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. 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).

8. 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), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

9. 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), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

10. 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 4.14 acres 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].

11. TMP-49164 - TENTATIVE MAP RELATED TO WVR-49184 AND VAC-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 FAMILY RESIDENTIAL SUBDIVISION on 4.14 acres 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].

12. 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].

13. 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).

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

15. 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, CLINIC, OR SHELTER (WITHOUT OUTSIDE PENS) AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW AN ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITHOUT OUTSIDE PENS) TO BE LOCATED ON A 70-FOOT WIDE STREET WHERE THE MINIMUM STREET WIDTH ALLOWED IS 80-FOOT at 6620 Sky Pointe Drive, (APN 125-21-710-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use -Town Center) Special Land Use Designation], Ward 6 (Ross).

16. 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 SQUARE 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).

17. VAC-49335 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Petition to Vacate a 20-foot public drainage easement and the eastern three-foot portion of a 20-foot public sewer easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers).

PUBLIC HEARING ITEMS

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

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

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

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

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

23. ABEYANCE - VAR-48828 - VARIANCE RELATED TO VAR-48827 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW NO WALL ON THE NORTH PROPERTY LINE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTY, TO ALLOW OUTDOOR STORAGE WITHIN SETBACK AND LANDSCAPE BUFFER AREAS, AND TO ALLOW AN EXISTING SEVEN-FOOT CHAIN LINK

FENCE WITH MESH SCREENING WHERE A SOLID STRUCTURE OR WALL OF EIGHT FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

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

25. 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.

26. 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.

27. 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.

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

29. ABEYANCE - RENOTIFICATION - 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 28 16-FOOT TALL SOLAR PANEL ARRAYS 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.

30. 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) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), Ward 5 (Barlow) [PRJ-49067].

31. 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 EAST, 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) [PRJ-49067].

32. 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 Site Development Plan Review FOR EXPANSION OF AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE AND A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED 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) [PRJ-49067].

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

34. 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).

35. 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 33-FOOT TALL, 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).

36. VAR-49162 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY M & RACHEL E DELTORO - For possible action on a request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SOLID BLOCK WALL IN THE FRONT YARD 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).

37. 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 26 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).

38. 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 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A FIVE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT 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).

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

40. 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).

41. VAR-49240 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PALM MORTUARY, INC. - For possible action on a request for a Variance TO ALLOW A HALF-STREET CONSTRUCTION OF 16 FEET OF ASPHALT AND 14 FEET OF DIRT ROADSIDE DRAINAGE SWALE WITH NO CURB, GUTTER, SIDEWALK OR STREETLIGHTS WHERE SUCH ARE REQUIRED ON MAVERICK STREET NORTH OF ROME BOULEVARD AND WEST OF JONES BOULEVARD at 6601 North Jones Boulevard (APN 125-23-703-005), R-E (Residential Estates) Zone, Ward 6 (Ross) [PRJ-48341].

42. SUP-48930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DELFINO GOMEZ - OWNER: FONG FAMILY TRUST, ETAL - 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 242-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).

43. 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 (FARMER'S MARKET) 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).

44. 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).

45. SUP-49154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-39812) TO ADD 45 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].

46. 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 THRIFT SHOP 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).

47. SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A 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).

48. 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 35-FOOT TALL, THREE-STORY BUILDINGS WITH A WAIVER TO ALLOW NO INTERVENING TWO-STORY STRUCTURES 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).

49. 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 WEST AND SOUTH PERIMETERS WHERE 8-FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15-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:

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

51. 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.

52. 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.

53. 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.

54. TXT-49323 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to revise and update procedures and definitions related to the issuance of permits for site grading and provide for other related matters.

55. TXT-49324 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.02.130 related to the Subdivision Design and Improvement Requirements by providing for additional discretion related to the timing of common area and off-site improvements completion requirements and provide for other related matters.

CITIZENS PARTICIPATION:

56. 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**

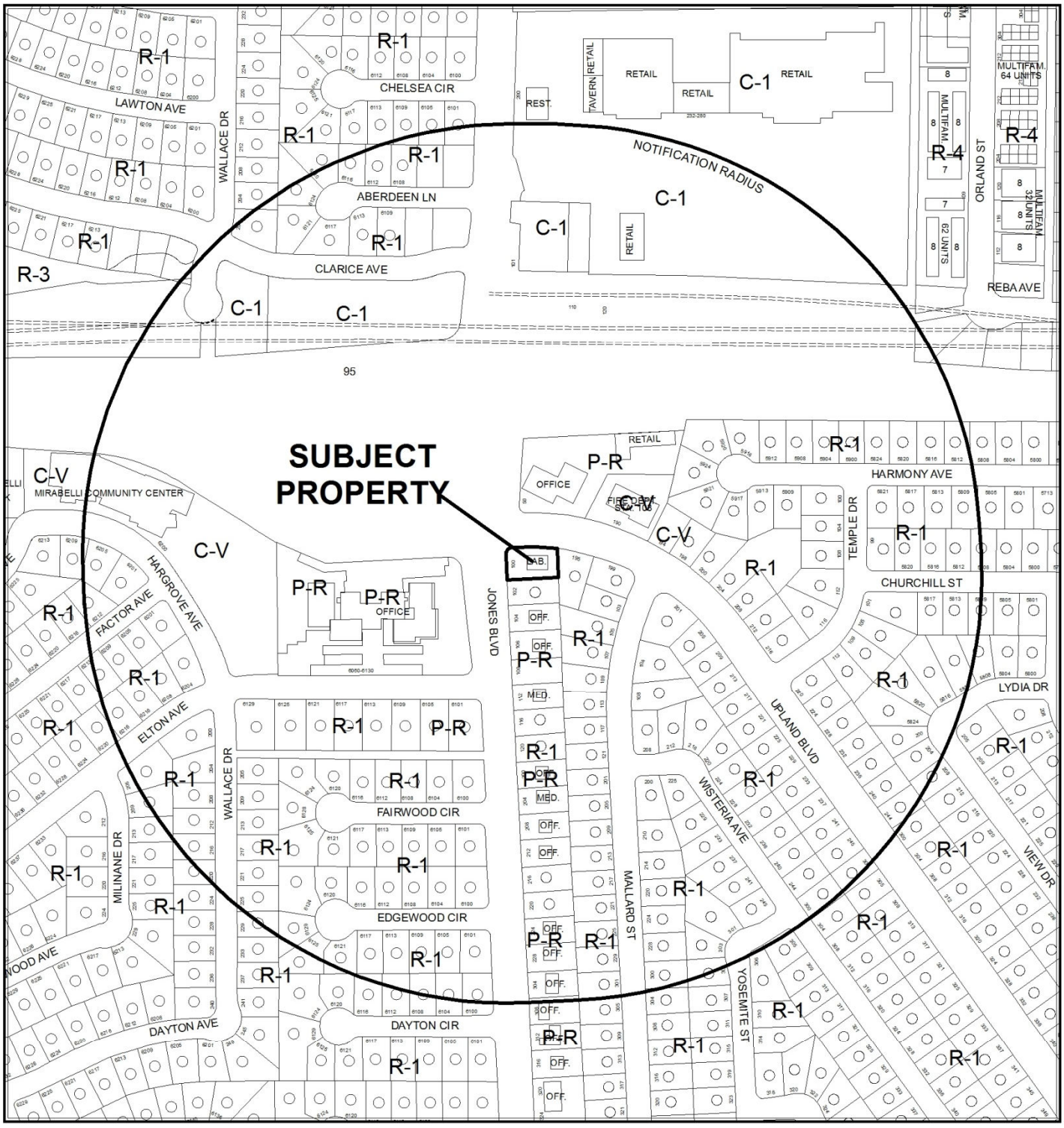
SUBJECT:
ZON-48887 - REZONING - PUBLIC HEARING - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), Ward 1 (Tarkanian).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

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 APPROVAL.

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



0 300 600 Feet

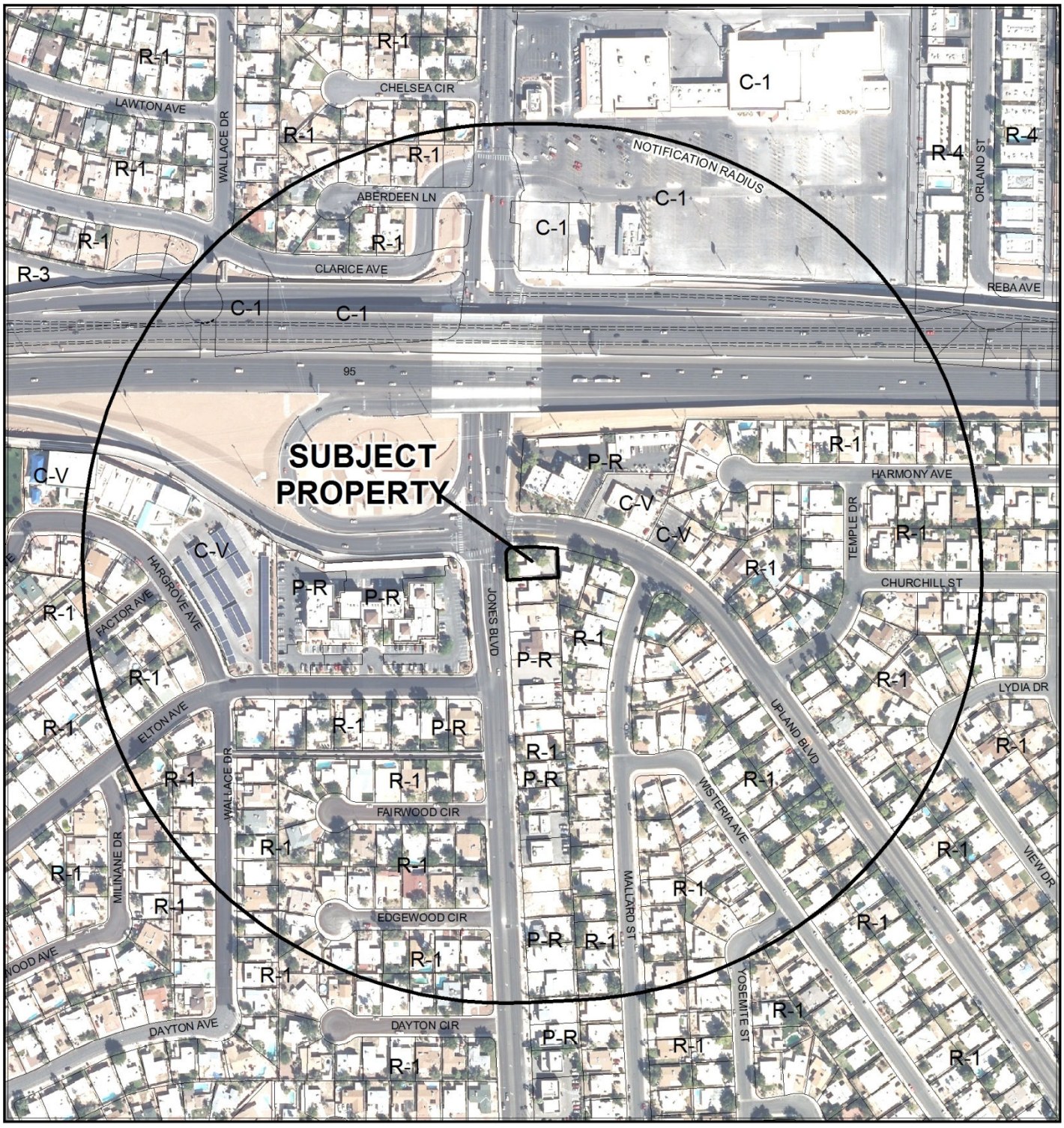
CASE: **ZON-48887, VAR-48886 & SDR-48885**

RADIUS: 1000 FEET

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

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

N



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
APR 02 2013

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**
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:*	4/2/2013
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.

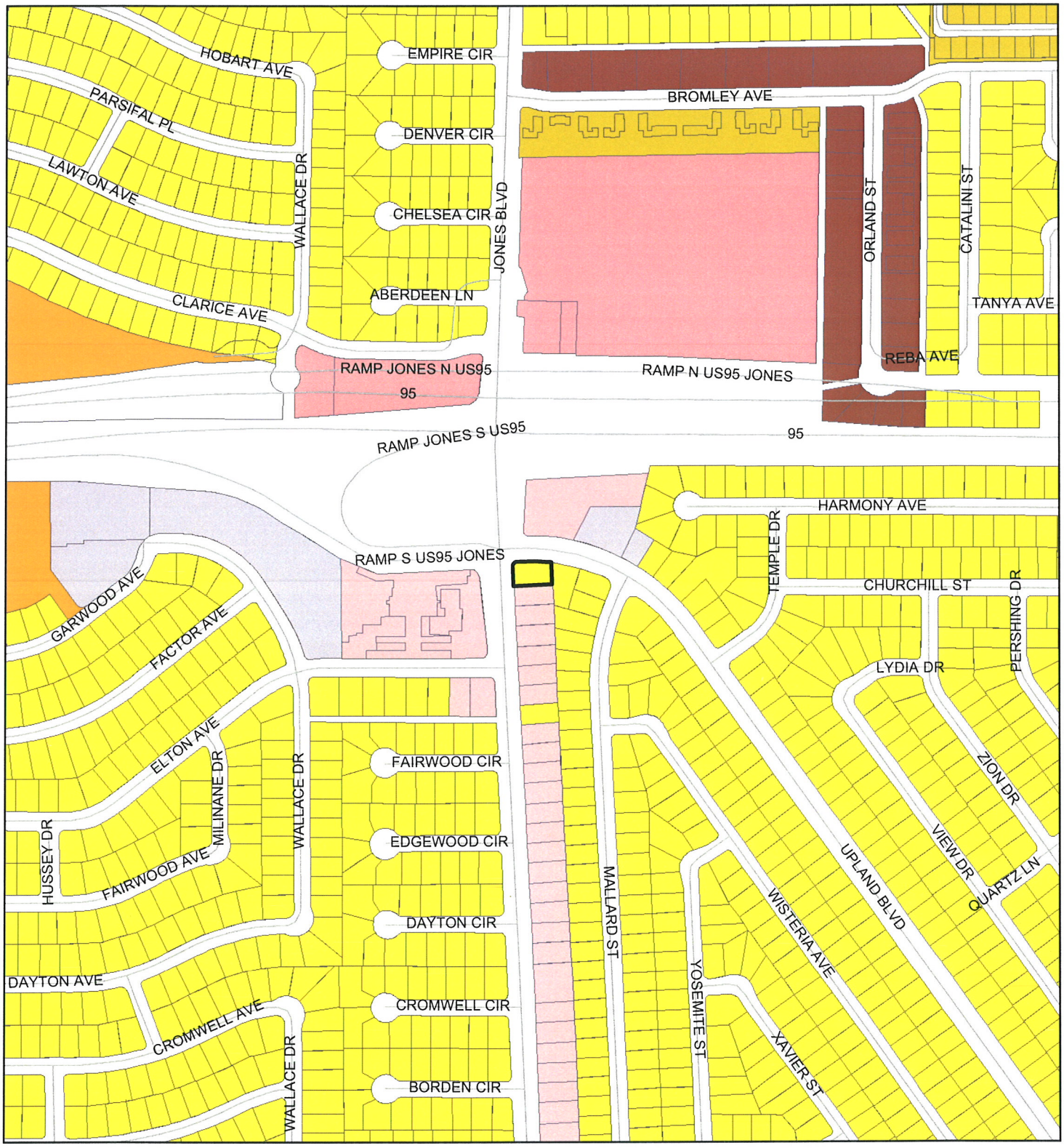
Revised 10/27/08

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

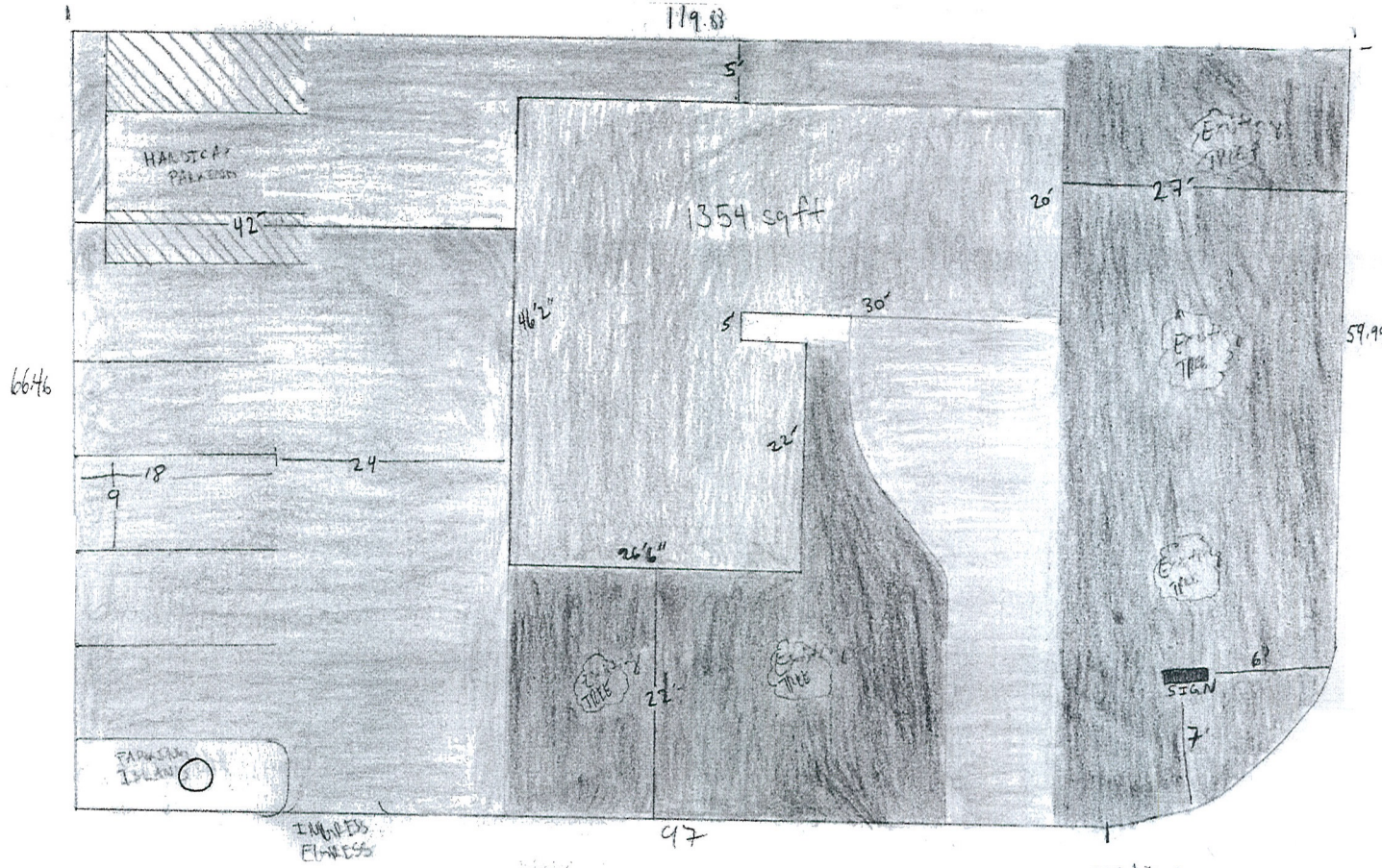
Printed: March 28, 2013

ZON-48887

SITE PLAN

PR

RECEIVED
APR 02 2013



R1

N

UPTON

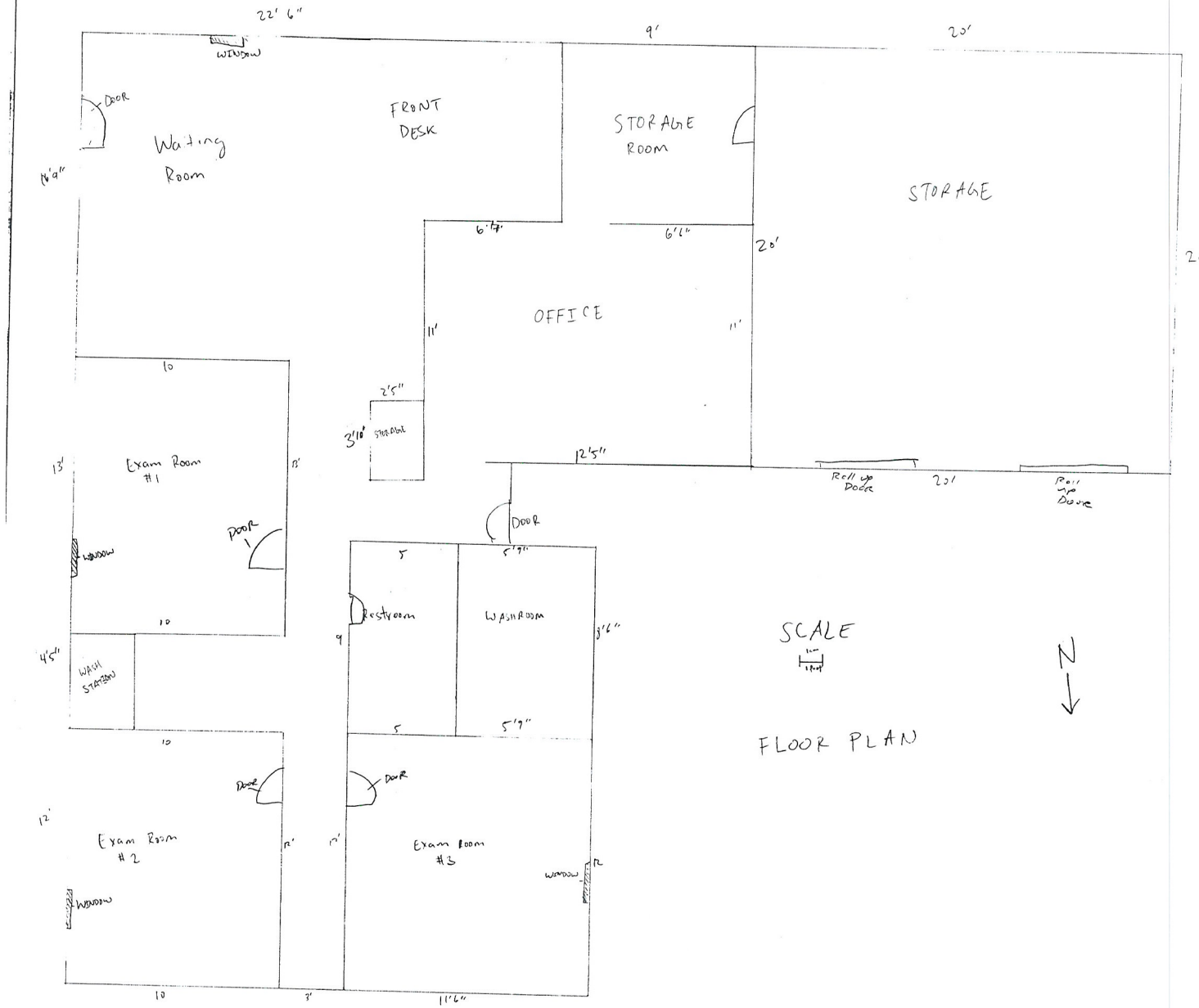
0.2 Acres

NOT TO SCALE

Existing Sisso tree

proposed African Sumac Tree

ZON-48887
VAR-48886
SDR-48885



SCALE

FLOOR PLAN

N

RECEIVED
APR 02 2013

ZON-48887
VAR-48886
SDR-48885



100 SOUTH JONES BOULEVARD

05/02/13



ZON-48887, VAR-48886 & SDR-48885 - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC
100 SOUTH JONES BOULEVARD

05/02/13



ZON-48887, VAR-48886 & SDR-48885 - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC
100 SOUTH JONES BOULEVARD

05/02/13



ZON-48887, VAR-48886 & SDR-48885 - APPLICANT: MACHUCA FAMILY MEDICINE - OWNER: 6060 ELTON, LLC
100 SOUTH JONES BOULEVARD

05/02/13

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.: **8.**

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), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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: Batsabe 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.

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:
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), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

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: William H. Jackson

Print Name: William H. Jackson

Subscribed and sworn before me

This 1st day of April, 2013

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

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, 2013.

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

Notary Public in and for said County and State

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

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**

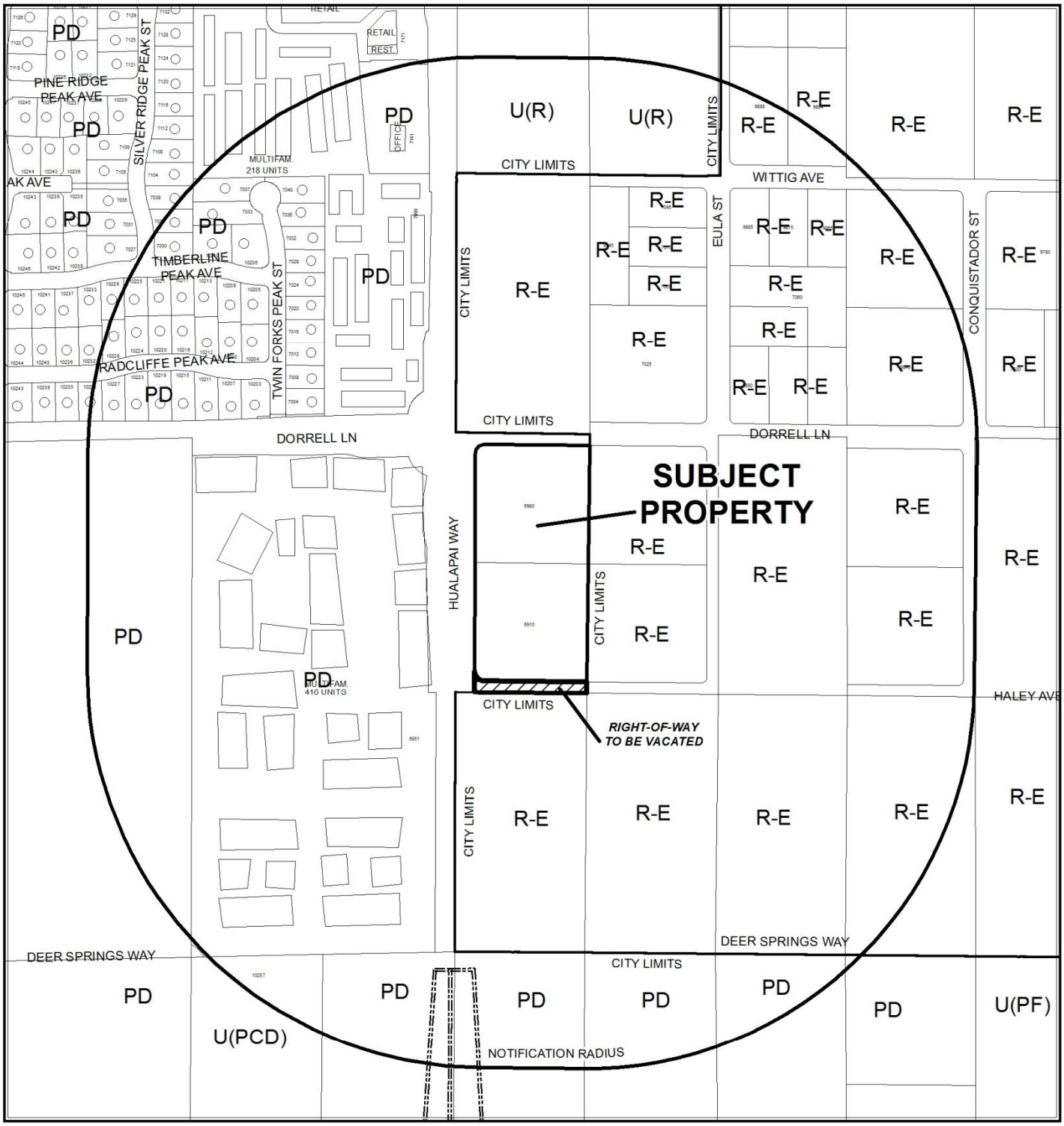
SUBJECT:
WVR-49163 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on request for a Waiver TO ALLOW AN EXTERNAL INTERSECTION SEPARATION DISTANCE OF 208 FEET WHERE 220 FEET IS REQUIRED on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49064]. Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

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



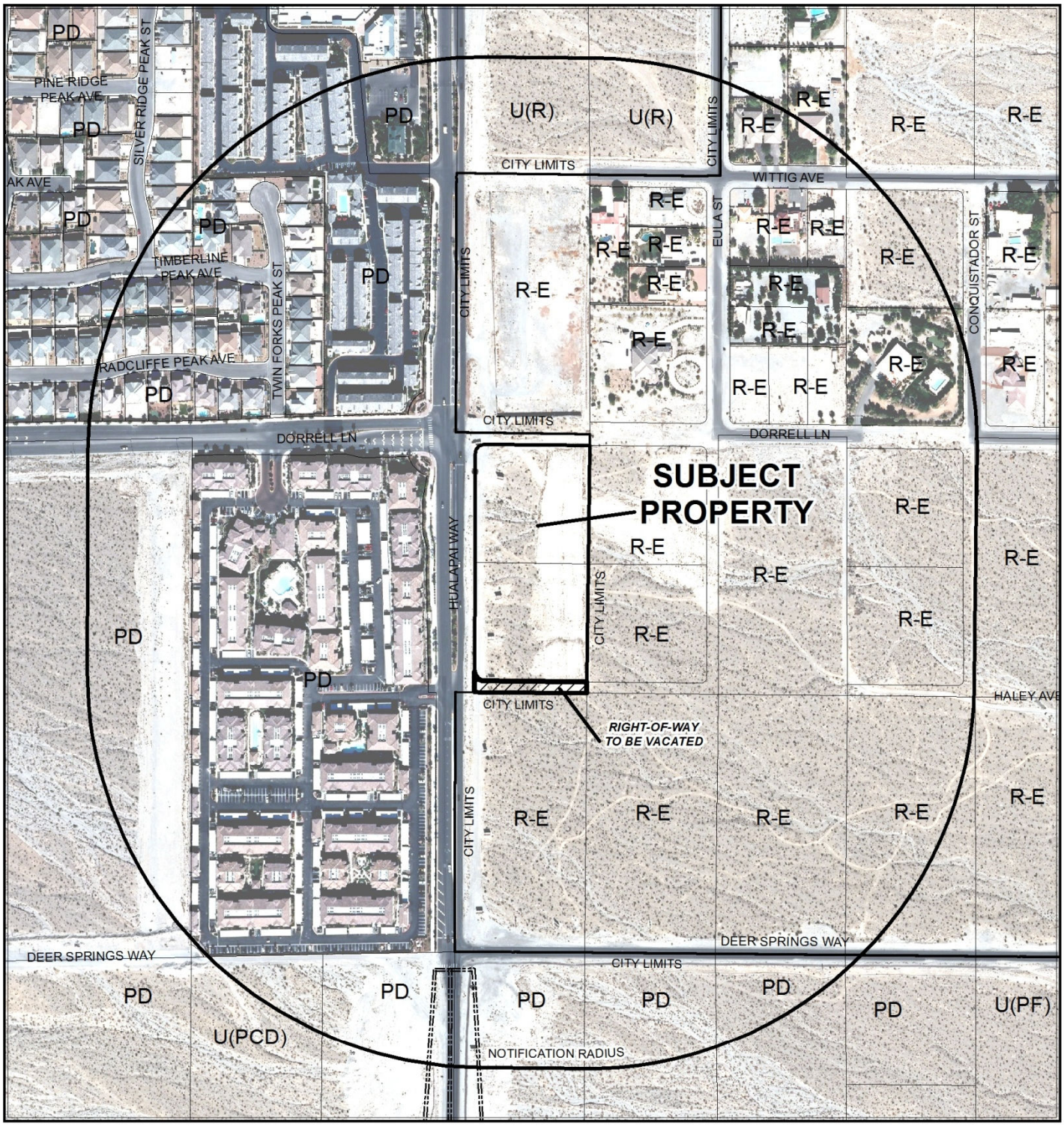
0 300 600 Feet

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

RADIUS: 1000 FEET

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

N



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

RADIUS: 1000 FEET

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

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

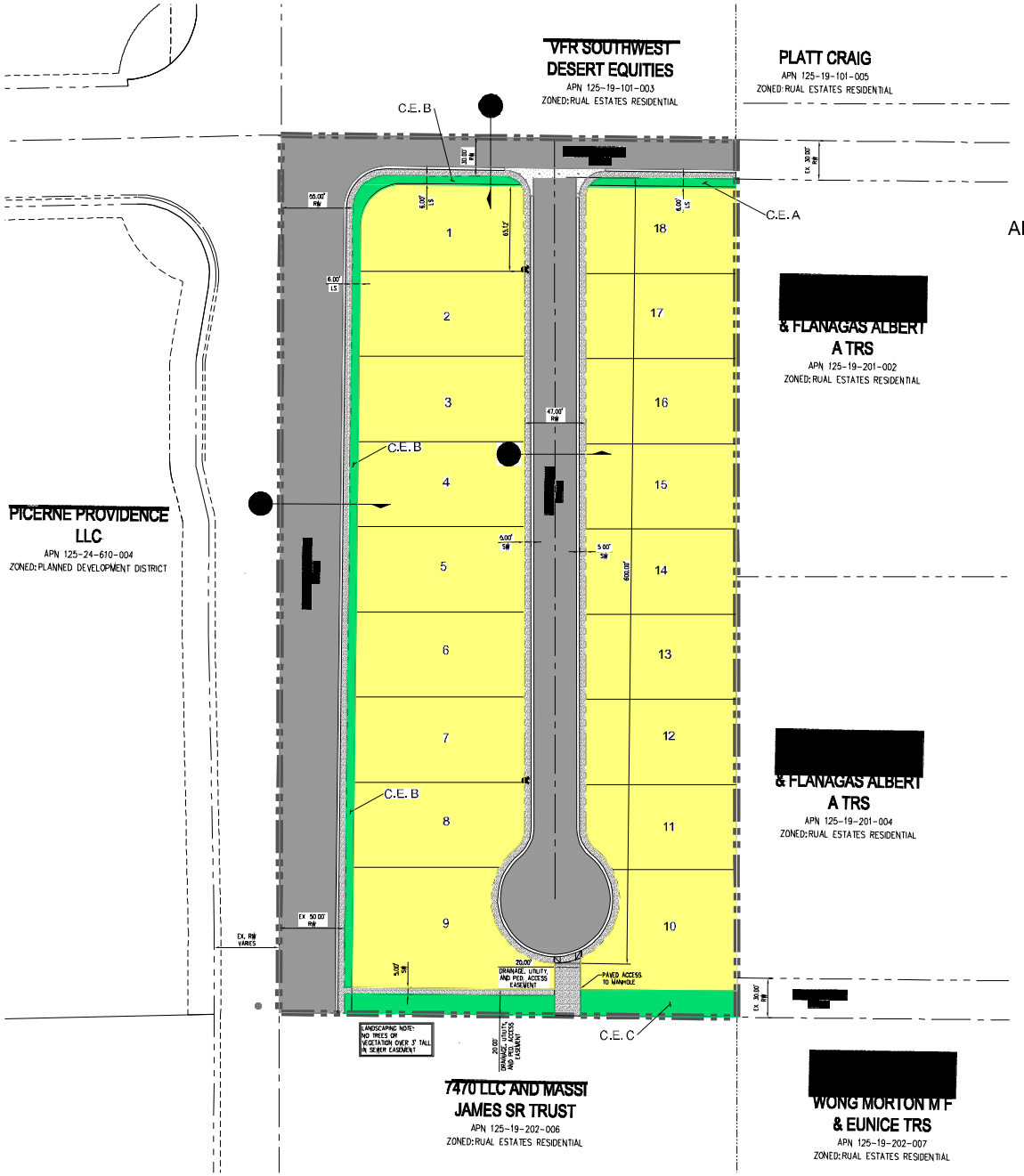
This 13th day of Feb., 2013

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

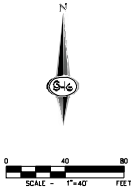
PRJ-49064
04/25/13

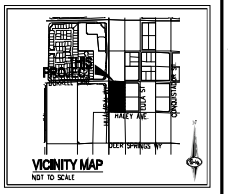


D·R·HORTON

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







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. 1726883, 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 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 3.52 (PEAK FACTOR) = 0.0158 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 209' 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. APPALLE ST. #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

DRPRJ49064
04/25/13

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

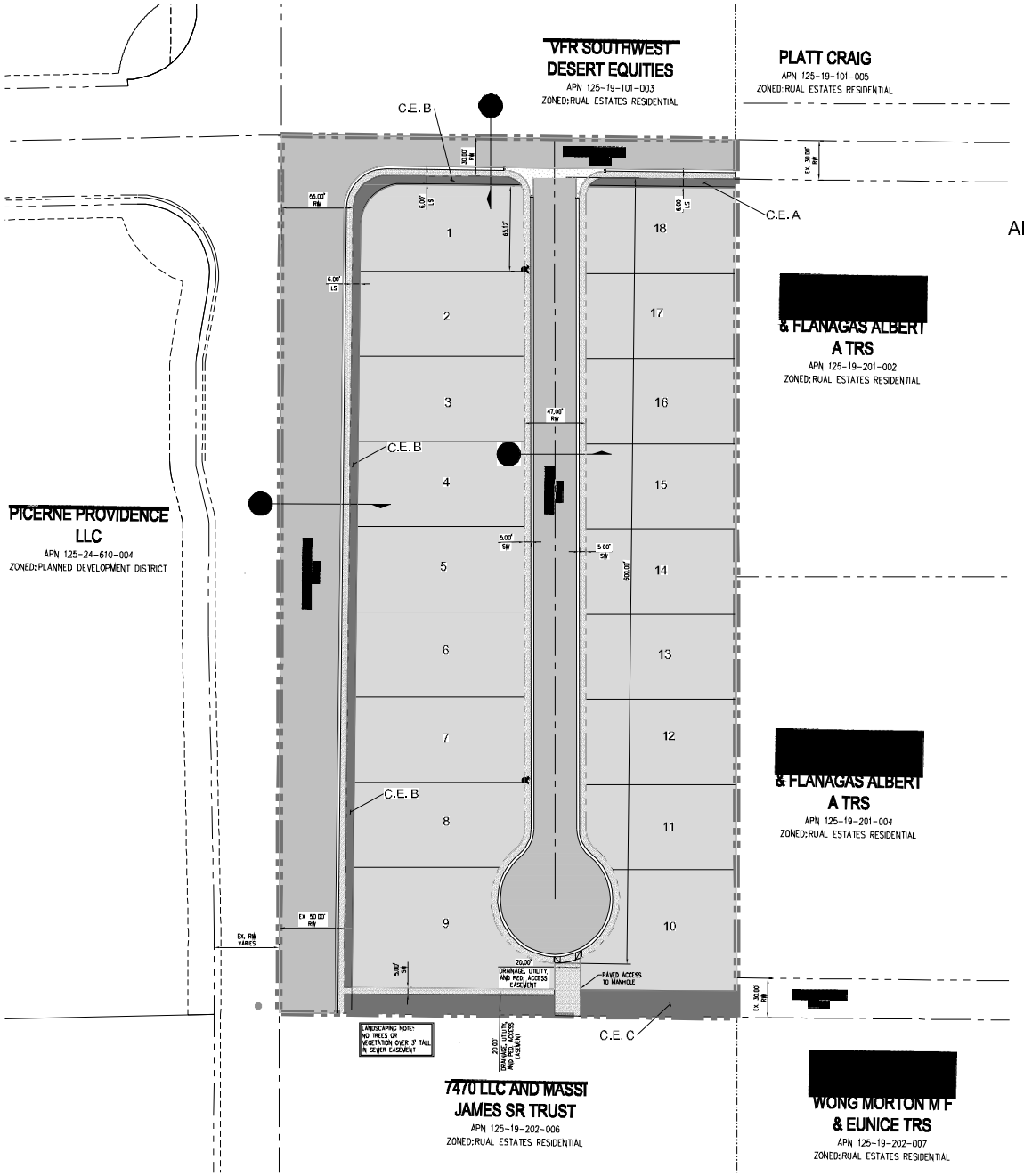
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

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

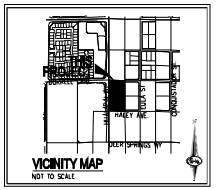
SP-1
SHEET 1 OF 2

WVR-49163, TMP-49164 & VAC-49184



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 3.52 (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 209' 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. APPLE ST. #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FAX (702) 284-5399

DPRJ-P490643
DR HORTON
577 CARSON
HENDERSON, NV 89044
PH (702) 675-6500
FAX (702) 675-6505
04/25/13

SCALE - 1"=40' FEET (0, 40, 80)

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

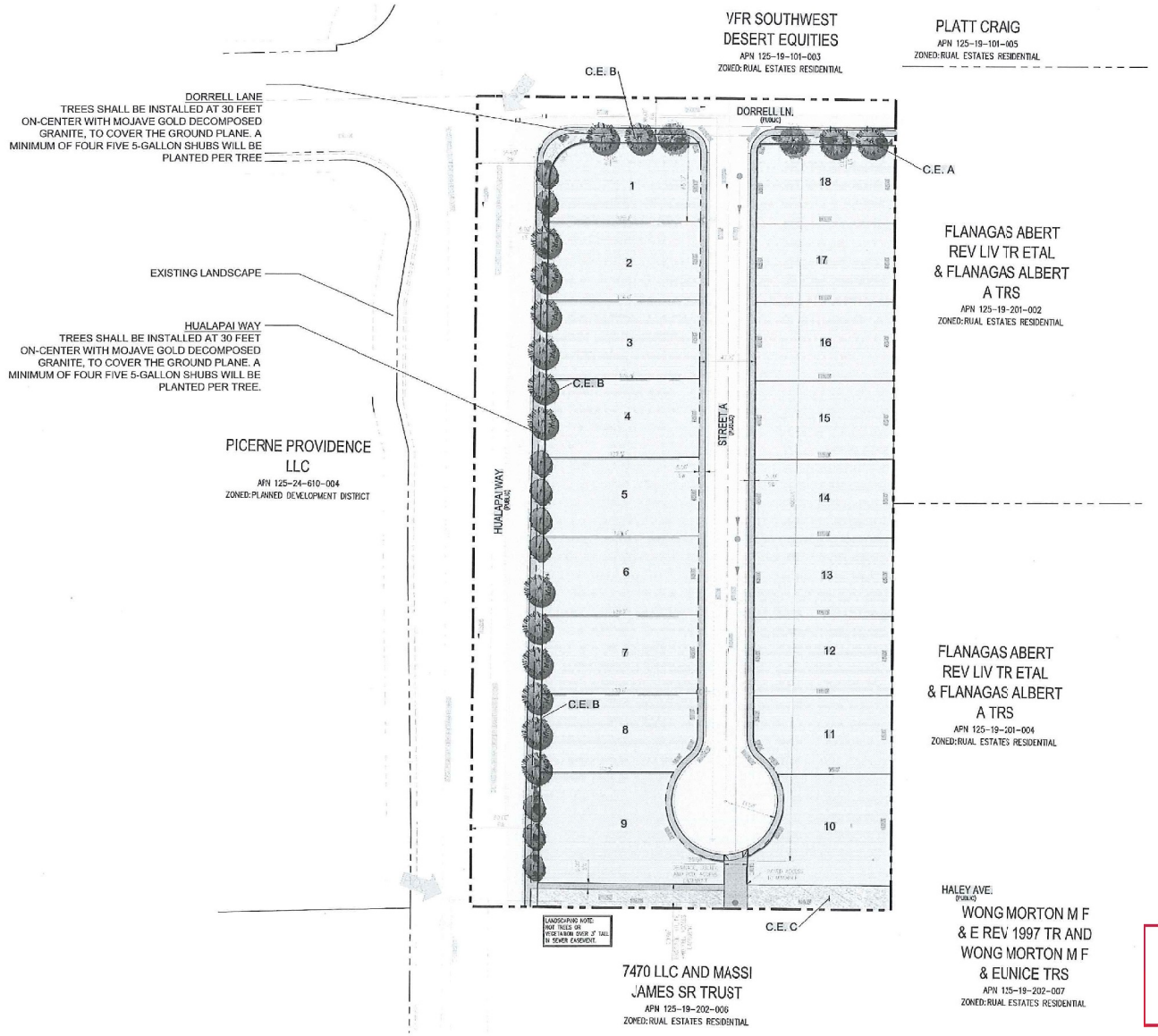
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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

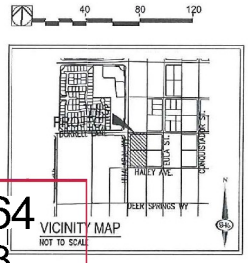
WVR-49163, TMP-49164 & VAC-49184



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 3/4" Minus at 2" Depth (or approved equal)	sq ft

NOTE:
CONTRACTOR SHALL INSTALL "SHAVTOVIN 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

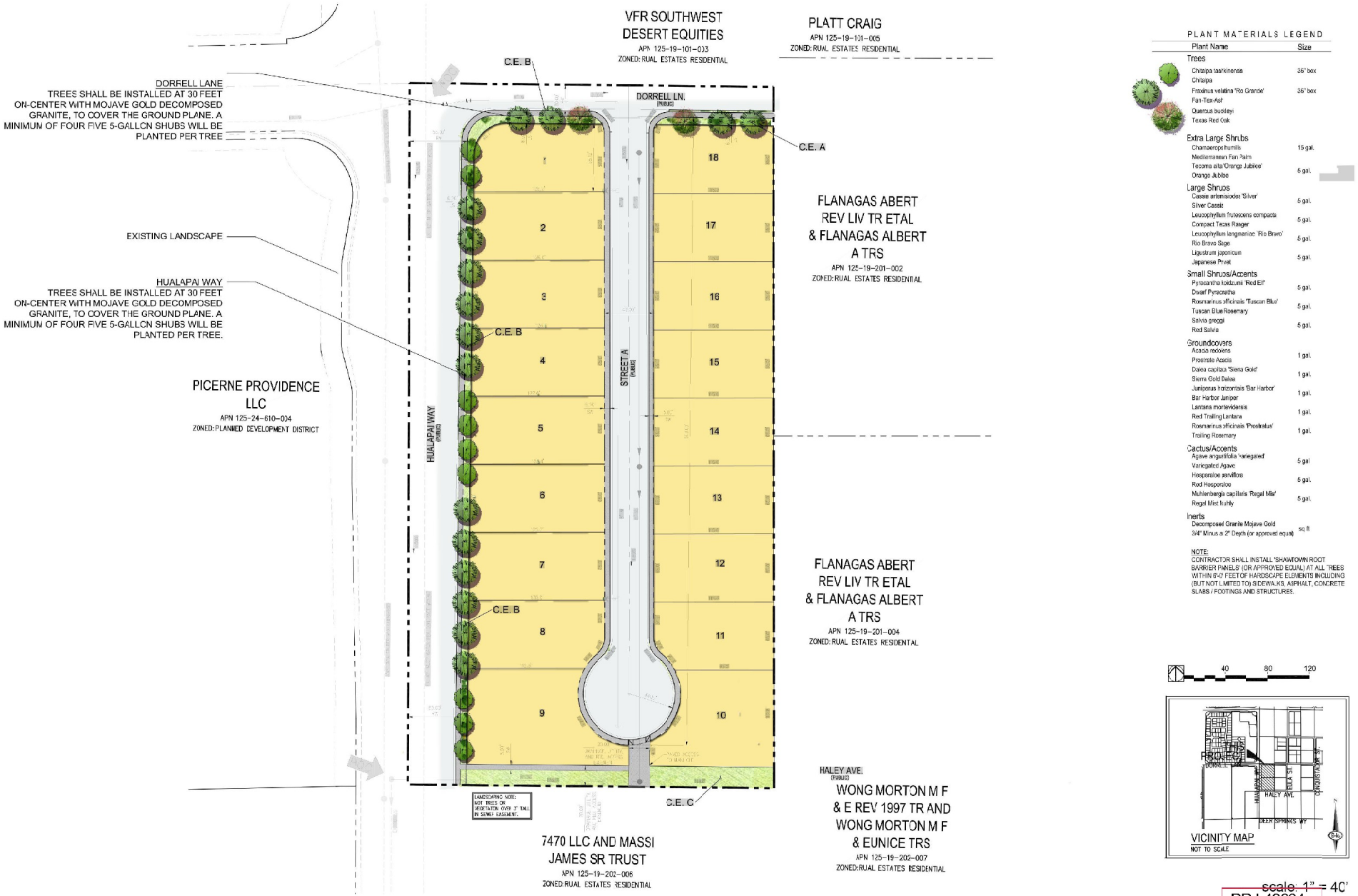
scale: 1" = 40'
04.25.13
north

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



PRJ-49064
04/25/13

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



WVR-49163, TMP-49164 & VAC-49184 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

05/02/13



WVR-49163, TMP-49164 & VAC-49184 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

05/02/13



WVR-49163, TMP-49164 & VAC-49184 - APPLICANT/OWNER: DR HORTON, INC.
SOUTHEAST CORNER OF DORRELL LANE AND HUALAPAI WAY

05/02/13

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.: **11.**

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 AND VAC-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 FAMILY RESIDENTIAL SUBDIVISION on 4.14 acres 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]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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

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 13th 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

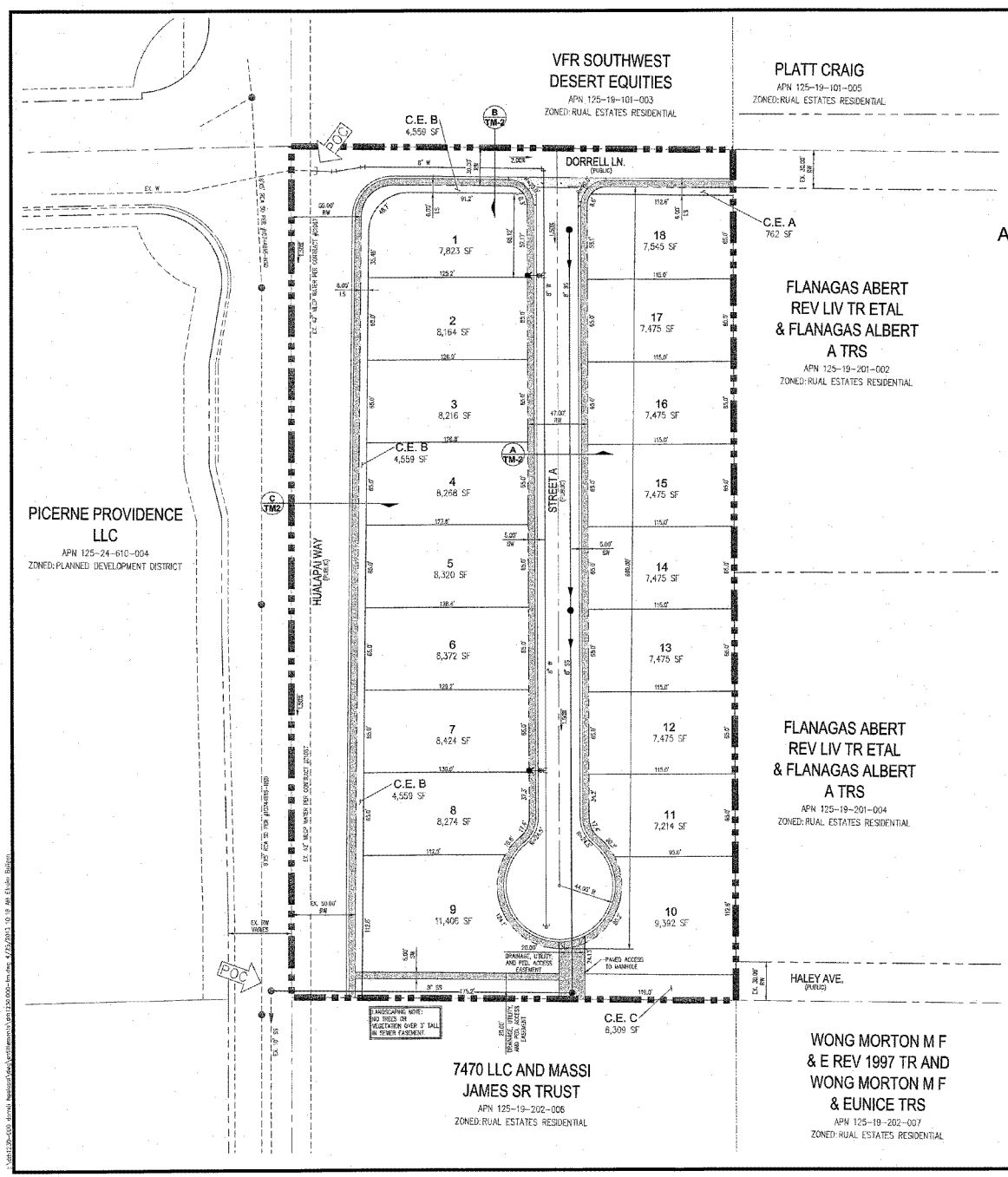
Case #	TMP-49164
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49064
04/25/13

Revised 10/27/08

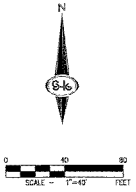
f:\depot\Application Packet\Application Form.pdf

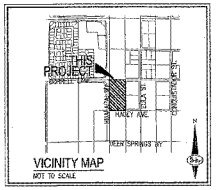


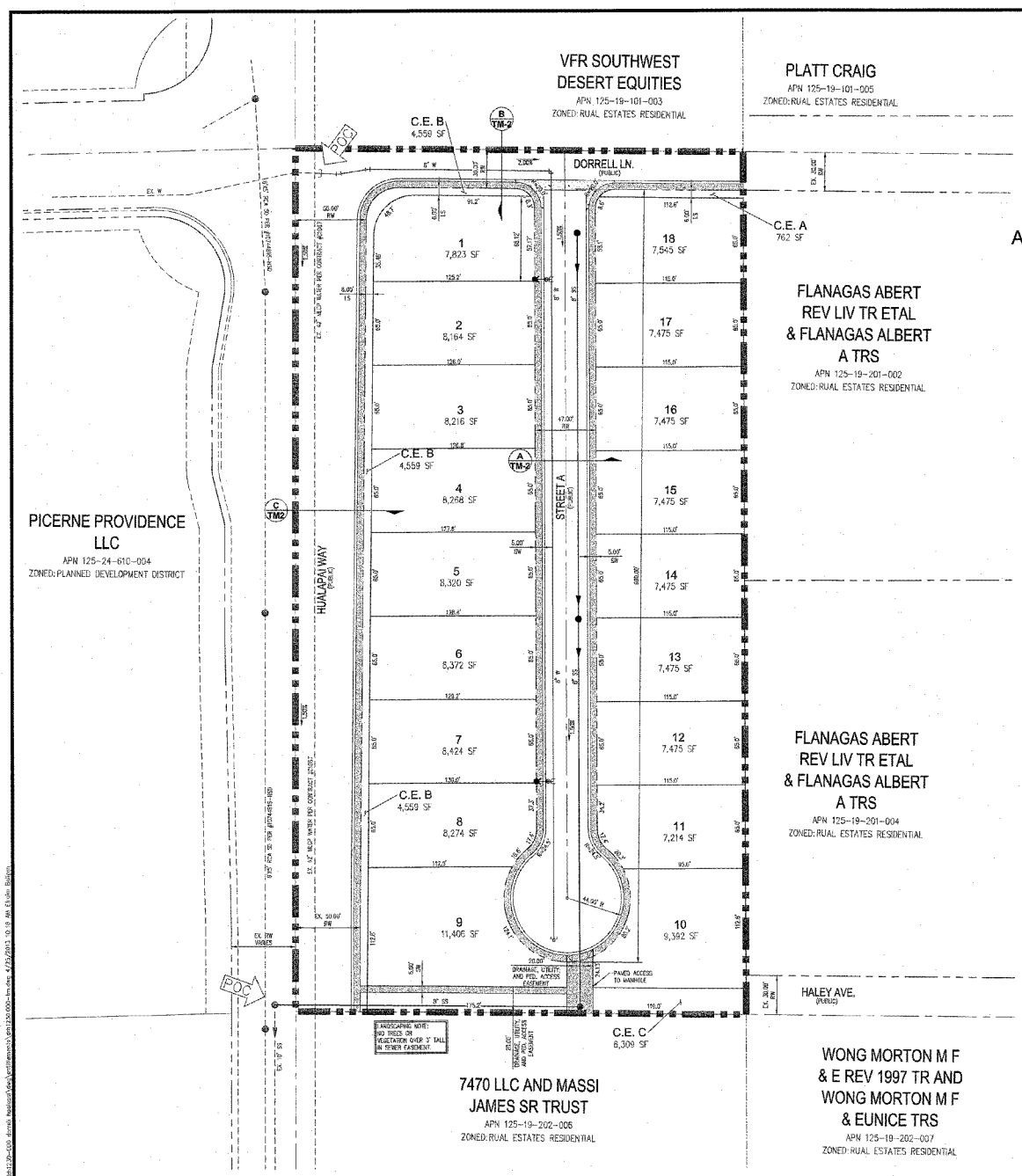
D·R·HORTON

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



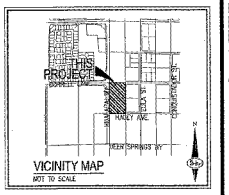



THIS PROJECT
HALEY AVE.
VEGAS VALLEY DR.
VEGAS VALLEY DR.
VEGAS VALLEY DR



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 SOUTHWEST QUARTER (SW 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 FINAL CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1707 OF OFFICIAL RECORDS AS DOCUMENT NO. 1720884, CLARK COUNTY, NEVADA.

APN: 125-19-201-003

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW 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 FINAL CERTIFICATE OF LAND DIVISION RECORDED JULY 7, 1983 IN BOOK 1707 OF OFFICIAL RECORDS AS DOCUMENT NO. 1720884, CLARK COUNTY, NEVADA.

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. 1720884.

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 3.5# (PEAK FACTOR) =
0.0157 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 200' FOR THE ENTRY OF THE SITE LOCATED OFF OF DORRELL LANE TO HUALAPAI WAY, WHERE 330' IS IS THE MINIMUM PER 19.17.060D

LEGEND

	BOUNDARY LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	LOT LINE

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #215
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5390

DEVELOPER/OWNER

DR HORTON
320 GIBRALTAR ROAD, SUITE 200
HENDERSON, NV 89014
PH (702) 835-3600
FX (702) 435-8008

PRJ-49064
04/25/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 SOUTH ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5390

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

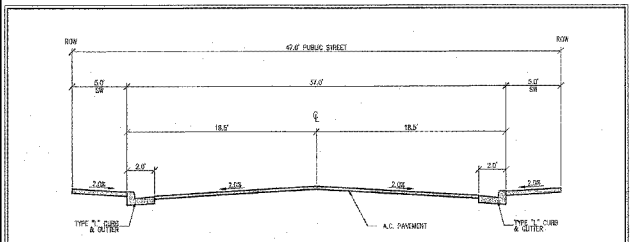
DR HORTON
DORRELL/HUALAPAI WEST
TENTATIVE MAP

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

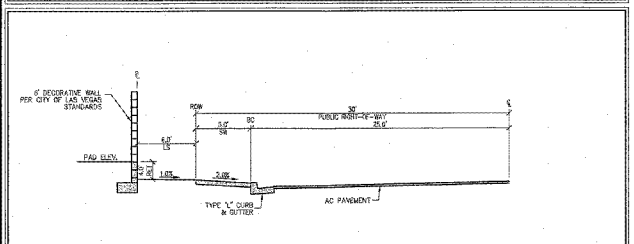
DARRIN J. PARRY — No. 15810 — PROFESSIONAL ENGINEER — STATE OF NEVADA
4/24/13

TM-1
SHEET 1 OF 2

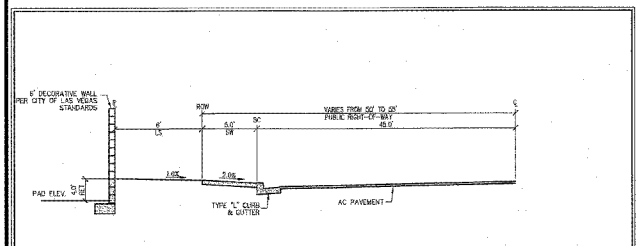
TMP-49164



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

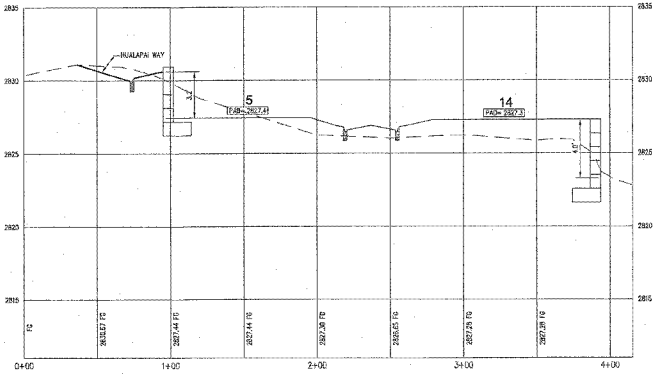


B 60' PUBLIC STREET SECTION
NOT TO SCALE
DORRELL LN.

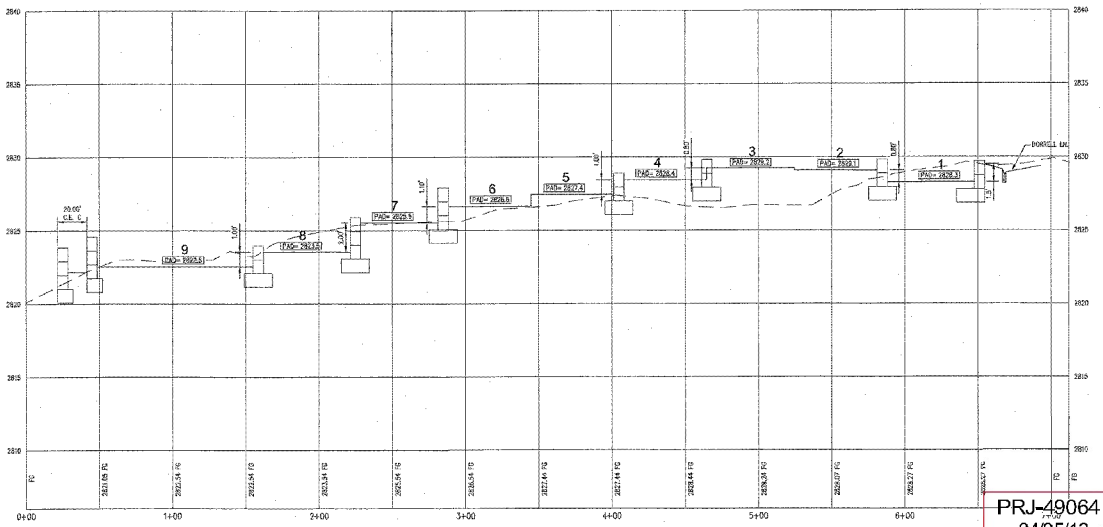


C 100' PUBLIC STREET SECTION
NOT TO SCALE
HUALAPAI WAY

WEST - EAST SECTION PROFILE



SOUTH - NORTH SECTION PROFILE



PRJ-49064
04/25/13

SLATER HANIFAN GROUP
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

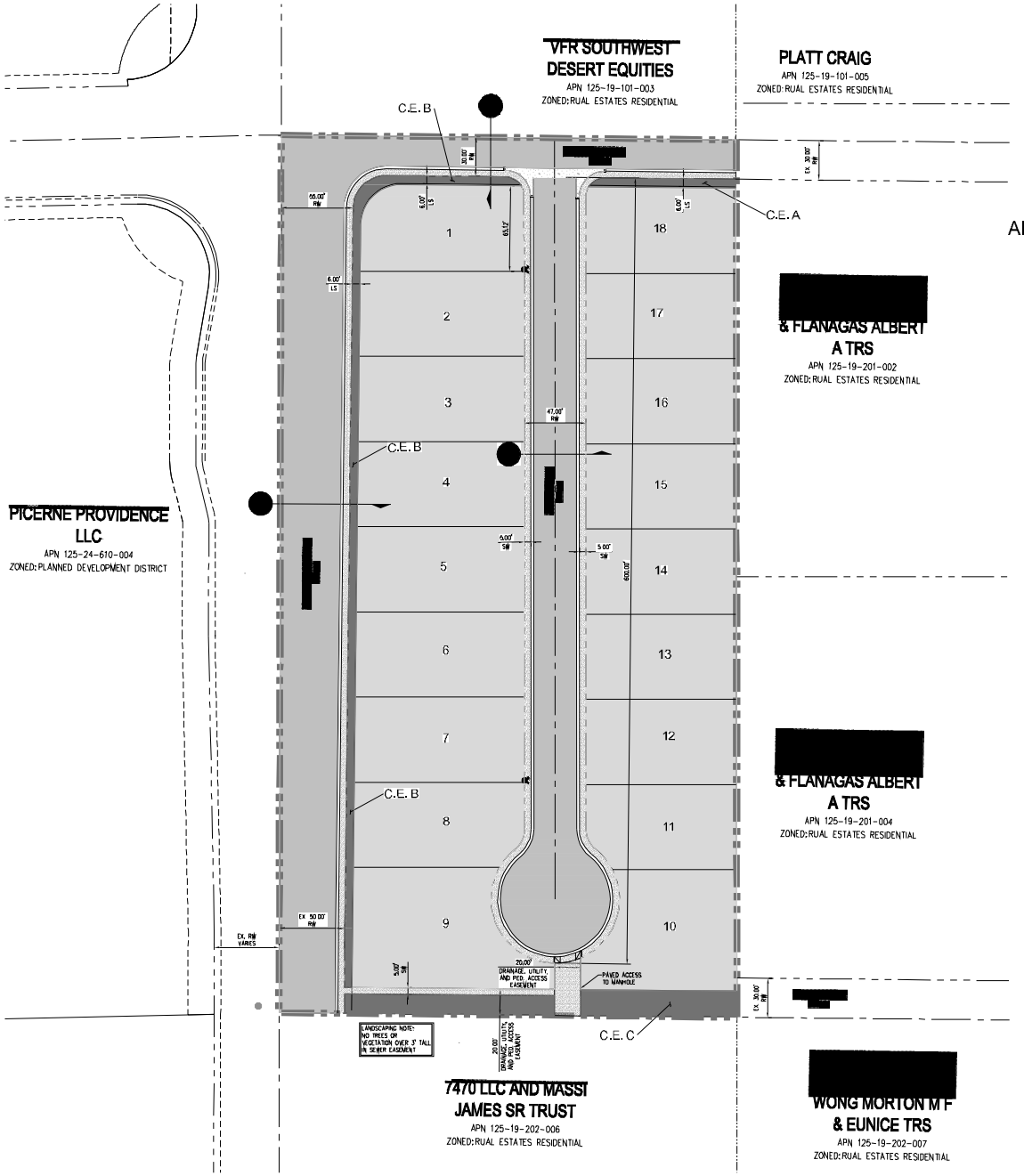
DORRELL/HUALAPAI WEST
TENTATIVE MAP

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

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

TM-2
SHEET 2 OF 2

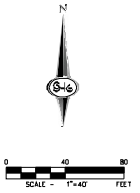
TMP-49164

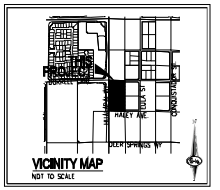


D·R·HORTON

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 3.52 (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 209' 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. APPALLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

DRPRJ#490643
DR HORTON
CITY APPROVAL
04/25/13
HANDICAP No. 30644
PH (702) 835-6000
FX (702) 835-6008

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

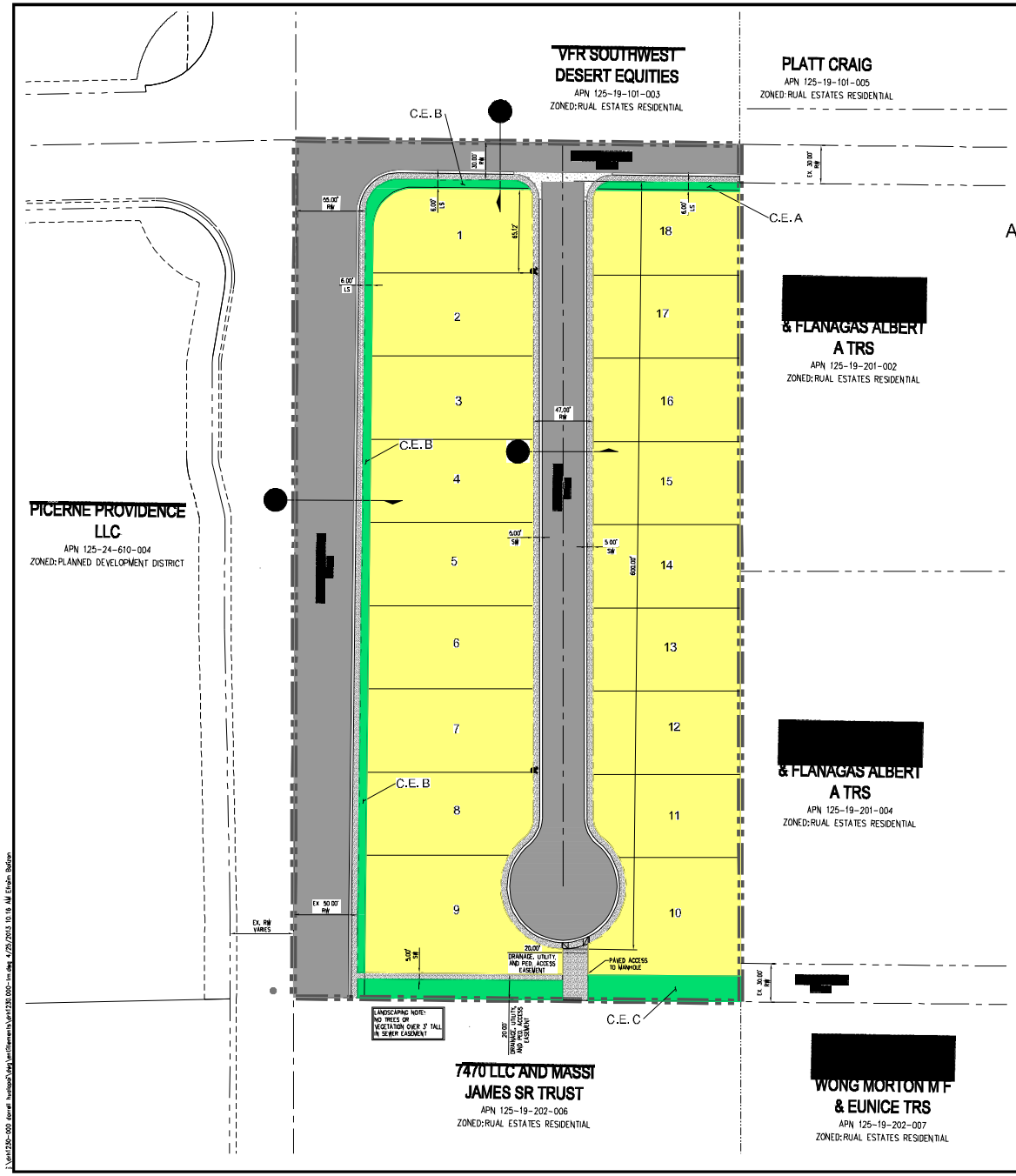
DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

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

SP-1
SHEET 1 OF 2

J:\drh1230-000 dorrell hualapai\dwg\em\Elements\drh1230-000-im dwg, 4/25/2013 10:36 AM, Erwin Balcom

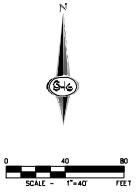
TMP-49164

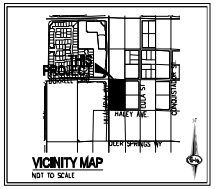


D·R·HORTON

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. 1729884, 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. 1729883, 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. 1729884.

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 RATIO 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 3.52 (PEAK FACTOR) = 0.0158 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 209' 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. APOLLO, ST #210
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

DRPRJ49064
04/25/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

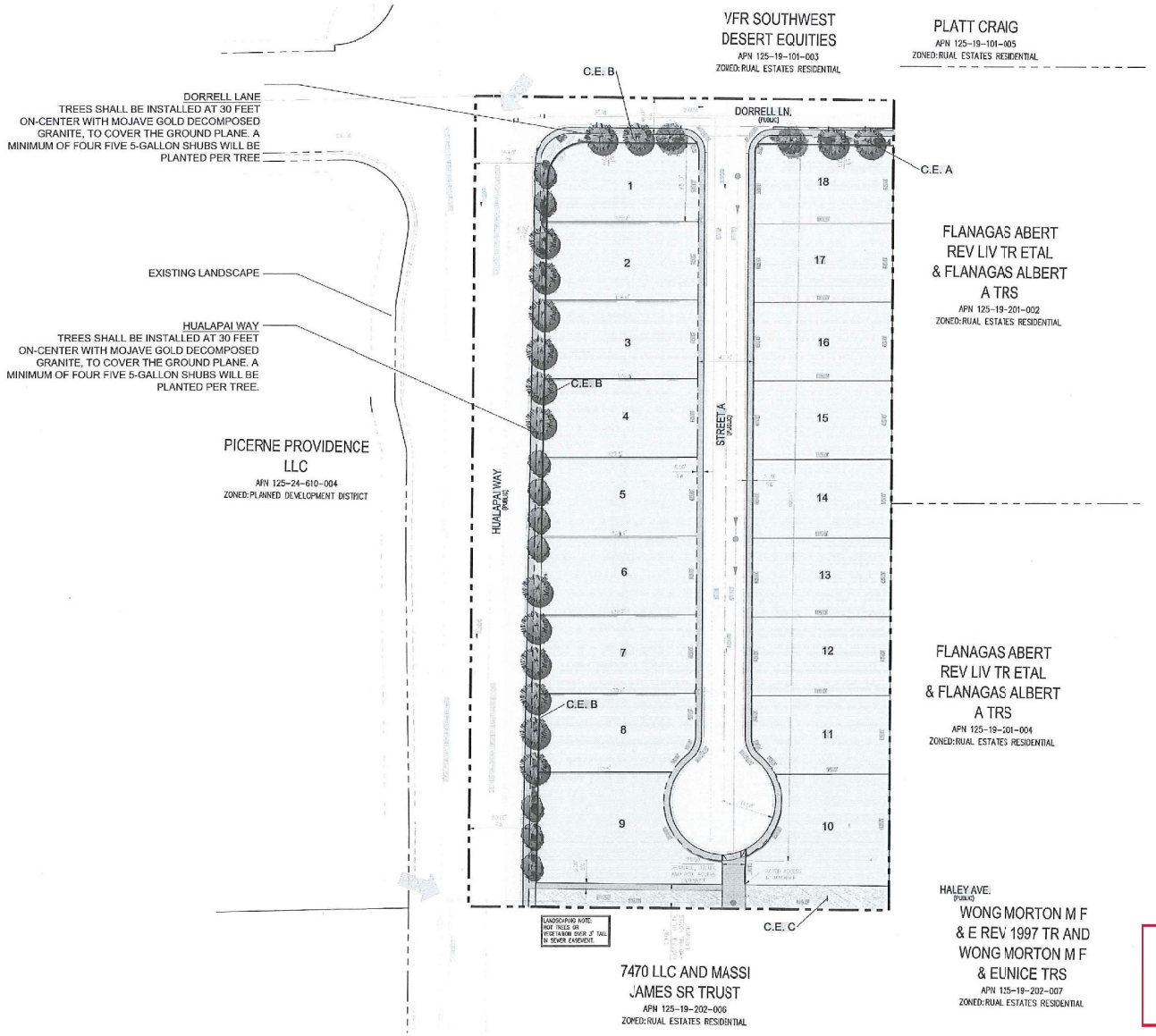
DR HORTON
DORRELL/HUALAPAI WEST
COLOR SITE PLAN

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

SP-1
SHEET 1 OF 2

J:\drh\1230-000 dorrell hualapai\dwg\em\Elements\drh1230-000-sp-dwg, 4/25/2013 10:16 AM Elvan Barton

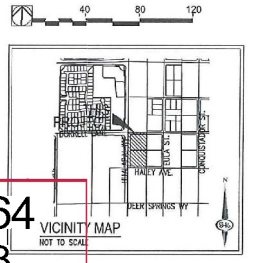
TMP-49164



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 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 3/4" Minus at 2" Depth (or approved equal)	sq ft

NOTE:
CONTRACTOR SHALL INSTALL "SHAVTOVIN 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

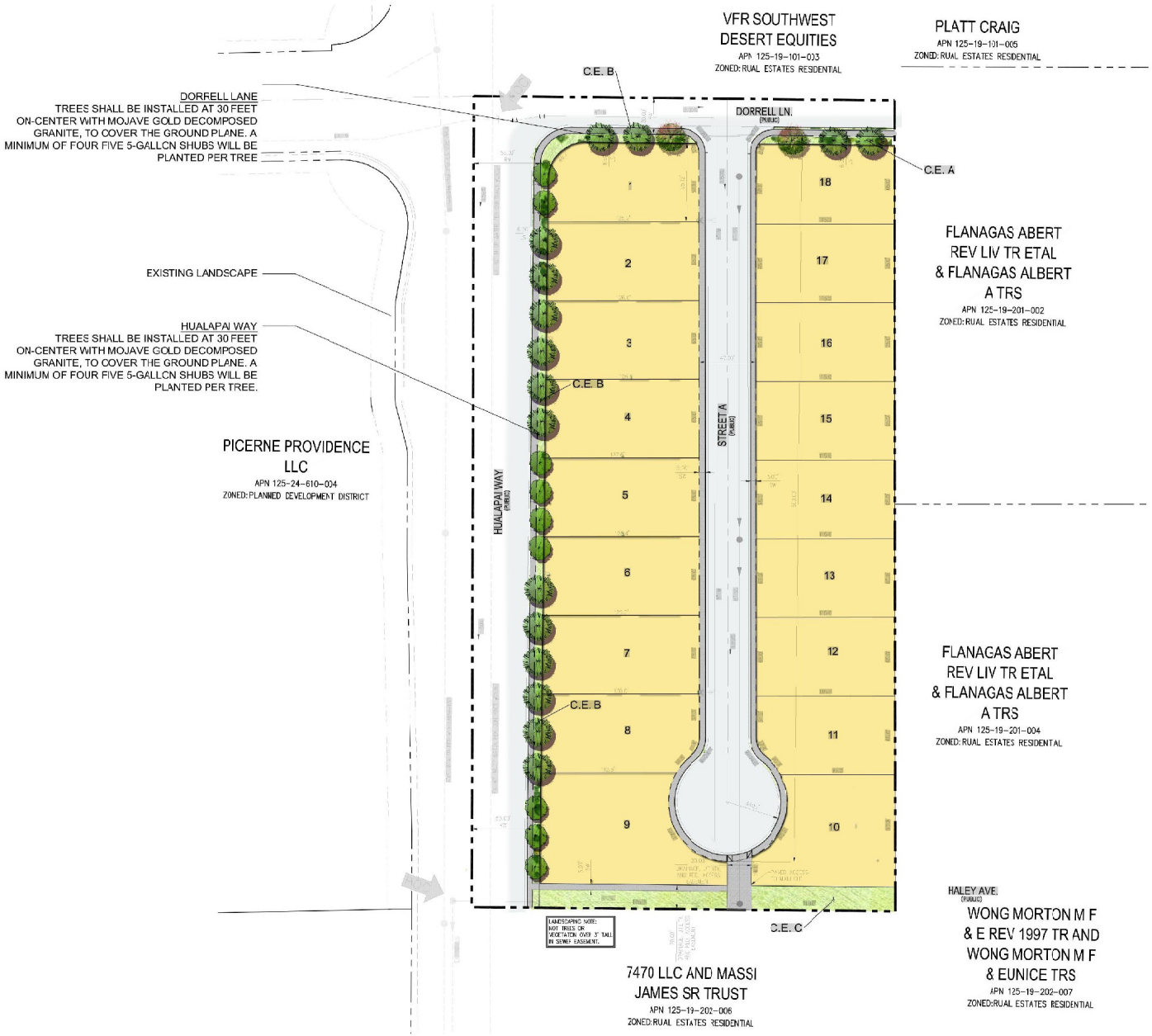
scale: 1" = 40'
04.25.13
north

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

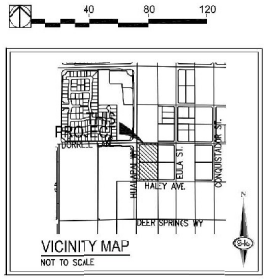
TMP-49164



PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chitalpa taskinensis	36" box
Chitalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash'	
Quercus buckeyi	
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 foldzumi 'Red Elf'	5 gal.
Dwarf Pyracantha	
Rosmarinus officinalis 'Tuscan Blu'	5 gal.
Tuscan Blue Rosemary	
Salvia greggi	5 gal.
Red Salvia	
Groundcovers	
Acacia redolens	1 gal.
Prostrate Acacia	
Dalea capillaxa '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 Mis'	5 gal.
Regal Mist Muhly	
Inerts	
Decomposed Granite Mojave Gold 3/4" Minus a 2" Depth (or approved equal)	sq ft

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.



scale: 1" = 40'

north

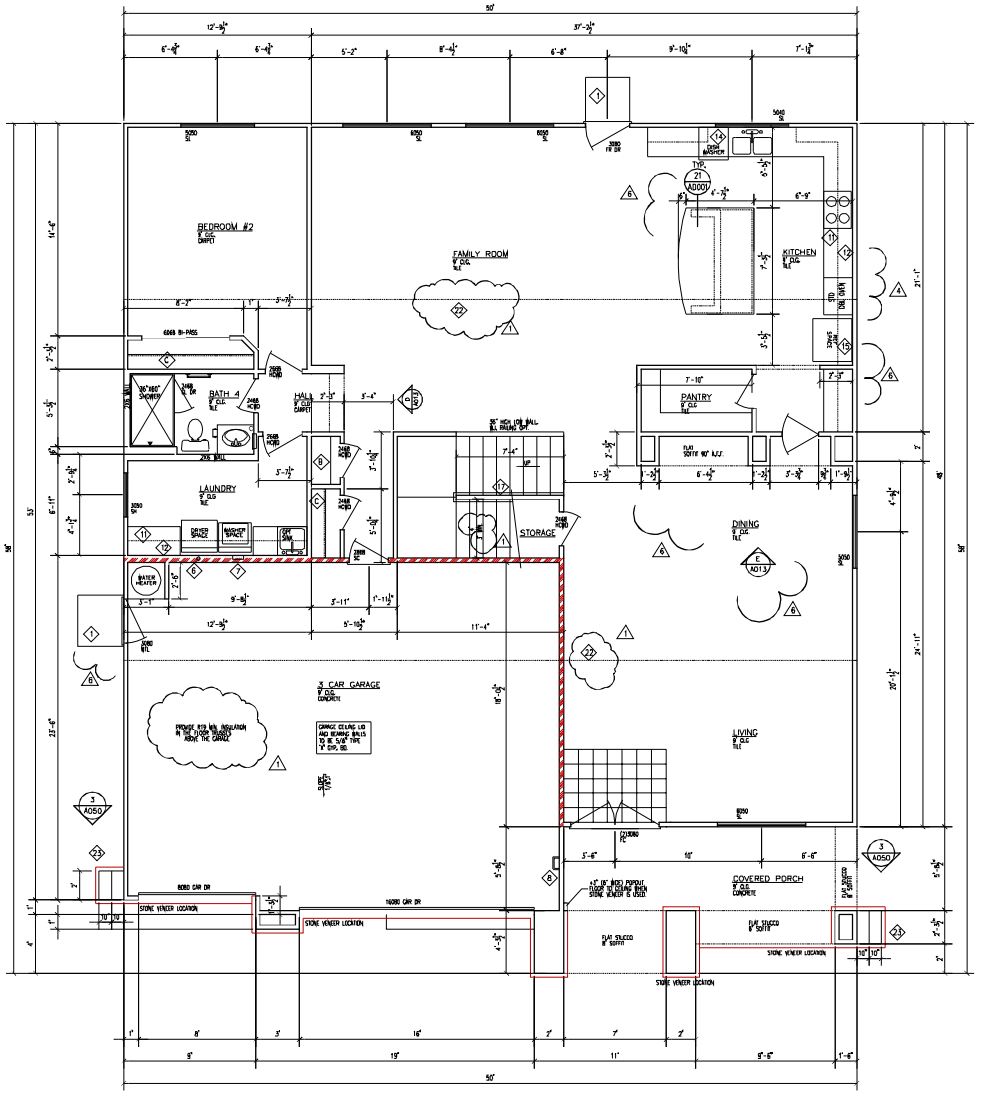
PRJ-49064
04/25/13

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



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

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

FC	= FIBER CLASSIC	FX	= FIXED WINDOW
HC	= HOLLOW CORE WOOD DOOR	SL	= SLIDER
SC	= SOLID CORE WOOD DOOR	SH	= SINGLE HUNG
FR	= FRENCH W/TEMPERED GLAZING	AR	= ARCHED
BP	= BYPASS DOORS	TEMP	= TEMPERED GLAZING REQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.
DA	= DOUBLE ACTING HOLLOW CORE DOOR		
MTL	= METAL DOOR		

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 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. 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 TIMELY FRAME.

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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

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

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

9. AT TUBS, SHOWERS & TUB/SHOWER COMBOS THAT 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 FRENCH/ATRIUM DOORS SHALL BE TEMPERED.

ATTIC ACCESS, CATWALK & LANDING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A LANDING 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 OR 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 SMALLER 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" HORIZONTAL OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

LIVING:	FIRST FLOOR	= 4,400 SQ.FT.
	SECOND FLOOR	= SQ.FT.
	TOTAL	= 4,400 SQ.FT.
GARAGE:		= SQ.FT.
COVERED PORCH		= SQ.FT.
FULL COVERED PATIO OPTION		= SQ.FT.
PARTIAL COVERED PATIO OPTION*		= 240 SQ.FT.
FULL DECK OPTION		= SQ.FT.
PARTIAL DECK OPTION:		= 240 SQ.FT.
*STANDARD UPSTAIRS COVERED PATIO:		= 0 SQ.FT.
TOTAL FOOTAGE UNDER ROOF (STANDARD):		= SQ.FT.
TOTAL FOOTAGE UNDER ROOFS (WITH FULL PATIO):		= SQ.FT.

PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 52 STATE OF NEVADA
FAX (702) 896-9962

4400 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 897-6667

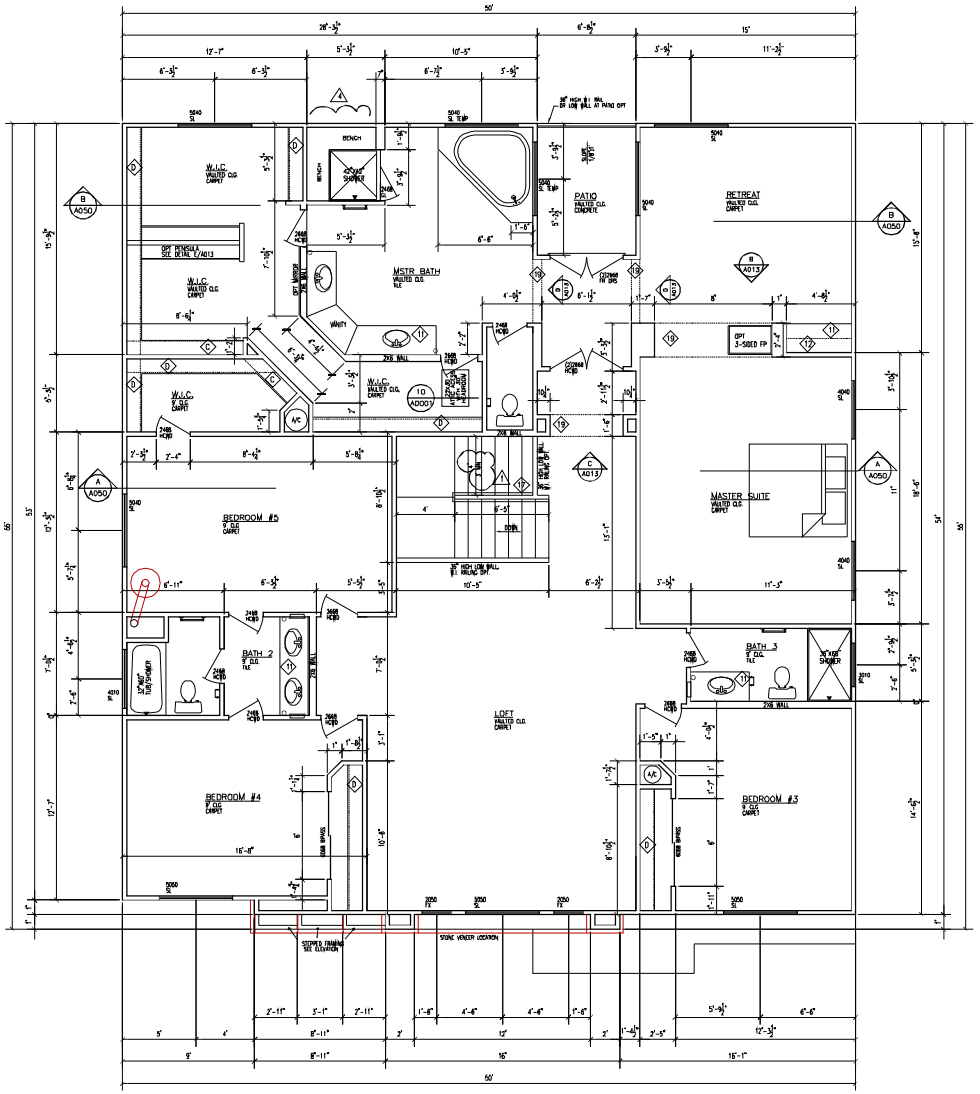
REVISION	DATE	NOTES
1	12-7-11	PER CORRECTION #1
2	8-14-12	CLOUD REVISION
3	10-25-12	FRAME WALL

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

A010

FLOOR PLAN

2270 CAMERO AVE LAS VEGAS, NEVADA 89115



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".
- 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 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. O.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 BULLNOSE DRYWALL CORNER'S

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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

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

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

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT 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 FRNCH/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 5" 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

PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
RESIDENTIAL DESIGNER
LAS VEGAS, NEVADA 89129
FAX (702) 656-8952
OFFICE (702) 647-6997

© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS

4400 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

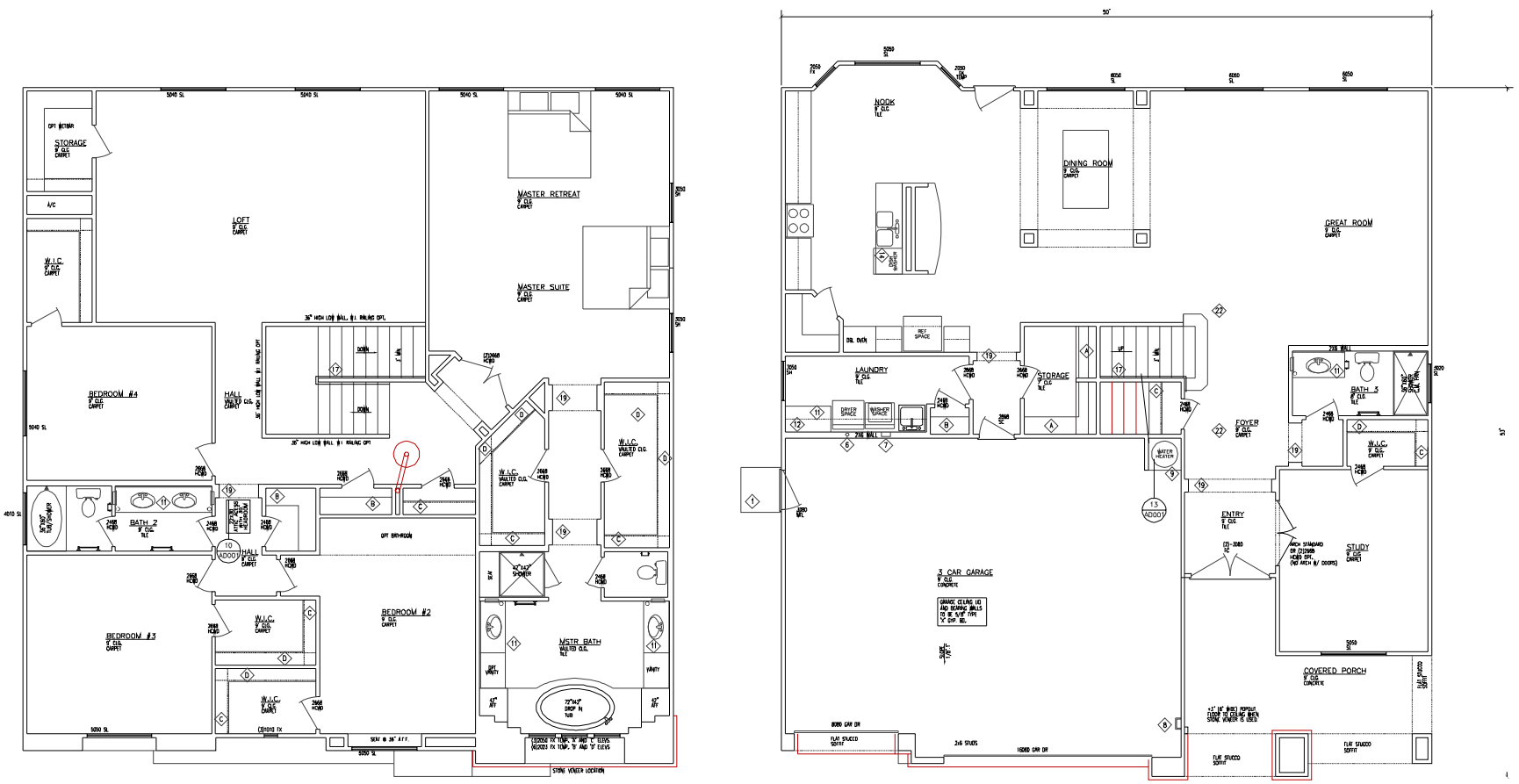
REVISION	DATE	NOTES
1	12-7-11	PER CORRECTION #1
2	8-14-12	CLOUD REVISION

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

A011

FLOOR PLAN

2270 CAMERO AVE.



PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
RESIDENTIAL DESIGNER

4200 PLAN

D.R. HORTON HOMES

LARRY TINDALL
RESIDENTIAL DESIGNER

© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.

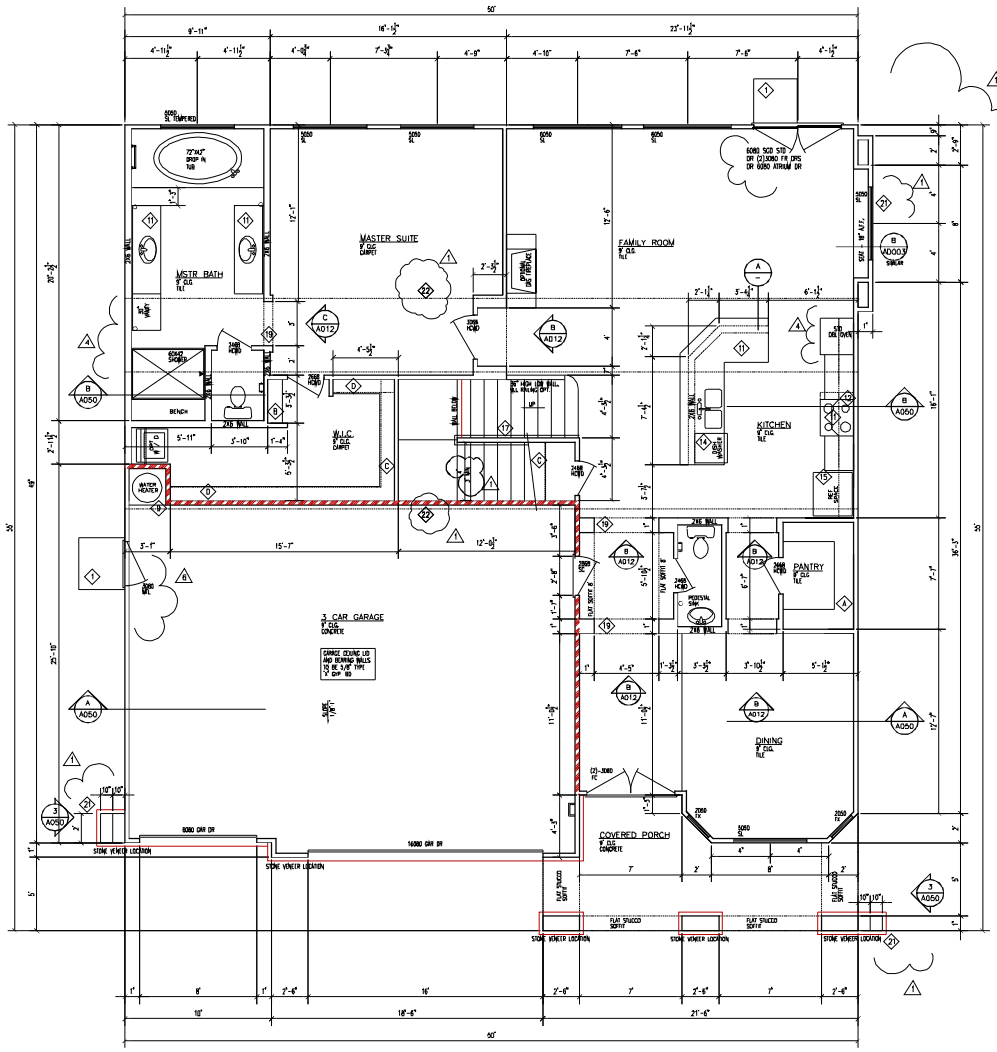
FAX (702) 896-8352
OFFICE (702) 597.5597
LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.

REVISION	DATE	NOTES

ELEVATIONS

JOB NO.: 1113
FILE NAME: A010
DATE: 5-20-11

A010



(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 ROTO 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.

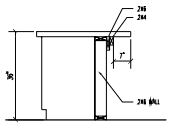
SHELVING OPTIONS:

- (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



(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.
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 80 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. 1 COAT 1 HOUR STUCCO SYSTEM, AS MFG. PER ESR-1607
22. 5/8" GYP. BD. DRAFTSTOP SHOWN DASHED
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 RESTS. BY CODE.

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

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF 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

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. A.I. 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 FRNCH/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/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	1,259 S.F.
	SECOND FLOOR	1,633 S.F.
	TOTAL	2,892 S.F.
GARAGE:		735 S.F.
COVERED PORCH		151 S.F.
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-49064
04/25/13

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 52.0 STATE OF NEVADA
FAX (702) 896-9962

4000 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER. DO NOT SCALE DRAWINGS.
OFFICE (702) 897-6667

REVISION	DATE	NOTES
1	12-7-11	ARCH CORRECTION #1
2	8-14-12	CLIENT REVISION
3	10-25-12	FRAME WALK

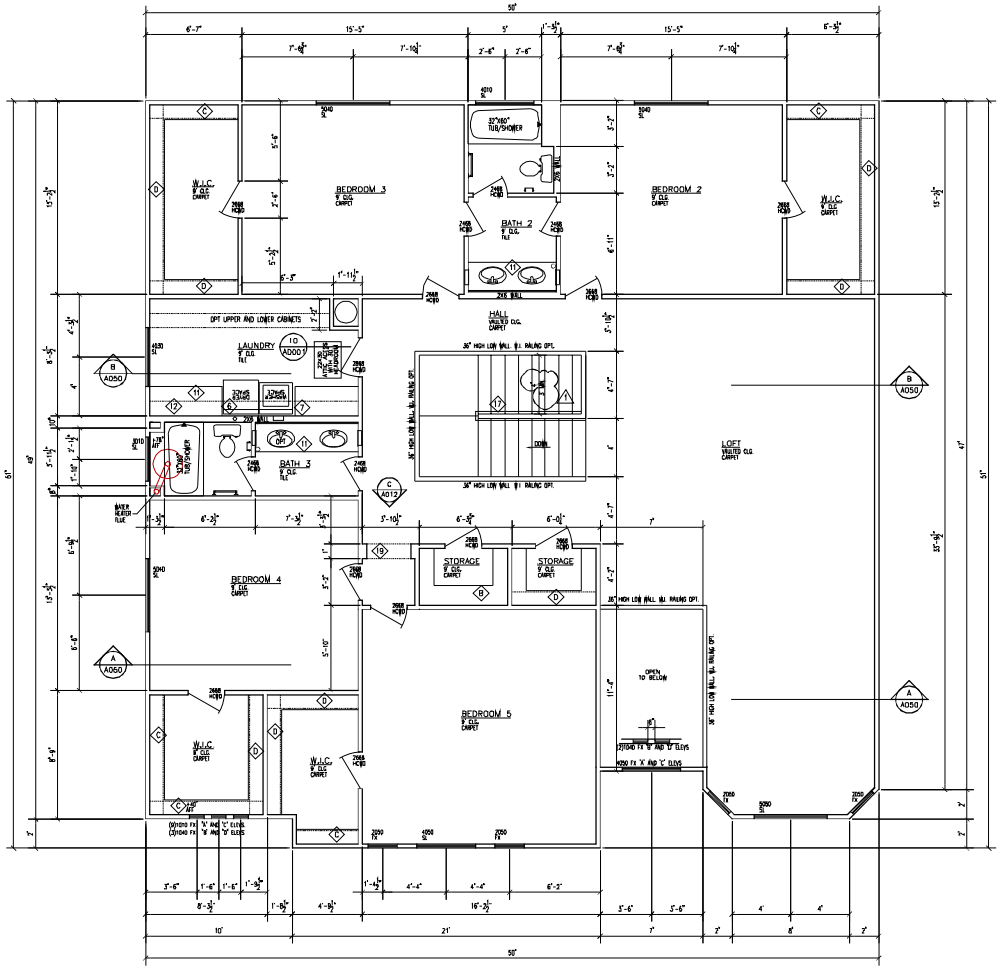
JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

A010

FLOOR PLAN

2270 CAMERO AVE LAS VEGAS NEVADA 89115

TMP-49164



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

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 ROTO 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 AS REQ. BY CODE.

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

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

4. ALL BASE SHALL BE REVERSIBLE GRADE.

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

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

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

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

9. AT TUBS, SHOWERS & TUB/SHOWER COMBOS THAT 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 FRENCH/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 UN 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 SF. 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.

PRJ-49064
04/25/13

TMP-49164

LARRY TINDALL
REGISTERED PROFESSIONAL DESIGNER
No. 5249 STATE OF NEVADA
REGISTERED RESIDENTIAL ENGINEER
FAX (702) 896-8952

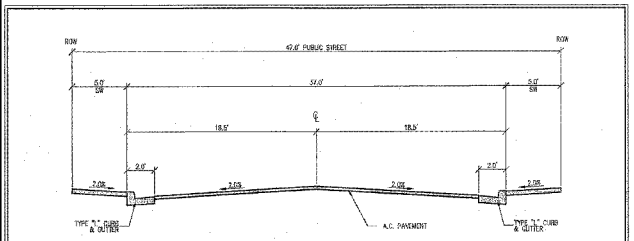
4000 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWINGS
OFFICE (702) 897-5997
LAS VEGAS, NEVADA 89129

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

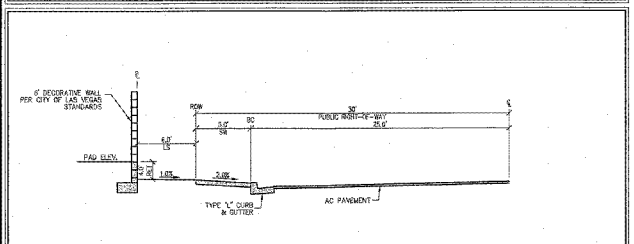
JOB NO.: 1114
FILE NAME:
DATE: 10-17-11
UPDATE:

FLOOR PLAN
A011

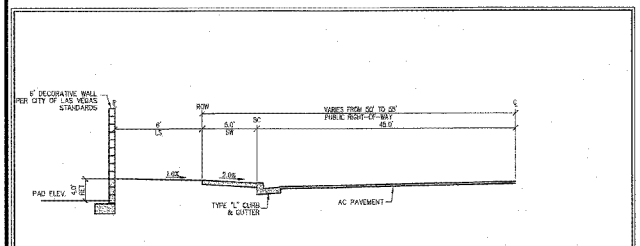
2270 CAMERO AVE.



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

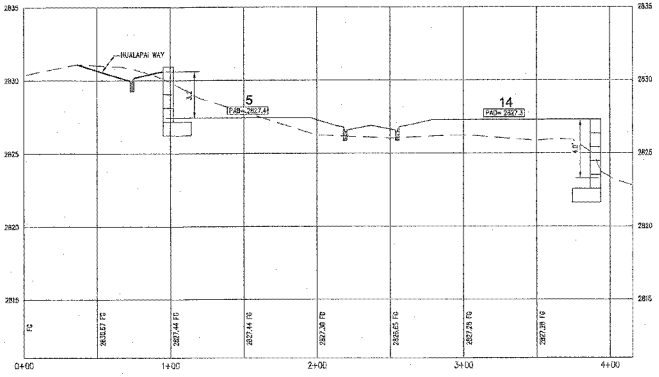


B 60' PUBLIC STREET SECTION
NOT TO SCALE
DORRELL LN.

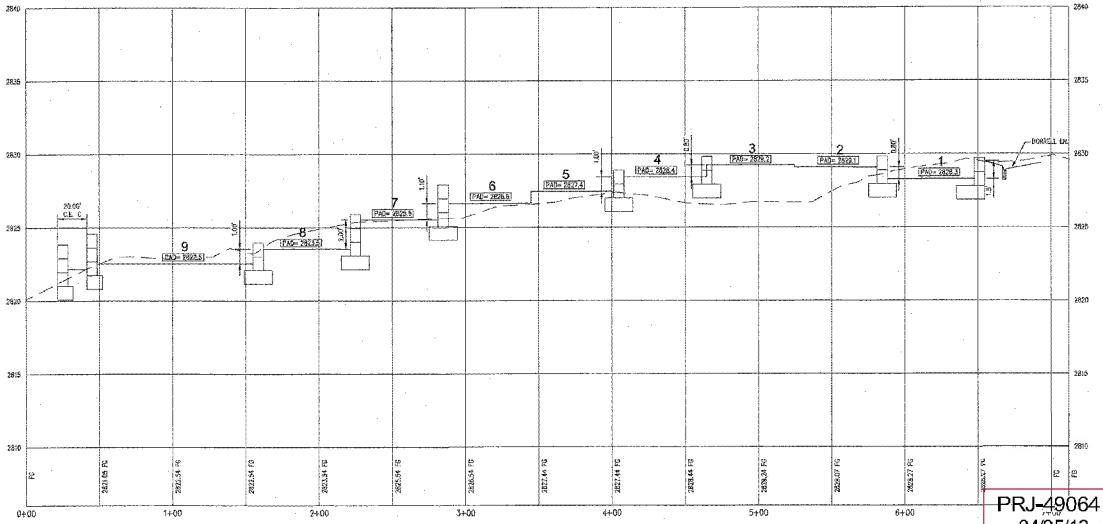


C 100' PUBLIC STREET SECTION
NOT TO SCALE
HUALAPAI WAY

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

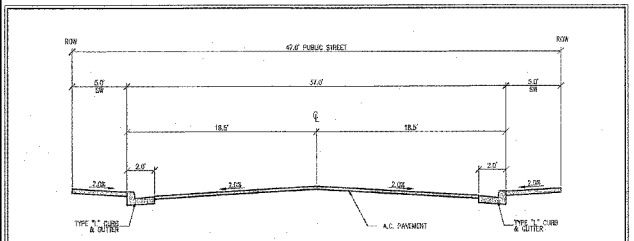
DORRELL/HUALAPAI WEST
TENTATIVE MAP

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

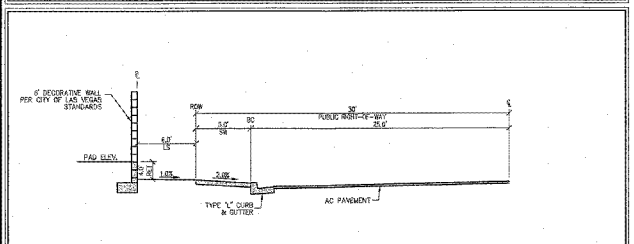
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN J. PARK
No. 15615
4/25/13

TM-2
SHEET 2 OF 2

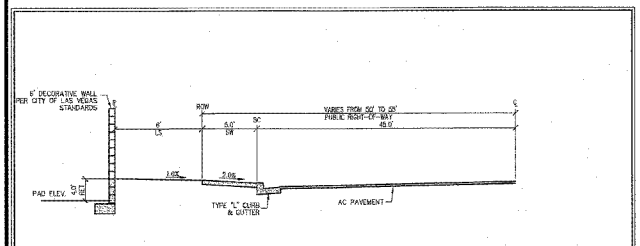
TMP-49164



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

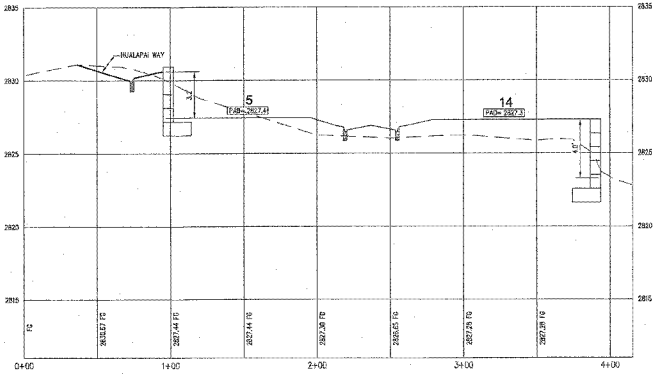


B 60' PUBLIC STREET SECTION
NOT TO SCALE
DORRELL LN.

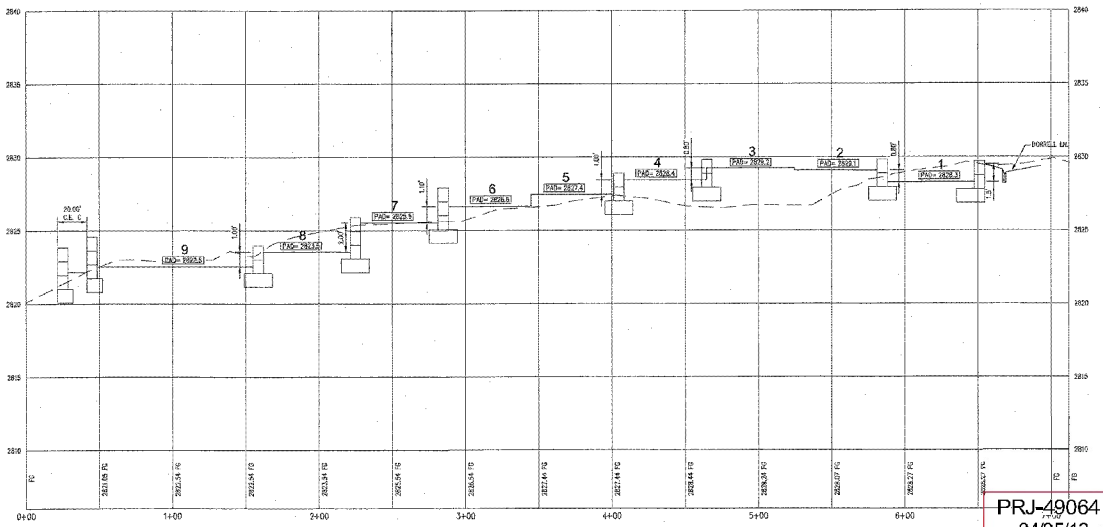


C 100' PUBLIC STREET SECTION
NOT TO SCALE
HUALAPAI WAY

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. PARK
No. 15815
4/25/13

TM-2
SHEET 2 OF 2

TMP-49164

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:
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]. Staff recommends APPROVAL.

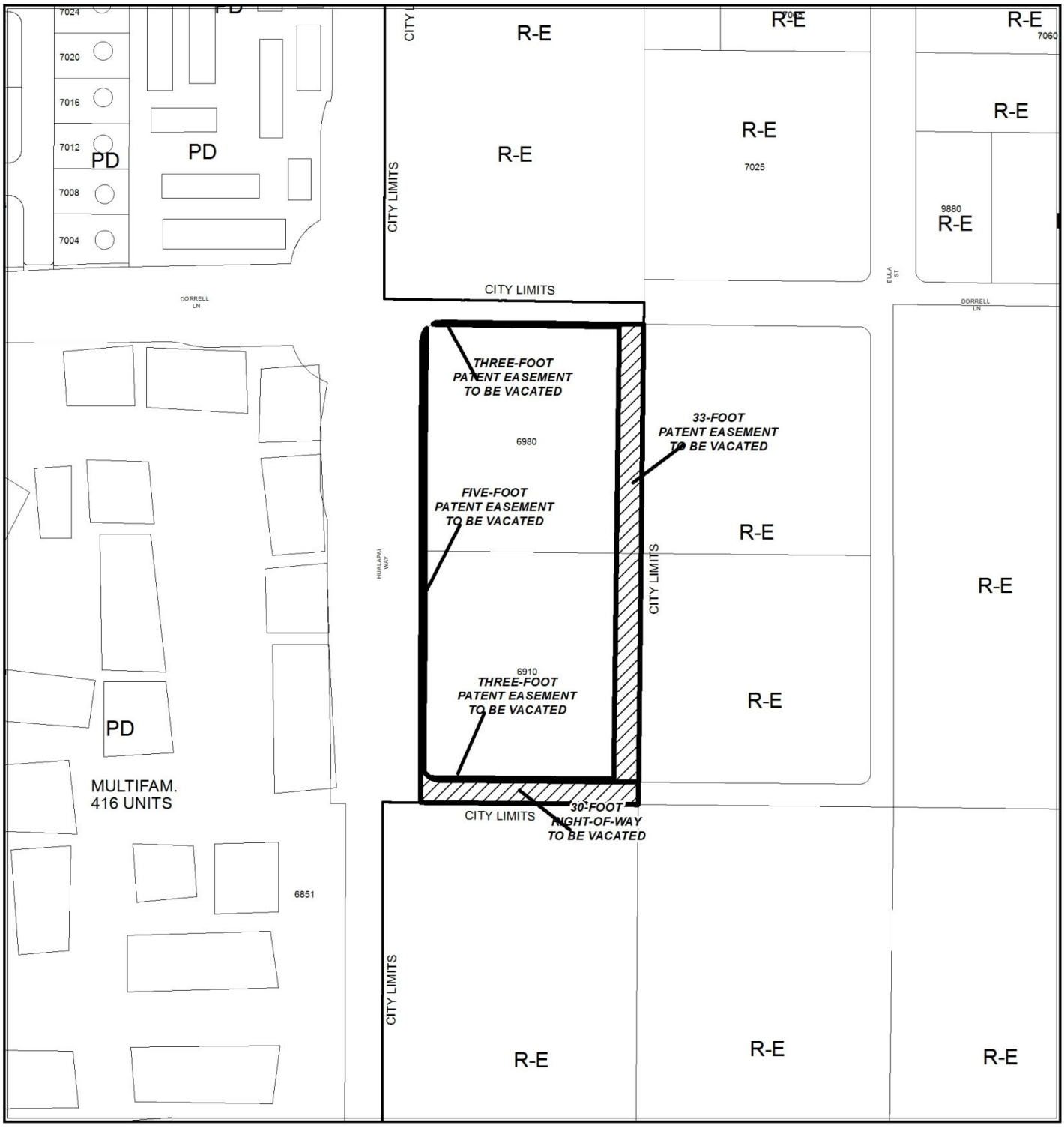
SET DATE: 07/10/2013
C.C.: 07/24/2013

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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



CASE: VAC-49184 (PRJ-49064)

0 100 200
Feet

N



CASE: VAC-49184 (PRJ-49064)

0 100 200
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.: **13.**

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

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

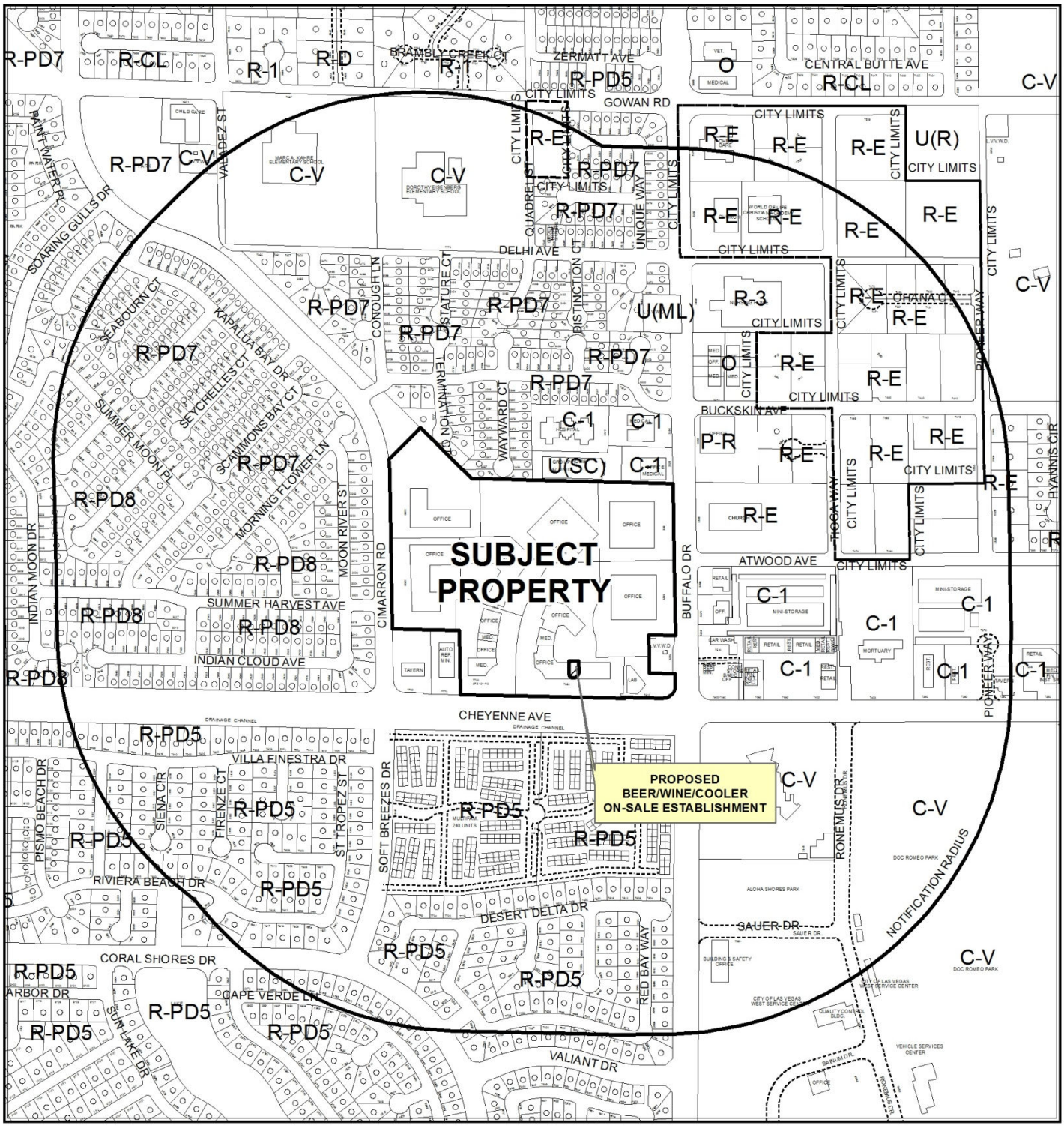
SUBJECT:
SUP-49108 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NMT ENTERPRISE, LLC - OWNER: 333 MSA FREMONT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH A WAIVER TO 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). 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:

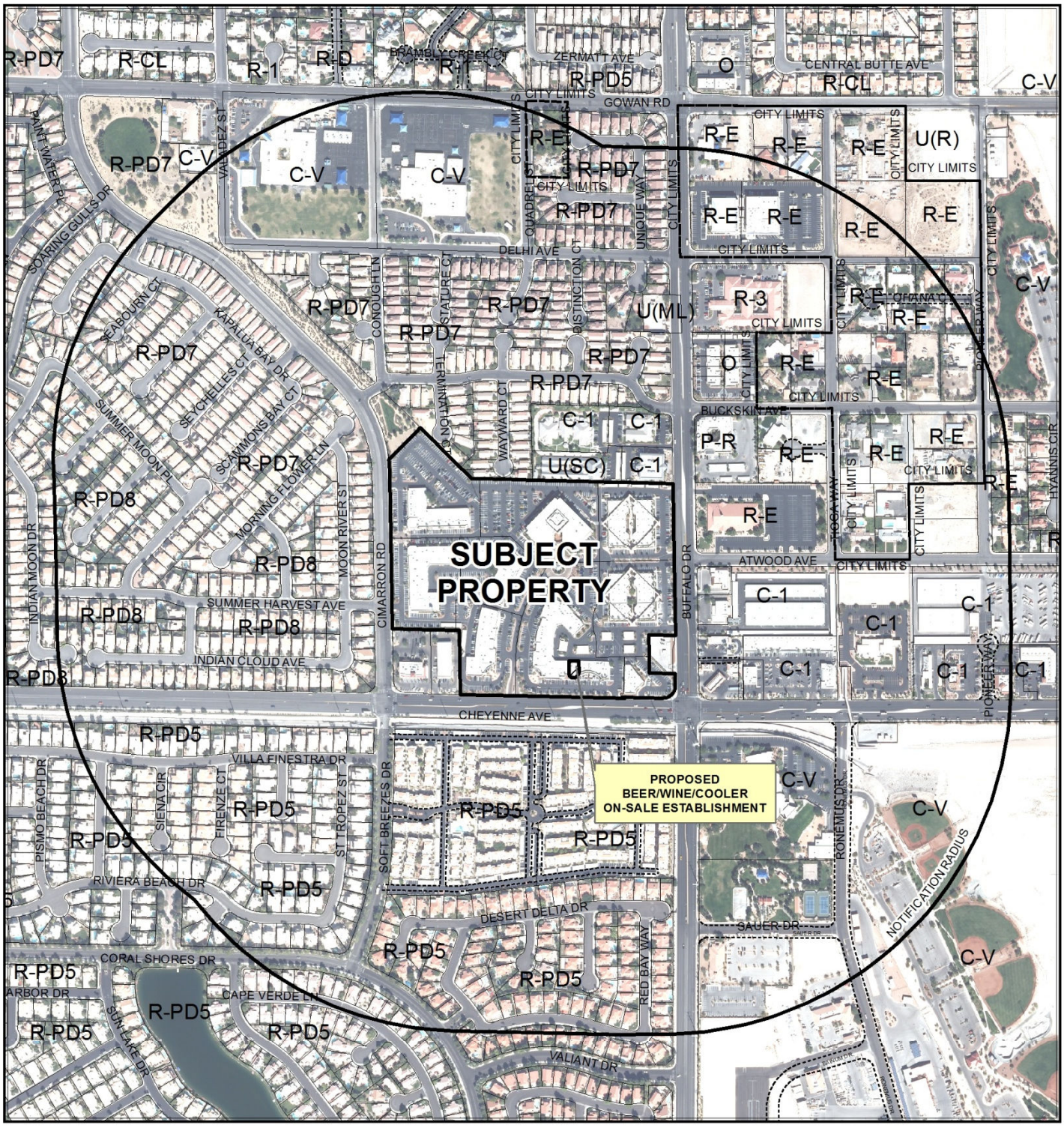
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49108**

RADIUS: 1500 FEET

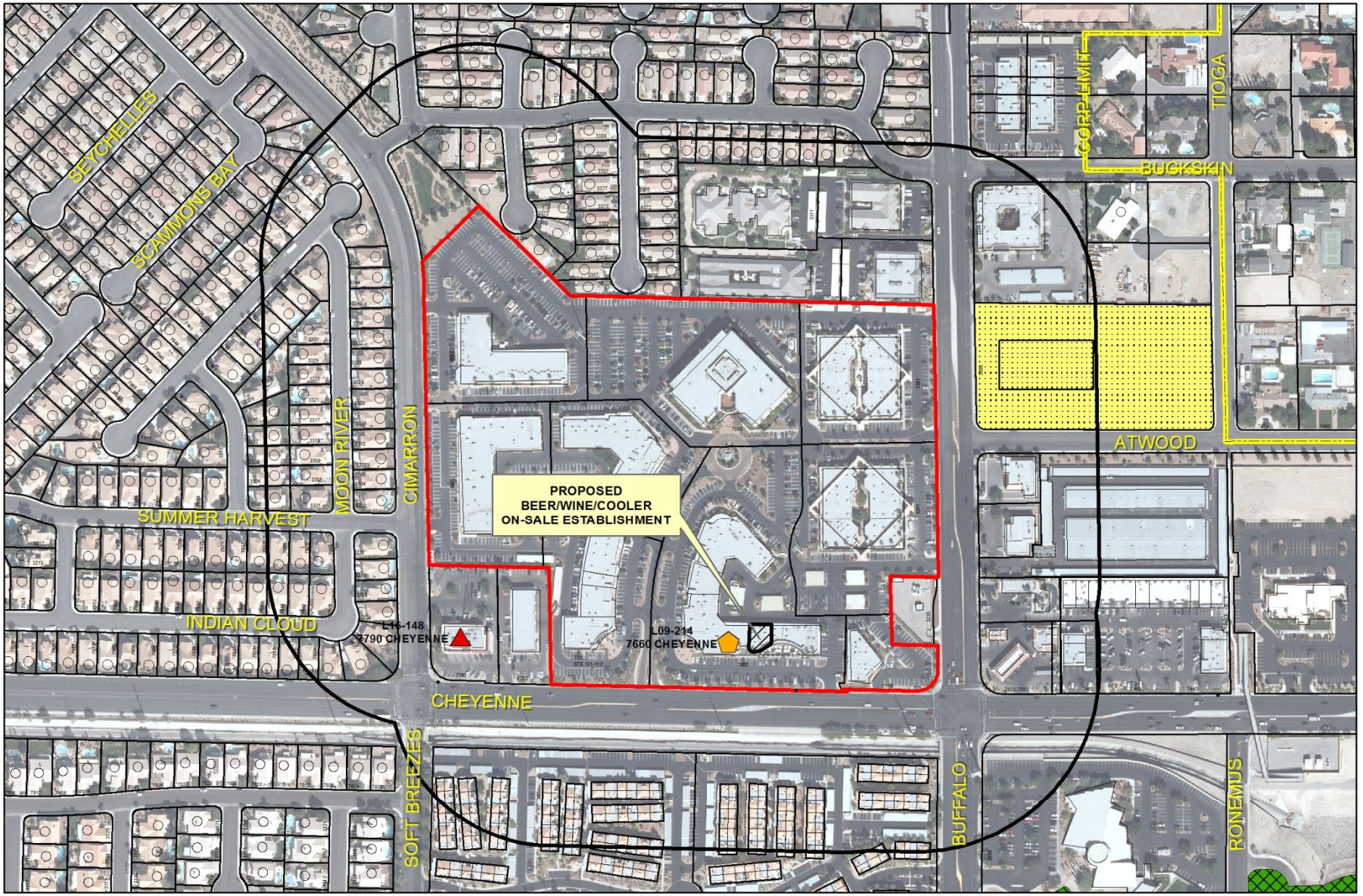
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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 Bowman, 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

RECEIVED
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 Francisco **State** CA **Zip** 94105-0641

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~~

RECEIVED
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.

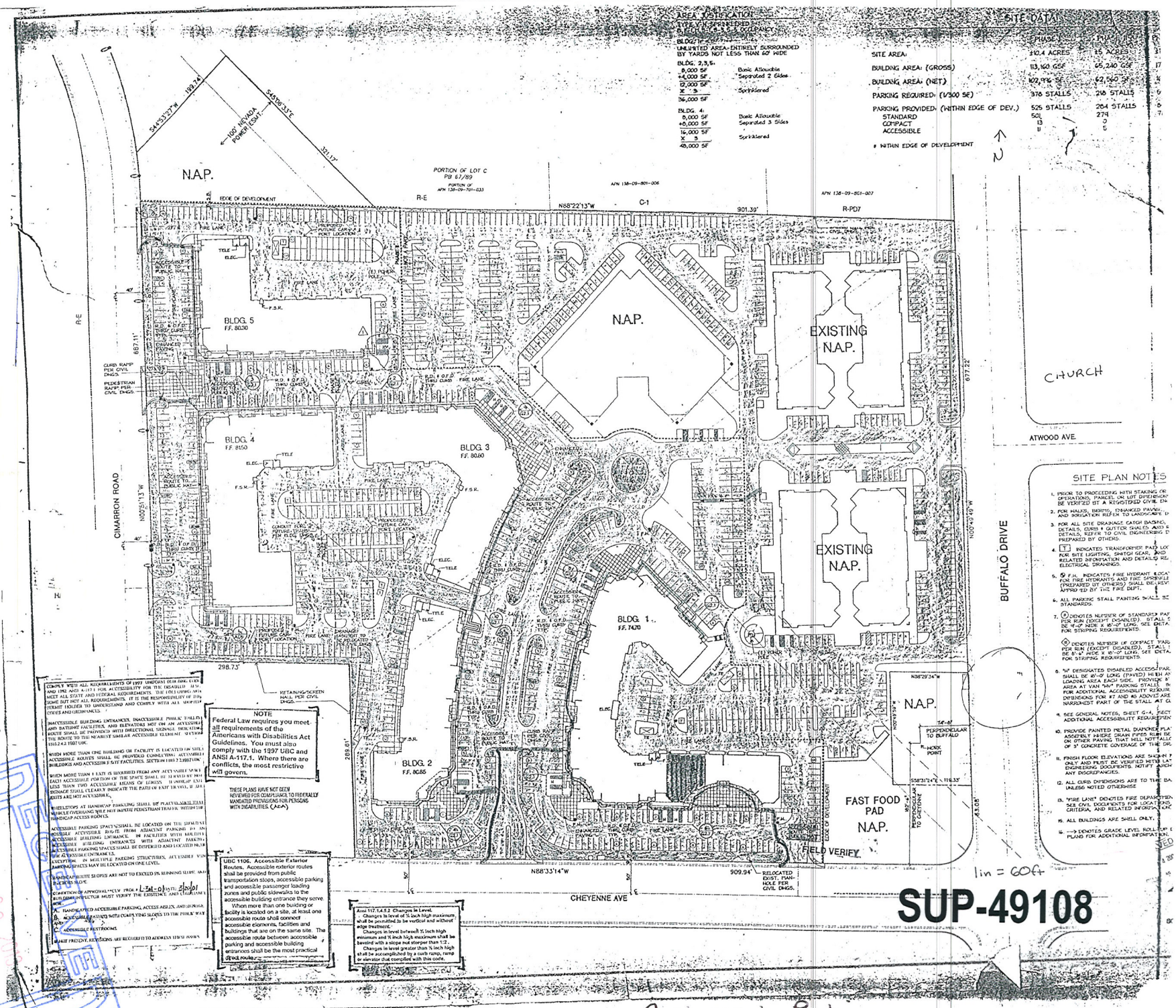
Linda Adele Rust
Notary Signature

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

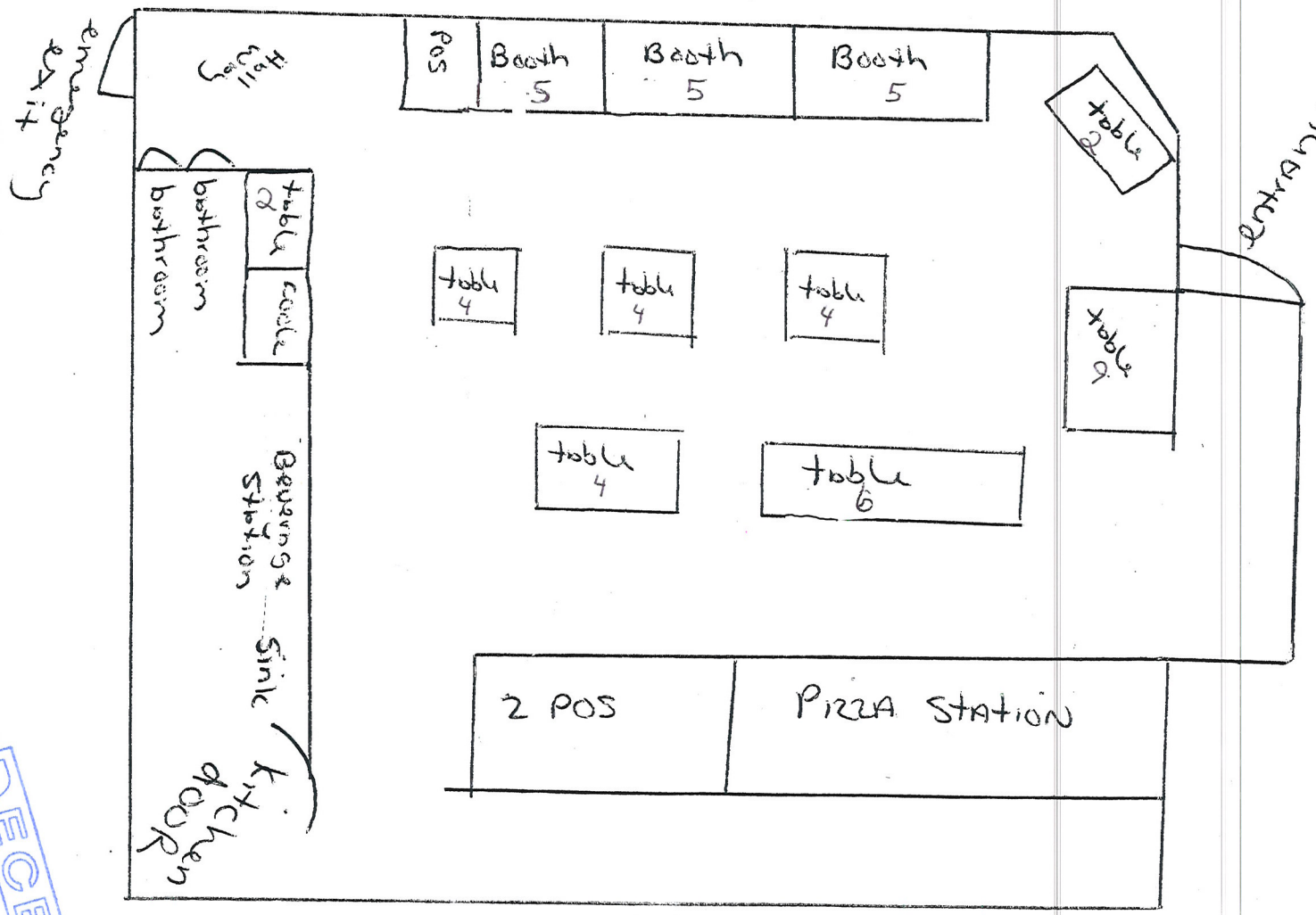
RECEIVED
APR 23 2013



Restaurant Parking
Front Lot 1 space per 50 ft

Dining Room Floor Plan

Seating 50



RECEIVED
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,

Robert & Michele Hughes

Robert & Michele Hughes

Owners of Sabatino's NY Pizzeria

SUP-49108

RECEIVED
APR 22 2013

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**

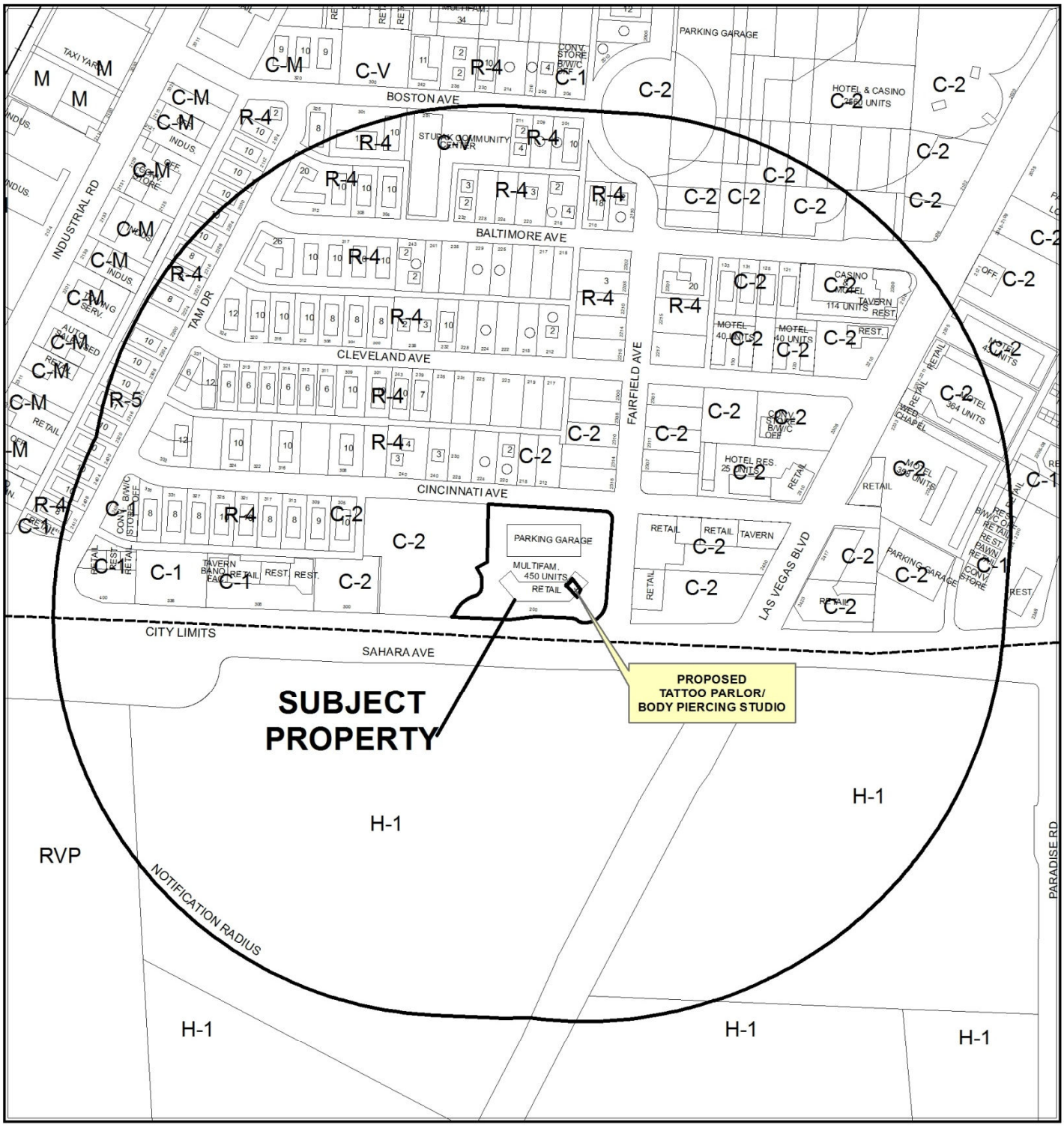
SUBJECT:
SUP-49167 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GEORGE H. RODRIGUEZ - OWNER: G CAPITAL INVESTMENT, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 200 West Sahara Boulevard (APN 162-04-815-428), C-2 (General Commercial) 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



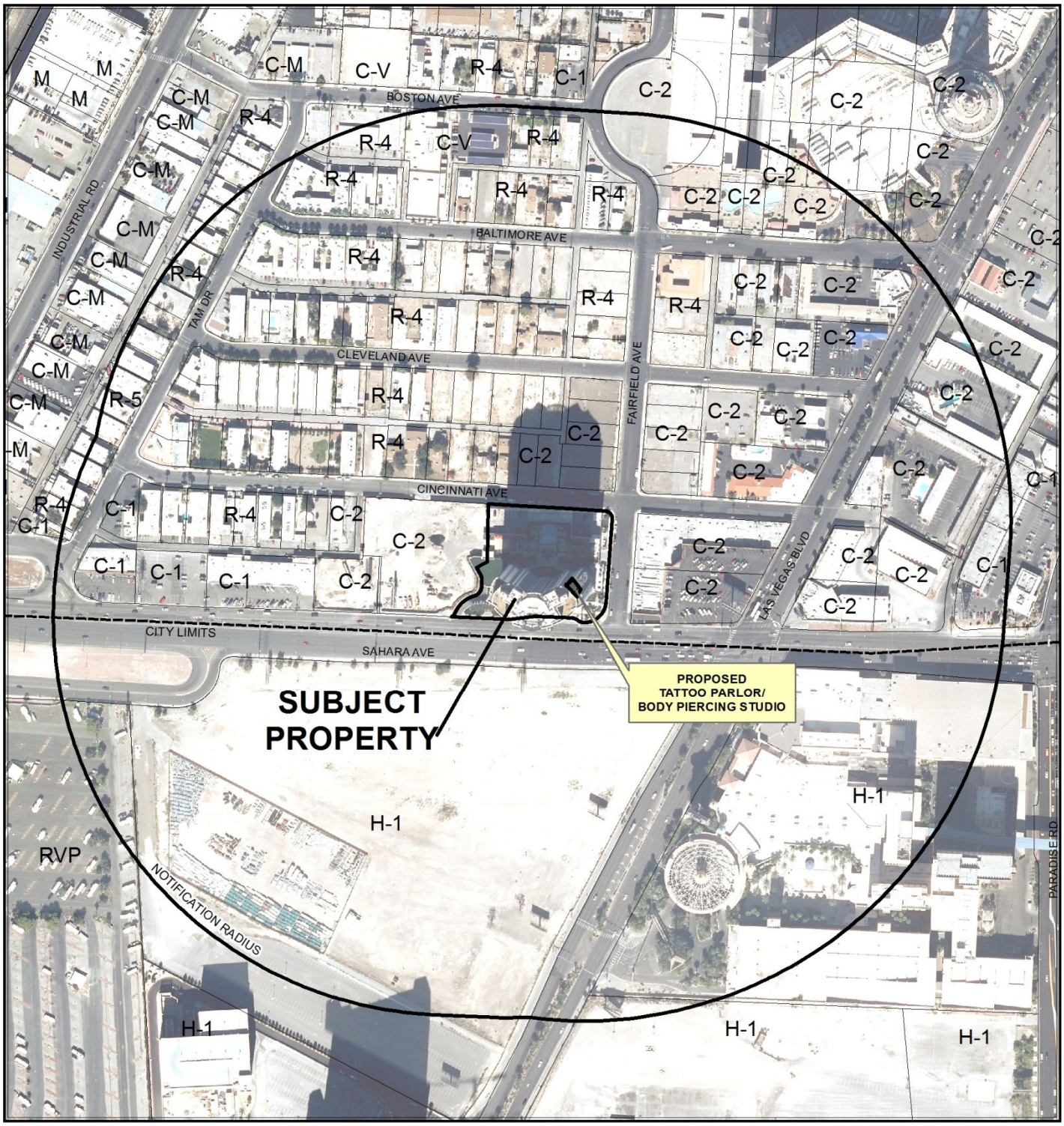
0 300 600 Feet

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)

RECEIVED
APR 25 2013

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 UNTOUCHABLE MOBILE TATS @ 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

RECEIVED

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 10/27/08

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

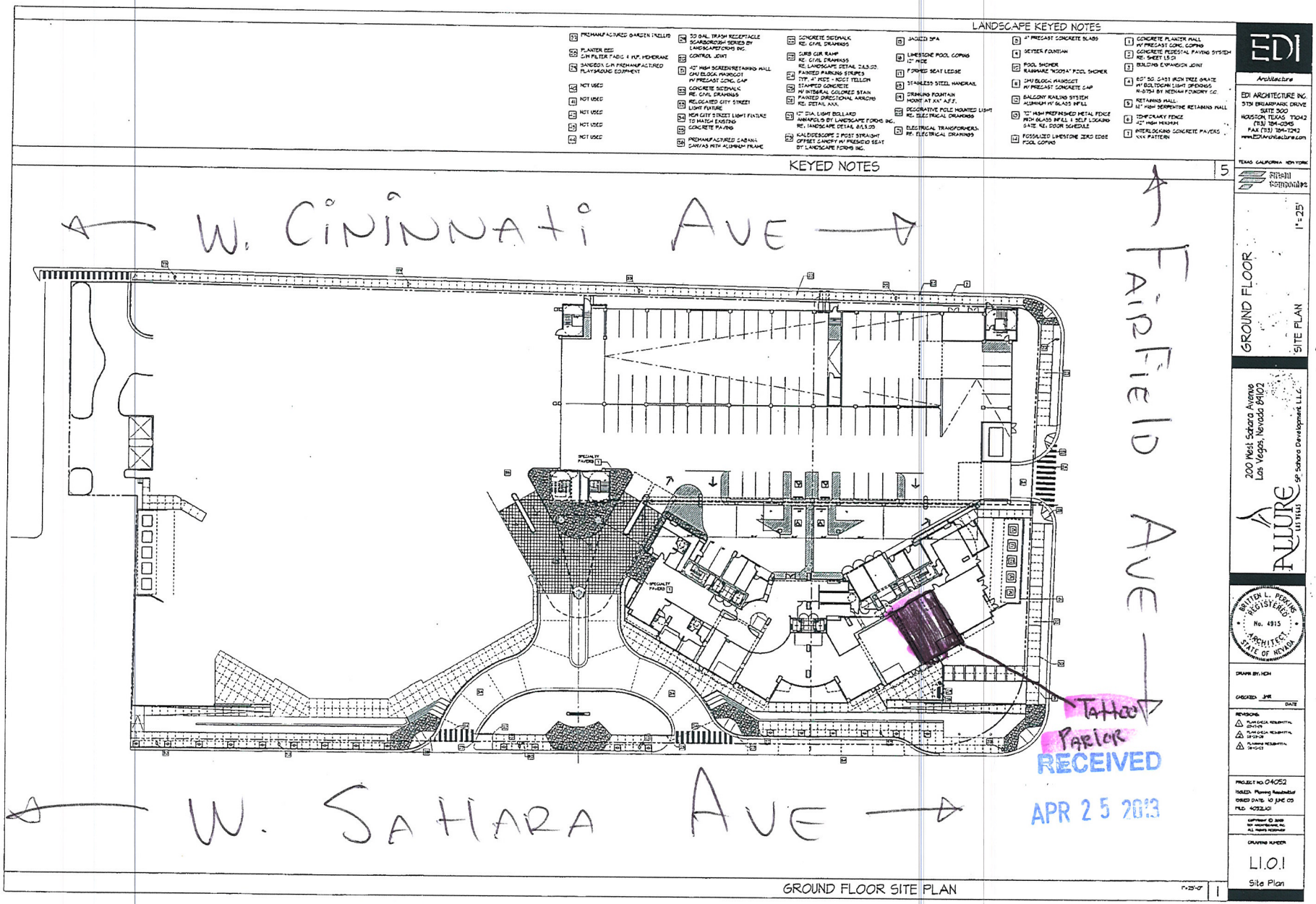
evidence to be the person(s) who appeared before me.

MARISSA RODRIGUEZ
COMM. #1990119
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Sep. 28, 2016

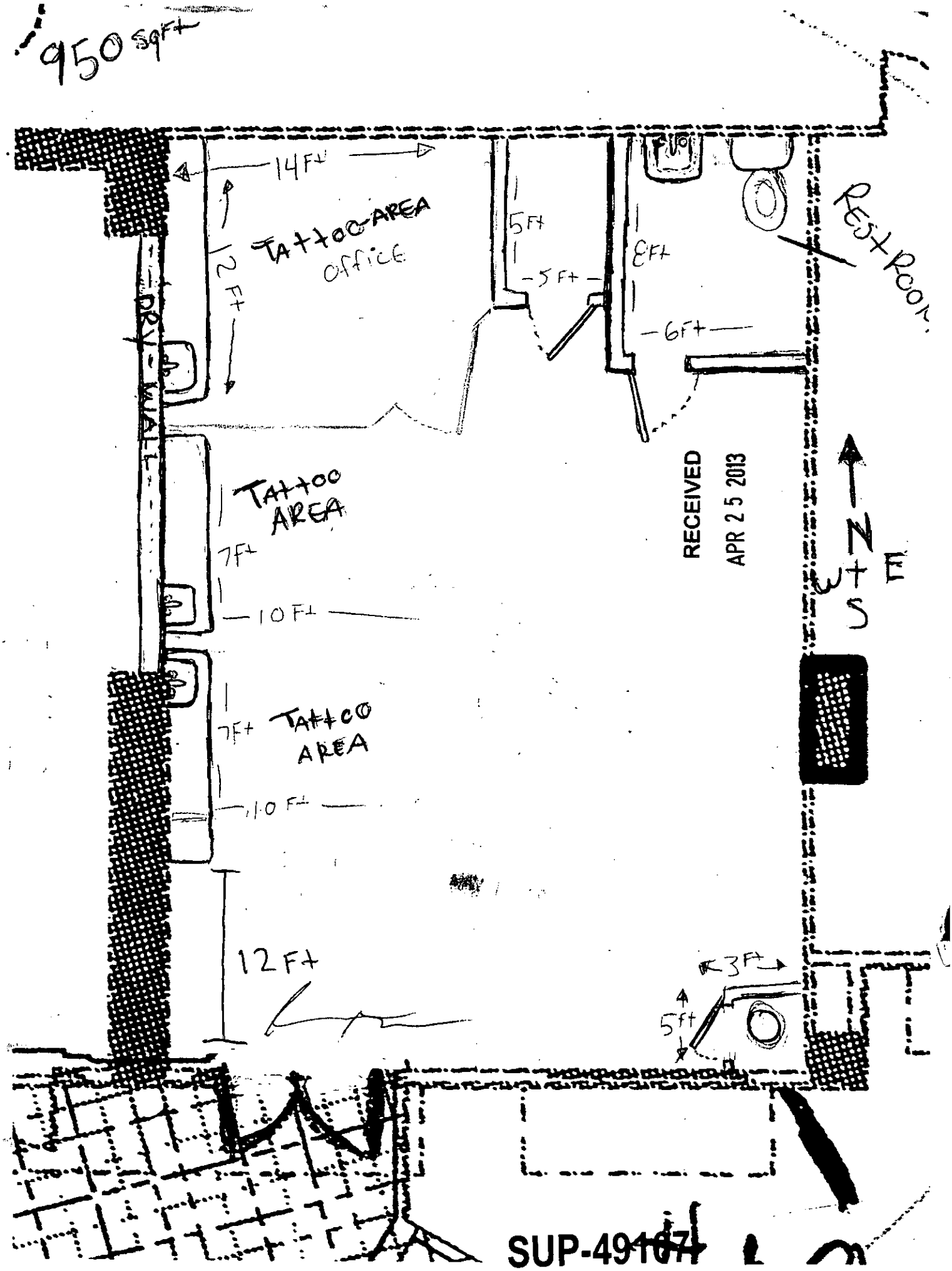
Signature of Notary Public

(seal)

RECEIVED
APR 25 2013


LANDSCAPE KEYED NOTES
KEYED NOTES
W. CINCINNATI AVE
FAIRFIELD AVE
W. SAHARA AVE
TATTOO PARLOR
RECEIVED
APR 25 2013
GROUND FLOOR SITE PLAN
EDI Architecture
EDI ARCHITECTURE INC.
5151 BRIARPARK DRIVE SUITE 500
HOUSTON, TEXAS 77042
(713) 784-0345
FAX (713) 784-7242
TEXAS CALIFORNIA NEW YORK
1" = 25'
GROUND FLOOR SITE PLAN
200 West Sahara Avenue
Las Vegas, Nevada 89102
LUXURE LAS VEGAS
SP Sahara Development L.L.C.
BRITTEN L. PERKINS
REGISTERED
No. 4915
ARCHITECT
STATE OF NEVADA
DRAWN BY: MCH
CHECKED: JMR
DATE
REVISIONS
PROJECT NO. 04052
ISSUED: Planning Resubmittal
ISSUED DATE: 10 JUNE 09
FILE: 4052L01
DRAWING NUMBER
L1.0.1
Site Plan

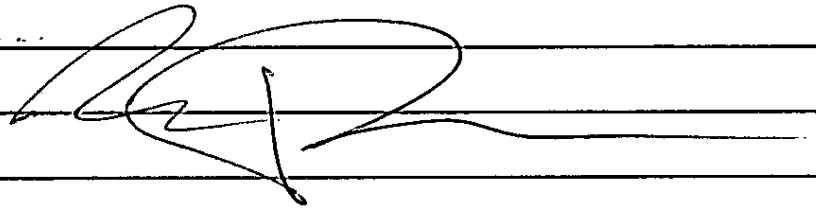
SUP-49167

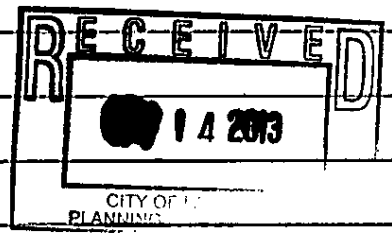


RECEIVED
APR 25 2013

SUP-49167

I GEORGE H RODRIGUEZ AM going to DO tattoos NO RETAIL SALES at 200 W. SATIARA AVE at the ALLURE RETAIL SPACE they have available.. My opperations of TIME is going to be FROM 10AM to 2AM, I will be the C.E.O. & the ONLY ARTIS FOR NOW, I DO HAVE other SPACES AVAILABLE FOR other ARTIS AS its DRAWN ON MY FLOOR PLANS....





SUP-49167
REVISED

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**

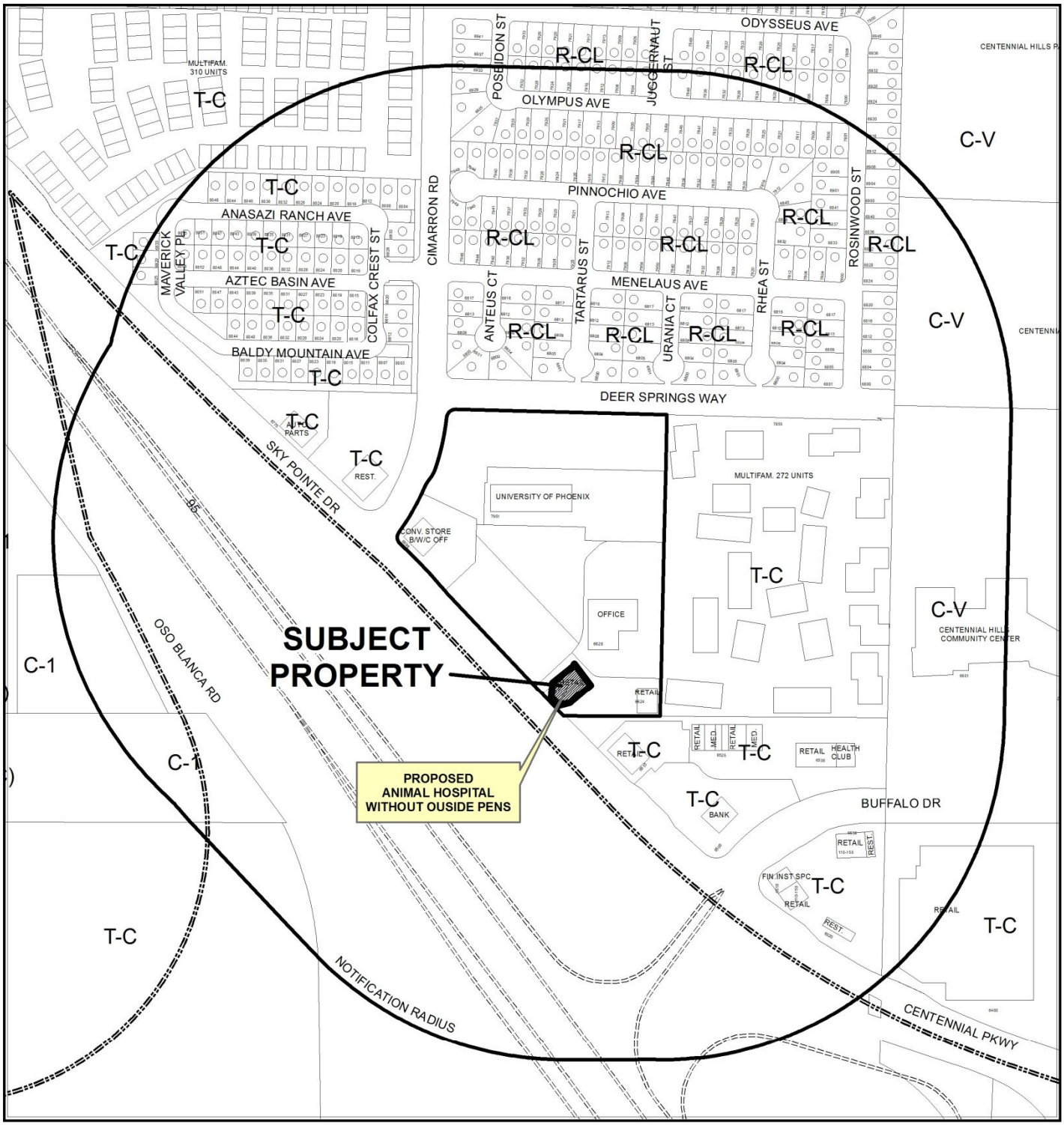
SUBJECT:
SUP-49177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABOVE THE LIGHTS BONANZA CAT HOSPITAL - OWNER: 2010-1 RADC CADC VENTURE, LLC - For possible action on a request for a Special Use Permit FOR AN ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITHOUT OUTSIDE PENS) AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW AN ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITHOUT OUTSIDE PENS) TO BE LOCATED ON A 70-FOOT WIDE STREET WHERE THE MINIMUM STREET WIDTH ALLOWED IS 80-FOOT at 6620 Sky Pointe Drive, (APN 125-21-710-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). 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:

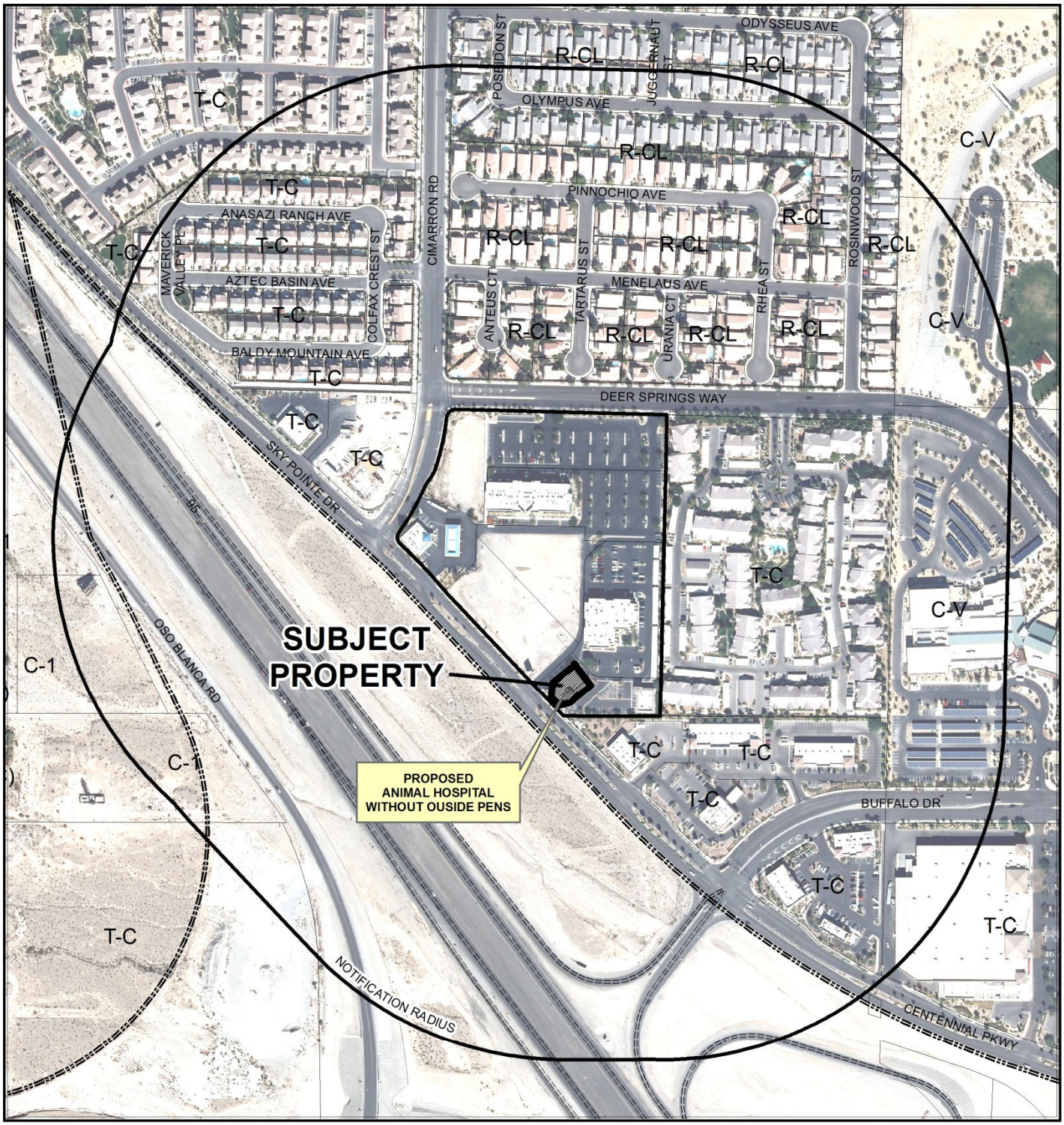
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

RECEIVED
APR 26 2013
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

RECEIVED
APR 25 2013
City of Las Vegas
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

Revised 10/27/08

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

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

RECEIVED
APR 25 2013
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

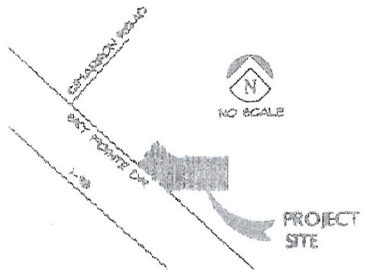
This 25th day of April, 2013

_____
Notary Public in and for said County and State

JULIE MARIE STRICK
Notary Public, State of Kansas
My Appointment Expires
1/5/15

RECEIVED
APR 25 2013
City of Las Vega
Dept. of Plannir

VICINITY MAP



LOT INFO

APN NO. - 125-21-710-006

CURRENT ZONING:	SX-TC
SITE AREA:	42,995 S.F. = .98 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

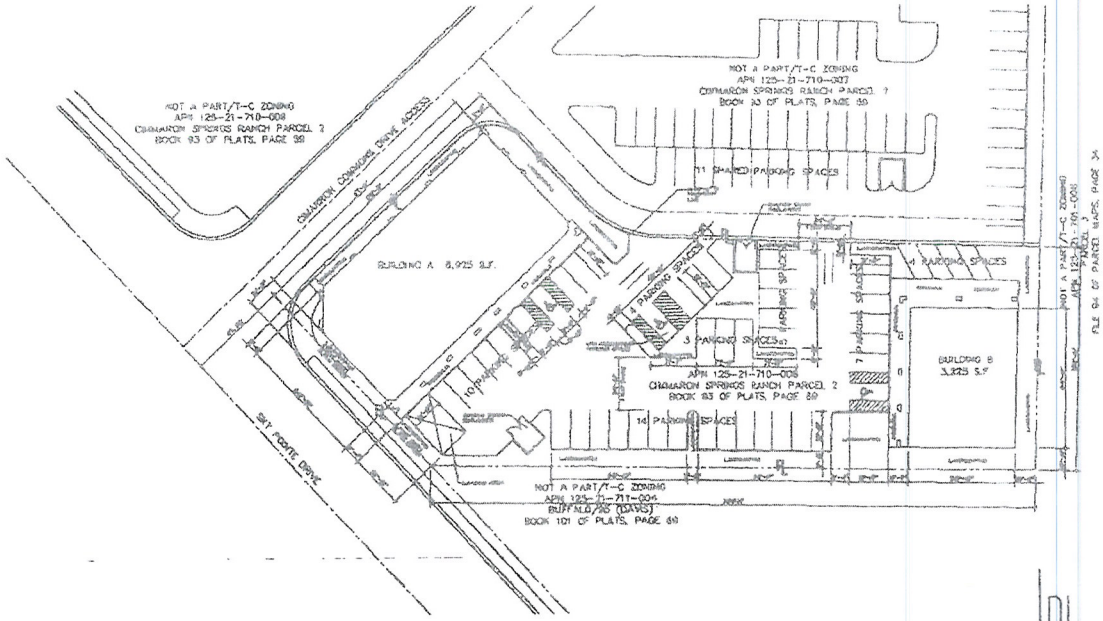
SQ. FTG. / PARKING CALCULATION

PROJECT GROSS SQ. FOOTAGE	BUILDING A	BUILDING B
SQUARE FOOTAGE:	6,925 S.F.	3,225 S.F.

TOTAL = 10,150 S.F.

PARKING REQUIRED: 1 SPACE PER 175 GROSS SQUARE FEET
1 X 10,150/175 = 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

SUP-49177

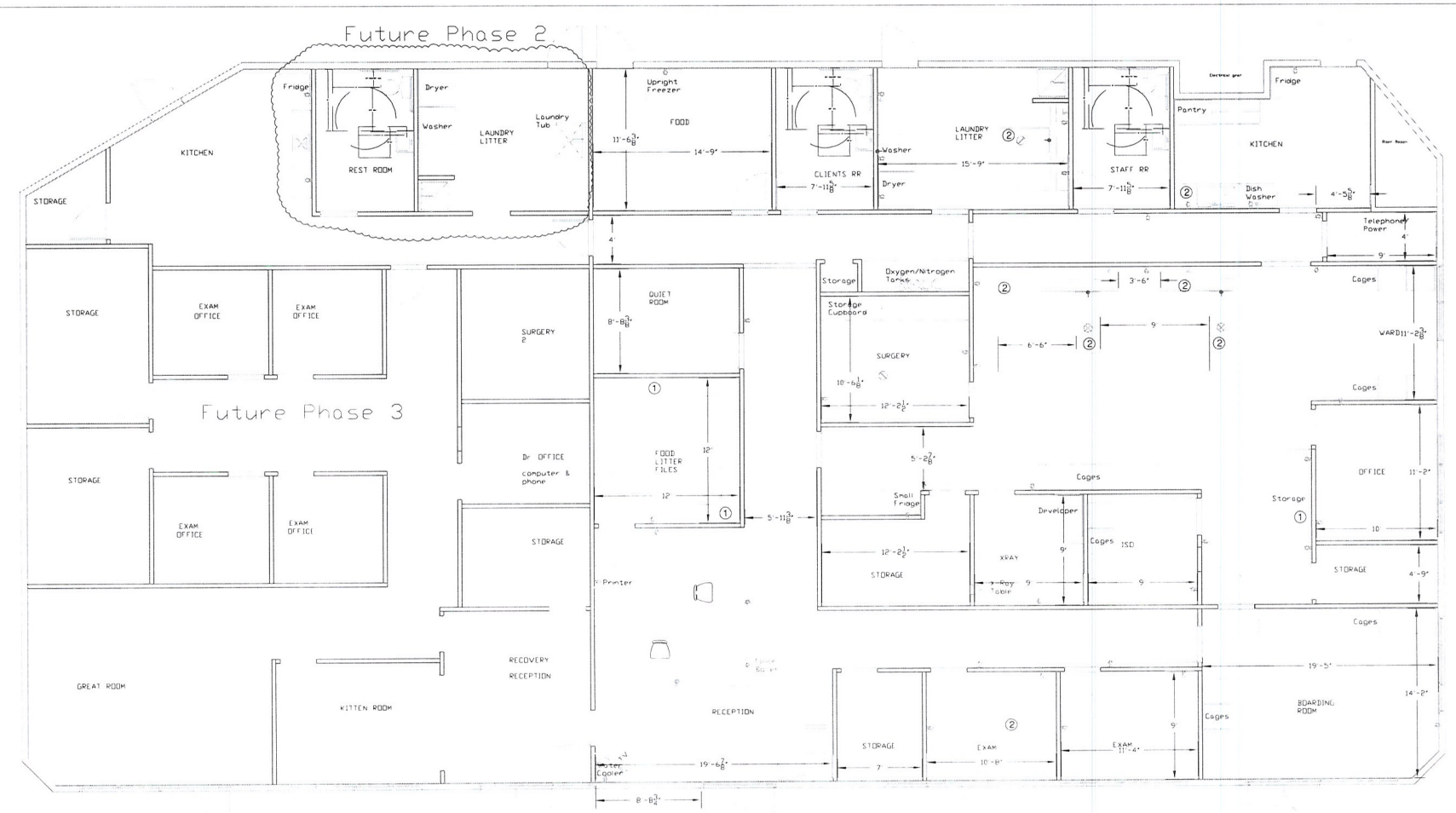
Cimarron Commons Retail

RECEIVED
APR 2 2013
City of Las Vegas
Dept. of Planning

Cimarron Commons Retail

SUP-49177

RECEIVED
APR 25 2013
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 Existing Countertops supplied by owner

FLOOR PLAN

SCALE: 1/4"=1'0"

AFFORDABLE CONCEPTS, INC.

Bonanza Cat Hospital

RECEIVED

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

RECEIVED
MAY 13 2013

May 13, 2013

Mr. Yorgo Kagafas, AICP, Senior Planner
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Revised justification letter - SUP-49177

Dear Mr. Kagafas:

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.

In addition, we are requesting a waiver to the requirement that an animal hospital be located on a collector street (80 foot right of way) or larger. Sky Point Drive is a 70 foot right of way; however, the street functions as if it were a collector street. There is no development on one side of the side; it is all highway right-of-way. The roadway is developed as a divided roadway with a median in it. It collects traffic from the commercial developments adjacent to the street or the neighborhoods and funnels the traffic to access points on the highway or disperses it to section line streets.

Please contact me with any questions you might have.

Yours truly,

Lucy Stewart
Lucy Stewart

SUP-49177
REVISED

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**

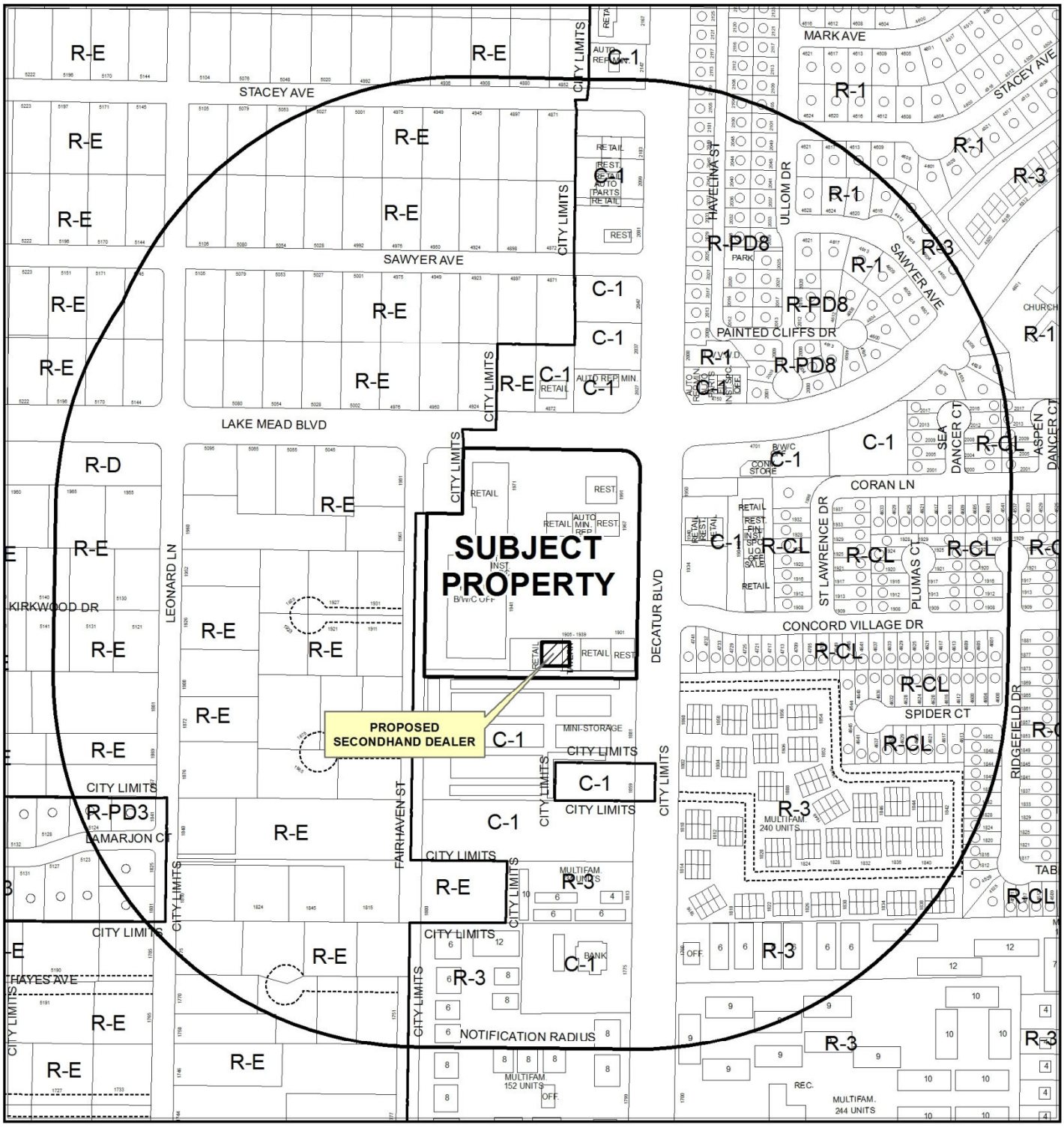
SUBJECT:
SUP-49178 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSE OF BARGAINS - OWNER: LAKE MEAD DECATUR, LLP - For possible action on a request for a Special Use Permit FOR A SECONDHAND DEALER WITH A WAIVER TO ALLOW A 6,600 SQUARE-FOOT AREA WHERE 5,000 SQUARE FEET IS THE MAXIMUM ALLOWED at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

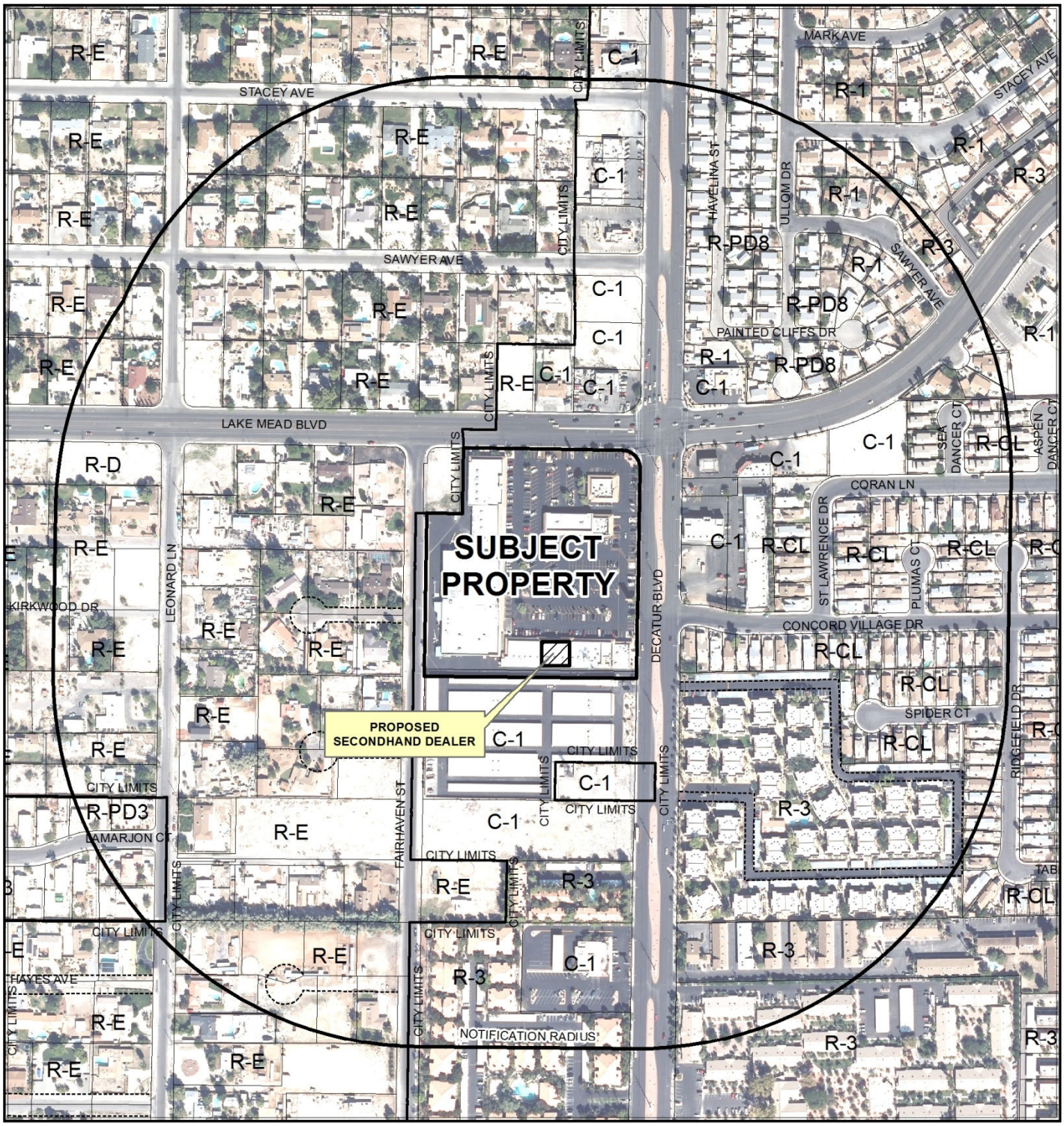
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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

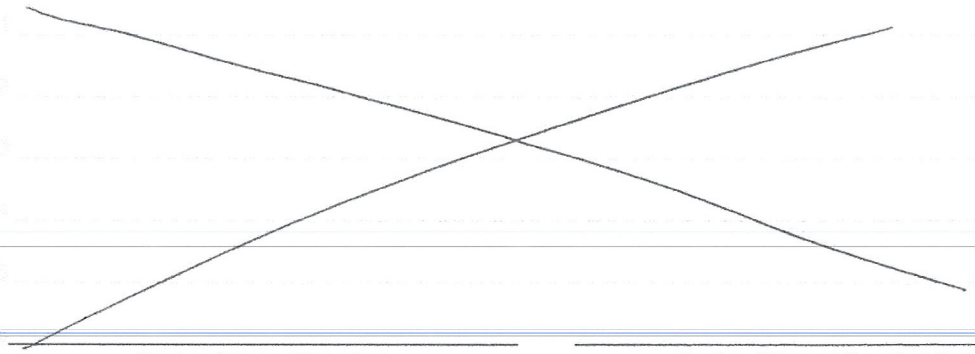
RECEIVED

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: _____

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5910

RECEIVED
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:	1030.00
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.)

SHARON KENNEY
Commission # 1894305
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2014

Place Notary Seal Above

Signature _____
Signature of Notary Public

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: _____

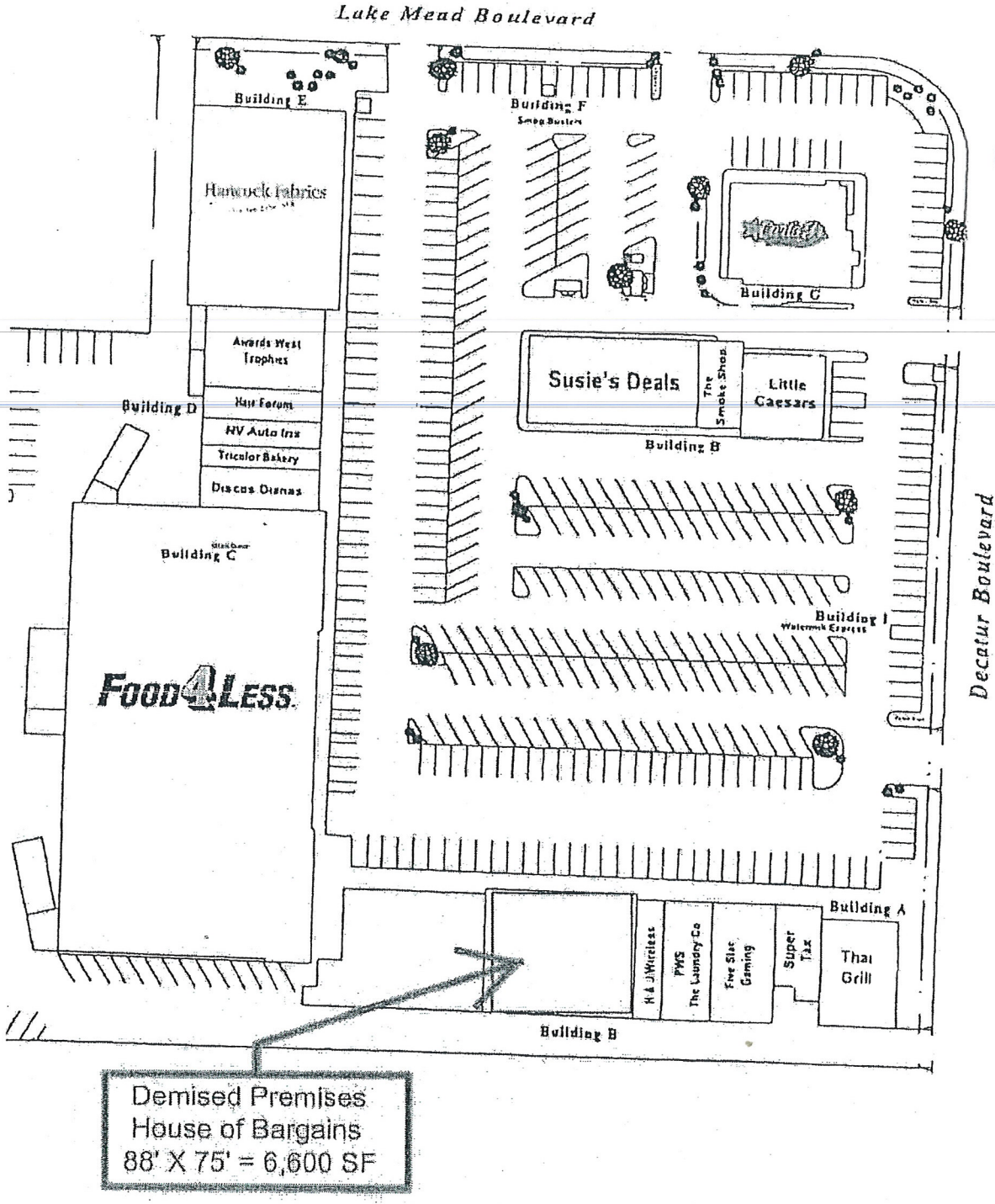
Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

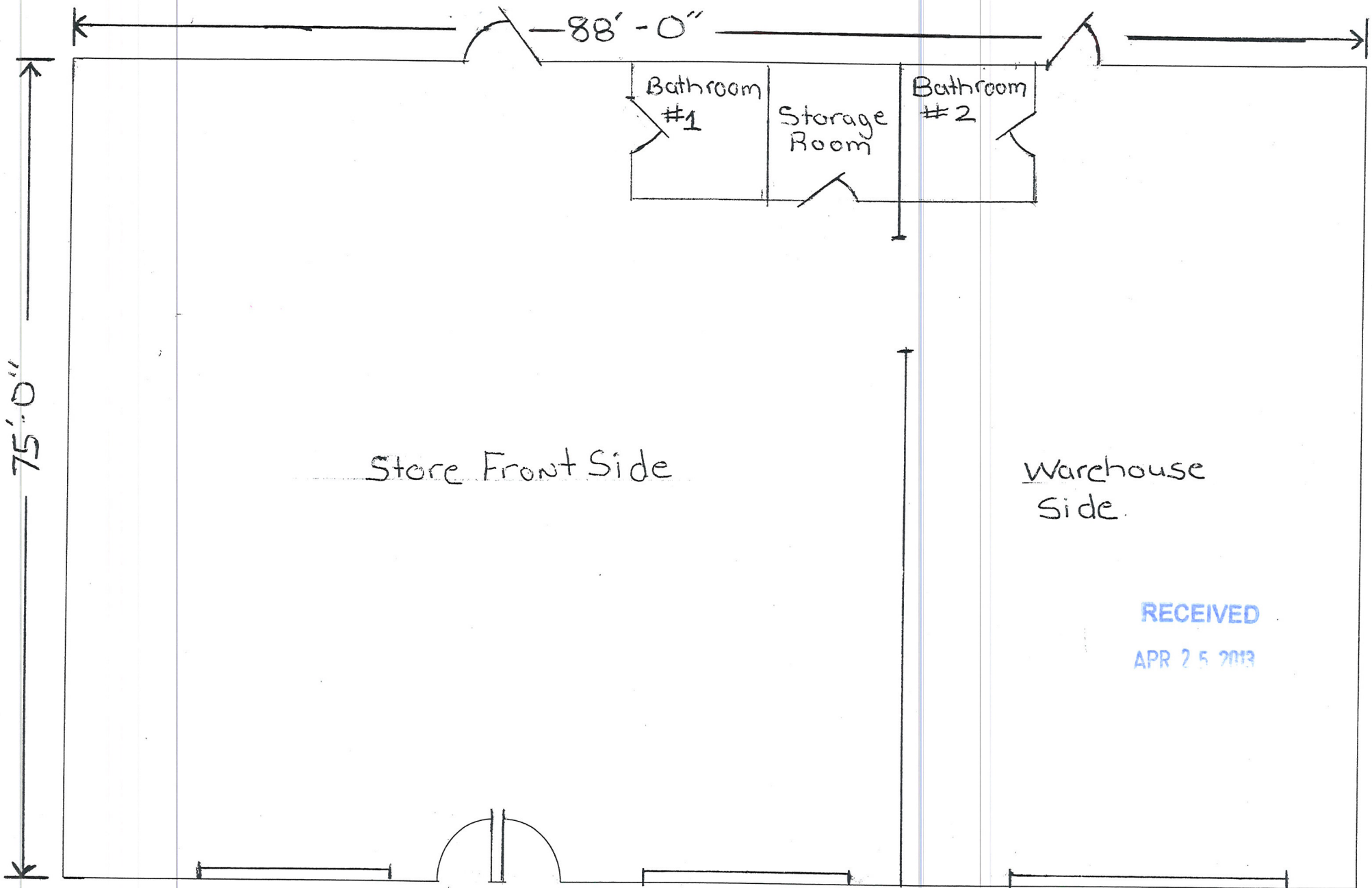
© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5910

RECEIVED
APR 25 2013



RECEIVED
APR 25 2013



RECEIVED
APR 25 2013

Floor Plan
1917 N. Decatur Blvd

SUP-49178

Justification Letter

May 13, 2013

I'm applying for a special use permit license for a second hand dealer store selling new & use items. The intended use of the property is to sell quality new & use household items, clothing, shoes, Toys, books, furniture, holiday items, hardware, appliances, electronic, jewelry, and other new & used items, Items are picked up & drop off by me or other delivery personal. We will be offering quality, affordable products to the community. Our hours of operation will be 7 days a week between the hours of 9am – 6pm. Our plan is to have five employees some part-time workers once we get up and going. As far as the connectivity to other adjacent parcels right to our propose location south of the property there is other retails stores that the parking lot are adjacent to each other allowing access to exit and enter to Decatur Blvd. and Lake Mead Blvd. To the question of the propose project having walk able access for residents, there is walk able 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.

Thanks you,

Maryetta Brewer

Maryetta Brewer

RECEIVED
MAY 13 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-49178
REVISED

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**

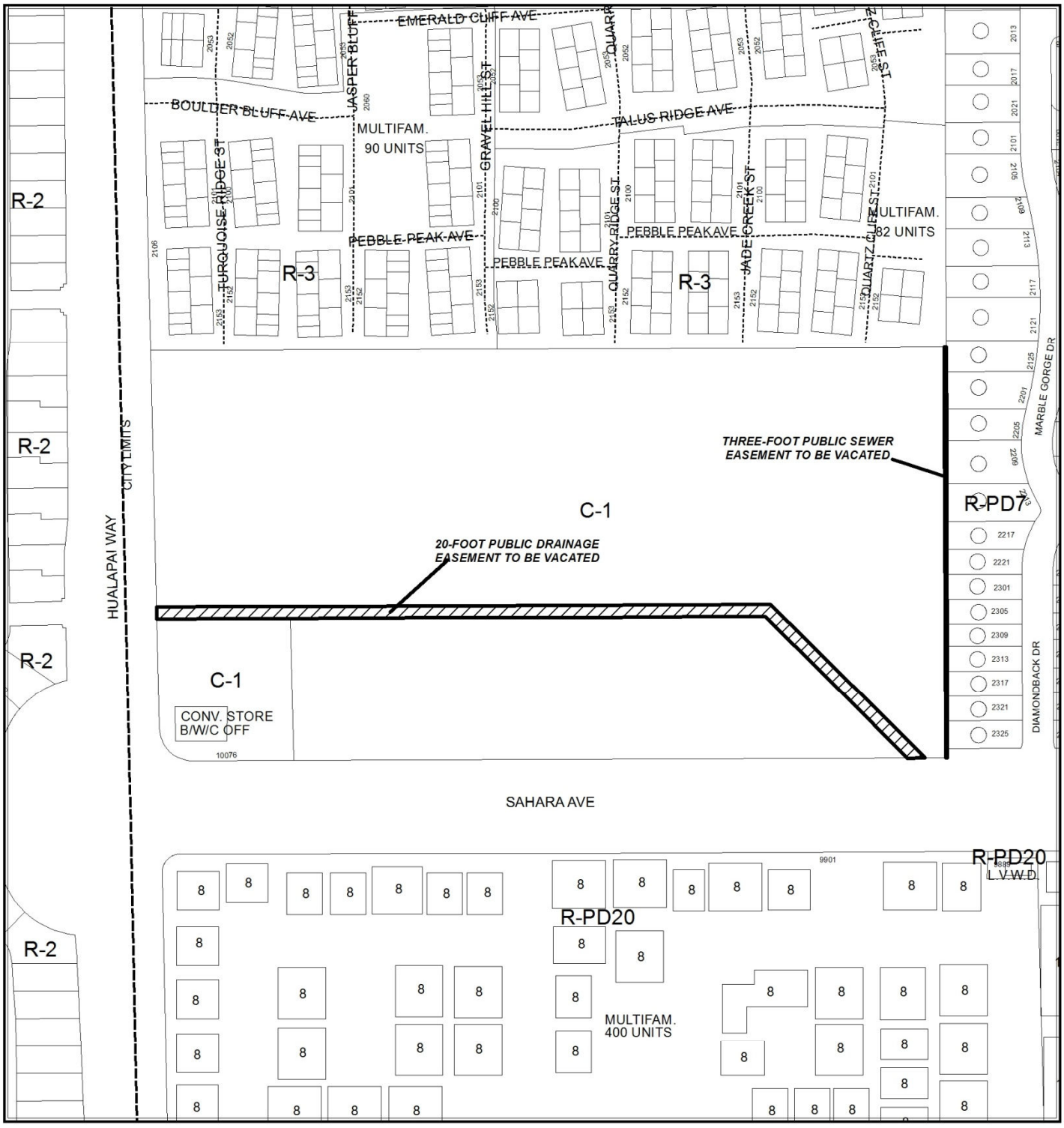
SUBJECT:
VAC-49335 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SH NORTHEAST LAND COMPANY, LLC - For possible action on a request for a Petition to Vacate a 20-foot public drainage easement and the eastern three-foot portion of a 20-foot public sewer easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers). Staff recommends APPROVAL.

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:
Staff recommends APPROVAL, subject to conditions:

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



CASE: VAC-49335

0 200 400

Feet

N



CASE: VAC-49335

0 200 400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-49335 APN: 163-06-416-006

Name of Property Owner: SH Northeast Land Company LLC

Name of Applicant: Sahara Center

Name of Representative: Frank Pankratz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
MAY 9 2013

Signature of Property Owner: _____

Print Name: Frank Pankratz, Manager SH Northeast Land Compa

Subscribed and sworn before me

This 9th day of May, 2013

Tawnia M. Alvis
Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED MAY 9 2013

Application/Petition For:

Project Address (Location) NE Corner of Sahara / Hualapai

Project Name Sahara Center **Proposed Use** Commercial

Assessor's Parcel #(s) 163-06-416-006 **Ward #** 2

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

Commercial Square Footage 219,000 **Floor Area Ratio** _____

Gross Acres 18.11 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER SH Northeast Land Company LLC **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

APPLICANT SH Northeast Land Company LLC **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 9755 W. Charleston Blvd. **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address frank@ehbcompanies.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 FRANK PANKRATZ, MANAGER for SH NORTHEAST LAND COMPANY LLC

Subscribed and sworn before me

This 9th day of May, 20 13.

Tawnia M. Alvis

Notary Public in and for said County and State

TAWNIA M. ALVIS
Notary Public State of Nevada
No. 11-5158-1
My Appt. Exp. June 15, 2015

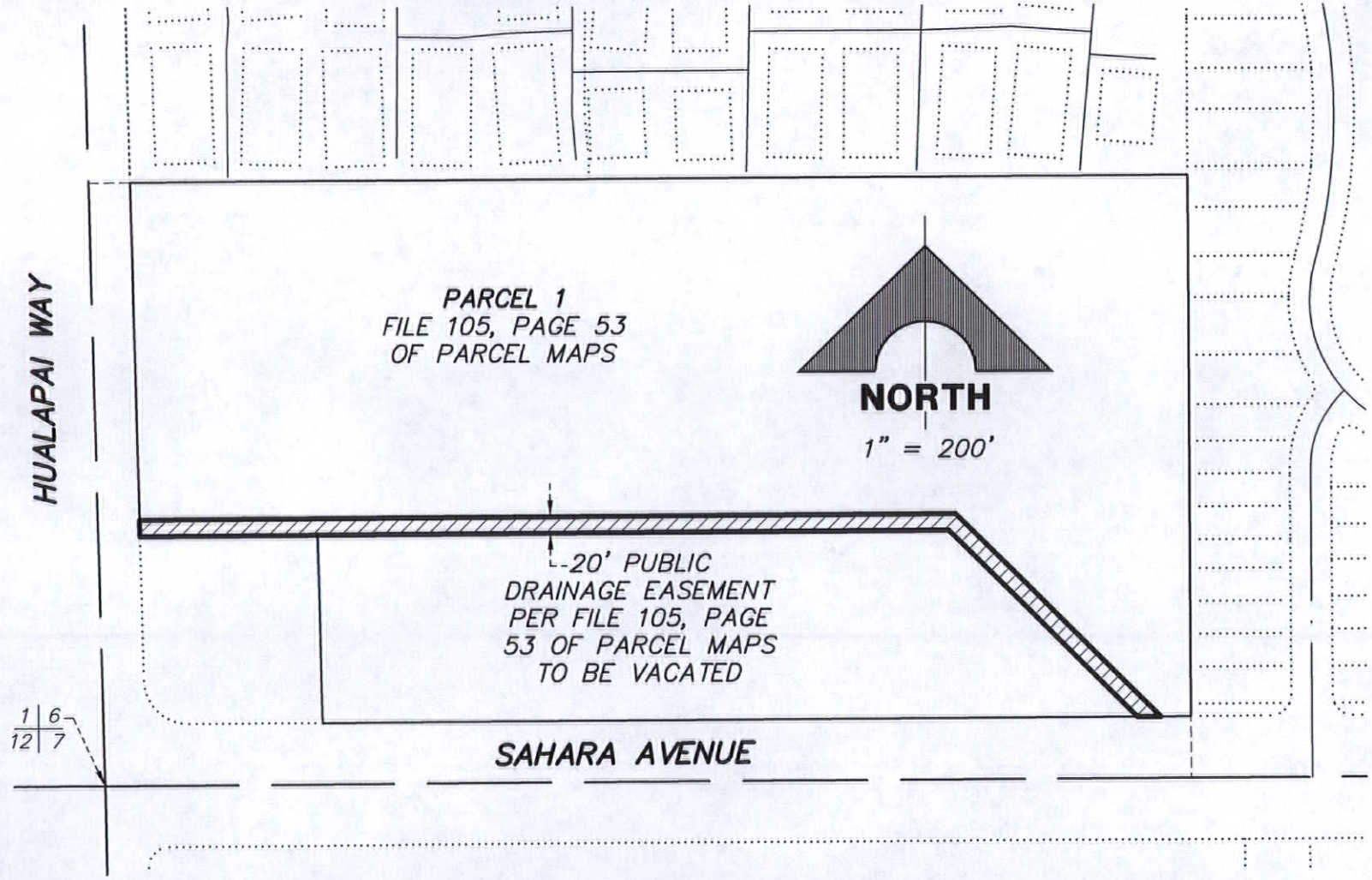
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-69335
Meeting Date:	6-11-13
Total Fee:	1000.00
Date Received:*	5-9-13
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.

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



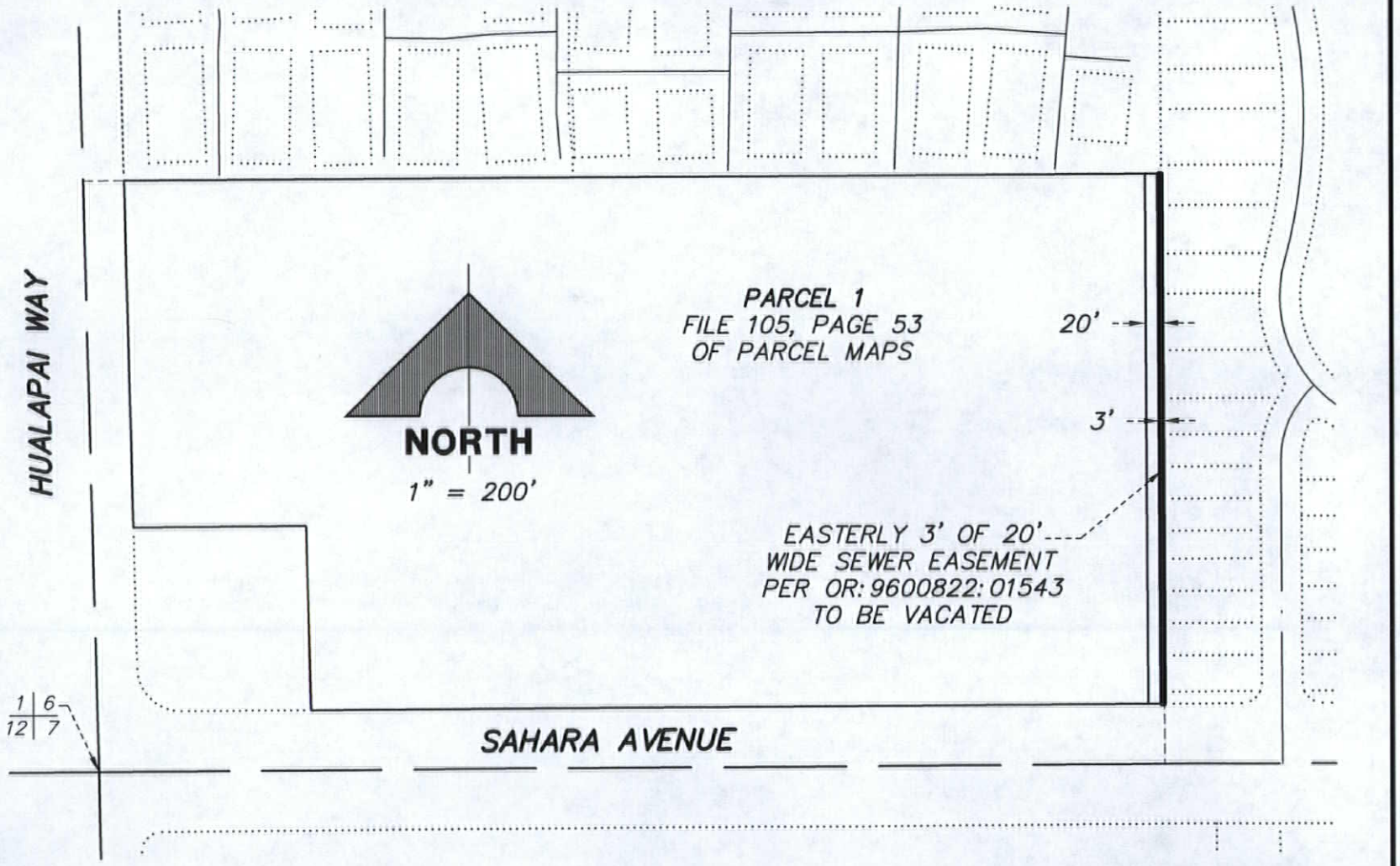
F:\Survey\800\840-044\Exhibits\840-044_VAC-DRNG_EX01.dwg

G.C. WALLACE COMPANIES
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
(702) 804-2000

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

VAC-49335

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



F:\Survey\800\840-044\Exhibits\840-044_VAC-SEWR_EX01.dwg

RECEIVED
MAY 9 2013

G. C. WALLACE COMPANIES
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
(702) 804-2000

PAGE 1 OF 1

VAC-49335

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

840-044

May 9, 2013

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification Letter for Sahara and Hualapai Commercial Center Vacation Petition
APN-163-06-416-006

Dear Mr. Lowenstein:

On behalf of our client, SH Northeast Land Company, we respectfully request your acceptance and review of our vacation petition application. We are proposing a 219,000 square-foot shopping center on 18.11 acres of vacant land located on the northeast corner of Sahara Avenue and Hualapai Way, which is located within the Peccole Ranch Master Plan. The project as proposed consists of approximately 202,300 square feet of inline multi-tenant retail and five perimeter pads which range in size from 2080 square feet to 6000 square feet. The site will be accessed from two driveways along Sahara Avenue and Hualapai Way.

The proposed development is consistent with the current C-1 use for the parcel, and we do not anticipate the need for additional waivers. Our client has recently completed a Site Development Review (SDR-48469) in which site constraints and waivers were addressed. The anticipated hours of operation are 9:00 am to 9:00 pm.

Please contact me, at 702-804-2000, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.

Mark J Fakler, PE
Vice-President

cc: Frank Pankratz - SH Northeast Land Company



VAC-49335

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**

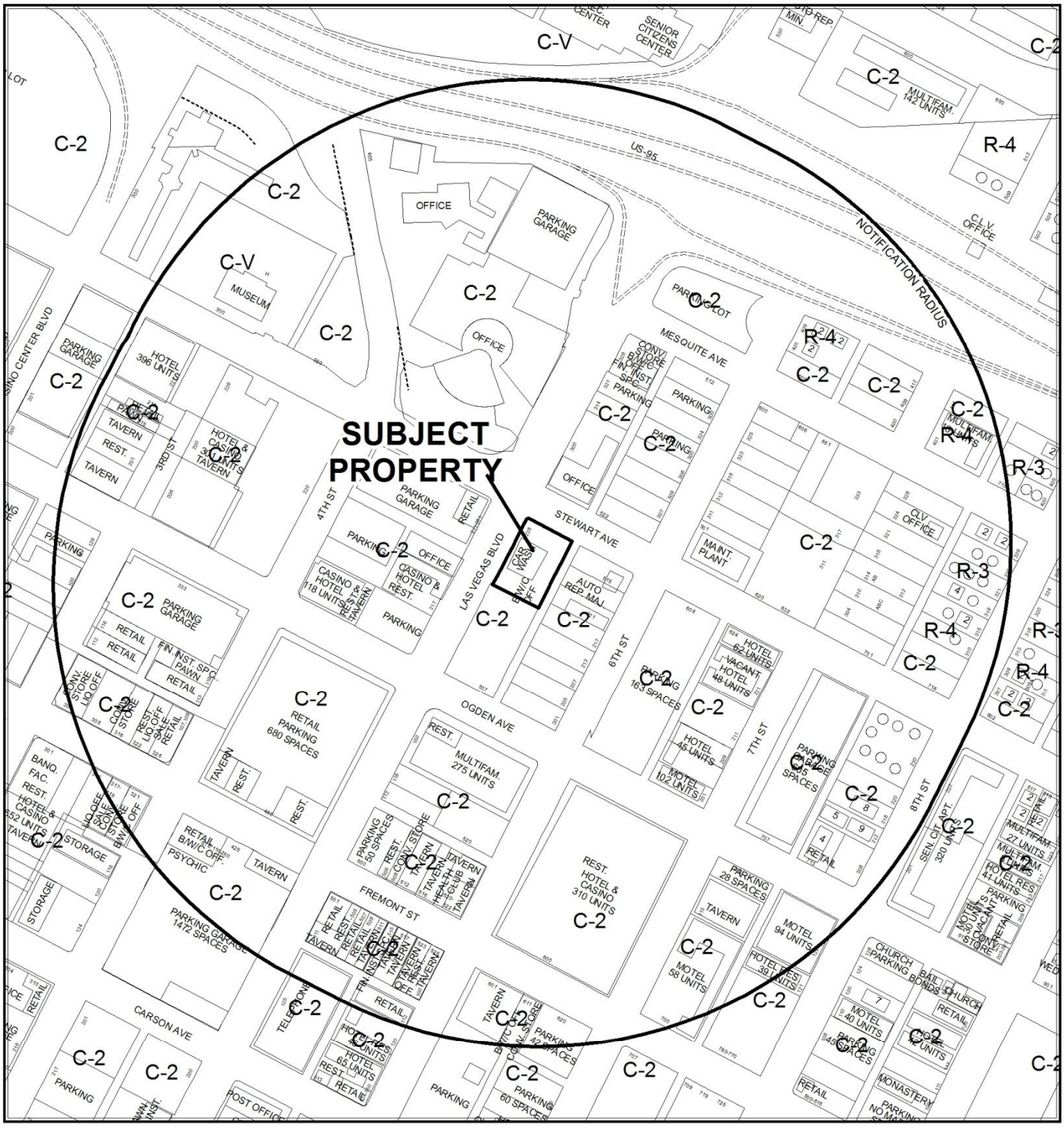
SUBJECT:
ABEYANCE - WVR-48970 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Waiver OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ALONG THE WEST PERIMETER on 0.45 acres at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2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

MAY GO TO CITY COUNCIL ON 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.**	**11**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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



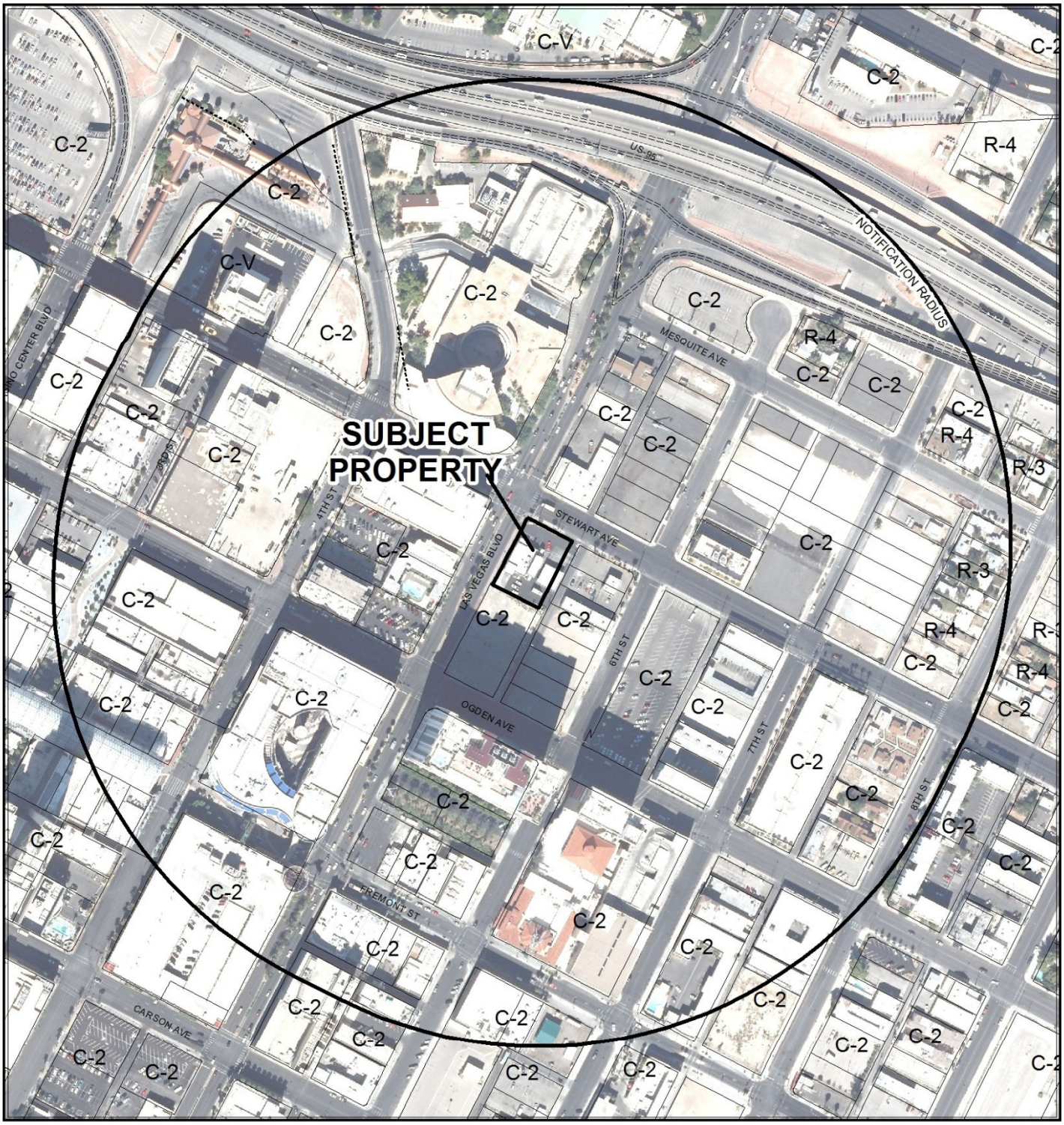
0 300 600 Feet

CASE: **WVR-48970 (PRJ-48735)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **WVR-48970 (PRJ-48735)**

RADIUS: 1000 FEET

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

N

[redacted] DEPARTMENT OF PLANNING [redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-48970 APN: 139-34-501-016

Name of Property Owner: 208 Las Vegas Blvd, LLC

Name of Applicant: 208 Las Vegas Blvd., LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Vossly

Print Name: Todd Kessler

ney in fact under Power of Attorney dated 1/20/12

Subscribed and sw

This 27 day of 13

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-48735
03/27/13

[redacted] DEPARTMENT OF PLANNING [redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-48970 APN: 139-34-501-016

Name of Property Owner: 208 Las Vegas Blvd, LLC

Name of Applicant: 208 Las Vegas Blvd., LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Todd Vossly

Print Name: Todd Kessler

ney in fact under Power of Attorney dated 1/20/12

Subscribed and sw

This 27 day of 13

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-48735
03/27/13

DEPARTMENT C PLANNING [redacted]

N FORM

A

Project A gas, NV 89101

Project N —Proposed Use

Assessor Ward #

General ng proposed

Commer ea Ratio

Gross Ac

Addition

P as Blvd LLC Contact Todd Kessler

A Phone: (702) 953-4320 Fax: (702) 477-0045

C State NV Zip 89101

E

APPLICANT 228 Las Vegas Blvd LLC Contact Todd Kessler

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

City Las Vegas State NV Zip 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE 208 Las Vegas Blvd LLC Contact Todd Kessler

Address 300 Las Ve as Blvd. North Sui e 110 Phone: (702) 953-4320 Fax: (702) 477-0045

City Las Ve as State NV Zip 89101

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge ar be erstan C not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete applicati n may cause the application to be re er am wner or purchaser (or option holder) of the property involved in this application, or e lessee or t fully a rized by the owner to make this submission, ndica b th gna elow

Property Owner Signature* [signature]

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

Print Name

Attorney in u or Power of r 11 26 12

S and sv

T 27 arch , 13 .

[signature]

Notary Public in and for said County and Stat

DARLENE A. NEPP-ROCKWO
Notary Public, State of e ada
Appointment No. 96-2
My Appt. Expires February

Revised 10/27/08

FOR DI MEN NLY

Case # WVR-48970

Meeting Date:

Total Fee:

Date Received:*

ceived By:

e ation will not be deemed complete until the bm ed reviewed by the t of Planning for Consistency with applicable s o the Zoni

PRJ-48735
03/27/13

plication Packet\Application Form.pdf

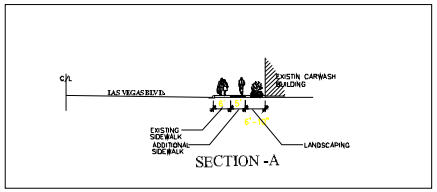
PROPOSED ADDITIONAL SIDEWALK ALONG LAS VEGAS BLVD.

SITE PARKING ANALYSIS:

PARKING SPACES REQUIRED FOR C-STORE =1975/250 =8
PARKING SPACES REQUIRED FOR OFFICE = 725/300 =2
PARKING SPACES REQUIRED FOR CARWASH =1760/150 =12

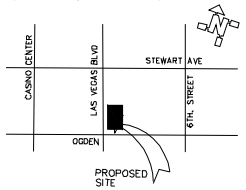
TOTAL PARKING SPACES REQUIRED =22

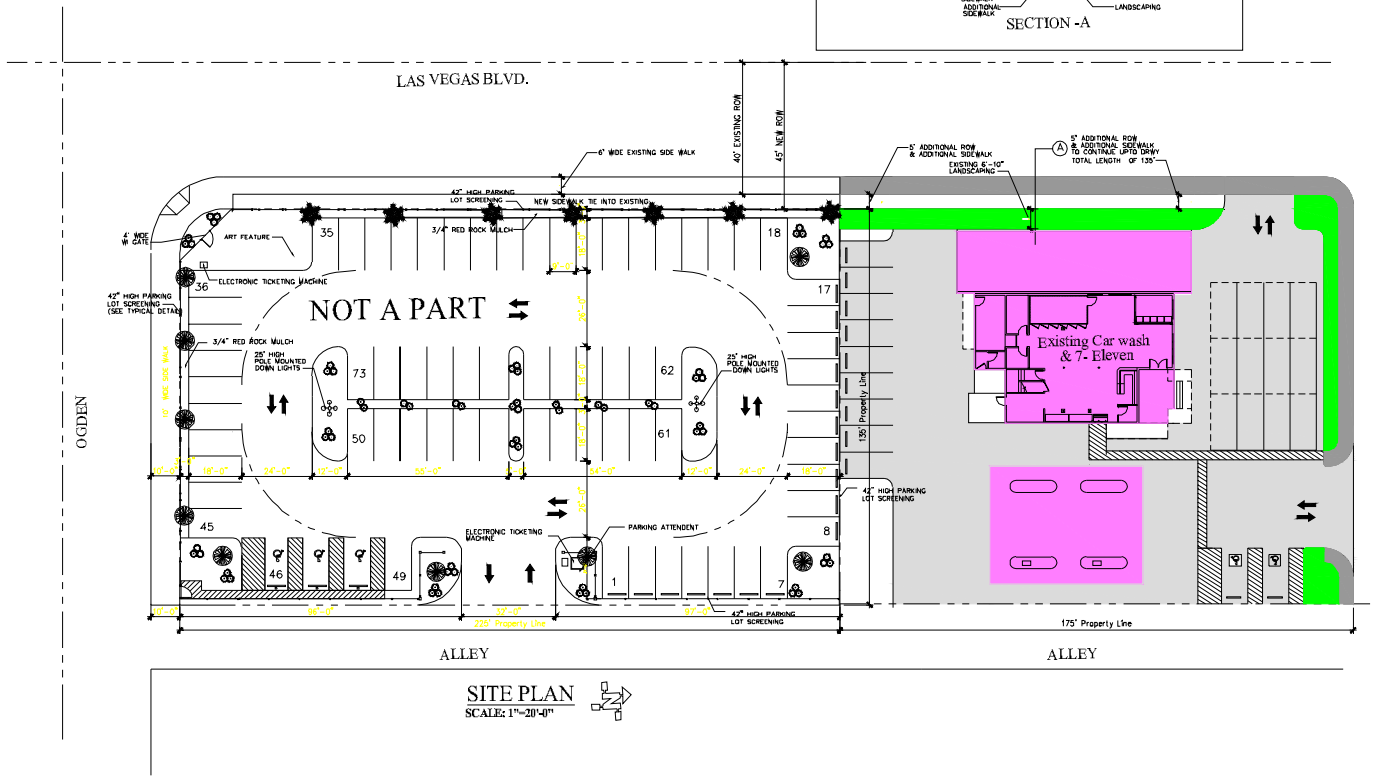
PARKING SPACES PROVIDED
ADA ACCESSIBLE PARKING = 1
ADA VAN ACCESSIBLE PARKING = 1
TOTAL PARKING SPACES PROVIDED =23



SECTION -A

VICINITY MAP





SITE PLAN
SCALE: 1"=20'-0"

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
226 N LAS VEGAS BLVD
LAS VEGAS NV
APN# 139-34-501-016

SHEET INDEX
ARCHITECTURAL
A0 SITE PLAN

PROPOSED ADDITION OF SIDE WALK
PRJ-48735 LAS VEGAS BLVD
CONTRACTOR: 03/27/13 CTION LLC
DRAWING NAME: SITE PLAN
DRAWN BY: RVN
DRAWING NO: A0
DATE: 03/27/13

WVR-48970



WVR-48970 – APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC
228 NORTH LAS VEGAS BOULEVARD

04/03/13



WVR-48970 – APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC
228 NORTH LAS VEGAS BOULEVARD

04/03/13

TODD KESSLER
300 Las Vegas Blvd. North
Las Vegas, NV 89101

March 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: **JUSTIFICATION LETTER FOR A SDR/WAIVER APPLICATION FOR APN: 139-34-501-016**

Dear Mr. Fagg:

Please accept this as our justification letter for the site development plan review and a waiver to the DCP streetscape standards on 0.54 acres at 228 Las Vegas Blvd. North, Las Vegas, NV 89101 zoned C-2 (General Commercial).

The waiver request is to widen the existing 5 foot sidewalk along Las Vegas Blvd to 10 feet in width. In addition we will have a 6' 10" landscape buffer. We are currently doing the same 10 foot widening along the adjacent parcel to the south located on 208 Las Vegas Blvd., North APN 139-34-511-004. If the existing 5 foot sidewalk is not changed, then there will be a bottleneck transition point where the 2 sidewalks meet.

The purpose of the waiver request is based on safety concerns given the existing 5 foot sidewalk. There will be soon be close to 1,500 employees moving into City Hall and they will be frequently walking along this sidewalk on the way to the Fremont East District.

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

Sincerely,

Todd Kessler

PRJ-48735
03/27/13

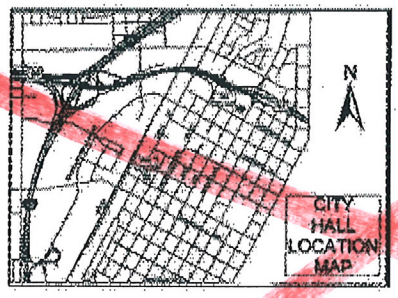
WVR-48970

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48856

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

RECEIVED
MAY 07 2013
City of Las Vegas
Department of Planning

Case: SDR-48856
13934613081
MISHUCK LAWRENCE R & M L REV TR
MISHUCK LAWRENCE R & MARIA L TRS
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831 9174

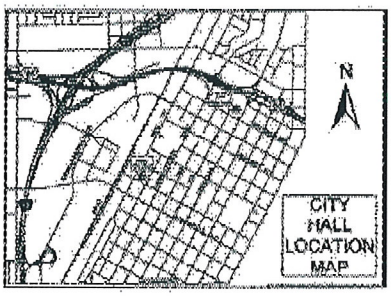
89 DRDFMP 91748

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-48970

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

RECEIVED
MAY 07 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934613081
MISHUCK LAWRENCE R & M L REV TR
MISHUCK LAWRENCE R & MARIA L TRS
18604 FIELDBROOK ST
ROWLAND HEIGHTS CA 91748-4831 9174

32
A

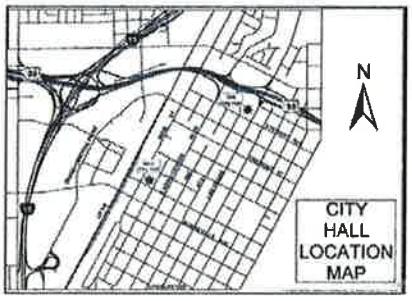
89 DRDFMP 91748

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-48970

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934611052
120 6TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 ORDFNMP 89125

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.

WVR-48970

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934510028
113 4TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 ORDFNMP 89125

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.

WVR-48970

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934512004
ANNEX L V BLVD L L C
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 ORDFNMP 89125

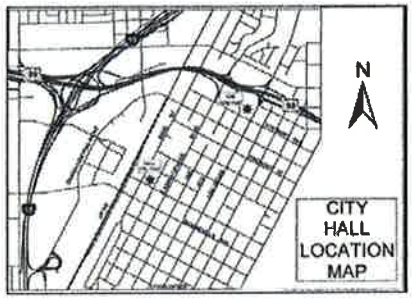
Submitted after final agenda
Date 5/9/13 Item 32 3A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 0 9 2013
City of Las Vegas
Department of Planning

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

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

Please use available blank space on card for your comments.

WVR-48970

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

Case: WVR-48970
13934501003
CITY HALL L L C
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFMMP 89125

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

RECEIVED
MAY 0 9 2013
City of Las Vegas

WVR-48970

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

Case: WVR-48970
13934512006
208 LAS VEGAS BLVD L L C
%RESORT GAMING GROUP LLC
%A DONNER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFMMP 89125

Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

RECEIVED
MAY 0 9 2013
City of Las Vegas
Department of Planning

WVR-48970

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

Case: WVR-48970
13934612001
209 7TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFMMP 89125

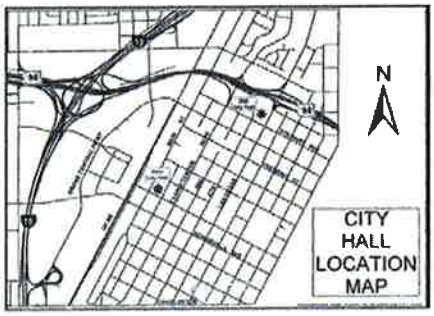
Submitted after final agenda
Date 5/9/13 Item 32 3A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

WVR-48970

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934612011
230 8TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFNMP 89125

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

WVR-48970

Planning Commission Meeting of 5/14/2013

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: WVR-48970
13934612014
110 8TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFNMP 89125

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

WVR-48970

Planning Commission Meeting of 5/14/2013

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

13934612012
220 8TH STREET L L C
%T KESSLER
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFNMP 89125

Submitted after final agenda
Date 5/9 Item 32 3A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43[3]
0004279218 MAY 02 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

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

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

Please use available blank space on card for your comments.

WVR-48970
Planning Commission Meeting of **5/14/2013**

Case: WVR-48970
13934611015
515 FREMONT L L C
P O BOX 1570
LAS VEGAS NV 89125-1570 89125-1570

21 DRDFNMP 89125

Submitted after final agenda
Date 5/9/13 Item 32 A

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**

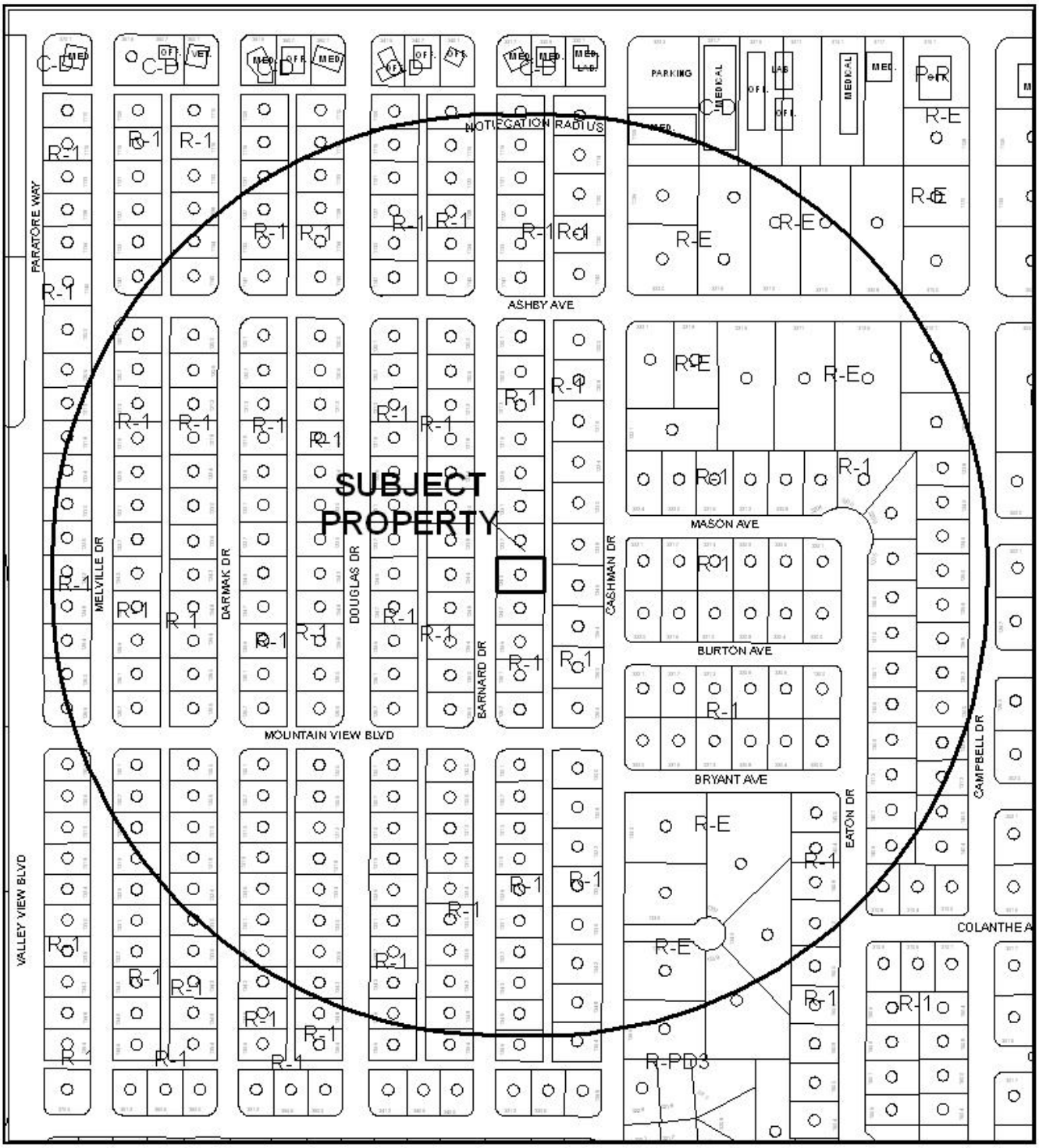
SUBJECT:
ABEYANCE - VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT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

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

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

RECOMMENDATION:
Staff recommends DENIAL.

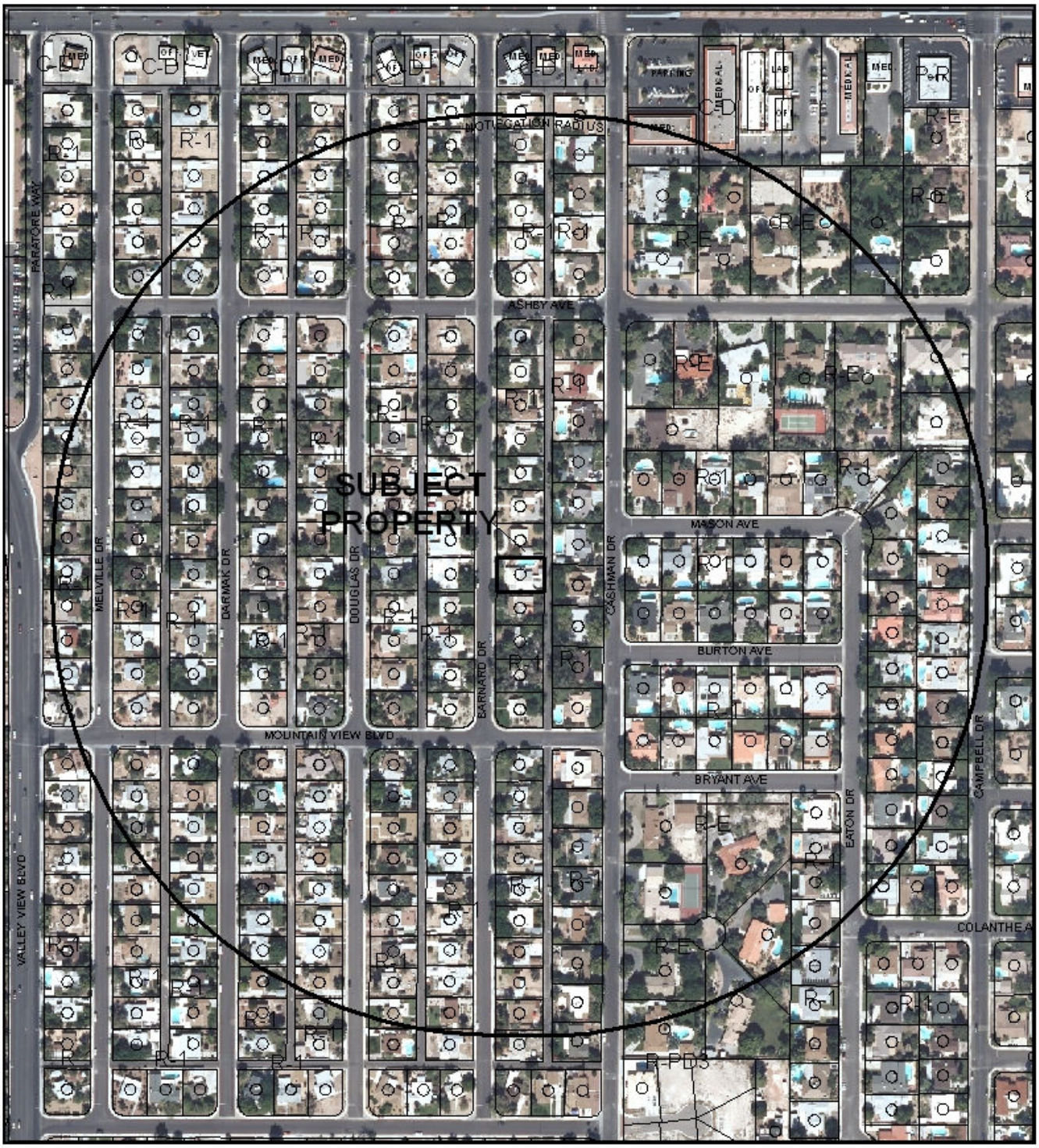
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest/Support Postcards and Support Letters



CASE: **VAR-47494**

RADIUS: 1000 FEET

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



0 260 520 Feet

CASE: **VAR-47494**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47494 APN: _____

Name of Property Owner: William Bithisel

Name of Applicant: William Bithisel

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: William J Bithisel

Print Name: William L Bithisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 10th day of November, 2012

Kathryn A. Shortledge

Notary Public in and for said County and State

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

RECEIVED
NOV 14 2012

162-05-114-009

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

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

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

Additional Information

PROPERTY OWNER William Birthisel **Contact** same

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

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

E-mail Address bstdnvegas@Hotmail.com

APPLICANT William Birthisel **Contact** same

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

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

E-mail Address bstdnvegas@hotmail.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* William L Birthisel

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

Print Name William L Birthisel

State of: NEVADA County of: CLARK

Subscribed and sworn before me

This 16th day of November, 20 12.

Kathryn A Shortledge

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

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

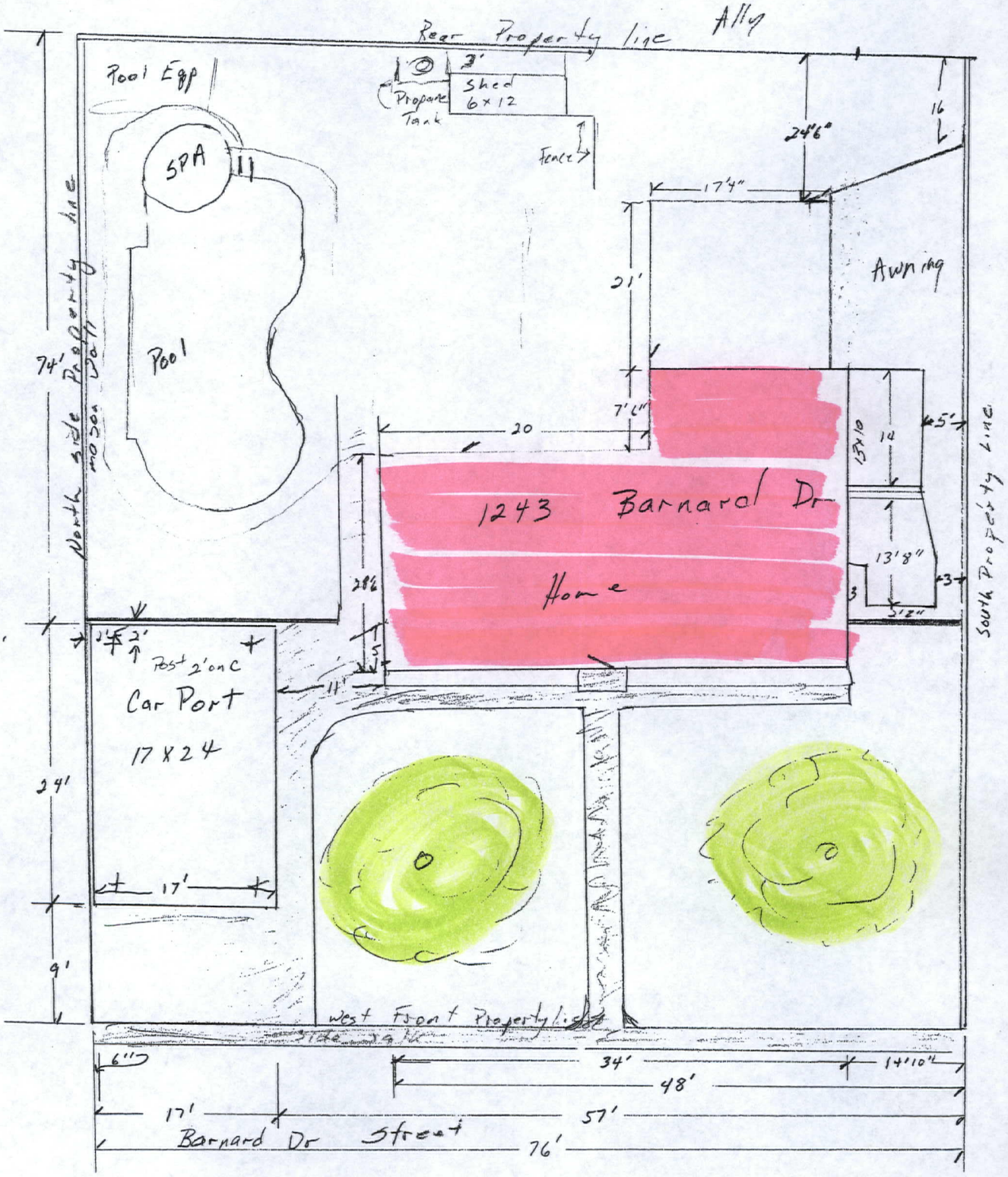
PC

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

Revised 10/27/08

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

17'x24' solid Alumawood Car Port
white in Color



VAR-47494
REVISED

RECEIVED
JAN 13 2013


BARNARD DR
1247
1243
1237
VAR-47494



Car Port
North Side
Front



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



Awning
South Side
Rear














1138
1138






2613






7197


2913


7606




3205
3205




2613


2620







Submitted at Planning Commission

Date 4/1/2013 Item 15








2728









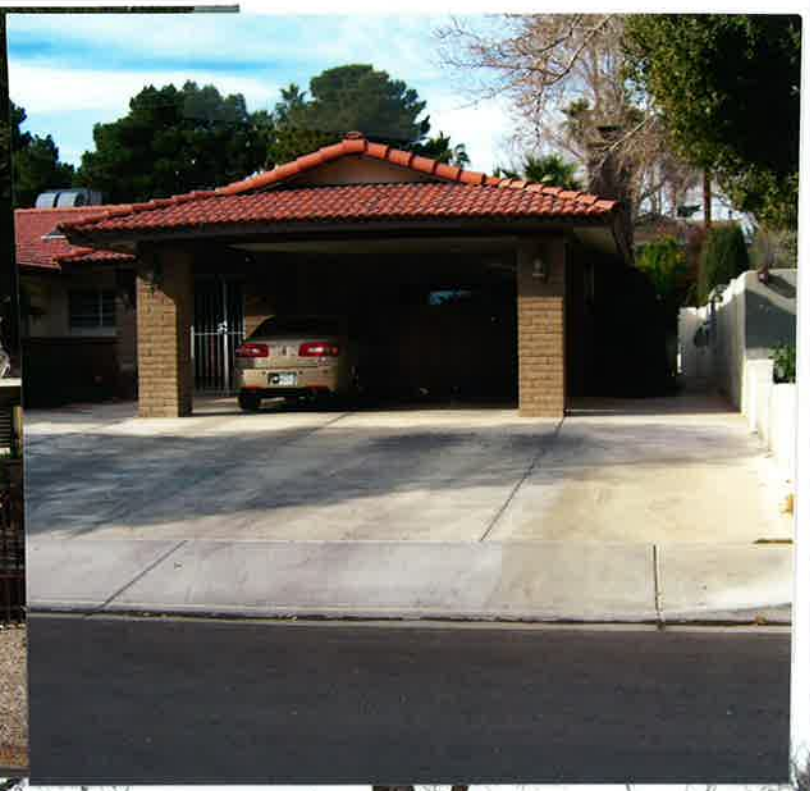







1132










2913







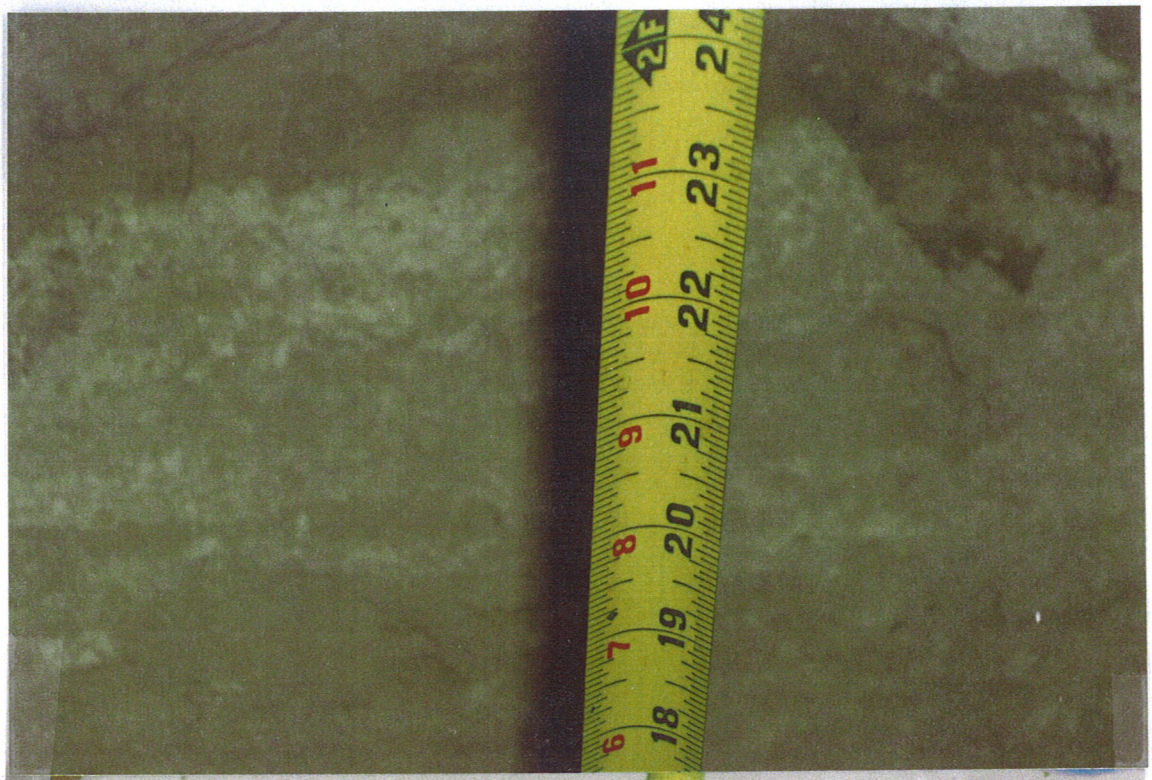


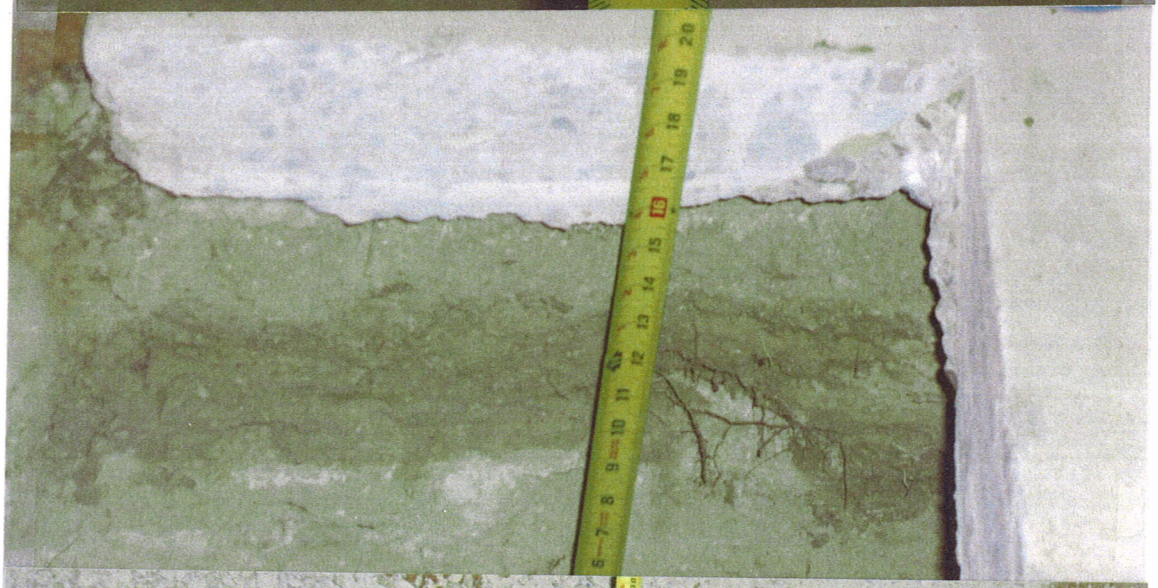


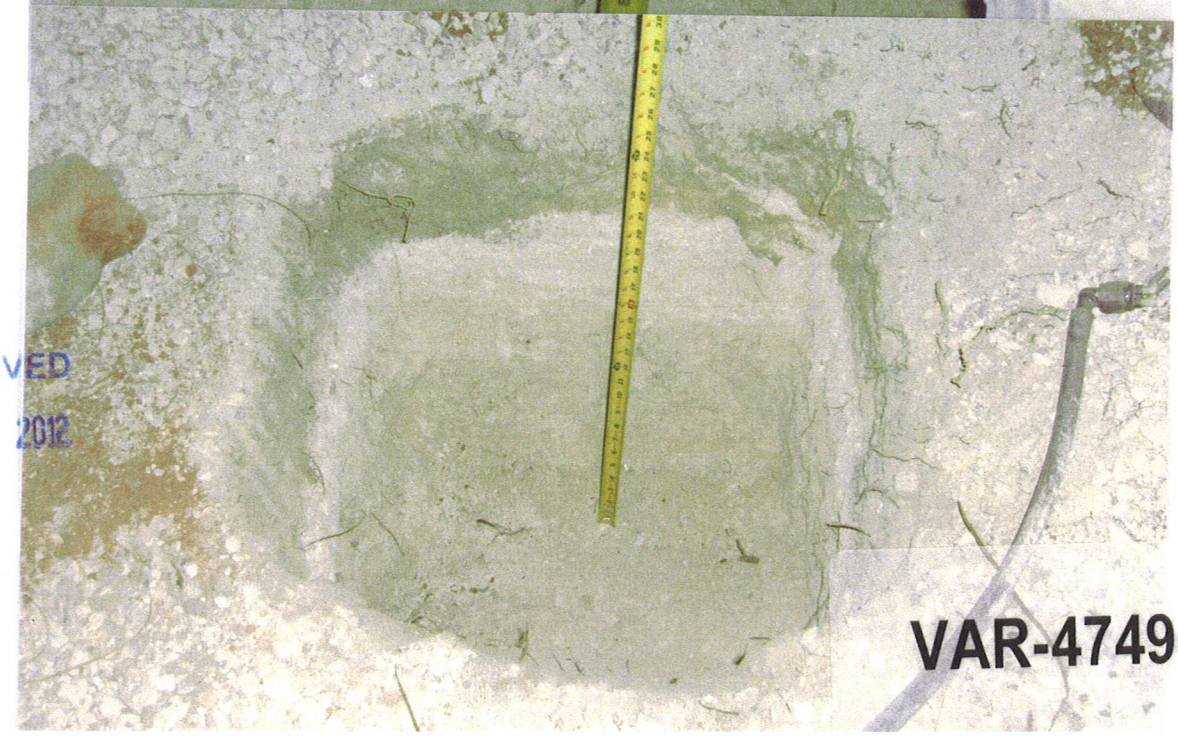


VAR-47494

RECEIVED
NOV 1 - 2012







RECEIVED
NOV 1 4 2012

VAR-47494



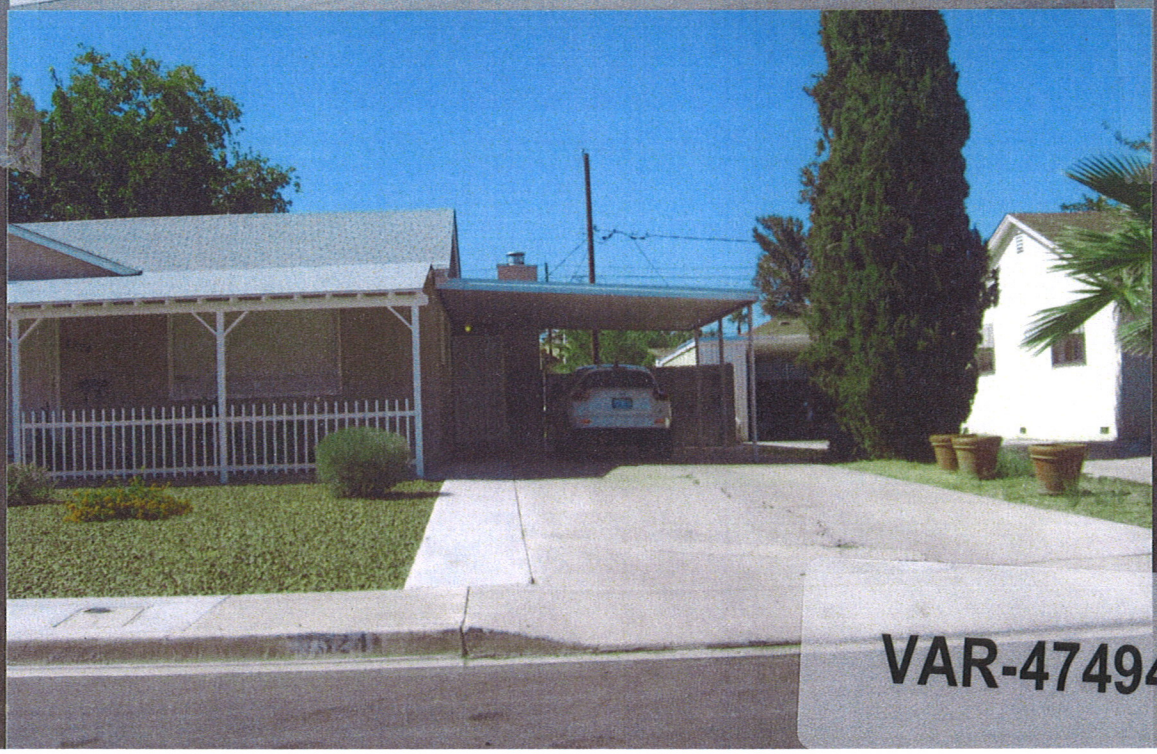




VAR-47494







VAR-47494







RECEIVED
NOV 14 2012

VAR-47494

RECEIVED
NOV 14 2012

VAR-47494







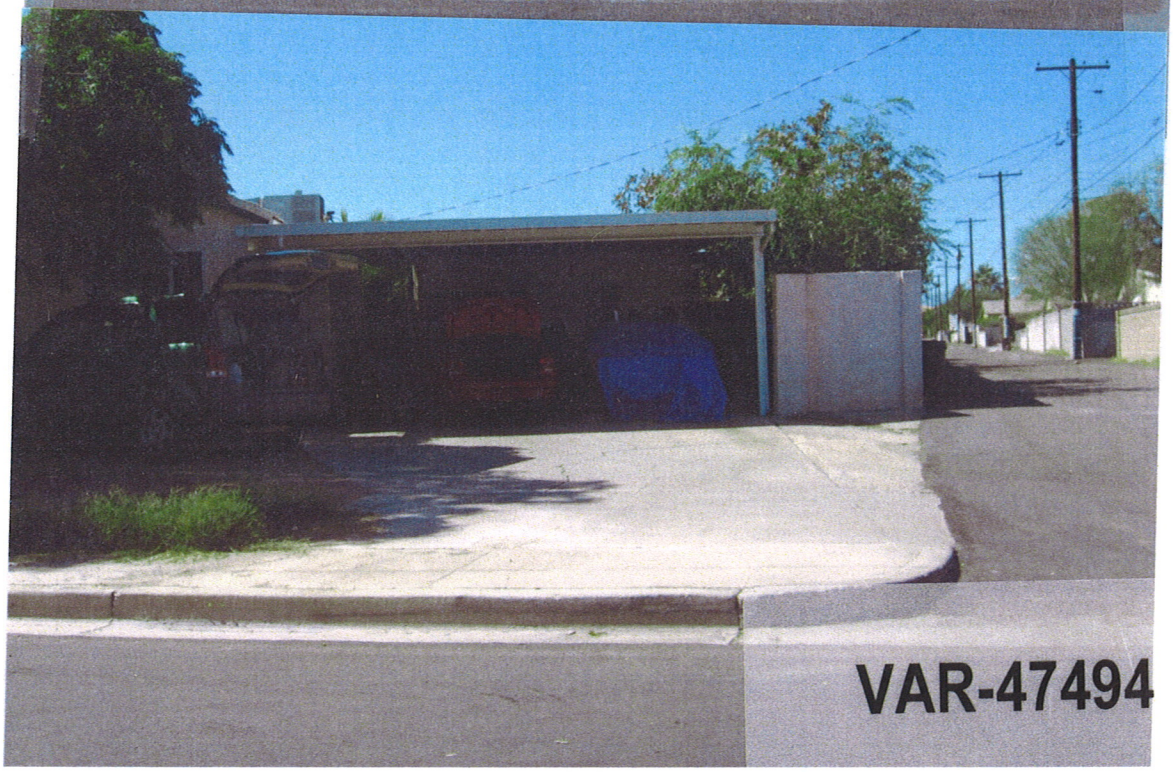
RECEIVED
NOV 14 2012

VAR-47494

RECEIVED
NOV 14 2012

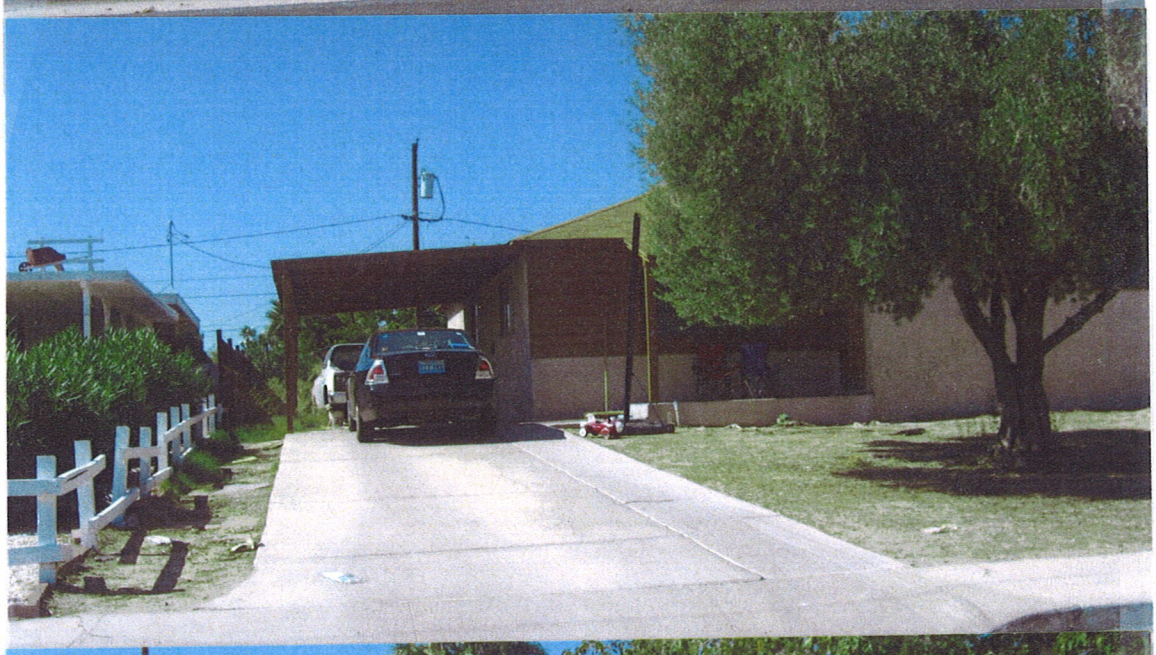


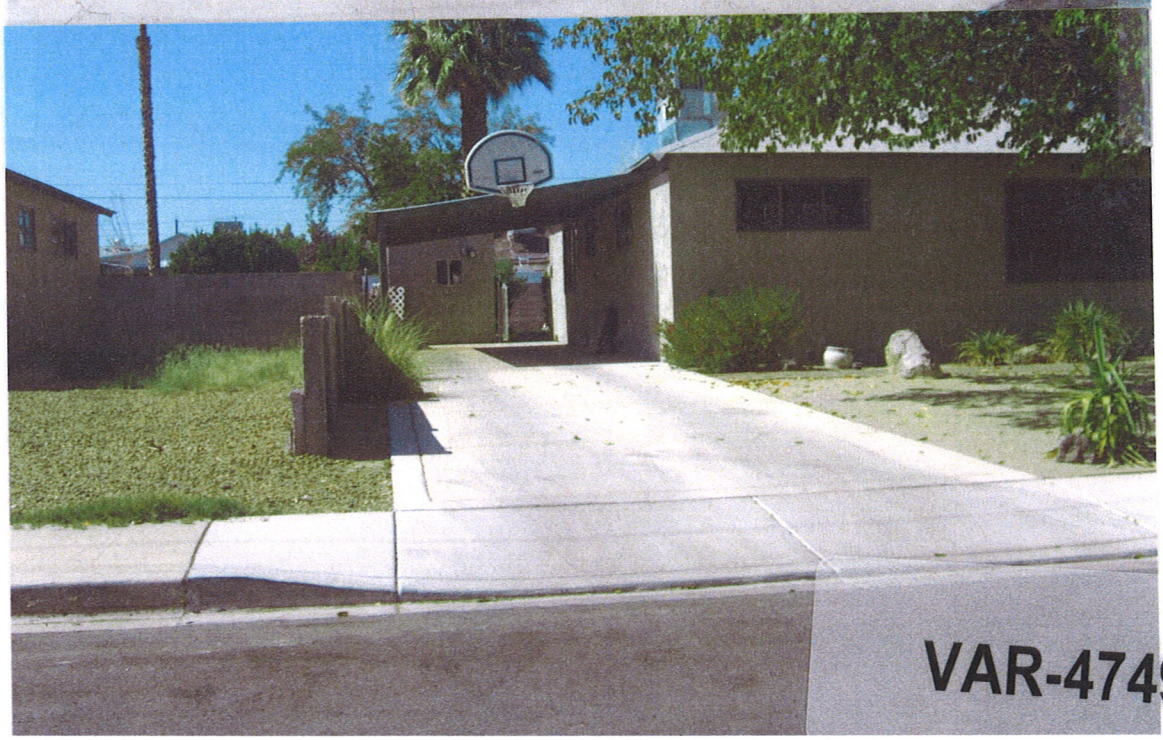




VAR-47494







RECEIVED
NOV 14 2016

VAR-47494



RECEIVED
NOV 14 2012

VAR-47494

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

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

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

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

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

Respectfully,

William Birthisel

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

RECEIVED
NOV 14 2012
VAR-47494

To Whom it May Concern~

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

Regards,

William Birthisel

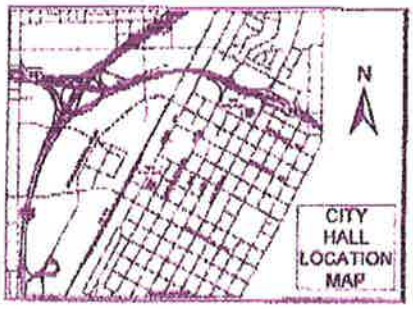
William J. Birthisel

10/11/2012

RECEIVED
NOV 14 2012
VAR-47494

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

RESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.43[3]

MAR 28 2013

MAILED FROM ZIPCODE 89106

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

3/30/2013

Address not in Area

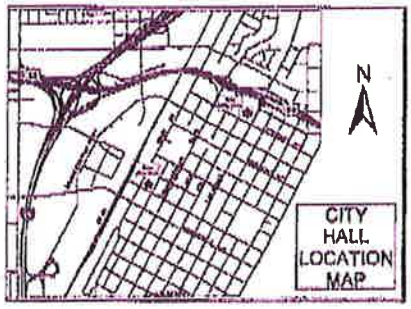
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

FIRST CLASS RESORTED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

Address 3.2 miles Away

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

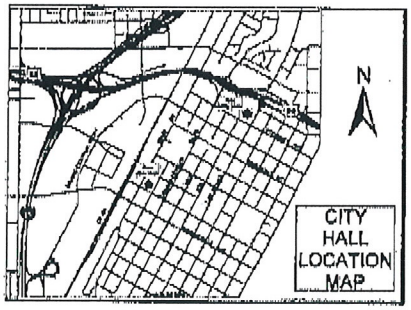
15P

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

RESORTED
FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

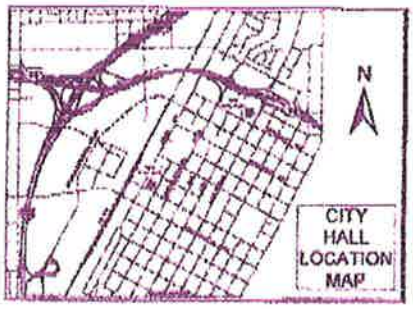
Case: VAR-47494
16205215021
MCGRATH THOMAS J & ELIZABETH J
3075 WESTWIND RD
LAS VEGAS NV 89146-6858 8914

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

15P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

RESORTED FIRST CLASS

UNITED STATES POSTAGE

$ 00.43[3]

MAR 28 2013

MAILED FROM ZIPCODE 89106

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

3/30/2013

Address not in Area

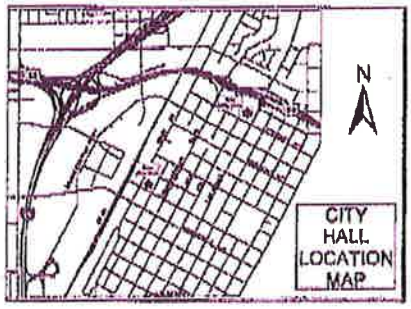
RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

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

FIRST CLASS RESORTED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

Address 3.2 miles Away

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

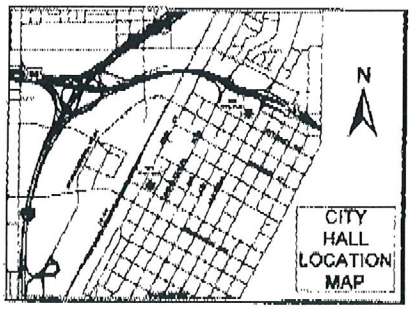
15P

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

RESORTED
FIRST CLASS

UNITED STATES POSTAGE
$ 00.43[3]
MAR 28

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

3/30/2013

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

15
P

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

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

Dennis Ballew 10-20-12

Signature and Date

BEST LOOKING CAR PORT IN Neighborhood.

RECEIVED
NOV 14 2012

RECEIVED
NOV 13 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

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

Constance Dunham 10/25/12

Signature and Date

RECEIVED

NOV 4 2012



NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

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

Vicki J Platt

Signature and Date

Nothing wrong with this carport. Done very nicely.

RECEIVED

NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

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

10/22/12

Signature and Date

RECEIVED
NOV 14 2012

NEIGHBORS APPROVAL FOR VARIANCE OF CARPORT

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

D. J Devereaux 10/20/12

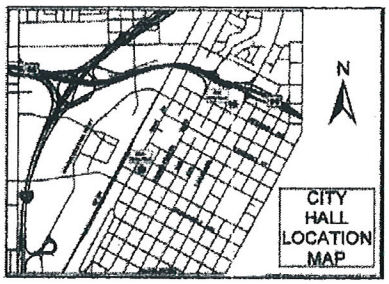
Signature and Date

RECEIVED
NOV 14 2012

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

Case: VAR-47494

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

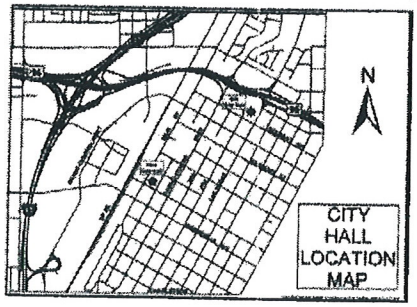
32 BRDFNMP 89102

A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

Case: VAR-47494

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

32 BRDFMP 89102

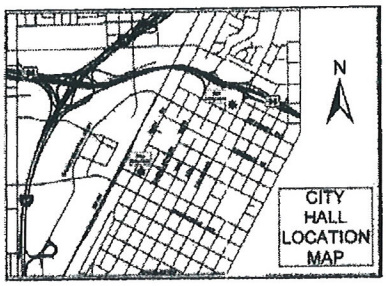
A

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

RESORTED
FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47494

Planning Commission Meeting of 4/9/2013

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

Case: VAR-47494

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

32 BRDFNMP 89102

A

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

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

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

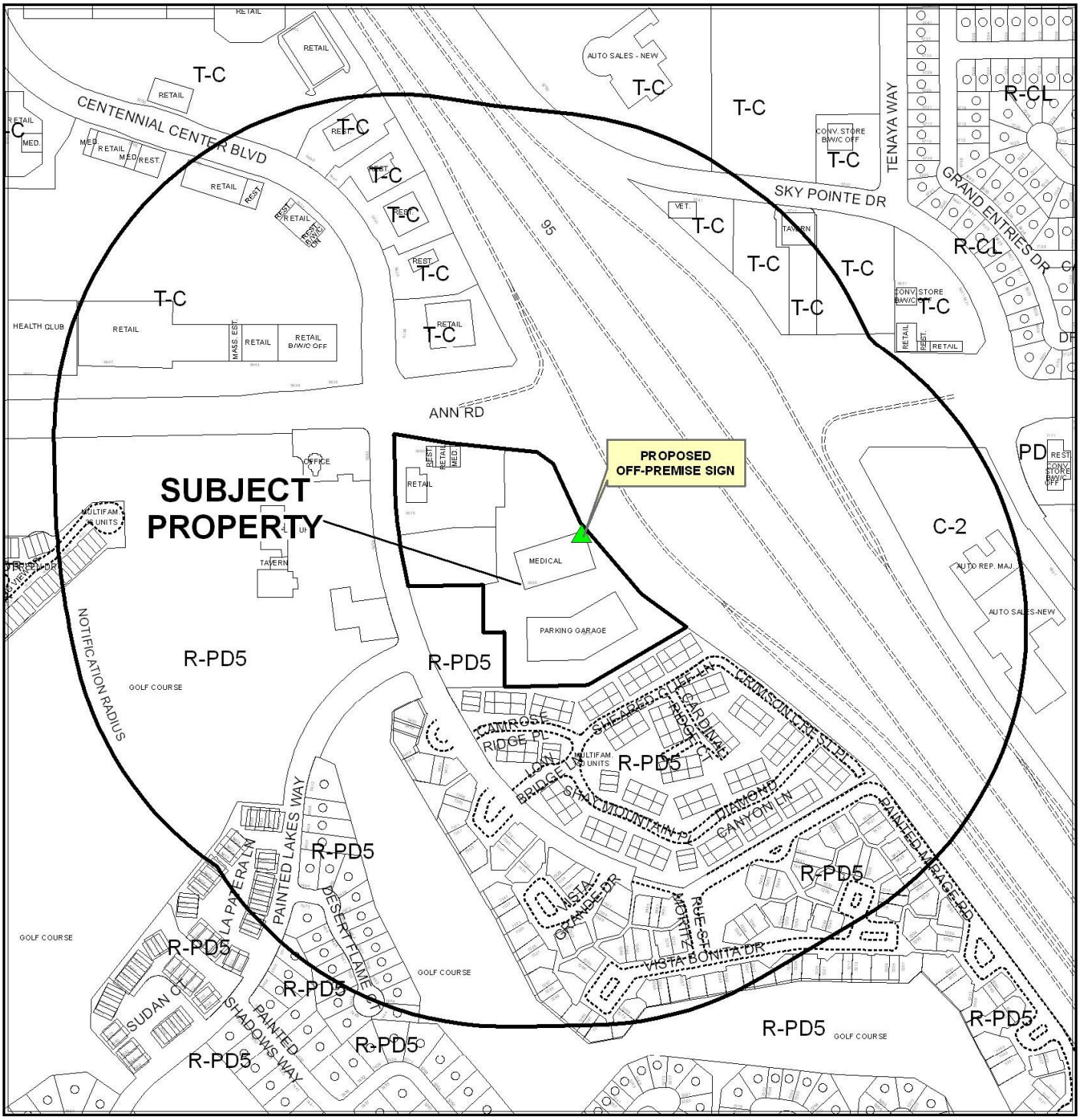
SUBJECT:
ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14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

MAY GO TO CITY COUNCIL ON 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 DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-47835 and SUP-47834
2. Conditions and Staff Report – VAR-47835 and SUP-47834
3. Supporting Documentation – VAR-47835 and SUP-47834
4. Photos – VAR-47835 and SUP-47835
5. Justification Letter – VAR-4835 and SUP-47834
6. Support Postcard - VAR-47834 and VAR-47835



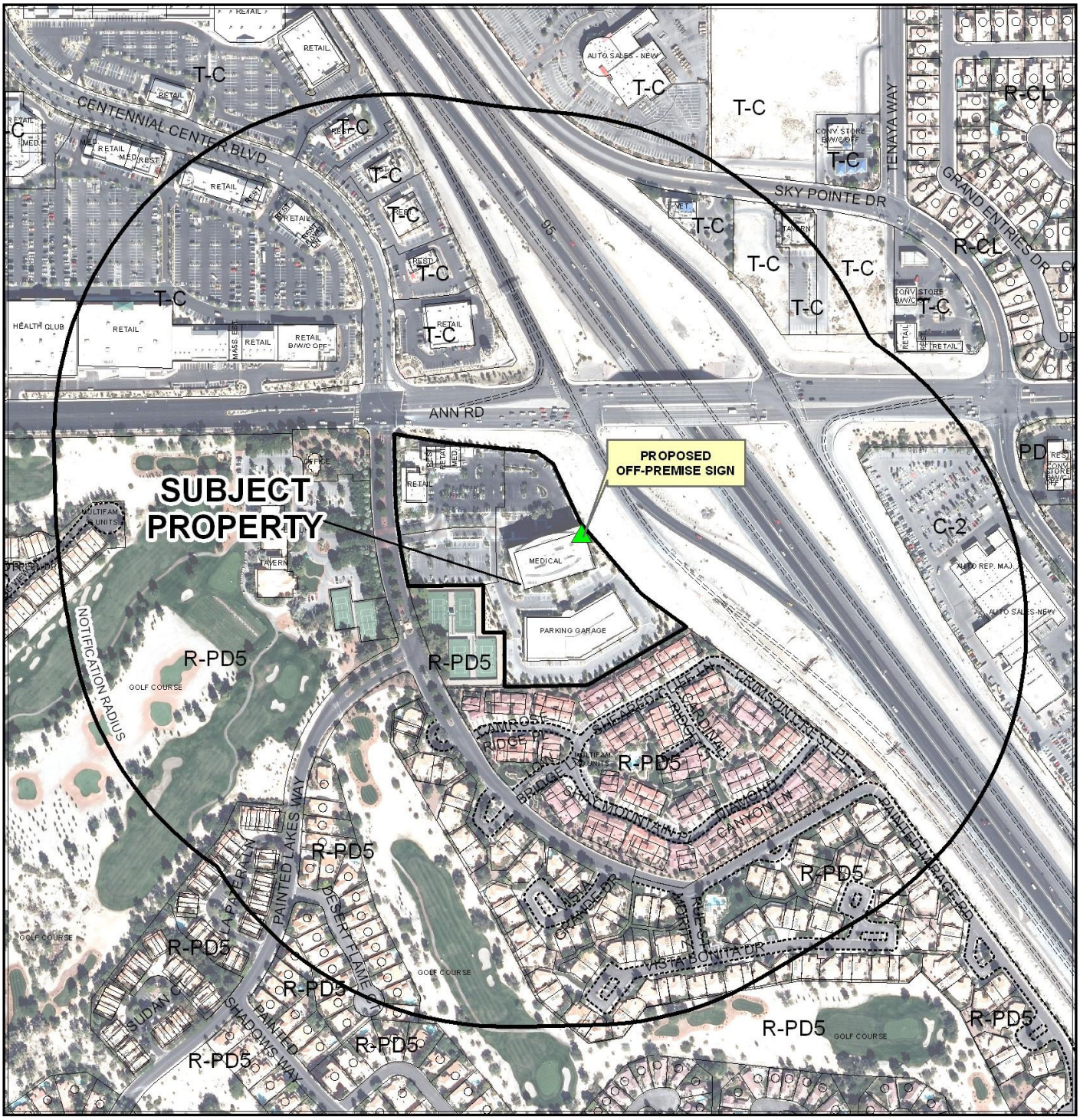
0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N



0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47835 APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

Name of Representative: G. C. Garcia, Inc.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mgr / Or

Print Name: Mehry Taheri / Mehry Taheri

Subscribed and sworn before me

This 18 day of Dec, 2012

_____

Notary Public in and for said County and State

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

DEC 20 2012

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* Mehry Taheri

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 10TH day of DEC., 20 12.

Notary Public in and for said County and State

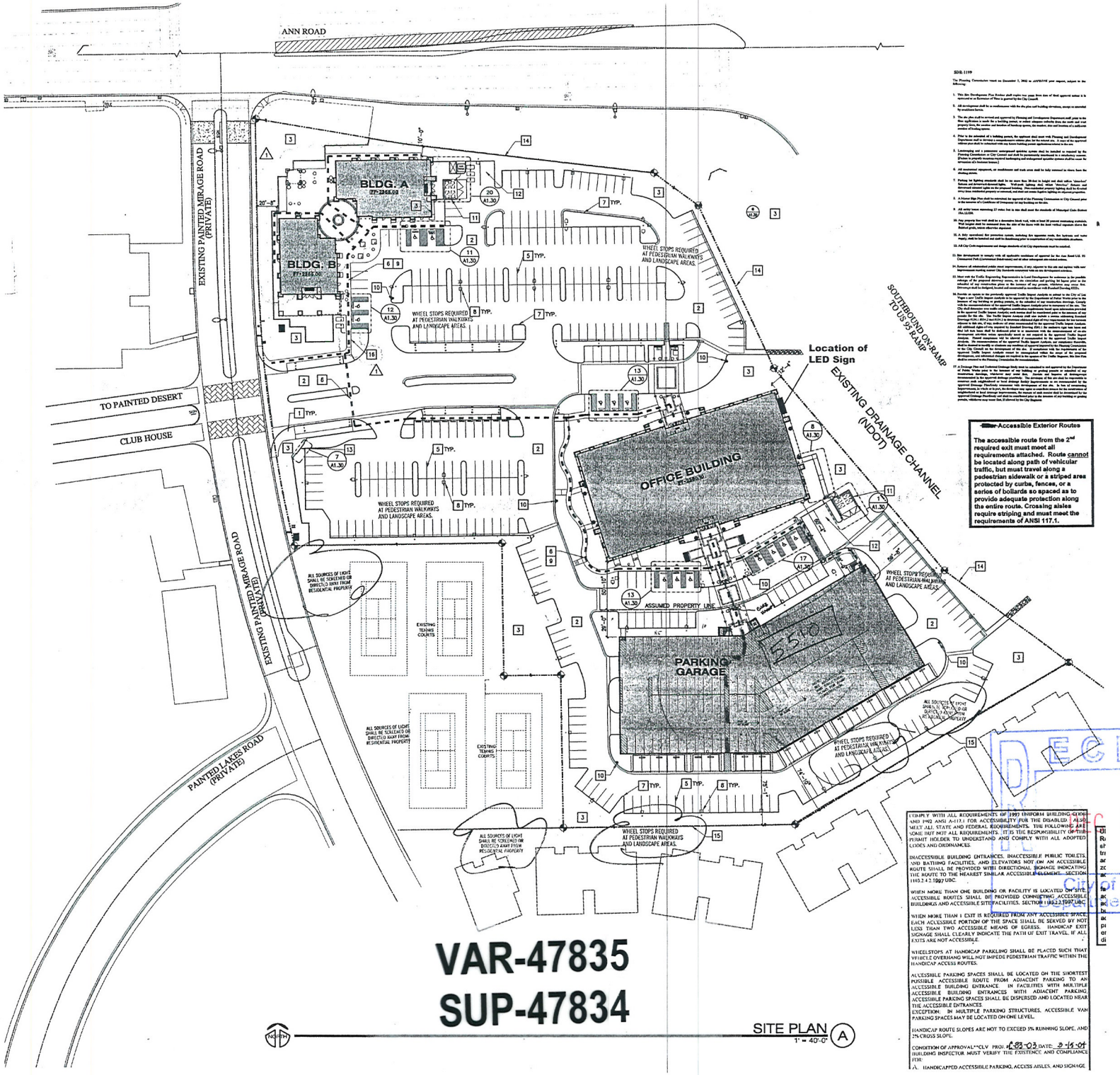
LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-47835
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
Received By:	MLeX

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

Revised 10/27/08



VAR-47835
SUP-47834

SITE PLAN (A)
1" = 40'-0"

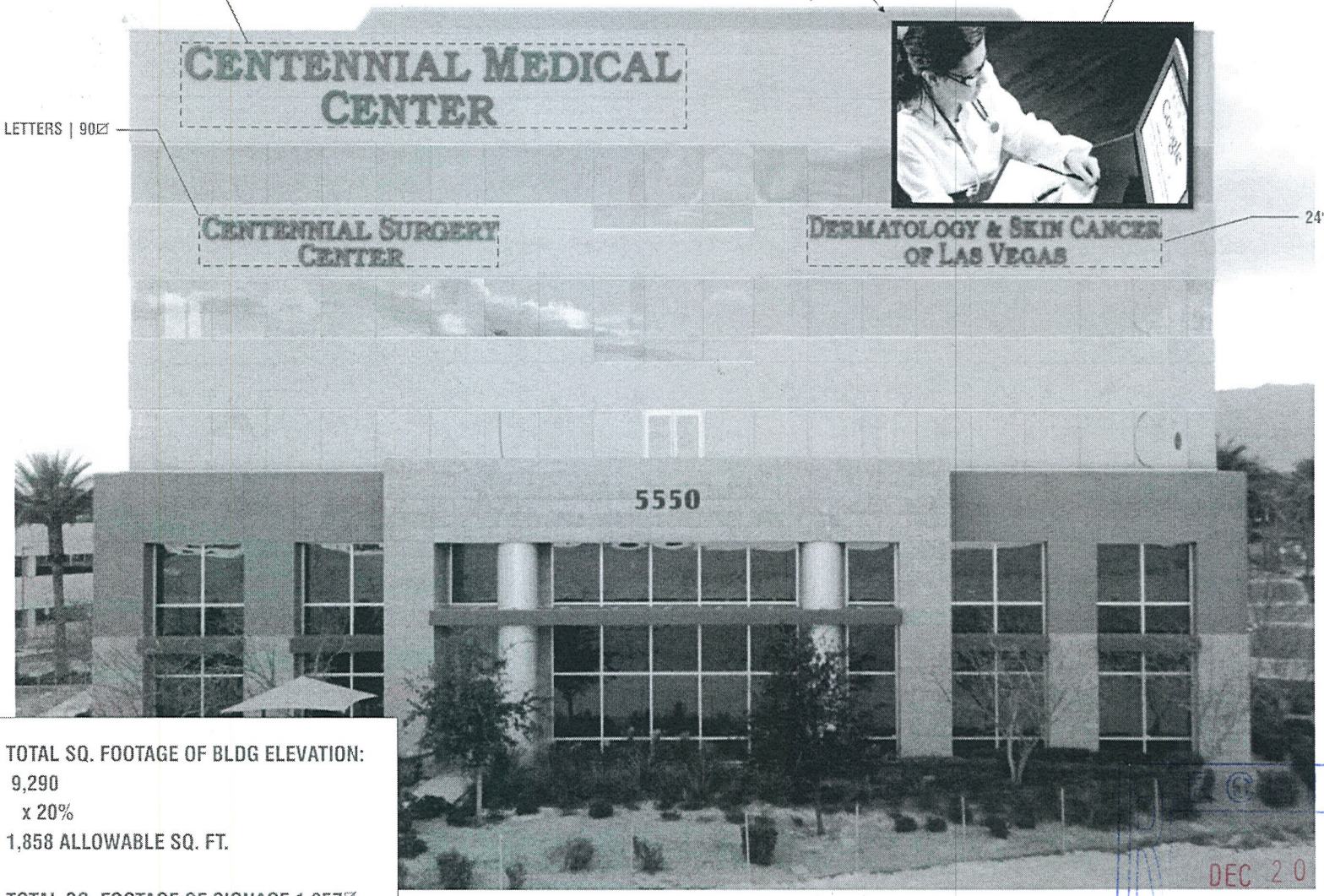
LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB

36" LETTERS | 236☑

NEW LED UNIT | 627☑

24" LETTERS | 90☑

24" LETTERS | 104☑



TOTAL SQ. FOOTAGE OF BLDG ELEVATION:
9,290
x 20%
1,858 ALLOWABLE SQ. FT.

TOTAL SQ. FOOTAGE OF SIGNAGE 1,057☑

EAST ELEVATION w/ LED UNIT
SCALE: 3/32" = 1'-0"

VAR-47835
SUP-47834

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR

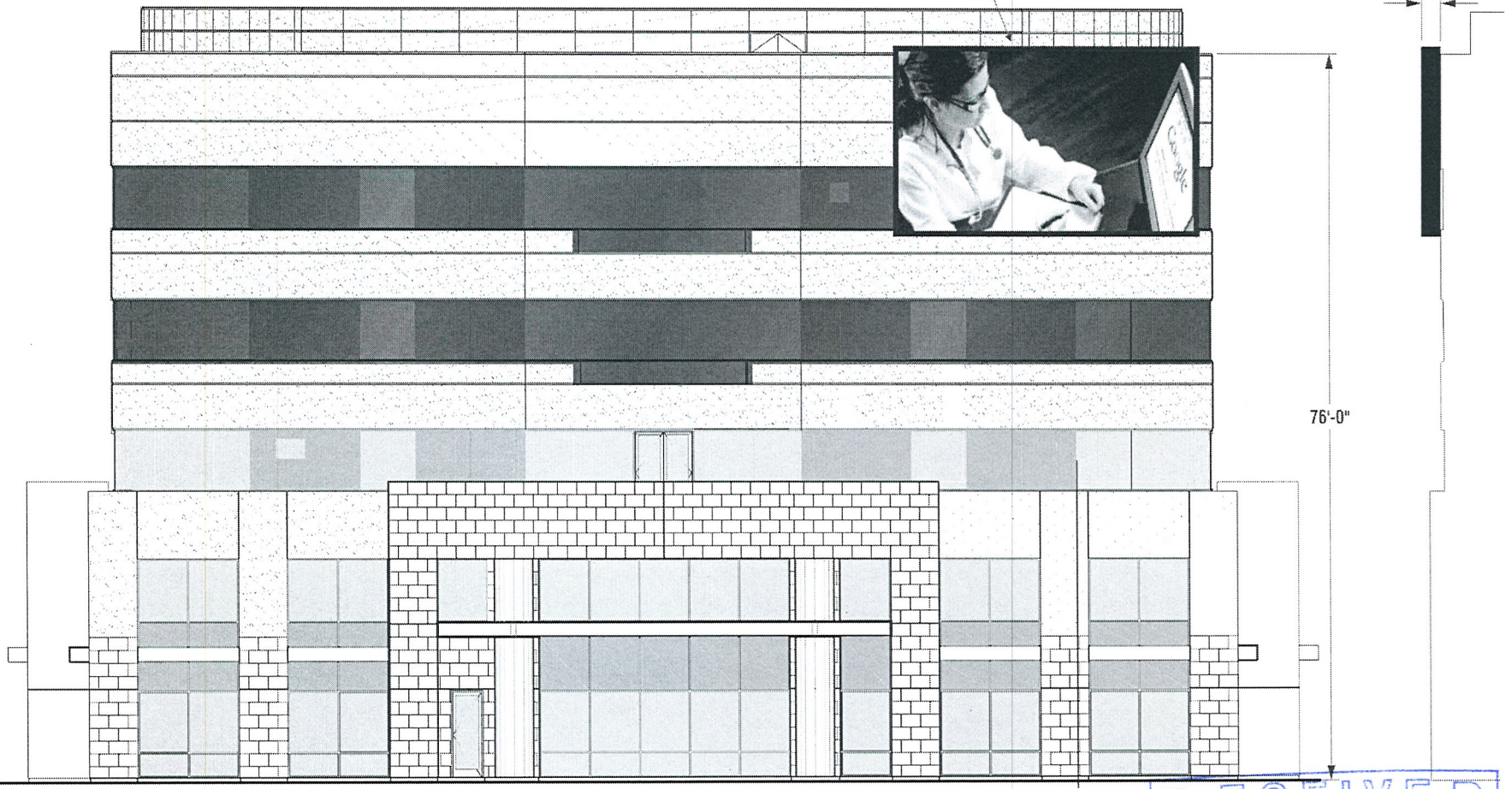
REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

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

SHEET
001

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



EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by this contractor as an exemption to NRS 624.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR
REVISION	

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

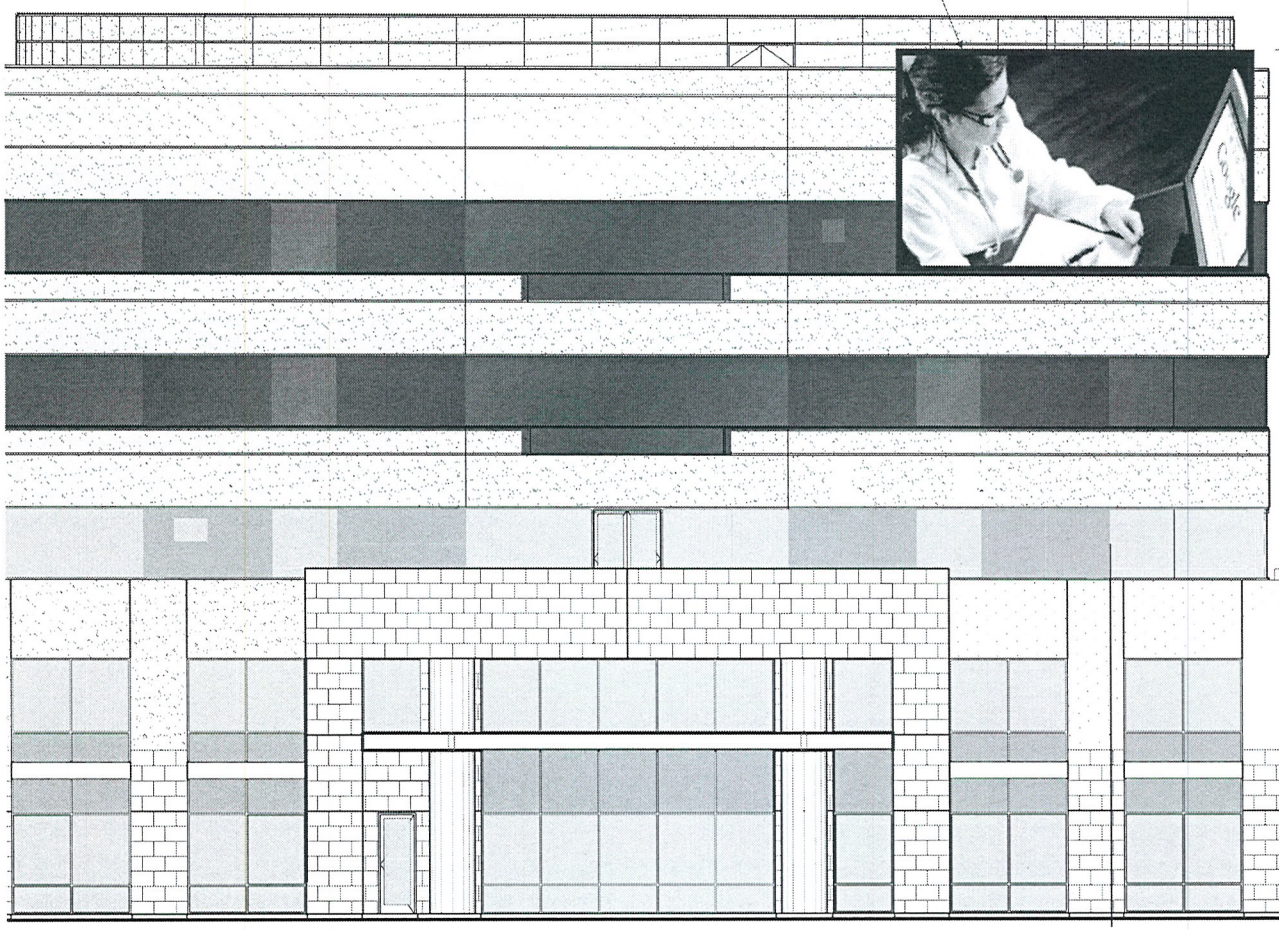
FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

VAR-47835
SUP-47834

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



30' ABOVE INTERCHANGE ELEVATION

24"

30'-0"

FREEWAY INTERCHANGE HEIGHT

77'-0"
TO TOP
OF SIGN

EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

VAR-47835
SUP-47834

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-595-7474

These plans are prepared and submitted by the contractor as an examination by NRS 624.340 for work under contractor license category numbered under NRS 624.

NV CONTRACTOR LICENSE 942778

THIS ARTWORKS WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO: 15170
DATE: 02.23.12
DESIGN: DERRICK
SHEET: ROB M
FILENAME: CENTENNIALCORPCTR15170.CDR
CHECK:

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE
12-20-12 DN	SHOW FREEWAY INTERCHANGE HT.

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002



VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13



VAR-47835 & SUP-47834 – APPLICANT/OWNER: KHANEH HOLDINGS, LLC
5550 PAINTED MIRAGE ROAD

01/03/13

December 20, 2012

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: US-95 & Ann Road Commercial Park Office Building
Request: SUP and Variances for Allowing an Off-Premise Wall Sign from an Approved On-Premise LED Wall Sign
APN#s: 125-34-116-004

Dear Mr. Fagg:

On behalf of our client, KHANEH Holdings LLC, please accept this justification letter for a Special Use Permit and Variances and any changes if needed to the Master Sign Plan Amendment (MSP-9591 and as amended MSP-47179) to allow an approved LED wall sign to be used as an Off-Premises Sign on an existing commercial/professional building at the southwest of the US-95 and Ann Road (5550 Painted Mirage). This sign will use an already approved and permitted on premise LED wall sign on the northeast corner of the office building use.

The site is a C-2 (General Commercial) zoned site located on the 5.25 +/- net acres. The office building is a five story structure with a parking garage. The approved on premises LED sign is about 19'9" high and 31'9" wide (630 sf) and located on the upper levels at the northeast corner of the building facing the freeway. The total wall signage of the building is about 1,060 square feet or well below the allowed 1,858 square feet.

The Variance requests are necessary to address the fact that the Code expects off-premise signs to look like conventional billboards that are pole mounted (LVMC 19.12.120.D.2) and due to the height of the sign on the building being taller than the Code expected billboard height of 40 feet or maximum of 55 feet (LVMC 19.12.120 C.7.b).

The sign request meets the applicable SUP Locational Provisions of the Code. Most significantly, the proposed sign is 1a) within 660' of the US-95 ROW; is less than the maximum allowable sizes of 30' high by 60' wide for off-premise sign; 1b) is within the 672 square feet allowed for other off-premise signs; 2) is located appropriately above the standard sign height due the proximity to an elevated freeway interchange; & 3) more than 300 feet from the nearest residential property line.

Approval Criteria for a Special Use Permit LVMC 19.16.110
L. Special Use Permit Determinations—Approval
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

VAR-47835
SUP-47834

GCGARCIA

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

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

This change would only add the ability to do off-premise advertising. The Sign is not a typical "billboard" as it is aesthetically designed to fit into a quality office park and surrounding neighborhood. The sign will comply with the applicable Locational Provisions for Off-Premise Signs (19.12.120). The sign orients to faces the freeway and does not face residential. Elevating the sign allows it to be functional as well as not in the face of drivers at the interchange overpass.

Furthermore, the sign will help sustain and promote the existing commercial facilities and other businesses. The sign is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, MSP, conditions of approval and other Code requirements.

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

The site is planned and zoned for the existing office park and five story office building. An LED wall sign has already been approved for the building so no additional sign or structure is required. The total building signage is substantially lower than allowed.

The location of the approved sign is suitably located as it is oriented toward the US-95 and away from the residential. It is within the required proximity to the US-95 as well as elevated appropriately given the depressed finished floor elevation of the building relative to the freeway interchange; visibility to serve the intended use; and aesthetics of the building.. The use will, except as requested, be done in compliance all with City requirements.

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

The use of an approved LED wall sign for an off-premises sign will not create any additional demand on the street or highway infrastructure. All necessary infrastructures to serve the office building is already built, in place and approved.

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

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. The investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or

VAR-47835
SUP-47834

DEC 10 2012
City of Las Vegas
Department of Planning

hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

To provide for adequate sign visibility addition height is required. The topography of the site relative to the elevated freeway interchange makes a conventional billboard height unsuitable for the subject property and also provides the basis for an extraordinary and exceptional situation or condition. The elevated freeway interchange was located, designed and built by governmental action and not due to the property owner.

Additionally, the strict application of the height and requirement to build on a freestanding pole would create peculiar and exceptional practical difficulties as well as an undue hardship due to where such a pole would have to be located in a parking lot closer to the freeway that would result in obscuring the quality of building design; making a less attractive sign to the public; and be more imposing due to is proximity to the traveling public.

As proposed the sign will relive the topographic, extraordinary circumstances. The sign as propose provides the necessary relief while providing a benefit to the pubic good by removal of the unsightliness of a conventional billboard structure closer to the roadways. The sign will also comply with the approved MSP and permit for on- premise LED wall sign.

SUMMARY JUSTIFICATION

In summary, we believe the requested off-premise SUP and associated Variances to increase the height and eliminate an unsightly billboard structure will help enhance the office park and provide an advertising venue for other businesses on an approved sign and serve the traveling public consistent with the Code requirement, determinations or any conditions.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

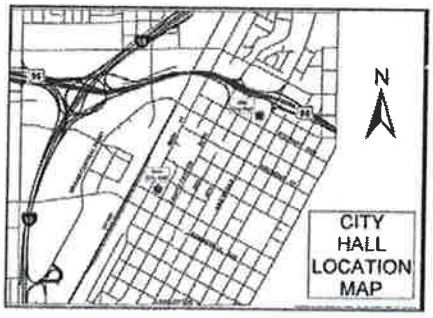
VAR-47835
SUP-47834

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 31 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-47835 & SUP-47834
Planning Commission Meeting of 02/12/2013

RECEIVED
FEB 11 2013
City of Las Vegas
Dept. of Planning

Case: VAR-47835
12534117039
CHADBAND JAMES CRAIG
12310 CALLE CELESTINA
GILROY CA 95020-9438 95020-9438

#28-29 A

108 LRDFNMP 95020

2/12/13 #28-29

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

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

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

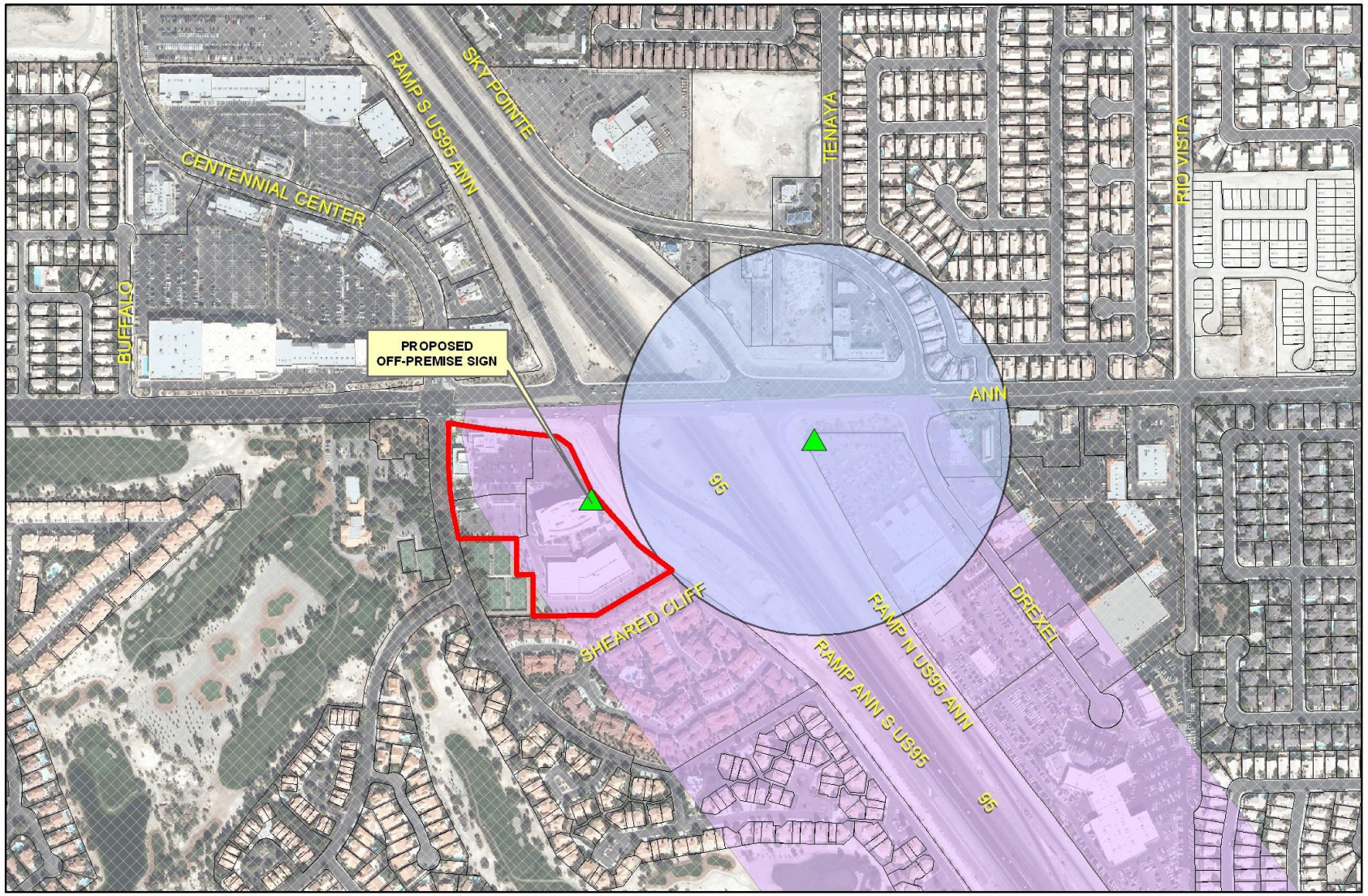
SUBJECT:
ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4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

MAY GO TO CITY COUNCIL ON 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 DENIAL

BACKUP DOCUMENTATION:
1. Special Map
2. Consolidated Back-up
3. Supporting Documentation



SUP-47834

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

City of Las Vegas Billboard Data

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

N

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47834** APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

Name of Representative: G. C. Garcia, Inc.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Melroy Taheri

Subscribed and sworn before me

This 18 day of Dec., 2012

_____

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* _____

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 18TH day of Dec, 20 12.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	SUP-47834
Meeting Date:	2/12/2013
Total Fee:	1030 00
Date Received:*	12/20/2012
Received By:	MRoyo

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **22.**

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

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

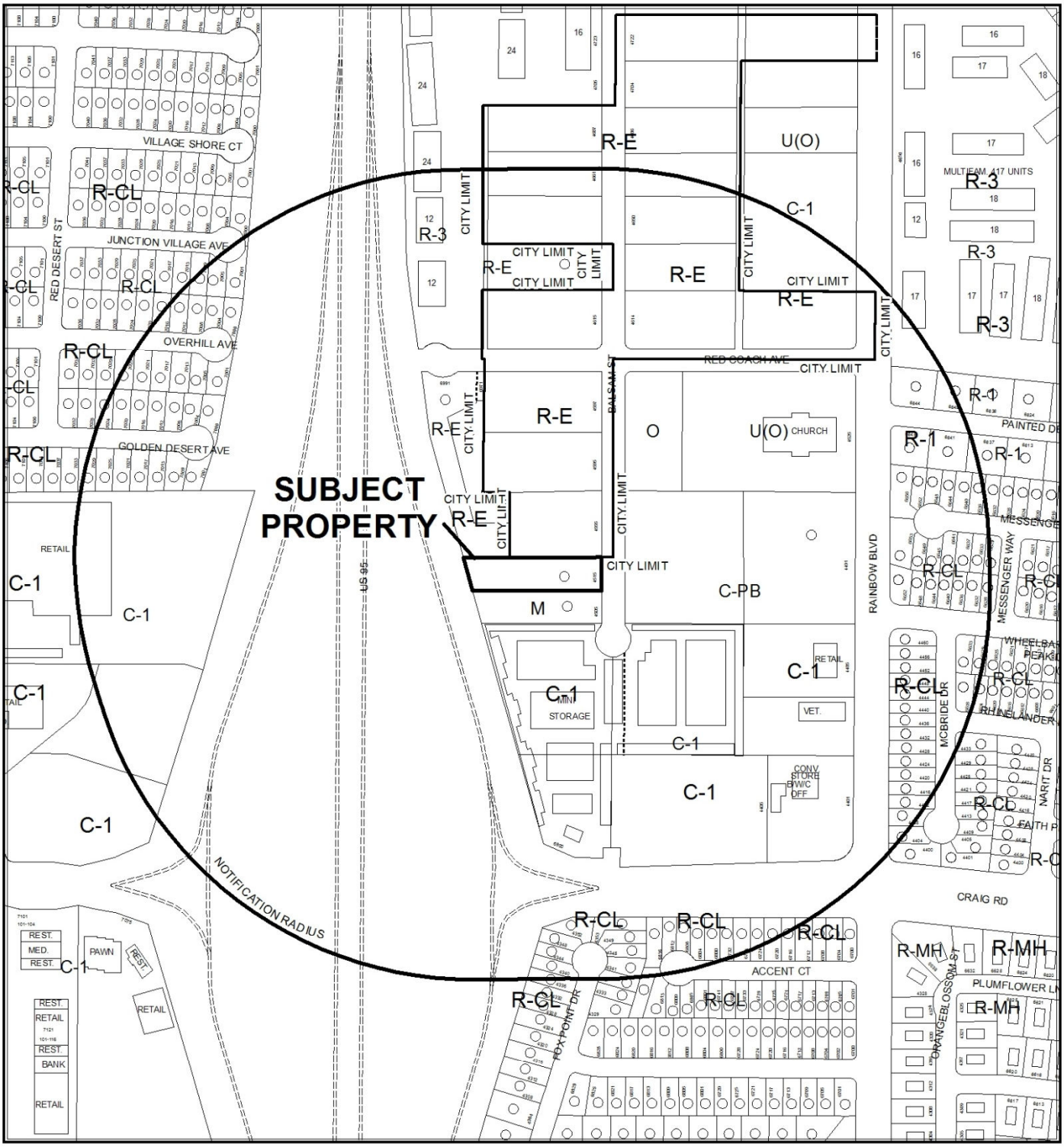
SUBJECT:
ABEYANCE - VAR-48827 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at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

MAY GO TO CITY COUNCIL ON 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-48827, VAR-48828 and SDR-48826
2. Conditions and Staff Report - VAR-48827, VAR-48828 and SDR-48826
3. Supporting Documentation
4. Photos - VAR-48827, VAR-48828 and SDR-48826
5. Justification Letter
6. Protest/Support Postcards – VAR-48827 and VAR-48828



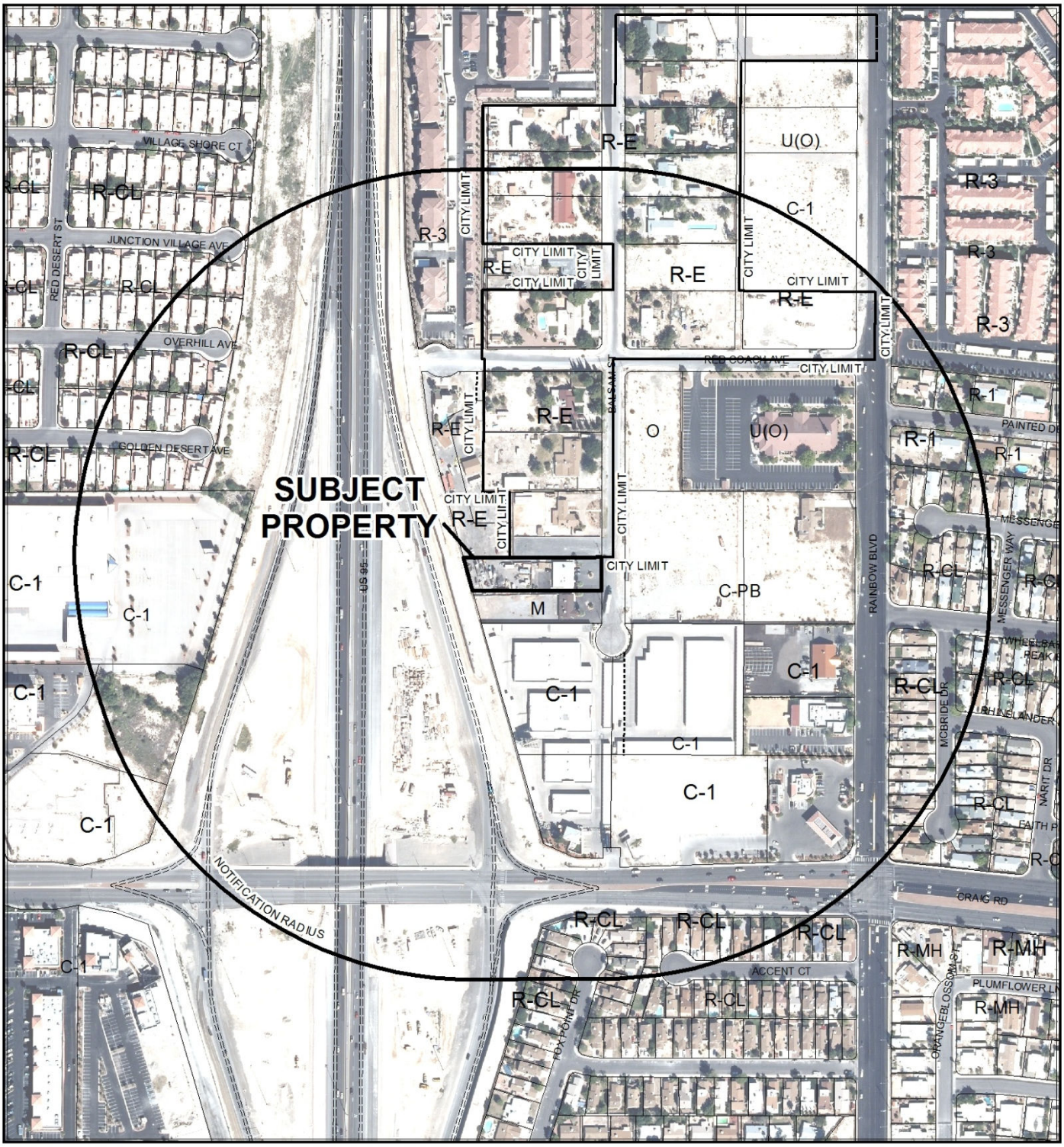
0 300 600 Feet

CASE: **VAR-48827, VAR-48828 & SDR-48826**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 300 600 Feet

CASE: **VAR-48827, VAR-48828 & SDR-48826**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48827** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jaime A. Lopez

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

General Plan: existing LI/R proposed LI/R **Zoning:** existing M proposed M

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csl@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csl@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

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

Property Owner Signature* Jaime A. Lopez

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 20 13.

Notary Public in and for said County and State

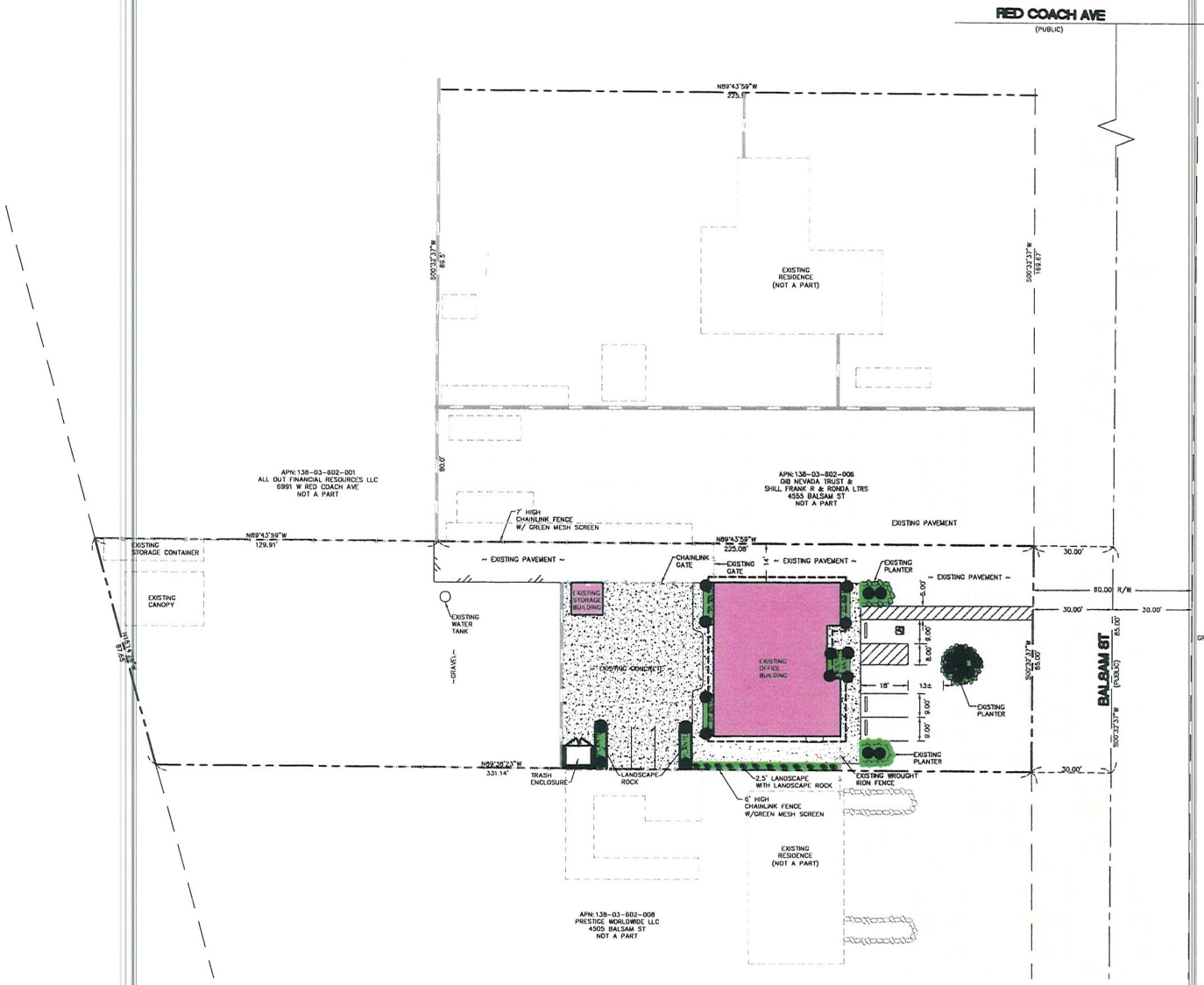
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

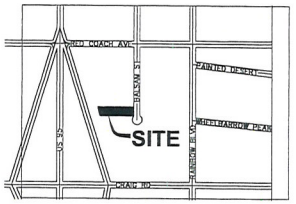
DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-48827
Meeting Date:	05/14/13
Total Fee:	$ 830.00
Date Received:*	03/28/13
Received By:	Jonathan B.

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





VICINITY MAP
STR: 24-22-61

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- EXISTING SCREEN WALL
- EXIST. EDGE OF PAVEMENT
- CONCRETE
- EXIST. CHAIN LINK FENCE
- LANDSCAPE AREA
- ASPHALT (AC)
- BUILDING AREA

PARKING DATA

INDUSTRIAL PARKING REQUIRED 1/500 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE = 2784
TOTAL PARKING REQUIRED = 6
TOTAL PARKING PROVIDED = 9
TOTAL HANDICAP PARKING PROVIDED = 1

SITE/BUILDING DATA

SITE AREA = 1.34 ACRES
SITE ADDRESS = 4515 BALSAM ST.
BUILDING SQ. FT. = 2784 SQ. FT.

LANDSCAPE LEGEND

- 8" PURPLE WINTER CREEPER EUDNYMUS OR PERIWINKLE VINCA MINOR OR APPROVED EQUAL
- 24" BOX MEDIUM EVERGREEN TREES OR APPROVED EQUAL

LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00) AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES BY DEED RECORDED JANUARY 21, 1971 IN BOOK 95, DOCUMENT NUMBER 75331.

EXCEPTING THEREFROM THE SOUTH 85 FEET OF THE EAST 512 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA.

EXCEPTING THEREFROM SAID PORTION AS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362.

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

VAR-48827
VAR-48828
SDR-48826

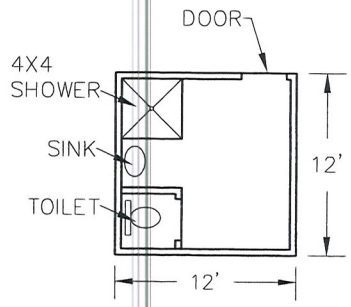
DATE	No.	REVISIONS	APP'D

PREPARED FOR :
JAIME LOPEZ
4515 BALSAM ST
LAS VEGAS, NEVADA 89108

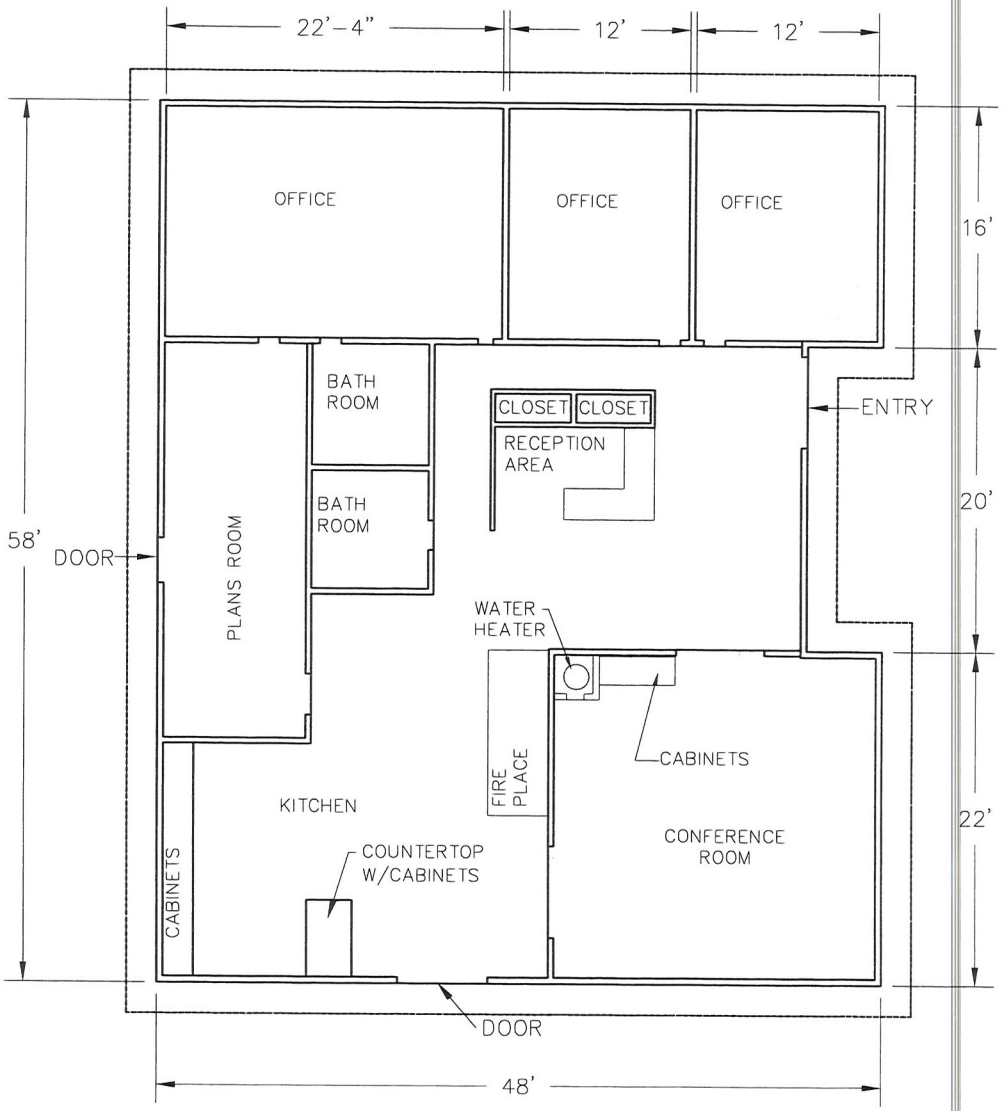
DATE	JANUARY 2013
DESIGN	DT
DRAWN	CR
CHECK	DT
SCALE	1"=20'

CONCRETE SOLUTIONS
SITE/LANDSCAPE PLAN
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS, NEVADA
APN: 138-03-602-007

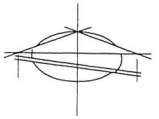
SHEET
1
OF
1
PROJ. NO.
JAIME LOPEZ



EXISTING STORAGE BLDG.



EXISTING OFFICE BLDG.



SCALE 1/4" = 1'-0"

RECEIVED
MAR 2 8 2013
City of Las Vegas
Dept. of Planning

VAR-48827
VAR-48828
SDR-48826

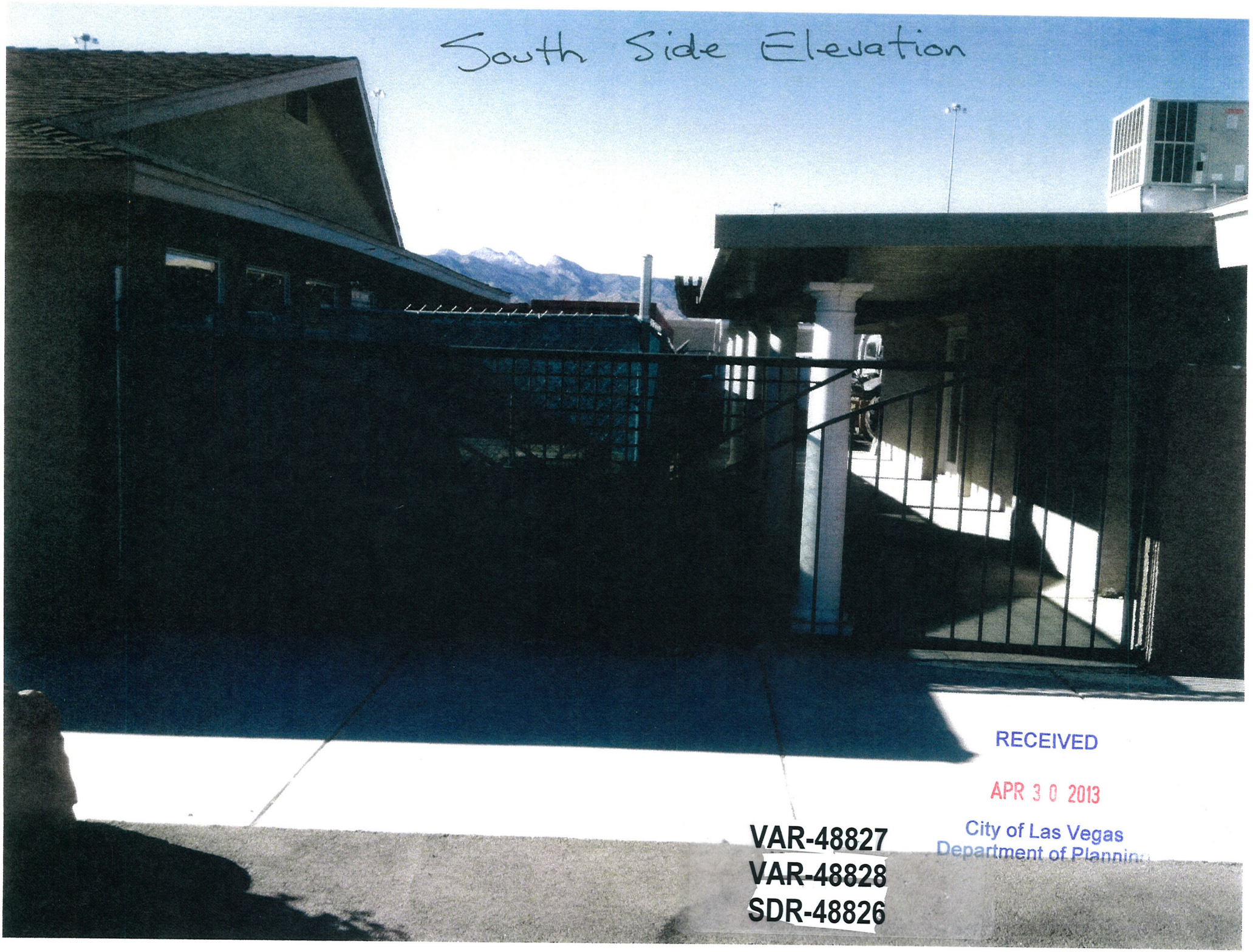
General Notes

NO.	DATE	DESCRIPTION

FLOOR PLAN

CLIENT
JAIME LOPEZ
4515 BALSAM ST
LAS VEGAS, NV 89108

DESIGNED BY	DT
DRAWN BY	CR
CHECKED BY	DT
DATE	JANUARY 2013
SCALE	1/4" =1'-0"
PROJECT NAME	CONCRETE SOLUTIONS



RECEIVED

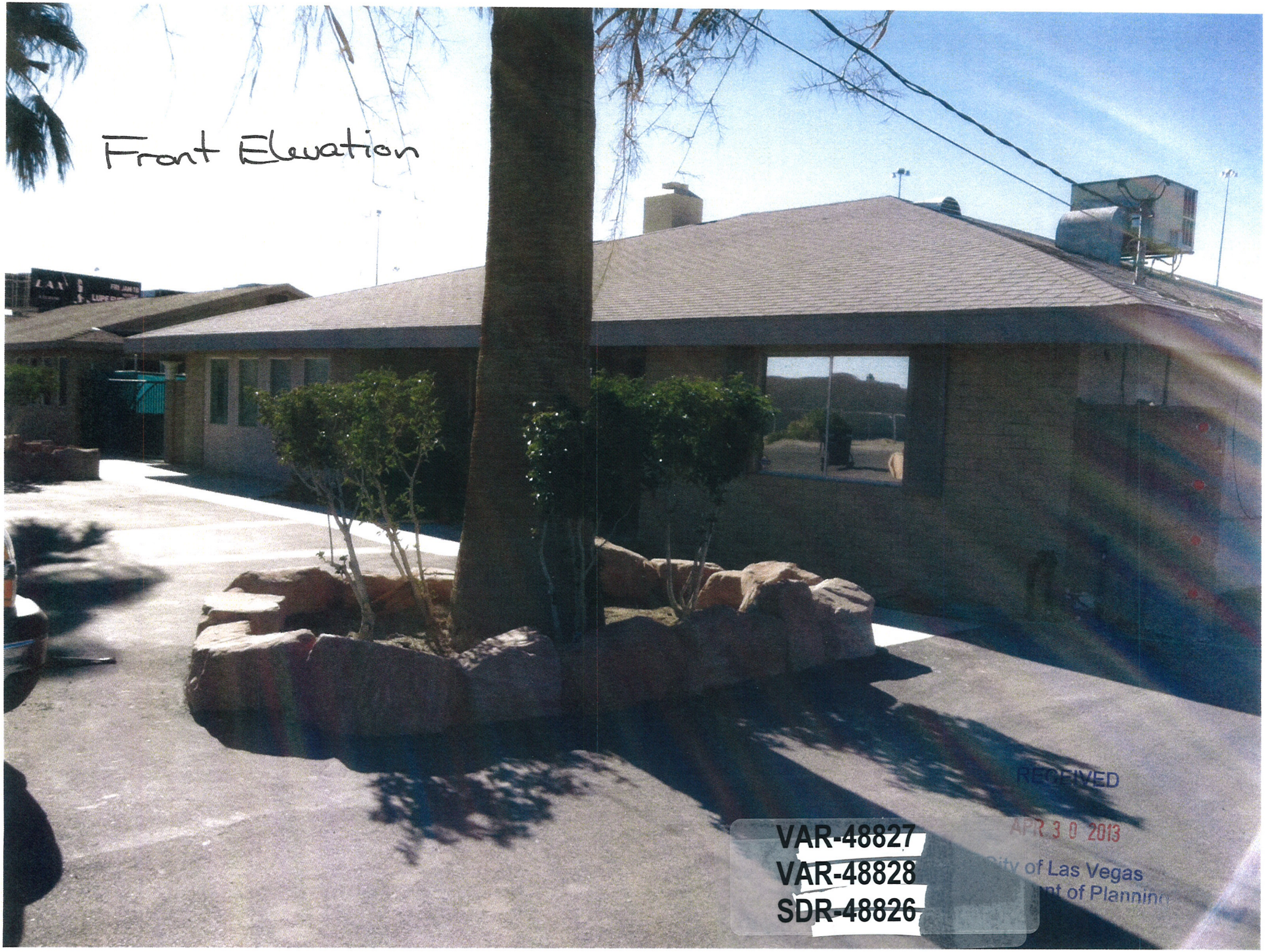
APR 3 0 2013

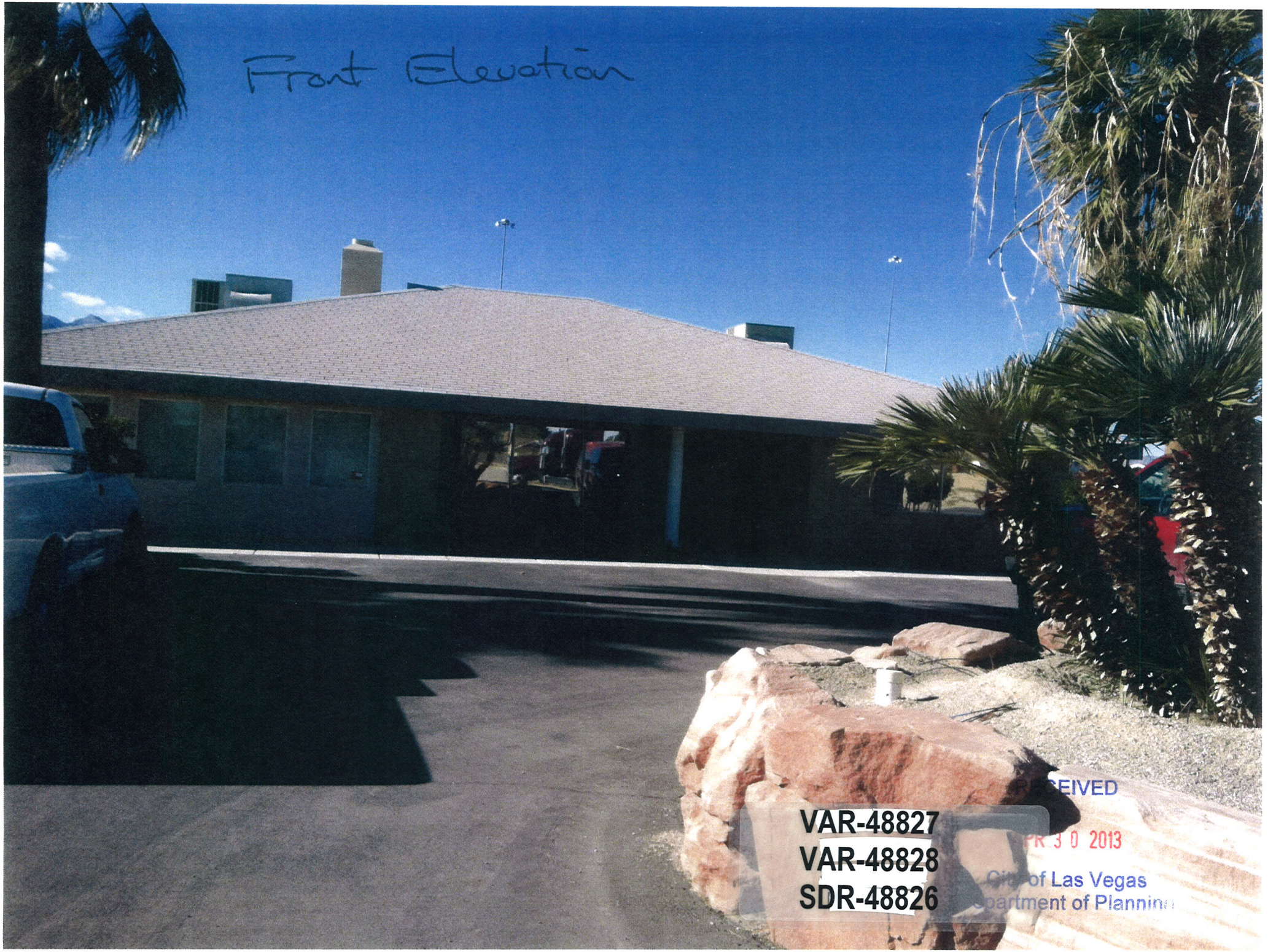
City of Las Vegas
Department of Planning

VAR-48827
VAR-48828
SDR-48826


Side Elevation (North)
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 30 2013
City of Las Vegas
Department of Planning


Rear Elevation
18'
8'
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 3 0 2013
City of Las Vegas


Front Elevation
VAR-48827
VAR-48828
SDR-48826
RECEIVED
APR 3 0 2013
City of Las Vegas
Dept of Planning


Front Elevation
VAR-48827
VAR-48828
SDR-48826
EIVED
R 3 0 2013
City of Las Vegas
partment of Planning



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13



VAR-48827, VAR-48828 & SDR-48826 - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ
4515 BALSAM STREET

04/03/13

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is to allow a fourteen foot (14') side yard setback where fifty feet (50') is required in the M (Industrial) District adjacent to residential AND to allow a lot width of eighty-five feet (85') where one hundred feet (100') is the minimum in the M District.

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing and the property is already zoned M, that this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

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

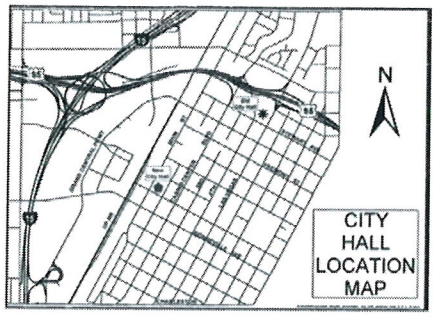
VAR-48827

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



We are a residential neighborhood and do hope you will vote No on this request as these semi vehicles are already an inpostion and are crumbling our roads.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-48827 & VAR-48828

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

RECEIVED
MAY 07 2013
City of Las Vegas
Department of Planning

Case: VAR-48827

13803602003
KEHL FAMILY TRUST
KEHL ROGER F & SALLY C TRS
4597 N BALSAM ST
LAS VEGAS NV 89108-5701 89108-5701

24 DRDFMMP 89108

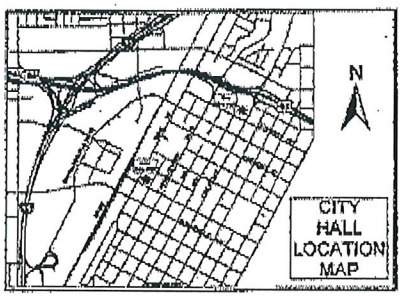
37-38
P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-48827 & VAR-48828

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

Case: VAR-48827
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
G K T ACQUISITIONS L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

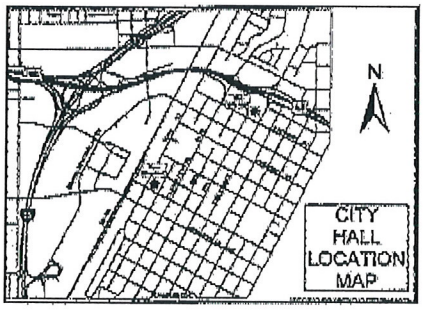
37-38
A

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-48827 & VAR-48828

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

Case: VAR-48827

13803602009
GRAGSON-BELTWAY BELCASTRO L L C
G K T 5 L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

37-38
A

City of Las Vegas Agenda Item No.: **23.**

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

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

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

MAY GO TO CITY COUNCIL ON 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-48828** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: JAIME A. LOPEZ

Print Name: _____

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

General Plan: existing LI/R proposed LI/R **Zoning:** existing M proposed M

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csi@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csi@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

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

Property Owner Signature* JAIME A. LOPEZ

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 20 13.

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

FOR DEPARTMENT USE ONLY

Case #	VAR-48828
Meeting Date:	05/14/13
Total Fee:	$830.00
Date Received:*	03/28/13
Received By:	Jonathan B

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

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

Revised 10/27/08

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is to allow no wall on the north property line where a six foot (6') screen wall is required adjacent to residential, to allow Outdoor Storage within the setback and landscape buffer areas, and to allow a seven foot (7') tall chain link fence with mesh screening where a solid structure or wall eight feet (8') or taller is required to screen the outdoor storage area on the north property line.

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

The residence to the north is currently buffered by the existing seven foot (7') tall mesh screened chain link fence as well as a five foot (5') to six foot (6') high block wall approximately 52 feet north of the north property line.

We feel that a concrete business is appropriate at this location and believe that due to the fact that the building is existing, the property is already zoned M, and that the fences and walls are already built, that this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

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

VAR-48828

City of Las Vegas Agenda Item No.: **24.**

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

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

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

MAY GO TO CITY COUNCIL ON 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter
4. Protest/Support Postcards

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48826** APN: 138-03-602-007

Name of Property Owner: Jaime & Refugio Espinoza Lopez

Name of Applicant: Jaime Lopez

Name of Representative: David Turner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Jaime A. Lopez

Print Name: Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2[illegible]55-1
My Appt. Exp. August 7, 2014

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4515 Balsam St.

Project Name Concrete Solutions **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-007 **Ward #** 4

General Plan: existing LI/R proposed LI/R **Zoning:** existing M proposed M

Commercial Square Footage 2784 **Floor Area Ratio** N/A

Gross Acres 0.61 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Jaime Lopez **Contact** Jaime Lopez

Address 5080 Winter Ave **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89130

E-mail Address csi@csinv.net

APPLICANT Concrete Solutions **Contact** Jaime Lopez

Address 11245 Gallery Echo St. **Phone:** 277-5368 **Fax:** 644-8579

City Las Vegas **State** NV **Zip** 89141

E-mail Address csi@csinv.net

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 289-1714 **Fax:** 878-2695

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

E-mail Address davidt@baughman-turner.com

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

Property Owner Signature* JAIME A. LOPEZ

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

Print Name Jaime A. Lopez

Subscribed and sworn before me

This 7th day of March, 2013.

Notary Public in and for said County and State

DAVID TURNER
Notary Public State of Nevada
No. 94-2155-1
My Appt. Exp. August 7, 2014

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

FOR DEPARTMENT USE ONLY

Case #	SDR-48826
Meeting Date:	05/14/13
Total Fee:	$ 1030.00
Date Received:*	03/24/13
Received By:	Jonathan B

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

SDR 48826
Concrete Solutions

4515 Balsam Street

Proposed 2.784-thousand square foot contractor's plant, shop and storage yard.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	18.63	52
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

(heaviest 60 minutes)

Old Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	12.63	13
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.784	14.09	39
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	4,375
PM Peak Hour	350

(heaviest 60 minutes)

Lone Mountain Road

Average Daily Traffic (ADT)	13,938
PM Peak Hour	1,115

(heaviest 60 minutes)

Craig Road

Average Daily Traffic (ADT)	32,788
PM Peak Hour	2,623

(heaviest 60 minutes)

Balsam Street	
Average Daily Traffic (ADT)	62
PM Peak Hour	5
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity
Rainbow Boulevard	16300
Lone Mountain Road	32775
Craig Road	51800
Balsam Street	3000

This project will add approximately 39 trips per day on Rainbow Blvd., Lone Mountain Rd., Craig Rd, and Balsam St. Currently, Rainbow is at about 27 percent of capacity, Lone Mountain is at about 43 percent of capacity, Craig is at about 63 percent of capacity, and Balsam is at about 2 percent of capacity. With this project, Rainbow, Lone Mountain and Craig are expected to remain unchanged, and Balsam is expected to be at about 3 percent of capacity.

Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

March 27, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Drive

RE: 4515 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Site Development Plan Review (SDR) for the above referenced site. The current owner, Jaime Lopez purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to operate his concrete business at this location. The previous residence on this site was converted for office use.

The SDR is for the conversion of a 2,784 square foot single family residence to an office for a Contractor's Plant, Shop and Storage Yard use. In conjunction with the SDR the owner is requesting a waiver for landscaping (zero-foot landscape buffer on the North and two-foot on the South where eight-feet is required and zero-foot on the East perimeter where fifteen-feet is required).

As depicted on the site plan, most of the features (office, paving, landscaping etc.) are existing. A previous owner had applied for a Site Development Plan Review (SDR - 34011), but never followed through with the application.

Landscape along the North and South property lines is difficult due to existing improvements. The access to the rear storage yard is along a fourteen foot (14') wide paved drive on the North side of the building. There is a concrete patio and walkway along the South side of the building. We are requesting that the landscape along the East perimeter (Balsam St.) be deferred until such time as off-site improvements go in. Currently it would be very difficult to install the off-site improvements until the adjacent properties to the North and South do so as well.

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

SDR-48826

We feel that a concrete business is appropriate at this location and due to the existing circumstances; we believe this request is appropriate as well.

Should you have any questions, please feel free to call.

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

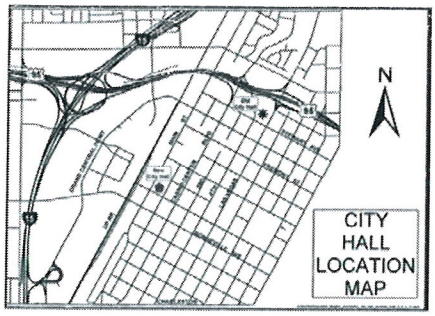
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning
SDR-48826

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Balsam is a residential street and not made for heavy duty vehicles. Balsam is already crumbling from the heavy duty vehicles this company or whoever is using for passage of permit trucks.

Case: SDR-48826
13803602003
KEHL FAMILY TRUST
KEHL ROGER F & SALLY C TRS
4597 N BALSAM ST
LAS VEGAS NV 89108-5701 89108-5701

RECEIVED
MAY 07 2013
City of Las Vegas
Department of Planning

SDR-48826
Planning Commission Meeting of **5/14/2013**

24 DRDFNMP 89108

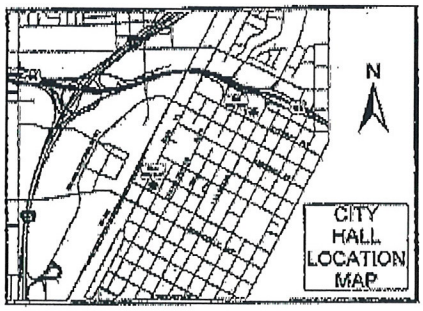
39P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY-BOWES
02 1M $ 00.43[3]
0004279218 MAY 02 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48826
Planning Commission Meeting of **5/14/2013**

Case: SDR-48826
13803602009
GRAGSON-BELTWAY BELCASTRO L L C
G K T 5 L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

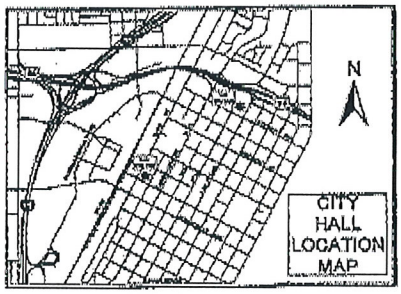
39A

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43[3]
MAY 02 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48826

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

Case: SDR-48826
13803602010
GRAGSON-BELTWAY BELCASTRO L L C
G K T ACQUISITIONS L L C
%R TORRES
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169-5919 89169-5919

RECEIVED
MAY 06 2013
City of Las Vegas
Department of Planning

39A

City of Las Vegas Agenda Item No.: **25.**

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

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

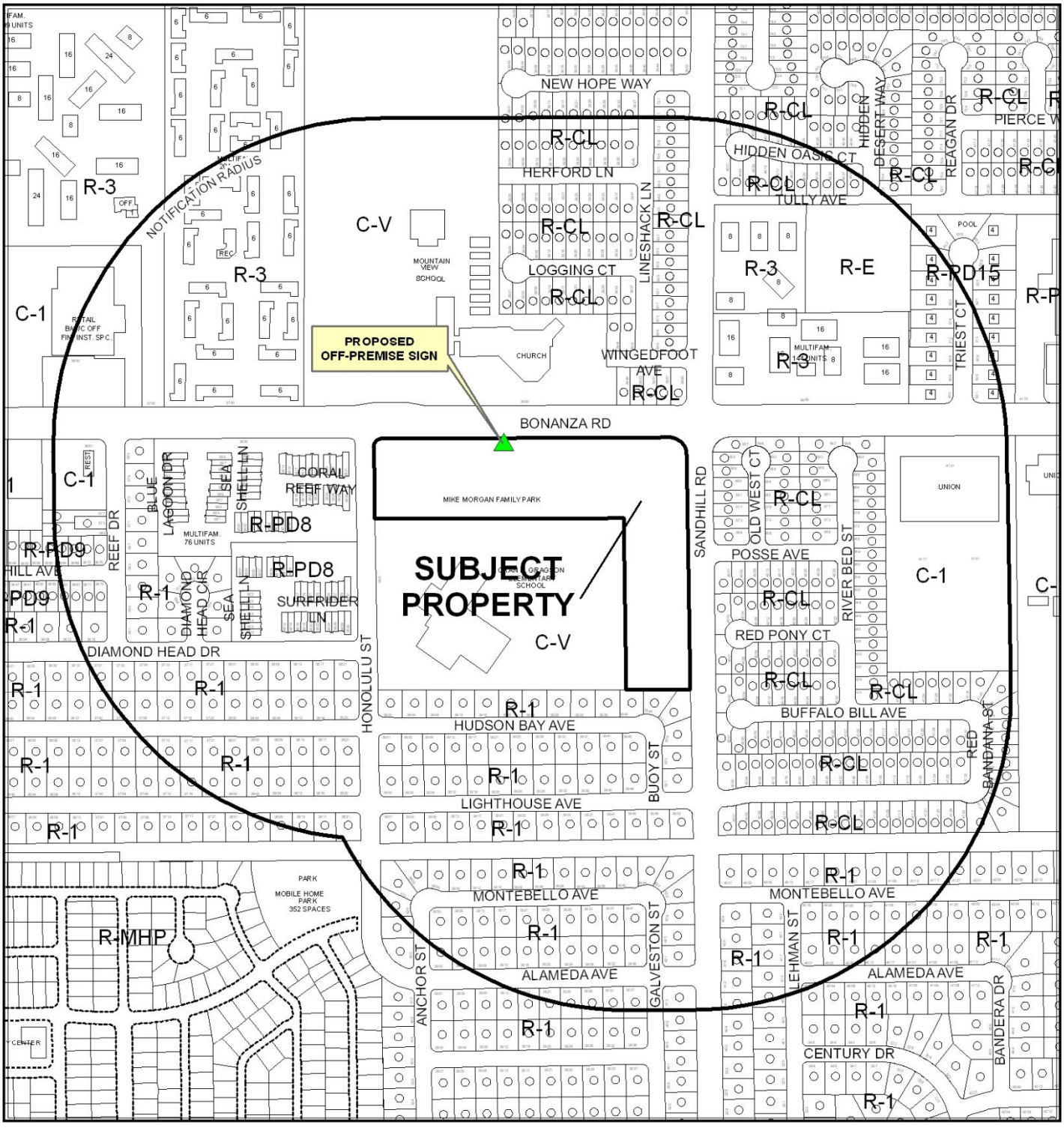
SUBJECT:
ABEYANCE - SUP-48180 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 3951 East Bonanza Road (APN 140-31-102-002), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends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



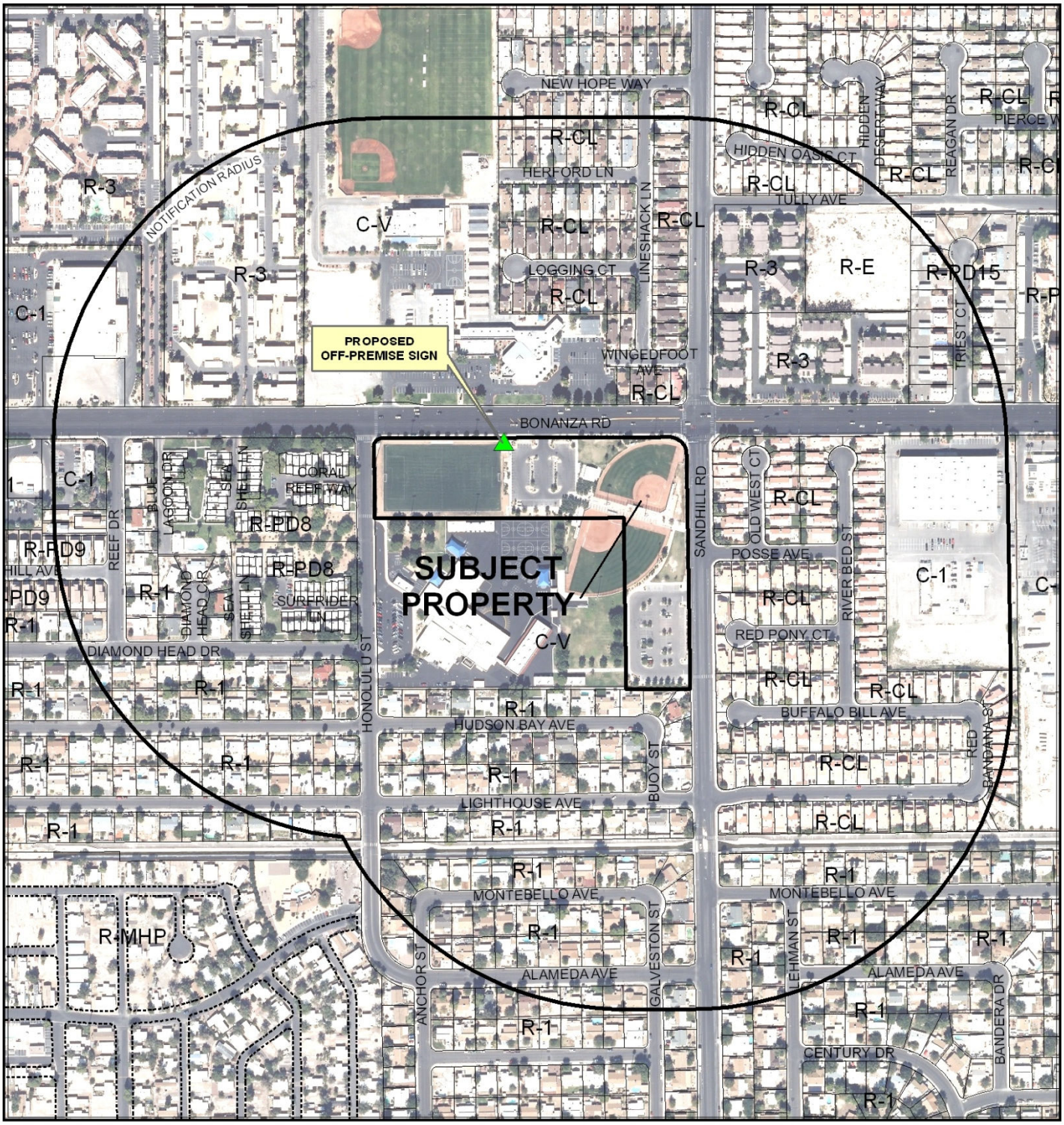
0 400 800 Feet

CASE: SUP-48180

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



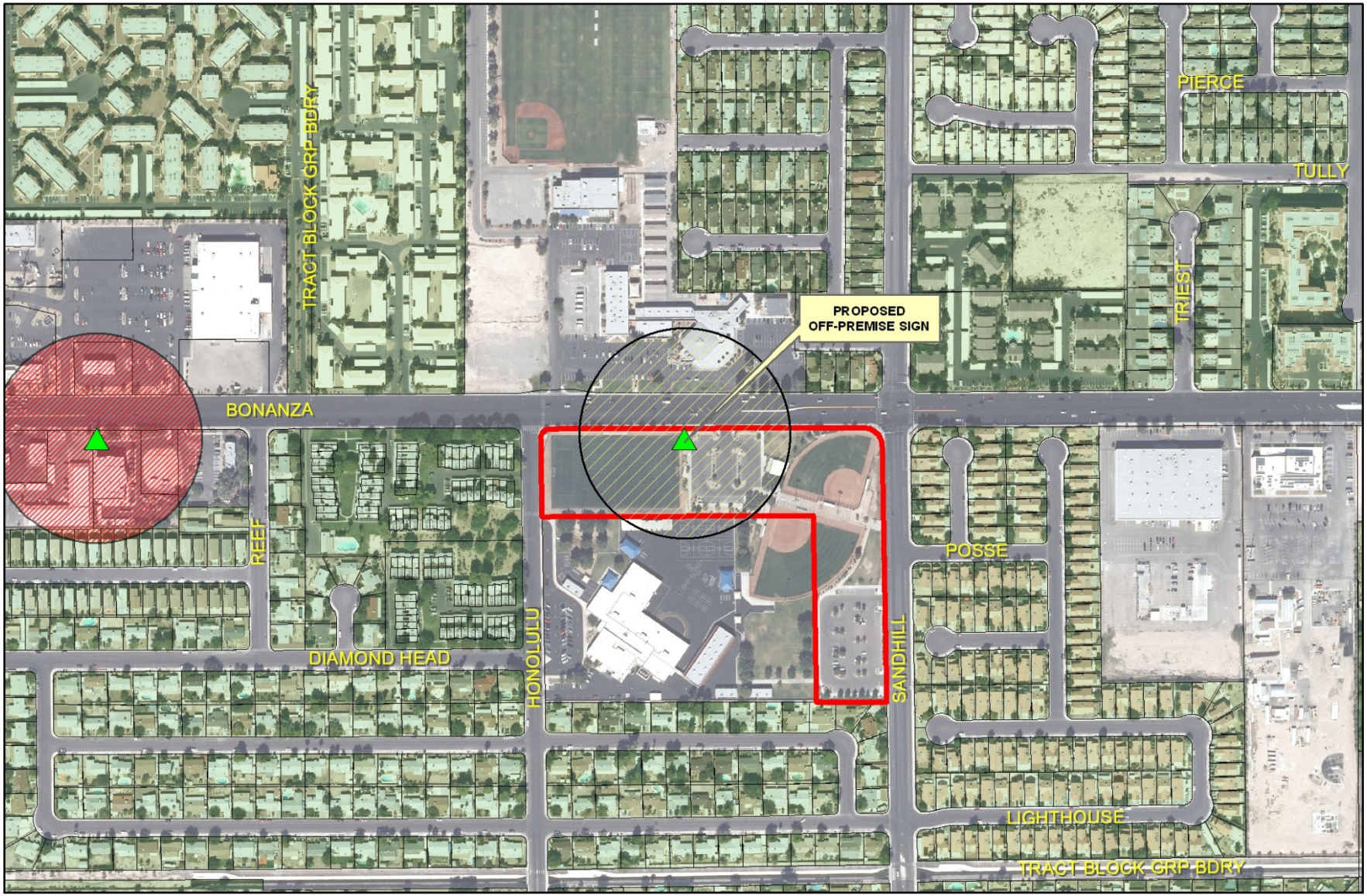
0 400 800 Feet

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

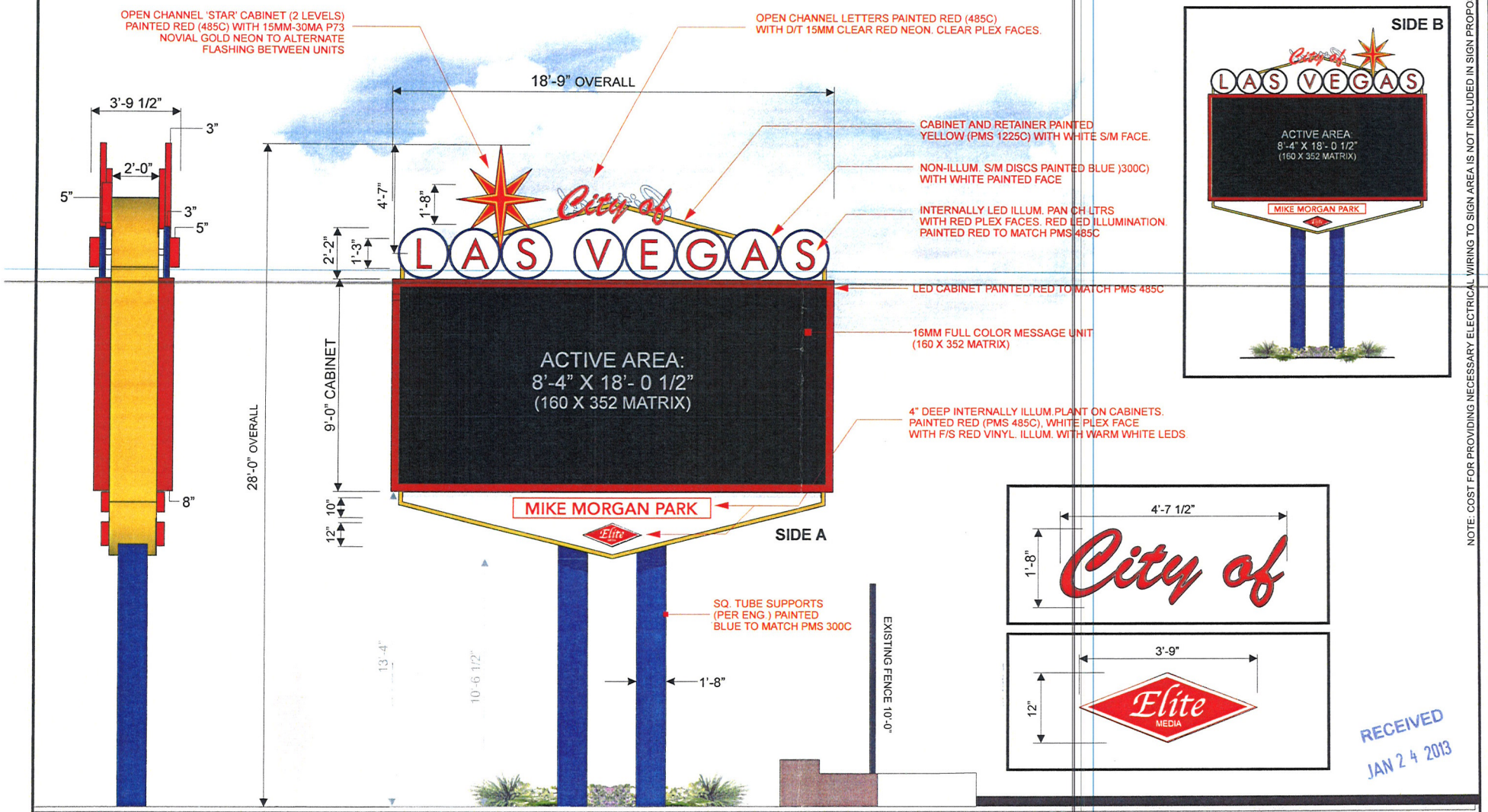
KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

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

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

RECEIVED
JAN 2 4 2013

TOTAL SQ FT:
525

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.

SUP-48180

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 #0072426 & #0072426

© YESCO LLC. This drawing was created in and is the property of YESCO LLC and is not to be used, reproduced or exhibited in any manner without the written permission of YESCO LLC. Any unauthorized use of this drawing will be subject to civil damages and criminal penalties.

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

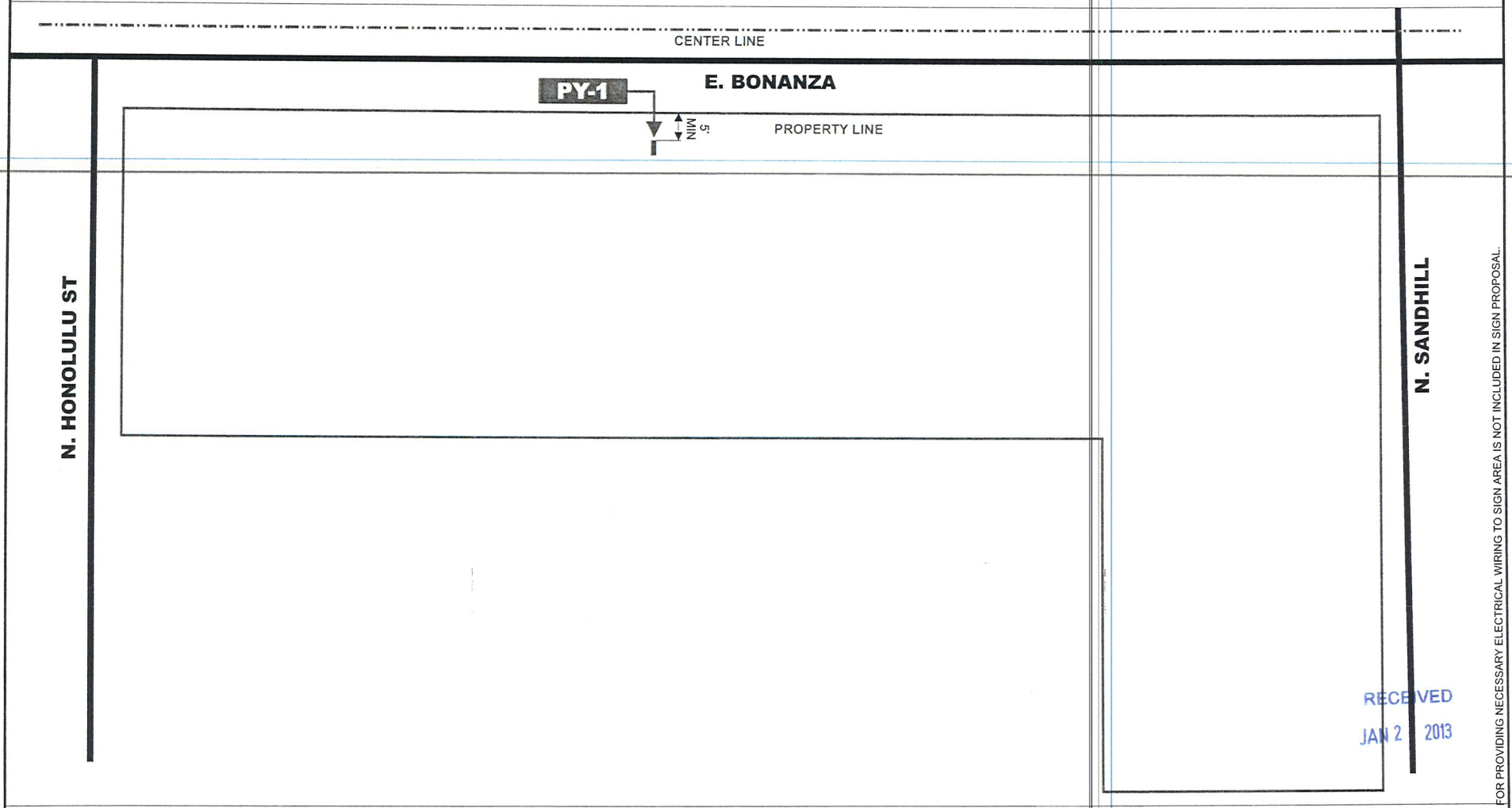
Reference Design:

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: DOES NOT INCLUDE 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 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 the drawing can only be obtained through a written permission with YESCO LLC. See your account representative or attorney prior to reproduction or use.

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.

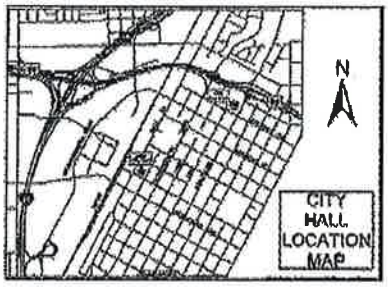
Sincerely,

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.: **26.**

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

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

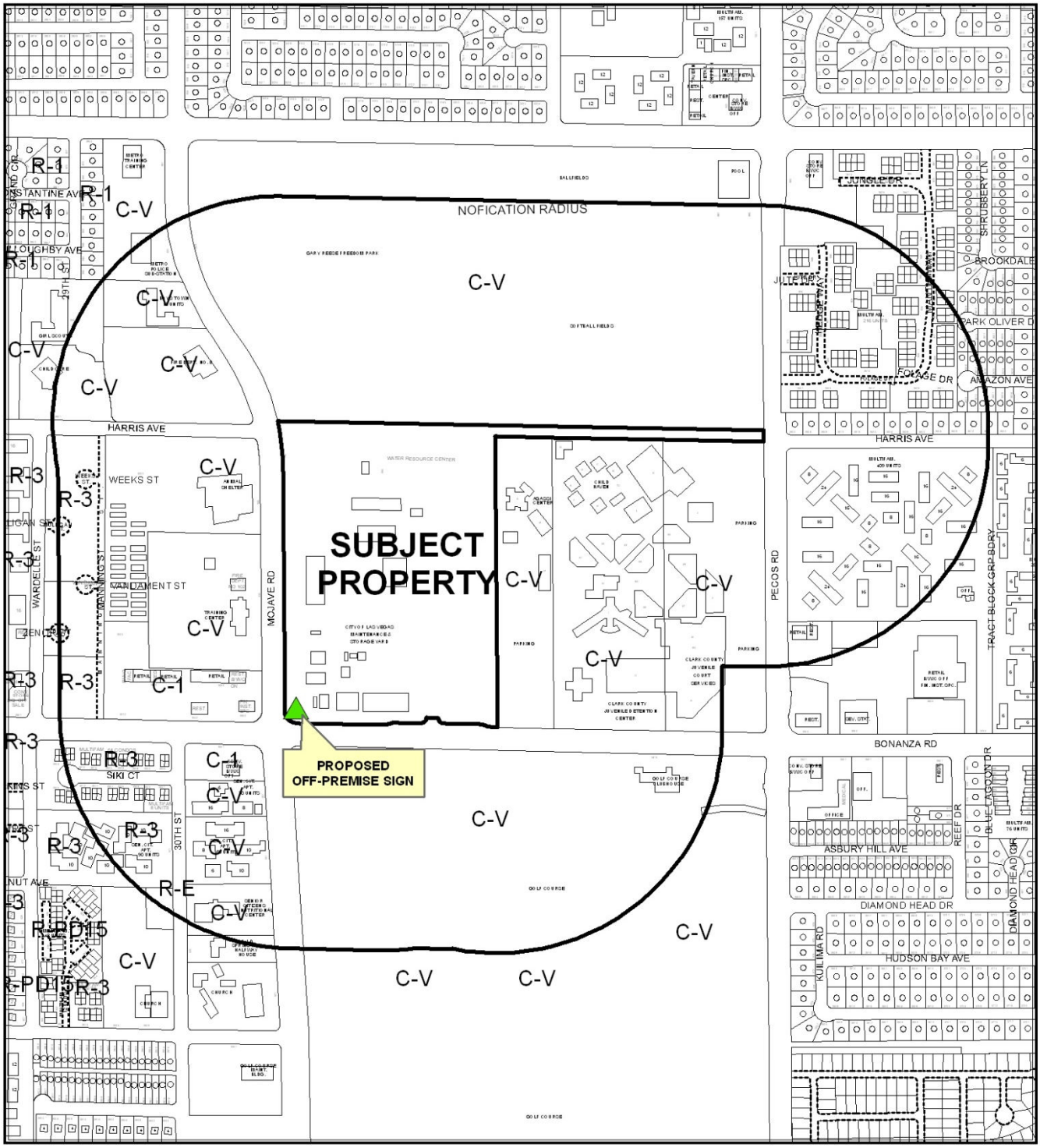
SUBJECT:
ABEYANCE - SUP-48181 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 650 North Mojave Road (APN 139-25-802-006), C-V (Civic) Zone, Ward 3 (Coffin). Staff recommends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



CASE: **SUP-48181**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



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

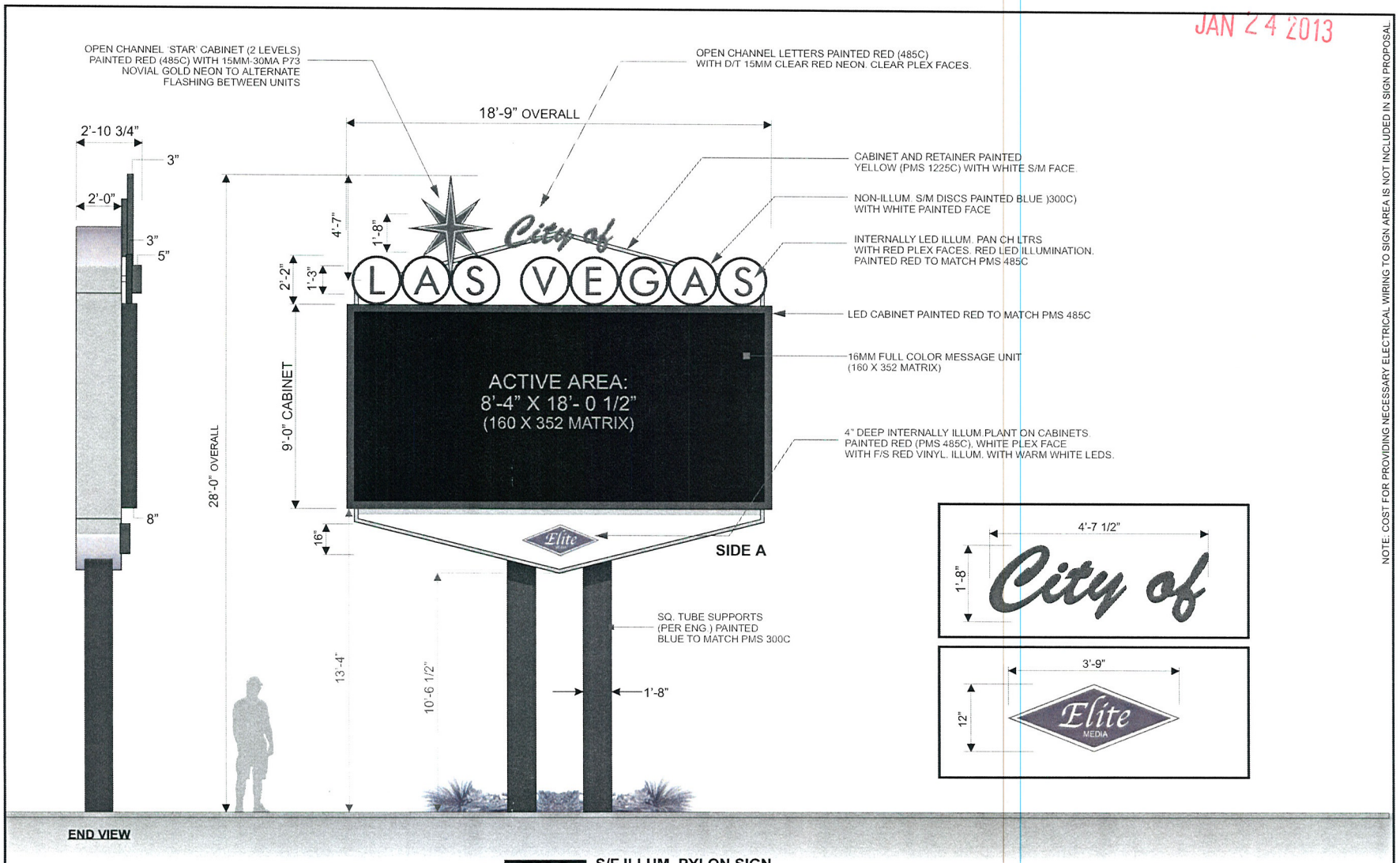
Case #	SUP-48181
Meeting Date:	03/12/13
Total Fee:	$1030.00
Date Received:*	01/24/13
Received By:	Jonathan B

*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

RECEIVED

JAN 24 2013



END VIEW

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

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

TOTAL SQ FT: 525

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 #0012359 & #0017426

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:
PYLON SIGN

Classification:
PY-3

Reference Design:
000000

G.E.M Serial:

Sheet
3.0

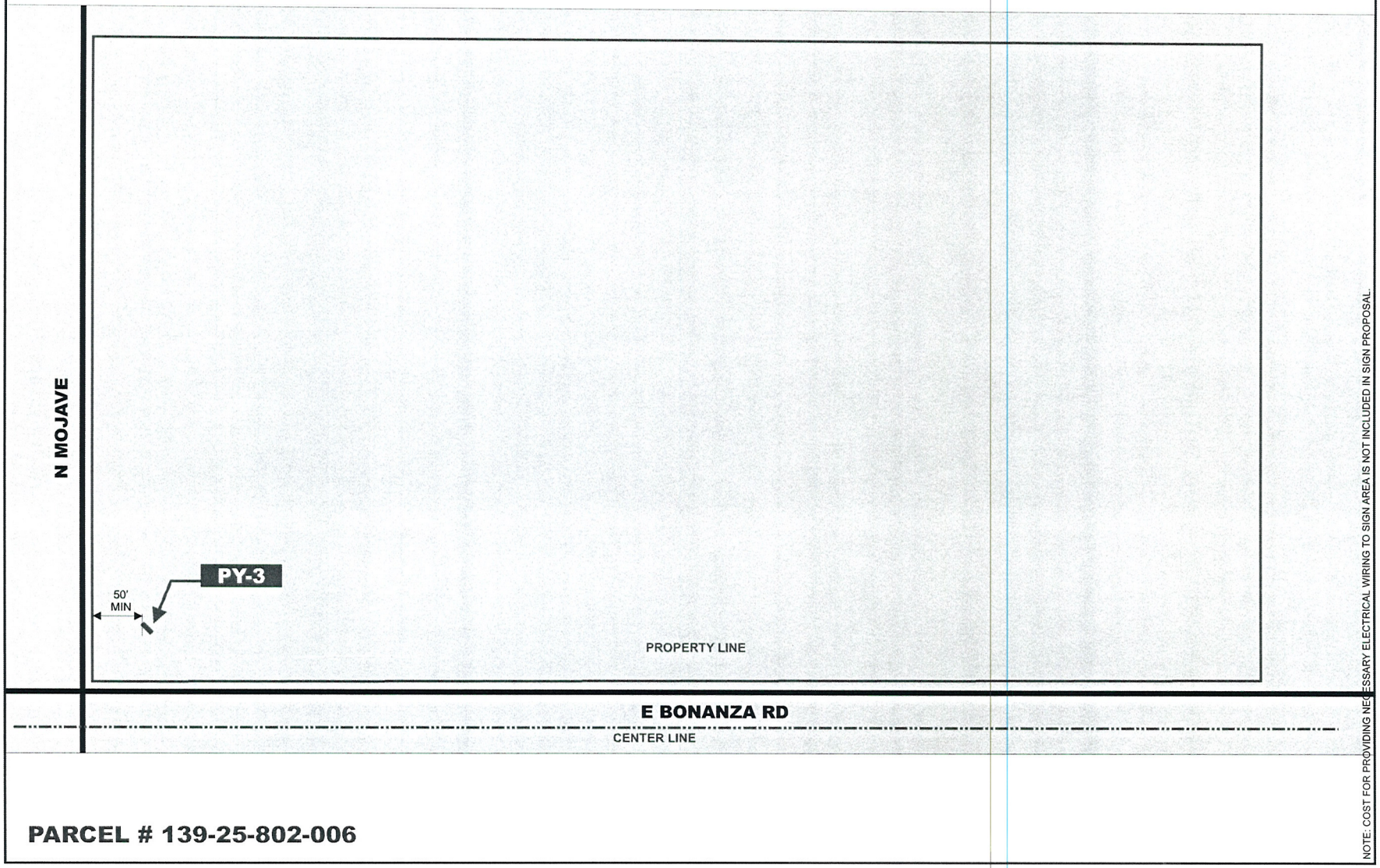
SUP-48181

RECEIVED

JAN 24 2013

LOC.3
WARD 3B

650 MOJAVE &
3415 E BONANZA



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

PARCEL # 139-25-802-006

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0073283 & #0072426

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:
3.1

SUP-48181

LOC.3
WARD 3B

650 MOJAVE &
3415 E BONANZA

RECEIVED
JAN 24 2013



NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0013283 & #0072429

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-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.: **27.**

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

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

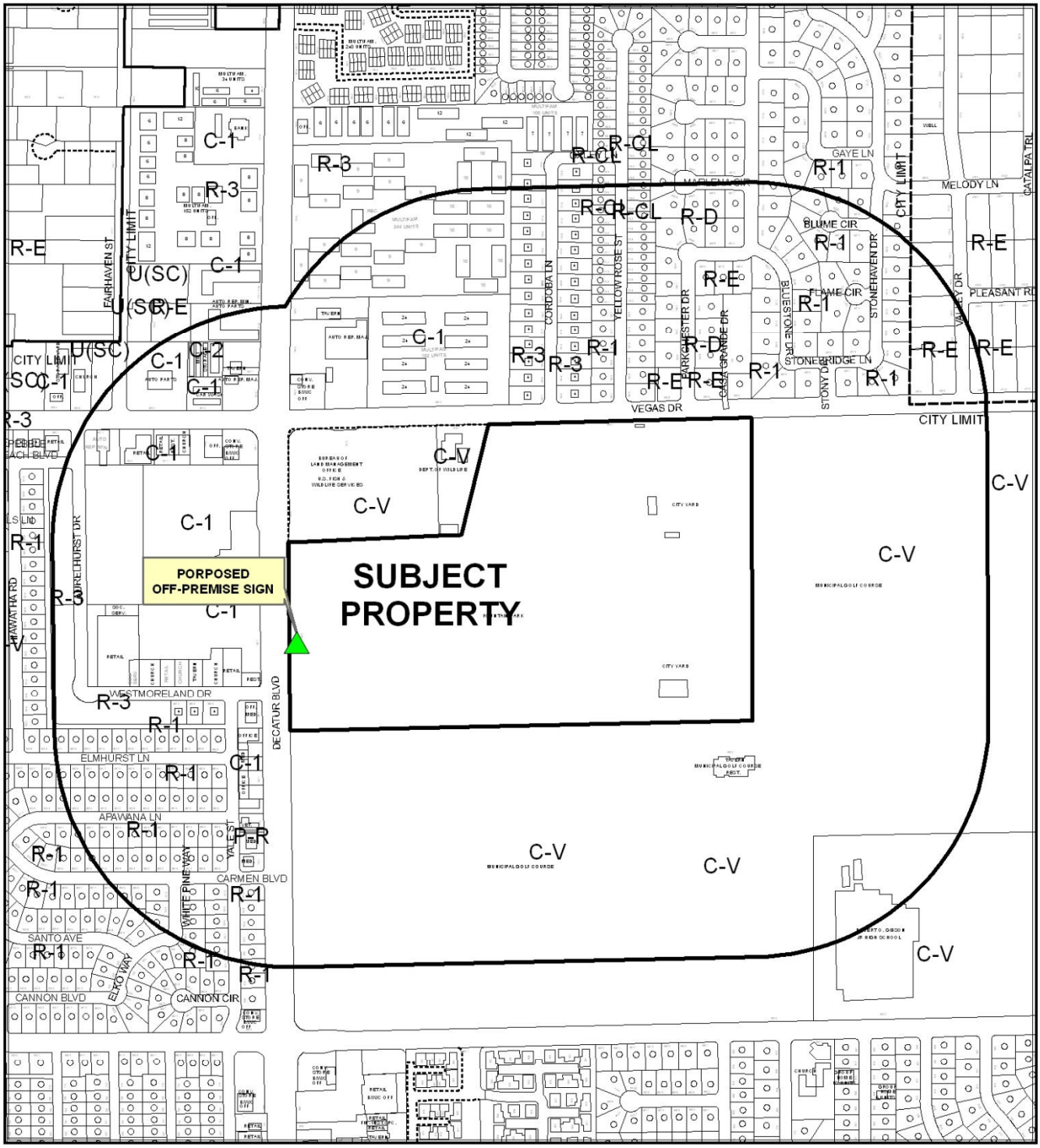
SUBJECT:
ABEYANCE - SUP-48182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELITE MEDIA - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 1400 North Decatur Boulevard (APN 139-30-101-006), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends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

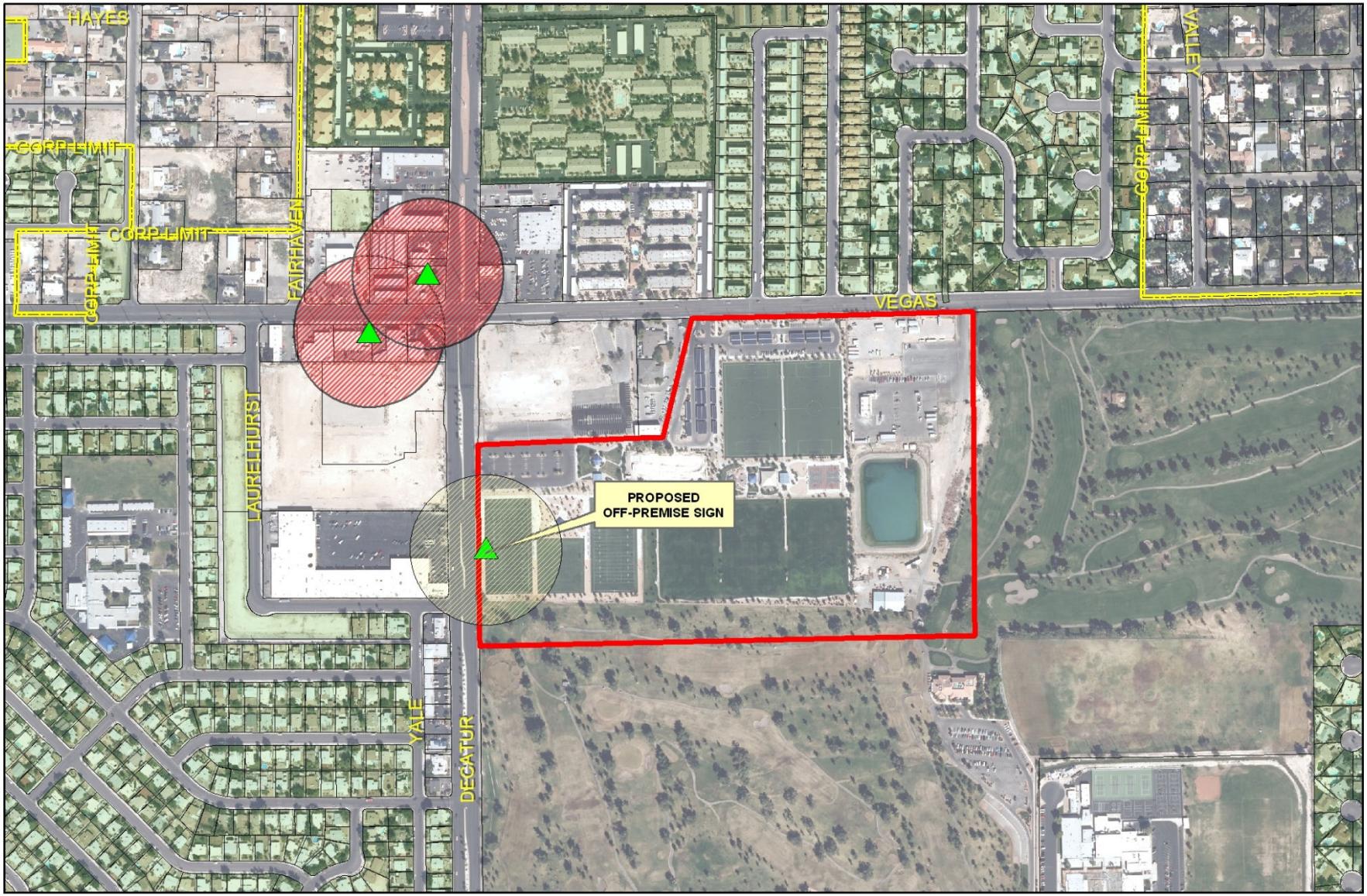
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



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

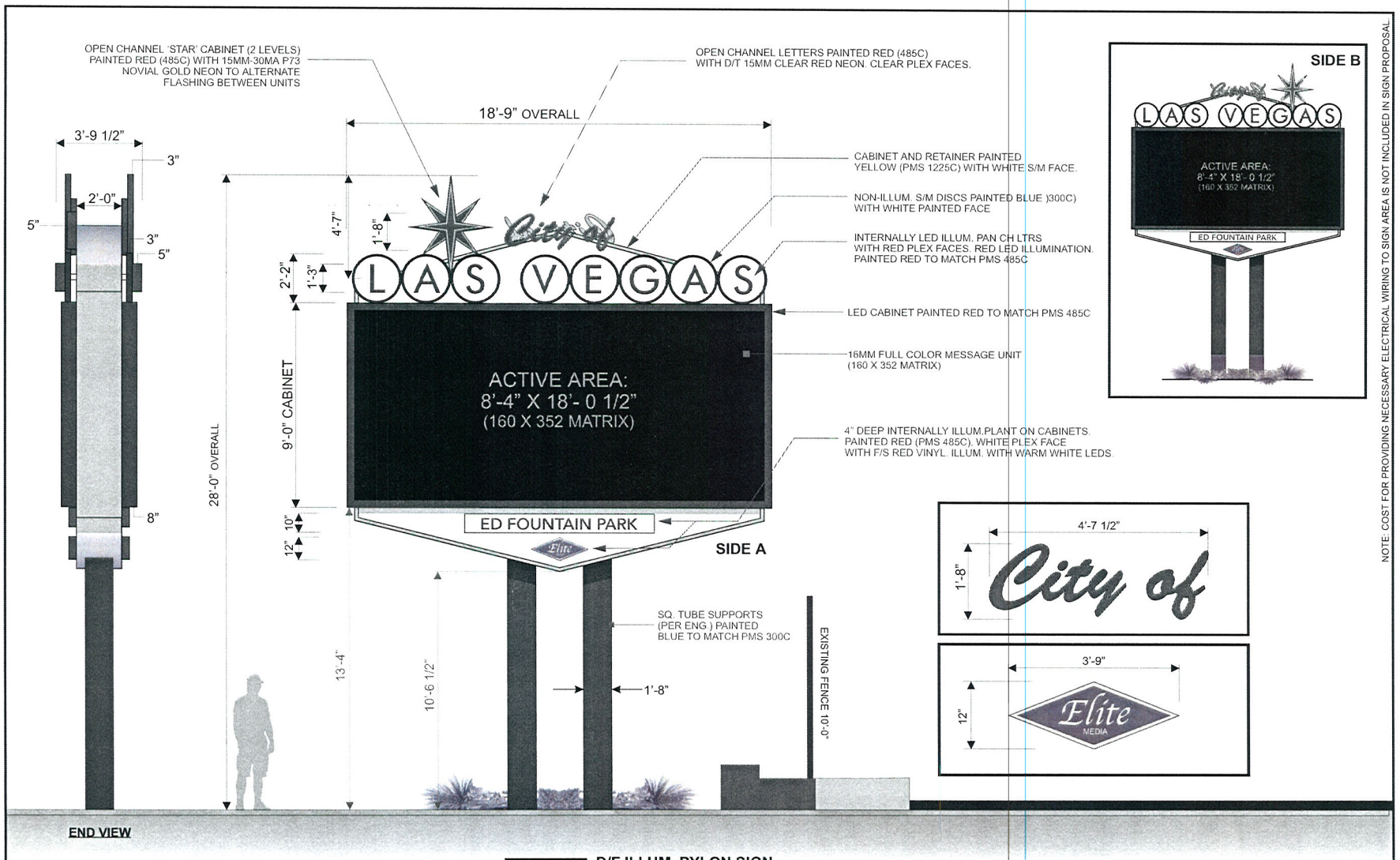
FOR DEPARTMENT USE ONLY

Case #	SUP-48182
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



PY-2 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

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:

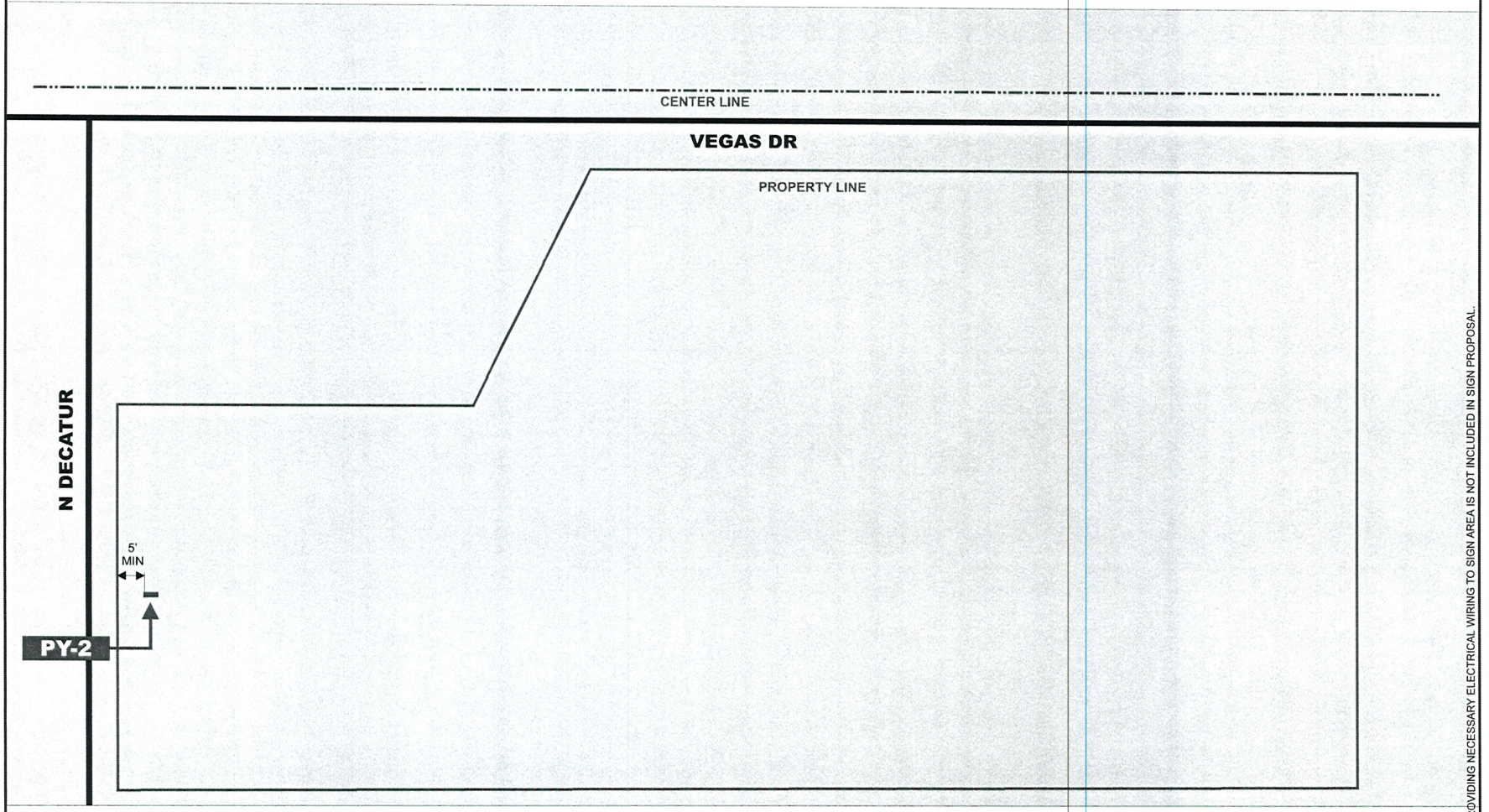
Sheet
2.0

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

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) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0070393 & #0072426

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:
000000

O.E.M Serial:
000000

Sheet:
2.1

RECEIVED
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.

RECEIVED

SUP-48182

JAN 24 2013

City of Las Vegas
Dept. of Planning

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE: (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0078293 & #0074295

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 - 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.: **28.**

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

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

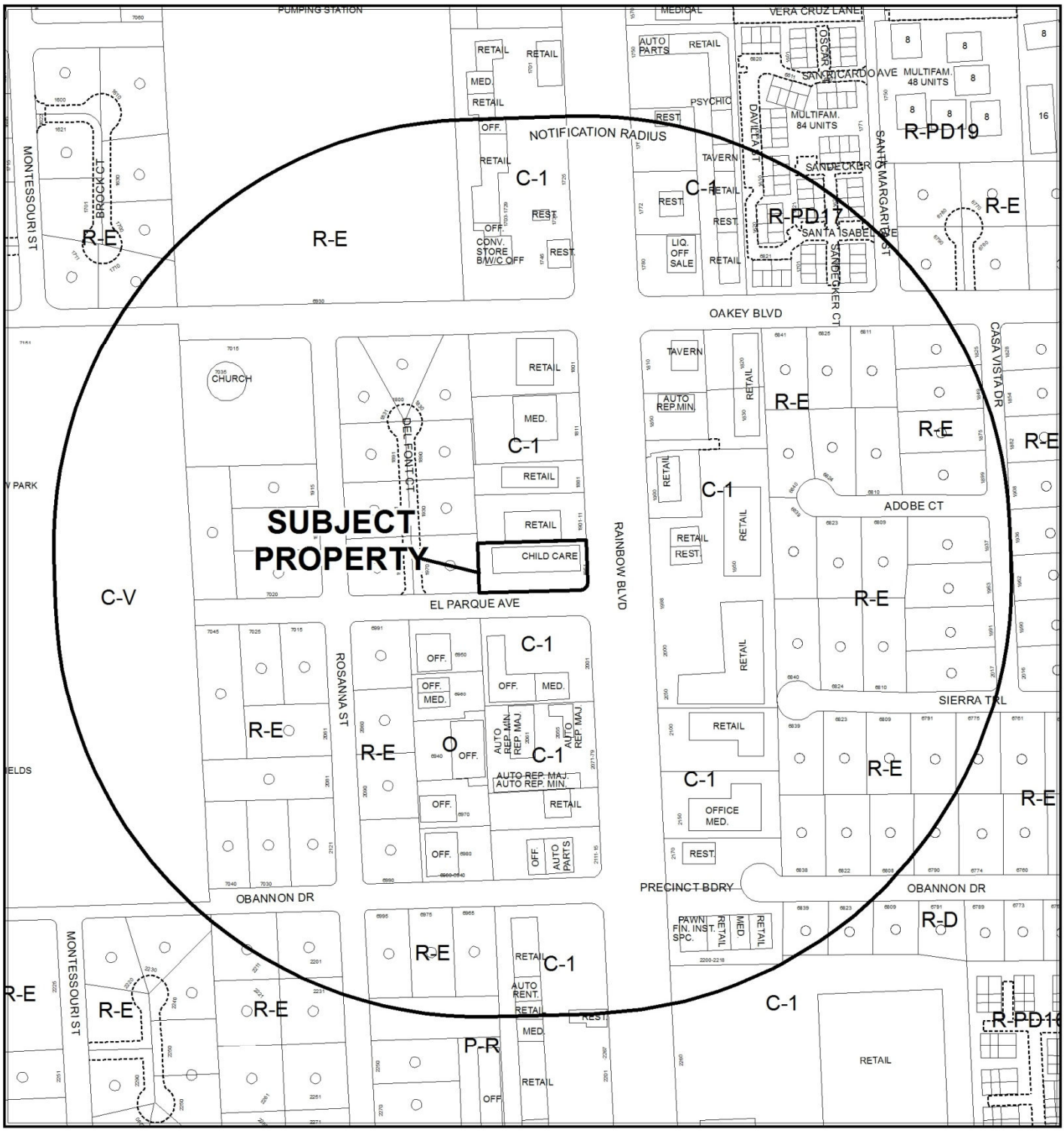
SUBJECT:
ABEYANCE - SUP-48849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST - For possible action on a request for Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at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

MAY GO TO CITY COUNCIL ON 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.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

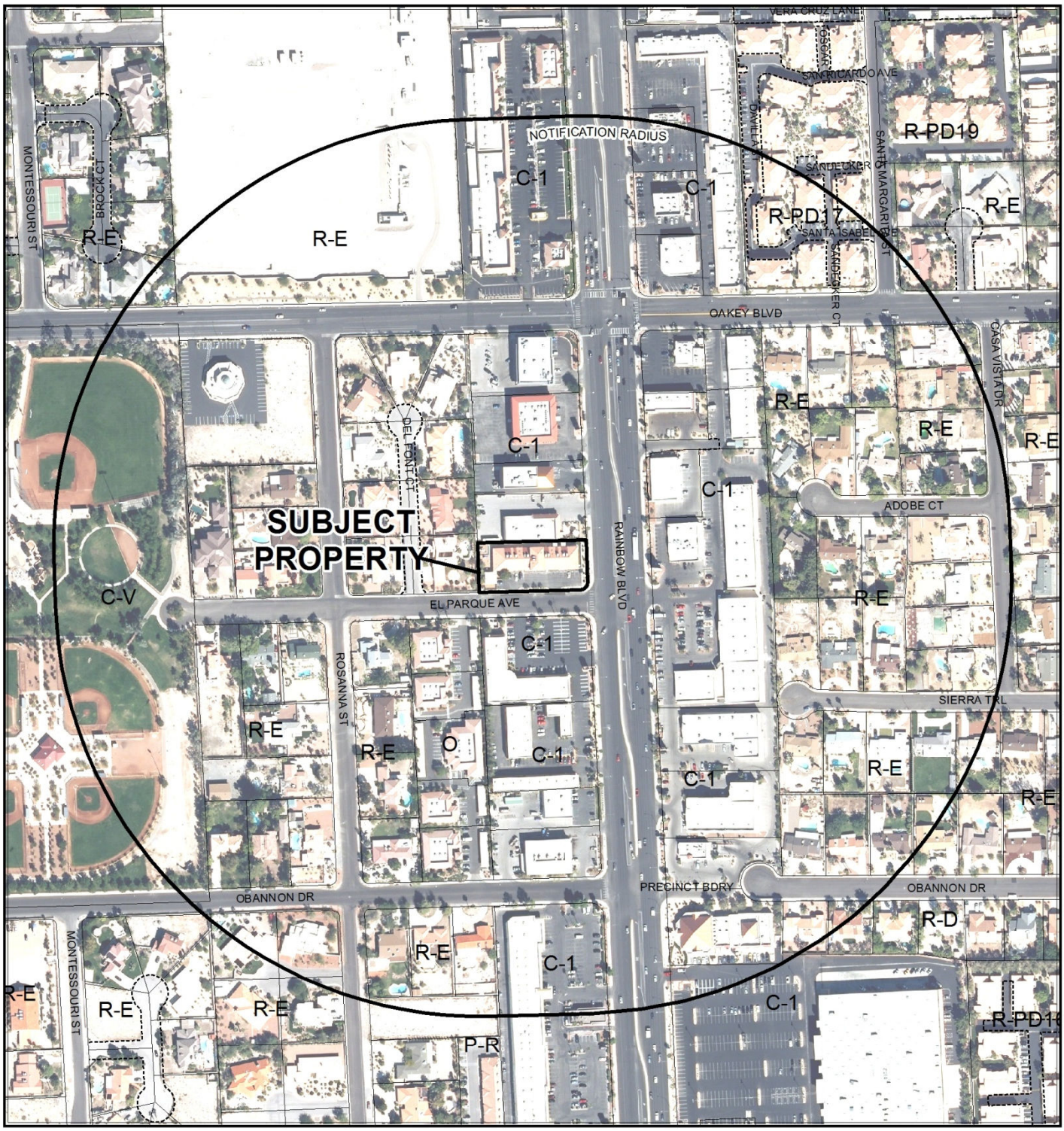
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Traffic Study from Lochsa Engineering
6. Justification Letter
7. Protest/Support Postcards



CASE: **SUP-48849**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-48849**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48849** APN: 163-03-703-001

Name of Property Owner: Vause Family Trust, Gary & Linda Vause Trustees

Name of Applicant: Imagine Schools of East Mesa

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Gary Vause

Print Name: Gary Vause

Subscribed and sworn before me

This 27 day of March, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for a school & waiver for drop off

Project Address (Location) 1951 S. Rainbow

Project Name Imagine schools **Proposed Use** k-2 school

Assessor's Parcel #(s) 163-03-703-001 **Ward #** 1

General Plan: existing SC proposed SC **Zoning:** existing c-1 proposed c-1

Commercial Square Footage 11,628 **Floor Area Ratio**

Gross Acres .69 ac **Lots/Units** **Density**

Additional Information convert from day care to school

PROPERTY OWNER VAUSE FAMILY TRUST VAUSE **Contact** GARY & LINDA Vause

Address 3020 PLAZA DE MONTE **Phone:** **Fax:**

City LAS VEGAS **State** NV **Zip** 89102-4046

E-mail Address

APPLICANT Imagine Schools at East Mesa **Contact** Tom Stackhouse

Address 9701 E. Southern Ave **Phone:** (602) 696-6198 **Fax:**

City Mesa **State** AZ **Zip** 85209

E-mail Address Tom.Stackhouse@imagineschools.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

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

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

E-mail Address stewplan@aol.com

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

Property Owner Signature* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

This 27 day of March, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt Exp. Feb. 13, 2016

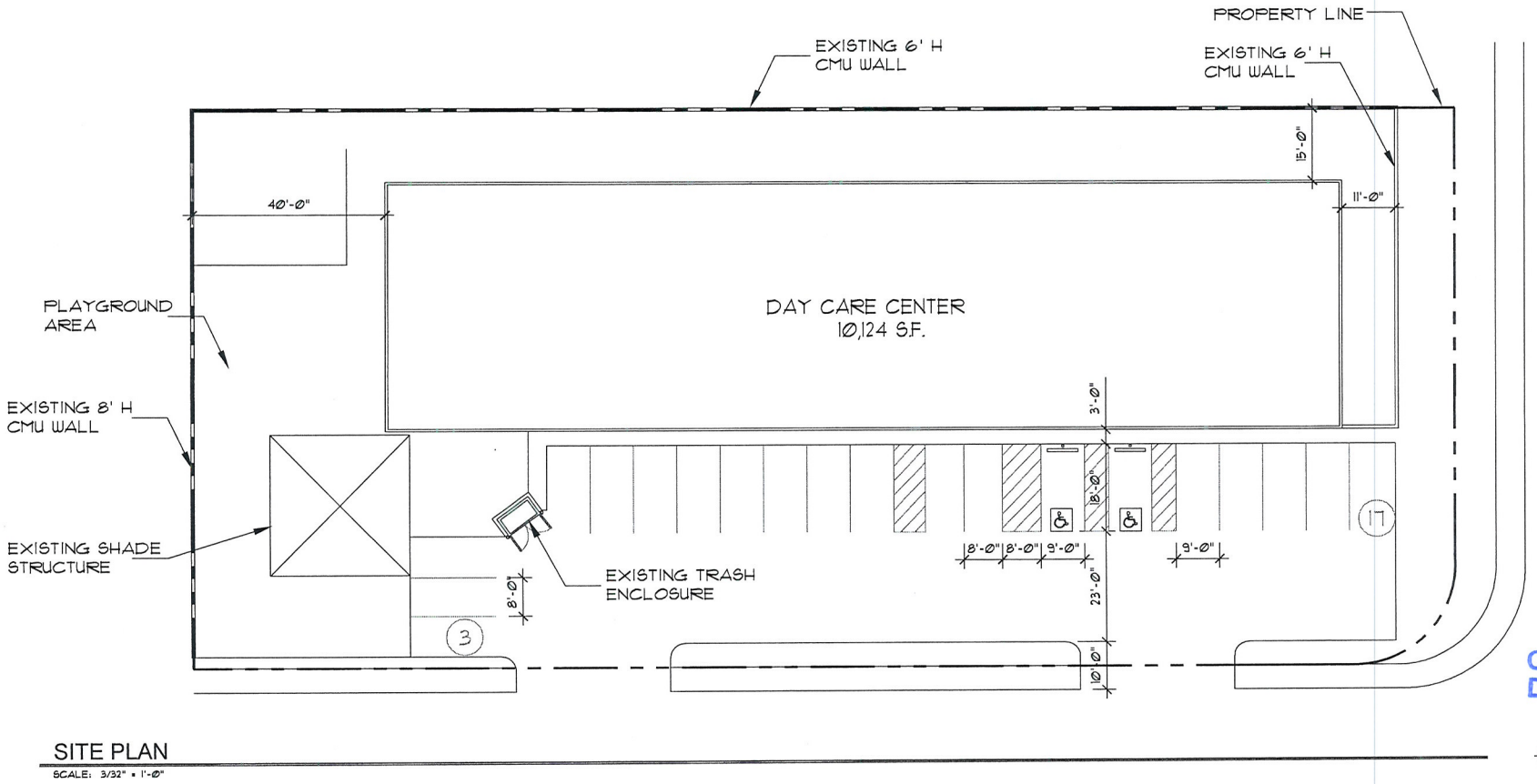
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-48849
Meeting Date:	05/14/13
Total Fee:	$1030.00
Date Received:*	03/28/13
Received By:	Jonathan B.

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

13-647 PROJECT DATA	(CITY OF LAS VEGAS)		
ACCESSOR'S PARCEL	163-03-703-001		
ON SITE PARKING			
REQUIRED 3 PER CLASSROOM (8 CLASSROOMS)	=	24	SPACES
PROVIDED 2 HANDICAP SPACES	=	20	SPACES



SITE PLAN

SCALE: 3/32" = 1'-0"

RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

north

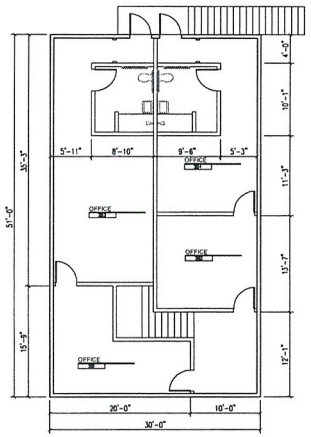
GMRA
George M. Rogers, Architect Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Imagine Schools
1951 S. Rainblw Blvd

DATE: 28 March, 2013
JOB NO.: 13-647

SITE PLAN
A1.0
OWNER/DEVELOPER: N/A

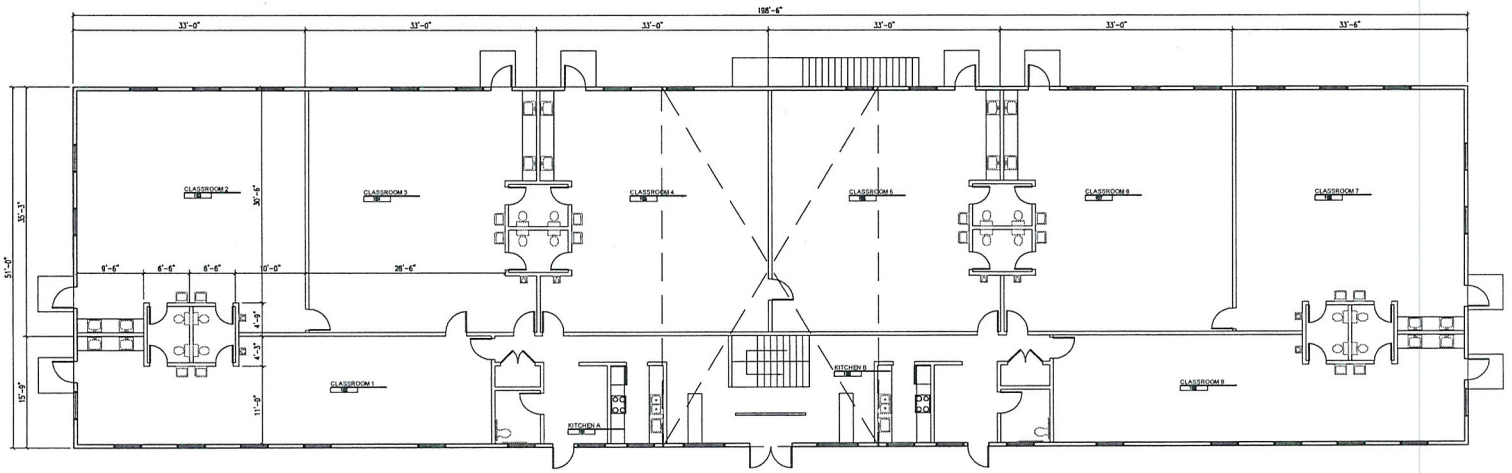
VAR-48850
SUP-48849



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

1,530 s.f.



RECEIVED

MAR 28 2013

City of Las Vegas
Dept. of Planning

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

10, 124 s.f.

north

GMRA
George M. Rogers, Architect
Architecture ▪ Interiors
6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

Imagine Schools
1951 S. Rainblw Blvd

DATE: 28 March, 2013
JOB NO.: 13-647
FLOOR PLAN
A2.0
OWNER/DEVELOPER: N/A

VAR-48850
SUP-48849

SUP 48849
Imagine Schools at East Mesa

1951 S. Rainbow Boulevard

Proposed 275 student private school.

Existing Use

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	10.124	79.26	802
AM Peak Hour			12.26	124
PM Peak Hour			12.46	126

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	275	2.76	758
AM Peak Hour			0.90	248
PM Peak Hour			0.60	165

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	275	2.76	-45
AM Peak Hour			0.90	123
PM Peak Hour			0.60	39

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	39,075
PM Peak Hour (heaviest 60 minutes)	3,126

Oakey Boulevard	
Average Daily Traffic (ADT)	6,988
PM Peak Hour (heaviest 60 minutes)	559

El Parque Avenue	
Average Daily Traffic (ADT)	680
PM Peak Hour (heaviest 60 minutes)	54

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Rainbow Boulevard	51,800
Oakey Boulevard	34,500
El Parque Avenue	3,000

This project is expected to decrease traffic on Rainbow Blvd., Oakey Blvd & El Parque Ave. by about 45 trips per day. Currently, Rainbow is at about 75 percent of capacity, Oakey is at about 20 percent of capacity and El Parque is at about 23 percent of capacity. With this project, Rainbow is expected to remain at about 75 percent of capacity, Oakey to remain at about 20 percent of capacity and El Parque to be at about 21 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 123 trips in the peak hour, or about two every minute.

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



SUP-48849 - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST
1951 SOUTH RAINBOW BOULEVARD

04/03/13

702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
as Vegas, NV 89118

Lochsa engineering

April 2, 2013

Mr. Rick Schroder
Traffic Engineer
City of Las Vegas Public Works
333 North Rancho Drive
Las Vegas, Nevada 89106

Subject: Imagine School – 1951 South Rainbow Boulevard
Lochsa Engineering No. 7111

Dear Mr. Schroder,

Lochsa Engineering is currently assisting LAS consulting in securing construction permits for a private school located at 1951 South Rainbow Boulevard. The school shall be located on the northwest corner of Rainbow Boulevard and El Parque Avenue. The site is also referred to as Assessor's Parcel Number 163-03-703-001.

Referring to City of Las Vegas Title 19, the parking requirement for a school is 3 stalls per classroom. Based upon 8 classrooms a total of 24 parking stalls are required. The site currently has 19 parking stalls provided.

In order to determine that 19 stalls are adequate for the project, an existing Imagine school was observed on April 1 and 2nd during the hours of 7:00 AM through 7:00 PM. Based upon the observations there were a maximum of 22 stalls occupied excluding the pick up time of 3:00 PM. The existing school is located at 7885 West Rochelle Avenue. This school has 325 students enrolled. The proposed school will have 259 student capacity. The parking rate of the existing school is 0.067 stalls per student. For the new school the minimum recommended number of parking stalls is 18 stalls (0.067 * 259 = 17.5).

In addition, the schools pick up operations were reviewed. In order to determine the number of vehicles during the dismissal times, Somerset Academy located at 375 West Centennial Parkway was observed. This private school has 750 students and had 103 vehicles arrive for the dismissal bell.

In discussion with the school officials, the proposed school shall have two separate dismissal times. The first dismissal is scheduled for 2:45 and is intended for the Kindergarten Classes (115 students). The second bell will be at 3:00 PM for the First Grade Classes (115 students). The remaining 29 students are projected to be "after care" and are anticipated to be picked up between 3:15 PM to 6:00 PM.

Based upon the previous observations, the number of vehicles that can be expected for each bell time is 16 vehicles (115 / 750 * 103 = 15.8). Referring to the site plan 4 vehicles may be staged on site. This staging configuration shall have the western driveway as an entrance only and the eastern driveway as an exit only driveway. Staff

RECEIVED
APR 09 2013

VAR-48850
SUP-48849
REVISED

will man the circulation patterns. It is proposed that the remaining 12 vehicles will be staged in existing on street parking on El Parque Avenue.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING

Ted T. Egerton, P.E.

Attachments



RECEIVED

APR 0 9 2013

VAR-48850

SUP-48849

REVISED

7885 Rochelle Avenue
1-Apr-13
325 students

TIME	OCCUPIED STALLS
7:00 a.m.	1
8:00 a.m.	15
9:00 a.m.	21
10:00 a.m.	22
11:00 a.m.	22
12:00 p.m.	21
1:00 p.m.	22
2:00 p.m.	22
3:00 p.m.	Bell time
4:00 p.m.	10
5:00 p.m.	9
6:00 p.m.	1
7:00 p.m.	1

RECEIVED
APR 09 2013
VAR-48850
SUP-48849
REVISED

7885 Rochelle Avenue
2-Apr-13
325 students

TIME	OCCUPIED STALLS
7:00 a.m.	7
8:00 a.m.	21
9:00 a.m.	22
10:00 a.m.	22
11:00 a.m.	22
12:00 p.m.	19
1:00 p.m.	21
2:00 p.m.	22
3:00 p.m.	Bell time
4:00 p.m.	8
5:00 p.m.	5
6:00 p.m.	1
7:00 p.m.	1

RECEIVED
APR 0 9
VAR-48850
SUP-48849
REVISED

Somsert Academy-Pick Up Queue Observations

	Enter		Enter Total	Exit	Exit Total	Queue
2:17	2		2	0		
	0		2	0	0	2
	0		2	0	0	2
2:20	0		2	0	0	2
	0		2	0	0	2
	0		2	1	1	1
	0		2	0	1	1
	0		2	0	1	1
2:25	0		2	0	1	1
	0		2	0	1	1
	1		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
2:30	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
	0		3	0	1	2
2:35	1		4	0	1	3
	2		6	0	1	5
	0		6	0	1	5
	0		6	0	1	5
	2		8	0	1	7
2:40	0	1	9	0	1	8
	0	0	9	0	1	8
	0	0	9	0	1	8
	1	0	10	0	1	9
	0	2	12	0	1	11
2:45	0	0	12	0	1	11
	0	1	13	1	2	11
	0	0	13	0	2	11
	0	0	13	1	3	10
	0	2	15	0	3	12
2:50	0	2	17	0	3	14
	2	4	23	0	3	20
	0	1	24	0	3	21
	1	1	26	0	3	23
	3	1	30	0	3	27
2:55	1	0	31	0	3	28
	0	2	33	1	4	29
	1	1	35	0	4	31
	0	2	37	0	4	33
	1	2	40	0	4	36
3:00	0	1	41	0	4	37
	1	1	43	0	4	39
	1	3	47	0	4	43
	2	1	50	0	4	46
	1	4	55	1	5	50
3:15	3	5	63	0	5	58
	4	6	73	0	5	68
	1	1	75	0	5	70
	1	1	77	0	5	72
	3	0	80	0	5	75
3:20	1	1	82	0	5	77
	3	1	86	0	5	81
	5	0	91	0	5	86
	2	0	93	0	5	88
	3	5	101	0	5	96
3:25	5	1	107	0	5	102
	3	3	113	4	9	**104**
	2	2	117	5	14	103
	4	0	121	6	20	101
	1	4	126	9	29	97
3:30	3	3	132	12	41	91
	1	6	139	14	55	84
	3	3	145	15	70	75
	2	1	148	14	84	64
	1	1	150	13	97	53
3:35	4	0	154	12	109	45
	3	1	158	9	118	40
	2	2	162	10	128	34
	0	0	162	11	139	23
	1	0	163	9	148	15
3:40	0	0	163	5	153	10
	0		163	0	153	10

RECEIVED
APR 0 9 2013

~~VAR-48850~~
SUP-48849
REVISED

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-Cell
(702) 946-0857-Fax

Thursday, March 28, 2013

City of Las Vegas Planning & Development
333 Rancho Rd
Las Vegas, NV 89104

RE: 163-03-703-001, SUP for charter school

Dear Sir or madam:

Please accept this letter as our request for a special use permit for a charter school. This is the site of a day care center. The rooms are easily converted to classrooms and the building design makes for an easy transition from day care to school. In addition, this property has been licensed by the state for a school, (kindergarten-see attached license). Imagine schools operate nationally as a tuition free charter school for grades K-12. The subject site will operate as K-2, and will used to students from the Imagine Mountain View School located at the SWC of Buffalo and Rochelle, in Clark County. This is a temporary location for a couple of years while they acquire additional property and build a school that can house all of the classrooms together. There is easy access to Rainbow, there will be 8 classrooms, with an initial enrollment of 259 and a maximum of 275 students. There will be no changes to the building or the site.

The second floor will be used as an office for the finance director and storage. In addition, this building was built and occupied prior to the code changing and requiring drop off for day care, therefore one was never built at this location. There is not room to build a drop off; however the site functioned as a day care and grade K for years without a drop off. Parents park their cars and take their children inside.

The building has been functioning similar to a school and the charter school is a positive re-use of the property.

Yours truly,

Lucy Stewart
LAS Consulting

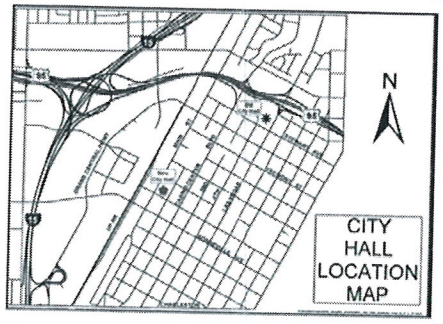
RECEIVED
MAR 28 2013
City of Las Vegas
Dept. of Planning
SUP-48849

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



All schools need parking — For student safety
J. Bingham
Jo Ann Bingham

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-48849

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

RECEIVED
MAY 07 2013
City of Las Vegas
Department of Planning

16302213056 Case: SUP-48849
BINGHAM CHAUNCEY & JO ANN
8028 MADDINGLEY AVE
LAS VEGAS NV 89117-7637 89117-7637

18 DRDFNMP 89117

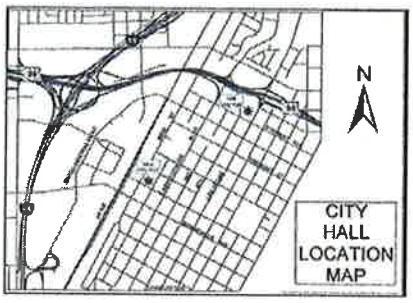
56
P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48849

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: SUP-48849
16303702015
LIN WILLIAM
YU RUI-JI
7045 EL PARQUE AVE
LAS VEGAS NV 89117-2105 89117-2105

1 8 ORDFNMP 89117

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-48849

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

RECEIVED
MAY 09 2013
City of Las Vegas
Department of Planning

Case: SUP-48849
16302313006
LARSON S FAMILY L P
2950 E FLAMINGO #H
LAS VEGAS NV 89121-5208 89121-5208

1 4 ORDFNMP 89121

Submitted after final agenda
Date 5/9/13 Item 56 2A

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**

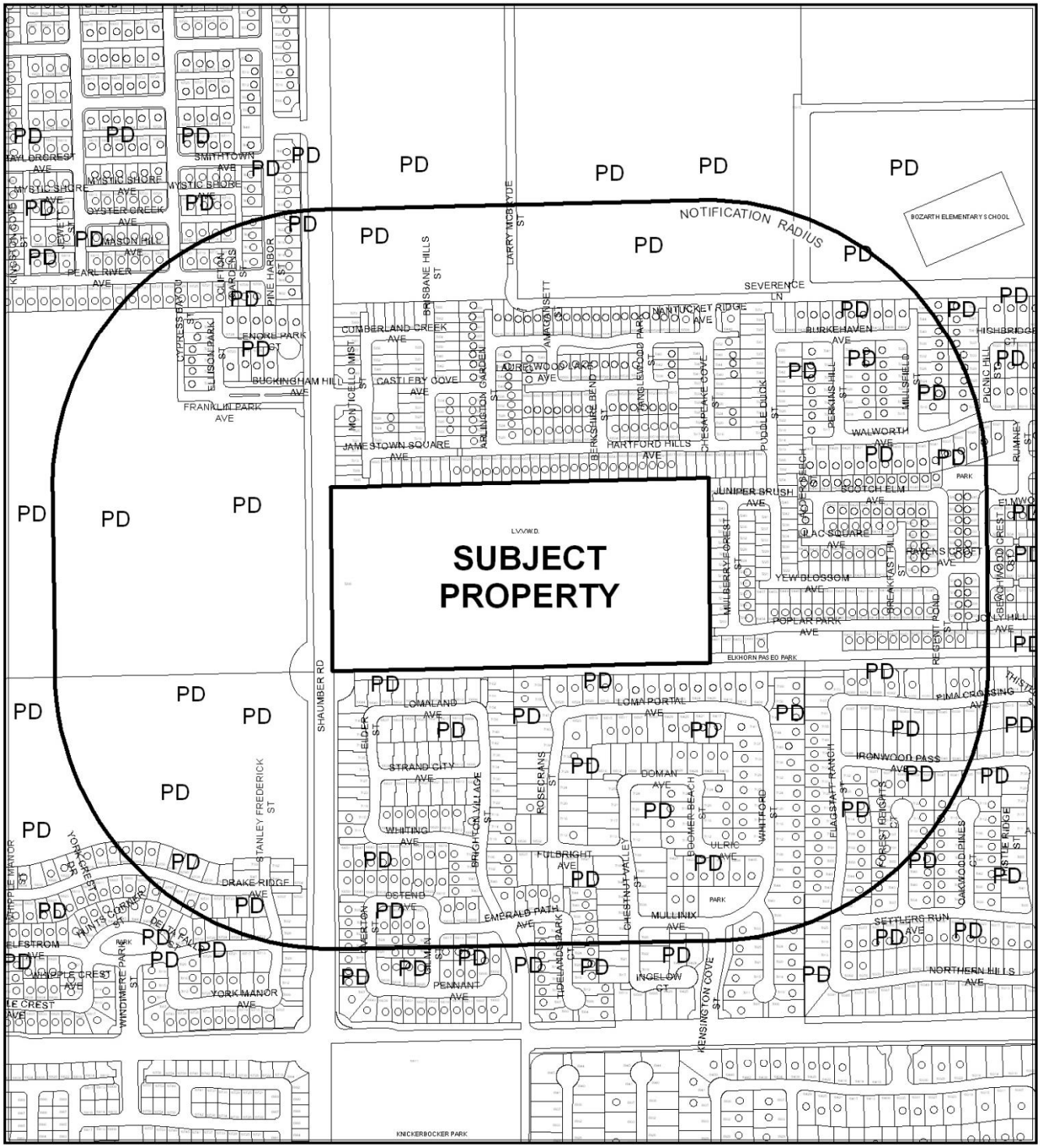
SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-48456 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review TO INSTALL 28 16-FOOT TALL SOLAR PANEL ARRAYS AND ONE 30-FOOT WEATHER TOWER on 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 07/24/2013
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



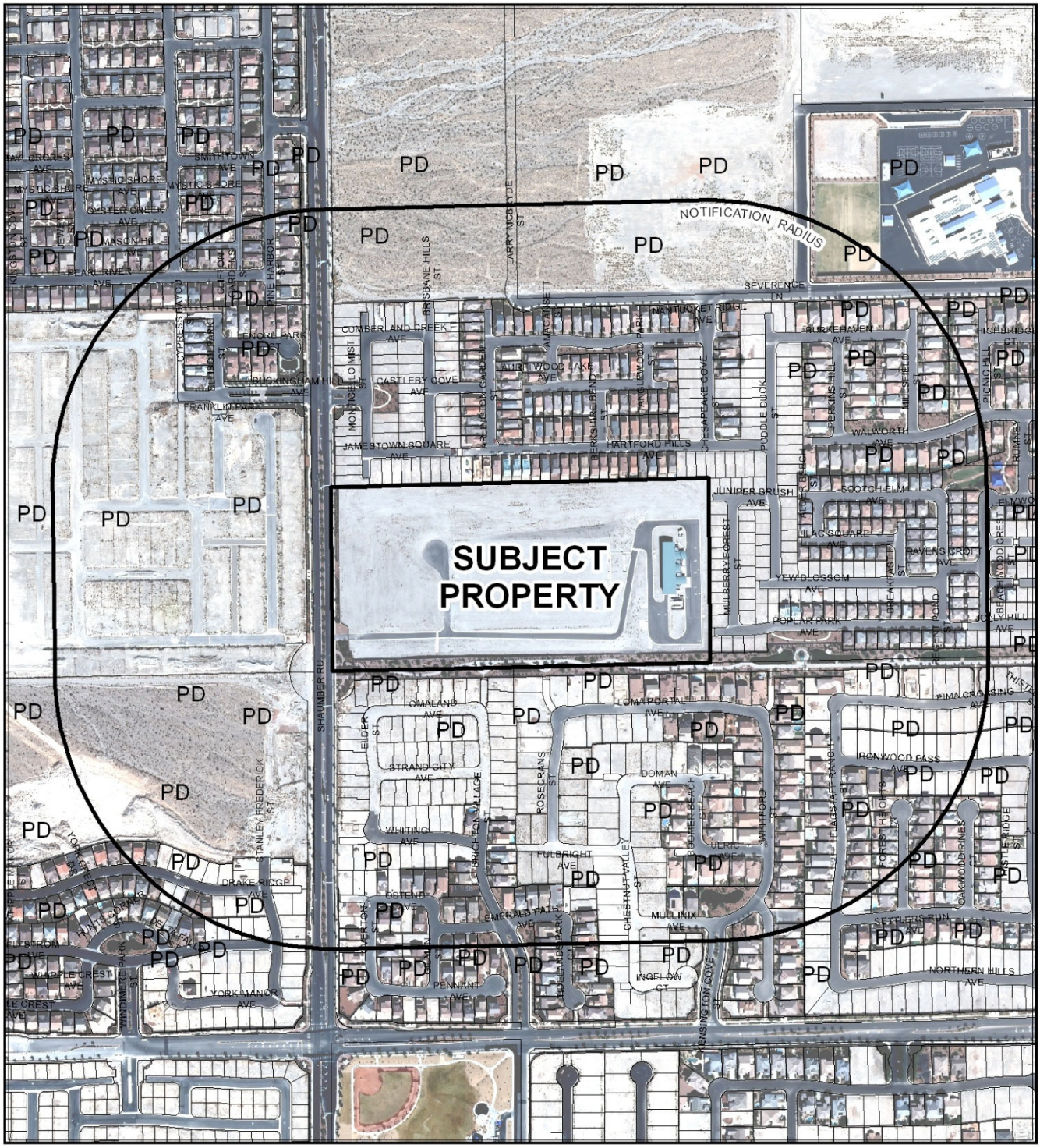
0 400 800 Feet

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

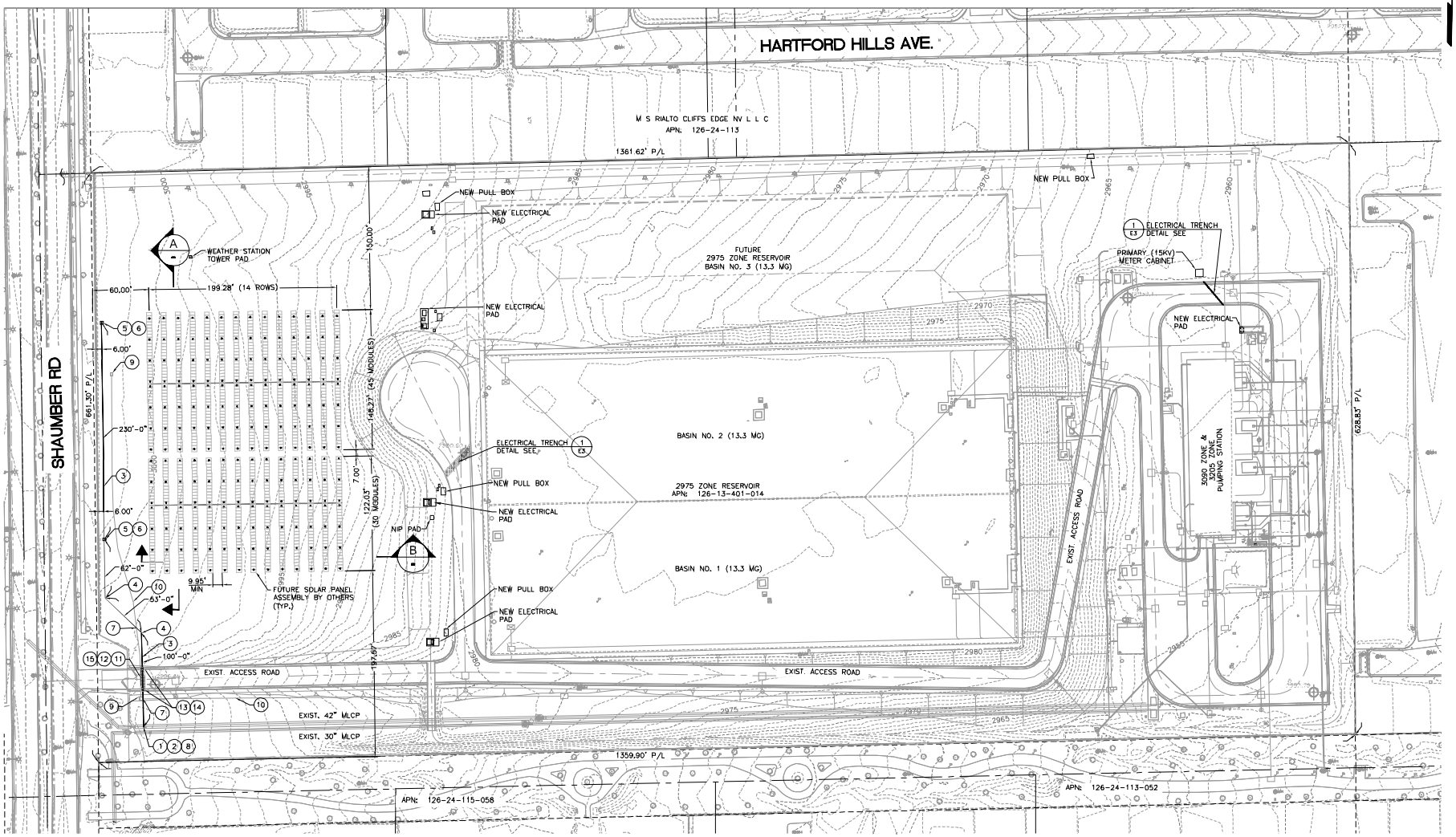
FOR DEPARTMENT USE ONLY

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 Code.

PRJ-48348
03/12/13

Revised 10/27/08



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

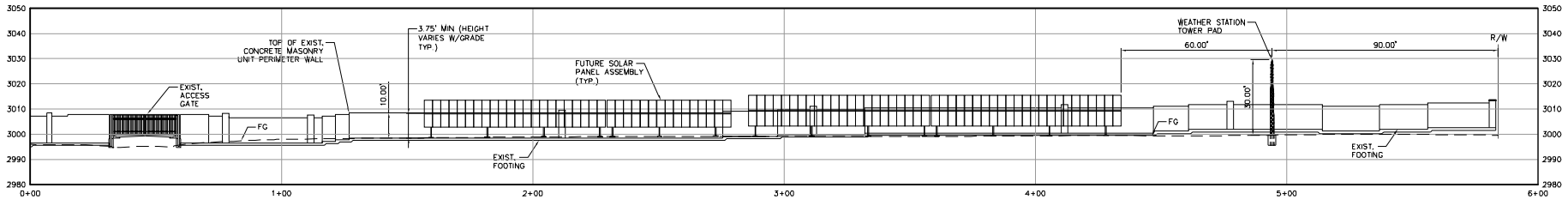
SCALE 1" = 50'

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

REVISIONS:

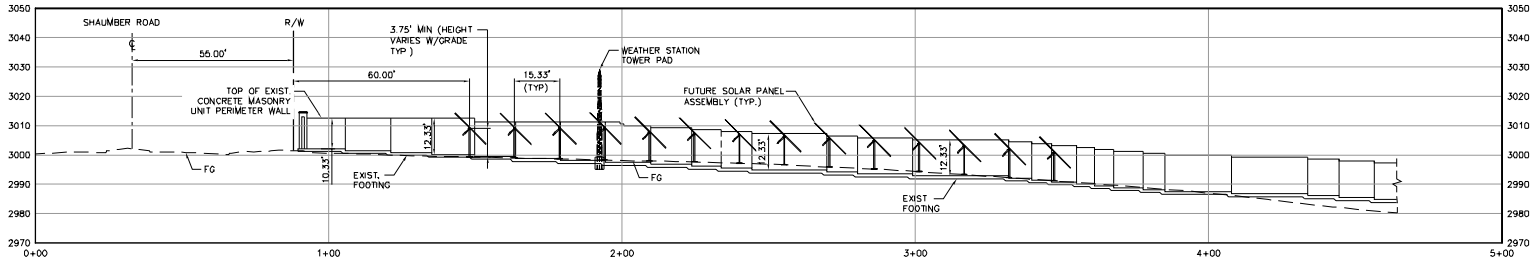
CONTRACT NUMBER
C1341
DRAWING NUMBER C1
SHEET 1 OF 2

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

Call 811

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'

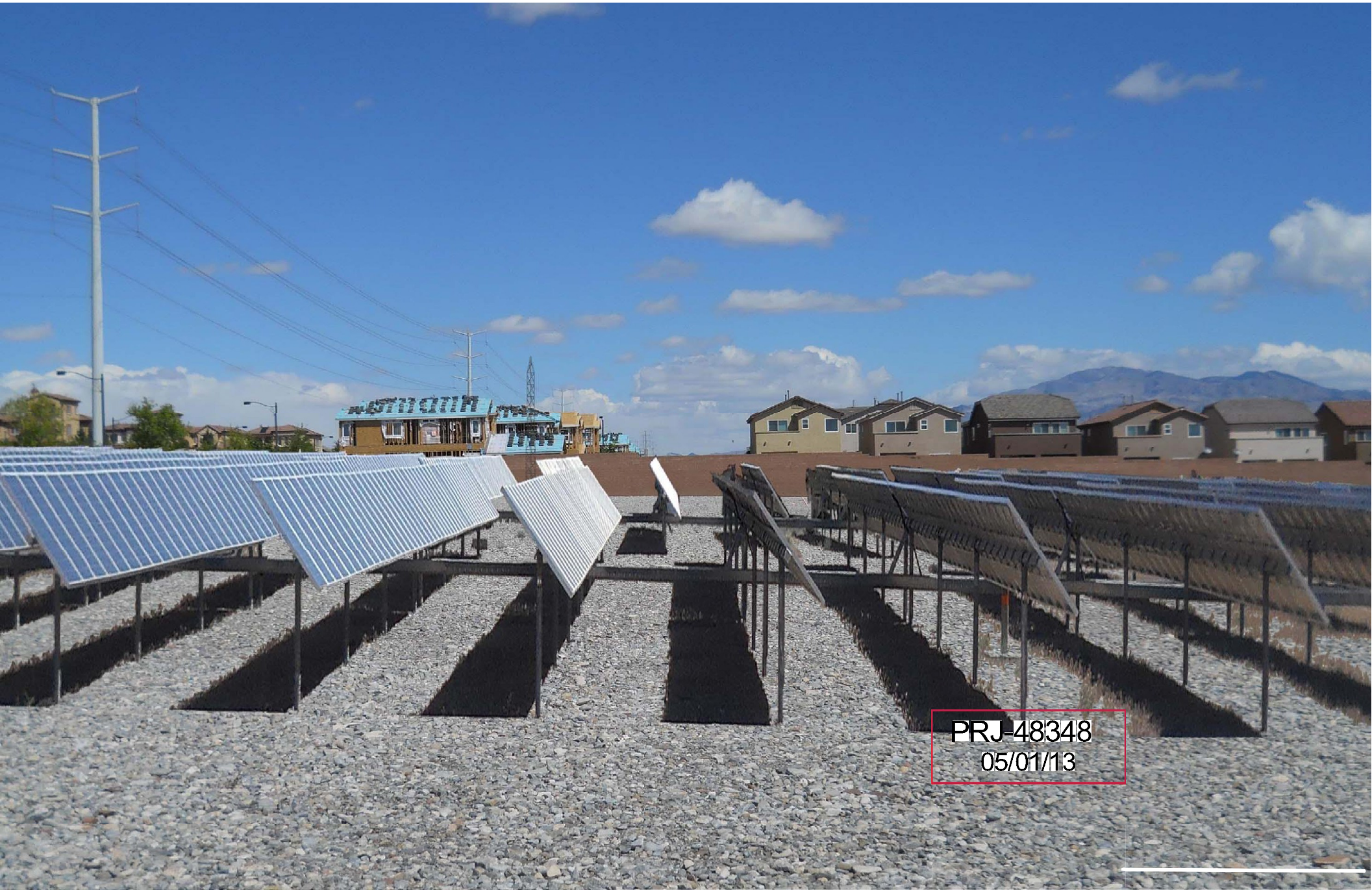
DRAWN BY: NAN
CHECKED BY: DAVID LEVINE
RECOMMENDED BY: JOSEPH Y. LIN
ACCEPTED BY: PETER J. JAUCH
DATE

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-6/4/12/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)

PRJ-48348
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

SDR-48456

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

SDR-48456

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.

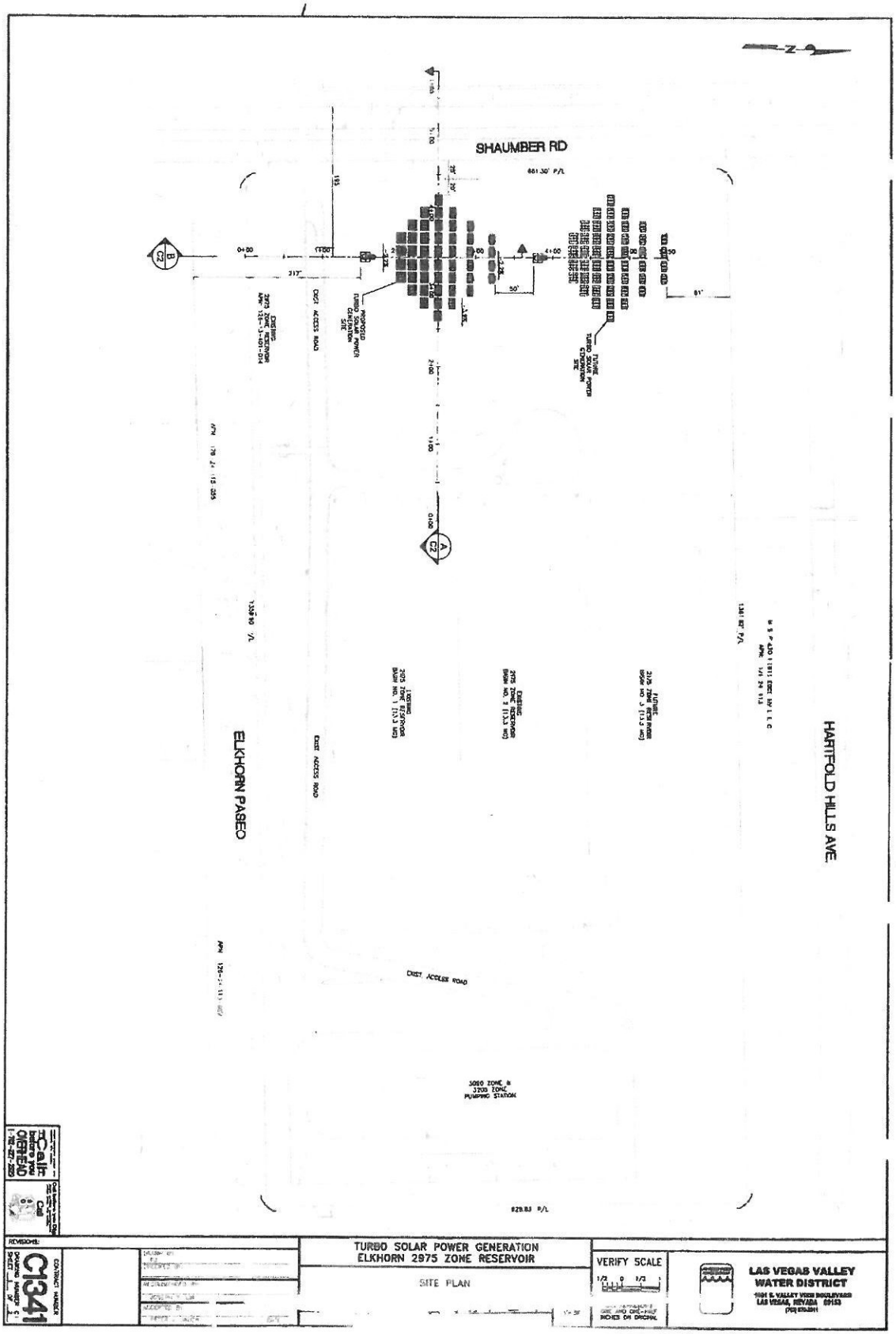
8. **Migratory Birds**

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.

MAR 0 1 2012

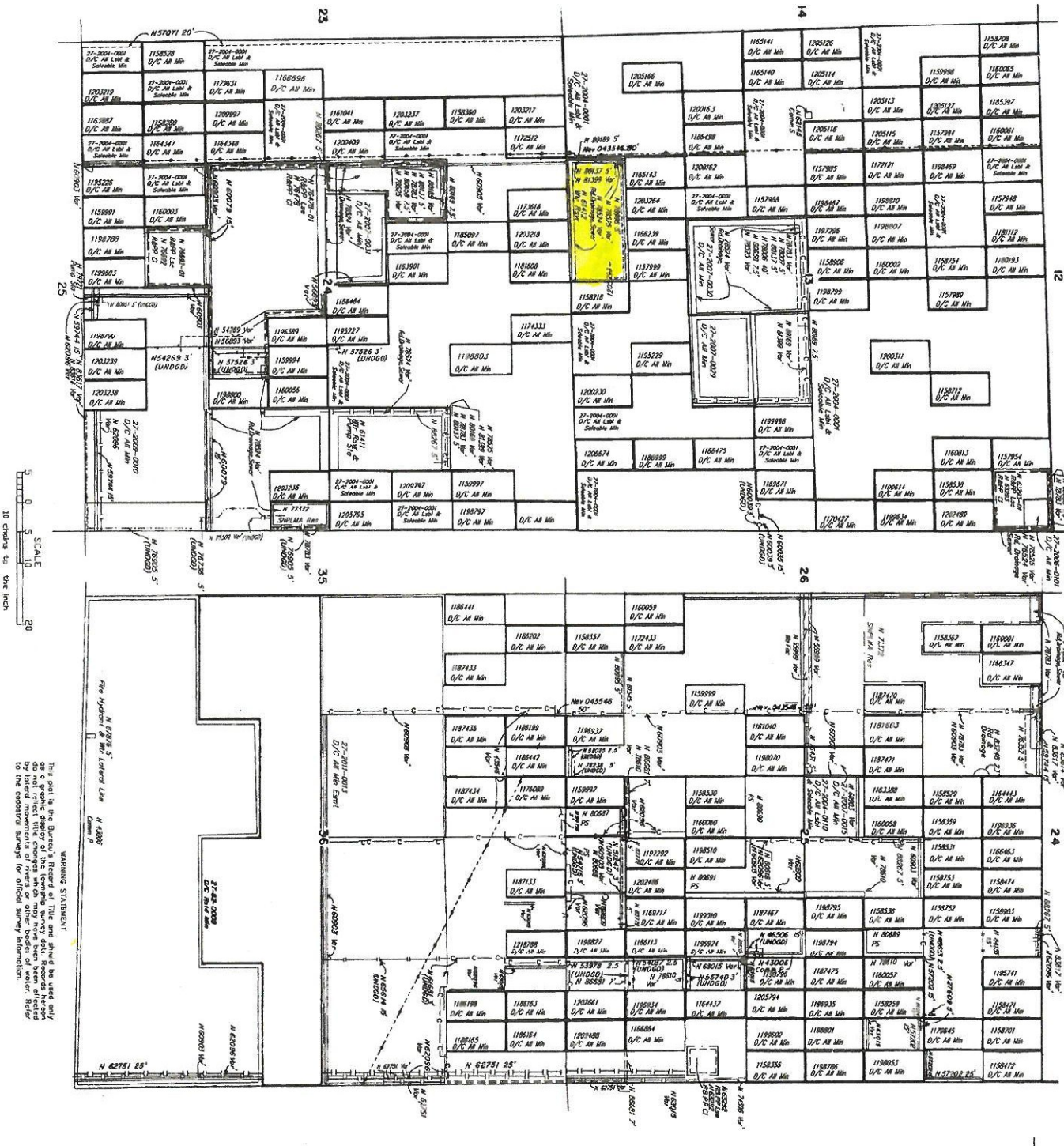


N-61412/C/ Exhibit B

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

Approximately 20 acres

SDR-48456
MAP 01 2012
PRJ-48348
03/12/13


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
WARNING STATEMENT
SCALE
10 chains to the inch
N57071 20'
N 62751 25'
N 62781 25'
N 63715 Var
N 63708 Var
N 63714 Var
N 63717 Var
N 63719 Var
N 63720 Var
N 63721 Var
N 63722 Var
N 63723 Var
N 63724 Var
N 63725 Var
N 63726 Var
N 63727 Var
N 63728 Var
N 63729 Var
N 63730 Var
N 63731 Var
N



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 PA 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.

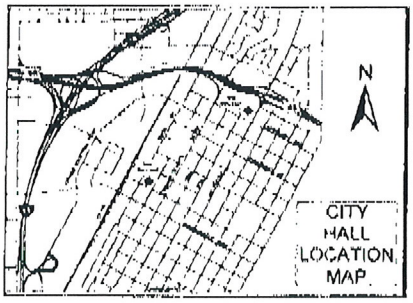
I am a fan of the idea of renewable energy, but I am not a fan of the appearance of the panels and towers.

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

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

Case: SDR-48456
12613310002
AHLERS FAMILY TRUST
AHLERS HERMAN OR DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702 89145-8702

RECEIVED
APR 01 2013
City of Las Vegas
Department of Planning

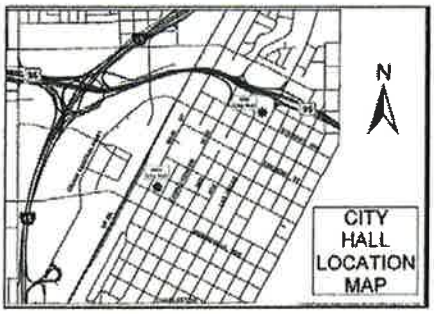
28P

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

RESORTED
IRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48456

Planning Commission Meeting of 4/9/2013

RECEIVED

APR 0 3 2013

City of Las Vegas
Department of Planning

Case: SDR-48456

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

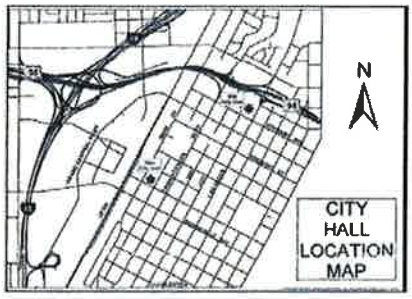
10635 Whiting Ave, LV 89166
Brighton Community

77 BRDFMP 89133

28
P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

6 BRDFNMP 89166

RESORTED FIRST CLASS

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

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

Case: SDR-48456
12624512031
MILLER MARK D
7025 WHITFORD ST
LAS VEGAS NV 89166-7137 89166-7137

RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

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

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.

Case: SDR-48456
12624514034
POTTS JEFFREY L & ROSALIE
2440 HAMONAH DR
HENDERSON NV 89044-4415 89044-4415

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

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

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

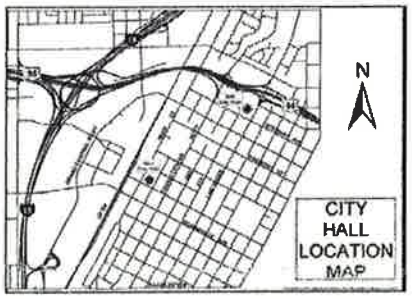
RECEIVED
APR 03 2013
City of Las Vegas
Department of Planning

28
3P

6 BRDFNMP 89166

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

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

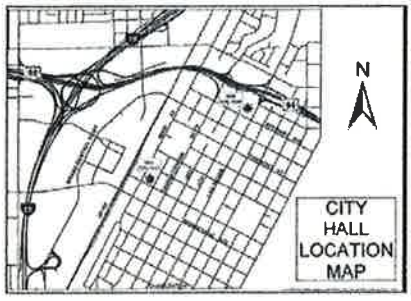
Case: SDR-48456
12613412039
MCIVER KATHY ANN
4500 THE WOODS DR #2001
SAN JOSE CA 95136-4627 95136-4627

28
P

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



Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 3 2013
City of Las Vegas
Department of Planning

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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 0 3 2013
City of Las Vegas
Department of Planning

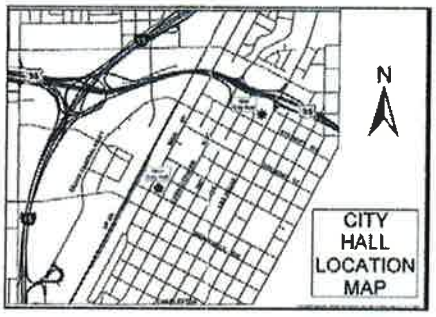
Case: SDR-48456
12613413107
POULOS PHILIP G
10704 LENORE PARK CT
LAS VEGAS NV 89166-6026 89166-6026

6 BRDFMP 89166

28
2P

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Michael P Smith

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

6 BRDFMP 89166

P ESORTED
F IST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
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

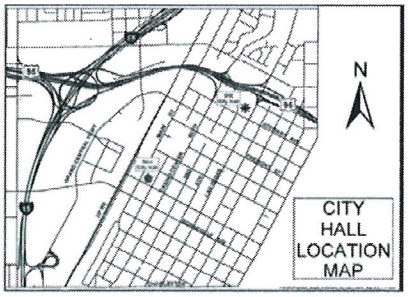
28
2A

6/11

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 01.10⁰
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.

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

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.: **30.**

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

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

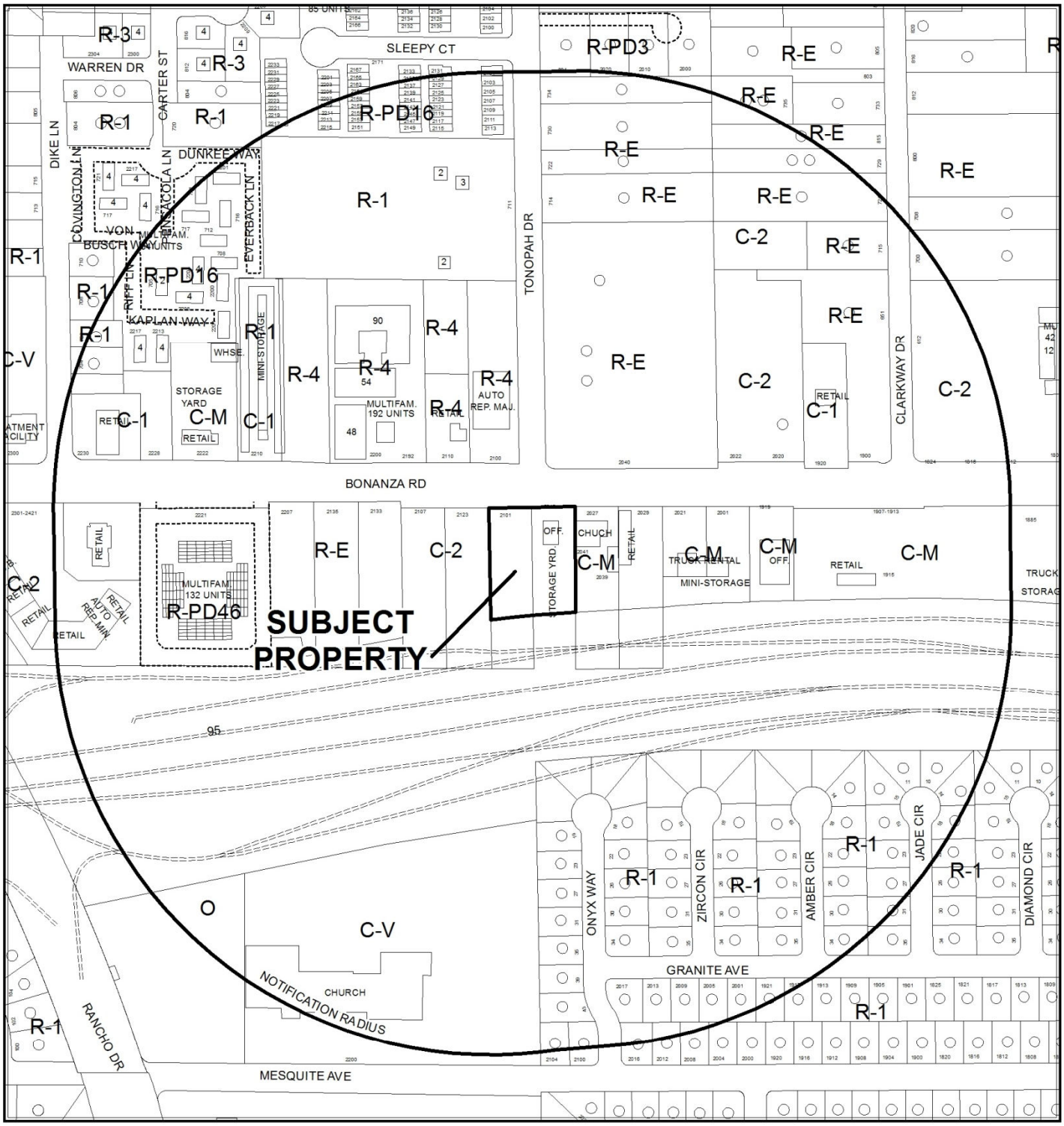
SUBJECT:
ZON-49179 - REZONING - PUBLIC HEARING - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), Ward 5 (Barlow) [PRJ-49067].

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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-49179, VAR-49180 and SDR-49181
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

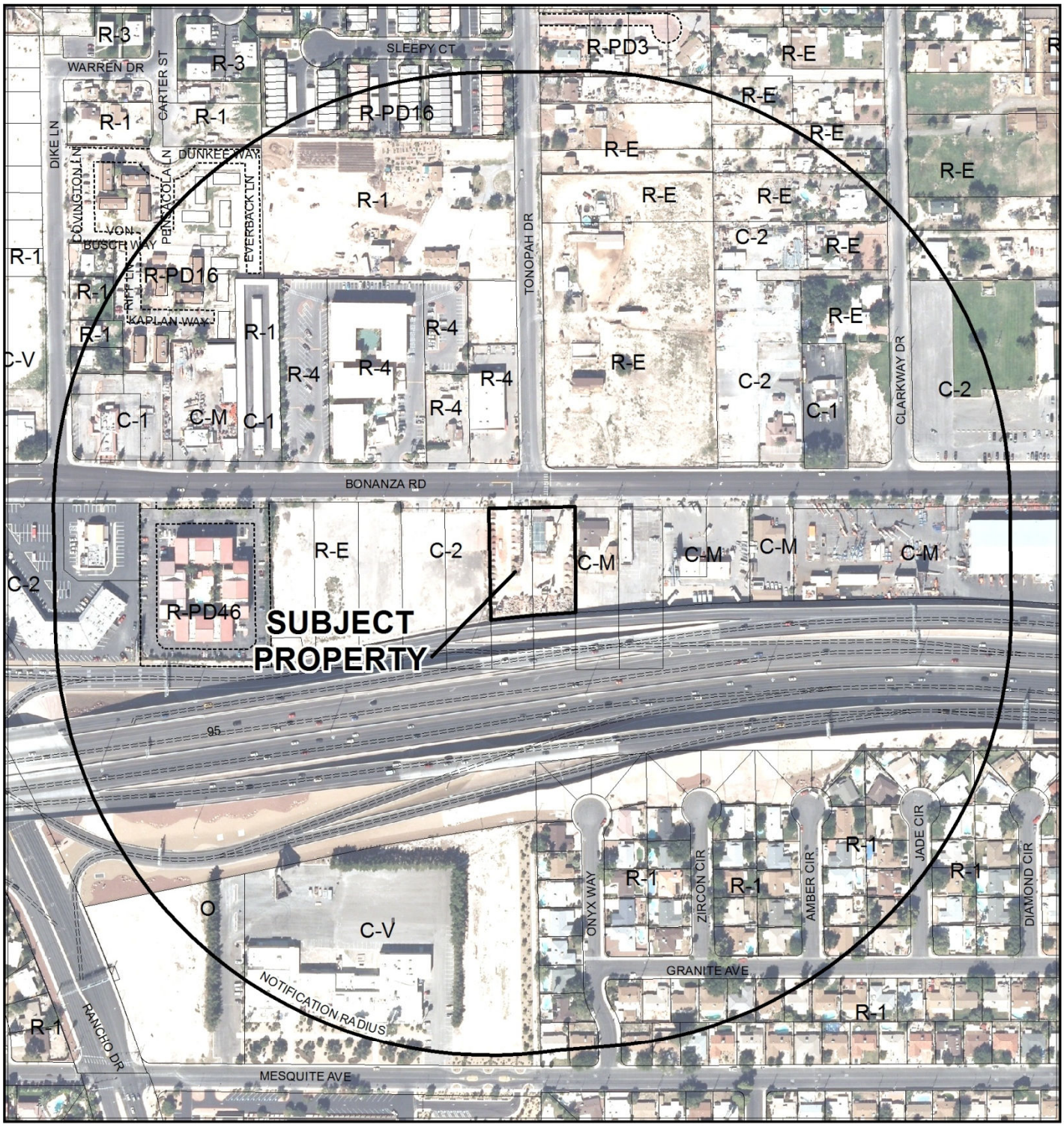


CASE: **ZON-49179, VAR-49180 & SDR-49181 (PRJ-49067)**

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: **ZON-49179, 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: 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: [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.

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

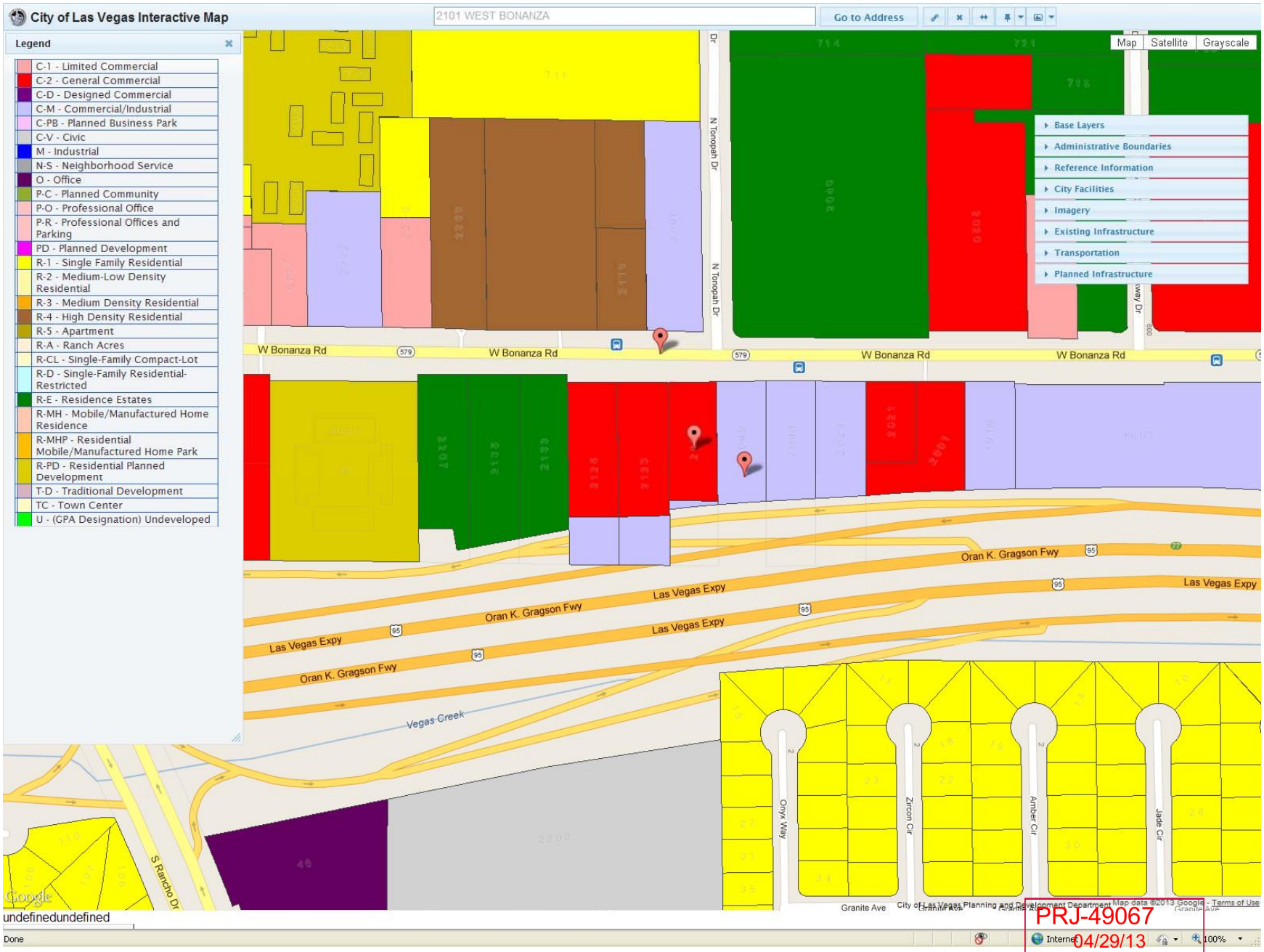
FOR DEPARTMENT USE ONLY

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

PRJ-49067
04/29/13

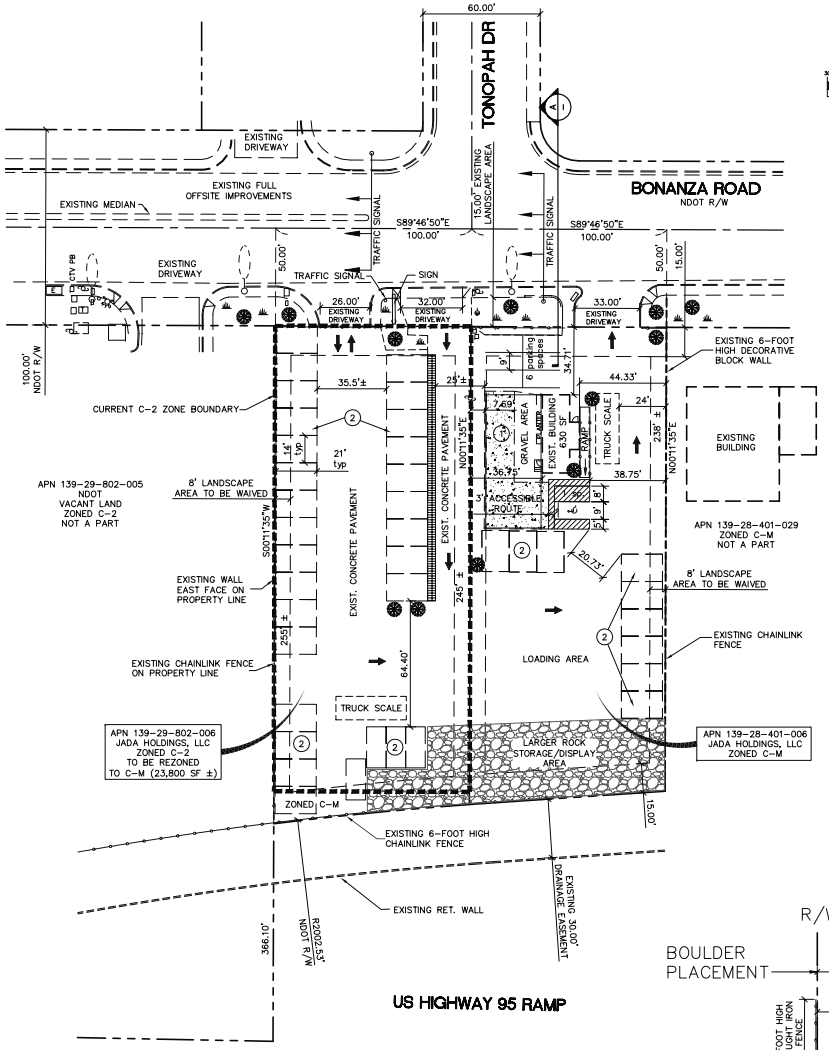
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

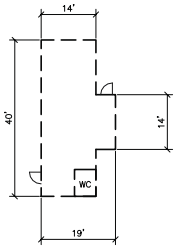
BOULDER PLACEMENT
ZONING EXHIBIT



PRJ-49067
04/29/13

ZON-49179, VAR-49180 & SDR-49181





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

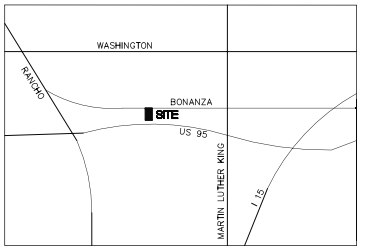
JADA HOLDINGS, LLC
210 N. ROYAL ASCOT DRIVE
LAS VEGAS, NV 89144-4305

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



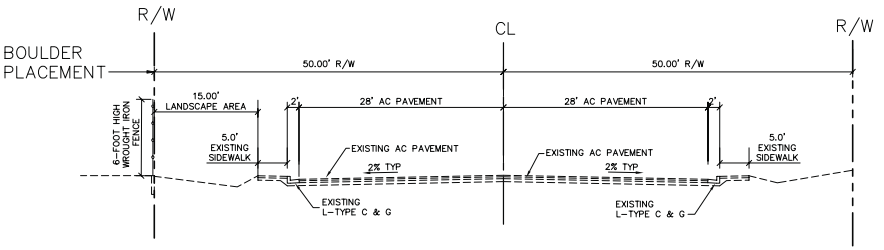
VICINITY MAP
SECTION 29 / T 20 S / R 61 E
N.T.S.

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:	REVISION:
1	05/01/13		PKG-49067

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. 12-31-14
CIVIL
No. 16469

SHEET #
SP001
1 OF 1

ZON-49179, VAR-49180 & SDR-49181

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

BUILDING ELEVATIONS

North Building Elevation

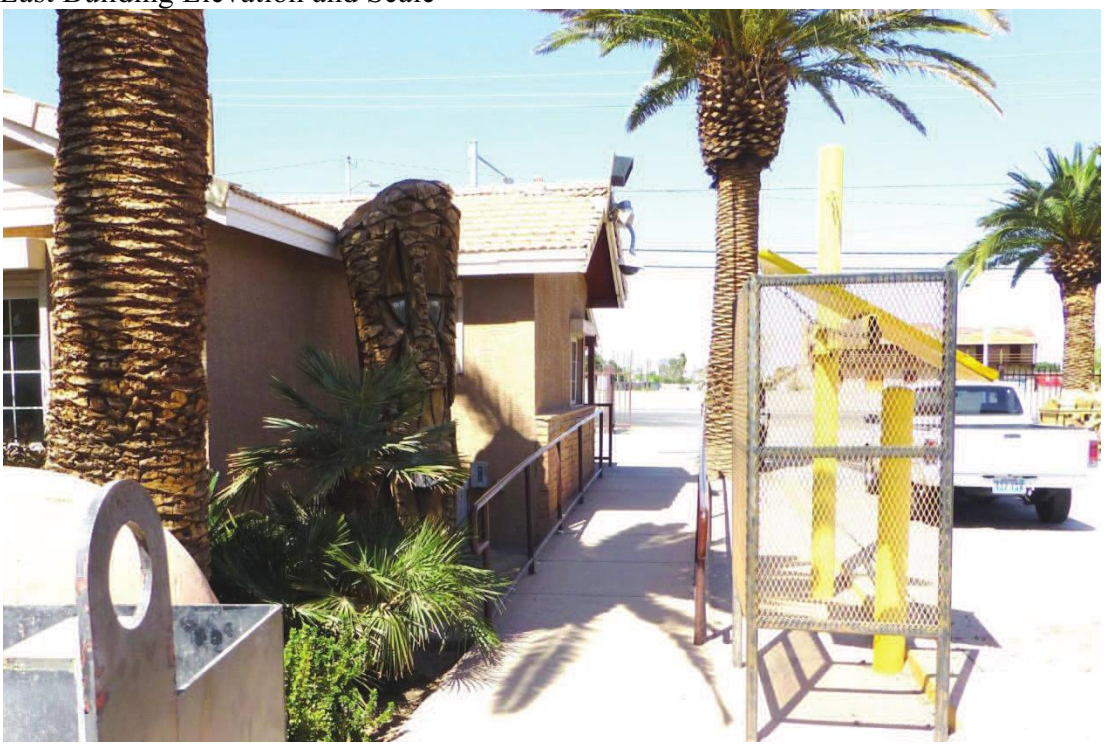


South and West Building Elevation



ZON-49179
VAR-49180
SDR-49181

East Building Elevation and Scale



Shade Structure and Storage/Display Racks



ZON-49179
VAR-49180
SDR-49181

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



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



PRJ-49067
05/01/13

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

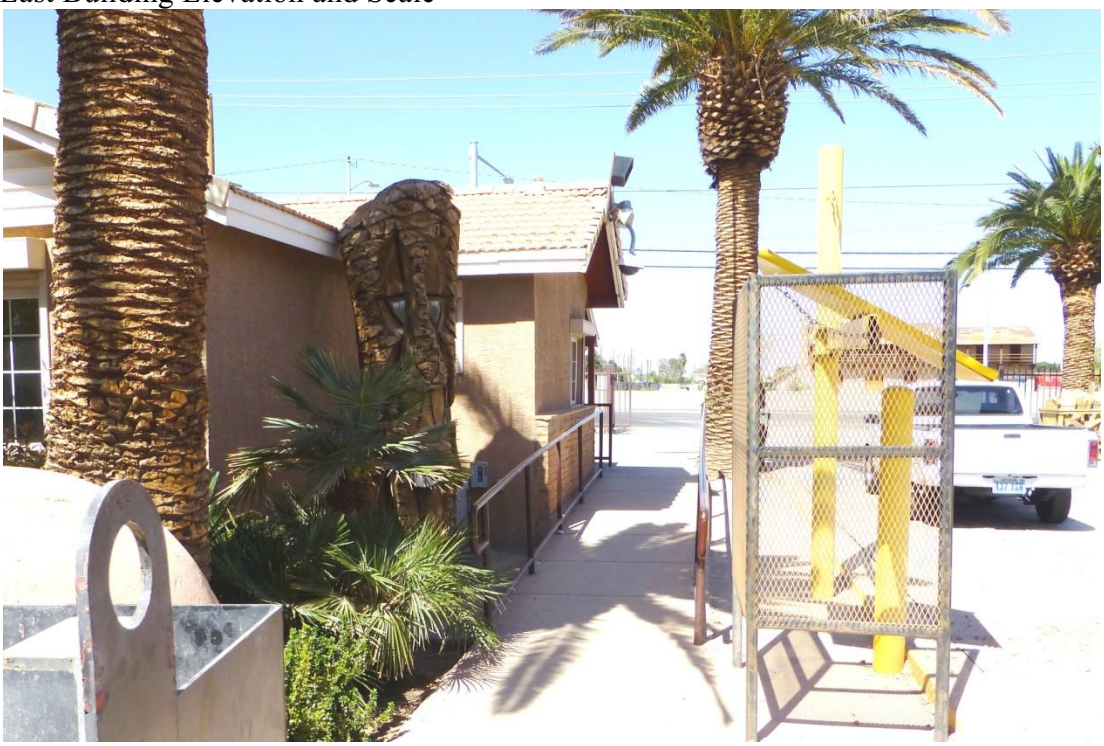
North Building Elevation



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





ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13



ZON-49179, VAR-49180 & SDR-49181 - APPLICANT: BOULDER PLACEMENT SYSTEMS, INC. - OWNER: JADA HOLDINGS, LLC
2101 WEST BONANZA ROAD

05/02/13

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.: **31.**

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 EAST, 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) [PRJ-49067].

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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: 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: **——**

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.

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

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:
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 Site Development Plan Review FOR EXPANSION OF AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE AND A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED 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) [PRJ-49067]. Staff recommends APPROVAL.

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-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: [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 #	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.

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**

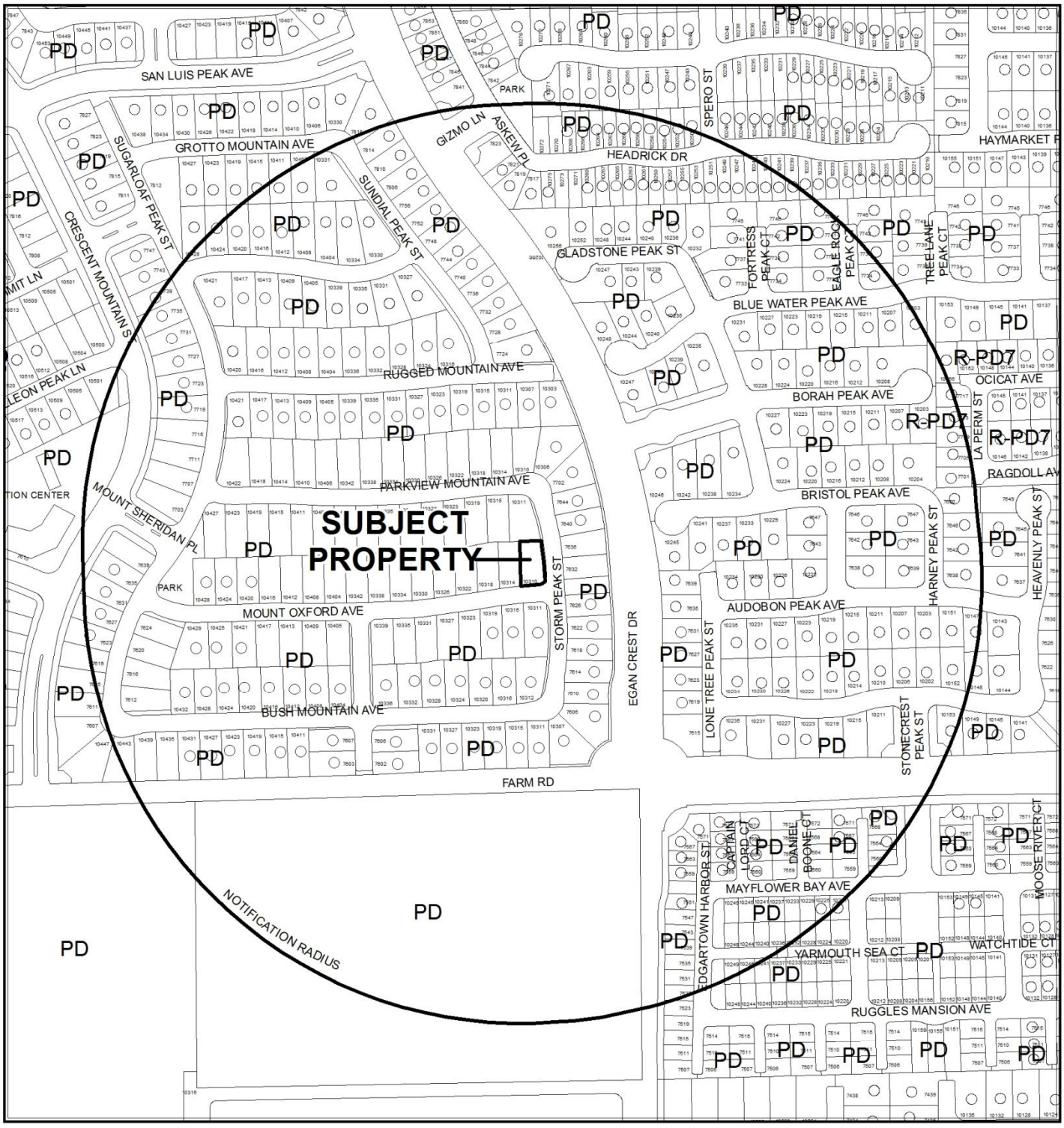
SUBJECT:
VAR-49112 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER : ESTANCIA DESERT, LLC - For possible action on a request for a Variance to ALLOW A 19-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.12 acres at 10310 Mount Oxford Avenue (APN 126-13-614-070),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

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 DENIAL.

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



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

0 300 600 Feet

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)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[L (LOW DENSITY RESIDENTIAL)
Cliff's Edge Special Land Use Designation]

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_____

_____

Notary Public in and for said County and State

PLEASE SEE ATTACHED CALIFORNIA NOTARY BLOCK

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.

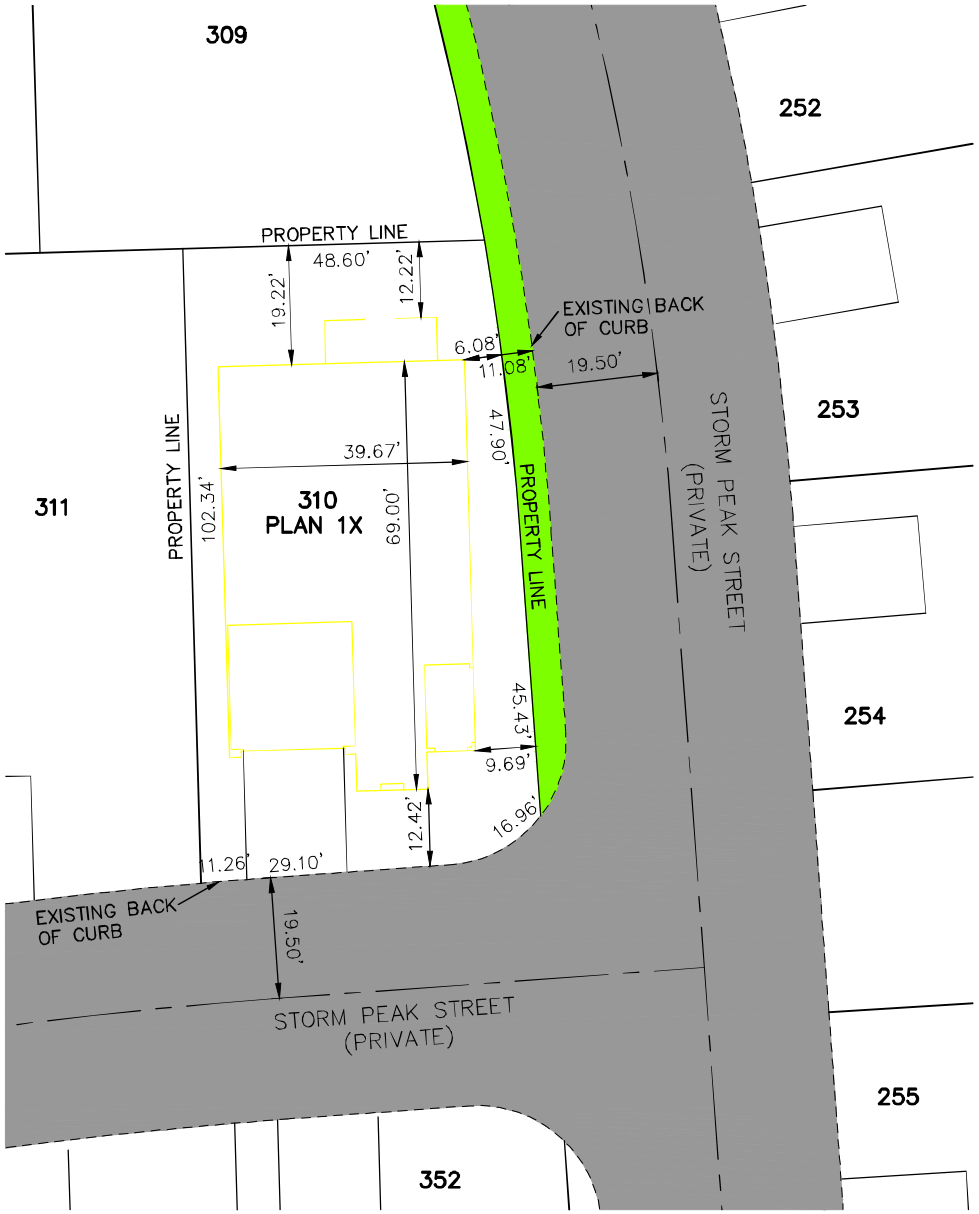
WITNESS my hand and official seal.

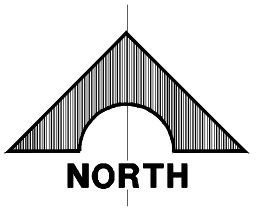
Signature E Murray

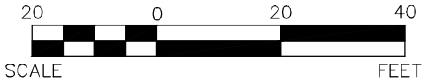
ELIZABETH MURRAY
Commission # 1934153
Notary Public - California
Orange County
My Comm. Expires May 24, 2015

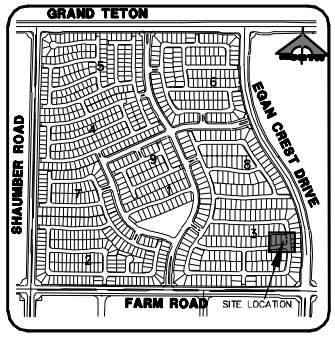
PRJ-49017
04/24/13

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

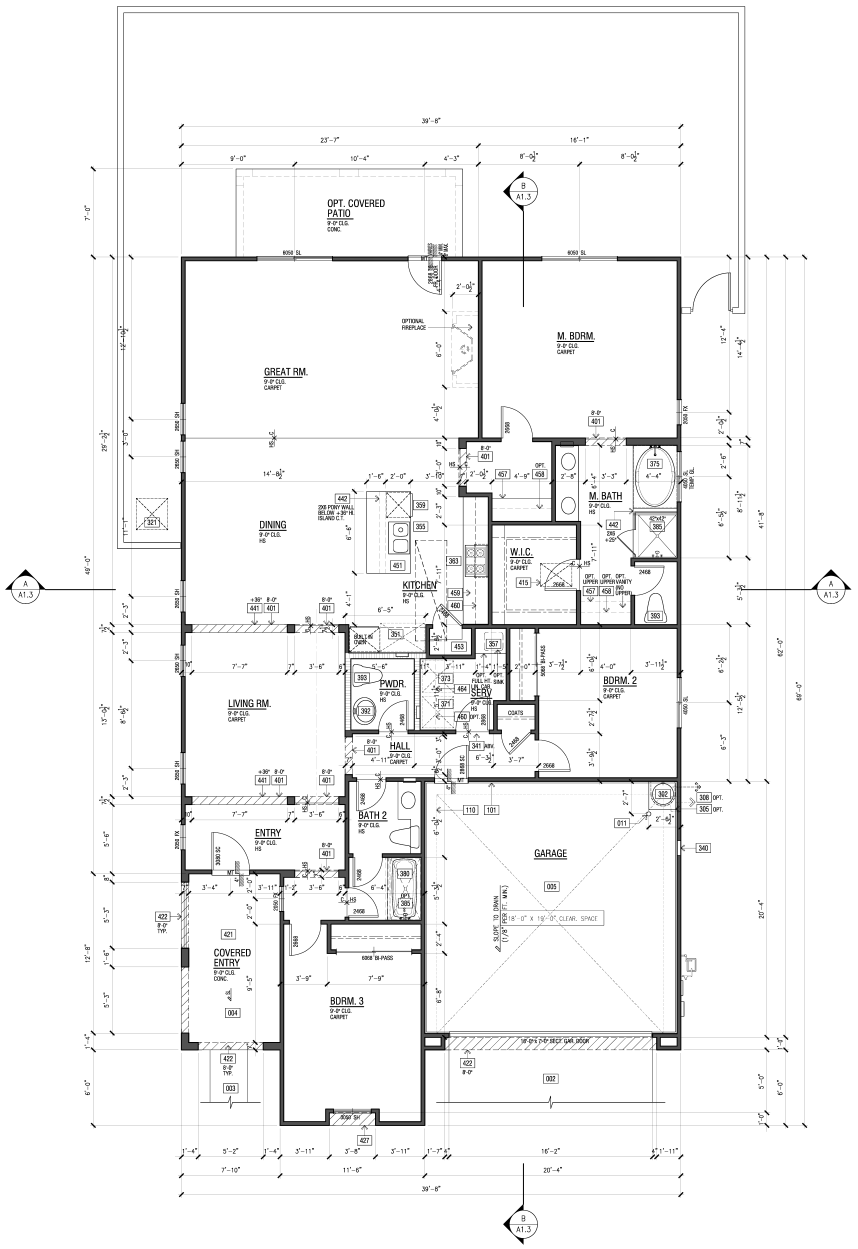
VAR-49112

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

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 18/D/4
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 +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 MANUFACTURER'S 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 MANUFACTURER'S INSTRUCTIONS. MANUFACTURER, MODEL NUMBER AND APPROVAL LISTING PER PLAN
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSTALLATION
335	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
337	WATER HEATER VENT - VENT TO OUTSIDE
340	14"X8" COMBUSTION AIR VENTS TOP AND BOTTOM - TYP.
341	14"X8" 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 SOFIT(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 R302.12.
4. FIRE BLOCKING REQUIRED PER IRC SECTION R302.11 AND R302.13.
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.: **34.**

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

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

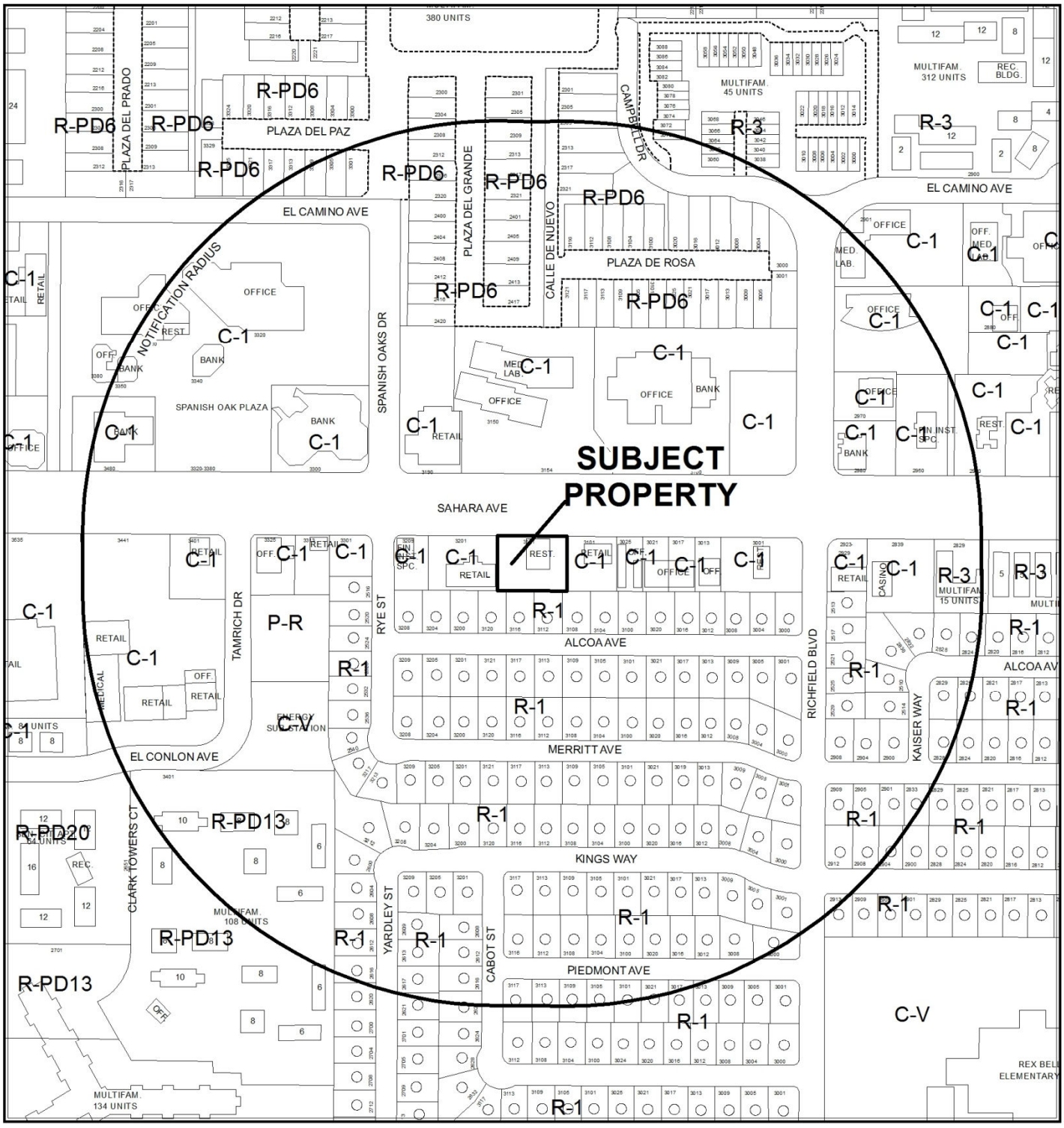
SUBJECT:
VAR-49137 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 0.51 acres at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone,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



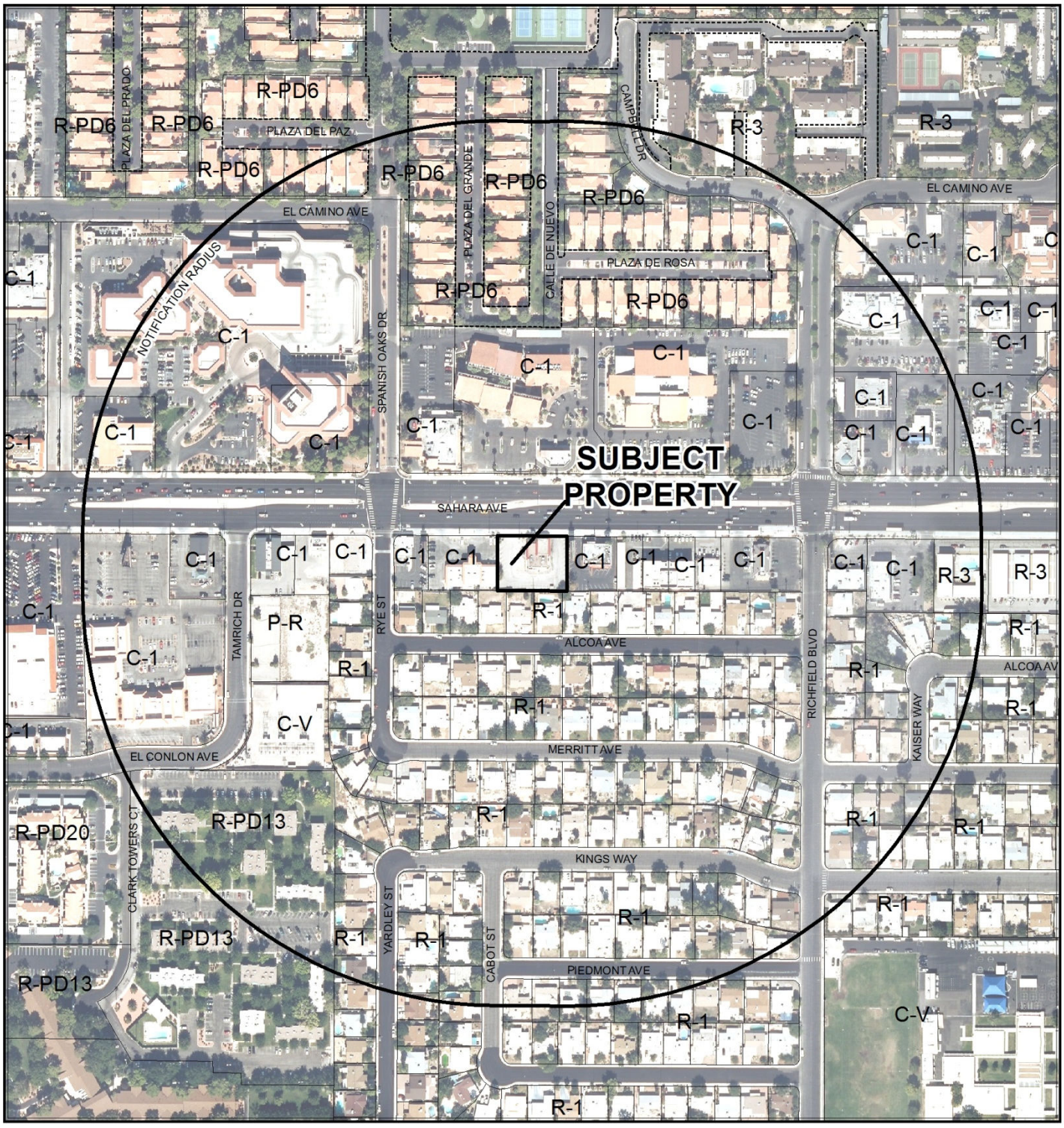
0 300 600 Feet

CASE: **VAR-49137 & SDR-49136**

RADIUS: 1000 FEET

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

N



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. COHEN

*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	EXIST'G.	EXISTING	OPP.	OPPOSITE
APPR.	APPROXIMATE	F.D	FLOOR DRAIN	PLY	PLYWOOD
B	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	SPAC.	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

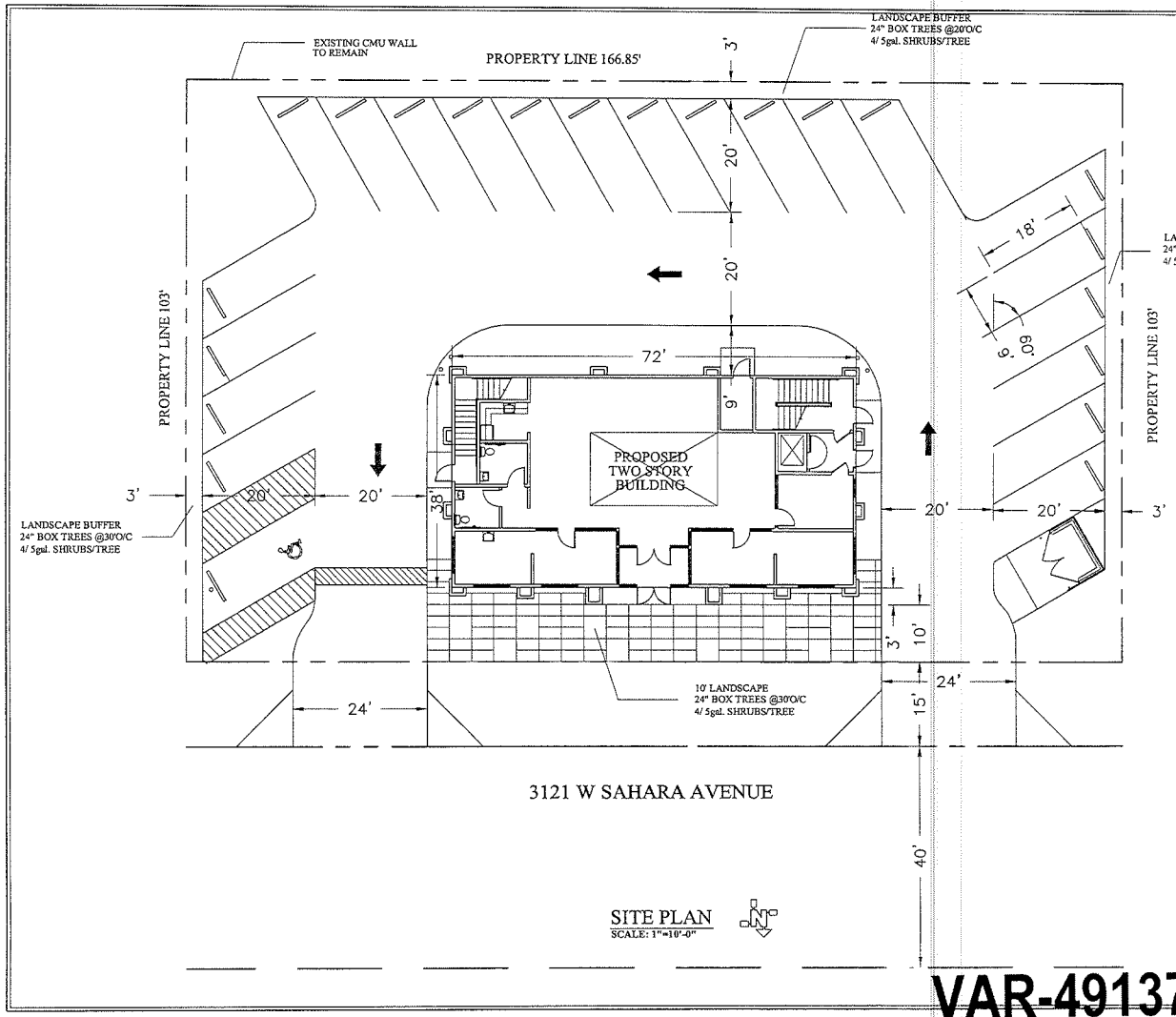
MAX. HT. = 35'

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



3121 W SAHARA AVENUE

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)

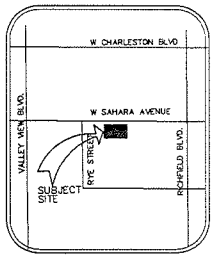
PROJECT/PROPERTY INFORMATION:

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

CONTRACT NO: –

PLAN: | TEL: | DATE: 4/23/13

DRAWING NAME: COVER SHEET & SITE PLAN

DRAWN BY: SVN | TEL: (702) 245-8498 | DRAWING: A0

VAR-49137

SDR-49136

RECEIVED

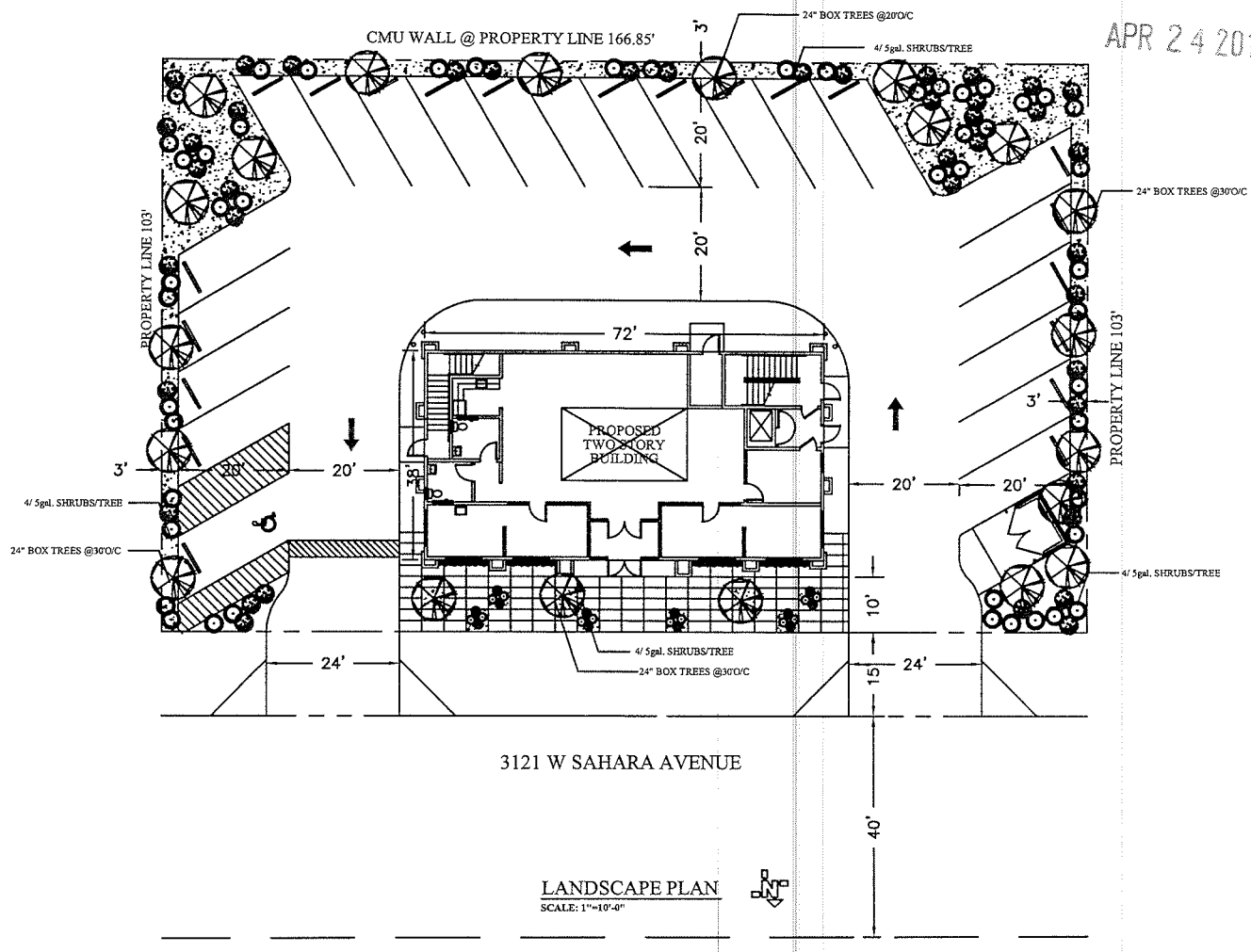
APR 24 2013

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	TITLE	DATE: 4/23/13
DRAWING NAME: LANDSCAPE PLAN		
DRAWN BY: KVN	TEL: (702) 245-8696	DRAWING L1

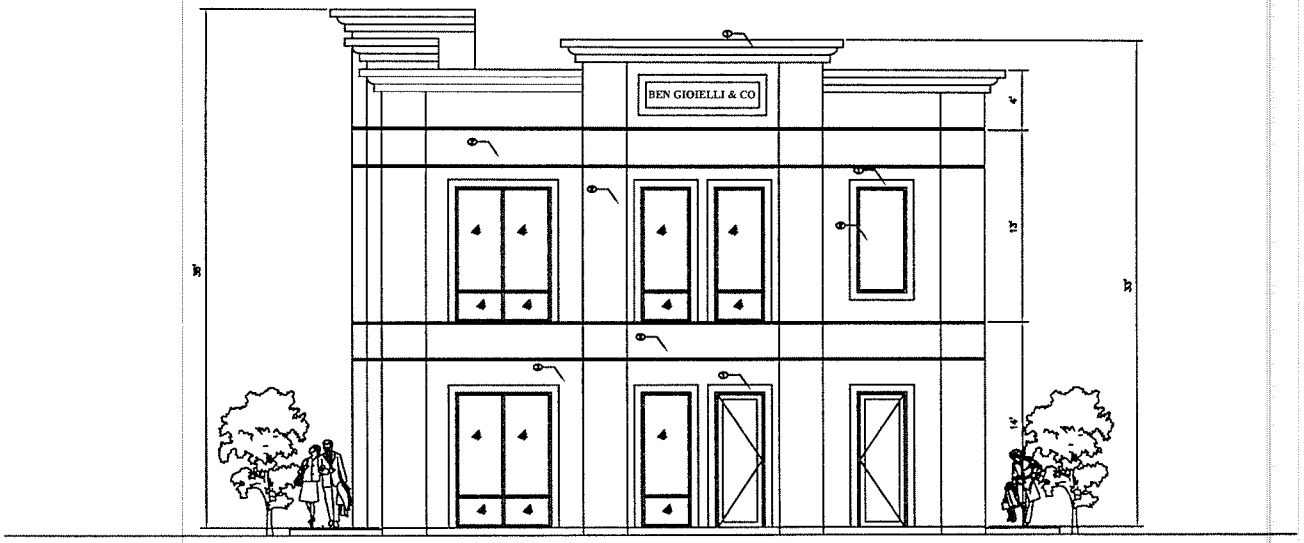
VAR-49137

SDR-49136

RECEIVED
APR 24 2013



NORTH ELEVATION
SCALE: 1/4"=1'-0"

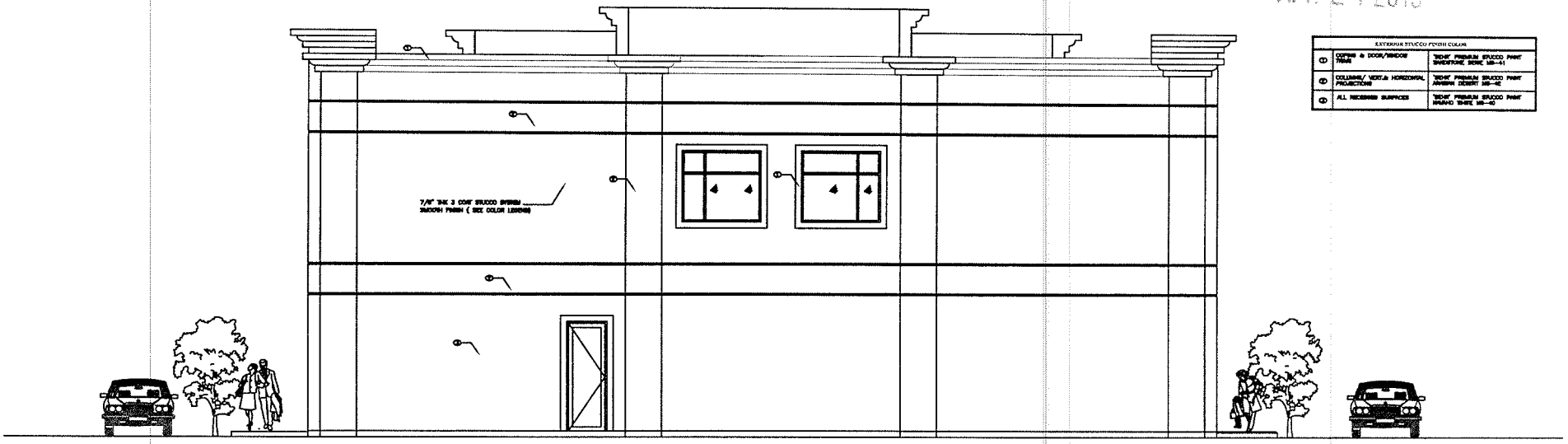


WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED OFFICE / JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & Co		
CONTRACTOR:		
DESIGN:	TEL:	DATE: 04/23/13
DRAWING NAME: BUILDING ELEVATIONS		
DRAWN BY: RVN	TEL: (702) 245-8490	DRAWING NUMB: A1b

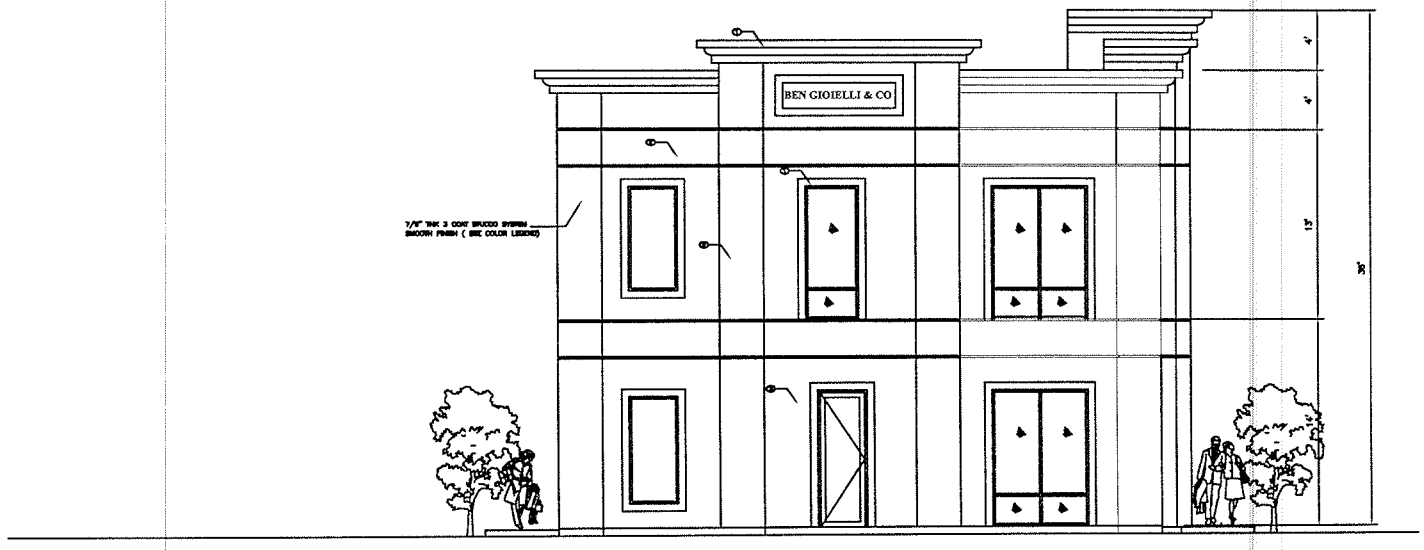
VAR-49137
SDR-49136

RECEIVED
APR 24 2013



EXTERIOR STUCCO FINISH COLOR		
1	COPING & DOOR/WINDOW TRIMS	"BEHR" PREMIUM STUCCO PAINT SANDSTONE BERKE 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"



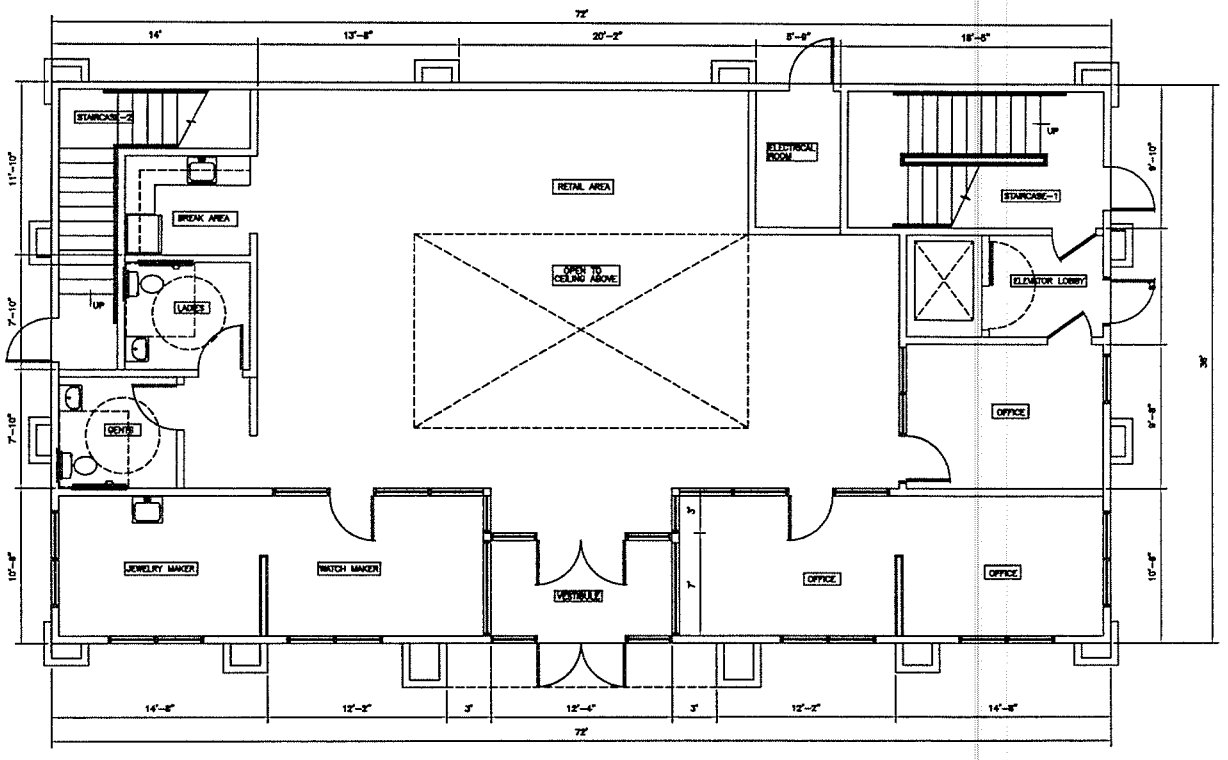
EAST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED OFFICE / JEWELRY RETAIL BUILDING FOR BEN GIOIELLI & Co		
CONTRACTOR:		
DESIGN:	TEL:	DATE: 4/23/13
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

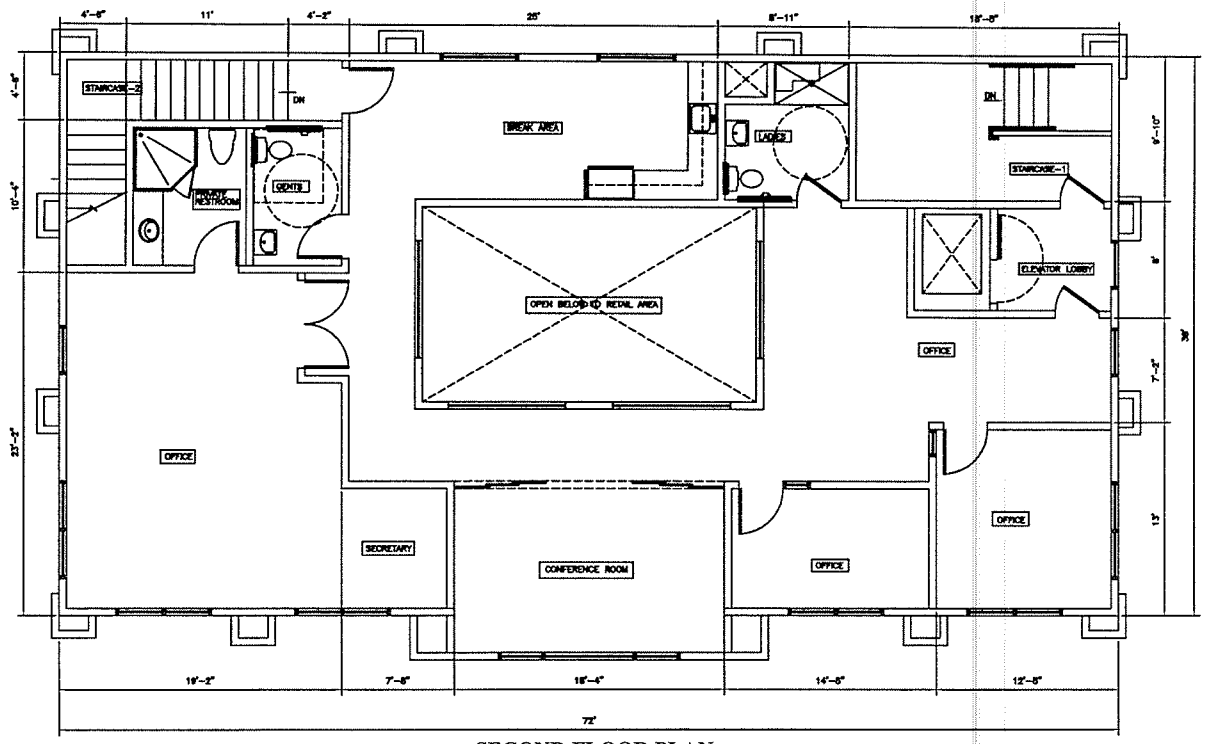
SCALE: 1/4"=1' (1ST.FLOOR AREA = 2,736 sq.ft.)
(TOTAL FLOOR AREA = 4,871 sq.ft.)

VAR-49137
SDR-49136

PROPOSED TWO STORY OFFICE/RETAIL BUILDING FOR BEN GIOIELLI & CO		
CONTRACTOR:		
PLAN:	TEL:	DATE: 04/2013
DRAWING NAME: FIRST FLOOR PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM.: A2a

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.)

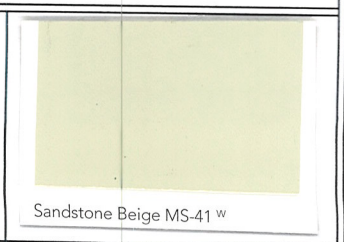
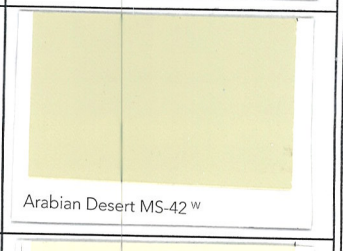
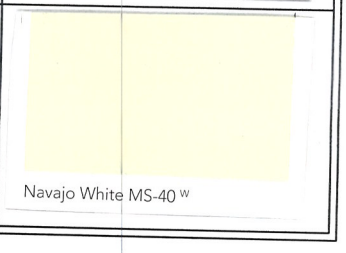
VAR-49137
SDR-49136

PROPOSED TWO STORY OFFICE/RETAIL BUILDING FOR BEN GIOIELLI & CO		
CONTRACTOR:		
PLAN:	TEL:	DATE: 04/23/13
DRAWING NAME: SECOND FLOOR PLAN		
DRAWN BY: RVN	TEL: (702) 245-8600	DRAWING NUM: 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.: **35.**

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 33-FOOT TALL, 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). 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. 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

RECEIVED

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* [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 [signature]

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:*	4/27/2013
Received By:	[signature]

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

Revised 10/27/08

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

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**

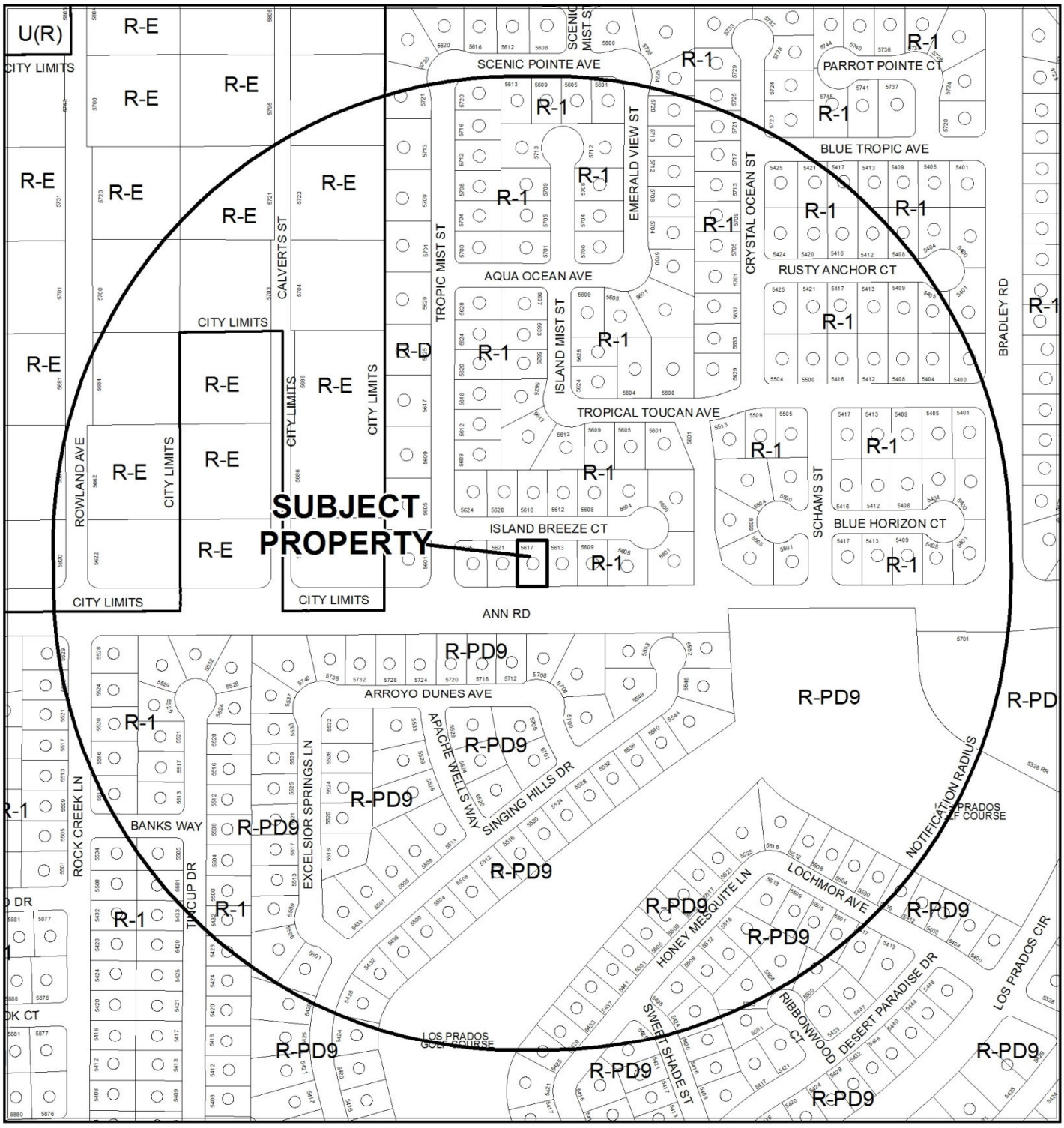
SUBJECT:
VAR-49162 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNY M & RACHEL E DELTORO - For possible action on a request for a Variance TO ALLOW AN EXISTING FOUR-FOOT SOLID BLOCK WALL IN THE FRONT YARD WHERE A MAXIMUM OF FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.14 acres at 5617 Island Breeze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

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 DENIAL.

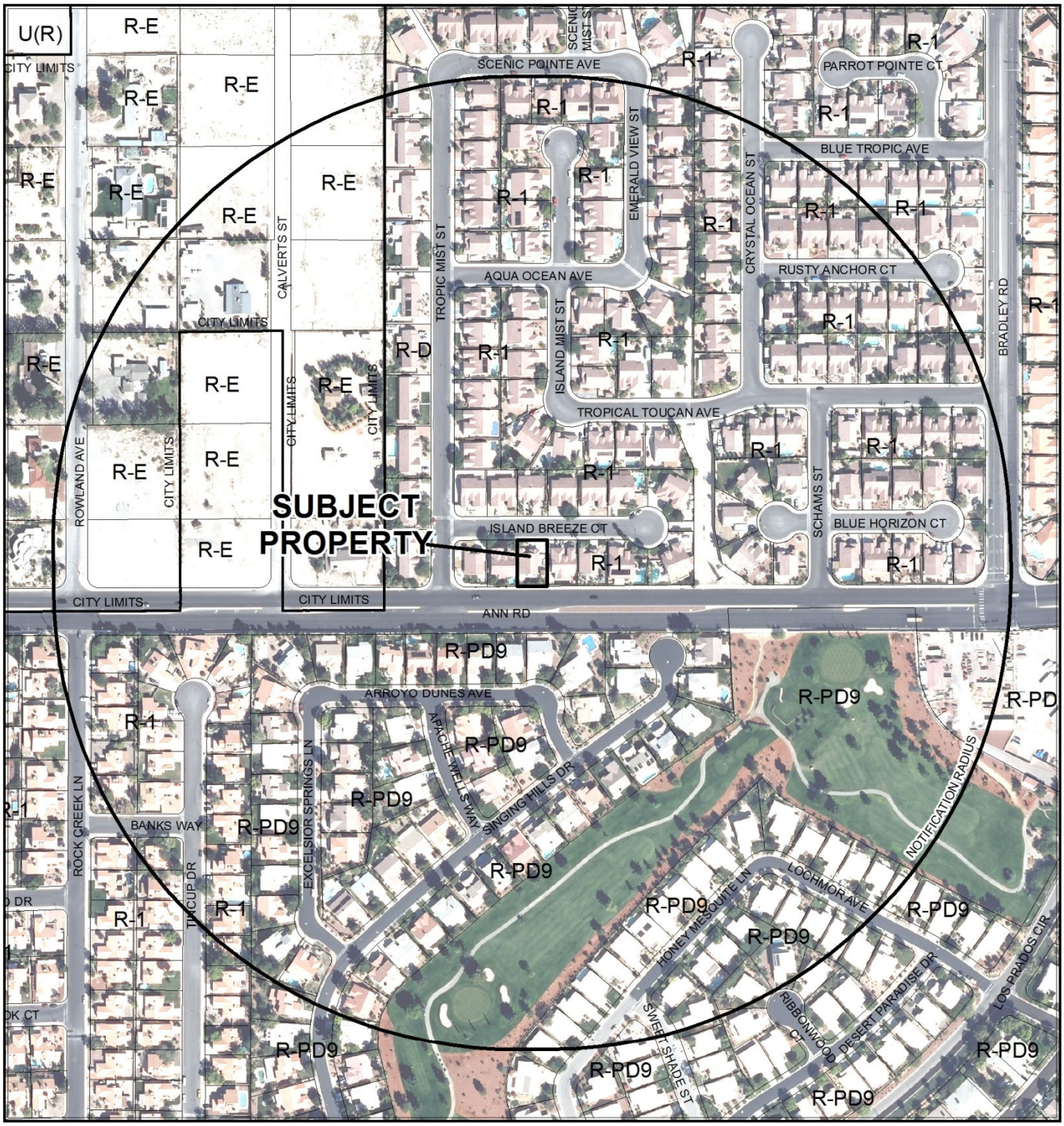
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Letter



CASE: **VAR-49162**

RADIUS: 1000 FEET

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



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.

_____

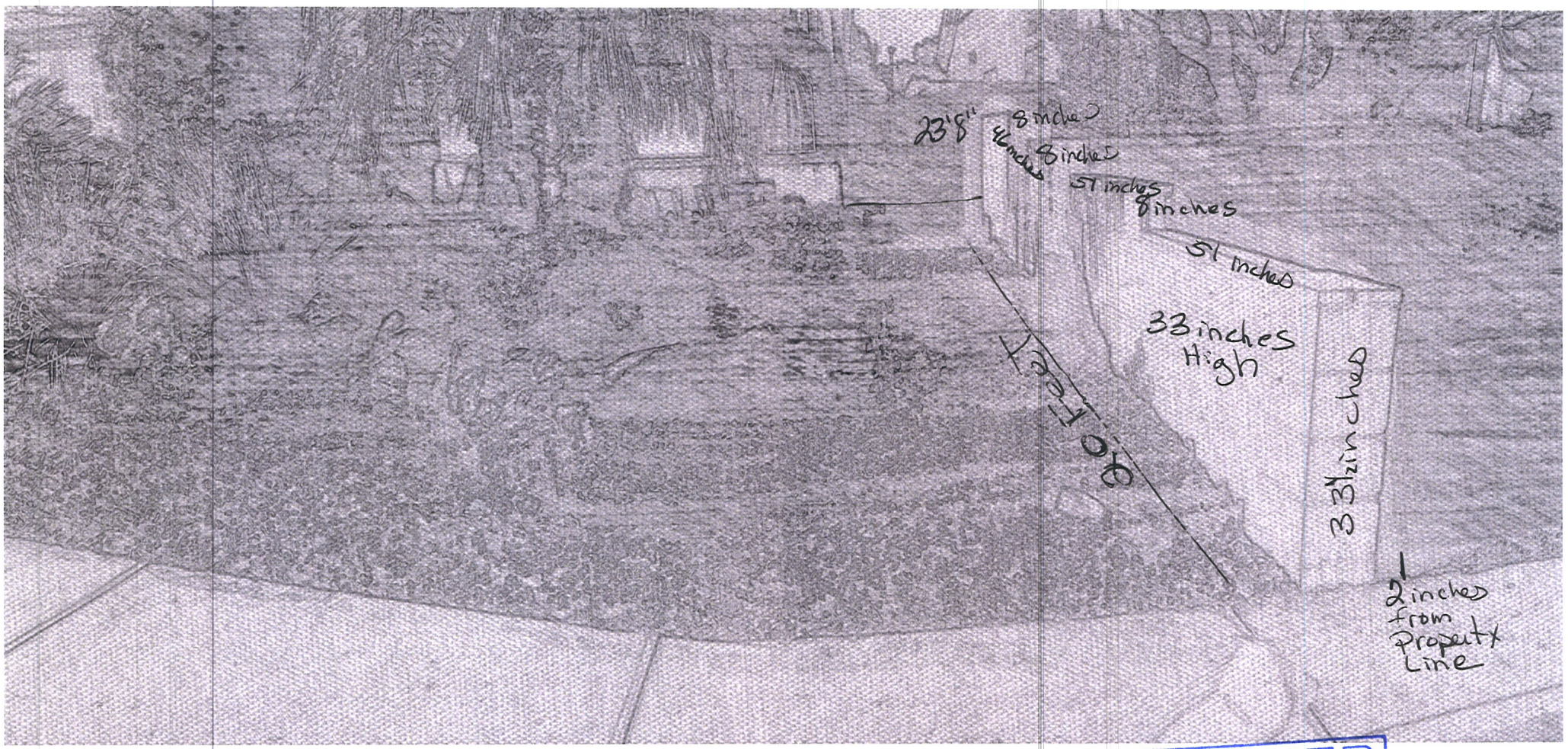
Notary Public in and for said County and State

TERESA MORENO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-9528-1
My Appt. Expires Nov. 13, 2016

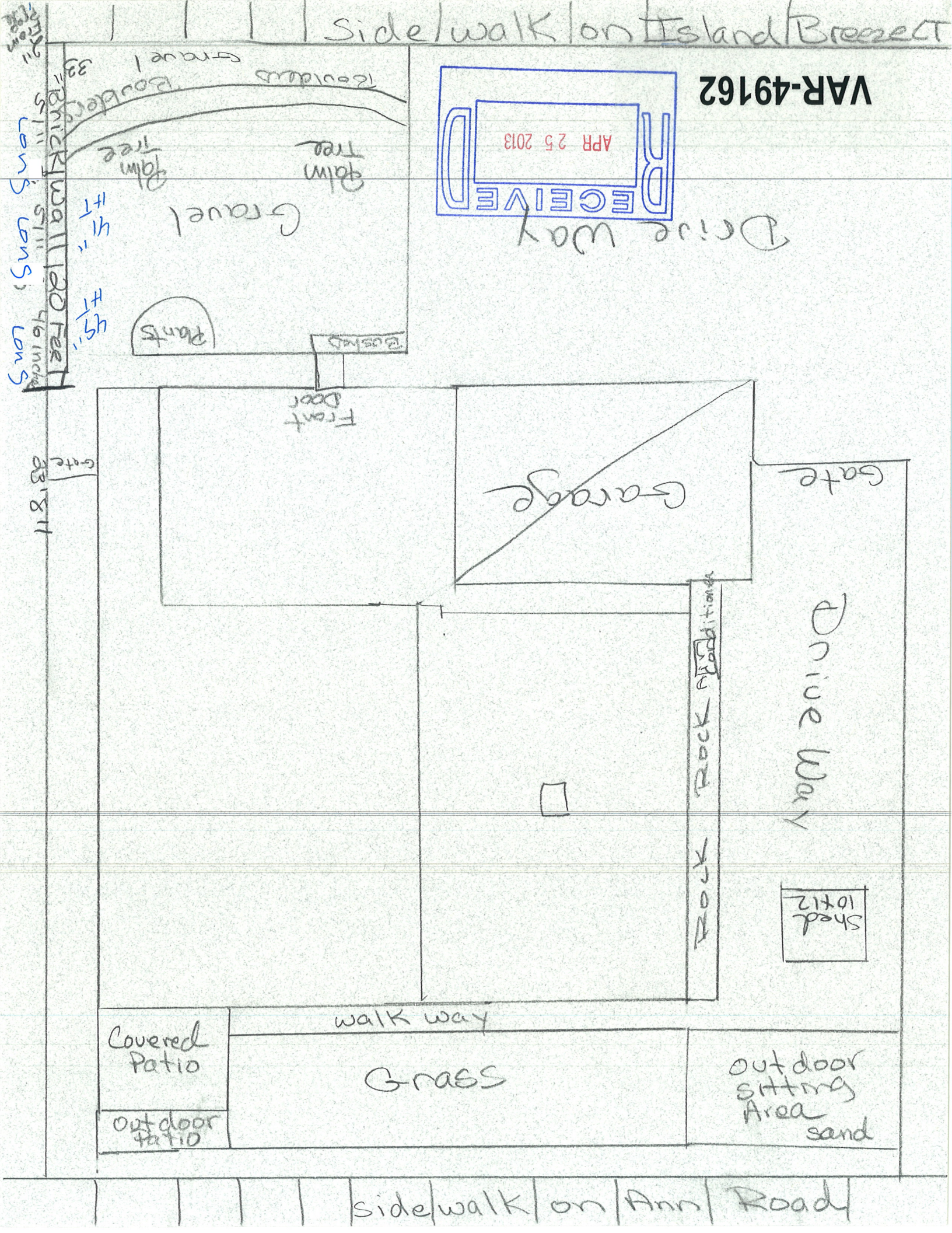
FOR DEPARTMENT USE ONLY

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


VAR-49162
RECEIVED
APR 25 2013
Sidewalk on Island Breeze Ct
Boulders
Gravel
Palm Tree
Palm Tree
Drive Way
Gravel
Lens Lens
Lens Lens
6 inches
Plants
Bushes
Front Door
Gate
Garage
Gate
Rock Additional
Rock
Drive Way
Shed 10x12
walk way
Covered Patio
Grass
outdoor sitting Area sand
outdoor patio
Sidewalk on Ann Road



VAR-49162


RECEIVED
APR 25 201
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.: **37.**

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

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

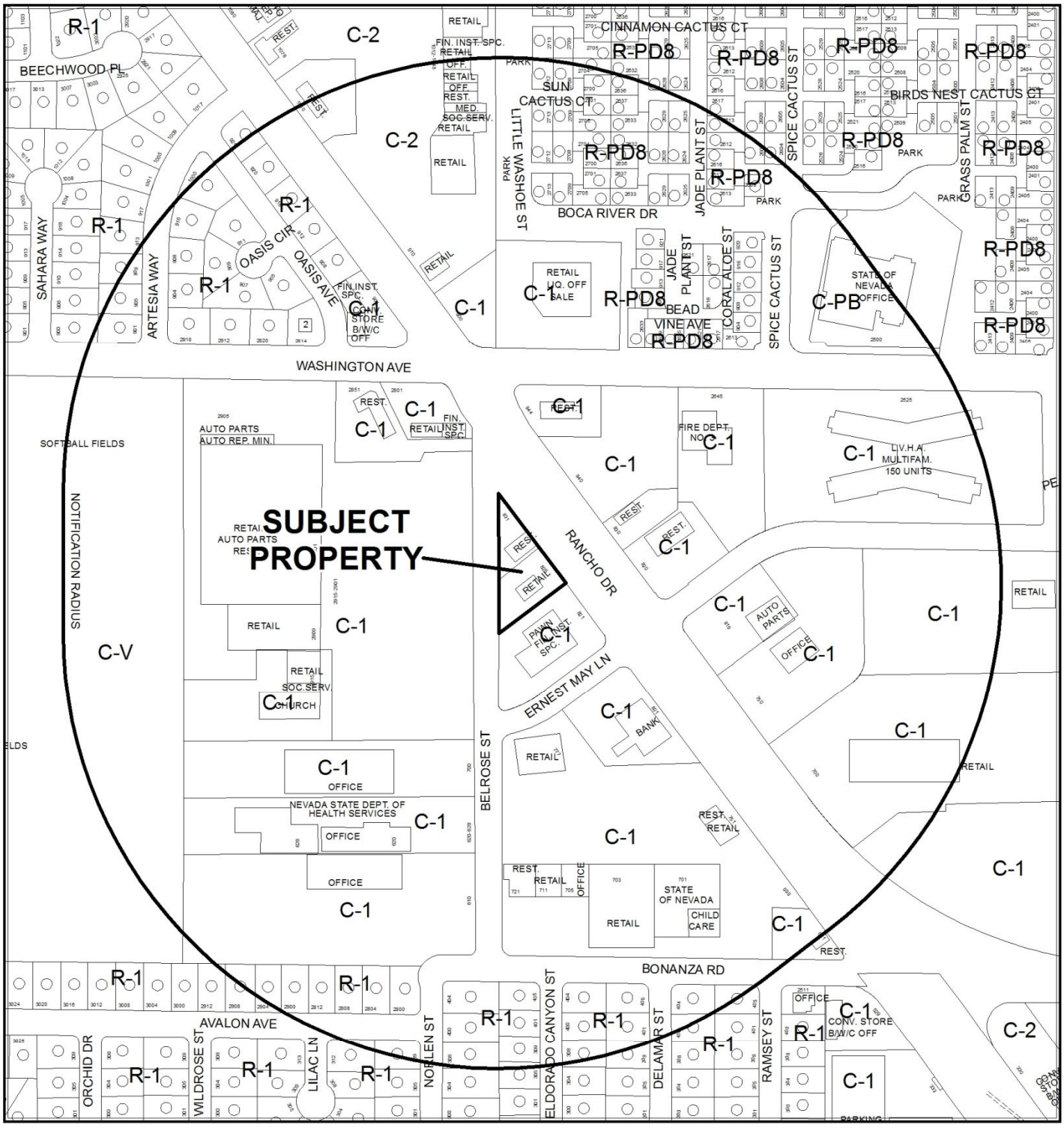
SUBJECT:
VAR-49172 - VARIANCE - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 26 SPACES ARE REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). 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 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



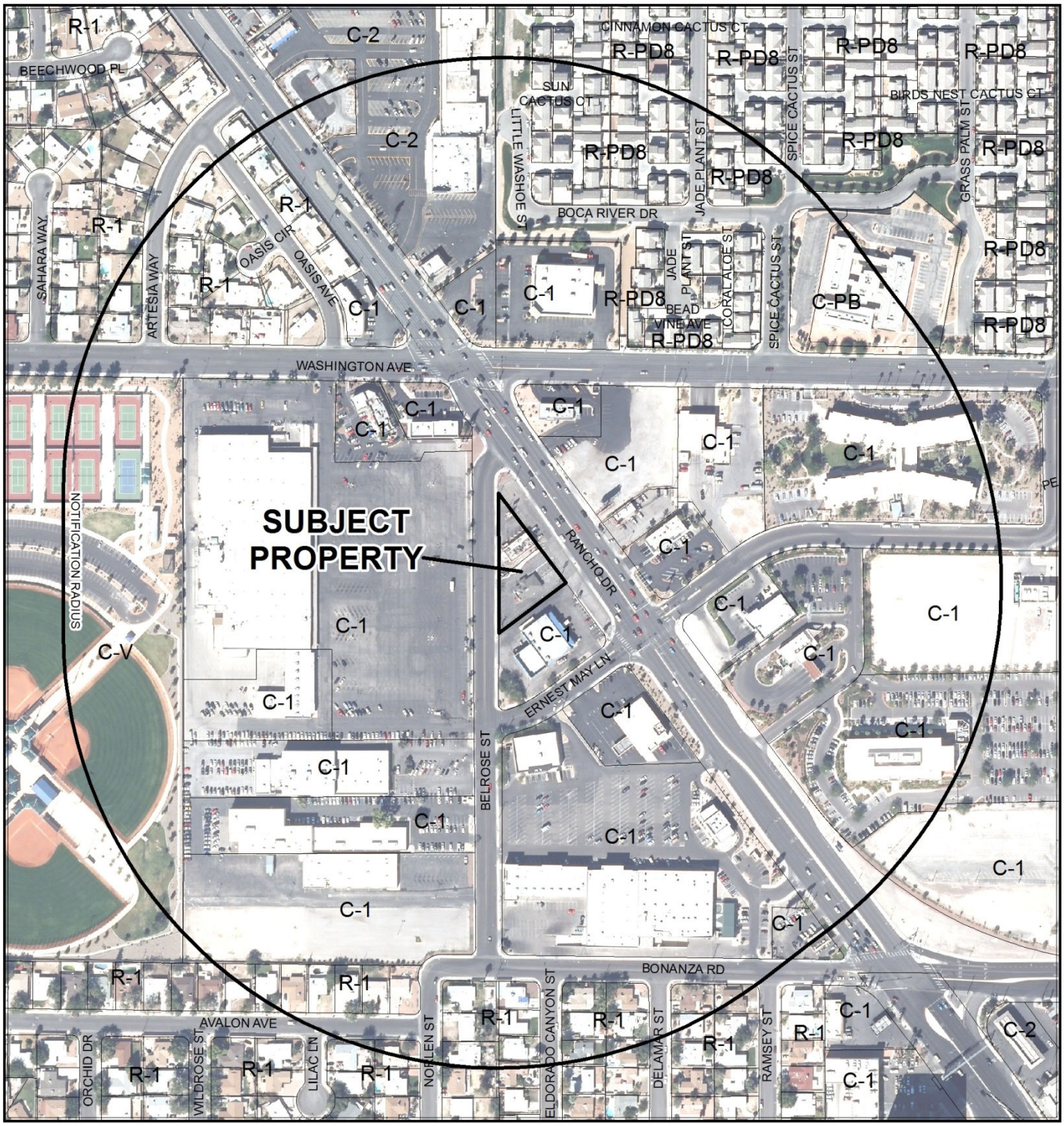
0 300 600 Feet

CASE: **VAR-49172 & SDR-49171**

RADIUS: 1000 FEET

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

N



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

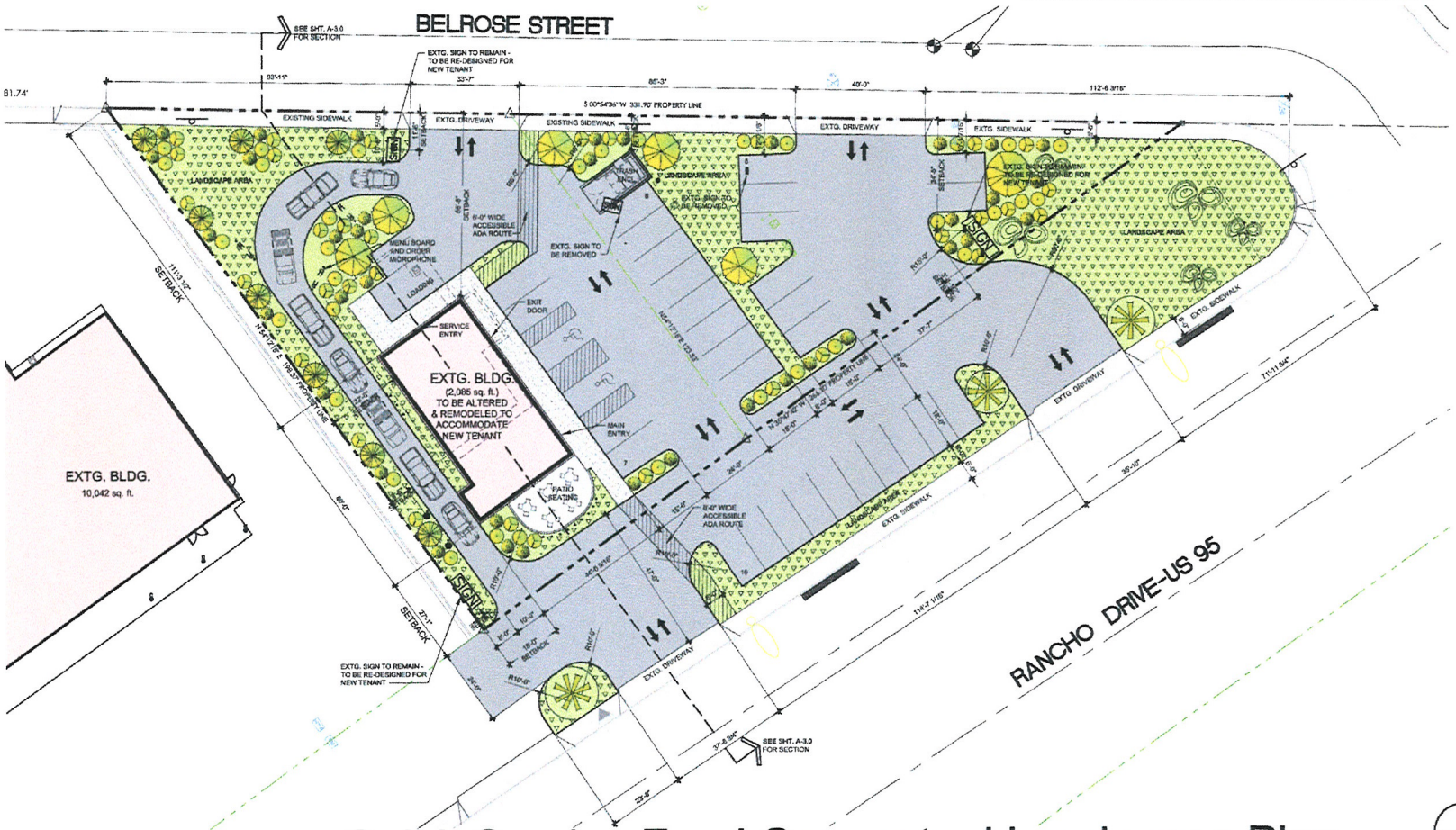
Required:

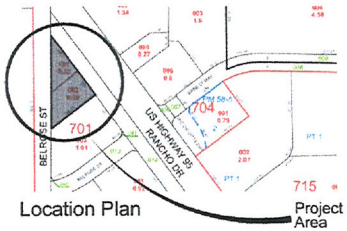
Seating/Waiting/Patio Area (890/50)	18
Total Remaining Bldg. Area (1431/200)	8
Total Required:	26

Provided:

Total Provided:	33
On-site incl. hdcp:	23
Off-site/NDOT ROW:	10

Parking Ratio: 1 space per 59.81 sf.







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

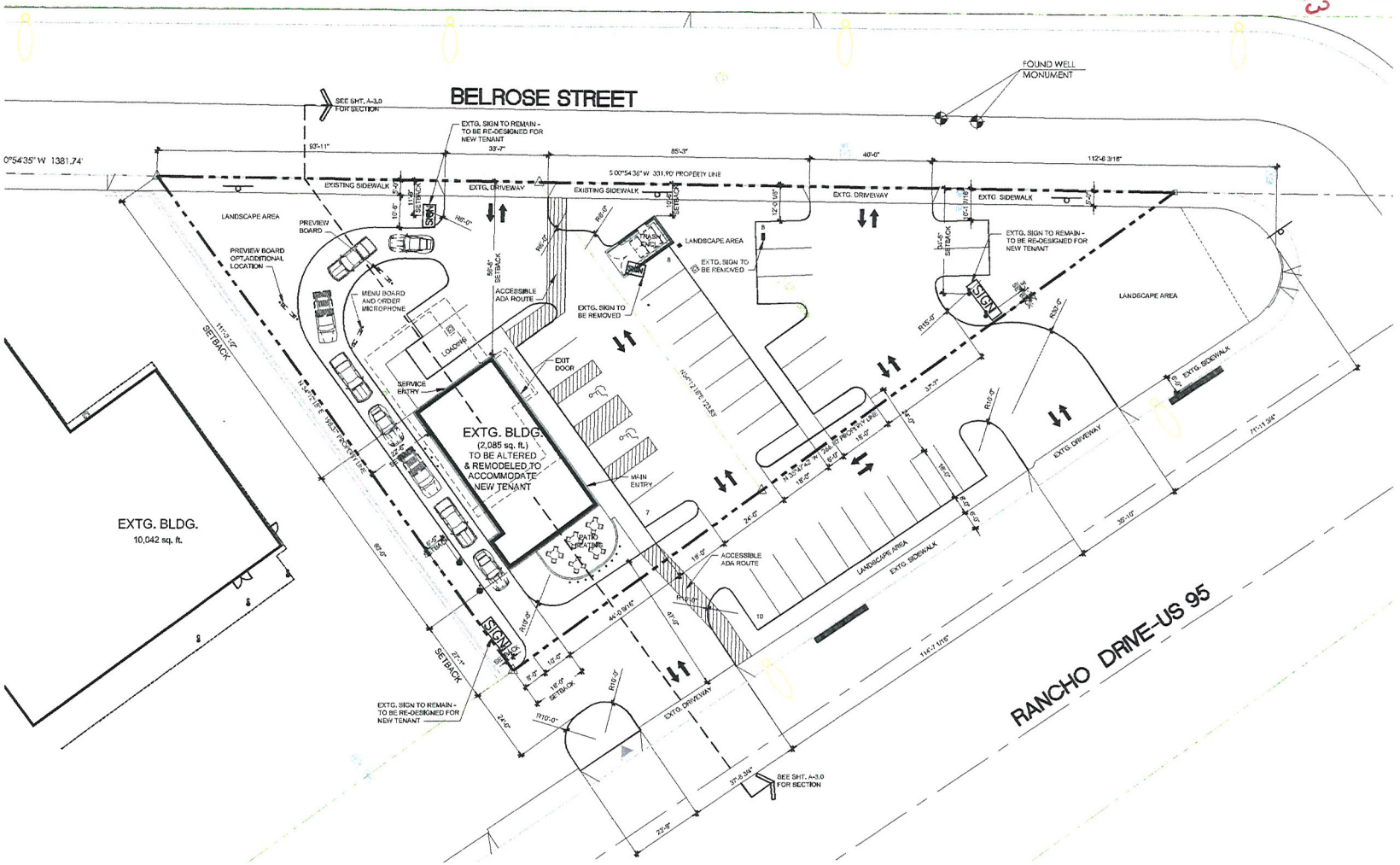
Rancho & Belrose Street

Las Vegas, Nevada

VAR-49172
SDR-49171
REVISED

Environmental DESIGN GROUP
ARCHITECTURE ■ PLANNING ■ INTERIORS
LAS VEGAS ■ SCOTTSDALE

RECEIVED
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

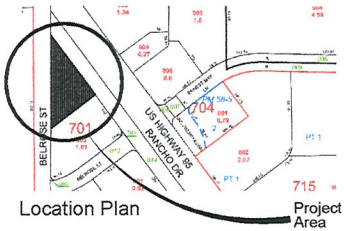
PARKING REQUIREMENTS
Required:

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

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.

Quick Service Food Site Plan

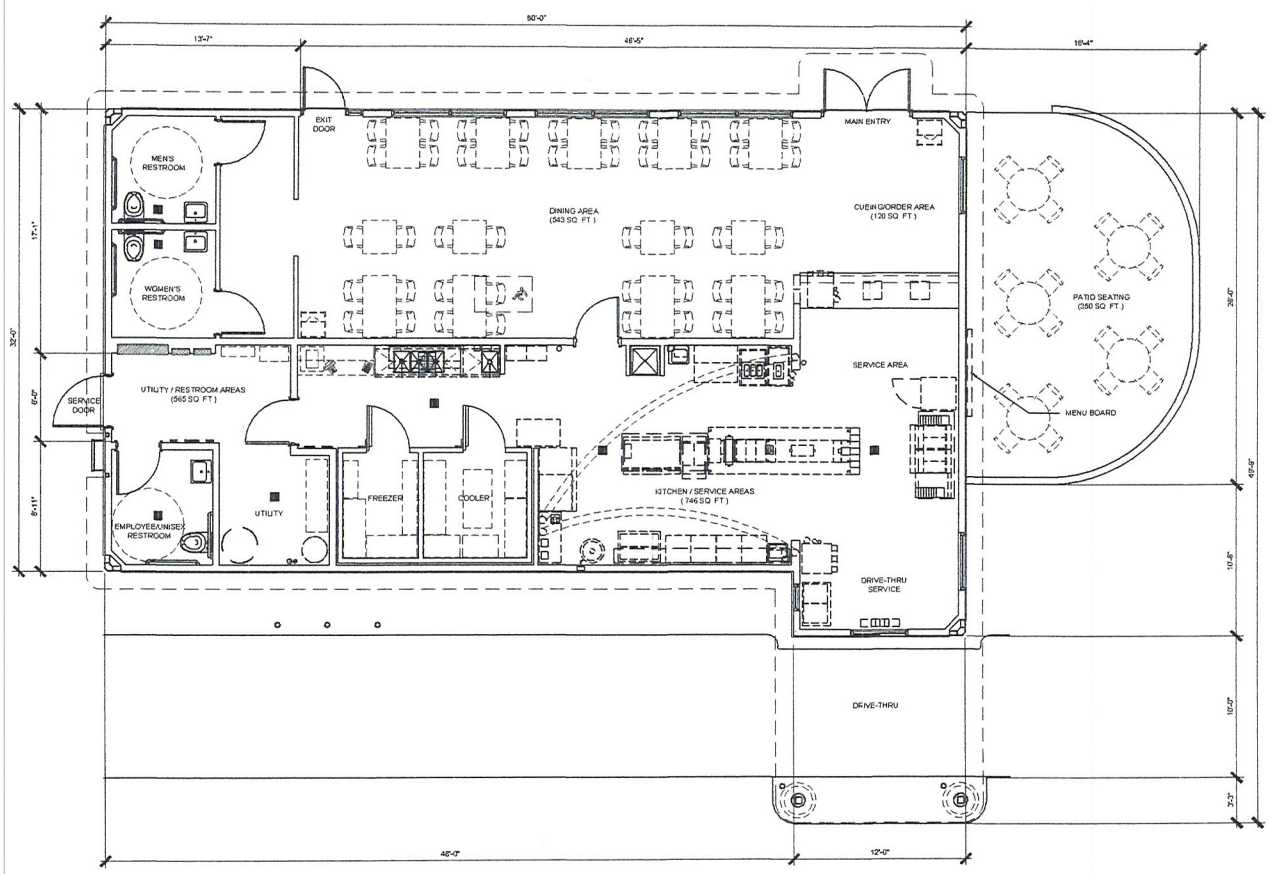
HDINV

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	128 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

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.

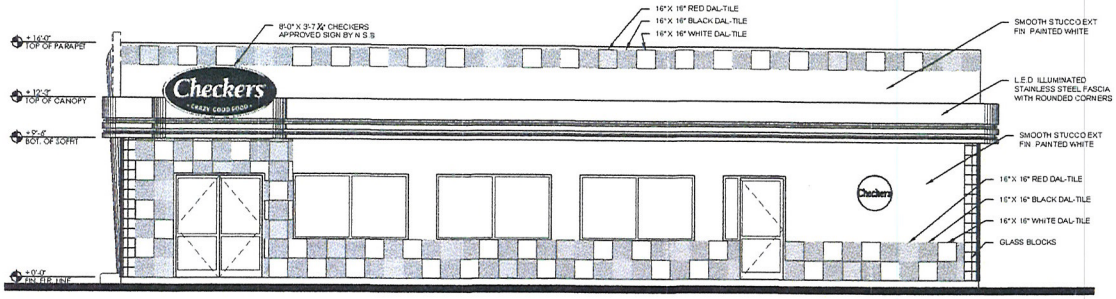
HDINV

Rancho & Belrose Street

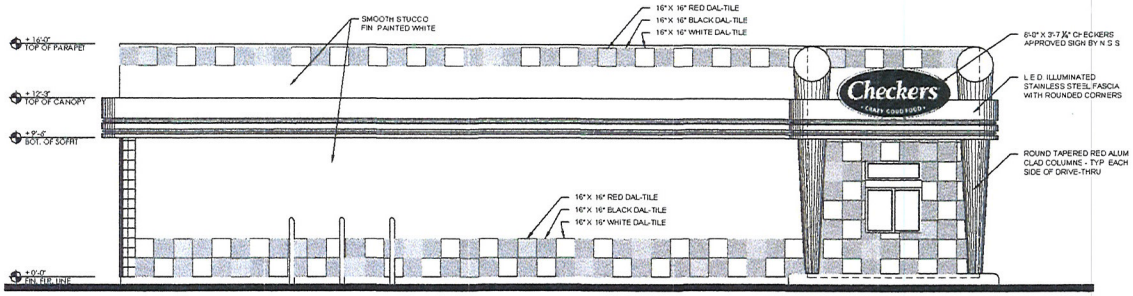
Las Vegas, Nevada

VAR-49172
SDR-49171

Environmental DESIGN GROUP
ARCHITECTURE ▪ PLANNING ▪ INTERIORS
LAS VEGAS ▪ SCOTTSDALE

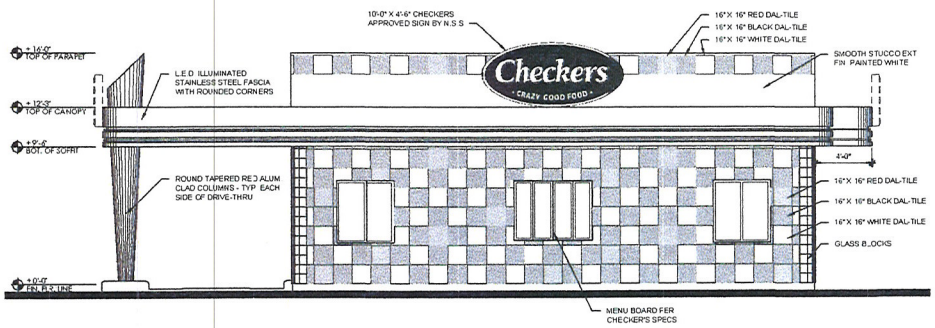


NORTHWEST ELEVATION

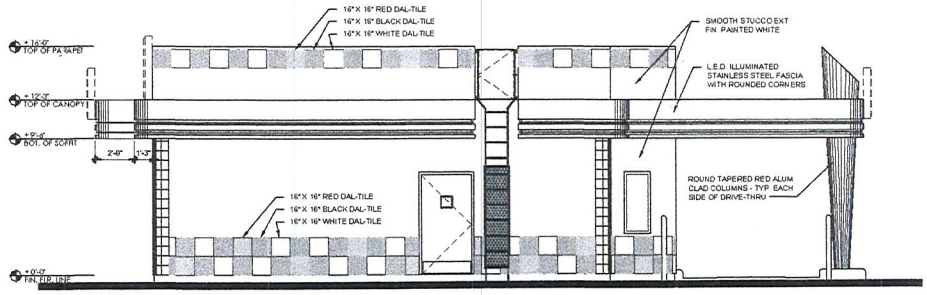


SOUTHEAST ELEVATION

RECEIVED
APR 2 5 2013



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

Quick Service Food Building Elevations

Scale: 1" = 4'-0"
0 2 4 8

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

VAR-49172
SDR-49171

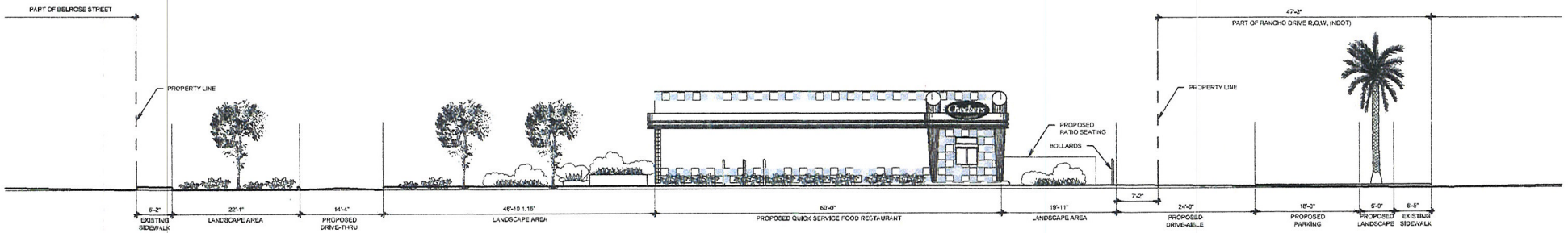
Environmental DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE





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.: **38.**

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 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A FIVE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT 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). 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. 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-4917
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.: **39.**

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

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

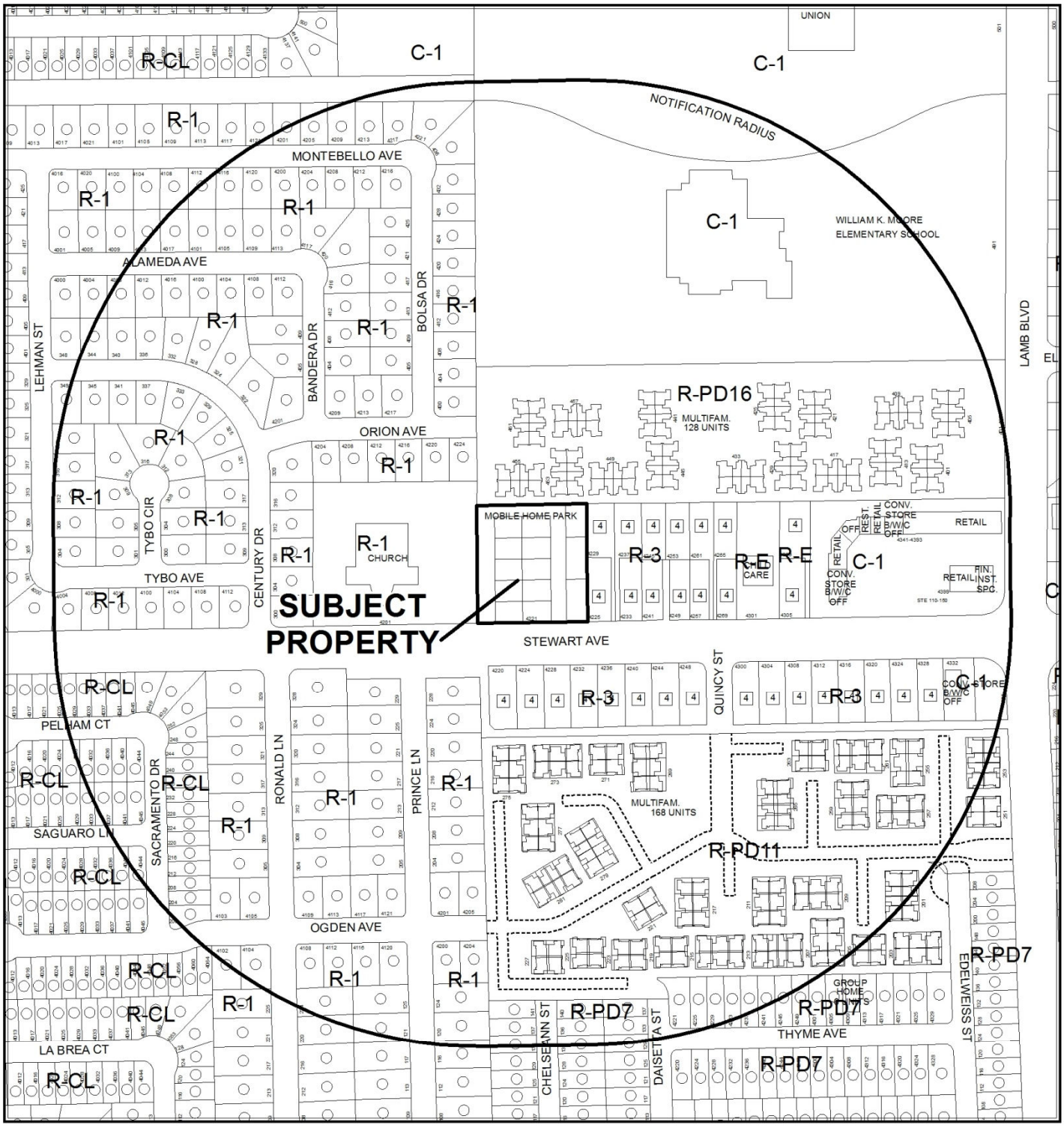
SUBJECT:
VAR-49174 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWO 2,600 SQUARE-FOOT SPACES WHERE A MINIMUM 4,000 SQUARE-FOOT SPACE IS REQUIRED on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential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

Subscribed and sworn before me

This 24th day of April, 20 13.

Erica Badilla

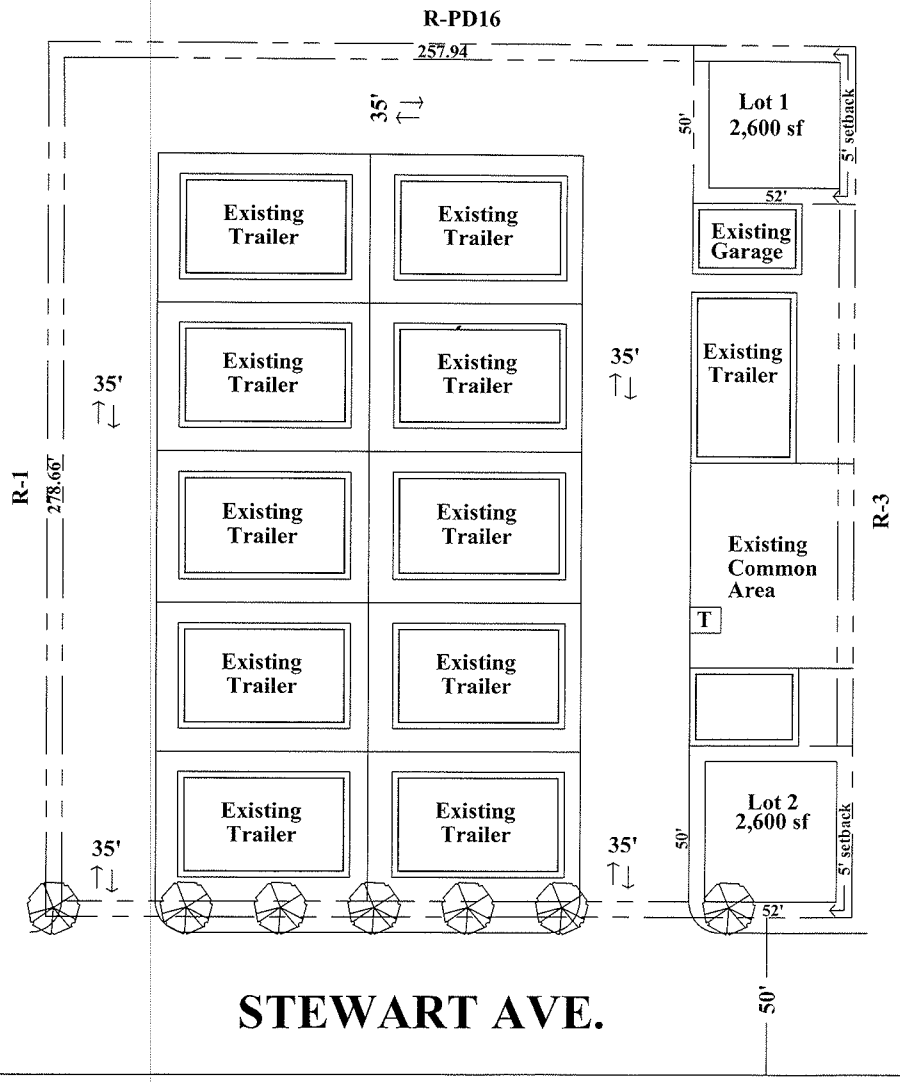
Notary Public in and for said County and State

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	Fraxinus 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.: **40.**

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). 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. 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* [signature], manager

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

Print Name Mark Fritz, 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:	[signature]

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

Revised 10/27/08

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

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**

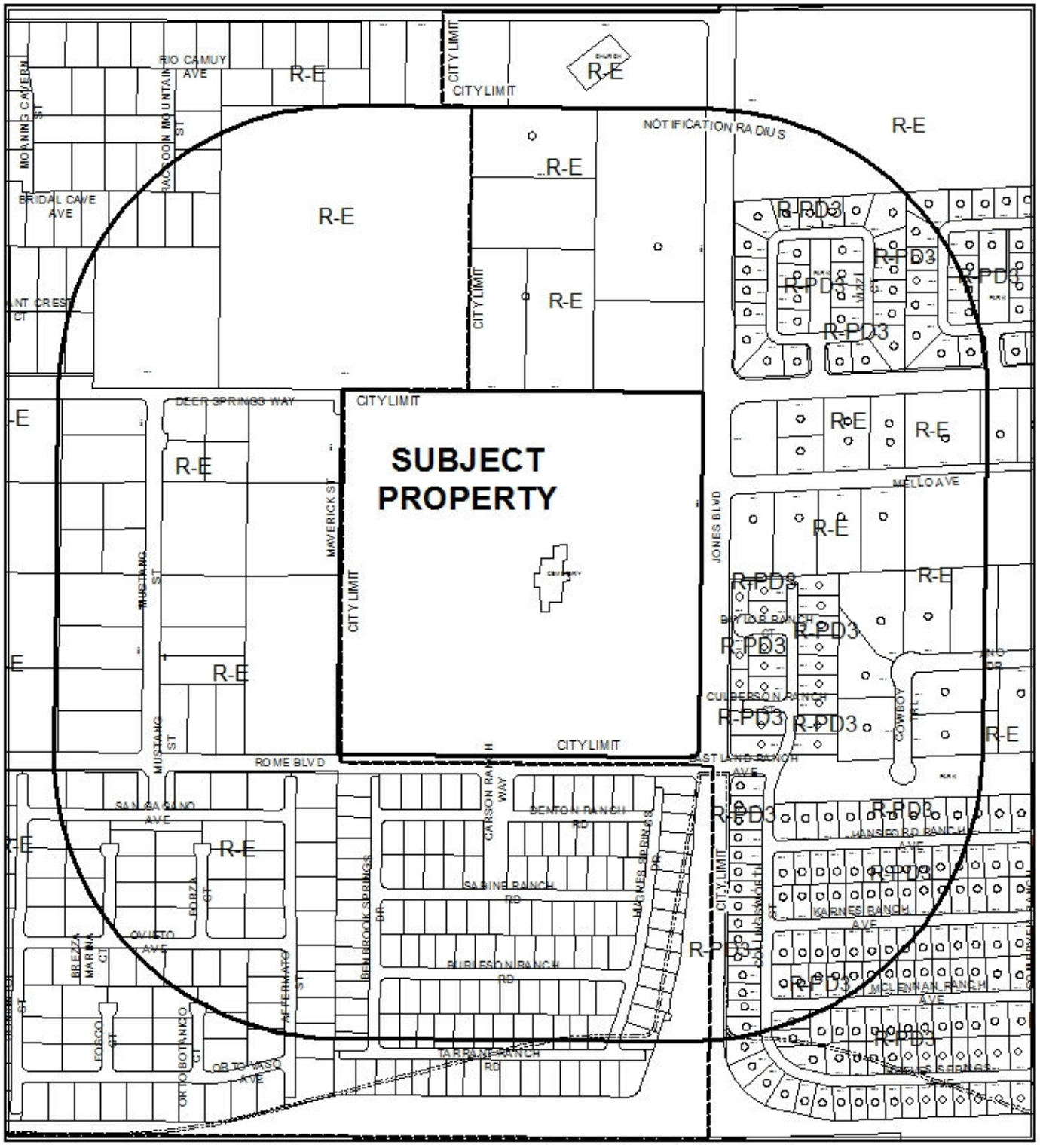
SUBJECT:
VAR-49240 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PALM MORTUARY, INC. - For possible action on a request for a Variance TO ALLOW A HALF-STREET CONSTRUCTION OF 16 FEET OF ASPHALT AND 14 FEET OF DIRT ROADSIDE DRAINAGE SWALE WITH NO CURB, GUTTER, SIDEWALK OR STREETLIGHTS WHERE SUCH ARE REQUIRED ON MAVERICK STREET NORTH OF ROME BOULEVARD AND WEST OF JONES BOULEVARD at 6601 North Jones Boulevard (APN 125-23-703-005), R-E (Residential Estates) Zone, Ward 6 (Ross) [PRJ-48341]. Staff recommends DENIAL.

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 DENIAL.

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

PRJ-48341
04/30/13

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

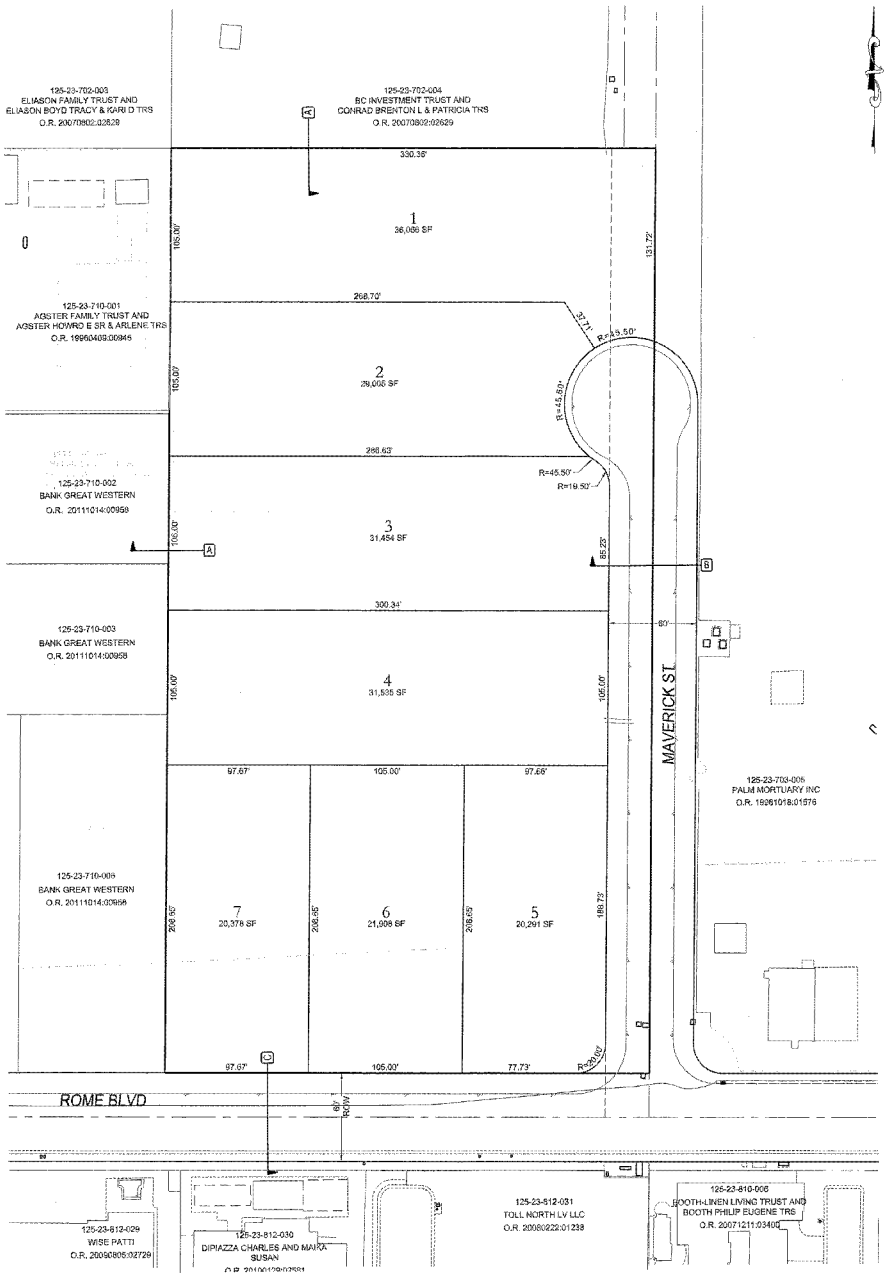
FOR DEPARTMENT USE ONLY

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 [illegible] reviewed by the Department of Planning for consistency with applicable sections of the Zoni[illegible]

PRJ-48341
04/30/13

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



SITE INFORMATION

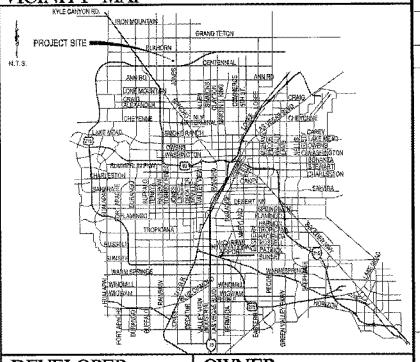
ASSESSORS PARCEL NUMBERS	125-23-702-006
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	R-E (RURAL ESTATES RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS	7 LOTS
GROSS ACREAGE	5.0
NET ACREAGE	4.4
DENSITY (BASED ON GROSS ACREAGE)	1.4 LOTS/ACRE
AVERAGE LOT SIZE	27,234 SF
SMALLEST LOT SIZE	20,291 SF
LARGEST LOT SIZE	36,056 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

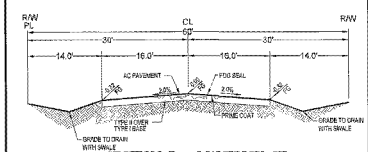
SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN ROME BLVD ADJACENT TO THE PROJECT, CITY OF LAS VEGAS IS THE PURVEYOR

LEGEND

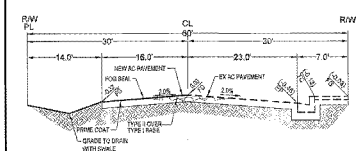
- RIGHT-OF-WAY
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT
- STREET CENTERLINE
- LOT NUMBER 1
- WATER LINE
- SEWER LINE W/ MANHOLE
- EDGE OF PAVEMENT



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) 909-4601 FAX

OWNER

SPRING DEER 215 L P
3235 S RAINBOW BLVD
LAS VEGAS NV 89146-5238

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 125, PAGE 65 OF PLANTS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY STATION OLVIO 2358
ELEVATION 708.755 METERS 2,325.31 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	GROUND INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREETLIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GFF	GARAGE FINISH FLOOR	TR	TOP OF 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	BY	DATE	APPR.
	REVISIONS			

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NEVADA 89014
(702) 835-3600 FAX: (800) 909-4601

TANEY ENGINEERING
8816 S. JONES BLVD. STE# 190
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9225

ROME & MAVERICK
A RESIDENTIAL SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	08.01.12
SCALE:	1"=40'
JOB NO:	DRH-12-057
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.: **42.**

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

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

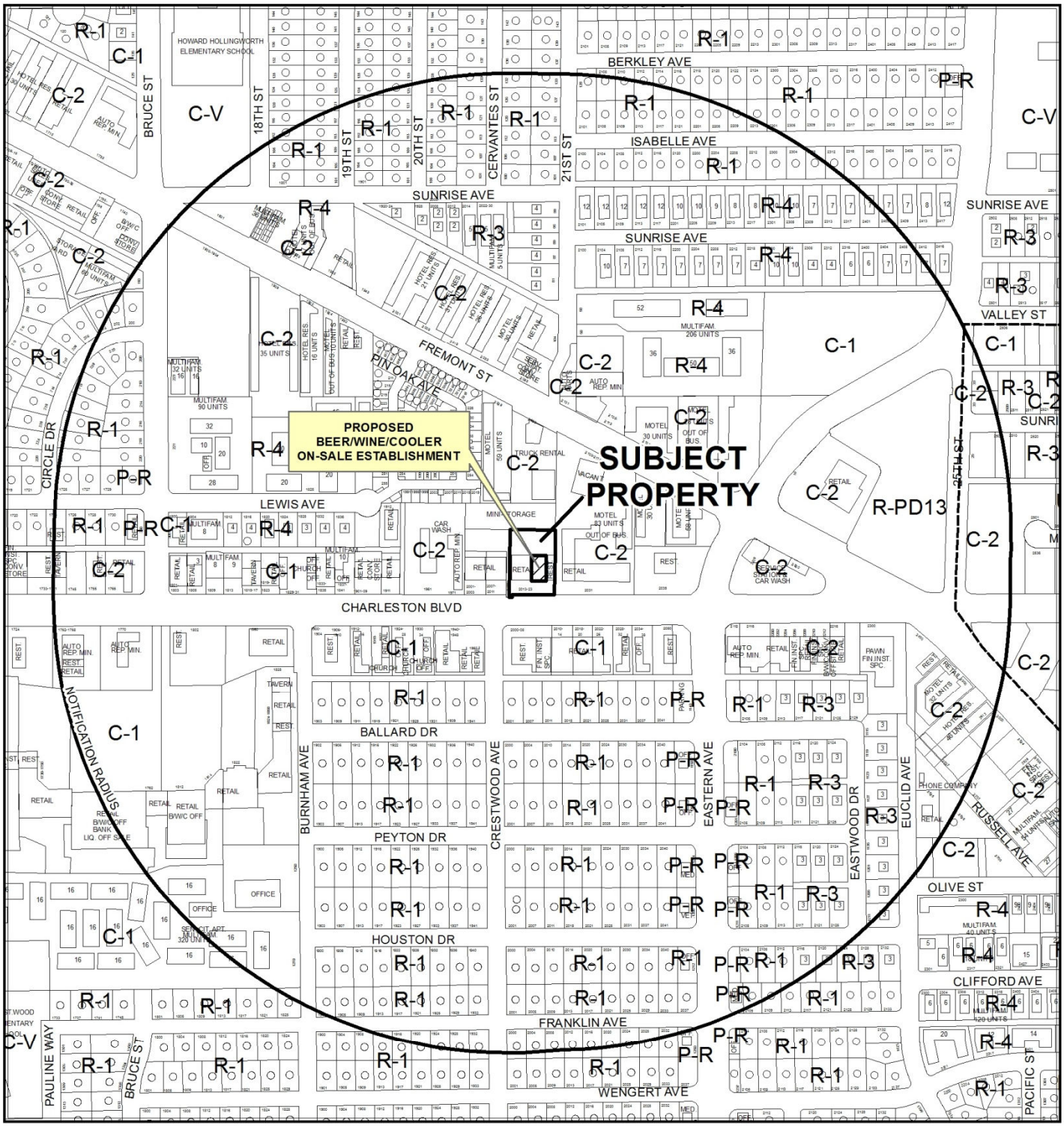
SUBJECT:
SUP-48930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DELFINO GOMEZ - OWNER: FONG FAMILY TRUST, ETAL - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 4,985 SQUARE-FOOT RESTAURANT, WITH A WAIVER TO ALLOW A 242-FOOT 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). 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



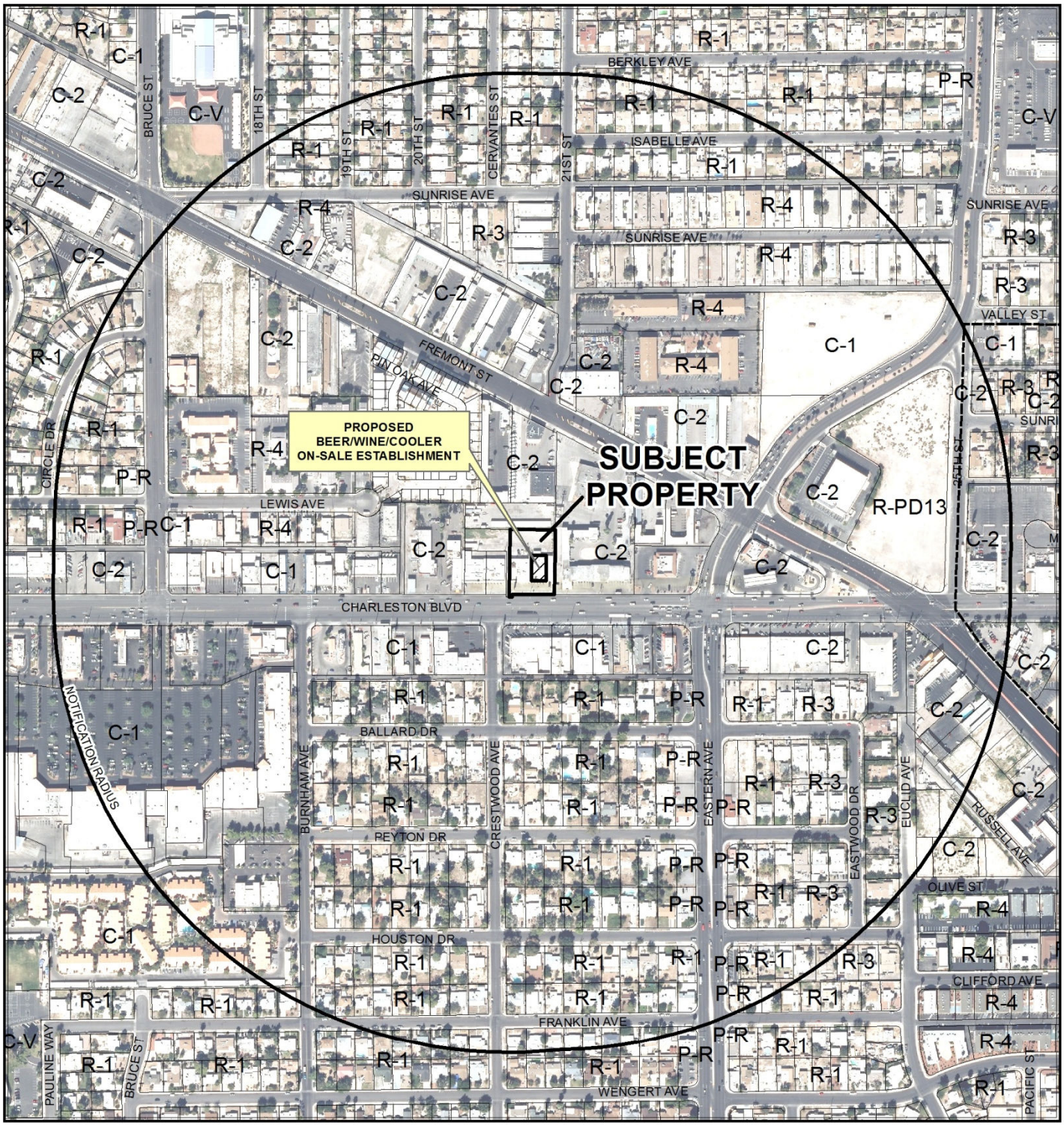
CASE: **SUP-48930**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



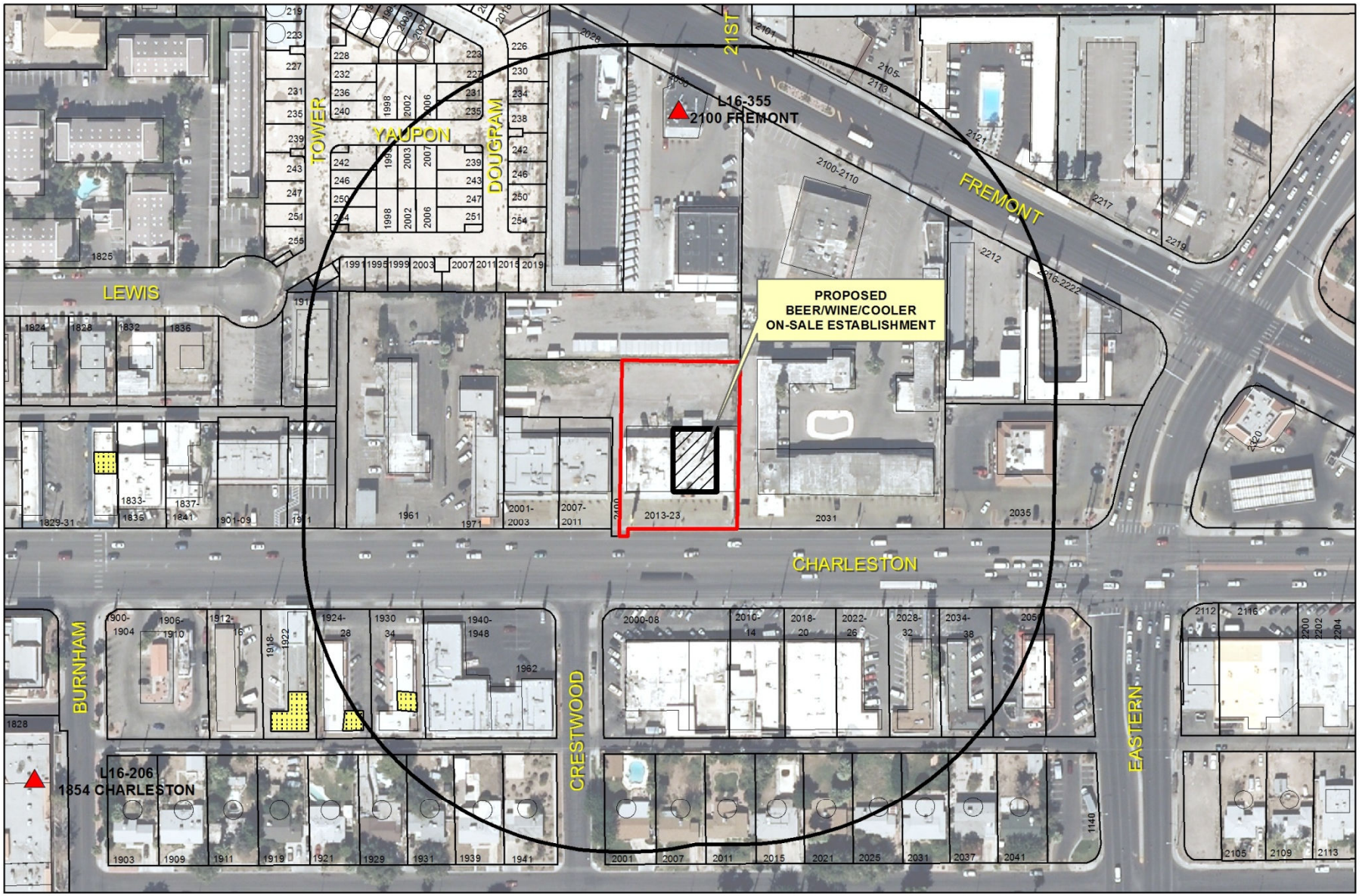
CASE: **SUP-48930**

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

2013

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

Revised 10/27/08

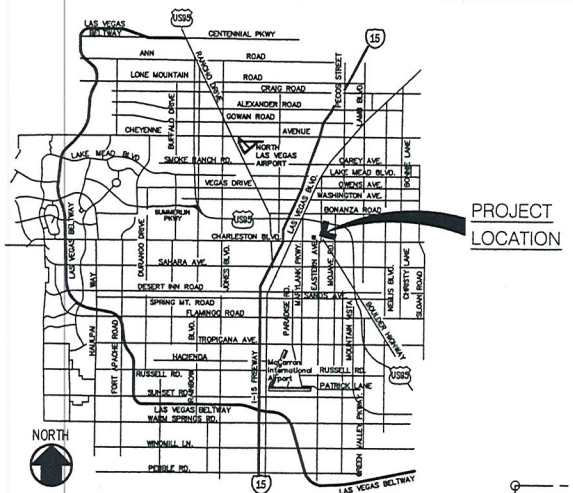
JOAN E. JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-19-16
Certificate No: 01-66482-1

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.

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

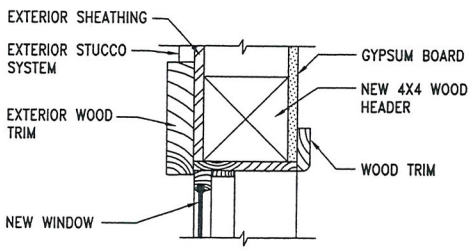


PROJECT LOCATION

VICINITY MAP

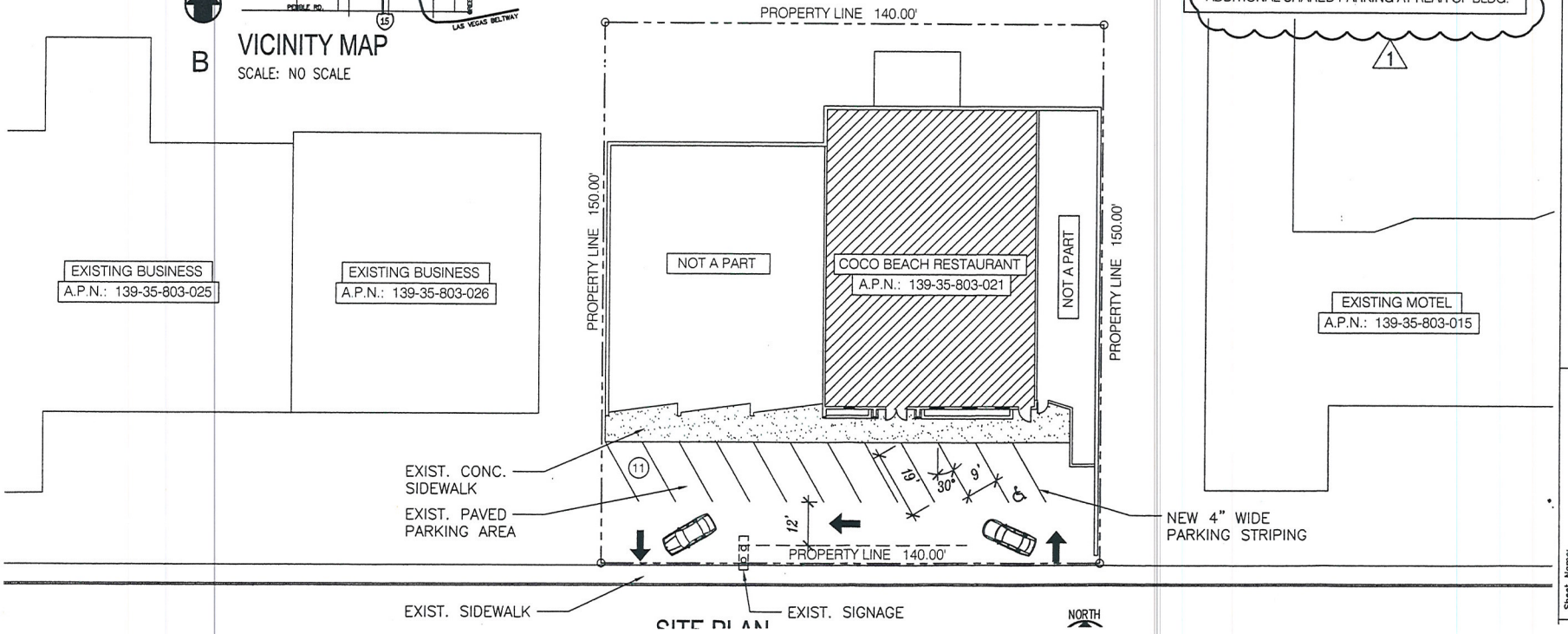
B

SCALE: NO SCALE



1 WINDOW HEADER DETAIL

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



SITE PLAN

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.	

1

REV. NO.	DATE	COMMENTS
1	3/24/12	CITY COMMENTS

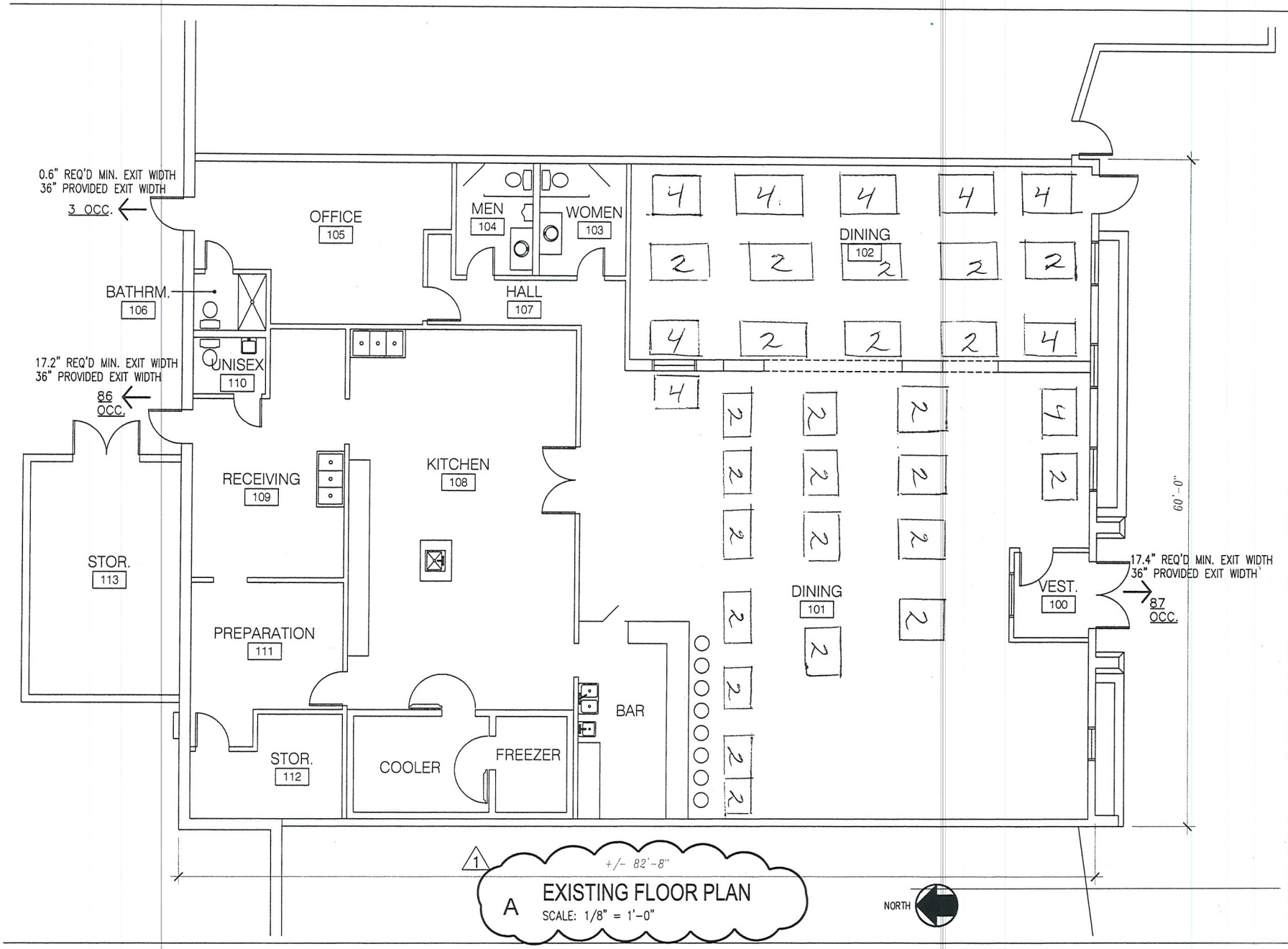
Project Name: COCO BEACH RESTAURANT
2021 E. Charleston Blvd.
LAS VEGAS, NV. 89101

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 2012

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 2012

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.: **43.**

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

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

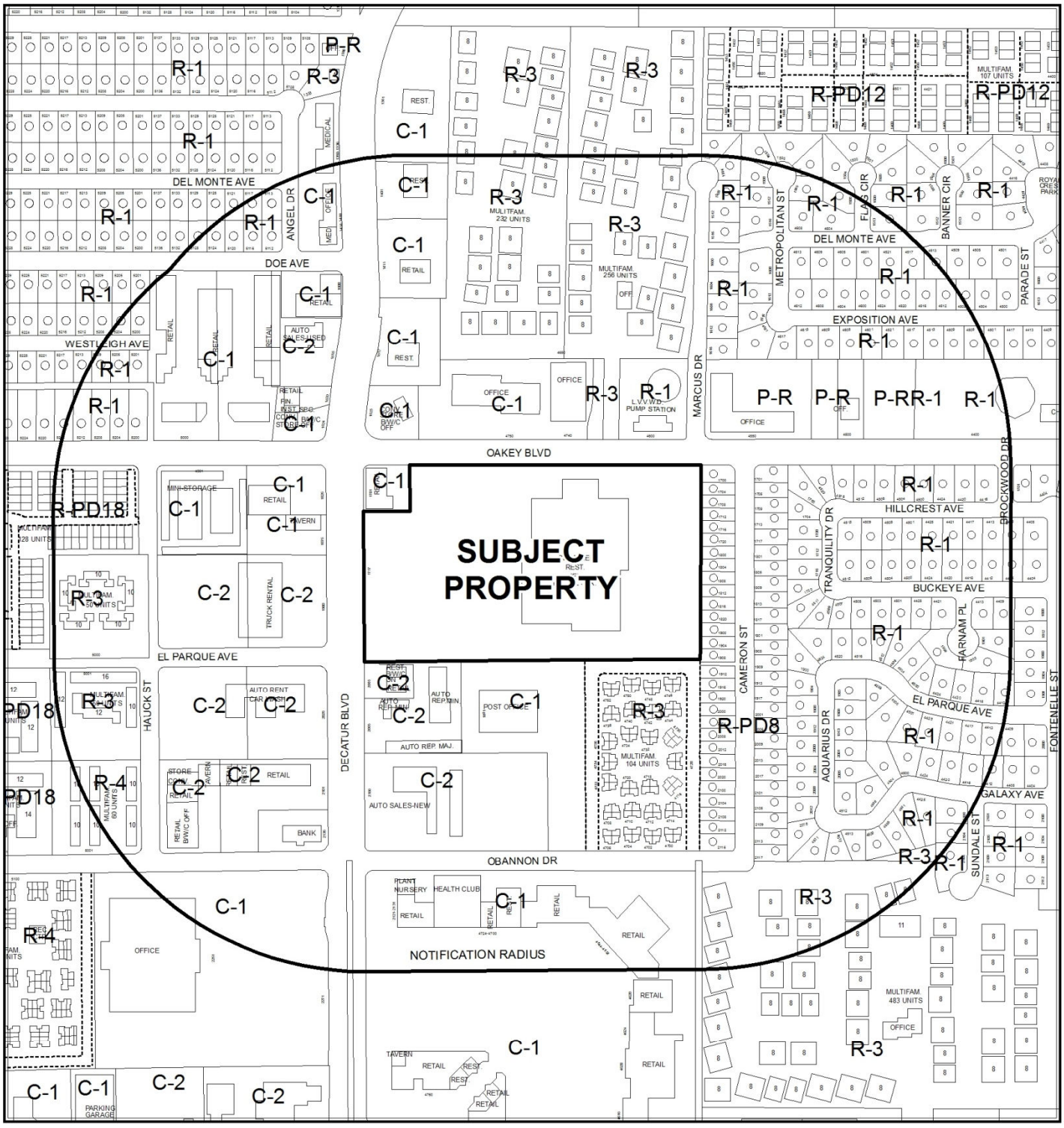
SUBJECT:
SUP-49086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MEGAN KAYS - OWNER: DOUGLAS KAYS - For possible action on a request for a Special Use Permit TO ESTABLISH A 22,500 SQUARE-FOOT OUTDOOR SALES COMPONENT (FARMER"S MARKET) TO AN EXISTING 125,750 SQUARE-FOOT SWAP MEET (INDOOR) USE at 1717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

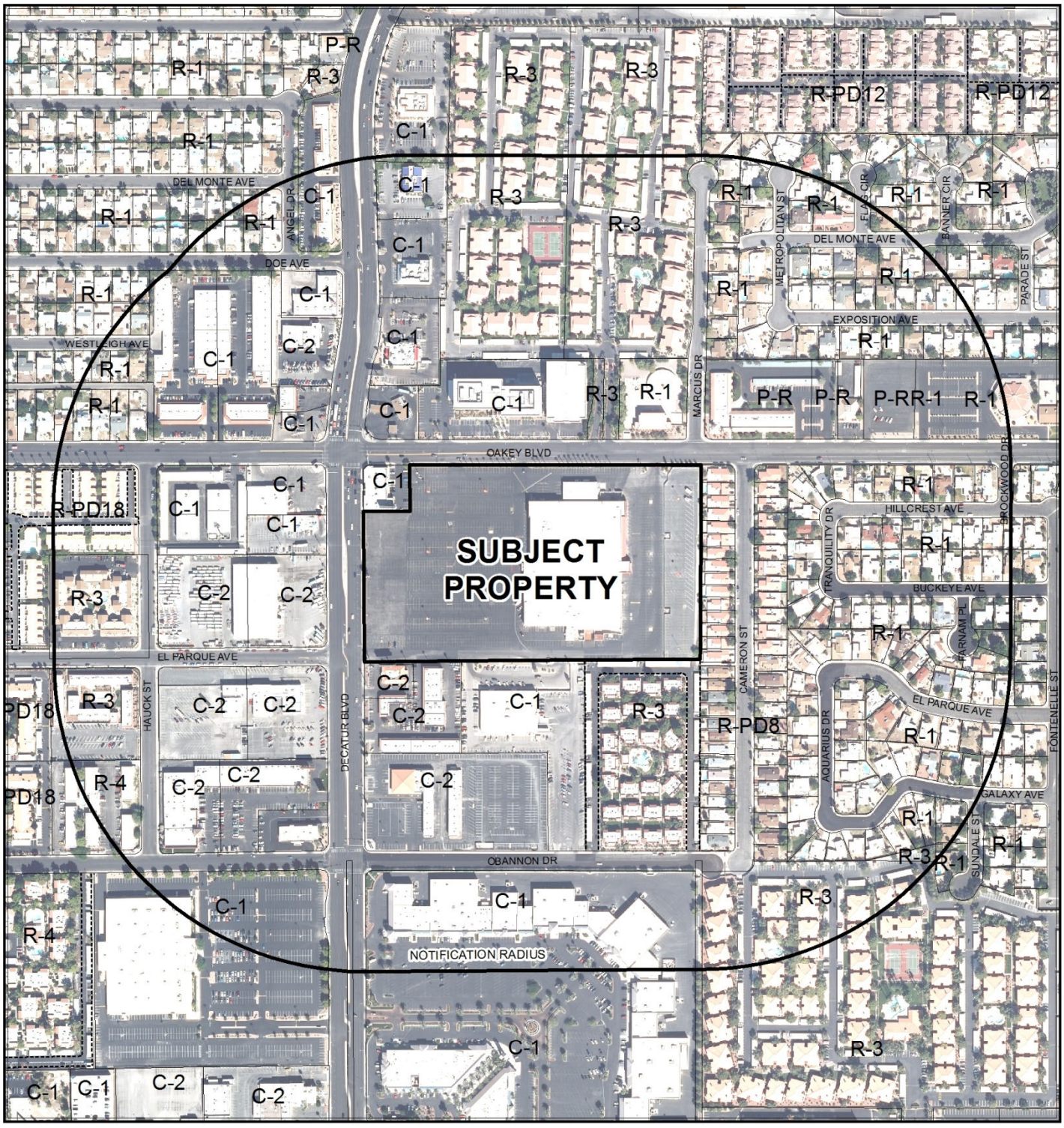
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



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: Douglas 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

RECEIVED
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.

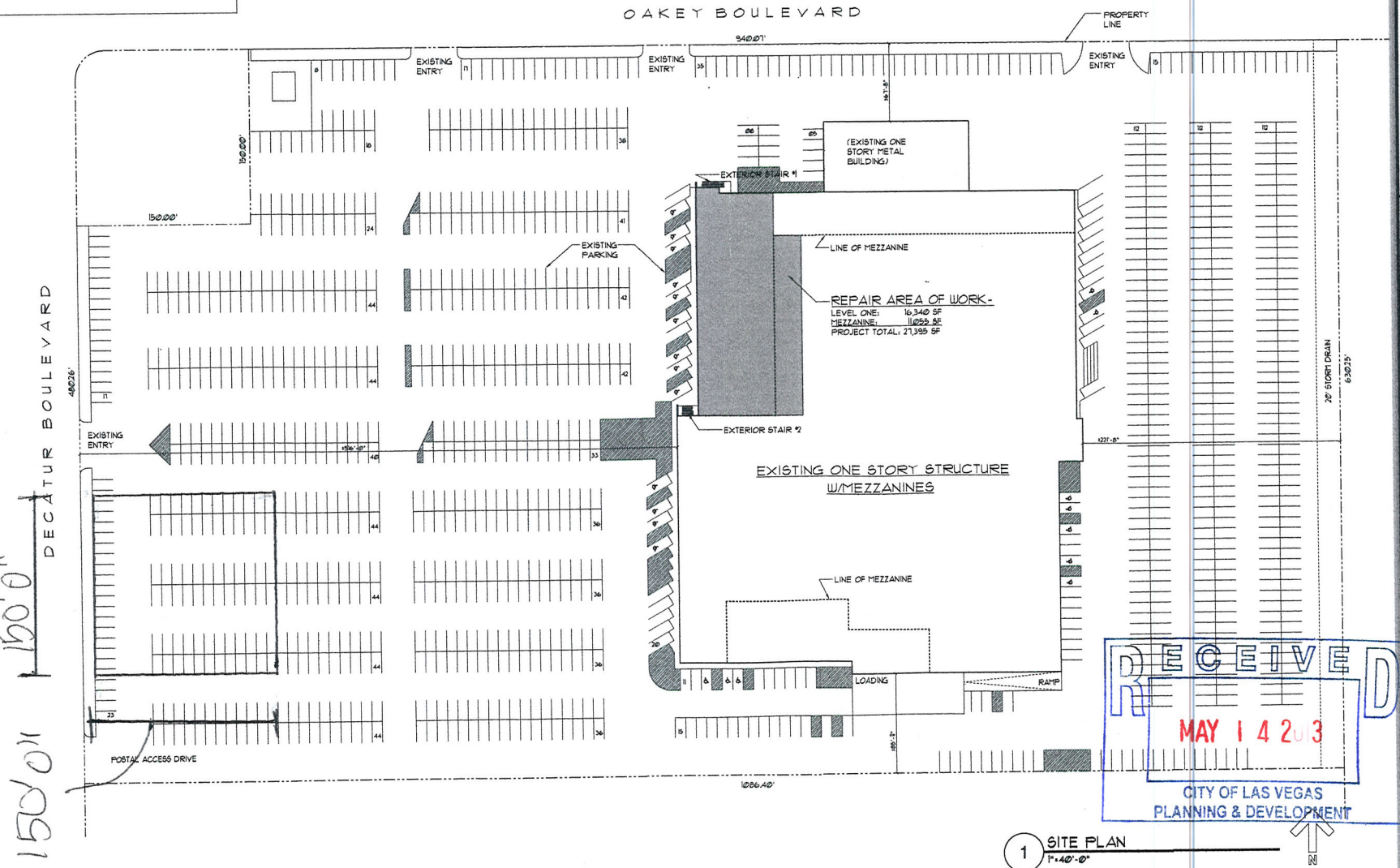
SITE DATA

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-134,801 SF/175 = 771 SPACES
771 SPACES REQUIRED
1,252 SPACES PROVIDED*
(1,229 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"

RECEIVED
MAY 14 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-8418
• kevin@gk3architecture.com
• gamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
FANTASTIC INDOOR SWAP MEET, INC.
888 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:

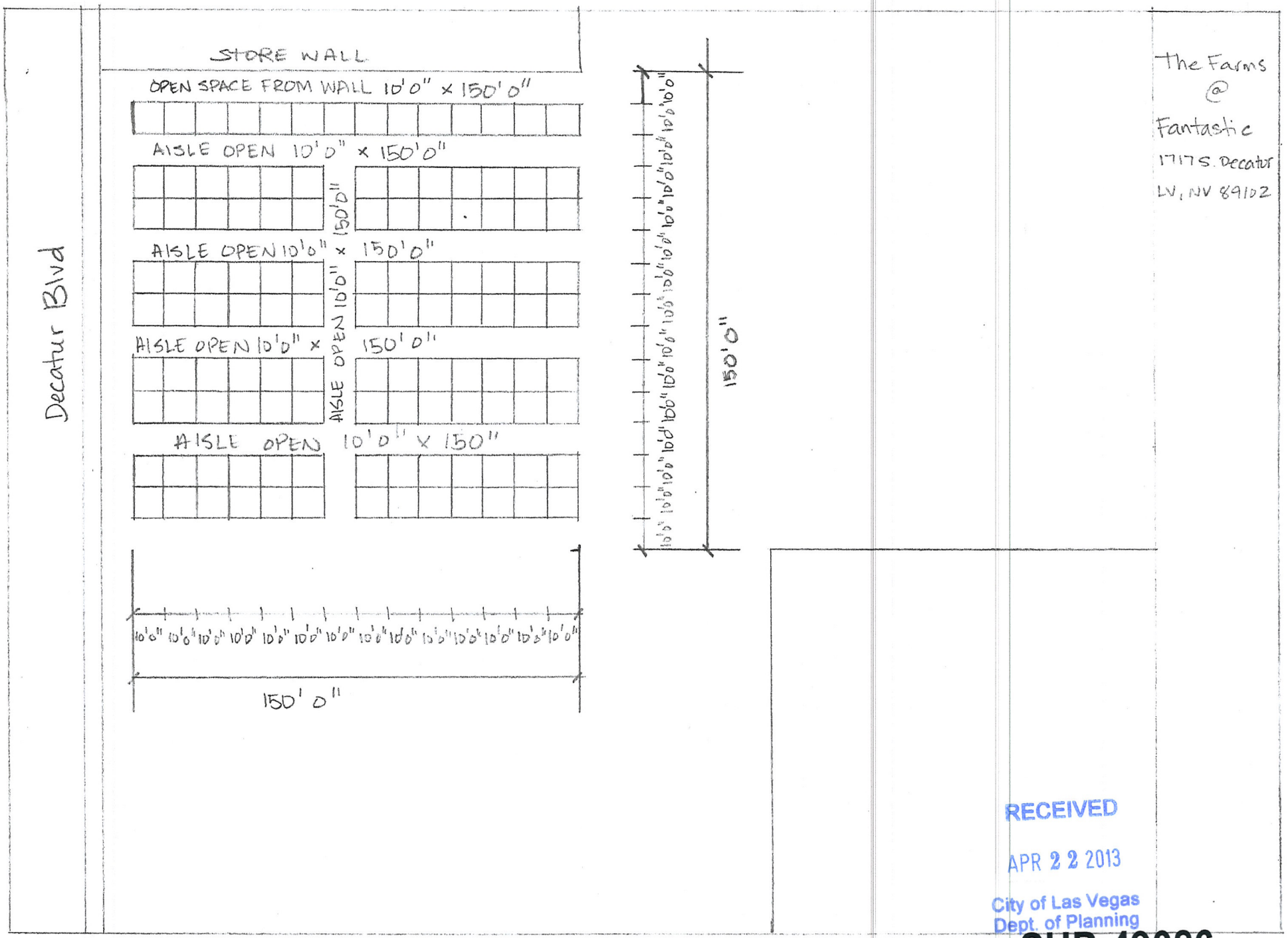
REVISIONS

NO.	DESCRIPTION

SHEET TITLE: SITE PLAN

SCALE: AS NOTED
DATE: 10-15-2012
ISSUED FOR: PERMIT
SHEET: A1.0

SUP-49086
REVISED



The Farms
@
Fantastic
1717 S. Decatur
LV, NV 89102

RECEIVED
APR 22 2013
City of Las Vegas
Dept. of Planning

SUP-49086

Justification Letter for Proposed Revision to Site Plan for "The Farms"

To Whom It May Concern:

The proposed revision for this Temporary Commercial Permit is to move the site location South along Decatur Blvd to the south side of the large Fantastic Indoor Swap Meet sign. The site plan size would remain the same at 150' 0" squared. The site is used for 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 reason for this revision is that the new site location provides better access to water and power, improved street viewing for the vendors, and an improvement in breezes to help control the heat in the parking lot to better protect the fresh produce being sold on site.

The second proposed revision to this Temporary Commercial Permit is to change the operating dates to read May 10, 2013 to November 6, 2013. The reason for this revision is that the Market was unable to open on the original proposed date of May 5, 2013 and so opened for operation on May 10, 2013. Growth of The Farms would be capped at 75 total vendors per day, with 3 parking spaces provided for each vendor on site; one space for the vendors' personal vehicles to remain for the duration of the business day, and two additional spaces provided for customers who come and go throughout the hours of operation.

RECEIVED
MAY 14 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-49086

REVISED

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**

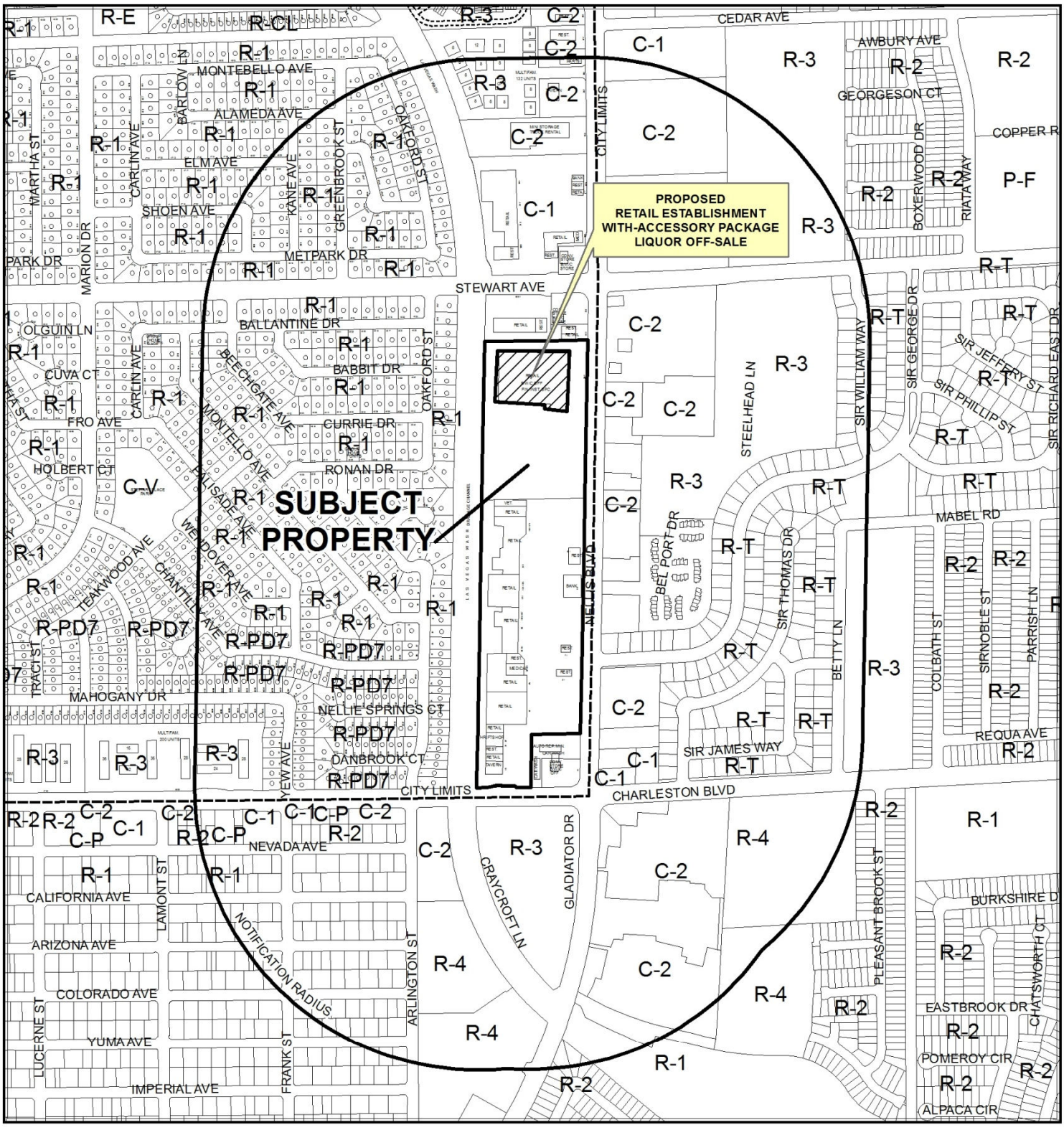
SUBJECT:
SUP-49152 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 118,348 SQUARE-FOOT 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:
None

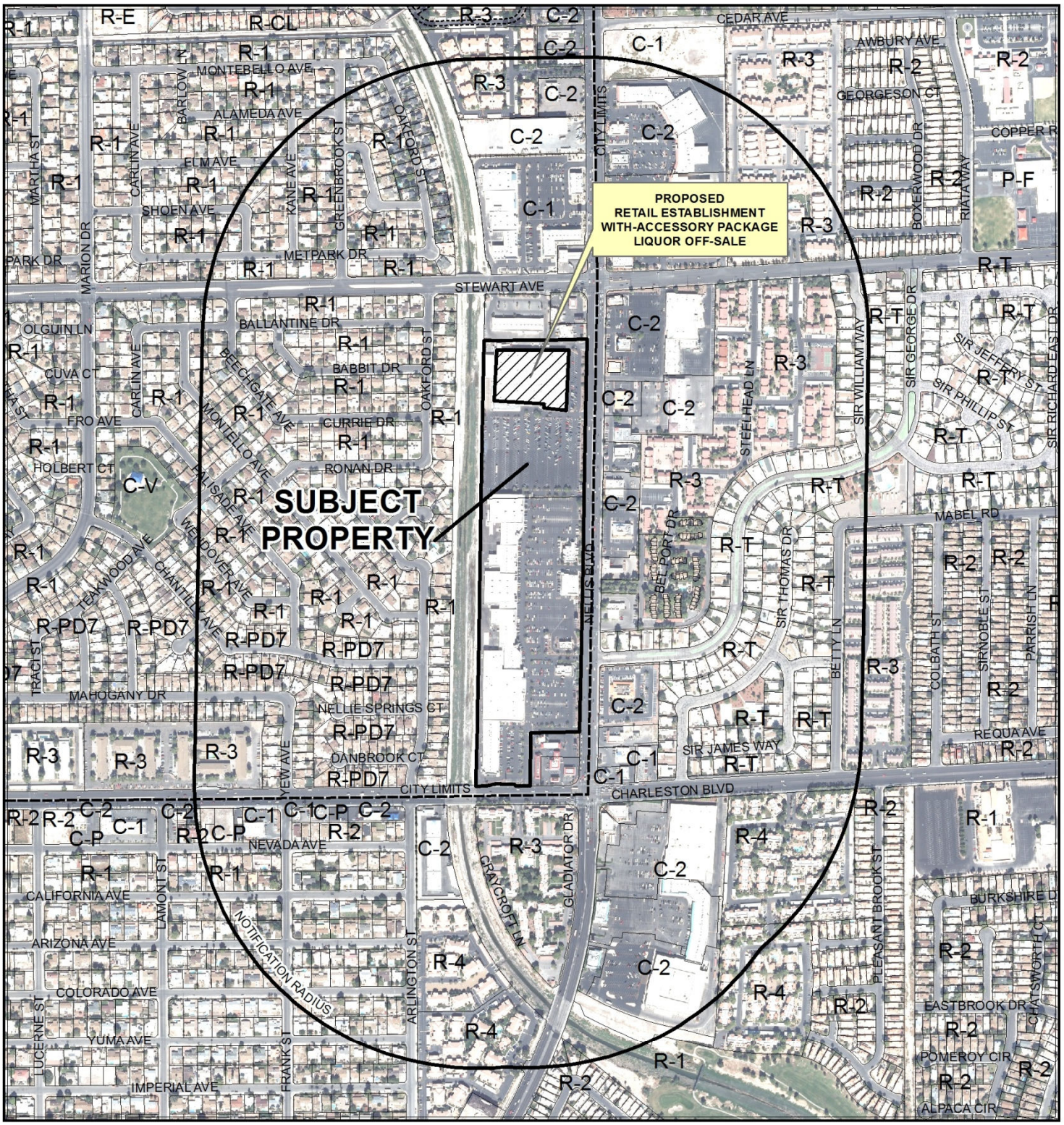
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49152**

RADIUS: 1500 FEET

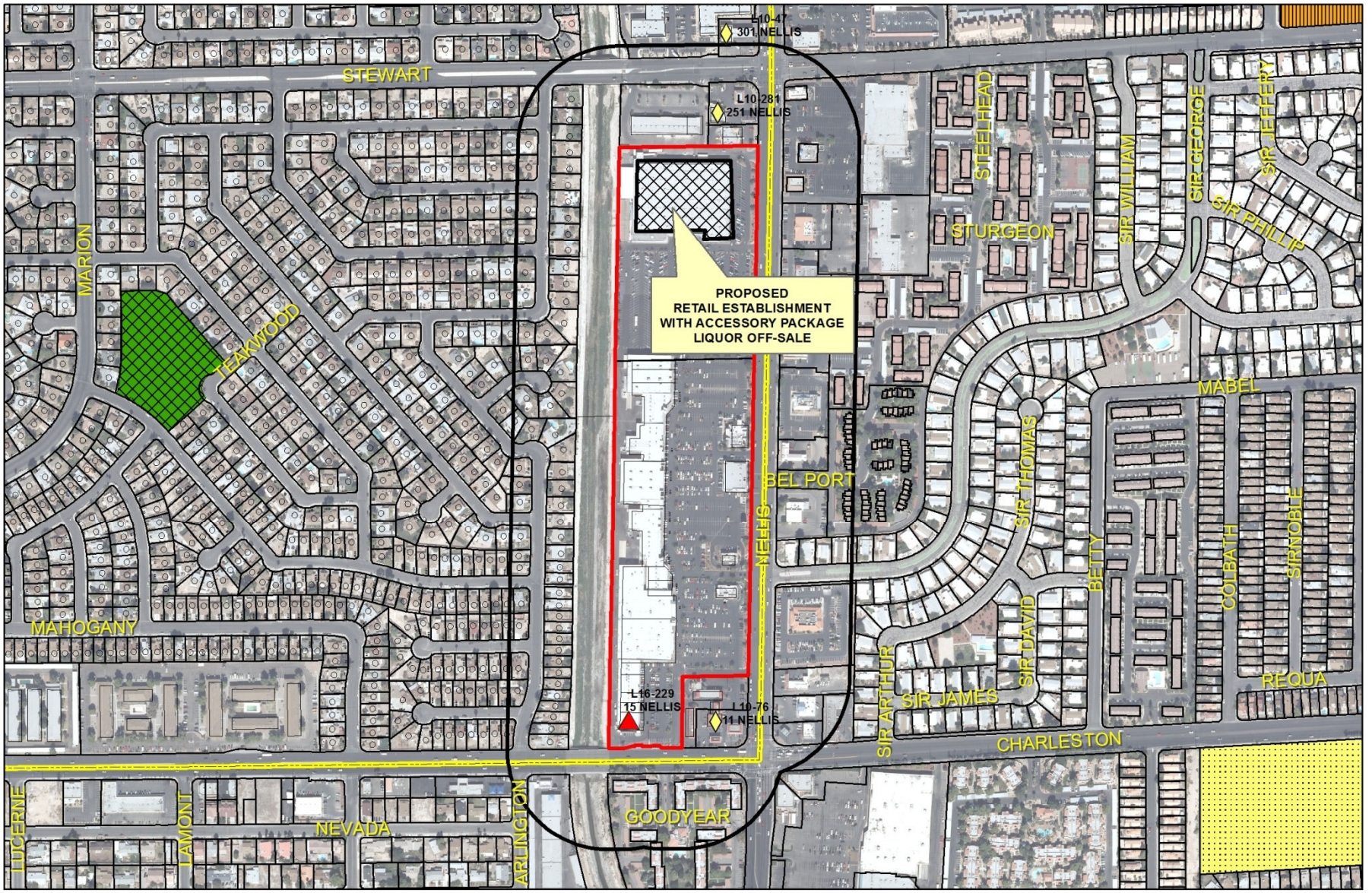
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



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

RECEIVED

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 C/O Weingarten Realty **Contact** Susan McMasters
Address 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* _____

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

Print Name Joe D. Stafer Sr. Vice President

Subscribed and sworn before me

This 16th day of April, 20 13.

Alison K Spencer

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

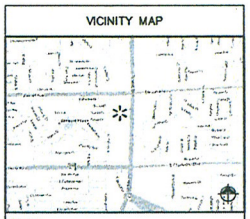
RECEIVED
APR 24 2013
City of Las Vegas
Dept. of Planning

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	301 N. NELLIS BLVD
EXISTING SITE AREA	10.51 ACRES +/- (453,839 SF)
ZONING CLASSIFICATION	C-1
LAND USE CLASSIFICATION	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 20' FRONT & REAR
LANDSCAPE (SUBJECT TO REVIEW)	15' FROM ROW

PARKING DATA

(ALL CALCULATIONS BASED ON GROSS SQUARE FOOTAGE OF BUILDING)

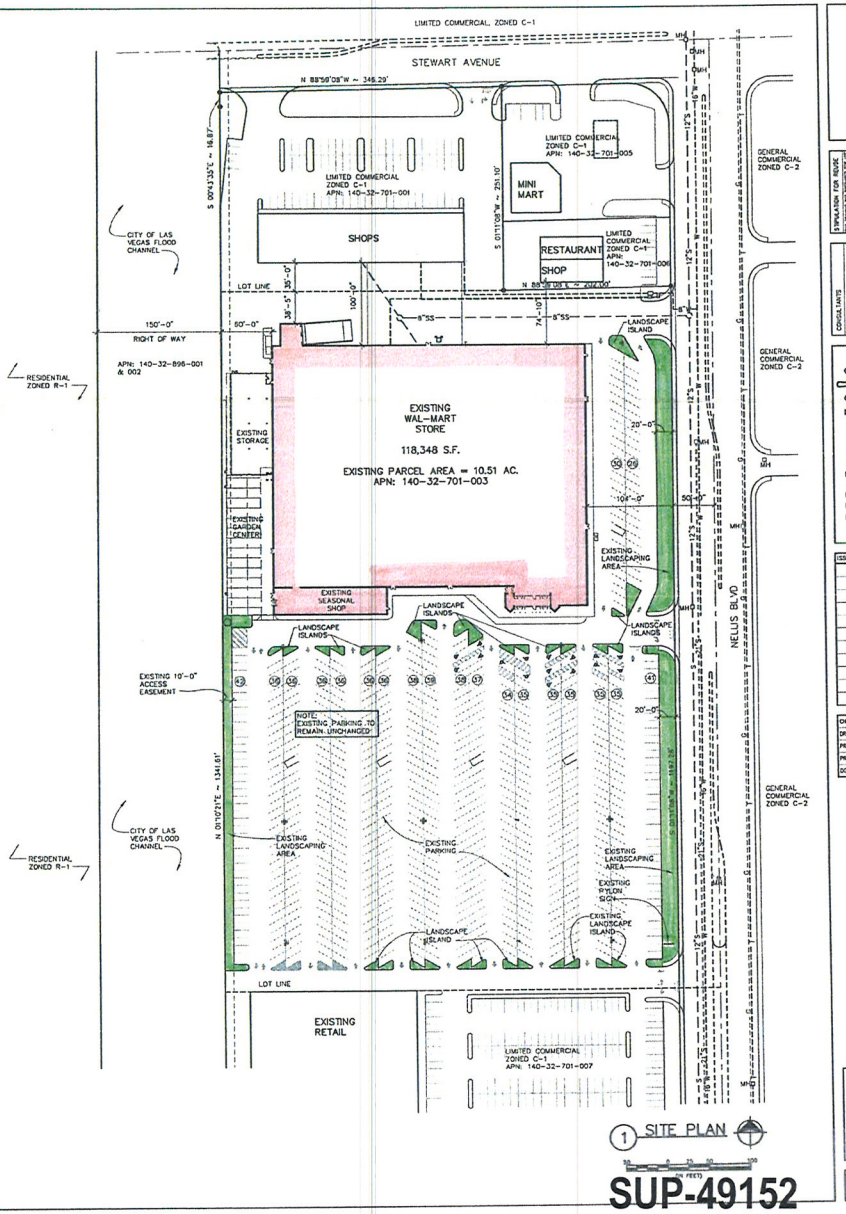
WALMART PREFERRED PARKING (5 STALLS/1000gsf)	STALLS 592
CODE REQUIRED PARKING SPACES (1 STALL/250 gsf)	STALLS 473
PARKING PROVIDED	
PARKING STALLS	700 STALLS
ACCESSIBLE STALLS	16 STALLS
TOTAL (4.11 STALLS/1000 gsf)	716 STALLS

PARKING NOTES

1. EXISTING PARKING DOES NOT CONFORM TO UPDATED WALMART LANDSCAPE STANDARDS
2. 60° PARKING: 9.5' WIDTH, 18' LENGTH
3. ONE-WAY AISLE = 20' 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	18 SF (2'H X 9'L)



1 SITE PLAN

SCALE: 1" = 50' (IN FEET)

SUP-49152

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

Walmart
LAS VEGAS (NE), NV
STORE NO. 1559

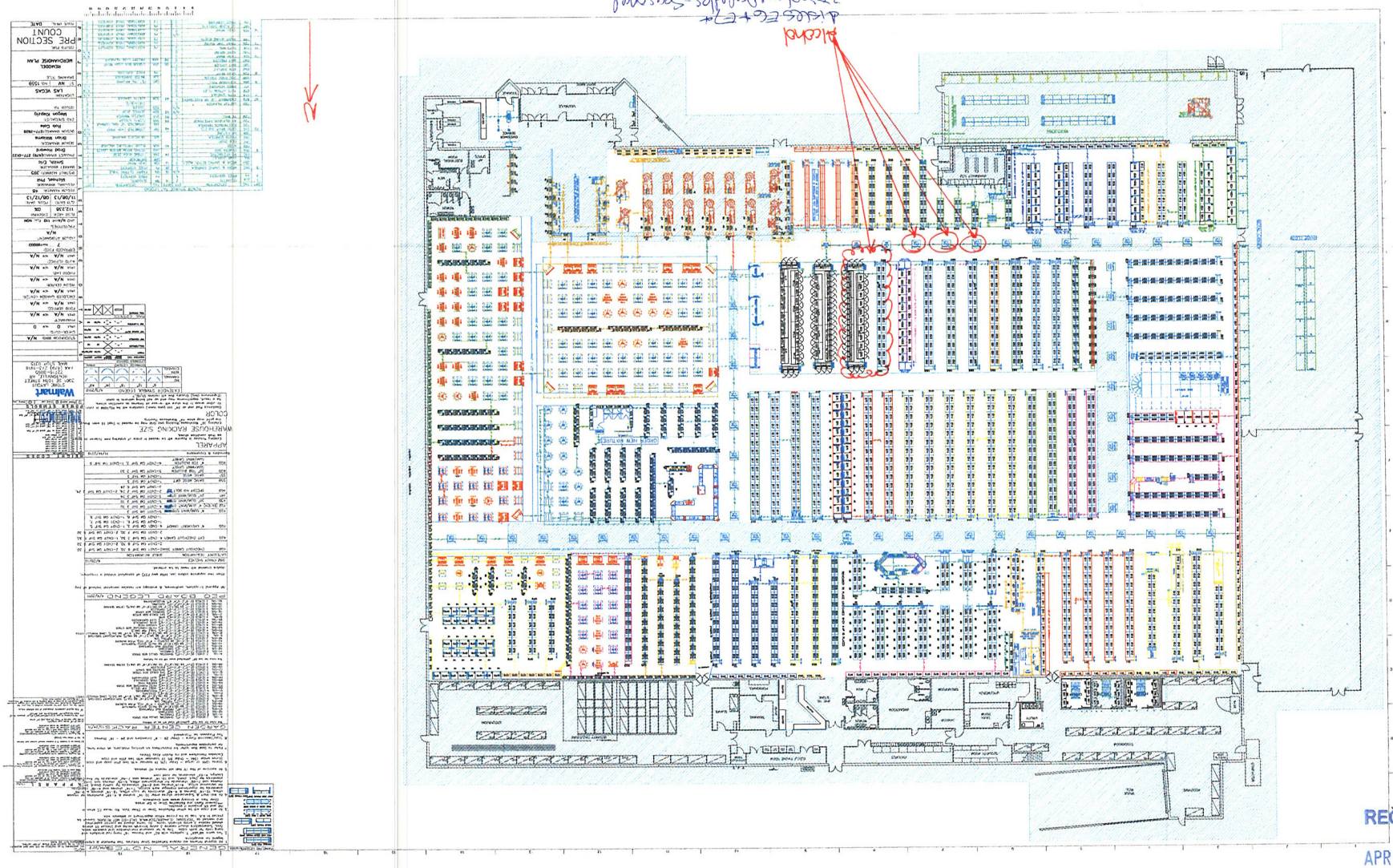
CHECKED BY:	SAP
DRAWN BY:	JC
PROJ:	112 WM
PROJ CYCLE:	01/25/13
DOCUMENT DATE:	03/29/13

FOR INFORMATION ONLY

EXISTING SITE PLAN

SHEET: SP1

Apr 22, 2013 - 4:48pm - JOE Jenkins
J:\12 Re-Work Sessions\1559 Pahrump, NV\003 Permits\Las Vegas\1559 - SP1 EXISTING SITE PLAN - 1559.dwg

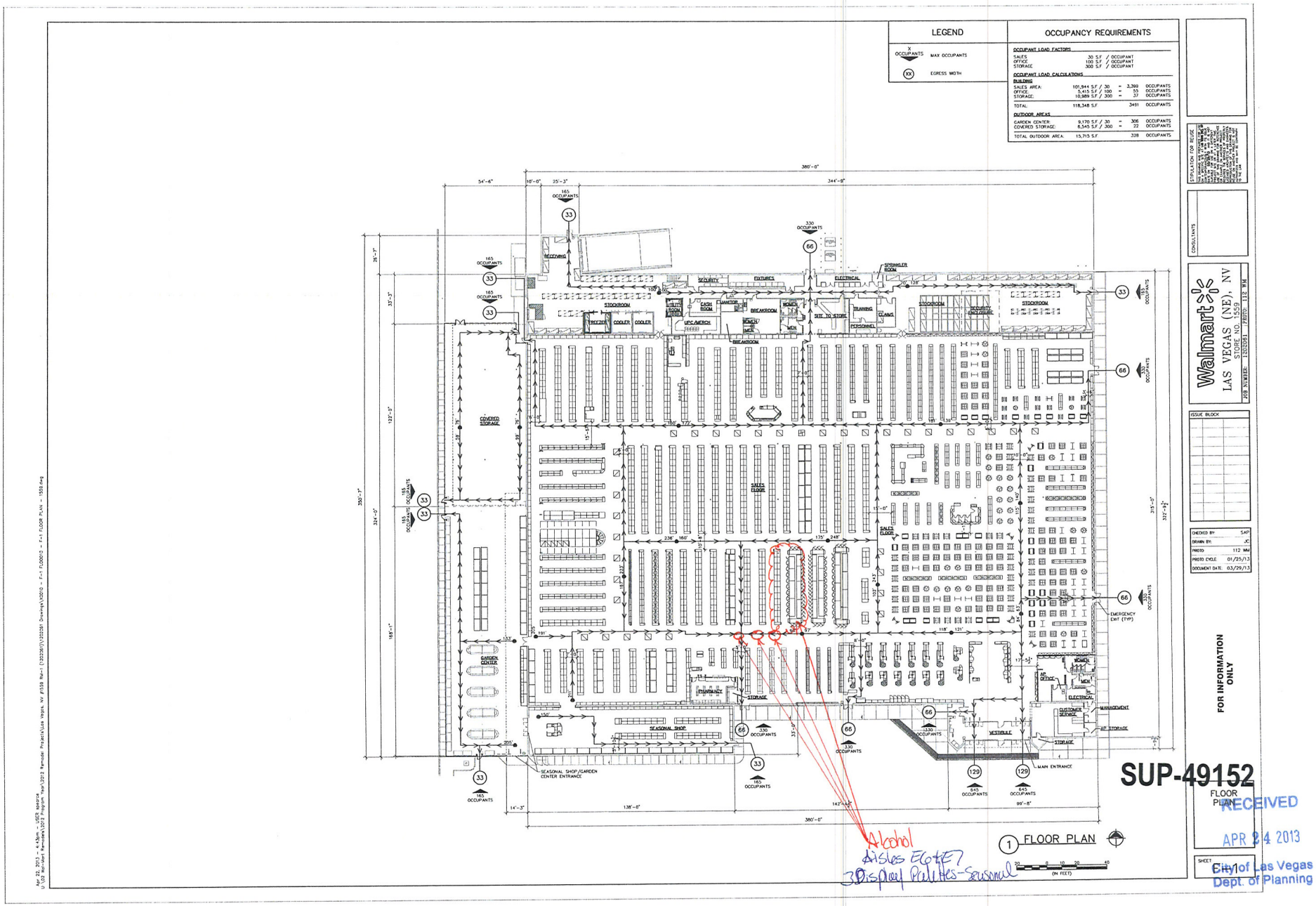


RECEIVED

APR 24 2013

City of Las Vegas
Dept. of Planning

SUP-49152



SUP-49152

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

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

RECEIVED
APR 24 2013
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.

RECEIVED
APR 24 2013
City of Las Vegas
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

008810\0093\1816022.2

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

SUP-49152

City of Las Vegas Agenda Item No.: **45.**

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

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

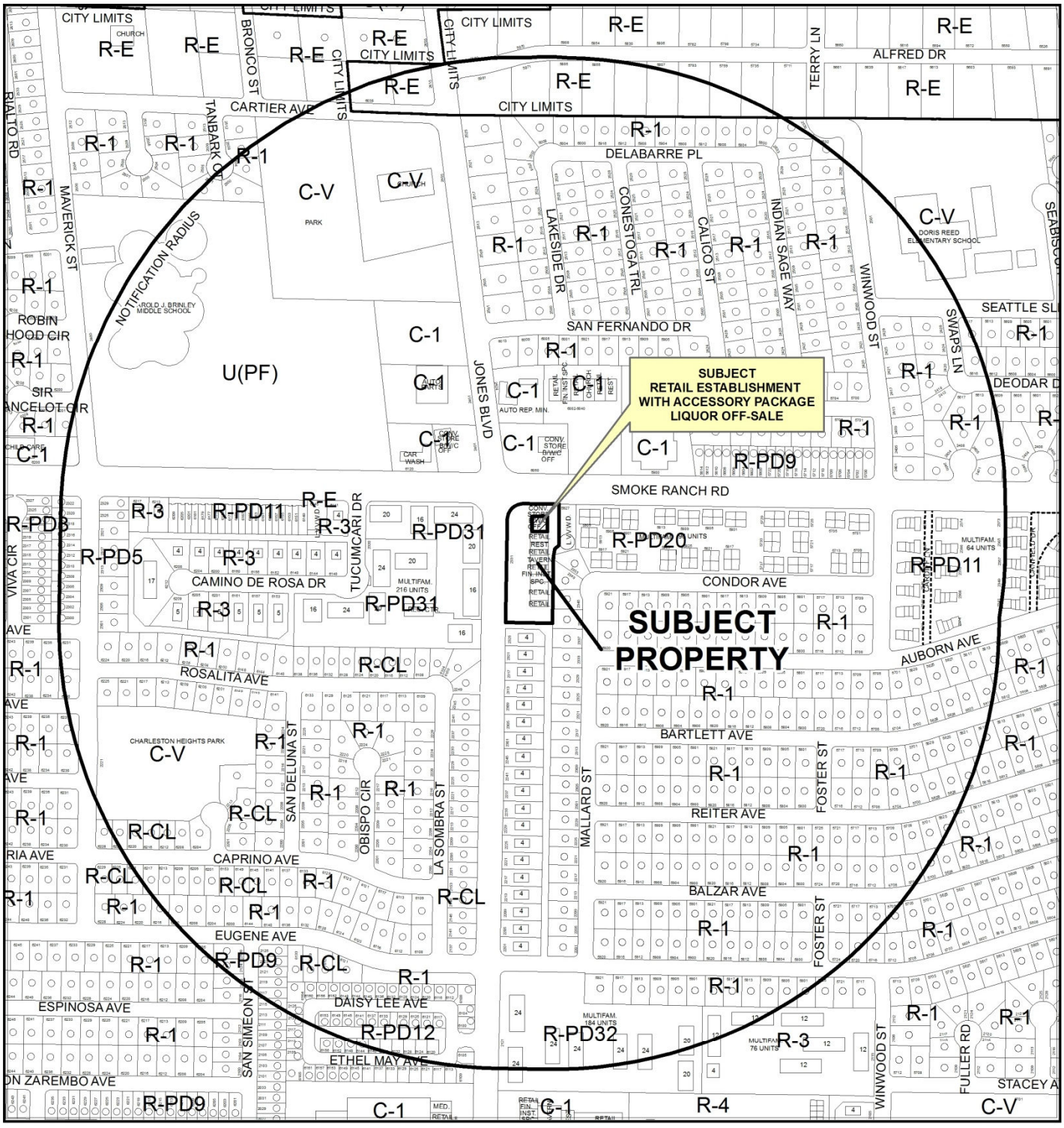
SUBJECT:
SUP-49154 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLSTAR MINIMART - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-39812) TO ADD 45 SQUARE FEET OF ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 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]. 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



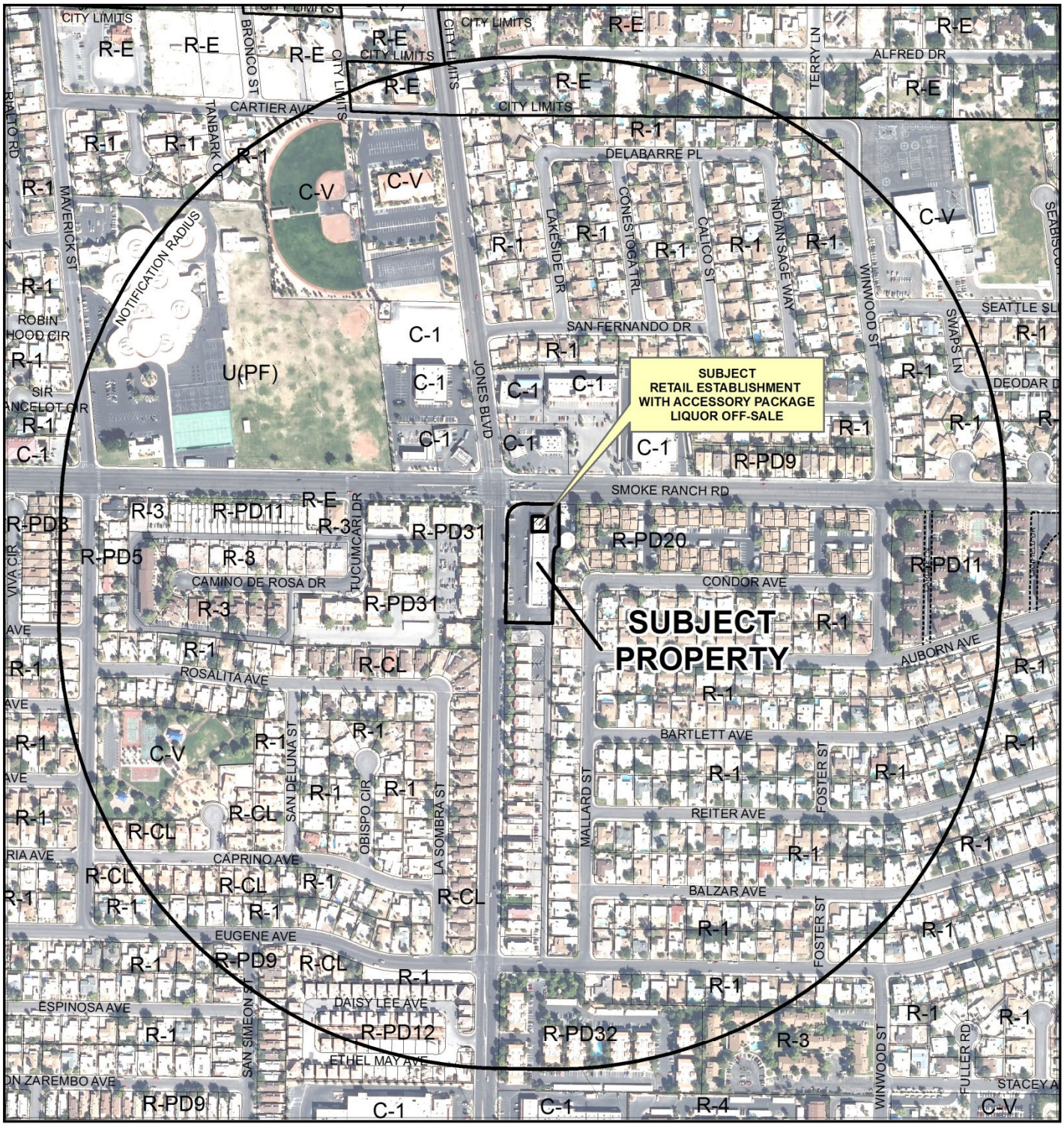
0 400 800 Feet

CASE: **SUP-49154 (PRJ-49037)**

RADIUS: 1500 FEET

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

N



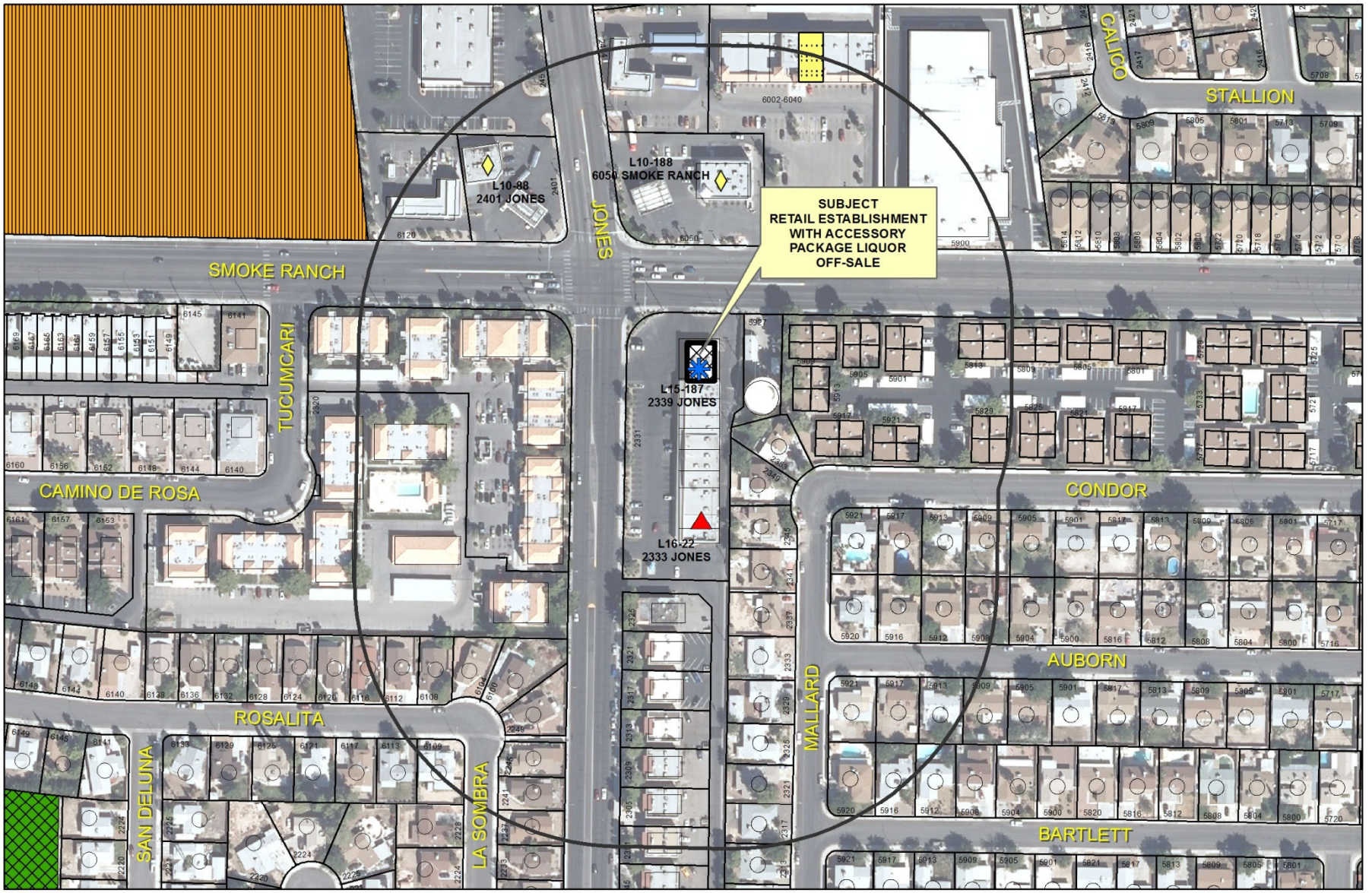
0 400 800 Feet

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: [signature]

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

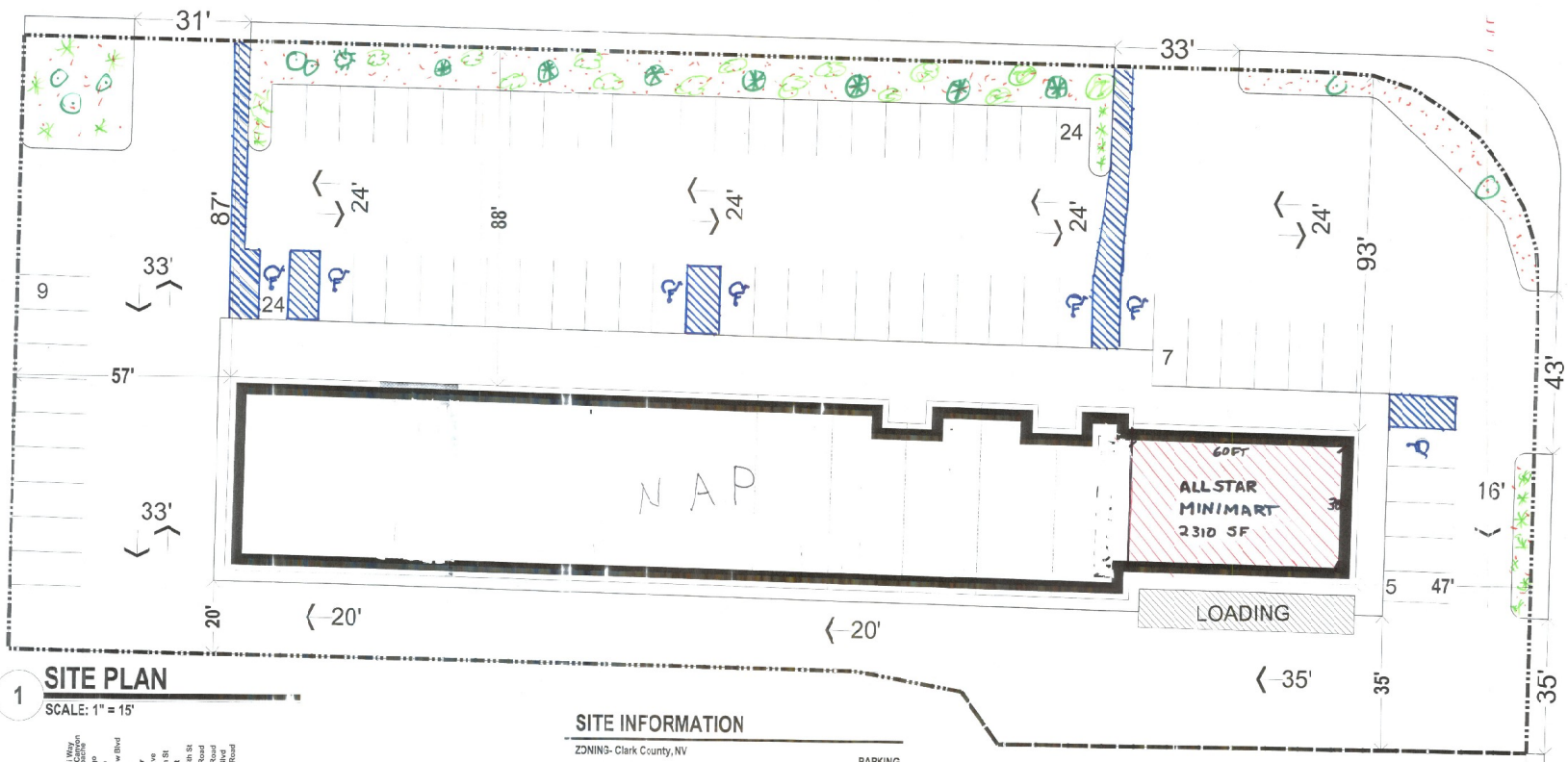
FOR DEPARTMENT USE ONLY

Case #	SUP-49154
Meeting Date:	06/11/13 PC
Total Fee:	
Date Received:*	
Received By:	

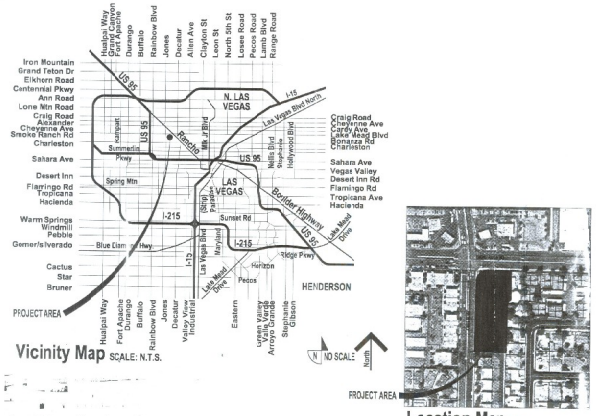
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

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

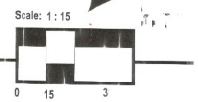
Allowed:	35 ft
Provided:	N/A Existing

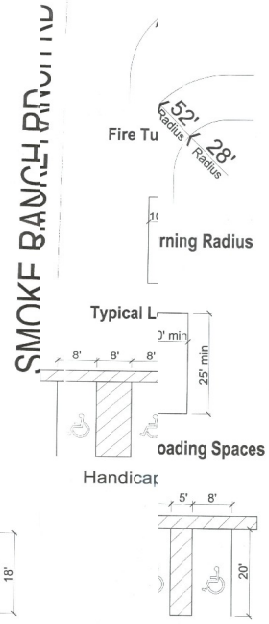
PARKING

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	Josey'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

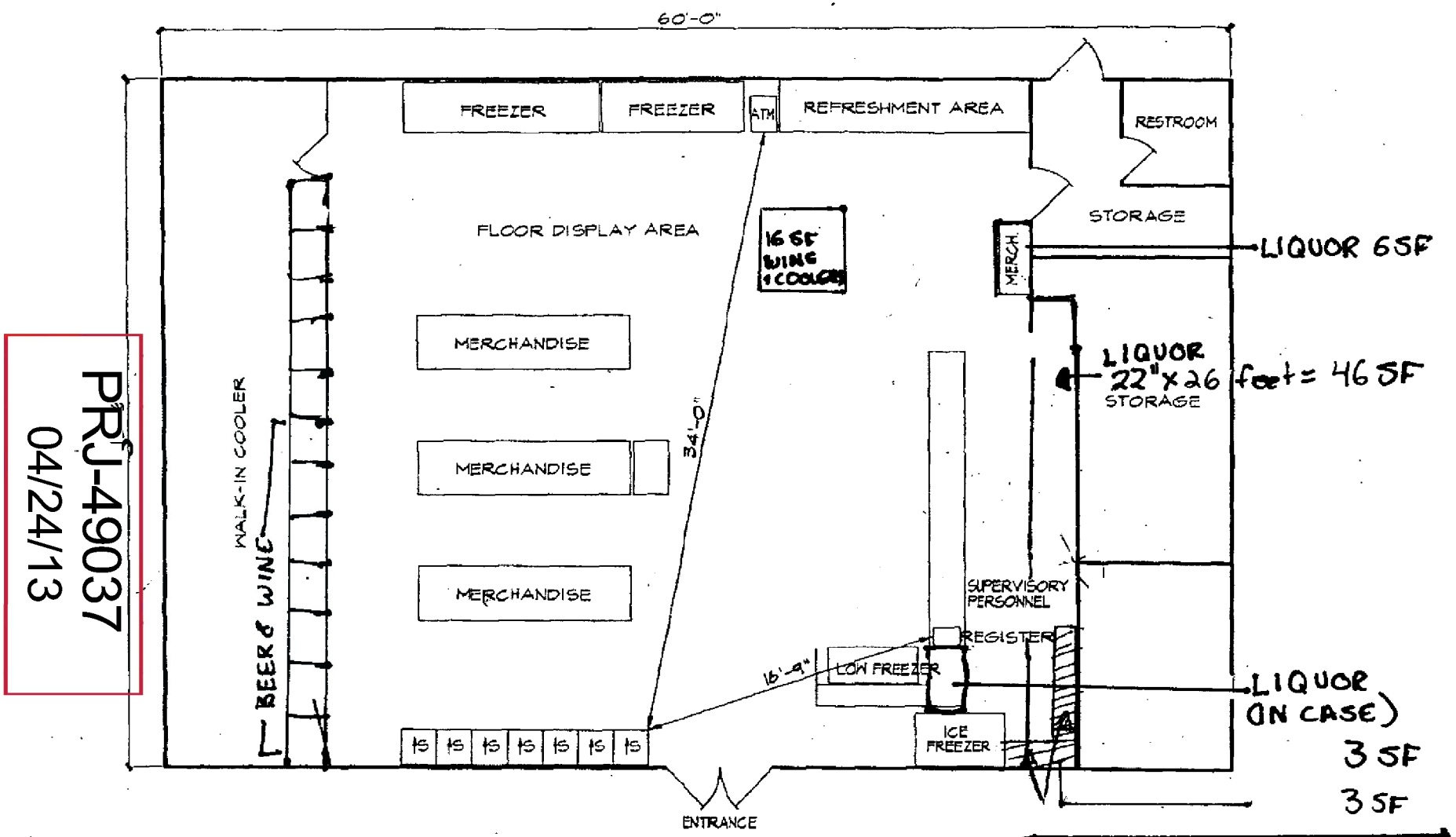
ALL STAR - MINI MART

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 56 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.: **46.**

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

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

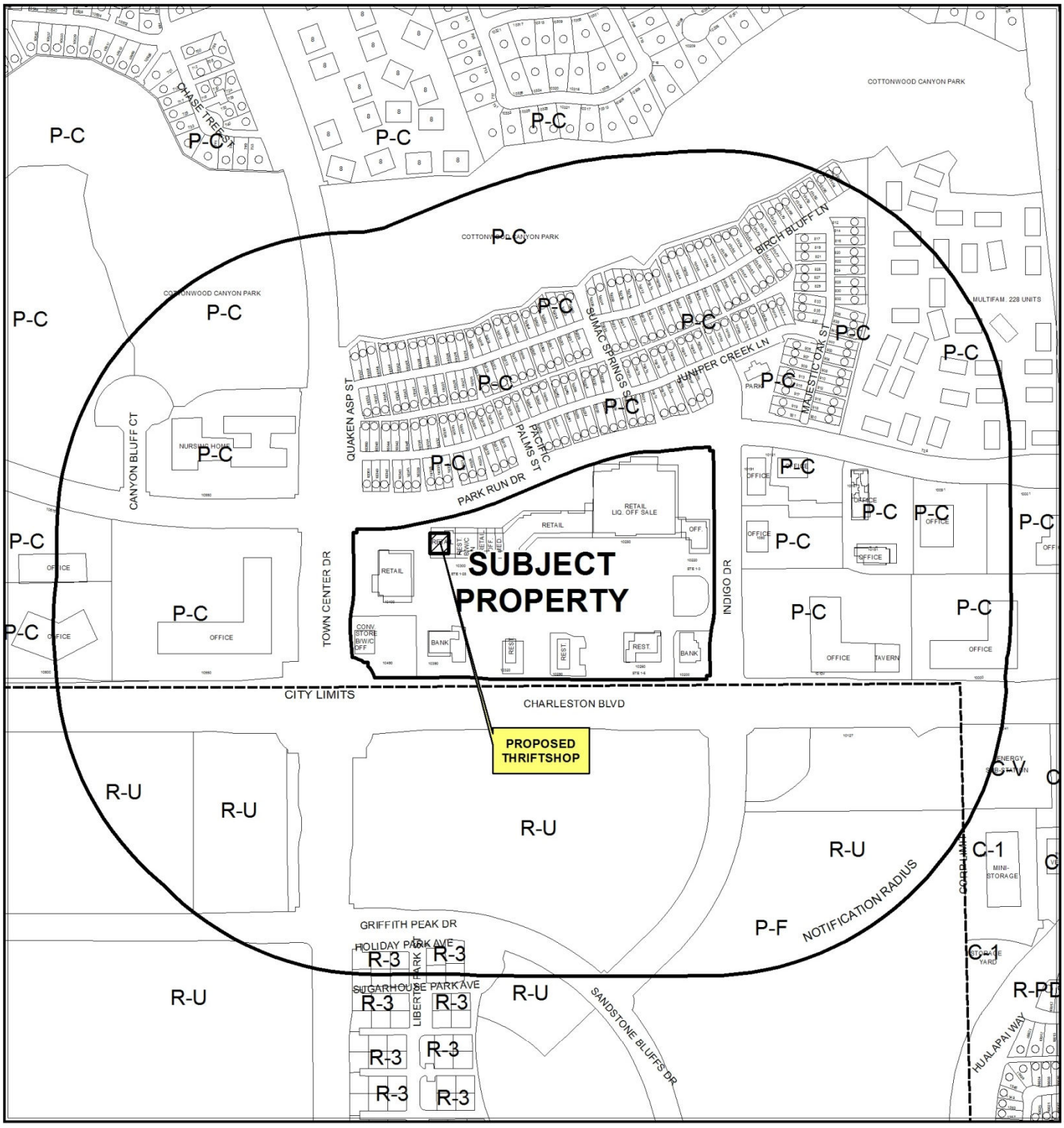
SUBJECT:
SUP-49166 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: CENTER POINTE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFT SHOP at 10300 West Charleston Boulevard, Suite #1 (APN 137-36-814-003), PC (Planned 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:
None

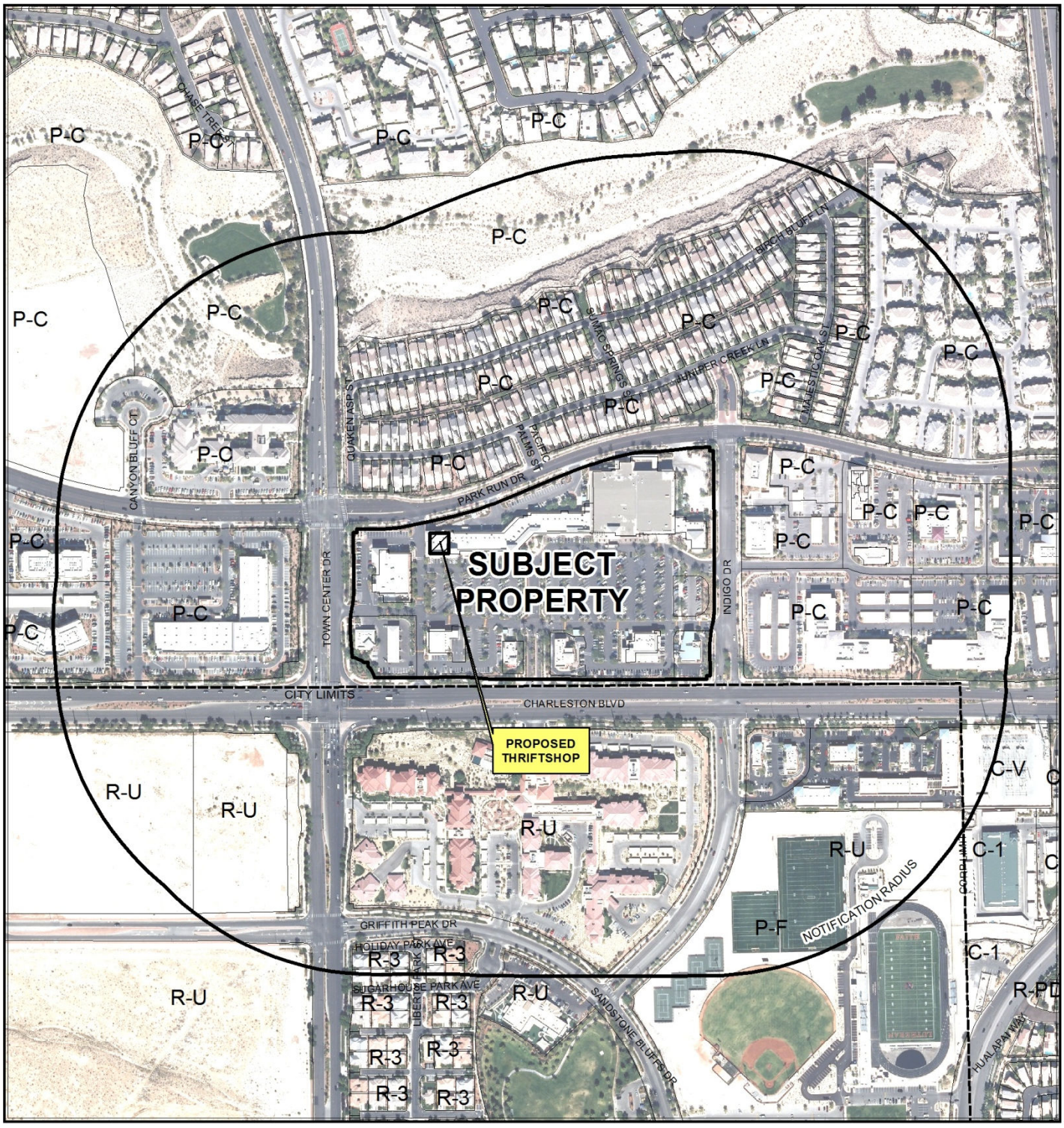
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Traffic Study
6. Justification Letter



CASE: **SUP-49166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) Summerlin Special Land use Designation]



CASE: **SUP-49166**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) Summerlin Special Land use Designation]

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: James A. Christensen DESIGNATED AGENT

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

Revised 11-14-06

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

RECEIVED
APR 25 2013
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.

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

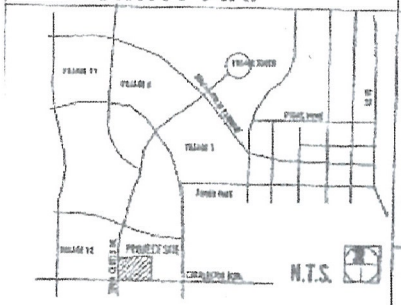
Case #	SUP-49166
Meeting Date:	06/11/13
Total Fee:	$1030.00
Date Received:*	04/25/13
Received By:	Jonathan B

*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

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

VICINITY MAP



SUMMARY

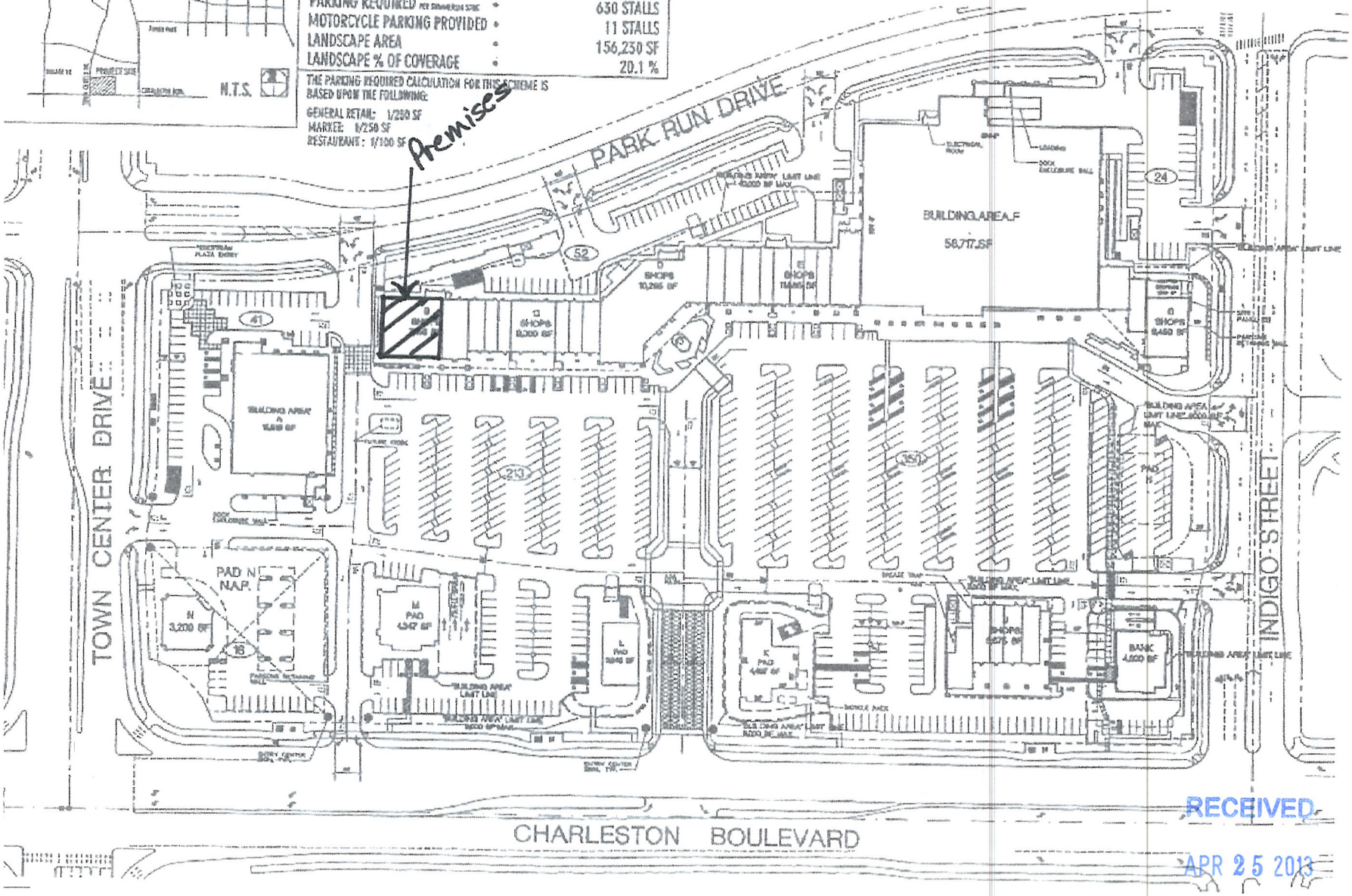
LAND AREA	±776,164 SF (±17.817ac)
BUILDING AREA	141,491 SF
LAND/BUILDING RATIO	4.48/1 -18.23%
PARKING PROVIDED	680 STALLS (4.97/1000)
PARKING REQUIRED	630 STALLS
MOTORCYCLE PARKING PROVIDED	11 STALLS
LANDSCAPE AREA	156,230 SF
LANDSCAPE % OF COVERAGE	20.1 %

THE PARKING REQUIRED CALCULATION FOR THIS SCHEME IS BASED UPON THE FOLLOWING:

GENERAL RETAIL: 1/200 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.



RECEIVED
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
CENTERPOINTE PLAZA LTD.

Project Information
SUMMERLIN
LAS VEGAS, NV
VILLAGE 12
PARCEL AA-1

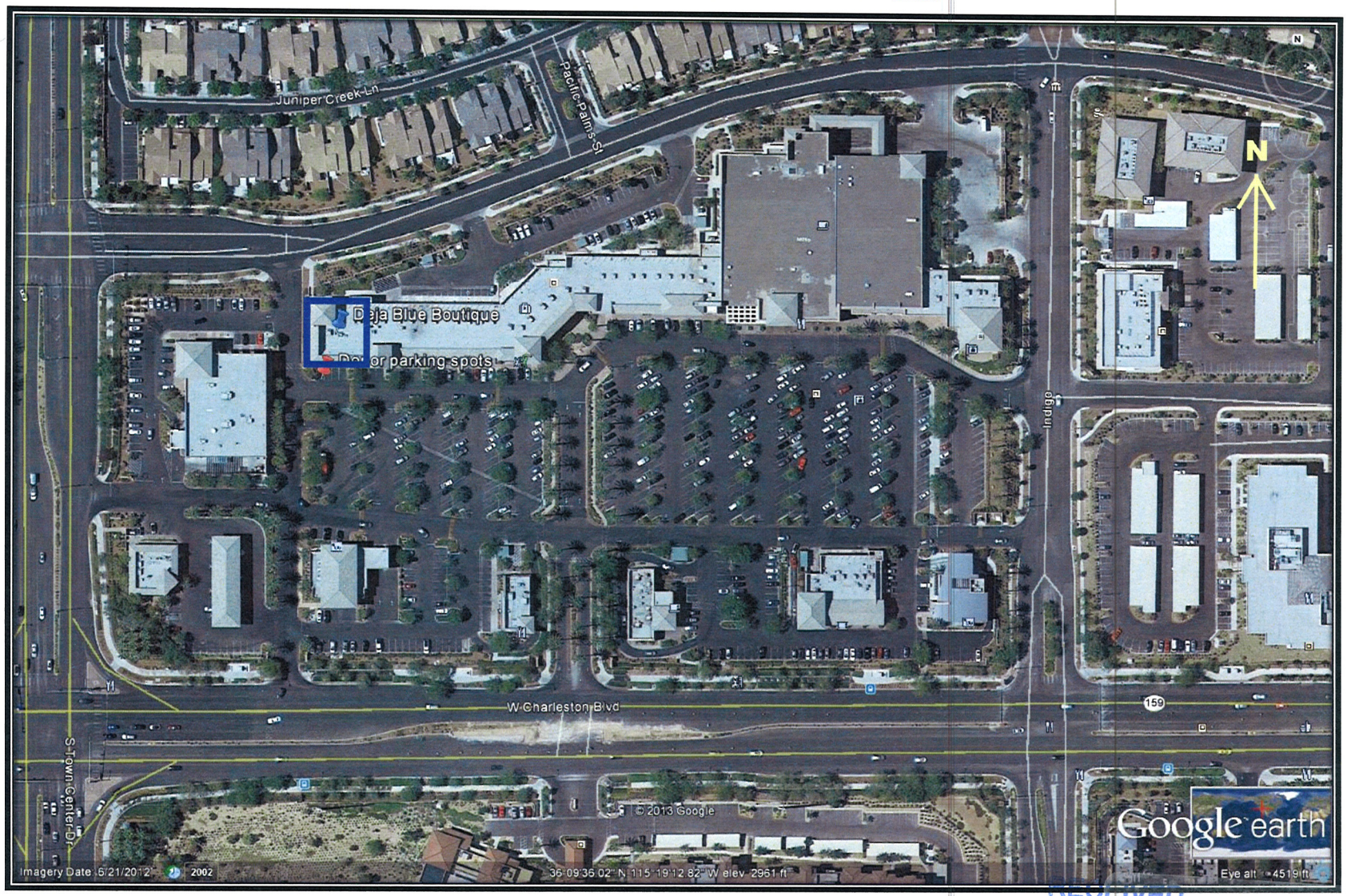
Revisions

SITE PLAN

A 1.0

Landscape Plan

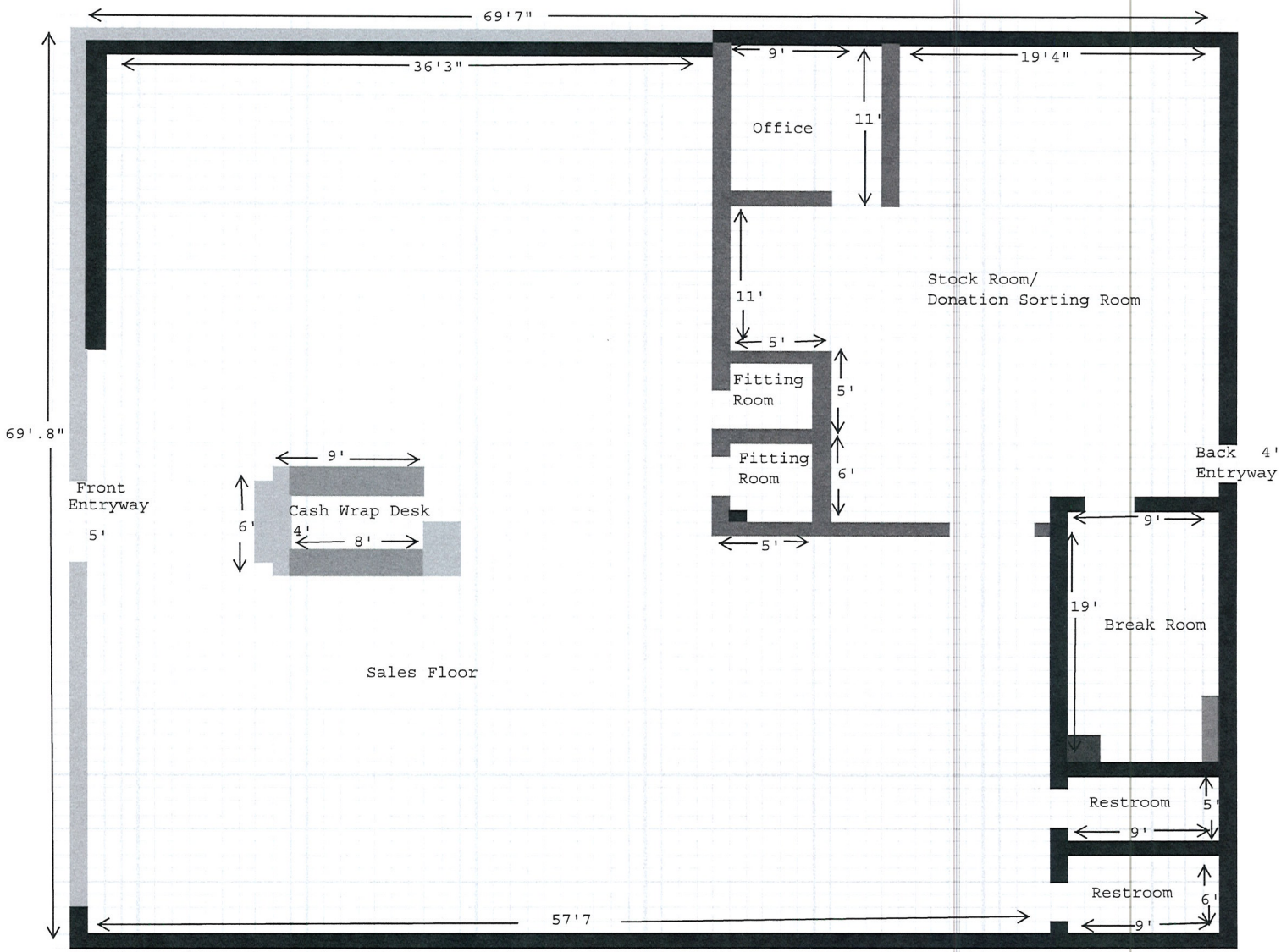
= Proposed Site



RECEIVED
APR 25 20
City of Las Vegas
Dept. of Planning

SUP-49166

Floor Plan



□ = 1 sqft

Entire Space =5,056 sqft

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

SUP-49166



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

RECEIVED
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.

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

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.

RECEIVED

APR 25 2013

City of Las Vegas
Dept. of Planning

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

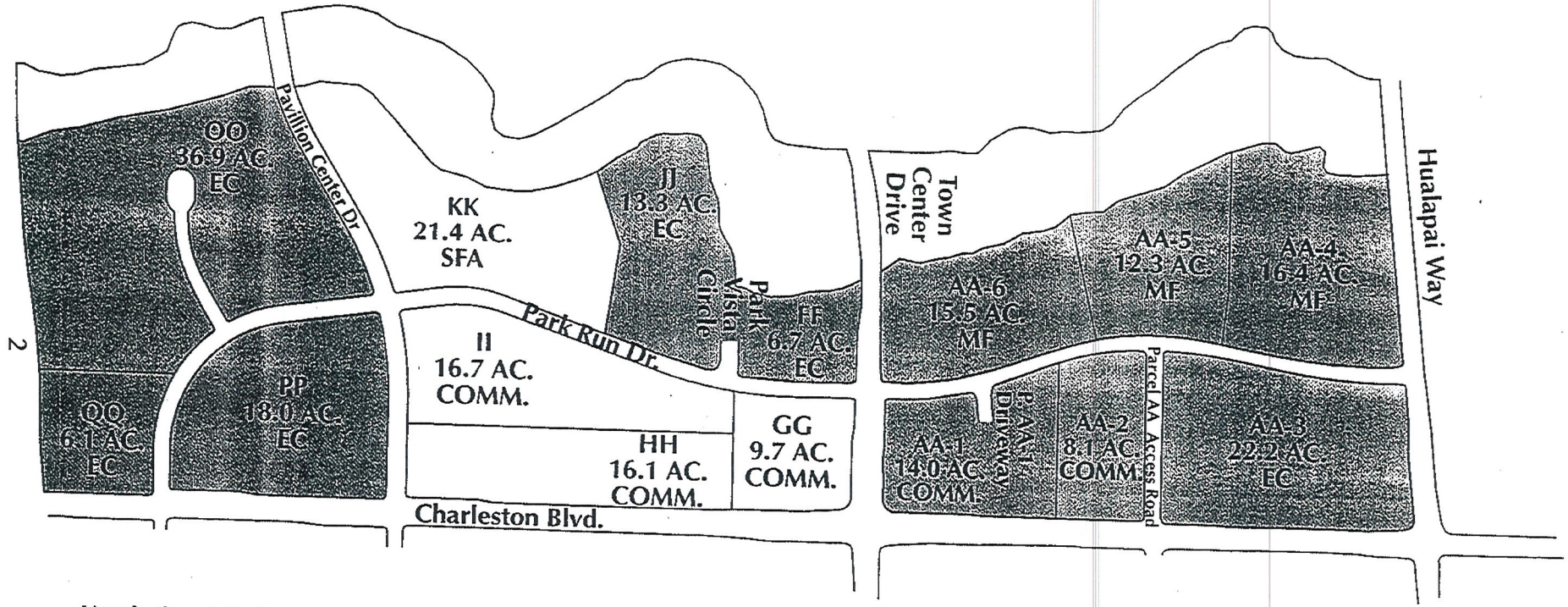
Encl.

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

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

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:

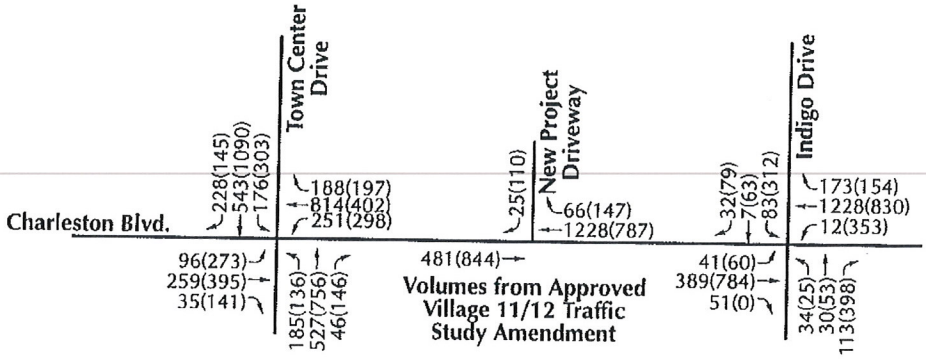
Revised Land Uses

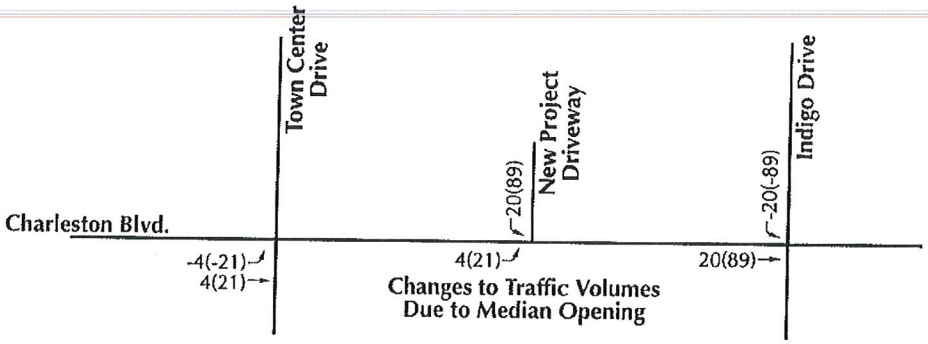
RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102

SUMMERLIN

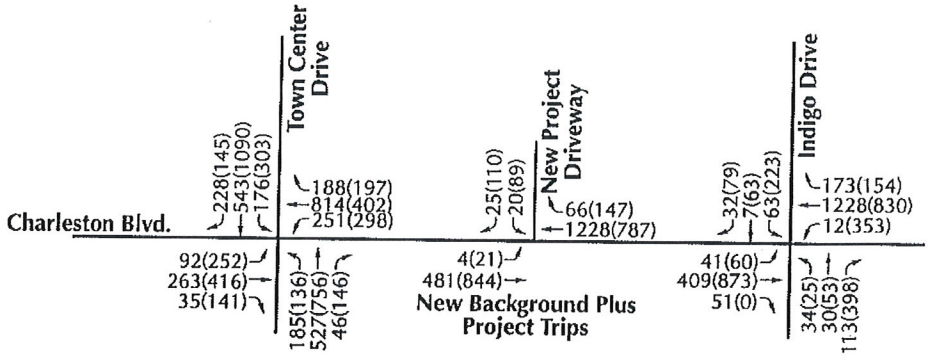
Village 11/12 Buildout Traffic Volumes and Recommended Lane Geometrics and Traffic Control

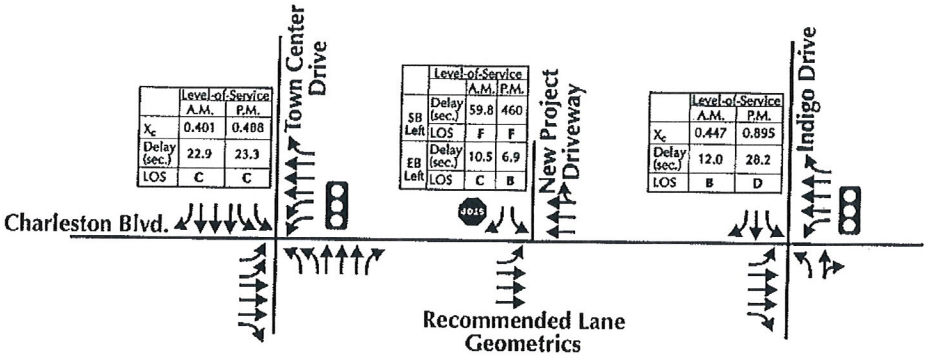




Legend:

AM(PM)





G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD/LAS VEGAS, NEVADA 89102

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

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

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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		

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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

Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

Traffic Projections at Buildout of Village 11/12
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		

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

Traffic Projections at Buildout of Village 11/12
PM 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	0.87	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

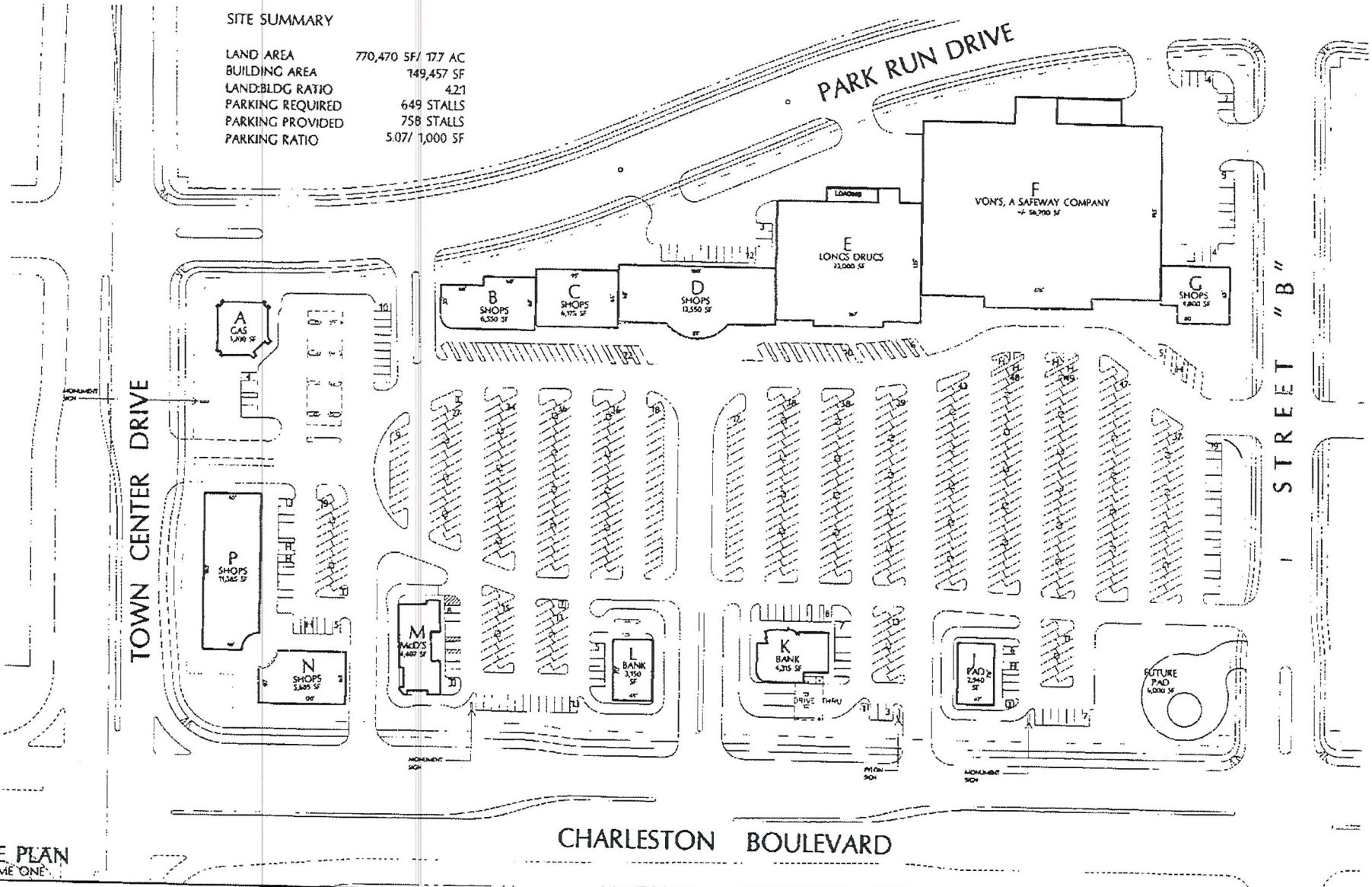
Traffix 6.8.1005 (c) 1996 Dowling Assoc. Licensed to G.C. WALLACE, Las Vegas

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

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

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

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

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

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

May 13, 2013

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

RECEIVED
MAY 13 2013

Justification Letter

Goodwill Industries of Southern Nevada is requesting a Special Use Permit to allow for a boutique thrift 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.

SUP-49166
REVISED

3. The Goodwill boutique thrift 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 thrift 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. Therefore, the store hours of operation would have no impact on the surrounding area.
5. The donation will be accepted directly into the boutique thrift 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 thrift 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 thrift 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 thrift 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 thrift store.

Sincerely,

Alyn Reeves
Chief Operating Officer
Goodwill of Southern Nevada

SUP-49166
REVISED

City of Las Vegas Agenda Item No.: **47.**

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

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

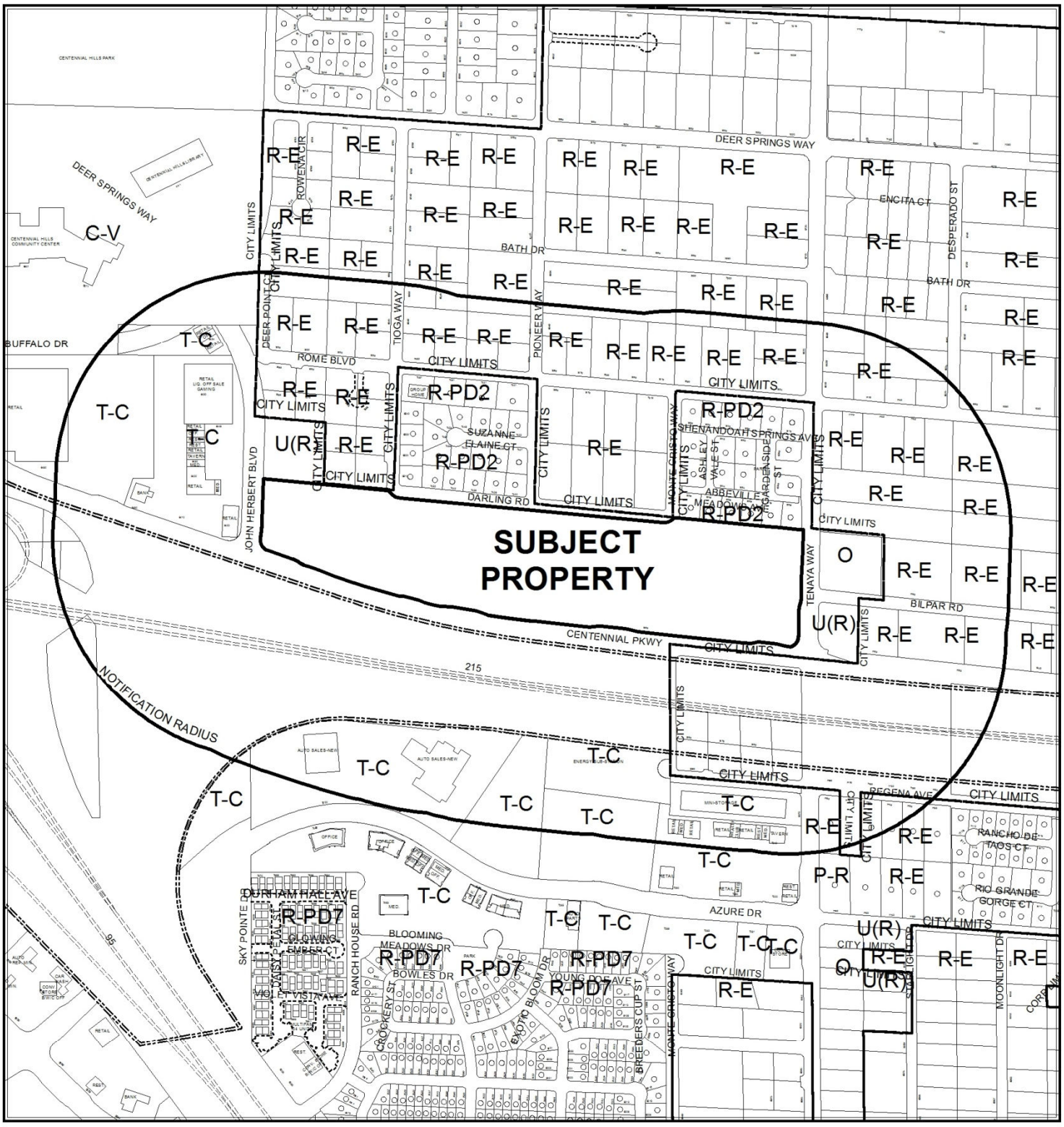
SUBJECT:
SUP-49176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PRIVATE STREET FOR A 96-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.3 acres at the northwest corner of Tenaya Way and Centennial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

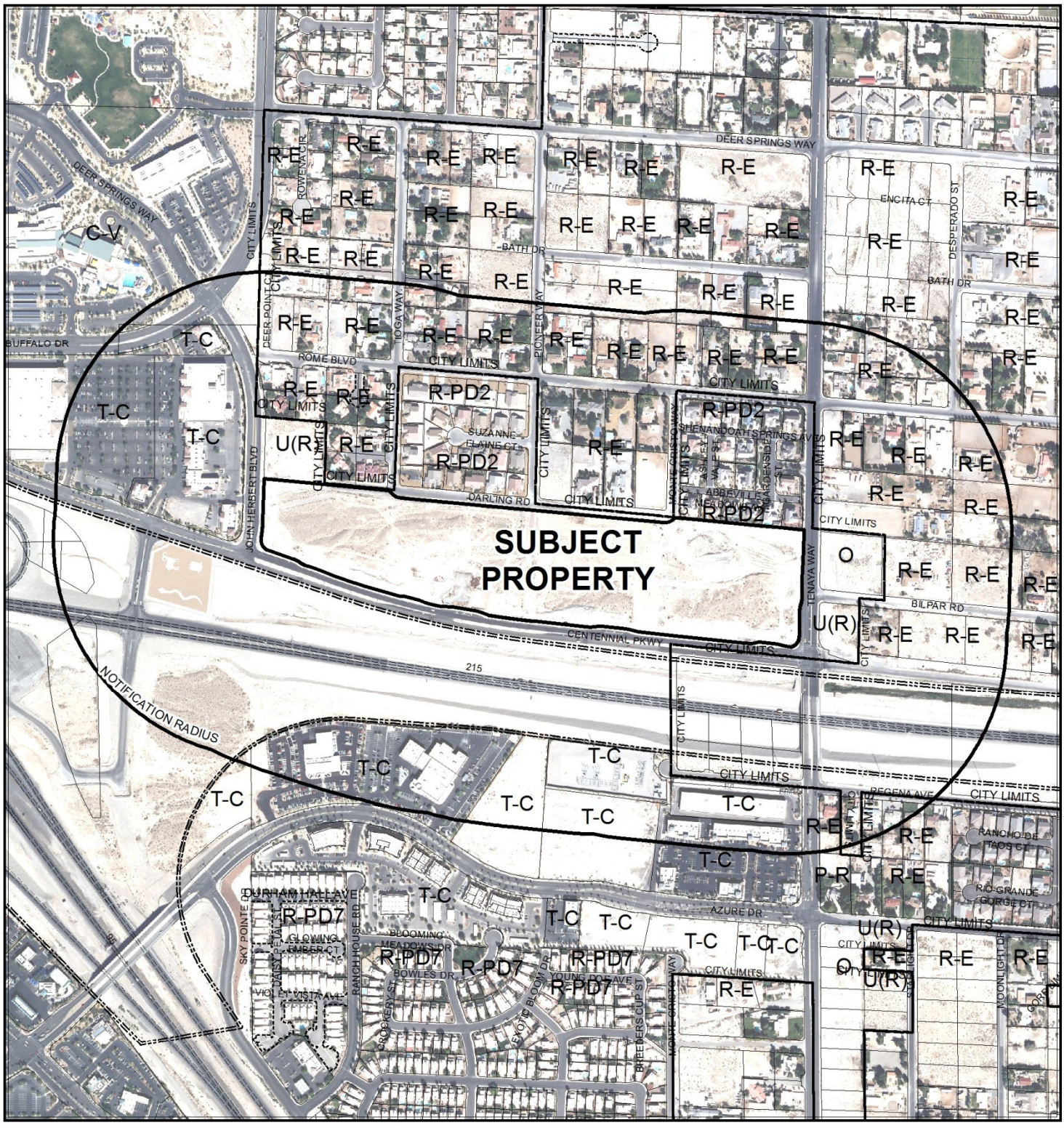
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-49176 and SDR-49175
2. Conditions and Staff Report - SUP-49176 and SDR-49175
3. Supporting Documentation
4. Photos - SUP-49176 and SDR-49175
5. Justification Letter - SUP-49176 and SDR-49175



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

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 #	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

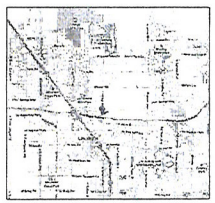
# of Links	12
# of Nodes	9
12(Links)/ 9(Nodes)	1.33

Buliding

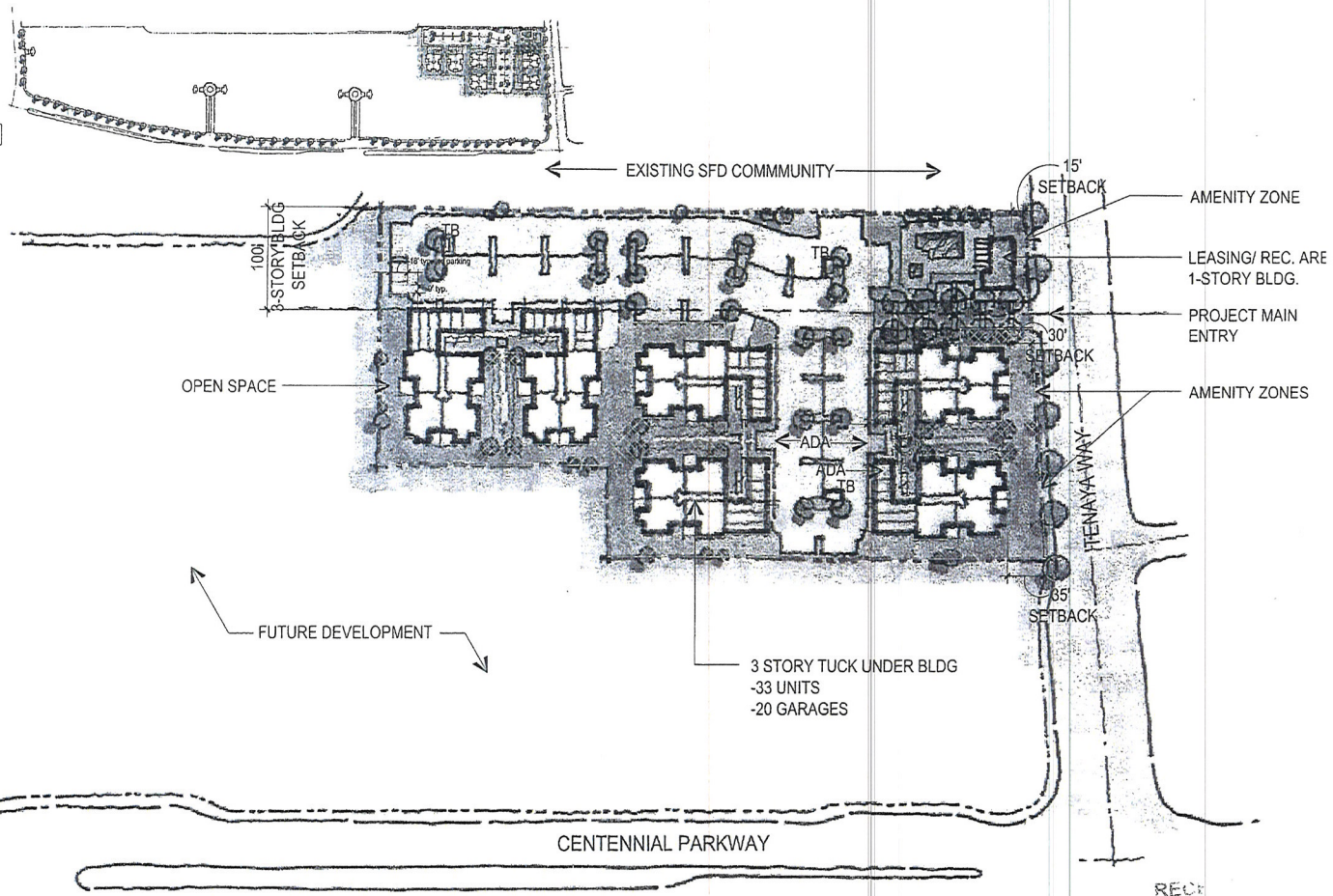
Level 1:
8 units
20 attached parking spaces
Levels 2-3: 12 units per level
Total: 32 units
20 attached parking spaces

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

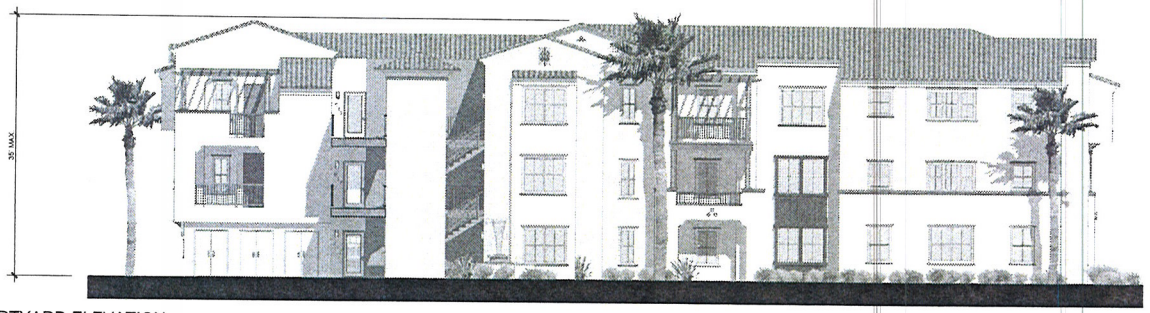
ktgy

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

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 #

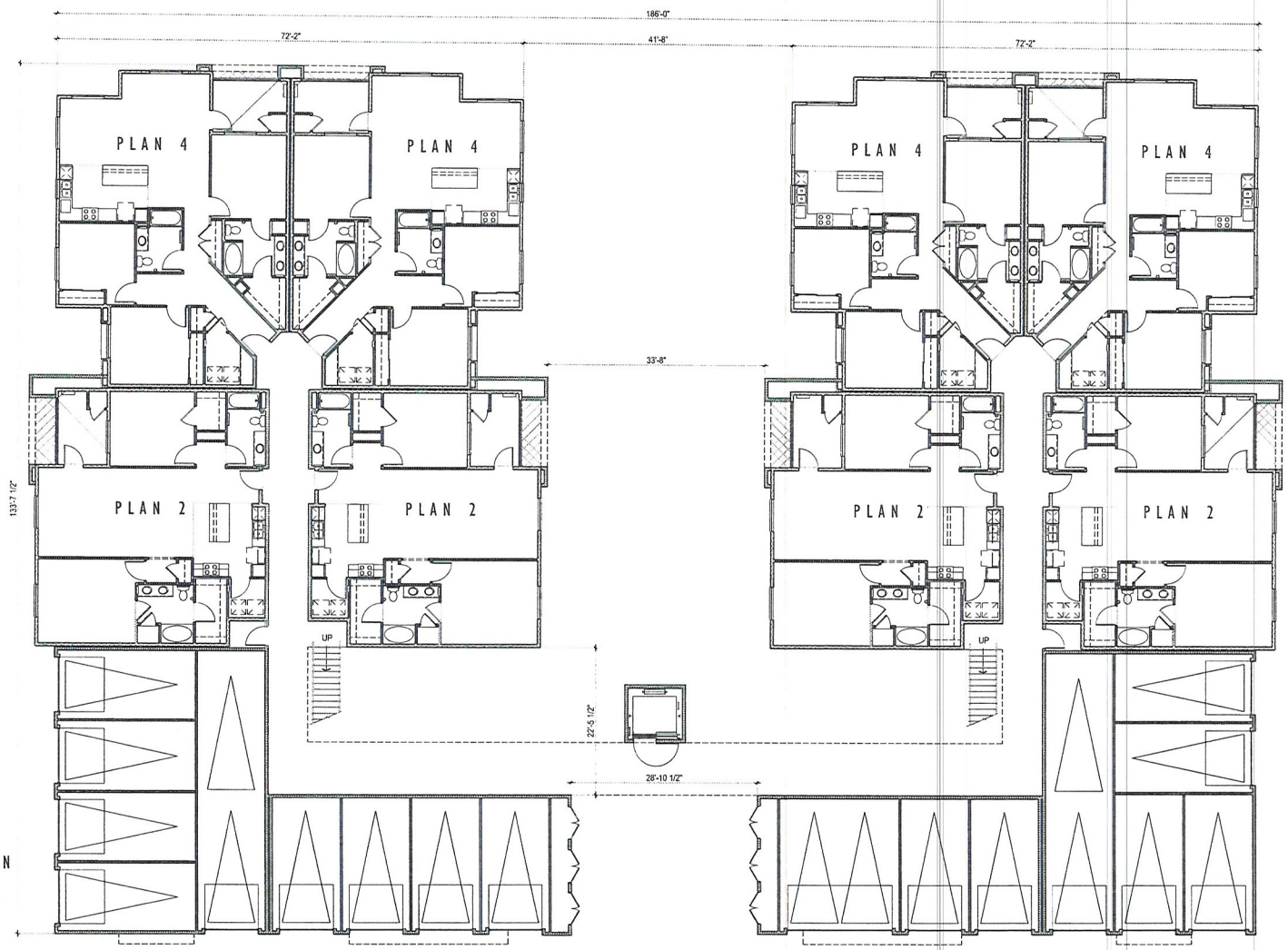
RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

0 4 8 16

A2.4

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

SUP-49176
SDR-49175



NOTE:
GARAGE ORIENTATION MAY VARY DEPENDING ON SITE LOCATION.

0 4 8 16

PAXTON WALK

BUILDING PLAN LEVEL 1

A2.10

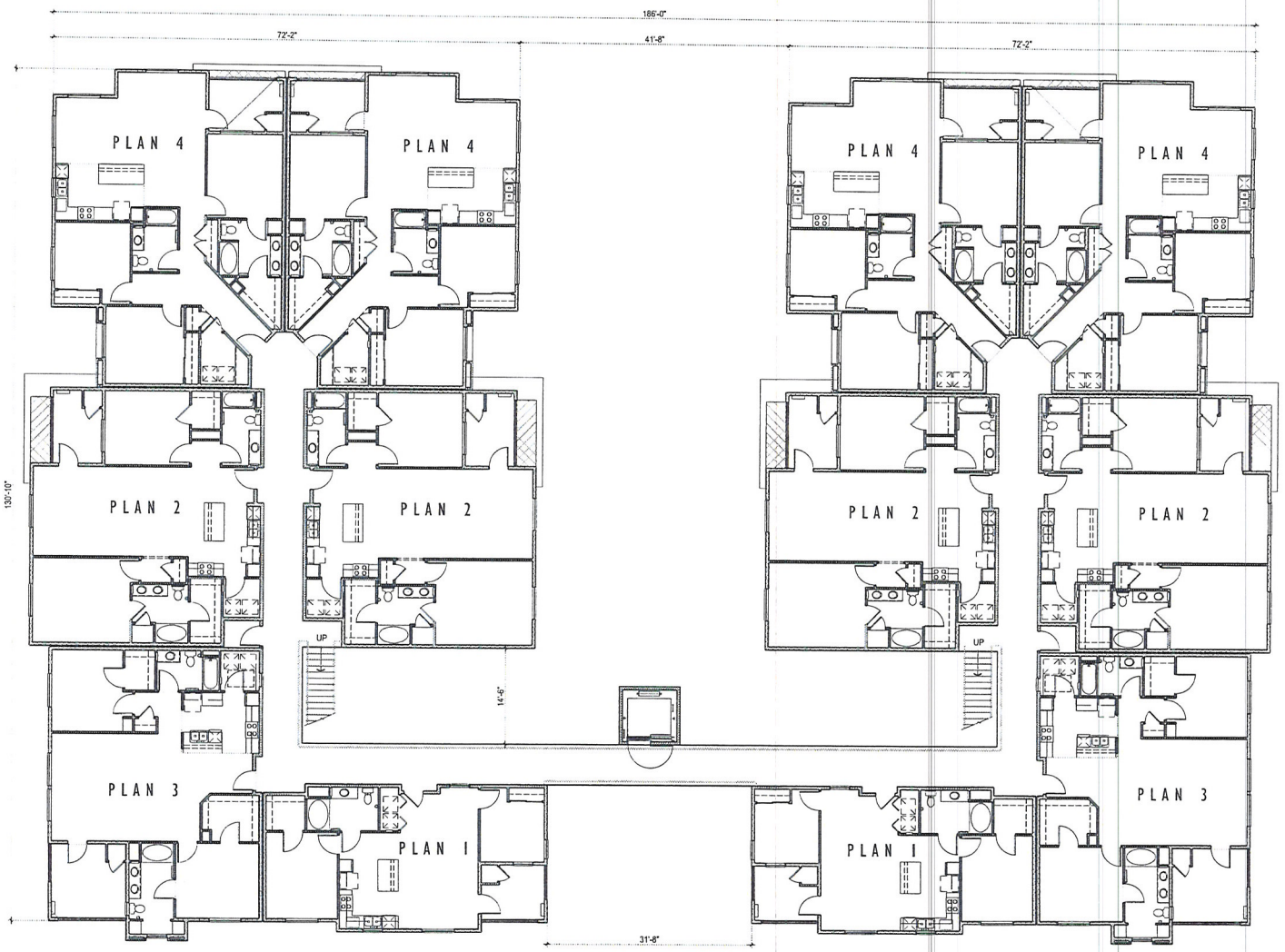
Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

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

SUP-49176
SDR-49175

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



0 4 8 16

PAXTON WALK

BUILDING PLAN LEVELS 2&3

A2.2

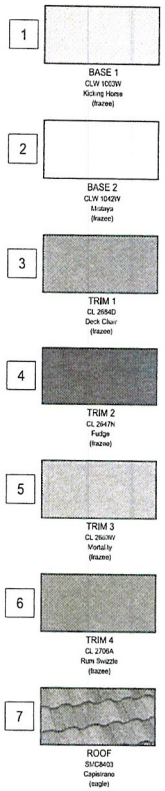
Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

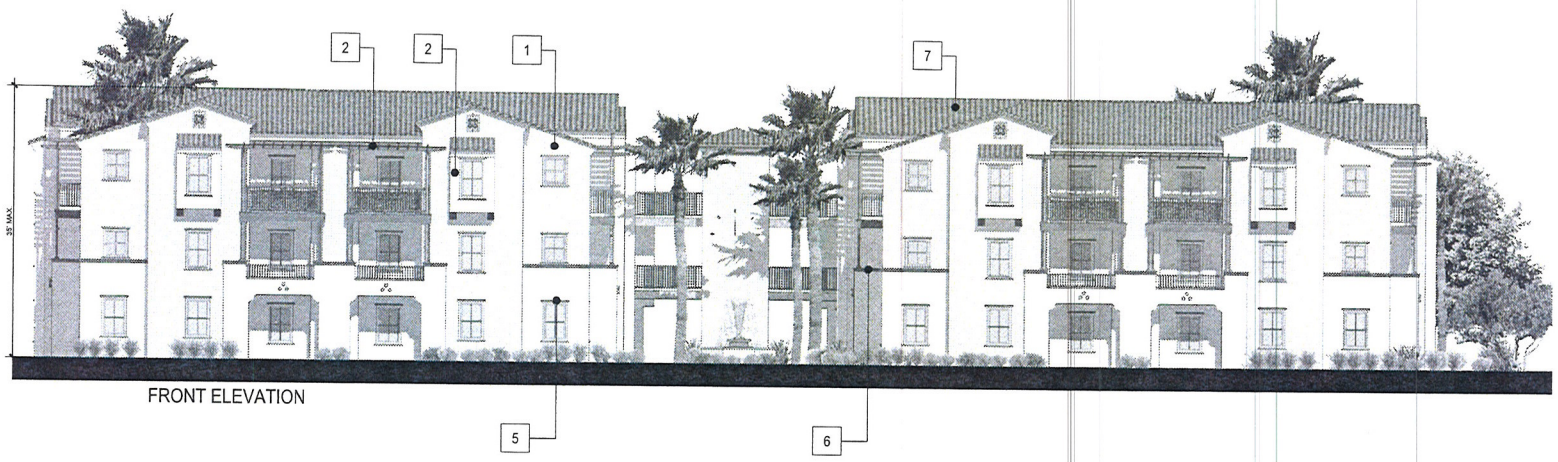
NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RECEIVED
APR 25 2013
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

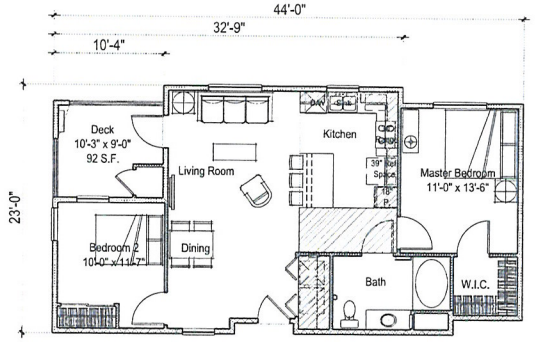
RECEIVED
APR 25 2013
City of Las Vegas
Dept. of Planning

SUP-49176
SDR-49175

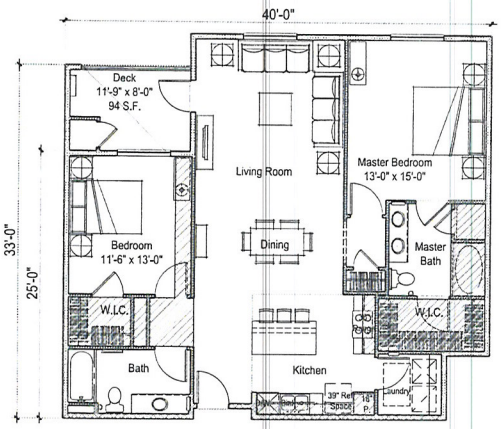
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

0 4 8 16

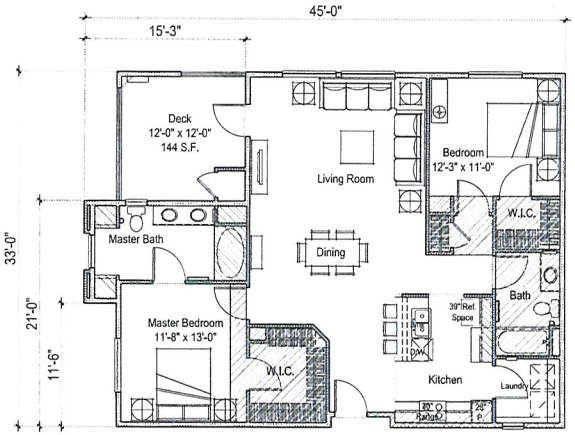
A2.3



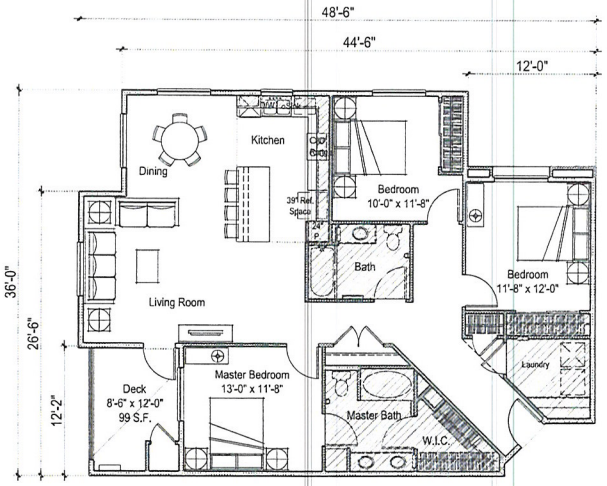
PLAN ONE 882 S.F. 2BR/1BA



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

Blue Marble Development
Contact: James Limerick
4322 Cheyenne
Las Vegas, NV 89032
702.251.0789

UNIT PLANS

NORTH LAS VEGAS, NV
KTGY # 2011-0488 04.23.2013

A2.6

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RECEIVED
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

City of Las Vegas Agenda Item No.: **48.**

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 35-FOOT TALL, THREE-STORY BUILDINGS WITH A WAIVER TO ALLOW NO INTERVENING TWO-STORY STRUCTURES 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). 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. 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

RECEIVED
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.: **49.**

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

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

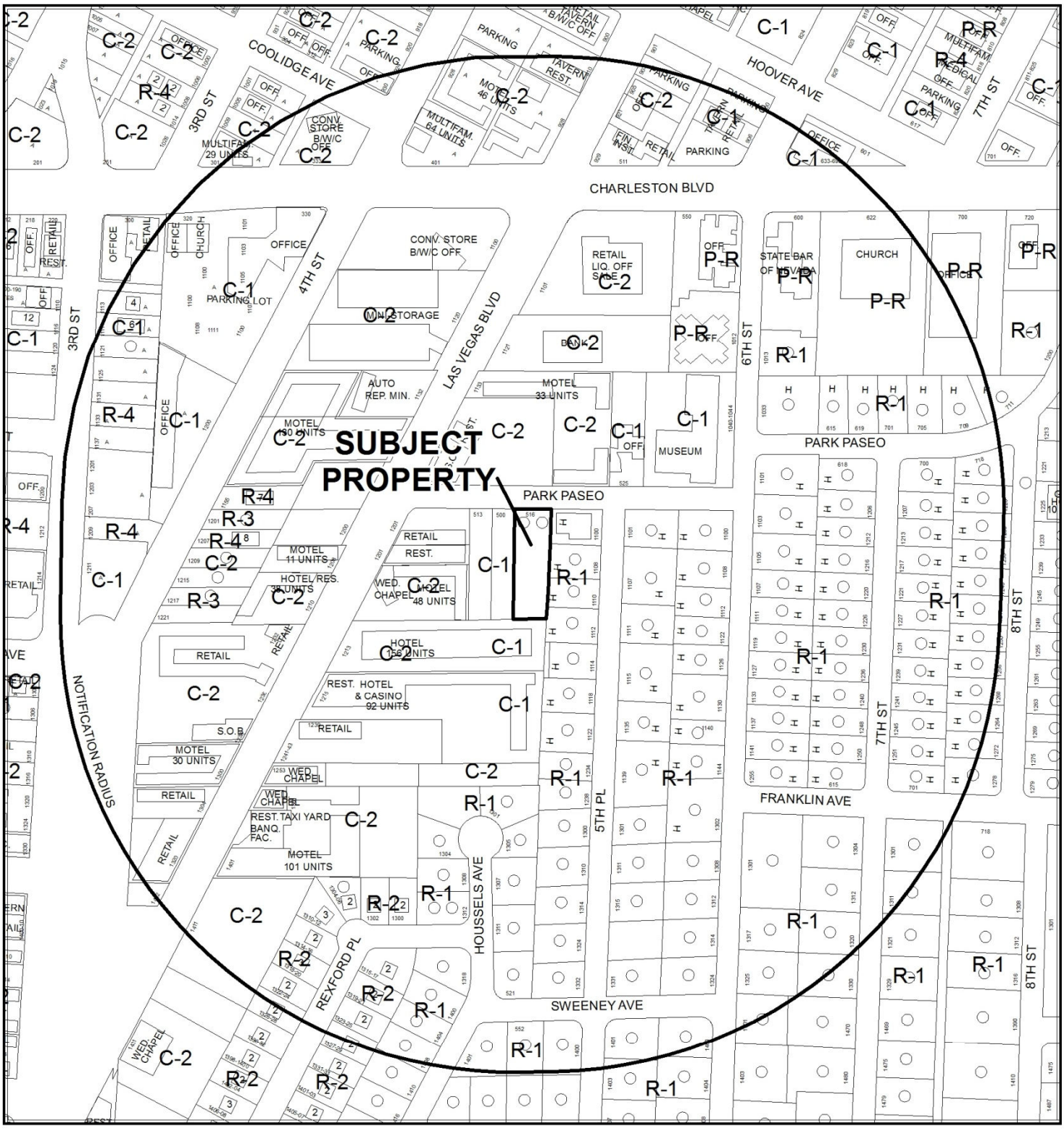
SUBJECT:
SDR-49169 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1201 SOUTH LAS VEGAS BOULEVARD, LLC - For possible action on a request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST AND SOUTH PERIMETERS WHERE 8-FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15-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:
None

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



0 300 600

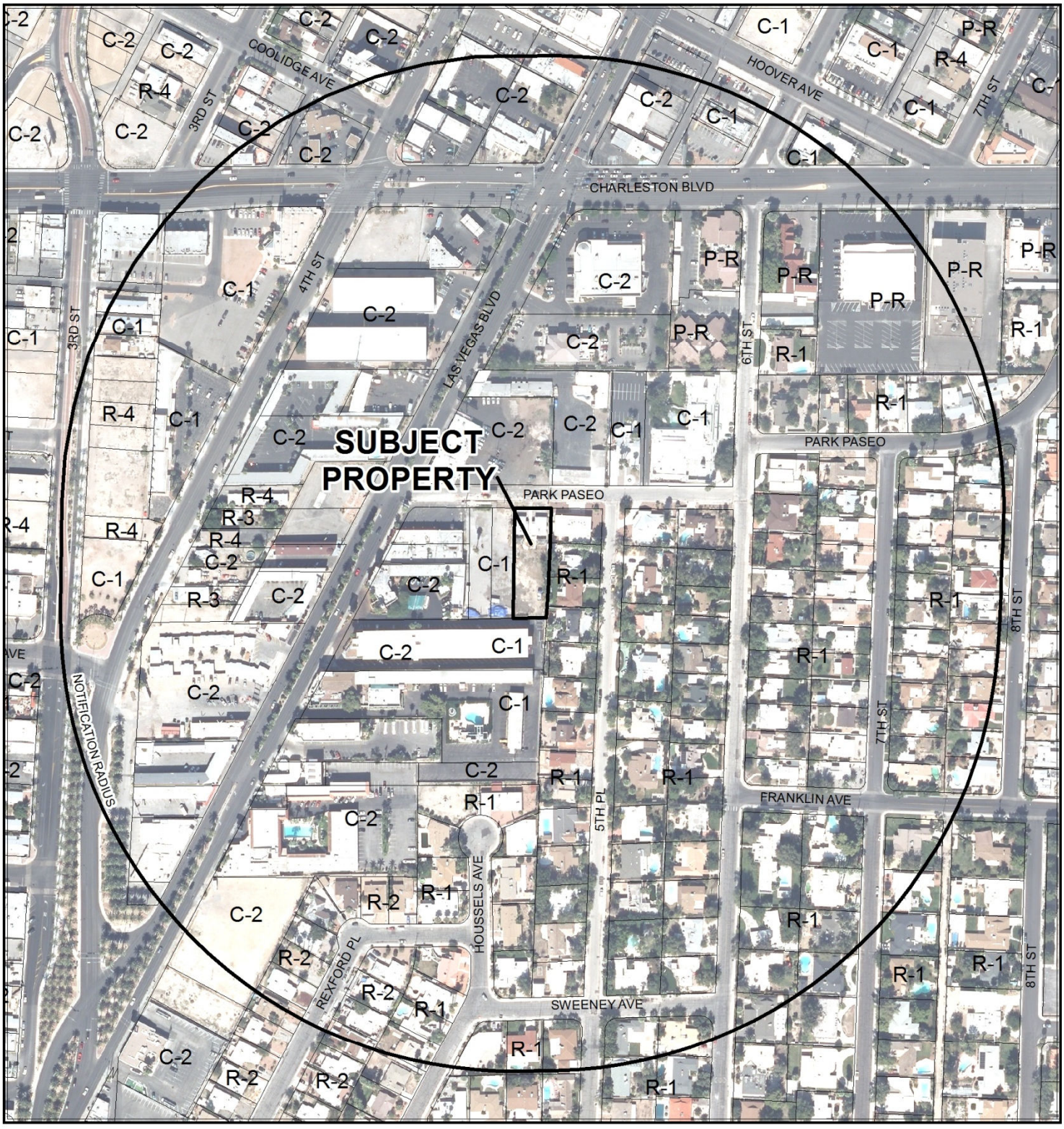
Feet

CASE: **SDR-49169**

RADIUS: 1000 FEET

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

N



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.

RECEIVED
APR 25 2013

Revised 10/27/08

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

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE	HABIT	QTY.	BOTANICAL NAME
TREES	PROVIDE DEEP ROOT WATER TO ALL TREES				
	XYLOSMA (SMALL)	15 GAL.	EVERGREEN	20' O.C.	XYLOSMA CONGESTUM
SHRUBS					
	PINEAPPLE GUAVA	5 GAL.	EVERGREEN	4 FOR EVERY TREE	FEIJOA SELLOWIANA
GROUND COVER					
	GOODDING VERBENA	5 GAL.	EVERGREEN	AS REQ'D PER CODE	GLANDULARIA

SITE DATA

TOTAL AREA

ZONING _____ C-1

GROSS AREA _____ 0.43 ACRES

PARKING

PROVIDED:

STANDARD SPACES _____ = 54 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

5254 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 3WW6
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

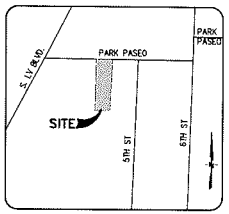
1201 S LAS VEGAS BLVD, LLC
1213 S LAS VEGAS BLVD
LAS VEGAS, NV. 89104-1307

ABBREVIATIONS

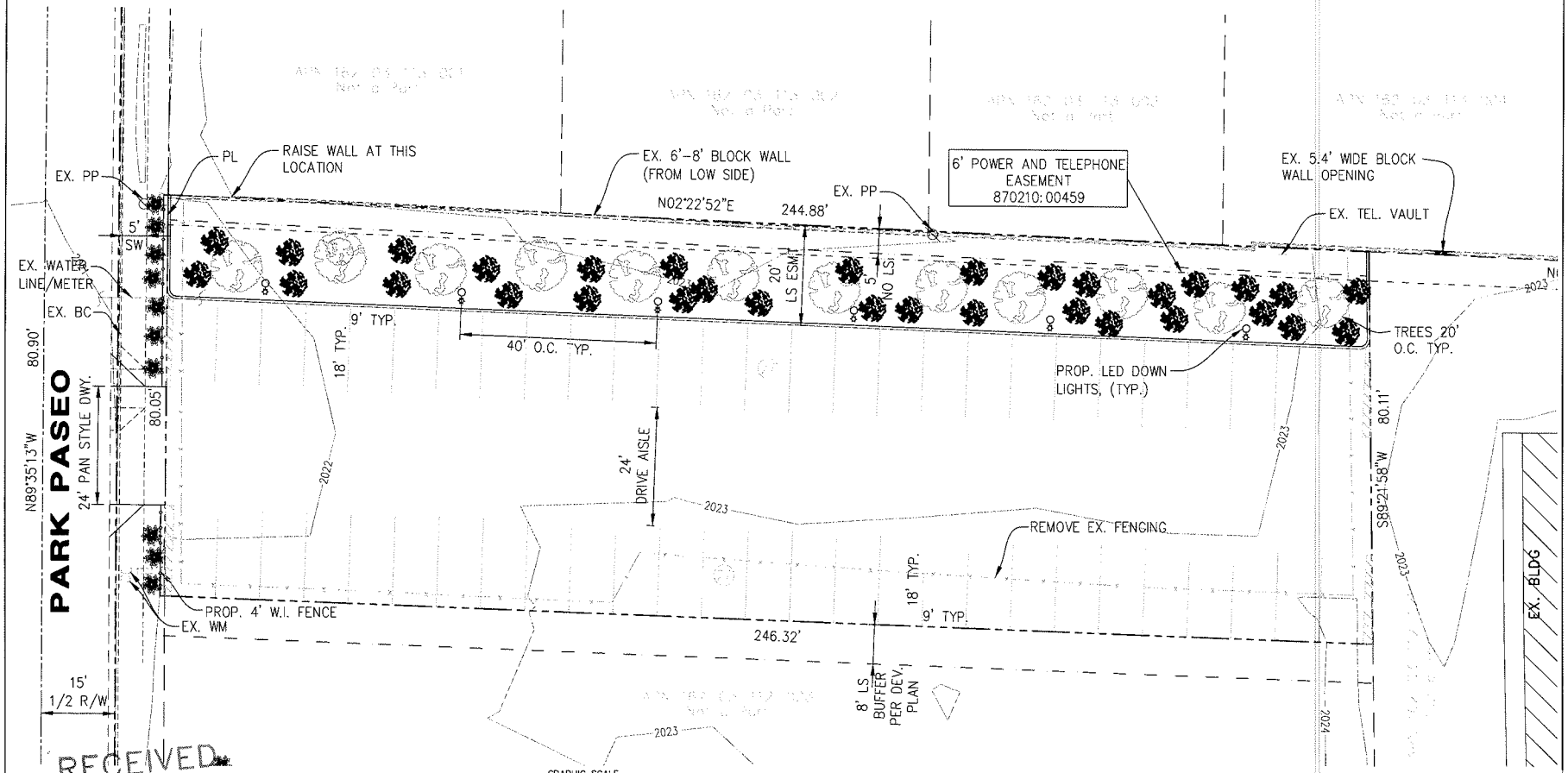
AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL MAP
BSW	BACK OF SIDEWALK
BC	BACK OF CURB
C.L.	CHAIN LINK FENCE
CL	CENTERLINE
EOP	EDGE OF ASPHALT PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
OP	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
PROP	PROPOSED
PP	POWER POLE
R	RADIUS
R/W	RIGHT 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

SDR-49169
REVISED

PREATOR CONSULTING
1012 SILVER RETREAT CT.
HENDERSON, NV. 89002
(702) 564-4062
FAX (702) 564-4062
E-MAIL: PREATORCONSULTING@COX.NET

JOB TITLE
1201 S. LAS VEGAS BLVD, LLC
1201 S. LAS VEGAS BLVD.
LAS VEGAS, NV. 89104
APN: 163-03-112-022

JOB No. 13-01-09

SHEET TITLE
SUPER 8
REMOTE PARKING
SITE PLAN

DESCRIPTION

DATE:
15 MAY 2013

LAZELL R. PREATOR
EXP. 12-31-13
CIVIL
No. 14982
STATE OF NEVADA

SITE-1

SHEET 1 OF 1

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.: **50.**

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

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

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. Abeyance Request submitted by Robert Summerfield
3. Submitted after Final Agenda – Abeyance Request Letter from Staff

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-48048	Staff recommends APPROVAL.	n/a

** PROPOSED AMENDMENT(S) **

1. See attached "UDC Annual Review - Redlined Draft" for proposed modifications to LVMC Title 19 – the Unified Development Code of the City of Las Vegas. Text to be deleted is in red and struck through, while text to be added is in blue and underlined.

RTS

Staff Report Page One
June 11, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

Discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/29/08	The Planning & Development Department introduced the form-based code project to the Planning Commission at the Planning Commission Workshop.
03/23/09	At the Joint City Council and Planning Commission Workshop, the form-based code project was described as being a critical component for implementing corridor plans and walkable community plans.
03/26/09	The Planning & Development Department introduced the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
05/28/09	Project update was presented at the Planning Commission meeting under a Director's Business Item (DIR-34177).
01/28/10	The Planning & Development Department provided an update on the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
01/28/10	The Planning & Development Department held their first Customer Feedback Group meeting with representatives from various stakeholder groups.
03/04/10	The Planning & Development Department provided an overview and update on the form-based code project to the National Association of Industrial and Office Properties (NAIOP) at their membership meeting.
05/13/10	The Planning & Development Department provided an update on the form-based code project to the Planning Commission at the Planning Commission Workshop.
09/23/10	A review of Chapters 19.00, 19.12, 19.14 and 19.18 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39291).
10/21/10	A review of Chapters 19.06, 19.10 and 19.16 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39292).
11/18/10	The Planning Commission recommended adoption of a Text Amendment (TXT-39750) regarding the merging of Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.

03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas.
10/11/11	The Planning Commission voted to hold this item in abeyance to the November 8, 2011 Planning Commission meeting at the request of the staff.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting at the request of the staff.

ANALYSIS

In late 2010, the Planning Commission recommended adoption of a Unified Development Code (UDC) for the city of Las Vegas to consolidate the city's subdivision and zoning codes into one comprehensive development code. As a part of the drafting of new code, department staff worked extensively with members of the public and other city staff to create a new approach to presenting the development standards appropriate to the city. Part of the adoption process of the UDC called for a review and update to the code to take place approximately six months after the adoption of the code. This review is not intended to introduce any substantive changes but is instead meant to make any needed corrections and provide clarification where confusion has resulted from the conversion of the previous two codes into the UDC. Changes are summarized below:

Summary of Changes:

The following text and tables summarize the purposed changes for each chapter under the UDC:

Chapter 19.00 – General Provisions:

Changes
• Adds a Subsection to the Enforcement Section (19.00.090) regarding the registration of certain nonprofit organizations. This was adopted as Ordinance 5998 but was inadvertently left out of the UDC. • Adds the C-PB, R-PD, and T-D districts to the established zoning districts tables, as appropriate, and adds a clarifying footnote regarding the future use of the R-PD district. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.04 – Complete Street Standards:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes. • Added the C-PB district to the "Transportation – Land Use Matrix – Table 1." • Added clarifications regarding the relationship of the Residential Street sections with the adjacent development.

Chapter 19.06 - Residential Districts - Purpose and Development and Design Standards:

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.08 – Commercial and Industrial Districts - Purpose and Development and Design Standards:

Changes
• Removed redundant standards to make clearer what are the expectations. • Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Added back into the code standards for the C-PB district. • Reduced the front and corner side setbacks for the C-2 district to be consistent with the C-1 setbacks. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.10 - Special Area and Overlay Districts - Purpose and Development and Design Standards:

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Adds the use information specific to the C-V district into Section 19.10.020 and clarifies development standards for the district with regards to landscape buffers, residential adjacency and parking.

- Adds a Subsection C to Section 19.10.090 regarding use provisions in the CD-O district.
- Adds an additional map to Section 19.10.100 regarding the Special Signage Sub-district within the Downtown Casino Overlay District.
- Updated the Historic Designation Overlay District Section (19.10.150) to reflect changes to state law and updated terms and definitions to reflect national standards for historic preservation.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.12 – Permissible Uses:

Changes
• Adds the C-PB district to the permitted uses table with appropriate indications for the various uses permitted within the district • Removes the C-V district from the permitted uses table along with indications for the various uses requiring a Special Use Permit and all related provision in Section 19.12.070. This information is now located in 19.10.020. • Moved the Use Restrictions for the CD-O district to Section 19.12.080 from 19.12.090 • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.14 – Nonconforming Uses and Structures:

Changes
• No changes.

Chapter 19.16 - Applications and Procedures:

Changes
• Changed the recordation time limits applicable to Tentative Map to align with state law in Subsection 19.16.050(O). • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.18 – Definitions & Measures:

Changes
• Added various definitions that had been approved by previous City Council action but were inadvertently left out of the UDC adoption related to Specified Anatomical Areas, Specified Sexual Activities and Sexual Novelty.

- Modified the definition for Convenience Store to better correspond to Title 6.
- Provided a graphic to clarify what is meant and intended regarding a Patio Cover.
- Clarifying language added regarding side-loading wheelchair lift parking space requirements.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

FINDINGS

The proposed text amendment will accomplish the following:

- Correct typos and grammatical errors found since the UDC was adopted in March of 2011.
- Clarify standards for various districts and development activities.
- Improves graphics to better provide information related to various standards.
- Re-introduce the Planned Business Park (C-PB) District as a zoning district.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **51.**

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:
APPROVAL

BACKUP DOCUMENTATION:
Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **52.**

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:
APPROVAL

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **53.**

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:
APPROVAL

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **54.**

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

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

SUBJECT:
TXT-49323 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to revise and update procedures and definitions related to the issuance of permits for site grading and 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:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **55.**

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

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

SUBJECT:
TXT-49324 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.02.130 related to the Subdivision Design and Improvement Requirements by providing for additional discretion related to the timing of common area and off-site improvements completion requirements and 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:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **56.**

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