	P	P	P	P	P	page 333
Environmentally Hazardous Materials																	P	page 333
Facility for Transitional Living for Released Offenders								S	S									page 334
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse													S	S		C	C	page 334
Financial Institution, General												P	P	P	P	P	P	page 334
Financial Institution, Specified												S	S	S		C	C	page 335
Food Processing														C		P	P	page 336
Fraternity, Sorority House or Private Dorm								S	S									page 336
Gaming Establishment, General Business-Related													S	S	S	S	S	page 336
Gaming Establishment, Non-restricted													S	S		S	S	page 336
Gaming Establishment, Restricted													A	A	A	A	A	page 336
Garden Supply/Plant Nursery													S	P		P	P	page 336
General Personal Service												A	P	P	S	P	P	page 337
General Retail Store, Other Than Listed												C	P	P	S	P	P	page 337
Government Facility											P	P	P	P	P	P	P	page 337
Gun Club, Skeet or Target Range, or Archery Club (Indoor)														S		P	P	page 337
Gun Club, Skeet or Target Range, or Archery Club (Outdoor)	S															S	P	page 337
Health Club												A	P	P	S	P	P	page 337
Heavy Machinery and Equipment (Rental, Sales & Service)																P	P	page 337
Heavy Machinery and Equipment (Storage)																	P	page 338
Helipad												S	S	S	S	P	P	page 338
Home Occupation	H	H	H	H	H	H	H	H	H	H								page 338
Horse Corral or Stable (Commercial)	S	S											C	C		C	C	page 338
Hospice		S						P	P		S	S	P	P		S		page 338
Hospital												S	C	P	P	P	P	page 338
Hotel, Motel or Hotel Suites													S	P	S	P	P	page 338
Hotel, Residence									S				S	S	S	P		page 338
Individual Care – Family Home	P	P	P	P	P	P	P	P	P	P								page 339

RTS

Supplemental Material Page Eleven
May 14, 2013 - Planning Commission Meeting

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Individual Care – Group Home	S	S	S	S	S	S	S	S	S	S								page 339
Individual Care Center	S	S	S					C	C	S	C	C	P	P	P	P	P	page 339
Internet/Catalogue Sales Office											C	C	P	P		P	P	page 339
Laboratory, Medical or Dental											A	A	P	P	P	P	P	page 339
Landfill																	S	page 340
Laundry, Self-Service													P	P		P	P	page 340
Library, Art Gallery or Museum (Public)											P	P	P	P		P	P	page 340
Light Assembly & Fabrication													C	C	P	P	P	page 340
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 340
Liquefied Petroleum Gas Installation (Over 288 Gallons)													S	S	S	S	S	page 341
Liquor Establishment (Tavern)													S	S	S	S	S	page 341
Lounge Bar													S	S	S	S	S	page 342
Manufactured Home (Not Qualifying for Treatment as Single Family Detached Dwelling)										P								page 342
Manufactured Home (Qualifying for Treatment as Single Family Detached Dwelling)	C	C	C	C	C	C	C	C	C									page 343
Manufacturing, Heavy																S	P	page 343
Manufacturing, Light															P	P	P	page 343
Martial Arts Studio													P	P		P	P	page 343
Massage, Accessory											A	A	A	A	A	A	A	page 344
Massage Establishment													S	S	S	S	C	page 344
Mining, Sand & Gravel Excavation	S															S	S	page 344
Mini-Storage Facility													S	C		C	C	page 344
Mixed-Use								S	S		S	S	C	C	S			page 345
Mobile Home										P								page 345
Mobile Home Park										C								page 346
Monorail	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	page 346
Mortuary or Funeral Chapel													S	P		P	P	page 347
Motor Vehicle Sales (New)														C		C	C	page 347
Motor Vehicle Sales (Used)														S		C	C	page 347
Motorcycle/Motor Scooter Sales													S					page 347
Mounted Antenna over 15 Feet (Ultimate Height)	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	page 347
Multi-Family Residential								P	P		C	C	C	C				page 348
Museum, Art Display, or Art Sales (Private)											S	P	P	P	P	P	P	page 348

RTS

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Night Club													S	P	S	P	P	page 348
Office, Medical or Dental											P	P	P	P	P	P	P	page 348
Office, Other than Listed											P	P	P	P	P	P	P	page 348
Off-Premise Sign													S	S	S	S	S	page 348
Open Air Vending/ Transient Sales Lot *(Ord. 6220 §12, 10/17/12)*												C	C	C		C	C	page 348
Outcall Entertainment Referral Service													S	S		P	P	page 349
Outdoor Storage *(Ord. 6222 §2, 10/17/12)*														A	A	P	P	page 349
Package Liquor Off-Sale Establishment													S	S		S	S	page 350
Parking Facility											C	C	P	P	P	P	P	page 350
Parking Lot/Sidewalk Sale													T	T	T	T	T	page 350
Pawn Shop													S	S		S	C	page 350
Pawn, Auto																S	C	page 351
Pet Boarding													C	C		C	C	page 352
Pet Shop													C	C		C	C	page 352
Post Office, Local Service											P	P	P	P	P	P	P	page 352
Post Office, Regional														P	P	P	P	page 352
Printing & Publishing															P	P	P	page 352
Private Club, Lodge or Fraternal Organization												S	P	P		P	P	page 352
Private Street	C	C	C	C	C	C	C	C	C	C								page 352
Public or Private School, Primary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 353
Public or Private School, Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 353
Public Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 353
Radio, TV or Microwave Communication Tower												S	S	S	S	S	P	page 354
Rail/Transit Yard or Shop																	P	page 354
Recreational Vehicle and Boat Storage													S	C		C	C	page 354
Recycling Collection Center																C	C	page 354
Rental Store (with Outside Storage)														S		P	P	page 354
Rescue Mission or Shelter for the Homeless														S		S	S	page 354
Restaurant with Service Bar												S	S	S	S	S	S	page 355
Restaurant *(Ord. 6222 §3, 10/17/12)*												C	P	P	P	P	P	page 355
Retail Establishment with Accessory Package Liquor Off-Sale													S	S		S	S	page 355
Salvage or Reclamation of Products (Indoor)															S	P	P	page 356

RTS

Supplemental Material Page Thirteen
May 14, 2013 - Planning Commission Meeting

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

19.12.010
Permitted Use - Table 2

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Salvage or Reclamation of Products (Outdoor)																	C	page 356
Satellite Dish	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 357
Seasonal Outdoor Sales											T		T	T	T	T	T	page 357
Secondhand Dealer													C	C		C	C	page 357
Senior Citizen Apartments								C	C				S					page 358
Sex Offender Counseling Facility													S	S		C	C	page 358
Sexually Oriented Business																C	C	page 358
Shopping Center													P	P		P	P	page 360
Short-Term Residential Rental	C	C	C	C	C	C	C	C	C	C								page 360
Single Family, Attached					P	P	P	P	P									page 361
Single Family, Detached	P	P	P	P		P	P	P	P	P								page 361
Single Family, Zero Lot Line					C	C												page 361
Single Room Occupancy Residence														S		P		page 361
Slaughtering and Processing of Live Poultry													S	S		S	P	page 361
Small Wind Energy System		C	C	C			C	C	C		C	C	C	C	C	C	C	page 362
Social Event with Alcoholic Beverage Sales											S	S	S	S	S	S	S	page 363
Social Service Provider												S	S	S		S	S	page 363
Solar Panel	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 364
Sound Stage													S	S		P	P	page 364
Supper Club												S	S	S	S	S	S	page 364
Swap Meet													S	S		C	C	page 365
Tattoo Parlor/Body Piercing Studio														S		P	P	page 365
Tavern-Limited Establishment													S	S	S	S	S	page 365
Taxicab/Limo Yard																P	P	page 365
Teen Dance Center													C	C		C	C	page 365
Temporary Contractor's Construction Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	page 366
Temporary Outdoor Commercial Event	T	T											T	T	T	T	T	page 366
Temporary Real Estate Sales Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 366
Thrift Shop													S	S		C	C	page 366
Time-Share Development														C				page 367
Towing & Impound Yard																C	C	page 367
Towing Service (with No Storage)														P		P	P	page 367
Townhouse						P		P	P									page 367
Trade School												C	P	P	P	P	P	page 367

RTS

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Trailer/RV Camp or Park													S	S		P	P	page 367
Transit Passenger Facility													C	C		P	P	page 368
Truck Rental														S		P	P	page 368
Trucking Company														S		P	P	page 368
Tutoring Center											C	C	C	C		C	C	page 368
TV Broadcasting & Other Communication Service												S	S	P	S	P	P	page 368
Two-Family Dwelling							P	P	P									page 368
Urban Lounge													S	S		S	S	page 368
Utility Installation, Other Than Listed	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	page 369
Utility Transmission Lines	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 369
Valet Parking												C	C	C		C	C	page 369
Vehicle Parking, Storage or Repair in Residential Zoning Districts	C	C	C	C	C	C	C	C	C	C								page 369
Warehouse/Distribution Center															S	P	P	page 371
Wedding Chapel													P	P		P	P	page 371
Welding Repair																P	P	page 372
Wholesale Showroom Facility														P	S	P	P	page 372
Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 372
Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 372
Wireless Communication Facility, Stealth Design	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 373

(Ord. 6210 § 26 through 55, 09/05/12)
(Ord. 6229 § 6, 12/19/12)

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-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 MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-48737	Staff recommends APPROVAL.	n/a

** PROPOSED AMENDMENTS **

1. LVMC 19.16.050, Tentative Map, is hereby amended by deleting therefrom Subsection (Q) as follows:

~~**Q. Appeals**~~

~~Any person aggrieved by the final action of the Planning Commission with respect to a tentative map may appeal that action, in writing, to the City Council within seven days after receiving written notice of the decision. All appeals shall be filed with the Director and be accompanied by a nonrefundable fee as set forth in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.~~

2. LVMC 19.16.050, Tentative Map, is hereby amended by adding thereto a new Subsection (Q) to read as follows:

Q. Alternative Tentative Map Presentation Procedure

As an alternative to the timing of the presentation of the tentative map provided for under Subsection (C) of this Section, the following procedures shall be available when approval of a rezoning or site development plan review, or both is required for a proposed subdivision to be in compliance with all applicable zoning regulations, including all applicable provisions of this Title; the zoning classification of the site; and all zoning, master plan or site plan approvals for the site, including all applicable conditions that are in effect:

1. In cases where approval of a rezoning or a site development plan review by the City Council is necessary before a tentative map can be approved:

a. The tentative map may proceed to the City Council for final action, in which case the application for a tentative map may be submitted concurrent with any necessary applications for a rezoning and or site development plan review for recommendation by the Planning Commission.

2. In cases where a rezoning is unnecessary and the Planning Commission is authorized to take final action on a site development plan review, the application for a tentative map may be submitted concurrent with any necessary site development plan review application.

3. The final action authority must act on any necessary rezoning or site development plan review prior to taking action on a tentative map. A tentative map shall not be approved unless it complies with all applicable zoning regulations as provided for in this Section.

4. In order to use the alternative procedures outlined in this Subsection, the subdivider, or representative, should indicate the intention to use the provisions of this Subsection at the time of the pre-application conference provided for under Subsection (E) and expressly indicate the request to use the alternative tentative map presentation procedure when submitting the application for a tentative map.

a. A request by the subdivider to use the alternative procedures outlined in this Subsection and the Director's accepting of the application as complete shall be deemed as mutual consent to extend the time limits as provided for under NRS 278.350.

5. Except for those provisions of this Section which apply to the timing of the presentation of the tentative map all other requirements and procedures of the Section shall apply.

3. LVMC 19.16.050, Tentative Map, is hereby amended by adding thereto a new Subsection (R) to read as follows:

R. Appeals

Any person aggrieved by the final action of the Planning Commission with respect to a tentative map may appeal that action, in writing, to the City Council within seven days after receiving written notice of the decision. All appeals shall be filed with the Director and be accompanied by a nonrefundable fee as set forth in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.

** STAFF REPORT **

PROJECT DESCRIPTION

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.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/19/07	The City Council adopted Bill 2007-51 as Ordinance 5934 to update various provisions of the City's subdivision and zoning regulations relative to map approvals, sight visibility restrictions, and landscaping installations and maintenance. Planning Commission and staff recommended approval of the amendment (TXT-18023).

ANALYSIS

Prior to the adoption of Ordinance 5934, the Director of the department had discretion concerning the presentation of a Tentative Map to the Planning Commission when a rezoning action or site development plan review was required prior to the approval of the map. The September 2007 amendment made it a requirement that the Director hold the presentation of the map before the Planning Commission until at least two weeks after the City Council's final approval of the rezoning or site development plan review. The current procedure allows for sufficient time for action to be taken on any necessary rezoning or site development plan review prior to presenting the tentative map in an effort to ensure compliance with NRS Chapter 278 regarding the time to act that a jurisdiction has once a tentative map has been accepted for review. It also provides sufficient time for a subdivider to make any necessary changes to a proposed tentative map based on the final dispensation of the rezoning request and or any conditions that may have been placed on the site development plan review by the final action authority. This limits the need for submitting a revised map as provided for in LVMC 19.16.050 (N). The need to submit a revised map could potentially add time and expense the subdivider.

The proposed amendment will allow for an alternative procedure that would allow a tentative map to be submitted and presented concurrently with any necessary rezoning or site development plan review provided that the final action authority take action on those applications prior to acting on the tentative map. Under the proposed alternative procedure the tentative map may not

be approved unless it is in compliance with all applicable zoning regulations, including all applicable provisions of Title 19; the zoning classification of the site; and all zoning, master plan or site plan approvals for the site, including all applicable conditions that are in effect. Because the proposed alternative procedure could exceed the time allowed under NRS Chapter 278 for action on a tentative map, a provision has been made that clarifies that a request to use the alternative procedure and the Director's acceptance of the application constitutes mutual consent to increase the time allowed as provided for under NRS 278.350.

A subdivider electing to follow the alternative procedure proposed does run the risk that due to the applications (rezoning and or site development plan review and tentative map) running concurrently, that the approval of a tentative map contingent upon significant revisions or amendments, will require a submission to the Director of the revised tentative map incorporating such revisions or amendments before the submission of an application for final map. This may result in delays or added expense for the sudivider that could have been avoided under the standard presentation procedure. However, the proposed alternative procedure provides more options and flexibility that could just as easily save a well prepared subdivider time and money.

FINDINGS

The proposed text amendment will accomplish the following:

- Provide an alternative procedure for presentation of a tentative map that would allow a tentative map to run concurrent with any necessary rezoning or site development plan review.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

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