City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

June 11, 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 MAY 14, 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.

ONE MOTION - ONE VOTE

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

7. WVR-49163 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on request for a Waiver TO ALLOW AN EXTERNAL INTERSECTION SEPARATION DISTANCE OF 208 FEET WHERE 220 FEET IS REQUIRED on 7.04 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-PD4 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross) (PRJ-49064).

8. TMP-49164 - TENTATIVE MAP RELATED TO WVR-49184 - DORRELL/HUALAPAI WEST - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Tentative Map FOR A PROPOSED 18-LOT SINGLE FAMILIY RESIDENTIAL SUBDIVISION on 4.14 acres on the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-PD4 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross) (PRJ-49064).

9. VAC-49184 - VACATION RELATED TO WVR-49163 - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49064].

PUBLIC HEARING ITEMS

10. ABEYANCE - SUP-48180 - 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 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

11. ABEYANCE - SUP-48181 - 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 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

12. ABEYANCE - SUP-48182 - 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 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

13. ABEYANCE - SDR-48456 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review TO INSTALL FIFTEEN 27-FOOT TALL SOLAR PANELS AND ONE 30-FOOT WEATHER TOWER on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone [PF (Public Facility) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) PRJ-48348. Staff recommends APPROVAL.

14. ZON-48887 - REZONING - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

15. VAR-48886 - VARIANCE RELATED TO ZON-48887 - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

16. SDR-48885 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-48887 AND VAR-48886 - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a

request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 1,354 SQUARE-FOOT SINGLE FAMILY RESIDENTIAL DWELLING TO A PROFESSIONAL OFFICE WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST AND SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

17. ZON-49179 - REZONING - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND C-M (COMMERCIAL/INDUSTRIAL) on 0.57 acres at 2101 West Bonanza Road (APN 139-29-802-006), Ward 5 (Barlow).

18. VAR-49180 - VARIANCE RELATED TO ZON-49179 - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW OUTDOOR STORAGE WITHIN THE WEST AND SOUTH REQUIRED SETBACK AND LANDSCAPE BUFFER AREAS WHERE SUCH IS NOT ALLOWED on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow).

19. SDR-49181 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-49179 AND VAR-49180 - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review [Z-0014-00(1)] FOR EXPANSION OF AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD TO INCLUDE A GARDEN SUPPLY/PLANT NURSERY WITH WAIVERS TO ALLOW on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow).

20. VAR-49112 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC., OWNER : ESTANCIA DESERT LLC - For possible action a request to ALLOW A 19-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED on 0.12 acres at 10310 Mount Oxford Avenue (APN 126-13-614-070), PD (Planned Development) Zone, Ward 6 (Ross) (PRJ - 49017).

21. VAR-49137 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81-FEET IS REQUIRED on 0.51 acres at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

22. SDR-49136 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49137 - PUBLIC HEARING - APPLICANT/OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 4,871 SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH A WAIVER TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.51 acres at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

23. VAR-49162 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY M & RACHEL E DELTORO - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT ONE-INCH SOLID BLOCK WALL WHERE A MAXIMUM OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.14 acres at 5617 Island Breeze Drive (APN 125-25-413-031), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

24. VAR-49172 - VARIANCE - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 28 SPACES ARE REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

25. SDR-49171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49172 - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Site Development Plan Review FOR A 1,974 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG PORTIONS OF THE WEST AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

26. VAR-49174 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 2,600 SQUARE-FOOT SPACES WHERE A MINIMUM 4,000 SQUARE-FOOT SPACE IS ALLOWED on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin).

27. SDR-49173 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49174 - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review TO ADD TWO SPACES TO AN EXISTING 11-SPACE MOBILE HOME PARK on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin).

28. VAR-49240 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PALM MORTUARY - For possible action on a request for a Variance TO ALLOW A HALF STREET CONSTRUCTION OF 16 FEET OF ASPHALT, WHERE 14 FEET OF DIRT ROADSIDE DRAINAGE SWALE WITH NO OFFSITE IMPROVEMENTS at 6601 North Jones Boulevard (APN 125-23-703-005), R-E (Residential Estates) Zone, Ward 6 (Ross) (PRJ-48341).

29. 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).

30. SUP-48930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DELFINO GOMEZ - OWNER: FONG - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,985 SQUARE-FOOT RESTAURANT, WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2021 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

31. SUP-49086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MEGAN KAYS - OWNER: DOUGLAS KAYS - For possible action on a request for a Special Use Permit TO ESTABLISH A 22,500 SQUARE-FOOT OUTDOOR SALES COMPONENT TO AN EXISTING 125,750 SQUARE-FOOT SWAP MEET (INDOOR) USE at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

32. SUP-49108 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NMT ENTERPRISE, LLC - OWNER: 333 MSA FREMONT II, 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 100-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 7660 West Cheyenne Avenue, Suite #122 (APN 138-09-821-015), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

33. SUP-49152 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 118,348 SQUARE-FOOT GENERAL RETAIL STORE at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

34. SUP-49154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit TO ADD 48 SQUARE FEET OF ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 2339 North Jones Boulevard (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) (PRJ-49037).

35. SUP-49166 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: CENTER POINTE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 10300 West Charleston Boulevard, Suite #1 (APN 137-36-814-003), PC (Planned Commercial) Zone [VC (Village Center) Summerlin Special Land Use Designation], Ward 2 (Beers).

36. SUP-49167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEORGE H RODRIGEZ - OWNER: G CAPITAL INVESTMENT, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PERCING STUDIO USE at 200 West Sahara Boulevard, Suite #115 (APN 162-04-815-428) C-2 (General Commercial) Zone, Ward 3 (Coffin).

37. SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED PRIVATE STREET FOR A 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.3 acres atthe northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation, Ward 6 (Ross).

38. SDR-49175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49176 - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX THREE-STORY BUILDINGS on 4.3 acres on the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation, Ward 6 (Ross).

39. SUP-49177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABOVE THE LIGHTS BONANZA CAT HOSPITAL - OWNER: 2010-1 RADC CADC VENTURE, LLC - For possible action on a request for a Special Use Permit FOR AN ANIMAL HOSPITAL WITHOUT OUTSIDE PENS at 6620 Sky Pointe Drive, Suite 110 (APN 125-21-710-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use -Town Center) Special Land Use Designation], Ward 6 (Ross).

40. SUP-49178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSE OF BARGAINS - OWNER: LAKE MEAD DECATUR, LLP - For possible action on a request for a Special Use Permit FOR A SECONDHAND DEALER WITH A WAIVER TO ALLOW A 6,600 SQUARE FOOT AREA WHERE 5,000 SQAURE FEET IS THE MAXIMUM ALLOWED at 1917 North Decatur Boulevard (APNs 138-24-703-002 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

41. SDR-49169 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1201 SOUTH LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST, WEST AND NORTH PERIMETERS WHERE 8-FEET IS REQUIRED on 0.43 acres at 516 Park Paseo (APN 162-03-112-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

DIRECTOR'S BUSINESS:

42. TXT-48841 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Symphony Park Design Standards and Symphony Park Schematic Streetscape Design to make various clarifications and corrections.

43. TXT-49224 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.10.170 related to the LW-O (Live/Work Overlay) District by revising requirements, standards and applicability and to provide for other related matters.

44. TXT-49225 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 related the Night Club use by revising requirements, standards and applicability and to provide for other related matters.

CITIZENS PARTICIPATION:

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 14, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

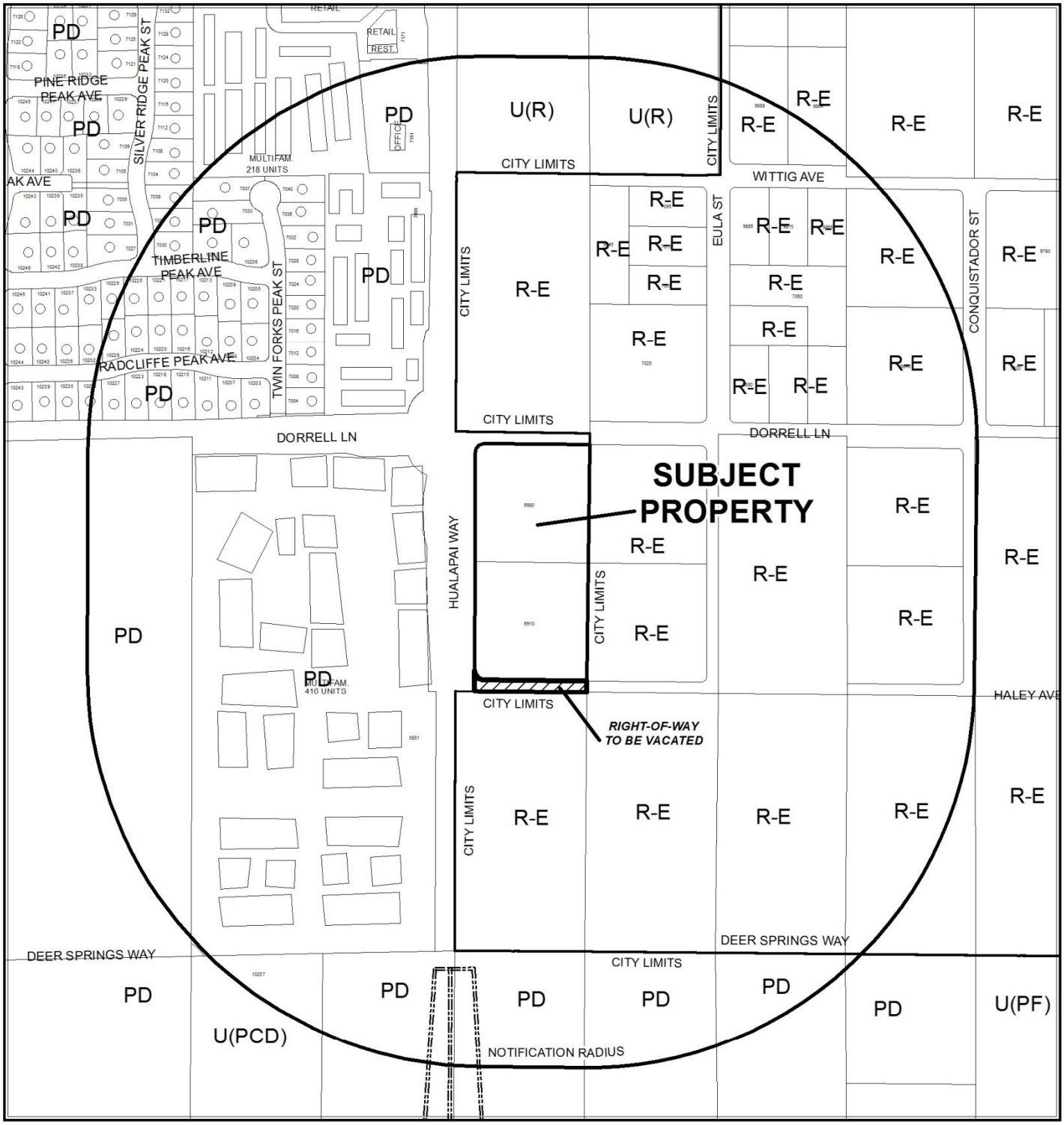
SUBJECT:
WVR-49163 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on request for a Waiver TO ALLOW AN EXTERNAL INTERSECTION SEPARATION DISTANCE OF 208 FEET WHERE 220 FEET IS REQUIRED on 7.04 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-PD4 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross) (PRJ-49064).

MAY GO TO CITY COUNCIL ON 07/24/13
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - WVR-49163 and TMP-49164
2. Conditions and Staff Report - WVR-49163, TMP-49164 and VAC-49184
3. Supporting Documentation
4. Photos - WVR-49163, TMP-49164 and VAC-49184
5. Justification Letter - WVR-49163, TMP-49164 and VAC-49184



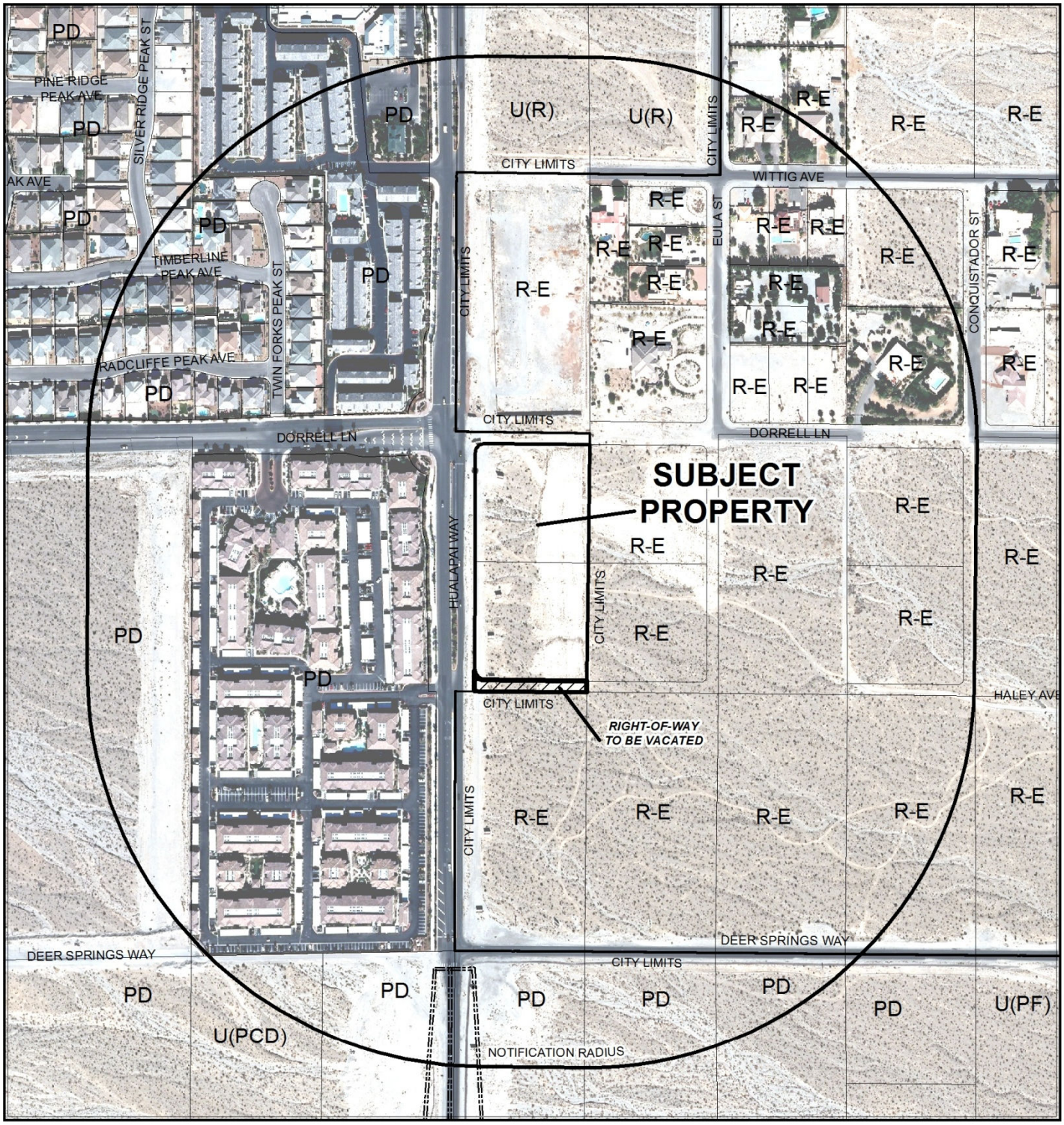
0 300 600 Feet

CASE: **WVR-49163 & TMP-49164 (PRJ-49064)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **WVR-49163 & TMP-49164 (PRJ-49064)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-49163 APN: 125-19-201-001, 003

Name of Property Owner: D. R. Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

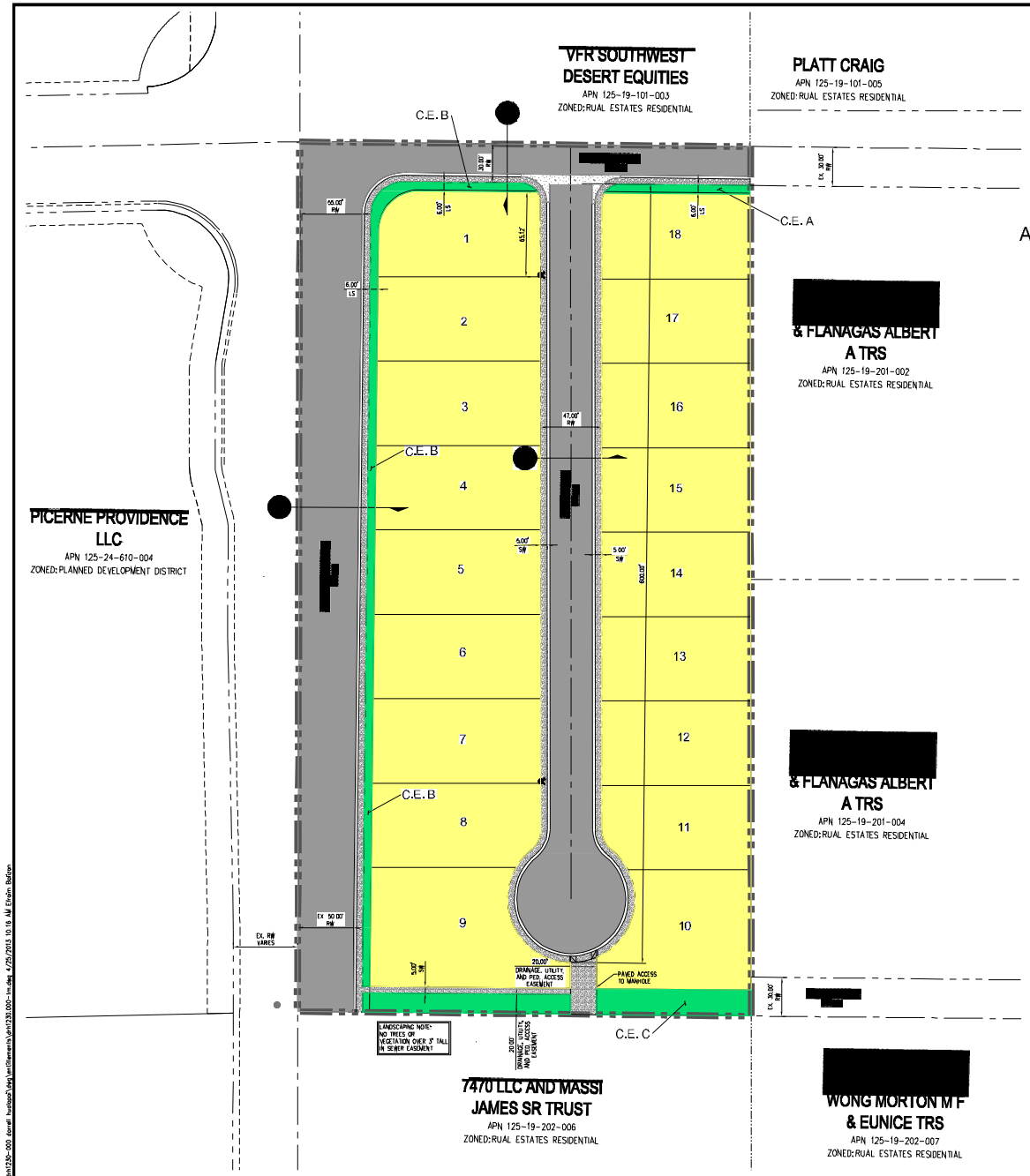
This 13th day of Feb., 2013

Barbara A. Bross

Notary Public in and for said County and State

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

PRJ-49064
04/25/13



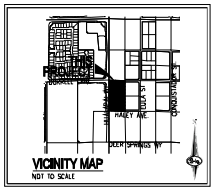
D·R·HORTON

SITE PLAN
FOR
DORRELL/HUALAPAI WEST
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-201-001 AND 125-19-201-003

CITY OF LAS VEGAS NEVADA

N

0 40 80
SCALE - 1"=40' FEET



LEGAL DESCRIPTION

APN: 125-19-201-001

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1787 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726884, CLARK COUNTY, NEVADA.

APN: 125-19-201-003

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1787 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726884.

PROJECT INFORMATION

EXISTING ZONING:	R-PD3
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.14 AC
TOTAL DWELLING UNITS:	18
MIN. LOT SIZE:	65'x115'
MIN. LOT WIDTH	65'
MIN. LOT SQFT	7,214 SQFT
MAX LOT SQFT	11,406 SQFT
DENSITY:	4.35 DU/AC
OPEN SPACE PROVIDED:	0.27 AC
OPEN SPACE REQUIRED:	N/A AC
CONNECTIVITY RATIO PROVIDED:	1.5
CONNECTIVITY RATION REQUIRED:	1.3
MAX LOT COVERAGE:	50%

PARKING ANALYSIS

NO OF UNITS	= 18
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 36 SPACES*

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

ESTIMATED AVERAGE DAILY SWEWER CONTRIBUTIONS

18 UNITS X 250 GPD/UNITS = 4,500 GPD
TOTAL AVERAGE CONTRIBUTION = 4,500 GPD = 0.0045 MGD
TOTAL PEAK FLOW = 0.0045 MGD X 2.52 (PEAK FACTOR) = 0.0108 MGD

UTILITY SERVICES BY

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

WAIVER OF DEVELOPMENT STANDARDS

REDUCE THE MINIMUM INTERSECTION SEPARATION TO 208' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 200' IS IS THE MINIMUM PER 19.07.0040

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

ENGINEER

SLATER HANIFAN GROUP
5740 S. APACHE ST #210
LAS VEGAS, NV 89148
PH (702) 263-5300
FX (702) 261-5399

DRPRJ49064³
DR HORTON
577 SPRING
[illegible]
PH (702) 675-[illegible]
FX (702) 435-[illegible]
04/25/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. APACHE STREET #210, LAS VEGAS, NV 89148
PHONE (702) 263-5300 FAX (702) 263-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

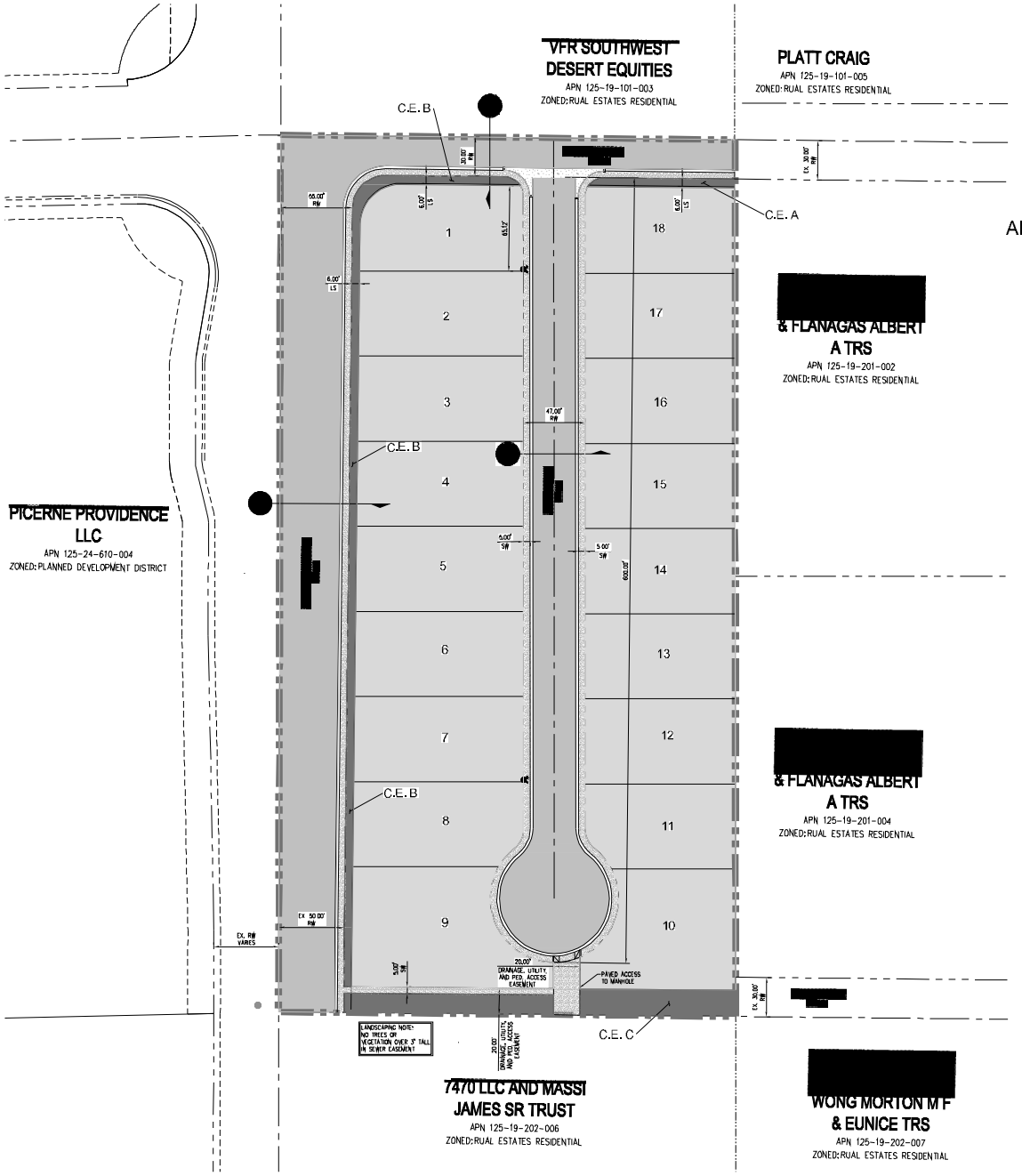
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

DATE: 04/25/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

SP-1
SHEET 1 OF 2

J:\drh\1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-tm.dwg, 4/25/2013 10:16 AM Elvan Barton

WVR-49163, TMP-49164 & VAC-49184



D·R·HORTON

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FOR
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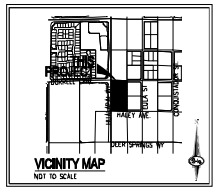

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APN: 125-19-201-003

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TOTAL PEAK FLOW = 0.0045 MGD X 2.52 (PEAK FACTOR) = 0.0113 MGD

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WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
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WAIVER OF DEVELOPMENT STANDARDS

REDUCE THE MINIMUM INTERSECTION SEPARATION TO 208' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 200' IS THE MINIMUM PER 19.07.0040

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 384-5300
FX (702) 384-5399

DRPRJ49064 3
DR HORTON
577 CROSS
04/25/13
PH (702) 675-7500
FX (702) 435-4908

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5399

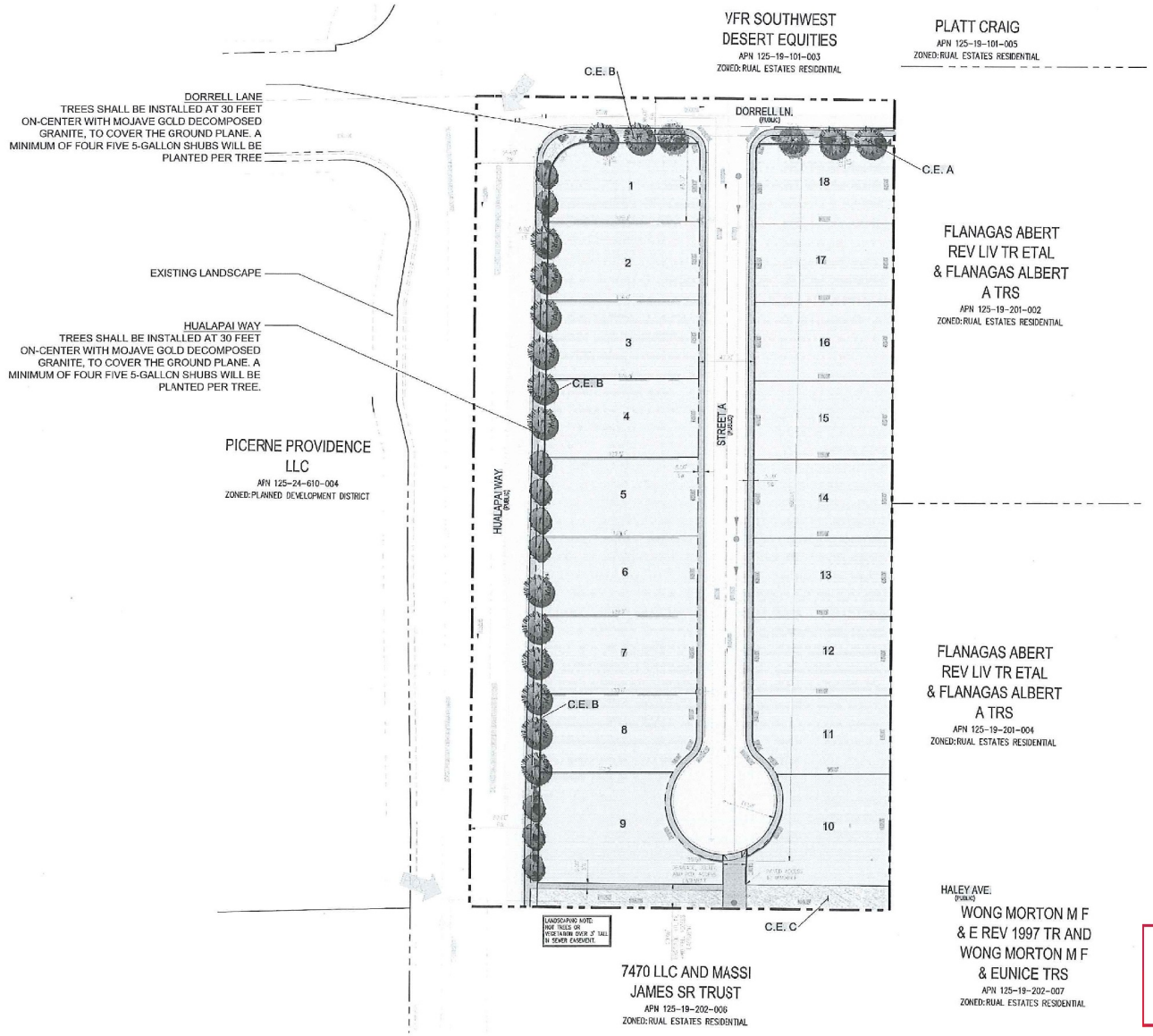
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

DATE: 04/25/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

SP-1
SHEET 1 OF 2

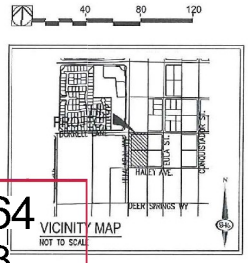
WVR-49163, TMP-49164 & VAC-49184



PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chilalpa tashkinensis	36" box
Chilalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Quercus buckleyi	
Texas Red Oak	
Extra Large Shrubs	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Tecoma alta 'Orange Jubilee'	5 gal.
Orange Jubilee	
Large Shrubs	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	
Leucophyllum frutescens compacta	5 gal.
Compact Texas Ranger	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.
Rio Bravo Sage	
Ligustrum japonicum	5 gal.
Japanese Privet	
Small Shrubs/Accents	
Pyracantha koidzumii 'Red Elf'	5 gal.
Dwarf Pyracantha	
Rosmarinus officinalis 'Tuscan Blue'	5 gal.
Tuscan Blue Rosemary	
Salvia greggii	5 gal.
Red Salvia	
Groundcovers	
Acacia redolens	1 gal.
Prostrate Acacia	
Dalea capitata 'Sierra Gold'	1 gal.
Sierra Gold Dalea	
Juniperus horizontalis 'Bar Harbor'	1 gal.
Bar Harbor Juniper	
Lantana montevidensis	1 gal.
Red Trailing Lantana	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Cactus/Accents	
Agave angustifolia 'variegated'	5 gal
Variegated Agave	
Hesperaloe parviflora	5 gal.
Red Hesperaloe	
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Regal Mist Muhly	
Inerts	
Decomposed Granite Mojave Gold	sq ft
3/4" Minus at 2" Depth (or approved equal)	

NOTE:
CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 6'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES.



VICINITY MAP
NOT TO SCALE

PRJ-49064
04/25/13

scale: 1" = 40'
04.25.13
north

DORRELL/HUALAPAI WEST - CONCEPTUAL LANDSCAPE PLAN

D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

WVR-49163, TMP-49164 & VAC-49184



scale: 1" = 40'

PRJ-49064
04/25/13

north

DORRELL/HUALAPAI WEST - CONCEPTUAL LANDSCAPE PLAN

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plan design - achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

WVR-49163, TMP-49164 & VAC-49184

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230.001

April 25, 2013

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

SUBJECT: **Justification Letter for a Tentative Map and Vacation Request for Dorrell / Hualapai West (APN 125-19-201-001 and 003)**

Project Location:
Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Tentative Map and Vacation on the subject site. The site is located at the southeast corner of Dorrell and Hualapai. It is bordered on the west by Hualapai Way, the north by Dorrell Lane, the east by vacant parcels and the south by Haley Avenue. The Assessor's Parcel Numbers are 125-19-201-001 & 003, and contains approximately 4.14 gross acres combined.

Project Description:
The proposed Tentative Map includes 18 residential lots on 4.14 gross acres, which results in a density of 4.35 du/ac. The minimum lot width is 65 feet and minimum lot size 7,214 SF. In addition, a Vacation is requested with the TM to vacate government patent easements and 30' of dedicated right-of-way of Haley Avenue along the southern boundary of the site. Lastly, a waiver is requested to reduce the minimum intersection separation from 220' to 208' for the entry of the site at Dorrell Lane from Hualapai Way. This application is being submitted as a follow up to the ongoing applications for GPA-48471 and ZON-48472.

Justification:
The proposed development would serve as transitional zoning from the properties to the east which are currently in the County and zoned Rural Estates Residential, from the existing higher density apartment development across Hualapai Way, west of the site. The properties to the immediate north and south are undeveloped and located within the County and are currently zoned Rural Estates Residential. The proposed development would fit in to the character of the neighborhood in terms of providing a large lot single family subdivision.

WVR-49163, TMP-49164 & VAC-49184

The vacation of Haley Avenue would allow for the construction of larger lots, which is highly desirable for the area due to the rural nature of the area east of Hualapai, in addition, Haley Avenue terminates at the apartment complex to the west and at Grand Canyon Drive, less than ½ mile to the east, and is neither paved nor currently utilized for vehicular access. There should not be any adverse effects due to the vacation of this roadway for the surrounding area, and should not land-lock any existing parcels.

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
TMP-49164 - TENTATIVE MAP RELATED TO WVR-49184 - DORRELL/HUALAPAI WEST - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Tentative Map FOR A PROPOSED 18-LOT SINGLE FAMILIY RESIDENTIAL SUBDIVISION on 4.14 acres on the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-PD4 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Ross) (PRJ-49064).

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

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

RECOMMENDATION:
Staff recommends

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: TMP-49164 APN: 125-19-201-001, 003

Name of Property Owner: D. R. Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 13th day of Feb., 2013

Barbara A. Bross

Notary Public in and for said County and State

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

PRJ-49064
04/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Dorrell/Hualapai

Project Name Dorrell/Hualapai West **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-001, 003 **Ward #** _____

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

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

Gross Acres 5.36 **Lots/Units** 18 **Density** 3.36

Additional Information _____

PROPERTY OWNER D. R. Horton, Inc. **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 635-3621 **Fax:** (800) 648-4983

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

E-mail Address MEJones3@dhronton.com

APPLICANT D. R. Horton, Inc. **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 635-3621 **Fax:** (800) 648-4983

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

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name Bradley F Burns

Subscribed and sworn before me

This 12th day of February 2013

Barbara A Bross

BARBARA BROSS

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

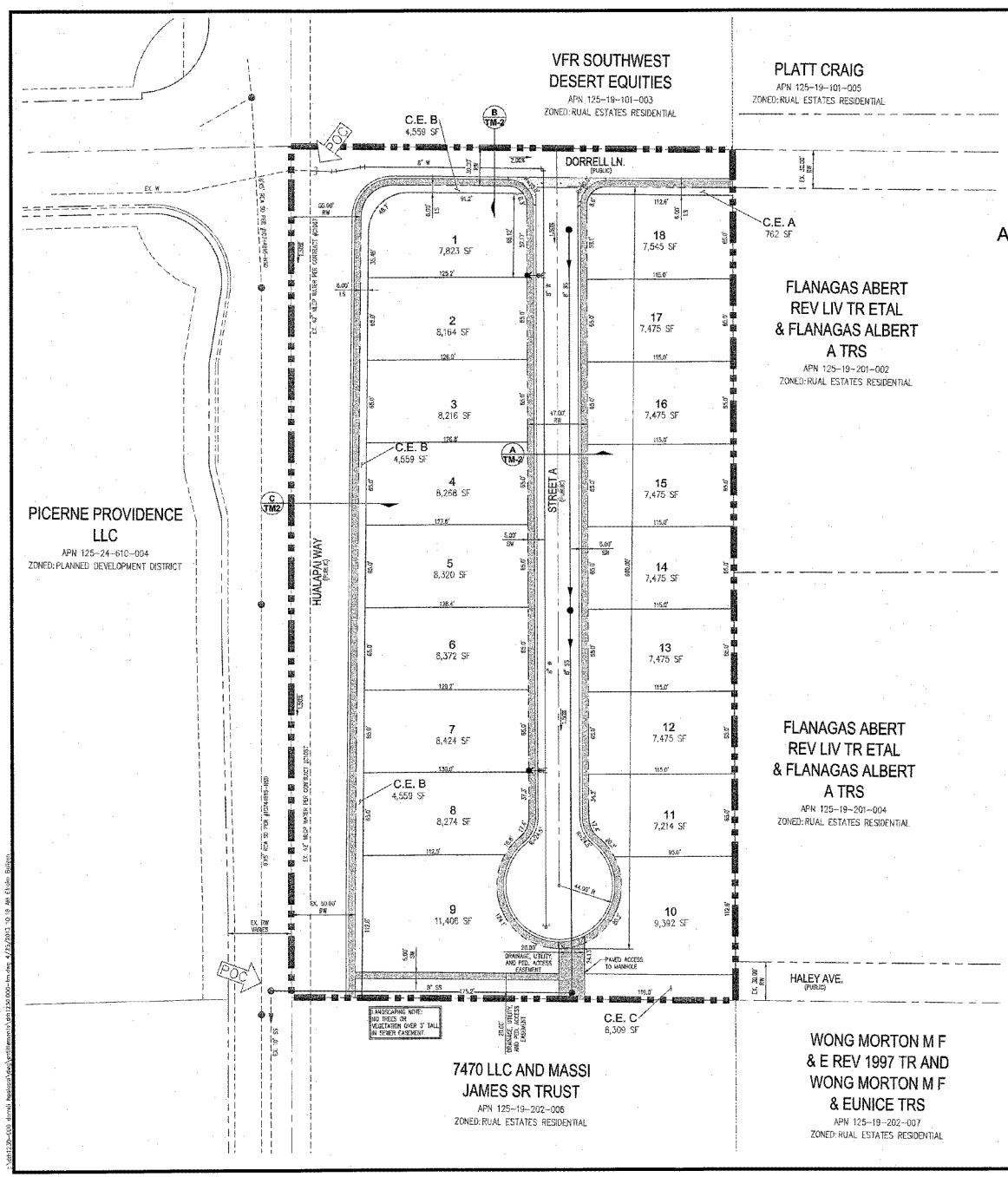
Case #	TMP-49164
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49064
04/25/13

Revised 10/27/08

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



D·R·HORTON

TENTATIVE MAP
FOR
DORRELL/HUALAPAI WEST

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
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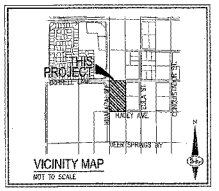

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APN: 125-19-201-001

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APN: 125-19-201-003

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CONNECTIVITY RATIO PROVIDED:	1.5
CONNECTIVITY RATION REQUIRED:	1.3
MAX. LOT COVERAGE:	50%

PARKING ANALYSIS

NO OF UNITS	= 18
PARKING PARAMETER	= 2 SPACES/UNIT
REQUIRED PARKING	= 36 SPACES**

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

ESTIMATED AVERAGE DAILY SWEWER CONTRIBUTIONS

18 UNITS X 250 GPD/UNITS = 4,500 GPD
TOTAL AVERAGE CONTRIBUTION = 4,500 GPD = 0.0045 MGD
TOTAL PEAK FLOW = 0.0045 MGD X 3.5± (PEAK FACTOR) =

UTILITY SERVICES BY

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

WAIVER OF DEVELOPMENT STANDARDS

REDUCE THE MINIMUM INTERSECTION SEPARATION TO 200' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 300' IS IS THE MINIMUM PER 19.17.060

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE

ENGINEER

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

DEVELOPER/OWNER

DR HORTON
320 CARNEGIE PKWY #100
HENDERSON, NV 89052
PH (702) 835-3600
FX (702) 435-8008

PRJ-49064
04/25/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

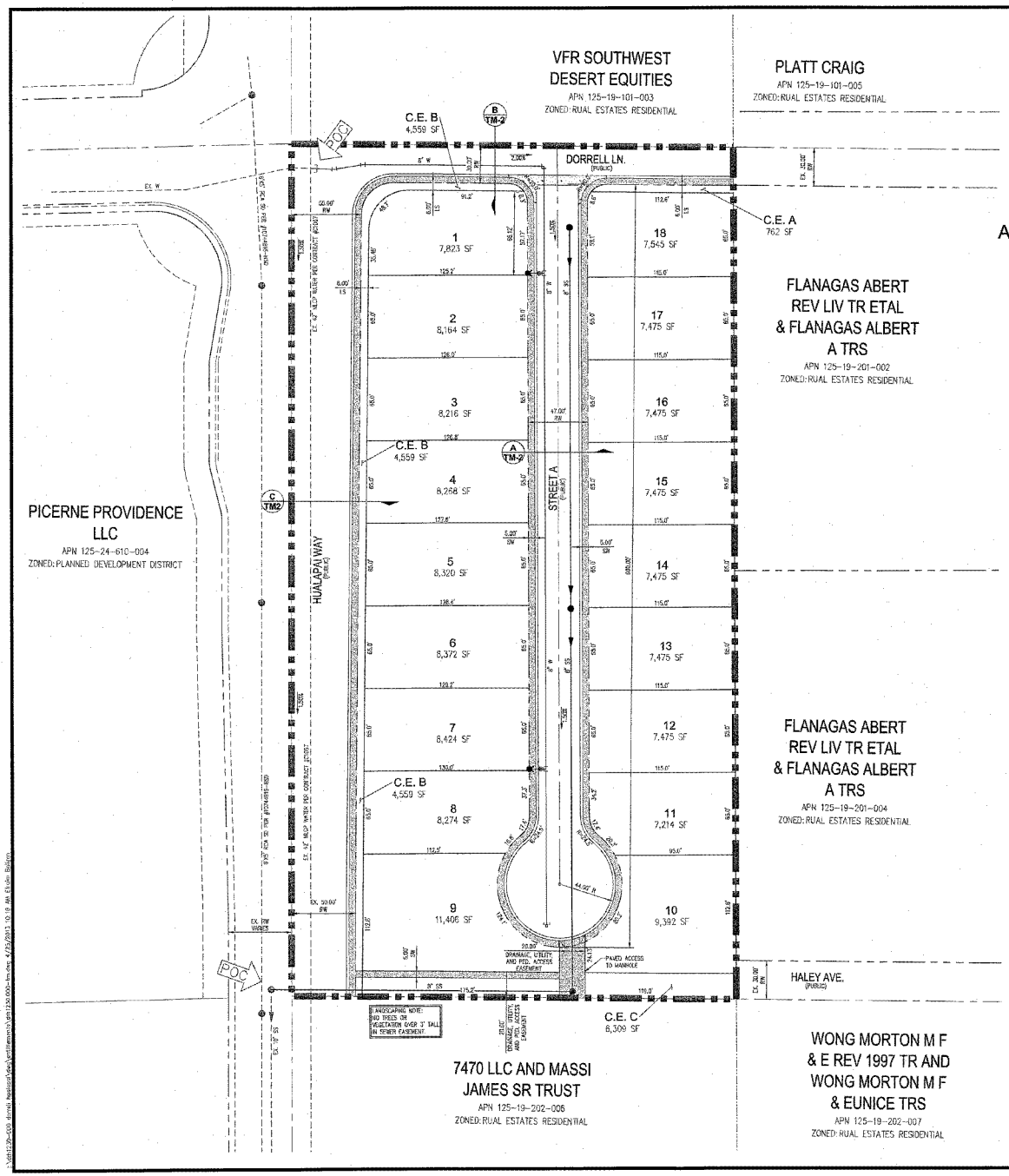
DR HORTON
DORRELL/HUALAPAI WEST
TENTATIVE MAP

DATE: 04/23/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1230.000

DARRIN J. PARR
No. 15811
CIVIL
STATE OF NEVADA
PROFESSIONAL ENGINEER
4/25/13

TM-1
SHEET 1 OF 2

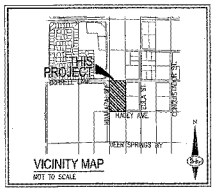
TMP-49164



D·R·HORTON

TENTATIVE MAP
FOR
DORRELL/HUALAPAI WEST

AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-201-001 AND 125-19-201-003



LEGAL DESCRIPTION

APN: 125-19-201-001

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1707 OF OFFICIAL RECORDS AS DOCUMENT NO. 1720894, CLARK COUNTY, NEVADA.

APN: 125-19-201-003

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1707 OF OFFICIAL RECORDS AS DOCUMENT NO. 1720894.

PROJECT INFORMATION

EXISTING ZONING:	R-PD3
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.14 AC
TOTAL DWELLING UNITS:	18
MIN. LOT SIZE:	60'x115'
MIN. LOT WIDTH	65'
MIN. LOT SQFT	7,214 SQFT
MAX LOT SQFT	11,406 SQFT
DENSITY:	4.35 DU/AC
OPEN SPACE PROVIDED:	0.27 AC
OPEN SPACE REQUIRED:	N/A AC
CONNECTIVITY RATIO PROVIDED:	1.5
CONNECTIVITY RATION REQUIRED:	1.3
MAX. LOT COVERAGE:	50%

PARKING ANALYSIS

NO OF UNITS	= 18
PARKING PARAMETER	= 2 SPACES/UNIT
REQUIRED PARKING	= 36 SPACES**

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

ESTIMATED AVERAGE DAILY SWEWER CONTRIBUTIONS

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TOTAL AVERAGE CONTRIBUTION = 4,500 GPD = 0.0045 MGD
TOTAL PEAK FLOW = 0.0045 MGD X 3.5± (PEAK FACTOR) =

UTILITY SERVICES BY

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

WAIVER OF DEVELOPMENT STANDARDS

REDUCE THE MINIMUM INTERSECTION SEPARATION TO 200' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 200' IS IS THE MINIMUM PER 19.17.060

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE

ENGINEER

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

DEVELOPER/OWNER

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320 CARNEGIE PKWY #100
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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

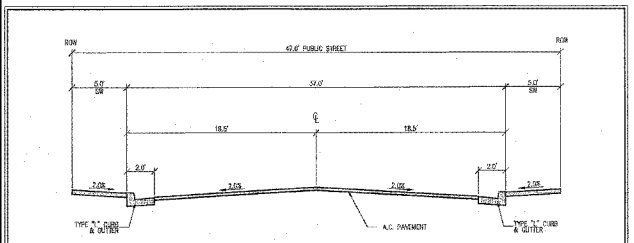
DR HORTON
DORRELL/HUALAPAI WEST
TENTATIVE MAP

DATE: 04/23/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1230.000

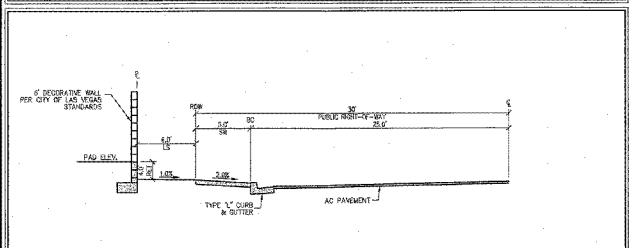
PRJ-49064
04/25/13

TM-1
SHEET 1 OF 2

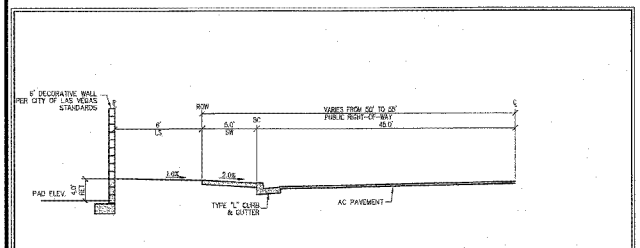
TMP-49164



A. 47' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET

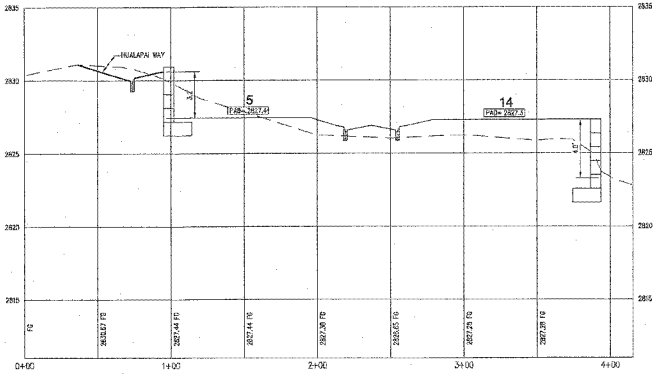


B 60' PUBLIC STREET SECTION
NOT TO SCALE
DORRELL LN.

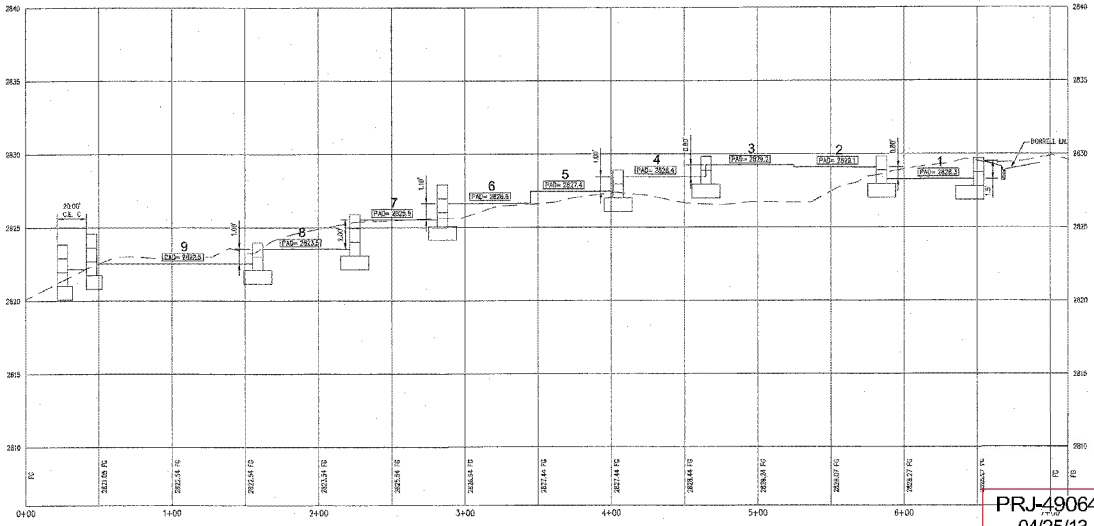


C 100' PUBLIC STREET SECTION
NOT TO SCALE
HUALAPAI WAY

WEST - EAST SECTION PROFILE



SOUTH - NORTH SECTION PROFILE



PRJ-49064
04/25/13

SLATER HANIFAN GROUP
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PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

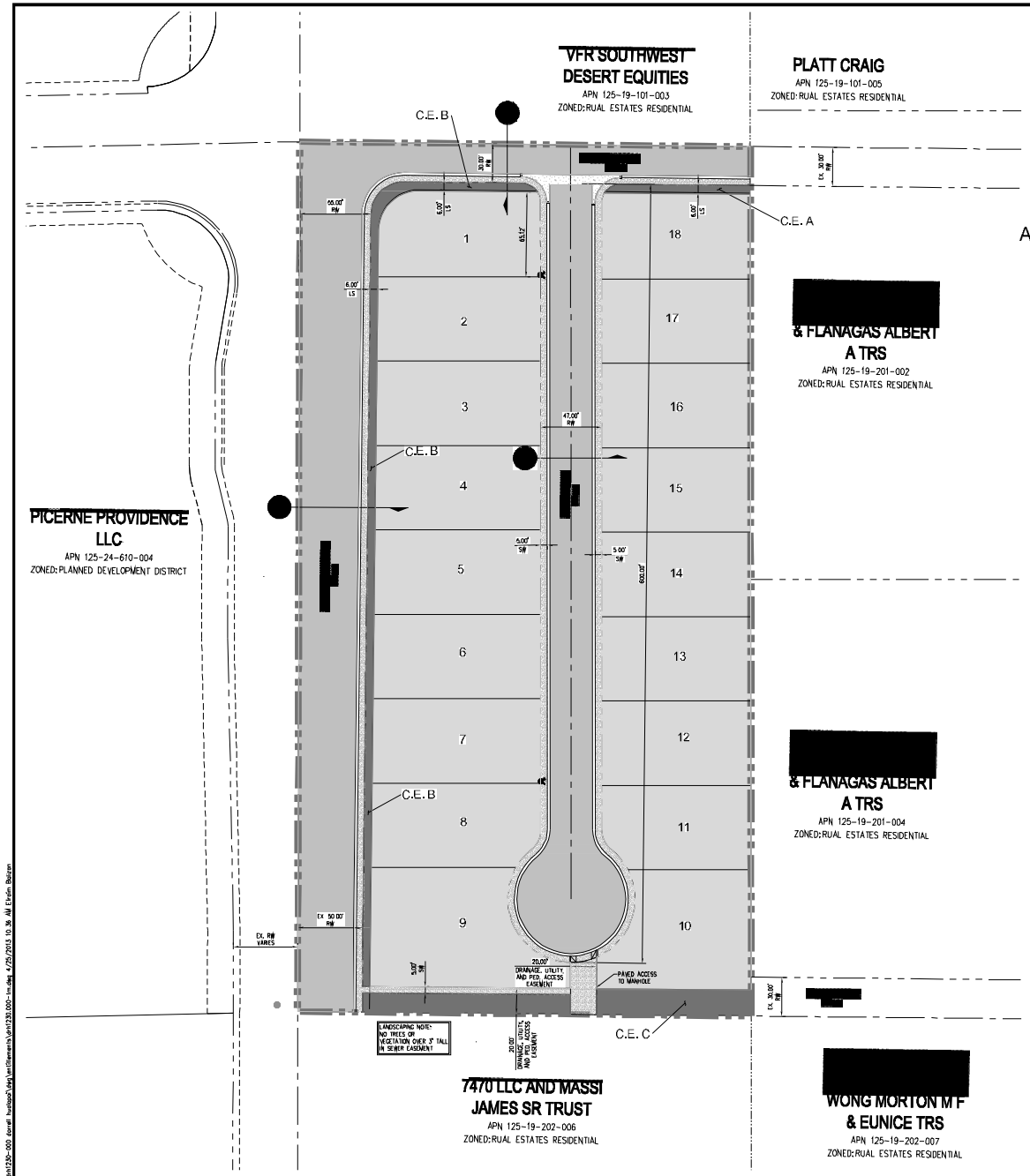
DORRELL/HUALAPAI WEST
TENTATIVE MAP

DATE: 04/23/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1230.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PARR
No. 15615
4/25/13

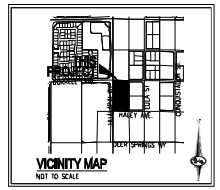
TM-2
SHEET 2 OF 2

TMP-49164



D·R·HORTON

SITE PLAN
FOR
DORRELL/HUALAPAI WEST
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-201-001 AND 125-19-201-003



LEGAL DESCRIPTION

APN: 125-19-201-001

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726884, CLARK COUNTY, NEVADA

APN: 125-19-201-003

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT TWO (2) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726884, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726884.

PROJECT INFORMATION

EXISTING ZONING:	R-PD3
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.14 AC
TOTAL DWELLING UNITS:	18
MIN. LOT SIZE:	65'x115'
MIN. LOT WIDTH	65'
MIN. LOT SQFT	7,214 SQFT
MAX LOT SQFT	11,406 SQFT
DENSITY:	4.35 DU/AC
OPEN SPACE PROVIDED:	0.27 AC
OPEN SPACE REQUIRED:	N/A AC
CONNECTIVITY RATIO PROVIDED:	1.5
CONNECTIVITY RATION REQUIRED:	1.3
MAX LOT COVERAGE:	50%

PARKING ANALYSIS

NO OF UNITS	= 18
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 36 SPACES**

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

18 UNITS X 250 GPD/UNITS = 4,500 GPD
TOTAL AVERAGE CONTRIBUTION = 4,500 GPD = 0.0045 MGD
TOTAL PEAK FLOW = 0.0045 MGD X 2.52 (PEAK FACTOR) = 0.0113 MGD

UTILITY SERVICES BY

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

WAIVER OF DEVELOPMENT STANDARDS

REDUCE THE MINIMUM INTERSECTION SEPARATION TO 208' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 200' IS THE MINIMUM PER 19.07.0040

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

ENGINEER

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

DRPRJ#490643
DR HORTON
04/25/13

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

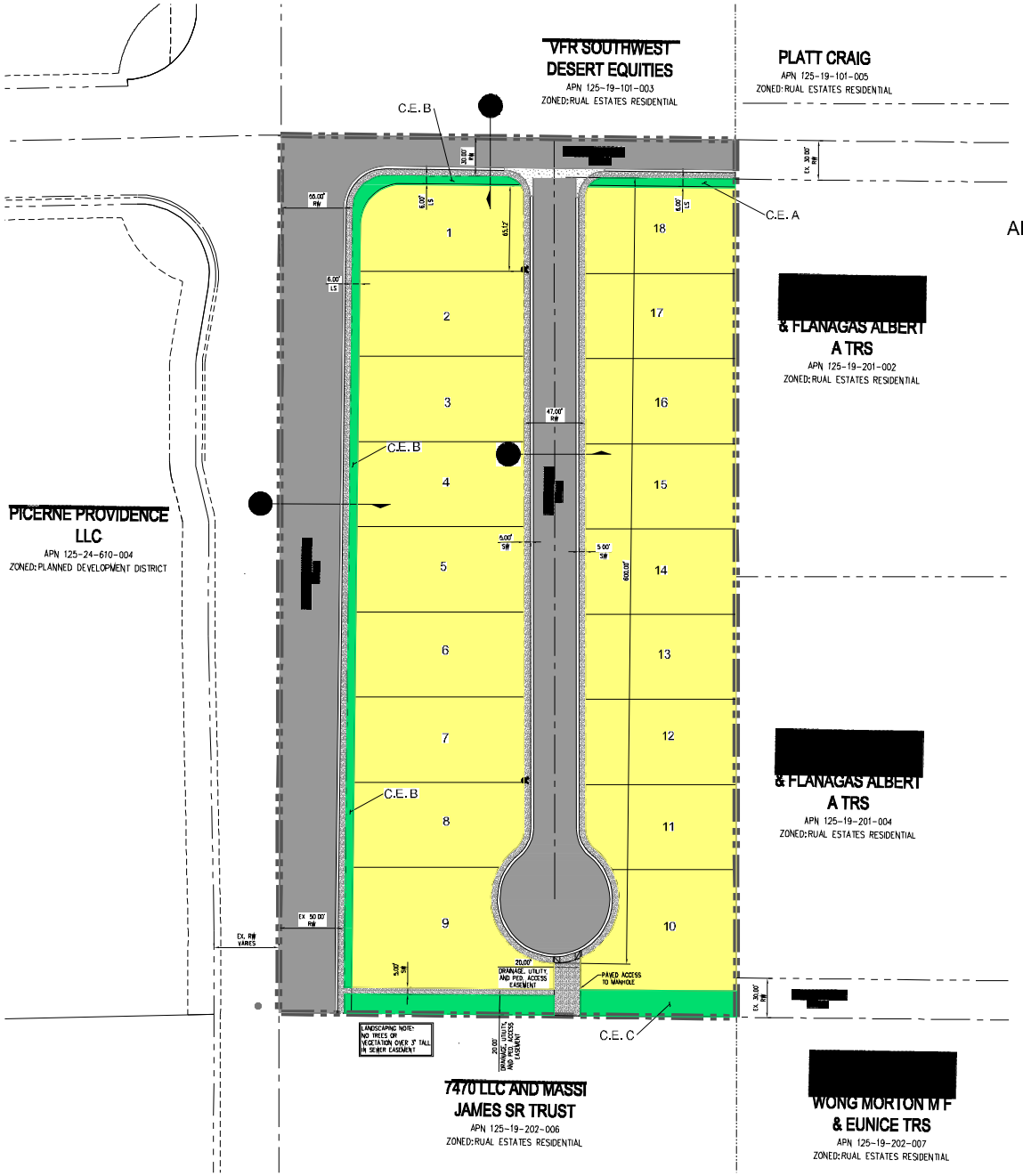
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

DATE: 04/25/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

SP-1
SHEET 1 OF 2

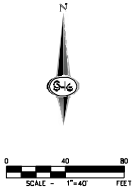
TMP-49164

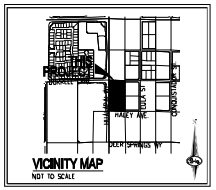


D·R·HORTON

SITE PLAN
FOR
DORRELL/HUALAPAI WEST
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-201-001 AND 125-19-201-003







LEGAL DESCRIPTION

APN: 125-19-201-001

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FURTHER DESCRIBED AS LOT ONE (1) AS THE SAME IS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726084, CLARK COUNTY, NEVADA

APN: 125-19-201-003

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 7, 1983 IN BOOK 1767 OF OFFICIAL RECORDS AS DOCUMENT NO. 1726084

PROJECT INFORMATION

EXISTING ZONING:	R-PD3
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.14 AC
TOTAL DWELLING UNITS:	18
MIN. LOT SIZE:	65'x115'
MIN. LOT WIDTH	65'
MIN. LOT SQFT	7,214 SQFT
MAX LOT SQFT	11,406 SQFT
DENSITY:	4.35 DU/AC
OPEN SPACE PROVIDED:	0.27 AC
OPEN SPACE REQUIRED:	N/A AC
CONNECTIVITY RATIO PROVIDED:	1.5
CONNECTIVITY RATION REQUIRED:	1.3
MAX LOT COVERAGE:	50%

PARKING ANALYSIS

NO OF UNITS	= 18
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 36 SPACES**

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ESTIMATED AVERAGE DAILY SWEWER CONTRIBUTIONS

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UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
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LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 263-5300
FX (702) 261-5399

DRPRJ49064³
DR HORTON 04/25/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 263-5300 FAX (702) 263-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

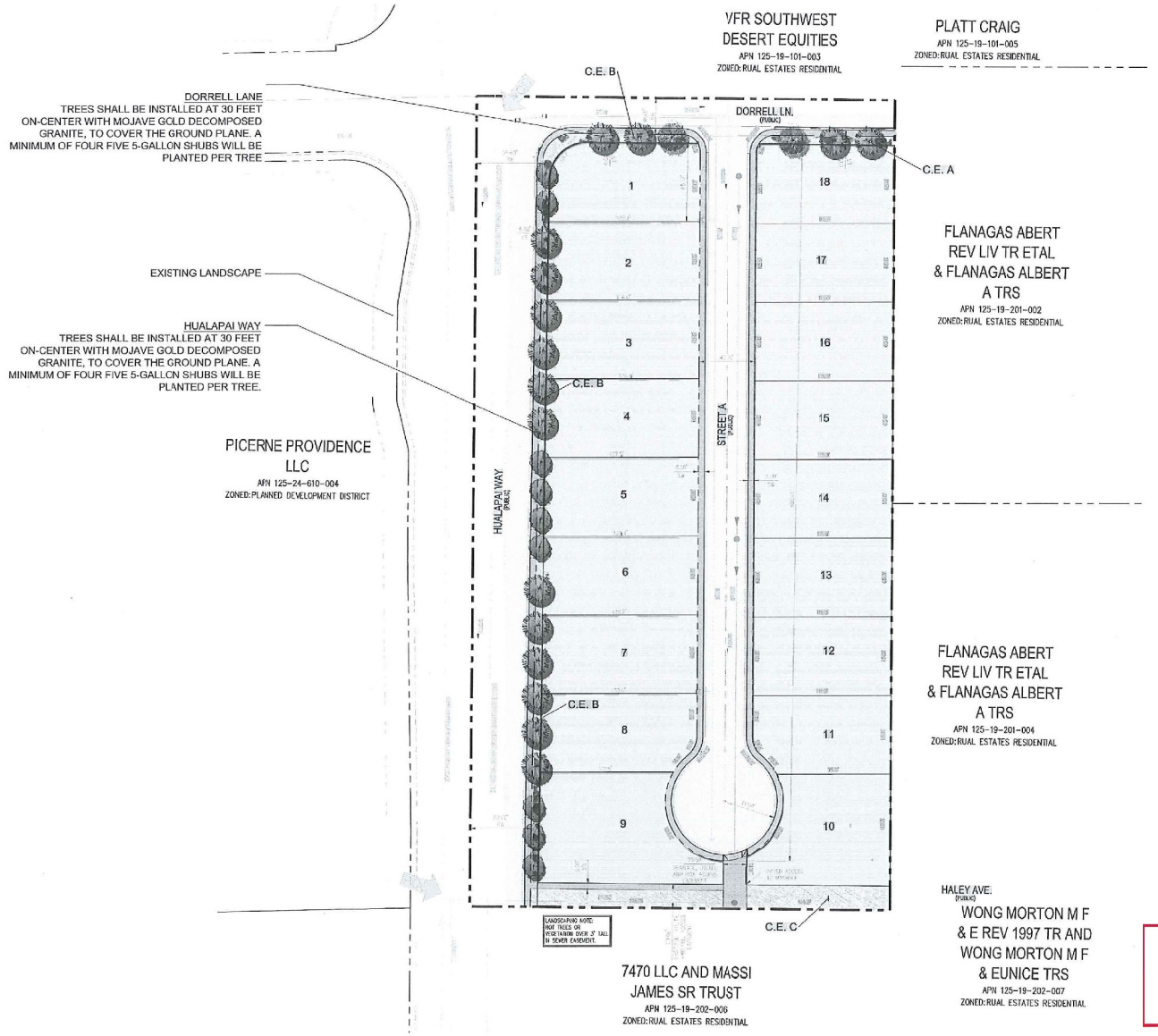
DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

DATE: 04/25/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1230.000

SP-1
SHEET 1 OF 2

J:\drh\1230-000 dorrell hualapai\dwg\entitlements\drh1230.000-tm.dwg, 4/25/2013 10:16 AM Elvan Barton

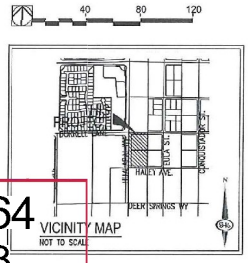
TMP-49164



PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chilalpa tashkinensis	36" box
Chilalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Quercus buckleyi	
Texas Red Oak	
Extra Large Shrubs	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Tecoma alta 'Orange Jubilee'	5 gal.
Orange Jubilee	
Large Shrubs	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	
Leucophyllum frutescens compacta	5 gal.
Compact Texas Ranger	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.
Rio Bravo Sage	
Ligustrum japonicum	5 gal.
Japanese Privet	
Small Shrubs/Accents	
Pyracantha koidzumii 'Red Elf'	5 gal.
Dwarf Pyracantha	
Rosmarinus officinalis 'Tuscan Blu'	5 gal.
Tuscan Blue Rosemary	
Salvia greggii	5 gal.
Red Salvia	
Groundcovers	
Acacia redolens	1 gal.
Prostrate Acacia	
Dalea capitata 'Sierra Gold'	1 gal.
Sierra Gold Dalea	
Juniperus horizontalis 'Bar Harbor'	1 gal.
Bar Harbor Juniper	
Lantana montevidensis	1 gal.
Red Trailing Lantana	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Cactus/Accents	
Agave angustifolia 'variegated'	5 gal
Variegated Agave	
Hesperaloe parviflora	5 gal.
Red Hesperaloe	
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Regal Mist Muhly	
Inerts	
Decomposed Granite Mojave Gold	sq ft
3/4" Minus at 2" Depth (or approved equal)	

NOTE:
CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 6'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES.



PRJ-49064
04/25/13

scale: 1" = 40'
04.25.13
north

DORRELL/HUALAPAI WEST - CONCEPTUAL LANDSCAPE PLAN

D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
88 s. san marcos pl, ste 101
chandler, arizona 85225

TMP-49164



PRJ-49064
04/25/13

DORRELL/HUALAPAI WEST - CONCEPTUAL LANDSCAPE PLAN

D·R·HORTON America's Builder

andersonbaron
plan design achieve
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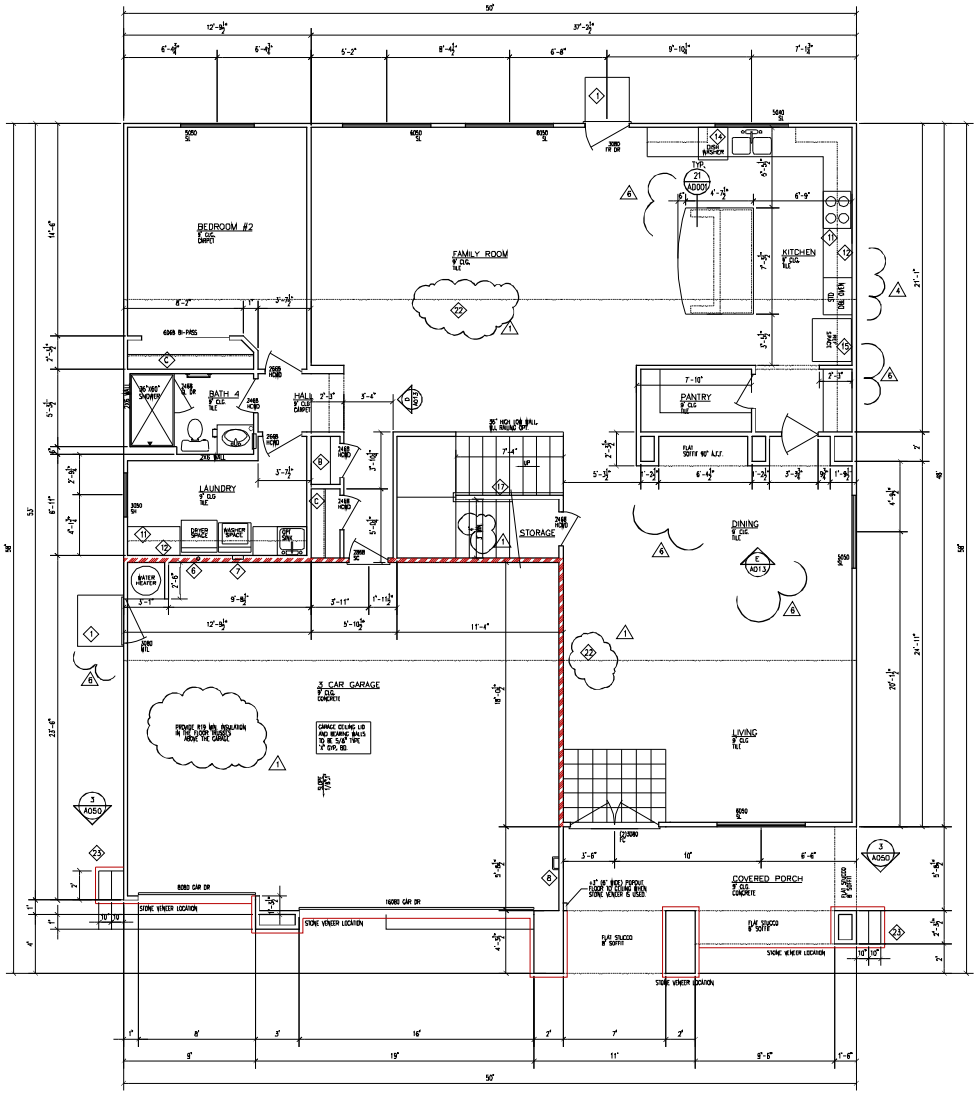

(A) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC = FIBER CLASSIC
HC = HOLLOW CORE WOOD DOOR
SC = SOLID CORE WOOD DOOR
FR = FRENCH W/TEMPERED GLAZING
BP = BYPASS DOORS
DA = DOUBLE ACTING HOLLOW CORE DOOR
MTL = METAL DOOR

WINDOW LEGEND:

FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
AR = ARCHED
TEMP. = TEMPERED GLAZING REQ'D IN HAZARDOUS LOC INSTALL PER I.R.C. CODE.

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

SHELVING OPTIONS:

(A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
(B) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (18" WIDE IN CLOSET)
(C) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
(D) (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
(E) (LAUNDRY) (1) 12" DEEP SHELF.
(F) (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
(G) (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.

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

WALL SCHEDULE

= GARAGE SEPARATION WALL

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18"AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 39 X 30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CONTINUOUS HAND RAIL @ 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. NOT USED
22. 2" GYP. BD. DRAFTSTOP SHOWN DASHED
23. 1 COAT 1 HOUR STUCCO SYSTEM, AS MFG. PER ESR-1607
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.

GENERAL NOTES:

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

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

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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

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

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

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

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

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

12 GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT

13 ALL SLIDING GLASS DOORS AND GLASS IN FRANCH/AIRIAN DOORS SHALL BE TEMPERED.

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

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

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

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	4,405 S.F.
	SECOND FLOOR	- S.F.
	TOTAL	4,405 S.F.
GARAGE:		500 S.F.
COVERED PORCH		500 S.F.
FULL COVERED PATIO OPTION		240 S.F.
PARTIAL COVERED PATIO OPTION*		100 S.F.
FULL DECK OPTION		240 S.F.
PARTIAL DECK OPTION		60 S.F.
STANDARD UPSTAIRS COVERED PATIO:		60 S.F.
*TOTAL FOOTAGE UNDER ROOF (STANDARD):		5,145 S.F.
TOTAL FOOTAGE UNDER ROOFS (WITH FULL PATIO):		5,385 S.F.

PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 52.F STATE OF NEVADA
FAX (702) 896-8962
OFFICE (702) 897-4687

4400 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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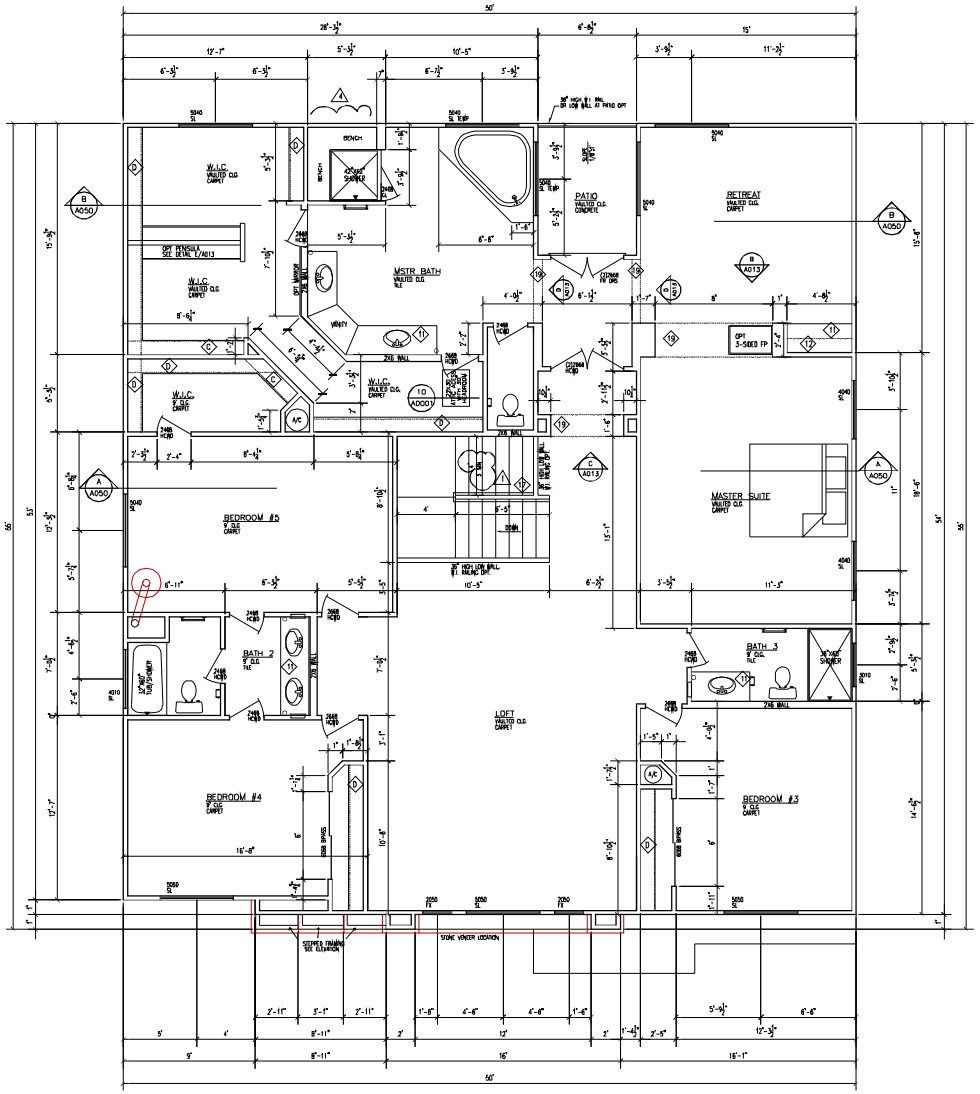
REVISION	DATE	NOTES
1	12-7-11	PER CORRECTION #1
2	1-24-12	CLOUD REVISION
3	10-25-12	FRAME WALL

JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

A010
FLOOR PLAN

2270 CAMERO AVE LAS VEGAS, NEVADA 89129



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC	= FIBER CLASSIC		
HC	= HOLLOW CORE WOOD DOOR		
SC	= SOLID CORE WOOD DOOR		
FR	= FRENCH W/TEMPERED GLAZING		
BP	= BYPASS DOORS		
DA	= DOUBLE ACTING HOLLOW CORE DOOR		
MTL	= METAL DOOR		

WINDOW LEGEND:

FX =	FIXED WINDOW
SL =	SLIDER
SH =	SINGLE HUNG
AR =	ARCHED
TEMP. =	TEMPERED GLAZING REQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

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

SHELVING OPTIONS:

- (A) (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (B) (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED, (18" WIDE IN CLOSET)
- (C) (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
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NOTE:
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WALL SCHEDULE

= GARAGE SEPARATION WALL

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18"AFF
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14. UNDER COUNTER DISHWASHER.
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17. CONTINUOUS HAND RAIL @ 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL
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20. CEILING LINE.
21. NOT USED
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24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW. SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.

GENERAL NOTES:

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

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 5" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE U=0.75 WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MAX. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
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A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING

PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 52 EXPIRES 12/31/2012
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4400 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-8997
LAS VEGAS, NEVADA 89129
2270 CAMERO AVE.

REVISION	DATE	NOTES
1	12-1-11	PER CORRECTION #1
2	8-14-12	CLIENT REVISION

FLOOR PLAN

JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

A011

LARRY TINDALL
RESIDENTIAL DESIGNER

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LARRY TINDALL
RESIDENTIAL DESIGNER
LAS VEGAS, NEVADA 89123
OFFICE (702) 897-3897
FAX (702) 896-9302

D.R. HORTON HOMES

4200 PLAN

REVISION	DATE	NOTES

ELEVATIONS

2270 CAMERO AVE.

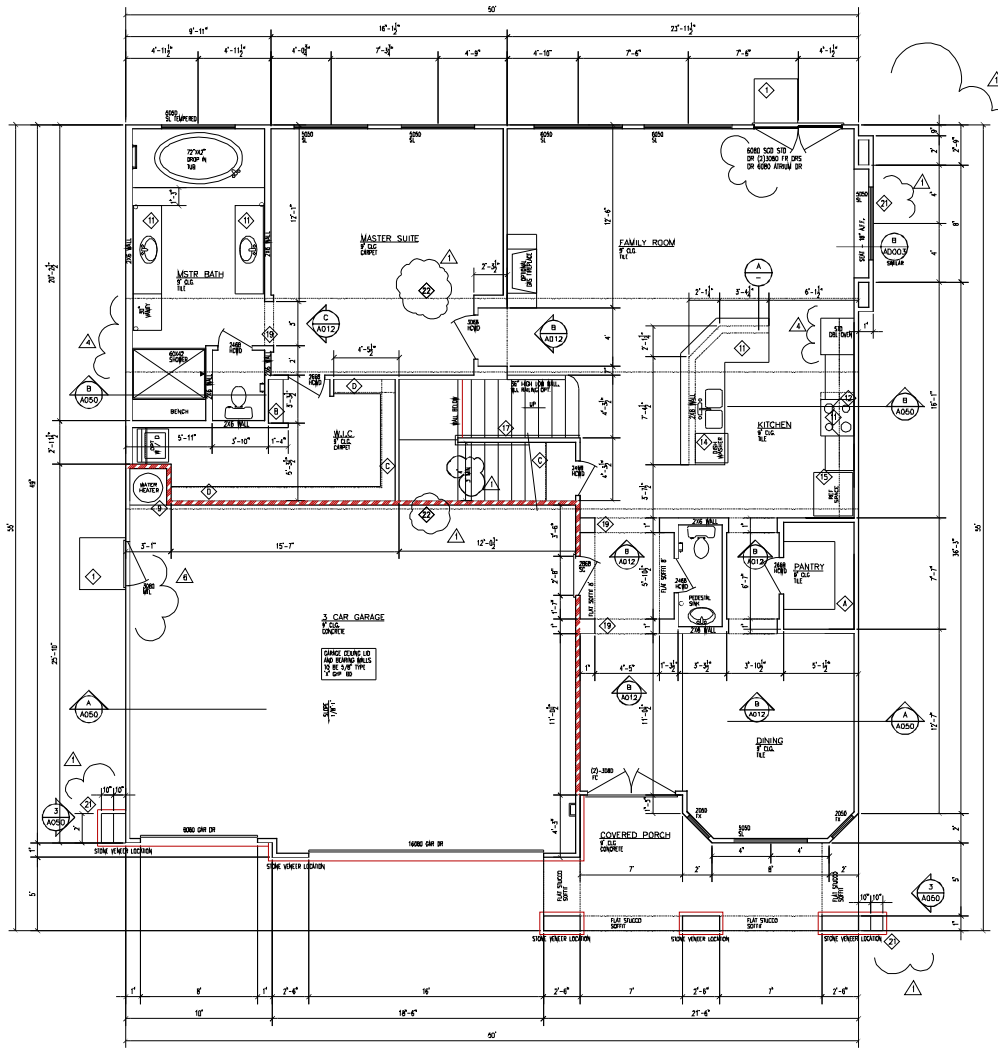
JB NO: 1113
I.E. NAME: A010
TC:
DATE: 5-20-11

A010

PRJ-49064
04/25/13

TMP-49164

OPEN TO BELOW
ORDEAL ROOM
BATH-3
W.I.C.
STUDY
COVERED PORCH
COVER
ENTRY
DINING ROOM
STORAGE
3 CAR GARAGE
NOOK
LAUNDRY
WASHER
DRYER
SHELF & ROD
SHELF ONLY
OAK STAIRS
OAK RAILING
SOLID SURFACE
SINK
DW
REF
RANGE
HOOD
MICRO
TRASH COMP
WATER HEATER
FURNACE
A/C
SOLAR PV
SOLAR PV PANELS
SOLAR PV INVERTER
SOLAR PV DISCONNECT
SOLAR PV METER
SOLAR PV PANEL
SOLAR PV PANEL
SOLAR PV PANEL



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

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC	= FIBER CLASSIC		
HC	= HOLLOW CORE WOOD DOOR		
SC	= SOLID CORE WOOD DOOR		
FR	= FRENCH W/TEMPERED GLAZING		
BP	= BYPASS DOORS		
DA	= DOUBLE ACTING HOLLOW CORE DOOR		
MTL	= METAL DOOR		

WINDOW LEGEND:

FX =	FIXED WINDOW
SL =	SLIDER
SH =	SINGLE HUNG
AR =	ARCHED
TEMP. =	TEMPERED GLAZING REQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

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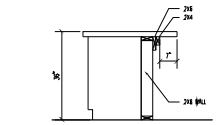
WALL SCHEDULE

= GARAGE SEPARATION WALL



(A) KITCHEN ISLAND DETAIL
SCALE: 1/2"=1'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
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20. CEILING LINE.
21. 1 COAT 1 HOUR STUCCO SYSTEM, AS MFG. PER ESR-1607
22. 5/8" GYP. BD. DRAFTSTOP SHOWN DASHED
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9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

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

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

12. GARAGE AND PATIO SHOULD SLOPE ¼" PER FOOT

13. ALL SLIDING GLASS DOORS AND GLASS IN FINCH/ATRIUM DOORS SHALL BE TEMPERED

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

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

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

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	2,709 S.F.
	SECOND FLOOR	2,683 S.F.
	TOTAL	5,392 S.F.
GARAGE:		735 S.F.
COVERED PORCH		
FULL COVERED PATIO OPTION		500 S.F.
PARTIAL COVERED PATIO OPTION		242 S.F.
PARTIAL DECK OPTION		242 S.F.
FULL DECK OPTION		500 S.F.
TOTAL FOOTAGE UNDER ROOF (STANDARD)		4,892 S.F.
TOTAL FOOTAGE UNDER ROOF (WITH FULL PATIO)		5,392 S.F.

PRJ-49061
04/25/13

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 5249 STATE OF NEVADA
FAX (702) 897-8997
OFFICE (702) 897-8997

4000 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

REVISION	DATE	NOTES
1	12-7-11	ARCH CORRECTION #1
2	8-14-12	CLIENT REVISION
3	10-22-12	PHASE: MAJOR

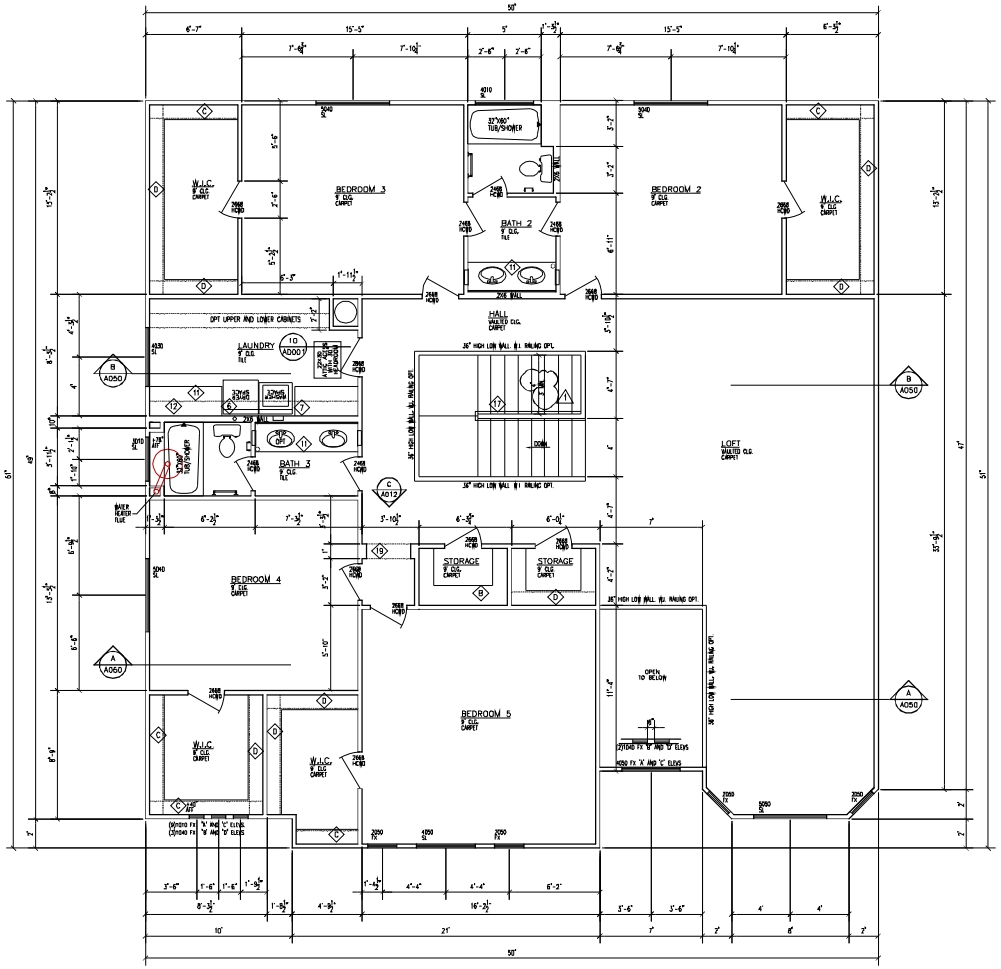
JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

A010

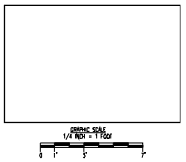
FLOOR PLAN

2270 CAMERO AVE
LAS VEGAS NEVADA 89129

TMP-49164



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



DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC = FIBER CLASSIC
HC = HOLLOW CORE WOOD DOOR
SC = SOLID CORE WOOD DOOR
FR = FRENCH W/TEMPERED GLAZING
BP = BYPASS DOORS
DA = DOUBLE ACTING HOLLOW CORE DOOR
MTL = METAL DOOR

WINDOW LEGEND:

FX = FIXED WINDOW
SL = SLIDER
SH = SINGLE HUNG
AR = ARCHED
TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER U.R.C. CODE.

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

SHELVING OPTIONS:

A (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED
B (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED. (18" WIDE IN CLOSET)
C (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
D (CLOSET) (2) 12" DEEP SHELVES AND POLE @ +42" & +84"
E (LAUNDRY) (1) 12" DEEP SHELF.
F (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED
G (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED

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

WALL SCHEDULE

= GARAGE SEPARATION WALL

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. DECORATIVE COLUMNS
3. CARPET STRIP.
4. 2X FRAMING WALL BELOW
5. TILE, SEE SPEC. SHEET
6. DRYER EXHAUST VENT. SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. SOFT WATER LOOP
9. WATER HEATER PLATFORM @ 18"AFF
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS. SEE D.R. HORTON FOR TYPE AND MODEL.
13. MAKE-UP COUNTER @ +28".
14. UNDER COUNTER DISHWASHER.
15. 59 X30 REFRIGERATOR/FREEZER LOCATION, VERIFY W/ D.R.H.
16. RECESSED ICE MAKER BOX WITH VALVE
17. CONTINUOUS HAND RAIL @ 36" A.F.F.
18. CENTER WINDOW ON INTERIOR WALL.
19. ARCH. SEE INTERIOR ELEVATION.
20. CEILING LINE.
21. NOT USED
22. NOT USED
23. NOT USED
24. FOAM TRIM OR FOAM WAINSCOT OR FOAM TRIM W/STONE BELOW, SEE EXTERIOR ELEVATIONS FOR HEIGHTS & LOCATIONS.
25. COLUMN, SEE STRUCTURAL DRAWINGS.

GENERAL NOTES:

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

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

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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

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

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

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PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 5529 STATE OF NEVADA
FAX (702) 896-8955

4000 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-8997

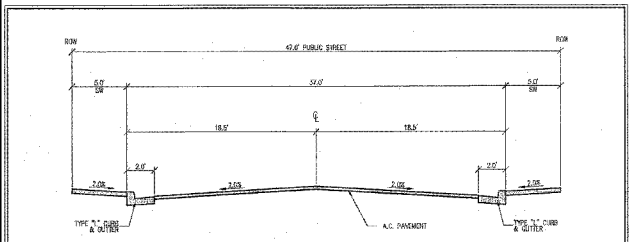
REVISION	DATE	NOTES
1	12-7-11	ARCH CORRECTION #1

LAS VEGAS, NEVADA 89129
2270 CAMERO AVE.

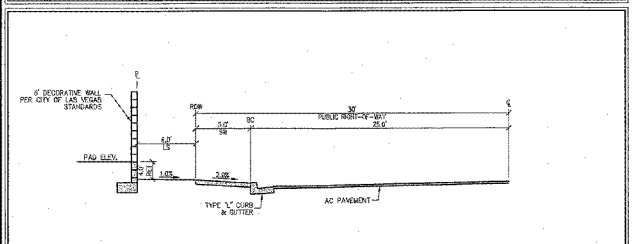
FLOOR PLAN

JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

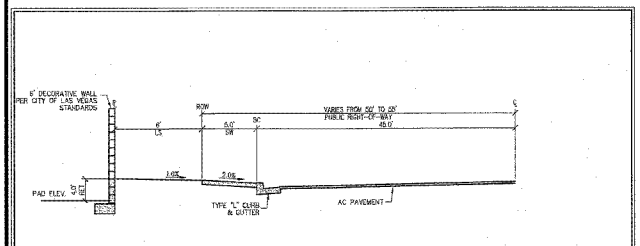
A011



A. 47' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET

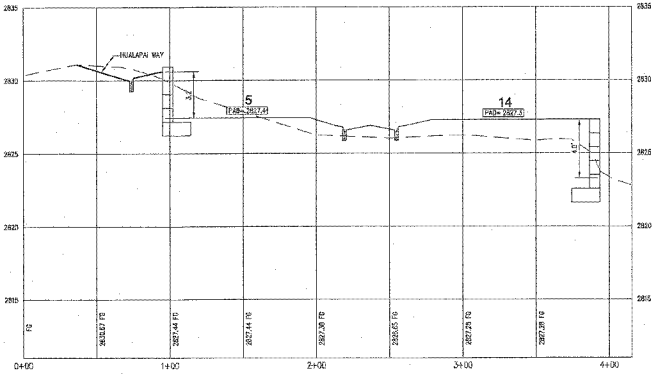


B 60' PUBLIC STREET SECTION
NOT TO SCALE
DORRELL LN.

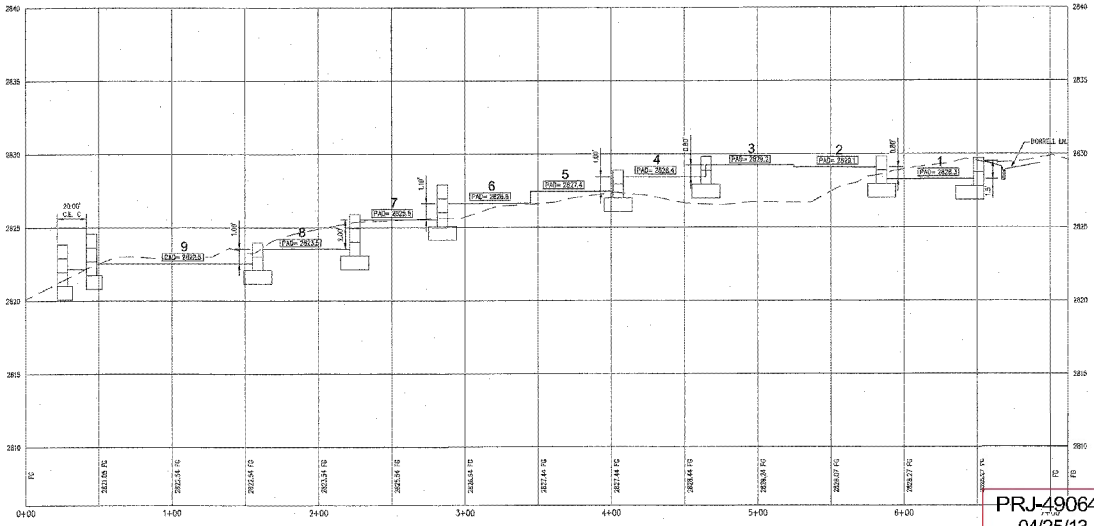


C 100' PUBLIC STREET SECTION
NOT TO SCALE
HUALAPAI WAY

WEST - EAST SECTION PROFILE



SOUTH - NORTH SECTION PROFILE



PRJ-49064
04/25/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

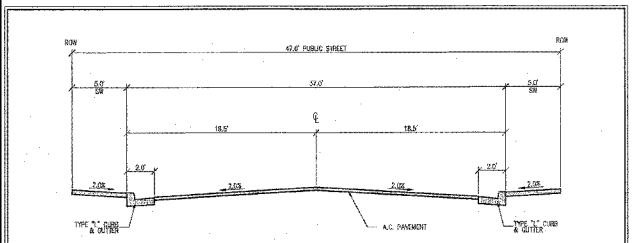
DORRELL/HUALAPAI WEST
TENTATIVE MAP

DATE: 04/23/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1230.000

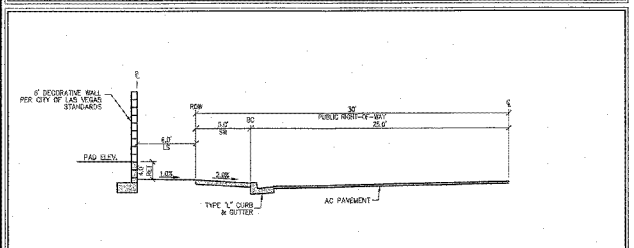
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PARDO
No. 15615
4/25/13

TM-2
SHEET 2 OF 2

TMP-49164



A. 47' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET



B 60' PUBLIC STREET SECTION
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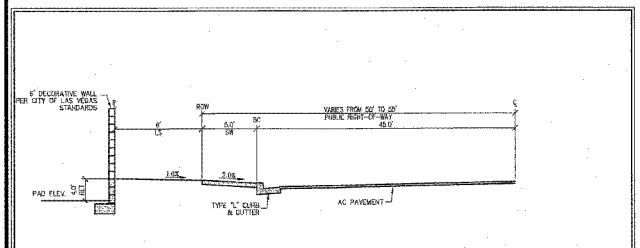
DORRELL LN.



C 100' PUBLIC STREET SECTION
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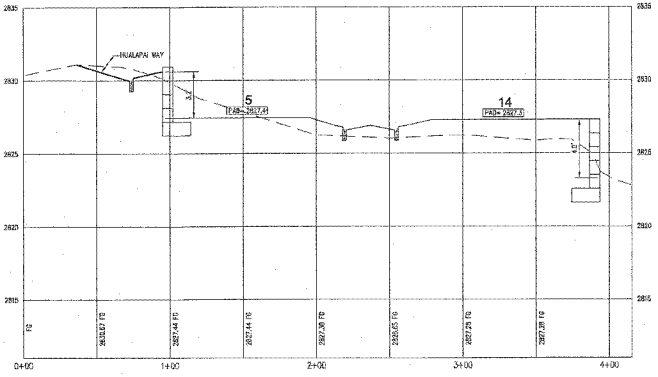
HUALAPAI WAY

WEST - EAST SECTION PROFILE



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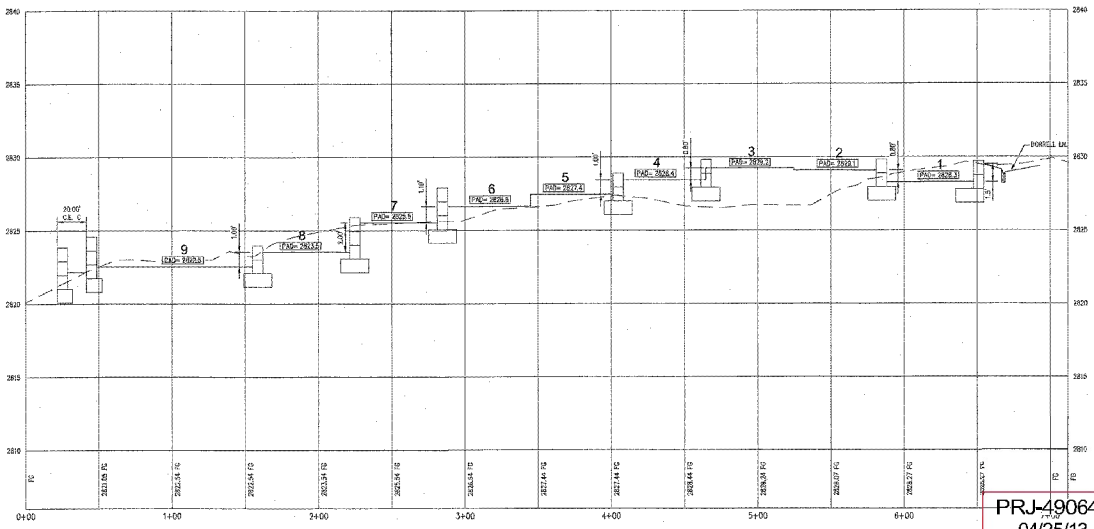

PRJ-49064
04/25/13

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

DORRELL/HUALAPAI WEST
TENTATIVE MAP

DATE: 04/23/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1230.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PARPA
No. 15615
4/25/13

TM-2
SHEET 2 OF 2

TMP-49164

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
VAC-49184 - VACATION RELATED TO WVR-49163 - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49064].

SET DATE: 07/10/2013
C.C.: 07/24/2013

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

RECOMMENDATION:
None

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

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



CASE: VAC-49184

0 300 600 Feet

N



CASE: VAC-49184

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

WVR-49163
TMP-49164
VAC-49184

Case Number: _____ APN: 125-19-201-001, 003

Name of Property Owner: D. R. Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 13th day of Feb., 2013

Barbara A. Bross

Notary Public in and for said County and State

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

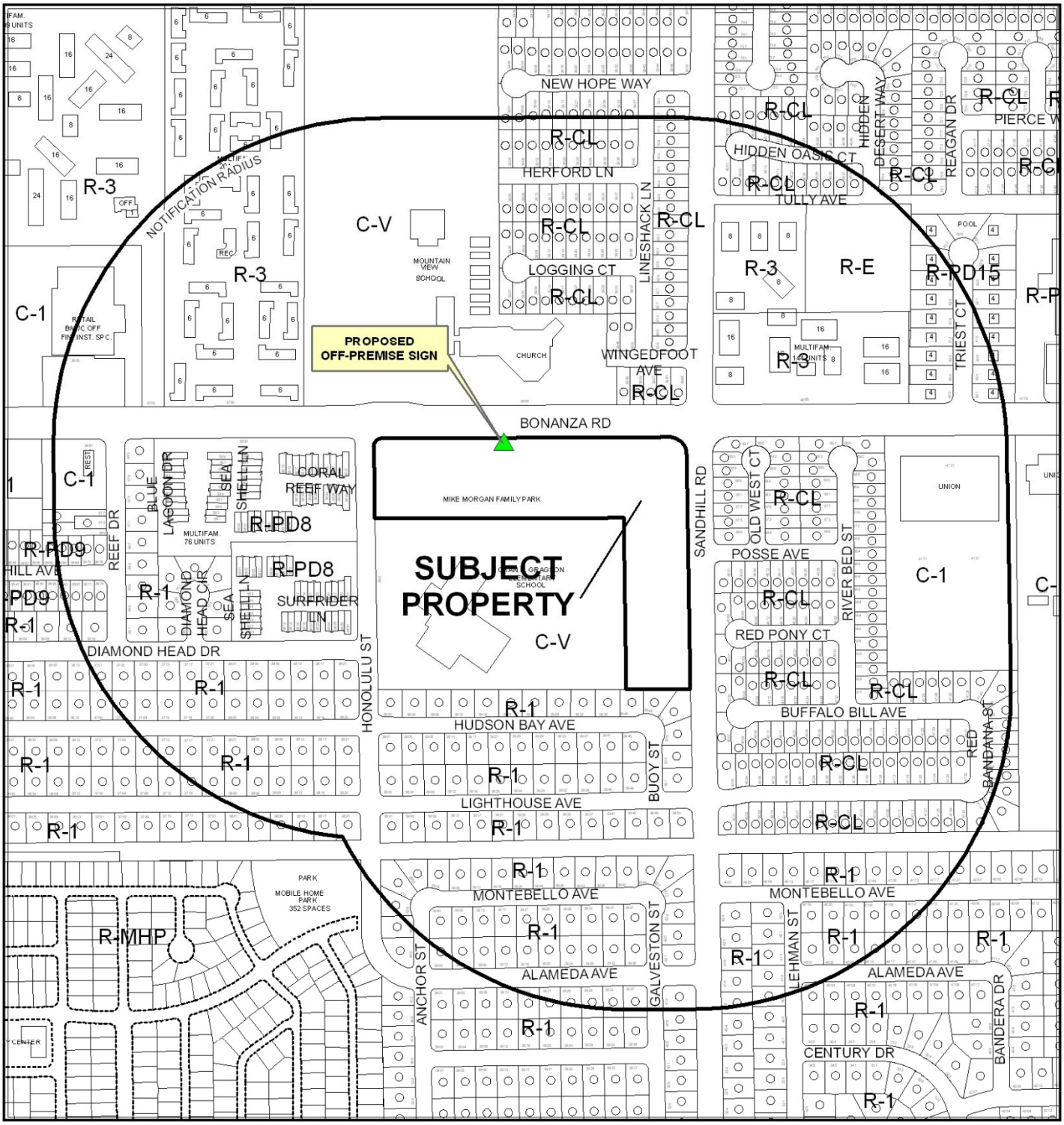
SUBJECT:
ABEYANCE - SUP-48180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

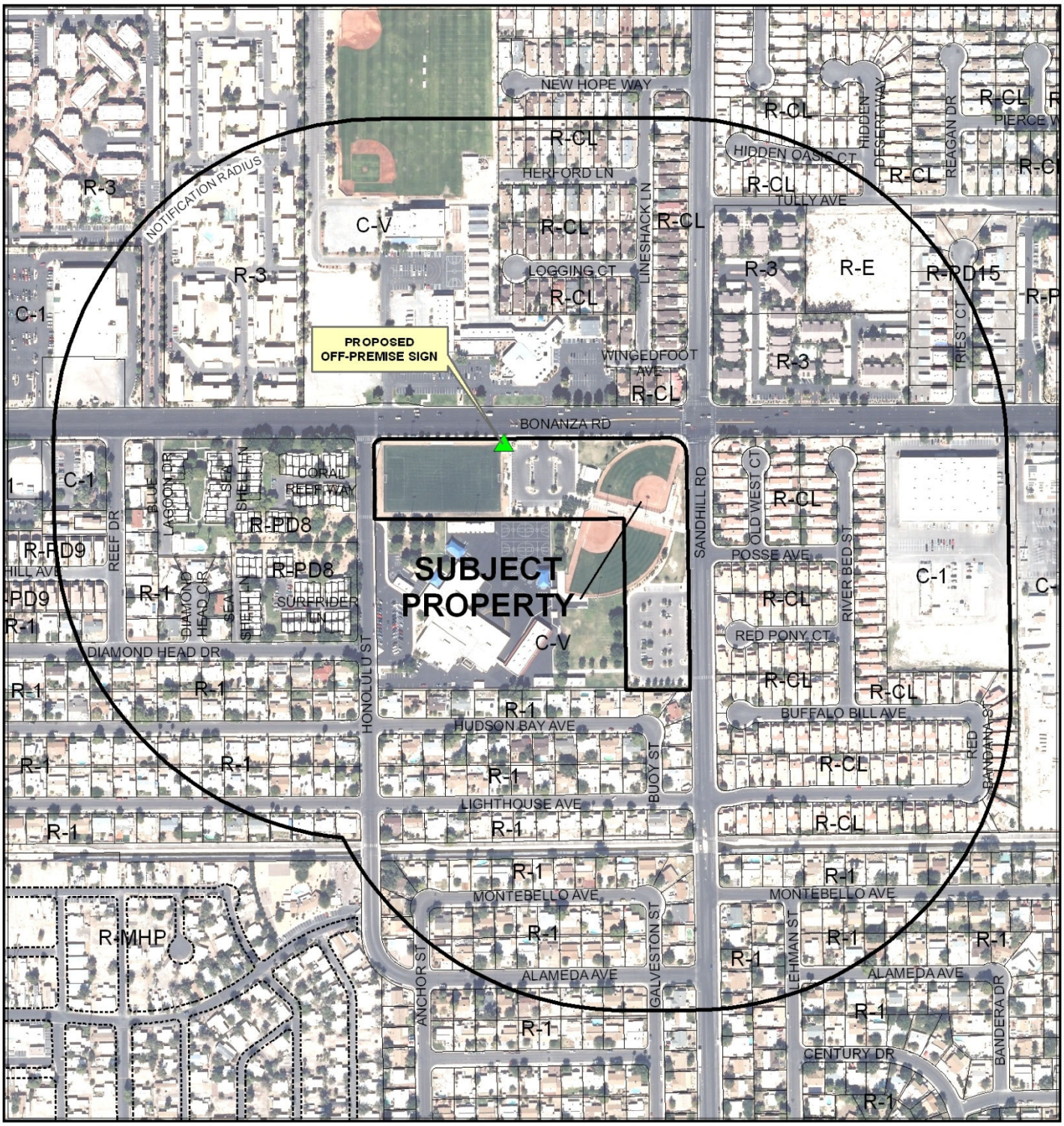
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest Postcard



CASE: **SUP-48180**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



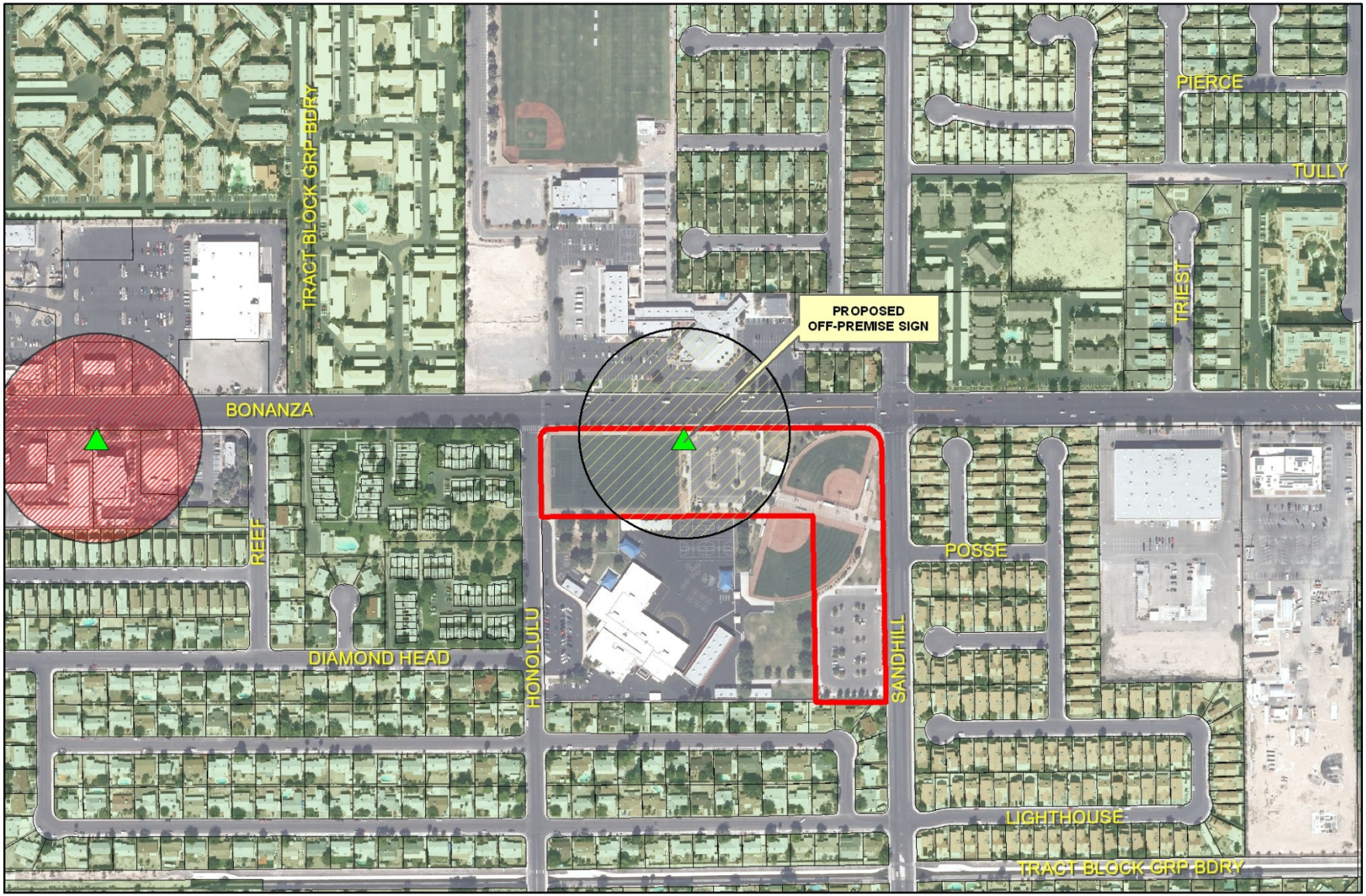
0 400 800 Feet

CASE: SUP-48180

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48180

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48180 APN: 140-31-102-002

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 Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3951 E. Bonanza RD

Project Name Parquee - Mike Morgan Park **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 140-31-102-002 **Ward #** 3

General Plan: existing PR-OS 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) @ Mike Morgan Park

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.

Notary Public in and for said County and State

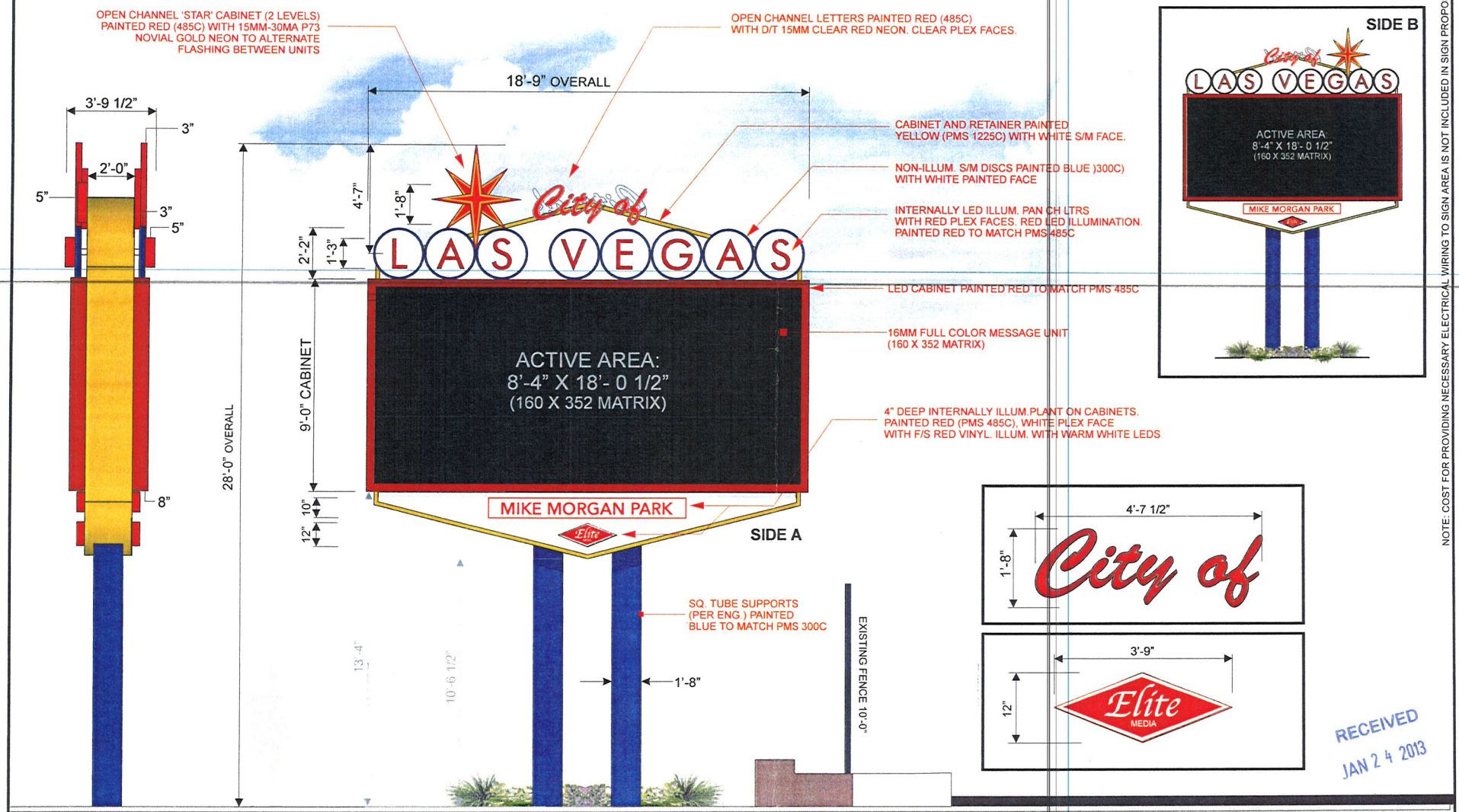
KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-48180
Meeting Date:	03/12/13
Total Fee:	$ 1030.00
Date Received:*	01/29/13
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.

Revised 10/27/08



END VIEW

PY-1 D/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
YESCO TO MFG & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN.

TOTAL SQ FT:
525

SUP-48180

125A - 12208 3 Phase
* Disconnect to sign location *

RECEIVED
JAN 24 2013

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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

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

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
PYLON SIGN

Classification:
PY-1

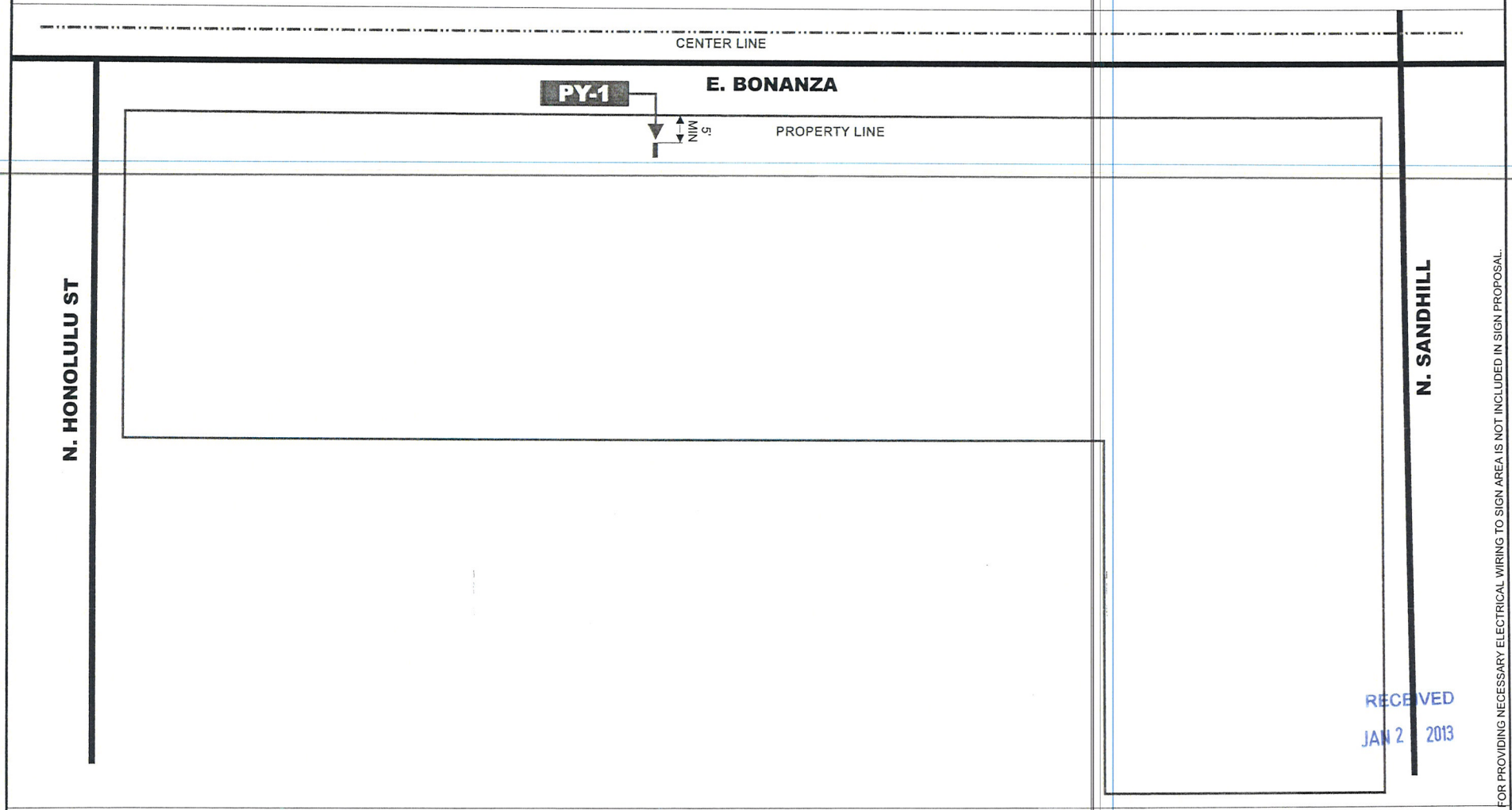
Reference Design:

O.E.M Serial:

Sheet:
1.0

LOC.1
WARD 3A

3951 E BONANZA



RECEIVED
JAN 2 2013

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

PARCEL # 140-31-102 002

SUP-48180

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0071289 & #0071290

YESCO

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

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-1

Reference Design:

O.E.M Serial:

Sheet:
1.1



NOTE: POST TO 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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0007429

YESCO

© YESCO LLC. This drawing was created to assist you in visualizing our proposal. The original drawing is the property of YESCO LLC. Permission to copy or reproduce this drawing can only be obtained through a written agreement with YESCO LLC. See your account representative or contact your Vice President of Sales.

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

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM FOAM LTRS

Classification:
PY-1

Reference Design:

O.E.M Serial

Sheet:
1.2



SUP-48180 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
3951 EAST BONANZA ROAD

01/31/13

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™ - Mike Morgan Family Park, 391 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-48180

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.

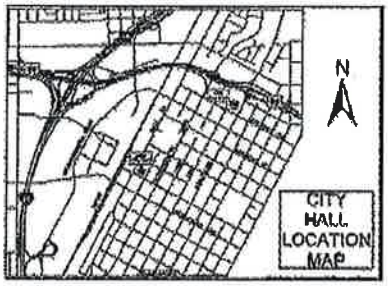
Sincerely,

Chad McCullough
Elite Media, Inc

SUP-48180

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48180

Planning Commission Meeting of 3/12/2013

PRESORTED FIRST CLASS

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

RECEIVED
MAR 07 2013
City of Las Vegas
Department of Planning

Case: SUP-48180
14031120002
DEARING RICKY K & DAVIDA K
3928 LIGHTHOUSE AVE
LAS VEGAS NV 89110-3023 89110-3023

22 LRDGNMP 89110

Submitted after final agenda
Date 3/7/13 Item 34 P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

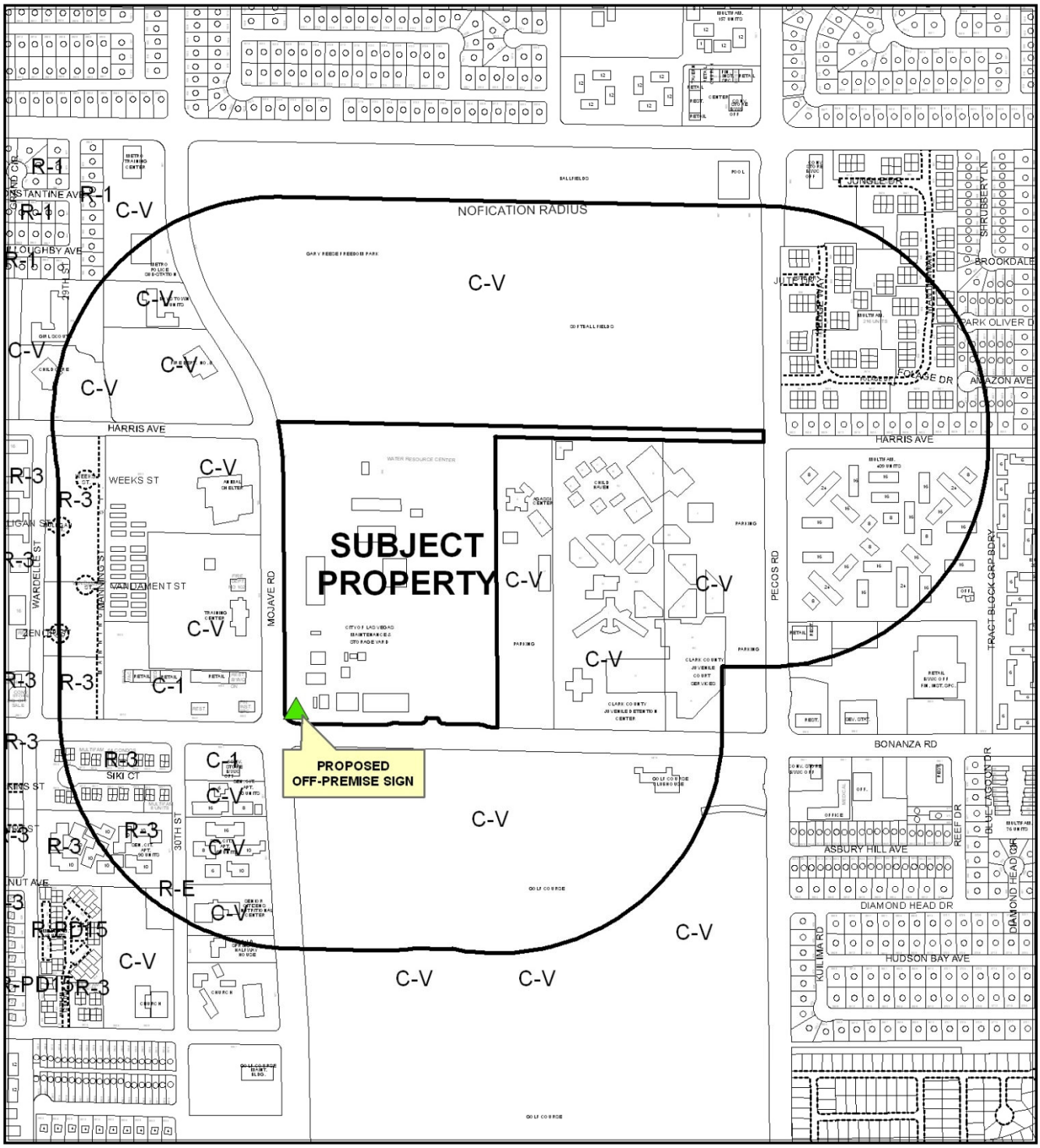
SUBJECT:
ABEYANCE - SUP-48181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 500 1,000 Feet

CASE: **SUP-48181**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 500 1,000 Feet

CASE: **SUP-48181**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48181

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

RECEIVED

JAN 24 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48181 APN: 139-25-802-006

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

RECEIVED
JAN 24 2013

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 650 N. Mojave Rd

Project Name Parquee - CLV East Service Yard **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 139-25-802-006 **Ward #** 3

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 East Service Yard

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-48181
Meeting Date:	03/12/13
Total Fee:	$1030.00
Date Received:*	01/24/13
Received By:	Jonathan B

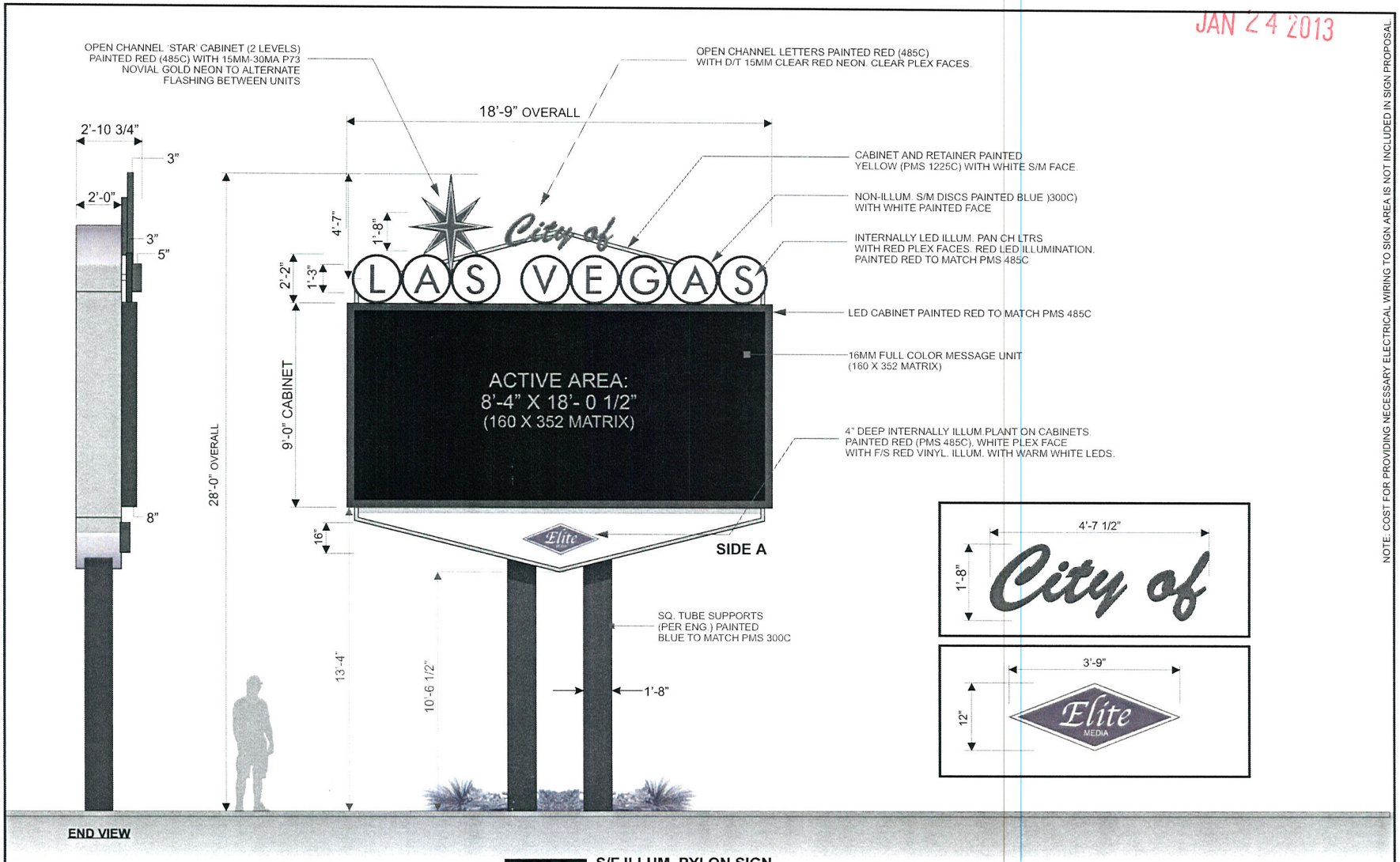
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED

JAN 24 2013



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

PY-3 S/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

TOTAL SQ FT:
525

SCOPE OF WORK:
YESCO TO MFG & INSTALL ONE (1) S/F INTERNALLY ILLUMINATED PYLON SIGN.

125A - 12208 3 Phase
* Disconnect to sign location *

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0014293 & #0014290

YESCO

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

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
PYLON SIGN

Classification:
PY-3

Reference Design:
000000

O.E.M Serial:

Sheet:
3.0

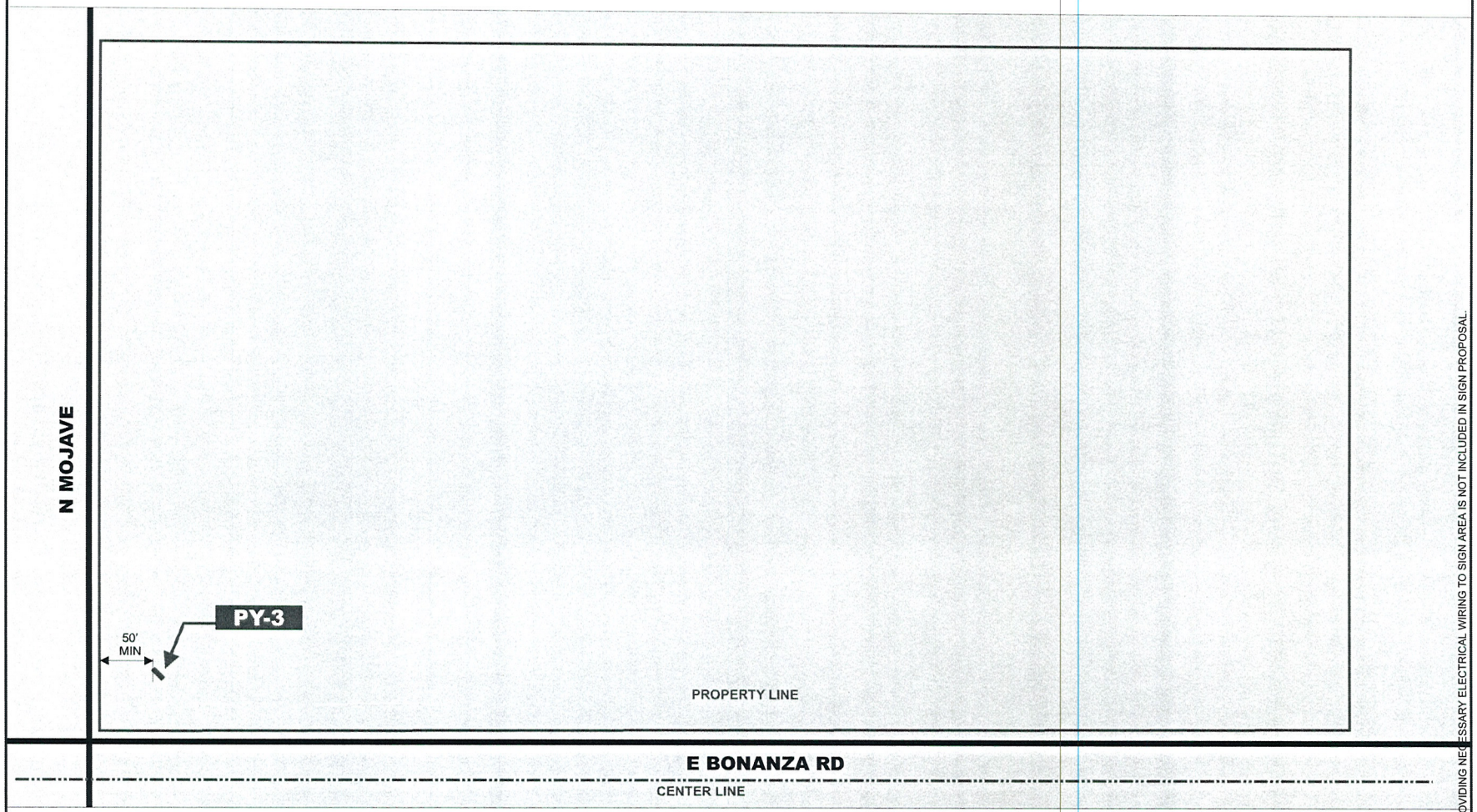
SUP-48181

RECEIVED

JAN 24 2013

LOC.3
WARD 3B

650 MOJAVE &
3415 E BONANZA



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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0071439 & #0071429

YESCO

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

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP-1

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
3.1

SUP-48181



RECEIVED
JAN 24 2013

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL SUBJECT TO SIGNAGE DESIGN AND SUBMITTAL

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074293 & #0074290

YESCO.

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

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev / Date / Designer

09/21/11 - MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
PY-3

Reference Design:
000000

O.E.M Serial:

Sheet:
3.2

SUP-48181



SUP-48181 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
650 NORTH MOJAVE ROAD

01/31/13

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

January 23, 2013

RECEIVED
JAN 24 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™ - City of Las Vegas | East Service Yard, 3415 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-48181

RECEIVED
JAN 24 2013

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-48181

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

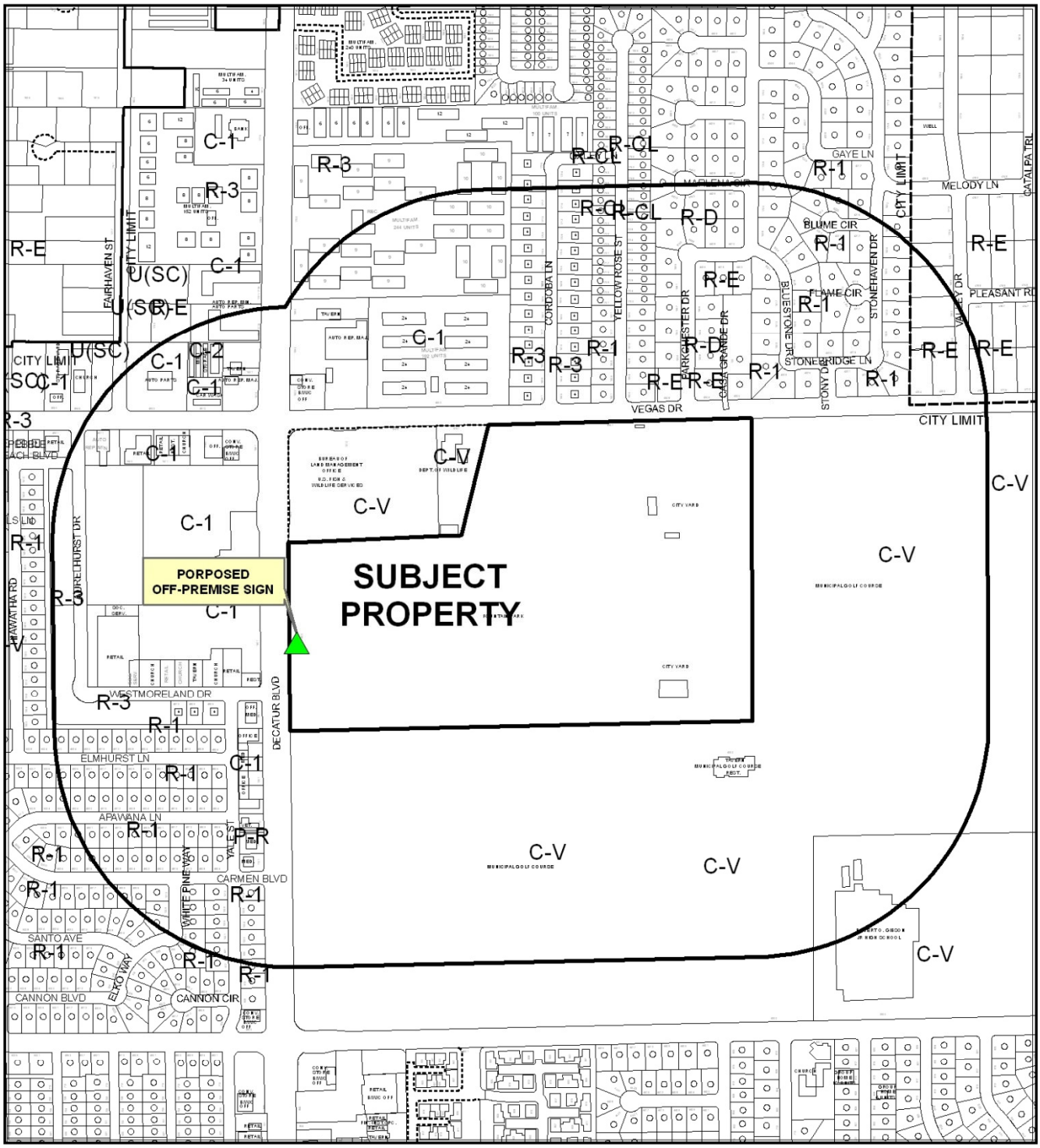
SUBJECT:
ABEYANCE - SUP-48182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-48182**

RADIUS: 1000 FEET

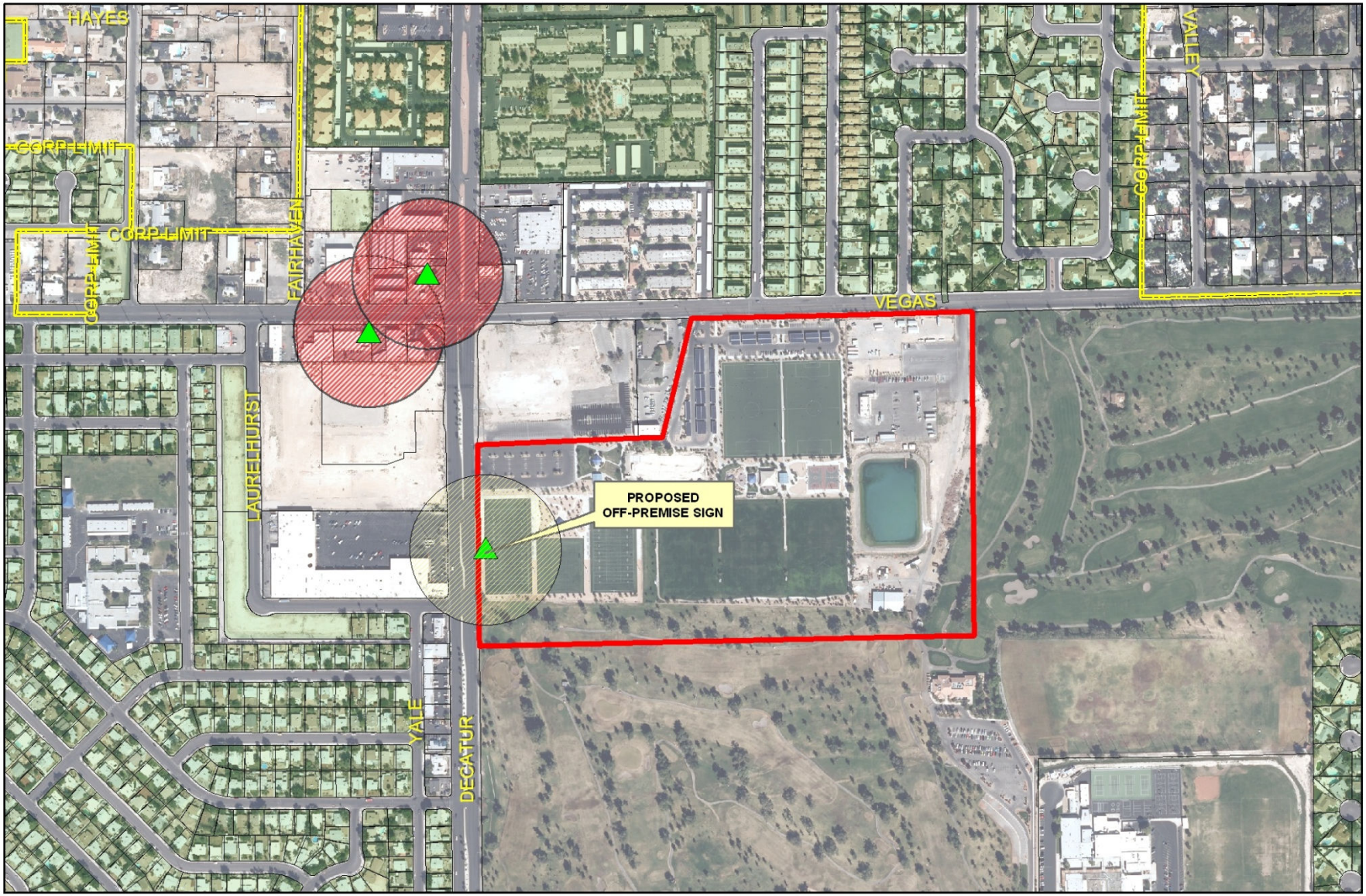
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SUP-48182**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



SUP-48182

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-48182 APN: 139-30-101-006

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1400 N. Decatur Blvd

Project Name Parquee - Ed Fountain Park **Proposed Use** Off-Premise Sign

Assessor's Parcel #(s) 139-30-101-006 **Ward #** 5

General Plan: existing PR-OS 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) @ Ed Fountain Park

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

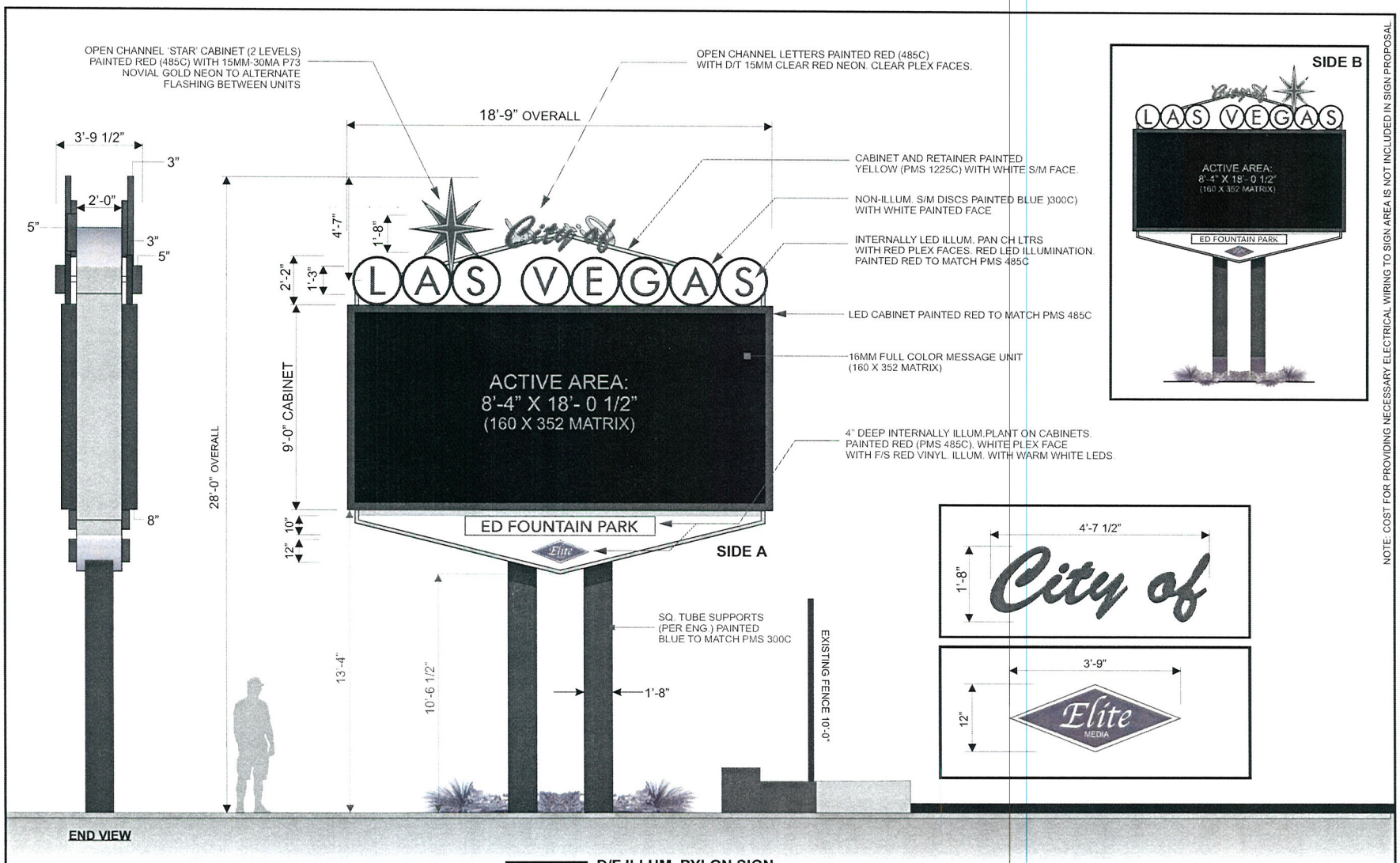
RECEIVED
JAN 24 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-98182
Meeting Date:	03/12/13
Total Fee:	$ 1030.00
Date Received:*	01/24/13
Received By:	Jonathan B.

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

Revised 10/27/08



PY-2 D/F ILLUM. PYLON SIGN
SCALE: 1/4" = 1'-0"

TOTAL SQ FT:
525

SCOPE OF WORK:
YESCO TO MFG & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN.

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

125A - 12208 3 Phase
* Disconnect to sign location *

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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074269 & #0074290

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

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev / Date / Designer
09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
PYLON SIGN

Classification:
PY-2

Reference Design:
000000

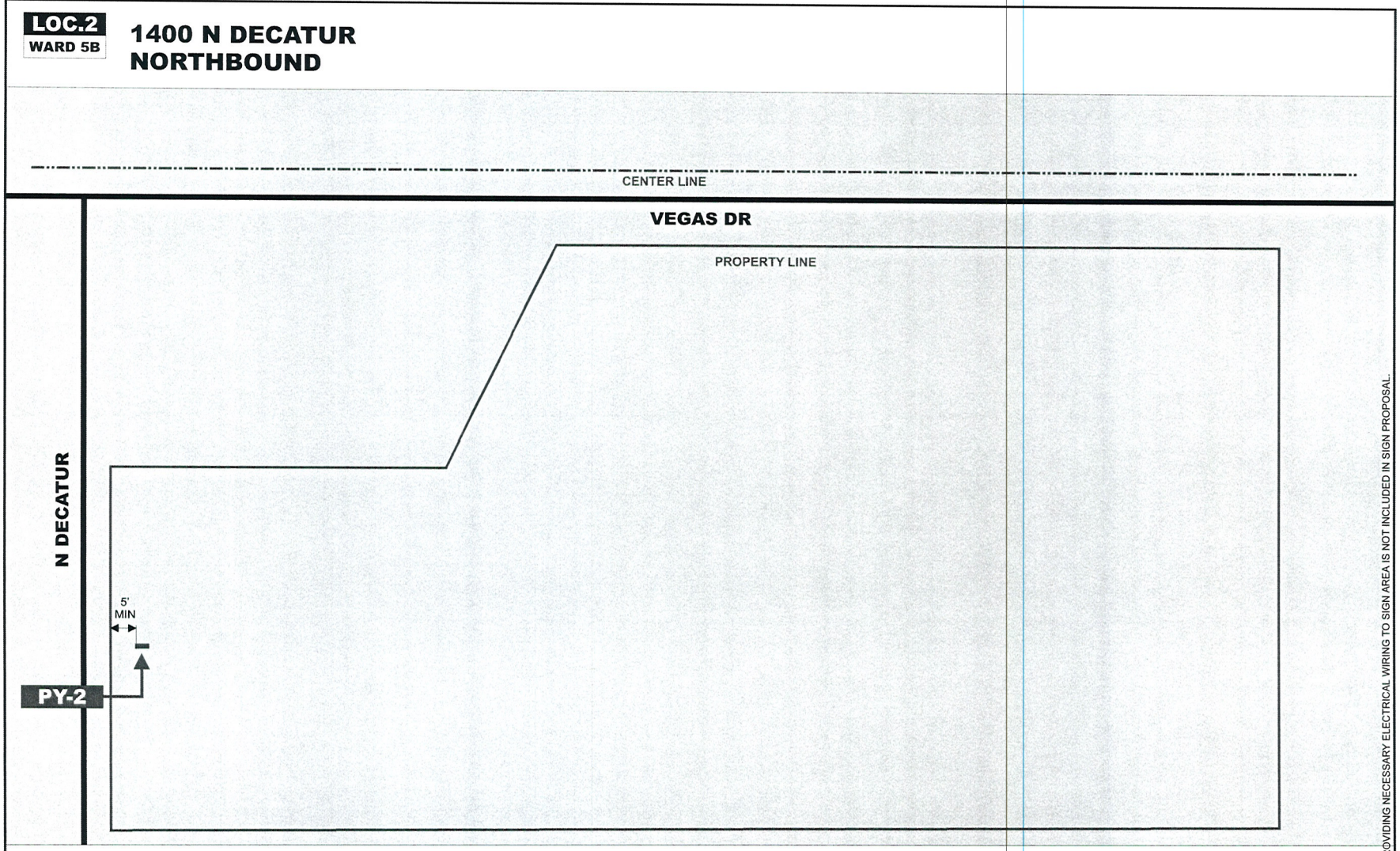
O.E.M Serial:

Sheet
2.0

SUP-48182

LOC.2
WARD 5B

1400 N DECATUR NORTHBOUND



PARCEL # 139-30-101-006

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 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074293 & #0074294

YESCO.

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

Project Tracking Number:
423039

Project Name:
CITY OF LAS VEGAS

Account Executive:
BOB STOCKHAM/ JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
NON-ILLUM FOAM LTRS

Classification:
SP-1

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
2.1

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JAN 24 2013
City of Las Vegas
Dept. of Planning

SUP-48182

LOC.2
WARD 5B

1400 N DECATUR
NORTHBOUND



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 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0070293 & #0072291

YESCO

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

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

09/21/11 - MS
1 09/06/12 - MS
2 10/11/12 - MS
3 11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
PY-2

Reference Design:
000000

O.E.M Serial:

Sheet:
2.2

SUP-48182

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JAN 24 2013
City of Las Vegas
Dept. of Planning



SUP-48182 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
1400 NORTH DECATUR BOULEVARD

01/31/13



SUP-48182 - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS
1400 NORTH DECATUR BOULEVARD

01/31/13

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™ - Ed Fountain Family Park, 1400 N.Decatur Blvd

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

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

SUP-48182

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

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

SUP-48182

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

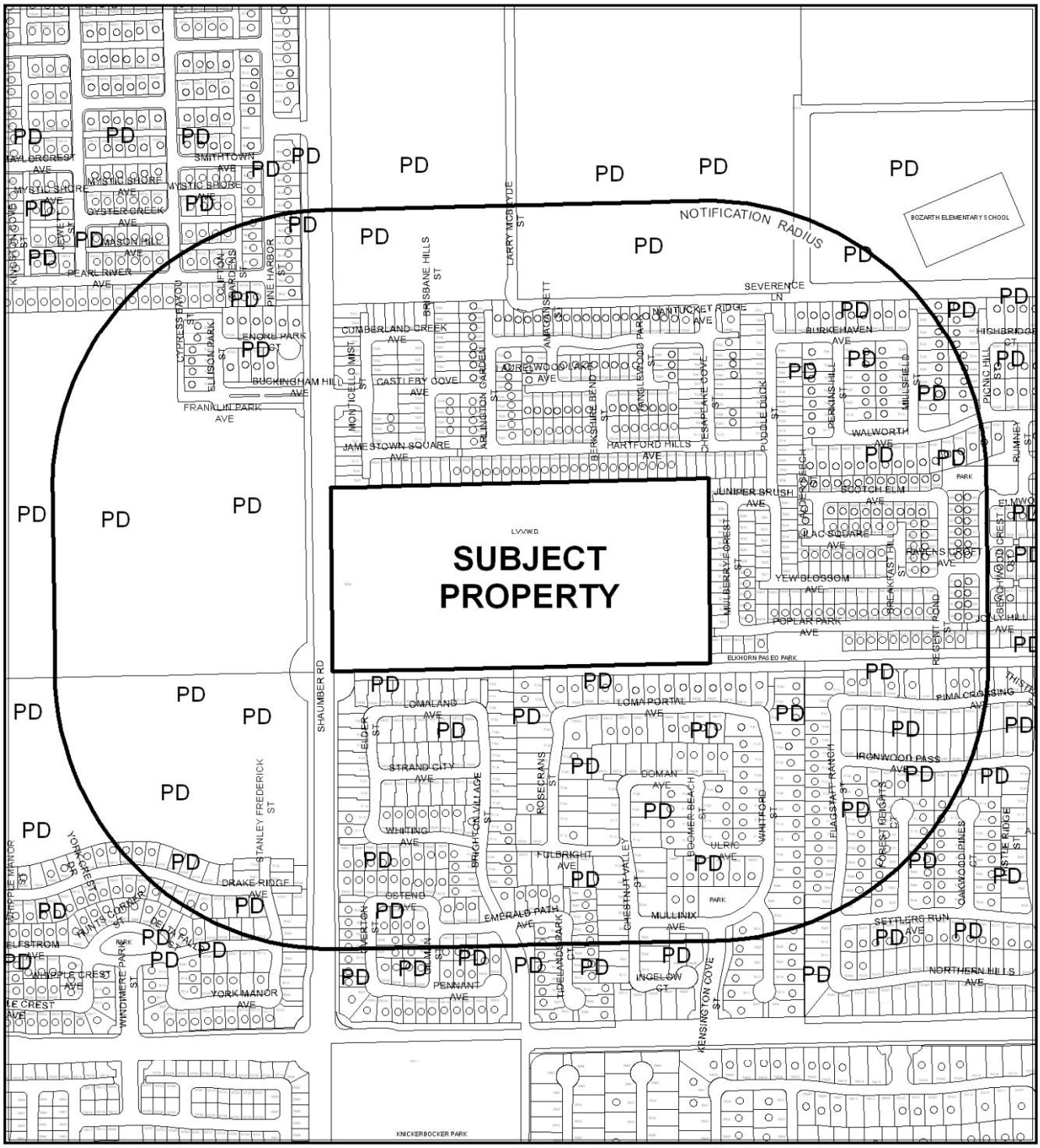
SUBJECT:
ABEYANCE - SDR-48456 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review TO INSTALL FIFTEEN 27-FOOT TALL SOLAR PANELS AND ONE 30-FOOT WEATHER TOWER on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone [PF (Public Facility) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) PRJ-48348. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**13**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 400 800 Feet

CASE: **SDR-48456**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[PF (PUBLIC FACILITIES) Cliff's Edge Special Land Use Designation]

N



CASE: **SDR-48456**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[PF (PUBLIC FACILITIES) Cliff's Edge Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-48456 APN: 126-13-401-014

Name of Property Owner: Patricia Mulroy, General Manager, Las Vegas Valley Water District

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

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: P Mulroy

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 20th day of February, 2013

Joan S. Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

PRJ-48348
03/12/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7210 Shaumber Road

Project Name C1341 - Renewal Energy Project, Phase II **Proposed Use** Utility Installation

Assessor's Parcel #(s) 126-13-401-014 **Ward #** _____

General Plan: existing PCD proposed _____ **Zoning:** existing PD/PF proposed _____

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

Gross Acres 20.69 ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Las Vegas Valley Water District **Contact** Patricia Mulroy

Address 1001 S. Valley View Boulevard **Phone:** 258-3266 **Fax:** 862-7452

City Las Vegas **State** Nevada **Zip** 89153

E-mail Address _____

APPLICANT Las Vegas Valley Water District **Contact** Shawn P. Mollus

Address 1001 S. Valley View Boulevard **Phone:** 258-3266 **Fax:** 862-7452

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Las Vegas Valley Water District **Contact** Peter J. Jauch

Address 1001 S. Valley View Boulevard **Phone:** 258-3240 **Fax:** 862-7452

City Las Vegas **State** Nevada **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* P Mulroy

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

Print Name Patricia Mulroy

Subscribed and sworn before me

This 20th day of February, 20 13.

Joan S Wakley

Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

FOR DEPARTMENT USE ONLY

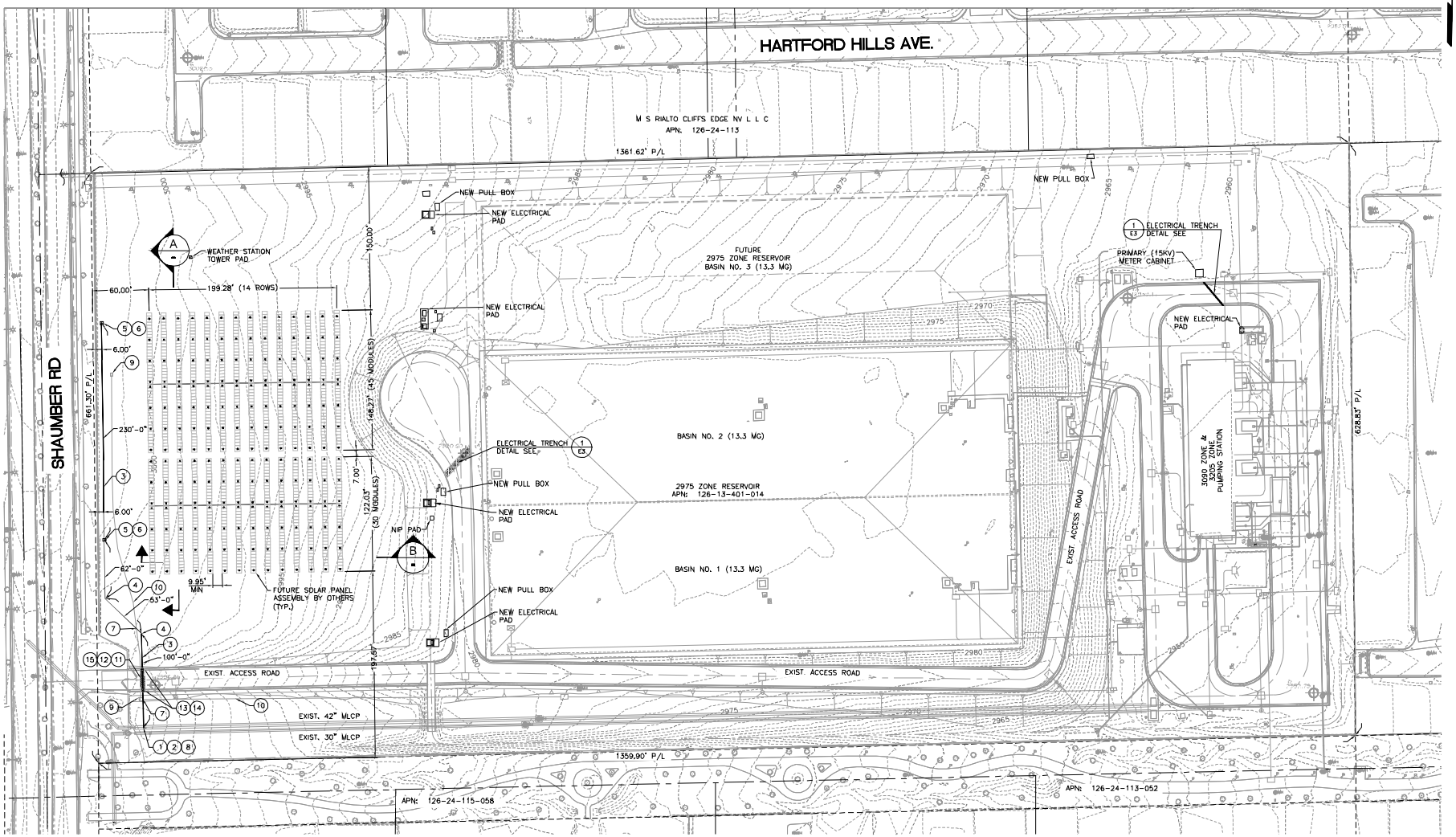
Case #	SDR-48456
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-48348
03/12/13

Revised 10/27/08

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



CONSTRUCTION NOTES

1. INSTALL 2" PRV PRESSURE REDUCING VALVE, FACTORY SETTING IS 65 PSI CONTRACTOR TO FIELD ADJUST TO AS NECESSARY. (1 / CD1)
2. INSTALL 2" BACKFLOW (1 / CD1)
3. INSTALL 2" SCH 40 PVC WATERLINE, SEE TRENCH BACKFILL DETAIL (3 / CD1)
4. 45° BEND
5. 2" POLYMER WATER METER BOX AND COVER WITH CONCRETE COLLAR (4 / CD1)
6. 3/4" BALL VALVE THREADED INLETS WITH LEVER HANDLE (4 / CD1)
7. CONTRACTOR TO LOCATE EXIST. UTILITY
8. CONNECT TO EXIST. 4" AVAR WATERLINE (1 / CD1)
9. EXIST. PULLBOX
10. EXIST. CONDUIT
11. SAWCUT AND REMOVE EXIST. AC PAVEMENT
12. REPLACE AC PAVEMENT WITH TYPE II AGGREGATE BASE, FOR TRENCH BACKFILL, SEE DETAIL (2 / CD1)
13. REMOVE AND DISPOSE EXIST. 30" ROLL TYPE C&G
14. CONSTRUCT 30" ROLL TYPE C&G PER USD #217.S1
15. INSTALL 4" PVC SLEEVE UNDER ROADWAY AND CURB

LEGEND

SAWCUT AND REMOVE EXISTING AC PAVEMENT

PRJ-48348
05/01/13

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-4011

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

RENEWABLE ENERGY PROJECT, PHASE II

SITE PLAN

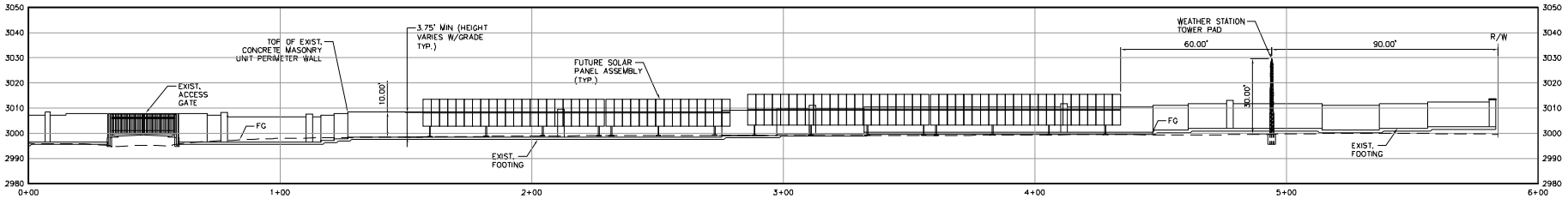
SCALE 1" = 50'

DRAWN BY:
CHECKED BY: DAVID LEVINE
RECOMMENDED BY: JOSEPH Y. LIN
ACCEPTED BY: PETER J. JAUCH
DATE

REVISIONS:

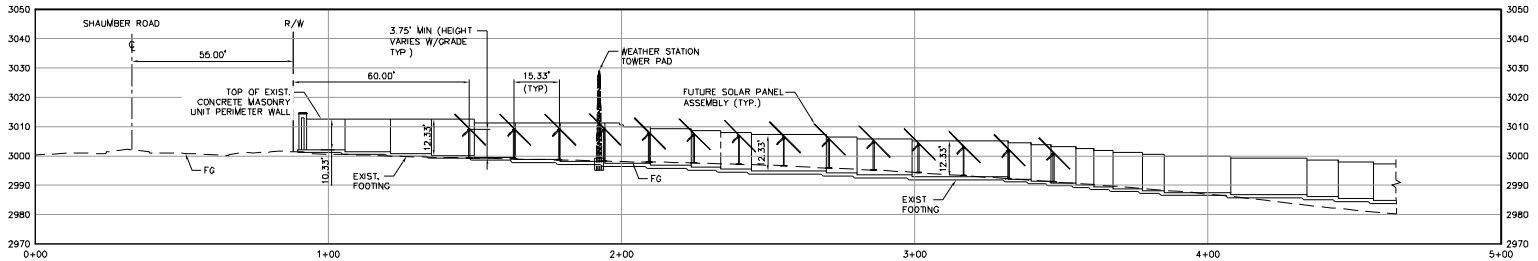
CONTRACT NUMBER
C1341
DRAWING NUMBER C1
SHEET 1 OF 2

SDR-48456 REVISED



PROFILE SECTION A / C2

SCALE: VERT. 1" = 20'
HORZ. 1" = 20'



PROFILE SECTION B / C2

SCALE: VERT. 1" = 20'
HORZ. 1" = 20'

PRJ-48348

05/01/13

Call before you OVERHEAD 1-702-227-2929

Cal811

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-4011

VERIFY SCALE
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

RENEWABLE ENERGY PROJECT, PHASE II

PROFILE SECTIONS

SCALE 1" = 20'

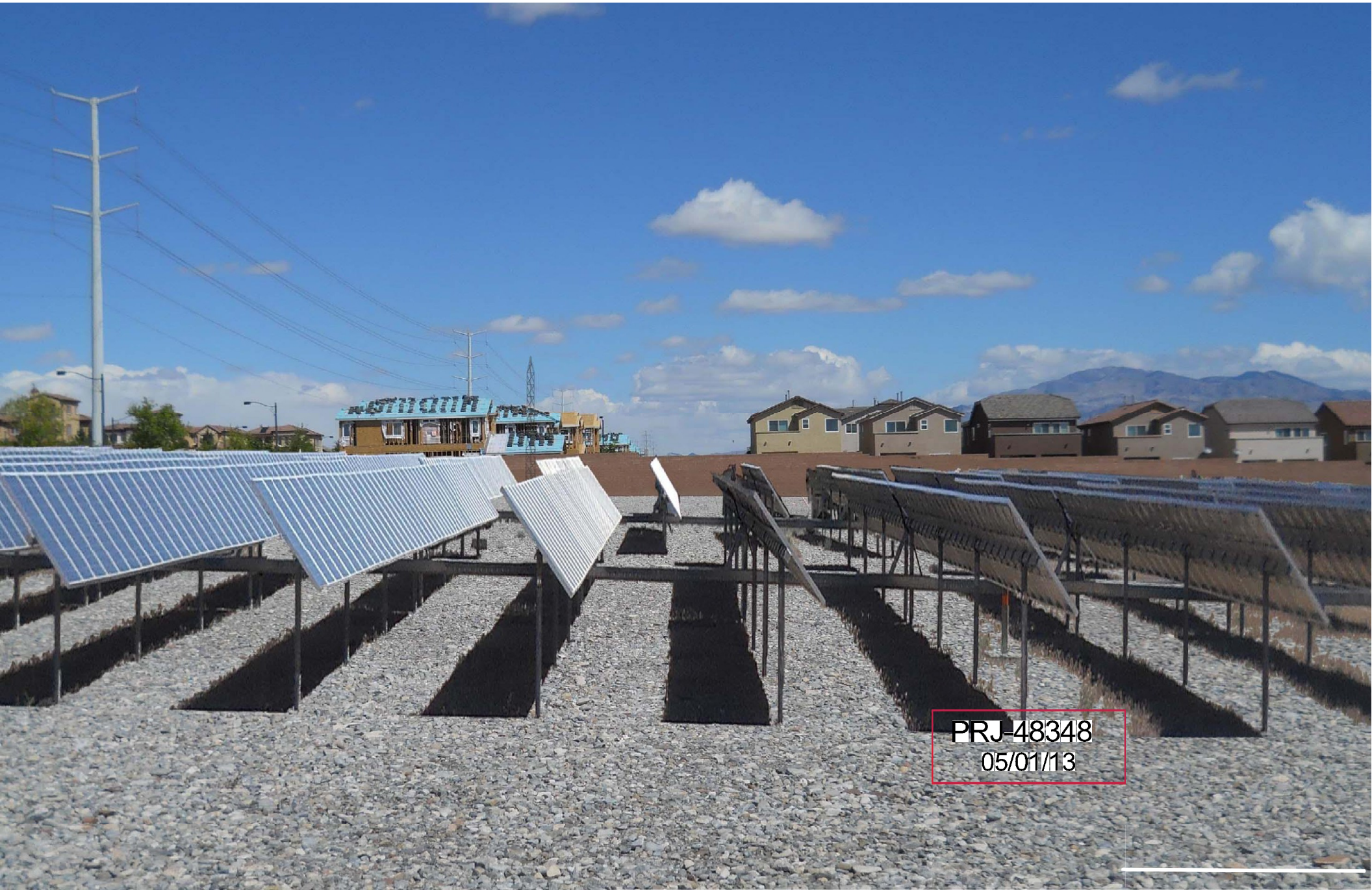
DRAWN BY: JAN
CHECKED BY: DAVID LEVINE
RECOMMENDED BY: JOSEPH Y. LIN
ACCEPTED BY: PETER J. JAUCH
DATE

REVISIONS:

CONTRACT NUMBER
C1341

DRAWING NUMBER C2
SHEET 2 OF 2

SDR-48456 REVISED



SDR-48456 REVISED



SDR-48456 REVISED



SDR-48456 REVISED



SDR-48456 REVISED

L 6

Inst #: 201203220001050
Fees: $23.00
N/C Fee: $25.00
03/22/2012 09:13:40 AM
Receipt #: 1105154
Requestor:
LAS VEGAS VALLEY WATER DIST
Recorded By: MJM Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 126-13-401-014
11-digit parcel number may be obtained at:
http://redrock.co.clark.nv.us/assrealprop/ownr.aspx

RIGHT-OF-WAY GRANT /

TEMPORARY USE PERMIT
Type of Document
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

LAS VEGAS VALLEY WATER DISTRICT

Return To:

Name LAS VEGAS VALLEY WATER DISTRICT

Address P.O. BOX 99956

City/State/Zip LAS VEGAS, NEVADA 89193-9956

This page added to provide additional information required by NRS 111.312 Section 1-2
(An additional recording fee of $1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

CS 02/07

PAGE 1 OF 6 N-61412/C/

PRJ-48348
03/12/13

SDR-48456

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT/~~TEMPORARY USE PERMIT~~

Issuing Office
Las Vegas Field Office
Serial Number
N-61412/C/

1. A (right-of-way) (~~permit~~) is hereby granted pursuant to:

   a. ■ Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. ☐ Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. ☐ Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, Las Vegas Valley Water District, receives a right to operate, maintain, and terminate a water reservoir, pumping station and solar system with related appurtenance on public lands (~~or Federal land for MLA Rights-of-Way~~) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
section 13, S½SE¼SW¼.

A map showing the location of the right-of-way is on file with the Bureau of Land Management, Las Vegas Field Office in casefile N-61412.

b. The right-of-way or permit area granted herein is N/A feet wide, N/A feet in length, and contains N/A acres, more or less. If a site type facility, the facility contains 20 acres.

c. This instrument shall be granted in perpetuity, unless prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument ☐ may ☐ may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

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03/12/13

SDR-48456

Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The stipulations, plans, maps, or designs set forth in Exhibits A, B and C dated MAR 0 1 202 are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

Richard B. Holmes
Rick B. Holmes

Vanessa L. Hice
Assistant Field Manager
Division of Lands

Deputy General Manager
(Title)

(Title)

2/15/12
(Date)

3/1/12
(Effective Date of Grant)

PRJ-48348
03/12/13

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Exhibit A
Stipulations N-61412/C/

1. **General Stipulations**

1.1. The right-of-way is issued subject to all valid existing rights.

1.2. No signs of advertising devices shall be placed on the premises or on adjacent public lands, except those posted by or at the direction of the authorized officer.

1.3. The right-of-way shall be maintained in a sanitary condition at all times. Waste materials at those sites shall be disposed of promptly at an approved waste disposal site. "Waste", as used in this paragraph, shall mean all discarded matter of any kind.

1.4. Holder shall mark the exterior boundaries of the right-of-way with stake and/or lath at 100 to 200 foot intervals. The intervals may be varied at the time of staking at the discretion of the Authorized Officer. The tops of the stakes and/or laths will be painted and the laths flagged in a distinctive color as determined by the Holder. Holder shall maintain all boundary stakes and/or laths in place until final cleanup and restoration is completed.

1.5. The Holder, as a political subdivision of the State of Nevada, shall be held liable in accordance with the provisions of 43 CFR 2807.13(a) which replaces 43 CFR 2803.1-5(f).

1.6. Holder shall conduct all activities associated with construction, operation, maintenance and termination of this right-of-way within its authorized limits.

1.7. Holder shall maintain the right-of-way in a safe, useable condition, as directed by the Authorized Officer. A regular maintenance program shall include, but is not limited to, soil stabilization.

1.8. Holder shall maintain copy of the authorization along with stipulations on construction site at all times. In the event that the public land underlying the right-of-way (N-87448), encompassed in this grant, or a portion thereof, is conveyed out of Federal ownership and administration of the ROW or the land underlying the ROW is not being reserved to the United States in the patent/deed and/or the ROW is not within a ROW corridor being reserved to the United States in the patent/deed, the United States waives any right it has to administer the right-of-way, or portion thereof, within the conveyed land under Federal laws, statutes, and regulations, including the regulations at 43 CFR Part [2800][2880], including any rights to have the holder apply to BLM for amendments, modifications, or assignments and for BLM to approve or recognize such amendments, modifications, or assignments. At the time of conveyance, the patentee/grantee, and their successors and assigns, shall succeed to the interests of the United States in all matters relating to the right-of-way, or portion thereof, within the conveyed land and shall be subject to applicable State and local government laws, statutes, and ordinances. After conveyance, any disputes concerning

MAR 0 1 2012

SDR-48456

compliance with the use and the terms and conditions of the ROW shall be considered a civil matter between the patentee/grantee and the ROW Holder.

1.9. Within 90 days of construction completion, the Holder shall provide the Authorized Officer with data in a format compatible with the Bureau's Arc-Info Geographic Information System to accurately locate and identify the right-of-way:

Acceptable data formats are:
Corrected Global Positioning System files with sub-meter accuracy or better, in UTM NAD 83; Zone 11;
ARCGIS export files on a CD ROM, shapefile, geodatabase.

Data may be submitted in any of the following formats:
ARCGIS interchange, shapefile or geodatabase format.
CD ROM in compressed or uncompressed format.

All data shall include metadata for each coverage, and conform to the Content Standards for Digital Geospatial Metadata Federal Geographic Data Committee standards. Contact the GIS Department at (702) 515-5000.

2. **Air Quality**

2.1. The Holder shall not violate applicable air standards or related facility siting standards established by or pursuant to applicable federal, state, or local laws or regulations. The Holder shall be responsible for dust abatement within the limits of the right-of-way and is responsible for obtaining all necessary permits from appropriate authorities for acceptable dust abatement and control methods (e.g., water, chemicals). The Holder shall be solely responsible for all violations of any air quality permit, law or regulation, as a result of its action, inaction, use or occupancy of the right-of-way.

Notwithstanding whether a violation of any air quality permit, law or regulation results, the Holder will cooperate with the Authorized Officer in implementing and maintaining reasonable and appropriate dust control methods in conformance with law and appropriate to the circumstances at the sole cost of the Holder.

Prior to relinquishment, abandonment, or termination of this right-of-way, the Holder shall apply reasonable and appropriate dust abatement and control measures to all disturbed areas. The abatement and measures shall be designed to be effective over the long-term (e.g., rock mulch or other means) and acceptable to the Authorized Officer.

2.2. During excavation, backfilling, and contouring, the disturbed soil should be wetted sufficiently in order to effectively reduce airborne dust and reduce soil erosion.

3. **Cultural**

3.1. Any cultural and/or paleontological resources (historic or prehistoric site or object) discovered by the Holder, or any person working on his behalf on public or Federal lands

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shall be immediately reported to the Authorized Officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the Authorized Officer. An evaluation of the discovery will be made by the Authorized Officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The Holder will be responsible for the cost of evaluation. Any decision regarding suitable mitigation measures will be made by the Authorized Officer after consulting with the Holder. Holder shall be responsible for the resultant mitigation costs.

4. **Hazardous Material/Pesticides/Liability**

   4.1 If any hazardous material will used, the product, stored, or transported on or within the right-of-way area or facilities located thereon, or used in the construction, operation, maintenance or termination of the right-of-way or any of its facilities, the Holder shall submit a Plan of Development in accordance with the requirements enumerated in the BLM Handbook 2801-1.

5. **Mineral Material**

   5.1 Mineral material generated, and not needed for the development of the proposed action within the right-of-way site, requires a specific BLM use authorization in accordance with regulations at 43 CFR 3600 prior to the removal of in place excess mineral material.

6. **Survey Monuments**

   6.1. Holder shall protect all survey monuments found within the authorization area. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coast and Geodetic Survey benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. If any of the above are to be disturbed during operations, the holder shall secure the services of a Professional Land Surveyor or Bureau cadastral surveyor to perpetuate the disturbed monuments and references using surveying procedures found in the Manual of Instructions for the Survey of the Public Lands of the United States and Nevada Revised Statutes, Chapter 329, Perpetuation of Corners. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monuments, the holder shall be responsible for the survey cost.

7. **Vegetation/Noxious Weeds/Land surface Treatment/Soil/Water/Riparian**

   7.1. The Holder shall be responsible for weed control on disturbed areas within the limits of the right-of-way. The Holder is responsible for consultation with the Authorized Officer and/or local authorities for acceptable weed control methods within limits imposed in the right-of-way stipulations.

MAR 0 1 2012

SDR-48456

7.2. Land surface treatment for areas previously disturbed: Following excavation, trenches will be backfilled with the excavated soil. The soil will be distributed and contoured evenly over the surface of the disturbed area. The soil surface will be left rough to help reduce potential wind erosion.

7.3. Land surface treatment for areas previously undisturbed: Strip the top three to six inches of soil material with associated plant material over all surfaces to be disturbed by construction. Stockpile this material along the course of construction will be salvaged and transplanted out of harm's way but still within the right of way. At the conclusion, including trench backfilling and compaction, replace the stockpiled soil with plant debris uniformly back on the surface of the disturbed area.

7.4. Soil/Water/Riparian: If work is to occur in Ephemeral channels, need to consult with Army Corp of Engineers (ACOE) and Nevada Department of Environmental Protection (NDEP). If drilling boreholes, holder needs to follow Nevada Administrative Code (NAC) protocols for drilling.

8. **Migratory Birds**

8.1. The Holder agrees to survey for nests of migratory birds between the periods of March 15 through July 30, and should a nesting be found the Holder will use a properly qualified personnel, as agreed upon by BLM and the Holder, to avoid the nest or minimize adverse impact to the nest and nestling, including relocation of the nest if appropriate. The Holder will consult with the Authorized Office on a case by case basis to determine the appropriate minimization efforts.

9. **Threatened and Endangered Wildlife and Plant Species Stipulations**

9.1. The Holder will comply with the terms and conditions of the **Biological Opinion, File No. 1-5-96-F-023R.3 for the Las Vegas Valley** on file at the Bureau of Land Management, Las Vegas Field Office.

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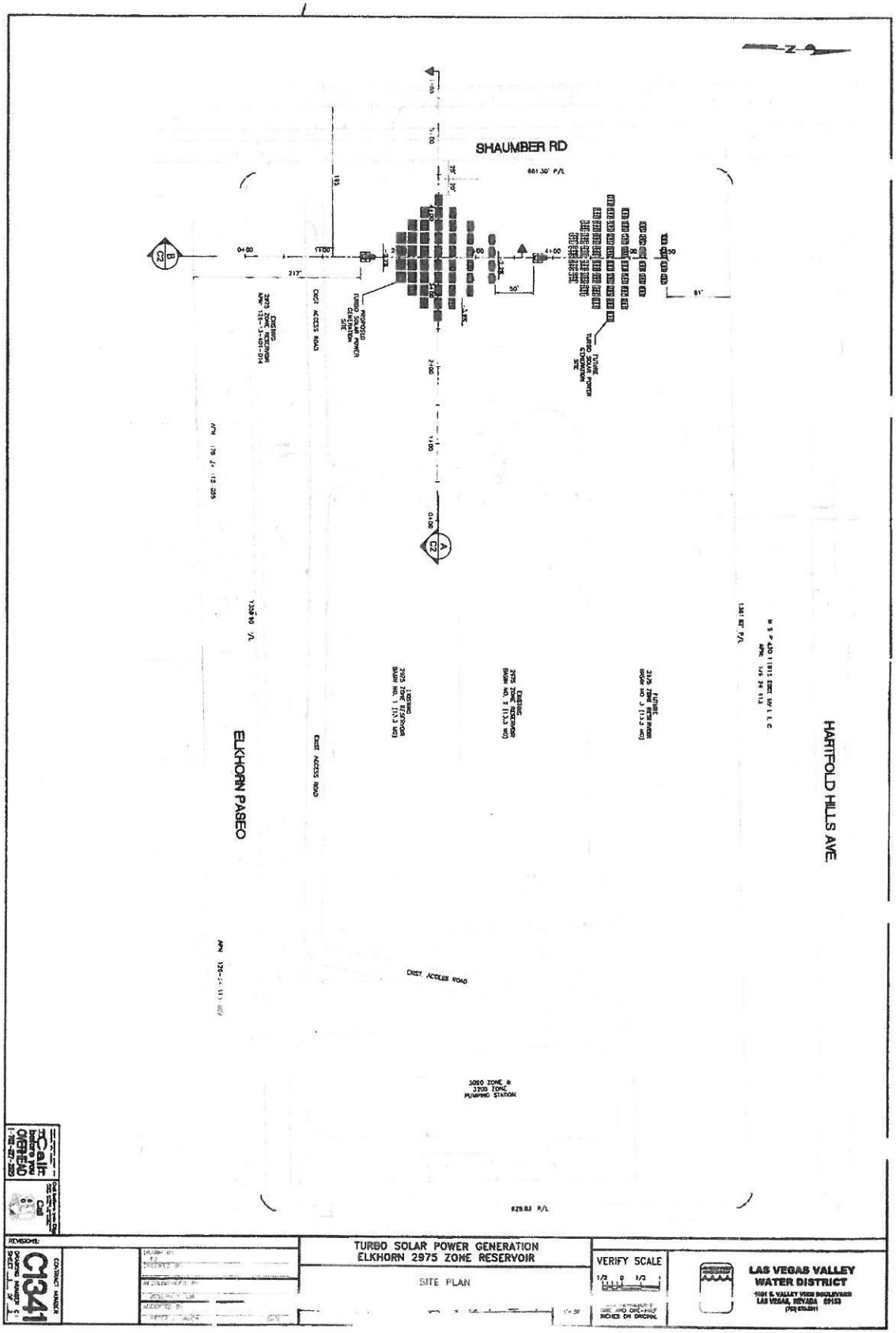

N-61412/C/ Exhibit B

MDM, T. 19 S., R. 59 E.,
sec. 13, S½SE¼SW¼.

Approximately 20 acres

SDR-48456

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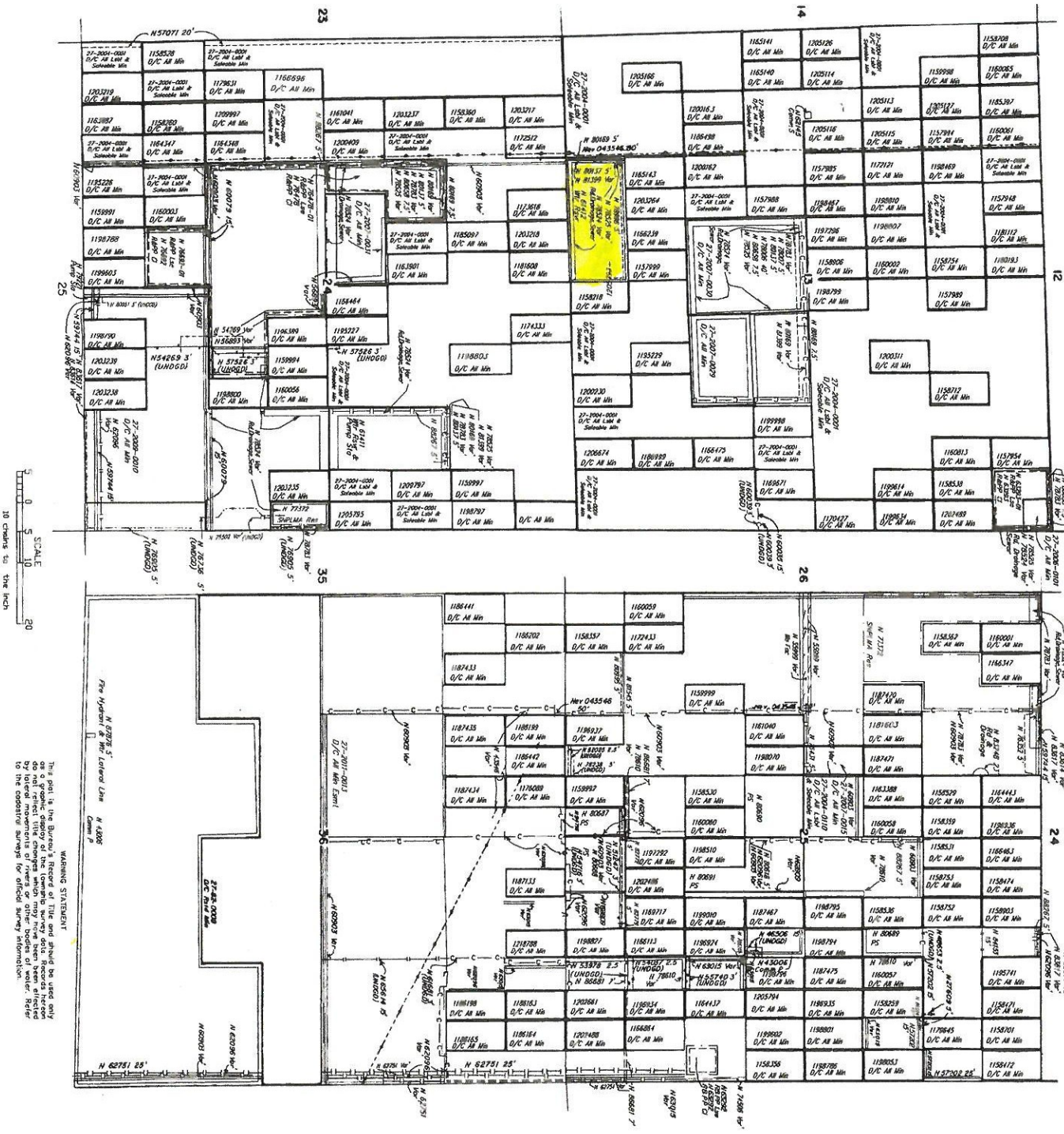
TOWNSHIP 19 SOUTH RANGE 59 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA
STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES
MT PLAT
Suppl Sec 13,24,25,36
INDEX TO SEGREGATED TRACTS
RESURVEY
ORIGINAL SURVEY
TRACT NO
T
R
SEC
SUBDIVISION
FOR ORDERS AFFECTING DISPOSAL OR USE OF UNRECENTED LANDS WITHDRAWN FOR CLASSIFICATION, MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES, REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.
Certain lands in Secs 13, 24, 25, and 36 of this township are affected by easements, public restrictions for roads and utilities, as well tract classifications. See the historical index for specific lands affected by small tract classifications.
N 55521 R.W. Rd
Sec 24 W1/2E1/2NW1/4SE1/4, W1/2NE1/4SW1/4SE1/4, W1/2
N 58560 R.W. Rd
Sec 25 S1/2S1/2S1/2S1/2S1/2, S1/2S1/2S1/2S1/2SE1/4
S1/2S1/2S1/2S1/2S1/2, S1/2S1/2S1/2S1/2SE1/4SE1/4
Sec 36 N1/2N1/2N1/2N1/2N1/2, N1/2N1/2N1/2N1/2NE1/4
N1/2N1/2N1/2N1/2N1/2, W1/2
N 58560 R.W. Rd
N 58560 R.W. Rd
Sec 23 S1/2S1/2SW1/2SE1/4, E1/2SW1/4SE1/4SW1/4
E1/2S1/2SE1/4SW1/4, E1/2
Sec 26 NE1/4NE1/4NW1/4NE1/4
N 63903 R.W. Rd
N 63903 R.W. Rd
N 63903 R.W. Rd



SDR-48456 – APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA
7210 SHAUMBER ROAD

02/28/13



SDR-48456 – APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA
7210 SHAUMBER ROAD

02/28/13

LAS VEGAS VALLEY
WATER DISTRICT

February 21, 2013

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

SUBJECT: CONTRACT NO. C1341 – RENEWABLE ENERGY PROJECT, PHASE II, REQUEST FOR SITE DEVELOPMENT PLAN REVIEW AMENDMENT (SDR-41591)

The Las Vegas Valley Water District (District) is in the process of designing renewable energy facilities on a portion of 20.69 acres of Bureau of Land Management land (Right-of-Way Grant N-61412) located at the northeast corner of Shaumber Road and the Elkhorn Road alignment (APN: 126-13-401-014). The District will install infrastructure to provide Sandia National Laboratories with a fully functional Nevada Regional Test Center (NRTC) at the District's Elkhorn 2975 Zone Reservoir site, located at 7210 Shaumber Road, Las Vegas, Nevada. The NRTC will be approximately four acres in size, located on the western-most portion of the site.

The NRTC will include monitoring and testing equipment on the site that will be housed to provide protection from the weather. Additionally, the NRTC will include provisions for daily collection of weather data on the site.

Site infrastructure will include a 480 volt, 3-phase service transformer for each photovoltaic test vendor to connect to the power grid, up to a total of 300 kVA. Auxiliary power infrastructure will also be provided and will consist of 120/240 volt single-phase service used for monitoring and communications equipment, and maintenance and construction power.

At this time, the District respectfully requests Site Development Plan Review SDR-41591, previously approved by the City of Las Vegas Planning Commission on June 14, 2011, be amended to replace the 93-foot tall solar collector tower with multiple solar collectors no larger than 30 feet tall by 48 feet wide sola panels and a 30-foot tall weather collection tower. The western property line is bounded by Shaumber Roa and the southern property line is bounded by a 70-foot wide paseo, minimizing the impact on the surrounding residential development. The perimeter walls are of varying height and are constructed of natural finish cement masonry units; wall dimensions are shown on the exhibit drawings. The installation will be maintained by way of washing of the panels every six weeks with a typical garden hose. Access will be limited through a locked gate, as indicated on the plans.

The project is scheduled to begin construction in spring 2013 and to be completed in mid-2013.

If you have any questions, or require additional information, please contact Joseph Lin, Engineering Project Manager, at (702) 875-7062.

Sincerely,

Peter J. Jauch, P.E.
Manager
Engineering Design Division

PJJ:JYL:DML:jlr
Attachments

SDR-48456
PRJ-48348
03/12/13

LAS VEGAS VALLEY WATER DISTRICT

PEOPLE LEADING THE WAY

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I LIKE THE IDEA OF RENEWABLE ENERGY IN NEVADA, HOWEVER, THIS TEST FACILITY SHOULD NOT BE BUILT AT THIS LOCATION.

THIS FACILITY WILL DECREASE PROPERTY VALUES TODAY AND IN THE FUTURE AND SHOULD NOT BE BUILT IN A NEW RESIDENTIAL AREA.

THE EQUIPMENT WILL BE VISABLE AND AN EYE SORE TO ANYONE LIVING OR POSSIBLE PURCHASING A HOME HERE.

IN ADDITION, THIS FACILITY MAY GENERATE ADDITIONAL NOISE CAUSED BY BA SYSTEMS OR ADDITIONAL CONTRUCTION & MAINTENANCE TRAFFIC & OPERATIONS.

PLEASE FIND ANOTHER LOCATION FOR THIS PROJECT. THERE IS SO MUCH OPEN LAND IN NEVADA. WHY WOULD YOU BUILD THIS IS A RESIDENTIAL AREA?

Name MICHAEL P. SMITH
Email LASVEGASMICHAEL@yahoo.com

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I AM NOT FAVORABLE OF THIS SOLAR PROJECT IN OUR NEIGHBORHOOD. IT CANT DO ANYTHING POSITIVE FOR OUR INDIVIDUAL HOME VALUES. THE HOME OWNERS ARE NOT GETTING ANY BENEFITS FROM THIS PROJECT IN A "NEWER" HOUSING DEVELOPMENT. I AM IN FAVOR OF RENEWABLE ENERGY BUT I DONT WANT IT IN MY NEIGHBORHOOD AND MY NEIGHBORS DONT LIKE IDEA EITHER. I DID NOT BUY THIS HOUSE 2.5 YEARS AGO TO CONTEMPLATE SELLING IT AT A MAJOR LOSS JUST BECAUSE OF A SOLAR PROJECT THAT REDUCED MY HOME VALUES. I DRIVE A HYBRID THAT GETS 46 MPG. I SUPPORT ALTERNATIVE ENERGY BUT I JUST THINK SOLAR IN OUR NEIGHBORHOOD IS THE WAY TO GO. I AM SORRY. I THINK A HUGE SOLAR "FIELD" WOULD BE MORE PRODUCTIVE, INFORMATIVE, INFORMATION GATHERING THAN A SMALL ONE. THANK YOU FOR YOUR TIME.

Name MIKE MONTGOMERY
Email gtaduece@yahoo.com

LAS VEGAS VALLEY WATER DISTRICT

PEOPLE LEADING THE WAY

Las Vegas Valley Water District
LVVWD Contract No. 1341
Elkhorn Reservoir Renewable Energy Project
March 13, 2013

Comments: I am extremely concerned that this project as currently proposed (with one 33' tower and up to 12 27' x 45' panels) will be an eyesore in our community in Providence, and will cause a decrease in our home values in the entire Providence community.

Although I am concerned about our environment, I would rather not see this happen in Providence at all due to these concerns.

However, if there were much smaller panels that were not visible as we walk through our promenade, and drive through our neighborhood in Providence, I would be far less resistant to this project. Also, there should be no more than one tower of 33' in height or less used for the entire project.

I am a fan of the idea of renewable energy, but I am not a fan of the appearance of the panels and towers.

Name Mar Montgomery

Email marmarmar72@yahoo.com

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

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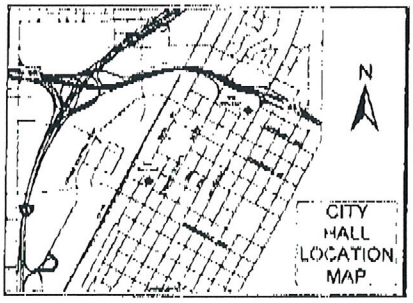

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456

Planning Commission Meeting of 4/9/2013

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

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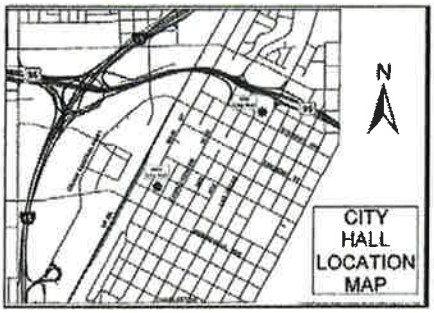

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☐ I SUPPORT this Request

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City of Las Vegas
Department of Planning

Case: SDR-48456

12624119009
RHINEHART STEPHANIE
P O BOX 33683
LAS VEGAS NV 89133-3683 89133-3683

10635 Whiting Ave, LV 89166
Brighton Community

77 BRDFNMP 89133

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

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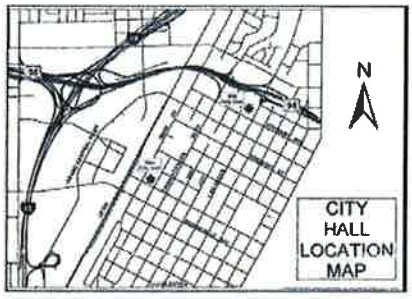

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-48456
Planning Commission Meeting of 4/9/2013

6 BRDFNMP 89166

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-48456
Planning Commission Meeting of 4/9/2013

IT IS TOO CLOSE TO RESIDENTIAL AREA. PEOPLE IN THIS AREA HAVE PAID SUBSTANTIAL AMOUNTS OF MONEY TO LIVE IN THIS UPSCALED AREA. WE CONTINUE TO PAY ADDITIONAL FUNDS IN ASSOCIATION DUES AND SID FEES. PLACING THESE STRUCTURES, LITERALLY, IN OUR BACK YARDS, WILL DEVALUE OUR PROPERTIES, TREMENDOUSLY.

53 BRDFNMP 89044

Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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LAS VEGAS NV 89166-7137 89166-7137

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Department of Planning

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12624514034
POTTS JEFFREY L & ROSALIE
2440 HAMONAH DR
HENDERSON NV 89044-4415 89044-4415

Case: SDR-48456
12624512011
LEWIS GREG & RENEE DEANE
7132 WHITFORD ST
LAS VEGAS NV 89166-7138 89166-7138

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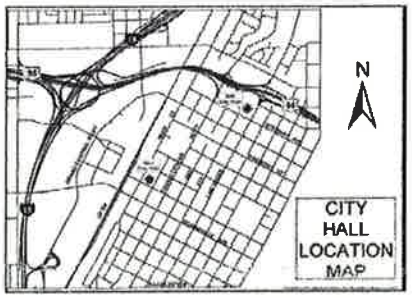

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-48456

Planning Commission Meeting of 4/9/2013

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



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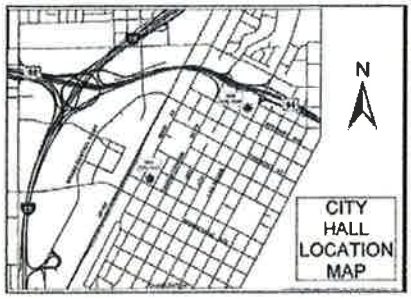

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APR 03 2013
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456

Planning Commission Meeting of 4/9/2013

Case: SDR-48456
12613412012
PACKWOOD WALTER R & BARBARA J
10525 HARTFORD HILLS AVE
LAS VEGAS NV 89166-6511 89166-6511

6 BRDFMP 89166

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456

Planning Commission Meeting of 4/9/2013

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48456
12613413107
POULOS PHILIP G
10704 LENORE PARK CT
LAS VEGAS NV 89166-6026 89166-6026

6 BRDFMP 89166

28
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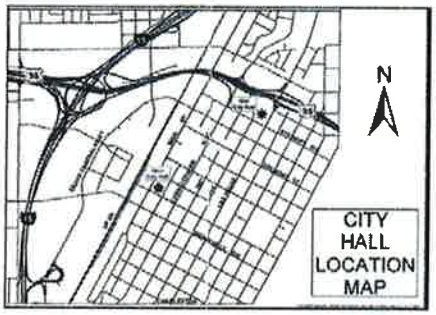
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456
Planning Commission Meeting of 4/9/2013

Michael P Smith

6 BRDFNHP 89166

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-48456
Planning Commission Meeting of 4/9/2013

6 BRDFNHP 89166

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MAR 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48456
12624512037
SMITH MICHAEL P
7117 WHITFORD ST
LAS VEGAS NV 89166-7138 89166-7138

Case: SDR-48456
12613815048
CASTROVERDE ELPIDIO & NANCY
7327 MILLSFIELD ST
LAS VEGAS NV 89166-6503 89166-6503

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

28
2A

6/11

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

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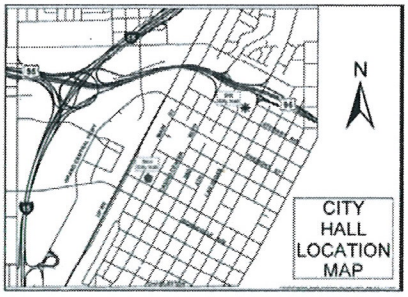
MAR 28 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 15 2013
City of Las Vegas
Dept. of Planning

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

Case: SDR-48456

12613816195
ROSE RONALD A & MARGOT
1969 BOW DR
COQUITLAM BC V3E 1W1
CANADA 0-0

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456
Planning Commission Meeting of 4/9/2013

0029838403

A

RECEIVED
APR 15 2013
City of Las Vegas
Dept. of Planning

April 1, 2013

ATTENTION: MR. BRONSON MACK

RE: LAS VEGAS VALLEY WATER DISTRICT

LVVWD CONTRACT NO. C1341

ELKHORN RESERVOIR RENEWABLE ENERGY PROJECT

Firstly let me state that our main reason for purchasing our home at 10645 Jamestown Square was the fact that it backed onto an open water reservoir facility and offered an unimpeded view of the mountains and the Las Vegas Strip.

To go from this visual, to one that will see huge Solar Panels installed to a height and width equal to if not exceeding our homes height and width, changes this dynamic drastically and obviously alters our home value and enjoyment.

In our telephone conversation Mr. Mack, you mentioned that the Solar Panels you had at your other reservoir facilities did not exceed 8 feet in height. Based on this fact it would seem reasonable to request your assurance, that after this test period any permanent Solar Panels that would be installed in this location, be consistent with those presently at your other facilities. The visual impact of 8 foot high panels compared to 27 foot high panels is enormous. I also question why the first set of 3 panels would be installed in the northwest corner instead of starting the first 3 panels in the southwest corner thus placing them much further from existing housing and working back to the northwest corner as additional panels are added. The same would apply to the tower being in the northeast corner which again would place it much further from existing houses.

Another consideration would be to install a total of 9 panels instead of 12. By eliminating the 3 planned close to homes in the northwest corner, this would centre the remaining 9 panels between the homes to the east and the west and drastically improve the site lines during this test period. I'm sure you get the same required information from 9 large panels as you would from 12.

Irregardless of these small concessions if implemented this project will drastically alter the reasons homeowners decided bordering this facility and the views they no longer will enjoy.

I trust this letter and submissions will be shared with the City officials responsible for approving this project and will receive feedback from you with their response

Yours sincerely,

John B Jones

15039-22 Street, Edmonton Alberta, Canada T5Y 2A1

Phone: 780-406-4582 (H)

780-993-0340 (C)

Email: senojlj@shaw.ca

RECEIVED

APR 04 2013

City of Las Vegas
Department of Planning

28
P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

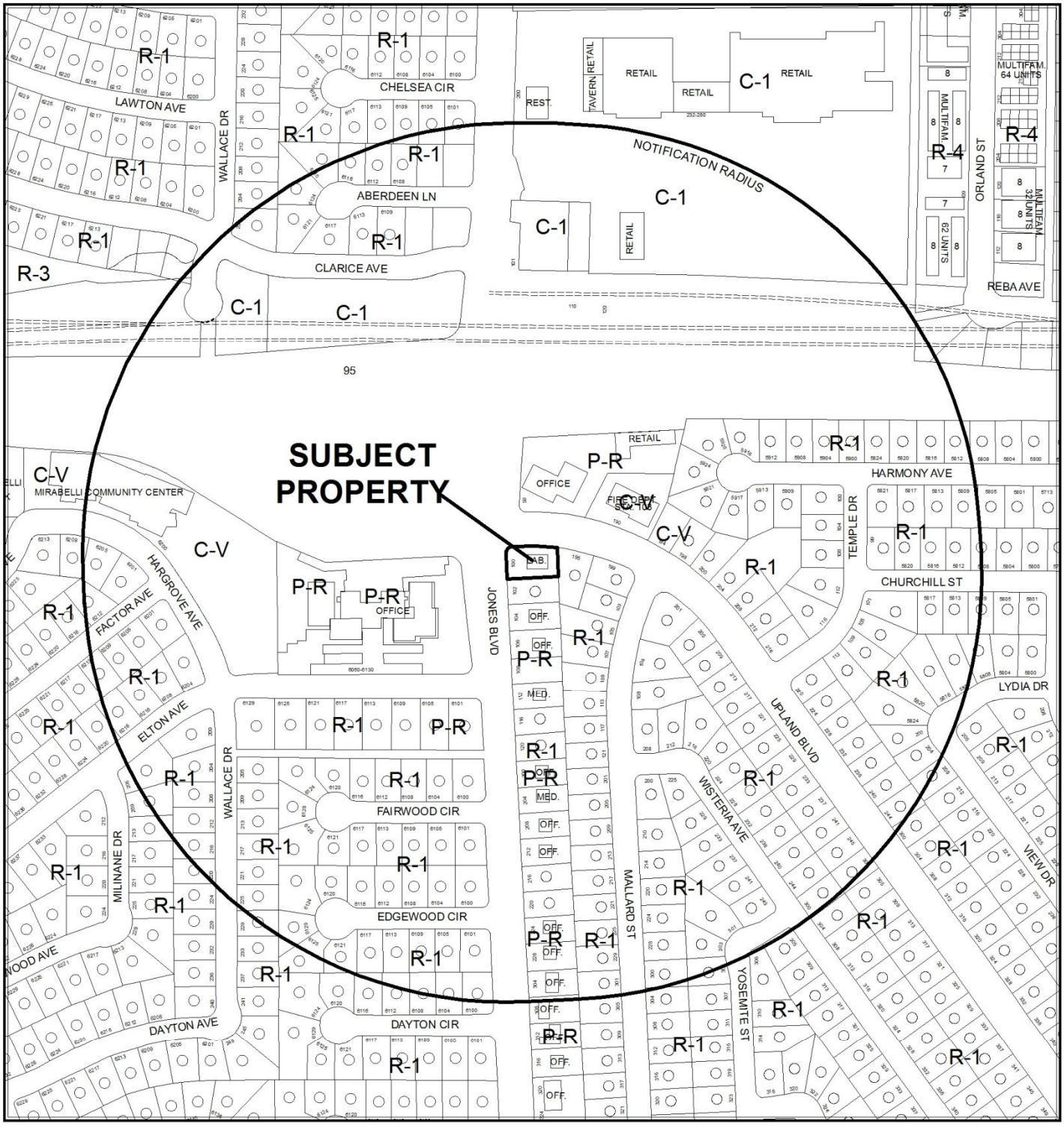
SUBJECT:
ZON-48887 - REZONING - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-48887, VAR-48886 and SDR-48885
2. Conditions and Staff Report - ZON-48887, VAR-48886 and SDR-48885
3. Supporting Documentation
4. Photos - ZON-48887, VAR-48886 and SDR-48885
5. Justification Letter - ZON-48887, VAR-48886 and SDR-48885

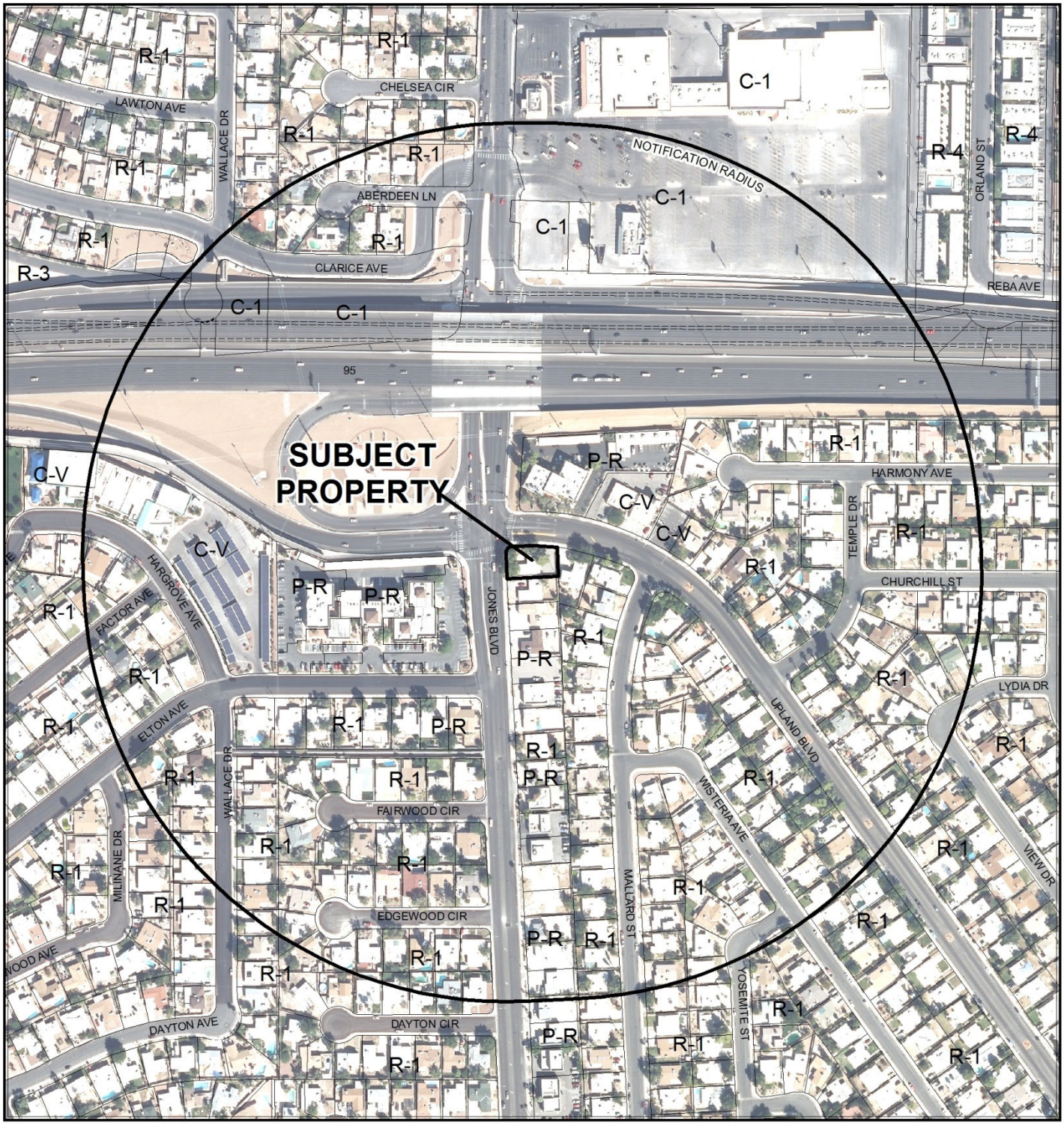


CASE: **ZON-48887, VAR-48886 & SDR-48885**

RADIUS: 1000 FEET

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

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



0 300 600 Feet

CASE: **ZON-48887, VAR-48886 & SDR-48885**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

RECEIVED
APR 02 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-48887** APN: 138-36-112-001

Name of Property Owner: 6060 Elton LLC

Name of Applicant: Rogelio Machuca

Name of Representative: Betsabe Beavers

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: William H. Jackson

Subscribed and sworn before me

This 2nd day of April, 2013

_____

Notary Public in and for said County and State

ISABEL A. ELENA
Notary Public-State of Nevada
APPT. NO. 12-9052-1
My App. Expires September 18, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Re-Zoning

Project Address (Location) 100 S. Jones Blvd.

Project Name Machuca Family Medicine **Proposed Use** Medical Clinic

Assessor's Parcel #(s) 138-36-112-001 **Ward #** 1

General Plan: existing O proposed PR **Zoning:** existing R-1 proposed PD

Commercial Square Footage 1345 **Floor Area Ratio**

RECEIVED

Gross Acres 0.2 **Lots/Units** **Density**

APR 02 2013

Additional Information

PROPERTY OWNER 6060 ELTON, LLC **Contact** WILLIAM JACKSON

Address 6060 ELTON AVE, Suite B **Phone:** 702-538-2488 **Fax:** 702-489-3033

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address BILL@WILLIAMJACKSONLAW.COM

APPLICANT Rogelio Machuca **Contact**

Address 1501 S. Eastern Ave **Phone:** 778-7614 **Fax:** 778-7615

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogelio machuca@yahoo.com

REPRESENTATIVE Betsabe Beavers **Contact**

Address 1501 S. Eastern Ave **Phone:** 778-7614 **Fax:** 875-4165

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogeliomachucamd@yahoo.com

Property Owner Signature* AS MANAGER

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

Print Name WILLIAM H. JACKSON

Subscribed and sworn before me

This 1ST day of APRIL, 20 13.

MELR

Notary Public in and for said County and State

MELISSA ROMERO
Notary Public-State of Nevada
APPT. NO. 01-68572-1
My App. Expires August 13, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-48887
Meeting Date:	6/11/2013
Total Fee:	$1200.00
Date Received:*	~~4/1~~ 4/2/2013
Received By:	

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

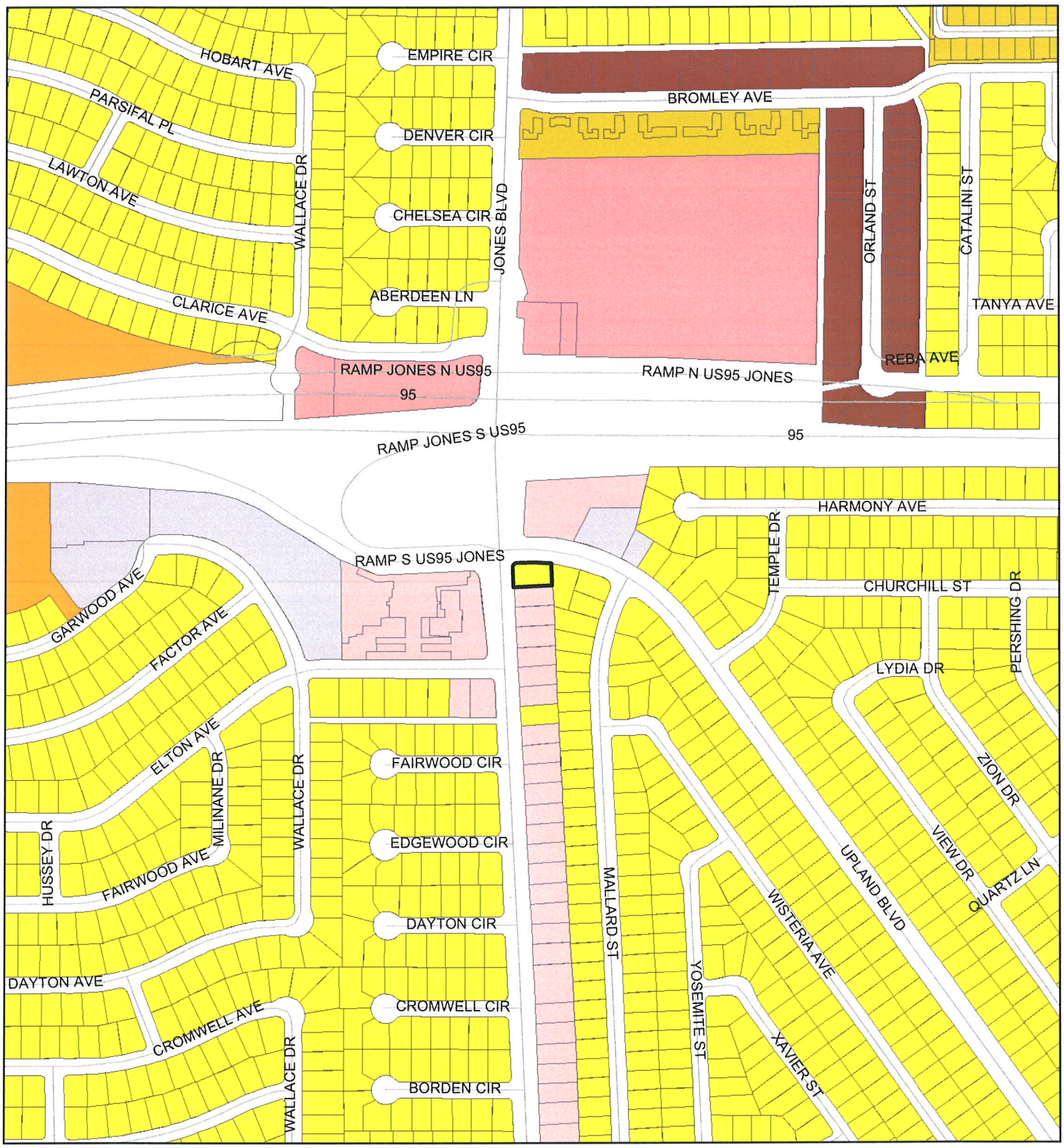
Revised 10/27/08

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

RECEIVED

APR 02 2013

REZONING Parcel: 138-36-112-001



ZONING

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

FROM R-1 TO P-O

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

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

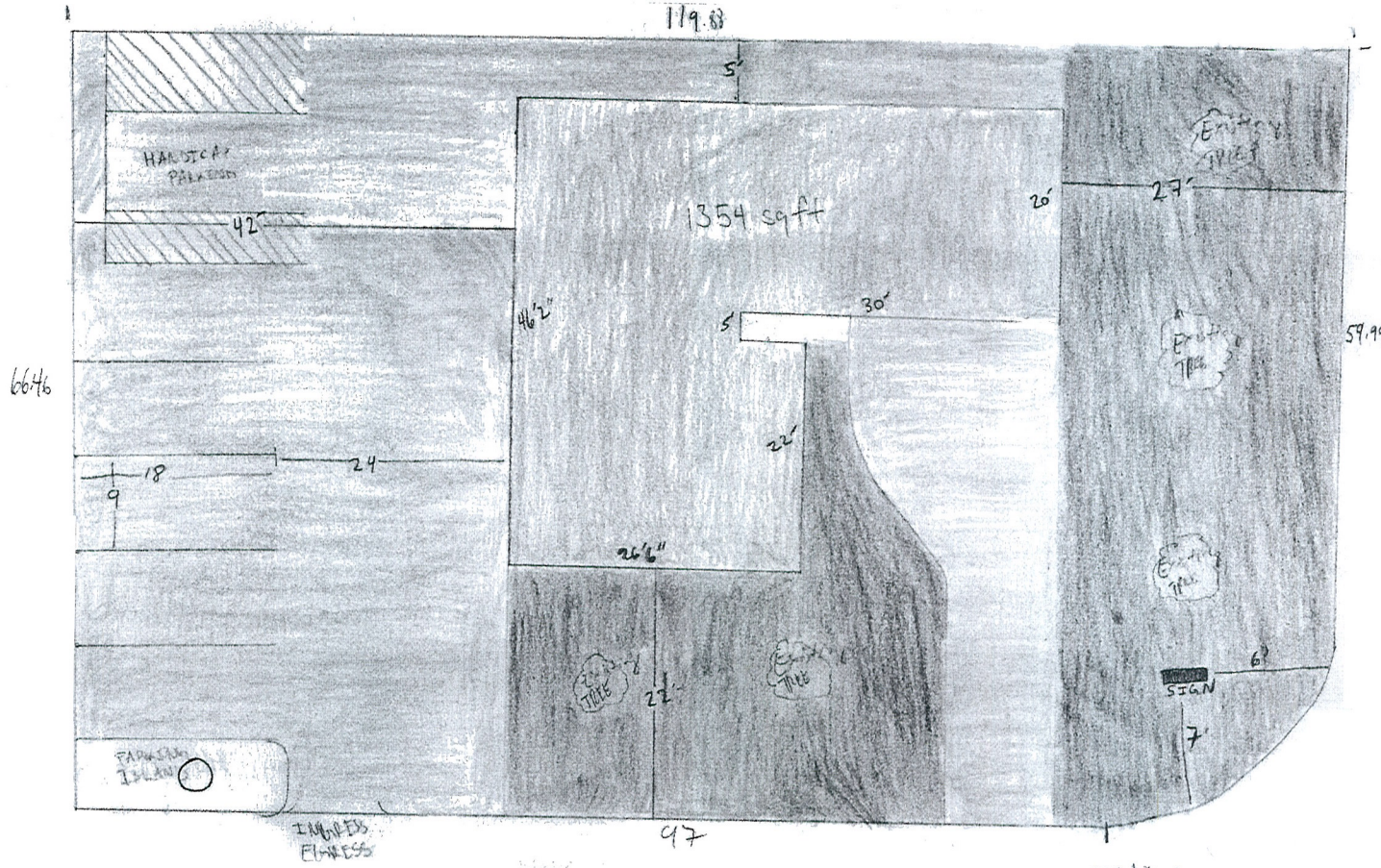
Printed: March 28, 2013

ZON-48887

SITE PLAN

PR

RECEIVED
APR 02 2013



R1

N

UPTON

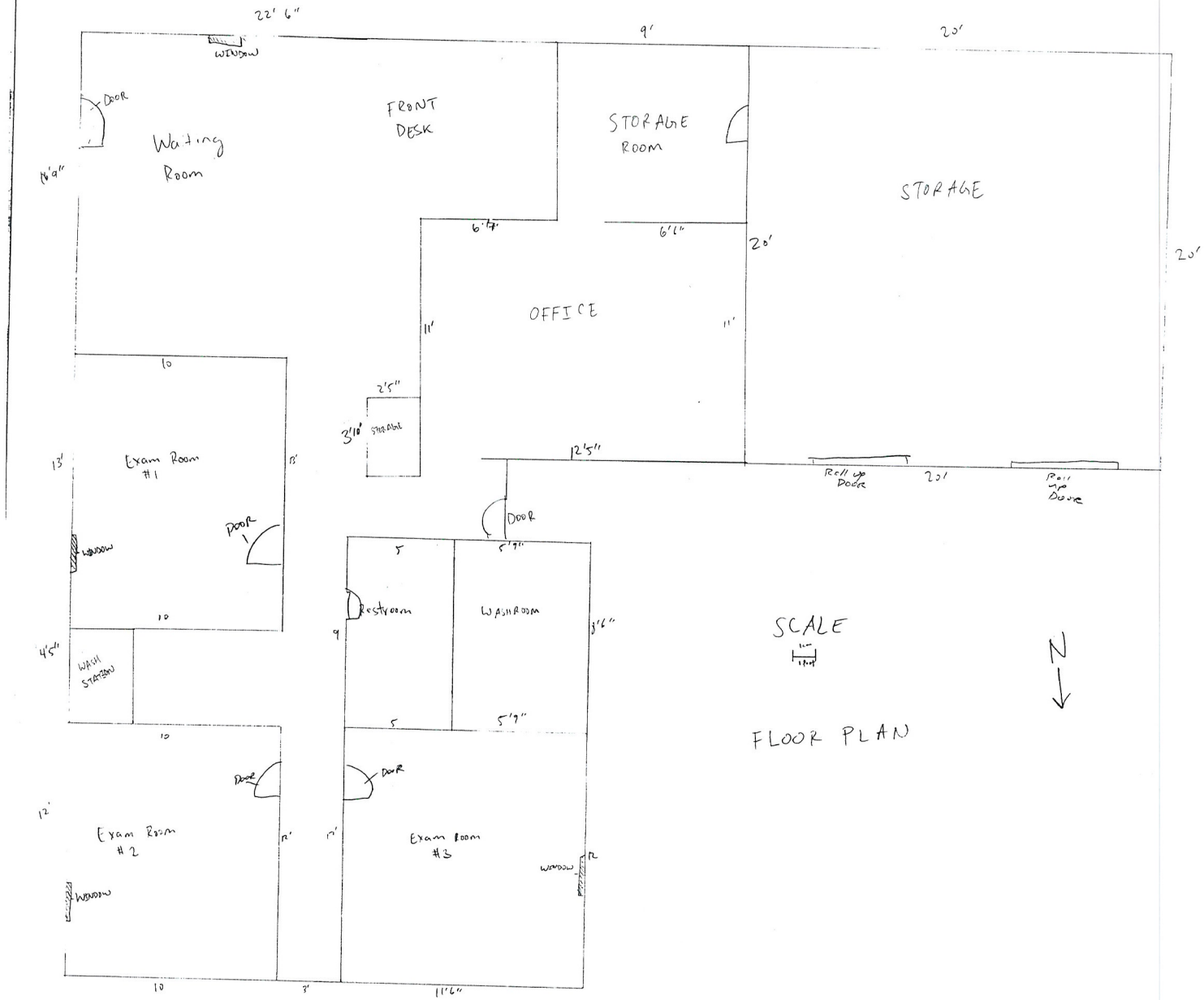
0.2 Acres

NOT TO SCALE

Existing Sisso tree

proposed African Sumac Tree

ZON-48887
VAR-48886
SDR-48885



RECEIVED
APR 02 2013

ZON-48887
VAR-48886
SDR-48885

JUSTIFICATION LETTER

RECEIVED
APR 02 2013

April 1, 2013

I, Rogelio Machuca, am submitting this justification letter to the City of Las Vegas, NV Department of Planning for the purpose of **Rezoning**, **Site Development Plan Review** and **Variance** for my establishment, **Machuca Family Medicine Jones PLLC**, located at 100 S. Jones Blvd. Las Vegas, NV 89107. Currently there are 6 available parking spaces where 7 are needed in order to add a handicap space in accordance to city standards, doing so requires taking up an extra parking space. I am also requesting a waiver at this time for the 8 foot buffers along the interior property lines. Also, the trees currently planted on this property are spaced less than 20 feet apart. I would like to request and exception on landscape since we need the space for additional parking as stated above. An additional proposed tree will be planted in the island to comply with the planning rules.

Access to this property is quite adequate for the purpose of this establishment, a Medical Firm. The purpose of this business is consistent and will benefit our community. It will not compromise the public's health, safety and welfare. My request will comply with the overall objectives of the General Plan and will be compliant with the Zone Coding, Applications and procedures once approved. The plans for the layout of the facility will be submitted along with this Variance request.

Our office hours will be accordingly Monday through Friday from 9:00 AM to 5:00 PM and I am currently planning to employ 3 people.

I will further agree and consent with any and all lawful business agreements should you grant this request for my place of business. I, Rogelio Machuca, will fully comply with any and all current and future Governmental and Safety rules and regulations while conducting my business.

Your favorable consideration of this application is and will be most appreciated.

Sincerely,

Rogelio Machuca

ZON-48887
VAR-48886
SDR-48885

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
VAR-48886 - VARIANCE RELATED TO ZON-48887 - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

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.

RECEIVED

APR 02 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48886** APN: 138-36-112-001

Name of Property Owner: 6060 Elton LLC

Name of Applicant: Rogelio Machuca

Name of Representative: Betsabe Beavers

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: William H. Jackson

Subscribed and sworn before me

This 1 day of April, 2013

_____

Notary Public in and for said County and State

MELISSA ROMERO
Notary Public-State of Nevada
APPT. NO. 01-68572-1
My App. Expires August 13, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
APR 02 2013

Application/Petition For: Variance

Project Address (Location) 100 S Jones. Blvd.

Project Name Machuca Family Medicine **Proposed Use** Medical Clinic

Assessor's Parcel #(s) 138-36-112-001 **Ward #** 1

General Plan: existing 0 proposed PR **Zoning:** existing R-1 proposed PO

Commercial Square Footage 1345 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER 6060 Elton LLC **Contact** William Jackson

Address 6060 Elton Ave, Ste B **Phone:** 7025382488 **Fax:** 7024893033

City Las Vegas **State** NV **Zip** 89107

E-mail Address bill@williamjacksonlaw.com

APPLICANT Rogelio Machuca **Contact**

Address 1501 S Eastern Ave. **Phone:** 7027787614 **Fax:** 7027787615

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogeliomachuca@yahoo.com

REPRESENTATIVE Betsabe Beavers **Contact**

Address 1501 S Eastern Ave **Phone:** 7027880584 **Fax:** 7028754165

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogeliomachucamd@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* William H. Jackson

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

Print Name WILLIAM H. JACKSON

Subscribed and sworn before me

This 2nd day of APRIL, 20 13.

Notary Public in and for said County and State

ISABEL A. ELENA
Notary Public-State of Nevada
APPT. NO. 12-9052-1
My App. Expires September 18, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR 48886
Meeting Date:	6/11/2013
Total Fee:	$ 830.00
Date Received:*	4/2/2013
Received By:	J. Comm

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

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-48885 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-48887 AND VAR-48886 - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 1,354 SQUARE-FOOT SINGLE FAMILY RESIDENTIAL DWELLING TO A PROFESSIONAL OFFICE WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST AND SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).

C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

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

RECEIVED
APR 02 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48885** APN: 138-36-112-001

Name of Property Owner: 6060 Elton, LLC

Name of Applicant: Rogelio Machuca

Name of Representative: Betsabe Beavers

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: William H. Jackson

Subscribed and sworn before me

This 1st day of April, 2013

_____

Notary Public in and for said County and State

MELISSA ROMERO
Notary Public-State of Nevada
APPT. NO. 01-68572-1
My App. Expires August 13, 2014

DEPARTMENT OF PLANNING

RECEIVED
APR 02 2013

APPLICATION / PETITION FORM

Application/Petition For: Site development Plan Review

Project Address (Location) 100 S. Jones Blvd.

Project Name Machuca Family Medicine **Proposed Use** Medical Clinic

Assessor's Parcel #(s) 138-36-112-001 **Ward #** 1

General Plan: existing O proposed PR **Zoning:** existing R-1 proposed PD

Commercial Square Footage 1345 **Floor Area Ratio**

Gross Acres 0.2 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 6060 ELTON, LLC **Contact** WILLIAM JACKSON

Address 6060 ELTON AVE, SUITE B **Phone:** 702-538-2488 **Fax:** 702-489-3033

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address BILL@WILLIAMJACKSONLAW.COM

APPLICANT Rogelio Machuca **Contact**

Address 1501 S. Eastern Ave **Phone:** 778-7614 **Fax:** 778-7615

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogelio machuca@yahoo.com

REPRESENTATIVE Betsabe Beavers **Contact** (702) 788-0584

Address 1501 S. Eastern Ave **Phone:** 778-7614 **Fax:** 875-4165

City Las Vegas **State** NV **Zip** 89104

E-mail Address Rogeliomachucamd@yahoo.com

Property Owner Signature* AS MANAGER

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

Print Name William H. Jackson

Subscribed and sworn before me

This 1ST day of APRIL, 20 13.

Notary Public in and for said County and State

MELISSA ROMERO
Notary Public-State of Nevada
APPT. NO. 01-68572-1
My App. Expires August 13, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR 48885
Meeting Date:	6/11/2013
Total Fee:	$1030.00
Date Received:*	4/2/2013
Received By:	

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

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

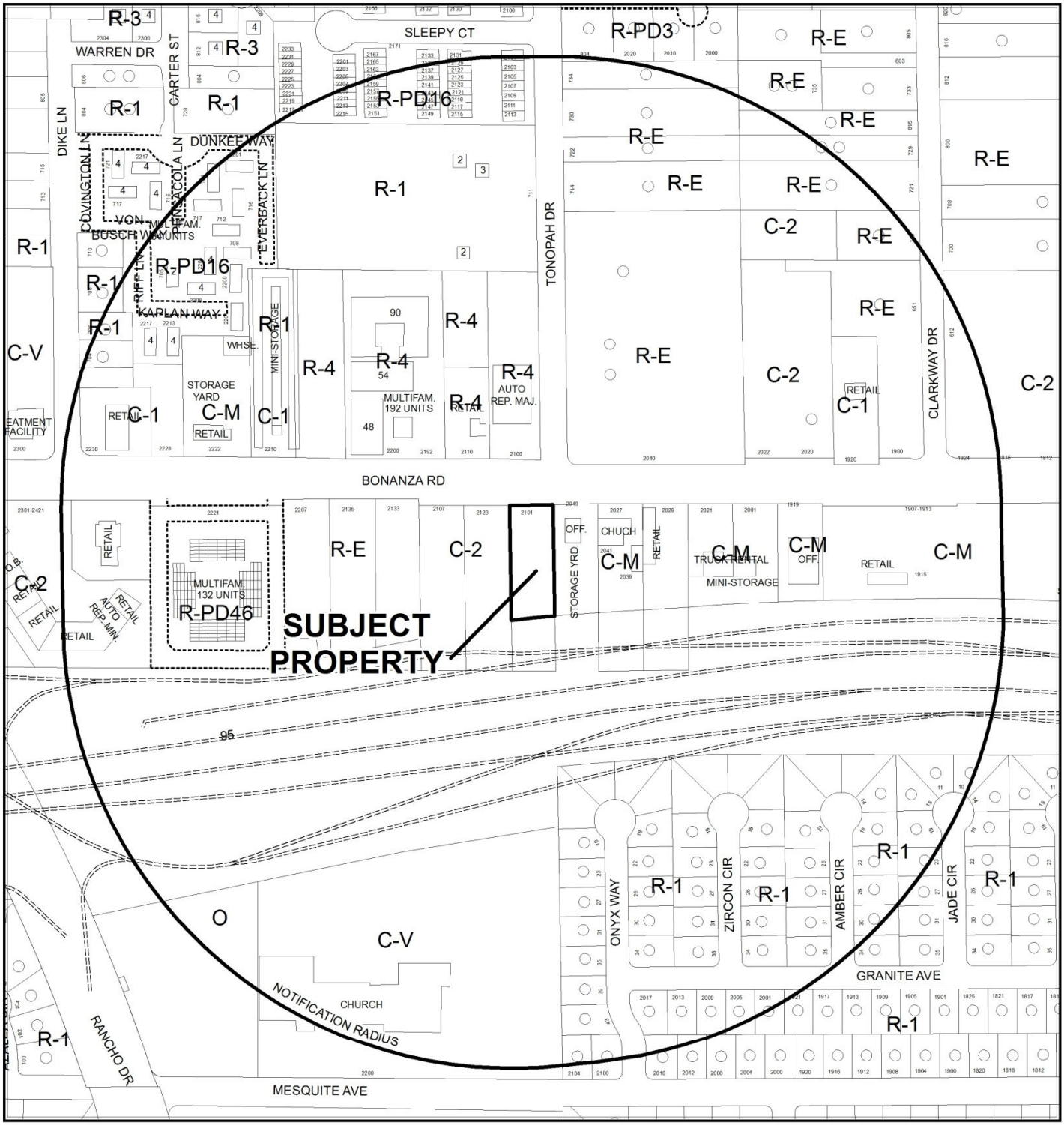
SUBJECT:
ZON-49179 - REZONING - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND C-M (COMMERCIAL/INDUSTRIAL) on 0.57 acres at 2101 West Bonanza Road (APN 139-29-802-006), Ward 5 (Barlow).

C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - ZON-49179, VAR-49180 and SDR-49181
3. Supporting Documentation
4. Photos - ZON-49179, VAR-49180 and SDR-49181
5. Justification Letter - ZON-49179, VAR-49180 and SDR-49181



0 300 600 Feet

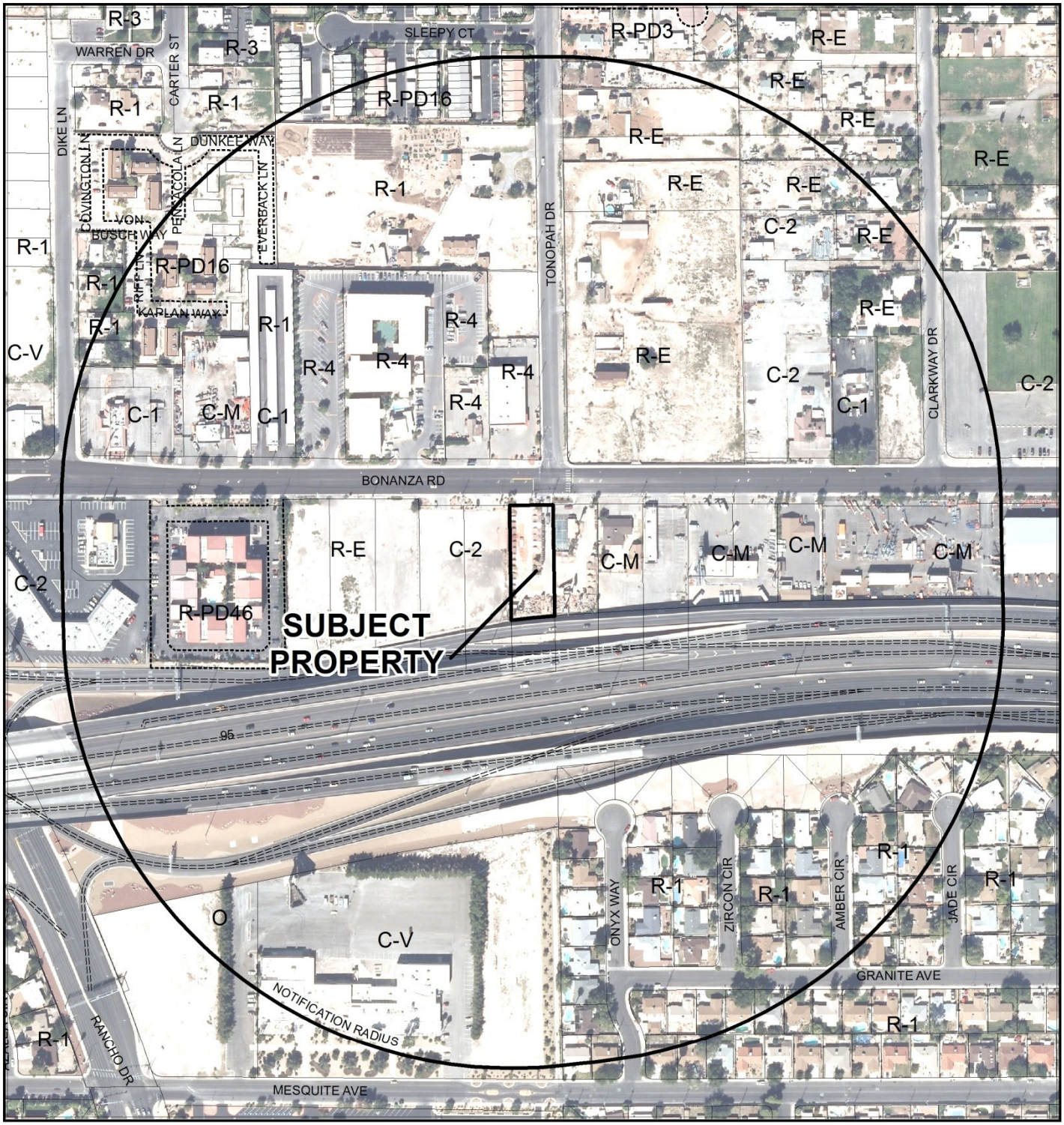
CASE: **ZON-49179 (PRJ-49067)**

RADIUS: 1000 FEET

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

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

N



0 300 600 Feet

CASE: **ZON-49179 (PRJ-49067)**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49179 APN: 139-29-802-006 AND 139-28-401-006

Name of Property Owner: JADA HOLDINGS LLC

Name of Applicant: JERRY APPELHANS

Name of Representative: PETYA BALOVA

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: Jerry Appelhans

Print Name: JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013

Notary Public in and for said County and State

J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

PRJ-49067
04/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING, VARIANCE AND SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 2049 AND 2101 WEST BONANZA ROAD

Project Name BOULDER PLACEMENT **Proposed Use** GARDEN SUPPLY

Assessor's Parcel #(s) 139-28-401-006 AND 139-29-802-006 **Ward #** _____

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

Commercial Square Footage 630 **Floor Area Ratio** 0.013

Gross Acres 1.13 **Lots/Units** 2 **Density** 1.76

Additional Information _____

PROPERTY OWNER JADA HOLDINGS LLC **Contact** JERRY APPELHANS

Address 210 N. ROYAL ASCOT DRIVE **Phone:** (702) 768-2070 **Fax:** 702

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

E-mail Address accounting@boulderplacement.com

APPLICANT BOULDER PLACEMENT SYSTEMS INC. **Contact** JERRY APPELHANS

Address 2049 WEST BONANZA ROAD **Phone:** (702) 768-2070 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address accounting@boulderplacement.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 682-1706 **Fax:** (702) 216-6001

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address petya@balovaengineering.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* Jerry Appelhans

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

Print Name JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013.

J. Mendez

Notary Public in and for said County and State

J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

FOR DEPARTMENT USE ONLY

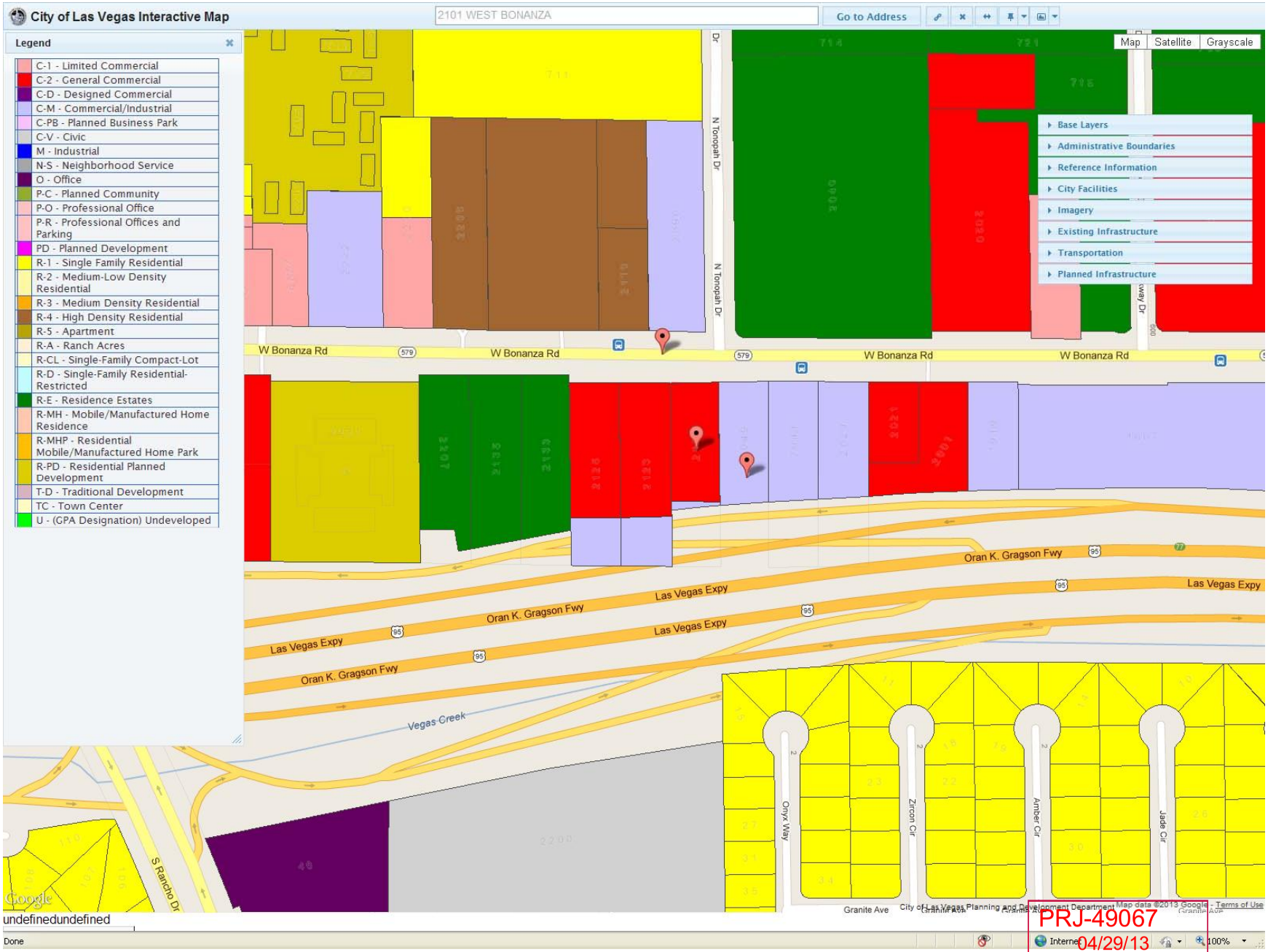
Case #	ZON-49179
Meeting Date:	06/11/13
Total Fee:	
Date Received:*	
Received By:	

PRJ-49067
04/29/13

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

Revised 10/27/08

BOULDER PLACEMENT
ZONING EXHIBIT



ZON-49179, VAR-49180 & SDR-49181

BOULDER PLACEMENT
2049 & 2101 W. Bonanza Rd
APN 139-28-401-006
APN 139-29-802-006

STREET LANDSCAPING

15-foot Landscape Buffer at East Driveway



15-foot Landscape Buffer at West Driveway



BOULDER PLACEMENT
2049 & 2101 W. Bonanza Rd
APN 139-28-401-006
APN 139-29-802-006

BUILDING ELEVATIONS

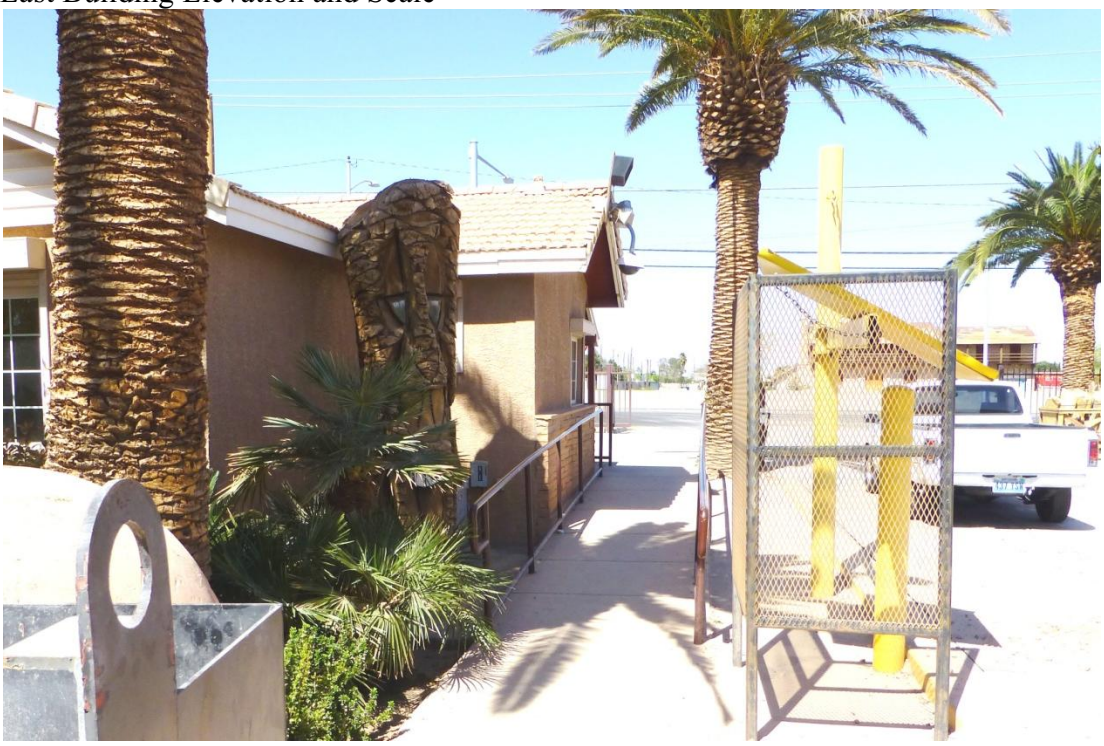
North Building Elevation



South and West Building Elevation



East Building Elevation and Scale



Shade Structure and Storage/Display Racks



Storage/Display Bins and West 6-foot High Concrete Wall (Around the bins)



Storage/Display Bins and South 6-foot High Chainlink Fence



Sign and North 6-foot High Wrought Iron Fence



East 6-foot High Decorative Block Fence



April 24, 2013

City of Las Vegas
Planning and Zoning Department
333 Rancho Drive
Las Vegas, NV 89101

Re: BOULDER PLACEMENT
APN 139-29-802-006
APN 139-28-401-006

The purpose of this letter is to request a Rezoning from C-2 to C-M, and a Site Development Plan Review with Waivers, on behalf of Boulder Placement landscape supply store, located at 2049 and 2101 West Bonanza Road, Assessor's Parcel Numbers 139-29-802-006 and 139-28-401-006, owned by JADA Holdings LLC, whose owner is also the business owner of Boulder Placement.

Boulder Placement is a family owned landscape supply company serving the Las Vegas Valley since 1994, which delivers or offers for pick up, decorative rock, boulders, flagstone, sand and soil. A Garden Supply/Plant Nursery facility, Building and Landscape Material Yard (current use) are permitted uses in a C-M zoned property, which is the zoning classification we are applying for.

The parcels are split zoned C-2 (General Commercial District) / C-M (Commercial Industrial). The Future Land Use map shows both parcels in the Light Industrial/Research planning area. The property is bordered by Bonanza Road to the north, US 95 off-ramp to the south, an automotive repair shop, zoned M-2 to the east, and vacant NDOT lots to the east, zoned C-2. The parcels to the east and west are also in the Light Industrial/Research planning area.

We respectfully request the following:

REZONING OF A PORTION OF APN 139-29-802-006 FROM C-2 (GENERAL COMMERCIAL) AND C-M TO C-M (COMMERCIAL/INDUSTRIAL)
The rezoning is required in order to replace the split zoned parcel with contiguous parcel, and to match the parcel to the east under the same ownership. It will provide a consistant Commercial/Industrial zoning designation with regards to development satndards and land use. The two parcels will be combined.

VARIANCE
We are requesting a variance of Section 19.08.040(E)(4)(e) to allow outdoor storage within the west and

PRJ-49067
04/29/13

6130 Elton Avenue, Suite 104, Las Vegas, NV 89107 Office: 702.216.0330

ZON-49179, VAR-49180 & SDR-49181

south required stback/landscape areas where prohibited.

The storage bins were previously allowed along the east property line of APN 139-28-401-006, but the zoning approval required landscape areas along all property lines.

The two parcels are contiguous, and they are being used by the same operator for sale of landscape materials, therefore we are requesting that the requirement for the following landscape buffers be waived:

- 8-foot landscape buffer on interior lot lines
- 15-foot landscape buffer adjacent to right-of-way (rear lot lines, adjacent to the freeway ramp)
- Parking Lot Landscaping

The required landscape buffer along the interior lot lines will not be practical because the operations will require movement of material and equipment between the lots. In addition, it would greatly reduce the area for maneuvering of trucks and equipment and increase the potential for accidents. As for the front landscape buffer requirement, there is already an existing 15-foot buffer, however it is offset from its location in reference to the property line, because of the existing street improvements location.

SITE DEVELOPMENT PLAN REVIEW

The proposed facility consists of an existing 630- square foot office building, approximately 2,000 square foot shade structure, decorative rock and other landscape material storage/display bins and racks, and parking spaces as required per code, as shown on the Site Plan. There is an existing 6-foot high chainlink fence along the south and west property lines, and decorative block wall and chainlink fence along the east property line, as shown on the attached exhibit. Bonanza Road is a fully paved public street with curb, gutter and sidewalk. There are three existing driveways, which have been designed and installed by NDOT. Municipal water, sewer and dry utilities are existing. Landscape buffer exists along the public street.

The proposed facility will not be detrimental to the health, safety or welfare of the community, nor will it cause traffic congestion. It is in harmony with the purposes and intent of Title 19.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova, P.E.

Balova Enginnering

PRJ-49067
04/29/13

6130 Elton Avenue, Suite 104, Las Vegas, NV 89107

ZON-49179, VAR-49180 & SDR-49181

Office: 702.216.0330

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
VAR-49180 - VARIANCE RELATED TO ZON-49179 - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW OUTDOOR STORAGE WITHIN THE WEST AND SOUTH REQUIRED SETBACK AND LANDSCAPE BUFFER AREAS WHERE SUCH IS NOT ALLOWED on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow).

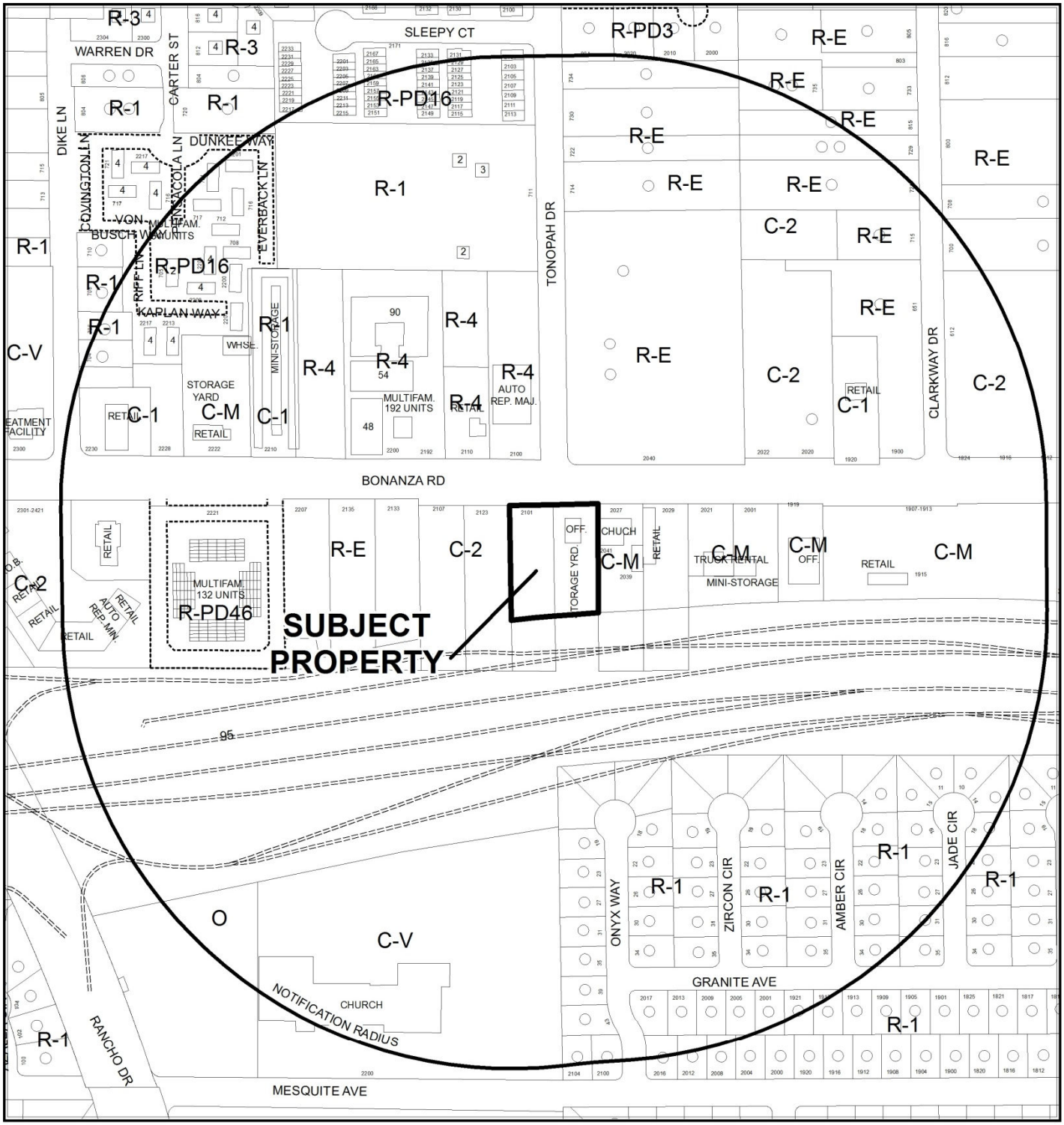
C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps – VAR-49180 and SDR-49181
3. Supporting Documentation

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

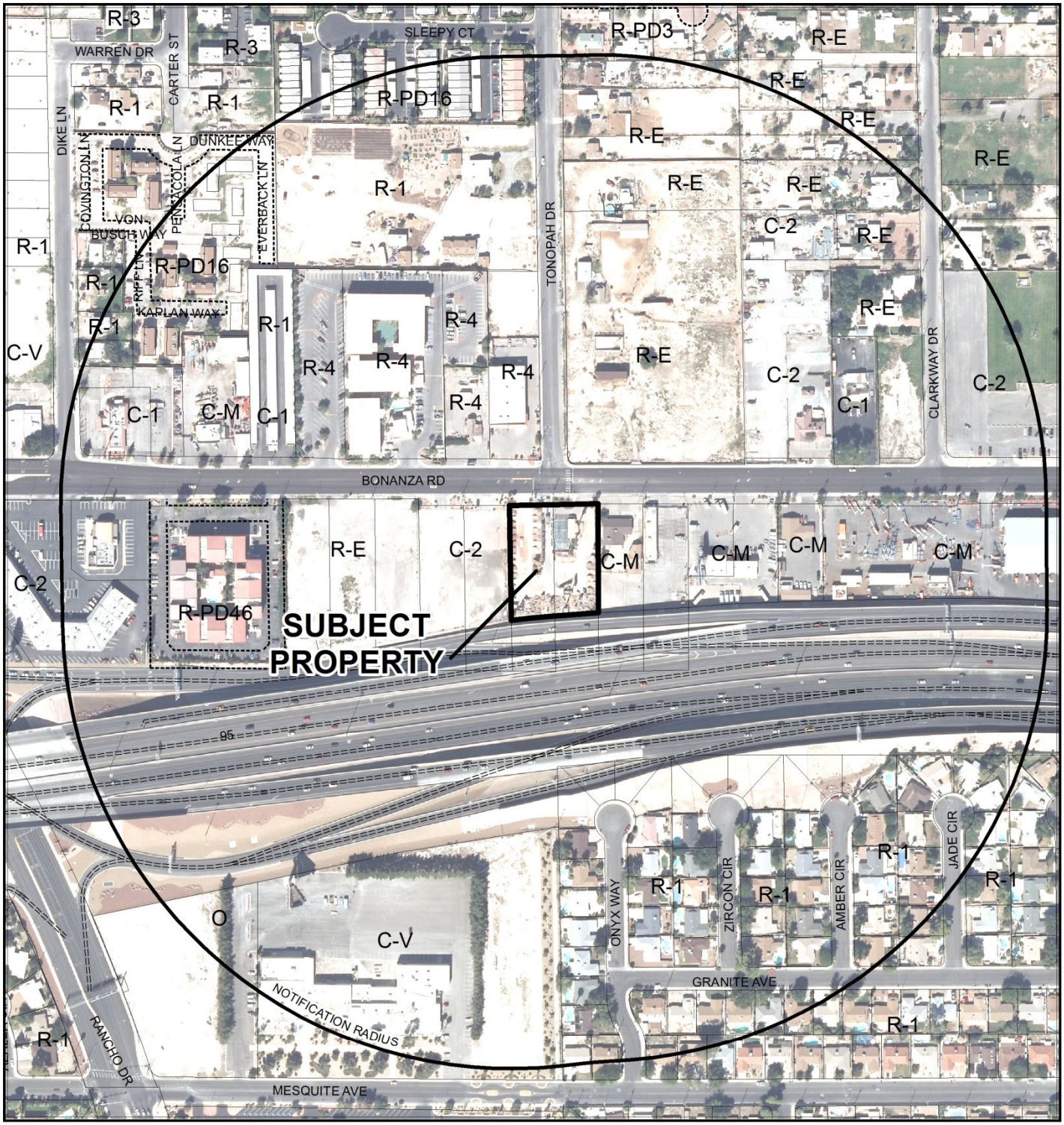


CASE: **VAR-49180 & SDR-49181 (PRJ-49067)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) & C-M (COMMERCIAL/INDUSTRIAL)

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



0 300 600 Feet

CASE: **VAR-49180 & SDR-49181 (PRJ-49067)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) & C-M (COMMERCIAL/INDUSTRIAL)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49180 APN: 139-29-802-006 AND 139-28-401-006

Name of Property Owner: JADA HOLDINGS LLC

Name of Applicant: JERRY APPELHANS

Name of Representative: PETYA BALOVA

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: [redacted]

Partner(s): [redacted]

APN: [redacted]

Signature of Property Owner: Jerry Appelhans

Print Name: JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013

Notary Public in and for said County and State

J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

PRJ-49067
04/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING, VARIANCE AND SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 2049 AND 2101 WEST BONANZA ROAD

Project Name BOULDER PLACEMENT **Proposed Use** GARDEN SUPPLY

Assessor's Parcel #(s) 139-28-401-006 AND 139-29-802-006 **Ward #** _____

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

Commercial Square Footage 630 **Floor Area Ratio** 0.013

Gross Acres 1.13 **Lots/Units** 2 **Density** 1.76

Additional Information _____

PROPERTY OWNER JADA HOLDINGS LLC **Contact** JERRY APPELHANS

Address 210 N. ROYAL ASCOT DRIVE **Phone:** (702) 768-2070 **Fax:** 702

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

E-mail Address accounting@boulderplacement.com

APPLICANT BOULDER PLACEMENT SYSTEMS INC. **Contact** JERRY APPELHANS

Address 2049 WEST BONANZA ROAD **Phone:** (702) 768-2070 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address accounting@boulderplacement.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 682-1706 **Fax:** (702) 216-6001

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address petya@balovaengineering.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* Jerry Appelhans

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

Print Name JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013.

J. Mendez

Notary Public in and for said County and State

J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

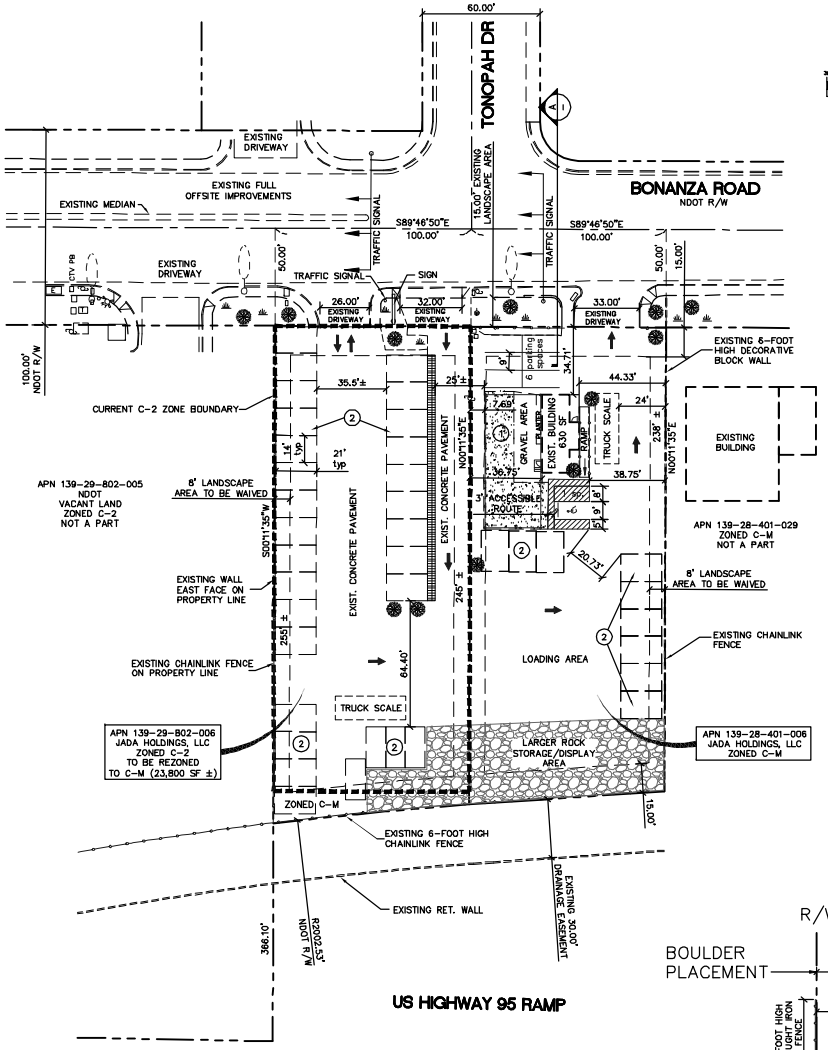
FOR DEPARTMENT USE ONLY

Case #	VAR-49180
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

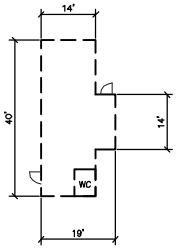
PRJ-49067

*The application is not deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance. 04/29/13

Revised 10/27/08



US HIGHWAY 95 RAMP



BUILDING FLOORPLAN
630 SF FLOOR AREA
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION:

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM, CLARK COUNTY,

PARKING ANALYSIS:

REQUIRED FOR LANDSCAPE & BUILDING MATERIAL: 1 SPACE PER 500 SF OF GROSS FLOOR AREA, INCLUDING ANY OUTSIDE SALES AREA
SHADE STRUCTURE: 2,000 SF
BUILDING: 630 SF
REQUIRED: 6 SPACES
TOTAL PROVIDED: 7 SPACES
(1 HC SPACE)

APN 139-29-802-006 AND 139-28-401-006

TOTAL AREA: 1.13 ACRES

OWNER

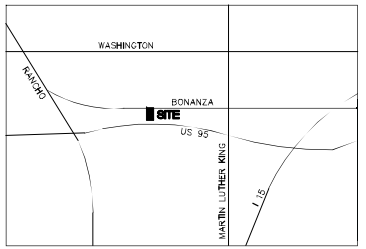
JADA HOLDINGS, LLC
210 N. ROYAL ASCOT DRIVE
LAS VEGAS, NV 89144-4305

OPERATOR

BOULDER PLACEMENT SYSTEMS INC.
2049 WEST BONANZA ROAD
LAS VEGAS, NV 89106

NOTES

1. EXISTING SHADE STRUCTURE (DISPLAY AREA)
2. EXISTING DECORATIVE ROCK DISPLAY BAYS



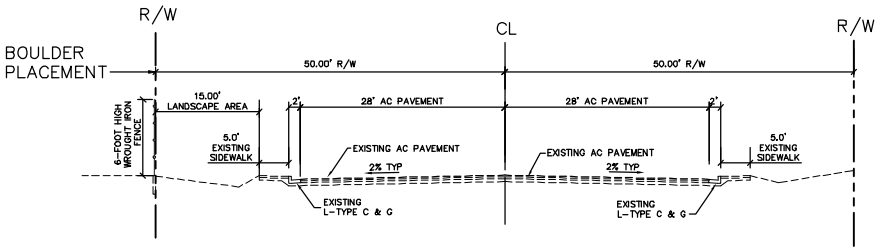
VICINITY MAP
SECTION 29 / T 20 S / R 61 E
N.T.S.

LEGEND

- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE OF AREA TO BE REZONED
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- EXISTING WALL
- EXISTING CURB & GUTTER
- POWER POLE
- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC ARROW
- EXISTING DECORATIVE ROCK DISPLAY BAYS

ABBREVIATIONS

AC	–ASPHALT
APN	–ASSESSOR'S PARCEL NUMBER
CBW	–CONCRETE BLOCK WALL
SF	–SQUARE FEET
LS	–LANDSCAPE AREA
℄	–PROPERTY LINE
R/W	–RIGHT OF WAY
TYP	–TYPICAL
WM	–WATER METER



TYPICAL BONANZA ROAD STREET SECTION
NOT TO SCALE

BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

REVISIONS:

REV:	DATE:	BY:

PRJ-49067
05/01/13

PLANT NURSERY

SITE PLAN
2123 AND 2125 WEST BONANZA ROAD
CITY OF LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 04/25/13
JOB #: 13-053
APN: 139-29-802-004, 005
SECT 29 T 20S R 61E
SCALE: HORIZ 1" = 30'

PETYA L. BALOVA
Exp. 12/31/13
CIVIL
No. 16450

SHEET #
SP001
1 OF 1

ZON-49179, VAR-49180 & SDR-49181

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-49181 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-49179 AND VAR-49180 - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review [Z-0014-00(1)] FOR EXPANSION OF AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD TO INCLUDE A GARDEN SUPPLY/PLANT NURSERY WITH WAIVERS TO ALLOW on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow).

C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends

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-49181 APN: 139-29-802-006 AND 139-28-401-006

Name of Property Owner: JADA HOLDINGS LLC

Name of Applicant: JERRY APPELHANS

Name of Representative: PETYA BALOVA

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: Jerry Appelhans

Print Name: JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013

Notary Public in and for said County and State

J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

PRJ-49067
04/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING, VARIANCE AND SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 2049 AND 2101 WEST BONANZA ROAD

Project Name BOULDER PLACEMENT **Proposed Use** GARDEN SUPPLY

Assessor's Parcel #(s) 139-28-401-006 AND 139-29-802-006 **Ward #** _____

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

Commercial Square Footage 630 **Floor Area Ratio** 0.013

Gross Acres 1.13 **Lots/Units** 2 **Density** 1.76

Additional Information _____

PROPERTY OWNER JADA HOLDINGS LLC **Contact** JERRY APPELHANS

Address 210 N. ROYAL ASCOT DRIVE **Phone:** (702) 768-2070 **Fax:** 702

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

E-mail Address accounting@boulderplacement.com

APPLICANT BOULDER PLACEMENT SYSTEMS INC. **Contact** JERRY APPELHANS

Address 2049 WEST BONANZA ROAD **Phone:** (702) 768-2070 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address accounting@boulderplacement.com

REPRESENTATIVE BALOVA ENGINEERING **Contact** PETYA BALOVA

Address 6130 ELTON AVENUE **Phone:** (702) 682-1706 **Fax:** (702) 216-6001

City LAS VEGAS **State** NV **Zip** 89107

E-mail Address petya@balovaengineering.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* Jerry Appelhans

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

Print Name JERRY APPELHANS

Subscribed and sworn before me

This 29 day of APRIL, 2013.

J. Mendez

Notary Public in and for said County and State

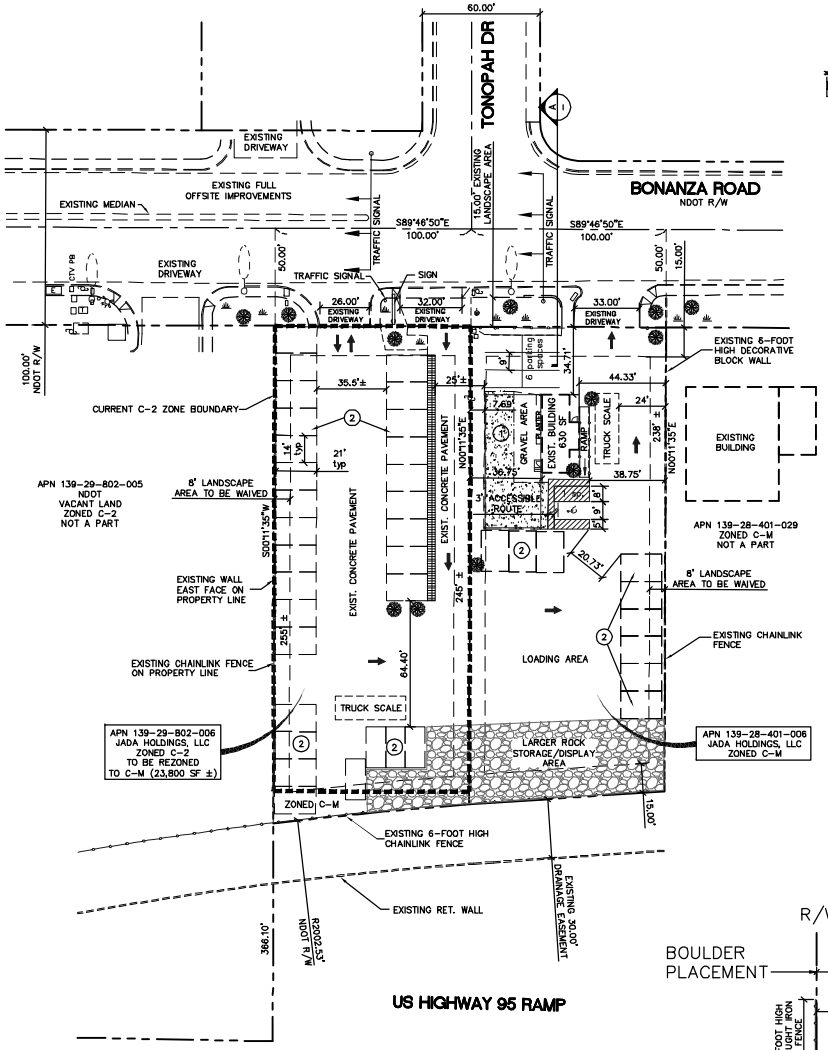
J. Mendez
Notary Public-Nevada
Clark County
My Commission Expires
March 16, 2016
Certificate No: 12-7404-1

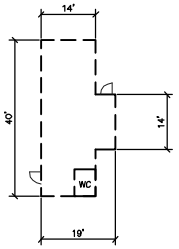
FOR DEPARTMENT USE ONLY

Case #	SDR-49181
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-49067
04/29/13

*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.





BUILDING FLOORPLAN
630 SF FLOOR AREA
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED "ZONE X" , DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2170, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED SEPTEMBER 27, 2002.

LEGAL DESCRIPTION:

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM, CLARK COUNTY,

PARKING ANALYSIS:

REQUIRED FOR LANDSCAPE & BUILDING MATERIAL: 1 SPACE PER 500 SF OF GROSS FLOOR AREA, INCLUDING ANY OUTSIDE SALES AREA
SHADE STRUCTURE: 2,000 SF
BUILDING: 630 SF
REQUIRED: 6 SPACES
TOTAL PROVIDED: 7 SPACES
(1 HC SPACE)

APN 139-29-802-006 AND 139-28-401-006

TOTAL AREA: 1.13 ACRES

OWNER

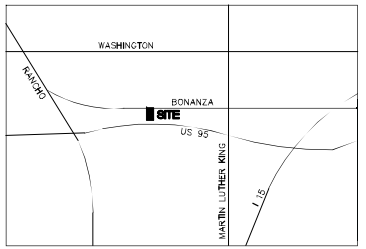
JADA HOLDINGS, LLC
210 N. ROYAL ASCOT DRIVE
LAS VEGAS, NV 89144-4305

OPERATOR

BOULDER PLACEMENT SYSTEMS INC.
2049 WEST BONANZA ROAD
LAS VEGAS, NV 89106

NOTES

1. EXISTING SHADE STRUCTURE (DISPLAY AREA)
2. EXISTING DECORATIVE ROCK DISPLAY BAYS



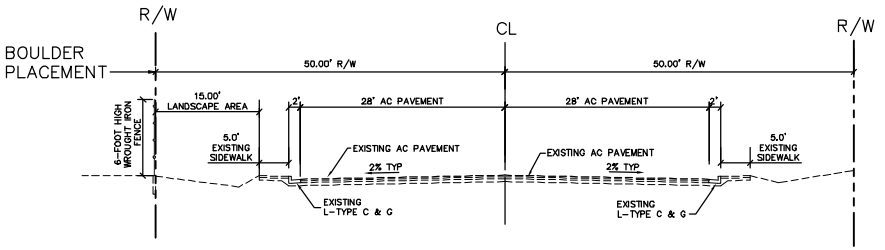
VICINITY MAP
SECTION 29 / T 20 S / R 61 E
N.T.S.

LEGEND

- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE OF AREA TO BE REZONED
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- EXISTING WALL
- EXISTING CURB & GUTTER
- POWER POLE
- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC ARROW
- EXISTING DECORATIVE ROCK DISPLAY BAYS

ABBREVIATIONS

AC	–ASPHALT
APN	–ASSESSOR'S PARCEL NUMBER
CBW	–CONCRETE BLOCK WALL
SF	–SQUARE FEET
LS	–LANDSCAPE AREA
℄	–PROPERTY LINE
R/W	–RIGHT OF WAY
TYP	–TYPICAL
WM	–WATER METER



TYPICAL BONANZA ROAD STREET SECTION
NOT TO SCALE

BALOVA ENGINEERING
6130 ELTON AVENUE
SUITE 104
LAS VEGAS, NV 89107
702-216-0330 T
702-216-6001 F

REV:	DATE:	BY:	REVISIONS:

PRJ-49067
05/01/13

PLANT NURSERY

SITE PLAN
2123 AND 2125 WEST BONANZA ROAD
CITY OF LAS VEGAS, NEVADA

DESIGNED BY: PB
CHECKED BY: PB
DATE: 04/25/13
JOB #: 13-053
APN: 139-28-802-004, 005
SECT 29 T 20S R 61E
SCALE: HORIZ 1" = 30'

PETYA L. BALOVA
Exp. 12/31/13
CIVIL
No. 16450

SHEET #
SP001
1 OF 1

ZON-49179 VAR-49180 & SDR-49181

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

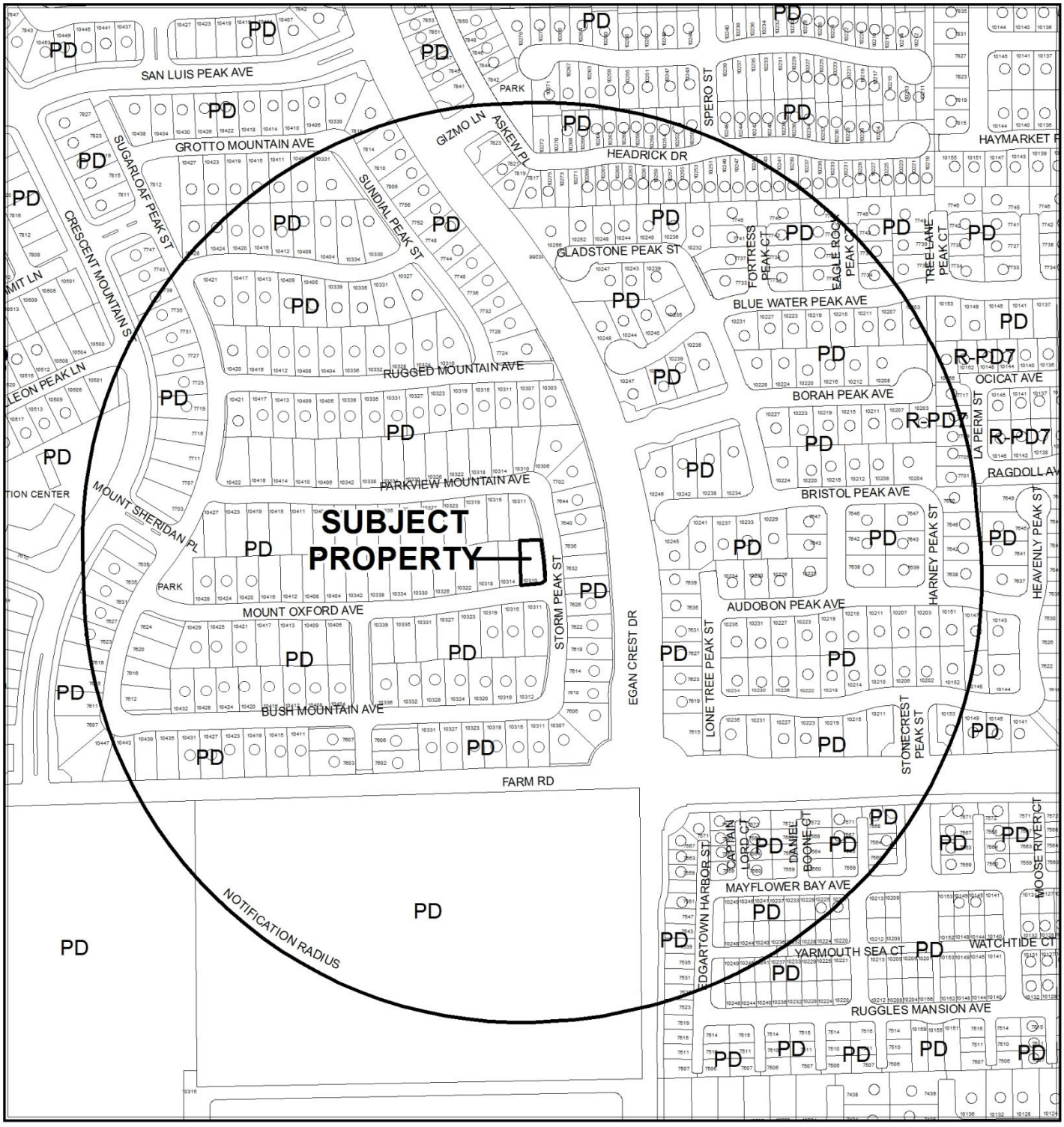
SUBJECT:
VAR-49112 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC., OWNER : ESTANCIA DESERT LLC - For possible action a request to ALLOW A 19-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED on 0.12 acres at 10310 Mount Oxford Avenue (APN 126-13-614-070), PD (Planned Development) Zone, Ward 6 (Ross) (PRJ-49017).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



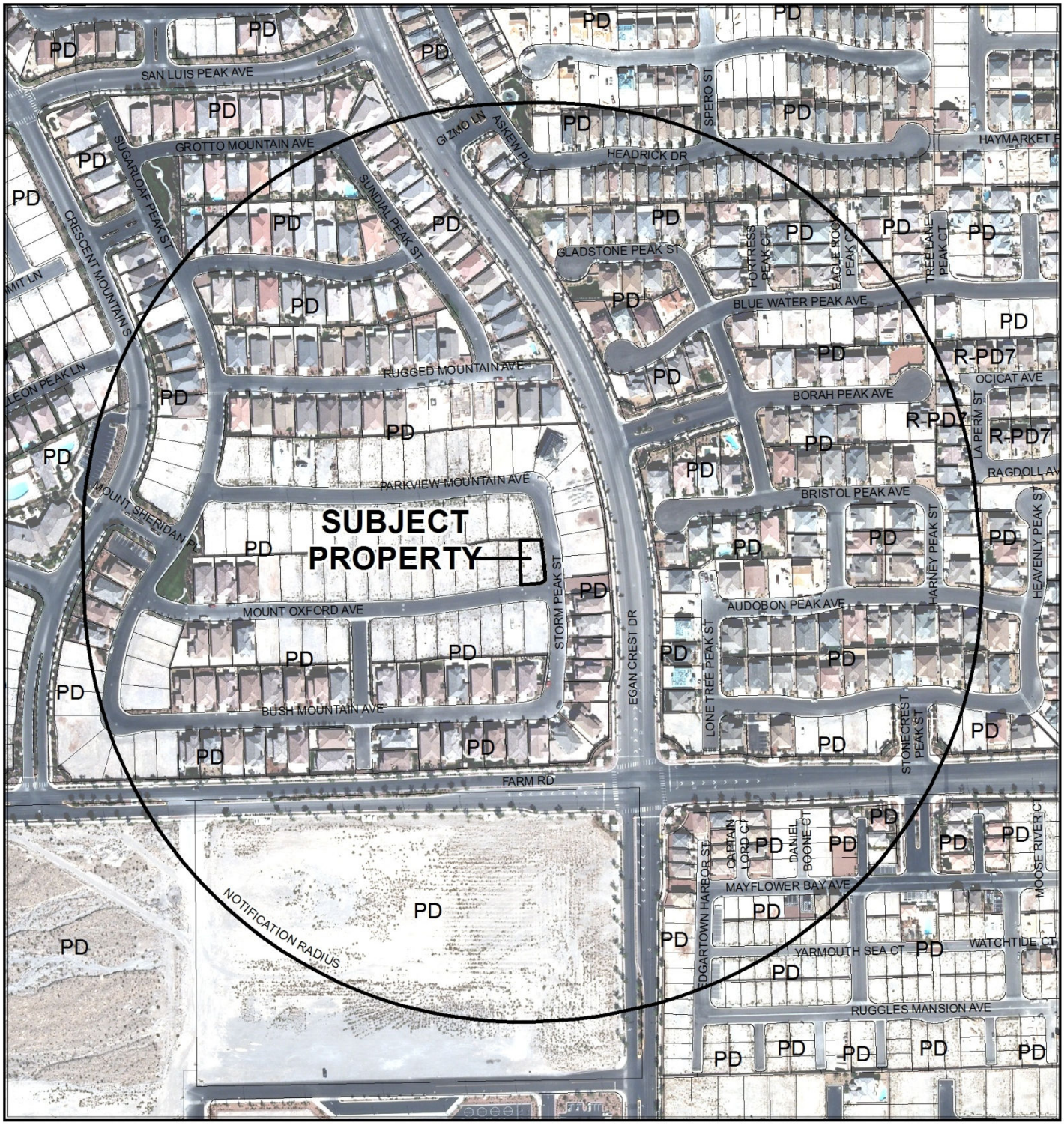
0 300 600 Feet

CASE: **VAR-49112 (PRJ-49017)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[L (LOW DENSITY RESIDENTIAL)
Cliff's Edge Special Land Use Designation]

N



CASE: **VAR-49112 (PRJ-49017)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[L (LOW DENSITY RESIDENTIAL)
Cliff's Edge Special Land Use Designation]

0 300 600
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-49112

Case Number: 6 - Ross APN: 126-13-614-076

Name of Property Owner: Estancia Desert LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, Inc.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Paul F. Manning

Print Name: PAUL F. MANNING

Subscribed and sworn before me

This _____day of _____, 20_____

PLEASE SEE ATTACHED CALIFORNIA NOTARY BLOCK

_____

Notary Public in and for said County and State

PRJ-49017
04/24/13

Department of Planning

Statement of Financial Interest

Case Number: 6-Ross

APN: 126-13-614-076

Northern Terrace at Providence Unit 3 Lot 310 Variance

10310 Mount Oxford Avenue

ACKNOWLEDGMENT

State of California)
County of Orange)

On April 16, 2013, before me, Elizabeth Murray, a Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature E Murray

ELIZABETH MURRAY
Commission # 1934153
Notary Public - California
Orange County
My Comm. Expires May 24, 2015

PRJ-49017
04/24/13

VAR-49112

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Northern Terrace at Providence Unit 3 Lot 310 Variance

Project Address (Location) 10310 Mount Oxford Avenue

Project Name Northern Terrace at Providence Unit 3 **Proposed Use** SF Residential

Assessor's Parcel #(s) 126-13-614-076 **Ward #** 6 - Ross

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage N/A **Floor Area Ratio** 0.38

Gross Acres 0.12 **Lots/Units** 1 **Density** Low Density

Additional Information ____

PROPERTY OWNER Estancia Desert LLC **Contact** ~~Lisa Albanez~~ PAUL F. MANNING

Address 2020 Main Street, Suite 1100 **Phone:** (949) 724-5900 **Fax:** (949) 724-1919

City Irvine **State** CA **Zip** 92614

E-mail Address ~~Lalbanez@tripacificllc.com~~ PMANNING@TRIPACIFICLLC.COM

APPLICANT Warmington Residential Nevada, Inc. **Contact** Scott Reddie

Address 6725 Via Austi Pkway. Suite 350 **Phone:** (702) 248-4883 **Fax:** (702) 248-8430

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

E-mail Address scott@warmingtongroup.com

REPRESENTATIVE G.C. Wallace, Inc. **Contact** Michael Fang

Address 1555 S. Rainbow Blvd. **Phone:** (702) 804-2000 **Fax:** (702) 804-2299

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

E-mail Address mfang@gcwallace.com

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* Paul F. Manning

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

Print Name PAUL F. MANNING

Subscribed and sworn before me

This ____ day of ____, 20 ____.

____

Notary Public in and for said County and State

PLEASE SEE ATTACHED CALIFORNIA NOTARY BLOCK

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-49112
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49017
04/24/13

Department of Planning

Application/Petition Form

Northern Terrace at Providence Unit 3 Lot 310 Variance

10310 Mount Oxford Avenue

ACKNOWLEDGMENT

State of California)
County of Orange)

On April 16, 2013, before me, Elizabeth Murray, a Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

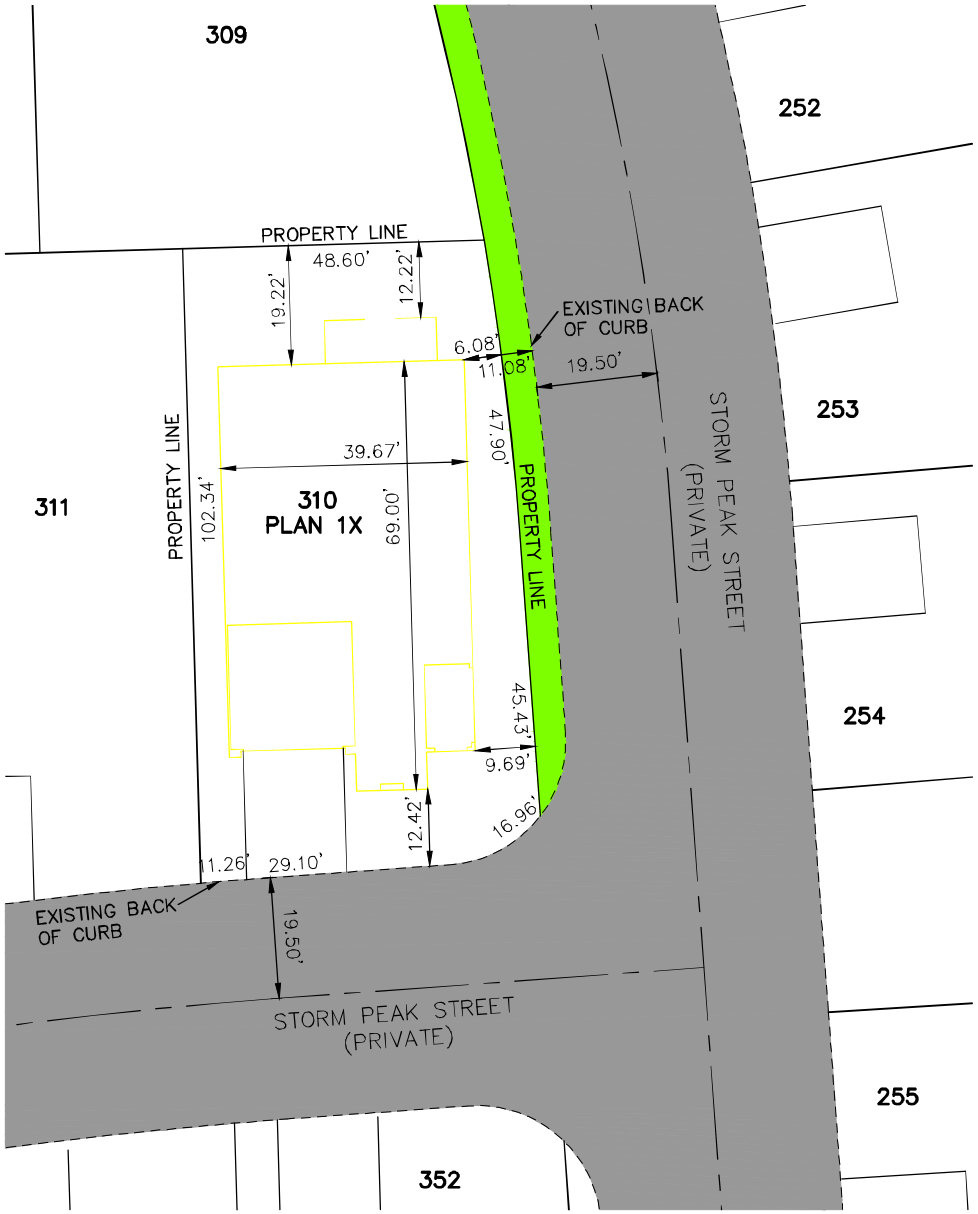
WITNESS my hand and official seal.

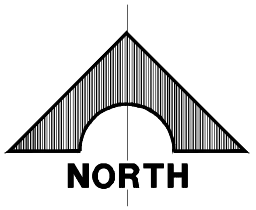
Signature E Murray

ELIZABETH MURRAY
Commission # 1934153
Notary Public - California
Orange County
My Comm. Expires May 24, 2015

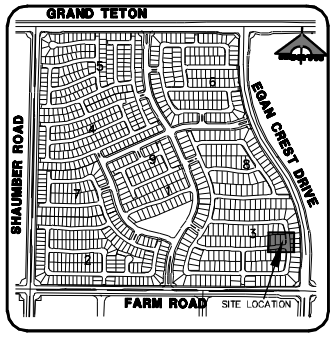
PRJ-49017
04/24/13

VAR-49112









KEY MAP

DENSITY:
LOW DENSITY RESIDENTIAL

FLOOR AREA RATIO:
PLAN 1X – 0.38

TYPICAL INTERIOR LOT SIZE:
50.0' X 102.0' = 5,100 SQ. FT.

PROPERTY LOT SIZE:
LOT 310 – 5,302 SQ. FT.

BUILDING SIZE (FIRST FLOOR):
PLAN 1X – 2,025 SQ.

BUILDING SIZE (TOTAL LIVING AREA):
PLAN 1X – 2,025

PRJ-49017
04/24/13

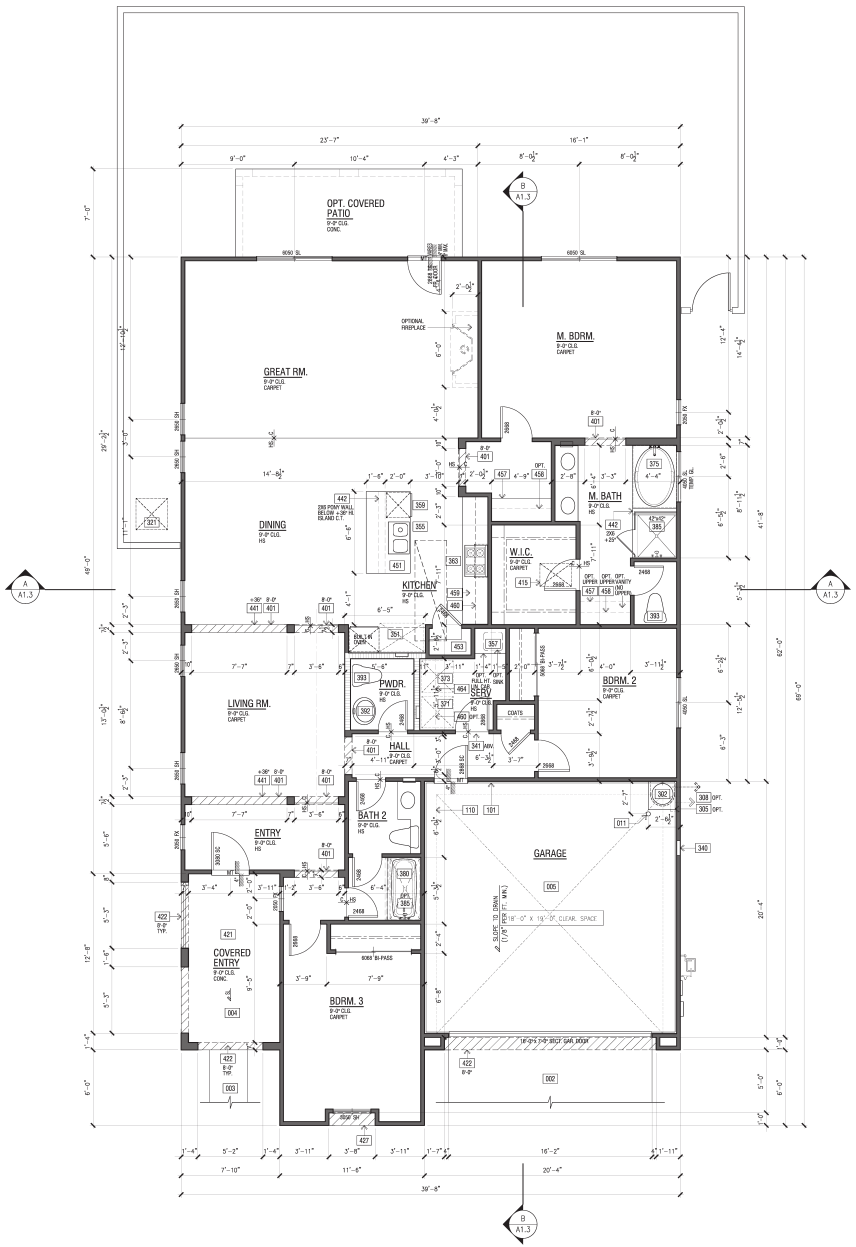
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD · LAS VEGAS, NV 89146
T: 702.804.2000 · F: 702.804.2299 · GCWALLACE.COM

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 3
SITE PLAN
LOT 310

SHEET
1
1 OF 1 SHTS

VAR-49112

F:\Projects\800\819-002\Northern Terrace\Plot Plans\Unit 3\Site Plan\U3-Lot310.dwg
04-03-13 10:01:59
Michael Fang



FLOOR PLAN

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

FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
011	GALVANIZED STEEL PIPE BOLLARD W/ CONCRETE FILL - REFER TO DETAIL 1B/D4
101	GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO ADJACENT DWELLING UNIT WALL. (IRC R302.6)
110	OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1⅜" (35 MM)IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1⅜" (35 MM) THICK OR 20 MINUTE FIRE-RATED DOORS. (IRC R302.5.1)
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
302	HIGH RECOVERY WATER HEATER WITH - 4'-18" HIGH 3/4" EXT. GRADE PLYWOOD PLATFORM PER UPC 508.14(1). WATER HEATER PROTECTION FROM DAMAGE PER UPC 508.14(2). LATERAL BRACING OF WATER HEATER PER UPC 508.2 (SEE DETAIL 17/D3).
305	TANK LESS WATER HEATER - INSTALLATION PER MANUFACTURERS INSTRUCTIONS
308	HORIZONTAL TANK LESS WATER HEATER VENT SYSTEM TO OUTSIDE
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE PER UPC SEC. 608.5.
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURERS INSTRUCTIONS. MANUFACTURER, MODEL NUMBER AND APPROVAL LISTING PER PLAN
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION
335	9" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
337	WATER HEATER VENT - VENT TO OUTSIDE
340	14"X6" COMBUSTION AIR VENTS TOP AND BOTTOM - TYP.
341	14"X6" MAKE-UP AIR VENT
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	OPT. UTILITY SINK
359	DISHWASHER
363	SLIDE-IN RANGE/OVEN WITH MICRO/VENT/LIGHT COMBINATION (RECIRCULATING EXHAUST VENT)
371	WASHER SPACE WITH RECESSED WATER BOX
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
375	TUB - 42" X 60"
380	TUB/ SHOWER
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
385	SHOWER (HOT MOP PAN) - SEE DETAIL 5/D2 - SIZE PER PLAN
391	SINK
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
415	22-1/2"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN (9'-0" U.N.O.)
422	STUCCO SOFFIT: HEIGHT PER PLAN (8'-0" U.N.O.)
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
441	GYP. BD. SHELF/ LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY (5 SHELVES)
454	DESK
457	LINEN (LOWER)
458	LINEN (UPPER)
459	BASE CABINET
460	UPPER CABINET
464	SHELVES

FLOOR PLAN NOTES

1. LIGHT AND VENTILATION AND HEATING IN GROUP R OCCUPANCIES PER IRC SECTION R303.
2. GLAZING PER IRC SECTION R308.
3. DRAFTSTOPS PER IRC SECTION R302.12 AND R502.12.
4. FIRE BLOCKING REQUIRED PER IRC SECTION R302.11 AND R502.13.
5. ROOF-VENTILATION PER IRC SECTION R806.
6. ATTIC ACCESS PER IRC SECTION R807.
7. ENVIRONMENTAL AIR DUCTS AND PRODUCT CONVEYING SYSTEMS PER U.M.C. CHAPTER 5, PART 1.
8. APPLIANCE INSTALLATION IMPACT PROTECTION PER U.M.C. SECTION 307.1.
9. DUCT SYSTEMS PER U.M.C. SECTION 504.0
10. COMBUSTION AIR PER U.P.C. SECTION 507.0.

NOTE: SEE ROOF PLANS FOR POSSIBLE RATED WALL LOCATION(S). (ONLY NECESSARY TO RATE THE PORTION OF THE WALL WHERE THE FIRE SEPARATION DISTANCE TO THE PROPERTY LINE IS LESS THAN 5'-0" MEASURED FROM THE FOUNDATION TO THE PROPERTY LINE (SRA R302.1)

REFER TO DETAIL 9/D1 FOR RATED DETAILS.

FLOOR AREA TABLE	PLAN 1XA
LOWER FLOOR PLAN	2025 SQ. FT.
TOTAL	2025 SQ. FT.
GARAGE	414 SQ. FT.
COVERED ENTRY/PORCH	110 SQ. FT.
OPTIONAL COVERED PATIO	126 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

VAR-49112 05/07/13

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

EMERY AT NORTHERN TERRACE

PARCEL 3
LAS VEGAS, NEVADA

DEVELOPER: WARMINGTON RESIDENTIAL NEVADA, INC.
LAS VEGAS, NEVADA

PARCEL NUMBER 126136614051
50'X102' S.F.D. LOTS

SINCLAIR - PLAN 1XA

© 2011 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	MB
DESIGNER :	DW
DRAWN BY :	[DRAWN BY]
REVIEWED BY :	MB
1ST BLDG. DEPT. SUBMITTAL :	04-14-09
ISSUED FOR CONSTRUCTION :	5-20-09
JOB NUMBER :	2008229
CAD FILE NAME :	A101

DATE: 12-06-11

SHEET: A1.1

2008229

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

702.804.2188
mfang@gcwallace.com

431-033

April 3, 2013

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

Re: Justification for Northern Terrace at Providence Unit 3 (Emery) Lot 310 Rear Yard Setback Variance (CLV Drawing No. 107Y4891-3)

To Whom It May Concern;

On behalf of Warmington Residential Nevada, Inc., G.C. Wallace, Inc., is submitting a request for a Variance on the rear yard setback for lot 310 to be 19' minimum to the house. Northern Terrace at Providence Unit 3 consists of 125 lots. This request is affecting roughly 1% of the Unit 3 lots. According to Cliff's Edge (Providence) Master Development Plan and Design Guidelines, the minimum rear yard setback requirement for the low density residential is 20' to the house and 10' to the patio. Due to the geometry of the adjacent roadways, Storm Peak Street and Mount Oxford Avenue, the depth of the lot is less than the typical lot depth on Mount Oxford Avenue. The DRC has reviewed and granted this Variance on lot 310 (see attached letter).

Please feel free to call me at 804-2188 if you need any additional information or have any questions.

Cordially,

G. C. WALLACE, INC.

Michael Fang, EI

Attachment

C: File
J. Johnson, GCW

PRJ-49017
04/24/13

VAR-49112

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

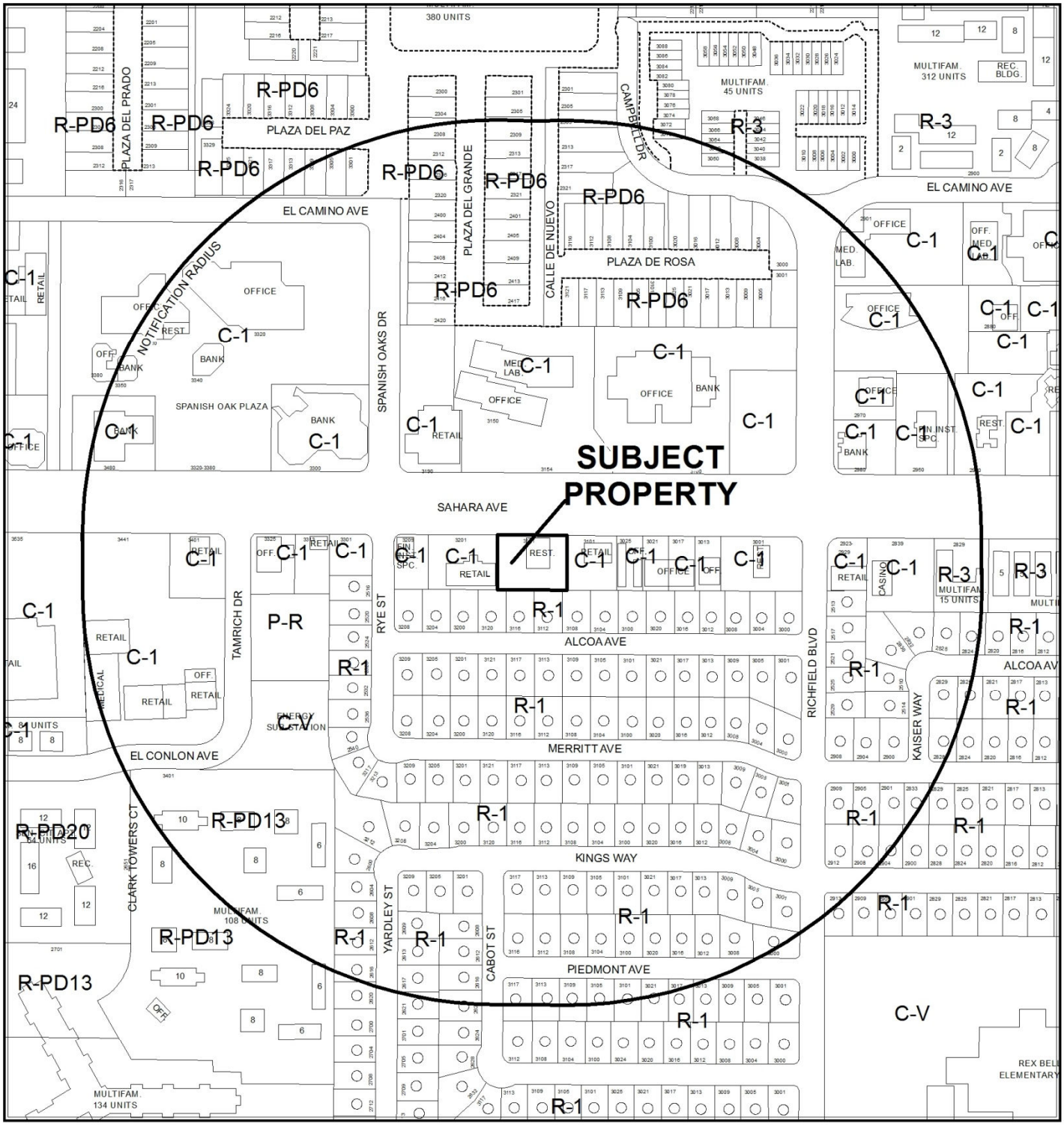
SUBJECT:
VAR-49137 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81-FEET IS REQUIRED on 0.51 acres at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

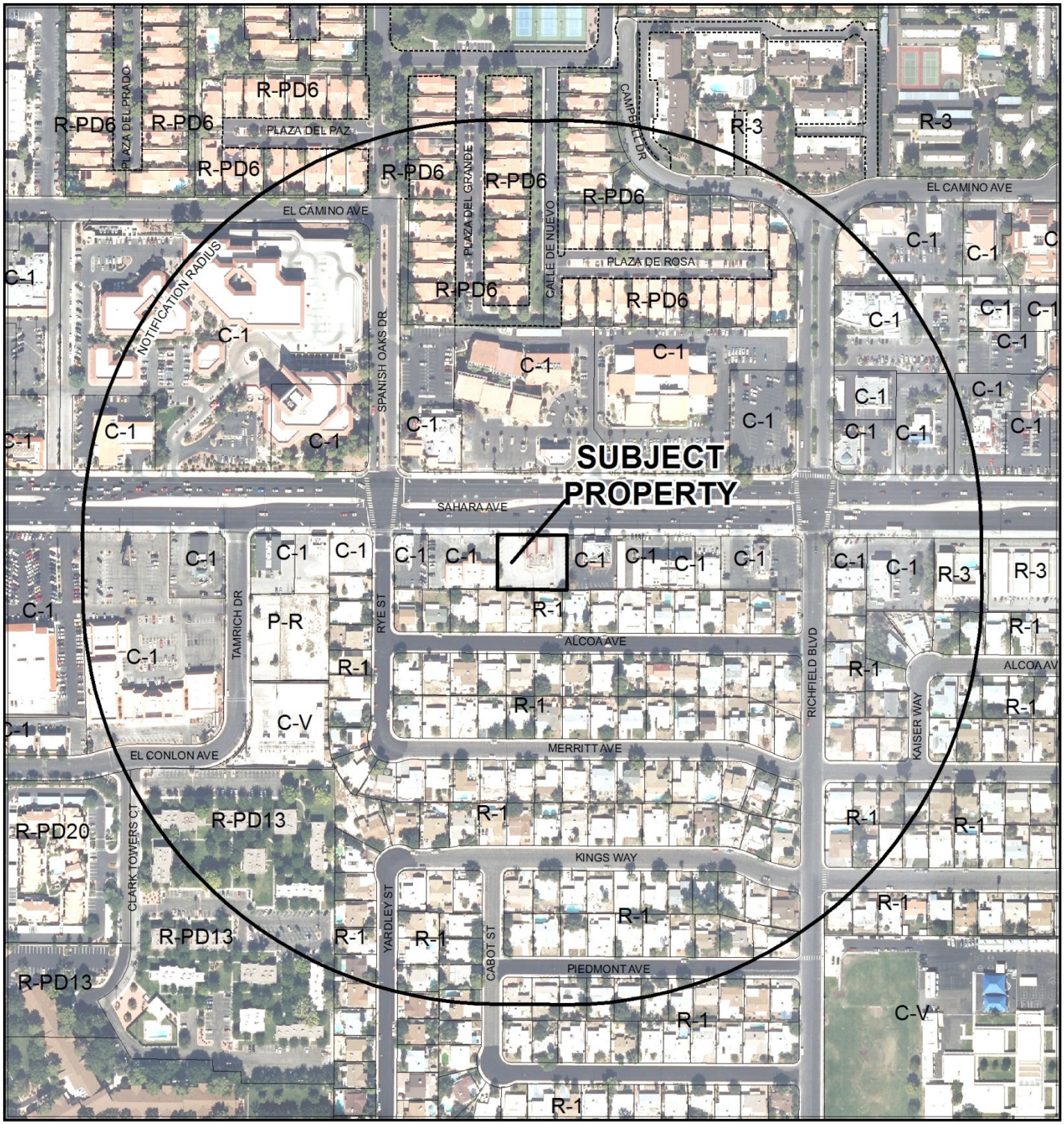
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49137 and SDR-49136
2. Conditions and Staff Report - VAR-49137 and SDR-49136
3. Supporting Documentation
4. Photos - VAR-49137 and SDR-49136
5. Justification Letter - VAR-49137 and SDR-49136



CASE: **VAR-49137 & SDR-49136**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-49137 & SDR-49136**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

RECEIVED
APR 24 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49137 APN: 162-08-104-003

Name of Property Owner: BLV Holdings LLC

Name of Applicant: BLV Holdings LLC

Name of Representative: Ben S. Cohen

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: Ben S. Cohen

Subscribed and sworn before me

This 23 day of April, 2013

CLARK COUNTY NEVADA

Notary Public in and for said County and State

JOY MCCAUGHEY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-5330-1
My Appt. Expires July 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
APR 24 2013

Application/Petition For: Site Development / Variance for rear set back 19.08.040(H)

Project Address (Location) 3121 W Sahara Avenue, Las Vegas

Project Name Two Story Office / Retail Building **Proposed Use** Jewelry Store/Office

Assessor's Parcel #(s) 162-08-104-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4974 S.F. **Floor Area Ratio** _____

Gross Acres 0.51 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER BLV Holdings LLC **Contact** Ben S. Cohen

Address 3377 S Las Vegas Blvd. #2330 **Phone:** (702) 650-3377 **Fax:** (702) 650-0665

City Las Vegas **State** Nevada **Zip** 89109

E-mail Address ben@bengioielli.com

APPLICANT BLV Holdings LLC **Contact** Ben S. Cohen

Address 3377 S Las Vegas Blvd. #2330 **Phone:** (702) 650-3377 **Fax:** (702) 650-0665

City Las Vegas **State** Nevada **Zip** 89109

E-mail Address ben@bengioielli.com

REPRESENTATIVE Ravin Nathan **Contact** Ravin Nathan

Address 10117 Ocicat Avenue **Phone:** (702) 245-8690 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89166

E-mail Address rvnnathan@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* _____

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

Print Name BEN COHEN

Subscribed and sworn before me

This 23 day of APRIL, 2013.

CLARK COUNTY NEVADA

Notary Public in and for said County and State

JOY MCCAUGHEY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-5330-1
My Appt. Expires July 15, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-49137
Meeting Date:	6/11/2013
Total Fee:	$830.00
Date Received:*	4/24/2013
Received By:	J. COMA

*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.

ABBREVIATIONS

A/C.	AIR CONDITIONER	EQUIP.	EQUIPMENT	O/	OVER
A.F.F.	ABOVE FINISH FLOOR	E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER
ALT.	ALTERNATE	EXT.	EXTERIOR	OPT	OPTION
ALUM.	ALUMINUM	EXTG.	EXISTING	OPP.	OPPOSITE
APPX.	APPROXIMATE	F.D.	FLOOR DRAIN	PLY	PLYWOOD
@	BASE	F.F.	FINISH FLOOR	R	RADIUS
BET.	BETWEEN	FIN.	FINISH	REC.	RECREATION
BLDG.	BUILDING	FLR.	FLOOR	REF.	REFERENCE
BLKG.	BLOCKING	F.R.P.	FIBERGLASS REINFORCED PANEL	S.F.	SQUARE FEET
B.U.	BUILT-UP	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	SI.	SQUARE INCHES
CEM.	CEMENT	G.F.R.P.	GLASS FIBER REINFORCED PLASTIC	SIM.	SIMILAR
℄	CENTERLINE	GYP.BD	GYPSUM BOARD	SH. & P	SHELF and POLE
CMU	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	SPC.	SPACE
COL.	COLUMN	HR	HOUR	SQ.	SQUARE
CONC.	CONCRETE	HT.	HEIGHT	STD.	STANDARD
CONT.	CONTINUOUS	INSUL.	INSULATION	STRUCT.	STRUCTURAL
DBL.	DOUBLE	INT.	INTERIOR	T & G	TONGUE and GROOVE
DIAG.	DIAGONAL	LAM.	LAMINATED	T.O.	TOP OF
DIM.	DIMENSION	L.P.	LOW POINT	T.O.J.	TOP OF JOIST
DIR.	DIRECTION	MAX.	MAXIMUM	T.P.H.	TOILET PAPER HOLDER
DTP.	DOUBLE TOP PLATE	MIN.	MINIMUM	TYP.	TYPICAL
E.F.S.	EXTERIOR FINISH SYSTEM	MTL.	METAL	VERT.	VERTICAL
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W/	WITH
EL.	ELEVATION	NO.	NUMBER	W/O	WITHOUT
		NRS.	NEVADA REVISED STATUTES	W.R.	WATER RESISTANT

PROPOSED TWO STORY OFFICE/JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & CO

RECEIVED
APR 24 2013

CODE ANALYSIS

CODE USED – 2009 IBC, 2009 UMC, 2009 UPC, IECC 2008 NEC & ANSI 2003

JURIDICTION: CITY OF LAS VEGAS

ZONING: C1

LOT SIZE : 0.51 ACRES

OCCUPANCY: B/M

TYPE OF CONSTRUCTION: V-B

FIRE PROTECTION: NO FIRE SPRINKLERS

1ST. FLOOR AREA:	2,736 SQ.FT
2ND. FLOOR AREA:	2,135 SQ.FT
TOTAL FLOOR AREA:	4,871 SQ.FT

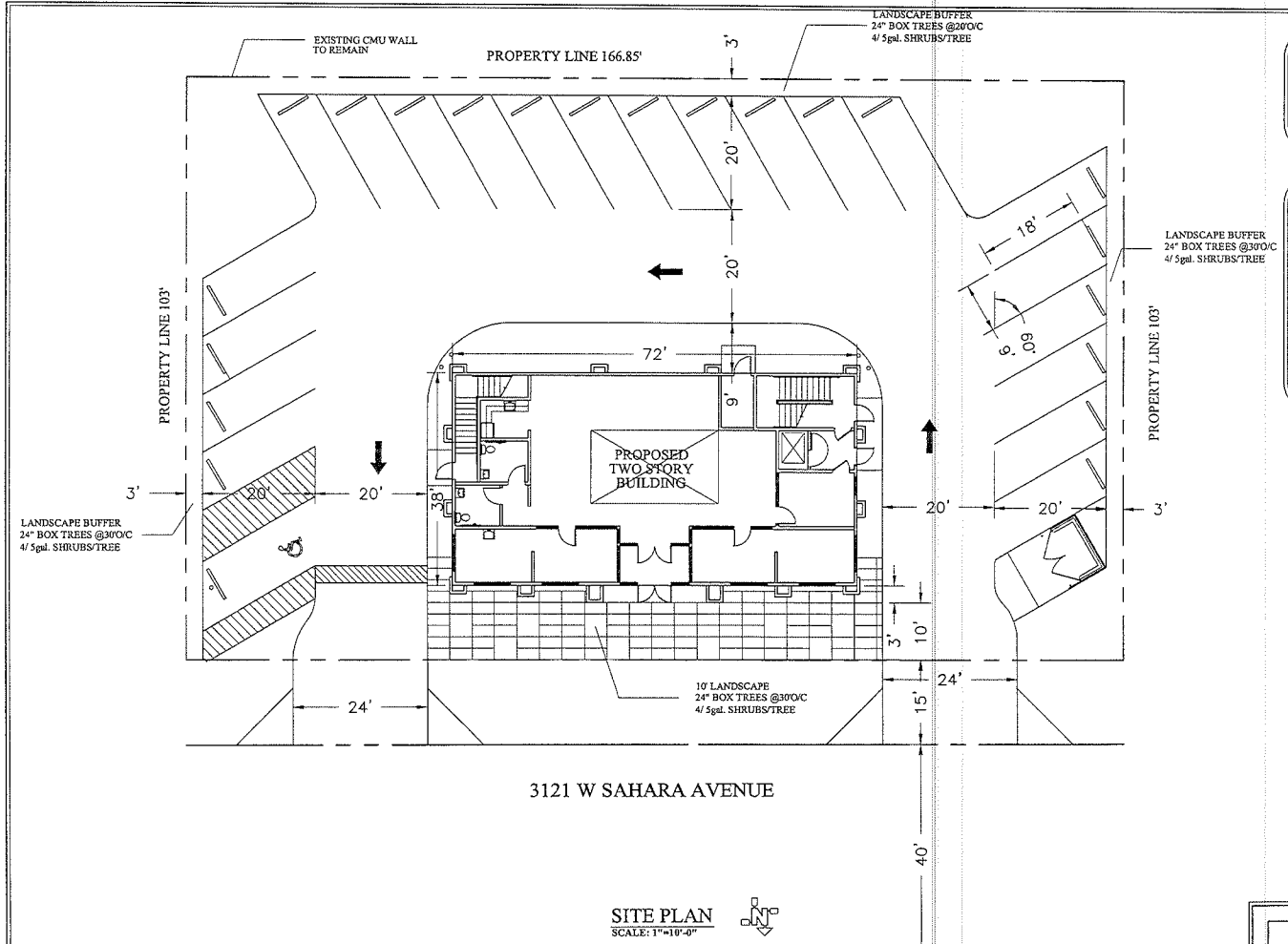
MAX. HT. = 35'

PARKING ANALYSIS:

REQUIRED PARKING

AREA OF OFFICE SPACE = 3,713 SQ.FT
AREA OF RETAILSPACE = 1,158 SQ.FT

REQUIRED PARKING = 3713/300+ 1158/175 =19
PARKING PROVIDED =22



SITE PLAN
SCALE: 1"=10'-0"

SHEET INDEX

A0 COVER SHEET / SITE PLAN
L1 LANDSCAPE PLAN
A1a FIRST FLOOR PLAN
A1b SECOND FLOOR PLAN
A2a BUILDING ELEVATIONS (NORTH & WEST)
A2b BUILDING ELEVATIONS (SOUTH & EAST)

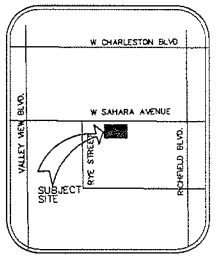
PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
3121 W SAHARA AVENUE
LAS VEGAS NV 891

APN# 162-08-104-003
2 STORY BUILDING = 4,871 S.F.

OWNER:
BEN GIOIELLI & CO
3377 S LAS VEGAS BLVD.#2330
LAS VEGAS NV 89109
CONTACT: BEN S.COHEN
(702) 650-3377

VICINITY MAP



Nevada Licensed Contractor, Lic. # -

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

PROPOSED TWO STORY OFFICE/JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & CO

CONTRACTOR: -

PHONE: FAX: DATE ISSUED:

DRAWING NAME: COVER SHEET & SITE PLAN

DRAWN BY: JLVN TEL: (702) 245-8698 DRAWING: A0

VAR-49137

SDR-49136

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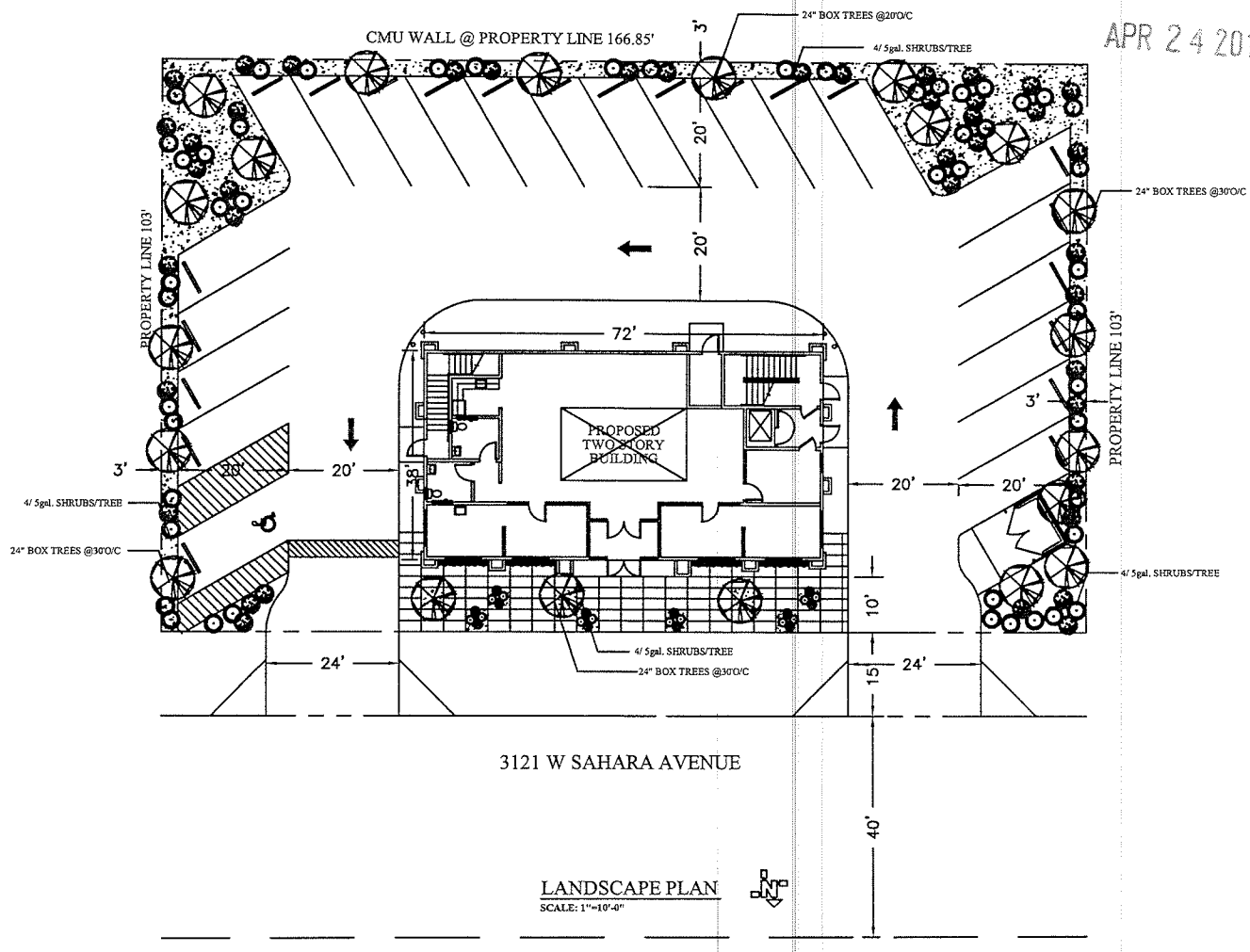
APR 24 2013

LANDSCAPE MATERIAL LIST			
SYMBOL	COMMON NAME	SIZE	
	ITALIAN STONE PINE MEXICAN SYCAMORE ARIZONA ASH ARIZONA CYPRESS	24" BOX	
	JASMINE JUNIPER LAVENDER FLANNEL BUSH	5 GAL.	
	5/8" REBEL RED ROCK MULCH		
	CONC. PAVING/STAMPED CONC.		

LANDSCAPE BUFFER: (CH 19.08, TABLE-2)

ADJOINING TO ROW & COMMERCIAL (NORTH, EAST & WEST)
1– 24" BOX TREE @ 30'O/C AND 4–5GAL. SHRUBS/TREE MINIMUM

SOUTH PROPETY LINE :
1– 24" BOX TREE @ 20'O/C AND 4–5GAL. SHRUBS/TREE MINIMUM



LANDSCAPE PLAN
SCALE: 1"=10'-0"

PROPOSED OFFICE/JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & CO		
CONSTRUCTION: -		
SCALE:	TEL:	DATE: 4/23/13
DRAWING NAME: LANDSCAPE PLAN		
DRAWN BY: KVN	TEL: (702) 245-8686	DWG NUM: L1

VAR-49137
SDR-49136

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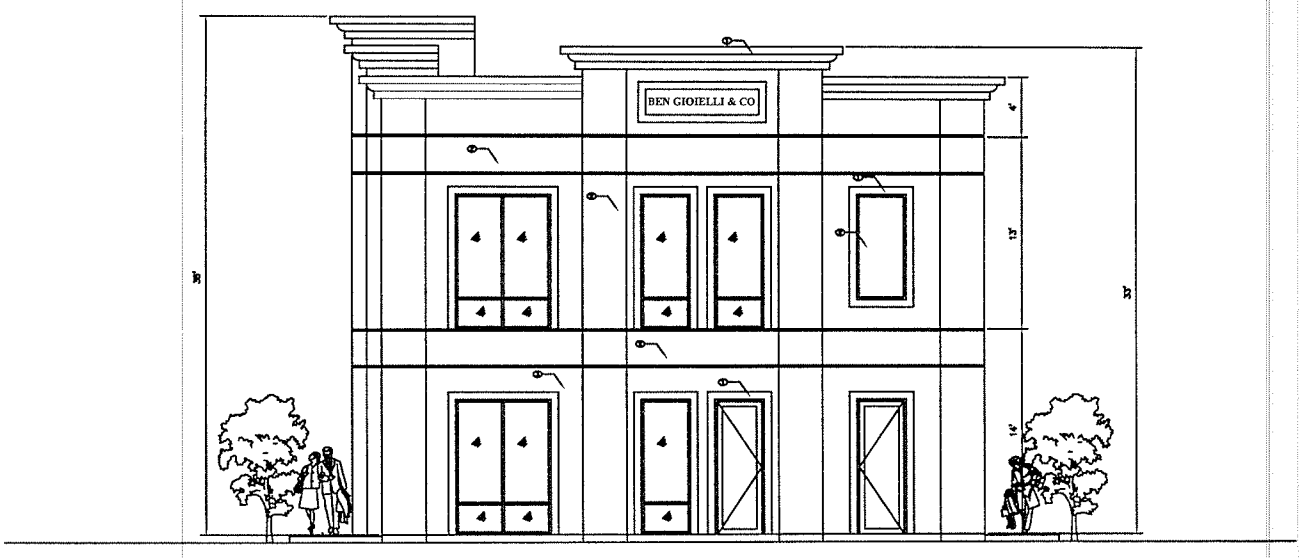
APR 24 2013



EXTERIOR STUCCO FINISH COLOR		
1	COPING & DOOR/WINDOW TRIMS	"BEHR" PREMIUM STUCCO PAINT SANDSTONE BENE MS-41
2	COLUMNS/ VERT.& HORIZONTAL PROJECTIONS	"BEHR" PREMIUM STUCCO PAINT ARABIAN DESERT MS-42
3	ALL RECESSED SURFACES	"BEHR" PREMIUM STUCCO PAINT MANHO WHITE MS-40

NORTH ELEVATION
SCALE: 1/4"=1'-0"



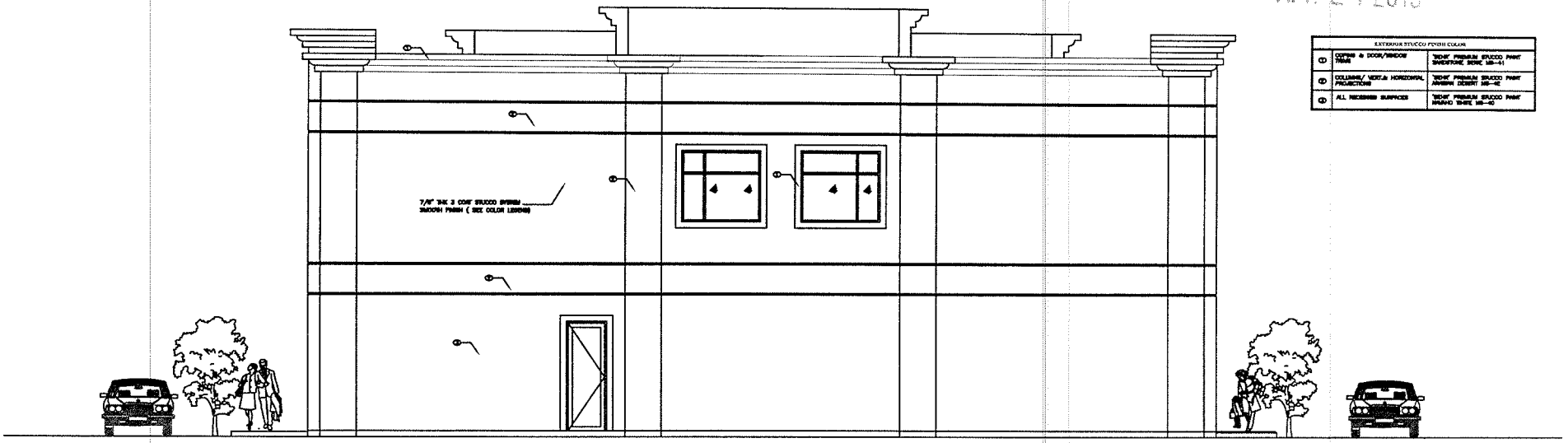
WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED OFFICE / JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & Co		
CONTRACTOR:		
PLAN:	TEL:	DATE:
DRAWING NAME: BUILDING ELEVATIONS		
DRAWN BY: RVN	TEL: (787) 245-8500	DRAWING NUM: A1b

VAR-49137

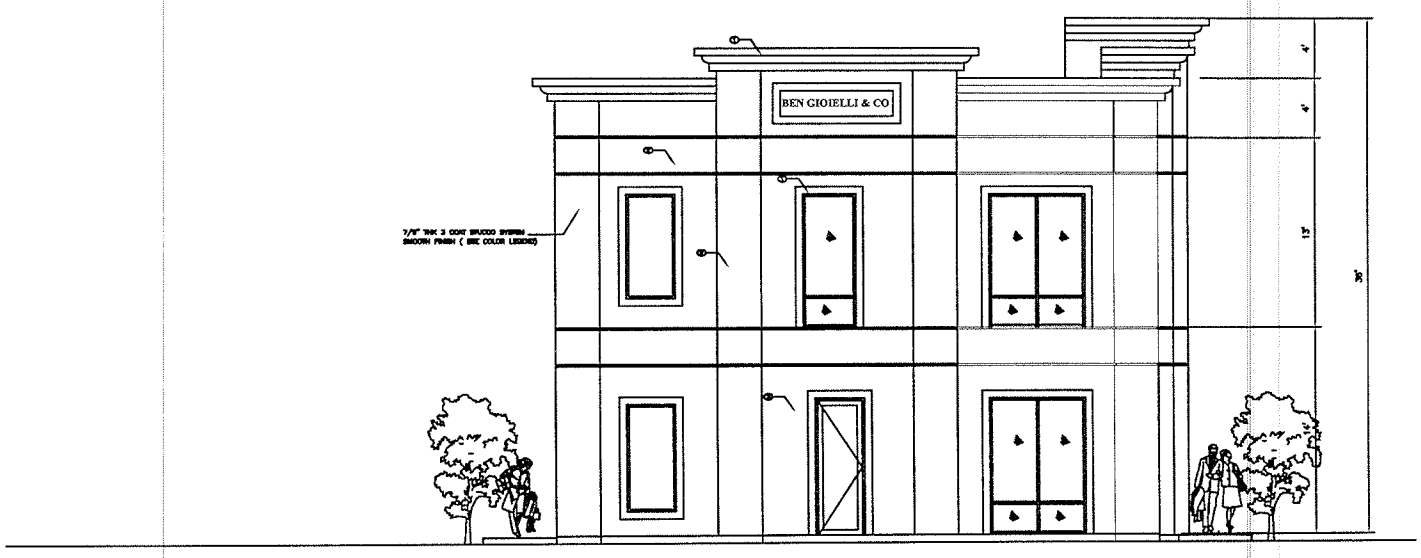
SDR-49136

RECEIVED
APR 24 2013



EXTERIOR STUCCO FINISH COLOR		
1	COPING & DOOR/WINDOW TRIMS	"BEHR" PREMIUM STUCCO PAINT SANDSTONE BERK MS-41
2	COLUMNS/ VERT.& HORIZONTAL PROJECTIONS	"BEHR" PREMIUM STUCCO PAINT ARABIAN DESERT MS-42
3	ALL RECESSED SURFACES	"BEHR" PREMIUM STUCCO PAINT NAVAHO WHITE MS-40

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



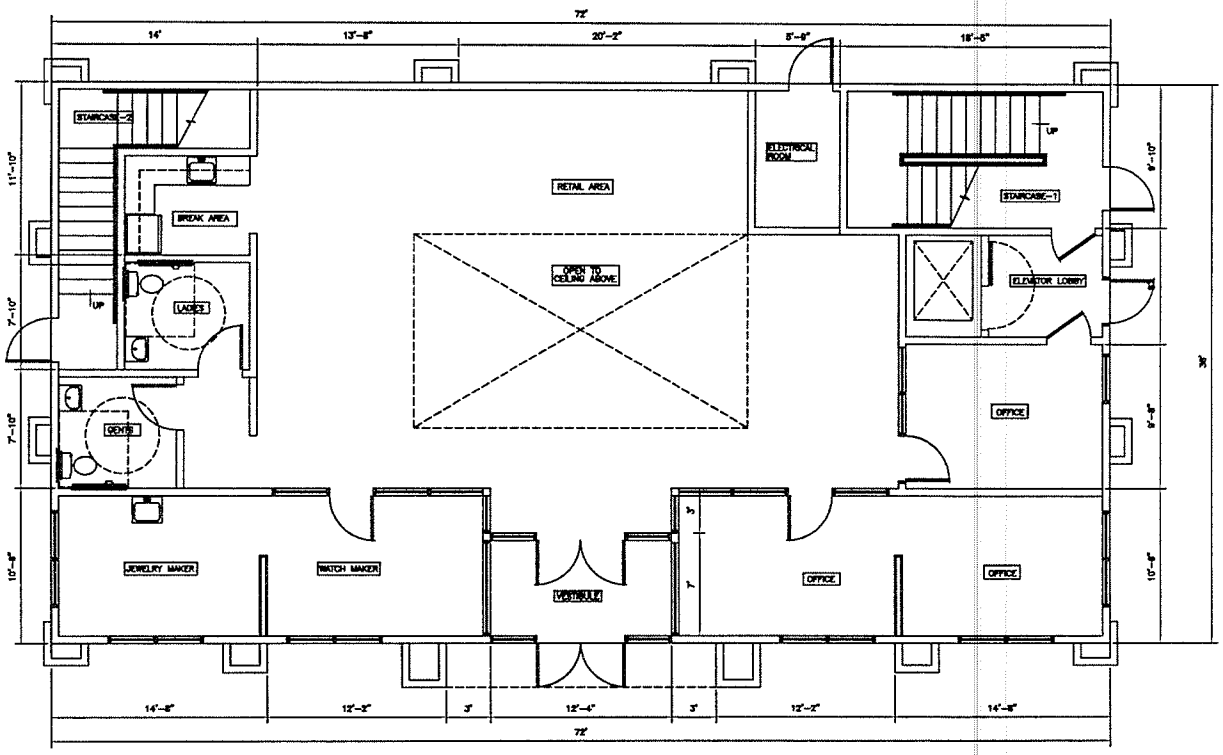
EAST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED OFFICE / JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & Co		
CONTRACTOR:		
SCALE:	TEL:	DATE: 04/23/13
DRAWING NAME: BUILDING ELEVATIONS		
DRAWN BY: KVN	TEL: (702) 245-3690	DRAWING NO.: A1a

VAR-49137
SDR-49136

RECEIVED

APR 24 2013



FIRST FLOOR PLAN

SCALE: 1/4"=1' (1ST.FLOOR AREA = 2,736 sq.ft.)
(TOTAL FLOOR AREA = 4,871 sq.ft.)

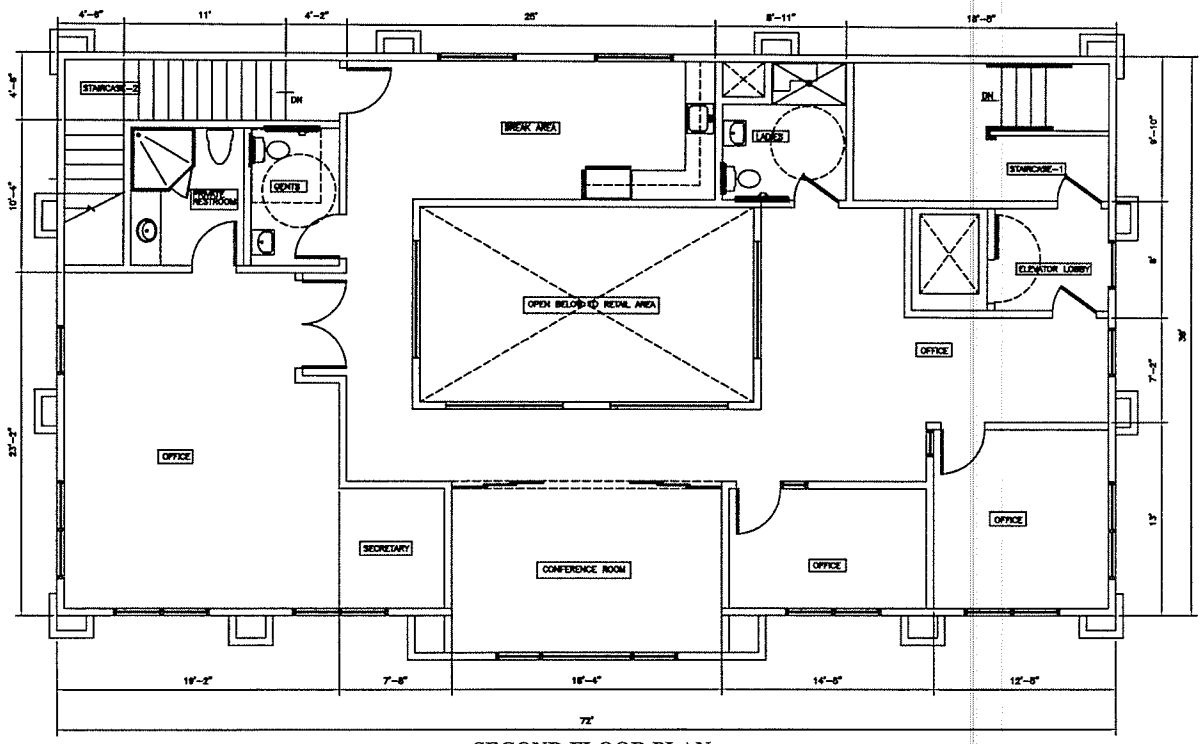
VAR-49137

SDR-49136

PROPOSED TWO STORY OFFICE/RETAIL BUILDING FOR BEN GIOIELLI & CO	
CONTRACTOR:	
DATE:	TEL: / DATE: REVISED
DRAWING NAME: FIRST FLOOR PLAN	
DRAWN BY: RVN TEL: (702) 245-8690	DRAWING NUM: A2.0

RECEIVED

APR 24 2013



SECOND FLOOR PLAN

SCALE: 1/4"=1' (2ND. FLOOR AREA = 2,135 sq.ft.)
(TOTAL FLOOR AREA = 4,871 sq.ft.)

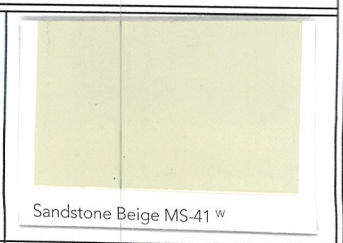
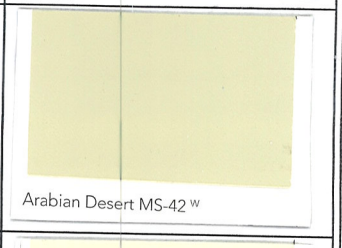
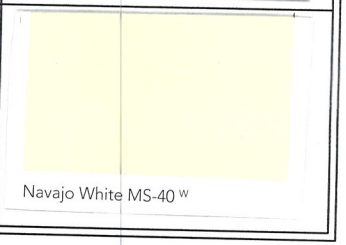
VAR-49137
SDR-49136

PROPOSED TWO STORY OFFICE/RETAIL BUILDING FOR BEN GIOIELLI & CO	
CONTRACTOR:	
PREP'D	TEL: DATE: 04/23/13
DRAWING NAME:	SECOND FLOOR PLAN
DRAWN BY: RVN	TEL: (702) 245-8690 DRAWING NO.: A2b

RECEIVED

APR 24 2013

EXTERIOR STUCCO FINISH COLOR

①	COPING & DOOR/WINDOW TRIMS	'BEHR' PREMIUM STUCCO PAINT SANDSTONE BEIGE MS–41	 Sandstone Beige MS-41 W
②	COLUMNS/ VERT.& HORIZONTAL PROJECTIONS	'BEHR' PREMIUM STUCCO PAINT ARABIAN DESERT MS–42	 Arabian Desert MS-42 W
③	ALL RECESSED SURFACES	'BEHR' PREMIUM STUCCO PAINT NAVAHO WHITE MS–40	 Navajo White MS-40 W

VAR-49137

SDR-49136

PROPOSED OFFICE / JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & Co

COLOR BOARD

DATE: 04/25/13

RECEIVED

APR 24 2013

Letter of Justification

24 TH APRIL 2013

Dept. of Planning
City of Las Vegas
333 N. Rancho Dr.
Las Vegas

Dear Sir/Madam,

Re: Vacant Land APN# 162-08-104-003/ 3121 W Sahara Avenue

Owner of the Subject Property, Ben S. Cohen intends to develop and improve the subject vacant as follows:

Subject property is a 0.51 acre parcel located at the south side of W Sahara Avenue between Rye Street and Richfield Blvd. in the City of Las Vegas. There was a restaurant with drive through facility in this property and destroyed by fire. Improvements to include but not limited to, the construction of a 4,871 Sq. Ft., Two story Office building with retail space of 1,000 Sq.Ft., for a Jewelry store in the first floor. Building shall be Type V-B, construction with stucco exterior finish and store front doors. Design and Construction will be in compliance with applicable codes and amendments of the City of Las Vegas. The building shall be set back 10' from the front property line with 10' Landscaping. There shall be 3' draught tolerant landscaping along the side and rear property. Site plan is designed in compliance with C1- Limited commercial use Standard of the City of Las Vegas. Site shall be paved with asphalt and stripped for a total of 22 parking spaces, including one HC accessible parking space. Accessible route to public ROW shall be provided as shown in the attached site plan. All the onsite improvements shall be in compliance with the public works standards of the City of Las Vegas. Green Building design criteria shall be incorporated in design, selection of material and construction.

Site plan has been revised to incorporate the comments made by various City Officials at the Pre application meeting held on the 18th of April 2013. The existing two 24' wide access from Sahara Avenue will be kept as it is and throttled to 20' wide one way driveway to 60 degree angle parking within the site per Public works. The required 12' driveway within the site has been increased to 20' for Fire Apparatus access. The trash enclosure has been relocated so that it is more than 50' away from the residential neighborhood.

As recommended in the Pre application meeting, we have applied for a Variance to allow 52' rear set back where 81' is required. Privacy Glazing shall be specified for the two windows on south side of the building. Also requesting for a waiver to interior landscaping as creative drought tolerant landscaping with pavers shall be installed along the front of the building to enhance the appearance of the building facing Sahara Avenue.

VAR-49137
SDR-49136

This Jewelry Store Project is more suitable at this location than the Previous Fast Food Restaurant, as it generates less traffic & disturbance to the residential neighborhood because of the store, hours of operation and the number of customers served.

We would appreciate if you could approve this project in the next Planning Commission meeting to be held on the 11th June 2013. We also want to thank all the Building Officials attended the Pre application Meeting and gave their constructive comments and support for this Project.
Thank you very much.

Sincerely yours,

Ravin Nathan
(Representative)
e-mail: rvnnathan@yahoo.com
(702) 245-8690

VAR-49137
SDR-49136

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-49136 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49137 - PUBLIC HEARING - APPLICANT/OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 4,871 SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH A WAIVER TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.51 acres at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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

RECEIVED

APR 24 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-49136** APN: 162-08-104-003

Name of Property Owner: BLV Holdings LLC

Name of Applicant: BLV Holdings LLC

Name of Representative: Ben S. Cohen

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: Ben S. Cohen

Subscribed and sworn before me

This 23 day of April, 2013

Clark County Nevada

Notary Public in and for said County and State

JOY MCCAUGHEY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-5330-1
My Appt. Expires July 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

APR 24 2013

Application/Petition For: Site Development

Project Address (Location) 3121 W Sahara Avenue, Las Vegas

Project Name Two Story Office / Retail Building **Proposed Use** Jewelry Store/Office

Assessor's Parcel #(s) 162-08-104-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4974 S.F. **Floor Area Ratio** _____

Gross Acres 0.51 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER BLV Holdings LLC **Contact** Ben S. Cohen

Address 3377 S Las Vegas Blvd. #2330 **Phone:** (702) 650-3377 **Fax:** (702) 650-0665

City Las Vegas **State** Nevada **Zip** 89109

E-mail Address ben@bengioielli.com

APPLICANT BLV Holdings LLC **Contact** Ben S. Cohen

Address 3377 S Las Vegas Blvd. #2330 **Phone:** (702) 650-3377 **Fax:** (702) 650-0665

City Las Vegas **State** Nevada **Zip** 89109

E-mail Address ben@bengioielli.com

REPRESENTATIVE Ravin Nathan **Contact** Ravin Nathan

Address 10117 Ocicat Avenue **Phone:** (702) 245-8690 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89166

E-mail Address rvnnathan@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* _____

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

Print Name BEN COHEN

Subscribed and sworn before me

This 23 day of APRIL, 2013.

CLARK COUNTY NEVADA

Notary Public in and for said County and State

JOY MCCAUGHEY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-5330-1
My Appt. Expires July 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-49136
Meeting Date:	6/11/2013
Total Fee:	$1030.00
Date Received:*	4/24/2013
Received By:	

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

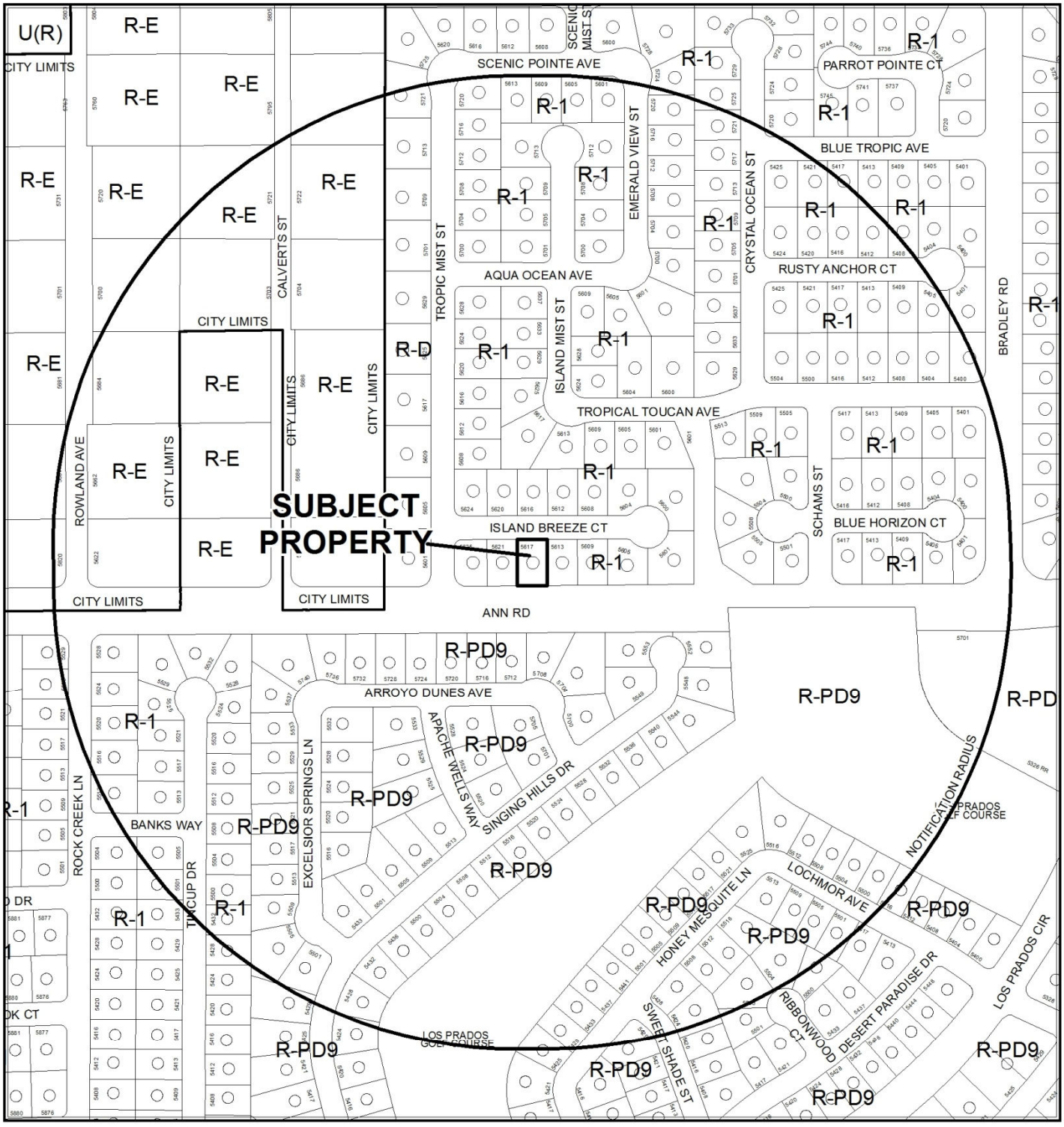
SUBJECT:
VAR-49162 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY M & RACHEL E DELTORO - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT ONE-INCH SOLID BLOCK WALL WHERE A MAXIMUM OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.14 acres at 5617 Island Breeze Drive (APN 125-25-413-031), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



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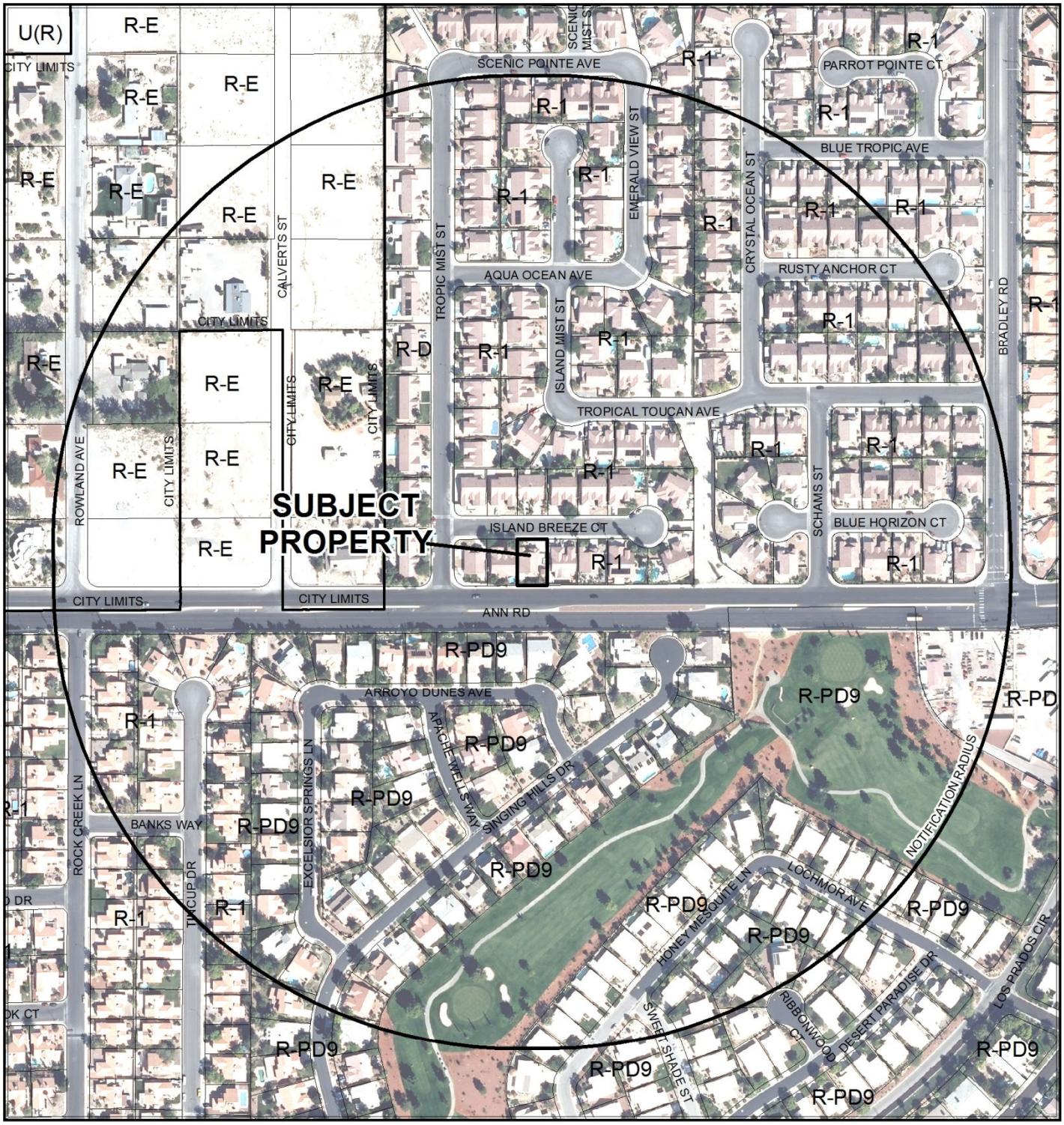
CASE: **VAR-49162**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-49162**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49162 APN: 125-25-413-031

Name of Property Owner: Johnny ; Rachel Del Toro

Name of Applicant: Rachel Del Toro

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: Rachel E Del Toro

Print Name: Rachel E Del Toro

Subscribed and sworn before me

This 23 day of April, 2013

Notary Public in and for said County and State

TERESA MORENO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-9528-1
My Appt. Expires Nov. 13, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Block Wall

Project Address (Location) 5617 Island Breeze Court Las Vegas NV 89130

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 125-25-413-031 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Johnny: Rachel DelToro **Contact** Rachel

Address 5617 Island Breeze Ct **Phone:** 531-6327 **Fax:** 835-0085

City Las Vegas **State** NV **Zip** 89130

E-mail Address rachel47@cox.net

APPLICANT Johnny: Rachel DelToro **Contact** Rachel

Address 5617 Island Breeze CT **Phone:** 5316327 **Fax:** 835-0085

City Las Vegas **State** NV **Zip** 89130

E-mail Address rachel47@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* Rachel E DelToro

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

Print Name Rachel E DelToro

Subscribed and sworn before me

This 23 day of April, 20 13.

Teresa Moreno

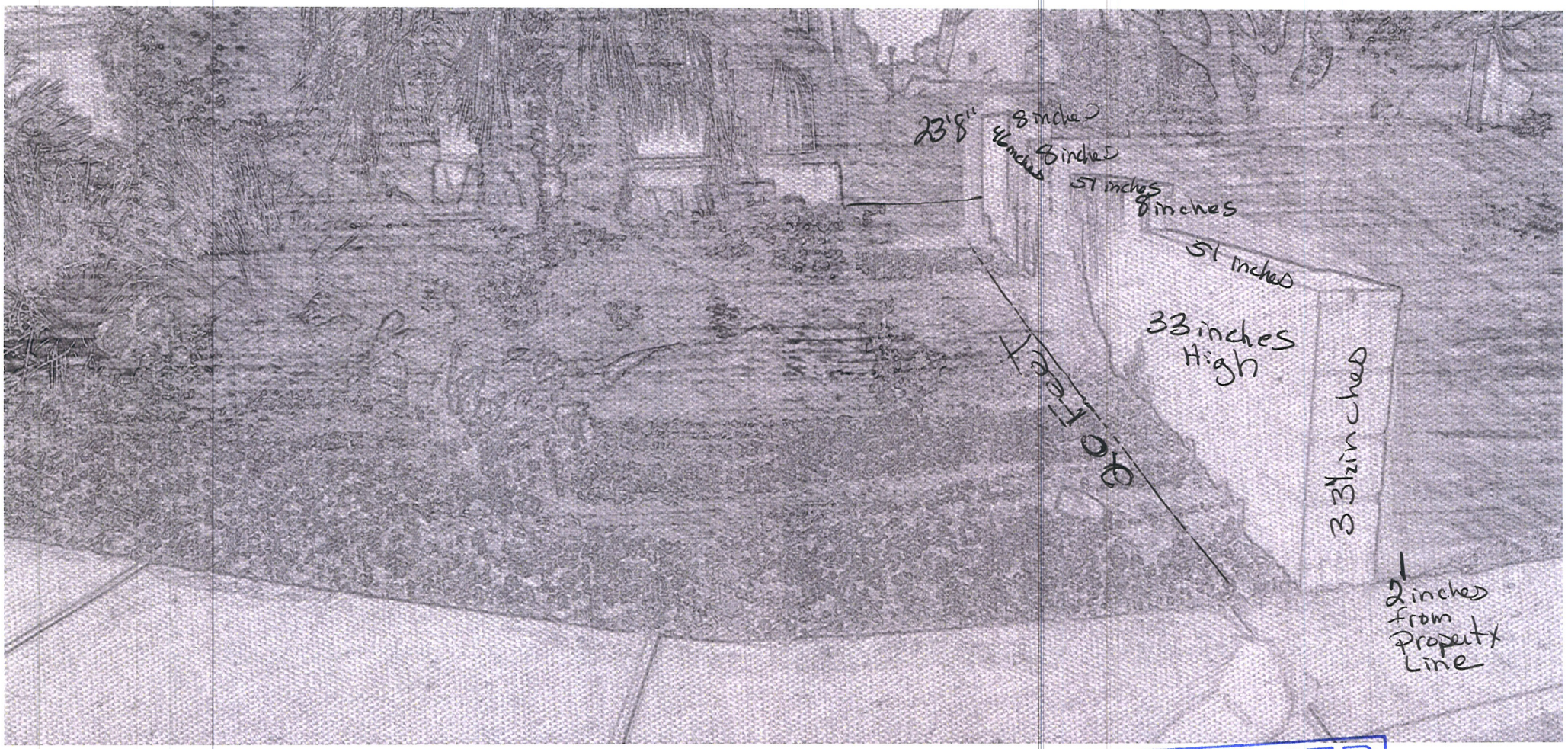
Notary Public in and for said County and State

TERESA MORENO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-9528-1
My Appt. Expires Nov. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-49162
Meeting Date:	6/11/2013
Total Fee:	$830.00
Date Received:*	4/25/2013
Received By:	M Rey

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



RECEIVED
APR 25 2013
VAR-49162

Sidewalk on Island Breeze Ct

VAR-49162

RECEIVED
APR 25 2013

Drive Way

Gravel

Palm Tree

Palm Tree

Boulders

Boulders

Gravel

33'11"

Low Wall 120 Feet

41' 11"

41' 11"

Plants

Bushes

Front Door

Gate

Gate

28' 11"

Garage

Drive Way

Rock Flower Additions

Rock

Shed 10x12

walk way

Covered Patio

Grass

outdoor sitting Area sand

outdoor patio

Sidewalk on Ann Road



RECEIVED
APR 25 2013

VAR-49162



VAR-49162

JOHNNY AND RACHEL DEL TORO
5617 ISLAND BREEZE COURT
LAS VEGAS, NEVADA 89130
702-531-6327
702-469-0435

APRIL 24, 2013

TO WHOM IT MAY CONCERN:

JOHNNY DEL TORO BUILT A WALL ON THE RIGHT SIDE OF OUR HOUSE. WITHOUT A PERMIT. HE DID THIS BECAUSE OF OUR NEIGHBORS TREE THAT SHEDS CONSTANTLY. IT IS LIKE ONE TO TWO INCH STRAW LIKE SHEDDINGS. IT ALWAYS FALLS IN OUR YARD AND HARD TO CLEAN UP THERE IS ONE ARE ONE THE SIDE OF THE HOUSE THAT HE DOES NOT CLEAN UP THE SHEDDINGS. I USUALLY CLEAN IT UP BECAUSE IT IS LIKE A STRAW AND I CONSIDER IT AS A FIRE HAZARD TO ME. ALSO WE ARE ALWAYS TRIMMING THE TREE WHEN IT COMES OVER ON OUR PROPERTY SO WE MAINTAIN PART OF THE TREE AND THERE IS ONE BUSH THAT NEEDS TRIMMING ALSO.

SINCE THAT WALL WAS PUT UP WE DO NOT HAVE THIS PROBLEM WITH OUR YARD. ALL THE SHEDDINGS STAY ON HIS SIDE.

OUR NEIGHBOR DID WRITE US A LETTER STATING THE WALL IS FINE. HE SAID HE LIKES IT THERE ALSO. AND IT IS TWO (2) INCHES FROM HIS PROPERTY LINE.

SINCERELY,

Rachel Del Toro

RACHEL DEL TORO

RECEIVED
APR 25 2013
VAR-49162

City of Las Vegas

Date: April 18, 2013

Building and Safety

333 N. Rancho Drive

Las Vegas, NV 89106

To whom it may concern:

A few weeks ago our neighbor at 5617 Island Breeze Court constructed a CMU wall which falls on the line demising our two properties. A footing was dug and poured that runs the length of the wall and rebar was attached to provide structural integrity for the CMU.

We do not have any issues with the way this wall was constructed nor do we have any issues with the placement of this wall.

Jay C. McClure

Denise V. McClure

Residing at:
5621 Island Breeze Court
Las Vegas, NV 89130

RECEIVED
APR 25 2013
VAR-49162

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

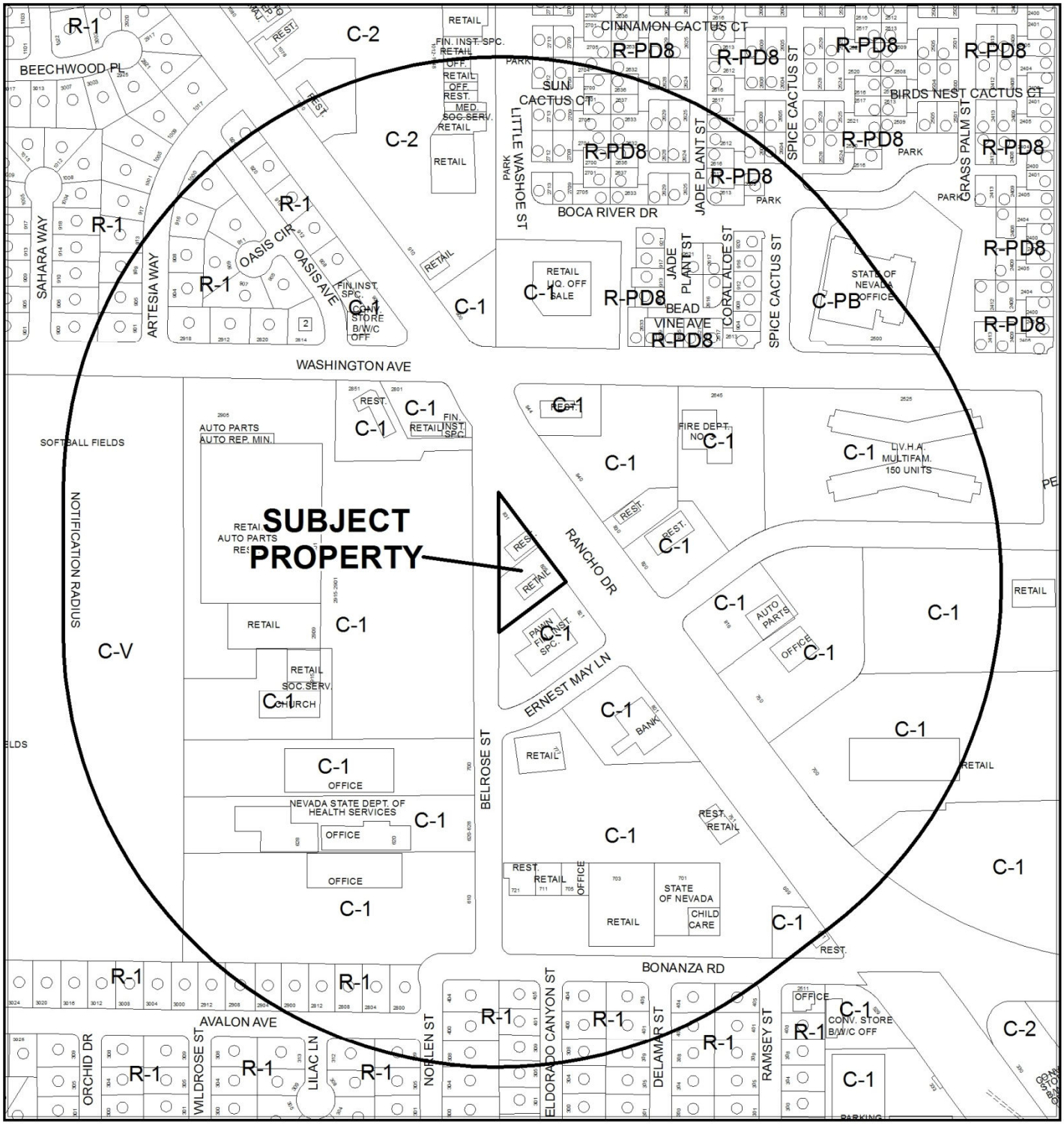
SUBJECT:
VAR-49172 - VARIANCE - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 28 SPACES ARE REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

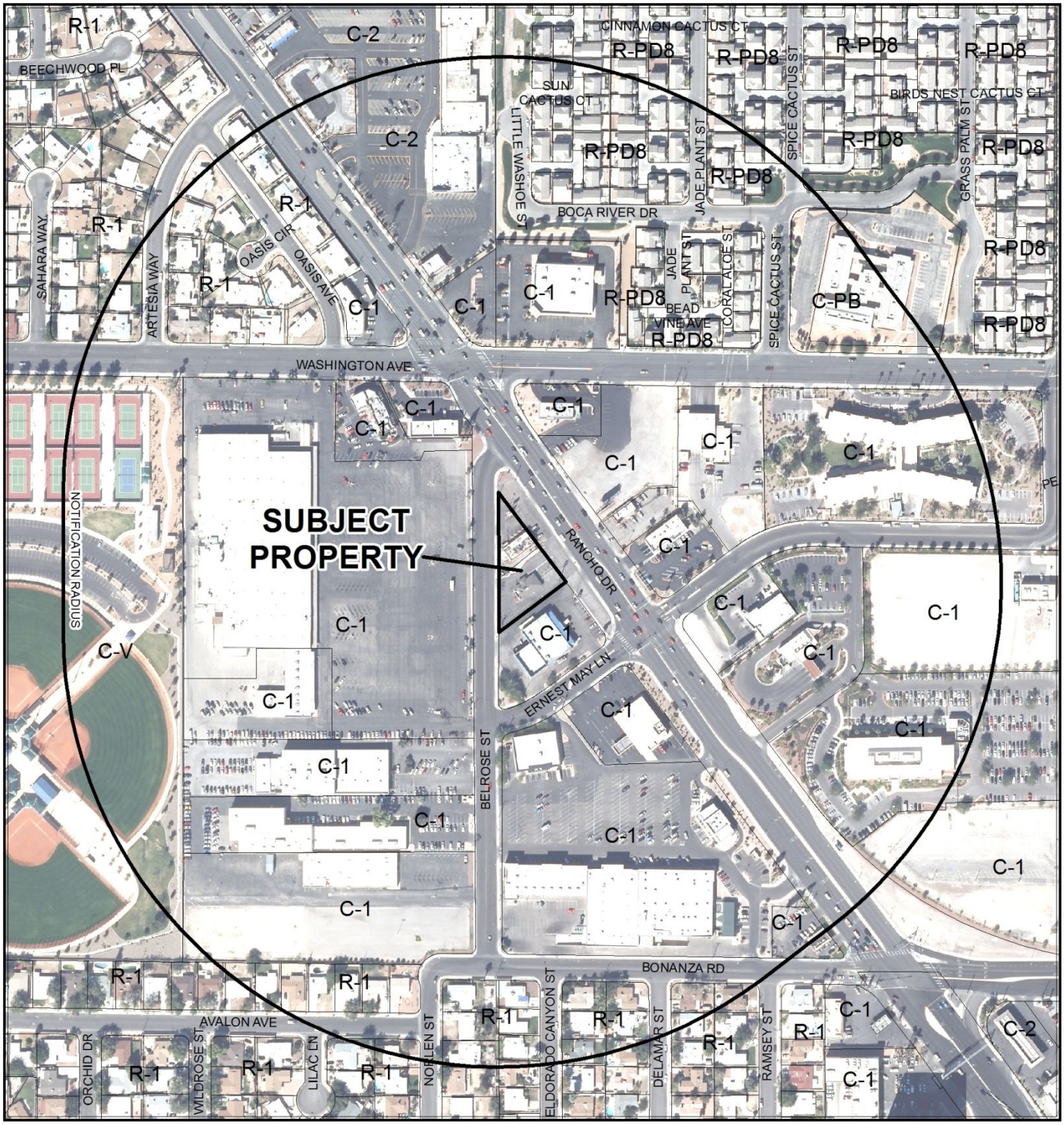
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49172 and SDR-49171
2. Conditions and Staff Report - VAR-49172 and SDR-49171
3. Supporting Documentation
4. Photos - VAR-49172 and SDR-49171
5. Justification Letter - VAR-49172 and SDR-49171



CASE: **VAR-49172 & SDR-49171**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-49172 & SDR-49171**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-49172** APN: 139-29-701-001 & 002

Name of Property Owner: Darcy Kathleen Houghton

Name of Applicant: Food in the Fast Lane, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 2013

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

RECEIVED
APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quick Service Food

Project Address (Location) 825 & 831 N. Rancho Drive

Project Name Checkers **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-29-701-001 & 002 **Ward #** 5 - Barlow

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

Commercial Square Footage 1,974 sf **Floor Area Ratio** 0.074

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

Additional Information _____

PROPERTY OWNER Darcy Kathleen Houghton **Contact** same

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

City Reno **State** NV **Zip** _____

E-mail Address _____

APPLICANT Food in the Fast Lane, LLC **Contact** David Meldrum

Address 4221 E. Desert Inn Road **Phone:** (818) 645-4907 **Fax:** _____

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

E-mail Address grpa27@aol.com

REPRESENTATIVE Environmental Design Group, LLC **Contact** JR Raviz

Address 450 Fremont St, Ste 233 **Phone:** (702) 979-9900 **Fax:** (702) 979-1326

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

E-mail Address JR@EDG-NV.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 Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 20 13.

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-49172
Meeting Date:	6/11/13 PC
Total Fee:	$830.00
Date Received:*	4/25/13
Received By:	

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

RECEIVED
APR 25 2013

Revised 10/27/08

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

RECEIVED

MAY 06 2013

LANDSCAPING NOTES:

1. LANDSCAPE PLAN AND INFORMATION ARE CONCEPTUAL AND WILL BE SUBJECT TO CHANGE AND REVISIONS TO SATISFY AGENCY REQUIREMENTS.
2. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR. 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6 MIL VISQUEEN FOR WEED PROTECTION.
3. DESERT LANDSCAPE AREAS TO BE PROVIDED WITH ROCK GROUND COVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 6" DEEP AND SIZE TO BE VARYING FROM 1" CRUSHED GRAVEL TO 12" RIVER ROCKS OVER 6 MIL VISQUEEN FOR WEED PROTECTION.

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	6	1-1/2" Caliper Balled & burlapped	Varies, See Setback Requirements	CATCLAW ACACIA	Acacia Greggii
	8	1-1/2" Caliper Balled & burlapped	Varies, See Setback Requirements	MONDEL PINE	Pinus Brutia Eldarica
	4	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washington Robusta
	120	Various Shrubs Size Varies	N/A	Big Sagebrush Fairy Duster Sweet Broom	Artemisiia Tridentata Calliandra Eriophylla Cytisus Spachianus
		N/A	N/A	Desert Landscape (combination of river rocks and gravel)	
		N/A	N/A	Concrete Sidewalks	

SITE INFORMATION

ZONING: C-1 Commercial

APN:
139-29-701-001 and 139-29-701- 002

PARCEL AREA :

Parcel : (Approximate, to be Verified)

Parcel 1	9,583 sf	0.22 acres
Parcel 2	16,988 sf	0.39 acres
Total Area	26,571 sf	0.61 acres
NDOT dedication	14,419 sf	0.33 acres

Fast Food	1,974 gsf
Total Bldg. Footprint	1,974 gsf
FAR net (1,974 sf / 26,571 sf)	7.42

Total Area Calculations:

Bldg. Footprint:	(7.42%)	1,974 sf
Landscape/HS	(32.99%)	8,768 sf
Parking/Driveway	(59.59%)	15,829 sf
Total Area:		26,571 sf

PARKING REQUIREMENTS

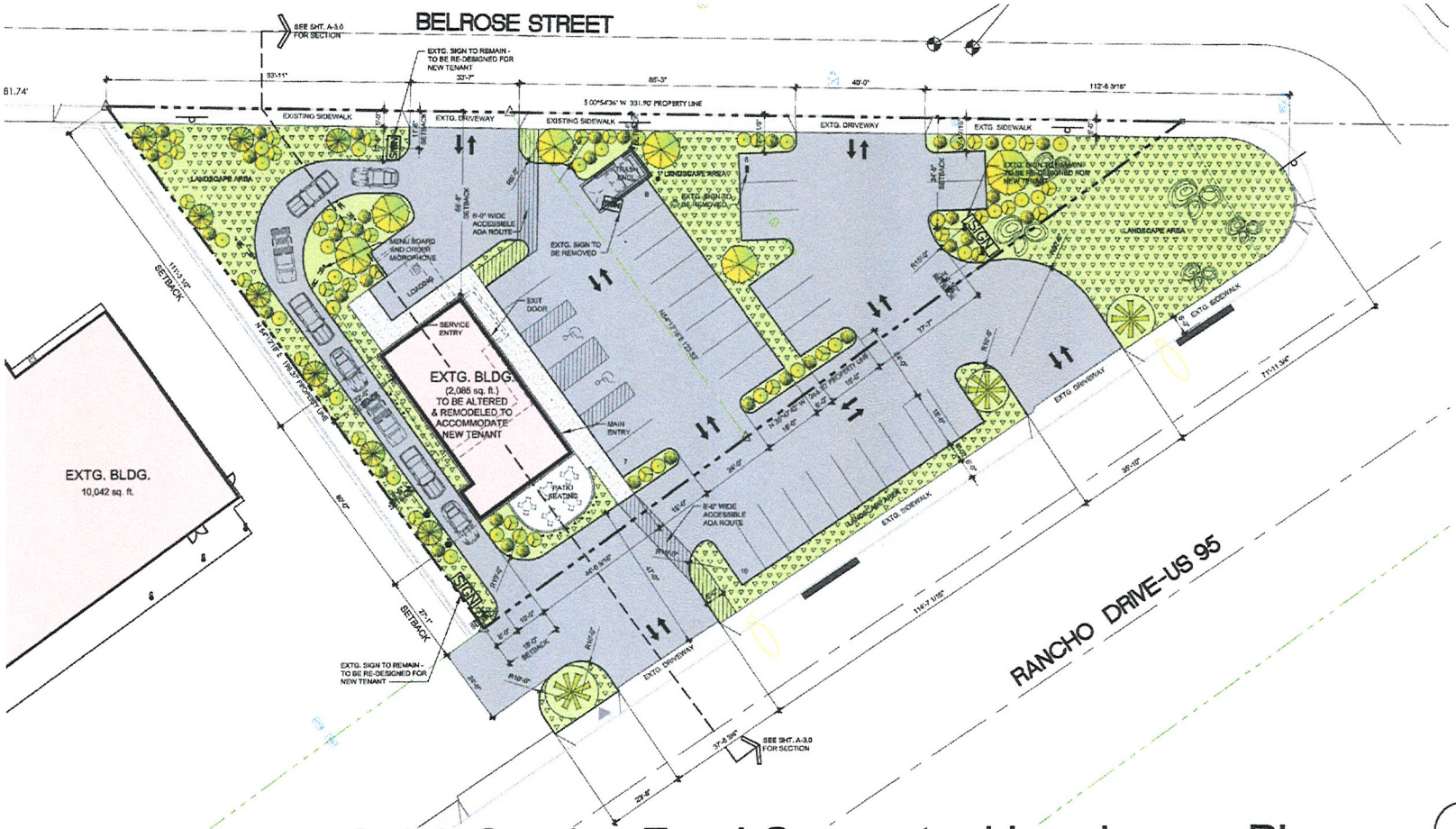
Required:

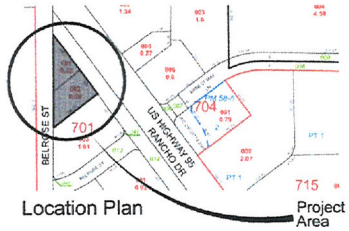
Seating/Waiting/Patio Area (890/50)	18
Total Remaining Bldg. Area (1431/200)	8
Total Required:	26

Provided:

Total Provided:	33
On-site incl. hdcp:	23
Off-site/NDOT ROW:	10

Parking Ratio: 1 space per 59.81 sf.





Location Plan



Vicinity Map

NORTH

Scale: 1" = 16'-0"

Quick Service Food Conceptual Landscape Plan

Project No.: 113001 April 25, 2013

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ■ PLANNING ■ INTERIORS
LAS VEGAS ■ SCOTTSDALE

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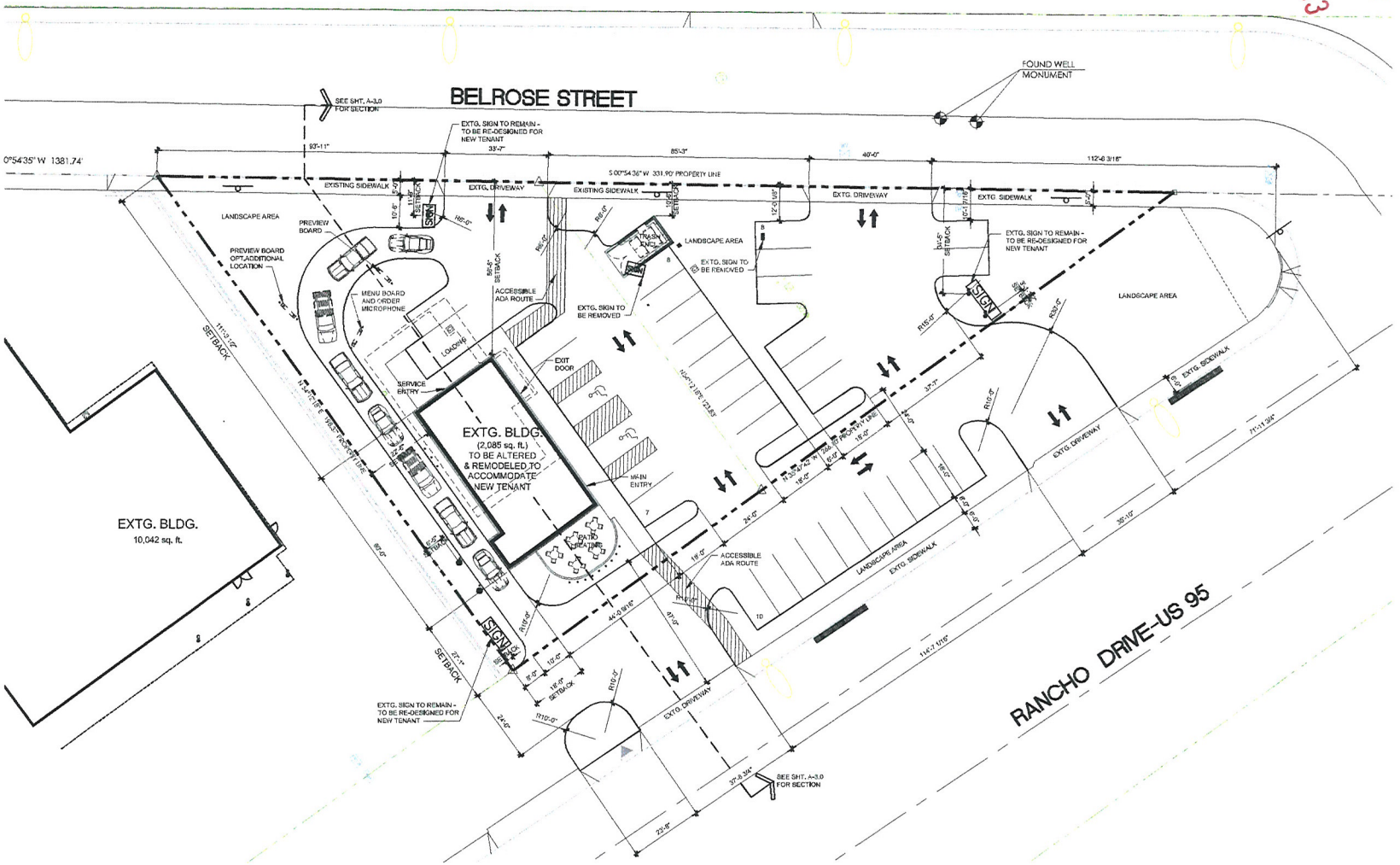
MAY 06 2013



SITE INFORMATION

ZONING: C-1 Commercial
APN:
139-29-701-001 and 139-29-701- 002
PARCEL AREA :
Parcel : (Approximate, to be Verified)

Parcel 1	9,583 sf	0.22 acres
Parcel 2	16,988 sf	0.39 acres
Total Area	26,571 sf	0.61 acres
NDOT dedication	14,419 sf	0.33 acres

Fast Food	1,974 gsf
Total Bldg. Footprint	1,974 gsf
FAR net (1,974 sf / 26,571 sf)	7.42

Total Area Calculations:

Bldg. Footprint:	(7.42%)	1,974 sf
Landscape/HS	(32.99%)	8,768 sf
_Parking/Driveway	(59.59%)	15,829 sf
Total Area:		26,571 sf

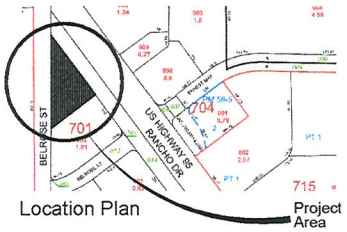
PARKING REQUIREMENTS
Required:

Seating/Waiting/Patio Area (890/50)	18
Total Remaining Bldg. Area (1431/200)	8
Total Required:	26

Provided:

Total Provided:	33
On-site incl. hdcp:	23
Off-site/NDOT ROW:	10

Parking Ratio: 1 space per 59.81 sf.



Location Plan



Vicinity Map

NORTH

Scale: 1" = 16'-0"
0 8 16 32

Project No.: 113001 April 25, 2013

Quick Service Food Site Plan

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to revise Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

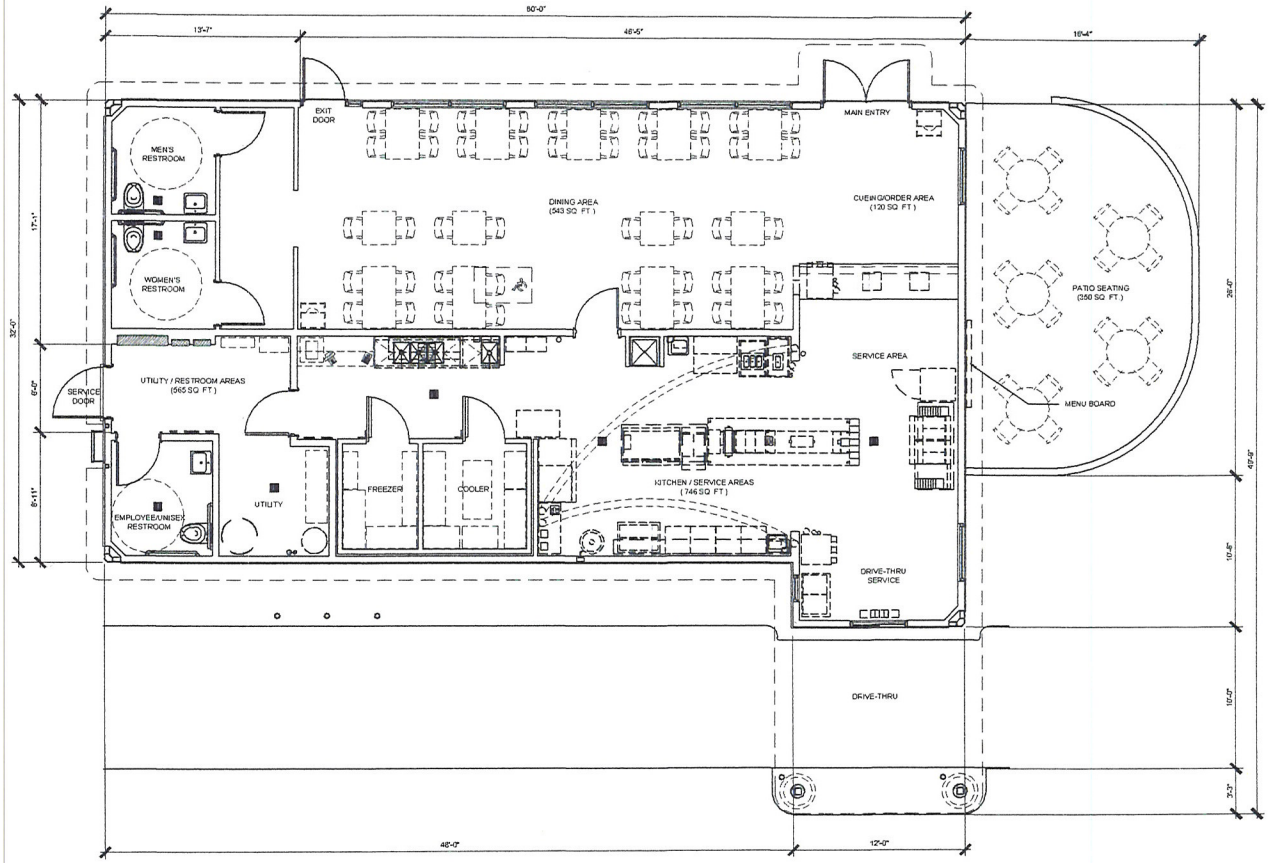
HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE



FLOOR PLAN AREA CALCULATIONS:

DINING AREA	543.00 SQ. FT.
QUEING/ORDER AREA	120.00 SQ. FT.
KITCHEN/SERVICE AREA	746.00 SQ. FT.
UTILITY/RESTROOM AREA	585.00 SQ. FT.
TOTAL BLDG. AREA	1,974.00 SQ. FT.
PATIO DINING	350.00 SQ. FT.

OCCUPANT LOAD CALCULATIONS:
IBC Table 1004.1.1

CUE LINE / ORDER AREA	126 SF / 5 =	25 O.L.
DINING AREA	532 SF / 15 =	36 O.L.
FOOD PREPARATION AREA	717 SF / 200 =	4 O.L.
UTILITY/STORAGE AREA	299 SF / 300 =	1 O.L.
TOTAL OCCUPANT LOAD	=	66 O.L.

RECEIVED
APR 2 5 2013

Quick Service Food Floor Plan

NORTH

Scale: 1" = 4'-0"
0 2 4 8

Project No.: 113001

April 25, 2013

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HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171

Environmental DESIGN GROUP
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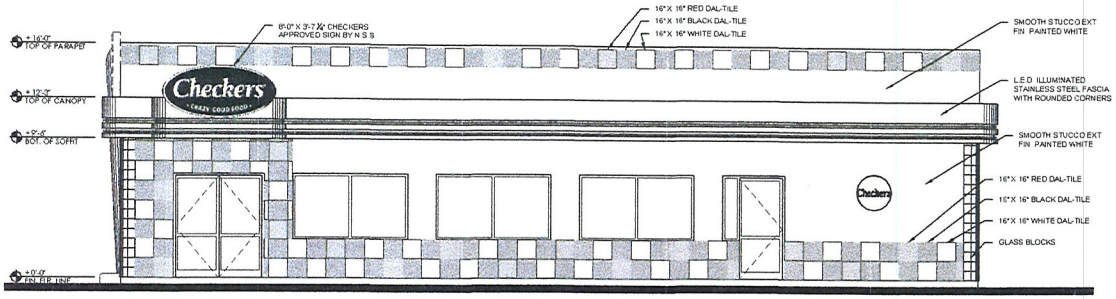
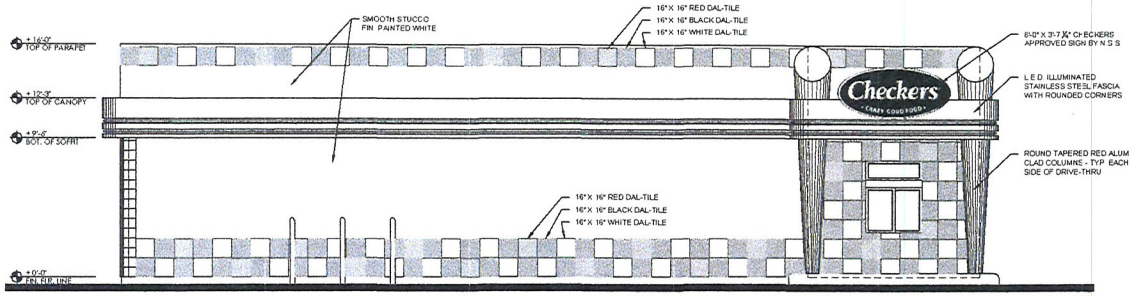
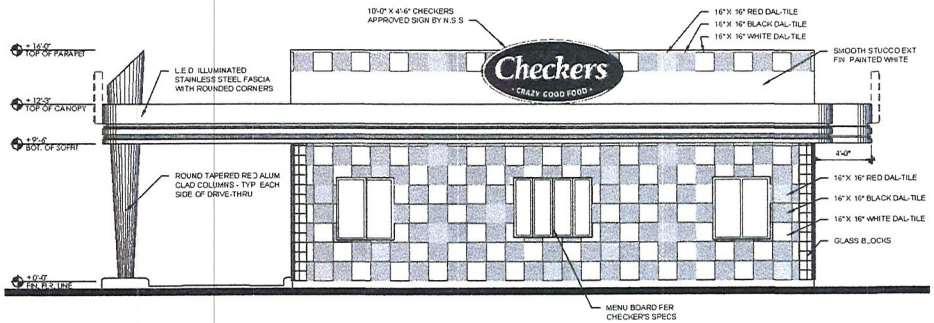


NORTHWEST ELEVATION

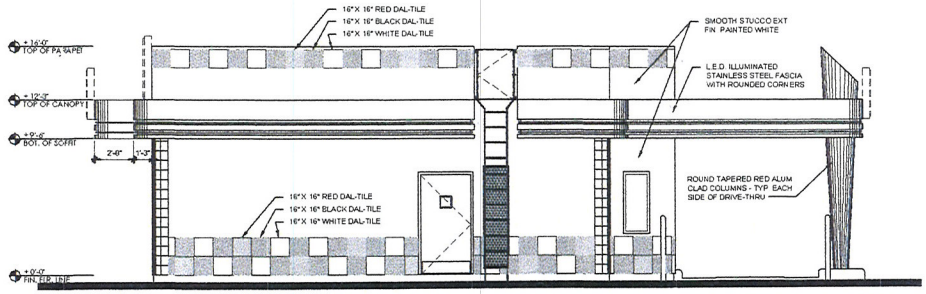


SOUTHEAST ELEVATION

RECEIVED
APR 2 5 2013



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

Quick Service Food Building Elevations

Scale: 1" = 4'-0"
0 2 4 8

Project No.: 113001 April 25, 2013

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171

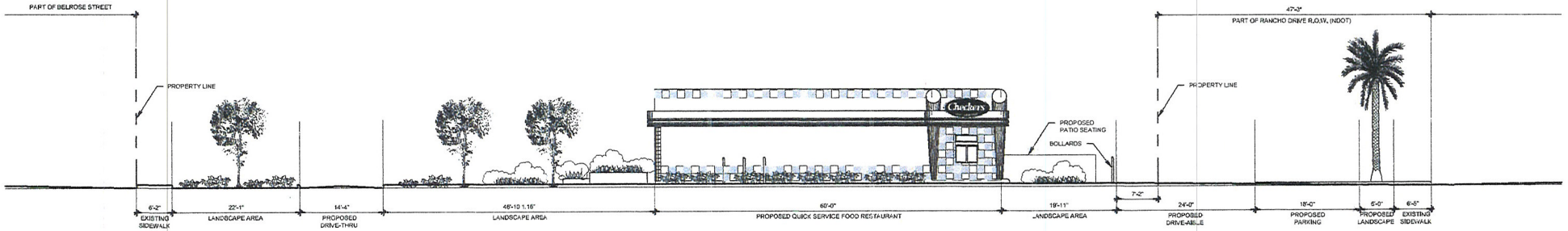
Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE





Quick Service Food Color Images

RECEIVED
APR 2 5 2013



Quick Service Food Street Section

Scale: 1" = 8'-0"

This Plan is Conceptual in Nature and No Guarantee of its Accuracy is Implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Project No.: 113001 April 25, 2013

HDINV

Rancho & Belrose Street

Las Vegas, Nevada

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

April 25, 2013

City of Las Vegas, Department of Planning
Clark County, Nevada
333 North Rancho Drive, 1st Floor
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER – Quick Service Food Restaurant
825 & 831 Rancho Drive
APN #s 139-29-701-001 and 139-29-701-002

Dear Sir/Madam;

Please consider the following Site Development Review application for the above-mentioned property for your approval.

The purpose of the application is to develop an approximate area of 0.61 acres (26,571 sq. ft.) at 825 and 831 Rancho Drive (corner of Ranch and Belrose Street). The proposed project is an approximately 1,974 sq. ft., one story wood-framed Quick Service Food Restaurant with inside and patio seating with a drive-thru. The property is zoned C-1 which allows for such development and is consistent with the City of Las Vegas Unified Development Code.

The restaurant will be operated by Food in the Fast lane, LLC, dba: Checkers, and anticipates a 24 hour, 7 days a week operation with at least 30 employees spread over three shifts.

The owners are successfully operating the same type of restaurant at 4175 East Desert Inn Road, and are committed to the proposed development using local manpower resources such as consultants and contractors for the development and construction of the project, and local employees in the operation of the restaurant thereby creating jobs and services for the Las Vegas community.

We respectfully request the approval of the site plan as provided. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Sincerely,

Owner's Name:

RECEIVED
APR 25 2013
VAR-49172
SDR-49171

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-49171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49172 - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Site Development Plan Review FOR A 1,974 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG PORTIONS OF THE WEST AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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-49171 APN: 139-29-701-001 & 002

Name of Property Owner: Darcy Kathleen Houghton

Name of Applicant: Food in the Fast Lane, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 2013

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

RECEIVED
APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quick Service Food

Project Address (Location) 825 & 831 N. Rancho Drive

Project Name Checkers **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-29-701-001 & 002 **Ward #** 5 - Barlow

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

Commercial Square Footage 1,974 sf **Floor Area Ratio** 0.074

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

Additional Information _____

PROPERTY OWNER Darcy Kathleen Houghton **Contact** same

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

City Reno **State** NV **Zip** _____

E-mail Address _____

APPLICANT Food in the Fast Lane, LLC **Contact** David Meldrum

Address 4221 E. Desert Inn Road **Phone:** (818) 645-4907 **Fax:** _____

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

E-mail Address grpa27@aol.com

REPRESENTATIVE Environmental Design Group, LLC **Contact** JR Raviz

Address 450 Fremont St, Ste 233 **Phone:** (702) 979-9900 **Fax:** (702) 979-1326

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

E-mail Address JR@EDG-NV.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 Darcy Kathleen Houghton

Subscribed and sworn before me

This 25th day of April, 20 13.

_____

Notary Public in and for said County and State

TINA LESLIE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4430-2 - Expires August 21, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-49171
Meeting Date:	6/11/13
Total Fee:	$1030 00
Date Received:*	4/25/13
Received By:	

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

RECEIVED
APR 25 2013

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

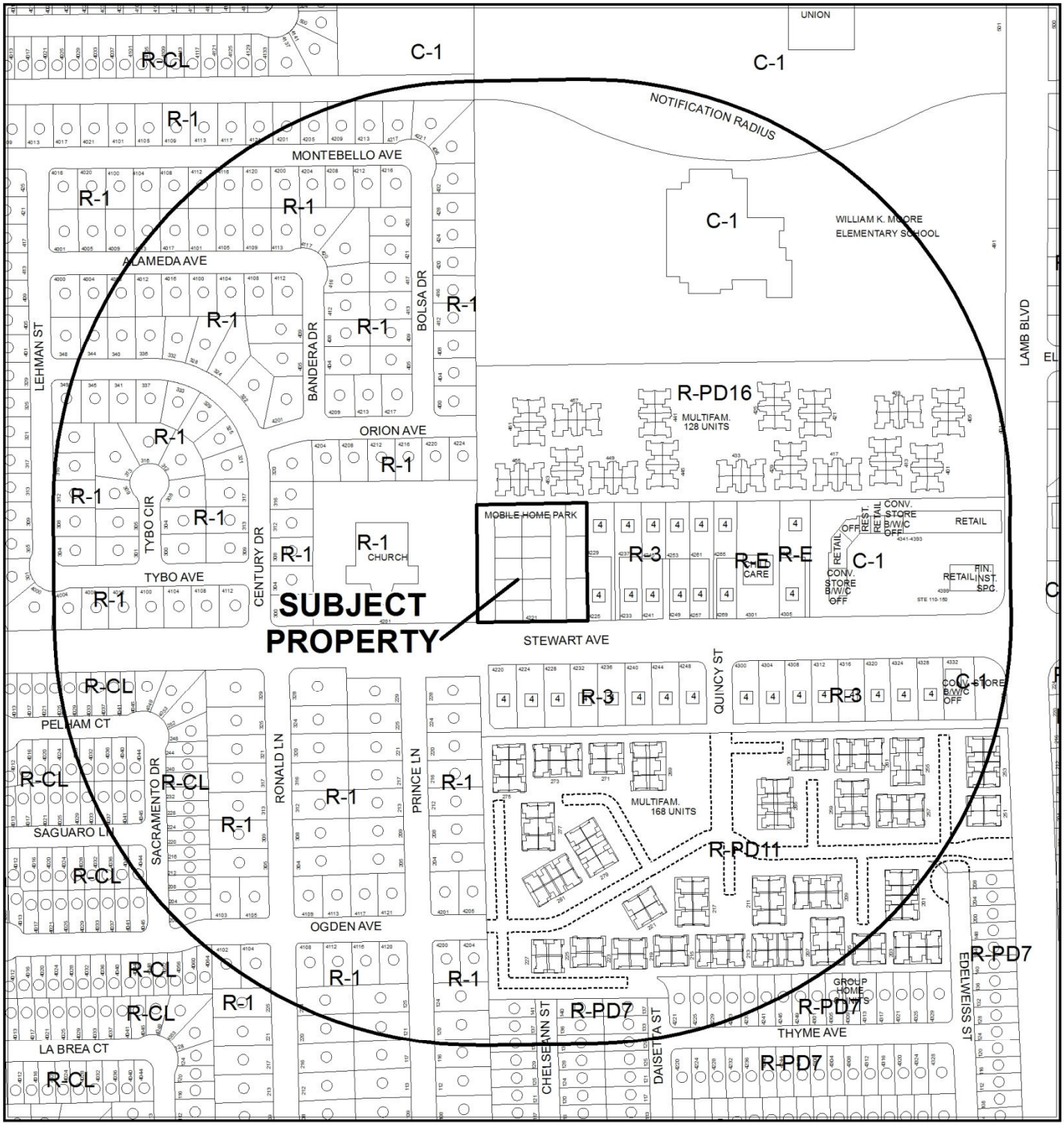
SUBJECT:
VAR-49174 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 2,600 SQUARE-FOOT SPACES WHERE A MINIMUM 4,000 SQUARE-FOOT SPACE IS ALLOWED on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

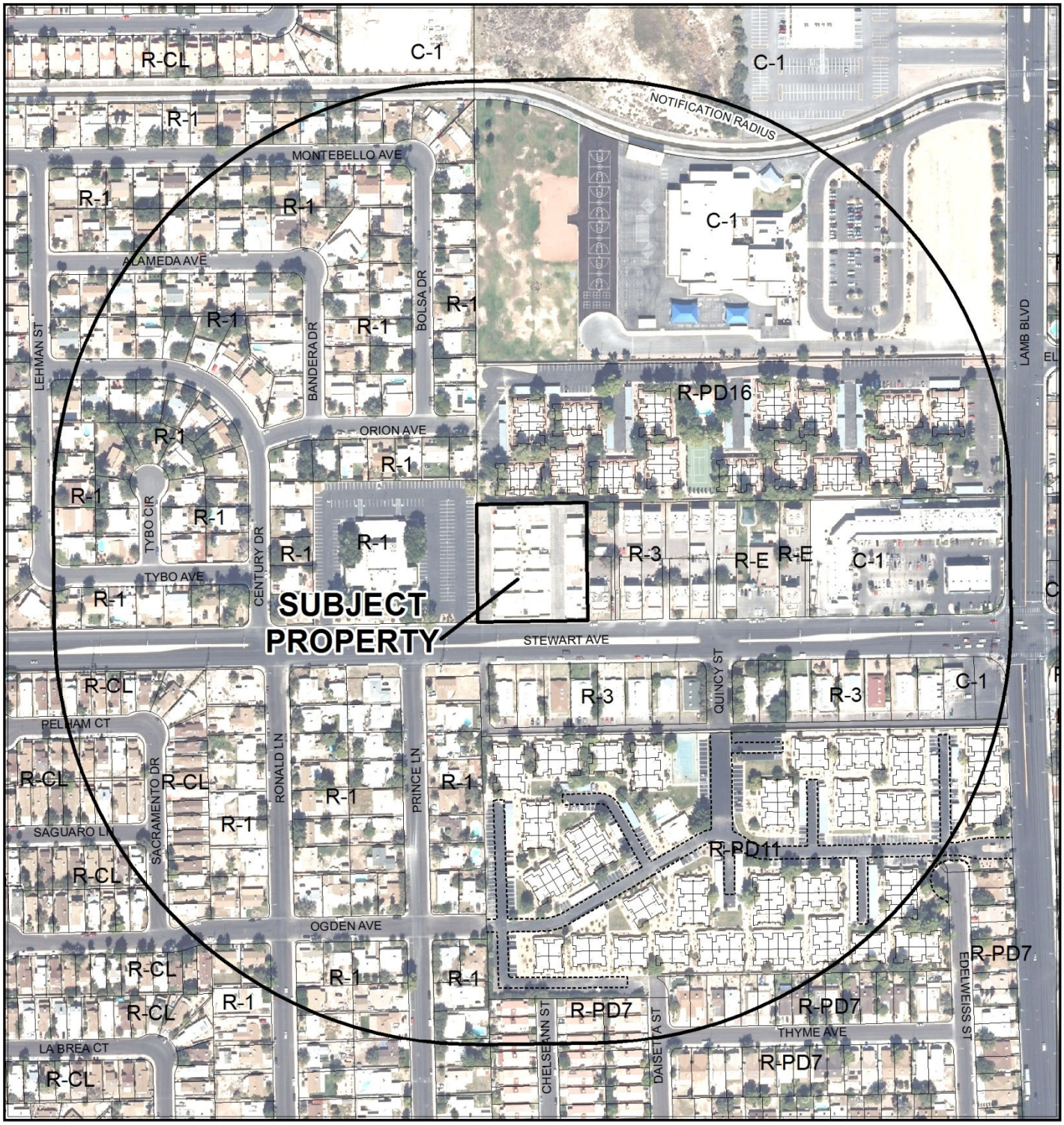
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-49174 and SDR-49173
2. Conditions and Staff Report - VAR-49174 and SDR-49173
3. Supporting Documentation
4. Photos - VAR-49174 and SDR-49173
5. Justification Letter - VAR-49174 and SDR-49173



CASE: **VAR-49174 & SDR-49173**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)



0 300 600 Feet

CASE: **VAR-49174 & SDR-49173**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)

N

DEPARTMENT OF PLANNING

RECEIVED

APR 25 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-49174** APN: 140-31-602-002

Name of Property Owner: EMA Holdings, LLC

Name of Applicant: Ema Holdings, LLC

Name of Representative: James Grindstaff

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: _____, manager

Print Name: Mark Kahn, manager

Subscribed and sworn before me

This 25th day of April, 2013

Erica Badilla

Notary Public in and for said County and State

Erica Badilla
Notary Public
State of Nevada
Appointment Exp. 07/30/2014
Certificate No. 06-108382-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4221 Stewart Ave

Project Name MH The Park **Proposed Use** Mobile home park

Assessor's Parcel #(s) 140-31-602-002 **Ward #** _____

General Plan: existing ML proposed ML **Zoning:** existing R-MHP proposed R-MHP

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

Gross Acres _____ **Lots/Units** 13 **Density** _____

Additional Information Variance to all the addition of two 2,600 sf lots

PROPERTY OWNER EMA Holdings, LLC **Contact** Patrick Masachi

Address 8965 S. Eastern Ave #260-P **Phone:** (702) 234-2211 **Fax:** (702) 734-7711

City Las Vegas **State** NV **Zip** 89123

E-mail Address masachi702@aol.com

APPLICANT EMA Holdings, LLC **Contact** Patrick Masachi

Address 8965 S. Eastern Ave #260-P **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89123

E-mail Address masachi702@aol.com

REPRESENTATIVE _____ **Contact** James Grindstaff

Address 1317 Woodmore St **Phone:** (702) 275-2322 **Fax:** _____

City Las Vegas **State** NV **Zip** 89044

E-mail Address cap065aeo@gmail.com

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

Property Owner Signature* _____, manager

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

Print Name Mark Katz, manager

Subscribed and sworn before me

This 24th day of April, 20 13.

Erica Badilla

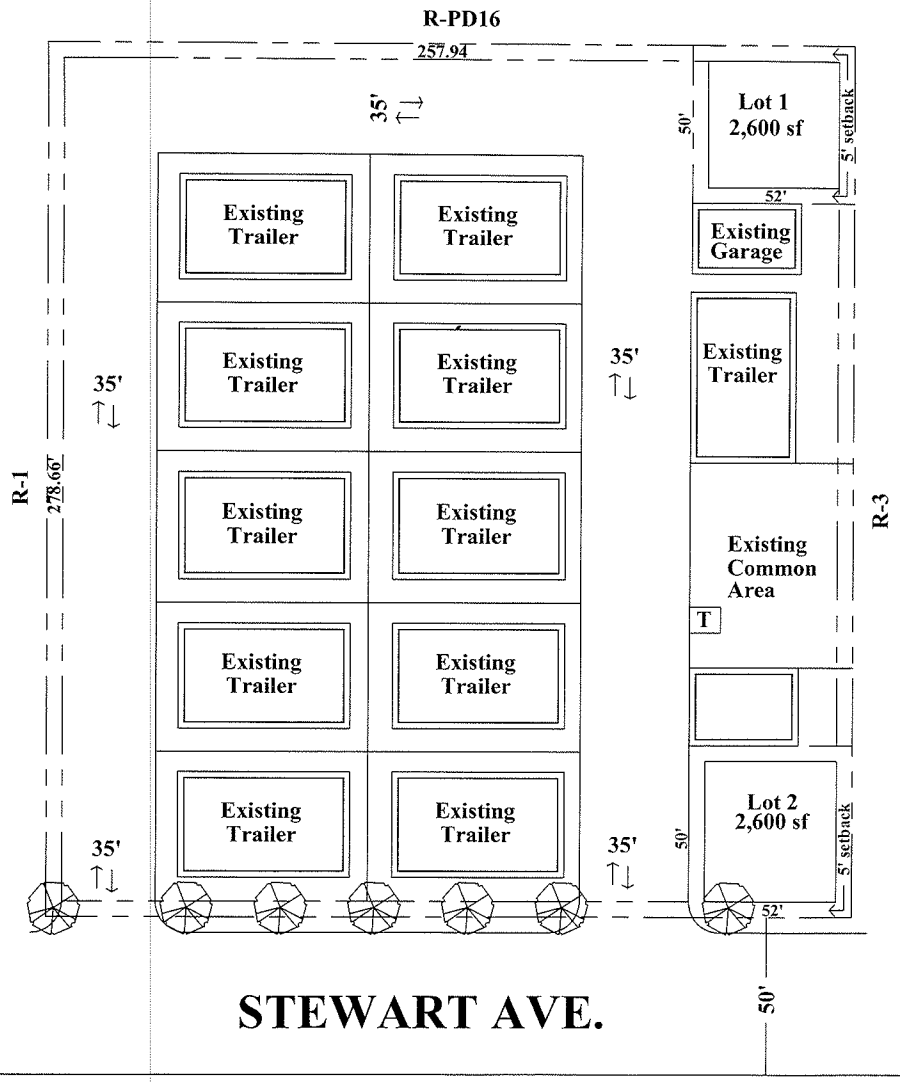
Notary Public in and for said County and State

Erica Badilla
Notary Public
State of Nevada
Appointment Exp. 07/30/2014
Certificate No. 06-108382-1

FOR DEPARTMENT USE ONLY

Case #	VAR 49174
Meeting Date:	6/11/2013
Total Fee:	830.00
Date Received:*	4/25/2013
Received By:	

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



SITE INFORMATION

ZONING

R-MHP- residential Mobile Home Park

AREA

Net Area:	71,877sf

LOT AREA

New Lot 1	2,600 s.f.
New Lot 2	2,600 s.f.

SET BACKS

FRONT	5'
SIDE	5'
REAR	2,600 s.f.

RECEIVED
APR 25 2013

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	7	24" Box	30' On Center	MODESTO ASH	Fraxinux velutina "Modesto"

North

MH The Park

EMA Holdings, LLC

Site / Landscape Plan

Scale 1"= 40'

March 7, 2013

VAR-49174
SDR-49173

EMA HOLDINGS, LLC

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

April 25, 2013

RE: Site Development Plan Review – With Variance

On behalf of the applicant EMA Holdings, LLC please accept this application for an SDPR and Variance

This existing project is located at 4221 Stewart Avenue in Las Vegas. This mobile home park was originally constructed in 1971. It is located on approximately 71,877 square feet. Currently, there are 11 mobile homes and one CMU building on a foundation located on the site.

It is our desire to add two more mobile homes to the existing site (not expanding the site). One located on the northeast corner and the second on the southeast corner as depicted on the site plan.

Per section 19.06.130 of the Unified Development code sites within an approved mobile home park are required to have a minimum lot width of 45' and front, corner side, rear setbacks of 5 feet. Our layout for the two new lots complies with these requirements.

In addition to the design review we are requesting a variance for minimum lot size. Section 19.06.130 also requires a minimum lot area of 4,000 sf. However, both of the proposed new lots have a lot area of 2,600 sf.

Parking is provided both on site in covered car ports, to meet the two spaces per lot code requirement, and on street parking is available for the visitors, with street widths being 35 feet it will accommodate more than the three guest space required by code.

The addition of the two units will not exceed the 8.5 DUA maximum allowed by code.

We will replace and remove any substandard sidewalks along Stewart Ave. prior to the time the additional trailers are added.

As part of the installation of the trailer in lot 2 the trash enclosure will be re-located to the existing common area.

Sincerely,

James Grindstaff

VAR-49174
SDR-49173

TELEPHONE (702) 242-6937 • FAX (702) 360-9128 OR (702) 242-6941
9510 W. SAHARA AVE., SUITE 200 • LAS VEGAS, NEVADA 89117

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-49173 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49174 - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review TO ADD TWO SPACES TO AN EXISTING 11-SPACE MOBILE HOME PARK on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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

RECEIVED
APR 25 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-49173 APN: 140-31-602-002

Name of Property Owner: EMA Holdings, LLC

Name of Applicant: Ema Holdings, LLC

Name of Representative: James Grindstaff

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: _____, MANAGER

Print Name: Mark Katz, MANAGER

Subscribed and sworn before me

This 25th day of April, 2013

Erica Badilla

Notary Public in and for said County and State

Erica Badilla
Notary Public
State of Nevada
Appointment Exp. 07/30/2014
Certificate No. 06-108382-1

RECEIVED
APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 4221 Stewart Ave

Project Name MH The Park **Proposed Use** Mobile home park

Assessor's Parcel #(s) 140-31-602-002 **Ward #** _____

General Plan: existing ML proposed ML **Zoning:** existing R-MHP proposed R-MHP

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

Gross Acres _____ **Lots/Units** 13 **Density** _____

Additional Information Variance to all the addition of two 2,600 sf lots

PROPERTY OWNER EMA Holdings, LLC **Contact** Patrick Masachi

Address 8965 S. Eastern Ave #260-P **Phone:** (702) 734-2211 **Fax:** (702) 734-7711

City Las Vegas **State** NV **Zip** 89123

E-mail Address masachi702@aol.com

APPLICANT EMA Holdings, LLC **Contact** Patrick Masachi

Address 8965 S. Eastern Ave #260-P **Phone:** 702-734-2211 **Fax:** 702-734-7711

City Las Vegas **State** NV **Zip** 89123

E-mail Address masachi702@aol.com

REPRESENTATIVE _____ **Contact** James Grindstaff

Address 1317 Woodmore St **Phone:** (702) 275-2322 **Fax:** _____

City Las Vegas **State** NV **Zip** 89044

E-mail Address cap065aeo@gmail.com

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

Property Owner Signature* _____, manager

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

Print Name Mark Pitt, manager

Subscribed and sworn before me

This 24th day of April, 20 13.

Erica Badilla

Notary Public in and for said County and State

Erica Badilla
Notary Public
State of Nevada
Appointment Exp. 07/30/2014
Certificate No. 06-108382-1

FOR DEPARTMENT USE ONLY

Case #	SDR 49173
Meeting Date:	6/11/2013
Total Fee:	1030.00
Date Received:*	4/25/2013
Received By:	

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

Revised 10/27/08

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

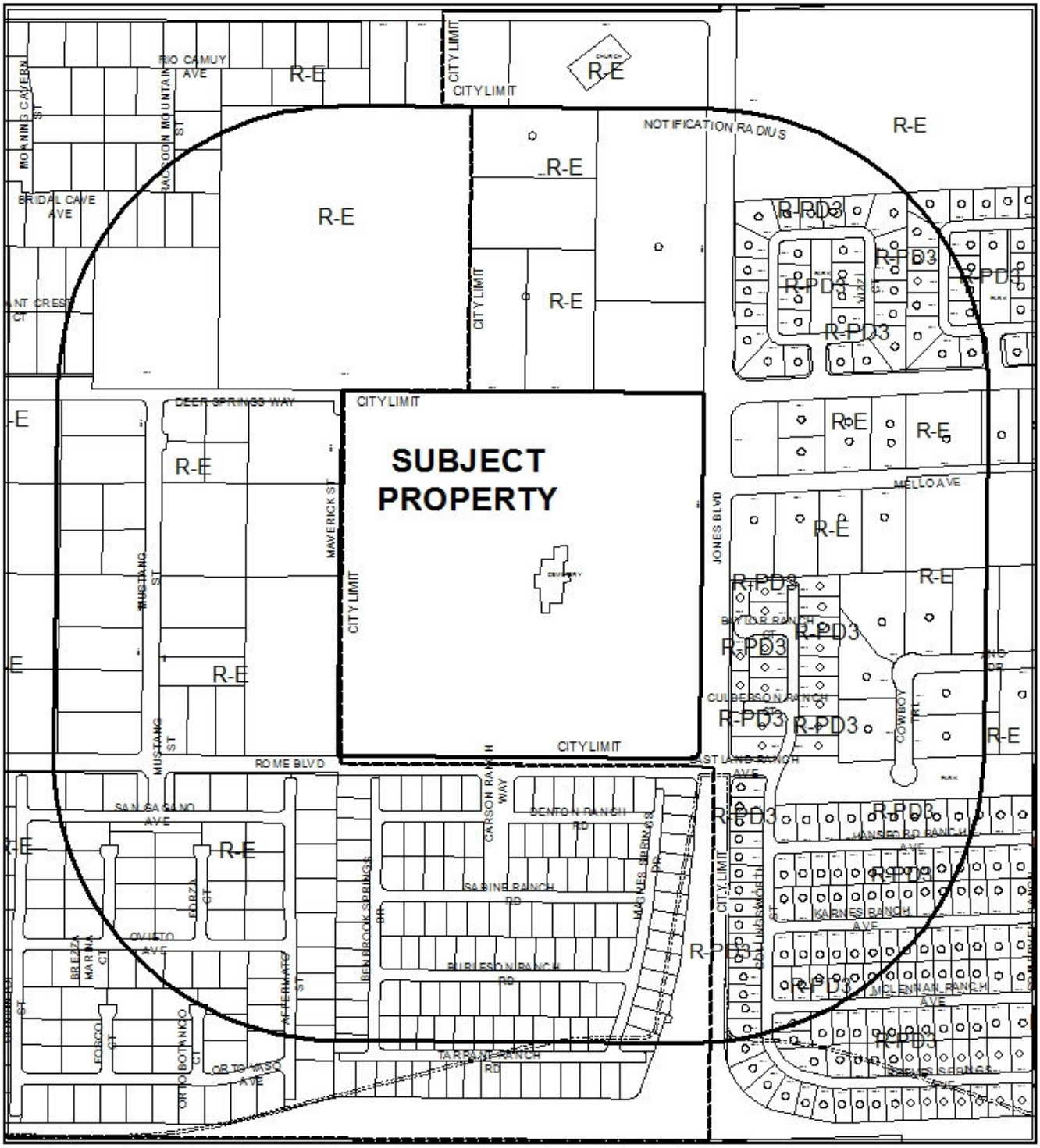
SUBJECT:
VAR-49240 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PALM MORTUARY - For possible action on a request for a Variance TO ALLOW A HALF STREET CONSTRUCTION OF 16 FEET OF ASPHALT, WHERE 14 FEET OF DIRT ROADSIDE DRAINAGE SWALE WITH NO OFFSITE IMPROVEMENTS at 6601 North Jones Boulevard (APN 125-23-703-005), R-E (Residential Estates) Zone, Ward 6 (Ross) (PRJ-48341).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
None

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



CASE: **VAR-49240 (PRJ-48341)**

RADIUS: 1000 FEET

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



CASE: **VAR-49240 (PRJ-48341)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49240 APN: 125-23-703-005

Name of Property Owner: Palm Mortuary, Inc.

Name of Applicant: D R Horton

Name of Representative: Taney Engineering

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By: CB

Print Name: CURTIS G. BRIGGS, VICE PRESIDENT

Subscribed and sworn before me

This 26th day of April, 2013

Michelle M Moseman

Notary Public in and for said County and State

MICHELLE M MOSEMAN
MY COMMISSION EXPIRES
August 30, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance on Maverick Public Street

Project Address (Location) Maverick and Rome

Project Name Maverick and Rome **Proposed Use** Residential

Assessor's Parcel #(s) 125-23-703-005 **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER Palm Mortuary, Inc **Contact** _____

Address PO Box 130548 **Phone:** _____ **Fax:** _____

City Houston **State** TX **Zip** 77219

E-mail Address _____

APPLICANT D R Horton **Contact** Barbara Bross

Address 333 Carousel Parkway **Phone:** (702) 635-3655 **Fax:** (800) 550-7012

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

E-mail Address babross@drhorton.com

REPRESENTATIVE Taney Engineering **Contact** Jody M. Mudano

Address 6030 S. Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address jodym@taneycorp.com

Property Owner Signature* BY: CB

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

Print Name CURTIS G. BRIGGS, VICE PRESIDENT

Subscribed and sworn before me

This 26th day of April, 20 13.

Michelle M. Moseman

Notary Public in and for said County and State

MICHELLE M MOSEMAN
MY COMMISSION EXPIRES
August 30, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-49240
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-48341
04/30/13

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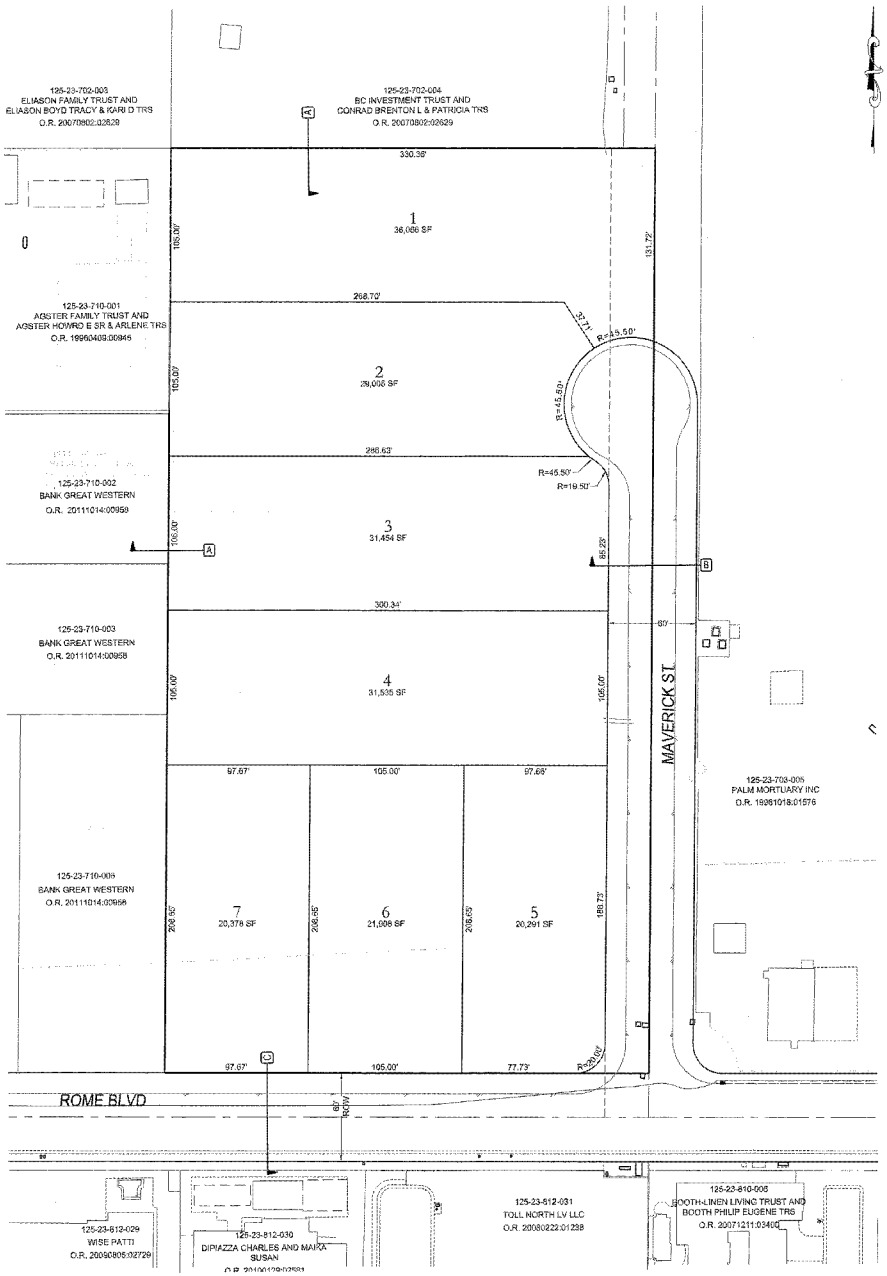


SITE INFORMATION

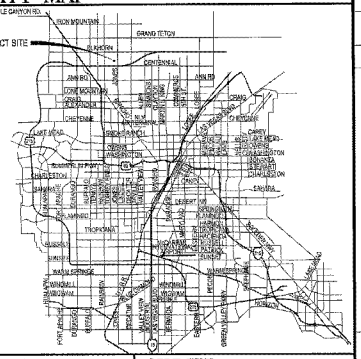
ASSESSORS PARCEL NUMBERS	125-23-702-006
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS	7 LOTS
GROSS ACREAGE	5.0
NET ACREAGE	4.4
DENSITY (BASED ON GROSS ACREAGE)	1.4 LOTS/ACRE
AVERAGE LOT SIZE	27,234 SF
SMALLEST LOT SIZE	20,291 SF
LARGEST LOT SIZE	36,066 SF

SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VICINITY MAP



DEVELOPMENT STANDARDS

PER TITLE 30 (TABLE 30.40-1) FOR R-E ZONING:
DENSITY ALLOWED - 2 UNITS/GROSS ACRE
MIN. LOT AREA - 20,000 SQ. FT.
MAX. HEIGHT - 35 FEET

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN ROME BLVD ADJACENT TO THE PROJECT - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

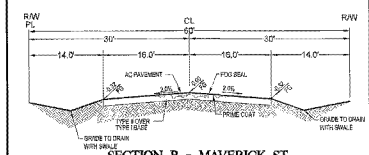
SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN ROME BLVD ADJACENT TO THE PROJECT, CITY OF LAS VEGAS IS THE PURVEYOR

LEGEND

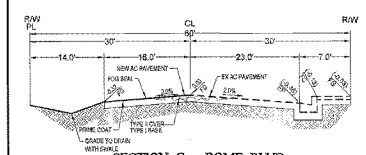
- RIGHT-OF-WAY
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT
- STREET CENTERLINE
- LOT NUMBER 1
- WATER LINE
- SEWER LINE W/ MANHOLE
- EDGE OF PAVEMENT



SECTION A
WEST/NORTH BOUNDARY



SECTION B - MAVERICK ST
60-FT WIDE RIGHT-OF-WAY (USD 209)



SECTION C - ROME BLVD
60-FT WIDE RIGHT-OF-WAY (USD 209)

DEVELOPER

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NEVADA 89014
PHONE: (702) 835-3600 (800) 909-4605 FAX

OWNER

SPRING DEER 215 L P
3235 S RAINBOW BLVD
LAS VEGAS NV 89146-6238

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
EXCEPTING THE SOUTH 30 FEET THEREOF, PER DOCUMENTS, 20070223:04746, 0300:0259243 AND 259243 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 00 39'27" WEST BEING THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE Q/4) OF SECTION OF SECTION 23, M.D.M., CLARK COUNTY, NEVADA, PER THE FINAL MAP OF MUSTANG AND ROME BLVD., RECORDED IN BOOK 129, PAGE 65 OF PLANTS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY STATION GLV90 2356
ELEVATION 703.795 METERS 2,326.31 FEET

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, TORREY PINES DR. AND ROME BLVD.

GENERAL NOTES

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

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

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION 1,726 GPD AVERAGE 6,041 GPD PEAK
6. FIRM PANEL 1756F, DATED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 20-FEET.
10. NO PERIMETER LANDSCAPING IS REQUIRED TO COMPLY WITH TITLE 30 REQUIREMENTS

ABBREVIATIONS

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

NO.	DESCRIPTION	DATE	BY	APPR.
	REVISIONS			

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NEVADA 89014
(702) 835-3600 FAX: (800) 909-4607

TANEY ENGINEERING
8965 S. JONES BLVD. STE# 190
LAS VEGAS, NV 89139
(702) 395-8546 FAX (702) 362-2203

ROME & MAVERICK
A RESIDENTIAL SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 18726
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	08.01.12
SCALE:	1"=40'
JOB NO:	DRH-12-037
DESIGNED BY:	LS/SF
CHECKED BY:	RDC
SHEET NAME:	SP1
SHEET:	1 OF 1

PRJ-48341
04/30/13

VAR-49240

FILE NAME: TM.DWG

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

April 30, 2013
Job No. DRH-12-037

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

Re: Mustang & Rome East
Variance

To Whom It May Concern:

Taney Engineering has submitted a subdivision map and Civil Improvement Plans for a **5 - acre, 7 lot**, residential subdivision near the northwest corner of Rome Blvd and Maverick St. The project will consist of one cul-de-sac that has access Rome Blvd. The east side of Maverick lies with the City of Las Vegas jurisdiction and the west side lies within Clark County. We are processing a dedication of Right of way to dedicate the east of Maverick. We are requesting the following variance be approved for this development.

1. *Variance of Title 19.04.160 (Transportation – Land Use Matrix – Table 1) to allow public street to be constructed of 16.0' asphalt pavement with a 14.0' roadside swale with no curb, gutter, sidewalk or streetlights.*

   The site is located in a rural neighborhood preservation area: no streetlights, sidewalk, curb & gutter exist in the area or on adjacent properties. We are requesting to build rural street improvements on these streets consisting of 32.0-ft of total pavement on Maverick Street (16.0' within Clark County and 16.0' with City of Las Vegas). This will allow for a consistent development to the area. The west side of Maverick lies within Clark County and has been approved with the requested street section. In order to maintain consistency within the area this variance is being requested.

We are hopeful that this letter clarifies our intent. If you have any questions or require additional information please call.

Sincerely,

Michael Cunningham, P.E.
Taney Engineering

PRJ-48341
04/30/13

VAR-49240

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

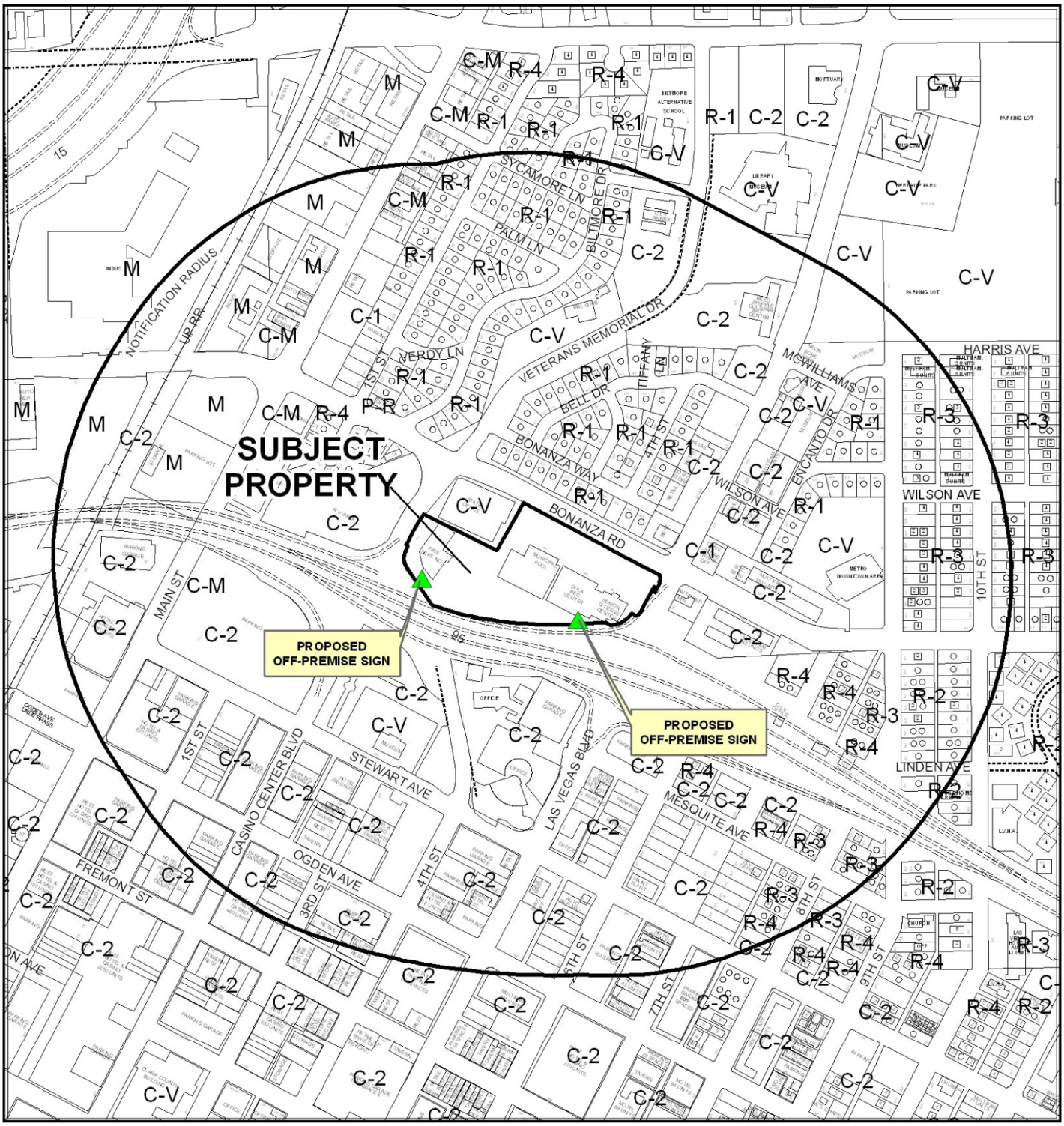
SUBJECT:
SUP-48183 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 431 East Bonanza Road (APN 139-27-803-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



0 500 1,000 Feet

CASE: **SUP-48183**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



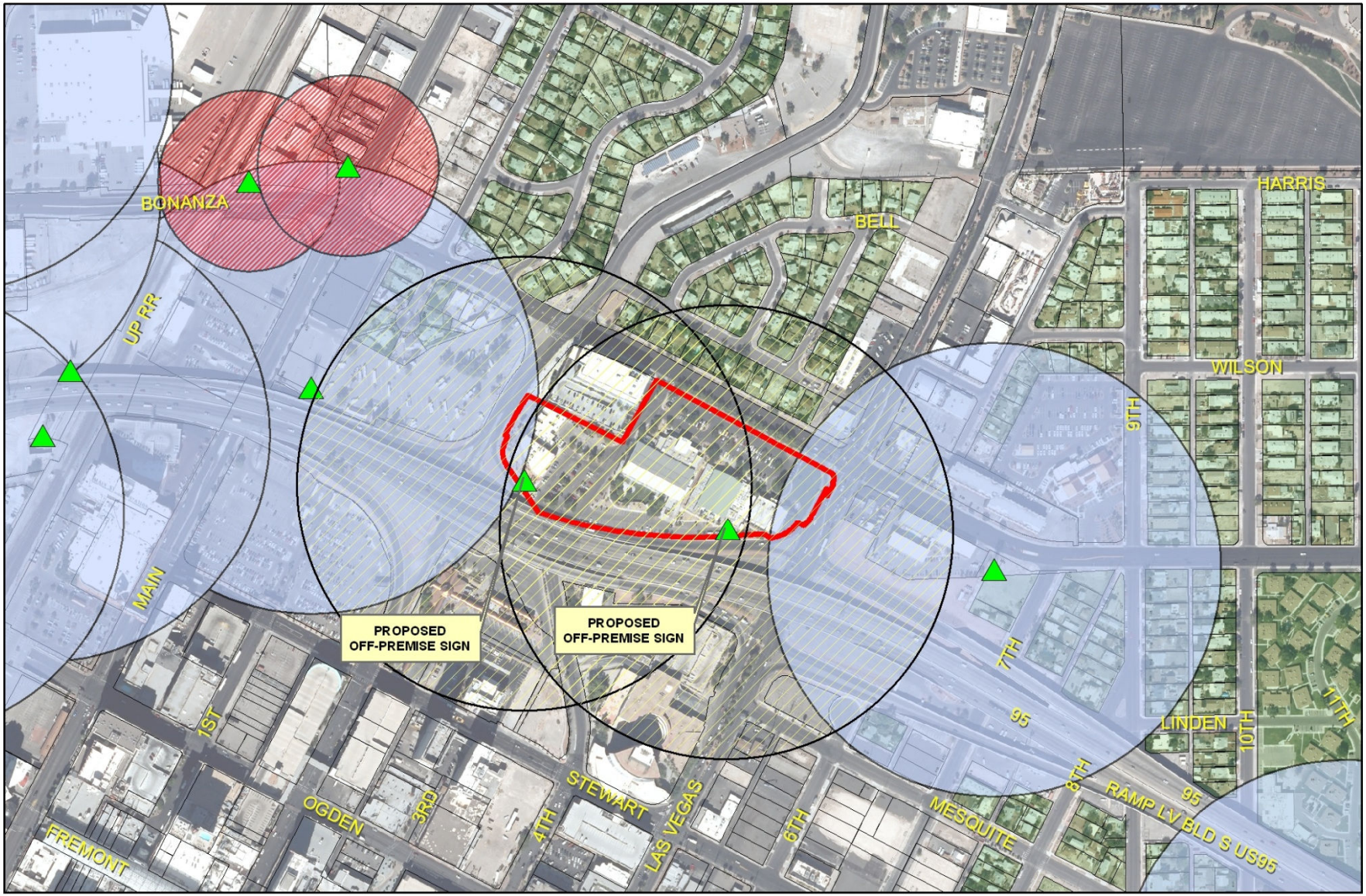
0 500 1,000 Feet

CASE: SUP-48183

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



SUP-48183

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 750 Foot Buffer Around Proposed Freeway Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: 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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: 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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 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* 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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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.

Revised 10/27/08

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

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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.

Revised 10/27/08

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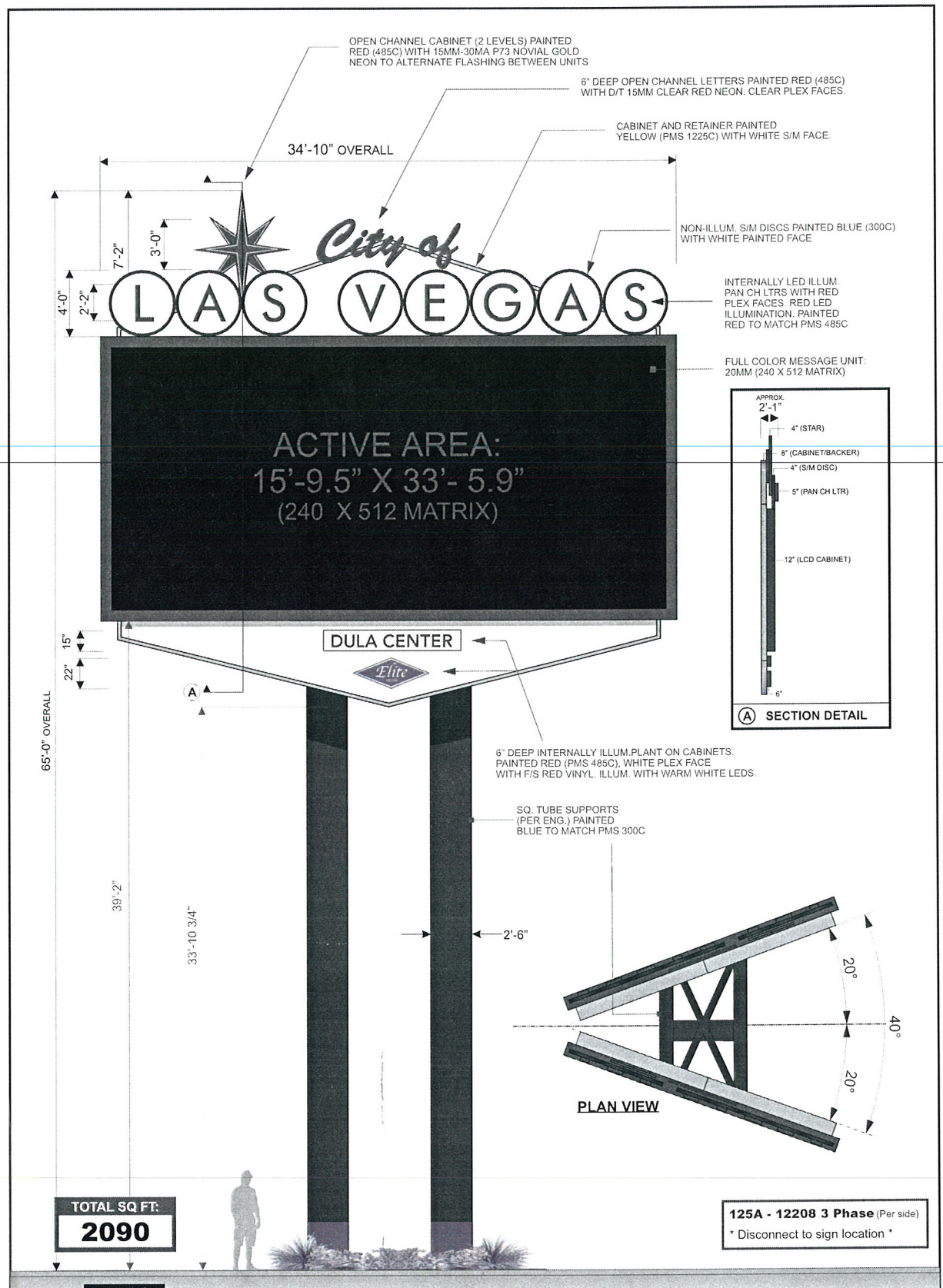

PY-4
PY-5

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.

Sheet: 4.0
O.E.M Service:
Reference Design:
Classification: PY 4-5
Description: NON-ILLUM FOAM LTRS
Rev / Date / Designer: 08/21/11 - MS; 09/06/12 - MS
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals:
Designer: MALCOLM SHAW / JIM GIETZEN
Account Executive: BOB STOCKHAM / JIM COOK
Project Name: CITY OF LAS VEGAS
Project Tracking Number: 423039
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

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SUP-48183

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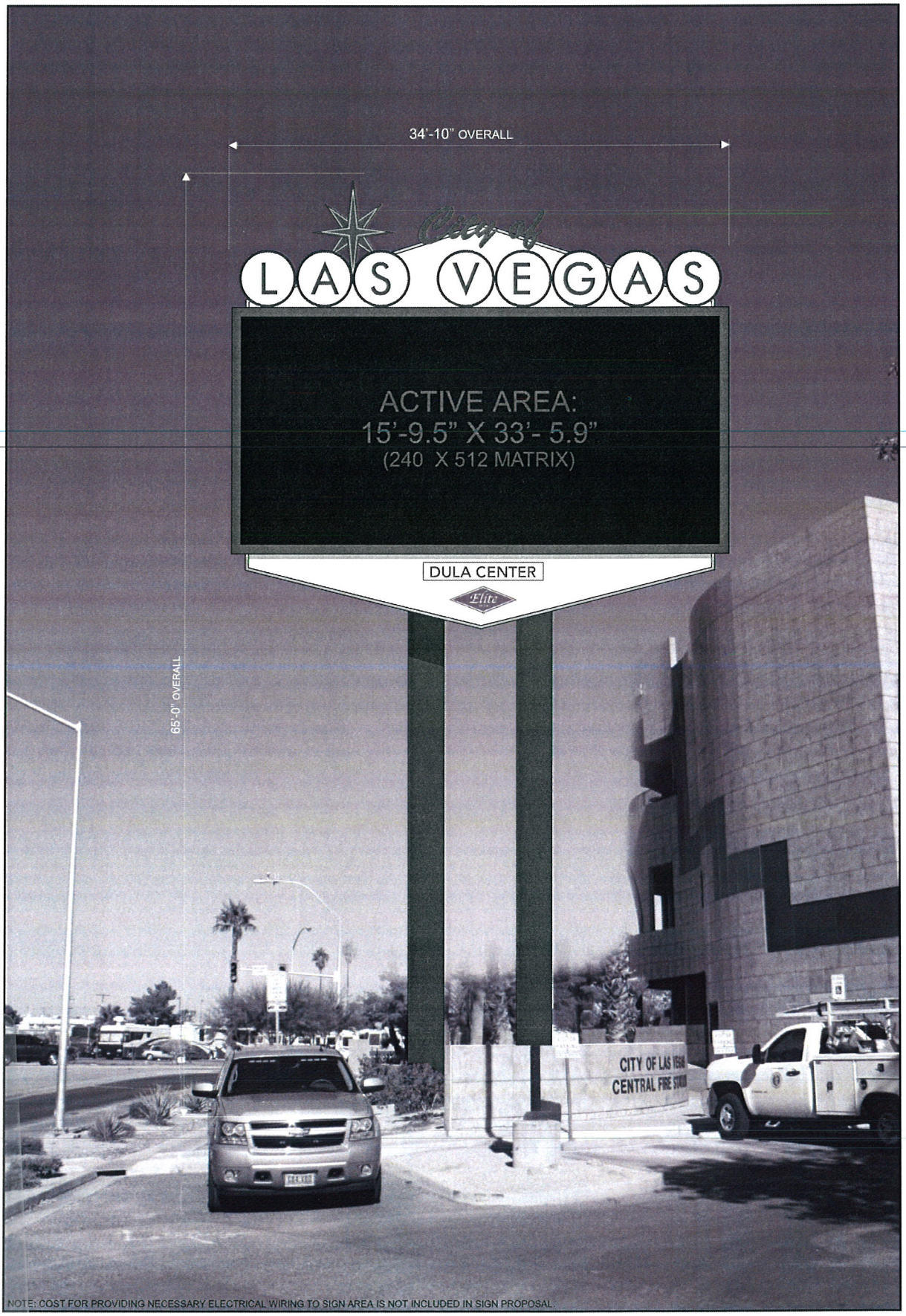
JAN 2 4 2013



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

SUP-48183

Sheet:	4.2
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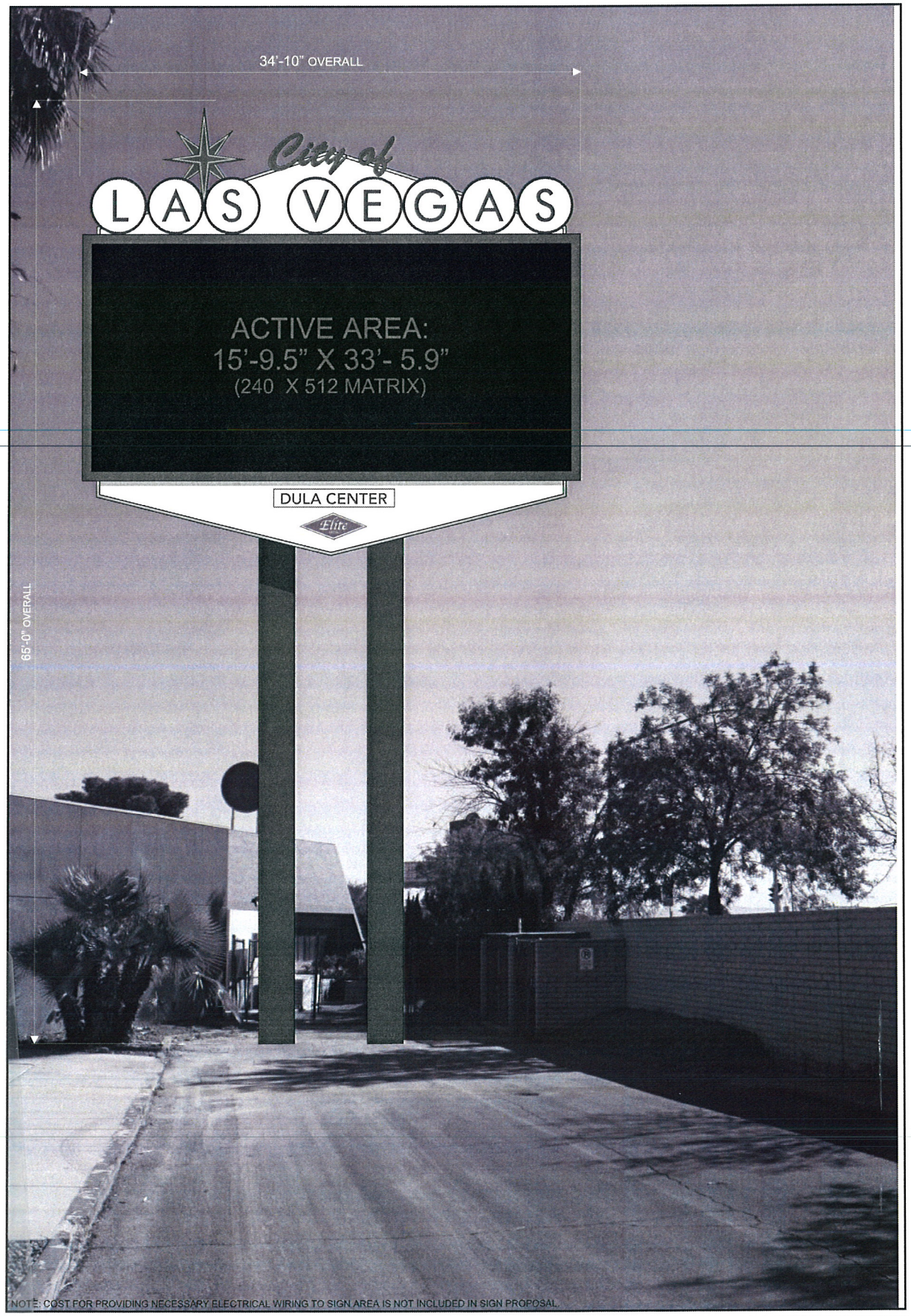
Reference Design:	PY 4-5
Classification:	NON-ILLUM FOAM LTRS
Description:	
Rev / Date / Designer:	09/06/12 - MS
Client:	
Account Executive:	
Estimating:	
Creative Director:	
Checked by:	
Design Approvals:	
Designer:	MALCOLM SHAW JIM GIETZEN
Account Executive:	BOB STOCKHAM/ JIM COOK
Project Name:	CITY OF LAS VEGAS
Project Tracking Number:	423039
Client Name & Address:	CITY OF LAS VEGAS LAS VEGAS-NV

YESCO.

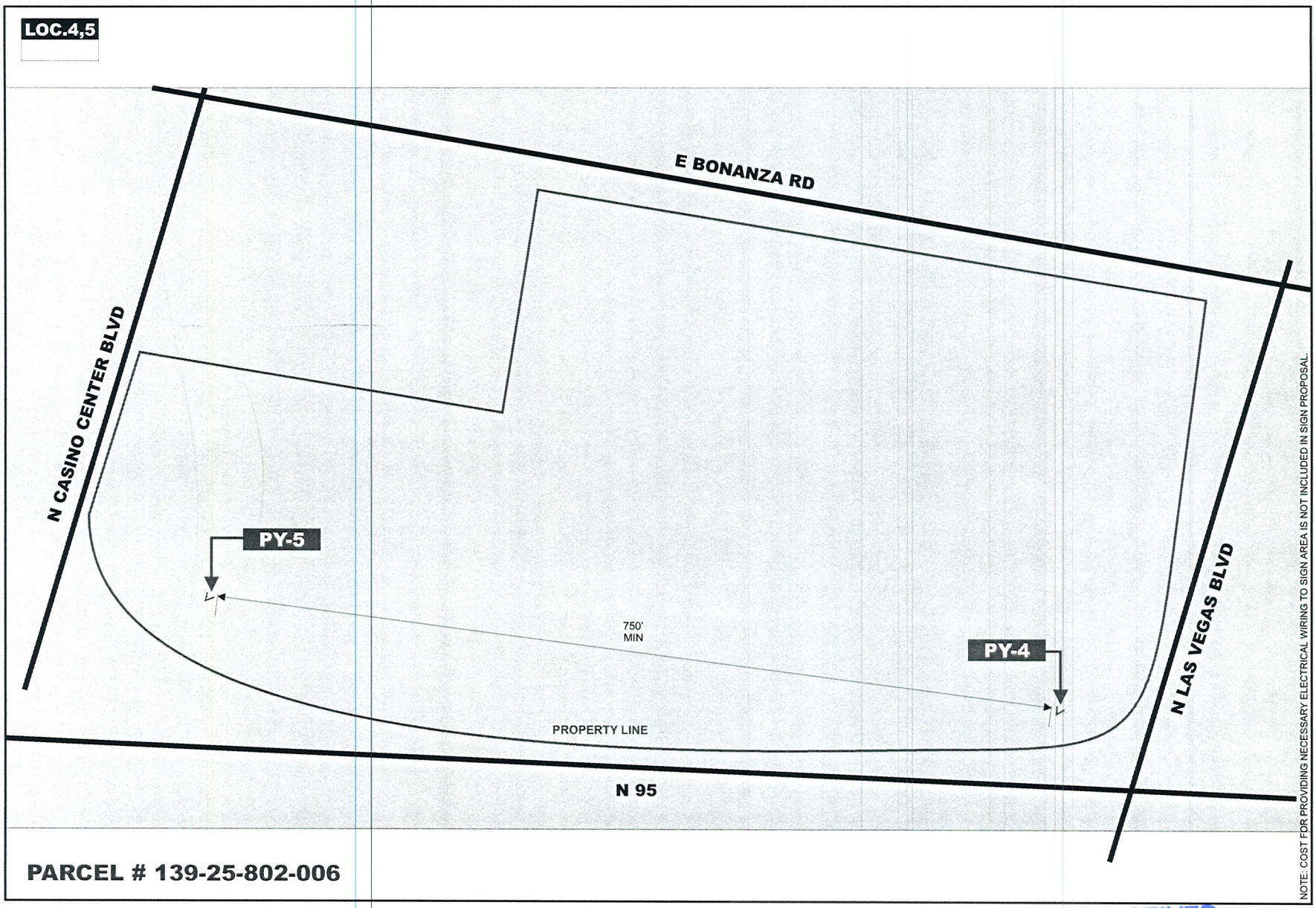
YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289 & #0074290

RECEIVED
JAN 24 2013


34'-10" OVERALL
City of
LAS VEGAS
ACTIVE AREA:
15'-9.5" X 33'- 5.9"
(240 X 512 MATRIX)
DULA CENTER
Elite
65'-0" OVERALL
NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

SUP-48183

| | | |



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074293 & #0074290

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

Project Tracking Number:
423039

Project Name:
CITY OF
LAS VEGAS

Account Executive:
BOB STOCKHAM/
JIM COOK

Designer:
MALCOLM SHAW
JIM GIETZEN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev / Date / Designer

09/21/11- MS
09/06/12 - MS
10/11/12 - MS
11/13/12 - MS

Description:
NON-ILLUM
FOAM LTRS

Classification:
SP 4-5

Reference Design:
000000

O.E.M Serial:
000000

Sheet:
4.1

RECEIVED
JAN 2 4 2013

SUP-48183

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

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

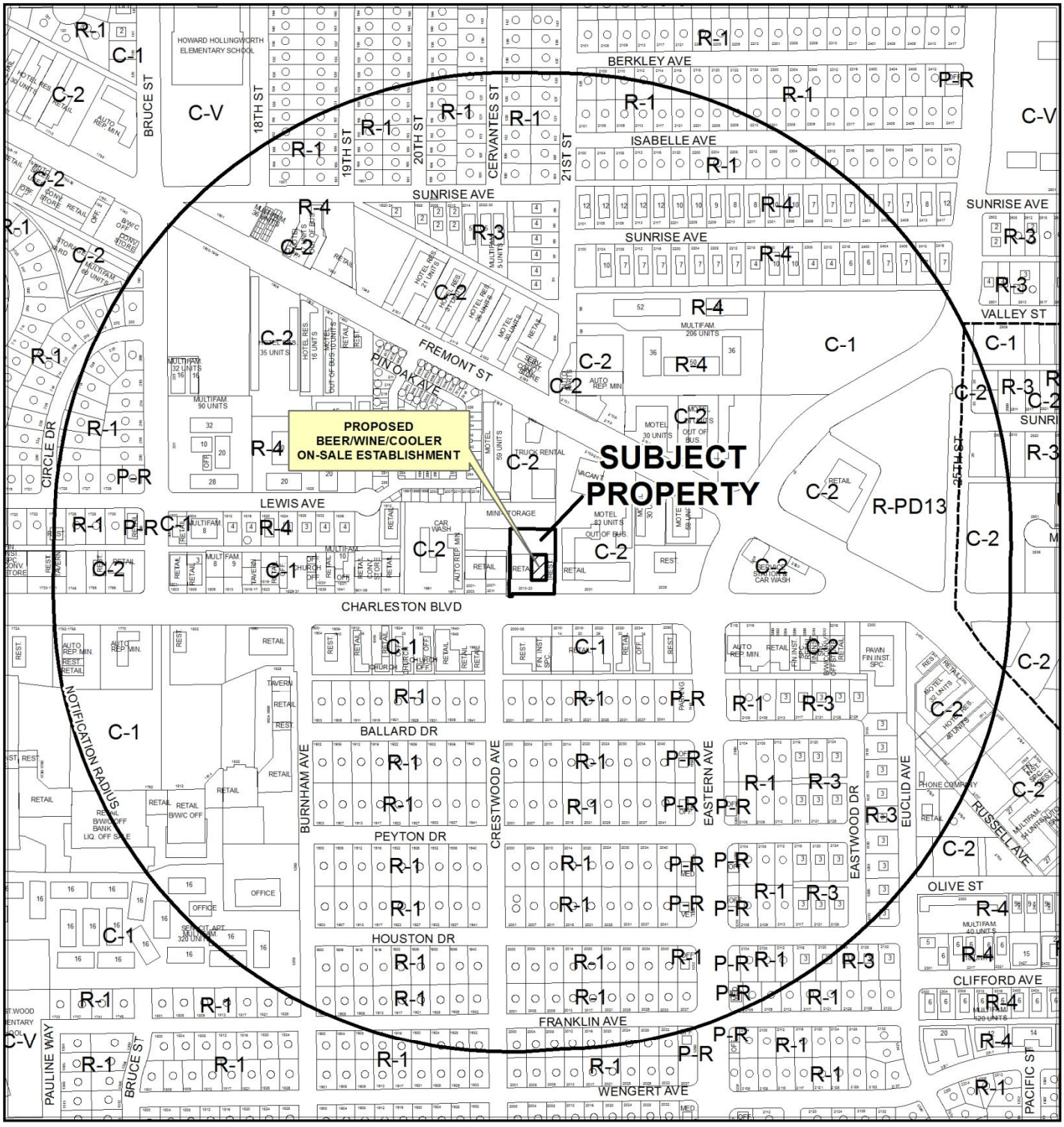
SUBJECT:
SUP-48930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DELFINO GOMEZ - OWNER: FONG - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,985 SQUARE-FOOT RESTAURANT, WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2021 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



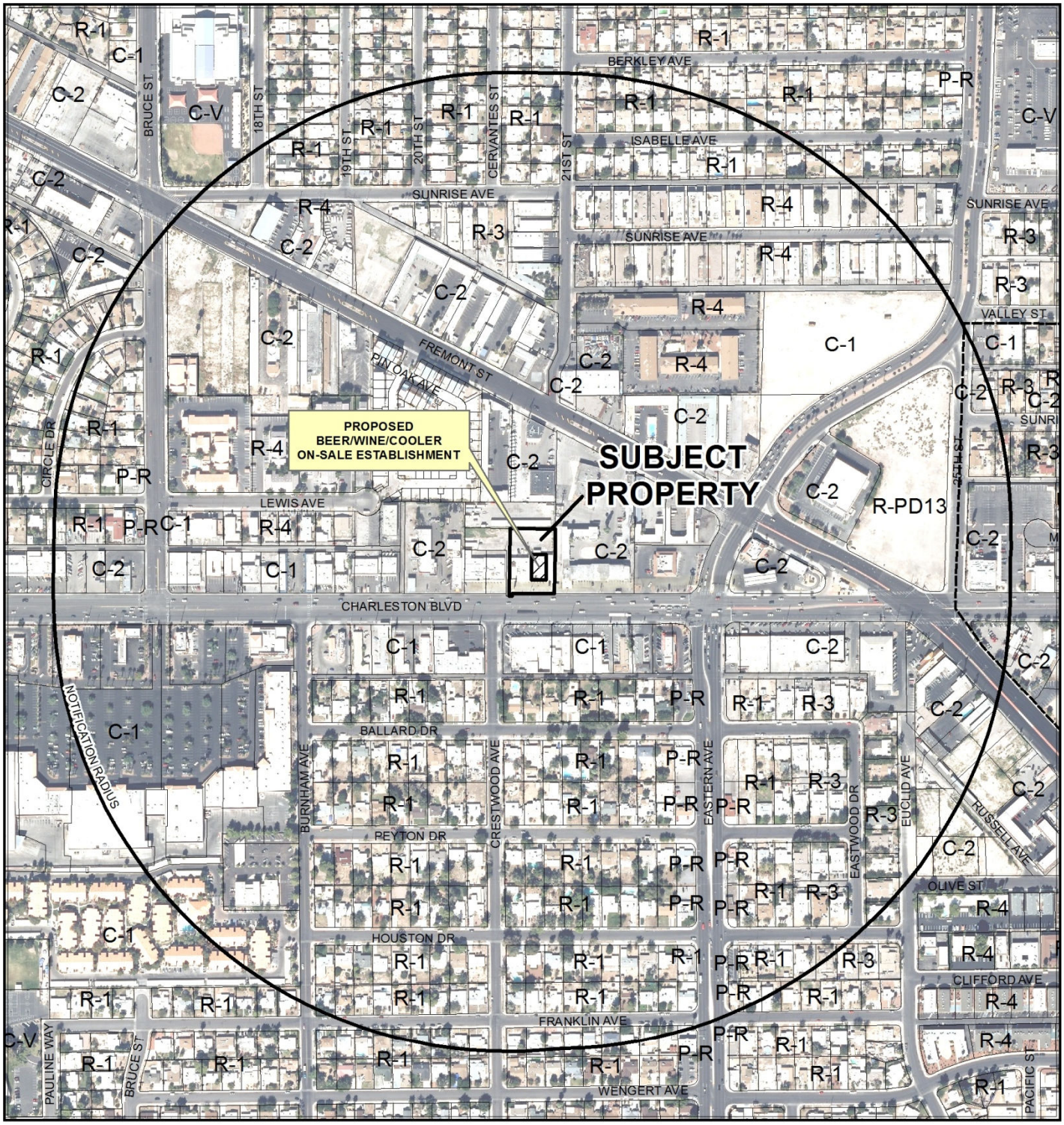
CASE: **SUP-48930**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



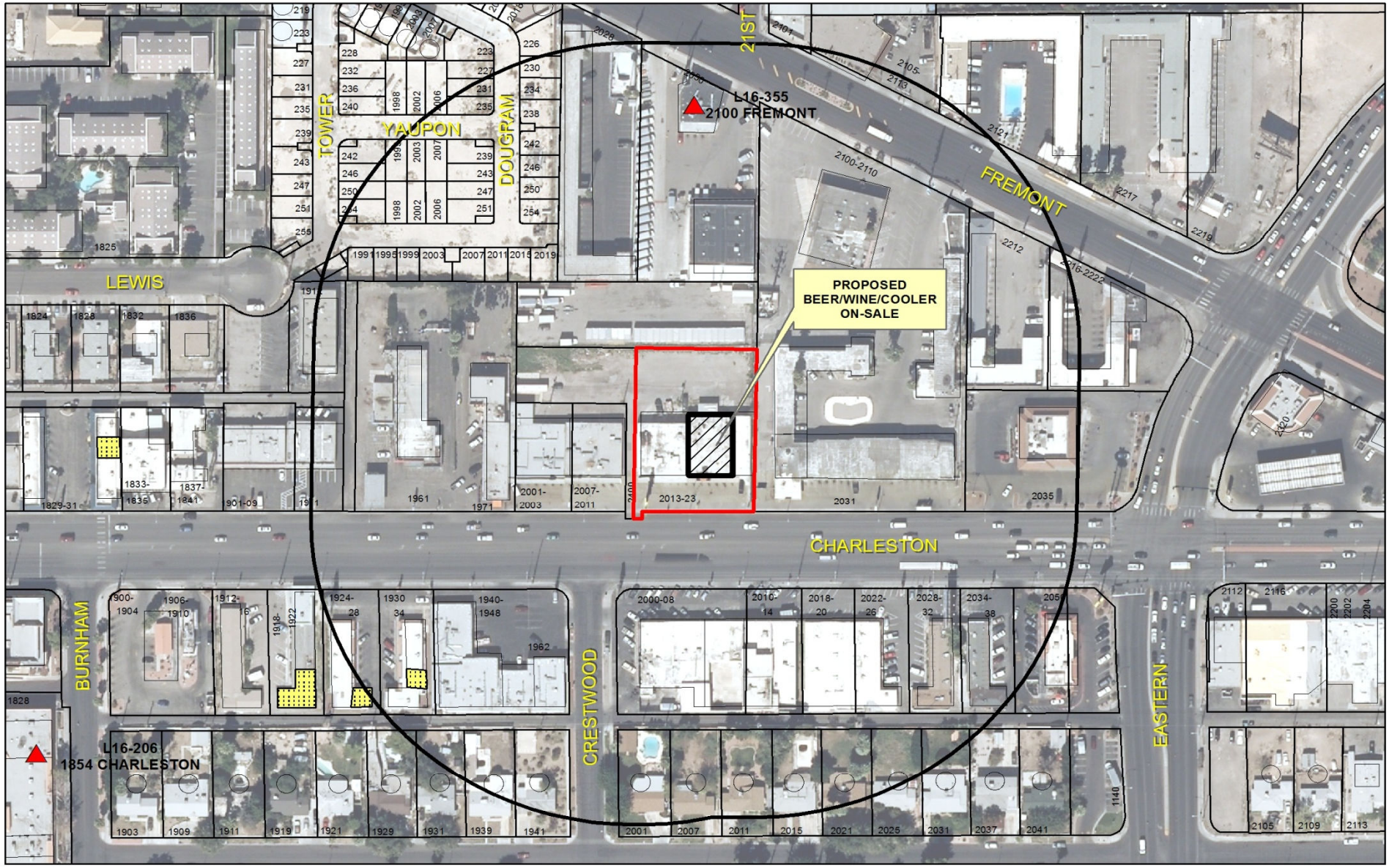
CASE: **SUP-48930**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-48930

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

RECEIVED
APR 04 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48930** APN: 139-35-803-021

Name of Property Owner: Mee Ling Fong / Zhong Min Fong

Name of Applicant: Delfino Gomez

Name of Representative: None

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: Zhong min Fong

Print Name: Zhong Min Fong

Subscribed and sworn before me

This 12th day of March, 2013

Joan E. Johnson

Notary Public in and for said County and State CLARK NV

JOAN E. JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-19-16
Certificate No: 01-66482-1

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: special use permit

Project Address (Location) 2021 E. Charleston Blvd Las Vegas

Project Name Restaurant **Proposed Use** Beer & Wine

Assessor's Parcel #(s) 139-35-803-021 **Ward #** 3

General Plan: existing MXU proposed MXU **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 4,878 S.F. **Floor Area Ratio** N/A

Gross Acres 0.73 **Lots/Units** N/A **Density** N/A

Additional Information N/A

PROPERTY OWNER Fong Family Trust **Contact** Zhong Min Fong

Address P.O. Box 42242 **Phone:** 839-8633 **Fax:** 702-240-3853

City Las Vegas **State** Nevada **Zip** 89116-0242

E-mail Address ZhongMLi57@yahoo.com

APPLICANT Delfino Gomez **Contact** Delfino Gomez

Address 5026 Grandview Dr. **Phone:** 702-591-8063 **Fax:** 702-307-9396

City Las Vegas **State** Nevada **Zip** 89120

E-mail Address Pacificautocare777@yahoo.com

REPRESENTATIVE N/A **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* Zhong min Fong

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

Print Name Zhong Min Fong

Subscribed and sworn before me

This 12th day of March, 20 2013.

Joan E Johnson

Notary Public in and for said County and State CLARK NV

JOAN E. JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-19-16
Certificate No: 01-66482-1

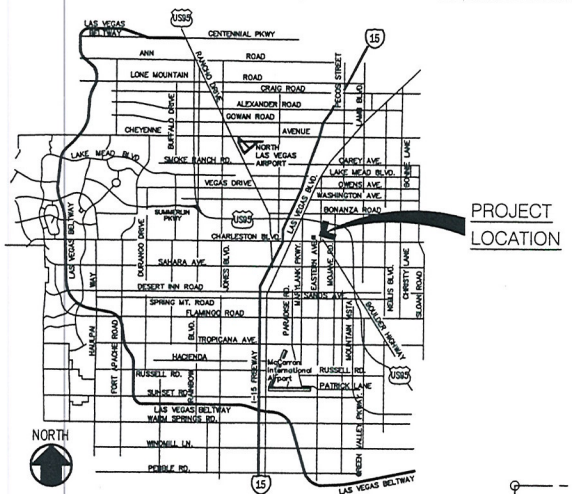
FOR DEPARTMENT USE ONLY

Case #	SUP-48930
Meeting Date:	6/11/2013
Total Fee:	1280.00
Date Received:*	4/4/2013
Received By:	

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

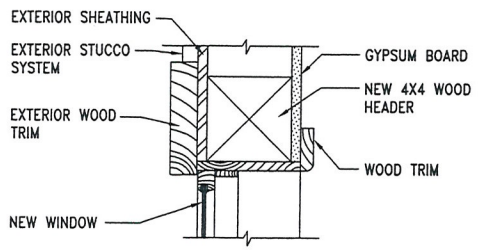
Revised 10/27/08

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



B **VICINITY MAP**

SCALE: NO SCALE



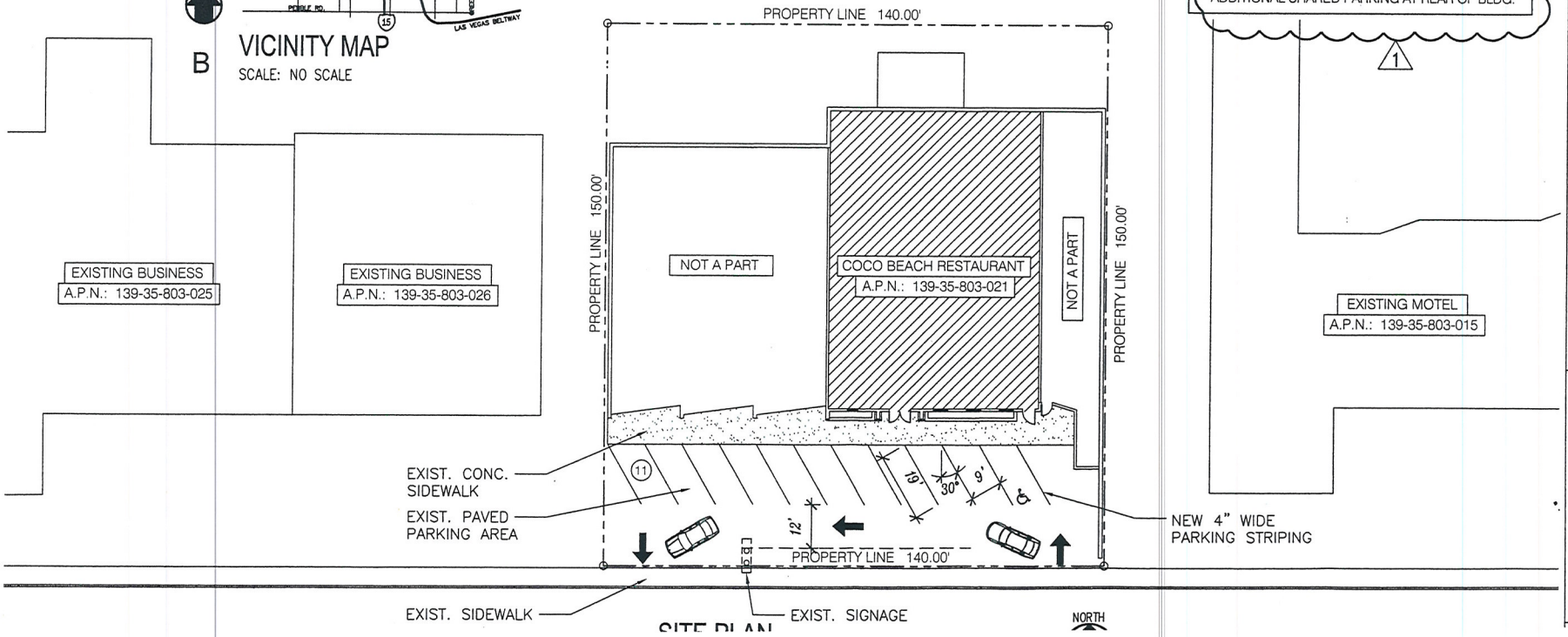
1 **WINDOW HEADER DETAIL**

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

PROJECT SITE DATA:

CODE.:	2009 I.B.C.
A.P.N.:	139-35-803-021
EXISTING ZONING:	C-2
SITE AREA:	0.73 ACRE
LAND USE:	COMMERCIAL REGIONAL SHOPPING CENTER
OCCUPANCY GROUP:	A-2 (EXISTING RESTAURANT)
ALLOWABLE AREA:	6,000 SQ. FT. (REQ'D) 4,985 SQ. FT. (EXISTING)
CONSTRUCTION TYPE:	V-B
NUMBER OF EXITS:	2 REQ'D.; 2 PROVIDED
OCCUPANT LOAD:	DINING 15/2387 SF = 159 OFFICE 100/281 SF = 3 BAR PER SEAT & SERVER = 9 KITCHEN 200/872 SF = 4 STORAGE 300/872 SF = 1 TOTAL OCCUPANT LOAD = 176

PARKING (PARKING-IMPAIRED DEVELOPMENT):
REQUIRED: 23 PROVIDED AT FRONT: 11
H.C. PARKING: REQUIRED: 1 PROVIDED: 1
ADDITIONAL SHARED PARKING AT REAR OF BLDG.



SITE PLAN

REV. NO.	DATE	COMMENTS
1	5/24/12	CITY COMMENTS

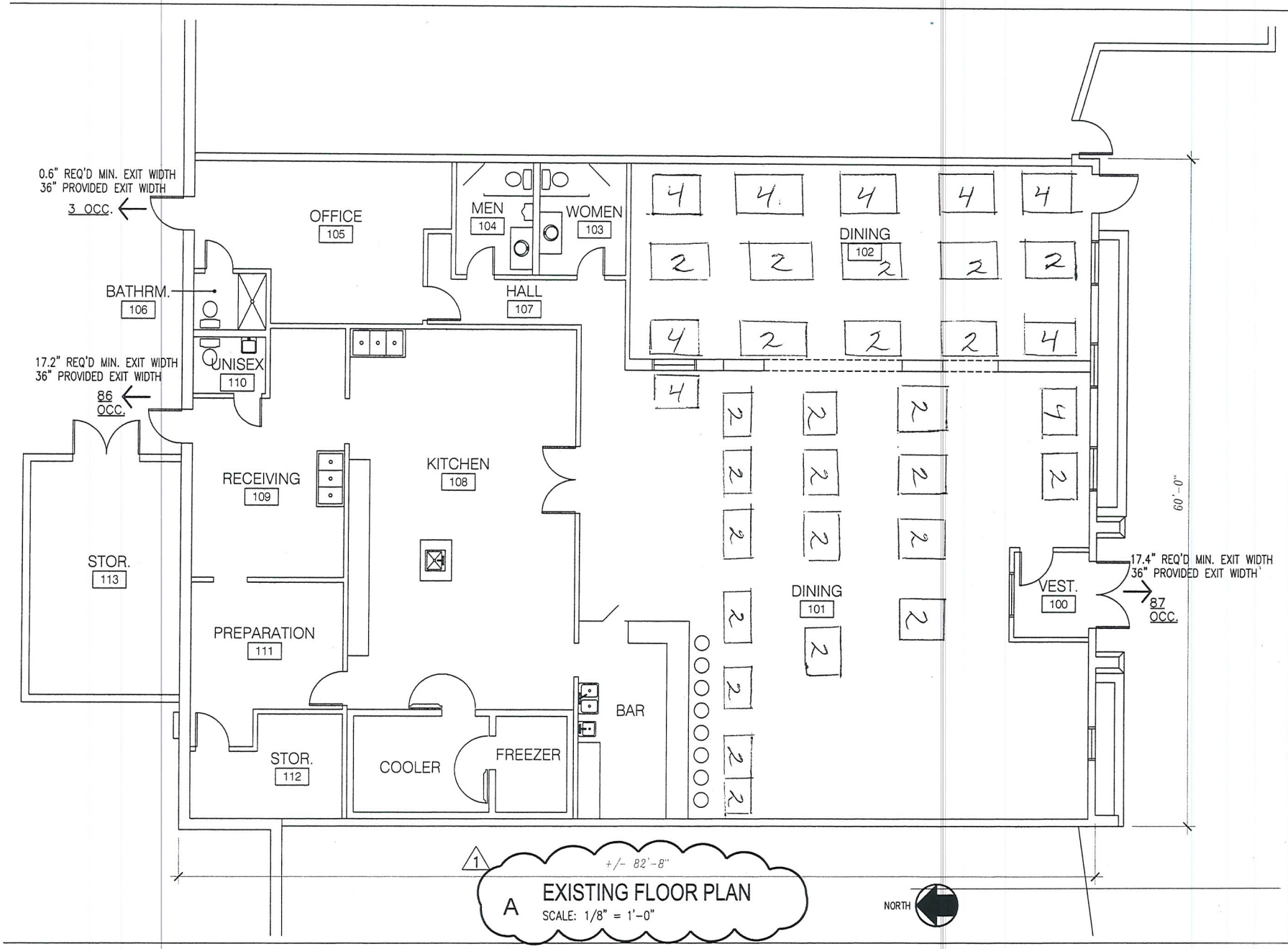
Project Name: COCO BEACH RESTAURANT
2021 E. Charleston Blvd.
LAS VEGAS, NV. 89101

EDVERC CONSTRUCTION & DEVELOPMENT
2130 S. Highland Ave.
Las Vegas, NV. 89102
Lic. #52630

Sheet Name: SITE PLAN, SITE DATA, WINDOW HEADER DETAIL & VICINITY MAP

RECEIVED
APR 04 2013

SUP-48930



1 A EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV. NO.	DATE	COMMENTS
1	5/24/12	CITY COMMENTS

Project Name: COCO BEACH RESTAURANT
2021 E. Charleston Blvd.
LAS VEGAS, NV. 89101

EDVERC CONSTRUCTION & DEVELOPMENT
2130 S. Highland Ave.
Las Vegas, NV. 89102
Lic. #52630

Sheet Name: EXISTING FLOOR PLAN

05-10-12

SHEET NO. A3
SHEET 3 OF 3

RECEIVED
APR 04 2013

SUP-48930

RECEIVED
APR 04 2013

COCO BEACH MEXICAN SEAFOOD AND BAR

TO WHOM IT MAY CONCERN

I AM WRITING THIS LETTER AS THE OWNER OF COCOBEACH MEXICAN SEAFOOD AND BAR WHICH IS LOCATED AT 2021 E CHARLESTON BLVD, LAS VEGAS NV 89104, TO SOLICITATE LICENSE TO SELL WINE AND BEER AT MY RESTAURANT.

I AM NOT AWARE OF ANY CHURCHES AROUND MY RESTAURANT, THERE IS A DESERT ART SUPPLY ON 2003 E CHARLESTON BLVD, A FURNITURE OUTLET ON 2007, AND CUT AND SEW AMERICAN ON 2011.

I WANT TO HAVE A PLACE FOR FAMILIES TO COME AND ENJOY GOOD FOOD ANT TO HAVE A GOOD TIME, I DO NOT WANT MY RESTAURANT TO BECOME A PLACE WHERE PEOPLE GO TO GET DRUNK, THAT IS NOT THE IDEA, I WANT MY RESTAURANT TO BE FAMILY ORIENTED, SO I ASK YOU TO PLEASE GIVE ME THE OPPORTUNITY TO SELL WINE AND BEER AT MY RESTAURANT.

SINCERELY YOURS

DELFINO GOMEZ (OWNER)

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

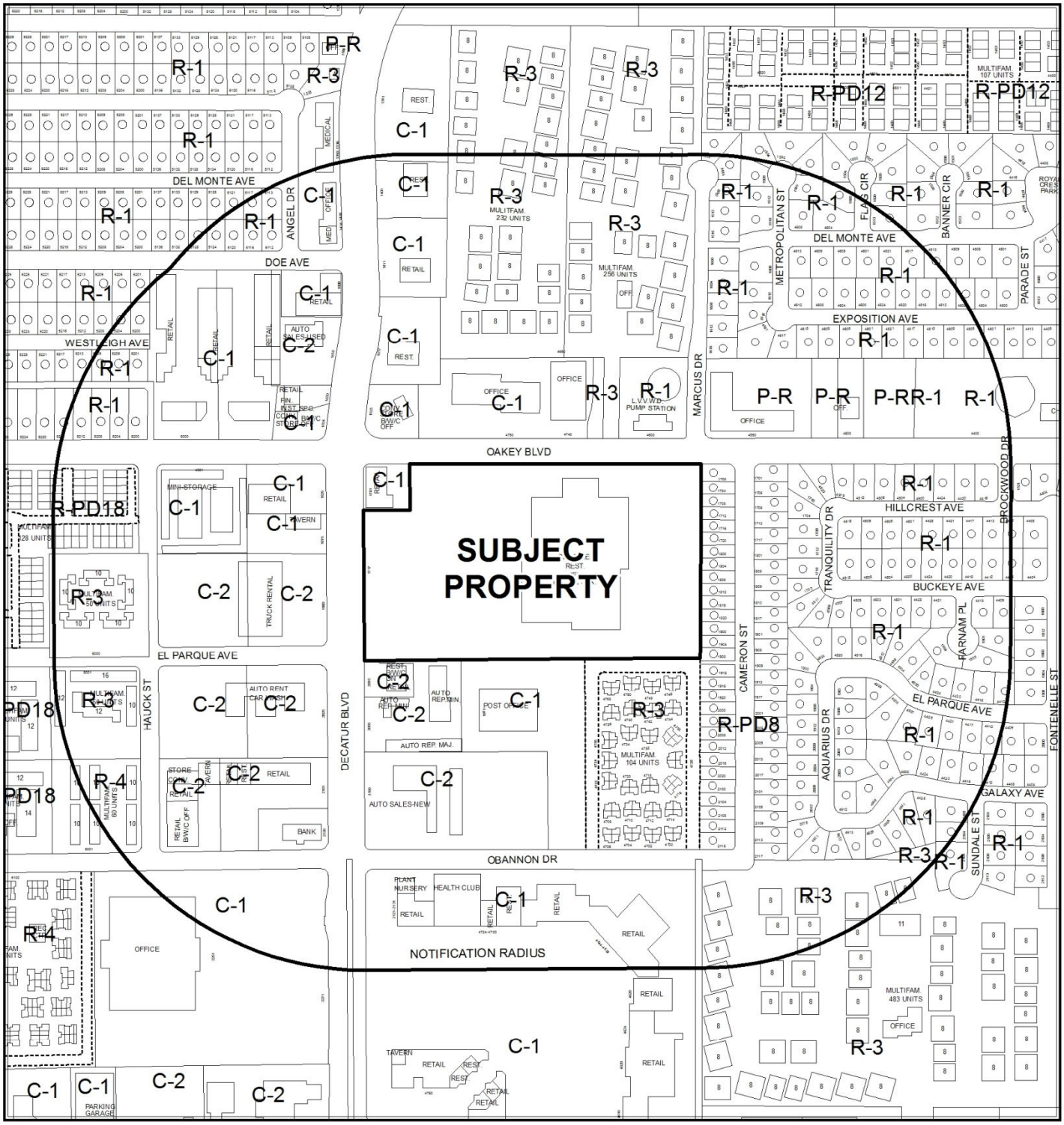
SUBJECT:
SUP-49086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MEGAN KAYS - OWNER: DOUGLAS KAYS - For possible action on a request for a Special Use Permit TO ESTABLISH A 22,500 SQUARE-FOOT OUTDOOR SALES COMPONENT TO AN EXISTING 125,750 SQUARE-FOOT SWAP MEET (INDOOR) USE at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

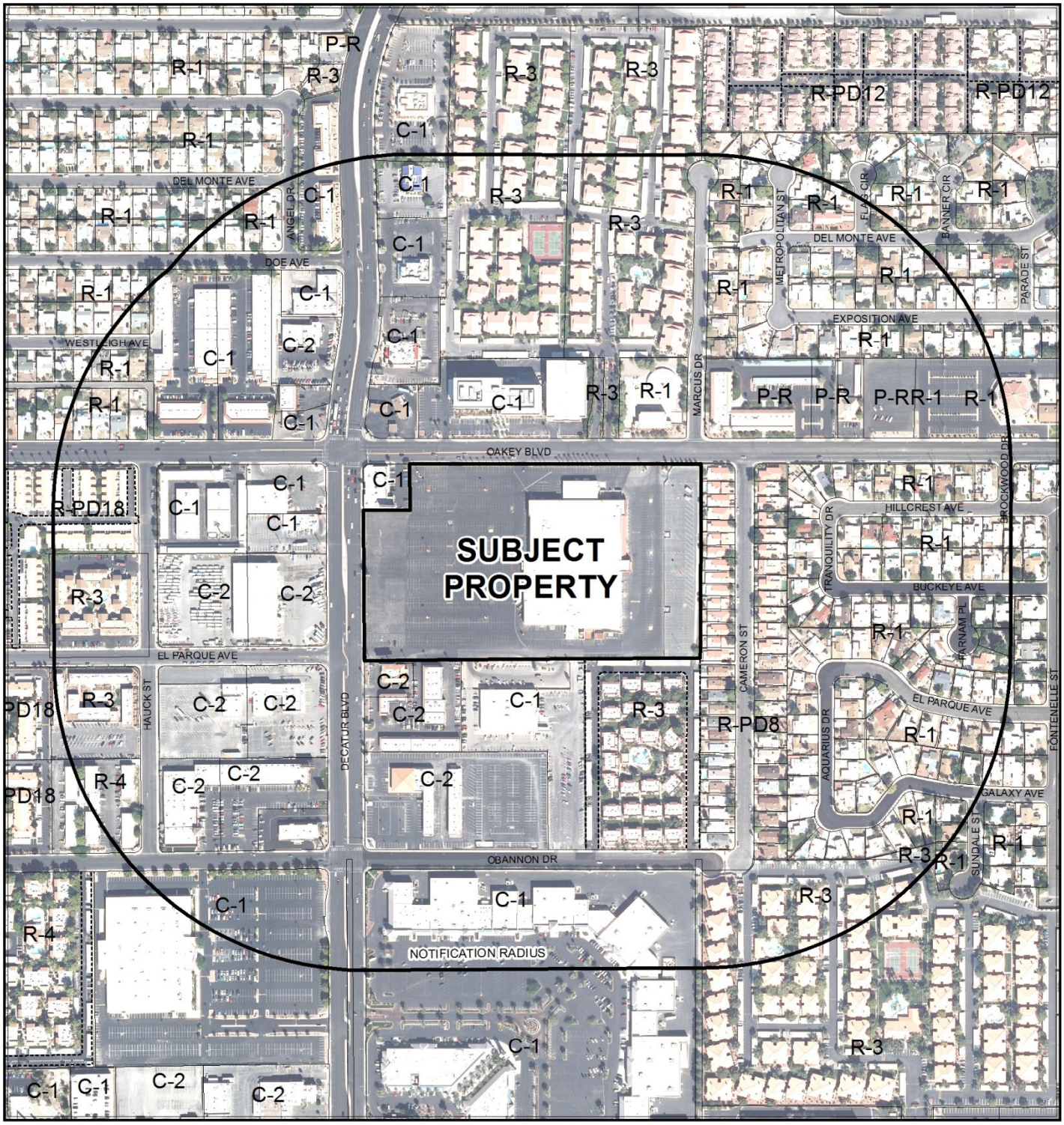
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49086**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SUP-49086**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49086 APN: 162-06-301-002

Name of Property Owner: Douglas B. Kays

Name of Applicant: Megan Marie Kays

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: Doug B. Kays

Print Name: Douglas B. Kays

Subscribed and sworn before me

This 12 day of APRIL, 2013

William T. Adams

Notary Public in and for said County and State

VENTURA, CA

WILLIAM T. ADAMS
COMM. #1943213
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JULY 30, 2015

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APR 22 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1717 S. Decatur

Project Name The Farms **Proposed Use**

Assessor's Parcel #(s) 162016301002 **Ward #** 1

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

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres 15.16 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Douglas B. Kays **Contact** Doug Kays

Address 1717 S. Decatur Blvd **Phone:** 702 877-0087 **Fax:** 702 877-3102

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

E-mail Address Fism8888@AOL.com

APPLICANT Megan Marie Kays **Contact** Megan Kays

Address 2025 Cedar Hills St **Phone:** 310 729-0551 **Fax:** ____

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

E-mail Address fantasticfarms@gmail.com

REPRESENTATIVE Darla Adams **Contact** Darla Adams

Address 1717 S. Decatur Blvd **Phone:** 702 877-0087 **Fax:** 702 877-3102

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

E-mail Address Fism8888@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* Doug B. Kays

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

Print Name Douglas B. Kays

Subscribed and sworn before me

This 12 day of APRIL, 20 13.

William T. Adams

Notary Public in and for said County and State

VENTURA, CA

WILLIAM T. ADAMS
COMM. #1943213
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JULY 30, 2015

RECEIVED
APR 22 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-49086
Meeting Date:	06/11/13
Total Fee:	$1030.00
Date Received:*	04/22/13
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.

SITE DATA

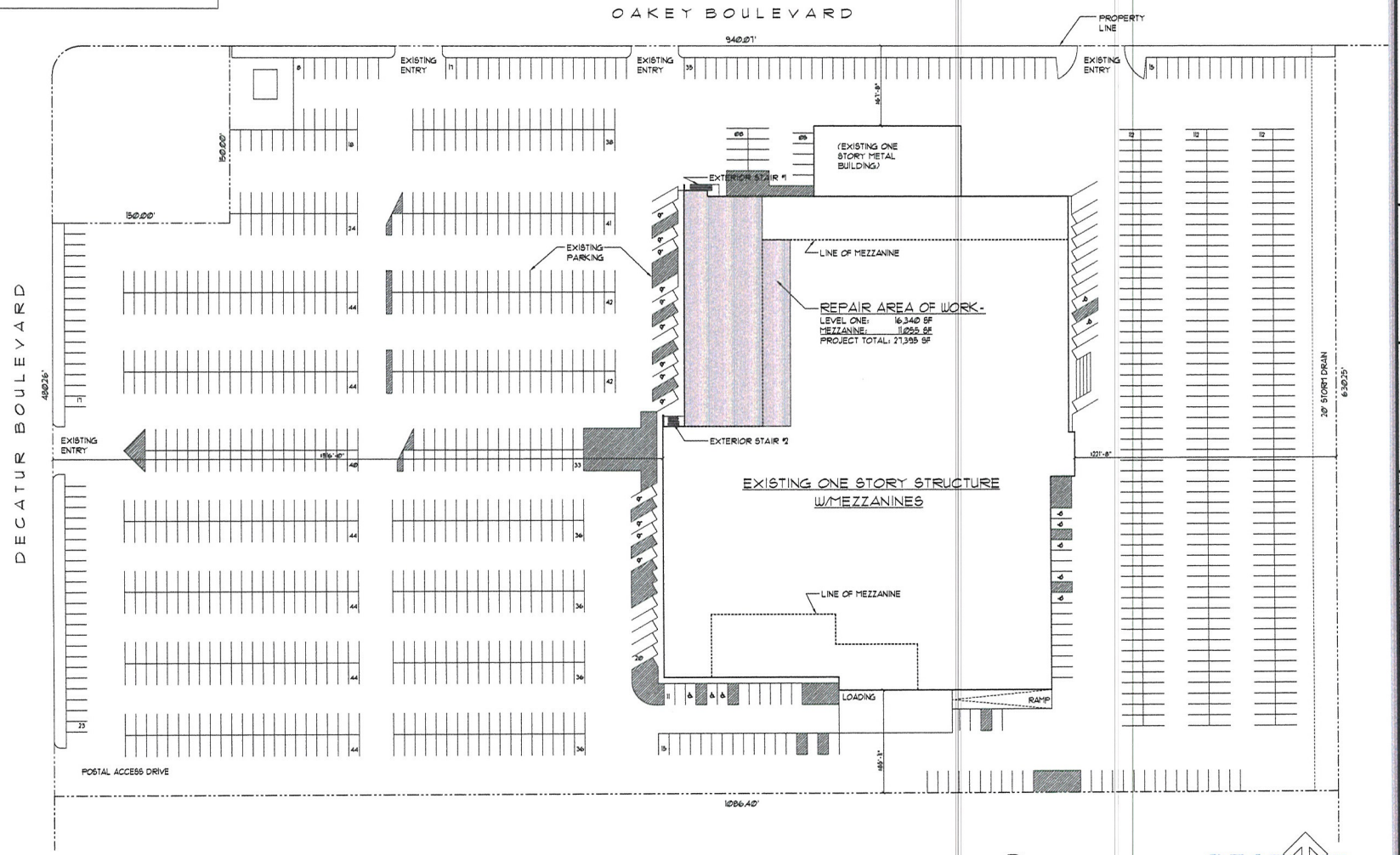
TOTAL SITE: APN #: 162 06 301 002
SITE AREA: 15.23 ACRES
(663,418 SF)

ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)

ON SITE PARKING REQUIREMENTS:
SWAP MEET (INDOOR):
1 SPACE PER EACH 175 SF OF GROSS FLOOR AREA

PARKING CALCULATION:
SWAP MEET-134,881 SF/175 = 771 SPACES
771 SPACES REQUIRED
1,252 SPACES PROVIDED*
(1229 REGULAR SPACES + 23 ACCESSIBLE SPACES)

*NOTE:
ALL PARKING IS EXISTING TO REMAIN. THE SCOPE OF WORK FOR THIS PROJECT IS INTERIOR REPAIR FROM WATER DAMAGE.



1 SITE PLAN
1" = 40'-0"

N

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APR 22 2013
City of Las Vegas
Dept. of Planning

SUP-49086

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 933-0455 • Fax (702) 933-0456
Mobile (702) 250-9418
• kevin@gk3architecture.com
• gentle@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
FANTASTIC INDOOR SWAP MEET, INC.
889 S. RAINBOW BLVD.
LAS VEGAS, NV 89145
TEL: (702) 877-0087

PROJECT:
FANTASTIC INDOOR SWAP MEET, INC. DISASTER REPAIR
1717 S. DECATUR BLVD.
LAS VEGAS, NV 89102
APN: 162 06 301 002

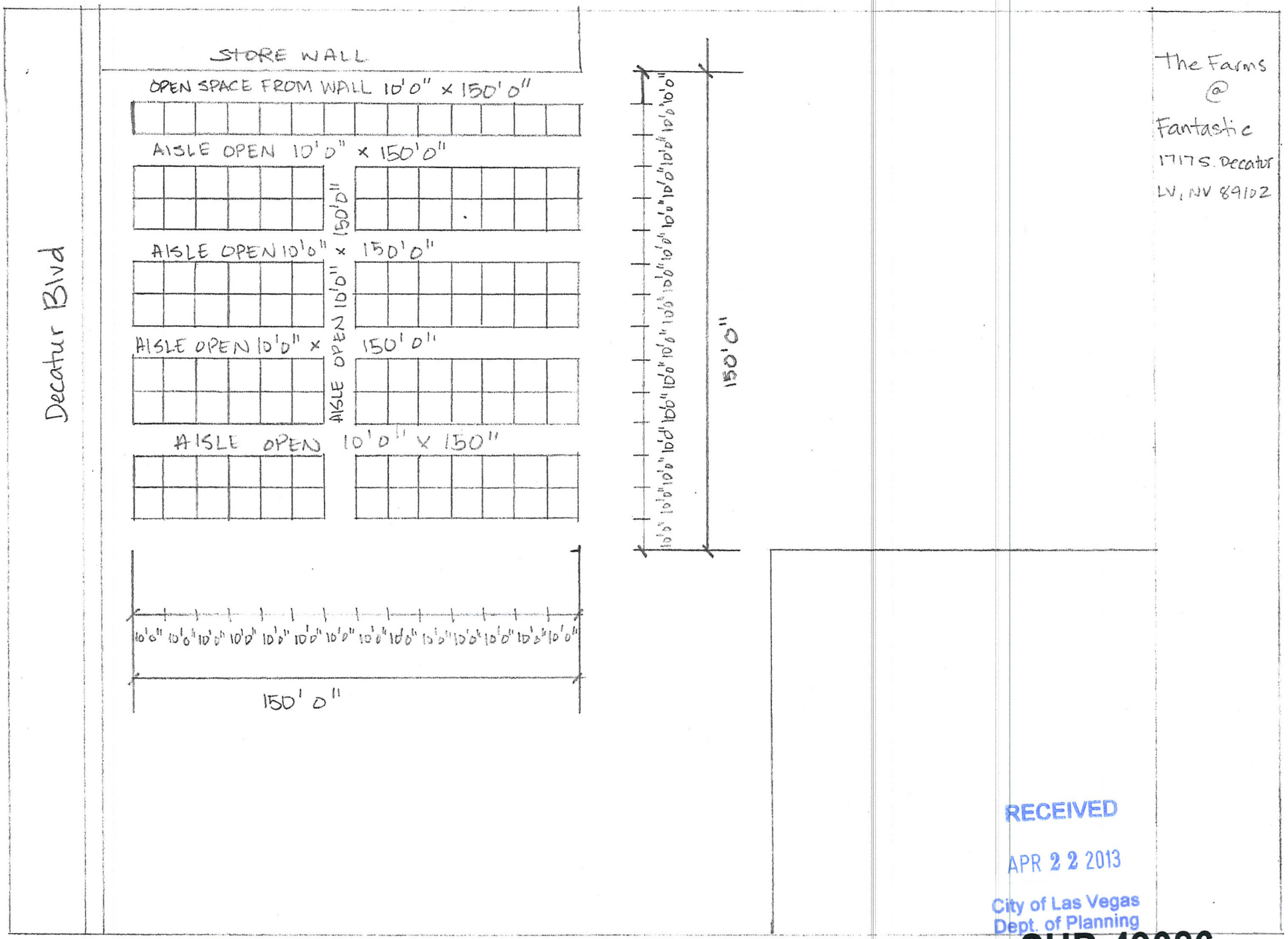
SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: 10-15-2012
ISSUED FOR: PERMIT
SHEET:
A1.0



The Farms
@
Fantastic
1717 S. Decatur
LV, NV 89102

RECEIVED
APR 22 2013
City of Las Vegas
Dept. of Planning

SUP-49086

PreApp: 2013-000115_JF001

To Whom It May Concern:

The project proposed for this special use permit is a Produce & Food Vendor Farmers Market to be located in the parking lot of Fantastic Indoor Swap meet, located at 1717 S Decatur Blvd, Las Vegas, NV 89102, along the strip of parking bordering Decatur Blvd. The Market, hereafter referred to as "The Farms", would open with no less than 10 vendors beginning on the first Sunday available pending approval of this application, with operation hours between 8:30am-12:30pm plus an additional setup breakdown period an hour before opening and thirty minutes after closing, making total on site hours 7:30am-1:00pm. An additional Friday Market would be opened once the total number of vendors on contract exceeded 25. This Market would be open in the same location, with the operation hours between 4:30pm-8:30pm, plus a setup breakdown time of an hour prior to open and a half hour after business close, making total on site time 3:30pm-9:00pm.

Growth of The Farms would be capped at 75 vendors per day, plus an additional 5 donation booths available on a weekly basis for the senior citizen committee, health department, and any other non-profit who wished to utilize the space. 4 parking spaces will be provided for each vendor on site; one space for the vendors' personal vehicles to remain for the duration of the business day, and three additional spaces provided for customers who come and go throughout the hours of operation. In addition, shoppers at The Farms would have use of the parking at Fantastic, which has a requirement of 778 parking spots and has an actual count of 1,259 parking spaces.

The goal of The Farms is to foster growth in the local community by providing affordable space in a well trafficked area for farmers to sell their wares directly to the consumer; to contribute to the growth of the local economy by providing a space for local entrepreneurs to grow their small businesses; to increase the walk-ability along the Oakey & Decatur Intersection; to encourage healthy eating and mobility within the retirement community on Oakey; and to provide the community access to healthy and affordable food.

Sustainability: Not Applicable. There is no structure being built.

Special Use Permit Determinations:

1.a. The project is located in the parking lot of Fantastic Indoor Swap Meet in a C1 zone. The area currently has general retail uses with a large variety of different retailers in the immediate area. This use will provide vendor based retailing of fresh produce to the area. There is no Farmer's Market within five (5) miles of the proposed location and because the market's are only open one or two days per week, there is very little direct competition. Closures of grocery stores in the area during the Recession contributes to the current lack of attainable fresh produce in the immediate area.

The area of the proposed project has a dense residential population, both single family and multi-family units. These residents rely on walking, bicycling, public transportation and private cars for transportation. The proposed location is centrally located at the SEC of Decatur Blvd. and Oakey Blvd.,

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APR 22 2013
City of Las Vegas
Dept. of Planning

SUP-49086

and it has sidewalks, bike access and bike racks, bus stops on Decatur and on Oakey and ample parking to encourage easy use by all residents of the area.

The general area along Decatur and Oakey is projected in the General Plan to continue to be used for retail. The proposed used is harmonious and compatible with the existing surrounding land use and will continue to be harmonious and compatible with the surrounding land use in the future.

1.b. The subject site is physically suitable for the type and intensity of the land use being proposed. The Farms will be in rows of 10' x 10' booths set up before and taken down after each Farmer's Market. The tents will be off of Decatur and will not block any vehicular traffic line of site or any pedestrian line of site. The Farmer's Market will be a minimum of 500 feet from any residential structure and will not block the view from or to any existing commercial business.

1.c. Decatur Blvd. and Oakey Blvd. are major traffic corridors that will easily accommodate the minimal added traffic from The Farm's. There are two (2) access driveways on Decatur, a turn lane from the southbound cross traffic and two (2) access driveways on Oakey Blvd.

1.d. Approval of the Special Use Permit at this site will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. The project will provide clean, safe and convenient access to fresh produce for residents in the area and to shoppers at Fantastic Indoor Swap Meet.

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APR 22 2013
City of Las Vegas
Dept. of Planning

SUP-49086

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

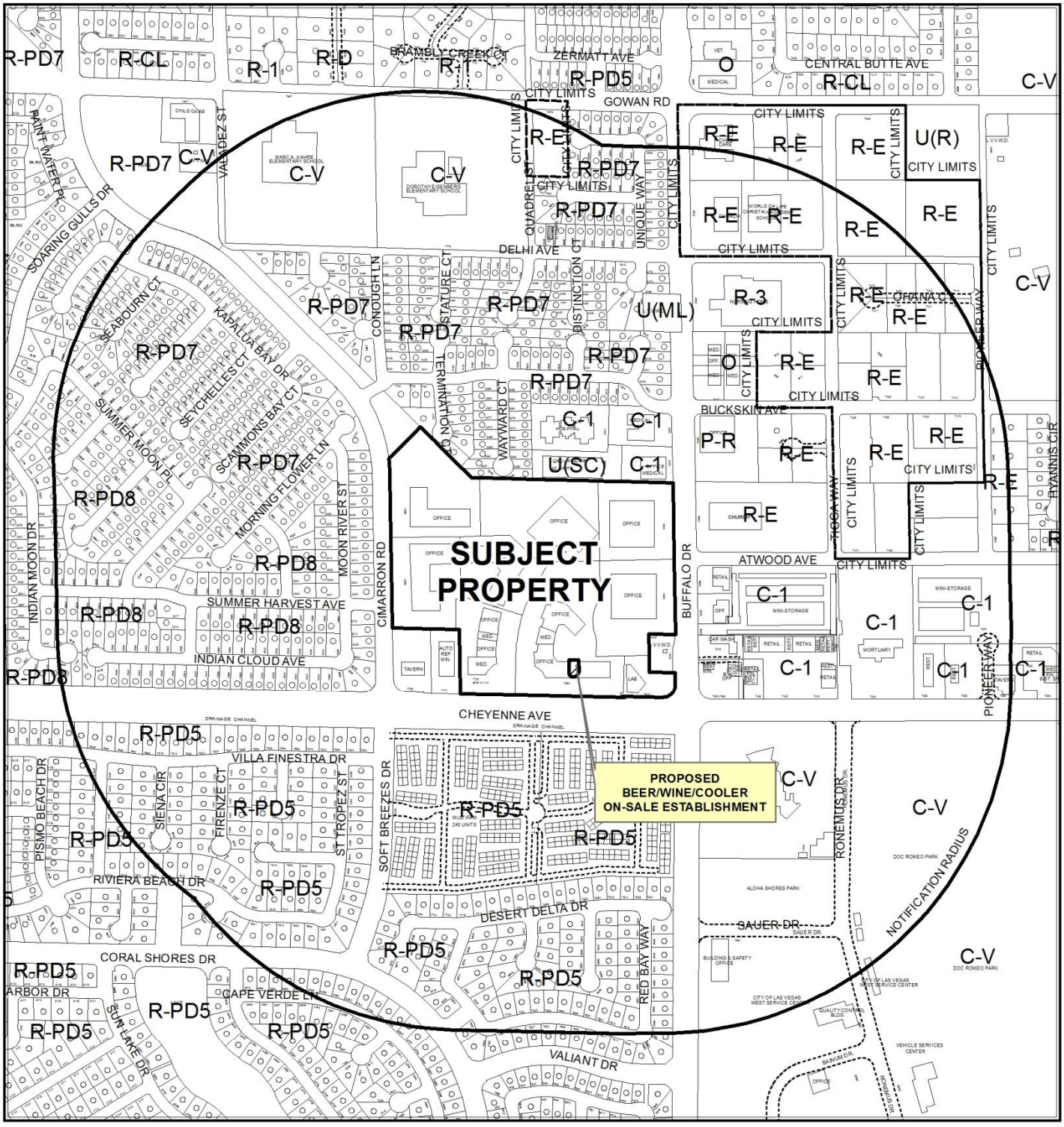
SUBJECT:
SUP-49108 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NMT ENTERPRISE, LLC - OWNER: 333 MSA FREMONT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at 7660 West Cheyenne Avenue, Suite #122 (APN 138-09-821-015), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

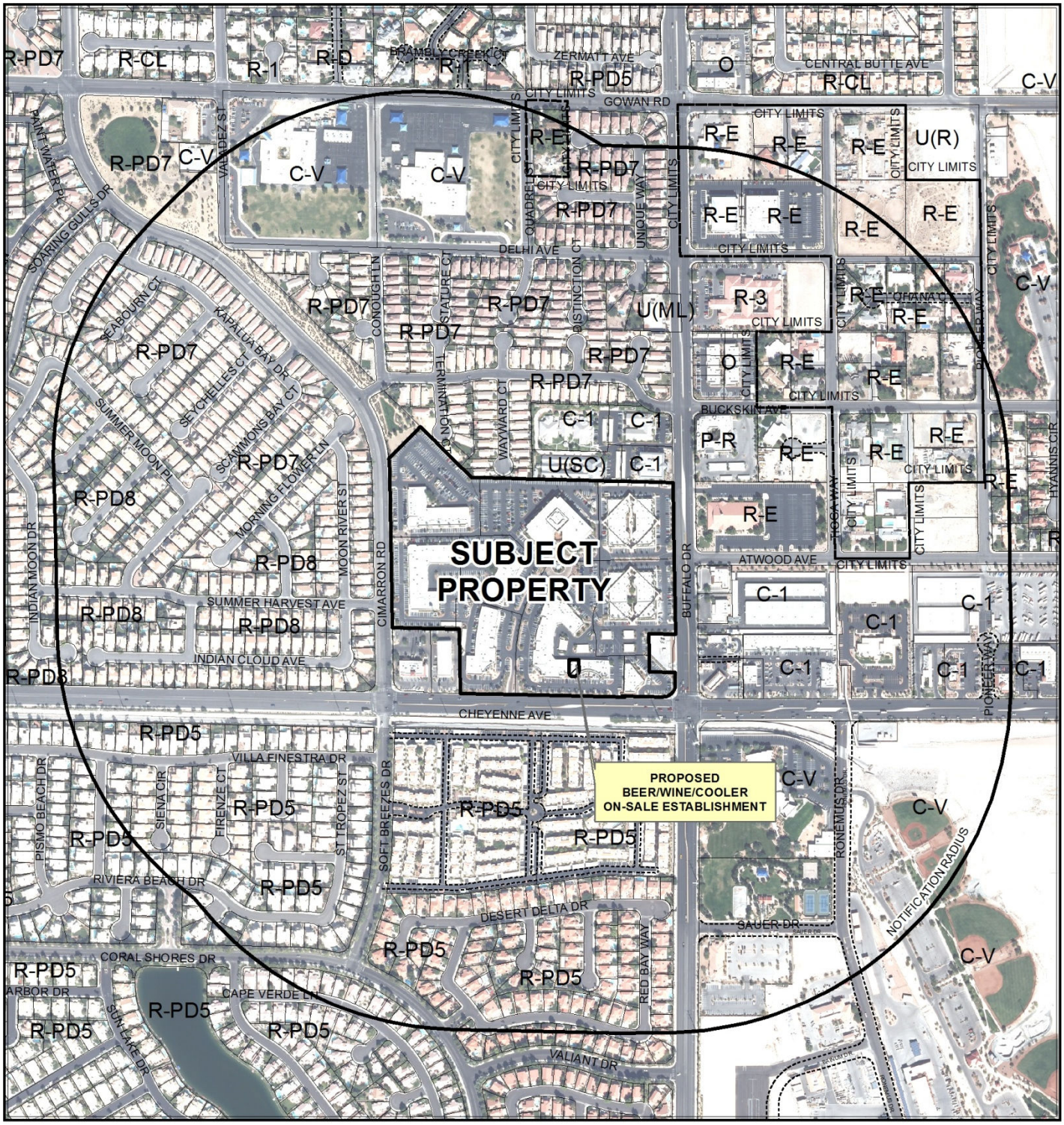
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49108**

RADIUS: 1500 FEET

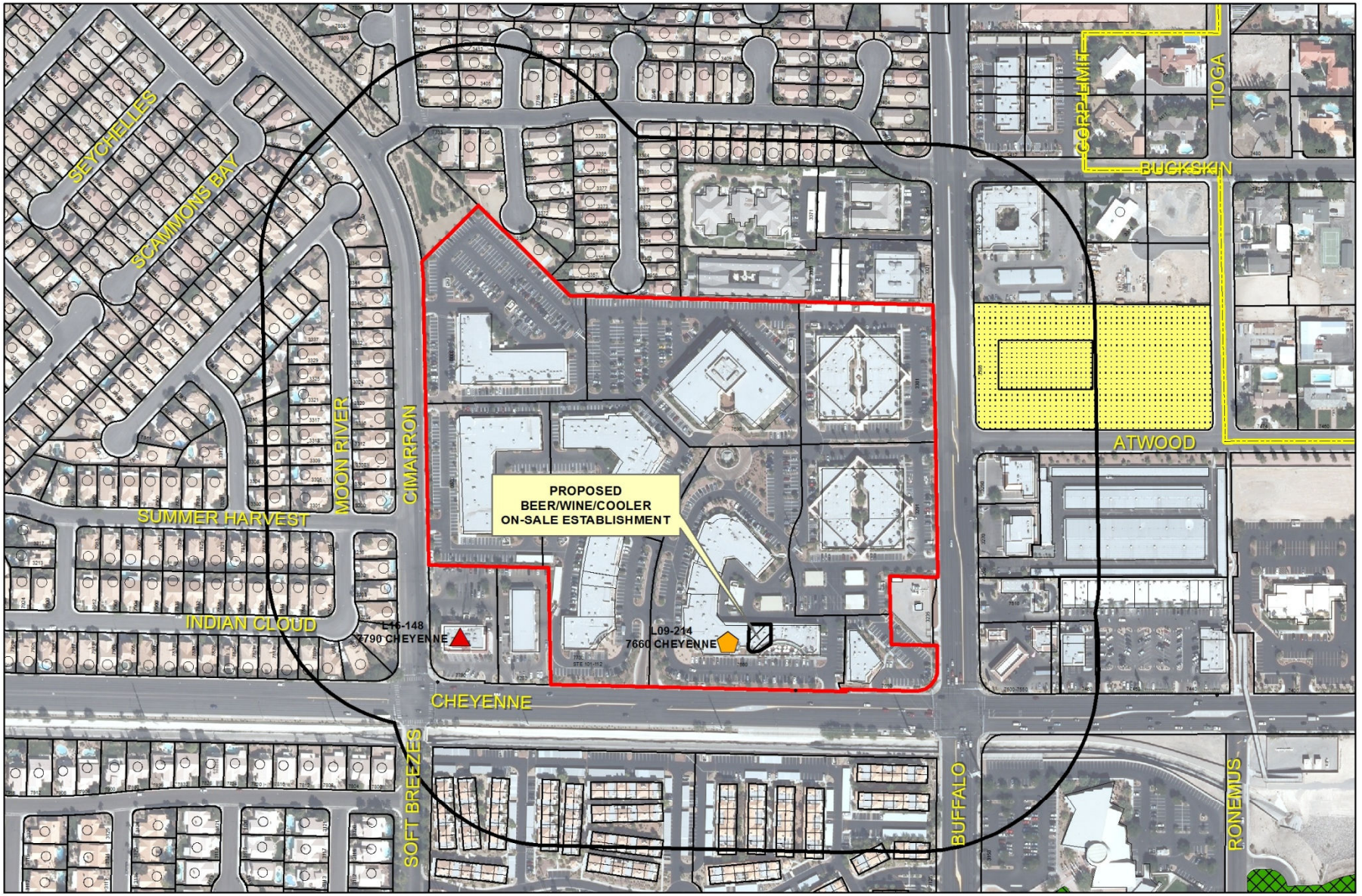
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-49108**

RADIUS: 1500 FEET

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



SUP-49108

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49108** APN: 138-09-821-015

Name of Property Owner: 333 MSA Fremont II LLC

Name of Applicant: NMT Enterprise LLC DBA: Sabatinos NY Pizzeria

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: J. Marcus Boman, V.P.

~~Subscribed and sworn before me~~

This _____ day of _____, 20_____

See Notary Jurat Attached

~~Notary Public in and for said County and State~~

4-18-13

Revised 11-14-06

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

RECEIVED
APR 23 2013

NOTARY JURAT

State of California }
}ss.
County of San Francisco }

Subscribed and sworn to (or affirmed) before me on this 18th day of April 2013, by J. Marcus Boman, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Linda Adele Rust
Notary Signature

LINDA ADELE RUST
Notary Name (print or type)

My commission expires: 4-3-15

LINDA ADELE RUST
COMM. # 1928028
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires April 3, 2015

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APR

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sabatino's NY Pizzeria NMT Enterprise LLC

Project Address (Location) 7660 W. Cheyenne Ave #122 Las Vegas NV 89129

Project Name Sabatino's NY Pizzeria **Proposed Use** Beer/wine/cooler on-sale

Assessor's Parcel #(s) 138-09-821-015 **Ward #** 4 - Anthony

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

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

Gross Acres 5.03 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 333 MSA Fremont II LLC **Contact** _____

Address 199 Fremont St #1150 **Phone:** _____ **Fax:** _____

City San Fiancisco **State** CA **Zip** 94105-6641

E-mail Address _____

APPLICANT NMT Enterprise LLC **Contact** Robert Hughes
DBA: Sabatinos NY Pizzeria

Address 149 Skytop Drive **Phone:** 702-806-9224 **Fax:** _____

City Henderson **State** NV **Zip** 89015

E-mail Address nmtenterprise@aol.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name J. Marcus Boman, V.P.

~~Subscribed and sworn before me~~

This _____ day of _____, 20 _____.

See Notary Jurat Attached
4-18-13 CA Just

~~Notary Public in and for said County and State~~

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APR 23 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-49108
Meeting Date:	6-11-13
Total Fee:	1280.00
Date Received:*	4-23-13
Received By:	

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

Revised 10/27/08

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

NOTARY JURAT

State of California }
}ss.
County of San Francisco }

Subscribed and sworn to (or affirmed) before me on this 18th day of April 2013, by J. Marcus Boman, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Linda Adele Rust
Notary Signature

LINDA ADELE RUST
Notary Name (print or type)

My commission expires: 4-3-15

CRS 2
LINDA ADELE RUST
COMM. # 1928028
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires April 3, 2015
CRS 2

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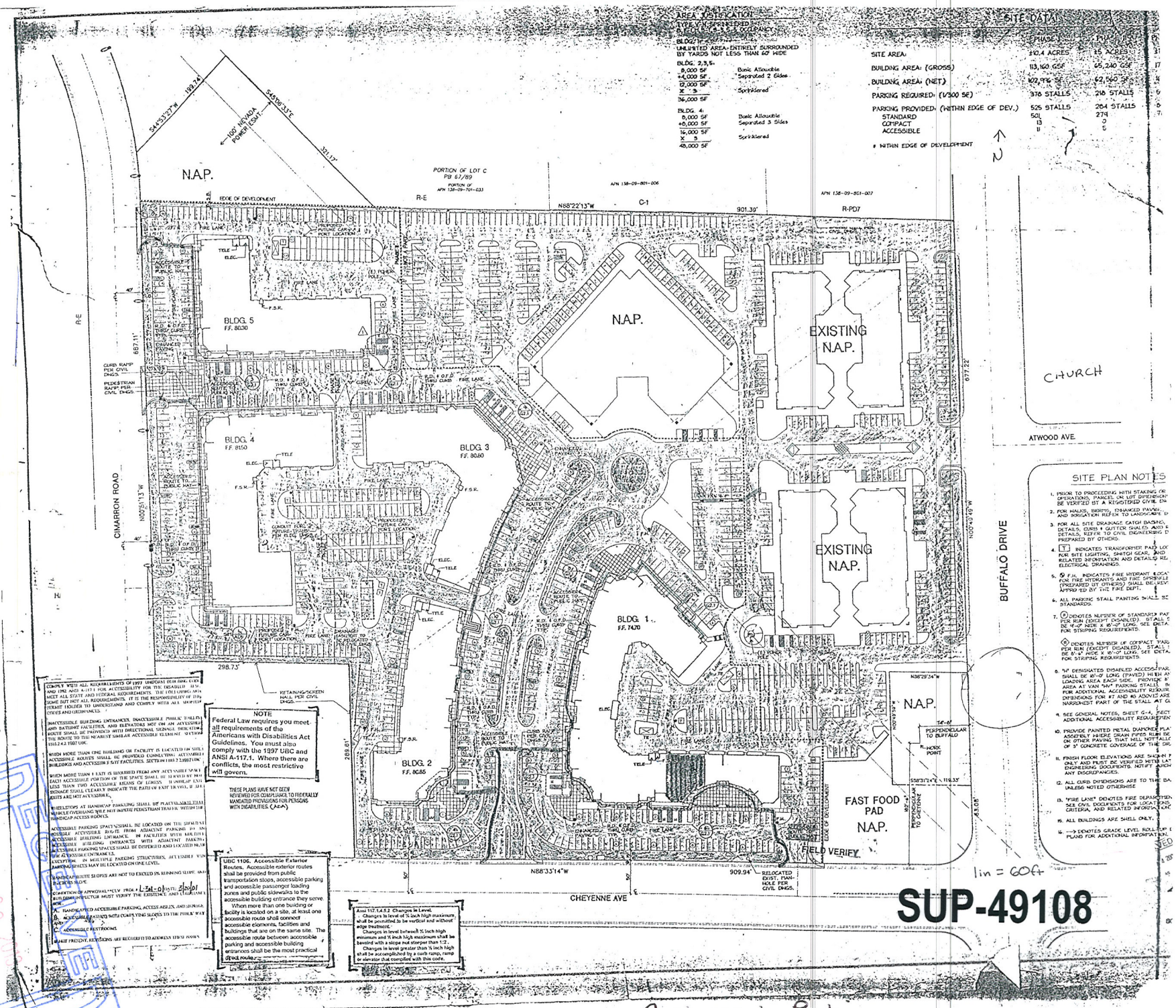
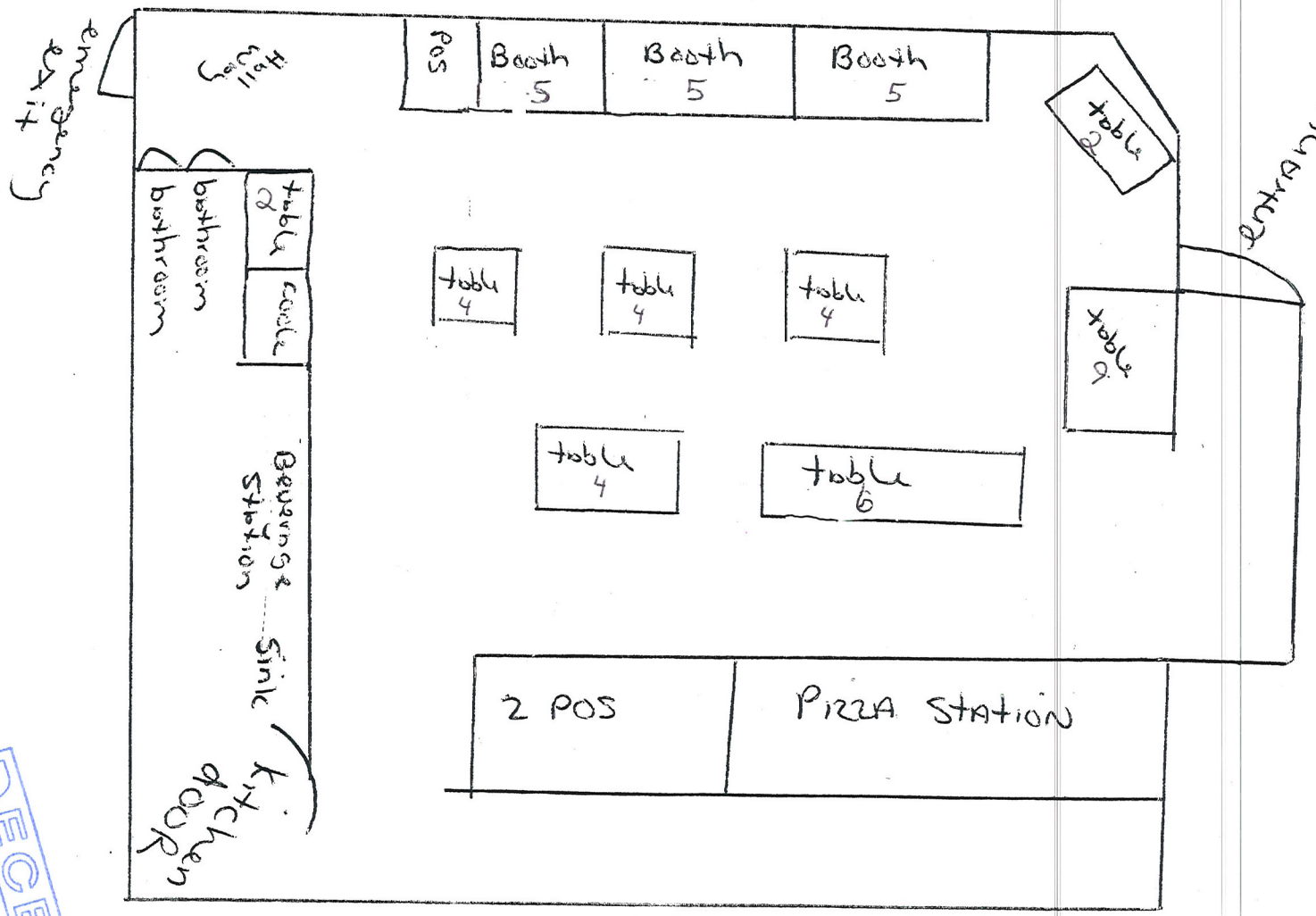
APR 23 2013


AREA JUSTIFICATION
TYPE V-N SPRINKLERED
BUILDING OCCUPANCY
BLDG. 1:
UNLIMITED AREA- ENTIRELY SURROUNDED BY YARDS NOT LESS THAN 60' WIDE
BLDG. 2,3,5:
8,000 SF
+4,000 SF
12,000 SF
X 3
36,000 SF
Basic Allowable
Separated 2 Sides
Sprinklered
BLDG. 4:
8,000 SF
+8,000 SF
16,000 SF
X 3
48,000 SF
Basic Allowable
Separated 3 Sides
Sprinklered
SITE DATA
PHASE I
PHASE II
SITE AREA:
±10.4 ACRES
±5.5 ACRES
BUILDING AREA: (GROSS)
113,160 GSF
65,240 GSF
BUILDING AREA: (NET)
102,996 SF
62,560 SF
PARKING REQUIRED: (1/300 SF)
378 STALLS
218 STALLS
PARKING PROVIDED: (WITHIN EDGE OF DEV.)
525 STALLS
284 STALLS
STANDARD
501
274
COMPACT
13
9
ACCESSIBLE
11
6
WITHIN EDGE OF DEVELOPMENT
N
N.A.P.
PORTION OF LOT C PB 67/89
PORTION OF APN 138-09-701-033
APN 138-09-801-006
APN 138-09-801-007
R-E
C-1
R-PD7
EDGE OF DEVELOPMENT
S43°53'27"W 193.74'
S45°06'33"E 321.17'
100' NEVADA POWER ESMT.
N68°22'13"W 901.39'
BLDG. 5
F.F. 8030
BLDG. 4
F.F. 8150
BLDG. 3
F.F. 8060
BLDG. 2
F.F. 8085
BLDG. 1
F.F. 7970
N.A.P.
EXISTING N.A.P.
EXISTING N.A.P.
CHURCH
ATWOOD AVE.
CIMARRON ROAD
BUFFALO DRIVE
CHEYENNE AVE
FAST FOOD PAD
N.A.P.
FIELD VERIFY
687.11'
617.22'
298.73'
289.61'
909.94'
N88°33'14"W
N38°29'34"W
N00°19'49"W
N00°51'13"W
SITE PLAN NOTES
1 inch = 60 ft
SUP-49108
Restaurant Parking
Front Lot 1 space per 50 ft
APR 23 2008

Dining Room Floor Plan

Seating 50



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APR 23 2013

SUP-49108



April 22, 2013

To The City of Las Vegas Planning Dept.

We, the new owner's of Sabatino's NY Pizzeria are applying for the Beer, Wine Cooler On-Sale License. In order to do so, we are requesting your acceptance for the Special Use Permit. The restaurant that was here before us named Aurelio's had their Beer, Wine Cooler On-Sale License so we hope there will be no problem in approving our request. We know there is a church on Buffalo across from the Business Complex we are located in. We figure there is at least 1000 feet from our customer entrance to the church property. We request a waiver of the 400 foot requirement.

We are very eager to obtain the Beer, Wine Cooler On-Sale License. We have customers that ask us everyday if we serve beer. Once we have the license, we know our revenue will increase and our customers will be very appreciative.

Thank you for your consideration,

Michele Hughes

Robert & Michele Hughes

Owners of Sabatino's NY Pizzeria

SUP-49108

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APR 2 2013

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

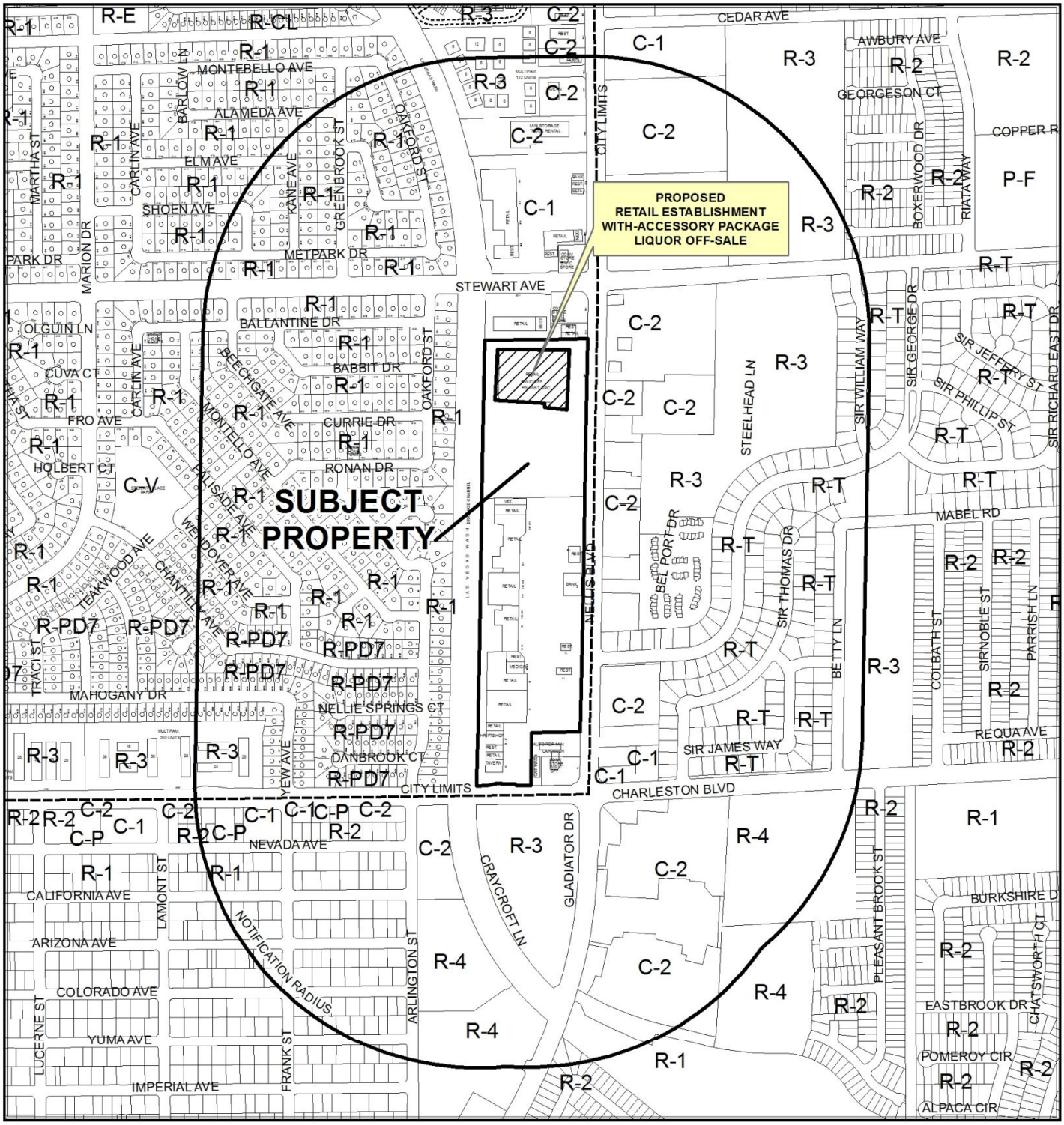
SUBJECT:
SUP-49152 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 118,348 SQUARE-FOOT GENERAL RETAIL STORE at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

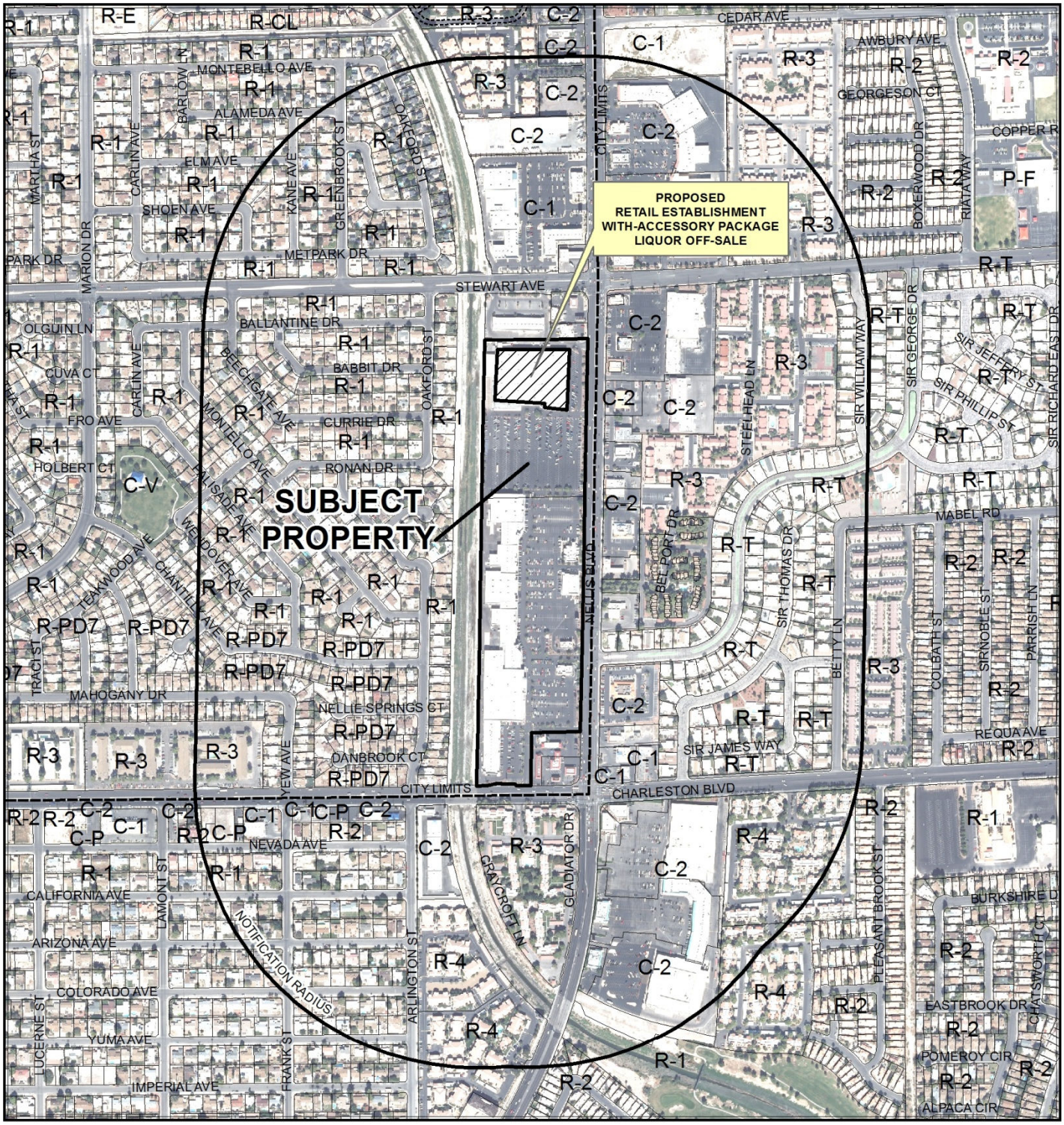
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49152**

RADIUS: 1500 FEET

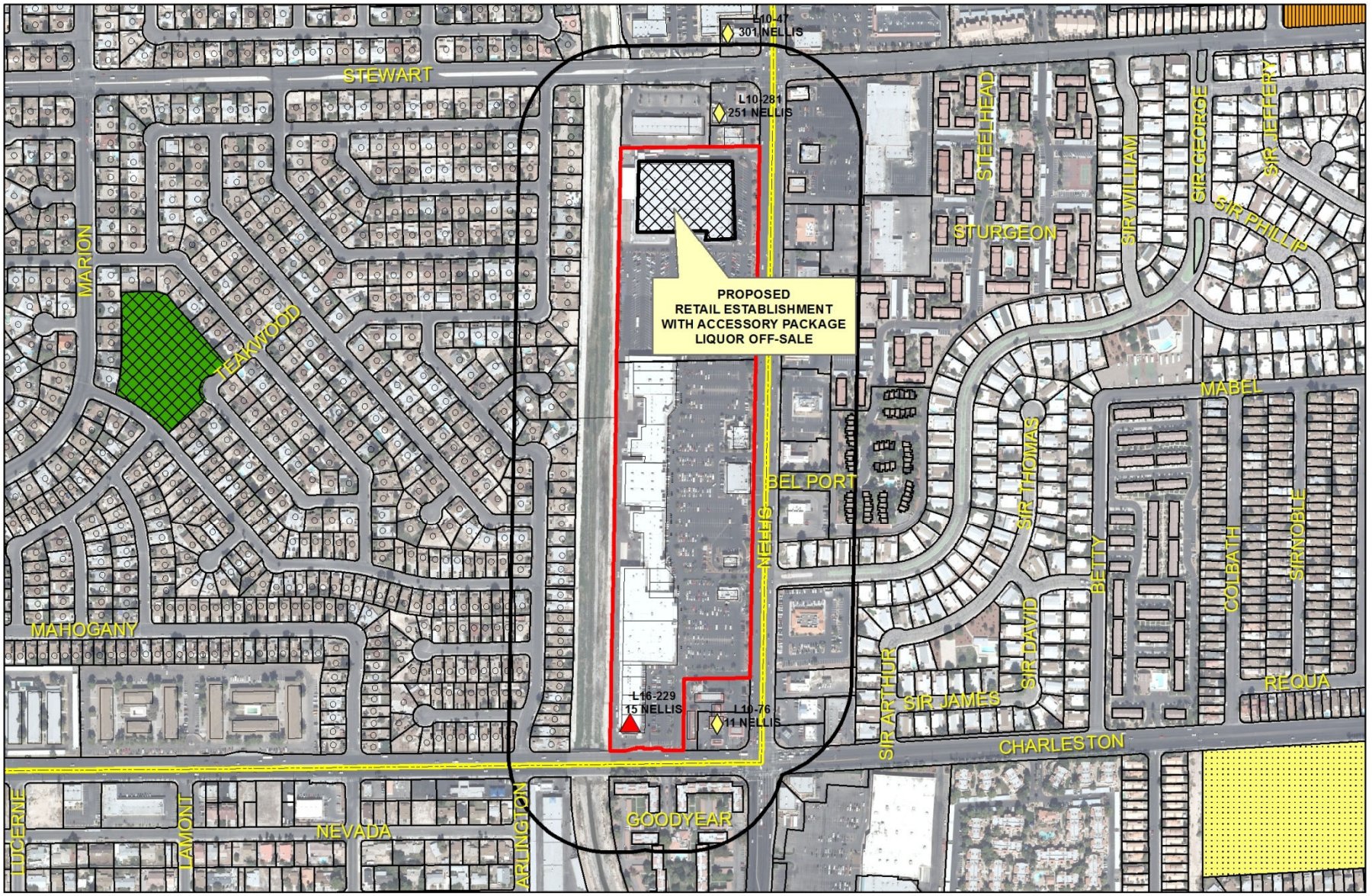
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-49152**

RADIUS: 1500 FEET

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



SUP-49152

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49152** APN: 140-32-701-003

Name of Property Owner: WRI Charleston Commons, LLC

Name of Applicant: Wal-Mart Stores, Inc. dba Wal-Mart #1559

Name of Representative: Brownstein Hyatt Farber Schreck, LLP (Andrew Moore, Attorney)

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: By

Print Name: Joe D. Shafer
Sr. Vice President

Subscribed and sworn before me

This 16th day of April, 2013

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

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APR 24 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 201 North Nellis Blvd., Las Vegas, NV 89110

Project Name Wal-Mart - Special Use Permit Store #1559 **Proposed Use** Retail Establishment with Accessory Package Liquor

Assessor's Parcel #(s) APN 140-32-701-003 **Ward #** 3

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

Commercial Square Footage 118,348 sq ft. **Floor Area Ratio** N/A

Gross Acres 10.51 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER WRI Charleston Commons, LLC **Contact** Susan McMasters

Address C/O Weingarten Realty 860 S. Rancho Drive, Suite 10 **Phone:** (702) 259-7935 **Fax:** (702) 642-5673

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

E-mail Address SMcMasters@Weingarten.com

APPLICANT Wal-Mart Stores, Inc. dba Wal-Mart #1559 **Contact** Sheri Williamsen

Address 201 North Nellis Blvd. **Phone:** 702.452.9998 **Fax:** 702.547.9350

City Las Vegas **State** NV **Zip** 89110

E-mail Address sdwilli.s01559.us@wal-mart.com

REPRESENTATIVE Brownstein Hyatt Faber Schreck, LLP **Contact** Andrew Moore, Attorney

Address 100 N. City Parkway, Suite 1600 **Phone:** 464-7093 **Fax:** 382-8135

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

E-mail Address amoore@bhfs.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 Joe D. Shafer
Sr. Vice President

Subscribed and sworn before me

This 16th day of April, 20 13.

[signature]

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

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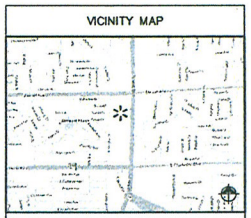
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-49152
Meeting Date:	06/11/13
Total Fee:	$1280.00
Date Accepted:	04/24/13
Accepted By:	Jonathan B.

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

VICINITY MAP



SITE DATA	
SITE LOCATION	SOUTHWEST CORNER OF NELLIS BLVD. AND STEWART AVE.
SITE ADDRESS	201 N. NELLIS BLVD
EXISTING SITE AREA	10.51 ACRES +/- (453,839 SF)
ZONING CLASSIFICATION	C-1
LAND USE CLASIFICATION	LIMITED COMMERCIAL
LOCAL JURISDICTION	CITY OF LAS VEGAS, LAS VEGAS, NV

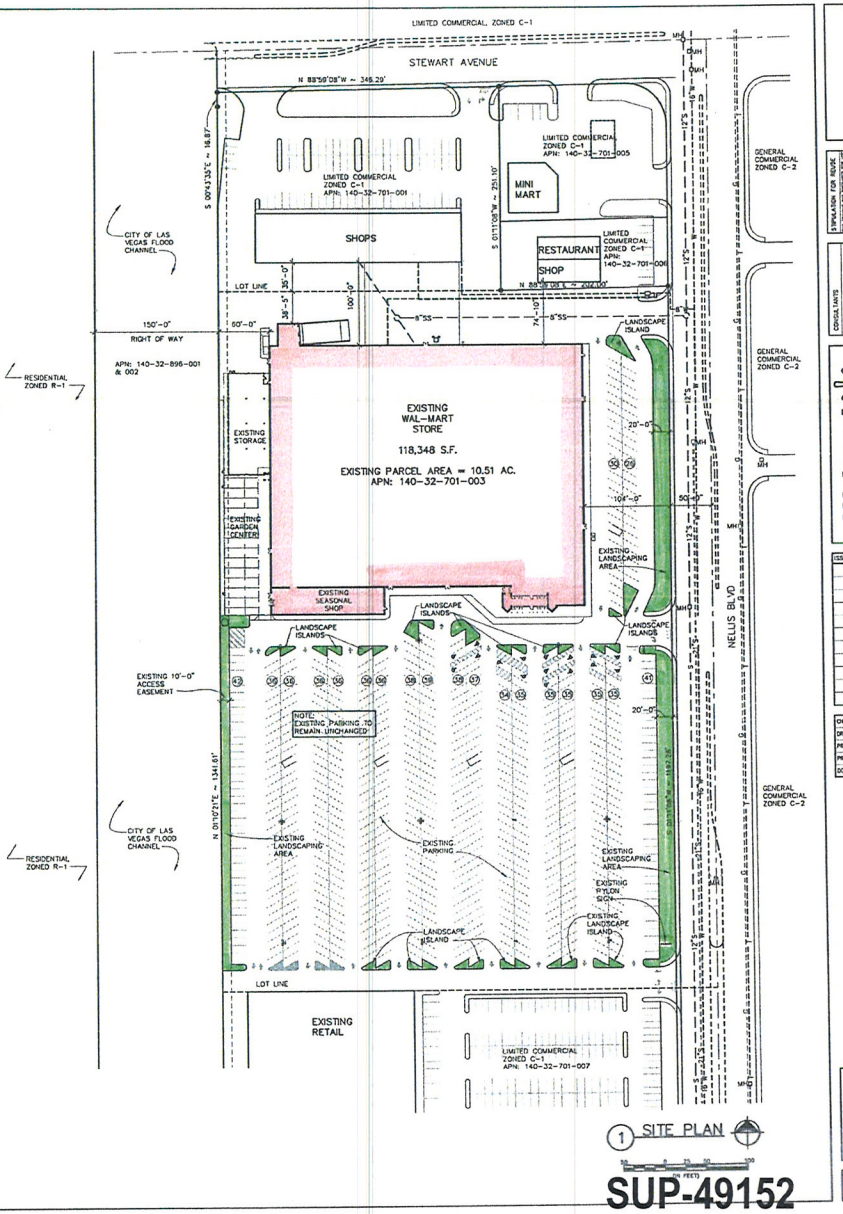
BUILDING DATA	
GROSS BUILDING AREA	118,348 SF
BUILDING HEIGHT	
MAXIMUM BY CODE	N/A
RETAIL CENTER	30'
BUILDING COVERAGE	
MAXIMUM BY CODE	50%
EXISTING BUILDING	26%
SETBACKS REQUIRED	
BUILDING	10' SIDE 25' FRONT & REAR
LANDSCAPE (SUBJECT TO REVIEW)	15' FROM ROW

PARKING DATA	
(ALL CALCULATIONS BASED ON GROSS SQUARE FOOTAGE OF BUILDING)	
WALMART PREFERRED PARKING (5 STALLS/1000gsf)	STALLS 592
CODE REQUIRED PARKING SPACES (1 STALL/250 gsf)	STALLS 473
PARKING PROVIDED	
PARKING STALLS	700 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL (4.11 STALLS/1000 gsf)	716 STALLS

PARKING NOTES

1. EXISTING PARKING DOES NOT CONFORM TO UPDATED WALMART LANDSCAPE STANDARDS
2. 60° PARKING: 8.5' WIDTH, 18' LENGTH
3. ONE-WAY AISLE = 26' WIDTH
4. STORE FRONTAGE AISLE WIDTH = 30'
5. THIS LAYOUT INCLUDES NEW PARKING LOT ISLAND CONFIGURATION, WITH NEW STRIPING.

PYLON SIGN INFORMATION	
SIGN HEIGHT	20'-0" A.F.G.
MAIN SIGN CABINET	120 SF (6'H X 20'L)
ANCILLARY SIGN CABINET	16 SF (2'H X 8'L)



1 SITE PLAN

SCALE: 1" = 50' (IN FEET)

SUP-49152

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City of Las Vegas
Dept. of Planning

Walmart
LAS VEGAS (NE), NV
STORE NO. 1559

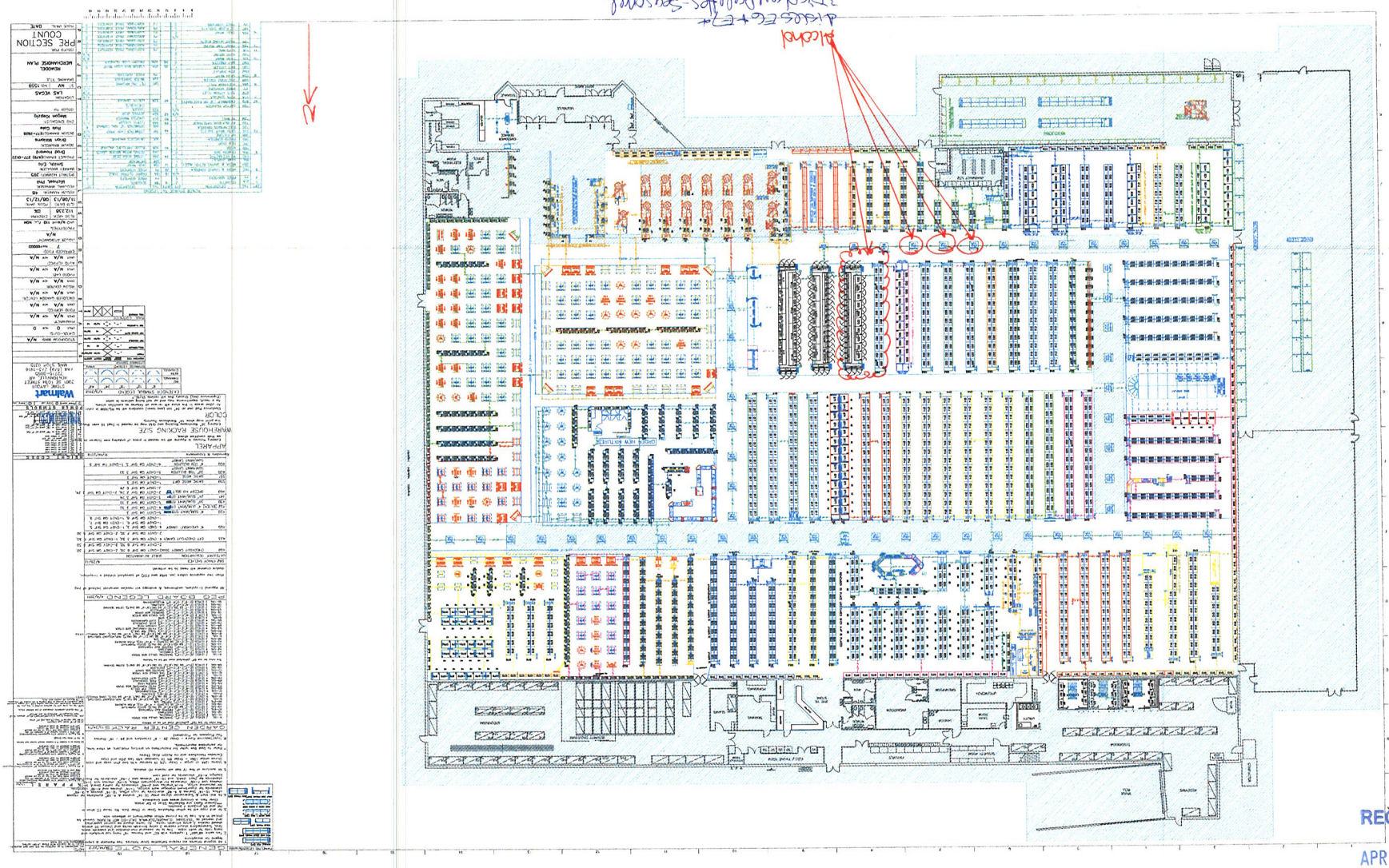
FOR INFORMATION ONLY

EXISTING SITE PLAN

SHEET: SP1

CHECKED BY: SAP
DRAWN BY: JC
PROJ. #: 112 WM
PROJ CYCLE: 01/25/13
DOCUMENT DATE: 03/29/13

Apr 22, 2013 - 4:48pm - JOSE Jarvis
J:\12 Projects\Walmart\2012 Template Updates\1559 Las Vegas, NV #1559 Re-1 (2012)\01\02\03\Drawings\1559 - SP1 Existing Site Plan - 1559.dwg



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City of Las Vegas
Dept. of Planning

SUP-49152

LEGEND	
X OCCUPANTS	MAX OCCUPANTS
(XX)	EGRESS WIDTH

OCCUPANCY REQUIREMENTS

OCCUPANT LOAD FACTORS

SALES	30 S.F. / OCCUPANT
OFFICE	100 S.F. / OCCUPANT
STORAGE	300 S.F. / OCCUPANT

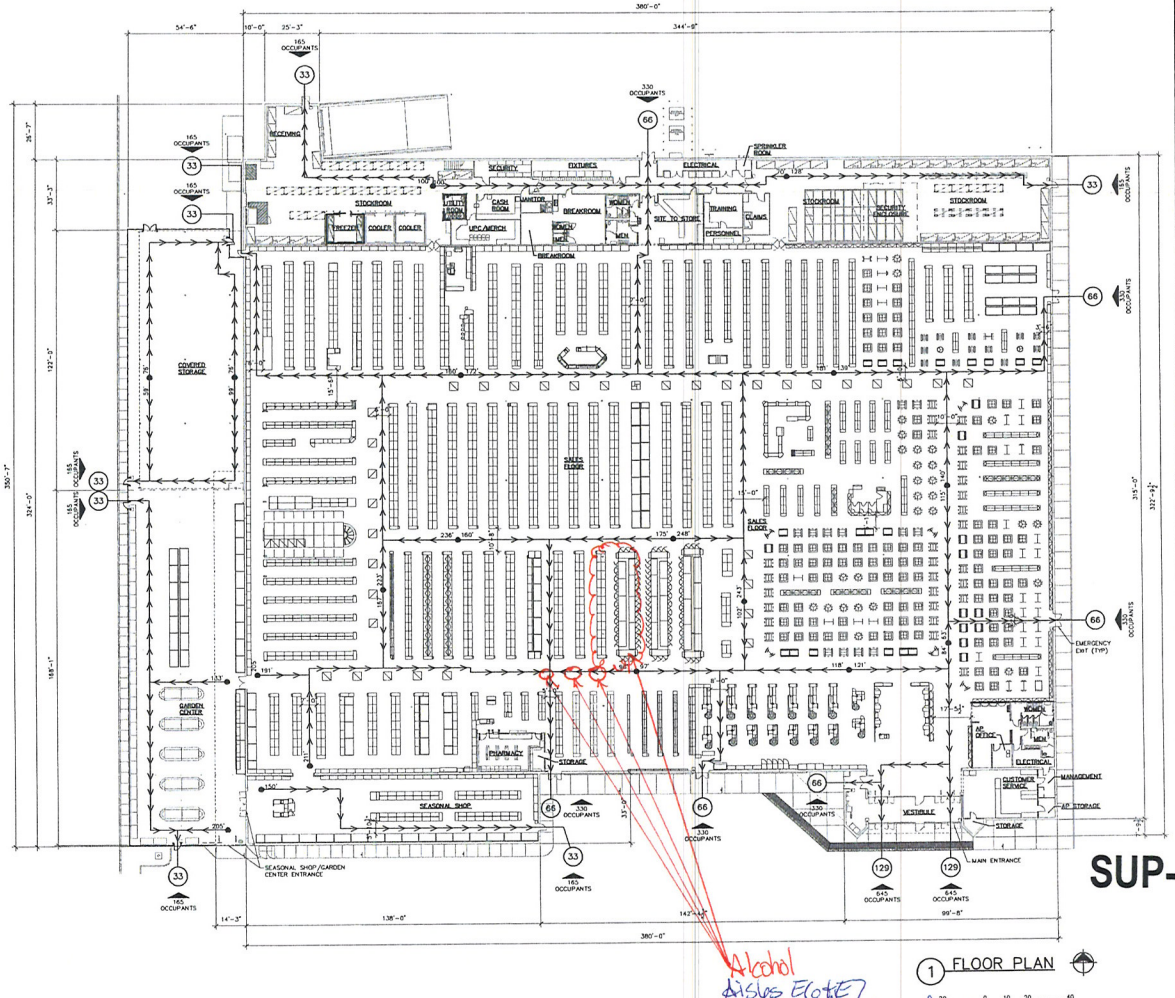
OCCUPANT LOAD CALCULATIONS

BUILDING

SALES AREA:	101,944 S.F. / 30	=	3,398	OCCUPANTS
OFFICE:	5,415 S.F. / 100	=	55	OCCUPANTS
STORAGE:	10,989 S.F. / 300	=	37	OCCUPANTS
TOTAL:	118,348 S.F.		3491	OCCUPANTS

OUTDOOR AREAS

GARDEN CENTER:	9,170 S.F. / 30	=	306	OCCUPANTS
COVERED STORAGE:	6,545 S.F. / 300	=	22	OCCUPANTS
TOTAL OUTDOOR AREA:	15,715 S.F.		328	OCCUPANTS



Alcohol
Aisles EC+KE7
30 Display Pallets-Seasonal

1 FLOOR PLAN

SCALE: 1/20" = 1'-0" (IN FEET)

Walmart
LAS VEGAS (NE), NV
STORE NO. 1559

JOB NUMBER: 1305061 PROTO: 112 WM

ISSUE BLOCK

CHECKED BY:	SAP
DRAWN BY:	JC
PROTO	112 WM
PROTO CYCLE	01/25/13
DOCUMENT DATE:	03/29/13

FOR INFORMATION ONLY

SUP-49152

FLOOR PLAN

SHEET: A1.1

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APR 24 2013
City of Las Vegas
Dept. of Planning

Apr 22, 2013 - 4:43pm - USER name
U:\SS Boilers Remodels\2012 Program Year\2012 Remodel Projects\Las Vegas, NV #1559 Rel-1 (120206)\100000 Drawings\100010 - Fnl FLOOR PLAN - 1559.dwg

Brownstein Hyatt
Farber Schreck

April 4, 2013

Andrew D. Moore
Attorney at Law
702.464.7093 tel
702.382.8135 fax
amoore@bhfs.com

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
Attn: Flinn Fagg
333 North Rancho Drive
Las Vegas, NV 89106

RE: Wal-Mart Stores, Inc. d/b/a Wal-Mart (Store #1599) – Justification Letter for Special Use Permit

Dear Mr. Fagg:

We represent Wal-Mart Stores, Inc. ("Wal-Mart") with regard to its request for a special use permit ("SUP") to allow a Package Liquor Off-Sale Establishment license (the "Proposed Use") within an existing 112,238 square foot Wal-Mart Store (Store #1559; the "Store") located at 201 N. Nellis Blvd. in the City of Las Vegas (APN #140-32-701-003; the "Property"). The Store is located within a C-1 (Limited Commercial) zoning district, which allows for the sale of alcoholic beverages to consumers only (not for resale) in original sealed or corked containers for off-premises consumption with the approval of a SUP.

The Store employs approximately 260 people and is open 24 hours per day. Among other licenses issued by the City of Las Vegas (the "City"), the Store currently holds a grocery/mega store license (License #G60-00084). Wal-Mart intends to renovate the Store to provide limited grocery, produce and bakery items to its customers. As part of the planned renovation, the Store wants to sell alcoholic beverages to its customers over the age of 21 for off-premises consumption. Before applying for a liquor license, the Store must obtain a SUP for the Proposed Use.

Pursuant to Title 19.16.110(L) of the City Municipal Code (the "Code"), in order to approve a proposed SUP, the Planning Commission or City Council must determine that:

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

    - The Store has been open for many years and is located in the Charleston Commons shopping complex on the western side of Nellis Boulevard between Charleston Boulevard and Stewart Avenue. Given its location on Nellis Boulevard, the Store is located in a location densely populated with retail shopping centers. The Proposed Use will be ancillary to the other retail items available at the store. Only two aisles of the 112,238 square foot store will be used for beer, wine and liquor shelving. As a retail store with more than 50,000 square feet of retail space, the Store is exempt from the minimum distance requirements for the Proposed Use. However, there are no

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City of Las Vegas
Dept. of Planning

SUP-49152

protected uses (churches, synagogues, schools, child care facilities licensed for more than 12 children, or City parks) located within 400 feet of the Store.

For these reasons, we believe that the Proposed Use will be conducted in a manner that is both harmonious and compatible with the surrounding neighborhood because it conforms to the standard conditions and requirements contained in the Code and because the Proposed Use comports with the existing and future surrounding land uses.

2. The subject site is physically suitable for the type and intensity of the Proposed Use.

   - As noted above, the Proposed Use will be located within an existing retail establishment, which is physically suitable for the type and intensity of the land use proposed. The area within the Store designated for the Proposed Use will be less than 10% of the Store's retail square footage. Similar to other Wal-Mart stores in Las Vegas, employees at the Store will undergo training programs to ensure that individuals purchasing alcoholic beverages are at least 21 years old. The Store will ensure that adequate surveillance cameras are in place to deter and prevent underage customers from stealing any alcoholic beverages.

3. Street or highway facilities providing access to the Property are adequate in size to meet the requirements of the Proposed Use.

   - The Proposed Use will be located within an existing retail establishment. It is not anticipated that the Store renovation will dramatically increase traffic to and from the Store. The Store is accessed off of Nellis Boulevard, which is of sufficient size to accommodate the Proposed Use. The Proposed Use does not create any additional parking requirements.

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

   - The Proposed Use will be subject to regular City requirements for privileged licensing. As part of this requirement, the Store's General Manager will need to be investigated and found suitable as a key employee. Additionally, employees at the Store will undergo the required alcohol awareness training for retail establishments selling alcoholic beverages in Nevada. With such requirements in place, the Proposed Use will not compromise the public health, safety and general welfare of the City. Additionally, unlike on-sale liquor establishments where customers purchase and consume alcoholic beverages on-premises and potentially get in their cars and drive to their residences, the Proposed Use is for off-site consumption. The Proposed Use would allow the Store to sell alcoholic beverages to consumers only, and not for resale, in original sealed or corked containers, for consumption off the premises where the alcoholic beverages are sold. Therefore, there is not a substantial risk of an increase in drunk driving related to the Proposed Use.

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Dept. of Planning

SUP-49152

Based upon the foregoing, we respectfully request your approval of the Wal-Mart's request for a SUP for the Proposed Use within the existing Store.

If you have any questions, please contact me. Thank you for your consideration of this request.

Sincerely,

Andrew D. Moore

ADM

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Dept. of Planning

SUP-49152

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

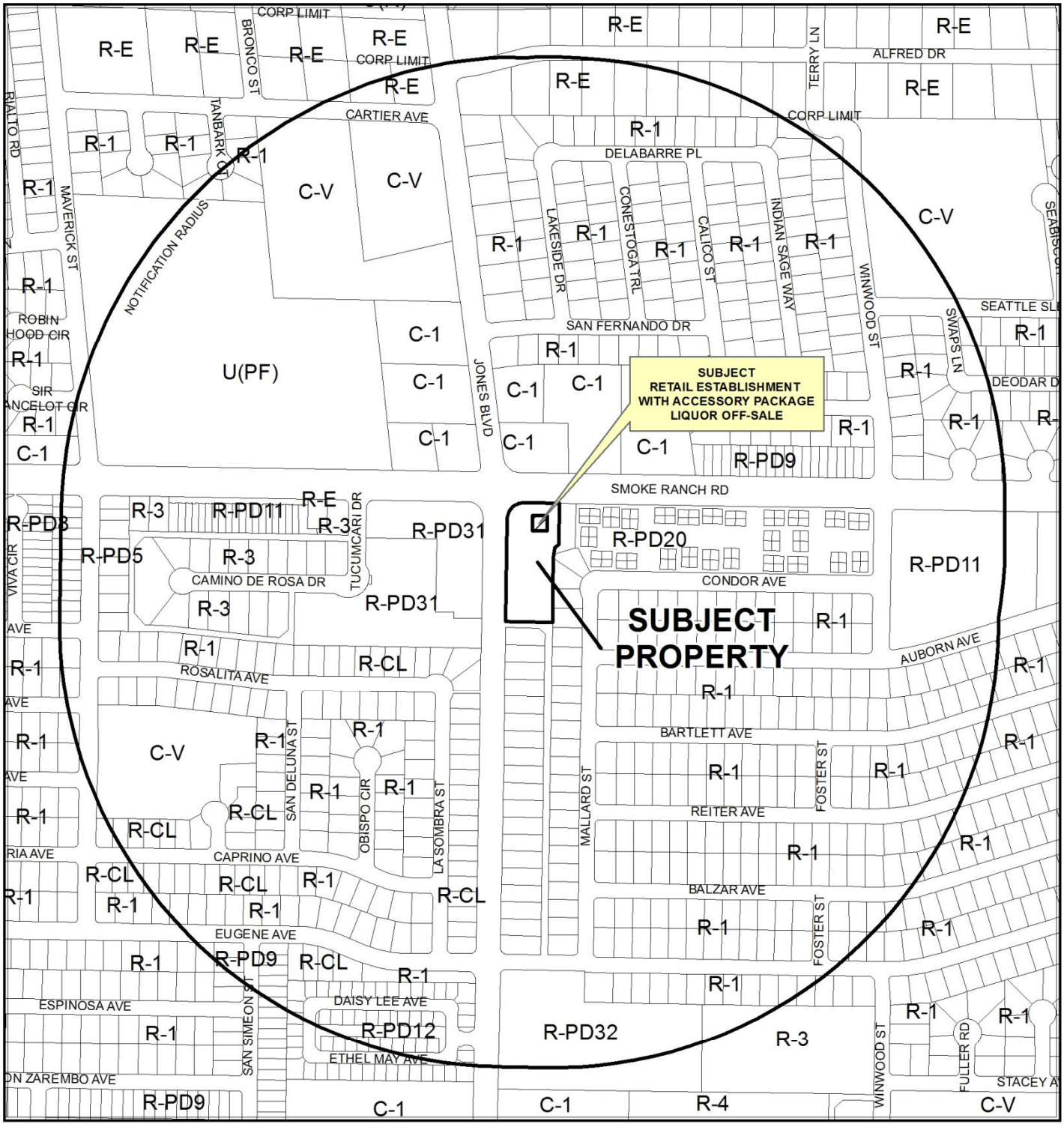
SUBJECT:
SUP-49154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit TO ADD 48 SQUARE FEET OF ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 2339 North Jones Boulevard (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) (PRJ-49037).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

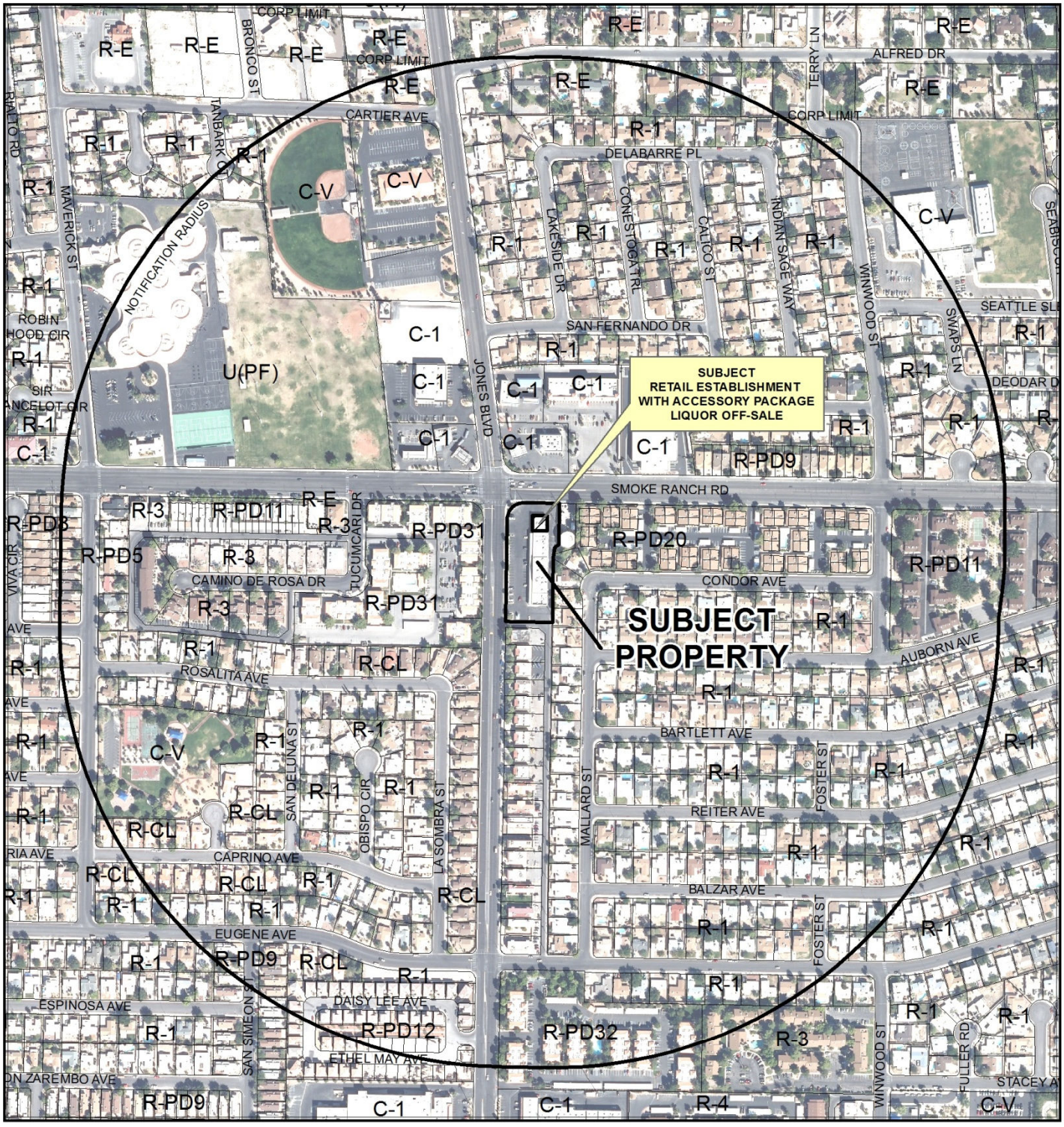
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49154 (PRJ-49037)**

RADIUS: 1500 FEET

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



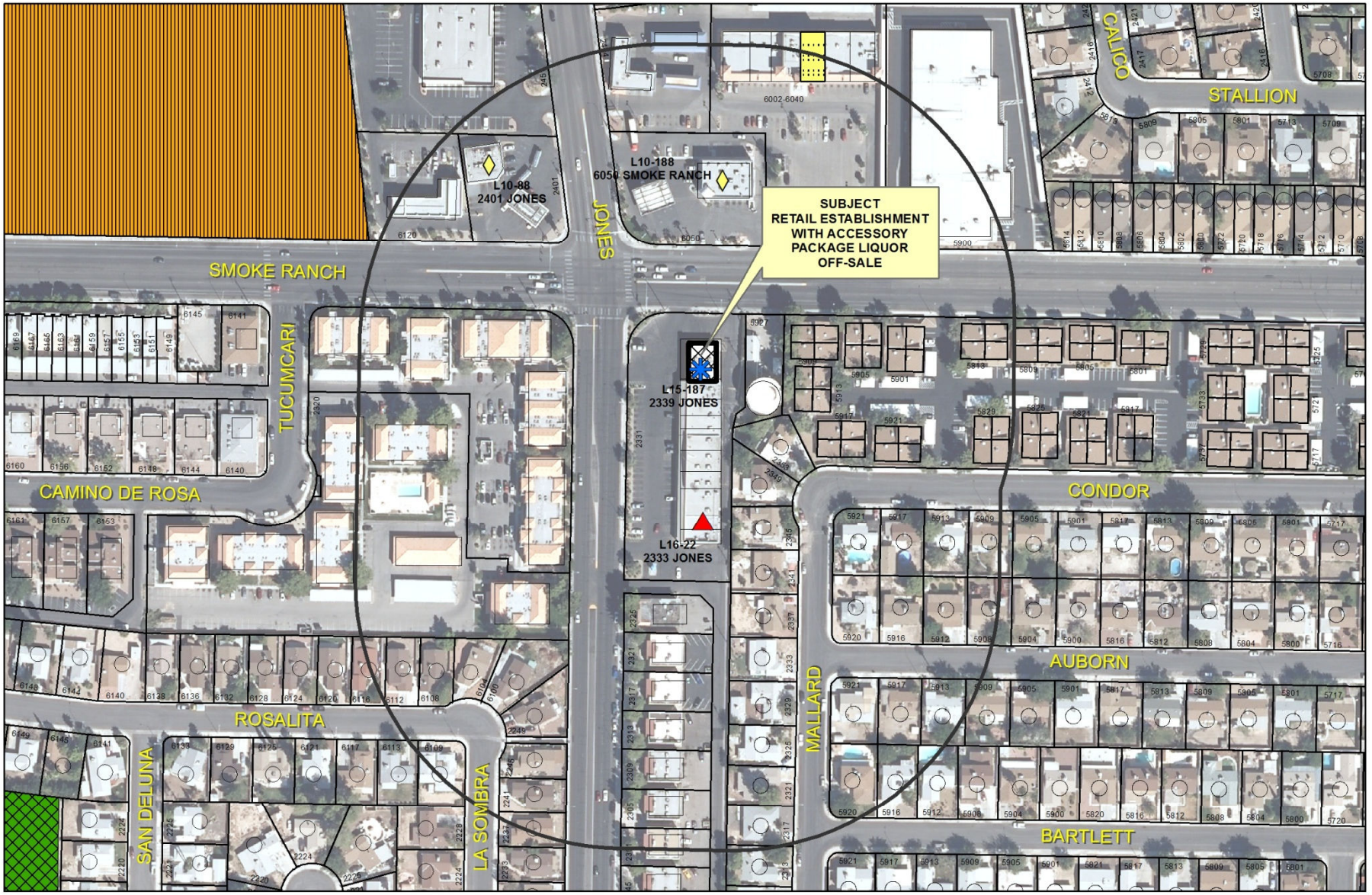
0 400 800 Feet

CASE: **SUP-49154 (PRJ-49037)**

RADIUS: 1500 FEET

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

N



SUP-49154
(PRJ-49037)

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49154 APN: 138-24-101-001

Name of Property Owner: S & J Shopping Center LLC

Name of Applicant: Allstar Mini Mart

Name of Representative: Brown, Brown and Premsrirut contact: Lora Dreja

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: Barry W. Becker, manager

Subscribed and sworn before me

This 18th day of April, 2013

Bunny J. Reiman

Notary Public in and for said County and State

NOTARY PUBLIC
Bunny J. Reiman
STATE OF NEVADA-COUNTY OF CLARK
MY APPOINTMENT EXP APR. 25, 2016
No. 08-6529-1

PRJ-49037
04/24/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to a Special Use Permit

Project Address (Location) 2339 North Jones

Project Name Allstar Mini Mart **Proposed Use**

Assessor's Parcel #(s) 138-24-101-001 **Ward #** 5 - Barlow

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

Commercial Square Footage **Floor Area Ratio** n/a

Gross Acres 1.47 **Lots/Units** **Density**

Additional Information increase allowable area for package liquor from 15 SF to 60 SF designated shelf space is behind employee counter.

PROPERTY OWNER S & J Shopping Center LLC **Contact** Barry Becker

Address 50 South Jones Blvd #100 **Phone:** 878-1903 **Fax:** 878-1057

City Las Vegas **State** NV **Zip** 89107

E-mail Address Bwilliams@beckerlv.com

APPLICANT Allstar Mini Mart **Contact** George Shoshani

Address 2339 North Jones **Phone:** (619) 733-0526 **Fax:** (702) 647-2554

City Las Vegas **State** NV **Zip** 89108

E-mail Address

REPRESENTATIVE Law Office of Jay Brown **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address Lora@brownlawlv.com

Property Owner Signature* [signature]

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

Print Name Barry W. Becker, manager

Subscribed and sworn before me

This 18th day of April, 20 13.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
Bunny J. Reiman
STATE OF NEVADA-COUNTY OF CLARK
MY APPOINTMENT EXP APR. 25, 2016
No. 08-6529-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-49154
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

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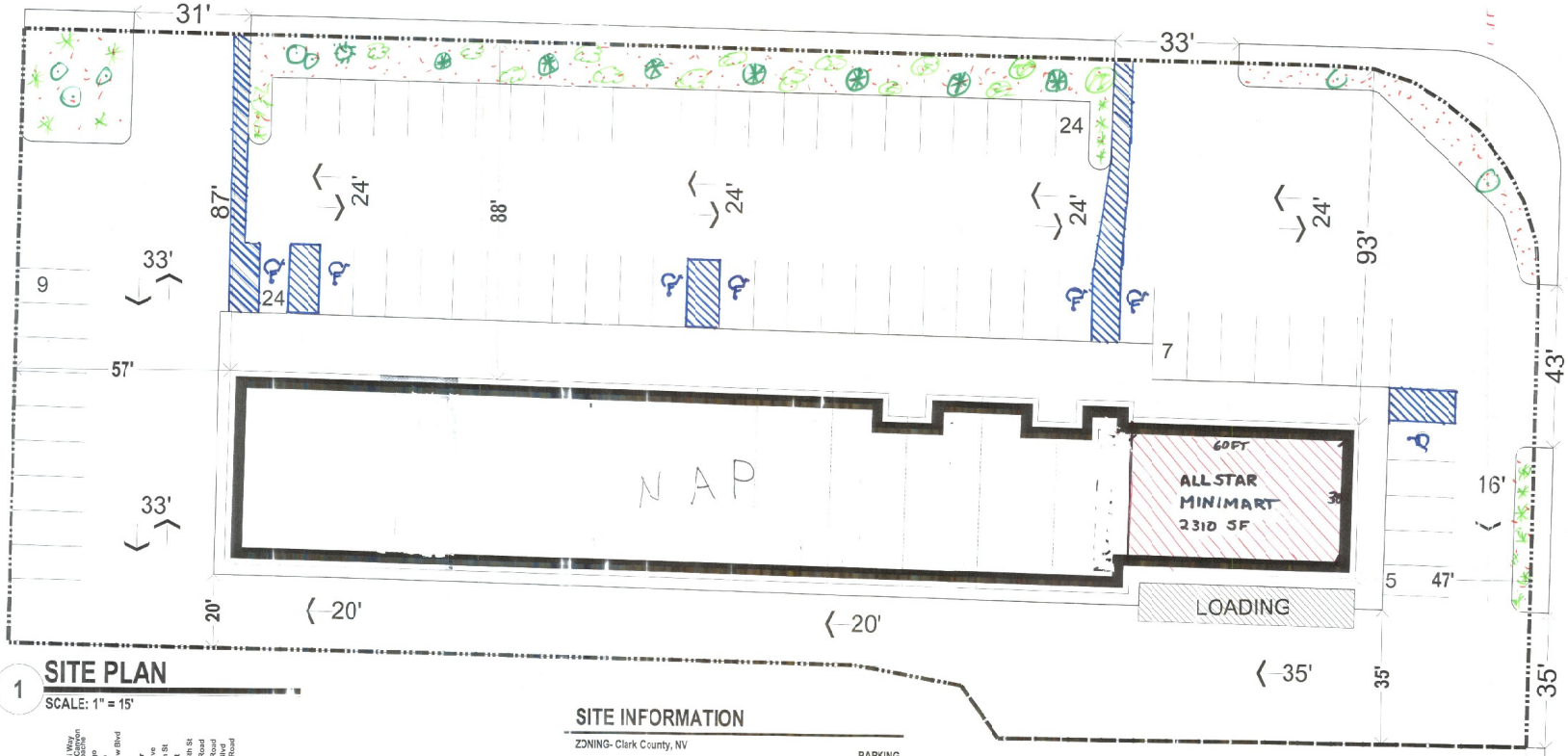
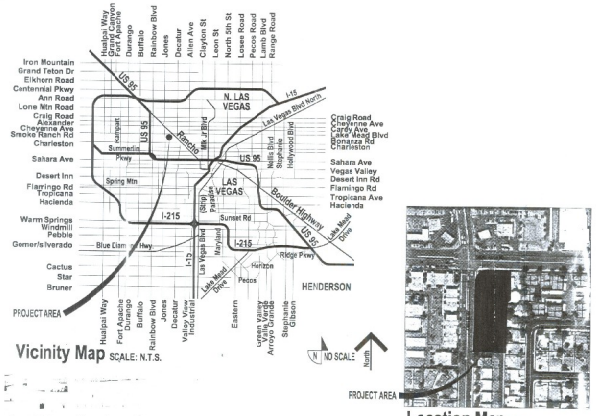
PRJ-49037
04/24/13



1 SITE PLAN

SCALE: 1" = 15'



Location Map

SITE INFORMATION

ZONING- Clark County, NV

APN#: 138-24-101-001

Zoning- C-1

AREA (Approximate, to be verified)

Gross Area	91,115 Sq. Ft.	2.09 - Acres
Net Area	64,033 Sq.Ft.	1.47 - Acres
Lot Coverage		16 %

SETBACKS	REQUIRED	PROVIDED
Front:	20 ft	99 ft Existing
Side:	10 ft	0 ft Existing
Corner Side:	15 ft	90 ft Existing
Rear:	20 ft	19 ft Existing

BUILDING HEIGHT

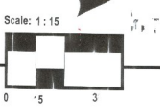
Allowed:	35 ft
Provided	N/A Existing

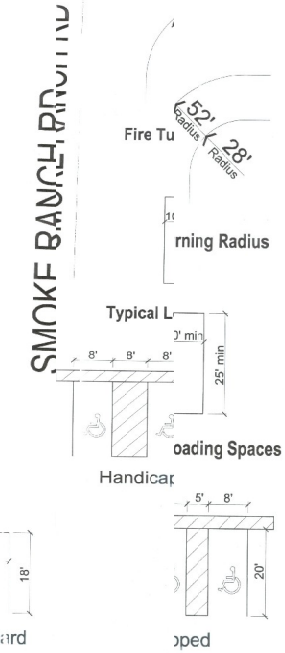
PARKING

Suite #	Name of Business	Type of Use	Parking Requirements	Tenant Space	Parking Required	Parking Provided
101	"Be Georgeous Wigs and Salon"	Beauty Salon	3 spaces per station (per business license there are 4 stations)	4000 GSF 760	12 Spaces	
102	Josy's Pizza	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	500 GSF 500 GSF	10 Spaces 3 Spaces	
103	Discount Car Insurance	Office	1 space per 300 SF of Gross Floor Area	1000 GSF	4 Spaces	
104	Vacant	Retail	use retail parking requirements: (1 space per 175 SF of Gross Floor Area)	1000 GSF	6 Spaces	
105	Gerardo's Classic Barber Shop	Barber Shop	2 spaces per chair (per business license there are 6 chairs)	1,000 GSF	12 Spaces	
108	Saddle N Spurs Saloon	Tavern	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 3,000 GSF	20 Spaces 15 Spaces	
110	Cash Today Loans	Financial	1 space per 250 SF of the Gross Floor Area	1040 SF	4 Spaces	
112	Mariscos Playa Azul	Restaurant	1 space per 50 SF of the seating area plus 1 space per 200 SF of the remaining floor area	1,000 GSF 1,000 GSF	20 Spaces 5 Spaces	
	All Star Minimart	C-Store	(1 space per 175 SF of Gross Floor Area)	2,300 SF	13 Spaces	
				Total	123 Spaces	69 Spaces Existing

H.C. PARKING

Required:	2 Spaces
Provided:	7 Spaces Existing





2339 N. Jones, City of Las Vegas, NV

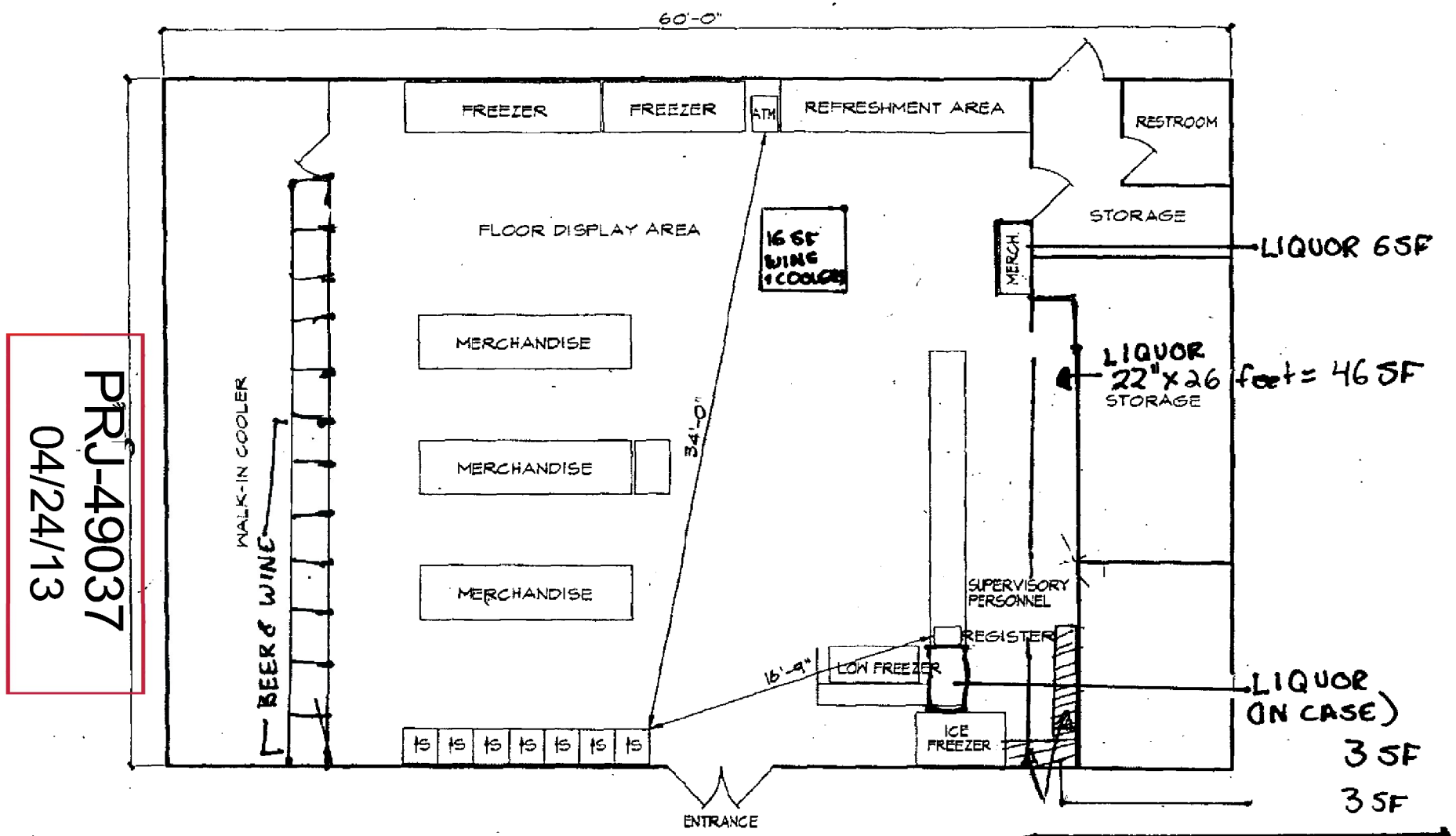
ALL STAR-MINI MART

MAJOR AMENDMENT TO SUP PACKAGED LIQUOR ACCESSORY PACKAGE LIQUOR OFFSALE

PRJ-49037
04/24/13

SUP-49154

PRJ-49037
04/24/13



FLOOR PLAN DIAGRAM

1" = 10'

PROPOSED LIQUOR AREA IS 58 SF.

RETAIL SQUARE FOOTAGE: 1,387 SQ.FT.
OVERALL SQUARE FOOTAGE: 2,310 SQ.FT
S= SLOT MACHINE/GAMING DEVICE

DATE PREPARED:
LOCATION NAME: ALL-STAR MINI MART
ADDRESS: 2339 N. JONES BLVD

SUP-49154

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

April 3, 2013

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

Re: Request to modify use permit for accessory package liquor. 2339 North Jones Blvd, 138-24-101-001

Dear Sir/Madam

Please consider our request to modify SUP-39812 to allow additional package liquor in an existing convenience store. The original use permit was obtained November 19, 2010. The final action on SUP-39812 reads 15 SF of accessory package liquor is allowed on-site. This request is to modify to allow 60 SF. This represents approximately 5% of the retail square footage whereas code limits packaged liquor area to 10%. All packaged liquor will continue to be displayed in an area accessible only to employees. There are no longer any protected uses within a 400 foot radius.

All provisions outlined in the Las Vegas Title 6 privileged licenses will continue to be adhered to.

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

Very truly yours,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

PRJ-49037
04/24/13

SUP-49154

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

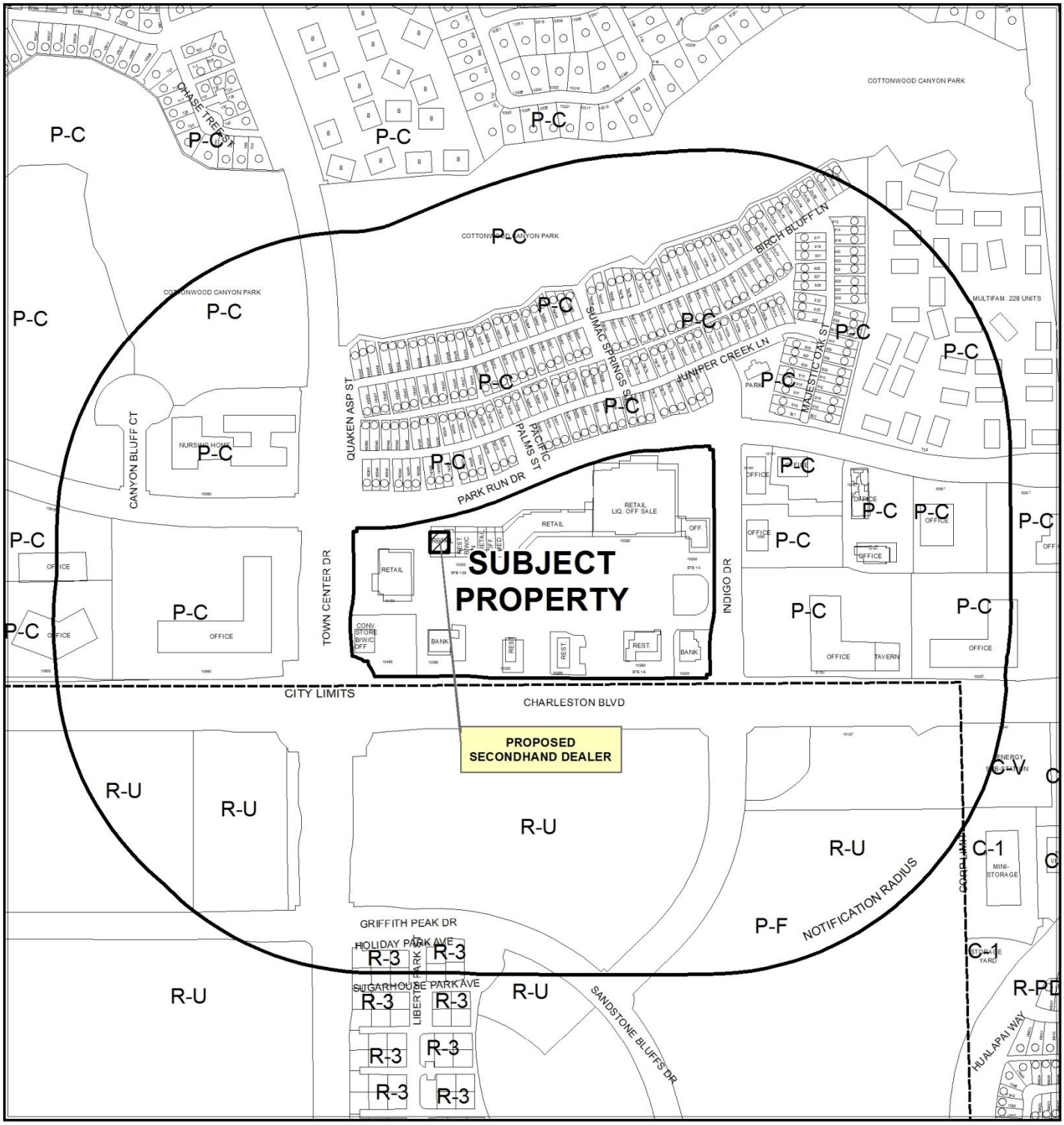
SUBJECT:
SUP-49166 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: CENTER POINTE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 10300 West Charleston Boulevard, Suite #1 (APN 137-36-814-003), PC (Planned Commercial) Zone [VC (Village Center) Summerlin Special Land Use Designation], Ward 2 (Beers).

MAY GO TO CITY COUNCIL ON 07/24/213
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

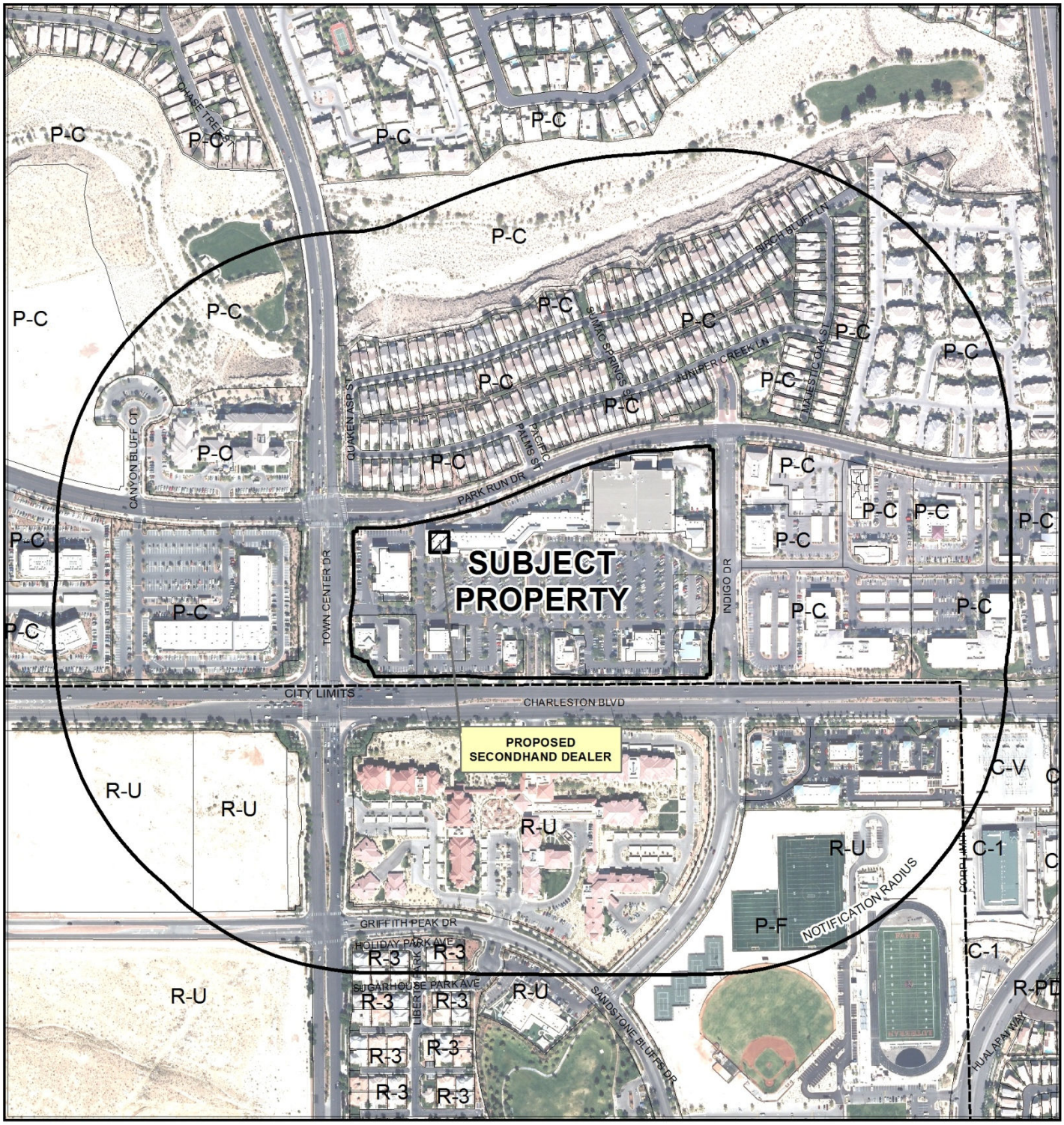
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Traffic Study
6. Justification Letter



CASE: **SUP-49166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) Summerlin Special Land use Designation]



0 400 800 Feet

CASE: **SUP-49166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) Summerlin Special Land use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49166 APN: 137-36-814-003

Name of Property Owner: Center Pointe Plaza LLC

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: _____ DESIGNATED AGENT

Print Name: James A. Christensen

Subscribed and sworn before me

This 24th day of April, 2013

_____

Notary Public in and for said County and State

JUDITH COLLINS
Commission # 1858627
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2013

Revised 11-14-06

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City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Goodwill Industries of Southern Nevada

Project Address (Location) 10300 W. Charleston Blvd, Suite 1 Las Vegas, NV 89135

Project Name Goodwill Deja Blue Boutique **Proposed Use** Secondhand Store

Assessor's Parcel #(s) 137-36-814-003 **Ward #** 2

General Plan: existing SC proposed N/A **Zoning:** existing PC proposed N/A

Commercial Square Footage 5,056.44 sqft **Floor Area Ratio** N/A

Gross Acres .92 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Center Pointe Plaza LLC **Contact** James A. Christensen

Address 1970 Village Center Circle, Suite 7 **Phone:** (714) 979-8800 **Fax:** (714) 979-4318

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

E-mail Address jac@sumcenters.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* DESIGNATED AGENT

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

Print Name James A. Christensen

Subscribed and sworn before me

This 24th day of April, 2013.

Judith Collins

Notary Public in and for said County and State

JUDITH COLLINS
Commission # 1858627
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2013

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

FOR DEPARTMENT USE ONLY

Case #	SUP-49166
Meeting Date:	06/11/13
Total Fee:	$1030.00
Date Received:*	04/25/13
Received By:	Jonathan B

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

Revised 10/27/08

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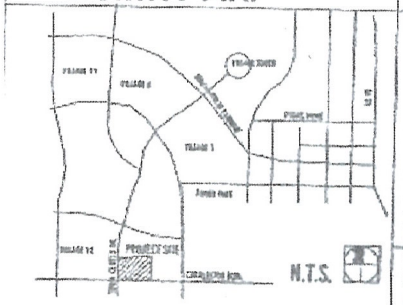
VICINITY MAP



SUMMARY

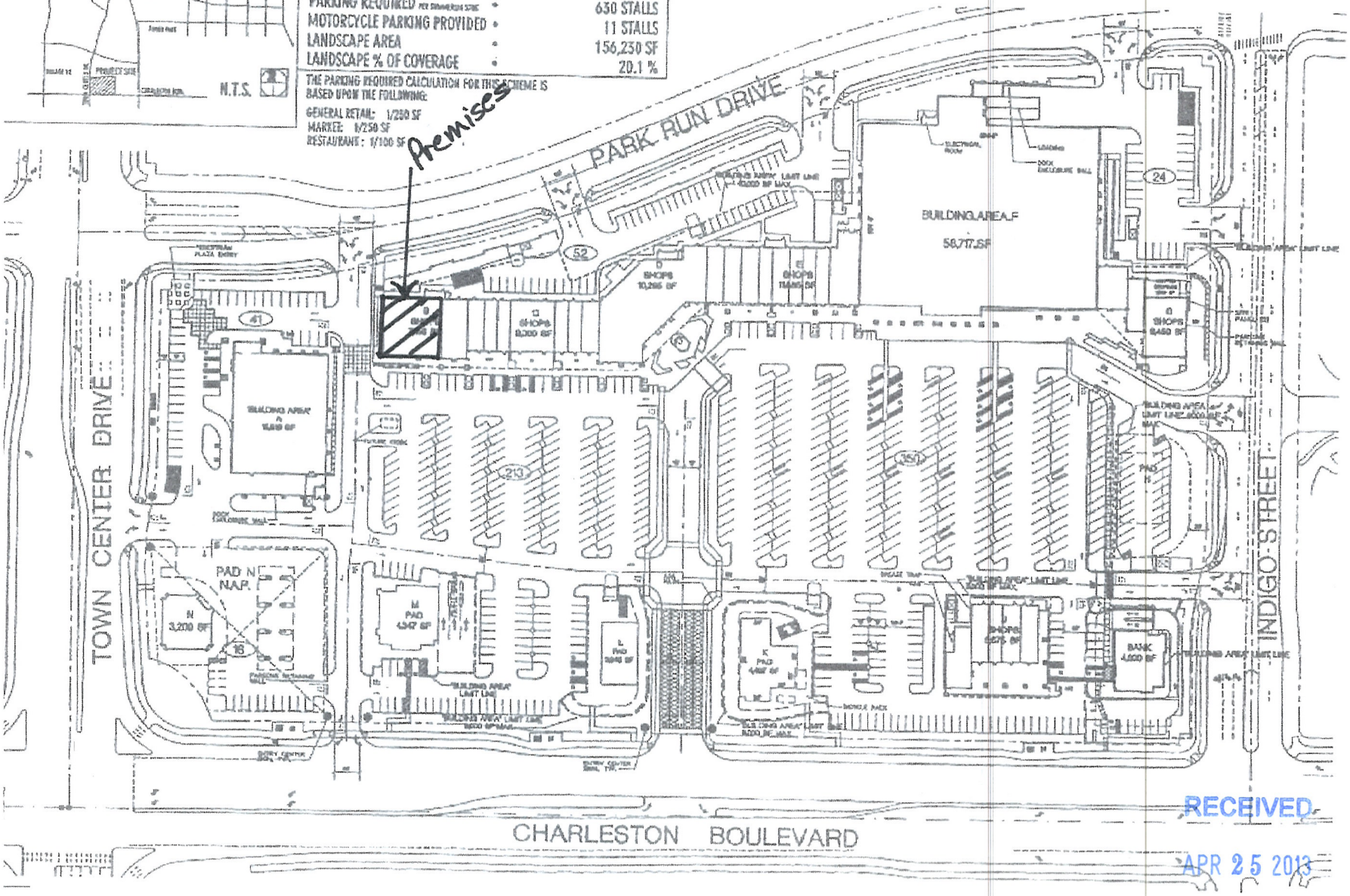
LAND AREA	±776,164 SF (±17.817ac)
BUILDING AREA	141,491 SF
LAND/BUILDING RATIO	4.48/1 -18.23%
PARKING PROVIDED	680 STALLS (4.97/1000)
PARKING REQUIRED	630 STALLS
MOTORCYCLE PARKING PROVIDED	11 STALLS
LANDSCAPE AREA	156,230 SF
LANDSCAPE % OF COVERAGE	20.1 %

THE PARKING REQUIRED CALCULATION FOR THIS SCHEME IS BASED UPON THE FOLLOWING:

GENERAL RETAIL: 1/250 SF
MARKET: 1/250 SF
RESTAURANT: 1/100 SF

SCALE: 1" = 50'-0"

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.



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APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49166

Perkowitz+R
Architec
111 W Ocean Blvd, Fl
Long Beach, CA 90802
562-628-8000 PHO
562-628-8045 FAX

Client Information

SUMMERLIN

Project Information

SUMMERLIN
LAS VEGAS, NV
VILLAGE 12
PARCEL AA-1

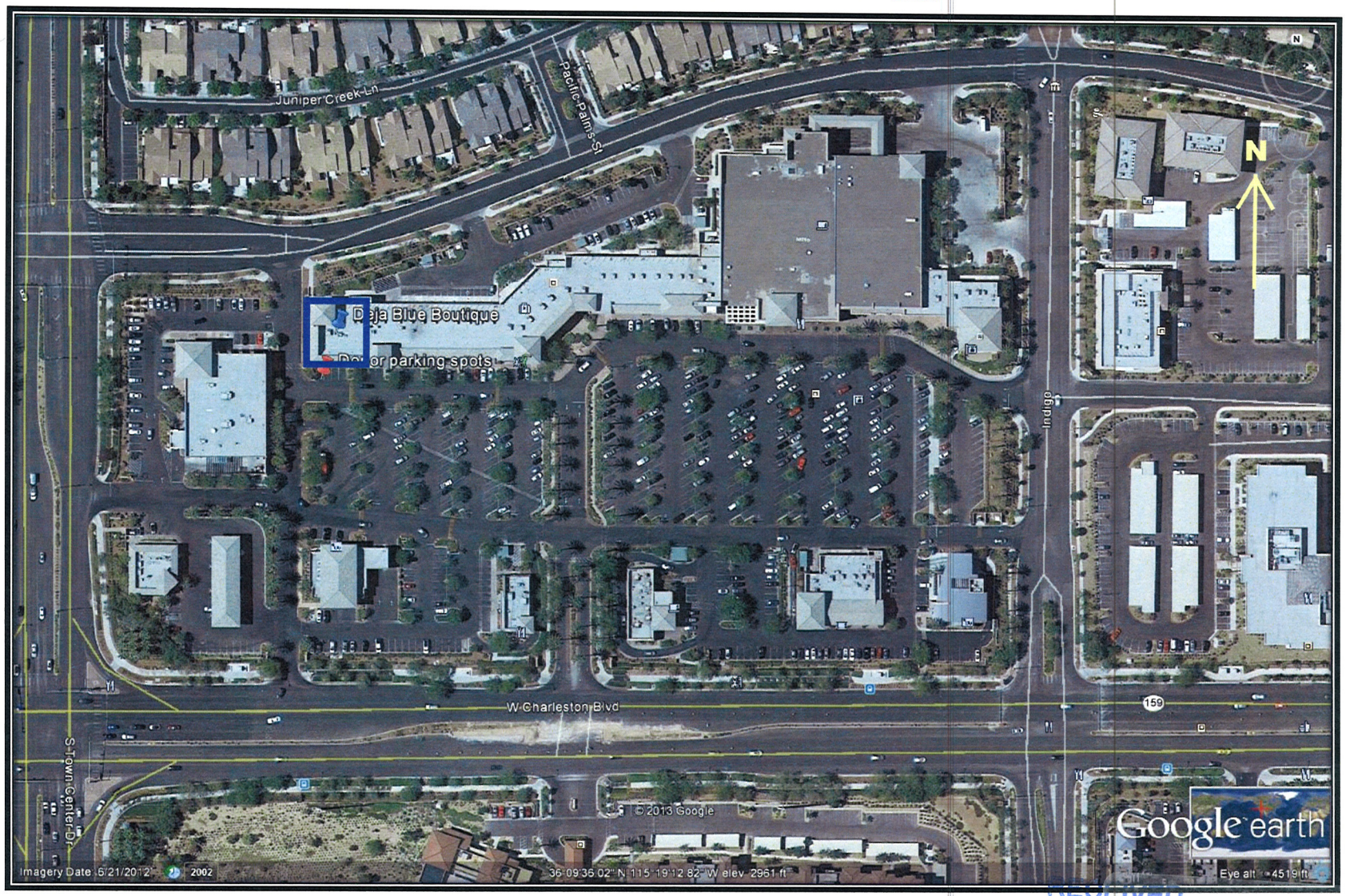
Revisions

SITE PLAN

A 1.0

Landscape Plan

= Proposed Site



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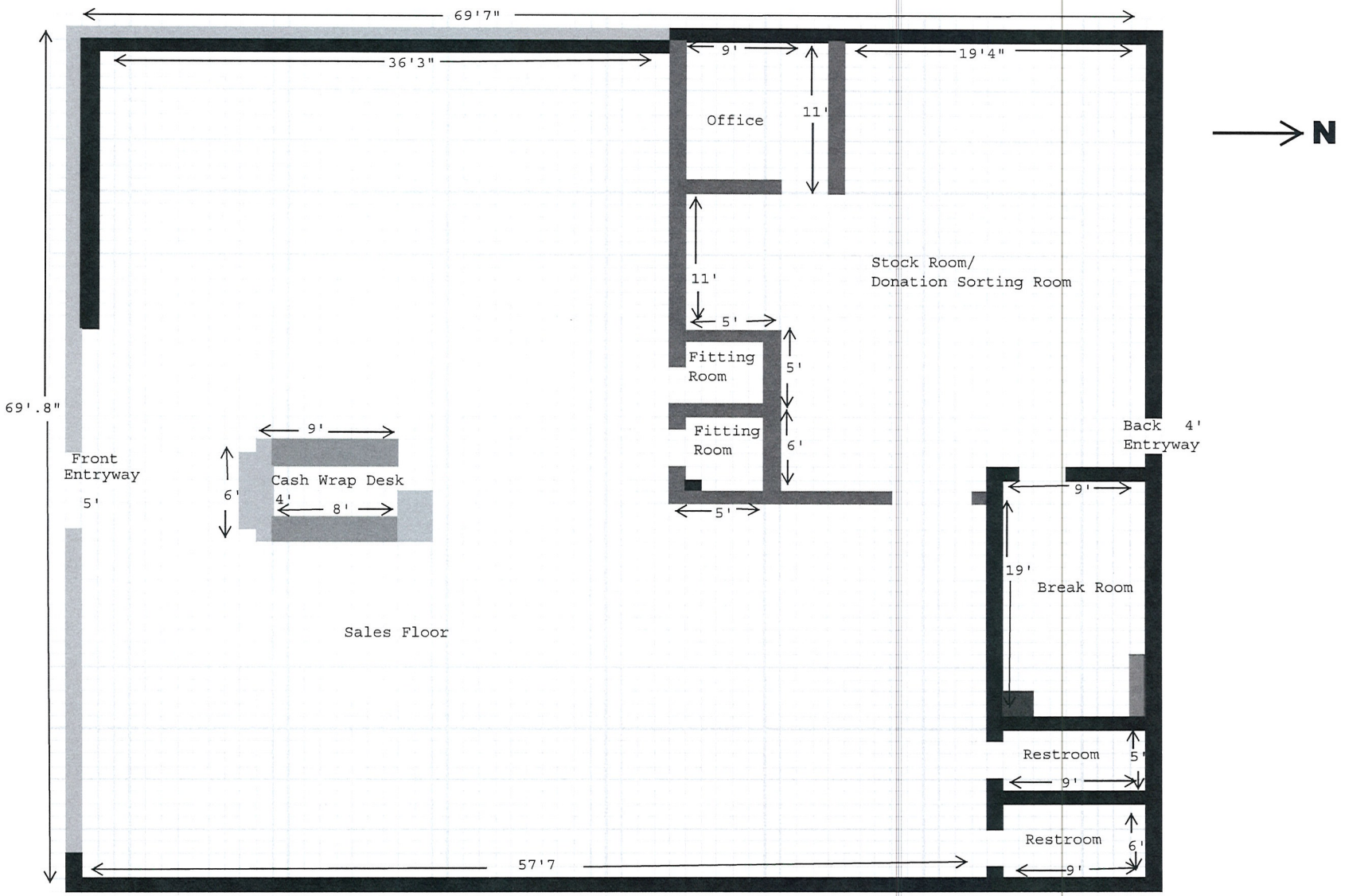
APR 25 20
City of Las Vegas
Dept. of Planning

SUP-49166

Floor Plan



☐ = 1 sqft

Entire Space =5,056 sqft

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APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49166

Proposed Site Elevation



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

SUP-49166

G.C. WALLACE, INC.
Engineering/Architecture

G. C. WALLACE, PE/SE, PLS
JAMES A. DUDDLESTEN, PE
MARIE RAINWATER
MICHAEL D. ROSS, PE
CHRISTOPHER W. ANDERSON, PE
CALVIN L. BLACK, PE, PLS
BENJAMIN C. SMITH, PE
SCOTT R. PLUMMER, PE

PAUL BURN, PLS
MICHAEL J. CSIZMADIA, PE
C. RUSSELL DAVIS, PE/SE
DOUGLAS M. HANKEL
DONALD A. HASELHOFF, PE, CEM
MARVIN W. MAIZE
GREGORY PATCH, PE
HOWARD K. VANDER MEER, PE
ARNE H. WAGLEY
EUGENE W. WRIGHT, PE

JOSEPH A. BODROG, PLS
GARY L. CARLSON, RA
BERT A. HUGHES, PE
JERRY D. JOHNSTON
NOEL C. LAUGHLIN, PE
DANNY S. McFADDEN, PE
WILLIAM NEIGHBORS, PE
ALLEN E. PAVELKA, PE
JEFF W. STAYTON, PE
RICHARD STEUBING, PLS
JOHN R. TOBIN, PE
SAUNDRA L. VANCE, CCS, CCCA
JOHN M. WALKER, PE
G. IRA WALLACE, PE

SAMI F. ALHWAYEK, PE
DANA A. AMES, PE/SE
JIM B. BAKKEDAHL, PE
DENNIS R. BROWN, PE
ROY D. CLARK, PE
RICHARD G. CLARKE
HUBERTO DeLUNA, RA
THOMAS P. DYSON, PE
ALLAN P. FAJARDO, PE
RAY G. FLAKE, PE
RANDALL K. GREMLICH, PE
SALLY HENSLEY
ROBERT J. HERMAN
DANNY E. HILL, PLS
DON E. HOLLOWAY, PE
ROY G. HOLLOWELL, PLS
GERALD L. HOLTON, PLS
DONALD L. HOTCHKISS JR., PE
RICKEY D. HUNSAKER, PE
MICHAEL KIDD, PLS
KRISTOFER D. KORPI
JIANG LI, PE
LLOYD B. MATHESON
DOUG McCARTNEY, PE
TIMOTHY A. McCOY, PE
RANDY W. MROWICKI, PLS
RIMAH NAZZAL, PE
D. GREGORY NEEL, PLS
THOMAS R. NICHOLS
JOHNNIE R. PATE, JR., PE
JERRY E. PRUITT, PE
AL L. ROBINSON, PE
BRIAN L. SCHMIDT, PE
RICHARD A. E. STRUTZ
MILO L. TERZICH, PE
ROBERT WOODSON, PE

455.001

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AUG 10 1998

August 5, 1998

City of Las Vegas Department of Public Works
731 South Fourth Street
Las Vegas, NV 89101

Attention: Mr. Rick Schroder

Subject: Centerpointe Plaza at Summerlin:
Request for Median Opening

Gentlemen:

Centerpointe Plaza, in association with The Howard Hughes Corporation (THHC) proposes to develop a shopping center at the northeast corner of Town Center Drive and Charleston Boulevard in the City of Las Vegas, Nevada (CLV). Prior to final site development, the developer requests CLV approval for a median modification on Charleston Boulevard between Town Center Drive and Indigo Drive (identified as Sheet "B" on the enclosed site plan). The proposed modification will allow for left turns from Charleston Boulevard to enter the shopping center and left turns to exit the shopping center to eastbound Charleston, along with the appropriate storage bays. This letter is to provide an analysis and justification for the modification as proposed. This study is also being submitted to the Nevada Department of Transportation (NDOT) and Clark County Traffic Management for review and approval.

As a basis for this analysis, the approved *Master Traffic Study for Village 11/12 of the Summerlin Community Amendment* prepared by G.C. Wallace in June 1997 was reviewed. That Amendment addressed proposed land use revisions to Parcels AA, FF, JJ, OO, PP, and QQ of Village 11/12. The subject project site was referred to in that study as Parcels AA-1 and AA-2 which were modeled as 193 KSF of commercial shopping center uses. This floor area is over 25 percent greater than the 152 KSF now proposed. Figure 1 of the Amendment which depicts the project area has been reproduced at the back of this study for your convenience.

In the development of the Amendment projections, at-interim roadway improvements for the Western Beltway were assumed to be in place by the year 2000, preceding the buildout of Village 11/12. The surrounding development assumed in the Amendment's model included those uses cited in the original Village 11/12 Master Traffic Study (Villages 1, 2, 7, 8, 14A and portions of Peccole Ranch West), as well as Villages 13 and 19A which lie south of Charleston Boulevard.

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SUMMERLIN DIVISION / TELEPHONE: (702) 363-0991 / FAX: (702) 255-0576

The attached figure depicts the traffic projections from the Amendment for the project area. Also depicted on the figure are estimates of the changes to the traffic projections if the median modifications are in place. These changes were estimated under the assumption that all traffic generated west of Town Center Drive entering the site via Charleston Boulevard would be using the median opening. One-third of the outbound trips generated from the site to eastbound Charleston Boulevard were assumed to use the main driveway at the median opening.

Intersection capacity analyses have been conducted using the procedures outlined in the *1994 Highway Capacity Manual* (HCM). Signalized and unsignalized intersection calculations were based on the methodology presented in Chapters 9 and 10, respectively. In accordance with these procedures, the Level-Of-Service (LOS) of signalized intersections has been determined by estimating the average vehicular delay of the intersection. The calculation sheets for all of the analyses are included at the end of this letter. The LOS analyses are also summarized on the attached figure. The assumed geometrics and traffic controls from the Amendment and used in the calculations are also depicted on the attached figure. The analyses indicate that each of the intersections recommended for signalization will operate at an acceptable LOS during both peak periods. It is noted that both signalized intersections will operate at a higher level of service with the proposed median break than without it.

The unsignalized capacity calculations indicate that the southbound left turn movement at the main project driveway will experience some delay during the peak hour period. This is not uncommon and is well within driver expectancy that left turns out of retail centers onto arterials are undesirable at certain times of the day. Given the modest projections for these movements and the existence of nearby traffic signals to create platooned traffic flows (i.e. long gaps), it is recommended that these movements be permitted. It should be noted that more restrictive median treatments will increase U-turn movements at the Town Center/Charleston intersection, which will experience a heavy demand in both the morning and afternoon peak hours. It is also noted that off-peak delays will be significantly increased.

Left-turn storage requirements for the unsignalized driveway movements were calculated based on Figure 10-8 of the *1994 Highway Capacity Manual.* The findings are that 130 feet of storage (5 vehicles) are needed on-site for the southbound left turn movement and that 50 feet is needed for the eastbound left turn lane from Charleston into the site. While only 50 feet are needed for the eastbound left turn demand, a minimum of 150 feet is recommended to aid in vehicle deceleration and occasional delays.

The approved Amendment recommended 300-foot left turn lanes on Charleston Boulevard at both Town Center Drive and Indigo Drive. In order to meet these storage requirements, it is recommended that the main project driveway be centered between the centerline of Town Center Drive and Indigo Drive. This spacing will accommodate the eastbound left-turn movement into the site as well as a 150-foot westbound left-turn storage lane on Charleston at the main project driveway the future access needs of Village 13 and U-turn maneuvers. It will also be in conformance with the standard 660-foot spacing for median openings recommended by NDOT.

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While it has been shown that the median modification has only a small positive impact on Charleston Boulevard traffic operations, the improvements to site circulation and access are much more dramatic. Driving exiting pads and parking areas east of the main entrance will generally be expected to execute westbound right turns to Charleston Boulevard. Without a median break at the main entrance, a motorist will be forced to drive over a quarter mile to Town Center Drive and back to return to an eastbound destination. The same inconvenience will be experienced by driving from the west with a destination near the center or western portion of the site. These extraordinarily long routes could lead to driver frustration and impatience, perhaps resulting in careless behavior. It is also anticipated that drivers on Charleston Boulevard will expect a median opening near the midpoint of the shopping center, which could result in some erratic vehicular movements on Charleston Boulevard–certainly a hazardous condition.

With no median opening at the main Charleston entrance, onsite travel between the parking lots and site driveways will increase. This generally results in more vehicle/pedestrian interaction and could possibly lead to an increase in pedestrian accidents. Good site planning dictates that vehicular travel through parking areas be minimized and pedestrian traffic and vehicular traffic be separated to the greatest extent possible. Both factors can be addressed more comprehensively if a median break at the main project entrance is allowed.

In view of the analysis and benefits presented herein, it is concluded that an unsignalized full-access driveway into the Centerpointe Plaza at Summerlin can be accommodated on Charleston Boulevard given the recommendations contained herein. Please do not hesitate to call if you have questions or comments regarding this analysis. Thank you for your attention in this matter.

Very truly yours,
G. C. WALLACE, INC.

Don Holloway, P.E.
Senior Engineer

DH:arm

Encl.

pc: Kent Sears, NDOT
John Toth, CCTMD
James Christensen
John Kilduff, THHC
Chris Anderson, GCW
Scott Plummer, GCW

PROFESSIONAL ENGINEER-STATE OF NEVADA
DON HOLLOWAY, JR.
CIVIL
No. 10472
4/5/94

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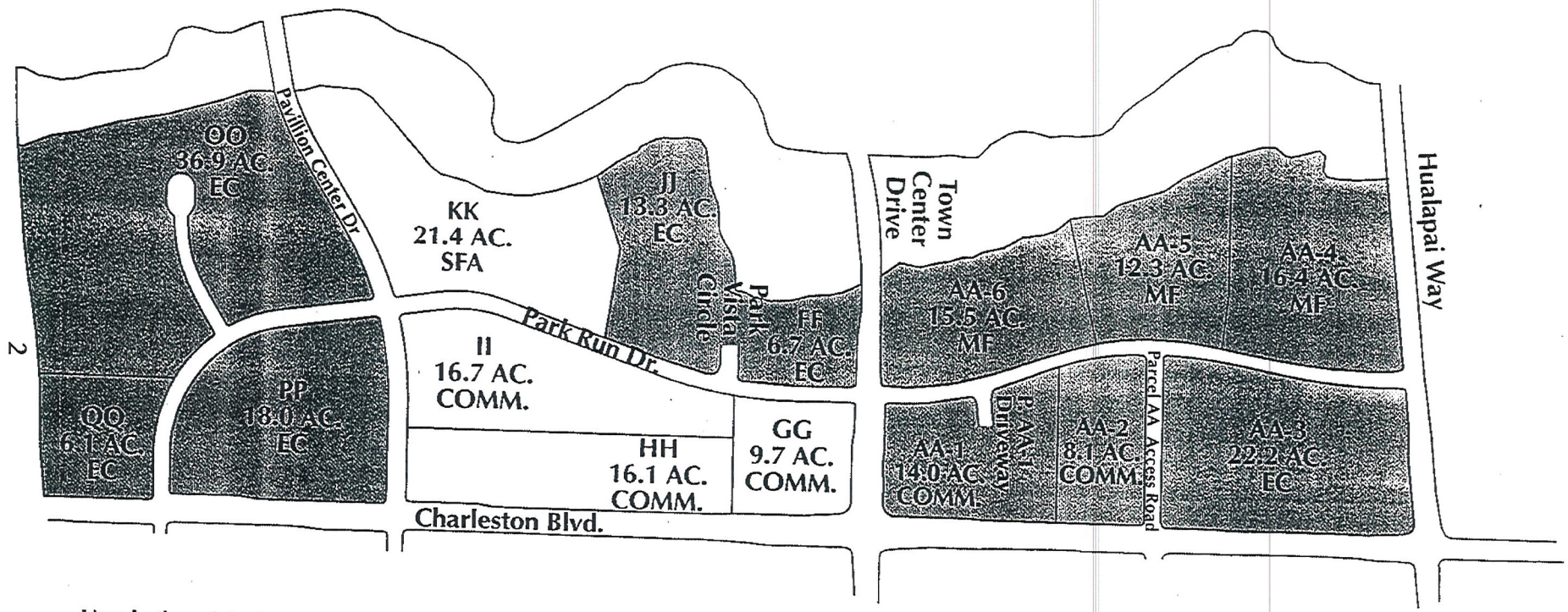
Figure 1
Revised Land Uses



Uses in the original Village 11/12 Master Traffic Study:

Parcel AA	EC (Employment Center)
Parcels FF, JJ, PP & QQ	VC (Village Center, Commercial)
Parcel OO	SFA (Single Family Attached)

LEGEND:

Revised Land Uses

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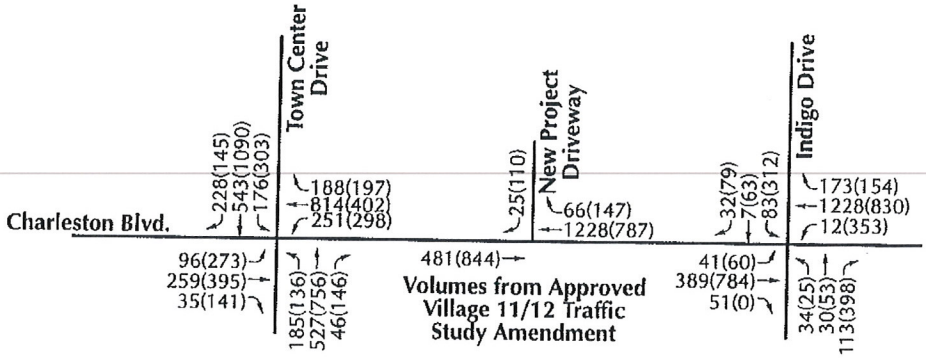
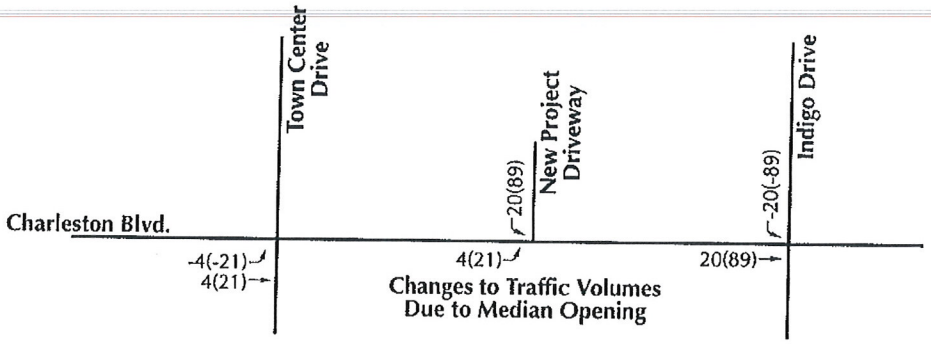
G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102

SUMMERLIN

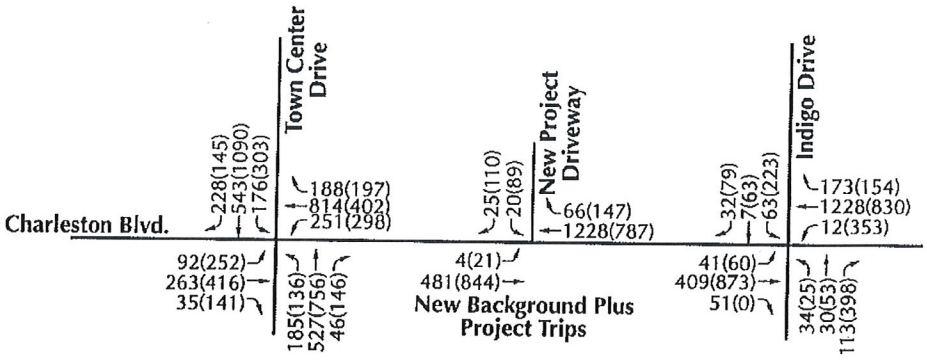
Village 11/12 Buildout Traffic Volumes and Recommended Lane Geometrics and Traffic Control

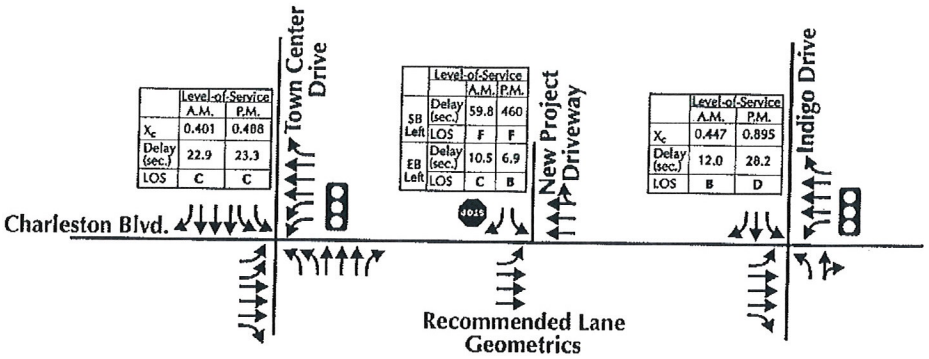




Legend:

AM(PM)





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Traffic Projections at Buildout of Village 11/12
AM Peak Hour

Level Of Service Computation Report
1994 HCM Operations Method (Base Volume Alternative)

Intersection #1 Town Center and Charleston

Cycle (sec):	120	Critical Vol./Cap. (X):	0.401
Loss Time (sec):	16 (Y+R = 4 sec)	Average Delay (sec/veh):	22.9
Optimal Cycle:	120	Level Of Service:	C

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	-	T	- R	L	-	T	- R	L	-	T	- R	L	-	T	- R
Control:	Protected				Protected				Protected				Protected			
Rights:	Include				Ignore				Ignore				Ignore			
Min. Green:	0	0	0		0	0	0		0	0	0		0	0	0	
Lanes:	2	0	3	0 1	2	0	3	0 1	2	0	3	0 1	2	0	3	0 1
Volume Module:																
Base Vol:	185	527	46		176	543	228		92	263	35		251	814	188	
Growth Adj:	1.00	1.00	1.00		1.00	1.00	0.00		1.00	1.00	0.00		1.00	1.00	0.00	
Initial Bse:	185	527	46		176	543	0		92	263	0		251	814	0	
User Adj:	1.00	1.00	1.00		1.00	1.00	0.00		1.00	1.00	0.00		1.00	1.00	0.00	
PHF Adj:	1.00	1.00	1.00		1.00	1.00	0.00		1.00	1.00	0.00		1.00	1.00	0.00	
PHF Volume:	185	527	46		176	543	0		92	263	0		251	814	0	
Reduct Vol:	0	0	0		0	0	0		0	0	0		0	0	0	
Reduced Vol:	185	527	46		176	543	0		92	263	0		251	814	0	
PCE Adj:	1.00	1.00	1.00		1.00	1.00	0.00		1.00	1.00	0.00		1.00	1.00	0.00	
MLF Adj:	1.03	1.10	1.00		1.03	1.10	0.00		1.03	1.10	0.00		1.03	1.10	0.00	
Final Vol.:	191	580	46		181	597	0		95	289	0		259	895	0	
Saturation Flow Module:																
Sat/Lane:	1900	1900	1900		1900	1900	1900		1900	1900	1900		1900	1900	1900	
Adjustment:	0.93	0.98	0.83		0.93	0.98	1.00		0.93	0.98	1.00		0.93	0.98	1.00	
Lanes:	2.00	3.00	1.00		2.00	3.00	1.00		2.00	3.00	1.00		2.00	3.00	1.00	
Final Sat.:	3539	5588	1583		3539	5588	1900		3539	5588	1900		3539	5588	1900	
Capacity Analysis Module:																
Vol/Sat:	0.05	0.10	0.03		0.05	0.11	0.00		0.03	0.05	0.00		0.07	0.16	0.00	
Crit Moves:	****					****			****					****		
Green/Cycle:	0.13	0.27	0.27		0.13	0.27	0.00		0.07	0.19	0.00		0.27	0.40	0.00	
Volume/Cap:	0.40	0.39	0.11		0.39	0.40	0.00		0.40	0.27	0.00		0.27	0.40	0.00	
Level Of Service Module:																
Delay/Veh:	31.0	23.2	21.4		31.0	23.5	0.0		35.3	26.7	0.0		22.1	16.7	0.0	
User DelAdj:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
AdjDel/Veh:	31.0	23.2	21.4		31.0	23.5	0.0		35.3	26.7	0.0		22.1	16.7	0.0	
Queue:	6	16	1		6	16	0		3	8	0		7	21	0	

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Traffic Projections at Buildout of Village 11/12
AM Peak Hour

Level Of Service Computation Report
1994 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Project Driveway and Charleston Blvd.

Average Delay (sec/veh): 0.8 Worst Case Level Of Service: F

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0 0 0	0 0		1 0 0	0 1		1 0 3	0 0		0 0 2	1 0	
Volume Module:												
Base Vol:	0	0	0	20	0	25	4	481	0	0	1228	66
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	20	0	25	4	481	0	0	1228	66
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	20	0	25	4	481	0	0	1228	66
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	0	0	20	0	25	4	481	0	0	1228	66
Adjusted Volume Module:												
Grade:	0%			0%			0%			0%		
% Cycle/Cars:	0.00	0.98		0.00	0.98		0.00	0.98		0.00	0.98	
% Truck/Comb:	0.00	0.02		0.00	0.02		0.00	0.02		0.00	0.02	
PCE Adj:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	1.00	1.00	xxxx	1.00	1.00
Cycl/Car PCE:	0.50	1.00		0.50	1.00		0.50	1.00		0.50	1.00	
Trck/Cmb PCE:	1.50	2.00		1.50	2.00		1.50	2.00		1.50	2.00	
Adj Vol.:	0	0	0	20	0	26	4	481	0	0	1228	66
Critical Gap Module:												
MoveUp Time:	xxxxx	xxxx	xxxxx	3.4	xxxx	2.6	2.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Critical Gp:	xxxxx	xxxx	xxxxx	7.0	xxxx	5.5	5.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	1746	xxxx	442	1294	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	81	xxxx	826	346	xxxx	xxxxx	xxxx	xxxx	xxxxx
Adj Cap:	xxxx	xxxx	xxxxx	0.99	xxxx	1.00	1.00	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	80	xxxx	826	346	xxxx	xxxxx	xxxx	xxxx	xxxxx
Level Of Service Module:												
Stopped Del:	xxxxx	xxxx	xxxxx	59.8	xxxx	4.5	10.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	F	*	A	C	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	0.0			29.1			0.1			0.0		

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Traffic Projections at Buildout of Village 11/12
AM Peak Hour

Level Of Service Computation Report
1994 HCM Operations Method (Base Volume Alternative)

Intersection #3 Street "B" and Charleston

Cycle (sec):	120	Critical Vol./Cap. (X):	0.447
Loss Time (sec):	16 (Y+R = 4 sec)	Average Delay (sec/veh):	12.0
Optimal Cycle:	120	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Prot+Permit			Prot+Permit			Prot+Permit			Prot+Permit		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1 0	0	1 0	1	0 1	0	1 0	3	0 1	1 0	3	0 1
Volume Module:												
Base Vol:	34	30	113	63	7	32	41	409	51	12	1228	173
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	34	30	113	63	7	32	41	409	51	12	1228	173
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	34	30	113	63	7	32	41	409	51	12	1228	173
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	34	30	113	63	7	32	41	409	51	12	1228	173
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.10	1.00	1.00	1.10	1.00
Final Vol.:	34	30	113	63	7	32	41	450	51	12	1351	173
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.91	0.86	0.86	0.63	0.98	0.83	0.16	0.98	0.83	0.41	0.98	0.83
Lanes:	1.00	0.21	0.79	1.00	1.00	1.00	1.00	3.00	1.00	1.00	3.00	1.00
Final Sat.:	1729	344	1295	1197	1863	1583	299	5588	1583	783	5588	1583
Capacity Analysis Module:												
Vol/Sat:	0.02	0.09	0.09	0.05	0.00	0.02	0.14	0.08	0.03	0.02	0.24	0.11
Crit Moves:		****		****			****				****	
Green/Cycle:	0.31	0.19	0.19	0.22	0.14	0.14	0.63	0.55	0.55	0.59	0.54	0.54
Volume/Cap:	0.06	0.45	0.45	0.24	0.03	0.14	0.22	0.15	0.06	0.03	0.45	0.20
Level Of Service Module:												
Delay/Veh:	18.9	28.2	28.2	24.6	28.7	29.2	6.8	8.7	8.3	6.7	10.9	9.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	18.9	28.2	28.2	24.6	28.7	29.2	6.8	8.7	8.3	6.7	10.9	9.2
Queue:	1	1	3	2	0	1	1	7	1	0	27	3

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Traffic Projections at Buildout of Village 11/12
AM Peak Hour

Level Of Service Detailed Computation Report (Dual Phase Control)
1994 HCM Operations Method
Base Volume Alternative

Intersection #3 Street "B" and Charleston

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L2 -	L1 -	T	L2 -	L1 -	T	L2 -	L1 -	T	L2 -	L1 -	T
Control:	Prot+Permit			Prot+Permit			Prot+Permit			Prot+Permit		
HCM Ops f(rt) and f(lt) Adj Case Module:												
f(rt) Case:	xxxx	xxxx	5	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
f(lt) Case:	2	1	xxxx	2	1	xxxx	2	1	xxxx	2	1	xxxx
HCM Ops Saturation Adj Module:												
Ln Wid Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Hev Veh Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Grade Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Adj:	xxxx	xxxx	1.00	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Bus Stp Adj:	xxxx	xxxx	1.00	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Area Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
RT Adj:	xxxx	xxxx	0.88	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
LT Adj:	0.91	0.95	xxxxx	0.47	0.95	xxxxx	0.09	0.95	xxxxx	0.38	0.95	xxxxx
HCM Sat Adj:	0.89	0.93	0.86	0.46	0.93	0.98	0.09	0.93	0.98	0.37	0.93	0.98
Usr Sat Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Sat Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fnl Sat Adj:	0.89	0.93	0.86	0.46	0.93	0.98	0.09	0.93	0.98	0.37	0.93	0.98
Volume Module:												
Volume:	0	34	30	0	63	7	0	41	450	0	12	1351
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.89	0.93	0.86	0.46	0.93	0.98	0.09	0.93	0.98	0.37	0.93	0.98
Lanes:	1.00	1.00	0.21	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	3.00
Final Sat.:	1697	1770	344	873	1770	1863	166	1770	5588	699	1770	5588
Capacity Analysis Module:												
Vol/Sat:	0.00	0.02	0.09	0.00	0.04	0.00	0.00	0.02	0.08	0.00	0.01	0.24
Crit Moves:			****		****			****				****
Green/Cycle:	0.17	0.13	0.19	0.14	0.08	0.14	0.57	0.05	0.55	0.54	0.05	0.54
Volume/Cap:	0.00	0.14	0.45	0.00	0.45	0.03	0.00	0.45	0.15	0.00	0.15	0.45

Note: L2 = Permitted Left, L1 = Protected Left, T = Thru

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Traffic Projections at Buildout of Village 11/12
PM Peak Hour

Level Of Service Computation Report
1994 HCM Operations Method (Base Volume Alternative)

Intersection #1 Town Center and Charleston

Cycle (sec): 120 Critical Vol./Cap. (X): 0.488
Loss Time (sec): 16 (Y+R = 4 sec) Average Delay (sec/veh): 23.3
Optimal Cycle: 120 Level Of Service: C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Ignore			Ignore			Ignore		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2 0 3	0	1	2 0 3	0	1	2 0 3	0	1	2 0 3	0	1
Volume Module:												
Base Vol:	136	756	146	303	1090	145	252	416	141	298	402	197
Growth Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Initial Bse:	136	756	146	303	1090	0	252	416	0	298	402	0
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	136	756	146	303	1090	0	252	416	0	298	402	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	136	756	146	303	1090	0	252	416	0	298	402	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.03	1.10	1.00	1.03	1.10	0.00	1.03	1.10	0.00	1.03	1.10	0.00
Final Vol.:	140	832	146	312	1199	0	260	458	0	307	442	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.93	0.98	0.83	0.93	0.98	1.00	0.93	0.98	1.00	0.93	0.98	1.00
Lanes:	2.00	3.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3539	5588	1583	3539	5588	1900	3539	5588	1900	3539	5588	1900
Capacity Analysis Module:												
Vol/Sat:	0.04	0.15	0.09	0.09	0.21	0.00	0.07	0.08	0.00	0.09	0.08	0.00
Crit Moves:	****				****			****			****	
Green/Cycle:	0.08	0.33	0.33	0.19	0.44	0.00	0.17	0.17	0.00	0.18	0.18	0.00
Volume/Cap:	0.49	0.46	0.28	0.46	0.49	0.00	0.44	0.49	0.00	0.49	0.44	0.00
Level Of Service Module:												
Delay/Veh:	35.1	20.7	19.4	28.0	15.6	0.0	29.4	29.6	0.0	29.2	28.6	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	35.1	20.7	19.4	28.0	15.6	0.0	29.4	29.6	0.0	29.2	28.6	0.0
Queue:	5	22	4	9	29	0	8	14	0	9	13	0

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Traffic Projections at Buildout of Village 11/12
PM Peak Hour

Level Of Service Computation Report
1994 HCM Operations Method (Base Volume Alternative)

Intersection #3 Street "B" and Charleston

Cycle (sec):	120	Critical Vol./Cap. (X):	0.895
Loss Time (sec):	16 (Y+R = 4 sec)	Average Delay (sec/veh):	28.2
Optimal Cycle:	127	Level Of Service:	D

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Prot+Permit			Prot+Permit			Prot+Permit			Prot+Permit		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1 0	0 1	0	1 0	1 0	1	1 0	3 0	1	1 0	3 0	1
Volume Module:												
Base Vol:	25	53	398	223	63	79	60	873	0	353	830	154
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	25	53	398	223	63	79	60	873	0	353	830	154
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	25	53	398	223	63	79	60	873	0	353	830	154
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	25	53	398	223	63	79	60	873	0	353	830	154
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.10	1.00	1.00	1.10	1.00
Final Vol.:	25	53	398	223	63	79	60	960	0	353	913	154
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.80	0.85	0.85	0.34	0.98	0.83	0.38	0.98	1.00	0.54	0.98	0.83
Lanes:	1.00	0.12	0.88	1.00	1.00	1.00	1.00	3.00	1.00	1.00	3.00	1.00
Final Sat.:	1526	190	1430	642	1863	1583	715	5588	1900	1019	5588	1583
Capacity Analysis Module:												
Vol/Sat:	0.02	0.28	0.28	0.35	0.03	0.05	0.08	0.17	0.00	0.35	0.16	0.10
Crit Moves:		****		****				****		****		
Green/Cycle:	0.41	0.31	0.31	0.49	0.35	0.35	0.26	0.19	0.00	0.45	0.34	0.34
Volume/Cap:	0.04	0.89	0.89	0.72	0.10	0.14	0.32	0.89	0.00	0.77	0.48	0.28
Level Of Service Module:												
Delay/Veh:	13.7	38.5	38.5	23.4	16.8	17.1	22.5	37.6	0.0	24.6	20.1	18.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	13.7	38.5	38.5	23.4	16.8	17.1	22.5	37.6	0.0	24.6	20.1	18.6
Queue:	1	3	15	9	1	2	2	34	0	14	24	4

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PM Peak Hour

Level Of Service Computation Report
1994 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Project Driveway and Charleston Blvd.

Average Delay (sec/veh): 21.2 Worst Case Level Of Service: F

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0 0 0 0 0			1 0 0 0 1			1 0 3 0 0			0 0 2 1 0		
Volume Module:												
Base Vol:	0	0	0	89	0	110	21	844	0	0	787	147
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	89	0	110	21	844	0	0	787	147
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	89	0	110	21	844	0	0	787	147
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	0	0	0	89	0	110	21	844	0	0	787	147
Adjusted Volume Module:												
Grade:	0%			0%			0%			0%		
% Cycle/Cars:	0.00	0.98		0.00	0.98		0.00	0.98		0.00	0.98	
% Truck/Comb:	0.00	0.02		0.00	0.02		0.00	0.02		0.00	0.02	
PCE Adj:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	1.00	1.00	xxxx	1.00	1.00
Cycl/Car PCE:	0.50	1.00		0.50	1.00		0.50	1.00		0.50	1.00	
Trck/Cmb PCE:	1.50	2.00		1.50	2.00		1.50	2.00		1.50	2.00	
Adj Vol.:	0	0	0	91	0	112	21	844	0	0	787	147
Critical Gap Module:												
MoveUp Time:	xxxxx	xxxx	xxxxx	3.4	xxxx	2.6	2.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Critical Gp:	xxxxx	xxxx	xxxxx	7.0	xxxx	5.5	5.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	1726	xxxx	336	934	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	83	xxxx	936	540	xxxx	xxxxx	xxxx	xxxx	xxxxx
Adj Cap:	xxxx	xxxx	xxxxx	0.96	xxxx	1.00	1.00	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	80	xxxx	936	540	xxxx	xxxxx	xxxx	xxxx	xxxxx
Level Of Service Module:												
Stopped Del:	xxxxx	xxxx	xxxxx	459.6	xxxx	4.4	6.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	F	*	A	B	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	0.0			207.9			0.2			0.0		

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Level Of Service Detailed Computation Report (Dual Phase Control)
1994 HCM Operations Method
Base Volume Alternative

Intersection #3 Street "B" and Charleston

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L2 -	L1 -	T	L2 -	L1 -	T	L2 -	L1 -	T	L2 -	L1 -	T
Control:	Prot+Permit			Prot+Permit			Prot+Permit			Prot+Permit		
HCM Ops f(rt) and f(lt) Adj Case Module:												
f(rt) Case:	xxxx	xxxx	5	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
f(lt) Case:	2	1	xxxx	2	1	xxxx	2	1	xxxx	2	1	xxxx
HCM Ops Saturation Adj Module:												
Ln Wid Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Hev Veh Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Grade Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Adj:	xxxx	xxxx	1.00	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Bus Stp Adj:	xxxx	xxxx	1.00	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Area Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
RT Adj:	xxxx	xxxx	0.87	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
LT Adj:	0.78	0.95	xxxxx	0.10	0.95	xxxxx	0.17	0.95	xxxxx	0.15	0.95	xxxxx
HCM Sat Adj:	0.76	0.93	0.85	0.09	0.93	0.98	0.17	0.93	0.98	0.15	0.93	0.98
Usr Sat Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Sat Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fnl Sat Adj:	0.76	0.93	0.85	0.09	0.93	0.98	0.17	0.93	0.98	0.15	0.93	0.98
Volume Module:												
Volume:	0	25	53	0	223	63	0	60	960	0	353	913
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.76	0.93	0.85	0.09	0.93	0.98	0.17	0.93	0.98	0.15	0.93	0.98
Lanes:	1.00	1.00	0.12	1.00	1.00	1.00	1.00	1.00	3.00	1.00	1.00	3.00
Final Sat.:	1448	1770	190	180	1770	1863	323	1770	5588	276	1770	5588
Capacity Analysis Module:												
Vol/Sat:	0.00	0.01	0.28	0.00	0.13	0.03	0.00	0.03	0.17	0.00	0.20	0.16
Crit Moves:			****		****				****		****	
Green/Cycle:	0.31	0.10	0.31	0.34	0.14	0.35	0.19	0.07	0.19	0.23	0.22	0.34
Volume/Cap:	0.00	0.14	0.89	0.00	0.89	0.10	0.00	0.48	0.89	0.00	0.89	0.48

Note: L2 = Permitted Left, L1 = Protected Left, T = Thru

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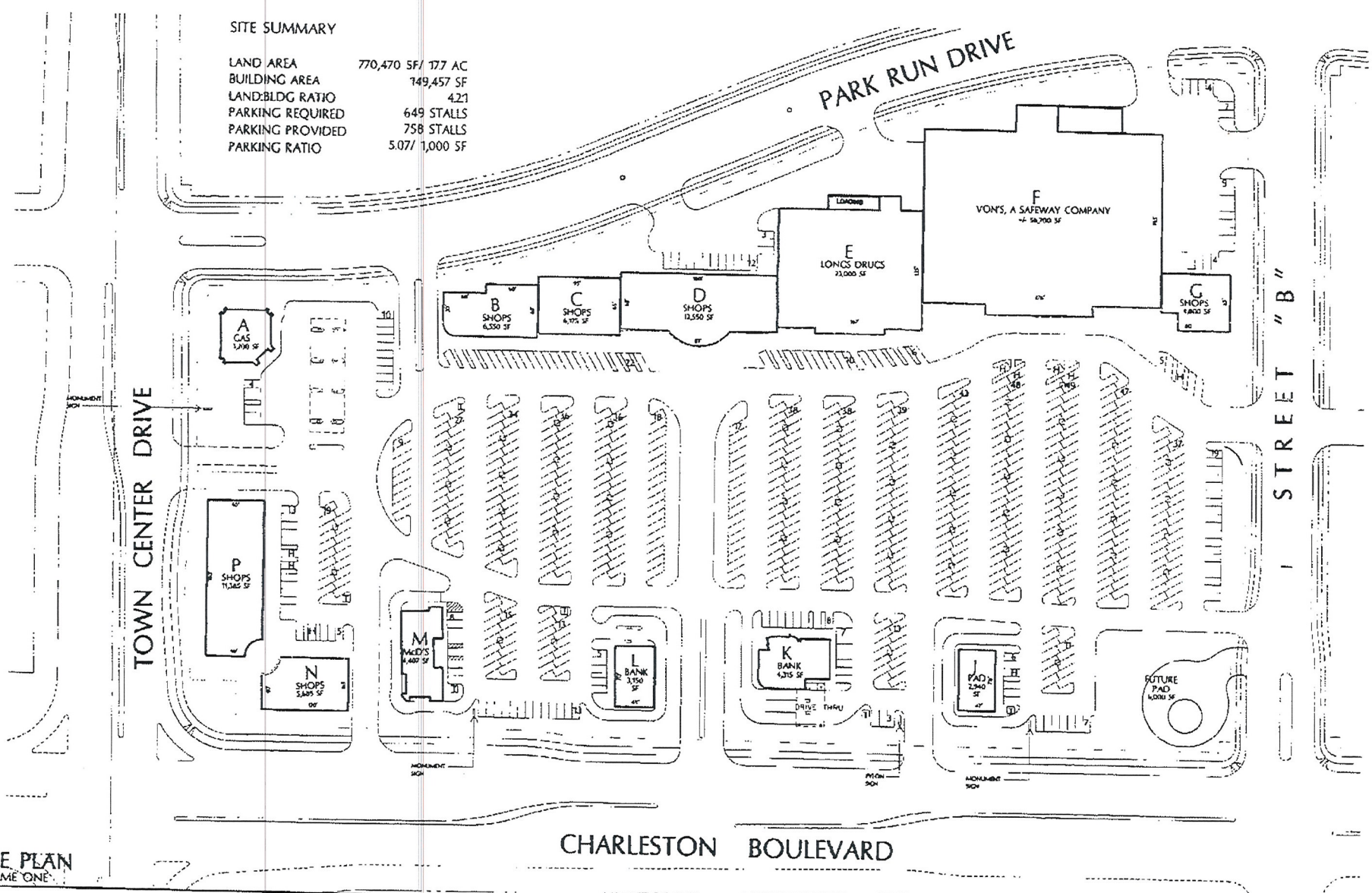
Jul-16-98 08:16A MCG Architects L V 702 733 8998 P.02

SITE SUMMARY

LAND AREA	770,470 SF/ 17.7 AC
BUILDING AREA	149,457 SF
LAND:BLDG RATIO	4.21
PARKING REQUIRED	649 STALLS
PARKING PROVIDED	758 STALLS
PARKING RATIO	5.07/ 1,000 SF



SITE PLAN
SCHEME ONE

The above depiction is based on the current plan of the development and the concept, size and location of the structures is approximate. The configuration and size of the development including the structures, amount and location of parking, vehicular access, streets, landscapes, common areas and all other facilities and improvements depicted are subject to change at any time and from time to time without notice to tenants or others.

CENTERPOINTE PLAZA AT SUMMERLIN
NEC CHARLESTON BOULEVARD & TOWN CENTER DRIVE
LAS VEGAS, NEVADA

A COMMERCIAL PROJECT FOR:

CENTERPOINTE PLAZA PARTNERS
HOWARD HUGHES PROPERTIES, LP, JAMES A. CHRISTENSEN
3146 REDHILL AVENUE, SUITE 200-A, COSTA MESA, CA 92626
PHONE 714-979-8800 FAX 714-228-0816

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MCG ARCHITECTS

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 4/10/2013

Property Information			
Parcel:	137-36-814-003		
Owner Name(s):	CENTER POINTE PLAZA L L C		
Site Address:	10300 W CHARLESTON BLVD		
Jurisdiction:	Las Vegas - 89135		
Zoning Classification:	Planned Community District (P-C)		
Misc Information			
Subdivision Name:	CENTERPOINT PLAZA		
Lot Block:	Lot:1 Block:	Construction Year:	Construction Year: 2001
Sale Date:	00/0000	T-R-S:	20-59-36
Sale Price:	$0	Census Tract:	3227
Recorded Doc Number:	2002031901743	Estimated Lot Size:	Estimated Lot Size: 0.92
Flight Date:	Aerial Flight Date: 04/21/12 - 04/28/12		
Elected Officials			
Commission District:	C - LARRY BROWN	City Ward:	2 - BOB BEERS
US Senate:	DEAN HELLER, HARRY REID	US Congress:	03-JOE HECK
State Senate:	08-BARBARA K. CEGAVSKE	State Assembly:	02-JOHN HAMBRICK
School District:	E-PATRICE TEW	University Regent:	07-MARK DOUBRAVA
Board of Education:	3-ALLISON SERAFIN	Minor Civil Division:	Las Vegas Township

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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 boutique store in the Center Pointe Plaza shopping center located at 10300 W. Charleston Blvd. Goodwill currently has 9 Retail Stores/Donation centers throughout the Las Vegas Valley. Two stores are located within the City of Henderson, two in Clark County and four stores are located within the City of Las Vegas with the locations listed below:

4580 W. Sahara Ave
Las Vegas, NV 89102

3345 E. Tropicana Ave.
Las Vegas, NV 89121

3011 N. Rainbow
Las Vegas, NV 89108

4830 W. Craig Rd.
Las Vegas, NV 89130

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

1. Goodwill is the market leader in thrift retailing in Las Vegas. Goodwill stores are clean, organized, professionally managed and offer a mix of merchandise from gently used clothing to gently used furniture and electronics.
2. Goodwill's success is good for our community. Each person placed into a new career strengthens our local economy by creating citizens with buying power. In additional, this new store and donation center would create approximately 20 new job positions that would need to be filled locally.

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SUP-49166

3. The Goodwill boutique store and donation center will be located inside an existing shopping center located off of two major streets, Charleston Blvd and Town Center Drive. There are multiple ingress and egress points to the shopping center located along Charleston Blvd and additional points off of Town Center Drive and Park Run Drive. This provides ample flow for traffic to the entire shopping center as well as the proposed Goodwill boutique store.
4. Goodwill's boutique 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. The Albertson's in the same center is 24hrs. The main banking offices for the Bank of America and the Town & Country Bank are closed after 6pm; however, the drive-thru ATM's are 24hrs as well. The Starbucks and the McDonald's in the center have extended operating hours past the typical 9pm closing that business's have. Therefor, the store hours of operation would have no impact on the surrounding area.
5. The donation will be accepted directly into the boutique store through the main entrance. To accommodate people that are bringing donations, two 5 minute parking spaces will be allotted directly in front of the main door solely for the purpose of donating goods. These 2 spaces will have a bell that will alert the attendants inside when I car pulls into a designated space so donations can be brought inside quickly and efficiently. This will make it easy for donors to bring goods to the store without it cluttering the front of the building or having to walk the goods across the parking lot possibly causing congestion. Donations will only be accepted during the hours of Monday-Saturday 7am-9pm and Sunday 7am-6pm and there will be signage in place to let donors know that donations will not be accepted after hours.
6. Currently operating within the shopping center there are multiple business offices offering a variety of law, financial and real estate services, fast food restaurants, beauty care, automotive care, banks and a grocery store. There are currently no retail clothing or accessory stores within the shopping center or in the surrounding vicinity. The proposed Goodwill boutique store would provide a new use within the shopping center that would give the surrounding neighborhood a place to donate their gently used goods as well as a boutique store that will provide not only inexpensive clothing but inexpensive household goods as well within close proximity.

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

Sincerely,

Alyn Reeves
Chief Operating Officer
Goodwill of Southern Nevada

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SUP-49166

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

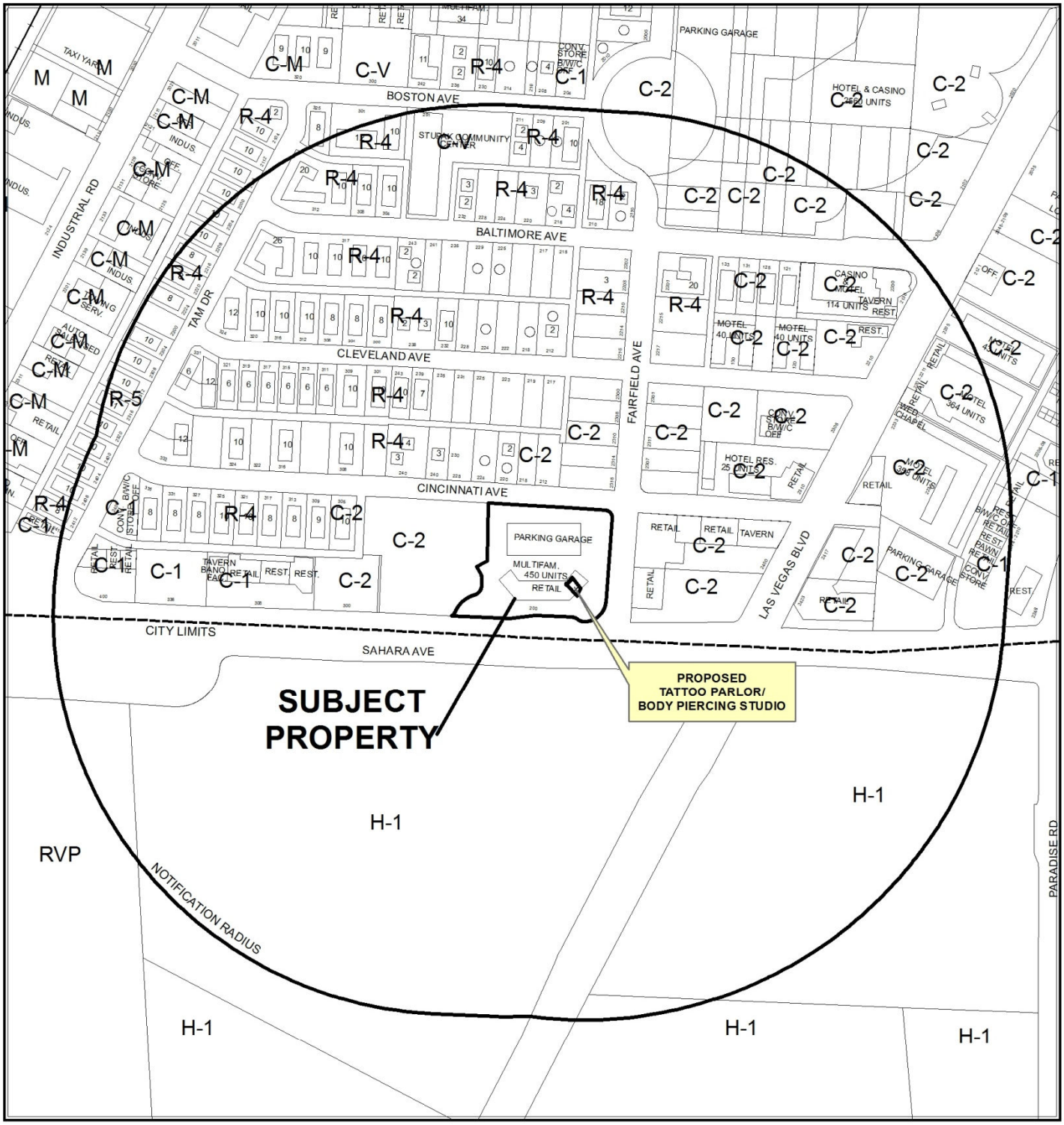
SUBJECT:
SUP-49167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEORGE H RODRIGEZ - OWNER: G CAPITAL INVESTMENT, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PERCING STUDIO USE at 200 West Sahara Boulevard, Suite #115 (APN 162-04-815-428) C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

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



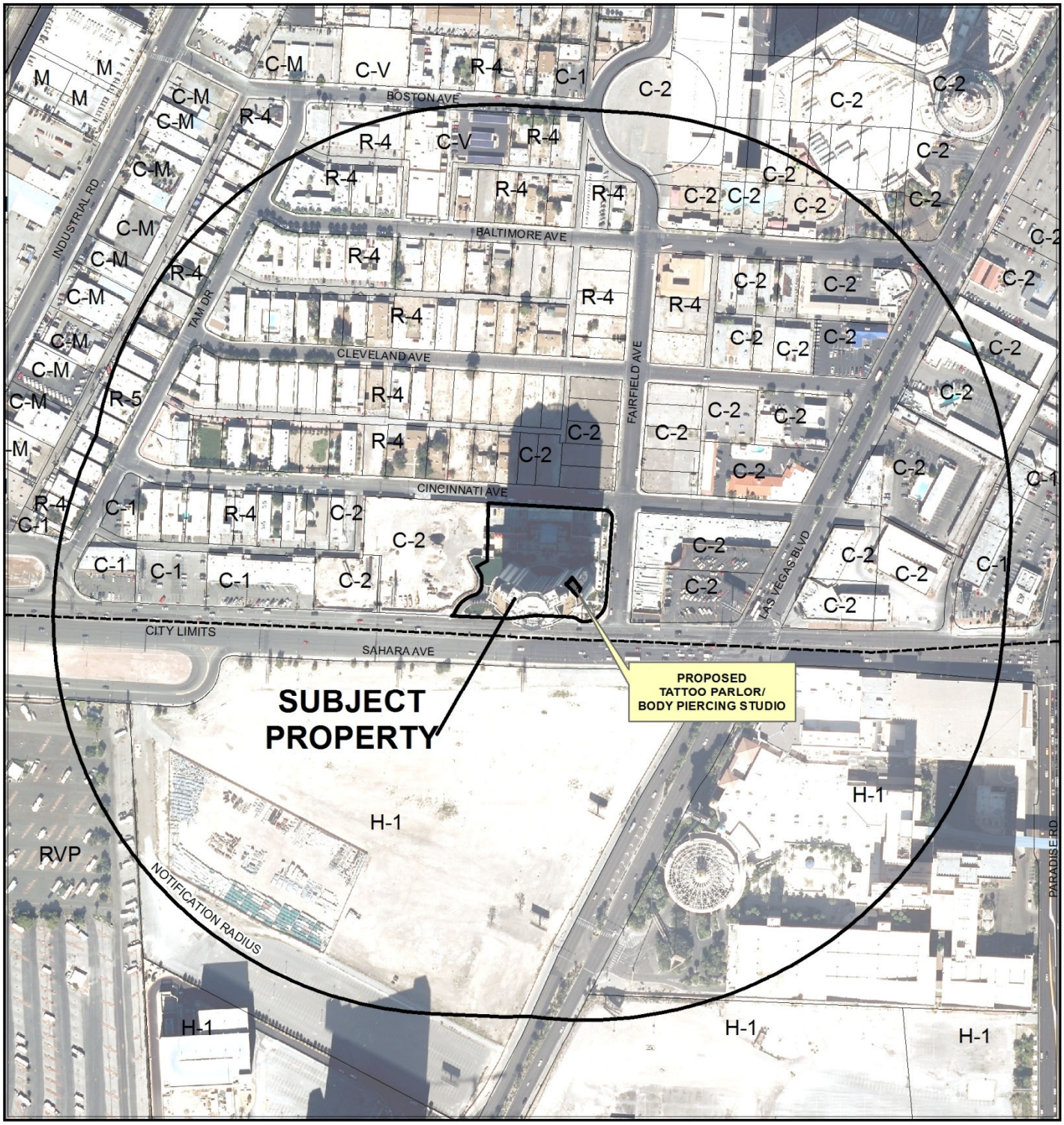
0 300 600 Feet

CASE: **SUP-49167**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-49167**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49167** APN: 162-04-815-428

Name of Property Owner: G Capital Investment LLC

Name of Applicant: George H Rodriguez III

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: _____

X Signature of Property Owner: _____

Print Name: YING SHI G Capital Investment LLC

Subscribed and sworn before me

This 25th day of April, 2013

See attached

Notary Public in and for said County and State

RECEIVED

APR 25 2013

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 25th day of April 2013,

by Ying Shi, proved to be on the basis of satisfactory

evidence to be the person(s) who appeared before me.

MARISSA RODRIGUEZ
COMM. #1990119
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Sep. 28, 2016

Signature of Notary Public

(seal)

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: UNTOUCHABLE Tattoos / GEORGE H RODRIGUEZ

Project Address (Location) 200 W. SAHARA Blvd

Project Name UNTOUCHABLE Tattoos **Proposed Use** Tattoo Parlor

Assessor's Parcel #(s) 162-04-815-428 **Ward #** _____

General Plan: existing C proposed NO CHANGE **Zoning:** existing C-2 proposed NO CHANGE

Commercial Square Footage 1,000 **Floor Area Ratio** _____

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

Additional Information _____

X _____

PROPERTY OWNER G Capital Investment LLC **Contact** Shirley YING SHI

Address 4921 Sundowner CT **Phone:** 626 206 6345 **Fax:** _____

City Rancho Cucamonga **State** CA **Zip** 91737

E-mail Address cmd11 2000 @ yahoo.com

APPLICANT GEORGE H RODRIGUEZ **Contact** 702-738-3585

Address 3131 ALDERGROVE CT **Phone:** _____ **Fax:** _____

City N. LAS VEGAS **State** NV **Zip** 89081

E-mail Address UNTOUCHABLEMOBILETATS@GMAIL.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name YING SHI G Capital Investment

Subscribed and sworn before me

X This 25th day of April, 2013.

See attached

Notary Public in and for said County and State

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APR 25 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-49167
Meeting Date:	6/11/13
Total Fee:	$1030
Date Received:*	4/25/13
Received By:	Romeo

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

Revised 10/27/09

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 25th day of April 2013,

by Ying Shi, proved to be on the basis of satisfactory

evidence to be the person(s) who appeared before me.

MARISSA RODRIGUEZ
COMM. #1990119
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Sep. 28, 2016

Signature of Notary Public

(seal)

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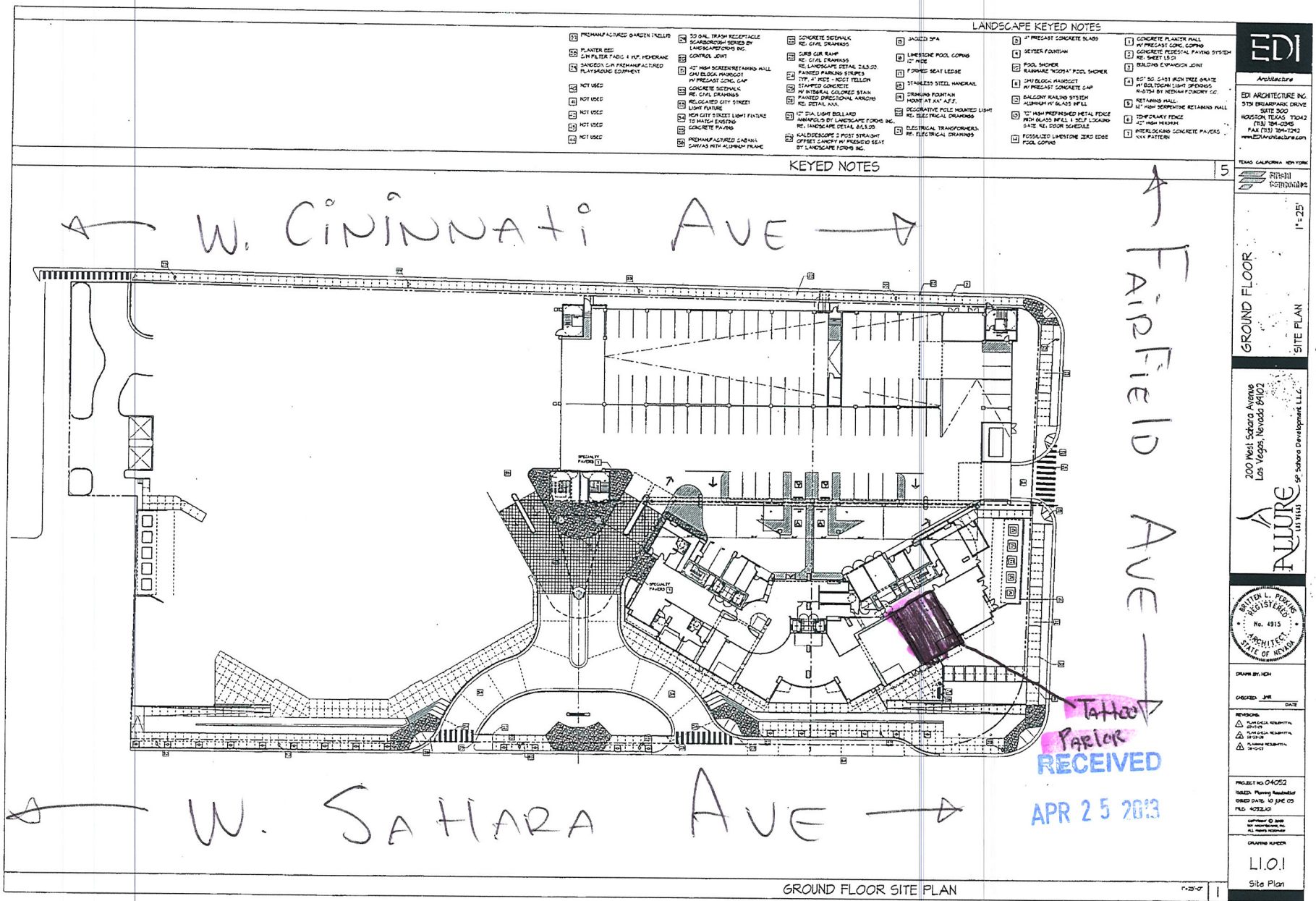
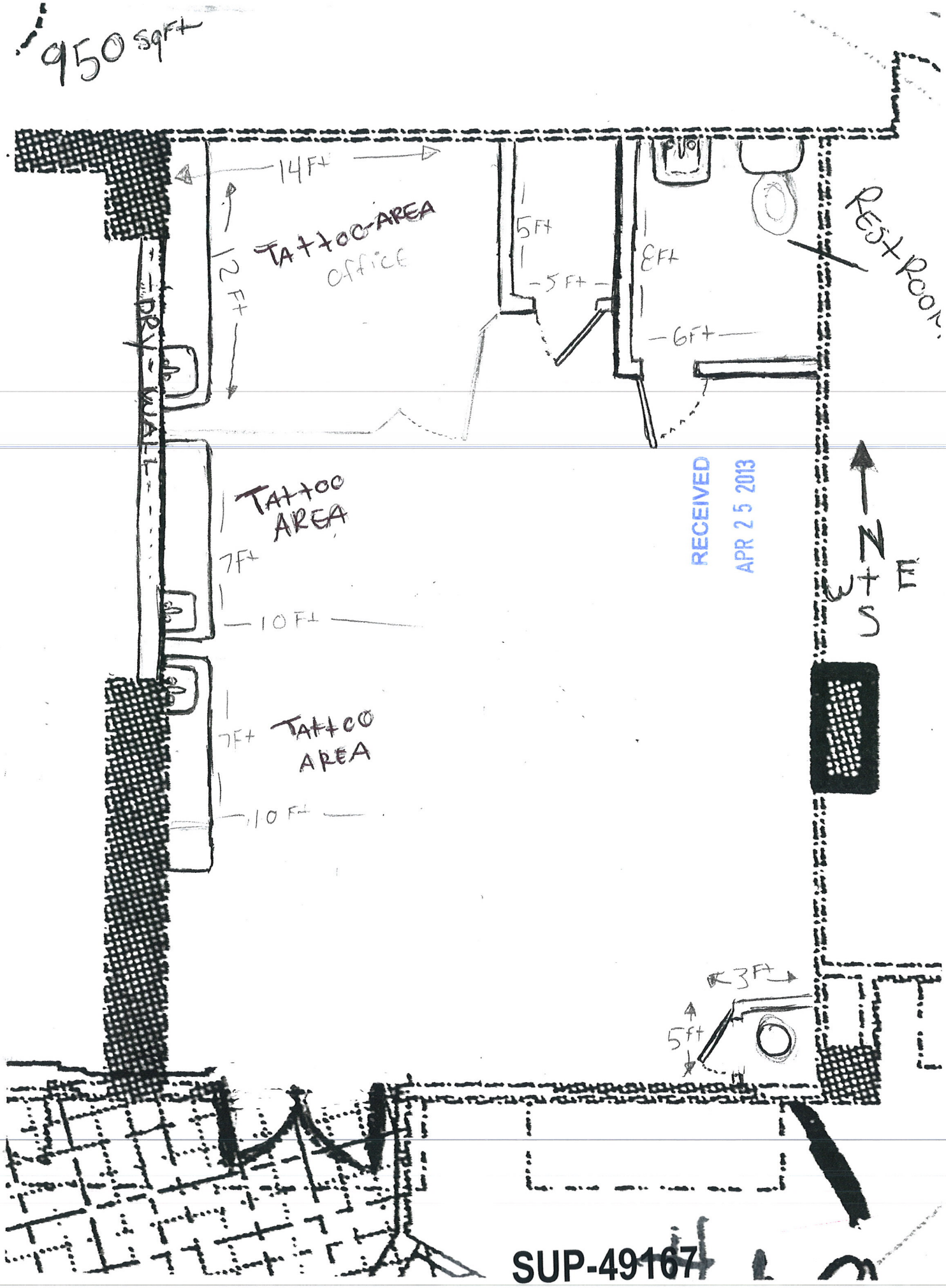
APR 25 2013


LANDSCAPE KEYED NOTES
KEYED NOTES
5
W. CININNATI AVE
FAIRFIELD AVE
W. SAHARA AVE
TATTOO PARLOR
RECEIVED
APR 25 2013
GROUND FLOOR SITE PLAN
1
EDI
Architecture
EDI ARCHITECTURE INC.
5731 BRIARPARK DRIVE
SUITE 300
HOUSTON, TEXAS 77042
(713) 784-0345
FAX (713) 784-7242
www.EDIArchitecture.com
TEXAS CALIFORNIA NEW YORK
GROUND FLOOR
SITE PLAN
1"=25'
200 West Sahara Avenue
Las Vegas, Nevada 89102
FULLURE
LAS VEGAS
SP Sahara Development L.L.C.
BRITTEN L. PERKINS
REGISTERED
No. 4915
ARCHITECT
STATE OF NEVADA
DRAWN BY: HCH
CHECKED: JMR
DATE
REVISIONS:
PROJECT No. 04052
ISSUED: Planning Resubmittal
ISSUED DATE: 10 JUNE 05
FILE: 4052L101
DRAWING NUMBER
L1.0.1
Site Plan

SUP-49167


950 sqft
14Ft
12 Ft
Tattoo Area
office
5Ft
5 Ft
8Ft
6Ft
Rest Room
DRY WALL
Tattoo
AREA
7Ft
10 Ft
7Ft
Tattoo
AREA
10 Ft
RECEIVED
APR 25 2013
N
W
E
S
3Ft
5ft

SUP-49167

I George Rodriguez State
I will be using 200 W. Sahara
Las Vegas NV. 89102 Suite 104
as a Tattoo parlor with NO retail
Sale.

I George will be the employee,
CEO and owner of the Untouchable
tattoo parlor. The hours of operation
for the tattoo parlor will be open.

Untouchable Tattoo parlor will
be the only tattoo shop in the
location.

The Specific License' is buisness
requested.

4.19.2013

X

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APR 25 2013

SUP-49167

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

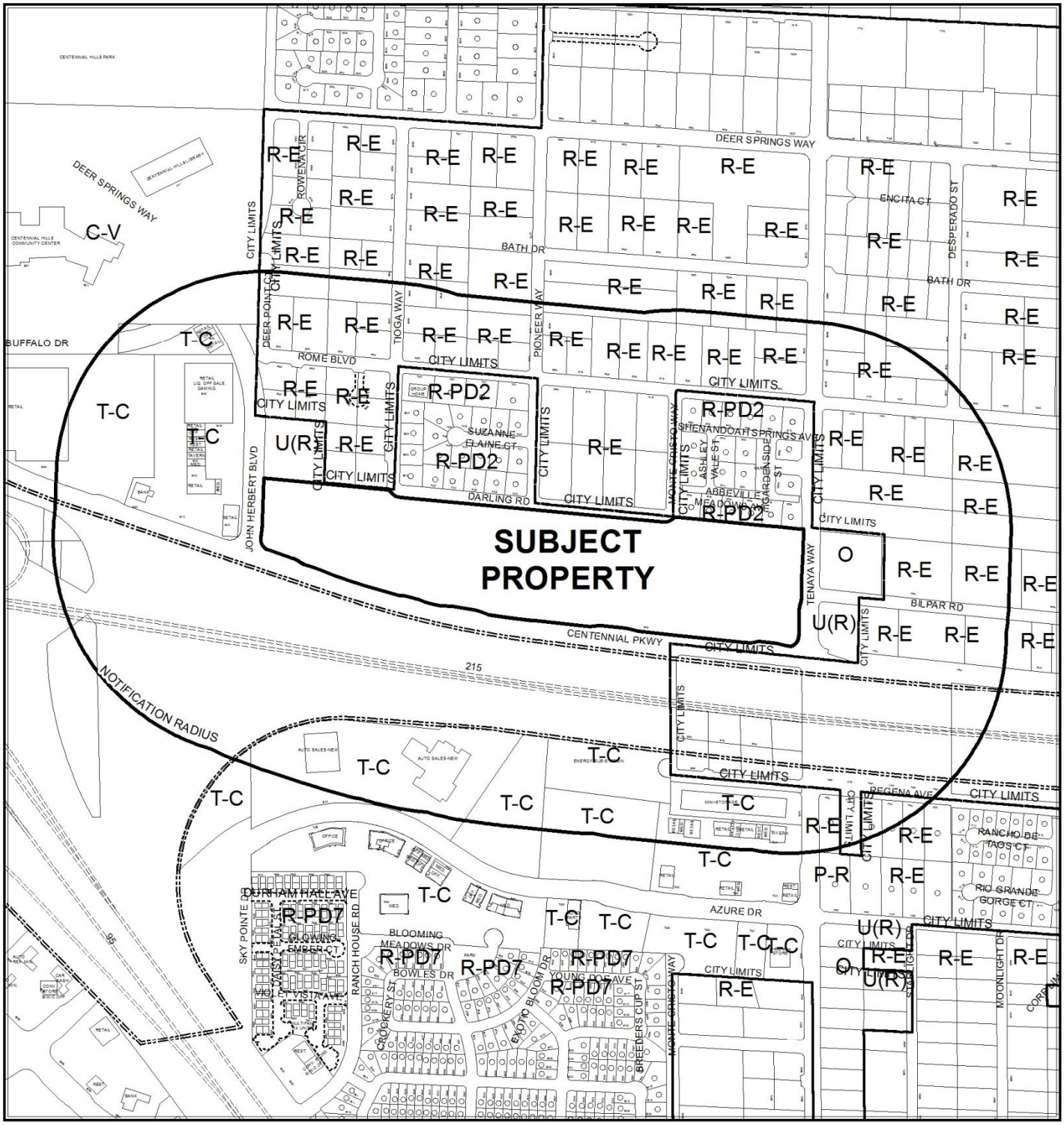
SUBJECT:
SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR PROPOSED PRIVATE STREET FOR A 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.3 acres atthe northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

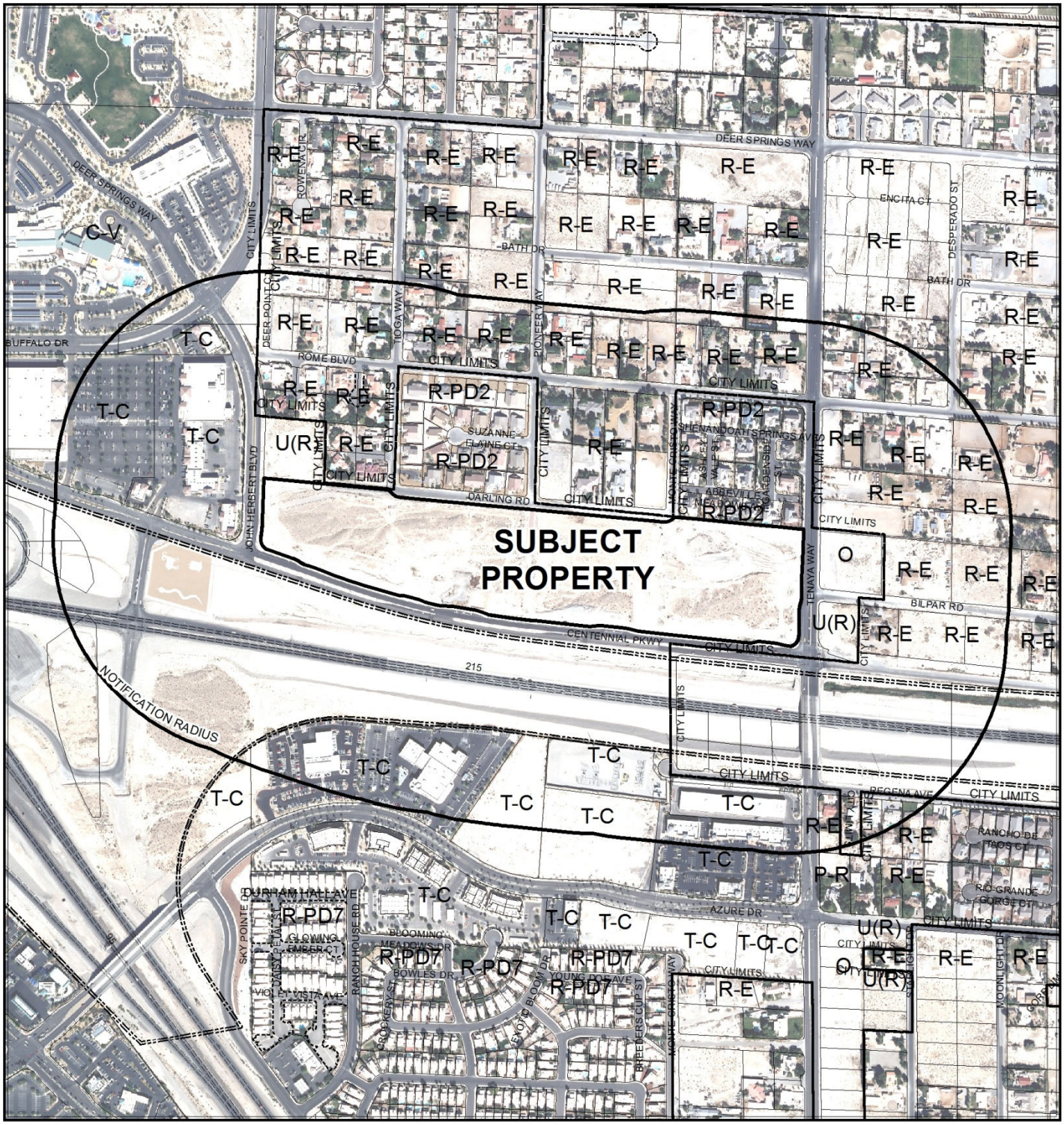
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-49176 and SDR-49175
2. Conditions and Staff Report - SUP-49176 and SDR-49175
3. Supporting Documentation
4. Photos - SUP-49176 and SDR-49175
5. Justification Letter - SUP-49176 and SDR-49175



CASE: **SUP-49176 & SDR-49175**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]



CASE: **SUP-49176 & SDR-49175**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49176 APN: 125-22-401-014

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Shiron Development, LLC

Name of Representative: James Limerick

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 Limerick

Subscribed and sworn before me

This 25th day of April, 2013

Sarah Rincon-Mendoza

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

RECEIVED

APR 25 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 6455 N Tenaya Way, NW Corner of Tenaya Way & Centennial Pkwy

Project Name Paxton Walk - Phase I **Proposed Use** 96-unit MF complex

Assessor's Parcel #(s) 125-22-401-014 **Ward #** 6

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

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

Gross Acres 4.3 **Lots/Units** 96 **Density** 22.33

Additional Information _____

PROPERTY OWNER Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

APPLICANT Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

REPRESENTATIVE Blue Marble Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

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

Property Owner Signature* _____

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

Print Name James Limerick

Subscribed and sworn before me

This 25th day of April, 2013.

Sarah Rincon Mendoza

Notary Public in and for said County and State

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APR 25 2013
City of Las Vegas
Dept. of Planning

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

FOR DEPARTMENT USE ONLY

Case #	SUP-49176
Meeting Date:	06/11/13
Total Fee:	$1030.00
Date Received:*	04/25/13
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.

Paxton Walk

Parcel Acreage:	± 4.3 ac
Open Space	± .98 ac(22%)
Units:	96
Density:	± 22du per ac

Open Space

Tree Count	38
Size	24" Box
Type	TBD

Parking

Tuck Under Garages	59(10'x20' typ.)
Tuck Under Garages-Ada	1(20'x20')
Surface Parking	144(9'x18' typ.)
Surface Parking-Ada	2(19'x18' typ.)
Total Parking Provided	206 (2.1/Unit)

Connectivity Calculation

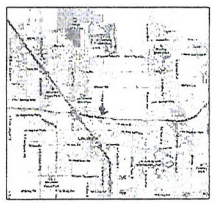
# of Links	12
# of Nodes	9
12(Links)/ 9(Nodes)	1.33

Buliding

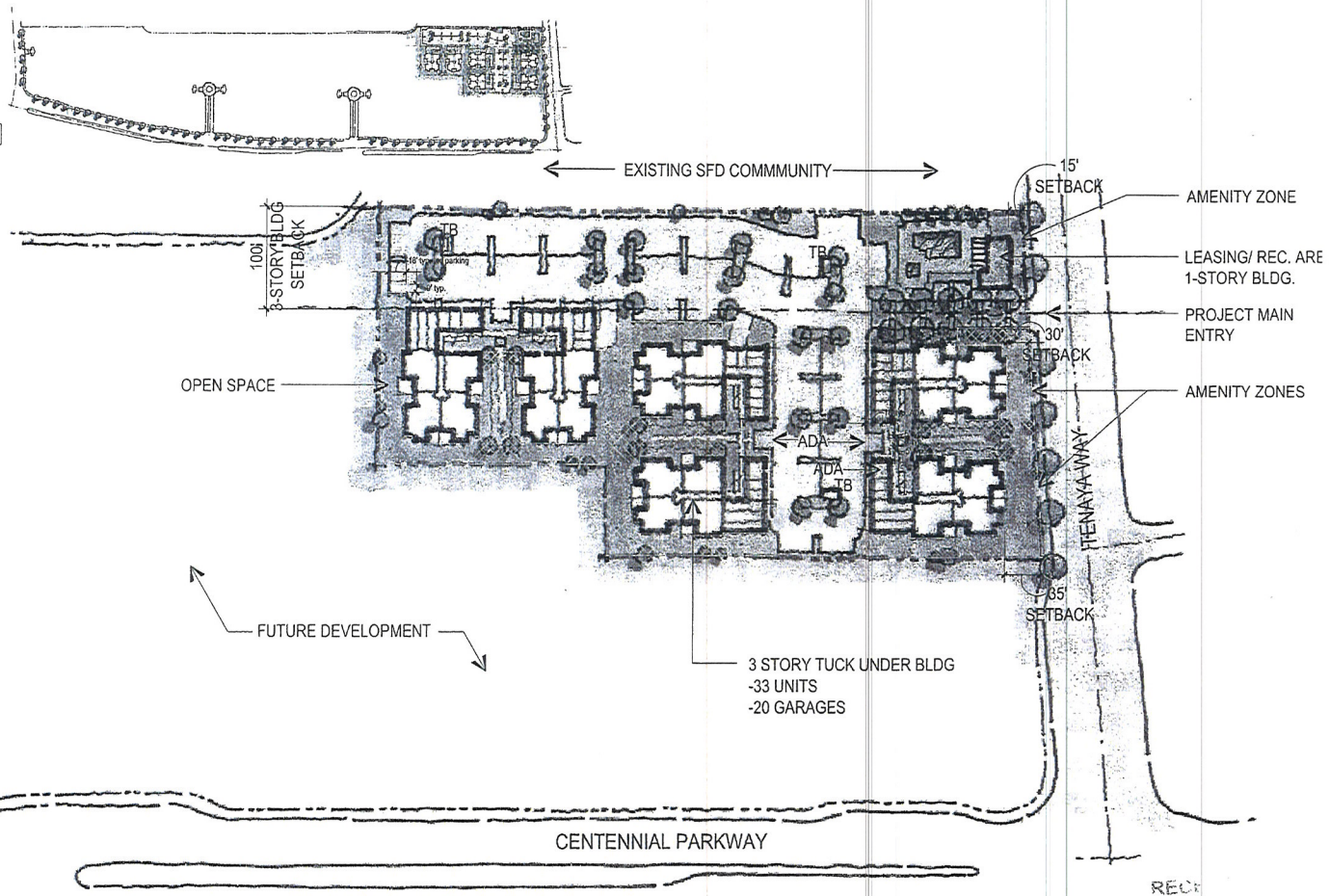
Level 1:
8 units
20 attached parking spaces
Levels 2-3: 12 units per level
Total: 32 units
20 attached parking spaces

Units

Plan 1 (2BR/1BA)	882sf
	4 per building: 12 total
Plan 2 (2BD/2BA)	1211sf
	12 per building: 36 total
Plan 3 (2BR/2BA)	1264sf
	4 per building: 12 total
Plan 4 (3BR/2BA)	1379sf
	12 per building: 36 total



VICINITY MAP



REC
APR 25
City of Las Vegas
Dept. of Planning

0 25 50 100

SP1.0

PAXTON WALK

CONCEPTUAL SITE PLAN

NORTH LAS VEGAS, NV

CITY # 2011-0488 04.23.2013

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

ktgy

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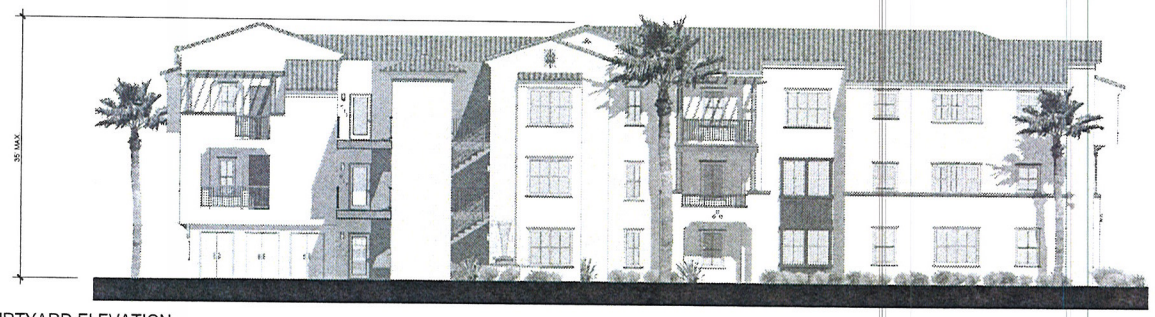
SUP-49176
SDR-49175



REAR ELEVATION



COURTYARD ELEVATION

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

ELEVATIONS

NORTH LAS VEGAS, NV

KTGY # [illegible]

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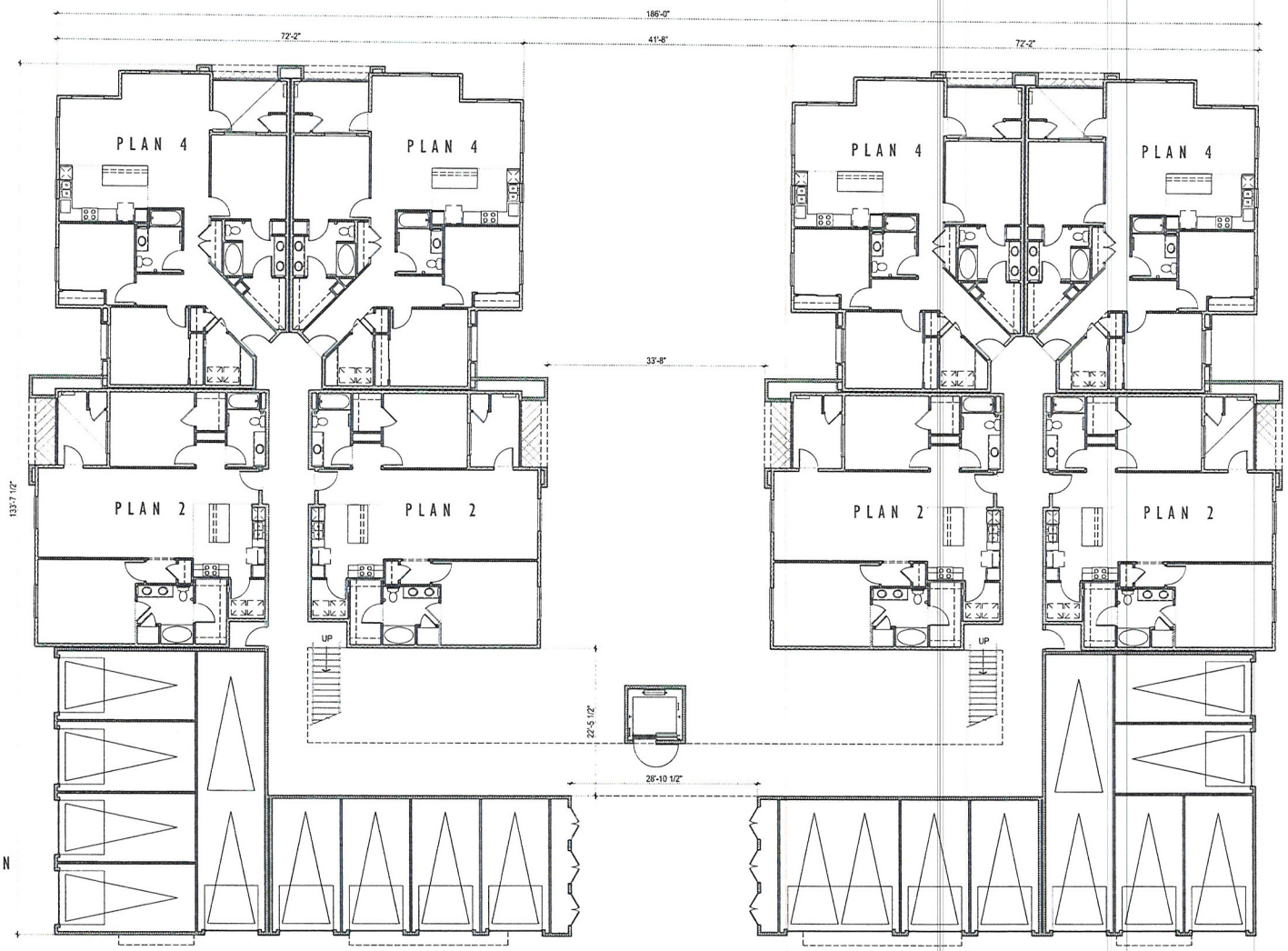
Irvine, CA 92614
949.851.2133
ktgy.com

SUP-49176
SDR-49175



NOTE:
GARAGE ORIENTATION MAY VARY DEPENDING ON SITE LOCATION.

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

BUILDING PLAN LEVEL 1

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

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City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

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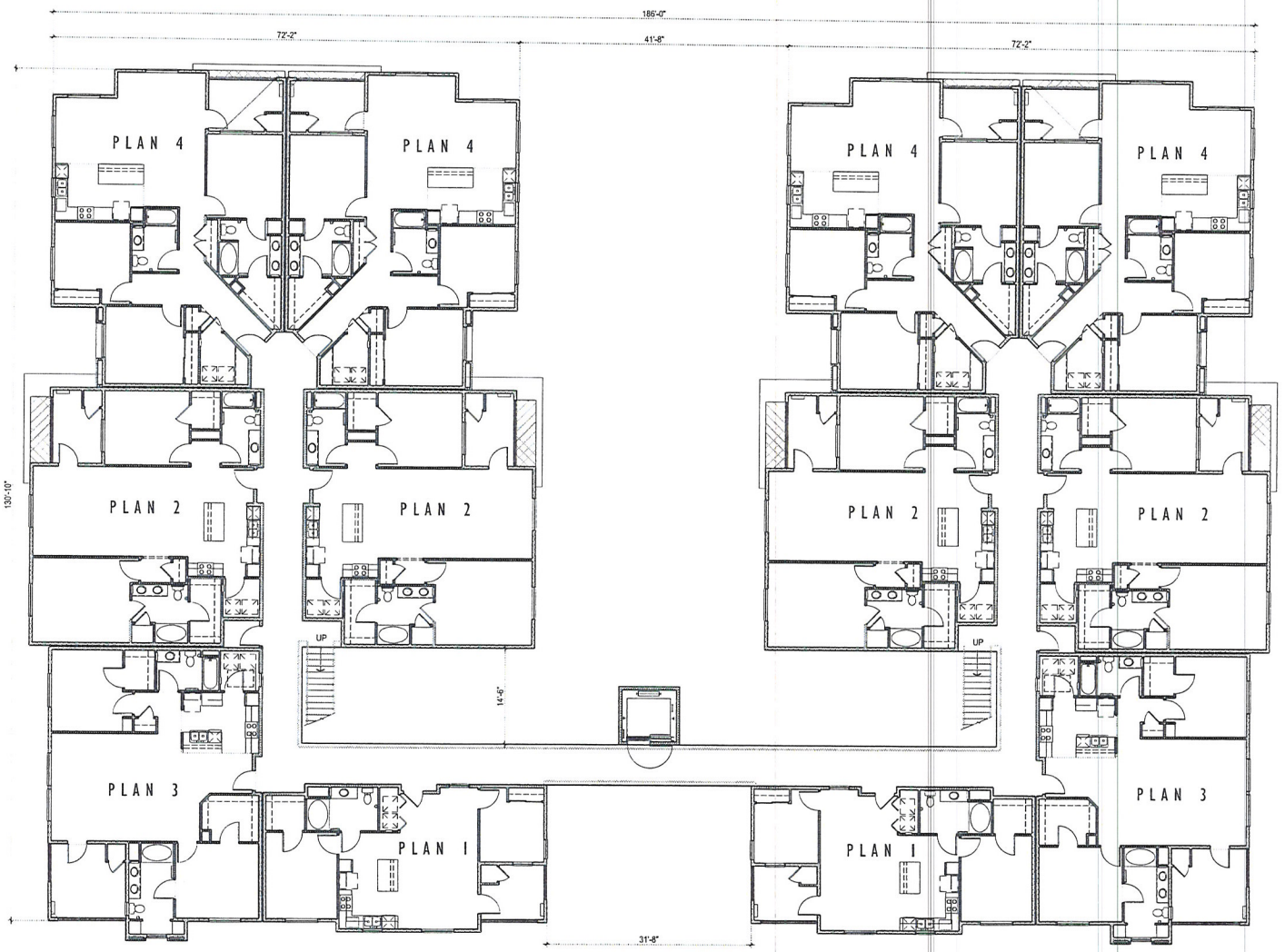
ktgy.com

0 4 8 16

A2.10



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PAXTON WALK

BUILDING PLAN LEVELS 2&3

A2.2

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

Architecture+Planning
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Irvine, CA 92614
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ktgy.com

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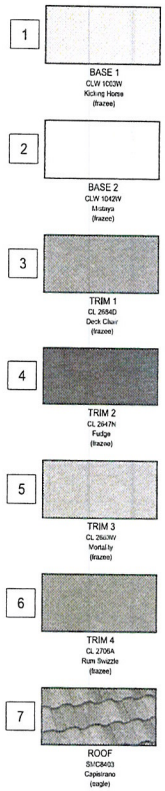
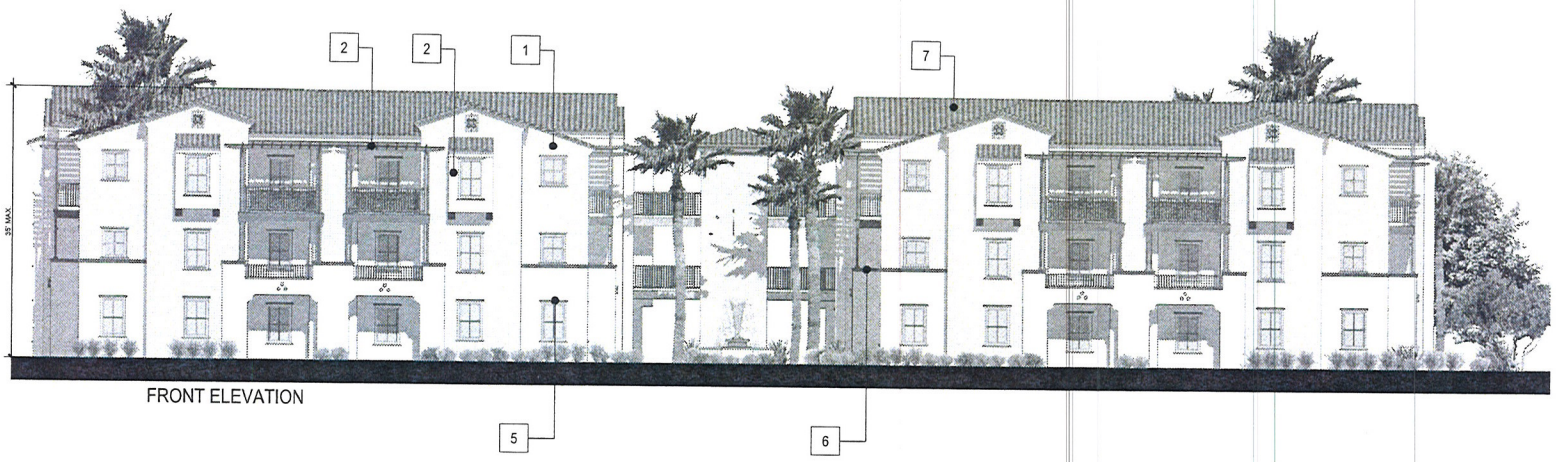
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175





FRONT ELEVATION



RIGHT / LEFT ELEVATION

PAXTON WALK

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

ELEVATIONS

NORTH LAS VEGAS, NV

KTGY # 2011-0488 04.22.2013

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City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

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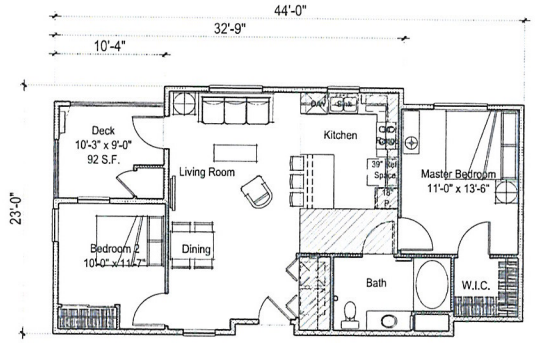
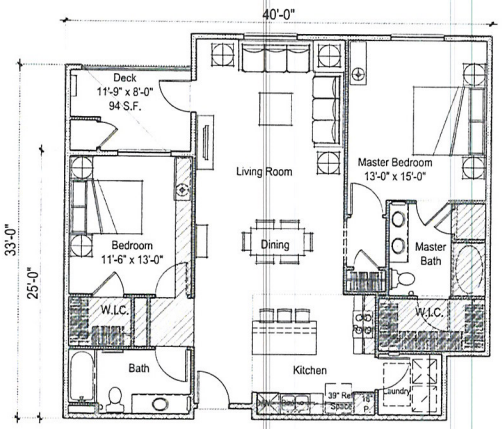
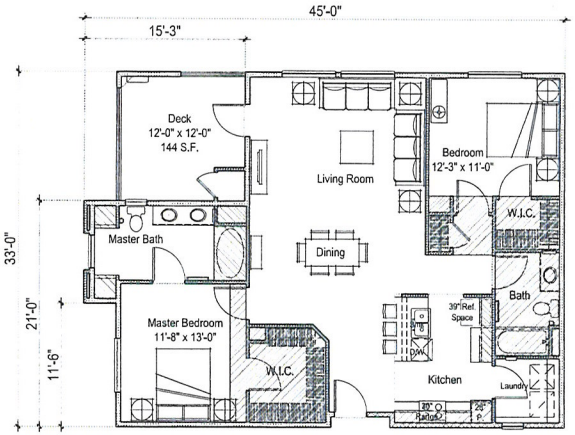


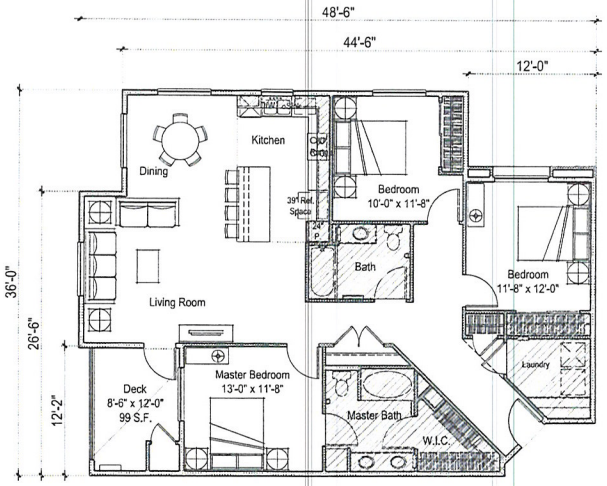
PLAN ONE 882 S.F. 2BR/1BA



PLAN TWO 1211 S.F 2BR/2BA



PLAN THREE 1264 S.F. 2BR/2BA



PLAN FOUR 1379 S.F. 3BR/2BA

MAXIMUM OCCUPANCY
200 GROSS

0 4 8 16

PAXTON WALK

UNIT PLANS

NORTH LAS VEGAS, NV

KTGY # 2011-0488 04.23.2013

A2.6

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

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APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

SHIRON DEVELOPMENT, LLC

April 25, 2013

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

RE: Paxton Walk Justification for Multi-Family Development
Site Design Review and Special Use Permit

This is a request for a Site Development Plan Review and Special Use Permit for a Multi Family gated community, consisting of 96 apartment/condominium homes, garages and a clubhouse with a pool and spa. The proposed project is approximately 4.3 acres of a 30.25 acre site, located on the northwest corner of Centennial Parkway and Tenaya Way (APN 125-22-401-014). The buildings will be 3 stories, with a maximum height of 35' offering floor plans to include 1, 2 & 3 bedroom homes, ranging in size from 882 sf – 1,379 sf. Garage parking and surface parking will be provided.

While creating its own suburban community, this plan creates a buffer which provides a desired transition between the single family homes to the north and the commercial and urban developments to the west and south, as well as the 215 Beltway. The project design prohibits access to adjacent single-family neighborhoods to the north to enhance privacy.

We are requesting a waiver on the requirement of a 5' pedestrian path with 5' landscaping on each side for all interior parking. We have provided additional sidewalks with landscape buffers creating interior courtyards at each building to offset this requirement.

We are requesting a Special Use Permit to allow the project to be gated. In prior conversations with the neighbors adjacent to the north, they have expressed their wishes to have our community gated and we would prefer the same. This provides our residents a feeling of a private community, and not open to all public for access. Much of the parking provided is open surface parking.

We believe this project will not only meet the objectives of Centennial Hills Town Center suburban growth as desired by the City of Las Vegas, but it will also provide Las Vegas teachers, nurses, and other professionals with resort style amenities and splendid architecture, with upscale and attainable housing. The site and building design allow proper density to maximize property use and provide ample open space. We respectfully request your favorable review. Should you have any questions or wish to discuss, please contact me at 702-279-8258 or jlimerick@bluemarbledev.com.

Sincerely,

James Limerick
COO, VP- Construction

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

SUP-49176
SDR-49175

4322 W Cheyenne Avenue • North Las Vegas, NV, 89032 • (702) 251-0789

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
SDR-49175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49176 - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX THREE-STORY BUILDINGS on 4.3 acres on the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. 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-49175 APN: 125-22-401-014

Name of Property Owner: Shiron Development, LLC

Name of Applicant: Shiron Development, LLC

Name of Representative: James Limerick

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 Limerick

Subscribed and sworn before me

This 25th day of April, 2013

Sarah Rincon-Mendoza

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

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APR 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review

Project Address (Location) 6455 N Tenaya Way, NW Corner of Tenaya Way & Centennial Pkwy

Project Name Paxton Walk - Phase I **Proposed Use** 96-unit MF complex

Assessor's Parcel #(s) 125-22-401-014 **Ward #** 6

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

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

Gross Acres 4.3 **Lots/Units** 96 **Density** 22.33

Additional Information _____

PROPERTY OWNER Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

APPLICANT Shiron Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

REPRESENTATIVE Blue Marble Development LLC **Contact** James Limerick

Address 4322 W Cheyenne Avenue **Phone:** (702) 279-8258 **Fax:** (702) 489-8208

City North Las Vegas **State** NV **Zip** 89032

E-mail Address jlimerick@bluemarbledev.com

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

Property Owner Signature* _____

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

Print Name James Limerick

Subscribed and sworn before me

This 25th day of April, 20 13.

Sarah Rincon-Mendoza

Notary Public in and for said County and State

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

Notary Public - State of Nevada
County of Clark
SARAH RINCON-MENDOZA
My Appointment Expires
May 20th, 2013
No:05-985786-1

FOR DEPARTMENT USE ONLY

Case #	SDR-49175
Meeting Date:	06/11/2013
Total Fee:	$1030.00
Date Received:*	04/25/13
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.

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

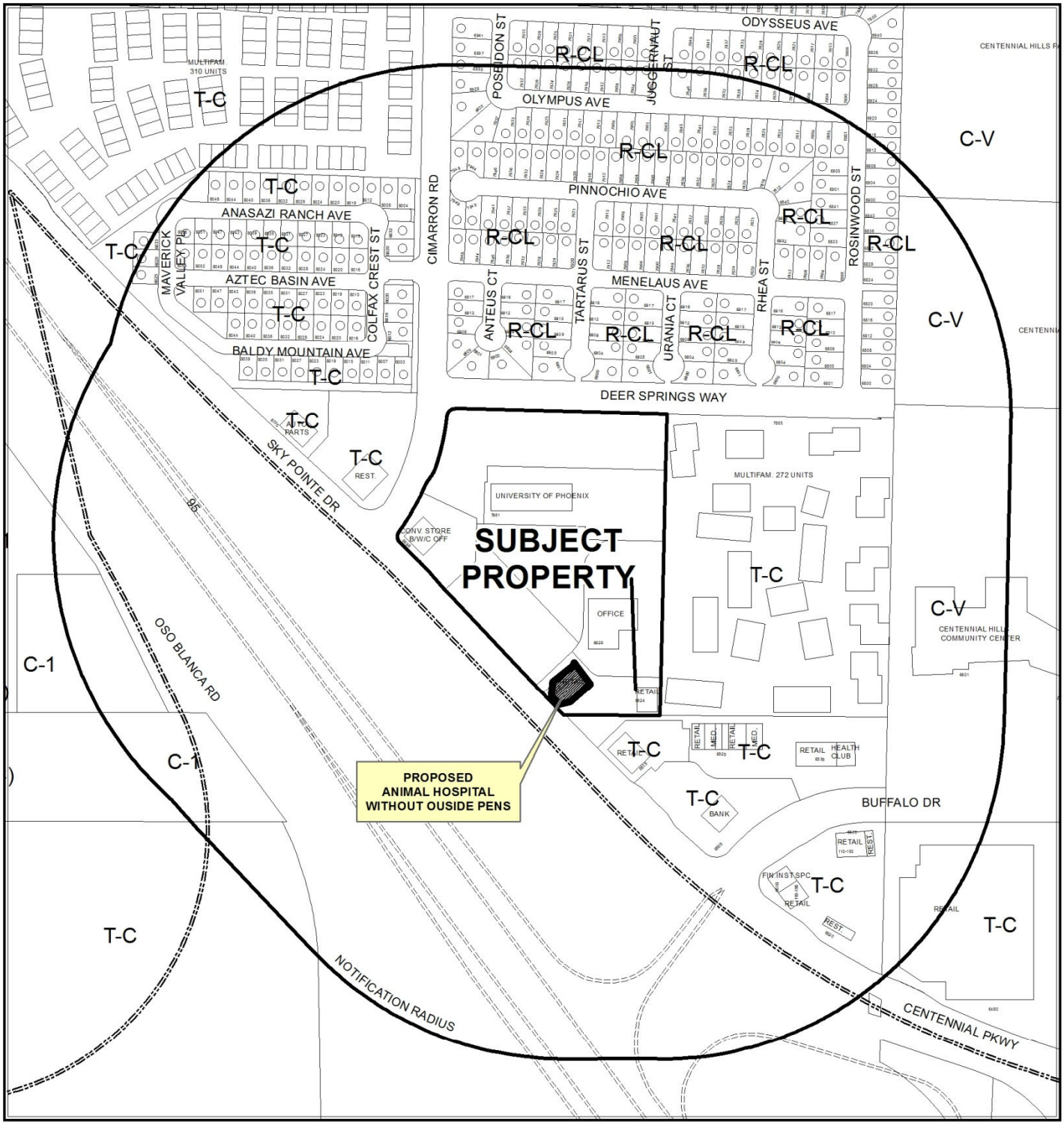
SUBJECT:
SUP-49177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABOVE THE LIGHTS BONANZA CAT HOSPITAL - OWNER: 2010-1 RADC CADC VENTURE, LLC - For possible action on a request for a Special Use Permit FOR AN ANIMAL HOSPITAL WITHOUT OUTSIDE PENS at 6620 Sky Pointe Drive, Suite 110 (APN 125-21-710-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use -Town Center) Special Land Use Designation], Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

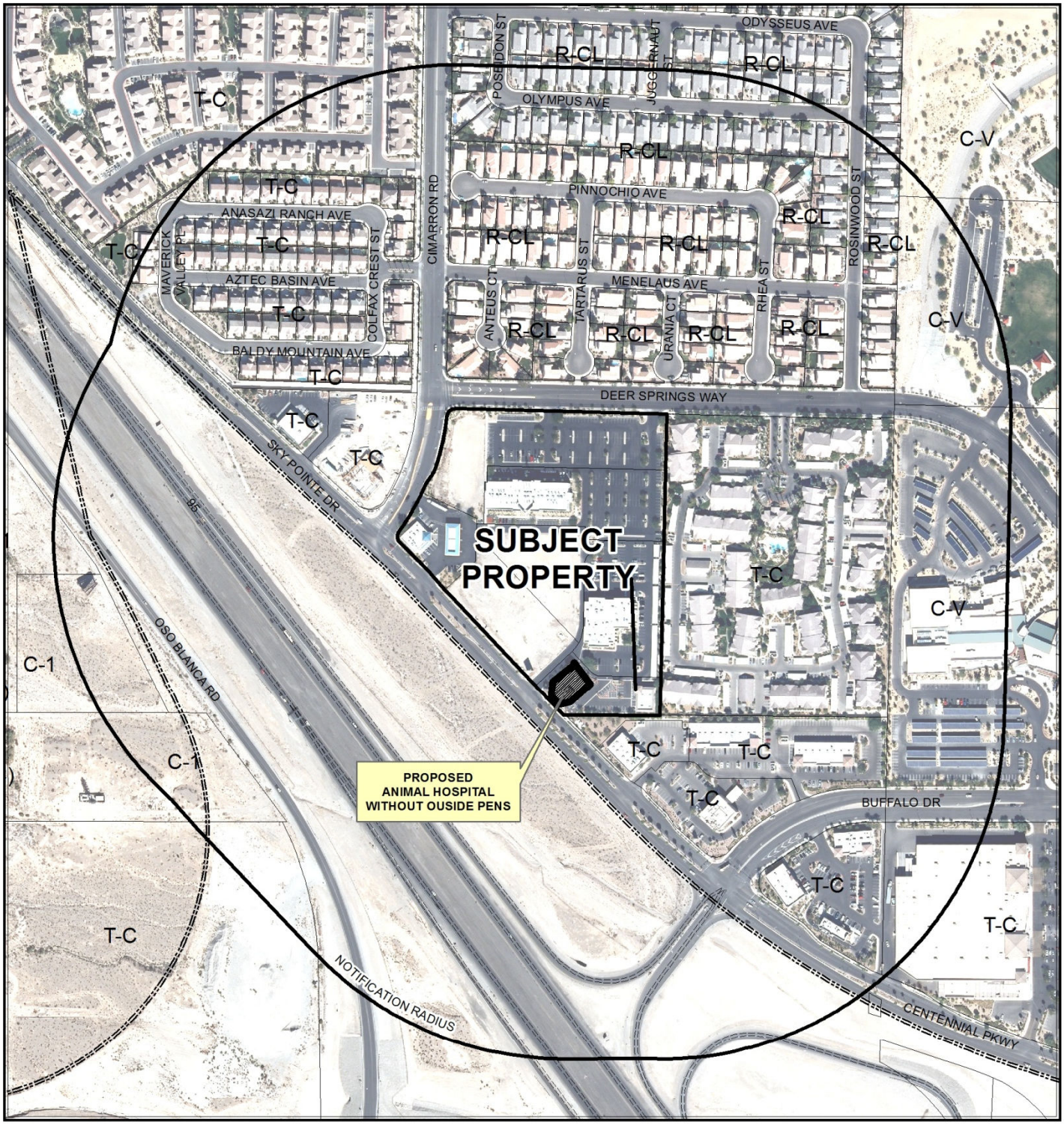
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49177**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]



CASE: **SUP-49177**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49177** APN: 125-21-710-012

Name of Property Owner: 2010-1 R A D C/C A D C VENTURE, LLC

Name of Applicant: Bonanza Cat Hospital/Above the Lights

Name of Representative: Lucy Stewart/LAS Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: SEE ATTACHED SIGNATURE PAGE

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

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City of Las Vegas
Dept. of Planning

SIGNATURE PAGE TO APPLICATION/PETITION FORM

2010-1 RADC/CADC Venture, LLC
By: MREC Funding, LLC, its manager
By: Mariner Real Estate Management, LLC, its manager

By: _____
Name: Terry Anderson
Title: Co-President

Subscribed and sworn before me

This 25th day of April, 2013

_____
Notary Public in and for said County and State

JULIE MARIE STRICK
Notary Public, State of Kansas
My Appointment Expires
1/5/15

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Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit-veterinary

Project Address (Location) 6620 Sky Pointe DR UT 110

Project Name Bonanza Cat Hospital **Proposed Use** Vet Clinic

Assessor's Parcel #(s) 125-21-710-012 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SXTC proposed SXTC

Commercial Square Footage 6925 **Floor Area Ratio**

Gross Acres 9 **Lots/Units** **Density**

Additional Information Vet clinic for feline only

PROPERTY OWNER 2010-1 R A D C/C A D C VENTURE, LLC **Contact**

Address ~~4200 W 115TH ST #100~~ 4601 College Blvd, Ste. 300 **Phone:** **Fax:**

City LEAWOOD **State** KS **Zip** 66211

E-mail Address

APPLICANT Above the Lights/Bonanza Cat Hospital **Contact**

Address 7550 West Lake Mead Blvd. Suite #1 **Phone:** (702) 228-0146 **Fax:**

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

E-mail Address bchmemorial@cox.net

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

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

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

E-mail Address stewplan@aol.com

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

Property Owner Signature* SEE ATTACHED SIGNATURE PAGE

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

Print Name

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-49177
Meeting Date:	6/11/13
Total Fee:	$1030.00
Date Received:*	4/25/13
Received By:	M. Howe

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

Revised 10/27/08

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City of Las Vegas
Dept. of Planning

SIGNATURE PAGE TO STATEMENT OF FINANCIAL INTEREST

2010-1 RADC/CADC Venture, LLC
By: MREC Funding, LLC, its manager
By: Mariner Real Estate Management, LLC, its manager

By: _____
Name: Terry Anderson
Title: Co-President

Subscribed and sworn before me

This 25th day of April, 2013

_____
Notary Public in and for said County and State

JULIE MARIE STRICK
Notary Public, State of Kansas
My Appointment Expires
1/5/15

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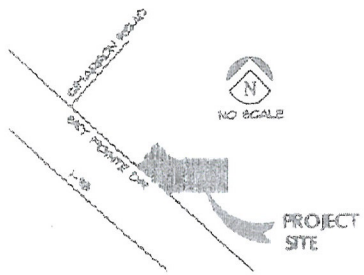
City of Las Vega
Dept. of Plannir

VICINITY MAP



LOT INFO

APN NO. - 125-21-710-006

CURRENT ZONING:	SR-TC
SITE AREA:	42,995 S.F. - .99 ACRES
% OF LOT COVERED BY BUILDINGS:	24%

SETBACKS	BUILDING A	BUILDING B
FRONT:	SEE SITE PLAN	SEE SITE PLAN
SIDES:	SEE SITE PLAN	SEE SITE PLAN
REAR:	SEE SITE PLAN	SEE SITE PLAN

SEE ELEVATIONS FOR BUILDING HEIGHT

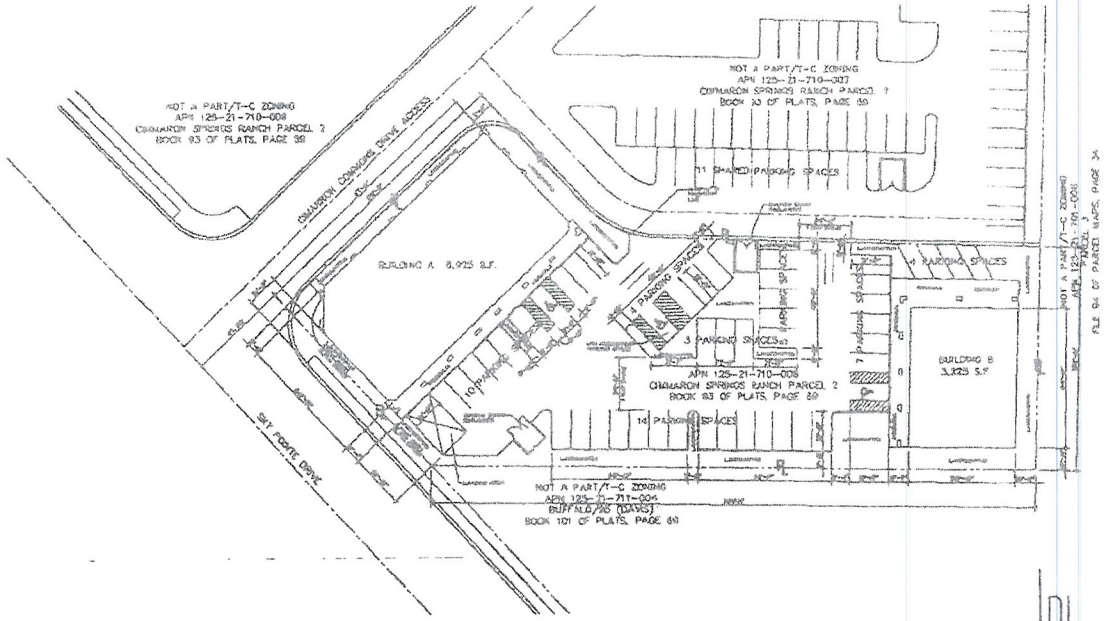
SQ. FTG. / PARKING CALCULATION

PROJECT GROSS SQ. FOOTAGE	BUILDING A	BUILDING B
SQUARE FOOTAGE:	6,995 S.F.	3,225 S.F.

TOTAL = 10,180 S.F.

PARKING REQUIRED: 1 SPACE PER 175 GROSS SQUARE FEET
1 X 10,180/175 = 58 SPACES REQUIRED
ACCESSIBLE SPACES:
51 TO 75 TOTAL PARKING SPACES=3 ACCESSIBLE SPACES
1 VAN SPACE PER 8 ACCESSIBLE SPACES=1 VAN SPACE
LOADING: = 1 - 15'x25' LOADING SPACE

PARKING PROVIDED: 44 STANDARD SPACES
11 SHARED PARKING SPACES
2 ACCESSIBLE PARKING SPACES
1 VAN ACCESSIBLE PARKING SPACE
1 LOADING SPACE PROVIDED



SITE PLAN

SCALE: 1"=1'-0"

Cimarron Commons Retail

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Dept. of Planning

SUP-49177

Cimarron Commons Retail

SUP-49177

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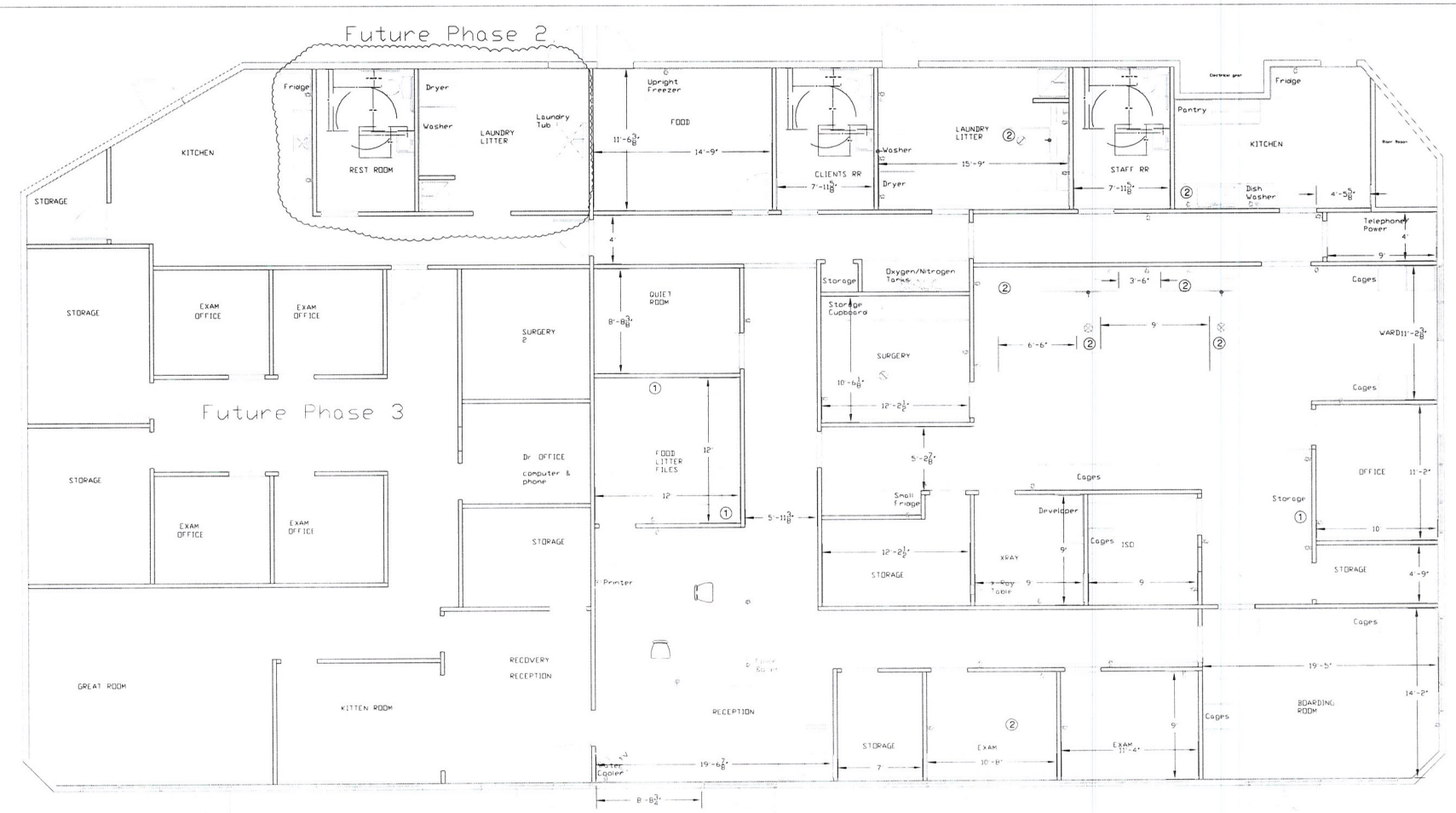
City of Las Vegas
Dept. of Planning



GENERAL NOTES

⊗ Reinforce ceiling beam for surgical lighting

① Use Existing countertops/ Cabinetry & Equipment supplied by owner where noted

② Use Exiting Countertops supplied by owner

FLOOR PLAN

SCALE: 1/4"=1'0"

AFFORDABLE CONCEPTS, INC.

Bonanza Cat Hospital

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APR 25 2013

City of Las Vegas
Dept. of Planning

SUP-49177

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

April 24, 2013

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

RE: 6620 Sky Pointe Dr. #110

Dear Sir or Madam:

Please accept this letter as our justification for a use permit for a veterinary hospital. The property was approved for a retail space before and approved with a site development review seven years ago. This development is part of an overall commercial development and commercial subdivision. There is cross access between the various lots within the subdivision.

This vet clinic will specialize in a feline veterinary practice. All overnight boarding will have indoor kennels only. There will be one doctor and one assistant medical doctor, there will be three employees per shift plus the doctors. The hours of operation are Monday Through Friday, 7:00 AM to 6:00 PM; and 10:00 AM to 2:00 PM on Saturdays, closed Sundays. All animals will be confined within a building at all times and all there will be no outside pens. Rooms with cages or pens will have no windows, doors or exterior penetrations. The interior shall be designed to protect adjacent properties from noise and odor.

Please contact me with any questions you might have.

Yours truly,

Lucy Stewart

SUP-49177

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City of Las Vegas
Dept. of Planning

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

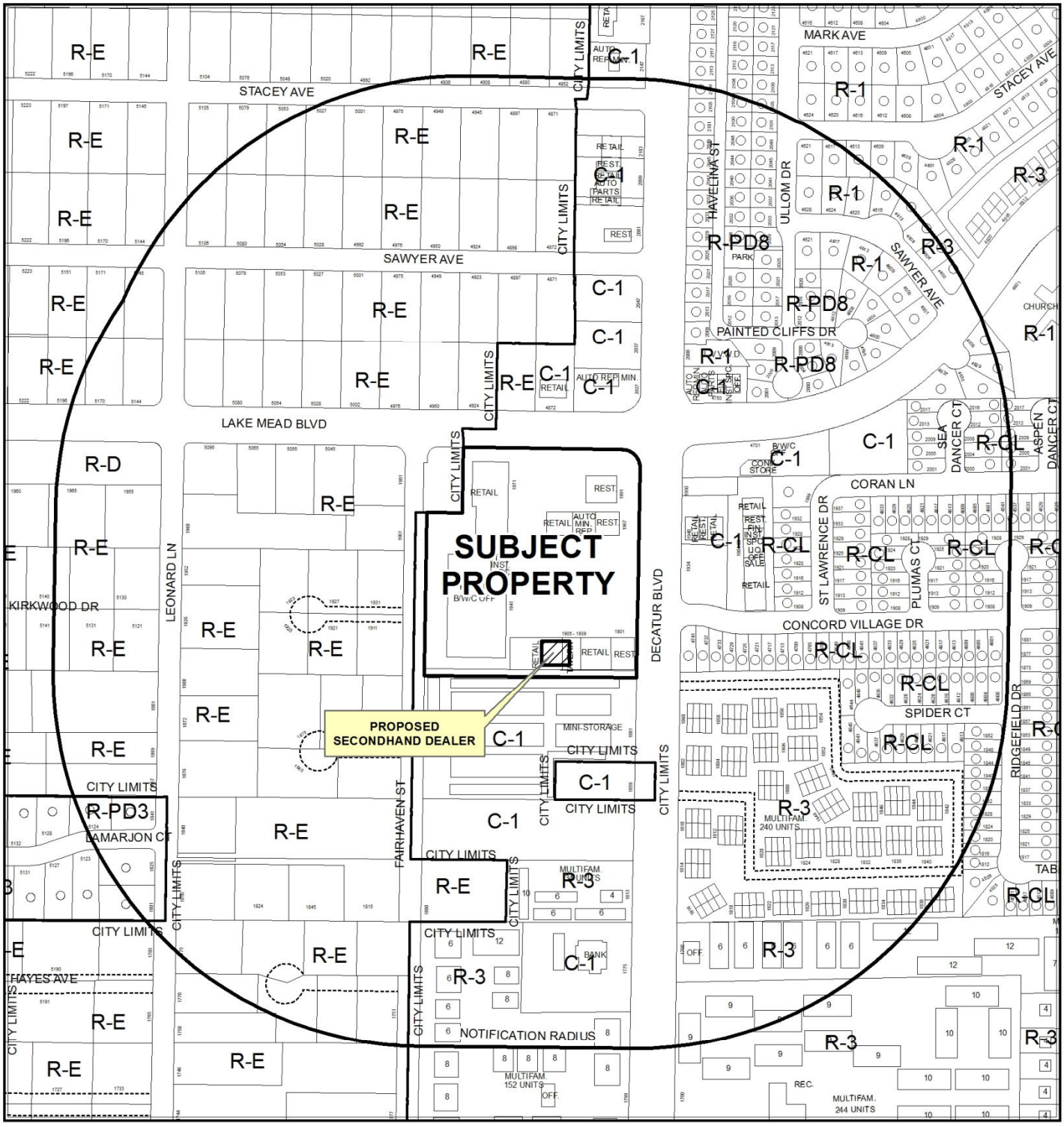
SUBJECT:
SUP-49178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSE OF BARGAINS - OWNER: LAKE MEAD DECATUR, LLP - For possible action on a request for a Special Use Permit FOR A SECONDHAND DEALER WITH A WAIVER TO ALLOW A 6,600 SQUARE FOOT AREA WHERE 5,000 SQAURE FEET IS THE MAXIMUM ALLOWED at 1917 North Decatur Boulevard (APNs 138-24-703-002 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

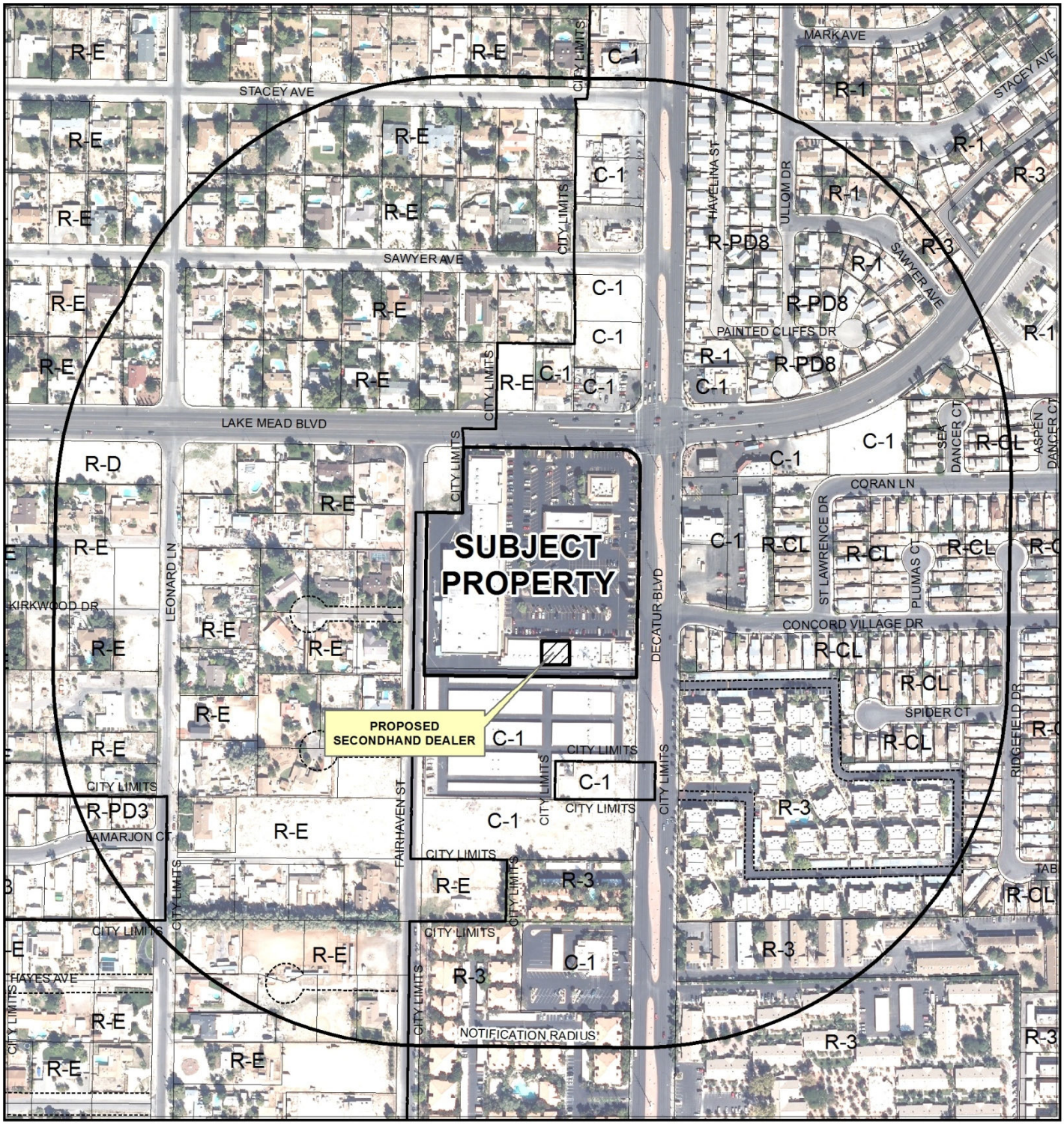
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49178**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-49178**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49178** APN: #138-24-703-002 + #138-24-703-003

Name of Property Owner: Lake Mead Decatur, LLLP

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Judd Abrams

Subscribed and sworn before me

This _____ day of _____, 20____

See attached CA Jurat

Notary Public in and for said County and State

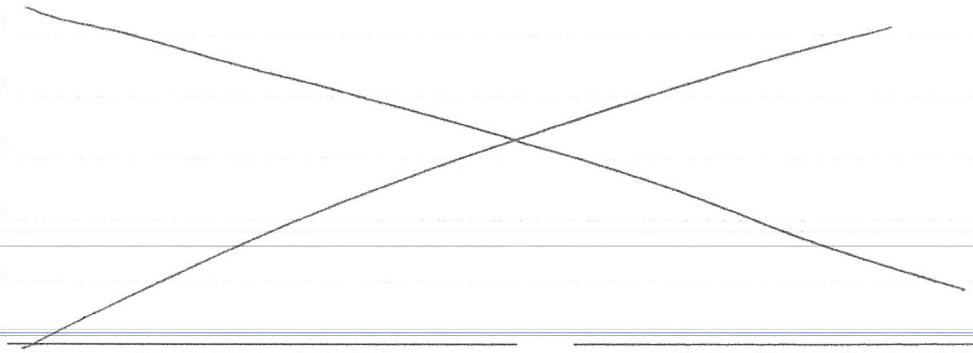
RECEIVED

APR 25 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 25 (Date) day of April (Month), 2013 (Year),

by

(1) Judd Abrams (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

SHARON KENNEY
Commission # 1894305
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Dept of Planning App/Petition

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Item #5910

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APR 25 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 1913 - 1919 N. Decatur Blvd., Las Vegas, NV 89108

Project Name House of Bargains **Proposed Use** _____

Assessor's Parcel #(s) #138-24-703-002 & #138-24-703-003 **Ward #** _____

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

Commercial Square Footage 6,600 SF **Floor Area Ratio** _____

Gross Acres 7.6 +/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lake Mead Decatur, LLLP **Contact** Judd Abrams, Esq.

Address 26135 Mureau Road #200 **Phone:** (818) 880-1800 **Fax:** (818) 880-1801

City Calabasas **State** CA **Zip** 91302

E-mail Address jabrams@mallc.com

APPLICANT House of Bargains **Contact** Maryetta Brewer

Address 2187 N. Decatur Blvd. **Phone:** (702) 636-4855 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

E-mail Address _____

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* Lake Mead Decatur, LLLP

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

Print Name Judd Abrams, Trustee, General Partner

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-49178
Meeting Date:	06/11/13
Total Fee:	1050.00
Date Received:*	04/25/13
Received By:	

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

RECEIVED
APR 25 2013

Revised 10/27/08

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25th day of April, 2013,
Date Month Year
by

(1) Judd Abrams,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____
Signature of Notary Public

SHARON KENNEY
Commission # 1894305
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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Item #5910

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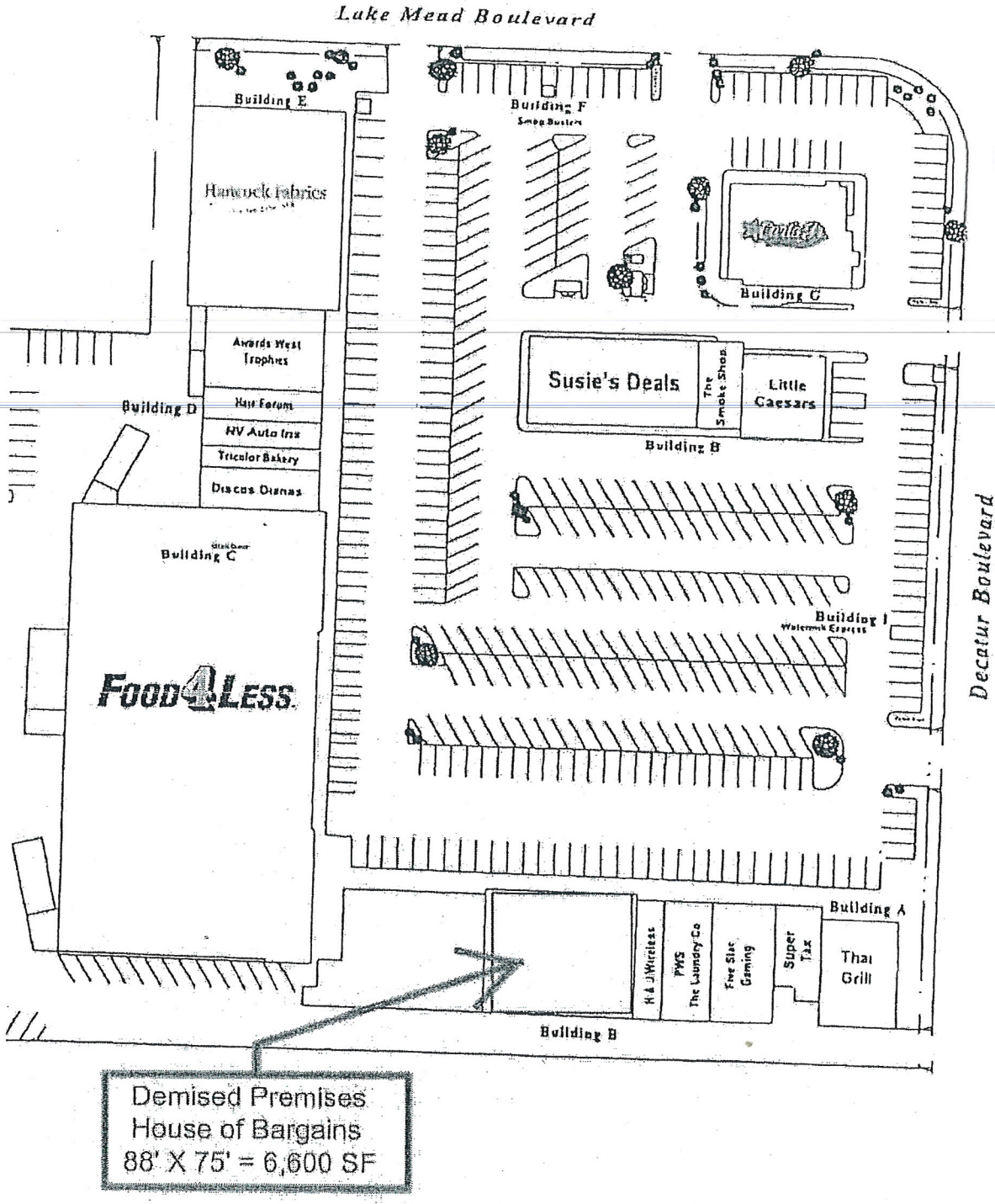
APR 25 2013



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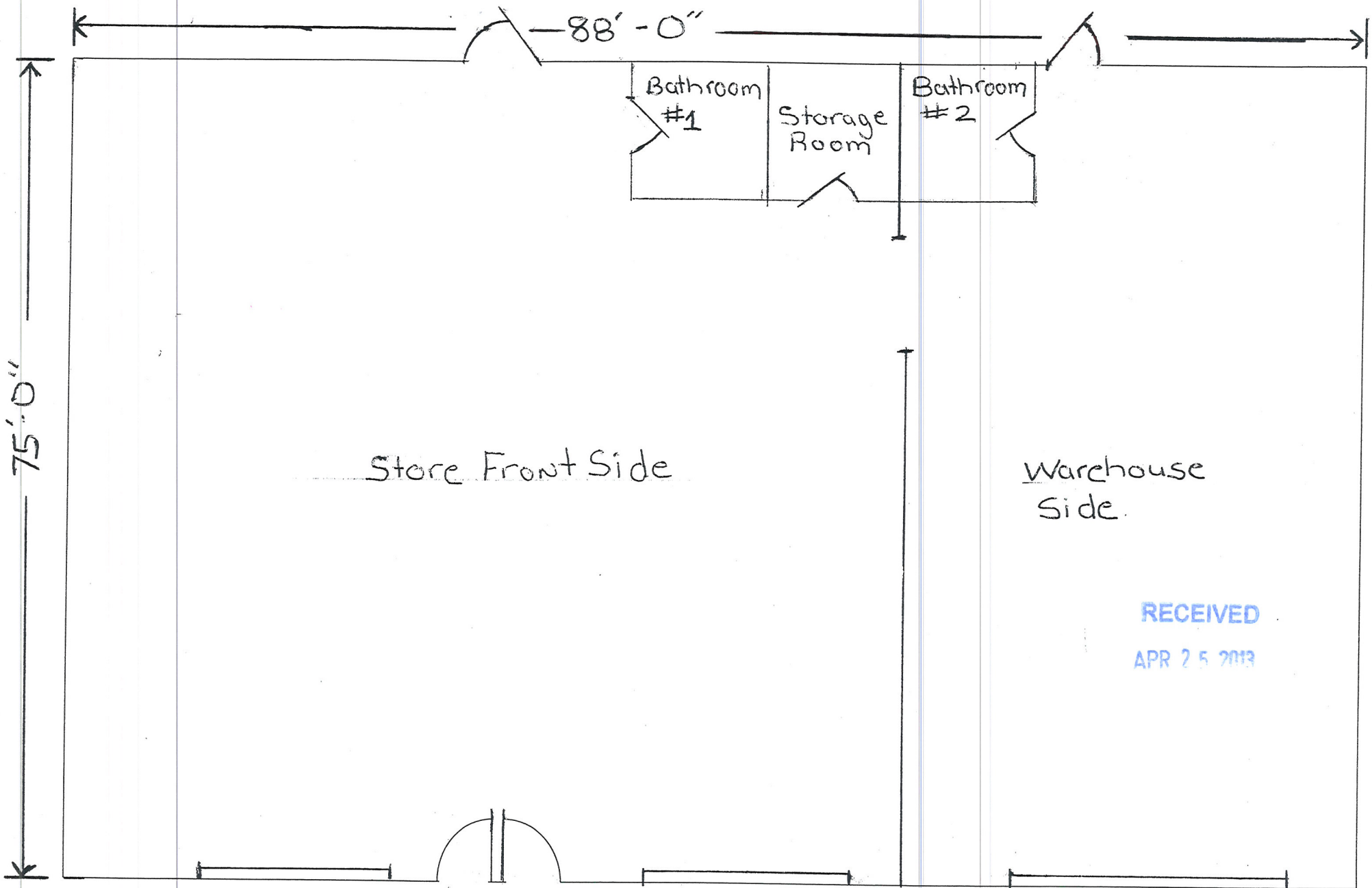
APR 25 2013



RECEIVED
APR 2 5 2013

Floor Plan
1917 N. Decatur Blvd

SUP-49178

Justification Letter

April 22, 2013

Via: Hand Delivery

City of Las Vegas
Department of Planning

Re: Re-Location Request for SUP-41592

To Whom It May Concern:

This request is for a Special Use Permit License for a second hand dealer store to relocate. I would like to place a community donation box in the shopping center in the future. Operation hours are 7 days a week from 9am -6pm. There will a total of five part-time/full time employees. Connectivity to other adjacent parcels to the propose location north and south of the property there are other retail stores. The parking lot are adjacent to each other allowing access to exit and enter to Decatur Blvd. and Lake Mead Blvd. The question of the propose project having walkable access for residents, there is walkable access allowing residents in the community access through the property to conduct their everyday routine daily activities, allowing the access to and from public transportation and other recreation activities. Though the floor plan is being submitted I have not decided on how the store will be arranged and or displayed, the floor plan being submitted only shows and open area with the bath room.

Thanks you in advance for your consideration of this matter.

Respectfully,

Maryetta Brewer

Maryetta Brewer
House of Bargains

RECEIVED
APR 25 2013

SUP-49178

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

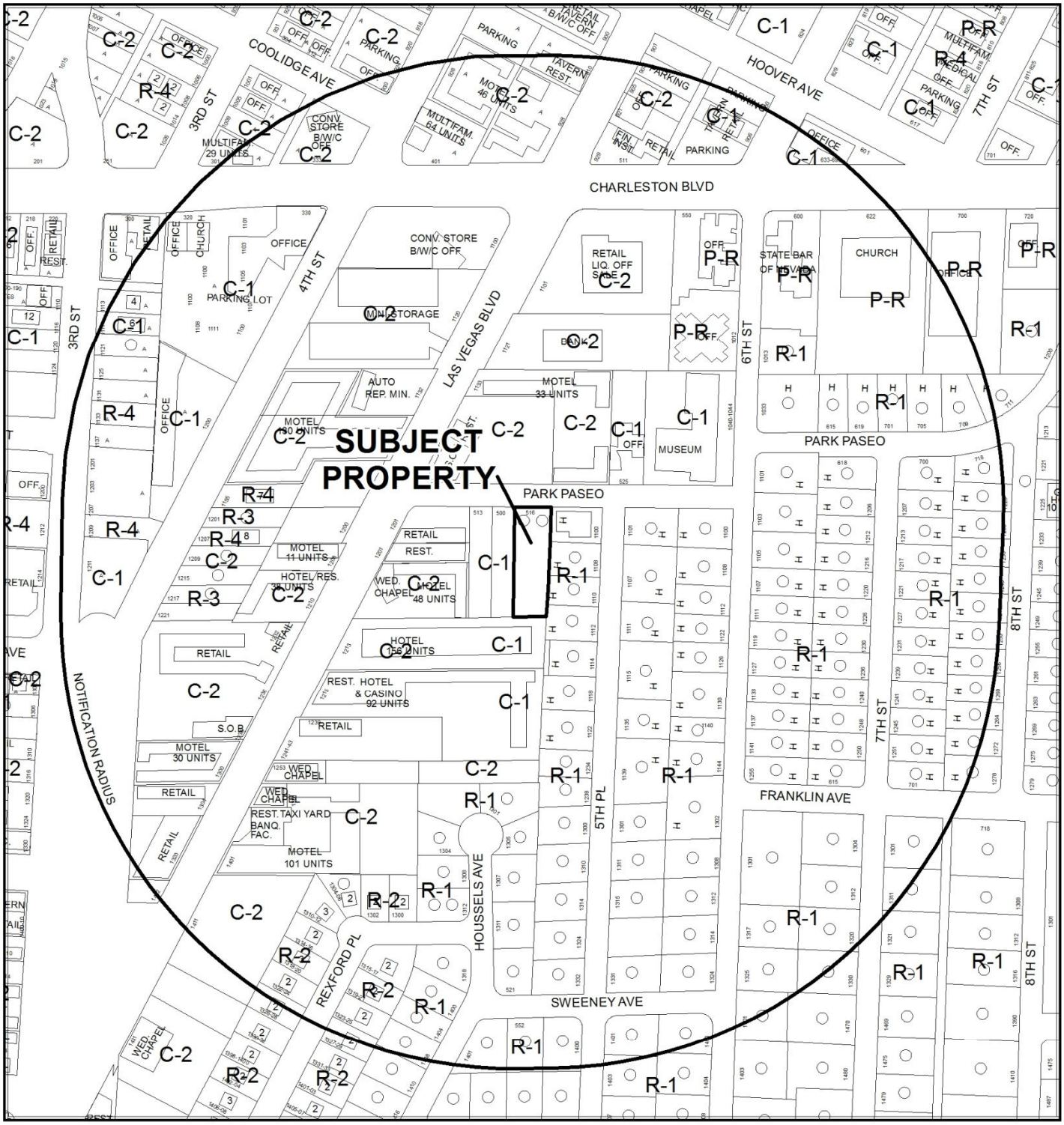
SUBJECT:
SDR-49169 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1201 SOUTH LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST, WEST AND NORTH PERIMETERS WHERE 8-FEET IS REQUIRED on 0.43 acres at 516 Park Paseo (APN 162-03-112-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 07/24/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends

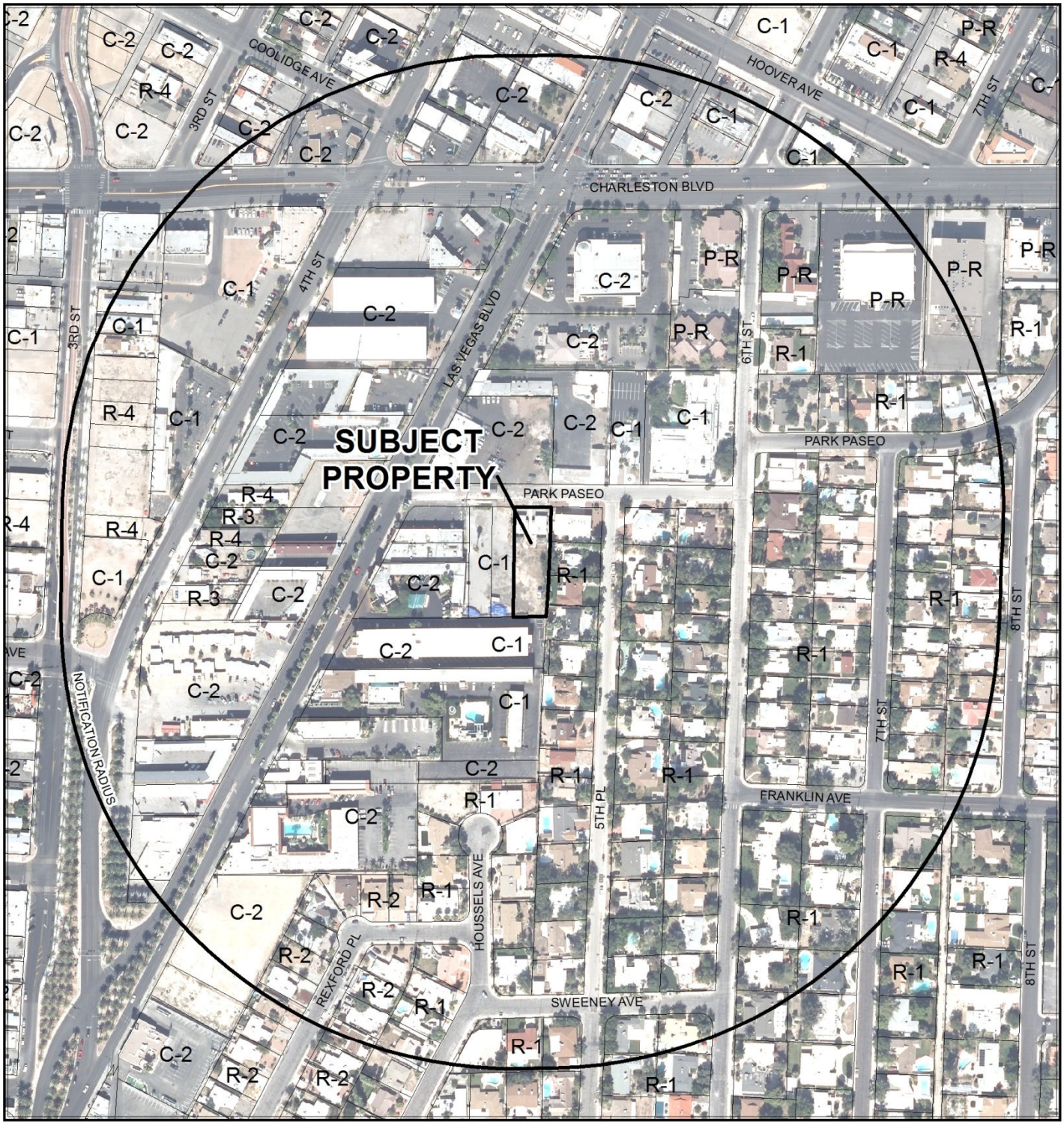
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-49169**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-49169**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-49169** APN: 162-03-112-022

Name of Property Owner: 1201 S. Las Vegas Blvd LLC

Name of Applicant: ILAN Gorodezki

Name of Representative: Preator consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ilan Gorodezki

Print Name: ILAN Gorodezki

RECEIVED
APR 25 2013

Subscribed and sworn before me

This 24 day of April, 2013

Notary Public in and for said County and State NEVADA / CLARK

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Super 8 Remote parking

Project Address (Location) 516 PARK PASEO LAS vegas NV 89104

Project Name REMOTE PARKING **Proposed Use** PARKING

Assessor's Parcel #(s) 162-03-112-022 **Ward #** 3

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

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres .43 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER 1201 S. Las vegas Blvd LLC **Contact** ZOHAR ROBIN

Address 1213 S. LAS vegas Blvd **Phone:** 702-210-6182 **Fax:** 702-331-0546

City LAS vegas, NV 89104 **State** NV **Zip** 89104

E-mail Address ZRE702@GMAIL.com

APPLICANT 1201 S. Las vegas Blvd LLC **Contact** ZOHAR ROBIN

Address 1213 S. LAS vegas Blvd **Phone:** 702-210-6182 **Fax:**

City LAS vegas **State** NV **Zip** 89104

E-mail Address ZRE702@GMAIL.com

REPRESENTATIVE Preator Consulting **Contact** Lazell preator

Address 1012 silver Retreat ct **Phone:** 702-606-7613 **Fax:** 702-564-4082

City Henderson **State** NV **Zip** 89002

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* Ilan Gorodezki

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

Print Name Ilan Gorodezki

Subscribed and sworn before me

This 24th day of April, 2013.

Notary Public in and for said County and State NEVADA/CLARK

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-49169
Meeting Date:	6/11/13
Total Fee:	$1030
Date Received:*	4/25/13
Received By:	Romeo

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

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APR 25 2013

Revised 10/27/08

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

RECEIVED
MAY 06 2013

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE	HABIT	QTY.	BOTANICAL NAME
TREES	PROVIDE DEEP ROOT WATER TO ALL TREES				
	BLUE PALO VERDE (MED)	15 GAL.	EVERGREEN	2	PARKINSONIA FLORIDA
	CHITALPA (MED)	15 GAL.	DECIDUOUS	11	CHITALPA TASHKENTES
SHRUBS					
	SILVER CLOUD TEXAS RANGER	5 GAL.	EVERGREEN	6	LEUCOPHYLLUM FRUTESCENS
	GOLD LANTANA	5 GAL.	EVERGREEN	6	LANTANA X 'NEW GOLD'

SITE DATA

TOTAL AREA

ZONING _____ C-1

GROSS AREA _____ 0.43 ACRES

PARKING

PROVIDED:

STANDARD SPACES _____ = 51 PARKING SPACES

LANDSCAPE NOTES

1. ALL REQUIRED PLANTS SHALL CONSIST OF MATERIALS SELECTED FROM THE PLANT LIST IN SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST, INCLUDING CACTUS, AND ANNUAL & PERENNIAL FLOWERS
2. ROOT SHIELD REQUIRED PER TITLE 30 30.64-2 & 30.64-3 FOR TREES

LANDSCAPE AREA

1488 SQUARE FEET

LEGAL DESCRIPTION

APN 162-03-112-022

THE EAST 80 FEET OF LOT "K" OF PARK PLACE PLACE ADDITION TO CITY OF LAS VEGAS AS SHOWN IN BOOK 1, PAGE 48 OF PLATS, CLARK COUNTY NEVADA RECORDS. CONTAINS 19,649 SF

BASIS OF BEARINGS

N 27°54'36" E, BEING THE CENTERLINE OF LAS VEGAS BLVD. AS PER RECORD OF SURVEY FILE 82 PAGE 84, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK

CLV NO. 2LV11 2NW6
RIVET AND PLATE IN TOP OF CURB ON THE EAST SIDE OF LAS VEGAS BLVD @ 1401 LAS VEGAS BLVD.
618.183 METERS
2028.15 FEET (NAVD 88)

OWNER

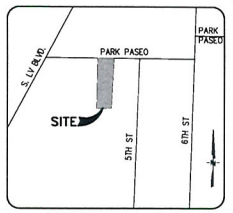
1201 S LAS VEGAS BLVD, LLC
1213 S LAS VEGAS BLVD
LAS VEGAS, NV. 89104-1307

ABBREVIATIONS

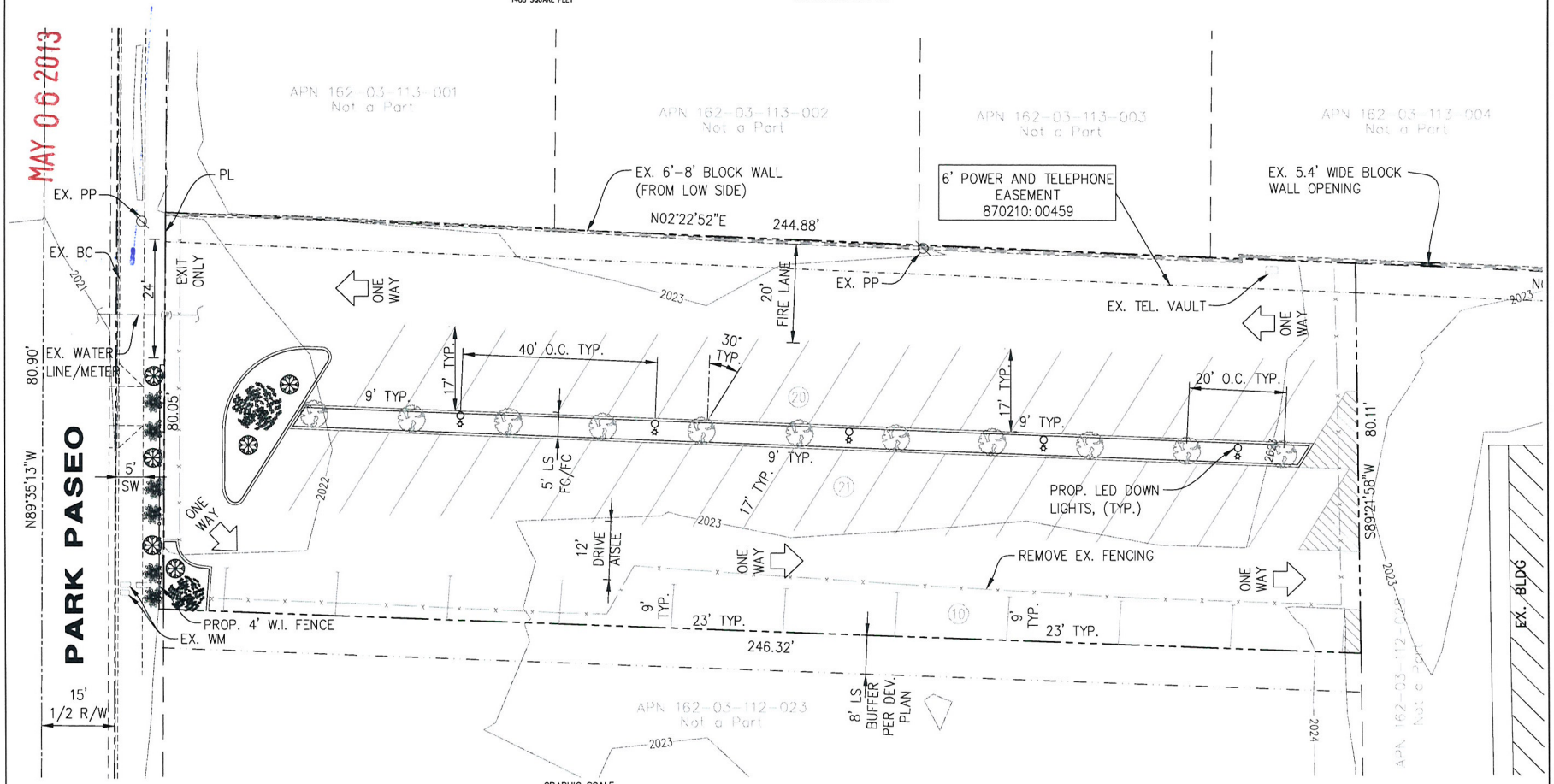
AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL MAP
BSW	BACK OF SIDEWALK
BC	BACK OF CURB
C.L.F.	CHAIN LINK FENCE
CL	CENTERLINE
EOP	EDGE OF ASPHALT PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
OP	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
PROP	PROPOSED
PP	POWER POLE
R	RADIUS
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SW	SIDEWALK
ST.LT.	STREET LIGHT
W.I.	WROUGHT IRON
WM	WATER METER

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK
- ADJACENT PROPERTY LINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. LED DOWN LIGHT
- EX. POWER POLE



VICINITY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

SITE PLAN
SCALE: 1"=10'

N

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
CELL (702) 561-4113
FAX (702) 561-4082
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE
1201 S. LAS VEGAS BLVD, LLC
516 PARK PASEO
LAS VEGAS, NV. 89104
APN: 163-03-112-022

JOB No. 13-01-09

SHEET TITLE
SUPER 8
REMOTE PARKING
SITE PLAN

DATE: 3 MAY 2013

PROFESSIONAL ENGINEER - STATE OF NEVADA
LAZELL H. PREATOR
EXP. 12-31-13
CIVIL
No. 14062

SITE-1

SHEET 1 OF 1

SDR-49169
REVISED

PREATOR CONSULTING
1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
Fax: (702) 564-4082

May 1, 2013

Mr. Flinn Fagg, AICP
Director – Development Services Center
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

RECEIVED
MAY 06 2013

RE: JUSTIFICATION LETTER
REMOTE PARKING LOT – SUPER 8 MOTEL
516 Park Paseo (162-03-112-022)

Dear Mr. Fagg;

The owners of the above listed property, via an agreement with the Super 8 Motel of Las Vegas (162-03-112-028) are requesting to convert a currently empty lot into paved and landscaped parking lot. The lot is currently known as APN: 162-03-112-022, 516 Park Paseo. The lot is Zoned C-1, and no change is requested.

An older home was located on the property until recently, when it was demolished at the request of the City. The owners of the property feel that the lot will provide an enhanced feel to the street and area, while meeting a perceived need for additional parking for the existing motel.

The applicant desires to provide a total of 1,488sqft of landscaping with a waiver of the requirements to provide landscaping along the east, west and south perimeters. Pursuant to discussions with City of Las Vegas Fire Department, a 20ft drive aisle is being provided along the eastern boundary to provide access to the rear of the Super 8 and Aruba properties. An 8ft landscape buffer is being provided by the adjacent property owner to the west. Discussions with City Staff have yielded that the drive aisle on the south side of the lot is suitable for use as a turn-thru for the parking lot.

The applicant is also requesting an exception to not provide full screening along Park Paseo. The applicant, after discussions with Staff and Council wishes to provide a 4ft wrought iron fence and landscaping.

The Las Vegas Valley Water District notes that water service (meter) is already in place. As there are sufficient handicap accessible stalls adjacent to the existing building, no handicap spaces are proposed.

Full improvement plans will be prepared to convert the lot to the intended use, and permits will be requested upon approval of said plans.

Please feel free to contact me at 606-7613 should you have any questions.

Sincerely,
PREATOR CONSULTING, LLC

Lazell H. Preator, PE
Chief Engineer

SDR-49169
REVISED

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
TXT-48841 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Symphony Park Design Standards and Symphony Park Schematic Streetscape Design to make various clarifications and corrections.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
TXT-49224 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.10.170 related to the LW-O (Live/Work Overlay) District by revising requirements, standards and applicability and to provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 2013

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

SUBJECT:
TXT-49225 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 related the Night Club use by revising requirements, standards and applicability and to provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 11, 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

