



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

May 14, 2013
6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 9, 2013
6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

7. ANX-48758 - ANNEXATION - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER - For possible action on a Petition to Annex 0.96 acres at 1566 Westwind Road (APN 163-01-204-015), Ward 1 (Tarkanian).
8. TMP-48473 - TENTATIVE MAP - OSO BLANCA & GRAND TETON - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Tentative Map FOR A 253-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.

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.

PUBLIC HEARING ITEMS

9. 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).
10. 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 at 709 and 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin).
11. VAR-48766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Variance from the Summerlin Standards TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) A ZERO SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED AND ZERO 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).
12. SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-006), C-V (Civic) Zone, Ward 5 (Barlow).
13. 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).
14. 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 .60 acres at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
15. 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).

16. 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 162-03-110-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin).
17. 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 THRIFTSHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

18. 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.
19. 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.

CITIZENS PARTICIPATION:

20. 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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



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



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



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.



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).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

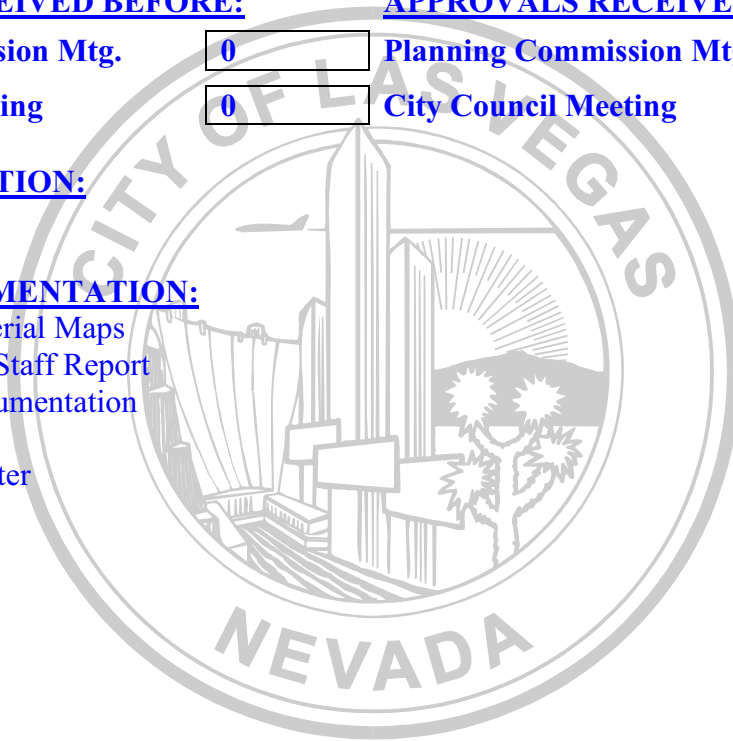
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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. Kongsuan

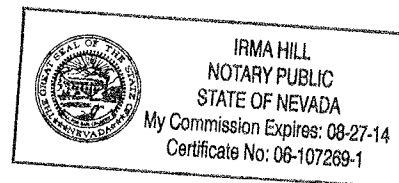
Print Name: SARITDAJ KONGSUWAN

Subscribed and sworn before me

This 8 day of Feb, 2013

[Signature]

Notary Public in and for said County and State





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

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. Kongsun

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

Print Name SARITIDAJ KONGSUNAN

Subscribed and sworn before me

This 8 day of FEB, 20 13.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



IRMA HILL
NOTARY PUBLIC
STATE OF NEVADA

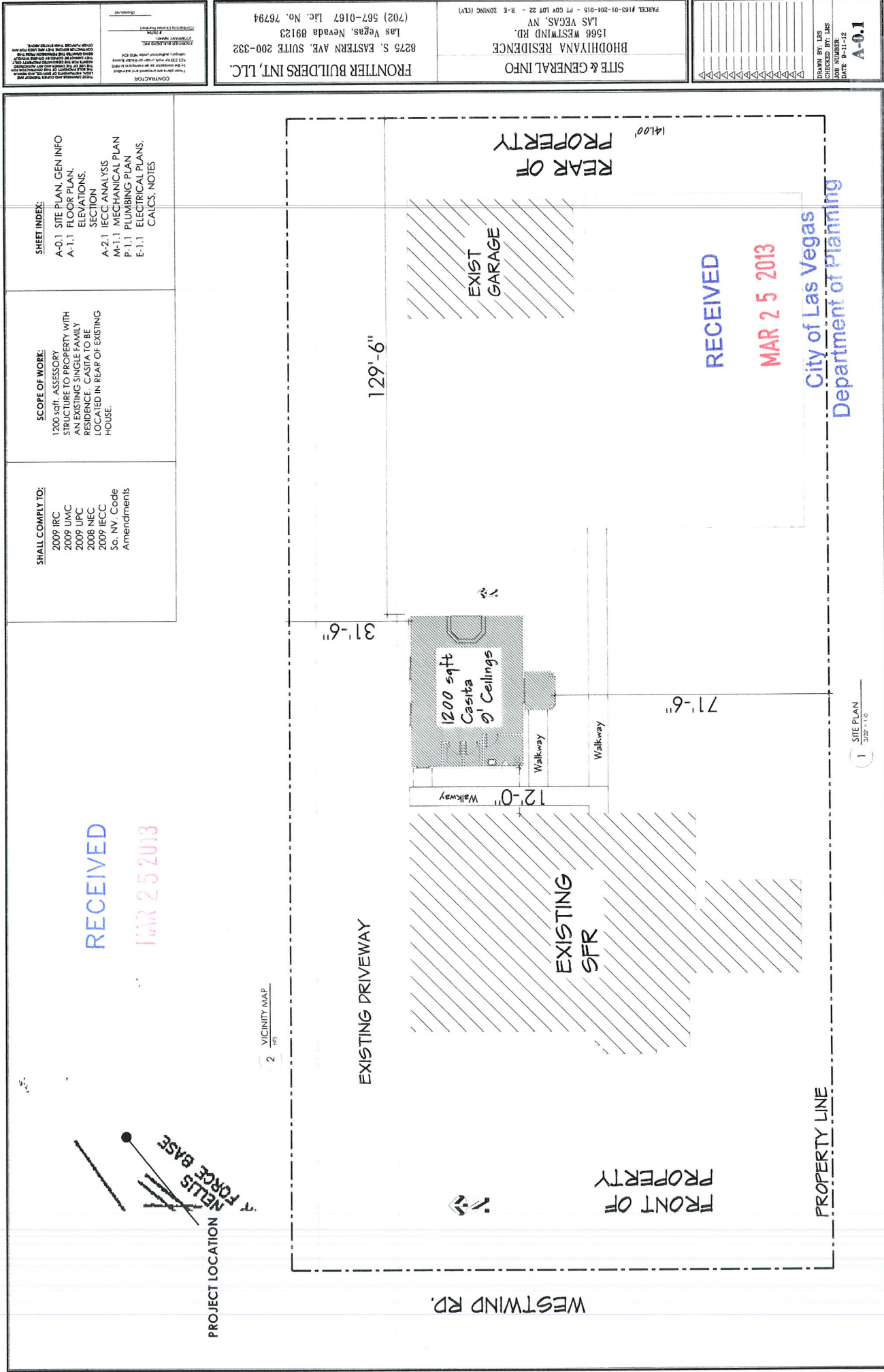
My Commission Expires: 08-27-14
Certificate No: 06-107260-1

FOR DEPARTMENT USE ONLY

Case #	<u>ANX 48758</u>
Meeting Date	<u>5/14/2013</u>
Total Fee	<u>\$ 330.00</u>
Date Received	<u>3/25/2013</u>
Received By	<u>[Signature]</u>

*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.

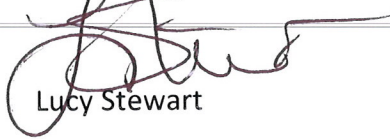
Application Packet Application Form.pdf



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 25 2013

City of Las Vegas
Department of Planning

ANX-48758

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

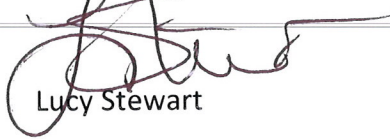
MAR 25 2013

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 25 2013

City of Las Vegas
Department of Planning

ANX-48758

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 253-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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

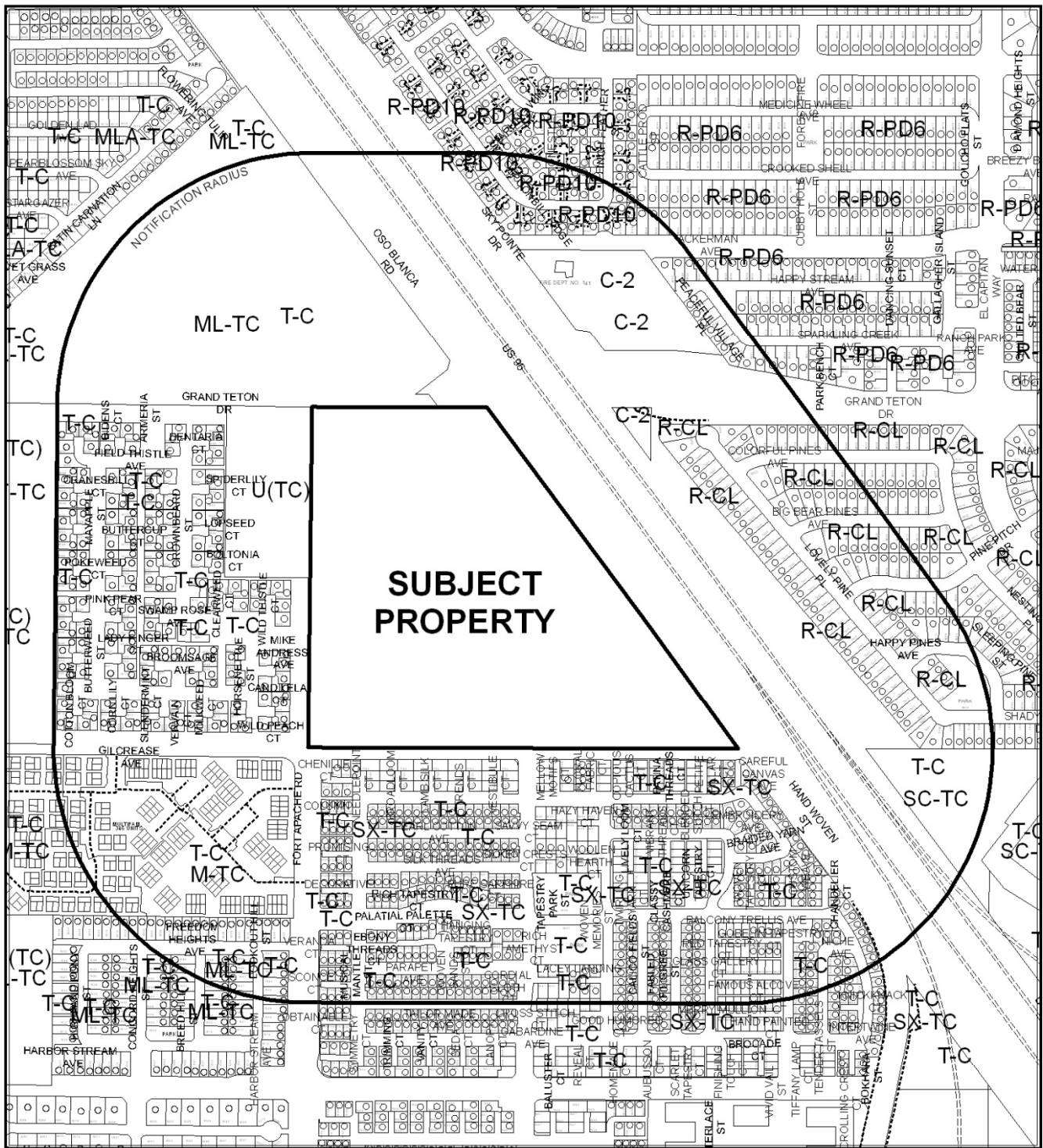
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

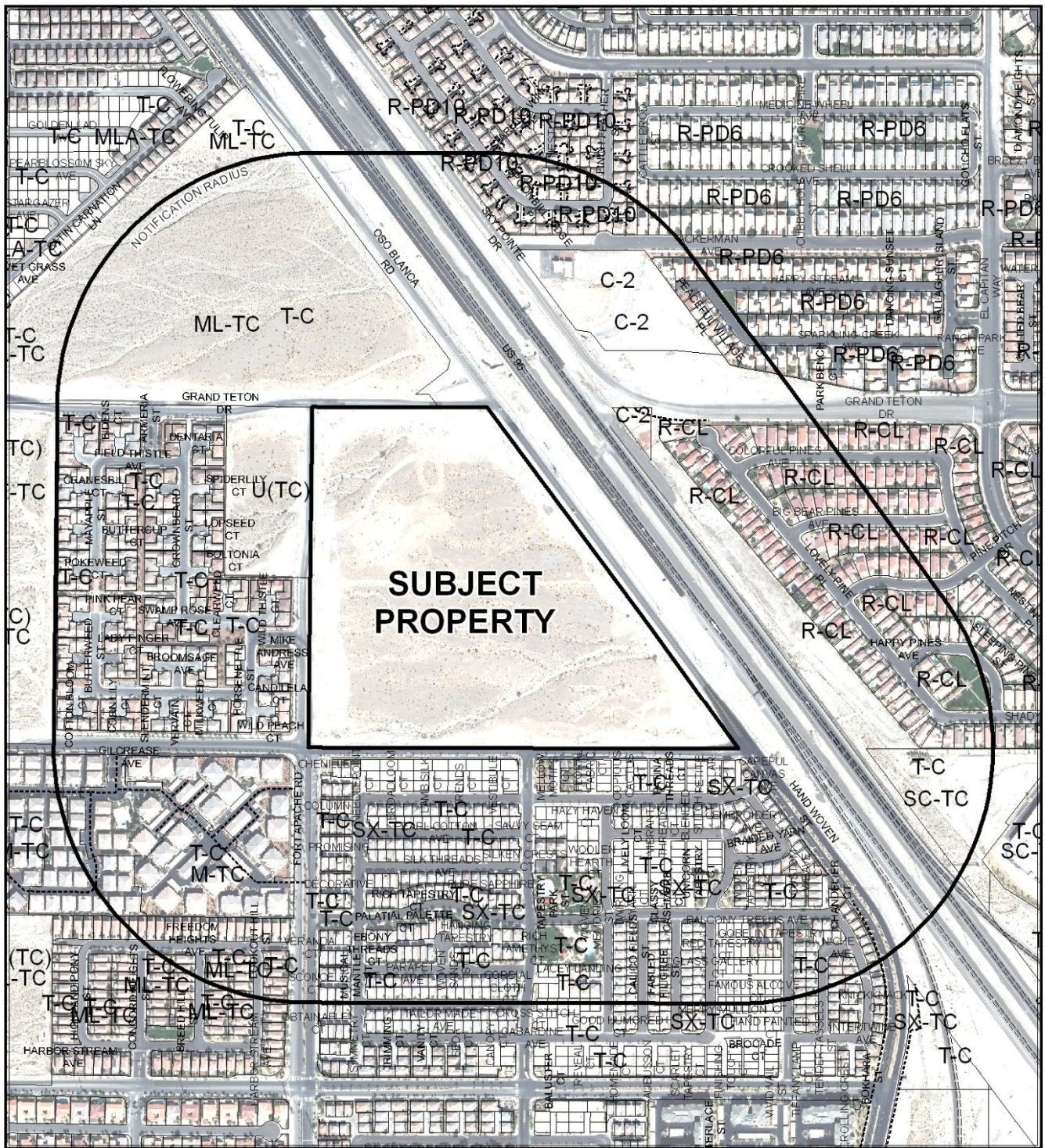
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: TMP-48473

RADIUS: 1000 FEET

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



CASE: TMP-48473

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Tighi Family LP

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

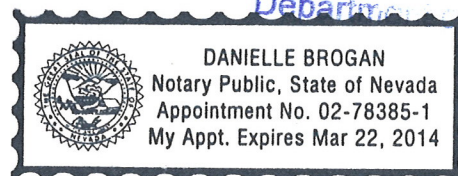
Signature of Property Owner: _____

Print Name: James M. Tighi

Subscribed and sworn before me

This 11th day of February, 2013

Notary Public in and for said County and State





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 MLT 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* [Signature]

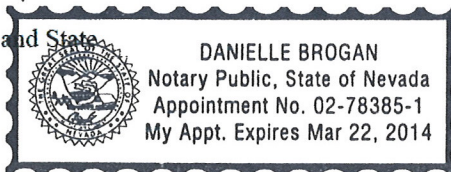
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James Tighi

Subscribed and sworn before me

This 11th day of February, 2013

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # TMP-48473

Meeting Date: 4/9/13

Total Fee: 750.-

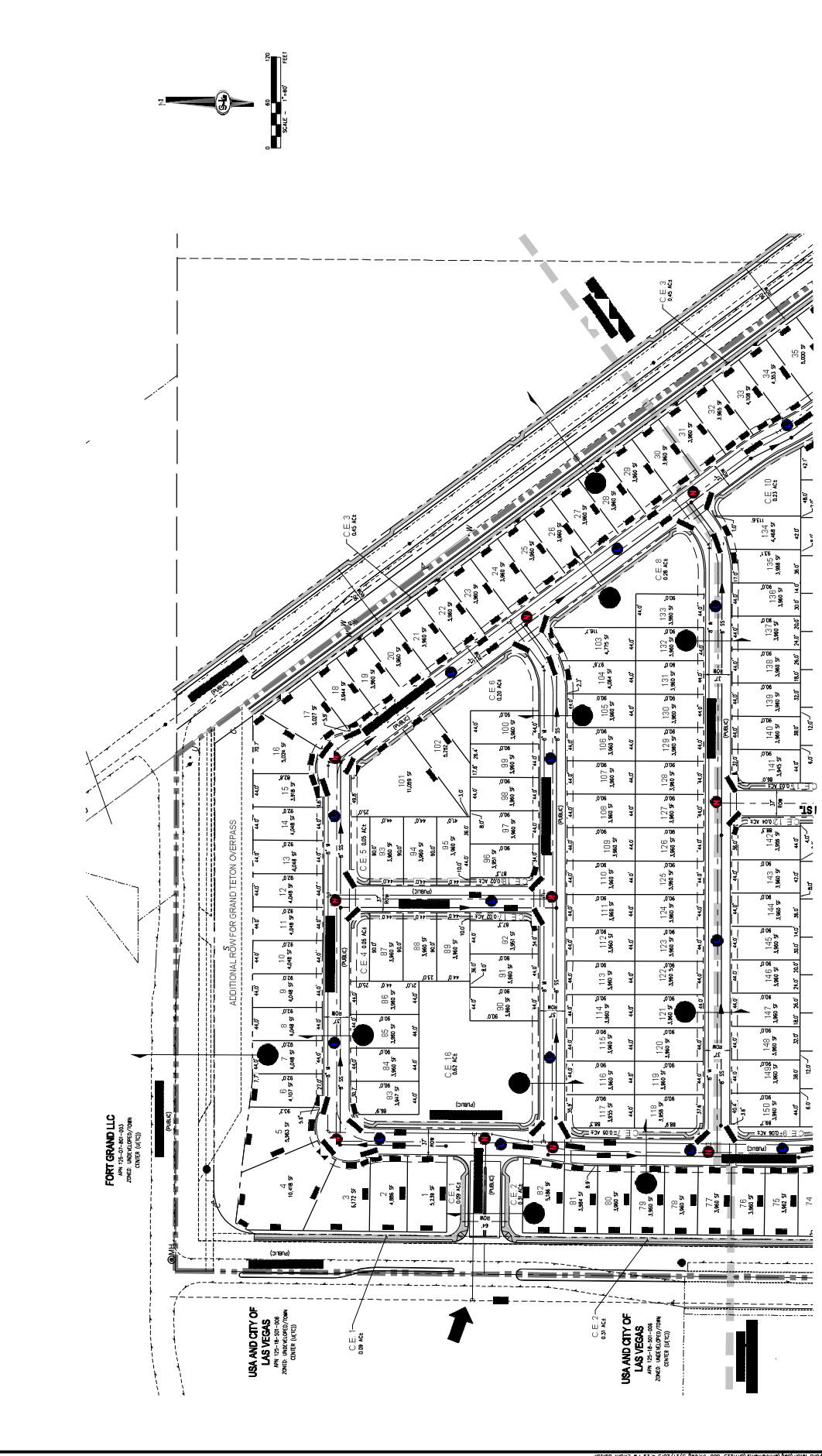
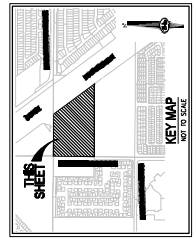
Date Received:* 2/21/13

Received By: [Signature]

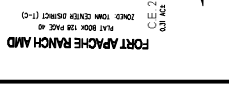
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

NO.	DESCRIPTION	DATE	BY	APP.

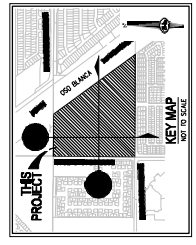
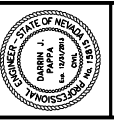


RECEIVED 03/21/13
TMP-48473 REVISED

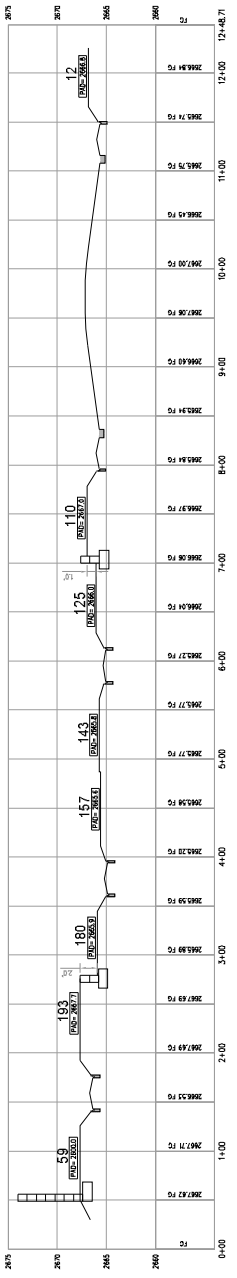


RECEIVED 03/21/13
TMP-48473 REVISED

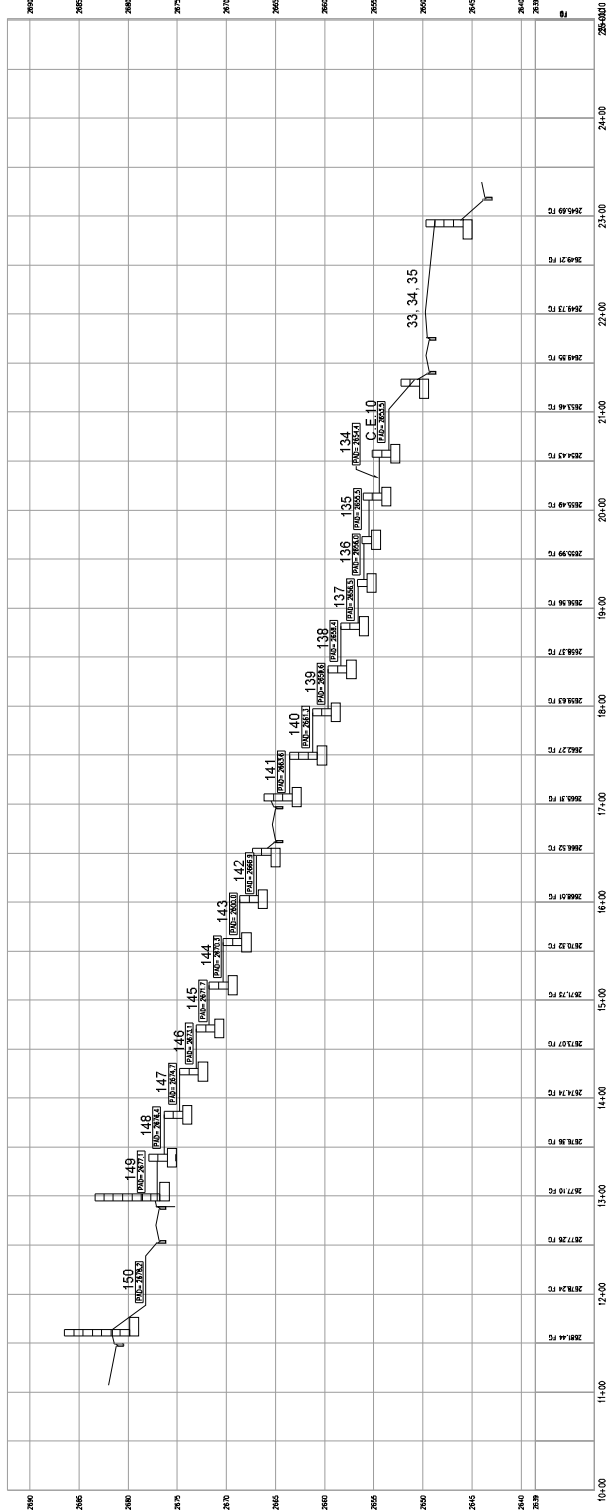
NO.	DESCRIPTION	DATE	BY	APP



NORTH-SOUTH PROFILE



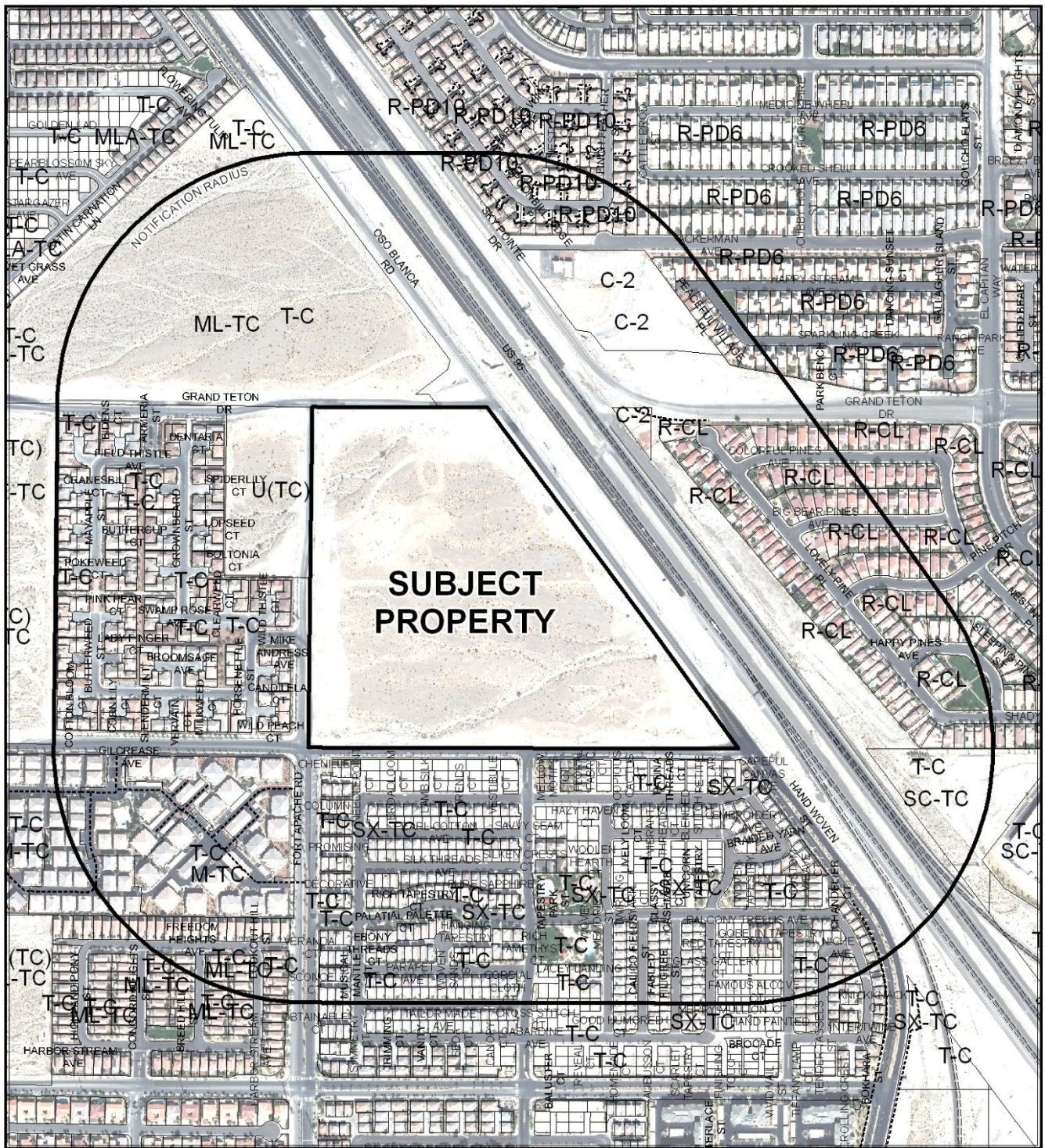
WEST-EAST PROFILE





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]





DRH1225.000

March 22, 2013

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

RECEIVED
MAR 21 2013

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**

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).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

RECEIVED

STATEMENT OF FINANCIAL INTEREST

MAR 21 2013

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: _____

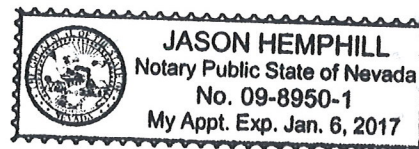
Signature of Property Owner: Theresa Nelson

Print Name: Theresa Nelson

Subscribed and sworn before me

This 21st day of March, 20 13

[Signature]
Notary Public in and for said County and State





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 RE 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

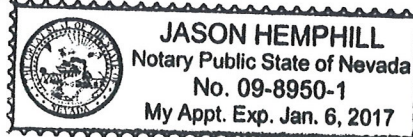
Subscribed and sworn before me

This 21st day of March, 20 12

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAR-48706

Meeting Date: 5/14/2013

Total Fee: 830.00

Date Received: 3/2/2013

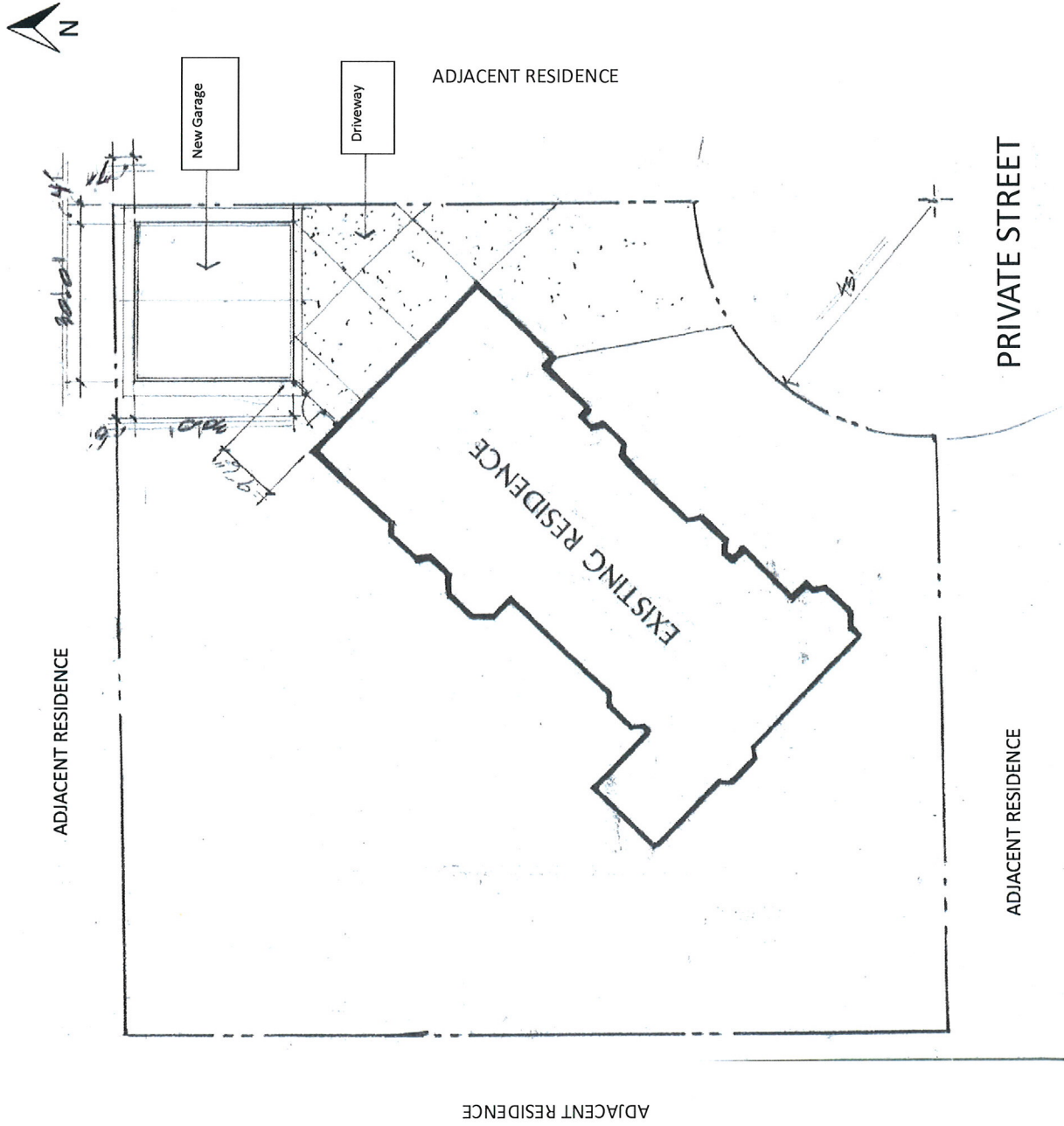
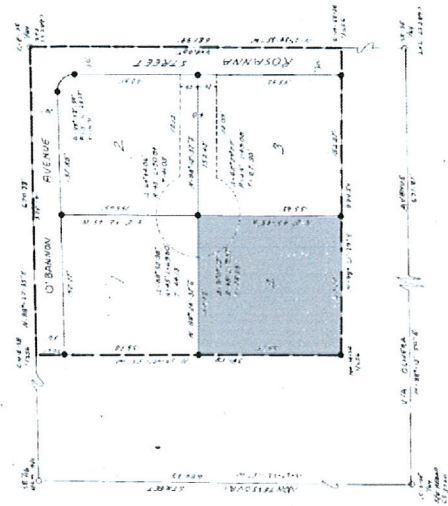
Received By: [Signature]

*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 21 2013

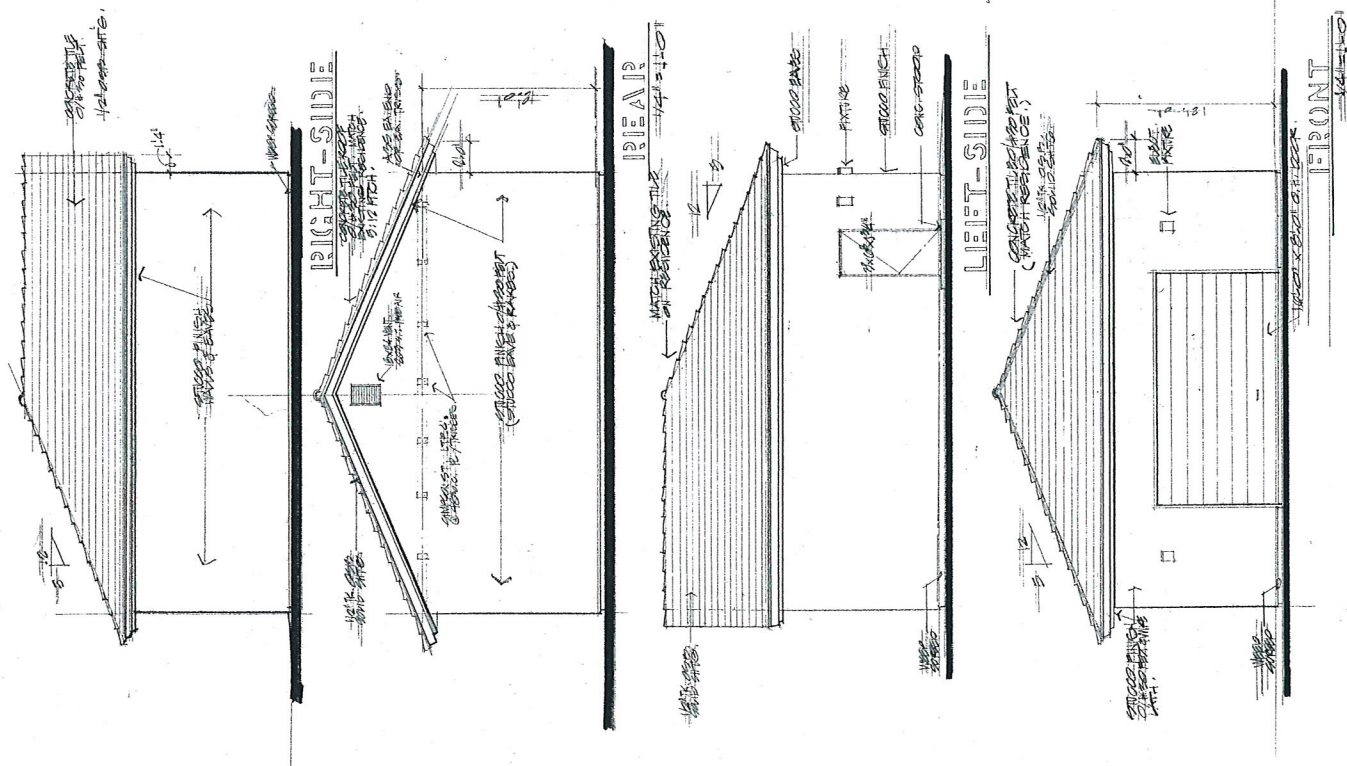
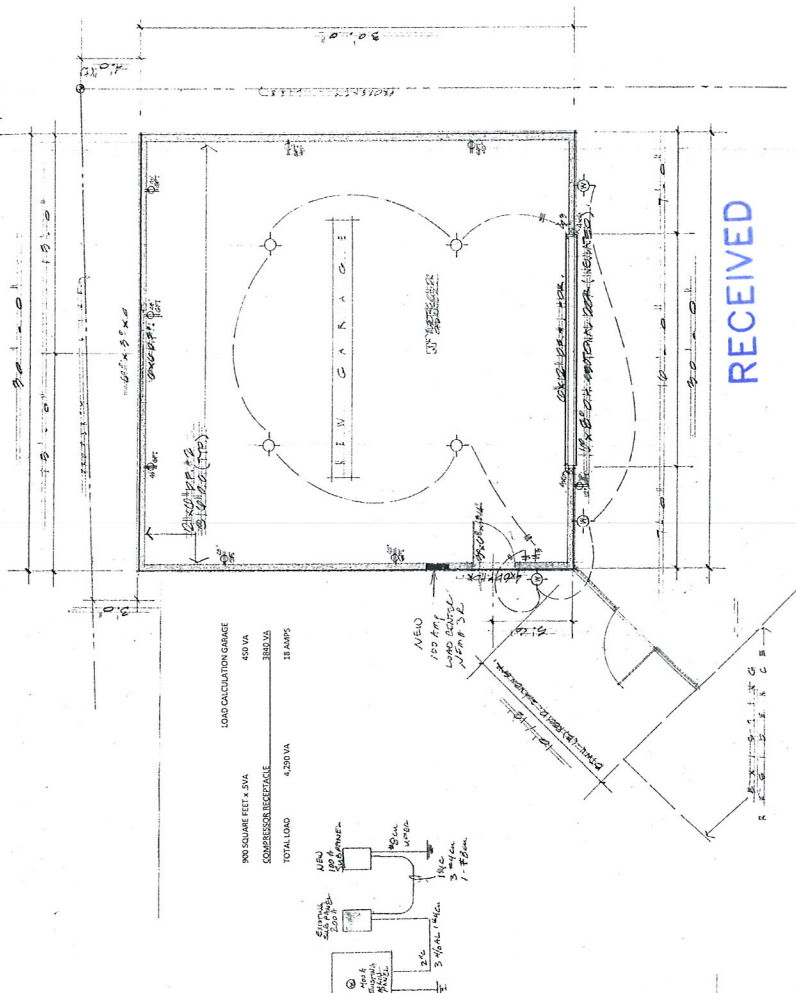
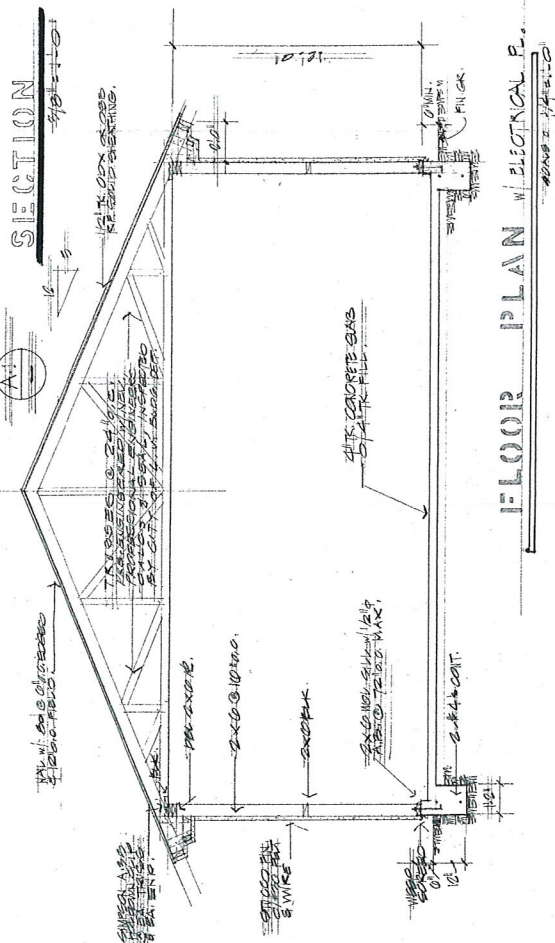
SITE PLAN



VAR-48706

RECEIVED

774946 ADDITION
ROBERT AND THERESA NELSON
2221 ROSANNA ST. LAS VEGAS, NV



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 request 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.

Sincerely,

RECEIVED

MAR 21 2013


Robert Nelson


Theresa Nelson

2221 Rosanna St
Las Vegas, NV 89117
(702) 228-4219
(702) 378-1187
rtlnelson@cox.net

VAR-48706

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 at 709 and 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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

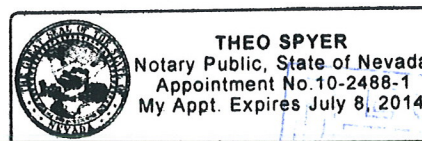
County Clerk
State Nevada

Print Name: Richard B. Harrison

Subscribed and sworn before me

This 14 day of March, 2013

Notary Public in and for said County and State



MAR 25 2013



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

Revised 10/2/08

FOR DEPARTMENT USE ONLY

Case # VAR-48762

Meeting Date: 5/14/2013

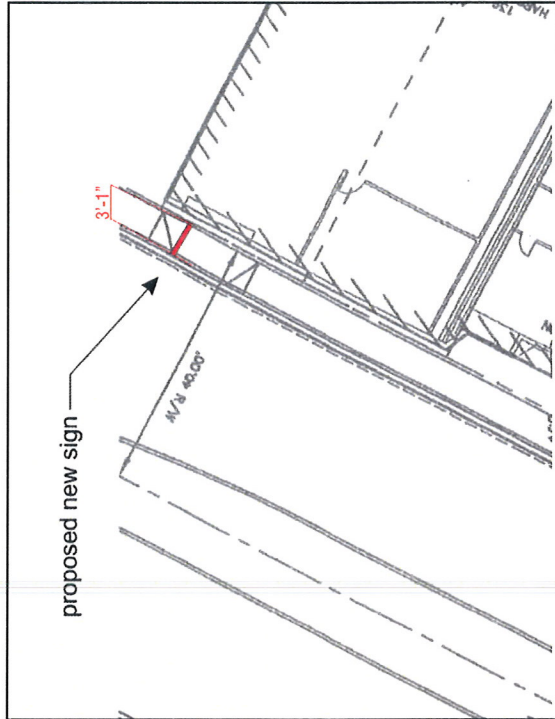
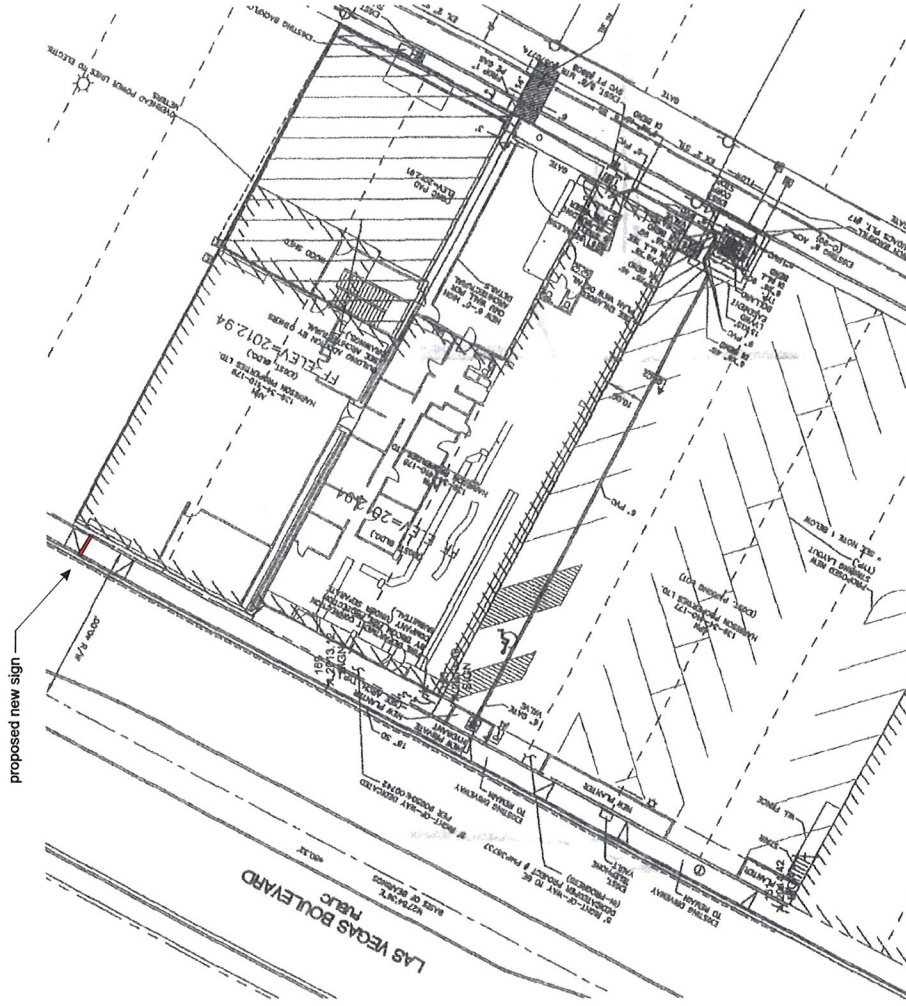
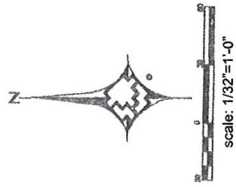
Total Fee: 830.00

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.

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



ENLARGEMENT



www.FederalHeath.com
3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378

Manufacturing Facilities:
Cincinnati - Ellettsville - Columbus
Office Locations:
Cincinnati - Las Vegas - Dayton - Indianapolis - Columbus
Columbus - Dayton - Cincinnati - Indianapolis - Columbus
Columbus - Dayton - Cincinnati - Indianapolis - Columbus
Columbus - Dayton - Cincinnati - Indianapolis - Columbus
Columbus - Dayton - Cincinnati - Indianapolis - Columbus

Regions:

Client: Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: D.GROWE
Project Manager: L.MADEC
Drawn By: MELLIS
Underwriters: MELLIS & ASSOCIATES, INC.
Laboratory Inc.

Project / Location:

GOLD & SILVER
PAWN
713 LAS VEGAS BLVD. SO.
LAS VEGAS NV 89101

Job Number: _____
Date: 3-14-13
Spec Number: 2013 3 or 3
Design Number: 210490900 elev.

This original drawing is provided as part of a planned project and is not to be reproduced or copied without the written permission of Federal Health Sign Company, LLC or its authorized agent. © 2008

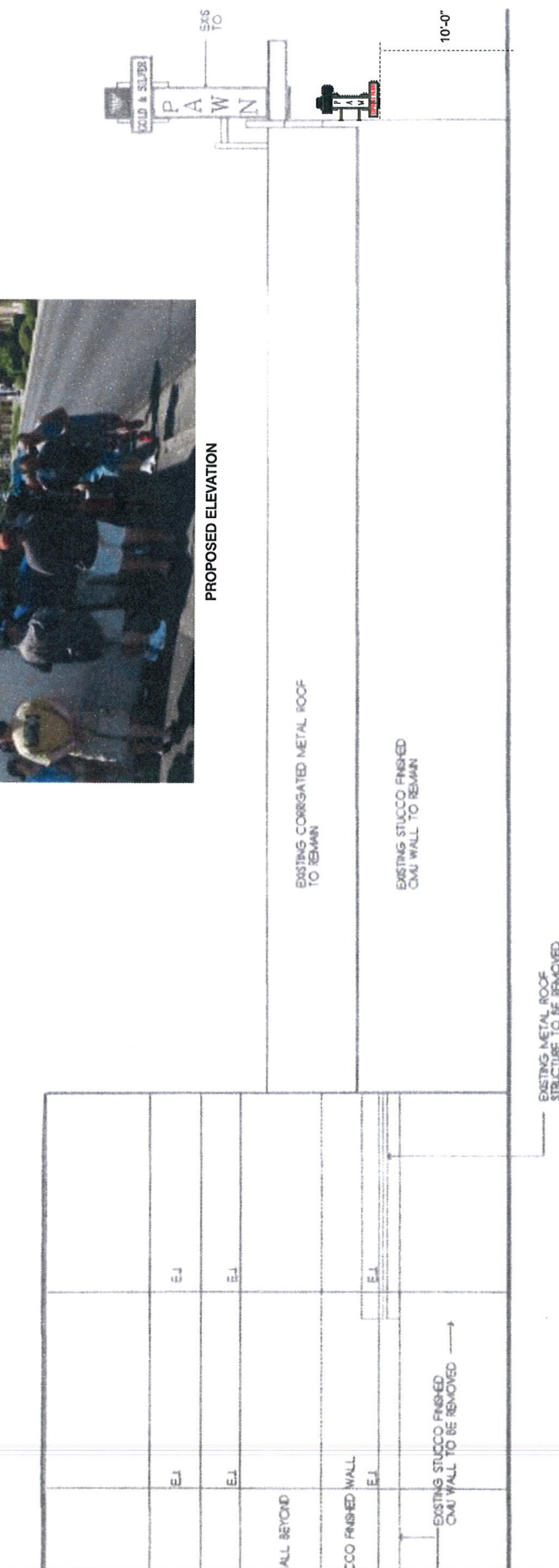
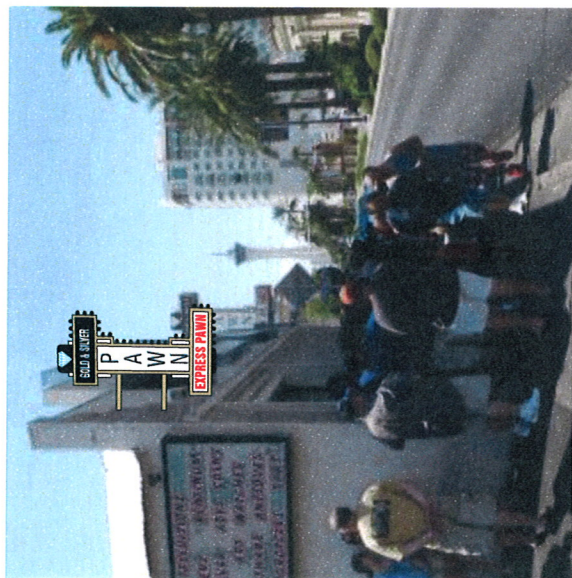
City of Las Vegas
Department of Public Works

VAR-48762

PROPOSED ELEVATION

VAR-48762

ADEQUATE POWER AS DESIGNATED BY FEDERAL HEALTH TO SIGN LOCATION(S) TO BE PROVIDED BY OTHERS.



PARTIAL NORTH ELEVATION



**FEDERAL
HEALTH**

3900 W. Dewey Drive Las Vegas, NV 89118
(702) 739-9466 Fax (702) 795-0378
www.FederalHeath.com

(702) 739-9466 Fax (702) 795-0378

Revisions:

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus

Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Wilmington - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Manufacturing Facilities
Oceanside - Eutaw - Jacksonville

Manufacturing Facilities:
Oceanside - Euless - Jacksonville - Columbus

Office Locations:
Oceanside - Las Vegas - Laughlin - Idaho Falls
Euless - Jacksonville - Houston - San Antonio
Corpus Christi - Grafton - Milwaukee
Wilmington - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tunica
Atlanta - Tampa - Daytona Beach - Winter Park

Account Rep: D.GROWE

Project Manager: **L.MADEC**

Drawn By: **M.ELLIS**

U.L. Underwriters
Laboratories Inc.

nec

ELECTRICAL TO USE U.L.-48
LISTED COMPONENTS AND
SHALL MEET ALL N.E.C. STANDARDS

Project / Location:

GOLD & SILVER

13 LAS VEGAS BLVD. SO.
LAS VEGAS NV 89101

Job Number:

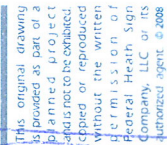
Date: 3-14-13

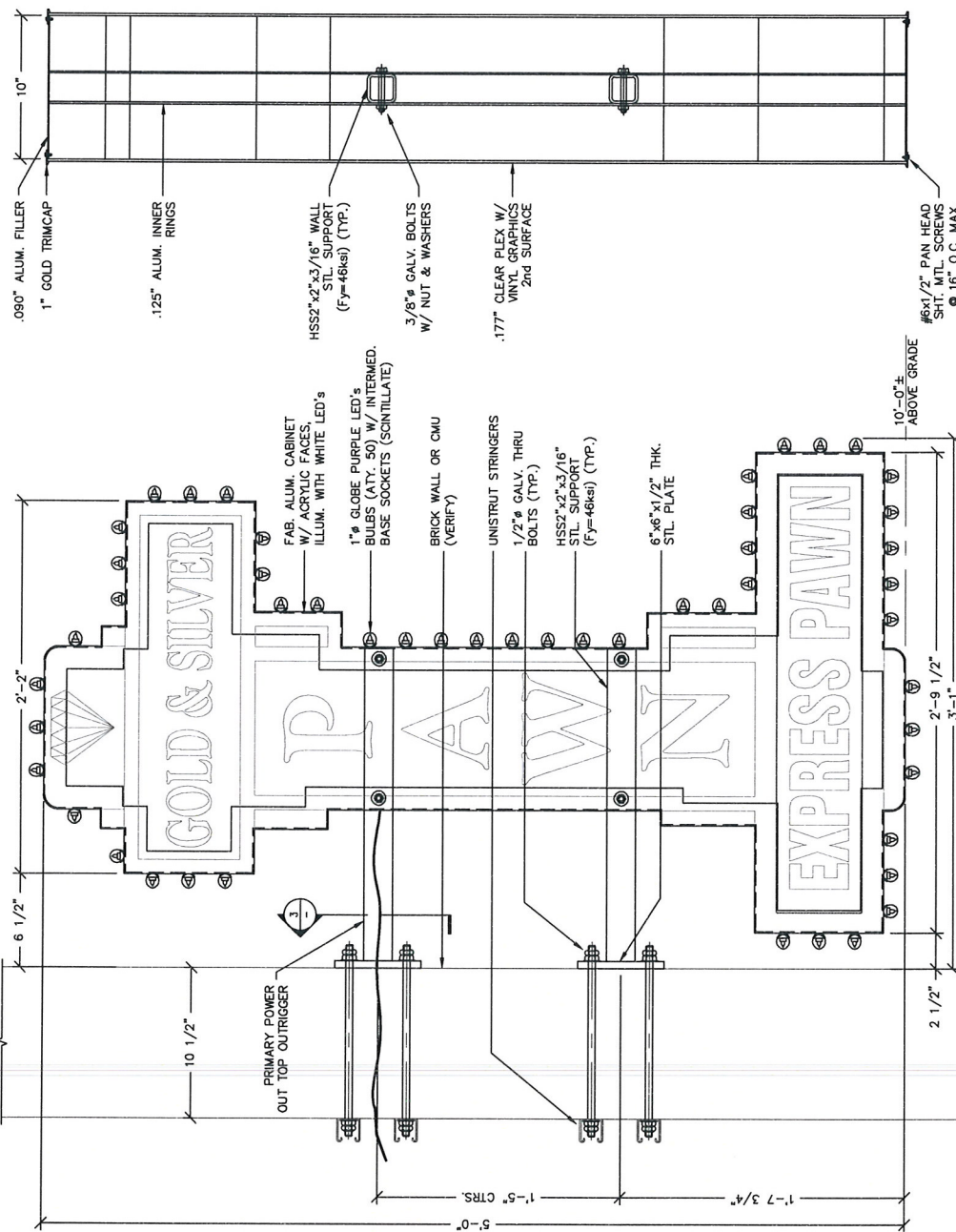
Sheet Number: 1 of 3

Design Number: 210490900 elev.

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VAR-48762



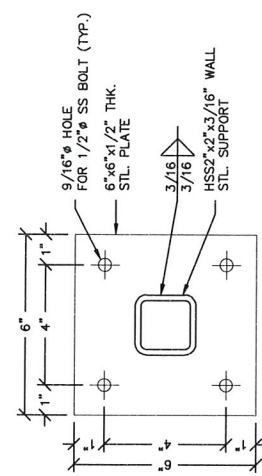


1 ELEVATION SECTION

SCALE: 1 1/2" = 1'-0"

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ART DESIGN REFERENCE #21-04909-00-R2



3 MOUNTING PLATE DETAIL
SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL HSS SHALL CONFORM TO NOTED SPECIFICATIONS.
3. ALL STEEL SHALL CONFORM TO A36.
4. WELDING SHALL CONFORM TO AWS D.1.1 AND AWS SPEC.
5. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
6. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
7. ALL ELECTRICAL WORKS TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
8. ALL ELECTRICAL WORKS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WRES.
9. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WRES.

SECTION

SCALE: 1 1/2" = 1'-0"

NO.	REVISIONS	DATE	BY
1	ADDED MORE BULBS & CHANGE TO SCINTILLATE	3/25/13	DD
2			
3			
4			
5			
6			
7			
8			
9			
10			

**GOLD & SILVER
PAWN**
713 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NV 89101

GOLD & SILVER PAWN LAS VEGAS, NV #21-04909-00 REV A.dwg

DESIGN NO. S-0304913	PROJECT MGR. L. MADEC	SHEET NO. S-1
DRAWN BY: D. DUPREE	DATE: MAR. 20, 2013	OF: 1
JOB NO. 21-04909-00		

VAR-48762
City of Las Vegas
Department of Planning

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.

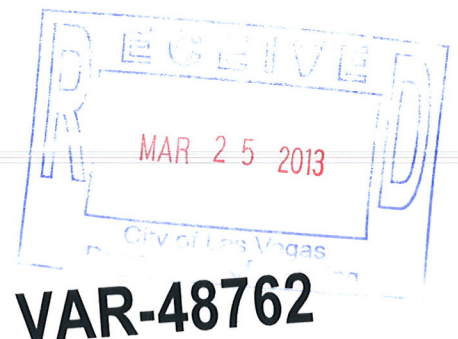
We are requesting a Variance of 19.08.120 to allow a Projecting sign where a freestanding sign all ready exists. Due to site conditions it is more suitable to use a projecting sign than a wall sign because of the nature of the sidewalk and this would be better in directing pedestrian traffic and freeing 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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-48766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Variance from the Summerlin Standards TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) A ZERO SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED AND ZERO DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED on 0.23 acres at 11125 Arbor Pines Avenue (APN 137-26-514-008), P-C (Planned Community) Zone, Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48766** APN: 137-24-514-008

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: _____

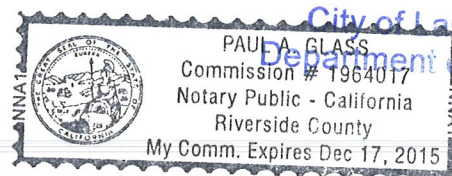
Print Name: _____

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



MAR 25 2013

City of Las Vegas
Department of Planning



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 89144
 E-mail Address ibrhonda@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* [Signature]

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

Print Name MARVIN FREEMAN

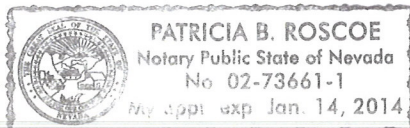
Subscribed and sworn before me

This 9th day of October, 20 12

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAR-48706
 Meeting Date: 6/11/2013
 Total Fee: 830.00
 Date Received: 3/25/2013
 Received By: M. KEY

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

\\depot\Application Packet\Application Form pdf

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MAR 25 2013

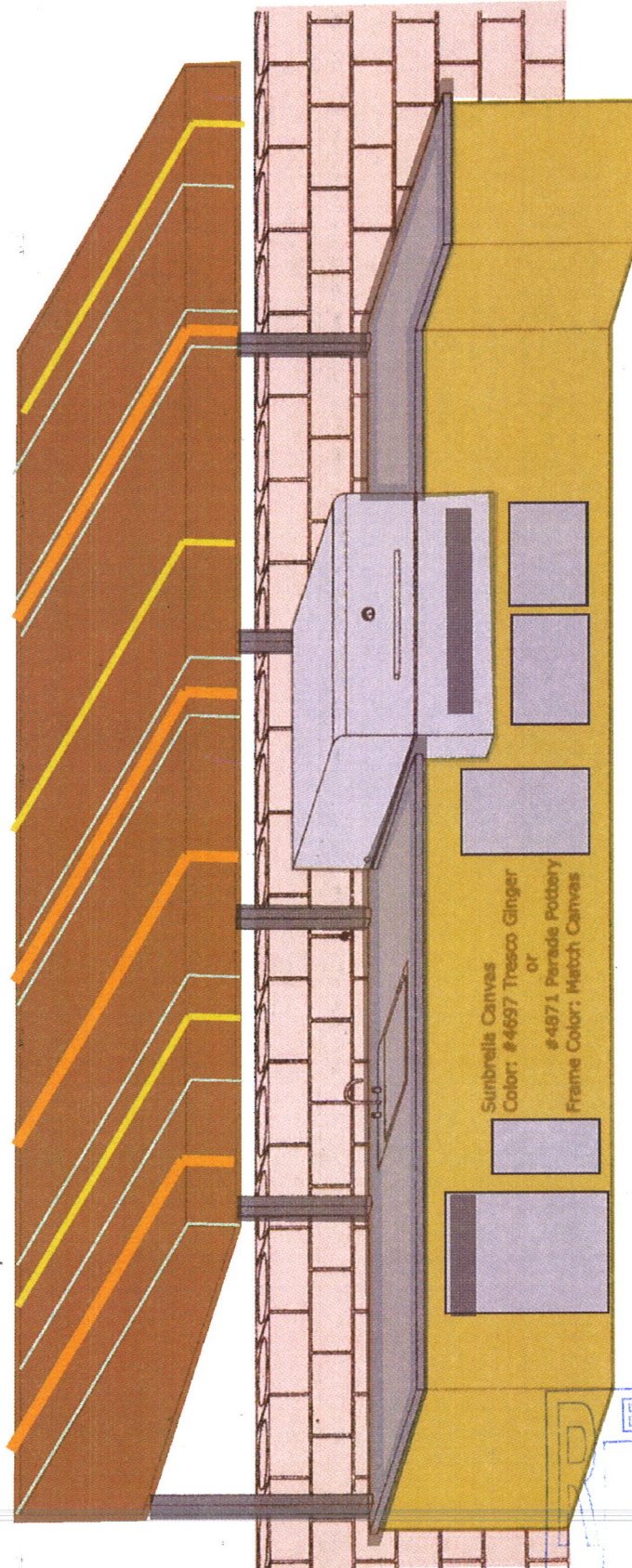
City of Las Vegas
 Department of Planning

VAR-48766

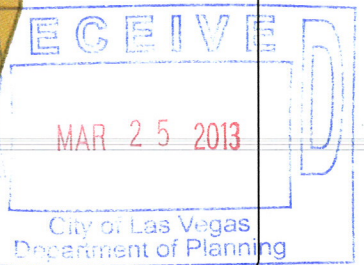
Semone Gell Interior Design
11125 Arbor Pine Ave
Las Vegas, NV 89114

Old World Iron Works
730 Susanna Way
Henderson, NV 89011
Jim Milazzo
office 702-862-4766
cell 702-348-7102

BBQ Awning



FRONT ELEVATION - OPTION 1



11125 ARBOR PINE AVE 89144 BBO AWNING - OPTION 1 CITY OF LAS VEGAS NEVADA		ENVISION CONSULTING 900 Royal Bldg. Suite 100 Las Vegas, NV 89144 PH 702.433.5521	PROFESSIONAL SEAL STATE OF NEVADA PROFESSIONAL ARCHITECT BBO AWNING - ELEV	PROJECT NO. RC-12-955 DRAWING NAME BBO-AWN-ELEV SHEET 1 of 2 SHEETS	DATE 3/15/13 BY BBO CHECKED BBO DESIGNED BBO DRAWN BBO SCALE 1/8" = 1'-0" WORK START DATE 3-13
--	--	--	---	--	---

VAR-48766

Old World Iron Works
730 Susanna Way
Henderson, Nv 89011
Jim Milazzo
office 702-862-4766
cell 702-348-7102

Sunbrella Canvas
 Color: #4697 Tresco Ginger
 or
 #4871 Parade Pottery
 Frame Color: Match Canvas

FRONT ELEVATION - OPTION 2 N.T.S.

VAR-48766

ARCHITECTURAL ELEVATION BBO AWWING - OPTION 2 11125 ARBOR PINE AVE 89144 CITY OF LAS VEGAS NEVADA				SCALE: N.T.S. SIZE: 1/4" = 1'-0" DATE: 12-31-2013 DRAWN BY: JAC CHECKED BY: JAC SCALE DATE: 12-31-2013		PROJECT NO: 12-955 DRAWING NO: BBO-AWN-ELEV SHEET NO: 2 OF 2	
ENVISION Consulting 808 Royal Blvd Lane Las Vegas, NV 89144 PH 702.433.2821				NO. REVISIONS BY DATE APPR			

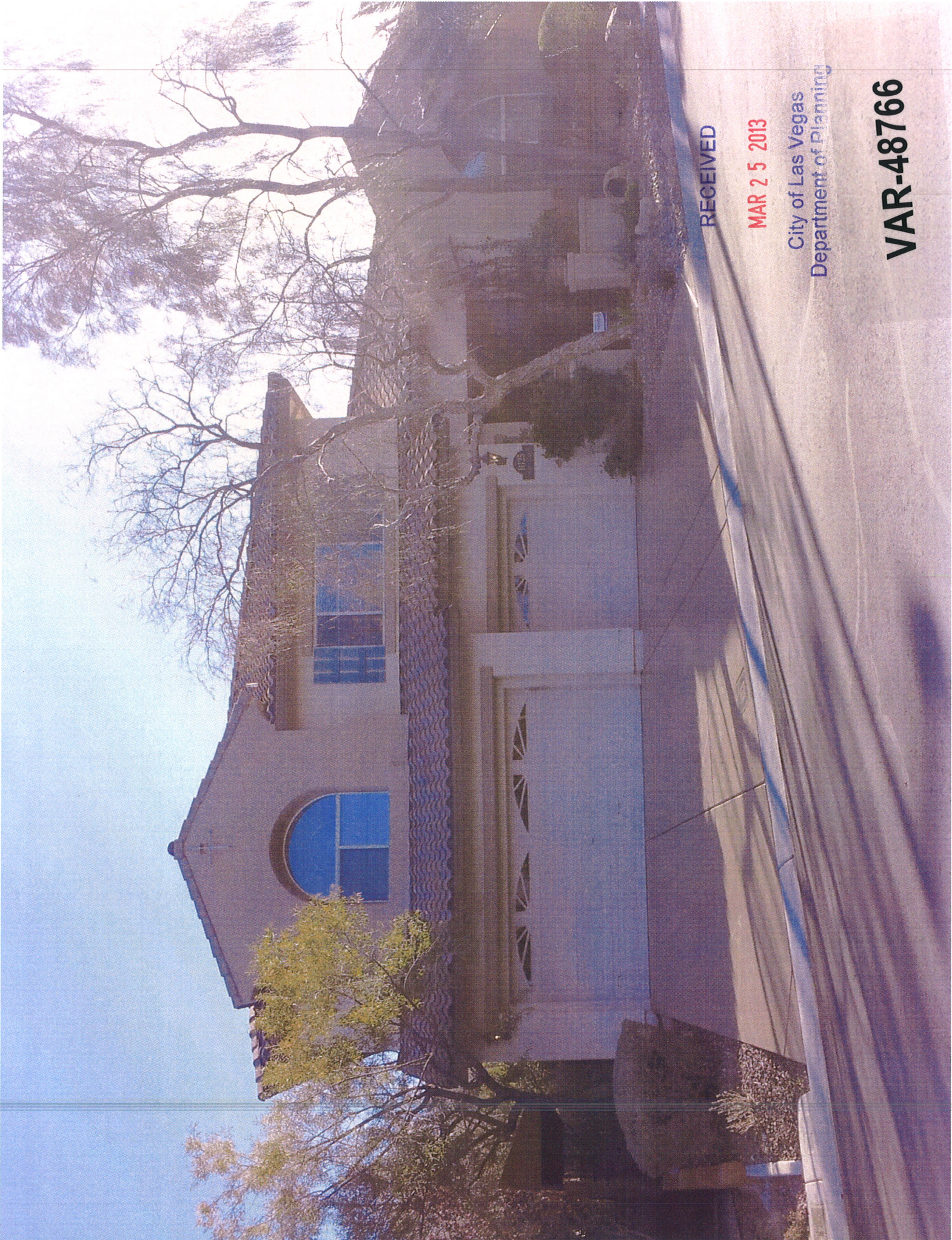


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MAR 25 2013

City of Las Vegas
Department of Planning

VAR-48766

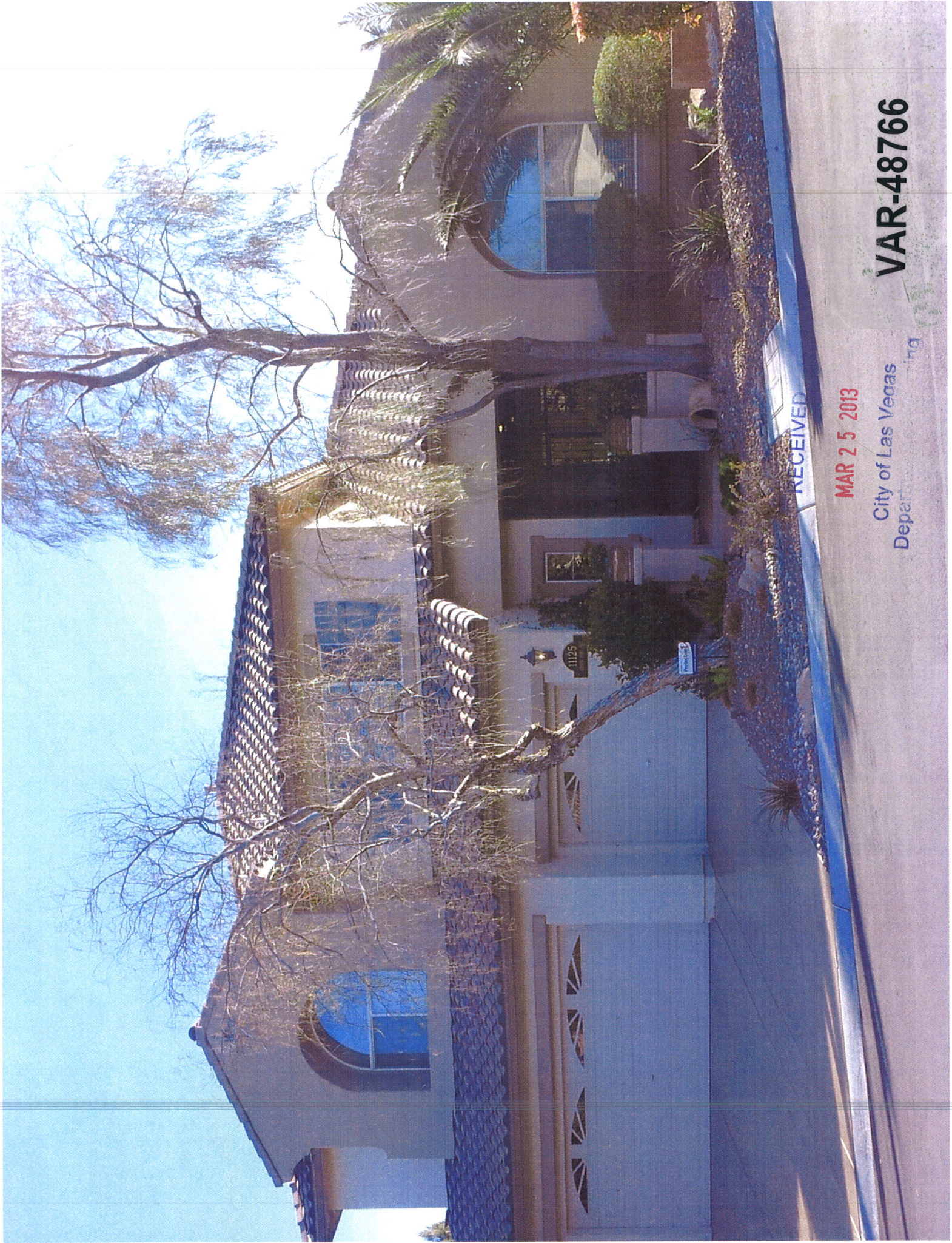


RECEIVED

MAR 25 2013

City of Las Vegas
Department of Planning

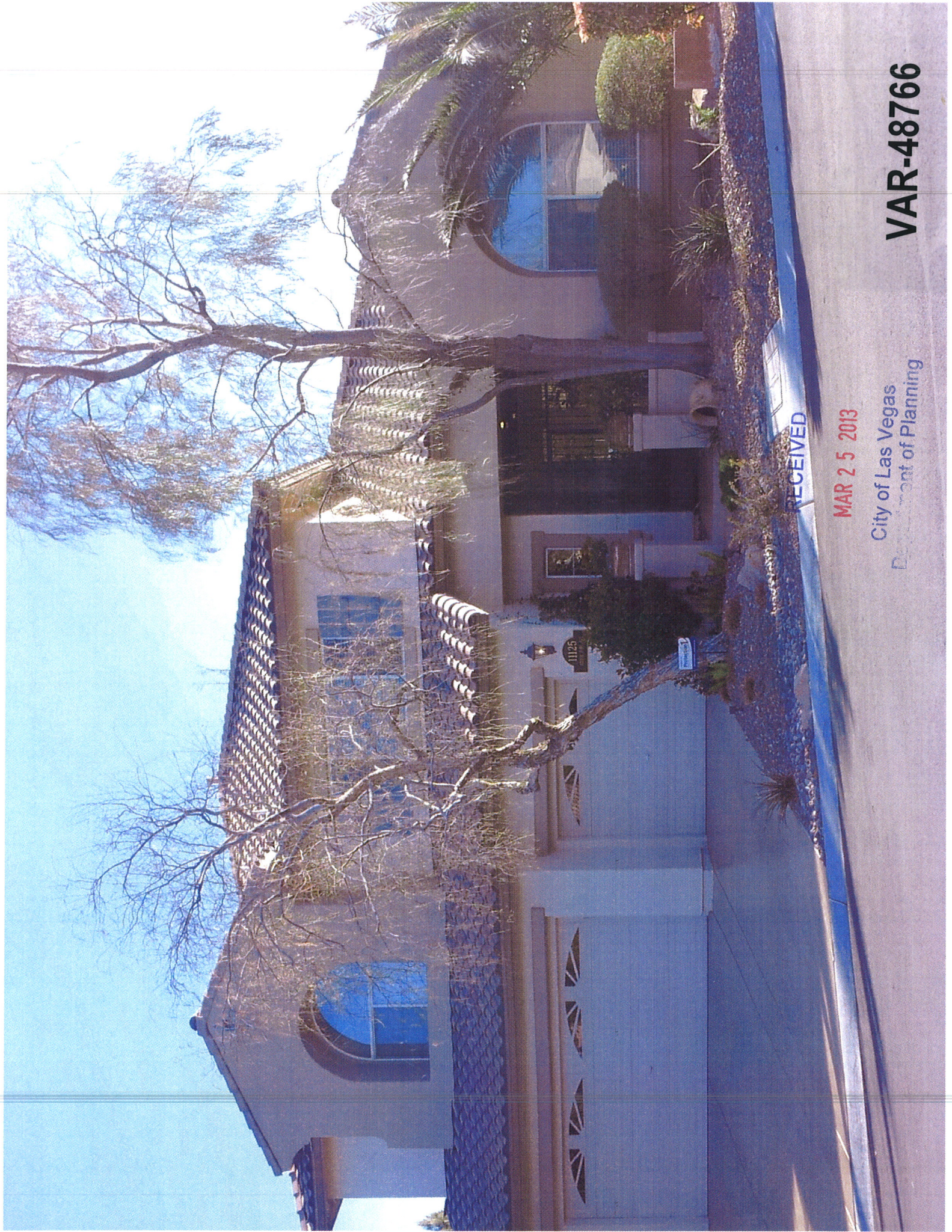
VAR-48766



MAR 25 2013

City of Las Vegas
Department of Planning

VAR-48766

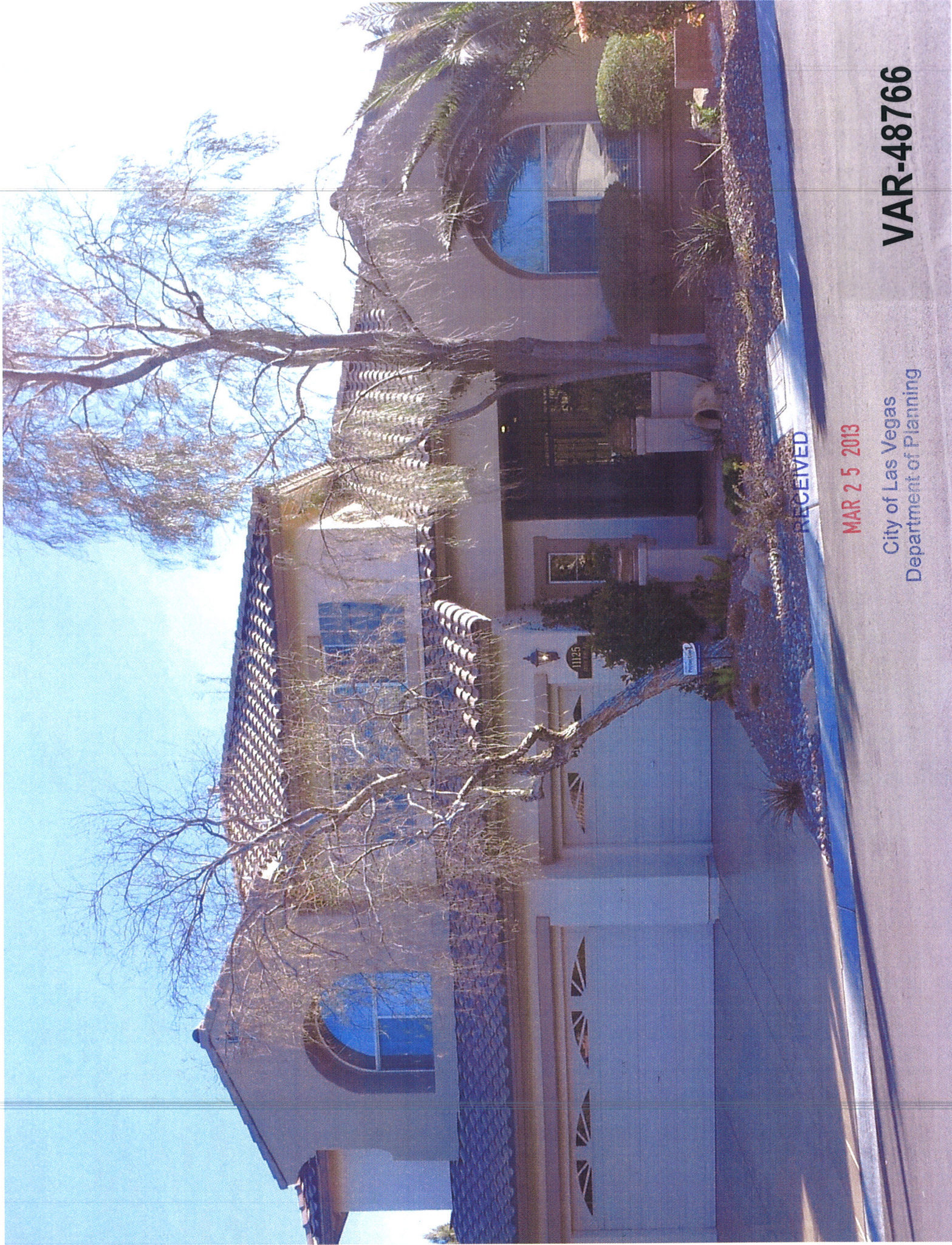


RECEIVED

MAR 25 2013

City of Las Vegas
Department of Planning

VAR-48766

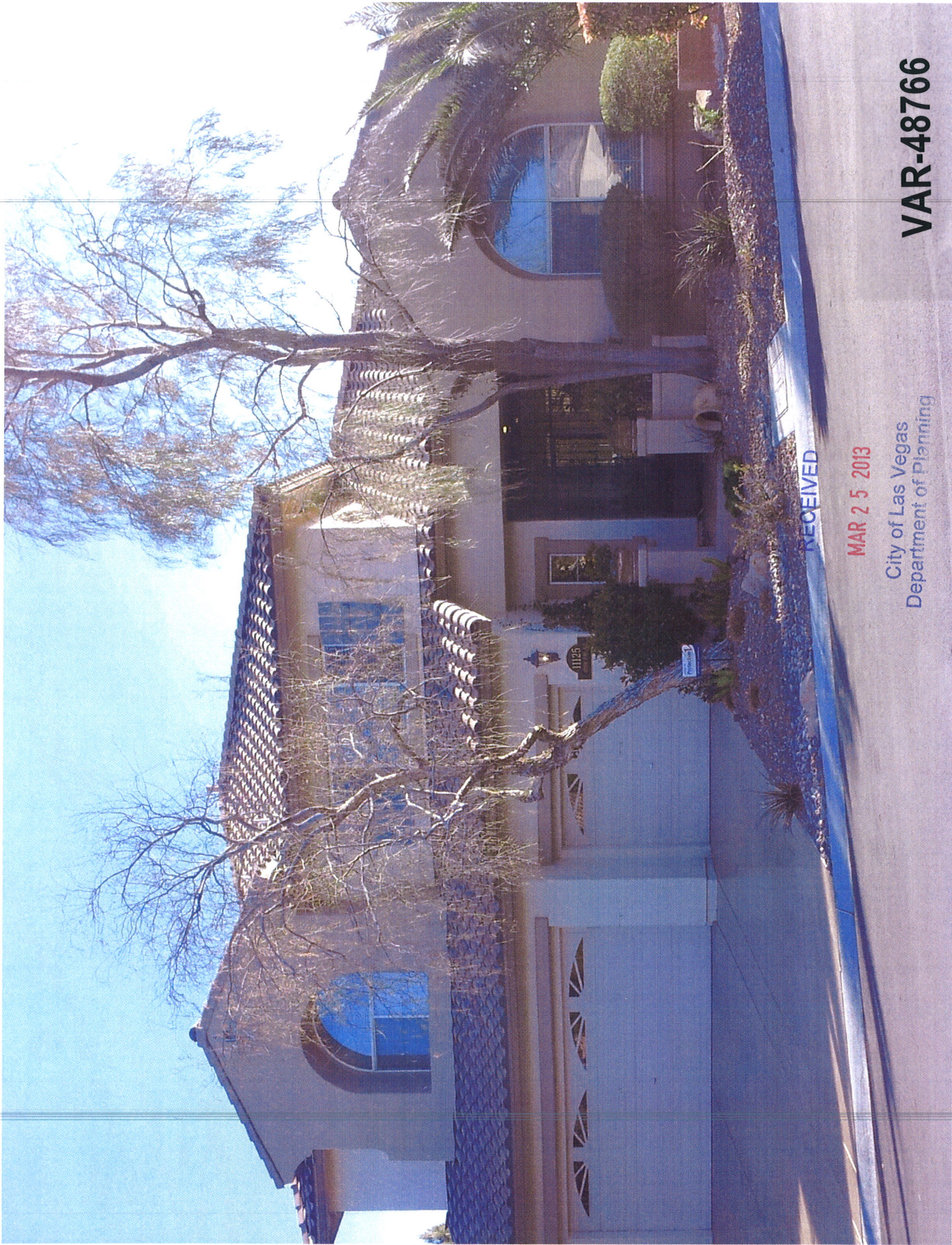


RECEIVED

MAR 25 2013

City of Las Vegas
Department of Planning

VAR-48766



RECEIVED

MAR 25 2013

City of Las Vegas
Department of Planning

VAR-48766

RECEIVED

MAR 25 2013

City of Las Vegas
Department of Planning



VAR-48766

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:

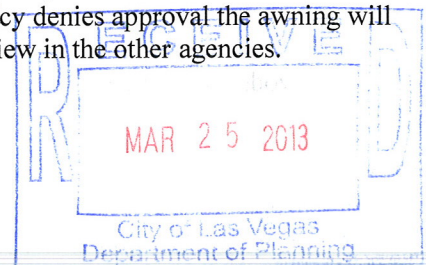
Per your request we have reviewed the information provided in your fax dated August 23rd, 2012 for the above referenced project. Please be advised as follows:

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 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.



ENVISIONConsulting

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,



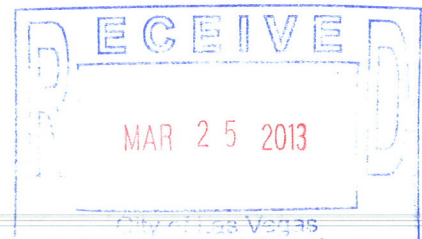
Rhonda Cervantes, P.E.,
Principal



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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

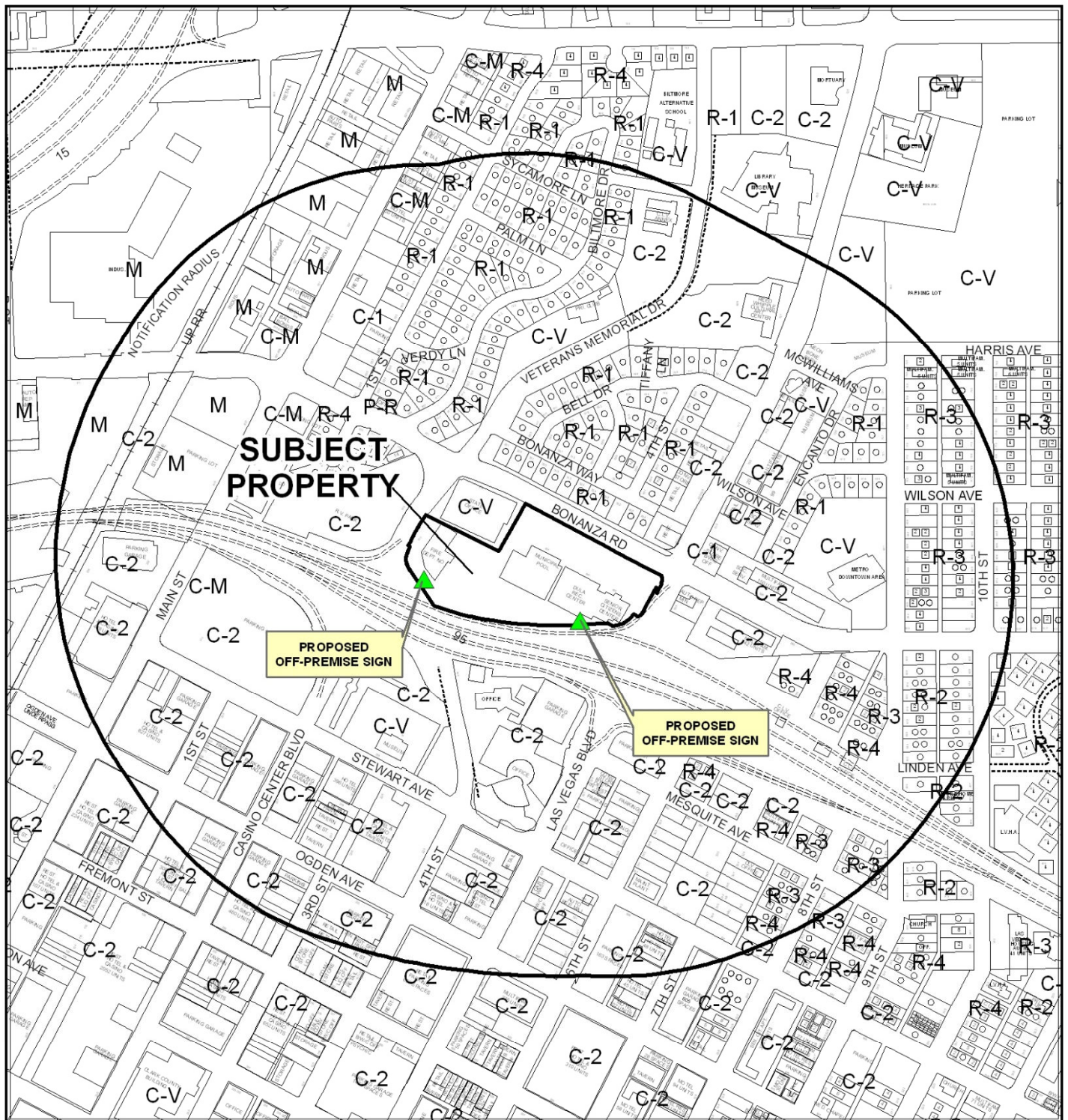
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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

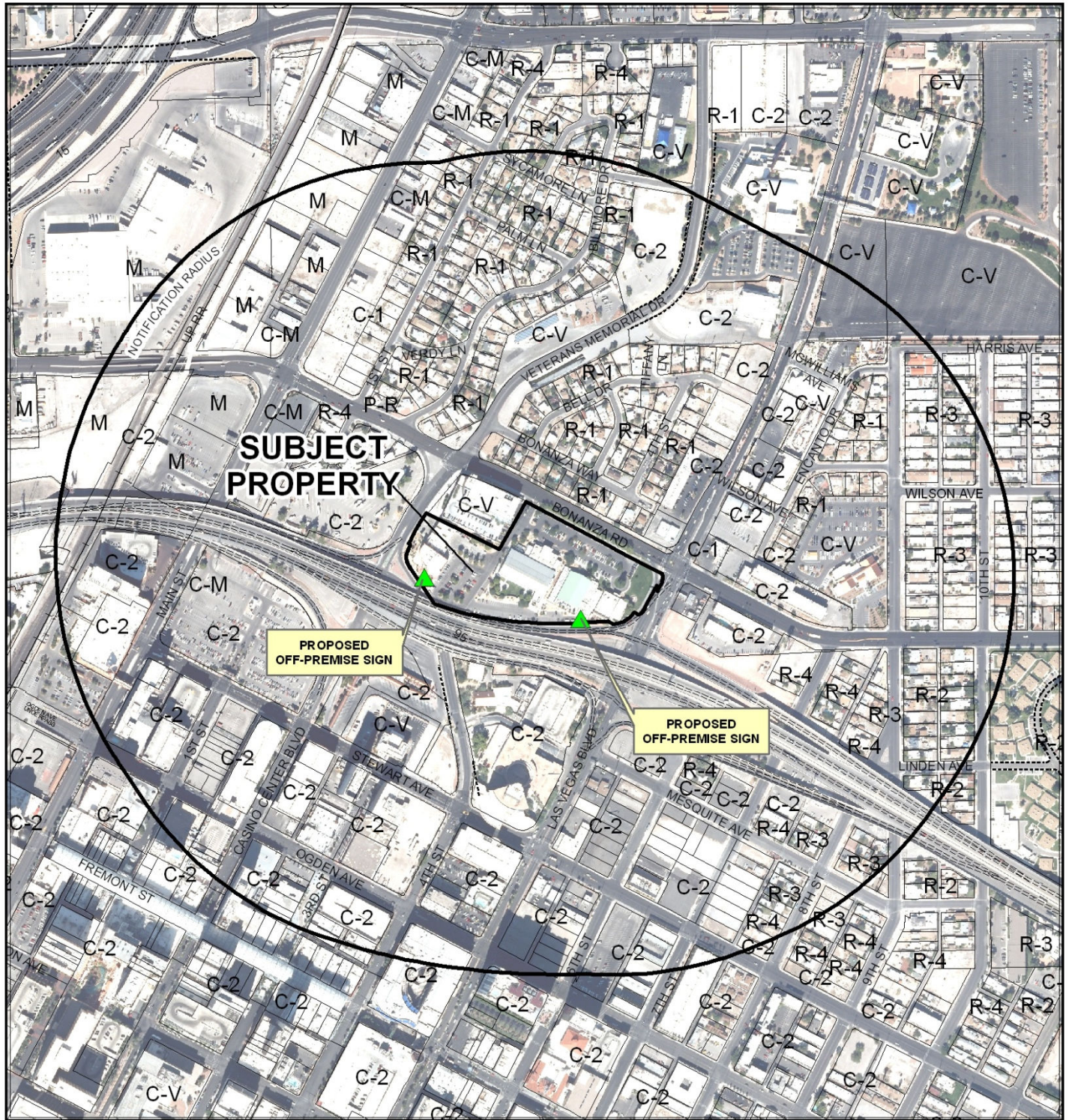


CASE: SUP-48183

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



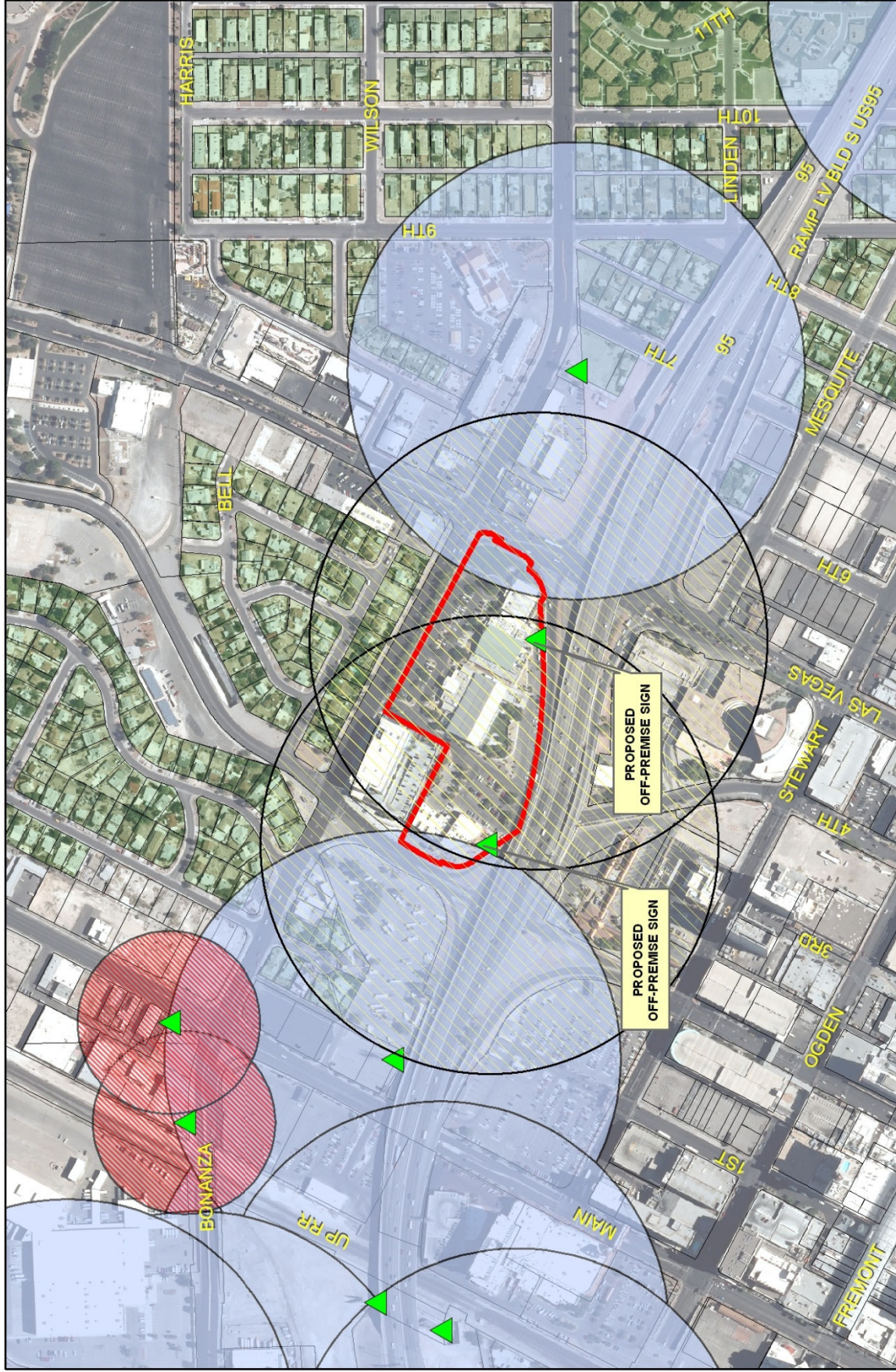


CASE: SUP-48183

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





City of Las Vegas Billboard Data

SUP-48183

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO 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: _____

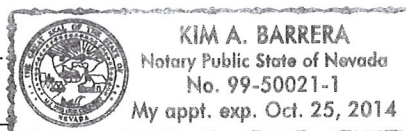
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48183 APN: 139-27-803-006

Name of Property Owner: City of Las Vegas

Name of Applicant: Elite Media

Name of Representative: YESCO 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: _____

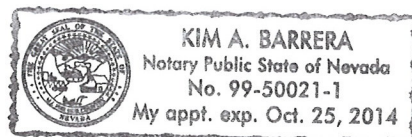
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 2013

Kim A. Barrera
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 431 E. Bonanza Rd
Project Name Parquee - CLV Dula Rec. Center Proposed Use Off-Premise Sign
Assessor's Parcel #(s) 139-27-803-006 Ward # 5
General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Off-Premise Sign (Parquee) @ CLV Dula Rec. Center

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
City Henderson State NV Zip 89074
E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
City Las Vegas State NV Zip 89118
E-mail Address mleblue@yesco.com

Property Owner Signature*

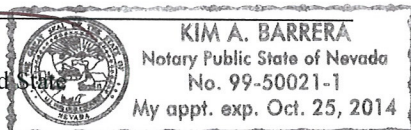
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.

Kim A. Barrera



Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

SUP-48183

Meeting Date:

03/12/13

Total Fee:

\$ 1030.00

Date Received:*

01/24/13

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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
Project Address (Location) 431 E. Bonanza Rd
Project Name Parquee - CLV Fire Station 1 Proposed Use Off-Premise Sign
Assessor's Parcel #(s) 139-27-803-006 Ward # 5
General Plan: existing PF proposed N/A Zoning: existing C-V proposed N/A
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Off-Premise Sign (Parquee) @ CLV Fire Station 1

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
Address 495 S. Main St Phone: (702) 229-6501 Fax: (702) 388-1807
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT Elite Media Contact Chad McCullough
Address 145 Brightmoor Ct. Phone: (702) 492-0654 Fax: (702) 974-2774
City Henderson State NV Zip 89074
E-mail Address chad@elitemediainc.com

REPRESENTATIVE YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St Phone: (702) 348-7414 Fax: (702) 944-4500
City Las Vegas State NV Zip 89118
E-mail Address mleblue@yesco.com

Property Owner Signature* Elizabeth N. Fretwell

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

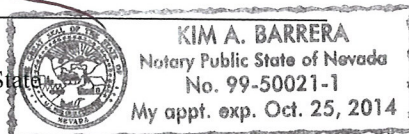
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 22 day of January, 20 13.

Kim A. Barrera

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-48183

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.

OPEN CHANNEL CABINET (2 LEVELS) PAINTED RED (485C) WITH 15MM-30MA P73 NOVAL GOLD NEON TO ALTERNATE FLASHING BETWEEN UNITS

6" DEEP OPEN CHANNEL LETTERS PAINTED RED (485C) WITH D/T 15MM CLEAR RED NEON. CLEAR PLEX FACES

CABINET AND RETAINER PAINTED YELLOW (PMS 1225C) WITH WHITE S/M FACE

NON-ILLUM. S/M DISCS PAINTED BLUE (300C) WITH WHITE PAINTED FACE

INTERNALLY LED ILLUM. PAN CH LTRS WITH RED PLEX FACES. RED LED ILLUMINATION. PAINTED RED TO MATCH PMS 485C

FULL COLOR MESSAGE UNIT: 20MM (240 X 512 MATRIX)

SECTION DETAIL (A)

PLAN VIEW

TOTAL SQ FT: 2090

125A - 12208 3 Phase (Per side)
* Disconnect to sign location *

PY-4
PY-5

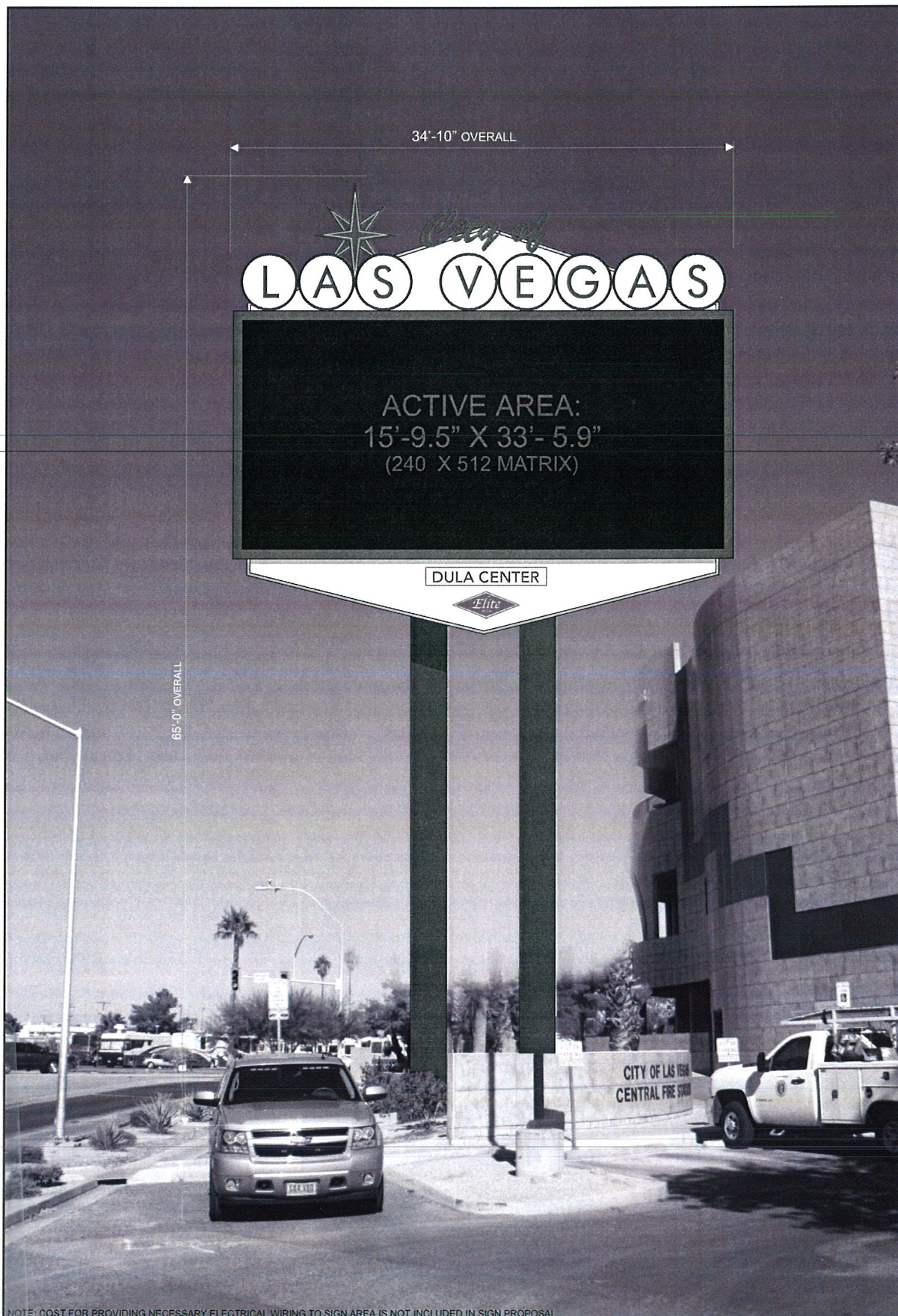
D/F V-SHAPED PYLON SIGNS
SCALE: 3/16" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL TWO (2) V-SHAPED D/F INTERNALLY ILLUMINATED PYLON SIGNS.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

RECEIVED
JAN 24 2013

SUP-48183



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

Sheet
4.2

DATE: 01/11/11

Reference Design
PY 4-5

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423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

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LAS VEGAS

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CITY OF LAS VEGAS
LAS VEGAS-NV

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Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

YESCO.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

RECEIVED
JAN 24 2013

LOC.4,5

N CASINO CENTER BLVD

E BONANZA RD

N 95

PROPERTY LINE

750' MIN

PY-5

PY-4

N LAS VEGAS BLVD

PARCEL # 139-25-802-006

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89116
PHONE: (702) 876-8080
WWW.YESCO.COM

Client Name & Address:
CITY OF LAS VEGAS
LAS VEGAS-NV

Project Number:
423039

Project Name:
LAS VEGAS

Designer:
BOB STOCKHAM
JIM COOK

Checker:
MALCOLM SHAW
JIM GRIFFIN

Drawn By:
JIM GRIFFIN

Checked By:
JIM GRIFFIN

Customer Director:
JIM GRIFFIN

Estimator:
JIM GRIFFIN

Account Executive:
JIM GRIFFIN

Client:
JIM GRIFFIN

Rev / Date / Designer:
00000000 / 01/11/11 / JIM GRIFFIN

Description:
NON-ILLUM
SIGNAGE

Reference Design:
SP 4-5

00000000

01/11/11

4.1

RECEIVED

SUP-48183

JAN 24 2013



Elite Media Inc
145 Brightmoor Ct.
Henderson, NV 89074
Phone (702) 492-0654
Fax (702) 269-0761

January 23, 2013

City of Las Vegas
Planning Division
Mr. Doug Rankin
Manager
495. S. Main St.
Las Vegas, NV 89101

Subject: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

Reference: Digital Parquees™ - Dula Center, 441 East Bonanza Road

Dear Mr. Rankin,

Issue:

To obtain the necessary Planning Department approval and permits to move forward with the project in regards to the approved Digital Parquee™ License Agreement between the City of Las Vegas, the State of Nevada and Elite Media, Inc regarding advertising, sponsorship and other items related thereto for the above location.

Per the agreement Elite Media will be installing on a total of 4 sites, 5 digital Parquee™ structures with 9 total LED screens, the above location listed as one of the four sites. The below lists all of the locations as per the approved agreement with the City of Las Vegas.

- **Mike Morgan Family Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Ed Fountain Park:** One double sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (two total LED screens)
- **Dula Center:** Two double sided digital Parquee™ signs with LED sizes 34'10"W x 65'H (four total LED screens)
- **East Service Yard:** One single sided digital Parquee™ sign with LED sizes 18'9"W x 28'H (One total LED screen)

Information:

Elite Media has 5 employees that provide sales and administrative functions only. Elite Media will contract Yesco Electronics with specialization in the fabrication and installation of these signs. These Parquee™ structures will be the first of their kind in the City of Las Vegas. Yesco has over 100 years of experience in fabrication and installation of signs. (See attached information on Yesco).

Required State Licenses: YESCO NV Contractors License Nos.0074289,0074290,0075739

SUP-48183



Sustainability: The Parquee TM structures are designed with the latest in LED technology. These displays provide energy efficiencies requiring 36%+ less power than older displays.

Findings: Pursuant to the contract with the City, this project meets/supports existing City regulations whereas this site and surrounding uses are harmonious and compatible.

- a. The proposed digital Parquees™ have an exciting design that complements the City of Las Vegas properties, by emulating the design of the famous “Welcome to Las Vegas” sign originally designed by Yesco. These signs will bring important City information to the public as well as sponsorship opportunities that generate revenue for the City.
- b. The physical site locations for the Parquee™ structures have been preliminary evaluated according to the City maps and zoning restrictions. These sites are determined to be in compliance with the appropriate restrictions.
- c. Street and highway access to the physical site locations is adequate in size to meet the requirements.
- d. The Digital Parquees™ have no impact on public health, safety and welfare.

Thank you for this opportunity. Please let me know if you require any additional information for this special use request.

Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48183

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).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-48636 and SDR-48637
2. Conditions and Staff Report - SUP-48636 and SDR-48637
3. Supporting Documentation
4. Photos - SUP-48636 and SDR-48637
5. Justification Letter - SUP-48636 and SDR-48637



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*

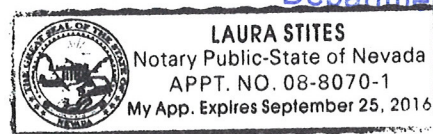
Print Name: Steve Larson

RECEIVED

MAR 14 2013

Subscribed and sworn before me

This 16 day of March, 20 13
Laura Stites
Notary Public in and for said County and State



City of Las Vegas
Department of Planning



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* 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 18th day of March, 20 13.

Laura Stites

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SUP-48636

Meeting Date: 5/14/13

Total Fee: 1030.-

Date Received: * 3/13/13

Received By: [Signature]



LAURA STITES
 Notary Public-State of Nevada
 APPT. NO. 08-8070-1

My App. Expires September 28, 2013

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.

File Dept Application Packet Application Form.pdf

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: 23.8%
 PARKING PROVIDED: 457 SPACES
 PARKING REQUIRED: 457 SPACES
 APN# 162-06-813-004

vicinity map

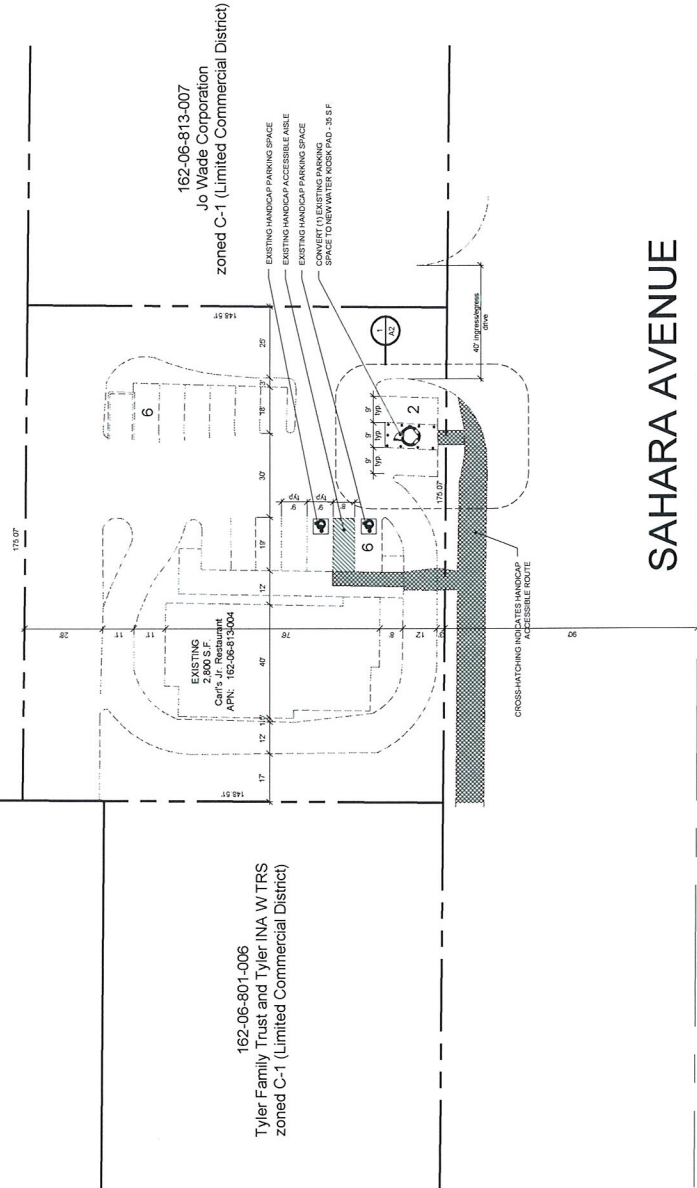


existing shopping center

162-06-813-001
 Weiss Robert G ETAL
 zoned C-1 (Limited Commercial District)

162-06-813-005
 Sarraf Ebrahim & Klandokht B
 zoned C-1 (Limited Commercial District)

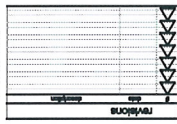
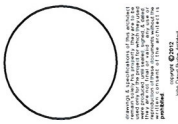
162-06-801-006
 Tyler Family Trust and Tyler INA WTRS
 zoned C-1 (Limited Commercial District)



SAHARA AVENUE

1 site plan
 scale: 1" = 20'-0"

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 MAR 13 2013
 SUP-48636
 SDR-48637



jdB
 architect

John David Black, Architect 3471 West Ogden Road, Suite 100, Las Vegas, NV 89119 (702) 483-1000
 Nevada

Water Vending Kiosk
 3866 W. Sahara Ave.
 for: Dapper Development
 City of Las Vegas

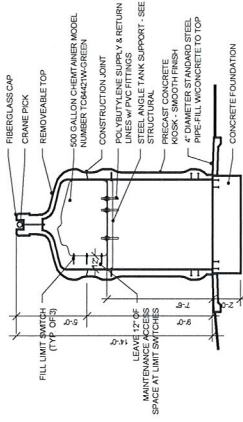
date	1/13/12
proj. no.	2012.58
drawn by	
checked by	

A1
 sheet no.

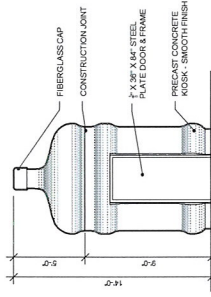
keynotes

#	description
1	BOLLARD W/BOLLARDGARD COVER - SEE DETAIL
2	4" CONCRETE SIDEWALK W/8" W.W.M. & BROOM FINISH
3	SAWCUT A.C. PAVING ADJACENT TO CONCRETE SLAB
4	PRECAST CONCRETE KIOSK
5	S.S. VENDING STATION
6	400W METAL HALIDE 20' TALL LIGHT POLE
7	TOOLED CONTROL JOINT
8	HANDICAP ACCESS
9	EXISTING LANDSCAPE PLANTER - TO REMAIN
10	EXISTING SIDEWALK, CURB & GUTTER - TO REMAIN

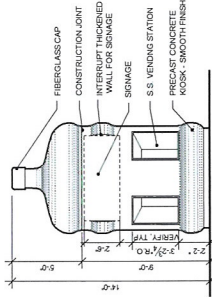
SECTION



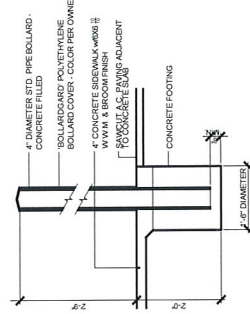
REAR VIEW



FRONT VIEW

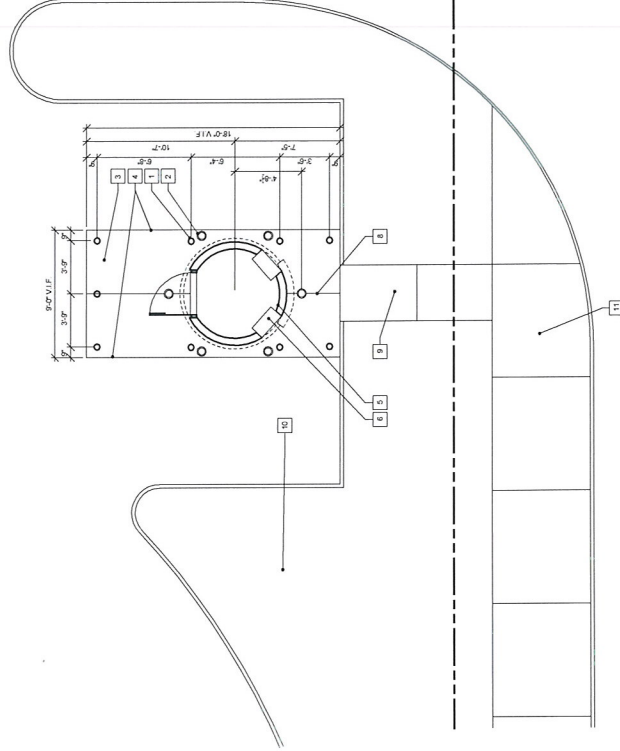


BOLLARD DETAIL



PLAN

TOTAL AREA 35 S.F.



SAHARA AVENUE

1 Floor Plan/Partial Site Plan

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

PLAN

TOTAL AREA 35 S.F.

RECEIVED

MAR 13 2013

SUP-48636

SDR-48637

A2

sheet no.

date 11/13/12

proj. no. 2012-58

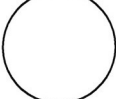
drawn by

chd. by

Water Vending Kiosk
3866 W. Sahara Ave.
for: Dapper Development
City of Las Vegas
Nevada

jdb
architect

revisions	date
001	05/05/12



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

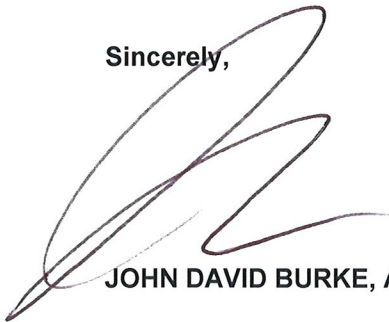
The structure is painted smooth precast concrete with stainless steel vending windows. Due to its small size this structure will have little to no impact on the shopping center. The issue of handicap site accessibility is addressed by providing a handicap accessible pedestrian link to the West Sahara 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

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 .60 acres at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-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: _____

Signature of Property Owner: *Steve Larson*

Print Name: Steve Larson

RECEIVED

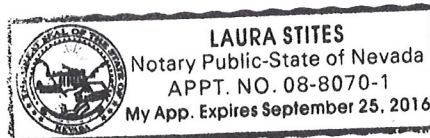
MAR 14 2013

City of Las Vegas
Department of Planning

Subscribed and sworn before me

This 6 day of March, 2013

Laura Stites
Notary Public in and for said County and State





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@dapper.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 6 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: [Signature]

*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

MAR 14 2013

City of Las Vegas
 Department of Planning

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;

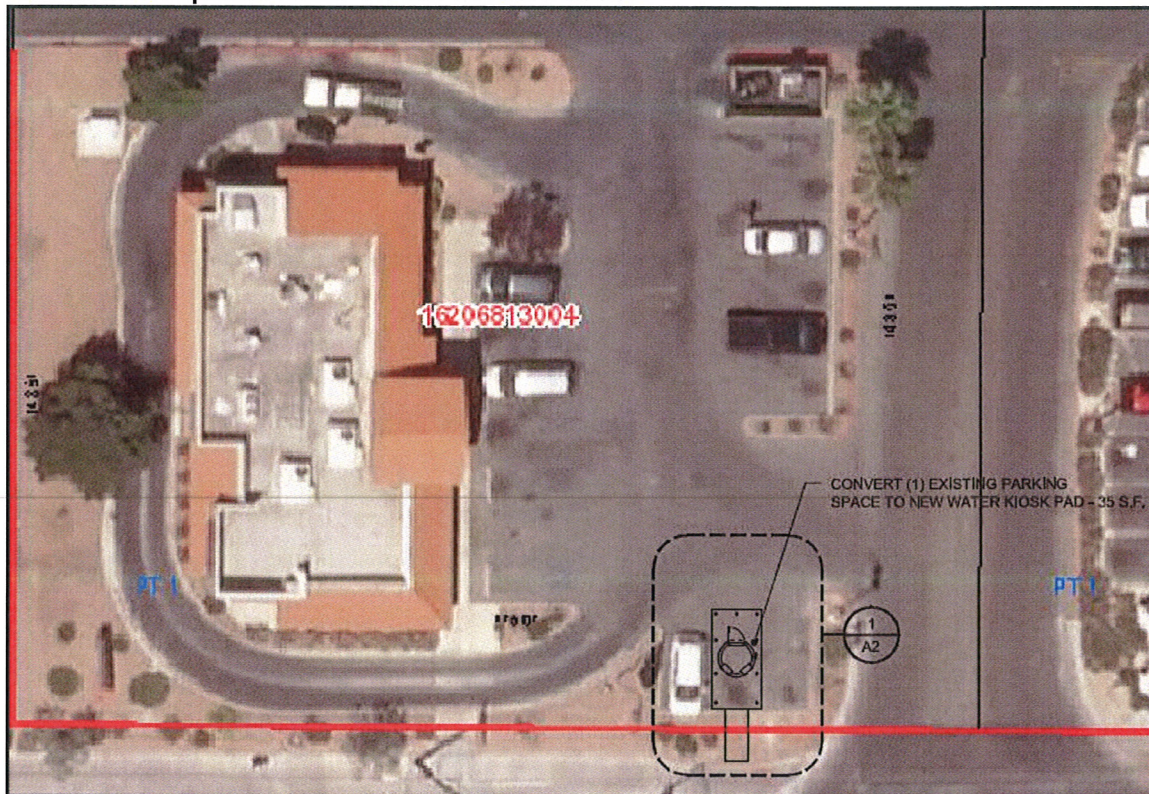
At your request, Slater Hanifan Group (SHG) has reviewed the proposed water kiosk project at 3866 W. Sahara Avenue in regard to traffic operations and circulation. The water kiosk will be located within an existing shopping center in the northwest quadrant of the Sahara Avenue / Valley View Boulevard 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)

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://qisgate.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

SUP-48636

MAR 14 2013

SDR-48637

approximately 45 transactions per day. Transaction data was not available by time of day. However, the developer indicated the majority of these transactions occur between 6AM and 10PM (a 16 hour period). If the transactions were spread evenly over this 16 hour period it would equate to one (1) transaction approximately every twenty-one (21) minutes, or roughly three (3) transactions per hour. The developer noted that transaction activity at their water kiosk in the Winterwood Pavillion is heaviest in the early morning (6AM) and early evening (6PM) hours. The developer estimates that roughly 10-25% of all transactions occur during these peak periods. Assuming 10% of the transactions occur in either the AM or PM peak hour yields approximately five (5) transactions per hour or one (1) transaction every twelve (12) minutes. Assuming 25% of the transactions occur in either the AM or PM peak commuting hour yields approximately eleven (11) transactions per hour or one (1) transaction roughly every five (5) minutes.

Conclusions

The proposed water kiosk is anticipated to experience transactions in a similar manner to the developer's other water kiosk in the Winterwood Pavillion. Based on this transaction history and the similarity of the installations, the proposed water kiosk is not anticipated to adversely impact operations of the fast food facility or significantly impact parking availability during peak operating hours. The location of the water kiosk is also not anticipated to adversely impact drive-thru or driveway operations.

Sincerely,

SLATER HANIFAN GROUP, INC.



Randy Carroll, P.E., PTOE



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MAR 14 2013

City of Las Vegas
Department of Planning

SUP-48636

SDR-48637

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).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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: _____

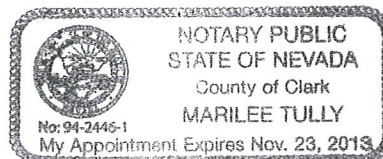
Signature of Property Owner: _____

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



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, NV 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* _____

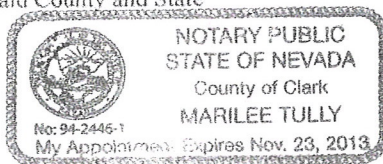
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



Revised 10/27/08

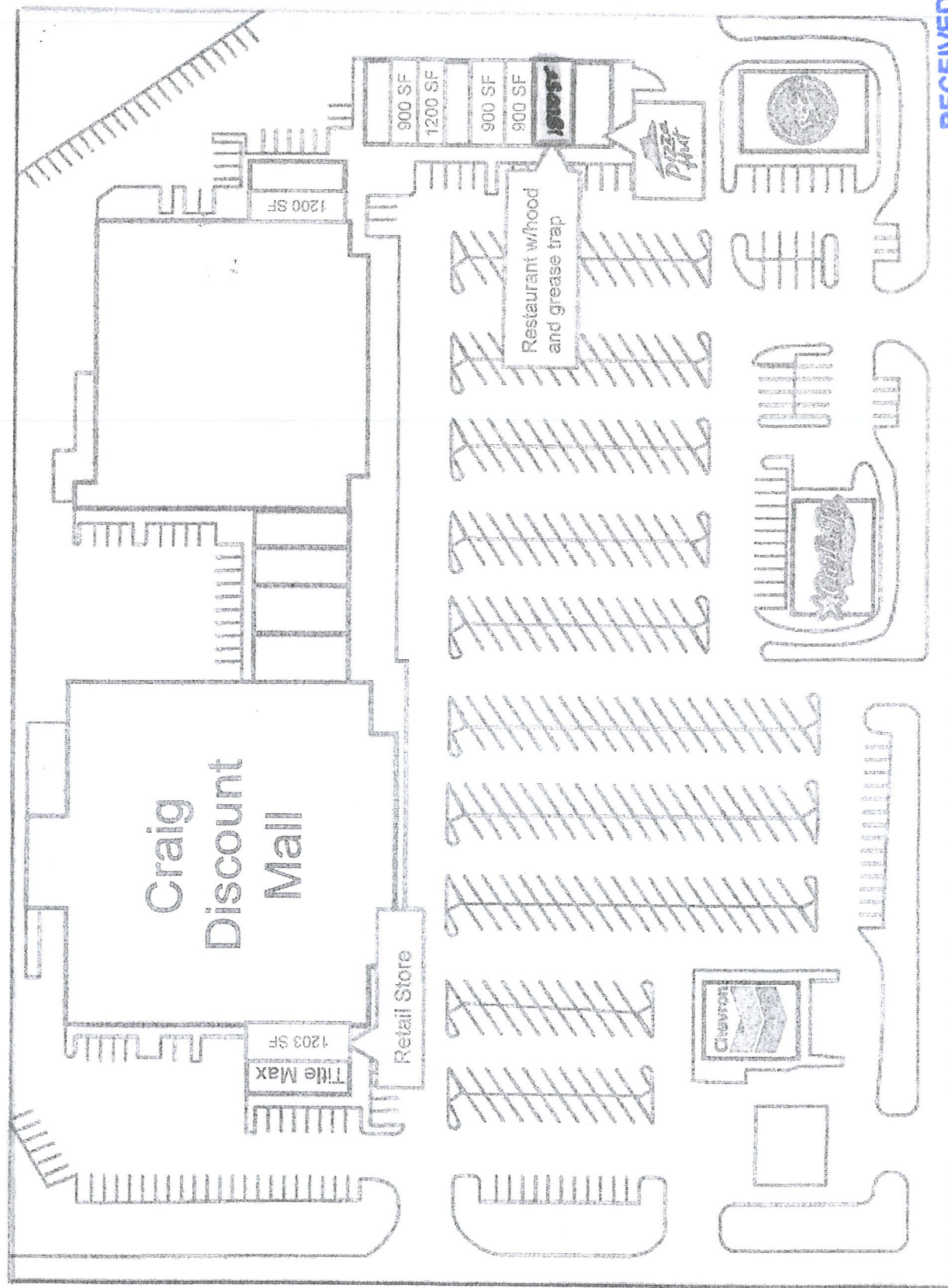
FOR DEPARTMENT USE ONLY

Case # SUP-48695
 Meeting Date: 5/14/13
 Total Fee: \$1280.00
 Date Received: 3/20/13
 Received By: [Signature]

*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

North Ranch Plaza
4811 - 4945 W. Craig Rd. (at Decatur)
Las Vegas NV 89130

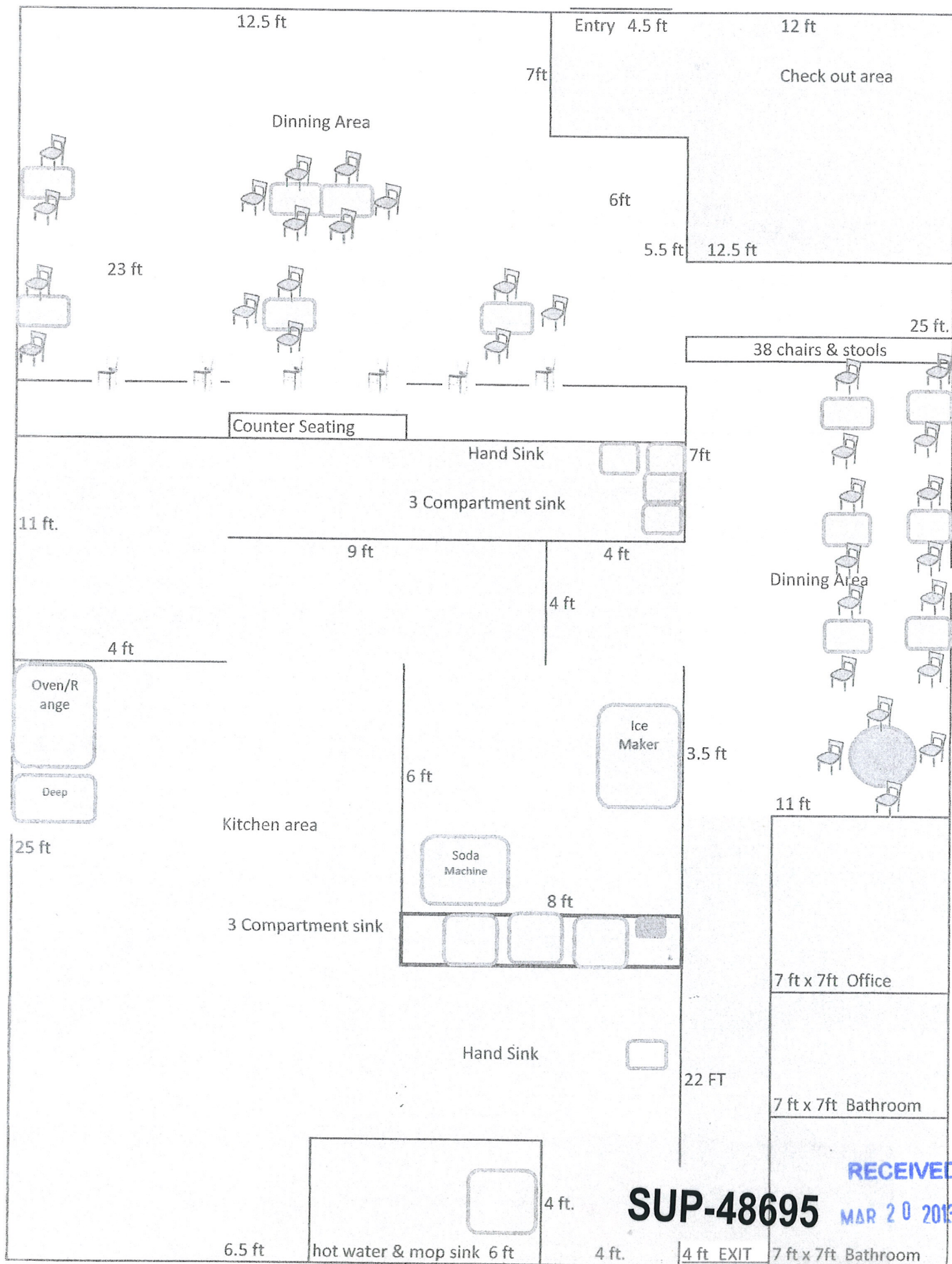


Decatur Blvd.

RECEIVED

Craig Road

SUP-48695 MAR 20 2013



SUP-48695

RECEIVED
MAR 20 2013

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
sunsthaimassageandjerky@hotmail.com
www.sunsbeefjerky.com

Our new restaurant would like to serve Beer and Wine to our customers in order to improve their Dining experience.

As a new restaurant we want to offer our customers the best dining experience possible in a responsible manner.

As a new restaurant any lost sales can affect our bottom line (profit), the enhanced sales from Beer and Wine will help with our total sales. This can help guarantee a successful business for us and the City of Las Vegas.

The Creative Kids hours of operation are 6:30am to 6:30pm Mon. thru Fri. Our hours of operation are 11:00am to 9:00pm Mon. Thru Sat., there is not a direct line from our front exit to the child care facility. Going out our back door a person would have to scale a 6ft. block wall or walk down to Craig (200ft.) to get around the block wall. A driver will have to make a right turn out of our parking lot, make a u-turn at Craig and Decatur drive west on Craig for 1 block, make another u-turn and drive back about 300 ft, to get in front of the child care facility.

A previous restaurant in our location was granted a Beer/ Wine license and we ask that you approve this waiver of 400 ft. boundary from a child care facility and grant this special use permit for a Beer / Wine license.

Thank you for your consideration,



Michael Balthazor, Member
Suns Beef Jerky (Thai Style) LLC, dba: Suns Thai Food and Jerky
702-236-7655

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MAR 21 2013

City of Las Vegas
Department of Planning

SUP-48695

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 162-03-110-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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: _____

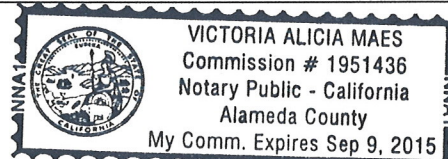
Signature of Property Owner: *Gilda R. Versales*

Print Name: Gilda R. Versales

Subscribed and sworn before me

This 21st day of MARCH, 2013

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



RECEIVED

MAR 25 2013

City of Las Vegas



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.

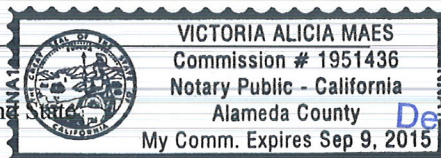
Print Name Gilda R. Versales

Subscribed and sworn before me

This 21st day of March, 20 13.

Victoria Alicia Maes
Alameda Co, California

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SUP-48741

Meeting Date: 5/14/13

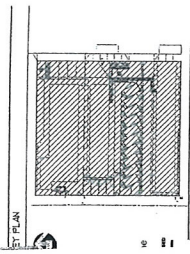
Total Fee: RECEIVED/030.-

Date Received:* 3/25/13

Received By: [Signature]

*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.

EAD IBC 903.2.7

[illegible]

VERSALES-MEDINA
REVOCABLE TRUST
LAS VEGAS, NEVADA 89104

PROJECT TITLE	PROJECT NUMBER	PROJECT STATUS	PROJECT TYPE	PROJECT CATEGORY	PROJECT SUB-CATEGORY	PROJECT SUB-TITLE	PROJECT DESCRIPTION	PROJECT OBJECTIVES	PROJECT RESULTS	PROJECT IMPACT	PROJECT FUNDING	PROJECT CONTACT	PROJECT DATE	PROJECT LOCATION	PROJECT STATUS	PROJECT TYPE	PROJECT CATEGORY	PROJECT SUB-CATEGORY	PROJECT SUB-TITLE	PROJECT DESCRIPTION	PROJECT OBJECTIVES	PROJECT RESULTS	PROJECT IMPACT	PROJECT FUNDING	PROJECT CONTACT	PROJECT DATE	PROJECT LOCATION
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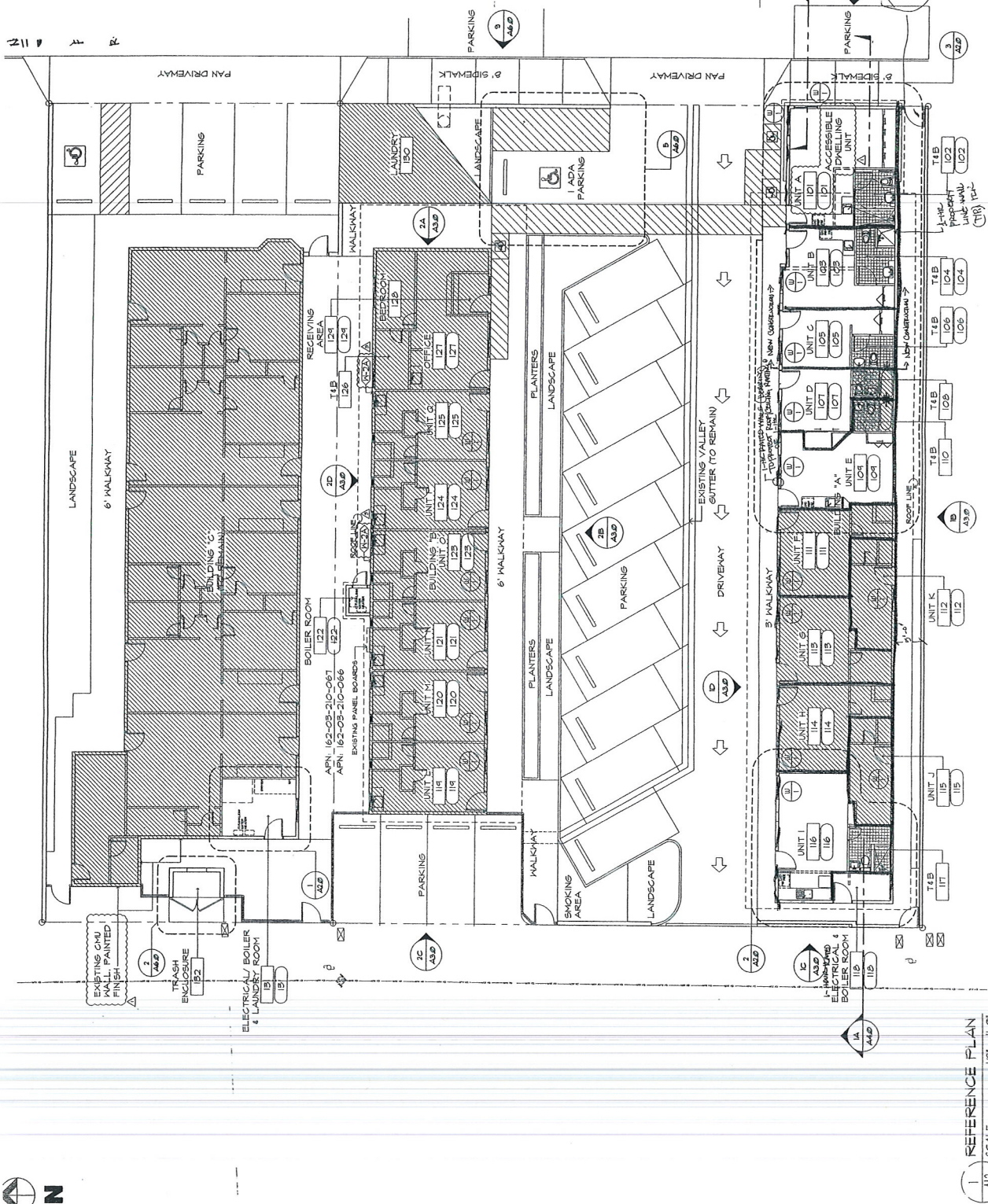
STAR MOTEL

	LOCATION	1418 SOUTH 3RD STREET LAS VEGAS NEVADA 89104	SHEET CONTENT	REFERENCE PLAN:	APR 06 2011 "RECEIVED" CITY OF LAS VEGAS PERMITS	DRAWN BY: DOG SHEET NO.	TITLE	% PROJECTED DATE	CHECKED BY: DATE	A1.2	DOC. NUMBER & REV. DESCRIPTION
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RECEIVED

MAR 25 2013

SUP-48741



(1) REFERENCE PLAN
1/8" = 1'-0"

$$\left(\frac{1}{\Delta l} \right) \text{ SCALE}$$

Justification Letter

Re-Proposed Use : Residence Motel

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

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

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

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

INFORMATION:

Number of employees = 4 - 6

Hours of operation = 24/7

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

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

EIN : 26-1492056

NV Business ID : NV20071432178

Intity File No.: E0744942007-2

Room Tax Revenue No.: RTM-0077 49

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

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MAR 25 2013

City of Las Vegas
Department of Planning

SUP-48741

Handwritten signature/initials

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 25 2013

City of Las Vegas
Department of Planning

SUP-48741

SEV

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 THRIFTSHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 06/19/2013

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

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



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: _____

Print Name: _____

Subscribed and sworn before me

This 20th day of March, 2013

Notary Public in and for Clark County and State

Revised 11-14-06



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

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 Nostal, 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* [Signature]

* 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

Subscribed and sworn before me

This 20th day of March, 2013

Notary Public in and for the State of Texas

Revised 10/27/09



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.

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City of Las Vegas
Dept. of Planning

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

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

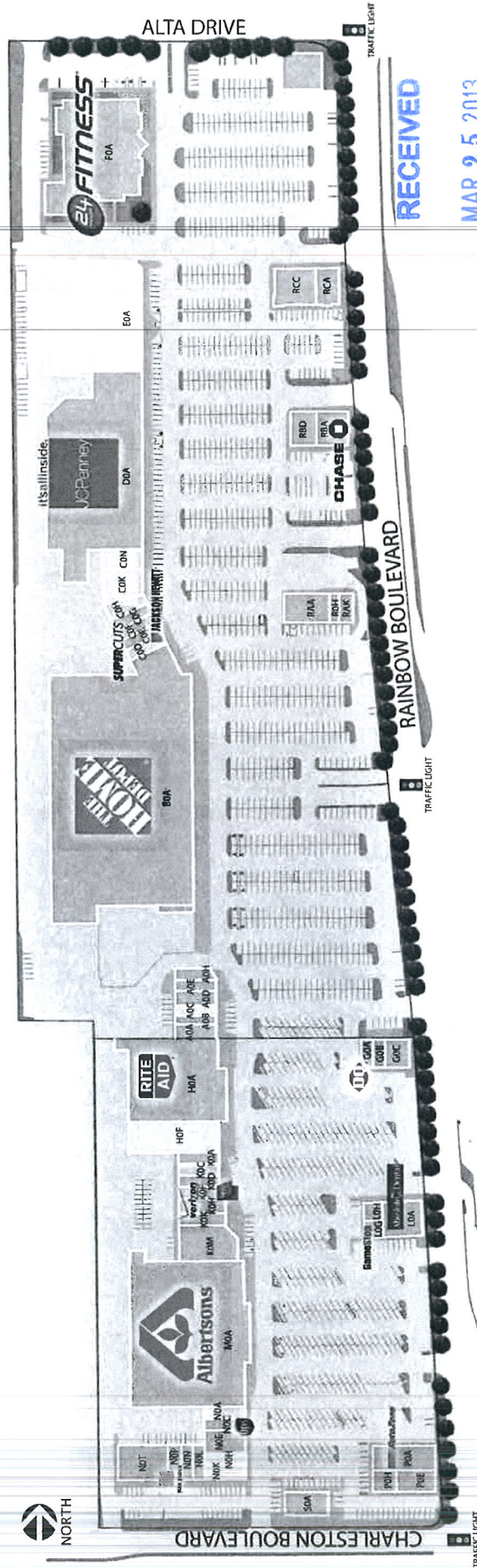
LOCATION 0243

GOA	Dairy Queen	1,000 SF
G0B	Roberto's Taco Shop	1,000 SF
G0C	Las Vegas Flooring	2,000 SF
HOA	Rite Aid (available for sublease)	23,800 SF
HOF	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
LOA	Absolute Dental	4,000 SF

LOG	Gamestop	1,000 SF
LOH	Port of Subs	1,000 SF
M0A	Albertsons	50,884 SF
N0C	The UPS Store	1,370 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	1,000 SF
P0H	Nicola Chiropractic	1,000 SF
LOCATION 0211		
A0A	Star Bright Dental	1,400 SF
A0B	Mail Store N More	2,800 SF
A0C	Available (18' x 70')	1,400 SF
A0D	Avatar Comics & Games	1,750 SF
A0E	HairMasters	1,200 SF
A0H	B.F.G. Chicken Strips	1,200 SF
B0A	Home Depot	1,400 SF
C0D	Available (20' x 70')	5,200 SF
C0E	Jackson Hewitt	4,500 SF
C0F	Supercuts	2,500 SF

COG	Smoke Shop Plus	3,000 SF
COH	Available (17' x 70')	1,500 SF
COK	Available (51' x 70')	3,605 SF
CON	Available (35' x 70')	2,450 SF
DOA	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
R8A	Chase Bank	3,300 SF
R8D	Quest Diagnostics	2,700 SF
RCA	Mattress Liquidation Center	2,500 SF
RCC	PT's Pub	4,000 SF



SUP-48742
City of Las Vegas
Dept. of Planning

MAR 25 2013

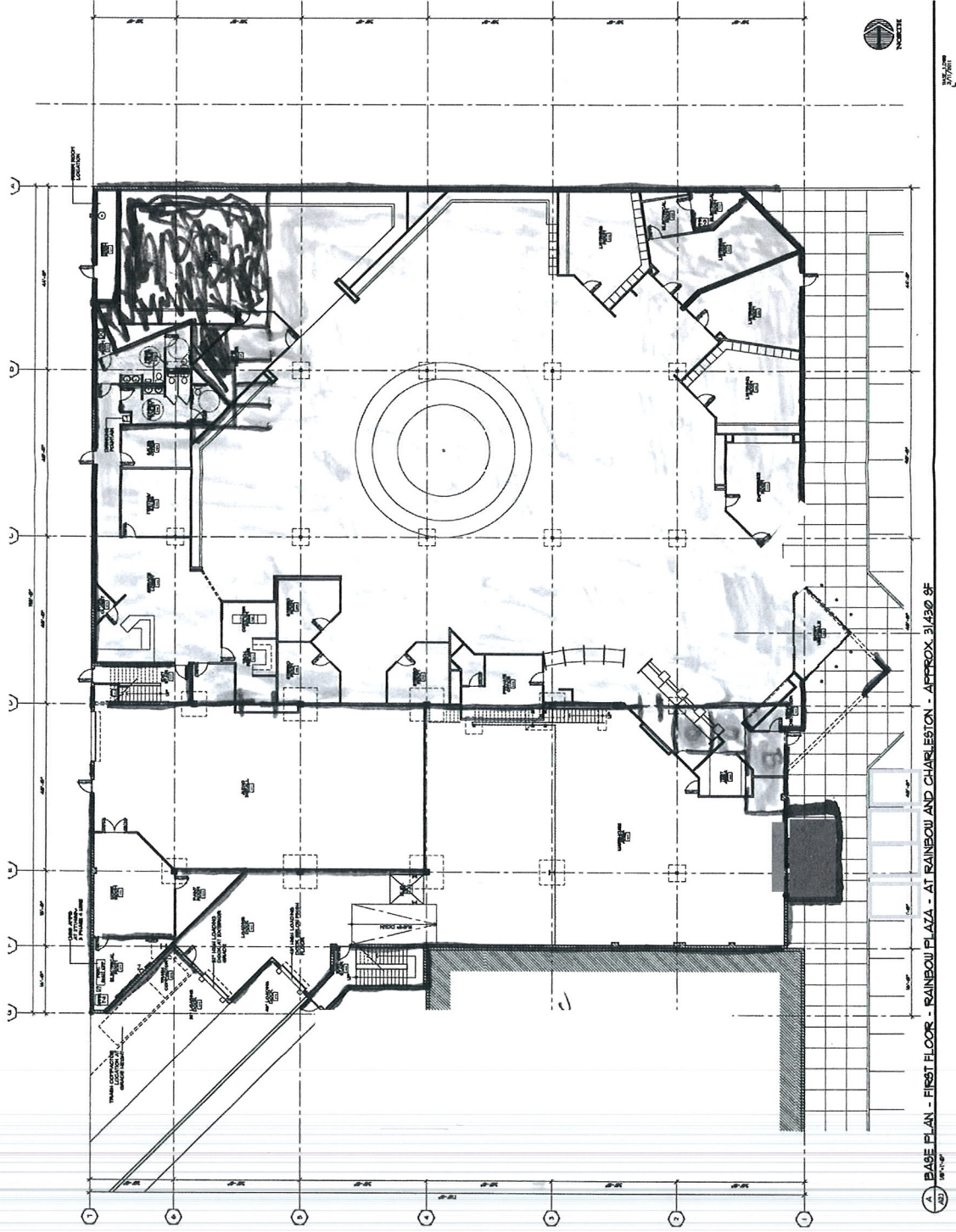
This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

LAS VEGAS OFFICE: 702.642.8645
TOLL FREE: 800.641.5263

CORPORATE OFFICE: 713.866.6000 #0211/
www.weingarten.com 0243

Legend

-  = Sliding Glass Door
-  = Awning
-  = 5 Minute Parking
-  = Front Entry
-  = Polished Concrete
-  = Tile Floor
-  = Carpet Floor



BASE PLAN - FIRST FLOOR - RAINBOW PLAZA - AT RAINBOW AND CHARLESTON - APPROX. 31430 SF

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City of Las Vegas
Dept. of Planning

SUP-48742

City of Las Vegas ZONING

- U - Undeveloped (GPA Designation)
- RA - Ranch Acres
- RE - Residence Estates
- RD - Single-Family Residential Restricted
- RPD - Residential Planned Development
- R-1 - Single Family Residential
- RMH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R2 - Medium-Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-Q - Professional Office
- NS - Neighborhood Services
- O - Office
- CD - 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-Q - 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-47578



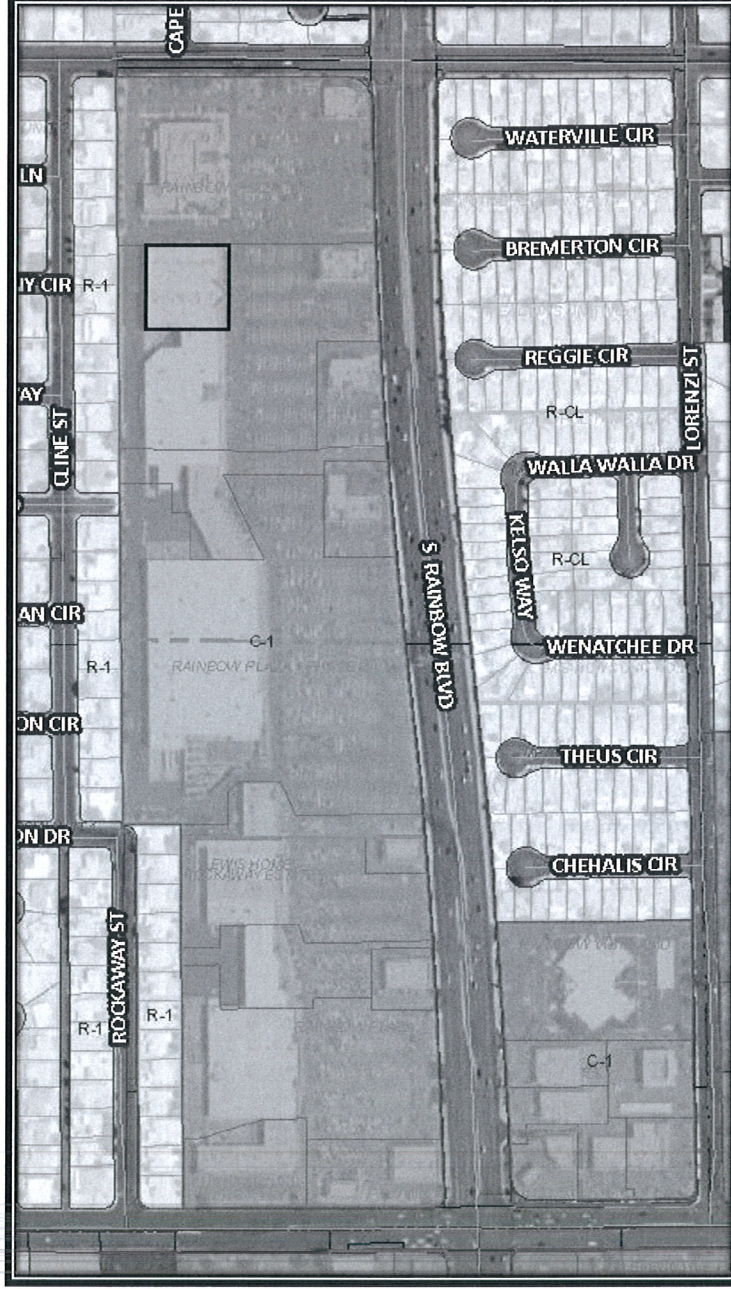
GIS maps are normally produced
only to assist the needs of the City.
They are not intended to be used
for any other purpose.
Geographic Information System
Department
702-228-6531

RECEIVED

MAR 25 2013

City of Las Vegas
Dept. of Planning

 = Proposed Site



SUP-48742

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 addition, this new store and donation center would create approximately 30 new job positions that would need to be filled locally.

SUP-48742

MAR 25 2013

**City of Las Vegas
Dept. of Planning**

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 a 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 cluttering the front of the building or having to walk the goods across the parking lot possibly causing congestion. Donations will only be accepted during the hours of Monday-Saturday 7am-9pm and Sunday 7am-6pm and there will be signage in place to let donors know that donations will not be accepted after hours.
6. Currently operating within the shopping center there are multiple individual and chain retailers offering a variety of services from fast food to beauty care, groceries, automotive parts, dental care and payday loans. The JC Penney Store that is within the shopping center is strictly a JC Penney Home Store- carrying the company's furniture, linens, cookware and glassware, but none of the clothing lines carried by JC Penney. There is also a Ross and a Catholic Charities thrift shop located within in the center. The fact that there are already so many inexpensive clothing retailers along with multiple payday loans shows a need for additional uses within this category in the neighborhood. The proposed Goodwill store would provide a use within the shopping center that would give the surrounding neighborhood a place to donate their gently used goods as well as an additional store that will provide not only inexpensive clothing but inexpensive household goods as well within close proximity.

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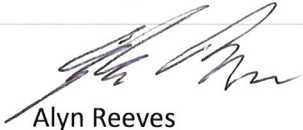
MAR 25 2013

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,

A handwritten signature in black ink, appearing to read 'Alyn Reeves', written over a horizontal line.

Alyn Reeves
Chief Operating Officer
Goodwill of Southern Nevada

RECEIVED

MAR 25 2013

City of Las Vegas
Dept. of Planning

SUP-48742

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

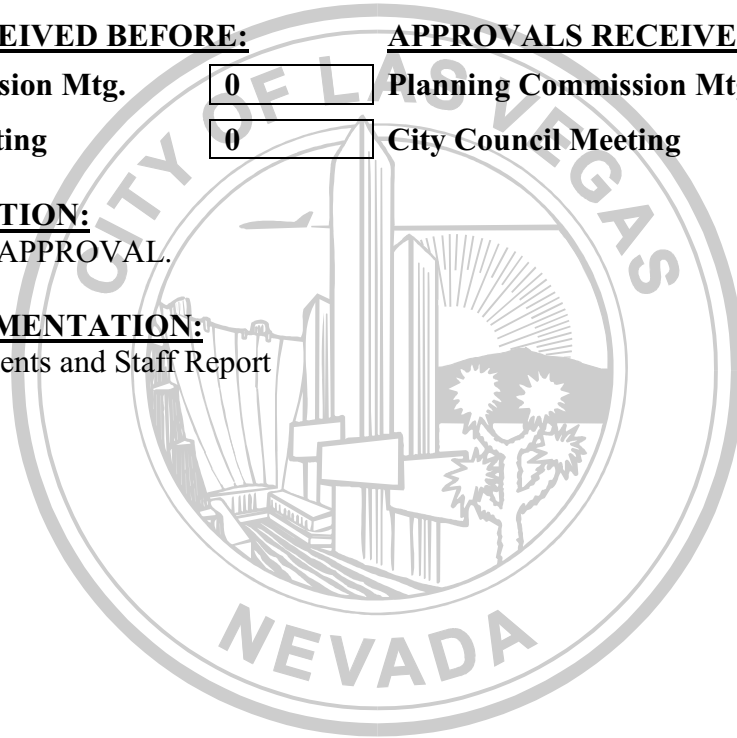
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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



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.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

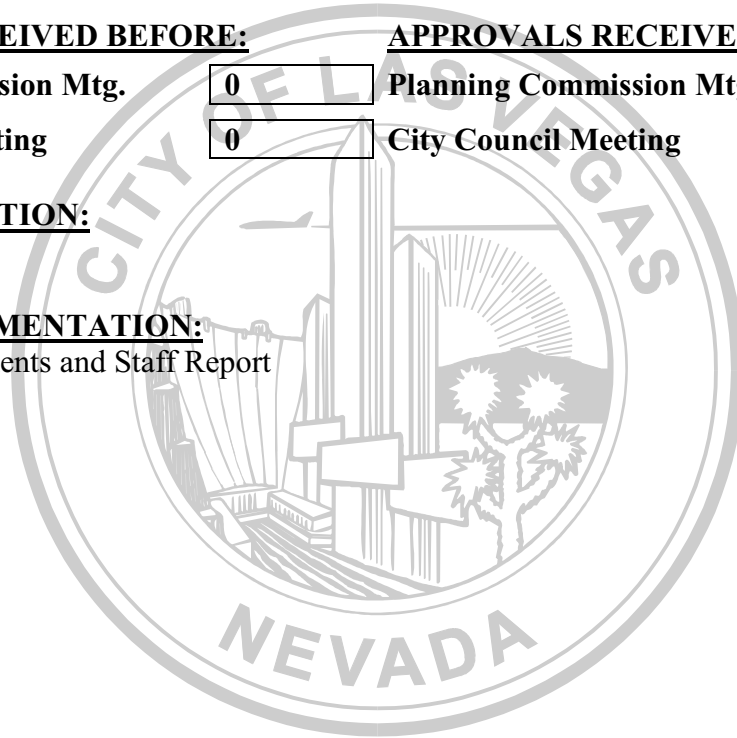
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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report



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

