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**

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**Todd L. Moody, Vice Chair**
**Byron Goynes**
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**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.

## August 13, 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 JULY 9, 2013

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

## CONSENT ITEMS:

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

7. ANX-49991 - ANNEXATION - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC - For possible action on a Petition to Annex 18.10 acres at the southwest corner of Farm Road and Grand Canyon Drive (APN 125-18-301-025), Ward 6 (Ross).

8. ANX-50089 - ANNEXATION - APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST - For possible action on a Petition to Annex 5.00 acres approximately 345 feet east of the southeast corner of Severence Lane and Hualapai Way (APN 125-18-401-002), Ward 6 (Ross).

9. ANX-50100 - ANNEXATION - APPLICANT/OWNER: ISIDORO ALCAZAR - For possible action on a Petition to Annex 0.43 acres at 6033 Rio Vista Street (APN 125-27-610-058), Ward 6 (Ross).

10. TMP-50062 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC - For possible action on a request for a Tentative Map FOR A 143-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.06 acres at the northwest corner of Fox Hill Drive and Alta Drive (APN 137-34-111-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers).

11. TMP-50086 - TENTATIVE MAP - VILLAGE 23B PARCEL W - APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 127-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 23.78 acres on the west side of Fox Hill Drive, approximately 1,930 feet north of Alta Drive (APN 137-27-410-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49886].

12. TMP-50088 - TENTATIVE MAP - SAHARA AT LAS VEGAS BLVD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: F N B N ASPEN, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-03-410-008, 162-04-813-070, & 071), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49889].

13. TMP-50099 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL R-S - APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 175-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.90 acres on the east side of Fox Hill Drive, approximately 1,360 feet north of Alta Drive (portion of APN 137-27-713-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50058].

14. TMP-50117 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL V - APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.38 acres on the west side of Fox Hill Drive, approximately 1,200 feet north of Alta Drive (APN 137-34-111-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49891].

## ONE MOTION - ONE VOTE

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

## PUBLIC HEARING ITEMS

15. ABEYANCE - GPA-49489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

16. ABEYANCE - ZON-49494 - REZONING RELATED TO GPA-49489 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

17. ABEYANCE - MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) LAND USE DESIGNATION on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

18. ABEYANCE - ZON-49622 - REZONING RELATED TO MOD-49621 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

19. ABEYANCE - VAR-49623 - VARIANCE RELATED TO MOD-49621 AND ZON-49622 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW SIX-FOOT TALL RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

20. ABEYANCE - WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

21. ABEYANCE - SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

22. ABEYANCE - SNC-49888 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Street Name Change FROM: ART WAY TO: JOYCE STRAUS WAY, Ward 3 (Coffin) [PRJ-49883]. Staff recommends APPROVAL.

23. ABEYANCE - RENOTIFICATION - VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

24. ABEYANCE - RENOTIFICATION - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY,

STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

25. ABEYANCE - VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 SQUARE FEET ARE THE MAXIMUM ALLOWED AND WHERE SEVEN SIGNS WERE APPROVED on a portion of 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

26. ABEYANCE - MSP-49527 - MASTER SIGN PLAN RELATED TO VAR-49529 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-18047) TO ADD A PROPOSED FREESTANDING SIGN AT AN EXISTING GOVERNMENT FACILITY on 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

27. ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

28. ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

29. ABEYANCE - SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

30. ABEYANCE - WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES OF THE STREET; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

31. ABEYANCE - SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

32. ABEYANCE - SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM

A CHILD CARE FACILITY WHERE A MINIMUM 400-FOOT SEPARATION IS REQUIRED AND TO ALLOW SUCH USE ON A 23.25 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE REQUIRED IS 50 ACRES at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

33. ABEYANCE - SUP-49520 - SPECIAL USE PERMIT RELATED TO SUP-49519 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

34. ABEYANCE - SDR-49521 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49519 AND SUP-49520 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on a 0.26-acre portion of a 23.25-acre subdivision at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

35. ZON-50095 - REZONING - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Rezone FROM: R-5 (APARTMENTS) TO: C-1 (LIMITED COMMERCIAL) on 1.2 acres at the northwest corner of Mineral Avenue and South Martin Luther King Boulevard(APN 139-28-402-004), R-5 (Apartment), Ward 5 (Barlow) [PRJ-49907].

36. SUP-50096 - SPECIAL USE PERMIT RELATED TO ZON-50095 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 44 PARKING SPACES WHERE 61 IS REQUIRED AND TO ALLOW ONE LOADING ZONE SPACE WHERE TWO ARE REQUIRED FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Mineral Avenue and South Martin Luther King Boulevard (APN 139-28-402-004), R-5 (Apartment) Zone [Proposed C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907].

37. SDR-50098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50095 AND SUP-50096 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of South Martin Luther King Boulevard and Mineral Avenue (APN 139-28-402-004), R-5 (Apartment) Zone [Proposed C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907].

38. ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross) [PRJ-49965].

39. SUP-50107 - SPECIAL USE PERMIT RELATED TO ZON-50104 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

40. SUP-50108 - SPECIAL USE PERMIT RELATED TO ZON-50104 AND SUP-50107 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 28 PARKING SPACES WHERE 37 IS REQUIRED FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH, FULL SERVICE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

41. SUP-50109 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107 AND SUP-50108 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

42. SUP-50110 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108 AND SUP-50109 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED LPG INSTALLATION at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

43. SUP-50111 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109 AND SUP-50110 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

44. SDR-50105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110 AND SUP-50111 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

45. VAR-50064 - VARIANCE - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE THREE ARE REQUIRED on 0.16 acres at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

46. SUP-50063 - SPECIAL USE PERMIT RELATED TO VAR-50064 - PUBLIC HEARING - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

47. VAR-50091 - VARIANCE - PUBLIC HEARING - APPLICANT: SUSANNA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED on 0.50 acres at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961].

48. SUP-50090 - SPECIAL USE PERMIT RELATED TO VAR-50091 - PUBLIC HEARING - APPLICANT: SUSANNA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 951 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING BUILDING WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961].

49. VAR-50102 - VARIANCE - PUBLIC HEARING - APPLICANT: ADOLFO OROZCO - OWNER: ERIKA AYALA - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE A MINIMUM OF NINE PARKING SPACES ARE REQUIRED on 0.19 acres at 2104 Sunrise Avenue (APN 139-35-812-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

50. VAR-50103 - VARIANCE - PUBLIC HEARING - APPLICANT: ADOLFO OROZCO - OWNER: ERIKA AYALA -

For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE A MINIMUM OF 11 PARKING SPACES ARE REQUIRED on 0.22 acres at 2100 Sunrise Avenue (APN 139-35-812-020), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

51. SCD-50073 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: RENEE HURDLE FAMILY TRUST - For possible action on a request FOR A Major Deviation of the Summerlin Development Standards TO ALLOW AN EXISTING 10-FOOT BLOCK WALL WHERE EIGHT-FOOT IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court (APN 138-19-518-030), P-C (Planned Community) Zone, Ward 4 (Anthony).

52. SUP-49673 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN HAGER-MANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,500 SQUARE-FOOT RESTAURANT AND 120 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER TO ALLOW A 333-FOOT SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 8390 West Sahara Avenue, Suite #130 (APN 163-04-416-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

53. SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

54. SUP-49910 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) Zone, Ward 3 (Coffin).

55. SUP-50035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,400 SQUARE-FOOT GENERAL RETAIL STORE at 2305 East Bonanza Road (APN 139-26-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-49756].

56. SUP-50068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMCKE INVESTMENTS INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,716 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 362-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4708 West Charleston Boulevard (APN-139-31-410-126) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

57. SUP-50069 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMY YOUSIF, LLC - OWNER: YOUSIF LIMITED, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE, at 1961 East Charleston Boulevard (APNs 139-35-803-013 & 024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49855].

58. SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030].

59. SUP-50075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030].

60. SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS

REQUIRED AND TO EXTEND THE HOURS OF OPERATIONS TO 12:30 A.M. WHERE 11:00 P.M. IS THE MAXIMUM ALLOWED at 4950 West Craig Road, Suite 5 (APN 138-01-619-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-49853].

61. SUP-50094- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS L. P. - For possible action on a request FOR A PROPOSED AUTOMOBILE RENTAL ESTABLISHMENT on 6.28 acres at 7240 West Azure Drive, Suite 105 (APN 125-27-113-007) TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49849].

62. SUP-50112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 3216 West Charleston Boulevard, Suite B (APN 139-32-403-010), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

63. SUP-50121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872].

64. SDR-50120 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50121 - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GAS SALES CANOPY on 1.44 acres at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872].

65. SDR-49431 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT FOUR MULTI- FAMILY BUILDINGS TO A 9,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A 20-FOOT PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A 50-FOOT PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.03 acres at 3925 Coran Lane and 1881 and 1889 Cypress Trail (APNs 139-19-703-002, 004 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

66. SDR-49916 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHAMPION CENTER OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1.3-ACRE SOLAR PANEL INSTALLATION on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-49831].

67. SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932].

## DIRECTOR'S BUSINESS:

68. 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.

## CITIZENS PARTICIPATION:

69. 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: AUGUST 13, 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: AUGUST 13, 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: AUGUST 13, 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: AUGUST 13, 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: AUGUST 13, 2013

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

**SUBJECT:**
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 9, 2013

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 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: AUGUST 13, 2013**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

**SUBJECT:**

ANX-49991 - ANNEXATION - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC - For possible action on a Petition to Annex 18.10 acres at the southwest corner of Farm Road and Grand Canyon Drive (APN 125-18-301-025), Ward 6 (Ross). Staff recommends APPROVAL.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

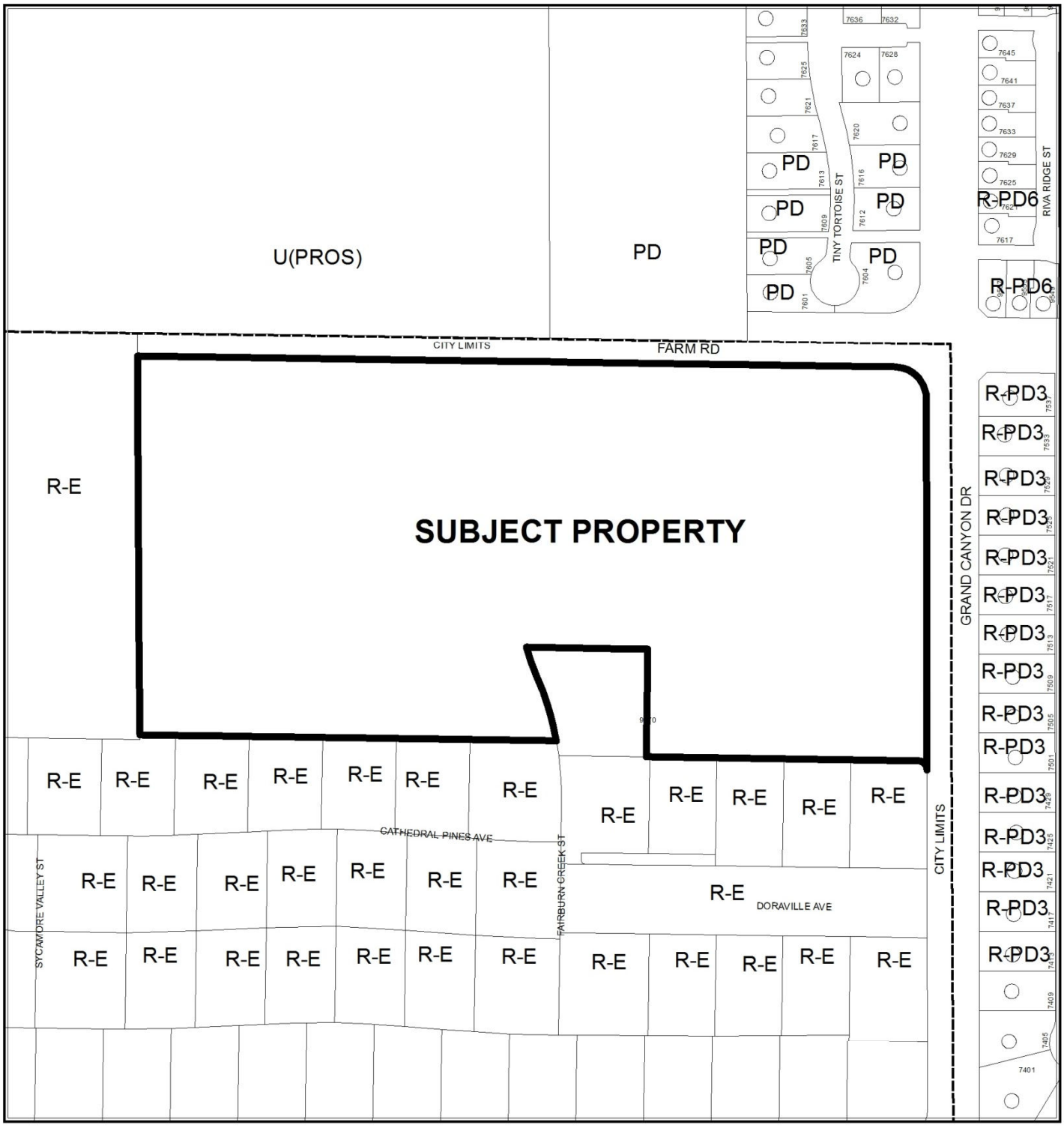
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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




**CASE: ANX-49991**

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Feet

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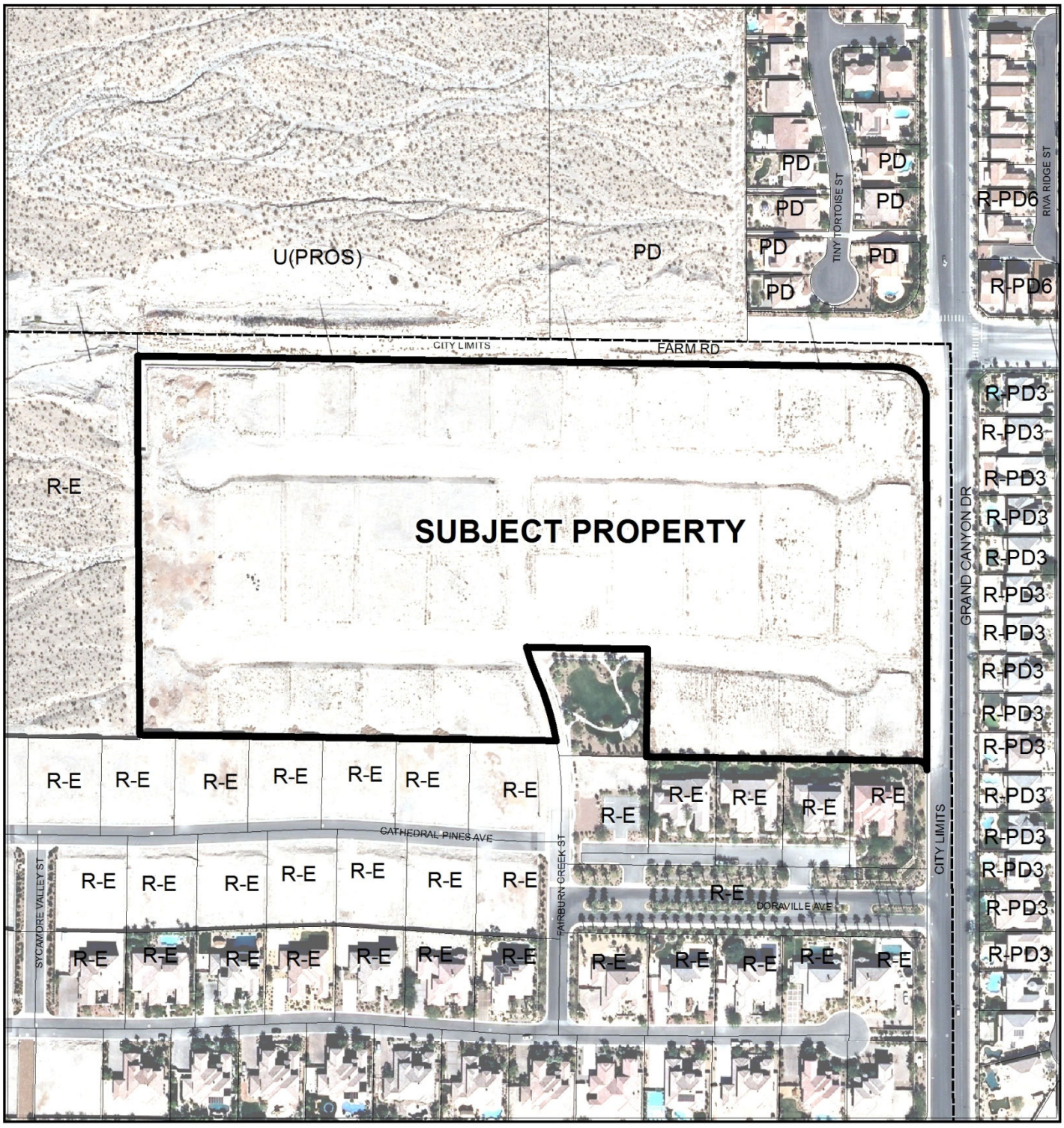



**CASE: ANX-49991**

0 200 400
Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-49991** APN: 125-18-301-025

Name of Property Owner: Pinnacle-Capriana I, LLC

Name of Applicant: Pinnacle-Capriana I, LLC

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: FRANK B. WYATT, PRES.

Subscribed and sworn before me

This 17th day of June, 2013

Debra A. Apple

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. APPLE
No: 97-2729-1
My Appointment Expires July 13, 2013

RECEIVED

JUN 20 2013

City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Annexation

**Project Address (Location)** Farm and Grand Canyon

**Project Name** North Creek **Proposed Use**

**Assessor's Parcel #(s)** 125-18-301-025 **Ward #**

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

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

**Gross Acres** 18.1 **Lots/Units** _____ **Density** _____

**Additional Information** _____

RECEIVED
CITY CLERK
2013 JUN 25 A 11:31

**PROPERTY OWNER** Pinnacle-Capriana I, LLC **Contact** Frank Wyatt

**Address** 8080 W. Sahara Avenue, Suite D **Phone:** (702) 228-0720 **Fax:** _____

**City** Las Vegas **State** Nevada **Zip** 89117

**E-mail Address** _____

**APPLICANT** Pinnacle-Capriana, I LLC **Contact** Frank Wyatt

**Address** 8080 W. Sahara Avenue, Suite D **Phone:** (702) 228-0720 **Fax:** _____

**City** Las Vegas **State** Nevada **Zip** 89117

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

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 G. WYATT, PRES.

Subscribed and sworn before me

This 17th day of June, 2013.

Debra A. Apple

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. APPLE
No: 97-2729-1
My Appointment Expires July 13, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | ANX-49991 |
| **Meeting Date:** | 8/13/13 |
| **Total Fee:** | $330.00 |
| **Date Received:*** | 6/20/13 |
| **Received By:** | |

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

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

RECEIVED
JUN 20 2013
City of Las Vegas
Department of Planning

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PIN0402-004

June 20, 2013

Doug Rankin
City of Las Vegas

SUBJECT: **North Creek**
Justification Letter for an Annexation (APN 125-18-301-025)

Slater Hanifan Group, on behalf of the applicant, Pinnacle Homes, respectfully submits this justification letter for a request to annex the subject parcel into the City of Las Vegas.

The subject development is comprised of 18.1 ± gross acres and is located at the southwest corner of Grand Canyon Drive and Farm Road within Clark County, Nevada.

The applicant has met with City officials who requested the request for annexation. Note the site will be served by City of Las Vegas sewer.

Please contact me at 284-5300 if you have any questions regarding these applications.
Sincerely,

**Slater Hanifan Group, Inc.**

Todd Steadham

Todd Steadham, PE
Associate

CC:
Frank Wyatt, Pinnacle Homes
Chelsea Peltier, SHG

RECEIVED

JUN 20 2013

City of Las Vegas
Department of Planning

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



**ANX-49991**

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

# *AGENDA SUMMARY PAGE - PLANNING*

## PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

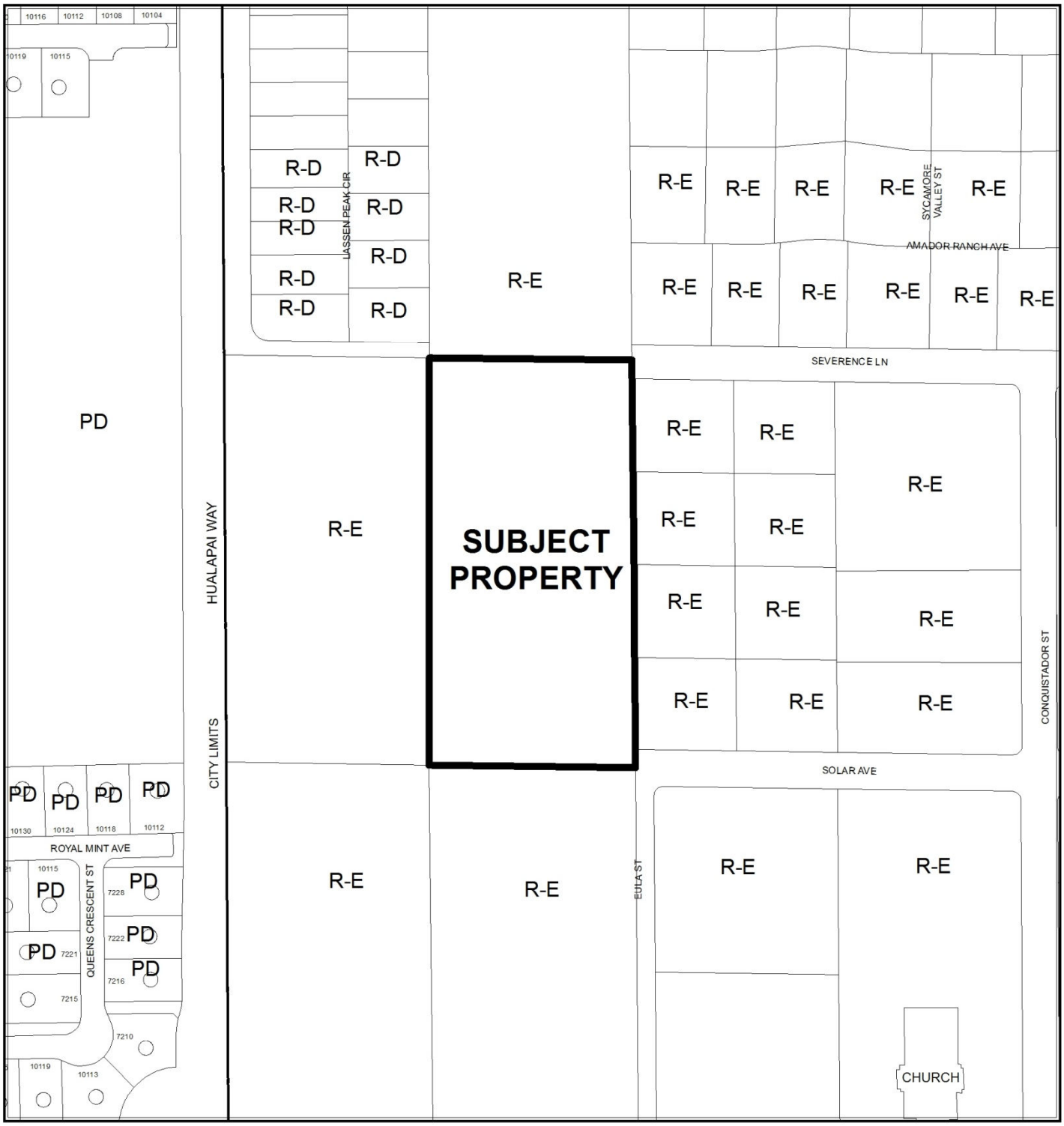
**SUBJECT:**
ANX-50089 - ANNEXATION - APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST - For possible action on a Petition to Annex 5.00 acres approximately 345 feet east of the southeast corner of Severence Lane and Hualapai Way (APN 125-18-401-002), Ward 6 (Ross). Staff recommends APPROVAL.

**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.

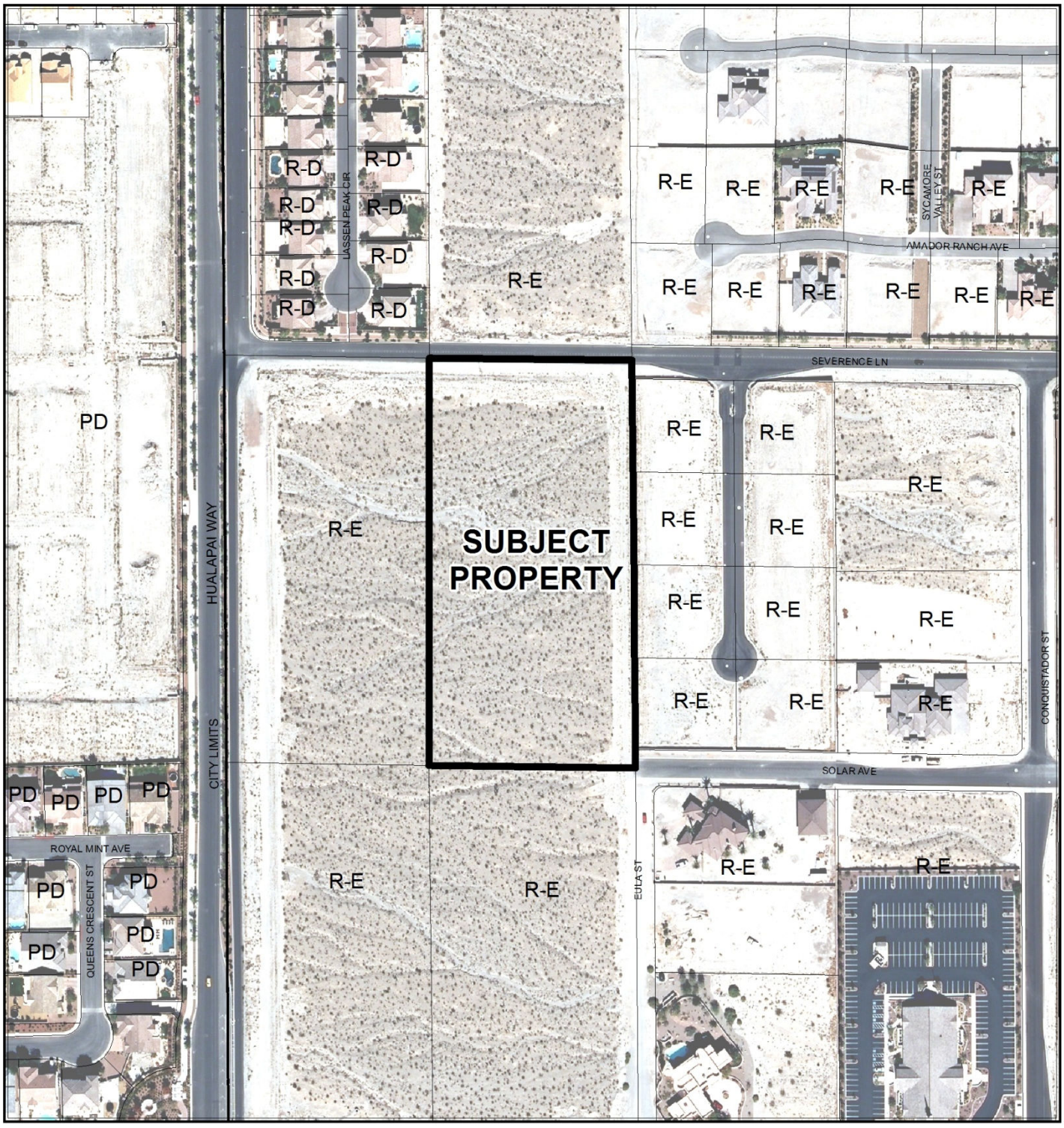
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE: ANX-50089**

0 200 400 Feet

N




**CASE: ANX-50089**

0 200 400 Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50089** APN: 125-18-401-002

Name of Property Owner: Mary Jane Hayes, Trustee of the Drago Survivor's Trust

Name of Applicant: Realty Specialists

Name of Representative: Triton 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: _____

RECEIVED
JUN 27 2013

Signature of Property Owner: Mary Jane Hayes

Print Name: Mary Jane Hayes

Subscribed and sworn before me

This 10 day of JUNE, 2013

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires March 1 2014

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

CITY CLERK Angela Ciolli
2013 JUL 1 P 4:10

**Application/Petition For:** Annexation

**Project Address (Location)** NE Corner Hualapai Way and Elkhorn Road

**Project Name** _____ **Proposed Use** RESIDENTIAL

**Assessor's Parcel #(s)** 125-18-401-002 **Ward #** 6

**General Plan:** existing RL proposed _____ **Zoning:** existing RE proposed R1

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

**Gross Acres** 5 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Mary Jane Hayes, Drago Survivor's **Contact** Mary Jane Hayes
**Address** 2612 Ashby Ave **Phone:** _____ **Fax:** _____
**City** LAS VEGAS **State** NEVADA **Zip** 89102
**E-mail Address** _____

**APPLICANT** Realty Specialists **Contact** Mike Longi
**Address** 9494 W. Flamingo Rd. #102 **Phone:** (702) 221-8070 **Fax:** (702) 221-8073
**City** LAS VEGAS **State** NEVADA **Zip** 89147
**E-mail Address** Mike@planetforsale.com

**REPRESENTATIVE** Triton Engineering **Contact** AIMEE IGNATOWICZ
**Address** 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062
**City** LAS VEGAS **State** NEVADA **Zip** 89146
**E-mail Address** aignatowicz@tritoneng.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*** Mary Jane Hayes

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

**Print Name** Mary Jane Hayes

Subscribed and sworn before me

This 27 day of JUNE, 20 13.

RECEIVED JUN 27 2013

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark DANE S. HALOVICH No: 06-107101-1 My Appointment Expires March 1 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | ANX-50089 |
| Meeting Date: | 8-13-13 |
| Total Fee: | 330 00 |
| Date Received:* | 6-27-13 |
| Received By: | |

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

Triton
Engineering

June 25, 2013

Doug Rankin
Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

**Subject: Justification letter for ANNEXATION of Parcel# 125-18-401-002**

Dear Mr. Rankin:

As representatives of Mary Hayes we respectfully request annexation in the above mentioned parcel. The subject property is located within Clark County, Nevada.

The area proposed to be annexed contains 1 individual parcel. Clark County does not provide any of the needed services for development of the subject property; therefore, we are seeking annexation into the City in order to have these services provided for future residential development on the subject parcels.

If you should have any questions concerning this, please contact either myself or Kelly Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee Ignatowicz
Project Coordinator

RECEIVED
JUN 27 2013
ANX-50089

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 2013**

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

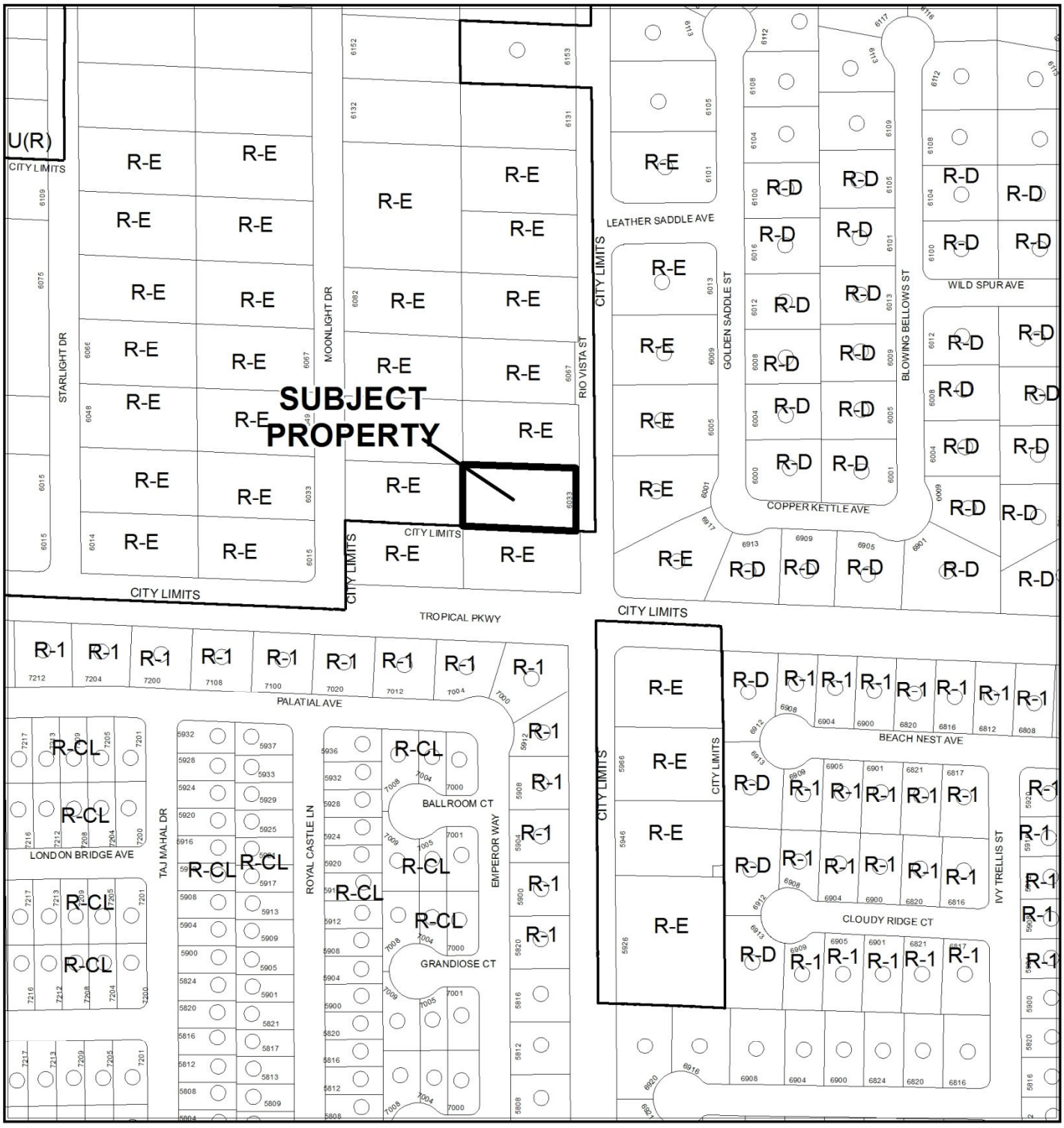
**SUBJECT:**
ANX-50100 - ANNEXATION - APPLICANT/OWNER: ISIDORO ALCAZAR - For possible action on a Petition to Annex 0.43 acres at 6033 Rio Vista Street (APN 125-27-610-058), Ward 6 (Ross). Staff recommends APPROVAL.

**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.

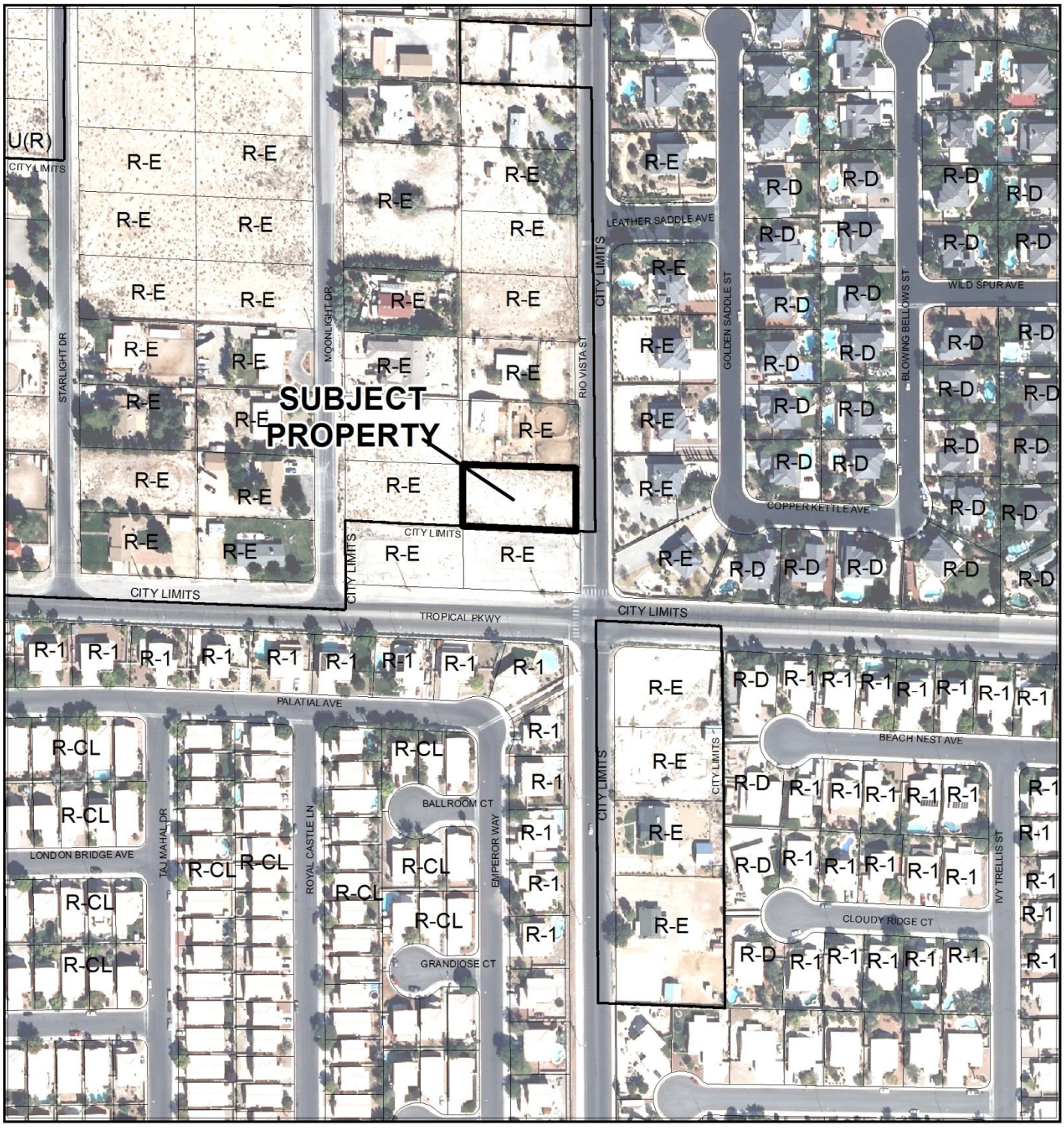
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE: ANX-50100**

0 200 400
Feet

N




**CASE: ANX-50100**

0 200 400 Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50100** APN: 125-27-610-058

Name of Property Owner: Isidoro Alcazar

Name of Applicant: Isidoro Alcazar

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: Isidoro Alcazar.

Subscribed and sworn before me

This 27 day of June, 2013

_____

Notary Public in and for said County and State

ANGELICA CASTRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7002-1

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
Angela Coll
2013 JUL -1 P 4:10

**Application/Petition For:** Annex to City Zoning

**Project Address (Location)** 6033 Rio Vista Las Vegas, NV 89130

**Project Name** Alcazar Residence **Proposed Use** RE

**Assessor's Parcel #(s)** 125-27-610-058 **Ward #** _____

**General Plan:** existing _____ proposed _____ **X Zoning:** existing County proposed city

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

**Gross Acres** 1.43 **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Isidoro Alcazar **Contact** _____

**Address** 720 Cactus Lane **Phone:** 702-336-4721 **Fax:** 888-600-0450

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

**E-mail Address** Isidoroalcazar@yahoo.com

**APPLICANT** Isidoro Alcazar **Contact** _____

**Address** 720 Cactus Lane **Phone:** 702-336-4721 **Fax:** 888-600-0450

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

**E-mail Address** Isidoro Alcazar@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*** _____

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

**Print Name** Isidoro Alcazar

Subscribed and sworn before me

This 27 day of June, 20 13.

_____

Notary Public in and for said County and State

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning

ANGELICA CASTRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7002-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ANX-50100 |
| Meeting Date: | 8/13/13 |
| Total Fee: | $330.00 |
| Date Received:* | 6/27/13 |
| Received By: | |

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

County will not let me use
~~ex~~ current septic sistem
Nide to Annex to city to conect to
city sewer Line
I will bild single familly residence

[signature] 6-27-13

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning
ANX-50100

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 2013**

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

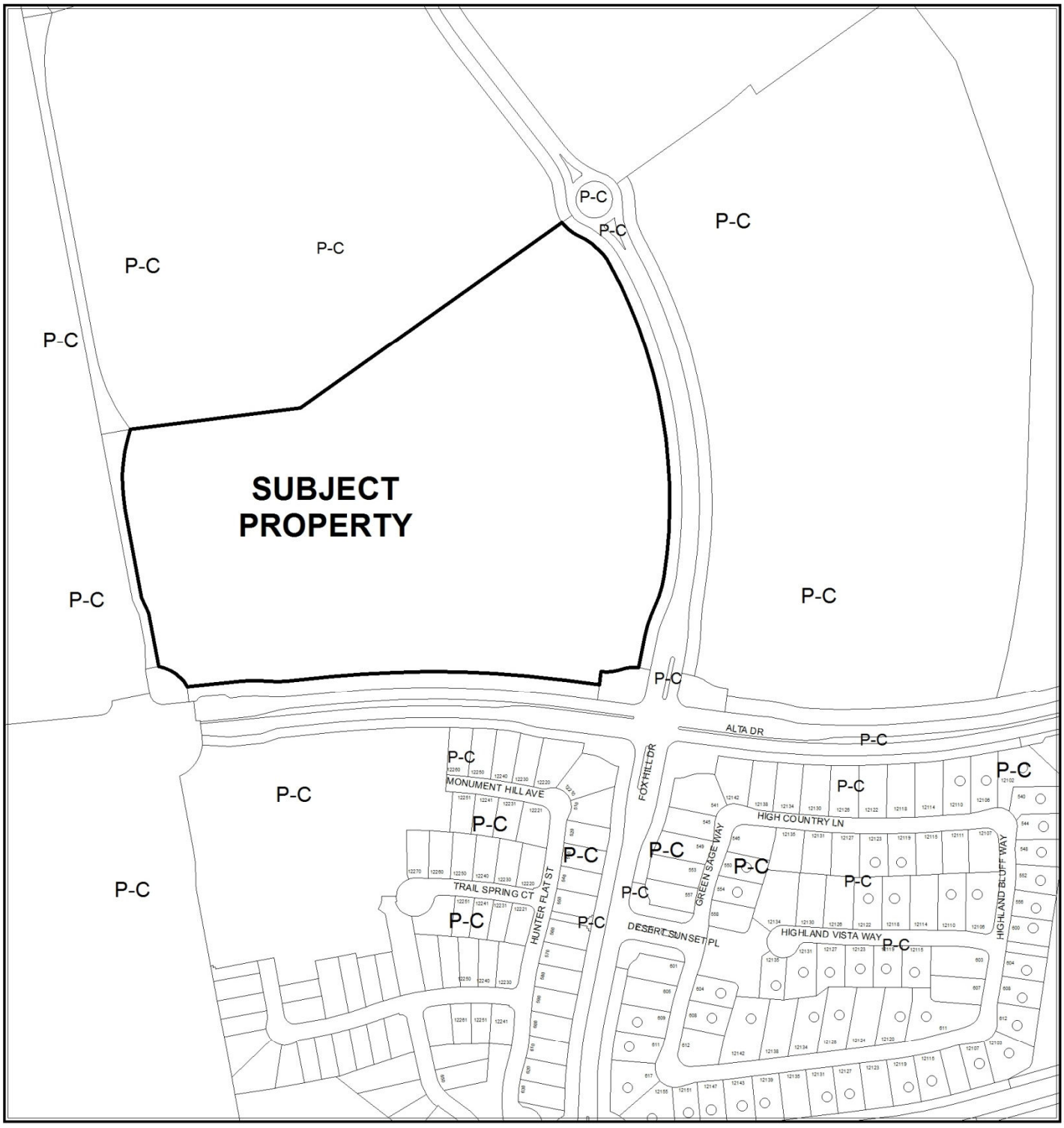
**SUBJECT:**
TMP-50062 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC - For possible action on a request for a Tentative Map FOR A 143-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.06 acres at the northwest corner of Fox Hill Drive and Alta Drive (APN 137-34-111-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers). Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter




**CASE:** **TMP-50062**

0 300 600
Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED)
Summerlin Special Land use Designation]

N




**CASE:** **TMP-50062**

0 300 600 Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED)
Summerlin Special Land use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-50062** APN: 137-34-111-002

Name of Property Owner: KB Home LV Tevare LLC

Name of Applicant: KB Home

Name of Representative: Christa Bilbrey

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: ROBERT McGIBNEY

State of Nevada, County of Clark
Subscribed and sworn before me

This 25th day of June, 2013
by Robert McGibney.

_____
Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-25-15
Certificate No: 99-56809-1

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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** NW Corner of Fox Hill Drive and Alta Drive

**Project Name** Tevare **Proposed Use** Residential

**Assessor's Parcel #(s)** 137-34-111-002 **Ward #** 2

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

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

**Gross Acres** 28.46 **Lots/Units** 143 **Density** 5.02

**Additional Information** _____

**PROPERTY OWNER** KB Home **Contact** Christa Bilbrey

**Address** 5655 Badura **Phone:** 266-8400 **Fax:** 266-8623

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

**E-mail Address** cbilbrey@kbhome.com

**APPLICANT** KB Home **Contact** Christa Bilbrey

**Address** 5655 Badura **Phone:** 266-8400 **Fax:** 266-8623

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

**E-mail Address** cbilbrey@kbhome.com

**REPRESENTATIVE** Smart Growth Engineering **Contact** Jason Gross

**Address** P.O. Box 98274 **Phone:** 336-3723 **Fax:** 529-0813

**City** Las Vegas **State** NV **Zip** 89193

**E-mail Address** jgross@smartgrowthengineering.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** Robert McGibrey

State of Nevada, County of Clark

Subscribed and sworn before me

This 25th day of June, 2013

by Robert McGibrey

C. Bilbrey

Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-25-15
Certificate No: 99-56809-1

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | TMP-50062 |
| **Meeting Date:** | 08/13/13 |
| **Total Fee:** | $750.00 |
| **Date Received:*** | 06/26/13 |
| **Received By:** | Jonathan B |

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

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

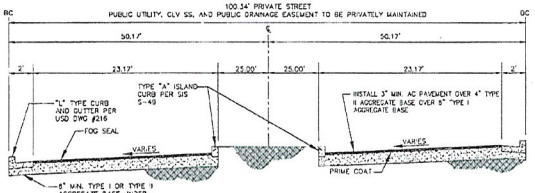
RECEIVED
JUN 26 2013
City of Las Vegas
Dept. of Planning

# TENTATIVE MAP

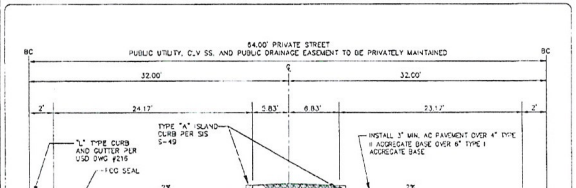
FOR

# SUMMERLIN VILLAGE 23B, PARCEL U
# TEVARE

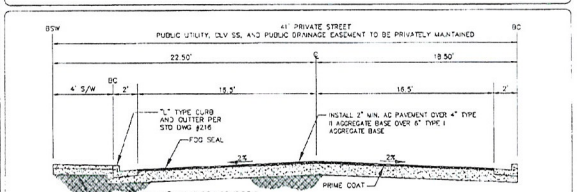
A SINGLE FAMILY RESIDENTIAL PROJECT LOCATED WITHIN THE CITY OF LAS VEGAS, NEVADA
APN 137-34-111-002
28.46 ACRES



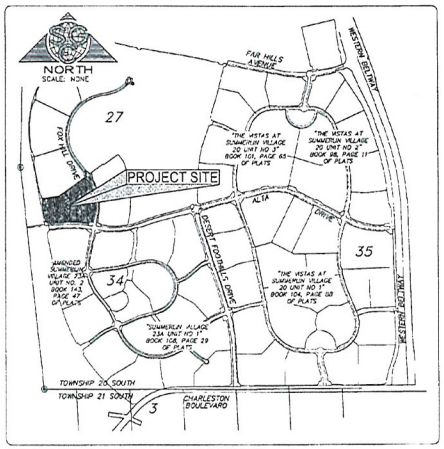

100.34 ' ENTRY STREET SECTION (PRIVATE)
NOT TO SCALE




64.00 ' STREET SECTION (PRIVATE)
NOT TO SCALE




TYPICAL 41' STREET SECTION (PRIVATE)
NOT TO SCALE




VICINITY MAP
NOT TO SCALE

## SITE DATA

ZONING: RPC
LAND USE: SF-3
GROSS ACREAGE: 28.46
NUMBER OF LOTS: 143
PROPOSED DENSITY: 5.02 DU/ACRE

## CONNECTIVITY RATIO

CONNECTIVITY RATIO= LINKS/NODES
LINKS= 13.5
NODES= 10
CONNECTIVITY RATIO= 13.5/10 = 1.35

## BASIS OF BEARINGS

NORTH 89°46'49" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

## BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION SLV09 2AN68

RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE.

ELEVATION = 3304.45 (NAVD'88)

## ASSESSOR'S PARCEL NUMBER

137-34-111-002

## LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 14 THRU 17, 20 THRU 23, 26 THRU 29, AND 32 THRU 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST AND SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT U OF SUBDIVISION PLAT BOOK 145, PAGE 29 AS SHOWN BY MAP THEREOF IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

## UTILITY COMPANIES

WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
ELECTRIC: NV ENERGY
NATURAL GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: CENTURY LINK
SOLID WASTE DISPOSAL: REPUBLIC SERVICES

## FLOOD ZONE

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 3200020 2150 E. EFFECTIVE DATE: SEPTEMBER 27, 2002.

THE SITE IS LOCATED IN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## SEWER CONTRIBUTION

143 UNITS X 350 GPD/UNIT = 0.036 MGD (AVERAGE)
143 UNITS X 350 GPD/UNIT X 3.5 PEAK FACTOR = 0.126 MGD (PEAK)

## WATER/SEWER STATEMENT

EXISTING WATER AND SEWER MAINS ARE ARE STUBBED INTO THE SITE.

## GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS OF CLARK COUNTY AREA, NEVADA AND THE SUMMERLIN IMPROVEMENT STANDARDS.
2. ALL LOT DIMENSIONS FOR THIS SITE ARE PRELIMINARY AND WILL VARY FROM THE FINAL MAP.
3. BUILDING SETBACKS SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
4. UTILITY EASEMENTS SHALL BE DEDICATED TO THE RESPECTIVE AGENCIES.
5. ALL STORM WATER DRAINAGE SHALL COMPLY WITH THE VILLAGE 23B FOX HILL DRIVE TECHNICAL DRAINAGE STUDY. THE 100 YEAR STORM EVENT SHALL DISCHARGE TO FOX HILL AVENUE VIA UNDERGROUND STORM DRAIN.
6. GRANTS SHALL BE ESTABLISHED TO MAINTAIN ALL LANDSCAPING WITHIN COMMON ELEMENTS FOR THIS SUBDIVISION. THE COMMON ELEMENTS SHALL BE MAINTAINED IN PERPETUITY BY THE THE HOMEOWNER'S ASSOCIATION.
7. THIS SITE CONTAINS NO KNOWN FAULTS AND FISSURES.
8. SPRINGS, SEEPS AND OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT OBSERVED ON THE SUBJECT PROPERTY.
9. THE OWNER/DEVELOPER WILL BE ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS BY SEPARATE DOCUMENT.
10. ALL CURVE RADII SHOWN ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.

## NOTE

ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS AND OPEN SPACES ARE TO BE PRIVATE.

## OWNER

KB HOME
9555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
(702) 256-9400

## DEVELOPER

KB HOME
9555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
(702) 256-9400

## ENGINEER

SMART GROWTH ENGINEERING
P.O. BOX 28274
LAS VEGAS, NEVADA 89193
(702) 326-3723

## THE HOWARD HUGHES CORPORATION APPROVAL

SIGNATURE Vice President, Planning & Design
6.25.13
DATE

Call before you Dig
Avoid cutting underground utility lines it's costly.
Call 811
or
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
811
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEM AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY.
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

| BY | DATE | REVISION DESCRIPTION | REV. |
|---|---|---|---|
| | | | |

DRAWN:
DESIGNED:
CHECKED:
DATE: 06/13
SCALE: NONE
HORIZ.
VERT.
PROJECT NO: 100-001-003


KB HOME
5555 RADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: (702) 256-9400 FAX: (702) 256-3723

SMART GROWTH ENGINEERING
P.O. BOX 28274, LAS VEGAS, NEVADA 89193
PHONE: 702-326-3723, FAX: 702-529-9613


SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

TENTATIVE MAP COVER

JASON P GROSS
Exp: 09/30/13
No. 21569
06/25/13

SHEET:
T1
1 OF 3

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

TMP-50062




DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: 1"=80'
HORIZ. SCALE
PROJECT NO: 100-031-003

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: (702) 547-7500 FAX: (702) 547-7501

SMART GROWTH ENGINEERING
P.O. BOX 36774, LAS VEGAS, NEVADA 89133
PHONE: (702) 256-3782 FAX: (702) 256-6811

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

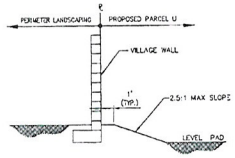
TENTATIVE MAP

PROFESSIONAL ENGINEER - STATE OF NEVADA
JASON P. GROSS
Exp: 06/30/15
No. 21859
06/25/13

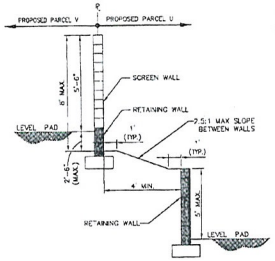
SHEET: T2
2 OF 3

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

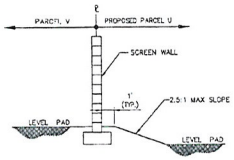
TMP-50062



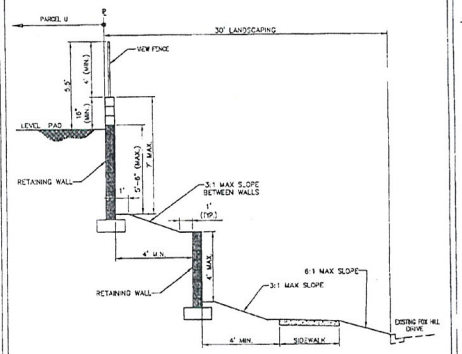

A D1 PERIMETER SECTION
SCALE: N.T.S.




B D1 PERIMETER SECTION
SCALE: N.T.S.




C D1 PERIMETER SECTION
SCALE: N.T.S.




D D1 FOX HILL DRIVE PERIMETER SECTION
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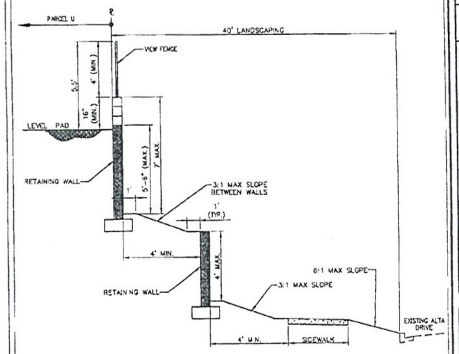
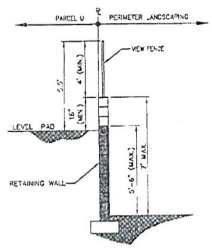



E D1 ALTA DRIVE PERIMETER SECTION
SCALE: N.T.S.




F D1 PERIMETER SECTION
SCALE: N.T.S.

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

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
or
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

| REV. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|

DRAWN:
DESIGNED:
CHECKED: SGE
DATE: APRIL '13
SCALE: HORIZ. VERT.
PROJECT NO. 100-001-003

KBHOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-266-8400, FAX: 702-266-8623
SMART GROWTH ENGINEERING
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-336-3723, FAX: 702-529-0813

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

CROSS SECTION DETAILS

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASON P. CROSS
Exp: 06/30/15
No. 21666
06/25/13

SHEET D1
3 OF 3

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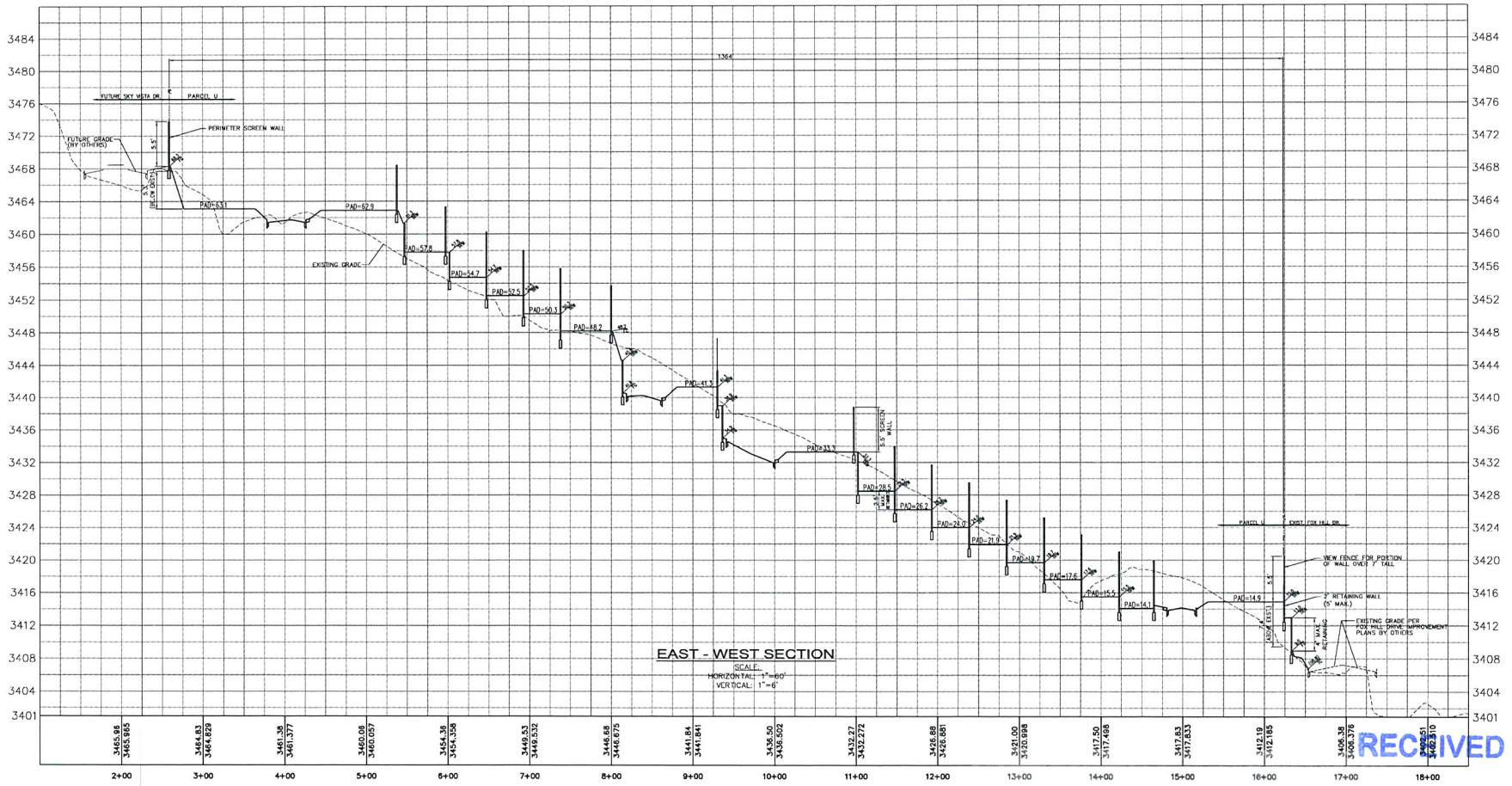
City of Las Vegas
Dept. of Planning

TMP-50062




## EAST - WEST SECTION

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

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City of Las Vegas
Dept. of Planning

**TMP-50062**

| REV. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: HORIZ. 1"=60' VERT. 1"=6'
PROJECT NO: 100-001-003

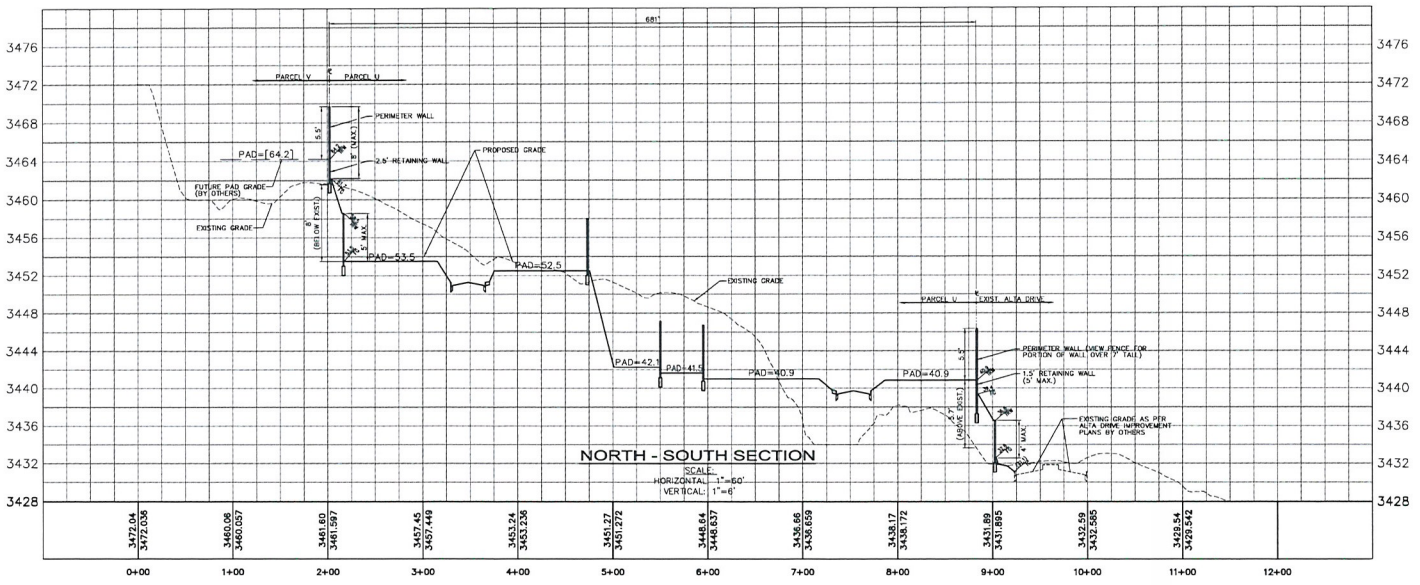

KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-265-8400, FAX: 702-266-8623

SMART GROWTH
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-336-3723, FAX: 702-528-0813


SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

EAST - WEST SECTION

SHEET: S1
1 OF 2




NORTH - SOUTH SECTION

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

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

TMP-50062

DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: HORIZ 1"=60' VERT 1"=6'
PROJECT NO. 100-001-003

| REV | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|

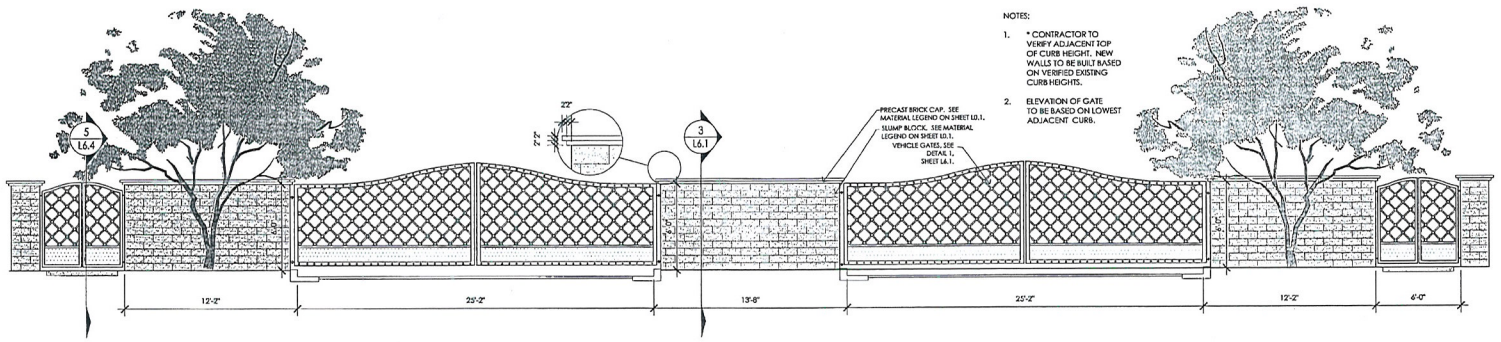

KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-266-8400, FAX: 702-266-8623

SMART GROWTH ENGINEERING
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-338-3723, FAX: 702-528-0813

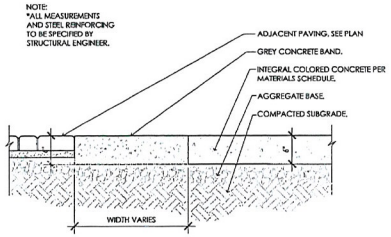

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

NORTH - SOUTH SECTION

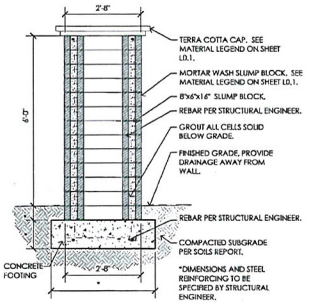
SHEET: S2
2 OF 2



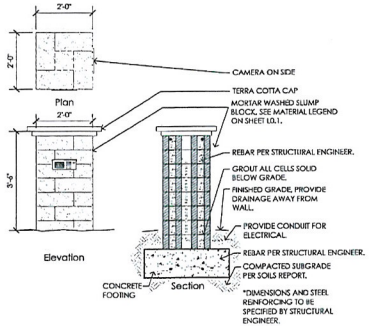

1 *Vehicle Gate Elevation*
Scale: 1/4" = 1'-0"



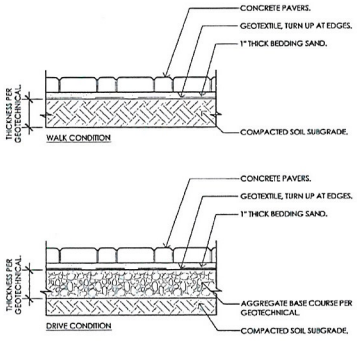

2 *Concrete Band*
Scale: 1" = 1'-0"



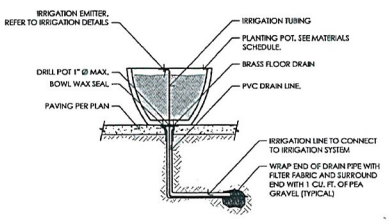

3 *Slump Block Entry Feature Wall*
Scale: 1/2" = 1'-0"



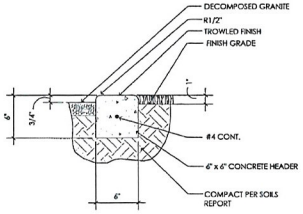

4 *Gate Keypad*
Scale: 1/2" = 1'-0"



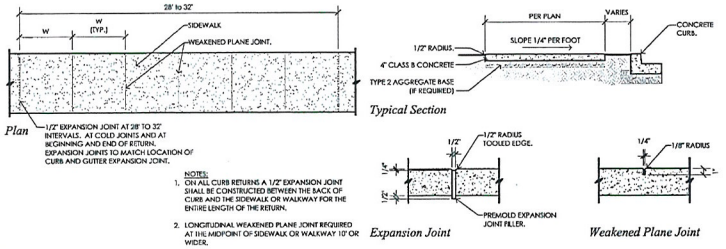

5 *Concrete Pavers*
Scale: 1" = 1'-0"




6 *Pots*
Scale: 1/2" = 1'-0"




7 *Concrete Header*
Scale: 1 1/2" = 1'-0"




8 *Concrete Walk*
Scale: no scale

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TMP-50062 City of Las Vegas Dept. of Planning

Valley Blueprint 6/13/2013

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landscape architecture| community design
7051 e 5th avenue, suite 200
scottsdale, arizona 85251
480.609.0009p 480.609.0069f

NOT FOR CONSTRUCTION

THE PASEOS
VILLAGE 23b - NEIGHBORHOOD ENTRY OPTION 'B' SHORT
LAS VEGAS, NEVADA

revisions:
Coordination

project #: SUM106
scale: As Noted
issued for: Review
drawn by: TEAM
date: 12-13-2012
drawing: Details

sheet #
L6.1
6 of 17

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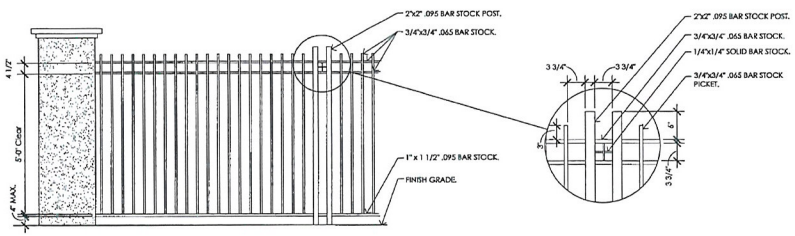
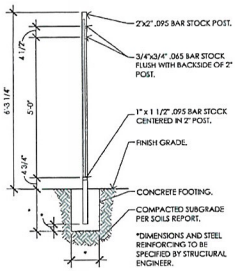
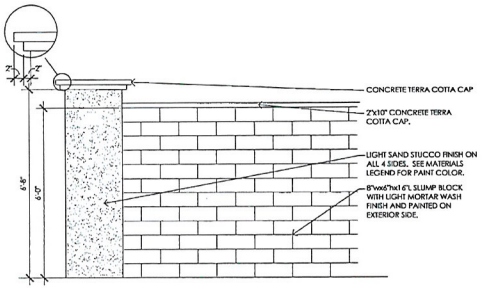


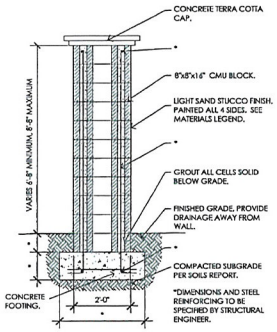

1 *Village View Fence Elevation*
Scale: 1/2" = 1'-0"



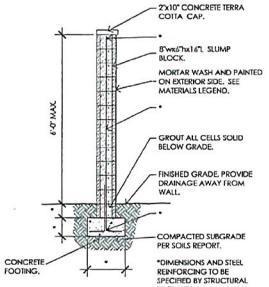

2 *Village View Fence Section*
Scale: 1/2" = 1'-0"



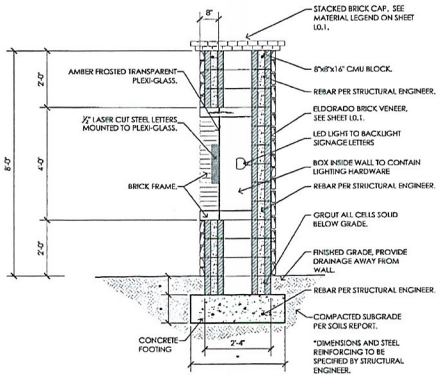

3 *Village Wall Elevation A*
Scale: 1/2" = 1'-0"




4 *Stucco Column*
Scale: 1/2" = 1'-0"

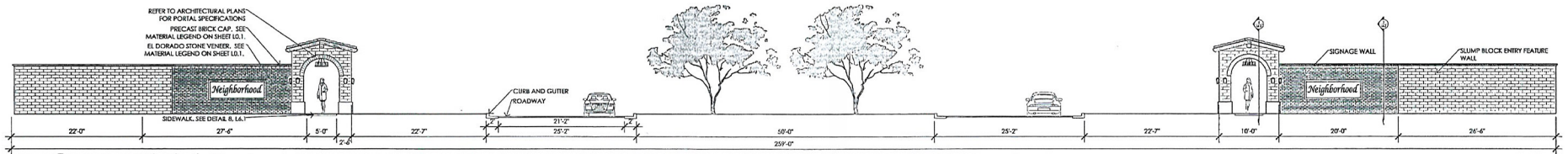



5 *Village Wall Section*
Scale: 1/2" = 1'-0"




Note: Signage shop drawings must be submitted to landscape architect for approval

6 *Entry Signage Wall*
Scale: 1/2" = 1'-0"




7 *Entry With Shade Structure*
Scale: 1/8" = 1'-0"

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scottsdale, arizona 85251
480.609.0099p 480.609.8001f

NOT FOR CONSTRUCTION

THE PASEOS
VILLAGE 23b - NEIGHBORHOOD ENTRY OPTION 'B' SHORT
LAS VEGAS, NEVADA

revisions:
Coordination

project #:
SUM106
scale:
As Noted
issued for:
Review
drawn by:
TEAM
date:
12-13-2012
drawing:
Details

sheet #
L6.3
8 of 17

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Valley Blueprint 8128/2013

TMP-50062

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 24, 2013

Christa Bilbrey
KBHome
5655 Badura Avenue
Las Vegas, NV 89118

**RE:** **SDRC Tentative Map Approval With Conditions** – 'Tevare' by KBHome, Parcel U, Summerlin Village 23B (The Paseos)

Dear Christa,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel U in Summerlin Village 23B (The Paseos) of June 18, 2013. In order to accommodate the grade difference between Parcels U and V at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels U and V.

The signed tentative map mylar is attached.

Please contact us if you have any questions.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
Jason P. Gross, Smart Growth Engineering

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JUN 26 2013
City of Las Vegas
Dept. of Planning
TMP-50062

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 2013**

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

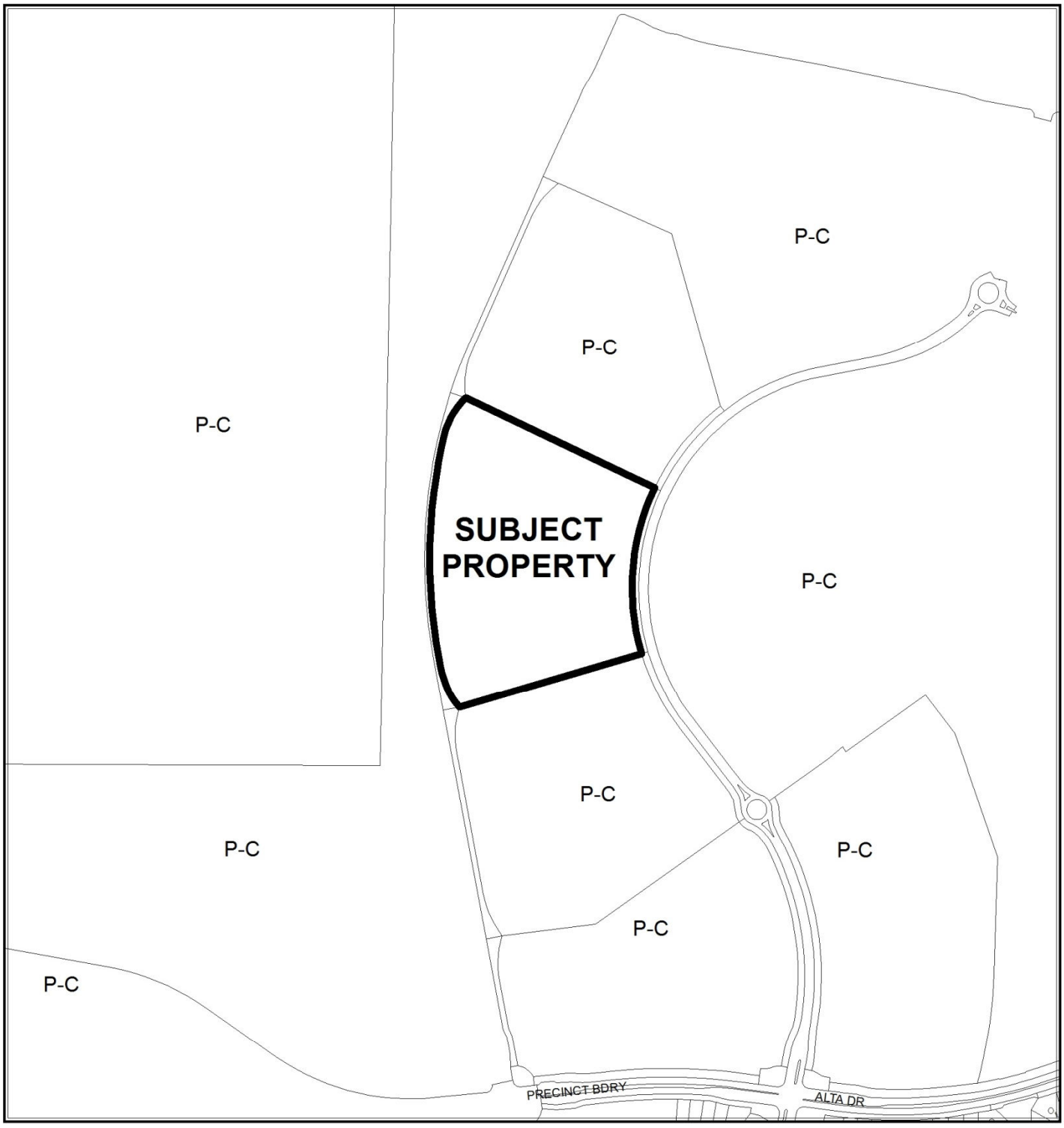
**SUBJECT:**
TMP-50086 - TENTATIVE MAP - VILLAGE 23B PARCEL W - APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 127-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 23.78 acres on the west side of Fox Hill Drive, approximately 1,930 feet north of Alta Drive (APN 137-27-410-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49886]. Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter

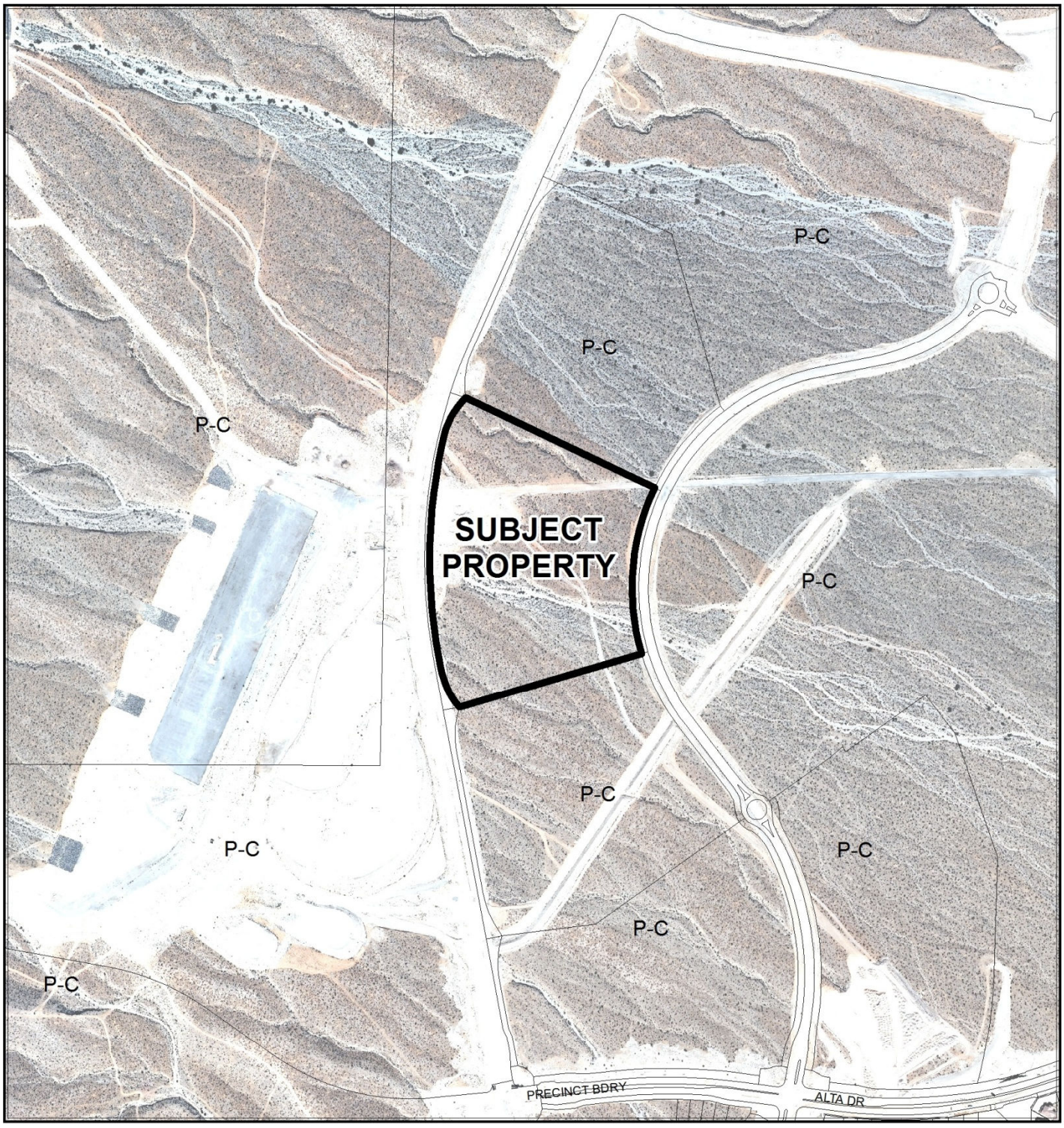



**CASE:** **TMP-50086 (PRJ-49886)**

0 500 1,000 Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N




**CASE:** **TMP-50086 (PRJ-49886)**

0 500 1,000 Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50086 APN: 137-27-410-001

Name of Property Owner: The Howard Hughes Company LLC

Name of Applicant: PN II (Pulte Homes)

Name of Representative: Wes Petty/Cindie Gee 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: _____

Print Name: KEVIN T. ORLOCK

Subscribed and sworn before me

This 14th day of June, 2013

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

PRJ-49886
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Summerlin 23B Parcel W Tentative Map

**Project Address (Location)** Fox Hill and Alta Drive

**Project Name** Summerlin 23B Parcel W **Proposed Use** SFR

**Assessor's Parcel #(s)** 137-27-410-001 **Ward #** _____

**General Plan:** existing Summ proposed _____ **Zoning:** existing P-C proposed _____

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

**Gross Acres** _____ **Lots/Units** 127 **Density** 4.72

**Additional Information** _____

**PROPERTY OWNER** The Howard Hughes Company, LLC **Contact** Julie Cleaver

**Address** 10801 W. Charleston Blvd. 3rd Floor **Phone:** 791-4300 **Fax:** 791-4385

**City** Las Vegas **State** Nevada **Zip** 89135

**E-mail Address** julia.cleaver@howardhughes.com

**APPLICANT** PNII **Contact** Brenin Anderson

**Address** 8345 West Sunset Road **Phone:** 804-7554 **Fax:** 914-3107

**City** Las Vegas **State** Nevada **Zip** 89113

**E-mail Address** Brenin.Anderson@PulteGroup.com

**REPRESENTATIVE** G. C. Wallace, Inc. **Contact** Wes Petty/Cindie Gee

**Address** 1555 South Rainbow **Phone:** 804-2153 **Fax:** 804-2299

**City** Las Vegas **State** Nevada **Zip** 89146

**E-mail Address** w.petty@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*** _____

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

**Print Name** KEVIN T. ORROCK

Subscribed and sworn before me

This 14th day of June, 20 13.

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | TMP-50086 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

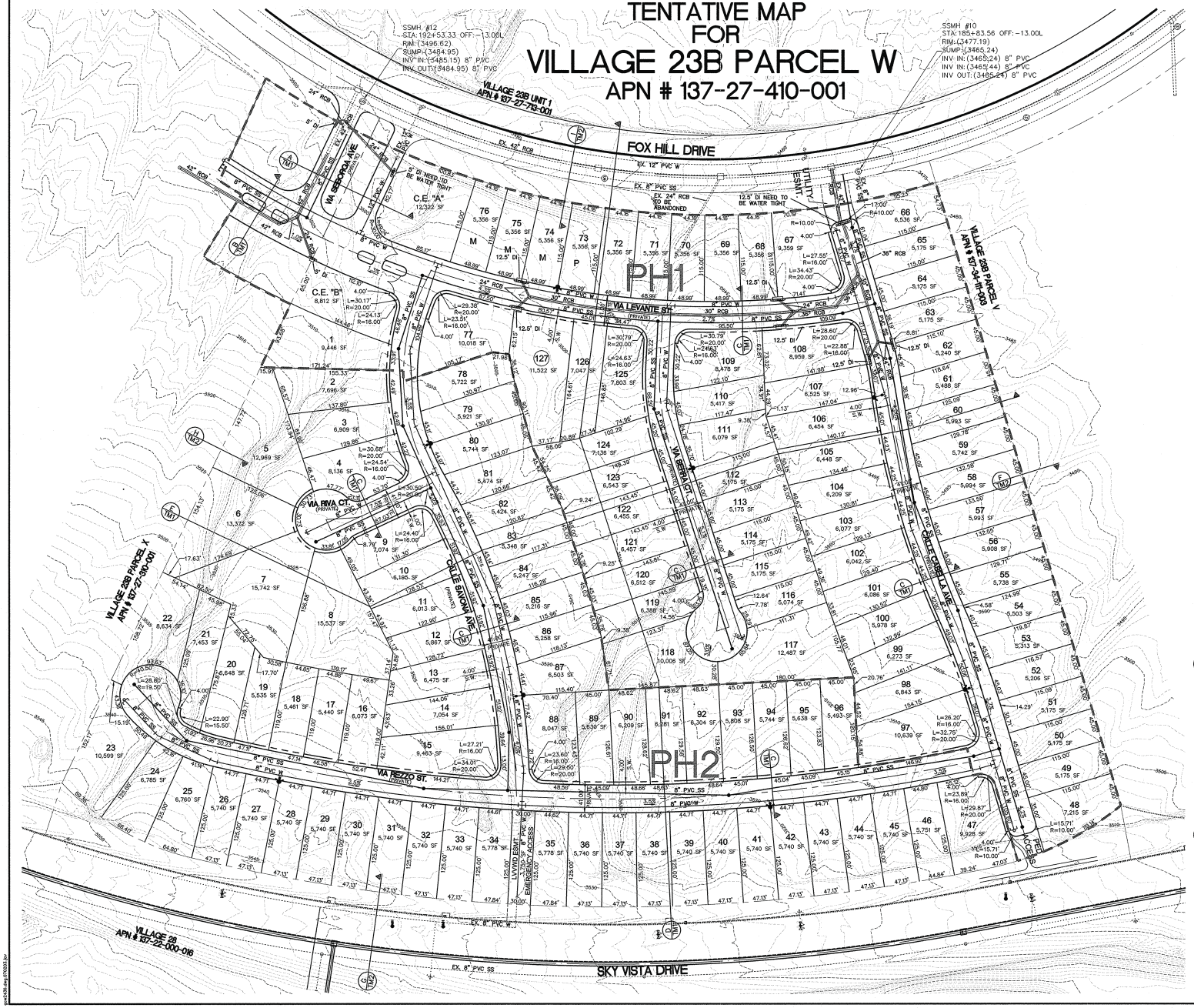
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

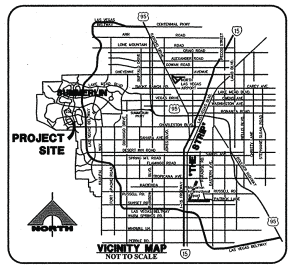
PRJ-49886
06/27/13

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

# TENTATIVE MAP FOR VILLAGE 23B PARCEL W

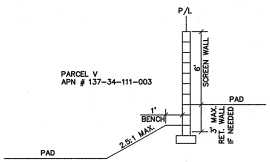
## APN # 137-27-410-001




NORTH

SCALE 60 0 60 120 FEET

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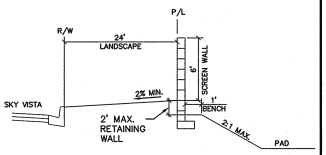
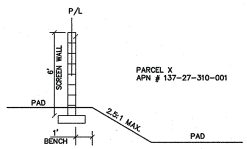



### TYPICAL SECTION
SCALE: NTS

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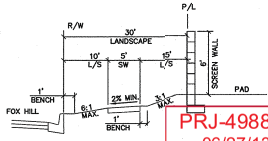
SCALE: NTS




PRJ-49886
06/27/13

### TYPICAL SECTION
SCALE: NTS

TMP-50086

| REV | DATE | DESCRIPTION | DATE | AGEN APP | DATE | CCW APP | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PROJECT NO. 764-8103-001
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 06-26-13
PLOT TIME: 08:16:00


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
LAS VEGAS


F:\Projects\7001\764-8103-001\Division\Land\TentMap\207-TM.dwg
Quongvinh Nguyen

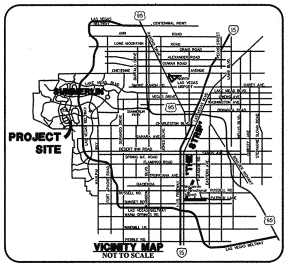
PULTE HOMES

VILLAGE 23B PARCEL W

TENTATIVE MAP 2

DRAWING
TM-2
2 OF 2 SHTS

# TENTATIVE MAP
# FOR
# VILLAGE 23B PARCEL W
## APN # 137-27-410-001




## SITE DATA

LOTTING SUMMARY
45' X 115' – 127 UNITS

DENSITY
GROSS ACREAGE = 26.91 AC
GROSS DENSITY = 4.72 UNIT/AC

## OWNER

HUGHES HOWARD COMPANY LLC
10801 WEST CHARLESTON BLVD 3RD FL
LAS VEGAS NV 89135-1200

## DEVELOPER

PULTE HOMES
8345 WEST SUNSET
LAS VEGAS, NV 89113
(702) 914-4800

## ENGINEER

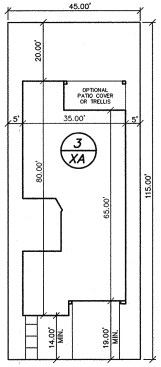
G.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

## UTILITY SERVICES

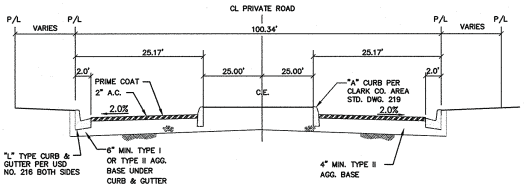
LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

## LEGEND

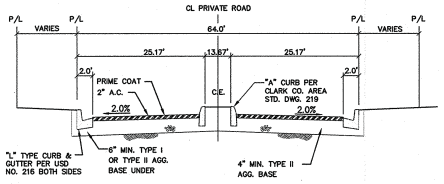
| | |
|---|---|
| M | MODELS |
| P | PARKING |
| W | WATER |
| SS | SANITARY SEWER |
| 1 | LOT NUMBER |
| 5,175 SF | LOT AREA |
| S.W. | SIDE WALK |
| | FIRE HYDRANT |
| | RIGHT-OF-WAY LINE |
| | STREET CENTERLINE |
| | PHASE LINE |



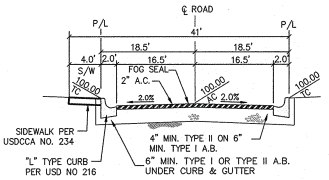

TYPICAL PLOT PLAN



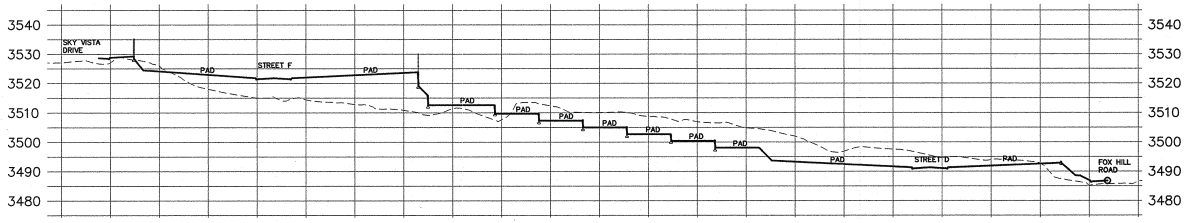

A 100.34' PRIVATE ENTRY
SCALE: NTS



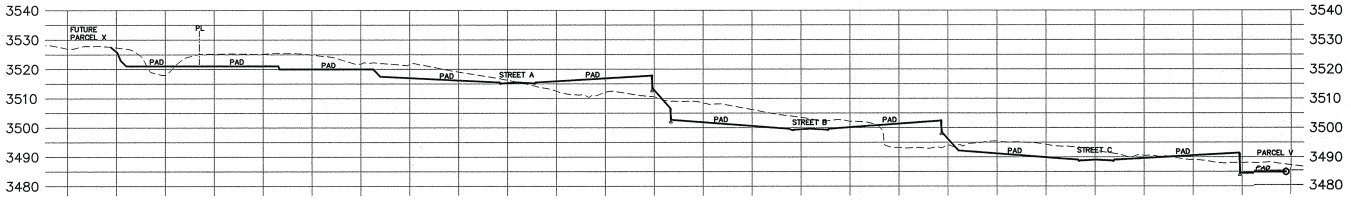

B 64.0' PRIVATE ENTRY
SCALE: NTS




C 41' PRIVATE STREET
(TYPICAL INTERIOR STREETS)
SCALE: NTS




D SECTION
SCALE: NTS




E SECTION
SCALE: NTS

SUMMERLIN DESIGN REVIEW COMMITTEE
JULIE CLEAVER
DATE 6/27/13
PRJ-49886

ENGINEER - STATE OF NEVADA - WESLEY T. FORD - No. 9858 - PROFESSIONAL - EXP. 6-30-13 - CIVIL

| DESCRIPTION | DATE | AGEN APP | DATE | GOV APP | DATE |
|---|---|---|---|---|---|
| | | | | | |

PROJECT NO. 764-a103-001
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 06-26-13
PLOT TIME: 08:17:10

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
LAS VEGAS

F:\Projects\700\764-A103-001\Division\Land\TentMap\307-TM.dwg
Quangvinh Nguyen

PULTE HOMES
VILLAGE 23B PARCEL W
TENTATIVE MAP 1

DRAWING
TM-1
1 OF 2 SHTS

TMP-50086

Howard Hughes.
THE HOWARD HUGHES CORPORATION

June 25, 2013

Quincy Edwards
Pulte Homes
8345 West Sunset
Las Vegas, NV 89113

**RE:** **SDRC Tentative Map Approval With Conditions** – 'Savona' by Pulte Homes, Parcel W, Summerlin Village 23B (The Paseos)

Dear Quincy,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel W in Summerlin Village 23B (The Paseos) of June 18, 2013. Please note the following conditions:

1) In order to accommodate the grade difference between Parcels W and X at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels W and X.

2) Add pedestrian access on east side of Street C.

3) The Private Entry road shown on TM-1, Section B must be 25.17' wide on both sides of drive with a 13.67' median.

Please contact us if you have any questions.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
Wes Petty, GCWallace

PRJ-49886
06/27/13

**TMP-50086**

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 2013**

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

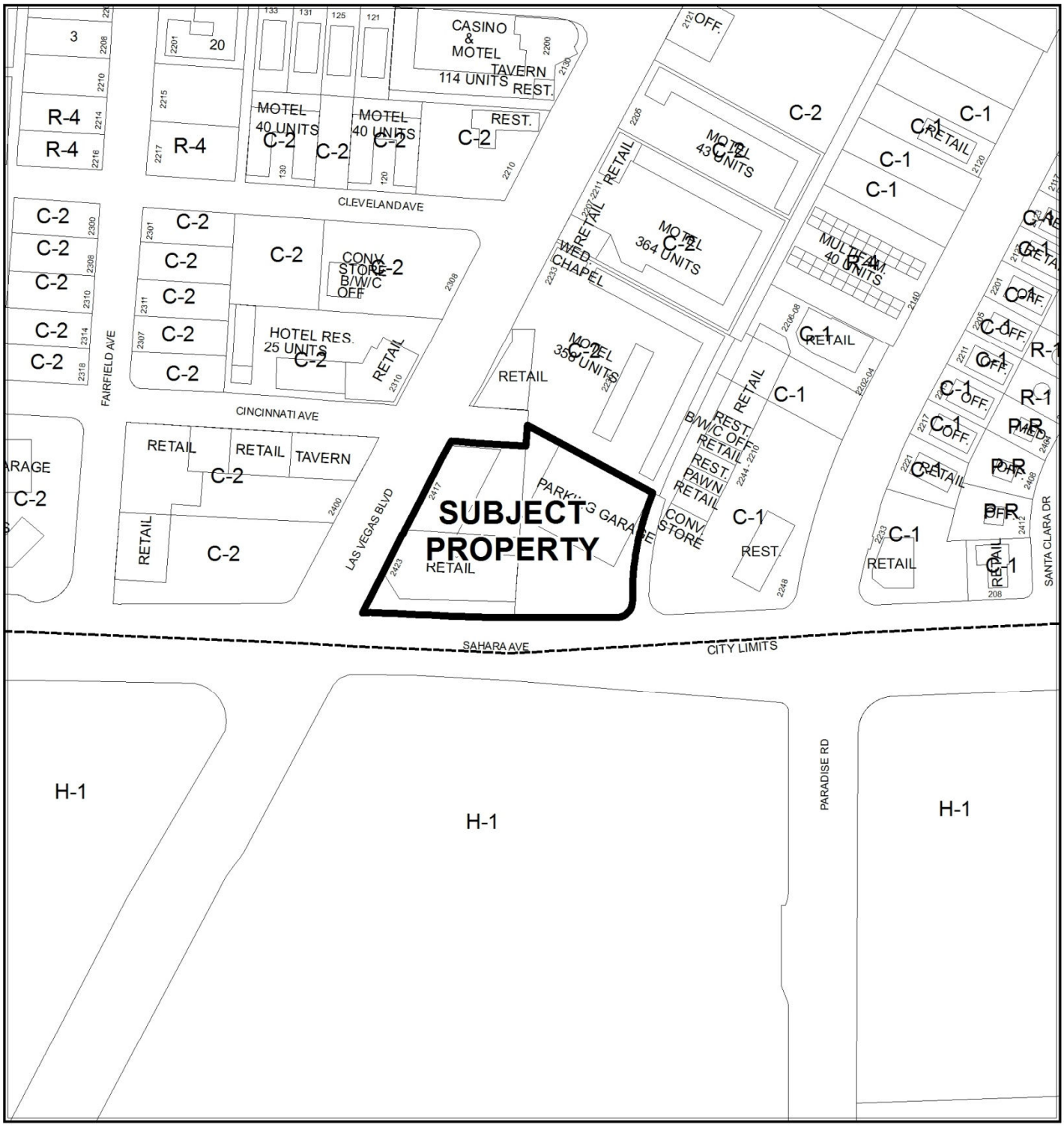
**SUBJECT:**
TMP-50088 - TENTATIVE MAP - SAHARA AT LAS VEGAS BLVD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: F N B N ASPEN, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-03-410-008, 162-04-813-070, & 071), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49889]. Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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




**CASE:** **TMP-50088 (PRJ-49889)**

0 200 400 Feet

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

N




**CASE:** **TMP-50088 (PRJ-49889)**

0 200 400 Feet

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

TMP-50088

Case Number: PRJ-49889 APN: 162-03-410-008, 162-04-813-070 & 071

Name of Property Owner: FNBN Aspen, LLC

Name of Applicant: FNBN Aspen LLC

Name of Representative: Per4mance 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: _____

FNBN ASPEN, LLC, a Delaware Limited Liability Company
BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

Print Name: _____ DONALD E. WALLACE, COO

DATE: 6/19/2013

Subscribed and sworn before me

This 19th day of June, 2013

_____

Notary Public in and for said County and State

TERI FORBES
Notary Public State of Utah
My Commission Expires on:
April 8, 2016
Comm. Number: 654723

PRJ-49889
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Commercial Subdivision Tentative Map

**Project Address (Location)** Northeast corner of Las Vegas Blvd at Sahara

**Project Name** NEC Sahara at LVB **Proposed Use** C-2

**Assessor's Parcel #(s)** 162-03-410-008, 162-04-813-070 & 071 **Ward #** 3

**General Plan:** existing C proposed C **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** 42,500 **Floor Area Ratio** n/a

**Gross Acres** 2.04 **Lots/Units** 1 **Density** n/a

**Additional Information** Submital is for a commercial subdivision map related to SDR-38274, EOT-42605, EOT-42602, EOT-42603, EOT-42606)

**PROPERTY OWNER** FNBN Aspen, LLC **Contact** Mr Donald Wallace

**Address** 299 South Main Street, Suite #2200 **Phone:** 8014901003 **Fax:** 8018033631

**City** Salt Lake City **State** UT **Zip** 84111

**E-mail Address** dwallace@sorensongm.com

**APPLICANT** FNBN Aspen, LLC **Contact** Mr Donald Wallace

**Address** 299 South Main Street, Ste #2200 **Phone:** 8014901003 **Fax:** 8018033631

**City** Salt Lake City **State** UT **Zip** 84111

**E-mail Address** dwallace@sorensongm.com

**REPRESENTATIVE** Per4mance Engineering **Contact** Ray Fredericksen

**Address** 197 Carlsbad Caverns St **Phone:** 7025699770 **Fax:** n/a

**City** Henderson **State** NV **Zip** 89012

**E-mail Address** rayf@per4mancelv.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** FNBN ASPEN, LLC, a Delaware Limited Liability Company
BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

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

**Print Name** DONALD E. WALLACE, COO

Subscribed and sworn before me

This 19th day of June, 2013.

Notary Public in and for said County and State

TERI FORBES
Notary Public State of Utah
My Commission Expires on:
April 8, 2016
Comm. Number: 654723

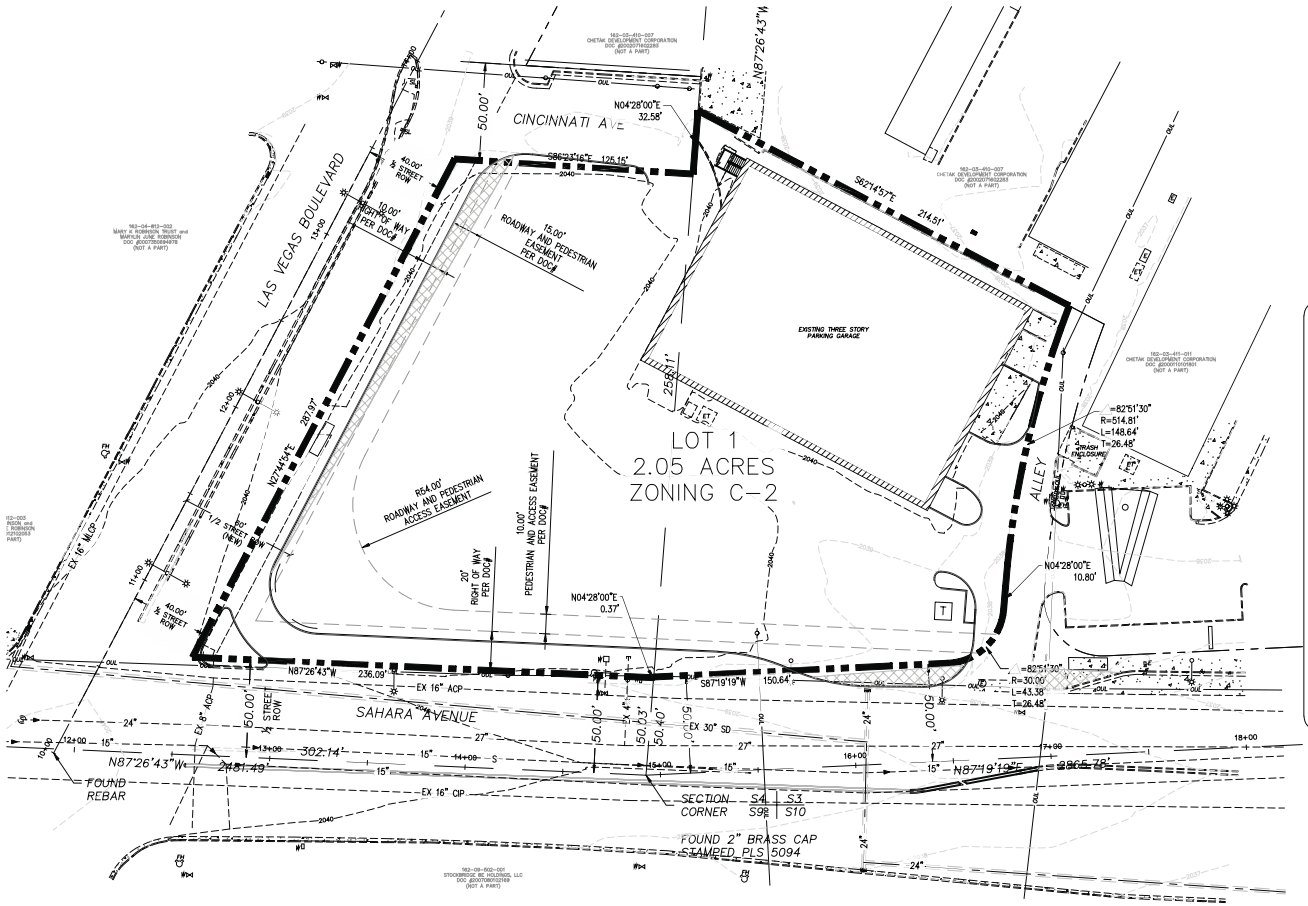
***FOR DEPARTMENT USE ONLY***

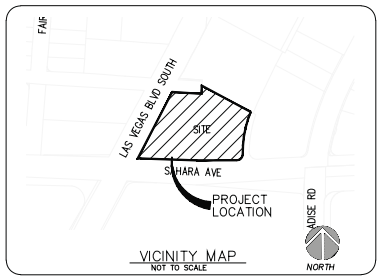
| | |
|---|---|
| Case # | TMP-50088 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

PRJ-49889
06/27/13

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

# COMMERCIAL SUBDIVISION TENTATIVE MAP
FOR
# NEC LAS VEGAS BOULEVARD AT SAHARA AVE
A COMMERCIAL DEVELOPMENT
APN# 162-03-410-008, 162-04-813-070 & 071




VICINITY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

## LEGEND
- BOUNDARY LINE
- SECTION LINE
- AUQUOT PART LINE
- ASSESSOR'S PARCEL LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- DRAINAGE CHANNEL
- BUILDING
- EDGE OF ASPHALT
- "A" TYPE CURB
- "L" TYPE CURB AND GUTTER
- VALLEY GUTTER
- EX. STORM DRAIN
- SEWER LINE
- WATER LINE
- SEWER MANHOLE
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER CLEAN OUT
- HANDICAP STALL
- APN ASSESSOR'S PARCEL NUMBER
- HANDICAP ACCESS RAMP

## OWNER/DEVELOPER
FNBN ASPEN LLC
299 SOUTH MAIN STREET, STE 2200
SALT LAKE CITY, UT 84111
PHONE: (505) 450-2444

## UTILITIES AND SERVICES
| | |
|---|---|
| POWER: | NV ENERGY |
| WATER: | LAS VEGAS VALLEY WATER DISTRICT |
| SEWER: | CLARK COUNTY WATER RECLAMATION DISTRICT |
| GAS: | SOUTHWEST GAS CO |
| TELEPHONE: | CENTURY LINK |
| DISPOSAL: | REPUBLIC SERVICES |

## PROJECT DATA
| | |
|---|---|
| ASSESSORS PARCEL NO.: | 162-03-410-008, 162-04-813-070 & 071 |
| EXISTING ZONING: | C-2 |
| EXISTING LAND USE: | GENERAL COMMERCIAL DISTRICT |
| PROPOSED ZONING: | C-2 |
| PROPOSED LAND USE: | GENERAL COMMERCIAL DISTRICT |
| GROSS ACREAGE: | 2.05 ACRES |
| NET ACREAGE: | 2.05 ACRES |

| ACREAGE | |
|---|---|
| LAND USE | SIZE (ACRES) |
| C-2 | 2.05 |

## LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, AND THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 3, TOWNSHIP 21 S, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT TWELVE (12) BLOCK 1 AS SHOWN BY MAP OF THE MEADOWS THEREOF IN BOOK 001 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

## SEWER NOTE:
THE ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED IN ACCORDANCE WITH TEH COVENANTS, CONDITIONS AND RESTRICTIONS THAT GOVERN THE SUBDIVISION.

PRJ-49889
06/27/13

**TMP-50088**

| NO. | REVISION | BY | DATE | APP'D | DATE |
|---|---|---|---|---|---|
| A | | | | | |
| A | | | | | |
| A | | | | | |
| A | | | | | |
| A | | | | | |

SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA
SHEET: COMMERCIAL SUBDIVISION TENTATIVE MAP


PERI ENGINEERING CONSULTING
197 CARLSBAD CAVERNS ST., HENDERSON, NEVADA 89012
TEL: (702)896-5770 EMAIL: RAYF@PERIANDCELY.COM

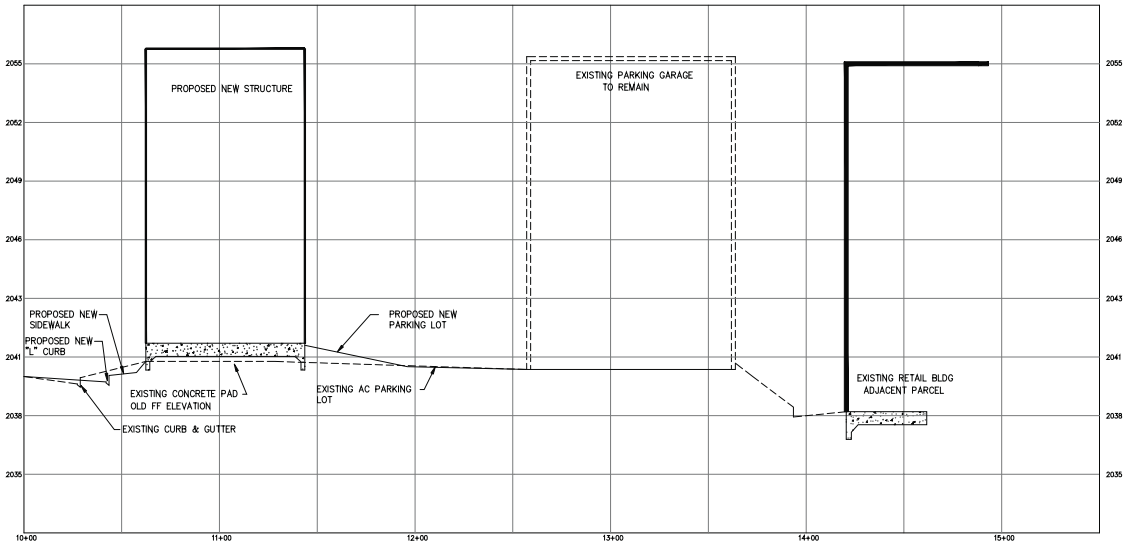

DEVELOPER:
FNBN ASPEN LLC

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

| | |
|---|---|
| DESIGNED BY: | RF |
| DRAWN BY: | RF |
| CHECKED BY: | RF |
| SCALE: | 1"=100' |
| PROJECT DATE: | JUNE, 2013 |
| SHEET | TM-1 |
| | 1 OF 1 |
| AGENCY DWG. NO. | |

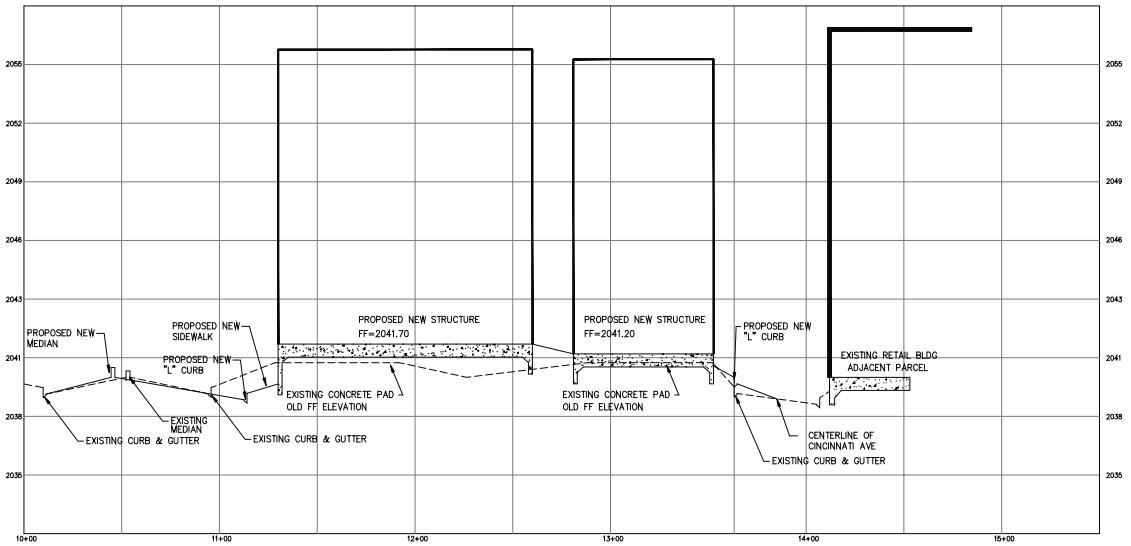
P:\Projects\LVB at Sahara\Entitlements\TENTMAP\2013-TM Sahara at LVB.dwg roy1 Wed, 26 Jun 2013 - 2:28pm

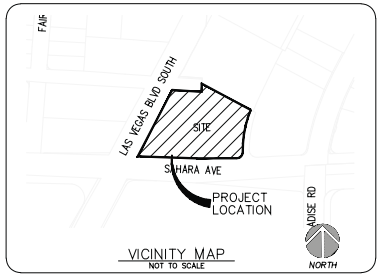
## SECTION A



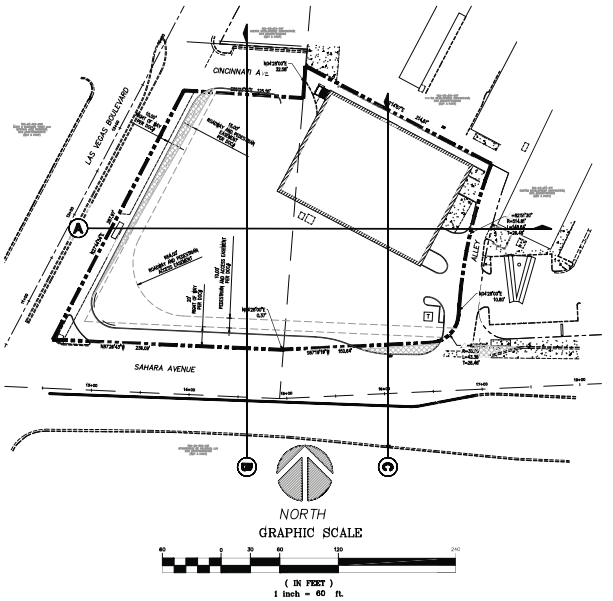

1"=30' HORIZONTAL
1"=3' VERTICAL

## SECTION B




VICINITY MAP
NOT TO SCALE




PRJ-49889
06/27/13

| NO. | REVISION | BY | DATE | APP. | DATE |
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| 6 | | | | | |
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| 3 | | | | | |
| 2 | | | | | |
| 1 | | | | | |

SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA

SHEET:
SITE SECTIONS
TENTATIVE MAP

PERMANCE
CONSULTING ENGINEERING
197 CARLSBAD CAVERNS ST, HENDERSON, NEVADA 89012
TEL: (702)869-9770 EMAIL: RAYF@PERMANCELV.COM

DEVELOPER:
FNBN
ASPEN LLC

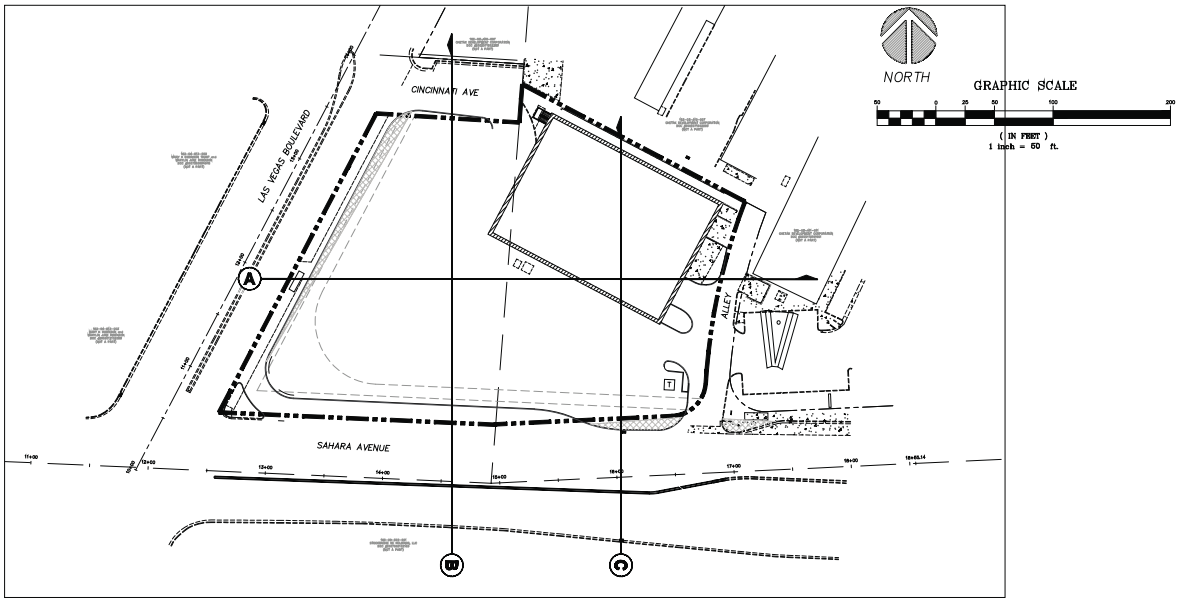
SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

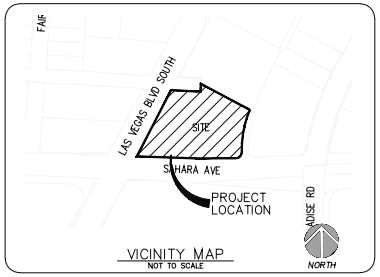
DESIGNED BY: RF
DRAWN BY: RF
CHECKED BY: RF
SCALE: 1"=40'
PROJECT DATE: JUNE, 2013

SHEET
S-1
1 OF 1

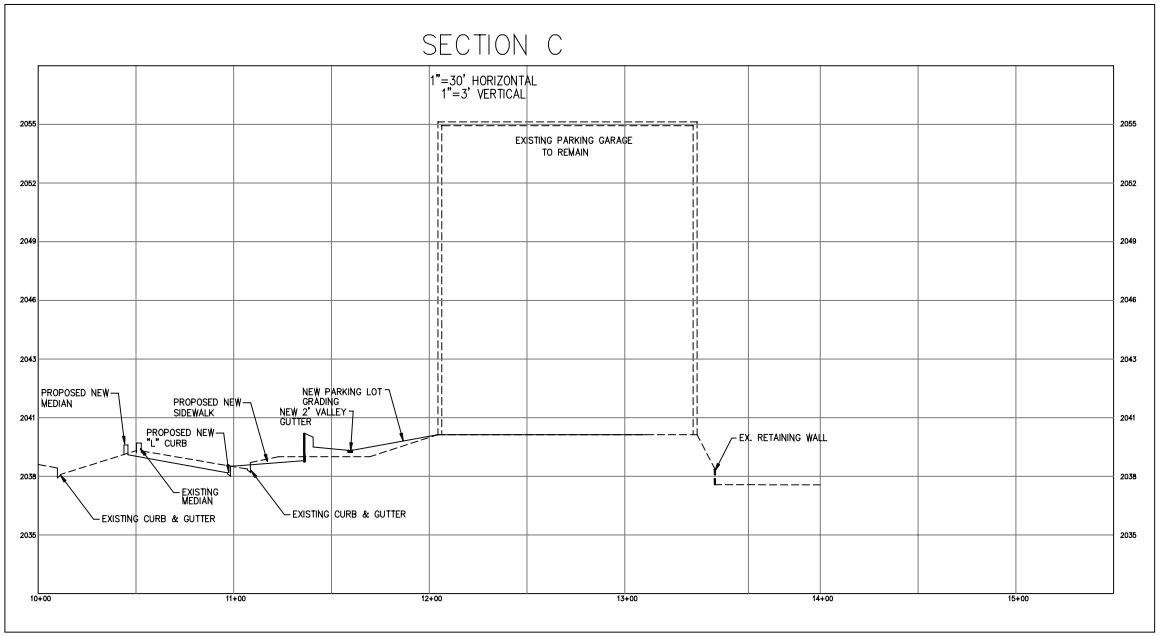
AGENCY DWG. NO.

P:\Walgreen's LVB at Sahara\Entitlements\TENTMAP\2013-TM Sahara at LVB.dwg rayf Wed, 26 Jun 2013 - 7:47pm




VICINITY MAP
NOT TO SCALE




PRJ-49889
06/27/13

| NO. | REVISION | BY | DATE | APP. | DATE |
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| 6 | | | | | |
| 5 | | | | | |
| 4 | | | | | |
| 3 | | | | | |
| 2 | | | | | |
| 1 | | | | | |

SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA

SHEET:
SITE SECTIONS
TENTATIVE MAP

PERMANCE CONSULTING ENGINEERING
187 CARLSBAD CAVERNS ST, HENDERSON, NEVADA 89012
TEL: (702)869-3770 EMAIL: RAYF@PERMANCELV.COM

DEVELOPER:
FNBN
ASPEN LLC

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

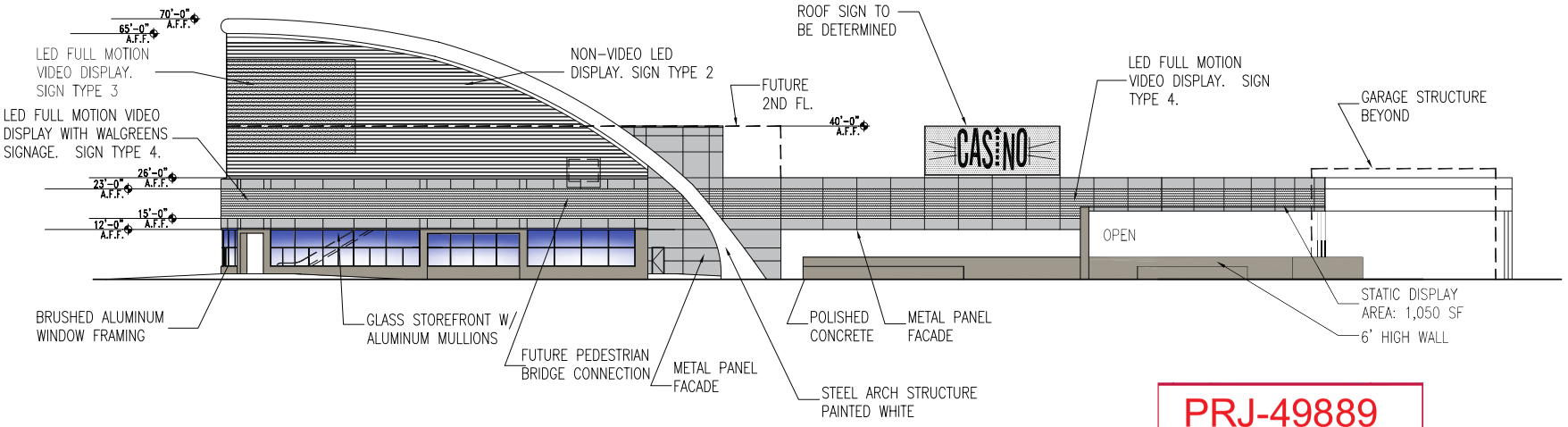
DESIGNED BY: RF
DRAWN BY: RF
CHECKED BY: RF
SCALE: 1"=40'
PROJECT DATE: JUNE, 2013

SHEET
S-1
1 OF 1

AGENCY DWG. NO.

P:\Walgreen's LVB at Sahara\Entitlements\TENTMAP\2013-TM Sahara at LVB.dwg rayf Wed, 26 Jun 2013 - 7:47pm

TMP-50088




SOUTHERN ELEVATION

1" = 30'

0' 15' 30' 60' 90' 120'

PRJ-49889
06/27/13

TMP-50088

| REV. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

GEORGE RANHART, ARCHITECT AND ASSOCIATES P.C.
2225 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: SAHARA AND LAS VEGAS BLVD.
NEC SOUTH LAS VEGAS BOULEVARD
LAS VEGAS NEVADA 89104

PROJECT MANAGER: George Ranhart, AIA

JOB NO.: 0709

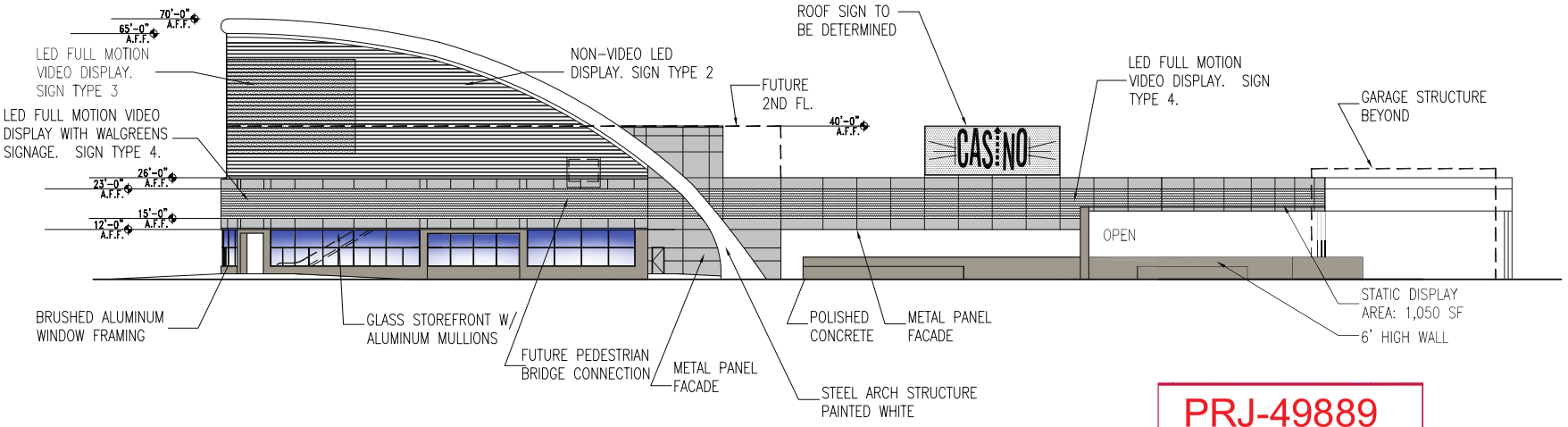
DRAWN BY: JCS

SHEET TITLE: SOUTHERN ELEVATION

DATE: 3.30.2010

SCALE: 1" = 30'-0"

sheet: A2.1 of




SOUTHERN ELEVATION

1" = 30'

0' 15' 30' 60' 90' 120'

PRJ-49889
06/27/13

TMP-50088

| REV. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

GEORGE RANHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: SAHARA AND LAS VEGAS BLVD.
ADDRESS: SOUTHWEST CORNER OF SAHARA AND LAS VEGAS BLVD
LAS VEGAS NEVADA 89104
PROJECT MANAGER: George Ranhart, AIA
DRAWN BY: JCS
JOB NO.: 0709
SHEET TITLE: SOUTHERN ELEVATION
DATE: 3.30.2010
SCALE: 1" = 30'-0"
SHEET: A2.1
OF:

June 6, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89016

**Re: NEC Sahara at Las Vegas Blvd**
**(APN(s): 162-03-410-008, 162-04-813-070 & 071)**

To Whom it May Concern,

Per4mance Consulting and Engineering, on behalf of our client, FNBN Aspen LLC., respectfully submits this justification letter in support of the application for a commercial subdivision map on the above mentioned parcels. The commercial subdivision map is being submitted at this time such that a commercial subdivision final map consisting of a merger and resubdivision map can be completed at a later date.

The proposed site is situated on 2.05 acres and located at the northeast corner of Las Vegas Blvd at Sahara Avenue. The site is currently zoned C-2. The proposed development will consist of a pharmacy with drive through lane, restaurant(s), retail and a casino element.

The following are existing zoning actions associated with the site: SDR-34306, SUP-34309, WVR-34311 and VAR34308.

The developer, respectfully requests your approval of the enclosed application for the commercial subdivision tentative map.

If you have any questions, please contact our office.

Thank You,



Ray Fredericksen, P.E.
Owner

PRJ-49889
06/27/13

197 Carlsbad Caverns St. – HENDERSON, NV 89012
PHONE (702) 569-9770 email: rayf@per4mancelv.com

TMP-50088

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

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 2013**

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

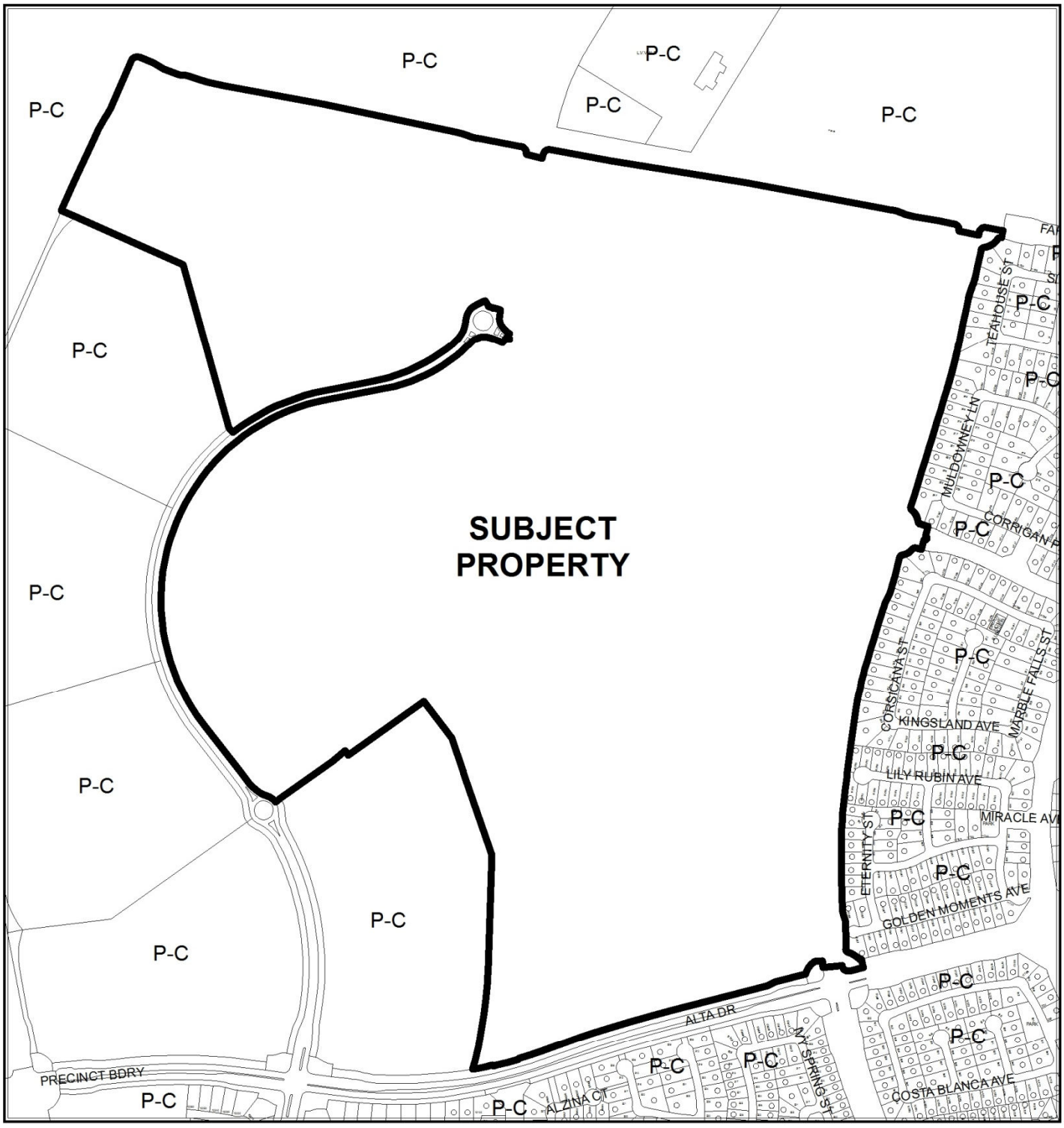
**SUBJECT:**
TMP-50099 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL R-S - APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 175-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.90 acres on the east side of Fox Hill Drive, approximately 1,360 feet north of Alta Drive (portion of APN 137-27-713-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50058]. Staff recommends APPROVAL.

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

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter
6. Justification Letter

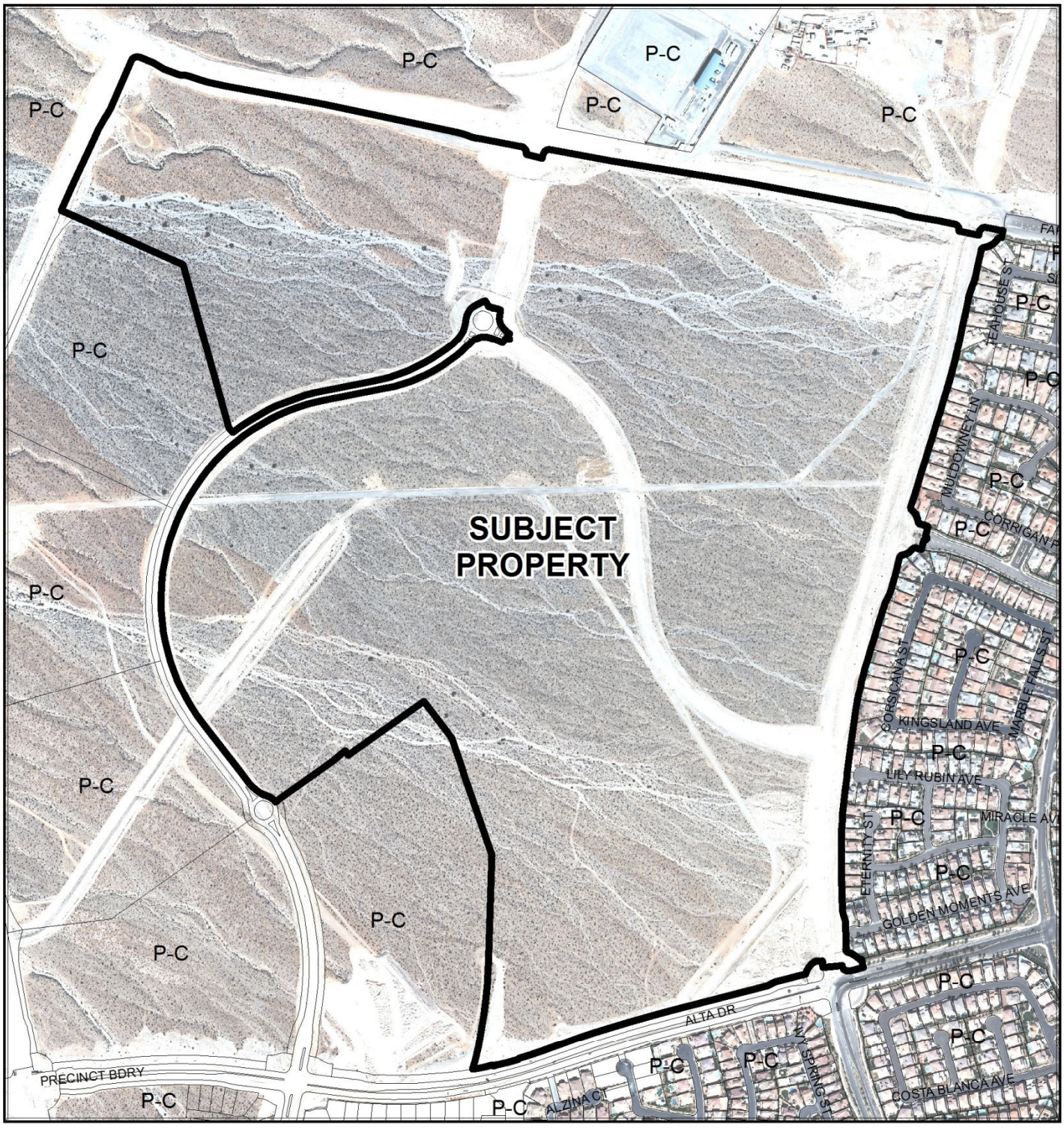



**CASE:** **TMP-50099 (PRJ-50058)**

0 500 1,000
Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N




**CASE:** **TMP-50099 (PRJ-50058)**

0 500 1,000
Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50099 APN: 137-27-713-001

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: Lennar Homes

Name of Representative: Slater Hanifan Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Reuben Davidsohn

Subscribed and sworn before me

This 24 day of June, 2013

_____

Notary Public in and for said County and State

LINDA L WILSON
Notary Public, State of Texas
My Commission Expires
January 19, 2015



PRJ-50058
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** Alta Drive and Fox Hill Drive

**Project Name** Summerlin Village 23B - Parcel R-S **Proposed Use** SFR

**Assessor's Parcel #(s)** 137-27-713-001 **Ward #** 2

**General Plan:** existing Summ proposed ____ **Zoning:** existing SF3 proposed ____

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

**Gross Acres** 45.5+/- **Lots/Units** 175 **Density** 4.3

**Additional Information** ____

**PROPERTY OWNER** The Howard Hughes Company, LLC **Contact** Julie Cleaver

**Address** 10801 W. Charleston Blvd., Third Floor **Phone:** (702) 791-4000 **Fax:** ____

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** Robert.Flaxa@Lennar.com

**APPLICANT** Lennar Homes **Contact** Robert Flaxa

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

**City** Henderson **State** Nevada **Zip** 89074

**E-mail Address** ____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** ____

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

**Print Name** Reuben Davidsohn

Subscribed and sworn before me

This 24 day of June, 20 13.

Notary Public in and for said County and State

LINDA L WILSON
Notary Public, State of Texas
My Commission Expires
January 19, 2015

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

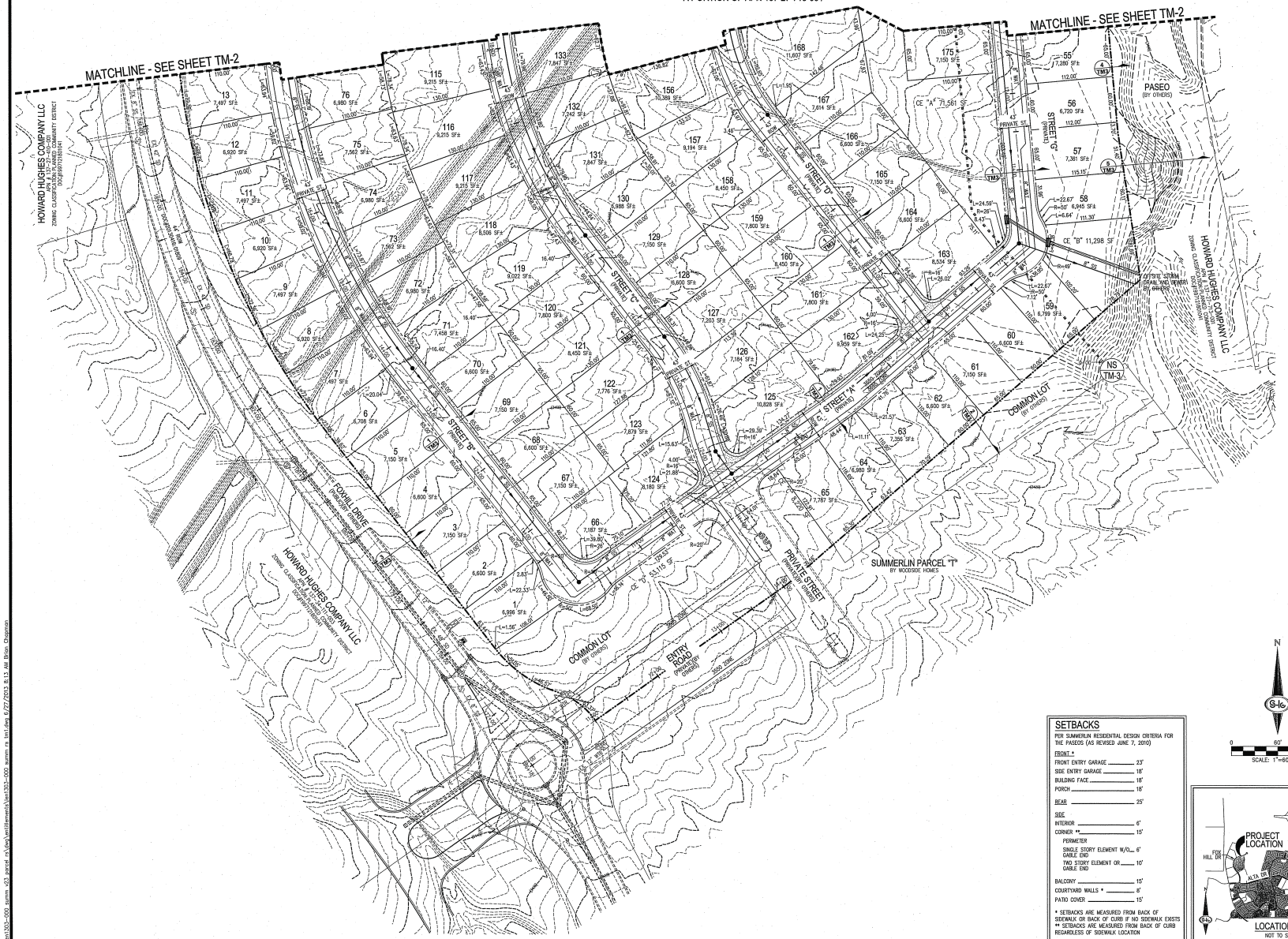
| | |
|---|---|
| Case # | TMP-50099 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*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-50058
07/01/13

# TENTATIVE MAP
FOR
# SUMMERLIN R-S
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
A PORTION OF APN 137-27-713-001




| OWNER | ENGINEER |
|---|---|
| HOWARD HUGHES COMPANY, LLC<br>P.O. BOX 833<br>COLUMBIA, MD 21044<br>PH (702) 791-4000 | SLATER HANIFAN GROUP<br>5740 S. ARVILLE, SUITE 216<br>LAS VEGAS, NV 89118-3071<br>PH (702) 284-5300 |

**DEVELOPER**
LENNAR COMMUNITIES NEVADA, LLC
2400 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

## LEGEND
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- CURB
- (1605) INDEX CONTOUR (5' INTERVAL)
- (1604) INTERMEDIATE CONTOUR (1' INTERVAL)
- COMMON ELEMENT
- SCARP
- RETAINING WALL
- WALL WITHOUT RETAINING

## LEGAL DESCRIPTION
A PORTION OF PARCEL A AS SHOWN ON FILE IN BOOK 145, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

## GENERAL NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA FOXHILL DRIVE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY EXISTING WATER LINES IN FOXHILL DRIVE.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN FOX HILL AVENUE.
10. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL BE LESS THAN OR EQUAL TO 8%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE SUMMERLIN MASTER PLANNED COMMUNITY.
13. ALL COMMON ELEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN.
14. ALL OFFSITE COMMON ELEMENTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE MASTER HOA.
15. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

## DISCLAIMER NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

## SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE _____ DATE _____

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

## SETBACKS
PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS (AS REVISED JUNE 7, 2010)

| | |
|---|---|
| FRONT * | |
| FRONT ENTRY GARAGE | 23' |
| SIDE ENTRY GARAGE | 18' |
| BUILDING FACE | 18' |
| PORCH | 18' |
| REAR | 25' |
| SIDE | |
| INTERIOR | 6' |
| CORNER ** | 15' |
| PERIMETER | |
| SINGLE STORY ELEMENT W/O GABLE END | 6' |
| TWO STORY ELEMENT OR GABLE END | 10' |
| BALCONY | 15' |
| COURTYARD WALLS * | 8' |
| PATIO COVER | 15' |

* SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK EXISTS
** SETBACKS ARE MEASURED FROM BACK OF CURB REGARDLESS OF SIDEWALK LOCATION

N
0 60' 120'
SCALE: 1"=60 FEET



LOCATION MAP
NOT TO SCALE

## PROJECT SUMMARY

| | |
|---|---|
| ZONING | P-C |
| LOT DIMENSIONS (TYP) | 60'x110' & 65x110' |
| MINIMUM LOT AREA | 6,600 SQ.FT. |
| MAXIMUM LOT AREA | 12,092 SQ.FT |
| GROSS ACREAGE | 45.5 AC± |
| NET ACREAGE | 40.9 AC± |
| TOTAL LOTS | 175 |
| DENSITY | 4.3 DU/NET AC± |

### PARK AREA

| | |
|---|---|
| NO. OF UNITS | 175 |
| REQUIRED PARK AREA | 0 SQ.FT. |

### PARKING ANALYSIS

| | |
|---|---|
| NO. OF UNITS | 175 |
| RESIDENT PARKING | 2 SPACES/LOT |
| GUEST PARKING | 0.2 SPACE/LOT |
| REQUIRED PARKING | 354 SPACES** |

** MIN. PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY

### ESTIMATED AVERAGE DAILY
175 UNITS@250 GPD/UNIT= 43,750 GPD
TOTAL AVERAGE CONTRIBUTION=0.04375 MGD
TOTAL PEAK FLOW=0.04375 MGD±3.53 (PEAK FACTOR) = 0.1544 MGD

### UTILITY SERVICES

| | |
|---|---|
| WATER | LAS VEGAS VALLEY WATER DISTRICT |
| SEWER | CITY OF LAS VEGAS |
| GARBAGE | CLARK COUNTY DISPOSAL SERVICE |
| POWER | NV ENERGY |
| TELEPHONE | CENTURYLINK |
| NATURAL GAS | SOUTHWEST GAS COMPANY |

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. |
|---|---|---|---|---|---|

LAS VEGAS, NV

LENNAR®

SUMMERLIN R-S
TENTATIVE MAP

S27 T20S R59E

DATE: 6/27/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS

PROJECT NO.
LEN1303-000

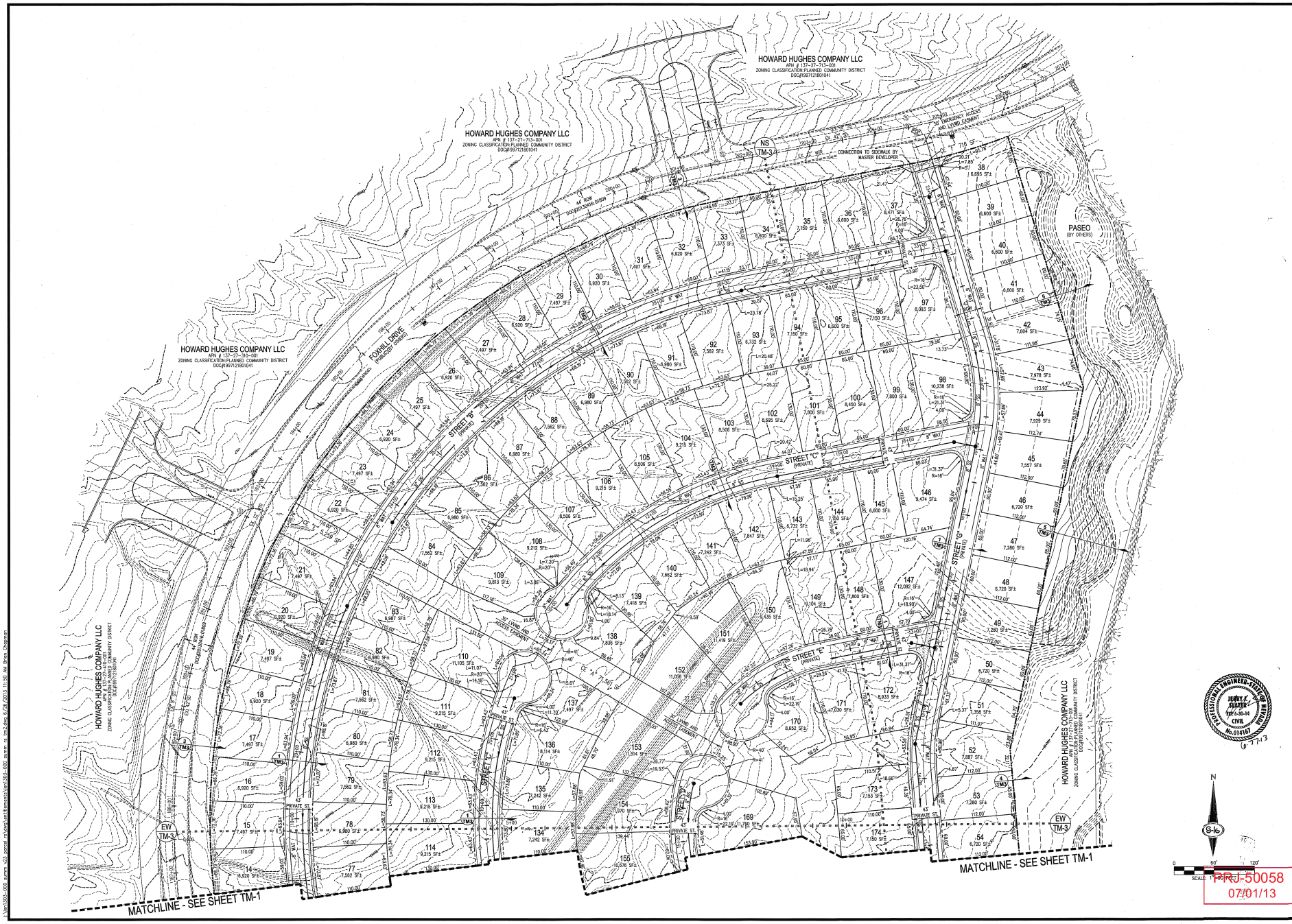
JERRY J. SLATER — 12/6/14 — CIVIL — No.014167 — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER
6-27-13

TM-1
SHEET 1 OF 3

Public Hearing
12/01/13

TMP-50099

J:\len1303-000\ summ_r2\ pzone\ entitlements\ len1303-000 summ_rs_tent.dwg 6/27/2013 8:13 AM Blair Chapman




PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
EXP. 6-30-14
CIVIL
No. 014167
6-27-13

PRJ-50058
07/01/13

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. |
|---|---|---|---|---|---|

LENNAR®
LAS VEGAS, NV

SUMMERLIN R-S
TENTATIVE MAP

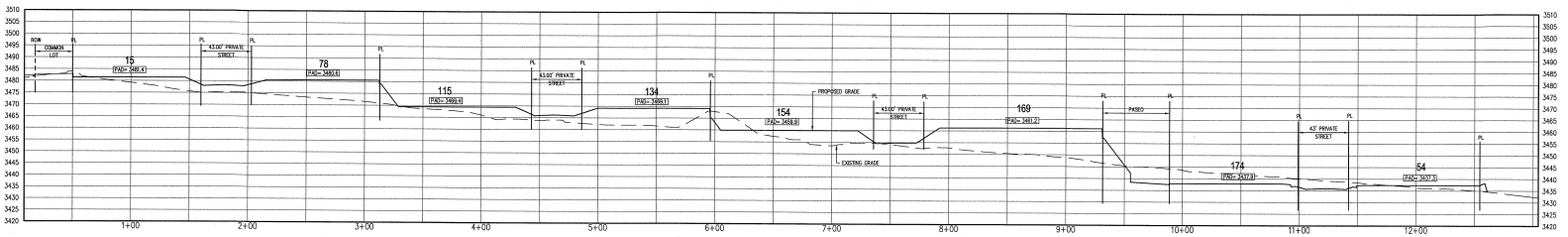
S27
T26S
R59E

DATE: 6/26/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1303-000

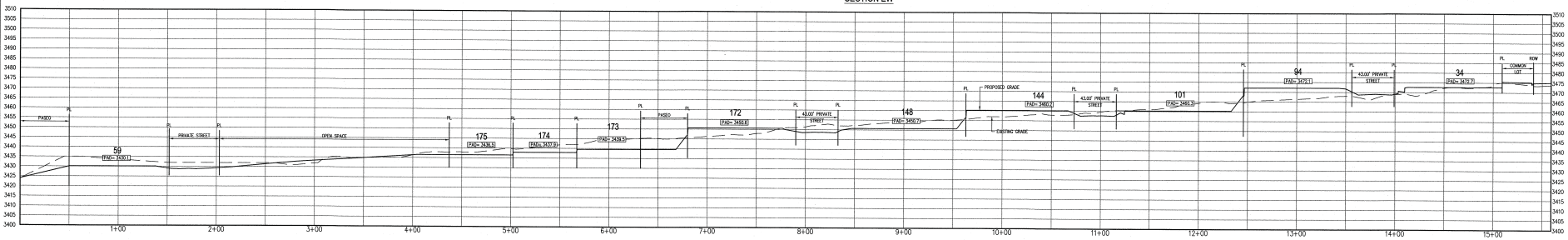
ENGINEER - STATE OF NEVADA
JERRY J. SLATER
EXP. 6-30-14
CIVIL
No. 014167

TM-2
SHEET 2 OF 3

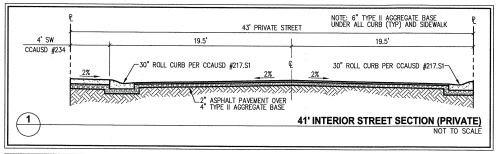
TMP-50099



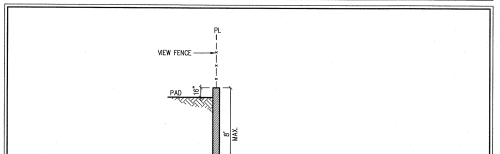

SECTION EW



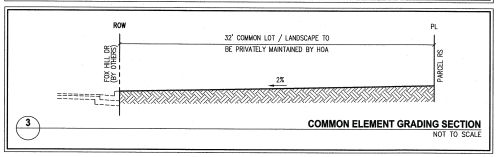

SECTION NS



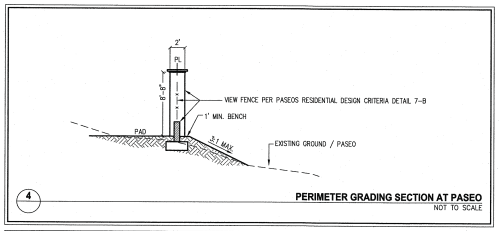

1 **41' INTERIOR STREET SECTION (PRIVATE)**
NOT TO SCALE



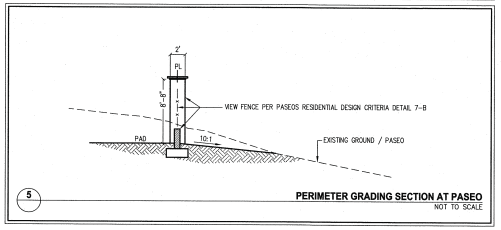

2 **COMMON ELEMENT GRADING SECTION**
NOT TO SCALE



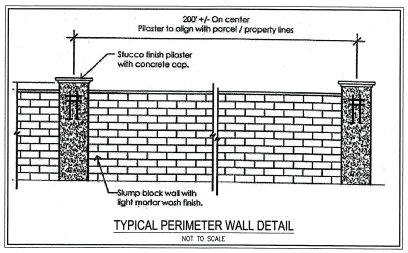

3 **COMMON ELEMENT GRADING SECTION**
NOT TO SCALE




4 **PERIMETER GRADING SECTION AT PASEO**
NOT TO SCALE




5 **PERIMETER GRADING SECTION AT PASEO**
NOT TO SCALE




**TYPICAL PERIMETER WALL DETAIL**
NOT TO SCALE

PRJ-50058
07/01/13

**TMP-50099**

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. |
|---|---|---|---|---|---|

LAS VEGAS, NV

LENNAR®

SUMMERLIN R-S

TENTATIVE MAP

S276
R59E

DATE: 6/27/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1303-000

JEREMY S. TYLER
No. 014167
CIVIL
6-30-14
6-27-13

TM-3
SHEET 3 OF 3

J:\Len\1303-000 summ. rs\3 parcel 4's\dwg\entitlements\len1303-000 summ. rs tm3.dwg 6/27/2013 11:31 AM Brian Osborn

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 26, 2013

Robert Flaxa
Lennar Homes
2490 Paseo Verde Parkway, Suite 210
Henderson, Nevada 89074

Re: **SDRC Tentative Map Conditional Approval** – Parcel RS ('Delano' by Lennar Homes), Summerlin Village 23B (The Paseos)

Dear Mr. Flaxa,

The Summerlin Design Review Committee (SDRC) has granted tentative map approval for Parcel RS with the following conditions.

- Please note that your tentative map reflects the incorrect property line location at the entry. The property line should run equally through the center entry island as depicted in the legal description and exhibit provided to you earlier. If you choose to submit this tentative map with the property line at its wrong location please be aware that you will need to deal with any requirements or consequences the City of Las Vegas may have due to this.

- As indicated earlier the section shown in Detail 2 is incorrect as grading into Hughes common areas is not allowed. Retaining walls in the location shown may not be necessary based on Greey-Pickett's grading plan for the paseo.

Please contact us if you have any questions or need clarification.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Tracy Stratton, Slater Hanifan Group
Julie Cleaver, THHC

PRJ-50058
06/27/13

TMP-50099

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

LEN1303.000

June 6, 2013

Planning & Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

**RE: Summerlin Village 23A Parcel R-S Tentative Map**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Lennar Homes, respectfully submits this justification letter for a Tentative Map for the subject development. The project site is approximately 45.5± gross acres and is a portion of APN 137-27-713-001. It is located north of the intersection of Alta Drive and Fox Hill Drive.

The proposed community will be a single family subdivision consisting of approximately 175 lots, yielding a net density of 4.3 units per acre. The community will be designed with private residential streets with an entrance at Fox Hills Drive. The entry street is to be used in conjunction with the adjacent parcel for an enhanced feature of the development.

Lennar Homes is working closely with The Howard Hughes Corporation to ensure the design is in compliance with the approved Summerlin Development Standards for the Paseo's and applying their requests when possible to additional design flare.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

**Slater Hanifan Group, Inc.**

S. Tracy Stratton
Senior Project Manager

PRJ-50058
06/27/13

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

TMP-50099

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

# *AGENDA SUMMARY PAGE - PLANNING*

## PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

**DEPARTMENT: PLANNING**
**DIRECTOR: FLINN FAGG**

☒ **Consent** ☐ **Discussion**

**SUBJECT:**

TMP-50117 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL V - APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.38 acres on the west side of Fox Hill Drive, approximately 1,200 feet north of Alta Drive (APN 137-34-111-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49891]. Staff recommends APPROVAL.

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

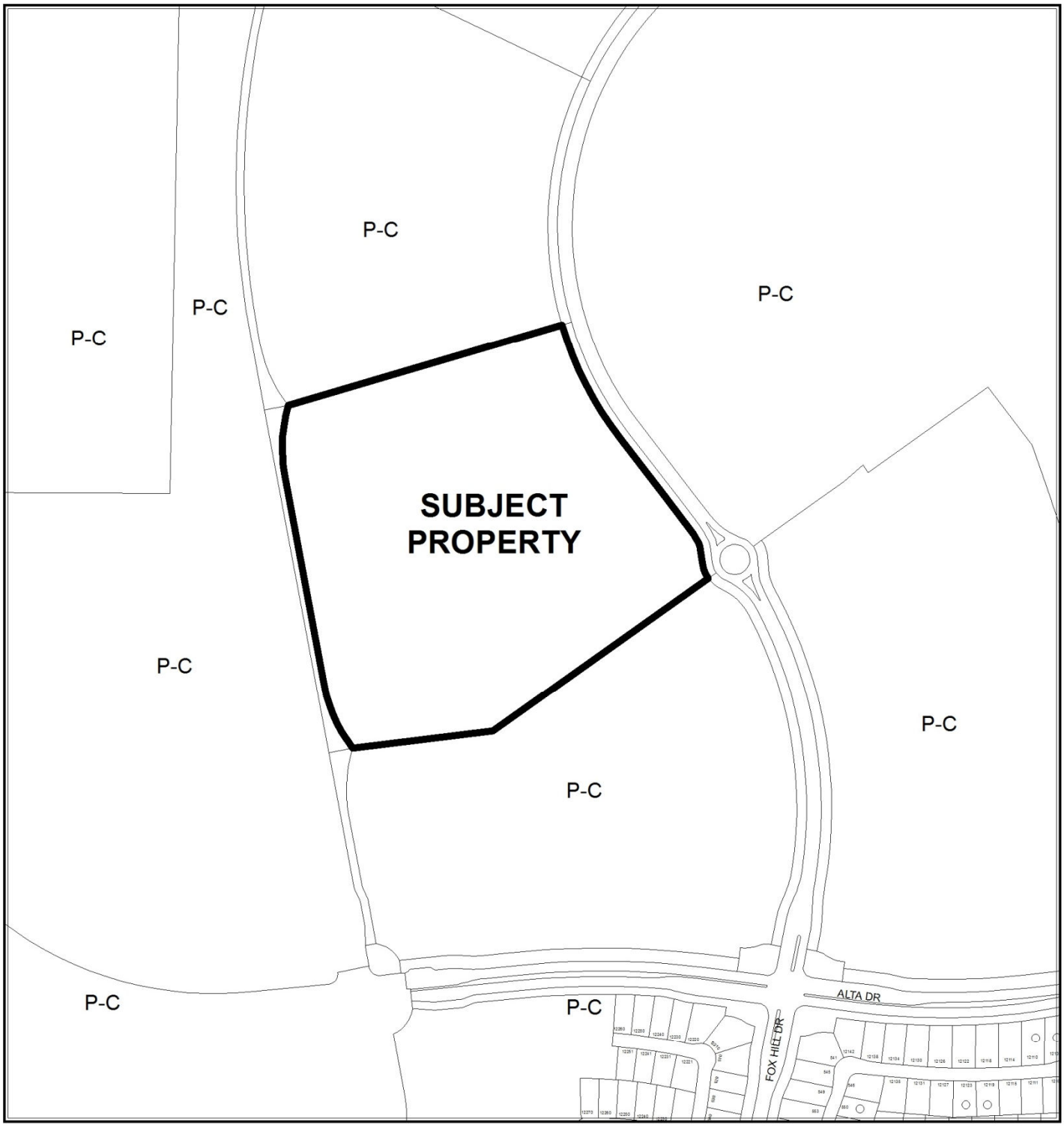
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Approval Letter
6. Justification Letter

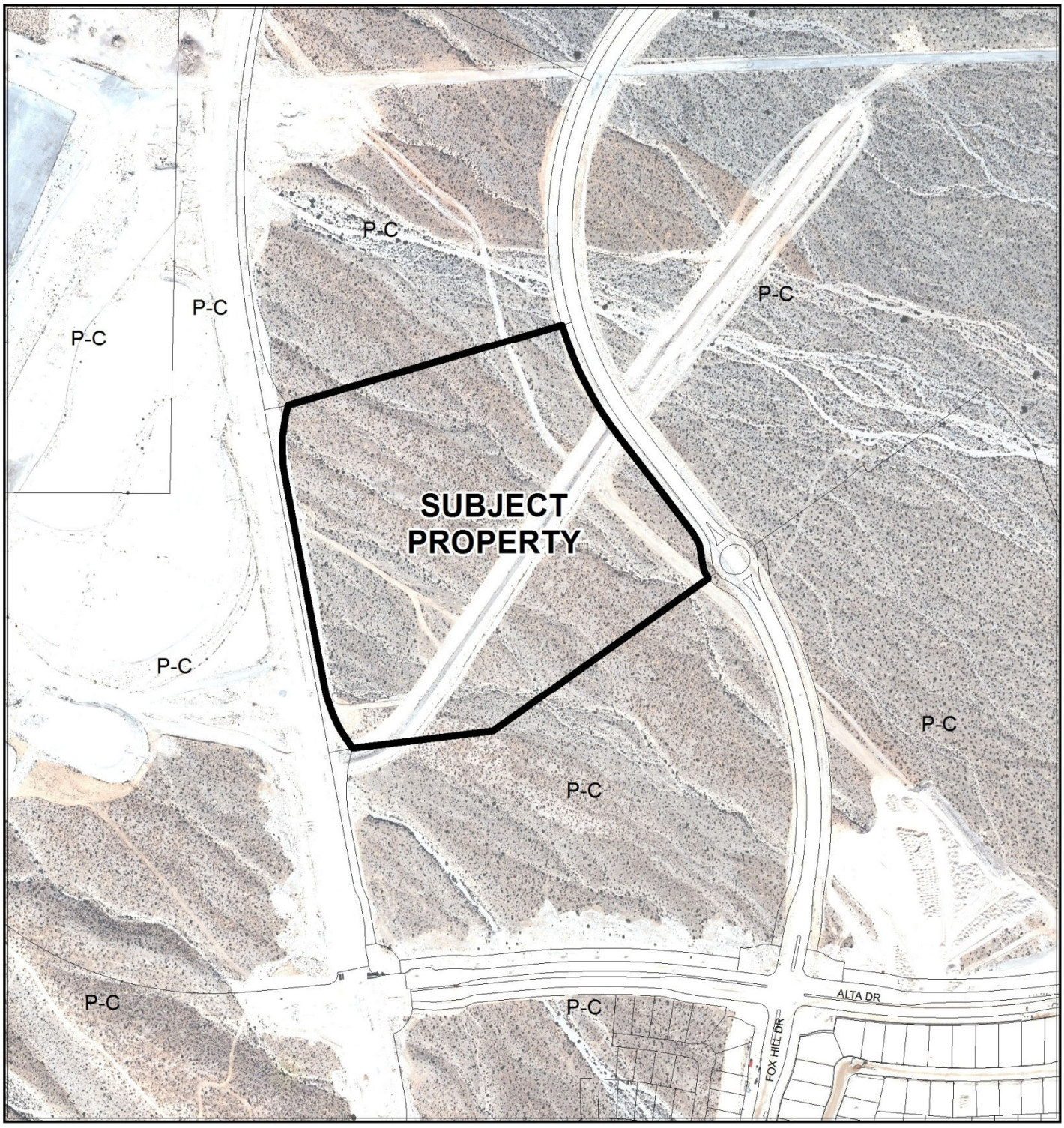



**CASE:** **TMP-50117 (PRJ-49891)**

0 310 620 Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N




**CASE:** **TMP-50117 (PRJ-49891)**

0 300 600
Feet

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) Summerlin Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50117 APN: 137-34-111-003

Name of Property Owner: Hughes Howard Company, LLC

Name of Applicant: Ryland Homes

Name of Representative: Jeff Stevens

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: Kevin T. Orrock

Subscribed and sworn before me

This 5th day of June, 20____

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014



PRJ-49891
07/01/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** Near Alta Drive and Fox Hill Drive

**Project Name** Summerlin Village 23B Parcel V **Proposed Use** SFR

**Assessor's Parcel #(s)** 137-34-111-003 **Ward #** 2 - Beers

**General Plan: existing** SUM **proposed** N/A **Zoning: existing** PC **proposed** N/A

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

**Gross Acres** 25.4+ **Lots/Units** 112 **Density** 4.4

**Additional Information**

**PROPERTY OWNER** Hughes Howard Company, LLC **Contact**

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

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

**E-mail Address**

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 362-2597

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

**E-mail Address** jasonk@vtnnv.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** KEVIN T. ORROCK

Subscribed and sworn before me

This 5th day of June, 20 13.

Stella Clark

Notary Public in and for said County and State

Revised 10 27 08

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

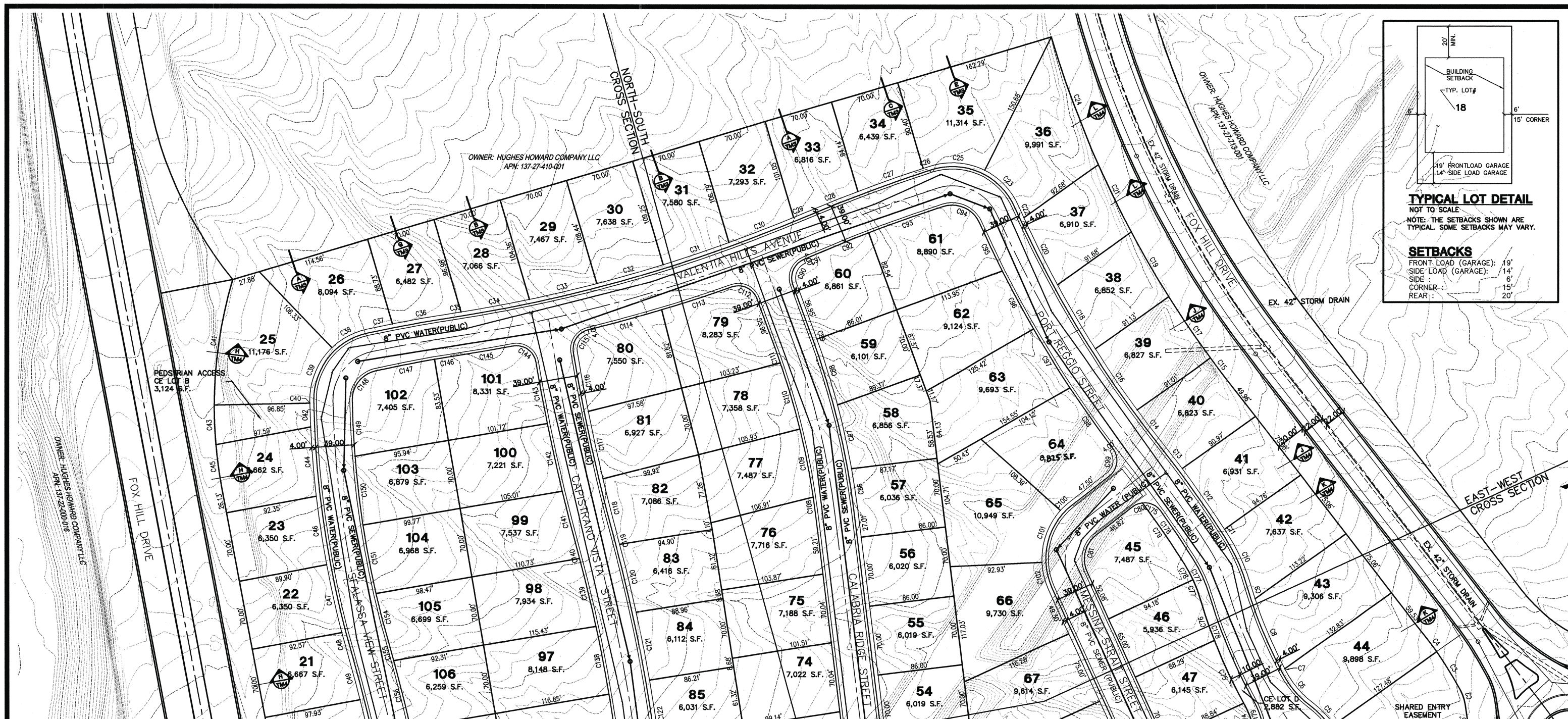
***FOR DEPARTMENT USE ONLY***

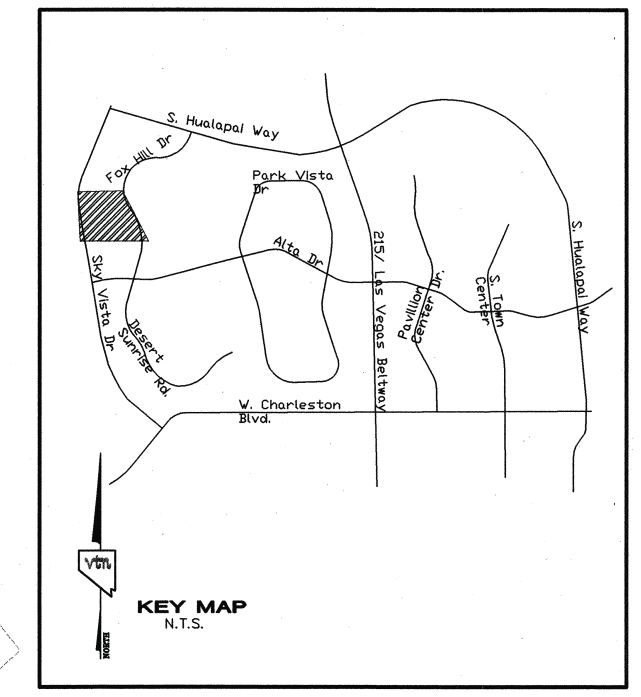
| | |
|---|---|
| Case # | TMP-50117 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*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-49891
07/01/13




GRAPHIC SCALE

1" = 60'

## LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- Z LOT LINE
- SETBACK LINE
- EX 8"S — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"S — PROPOSED SEWER LINE AND MANHOLE
- 8"W — PROPOSED WATER LINE
- 18" SD — PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2675 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT

## GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.......................LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC....................NEVADA ENERGY
   GAS.........................SOUTHWEST GAS CORPORATION
   SEWER.......................CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL........REPUBLIC SERVICES
   TELEPHONE...................CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.028
   PEAK FLOW (3.6)= 0.1008
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM PNL. NO. 32003C2150 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' WIDE PRIVATE UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

## LEGAL DESCRIPTION:

BEING A PRTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

## PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 5LV09:34NE6 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURVE AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

## BASIS OF BEARINGS

NORTH 89°46'49" EAST-BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PLATS, AT PAGE 100.

## OWNER

HUGHES HOWARD COMPANY LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS. NV. 89135
(702) 791-4266
CONTACT : ELIZABETH MOLINA

## DEVELOPER

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS. NV. 89148
(702) 360-7500
CONTACT : JEFF STEVENS

## LOT DATA

CURRENT ZONING : PCD
PROPOSED ZONING : PD
GROSS AREA : 28.16 AC
NUMBER OF LOTS : 112
PROPOSED DENSITY : 4.0 DUA

## OVERALL SITE DATA

CURRENT ZONING : PCD
PROPOSED ZONING : PD
GROSS AREA : 28.16 AC
NUMBER OF LOTS : 112
PROPOSED DENSITY : 4.0 DUA
NUMBER OF COMMON ELEMENTS : 9 EA
OPEN SPACE REQUIRED : 0 S.F.
USABLE OPEN SPACE PROVIDED : 29,821 S.F.

APN#: 137-34-111-003

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 26.00' | 90°00'00" | 40.84' | 26.00' |
| C2 | 45.00' | 19°51'11" | 15.59' | 7.88' |
| C3 | 370.00' | 7°04'53" | 45.73' | 22.89' |
| C4 | 370.00' | 2°25'44" | 15.68' | 7.84' |
| C5 | 104.00' | 17°27'16" | 31.68' | 15.96' |
| C6 | 96.00' | 25°00'05" | 41.89' | 21.28' |
| C7 | 476.50' | 0°18'42" | 2.59' | 1.30' |
| C8 | 476.50' | 9°14'48" | 76.90' | 38.53' |
| C9 | 476.50' | 1°52'46" | 15.63' | 7.82' |
| C10 | 193.00' | 15°55'19" | 53.63' | 26.99' |
| C11 | 1049.00' | 0°25'09" | 7.67' | 3.84' |
| C12 | 1049.00' | 4°05'51" | 75.02' | 37.53' |
| C13 | 1049.00' | 1°39'03" | 30.23' | 15.11' |
| C14 | 1143.00' | 2°14'50" | 44.83' | 22.42' |
| C15 | 1052.00' | 1°22'00" | 25.09' | 12.55' |
| C16 | 1143.00' | 3°45'39" | 75.03' | 37.53' |
| C17 | 1052.00' | 4°05'11" | 75.03' | 37.53' |
| C18 | 1143.00' | 3°46'24" | 75.28' | 37.65' |
| C19 | 1052.00' | 4°06'09" | 75.33' | 37.68' |
| C20 | 1143.00' | 3°48'10" | 75.86' | 37.95' |
| C21 | 1052.00' | 4°08'25" | 76.02' | 38.03' |
| C22 | 1143.00' | 0°42'14" | 14.04' | 7.02' |
| C23 | 73.00' | 39°07'48" | 49.86' | 25.94' |
| C24 | 1052.00' | 7°29'50" | 137.65' | 68.92' |
| C25 | 73.00' | 44°35'41" | 56.82' | 29.94' |
| C26 | 1499.00' | 0°17'07" | 7.46' | 3.73' |
| C27 | 1499.00' | 2°40'47" | 70.11' | 35.06' |
| C28 | 1499.00' | 2°09'29" | 56.46' | 28.23' |
| C29 | 1501.00' | 0°31'48" | 13.88' | 6.94' |
| C30 | 1501.00' | 2°40'52" | 70.24' | 35.13' |
| C31 | 1501.00' | 2°40'26" | 70.05' | 35.03' |
| C32 | 1501.00' | 2°40'21" | 70.01' | 35.01' |
| C33 | 1501.00' | 2°40'36" | 70.13' | 35.07' |
| C34 | 1501.00' | 2°41'13" | 70.39' | 35.20' |
| C35 | 1501.00' | 0°22'51" | 9.98' | 4.99' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C36 | 1499.00' | 2°18'47" | 60.51' | 30.26' |
| C37 | 1499.00' | 1°00'53" | 26.54' | 13.27' |
| C38 | 73.00' | 31°48'09" | 40.52' | 20.80' |
| C39 | 73.00' | 47°10'45" | 60.11' | 31.88' |
| C40 | 999.00' | 0°08'08" | 2.37' | 1.18' |
| C41 | 447.77' | 16°29'38" | 128.90' | 64.90' |
| C42 | 1039.02' | 1°20'03" | 24.19' | 12.10' |
| C43 | 448.28' | 5°08'24" | 40.21' | 20.12' |
| C44 | 999.00' | 4°02'16" | 70.40' | 35.22' |
| C45 | 447.77' | 5°37'21" | 43.94' | 21.99' |
| C46 | 999.00' | 4°01'05" | 70.06' | 35.04' |
| C47 | 999.00' | 4°01'05" | 70.06' | 35.04' |
| C48 | 999.00' | 1°20'15" | 23.32' | 11.66' |
| C49 | 1501.00' | 1°47'25" | 46.90' | 23.45' |
| C50 | 1501.00' | 2°40'27" | 70.06' | 35.04' |
| C51 | 1501.00' | 2°40'20" | 70.01' | 35.01' |
| C52 | 1501.00' | 2°40'34" | 70.11' | 35.06' |
| C53 | 1501.00' | 2°41'10" | 70.37' | 35.19' |
| C54 | 1501.00' | 0°01'49" | 0.79' | 0.40' |
| C55 | 399.00' | 9°57'33" | 69.35' | 34.76' |
| C56 | 399.00' | 10°09'39" | 70.76' | 35.47' |
| C57 | 438.54' | 0°58'46" | 7.50' | 3.75' |
| C58 | 399.00' | 10°35'58" | 73.81' | 37.01' |
| C59 | 438.54' | 9°11'56" | 70.41' | 35.28' |
| C60 | 399.00' | 0°49'26" | 5.74' | 2.87' |
| C61 | 438.54' | 4°00'38" | 30.70' | 15.36' |
| C62 | 73.00' | 24°22'36" | 31.06' | 15.77' |
| C63 | 438.54' | 13°24'34" | 102.64' | 51.55' |
| C64 | 73.00' | 32°00'03" | 40.77' | 20.93' |
| C65 | 73.00' | 5°37'00" | 7.16' | 3.58' |
| C66 | 299.00' | 12°05'44" | 63.12' | 31.68' |
| C67 | 299.00' | 12°49'04" | 66.89' | 33.59' |
| C68 | 299.00' | 3°28'18" | 18.12' | 9.06' |
| C69 | 73.50' | 15°05'51" | 19.37' | 9.74' |
| C70 | 73.50' | 41°28'35" | 53.21' | 27.83' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C71 | 73.50' | 22°36'17" | 29.00' | 14.69' |
| C72 | 100.00' | 3°13'40" | 5.63' | 2.82' |
| C73 | 75.00' | 12°32'13" | 16.41' | 8.24' |
| C74 | 90.00' | 16°56'14" | 26.60' | 13.40' |
| C75 | 529.50' | 7°34'49" | 70.05' | 35.08' |
| C76 | 529.50' | 4°49'27" | 44.58' | 22.30' |
| C77 | 140.00' | 8°28'50" | 20.72' | 10.38' |
| C78 | 140.00' | 7°26'29" | 18.18' | 9.10' |
| C79 | 996.00' | 4°18'58" | 75.03' | 37.53' |
| C80 | 20.00' | 31°41'24" | 11.06' | 5.68' |
| C81 | 30.50' | 76°44'04" | 40.85' | 24.15' |
| C82 | 26.50' | 79°10'44" | 36.62' | 21.91' |
| C83 | 16.00' | 94°47'35" | 26.47' | 17.40' |
| C84 | 457.00' | 15°41'19" | 125.13' | 62.96' |
| C85 | 457.00' | 7°57'40" | 63.50' | 31.80' |
| C86 | 793.00' | 3°06'27" | 43.01' | 21.51' |
| C87 | 793.00' | 4°47'19" | 66.28' | 33.16' |
| C88 | 793.00' | 5°03'54" | 70.10' | 35.07' |
| C89 | 793.00' | 0°12'56" | 2.98' | 1.49' |
| C90 | 16.00' | 87°50'17" | 24.53' | 15.41' |
| C91 | 1544.00' | 0°46'09" | 20.72' | 10.36' |
| C92 | 1456.00' | 1°58'15" | 50.08' | 25.04' |
| C93 | 1456.00' | 3°09'08" | 80.11' | 40.06' |
| C94 | 30.00' | 83°43'29" | 43.84' | 26.88' |
| C95 | 1186.00' | 2°36'45" | 54.08' | 27.04' |
| C96 | 1186.00' | 3°12'44" | 66.49' | 33.26' |
| C97 | 1186.00' | 3°23'01" | 70.04' | 35.03' |
| C98 | 1186.00' | 3°39'30" | 75.73' | 37.88' |
| C99 | 16.00' | 89°14'23" | 24.92' | 15.79' |
| C100 | 73.50' | 10°12'31" | 13.10' | 6.57' |
| C101 | 73.50' | 44°33'56" | 57.17' | 30.12' |
| C102 | 73.50' | 21°57'37" | 28.17' | 14.26' |
| C103 | 20.00' | 85°56'11" | 30.00' | 18.63' |
| C104 | 500.00' | 6°20'39" | 55.36' | 27.71' |
| C105 | 500.00' | 7°02'15" | 61.41' | 30.75' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C106 | 500.00' | 8°03'33" | 70.33' | 35.22' |
| C107 | 500.00' | 2°56'19" | 25.64' | 12.82' |
| C108 | 750.00' | 1°28'09" | 19.23' | 9.62' |
| C109 | 750.00' | 5°21'27" | 70.13' | 35.09' |
| C110 | 750.00' | 5°21'13" | 70.08' | 35.06' |
| C111 | 750.00' | 0°59'47" | 13.04' | 6.52' |
| C112 | 20.00' | 89°16'02" | 31.16' | 19.75' |
| C113 | 1544.00' | 2°46'25" | 74.75' | 37.38' |
| C114 | 1544.00' | 2°52'12" | 77.34' | 38.68' |
| C115 | 16.00' | 85°44'38" | 23.94' | 14.85' |
| C116 | 1957.00' | 1°48'35" | 61.81' | 30.91' |
| C117 | 1957.00' | 2°03'02" | 70.04' | 35.03' |
| C118 | 1957.00' | 1°51'36" | 63.53' | 31.77' |
| C119 | 1543.00' | 0°10'27" | 4.69' | 2.35' |
| C120 | 1543.00' | 2°36'32" | 70.26' | 35.14' |
| C121 | 1543.00' | 2°36'05" | 70.06' | 35.04' |
| C122 | 1543.00' | 2°35'58" | 70.01' | 35.01' |
| C123 | 1543.00' | 2°36'11" | 70.10' | 35.06' |
| C124 | 1543.00' | 1°19'40" | 35.76' | 17.88' |
| C125 | 457.00' | 4°19'05" | 34.44' | 17.23' |
| C126 | 457.00' | 8°47'53" | 70.17' | 35.16' |
| C127 | 457.00' | 2°11'52" | 17.53' | 8.77' |
| C128 | 16.00' | 85°05'03" | 23.76' | 14.68' |
| C129 | 256.00' | 16°07'40" | 72.06' | 36.27' |
| C130 | 256.00' | 5°34'03" | 24.88' | 12.45' |
| C131 | 20.00' | 101°36'21" | 35.47' | 24.53' |
| C132 | 500.00' | 1°56'27" | 16.94' | 8.47' |
| C133 | 500.00' | 8°02'18" | 70.15' | 35.13' |
| C134 | 500.00' | 5°20'05" | 46.55' | 23.29' |
| C135 | 1500.00' | 0°54'18" | 23.69' | 11.85' |
| C136 | 1500.00' | 2°40'52" | 70.19' | 35.10' |
| C137 | 1500.00' | 2°40'30" | 70.03' | 35.02' |
| C138 | 1500.00' | 2°40'29" | 70.02' | 35.02' |
| C139 | 1500.00' | 2°40'48" | 70.16' | 35.09' |
| C140 | 1500.00' | 0°17'57" | 7.83' | 3.91' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C141 | 2000.00' | 1°47'16" | 62.41' | 31.21' |
| C142 | 2000.00' | 2°00'28" | 70.08' | 35.04' |
| C143 | 2000.00' | 1°48'54" | 63.35' | 31.68' |
| C144 | 20.00' | 91°14'55" | 31.85' | 20.44' |
| C145 | 1544.00' | 2°05'50" | 56.51' | 28.26' |
| C146 | 1456.00' | 0°56'35" | 23.97' | 11.98' |
| C147 | 1456.00' | 2°23'04" | 60.59' | 30.30' |
| C148 | 30.00' | 78°58'55" | 41.35' | 24.72' |
| C149 | 956.00' | 3°25'59" | 57.28' | 28.65' |
| C150 | 956.00' | 4°12'09" | 70.12' | 35.08' |
| C151 | 956.00' | 4°11'49" | 70.03' | 35.03' |
| C153 | 998.04' | 16°28'19" | 286.93' | 144.46' |
| C154 | 956.00' | 3°06'07" | 51.76' | 25.88' |
| C155 | 1544.00' | 0°41'15" | 18.52' | 9.26' |
| C156 | 1544.00' | 2°36'18" | 70.20' | 35.11' |
| C157 | 1544.00' | 2°35'56" | 70.04' | 35.02' |
| C158 | 1544.00' | 2°35'53" | 70.02' | 35.01' |
| C159 | 1544.00' | 2°36'10" | 70.14' | 35.08' |
| C160 | 1544.00' | 1°26'14" | 38.73' | 19.36' |
| C161 | 356.00' | 5°04'30" | 31.53' | 15.78' |
| C162 | 356.00' | 11°19'08" | 70.33' | 35.28' |
| C163 | 356.00' | 15°08'58" | 94.13' | 47.34' |
| C164 | 30.00' | 61°59'39" | 32.46' | 18.02' |
| C165 | 6.84' | 180°00'00" | 21.47' | INFINITY |
| C167 | 3.50' | 90°00'00" | 5.50' | 3.50' |
| C168 | 3.50' | 90°00'00" | 5.50' | 3.50' |
| C169 | 3.00' | 90°00'00" | 4.71' | 3.00' |
| C170 | 3.00' | 90°00'00" | 4.71' | 3.00' |
| C171 | 6.83' | 180°00'00" | 21.47' | INFINITY |
| C172 | 20.00' | 90°00'00" | 31.42' | 20.00' |
| C173 | 20.00' | 93°14'20" | 32.55' | 21.16' |
| C174 | 68.50' | 3°14'20" | 3.87' | 1.94' |
| C175 | 20.00' | 60°30'07" | 21.12' | 11.66' |
| C176 | 1006.00' | 3°18'53" | 58.20' | 29.11' |
| C177 | 150.00' | 15°55'19" | 41.68' | 20.98' |

**CURVE TABLE**

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C178 | 519.50' | 12°33'49" | 113.91' | 57.19' |
| C179 | 100.00' | 16°56'14" | 29.56' | 14.89' |
| C180 | 100.00' | 20°07'49" | 35.13' | 17.75' |

Avoid cutting underground utility lines. It's costly.
**Call before you Dig**
1-800-227-2600

Avoid overhead power line contact. It's costly.
**Call before you Overhead**
1-702-227-2929

PRJ-49891
07/01/13

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**RYLAND HOMES**
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS. NV. 89148
(702) 360-7500

**CITY OF LAS VEGAS**

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

**TENTATIVE MAP**

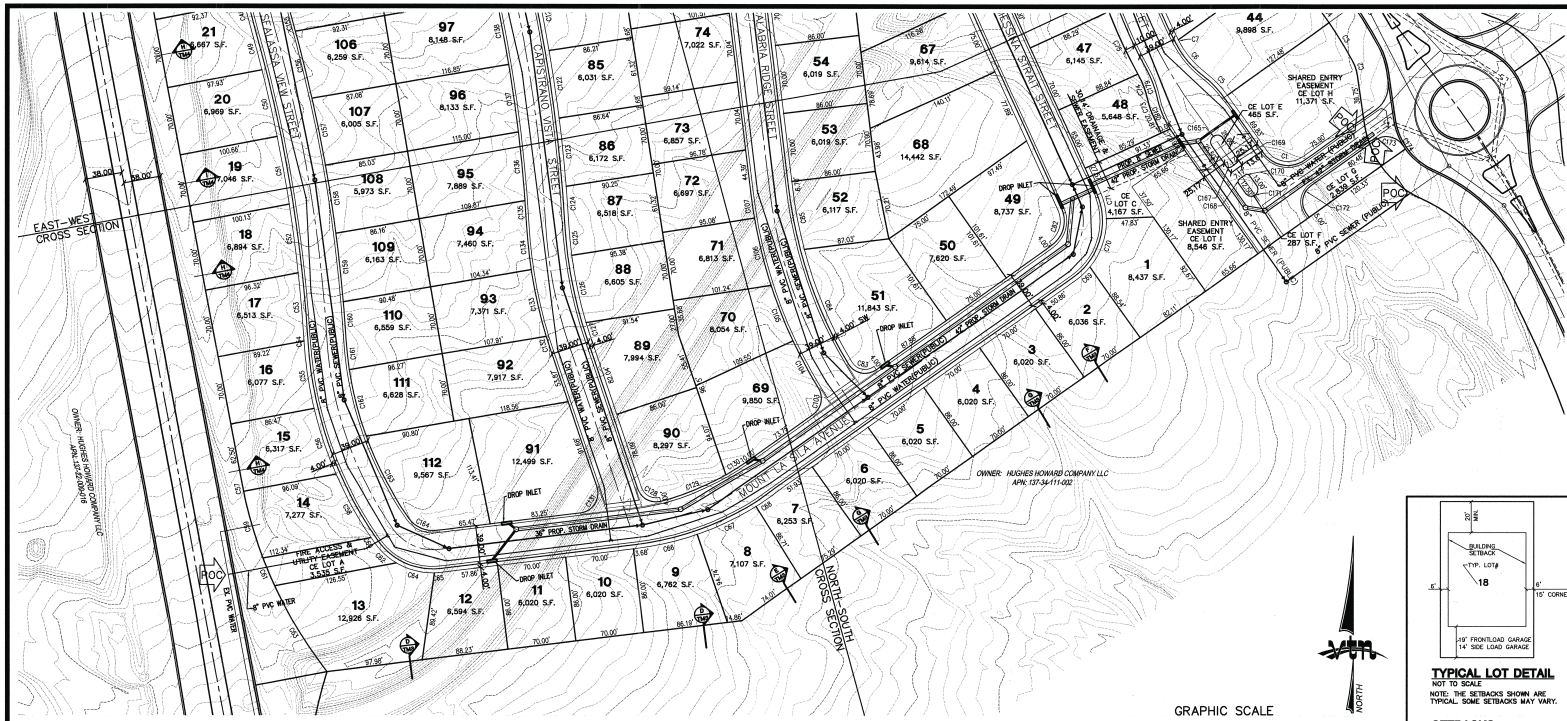
**SUMMERLIN VILLAGE 23B PARCEL V**

DRAWN BY: EM — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

PROFESSIONAL ENGINEER — STATE OF NEVADA — AARON M. YAMACHIKA — CIVIL — No. 15079 — EXPIRES 06-30-14 — 6/21/13

SHEET TM1
1 OF 4 SHEETS
DRAWING NO.

TMP-50117







**TYPICAL LOT DETAIL**
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL SOME SETBACKS MAY VARY.

**SETBACKS**

| | |
|---|---|
| FRONT LOAD (GARAGE): | 19' |
| SIDE LOAD (GARAGE): | 14' |
| SIDE : | 5' |
| CORNER : | 15' |
| REAR : | *20' |

**LEGEND**

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- Z LOT LINE
- SETBACK LINE
- EX 8"S — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"S — PROPOSED SEWER LINE AND MANHOLE
- 8"W — PROPOSED WATER LINE
- 18" SD — PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2675 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT

**LEGAL DESCRIPTION:**
BEING A PRTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**PROJECT BENCHMARK**
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: SLVDP-34NE8 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURVE AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

**BASIS OF BEARINGS**
NORTH 89°46'49" EAST–BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PLATS, AT PAGE 100.

**OWNER**
HUGHES HOWARD COMPANY LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NV. 89135
(702) 791-4266
CONTACT : ELIZABETH MOLINA

**DEVELOPER**
RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500
CONTACT : JEFF STEVENS

**LOT DATA**

| | |
|---|---|
| CURRENT ZONING : | PCD |
| PROPOSED ZONING : | PD |
| GROSS AREA : | 28.16 AC |
| NUMBER OF LOTS : | 112 |
| PROPOSED DENSITY : | 4.0 DUA |

**OVERALL SITE DATA**

| | |
|---|---|
| CURRENT ZONING : | PCD |
| PROPOSED ZONING : | PD |
| GROSS AREA : | 28.16 AC |
| NUMBER OF LOTS : | 112 |
| PROPOSED DENSITY : | 4.0 DUA |
| NUMBER OF COMMON ELEMENTS : | 9 EA |
| OPEN SPACE REQUIRED : | 0 S.F. |
| USABLE OPEN SPACE PROVIDED : | 29,821 S.F. |

APN#: 137-34-111-003

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C1 | 26.00' | 90°00'00" | 40.84' | 26.00' |
| C2 | 45.00' | 19°51'11" | 15.59' | 7.88' |
| C3 | 370.00' | 7°04'53" | 45.73' | 22.89' |
| C4 | 370.00' | 2°25'44" | 15.68' | 7.84' |
| C5 | 104.00' | 17°27'16" | 31.68' | 15.96' |
| C6 | 96.00' | 25°00'05" | 41.89' | 21.28' |
| C7 | 476.50' | 0°18'42" | 2.59' | 1.30' |
| C8 | 476.50' | 9°14'48" | 76.90' | 38.53' |
| C9 | 476.50' | 1°52'46" | 15.63' | 7.82' |
| C10 | 193.00' | 15°55'19" | 53.63' | 26.99' |
| C11 | 1049.00' | 0°25'09" | 7.67' | 3.84' |
| C12 | 1049.00' | 4°05'51" | 75.02' | 37.53' |
| C13 | 1049.00' | 1°39'03" | 30.23' | 15.11' |
| C14 | 1143.00' | 2°14'56" | 44.83' | 22.42' |
| C15 | 1052.00' | 1°22'00" | 25.09' | 12.55' |
| C16 | 1143.00' | 3°45'39" | 75.03' | 37.53' |
| C17 | 1052.00' | 4°05'11" | 75.03' | 37.53' |
| C18 | 1143.00' | 3°46'24" | 75.28' | 37.65' |
| C19 | 1052.00' | 4°06'09" | 75.33' | 37.68' |
| C20 | 1143.00' | 3°48'10" | 75.86' | 37.95' |
| C21 | 1052.00' | 4°08'25" | 76.02' | 38.03' |
| C22 | 1143.00' | 0°42'14" | 14.04' | 7.02' |
| C23 | 73.00' | 39°07'46" | 49.86' | 25.94' |
| C24 | 1052.00' | 7°29'50" | 137.65' | 68.92' |
| C25 | 73.00' | 44°35'41" | 56.82' | 29.94' |
| C26 | 1499.00' | 0°17'01" | 7.46' | 3.73' |
| C27 | 1499.00' | 2°40'47" | 70.11' | 35.06' |
| C28 | 1499.00' | 2°09'29" | 56.46' | 28.23' |
| C29 | 1501.00' | 0°31'48" | 13.88' | 6.94' |
| C30 | 1501.00' | 2°40'52" | 70.24' | 35.13' |
| C31 | 1501.00' | 2°40'26" | 70.05' | 35.03' |
| C32 | 1501.00' | 2°40'21" | 70.01' | 35.01' |
| C33 | 1501.00' | 2°40'36" | 70.13' | 35.07' |
| C34 | 1501.00' | 2°41'13" | 70.39' | 35.20' |
| C35 | 1501.00' | 0°22'51" | 9.98' | 4.99' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C36 | 1499.00' | 2°18'47" | 60.51' | 30.26' |
| C37 | 1499.00' | 1°00'53" | 26.54' | 13.27' |
| C38 | 73.00' | 31°46'09" | 40.52' | 20.80' |
| C39 | 73.00' | 47°10'45" | 60.11' | 31.88' |
| C40 | 999.00' | 0°08'08" | 2.37' | 1.18' |
| C41 | 447.77' | 16°29'38" | 128.90' | 64.90' |
| C42 | 1039.02' | 1°20'03" | 24.19' | 12.10' |
| C43 | 448.28' | 5°08'24" | 40.21' | 20.12' |
| C44 | 999.00' | 4°02'16" | 70.40' | 35.22' |
| C45 | 447.77' | 5°37'21" | 43.94' | 21.99' |
| C46 | 999.00' | 4°01'05" | 70.06' | 35.04' |
| C47 | 999.00' | 4°01'05" | 70.06' | 35.04' |
| C48 | 999.00' | 1°20'15" | 23.32' | 11.66' |
| C49 | 1501.00' | 1°47'25" | 46.90' | 23.45' |
| C50 | 1501.00' | 2°40'27" | 70.06' | 35.04' |
| C51 | 1501.00' | 2°40'20" | 70.01' | 35.01' |
| C52 | 1501.00' | 2°40'34" | 70.11' | 35.06' |
| C53 | 1501.00' | 2°41'10" | 70.37' | 35.19' |
| C54 | 1501.00' | 0°01'49" | 0.79' | 0.40' |
| C55 | 399.00' | 9°57'33" | 69.35' | 34.76' |
| C56 | 399.00' | 10°09'39" | 70.76' | 35.47' |
| C57 | 438.54' | 0°58'46" | 7.50' | 3.75' |
| C58 | 399.00' | 10°35'58" | 73.81' | 37.01' |
| C59 | 438.54' | 9°11'56" | 70.41' | 35.28' |
| C60 | 399.00' | 0°49'26" | 5.74' | 2.87' |
| C61 | 438.54' | 4°00'38" | 30.70' | 15.36' |
| C62 | 73.00' | 24°22'36" | 31.06' | 15.77' |
| C63 | 438.54' | 13°24'34" | 102.64' | 51.55' |
| C64 | 73.00' | 32°00'03" | 40.77' | 20.93' |
| C65 | 73.00' | 5°37'06" | 7.16' | 3.58' |
| C66 | 299.00' | 12°05'44" | 63.12' | 31.68' |
| C67 | 299.00' | 12°49'04" | 66.89' | 33.59' |
| C68 | 299.00' | 3°28'16" | 18.12' | 9.06' |
| C69 | 73.50' | 15°05'51" | 19.37' | 9.74' |
| C70 | 73.50' | 41°28'35" | 53.21' | 27.83' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C71 | 73.50' | 22°36'17" | 29.00' | 14.69' |
| C72 | 100.00' | 3°13'40" | 5.63' | 2.82' |
| C73 | 75.00' | 12°32'13" | 16.41' | 8.24' |
| C74 | 90.00' | 16°56'14" | 26.60' | 13.40' |
| C75 | 529.50' | 7°34'49" | 70.05' | 35.08' |
| C76 | 529.50' | 4°49'27" | 44.58' | 22.30' |
| C77 | 140.00' | 8°28'50" | 20.72' | 10.38' |
| C78 | 140.00' | 7°26'29" | 18.18' | 9.10' |
| C79 | 996.00' | 4°18'58" | 75.03' | 37.53' |
| C80 | 20.00' | 31°41'24" | 11.06' | 5.68' |
| C81 | 30.50' | 76°44'04" | 40.85' | 24.15' |
| C82 | 26.50' | 79°10'44" | 36.62' | 21.91' |
| C83 | 16.00' | 94°47'35" | 26.47' | 17.40' |
| C84 | 457.00' | 15°41'19" | 125.13' | 62.96' |
| C85 | 457.00' | 7°57'40" | 63.50' | 31.80' |
| C86 | 793.00' | 3°06'27" | 43.01' | 21.51' |
| C87 | 793.00' | 4°47'19" | 66.28' | 33.16' |
| C88 | 793.00' | 5°03'54" | 70.10' | 35.07' |
| C89 | 793.00' | 0°12'56" | 2.98' | 1.49' |
| C90 | 16.00' | 87°50'17" | 24.53' | 15.41' |
| C91 | 1544.00' | 0°46'09" | 20.72' | 10.36' |
| C92 | 1456.00' | 1°58'15" | 50.08' | 25.04' |
| C93 | 1456.00' | 3°09'08" | 80.11' | 40.06' |
| C94 | 30.00' | 83°43'29" | 43.84' | 26.88' |
| C95 | 1186.00' | 2°36'45" | 54.08' | 27.04' |
| C96 | 1186.00' | 3°12'44" | 66.49' | 33.26' |
| C97 | 1186.00' | 3°23'01" | 70.04' | 35.03' |
| C98 | 1186.00' | 3°39'30" | 75.73' | 37.88' |
| C99 | 16.00' | 89°14'23" | 24.92' | 15.79' |
| C100 | 73.50' | 10°12'31" | 13.10' | 6.57' |
| C101 | 73.50' | 44°35'56" | 57.17' | 30.12' |
| C102 | 73.50' | 21°57'37" | 28.17' | 14.26' |
| C103 | 20.00' | 85°56'11" | 30.00' | 18.63' |
| C104 | 500.00' | 6°20'39" | 55.36' | 27.71' |
| C105 | 500.00' | 7°02'15" | 61.41' | 30.75' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C106 | 500.00' | 8°03'33" | 70.33' | 35.22' |
| C107 | 500.00' | 2°56'19" | 25.64' | 12.82' |
| C108 | 750.00' | 1°28'09" | 19.23' | 9.62' |
| C109 | 750.00' | 5°21'27" | 70.13' | 35.09' |
| C110 | 750.00' | 5°21'13" | 70.08' | 35.06' |
| C111 | 750.00' | 0°59'47" | 13.04' | 6.52' |
| C112 | 20.00' | 89°16'02" | 31.16' | 19.75' |
| C113 | 1544.00' | 2°46'25" | 74.75' | 37.38' |
| C114 | 1544.00' | 2°52'12" | 77.34' | 38.68' |
| C115 | 16.00' | 85°44'38" | 23.94' | 14.85' |
| C116 | 1957.00' | 1°48'35" | 61.81' | 30.91' |
| C117 | 1957.00' | 2°03'02" | 70.04' | 35.03' |
| C118 | 1957.00' | 1°51'36" | 63.53' | 31.77' |
| C119 | 1543.00' | 0°10'27" | 4.69' | 2.35' |
| C120 | 1543.00' | 2°36'32" | 70.26' | 35.14' |
| C121 | 1543.00' | 2°36'05" | 70.06' | 35.04' |
| C122 | 1543.00' | 2°35'58" | 70.01' | 35.01' |
| C123 | 1543.00' | 2°36'11" | 70.10' | 35.06' |
| C124 | 1543.00' | 1°19'40" | 35.76' | 17.88' |
| C125 | 457.00' | 4°18'05" | 34.44' | 17.23' |
| C126 | 457.00' | 8°47'53" | 70.17' | 35.16' |
| C127 | 457.00' | 2°11'52" | 17.53' | 8.77' |
| C128 | 16.00' | 85°05'03" | 23.76' | 14.68' |
| C129 | 256.00' | 16°07'40" | 72.06' | 36.27' |
| C130 | 256.00' | 5°34'03" | 24.88' | 12.45' |
| C131 | 20.00' | 101°36'21" | 35.47' | 24.53' |
| C132 | 500.00' | 1°56'27" | 16.94' | 8.47' |
| C133 | 500.00' | 8°02'18" | 70.15' | 35.13' |
| C134 | 500.00' | 5°20'05" | 46.55' | 23.29' |
| C135 | 1500.00' | 0°54'18" | 23.69' | 11.85' |
| C136 | 1500.00' | 2°40'52" | 70.19' | 35.10' |
| C137 | 1500.00' | 2°40'30" | 70.03' | 35.02' |
| C138 | 1500.00' | 2°40'29" | 70.02' | 35.02' |
| C139 | 1500.00' | 2°40'48" | 70.16' | 35.09' |
| C140 | 1500.00' | 0°17'57" | 7.83' | 3.91' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C141 | 2000.00' | 1°47'16" | 62.41' | 31.21' |
| C142 | 2000.00' | 2°00'28" | 70.08' | 35.04' |
| C143 | 2000.00' | 1°48'04" | 63.35' | 31.68' |
| C144 | 20.00' | 91°47'55" | 31.85' | 20.44' |
| C145 | 1544.00' | 2°05'50" | 56.51' | 28.26' |
| C146 | 1456.00' | 0°56'35" | 23.97' | 11.98' |
| C147 | 1456.00' | 2°33'04" | 60.59' | 30.30' |
| C148 | 30.00' | 78°58'55" | 41.35' | 24.72' |
| C149 | 956.00' | 3°25'59" | 57.28' | 28.65' |
| C150 | 956.00' | 4°12'00" | 70.12' | 35.08' |
| C151 | 956.00' | 4°11'49" | 70.03' | 35.03' |
| C153 | 998.04' | 16°28'19" | 286.93' | 144.46' |
| C154 | 956.00' | 3°06'07" | 51.76' | 25.88' |
| C155 | 1544.00' | 0°41'15" | 18.52' | 9.26' |
| C156 | 1544.00' | 2°36'18" | 70.20' | 35.11' |
| C157 | 1544.00' | 2°35'56" | 70.04' | 35.02' |
| C158 | 1544.00' | 2°35'53" | 70.02' | 35.01' |
| C159 | 1544.00' | 2°36'10" | 70.14' | 35.08' |
| C160 | 1544.00' | 1°26'14" | 38.73' | 19.36' |
| C161 | 356.00' | 5°04'30" | 31.53' | 15.78' |
| C162 | 356.00' | 11°19'08" | 70.33' | 35.28' |
| C163 | 356.00' | 15°08'56" | 94.13' | 47.34' |
| C164 | 30.00' | 61°59'39" | 32.46' | 18.02' |
| C165 | 6.84' | 180°00'00" | 21.47' | INFINITY' |
| C167 | 3.50' | 90°00'00" | 5.50' | 3.50' |
| C168 | 3.50' | 90°00'00" | 5.50' | 3.50' |
| C169 | 3.00' | 90°00'00" | 4.71' | 3.00' |
| C170 | 3.00' | 90°00'00" | 4.71' | 3.00' |
| C171 | 6.83' | 180°00'00" | 21.47' | INFINITY' |
| C172 | 20.00' | 90°00'00" | 31.42' | 20.00' |
| C175 | 20.00' | 93°14'20" | 32.55' | 21.16' |
| C174 | 68.50' | 3°14'20" | 3.87' | 1.94' |
| C175 | 20.00' | 60°30'07" | 21.12' | 11.66' |
| C176 | 1006.00' | 3°18'53" | 58.20' | 29.11' |
| C177 | 150.00' | 15°55'19" | 41.68' | 20.98' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C178 | 519.50' | 12°33'49" | 113.91' | 57.19' |
| C179 | 100.00' | 16°56'14" | 29.56' | 14.89' |
| C180 | 100.00' | 20°07'49" | 35.13' | 17.75' |

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICES
   TELEPHONE.....CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.028
   PEAK FLOW (3.6)= 0.1008
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM PNL NO. 32003C2150 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' WIDE PRIVATE UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

PR-022891
23

| REV | DATE | BY | REVISION |
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**RYLAND HOMES**
8925 W. RUSSELL ROAD SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500

**CITY OF LAS VEGAS**
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNHV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

**TENTATIVE MAP**

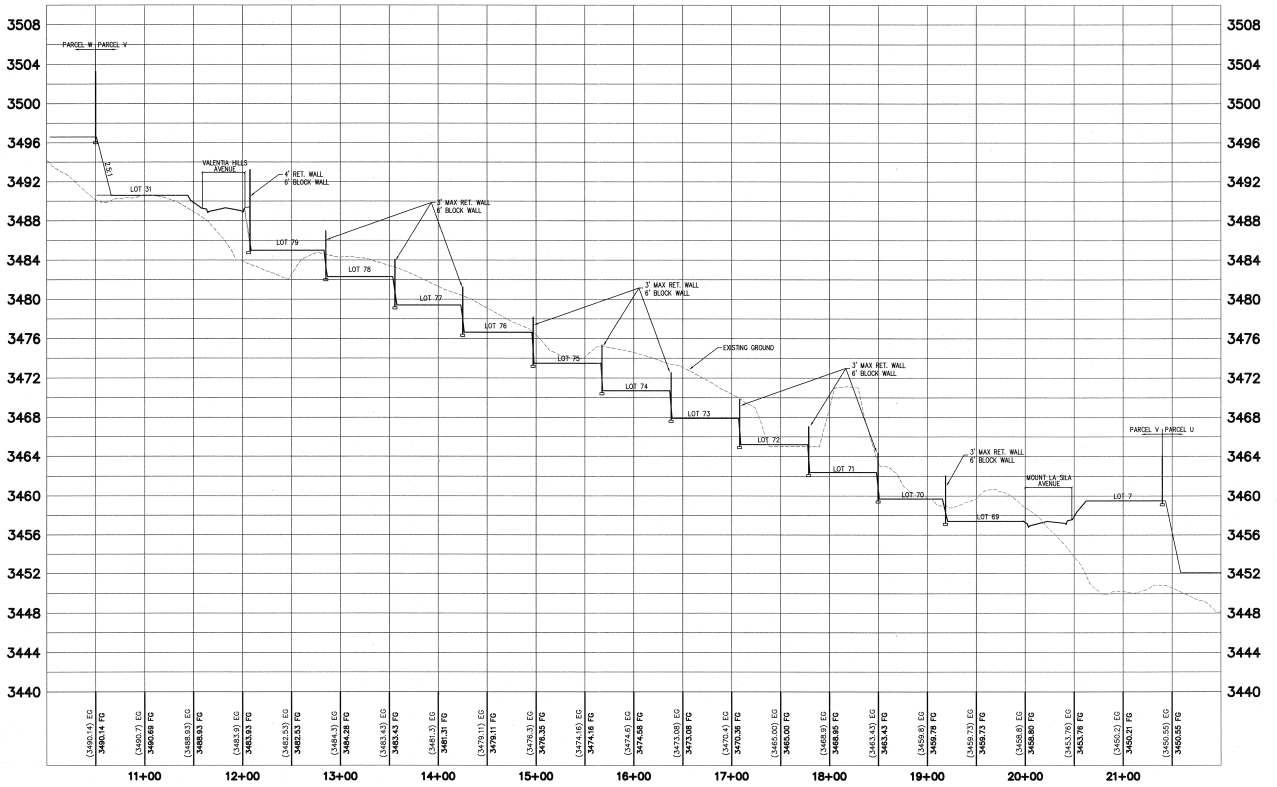
**SUMMERLIN VILLAGE 23B PARCEL V**

DRAWN BY: EM — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO.: 7534
SCALE: 1"=60' HORZ. NA VERT.

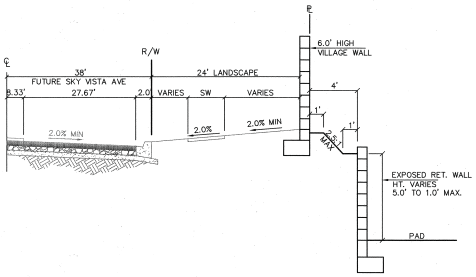
EXPIRES 06-30-14
PROFESSIONAL ENGINEER — AARON M. HARTA — STATE OF NEVADA — No. 16078
6/21/13

SHEET
TM2
2 OF 4 SHEETS
DRAWING NO.

TMP-50117




NORTH/SOUTH CROSS SECTION




(H) WEST PERIMETER SECTION 1
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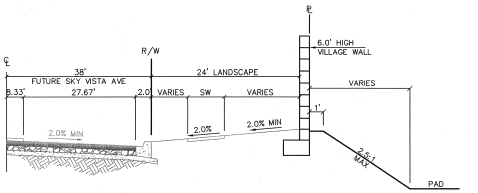


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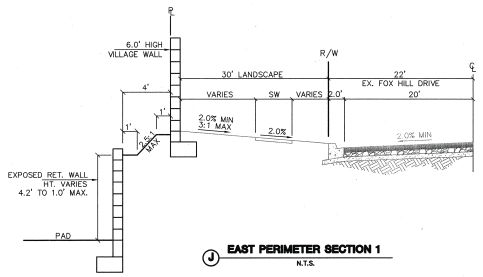


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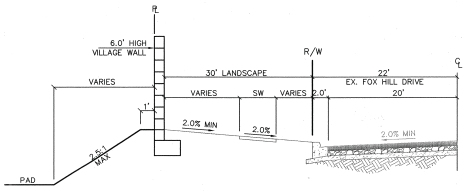


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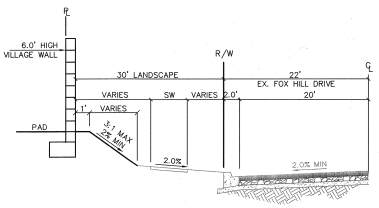



(L) EAST PERIMETER SECTION 2
N.T.S.

PRJ-49891
07/01/13

| REV | DATE | BY | REVISION |
|---|---|---|---|

**RYLAND HOMES**
8925 W. RUSSELL ROAD, STE 200
LAS VEGAS, NEVADA 89148
(702) 360-7500

**CITY OF LAS VEGAS**
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

**TENTATIVE MAP**

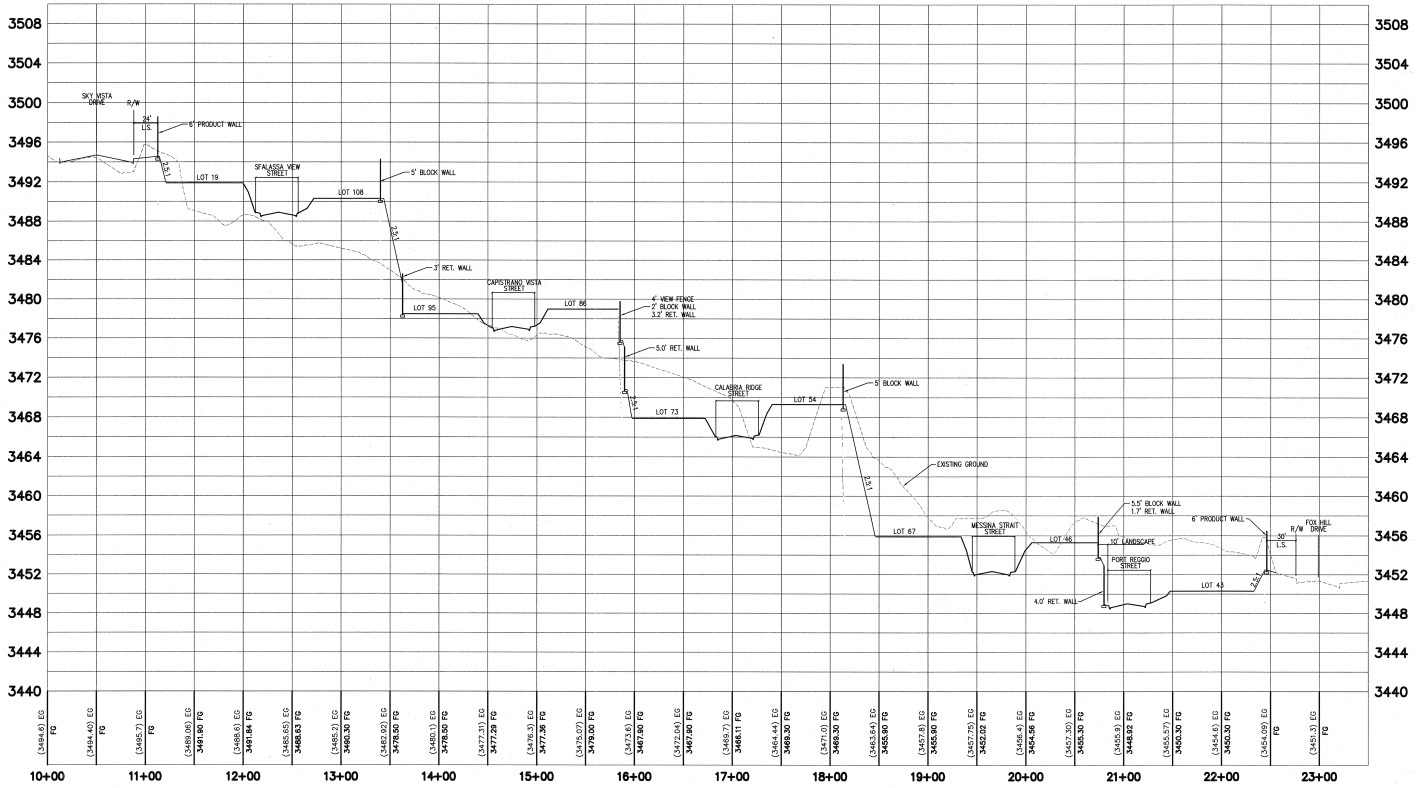
**SUMMERLIN VILLAGE 23B**
**PARCEL V**

DRAWN BY: DMO — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

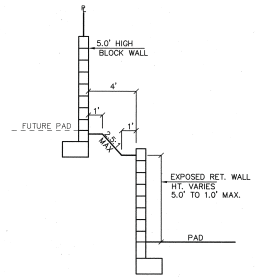
EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 15079
6/27/13

SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

TMP-50117




EAST/WEST CROSS SECTION




(A) PERIMETER WALL SECTION
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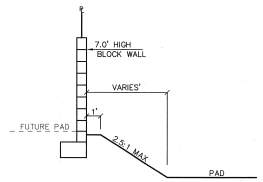


(B) PERIMETER WALL SECTION
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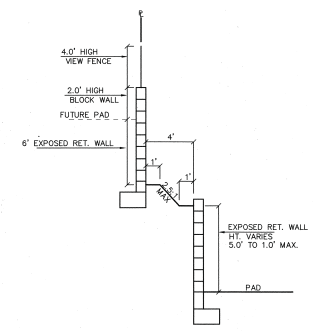


(C) PERIMETER WALL SECTION
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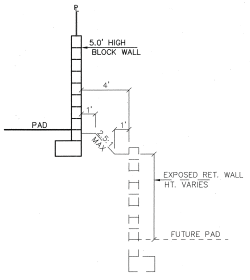


(D) PERIMETER WALL SECTION
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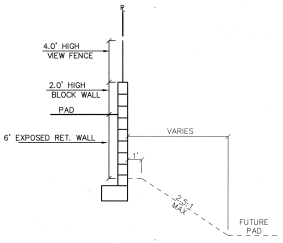


(E) PERIMETER WALL SECTION
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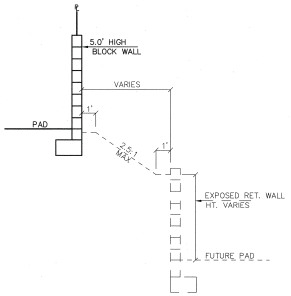


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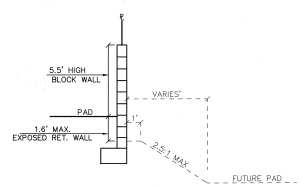


(G) PERIMETER WALL SECTION
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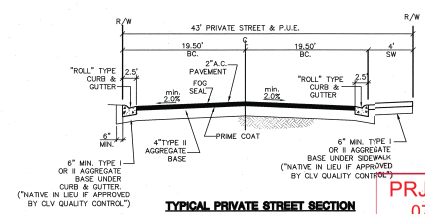


TYPICAL PRIVATE STREET SECTION
N.T.S.

PRJ-49891
07/01/13

| REV | DATE | BY | REVISION |
|---|---|---|---|

RYLAND HOMES
8925 W. RUSSELL ROAD, STE 200
LAS VEGAS, NEVADA 89148
(702) 360-7500

CITY OF LAS VEGAS
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PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 23B
PARCEL V

DRAWN BY: DMO MAY 2013
DESIGNED BY:
CHECKED BY: AY MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 15079
4/27/13

SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

TMP-50117

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 26, 2013

Jeffrey Stevens
Land Acquisition and Development Manager
Ryland Homes
8925 West Russell Road, Suite 200
Las Vegas, Nevada 89148

Re: **SDRC Tentative Map Conditional Approval** – Parcel V, 'Capistrano' by Ryland Homes, Summerlin Village 23B (The Paseos)

Dear Mr. Stevens,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel V in Summerlin Village 23B (The Paseos). In order to accommodate the grade difference between Parcels U and V at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels U and V.

Please contact us if you have any questions or need clarification.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
VTN

The Howard Hughes Corporation
10801 W. Charleston Blvd., Suite 300
Las Vegas, Nevada 89135

PRJ-49891
07/01/13

TMP-50117

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

June 5, 2013

W.O. 7534

City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attention: Planning Staff

**SUBJECT: TENTATIVE MAP REQUEST FOR SUMMERLIN VILLAGE 23B PARCEL V APN 137-34-111-003**

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests the City of Las Vegas consider this tentative map application. The location of the site is near the intersection of Alta Drive and Fox Hill Drive.

A Single Family Residential Subdivision is being proposed with 112 lots. A Final Map will be submitted after the approval of this tentative map.

Should you have any questions regarding the project please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

PRJ-49891
07/01/13

TMP-50117

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

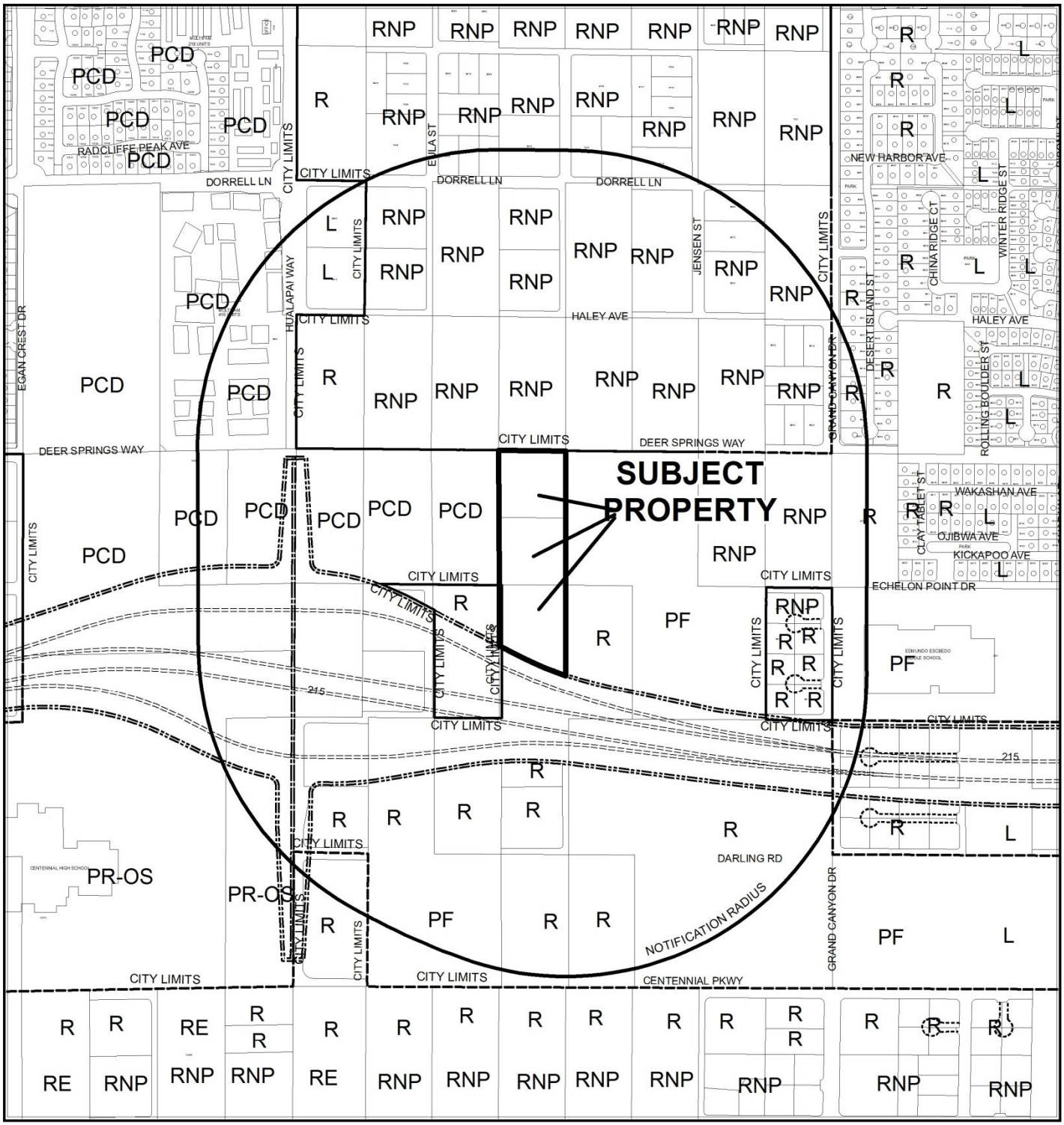
**SUBJECT:**
ABEYANCE - GPA-49489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Staff Report - GPA-49489 and ZON-49494
3. Supporting Documentation
4. Photos - GPA-49489 and ZON-49494
5. Las Vegas Valley Water District Approval Letter – GPA-49489 and ZON-49494
6. Justification Letter - GPA-49489 and ZON-49494




0 500 1,000 Feet

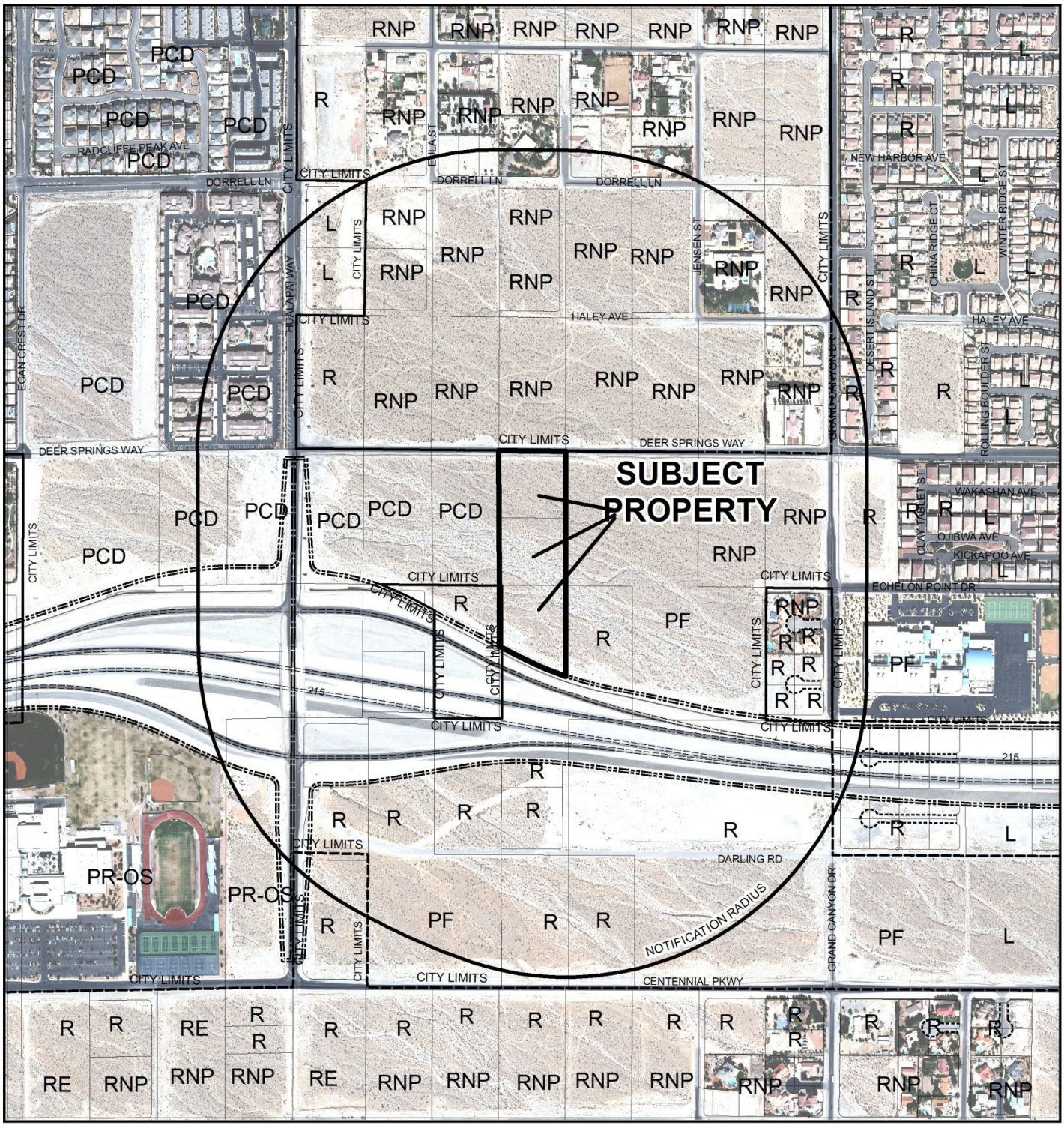
**CASE:** **GPA-49489 (PRJ-49434)**

**RADIUS:** 1500 FEET

**GENERAL PLAN OF SUBJECT PROPERTY:** PCD (PLANNED COMMUNITY DEVELOPMENT)

**PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:** ML (MEDIUM LOW DENSITY RESIDENTIAL)

N




0 500 1,000 Feet

**CASE:** **GPA-49489 (PRJ-49434)**

**RADIUS:** 1500 FEET

**GENERAL PLAN OF SUBJECT PROPERTY:** PCD (PLANNED COMMUNITY DEVELOPMENT)

**PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:** ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-003

Name of Property Owner: Mosaic Land1, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 21 day of May, 2013

_____
Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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: Haddad, Tycel

Subscribed and sworn before me

This 25 day of Jan. 20 13

Notary Public in and for said County and State

KRYSTA SITKO
CLARK, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 11-11-05

DEPARTMENT OF PLANNING

# STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-49489 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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: Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 2013

_____

Notary Public in and for said County and State

STATE OF NEVADA, COUNTY OF CLARK

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** SW corner of Deer Springs Way & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-013 **Ward #** 6

**General Plan:** existing PCD proposed ML **Zoning:** existing PD proposed R-CL

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

**Gross Acres** 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Hualapai & 215, LLC **Contact** Charles Geinsendorf

**Address** 2300 W. Sahara Ave **Phone:** (702) 873-5868 **Fax:** (702) 548-6335

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

**E-mail Address** Charles@clgtd.com

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.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** CHARLES L. GEISENDORF

Subscribed and sworn before me

This 24th day of APRIL, 20 13.

_____

STATE OF NEVADA, COUNTY OF CLARK

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | GPA-49489 |
| **Meeting Date:** | 07/09/13 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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** SW corner of Deer Springs Way & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-004 and 005 **Ward #** 6

**General Plan:** existing PCD proposed ML **Zoning:** existing PD proposed R-CL

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

**Gross Acres** 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Deer Springs Way Trust **Contact**

**Address** 900 S. Las Vegas Blvd. STE. # 810 **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Keppler

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.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(s). Final Maps, Tentative Maps, and Parcel Maps

**Print Name** ZTAD HADDAD

Subscribed and sworn before me

This 25th day of March, 20 13.

[signature]

Notary Public in and for said County and State Clark, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 10/1/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-49498 |
| Meeting Date: | 07/09/13 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.

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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** General Plan Amendment

**Project Address (Location)** SW corner of Deer Springs & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-003 **Ward #** 6

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

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

**Gross Acres** 5.0 +/- **Lots/Units** N/A **Density** N/A

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Mosaic Land 1, LLC **Contact** Vince Shettler

**Address** 3960 Howard Hughes Pkwy, STE. 150 **Phone:** ____ **Fax:** ____

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** ____

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.com

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**Property Owner Signature*** ____

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

**Print Name** Vincent Schettler, Mgr

Subscribed and sworn before me

This 21 day of May, 20 13.

Nicol Montalto

Notary Public in and for said County and State

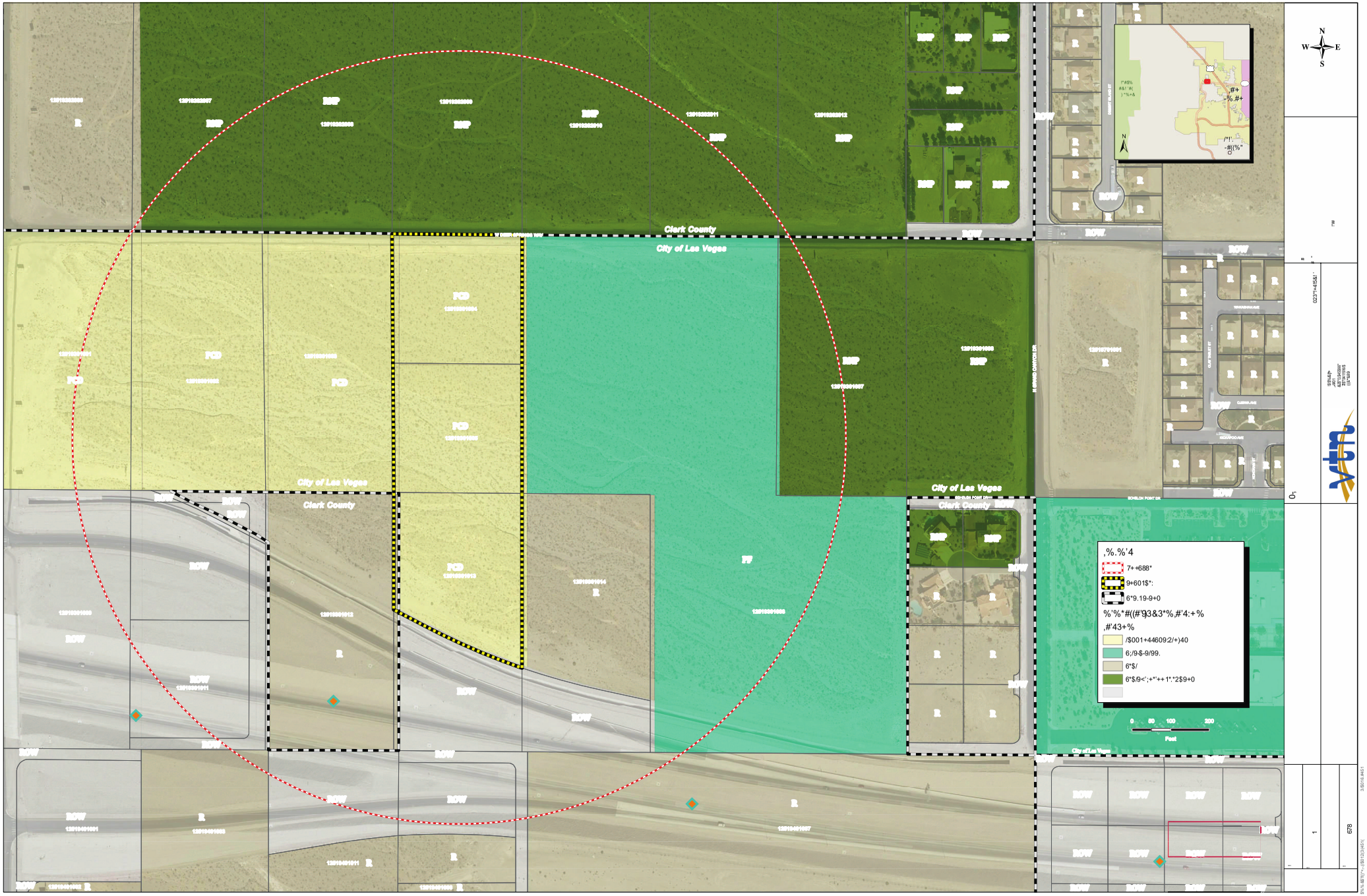
NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | GPA-49489 |
| Meeting Date: | 07/09/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.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GPA-49489



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

RECEIVED JUN 11 2013

June 6, 2013

Ryland Homes
8925 West Russell Road, Suite 200
Las Vegas, Nevada 89148

Attention: Jeff Stevens, Land Acquisition and Development Manager

**SUBJECT: BRISTLE FALLS DEVELOPMENT - SOUTHWEST CORNER OF DEER SPRINGS WAY AND CONQUISTADOR STREET**

The Las Vegas Valley Water District (District) staff reviewed the conceptual lot layout for the subject project and has no objections to the plans to request a vacation of a portion of the future Conquistador Street. The District plans to access its adjacent property from Deer Springs Way.

Should you have any questions or require additional information, please contact Susan Mulanax, Right-of-Way Agent at (702) 691-5245.

Sincerely,

Leanne L. Miller, P. E.
Engineering Project Manager

LLM:SRM:mhy

PRJ-49434
06/17/13

GPA-49489
ZON-49494

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

May 20, 2013

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

**RE: Pre-Application Request for a General Plan Amendment (PCD to ML) and Zone Change (PD to R-CL)**
**APN # 125-19-301-004, 005 and 013**

On behalf of the applicant Ryland Homes, VTN Nevada respectfully submits this letter and application to allow a General Plan Amendment from PCD Planned Community Development) to ML (Medium Low Density Residential) and a Zone Change to reclassify the property from PD (Planned Development) to R-CL (Single Family Compact Lot).

The proposed property has a planned land use of PCD; the PCD designation is associated with Providence Square Master Development Plan. The applicant is requesting to reclassify the property to ML to allow for a single family residential development consisting of 61 homes on 7.7 acres. The surrounding area consists of commercial and medium density residential subdivisions. For example, west of Hualapai Way is the Providence Master Planned Community and east of N. Grand Canyon are an R-PD 5 and 4 General Plan Designations respectively.

The proposed property is currently zoned PD (Planned Development). The proposed request would reclassify the property from PD to R-CL to allow for a single family residential subdivision. The proposed property is in the general area of 2 Master Planned Communities with similar or more intense zoning districts. The applicant believes the proposed change will make the area more sustainable because it would provide a residential component in close proximity to the only commercial planned in the area. This would promote future home owners to walk to the commercial property and would decrease daily vehicular trips in the area. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

The applicant believes both request will make the area more sustainable and will not adversely affect the surrounding residents. Thank you in advance for your time and consideration of this matter.

Sincerely,

Jason Kepple
VTN Planning

GPA-49489
ZON-49494

PRJ-49434
05/22/13

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - ZON-49494 - REZONING RELATED TO GPA-49489 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 7.97 acres on the south side of Deer Springs Way, approximately 1,050 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), Ward 6 (Ross) [PRJ-49434]. Staff recommends DENIAL.

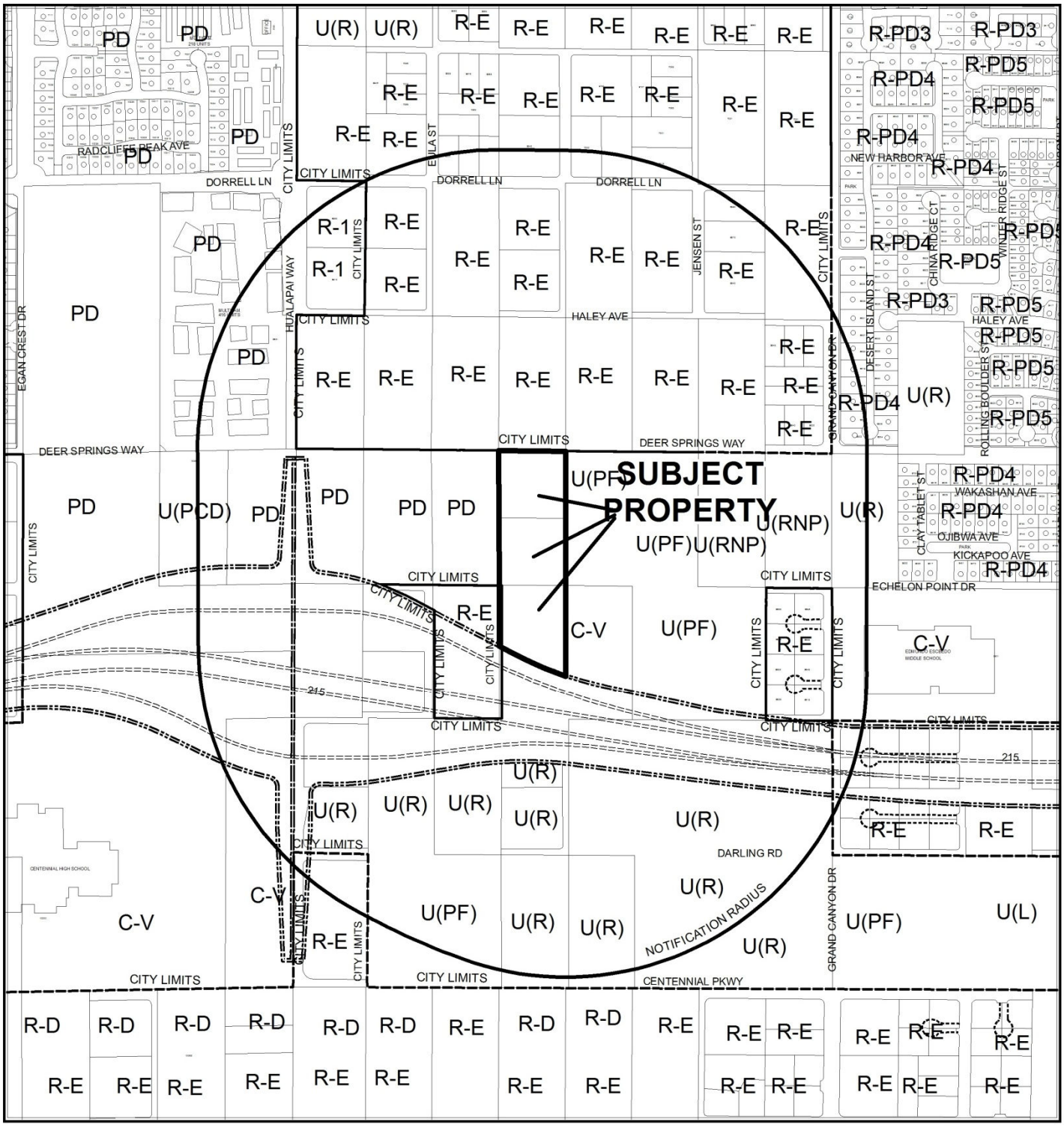
**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. 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.**

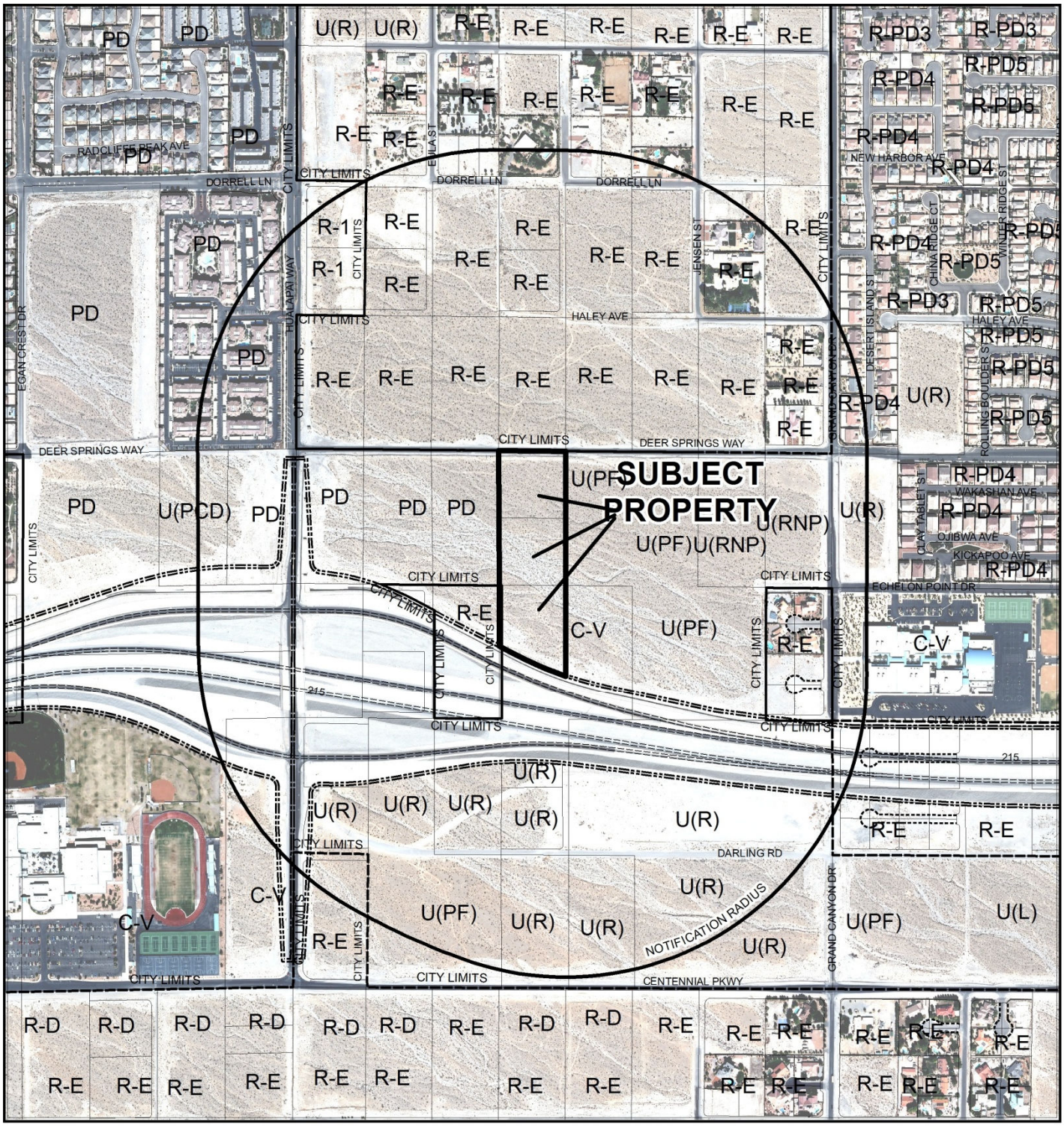



**CASE:** **ZON-49494 (PRJ-49434)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)

**PROPOSED ZONING OF SUBJECT PROPERTY:** R-CL (SINGLE FAMILY COMPACT-LOT)




0 500 1,000 Feet

**CASE:** **ZON-49494 (PRJ-49434)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)

**PROPOSED ZONING OF SUBJECT PROPERTY:** R-CL (SINGLE FAMILY COMPACT-LOT)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-003

Name of Property Owner: Mosaic Land1, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 21 day of May, 2013

_____
Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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: Haddad, Tycel

Subscribed and sworn before me

This 25 day of Jan. 20 13

Notary Public in and for said County and State

KRYSTA SITKO
CLARK, NV

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 11-11-08

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

DEPARTMENT OF PLANNING

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49494 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215, LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada (Jason Kepple)

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: Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 2013

_____

Notary Public in and for said County and State

STATE OF NEVADA, COUNTY OF CLARK

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change

**Project Address (Location)** SW corner of Deer Springs Way & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-013 **Ward #** 6

**General Plan:** existing PCD proposed ML **Zoning:** existing PD proposed R-CL

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

**Gross Acres** 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Hualapai & 215, LLC **Contact** Charles Geinsendorf

**Address** 2300 W. Sahara Ave **Phone:** (702) 873-5888 **Fax:** (702) 548-6335

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

**E-mail Address** Charles@clgtd.com

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.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** Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 20 13.

STATE OF NEVADA, COUNTY OF CLARK

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CRIS
Appt. No. 93-4493-1
My Appt. Expires Sept. 15, 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | ZON-49494 |
| **Meeting Date:** | 07/09/13 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:\dcpot\Application Packet\Application Form.pdf

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change

**Project Address (Location)** SW corner of Deer Springs Way & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-004 and 005 **Ward #** 6

**General Plan: existing** PCD **proposed** ML **Zoning: existing** PD **proposed** R-CL

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

**Gross Acres** 7.7 **Lots/Units** 61 **Density** 7.9 du/ac

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Deer Springs Way Trust **Contact**

**Address** 900 S. Las Vegas Blvd. STE. #810 **Phone:** **Fax:**

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

**E-mail Address** Charles@clgtd.com

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.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** EYAD HADDAD

Subscribed and sworn before me

This 25th day of April, 20 15.

_____

Notary Public in and for said County and State Clark, NV

KRYSTA SITKO

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88388-1
My Appt. Expires April 12, 2016

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-49494 |
| Meeting Date: | |
| Total Fee: | 07/09/13-PC |
| Date Received:* | |
| Received By: | |

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

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Zone Change

**Project Address (Location)** SW corner of Deer Springs & Conquistador Street

**Project Name** Bristle Falls **Proposed Use** SFR

**Assessor's Parcel #(s)** 125-19-301-003 **Ward #** 6

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

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

**Gross Acres** 5.0 +/- **Lots/Units** N/A **Density** N/A

**Additional Information** ZON-25758 & SDR-25760

**PROPERTY OWNER** Mosaic Land 1, LLC **Contact** Vince Shettler

**Address** 3960 Howard Hughes Pkwy, STE. 150 **Phone:** ____ **Fax:** ____

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** ____

**APPLICANT** Ryland Homes **Contact** Jeff Stevens

**Address** 8925 W. Russell Road **Phone:** (702) 360-7500 **Fax:** (702) 360-7505

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** jstevens@ryland.com

**REPRESENTATIVE** VTN Nevada **Contact** Jason Kepple

**Address** 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

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

**E-mail Address** Jasonk@vtnnv.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** VINCENT SCHETTLER, MGR

Subscribed and sworn before me

This 21 day of May, 20 13.

s/ Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

*FOR DEPARTMENT USE ONLY*

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|---|---|
| Case # | ZON-49494 |
| Meeting Date: | 07/09/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

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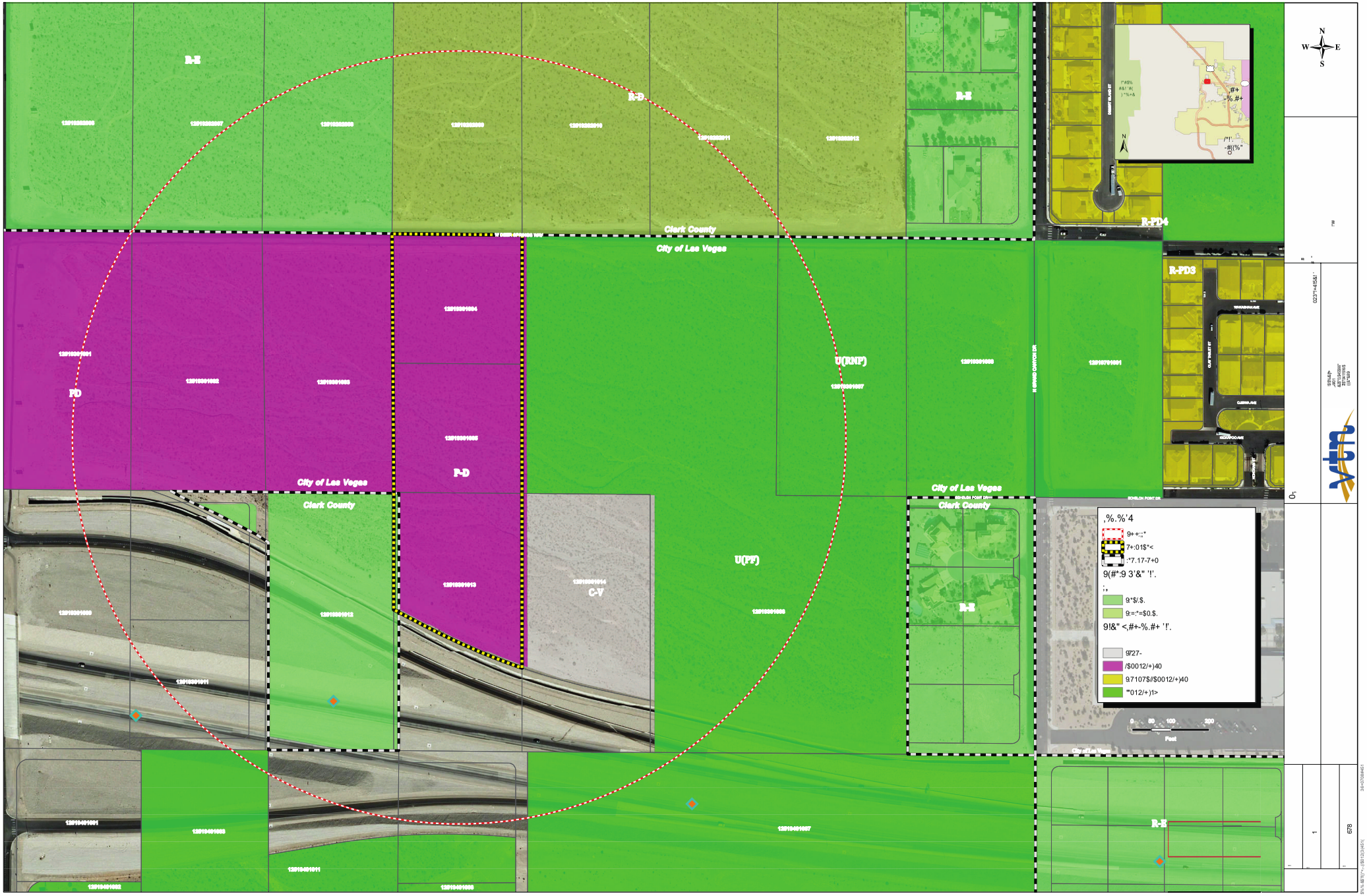
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ZON-49494

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

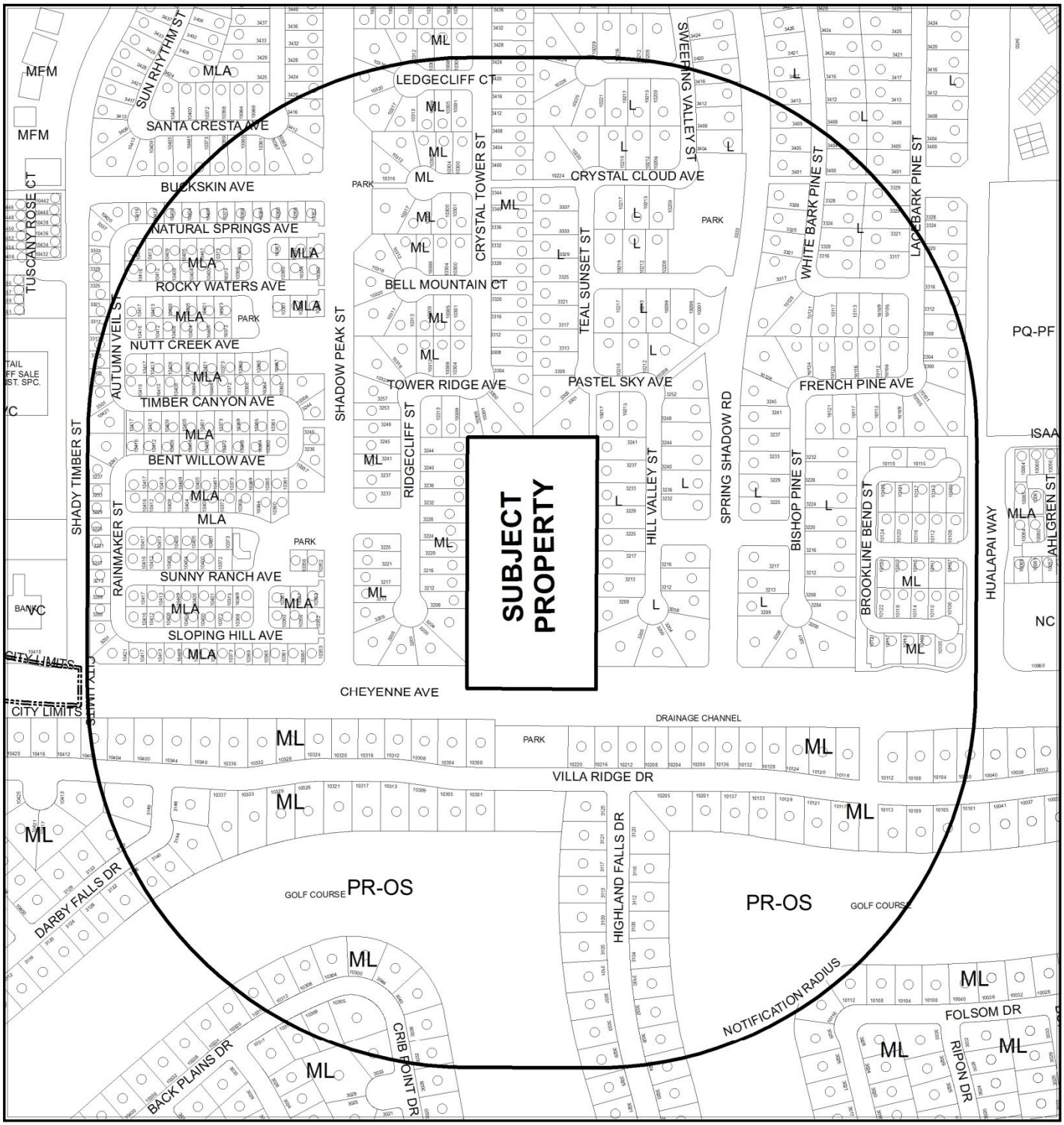
**SUBJECT:**
ABEYANCE - MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) LAND USE DESIGNATION on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **12** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625
3. Supporting Documentation
4. Photos - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625
5. Justification Letter - MOD-49621, ZON-49622, VAR-49623, WVR-49624 and SDR-49625
6. Protest/Support Postcards – MOD-49621 and ZON-49622
7. Comment submitted by: Douglas Ayotte - PC07092013-42-1




**CASE:** **MOD-49621 (PRJ-49482)**

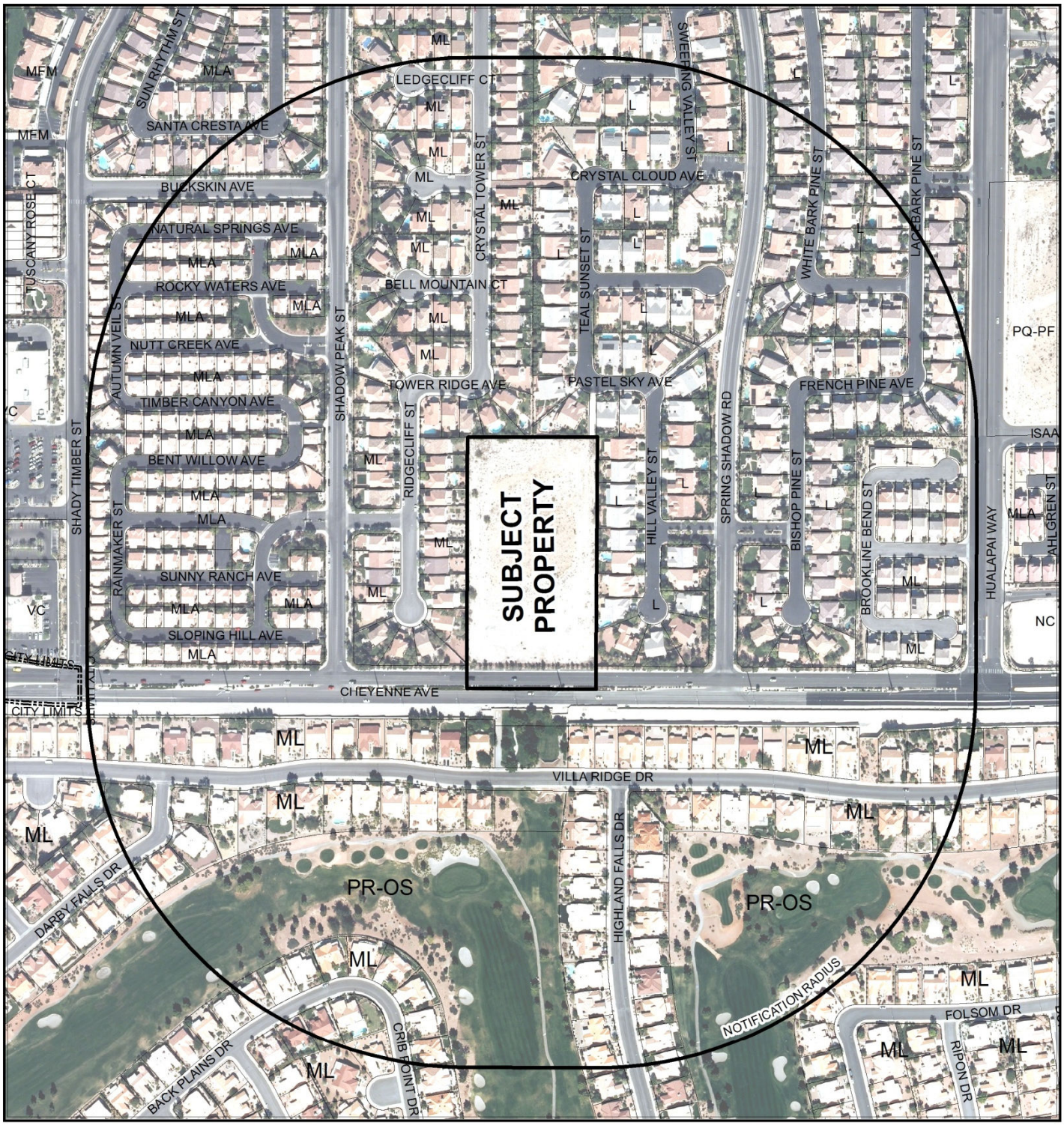
0 300 600 Feet

**RADIUS:** 1000 FEET

**MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:** PCD (PLANNED COMMUNITY DEVELOPMENT)

**PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:** ML (MEDIUM LOW DENSITY RESIDENTIAL)

N




0 300 600 Feet

**CASE:** **MOD-49621 (PRJ-49482)**

**RADIUS:** 1000 FEET

**MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:** PCD (PLANNED COMMUNITY DEVELOPMENT)

**PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:** ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-49621 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

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: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary Public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014



PRJ-49482
05/28/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Major Modification to be added to Lone Mountain Master Plan

**Project Address (Location)** 10302 W Cheyenne

**Project Name** Cheyenne West of Hualapai **Proposed Use** Single Family

**Assessor's Parcel #(s)** 137-12-801-004 **Ward #** 4

**General Plan:** existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

**Gross Acres** 5.0 **Lots/Units** 40 **Density** 8/per ac

**Additional Information** _____

**PROPERTY OWNER** JMJ Cheyenne Partners, LLC **Contact** _____

**Address** 4429 Village Rd **Phone:** _____ **Fax:** _____

**City** Long Beach **State** CA **Zip** 90808

**E-mail Address** _____

**APPLICANT** Adaven Homes **Contact** Nathan White

**Address** 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** nathanw@adavenhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Amber Dolce

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

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

**E-mail Address** amberd@taneycorp.com

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

**Property Owner Signature*** James McCormick

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

**Print Name** James McCormick

Subscribed and sworn before me

This 20th day of May, 20 13.

Notary Public in and for said County and State

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | MOD-49621 |
| Meeting Date: | 07/09/13 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.

PR-49482
05/28/13

Revised 10/27/08

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On May 20, 2013 before me, Gabriel Angel Gomez, Notary Public
(Here insert name and title of the officer),

personally appeared James McCormick,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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 of Notary Public

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Major Modification to be added to
(Title or description of attached document)

Lone Mountain Master Plan
(Title or description of attached document continued)

Number of Pages 1 Document Date 5-20-13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

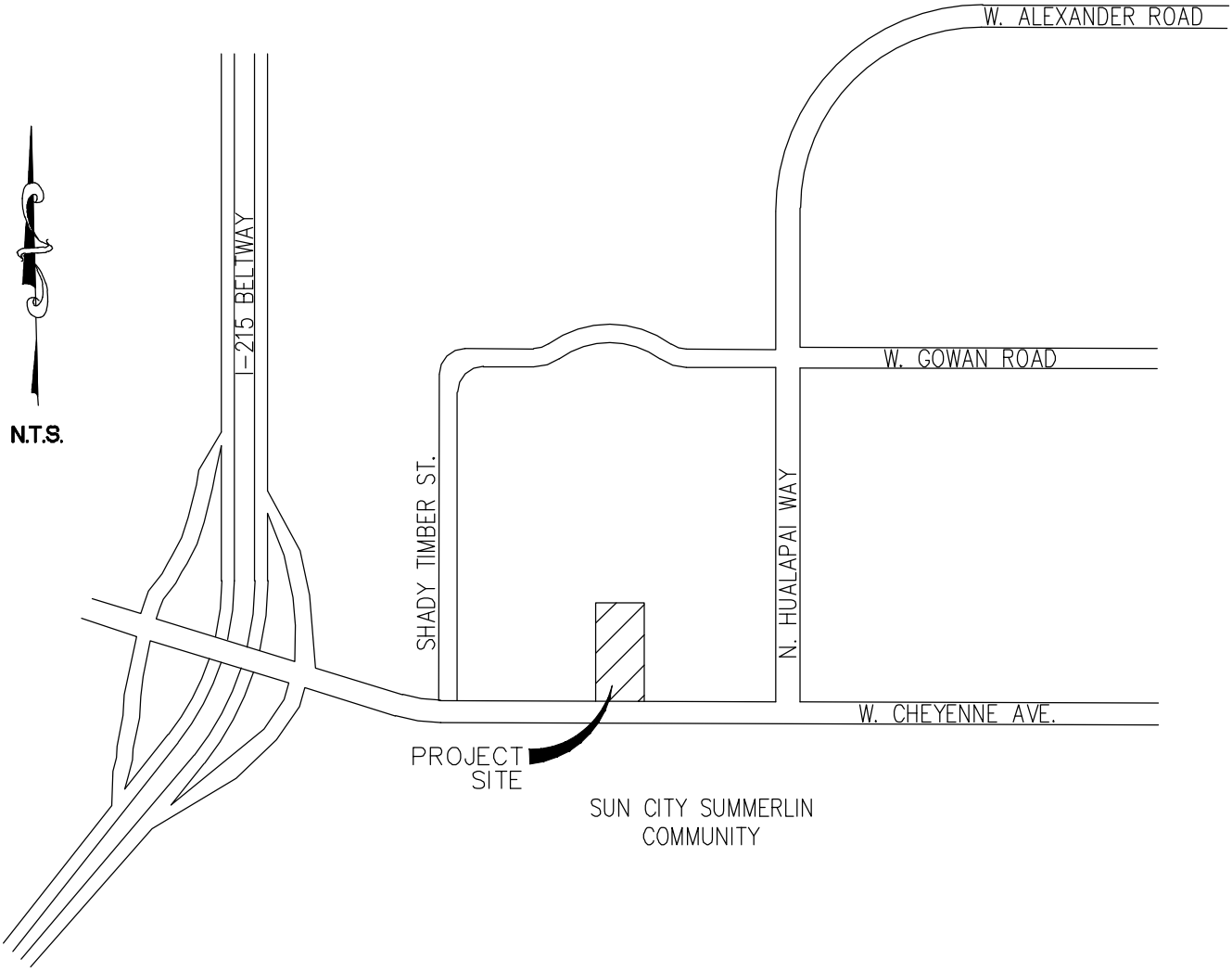
INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



PRJ-49482
05/28/13




**MOD-49621**
**ZON-49622**
**VAR-49623**
**WVR-49624**
**SDR-49625**

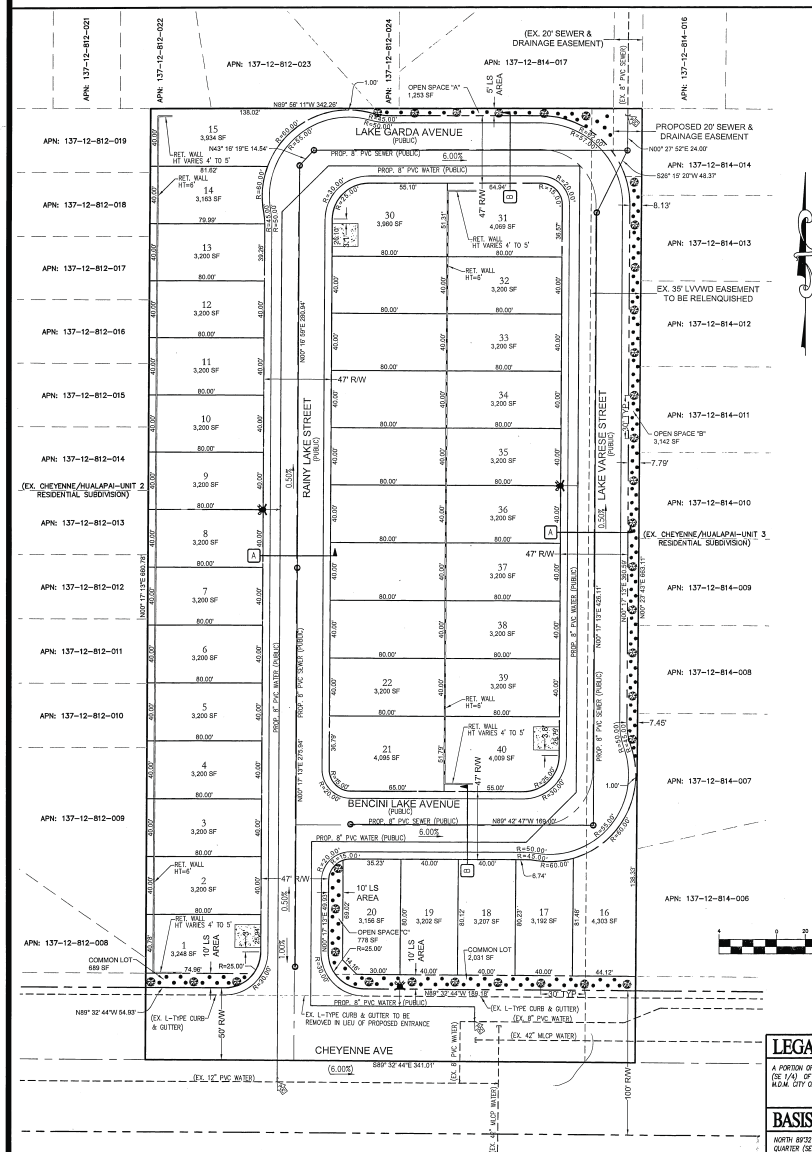
PRJ-49482
05/28/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD, SUITE 100
LAS VEGAS, NV 89118
OFFICE: (702) 362-8844 FAX: (702) 362-5233

LOCATION MAP

CHEYENNE WEST OF HUALAPAI

# SITE PLAN OF CHEYENNE WEST OF HUALAPAI



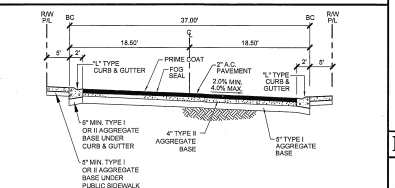

GRAPHIC SCALE

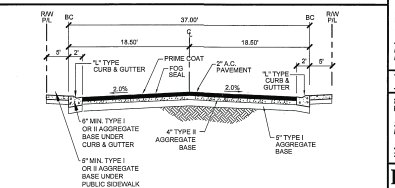
( IN FEET )
1 inch = 40 ft.

| OPEN SPACE REQUIRED | OPEN SPACE PROVIDED (COMMON LOTS "A", "B" & "C") |
|---|---|
| 13,200 SF | 5,173 SF |

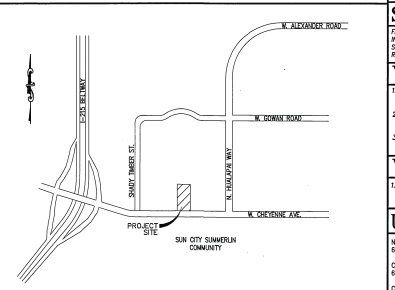
## TREE / PLANT SCHEDULE

| SYM | QTY | SIZE | SPACING | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|---|---|
| | 33 | 24" Box | 30' On Center | MONDEL PINE | PINUS ELDARICA |
| • | 140 | 5 Gallon | N/A | DESERT BROOM | BACCHARIS SAROTHROIDES |




## LOCATION MAP

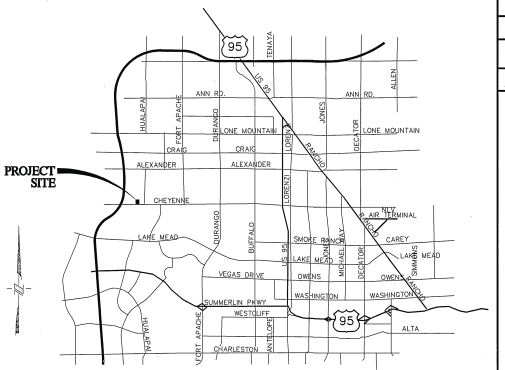



## UTILITY DISTRIBUTION SYSTEM

WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN LOCATED IN CHEYENNE AVENUE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC SEWER STUB LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE. THE CITY OF LAS VEGAS IS THE PURVEYOR.

## VICINITY MAP




## LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## BASIS OF BEARING

NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 81 OF SURVEYS, AT PAGE 44.

## BENCHMARK

RIVET AND PLATE IN TOP OF CURB ON THE SOUTH SIDE OF CHEYENNE +/- 1/4 MILE WEST OF HUALAPAI WAY
853.856m/2801.36FT (NAD 88 DATUM)

## SITE INFORMATION

| | |
|---|---|
| ASSESSORS PARCEL NUMBER | 137-12-801-004 |
| PROPOSED USE OF PROPERTY | SINGLE FAMILY RESIDENTIAL SUBDIVISION |
| EXISTING ZONING | U(PCD) |
| PROPOSED ZONING | PLANNED DEVELOPMENT DISTRICT (PD) |
| TOTAL PROPOSED LOTS | 40 RESIDENTIAL LOTS |
| GROSS ACREAGE | 6.0± |
| NET ACREAGE | 3.31± |
| DENSITY (BASED ON GROSS ACREAGE) | 8.00 LOTS/ACRE |
| PARKING REQUIRED | 2 PER UNIT = 80SPACES |
| PARKING PROVIDED | 160 SPACES TOTAL (40 2-CAR GARAGES & 40 2-CAR DRIVEWAYS) |
| STREET LANDSCAPING ALONG CHEYENNE AVENUE (10-FT BUFFER) | 2,720 SF |

## LANDSCAPING REQUIREMENTS

ALONG HUALAPAI RIGHT-OF-WAY: 10-FT LANDSCAPE STRIP WITH WALL

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

## DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

## DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

## SETBACKS

FRONT YARD/GARAGE: 18 FEET
INTERIOR SIDE YARD: 5 FEET
STREET CORNER SIDE YARD: 10 FEET
REAR YARD: 10 FEET

## VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS

2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT

3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 1, 30, AND 40.

## WAIVERS

1. REDUCE OPEN SPACE REQUIREMENTS TO 5,173 SF TOTAL WHERE 13,200 SF IS REQUIRED (330 SF/UNIT).

## UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 WA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6305 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

## SEWER CONTRIBUTION

40 LOTS x 250 GPD/LOT = 10,000 GPD (AVERAGE)
40 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 35,000 GPD (PEAK)

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALTIC CONCRETE | RT | RIGHT |
| BC | BACK OF CURB | R/W | RIGHT-OF-WAY |
| BCR | BACK OF CURB RADIUS | SS | SANITARY SEWER |
| BVC | BEGINNING OF VERTICAL CURVE | SW | SIDEWALK |
| BM | BENCH MARK | STA | STATION |
| CATV | CABLE TELEVISION | SD | STORM DRAIN |
| CL | CENTERLINE | STD | STANDARD |
| CBC | CITY OF BOULDER CITY | SL | STREETLIGHT |
| CC | CLARK COUNTY | TC | TOP OF CURB |
| CO | CLEAN OUT | TYP | TYPICAL |
| CY | CUBIC YARD | VERT | VERTICAL |
| DI | DROP INLET | VC | VERTICAL CURVE |
| DG | DESIGN GRADE | VG | VALLEY GUTTER |
| EP | EDGE OF PAVEMENT | VCP | VITRIFIED CLAY PIPE |
| EC | END OF CURVE | W | WATER |
| EVC | END OF VERTICAL CURVE | WM | WATER METER |
| EX | EXISTING | | |
| FG | FINISH GRADE | | |
| FF | FINISH FLOOR ELEVATION | | |
| FT | FEET | | |
| FH | FIRE HYDRANT | | |
| FL | FLOW LINE | | |
| GB | GRADE BREAK | | |
| HP | HIGH POINT | | |
| INV | INVERT | | |
| LFF | LOWER FINISH FLOOR ELEVATION | | |
| LF | LINEAR FEET | | |
| LVVWD | LAS VEGAS VALLEY WATER DISTRICT | | |
| MH | MANHOLE | | |
| MAX | MAXIMUM | | |
| MIN | MINIMUM | | |
| NTS | NOT TO SCALE | | |
| OC | ON CENTER | | |
| PI | POINT OF INTERSECTION | | |
| PRC | POINT OF REVERSE CURVE | | |
| PC | POINT OF CURVE | | |
| PT | POINT OF TANGENCY | | |
| PCC | POINT OF COMPOUND CURVE | | |
| PVC | POLYVINYL CHLORIDE | | |
| PL | PROPERTY LINE | | |
| PB | PULL BOX | | |
| R | RADIUS | | |

## DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

## OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

## ENGINEER

TANEY ENGINEERING
8050 S. JONES BLVD, SUITE #100
LAS VEGAS, NEVADA 89118
PHONE: 702-362-8844
FAX: 702-362-5233

## SETBACKS

FRONT YARD/GARAGE: 18 FEET
INTERIOR SIDE YARD: 5 FEET
STREET CORNER SIDE YARD: 10 FEET
REAR YARD: 10 FEET

## SUBDIVIDER/DEVELOPER

ADAVEN HOMES
MR. NATHAN WHITE
9112 DOLENTA AVENUE
LAS VEGAS, NV 89129
PHONE: 702-365-8588
FAX: 702-998-9885

## VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS

2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT

3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 1, 30, AND 40.

## FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 3200X/2150 E, DATED SEPTEMBER 27, 2002.

## WAIVERS

1. REDUCE OPEN SPACE REQUIREMENTS TO 5,173 SF TOTAL WHERE 13,200 SF IS REQUIRED (330 SF/UNIT).

## DRAINAGE NOTE

A 20-FT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED IS PROPOSED AT THE NORTHEAST CORNER OF THE PROJECT SITE.

## UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 WA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6305 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

## LEGEND

| | |
|---|---|
| DESIGN ELEVATION | 10.00 |
| EXISTING ELEVATION | (10.00) |
| SCARP (SLOPE VARIES) | |
| EXISTING CONTOUR (1' INTERVAL) | |
| EXISTING CONTOUR (5' INTERVAL) | |
| DIRECTION OF FLOW | |
| RETAINING WALL | |
| CENTERLINE | |
| RIGHT-OF-WAY | |
| CUT LINE-ASPHALT | |
| EASEMENT | |
| BOUNDARY LINE | |
| SEWER LINE | |
| WATER LINE | |
| PROPERTY LINE | |
| FIRE HYDRANT | |

## SEWER CONTRIBUTION

40 LOTS x 250 GPD/LOT = 10,000 GPD (AVERAGE)
40 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 35,000 GPD (PEAK)

## ABBREVIATIONS

| | | | |
|---|---|---|---|
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| BC | BACK OF CURB | R/W | RIGHT-OF-WAY |
| BCR | BACK OF CURB RADIUS | SS | SANITARY SEWER |
| BVC | BEGINNING OF VERTICAL CURVE | SW | SIDEWALK |
| BM | BENCH MARK | STA | STATION |
| CATV | CABLE TELEVISION | SD | STORM DRAIN |
| CL | CENTERLINE | STD | STANDARD |
| CBC | CITY OF BOULDER CITY | SL | STREETLIGHT |
| CC | CLARK COUNTY | TC | TOP OF CURB |
| CO | CLEAN OUT | TYP | TYPICAL |
| CY | CUBIC YARD | VERT | VERTICAL |
| DI | DROP INLET | VC | VERTICAL CURVE |
| DG | DESIGN GRADE | VG | VALLEY GUTTER |
| EP | EDGE OF PAVEMENT | VCP | VITRIFIED CLAY PIPE |
| EC | END OF CURVE | W | WATER |
| EVC | END OF VERTICAL CURVE | WM | WATER METER |
| EX | EXISTING | | |
| FG | FINISH GRADE | | |
| FF | FINISH FLOOR ELEVATION | | |
| FT | FEET | | |
| FH | FIRE HYDRANT | | |
| FL | FLOW LINE | | |
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| HP | HIGH POINT | | |
| INV | INVERT | | |
| LFF | LOWER FINISH FLOOR ELEVATION | | |
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| LVVWD | LAS VEGAS VALLEY WATER DISTRICT | | |
| MH | MANHOLE | | |
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| NTS | NOT TO SCALE | | |
| OC | ON CENTER | | |
| PI | POINT OF INTERSECTION | | |
| PRC | POINT OF REVERSE CURVE | | |
| PC | POINT OF CURVE | | |
| PT | POINT OF TANGENCY | | |
| PCC | POINT OF COMPOUND CURVE | | |
| PVC | POLYVINYL CHLORIDE | | |
| PL | PROPERTY LINE | | |
| PB | PULL BOX | | |
| R | RADIUS | | |

Call Two Working Days Before You Dig!

PROJECT NO. 49621
05/28/13
Dig Safely. Dig Safely.
1-800-227-2600

| NO. | DESCRIPTION | BY | DATE | APPR. |
|---|---|---|---|---|
| | REVISIONS | | | |

ADAVEN HOMES
9112 DOLENTA AVENUE
LAS VEGAS, NV 89129
(702) 365-8588 FAX: (702) 998-9885

TANEY ENGINEERING
8050 S. JONES BLVD, SUITE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

CHEYENNE WEST OF HUALAPAI
SINGLE FAMILY RESIDENTIAL

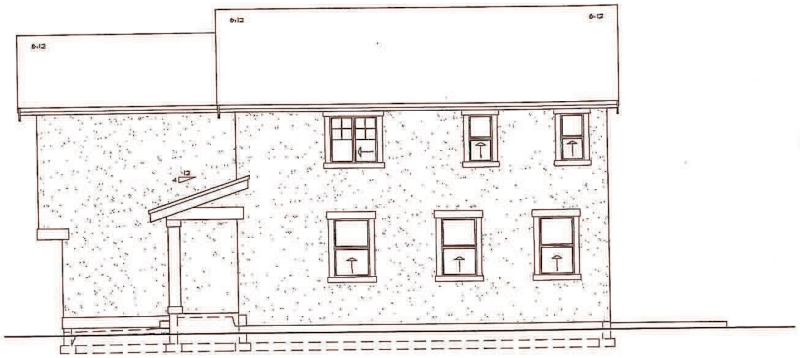
SITE PLAN

ANDREW D. BENCINI
No. 18099
PROFESSIONAL ENGINEER
STATE OF NEVADA
12-31-14
ENGINEER'S SEAL

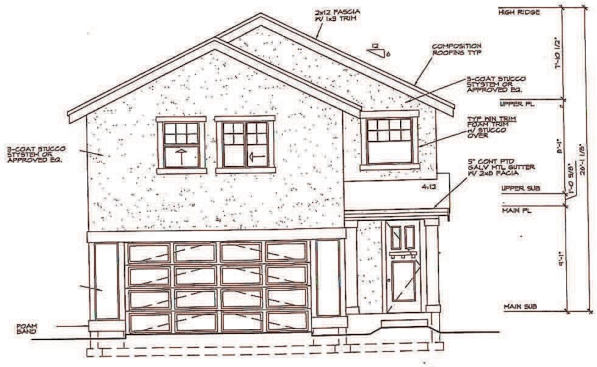
| | |
|---|---|
| DATE: | 05.23.13 |
| SCALE: | 1"=40' |
| JOB NO: | ADV-13-002 |
| DESIGNED BY: | RDC |
| DRAWN BY: | ADB |
| SHEET NAME: | SP1 |
| SHEET: | 1 OF 1 |

FILE NAME:

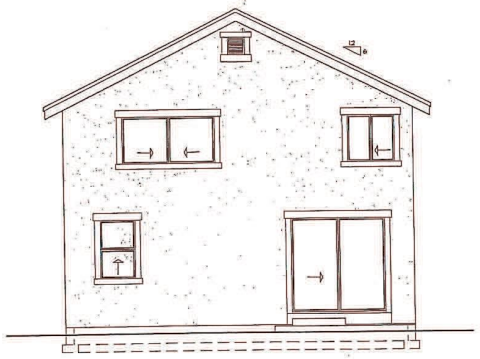
**MOD-49621, ZON-49622, VAR-49623**
**WVR-49624 & SDR-49625**



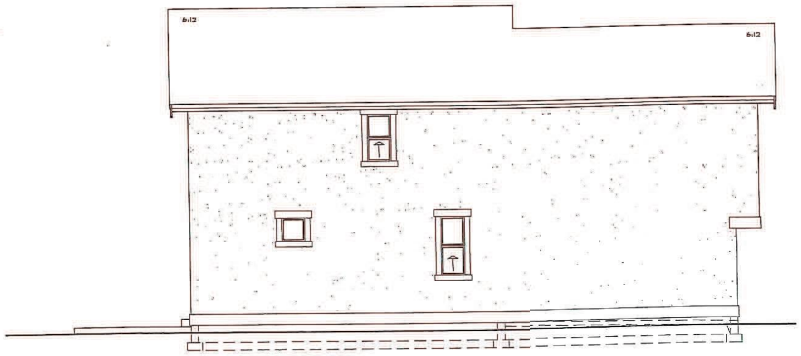
RIGHT ELEVATION




FRONT ELEVATION



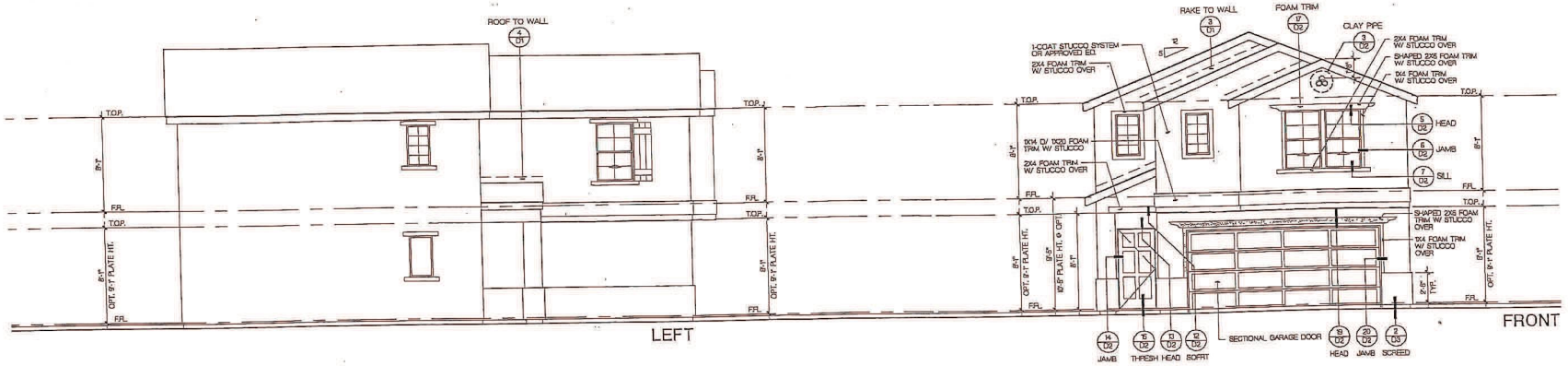
REAR ELEVATION

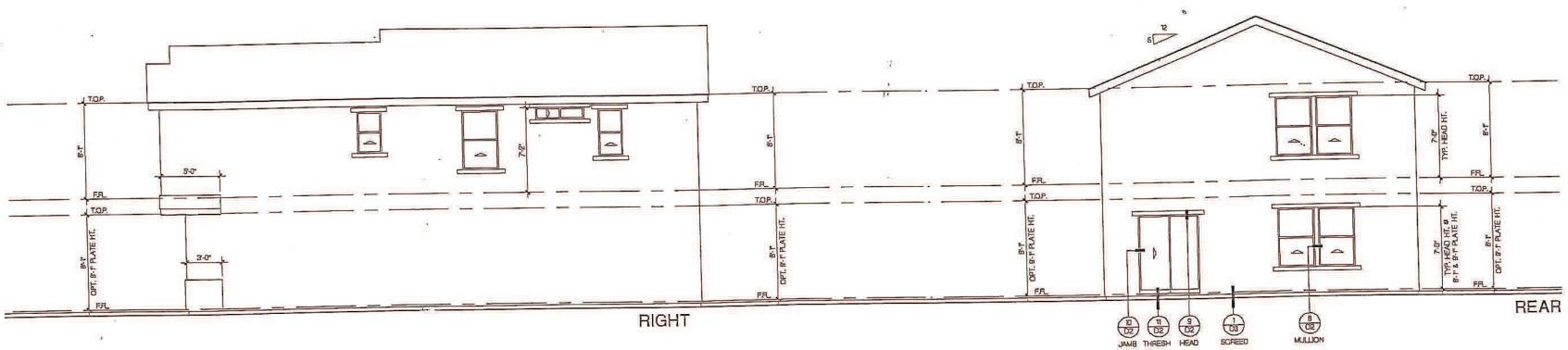


LEFT ELEVATION

PRJ-49482
05/28/13

**MOS-49621, ZON-49622**
**VAR-49623, WVR-49624**
**SDR-49625**




EXTERIOR ELEVATIONS | SCALE : 1/4"

AREA 1

ATTIC SQUARE FOOTAGE= 1057 SQ. FT.
1057 SQ. FT. x 1/300= 3.52 SQ. FT. ( 507 SQ. IN.)

3 - O'HAGINS VENT(S) AT 98 SQ. IN. EA. 294 SQ. IN HIGH
3 - O'HAGINS VENT(S) AT 98 SQ. IN. EA. 294 SQ. IN LOW

TOTAL FREE AREA = 588 SQ. IN.

AREA 2

ATTIC SQUARE FOOTAGE= 25 SQ. FT.
25 SQ. FT. x 1/150= 0.17 SQ. FT. ( 24 SQ. IN.)

1 - O'HAGINS VENT(S) AT 98 SQ. IN. EA. 98 SQ. IN.

TOTAL FREE AREA = 98 SQ. IN.

ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

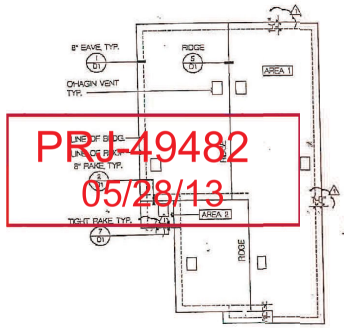
VENT CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF TILE VENTS:
MODEL #S0043 BY "O'HAGINS INC." OR APPROVED EQUAL.
98 SI. NET FREE AREA

ALL ROOF TILE VENTS TO BE LOCATED AT LEAST 3 FEET ABOVE THE EAVE LINE.

PLYCO EAVE VENTS:
3-1/2" X 22-1/2" EAVE VENT BY "PLYCO" OR APPROVED EQUAL.
43 SI. NET FREE AREA

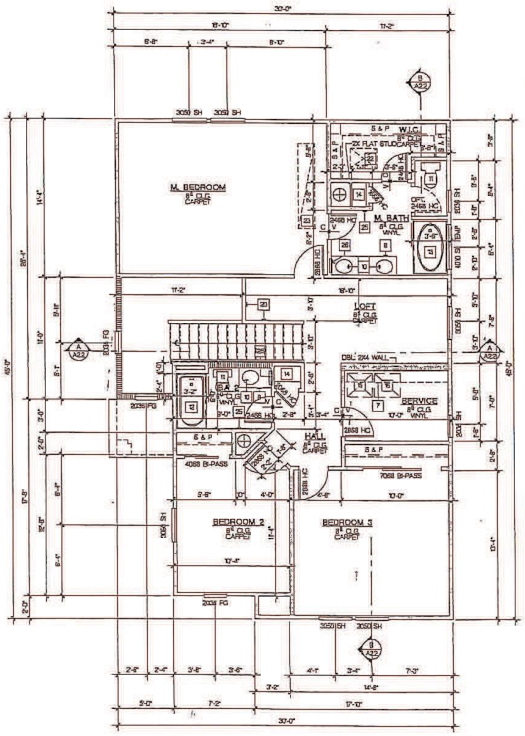
PLYCO GABLE END VENTS:
14" X 24" RECTANGULAR VENT BY "PLYCO" OR APPROVED EQUAL.
218 SI. NET FREE AREA



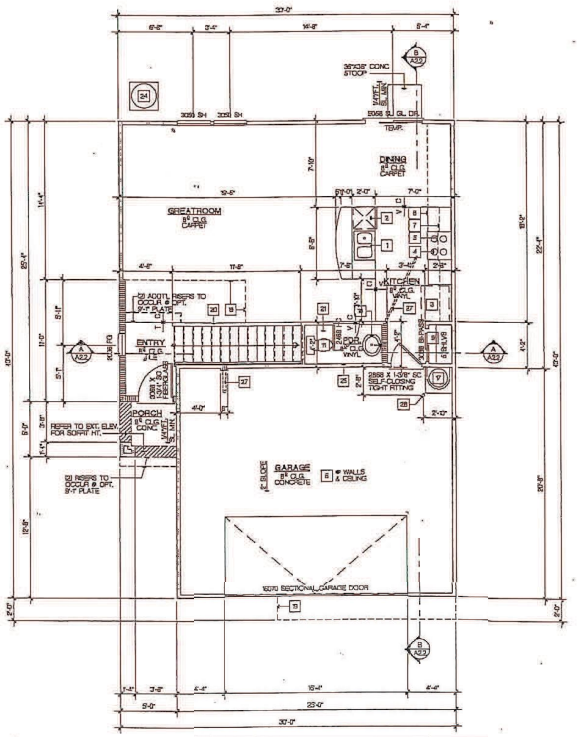

PRJ-49482
05/28/13

**MOD-49621, ZON-49622**
**VAR-49623, WVR-49624**
**SDR-49625**

Plan 1




'A' 'B' & 'C' SECOND FLOOR PLAN SCALE : 1/4" = 1'-0"




REFER TO SHEET A22A FOR STAIR PLAN/SECTIONS

| AREA SUMMARY | |
|---|---|
| Main Floor | 686 S.F. |
| Upper Floor | 1125 S.F. |
| Total Finished Area | 1811 S.F. |
| Garage Area | 516 S.F. |

'A' 'B' & 'C' FIRST FLOOR PLAN SCALE : 1/4" = 1'-

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05/28/13

**MOD-49621, ZON-49622**
**VAR-49623, WVR-49624**
**SDR-49625**




**MOD-49621, ZON-49622, VAR-49623**
**WVR-49624 & SDR-49625**

**West Cheyenne**
Adaven Homes

**Color Scheme: B-2**

**Roof Tile**

**Body / Garage**
6108



**Popout/Recesses/Fascia**
6089



**Accent Stucco Areas**
6101



**Accent Front Door & Shutters**
0038



Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

# West Cheyenne

Adaven Homes

**Color Scheme: A-1**

**Roof Tile**

**Body / Garage**

2835



**Popout/Recesses/Fascia**

6113



**Accent Stucco Areas**

6125



**Accent Front Door & Shutters**

6083



PRJ-49482
05/28/13

Manufactures:

Paint: Sherwin Williams

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

**West Cheyenne**
Adaven Homes

## Color Scheme: A-2

**Roof Tile**
Capistrano #3520

**Body / Garage**
6085

**Popout/Recesses/Fascia**
2855

**Accent Stucco Areas**
6091

**Accent Front Door & Shutters**
2806

Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

**West Cheyenne**
Adaven Homes

## Color Scheme: A-2

**Roof Tile**
Capistrano #3520

**Body / Garage**
6085

**Popout/Recesses/Fascia**
2855

**Accent Stucco Areas**
6091

**Accent Front Door & Shutters**
2806

Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

**West Cheyenne**
Adaven Homes

**Color Scheme: A-3**

**Roof Tile**

**Body / Garage**
7031



**Popout/Recesses/Fascia**
6098



**Accent Stucco Areas**
7030



**Accent Front Door & Shutters**
6048



Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

**West Cheyenne**
Adaven Homes

**Color Scheme: B-1**

**Roof Tile**

**Body / Garage**
6035

**Popout/Recesses/Fascia**
6067

**Accent Stucco Areas**
6064

**Accent Front Door & Shutters**
6066

Manufactures:
Paint: Sherwin Williams

PRJ-49482
05/28/13

MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625



MOD-49621, ZON-49622, VAR-49623, WVR-49624 & SDR-49625 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

06/03/13



MOD-49621, ZON-49622, VAR-49623, WVR-49624 & SDR-49625 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

06/03/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 23, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

**RE: Justification letter for Cheyenne west of Hualapai – Residential Subdivision**
**APN 137-12-813-004**

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Development, respectfully submits this justification letter in support of a Zone Change, Site Development Plan Review, Variance, & Tentative Map on the subject site. The subject site is generally located north of Cheyenne Avenue and to the west of the Hualapai Way alignment. The site is approximately 5.0 acres and 40 residential homes are proposed for the development. The site is located in the Lone Mountain Master Plan and planned for single family residential homes. We are proposing to develop the area as single family homes with a density of approx. 8.0 units per acre.

Zone Change:

The site is currently zoned U-PCD, we are proposing to rezone the property to PD zoning to be consistent with all the surrounding properties in the Lone Mountain Master Plan. The proposed residential development will provide a consistent build out of the area with single family residential homes.

Site Development Plan Review & Variances:

The site will consist of 40 residential lots with sizes of approx. 40-ft x 80-ft; 3,200-sf. The entire subdivision is planned to have 47-ft Public Street with sidewalk located on both sides of the street, similar to other developed neighborhoods in Lone Mountain Master Plan. We are proposing consistent setbacks for the entire community as follows:

| | |
|---|---|
| Garage: | 18-ft |
| Front: | 10-ft |
| Side: | 5-ft |
| Rear: | 15-ft |

There are proposed to be 2 different floor plans with multiple elevation options for each home. The site has 18-ft of elevation grade differential from west to east. We are accommodating grade differential on the site through a series of scarping and retaining walls. To aid in accommodating this grade differential we are requesting to allow up to 6-ft of retaining walls where only 3.5-ft of retaining wall are allowed. These walls will be predominantly in the rear years of the homes and not visible from the adjacent streets. As a Deviation from Standards to be included in the Site Development Plan Review, to aid in making up the elevation difference on the site we are requesting to be allowed to have cross sloped streets in the project, these streets would slope from the west to the east at 2.0% to 4.0% and allow for up to 1-ft of elevation difference form one side of the street to the other. Given the existing site constraints of walls

PRJ-49482
05/28/13

MOD-49621, ZON-49622, VAR-49623
WVR-49624 & SDR-49625

being constructed on all sides of the project site and the existing topography, these variances are respectfully requested to aid in accommodating the 18-ft of elevation difference on the site.

Waiver:

A waiver of open space will be required as well as non-standard knuckle design. The proposed project has a total of 5,173 square feet, 129.32 per lot. The site is located within 330-feet of pathways in the Lone Mountain Master Plan and a large park with many amenities, including walking paths and baseball fields is located just one-half mile from the site. The Developer agrees to meet with the Parks Department to go over any requirements deemed necessary by the city.

Tentative Map:

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 40 single family homes on 5.0 acres with a density of 8.0 units per acre. The proposed site is planned to be zoned PD and located in the Lone Mountain Master Plan. Adjacent sites in the area have been developed very similar in density and lot sizes.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert D. Cunningham, PE
Taney Engineering

**MOD-49621, ZON-49622,**
**VAR-49623, WVR-49624**
**SDR-49625**

PRJ-49482
05/28/13

City of Las Vegas
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Las Vegas, Nevada 89106

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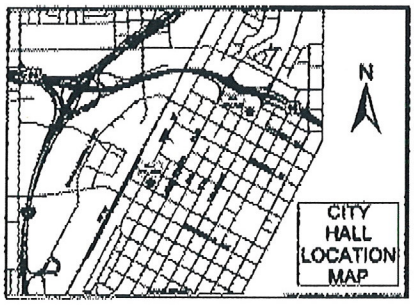


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDSNMP 89129

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Las Vegas, Nevada 89106

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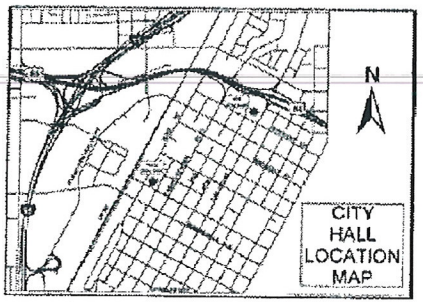


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**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

Too many homes - does not fit master plan. Too many cars Three driveways (would create) too close to Shadow Peak - no light. One way in, one way out. Development should mirror existing homes. Downsize project

Case: MOD-49621

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

89 DRDGMP 89129

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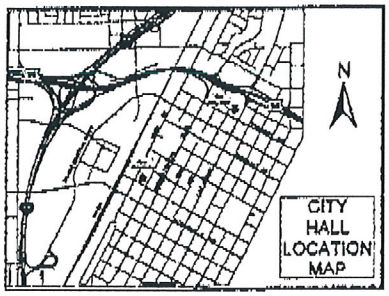


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**MOD-49621 & ZON-49622**

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDCMP 89129

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Las Vegas, Nevada 89106

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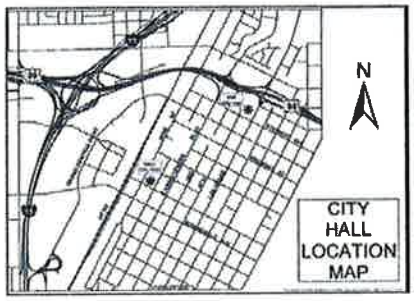


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**MOD-49621 & ZON-49622**

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Case: MOD-49621
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 DRDGNMP 16417

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**MOD-49621 & ZON-49622**

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 DRDGNMP 94521

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**MOD-49621 & ZON-49622**

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

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89 DRDGNMP 89129

Submitted after final agenda

Date 7/9/2013 Item 42-43

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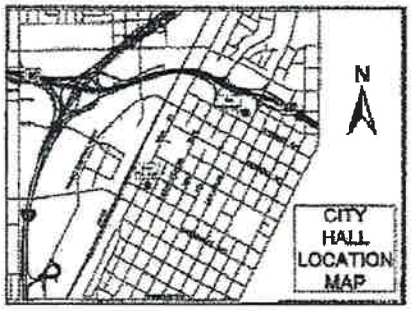


These will surely be very small + cheap homes. They will not fit into our neighborhood. will definately bring down our value.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

NO

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MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDCNMP 89145

Jun 29 2013 4:56AM CCSD Special Projects 702-799-1040 P.2

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712710019
SILVA JAMES C & KAREN J
10304 CREST VILLAGE CT
LAS VEGAS NV 89129-8138

69 ORDGNMP 89129

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

NO

Case: MOD-49621

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

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**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

40 homes on a (barely) 5 acre lot is too many. I would support less hom being built on the land. This could also bring much heavier traffic to my stree People will only be able t turn right onto Cheyenne Cinto 3 lane traffic at 45mp To turn left* they will proba try to make U-turns onto Shadow Peak or Turning Leaf

Case: MOD-49621
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

* onto Cheyenne

69 DRDGMP 89129

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**MOD-49621 & ZON-49622**
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDGMP 89129

42-43
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p.4

702-656-1626

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Las Vegas, Nevada 89106

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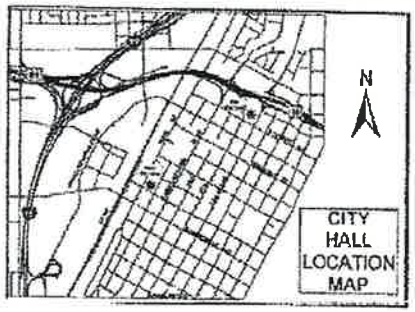


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**MOD-49621 & ZON-49622**

Planning Commission Meeting of 7/9/2013

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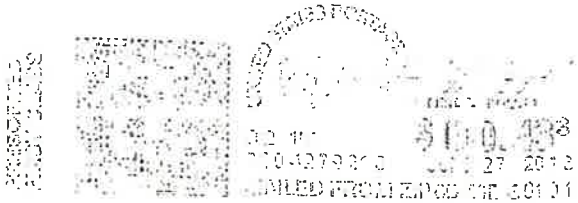
City of Las Vegas
Dept. of Planning



Case: MOD-49621

13712813008
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

Buchanan

89129 DRDCMP

42-43

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

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**MOD-49621 & ZON-49622**

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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

Case: MOD-49621
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

69 DRDGNMP 89129

42-43
A

# Public Comment Form

Item Subject MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) LAND USE DESIGNATION on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

Tracking Number PC07092013-42-1

Name Douglas Ayotte

Address 3240 Hill Valley ST

City Las Vegas

State Nevada

Zip 89129

Comment Too many homes for property. Doesn't match nearby Shadow Hills developments. Needs break in median for turn in and out as already too much traffic at Cheyenne and Spring Shadow

Vote Against

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - ZON-49622 - REZONING RELATED TO MOD-49621 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

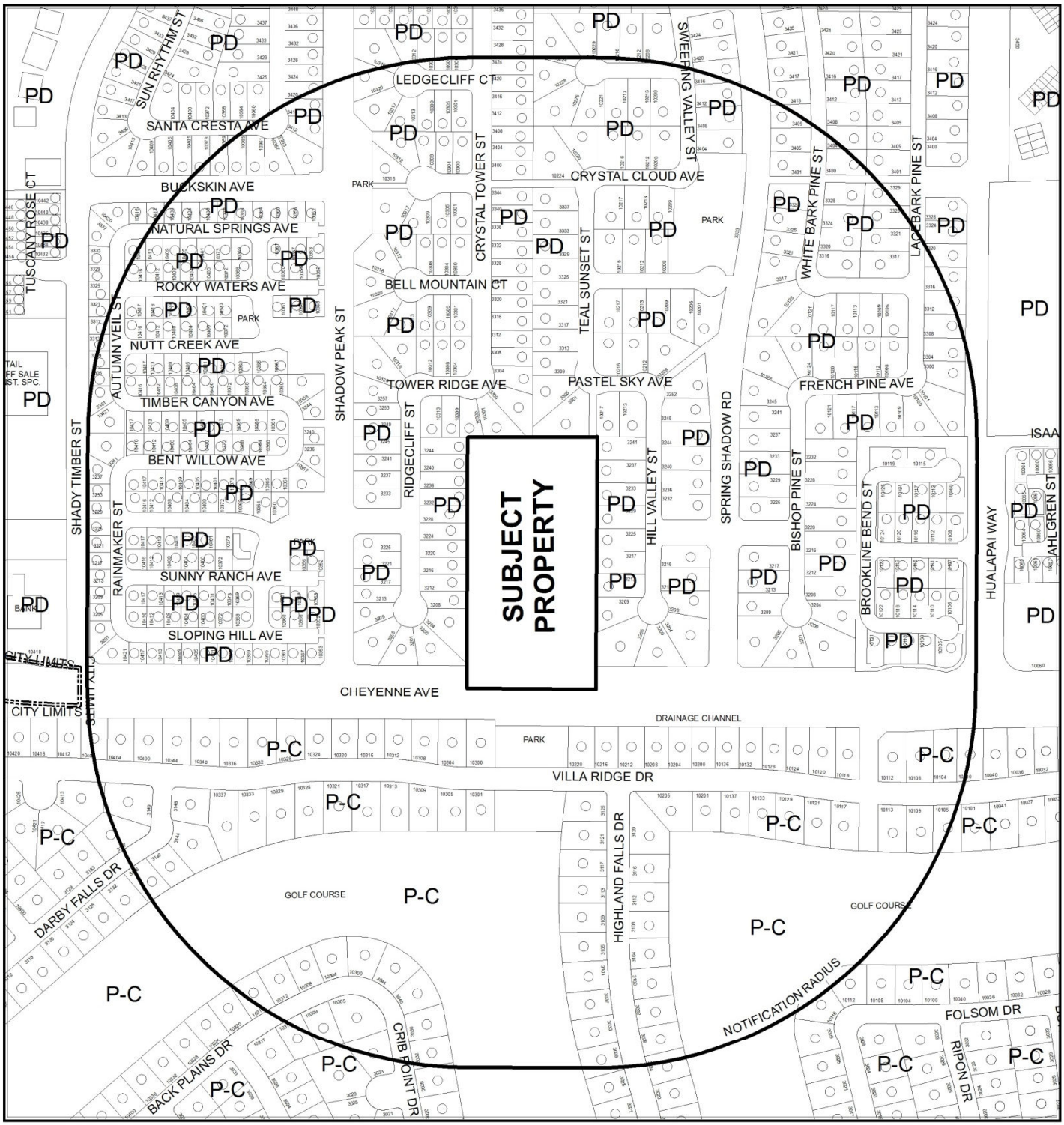
**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **12** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Location and Aerial Maps - ZON-49622, VAR-49623, WVR-49624 and SDR-49625
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.**




0 300 600 Feet

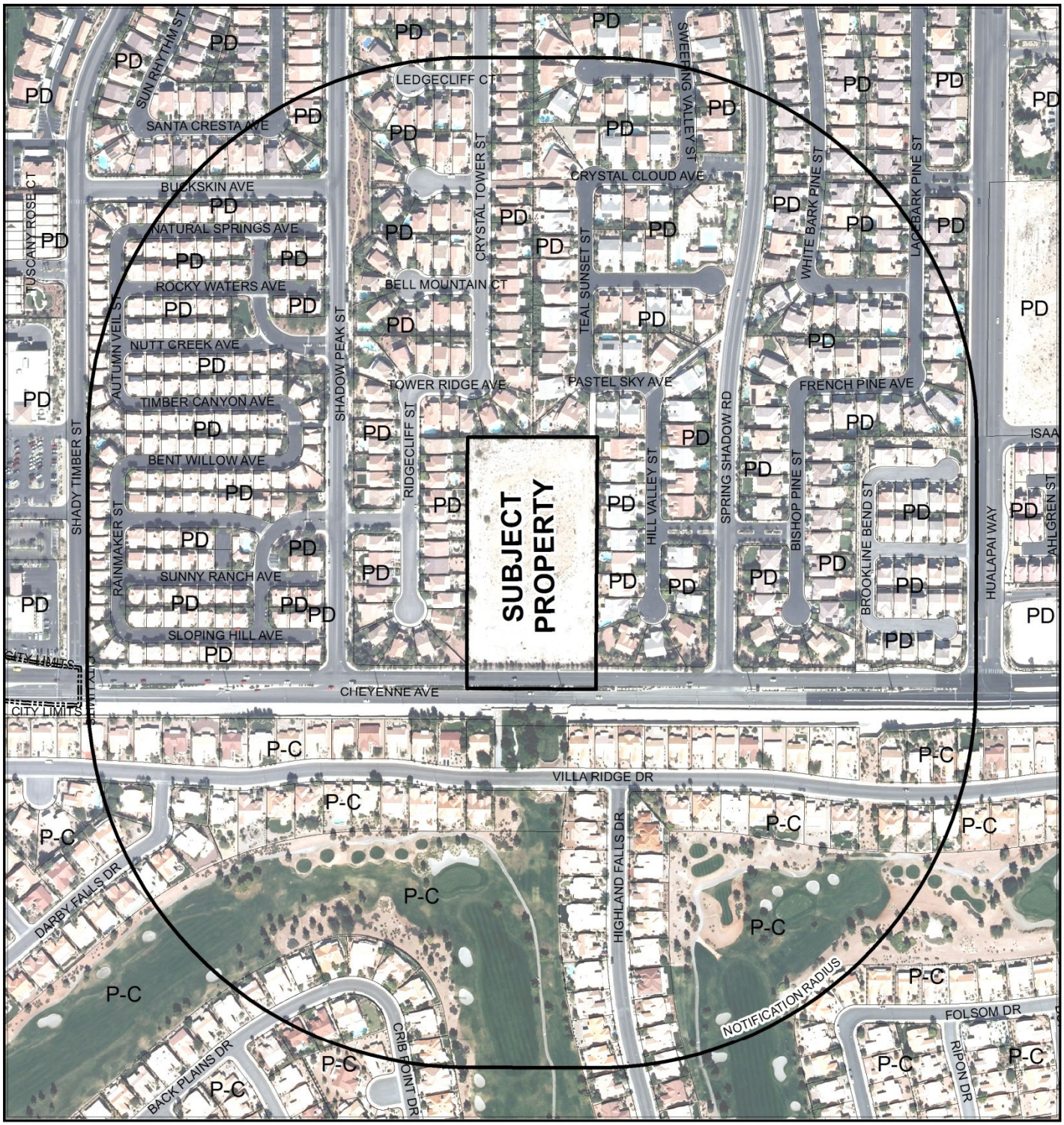
**CASE: ZON-46922, VAR-49623, WVR-49624 AND SDR-49625 (PRJ-49482)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

N




0 300 600 Feet

**CASE:** **ZON-46922, VAR-49623, WVR-49624 AND SDR-49625 (PRJ-49482)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-49622 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

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: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014



PRJ-49482
05/28/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Re-Zoning

**Project Address (Location)** 10302 W Cheyenne

**Project Name** Cheyenne West of Hualapai **Proposed Use** Single Family

**Assessor's Parcel #(s)** 137-12-801-004 **Ward #** 4

**General Plan:** existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

**Gross Acres** 5.0 **Lots/Units** 40 **Density** 8/per ac

**Additional Information** _____

**PROPERTY OWNER** JMJ Cheyenne Partners, LLC **Contact** _____

**Address** 4429 Village Rd **Phone:** _____ **Fax:** _____

**City** Long Beach **State** CA **Zip** 90808

**E-mail Address** _____

**APPLICANT** Adaven Homes **Contact** Nathan White

**Address** 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** nathanw@adavenhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Amber Dolce

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

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

**E-mail Address** amberd@taneycorp.com

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

**Property Owner Signature*** James McCormick

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

**Print Name** JAMES McCORMICK

Subscribed and sworn before me

This 14th day of May, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

| *FOR DEPARTMENT USE ONLY* | |
|---|---|
| Case # | ZON-49622 |
| Meeting Date: | 07/09/13 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-49482
06/28/13

Revised 10/27/08

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, JAMES McCORMICK

_____,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

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TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION -RE-ZONING-

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

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

# *AGENDA SUMMARY PAGE - PLANNING*

## PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - VAR-49623 - VARIANCE RELATED TO MOD-49621 AND ZON-49622 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW SIX-FOOT TALL RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **12** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards – VAR-49623 and WVR-49624

**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-49623 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

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: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014



PRJ-49482
05/28/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

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TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance - Retaining Wall

**Project Address (Location)** 10302 W Cheyenne

**Project Name** Cheyenne West of Hualapai **Proposed Use** Single Family

**Assessor's Parcel #(s)** 137-12-801-004 **Ward #** 4

**General Plan:** existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

**Gross Acres** 5.0 **Lots/Units** 40 **Density** 8/per ac

**Additional Information** _____

**PROPERTY OWNER** JMJ Cheyenne Partners, LLC **Contact** _____

**Address** 4429 Village Rd **Phone:** _____ **Fax:** _____

**City** Long Beach **State** CA **Zip** 90808

**E-mail Address** _____

**APPLICANT** Adaven Homes **Contact** Nathan White

**Address** 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** nathanw@adavenhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Amber Dolce

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

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

**E-mail Address** amberd@taneycorp.com

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

**Property Owner Signature*** James M'Cormick

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

**Print Name** James McCormick

Subscribed and sworn before me

This 14th day of May, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | VAR-49623 |
| Meeting Date: | 07/09/13 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-49482
05/28/13

Revised 10/27/08

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

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WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, Notary Public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

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TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION – RETAINING WALL

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME SIGNER'S NAME

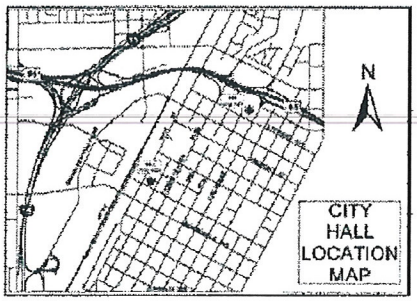
| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

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 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-49623 & WVR-49624**

Planning Commission Meeting of 7/9/2013

Development does not meet open space requirement set forth in master plan. Five feet between existing west homes and 6 Ft high wall creates fire hazard for weeds, trash, & transients walking behind homes

Case: VAR-49623

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

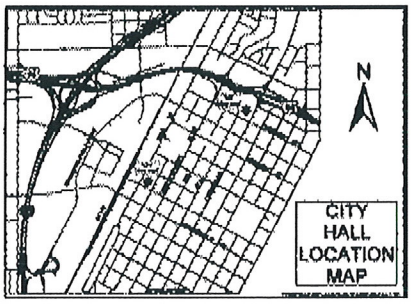
44-45
P

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 JUN 27 2013
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**

Planning Commission Meeting of 7/9/2013

Case: VAR-49623

13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

RECEIVED
JUL 0 1 2013
City of Las Vegas
Department of Planning

44-45
P

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

PRESORTED FIRST CLASS

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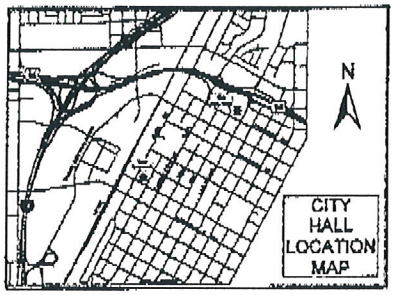
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**

Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDSMP 89129

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

44-45
P

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

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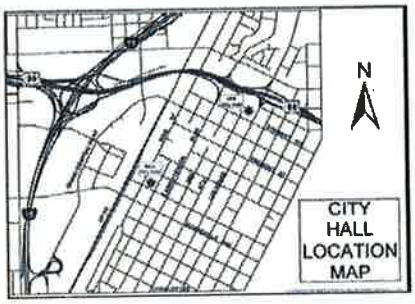
## Official Notice of Public Hearing




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 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-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

Case: VAR-49623
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 ORDCNMP 16417

Department of Planning 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-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 ORDCNMP 94521

please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

69 ORDCNMP 89129

Submitted after final agenda

Date 7/9/2013 Item 5

44-45
3P

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

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**

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**VAR-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

6 foot tall retaining wall, 5 feet from existing fences on Ridgecliff: At the June 18th community meeting, a representative said new home-owners would be responsible for maintaining the 5 feet behind the 6 foot wall. When I asked how they would access the area, a representative said she thought a homeowner would put a ladder over the 6 foot wall! this 5 foot area will pose a fire hazard if weed-filled and will be a safety concern if people find a way to get back there.

Case: VAR-49623
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

69 DRDCMMP 89129

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 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-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDCMMP 89129

44-45
2P

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

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

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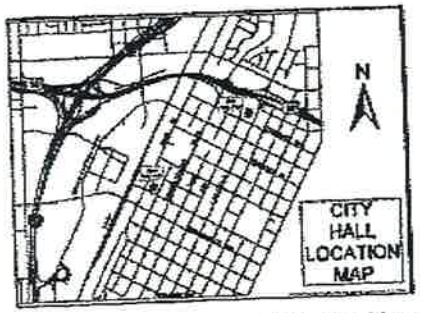


Forty homes is way too many for 5 acres. This will bring down our property value.

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 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-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDGNMP 89149

44-45
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RECEIVED
JUL 3 2013
City of Las Vegas
Dept. of Planning

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**

Planning Commission Meeting of 7/9/2013

Need to add minimum open space if not more. The houses are sandwiched [illegible] and [illegible] plan.

13712813008 Case: VAR-49623
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

69 DRDGNMP 89129

44-45
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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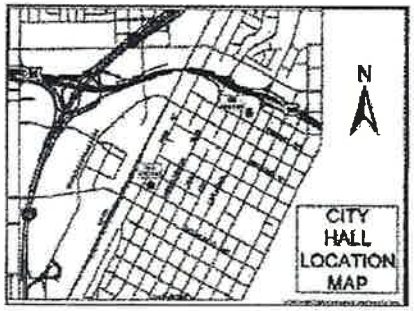
**Official Notice of Public Hearing**




PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
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0004279218 JUN27 2013
MAILED FROM ZIP CODE 89101

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**VAR-49623 & WVR-49624**

Planning Commission Meeting of 7/9/2013

Case: VAR-49623

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

31 DRDGNMP 89149

44-45
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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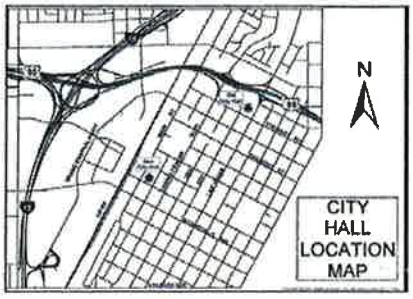
**Official Notice of Public Hearing**




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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

89 DRDCNMP 89129

44-45
P

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

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0004279218 JUN 27 2013
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JUL 2 2013
City of Las Vegas
Dept. of Planning

**Return Service Requested**
**Official Notice of Public Hearing**




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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-49623 & WVR-49624**
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712711014
BADALEWSKI BARBARA A
MCNALLY EILEEN M
10213 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDCNHP 89129

44-45
A

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **12** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Comment submitted by: Patrick O'Reilly - PC07092013-45-1
4. Comment submitted by: John Rotterschmidt - PC07092013-45-2

**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: WVR-49624 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

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: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary Public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014



PRJ-49482
05/28/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Statement of Financial Interest

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Waiver of Open Space and Non-Standard knuckle

**Project Address (Location)** 10302 W Cheyenne

**Project Name** Cheyenne West of Hualapai **Proposed Use** Single Family

**Assessor's Parcel #(s)** 137-12-801-004 **Ward #** 4

**General Plan:** existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

**Gross Acres** 5.0 **Lots/Units** 40 **Density** 8/per ac

**Additional Information** _____

**PROPERTY OWNER** JMJ Cheyenne Partners, LLC **Contact** _____

**Address** 4429 Village Rd **Phone:** _____ **Fax:** _____

**City** Long Beach **State** CA **Zip** 90808

**E-mail Address** _____

**APPLICANT** Adaven Homes **Contact** Nathan White

**Address** 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** nathanw@adavenhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Amber Dolce

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

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

**E-mail Address** amberd@taneycorp.com

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

**Property Owner Signature*** James McCormick

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

**Print Name** JAMES McCORMICK

Subscribed and sworn before me

This 20th day of May, 20 13.

Notary Public in and for said County and State

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | WVR-49624 |
| Meeting Date: | 07/09/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

PR-49482
05/28/13

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

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TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION, SITE DEVELOPMENT

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

# Public Comment Form

Item Subject WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

Tracking Number PC07092013-45-1

Name Patrick O'Reilly

Address 3237 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment I agree with Staff recommendation to deny. Proposed 8 homes per acre is much higher than surrounding neighborhoods, Grandview is approx. 3.4 per acre and Belle Crest is approx. 4.6 per acre. Developer is trying to cram too many homes into the property.

Vote Against

# Public Comment Form

Item Subject WVR-49624 - WAIVER RELATED TO MOD-49621, ZON-49622 AND VAR-49623 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Waiver TO ALLOW 5,173 SQUARE FEET OF OPEN SPACE WHERE 13,200 SQUARE FEET IS REQUIRED on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

Tracking Number PC07092013-45-2

Name John Rotterschmidt

Address 3232 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment I agree with staff denial. Not enough open space due to developer building too many homes on this small property.

Vote Against

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: JULY 9, 2013

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

**SUBJECT:**
ABEYANCE - SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **12** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards
4. Comment submitted by: Patrick O'Reilly - PC07092013-46-1
5. Comment submitted by: John Rotterschmidt - PC07092013-46-2

**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-49625 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

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: James McCormick

Print Name: James McCormick

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014



PRJ-49482
05/28/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, JAMES Mc CORMICK

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

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DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

PRJ-49482
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 10302 W Cheyenne

**Project Name** Cheyenne West of Hualapai **Proposed Use** Single Family

**Assessor's Parcel #(s)** 137-12-801-004 **Ward #** 4

**General Plan:** existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

**Gross Acres** 5.0 **Lots/Units** 40 **Density** 8/per ac

**Additional Information** _____

**PROPERTY OWNER** JMJ Cheyenne Partners, LLC **Contact** _____

**Address** 4429 Village Rd **Phone:** _____ **Fax:** _____

**City** Long Beach **State** CA **Zip** 90808

**E-mail Address** _____

**APPLICANT** Adaven Homes **Contact** Nathan White

**Address** 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** nathanw@adavenhomes.com

**REPRESENTATIVE** Taney Engineering **Contact** Amber Dolce

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

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

**E-mail Address** amberd@taneycorp.com

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

**Property Owner Signature*** James McCormick

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

**Print Name** JAMES McCORMICK

Subscribed and sworn before me

This 14th day of MAY, 2013.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-49625 |
| Meeting Date: | 07/09/13 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-49482
05/28/13

Revised 10/27/08

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

On 14 MAY 2013 before me, JOAN McCORMICK, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

personally appeared, JAMES McCORMICK

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION, SITE DEVELOPMENT

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

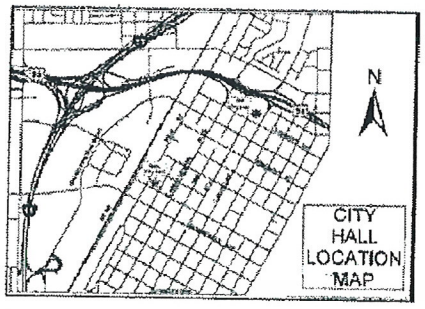
| RIGHT THUMBPRINT | RIGHT THUMBPRINT |
|---|---|
| | |

PRJ-49482
05/28/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**

Planning Commission Meeting of 7/9/2013

Development proposes too many homes to be built. Developer should mirror existing houses that surround it per master plan. 80-120 cars entering & exiting on Cheyenne is a safety hazard.

Case: SDR-49625

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

69 DRDCMP 89129

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JUL 01 2013

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Department of Planning

46 P

Department of Planning
Development Services Center
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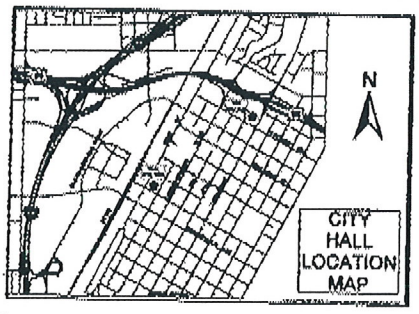


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Too many Homes to Little Space

lease use available blank space on card for your comments.

**DR-49625**

anning Commission Meeting of 7/9/2013

Case: SDR-49625

13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

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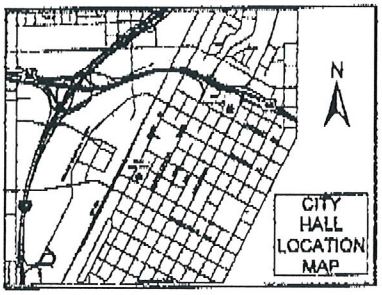


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**

Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDCMP 89129

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**
Planning Commission Meeting of 7/9/2013

40 units is too many. The 5 acre lot to the east has 19 homes. The 5 acre lot to the west has 24 homes. I am very concerned about the negative impact on utilities and traffic. There is only 1 road in & out, in their proposal, which must turn onto Cheyenne, right only, into 3 lanes of 45mph traffic.

Case: SDR-49625
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

69 DRDGNMP 89129

Submitted after final agenda
Date 7/9/2013 Item. 46

Department of Planning 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-49625**
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDGNMP 89129

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epartment of Planning
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3 North Rancho Drive, 3rd Floor
is Vegas, Nevada 89106

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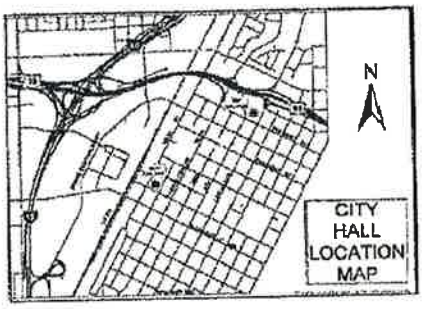


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**SDR-49625**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SDR-49625
13712812017
SMITH BERNARD P & TERESA M
3236 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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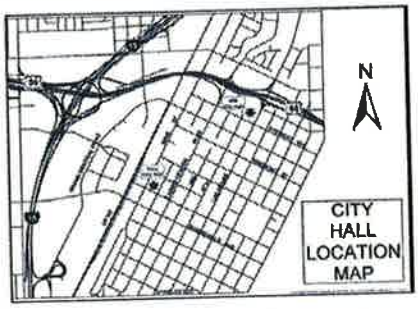


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Department of Planning

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Please use available blank space on card for your comments.

**SDR-49625**
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 DRDGNMP 16417

please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 DRDGNMP 94521

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-49625**
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDGNMP 89129

4p
3p

07/02/2013 23:25 7991159 SPECIAL PROJECTS PAGE 02/03

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Dept. of Planning

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Development Services Center
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Las Vegas, Nevada 89106

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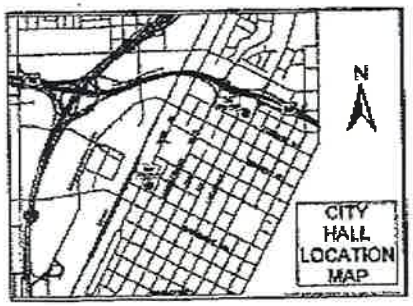


40 homes on such a small site will severly hurt our property valde.

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDGMMP 89149

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

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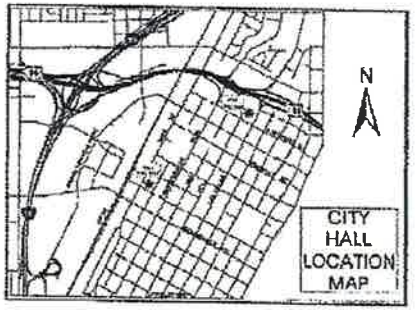


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**

Planning Commission Meeting of 7/9/2013

There needs to be less houses. Bigger homes. More open space.

13712813008 Case: SDR-49625
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

69 DRDGNMP 89129

46P

Jun 29 2013 4:54AM CCSD Special Projects 702-799-1040 p.1

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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40 homes on such a small site will severly hurt our property valute.

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Dept. of Planning

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**SDR-49625**

Planning Commission Meeting of 7/9/2013

Case: SDR-49625

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

91 ORDGNMP 89149

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City of Las Vegas
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Las Vegas, Nevada 89106

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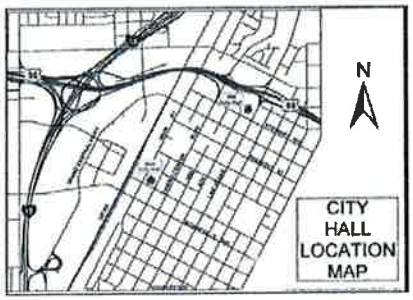


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49625**
Planning Commission Meeting of 7/9/2013

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JUL 2 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49625
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

69 DRCSMP 89129

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# Public Comment Form

Item Subject SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

Tracking Number PC07092013-46-1

Name Patrick O'Reilly

Address 3237 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment The proposed density of this project has more homes per acre (8) than the surrounding neighborhoods. Shadow Hills Grandview density is approx. 3.4 homes per acre and Shadow Hills Belle Crest is approx. 4.6 homes per acre. There will be increased traffic congestion at Cheyenne and Spring Shadow if there is no turn in at the entrance to proposed development for eastbound traffic. These autos will be forced to make a u turn at Spring Shadow. It is already very difficult to enter Cheyenne from Spring Shadow. A safety hazard would be created.

The builder is trying to cram too many homes into this area. I agree with the staff recommendation to deny Var-49624 and SDR-49625.

Vote Against

# Public Comment Form

Item Subject SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482]. Staff recommends DENIAL.

Tracking Number PC07092013-46-2

Name John Rotterschmidt

Address 3232 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment Agree with staff denial. Too many homes for this small property. Does not fit in with surrounding neighborhoods which have much lower density.

Vote Against

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

# *AGENDA SUMMARY PAGE - PLANNING*

## PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

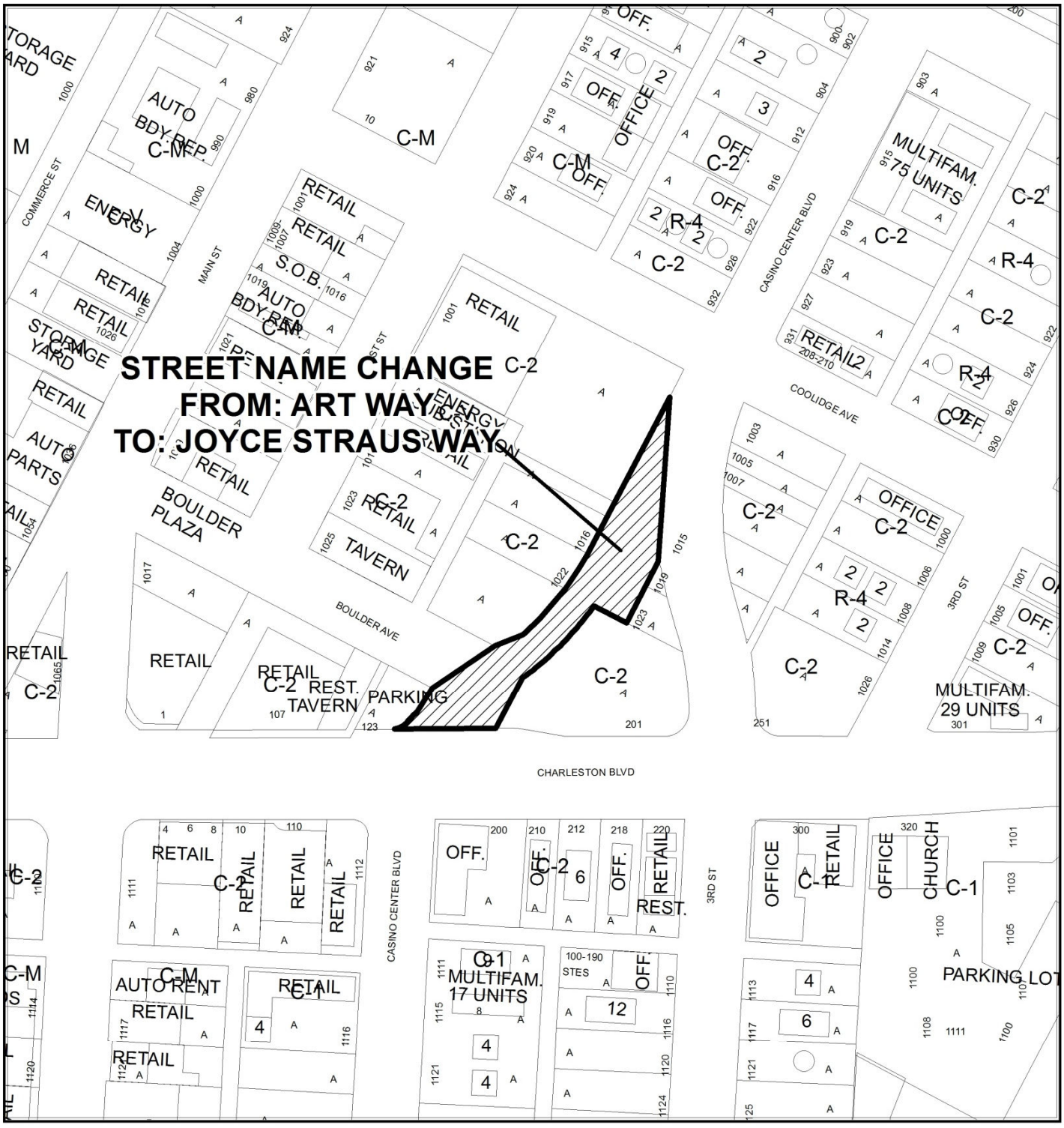
**SUBJECT:**
ABEYANCE - SNC-49888 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Street Name Change FROM: ART WAY TO: JOYCE STRAUS WAY, Ward 3 (Coffin) [PRJ-49883]. Staff recommends APPROVAL.

**SET DATE: 09/04/2013**
**C.C.: 09/18/2013**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **1** | **Planning Commission Mtg.** | **247** |
| **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. 18b The Las Vegas Arts District Approval Letter
7. Protest/Support Postcards/Letter Support Letters/Email




CASE: **SNC-49888 (PRJ-49883)**

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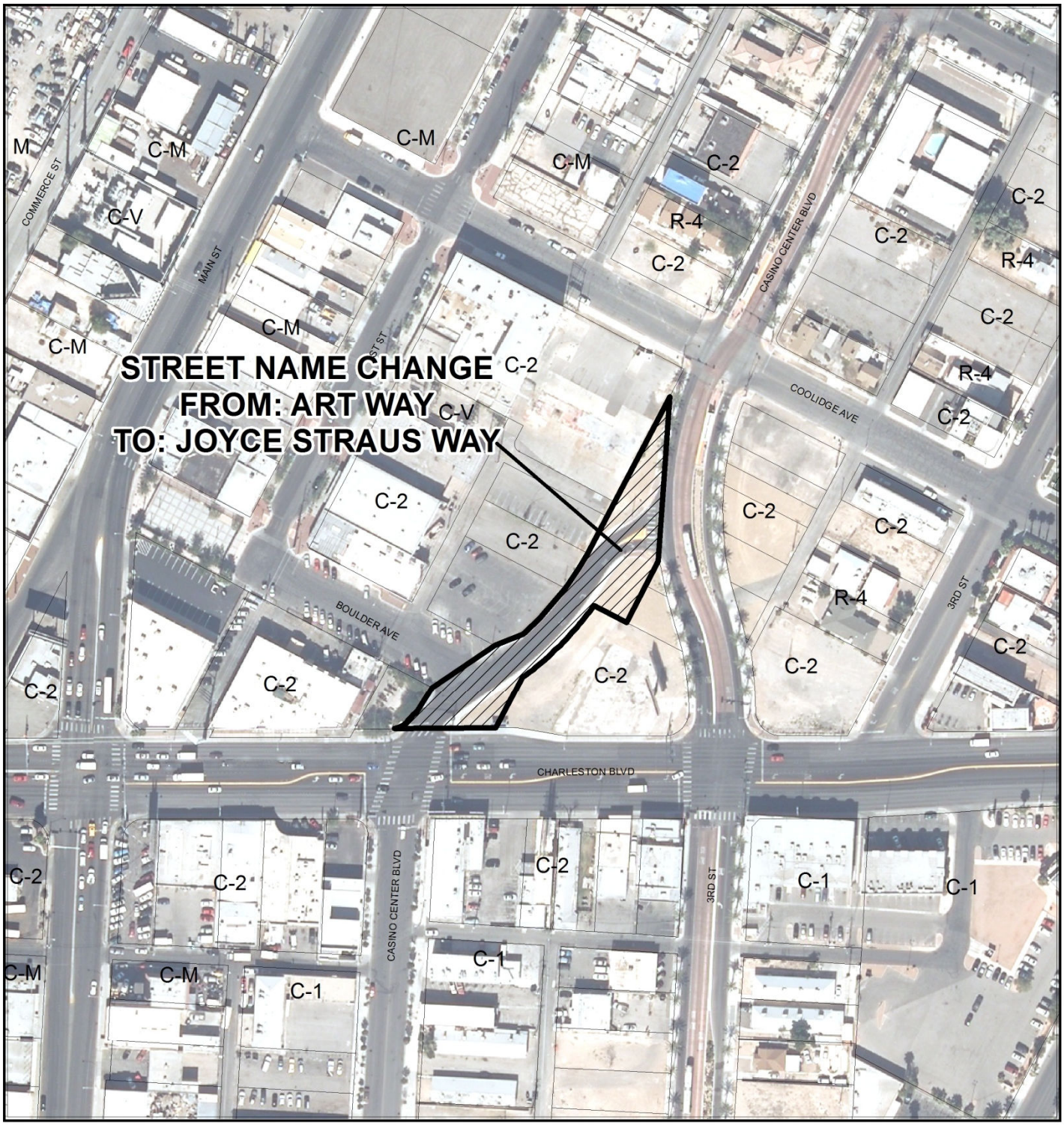


CASE: **SNC-49888 (PRJ-49883)**

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Feet

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# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-49888 APN: _____

Name of Property Owner: _____

Name of Applicant: Heidi Sarno Straus

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: Heidi Straus

**State of Nevada. County of Clark.**
Subscribed and sworn before me

This 25TH day of April, 20 13

_____
Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
No. 12-8719-1
My Appt. Exp. Aug. 27, 2016

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Street Name Change

**Project Address (Location)** 1000 - 1098 Art Way

**Project Name** Joyce Straus Way **Proposed Use** N/A

**Assessor's Parcel #(s)** N/A **Ward #** 3 (Coffin)

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

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

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

**Additional Information** Street Name Change from Art Way to Joyce Straus Way

**PROPERTY OWNER** City of Las Vegas **Contact** _____

**Address** 495 S Main Street **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**APPLICANT** City of Las Vegas **Contact** Peter Lowenstein

**Address** 333 N. Rancho Drive **Phone:** (702) 229-6301 **Fax:** (702) 348-1397

**City** Las Vegas **State** NV **Zip** 89106

**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*** _____

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

**Print Name** Peter Lowenstein

Subscribed and sworn before me

This 13th day of June, 2013.

_____

Notary Public in and for said County and State

Nora Lares
Notary Public, State of Nevada
Appointment No.06-103908-1
My Appt. Expires November 9,2013

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SNC-49888 (PRJ-49883) |
| **Meeting Date:** | |
| **Total Fee:** | |
| **Date Received:*** | |
| **Received By:** | |

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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Street Name Change

**Project Address (Location)** 1000 South Casino Center and 100 East Charleston Blvd.

**Project Name** Change from S. Art Way to Joyce Straus Way **Proposed Use** Right of Way

**Assessor's Parcel #(s)** _____ **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** _____ **Contact** _____

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

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

**E-mail Address** _____

**APPLICANT** Heidi Sarno Straus **Contact** Heidi Sarno Straus

**Address** 900 Rancho Lane **Phone:** (702) 521-3338 **Fax:** (702) 474-4510

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** heidi@strauslaw.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** Heidi Straus

State of Nevada. County of Clark.
Subscribed and sworn before me

This 25TH day of April, 20 13.

_____

Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
No. 12-8719-1
My Appt Exp. Aug. 27, 2016

***FOR DEPARTMENT USE ONLY***

| |
|---|
| **Case #** |
| **Meeting Date:** |
| **Total Fee:** |
| **Date Received:*** |
| **Received By:** |

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Street Name Change

**Project Address (Location)** 1000 South Casino Center and 100 East Charleston Blvd.

**Project Name** Change from S. Art Way to Joyce Straus Way **Proposed Use** Right of Way

**Assessor's Parcel #(s)** _____ **Ward #** 3

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

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

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

**Additional Information** _____

**PROPERTY OWNER** _____ **Contact** _____

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

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

**E-mail Address** _____

**APPLICANT** Heidi Sarno Straus **Contact** Heidi Sarno Straus

**Address** 900 Rancho Lane **Phone:** (702) 521-3338 **Fax:** (702) 474-4510

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** heidi@strauslaw.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** Brett W. Sperry for 1337-REGRVP

State of Nevada. County of Clark.
Subscribed and sworn before me

This 23 day of April, 20 13.

_____

Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
No. 12-8719-1
My Appt. Exp. Aug. 27, 2016

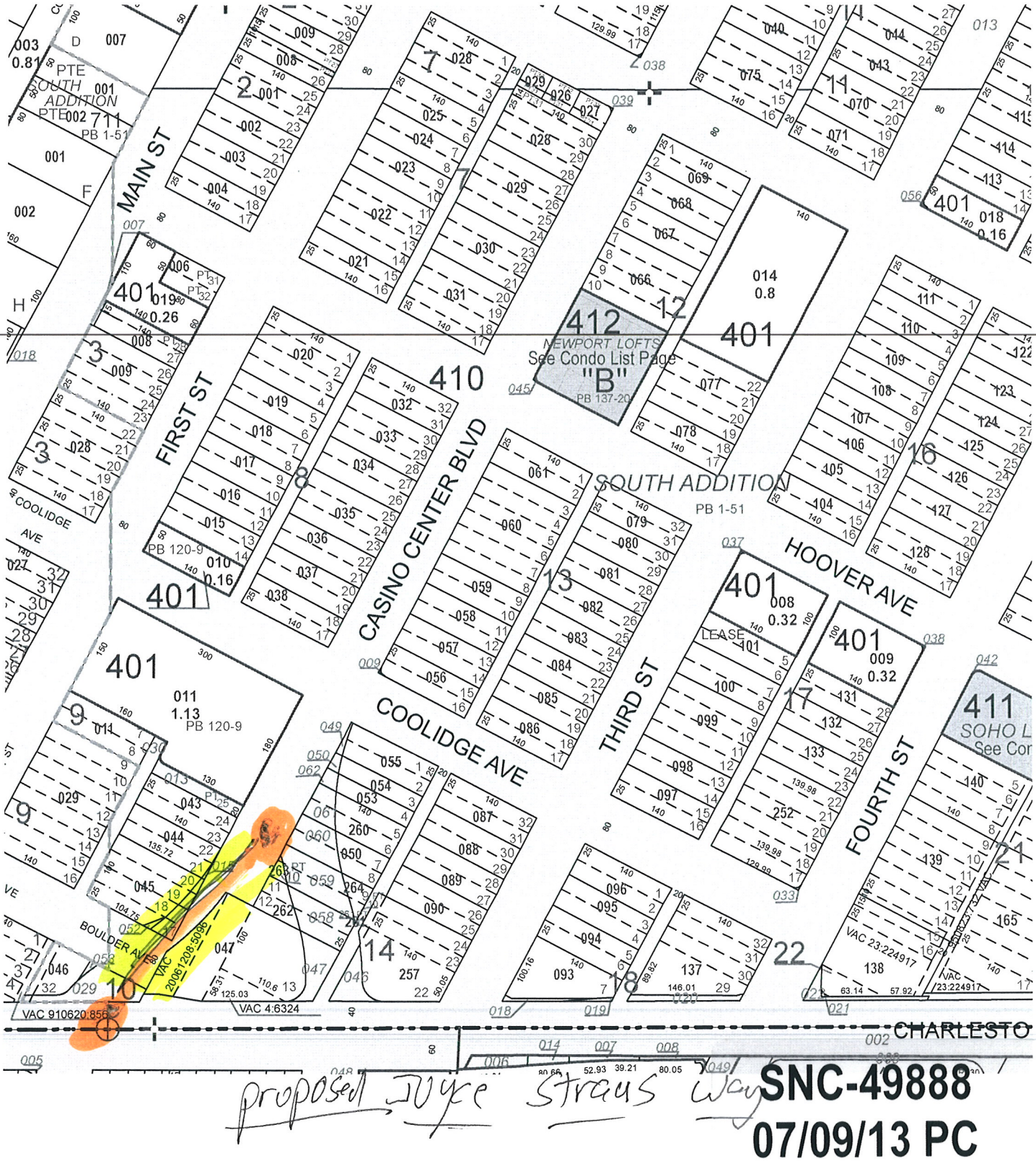
***FOR DEPARTMENT USE ONLY***

| |
|---|
| **Case #** |
| **Meeting Date:** |
| **Total Fee:** |
| **Date Received:*** |
| **Received By:** |

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

Revised 10/27/08

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




**SNC-49888**

**07/09/13 PC**

THE LAS VEGAS
ARTS DISTRICT

Dear Councilman Coffin,

The 18b The Las Vegas Arts District board would like to share their strong support of changing the name of Art way to Joyce Straus way.

Joyce was a pioneer and Art advocate of Art in Las Vegas before we had a Arts District. She educated the community as to the importance of Art in many ways.

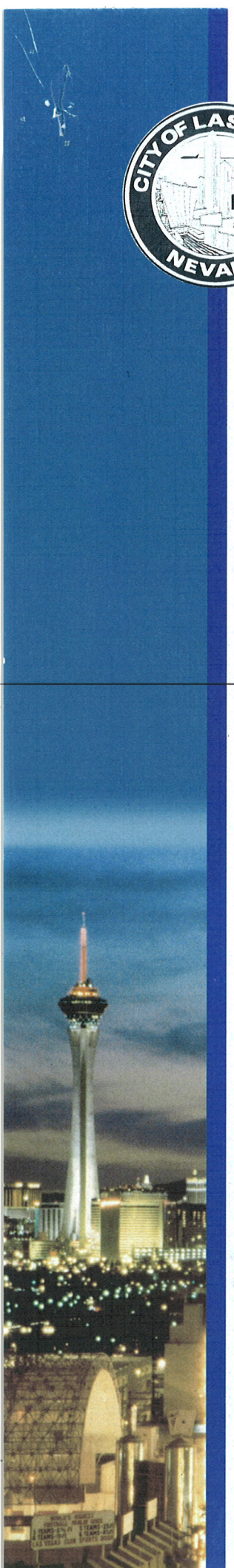
Please let us know anything you would like from us to help facilitate this happening.

Sincerely,

Marc Abelman
18b The Arts District board President, Neighborhood Association
1119 South Main St Las Vegas, NV 89104
P. 702.399.1100
**F.** 702.399.1124

THE LAS VEGAS
ARTS DISTRICT

**SNC-49888**



# City of Las Vegas

**Bob Coffin**
Councilman, Ward 3

June 12, 2013

Mayor Carolyn G. Goodman
Members of the Las Vegas City council
c/o City of Las Vegas Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: S. Art Way street name change to Joyce Straus Way

On behalf of the Joyce Straus Family, I am proud to submit a justification letter requesting a "street name change" from S. Art Way to Joyce Straus Way, located between Casino Center, Boulder Avenue, and Charleston Boulevard, in the 18b Arts District.

~~Joyce Straus arrived in Las Vegas in 1961 and passed away March 17, 2013.~~ Joyce and her late husband, Dr. Neil Straus, owned a home in Rancho Estates starting in 1965. The home continues to be alive through her family, containing many of her art works. During her lifetime in Las Vegas, Joyce Straus contributed significantly to the Las Vegas community and contributed significantly to many schools. Ms. Straus taught numerous students using her talents through: drawing, weaving, ceramics, batik, fabric design, clay, wood, metal, stone, silver, glass, and many other forms of media. Her legacy is carried on through the thousands of children and adults who learned from her and loved her. Joyce is considered an icon in arts community in Las Vegas.

Her passion for public service through her entire life is reflected in her involvement with the Mabel Hoggard School, New Horizons School, Valley Hospital Psychiatric Care Unit, and Center for Independent Living, Center for Change, Chabad, the Jewish Federation, Temple Beth Shalom, and the Hebrew Academy. This is a small opportunity to recognize an individual who is worthy of a street name change.

Included with this application are numerous letters of support. The 18b Arts District Board has met and is in full support of the street name change. We feel that art, culture, and volunteer work by Joyce Straus are compatible with the surrounding area. This street is a very small street with no parcel addresses and was carved out as part of the Southern Nevada RTC bus route realignment. Right Away is working on a legal description.

Respectfully,

Bob Coffin

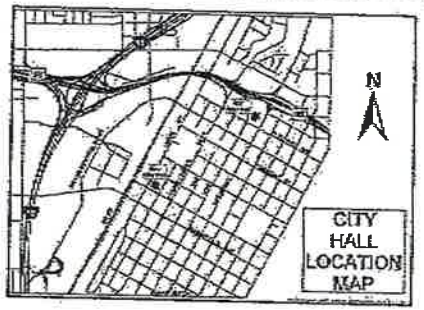
Bob Coffin
City Councilman, Ward 3

**SNC-49888**

495 S. Main St. | Las Vegas, Nevada 89101 | (702) 229-6405 | FAX (702) 382-8558
bcoffin@lasvegasnevada.gov | www.lasvegasnevada.gov

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 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.

**SNC-49888**

Planning Commission Meeting of 7/9/2013

Submitted after final agenda
Date 7/9/2013 Item 47

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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

Case: SNC-49888

13934410046
CORESTONE L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

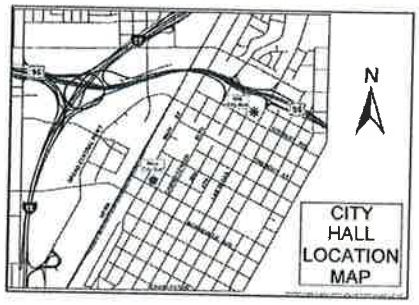
27 DRDGNMP 89104

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
$ 00.43³
JUN 27 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 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.

**SNC-49888**

Planning Commission Meeting of 7/9/2013

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

Case: SNC-49888
13934410044
NECAL ASSOCIATES LLC SERIES III
%B SPERRY
200 HOOVER #1903
LAS VEGAS NV 89101-6886

30 DRDSMP 89101

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 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.

**SNC-49888**

Planning Commission Meeting of 7/9/2013

Case: SNC-49888
13934410047
1337 R E GROUP L L C
%D DETTMER
200 HOOVER AVE #1903
LAS VEGAS NV 89101-6886

30 DRDSMP 89101

47
2A

Todd Kessler

1001 1st Street, LLC

P.O. Box 1570

Las Vegas, NV 89125

702-953-4320

July 8, 2013

To Whom It May Concern:

Please accept this letter to note our support for Item #47 on the July 9, 2013 Planning Commission Meeting (SNC-49888 - for possible action on a request for a Street Name Change from Art Way to Joyce Straus Way). As owners of property located on the street in consideration, we would be happy to cement the legacy and honor the hard work and commitment to community that Joyce Straus showed as a teacher and an artist.

Regards,

Todd Kessler

47
A

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:16 AM
**To:** Susan Finucan
**Subject:** FW: Letter of support: Joyce Straus Way

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:09 AM
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way

**From:** Marcey Bernstein [mailto:mre@hosierymate.com]
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Marcey Bernstein [mailto:mre@hosierymate.com]
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW:

**From:** Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
**Sent:** Wednesday, June 19, 2013 8:49 AM
**To:** Felipe Ortiz
**Subject:**

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson

818.986.0209 ( O )
818.378.3447 ( C )



## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW: Renaming South Art Way to Joyce Straus Way

**From:** Missy Stein [mailto:whatsupwithmissy@gmail.com]
**Sent:** Wednesday, June 19, 2013 6:57 AM
**To:** Felipe Ortiz
**Subject:** Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on.....  Her daughter, Susan

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Janet Rapoport [mailto:jamb14@hotmail.com]
**Sent:** Wednesday, June 19, 2013 1:20 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Naming of Joyce Straus way..

**From:** Matt Garelik [mailto:mgarelik@volfoni.com]
**Sent:** Wednesday, June 19, 2013 12:55 AM
**To:** Felipe Ortiz
**Subject:** Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
**Sent:** Wednesday, June 19, 2013 12:07 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus way

**From:** Sandy Wolff [mailto:sandyfitlv@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:55 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Jill [mailto:jillz@premier-search.net]
**Sent:** Tuesday, June 18, 2013 10:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Name a street after Artist Joyce Straus

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Renaming South Art Way to Joyce Straus Way

**From:** Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
**Sent:** Tuesday, June 18, 2013 10:22 PM
**To:** Felipe Ortiz; portiz@lasvegasnevada.gov
**Subject:** Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Internet Submission - Street name change!

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** carrie ungerman [mailto:carrieungerman@gmail.com]
**Sent:** Tuesday, June 18, 2013 10:02 PM
**To:** Felipe Ortiz
**Cc:** Arthur Pinchev
**Subject:** Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Request

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

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This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss Way

**From:** Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
**Sent:** Tuesday, June 18, 2013 6:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf


## Bonnie Revel-Matlaf

**"Sold on Success"**
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss Way

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Debra Kaner [mailto:debkaner1@aol.com]
**Sent:** Tuesday, June 18, 2013 4:25 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".**

**Thank you.**
**Debra Kaner.**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Nancy [mailto:goldenwear26@gmail.com]
**Sent:** Tuesday, June 18, 2013 3:53 PM
**To:** heidi straus
**Cc:** Felipe Ortiz; nelbg@yahoo.com
**Subject:** Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: rename South Art Way

**From:** WLMeoz@aol.com [mailto:WLMeoz@aol.com]
**Sent:** Tuesday, June 18, 2013 2:58 PM
**To:** Felipe Ortiz
**Subject:** rename South Art Way

**I am writing in support of changing the street currently named South Art Way to**

# "Joyce Straus Way"

**to honor the life and work of an artist who had multi-generational influence and impact for over 35 years on the Las Vegas community through her art and philosophy.**

**She was simply fabulous and we miss her greatly.**

**Thank you,**
**Wendy Meoz**
**Raul Meoz**
**Benjamin Meoz**
**Katherine Meoz**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** sophie1210@aol.com [mailto:sophie1210@aol.com]
**Sent:** Tuesday, June 18, 2013 2:25 PM
**To:** Felipe Ortiz
**Cc:** nelbg@yahoo.com
**Subject:** Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Victoria Otter [mailto:victoriaotter@me.com]
**Sent:** Tuesday, June 18, 2013 1:47 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus Way

**Subject: Joyce Straus Way**

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Marti Agassi [mailto:martiagassi@yahoo.com]
**Sent:** Tuesday, June 18, 2013 12:52 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: renaming S Art Way

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss

**From:** palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
**Sent:** Tuesday, June 18, 2013 12:12 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Stacey Hertz [mailto:staceyhertz@gmail.com]
**Sent:** Tuesday, June 18, 2013 12:04 PM
**To:** Felipe Ortiz
**Subject:** RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Tuesday, June 18, 2013 11:28 AM
**To:** Bob Coffin; Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Tina Hamilton [mailto:craigtina@hotmail.com]
**Sent:** Tuesday, June 18, 2013 11:00 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Ken Landow [mailto:botox@lvcoxmail.com]
**Sent:** Tuesday, June 18, 2013 10:32 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.**
**Ken Landow, M.D.**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:24 AM
**To:** Susan Finucan
**Subject:** FW: joyce straus way

**From:** Leora Blau [mailto:mrschezzam@aol.com]
**Sent:** Monday, June 17, 2013 2:16 PM
**To:** Felipe Ortiz
**Subject:** Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:25 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Sunday, June 16, 2013 12:10 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Honor

**From:** Debbie Blumenthal [mailto:debbieb@templeetzchaim.org]
**Sent:** Wednesday, June 19, 2013 9:40 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Lara Stone [mailto:lara@nas-inc.com]
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Dolores Chavez [mailto:dolores.chavez@gmail.com]
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Melanie Greenstein [mailto:melgreenstein@gmail.com]
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus way

-----Original Message-----
From: Karen Garelik [mailto:karengarelik@gmail.com]
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists.
She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

-----Original Message-----
From: Dayna Lerner [mailto:lrnrfam@aol.com]
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Amy Caruthers [mailto:cypuppy46@icloud.com]
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Michelle Kallman [mailto:kallmanfamily5@gmail.com]
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman
Sent from my iPhone

## Felipe Ortiz

**From:** Matt Eisman <meisman123@gmail.com>
**Sent:** Wednesday, June 19, 2013 9:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Hello Philipe,

I am writing you regarding the possibility of naming a street after one of the most extraordinary women I've ever had the great pleasure to know, Joyce Straus. In the name of full disclosure, Joyce was my aunt and therefore I'm slightly biased. However, I cannot think of a more deserving person to have a street in an art district named after than Joyce. Her entire existence, after her family, was art; creating art, teaching art, helping sick people to use art to help themselves, promoting Las Vegas with art, donating art, living in a house that itself ultimately became art.

Joyce empowered and enriched so many lives for several decades in Las Vegas with her passion for teaching what she was so amazing at creating. She could teach a 5 year-old with the same grace and ease as a 75 year-old; it made no difference.

My aunt knew the joys of expressing oneself through art and wanted everyone she came in contact with to feel the same joy, the same release, the same creative genius we all have inside ourselves.

Her family, friends, and student's lives were all enriched by her energy, passion, and eternal optimism. Joyce understood the meaning of, "being in the moment" and imparted that wisdom to anyone who would listen. She knew that life was indeed short and whether it was creating art or spending time with family she truly made every second count.

When Joyce passed, there was instantly a huge void in all our lives that can never possibly be filled. Her spirit and soul are all around us and all around Las Vegas. Therefore, what could possibly be more fitting that honoring her memory by gracing a street with her name.

Thank you very much for reading my e-mail. Have a great night!

Kindest regards,

Matt Eisman
C-917-716-6351

**Felipe Ortiz**

**From:** Lori Neiberg <lori.neiberg@gmail.com>
**Sent:** Wednesday, June 19, 2013 11:59 AM
**To:** Felipe Ortiz
**Subject:** Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
***LIVE WITH PASSION!***
**Lori Neiberg**

## Felipe Ortiz

**From:** Lindy <schumacher0033@yahoo.com>
**Sent:** Wednesday, June 19, 2013 8:37 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dear Mr. Ortiz,

I am writing about my friend, my mentor, and my art teacher Joyce Straus. She changed my life and made me who I am today. My daughters also had the blessings of Joyce. They will be her little followers, they will live her mantra, and they amaze me every day. They are Joyce.... There are so many people like us, more than can be counted. Small interactions and moments with her changed the trajectory of our lives and our community.

She will be missed, she streams into my actions and words forever.

Thank you, Lindy Schumacher

Sent from my iPad

## Felipe Ortiz

**From:** Danielle Shelton <choiceph@aol.com>
**Sent:** Wednesday, June 19, 2013 8:15 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dear Mr. Ortiz,

Please rename "South Art Way" to Joyce "Straus Way." Joyce Straus was an amazing woman who deserves this honor.

Sincerely,
Danielle Shelton

## Felipe Ortiz

**From:** JoJo Findley <findjojolv@me.com>
**Sent:** Wednesday, June 19, 2013 6:38 PM
**To:** Felipe Ortiz
**Subject:** Street name change

Please change the name of South Art Way to my dear and beloved friend Joyce Straus Way. Her art and passion has touched thousands of people within our community.

Thanks,

JoJo Findley
702/278-7003

## Felipe Ortiz

**From:** Hilary Braun <hilarywbraun@gmail.com>
**Sent:** Wednesday, June 19, 2013 3:05 PM
**To:** Felipe Ortiz
**Subject:** Dedication of "Joyce Straus Way"

Dear Mr. Ortiz:

We are writing in support of renaming South Art Way to Joyce Straus Way, as a way of honoring this extraordinary citizen of Las Vegas, recently lost to us.

As I am sure you are aware, Joyce was a very special member of the Las Vegas arts community and added a depth of knowledge, creativity and energy that will be sorely missed but clearly remembered by all who were fortunate enough to come in contact with her. We were fortunate to experience Joyce at a workshop where she so energetically taught art and life lessons - there was, and will not be, another like her. Her magnificent, creative art was matched only by her embracing of life and her ability to pass on her remarkable spirit to the many who passed through her studio - convention groups, children, friends and those who became a friend once she had met them. Las Vegas has truly lost a creative, artistic force that needs to be permanently recognized and remembered.

We travel to Las Vegas several times a year and we look forward, on a future visit, to strolling down Joyce Straus Way.

Thank you.

Sincerely,

Hilary and Enric Braun
2530 Brian Dr
Northbrook, IL 60062

## Felipe Ortiz

**From:** deeberkley@aol.com
**Sent:** Wednesday, June 19, 2013 1:26 PM
**To:** Felipe Ortiz
**Subject:** Support for street named after Joyce Straus

Dear Phillip-

I am writing in support of South Arts Way in the Arts district to be renamed Joyce Straus Way.

Thank you for your consideration!
Best Regards-
Dee Berkley
(702)592-1683

## Felipe Ortiz

**From:** Wendy Samelman <wsamelman@cox.net>
**Sent:** Wednesday, June 19, 2013 1:23 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please, honor Joyce Straus with a street named in her honor in the arts district. She was an inspiration to anyone she met.
Thank you
Wendy Samelman

Sent from my iPhone

## Felipe Ortiz

**From:** Lori Neiberg <lori.neiberg@gmail.com>
**Sent:** Wednesday, June 19, 2013 11:59 AM
**To:** Felipe Ortiz
**Subject:** Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
***LIVE WITH PASSION!***
**Lori Neiberg**

## Felipe Ortiz

**From:** Christy Shelton <christyshel@sbcglobal.net>
**Sent:** Wednesday, June 19, 2013 11:20 AM
**To:** Felipe Ortiz
**Subject:** In support of Joyce Straus Way

Dear Mr. Ortiz,
Thank you for considering renaming the "South Art Way" to "Joyce Straus Way" in honor of a woman who lived every moment of her life in an artistic way. This shift from a generic title to a specific person will bring attention not only to this amazing artist and her prolific work but will inspire people by her example that there are other ways one can live one's life -- namely, creatively.
I had the lucky opportunity meeting Joyce and visiting her home two years ago, and was changed by the experience. Do what you love. She was every bit as youthful, passionate, creative and capable as she was kind, wise, open-hearted and generous. I am also in favor of her home becoming a museum for future generations to enjoy, but that is another matter.

Joyce Straus deserves this honor of being remembered by the city, and of being thought about by visitors and locals alike. She was an exemplary teacher while she was here and continues to be from the hereafter.

Sincerely,
Christy Shelton
artist/art teacher

## Felipe Ortiz

**From:** Flora Mason <florica23@me.com>
**Sent:** Wednesday, June 19, 2013 10:26 AM
**To:** Felipe Ortiz
**Subject:** Street naming

I support naming a street in the downtown Arts District after Joyce Straus. For decades she inspired artists of all ages and talents by teaching and by example. Her work, in many mediums, found homes throughout the world. She was a unique Las Vegan.
Flora Mason

Sent from my iPad

## Felipe Ortiz

**From:** Debbie Blumenthal <debbieb@templeetzchaim.org>
**Sent:** Wednesday, June 19, 2013 9:40 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

## Felipe Ortiz

**From:** Heidi Birnbaum <mhjjbirn@gmail.com>
**Sent:** Wednesday, June 19, 2013 9:26 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Ortiz,

I have heard that you are considering renaming South Art Way in the Arts District to Joyce Straus Way, so I just wanted to voice my enthusiastic support for this wonderful idea. As a friend of the family, I have toured Joyce's beautiful home and art galleries many times, as I know hundreds of other art enthusiasts have:) She always welcomed all and shared her art and wisdom lovingly with adults and children alike. A few times, I attended art workshops at her studio, and they motivated me creatively and emotionally. Joyce had an incredible way of teaching through art instruction and expression.

I am not sure if you have ever met Joyce, but she was quite incredible-extremely dynamic while remaining completely completely warm and kind. One of the things that always amazed me about her was her ability to express herself through so many different forms of art. She used woods, fabrics, glass, and paint among many other media-and somehow became proficient in them all!

Joyce Straus is already missed by so many of us, and I think renaming the street in her honor is a fitting way to recognize a woman who gave so much of herself to inspire the Vegas community.

Thanks so much,
Heidi Birnbaum

## Felipe Ortiz

**From:** Marcey Bernstein <mre@hosierymate.com>
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

**Felipe Ortiz**

**From:** Cheryl Davidson <cdavidson@sbcglobal.net>
**Sent:** Wednesday, June 19, 2013 8:49 AM
**To:** Felipe Ortiz

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 ( O )
818.378.3447 ( C )



## Felipe Ortiz

**From:** Missy Stein <whatsupwithmissy@gmail.com>
**Sent:** Wednesday, June 19, 2013 6:57 AM
**To:** Felipe Ortiz
**Subject:** Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

## Felipe Ortiz

**From:** Briana Tiberti <briana.tiberti@cox.net>
**Sent:** Wednesday, June 19, 2013 10:32 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Street

Hello...
I am very proud to have been a student of Joyce Straus'. Her influence has stayed close to my heart over the many years I have grown from that young naive child she once taught. I have always been a person far too focused on perfection. Ever since the first day I stepped into her studio, my journey of being satisfied with the beauty that comes from imperfection has continued. Of course I still struggle to stay on the path Joyce so effortlessly walked. When I find myself dwelling on the struggle I remember some of Joyce's famous sayings such as "perfectionism is a slow death" or "art washes away the dust from every day life". Those words bring me right back to her studio and get me back on the path. I am now a designer working here in Las Vegas and know that my success is rooted in my history with Joyce. I can think of no better person to name a street in the arts district after. Joyce has inspired so many people, young and old, to follow their dreams, inspire other people and give back to our community. Her love of art and life was infectious and and I fully support the community giving back to her legend by naming this street after her.

Thank you for your consideration...
Briana Tiberti (recovering perfectionist)

Sent from my iPhone

## Felipe Ortiz

**From:** ttiberti@cox.net
**Sent:** Wednesday, June 19, 2013 5:30 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please find this correspondence as an endorsement for the naming of Joyce Straus Way in down town Las Vegas.

Joyce was an icon in Las Vegas for decades, not only in the artistic world. She was influential in many lives- and a lot of those have been influential to Las Vegas.
Please share my support with the commission.

Thank you-
Tiffany Tiberti

Sent via BlackBerry from T-Mobile

## Felipe Ortiz

**From:** Amy Rosencrantz <amy424dvm@gmail.com>
**Sent:** Wednesday, June 19, 2013 3:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr Ortiz-

I am emailing to support the movement to rename a street in the art district honoring Joyce Straus. She was so important to the Las Vegas community and help mold so many of our lives.
Thank you for your time

Amy Rosencrantz

## Felipe Ortiz

**From:** Talia Stoehr <taliastoehr@yahoo.com>
**Sent:** Wednesday, June 19, 2013 2:55 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

It would be a fantastic honor to my family to have Joyce Straus Way as a permanent part of the Las Vegas area. My grandmother was a remarkable artist, philosopher, and human being, and memorializing her in this way would mean so much. Thank you Talia Stoehr

## Felipe Ortiz

**From:** Ed and Kathy Rogich <ekrogich@cox.net>
**Sent:** Wednesday, June 19, 2013 1:33 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Joyce Straus was and is a great part of the Las Vegas art scene. We totally support renaming a street in the art district in honor of Joyce. She touched so many lives in the area and her art lives on as testimony to her talent. We believe this is a fitting tribute and that Joyce is worthy of the honor. We appreciate you consideration and attention to this matter.

## Felipe Ortiz

**From:** Shealen Wynner <rswynner@gmail.com>
**Sent:** Wednesday, June 19, 2013 1:24 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Joyce Straus was an important member of the community in Las Vegas, as an artist and as a teacher.

We are writing to ask you to please consider changing the street name to Joyce Straus Way.

Thank you,
Rob and Shealen Wynner

Sent from my iPhone

## Felipe Ortiz

**From:** Michelle Kallman <kallmanfamily5@gmail.com>
**Sent:** Wednesday, June 19, 2013 7:47 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman ·
Sent from my iPhone

## Felipe Ortiz

**From:** Amy Caruthers <cypuppy46@icloud.com>
**Sent:** Tuesday, June 18, 2013 10:41 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

## Felipe Ortiz

**From:** Dayna Lerner <lrnrfam@aol.com>
**Sent:** Tuesday, June 18, 2013 10:24 PM
**To:** Felipe Ortiz
**Subject:** Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

## Felipe Ortiz

**From:** Karen Garelik <karengarelik@gmail.com>
**Sent:** Tuesday, June 18, 2013 9:31 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists. She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

## Felipe Ortiz

**From:** Melanie Greenstein <melgreenstein@gmail.com>
**Sent:** Tuesday, June 18, 2013 7:10 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

## Felipe Ortiz

**From:** Dolores Chavez <dolores.chavez@gmail.com>
**Sent:** Tuesday, June 18, 2013 5:06 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

## Felipe Ortiz

**From:** Lara Stone <lara@nas-inc.com>
**Sent:** Tuesday, June 18, 2013 11:55 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

## Felipe Ortiz

**From:** Bomis Vineta <vinetabomis@aol.com>
**Sent:** Tuesday, June 18, 2013 11:20 AM
**To:** Felipe Ortiz
**Subject:** rename

Dear Mr. Fortiz,

Please rename the street "South Art Way" to "Joyce Strauss Way" to honor such a great patron of the arts as Joyce was.

Sincerely,

Vineta Bomis

980 Coatbridge St
Las Vegas NV 89145

## Felipe Ortiz

**From:** Susan Stoehr <yayasusan@aol.com>
**Sent:** Wednesday, June 19, 2013 5:29 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

## Felipe Ortiz

**From:** Janet Rapoport <jamb14@hotmail.com>
**Sent:** Wednesday, June 19, 2013 1:20 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

## Felipe Ortiz

**From:** Matt Garelik <mgarelik@volfoni.com>
**Sent:** Wednesday, June 19, 2013 12:55 AM
**To:** Felipe Ortiz
**Subject:** Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d



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**Felipe Ortiz**

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**From:** Jeff Weisberg <jeff@daddyworksfromhome.com>
**Sent:** Wednesday, June 19, 2013 12:07 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

## Felipe Ortiz

**From:** Sandy Wolff <sandyfitlv@yahoo.com>
**Sent:** Tuesday, June 18, 2013 10:55 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

## Felipe Ortiz

**From:** Jill <jillz@premier-search.net>
**Sent:** Tuesday, June 18, 2013 10:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

**Felipe Ortiz**

---

**From:** Elisa Dombrowski <elisadombrowski@yahoo.com>
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

## Felipe Ortiz

**From:** KIM SHWACHMAN <ksps2324@icloud.com>
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

## Felipe Ortiz

**From:** Mark Shpall <mshpall@faculty.ncjhs.org>
**Sent:** Tuesday, June 18, 2013 10:22 PM
**To:** Felipe Ortiz; portiz@lasvegasnevada.gov
**Subject:** Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--


Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)


GO JAGS!



## Felipe Ortiz

**From:** Swellbell@hotmail.com
**Sent:** Tuesday, June 18, 2013 10:06 PM
**To:** Felipe Ortiz
**Subject:** Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

## Felipe Ortiz

**From:** carrie ungerman <carrieungerman@gmail.com>
**Sent:** Tuesday, June 18, 2013 10:02 PM
**To:** Felipe Ortiz
**Cc:** Arthur Pinchev
**Subject:** Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

## Felipe Ortiz

**From:** Carole Fisher <CFisher@nah.org>
**Sent:** Tuesday, June 18, 2013 8:17 PM
**To:** Felipe Ortiz
**Subject:** Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

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## Felipe Ortiz

**From:** Bonnie Revel- Matlaf <bmatlaf@cox.net>
**Sent:** Tuesday, June 18, 2013 6:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf


## Bonnie Revel-Matlaf

**"Sold on Success"**
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

## Felipe Ortiz

**From:** Francine Wax <franiefranners@gmail.com>
**Sent:** Tuesday, June 18, 2013 4:53 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

## Felipe Ortiz

**From:** Marcia Marcus <marciamarcus4@yahoo.com>
**Sent:** Tuesday, June 18, 2013 4:49 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

**Felipe Ortiz**

**From:** Debra Kaner <debkaner1@aol.com>
**Sent:** Tuesday, June 18, 2013 4:25 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".**

**Thank you.**
**Debra Kaner.**

## Felipe Ortiz

**From:** Nancy <goldenwear26@gmail.com>
**Sent:** Tuesday, June 18, 2013 3:53 PM
**To:** heidi straus
**Cc:** Felipe Ortiz; nelbg@yahoo.com
**Subject:** Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

**Felipe Ortiz**

---

**From:** WLMeoz@aol.com
**Sent:** Tuesday, June 18, 2013 2:58 PM
**To:** Felipe Ortiz
**Subject:** rename South Art Way

**I am writing in support of changing the street currently named South Art Way**
**to**

# "Joyce Straus Way"

**to honor the life and work of an artist**
**who had multi-generational influence and impact**
**for over 35 years**
**on the Las Vegas community**
**through her art and philosophy.**

**She was simply fabulous**
**and we miss her greatly.**

**Thank you,**
**Wendy Meoz**
**Raul Meoz**
**Benjamin Meoz**
**Katherine Meoz**

## Felipe Ortiz

**From:** sophie1210@aol.com
**Sent:** Tuesday, June 18, 2013 2:25 PM
**To:** Felipe Ortiz
**Cc:** nelbg@yahoo.com
**Subject:** Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

## Felipe Ortiz

**From:** Victoria Otter <victoriaotter@me.com>
**Sent:** Tuesday, June 18, 2013 1:47 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus Way

**Subject: Joyce Straus Way**

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

## Felipe Ortiz

**From:** Marti Agassi <martiagassi@yahoo.com>
**Sent:** Tuesday, June 18, 2013 12:52 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

## Felipe Ortiz

**From:** Nancy Saliterman <nanner2240@aol.com>
**Sent:** Tuesday, June 18, 2013 12:50 PM
**To:** Felipe Ortiz
**Subject:** renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

## Felipe Ortiz

**From:** palmguru@embarqmail.com
**Sent:** Tuesday, June 18, 2013 12:12 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

## Felipe Ortiz

**From:** Stacey Hertz <staceyhertz@gmail.com>
**Sent:** Tuesday, June 18, 2013 12:04 PM
**To:** Felipe Ortiz
**Subject:** RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

## Felipe Ortiz

**From:** Darren (Dario) Scotti <drfscotti@gmail.com>
**Sent:** Tuesday, June 18, 2013 11:28 AM
**To:** Bob Coffin; Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

## Felipe Ortiz

**From:** kristina@veldlaw.com
**Sent:** Tuesday, June 18, 2013 11:25 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

## Felipe Ortiz

**From:** Tina Hamilton <craigtina@hotmail.com>
**Sent:** Tuesday, June 18, 2013 11:00 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

**Felipe Ortiz**

---

**From:** Ken Landow <botox@lvcoxmail.com>
**Sent:** Tuesday, June 18, 2013 10:32 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years. Ken Landow, M.D.**

**Felipe Ortiz**

**From:** Leora Blau <mrschezzam@aol.com>
**Sent:** Monday, June 17, 2013 2:16 PM
**To:** Felipe Ortiz
**Subject:** Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

## Felipe Ortiz

**From:** Leora Blau <mrschezzam@aol.com>
**Sent:** Monday, June 17, 2013 12:01 PM
**To:** Felipe Ortiz
**Subject:** joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

## Felipe Ortiz

**From:** Darren (Dario) Scotti <drfscotti@gmail.com>
**Sent:** Sunday, June 16, 2013 12:10 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:08:54 AM |

---

**From:** Marcey Bernstein [mailto:mre@hosierymate.com]
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of Support Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:07:13 AM |

---

**From:** Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
**Sent:** Wednesday, June 19, 2013 8:49 AM
**To:** Felipe Ortiz
**Subject:**

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you….

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 ( O )
818.378.3447 ( C )



| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Renaming South Art Way to Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:06:19 AM |

**From:** Missy Stein [mailto:whatsupwithmissy@gmail.com]
**Sent:** Wednesday, June 19, 2013 6:57 AM
**To:** Felipe Ortiz
**Subject:** Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 9:05:54 AM

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-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on.....  Her daughter, Susan

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:04:44 AM |

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**From:** Janet Rapoport [mailto:jamb14@hotmail.com]
**Sent:** Wednesday, June 19, 2013 1:20 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Naming of Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:04:15 AM |

---

**From:** Matt Garelik [mailto:mgarelik@volfoni.com]
**Sent:** Wednesday, June 19, 2013 12:55 AM
**To:** Felipe Ortiz
**Subject:** Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
**www.linkedin.com/company/volfoni-3d**

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## Felipe Ortiz

**From:** Bomis Vineta <vinetabomis@aol.com>
**Sent:** Tuesday, June 18, 2013 11:20 AM
**To:** Felipe Ortiz
**Subject:** rename

Dear Mr. Fortiz,

Please rename the street "South Art Way" to "Joyce Strauss Way" to honor such a great patron of the arts as Joyce was.

Sincerely,

Vineta Bomis

980 Coatbridge St
Las Vegas NV 89145

## Felipe Ortiz

**From:** Susan Stoehr <yayasusan@aol.com>
**Sent:** Wednesday, June 19, 2013 5:29 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

## Felipe Ortiz

**From:** Janet Rapoport <jamb14@hotmail.com>
**Sent:** Wednesday, June 19, 2013 1:20 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

## Felipe Ortiz

**From:** Matt Garelik <mgarelik@volfoni.com>
**Sent:** Wednesday, June 19, 2013 12:55 AM
**To:** Felipe Ortiz
**Subject:** Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d



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**Felipe Ortiz**

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**From:** Jeff Weisberg <jeff@daddyworksfromhome.com>
**Sent:** Wednesday, June 19, 2013 12:07 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

## Felipe Ortiz

**From:** Sandy Wolff <sandyfitlv@yahoo.com>
**Sent:** Tuesday, June 18, 2013 10:55 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

## Felipe Ortiz

**From:** Jill <jillz@premier-search.net>
**Sent:** Tuesday, June 18, 2013 10:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

**Felipe Ortiz**

---

**From:** Elisa Dombrowski <elisadombrowski@yahoo.com>
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

## Felipe Ortiz

**From:** KIM SHWACHMAN <ksps2324@icloud.com>
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

## Felipe Ortiz

**From:** Mark Shpall <mshpall@faculty.ncjhs.org>
**Sent:** Tuesday, June 18, 2013 10:22 PM
**To:** Felipe Ortiz; portiz@lasvegasnevada.gov
**Subject:** Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--


Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)


GO JAGS!



## Felipe Ortiz

**From:** Swellbell@hotmail.com
**Sent:** Tuesday, June 18, 2013 10:06 PM
**To:** Felipe Ortiz
**Subject:** Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

## Felipe Ortiz

**From:** carrie ungerman <carrieungerman@gmail.com>
**Sent:** Tuesday, June 18, 2013 10:02 PM
**To:** Felipe Ortiz
**Cc:** Arthur Pinchev
**Subject:** Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

## Felipe Ortiz

**From:** Carole Fisher <CFisher@nah.org>
**Sent:** Tuesday, June 18, 2013 8:17 PM
**To:** Felipe Ortiz
**Subject:** Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

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This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

## Felipe Ortiz

**From:** Bonnie Revel- Matlaf <bmatlaf@cox.net>
**Sent:** Tuesday, June 18, 2013 6:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf


## Bonnie Revel-Matlaf

**"Sold on Success"**
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

## Felipe Ortiz

**From:** Francine Wax <franiefranners@gmail.com>
**Sent:** Tuesday, June 18, 2013 4:53 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

## Felipe Ortiz

**From:** Marcia Marcus <marciamarcus4@yahoo.com>
**Sent:** Tuesday, June 18, 2013 4:49 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

**Felipe Ortiz**

**From:** Debra Kaner <debkaner1@aol.com>
**Sent:** Tuesday, June 18, 2013 4:25 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".**

**Thank you.**
**Debra Kaner.**

## Felipe Ortiz

**From:** Nancy <goldenwear26@gmail.com>
**Sent:** Tuesday, June 18, 2013 3:53 PM
**To:** heidi straus
**Cc:** Felipe Ortiz; nelbg@yahoo.com
**Subject:** Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

**Felipe Ortiz**

---

**From:** WLMeoz@aol.com
**Sent:** Tuesday, June 18, 2013 2:58 PM
**To:** Felipe Ortiz
**Subject:** rename South Art Way

**I am writing in support of changing the street currently named South Art Way**
**to**

# "Joyce Straus Way"

**to honor the life and work of an artist**
**who had multi-generational influence and impact**
**for over 35 years**
**on the Las Vegas community**
**through her art and philosophy.**

**She was simply fabulous**
**and we miss her greatly.**

**Thank you,**
**Wendy Meoz**
**Raul Meoz**
**Benjamin Meoz**
**Katherine Meoz**

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:03:26 AM |

---

**From:** Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
**Sent:** Wednesday, June 19, 2013 12:07 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way…

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus way
**Date:** Wednesday, June 19, 2013 9:02:53 AM

---

**From:** Sandy Wolff [mailto:sandyfitlv@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:55 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

## Felipe Ortiz

**From:** sophie1210@aol.com
**Sent:** Tuesday, June 18, 2013 2:25 PM
**To:** Felipe Ortiz
**Cc:** nelbg@yahoo.com
**Subject:** Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

## Felipe Ortiz

**From:** Victoria Otter <victoriaotter@me.com>
**Sent:** Tuesday, June 18, 2013 1:47 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus Way

**Subject: Joyce Straus Way**

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

## Felipe Ortiz

**From:** Marti Agassi <martiagassi@yahoo.com>
**Sent:** Tuesday, June 18, 2013 12:52 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

## Felipe Ortiz

**From:** Nancy Saliterman <nanner2240@aol.com>
**Sent:** Tuesday, June 18, 2013 12:50 PM
**To:** Felipe Ortiz
**Subject:** renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

## Felipe Ortiz

**From:** palmguru@embarqmail.com
**Sent:** Tuesday, June 18, 2013 12:12 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

## Felipe Ortiz

**From:** Stacey Hertz <staceyhertz@gmail.com>
**Sent:** Tuesday, June 18, 2013 12:04 PM
**To:** Felipe Ortiz
**Subject:** RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

## Felipe Ortiz

**From:** Darren (Dario) Scotti <drfscotti@gmail.com>
**Sent:** Tuesday, June 18, 2013 11:28 AM
**To:** Bob Coffin; Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

## Felipe Ortiz

**From:** kristina@veldlaw.com
**Sent:** Tuesday, June 18, 2013 11:25 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

## Felipe Ortiz

**From:** Tina Hamilton <craigtina@hotmail.com>
**Sent:** Tuesday, June 18, 2013 11:00 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

**Felipe Ortiz**

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**From:** Ken Landow <botox@lvcoxmail.com>
**Sent:** Tuesday, June 18, 2013 10:32 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years. Ken Landow, M.D.**

**Felipe Ortiz**

**From:** Leora Blau <mrschezzam@aol.com>
**Sent:** Monday, June 17, 2013 2:16 PM
**To:** Felipe Ortiz
**Subject:** Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

## Felipe Ortiz

**From:** Leora Blau <mrschezzam@aol.com>
**Sent:** Monday, June 17, 2013 12:01 PM
**To:** Felipe Ortiz
**Subject:** joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

## Felipe Ortiz

**From:** Darren (Dario) Scotti <drfscotti@gmail.com>
**Sent:** Sunday, June 16, 2013 12:10 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:02:31 AM |

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**From:** Jill [mailto:jillz@premier-search.net]
**Sent:** Tuesday, June 18, 2013 10:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 9:02:02 AM |

**From:** Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us.  We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create.  It has been a struggle to think of a way to honor her for all of the many lives that she has touched.  When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Name a street after Artist Joyce Straus
**Date:** Wednesday, June 19, 2013 9:01:35 AM

---

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Renaming South Art Way to Joyce Straus Way
**Date:** Wednesday, June 19, 2013 9:01:12 AM

---

**From:** Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
**Sent:** Tuesday, June 18, 2013 10:22 PM
**To:** Felipe Ortiz; portiz@lasvegasnevada.gov
**Subject:** Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.
--


Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)


GO JAGS!



**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:07:58 AM

---

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:07:19 AM |

---

**From:** carrie ungerman [mailto:carrieungerman@gmail.com]
**Sent:** Tuesday, June 18, 2013 10:02 PM
**To:** Felipe Ortiz
**Cc:** Arthur Pinchev
**Subject:** Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas.
Her memory lives on through her children, grandchildren, friends and her many students and admirers.
Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

**carrie ungerman**
**www.carrieungerman.com**

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:07:00 AM

---

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

CONFIDENTIALITY NOTICE:
This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Strauss Way |
| **Date:** | Wednesday, June 19, 2013 8:06:25 AM |

**From:** Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
**Sent:** Tuesday, June 18, 2013 6:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf


## Bonnie Revel-Matlaf

**"Sold on Success"**
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:05:48 AM

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-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:05:29 AM

---

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:05:05 AM |

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**From:** Debra Kaner [mailto:debkaner1@aol.com]
**Sent:** Tuesday, June 18, 2013 4:25 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".**

**Thank you.**
**Debra Kaner.**

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of Support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:04:34 AM

---

**From:** Nancy [mailto:goldenwear26@gmail.com]
**Sent:** Tuesday, June 18, 2013 3:53 PM
**To:** heidi straus
**Cc:** Felipe Ortiz; nelbg@yahoo.com
**Subject:** Re: Joyce Straus

from lynn…she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:04:05 AM |

---

**From:** WLMeoz@aol.com [mailto:WLMeoz@aol.com]
**Sent:** Tuesday, June 18, 2013 2:58 PM
**To:** Felipe Ortiz
**Subject:** rename South Art Way

**I am writing in support of changing the street currently named South Art Way to**

# "Joyce Straus Way"

**to honor the life and work of an artist**
**who had multi-generational influence and impact**
**for over 35 years**
**on the Las Vegas community**
**through her art and philosophy.**

**She was simply fabulous**
**and we miss her greatly.**

**Thank you,**
**Wendy Meoz**
**Raul Meoz**
**Benjamin Meoz**
**Katherine Meoz**

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:03:29 AM |

---

**From:** sophie1210@aol.com [mailto:sophie1210@aol.com]
**Sent:** Tuesday, June 18, 2013 2:25 PM
**To:** Felipe Ortiz
**Cc:** nelbg@yahoo.com
**Subject:** Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of Support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:02:37 AM

---

**From:** Victoria Otter [mailto:victoriaotter@me.com]
**Sent:** Tuesday, June 18, 2013 1:47 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus Way

**Subject: Joyce Straus Way**

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of Support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:02:15 AM |

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**From:** Marti Agassi [mailto:martiagassi@yahoo.com]
**Sent:** Tuesday, June 18, 2013 12:52 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of Support: renaming Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:01:56 AM

---

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 8:01:17 AM

---

**From:** palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
**Sent:** Tuesday, June 18, 2013 12:12 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of Support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:00:51 AM |

**From:** Stacey Hertz [mailto:staceyhertz@gmail.com]
**Sent:** Tuesday, June 18, 2013 12:04 PM
**To:** Felipe Ortiz
**Subject:** RE: Joyce Straus Way

Dear Mr. Ortiz,
I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.
Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.
With respect,
Stacey Hertz and the entire Hertz family,
Murray, Diane, Haley, Pamela and Zoey

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of Support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 8:00:00 AM |

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**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Tuesday, June 18, 2013 11:28 AM
**To:** Bob Coffin; Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of Support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 7:59:38 AM

---

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

**From:** Felipe Ortiz
**To:** Chrystal L. Jacobs
**Subject:** Letter of Support: Joyce Straus Way
**Date:** Wednesday, June 19, 2013 7:59:05 AM

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**From:** Tina Hamilton [mailto:craigtina@hotmail.com]
**Sent:** Tuesday, June 18, 2013 11:00 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support: Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 7:58:25 AM |

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**From:** Ken Landow [mailto:botox@lvcoxmail.com]
**Sent:** Tuesday, June 18, 2013 10:32 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.**
**Ken Landow, M.D.**

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 7:56:45 AM |

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**From:** Leora Blau [mailto:mrschezzam@aol.com]
**Sent:** Monday, June 17, 2013 2:16 PM
**To:** Felipe Ortiz
**Subject:** Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 7:55:55 AM |

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**From:** Leora Blau [mailto:mrschezzam@aol.com]
**Sent:** Monday, June 17, 2013 12:01 PM
**To:** Felipe Ortiz
**Subject:** joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

| | |
|---|---|
| **From:** | Felipe Ortiz |
| **To:** | Chrystal L. Jacobs |
| **Subject:** | Letter of support Joyce Straus Way |
| **Date:** | Wednesday, June 19, 2013 7:53:27 AM |

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**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Sunday, June 16, 2013 12:10 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:16 AM
**To:** Susan Finucan
**Subject:** FW: Letter of support: Joyce Straus Way

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:09 AM
**To:** Chrystal L. Jacobs
**Subject:** Letter of support: Joyce Straus Way

**From:** Marcey Bernstein [mailto:mre@hosierymate.com]
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Marcey Bernstein [mailto:mre@hosierymate.com]
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW:

**From:** Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
**Sent:** Wednesday, June 19, 2013 8:49 AM
**To:** Felipe Ortiz
**Subject:**

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson

818.986.0209 ( O )
818.378.3447 ( C )



## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:17 AM
**To:** Susan Finucan
**Subject:** FW: Renaming South Art Way to Joyce Straus Way

**From:** Missy Stein [mailto:whatsupwithmissy@gmail.com]
**Sent:** Wednesday, June 19, 2013 6:57 AM
**To:** Felipe Ortiz
**Subject:** Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on.....  Her daughter, Susan

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Janet Rapoport [mailto:jamb14@hotmail.com]
**Sent:** Wednesday, June 19, 2013 1:20 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Naming of Joyce Straus way..

**From:** Matt Garelik [mailto:mgarelik@volfoni.com]
**Sent:** Wednesday, June 19, 2013 12:55 AM
**To:** Felipe Ortiz
**Subject:** Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
**Sent:** Wednesday, June 19, 2013 12:07 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus way

**From:** Sandy Wolff [mailto:sandyfitlv@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:55 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:18 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Jill [mailto:jillz@premier-search.net]
**Sent:** Tuesday, June 18, 2013 10:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
**Sent:** Tuesday, June 18, 2013 10:40 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Name a street after Artist Joyce Straus

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Renaming South Art Way to Joyce Straus Way

**From:** Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
**Sent:** Tuesday, June 18, 2013 10:22 PM
**To:** Felipe Ortiz; portiz@lasvegasnevada.gov
**Subject:** Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Internet Submission - Street name change!

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:19 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** carrie ungerman [mailto:carrieungerman@gmail.com]
**Sent:** Tuesday, June 18, 2013 10:02 PM
**To:** Felipe Ortiz
**Cc:** Arthur Pinchev
**Subject:** Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Request

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

CONFIDENTIALITY NOTICE:
This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss Way

**From:** Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
**Sent:** Tuesday, June 18, 2013 6:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf


## Bonnie Revel-Matlaf

**"Sold on Success"**
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:20 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss Way

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Debra Kaner [mailto:debkaner1@aol.com]
**Sent:** Tuesday, June 18, 2013 4:25 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".**

**Thank you.**
**Debra Kaner.**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Nancy [mailto:goldenwear26@gmail.com]
**Sent:** Tuesday, June 18, 2013 3:53 PM
**To:** heidi straus
**Cc:** Felipe Ortiz; nelbg@yahoo.com
**Subject:** Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: rename South Art Way

**From:** WLMeoz@aol.com [mailto:WLMeoz@aol.com]
**Sent:** Tuesday, June 18, 2013 2:58 PM
**To:** Felipe Ortiz
**Subject:** rename South Art Way

**I am writing in support of changing the street currently named South Art Way to**

# "Joyce Straus Way"

**to honor the life and work of an artist who had multi-generational influence and impact for over 35 years on the Las Vegas community through her art and philosophy.**

**She was simply fabulous and we miss her greatly.**

**Thank you,**
**Wendy Meoz**
**Raul Meoz**
**Benjamin Meoz**
**Katherine Meoz**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:21 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** sophie1210@aol.com [mailto:sophie1210@aol.com]
**Sent:** Tuesday, June 18, 2013 2:25 PM
**To:** Felipe Ortiz
**Cc:** nelbg@yahoo.com
**Subject:** Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Victoria Otter [mailto:victoriaotter@me.com]
**Sent:** Tuesday, June 18, 2013 1:47 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus Way

**Subject: Joyce Straus Way**

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Marti Agassi [mailto:martiagassi@yahoo.com]
**Sent:** Tuesday, June 18, 2013 12:52 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: renaming S Art Way

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Strauss

**From:** palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
**Sent:** Tuesday, June 18, 2013 12:12 PM
**To:** Felipe Ortiz
**Subject:** Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Stacey Hertz [mailto:staceyhertz@gmail.com]
**Sent:** Tuesday, June 18, 2013 12:04 PM
**To:** Felipe Ortiz
**Subject:** RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:22 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Tuesday, June 18, 2013 11:28 AM
**To:** Bob Coffin; Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Tina Hamilton [mailto:craigtina@hotmail.com]
**Sent:** Tuesday, June 18, 2013 11:00 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

**Susan Finucan**

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:23 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

**From:** Ken Landow [mailto:botox@lvcoxmail.com]
**Sent:** Tuesday, June 18, 2013 10:32 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

**Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.**
**Ken Landow, M.D.**

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:24 AM
**To:** Susan Finucan
**Subject:** FW: joyce straus way

**From:** Leora Blau [mailto:mrschezzam@aol.com]
**Sent:** Monday, June 17, 2013 2:16 PM
**To:** Felipe Ortiz
**Subject:** Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:25 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

**From:** Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
**Sent:** Sunday, June 16, 2013 12:10 PM
**To:** Felipe Ortiz
**Subject:** Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Honor

**From:** Debbie Blumenthal [mailto:debbieb@templeetzchaim.org]
**Sent:** Wednesday, June 19, 2013 9:40 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Lara Stone [mailto:lara@nas-inc.com]
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Dolores Chavez [mailto:dolores.chavez@gmail.com]
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:42 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Melanie Greenstein [mailto:melgreenstein@gmail.com]
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus way

-----Original Message-----
From: Karen Garelik [mailto:karengarelik@gmail.com]
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists.
She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

-----Original Message-----
From: Dayna Lerner [mailto:lrnrfam@aol.com]
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus

-----Original Message-----
From: Amy Caruthers [mailto:cypuppy46@icloud.com]
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

## Susan Finucan

**From:** Felipe Ortiz
**Sent:** Wednesday, June 19, 2013 9:43 AM
**To:** Susan Finucan
**Subject:** FW: Joyce Straus Way

-----Original Message-----
From: Michelle Kallman [mailto:kallmanfamily5@gmail.com]
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman
Sent from my iPhone

## Felipe Ortiz

**From:** Matt Eisman <meisman123@gmail.com>
**Sent:** Wednesday, June 19, 2013 9:44 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Hello Philipe,

I am writing you regarding the possibility of naming a street after one of the most extraordinary women I've ever had the great pleasure to know, Joyce Straus. In the name of full disclosure, Joyce was my aunt and therefore I'm slightly biased. However, I cannot think of a more deserving person to have a street in an art district named after than Joyce. Her entire existence, after her family, was art; creating art, teaching art, helping sick people to use art to help themselves, promoting Las Vegas with art, donating art, living in a house that itself ultimately became art.

Joyce empowered and enriched so many lives for several decades in Las Vegas with her passion for teaching what she was so amazing at creating. She could teach a 5 year-old with the same grace and ease as a 75 year-old; it made no difference.

My aunt knew the joys of expressing oneself through art and wanted everyone she came in contact with to feel the same joy, the same release, the same creative genius we all have inside ourselves.

Her family, friends, and student's lives were all enriched by her energy, passion, and eternal optimism. Joyce understood the meaning of, "being in the moment" and imparted that wisdom to anyone who would listen. She knew that life was indeed short and whether it was creating art or spending time with family she truly made every second count.

When Joyce passed, there was instantly a huge void in all our lives that can never possibly be filled. Her spirit and soul are all around us and all around Las Vegas. Therefore, what could possibly be more fitting that honoring her memory by gracing a street with her name.

Thank you very much for reading my e-mail. Have a great night!

Kindest regards,

Matt Eisman
C-917-716-6351

**Felipe Ortiz**

**From:** Lori Neiberg <lori.neiberg@gmail.com>
**Sent:** Wednesday, June 19, 2013 11:59 AM
**To:** Felipe Ortiz
**Subject:** Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
***LIVE WITH PASSION!***
**Lori Neiberg**

## Felipe Ortiz

**From:** Lindy <schumacher0033@yahoo.com>
**Sent:** Wednesday, June 19, 2013 8:37 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dear Mr. Ortiz,

I am writing about my friend, my mentor, and my art teacher Joyce Straus. She changed my life and made me who I am today. My daughters also had the blessings of Joyce. They will be her little followers, they will live her mantra, and they amaze me every day. They are Joyce.... There are so many people like us, more than can be counted. Small interactions and moments with her changed the trajectory of our lives and our community.

She will be missed, she streams into my actions and words forever.

Thank you, Lindy Schumacher

Sent from my iPad

## Felipe Ortiz

**From:** Danielle Shelton <choiceph@aol.com>
**Sent:** Wednesday, June 19, 2013 8:15 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Dear Mr. Ortiz,

Please rename "South Art Way" to Joyce "Straus Way." Joyce Straus was an amazing woman who deserves this honor.

Sincerely,
Danielle Shelton

## Felipe Ortiz

**From:** JoJo Findley <findjojolv@me.com>
**Sent:** Wednesday, June 19, 2013 6:38 PM
**To:** Felipe Ortiz
**Subject:** Street name change

Please change the name of South Art Way to my dear and beloved friend Joyce Straus Way. Her art and passion has touched thousands of people within our community.

Thanks,

JoJo Findley
702/278-7003

## Felipe Ortiz

**From:** Hilary Braun <hilarywbraun@gmail.com>
**Sent:** Wednesday, June 19, 2013 3:05 PM
**To:** Felipe Ortiz
**Subject:** Dedication of "Joyce Straus Way"

Dear Mr. Ortiz:

We are writing in support of renaming South Art Way to Joyce Straus Way, as a way of honoring this extraordinary citizen of Las Vegas, recently lost to us.

As I am sure you are aware, Joyce was a very special member of the Las Vegas arts community and added a depth of knowledge, creativity and energy that will be sorely missed but clearly remembered by all who were fortunate enough to come in contact with her. We were fortunate to experience Joyce at a workshop where she so energetically taught art and life lessons - there was, and will not be, another like her. Her magnificent, creative art was matched only by her embracing of life and her ability to pass on her remarkable spirit to the many who passed through her studio - convention groups, children, friends and those who became a friend once she had met them. Las Vegas has truly lost a creative, artistic force that needs to be permanently recognized and remembered.

We travel to Las Vegas several times a year and we look forward, on a future visit, to strolling down Joyce Straus Way.

Thank you.

Sincerely,

Hilary and Enric Braun
2530 Brian Dr
Northbrook, IL 60062

## Felipe Ortiz

**From:** deeberkley@aol.com
**Sent:** Wednesday, June 19, 2013 1:26 PM
**To:** Felipe Ortiz
**Subject:** Support for street named after Joyce Straus

Dear Phillip-

I am writing in support of South Arts Way in the Arts district to be renamed Joyce Straus Way.

Thank you for your consideration!
Best Regards-
Dee Berkley
(702)592-1683

## Felipe Ortiz

**From:** Wendy Samelman <wsamelman@cox.net>
**Sent:** Wednesday, June 19, 2013 1:23 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please, honor Joyce Straus with a street named in her honor in the arts district. She was an inspiration to anyone she met.
Thank you
Wendy Samelman

Sent from my iPhone

## Felipe Ortiz

**From:** Lori Neiberg <lori.neiberg@gmail.com>
**Sent:** Wednesday, June 19, 2013 11:59 AM
**To:** Felipe Ortiz
**Subject:** Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
***LIVE WITH PASSION!***
**Lori Neiberg**

## Felipe Ortiz

**From:** Christy Shelton <christyshel@sbcglobal.net>
**Sent:** Wednesday, June 19, 2013 11:20 AM
**To:** Felipe Ortiz
**Subject:** In support of Joyce Straus Way

Dear Mr. Ortiz,
Thank you for considering renaming the "South Art Way" to "Joyce Straus Way" in honor of a woman who lived every moment of her life in an artistic way. This shift from a generic title to a specific person will bring attention not only to this amazing artist and her prolific work but will inspire people by her example that there are other ways one can live one's life -- namely, creatively.
I had the lucky opportunity meeting Joyce and visiting her home two years ago, and was changed by the experience. Do what you love. She was every bit as youthful, passionate, creative and capable as she was kind, wise, open-hearted and generous. I am also in favor of her home becoming a museum for future generations to enjoy, but that is another matter.

Joyce Straus deserves this honor of being remembered by the city, and of being thought about by visitors and locals alike. She was an exemplary teacher while she was here and continues to be from the hereafter.

Sincerely,
Christy Shelton
artist/art teacher

## Felipe Ortiz

**From:** Flora Mason <florica23@me.com>
**Sent:** Wednesday, June 19, 2013 10:26 AM
**To:** Felipe Ortiz
**Subject:** Street naming

I support naming a street in the downtown Arts District after Joyce Straus. For decades she inspired artists of all ages and talents by teaching and by example. Her work, in many mediums, found homes throughout the world. She was a unique Las Vegan.
Flora Mason

Sent from my iPad

## Felipe Ortiz

**From:** Debbie Blumenthal <debbieb@templeetzchaim.org>
**Sent:** Wednesday, June 19, 2013 9:40 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

## Felipe Ortiz

**From:** Heidi Birnbaum <mhjjbirn@gmail.com>
**Sent:** Wednesday, June 19, 2013 9:26 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Ortiz,

I have heard that you are considering renaming South Art Way in the Arts District to Joyce Straus Way, so I just wanted to voice my enthusiastic support for this wonderful idea. As a friend of the family, I have toured Joyce's beautiful home and art galleries many times, as I know hundreds of other art enthusiasts have:) She always welcomed all and shared her art and wisdom lovingly with adults and children alike. A few times, I attended art workshops at her studio, and they motivated me creatively and emotionally. Joyce had an incredible way of teaching through art instruction and expression.

I am not sure if you have ever met Joyce, but she was quite incredible-extremely dynamic while remaining completely completely warm and kind. One of the things that always amazed me about her was her ability to express herself through so many different forms of art. She used woods, fabrics, glass, and paint among many other media-and somehow became proficient in them all!

Joyce Straus is already missed by so many of us, and I think renaming the street in her honor is a fitting way to recognize a woman who gave so much of herself to inspire the Vegas community.

Thanks so much,
Heidi Birnbaum

## Felipe Ortiz

**From:** Marcey Bernstein <mre@hosierymate.com>
**Sent:** Wednesday, June 19, 2013 8:53 AM
**To:** Felipe Ortiz
**Cc:** Susan Stoehr (Yayasusan@aol.com)
**Subject:** Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

**Felipe Ortiz**

**From:** Cheryl Davidson <cdavidson@sbcglobal.net>
**Sent:** Wednesday, June 19, 2013 8:49 AM
**To:** Felipe Ortiz

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 ( O )
818.378.3447 ( C )



## Felipe Ortiz

**From:** Missy Stein <whatsupwithmissy@gmail.com>
**Sent:** Wednesday, June 19, 2013 6:57 AM
**To:** Felipe Ortiz
**Subject:** Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

## Felipe Ortiz

**From:** Briana Tiberti <briana.tiberti@cox.net>
**Sent:** Wednesday, June 19, 2013 10:32 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Street

Hello...
I am very proud to have been a student of Joyce Straus'. Her influence has stayed close to my heart over the many years I have grown from that young naive child she once taught. I have always been a person far too focused on perfection. Ever since the first day I stepped into her studio, my journey of being satisfied with the beauty that comes from imperfection has continued. Of course I still struggle to stay on the path Joyce so effortlessly walked. When I find myself dwelling on the struggle I remember some of Joyce's famous sayings such as "perfectionism is a slow death" or "art washes away the dust from every day life". Those words bring me right back to her studio and get me back on the path. I am now a designer working here in Las Vegas and know that my success is rooted in my history with Joyce. I can think of no better person to name a street in the arts district after. Joyce has inspired so many people, young and old, to follow their dreams, inspire other people and give back to our community. Her love of art and life was infectious and and I fully support the community giving back to her legend by naming this street after her.

Thank you for your consideration...
Briana Tiberti (recovering perfectionist)

Sent from my iPhone

## Felipe Ortiz

**From:** ttiberti@cox.net
**Sent:** Wednesday, June 19, 2013 5:30 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please find this correspondence as an endorsement for the naming of Joyce Straus Way in down town Las Vegas.

Joyce was an icon in Las Vegas for decades, not only in the artistic world. She was influential in many lives- and a lot of those have been influential to Las Vegas.
Please share my support with the commission.

Thank you-
Tiffany Tiberti

Sent via BlackBerry from T-Mobile

## Felipe Ortiz

**From:** Amy Rosencrantz <amy424dvm@gmail.com>
**Sent:** Wednesday, June 19, 2013 3:28 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr Ortiz-

I am emailing to support the movement to rename a street in the art district honoring Joyce Straus. She was so important to the Las Vegas community and help mold so many of our lives.
Thank you for your time

Amy Rosencrantz

## Felipe Ortiz

**From:** Talia Stoehr <taliastoehr@yahoo.com>
**Sent:** Wednesday, June 19, 2013 2:55 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

It would be a fantastic honor to my family to have Joyce Straus Way as a permanent part of the Las Vegas area. My grandmother was a remarkable artist, philosopher, and human being, and memorializing her in this way would mean so much. Thank you Talia Stoehr

## Felipe Ortiz

**From:** Ed and Kathy Rogich <ekrogich@cox.net>
**Sent:** Wednesday, June 19, 2013 1:33 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Joyce Straus was and is a great part of the Las Vegas art scene. We totally support renaming a street in the art district in honor of Joyce. She touched so many lives in the area and her art lives on as testimony to her talent. We believe this is a fitting tribute and that Joyce is worthy of the honor. We appreciate you consideration and attention to this matter.

## Felipe Ortiz

**From:** Shealen Wynner <rswynner@gmail.com>
**Sent:** Wednesday, June 19, 2013 1:24 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Joyce Straus was an important member of the community in Las Vegas, as an artist and as a teacher.

We are writing to ask you to please consider changing the street name to Joyce Straus Way.

Thank you,
Rob and Shealen Wynner

Sent from my iPhone

## Felipe Ortiz

**From:** Michelle Kallman <kallmanfamily5@gmail.com>
**Sent:** Wednesday, June 19, 2013 7:47 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman ·
Sent from my iPhone

## Felipe Ortiz

**From:** Amy Caruthers <cypuppy46@icloud.com>
**Sent:** Tuesday, June 18, 2013 10:41 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

## Felipe Ortiz

**From:** Dayna Lerner <lrnrfam@aol.com>
**Sent:** Tuesday, June 18, 2013 10:24 PM
**To:** Felipe Ortiz
**Subject:** Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

## Felipe Ortiz

**From:** Karen Garelik <karengarelik@gmail.com>
**Sent:** Tuesday, June 18, 2013 9:31 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists. She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

## Felipe Ortiz

**From:** Melanie Greenstein <melgreenstein@gmail.com>
**Sent:** Tuesday, June 18, 2013 7:10 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

## Felipe Ortiz

**From:** Dolores Chavez <dolores.chavez@gmail.com>
**Sent:** Tuesday, June 18, 2013 5:06 PM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

## Felipe Ortiz

**From:** Lara Stone <lara@nas-inc.com>
**Sent:** Tuesday, June 18, 2013 11:55 AM
**To:** Felipe Ortiz
**Subject:** Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

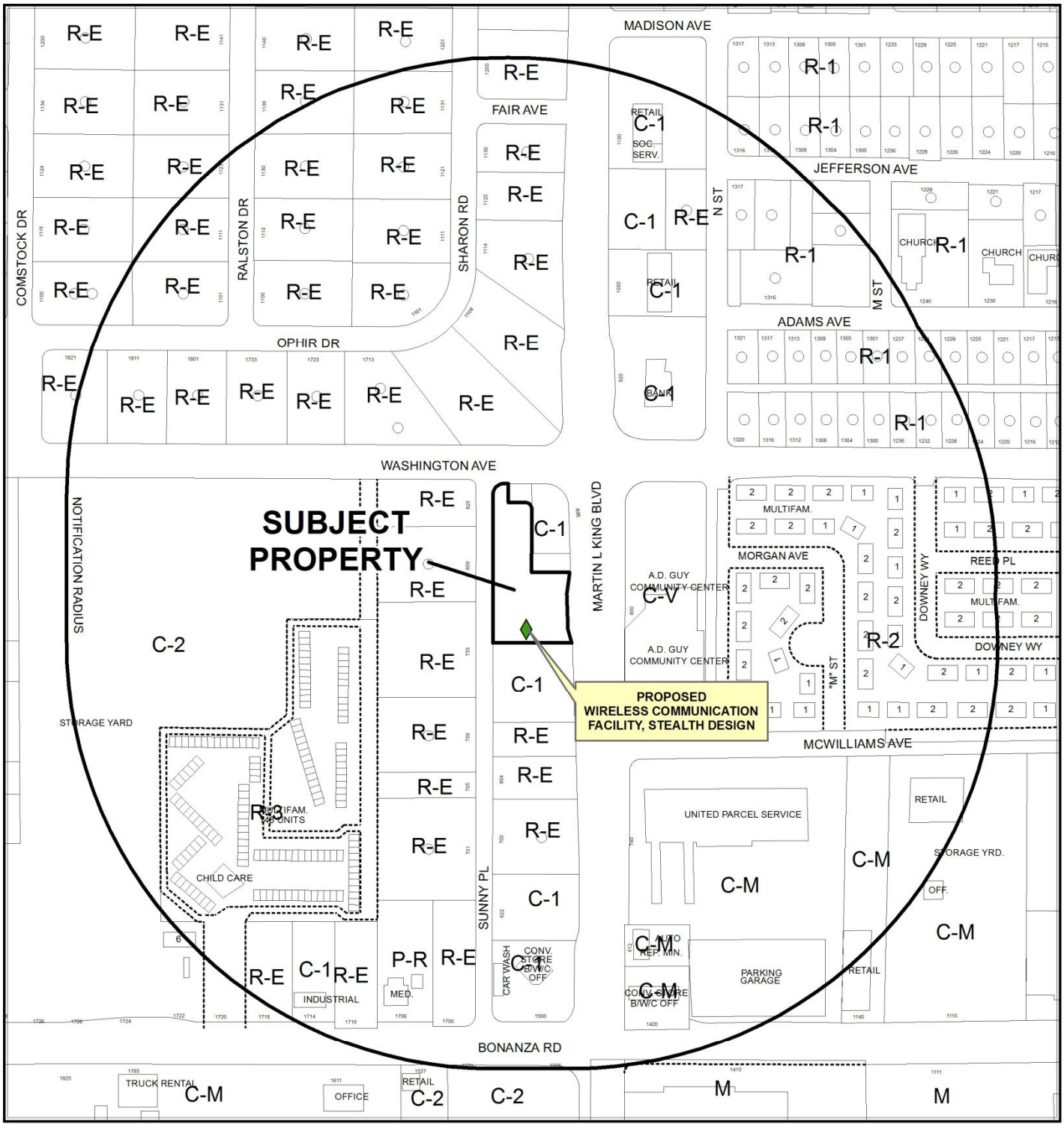
**SUBJECT:**
ABEYANCE – RENOTIFICATION - VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) on 1.05 acres adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-49497 and SUP-49639
2. Conditions and Staff Report - VAR-49497 and SUP-49639
3. Supporting Documentation
4. Photos - VAR-49497 and SUP-49639
5. Justification Letter - VAR-49497 and SUP-49639
6. Protest Postcard - VAR-49497 and SUP-49639



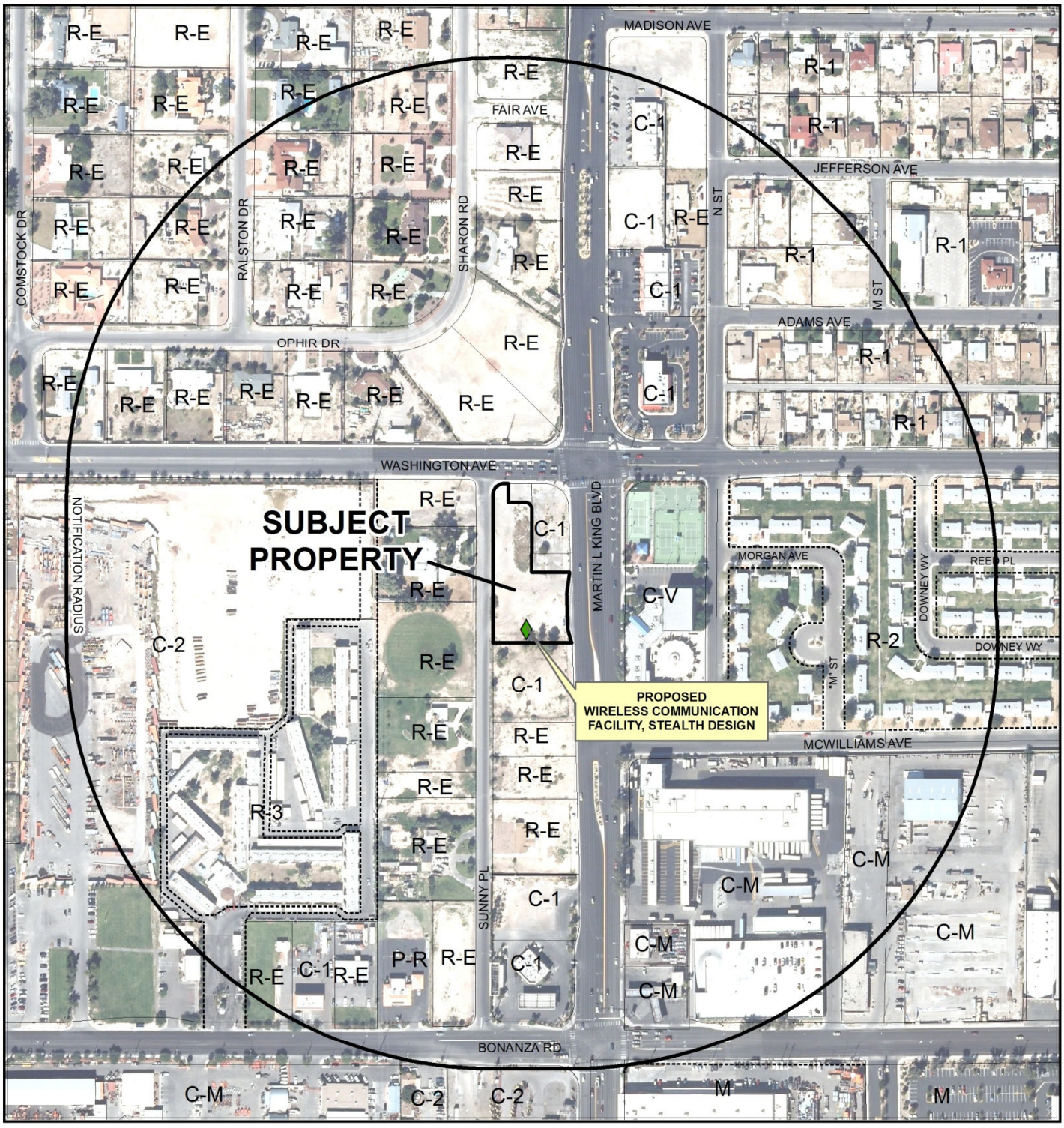

0 300 600 Feet

**CASE:** **VAR-49497 AND SUP-49639 (PRJ-49387)**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **VAR-49497 AND SUP-49639 (PRJ-49387)**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-49497 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

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: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara

Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan Pak proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Revised 11-14-06

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

PRJ-49387
05/22/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Wireless Communication Facility

**Project Address (Location)** 816 Sunny Place

**Project Name** L175 **Proposed Use** N/A

**Assessor's Parcel #(s)** 139-28-304-001 **Ward #** 5

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

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

**Gross Acres** 1.05 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** Dragon 7 Henderson Properties, **Contact** Joon Shim

**Address** 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

**City** Las Vegas **State** NV **Zip** 89109

**E-mail Address**

**APPLICANT** AT&T **Contact**

**Address** 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address**

**REPRESENTATIVE** Cortel, LLC **Contact** Chris Dingell

**Address** 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

**City** Las Vegas **State** NV **Zip** 89183

**E-mail Address** chris.dingell@cortel-llc.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*** JP

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

**Print Name** JONATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

| *FOR DEPARTMENT USE ONLY* | |
|---|---|
| Case # | VAR-49497 |
| Meeting Date: | 07/09/13 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.

Revised 10/27/08

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

PRJ-49387
05/22/13

## CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) -

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

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: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: -

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

# WASHINGTON & HIGHLAND
# SITE# L-175
## USID# 137849
### 816 SUNNY PLACE
### LAS VEGAS, NV 89106

at&t

## MONOPALM

## ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

- INTERNATIONAL BUILDING CODE 2009 W/STATE AMENDMENTS
- UNIFORM MECHANICAL CODE 2009
- UNIFORM PLUMBING CODE 2009
- NATIONAL ELECTRIC CODE 2008
- INTERNATIONAL FIRE CODE 2006
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES

## PROJECT DESCRIPTION

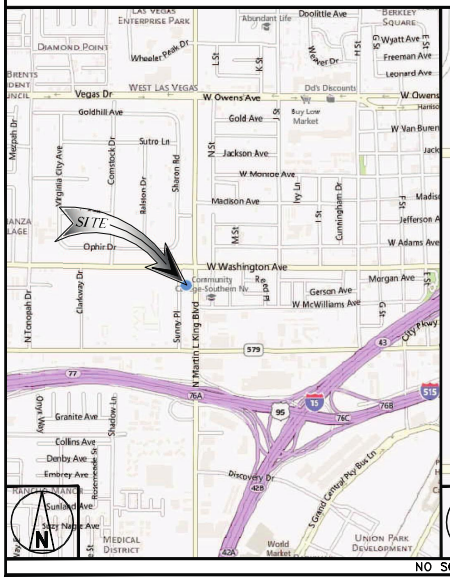
THE PROJECT CONSISTS OF THE FOLLOWING:

- NEW 80' MONOPALM TOWER
- NEW 11'-5"X28' AT&T SHELTER
- (6) NEW PANEL ANTENNAS ON (3) NEW SECTOR ARRAYS
- (12) NEW 700 MHZ RRH UNITS MOUNTED BEHIND ANTENNAS
- (2) NEW DC6 SURGE PROTECTORS COLLAR MOUNTED ON TOWER
- NEW CONDUIT FOR ELECTRICAL SERVICE FROM EXISTING TRANSFORMER ON MARTIN LUTHER KING BOULEVARD
- NEW CONDUIT FOR FIBER SERVICE FROM EXISTING TELCO VAULT ON MARTIN LUTHER KING BOULEVARD
- NEW 8' WIDE UTILITY EASEMENT
- NEW 12' WIDE ACCESS EASEMENT
- NEW 28'X47'-4, 8' CMU WALL COMPOUND

## SITE INFORMATION

| | |
|---|---|
| PROPERTY OWNER: | DRAGON 7 HENDERSON PPTYS LLC<br>2700 LAS VEGAS BLVD S #1811<br>LAS VEGAS, NV 89109 |
| TOWER OWNER: | AT&T TOWERS<br>12555 CINGULAR WAY #1291C<br>ALPHARETTA, GEORGIA 30004 |
| SITE CONTACT: | BLACK & VEATCH<br>6 SUNSET WAY #108<br>HENDERSON, NV 89104<br>CONTACT: EDGARDO ORTIZ<br>CONTACT NUMBER: (913) 458-2000 |
| COUNTY: | CLARK COUNTY |
| LATITUDE (NAD 83): | 36° 10' 47.16"N<br>36.179767° |
| LONGITUDE (NAD 83): | -115° 09' 41.22"W<br>-115.16145° |
| ZONING JURISDICTION: | CITY OF LAS VEGAS |
| ZONING DISTRICT: | LIMITED COMMERCIAL DISTRICT (C-1) |
| PARCEL #: | 139-28-304-001 |
| OCCUPANCY GROUP: | S-2 |
| CONSTRUCTION TYPE: | V-B |
| POWER COMPANY: | NV ENERGY<br>CONTACT NUMBER: (800) 331-3103 |
| SITE ACQUISITION MANAGER: | BLACK & VEATCH<br>6 SUNSET WAY, SUITE B108<br>HENDERSON, NV 89104 |
| SITE ACQUISITION CONTACT: | DAN DAVIS<br>CONTACT NUMBER: (702) 501-4111 |
| CONSTRUCTION MANAGER: | JON VANDERZEE<br>CONTACT NUMBER: (702) 241-6091 |
| PROJECT MANAGER: | EDGARDO ORTIZ<br>CONTACT NUMBER: (913) 458-2000 |
| RF ENGINEER: | BRIAN CRISS<br>CONTACT NUMBER: (702) 692-1013 |

## VICINITY MAP




## LOCAL MAP




NO SCALE

## CONTACT INFORMATION

| | |
|---|---|
| PROPERTY OWNER: | BLACK AND VEATCH CORP.<br>6 SUNSET WAY, SUITE B108<br>HENDERSON, NV 89104 |
| CONTACT: | EDGARDO ORTIZ |
| PHONE: | (913) 458-2000 |

## DRIVING DIRECTIONS FROM LAS VEGAS OFFICE

FROM AT&T OFFICE 10550 W. CHARLESTON, STE B. HEAD WEST ON W CHARLESTON BLVD. TURN RIGHT TO MERGE ONTO CLARK COUNTY 215 N. TAKE EXIT 28 FOR SUMMERLIN PARKWAY TOWARD ANASAZI DRIVE. KEEP RIGHT AT THE FORK AND MERGE ONTO SUMMERLIN PKWY. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR US-95 S AND MERGE ONTO US-95 S 4.4 MI 6. TAKE EXIT 76B FOR I-15 S TOWARD LOS ANGELES/MARTIN L KING 0.6 MI 7. TAKE EXIT 76C TOWARD MARTIN LUTHER KING. TURN LEFT ONTO N MARTIN L KING BLVD. TURN LEFT ONTO W BONANZA RD 295 FT 10. TAKE THE 2ND RIGHT ONTO SUNNY PL. DESTINATION WILL BE ON THE RIGHT. 816 SUNNY PL, LAS VEGAS, NV 89106

## GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

## APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T COMPLIANCE: _____ DATE: _____

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T PM: _____ DATE: _____

B&V CONSTRUCTION: _____ DATE: _____

B&V SITE ACQ: _____ DATE: _____

SITE OWNER: _____ DATE: _____

## DRAWING INDEX

| SHEET NO: | SHEET TITLE |
|---|---|
| T-1 | TITLE SHEET & PROJECT DATA |
| LS-1 | TOPOGRAPHIC SURVEY |
| A-1 | OVERALL SITE PLAN |
| A-2 | ENLARGED PROPOSED SITE & ANTENNA PLAN |
| A-3 | TOWER ELEVATIONS |

PRJ-49387
05/22/13

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.


at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com



COPYRIGHT © 2013 W-T COMMUNICATION DESIGN GROUP, LLC.


| | |
|---|---|
| PROJECT NO: | T130873 |
| DRAWN BY: | BJB |
| CHECKED BY: | RJG |

| REV | DATE | DESCRIPTION |
|---|---|---|
| C | 05/01/13 | ZONING SUBMITTAL |
| B | 04/19/13 | 100% ZONING DRAWINGS |
| A | 04/04/13 | ZONING DRAWINGS |

NOT TO BE USED FOR CONSTRUCTION

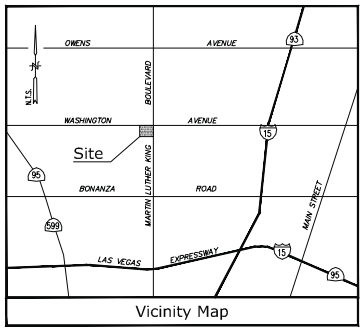

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.


L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

VAR-49497
SUP-49639



Vicinity Map

## Title Report

PREPARED BY: NEVADA TITLE COMPANY
ORDER No.: 13-04-0465-SD
DATED: APRIL 3, 2013

## Legal Description

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28, THENCE SOUTH 00°10'54" WEST ALONG THE EAST LINE THEREOF, 420.00 FEET; THENCE SOUTH 89°27'54" WEST, DEPARTING SAID LINE, 44.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20080508 AS DOCUMENT NO. 03594, CLARK COUNTY OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF PARCEL "B" AS DESCRIBED BY THAT CERTAIN DEED RECORDED MAY 15, 1969, IN BOOK 950 AS INSTRUMENT NO. 762483, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°27'54" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 185.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE (40.00 FEET WIDE); THENCE NORTH 00°10'54" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" AND THE EASTERLY RIGHT OF WAY LINE OF SUNNY PLACE, 348.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'16" WITH AN ARC DISTANCE OF 39.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS; THENCE SOUTH 89°44'50" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 10.63 FEET TO A POINT ON THE WESTERLY LINE OF "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE PLATTED BOUNDARY LINES OF SAID "SUNNY PLACE PLAZA PHASE 1", A COMMERCIAL SUBDIVISION RECORDED IN BOOK 55, PAGE 41 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 00°13'24" WEST, 44.21 FEET; THENCE SOUTH 89°46'36" EAST, 40.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" WITH AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°13'24" WEST, 148.00 FEET; THENCE SOUTH 89°46'36" EAST, 90.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS;

(THE FOLLOWING FIVE COURSES ARE ALONG THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AS DEDICATED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20110622 AS DOCUMENT NO. 00011, CLARK COUNTY OFFICIAL RECORDS.)

THENCE SOUTH 07°52'33" WEST, DEPARTING THE SOUTHERLY BOUNDARY LINE OF SAID "SUNNY PLACE PLAZA PHASE 1", 50.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44" WITH AN ARC DISTANCE OF 3.30 FEET; THENCE SOUTH 01°35'11" EAST, 75.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11" WITH AN ARC DISTANCE OF 4.90 FEET; THENCE SOUTH 15°37'22" EAST, 31.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 22, 2011, IN BOOK 20110622 AS DOCUMENT NO. 0000011, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

## Assessor's Parcel No.

139-28-304-001

## Access Easement/Lease Area & Utility Easement

AS SHOWN HEREON

## Easements

(11) AN EASEMENT IN FAVOR OF SOUTHERN NEVADA POWER COMPANY, FOR ELECTRICAL LINES RECORDED JULY 8, 1948 IN BOOK 57 AS DOCUMENT No. 290581 OFFICIAL RECORDS (PLOTTED HEREON)

(13) AN EASEMENT IN FAVOR OF REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA FOR BUS STOP PAD RECORDED JUNE 22, 2011 IN BOOK 20110622 AS DOCUMENT No. 0000012 OFFICIAL RECORDS (PLOTTED HEREON)

## Geographic Coordinates at Proposed Monopalm

1983 DATUM: LATITUDE 36° 10' 47.16" N LONGITUDE 115° 09' 41.22" W
ELEVATION = 2055.1 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/– 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

## Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), NEVADA EAST.

## Bench Mark

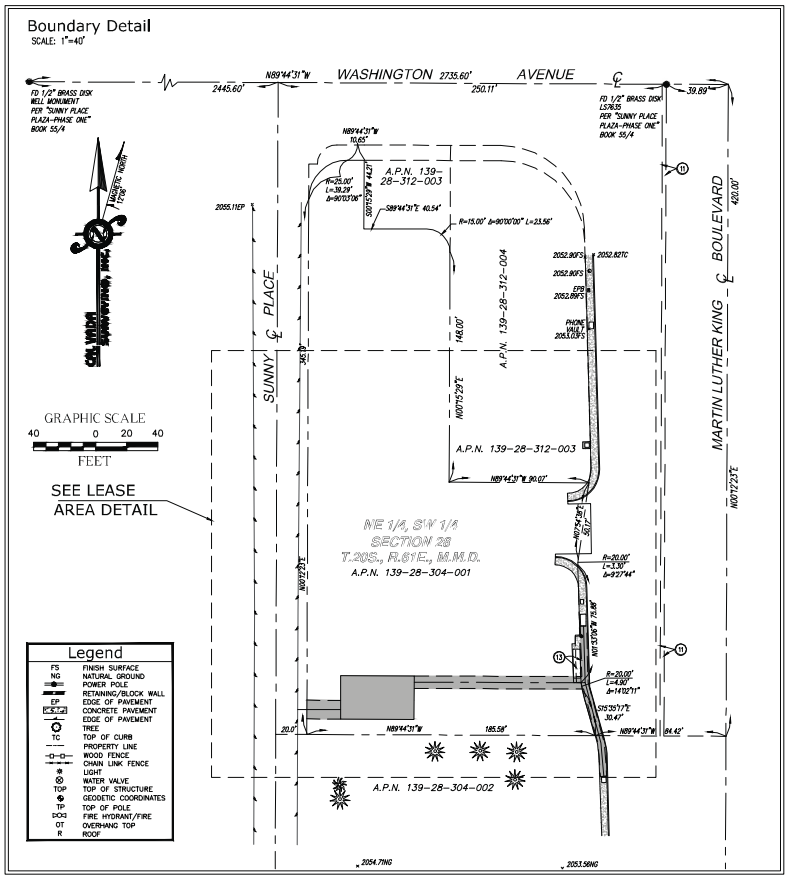
THE NGS MONUMENT "NVCA", ELEVATION = 2211.55 FEET (NAVD 88).

## Date of Survey

MARCH 21, 2013.

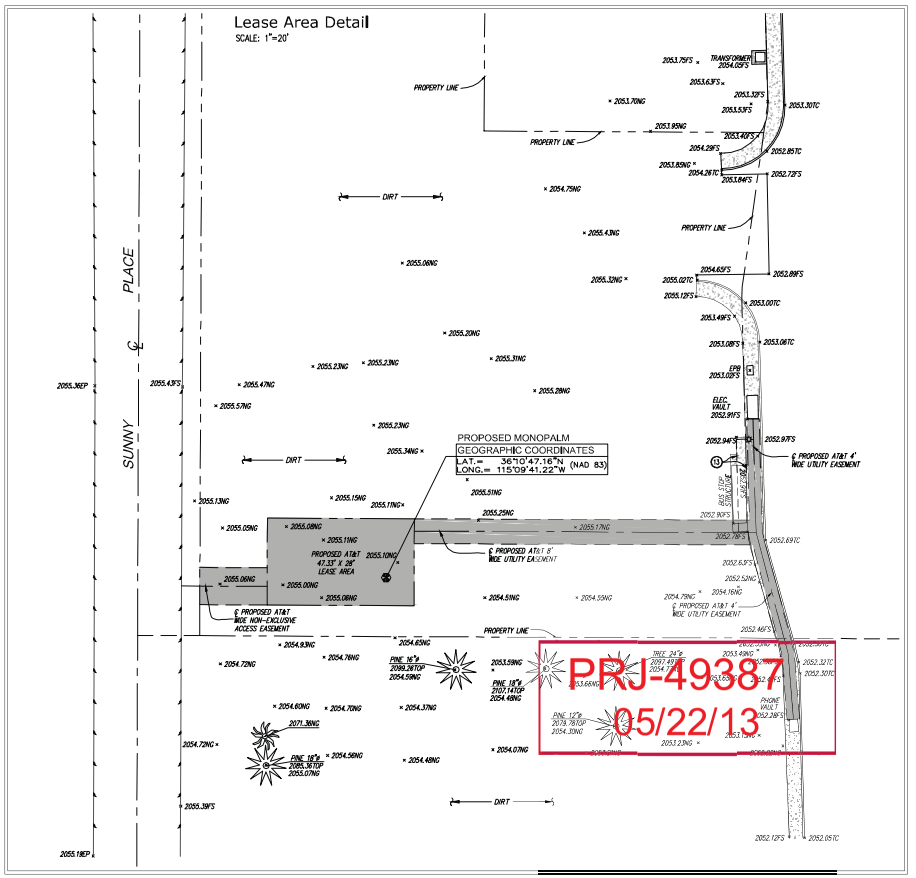
## Boundary Detail

SCALE: 1"=40'




## Lease Area Detail

SCALE: 1"=20'





at&t
10550 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89135

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000


PROJECT NO:
DRAWN BY: HP
CHECKED BY: RG

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04-17-13 | TITLE REPORT/FINAL |
| | 03-28-13 | SUBMITTAL |


CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-808-0880 Fax: 951-808-0748
Toll Free: 800-CAL-VADA www.calvada.com


JOB NO. 13181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L175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106
CLARK COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

VAR-49497
SUP-49639

## ABBREVIATIONS

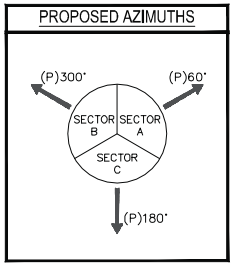
| | | | |
|---|---|---|---|
| A/C | AIR CONDITIONING | LBS | POUNDS |
| AGL | ABOVE GRADE LEVEL | | |
| APPROX | APPROXIMATELY | MAX | MAXIMUM |
| | | MECH | MECHANICAL |
| BLDG | BUILDING | MTL | METAL |
| BLK | BLOCKING | MFR | MANUFACTURER |
| | | MGR | MANAGER |
| CLG | CEILING | MIN | MINIMUM |
| CLR | CLEAR | MISC | MISCELLANEOUS |
| CONC | CONCRETE | | |
| CONST | CONSTRUCTION | NA | NOT APPLICABLE |
| CONT | CONTINUOUS | NIC | NOT IN CONTRACT |
| | | NTS | NOT TO SCALE |
| DBL | DOUBLE | | |
| DIA | DIAMETER | OC | ON CENTER |
| DIAG | DIAGONAL | OD | OUTSIDE DIAMETER |
| DN | DOWN | PLYWD | PLYWOOD |
| DET | DETAIL | PROJ | PROJECT |
| DWG | DRAWING | PROP | PROPERTY |
| | | PT | PRESSURE TREATED |
| EA | EACH | | |
| ELEV | ELEVATION | REQ | REQUIRED |
| ELEC | ELECTRICAL | RM | ROOM |
| EQ | EQUAL | RO | ROUGH OPENING |
| EQUIP | EQUIPMENT | RRH | RADIO REMOTE HEAD |
| EXT | EXTERIOR | | |
| | | SHT | SHEET |
| FIN | FINISH | SIM | SIMILAR |
| FLUOR | FLUORESCENT | SPEC | SPECIFICATION |
| FLR | FLOOR | SF | SQUARE FOOT |
| FT | FOOT | SS | STAINLESS STEEL |
| | | STL | STEEL |
| GA | GAUGE | STRUCT | STRUCTURAL |
| GALV | GALVANIZED | STD | STUD |
| GC | GENERAL CONTRACTOR | SUSP | SUSPENDED |
| GRND | GROUND | | |
| GYP BD | GYPSUM WALL BOARD | THRU | THROUGH |
| | | TMA | TOWER MOUNT AMPLIFIER |
| HORZ | HORIZONTAL | TNND | TINNED |
| HR | HOUR | TYP | TYPICAL |
| HT | HEIGHT | | |
| HVAC | HEATING VENTILATION AIR CONDITIONING | UNO | UNLESS NOTED OTHERWISE |
| | | VERT | VERTICAL |
| ID | INSIDE DIAMETER | VIF | VERIFY IN FIELD |
| IN | INCH | | |
| INFO | INFORMATION | W/ | WITH |
| INSUL | INSULATION | W/O | WITHOUT |
| INT | INTERIOR | WP | WATER PROOF |
| IBC | INTERNATIONAL BUILDING CODE | | |

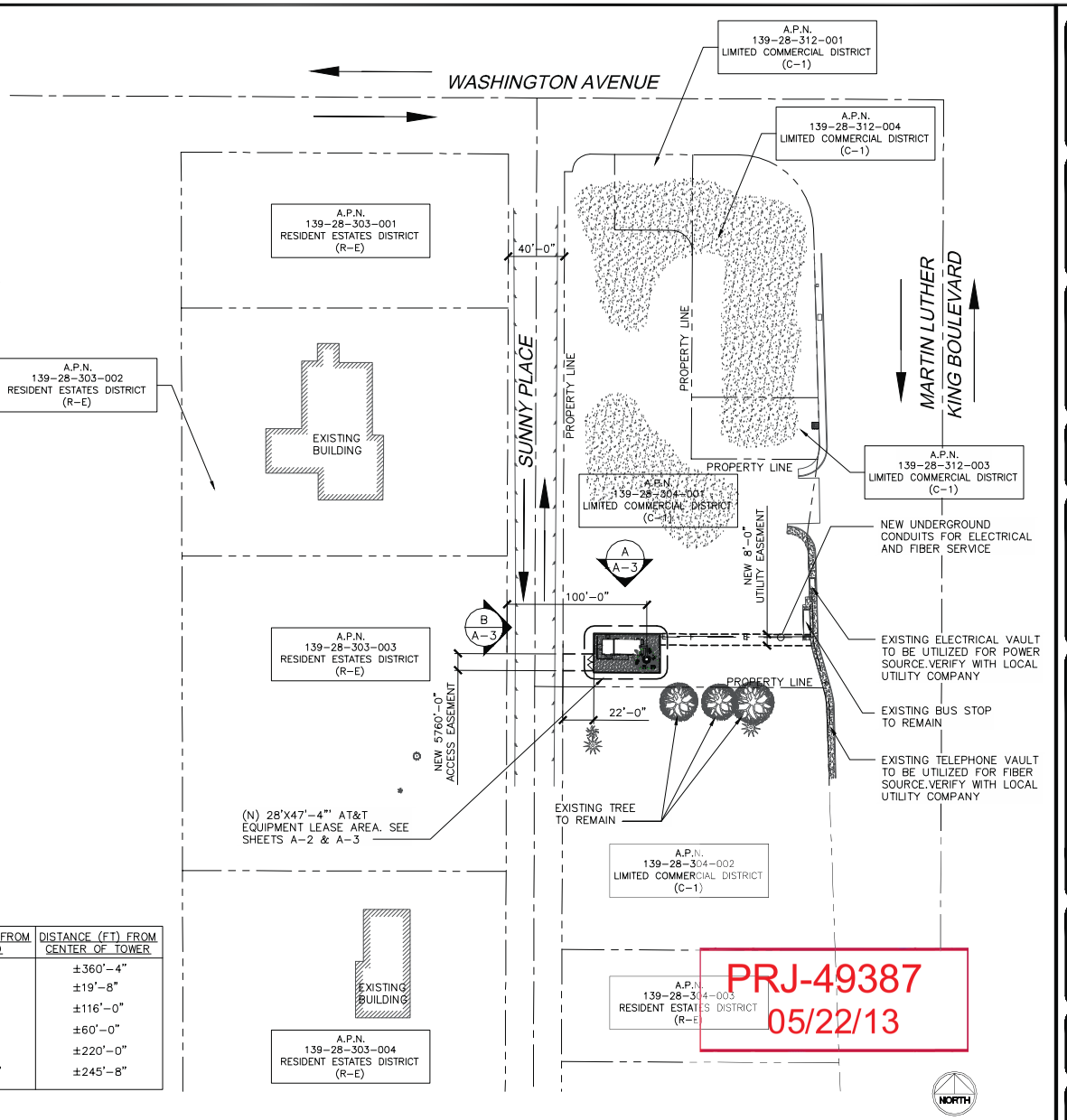
## LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- VEGETATION LINE
- x — x — x — x — CHAIN LINK FENCE
- WOOD FENCE

- TRANSFORMER
- LIGHT STANDARD
- P — POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE GUY WIRE
- GAS VALVE
- GAS METER
- T — TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SIGN
- BOLLARD
- MAIL BOX
- 234.21 — SPOT ELEVATION

## PROPOSED AZIMUTHS




| PROPERTY SETBACK | DISTANCE (FT) FROM COMPOUND | DISTANCE (FT) FROM CENTER OF TOWER |
|---|---|---|
| NORTH | ±342'-0" | ±360'-4" |
| SOUTH | ±10'-0" | ±19'-8" |
| EAST | ±116'-10" | ±116'-0" |
| WEST | ±22'-0" | ±60'-0" |
| NW RESIDENCE | ±178'-4" | ±220'-0" |
| SW RESIDENCE | ±213'-10" | ±245'-8" |

PRJ-49387
05/22/13

OVERALL SITE PLAN | SCALE: 1"=40' | A


at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89169

BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 PRATUM AVENUE
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com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| | |
|---|---|
| PROJECT NO: | T130873 |
| DRAWN BY: | BJB |
| CHECKED BY: | RJG |

| REV | DATE | DESCRIPTION |
|---|---|---|
| C | 05/01/13 | ZONING SUBMITTAL |
| B | 04/19/13 | 100% ZONING DRAWINGS |
| A | 04/04/13 | ZONING DRAWINGS |

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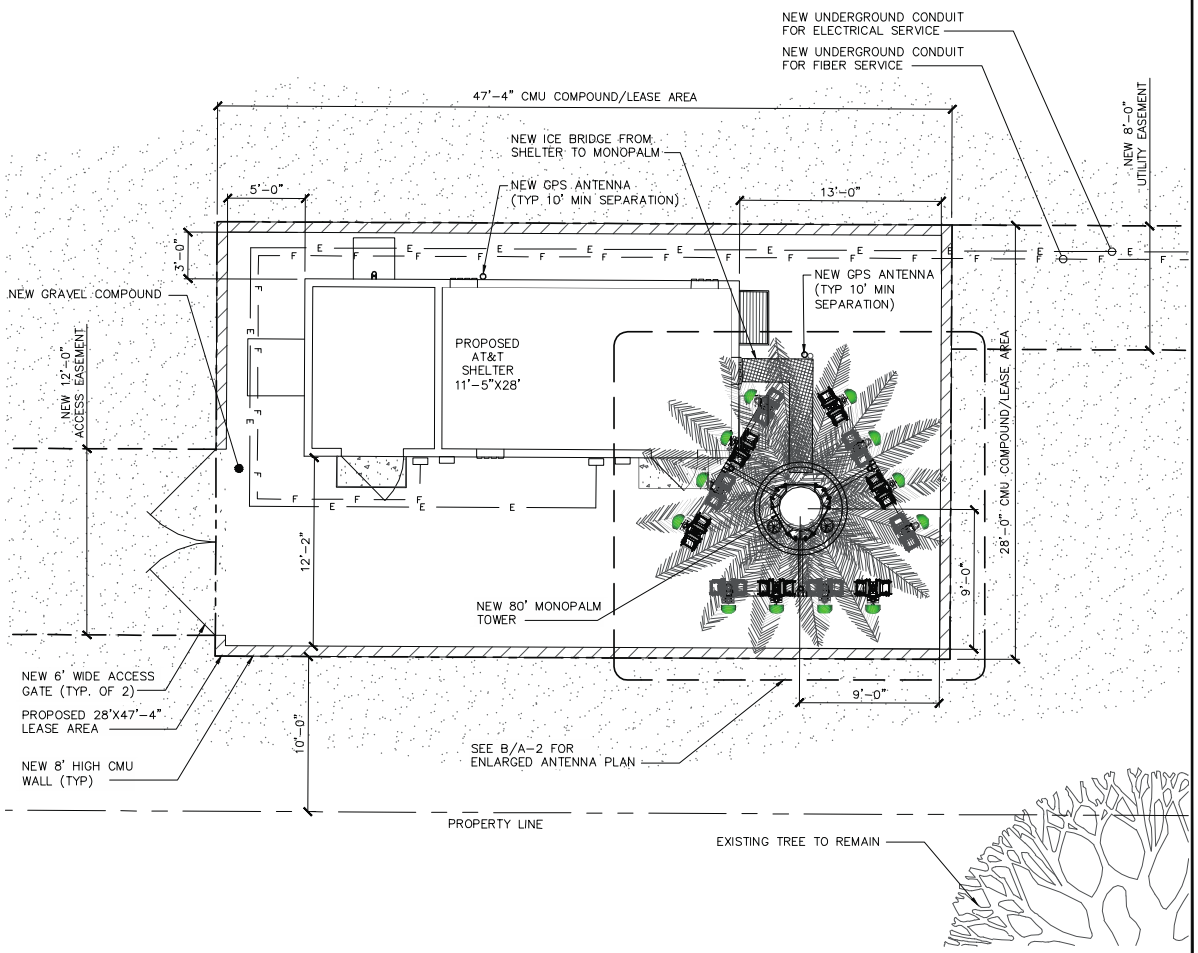
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

VAR-49497
SUP-49639

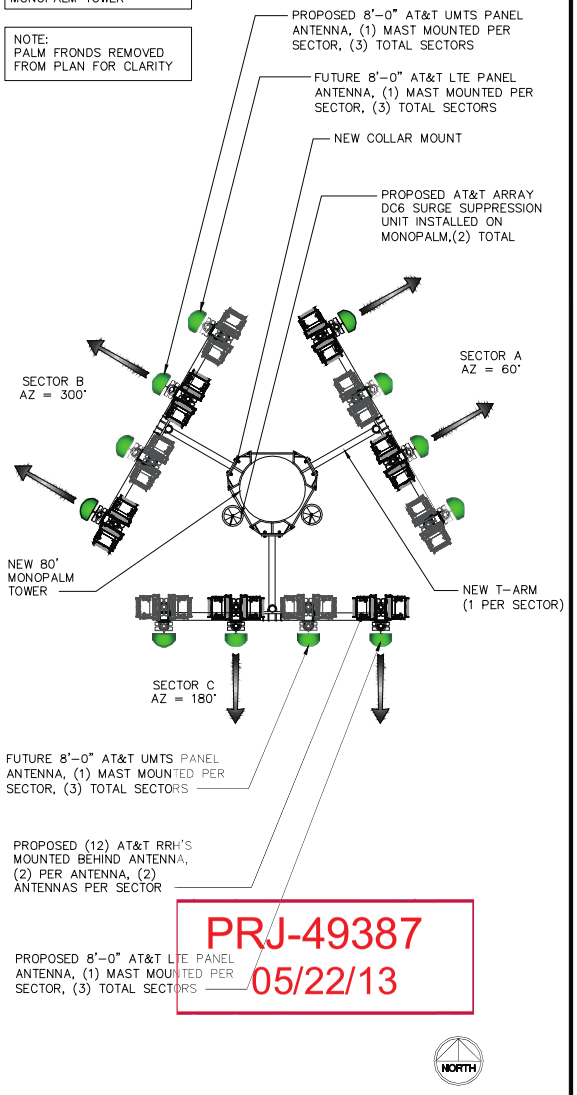



ENLARGED PROPOSED SITE PLAN | SCALE: 1/4"=1' | A

NOTE:
CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH PALM FRONDS.

ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPALM TOWER

NOTE:
PALM FRONDS REMOVED FROM PLAN FOR CLARITY




PROPOSED ANTENNA PLAN | SCALE: 3/8"=1' | B

PRJ-49387
05/22/13

at&t
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LAS VEGAS, NEVADA 89169

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(913) 458-2000

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|---|---|
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| DRAWN BY: | BJB |
| CHECKED BY: | RJG |

| REV | DATE | DESCRIPTION |
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| C | 05/01/13 | ZONING SUBMITTAL |
| B | 04/19/13 | 100% ZONING DRAWINGS |
| A | 04/04/13 | ZONING DRAWINGS |

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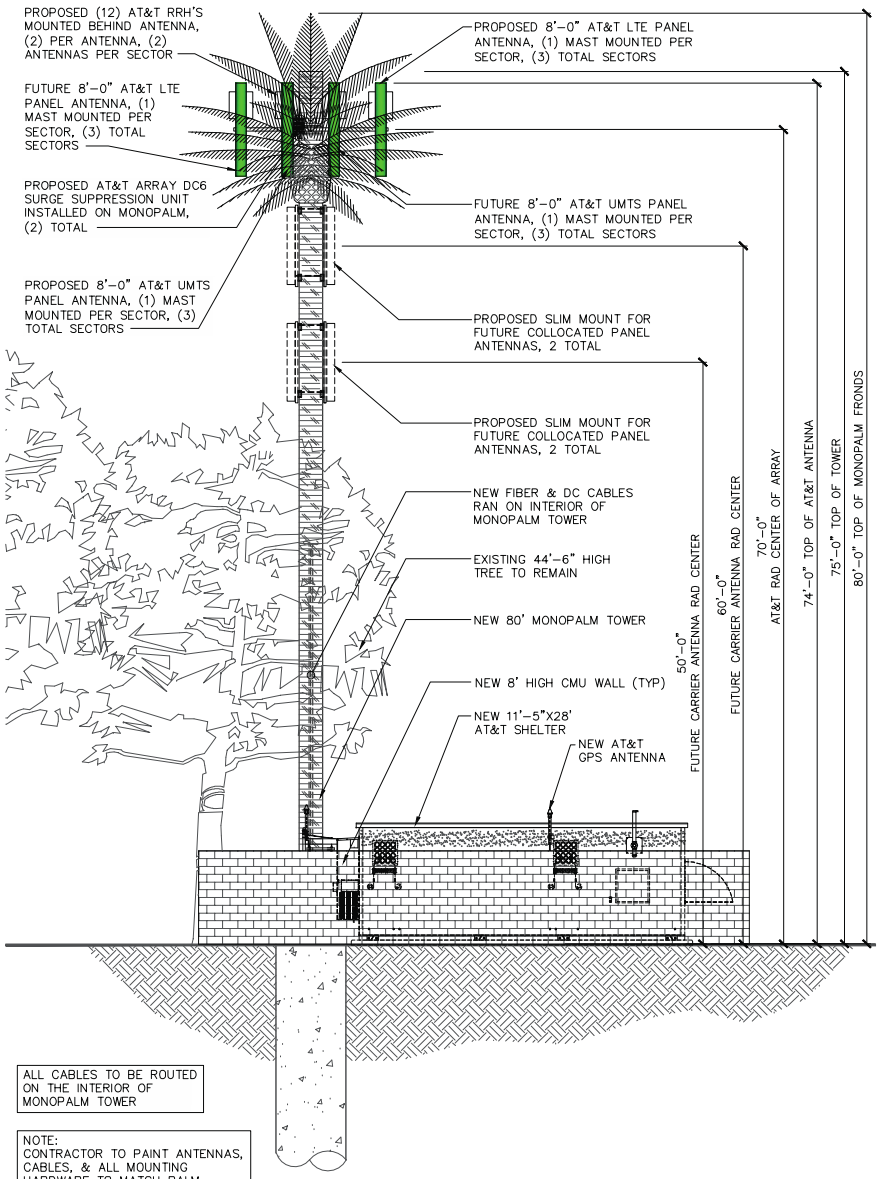
816 SUNNY PLACE
LAS VEGAS, NV 89106

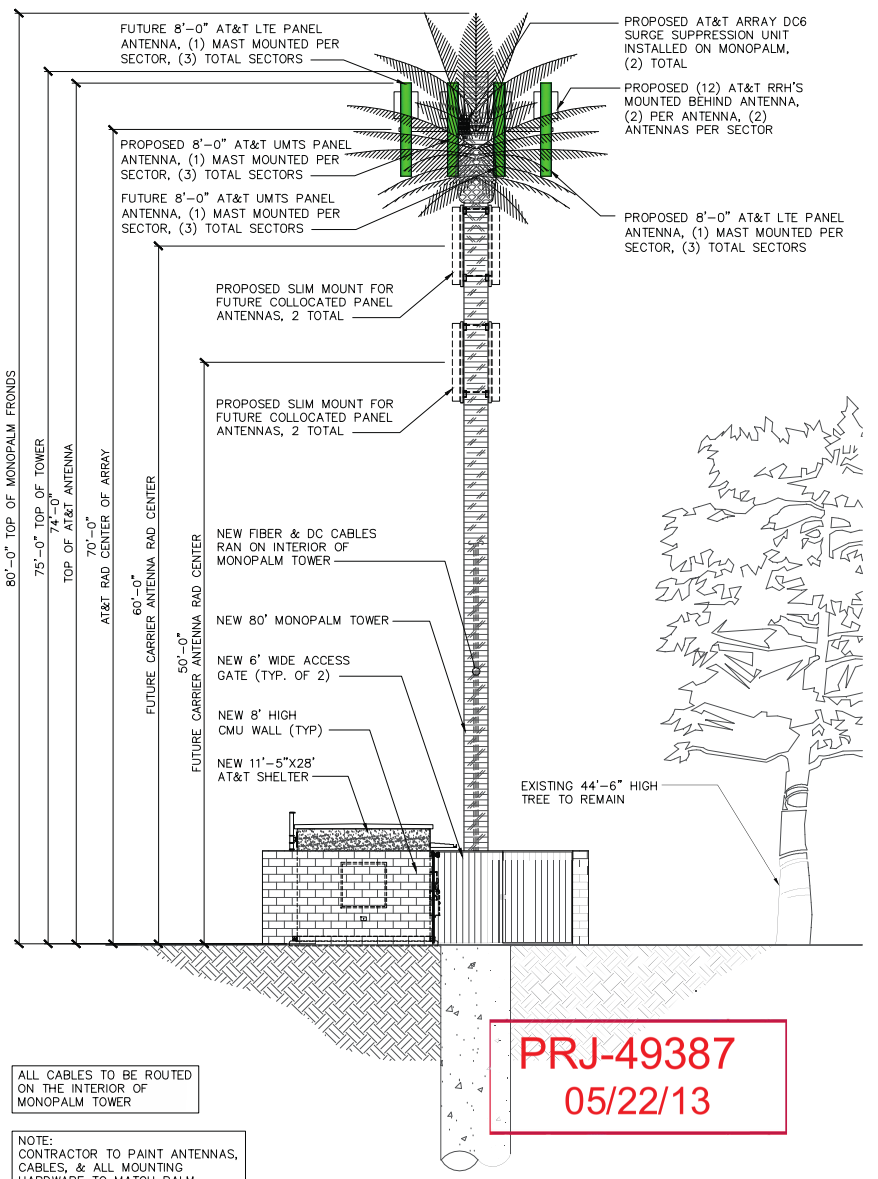
SHEET TITLE
ENLARGED PROPOSED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

VAR-49497
SUP-49639




PROPOSED NORTH ELEVATION | SCALE: 3/16"=1' | 2




PROPOSED WEST ELEVATION | SCALE: 3/16"=1' | 1

PRJ-49387
05/22/13

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| | |
|---|---|
| PROJECT NO: | T130873 |
| DRAWN BY: | BJB |
| CHECKED BY: | RJG |

| REV | DATE | DESCRIPTION |
|---|---|---|
| C | 05/01/13 | ZONING SUBMITTAL |
| B | 04/19/13 | 100% ZONING DRAWINGS |
| A | 04/04/13 | ZONING DRAWINGS |

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WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
A-3

VAR-49497
SUP-49639

BLACK & VEATCH
Building a world of difference.

at&t

# PHOTOGRAPHIC SIMULATION

**PROPOSED WIRELESS COMMUNICATIONS FACILITY**

## SITE LOCATION MAP

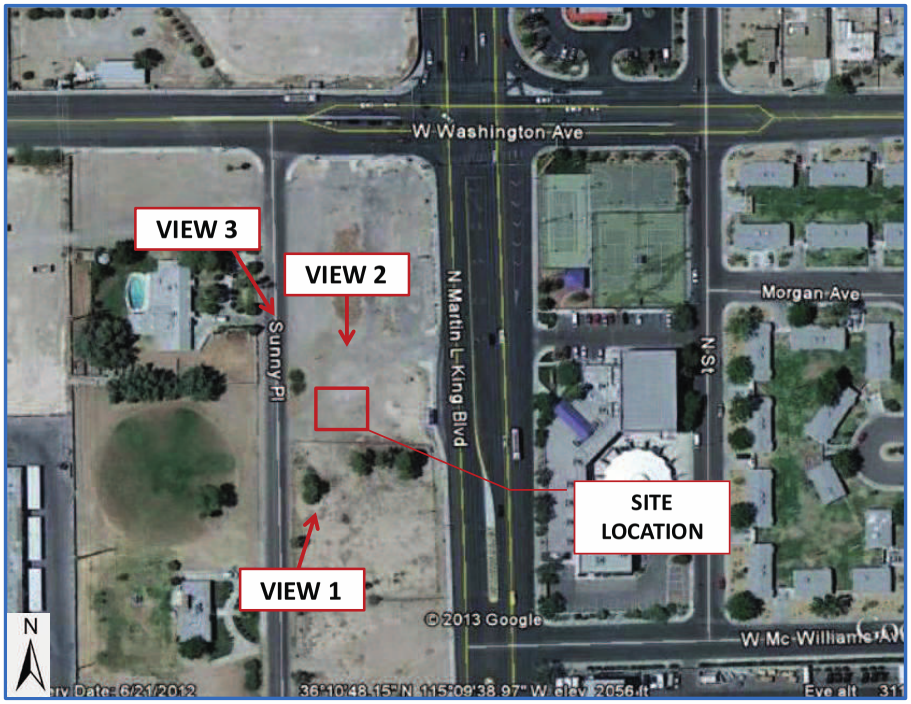


Image ©Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

| | |
|---|---|
| SITE NUMBER: | L175 |
| SITE NAME: | WASHINGTON & HIGHLAND |
| SITE ADDRESS: | 816 SUNNY PLACE<br>LAS VEGAS, NV 89106 |
| DATE: | 05/17/13 |
| APPLICANT: | AT&T WIRELESS |
| CONTACT: | JASON FRAYER<br>BLACK & VEATCH<br>(913) 458-3958 |

PRJ-49387
05/22/13



VAR-49497
SUP-49639




**EXISTING VIEW 1 –**
**LOOKING NORTHEAST**

**PHOTOGRAPHIC SIMULATION –**
**VIEW 1 - LOOKING NORTHEAST**




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**EXISTING VIEW 2 –**
**LOOKING SOUTH**

**PHOTOGRAPHIC SIMULATION –**
**VIEW 2 - LOOKING SOUTH**




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VAR-49497
SUP-49639




**EXISTING VIEW 3 –**
**LOOKING SOUTHEAST**

**PHOTOGRAPHIC SIMULATION –**
**VIEW 2 - LOOKING SOUTHEAST**





VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13



VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13

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 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-49497 & SUP-49639**

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.43³
JUN 27 2013
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

13928210018 Case: VAR-49497
DEASE BOBBIE J
%J BURNS
1217 W MADISON
LAS VEGAS NV 89106-2823

25 DRDCNMP 89106

Submitted after final agenda

Date 7/9/2013 Item 50-51 P

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE – RENOTIFICATION - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387]. Staff recommends DENIAL.

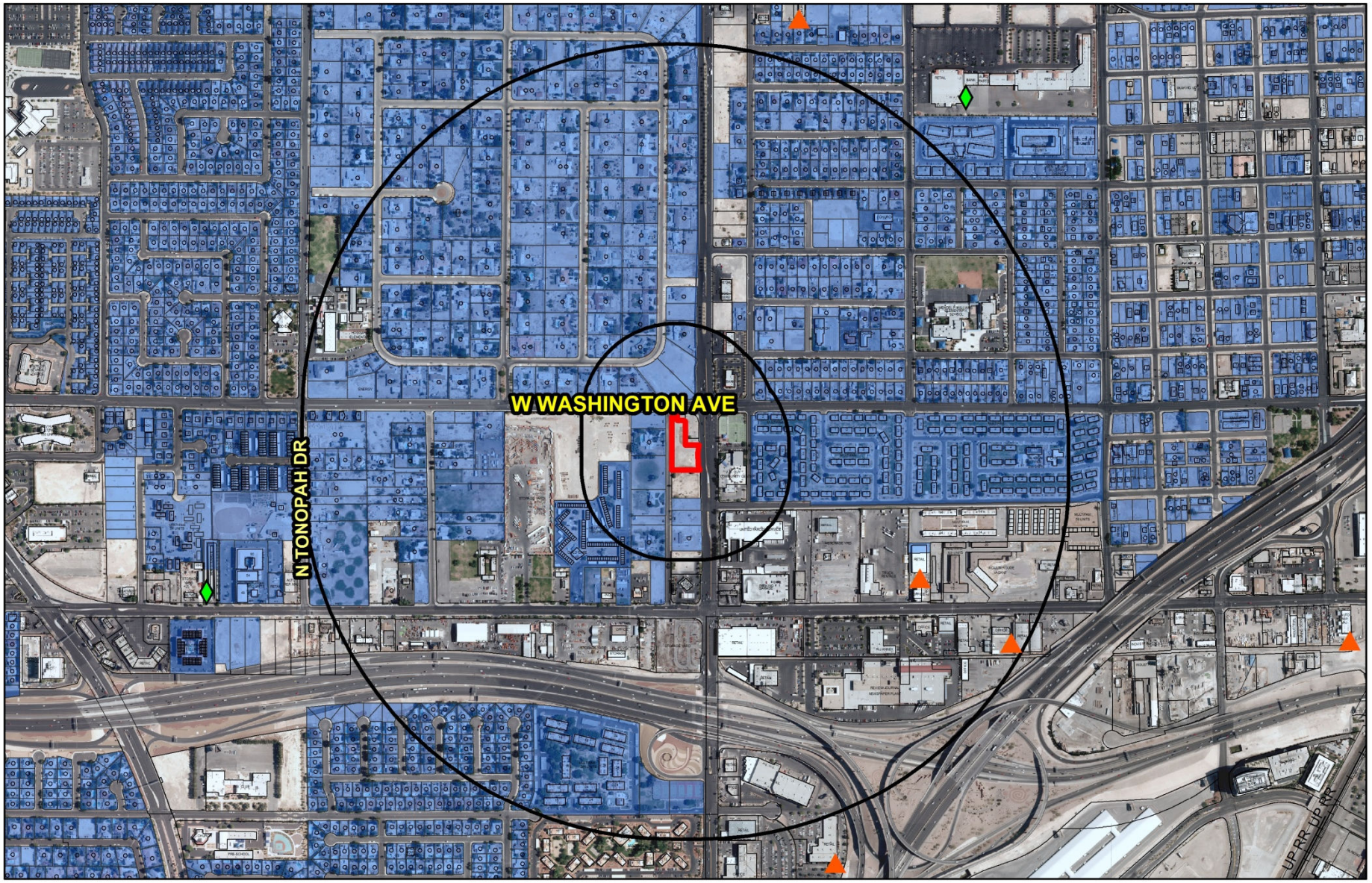
**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-49639 (PRJ-49387)**

**Wireless Facility**

**Wireless Facility Locations**

- Non-Stealth
- Stealth

**Protected Uses**

- Residential Property
- Subject Property
- 600ft & 1/2 mile Buffer

N

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

Date: Thursday, May 30, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49639 APN: 139-28-304-001

Name of Property Owner: Dragon 7 Henderson Properties LLC

Name of Applicant: AT&T

Name of Representative: Chris Dingell

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: JOHNATHAN PAK

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

State of California, County Of Santa Clara
Subscribed & sworn to (or affirmed) before me on this 16 day of May, 2013 by Johnathan Pak proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Signature of Notary Public

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014



PRJ-49387
05/22/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Wireless Communication Facility

**Project Address (Location)** 816 Sunny Place

**Project Name** L175 **Proposed Use** N/A

**Assessor's Parcel #(s)** 139-28-304-001 **Ward #** 5

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

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

**Gross Acres** 1.05 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** Dragon 7 Henderson Properties, **Contact** Joon Shim

**Address** 2700 Las Vegas Blvd. South # 1811 **Phone:** (702) 376-5988 **Fax:**

**City** Las Vegas **State** NV **Zip** 89109

**E-mail Address**

**APPLICANT** AT&T **Contact**

**Address** 3763 Howard Hughes Pkwy. #200 **Phone:** **Fax:**

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address**

**REPRESENTATIVE** Cortel, LLC **Contact** Chris Dingell

**Address** 10427 Gunpowder Falls St. **Phone:** (702) 526-2980 **Fax:**

**City** Las Vegas **State** NV **Zip** 89183

**E-mail Address** chris.dingell@cortel-llc.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** JOHNATHAN PAK

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

SEE ATTACHED JURAT FROM NOTARY

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-49639 |
| **Meeting Date:** | 07/09/13 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.

Revised 10/27/08

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

PRJ-49387
05/22/13

## CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California }
} ss.
County of Santa Clara }

☑ See Attached Document (Notary to cross out lines 1-8 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary

1
2
3
4
5
6
7
8

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 16th day of May, 2013, by

(1) Johnathan Park

(2) —

proved to me on the basis of satisfactory evidence to be the person(s) who appear before me.

PIYUSH DAVE
Commission # 1892248
Notary Public - California
Santa Clara County
My Comm. Expires Jun 11, 2014

Place Notary Seal above

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: Application/Petition Form

Document Date: 5/16/2013 Number of Pages: 1

Signer[s] Other than above: —

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

PRJ-49387
05/22/13

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

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

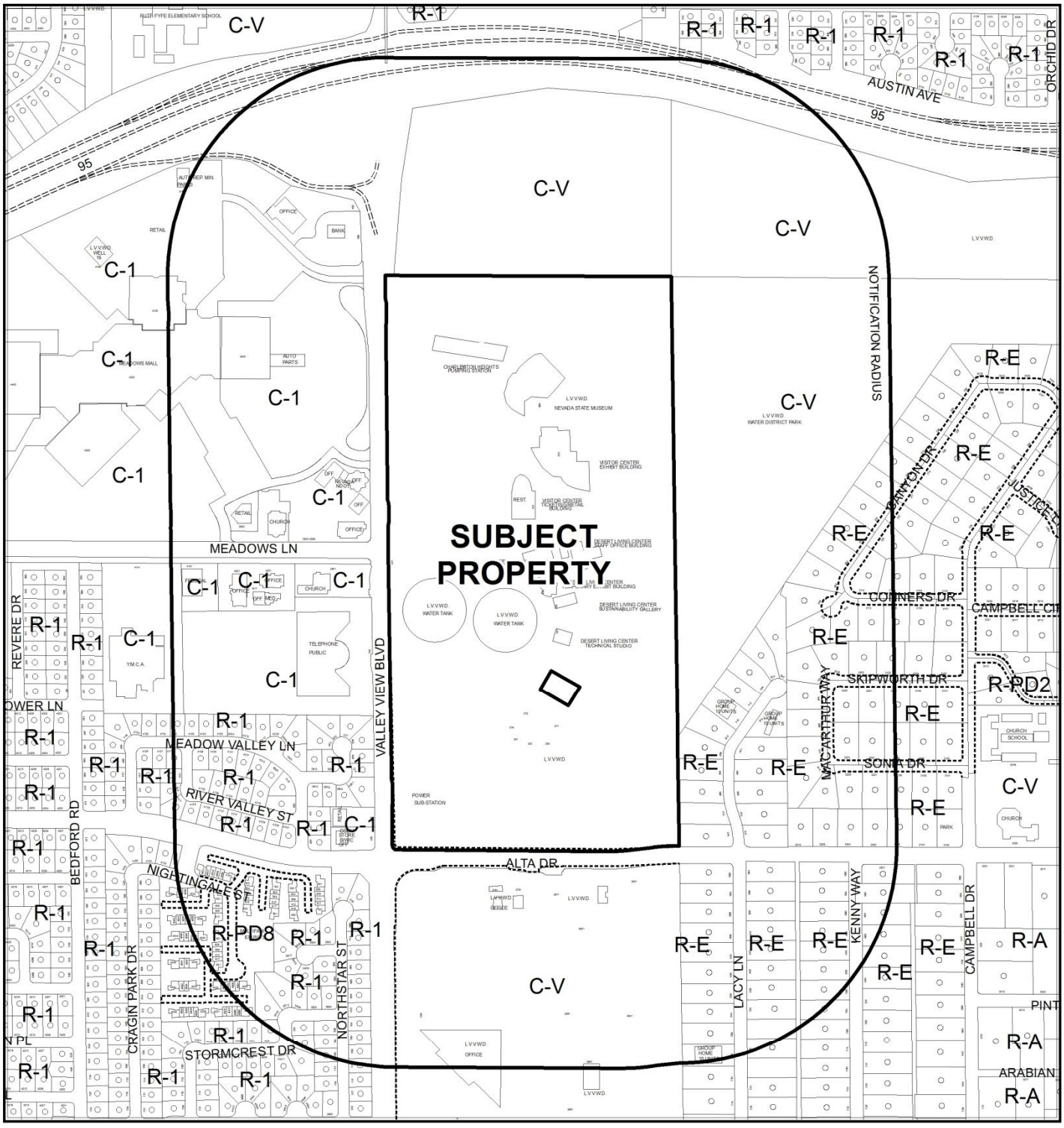
**SUBJECT:**
ABEYANCE - VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 SQUARE FEET ARE THE MAXIMUM ALLOWED AND WHERE SEVEN SIGNS WERE APPROVED on a portion of 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **6** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-49529 and MSP-49527
2. Conditions and Staff Report - VAR-49529 and MSP-49527
3. Supporting Documentation
4. Photos - VAR-49529 and MSP-49527
5. Justification Letter - VAR-49529 and MSP-49527
6. Protest/Support Postcards - VAR-49529 and MSP-49527
7. Comment submitted by: Steve van Gorp - PC07092013-52-1



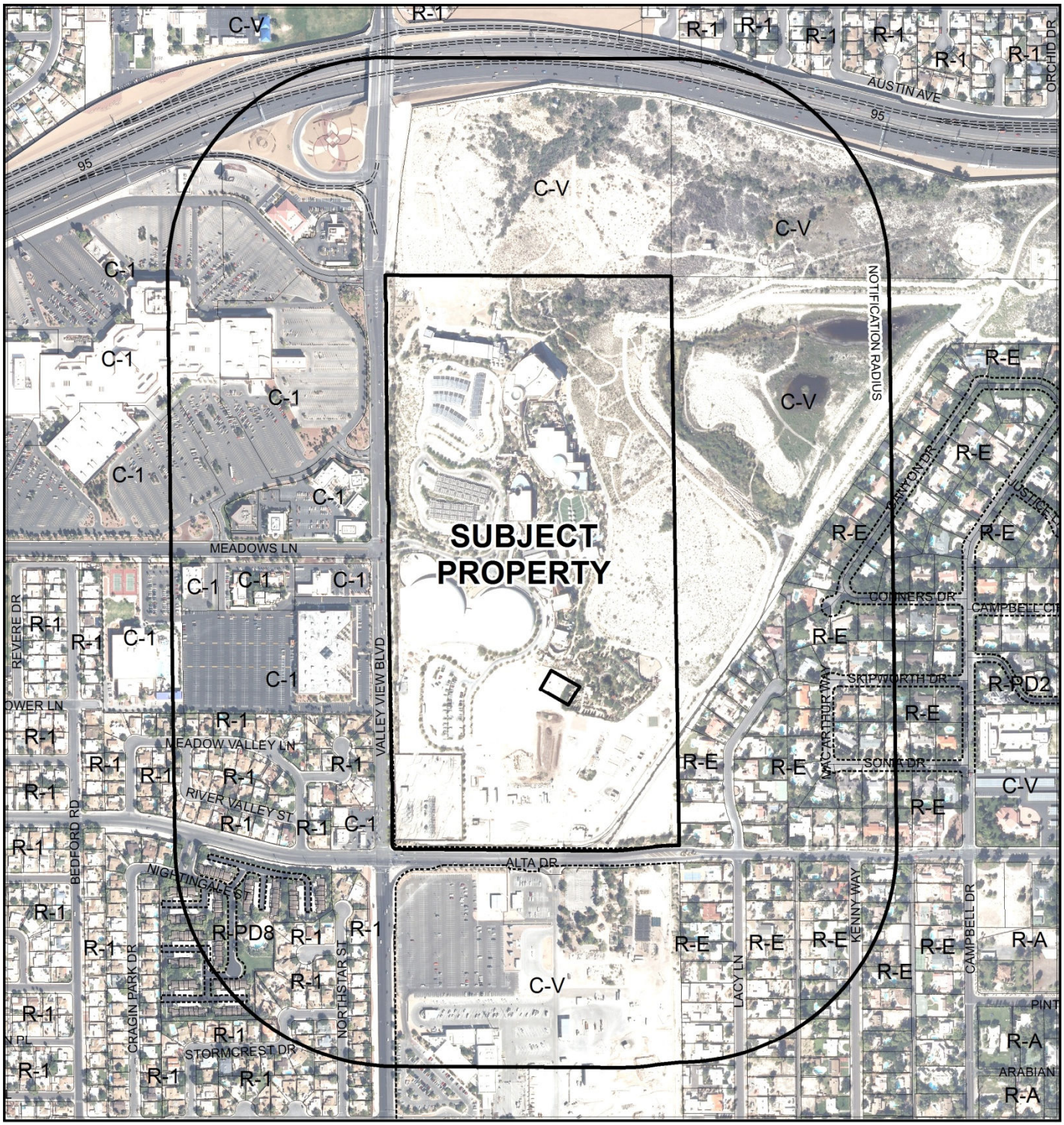

0 500 1,000 Feet

**CASE:** **VAR-49529 AND MSP-49527**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

N




0 500 1,000 Feet

**CASE:** **VAR-49529 AND MSP-49527**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

N

RECEIVED
MAY 2 3 2013

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-49529** APN: 139-31-602-003

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

Name of Applicant: Julie A. Wilcox, Director - Las Vegas Valley Water District Public Services

Name of Representative: Lisa H. Riess, Senior Public Information Coordinator

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 2nd day of May, 20 13

Joan 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

RECEIVED

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For** VARIANCE - SIGN STANDARDS

**Project Address (Location)** 309 S. VALLEY VIEW BOULEVARD

**Project Name** SPRINGS PRESERVE ENTRANCE SIGN **Proposed Use** NO CHANCE(NC)

**Assessor's Parcel #(s)** 139-31-602-003 **Ward #** 1-TARKANIAN

**General Plan:** existing PF proposed NC **Zoning:** existing C-V proposed NC

**Commercial Square Footage** 98SF(SIGNS & POLE) **Floor Area Ratio** N/A

**Gross Acres** Portion of 80.45ac **Lots/Units** N/A **Density** N/A

**Additional Information** MSP-18047 - MASTER SIGN PLAN

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

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** julie.wilcox@lvvwd.com

**APPLICANT** Las Vegas Valley Water District **Contact** Julie Wilcox

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** julie.wilcox@lvvwd.com

**REPRESENTATIVE** Las Vegas Valley Water District **Contact** Lisa Riess

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 822-8577 **Fax:** (702) 258-7146

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** lisa.riess@lvvwd.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*** 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 2nd day of May, 20 13.

Joan S. Wakley

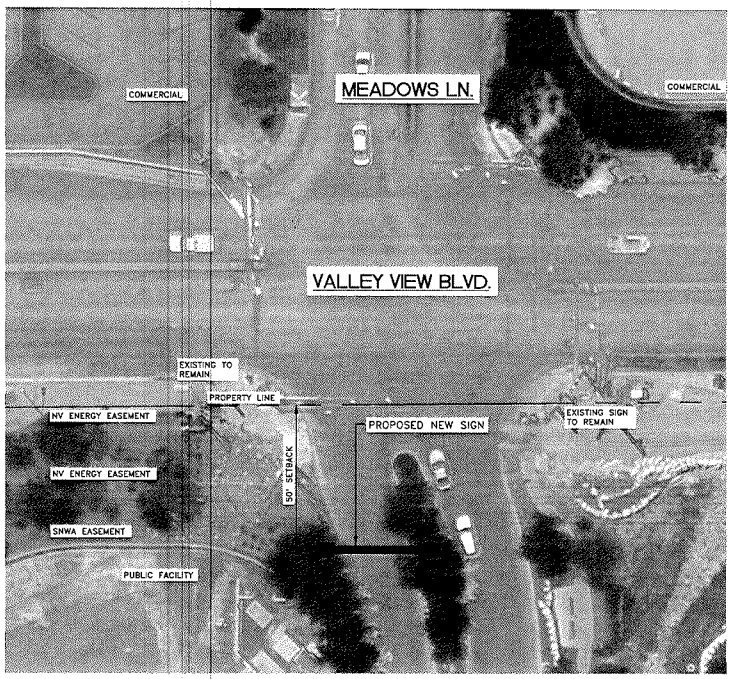
Notary Public in and for said County and State

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

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | 49529 - VAR |
| **Meeting Date:** | 07/09/13 |
| **Total Fee:** | 830.00 |
| **Date Received:*** | 5/23/13 |
| **Received By:** | K. Edwards |

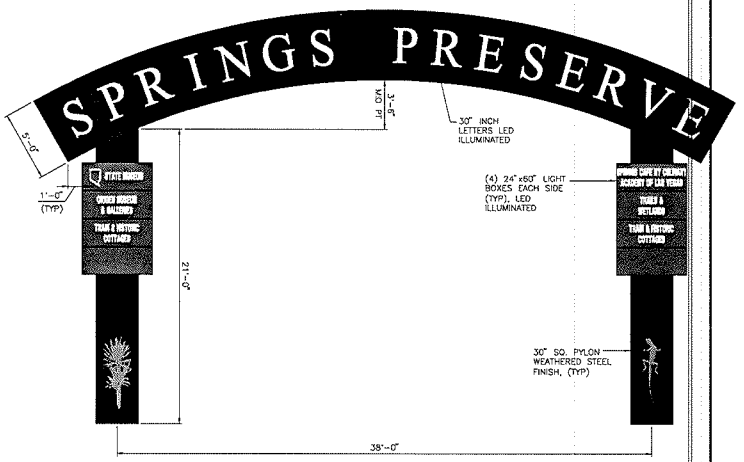
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.




PLAN
SCALE: 1" = 20'

RECEIVED
MAY 23 2013

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.




SPRINGS PRESERVE - DOUBLE POLE SIGN
SCALE: 1/4" = 1'

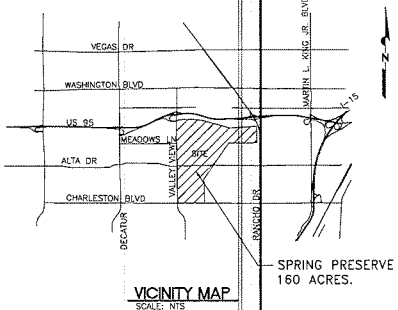
SIGN AREA

| | |
|---|---|
| MAIN MARQUEE - | 248 SF |
| LIGHT BOX LEFT SIDE | 40 SF |
| LIGHT BOX RIGHT SIDE | 40 SF |
| TOTAL AREA | 328 SF |

MATERIALS OF CONSTRUCTION.

STEEL OR ALUMINUM SHEET METAL PAINTED. LETTERING AND LIGHT BOX FACES DURABLE PLASTIC.

PARCEL NO. 139-31-602-003
LAS VEGAS SPRINGS PRESERVE
333 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV. 89107




VICINITY MAP
SCALE: NTS

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-2011

VERIFY SCALE
1/2 0 1/2
BAR REPRESENTS ONE AND ONE-HALF INCHES ON ORIGINAL

SPRINGS PRESERVE
ENTRANCE SIGN
SITE PLAN
SCALE AS NOTED

| | | |
|---|---|---|
| DRAWN BY: R.C. WELDEN | 05/08/13 | |
| CHECKED BY: L. STEVEN ANDERSON | 05/08/13 | |
| RECOMMENDED BY: L. STEVEN ANDERSON | DATE | |
| ACCEPTED BY: PETER J. JAUCH | DATE | |

CONTRACT NUMBER
80101
DRAWING NUMBER C1
SHEET 1 OF 1

REVISIONS:

VAR-49529
MSP-49527




VAR-49529 & MSP-49527 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
309 SOUTH VALLEY VIEW BOULEVARD

06/03/13

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

February 21, 2013

City of Las Vegas
Development Services Center
333 North Rancho Drive
Las Vegas, Nevada 89106

Attention: Department of Planning

SUBJECT: SPRINGS PRESERVE ENTRANCE SIGN, MAJOR MASTER SIGN PLAN AMENDMENT AND VARIANCE (JUSTIFICATION)

The Las Vegas Valley Water District (District) is in the process of designing infrastructure to support the visitorship at the Las Vegas Springs Preserve (Springs Preserve), a 180-acre property owned by the District located at 309 South Valley View Boulevard (APN 139-31-602-003).

The District is planning the installation of an entrance sign which will be located at the Valley View Boulevard entrance to the Springs Preserve. The entrance sign will be free standing and will include eight (8) smaller placard signs placed on the posts. Approval of the major amendment to the approved Master Sign Plan (MSP-18047) and Variance of the City of Las Vegas Unified Development Code Title 19 are requested.

If you have any questions, or require additional information, please contact Lisa Riess, Senior Public Information Coordinator, at (702) 822 -8577.

Sincerely,

Julie A Wilcox

Julie A. Wilcox
Director Public Services

KMH:LHR
Attachment

RECEIVED

MAY 23 2013

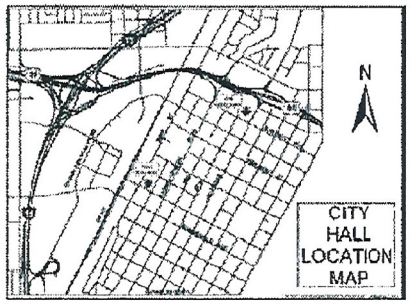
**VAR-49529**
**MSP-49527**

[redacted]Signage\Entry Sign\ltr.CLV.Justification.Admin VAR.docx

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 at the address listed above or fax this side of this card to (702) 385-7228. 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-49529 & MSP-49527**

Planning Commission Meeting of 7/9/2013

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JUL 01 2013
City of Las Vegas
Department of Planning

52-53
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Case: VAR-49529

13932211027
SHOUGHRO FAM REV TR-SURV TR ETAL
SHOUGHRO JAMES M TRS
3113 CONNERS DR
LAS VEGAS NV 89107-3225

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 JUN 27 2013
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




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JUL 0 8 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 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 From Alta both sides

Please use available blank space on card for your comments.
Loop very Bad
don't make it worse

**VAR-49529 & MSP-49527**
Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932211003
MUSGRAVE MABEL TRUST
MUSGRAVE MABEL EAST TRS
3204 ALTA DR
LAS VEGAS NV 89107-3206

25 DRDGMMP 89107

Department of Planning 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-49529 & MSP-49527**
Planning Commission Meeting of 7/9/2013

Billboard size? We think these signs would be unsightly. What is the purpose of the signs

Case: VAR-49529
13932210010
BOCH-COLLINS FAMILY TRUST
COLLINS WILLIAM JOHN TRS
304 LACY LN
LAS VEGAS NV 89107-3252

25 DRDGMMP 89107

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

this "Springs Preserve" has

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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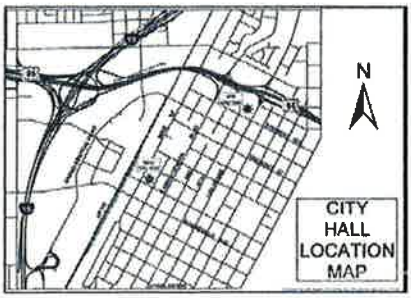
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




(1) A Disturb-the-Peace sound system
(2) A Death-ray silver reflective Rotunda
... they have intruded on my home quite enough ... And now they want a strip sized marquee ... they have enough toys!

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 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-49529 & MSP-49527**
Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932110003
HANSON-JOLLY 1997 REV LIV TR
JOLLY JAMES N TRS
220 CANYON DR
LAS VEGAS NV 89107-3222

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City of Las Vegas
Department of Planning

25 DRDCNMP 89107




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 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-49529 & MSP-49527**
Planning Commission Meeting of 7/9/2013

JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: VAR-49529
13931711046
MOORE SHIRLEY A REVOCABLE LIV TR
MOORE SHIRLEY A TRS
4128 RIVER RUN CIR
HICKORY NC 28602-7231

2 DRDCNMP 28602

52-53
2P

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

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

**Return Service Requested**
**Official Notice of Public Hearing**




02 1M
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Way too large.
This sign will take away from the neighborhood.
What are you thinking?

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 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-49529 & MSP-49527**

Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932211039
SHADY LADY TRUST
3201 SKIPWORTH DR
LAS VEGAS NV 89107-3240

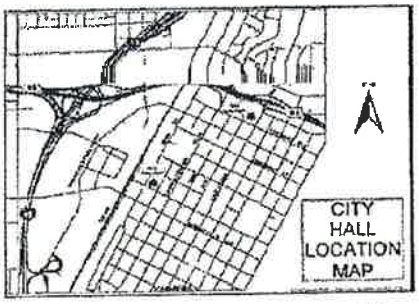
25 DRDGNMP 89107

52-53
P

ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

**Return Service Requested**

**Official Notice of Public Hearing**

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

)lease use available blank space on card for your comments.

**VAR-49529 & MSP-49527**

)lanning Commission Meeting of 7/9/2013

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

Case: VAR-49529
13931712019
CHANEY DONALD A & DOROTHY C
600 NORTHSTAR ST
LAS VEGAS NV 89107-4346

52-53
A

Don

17022596587

p.1

# Public Comment Form

Item Subject VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 SQUARE FEET ARE THE MAXIMUM ALLOWED AND WHERE SEVEN SIGNS WERE APPROVED on a portion of 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

Tracking Number PC07092013-52-1

Name Steve van Gorp

Address 9412 Silent Oak Ct

City Las Vegas

State Nevada

Zip 89149

Comment I am against this enormous and ugly sign. It is too big and does not match or coordinate with any of the other signs that are well designed along Valley View for the Springs Preserve. If Water District management think that they need to direct folks to the main entry, they could redesign the landscape along Valley View to create hierarchy toward the entry and place directory signs pointing toward "entry". if they are trying to increase visitation, they could reduce or eliminate ticket prices for locals, then we might go see the park that we already paid for!

Vote Against

City of Las Vegas Agenda Item No.: **26.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - MSP-49527 - MASTER SIGN PLAN RELATED TO VAR-49529 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-18047) TO ADD A PROPOSED FREESTANDING SIGN AT AN EXISTING GOVERNMENT FACILITY on 80.45 acres at 309 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **6** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Planning Commission Approval Letter - MSP-18047

**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.**

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-49527** APN: 139-31-602-003

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

Name of Applicant: Julie A. Wilcox, Director - Las Vegas Valley Water District Public Services

Name of Representative: Lisa H. Riess, Senior Public Information Coordinator

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 2nd day of May, 20 13

Joan 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

RECEIVED
MAY 23 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** MAJOR AMENDMENT TO MASTER SIGN PLAN

**Project Address (Location)** 309 S. VALLEY VIEW BOULEVARD

**Project Name** SPRINGS PRESERVE ENTRANCE SIGN **Proposed Use** NO CHANCE(NC)

**Assessor's Parcel #(s)** 139-31-602-003 **Ward #** 1-TARKANIAN

**General Plan:** existing PF proposed NC **Zoning:** existing C-V proposed NC

**Commercial Square Footage** 98SF(SIGNS & POLE) **Floor Area Ratio** N/A

**Gross Acres** Portion of 80.45ac **Lots/Units** N/A **Density** N/A

**Additional Information** MSP-18047 - MASTER SIGN PLAN

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

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** julie.wilcox@lvvwd.com

**APPLICANT** Las Vegas Valley Water District **Contact** Julie Wilcox

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 258-3938 **Fax:** (702) 822-8530

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** julie.wilcox@lvvwd.com

**REPRESENTATIVE** Las Vegas Valley Water District **Contact** Lisa Riess

**Address** 1001 S. Valley View Boulevard **Phone:** (702) 822-8577 **Fax:** (702) 258-7146

**City** Las Vegas **State** NV **Zip** 89153

**E-mail Address** lisa.riess@lvvwd.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*** 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 2nd day of May, 20 13.

Joan 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

RECEIVED
MAY 23 2013

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | 49527-MSP |
| **Meeting Date:** | 07/09/13 |
| **Total Fee:** | 830.00 |
| **Date Received:*** | 5/23/13 |
| **Received By:** | K. Eddelman |

*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

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 26, 2006

# *CORRECTED LETTER*

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

***RE: MSP-18047 - MASTER SIGN PLAN***

Dear Ms. Mulroy:

Your request for a Master Sign Plan FOR AN APPROVED GOVERNMENT FACILITY at 333 South Valley View Boulevard (APNs 139-31-602-003, 139-29-401-001, 139-30-804-001, and 139-32-101-001), C-V (Civic) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

***Planning and Development***

1. If dynamic video display signage is proposed within any segment of the park trail, such signage shall be oriented away from the adjacent residential properties.

2. Lighting along the trail system shall be restricted to internal illumination and shall not be directed towards any adjacent residentially zoned property.

3. All street frontage signage shall have a 5-foot minimum setback from the property line.

4. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

***Public Works***

5. The proposed signs shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

RECEIVED
MAY 23 2013

**MSP-49527**

This action by the Planning Commission on **December 21, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on ***December 22, 2006.***

Sincerely,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Ms. Francis Beland
Springs Preserve
333 South Valley View Boulevard
Las Vegas, Nevada 89107

Mr. Jeff Roberts
Lucchesi Galati
500 Pilot Road, Suite A
Las Vegas, Nevada 89119

RECEIVED
MAY 23 2013

City of Las Vegas Agenda Item No.: **27.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

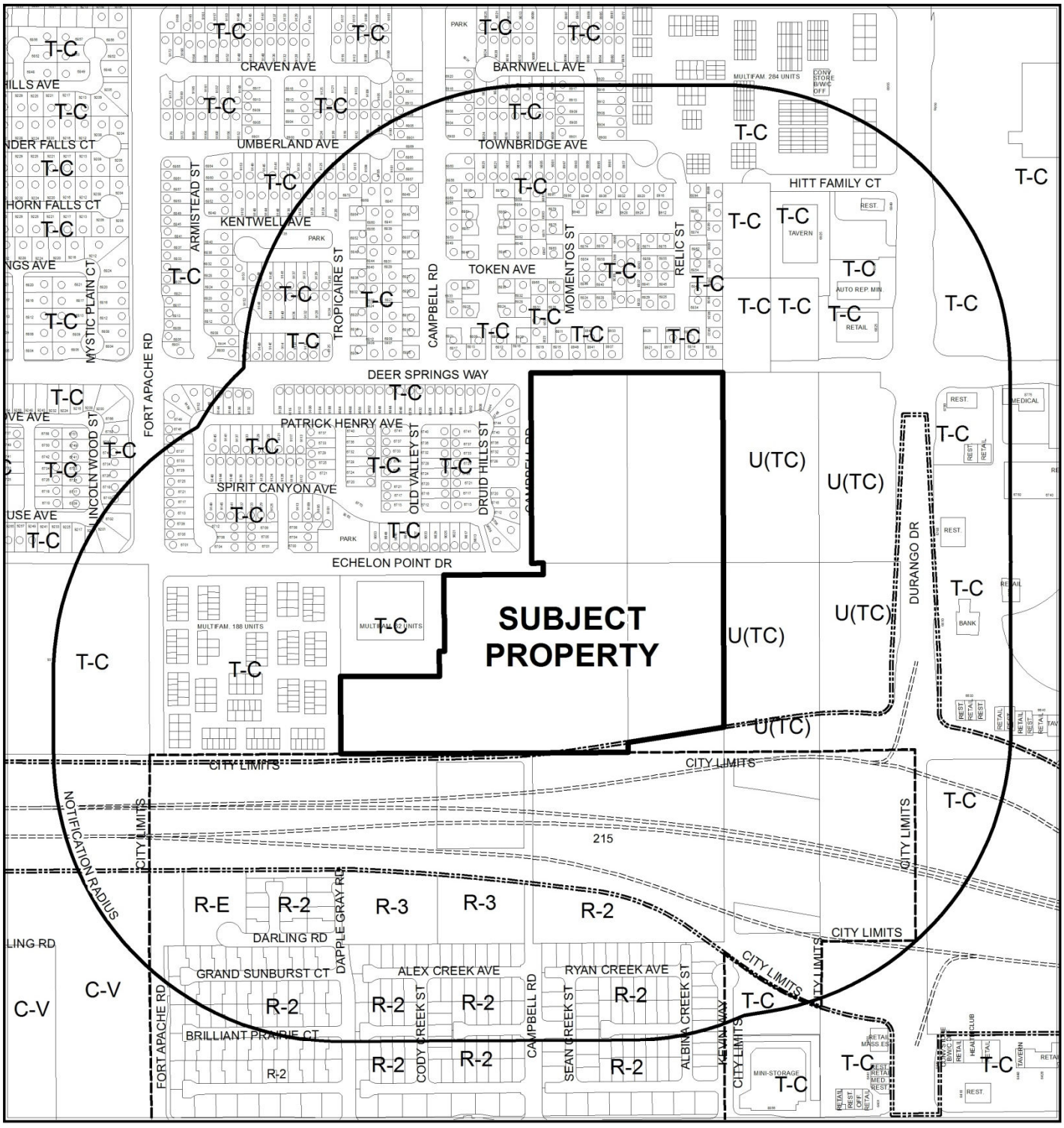
**SUBJECT:**
ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

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

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **3** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

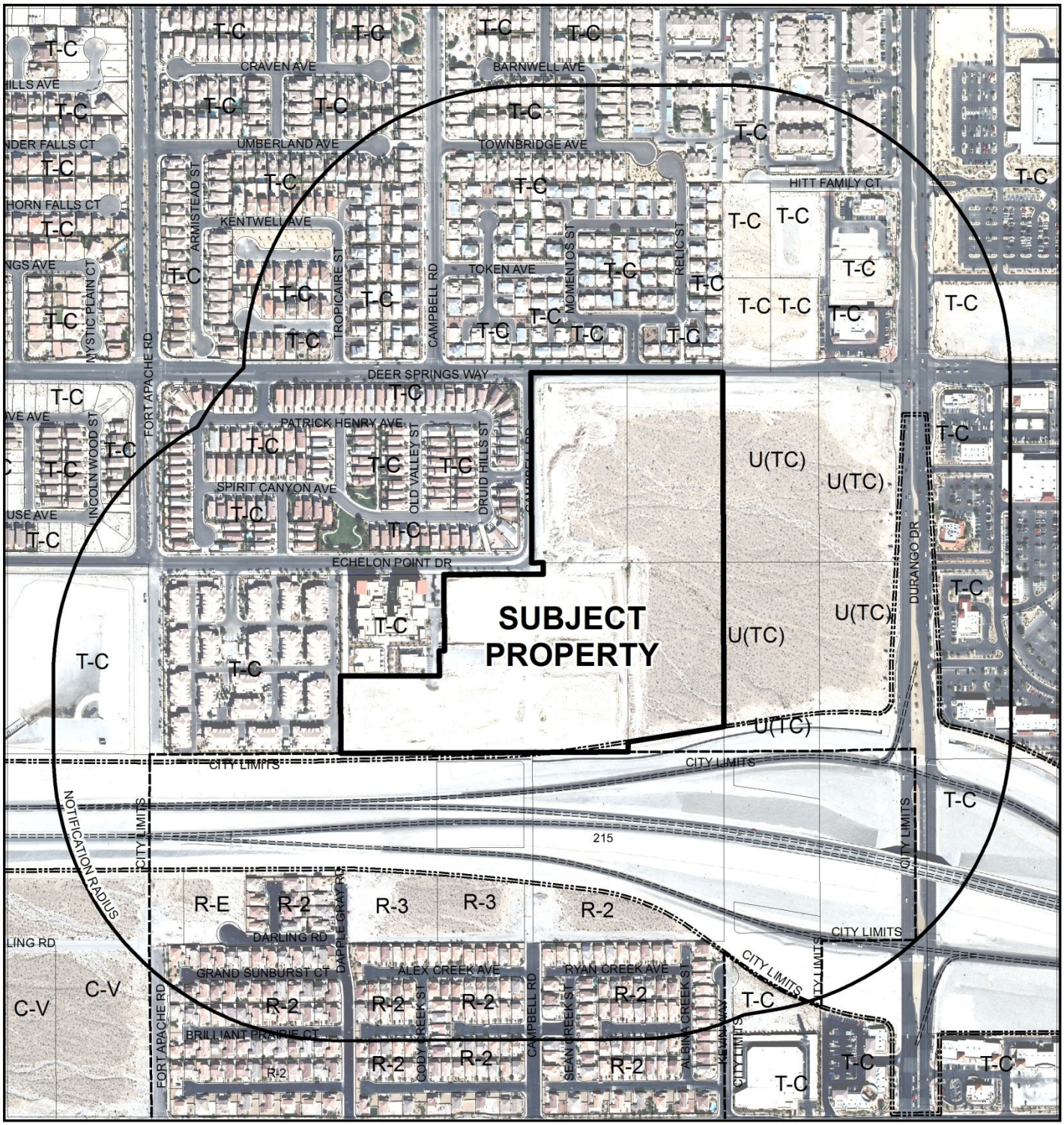
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps – TMP-49542 and WVR-49873
2. Conditions and Staff Report - TMP-49542 and WVR-49873
3. Supporting Documentation
4. Photos - TMP-49542 and WVR-49873
5. Justification Letter - TMP-49542 and WVR-49873
6. Protest/Support Postcards - TMP-49542 and WVR-49873




**CASE:** **TMP-49542 AND WVR-49873 (PRJ-49374)**

**RADIUS:** 1000 FEET

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




0 400 800 Feet

**CASE:** **TMP-49542 AND WVR-49873 (PRJ-49374)**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Anthony Sejas

Subscribed and sworn before me

This 8th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan Group

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 3rd day of March, 2013

Barbara A. Bross

Notary Public in and for said County and State

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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** Deer Springs Way/Durango Drive

**Project Name** Deer Springs 15 **Proposed Use** _____

**Assessor's Parcel #(s)** 125-20-313-000 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** RES NV TVL, LLC **Contact** PAUL KENNER

**Address** 2490 PASEO VERDE PKWY #120 **Phone:** 821-4881 **Fax:** 736-9200

**City** HENDERSON **State** NV **Zip** 89074

**E-mail Address** paul.kenner@rialtocapital.com

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** _____

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

**Print Name** Anthony Sejas

Subscribed and sworn before me

This 5th day of March, 2013.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt Exp. Jan. 13, 2016

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | TMP-49542 |
| **Meeting Date:** | 07/09/13 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.

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Tentative Map

**Project Address (Location)** Deer Springs Way/Durango Drive

**Project Name** Deer Springs 15 **Proposed Use** _____

**Assessor's Parcel #(s)** 125-20-301-006, 007, 015 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** DR Horton, Inc. **Contact** _____

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

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

**E-mail Address** _____

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

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

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

**E-mail Address** _____

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** _____

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

**Print Name** Bradley E Buens

Subscribed and sworn before me

This 3rd day of March, 20 13.

Barbara A. Bross

Notary Public in and for said County and State

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

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| |
|---|
| **Case #** |
| **Meeting Date:** |
| **Total Fee:** |
| **Date Received:*** |
| **Received By:** |

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

# D·R·HORTON

# TENTATIVE MAP

## DEER SPRINGS

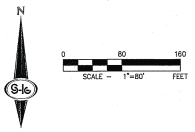
### A SINGLE FAMILY RESIDENTIAL COMMUNITY
### LOCATED IN THE CITY OF LAS VEGAS, NEVADA.

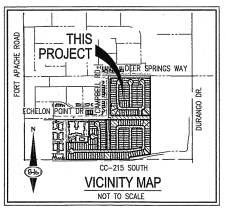
APN 125-20-301-006, 007, 015 & A PORTION OF 125-20-314-000










VICINITY MAP

NOT TO SCALE

## GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.

2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.

3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.

4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.

5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" WATER LINE IN CAMPBELL.

6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE RUNNING ALONG CC-215 SOUTH DRAINING TO BURNHOO DRIVE.

7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.

8. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 6%.

9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100–YEAR FLOOD PLAIN.

## LEGAL DESCRIPTION

PARCEL I – APN: 125–20–301–006

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II – APN: 125–20–301–007

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III – APN: 125–20–301–015

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO. 01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON – A PORTION OF APN: 125–20–314–000

A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF THE ECHELON, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137, PAGE 19 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 03°05'21" EAST, 681.07 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°47'38" WEST, 333.14 FEET;
2) THENCE SOUTH 89°47'34" WEST, 656.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'50" EAST, 18.73 FEET;
THENCE NORTH 00°05'10" EAST, 109.07 FEET;
THENCE NORTH 05°45'57" WEST, 26.61 FEET;
THENCE NORTH 00°06'35" WEST, 129.84 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF ECHELON POINT DRIVE;
THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 89°53'25" EAST, 346.49 FEET;
THENCE NORTH 00°06'35" WEST, 40.00 FEET;
THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

## LEGEND

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

## OWNER

AURORA CORPORATE PLAZA LLC
BROOMFIELD DRUGSTORE LLC
371 CENTENNIAL PKWY #200
LOUISVILLE, CO 80027

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 435–3800
FX (702) 435–8008

## DEVELOPER

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 435–3800
FX (702) 435–8008

## ENGINEER

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

## PROJECT SUMMARY

| | |
|---|---|
| GROSS RESIDENTIAL ACREAGE: | = 35.4 |
| DENSITY (LOTS/GROSS ACRE): | = 7.99 |
| EXISTING ZONING: | = MEDIUM RESIDENTIAL (M–TC) |
| PROPOSED ZONING: | = MEDIUM–LOW RESIDENTIAL (ML–TC) |
| PROPOSED USE: | = SINGLE FAMILY RESIDENTIAL |
| TOTAL NO. OF RESIDENTIAL LOTS | = 211 |
| TOTAL NO. OF COMMON LOTS | = 25 |
| MINIMUM LOT SIZE | = 2940 SF |
| MAXIMUM LOT SIZE | = 7,941 SF |
| % OF LOT COVERAGE | = 50% |
| REQUIRED OPEN SPACE | = 1.85 AC |
| PROVIDED OPEN SPACE | = 2.44 AC |
| MAXIMUM BUILDING HEIGHT | = 35–FT |
| CONNECTIVITY RATIO | = 1.3 |

## PARKING ANALYSIS

| | |
|---|---|
| NO OF UNITS | = 211 |
| PARKING PARAMETER | = 2 SPACES/LOT |
| REQUIRED PARKING | = 422 SPACES* |

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

## ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

211 UNITS X 250 GPD/UNITS = 52,750 GPD
TOTAL AVERAGE CONTRIBUTION = 52,750 GPD = 0.053 MGD
TOTAL PEAK FLOW = 0.053 MGD X 3.52 (PEAK FACTOR) = 0.187 MGD

## UTILITY SERVICE BY

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

## DEVELOPMENT STANDARDS

SETBACKS

| | |
|---|---|
| FRONT (GARAGE) | 22–FT |
| FRONT (LIVING) | 14–FT |
| REAR (LIVING) | 10–FT |
| REAR (2nd STORY LIVING) | 7–FT |
| REAR (PATIO) | 5–FT** |
| SIDE (INTERIOR) | 5–FT |
| SIDE (CORNER) | 10–FT |

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

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

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

** SETBACK TO PATIO POST, COVER OVERHANG MAY COME TO WITHIN 3–FT OF REAR AND SIDE PROPERTY LINES

| | |
|---|---|
| BUILDING HEIGHT | 35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGE LINE |
| STORIES | 2 MAX |

ACCESSORY STRUCTURE SETBACKS

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

PARKING

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

FENCES AND WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

I. PERIMETER WALLS MAX. RETAINING PLUS SCREEN – 12–FT
II. INTERNAL WALLS MAX. RETAINING PLUS SCREEN – 14–FT

## CONNECTIVITY

| | |
|---|---|
| (N) | NODES = 18 |
| (L) | LINKS = 20 |
| (U2) | LINKS PEDESTRIAN ACCESS (.5 LINK) 7 X 0.5 = 3.5 |

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 23.5/18
CONNECTIVITY RATIO = 1.3

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

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
R 60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

DARRIN PARPAL
No. 15674
PROFESSIONAL ENGINEER – STATE OF NEVADA
5/23/13

TM-1
SHEET 1 OF 3

TMP-49542
WVR-49873

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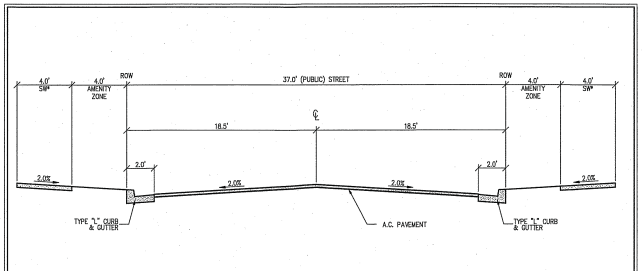
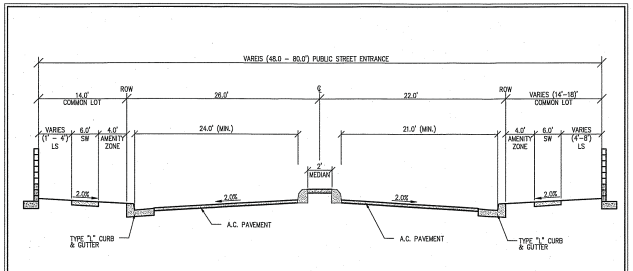
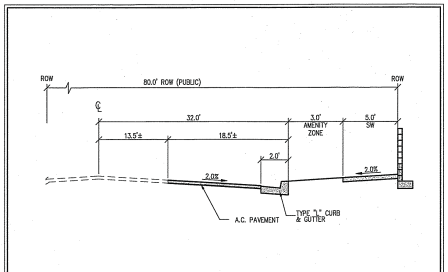


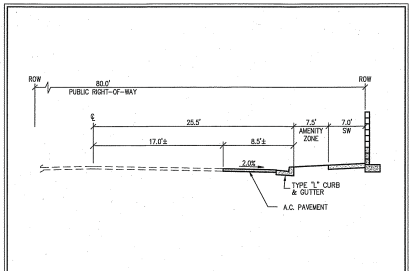

A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



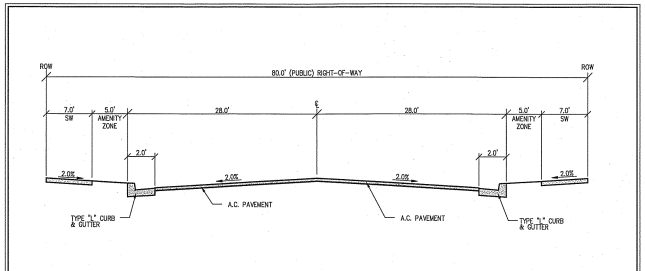

B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES
PER TOWN CENTER SUBDIVISION ENTRY



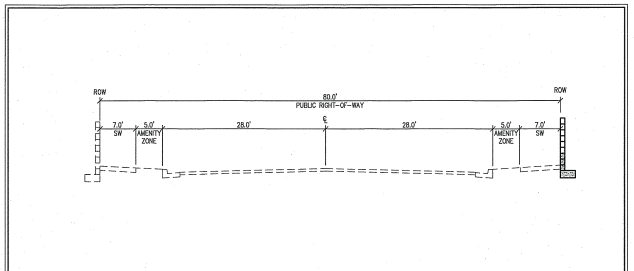

C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



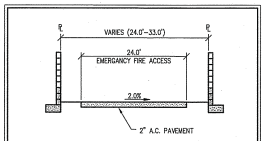

D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



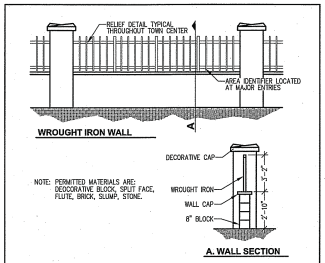

E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



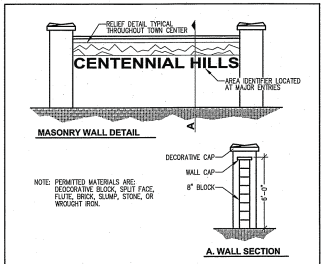

F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE




G. 24' MIN. EMERGANCY FIRE ACCESS
NOT TO SCALE




RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE




RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE


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


| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

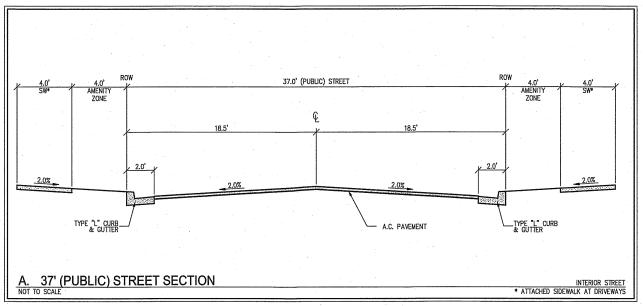
S 20
T 19
R 60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

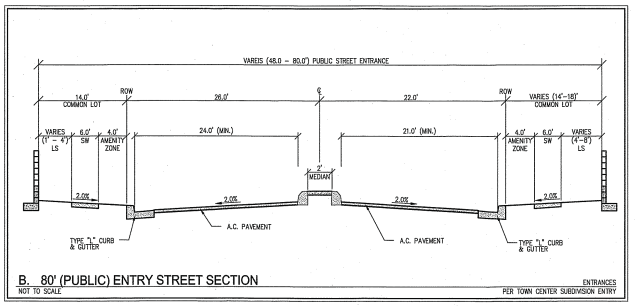
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN L. PARPA
Exp: 12/31/13
CIVIL
No. 15815
5/23/13

TM-2
SHEET 2 OF 3

TMP-49542
WVR-49873




A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET




B. 80' (PUBLIC) ENTRY STREET SECTION
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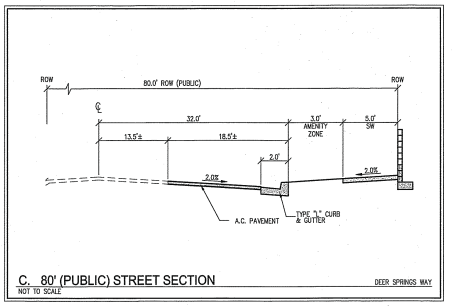
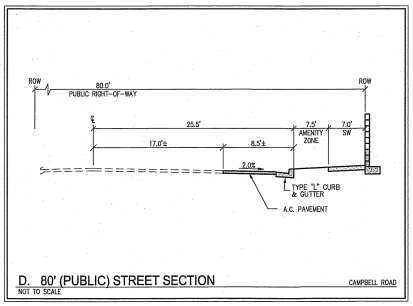
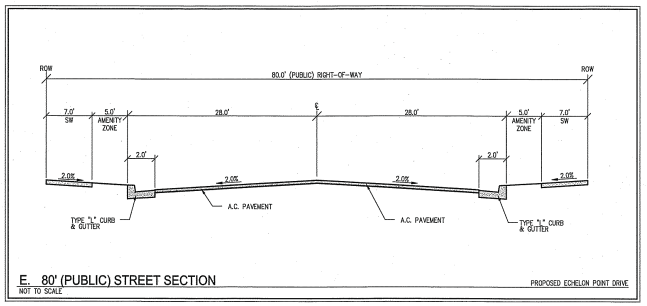
ENTRANCES PER TOWN CENTER SUBDIVISION ENTRY




C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY




D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD

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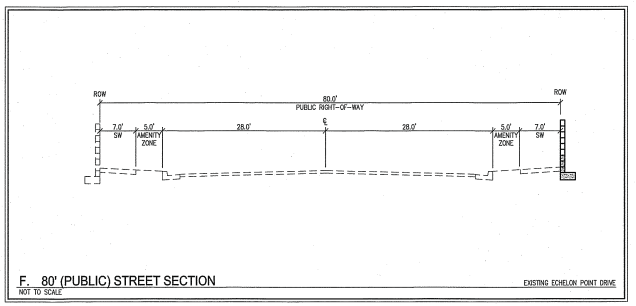


F. 80' (PUBLIC) STREET SECTION
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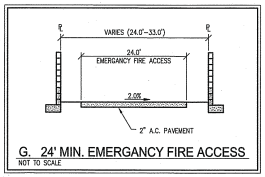
EXISTING ECHELON POINT DRIVE




G. 24' MIN. EMERGANCY FIRE ACCESS
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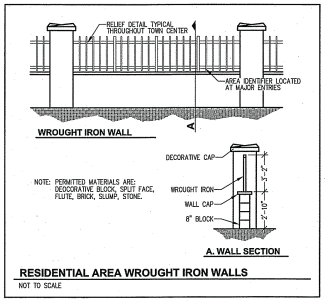


RESIDENTIAL AREA WROUGHT IRON WALLS
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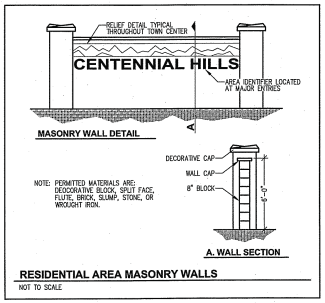


RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

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

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S20 T19 R60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

PROFESSIONAL ENGINEER STATE OF NEVADA DARRIN M. PAPA Exp: 12/31/13 15815 5/2/13

TM-2
SHEET 2 OF 3

TMP-49542
WVR-49873

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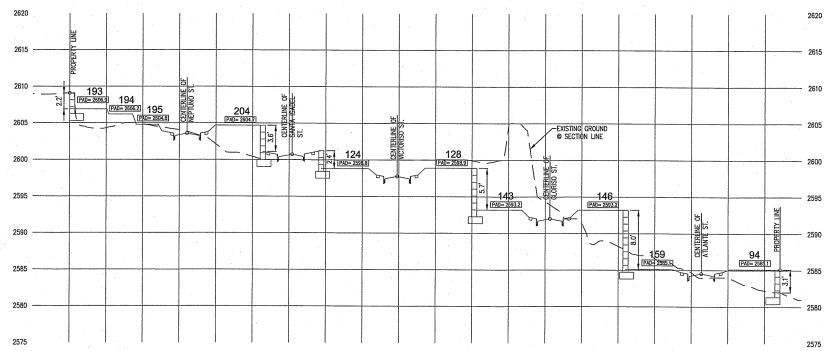
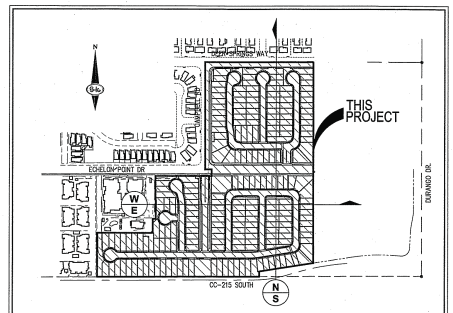
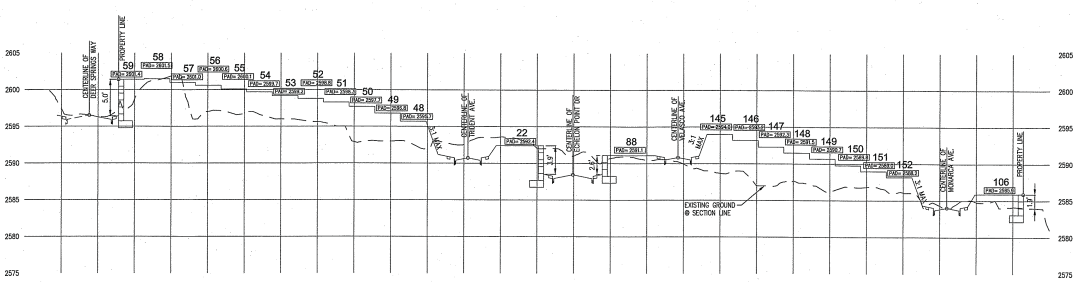



EAST/WEST - SECTION
SCALE: HORZ. 1" = 80'
VERT. 1" = 8'




VICINITY MAP
NOT TO SCALE




NORTH/SOUTH - SECTION
SCALE: HORZ. 1" = 80'
VERT. 1" = 8'

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. |
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CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
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DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARWIN J. PAPPA
Exp. 12/31/13
CIVIL
No. 15675
5/23/13

TM-3
SHEET 3 OF 3

TMP-49542
WVR-49873



TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13




TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13




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06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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TMP-49542
WVR-49873

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
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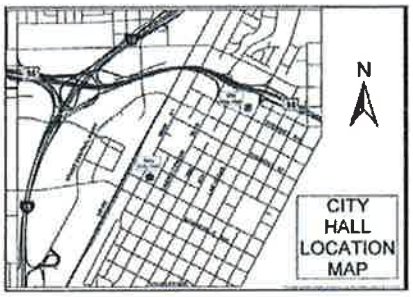
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

**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 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.

**TMP-49542 & WVR-49873**
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: TMP-49542
12520215235
LEE TRUST
2259 MOON VIEW DR
HACIENDA HEIGHTS CA 91745-5740

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56-57
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested**
**Official Notice of Public Hearing**




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**TMP-49542 & WVR-49873**
Planning Commission Meeting of 7/9/2013

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

Case: TMP-49542
12520310018
COHN MATTHEW C & CAROLYN A
8211 KAPLAN DR
SAN DIEGO CA 92123-3823

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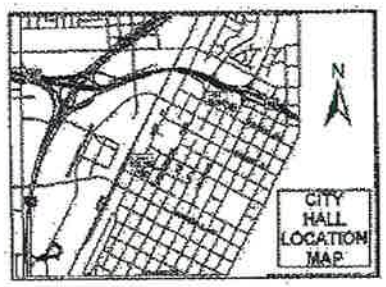
Jul 05 13 08:36a

A-09-57

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

**Return Service Requested**
**Official Notice of Public Hearing**

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**TMP-49542 & WVR-49873**

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

PRESORTED FIRST CLASS

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MAILED FROM ZIPCODE 89101

Case: TMP-49542

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LAS VEGAS NV 89149-3261

DRDGNHP 89149

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIPCODE 89101

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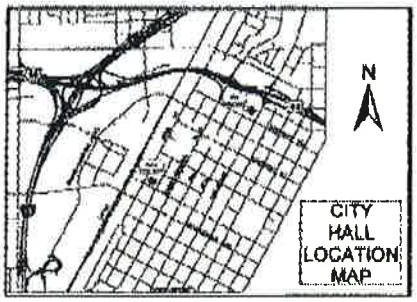
**Official Notice of Public Hearing**

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lease use available blank space on card for your comments.

**MP-49542 & WVR-49873**
lanning Commission Meeting of 7/9/2013

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

Case: TMP-49542
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City of Las Vegas Agenda Item No.: **28.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **3** | **Planning Commission Mtg.** | **1** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-49873 APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Anthony Sejas

Subscribed and sworn before me

This 8th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016



PRJ-49374
06/13/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Waiver

**Project Address (Location)** Deer Springs Way/Durango Drive

**Project Name** Deer Springs 15 **Proposed Use**

**Assessor's Parcel #(s)** 125-20-313-000 **Ward #**

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

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

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

**Additional Information**

**PROPERTY OWNER** RES NV TVL, LLC **Contact** Paul Kenner

**Address** 2490 Paseo Verde Pkwy #120 **Phone:** 821-4988 **Fax:** 736-9200

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

**E-mail Address** paul.kenner@rialtocapital.com

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

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

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

**E-mail Address**

**REPRESENTATIVE** Slater Hanifan Group **Contact** Chelsea Peltier

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

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

**E-mail Address** cpeltier@shg-inc.com

**Property Owner Signature*** [signature]

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

**Print Name** Anthony Segas

Subscribed and sworn before me

This 5th day of March, 20 13.

[signature]

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt Exp. Jan. 13, 2016

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | WVR-49873 |
| Meeting Date: | |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

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

PRJ-49374
06/13/13

City of Las Vegas Agenda Item No.: **29.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

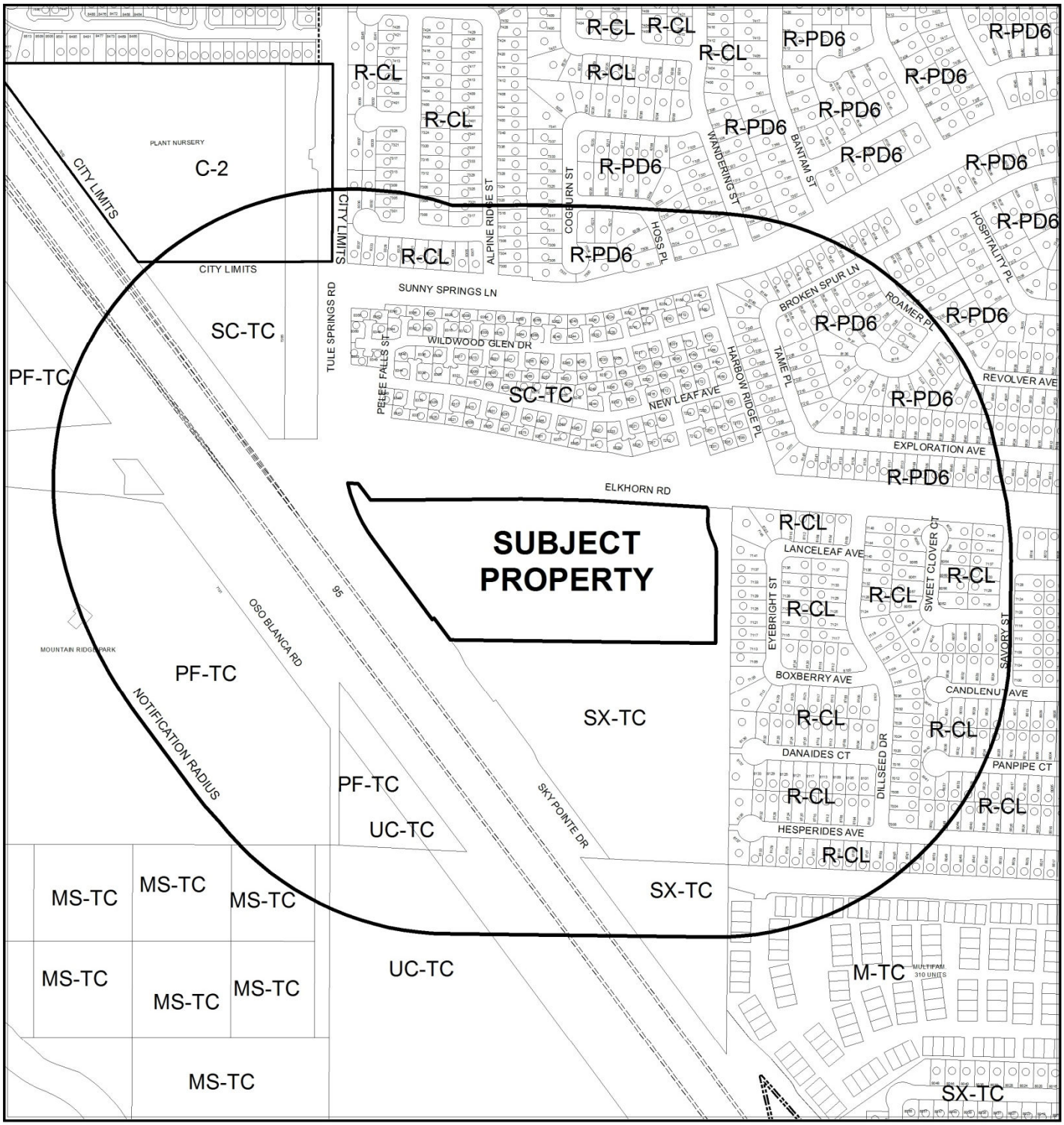
**SUBJECT:**
ABEYANCE - SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **10** | **Planning Commission Mtg.** | **3** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-48863, WVR-48864 and SDR-48862
2. Conditions and Staff Report - SUP-48863, WVR-48864 and SDR-48862
3. Supporting Documentation
4. Photos - SUP-48863, WVR-48864 and SDR-48862
5. Justification Letter - SUP-48863, WVR-48864 and SDR-48862
6. Support Postcards – SUP-48863 and WVR-48864
7. Protest Postcards – SUP-48863, WVR-48864 and SDR-48862



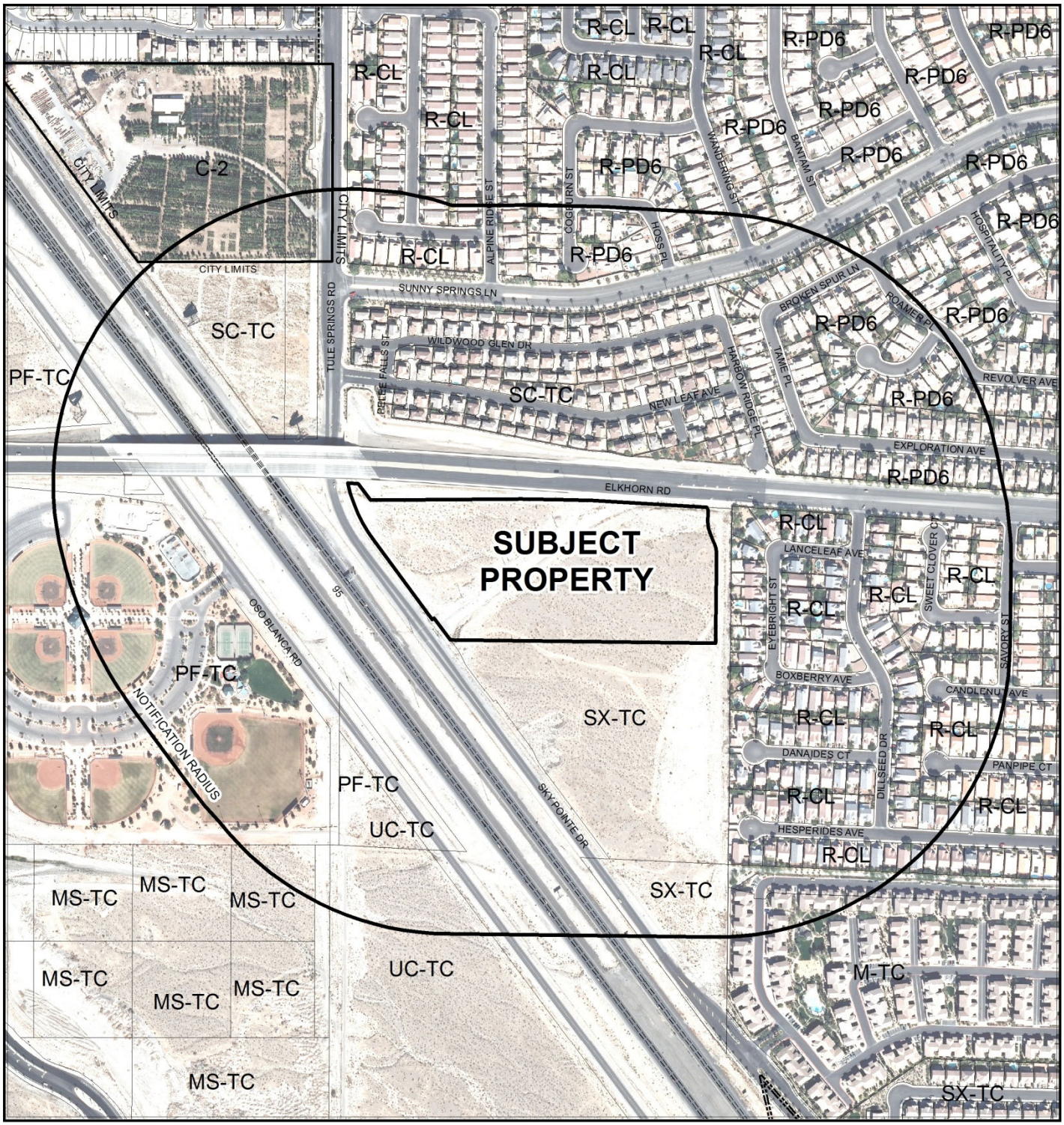

0 400 800 Feet

**CASE:** **SUP-48863, WVR-48864 AND SDR-48862**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

N




**CASE:** **SUP-48863, WVR-48864 AND SDR-48862**

**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-48863** APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Ryland Homes Nevada, LLC

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015



RECEIVED

JUN 12 2013

City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP

**Project Address (Location)** 7038 Sky Pointe

**Project Name** Sky Pointe Residential **Proposed Use** Residential

**Assessor's Parcel #(s)** 125-1-102-001 **Ward #** 6

**General Plan:** existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

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

**Gross Acres** 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

**Additional Information**

**PROPERTY OWNER** Investor Equity Homes, LLC **Contact**

**Address** 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** Vince.Schettler@colliers.com

**APPLICANT** Ryland Homes Nevada LLC **Contact** Jeff Stevens

**Address** 8925 W. Russell Road # 200 **Phone** (702) 360-7500 **Fax** (702) 360-7005

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** Jeffrey.Stevens@ryland.com

**REPRESENTATIVE** RCI Engineering **Contact** Chris Thompson

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

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

**E-mail Address** cthompson@rcinevada.com

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

**Property Owner Signature*** POA

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

**Print Name** Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-48863 |
| Meeting Date: | 7/9/13 |
| Total Fee: | $1030.00 |
| Date Received:* | 6/12/13 |
| 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.

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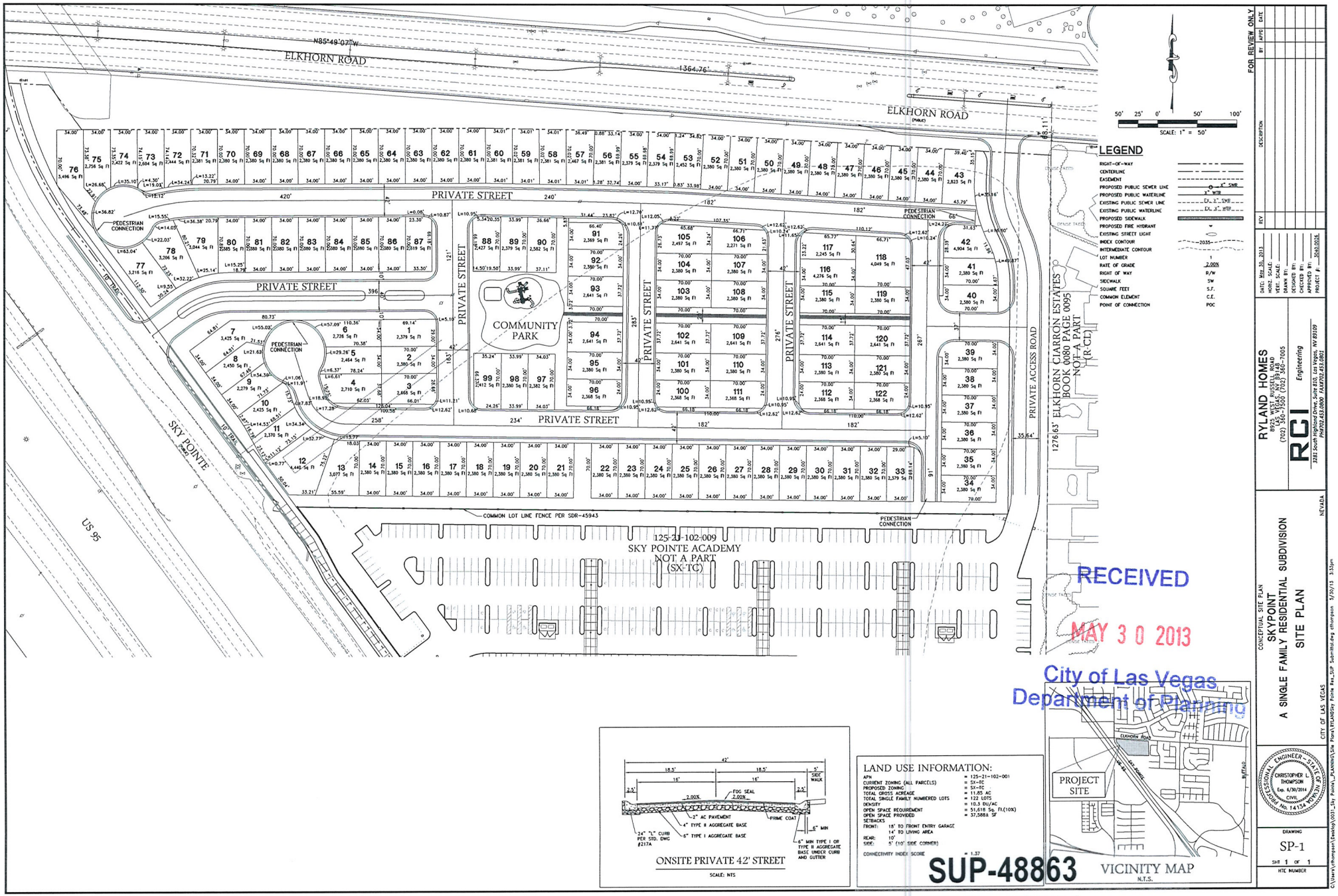
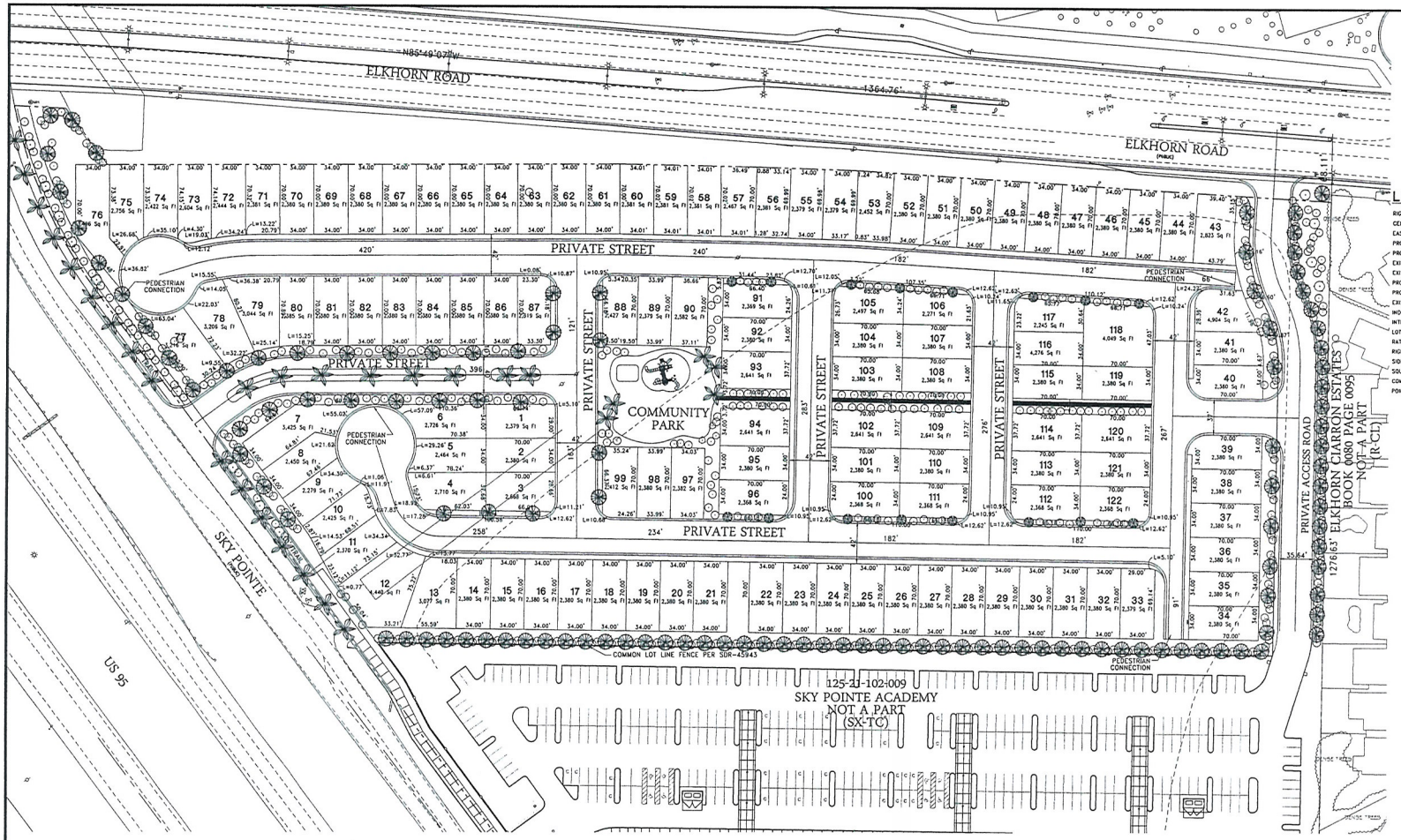
RECEIVED

JUN 12 2013

City of Las Vegas
Department of Planning


ELKHORN ROAD
N85°49'07"W
1364.76'
ELKHORN ROAD
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE ACCESS ROAD
COMMUNITY PARK
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
SKY POINTE
US 95
10' TRAIL
COMMON LOT LINE FENCE PER SDR-45943
125-21-102-009
SKY POINTE ACADEMY
NOT A PART
(SX-TC)
1276.63' ELKHORN CIARRON ESTATES
BOOK 0080 PAGE 0095
NOT A PART
(R-CL)
SCALE: 1" = 50'
50' 25' 0' 50' 100'
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
COMMON ELEMENT
POINT OF CONNECTION
2.00%
R/W
SW
S.F.
C.E.
POC
ONSITE PRIVATE 42' STREET
SCALE: NTS
LAND USE INFORMATION:
APN = 125-21-102-001
CURRENT ZONING (ALL PARCELS) = SX-TC
PROPOSED ZONING = SX-TC
TOTAL GROSS ACREAGE = 11.85 AC
TOTAL SINGLE FAMILY NUMBERED LOTS = 122 LOTS
DENSITY = 10.3 DU/AC
OPEN SPACE REQUIREMENT = 51,618 Sq. Ft.(10%)
OPEN SPACE PROVIDED = 57,588± SF
SETBACKS
FRONT: 18' TO FRONT ENTRY GARAGE
14' TO LIVING AREA
REAR: 10'
SIDE: 5' (10' SIDE CORNER)
CONNECTIVITY INDEX SCORE = 1.37
PROJECT SITE
ELKHORN ROAD
VICINITY MAP
N.T.S.
RECEIVED
MAY 30 2013
City of Las Vegas
Department of Planning
SUP-48863
WVR-48864
SDR-48862
FOR REVIEW ONLY
RYLAND HOMES
8925 WEST RUSSELL ROAD
LAS VEGAS, NV 89148
(702) 360-7500 (702) 360-7005
RCI Engineering
3881 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702)453.0800 FAX(702)453.0802
CONCEPTUAL SITE PLAN
SKYPOINT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITE PLAN
CITY OF LAS VEGAS
NEVADA
DRAWING
SP-1
SHT 1 OF 1
HTE NUMBER

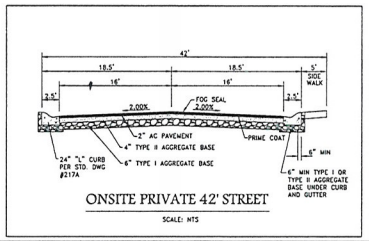



## LANDSCAPE LEGEND

| SYM | QTY | SIZE | SPACING | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|---|---|
| | 118 | 36" Box | 35' On Center | RIO GRANDE ASH | FRAXINUS VELUTINA RIO GRANDE |
| | 29 | 36" Box | 35' On Center | MEXICAN FAN PALM 12'-25' BROWN TRUNK HEIGHT | WASHINGTONIA ROBUSTA HYBRID |
| | 15 | 36" Box | VARIES | PURPLE ROBE LOCUST | ROBINIA AMBIGUA |
| | 19 | 24"-Box | N/A | TEXAS MOUNTAIN LAUREL | SOPHURA SECUNDIFLORA |
| | 434 | 1- 5 Gallon | N/A | Ornamental Ground Shrubs and Cover ** | Ornamental Ground Shrubs and Cover ** |
| | | | | | |
| | | | | | |

* Xeroscape- No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground conver will be used.

** Groundcover, shrubs and decomposed granite used on streetscapes limited to those noted in Town Center

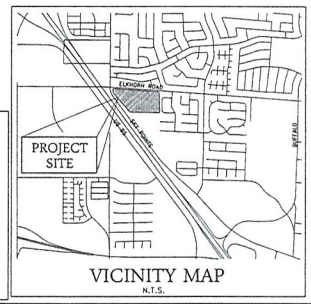



ONSITE PRIVATE 42' STREET

SCALE: NTS

### LAND USE INFORMATION:

| | |
|---|---|
| APN # | = 125-21-102-001 |
| CURRENT ZONING (ALL PARCELS) | = SX-TC |
| PROPOSED ZONING | = SX-TC |
| TOTAL GROSS ACREAGE | = 11.85 AC |
| TOTAL SINGLE FAMILY NUMBERED LOTS | = 122 LOTS |
| DENSITY | = 10.3 DU/AC |
| OPEN SPACE REQUIREMENT | = 51,618 Sq. Ft.(10%) |
| OPEN SPACE PROVIDED | = 57,588± SF |
| SETBACKS | |
| FRONT: | 18' TO FRONT ENTRY GARAGE<br>14' TO LIVING AREA |
| REAR: | 10' |
| SIDE: | 5' (10' SIDE CORNER) |
| CONNECTIVITY INDEX SCORE | = 1.37 |




VICINITY MAP

N.T.S.

FOR REVIEW ONLY

| NO | DESCRIPTION | BY | APPD | DATE |
|---|---|---|---|---|
| | | | | |

DATE: June 12, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT #: 3540.03.06

RYLAND HOMES
8712 W. DOVE RIDGE
LAS VEGAS, NV 89148
(702) 360-3500 (702) 360-7005

RCI Engineering
3311 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH:(702)433-3500 FAX:(702)433-3601

CONCEPTUAL SITE PLAN
SKYPOINT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LANDSCAPE PLAN
CITY OF LAS VEGAS NEVADA

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

DRAWING
LS-1
SHT 1 OF 1
HTE NUMBER

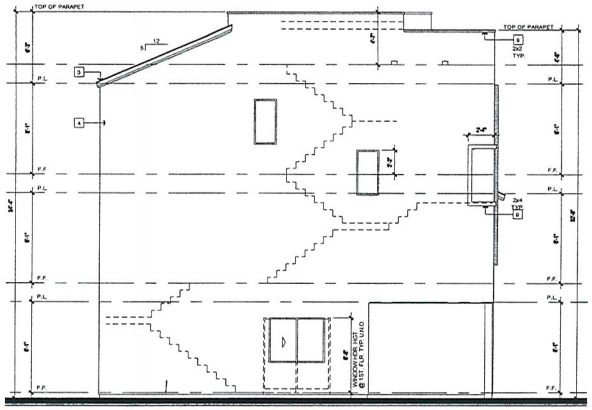
C:\Users\cthompson\Desktop\0831_Sky Pointe_KAMMS\Civ Plans\PlanDisp Plans Rev_SUP Submittal.dwg cthompson 6/12/13 10:52am

RECEIVED

SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

City of Las Vegas
Department of Planning

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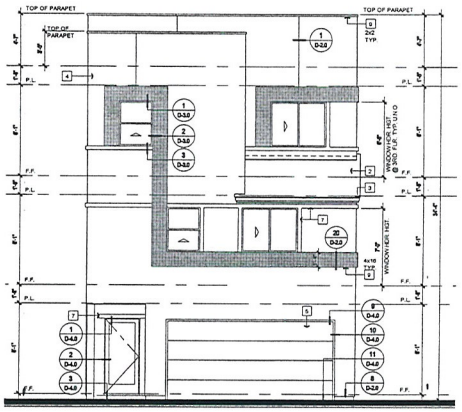


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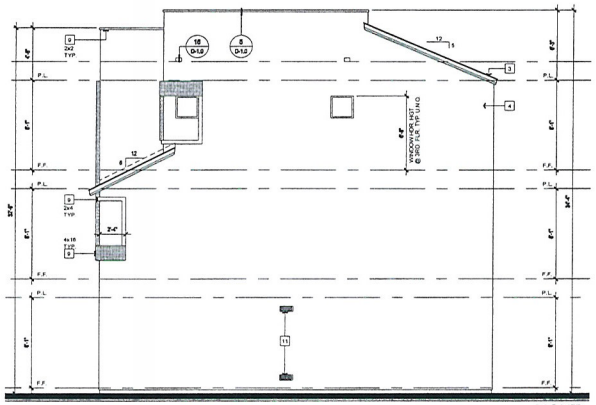


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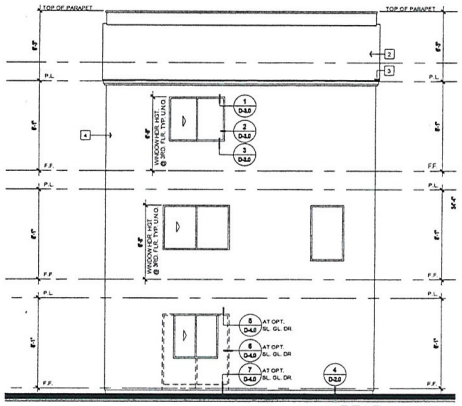



REAR

EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

## ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE'S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ B.LDG. PAPER BY OMEGA (ESR-1164) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL. 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE BOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL A/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER

## ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

## ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (I.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS:** BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 - 98 S.I. NET FREE AREA (CONCRETE TILAT)

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 294 SQ. IN

TOTAL FREE AREA = 294 SQ. IN

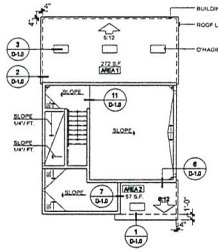
AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 57
57 SQ. FT. x 1/150 = SQ. FT. (0.38 SQ. IN.) 55

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

## ROOF PLAN | SCALE: 1/8" = 1'-0" | 2





KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133


KTGY Project No: 2011-0606


Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai


**Developer**

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |


It is the client's responsibility prior to accepting and utilization to make the architect in writing aware of any requirements that may affect the design of the project. Any discrepancies found in the drawings, or between drawings and field conditions, shall immediately be reported. Failure to make such notification will be considered a waiver of any claim against the architect arising out of such discrepancies or conditions which may exist. The client will be responsible for any deficiency conditions if these procedures are not followed.


CHRISTOPHER A. TETTER No. 8255 REGISTERED ARCHITECT STATE OF NEVADA

May 23, 2012

PLAN 1
'A' EXTERIOR
ELEVATIONS &
ROOF PLAN

A1-4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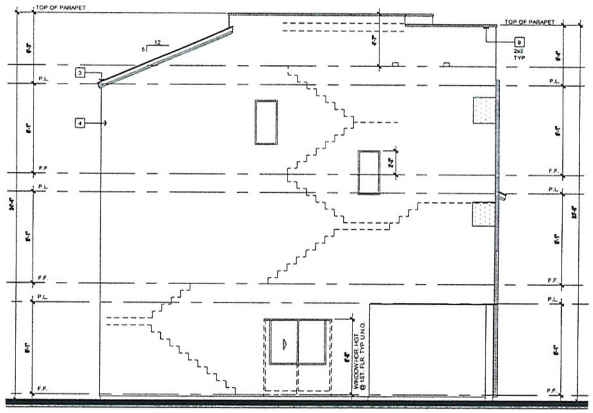
SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

City of Las Vegas
Department of Planning

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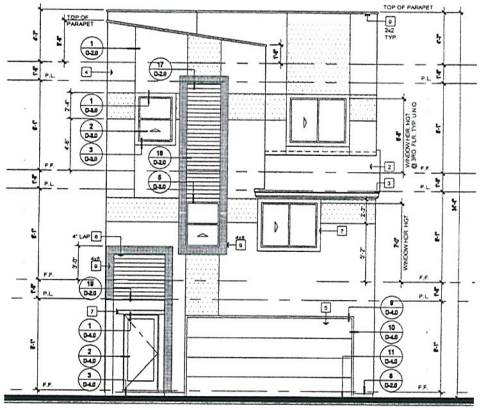


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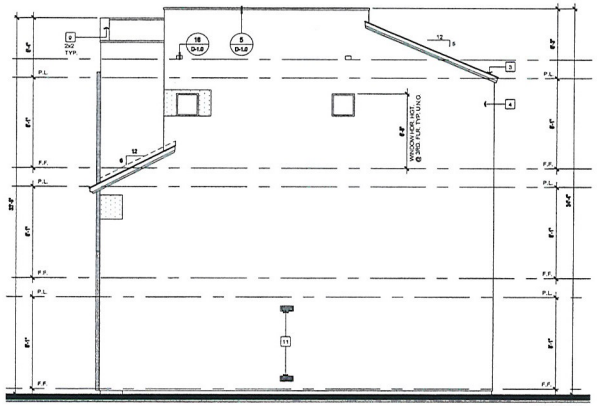


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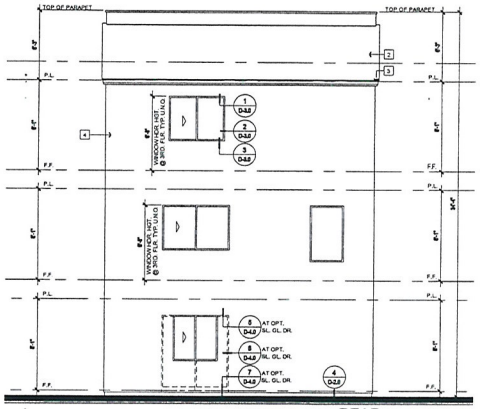



REAR

EXTERIOR ELEVATIONS | SCALE : 1/4" = 1'-0" | 1

1. **ROOF MATERIAL**: MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL**: MANUFACTURED CONCRETE FLAT ROOF TILE S BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA**: 2X6 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS**: 1-COAT EXTERIOR PLASTER O/BLDG. PAPER BY OMEGA (ESR-1130) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR**: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING**: INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM**: 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM**: 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM**: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER**: MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2086) OR EQUAL
11. **WATER HEATER VENTILATION**: 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION KEYNOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE FIREBOARDED WITH RATED GYP.-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL XX/-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

## ELEVATION NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL

## ROOF PLAN NOTES

**ATTIC VENTILATION**

ATTIC VENTILATION: (U.B.C. SECTION 1806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS** BY 'O'HAGIN' OR APPROVED EQUAL

SIZE 16X32 - 9# S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

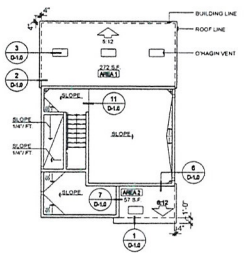
| | |
|---|---|
| (3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH | 294 SQ. IN |
| TOTAL FREE AREA = | 294 SQ. IN |

AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 57
57 SQ. FT. x 1/150 = SQ. FT. (0.38 SQ. IN.) 55

| | |
|---|---|
| (3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH | 98 SQ. IN |
| TOTAL FREE AREA = | 98 SQ. IN |

## ATTIC CALCULATIONS




ROOF PLAN | SCALE : 1/8" = 1'-0" | 2

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ktgy

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KTGY Project No: 2011-0606

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Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

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FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |

CHRISTOPHER S. SEXTON REGISTERED ARCHITECT No. 6255 STATE OF NEVADA

May 23, 2012

PLAN 1
'B' EXTERIOR ELEVATIONS & ROOF PLAN

A1-5

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SDR-48862 REVISED

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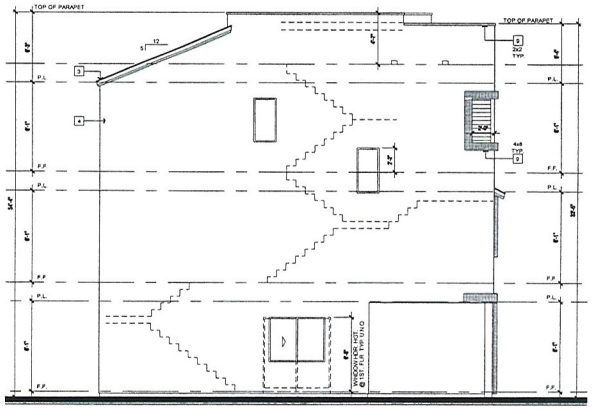
Department of Planning

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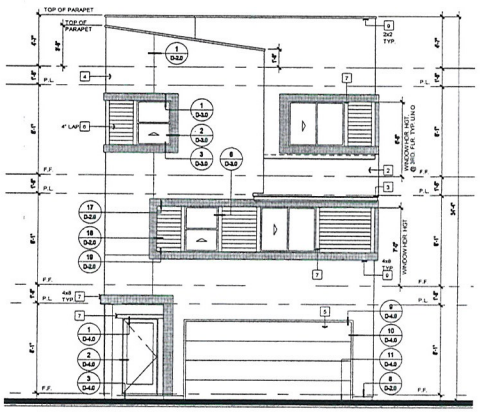


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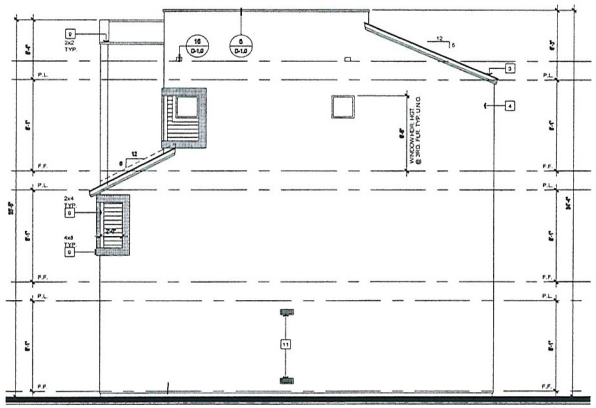


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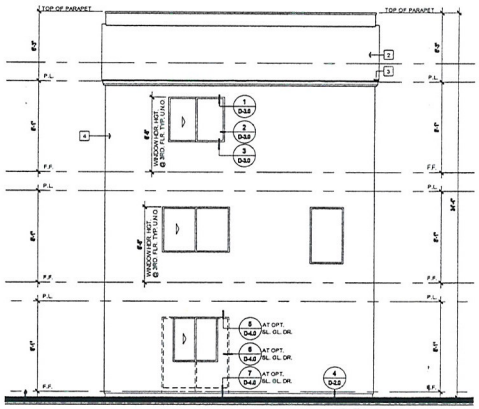



REAR

## EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

### ELEVATION KEYNOTES

1. **ROOF MATERIAL** 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS** 3-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1199) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING** INSTALL PER MANUF. REQUIREMENTS
7. **DOOR AND WINDOW TRIM** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

### ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL A/D- X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.

   ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

### ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 12/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 13/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL

### ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (I.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS** BY 'O'HAGIN' OR APPROVED EQUAL

SIZE 16X32 = 9S N.I. NET FREE AREA (CONCRETE TILE)

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 294 SQ. IN

TOTAL FREE AREA = 294 SQ. IN

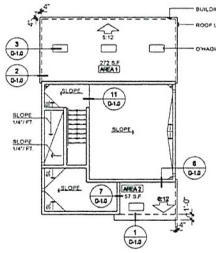
AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 57
57 SQ. FT. x 1/150 = SQ. FT. (0.38 SQ. IN.) 55

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

## ROOF PLAN — SCALE : 1/8" = 1'-0" — 2





**KTGY Group, Inc.**
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949 851 2133


**KTGY Project No:** 2011-0606

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Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

**Developer**

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FAX NO. Fax

CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |


It is the client's responsibility prior to authoring construction to notify the architect in writing of any non-conformance or deficiencies in the plans and specifications of which a contractor should be aware. Failure to notify the architect shall relieve the architect of responsibility for any reasonably foreseeable damages. Written instructions given by such notification to contractors shall be issued from the architect prior to the client or clients' subcontractors proceeding with the work. The architect shall not be responsible for any contractor's non-compliance with the plans and specifications as prepared.


CHRISTOPHER S. TERZICH REGISTERED ARCHITECT No. 8755 STATE OF NEVADA

May 23, 2012

PLAN 1
'C' EXTERIOR
ELEVATIONS &
ROOF PLAN

A1-6


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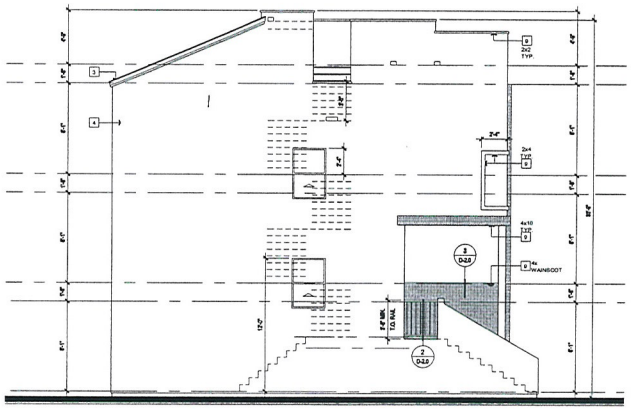

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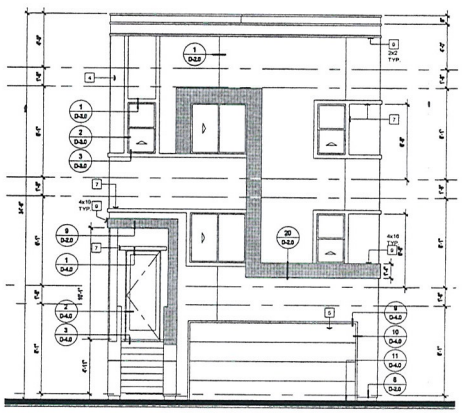

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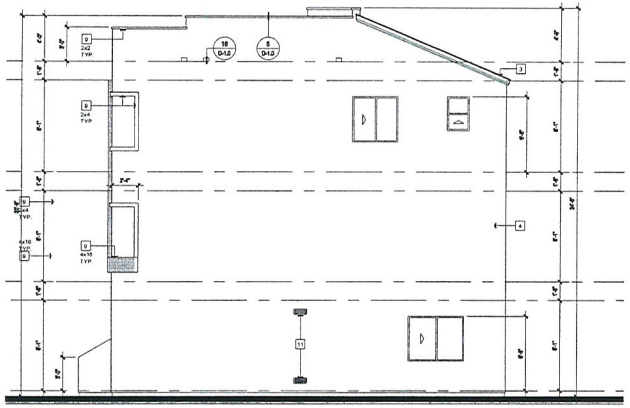

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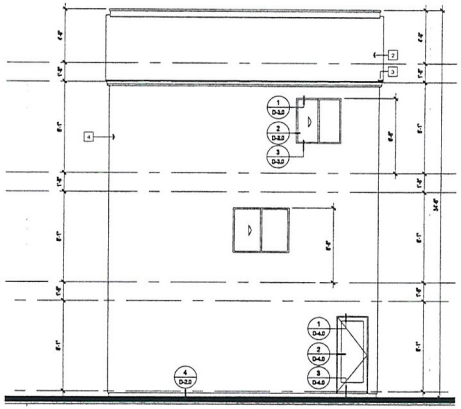

REAR

## EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

## ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1184) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL M2/A-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
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4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR W/IN 1'-4" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

## ATTIC CALCULATIONS

**ATTIC VENTILATION**

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**CLOAKED VENTS:** BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 - 96 S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

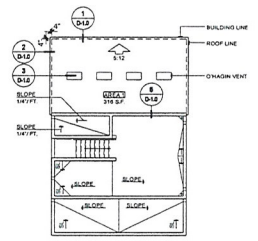
ATTIC SQUARE FOOTAGE = SQ. FT. 316

316 SQ. FT. x 1/150 = SQ. FT. (2.11 SQ. IN.) 304

(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

## ROOF PLAN — SCALE : 1/8" = 1'-0" — 2





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| | 05/23/12 | B.D. SUBMITTAL |

CHRISTOPHER Z. KEEFER REGISTERED No. 9255 ARCHITECT STATE OF NEVADA

May 23, 2012

PLAN 2
'A' EXTERIOR ELEVATIONS & ROOF PLAN

A2-4

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City of Las Vegas
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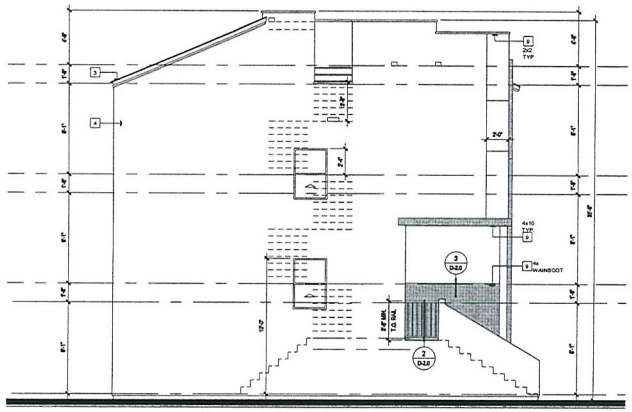

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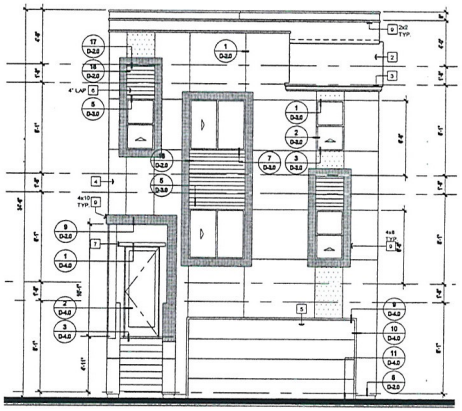

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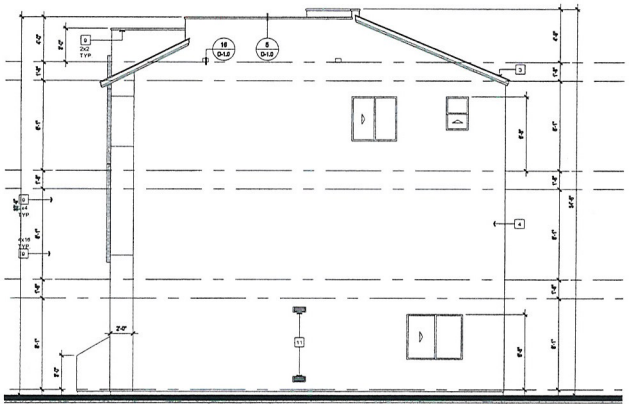

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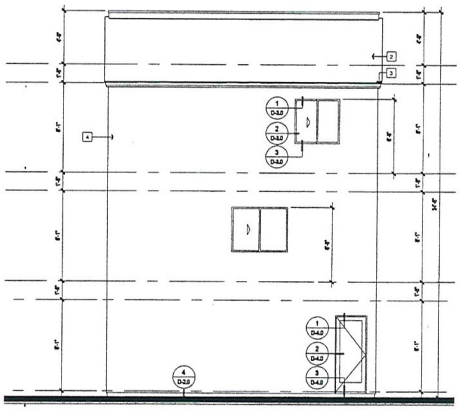


REAR

## EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

## ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R. S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEDA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 7"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2088) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE FIREBARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL XJD-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

## ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR W/IN 1'-4" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

## ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (U.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS** BY 'O'HAGIN' OR APPROVED EQUAL

SIZE 16X32 - 98 S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 316
316 SQ. FT. x 1/150 = SQ. FT. (2.11 SQ. IN.) 304

(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

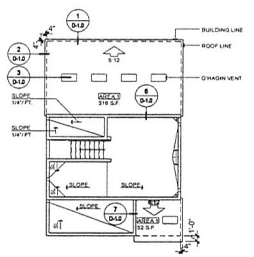
AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 92
92 SQ. FT. x 1/150 = SQ. FT. (0.35 SQ. IN.) 50

(1) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

## ROOF PLAN — SCALE : 1/8" = 1'-0" — 2





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**KTGY Project No:** 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

**Developer**

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FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |

CHRISTOPHER S. TELLER — REGISTERED — No. 4255 — ARCHITECT — STATE OF NEVADA

May 23, 2012

PLAN 2
'B' EXTERIOR ELEVATIONS & ROOF PLAN

A2-5

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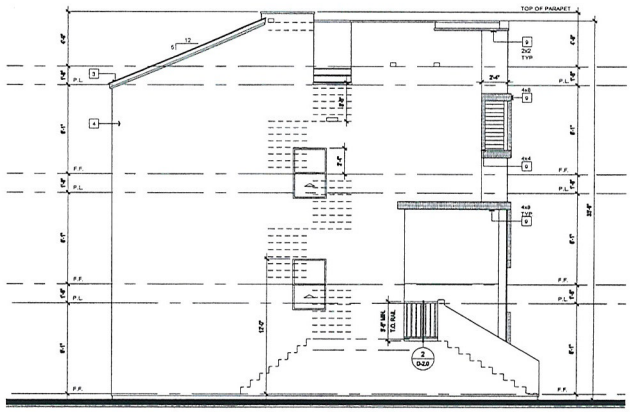
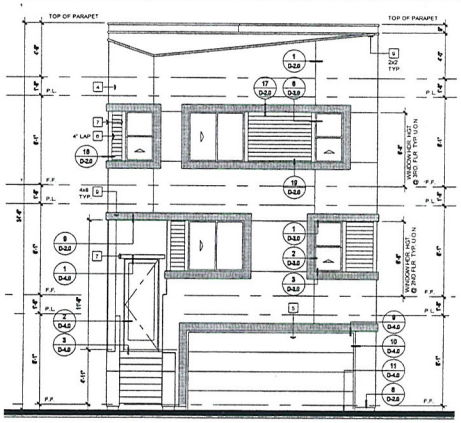
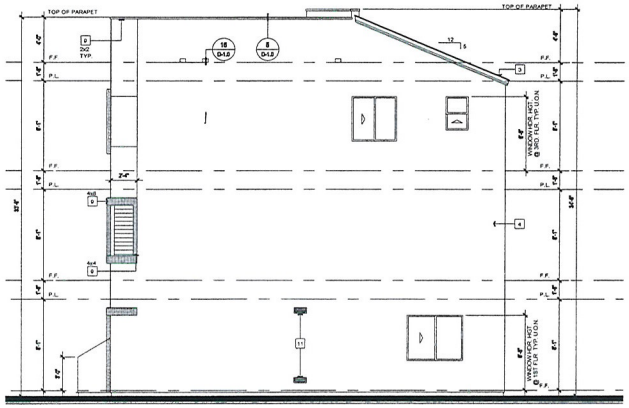
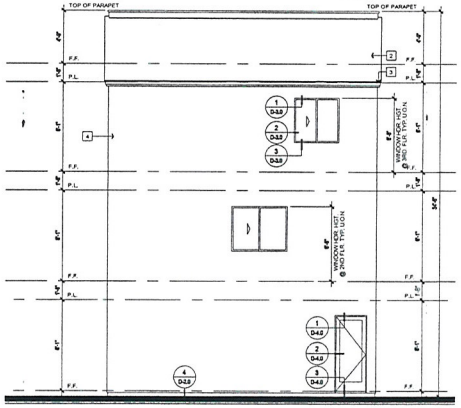
City of Las Vegas
Department of Planning

**SUP-48863 WVR-48864**
**SDR-48862 REVISED**




## EXTERIOR ELEVATIONS — SCALE 1/4" = 1'-0" — 1

## ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY MLT (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY MLT (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R. S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" E.P.S. FOAM TRIM AT HEAD, AND SILL. 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY ENVIRONMENTAL STONEWORKS (ESR-2186) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION NOTES

1. ALL STUCO WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 3/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

## ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

## ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (I.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS** BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 = 9S S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

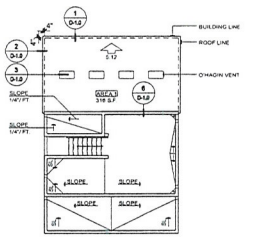
ATTIC SQUARE FOOTAGE = SQ. FT. 316

316 SQ. FT. x 1/150 = SQ. FT. (2.11 SQ. IN.) 304

(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

## ROOF PLAN — SCALE 1/8" = 1'-0" — 2

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ktgy

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KTGY Project No: 2011-0606

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Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |

It is the client's responsibility prior to bidding and construction to notify the architect of any omissions/errors or conflicts in the plans and specifications and shall, to the best of his knowledge, conform with the building codes and ordinances of governing agencies. Any deviations from the plans, specifications and ordinances or omissions in the plans and specifications must be approved by the architect in writing before construction with the same. The client will be responsible for any failure to conform to these standards and the architect will not be held liable.

CHRISTOPHER Z. TOLLEFSON REGISTERED No. 9255 STATE OF NEVADA ARCHITECT

May 23, 2012

PLAN 2
'C' EXTERIOR ELEVATIONS & ROOF PLAN

A2-6

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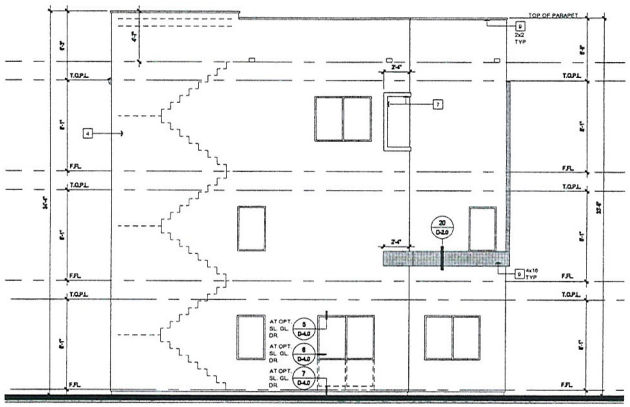
Department of Planning

SUP-48863 WVR-48864
SDR-48862 REVISED



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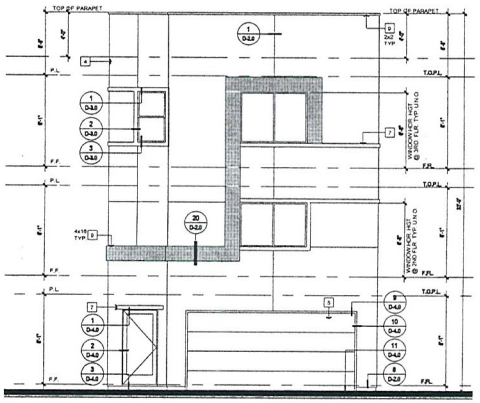

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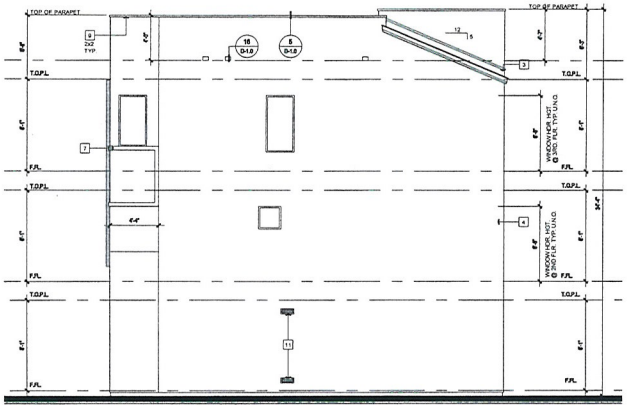

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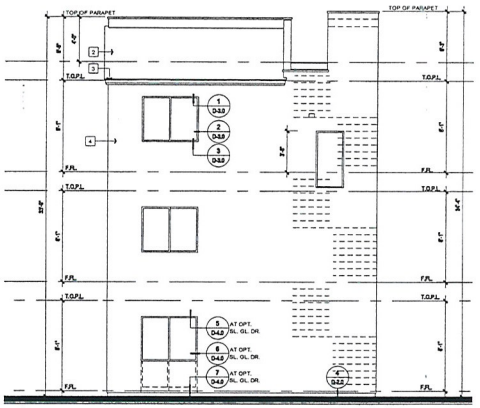


REAR

## EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

### ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE'S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1158) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2380) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

### ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL X/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAMPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER

### ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL

### ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (U.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

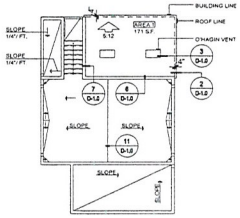
**CLOSED VENTS** BY "O'HAGIN" OR APPROVED EQUAL

| SIZE 18X32 = 98 | S.I. NET FREE AREA (CONCRETE TILE*) |
|---|---|
| AREA 1 | |

ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT. (1.14 SQ. IN.) 164

| | |
|---|---|
| (2) O'HAGIN VENT(S) AT 98 SQ. IN. EACH | 196 SQ. IN |
| TOTAL FREE AREA = | 196 SQ. IN |

### ROOF PLAN — SCALE : 1/8" = 1'-0" — 2





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FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |


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CHRISTOPHER J. TEXTER REGISTERED ARCHITECT No. 9255 STATE OF NEVADA

May 23, 2012

PLAN 3
'A' EXTERIOR ELEVATIONS & ROOF PLAN

A3-4

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**SDR-48862 REVISED**

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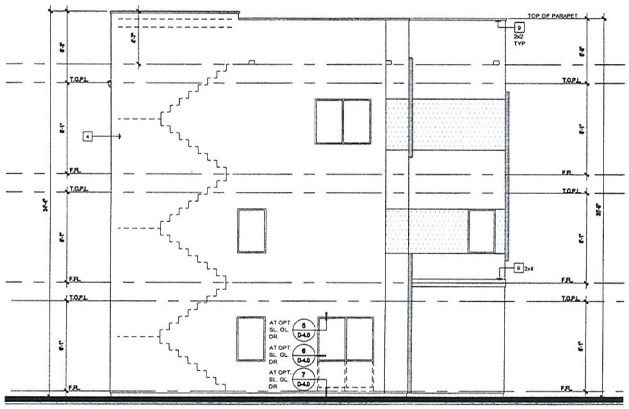


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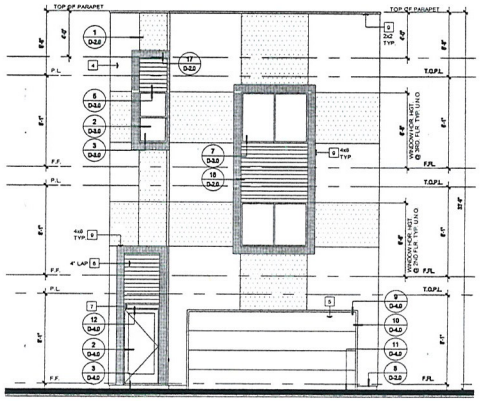


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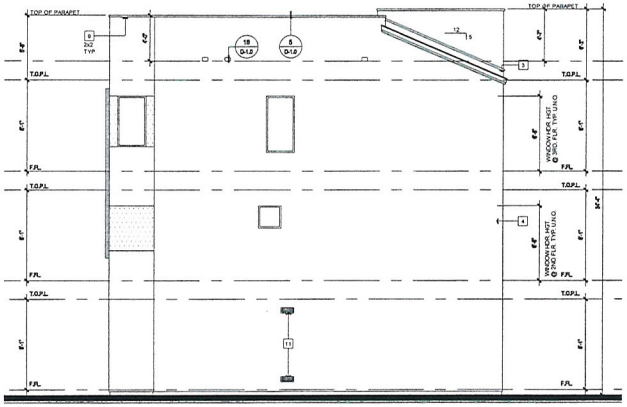


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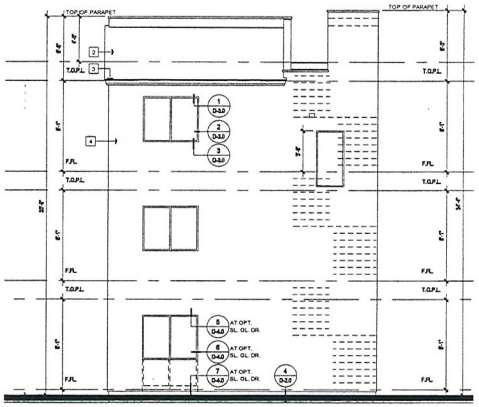


REAR

EXTERIOR ELEVATIONS SCALE : 1/4" = 1'-0" 1

## ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X4 R.S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER GI BLDG. PAPER BY OMEGA (ESR-1199) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2366) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X9" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

## ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
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## ROOF PLAN NOTES

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2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

## ATTIC CALCULATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION: (I.R.C. SECTION R806.2) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

**CLOAKED VENTS** BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 = 98 S.I. NET FREE AREA (CONCRETE TILE)

AREA 1

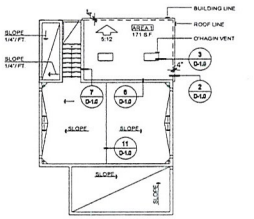
ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT. (1.14 SQ. IN.) 164

HIGH
(2) O'HAGIN VENT(S) AT 98 SQ.IN. EACH 196 SQ. IN

TOTAL FREE AREA = 196 SQ. IN

## ROOF PLAN

SCALE : 1/8" = 1'-0" 2





**KTGY Group, Inc.**
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133


**KTGY Project No:** 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

**Developer**

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |


It is the client's responsibility prior to any construction to verify the accuracy of all dimensions, notes and specifications set forth. Contractor shall thoroughly familiarize self with the building codes and methods of construction should any discrepancies be found between the drawings and existing conditions, work shall be resolved from the architect prior to the client's or contractor commencing with the work. The client will not be responsible for any deviations in construction if these amendments are not followed.


CHRISTOPHER J. TSUTSUI REGISTERED ARCHITECT No. 6755 STATE OF NEVADA

May 23, 2012

PLAN 3
'B' EXTERIOR ELEVATIONS & ROOF PLAN

A3-5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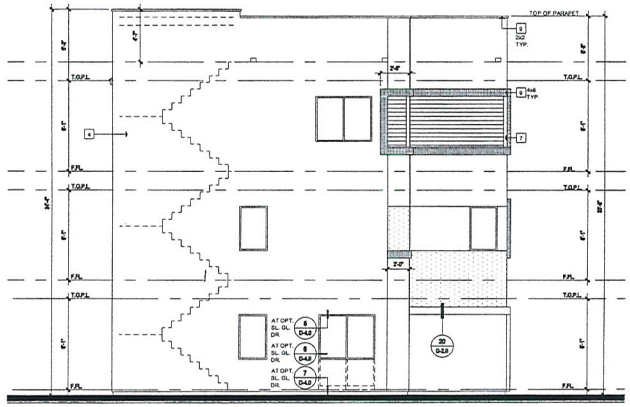
SDR-48862 REVISED

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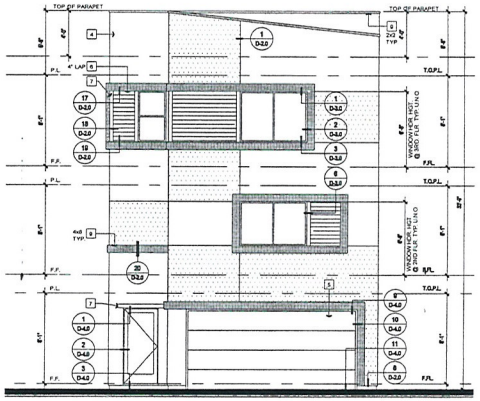


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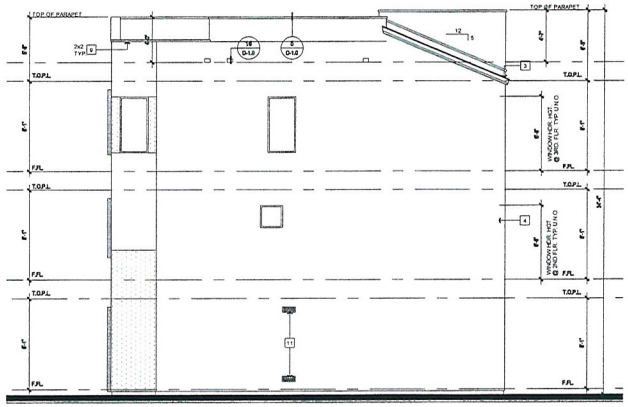


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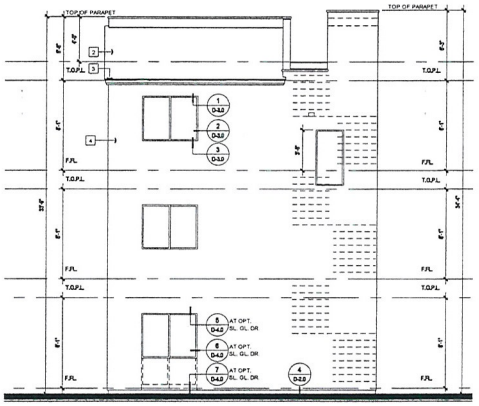


REAR

EXTERIOR ELEVATIONS | SCALE : 1/4" = 1'-0" | 1

| | |
|---|---|
| 1 | **ROOF MATERIAL** MANUFACTURED CONCRETE 'S' ROOF TILE S BY MLT (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME. |
| 2 | **ROOF MATERIAL** MANUFACTURED CONCRETE FLAT ROOF TILES BY MLT (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME. |
| 3 | **FASCIA** 2x8 R.S. WOOD BARGE AND FASCIA BOARD. |
| 4 | **EXT. PLASTER WALLS** 1-COAT EXTERIOR PLASTER OVBLDG. PAPER BY OMEGA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER. |
| 5 | **GARAGE DOOR** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR. |
| 6 | **COMPOSITE WOOD SIDING** INSTALL PER MANUF. REQUIREMENTS. |
| 7 | **DOOR AND WINDOW TRIM** 2"X4" E.P.S FOAM TRIM AT HEAD, AND SILL; 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP. |
| 8 | **DOOR AND WINDOW TRIM** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP. |
| 9 | **EXT. PLASTER TRIM** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE. |
| 10 | **MEVPL ADHERED VENEER** MANUFACTURED ADHERED STONE VENEER BY ENVIRONMENTAL STONEWORKS (ESR-2340) OR EQUAL. |
| 11 | **WATER HEATER VENTILATION** 14"x8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM |

ELEVATION KEYNOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED SYP-60 PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 3/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

ELEVATION NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
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ROOF PLAN NOTES

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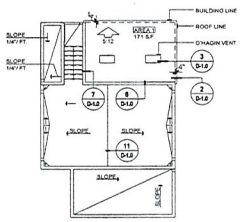
ATTIC CALCULATIONS




ROOF PLAN | SCALE : 1/8" = 1'-0" | 2

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ktgy

**KTGY Group, Inc.**
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

**KTGY Project No:** 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

**Developer**

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

# HILLSIDE

CITY OF LAS VEGAS
NEVADA

| No. | Date | Description |
|---|---|---|
| | 05/23/12 | B.D. SUBMITTAL |

It is the client's responsibility prior to or during construction to notify the architect in writing of any omissions/errors or enhancement to the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Failure to notify the architect in writing shall relieve the architect of responsibility and all the measures from the architect prior to the client or owner's subcontractors commencing with the work. The client shall be responsible for any deficiency consequent if these procedures are not followed.




May 23, 2012

PLAN 3
'C' EXTERIOR ELEVATIONS & ROOF PLAN

A3-6

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# CONCEPTUAL STREET SCENE

RYLAND HOMES

City of Las Vegas, NV
KTGY JOB #: 2011-0404 DATE 01.25.2012

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



*Roof Tile - Mission Profile*

*Fascia* *Garage Dr.* *Shutters & Front Dr.* *Ironwork*

*Primary Stucco* *Stucco Trim*



**Cobble Buff**

*Stone Masonry*

RYLAND HOMES

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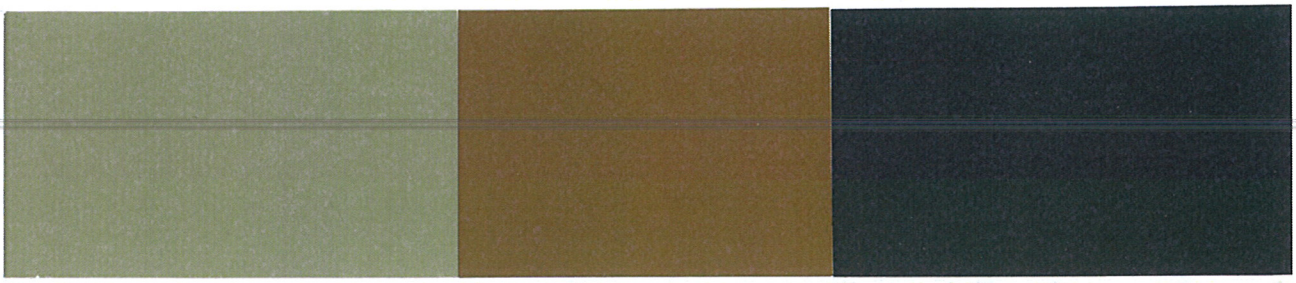
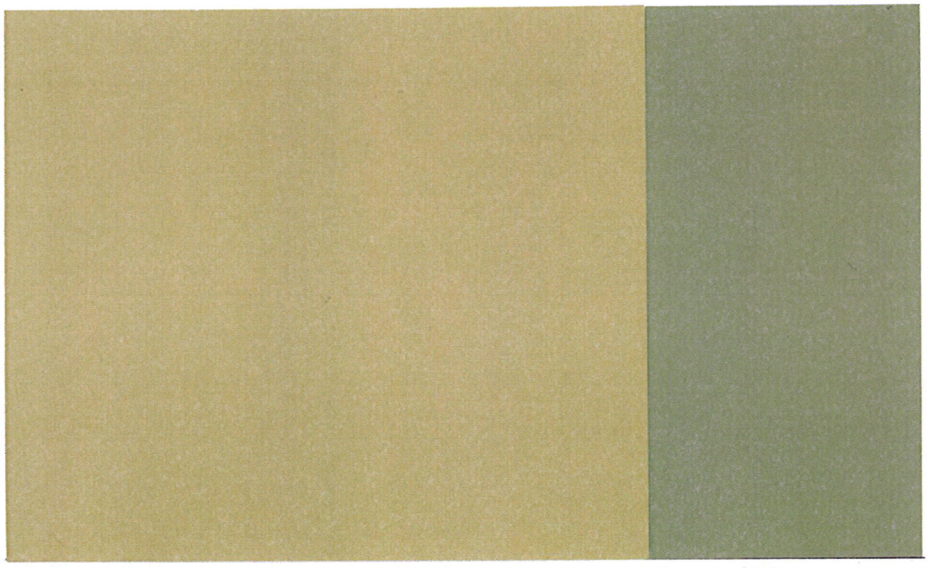
**SDR-48862**



*Roof Tile – Mission Profile*



*Fascia* *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



*Primary Stucco* *Stucco Trim*

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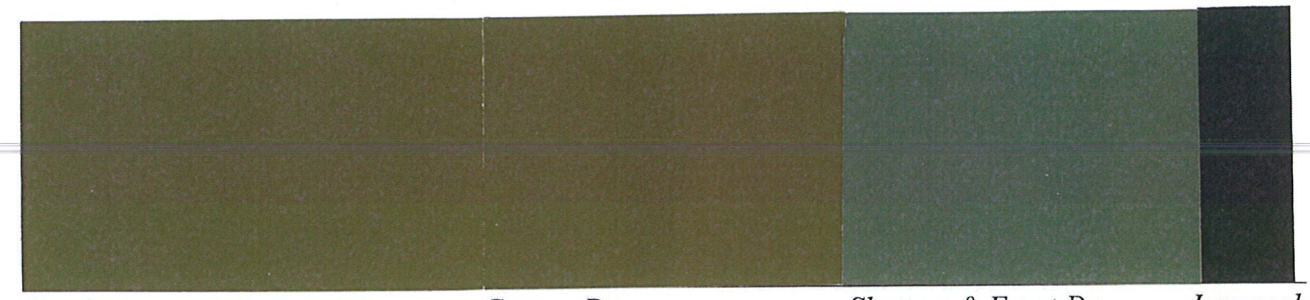
*Roof Tile – Mission Profile*



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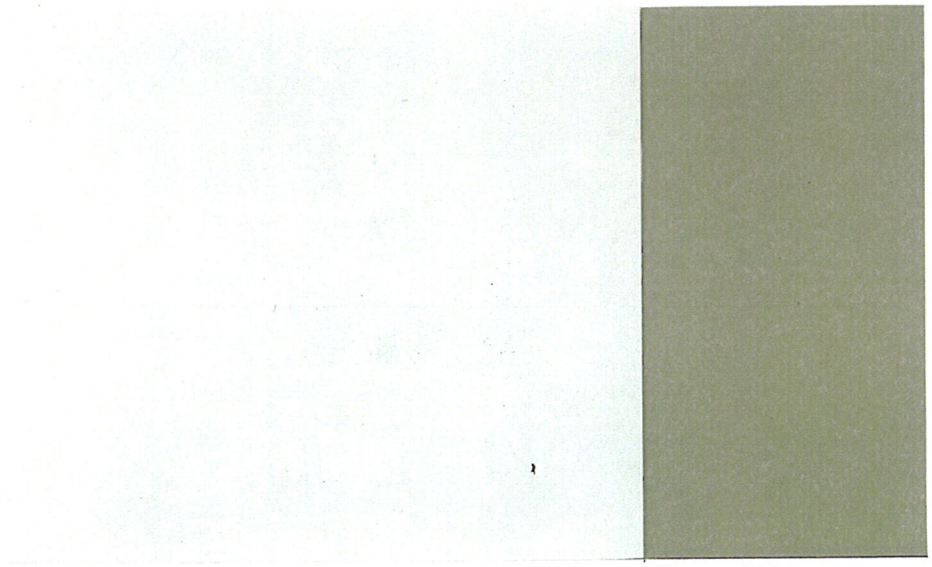

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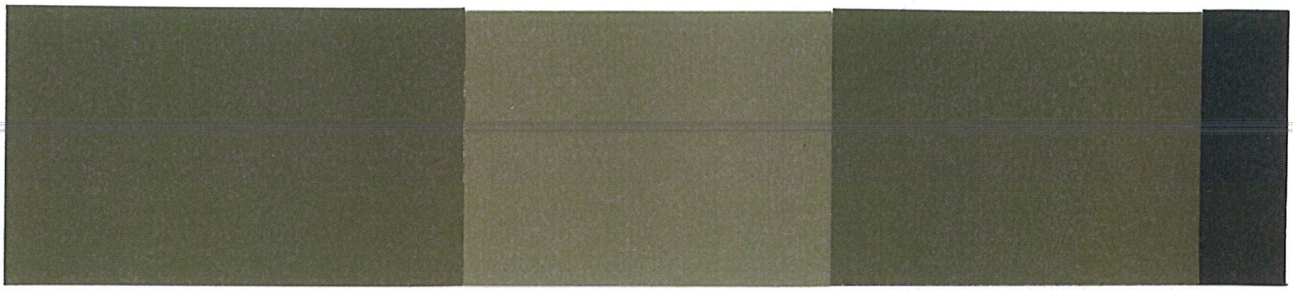

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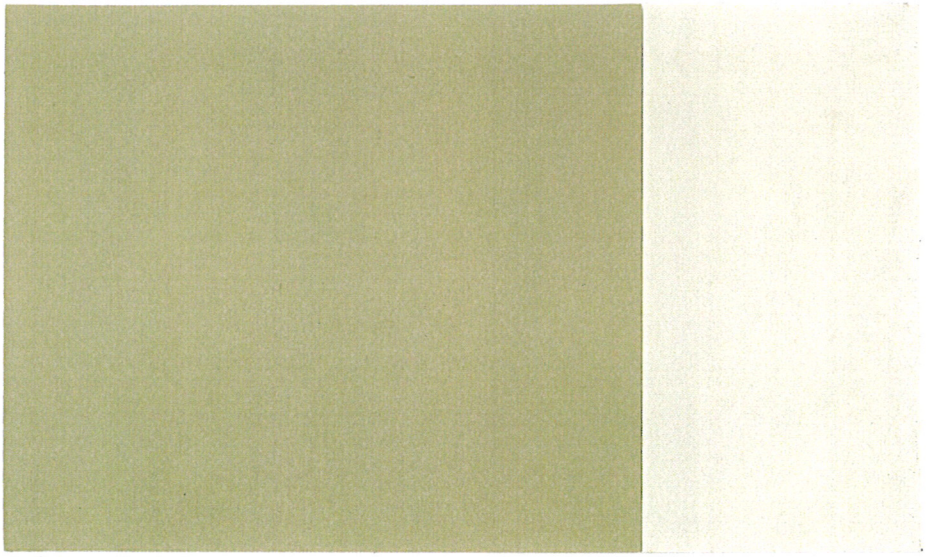

*Primary Stucco* *Stucco Trim*

RYLAND HOMES

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City of Las Vegas
Department of Planning

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**WVR-48864**
**SDR-48862**



SUP-48863, WVR-48864 & SDR-48862 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC

SOUTHEAST CORNER OF SKY POINTE DRIVE AND ELKHORN ROAD

06/03/13



SUP-48863, WVR-48864 & SDR-48862 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC

SOUTHEAST CORNER OF SKY POINTE DRIVE AND ELKHORN ROAD

06/03/13

RCI Engineering

March 28, 2013

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

**RE: Justification Letter SUP, SDR and Waiver for APN 125-21-102-001 - 7038 Sky Pointe Drive**

On behalf of our client Ryland Homes we have prepared the following justification letter in support of a Site Development Review, SDR-45943, Special Use Permit and Waivers for a gated community with private streets. The subject landholding consists of an 11.85 acre parcel located within the Centennial Hills Town Center Master Plan, immediately south of Elkhorn Road and east of Skye Pointe Drive. Please note that this parcel has recently been subdivided.

Along with the above referenced Site Development Review application an accompanying Major Modification was approved, MOD-45944 was approved in support of a charter school and multifamily residential development for the subject land holding. The charter school is currently under design review with the City of Las Vegas Public Works Building Department and is scheduled to break ground in April of this year.

Changes in the single family residential housing market, an increased demand for single family homes, has changed the best intended use for the subject portion of the project from a multifamily use to single family use.

The subject site is currently defined by the Centennial Hills Town Center Land Use Plan as Suburban Mixed Use (SX_TC). This land use designation allows for development of medium density residential uses.

The proposed development will consist of a single family detached residential subdivision containing 122 residential lots and 6 common element open spaces, for a gross density of 10.3 dwelling units per acre. The development will be accessed directly from Sky Pointe Drive via a private median divided and gated entry road, with a secondary access to the shared private drive/roadway which serves the private school site via Elkhorn Road. The internal roadway system will consist of a system of 42' wide private streets which will have sidewalk

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

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located along one side. The internal roadway system will have a connectivity index score of 1.37, and will provide 7 pedestrian access links. A deviation for title 19 requirements, section 19.04.100 will be required to support the developments two stub streets, dead end streets provided without a full size cul-de-sac turn around. Both of these stub streets are less than 100 feet long and act to provide access to three lots at one location and two lots at the other location but also provide pedestrian connection points.

The projects Sky Pointe frontage improvements will include a twelve foot wide non-equestrian multi use trail in accordance with the Town Center design standards. Additionally there will be a 15 foot wide landscape buffer along the projects shared property line with the charter school site to the south. This buffer will include a walking trail which will link the Sky Pointe Trail back into the development, providing a connection at the east end and middle of the development.

The Town Center Development Standards require open space in the amount of 10% for developments with a density ranging from 8.1-12.0 du/ac. Based upon this the 11.85 acre site will require open space totaling 51,618 square feet. With the proposed development plan 37,588 square feet of dedicated open space will provided, 73% of the required open space will be provided. Based upon this a waiver to reduce the required open space is included as a part of this application. As compensating benefit for the requested reduction in open space a central community park, linked by mid block pedestrian paseos, has been included within the land plan. At this time programming for the park facility has not been finalized but a mix of both passive and active recreation amenities will be incorporated.

The development will contain all two story homes on a dimensionally standard, minimum size, lot 34 feet wide and 70 feet deep. A standard 18 foot long driveway along with 10 foot rear and 5 foot side setbacks will be used for home plotting.

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

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

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

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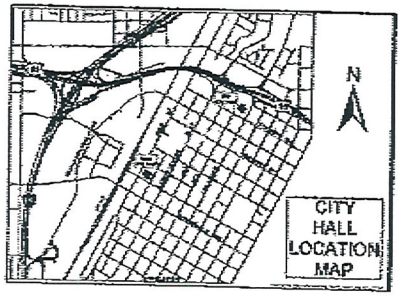
**Official Notice of Public Hearing**




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 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-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

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M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

07/01/2013 10:04 7029406931 EHB PAGE 01/01

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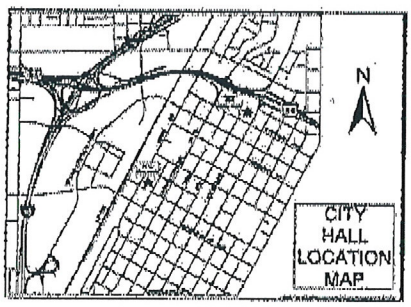


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**SUP-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

Case: SUP-48863
125178020[illegible]
WYKOFF NEWBERG CORP
P O BOX 62467
BOULDER CITY NV 89006-2467

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Development Services Center
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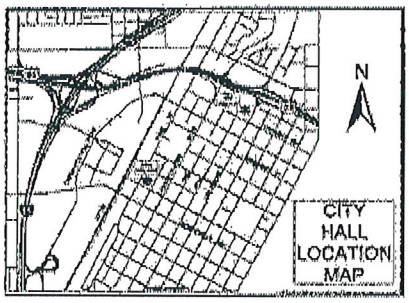


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**SUP-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

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1251 7802011
AMERICAN GEAR REDUCTION INC
P O BOX 62467
BOULDER CITY NV 89006-2467

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

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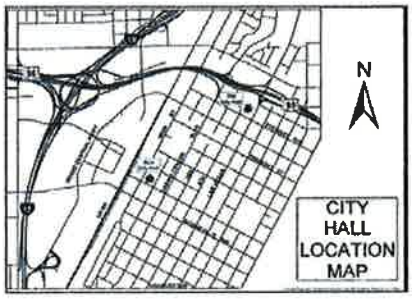


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**SUP-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

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PIFFERINI JR FAMILY TRUST
PIFFERINI ROBERT M JR & LARK TRS
601 WESTON RD
SCOTTS VALLEY CA 95066-2542

108 DRDGNMP 95066

Department of Planning 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-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

Case: SUP-48863
12521213167
NATALE PHILIP J & MICHELE
9 SHERRI RD
SARATOGA SPRINGS NY 12866-8514

2 DRDGNMP 12866

please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

Case: SUP-48863
12521213177
GOMEZ CHRISTOPHER & CECILIA
6868 SKY POINTE DR #2087
LAS VEGAS NV 89131-6117

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City of Las Vegas
Department of Planning

66 DRDGNMP 89131

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

**Return Service Requested**
**Official Notice of Public Hearing**

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City of Las Vegas
Dept. of Planning

PRESORTED FIRST CLASS

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0004279218 JUN 27 2013
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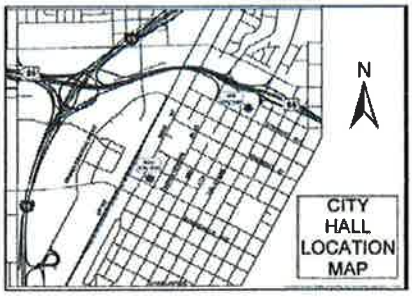


How much housing and Schools CAN you cram in this small area of town. There is already too much congestion & traffic. The Schools are not even open yet & Apartments Are not built.

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 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-48863 & WVR-48864**
Planning Commission Meeting of 7/9/2013

Case: SUP-48863
12521213088
MCCULLOUGH-FERRER DAWN M LIV TR
MCCULLOUGH-FERRER DAWN MARIE
1210 N DALTON AVE
AZUSA CA 91702-2128

89 DRDGMMP 91702

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 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-48863 & WVR-48864**
Planning Commission Meeting of 7/9/2013

Case: SUP-48863
12516421076
HUIZHONG GU IRA
%EQUITY TRUST COMPANY
22 COTONEASTER CT
MOUMOUTH JUNCTION NJ
08852-2319

2 DRDGMMP 08852

59-60
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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## Official Notice of Public Hearing




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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-48863 & WVR-48864**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dep[illegible]ing

Case: SUP-48863
12521213282
NOLAN DANIEL M & KATHLEEN
7341 RAVINES AVE
LAS VEGAS NV 89131-1778

6S DRDGMMP 89131

Department of Planning 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-48863 & WVR-48864**
Planning Commission Meeting of 7/9/2013

Case: SUP-48863
12516415059
TRIBETT FAMILY TRUST
TRIBETT RICHARD L OR TERESA TRS
8329 ALDER MEADOWS AVE
LAS VEGAS NV 89131-4528

6S DRDGMMP 89131

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

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City of Las Vegas
Department of Planning

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MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-48863 & WVR-48864**
Planning Commission Meeting of 7/9/2013

There is a reason for title 19.04. I don't think waivers should be handed out freely, as with the last three in Ward 6. Is the department concerned for the quality of life of the residents of Ward 6, or the builders' profit margins?

Case: SUP-48863
12521213153
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

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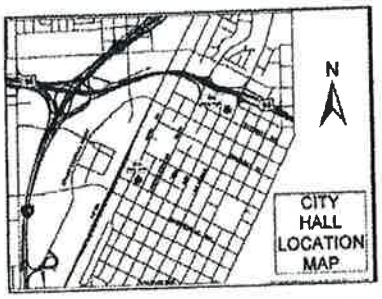
Return Service Requested

**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-48863 & WVR-48864**

Planning Commission Meeting of 7/9/2013

[redacted] MAILED FROM ZIPCODE 89101

Case: SUP-48863

12521213010
SCHNEIDER FAMILY TRUST
112 SEA VIEW DR
PORT ANGELES WA 98362-9155

2 ORDCHMP 98363

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City of Las Vegas
Department of Planning

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City of Las Vegas
Department of Planning
Development Services Cent
333 North Rancho Drive, 3' floor
Las Vegas, Nevada 89106

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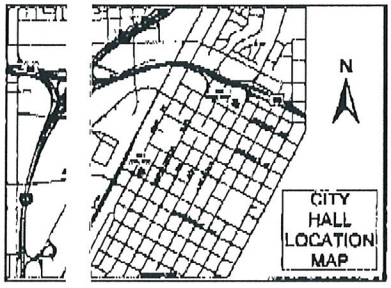
**Officia Notice of Public Hearing**

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☐ I SUPPORT this Reques

☒ I OPPOSE this Request

Case: SDR-48862
12516418020
SNOW JEANNETTE
8145 EXPLORATION AVE
LAS VEGAS NV 89131-4596

Please use available bl k space on card for your comments.

**SDR-48862**

Planning Commission eeting of 7/9/2013 Cutting a 1/4 of the square footage allotment for 122 SFR homes wit no buffer, sounds like apartment living functionality and over crowding

66 DRDGNMP 89131

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City of Las Vegas
Department of Planning
Development Services Cent
333 North Rancho Drive, 3' floor
Las Vegas, Nevada 89106

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**Ret rn Service Requested**
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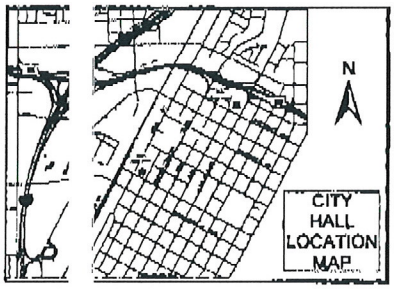


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: SUP-48863
12516418020
SNOW JEANNETTE
8145 EXPLORATION AVE
LAS VEGAS NV 89131-4596

Please use available bl k space on card for your comments.

**SUP-48863 & WVR-4 864**

59-61 P

Planning Commission eeting of 7/9/2013

Inadequate or insufficient standard size streets and sidewalks will cause more accidents and/or deaths.

66 DRDGNMP 89131

City of Las Vegas Agenda Item No.: **30.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES OF THE STREET; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **10** | **Planning Commission Mtg.** | **3** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Support Postcards
4. Comment submitted by: Diana Ortosky - PC07092013-60-1

**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: **WVR-48864** APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Ryland Homes Nevada, LLC

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015



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JUN 12 2013

City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Waiver

**Project Address (Location)** 7038 Sky Pointe

**Project Name** Sky Pointe Residential **Proposed Use** Residential

**Assessor's Parcel #(s)** 125-1-102-001 **Ward #** 6

**General Plan:** existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

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

**Gross Acres** 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

**Additional Information**

**PROPERTY OWNER** Investor Equity Homes, LLC **Contact**

**Address** 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** Vince.Schettler@colliers.com

**APPLICANT** Ryland Homes Nevada LLC **Contact** Jeff Stevens

**Address** 8925 W. Russell Road # 200 **Phone** (702)360-7500 **Fax** (702)360-7005

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** Jeffrey.Stevens@ryland.com

**REPRESENTATIVE** RCI Engineering **Contact** Chris Thompson

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

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

**E-mail Address** cthompson@rcinevada.com

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

**Property Owner Signature*** [signature] POA

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

**Print Name** Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

[signature] Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | WVR-48864 |
| Meeting Date: | 7/9/13 |
| Total Fee: | $830.00 |
| Date Received:* | 6/12/13 |
| Received By: | [signature] |

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

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

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JUN 12 2013
City of Las Vegas
Department of Planning

# Public Comment Form

Item Subject WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES OF THE STREET; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

Tracking Number PC07092013-60-1

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment They are trying to put to many houses on a small space.

There are laws and regulation made that everyone suppose to follow for the good of the city. If you let them brake them, then everyone else building wants the same.

There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote Against

City of Las Vegas Agenda Item No.: **31.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **10** | **Planning Commission Mtg.** | **5** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards
4. Comment submitted by: Diana Ortosky - PC07092013-61-1
5. Comment submitted by: Diana Ortosky - PC07092013-61-2

**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-48862** APN: 125-21-102-001

Name of Property Owner: Investor Equity Homes, LLC

Name of Applicant: Ryland Homes Nevada, LLC

Name of Representative: RCI Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 2013

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015



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JUN 12 2013
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SDR

**Project Address (Location)** 7038 Sky Pointe

**Project Name** Sky Pointe Residential **Proposed Use** Residential

**Assessor's Parcel #(s)** 125-1-102-001 **Ward #** 6

**General Plan:** existing SX-TC proposed SXTC **Zoning:** existing T-C proposed T-C

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

**Gross Acres** 11.85 **Lots/Units** 107 **Density** 9.03 du/ac

**Additional Information**

**PROPERTY OWNER** Investor Equity Homes, LLC **Contact**

**Address** 3960 Howard Hughes Parkway, Suite 150 **Phone:** (702) 735-5700 **Fax:** (702) 735-5709

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** Vince.Schettler@colliers.com

**APPLICANT** Ryland Homes Nevada LLC **Contact** Jeff Stevens

**Address** 8925 W. Russell Road # 200 **Phone** (702)360-7500 **Fax** (702)360-7005

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** Jeffrey.Stevens@ryland.com

**REPRESENTATIVE** RCI Engineering **Contact** Chris Thompson

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

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

**E-mail Address** cthompson@rcinevada.com

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

**Property Owner Signature*** POA

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

**Print Name** Vincent T. Schettler

Subscribed and sworn before me

This 1 day of April, 20 13.

Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35661-1
MY APPT. EXPIRES MAR. 1, 2015

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-48862 |
| **Meeting Date:** | 7/9/13 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 6/12/13 |
| **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.

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JUN 12 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

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UNITED STATES POSTAGE
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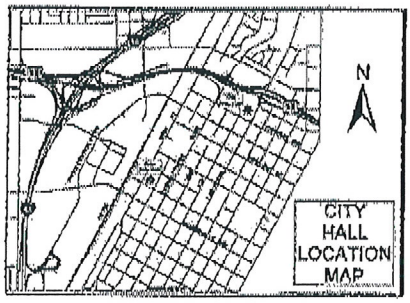
**Official Notice of Public Hearing**

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-48862**

Planning Commission Meeting of 7/9/2013

Case: SDR-48862

12517802001
WYKOFF NEWBERG CORP
P O BOX 62467
BOULDER CITY NV 89006-2467

39 DRDGNMP 89006

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

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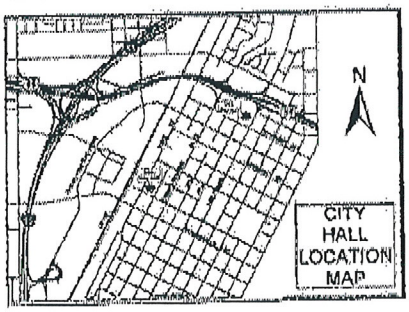


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-48862**

Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12517802005
AMERICAN GEAR REDUCTION INC
P O BOX 62467
BOULDER CITY NV 89006-2467

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

61A

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
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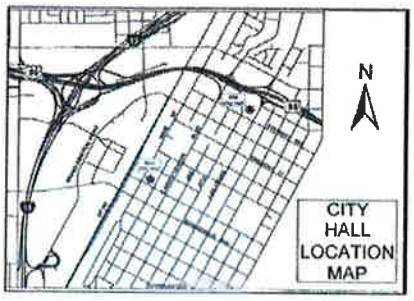
MAILED FROM ZIP CODE 89101

**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 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-48862**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SDR-48862
12521213282
NOLAN DANIEL M & KATHLEEN
7341 RAVINES AVE
LAS VEGAS NV 89131-1778

6 6 DRDGMMP 89131

Department of Planning 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-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213298
CERJANCE THOMAS L
P O BOX 2014
OCEAN SHORES CA 98569-2014

130 DRDGMMP 98569

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**SDR-48862**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SDR-48862
12516415059
TRIBETT FAMILY TRUST
TRIBETT RICHARD L OR TERESA TRS
8329 ALDER MEADOWS AVE
LAS VEGAS NV 89131-4528

61
3P

66 DRDGMMP 89131

Submitted after final agenda

Date 7/9/2013 Item 61

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

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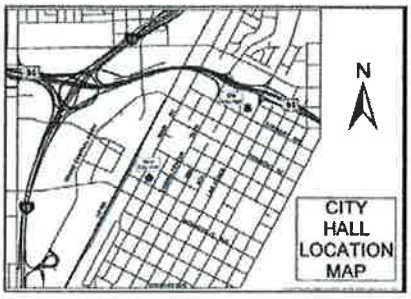


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Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213220
PIFFERINI JR FAMILY TRUST
PIFFERINI ROBERT M JR & LARK TRS
601 WESTON RD
SCOTTS VALLEY CA 95066-2542

1 OB ORDGMP 96066

appropriate box below and return this card in an envelope with postage to the Department of Planning 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-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213167
NATALE PHILIP J & MICHELE
9 SHERRI RD
SARATOGA SPRINGS NY 12866-8514

2 ORDGMP 12866

6|2P

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

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City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

but it doesn't really matter. Builders always get their way with planning.

Please use available blank space on card for your comments.

Kids playing will not be as safe. It will be harder to walk to your dog

**SDR-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213153
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

10 DRDGMP 89143

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

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**Official Notice of Public Hearing**

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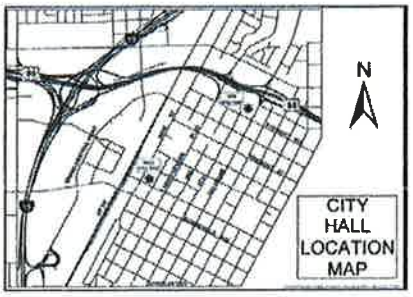
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12516421076
HUIZHONG GU IRA
%EQUITY TRUST COMPANY
22 COTONEASTER CT
MOUMOUTH JUNCTION NJ
08852-2319

2 ORDCMP 0852

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

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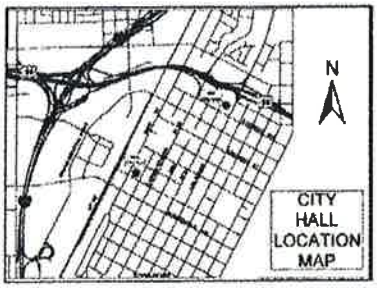
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-48862**
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213010
SCHNEIDER FAMILY TRUST
112 SEA VIEW DR
PORT ANGELES WA 98362-9155

2 ORDCMP 98362

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City of Las Vegas
Department of Planning

6/P

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

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**Official Notice of Public Hearing**

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JUL 2 2013
City of Las Vegas
Dept. of Planning

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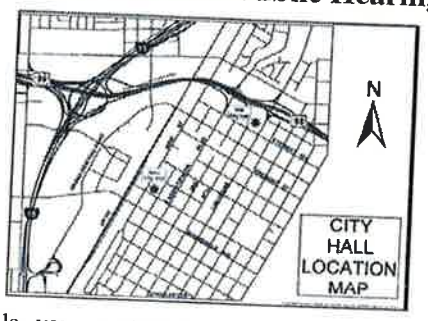


THE STANDARDS SET FORTH IN THE APLICABLE STATUTES EXIST FOR THE BETTERMENT OF OUR COMMUNITY - THIS EXCEPTION IS NOT NECESSARY OR WARANTED.

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 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-48862**
Planning Commission Meeting of 7/9/2013

12521111056 Case: SDR-48862
SHUPE JASON P
7036 DILLSEED DR
LAS VEGAS NV 89131-8135

66 DRDGNMP 89131




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JUL 0 8 2013
City of Las Vegas
Department of Planning

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

☒ I SUPPORT this Request
☐ I OPPOSE this Request

ease use available blank space on card for your comments.

**DR-48862**
anning Commission Meeting of 7/9/2013

12521213077 Case: SDR-48862
PETERSEIL GARY D & MARO K
27432 VIA AMISTOSO
MISSION VIEJO CA 92692-2412

92 DRDGNMP 92692

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

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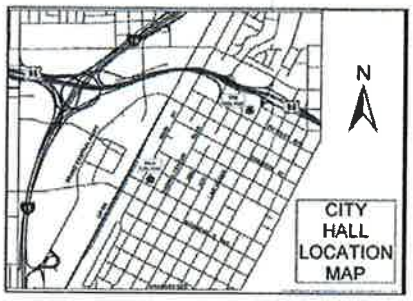
## Return Service Requested
## Official Notice of Public Hearing

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

Please use available blank space on card for your comments.

**SDR-48862**

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: SDR-48862
12516421145
DUMO DICK
4336 IOWA ST #8
SAN DIEGO CA 92104-1346

96 DRDGMMP 92104

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.

**SDR-48862**

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: SDR-48862
12521213177
GOMEZ CHRISTOPHER & CECILIA
6868 SKY POINTE DR #2087
LAS VEGAS NV 89131-6117

66 DRDGMMP 89131

61
2A

# Public Comment Form

Item Subject SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

Tracking Number PC07092013-61-1

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment Landscaping is important part of the city. Putting in trees and bushes help to clean the air and beutifide the city. Every state I lived in has this rule. Why should they be different.

They are trying to put to many houses on a small space.

There are laws and regulation made that everyone suppose to follow for the good of the city. If you let them brake them, then everyone else building wants the same.

There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote

# Public Comment Form

Item Subject SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED on 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

Tracking Number PC07092013-61-2

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment Landscaping is important part of the city. Putting in trees and bushes help to clean the air and beutifide the city. Every state I lived in has this rule. Why should they be different.

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There are laws and regulation made that everyone suppose to follow for the good of the city. If you let them brake them, then everyone else building wants the same.

There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote Against

City of Las Vegas Agenda Item No.: **32.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

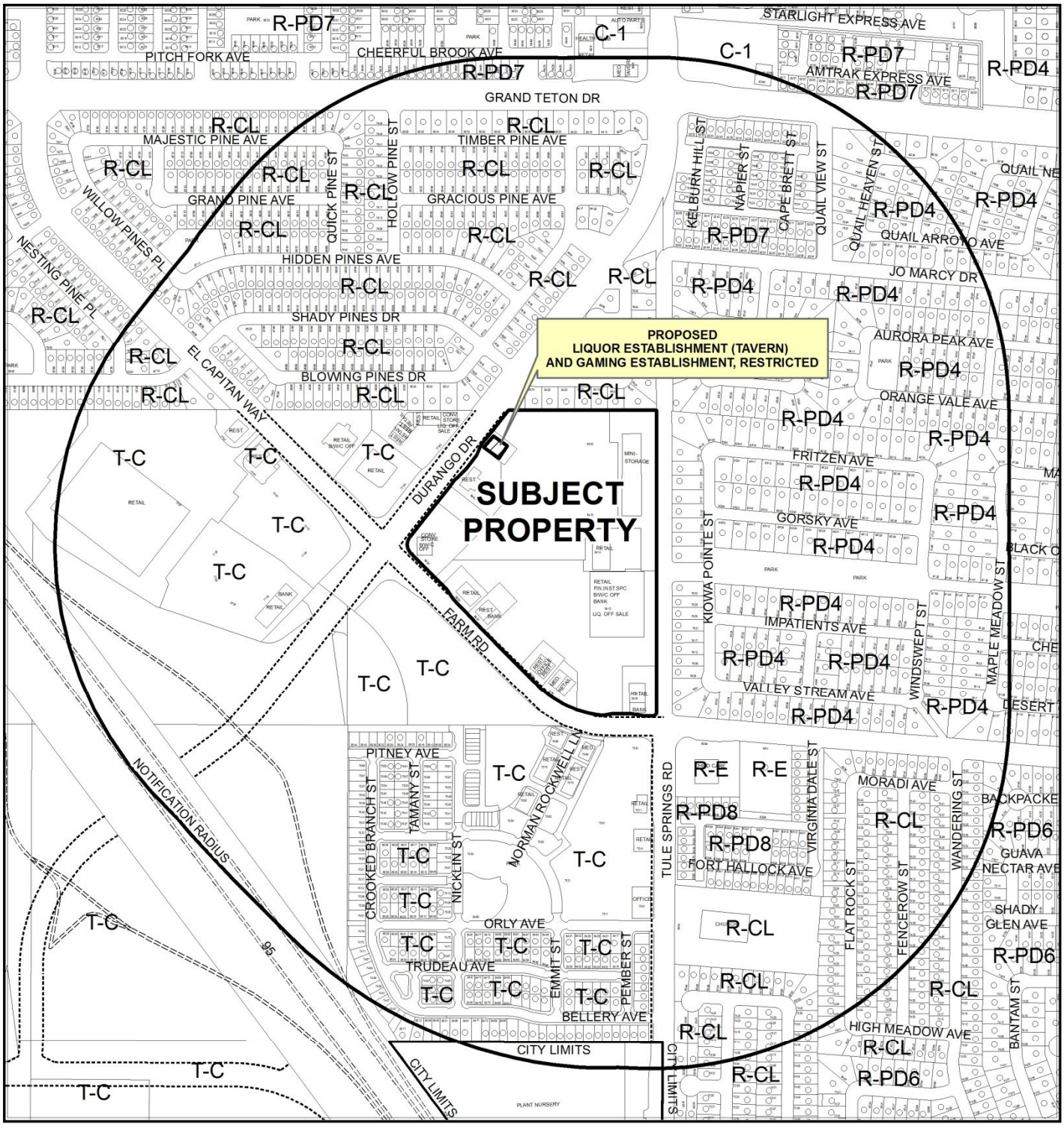
**SUBJECT:**
ABEYANCE - SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE A MINIMUM 400-FOOT SEPARATION IS REQUIRED AND TO ALLOW SUCH USE ON A 23.25 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE REQUIRED IS 50 ACRES at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **25** | **Planning Commission Mtg.** | **6** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

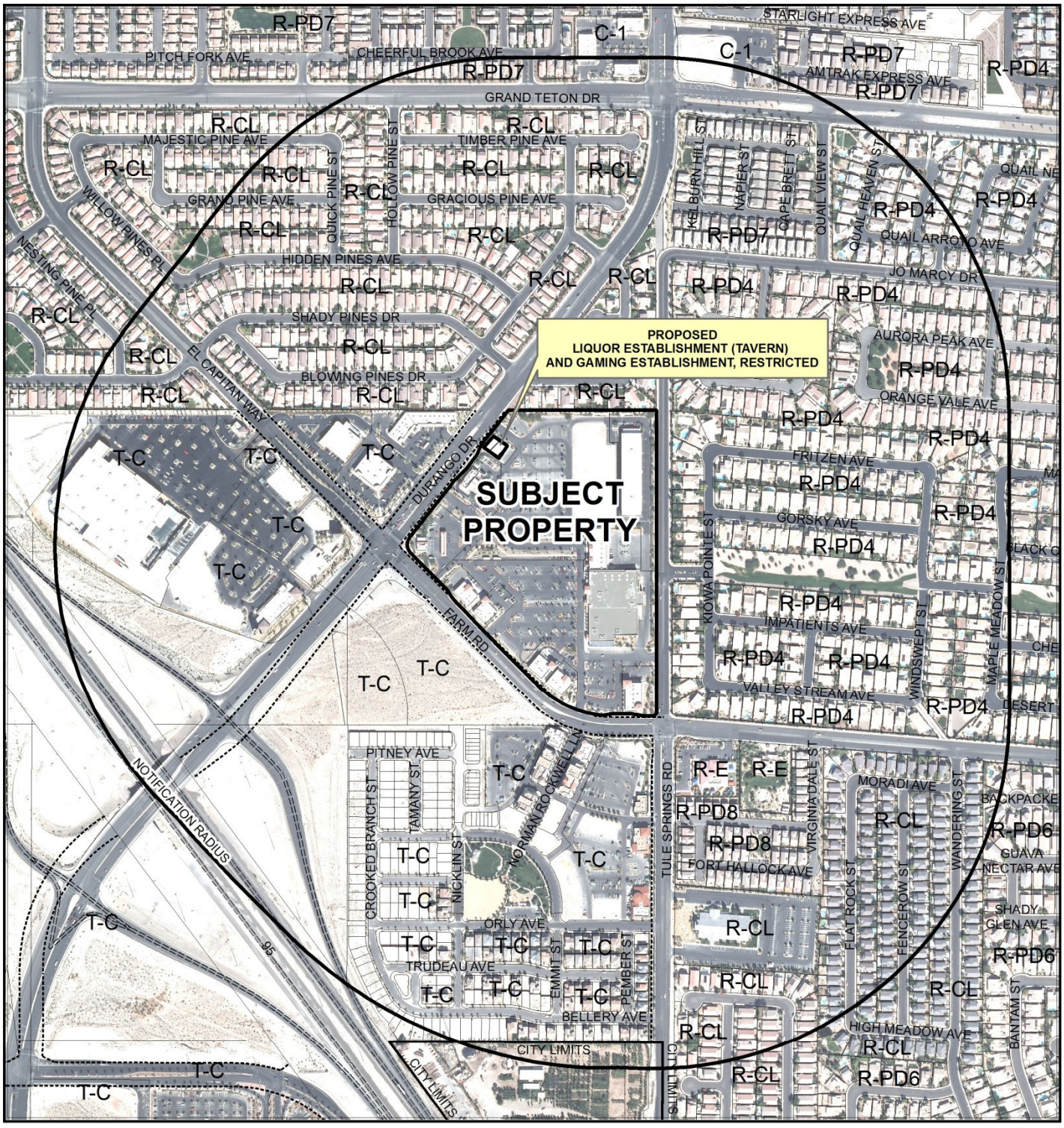
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps – SUP-49519, SUP-49520 and SDR-49521
2. Special Map
3. Conditions and Staff Report - SUP-49519, SUP-49520 and SDR-49521
4. Supporting Documentation
5. Photos - SUP-49519, SUP-49520 and SDR-49521
6. Justification Letter - SUP-49519, SUP-49520 and SDR-49521
7. Protest/Support Postcards - SUP-49519, SUP-49520 and SDR-49521




**CASE:** **SUP-49519, SUP-49520 AND SDR-49521 (PRJ-49288)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
Special Land Use Designation]



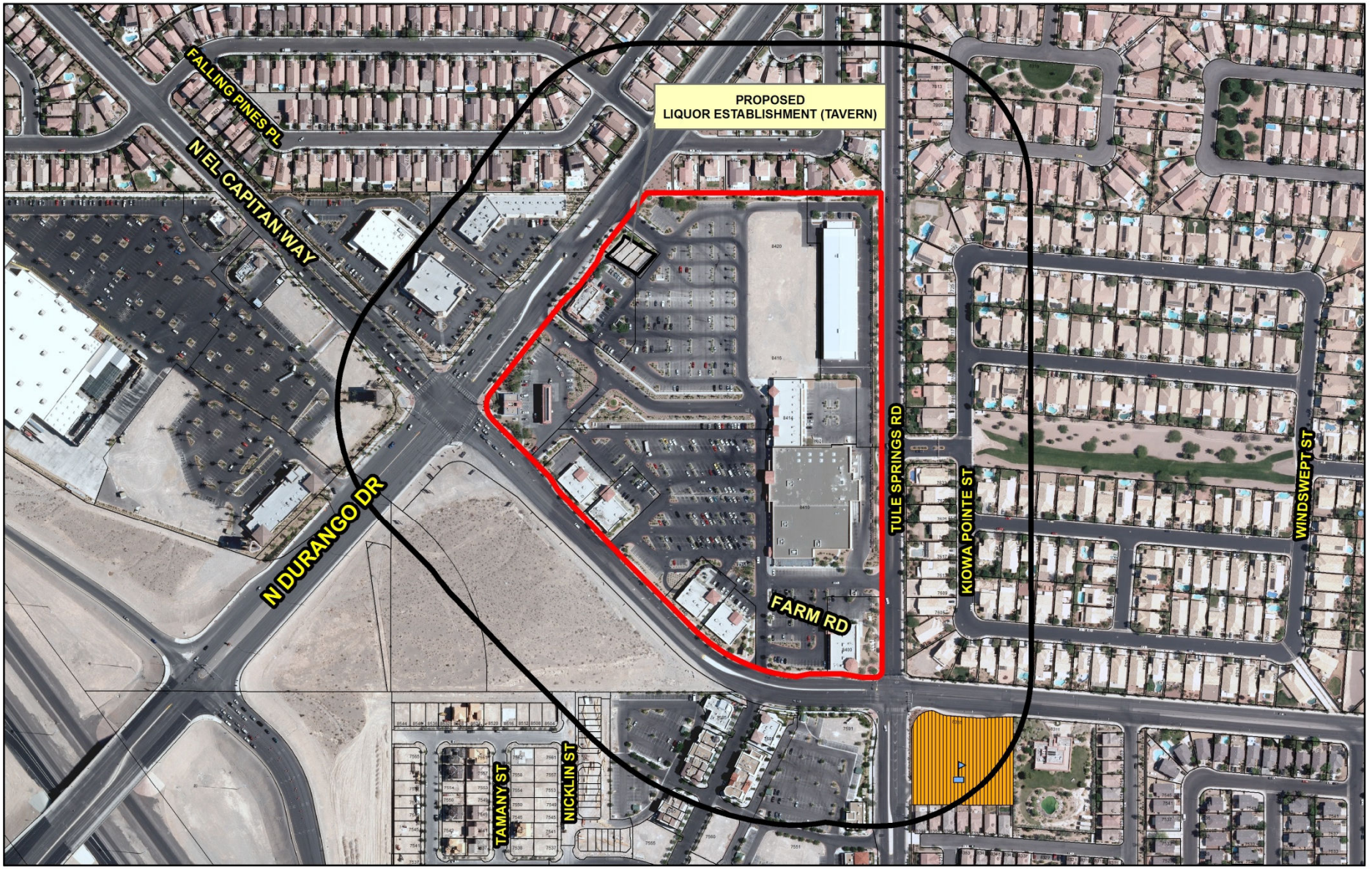

0 500 1,000 Feet

**CASE:** **SUP-49519, SUP-49520 AND SDR-49521 (PRJ-49288)**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)
[SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
Special Land Use Designation]

N




**SUP-49519 (PRJ-49288)**

**Liquor Establishment (Tavern)**

**Business Licenses**

- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Monday, June 03, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49519 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8309-1

PRJ-49288
05/28/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Farm & Durango

**Project Name** Tavern at Farm & Durango **Proposed Use** Tavern

**Assessor's Parcel #(s)** 125-17-610-018 **Ward #** _____

**General Plan:** existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

**Commercial Square Footage** 5,000 sq ft **Floor Area Ratio** _____

**Gross Acres** 0.26+/- **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

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

**E-mail Address** jkennedy@jakrec.com

**APPLICANT** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 405-3105 **Fax:** 304-1622

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

**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** Joseph Kennedy, Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 20 13.

Lynette F. Griego

Notary Public in and for said County and State

County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 06-8399-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-49519 |
| Meeting Date: | 07/09/13 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-49288
05/23/13

Revised 10/27/08

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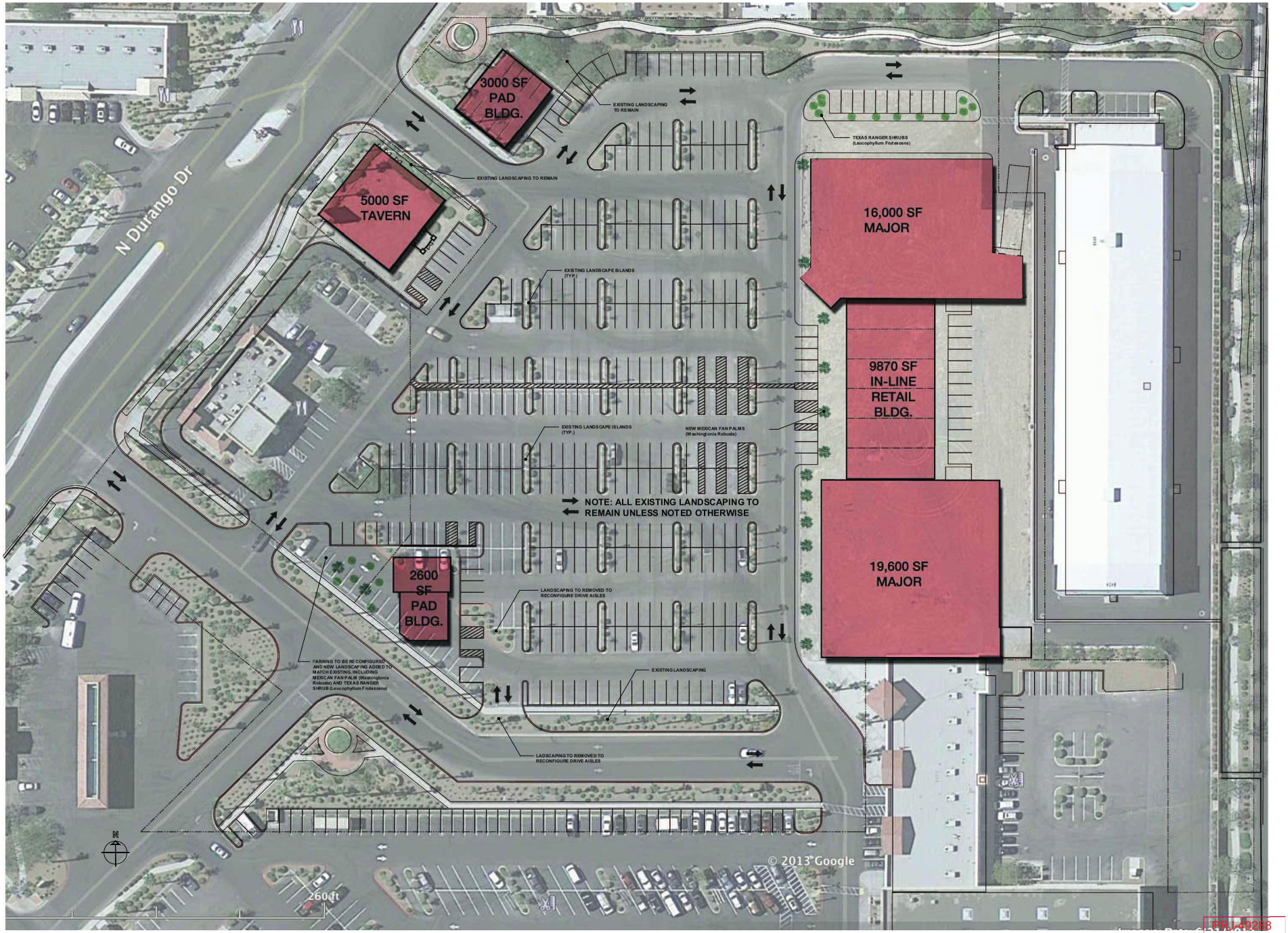


1 Tavern LandscapePlan

1" = 20'-0"

PRJ-49288
05/23/13

**SUP-49519, SUP-49520 & SDR-49521**


progressive thinking
practical solutions

d3 design studios

5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com


CLIENT INFO

FARM CAPITAL MANAGEMENT, LLC
7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

CHRISTOPHER ALAN HEINRICH — No. 4467 — REGISTERED ARCHITECT — STATE OF NEVADA

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

| # | Date | Description |
|---|---|---|
| | | |

The contractor shall check and verify all dimensions and report all errors and omissions to the office prior to commencing work. These drawings are not to be scaled

| |
|---|
| 2013.009 CUP |
| project number |
| April 25, 2013 |
| date |
| d3 |
| drawn |
| Darryll Brandwine |
| project manager |
| Alan Heinrich, NCARB |
| principal in charge |

Sheet Name:
Landscape Plan

Sheet Number:
A1.01


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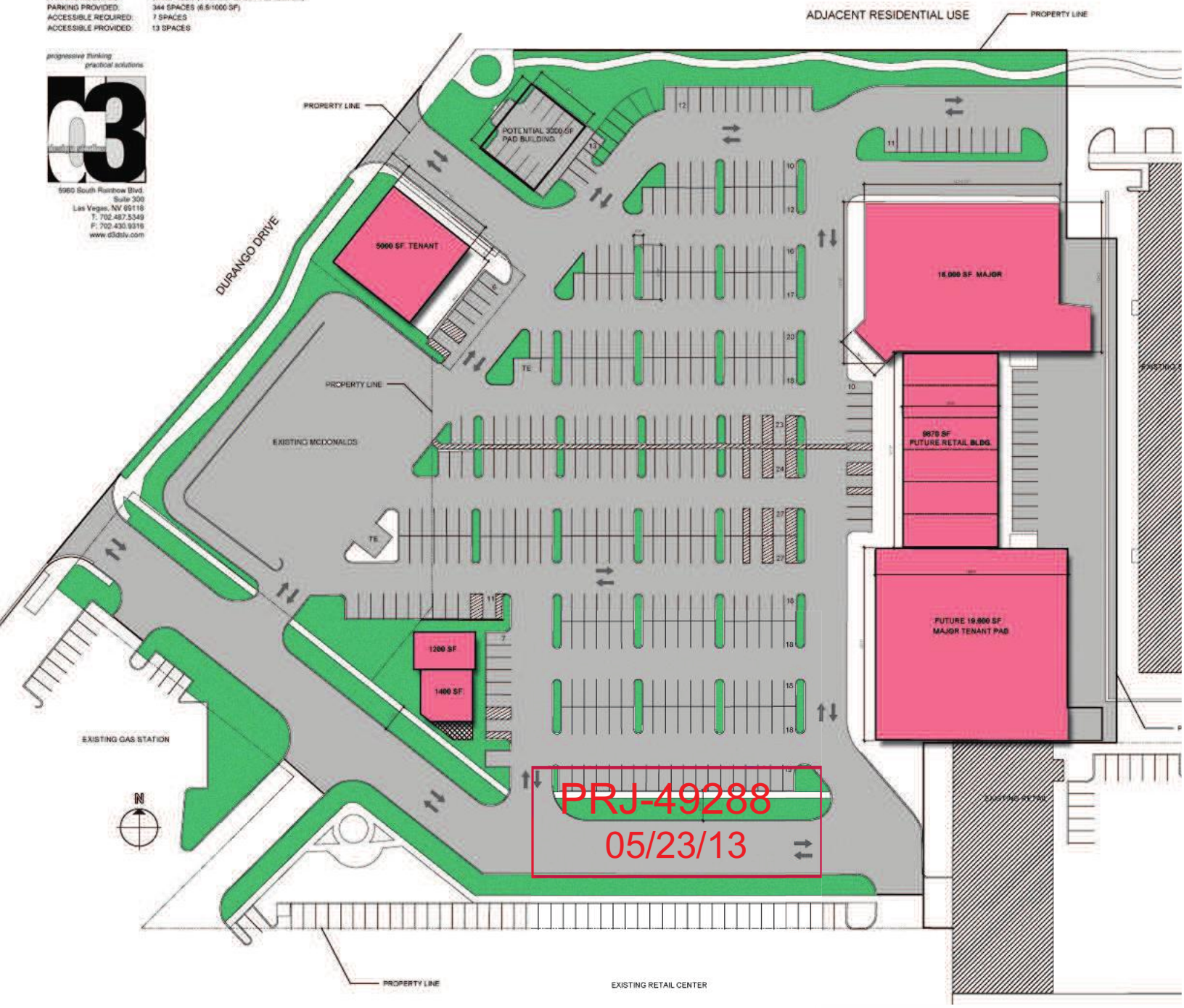
# Farm Road and Durango Drive
# Color Exhibit
# City of Las Vegas - 5/20/2013

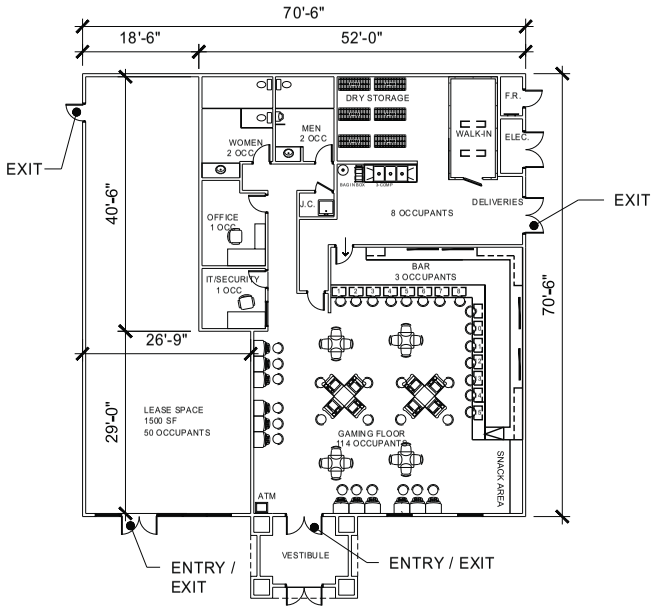
SITE DATA

| | |
|---|---|
| APN: | 125-17-610-017, 125-17-610-018 |
| SITE AREA: | 342,593 SF, 7.86 AC |
| BLDG AREA: | 53,975 SF (15.5%) |
| LANDSCAPE AREA: | 56,175 SF (16.4%) |
| PARKING REQUIRED: | 213 SPACES (4/1000 SF SHOPPING CENTER) |
| PARKING PROVIDED: | 344 SPACES (6.5/1000 SF) |
| ACCESSIBLE REQUIRED: | 7 SPACES |
| ACCESSIBLE PROVIDED: | 13 SPACES |

progressive thinking
practical solutions
d3
5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
T: 702.487.5349
F: 702.430.9316
www.d3dslv.com




**SUP-49519**
**SUP-49520**
**SDR-49521**




1 Tavern Floor Plan

1/8" = 1'-0"

**SUP-49519**
~~**SUP-49520**~~
**SDR-49521**

PRJ-49288
05/23/13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CLIENT INFO

FARM CAPITAL MANAGEMENT, LLC
7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

ALAN HEINRICH
No. 4467
REGISTERED ARCHITECT
STATE OF NEVADA

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

| # | Date | Description |
|---|---|---|
| | | |

The contractor shall check and verify all dimensions and report all errors and omissions to the office prior to commencing work. All base drawings are not to be scaled

2013.009 CUP
project number

April 24, 2013
date

d3
drawn

Darryll Brandwine
project manager

Alan Heinrich, NCARB
principal in charge

Sheet Name:
Floor Plan

Sheet Number:
A2.00


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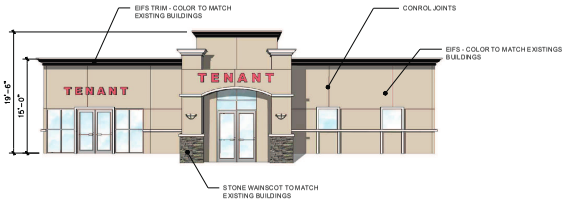
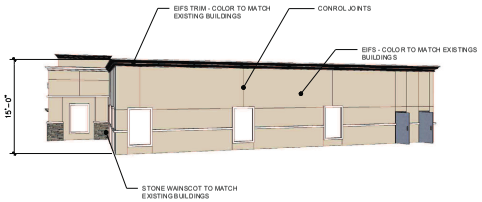


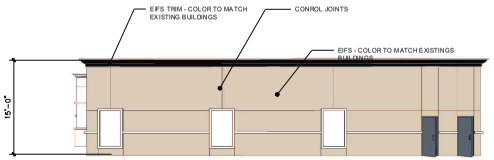

1 Southeast Elevation

1/8" = 1'-0"



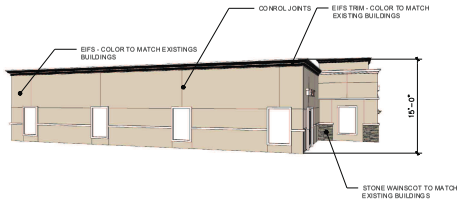

2 Northeast Elevation

1/8" = 1'-0"




3 Northwest Elevation

1/8" = 1'-0"




4 Southwest Elevation

1/8" = 1'-0"

SUP-49519

SUP-49520

SDR-49521

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7155 S. Rainbow Blvd., Suite 200
Las Vegas, NV 89118
702.304.8383

NV STAMP

DALE A. HEINRICH
REGISTERED
No. 4667
ARCHITECT
STATE OF NEVADA

PROJECT

Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

| # | Date | Description |
|---|---|---|
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2013.009 CUP
project number
April 25, 2013
date
d3
drawn
Darryll Brandwine
project manager
Alan Heinrich, NCARB
principal in charge

Sheet Name:
Exterior Elevations

Sheet Number:
A3.00

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NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13




SUP-49519, SUP-49520 & SDR-49521 - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC
NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13




SUP-49519, SUP-49520 & SDR-49521 - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC
NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13

May 23, 2013

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

RE: Justification Letter – Tavern at Farm & Durango
Request SUPs with Waivers and SDR for a Liquor Establishment with Restricted Gaming in a New Pad Building in a Shopping Center
APN#s: 125-17-610-018

Dear Mr. Fagg:

On behalf of our client, Farm Capital Management LLC, please accept this justification letter for a Special Use Permit and Site Development Review to allow a Liquor Establishment with Restricted Gaming on a vacant pad site located in an existing shopping center on the northwest corner of Centennial Center Boulevard and Ann Road.

The 0.26+/- acre site is a SC-TC (Service Commercial/Town Center) zoned site and located within a 19.99 +/- net acre fully developed commercial parcel. The location of the Liquor Establishment is on a separate pad site up along Durango Road but facing the interior of the commercial center. The tenant space is about 5,000 square feet and depicted on the attached site plan.

The requested use requires waivers to the Town Center & Code Development Standards: 50 acres for a Tavern; property line distance separation of 330 feet to residential and 400 feet to childcare; but will otherwise conform to the Code requirements of the City.

**Approval Criteria for a Special Use Permit LVMC 19.16.110**
**L. Special Use Permit Determinations—Approval**
In order to approve a proposed SUP, 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:

***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;

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

**SUP-49519,**
**SUP-49520**
**SDR-49521 REVISED**
PRJ-49288
06/11/13

*The use would be part of a well-established commercial shopping center that has ample parking, approved design, on-going property management and recognized ability to have multiple commercial uses operating in a harmonious manner. The actual tenant space is about quadruple the minimum distance from the daycare at over 1,400 feet from property to property line; the residential is about 150 feet. The substantial intervening commercial buildings act as a major buffer as does commercial drive, parking lot and large landscaping buffer, the major arterial; the orientation of the commercial to N. Durango Drive and the concentration of commercial uses along major roadways near a US 95 Highway Interchange appropriate for a diversity of goods and services.*

*Furthermore, the use will help complete development of an unfinished center as well as sustain and promote the existing commercial facilities and other businesses. The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, 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 shopping center. The location will fill an existing tenant space so no major external changes are anticipated. The location of the approved use is near a major freeway interchange; is designed and suitable for the use with ample parking, major surface streets and regional roadways; within a major commercial node and not abutting any residential; buffered by buildings and roads; and offering goods and services where liquor establishments are typically and suitably located. The use will be done in compliance 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 site sits near the intersection of two arterial streets that are very close to the US 95 Interchange. The use does not generate any higher level of traffic than other food and beverage tenants typically found in a shopping center of this size, type and location and will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are 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. It meets the spirit and intent of Town Center as there is no concentration of Taverns. This will add a service that currently is not available. It meets the requirements for separation from any church, school or daycare for twelve children. It will comply with the provisions of 6.50 of the Municipal Code.*

*This specific user has no greater impact than other retail uses and less than many as to parking, noise, light and traffic. The new 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.*

**WAIVERS REQUESTED: Waiver of Town Center Design Standards**

**D. Waiver – Development Standards**
**Approval Criteria:** A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards or the Town Center Land Use Plan.

**Request to Waive Town Center Development Uses – Special Use Permit Requirements:**

1) *#33(a) Liquor Establishment (Tavern), Restricted License: No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or City Park.*

   ***Request & Justification:*** *The requested tavern is over 730 feet from a church/synagogue. The shopping center parcel line is about 100 feet away from the Day Care on the southeast corner of Farm & Tule Springs. The actual parcel for the propose use is within the shopping center and is over 1,400 away from a Day Care. There is no City park close the proposed use.*

2) *#26 Gaming Establishment, Restricted License: May not locate within 330 feet of any single-family detached dwelling.*

   ***Request & Justification:*** *The shopping center parcel line is less than the minimum distance from residential since the shopping center abuts the residential to the north. The actual tenant space is about 150 feet. The use faces a major arterial and there is a substantially intervening landscape buffer and parking lot. Additionally, there is a substantial buffering provided by commercial buildings, golf course and arterial roads. Additionally the site activity is oriented along a major commercial corridor so as to minimize any residential impacts.*

3) *#33(e) Liquor Establishment (Tavern): No tavern shall be located within and Service Commercial District unless it is part of a development with an aggregate exceeding 50 acres with a majority of the acreage located within a zone that allows taverns.*

   ***Request & Justification:*** *The shopping center is nearly 17 acres in size and in an intense commercial node close to a freeway interchange. This location is less than the 50 acre minimum but the entire area north of Ann along Centennial Center is all Service Commercial and collectively exceeds the minimum although no individual property does.*

**SITE DEVELOPMENT REVIEW**
The proposed design qualifies for a Minor Review as it is less than 5000 square feet and meets the Town Center Design Guidelines and fits with the surrounding commercial. It would also meet the requirements for a Major Review

1. The proposed development is compatible with adjacent development and development in the area and is controlled by the shopping center owner;

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

PRJ-49288
06/11/13

**SUP-49519, SUP-49520 & SDR-49521**
**REVISED**

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as this pad already exists and was previously approved;

4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with what existing commercial and the completion of the shopping center;

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through design, tenant selection under property management and oversight for the shopping center.

The building incorporates earth tone colors, with lighter accent colors. The building has stone accents around the arched entryway and base of the building. The building has storefront doors and windows and will complement the surrounding area and shopping center.

**SUMMARY JUSTIFICATION**

In summary, we believe the requested SUPs for a Liquor Establishment with Restricted Gaming will help enhance and complete the commercial shopping center and provide additional goods and services to the area and help attract customers that also support other business. It will add jobs and enhance the tax base. Lastly, based on the above, there is convincing and substantial evidence that the proposed use and waivers meet the intent of the General Plan, Development Code, Town Center Land Use Plan and not contrary to the intended purpose.

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

PRJ-49288
06/11/13

**SUP-49519, SUP-49520, & SDR-49521**
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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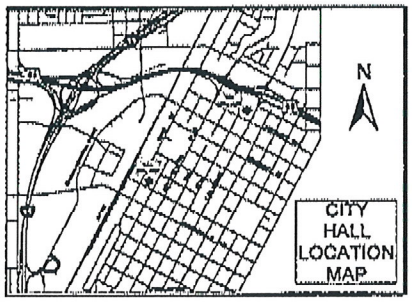


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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**SUP-49519 & SUP-49520**

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517611003
7785 NORTH DURANGO L L C
314 GRAND ST
NEW YORK NY 10002-4502

102 DRDGNMP 10002

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

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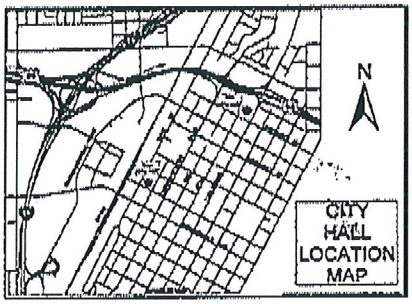


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**SDR-49521**

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Case: SDR-49521
12517611003
7785 NORTH DURANGO L L C
314 GRAND ST
NEW YORK NY 10002-4502

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Case: SUP-49519
12516111009
KUNDINGER BRIAN H
8265 JO MARCY DR
LAS VEGAS NV 89131-4625

Submitted after final agenda
Date 7/9/2013 Item 5

66-67
P

Jack Williams 702-655-8693 p.2

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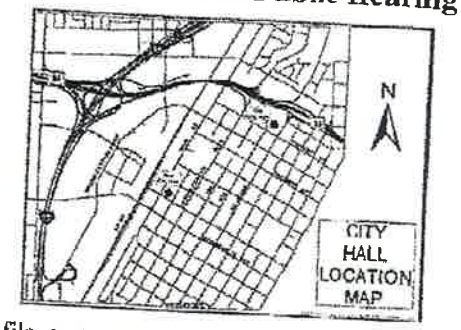


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We can do better. We have several Taverns in the area.

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12516111041 Case: SUP-49519
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WILLIAMS JOHN A & GERRY L TRS
8267 AURORA PEAK AVE
LAS VEGAS NV 89131-4627

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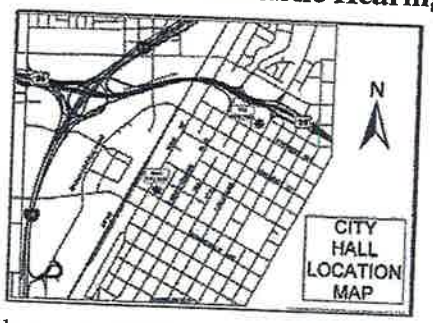


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12516313019 Case: SUP-49519
KRIEGH B LANCE JR & MARIA
7540 WANDERING ST
LAS VEGAS NV 89131-4566

ES ORDCMP 89131

06/29/2013 12:38PM FAX

P 099

JUN-30-2013 06:44 PM WILSON 702 240 0905 P.01

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

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Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SUP-49519

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WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

10 DRDCNMP 89143

6-26-13

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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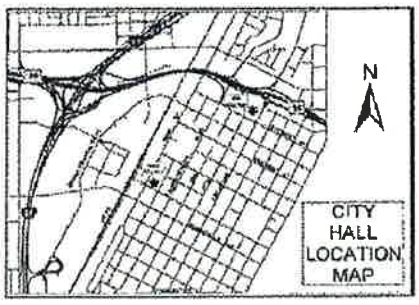


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Planning Commission Meeting of 7/9/2013

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Department of Planning

Case: SUP-49519
12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

66-67

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516210034
HOOPER TONI TRUST
HOOPER THELDA F TRS
8309 GORSKY DR
LAS VEGAS NV 89131-4620

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Department of Planning

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Jul 08 13 12:31p Hooper 702-839-2031 p.1

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

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Planning Commission Meeting of 7/9/2013

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Case: SUP-49519
12517716030
FORD DAVID B & CYNTHIA J
418 N ILLINOIS ST
LAKE CITY IA 51449-1322

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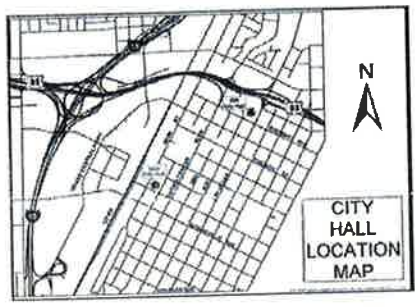


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
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Case: SUP-49519
12516110007
KRONENBERG GARY RUBEN REV LIV TR
KRONENBERG GARY RUBEN TRS
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

66-67
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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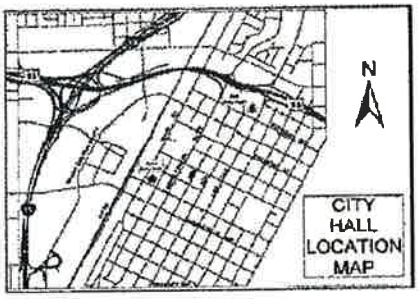


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**SUP-49519 & SUP-49520**

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Dept. of Planning

This is way too close to a childcare facility.

Case: SUP-49519
12517710012
KOEHLER STEPHEN A & CHERRY L
155 RICHLAND CT
GALLATIN TN 37066-3018

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

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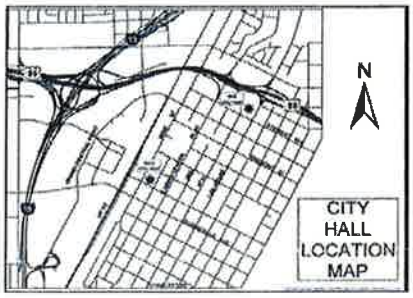


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516117055
OSTLER WILLIAM KENT & S JUNE
7932 KELBURN HILLS ST
LAS VEGAS NV 89131-4815

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

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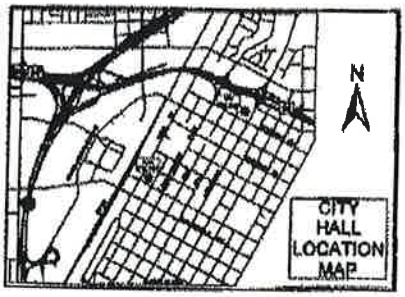


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Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

12516210002 Case: SUP-49519
JONES FREDERICK S & SHIRLEY Y
7705 KIOWA POINTE ST
LAS VEGAS NV 89131-4615

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

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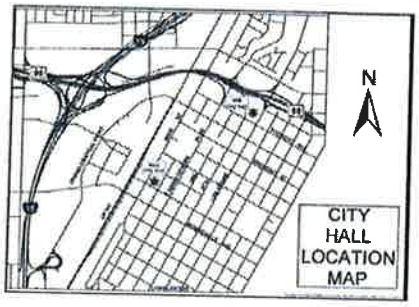


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City of Las Vegas
Dept. of Planning

12516212010 Case: SUP-49519
LEWTON BRADLEY A & STEPHANIE C
7600 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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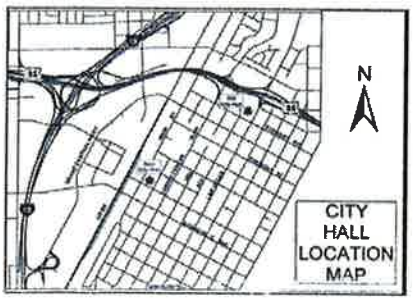


There is a reason a minimum separation is required & I oppose allowing a liquor establishment within the 400' minimum distance from a child care facility.

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516319007
BOKELMANN WILLIAM T & PAMELA D
2377 FLUTE AVE
HENDERSON NV 89052-6415

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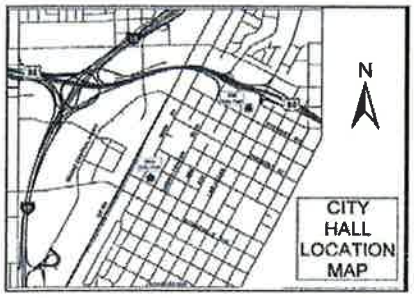


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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517510019
CHRISTOPHER STEVEN D
3205 ORANGE ORCHID PL #1
NO LAS VEGAS NV 89084-3349

I oppose the Tavern and the gaming.

66-67
2P

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517711009
MONETTE JENNIFER A & SCOTT A
8449 TRUDEAU AVE
LAS VEGAS NV 89143-1307

10 ORDCNMP 89143

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

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517525007
KNORR DAVID G & PATRICIA A
266 S CENTER ST
ORANGE CA 92866-2075

104 ORDCNMP 92866

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517525015
FAGAN MILDRED
8600 SHADY PINES DR
LAS VEGAS NV 89143-4452

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No. 5242 P. 1/2

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Case: SUP-49519
12517520026
ARRUDA ERIK P
7820 WAVERING PINE DR
LAS VEGAS NV 89143-1378

89143

Jul. 9. 2013 7:32AM

Yes

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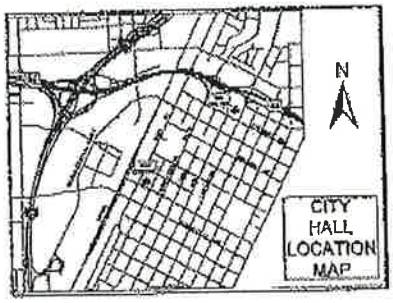


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Planning Commission Meeting of 7/9/2013

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Case: SUP-49519
12517528008
OLGUIN STEVE & LINDA
7804 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

* Too many children in the parking lot. Please put this bar in a more appropriate spot. Thank-you.

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

JUNE 29, 2013

WE CERTAINLY DO NOT NEED ANY ADDITIONAL LIQUOR ESTABLISHMENTS OR GAMING EST.
WE HAVE ENOUGH PROBLEMS WITH LIQUOR & GAMING ALREADY!
THANK YOU!

Case: SUP-49519
12516215007
FENSCH ROBERT G & NANCY J
7623 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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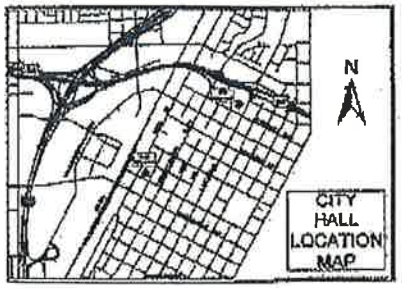


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Planning Commission Meeting of 7/9/2013

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Case: SUP-49519
12516213028
HOUGH STEVEN DONALD & KAREN R
8212 GORSKY AVE
LAS VEGAS NV 89131-4629

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

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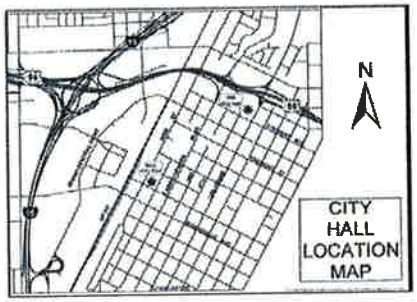


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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

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Case: SUP-49519
12516212003
DESCHAINE PATRICIA & EDWARD
7628 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

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SUP-49519 A tavern only fifty yards from a child-care center is irresponsible

SUP-49520 A gaming establishment at zero distance from housing is callously indifferent to dwellers of that housing. Surely the Santa Fe Casino is close enough for gaming

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516213006
MACQUILLAN ANTHONY
7720 WINDSWEPT ST
LAS VEGAS NV ,89131-4637

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Dept. of Planning

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Las Vegas, Nevada 89106

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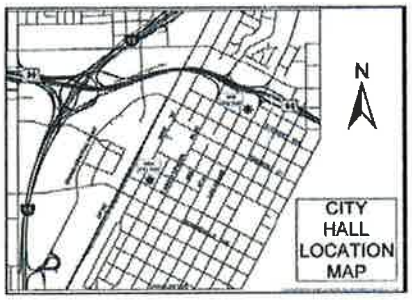


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**SUP-49519 & SUP-49520**

Planning Commission Meeting of 7/9/2013

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Department of Planning

Case: SUP-49519
12517528009
BOOTH ROBERT L & FRANCES M
7808 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

66 DRDCNMP 89131

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**SUP-49519 & SUP-49520**

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517710003
GIZZI PATRICK & LINDA
8473 ORLY AVE
LAS VEGAS NV 89143-6008

10 DRDCNMP 89143

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Development Services Center
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Las Vegas, Nevada 89106

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Case: SUP-49519
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

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333 North Rancho Drive, 3rd Floor
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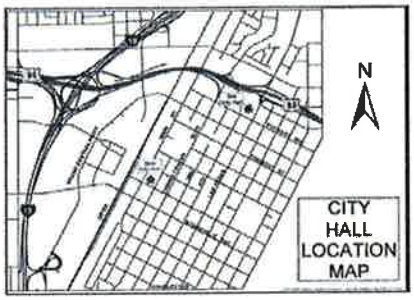


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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

Richard T Sandle

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Dept. of Planning

Case: SUP-49519
12516215008
SANDLE FAMILY TRUST
SANDLE RICHARD T & NANCY H TRS
7619 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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89131

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Las Vegas, Nevada 89106

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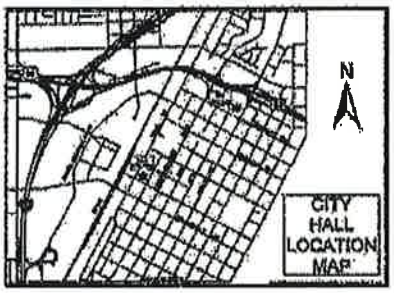
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-49519 & SUP-49520**
Planning Commission Meeting of 7/9/2013

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

Case: SUP-49519

12516211040
FENU MARIO
FITCH MARY CATHERINE
8304 IMPATIENTS AVE
LAS VEGAS NV 89131-4617

66-67
A

JUL. 2. 2013 11:05AM NO. 5757 P. 1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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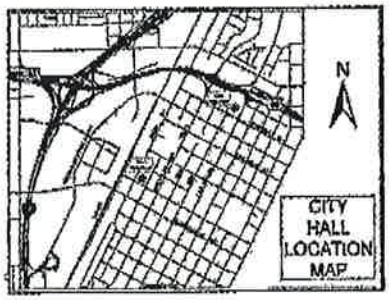
MAILED FROM ZIP CODE 89101

**Return Service Requested**
**Official Notice of Public Hearing**




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

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**SUP-49519 & SUP-49520**

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517610016
FARM MINI STORAGE PARTNERS L L C
%J MESERVEY
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

18 DRDGNMP 89117

66-67
A

City of Las Vegas Agenda Item No.: **33.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - SUP-49520 - SPECIAL USE PERMIT RELATED TO SUP-49519 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

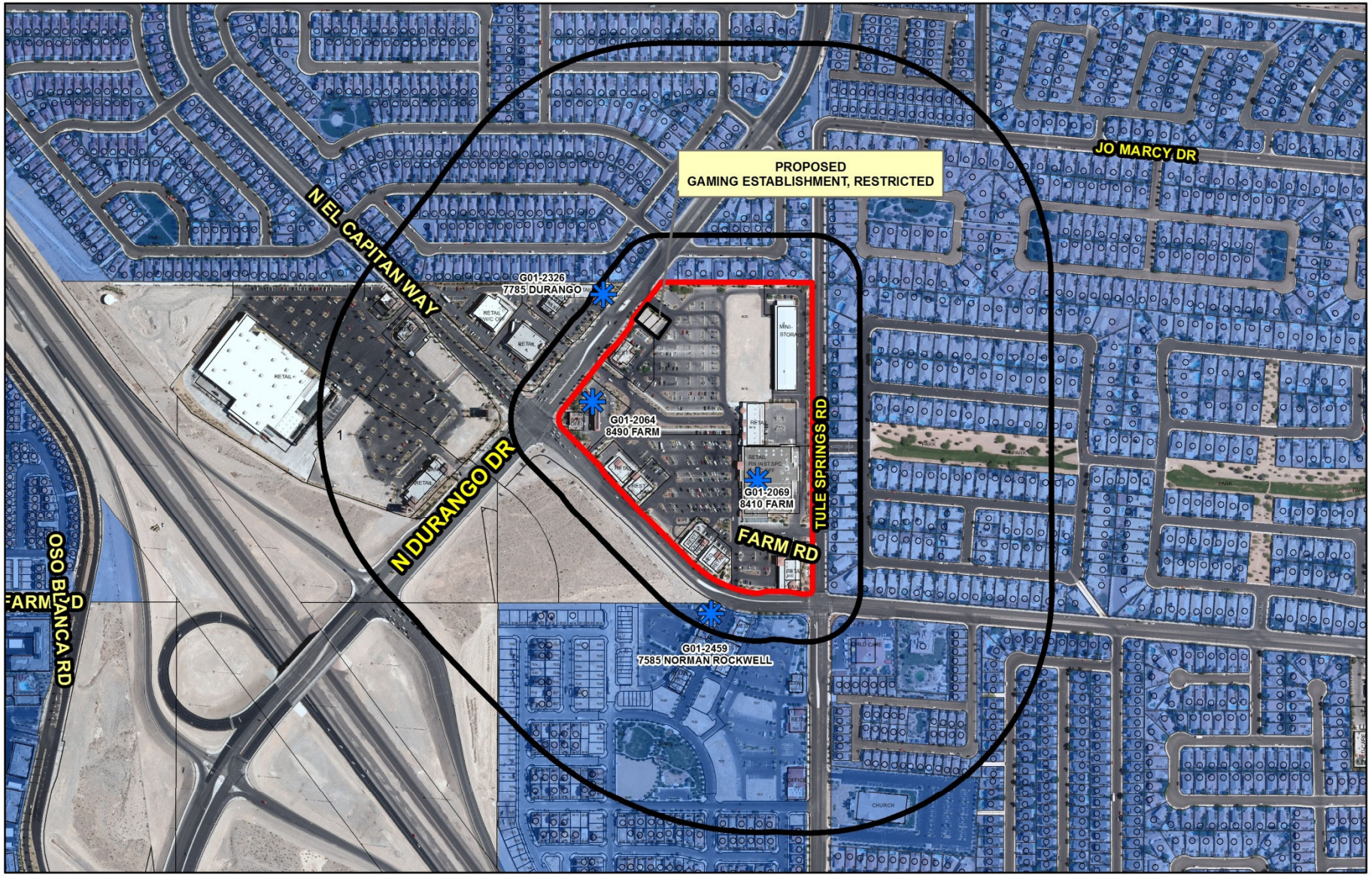
**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **25** | **Planning Commission Mtg.** | **6** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-49520 (PRJ-49288)**

**Gaming Restricted**

**Business Licenses**

Gaming Restricted

**Protected Uses**

Residential Property

Subject Property

200ft &
1000ft Buffer

N

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

Date: Tuesday, May 28, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49520 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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: Joseph A Kennedy

Print Name: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

PRJ-49288
05/23/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Farm & Durango

**Project Name** Tavern at Farm & Durango **Proposed Use** Gaming

**Assessor's Parcel #(s)** 125-17-610-018 **Ward #** _____

**General Plan:** existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

**Commercial Square Footage** 5,000 sq ft **Floor Area Ratio** _____

**Gross Acres** 0.26+/- **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

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

**E-mail Address** jkennedy@jakrec.com

**APPLICANT** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

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

**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** Joseph Kennedy, Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17 day of May, 20 13.

Lynette F. Griego

Notary Public in and for said County and State

County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-49520 |
| Meeting Date: | 07/09/13 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-49288
05/23/13

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **34.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
ABEYANCE - SDR-49521 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49519 AND SUP-49520 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on a 0.26-acre portion of a 23.25-acre subdivision at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **24** | **Planning Commission Mtg.** | **6** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation
3. 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-49521 APN: 125-17-610-018

Name of Property Owner: Farm Capital Management, LLC

Name of Applicant: Joseph A Kennedy

Name of Representative: George Garcia

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: Joseph A. Kennedy

Print Name: Joseph A. Kennedy, Manager
Farm Capital Management, LLC

Subscribed and sworn before me

This 17th day of May, 2013

Lynette F. Griego
Notary Public in and for said County and State
County of Clark, State of Nevada

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

PRJ-49288
05/29/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** Farm & Durango

**Project Name** Tavern at Farm & Durango **Proposed Use** Liquor Establishment

**Assessor's Parcel #(s)** 125-17-610-018 **Ward #** _____

**General Plan:** existing SC-TC proposed N/A **Zoning:** existing _____ proposed _____

**Commercial Square Footage** 5,000 sq ft **Floor Area Ratio** _____

**Gross Acres** 0.26+/- **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 702-405-3103 **Fax:** 304-1622

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

**E-mail Address** jkennedy@jakrec.com

**APPLICANT** Farm Capital Management LLC **Contact** Joe Kennedy

**Address** 7155 S. Rainbow Blvd, #200 **Phone:** 405-3103 **Fax:** 304-1622

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

**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*** Joseph Kennedy

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

**Print Name** Joseph Kennedy Manager Farm Capital Management, LLC

Subscribed and sworn before me

This 17 day of May, 20 13.

Lynette F. Griego

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

LYNETTE F. GRIEGO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-15-16
Certificate No: 08-8399-1

| *FOR DEPARTMENT USE ONLY* | |
|---|---|
| Case # | SDR-49521 |
| Meeting Date: | 07/09/13 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.

RPJ-49288 05/23/13

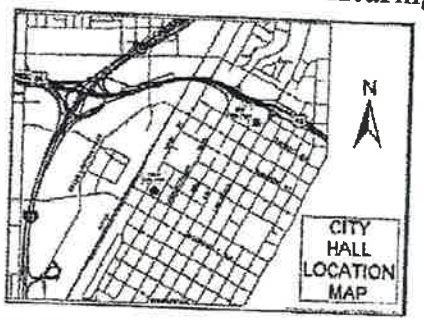
Revised 10/27/08

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

Jack Williams 702-655-8693 p.1

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**

Planning Commission Meeting of 7/9/2013

Would like to see a different type of business. We have businesses that sell Alcohol already

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

12516111041 Case: SDR-49521
WILLIAMS FAMILY TRUST
WILLIAMS JOHN A & GERRY L TRS
8267 AURORA PEAK AVE
LAS VEGAS NV 89131-4627

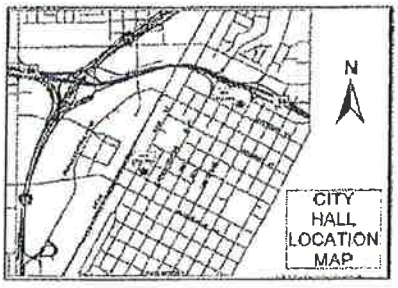
66 DRDCNMP 89131

Date 7/6/13 Item 68 P

Submitted after final agenda

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**
Planning Commission Meeting of 7/9/2013

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JUL 3 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516111009
KUNDINGER BRIAN H
8265 JO MARCY DR
LAS VEGAS NV 89131-4625

68
P

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

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City of Las Vegas
Dept. of Planning

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**Official Notice of Public Hearing**




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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**

Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517510019
CHRISTOPHER STEVEN D
3205 ORANGE ORCHID PL #1
NO LAS VEGAS NV 89084-3349

I oppose the Tavern.

68P

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

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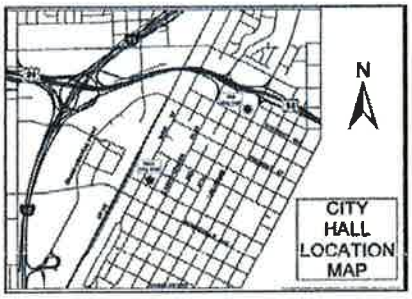


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JUL 08 2013
City of Las Vegas
Department of Planning

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Please use available blank space on card for your comments.

**SDR-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517711009
MONETTE JENNIFER A & SCOTT A
8449 TRUDEAU AVE
LAS VEGAS NV 89143-1307

1 0 DRDGMMP 89143

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

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Please use available blank space on card for your comments.

**SDR-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517525007
KNORR DAVID G & PATRICIA A
266 S CENTER ST
ORANGE CA 92866-2075

1 0 4 DRDGMMP 92866

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-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517528009
BOOTH ROBERT L & FRANCES M
7808 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

6 6 DRDGMMP 89131

68
3P

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

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JUL 2 2013
City of Las Vegas
Dept. of Planning

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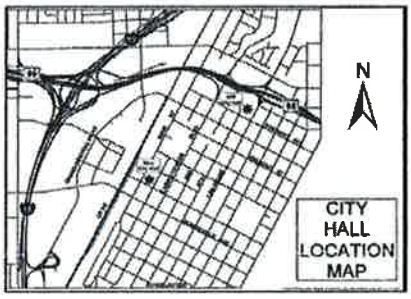


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516117055
OSTLER WILLIAM KENT & S JUNE
7932 KELBURN HILLS ST
LAS VEGAS NV 89131-4815

6S DRDGNMP 89131

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-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516110007
KRONENBERG GARY RUBEN REV LIV TR
KRONENBERG GARY RUBEN TRS
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

6S DRDGNMP 89131

Department of Planning 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-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516212010
LEWTON BRADLEY A & STEPHANIE C
7600 WINDSWEPT ST
LAS VEGAS NV 89131-4636

6S DRDGNMP 89131

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 JUN 27 2013
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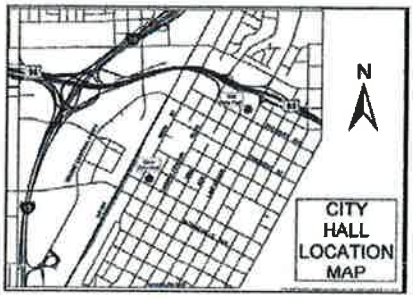
JUL 2 2013
City of Las Vegas
Dept. of Planning

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**

Planning Commission Meeting of 7/9/2013

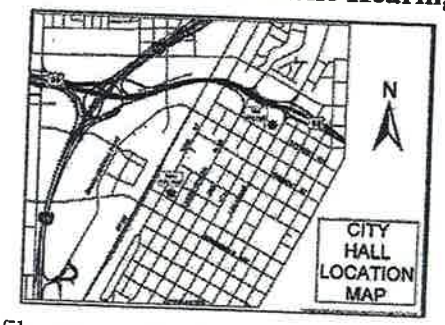
Case: SDR-49521

12516319007
BOKELMANN WILLIAM T & PAMELA D
2377 FLUTE AVE
HENDERSON NV 89052-6415

68 P

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

**Return Service Requested**
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**SDR-49521**

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

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RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

12516313019 Case: SDR-49521
KRIEGH B LANCE JR & MARIA
7540 WANDERING ST
LAS VEGAS NV 89131-4566

66 DRDGNMP 89131

JUN-30-2013 06:44 PM WILSON 702 240 0905 P.02

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

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MAILED FROM ZIPCODE 89101

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JUL 0 8 2013

City of Las Vegas
Department of Planning

Case: SDR-49521
12517510004
WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

10 DRDGNMP 89143

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

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Planning Commission Meeting of 7/9/2013

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Case: SDR-49521
12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

68

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SDR-49521
12517716030
FORD DAVID B & CYNTHIA J
418 N ILLINOIS ST
LAKE CITY IA 51449-1322

2 DRDGMP 51449

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City of Las Vegas
Department of Planning
Development Services Center
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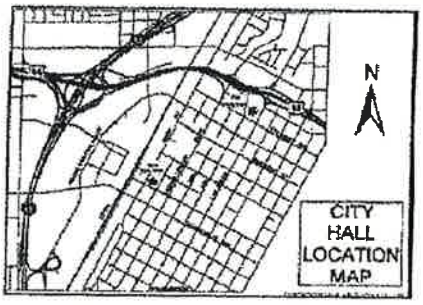


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**SDR-49521**

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

12517710012 Case: SDR-49521
KOEHLER STEPHEN A & CHERRY L
155 RICHLAND CT
GALLATIN TN 37066-3018

141 DRDGNMP 37066

68P

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

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

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JUL 2 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516210002
JONES FREDERICK S & SHIRLEY Y
7705 KIOWA POINTE ST
LAS VEGAS NV 89131-4615

68

No. 5242 P. 2/2

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

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12517520026
ARRUDA ERIK P
7820 WAVERING PINE DR
LAS VEGAS NV 89143-1378

Jul. 9. 2013 7:32AM

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

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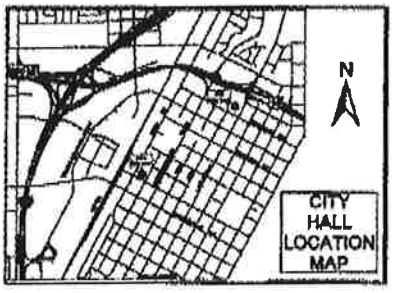


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**SDR-49521**

Planning Commission Meeting of 7/9/2013

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JUL 9 2013
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Case: SDR-49521
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

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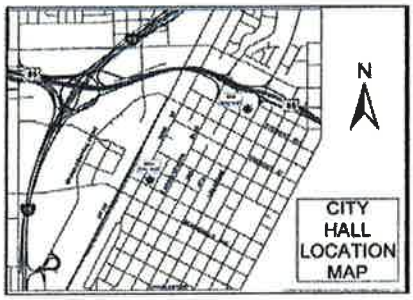


SDR-49521
1. Schoolchildren are disembarked on Tule Spri
2. There is a liquor store just a little north on Durango.
3.

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**SDR-49521**

Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516213006
MACQUILLAN ANTHONY
7720 WINDSWEPT ST
LAS VEGAS NV 89131-4637

68 28

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Development Services Center
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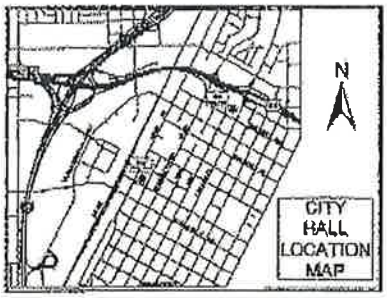


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City of Las Vegas
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: SDR-49521
12517528008
OLGUIN STEVE & LINDA
7804 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

* Too many children at the mc Donalds next to lot. Please put this bar in a more appropriate location. Thank-you.

City of Las Vegas
Department of Planning
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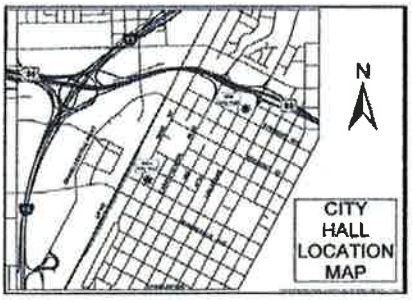


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: SDR-49521
12516212003
DESCHAINE PATRICIA & EDWARD
7628 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

68
2P

66 DRDGNMP 89131

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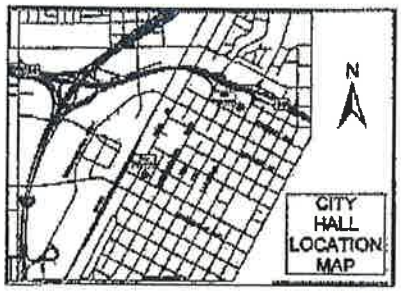


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**SDR-49521**

Planning Commission Meeting of 7/9/2013

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Dept. of Planning

Case: SDR-49521
12516213028
HOUGH STEVEN DONALD & KAREN R
8212 GORSKY AVE
LAS VEGAS NV 89131-4623

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

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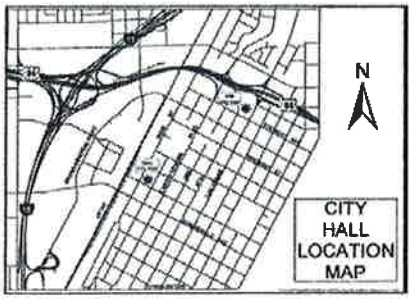


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Planning Commission Meeting of 7/9/2013

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JUNE 29, 2013
ABSOLUTLY NOT— LETS LEAVE WELL ENOUGH ALONE!
THERES PLENTY OF PLACES TO GAMBLE AND DRINK NOW— TOO MUCH TRAFFIC ALREADY —

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516215007
FENSCH ROBERT G & NANCY J
7623 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

68
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66 DRDGNMP 89131

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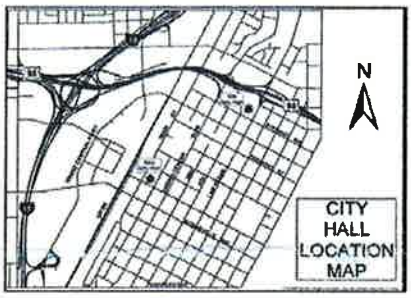


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Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**SDR-49521**
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516215002
CARPENTER JOSH
8141 PEMBA AVE
LAS VEGAS NV 89131-4642

68 ORDCMMP 89131





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☒ I SUPPORT this Request ☐ I OPPOSE this Request


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**SDR-49521**
Planning Commission Meeting of 7/9/2013


Case: SDR-49521
12517710003
GIZZI PATRICK & LINDA
8473 ORLY AVE
LAS VEGAS NV 89143-6008

10 ORDCMMP 89143

68
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Dept. of Planning

Case: SDR-49521
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

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

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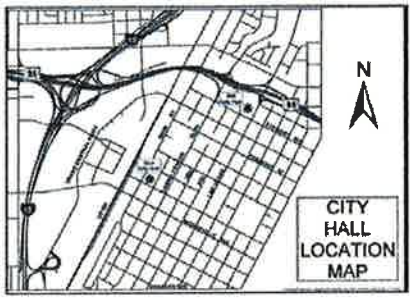


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**SDR-49521**
Planning Commission Meeting of 7/9/2013
Nancy H. Sandle

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516215008
SANDLE FAMILY TRUST
SANDLE RICHARD T & NANCY H TRS
7619 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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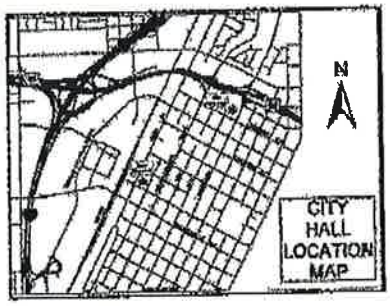


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**SDR-49521**
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SDR-49521
12517610016
FARM MINI STORAGE PARTNERS L L C
%J MESERVEY
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

68A

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02 1M
0004279212 JUN 27 2013
MAILED FROM ZIPCODE 89101

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**SDR-49521**

Planning Commission Meeting of 7/9/2013

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JUL 2 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49521

12516211040
FENU MARIO
FITCH MARY CATHERINE
8304 IMPATIENTS AVE
LAS VEGAS NV 89131-4617

68A

City of Las Vegas Agenda Item No.: **35.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

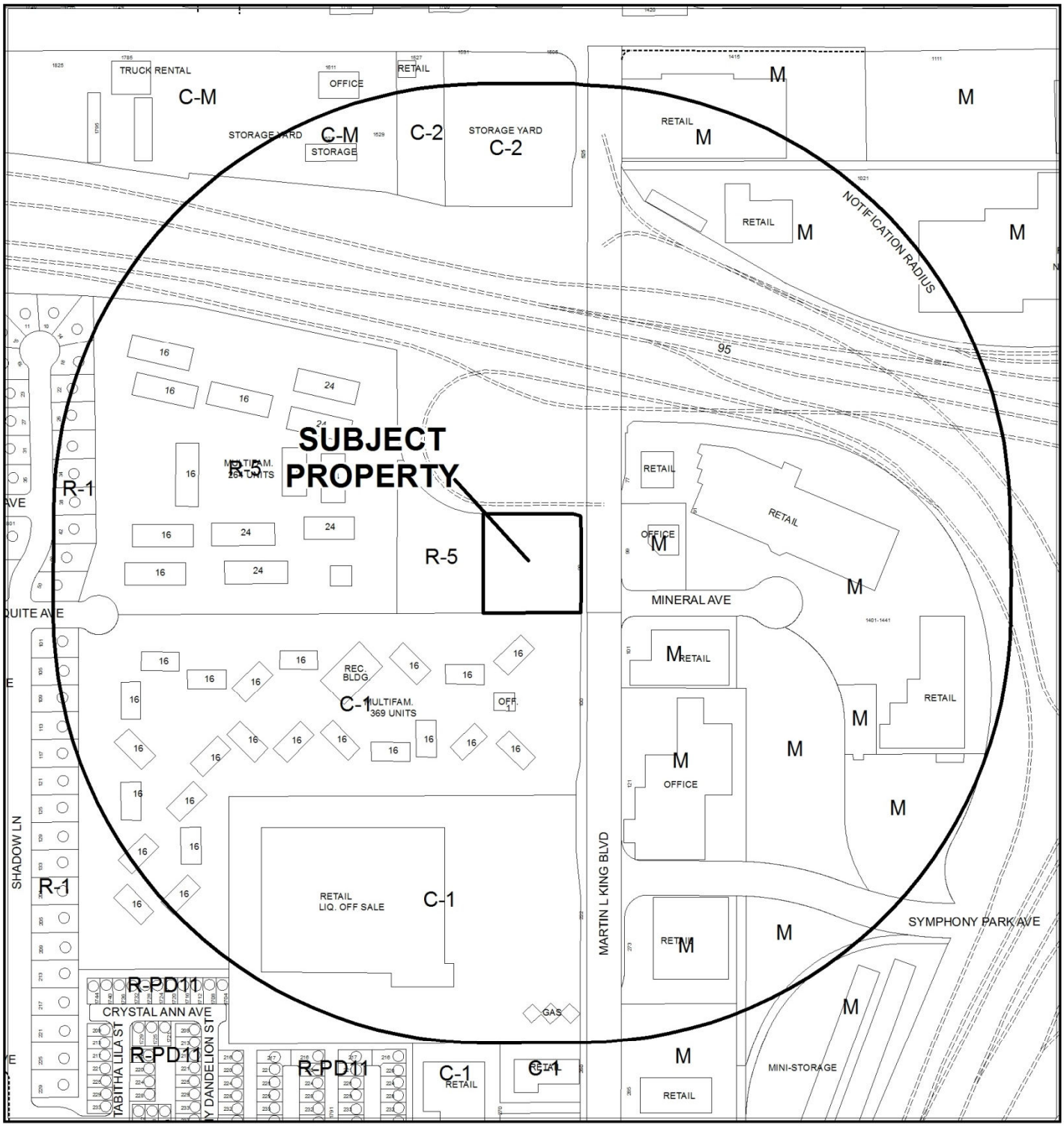
**SUBJECT:**
ZON-50095 - REZONING - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Rezone FROM: R-5 (APARTMENTS) TO: C-1 (LIMITED COMMERCIAL) on 1.2 acres at the northwest corner of Mineral Avenue and South Martin Luther King Boulevard(APN 139-28-402-004), R-5 (Apartment), Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **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-50095, SUP-50096 and SDR-50098
2. Conditions and Staff Report - ZON-50095, SUP-50096 and SDR-50098
3. Supporting Documentation
4. Photos - ZON-50095, SUP-50096, and SDR-50098
5. Parking Agreement - ZON-50095, SUP-50096 and SDR-50098
6. Justification Letter - ZON-50095, SUP-50096 and SDR-50098




**CASE:** **ZON-50095; SUP-50096 AND SDR-50098 (PRJ-49907)**

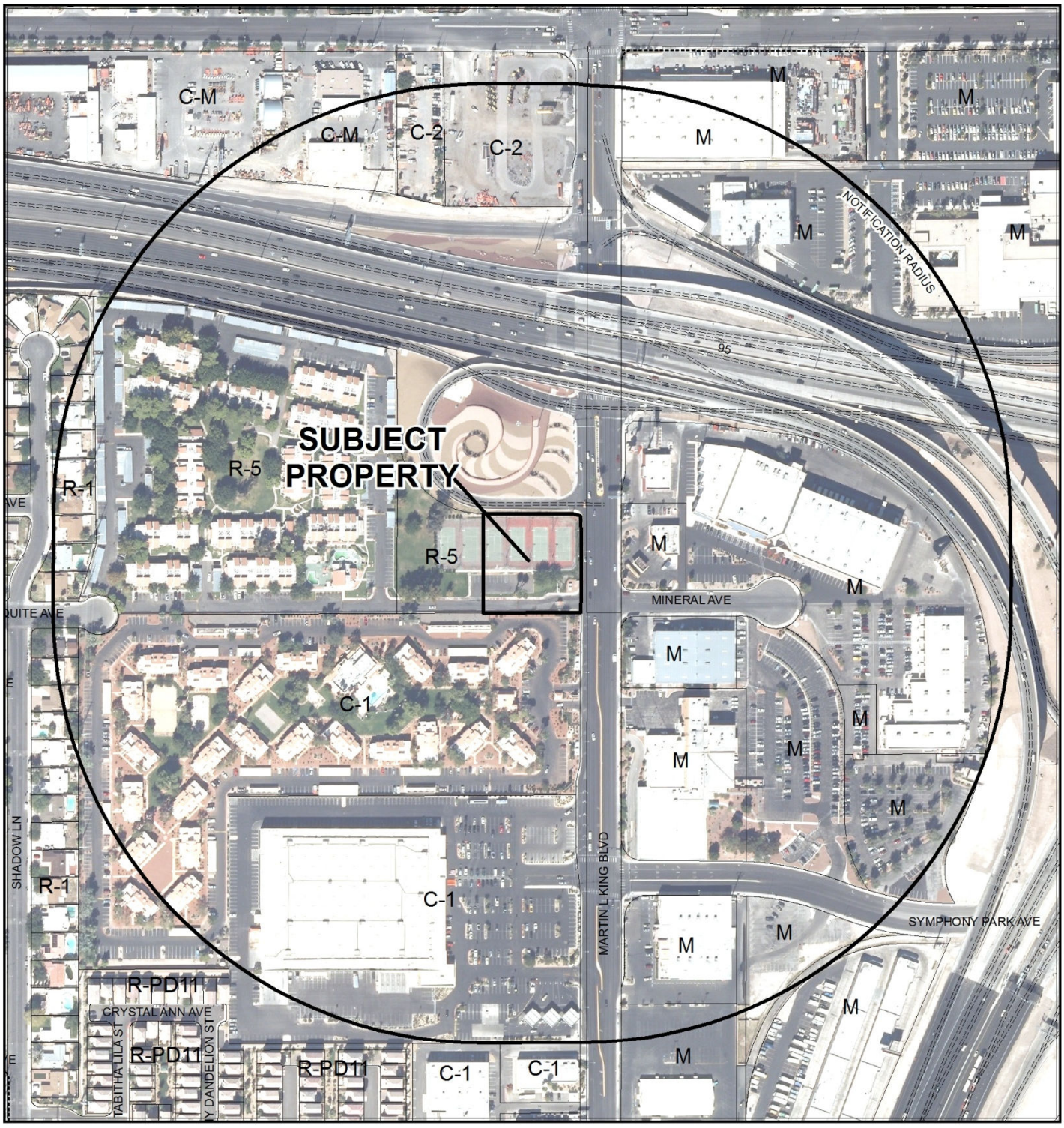
0 305 610 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-5 (APARTMENT)

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

N




**CASE:** **ZON-50095; SUP-50096 AND SDR-50098 (PRJ-49907)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-5 (APARTMENT)

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

ZON-50095

Case Number: ZON APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, 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: _____

State of Nevada
County of Clark

Print Name: _____

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017



PRJ-49907
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** Martin Luther King & Mineral

**Project Name** Mattress Firm **Proposed Use** Retail

**Assessor's Parcel #(s)** 139-28-402-004 **Ward #** 6

**General Plan:** existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

**Commercial Square Footage** 10,665 sq ft. **Floor Area Ratio**

**Gross Acres** 1.2 +/- **Lots/Units** 1 **Density** N/A

**Additional Information**

**PROPERTY OWNER** Rancho Verde Apartments LLC **Contact**

**Address** 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Madison Development Group, LLCv **Contact** Jim Gallaugher

**Address** 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

**City** Kirkland **State** WA **Zip** 98033

**E-mail Address** jim@mdgllc.net

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

State of Nevada
County of Clark

**Property Owner Signature*** _____

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

**Print Name** Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-50095 |
| Meeting Date: | 08/13/13 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-49907
06/27/13

Revised 10/27/08

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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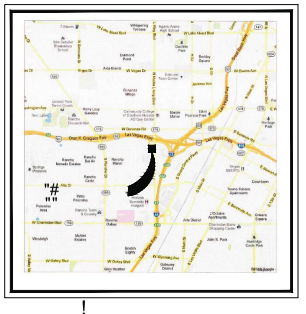

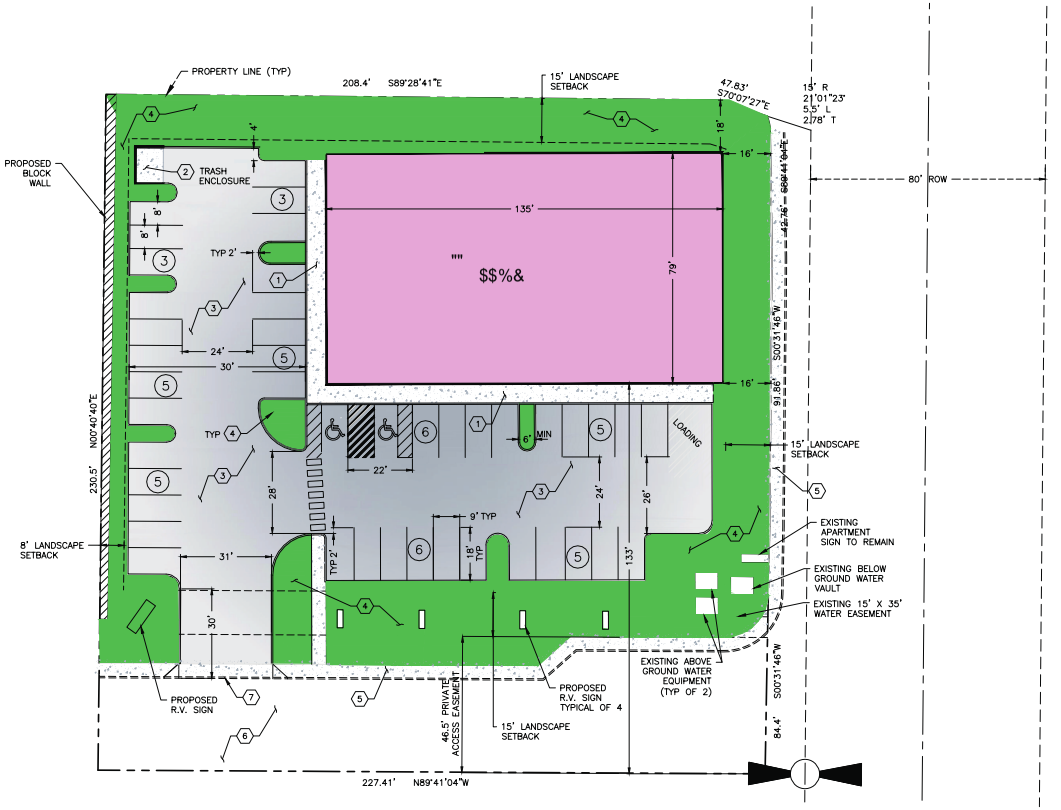


1"=20'

| | |
|---|---|
| PARCEL NUMBERS | 139-28-402-004 (PREVIOUSLY A PORITON OF 139-28-402-001) |
| LEGAL ADDRESS | MARTIN LUTHER KING BOULEVARD |
| LOT AREA | 52,311 S.F./1.20± ACRES |
| EXISTING ZONING | R-S = APARTMENTS |
| PROPOSED ZONING | C-1 = LIMITED COMMERCIAL |
| BUILDING AREA | 10,665 S.F. TOTAL SITE |
| TOTAL BUILDING COVERAGE | 20% |
| BUILDING TYPE | V-B |
| BUILDING HEIGHT | 35' MAX (1 STORY) |
| BUILDING USE | RETAIL |
| PROPOSED PAVEMENT AREA | 16,820 S.F. (32%) |
| PROPOSED CONCRETE AREA | 1,737 S.F. (3%) |
| EXISTING PAVEMENT AREA | 7,900 S.F. (15%) IN PRIVATE ACCESS EASEMENT |
| EXISTING SIDEWALK AREA | 2,700 S.F. (5%) IN PRIVATE ACCESS EASEMENT |
| TOTAL IMPERVIOUS AREA (INCLUDING BUILDINGS, PAVEMENT, AND SIDEWALK) | 39,822 S.F. (76%) |
| LANDSCAPE AREA | 12,489 S.F. (24%) TOTAL |

PARKING STALLS:

| | |
|---|---|
| STALLS REQUIRED | 1/175 S.F. = 61 STALLS REQ'D |
| STALLS PROVIDED | 39 STANDARD<br>2 COMPACT<br>2 ACCESSIBLE |
| PARKING RATIO | 43 TOTAL STALLS<br>1.00 SPACES/250 S.F. |

GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.

"""

1. PROPOSED CONCRETE SIDEWALK
2. PROPOSED CONCRETE PAD
3. PROPOSED ASPHALT PAVEMENT
4. PROPOSED LANDSCAPE AREA
5. EXISTING SIDEWALK
6. EXISTING PAVEMENT
7. PROPOSED 30' DRIVEWAY


MADISON DEVELOPMENT GROUP, LLC
10510 NE NORTHUP WAY STE. 120
KIRKLAND, WA. 98033
PHONE: 1-425-889-9500
FAX: 1-425-889-1090
CONTACT: JIM GALLAUGHER

WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PHONE: 509-893-2617
FAX: 509-926-0227
CONTACT: TODD R. WHIPPLE, P.E.


PRELIMINARY

NOT FOR CONSTRUCTION

XX/XX/XX

1"#

"#$%$! &"#$%$&

ZON-50095. SUP-50096 & SDR-50098

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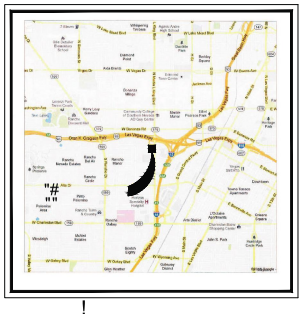

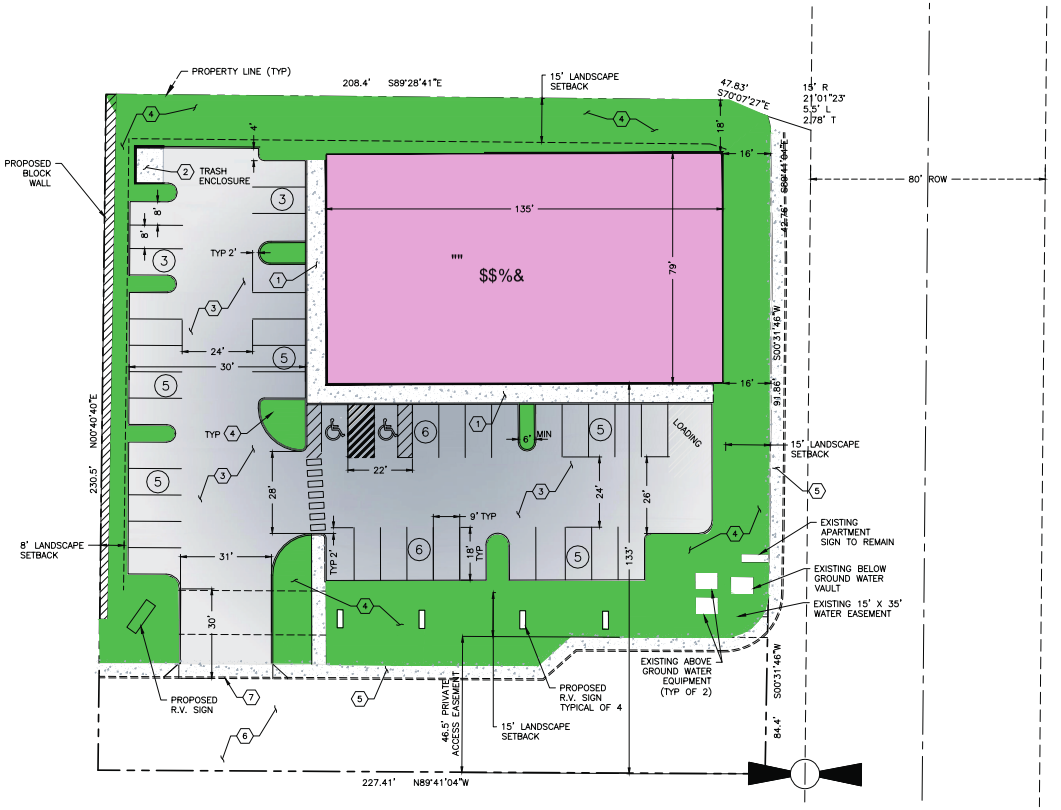


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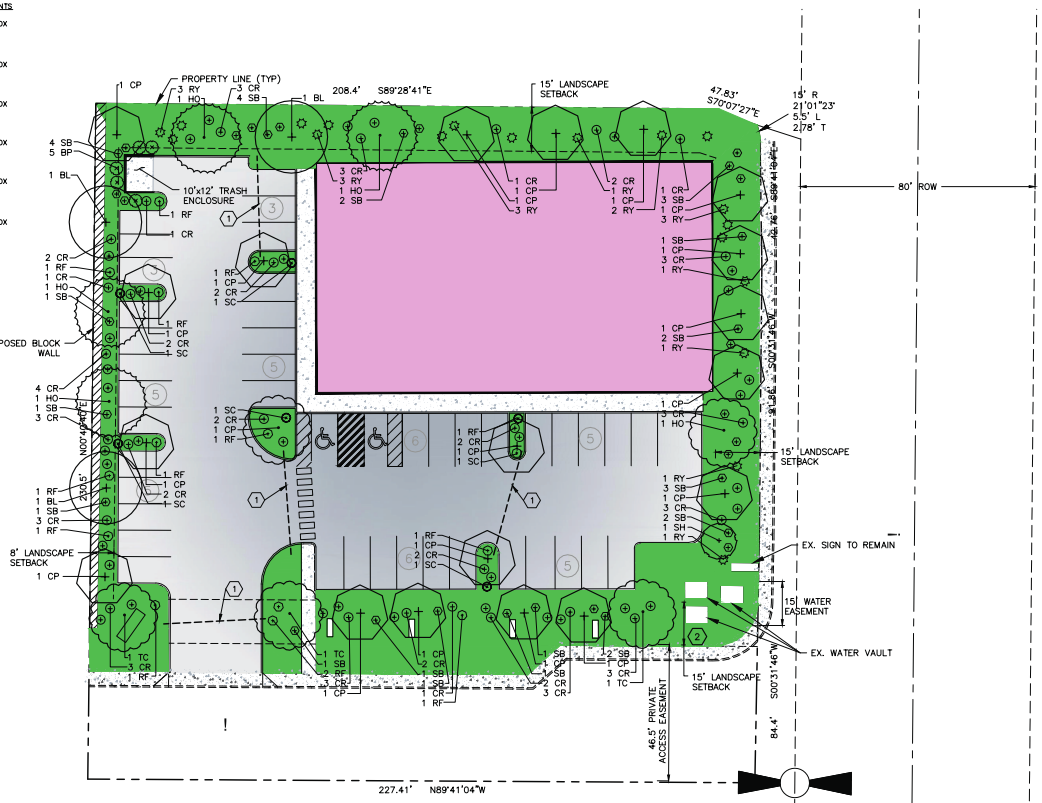
1"#

"#$%$! &"#$!$&

ZON-50095, SUP-50096 & SDR-50098

| SYM. | QUANT. | COMMON/BOTANICAL NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| **TREES** | | | | |
| RA | – | RAYWOOD ASH<br>FRAXINUS OXYCARPA 'RAYWOOD' | 1 1/2" CAL MIN. | 24" BOX |
| BL | 3 | CHINESE PISTACHE<br>PISTACHIA CHINENSIS | 1 1/2" CAL MIN. | 24" BOX |
| SH | 1 | BAY LAUREL<br>LAURUS NOBILIS | 1 1/2" CAL MIN. | 24" BOX |
| CP | 19 | WILSON OLIVE<br>OLEA WILSONI | 1 1/2" CAL MIN. | 24" BOX |
| TC | 5 | THORNLESS CHILEAN MISQUITE<br>PROSOPIS CHILENSIS 'THORNLESS' | 1 1/2" CAL MIN. | 24" BOX |
| HO | 4 | HOLLY OAK<br>QUERCUS ILEX | 1 1/2" CAL MIN. | 24" BOX |
| CR | 62 | CIMARRON RANGER<br>LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' | 5 GAL. | |
| RY | 19 | RED YUCCA<br>HESPERALOE PARVIFLORA | 5 GAL. | |
| SC | 6 | SANTA CRUZ PYRACANTHA<br>PYRACANTHA FORTUNEANA 'SANTA CRUZ' | 5 GAL. | |
| SB | 32 | SANTA BARBARA MEXICAN BUSH SAGE<br>SALVIA LEUCANTHA 'SANTA BARBARA | 5 GAL. | |
| BP | 5 | BLUE POINT JUNIPER<br>JUNIPERUS VIRGINIANA 'BLUE POINT' | 5 GAL. | |
| RF | 14 | RED FOUNTAIN GRASS<br>PENNISETUM SETACEUM 'CUPRIUM' | 5 GAL. | |




1. SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS, ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.

GENERAL CONTRACTOR TO PROVIDE:

1. 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. INCLUDING WIRE HOOK-UP, INTO CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.

2 SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/- 10TH OF A FOOT.

LANDSCAPE CONSTRUCTION NOTES:

1. TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS. GRASS, BRUSH, STICKS ROCKS, GREATER THAN 1" DIAMETER COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH THE EVEN.
2. NOT USED.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL EQUAL TO ORIGINAL
5. TWO INCHES (2") OF 3/4" MINUS GRAY RIVER ROCK MULCH IS TO BE USED IN ALL SHRUB BEDS. UNLESS OTHERWISE NOTED. SPREAD PREEN OR EQUIVALENT, BEFORE BARK PLACEMENT, TO PREVENT WEEDS.
6. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
8. IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
9. NOT USED.
10. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
12. IRRIGATION SYSTEM IS A DESIGN BUILD DRIP SYSTEM. IRRIGATION POINT OF CONNECTION IS AT WATER STUB AND INSTALL METER, BACKFLOW PREVENTION DEVISE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND HEADS. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMAN SHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS SYSTEM WILL HAVE AN ELECTRIC AUTOMATIC CONTROLLER AND MULTIPLE PROGRAM CAPABILITIES, MULTIPLE REPEAT CYCLE CAPABILITIES, AND A FLEXIBLE CALENDAR PROGRAM.
13. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
14. AMENDED BACKFILL FOR PLATING HOLES SHALL BE:
    A. 8 PARTS OF VOLUME ON SITE SOIL.
    B. 2 PARTS OF VOLUME ORGANIC AMENDMENT.
15. FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL, FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:

| PLANT SIZE | TABLET QUAN. | TABLET STRENGTH |
|---|---|---|
| 1-2 GAL. | 1 | 10 GRAM |
| 5 GAL. | 2 | 21 GRAM |
| 3/4"-1 1/4" CAL. | 4 | 21 GRAM |

16. NOT USED.
17. ALL PLANTING BEDS SHALL BE STRIPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
18. PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDER GROUND UTILITY I.E. CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
19. INSTALLER RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.

(1) 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE

(2) POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS. VERIFY LOCATION.

GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
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**ZON-50095, SUP-50096 & SDR-50098**

## DOOR SCHEDULE

1
Pair 3'-0" x 7'-0" x 1¾" full lite clear tempered Low 'E' glass, u=.60 min. in aluminum storefront frame. Provide threshold (½" max. ht.), weatherstripping, closer, latch and sign posted: "These Doors To Remain Unlocked During Occupied Hours" with minimum 1" high letters over contrasting background. Overhead concealed closer, tubular push/pull hardware.

2
Single 3'-0" x 7'-0" x 1¾" full lite clear Low 'E" glass, U=.60 min. tempered glass in aluminum storefront frame. Provide threshold (½" max. ht.), weatherstripping, closer, latch and sign posted: "These Doors To Remain Unlocked During Occupied Hours" with minimum 1" high letters over contrasting background. Overhead concealed closer, tubular push/pull hardware.

3
4'-0" x 8'-0" x 1¾" hollow metal door (18 ga. min.) in hollow metal frame (16 ga. min.). Provide threshold (½" max. ht.), weatherstripping, door sweep, drip cap, kick plates (18" x 34"), closer, exit only exit device and double strike.

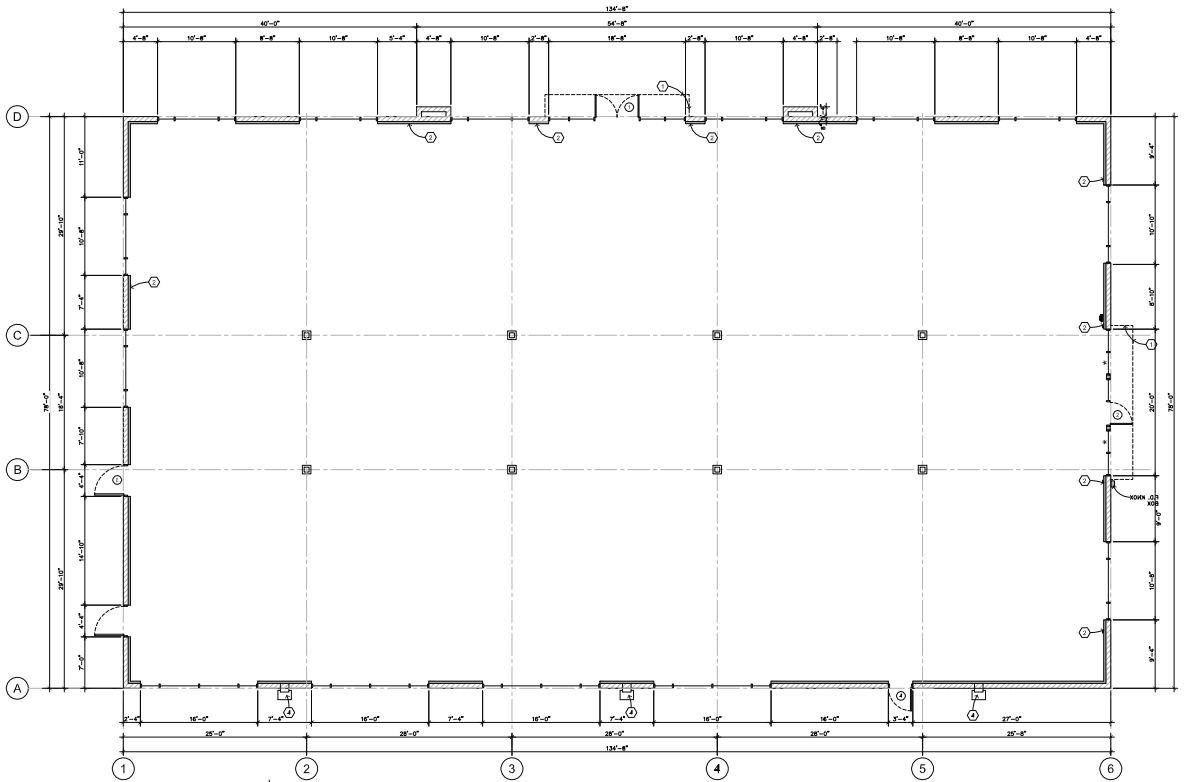
4
3'-0" x 7'-0" x 1¾" hollow metal door (18 ga. min.) in hollow metal frame (16 ga. min.). Provide threshold (½" max. ht.), weatherstripping, door sweep, drip cap, kick plates (18" x 34"), closer, exit only exit device and double strike.

## GENERAL DOOR NOTES

1. Paint steel doors and frames with one (1) coat rust inhibiting primer and one (1) coat semi-gloss alkyd enamel. Color by Owner.
2. All door hardware to be medium duty "Schlage" lever type with finish per Owner's direction. Verify keying with Owner. Master key all exterior doors.
3. Provide door stops as required at floor and wall.
4. All thresholds to be a maximum height of ½".
5. Door locks and latches shall comply with IBC Section 1008.1.8.3 and ANSI Section 409.2.6.
6. All exits to be operable from the inside without the use of key and/or special knowledge (U.N.O.).
7. Provide 25 gauge metal drip at each exterior man door head.

## FLOOR PLAN KEYNOTES

1. Line of metal canopy above, per detail.
2. Furr out exterior walls with 3 5/8" x 25 ga/30 mil. metal studs at 24" o.c., R-13 batt insulation and 5/8" 'X' drywall. Run to full height with drywall to +4" above ceiling line.
3. Not used.
4. Downspout connect to tightline see Civil Dwgs.
5. Full Height Stud Partition: 3 5/8" x 25 ga. metal studs at 16" o.c., batt insulation (R=11) and 5/8" drywall, both sides. Provide continuous metal slip form at roof line.
6. Roof ladder and scuttle above per details.
7. Not used.
8. Install white FRP board at +4' A.F.F. on 3 sides.
9. 6" plumbing wall.
10. Line of soffit above.
11. Surface mounted paper towel dispenser (Provided by tenant).
12. Liquid soap dispenser, wall mounted (Provided by tenant).
13. Accessible signage for each sex with Braille by Cal-Royal.
14. Surface mounted toilet paper dispenser (Provided by tenant).




FLOOR PLAN
SCALE: 1/8" = 1'-0" 10,504 S.F.

★ INDICATES TEMPERED GLASS
◇ INDICATES OCCUPANT LOAD FOR EACH ROOM
INDICATES FIRE EXTINGUISHER MIN. RATING TO BE 2A10 BC WITH MAX. TRAVEL DISTANCE OF 75'

NOTE:
PROVIDE VAPOR BARRIER BELOW CONCRETE FLOOR SLAB


CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273
Phone: (360) 424-0394
Fax: (360) 424-5726


A NEW BUILDING FOR:
MATTRESS FIRM
MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NEVADA

CONTACT:
PENNON CONSTRUCTION CO. INC.
5303 1ST AVE SOUTH, SUITE 100
SEATTLE, WA 98108
(206) 418-0235

13-604
PROJECT NUMBER:

REVISIONS:
6/24/13 PRELIM. SET

SHEET TITLE:
FLOOR PLAN
OPTION #2

QUIENTIN SUTTER
PROJECT ARCHITECT:
QUIENTIN SUTTER
DRAWN BY:
PETER J CARLETTI
CHECKED BY:
MAY 30, 2013
DATE
S:\ARCH\13\DRAWINGS\13-622
COMPUTER FILE NAME

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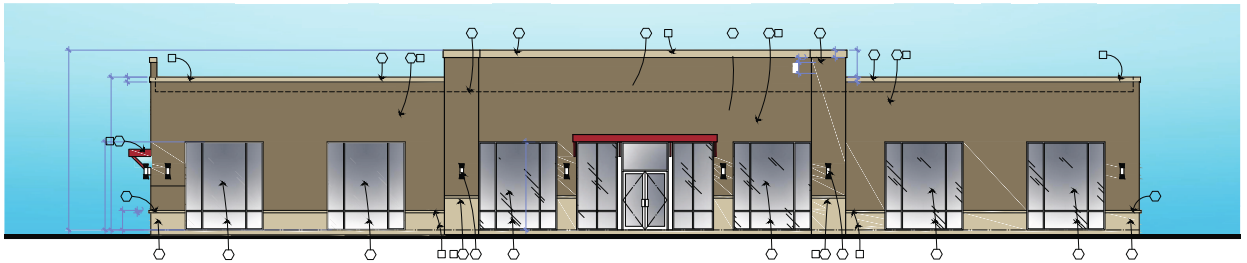
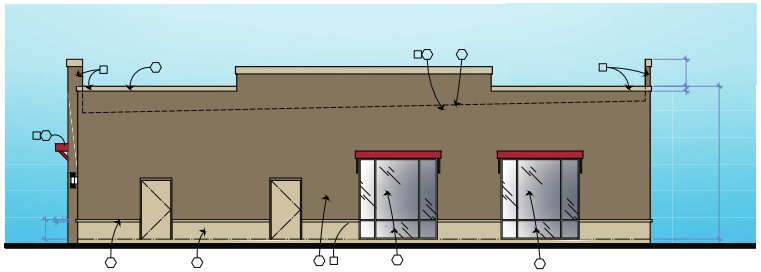
ZON-5095, SUP-50096 & SDR-50098

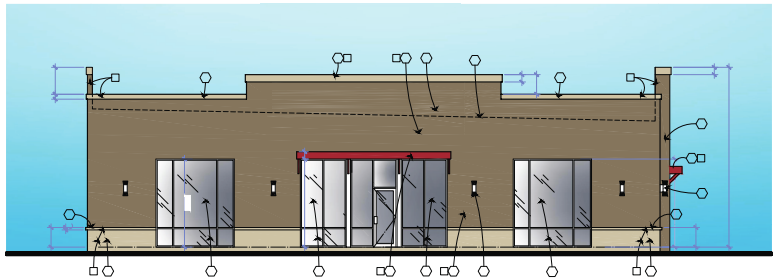
CARLETTI ARCHITECTS P.S.
architecture, planning, interior design

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726







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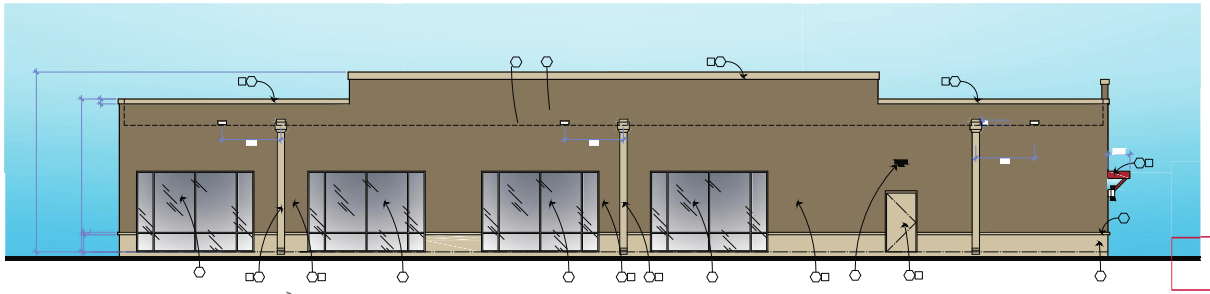

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LAS VEGAS, NEVADA

CONTACT:

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SEATTLE, WA 98108
(206) 418-0235

13-604
PROJECT NUMBER:

REVISIONS:
6/24/13 PRELIM. SET

SHEET TITLE:
EXTERIOR ELEVATIONS
OPTION #2

QUIENTIN SUTTER
PROJECT ARCHITECT:

QUIENTIN SUTTER
DRAWN BY:

PETER J. CARLETTI
CHECKED BY:

MAY 30TH, 2013
DATE

S:\ARCH\13\DRAWINGS\13-622
COMPUTER FILE NAME

A-3.0

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**ZON-50095, SUP-50096 & SDR-50098**

June 23, 2013

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

Attn: Yorgo Kagafas

Re: Parking Demand Analysis for Mattress Firm
(APN(s) 139-28-402-004)

Dear Mr. Kagafas:

Per4mance Consulting and Engineering, Inc. have been retained by GC Garcia, Inc to perform a parking analysis for the proposed Mattress Firm project. The Mattress Firm retail store is proposed to be a 10,650 S.F. retail mattress store. The Owner has provided this Parking Demand analysis as an alternative parking standard for this type of land use. The proposed Mattress Firm is located at the northwest corner of the intersection of Martin Luther King at Mineral Avenue. Please refer to Figure 1 below for the site location.

Figure 1 – Site location




The proposed site will be the location of a 10,650 square foot Mattress Firm building. Mattress Firm provides retail sales for mattresses. The purpose of this document is to provide support for the permitting of an alternate parking standard, per City of Las Vegas development code 19.18.030 D(4), for this type of Land Use. Currently the City of Las Vegas Development Code for this land use uses a parking demand of 1 space per every 175- square feet of gross floor area. The proposed development will have one (1) driveway for site access located off Mineral Avenue. This driveway will allow for full access turning movements.

***Alternate Parking Standard Methodology***

In order to establish an alternate parking demand model for the Mattress Firm location three scenarios were analyzed. First parking counts were taken at three (3) existing Las Vegas area Mattress Firm locations. The locations were as follows:

1) 366 West Lake Mead
2) 410 Marks Street
3) 641 Marks Street

PRJ-49907
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Counts were performed on a typical weekday (Wednesday June 19, 2013), typical Saturday (Saturday June 22, 2013), and a typical Sunday (June 23, 2013). Counts were taken every other hour during the hours of operation. Results are shown in **Appendix A**. The hours of operation for the Mattress Firm locations counted were as follows: Monday – Friday 10am–8pm, Saturday 10am–7pm, and Sunday 11am–6pm.

Second the Institute of Transportation Engineers (I.T.E.), Parking Generation Manual, 3rd edition, was used to provide reference standard parking generation analyzed at previous locations with similar land uses. Within the manual ITE Code 890, Furniture Store, was referenced. **Appendix B** includes data sheets from the ITE Manual.

Third an internet search was performed to determine the parking demand in other jurisdictions for similar land uses. The results were compared to the parking counts performed, ITE Parking generation recommendations, and existing City of Las Vegas parking demand code.

Finally, a recommendation will be made based on the scenarios presented above for an average parking demand for the above land use.

***Parking Survey***

As mentioned above parking counts were performed at three (3) local Mattress Firm locations. The results are summarized in table 1 below:

**Table 1 – Existing Parking Counts**

| Day of Count | Hours of Count of Count | Mattress Firm - Location | | |
|---|---|---|---|---|
| | | 410 Marks St | 641 Marks St | 366 E. Lake Mead |
| | | Lowes Center (5,000 sq.ft.) | Wal-Mart Center (4,200 sq.ft.) | Target Center (3,750 sq.ft.) |
| Wednesday | | | | |
| 6/19/2013 | 11:00 AM | 8 | 7 | 3 |
| | 1:00 PM | 5 | 6 | 3 |
| | 3:00 PM | 6 | 5 | 2 |
| | 5:00 PM | 9 | 7 | 2 |
| | 7:00 PM | 6 | 7 | 2 |
| Friday | | | | |
| 6/21/2013 | 6:30 PM | 5 | 7 | 3 |
| Saturday | | | | |
| 6/22/2013 | 12:00 PM | 6 | 5 | 3 |
| | 2:00 PM | 6 | 6 | 4 |
| | 4:00 PM | 4 | 5 | 3 |
| | 6:00 PM | 5 | 5 | 1 |
| Sunday | | | | |
| 6/23/2013 | 12:00 PM | 8 | 4 | 2 |
| | 2:00 PM | 8 | 3 | 3 |
| | 4:00 PM | 4 | 3 | 2 |

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The results show that the average parking supply ratio for an average weekday is **1.2** spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is **1.7** spaces per 1,000 sq.ft. GFA. The results show that a maximum of **19** parking stalls shall be required for the Mattress Firm land use during an average weekday.

The results show that the average parking supply ratio for an average Saturday is 0.97 spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is 1.3 spaces per 1,000 sq.ft. GFA. The results show that a maximum of **14** parking stalls shall be required for the Mattress Firm land use during an average Saturday.

The results show that the average parking supply ratio for an average Sunday is 0.92 spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is 1.28 spaces per 1,000 sq.ft. GFA. The results show that a maximum of **14** parking stalls shall be required for the Mattress Firm land use during an average Sunday.

The Peak Parking demand based on the existing Mattress Firm parking lot counts is **19** parking stalls required. The ratio equates to **1.78** spaces per 1,000 sq. ft. of GFA.

***ITE Parking Generation***

A second step was performed to support the existing parking count survey. The ITE Parking Generation Manual, 3rd Edition, was referenced. Within the ITE Manual ITE Code 890, Furniture Store was referenced. While this land use includes many large retail stores that also sell furniture as well as mattresses this is the closest land use in the ITE manual to the proposed development. The results should provide a conservative approach. Within the ITE manual 6 locations were analyzed to determine average demand for Furniture Stores. The results show that the six stores analyzed return an average parking demand of **0.91 to 1.53** vehicles per 1,000 sq.ft. GFA on an average weekday. The results show an average Saturday parking demand to be between 0.67 to 1.30 vehicles per 1,000 sq.ft. GFA with the average at 0.94 vehicles per 1,000 sq.ft. GFA. The results show that an average Sunday parking demand of 1.43 vehicles per 1,000 sq.ft. GFA was observed. The results are summarized in Table 2 below:

Table 2 – ITE Parking Generation Results

| Statistic | Average Weekday | Average Saturday | Average Sunday |
|---|---|---|---|
| | Vehicles/1,000sq.ft. | Vehicles/1,000sq.ft. | Vehicles/1,000sq.ft. |
| Average Rate | 0.91 - 1.53 | 0.67 - 1.30 | 1.43 |
| Average Peak Period | 1.22 | 0.94 | 1.43 |
| Overall Average Rate | 2.1 | 2.1 | 2.1 |

Based on the above table the calculated parking demand for the 10,650 sq.ft. of GFA Mattress Firm project is **23** parking stalls required using the overall average parking supply ratio. Using the average rate high end (1.53) for a weekday results **17** parking stalls required. During an average Saturday using the high end (1.30) ratio results in **14** parking stalls required. Finally, using the average Sunday parking supply ratio (1.43) results in **16** parking stalls being required. To provide a conservative parking demands for the proposed development based on ITE standards **23** parking stalls are required to meet the maximum parking demand for the proposed land use based on ITE parking generation manual.

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***Other Jurisdictions Parking Supply ratios***

As a reference a Google search was performed on parking analysis for mattress stores to obtain some additional comparative numbers. The search was stopped at the first 5 jurisdictions although many more are available. Table 3 below provides a summary of the area and the parking requirements for a mattress store.

Table 3 – Example Parking Supply Ratios for Mattress Store

| Location | Parking Supply Ratio |
|---|---|
| Aurora, CO | 1 : 600 sq.ft of GFA |
| Summerville, MA | 1 : 800 sq.ft. of GFA |
| Marin, CA | 1 : 600 sq.ft. of GFA |
| Richland, WA | 1 : 800 sq.ft. of GFA |
| Riverside,CA | 1 : 500 sq.ft. of GFA |

As a comparison, the above stated parking supply ratios were used to calculate the required parking demand at the proposed Mattress Firm location. The results show using the worst case scenario (Riverside, CA) presented in Table 3 above 22 parking stalls would be required using the 1 stall per 500 sq.ft. of gross floor area and a proposed 10,650 sq.ft. building. Excerpts from the above mentioned analyses or development codes are included in **Appendix C**.

***Summary of Parking Supply Ratios***

To provide a final recommendation as to the appropriate parking supply ratio to use for a Mattress Firm building all three scenarios above were analyzed and the worst case scenario was selected. Please refer to Table 4 for a summary of all parking ratios analyzed and the results.

Table 4 – Parking ratio summary

| Time Period Analyzed | Size of Building (sq.ft.) | Based on Existing Parking Counts | | Based on ITE Parking Generation | | Based on Reference Jurisdictions | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | CO, CA | WA, MA | Ca |
| | | Rate | Parking Stalls Req'd | Rate | Parking Stalls req'd | 1 per 600 sq.ft. | 1 per 800 sq.ft. | 1 per 500 sq.ft. |
| Average Rate Weekday | 10,650 | 1.2 | 13 | 1.53 | 17 | 18 | 14 | 22 |
| Peak Period Average Weekday | 10,650 | 1.7 | 19 | 1.22 | 13 | 18 | 14 | 22 |
| | | | | | | | | |
| Average Rate Saturday | 10,650 | 0.97 | 11 | 1.3 | 14 | 18 | 14 | 22 |
| Peak Period Saturday | 10,650 | 1.3 | 14 | 0.94 | 11 | 18 | 14 | 22 |
| | | | | | | | | |
| Average Rate Sunday | 10,650 | 0.92 | 10 | 1.53 | 16 | 18 | 14 | 22 |
| Peak Period Sunday | 10,650 | 1.28 | 14 | | -- | 18 | 14 | 22 |
| | | | | | | | | |
| Overall Peak Average | 10,650 | 1.43 | 16 | 2.1 | 23 | 18 | 14 | 22 |
| | | | | | | | | |
| Peak Parking Demand | 10,650 | **19** | | **23** | | **22** | | |
| | | | | | | | | |

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Based on the results shown in Table 4 we can conclude that the parking demand for the Mattress Firm store should range from 19-23 parking stalls. The worst case scenario is from the ITE Parking Generation manual at 2.1 spaces per 1,000 sq. ft. of gross floor area (GFA). It is the recommendation set forth in this analysis that a parking supply ratio of 2.1 spaces per 1,000 sq. ft. of gross floor area be used to determine the parking requirement for the proposed 10,650 sq.ft. Mattress Firm store. For this store location a maximum parking demand of 23 stalls is required.

***Trip Generation***

To determine the number of trips generated by the 10,650 sq. ft. mattress store the I.T.E. Trip Generation manual was referenced. To provide a comparison trip generation calculations several land uses consistent with the C-1 (limited commercial) land use were referenced. Some Land uses analyzed include: General Office (ITE Code 710), Convenience Store with gas pumps (ITE Code 853), Medical/Dental Office (ITE Code 720), and Fast food with drive through.

Table 5 – Trip Generation Summary

| Land Use Code | Ind. (Sq.ft.) | Var | A.M. Peak Hour | | | P.M. Peak Hour | | | Avg. Weekday |
|---|---|---|---|---|---|---|---|---|---|
| | | | Enter | Exit | Total | Enter | Exit | Total | |
| Furniture Store 890 | 10,650 | KSF | 1 | 1 | 2 | 3 | 2 | 5 | 54 |
| Apartment 220 | 30 | DU | 3 | 12 | 15 | 12 | 7 | 19 | 200 |
| General Office 710 | 10,650 | KSF | 15 | 2 | 17 | 3 | 13 | 126 | 117 |
| Medical/Dental Office 720 | 10,650 | KSF | 19 | 5 | 24 | 10 | 27 | 37 | 385 |
| FF with Drive Thru 934 | 3,600 | KSF | 45 | 43 | 177 | 31 | 29 | 120 | 1,779 |
| Service Station w/Gas Pumps 945 | 12 | Pumps | 27 | 27 | 54 | 35 | 35 | 70 | 1,953 |

Based on a review of table 5 we can conclude that the Furniture Store will result in significantly less trips than other land uses which can be developed in a C-1 zoning. A furniture store generates approximately 54 trips during the average weekday while a convenience store with gas pumps can generate up to 1,953 trips. The proposed furniture store land use has a low trip generation rate. Trip generation calculations are provided in **Appendix D**.

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Summary

- Parking supply ratio for this site should be reduced to 2.1 spaces per 1,000 sq. ft. gross floor area.
- Parking Supply Ratio was determined from the worst case scenario from existing parking counts, ITE Parking Generation manual, 3rd edition, and research of other jurisdictions. ITE Parking Generation ended up being most conservative at 2.1 spaces per 1,000 sq. ft. GFA.
- Trip Generation comparisons show ITE Code 890 (Furniture Store) to be a light producer of peak hour traffic. The estimated average weekday trip generation is 54 trips. By comparison a convenience store with gas pumps is estimated at 1,953 trips.

If you have any questions and/or comments related to this parking study, please do not hesitate to contact me at (702) 569-9770.

Sincerely,

**Per4mance Consulting and Engineering, Inc.**




Ray Fredericksen, P.E.
Owner

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# Appendix A

## Existing Mattress Firm Parking Lot Counts

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# Appendix B

## ITE Parking Generation
## Reference sheets

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# Appendix C
**Reference Material**

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# Appendix D

Trip Generation Calculations

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# Appendix A

## Existing Mattress Firm Parking Lot Counts

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Date: 19-Jun-13
Project: Mattress Firm

| Day of Count | Hours of Count of Count | Mattress Firm - Location | | |
|---|---|---|---|---|
| | | 410 Marks St Lowes Center (5,000 sq.ft.) | 641 Marks St Wal-Mart Center (4,200 sq.ft.) | 366 E. Lake Mead Target Center (3,750 sq.ft.) |
| Wednesday | | | | |
| 6/19/2013 | 11:00 AM | 8 | 7 | 3 |
| | 1:00 PM | 5 | 6 | 3 |
| | 3:00 PM | 6 | 5 | 2 |
| | 5:00 PM | 9 | 7 | 2 |
| | 7:00 PM | 6 | 7 | 2 |
| Friday | | | | |
| 6/21/2013 | 6:30 PM | 5 | 7 | 3 |
| Saturday | | | | |
| 6/22/2013 | 12:00 PM | 6 | 5 | 3 |
| | 2:00 PM | 6 | 6 | 4 |
| | 4:00 PM | 4 | 5 | 3 |
| | 6:00 PM | 5 | 3 | 1 |
| Sunday | | | | |
| 6/23/2013 | 12:00 PM | 8 | 4 | 2 |
| | 1:00 PM | 8 | 3 | 3 |
| | 3:00 PM | 4 | 3 | 2 |

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# Appendix B

**ITE Parking Generation**
**Reference sheets**

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# Land Use: 890
# Furniture Store

## Land Use Description

A furniture store is a full-service retail facility that specializes in the sale of furniture. Furniture stores are generally large and may include storage areas. Although some home accessories may be sold, furniture stores primarily focus on the sale of pre-assembled furniture. A majority of items sold at these facilities must be ordered for delivery.

## Database Description

The database consisted of all suburban sites with the exception of one urban site. Parking demand at the urban site was similar to the suburban sites and therefore the data were combined and analyzed together.

- Average parking supply ratios: 2.1 spaces per 1,000 sq. ft. GFA (six study sites) and 3.5 spaces per employee (six study sites).
- Average employee density: 0.6 employees per 1,000 sq. ft. GFA (six study sites).

Weekday parking demand data were submitted for two study sites. For both sites, data were available for only a single hour (between 8:00 and 9:00 p.m.). The larger site was 26,500 sq. ft. GFA and had a parking demand ratio of 0.91 vehicles per 1,000 sq. ft. GFA. The smaller site was 15,000 sq. ft. GFA and had a parking demand ratio of 1.53 vehicles per 1,000 sq. ft. GFA.

Sunday parking demand data were available for one study site. Its size was 46,900 sq. ft. GFA. Its peak parking demand ratios were 1.43 vehicles per 1,000 sq. ft. GFA and 2.23 vehicles per employee between 1:00 and 2:00 p.m. (based on a continuous count between 10:00 a.m. and 3:00 p.m.).

The following table presents the time-of-day distributions of parking demand at the study sites.

| *Based on Vehicles per 1,000 sq. ft. GFA* | *Saturday* | | *Sunday* | |
|---|---|---|---|---|
| Hour Beginning | Percent of Peak Period | Number of Data Points* | Percent of Peak Period | Number of Data Points* |
| 12:00–4:00 a.m. | – | 0 | – | 0 |
| 5:00 a.m. | – | 0 | – | 0 |
| 6:00 a.m. | – | 0 | – | 0 |
| 7:00 a.m. | – | 0 | – | 0 |
| 8:00 a.m. | – | 0 | – | 0 |
| 9:00 a.m. | – | 0 | – | 0 |
| 10:00 a.m. | – | 0 | 30 | 1 |
| 11:00 a.m. | 54 | 1 | 51 | 1 |
| 12:00 p.m. | 100 | 2 | 87 | 1 |
| 1:00 p.m. | 82 | 5 | 100 | 1 |
| 2:00 p.m. | 89 | 5 | 97 | 1 |
| 3:00 p.m. | 80 | 5 | – | 0 |
| 4:00 p.m. | 100 | 4 | – | 0 |
| 5:00 p.m. | 87 | 1 | – | 0 |
| 6:00 p.m. | – | 0 | – | 0 |
| 7:00 p.m. | – | 0 | – | 0 |
| 8:00 p.m. | – | 0 | – | 0 |
| 9:00 p.m. | – | 0 | – | 0 |
| 10:00 p.m. | – | 0 | – | 0 |
| 11:00 p.m. | – | 0 | – | 0 |

* Subset of database



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# Land Use: 890
# Furniture Store

## Additional Data

Monthly parking variation cannot be derived from the available data. However, the following furniture store sales information (averaged for the period 1999 through 2003 from the U.S. Census) is provided as a reference to peak month activity. The furniture stores that compose the U.S. Census data set may not have the same land use characteristics as sites contained in the ITE *Parking Generation* database for this land use.

**Furniture Store Sales Variation Data**

| Month | Percent of Average Month Furniture Store Sales (%) |
|---|---|
| January | 94 |
| February | 93 |
| March | 102 |
| April | 94 |
| May | 100 |
| June | 98 |
| July | 99 |
| August | 103 |
| September | 98 |
| October | 100 |
| November | 109 |
| December | 111 |

SOURCE: *Unadjusted and Adjusted Estimates of Monthly Retail and Food Services Sales by Kinds of Business: 1999-2003*. Monthly Retail Service Branch. U.S. Census, August 2004, NAICS Code 44611. (www.census.gov/mrts/www/mrts.html)

## Study Sites/Years

Chicago, IL (1961); Gresham, OR (1994); Hillsboro, OR (1994); Portland, OR (1994); Milwaukie, OR (1995); Portland, OR (1995)



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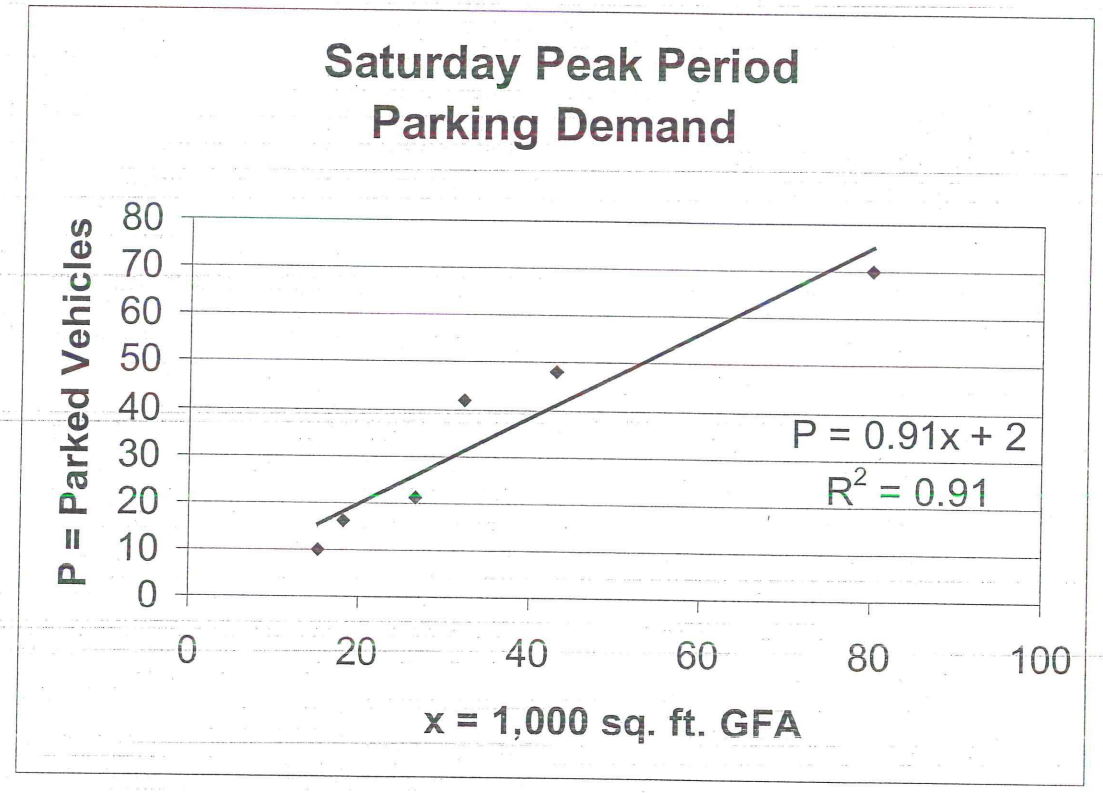
# Land Use: 890
# Furniture Store

## Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
## On a: Saturday

| Statistic | Peak Period Demand |
|---|---|
| Peak Period | 12:00–1:00 p.m.; 2:00–3:00 p.m.; 4:00–6:00 p.m. |
| Number of Study Sites | 6 |
| Average Size of Study Sites | 35,800 sq. ft. GFA |
| Average Peak Period Parking Demand | 0.94 vehicles per 1,000 sq. ft. GFA |
| Standard Deviation | 0.23 |
| Coefficient of Variation | 25% |
| Range | 0.67–1.30 vehicles per 1,000 sq. ft. GFA |
| 85th Percentile | 1.16 vehicles per 1,000 sq. ft. GFA |
| 33rd Percentile | 0.85 vehicles per 1,000 sq. ft. GFA |



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# Appendix C
## Reference Material

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# Parking Ordinance

Article 15, Chapter 146, Aurora Municipal Code
Sec. 146-1512 amended effective 1/15/05
Figure 15.10 added effective 1/15/05

## City of Aurora

Planning Department
15151 E. Alameda Pkwy
2nd Floor
Aurora, CO 80012
Phone: 303-739-7250
Fax: 303-739-7268
Email: planning@auroragov.org

This document is available on our web site. Go to www.auroragov.org:
Departments>Planning Department>Ordinances and Design Standards>Parking Ordinance

Electronic File: F:/Dept/Planning/Handouts/PDF – Code Handouts/CTY_PL_Parking Ordinance.pdf

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| TABLE 15.1. AMOUNT OF OFF-STREET PARKING REQUIRED | | |
|---|---|---|
| | *(A)*<br>***Use Classification*** | *(B)*<br>***Parking Space Requirements***[1] |
| | **A. Motor Vehicle Related Uses** | |
| 14. | Motor vehicle fuel dispensing stations | 1 space per cashier or attendant, plus 2 for each grease rack or similar facility. (A workstation, e.g., grease rack, is not a parking space). |
| 15. | Motor vehicle fuel dispensing stations: combination use including fuel dispensing and one or more of the following - restaurant, drive-through restaurant, convenience store or similar use | The same parking requirement for a motor vehicle fuel dispensing station plus the required spaces listed in this table for each other component use included on the site. |
| | **B. Retail** | |
| | *Shopping centers*[a]*:* | |
| 16. | Less than 150,000 gfa[b] | 4 spaces per 1000 gfa |
| 17. | 150,000 - 399,999 gfa[b] | 3.8 spaces per 1000 gfa |
| 18. | 400,000 and greater gfa[b] | 3.6 spaces per 1000 gfa |
| | *Single user retail:* | |
| 19. | Convenience | 1 space per 250 gfa |
| 20. | Large format/low intensity retail (including office showrooms, furniture stores) | 1 space per 600 gfa |
| 21. | Large format/high intensity retail (including discount department stores, warehouse clubs) | 1 space per 250 gfa |
| 22. | Building supply store, lumber yards | 1 space per 600 gfa plus 1:2500 gfa of outdoor area used for display and storage |
| 23. | Restaurants (standard), nightclubs, taverns and lounges | 1 space per 3 seating accommodations. An outdoor seating area for a restaurant or tavern up to one-third the floor area of the indoor seating area may be provided without a requirement for additional parking. |
| 24. | Take-out dining with less than 10 seating spaces | 1 space per 60 gfa with a minimum of 10 spaces |
| 25. | Restaurants, fast food with drive-through facilities | Same as for restaurant plus requirement for drive-through service: 7 stacking spaces for the drive-through window lane, with a minimum of 4 of the 7 such spaces designated for the drive-through ordering station area |
| | **C. Office** | |
| 26. | All offices: business, professional and public offices, in all zones except in B-2 zones | 1 space per 300 gfa |
| 27. | All offices: business, professional and public, in the B-2 zones | 1 space per 500 gfa |
| | **D. Industrial** | |
| 28. | Industrial, manufacturing, processing and fabrication, research and development | The greater of 1 space per 1.5 employees (largest shift), or 1 space per 800 gfa[c] |
| 29. | Contractor's yard, junk yard, nurseries for plants and trees | 1 space per 1.5 employees (largest shift) plus 1 space per 2500 gfa used for outdoor display and storage |
| 30. | Warehouse (storage) | The greater of 1 space per 1.5 employees, or 1 space per 2000 gfa |

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MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

# Title 24 Parking and Loading

**24.04.330 General intent.**

(a) Every main building or use hereafter created or established shall be provided with minimum off-street parking and loading spaces as specified in this chapter.

(b) If particular circumstances justify an exception, the amount and dimensions of required parking and loading spaces may be increased or decreased by the agency through design review or other appropriate process of the community development agency. Such approvals shall include a finding citing the particular circumstances and reasons why the exception was made and may also include provisions for periodic review to establish actual parking needs and to allow for revision of the parking requirements.

**24.04.335 General conditions.**

(a) All parking and loading spaces shall be provided on the same site as the use to which they relate.

(b) Parking spaces shall be located so as to create a reasonably convenient relationship between those spaces and destination of users of the spaces.

(c) Parking spaces shall be independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle.

(d) No compact parking spaces shall be allowed in providing the number of parking spaces required by this chapter.

(e) In all nonresidential developments likely to have bicycle travel to them, bicycle parking shall be provided as required by the agency.

(f) Except for detached single-family dwellings and duplexes, all off-street parking and loading spaces shall be striped and provided with wheel stops.

(g) Parking and loading facilities shall be designed to provide for safe circulation of vehicular and pedestrian traffic including anticipated trucks within the parking area and adjacent streets. Direct backing into or out of a parking area from the street shall not be permitted except for single-family dwellings and duplexes on residential roads where it is determined safe to do so by the agency. Backing out of loading spaces into the street shall not be permitted. See Sections 24.04.277, "Turnarounds" and 24.04.390, "Backout noses".

(h) Where a parking space abuts a landscape area edged by a curb which is to act as a wheel stop, then a two-foot overhang may be included in measuring the parking space length. No such allowance shall be made for designated accessible spaces or where the location or type of the proposed landscaping and/or irrigation system would prevent such use.



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The amount of parking required for senior citizen housing may be reduced by up to fifty percent of that required above where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of senior housing proposed. If a project approved for senior citizen housing is later converted to another use, then parking shall be provided as required for the new use.

TABLE INSET:

| | | |
|---|---|---|
| (d) | Hotels and motels | One per guest room plus one per shift employee |
| (e) | Places of public assembly with fixed seating, such as theaters, churches, auditoriums, stadiums, etc. | One per every hour seats for the first 200 seats and one for every five seats thereafter |
| (f) | Places of public assembly without fixed seating, such as dance, assembly, exhibition and fraternal halls | One for every four persons of maximum occupancy load allowed by the currently adopted U.B.C. |
| (g) | General retail and personal service stores | One per 200 s.f. of gross floor area |
| (h) | Furniture stores, auto dealers and other uses requiring large display areas | One per 600 s.f. of gross floor area |
| (i) | Commercial offices serving the public such as banks, real estate, medical and legal offices | One per 250 s.f. of gross floor area |
| (j) | Offices not serving the public such as insurance companies and corporate headquarters | One per 333 s.f. of gross floor area. |
| (k) | Restaurants, bars and fast food restaurants | One per 50 s.f. of public area |
| (l) | Hospitals | Parking study required |
| (m) | Convalescent homes | One per three beds |
| (n) | Industrial and wholesale uses and warehouses | One per 1,000 s.f. of gross floor area plus one per 333 s.f. of office area |

(o) Marinas. As general guidelines, marinas should provide two spaces per floating home berth and one space per transient vessel berth, such berths as defined in Chapter 11.20 of this Code. These guidelines do not include additional requirements for launching facilities. Parking studies may be required to better determine parking demand.

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Submitted to:

Bill Blanchette
Mattress Superstore
40 Squire Road
Revere, MA 02151

February, 2013

# MATTRESS SUPERSTORE DEVELOPMENT



**PREPARED BY:**

FORT HILL

FORT HILL INFRASTRUCTURE
54 CANAL STREET
BOSTON, MA 02114

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## Table 7 - Future Build Condition Signalized Intersection Traffic Operations

| Location | Movement | Thursday Morning Peak Period | | | Thursday Evening Peak Period | | | Friday Morning Peak Period | | | Friday Evening Peak Period | | | Saturday Midday Peak Period | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | v/c[1] | Del[2] | LOS[3] | v/c | Del | LOS | v/c | Del | LOS | v/c | Del | LOS | v/c | Del | LOS |
| Broadway at McGrath Hwy | EB Left | 3.96 | >120 | F | 3.31 | >120 | F | 4.03 | >120 | F | 4.34 | + | F | 4.58 | + | F |
| | EB Thru | 3.61 | >120 | F | 3.05 | >120 | F | 3.59 | >120 | F | 3.69 | >120 | F | 4.04 | >120 | F |
| | EB Right | 0.99 | 113.10 | F | 0.11 | 38.50 | D | 0.76 | 60.40 | E | 0.10 | 40.90 | D | 0.11 | 38.10 | D |
| | WB Left | 0.80 | 72.40 | E | 0.80 | 64.30 | E | 0.78 | 63.70 | E | 0.89 | 82.10 | F | 0.80 | 61.20 | E |
| | WB Thru | 0.76 | 44.30 | D | 0.70 | 40.20 | D | 0.76 | 43.70 | D | 0.74 | 40.40 | D | 0.61 | 35.60 | D |
| | WB Right | 0.09 | 32.80 | C | 0.17 | 32.90 | C | 0.15 | 32.50 | C | 0.16 | 31.60 | C | 0.14 | 30.90 | C |
| | NB Left | 0.60 | 38.80 | D | 0.78 | 49.50 | D | 0.49 | 37.20 | D | 0.70 | 44.90 | D | 0.48 | 34.80 | C |
| | NB Thru/Right | 1.26 | >120 | F | 2.69 | >120 | F | 1.17 | >120 | F | 2.61 | >120 | F | 1.52 | >120 | F |
| | SB Left | 0.42 | 20.90 | C | 1.14 | >120 | F | 0.54 | 23.20 | C | 0.92 | 71.70 | E | 1.14 | >120 | F |
| | SB Thru/Right | 1.19 | >120 | F | 1.01 | 54.90 | D | 1.27 | >120 | F | 0.92 | 40.10 | D | 0.81 | 31.70 | C |
| | **Overall** | 1.47 | >120 | F | 1.68 | >120 | F | 1.46 | >120 | F | 1.69 | >120 | F | 1.59 | >120 | F |
| Broadway at Garfield Ave | EB Left | 0.11 | 5.10 | A | 0.21 | 5.50 | A | 0.12 | 5.10 | A | 0.27 | 5.70 | A | 0.22 | 4.90 | A |
| | EB Thru | 0.33 | 5.80 | A | 0.26 | 5.50 | A | 0.30 | 5.70 | A | 0.29 | 5.70 | A | 0.25 | 4.90 | A |
| | WB Thru/Right | 0.29 | 5.70 | A | 0.45 | 6.30 | A | 0.34 | 5.80 | A | 0.44 | 6.30 | A | 0.32 | 5.10 | A |
| | SB Left/Right | 0.68 | 18.90 | B | 0.65 | 17.50 | B | 0.73 | 21.30 | C | 0.53 | 14.60 | B | 0.44 | 14.30 | B |
| | **Overall** | 0.44 | 8.10 | A | 0.51 | 7.80 | A | 0.46 | 8.60 | A | 0.47 | 7.10 | A | 0.35 | 6.10 | A |
| Broadway at Cross St | EB Left | 0.05 | 4.80 | A | 0.14 | 12.30 | B | 0.04 | 5.00 | A | 0.20 | 12.90 | B | 0.13 | 7.30 | A |
| | EB Thru/Right | 0.43 | 6.20 | A | 0.48 | 14.10 | B | 0.42 | 6.40 | A | 0.48 | 14.30 | B | 0.35 | 8.10 | A |
| | WB Left | 0.18 | 5.50 | A | 0.24 | 13.10 | B | 0.17 | 5.60 | A | 0.33 | 14.00 | B | 0.17 | 7.50 | A |
| | WB Thru/Right | 0.24 | 5.40 | A | 0.43 | 13.80 | B | 0.25 | 5.70 | A | 0.46 | 14.10 | B | 0.30 | 7.80 | A |
| | NB | 0.52 | 16.00 | B | 0.57 | 12.10 | B | 0.55 | 16.70 | B | 0.57 | 12.50 | B | 0.52 | 13.10 | B |
| | SB | 0.06 | 12.60 | B | 0.03 | 8.00 | A | 0.05 | 12.50 | B | 0.01 | 8.10 | A | 0.01 | 9.70 | A |
| | **Overall** | 0.45 | 7.00 | A | 0.53 | 13.40 | B | 0.46 | 7.40 | A | 0.53 | 13.70 | B | 0.42 | 8.80 | A |

1 Volume-to-capacity ratio
2 Average delay expressed in seconds per vehicle
3 Level-of-Service
Note: Using Synchro 7 software.

It should be noted that there is no change in overall level of service for any of the three signalized intersections within the study area due to the trips generated by the proposed project.

As previously mentioned, due to the lane configuration of the two unsignalized intersections, capacity analysis was incapable of producing HCM level of services values. It should be noted that traffic volumes at both intersections are low, with no traffic operation problems observed. It is forecasted that operations will continue to function as they do today.

### PROPOSED PARKING SUPPLY

A parking inventory was conducted in the immediate vicinity of the project site. This inventory includes total parking supply, along with mid-day and evening parking utilization counts (the number of parking spaces occupied) within the close vicinity of the project site. On-street parking available to the public in close vicinity to the project area includes approximately 88 parking spaces; 47% of on-street spaces are observed to be available during the weekday midday period, 61% were observed to be available during the weekday evening period, 58% were observed to be available during the Saturday midday period, and 45% of these are spaces observed to be available during the Saturday evening period.

The proposed redevelopment consists of 3,875 square feet of street level retail space and approximately 3,492 square feet in second level storage space. Parking requirements under Article 9 of the Somerville Zoning Ordinance (SZO) necessitates 1 off-street parking space per 800 net square feet of retail space. The proposed project therefore requires 9 off-street spaces for retail parking. The proposed site design includes 6 surface parking spaces; therefore a parking variance is currently being sought.

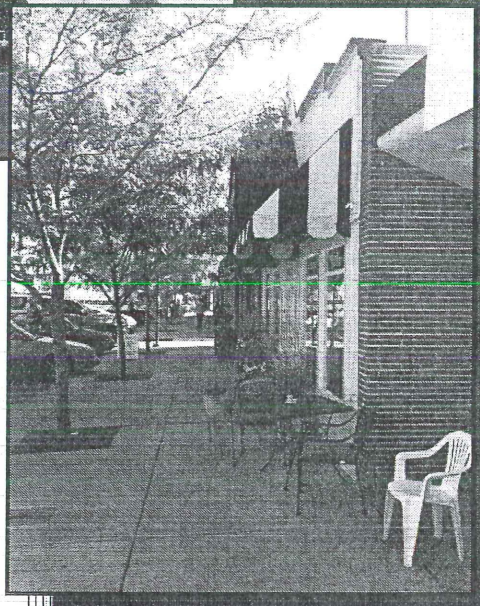


ZON-50095, SUP-50096 & SDR-50098

# RICHLAND CENTRAL BUSINESS DISTRICT & KADLEC REGIONAL MEDICAL CENTER PARKING STUDY

*- FINAL -*






**SUBMITTED BY:**

Carl Walker, Inc.
950 West Elliot Road, Suite 116
Tempe, AZ 85284


December 2011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Carl Walker


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| City of Richland (RMC 23.54) | National Parking Association (2006) | Urban Land Institute (2005) | Institute of Transportation Engineers (2004) - (85% Percentile) |
|---|---|---|---|
| **Residential** | | | |
| Single Family: Single Family Attached and Detached, Manufactured Homes, Condominiums, and Duplexes: 2.0 spaces per unit.<br><br>Multi-family Complexes: 1.5 spaces per unit. | Single Family: 1 space per unit (less than 2,000 s.f.), 2 spaces per unit (2,000 to 3,000 s.f.), and 3 spaces per unit (over 3,000 s.f.)<br><br>Multi-family: 1 space per efficiency unit; 1.5 spaces for the first bedroom for one or more bedrooms and .25 space for each additional bedroom. | Residential - Owned: 1.7 spaces per unit plus .15 spaces per unit for guests.<br><br>Residential - Rented: 1.5 spaces per unit plus .15 spaces per unit for guests. | Single Family: 2.14 spaces per unit.<br><br>Multi-family: 1.17 - 1.78 per unit. |
| **Medical Office** | | | |
| Medical Offices: 1 space per 250 s.f. (approximately 4 spaces per 1,000 s.f.). | 4.0 to 4.5 spaces per 1,000 s.f. (depending on location of the Medical Office) | Medical Office: 4.5 spaces per 1,000 s.f. | 4.74 spaces per 1,000 s.f. |
| **Banks** | | | |
| Banks, Businesses or Professional Offices: 1 space per 350 s.f. (approximately 2.86 spaces per 1,000 s.f.) less 3 spaces for each drive-through window up to a maximum deduction of 33% of the required spaces. | 4.6 spaces per 1,000 s.f. | 4.6 spaces per 1,000 s.f. | 2.64 to 4.62 spaces per 1,000 s.f. |
| **Hotel & Motel** | | | |
| 1.0 spaces per room, plus required space for any restaurant (1 space per 100 s.f.), plus 50% of required spaces for other associated uses. | 1.25 spaces per room - plus 10 spaces per 1,000 s.f. of restaurant/bar, plus 20 - 30 spaces per 1,000 s.f. for meeting rooms and banquet space. (GLA) | Business Hotel: 1 space per guestroom PLUS .25 spaces per room for employees; Leisure Hotel: .9 spaces per guestroom PLUS .25 spaces per room for employees. | .71 to 1.86 spaces per room. |
| **Restaurants** | | | |
| Restaurant - Seated Customers: 1 space per 100 s.f. (10 spaces per 1,000 s.f.).<br><br>Restaurant - Take Out Service: 1 space per 100 s.f. (10 spaces per 1,000 s.f.).<br><br>Restaurant - Drive-in Only: 1 space per 50 s.f. (20 spaces per 1,000 s.f.).<br><br>Restaurant - Drive-in as Fixed Type of Facility: 1 space per 100 s.f. (10 spaces per 1,000 s.f.).<br><br>Restaurant - Drive-through: 5 spaces per window with a minimum of 8 spaces. | Fine Restaurant: 20 spaces per 1,000 s.f.<br><br>Family Restaurant: 15 spaces per 1,000 s.f.<br><br>Fast Food: 15 spaces per 1,000 s.f.<br><br>Night Clubs: 19 spaces per 1,000 s.f. | Fine Restaurant: 20 spaces per 1,000 s.f.<br><br>Family Restaurant: 15 spaces per 1,000 s.f.;<br><br>Fast Food: 15 spaces per 1,000 s.f.<br><br>Night Clubs: 19 spaces per 1,000 s.f. | Quality Restaurant: 18.9 to 24.1 spaces per 1,000 s.f.<br><br>Family Restaurant: 13.6 to 20.6 spaces per 1,000 s.f.<br><br>Fast Food: 12.3 to 14.8 spaces per 1,000 s.f.<br><br>No bar or night club ratio available |
| **Office Building** | | | |
| Banks, Businesses or Professional Offices: 1 space per 350 s.f. (approximately 2.86 spaces per 1,000 s.f.) less 3 spaces for each drive-through window up to a maximum deduction of 33% of the required spaces. | General Office less than 25,000 s.f.: 3.8 spaces per 1,000 s.f.; scaled for 25,000 - 100,000, 3.4 spaces per 1,000 s.f.; scaled for 100,000 - 500,000, 2.8 spaces per 1,000 s.f. over 500,000 s.f.; Data Processing/Telemarketing: 6 spaces per 1,000 s.f. | General Office less than 25,000 s.f.: 3.8 spaces per 1,000 s.f.; scaled for 25,000 - 100,000, 3.4 spaces per 1,000 s.f.; scaled for 100,000 - 500,000, 2.8 spaces per 1,000 s.f. over 500,000 s.f.; Data Processing/Telemarketing: 6 spaces per 1,000 s.f. | General Office: 3.0 to 3.4 spaces per 1,000 s.f. |
| **Retail Establishments** | | | |
| Food Stores, Markets, Drugstores, Liquor Stores, and Designed Shopping Centers less than 3,000 s.f.: 1 space per 400 s.f. (approximately 2.5 spaces per 1,000 s.f.).<br><br>Food Stores, Markets, Drugstores, Liquor Stores, and Designed Shopping Centers more than 3,000 s.f.: 1 space per 300 s.f. (approximately 3.33 spaces per 1,000 s.f.).<br><br>Small Appliance, Personal Services, Hardware, Household Equipment, Clothing, and other Retail: 1 space per 400 s.f. (approximately 2.5 spaces per 1,000 s.f.).<br><br>Large Appliance and Furniture Stores: 1 space per 800 s.f. (approximately 1.25 spaces per 1,000 s.f.). | General Retail: 2.75 spaces per 1,000 s.f.; Grocery Store: 6.75 spaces per 1,000 s.f. (approx.); Heavy/Hard Goods Retail: 2 spaces per 1,000 s.f. (approx.); Shopping Centers: 4 spaces per 1,000 s.f. for centers up to 400,000 s.f., sliding scale between 400,000 and 600,000 s.f., and retail Space Over 600,000 s.f.: 4.5 spaces per 1,000 s.f. | Community Shopping less than 400,000 s.f.: 4 space per 1,000 s.f.; Regional Shopping (400,000 to 600,000 s.f.): Sliding scale between 400,000 and 600,000 s.f. ratios; Super-Regional Shopping (over 600,000 s.f.): 4.5 spaces per 1,000 s.f. | 23 different retail categories. General Shopping: 5 spaces per 1,000 s.f. |
| **Theater** | | | |
| Places of Assembly, Stadiums, Sports Arenas, Auditoriums with Fixed Seats: 1 space per 3 seats (approximately .33 spaces per seat). | Theater (live performance): 0.4 space per seat. Single Cinema: 0.5 spaces per seat; 2 to 5 screens: 0.33 spaces per seat; Over 10 screens: .27 spaces per seat. | Up to .27 spaces per seat (or 1.08 spaces for every 4 seats). | .36 spaces per seat (or 1.04 spaces for every 3 seats, approx.) |

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**Table 19.580.060**

**Required Spaces**

| Use | Number of Spaces Required |
|---|---|
| ***Commercial Storage*** (miniwarehouse, self-storage facilities) | 1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker[10] |
| ***Contractor's Storage Yard*** | The greater of:<br>1 space/4,000 square feet net lot area or<br>1 space/250 square feet of office space or<br>1 space/500 square feet of enclosed storage |
| D | |
| ***Day Care Facilities*** (more than six people):<br>a. Children (day care centers, preschools, infant centers)<br>b. Adult (not in a group home) | 1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity[10] |
| ***Drug Store/Pharmacy*** | 1 space/250 square feet of floor area[13] |
| ***Dwelling:***<br>a. Single-family dwelling<br>b. Multiple-family dwelling | a. 2 spaces within a private garage/dwelling unit<br>b. 1.5 spaces/ dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms[1] |
| E | |
| ***Equipment Sales/ Construction:***<br>a. Small - Rental and Repair<br>b. Large - Rental and Repair | a. 1 space/500 square feet of office or retail area<br>b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays |
| F | |
| ***Family Day Care Homes:***<br>a. Small Family Day Care Home<br>b. Large Family Day Care Home | a. No requirement beyond standard single-family use<br>b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space[4] |
| ***Farmers Market - Certified*** | [5] |
| ***Food and Beverage Sales*** | See "Retail Sales" for parking requirements |
| ***Furniture Stores*** | 1 space/500 square feet of floor area[13] |
| G | |
| ***Group Housing:***<br>a. 6 or fewer residents<br>b. more than 6 residents | a. 1 enclosed space/dwelling unit<br>b. [5] |
| H | |

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# Appendix D

Trip Generation Calculations

ZON-50095, SUP-50096 & SDR-50098

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23-Jun-13

## ITE Trip Generation Rates - 8th Edition
## Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

**Instructions:** Enter Expected Unit Volumes into Column 'M'

| Description/ITE Code | Units | ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted) | | | | | | | | Expected Units | Total Generated Trips | | | Total Distribution of Generated Trips | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Weekday | AM | PM | Pass-By | AM In | AM Out | PM In | PM Out | | Daily | AM Hour | PM Hour | AM In | AM Out | Pass-By | PM In | PM Out | Pass-By |
| Apartment 220 | DU | 6.65 | 0.51 | 0.62 | | 20% | 80% | 65% | 35% | 30.0 | 200 | 15 | 19 | 3 | 12 | 0 | 12 | 7 | 0 |
| General Office 710 | KSF² | 11.01 | 1.55 | 1.49 | | 88% | 12% | 17% | 83% | 10.7 | 117 | 17 | 16 | 15 | 2 | 0 | 3 | 13 | 0 |
| + Medical Dental Office 720 | KSF² | 36.13 | 2.30 | 3.46 | | 79% | 21% | 27% | 73% | 10.7 | 385 | 24 | 37 | 19 | 5 | 0 | 10 | 27 | 0 |
| Furniture Store 890 | KSF² | 5.06 | 0.17 | 0.45 | 53% | 69% | 31% | 48% | 52% | 10.7 | 54 | 2 | 5 | 1 | 0 | 1 | 1 | 1 | 3 |
| Fast Food with Drive Thru 934 | KSF² | 496.12 | 49.35 | 33.48 | 50% | 51% | 49% | 52% | 48% | 3.6 | 1,779 | 177 | 120 | 45 | 43 | 88 | 31 | 29 | 0 |
| Serv.Station w/ Conven.Mkt 945 | Fuel Position | 162.78 | 10.16 | 13.38 | 56% | 50% | 50% | 50% | 50% | 12.0 | 1,953 | 122 | 161 | 27 | 27 | 68 | 35 | 35 | 0 |

*Pass-By % are Rates from Weekay PM Peak Period
*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available
KSF² = Units of 1,000 square feet
DU = Dwelling Unit
Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

23-Jun-13

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June 27, 2013

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

RE: Justification Letter –
Request Rezoning, Special Use Permit for Parking, and Site Development Review with Waivers for a New Retail Store
US 95 & MLK (Martin Luther King Blvd.)
APN#s: 139-28-402-004 (aka a portion of 139-28-402-001)

Dear Mr. Fagg:

On behalf of our client, Madison Development Group, LLC, please accept this justification letter for Rezoning to C-1 (Limited Commercial), a Special Use Permit for parking, and a Site Development Review (SDR) with Waivers to allow a general retail use (flagship mattress store) and new construction to replace an underutilized parcel with old tennis courts on the southwest corner of US 95 & MLK.

The 1.20+/- acre site is planned for Downtown Mixed Use and located in an R-5 (Downtown Apartment) District. The Mixed Use District provides for commercial use making the request for C-1 a conforming zone change. Additionally, all other similarly situated lots fronting MLK have already been zoned C-1 extending from US 95 south to Alta Drive.

The new one story retail building will be about 10,665 square feet as depicted on the attached site plan. The elevations are for an attractively designed building. The site is extensively landscaped at 24 percent.

The requested use requires waivers to the Code Development Standards: One loading stall where 2 are required (LVDC 19.08.110.D.3.b- On-Site Loading Requirement); and one to rotate the building (LVDC 19.08.040.B.6.a.&c- Development Standards Orientation) but will otherwise conform to the Code requirements of the City.

**COMPREHENSIVE PLAN AMENDMENT: Conforming No Change Required**

The General Plan identifies this site within the Redevelopment expansion area with a Future Land Use designation as Mixed Use which allows residential and commercial uses (Neighborhood Revitalization Policy 2.1.1).

**ZON-50095, SUP-50096 & SDR-50098**

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

**ZONING CLASSIFICATION: Request R-5 to C-1 Limited Commercial:**

The Limited Commercial (C-1) zoning classification conforms to the proposed Future Land Use designation. This district is intended to provide for retail shopping and located on the periphery of residential neighborhoods and along commercial corridors (UDC 19.08.070).

The subject site is for a retail use and the location is on the edge of the residential area and along the MLK corridor which is a primary arterial and commercial corridor.

**Surrounding Zoning Districts:** The land to the north is the US 95 interchange; to the west is R-5; to the south is C-1; and across MLK to the east is all M (Industrial) District properties.

**Existing Land Use Pattern and Constraints:** The site is an existing parcel with four private tennis courts. The property is bounded on the north and east by an interchange (US 95) and arterial (MLK). The site is currently part the Rancho Verde Apartment's tennis courts. To the south are apartments and the Costco building. To the east is the furniture plaza.

The corridor is ideally suited for a hard goods and furniture related flagship mattress store given the makeup of the MLK corridor and connection with Symphony Park Drive and the furniture merchandise mart.

**Street Design & Traffic:** US 95 is a regional freeway and MLK is a high capacity major arterial. They are fully capable of supporting the minor incremental increase in traffic. Mineral Street is a fully improved private drive and can safely serve this project. The public and private street designs will conform to City standards and requirements including

**Appropriate Location & Compatibility.**
The area is adequately served by streets and utilities. The City of Las Vegas as well as other developments and NDOT help provided infrastructure near to this site including streets, water and sewer lines. The developer will contribute and or provide the on site and offsite improvements as required to adequately serve the project.

The land use and zoning fit within the surrounding context of land uses and zoning. The zoning and design comply with the Redevelopment goals, objectives and policies of the City

**APPROVAL CRITERIA- SPECIAL USE PERMIT**
**Title 19.16.110-(L)**

The following are the determinations to be made for approval of a Special Use Permit:

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***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;***

The proposed used is harmonious and compatible with the existing surround land uses and with the future surrounding land uses as projected by the General Plan.

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

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

***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 surrounding street network will be adequate to provide access and traffic carrying capacity.

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

**APPROVAL CRITERIA- ALTERNATIVE PARKING STANDARD**
**19.18.030D.4.d. Alternative Parking Standard-Parking Demand Analysis.**

An Alternative Parking Standard may be approved under the following conditions.

Where the unique operation of a particular use creates lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard. The request for alternative standard pursuant to this Subparagraph (d):

i. Shall follow the process for a Special Use Permit application under LVMC 19.16.0110, to the extent the process can be made applicable.
ii. May be approved as requested, or as modified, and may be made subject to conditions if the Planning Commission or City Council, as the case may be, determines that the approval of the alternative parking standard is warranted.

*A Parking Demand Analysis has been provided that was prepared, signed, and sealed by a professional traffic engineer based on this exact same businesses in*

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*Southern Nevada and elsewhere in the Country. The parking provided on site exceeds the actual demand by a significant margin: Code suggested = 61; Provided = 43 (nearly double what is necessary) & Actual Demand = 22.*

**SITE DEVELOPMENT REVIEW**

The proposed design requires a Major review as it is greater than 5,000 square feet. It effectively meets the Code design criteria with waivers for one loading space versus two, and to rotate the building so that it faces Mineral. The design of the building fits with the design of commercial on the corridor.

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

   The proposed development standard is compatible with adjacent land development and development in the area. Furniture Plaza and Costco are in the area, and commercial uses including a retail mattress store is appropriate.

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

   The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. It brings the zoning into compliance with the adopted plans, by creating a mix of uses in this location; adding commercial where under-utilized tennis courts exists.

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

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as Martin Luther King is an existing arterial and has the capacity of this type of use.

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

   The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area.

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

   The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor. The building incorporates earth tone colors and store front window in their design.

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6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.***

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

**WAIVERS REQUESTED: Waiver of Development Code Design Standards**

**D. Waiver – Development Standards**
**Approval Criteria:** A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards.

**Request to Waive – Loading Zone Requirements (19.08.110.D.3):**

1) **Requirement: On site loading space required for buildings from 10,000 to 29,999 square feet – 2.**

   ***Request & Justification:*** *The request is for one on site loading space where the requirement is two. The retail store is only slightly over the threshold at 10,665 square feet. The single loading space is sufficient for a building of this size for a retail use.*

**Request to Waive –Development Standards- Orientation (19.08.040.B.6.a.&c.):**

2) **Requirement:**
   a. **Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners.**

   c. **In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through land.**

***Request & Justification:*** *The request is to rotate the retail store so that it faces Mineral instead of abutting Martin Luther King. The retail store is bounded by an interchange (US 95), arterial (MLK), and a private drive (Mineral). The building has been rotated to abut the interchange and face Mineral. The building is on a corner of a private drive and MLK, and not a typical public road. Additionally, the building has some constraints with drainage, power, and telephone easement, and existing water vaults. The rotated building will provide a buffer between the interchange and the apartments to the south. The apartments to the west have expressed some concerns with visibility and rotating the building will alleviate their concerns. The curb cuts are not at the corners but along the private drive.*

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*The parking has been designed in such a way that it will be screened with landscaping along Martin Luther King.*

**SUMMARY JUSTIFICATION:**

The request conforms to the plans and policies. It replaces underutilized land that is planned to allow for commercial development which is ideally located along a commercial zoned corridor with existing infrastructure and easy access to major roadways. It adds to tax base, creates jobs, in a Redevelopment area of the City

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

George Garcia
President

GCG:dw

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City of Las Vegas Agenda Item No.: **36.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50096 - SPECIAL USE PERMIT RELATED TO ZON-50095 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 44 PARKING SPACES WHERE 61 IS REQUIRED AND TO ALLOW ONE LOADING ZONE SPACE WHERE TWO ARE REQUIRED FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Mineral Avenue and South Martin Luther King Boulevard (APN 139-28-402-004), R-5 (Apartment) Zone [Proposed C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **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 APPROVA, 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

SUP-50096

Case Number: SUP APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, 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: _____

State of Nevada
County of Clark

Print Name: Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

PRJ-49907
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Martin Luther King & Mineral

**Project Name** Mattress Firm **Proposed Use** Retail

**Assessor's Parcel #(s)** 139-28-402-004 **Ward #** 6

**General Plan:** existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

**Commercial Square Footage** 10,665 sq ft **Floor Area Ratio**

**Gross Acres** 1.2 +/- **Lots/Units** 1 **Density** N/A

**Additional Information**

**PROPERTY OWNER** Rancho Verde Apartments LLC **Contact**

**Address** 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Madison Development Group, LLC **Contact** Jim Gallaugher

**Address** 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

**City** Kirkland **State** WA **Zip** 98033

**E-mail Address** jim@mdgllc.net

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

State of Nevada
County of Clark

**Property Owner Signature*** _____

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

**Print Name** Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50096 |
| Meeting Date: | 08/13/13 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-49907
06/27/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **37.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SDR-50098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50095 AND SUP-50096 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of South Martin Luther King Boulevard and Mineral Avenue (APN 139-28-402-004), R-5 (Apartment) Zone [Proposed C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **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

SDR-50098

Case Number: SDR APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, 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: _____

State of Nevada
County of Clark

Print Name: Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

PRJ-49907
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** Martin Luther King & Mineral

**Project Name** Mattress Firm **Proposed Use** Retail

**Assessor's Parcel #(s)** 139-28-402-004 **Ward #** 6

**General Plan:** existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

**Commercial Square Footage** 10,065 sq ft. **Floor Area Ratio**

**Gross Acres** 1.2 +/- **Lots/Units** 1 **Density** N/A

**Additional Information**

**PROPERTY OWNER** Rancho Verde Apartments LLC **Contact**

**Address** 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

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

**E-mail Address**

**APPLICANT** Madison Development Group, LLC **Contact** Jim Gallaugher

**Address** 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

**City** Kirkland **State** WA **Zip** 98033

**E-mail Address** jim@mdgllc.net

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

State of Nevada
County of Clark

**Property Owner Signature*** _____

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

**Print Name** Ronnie Schuartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-50098 |
| Meeting Date: | 08/13/13 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-49997
06/27/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **38.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

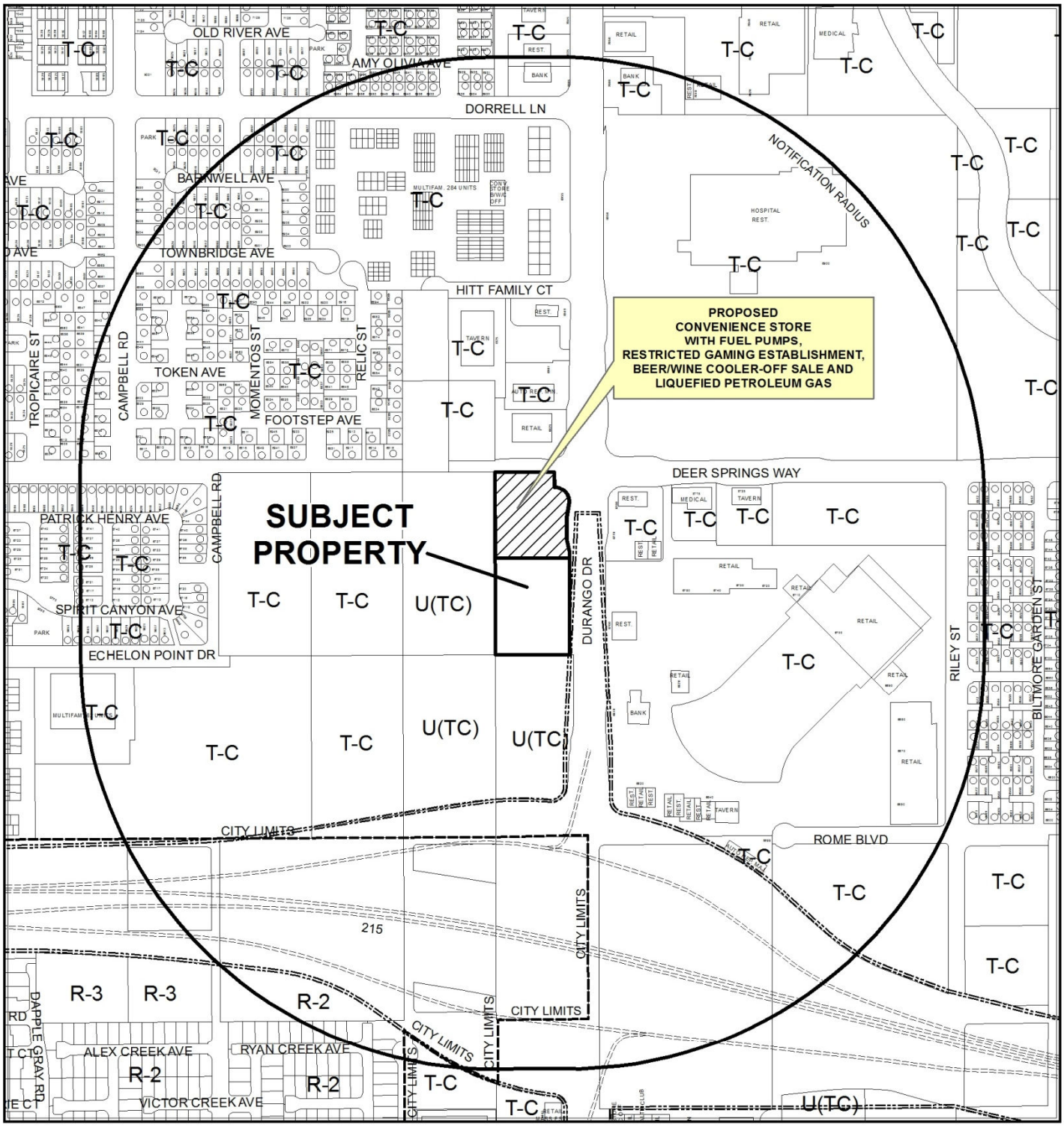
**SUBJECT:**
ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross) [PRJ-49965]. Staff recommends APPROVAL.

**C.C.: 09/18/2013**

| **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-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
2. Conditions and Staff Report - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
3. Supporting Documentation
4. Photos - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
5. Justification Letter - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105




**CASE:** **ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 AND SDR-50105 (PRJ-49965)**

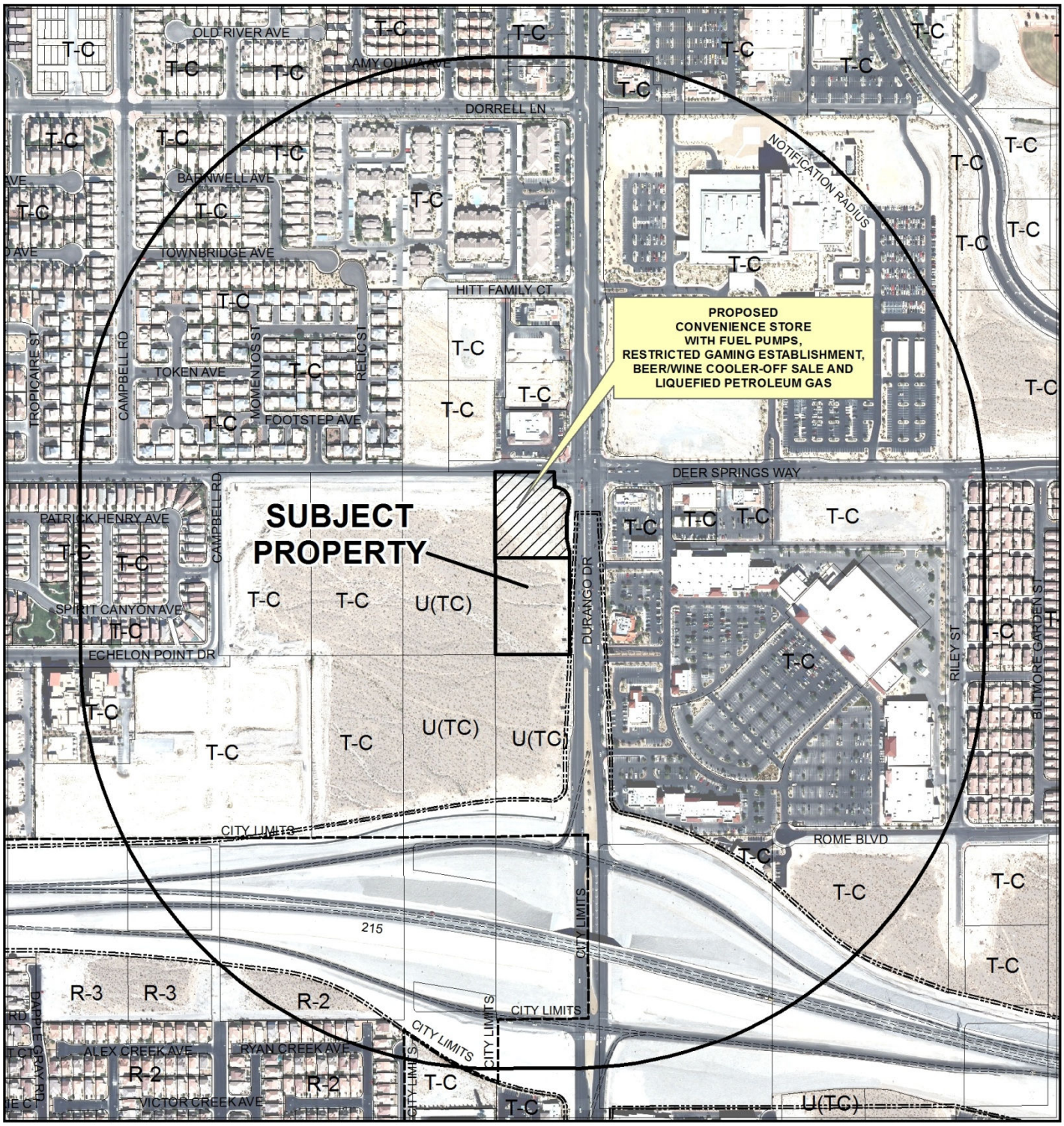
0 400 800 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** U (UNDEVELOPED)[TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N




**CASE:** **ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 AND SDR-50105 (PRJ-49965)**

0 400 800 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** U (UNDEVELOPED)[TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

**PROPOSED ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

ZON-50104

Case Number: ZON APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of June, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Rezoning

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use**

**Assessor's Parcel #(s)** 125-20-301-009 **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information**

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** **Fax:**

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address**

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** James R Marsh

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

**Print Name** JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-50104 |
| Meeting Date: | 08/13/13 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-49965
06/27/13

Revised 10/27/08

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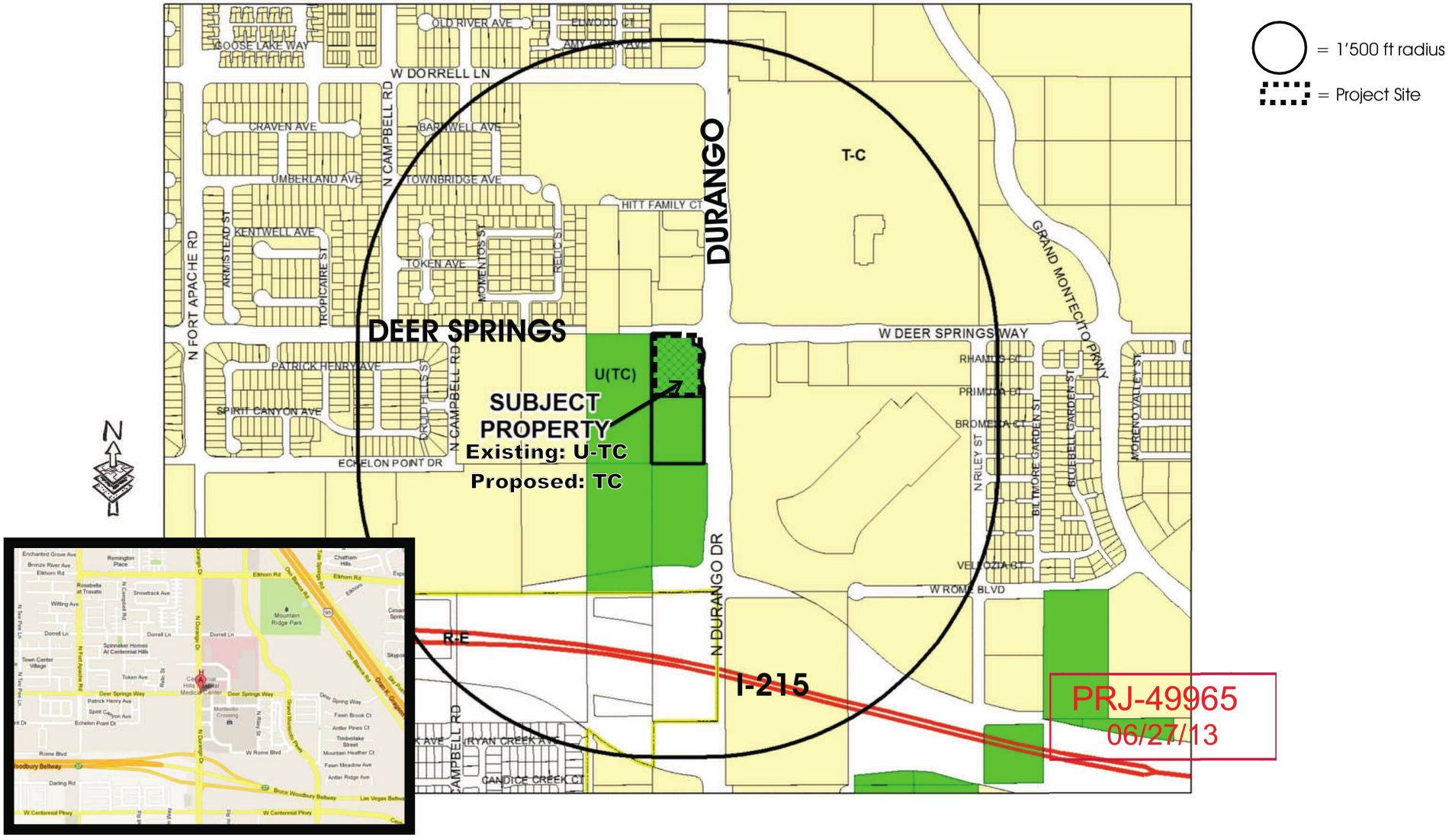
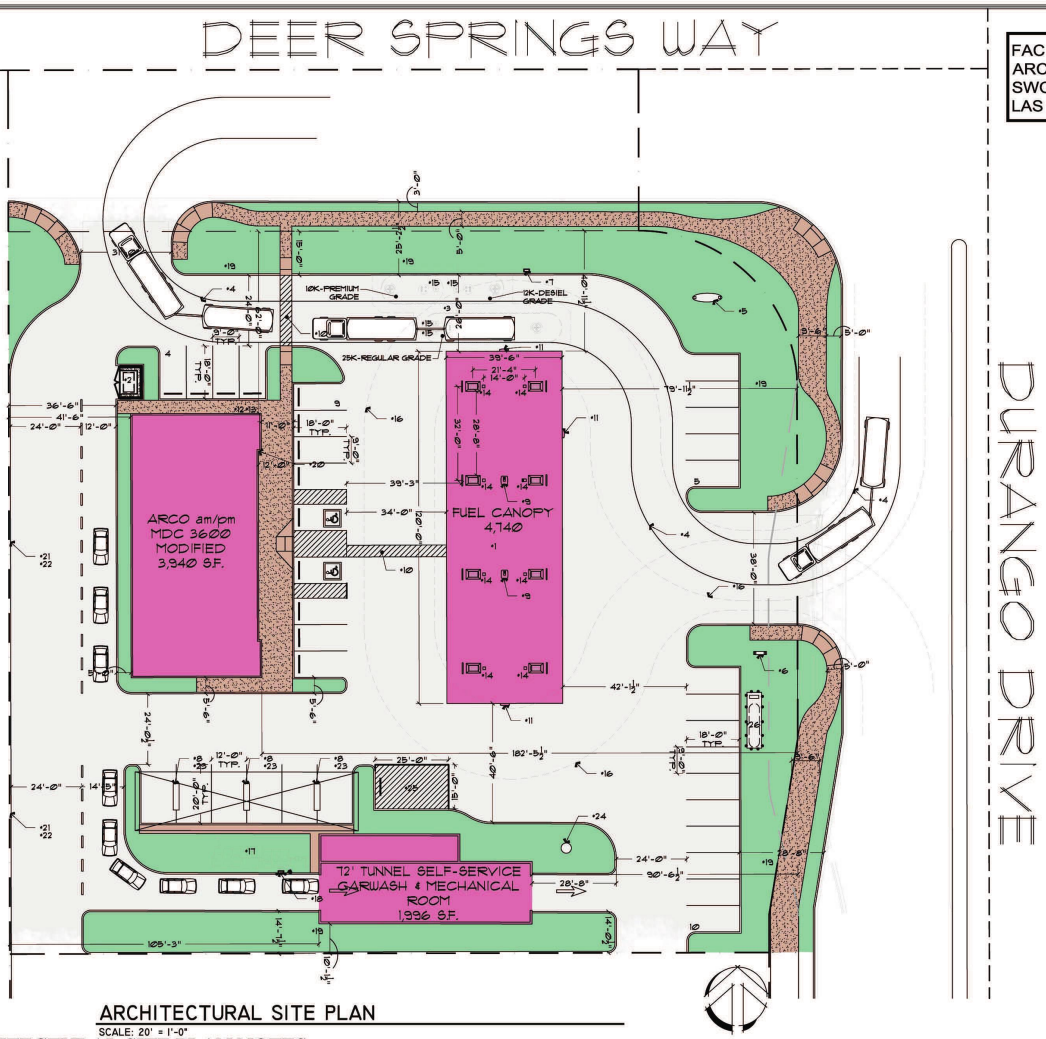
# Durango & Deer Springs
# Zoning Existing & Proposed Exhibit

GCGARCIA
A Planning & Development Services Corporation
June 2013




**ZON-50104, SUP-50107, SUP-50108, SUP-50109**
**SUP-50110, SUP-50111 & SDR-50105**




ARCHITECTURAL SITE PLAN

SCALE: 20' = 1'-0"

FAC # XXX
ARCO AM/PM (NTI)
SWC DURANGO & DEER SPRINGS
LAS VEGAS, NEVADA 89149

## SITE ANALYSIS

**SITE INFO.:**

APN#: 125-30-301-009
ZONING: TC-TOWN CENTER
OCCUPANCY:
C-STORE M
FUEL CANOPY M
CARWASH B

SPRINKLERS NO

PROPERTY AREA:
NET SITE*: 1.50 ACRES OR 65,527 S.F.

*BASED ON BOUNDARY LINES PER AERIAL MAP

BUILDING AREA:
STRUCTURE 'ONE'.....3,940S.F.
C-STORE
STRUCTURE 'TWO'.....1,996 S.F.
CARWASH
STRUCTURE 'THREE'.....4,740 S.F.
FUEL CANOPY

**PARKING INFO.:**

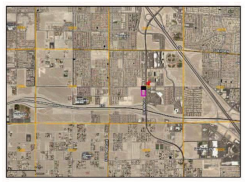
REQUIRED PARKING (PER TITLE 19)

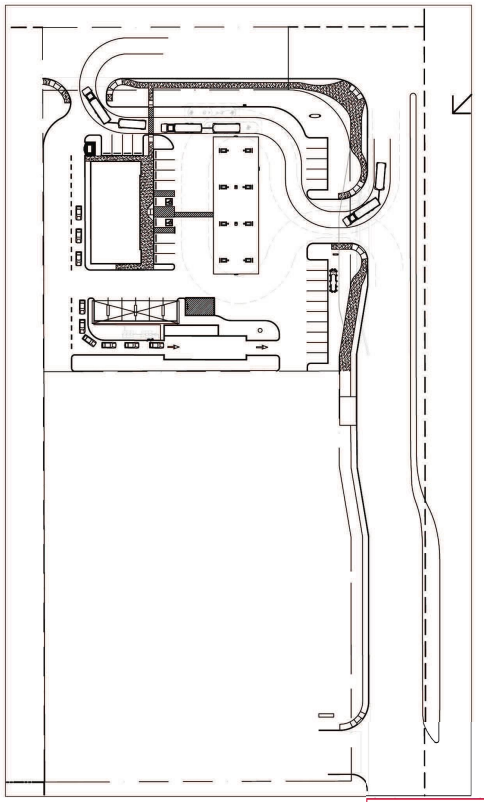
CONVENIENCE STORE (1/175 S.F.) 23.00
CARWASH-SELF SERVICE
(2 SPACES PER BAY/TUNNEL) 2.00

TOTAL REQUIRED SPACES: 25 SPACES
TOTAL PROVIDED SPACES: 28 SPACES

TOTAL H.C REQUIRED SPACES: 2 SPACE
TOTAL H.C. PROVIDED SPACES: 2 SPACE

VICINITY MAP:





KEY PLAN (FOR REFERENCE)

SCALE: NTS

## ARCHITECTURAL SITE PLAN NOTES:

* 1 - FUEL CANOPY. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT. SEE BP/ARCO APPROVED SIGNAGE PLAN FOR MORE INFORMATION.
* 2 - TRASH ENCLOSURE.
* 3 - UNDERGROUND FUEL FARM. 10,000 GALLON-PREMIUM GRADE, 12,000 GALLON-DESIEL GRADE, 25,000 GALLON REGULAR GRADE- QUANTITIES BY TYPE PER FRANCHISEE.
* 4 - TANKER PATH, AS APPROVED BY TERMINAL ON 5.22.2013.
* 5 - PROPOSED MID SIGNAGE, SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
* 6 - PROPOSED MONUMENT SIGNAGE, SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
* 7 - AIR AND WATER STATION.
* 8 - VACUUM CANISTER ON CONCRETE PAD, BY OWNER.
* 9 - NEW PIC UNIT TO BE INSTALLED BY GC. INSTALL PIC UNIT PER MANUFACTURE'S RECOMMENDATIONS. SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (FUEL SYSTEM PERMIT - BY GC). UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
*10 - CONTRACTOR TO STRIPE AN ACCESSIBLE PATH TO THE PUBLIC RIGHT-OF-WAY FROM AN ACCESSIBLE ACCESS POINT TO THE BLDG.
*11 - ARCO SPARK (30"), SEE BP/ARCO APPROVED SIGNAGE PLAN FOR MORE INFORMATION. SCOPE OF WORK TO BE PART OF THE CANOPY PERMIT.
*12 - LOCATION OF OPTIONAL PROPANE EXCHANGE
*13 - LOCATION OF OPTIONAL GLACIER WATER MACHINE, SEE PERMITTED CONSTRUCTION DOCUMENTS FOR MORE INFORMATION.
*14 - TRASH/WASHER DISPENSER (KETTERMAN PLASTICS), PROVIDED BY FRANCHISEE TO BE LOCATED TWO AT EACH SET UP PUMPS
*15 - FUEL FARM FILL LOCATION
*16 - PROPOSED PATH OF FIRE APPARATUS
*17 - LOCATION OF SAND/OIL SEPARATOR FOR CARWASH.
*18 - LOCATION OF CARWASH CALL BOX.
*19 - LANDSCAPE PLANTING TO BE PER TITLE 19 AND TOWN CENTER DEVELOPMENT STANDARDS MANUAL
*20- EMERGENCY POWER SHUT-OFF
*21- EDGE OF ASPHALT
*22- TEMPORARY PHYSICAL BARRIER
*23- TRASH RECEPTACLE
*24- FLAG POLE LOCATION
*25- 15'-0" x 25'-0" LOADING AREA.
*26- PROPANE TANK. 498 GALLONS.

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2832
A Professional Corporation

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THIS OFFICE PRIOR TO COMMENCING WORK. "THESE DRAWINGS ARE NOT TO BE SCALED" ANY USE OR REPRODUCTION OF THIS DOCUMENT OR THE ATTACHED DRAWINGS OR THE USE OF THE DESIGN APPROACH, IDEAS OR CONCEPTS REPRESENTED IN THIS DOCUMENT AND THE ATTACHED DRAWINGS, IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT BY SELECTION OF SUZANA RUTAR, ARCHITECT AS THE ARCHITECT OF RECORD FOR THE PROJECT AND WITH THE SPECIFIC WRITTEN CONSENT OF SUZANA RUTAR, ARCHITECT LTD.
© COPYRIGHT 2011
SUZANA RUTAR, ARCHITECT LTD.,
A PROFESSIONAL CORPORATION

EACH CONTRACTOR IN SUBMITTING A BID FOR A CONSTRUCTION OF THIS PROJECT WARRANTS AND REPRESENTS THAT (1) HE HAS THOROUGHLY EXAMINED AND BECOME FAMILIAR WITH THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATIONS FOR THIS PROJECT AS ISSUED BY THE ARCHITECT AND (2) THE BID SUBMITTED BY THE CONTRACTOR IS BASED ON THE COMPLETE SET OF BUILDING CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS AS ISSUED BY THE ARCHITECT FOR THIS PROJECT.

PROJECT NAME:
SITE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

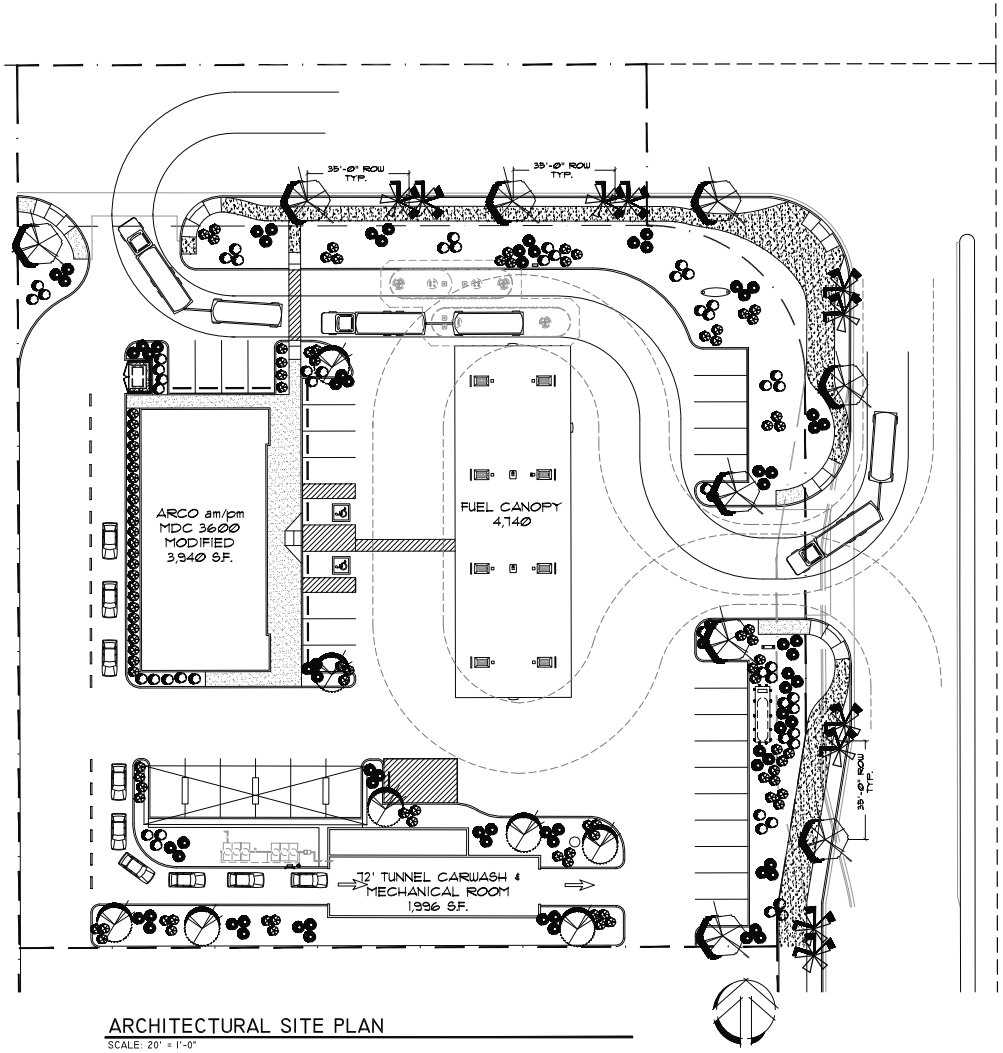
| PROJECT No.: P-2013-01-05 | DATE: 5 /9 /2013 |
|---|---|
| DRAWN BY: ST | CHECKED BY: SR |

| NO.: | DATE: | DESCRIPTION |
|---|---|---|
| 1 | 6.06.2013 | CLY COMMENT |

DRAWING No.:
GA-I

PRJ-49965
06/27/13

**ZON-50104, SUP-50107, SUP-50108, SUP-50109**
**SUP-50110, SUP-50111 & SDR-50105**




ARCHITECTURAL SITE PLAN

SCALE: 20' = 1'-0"

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|---|---|---|---|---|
| | **TREES** | | | |
| | PROSOPIS CHILENSIS | CHILEAN MESQUITE | 24" | 8 |
| | ARECACEAE | MEXICAN FAN PALM | 24" | 10 |
| | PROSOPIS PUBESCENS | SCREWBEAN MESQUITE | 24" | 9 |
| | **SHRUBS** | | | |
| | DRAWF NANDINA DOMESTICA | DWARF - HEAVENLY BAMBOO | 5 GAL. | 56 |
| | RAPHIOLEPIS INDICA | GULFSTREAM INDIAN HAWTHORN | 5 GAL. | 97 |
| | PITTOSPORUM TOBIRA | JAPANESE MOCK ORANGE | 5 GAL. | 77 |

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" MINUS, COLOR "SEE PLAN", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINES AND 60% AGGREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

SUZANA RUTAR, Architect Ltd.,
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2582
A Professional Corporation

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PROJECT NAME:
LANDSCAPE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

| PROJECT NO.: P-2013-01-05 | DATE: 5.19.2013 |
|---|---|
| DRAWN BY: SR | CHECKED BY: SR |

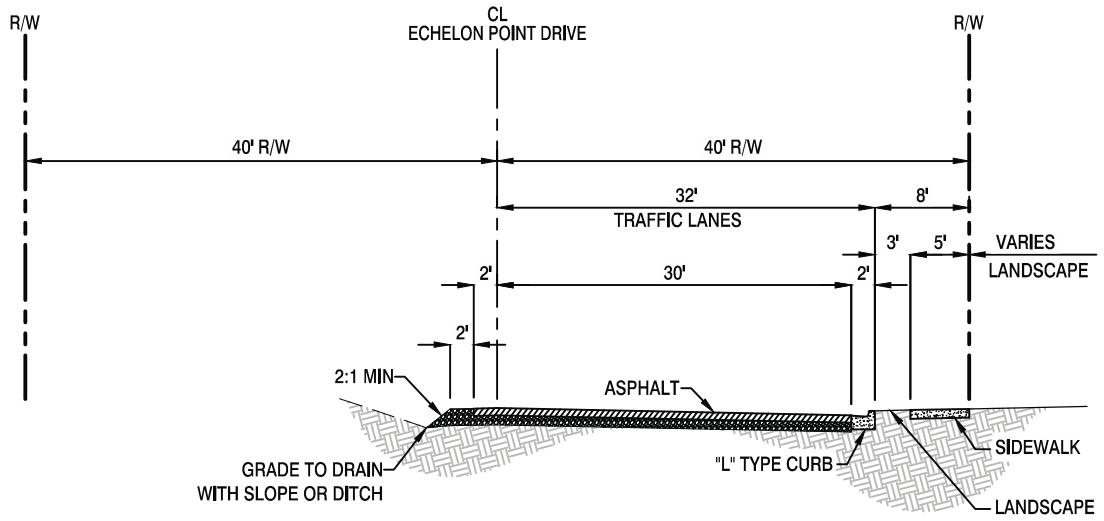
| NO.: | DATE: | DESCRIPTION |
|---|---|---|
| 1 | 6.26.2013 | CLV COMMENT |

DRAWING NO.:
LI.0

FAC # XXX
ARCO AM/PM (NTI)
SWC DURANGO & DEER SPRINGS
LAS VEGAS, NEVADA 89149

PRJ-49965
06/27/13

**ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 SDR-50105**




## ECHELON POINT DRIVE NTS

80' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

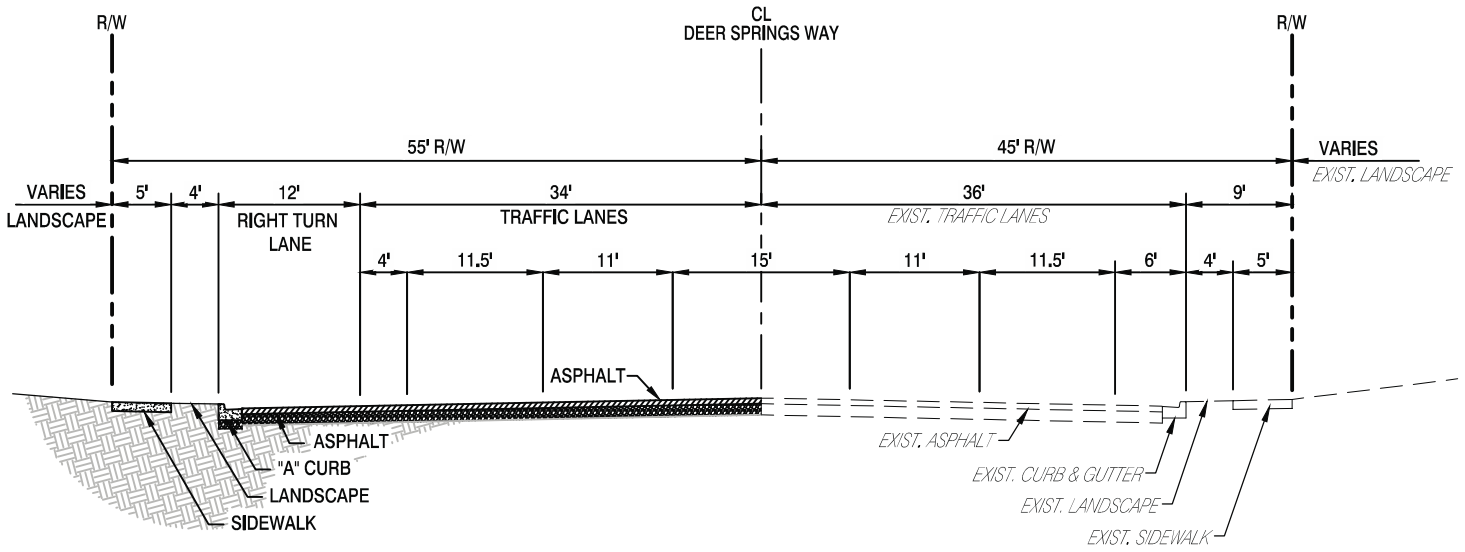
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-

SHEET

**E3**




## DEER SPRINGS WAY NTS

100' RIGHT-OF-WAY SECTION

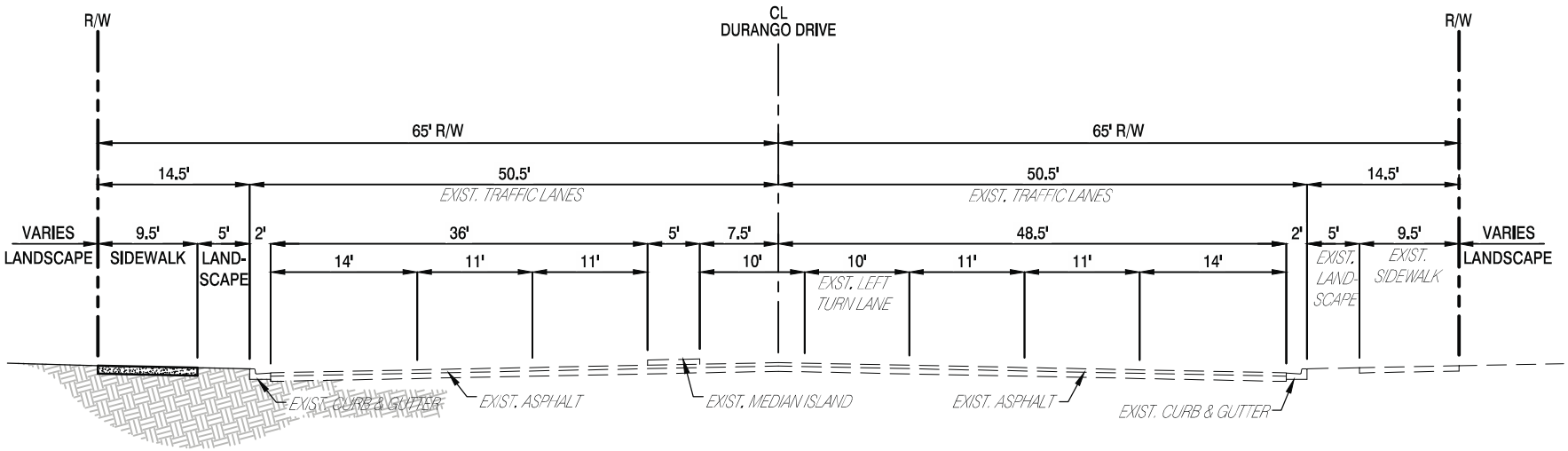
PRJ-49965
06/27/13

RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

SHEET

**E2**




DURANGO DRIVE NTS

130' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

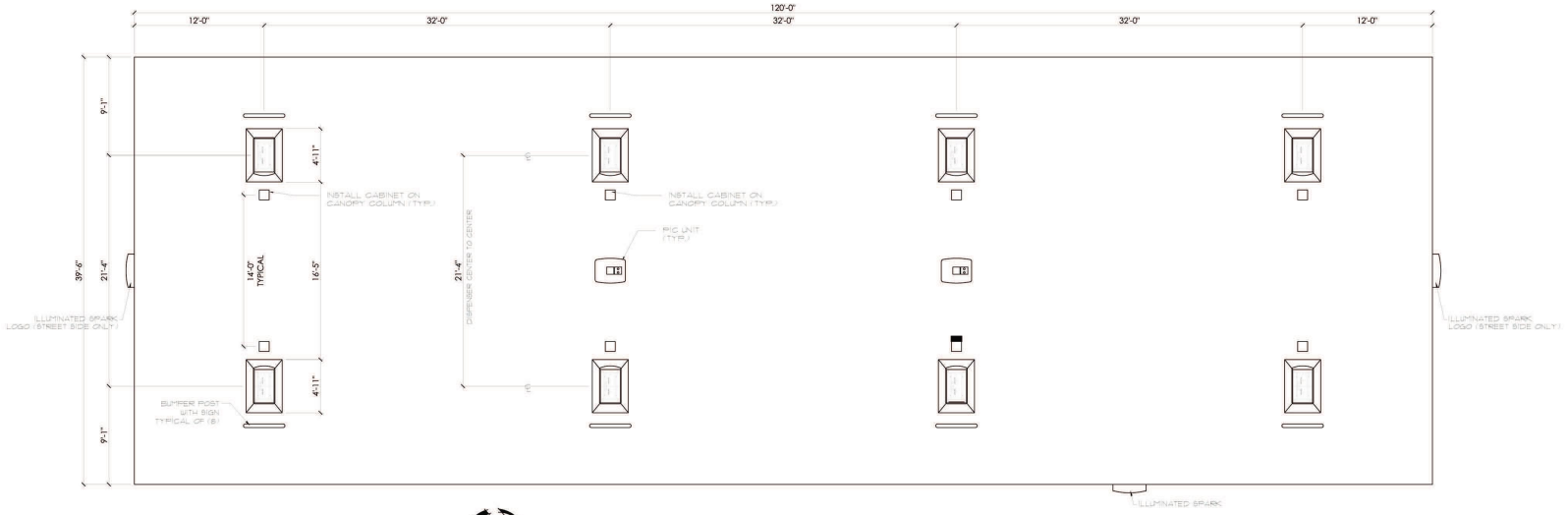
PRJ-49965
06/27/13

SHEET

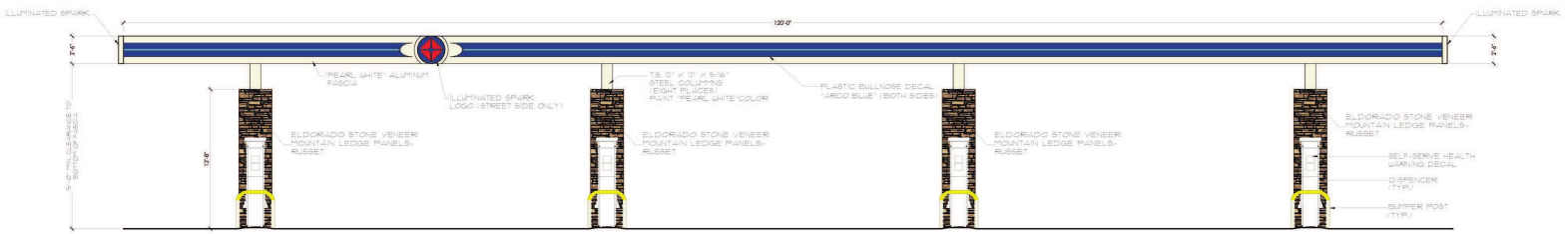
E1

PAGE 1 OF 3

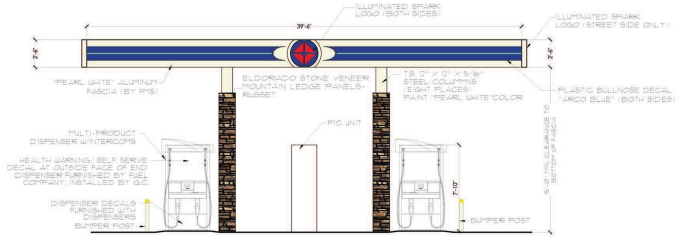
ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105




1 FLOOR PLAN
3/16"=1'-0"




2 FRONT/ REAR ELEVATION
1/4"=1'-0"




3 SIDE ELEVATIONS
1/4"=1'-0"

PRJ-49965
06/27/13

**ZON-50104, SUP-50107, SUP-50108**
**SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**

SUZANA RUTAR, Architect Ltd.,
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2582
A Professional Corporation

SEAL

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PROJECT NAME: CANOPY PLAN & ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

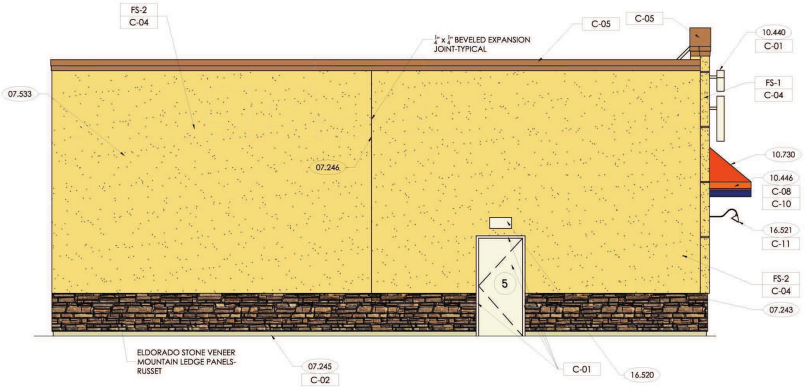
CLIENT: FACILITY # -----
RAYMOND J. SHAPIRO

| PROJECT NO.: P-2013-01-05 | DATE 3.19.2013 |
|---|---|
| DRAWN BY: ST | CHECKED BY: SR |
| NO.: | DATE: | DESCRIPTION |

DRAWING NO.: CAI.0




1 EAST/ FRONT ELEVATION
1/4"=1'-0"




2 SOUTH/LEFT SIDE ELEVATION
1/4"=1'-0"

## GENERAL NOTES:

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE.
B. DIMENSIONS ARE TO THE CENTERLINE OF REVEALS

## KEYED NOTES:

02.264 GRADE, REFER TO CIVIL PLAN
07.243 TERMINATION REFER TO DETAIL **7/A5.1**
07.244 1" REVEAL IN FINISH REFER DETAIL **4/A5.1**
07.245 4" BREAK METAL BASE. SEE DETAIL **5/A5.1**
07.246 CONTROL JOINT IN FINISH SYSTEM, MAXIMUM 20'-0" O.C.
07.460 ACM PANEL
07.533 APPROXIMATE ROOF LINE
08.410 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO **A5.3** & SPEC.
08.411 ALUMINUM CLADDING (OMIT @ SIM.)
08.415 AUTOMATIC BI-PARTING ENTRANCE DOORS, REFER TO DETAIL **1/A5.3**
10.440 INTERNALLY ILLUMINATED SIGN BY SIGNAGE CONTRACTOR
10.442 64"Wx54"H POP POSTER, BY SIGNAGE CONTRACTOR
10.443 45"Wx52"H POP POSTER, BY SIGNAGE CONTRACTOR
10.446 VINYL DECAL APPLIED TO ACM PANEL
10.730 ALUMINUM FRAME FABRIC AWNING - SUNBRELLA ORANGE - 4609-0000. REFER TO SHEET **5/A3.2**
15.734 ROOF MECHANICAL UNITS
16.520 EXTERIOR LIGHT. REFER TO LIGHTING PLAN SHEET E1.3
16.521 GOOSENECK LIGHTING FIXTURES
16.522 OPTION - LED LIGHT TUBE, SURFACE MOUNTED TO FACE OF ACM PANEL.

## EXTERIOR FINISHES:

| | |
|---|---|
| PL-1 | ALUMINUM ACM PANEL |
| FS-1 | EXTERIOR INSULATION AND FINISH SYSTEM PROVIDE CONTROL JOINTS AS SHOWN |
| FS-2 | DIRECT APPLIED FINISH SYSTEM |

## EXTERIOR PAINTS:

| | |
|---|---|
| C-01 | COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND" |
| C-02 | COLOR: BP DARK PEARL ICI #A0767, "DESERT VALLEY" |
| C-04 | COLOR: ampm TAN ICI #A0717, "INDIAN CORN" |
| C-05 | COLOR: ampm DARK TAN ICI #A1761, "ONIONSKIN TAN" |
| C-06 | COLOR: ampm YELLOW PMS 116C |
| C-07 | COLOR: SUNBRELLA ORANGE #4609-0000 |
| C-08 | COLOR: ampm RED PMS 032C |
| C-09 | COLOR: ampm PURPLE PANTONE PURPLE |
| C-10 | COLOR: ampm BLUE PMS 072C |
| C-11 | COLOR: BP HIGH HIDING WHITE ICI BP HIGH HIDING WHITE (CUSTOM) |
| C-12 | COLOR: ARCO BLUE PMS 285 |
| C-13 | COLOR: ARCO LIGHT BLUE PMS 2935 |
| C-14 | COLOR: OMEGA YELLOW ICI #A0775 |

PRJ-49965
06/27/13

**ZON-50104, SUP-50107, SUP-50108**
**SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**

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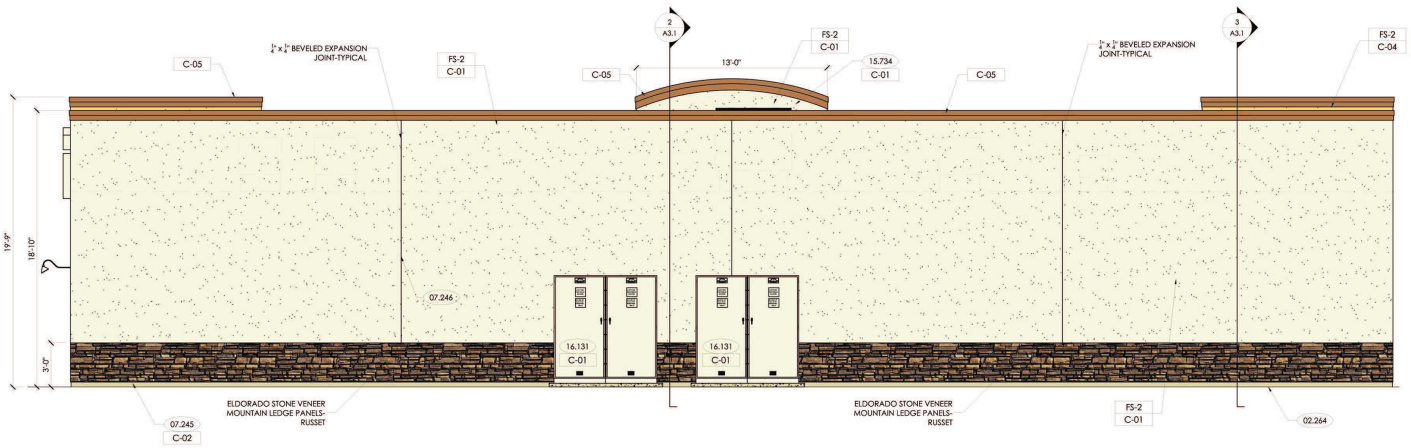
PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

| PROJECT No.: P-2015-01-05 | DATE: 3.19.2015 |
|---|---|
| DRAWN BY: ST | CHECKED BY: SR |

| No.: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

DRAWING No.:
A2.1




1 WEST/ BACK ELEVATION
1/4"=1'-0"




2 NORTH/RIGHT SIDE ELEVATION
1/4"=1'-0"

## GENERAL NOTES:

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE.
B. DIMENSIONS ARE TO THE CENTERLINE OF REVEALS

## KEYED NOTES:

02.264 GRADE, REFER TO CIVIL PLAN
03.480 STEEL BOLLARD
07.243 TERMINATION REFER TO DETAIL **7/A5.1**
07.244 1" REVEAL IN FINISH REFER DETAIL **4/A5.1**
07.245 4" BREAK METAL BASE, SEE DETAIL **5/A5.1**
07.246 CONTROL JOINT IN FINISH SYSTEM, MAXIMUM 20'-0" O.C.
07.460 ACM PANEL
07.533 APPROXIMATE ROOF LINE
10.440 INTERNALLY ILLUMINATED SIGN BY SIGNAGE CONTRACTOR
10.443 45"W×52"H POP POSTER, BY SIGNAGE CONTRACTOR
10.446 VINYL DECAL APPLIED TO ACM PANEL
10.730 ALUMINUM FRAME FABRIC AWNING - SUNBRELLA ORANGE - 4609-0000. REFER TO SHEET **5/A3.2**
15.734 ROOF MECHANICAL UNITS
16.131 ELECTRICAL CABINETS
16.520 EXTERIOR LIGHT.
16.521 GOOSENECK LIGHTING FIXTURES

## EXTERIOR FINISHES:

| | |
|---|---|
| PL-1 | ALUMINUM ACM PANEL |
| FS-1 | EXTERIOR INSULATION AND FINISH SYSTEM PROVIDE CONTROL JOINTS AS SHOWN |
| FS-2 | DIRECT APPLIED FINISH SYSTEM |

## EXTERIOR PAINTS:

| | |
|---|---|
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| C-02 | COLOR: BP DARK PEARL<br>ICI #A0767, "DESERT VALLEY" |
| C-04 | COLOR: ampm TAN<br>ICI #A0717, "INDIAN CORN" |
| C-05 | COLOR: ampm DARK TAN<br>ICI #A1761, "ONIONSKIN TAN" |
| C-06 | COLOR: ampm YELLOW<br>PMS 116C |
| C-07 | COLOR: SUNBRELLA ORANGE<br>#4609-0000 |
| C-08 | COLOR: ampm RED<br>PMS 032C |
| C-09 | COLOR: ampm PURPLE<br>PANTONE PURPLE |
| C-10 | COLOR: ampm BLUE<br>PMS 072C |
| C-11 | COLOR: BP HIGH HIDING WHITE<br>ICI BP HIGH HIDING WHITE (CUSTOM |
| C-12 | COLOR: ARCO BLUE<br>PMS 288 |
| C-13 | COLOR: ARCO LIGHT BLUE<br>PMS 2135 |
| C-14 | COLOR: OMEGA YELLOW<br>ICI #A1775 |

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Architectural Design & Planning
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Fax (702) 361-2832
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PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

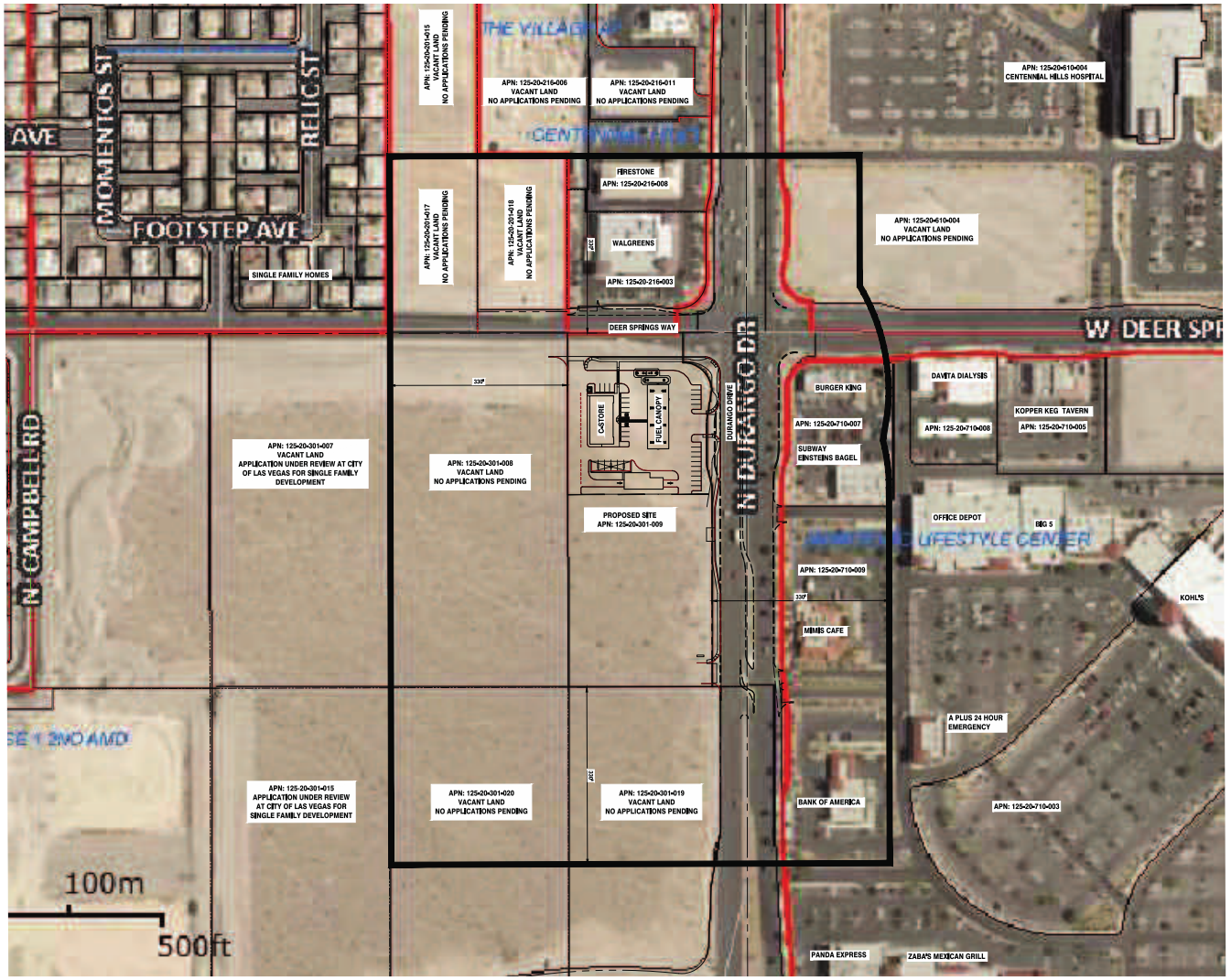
| PROJECT No.: P-2013-01-05 | DATE: 3 /9 2013 |
|---|---|
| DRAWN BY: ST | CHECKED BY: SR |

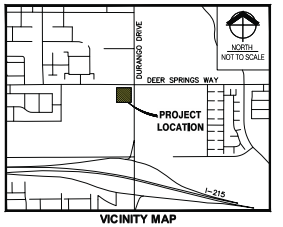
| NO.: | DATE: | DESCRIPTION |
|---|---|---|
| | | |

DRAWING No.:
A2.2

PRJ-49965
06/27/13

**ZON-50104, SUP-50107**
**SUP-50108, SUP-50109**
**SUP-50110, SUP-50111, SDR-50105**




VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST 'L' TYPE CURB
- EXST 'A' TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

| APN No. | ACREAGE: | ZONING |
|---|---|---|
| 125-20-301-009 | 3.26 | U(TC) |

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 GAMING RESTRICTED LICENSE 4,8,26,B, THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

Eric Rietz 6/24/13

ERIC RIETZ PLS 16350 DATE

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.3555
FX: 702.891.5397

EXHIBIT A - GAMING

PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

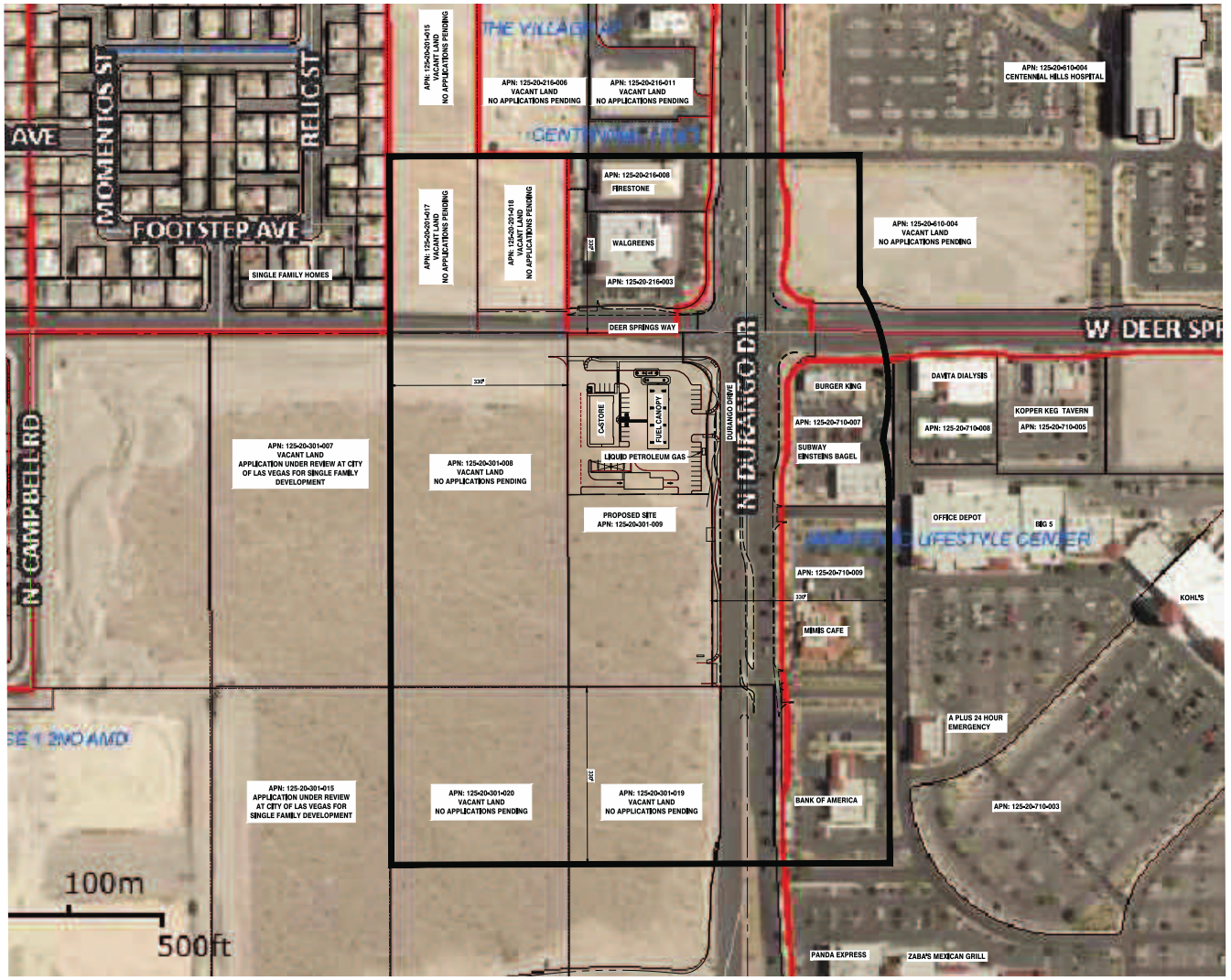
SHEET E1

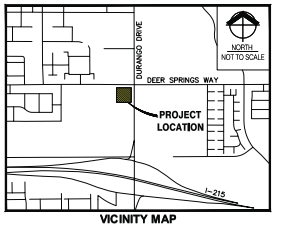
SHEET 1 OF 1 SHEETS

SCALE: 1" = 100'

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105




VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

| APN No. | ACREAGE: | ZONING |
|---|---|---|
| 125-20-301-009 | 3.96 | U(TC) |

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 LIQUID PETROLEUM GAS 4.B.34.C. THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

ERIC RIETZ PLS 16350 — 6/24/13 DATE


RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.891.5397


EXHIBIT A - LIQUID PETROLEUM GAS

PROPOSED C - STORE DEVELOPEM NT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA — ERIC RIETZ — Exp: 12/31/13 — No. 16350 — 6/24/13

SHEET E1
SHEET 1 OF 1 SHEETS

SCALE: 1" = 100'

PRJ-49965
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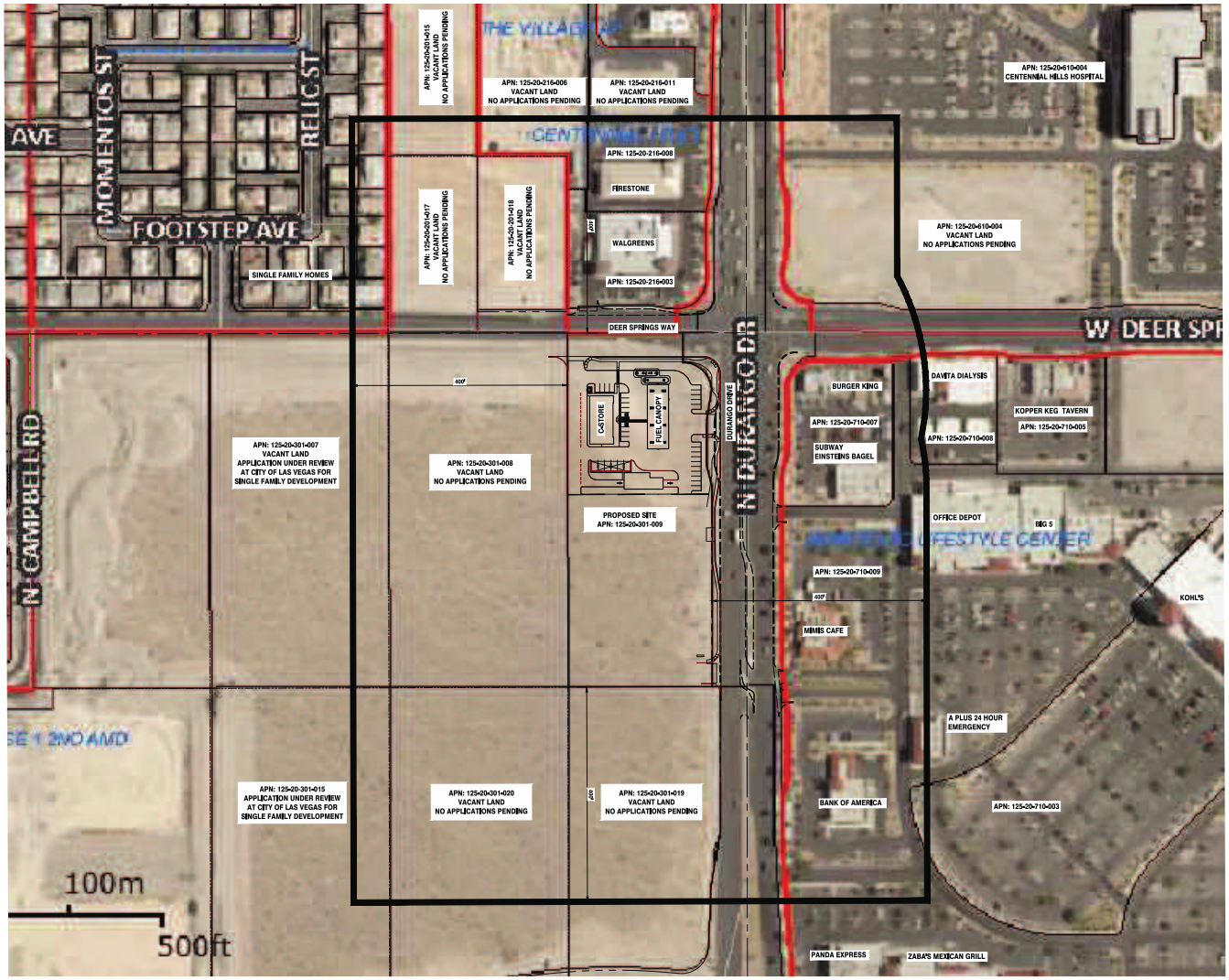
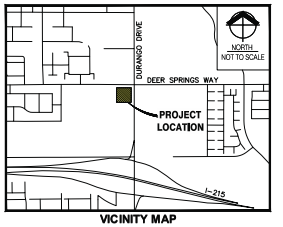
ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105




VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST 'L' TYPE CURB
- EXST 'A' TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

| APN No. | ACREAGE: | ZONING |
|---|---|---|
| 125-20-301-009 | 3.26 | U(TC) |

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LCMC 19.12.070 BEER/WINE/COOLER OFF-SALE, THIS ESTABLISHMENT IS NOT LOCATED WITHIN 400 FEET OF ANY CHURCH, SYNAGOGUE, SCHOOL, CHILD CARE FACILITY LICENSED FOR MORE THAN 12 CHILDREN, OR CITY PARK.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

ERIC RIETZ PLS 16350 — 6/24/13 DATE

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.2155
FX: 702.891.5397

EXHIBIT A - OFF-SITE SALES

PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

SHEET E1
SHEET 1 OF 1 SHEETS

SCALE: 1" = 100'
100 50 0 100

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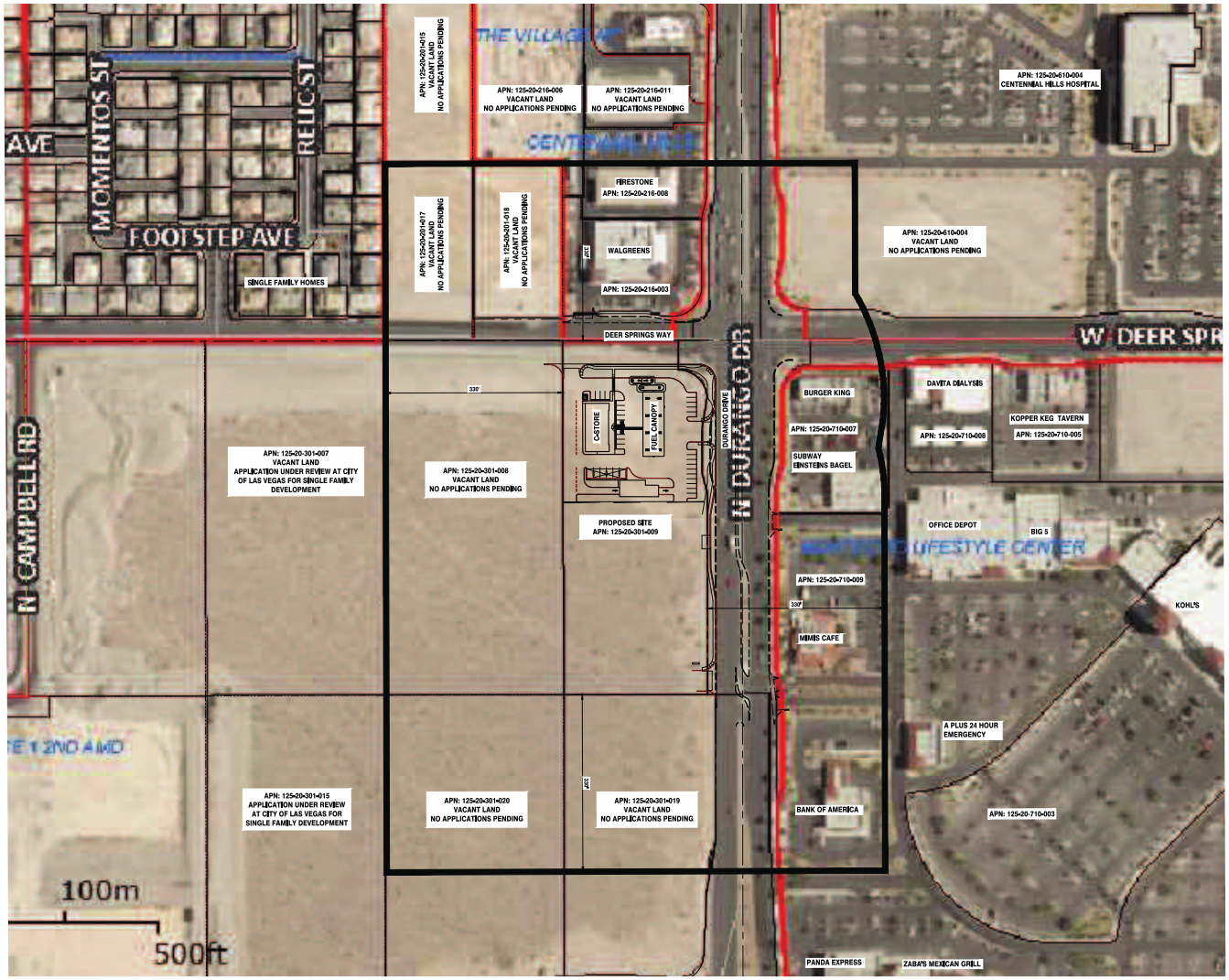
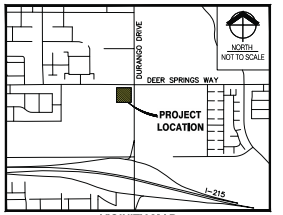
06/27/13

**ZON-50104, SUP-50107, SUP-50108**
**SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**




VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

| APN No. | ACREAGE: | ZONING |
|---|---|---|
| 125-20-301-009 | 3.26 | U(TC) |

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 FUEL PUMPS 4.8.25.A THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

ERIC RIETZ PLS 16350 — 6/24/13 DATE

SCALE: 1" = 100'

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06/27/13

**ZON-50104, SUP-50107, SUP-50108**
**SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.2155
FX: 702.891.5397

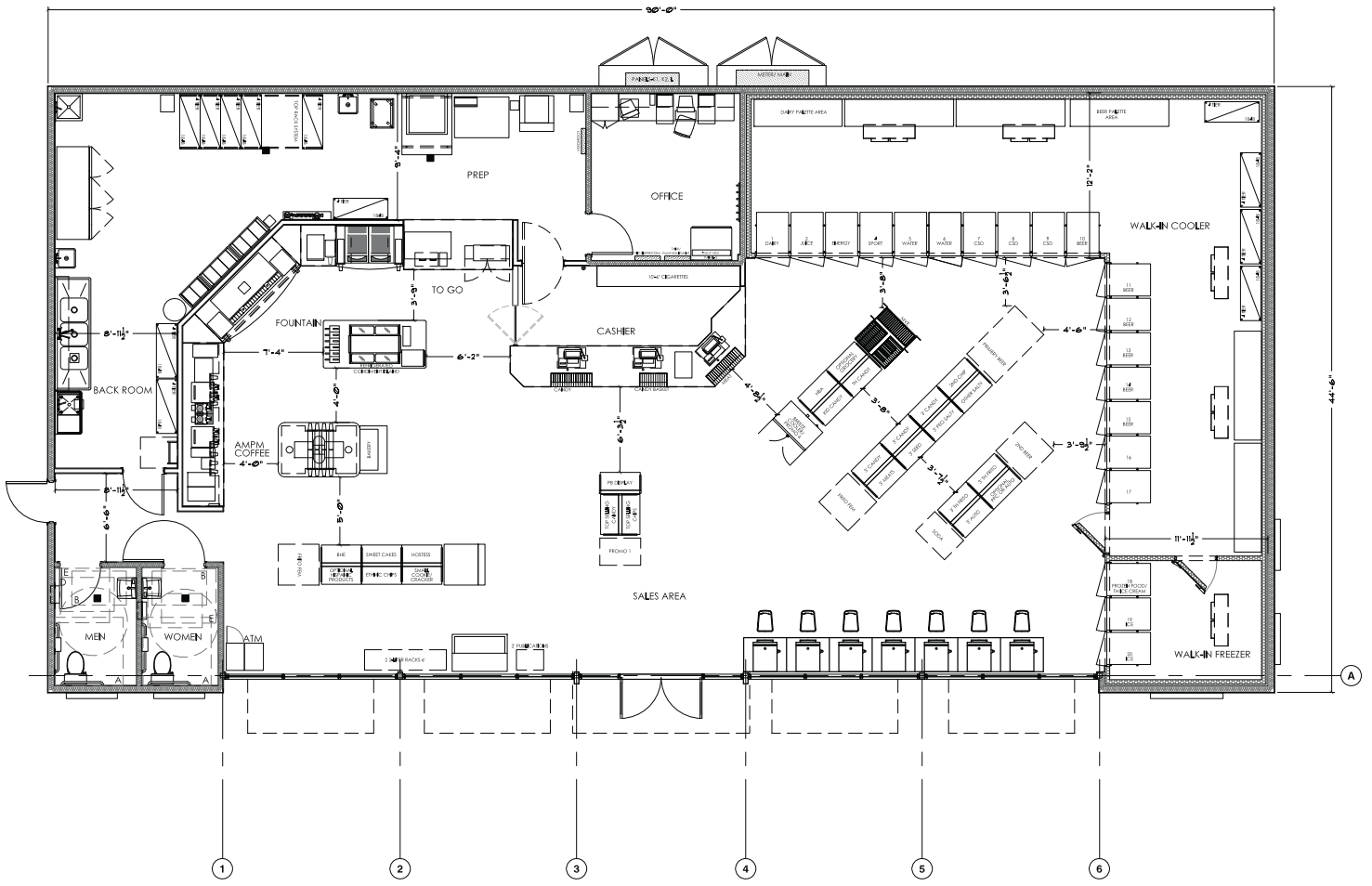
EXHIBIT A - FUEL PUMPS

PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR — ERIC RIETZ — Exp 12/31/13 — No. 16350 — CERTIFICATE NUMBER — 6/24/13

SHEET
E1
SHEET 1 OF 1 SHEETS




1 FLOOR PLAN
1/4"=1'-0"

PRJ-49965
06/27/13

**ZON-50104, SUP-50107, SUP-50108**
**SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**


SUZANA RUTAR, Architect Ltd.,
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6576
Fax (702) 361-2582
A Professional Corporation


SEAL

PRELIMINARY NOT FOR CONSTRUCTION


THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THIS OFFICE PRIOR TO COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE SCALED. ANY USE OR REPRODUCTION OF THIS DOCUMENT OR THE ATTACHED DRAWINGS OR THE USE OF THE DESIGN APPROACH, IDEAS OR CONCEPTS DESCRIBED IN THIS DOCUMENT AND THE ATTACHED DRAWINGS, IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT BY SELECTION OF SUZANA RUTAR, ARCHITECT AS THE ARCHITECT OF RECORD FOR THE PROJECT AND WITH THE SPECIFIC WRITTEN CONSENT OF SUZANA RUTAR, ARCHITECT.
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EACH CONTRACTOR IN SUBMITTING A BID FOR A CONSTRUCTION OF THIS PROJECT WARRANTS AND REPRESENTS THAT (1) HE HAS REVIEWED A COMPLETE SET OF BUILDING CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS FOR THE PROJECT AS ISSUED BY THE ARCHITECT AND (2) THE BID SUBMITTED BY THE CONTRACTOR IS BASED ON THE COMPLETE SET OF BUILDING CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS AS ISSUED BY THE ARCHITECT FOR THIS PROJECT.

PROJECT NAME:
EQUIPMENT FLOOR PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

| PROJECT NO.: P-2013-01-05 | DATE: 5.19.2013 |
|---|---|
| DRAWN BY: SR | CHECKED BY: SR |

| NO. | DATE: | DESCRIPTION |
|---|---|---|
| | | |

DRAWING NO.:
Q1.1

June 27, 2013

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

RE: Deer Springs & Durango SWC: Convenience Store, Gas & Car Wash
Request: Rezoning from U-TC to TC with SUPs: C-Store with Fuel Pumps, Alternative Parking, Gaming, Off-Sale Beer/Wine/Cooler and LPG & an SDR with Waiver
APN: 125-20-301-009

Dear Mr. Fagg:

On behalf of our client, Wolf TH LLC, please accept this justification letter for a Rezoning to Town Center (TC) for the entire parcel with SUPs, and a Site Development Review (SDR) with waivers to allow a Convenience Store with fuel pumps, alternative parking, beer and wine off-sale, a car wash, propane, and restricted gaming. This application for the zoning is 3.96 +/- gross acres located at the southwest corner of Deer Springs & Durango. All other applications apply only to the northern portion of 1.5 +/- gross acres that has not yet been parceled.

The request is to change the zoning to Town Center (TC) from Undeveloped Town Center (U-TC), that will be consistent with our proposed request to change the land use by a Major Mod (MOD-48831) to GC-TC, in order to more closely align with the evolution of the Town Center plan; similar approvals, current and foreseeable market conditions; the City's current code on Commercial districts that will enable additional uses that the area desires and is appropriate for the location. The conversion will allow an area that has remained undeveloped to be added as a viable and compatible use.

The Planning Commission recommended approval of the Major Mod on May 14, 2013. These applications and Major Mod are anticipated to be heard together before the Mayor and City Council on September 18, 2013.

The location fits with the Town Center (TC) requirements as was done across the street on the northwest corner of the intersection which land use was also changed to General Commercial. It is at the intersection of two major streets Deer Springs & Durango. It is just north of the Durango & 215 Northern Beltway interchange and has signalized intersections; one on the north and one planned on the south end of the property. The south signal aligns with the Kohl's center across Durango.

**ZON-50104, SUP-50107,**
**SUP-50108, SUP-50109,**
**SUP-50110, SUP-50111**
**SDR-50105**

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06/27/13

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

**Abutting Land Uses & Compatibility:**
The surrounding uses should be:

1) compatible in density and intensity;
2) compatible with existing adjacent land uses;
3) adequate facilities to accommodate the uses; &
4) conforms to other applicable plans and policies.

The site has existing approved and developed commercial projects to the north, northeast, and east and vacant undeveloped lands to the south and west. The surface and regional road network are largely in place and capable of handling high volumes of traffic. Any remaining dedications and infrastructure will be completed as required by the Code and conditions of approval. The requested change as noted will be in conformance with the policies and practices of the City as reflected in prior approvals of other Town Center projects.

The bus stop's current dedication will need to relocate through a vacation of the existing location and moved to the south with a new dedication. The parcel will need to have a lot split to match the site plan. Both items are expected to be conditions of approval.

**Approval Criteria for Rezoning 19.16.090.L: Request to TC**

L. **Rezoning Determinations—Approval**
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

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

   A Major Mod application (MOD-48831) has been submitted and recommended for approval by the Planning Commission and will be on the same City Council agenda. Based upon the Major Mod application approval, this application will conform to what is being proposed.

2. ***The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.***

   The proposed uses for General Commercial uses are compatible with and allowed for in the Town Center Design Standards, with use permits. The zoning matches the zoning on the northwest corner of the same intersection with the same GC-TC land use. The site is compatible for General Commercial (C-2) development given the surrounding land use, zoning and development context. Additionally, the new designation is appropriate at this location on the intersection of two major streets with no abutting or adjacent residential and intervening Service Commercial as a land use buffer before reaching the medium density residential area.

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

   Given the location at an interchange and dual signals, at either end of the current parcel, on an arterial street coupled with today's economic realities and combined with the growth and development practices of the City in the Town Center area along with the opportunity for new taxes, fees, jobs, goods and services and investment, this proposal would be fully appropriate. The vision of a vertical Town Center Urban Core is not a reality now or any reasonably foreseeable future.

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

   Deer Springs, Durango and the 215 Northern Beltway are a major streets and regional connectors that currently serve a major shopping center to the east, hospital and medical to the northeast and commercial to the north and are adequately planned to serve both the existing and any incremental increase in traffic applicable to this location. Any project will conform to any required Traffic Study and requirements of the City.

**SITE DEVELOPMENT REVIEW**

The proposed design requires a Minor review as the building is less than 5,000 square feet. It meets the Code design criteria and fits with the design of commercial on the corridor. The building is approximately 4,000 square feet with a fuel canopy and a car wash of approximately 2,000 square feet. The building incorporates earth tone colors, with lighter accent colors. The building has stone accents around the base of the building and the columns on the canopy for the fuel pumps. The building has storefront doors and windows and will complement the surrounding area and shopping center. The result is a plan that promotes quality design that is sensitive to the surrounding conditions.

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

   *The proposed development is compatible with the adjacent development, the development in the area, is located at a major intersection and near a freeway interchange as well as being appropriate use for this location.*

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

   *The proposed development is consistent with the General Plan and the Town Center Plan as proposed with the related Major Mod application for GC-TC. It will meet the Commercial Design Standards and other duly-adopted city plans, policies and standards.*

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

   *Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site has good access and circulation at it is located on the corner of two major streets, and is part of a developing commercial area. Currently the site is undeveloped but will provide the access per City standards for the access drives and traffic signal entry drive along the south property line.*

4. **Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;**

   *The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area.*

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

   *The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.*

6. **Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.**

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

**WAIVERS REQUESTED: Waiver of Development Code Design Standards and Town Center Design Standards**

**D. Waiver – Development Standards**
**Approval Criteria:** A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards.

**Request to Waive – Town Center Design Standards 5.A.4-5:**

*4) Requirement: The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel.*

*5) Requirement: Gas pumps must be located away from the right-of-way to provide for safe access. All access ways shall be coordinated with adjacent uses.*

***Request & Justification:*** *The requested convenience store and fuel pumps are setback from the right-of-way and face the street. The design is planned and oriented for convenience to the public and more importantly, so that there are "eyes on the street" and ease of visibility to police patrol in order to reduce crime and enhance safety.*

**APPROVAL CRITERIA FOR A SPECIAL USE PERMIT LVMC 19.16.110**

L. Special Use Permit Determinations-Approval
In order to approve a proposed SUP, 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:

***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;

*The use would be well-designed with ample parking and will be operating in a harmonious manner. It is compatible with the developing commercial uses in the surrounding and near a freeway interchange. The use meets all separation requirements (see attached Exhibits – Radius Maps). The nearby drug store and fast food establishments are designed and operate in a similar manner.*

*The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP 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 physical site is suitable for this type and intensity of use. The location is at the intersection of two major roads and in an area that is developing with commercial uses. The location of the approved use is near a major freeway interchange; is designed and suitable for the use with ample parking, major surface streets and regional roadways; and not abutting any residential. The use will be done in compliance 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 site sits near the intersection of two major streets (Durango and Deer Springs) that are very close to the Durango Interchange. The use will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved or will be completed with the project.*

**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. It meets the spirit and intent of Town Center.*

*The investment of a new building will enhance the economic vitality of the area and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.*

**APPROVAL CRITERIA- ALTERNATIVE PARKING STANDARD**
**19.18.030D.4.d. Alternative Parking Standard-Parking Demand Analysis.**

An Alternative Parking Standard may be approved under the following conditions.

Where the unique operation of a particular use creates lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed

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and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard. The request for alternative standard pursuant to this Subparagraph (d):

i. Shall follow the process for a Special Use Permit application under LVMC 19.16.0110, to the extent the process can be made applicable.
ii. May be approved as requested, or as modified, and may be made subject to conditions if the Planning Commission or City Council, as the case may be, determines that the approval of the alternative parking standard is warranted.

*A Parking Demand Analysis has been provided that was prepared, signed, and sealed by a professional traffic engineer based on the same use in Southern Nevada and elsewhere in the Country. The parking provided on site exceeds the actual demand. The Code suggested for an automated car wash = 1/150 or 14 spaces (a total of 37 is required 23+14); Provided = 28 (includes 23 for C-store, but does not include the 6 vacuum bays or the additional stacking area behind the store) & Actual Demand = 2 spaces for the car wash bringing the total parking needed to 25, not including the stacking spaces and vacuum bays.*

## TOWN CENTER DEVELOPMENT STANDARDS & CODE SECTIONS

### *Town Center Development Standards 5.A – Setback Waiver Requests*

**5.A. Gas and Auto Service Station**

*The purpose of the following standards is to enhance the appearance of gas and auto service stations through designs which conform to the accompanying development's general architectural features and the overall aesthetics of Town Center. For gas and auto service stations the following standards apply:*

1. *Exterior walls of all gas and auto service station buildings are to be designed as part of the architectural form of the primary building or surrounding buildings.*
2. *When part of a larger structure, standard setback requirements shall apply to gas and auto service stations.*
3. *When gas stations are freestanding structures, they must be set back an additional five feet from the required setback to provide a more substantial landscape buffer.*
4. *The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel (Figure 1).*
5. *Gas pumps must be located away from the right-of-way to provide for safe access. All accessways shall be coordinated with adjacent uses.*
6. *To further enhance the presence of gas and auto service stations,*

### *Town Center Development Standards Section 3.B. – Complies w/Alternative Parking SUP*

**9) CAR WASH, FULL SERVICE OR AUTO DETAILING**

*a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing," as that use is permitted by means of conditional approval under LVMC 19.04.010*

***Town Center Development Standards Section 4.B.- Complies***

***10) BEER/WINE/COOLER/OFF-SALE ESTABLISHMENT***

*a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/Off-Sale Establishment" under Table 2 of LVMC* **19.12.070 (see below)** (pka *19.04.010).*

***22) CONVENIENCE STORE (WITH FUEL PUMPS)***

*a. Shall not locate within 330 feet of any single-family detached dwelling.*

*b. The installation and use of an outside public address or bell system is prohibited.*

***26) GAMING ESTABLISHMENT, RESTRICTED LICENSE***

*a. A Special Use Permit is required for any new gaming establishment.*

*b. May not locate within 330 feet of any single-family detached dwelling.*

***34) LPG INSTALLATION***

*a. An LPG installation, which includes tanks with an aggregate water capacity of 288 gallons or less, is permitted as of right in any zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.*

*b. An LPG installation, which includes tanks with an aggregate water capacity of more than 288 gallons, shall be excluded in any Residential Land Use District including the MS and UC Districts, but with a Special Use Permit is allowed in SC and GC Town Center Land Use Districts.*

*c. Shall not locate within 330 feet of any single-family detached dwelling.*

**LVMC 19.12.070 Beer/ Wine/Cooler Off-Sale - Complies**

*Description: An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.*

*Minimum Special Use Permit Requirements:*

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

2. *Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:*

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**ZON-50104, SUP-50107**
**SUP-50108, SUP-50109, SUP-50110, SUP-50111**
**SDR-50105**

a. *Any leasehold parcel; or*
b. *Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.*

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

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

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

6. *All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.*

7. *The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:*
   a. *In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;*
   b *In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;*
   c. *In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or*
   d. *In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.*

*On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.*

**SUMMARY JUSTIFICATION**

In summary, we believe the requested Rezoning, Site Design Review and Special Use Permits will enable a compatible and appropriate development that is adequately served by public facilities, services and infrastructure. The request conforms to how this area of Town Center has evolved and the practices of the City.

The new designation will provide for new businesses, jobs and investment as well as allow for the development of the long vacant corner. The General Commercial land use designation and rezoning work well across Deer Springs. As well as it being compatible with the area, growth and development factors of the surrounding neighborhoods and commercial centers.

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

Sincerely,

George Garcia,
President

**ZON-50104, SUP-50107**
**SUP-50108, SUP-50109**
**SUP-50110, SUP-50111**
**SDR-50105**

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City of Las Vegas Agenda Item No.: **39.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50107 - SPECIAL USE PERMIT RELATED TO ZON-50104 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. 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

SUP-50107

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use** Convenience Store w/ Fuel Pumps

**Assessor's Parcel #(s)** 125-20-301-009 (a portion of) **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** _____ **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address** _____

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** _____

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

**Print Name** JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-50107 |
| **Meeting Date:** | 08/13/13 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-49965
06/27/13

City of Las Vegas Agenda Item No.: **40.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50108 - SPECIAL USE PERMIT RELATED TO ZON-50104 AND SUP-50107 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 28 PARKING SPACES WHERE 37 IS REQUIRED FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH, FULL SERVICE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. 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

SUP-50108

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James Marsh

Print Name: James Marsh

Subscribed and sworn before me

This 21 day of June, 2013

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use** Alternate Parking

**Assessor's Parcel #(s)** 125-20-301-009 **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** (702) 946-1000 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address** jim@jmcj.lvcoxmail.com

**APPLICANT** Wolf T.H. LLC **Contact** Raymond J. Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** _____

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

**Print Name** James R Marsh

Subscribed and sworn before me State of Nevada County of Clark

This 20 day of June, 2013.

Barbara Wroe

Notary Public in and for said County and State

BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50108 |
| Meeting Date: | 08/13/13 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.

PBJ-49965
06/27/13

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: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50109 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107 AND SUP-50108 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

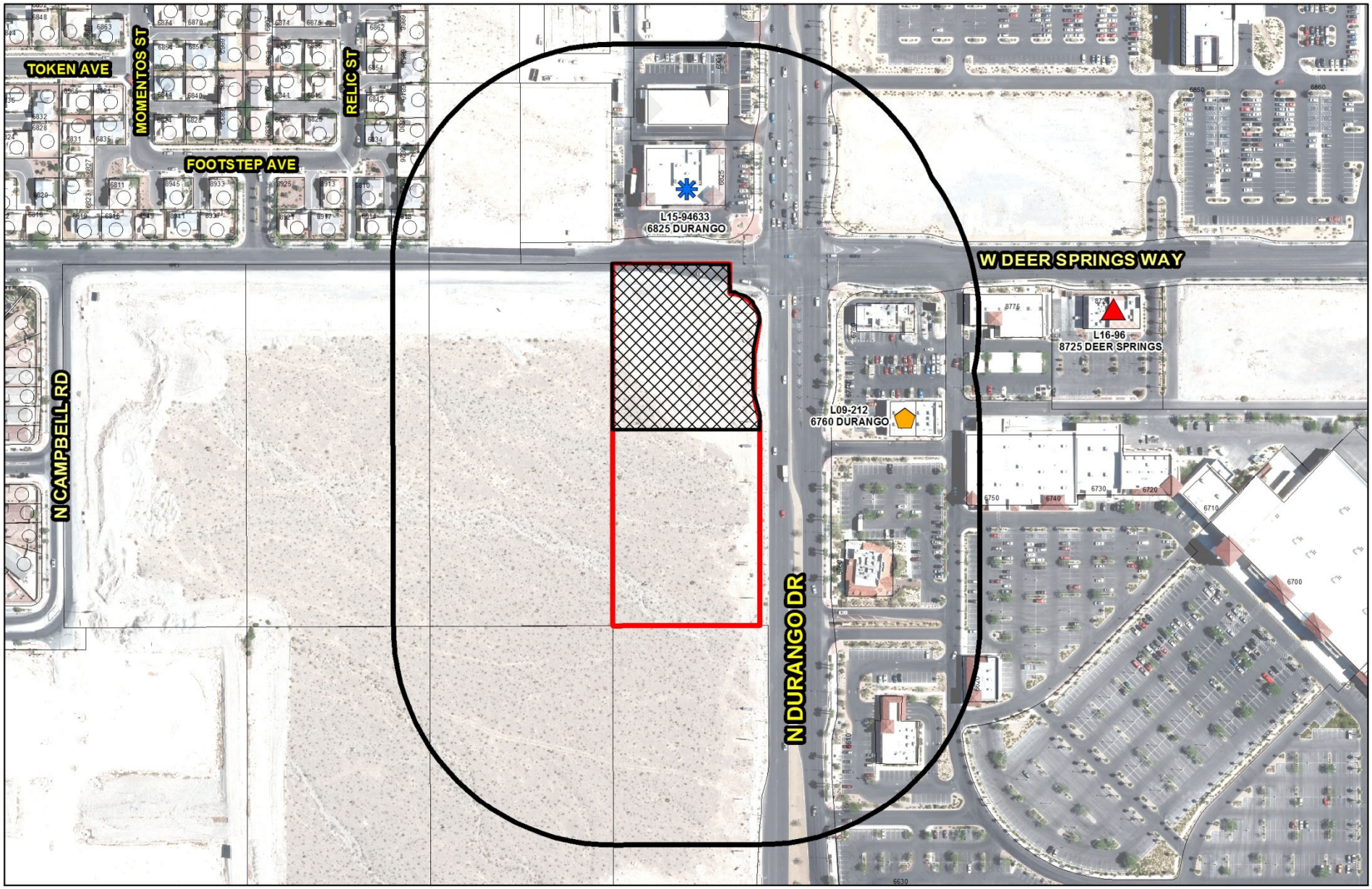
**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-50109 (PRJ-49965)**

**Beer/Wine/Cooler Off-Sale**

**Business Licenses**

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- Tavern

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, July 10, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50109

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Marsh

Subscribed and sworn before me

This 21 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use** B/w/c offsale

**Assessor's Parcel #(s)** 125-20-301-009 (a portion of) **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** _____ **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address** _____

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** _____

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

**Print Name** James Marsh

Subscribed and sworn before me

This 21 day of June, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50109 |
| Meeting Date: | 08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **42.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50110 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108 AND SUP-50109 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED LPG INSTALLATION at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

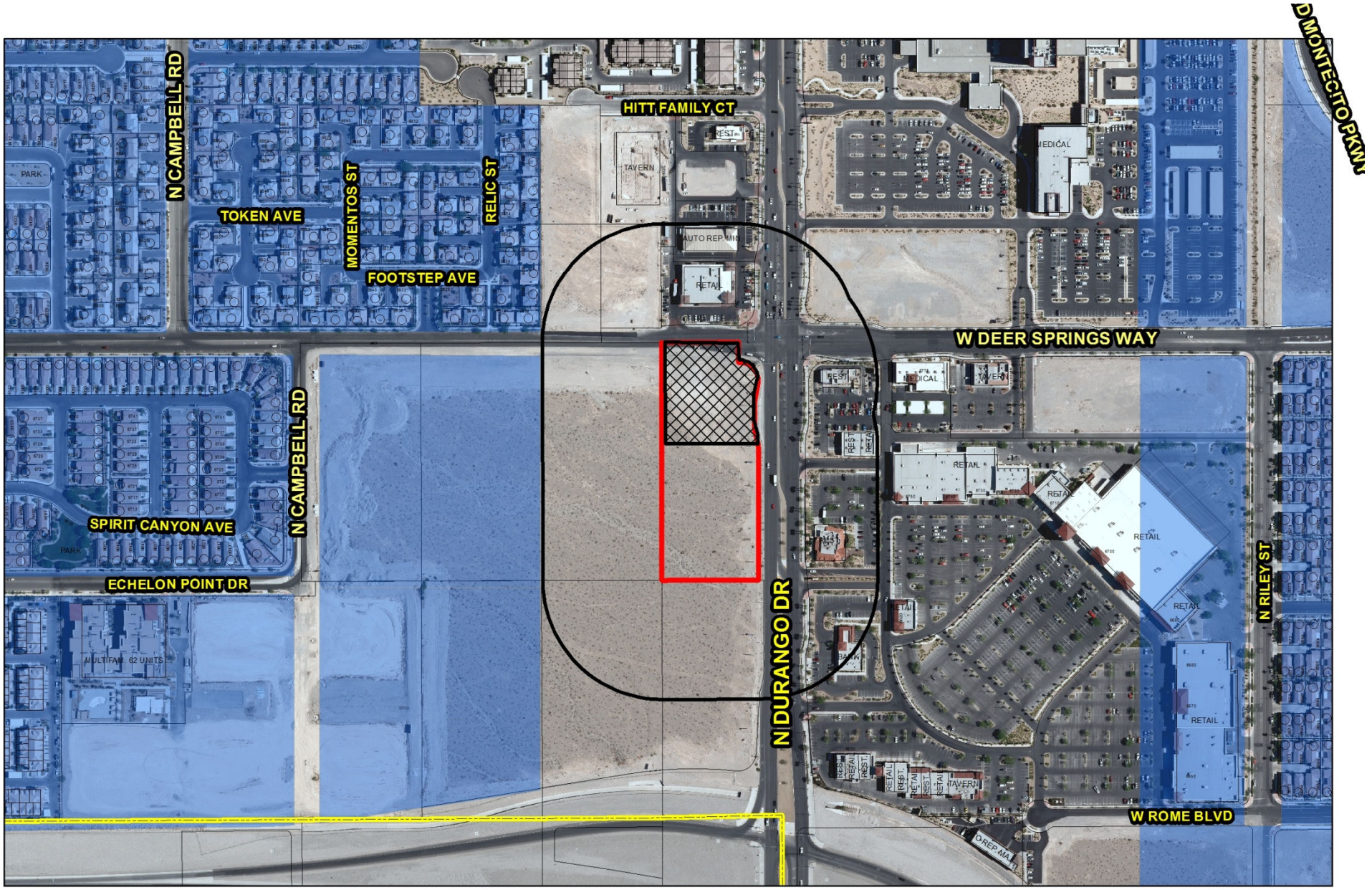
**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-50110 (PRJ-49965)**

**Liquefied Petroleum Gas**

**Protected Uses**

Residential Property

Subject Property

330 ft Buffer

N

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

Date: Wednesday, July 10, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50110

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Marsh

Subscribed and sworn before me

This 21 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use** Propane/LPG

**Assessor's Parcel #(s)** 125-20-301-009 (a portion of) **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** _____ **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address** _____

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** _____

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

**Print Name** James Marsh

Subscribed and sworn before me

This 21 day of June, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50110 |
| Meeting Date: | 08/13/13 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-49965
06/27/13

City of Las Vegas Agenda Item No.: **43.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50111 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109 AND SUP-50110 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

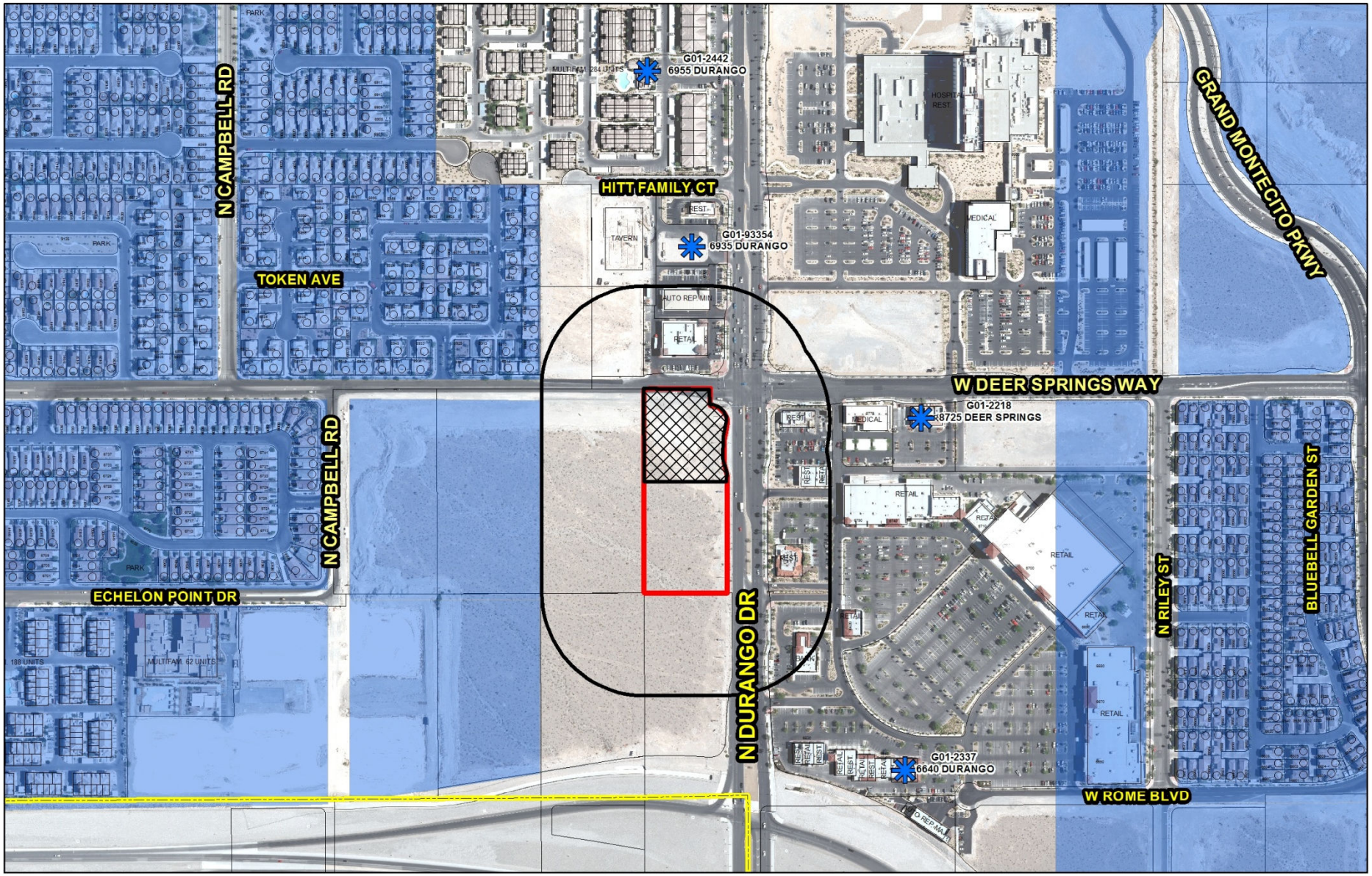
**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-50111 (PRJ-49965)**

**Gaming Restricted**

**Business Licenses**

Gaming Restricted

**Protected Uses**

Residential Property

Subject Property

330 ft Buffer

N

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

Date: Wednesday, July 10, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50111

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 21 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use** Gaming

**Assessor's Parcel #(s)** 125-20-301-009 (a portion of) **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information** _____

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** _____ **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address** _____

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** _____

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

**Print Name** James Marsh

Subscribed and sworn before me

This 21 day of June, 2013.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50111 |
| Meeting Date: | 08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **44.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SDR-50105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110 AND SUP-50111 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

**C.C.: 09/18/2013**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. 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

SDR-50105

Case Number: SDR APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1



PRJ-49965
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** Deer Springs & Durango, SWC

**Project Name** Commercial/Retail at Deer Springs & Durango **Proposed Use**

**Assessor's Parcel #(s)** 125-20-301-009 (a portion of) **Ward #** 6

**General Plan:** existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

**Gross Acres** 3.96 +/- **Lots/Units** 1 **Density** N/A

**Additional Information**

**PROPERTY OWNER** James R Marsh **Contact** James R Marsh

**Address** P.O Box 42156 **Phone:** **Fax:**

**City** Las Vegas **State** NV **Zip** 89116

**E-mail Address**

**APPLICANT** Wolf T.H. LLC **Contact** Ray Shapiro

**Address** 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

**City** Las Vegas **State** NV **Zip** 89128

**E-mail Address** samurairay@aol.com

**REPRESENTATIVE** G.C. Garcia, Inc. **Contact** Andrea Cole

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

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

**E-mail Address** acole@gcgarciainc.com

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

**Property Owner Signature*** James R Marsh

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

**Print Name** JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-50105 |
| Meeting Date: | 08/13/13 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-49965
06/27/13

City of Las Vegas Agenda Item No.: **45.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

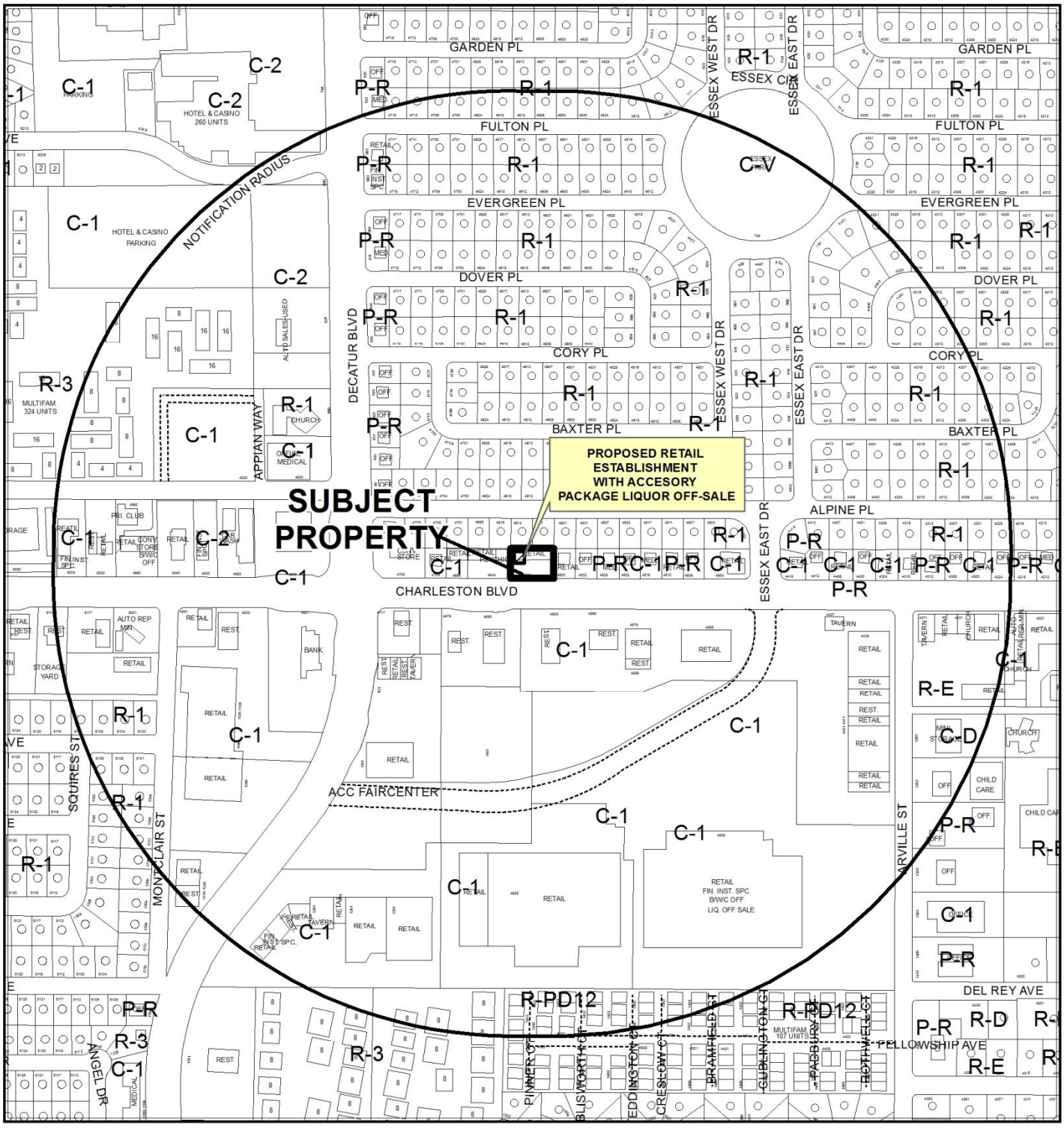
**SUBJECT:**
VAR-50064 - VARIANCE - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE THREE ARE REQUIRED on 0.16 acres at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

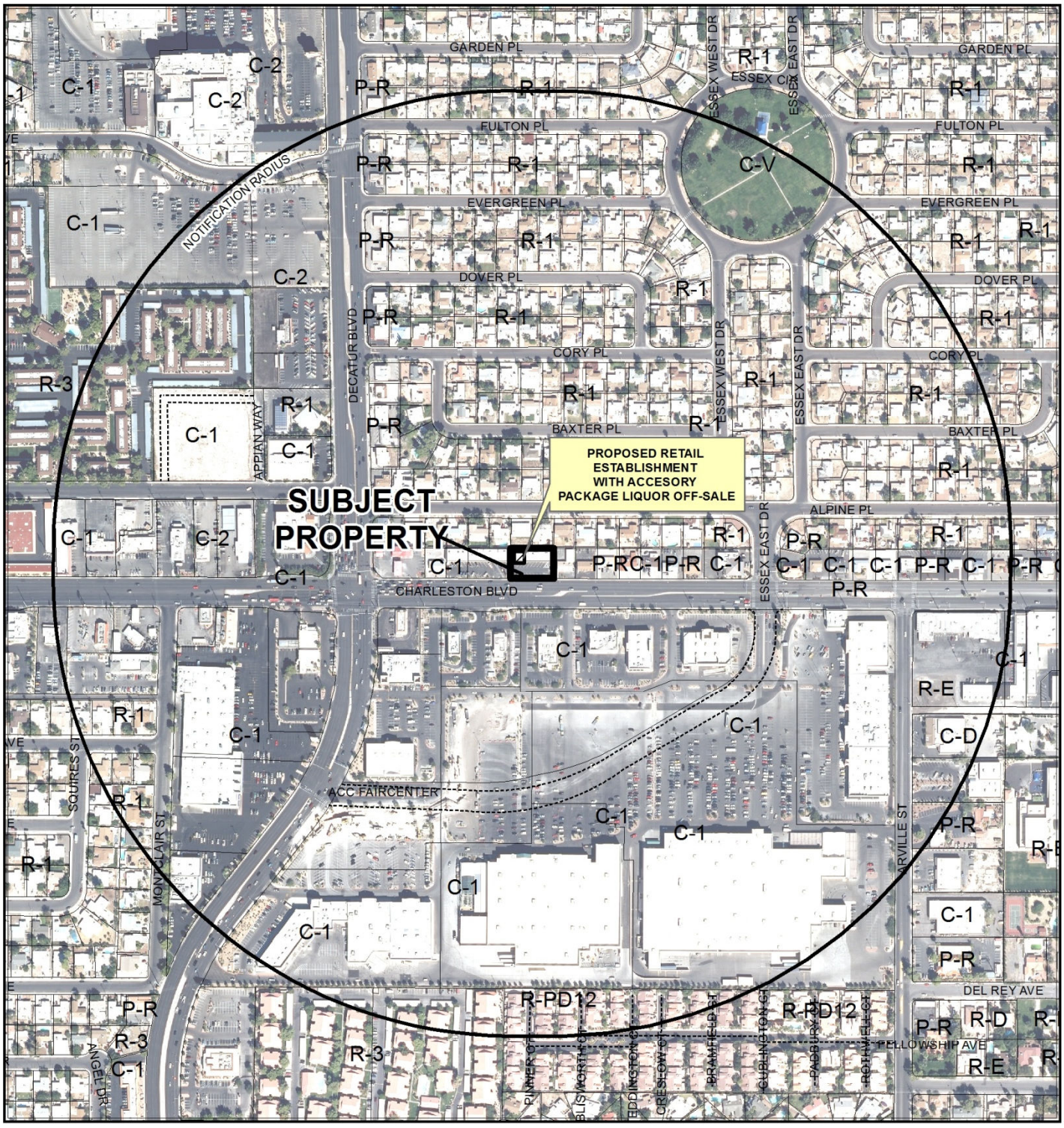
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-50064 and SUP-50063
2. Conditions and Staff Report - VAR-50064 and SUP-50063
3. Supporting Documentation
4. Photos - VAR-50064 and SUP-50063
5. Justification Letter - VAR-50064 and SUP-50063




**CASE:** **VAR-50064 AND SUP-50063**

**RADIUS:** 1500 FEET

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




0 300 600 Feet

**CASE:** **VAR-50064 AND SUP-50063**

**RADIUS:** 1500 FEET

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

N

DEPARTMENT OF PLANNING

# STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50064 APN: 139-31-410-128

Name of Property Owner: BONNIE SCHWIMER

Name of Applicant: CORDON BLEU DE FRANCE, INC

Name of Representative: SAMUEL LEE

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: Bonnie Schwimer

Print Name: Bonnie Schwimer

Subscribed and sworn before me

This 14TH day of JUNE, 2013

MICHAEL A. CALDERON
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 21, 2014

Notary Public in and for said County and State of PIMA COUNTY IN STATE OF AZ



RECEIVED
JUN 26 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** CORDON BLEU DE FRANCE INC

**Project Address (Location)** 4640 W. CHARLESTON BLVD LASVEGAS NV 89107

**Project Name** XO LIQUOR **Proposed Use** _____

**Assessor's Parcel #(s)** 139-31-410-128 **Ward #** _____

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

**Commercial Square Footage** 1440 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** BONNIE SCHWIMER **Contact** _____
**Address** 2700 E. SUNSET ROAD #6 **Phone:** _____ **Fax:** _____
**City** LAS VEGAS **State** NV **Zip** 89120
**E-mail Address** _____

**APPLICANT** CORDON BLEU DE FRANCE INC **Contact** _____
**Address** 3870 W. SPRING MTN RD #G **Phone:** _____ **Fax:** _____
**City** LAS VEGAS **State** NV **Zip** 89102
**E-mail Address** XOXO2828@Yahoo.com

**REPRESENTATIVE** SAMUEL LEE **Contact** _____
**Address** 9117 ALPINE PEAKS AVE **Phone:** 702 301-1002 **Fax:** _____
**City** LAS VEGAS **State** NV **Zip** 89147
**E-mail Address** XOXO2828@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.

**X Property Owner Signature** Bonnie Schwimer
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
**Print Name** BONNIE SCHWIMER

Subscribed and sworn before me

This 25 day of June, 2013.

Beth A McFall

Notary Public in and for said County and State

BETH A MCFALL
Notary Public - Arizona
Pima County
My Comm. Expires Aug 6, 2016

**FOR DEPARTMENT USE ONLY**

| | |
|---|---|
| Case # | VAR-50064 |
| Meeting Date: | 8-13-13 |
| Total Fee: | 8300 |
| Date Received:* | 6-26-13 |
| Received By: | |

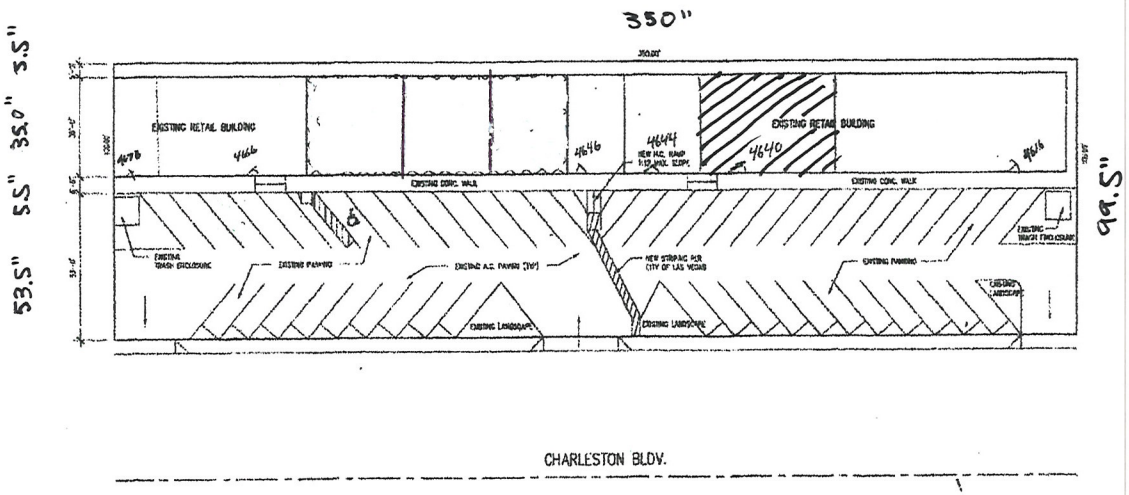
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED JUN 26 2013

RECEIVED JUN




SCHEMATIC SITE PLAN

SCALE: 1:20'

PROJECT APPLICABLE CODES:

2003 IBC, UMC, UPC, AND 2002 NEC,
2003 NFPA – UNIFORM FIRE CODE
CITY OF LAS VEGAS AMENDMENTS TO THE 2003 IBC

## CODE ANALYSIS

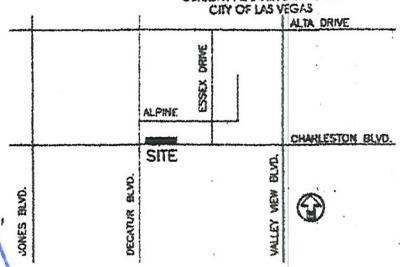
CODE ANALYSIS (Based on 2003 IBC)

BUILDING CLASSIFICATION

OCCUPANCY GROUPS (SECTION 309)

| | |
|---|---|
| MERCANTILE (RETAIL) | M |
| TYPE OF CONSTRUCTION (PER EXISTING CONSTRUCTION) | Type V-B |
| **COSTRUCTION AREA:** | |
| SUITE 4660-A | 1070 sf |
| SUITE 4660-B | 1150 sf |
| SUITE 4660-C | 1200 sf |
| TOTAL | 3420 sf |
| AUTOMATIC SPRINKLER SYSTEMS | NO |
| NUMBER OF STORIES | ONE |
| **EXITING REQUIREMENTS:** | |
| SUITE 4660-A | |
| EXITS REQUIRED (1070:30 = 36 < 50) | ONE |
| EXITS PROVIDED | ONE |
| SUITE 4660-B | |
| EXITS REQUIRED (1150:30 = 39 < 50) | ONE |
| EXITS PROVIDED | ONE |
| SUITE 4660-C | |
| EXITS REQUIRED (1200:30 = 40 < 50) | ONE |
| EXITS PROVIDED | ONE |

APPROVED
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS




VICINITY MAP

RECEIVED
JUN 26 2013

Jerry Miceli
Architect

Tenant Improvement
For Suite 4660
Hyde Park Plaza
4616-4672 W. Charleston Blvd.
Las Vegas Nevada

Date: 07-05-05
Scale: 1"=20'
Job No.: 05140
Revision:

Sheet Title / Location
SITE PLAN

Sheet Number
A-1
Revision

VAR-50064
SUP-50063

JUSTIFICATION LETTER

LAS VEGAS JUNE 25, 2013

TO WHOM IT MAY CONCERN,

I WOULD LIKE TO BUILD A PACKAGE LIQUOR STORE LOCATED AT 4640 W. CHARLESTON BLVD NEAR DECATUR AVE., CONSISTING OF APPROXIMATELY 1440 SQUARE FEET. THERE WILL BE TWO FULL-TIME EMPLOYEES. THE BUSINESS HOURS WILL BE 10AM-11PM FROM SUNDAY THROUGH THURSDAY, FRIDAY AND SATURDAY WILL BE 10AM-12AM.

MY COMPANY OWNED AND OPERATED FOUR OTHER SIMILAR STORES IN CLARK COUNTY JURISDICTION. (1) 3870 W. SPRING MOUNTAIN RD #G, LAS VEGAS, (2) 4825 W. FLAMINGO RD #2, LAS VEGAS, (3) 3850 W. DESERT INN 101, LAS VEGAS, (4) 3720 W. TROPICANA #14, LAS VEGAS NV 89103. OUR COMPANY NEVADA STATE LICENCE #NV20041410697.

I THINK IT'S A GOOD IDEA TO HAVE A PACKAGE LIQUOR STORE HERE IN CONVENIENCE FOR PEOPLE TO GET SOME REFRESHMENTS ON THE WAY HOME AFTER A LONG DAY WORKING ALONG THE WEST BOUND OF THE CHARLESTION BLVD. IT IS A WALKING DISTANCE FOR THE BUSINESS NEIGHBOR HOODS AND RESIDENT NEIGHBER HOODS OF THE INTERSECTION OF DECATUR AND CHARLESTON BLVD.

THANK YOU VERY MUCH FOR YOUR CONSIDERATION.

SINCERELY YOURS,

SAMUEL LEE, OWNER OF XO LIQUOR.

RECEIVED
JUN 26 2013
VAR-50064
SUP-50063

City of Las Vegas Agenda Item No.: **46.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50063 - SPECIAL USE PERMIT RELATED TO VAR-50064 - PUBLIC HEARING - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

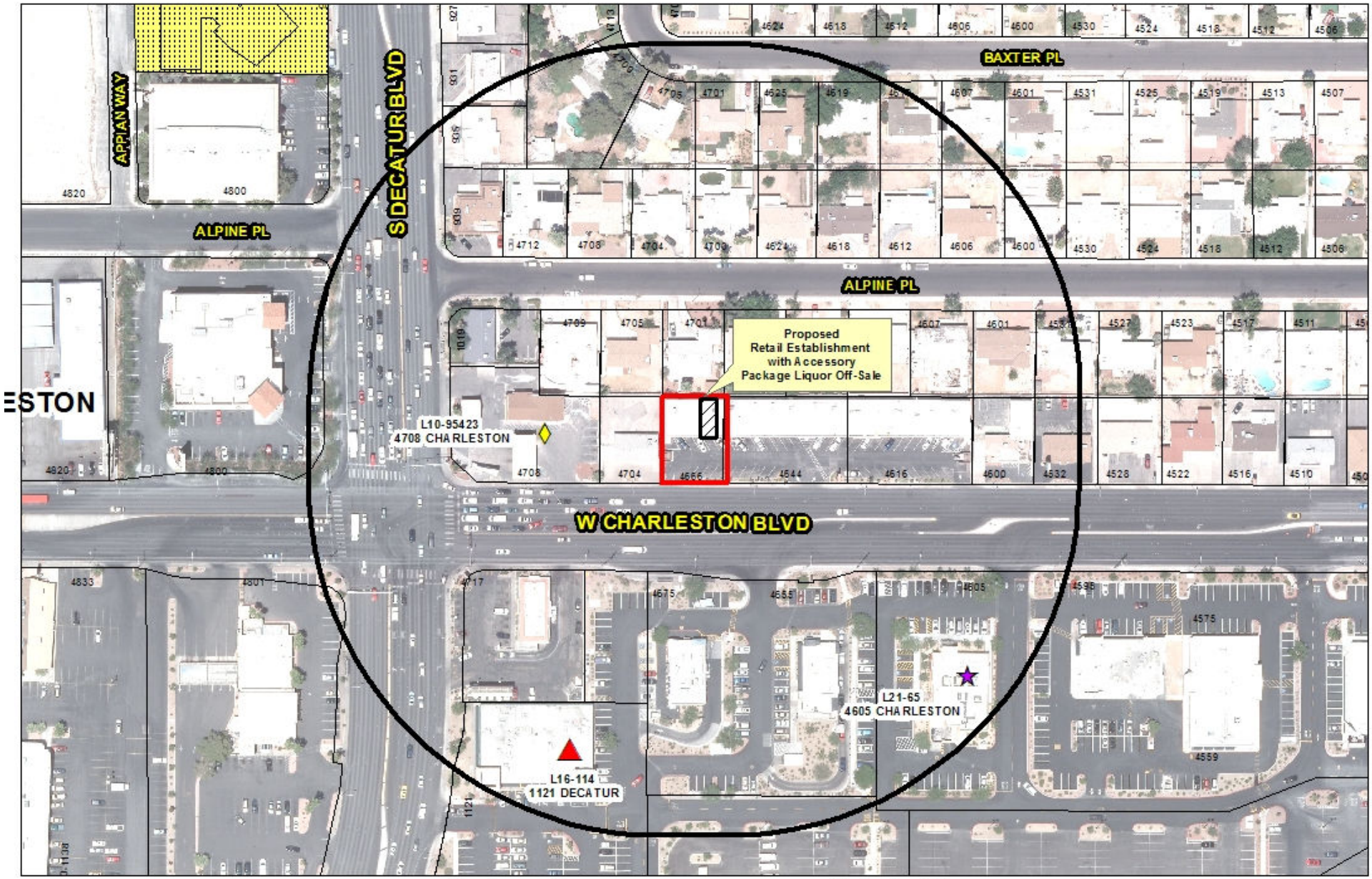
**MAY GO TO CITY COUNCIL ON 08/13/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Special Map
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.**




**SUP-50063**

**Package Liquor Off-Sale**

## Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

## Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, July 10, 2013

DEPARTMENT OF PLANNING

# STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50063 APN: 139-31-410-128

Name of Property Owner: BONNIE SCHWIMER

Name of Applicant: CORDON BLEU DE FRANCE, INC

Name of Representative: SAMUEL LEE

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: Bonnie Schwimer

Print Name: Bonnie Schwimer

Subscribed and sworn before me

This 14TH day of JUNE, 2013

MICHAEL A. CALDERON
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 21, 2014

Notary Public in and for said County and State of PIMA COUNTY IN STATE OF AZ



RECEIVED
JUN 26 2013

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** CORDON BLEU DE FRANCE INC

**Project Address (Location)** 4640 W. CHARLESTON BLVD LAS VEGAS NV 89107

**Project Name** XO LIQUOR **Proposed Use**

**Assessor's Parcel #(s)** 139-31-410-128 **Ward #**

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

**Commercial Square Footage** 1440 **Floor Area Ratio**

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

**Additional Information**

**PROPERTY OWNER** BONNIE SCHWIMER **Contact**
**Address** 2700 E. SUNSET ROAD #6 **Phone:** **Fax:**
**City** LAS VEGAS **State** NV **Zip** 89120
**E-mail Address**

**APPLICANT** CORDON BLEU DE FRANCE INC **Contact**
**Address** 3870 W. SPRING MTN RD #G **Phone:** **Fax:**
**City** LAS VEGAS **State** NV **Zip** 89102
**E-mail Address** XOXO2828@Yahoo.com

**REPRESENTATIVE** SAMUEL LEE **Contact**
**Address** 9117 ALPINE PEAKS AVE **Phone:** 702 301-1002 **Fax:**
**City** LAS VEGAS **State** NV **Zip** 89147
**E-mail Address** XOXO2828@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.

**X Property Owner Signature** Bonnie Schwimer
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
**Print Name** BONNIE SCHWIMER

Subscribed and sworn before me

This 25 day of June, 20 13.

Beth A McFall

Notary Public in and for said County and State

Revised 10/27/08

BETH A MCFALL
Notary Public - Arizona
Pima County
My Comm. Expires Aug 6, 2015

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50063 |
| Meeting Date: | 8/13/13 |
| Total Fee: | 1280.00 |
| Date Received:* | 6-26-13 |
| Received By: | |

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

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

RECEIVED
JUN 26 2013

City of Las Vegas Agenda Item No.: **47.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

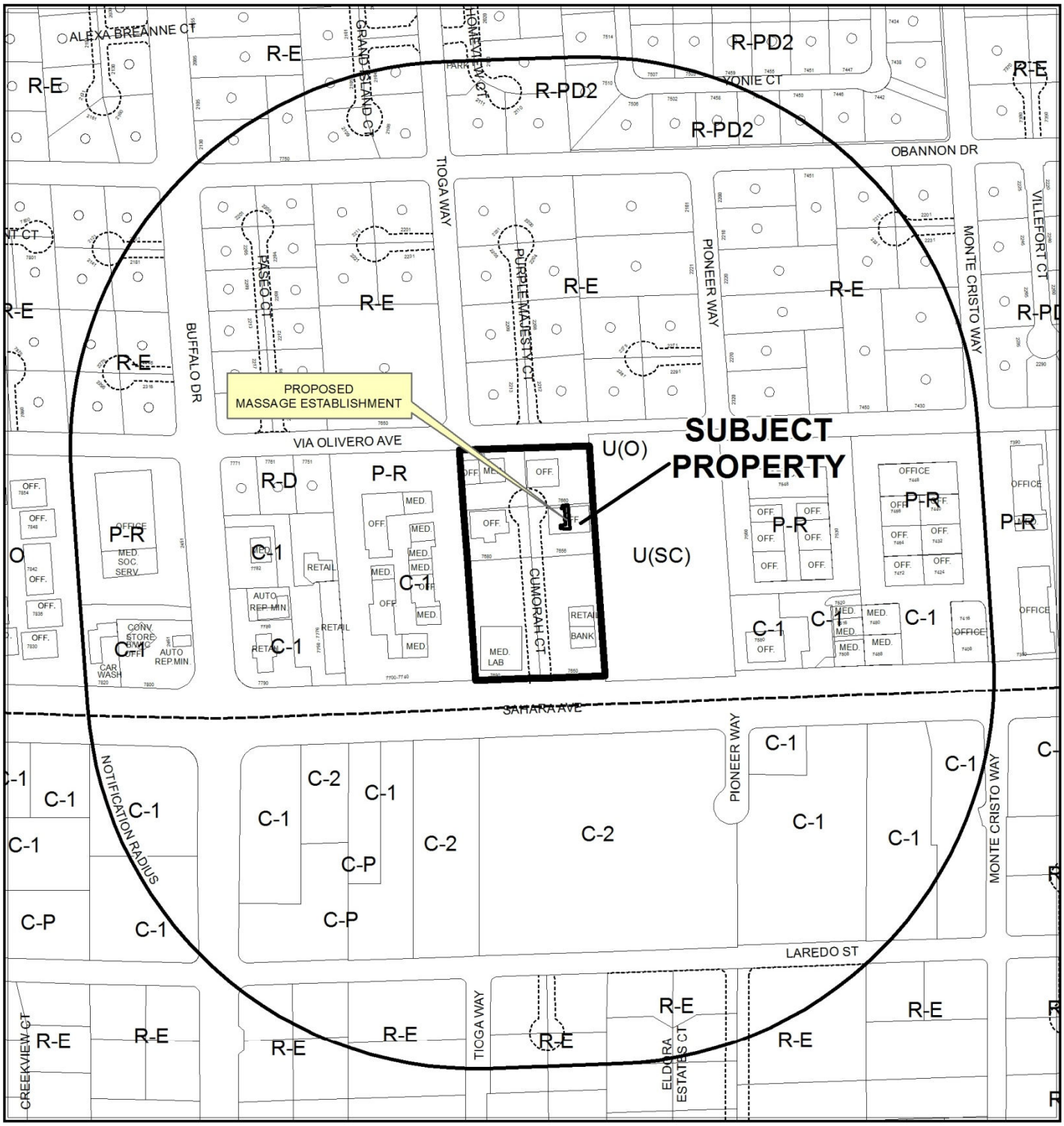
**SUBJECT:**
VAR-50091 - VARIANCE - PUBLIC HEARING - APPLICANT: SUSANNA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED on 0.50 acres at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961].

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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 - VAR-50091 and SUP-50090
2. Conditions and Staff Report - VAR-50091 and SUP-50090
3. Supporting Documentation
4. Photos - VAR-50091 and SUP-50090
5. Justification Letter - VAR-50091 and SUP-50090



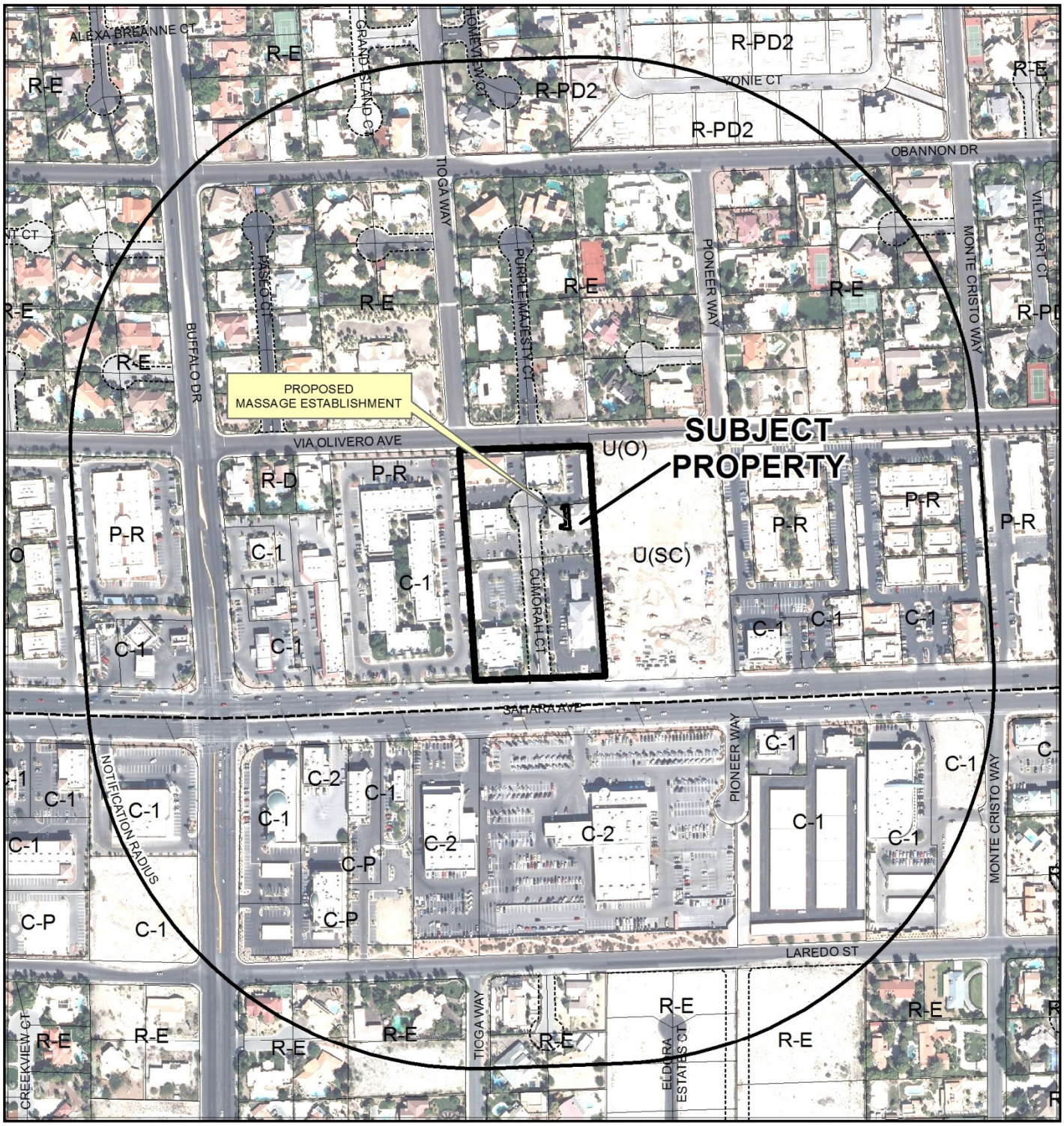

**CASE:** **VAR-50091 AND SUP-50090 (PRJ-49961)**

0 300 600 Feet

**RADIUS:** 1000 FEET

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

N




**CASE:** **VAR-50091 AND SUP-50090 (PRJ-49961)**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50091 APN: 163-03-415-008

Name of Property Owner: JUAB LLC

Name of Applicant: Susan Barrett, Inc.

Name of Representative: David G. LeGrand, Esq.

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 Engle

Print Name: JUAB LLC by William J. Engel, Manager

Subscribed and sworn before me

This 11TH day of June, 2013

Notary Public in and for said County and State

CLEM MUHAMMAD
Notary Public-State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Aug. 19, 2014
10-2816-1



PRJ-49961
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Parking Variance

**Project Address (Location)** 7656 West Sahara Ave, Suite 120, NV 89117

**Project Name** Same as address **Proposed Use** Massage Establishment

**Assessor's Parcel #(s)** 163-03-415-008 **Ward #** 1

**General Plan:** existing SC proposed N/A **Zoning:** existing C-1 proposed N/A

**Commercial Square Footage** Suite #120 (951 sq ft) **Floor Area Ratio**

**Gross Acres** .05 **Lots/Units** **Density**

**Additional Information** N/A

**PROPERTY OWNER** JUAB, LLC **Contact** William J. Engel, Mgr

**Address** 8709 Castle View Ave **Phone:** 283-0692 **Fax:**

**City** LV **State** NV **Zip** 89129

**E-mail Address** BILLANDKAREN LV@GMAIL.COM

**APPLICANT** Susanna Barrett, Inc **Contact** Kathleen Janssen

**Address** 517 South 9th St **Phone:** 702 737-7702 **Fax:** 702-737-7712

**City** LV, NV 89101 **State** NV **Zip** 89101

**E-mail Address** KJanssen@bcKLTD.com

**REPRESENTATIVE** Kathleen Janssen, ESQ **Contact** Same

**Address** 517 S. 9th St **Phone:** 737-7702 **Fax:** 737-7712

**City** LV, NV **State** NV **Zip** 89101

**E-mail Address** KJanssen@bcKLTD.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 J. Engel

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

**Print Name** William J. Engel

State of Nevada, County of Clark

Subscribed and sworn before me

This 27th day of June, 2013.

by William J. Engel J Lance Domingcil

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J LANCE DOMINGCIL
No 12-8435-1
My Appointment Expires Aug. 6, 2016

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAR-50091 |
| Meeting Date: | 08/13/13 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-49961
08/27/13

BAILUS COOK & KELESIS, LTD.
ATTORNEYS AT LAW

517 South 9th Street
Las Vegas, Nevada 89101

Telephone: (702) 737-7702 • (702) 385-3788
Facsimile: (702) 737-7712
E-mail: law@bckltd.com

June 25, 2013

City of Las Vegas
Department of Planning
Attn: Peter Lowenstein, Planning Supervisor
333 N. Rancho Drive
Las Vegas, Nevada 89106

***Re: Justification Letter for Special Use Permit Application and Parking Variance Application for 7656 West Sahara Avenue, Suite 120, Las Vegas, Nevada 89117***

Dear Peter:

On behalf of my client, Susana Barrett, Inc., proposed tenant ("Tenant") for 7656 West Sahara Avenue, Suite 120, Las Vegas, Nevada 89117 (the "Premises"), this letter sets forth the reasons why the available parking and proposed use of the Premises for a licensed Massage Establishment by the Tenant pursuant to a Special Use Permit and Parking Variance is justified and appropriate.

The Premises are positioned along a densely utilized commercial corridor in the City of Las Vegas, between Rainbow and Buffalo. Across the street is an automobile dealership.

The Premises are zoned for C-1 which allows for general office and commercial use. Chapter 19.12.01 of the Unified Development Code specifically contemplates that licensed massage service business establishments may be operated in a C-1 district pursuant to a Special Use Permit. The only district in which massage services do not require a special use permit is an M zoned district. C-1 districts are primarily for retail stores and personal services establishments. The proposed use is for personal service business and is clearly contemplated to be appropriate for such a location by the Unified Development Code. There is no comparable business within at least 1000 feet in all directions.

The Premises are located in a building towards the rear of the property, with almost no visibility from Sahara Avenue. Signage is limited. The hours of operation will be 8 am to 6:30 pm. Monday through Friday with occasional office hours 9 am to 3 pm Saturdays. The operation will be conducted by the owner and licensed massage therapist, Susanna Barrett. She has no staff and no present intention to hire anyone.

PRJ-49961
07/02/13

VAR-50091 SUP-50090

As to the justification for a parking variance, the building is located in an existing Center of office buildings along West Sahara Avenue, with established parking areas. The landlord for the subject building only owns this one building in the Center and as such, it would be both impractical and cause an undue hardship for him to obtain the space for and create additional parking areas in the Center as a result of the existing configuration of allocated space and the division of ownership for the buildings. There is also a private cul-de-sac named Cumorah Circle that is directly adjacent and connected to the building that tenants of the building have long been able to use for additional parking and which will be available to the patients of Ms. Barrett's massage establishment business. Furthermore, the suite has only two rooms for massage services (one for general massage and one for medical massage - both with only one patient per room) so there would only be a maximum of two patients on the premises during appointments – one getting or finishing their massage and one just arriving for their massage. Massage services are by appointment only.

As a result of the above, the impact on available parking to the site will be minimal, there will be no substantial detriment to the public good, no substantial impairment of natural resources, and no substantial impairment upon the intent and purpose of any applicable ordinances or resolutions.

Many of Ms. Barrett's patients are breast cancer survivors (post operative) that are referred by the Lymphatic Therapy Services Clinic (where Ms. Barrett has worked part time for almost 7 years) or are long-time massage therapy patients. When the breast cancer patients are done with the therapy/rehabilitation phase of treatment they generally also remain as patients for maintenance. To the best of her knowledge, Ms. Barrett is the only massage/lymphedema therapist in Las Vegas who is certified for such post-operative treatment.

Adjacent businesses include a variety of other office-based services, and Suite 130 is presently empty.

If you have any questions, please let me know.

Sincerely,

BAILUS COOK & KELESIS, LTD.

Kathleen Janssen, Esq.

KJ/sjf

PRJ-49961
07/02/13

VAR-50091 SUP-50090

City of Las Vegas Agenda Item No.: **48.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50090 - SPECIAL USE PERMIT RELATED TO VAR-50091 - PUBLIC HEARING - APPLICANT: SUSANNA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 951 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING BUILDING WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**
1. Consolidated Backup
2. Supporting Documentation

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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50090 APN: 163-03-415-008

Name of Property Owner: JUAB, LLC

Name of Applicant: Susan Barrett, Inc

Name of Representative: Kathleen Janssen, Esq

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 Engel

State of Nevada
County of Clark

Print Name: JUAB, LLC by William J. Engel Mngr

Subscribed and sworn before me

This 27th day of June, 2013 by William J. Engel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J LANCE DOMINGCIL
No 12-8435-1
My Appointment Expires Aug 6, 2016

RECEIVED
06/27/13

Revised 11-14-06

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

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit Application

**Project Address (Location)** 2656 West Sahara Ave, Suite 120 LV NV 89102

**Project Name** Same as address **Proposed Use** Massage Establishment

**Assessor's Parcel #(s)** 163-03-415-008 **Ward #** 1

**General Plan:** existing SC proposed N/A **Zoning:** existing C-1 proposed N/A

**Commercial Square Footage** Suite #120 is 951 sq ft **Floor Area Ratio**

**Gross Acres** .05 **Lots/Units** **Density**

**Additional Information** N/A

**PROPERTY OWNER** JUAB, LLC **Contact** William J Engel, Mngr

**Address** 8709 Castle View Ave **Phone:** 283-0699 **Fax:**

**City** LV **State** NV **Zip** 89129

**E-mail Address** BILLANDKAREN LV@GMAIL.COM

**APPLICANT** Susanna Barrett, Inc **Contact** Kathleen Janssen, Esq

**Address** 512 South 9th St **Phone:** (702) 737-7702 **Fax:** 702 737-7712

**City** LV, NV 89101 **State** NV **Zip** 89101

**E-mail Address** KJanssen@bcKLTD.com

**REPRESENTATIVE** Kathleen Janssen, Esq **Contact** same

**Address** 512 South 9th St **Phone:** 737-7702 **Fax:** 737-7712

**City** LV, NV **State** NV **Zip** 89101

**E-mail Address** KJanssen@bcKLTD.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 Engel

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

**Print Name** William J. Engel

State of Nevada, County of Clark

Subscribed and sworn before me

This 27th day of June, 20 13.

by William J. Engel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
No. 12-8435-1 J LANCE DOMINGCIL
My Appointment Expires Aug. 8, 2016

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50090 |
| Meeting Date: | 08/13/13 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-49961 06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **49.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

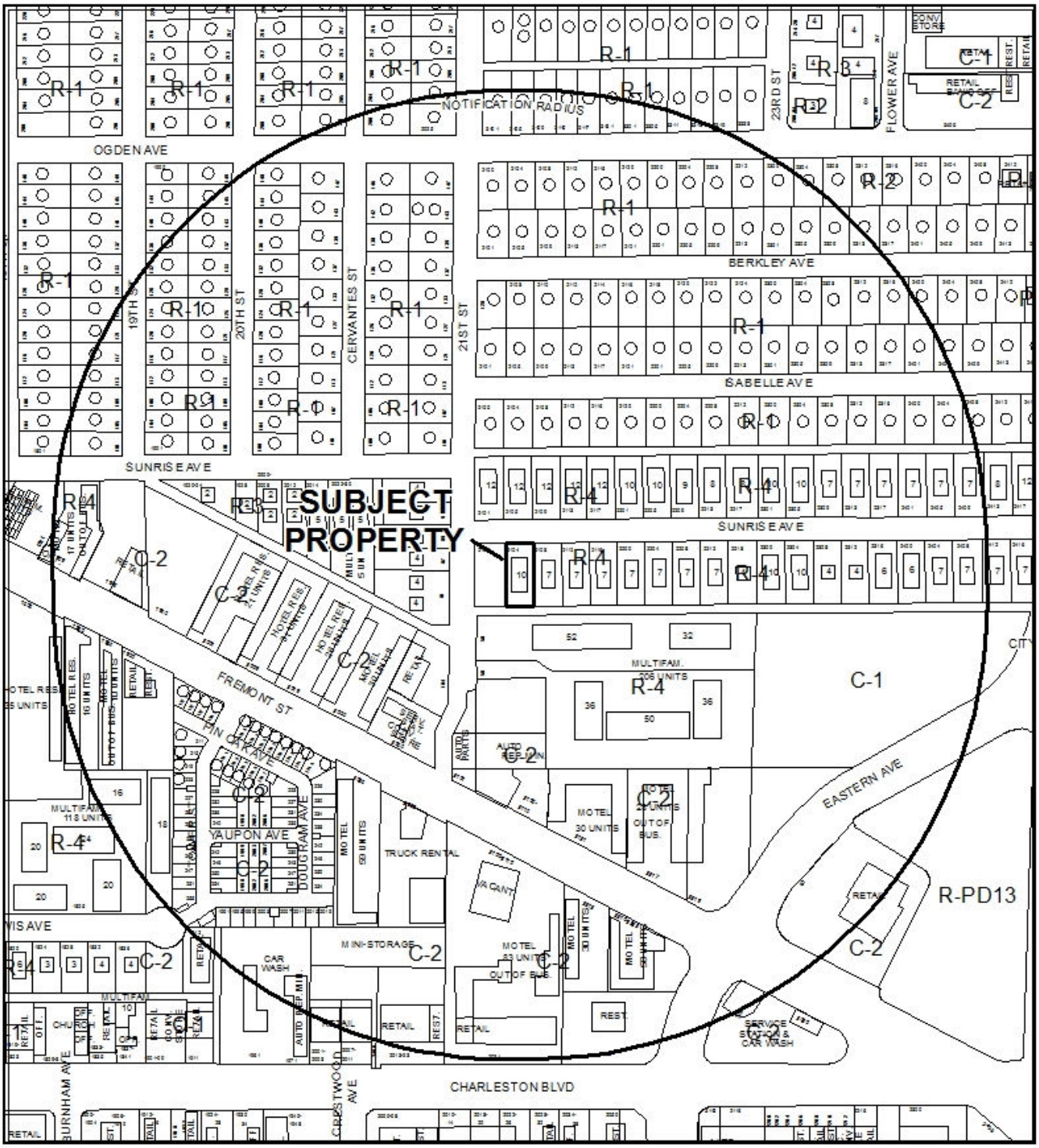
**SUBJECT:**
VAR-50102 - VARIANCE - PUBLIC HEARING - APPLICANT: ADOLFO OROZCO - OWNER: ERIKA AYALA - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE A MINIMUM OF NINE PARKING SPACES ARE REQUIRED on 0.19 acres at 2104 Sunrise Avenue (APN 139-35-812-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
None

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




**CASE:** **VAR-50102**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-4 (HIGH DENSITY RESIDENTIAL)




0 200 400 Feet

**CASE:** VAR-50102

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-4 (HIGH DENSITY RESIDENTIAL)

N

# DEPARTMENT OF PLANNING

RECEIVED
JUN 27 2013

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50102 APN: 13935812019

Name of Property Owner: Erika Ayala

Name of Applicant: Adolfo Orozco

Name of Representative: Jackson Byron

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: Erika Ayala.

Print Name: Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013

_____

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

RECEIVED
JUN 27 2013

**Application/Petition For:** Variance-Parking

**Project Address (Location)** 2104 Sunrise

**Project Name** Palm Plaza - 2100 Sunrise **Proposed Use**

**Assessor's Parcel #(s)** 13935812019 **Ward #**

**General Plan:** existing MXU proposed **Zoning:** existing R-4 proposed

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

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

**Additional Information**

**PROPERTY OWNER** Erika Ayala **Contact** 707 803-0514
**Address** 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** orozcoadolfo@yahoo.com

**APPLICANT** Adolfo Orozco **Contact** 707 803-0514
**Address** 1605 Fremont St **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** orozcoadolfo@yahoo.com

**REPRESENTATIVE** Jackson Byron **Contact** 707 803-0514
**Address** 1605 Fremont St **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** Orozcoadolfo@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*** Erika Ayala

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

**Print Name** Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 20 13.

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAR-50102 |
| Meeting Date: | 08/13/13 |
| Total Fee: | 830.00 |
| Date Received:* | 6/27/13 |
| Received By: | |

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

RECEIVED
JUN 27 2013

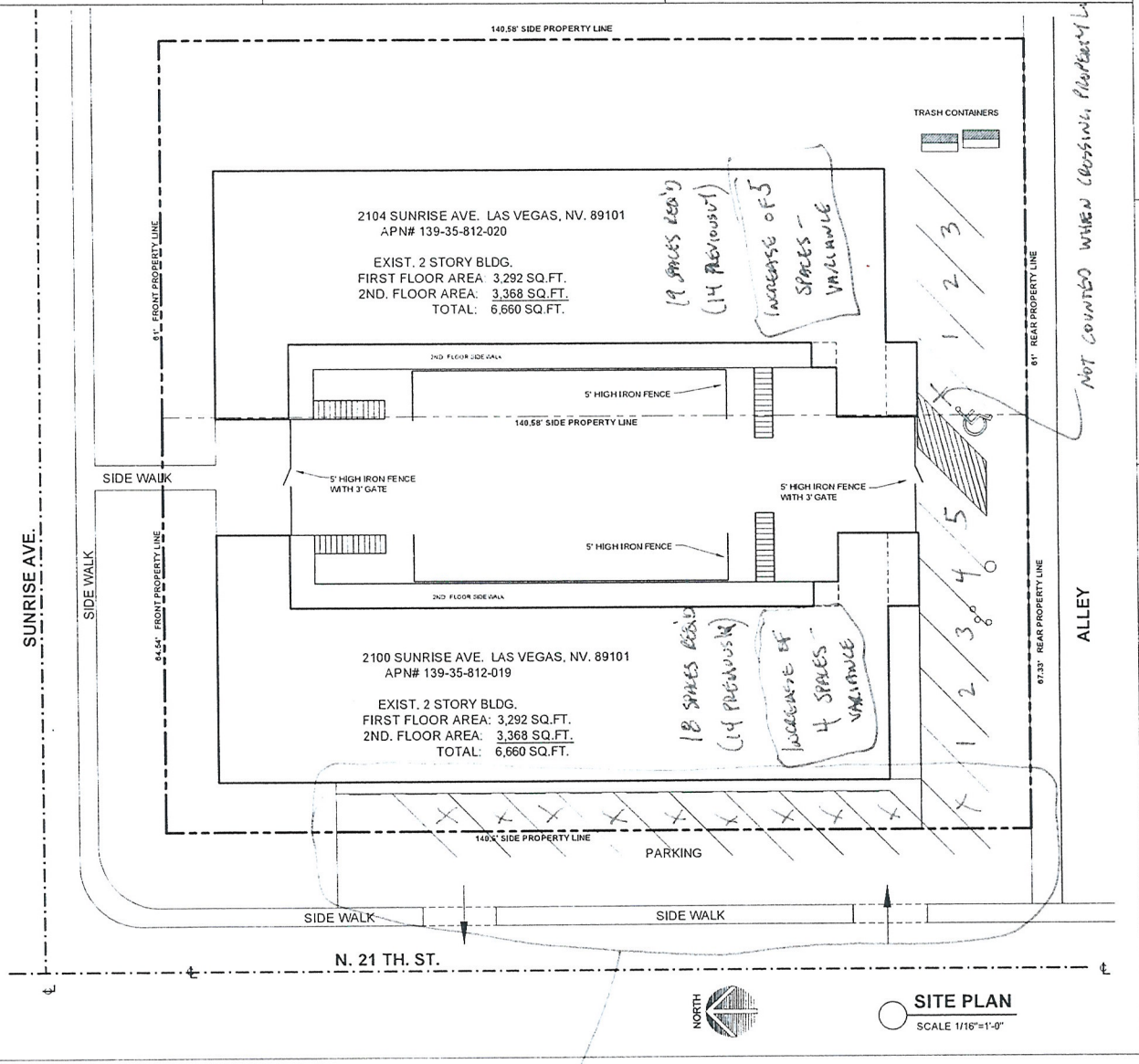
PROJECT:
PALM PLAZA MOTEL
ADDRESS:
2100 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-019

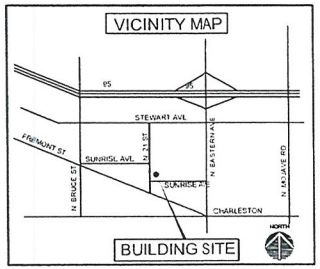
AND
2104 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-020

SCOPE OF WORK:

## DESIGN ANALISIS:

| DWG. NO | DESCRIPTION: |
|---|---|
| T1.0 | SITE PLAN & VICINITY |
| L1.0 | LANDSCAPE |
| A1.0 | EXISTING FLOOR PLAN BLDG 2100 |
| A2.0 | EXISTING FLOOR PLAN BLDG. 2104 |
| A3.0 | EXISTING BLDG. ELEVATIONS |
| A4.0 | EXISTING BLDG. ELEVATIONS |




## BUILDING CODE ANALYSIS 2009 IBC EACH BLDG.

1. Code Year / Type (Building, Electrical. Fire Mechanical, Plumbing.
2. Occupancy Classification..... R-1
3. Type of Construction..... V-B
4. Fire Sprinklers..... NO
5. Fire Alarm..... NO
6. a) Actual Height..... 18'
   b) Allowable Heiht..... 60'
7. a) Actual Stories..... 2
   b)Allowable Stories..... 3
8. a) Actual Area..... 6,660 sq. ft.
   b) Allowable Area..... 9,000 sq. ft.
9. Occupant Load.....50 GROSS.
   6,660 @ 50 = 133
10. a) Exits-Required..... 1 EA. UNIT
    b) Exits-Provided..... 1 EA. UNIT
11. Fire Resistance Rating Requirements for Building Elements..... NO
12. Required Fire Resistance of Exterior Walls Due to Location on Property..... NO
13. Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Opening
14. Spaces Requiring Fire-Resistance-Rated Separation
15. Non-separated or Separated Uses with Required Calc's
16. Roof Covering Material Class: BUILD UP
17. Required Plumbing Fixtures
18. Special Inspection Required: NONE.
19. I.E.C.C. (separate page)

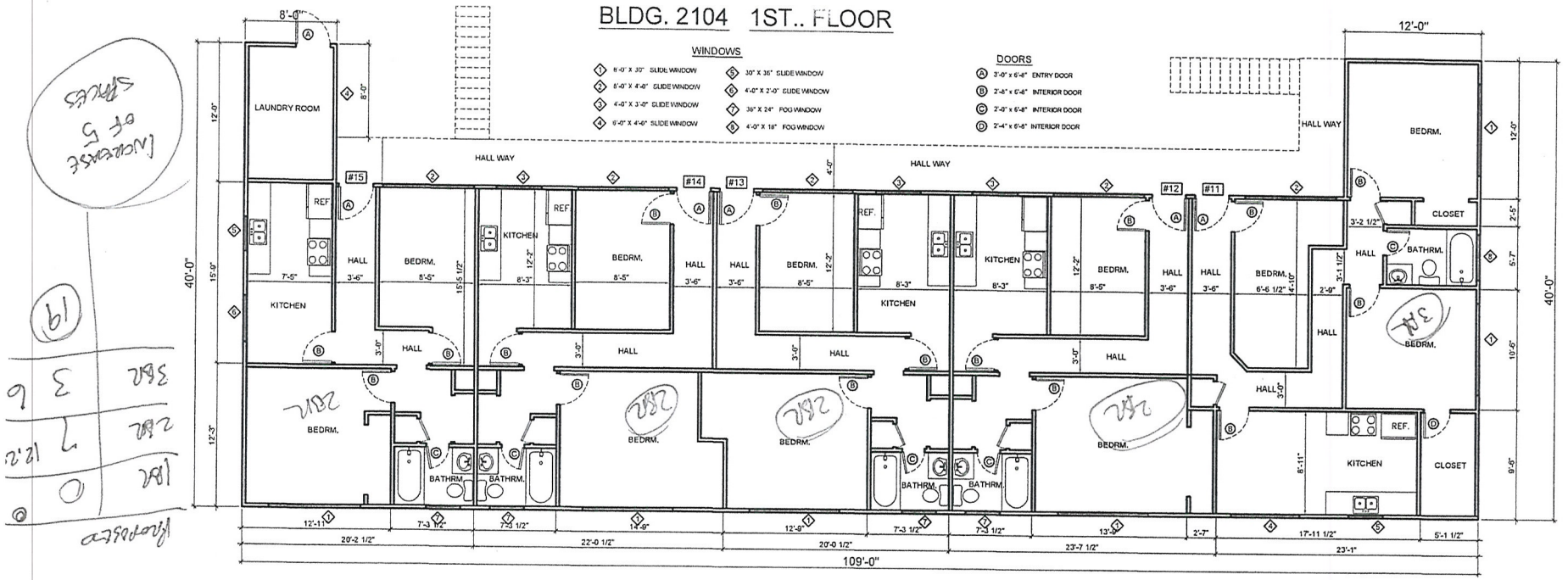
**CODE EDITIONS:**
2009 IBC, NEC 2008, 2009 UMC, 2009 UPC, 2009 IECC
LOCAL & REGIONAL AMENDMENTS

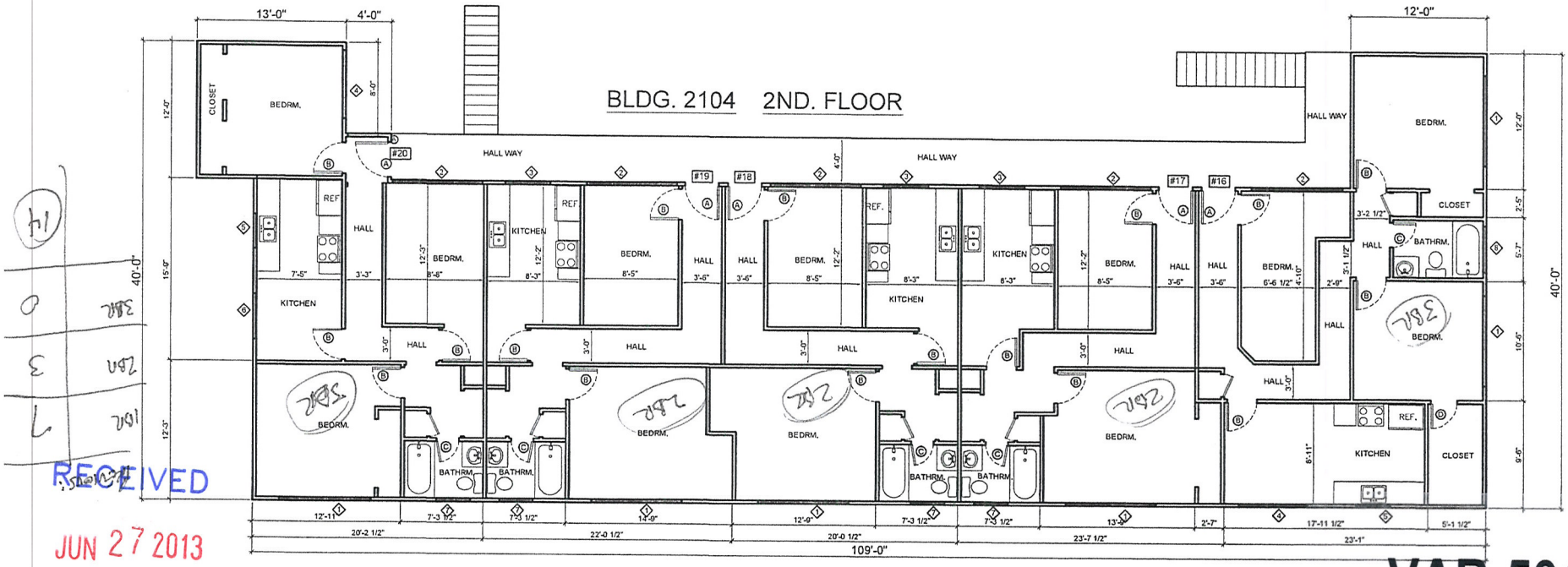
SPACES DO NOT COUNT TOWARD REQUIRED PARKING — IN REAR

**VAR-50102**

| # | DATE | REMARKS |
|---|---|---|
| | | |

SHEET TITLE: SITE PLAN
DATE: 4-2013
SCALE: 1/16"= 1'-0"
PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 & 2104 SUNRISE AVE., LAS VEGAS, NV. 89101
T1.0




RECEIVED
JUN 27 2013

VAR-50102

| # | DATE | REMARKS |
|---|---|---|
| | | |

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2104 SUNRISE AVE. LAS VEGAS, NV. 89101
SHEET TITLE: FLOOR PLAN
DATE: 4-2013
SCALE: 1/8" = 1'-0"
A2.0

# JUSTIFICATION LETTER

This letter is intended to describe the need for the parking variance I am applying for at 2100 and 2104 Sunrise Avenue (4 spaces at 2100 and 5 spaces at 2104).

This area is one of the low end areas of the city where people are on a monthly fixed income of about $300 to $750 per month, and most of them do not own a vehicle! Their monthly income does not allow them the luxury of having a vehicle since most of it is spent in their daily needs and rent. So the 9 additional spaces will not be needed. Each time I drive by the parking lot it is empty or with only one or 2 cars parked in it.

Moreover, a lot of these people sometimes have to find a friend or a relative, who is in the same position, to share the rent with to be able to pay the rent and have money left over for their daily needs until they get their next check in 30 days. That's the main reason we are modifying the living rooms in these 2 buildings. So we can meet the needs of these people and help them have a decent place to live in. The streets in Las Vegas are either too hot or too cold most months of the year.

Each of the 2 buildings has 10 apartments. Each apartment will have 2 residents (some may have a wife or a husband). The complex has onsite management with a 24 hour live emergency telephone line located half a mile way at 1605 Fremont Street. The exterior of the buildings also has a camera security system which is recording 24/7, and it is viewed in the manager's unit and remotely over the internet.

As you can see, by allowing the parking variance of 9 spaces more Las Vegas limited income residents will have a place to live and the occupancy rate will increase too. This variance does not harm anybody as the existing parking spaces are well underused.

Thank you for your time!

Sincerely,

Erika Ayala.

Erika Ayala

RECEIVED
JUN 27 2013

VAR-50102

City of Las Vegas Agenda Item No.: **50.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

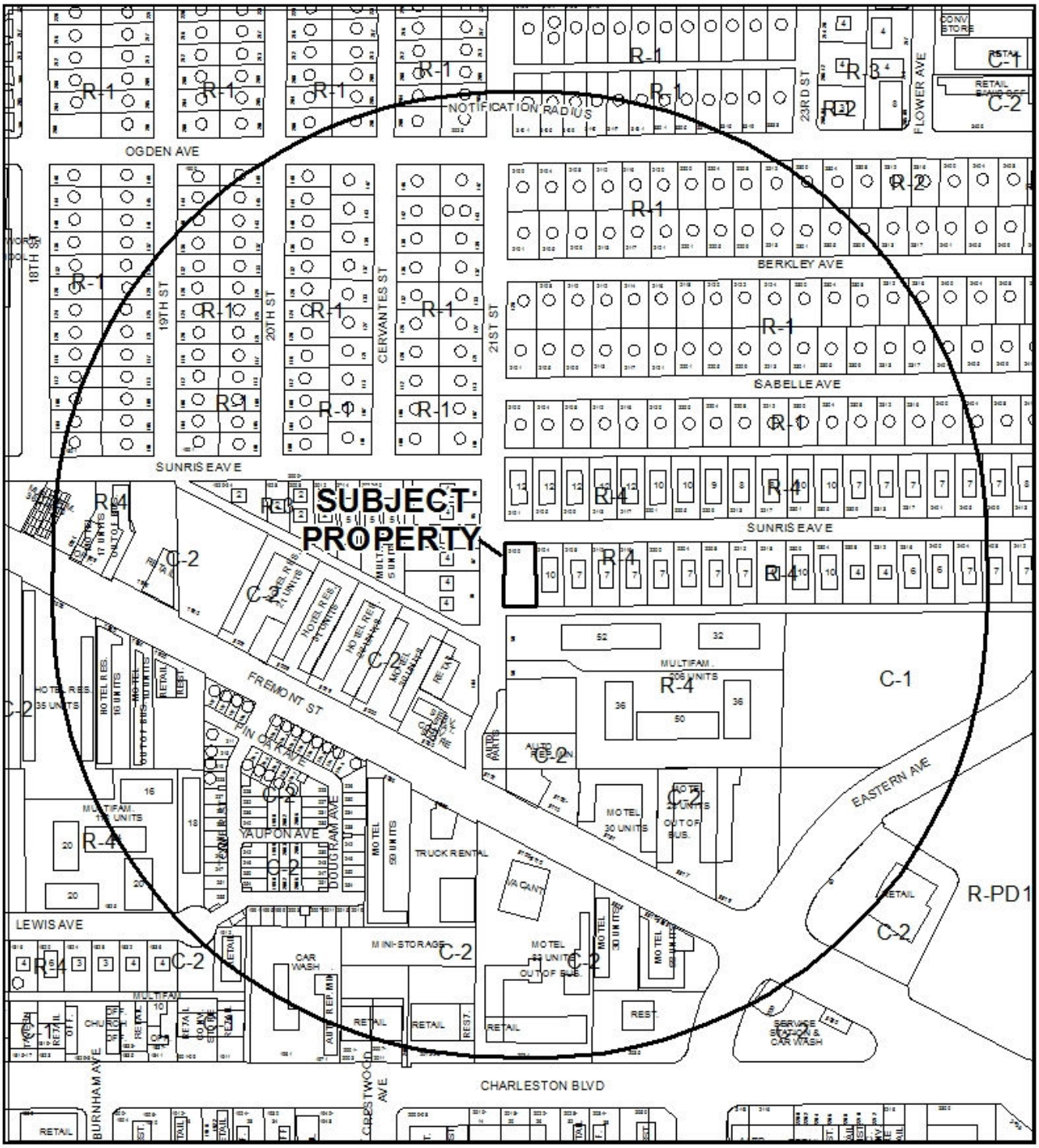
**SUBJECT:**
VAR-50103 - VARIANCE - PUBLIC HEARING - APPLICANT: ADOLFO OROZCO - OWNER: ERIKA AYALA - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE A MINIMUM OF 11 PARKING SPACES ARE REQUIRED on 0.22 acres at 2100 Sunrise Avenue (APN 139-35-812-020), R-4 (High Density Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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



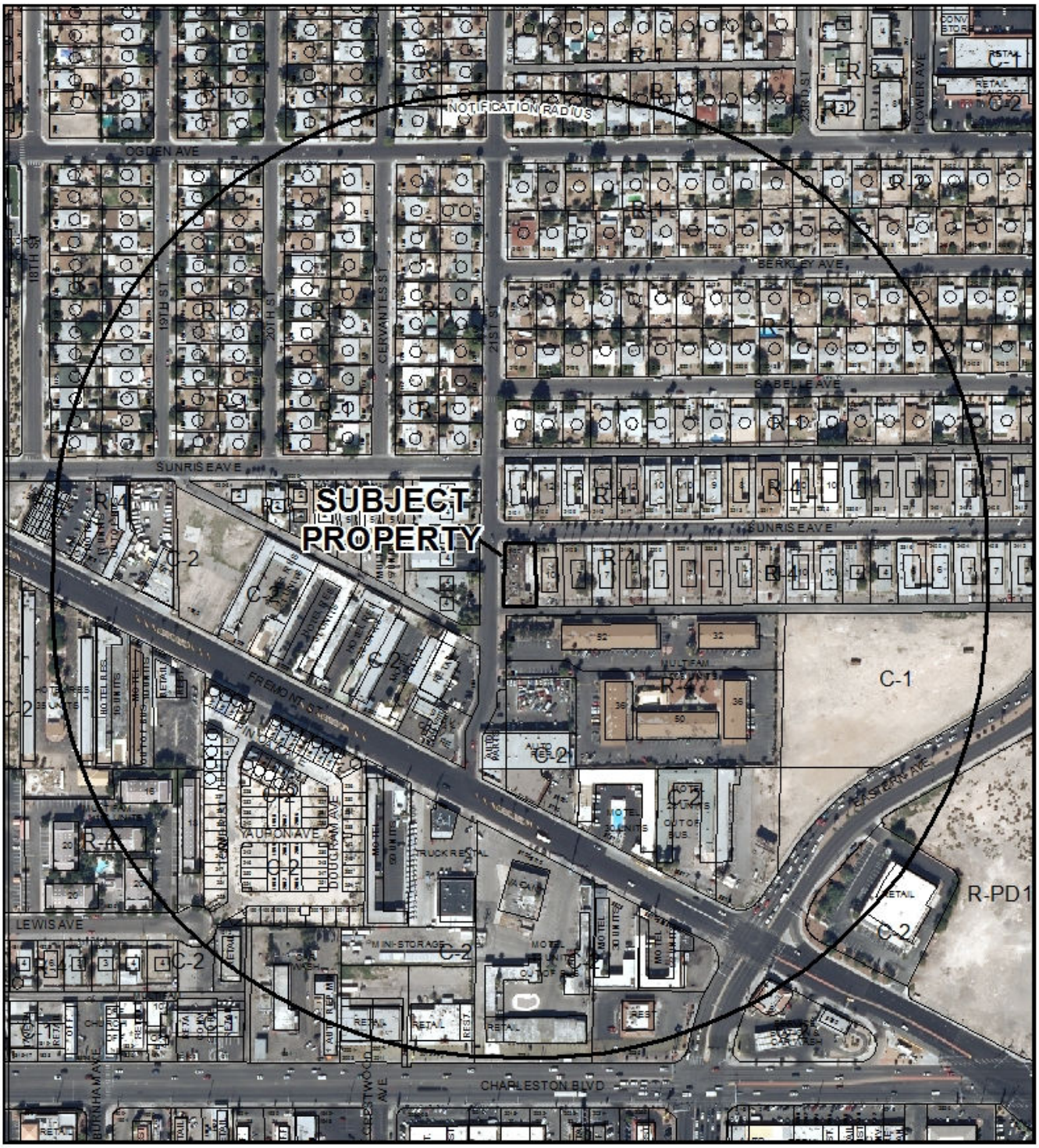

0 200 400 Feet

**CASE:** **VAR-50103**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-4 (HIGH DENSITY RESIDENTIAL)

N




0 200 400 Feet

**CASE:** **VAR-50103**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-4 (HIGH DENSITY RESIDENTIAL)

N

# DEPARTMENT OF PLANNING

RECEIVED
JUN 27 2013

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50103** APN: 139358/2020

Name of Property Owner: Erika Ayala

Name of Applicant: Adolfo Orozco

Name of Representative: Jackson Byron

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: Erika Ayala

Print Name: Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013

_____

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

RECEIVED
JUN 27 2013

**Application/Petition For:** Variance-Parking

**Project Address (Location)** 2100 Sunrise

**Project Name** Palm Plaza - 2100 Sunrise **Proposed Use**

**Assessor's Parcel #(s)** 13935812020 **Ward #**

**General Plan:** existing MXU proposed **Zoning:** existing R-4 proposed

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

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

**Additional Information**

**PROPERTY OWNER** Erika Ayala **Contact** 707 803-0514
**Address** 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** orozcoadolfo@yahoo.com

**APPLICANT** Adolfo Orozco **Contact**
**Address** 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** orozcoadolfo@yahoo.com

**REPRESENTATIVE** Jackson Byron **Contact** 707 803-0514
**Address** 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
**City** Las Vegas **State** NV **Zip** 89101
**E-mail Address** orozcoadolfo@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*** Erika Ayala

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

**Print Name** Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013.

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | VAR-50103 |
| Meeting Date: | 8/13/13 |
| Total Fee: | 830.00 |
| Date Received:* | 6/27/13 |
| Received By: | |

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

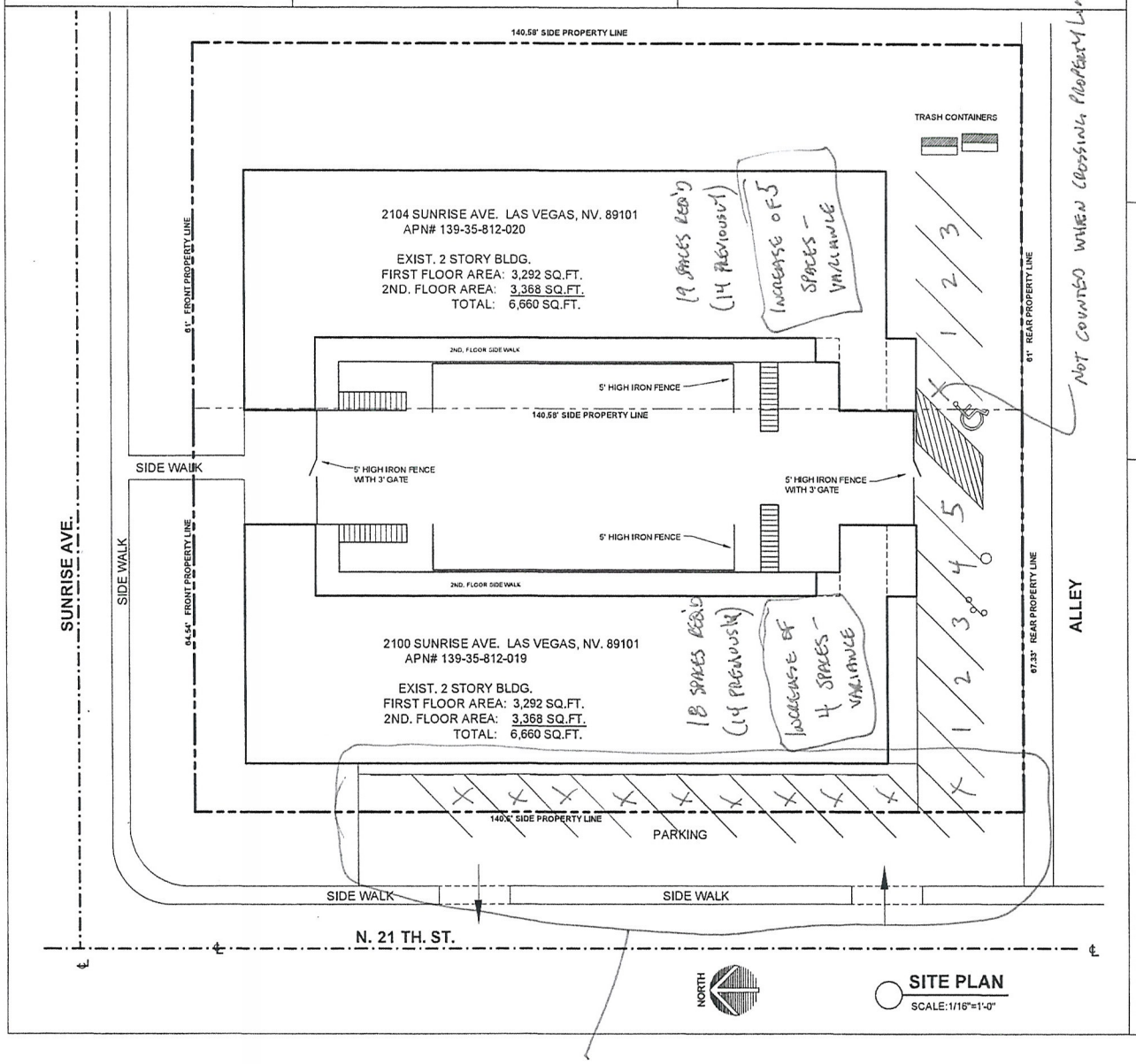
Revised 10/27/08

RECEIVED
JUN 27 2013

PROJECT:
PALM PLAZA MOTEL
ADDRESS:
2100 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-019

AND
2104 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-020

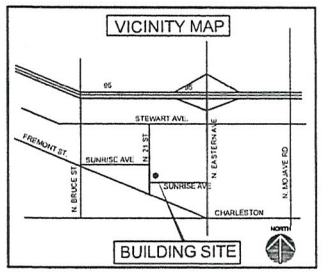
SCOPE OF WORK:




SPACES DO NOT COUNT TOWARD REQUIRED PARKING — IN ROW

## DESIGN ANALISIS:

| DWG. NO | DESCRIPTION: |
|---|---|
| T1.0 | SITE PLAN & VICINITY |
| L1.0 | LANDSCAPE |
| A1.0 | EXISTING FLOOR PLAN BLDG 2100 |
| A2.0 | EXISTING FLOOR PLAN BLDG. 2104 |
| A3.0 | EXISTING BLDG. ELEVATIONS |
| A4.0 | EXISTING BLDG. ELEVATIONS |




## BUILDING CODE ANALYSIS 2009 IBC EACH BLDG.

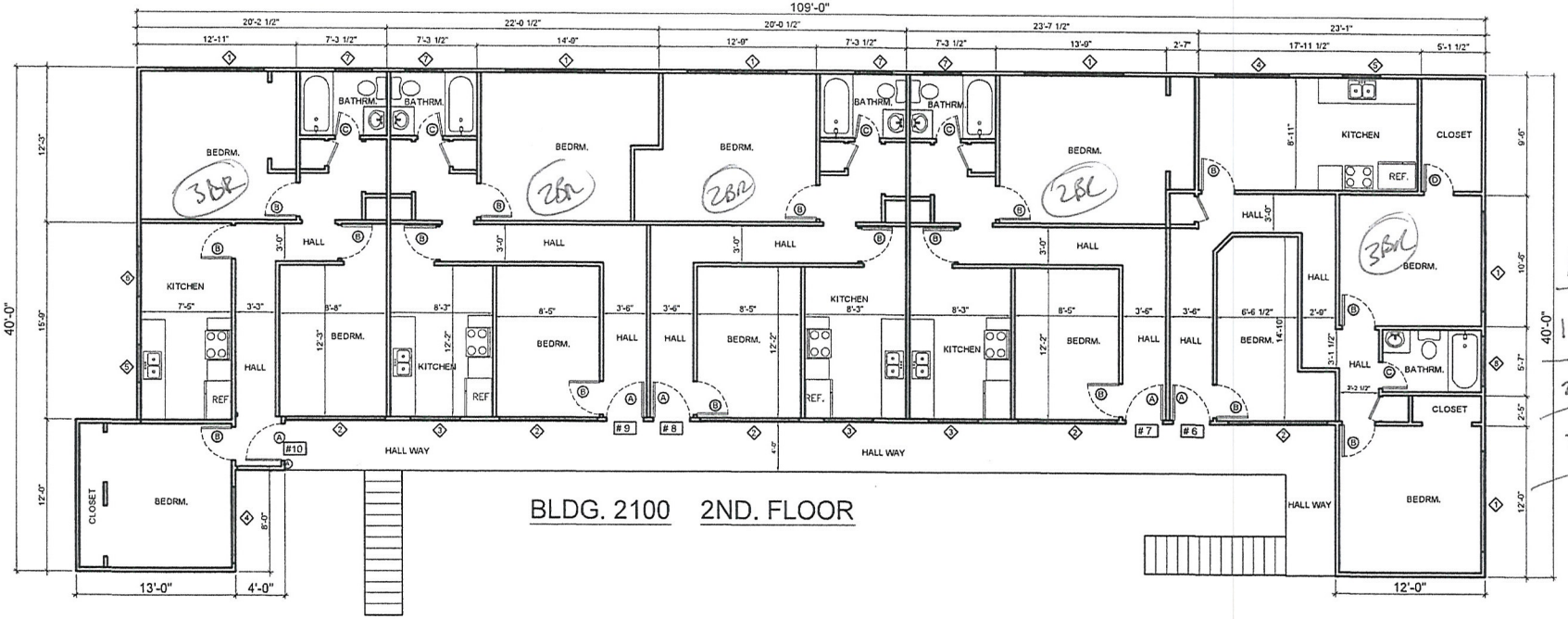
1. Code Year / Type (Building, Electrical, Fire Mechanical, Plumbing.
2. Occupancy Classification..... R-1
3. Type of Construction..... V-B
4. Fire Sprinklers..... NO
5. Fire Alarm..... NO
6. a) Actual Height..... 18'
   b) Allowable Heiht..... 60'
7. a) Actual Stories..... 2
   b)Allowable Stories..... 3
8. a) Actual Area..... 6,660 sq. ft.
   b) Allowable Area..... 9,000 sq. ft.
9. Occupant Load,...50 GROSS.
   6,660 @ 50 = 133
10. a) Exits-Required..... 1 EA. UNIT
    b) Exits-Provided..... 1 EA. UNIT
11. Fire Resistance Rating Requirements for Building Elements..... NO
12. Required Fire Resistance of Exterior Walls Due to Location on Property..... NO
13. Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Opening:
14. Spaces Requiring Fire-Resistance-Rated Separation:
15. Non-separated or Separated Uses with Required Calc's.
16. Roof Covering Material Class: BUILD UP
17. Required Plumbing Fixtures:
18. Special Inspection Required: NONE.
19. I.E.C.C. (separate page)

**CODE EDITIONS:**
2009 IBC, NEC 2008, 2009 UMC, 2009 UPC, 2009 IECC
LOCAL & REGIONAL AMENDMENTS

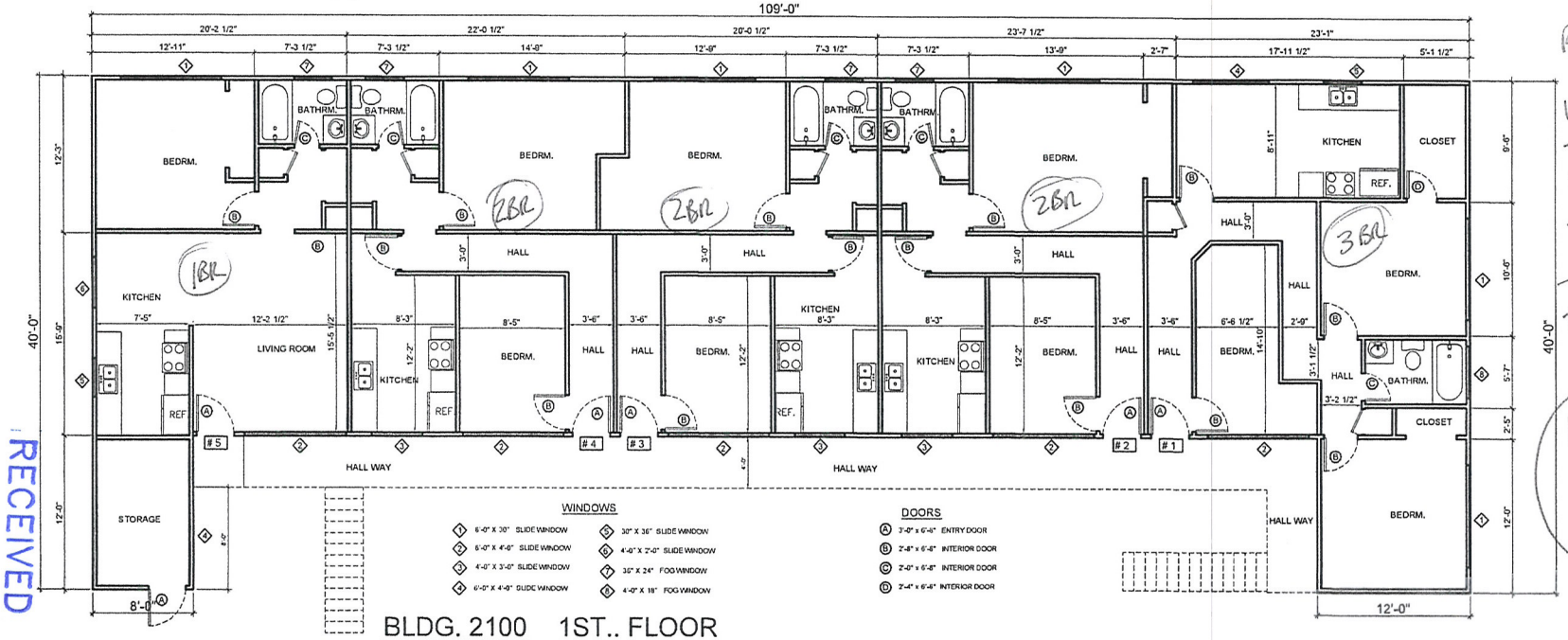
| # | DATE: | REMARKS: |
|---|---|---|
| | | |

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 & 2104 SUNRISE AVE., LAS VEGAS, NV. 89101
SHEET TITLE: SITE PLAN
DATE: 4-2013
SCALE: 1/16"= 1'-0"
T1.0

**VAR-50103**




BLDG. 2100 2ND. FLOOR




BLDG. 2100 1ST.. FLOOR

WINDOWS

1. 6'-0" X 3'0" SLIDE WINDOW
2. 6'-0" X 4'-0" SLIDE WINDOW
3. 4'-0" X 3'-0" SLIDE WINDOW
4. 6'-0" X 4'-0" SLIDE WINDOW
5. 3'0" X 3'6" SLIDE WINDOW
6. 4'-0" X 2'-0" SLIDE WINDOW
7. 3'0" X 2'4" FOG WINDOW
8. 4'-0" X 1'8" FOG WINDOW

DOORS

A. 3'-0" x 6'-8" ENTRY DOOR
B. 2'-8" x 6'-8" INTERIOR DOOR
C. 2'-0" x 6'-8" INTERIOR DOOR
D. 2'-4" x 6'-8" INTERIOR DOOR

PREVIOUS :

| | | |
|---|---|---|
| 1BR | 7 x 1.25 | 8.75 |
| 2BR | 3 x 1.75 | 5.25 |
| 3BR | 0 x 2 | |
| | | 14 |

PROPOSED :

| | | |
|---|---|---|
| 1BR | 1 | 1.25 |
| 2BR | 6 | 10.5 |
| 3BR | 3 | 6 |
| TOTAL | | 18 |

INCREASE OF 4 SPACES

| # | DATE | REMARKS |
|---|---|---|
| | | |

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 SUNRISE AVE. LAS VEGAS, NV. 89101
SHEET TITLE: FLOOR PLAN
DATE: 4-2013
SCALE: 1/8" = 1'-0"
A1.0

RECEIVED
JUN 27 2013

VAR-50103

RECEIVED
JUN 27 2013

# JUSTIFICATION LETTER

This letter is intended to describe the need for the parking variance I am applying for at 2100 and 2104 Sunrise Avenue (4 spaces at 2100 and 5 spaces at 2104).

This area is one of the low end areas of the city where people are on a monthly fixed income of about $300 to $750 per month, and most of them do not own a vehicle! Their monthly income does not allow them the luxury of having a vehicle since most of it is spent in their daily needs and rent. So the 9 additional spaces will not be needed. Each time I drive by the parking lot it is empty or with only one or 2 cars parked in it.

Moreover, a lot of these people sometimes have to find a friend or a relative, who is in the same position, to share the rent with to be able to pay the rent and have money left over for their daily needs until they get their next check in 30 days. That's the main reason we are modifying the living rooms in these 2 buildings. So we can meet the needs of these people and help them have a decent place to live in. The streets in Las Vegas are either too hot or too cold most months of the year.

Each of the 2 buildings has 10 apartments. Each apartment will have 2 residents (some may have a wife or a husband). The complex has onsite management with a 24 hour live emergency telephone line located half a mile way at 1605 Fremont Street. The exterior of the buildings also has a camera security system which is recording 24/7, and it is viewed in the manager's unit and remotely over the internet.

As you can see, by allowing the parking variance of 9 spaces more Las Vegas limited income residents will have a place to live and the occupancy rate will increase too. This variance does not harm anybody as the existing parking spaces are well underused.

Thank you for your time!

Sincerely,

Erika Ayala.

Erika Ayala

VAR-50103

City of Las Vegas Agenda Item No.: **51.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

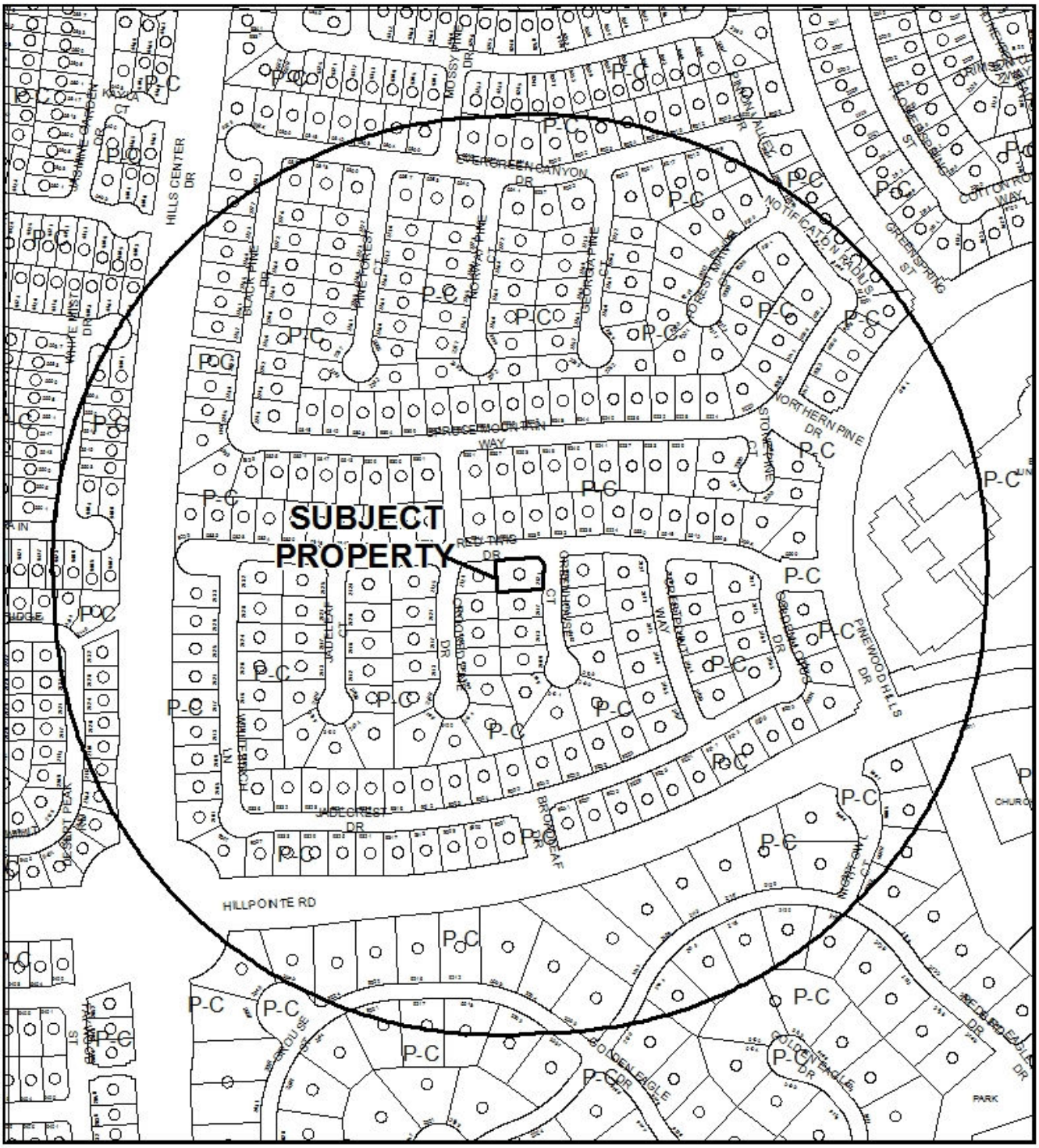
**SUBJECT:**
SCD-50073 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: RENEE HURDLE FAMILY TRUST - For possible action on a request FOR A Major Deviation of the Summerlin Development Standards TO ALLOW AN EXISTING 10-FOOT BLOCK WALL WHERE EIGHT-FOOT IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court (APN 138-19-518-030), P-C (Planned Community) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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. Summerlin Design Review Committee Conditional Approval Letters
6. Justification Letter



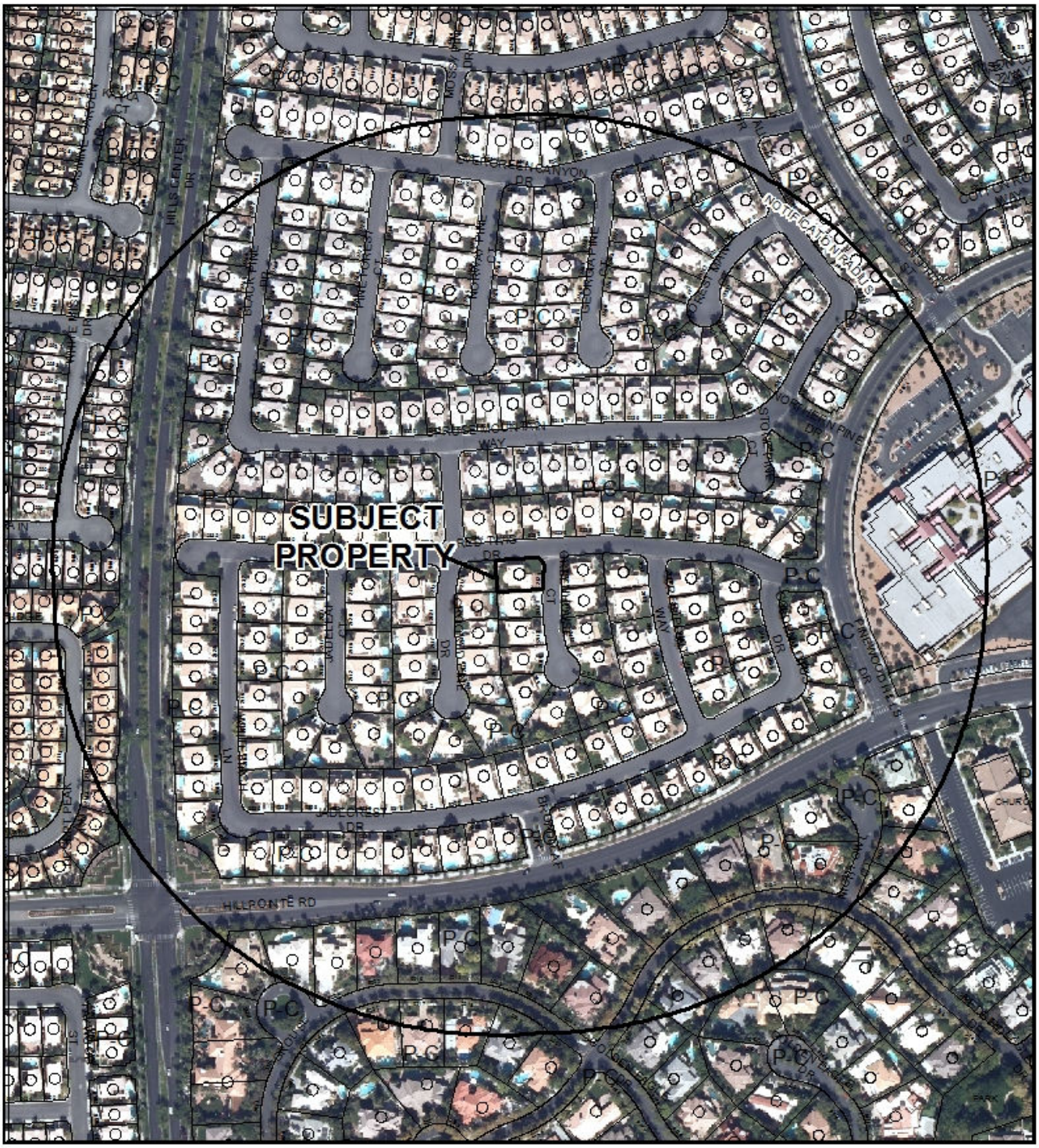

0 200 400 Feet

**CASE:** **SCD-50073**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED 10 UNITS PER GROSS ACRE) Summerlin Special Land use Designation]

N




0 200 400 Feet

**CASE:** **SCD-50073**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED 10 UNITS PER GROSS ACRE) Summerlin Special Land use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SCD-50073 APN: 138-19-518-030

Name of Property Owner: _____

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: Renee A. Hurdle

Print Name: Renee A. Hurdle

Subscribed and sworn before me

This 25th day of June, 2013

_____

Notary Public in and for said County and State

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

RECEIVED
JUN 26 2013
City of Las Vegas
Department of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Variance

**Project Address (Location)** 2121 Greenhouse CT.

**Project Name** _____ **Proposed Use** _____

**Assessor's Parcel #(s)** 138-19-518-030 **Ward #** _____

**General Plan:** existing L proposed _____ **Zoning:** existing R-C proposed _____

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

**Gross Acres** 0.17 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Renee A. Hurdle **Contact** _____

**Address** 2121 Greenhouse Ct. **Phone:** 734-1859 **Fax:** 947-2191

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

**E-mail Address** jubileeinvestments@gmail.com

**APPLICANT** _____ **Contact** _____

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

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

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** SAME **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*** Renee A. Hurdle

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

**Print Name** Renee A. Hurdle

Subscribed and sworn before me

This 25th day of June, 20 13.

Notary Public in and for said County and State

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SCD-50073 |
| Meeting Date: | 08/13/13 |
| Total Fee: | $830.00 |
| Date Received:* | 06/28/13 |
| 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.

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

# LOT IMPROVEMENTS

FOR

# HURDLE RESIDENCE

## ADDRESS

2121 GREENHOUSE COURT
LAS VEGAS, NEVADA 89134
CLARK COUNTY
A.P.N. 138-19-518-030

## BUILDING FOOTAGE

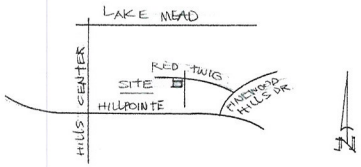
EXISTING RESIDENCE 2720 SQ. FT.

## SHEET INDEX

A-1 SITE PLAN / WALL ELEVATION

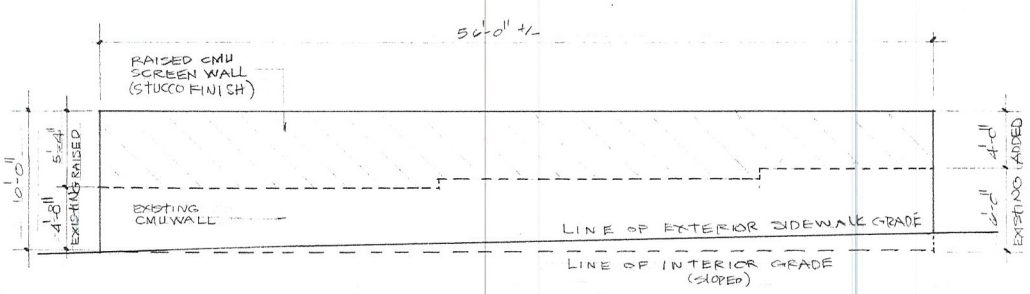
## SCOPE OF WORK

- TO RAISE EXISTING SOUTH SIDE CMU RETURN WALL 2 COURSES TO 7'0 A.F.GRADE. (SEE PLANS FOR LOCATION)
- TO RAISE EXISTING NORTH CMU SCREEN WALL AND RETURN WALL TO HOUSE TO 10'-0" A.F.GRADE (SEE PLANS FOR HEIGHTS AND LOCATION) AND TO PROVIDE NEW IRON GATE AS SPECIFIED, WALL TO BE FINISHED AS PER EXISTING FINISH.
- TO PROVIDE DECORATIVE WROUGHT IRON W/ NEW ACCESS GATE, PORCH ENCLOSURE. GATE TO MATCH SIDE GATE.



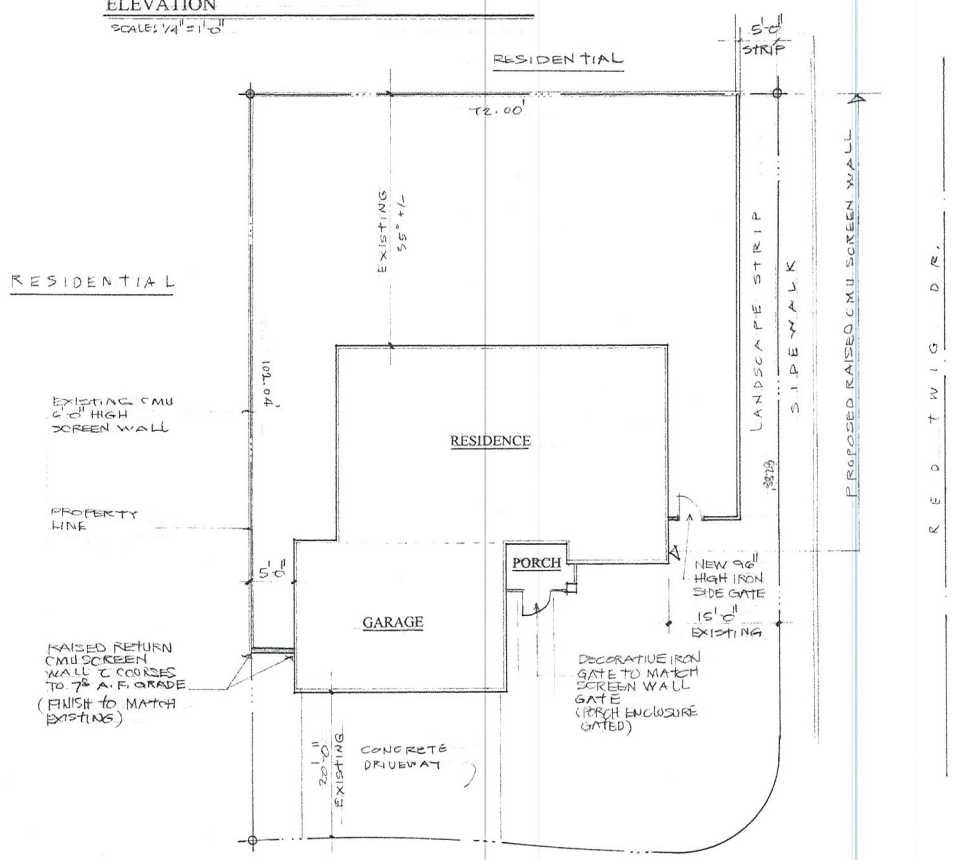

## VICINITY MAP

NO SCALE




## ELEVATION

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




## SITE PLAN

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

RECEIVED
JUN 26 2013
SCD-50073

REVISIONS

This drawing is an instrument of service and the property of Shawn Logan Residential Designer. It is not to be changed or copied in any form or manner whatsoever nor are any rights conveyed or reproduced to the original work or any part of it, whether by any method or part is prohibited without permission of Shawn Logan R.D.

SHAWN LOGAN
RESIDENTIAL DESIGNER
LIC #2841
OFFICE 702-565-7774
E-MAIL JESSOMPER@LIVEMAIL.COM

PROJECT
LOT IMPROVEMENTS FOR HURDLE RESIDENCE
2121 GREENHOUSE CT. LAS VEGAS, NV. 89134

SHEET
SITE PLAN / WALL ELEVATION

DATE JUNE 2013
SCALE AS NOTED
JOB # 12-245-12

SHEET
A-1

HOA635L

# SUMMERLIN NORTH
COMMUNITY ASSOCIATION

**DESIGN REVIEW COMMITTEE**
**IMPROVEMENT APPROVAL/DENIAL**

Hurdle, Renee
NAME

| 2121 Greenhouse Ct | Las Vegas | NV | 89134 |
|---|---|---|---|
| MAILING ADDRESS | CITY | STATE | ZIP |
| 2121 Greenhouse Court | Las Vegas | NV | 89134 |
| PROPERTY ADDRESS | CITY | STATE | ZIP |

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Raising the wall on Red Twig

HAS BEEN ☐ APPROVED ☒ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
The wall may be raised to the height of the adjoining neighbor's wall and must be of the same color and material.

**THIS APPROVAL IS SUBJECT TO THE FOLLOWING:**

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
5. YOUR IMPROVEMENTS MUST COMPLY WITH ALL CITY/COUNTY, BUILDING ORDINANCES.
6. THIS IMPROVEMENT MAY REQUIRE A BUILDING PERMIT.
7. REVIEW SECTIONS OF CC&R'S PERTAINING TO YARD IMPROVEMENTS.
8. NO ACCESS THROUGH COMMON AREAS IS ALLOWED.
9. ALL DEBRIS TO BE REMOVED FROM THE DEVELOPMENT BY CONTRACTOR/HOMEOWNER, STREETS AND WALKS LEFT CLEAN, NO DUMPING ON ADJACENT LOTS OR BORDERING AREAS.
10. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO INSPECT IMPROVEMENTS UPON COMPLETION.

RECEIVED
JUN 26 2013
City of Las Vegas
Department of Planning

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kiegler 06/25/12
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585

SCD-50073

3/04

HOA635L

# SUMMERLIN NORTH
COMMUNITY ASSOCIATION

**DESIGN REVIEW COMMITTEE**
**IMPROVEMENT APPROVAL/DENIAL**

Hurdle, Renee
NAME

| 2121 Greenhouse Ct | Las Vegas | NV | 89134 |
|---|---|---|---|
| MAILING ADDRESS | CITY | STATE | ZIP |
| 2121 Greenhouse Court | Las Vegas | NV | 89134 |
| PROPERTY ADDRESS | CITY | STATE | ZIP |

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Raising the non-shared wall on the South side of the home

HAS BEEN ☐ APPROVED X ☐ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
The wall must be the same color and materials as the existing wall. The increased height of the wall must comply with all City/County building ordinances.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
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10. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO INSPECT IMPROVEMENTS UPON COMPLETION.

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kugler 03/08/13
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585

HOA635L

# SUMMERLIN NORTH
COMMUNITY ASSOCIATION

**DESIGN REVIEW COMMITTEE**
**IMPROVEMENT APPROVAL/DENIAL**

Hurdle, Renee
NAME

| 2121 Greenhouse Ct | Las Vegas | NV | 89134 |
|---|---|---|---|
| MAILING ADDRESS | CITY | STATE | ZIP |
| 2121 Greenhouse Court | Las Vegas | NV | 89134 |
| PROPERTY ADDRESS | CITY | STATE | ZIP |

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Enclosure of the front entryway with wrought iron gates

HAS BEEN ☐ APPROVED X ☐ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
Either design of the two gates which are "starred" is approvable. The color of the gates shall be the same color as the roof tile. Must be maintained in like new condition at all times.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
5. YOUR IMPROVEMENTS MUST COMPLY WITH ALL CITY/COUNTY, BUILDING ORDINANCES.
6. THIS IMPROVEMENT MAY REQUIRE A BUILDING PERMIT.
7. REVIEW SECTIONS OF CC&R'S PERTAINING TO YARD IMPROVEMENTS.
8. NO ACCESS THROUGH COMMON AREAS IS ALLOWED.
9. ALL DEBRIS TO BE REMOVED FROM THE DEVELOPMENT BY CONTRACTOR/HOMEOWNER, STREETS AND WALKS LEFT CLEAN, NO DUMPING ON ADJACENT LOTS OR BORDERING AREAS.
10. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO INSPECT IMPROVEMENTS UPON COMPLETION.

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kugler 03/08/13
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585

To Whom it May Concern:

I would like to request a Major Deviation of the Summerlin Development Standards TO ALLOW A 10-FOOT BLOCK WALL WHERE EIGHT (8) FOOT IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court.

Renee A. Hurdle

Renee A. Hurdle

06/25/2013

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

RECEIVED

JUN 2 6 2013

City of Las Vegas
Department of Planning

SCD-50073

City of Las Vegas Agenda Item No.: **52.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

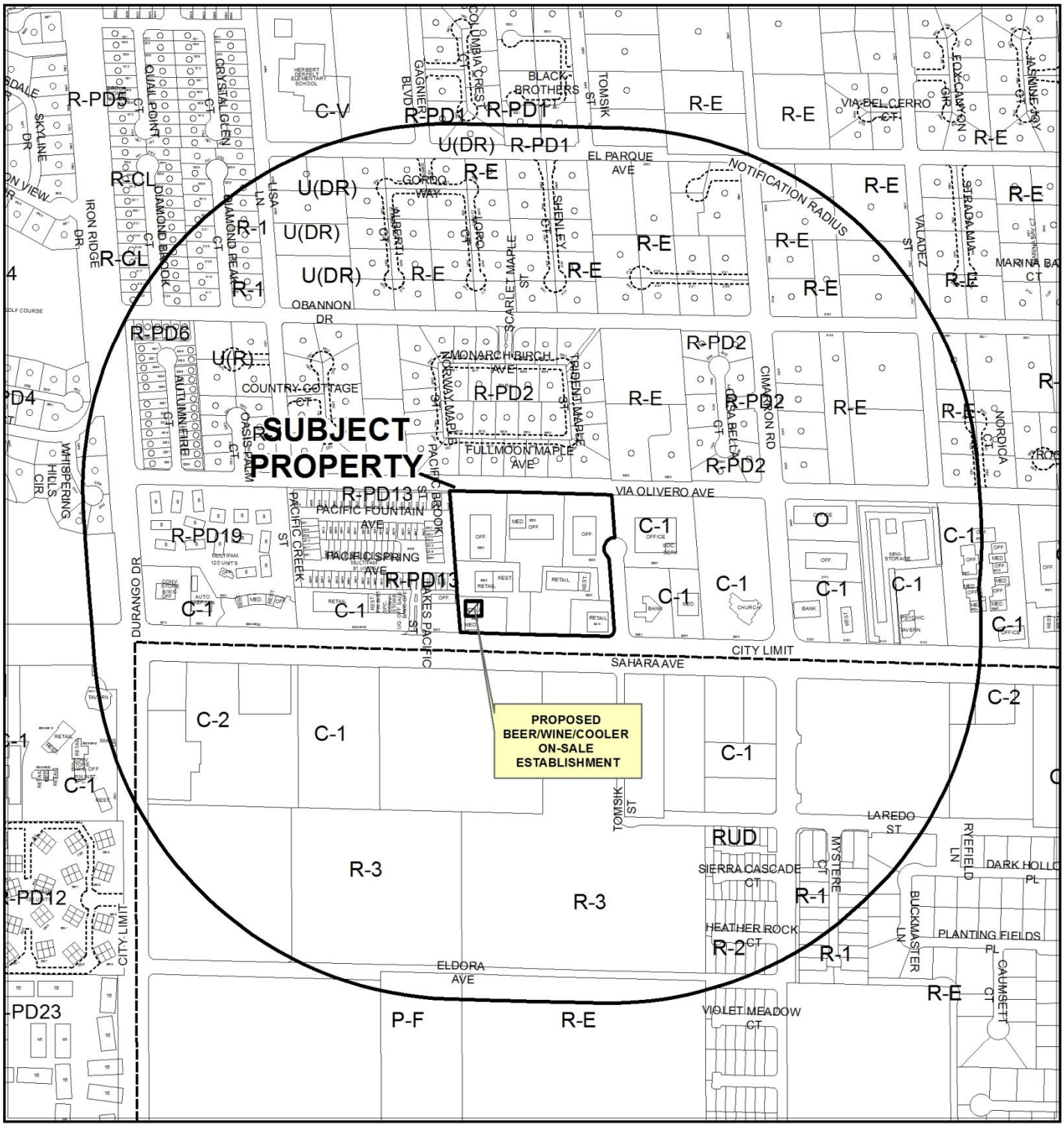
**SUBJECT:**
SUP-49673 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN HAGERMANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,500 SQUARE-FOOT RESTAURANT AND 120 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER TO ALLOW A 333-FOOT SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 8390 West Sahara Avenue, Suite #130 (APN 163-04-416-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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



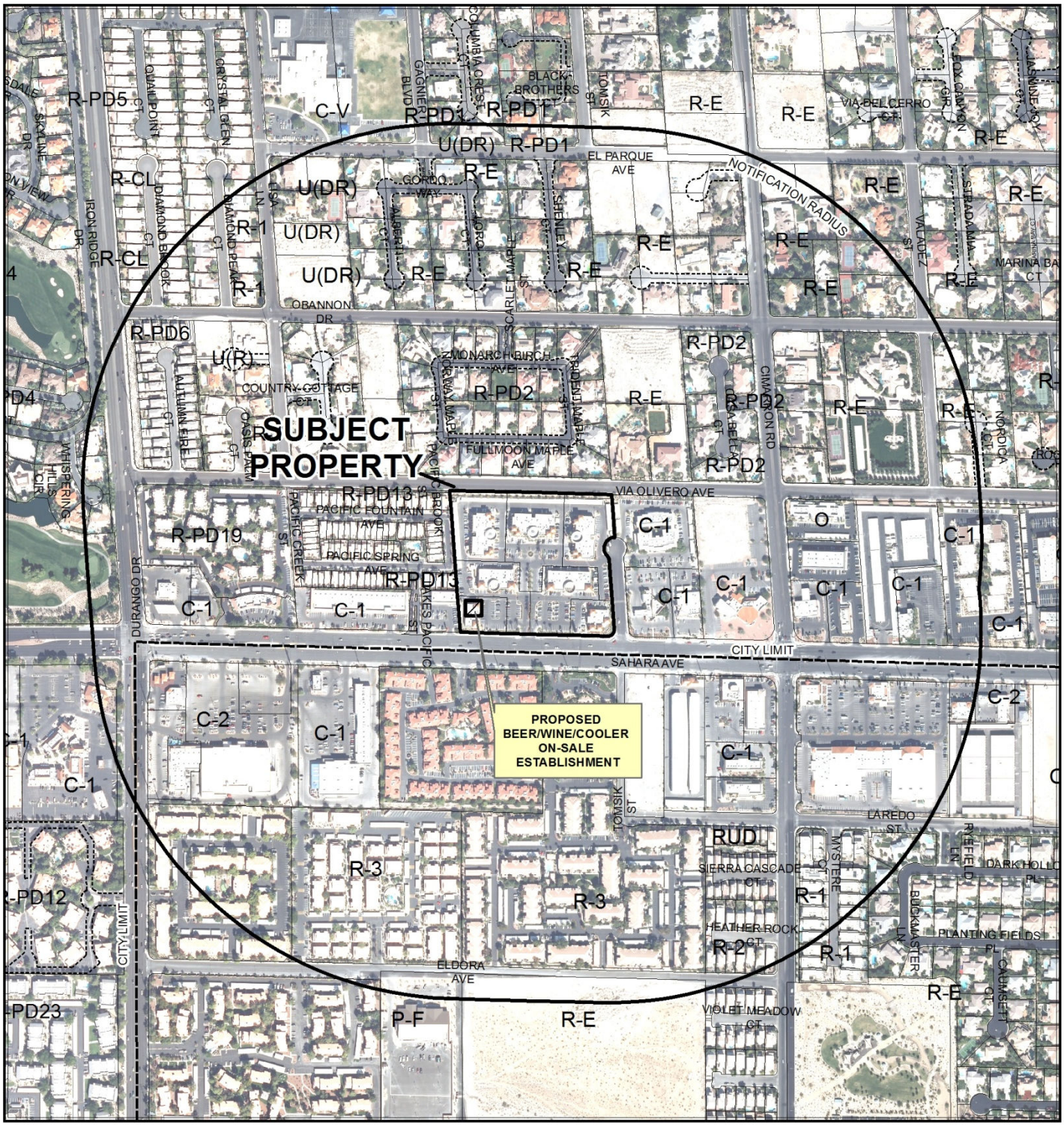

0 400 800 Feet

**CASE:** **SUP-49673**

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL) AND O (OFFICE)

N



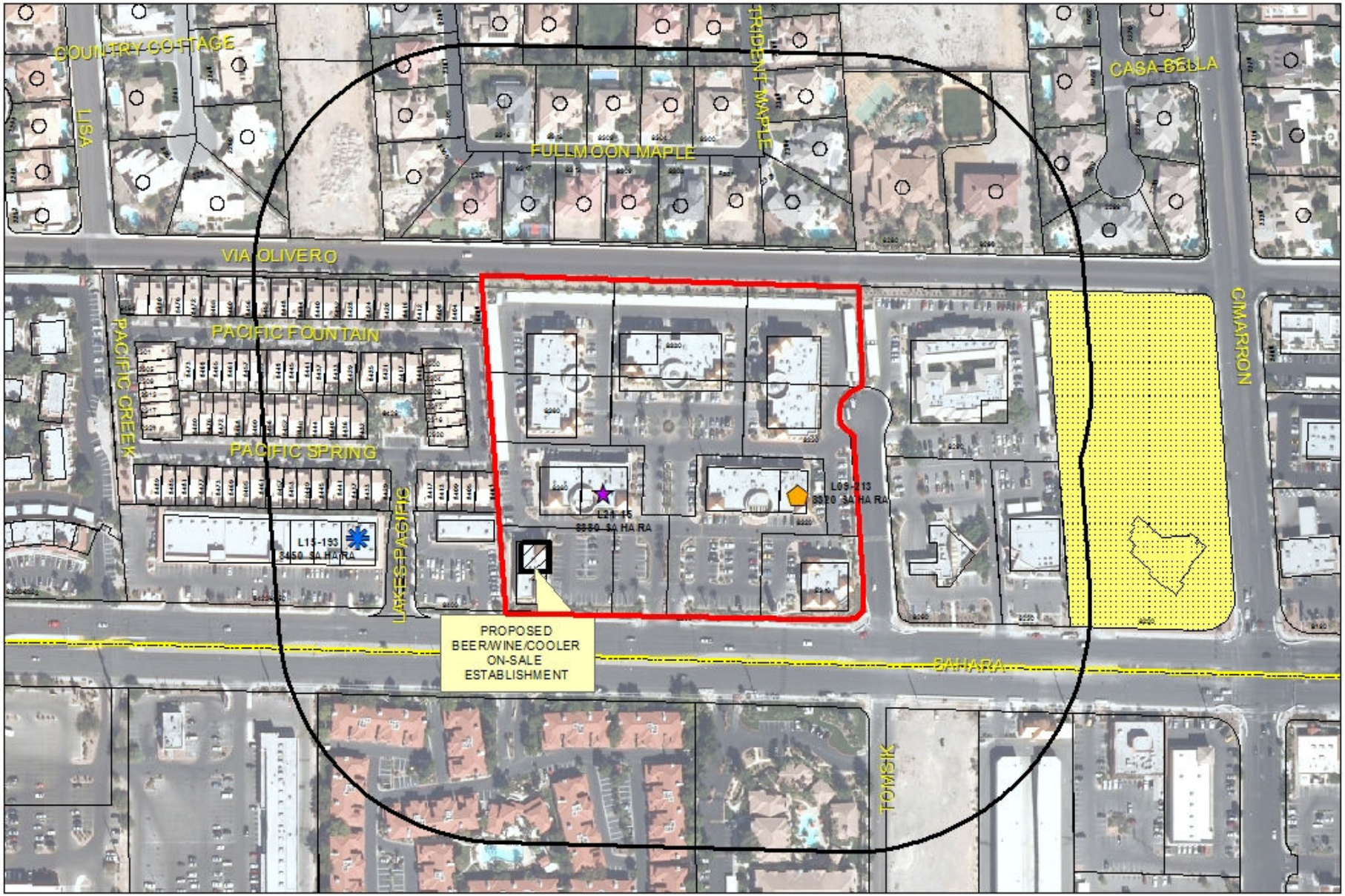

**CASE:** **SUP-49673**

0 400 800 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL) AND O (OFFICE)

N




**SUP-49673**

**Beer/Wine/Cooler**

**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-49673 _ APN: 163-04-416-002

Name of Property Owner: Great American Plaza Pads, LLC

Name of Applicant: La Belle Terre, LLC

Name of Representative: Brian Hager-Many

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: Haskel Iny

State of Nevada
County of Clark
Subscribed and sworn before me

This 22nd day of May, 2013

Emily Winn
Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014



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MAY 30 2013
City of Las Vegas
Dept. of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** La Belle Terre, LLC dba La Belle Terre Bread

**Project Address (Location)** 8390 W. Sahara Ave Suite 130

**Project Name** French Bakery Cafe Beer/Wine/Cooler On sale **Proposed Use** _____

**Assessor's Parcel #(s)** 163-04-416-002 **Ward #** _____

**General Plan:** existing C-2 proposed C-2 **Zoning:** existing Restaurant proposed Restaurant

**Commercial Square Footage** .66 acre **Floor Area Ratio** 2500 sq ft.

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

**Additional Information** Adding Beer/Wine/Cooler On-Sale to existing Restaurant

**PROPERTY OWNER** Great American Plaza Pads, LLC **Contact** John Murillo

**Address** 8350 W. Sahara Ave. Suite 210 **Phone:** (702) 253-5751 **Fax:** _____

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

**E-mail Address** John@GREATAC.com

**APPLICANT** Brian Hager-Many **Contact** 702-686-9347

**Address** 8390 W. Sahara Ave. Suite 130 **Phone:** _____ **Fax:** _____

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

**E-mail Address** brian@LaBelleTerreBread.com

**REPRESENTATIVE** Brian Hager-Many **Contact** 702-686-9347

**Address** 4470 Palisades Canyon Circle **Phone:** (702) 686-9347 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89129

**E-mail Address** brian@LaBelleTerreBread.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** Noam Schwartz, Treasurer of Great American Capital its manager

Subscribed and sworn before me

This 23rd day of May, 20 13.

Emily Winn

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

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-49673 |
| Meeting Date: | 08/13/13 |
| Total Fee: | $1280.00 |
| Date Received:* | 05/30/13 |
| Received By: | Jonathan B. |

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

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MAY 30 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

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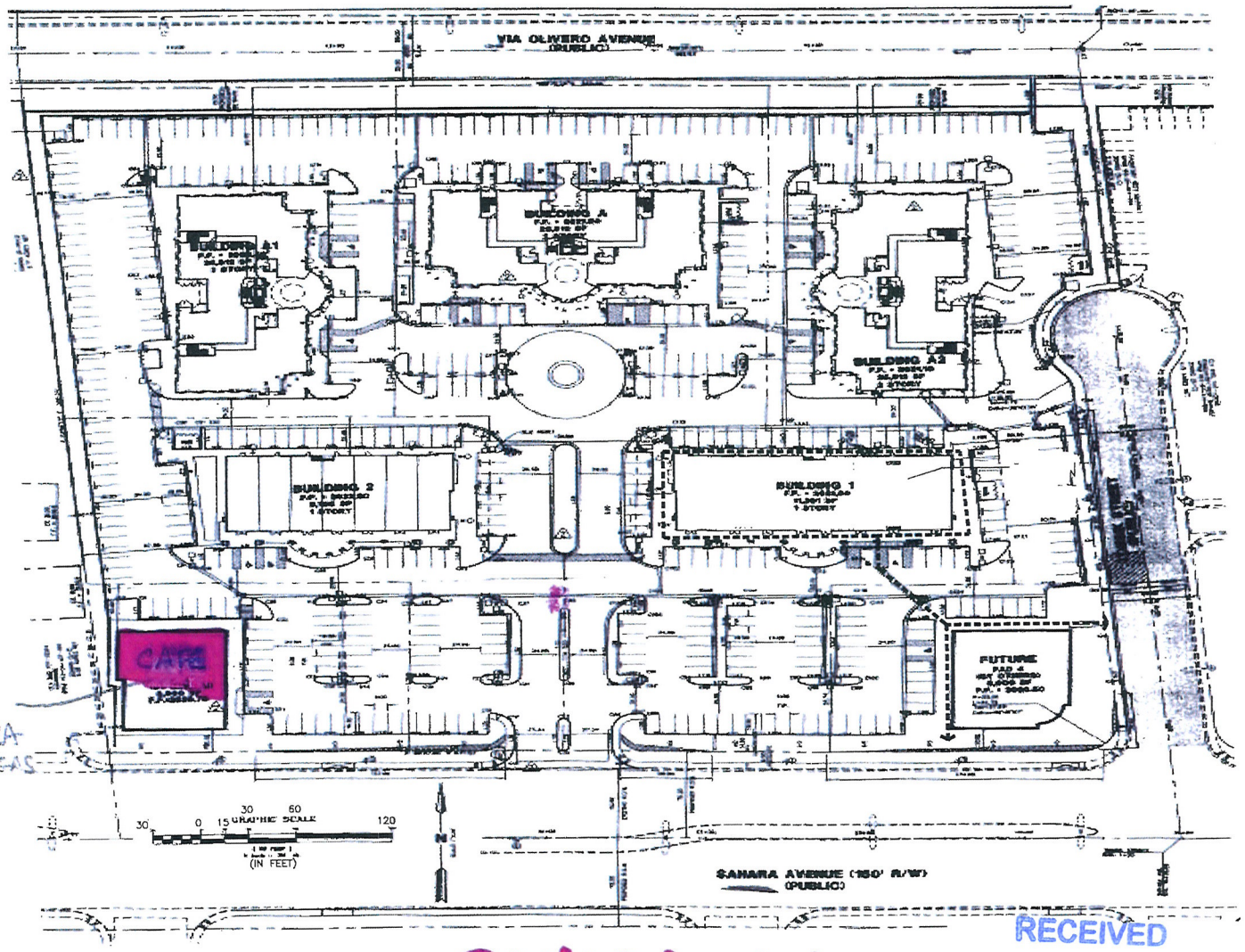


La Belle Terre
8390 W. SAHARA
#1 130 LAS VEGAS
89117

SAHARA AVE

SITE PLAN SHOWING ACCESSIBLE ROUTE
SEE GRAPHIC SCALE
ACCESSIBILITY ROUTE

NORTH

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City of Las Vegas
Dept. of Planning

CONTRACTOR
ELLIS CONSTRUCTION CO.
JOHN ELLIS

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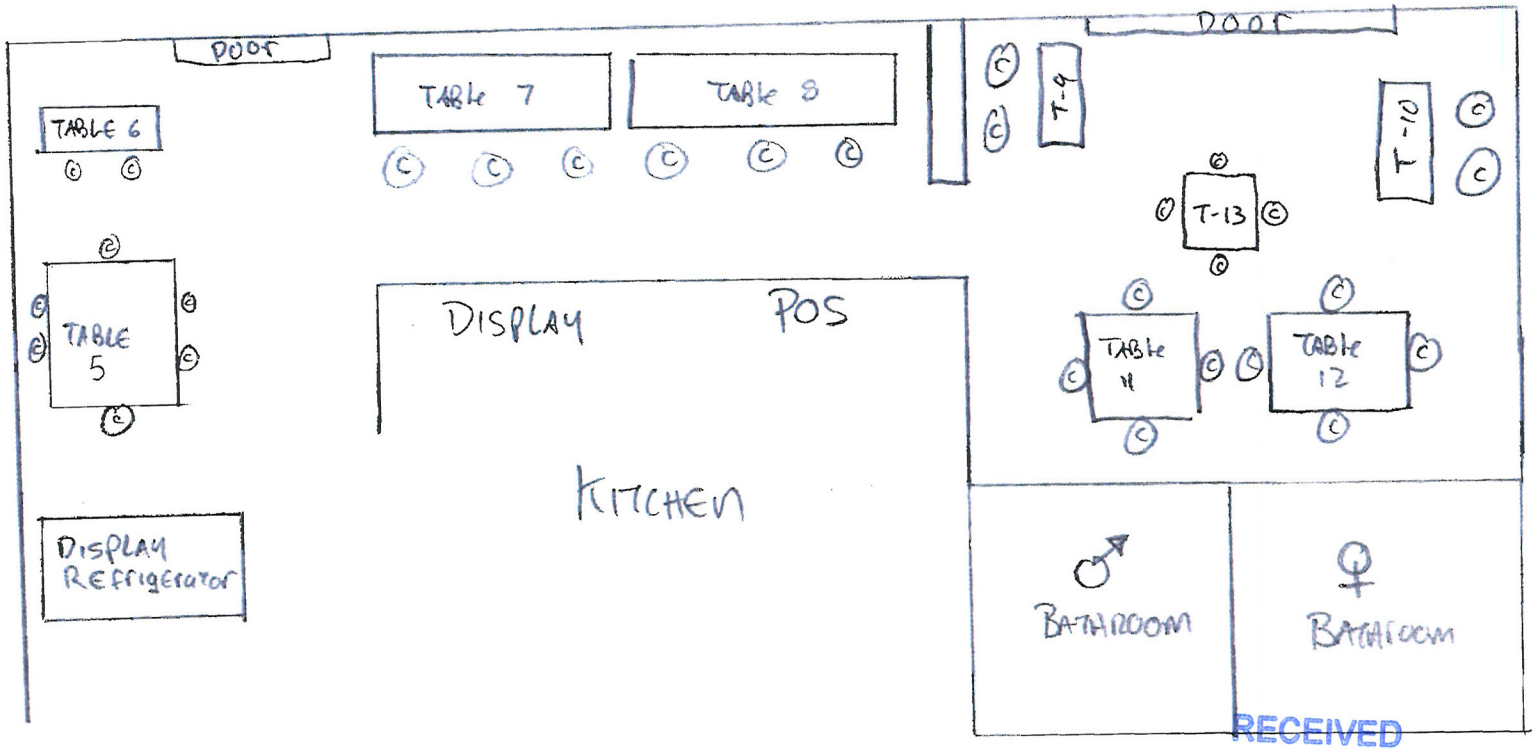
SUP-49673

La Belle Terre Bread
8390 W. SAHARA AVE SUITE 130
LAS VEGAS, NV 89117

MAX OCCUPANCY 56

TOP VIEW OF INSIDE
RESTAURANT

30 SEATS

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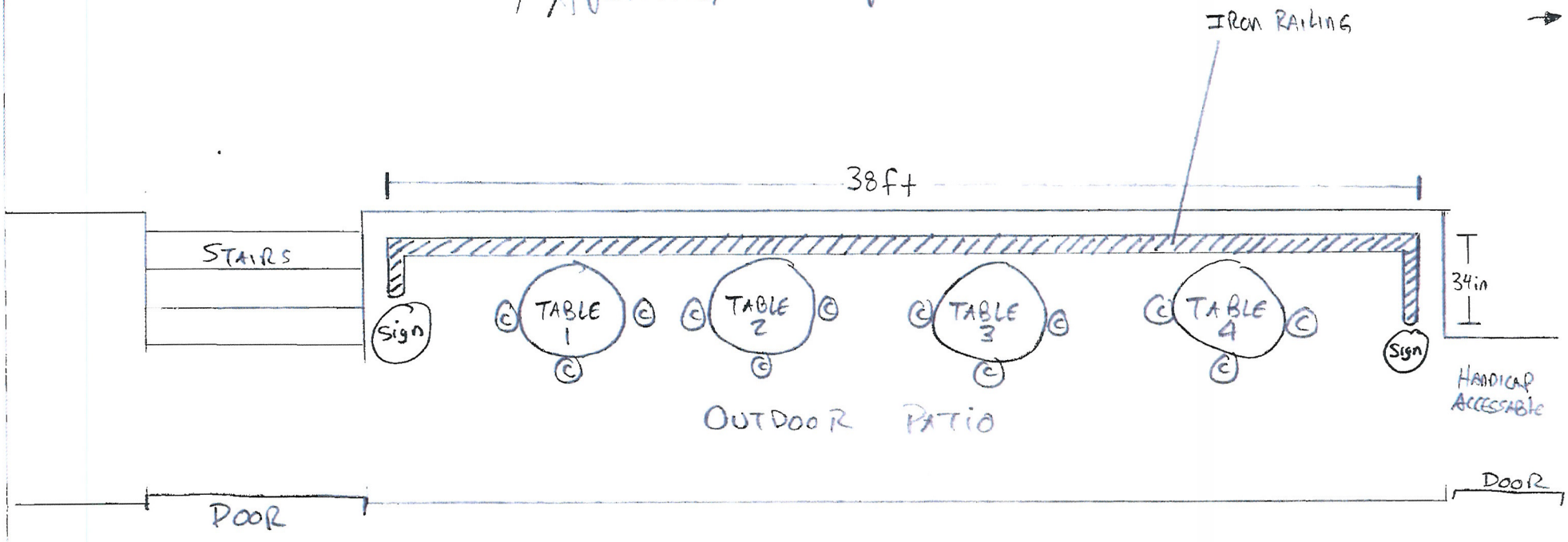
SUP-49673 City of Las Vegas
Dept. of Planning

La Belle Terre Bread
8390 W. SAHARA AVE.
SUITE 130
LAS VEGAS, NV 89117

TOP VIEW OF OUTDOOR PATIO
12 - 16 SEATS

SAHARA AVE.

PARKING SPACES




STORE/CAFE

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City of Las Vegas
Dept. of Planning

SUP-49673

La Belle Terre Bread Bakery & Café
8930 W. Sahara #130
Las Vegas, NV 89117
www.LaBelleTerreBread.com
brian@labelleterrebread.com
702.685.7712

To: Dept of Planning, City of Las Vegas
Re: Wine and Beer Permit Application

Sir(s);

La Belle Terre Bread, a French Bakery and Café, opened on December 2012 at the above location in Summerlin. We currently sell packaged French Foods/Cheeses, bread, pastries, cakes, Sandwiches, Crêpes, Non-Alcoholic Beverages and are an authorized seller of PEET's Coffee and Tea Products.

La Belle Terre is currently open 7 days per week. Weekdays, hours are 7 am to 6 pm, Saturdays, 8 am to 5 pm, and Sundays, 9 am to 5 pm. We anticipate extending evening hours Monday through Saturdays to 10 pm by April. There are currently 10 employees and 4 Owners working at the Café.

Current Seating includes 30 indoor (up to 52 per permit) , as well as 12 seats on the outdoor patio.

It is our desire to expand our current menu to include Beer, Wine and Champagne service as an accompaniment to our pastries and food items.

Paymon's , a Restaurant and Hookah Lounge is in the same complex, and currently serves all types of liquor, and we are unaware of any factors pertaining to zoning which would prohibit us from obtaining a permit to serve alcohol at our establishment.

None of the Principles of La Belle Terre has any interest in any other establishment which sells food or alcohol in Nevada or any other state.

Thank you for your consideration. Please contact me with any further questions.

Cordially,

Brian Hager-Many
Owner, La Belle Terre Bread

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MAY 30 2013
City of Las Vegas
Dept. of Planning

SUP-49673

City of Las Vegas Agenda Item No.: **53.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

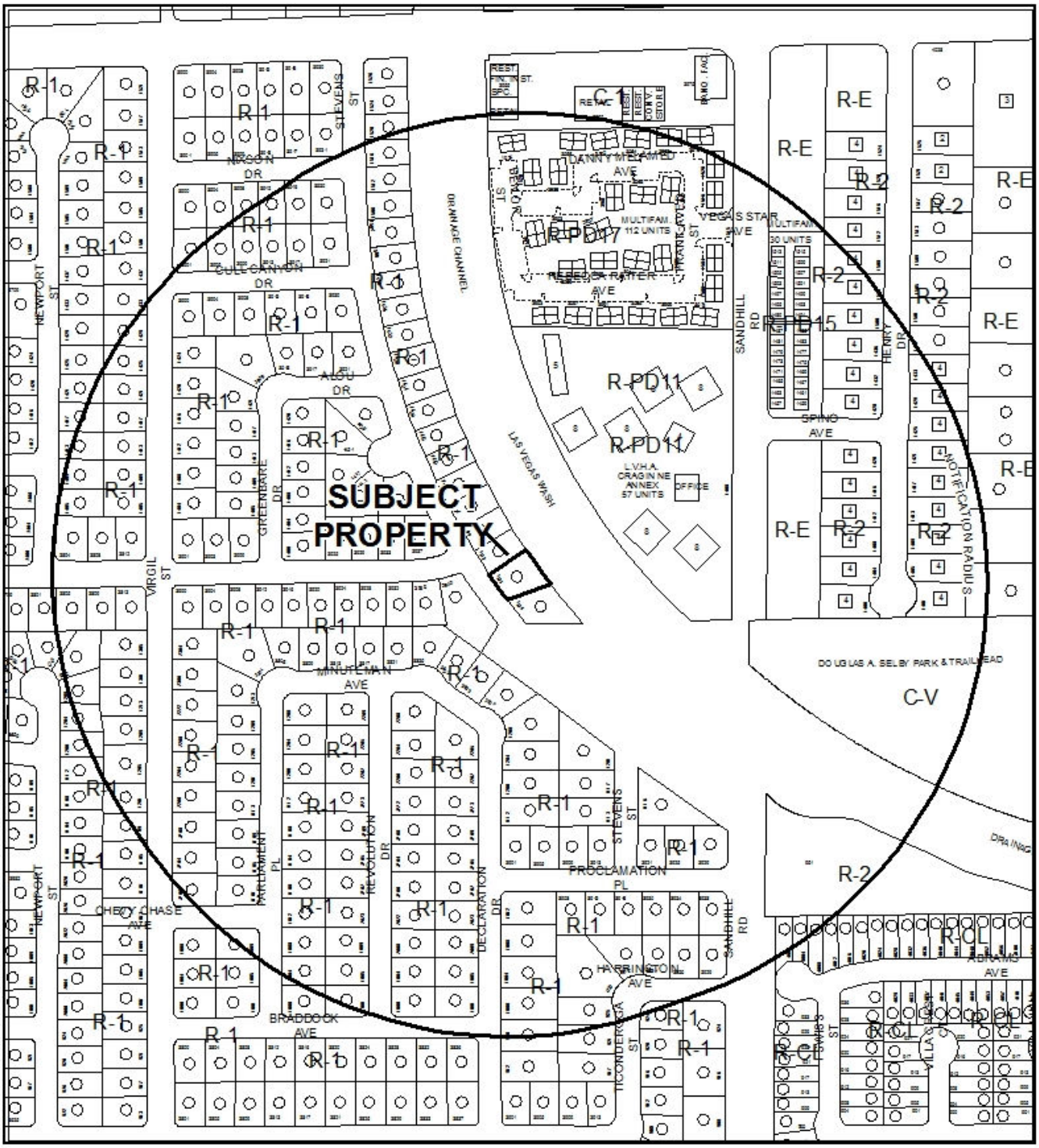
**SUBJECT:**
SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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




0 200 400
Feet

**CASE:** **SUP-49676**

**RADIUS:** 1000 FEET

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

N




**CASE:** **SUP-49676**

**RADIUS:** 1000 FEET

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

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MAY 3 0 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49676** APN: 140-30-112-061

Name of Property Owner: ELSA RUELAS

Name of Applicant: ELSA RUELAS

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: Elsa Sahily Ruelas-Ortega

Subscribed and sworn before me by Elsa Ruelas

This 1 day of April, 2013

_____

Notary Public in and for said County and State

Nevada state, clark county

my app. exp on Dec-23-16

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NORMA M-VALDEZ
No: 96-3484-1
My Appointment Expires APR. 23, 2016

Revised 11-14-06

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# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** ELSA RUELAS

**Project Address (Location)** 1328 STEVENS ST. LAS VEGAS, NV 89110

**Project Name** ACCESORY STRUCTURE **Proposed Use** ELSA RUELAS

**Assessor's Parcel #(s)** 140-30-112-061 **Ward #** _____

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

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

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

**Additional Information** _____

**PROPERTY OWNER** ELSA RUELAS **Contact** _____

**Address** 1328 STEVENS ST. **Phone:** 689-7876 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89110

**E-mail Address** _____

**APPLICANT** ELSA RUELAS **Contact** ELSA RUELAS

**Address** 1328 STEVENS ST **Phone:** 689-7876 **Fax:** _____

**City** LAS VEGAS **State** NV **Zip** 89110

**E-mail Address** _____

**REPRESENTATIVE** _____ **Contact** _____

**Address** OWNER **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*** Elsa Ruelas

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

**Print Name** Elsa Sahily Ruelas-Ortega

Subscribed and sworn before me by Elsa Ruelas

This 1 day of April, 20 13.

Norma M Valdez

Notary Public in and for said County and State clark NV.

my appt exp on Apr 23-16

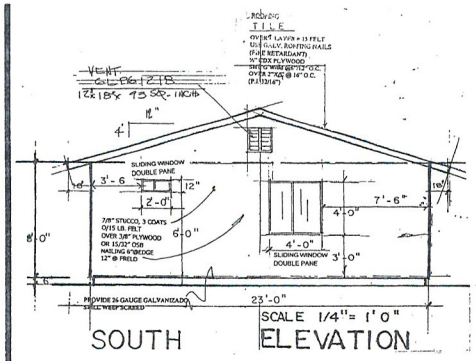
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NORMA M-VALDEZ
No: 96-3484-1
My Appointment Expires APR. 23, 2016

Revised 10/27/08

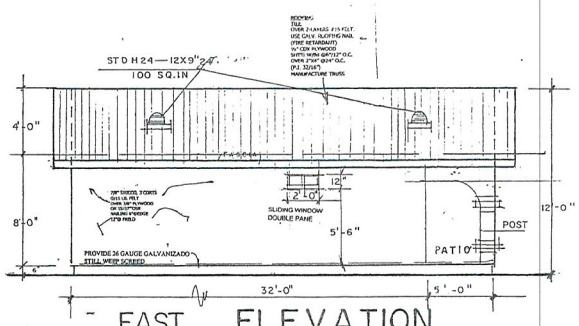
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-49676 |
| **Meeting Date:** | 8/13/2013 |
| **Total Fee:** | 1030.00 |
| **Date Received:*** | 5/30/2013 |
| **Received By:** | J.O.M.P. |

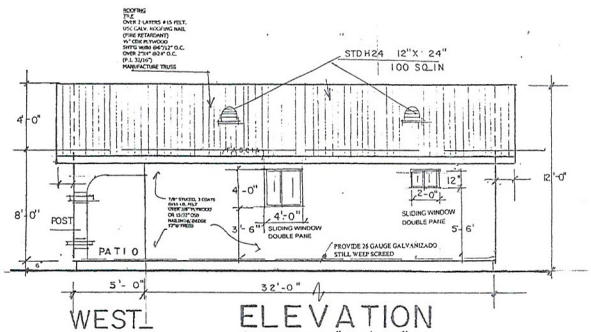
The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.




SOUTH ELEVATION SCALE 1/4"= 1'0"




EAST ELEVATION SCALE 1/4" = 1'- 0"

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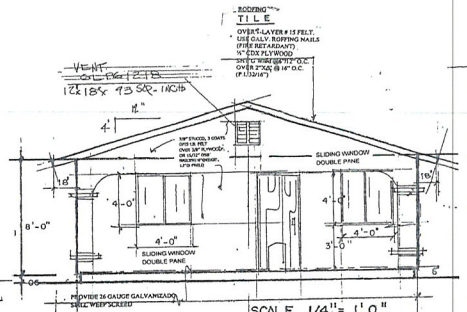
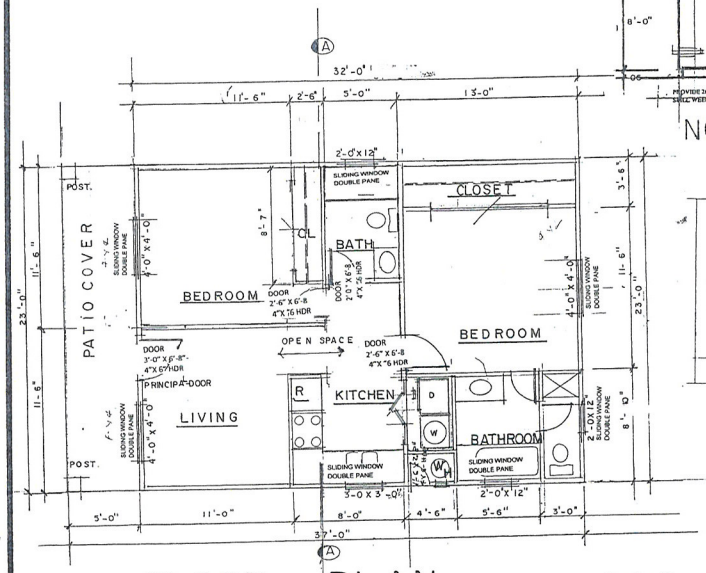
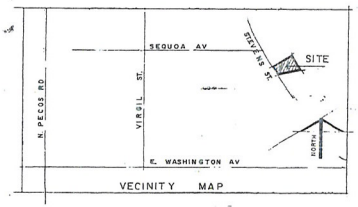


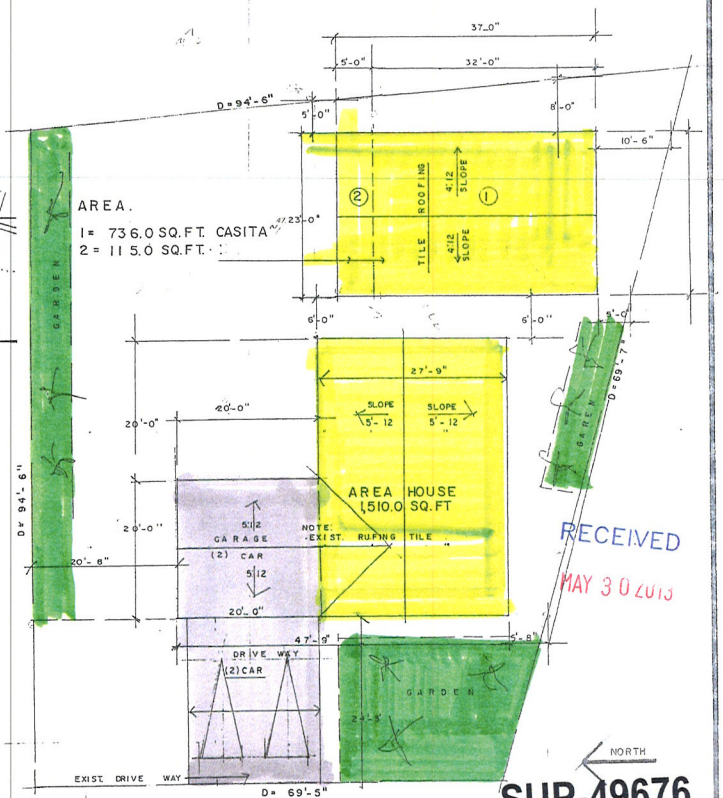

NORTH ELEVATION SCALE 1/4"= 1'0"




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




Applicable Codes
2009 International Building Code
2009 International Residential Code
2009 Uniform Mechanical Code
2009 Uniform Plumbing Code
2008 National Electrical Code

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MAY 30 2013

SUP-49676

PLOT PLAN SCALE 1/8"=1'-0"

PROPOSED BY: ELSA AND ISMAEL RUELAS
ADDRESS JOB: 1328 STEVENS ST LAS VEGAS, NV 89110
JOB: ACCESSORY STRUCTURE
PHONE: (702) 689-7876
4643

OWNER/BUILDER

DRAWN
CHECKED
DATE oct. 20-2012
SCALE
JOB NO.
SHEET 3 OF 3 SHEETS

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MAY 30 2013

**Variance Justification Letter**

Elsa Ruelas
1328 Stevens St.
Las Vegas, NV 89110

I, **Elsa Ruelas** will be submitting the plans for the project from the **CASITA** that I'll be building on the back of my house.
The plans are being submitted according to the notice # 5825 from the City of Las Vegas.

I will be presenting the plans along with the entire package as Mr. George requested it when we had the meeting at his office. He requested it the distance and perimeters for four cars.
The yellow package is for the new project, existence house and the yards north and south of the house.
The gray is for the parking.

**Justification**

It is very important and necessary for the CASITA to get approved. We are having family from Mexico that will be leaving in the Casita.
By doing this project I feel we are contributing to this tough economy due to the fact that we have to buy material and hired someone to do the construction.

I hope the project gets approved as soon as possible.

Sincerely,

Sahily Ruelas .

Elsa Ruelas(owner)
Phone: 689-7875
Fax: 248-0955
LV. NV

**SUP-49676**

City of Las Vegas Agenda Item No.: **54.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

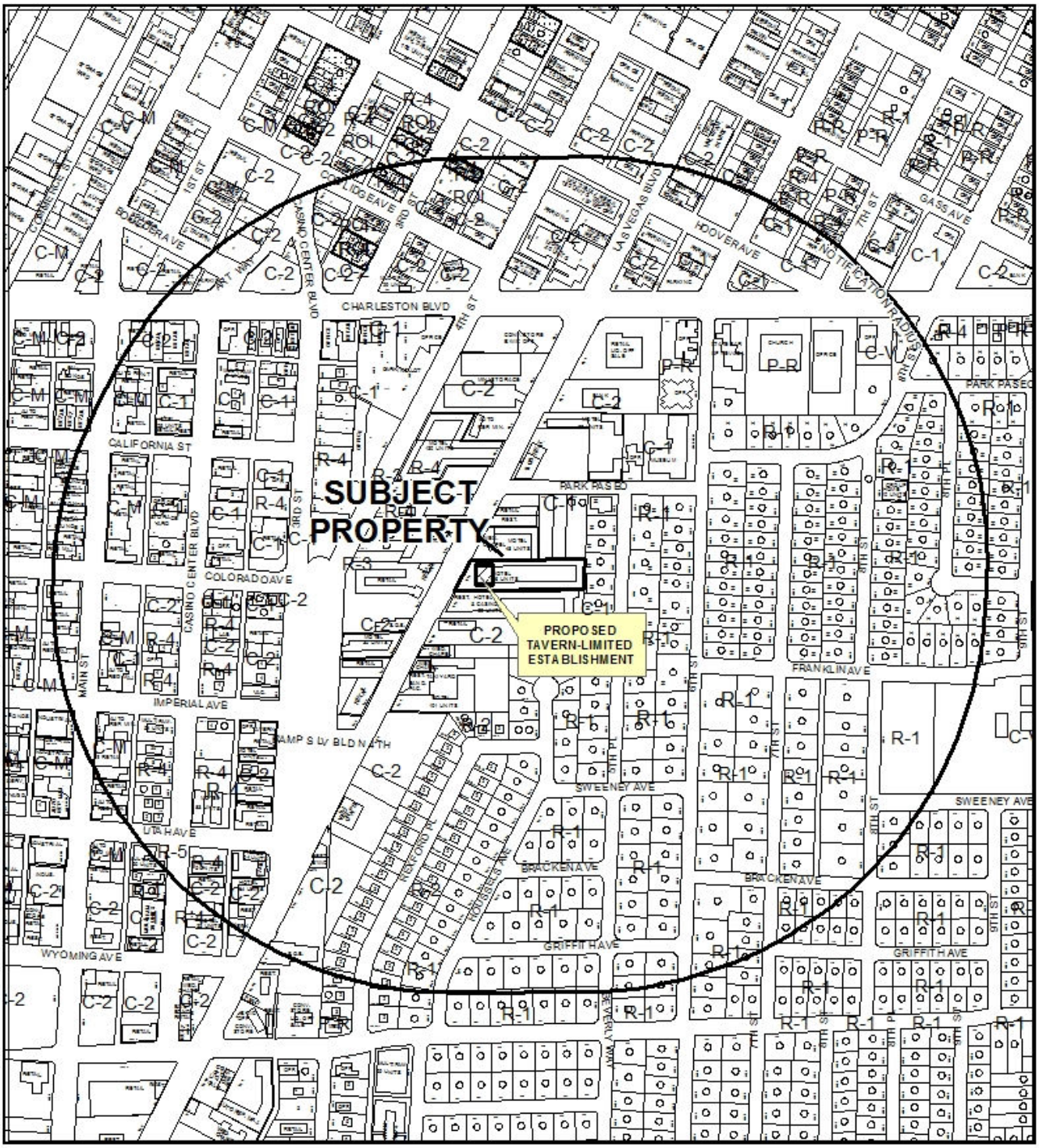
**SUBJECT:**
SUP-49910 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) Zone, Ward 3 (Coffin).

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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

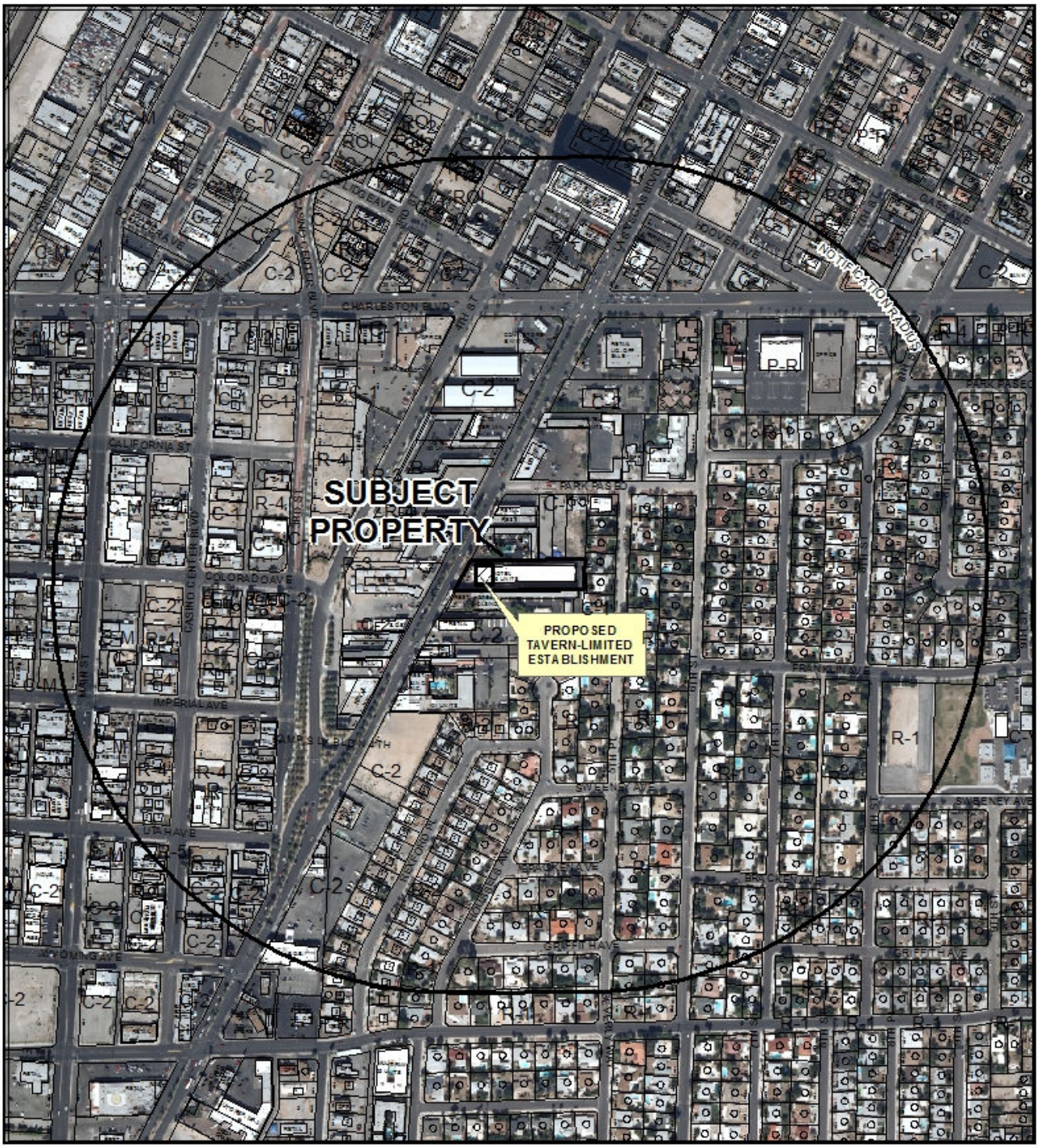
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-49910**

**RADIUS:** 1500 FEET

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




0 300 600

Feet

**CASE:** **SUP-49910**

**RADIUS:** 1500 FEET

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

N




**SUP-49910**

**Tavern-Limited Establishment**

**Business Licenses**

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar

**Protected Uses**

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

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

Date: Monday, July 08, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49910** APN: 162-03-112-028

Name of Property Owner: _____

Name of Applicant: Zohar Robin, Super 8 -Las Vegas

Name of Representative: Kastytis Cechavicius, DesignCell

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.

RECEIVED
JUN 17 2013
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: ILAN GORODETSKI

Print Name: Ilan Gorodetski

Subscribed and sworn before me

This 13 day of June, 2013

Notary Public in and for said County and State

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:** Special Use Permit,

**Project Address (Location)** 1213 S. las Vegas, Boulevard

**Project Name** Super 8 Hotel Tavern Addition **Proposed Use** Limited Tavern

**Assessor's Parcel #(s)** 162-03-112-028 **Ward #** 3

**General Plan:** existing _____ proposed _____ **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** 1,200 SF (addition) **Floor Area Ratio** _____

**Gross Acres** 1.17 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** ILAN Gorodetzki **Contact** ZOHAR ROBIN

**Address** 1213 S. Las vegas Blvd **Phone:** 702-210-6182 **Fax:** 702-331-0546

**City** LAS vegas NV **State** NV **Zip** 89104

**E-mail Address** ZRE702@gmail.com

**APPLICANT** ILAN Gorodetzki **Contact** Zohar Robin

**Address** 1213 S. Las vegas Blv **Phone:** 331-0545 **Fax:** _____

**City** Las vegas **State** NV **Zip** 89104

**E-mail Address** zre702@gmail.com

**REPRESENTATIVE** DesignCell **Contact** Kastytis Cechavicius

**Address** 10777 W. Twain Ave., Ste 125 **Phone:** 433-1575 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89135

**E-mail Address** kastis@design-cell.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*** Ilan Gorodetzki

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

**Print Name** ILAN Gorodetzki

Subscribed and sworn before me

This 13 day of June, 2013.

Notary Public in and for said County and State

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

Revised 10/27/08

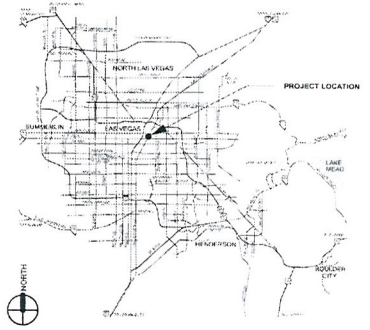
***FOR DEPARTMENT USE ONLY***

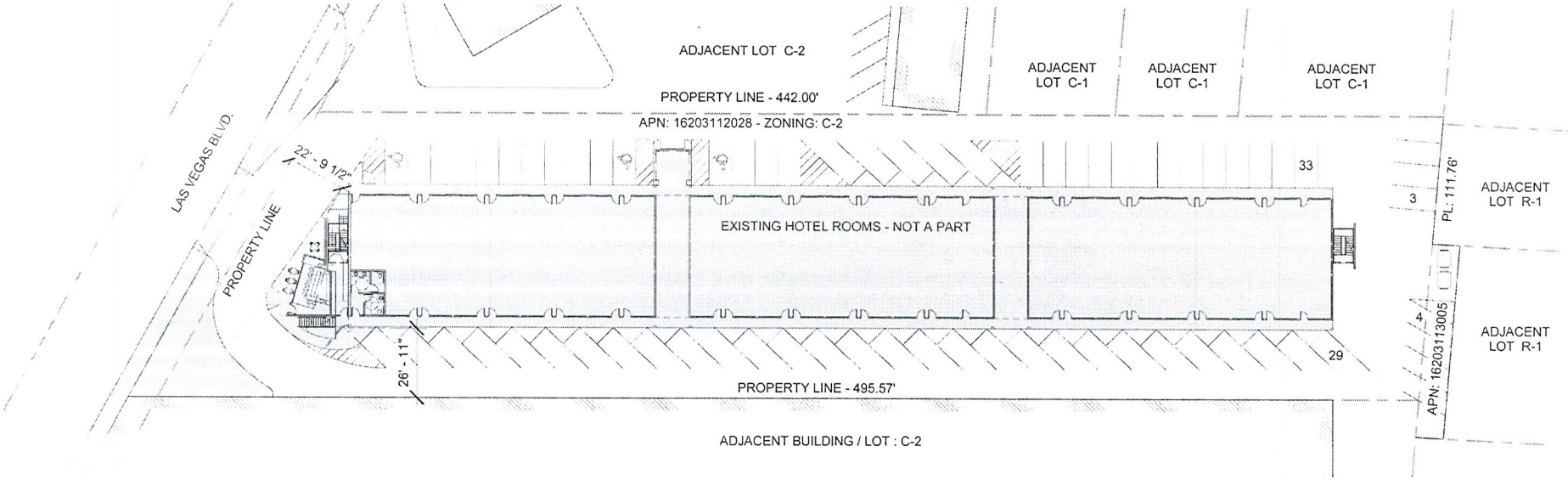
| | |
|---|---|
| **Case #** | SUP-49910 |
| **Meeting Date:** | 8/13/13 |
| **Total Fee:** | 1280.00 |
| **Date Received:*** | 6/17/13 |
| **Received By:** | |

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

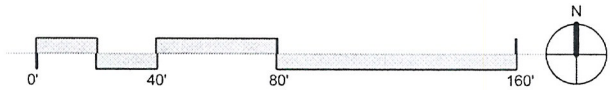
f:\depot\Application Packet\Application Form.pdf

VICINITY PLAN




LOT SIZE: + / - 1.17 ACRES
EXISTING PARKING COUNT: 69 SPACES
ALL PARKING TO REMAIN




**A1**

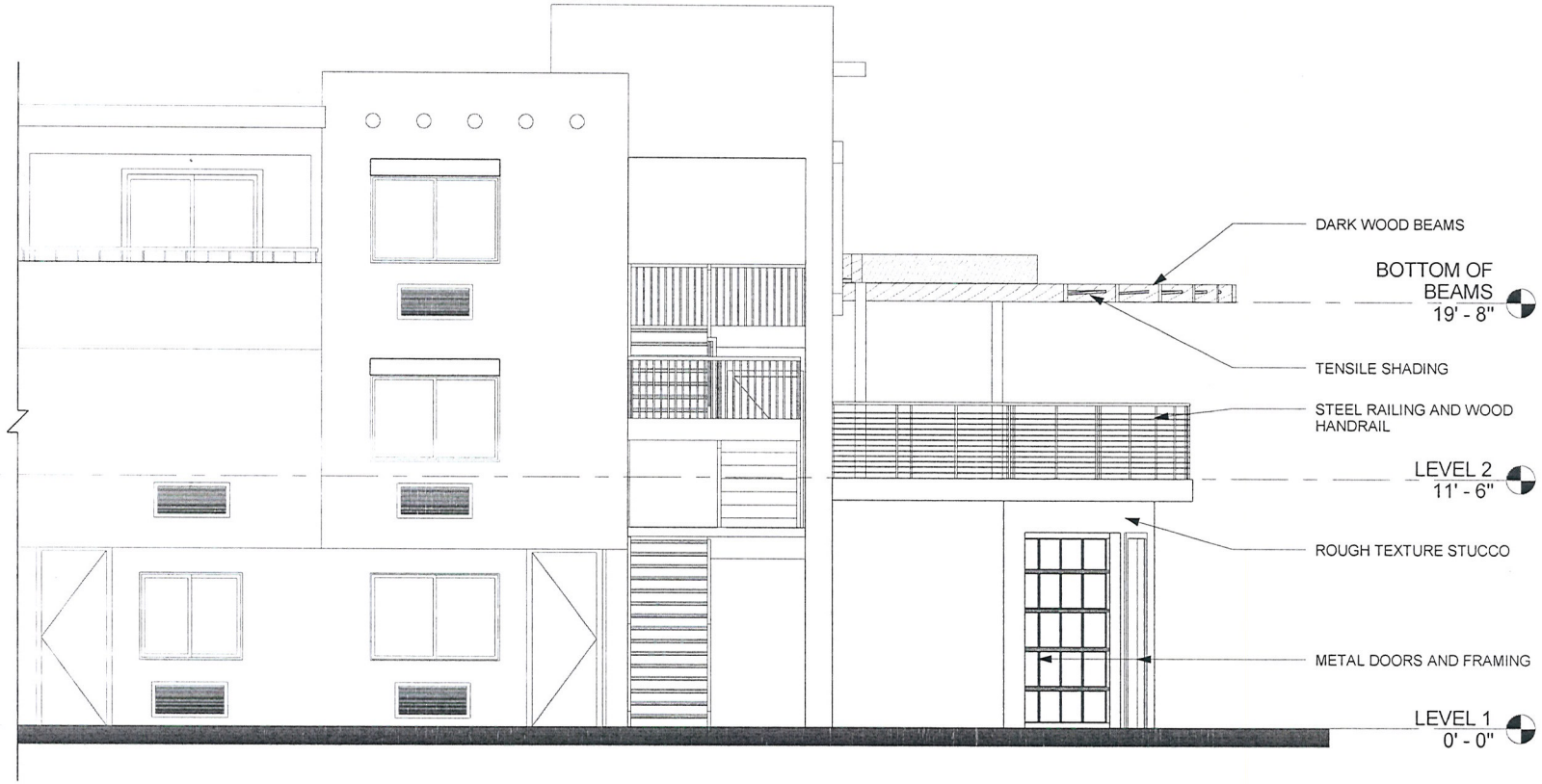
Super 8 Tavern Addition
Project: 13 040
06/07/2013

Site Plan
Scale: 1" = 4'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702.493.1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

**SUP-49910**




SEE COLORED RENDERING FOR COLORS

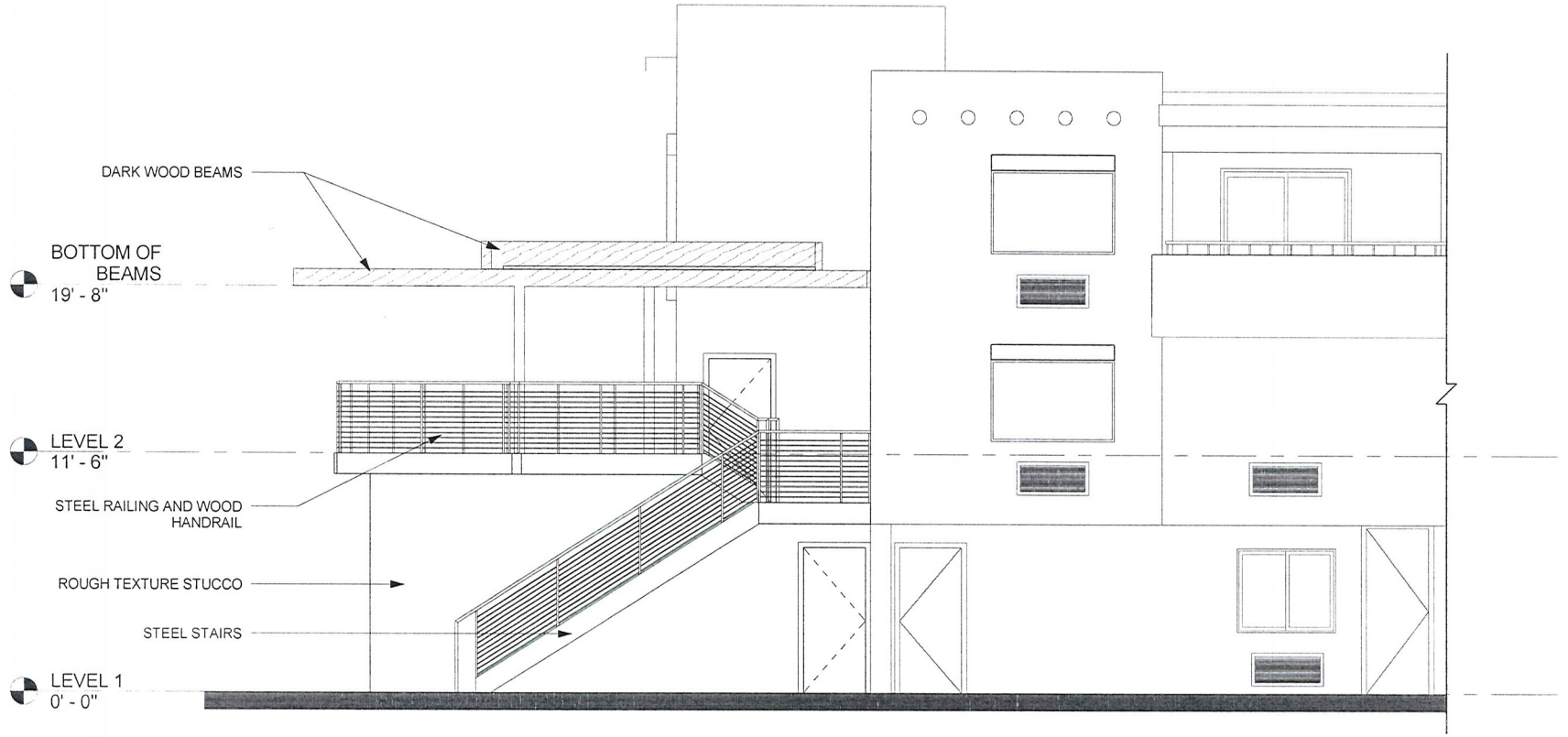
**A4.2** | Super 8 Tavern Addition
Project: 13 040 06/07/2013

North Elevation
Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

SUP-49910

RECEIVED
JUN 17 2013




SEE COLORED RENDERING FOR COLORS

**A4.1**

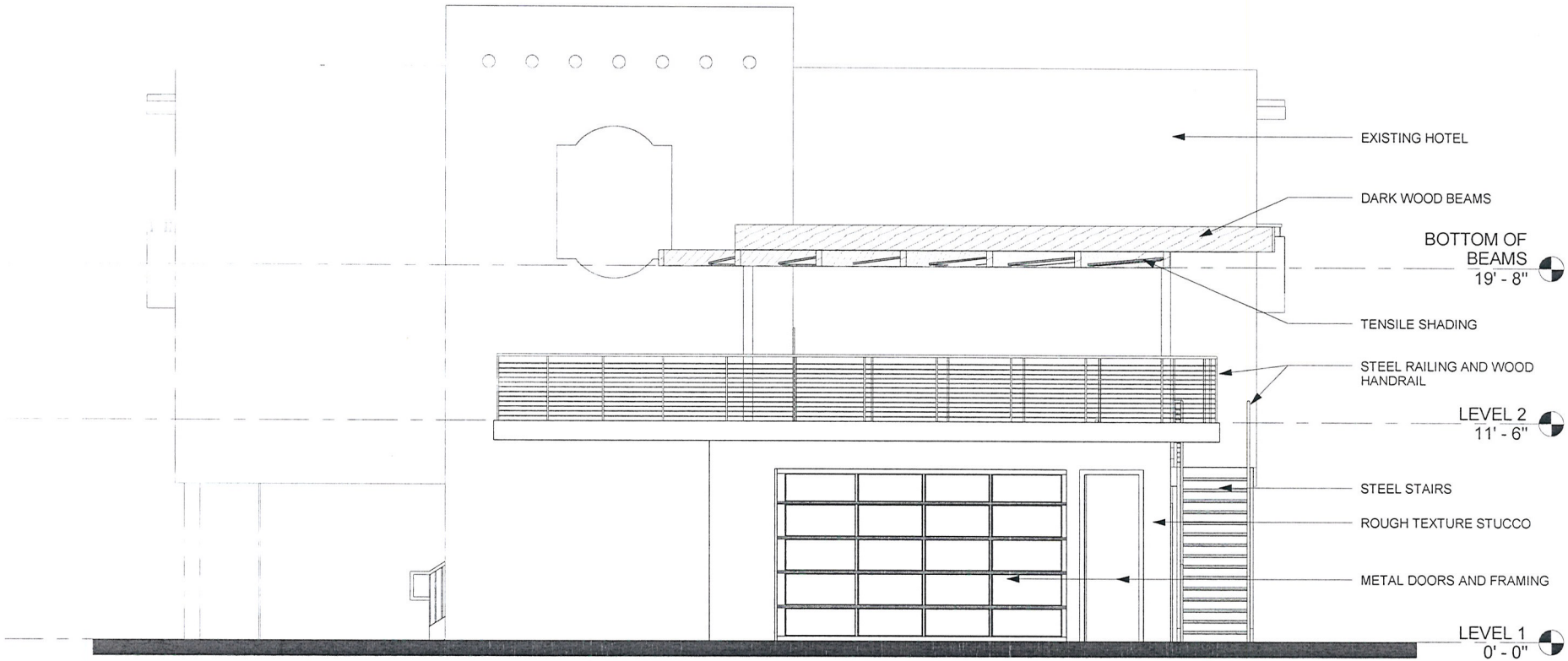
Super 8 Tavern Addition
Project: 13 040 06/07/2013

South Elevation
Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE., STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

**SUP-49910**




SEE COLORED RENDERING FOR COLORS

**A4**

Super 8 Tavern Addition

Project: 13 040 06/07/2013

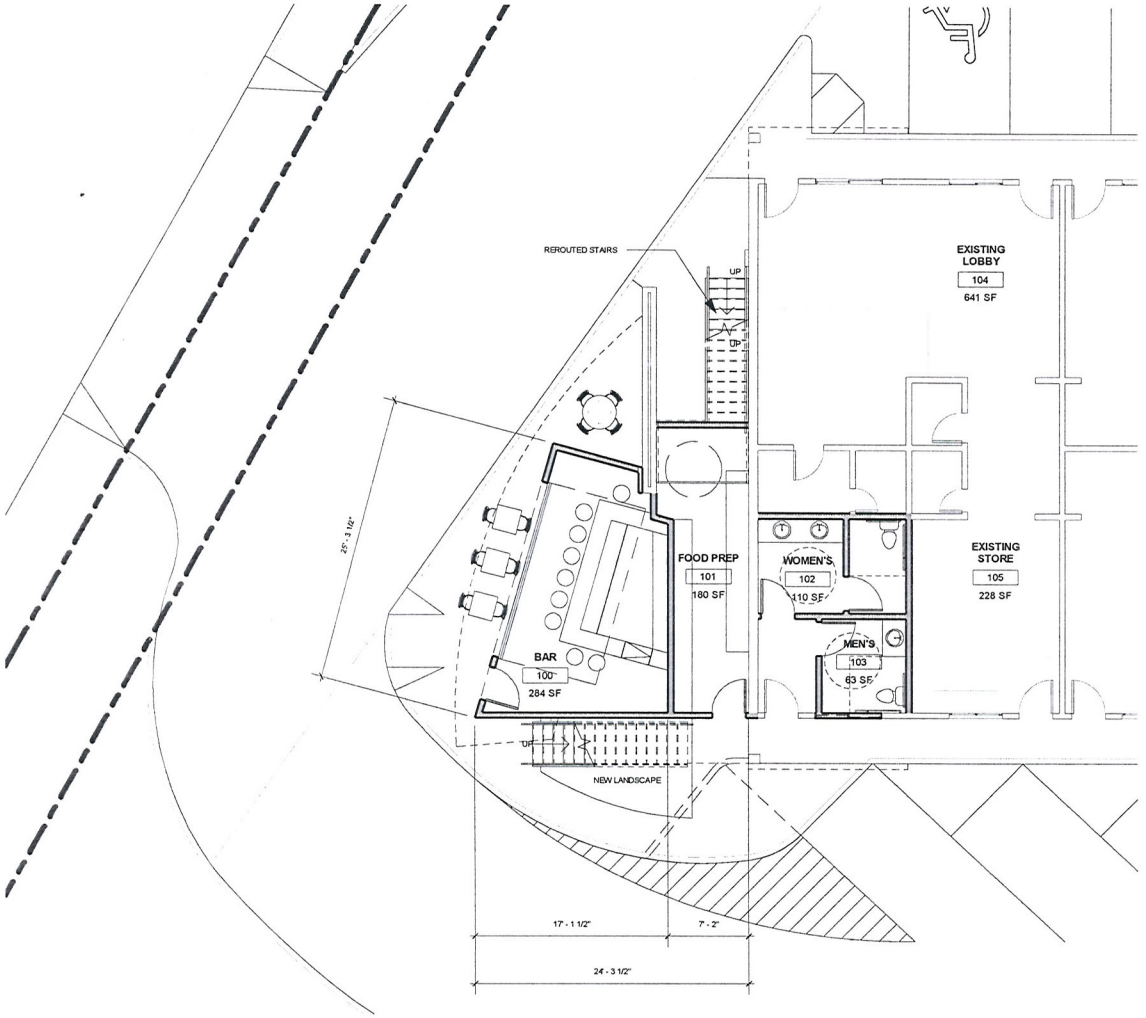
West Elevation

Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

**SUP-49910**




OCCUPANCY LOAD OF BAR: 19
SEATING CAPACITY: 19 (INCLUDES OUTSIDE DINING)

0' 5' 10' 20' 40'

**A2**

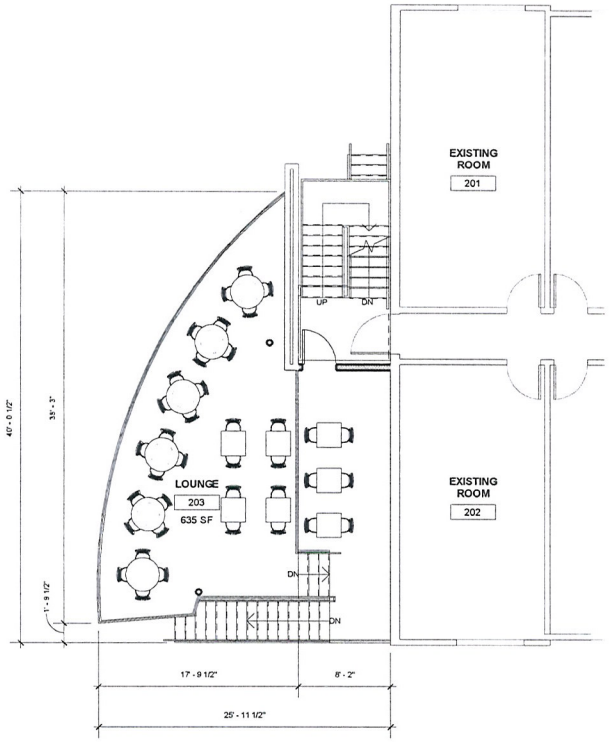
Super 8 Tavern Addition
Project: 13 040 06/07/2013

Level 1 Floor Plan
Scale: 3/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

**SUP-49910**

RECEIVED
JUN 17 2013




OCCUPANCY LOAD OF LOUNGE: 42
SEATING CAPACITY: 38

0' 5' 10' 20' 40'

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

**A3**

Super 8 Tavern Addition
Project: 13 040 06/07/2013

Level 2 Floor Plan
Scale: 3/32" = 1'-0"

**SUP-49910**

RECEIVED
JUN 17 2013

designcell ARCHITECTURE



June 13, 2013

**CLV Planning & Development**
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

**Re: Speial use Permit for Limited Tavern Addition to the Super-8 Hotel Building**
**APN: 162-03-112-028**

To whom it may concern:

The proposed project seeking Limited Tavern Use is a two story, +/- 1,200 sf tavern addition to the Super 8 Hotel located at 1213 South Las Vegas Boulevard. The property is located in Downtown Centennial plan area.

The ground floor of the addition will have a +/- 300 sf bar with bar stool seating, an 180 sf food preparation area, and minimal outdoor seating. Two new restrooms will be constructed on the ground floor inside the existing building to facilitate the tavern use. The second level will contain a +/- 650 sf lounge with tables and chairs. The exterior stairway will lead directly to the upper lounge without the need to pass through the bar. Total seating capacity of the tavern is approximately 57 (bar - 9, first level exterior - 10, second level lounge – 38)

The proposed project is located in a C-2 zone. The property to the north is similarly zoned C-2 and has a hotel and a wedding chapel. The property to the south is also zoned C-2 and has a hotel, a restaurant and a lounge. The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding land uses. The addition will be constructed on the west end of the existing building without affecting existing circulation and traffic patterns or parking areas.

The property is accessed by Las Vegas Boulevard. Because of its location it will primarily cater to pedestrians and to residents of the hotel and neighboring hotel properties, thus adding to the vitality of Las Vegas Boulevard.

Architecturally, the new addition is themed "Brazil". While employing modern architectural elements such as cable railing, curved shape, and steel detailing, the addition is also designed while respecting existing building's southwest motif through the use of visible wood structural members, darkly colored steel, and rough stucco finish. The bar on the first level will be enclosed but the space will have the ability to open dramatically with the use of a wide over-head door. The second level lounge is open to exterior but partially covered by a solid wood ceiling, with structural members extending beyond to provide support for lightly colored, intermittent fabric shades.

RECEIVED
JUN 17 2013
City of Las Vegas
Department of Planning

Sincerely,

Kastytis Cechavicius
Principal

**SUP-49910**

City of Las Vegas Agenda Item No.: **55.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

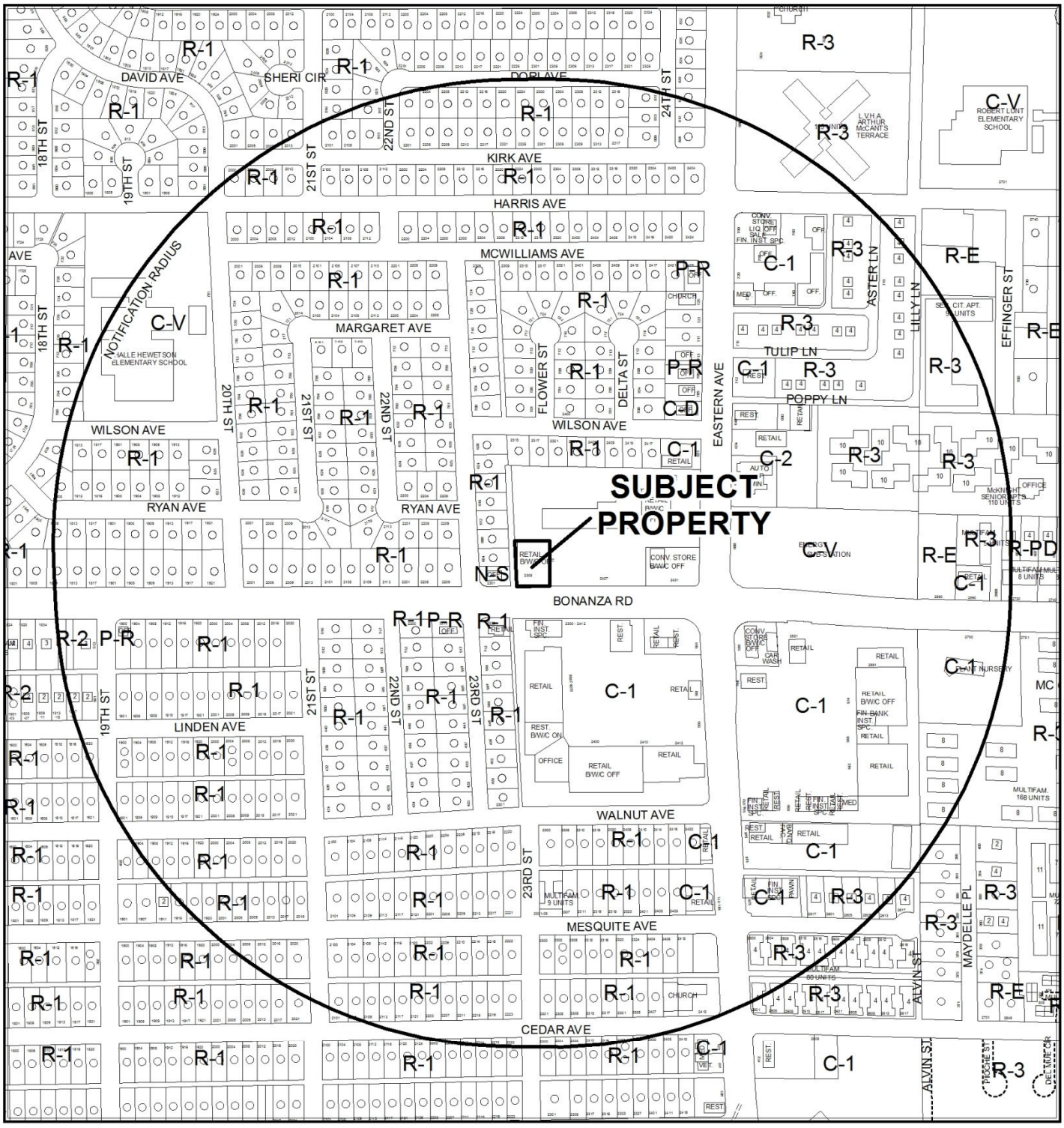
**SUBJECT:**
SUP-50035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,400 SQUARE-FOOT GENERAL RETAIL STORE at 2305 East Bonanza Road (APN 139-26-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-49756].

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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

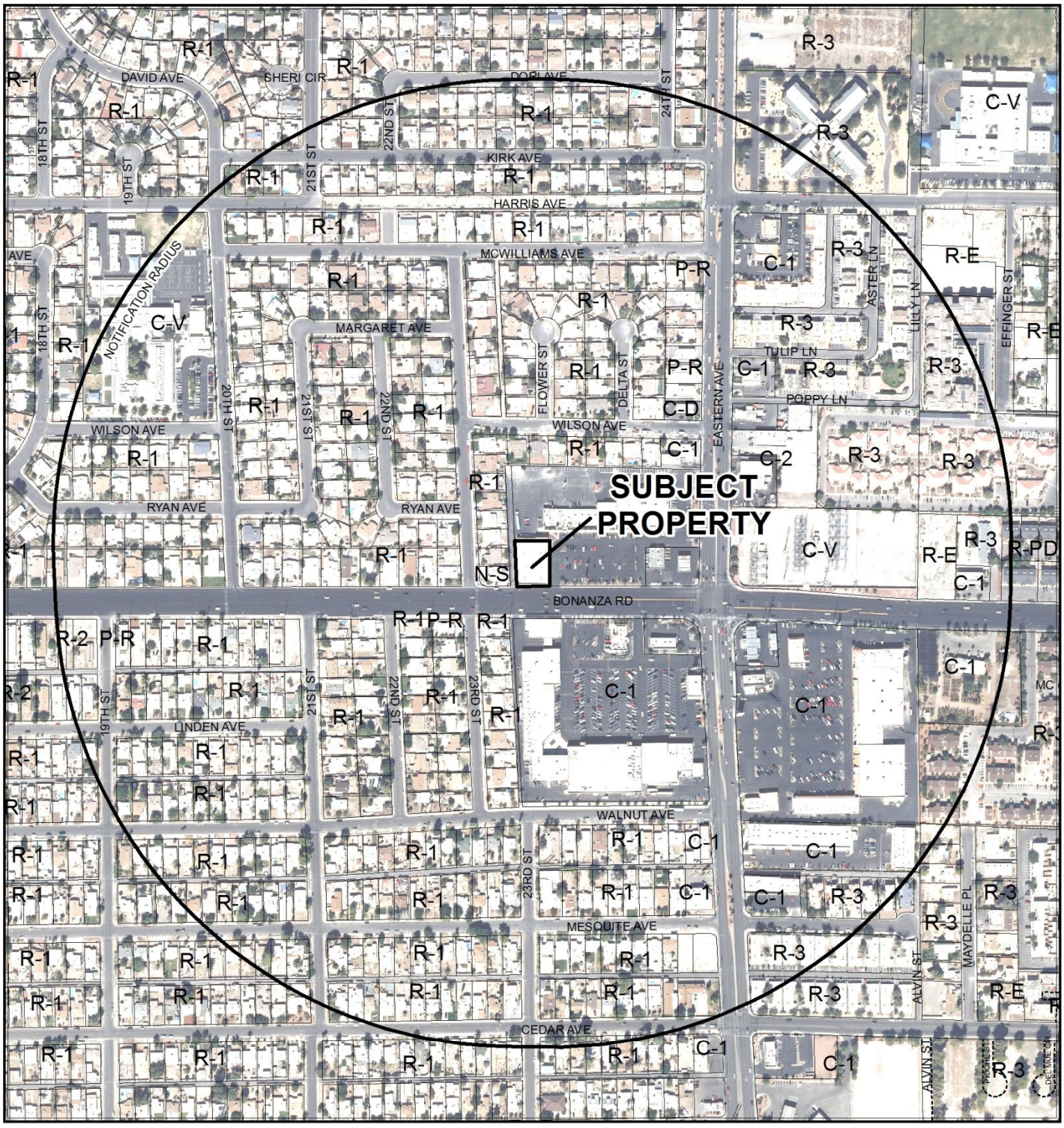
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-50035 (PRJ-49756)**

**RADIUS:** 1500 FEET

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



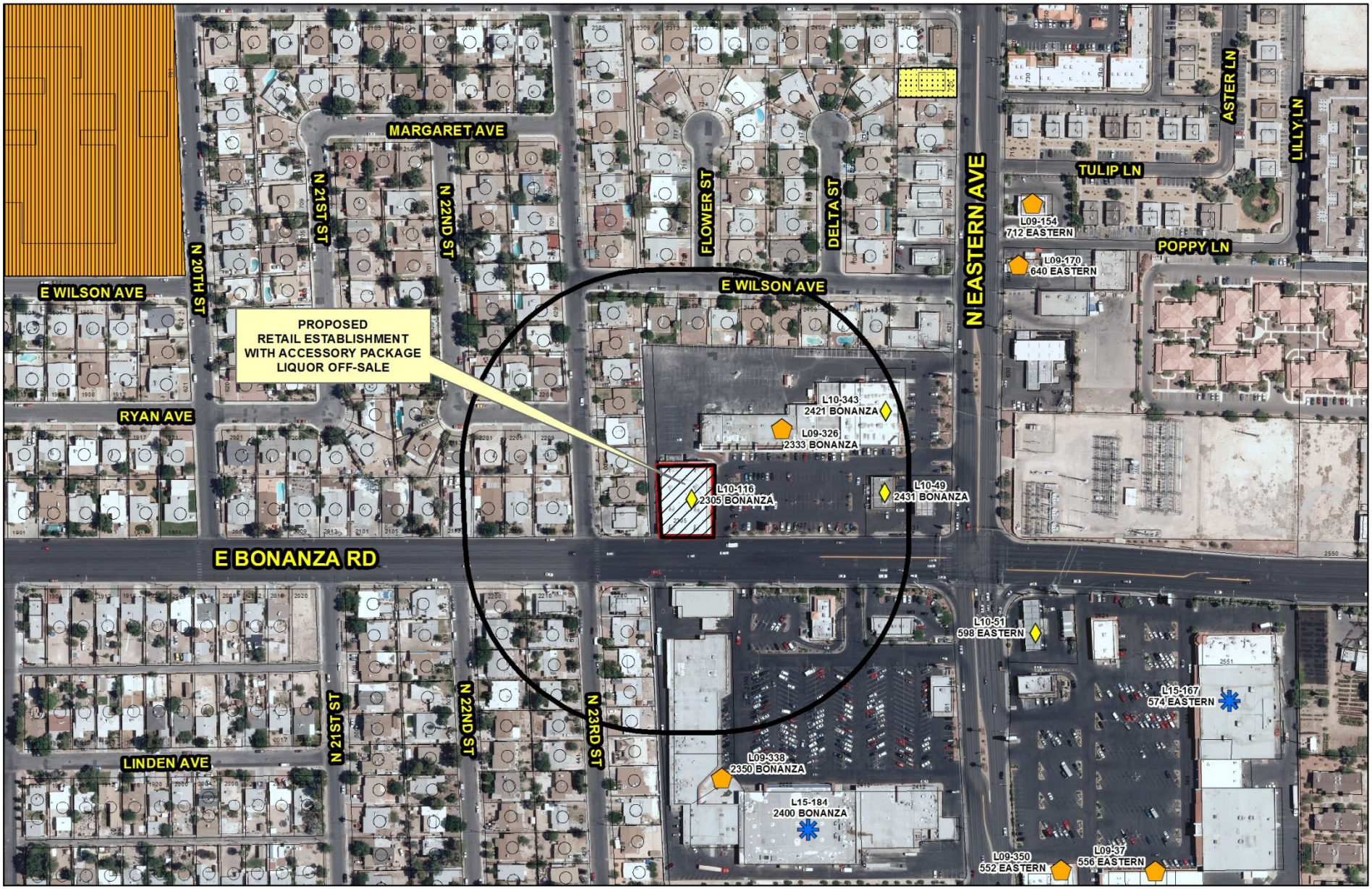

0 400 800 Feet

**CASE:** **SUP-50035 (PRJ-49756)**

**RADIUS:** 1500 FEET

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

N




## SUP-50035 (PRJ-49756)

**Package Liquor Off-Sale**

### Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

### Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, July 10, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

**SUP-50035**

Case Number: PRJ-49756 APN: 139-26-801-002

Name of Property Owner: Strata Vegas, LLC

Name of Applicant: Smart & Final Stores LLC

Name of Representative: Courtney + Le Architects c/o John P. Le

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: Jeffrey Mayhew for Strata Vegas, LLC.

Subscribed and sworn before me

This 17 day of June, 2013

_____
Notary Public in and for said County and State

ANDREA MARIE PACHOLEK
Commission # 1881007
Notary Public - California
Orange County
My Comm. Expires Feb 26, 2014

PRJ-49756
06/24/13

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On June 17, 2013 (Date) before me, Andrea Marie Pacholek (Here Insert Name and Title of the Officer),

personally appeared Jeffrey C. Mayhew (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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 Andrea Marie Pacholek (Signature of Notary Public)

ANDREA MARIE PACHOLEK
Commission # 1881007
Notary Public - California
Orange County
My Comm. Expires Feb 26, 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.*

### Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 6/17/13 Number of Pages:

Signer(s) Other Than Named Above: Jeffrey C. Mayhew

### Capacity(ies) Claimed by Signer(s)

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PRJ-49756
06/24/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit - Packaged Liquor (Off-Sale)

**Project Address (Location)** 2305 East Bonanza Road

**Project Name** Smart & Final #352 **Proposed Use** Existing Market

**Assessor's Parcel #(s)** 139-26-801-002 **Ward #** 3-Coffin

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

**Commercial Square Footage** 14,641 **Floor Area Ratio** 93.37%

**Gross Acres** 0.36 **Lots/Units** 1 **Density**

**Additional Information** Parcel is part of a larger shopping center

**PROPERTY OWNER** Strata Vegas, LLC **Contact** Jeff Mayhew

**Address** 4770 Von Karman Avenue **Phone:** (949) 833-8400 **Fax:** (949) 767-5910

**City** Newport Beach, CA **State** CA **Zip** 92660

**E-mail Address** jmayhew@strataproperties.com

**APPLICANT** Smart & Final Stores LLC **Contact** Tom Apodaca

**Address** 600 Citadel Drive **Phone:** (323) 869-7895 **Fax:** (323) 869-7856

**City** Commerce **State** CA **Zip** 90040

**E-mail Address** tom.apodaca@smartandfinal.com

**REPRESENTATIVE** Courtney + Le Architects **Contact** John P. Le

**Address** 801 S. Myrtle Avenue **Phone:** (626) 275-6800 **Fax:** (626) 275-6801

**City** Monrovia **State** CA **Zip** 91016

**E-mail Address** john_le@courtney-le-architects.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*** Jeffrey Mayhew

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

**Print Name** Jeffrey Mayhew

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Notarial Jurat Attached

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SUP-50035 |
| **Meeting Date:** | 08/13/13 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-49756 06/27/13

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

# Jurat

State of California

County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 27TH day of JUNE,

20 13 by JEFF MAYHEW,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Judi Lowenthal
Signature

(Notary seal)

JUDI LOWENTHAL
COMM. # 1919325
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JAN. 25, 2015

## OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

APPLICATION/ PETITION FORM
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date —

(Additional information)

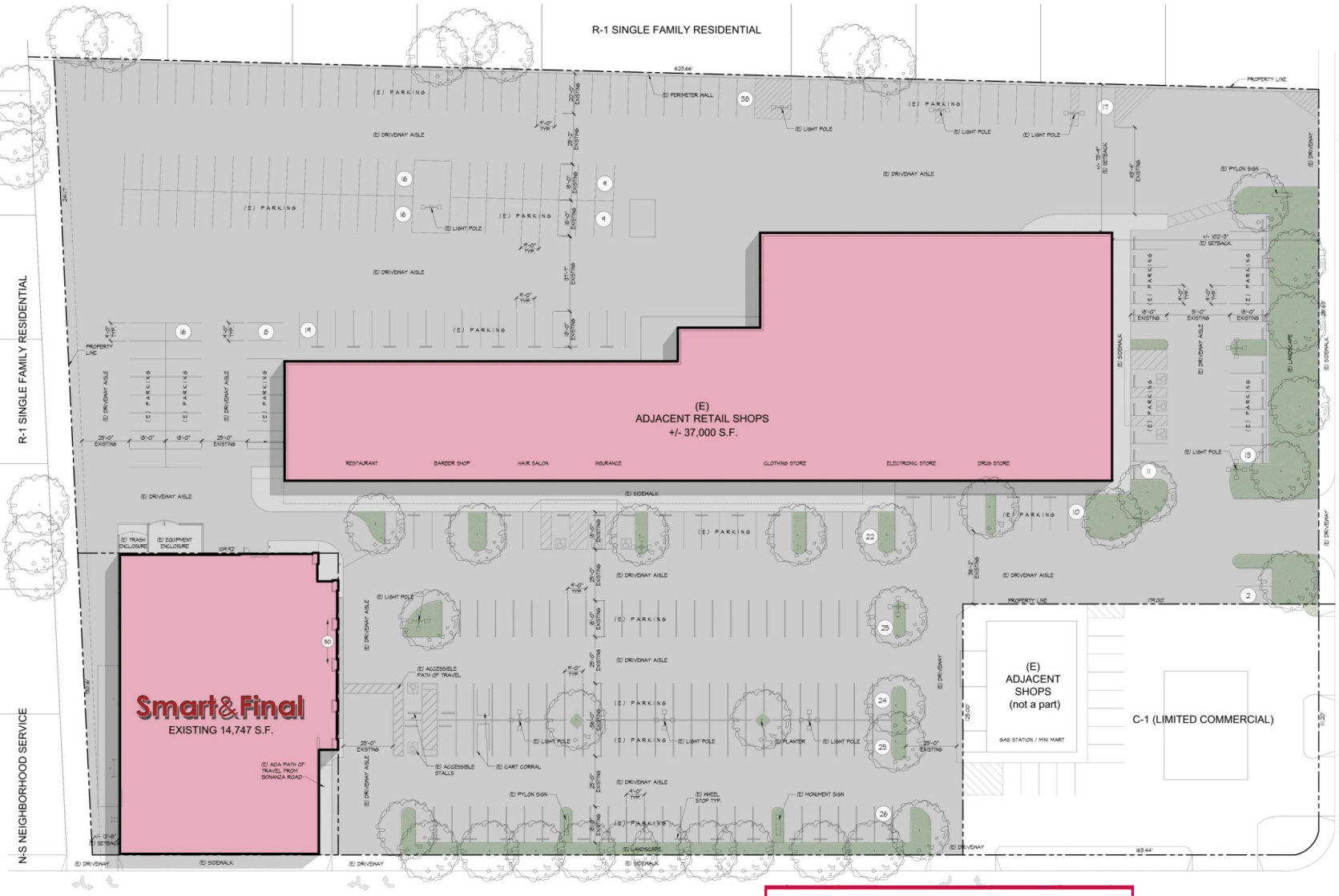
INSTRUCTIONS FOR COMPLETING THIS FORM

*The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document



PRJ-49756
06/27/13




1 SITE PLAN
1" = 20'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1 Inch = 20 Feet

PRJ-49756
07/01/13

## PROJECT DATA

ASSESSOR PARCEL NUMBER: 194-26-801-001 & 194-26-801-002

ZONING: CI (LIMITED COMMERCIAL)

PARKING:
PARKING REQUIRED
1 STALL PER 250 S.F. OF FLOOR AREA
SMART & FINAL 14,747 S.F. = 59 STALLS
SHOP BUILDING 37,000 S.F. = 148 STALLS
TOTAL REQUIRED = 207 STALLS

PARKING PROVIDED
308 STALLS > 207 STALLS, COMPLIES

ACCESSIBLE PARKING REQUIRED 4.1.2 (5)
301-400 STALL - 8 ADA ACCESSIBLE STALLS
(1) EVERY (8) ACCESSIBLE STALL SHALL BE VAN ACCESSIBLE ADA STANDARD ACCESSIBLE DESIGN TABLE 4.1.2 (5)(a)

ACCESSIBLE PARKING PROVIDED
ACCESSIBLE STALL + 7 STALLS
VAN ACCESSIBLE STALL + 1 STALL
TOTAL ACCESSIBLE STALLS + 8 STALLS (COMPLIES)

## VICINITY MAP




SUP-50035

REVISIONS:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:

OWNER:
Smart&Final
COMMERCE
600 CITADEL DRIVE
COMMERCE, CA 90040
TEL: (323) 869-7895
FAX: (323) 869-7856

PROJECT:
Smart & Final #352
LAS VEGAS
"PRE-PACKED WAREHOUSE FOOD STORE"

LOCATION:
2305 E. BONANZA RD.
LAS VEGAS, NV 89101

CONSULTANT:

SHEET TITLE:
ILLUSTRATED SITE PLAN

PROJECT ARCHITECT: MB
PROJECT MANAGER: JL
DRAWN BY: SC
CHECKED BY: JL
DRAWING SCALE: AS SHOWN

CLT ARCHITECT

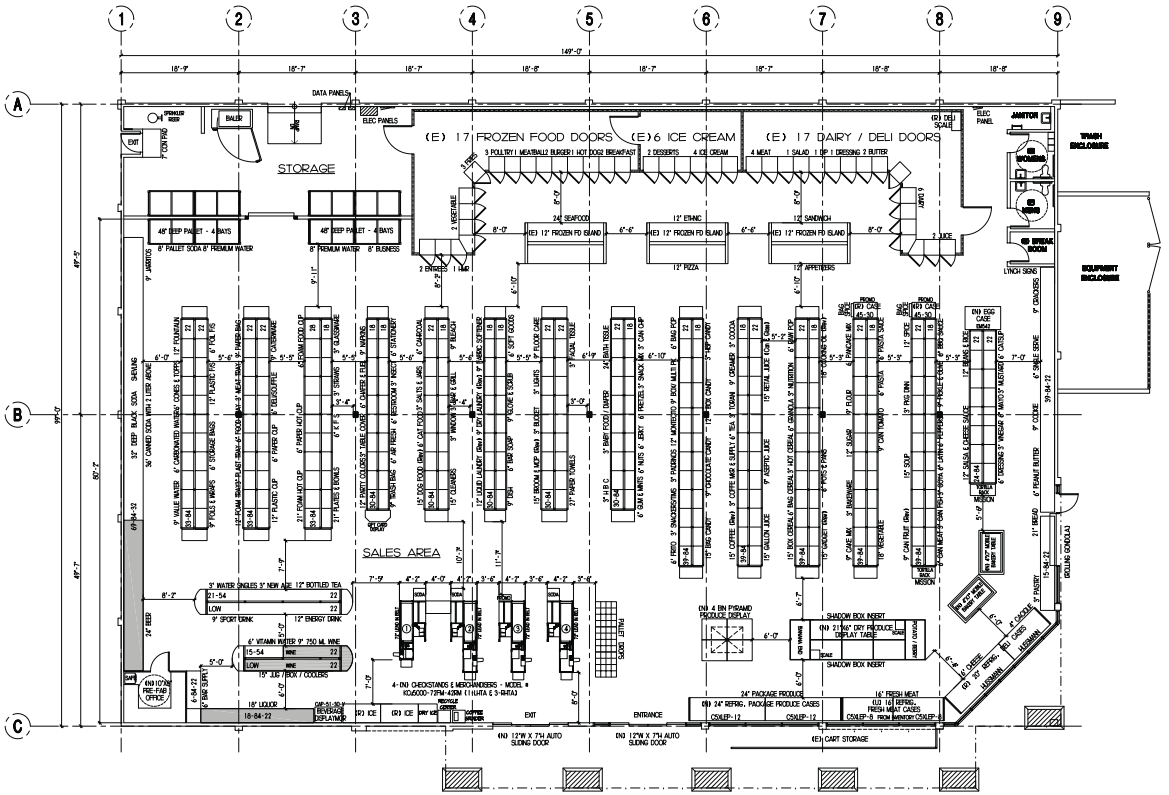
901 South Myrtle Avenue
Monrovia, California 91016
(626) 275-6600 (626) 275-6601 FAX
mail @ courtney-lo-architects.com

PROJECT NO.: 13053.02
OWNER/AGENCY: 06-21-13
BID ISSUE:
CONSTRUCTION ISSUE:

SP001

# Smart & Final

#352 LAS VEGAS, NV




1 FIXTURE / FLOOR PLAN
1/8" = 1'-0"

| | |
|---|---|
| GROCERY | CORE |
| FROZEN | CORE |
| DELI | CORE |
| PRODUCE | CORE–24' PKG |
| FRESH MEAT | CORE–16' M/D |
| BEER | EXTRA – 30' WARM |
| WINE | LIMITED – 27' – 54' |

| | | | |
|---|---|---|---|
| GROSS BLDG | 14,641 S.F. | | |
| SALES AREA | 12,241 S.F. | | |
| STORAGE AREA | 770 S.F. | | |
| COOLER / FREEZER | 1,220 S.F. | | |
| MISC AREA | 410 S.F. | | |
| GONDOLA | 1,095 L.F. | 1,175 L.F. | |
| LIQUOR / WINE | 66 L.F. | 93 L.F. | |
| PALLETS INLINE (8) | 32 L.F. | 32 L.F. | |
| TOTAL | 1,193 L.F. | 1,300 L.F. | |
| PROMO PALLETS | 3 | 10 | |
| FROZEN FOOD (WALK-IN BOXES & CASES = DR COUNT) | | | |
| FROZEN WALK-IN BOX | 23 | 39 | |
| COFFINS | 10 | | |
| REACH-IN DOOR CASES | 0 | | |
| TOTAL | 33 | 39 | |
| PROMO FROZEN FOOD | 0 | 2 | |
| PRODUCE | | | |
| PRODUCE WET RACK M/D | 0 L.F. | | |
| PRODUCE PACKAGE M/D | 24 L.F. | 20 L.F. | |
| TOTAL L.F. | 24 L.F. | | |
| PRODUCE DRY TABLES | | | |
| 16'X6' (0) | 0 L.F. | | |
| 21'X6' (1) | 21 L.F. | 21 L.F. | |
| TOTAL L.F. | 21 L.F. | | |
| FRESH MEAT | | | |
| FRESH MEAT M/D | 16 L.F. | 12 L.F. | |
| FRESH MEAT ISLAND | 0 L.F. | | |
| TOTAL L.F. | 16 L.F. | | |
| DAIRY (WALK-IN BOXES = DR COUNT) | 6 | 6 | |
| DELI (WALK-IN BOXES = DR COUNT) | 11 | | |
| DELI M/D (20 L.F.) | 5 | 20 | |
| TOTAL DAIRY/DELI DRS | 22 | 26 | |
| EGG CASE | 6 L.F. | 4 L.F. | |
| CHEESE ISLAND | 0 L.F. | 0 L.F. | |
| DELI PROMO | 8 L.F. | 0 L.F. | |
| REFRIGERATED BEER/WINE | 0 L.F. | 40 L.F. | |

BUILDING CODES:
CITY OF LAS VEGAS MUNICIPAL CODE, ADOPTING THE FOLLOWING:
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 UNIFORM PLUMBING CODE (UPC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2010 SOUTHERN NEVADA FIRE CODE
1997 UNIFORM ADMINISTRATIVE CODE
AMERICANS WITH DISABILITIES ACT
AND ALL CURRENT LAS VEGAS BUILDING AND SAFETY AMENDMENTS TO THE ABOVE.

BUILDING DATA:

| | | |
|---|---|---|
| OCCUPANCY GROUP | M (EXISTING) | |
| CONSTRUCTION TYPE | V– B (EXISTING) | |
| SPRINKLERED | FULLY–SPRINKLENED (EXISTING) | |
| NUMBER OF STORIES | 1 STORY (EXISTING) | |
| FLOOR AREA | | |
| GROUND FLOOR | 14,747 S.F. | |
| TOTAL FLOOR AREA | 14,747 S.F. | |

OCCUPANT LOAD (TABLE 1004.1):

| USE | ALLOWANCE/OCCUPANT | AREA | |
|---|---|---|---|
| OCCUPANTS | | | |
| MERCANTILE | 30 SF/OCC | 12,675 SF | 422.5 OCC |
| STORAGE | 300 SF/OCC | 1,990 SF | 6.63 OCC |
| BUSINESS | 100 SF/OCC | 83 SF | .83 OCC |
| LOCKERS | 50 SF/OCC | 42 SF | .86 OCC |
| | | TOTAL | 430.82 OCC |

EXITING:
EXIT WIDTH = 431 OCC x 0.2 = 86 INCHES
NUMBER OF EXITS = 3 REQUIRED PER TABLE 1015.1
PROVIDED: (2) 12'–0" = 24'–0"
(2) 3'–0" = 6'–0"
(4) EXITS = 30'–0" > 7'–2", COMPLIES

DISTANCE BETWEEN EXITS
DIAGONAL DISTANCE = 179'–0"
½ DIAGONAL DISTANCE = 179'–0"/ 3 = 59'–4"
1. FROM EXIT # 1 TO (E) EXIT # 3 = 170'–0" > 59'–4", COMPLIES
2. FROM EXIT # 3 TO (E) EXIT # 4 = 203'–8" > 59'–4", COMPLIES

TRAVEL DISTANCE
GROUP M = 250 FT.
1. (E) STORAGE TO EXIT # 1 = 135'–3" < 250'–0", COMPLIES
2. (E) SALES TO EXIT # 4 = 162'–9" < 250'–0", COMPLIES

CHECKSTANDS (TABLE 11B–3)
REQUIRED, 5–8 CHECKSTANDS, PROVIDE 2 ACCESSIBLE CHECKSTAND
PROVIDED, 2 ACCESSIBLE CHECKSTANDS = 2 REQUIRED, COMPLIES
CHECKSTANDS # 3 & 4


LEE RAMIREZ
REGISTERED ARCHITECT
No. 9866
Exp. 12/31/2013
STATE OF NEVADA


REVISIONS:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:

OWNER:
Smart & Final
COMMERCE
600 CITADEL DRIVE
COMMERCE, CA 90040
TEL: (323) 889-7500
FAX: (323) 889-7505

PROJECT:
Smart & Final
#352
LAS VEGAS
"THE PACKED WAREHOUSE FOOD STORE"

LOCATION:
2305 E. BONANZA RD.
LAS VEGAS, NV 89101

CONSULTANTS:

SHEET TITLE:
FIXTURE / FLOOR PLAN

PROJECT ARCHITECT: MB
PROJECT MANAGER: JL
DRAWN BY:
CHECKED BY: JL
DRAWING SCALE: AS SHOWN


CLT ARCHITECT
301 South Myrtle Avenue
Monrovia, California 91016
(626) 256-0000 (626) 256-0001 FAX


PROJECT NO: 13059.02
OWNER APPROVAL: 06/21/2013
BID ISSUE:
CONSTRUCTION ISSUE:

SUP-50035

FP001

**Smart & Final #352 located at 2305 E. Bonanza Road, Las Vegas NV**

**Request:**

Special Use Permit to allow the sale and dispensing full line of package liquor for off-premises consumption

**Background:**

Smart & Final is a smaller faster warehouse store where businesses and households find great savings on quality foods and supplies. The store offers an assortment of merchandise that are offered at low warehouse prices. Smart & Final Extra! includes a greatly expanded selection of products in key categories like produce, fresh meat, frozen foods, dairy, deli and grocery basics. There are also sections for baby food and diapers and health and beauty care, packaged foods, non-alcoholic and alcoholic beverages, and dry goods. The stores also continue to carry a large selection of "Club Pack" sized products for stocking-up and a broad assortment of foodservice, janitorial and other supplies for businesses and organizations.

**Project Description:**

The subject site is within the existing Vegas Plaza shopping complex located on the Northwest corner of E. Bonanza Road and N. Eastern Avenue. Smart & Final is currently licensed to sell package beer and wine products. The application for a Special Use Permit is to change the existing packaged beer and wine to a full line package liquor for off-premises consumption.

Hours of operation:
Monday to Saturday 7:00 AM to 9:00 PM
Sunday 7:00 AM to 8:00 PM

**Justification:**

The area allotted for the alcoholic beverages will consist of 2.28% of the total merchandise offered by the store, these beverages will only be available to the public over the legal age limit.

Distilled spirits will be in a locked cabinet that is only accessible by trained employees.

Security system will be in placed to monitor the store during and after business hours.

The sale of alcoholic beverage is an incidental part of the store operation and is not the primary business of Smart & Final

Smart & Final Stores LLC, Applicant

PRJ-49756
06/24/13

SUP-50035

City of Las Vegas Agenda Item No.: **56.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

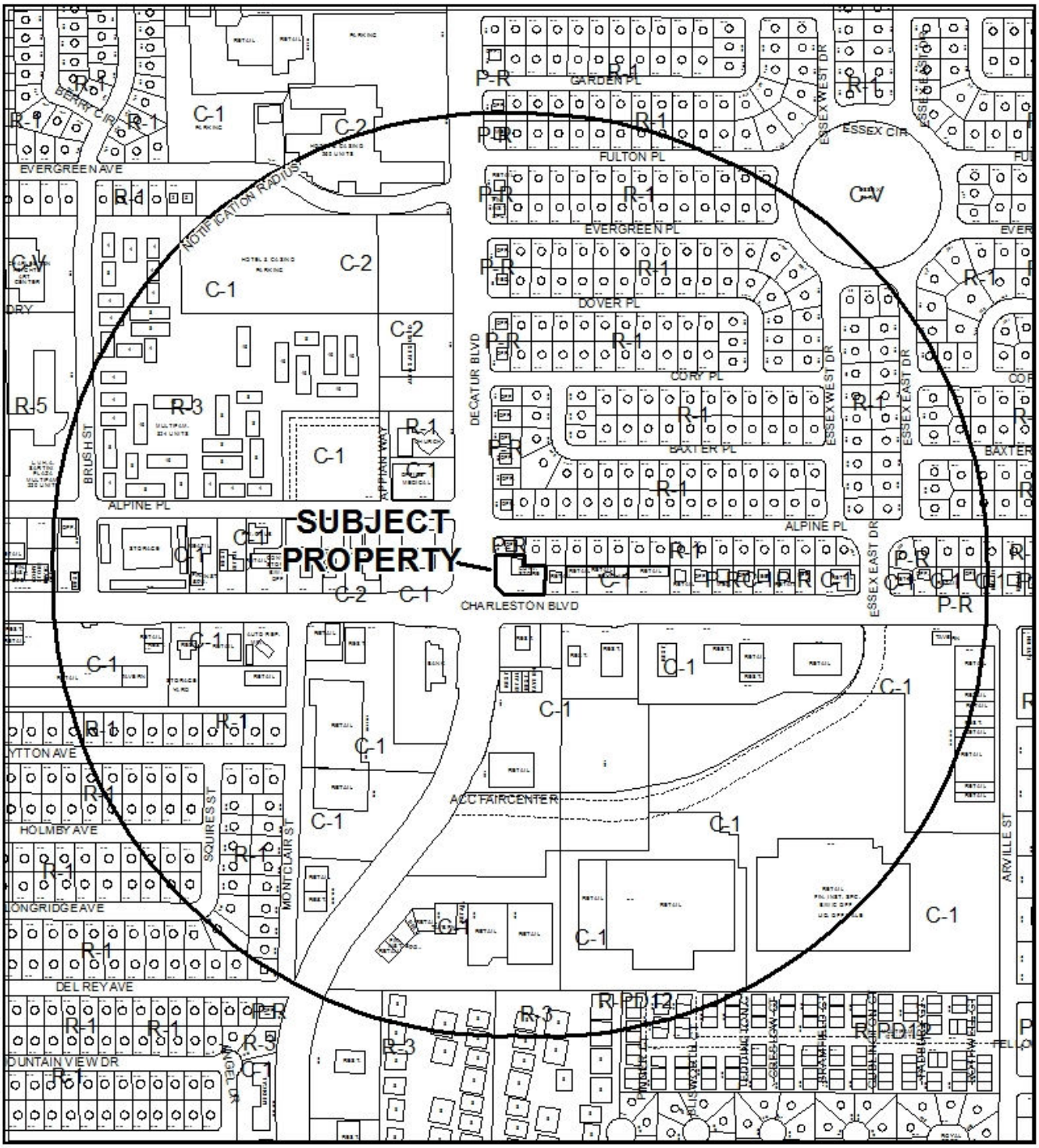
**SUBJECT:**
SUP-50068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMCKE INVESTMENTS INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,716 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 362-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4708 West Charleston Boulevard (APN-139-31-410-126) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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



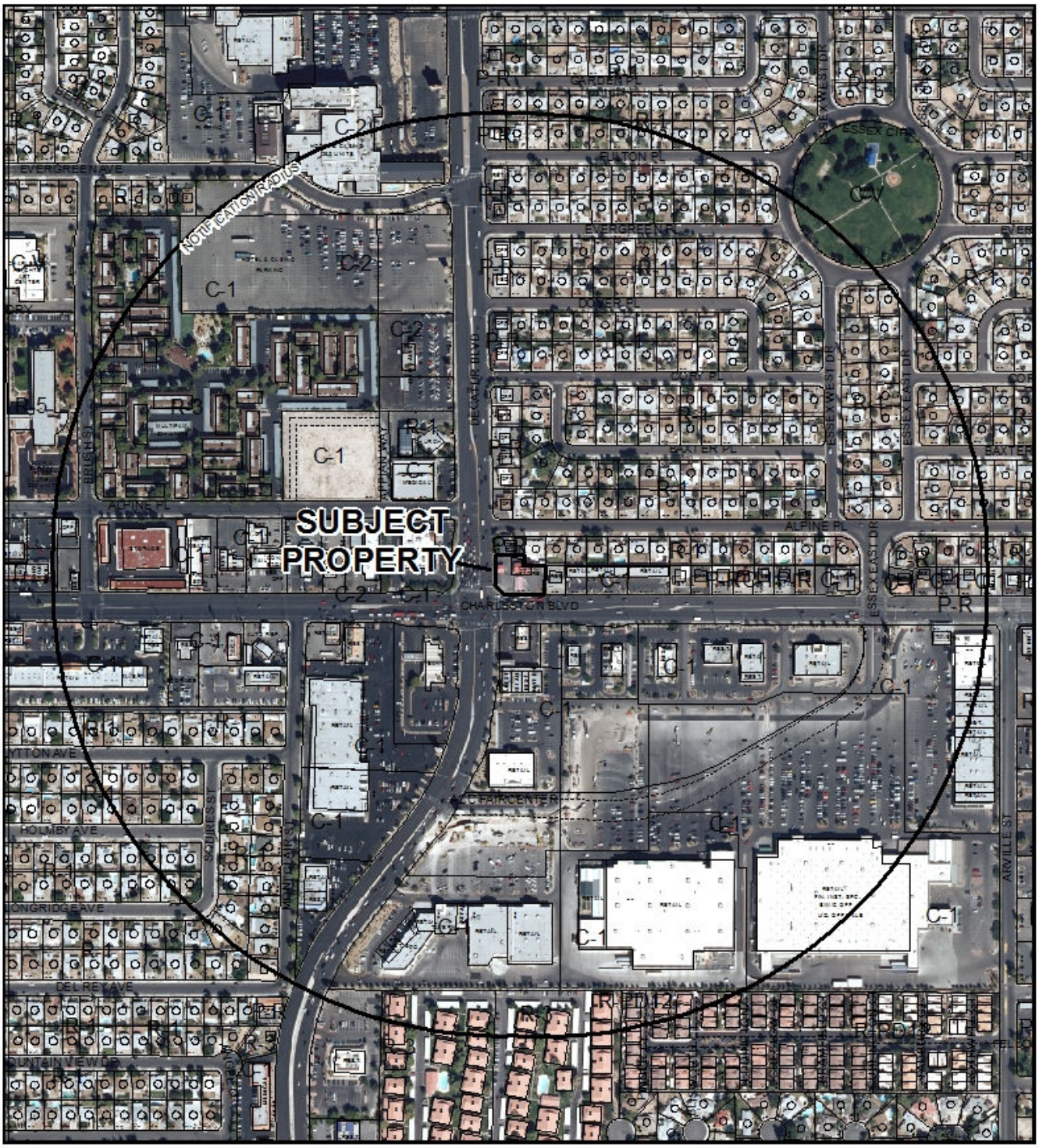

0 200 400
Feet

**CASE:** **SUP-50068**

**RADIUS:** 1500 FEET

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

N




0 200 400
Feet

**CASE:** **SUP-50068**

**RADIUS:** 1500 FEET

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

N




**SUP-50068**

**Beer/Wine/Cooler Off-Sale**

## Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

## Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, July 10, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50068** APN: 139-31-410-126

Name of Property Owner: HOT SPOT NEVADA PROPERTY LLC

Name of Applicant: UM LANCER INVESTMENTS INC

Name of Representative: NV GAMING APPLICATION CONSULTANTS

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: Brad Hall

Print Name: Brad Hall for Brad Hall

Subscribed and sworn before me

This 25th day of June, 2013

Notary Public in and for said County and State

SHAWN D. BOYLE NOTARY PUBLIC STATE OF IDAHO

RECEIVED

JUN 26 2013

City of Las Vegas
Dept. of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** OFF SALE - BEER & WINE

**Project Address (Location)** 4708 W. CHARLESTON BLVD LAS-VEGAS NV 89102 CONVENIENCE STORE

**Project Name** 24/SEVEN GAS MART **Proposed Use** WITH BEER & WINE

**Assessor's Parcel #(s)** 139-31-410-126 **Ward #** _____

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

**Commercial Square Footage** _____ **Floor Area Ratio** 1,694-58 FT

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

**Additional Information** _____

**PROPERTY OWNER** HOT-SPOT NEVADA PROPERTIES LLC **Contact** _____

**Address** 2840 SUNNYBROOK LANE **Phone:** _____ **Fax:** _____

**City** IDAHO FALLS **State** ID **Zip** 83404

**E-mail Address** _____

**APPLICANT** LAMCKE INVESTMENTS INC **Contact** VERNON LAMCKE 716-204-5572

**Address** 4708 W. CHARLESTON BLVD **Phone:** _____ **Fax:** _____

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

**E-mail Address** _____

**REPRESENTATIVE** NEV. GAMING APP. CONS **Contact** DAVE EDER 1-888-711-1225

**Address** 777 E. QUARTZ AVE **Phone:** 945-0701 **Fax:** _____

**City** SANDY VALLEY NV **State** NV **Zip** 89019

**E-mail Address** NGMCSV@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*** by Logan Hall for Brad Hall

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

**Print Name** Logan Hall for Brad Hall

Subscribed and sworn before me

this 25th day of June, 20 13.

SHAWN D. BOYLE NOTARY PUBLIC STATE OF IDAHO

Notary Public in and for said County and State

Revised 10/27/08

RECEIVED

JUN 26 2013

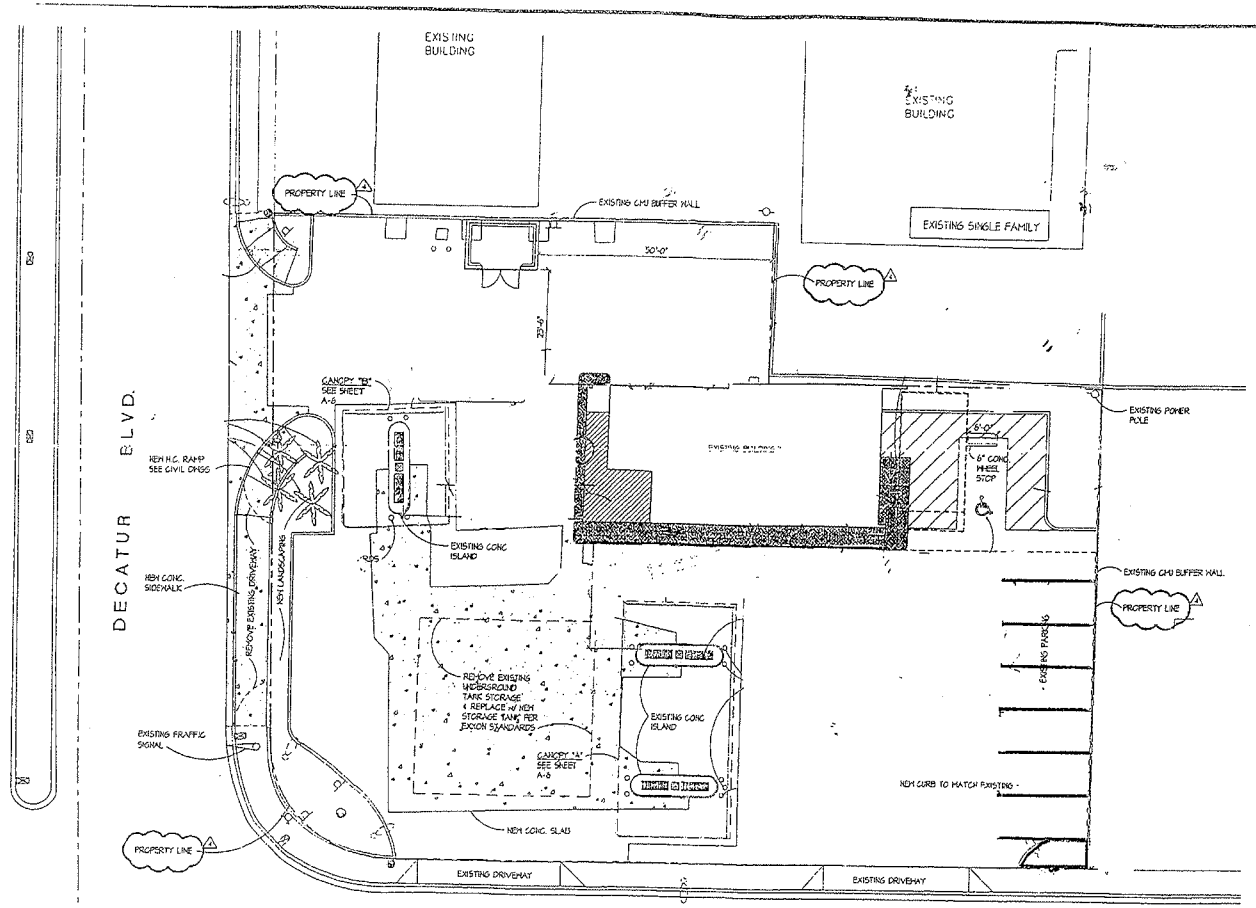
City of Las Vegas
Dept. of Planning

**FOR DEPARTMENT USE ONLY**

| | |
|---|---|
| Case # | SUP-50068 |
| Meeting Date: | 08/13/13 |
| Total Fee: | $1280.00 |
| Date Received:* | 06/26/13 |
| Received By: | Jonathan B. |

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

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




Existing Site Plan
Charleston and Decatur

SITE SUMMARY
BLDG AREA = 1850 SF
PARKING 1850/250=7.4 SPACES, 1 H.C.
REQUIRED PARKING 8 (1 H.C.)
PROPOSED PARKING 8 (1 H.C.)
NEW CONSTRUCTION

CLV

Nadel Architects Inc.
Sustainable Planning Architecture
7180 S. Industrial Rd.
Suite 600
Las Vegas
Nevada 89118
702-896-2000

REVISIONS
1 REV. 12/7/00
2 REV. 3/19/01
3 REV. 5-7-1
4 BLDG COM 5-25-1

TENANT IMPROVEMENT FOR:
EXXON
NEC OF CHARLESTON + DECATUR
Las Vegas, Nevada XX

EXISTING SITE PLAN

DRAWING TITLE
DATE 6/3/00
JOB NO. 89 043.00
SHEET A-1

COPY

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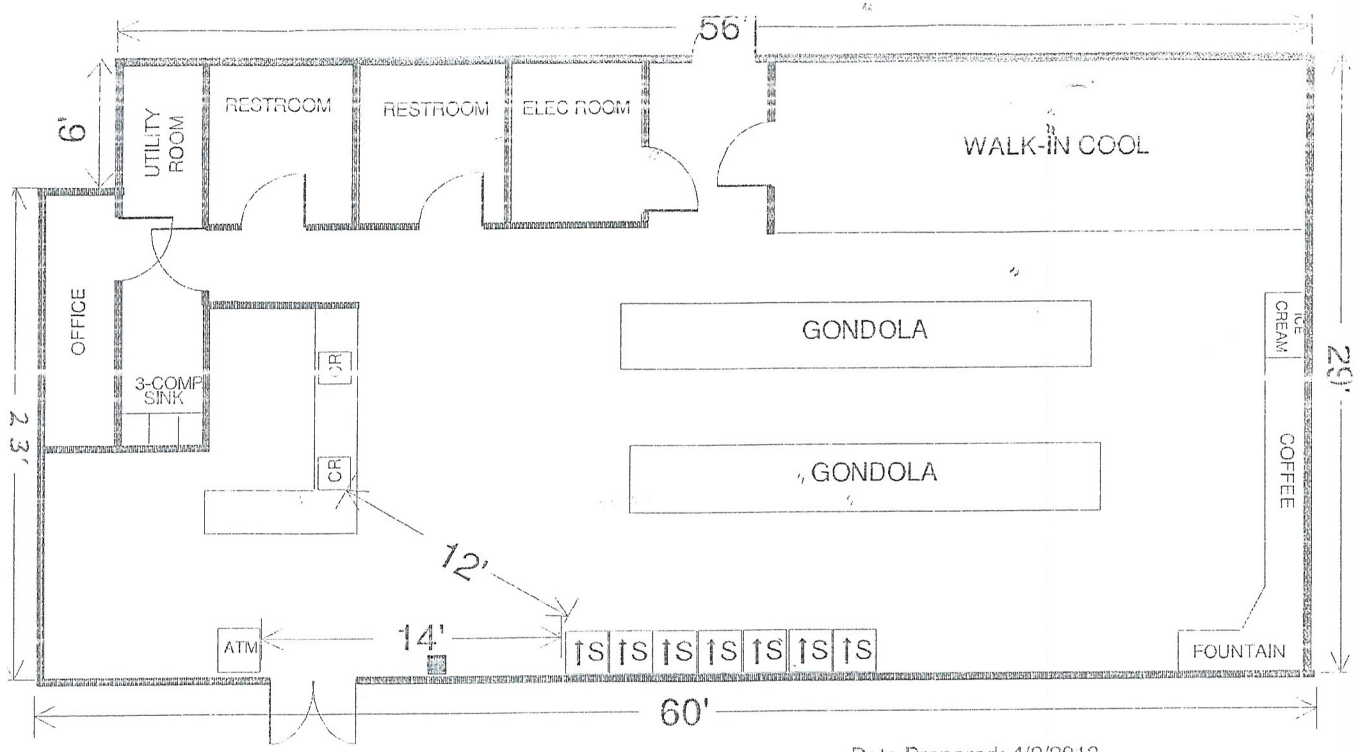
JUN 26 2013
City of Las Vegas
Dept. of Planning

SUP-50068




24/Seven Gas Mart
4708 W. Charleston Blvd.
Las Vegas, NV 89102

Date Prepared: 4/2/2013
Total Sq. Feet: 1,694

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JUN 26 2013
City of Las Vegas
Dept. of Planning

**SUP-50068**

Land Escaping
24 / Seven Gas Mart










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City of Las Vegas
Dept. of Planning

Land Escaping
24 / Seven Gas Mart






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City of Las Vegas
Dept. of Planning

**SUP-50068**

Elevations
24 / Seven Gas Mart







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JUN 26 2013
City of Las Vegas
Dept. of Planning

**SUP-50068**

Elevations
24 / Seven Gas Mart







RECEIVED

JUN 26 2013

City of Las Vegas
Dept. of Planning

**SUP-50068**

Justification Letter
24 / Seven Gas Mart

The 24 Seven Gas Mart located at 4708 W. Charleston Blvd, Las Vegas NV. Has been a non conforming convenience for store for many many years selling a variety of house hold products, food products beer & wine and Spirit base products and Gasoline. When the economy took a down turn the store closed for a period of time and the nonconforming status was lost prior to a change in ownership.

Since the reopening of the store the current management has found that a lot people come in the store for the low gasoline prices, while they visit the store they pick up items from the shelves, then ask where is the beer, When the employees answer we do not have any beer at this time. The customers put down the items and leave without even buying gas.

There is enough of this happening that it is hurting the sales of the store and is causing a hardship. for the management.

The 24 Seven Gas Mart is on a prime location on the corner of Charleston and Decatur. There is a Church with in 400 of feet of this location, however it is divided by Decatur Blvd. which is a 100 foot right of way. Therefore we would like to request a waiver of the 400 foot distance to the church as per the City Ordnance allowing such.

Allowing the 24 Seven Gas Mart to have off sale Beer & Wine will allow the store to be able to fairly compete with other convenience stores in the area, and ensure its survival.

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

**SUP-50068**

City of Las Vegas Agenda Item No.: **57.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

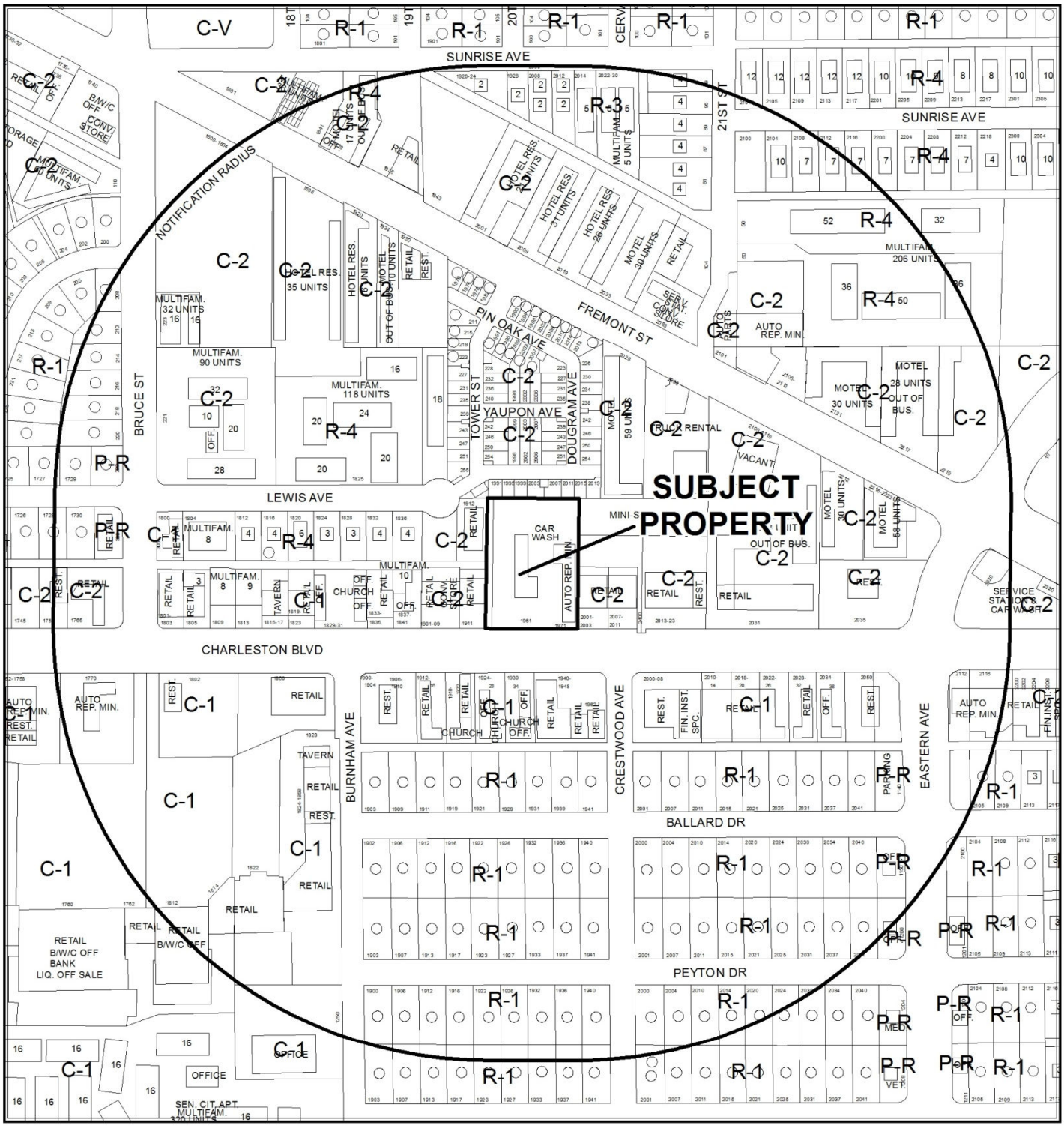
**SUBJECT:**
SUP-50069 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMY YOUSIF, LLC - OWNER: YOUSIF LIMITED, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE, at 1961 East Charleston Boulevard (APNs 139-35-803-013 & 024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49855].

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
None

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



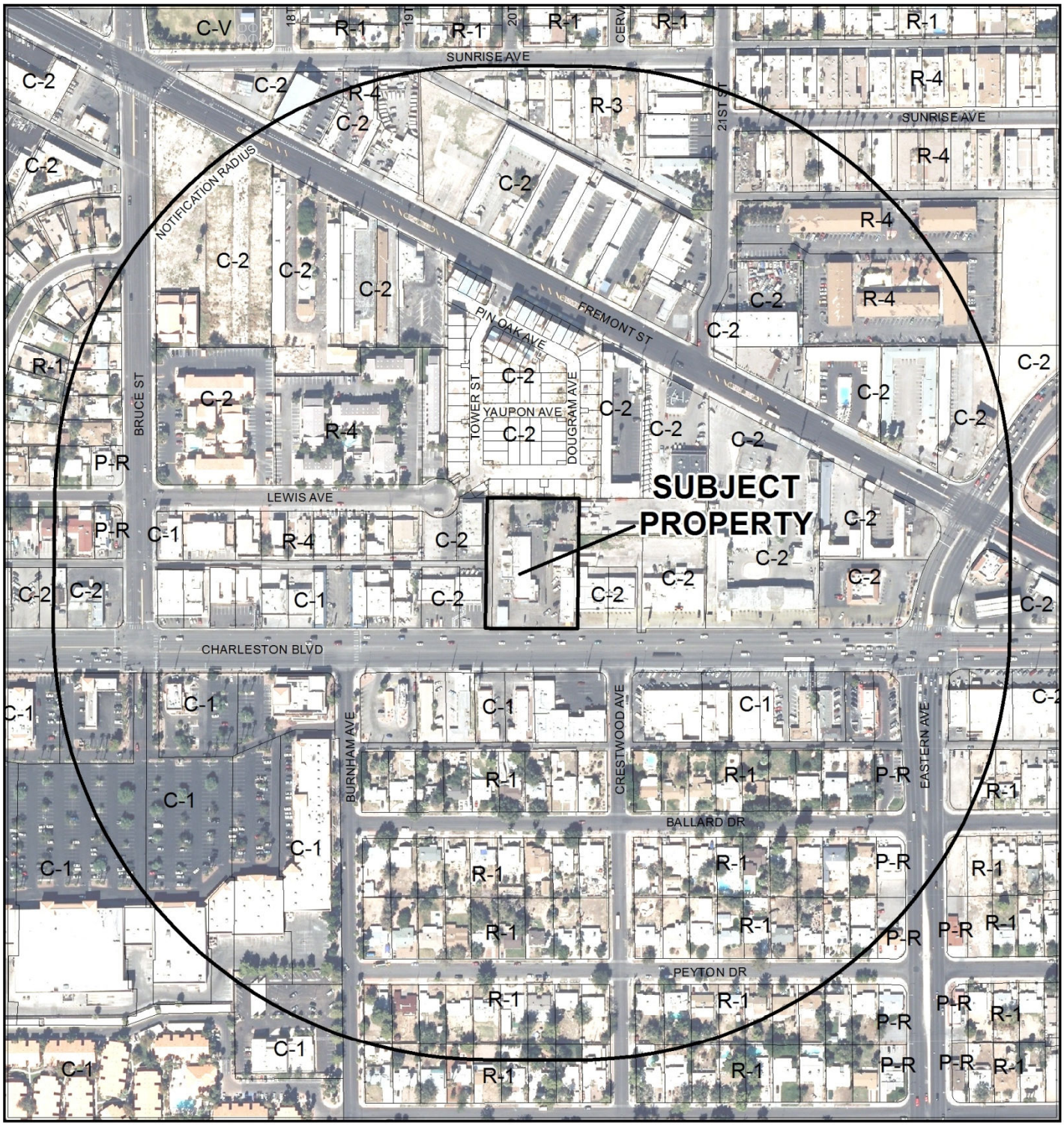

**CASE:** **SUP-50069 (PRJ-49855)**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N




**CASE:** **SUP-50069 (PRJ-49855)**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50069

Case Number: PRJ-49855 APN: 139-35-803-024 & 013

Name of Property Owner: YOUSIF LIMITED, LLC

Name of Applicant: SAMY YOUSIF

Name of Representative: Ignacio Gonzalez of Ignacio Gonzalez/Architects, ltd.

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: Samy Yousef

STATE OF NEVADA COUNTY OF CLARK
Subscribed and sworn before me

This 26 day of June, 2013

Vicki Figueroa
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICKI FIGUEROA
No: 99-59352-1
My Appointment Expires Sep. 15, 2015



PRJ-49855
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit for Charleston Auto Dealership

**Project Address (Location)** 1961 E. Charleston Blvd.

**Project Name** Charleston Auto Dealership **Proposed Use** Auto sales-used

**Assessor's Parcel #(s)** 139-35-803-024 & 013 **Ward #** _____

**General Plan:** existing G.C.D. proposed _____ **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** TOTAL: 11,546 G.S.F. **Floor Area Ratio** _____

**Gross Acres** 1.37 & .07 **Lots/Units** _____ **Density** _____

**Additional Information** Existing carwash/auto repair (minor)/ smog check/ food prep.

**PROPERTY OWNER** Yousif limited, llc. **Contact** Samy Yousif

**Address** 1961 E. Charleston Blvd. **Phone:** (702) 382-3750 **Fax:** (702) 382-3750

**City** Las Vegas **State** Nv **Zip** 89101

**E-mail Address** _____

**APPLICANT** Samy Yousif **Contact** _____

**Address** 1961 E. Charleston Blvd. **Phone:** (702) 382-3750 **Fax:** (702) 382-3750

**City** Las Vegas **State** Nv. **Zip** _____

**E-mail Address** _____

**REPRESENTATIVE** Ignacio Gonzalez Architects **Contact** Ignacio Gonzalez

**Address** 2516 Ocean Front Drive **Phone:** (702) 491-1397 **Fax:** (702) 920-8137

**City** Las Vegas **State** Nv. **Zip** 89128

**E-mail Address** iga-2000@msn.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** Samy Yousif

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 26 day of June, 20 13.

Vicki Figueroa

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICKI FIGUEROA
No: 99-59352-1
My Appointment Expires Sep. 15, 2015

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50069 |
| Meeting Date: | 08/13/13 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-49855
06/27/13

Revised 10/27/08




PROJECT AREAS & PARKING REQUIREMENTS

| | | |
|---|---|---|
| EXISTING CARWASH: | 4,588 S.F. | 31 STALLS |
| EXISTING FOOD PREP.: | 502 S.F. | 3 STALLS |
| EXISTING COVERED PARKING: | 1,782 S.F. | N/A |
| SMOG CHECK/REPAIR 1: | 1,219 S.F. | 6 STALLS |
| SMOG & REPAIR 1 TO BECOME AUTO SALES OFFICES | | |
| MAIN REPAIR SHOP BLDG.: | 5,239 S.F. | 32 STALLS |
| TOTAL PARKING STALLS REQUIRED (NOT COUNTING 22 AUTO SALES SPACES): | | 72 STALLS |
| (4 ARE HANDICAP STALLS) | | |
| 76 STALLS PROVIDED (NOT INCLUDING AUTO SALES SPACES.) | | |
| (4 ARE HANDICAP STALLS) | | |

# CHARLESTON AUTO SALES

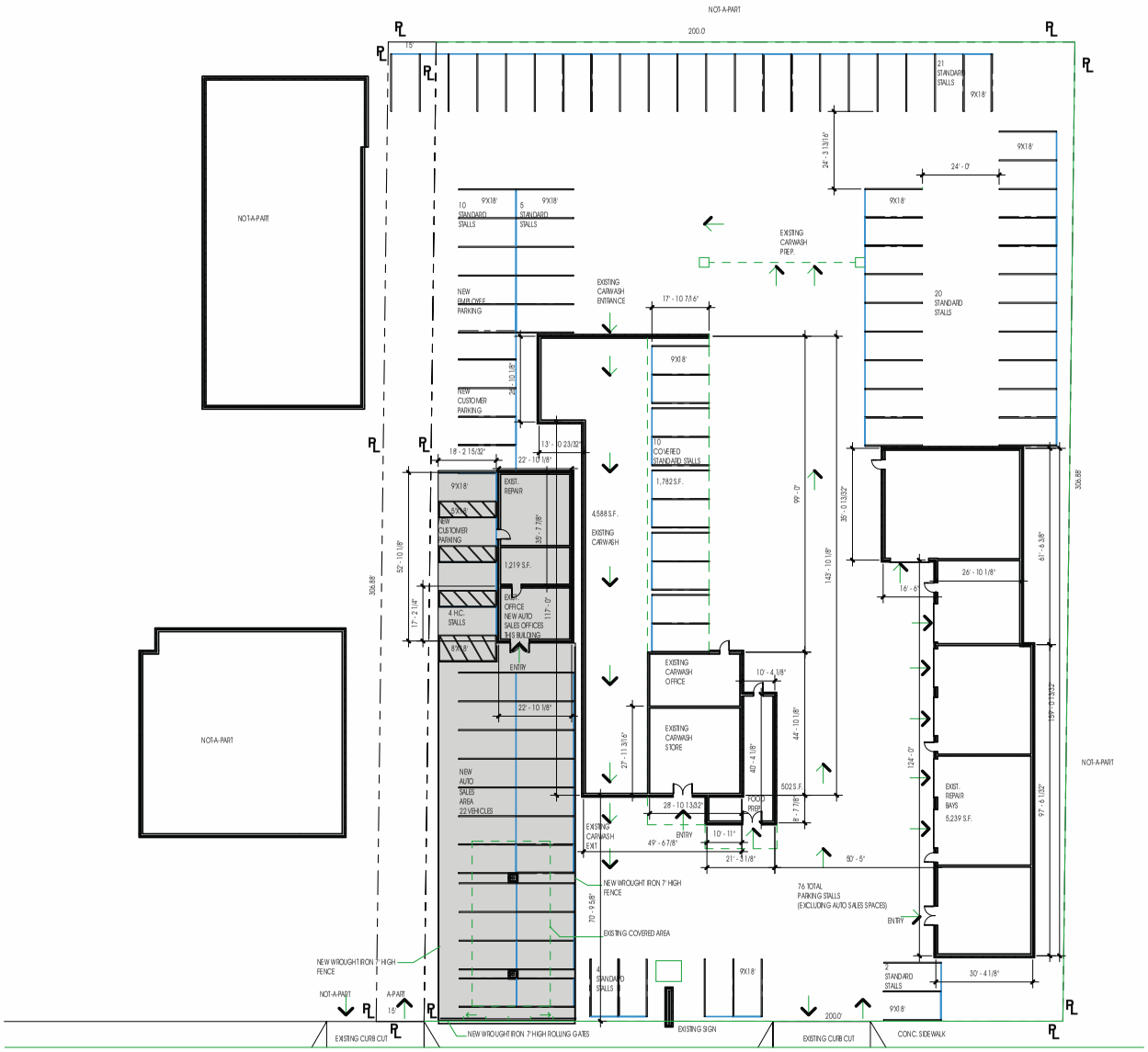
1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

COLORED SITE PLAN

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

SUP-50069




E. CHARLESTON BLVD.

0' 5' 10' 20' 40' 65'

# CHARLESTON AUTO SALES

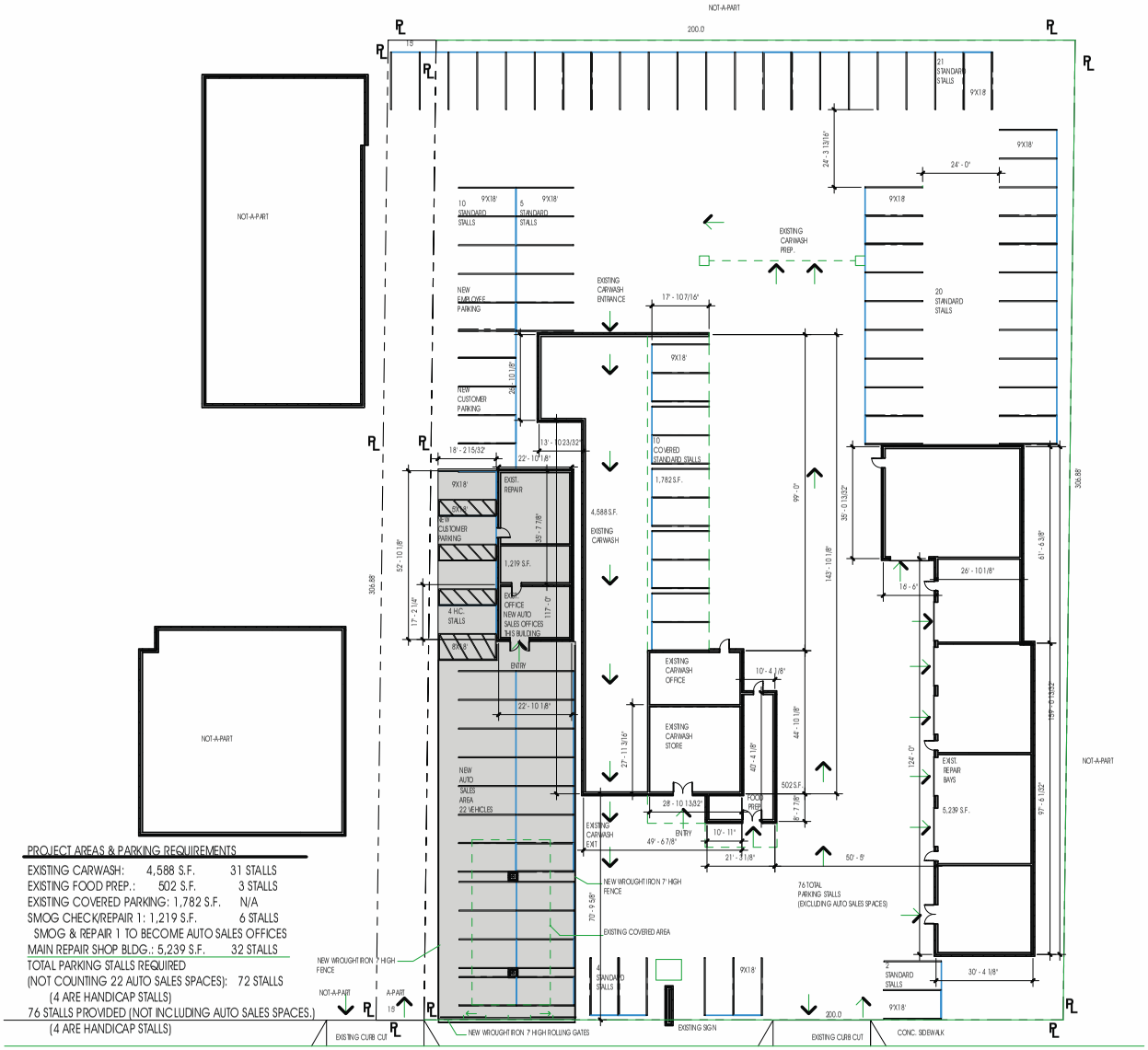
1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

FLOOR PLAN

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

**SUP-50069**




PROJECT AREAS & PARKING REQUIREMENTS

| | | |
|---|---|---|
| EXISTING CARWASH: | 4,588 S.F. | 31 STALLS |
| EXISTING FOOD PREP.: | 502 S.F. | 3 STALLS |
| EXISTING COVERED PARKING: | 1,782 S.F. | N/A |
| SMOG CHECK/REPAIR 1: | 1,219 S.F. | 6 STALLS |
| SMOG & REPAIR 1 TO BECOME AUTO SALES OFFICES | | |
| MAIN REPAIR SHOP BLDG.: | 5,239 S.F. | 32 STALLS |
| TOTAL PARKING STALLS REQUIRED (NOT COUNTING 22 AUTO SALES SPACES): | | 72 STALLS |
| (4 ARE HANDICAP STALLS) | | |
| 76 STALLS PROVIDED (NOT INCLUDING AUTO SALES SPACES.) | | |
| (4 ARE HANDICAP STALLS) | | |

E. CHARLESTON BLVD.

0' 5' 10' 20' 40' 65'

# CHARLESTON AUTO SALES

1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

SITE PLAN & PROJECT INFORMATION

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

**SUP-50069**

IGNACIO GONZALEZ
• ARCHITECTS, INC. •

May 20, 2013

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
LAS VEGAS, NEVADA

# PROJECT JUSTIFICATION LETTER

RE: CHARLESTON AUTO DEALERSHIP

To whom it may concern;

We are forwarding to you this justification letter for the new Charleston Auto Dealership adjacent to the existing Charleston Car Wash at 1961 East Charleston Blvd. The existing lot is 59,677 g.s.f.

The proposed dealership will be on the north side of this existing car wash which shall remain in operation. The existing office and repair stalls will remain and will be renovated. The existing open roof shelter at the front of the property will remain and will be refurbished. There will be approximately 24 used car spaces and required parking stalls. All requirements in Las Vegas Unified Development Code will be met (section 9.12)-motor vehicle sales (used)). All work shall be inside of property line.
Xeriscape will be incorporated in the site design.
There is connectivity to adjacent parcels except including street and sidewalk access.
The project does not qualify by use for Walkable Community designation.
The project is using sustainable construction where it is possible.
This project will enhance this area and will encourage the developed use of this area.

We are respectfully requesting that you permit the Charleston Auto Dealership to be developed as presented.

Thank you.
Ignacio Gonzalez
Principal architect

PRJ-49855
06/27/13

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN • FOOD FACILITIES
2516 OCEAN FRONT DRIVE LAS VEGAS, NEVADA 89128 PHONE: (702) 491-1397 FAX: (702) 9208137 EMAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50069

City of Las Vegas Agenda Item No.: **58.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

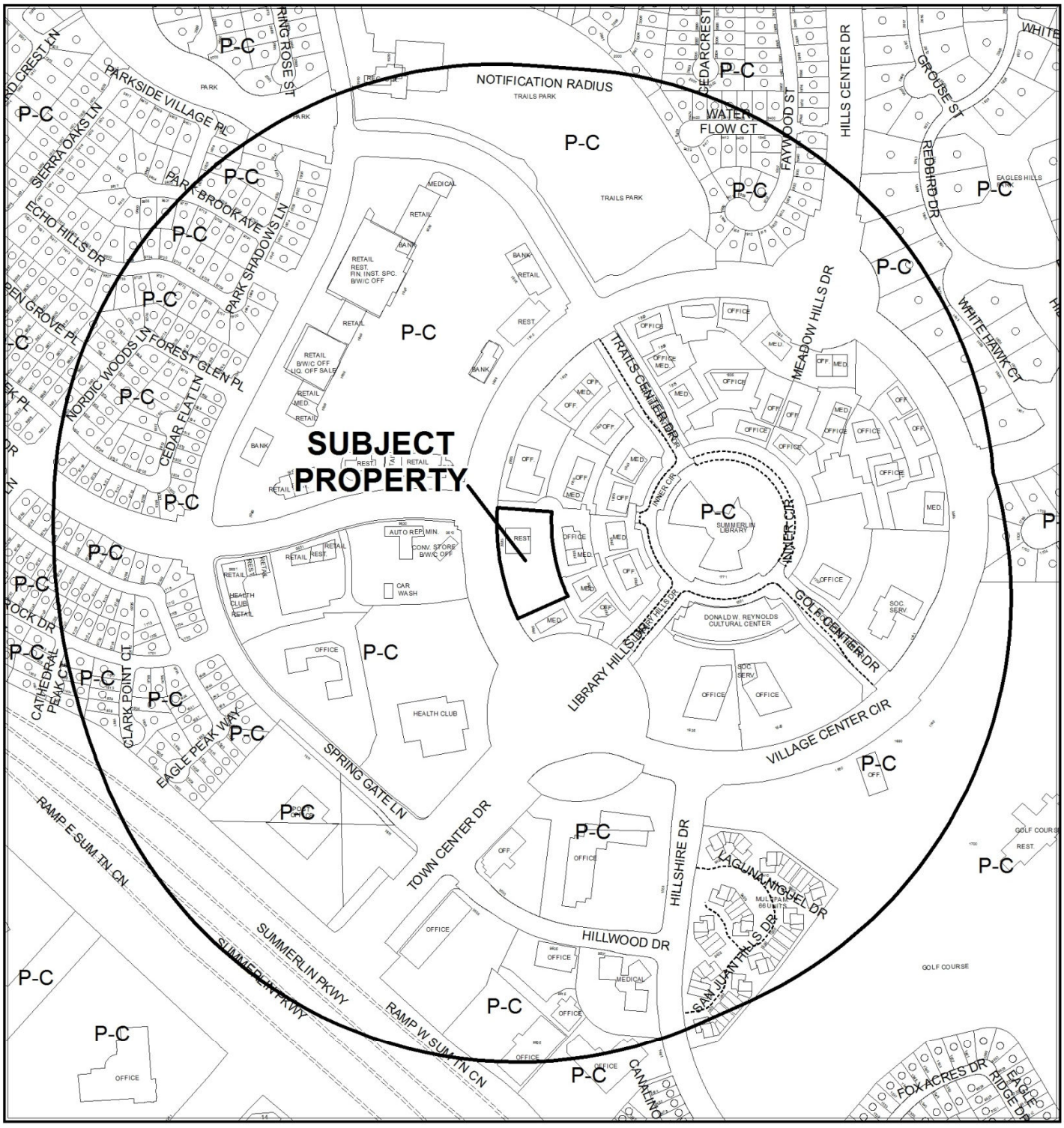
**SUBJECT:**
SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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-50074 and SUP-50075
2. Conditions and Staff Report - SUP-50074 and SUP-50075
3. Supporting Documentation
4. Photos - SUP-50074 and SUP-50075
5. Justification Letter - SUP-50074 and SUP-50075



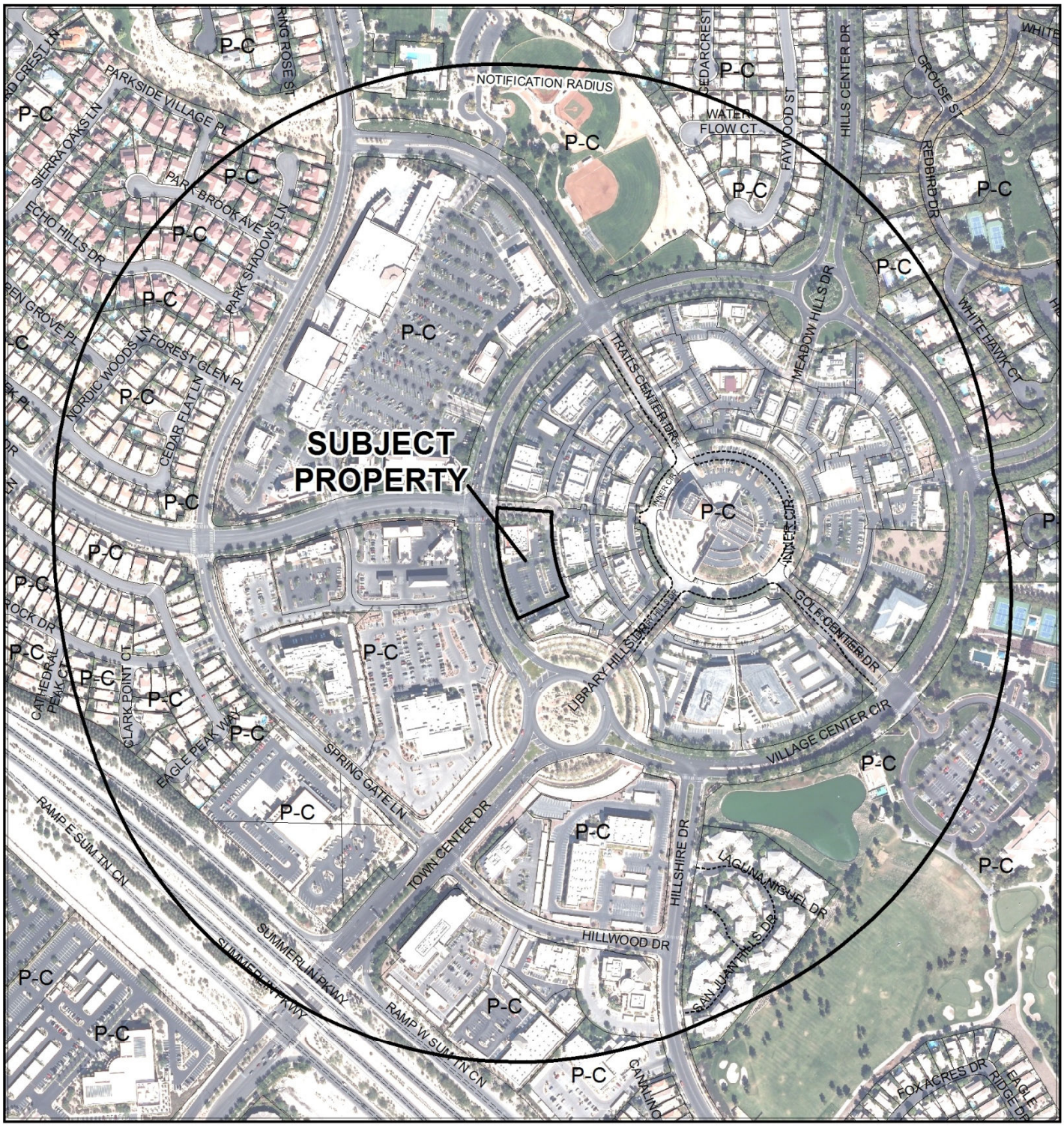

**CASE:** **SUP-50074 AND SUP-50075 (PRJ-50030)**

0 400 800 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[VC (VILLAGE COMMERCIAL)
Summerlin Special Land Use Designation]

N




**CASE:** **SUP-50074 AND SUP-50075 (PRJ-50030)**

0 400 800 Feet

**RADIUS:** 1500 FEET

**ZONING OF SUBJECT PROPERTY:** P-C (PLANNED COMMUNITY)
[VC (VILLAGE COMMERCIAL)
Summerlin Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50074

Case Number: PRJ-50030 APN: 138-19-812-017

Name of Property Owner: KHJ Property Holdings LLC

Name of Applicant: Sagos Prime

Name of Representative: Jason Godfrey

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: Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013

_____

Notary Public in and for said County and State

Clark, Nevada

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014



PRJ-50030
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Sagos Prime

**Project Address (Location)** 2025 Village Center Cirle

**Project Name** Sagos Prime - Pub/Bar/Lounge w/Gaming Restricted **Proposed Use** Pub/Bar/Lounge with Gaming Restricted

**Assessor's Parcel #(s)** 138-19-812-017 **Ward #** 2-Beers

**General Plan:** existing _____ proposed _____ **Zoning:** existing Supper club proposed Pub/Bar/Lounge with Gaming Restricted

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

**Gross Acres** 1.44 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** K HJ Property Holdings LLC **Contact** Hyo Jin Kim

**Address** 42 Via Tiberius Way **Phone:** 702 324-2775 **Fax:** _____

**City** Henderson **State** NV **Zip** 89011

**E-mail Address** Maruvegas@gmail.com

**APPLICANT** Sagos Prime **Contact** Jason Godfrey

**Address** 4790 S. Fort Apache Rd Ste E **Phone:** 702-257-2467 **Fax:** 702-367-0063

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

**E-mail Address** Jasong@sagosbar.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** Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013.

_____

Notary Public in and for said County and State

Clark, Nevada

Revised 10/27/08

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50074 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

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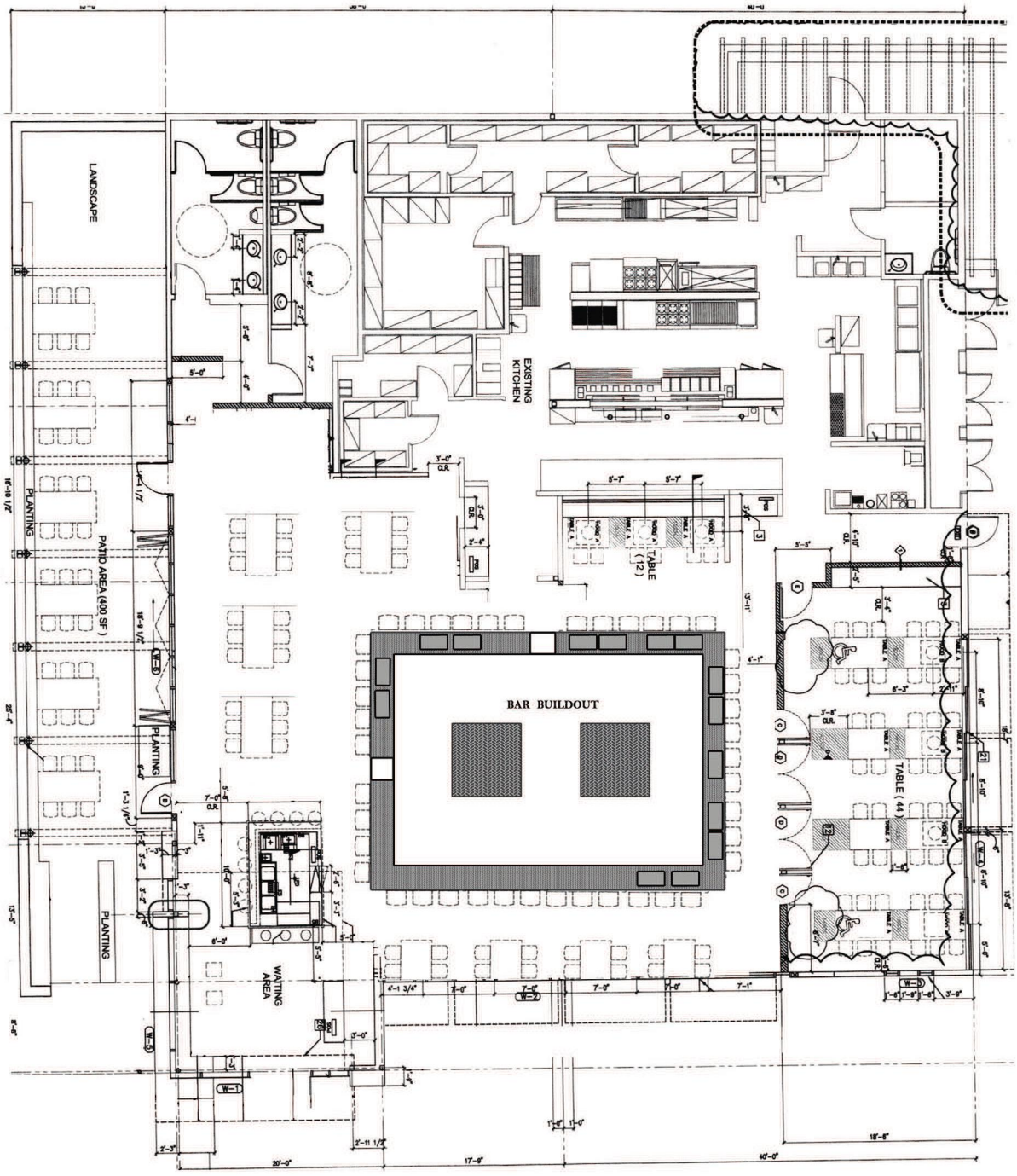
PRJ-50030
06/27/13




**SUP-50074**
**SUP-50075**




N

SUP-50074
SUP-50075

PRJ-50030
06/27/13

| | | | | | | |
|---|---|---|---|---|---|---|
| A2.01 | 1/4"=1'-0" | | | FLOOR PLAN | SAGOS PRIME | |
| SHEET No. | SCALE | DATE | REVISIONS | DRAWING TITLE | 2025 N. Village Center Circle. Las Vegas, NV 89134 | PROJECT |

**Justification Letter:**

SAGOS Prime is applying to switch the current supper club special use permit for Maru (138-19-812-017) located at 2025 Village Center Circle into a special use permit for a new Pub/Bar/Lounge w/ Gaming Restricted. SAGOS Prime will be an upscale Tavern located in the bustling village center complex in the heart of Summerlin, Las Vegas Nevada. The Restaurant and Tavern will feature a 100 seat fine-dining restaurant, a 400sq ft patio section, and an elegant 900sqft center bar with 15 IGT bartop game kings. Our focus will be on the community/customer service, and we will offer our guests a North American menu featuring excellent USDA Prime Steak and Seafood as well as a drink menu with handcrafted specialty drinks.

PRJ-50030
06/27/13

City of Las Vegas Agenda Item No.: **59.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SUP-50075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50075

Case Number: PRJ-50030 APN: 138-19-812-017

Name of Property Owner: KHJ Property Holdings LLC

Name of Applicant: Sagos Prime

Name of Representative: Jason Godfrey

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: Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013

_____

Notary Public in and for said County and State

Clark, Nevada

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

Revised 11-14-06

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PRJ-50030
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Sagos Prime

**Project Address (Location)** 2025 Village Center Cirle

**Project Name** Sagos Prime - Pub/Bar/Lounge w/Gaming Restricted **Proposed Use** Pub/Bar/Lounge with Gaming Restricted

**Assessor's Parcel #(s)** 138-19-812-017 **Ward #** 2-Beers

**General Plan:** existing _____ proposed _____ **Zoning:** existing Supper club proposed Pub/Bar/lounge with Gaming Restricted

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

**Gross Acres** 1.44 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** K HJ Property Holdings LLC **Contact** Hyo Jin Kim

**Address** 42 Via Tiberius Way **Phone:** 702 324-2775 **Fax:** _____

**City** Henderson **State** NV **Zip** 89011

**E-mail Address** Maruvegas@gmail.com

**APPLICANT** Sagos Prime **Contact** Jason Godfrey

**Address** 4790 S. Fort Apache Rd Ste E **Phone:** 702-257-2467 **Fax:** 702-367-0063

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

**E-mail Address** Jasong@sagosbar.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** Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013.

_____

Notary Public in and for said County and State

Clark, Nevada

Revised 10/27/08

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50075 |
| Meeting Date: | 08/13/13 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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

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PRJ-50030
06/27/13

City of Las Vegas Agenda Item No.: **60.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

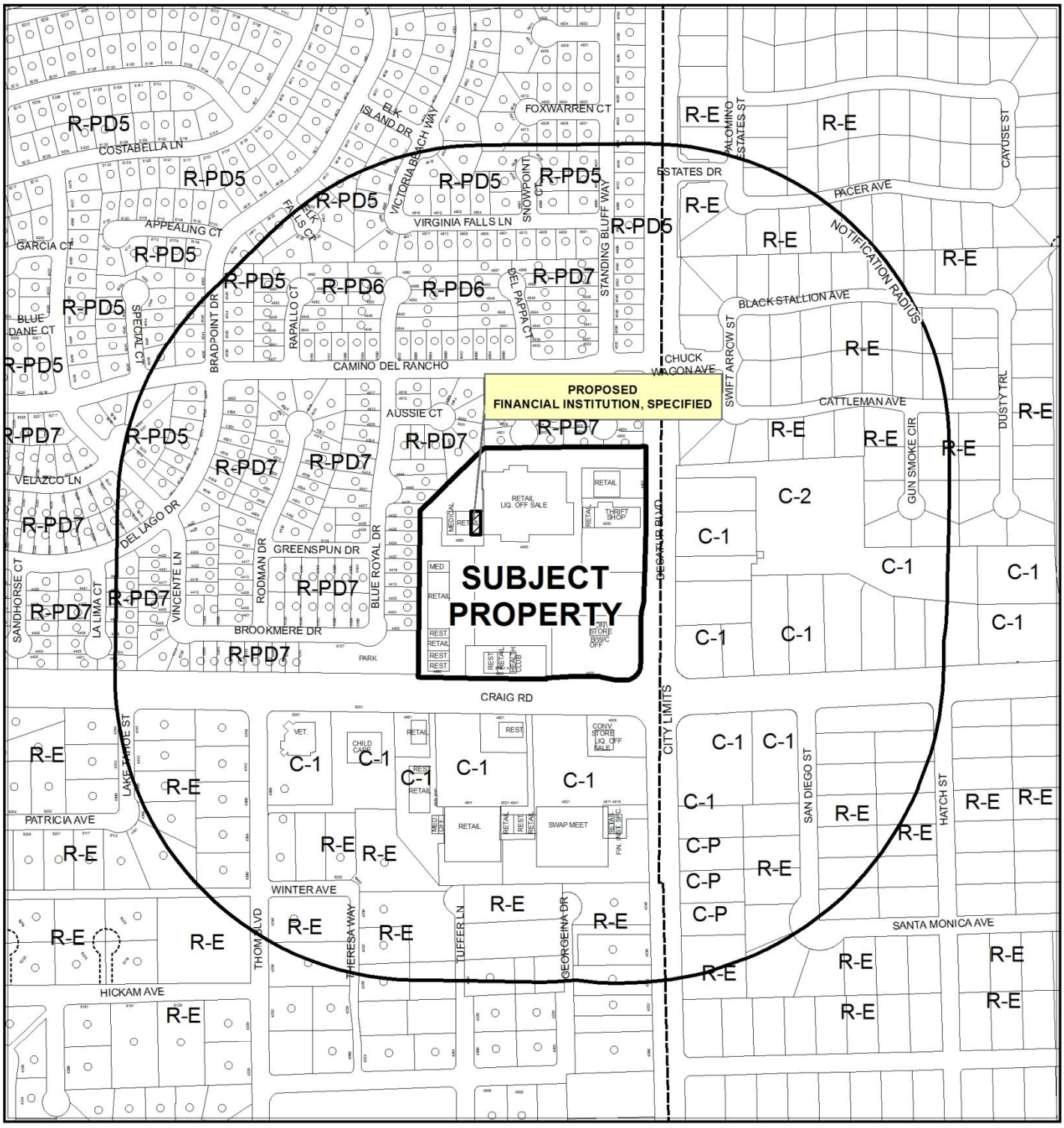
**SUBJECT:**
SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND TO EXTEND THE HOURS OF OPERATIONS TO 12:30 A.M. WHERE 11:00 P.M. IS THE MAXIMUM ALLOWED at 4950 West Craig Road, Suite 5 (APN 138-01-619-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-49853]. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends DENIAL.

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



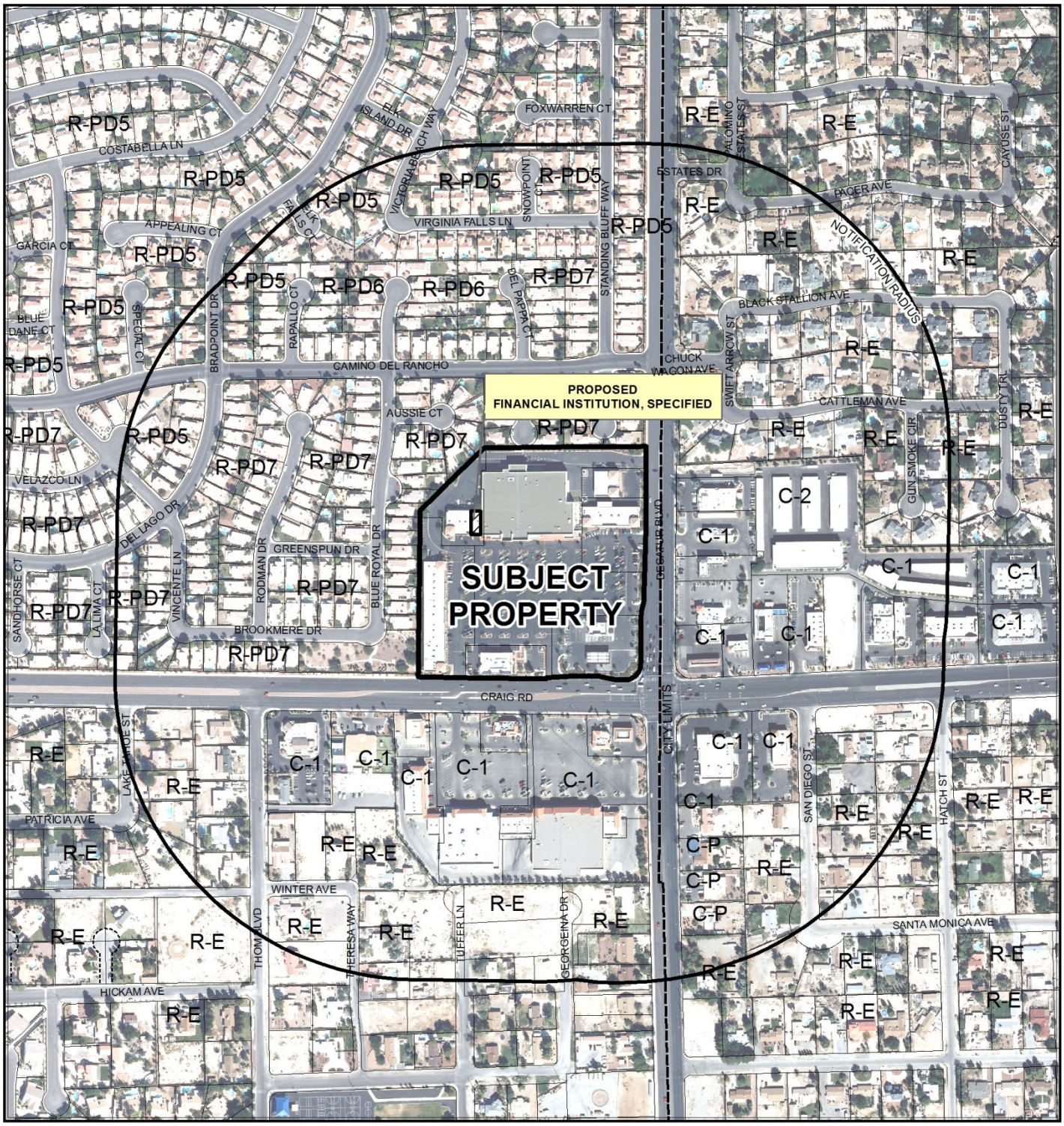

0 400 800 Feet

**CASE:** **SUP-50081 (PRJ-49853)**

**RADIUS:** 1000 FEET

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

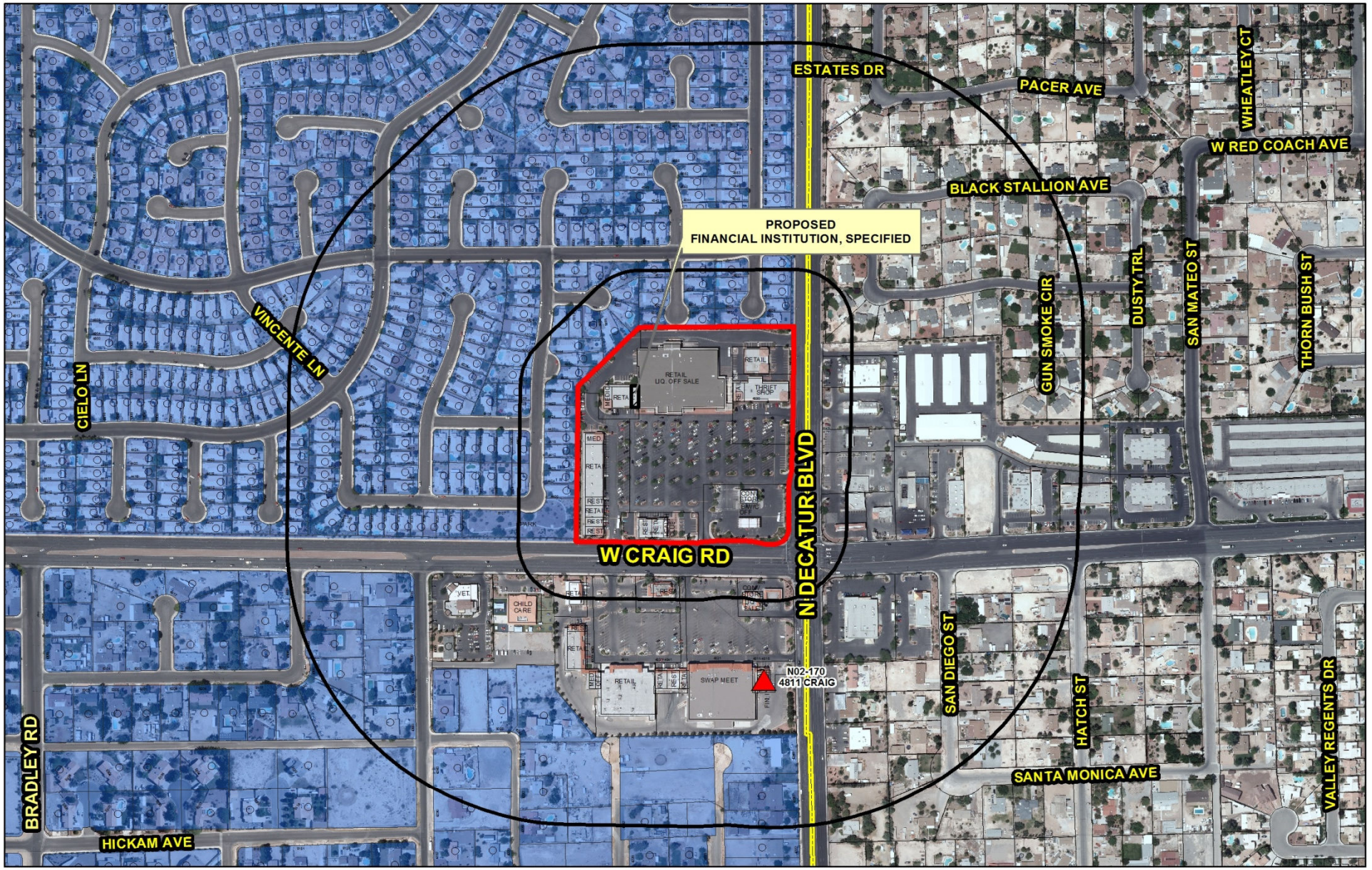
N




**CASE:** **SUP-50081 (PRJ-49853)**

**RADIUS:** 1000 FEET

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




**SUP-50081 (PRJ-49853)**

**Financial Institution**

**Business Licenses**

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

**Protected Uses**

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

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

Date: Thursday, July 11, 2013

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50081

Case Number: PRJ-49853 APN: 13801619003

Name of Property Owner: ~~CNA Enterprises Inc/Alta Mira Centre II~~ ALTA MERA SHOPPING CENTER, LLC

Name of Applicant: Sun Loan Company INC, dba Sun Loan Company

Name of Representative: Jennifer George

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: ALTA MERA SHOPPING CENTER, LLC

By:

Print Name: Lawrence Sloan, its Manager

Subscribed and sworn before me

This _____ day of Attached, 20____

_____

Notary Public in and for said County and State



PRJ-49853
06/27/13

State of California )
) ss.:
County of Los Angeles )

Subscribed and sworn to (or affirmed) before me on this 25th day of June, 2013, by Lawrence D. Sloan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

LISA LOCKHART
Commission # 1952140
Notary Public - California
Los Angeles County
My Comm. Expires Oct 12, 2015

PRJ-49853
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Sun Loan Company, INC dba Sun Loan Company

**Project Address (Location)** 4950 W. Craig Road, suite 5, Las Vegas, Nevada

**Project Name** Sun Loan Company **Proposed Use** Financial Institution

**Assessor's Parcel #(s)** 13801619003 **Ward #** 4

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

**Commercial Square Footage** 1540 square feet **Floor Area Ratio** _____

**Gross Acres** .91 **Lots/Units** 1 **Density** _____

**Additional Information** _____

**PROPERTY OWNER** ALTA MIRA SHOPPING CENTER, LLC **Contact** JOE FORD

**Address** 1901 AVENUE OF THE STARS, SUITE 855 **Phone:** 310-557-0771 **Fax:** 310-557-9744

**City** Los Angeles **State** CA **Zip** 90067

**E-mail Address** JFORD@CNAENTERPRISES.COM

**APPLICANT** Sun Loan Company INC dba Sun Loan **Contact** Jennifer George

**Address** 1008 E Charleston Blvd **Phone:** (775) 336-8694 **Fax:** (702) 383-6150

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

**E-mail Address** jennifer.george@brundagemgt.com

**REPRESENTATIVE** Jennifer George **Contact** _____

**Address** 1008 E Charleston Blvd **Phone:** 775 336-8694 **Fax:** 702 383-6150

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

**E-mail Address** jennifer.george@brundagemgt.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*** By: ALTA MIRA SHOPPING CENTER, LLC

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

**Print Name** Lawrence Sloan, its Manager

Subscribed and sworn before me

This _____ day of Attached, 20 _____.

Notary Public in and for said County and State

Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SUP-50081 |
| Meeting Date: | 08/13/13 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-49853
06/27/13

State of California )
) ss.:
County of Los Angeles )

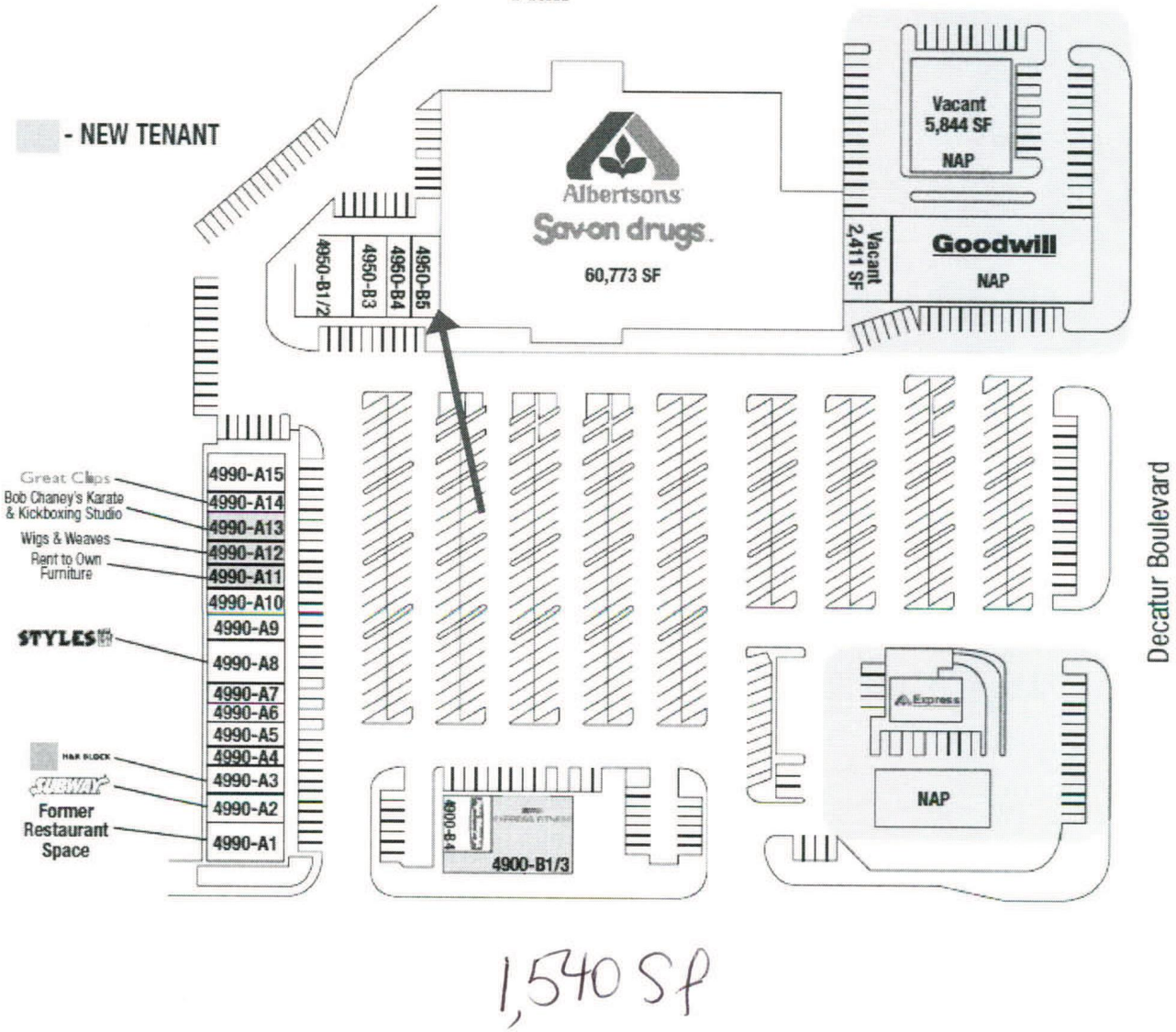
Subscribed and sworn to (or affirmed) before me on this 25th day of June, 2013, by Lawrence D. Sloan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Lisa Lockhart

LISA LOCKHART
Commission # 1952140
Notary Public - California
Los Angeles County
My Comm. Expires Oct 12, 2015

PRJ-49853
06/27/13

**Exhibit "A"**
**Site**
**Plan**



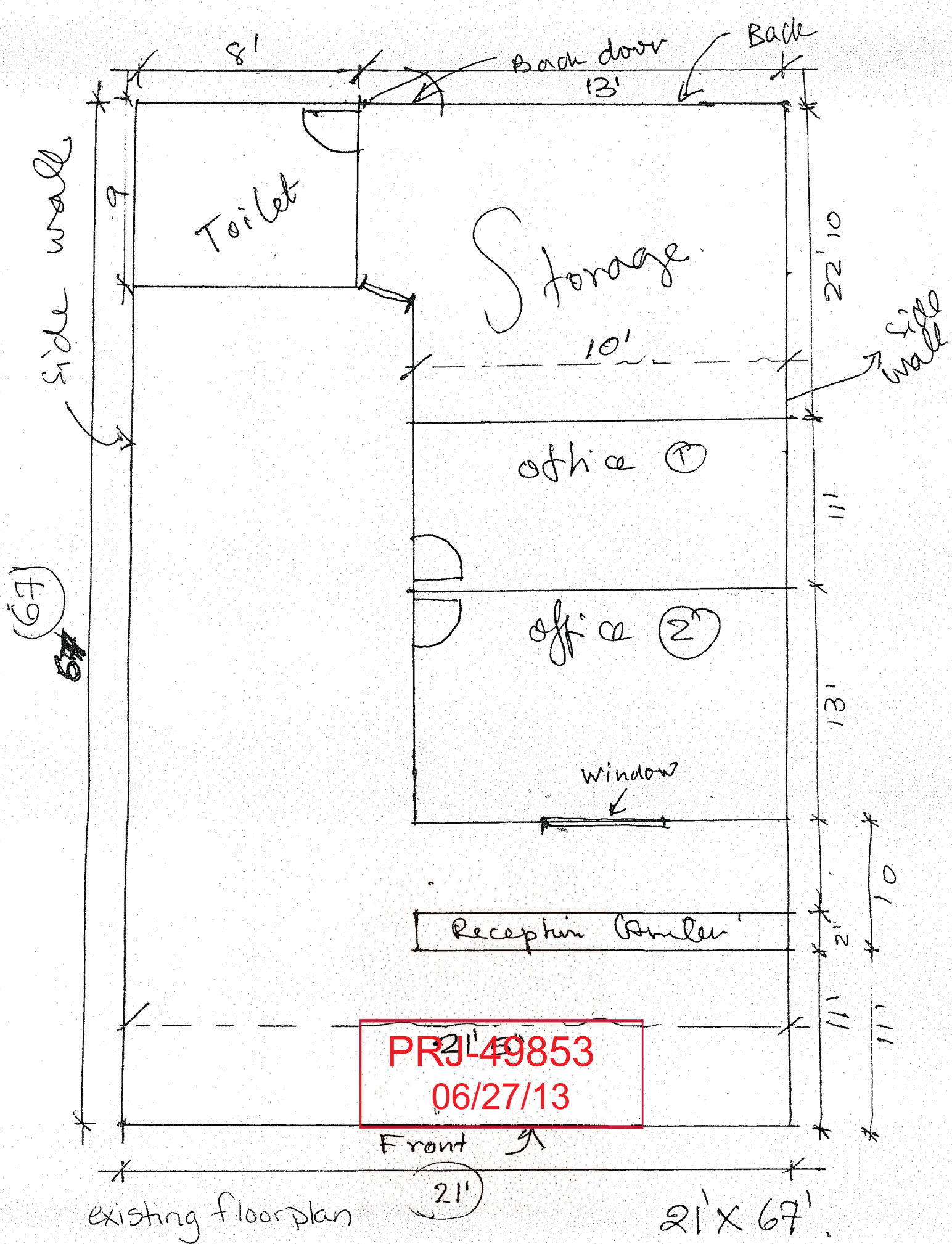

1,540 SF

PRJ-49853
06/27/13

1333 N Buffalo Rd, Ste 120 | Las Vegas, NV 89128
office: 702.787.0123 | fax: 702.463.0123
www.virtusco.com

virtus commercial | an affiliate of MOUNTAIN WEST RETAIL / INVESTMENT COMMERCIAL REAL ESTATE

SUP-50081




existing floorplan

21' X 67'

PRJ-49853
06/27/13

SUP-50081

Brundage MANAGEMENT COMPANY, INC.

PROVIDING SERVICES FOR
SUN LOAN COMPANIES

May 9, 2013

City of Las Vegas
Department of Planning

**RE: Justification Letter for Special Use Permit to Allow for Waiver of Separation Requirements - 4950 West Craig Road, Suite 5, Las Vegas, NV 89130**

To Whom It May Concern:

Sun Loan Company Nevada, Inc. doing business as Sun Loan Company (the "Applicant") is seeking a special use permit for a small consumer loan company. Additionally, the Applicant is seeking a waiver for: (1) the 200 foot distance requirement to a residential use and (2) the 1000 foot distance requirement from any other specified financial institution use.

The Applicant is a well-established and highly regarded small consumer loan operator throughout the City of Las Vegas. The Applicant is proposing to locate in an existing shopping center, Rancho Alta Mira Neighborhood Center, in a space formerly occupied by a water store. The address of the proposed space is 4950 West Craig Road, Suite 5 (as referenced above). The size of proposed space is 1,540 sq. ft. in the existing shopping center. The center, built in 2002, is comprised of 113,576 square feet of rentable space with 25 store fronts. Albertson, Savon Drugs, Goodwill, Cricket and Wells Fargo Bank are currently among some of the occupants of the center. Applicant currently operates small consumer loan branch offices in four other locations in Las Vegas: 1600 N. Nellis Blvd Suite 4, 1008 E. Charleston Blvd., 2470 E. Tropicana, and 4755 W. Flamingo Suite B. The first of these offices has been open for business, on Nellis Blvd., since August of 1994.

Applicant is requesting a waiver from the required distance to another financial institution. There is a payday loan or check-cashing business located in another shopping center across the street from the Applicant's proposed location. Applicant is not a payday loan company and does not do any check cashing. Applicant is also requesting a waiver for the 200 foot distance requirement to a residential use. Center has been in existence at present site since 2002 and does not pose any threat to any of the public's health, safety or welfare.

Sun Loan Company would be an appropriate business to occupy the vacant space (Suite B). The use of the business is completely compatible with the existing surrounding land uses, and with future surrounding land uses due to its location and pre-existing use as a location for business. The hours of operation would be 8:30 a.m. to 5:30 p.m. Monday through Thursday, 8:30 a.m. to 6:00 p.m. on Friday, and 8:30 a.m. to 12:30 p.m. on alternating Saturdays. There will be 2 employees. The limited hours of operation would not be detrimental to the residential use and would be compatible with the existing shopping center's hours of operation. Applicant will be licensed with the City, Clark County, and the State of Nevada (as a high interest loan company).

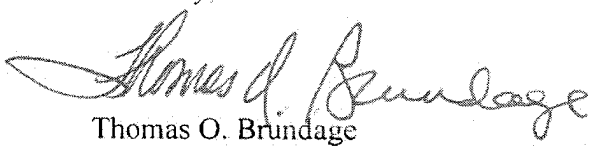
254 SPENCER LANE □ SAN ANTONIO, TEXAS 78201 □ PHONE (210) 735-9393 □ FAX (210) 735-2061

PRJ-49853
06/27/13

SUP-50081

I will further agree and consent with any and all lawful business agreements should you grant the Special Use Permit for Applicant. Your favorable consideration of this application is and will be most appreciated.

Sincerely,



Thomas O. Brundage
President
Sun Loan Company Nevada, Inc.



PRJ-49853
06/27/13

SUP-50081

City of Las Vegas Agenda Item No.: **61.**

# *AGENDA SUMMARY PAGE - PLANNING*

## PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

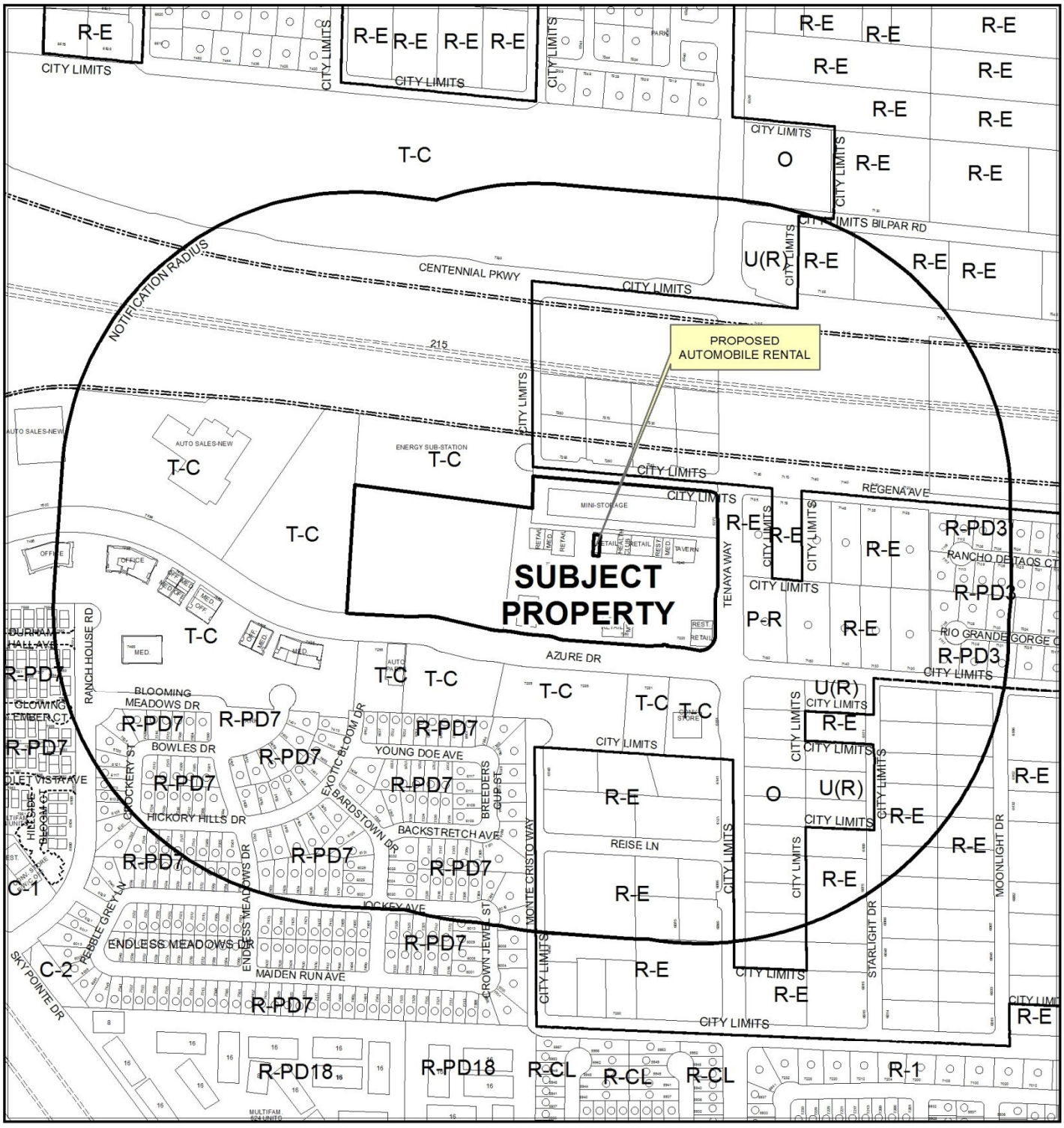
**SUBJECT:**
SUP-50094- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS L. P. - For possible action on a request FOR A PROPOSED AUTOMOBILE RENTAL ESTABLISHMENT on 6.28 acres at 7240 West Azure Drive, Suite 105 (APN 125-27-113-007) TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49849]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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



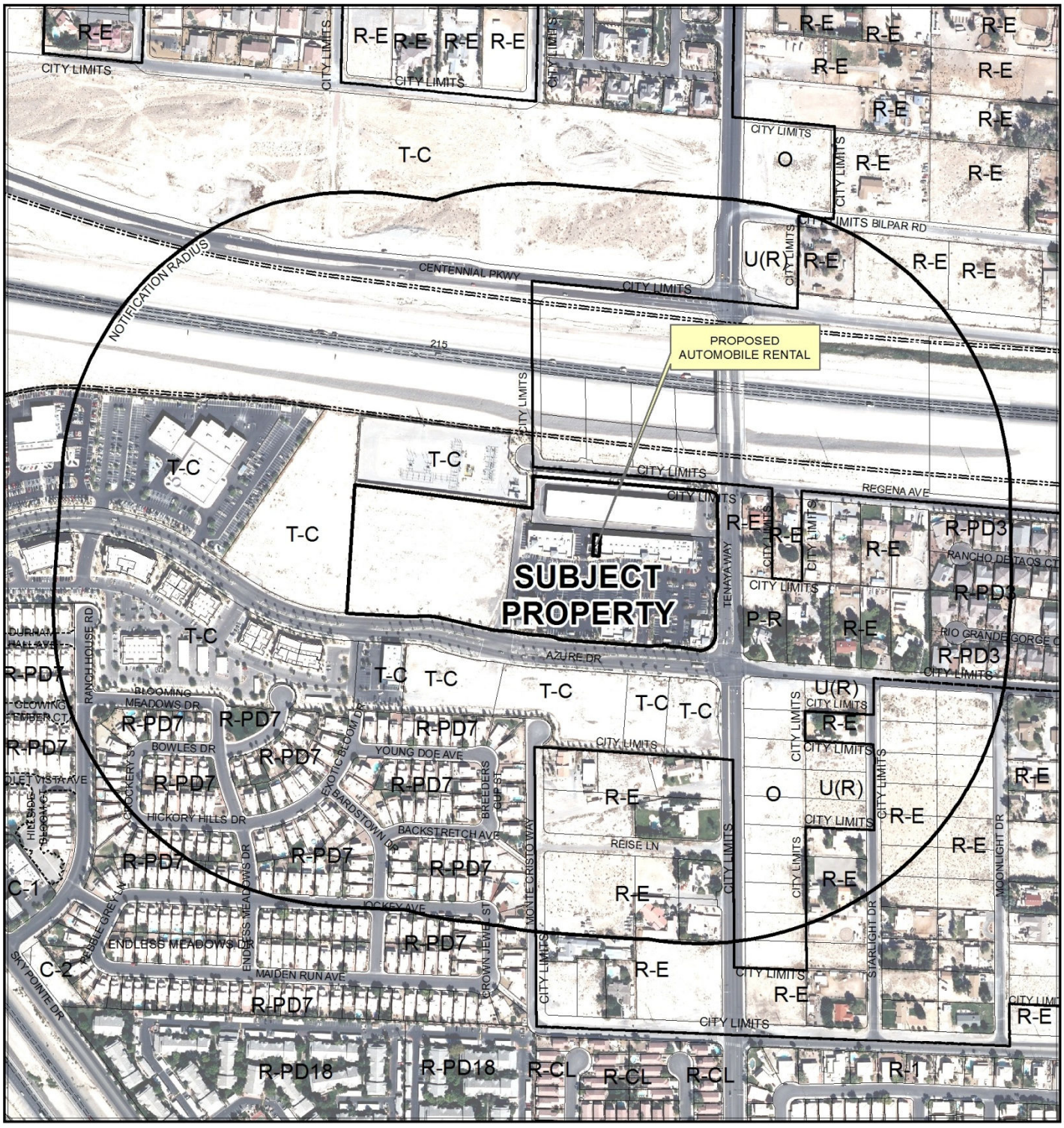

**CASE:** **SUP-50094 (PRJ-49849)**

0 400 800 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N




**CASE:** **SUP-50094 (PRJ-49849)**

0 400 800 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SUP-50094

Case Number: 000201 APN: 125-27-113-077

Name of Property Owner: Tenaya Vegas Partners LP

Name of Applicant: Enterprise Leasing Co.-West, LLC.

Name of Representative: Kelly McNamara

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: NA

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Stuart Schneider

Subscribed and sworn before me

This 26 day of June, 2013

_____

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016



PRJ-49849
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** SUP (#000201)

**Project Address (Location)** 7240 Azure Drive, Suite 105, LV, NV

**Project Name** Tenaya Village **Proposed Use** Rental Car

**Assessor's Parcel #(s)** 125-27-113-007 **Ward #** 6

**General Plan: existing** T-C **proposed** T-C **Zoning: existing** T-C **proposed** T-C

**Commercial Square Footage** 50,000 SF **Floor Area Ratio** 0.17 \ 6.24 parking ratio

**Gross Acres** 6.29 **Lots/Units** NA **Density** NA

**Additional Information** Suite 105 is 1,519 SF unit

**PROPERTY OWNER** Tenaya Vegas Partners LP **Contact** Stuart Schneider

**Address** 2815 Townsgate Rd, Suite 130 **Phone:** 805/777-1177 **Fax:** 805/777-1775

**City** Westlake Village **State** CA **Zip** 91361

**E-mail Address** schneider@ssgcinc.com

**APPLICANT** Enterprise Leasing Company West, LLC **Contact** Kelly McNamara

**Address** 6855 Bermuda Rd. **Phone:** 597-1600 **Fax:** 597-5509

**City** LV **State** NV **Zip** 89119

**E-mail Address** kelly.k.mcnamara@ehi.com

**REPRESENTATIVE** Kelly McNamara **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** Stuart Schneider

Subscribed and sworn before me

This 26 day of June, 20 13.

_____

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50094 |
| Meeting Date: | 08/13/13 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.

PB-49849
06/27/13

Revised 10/27/08

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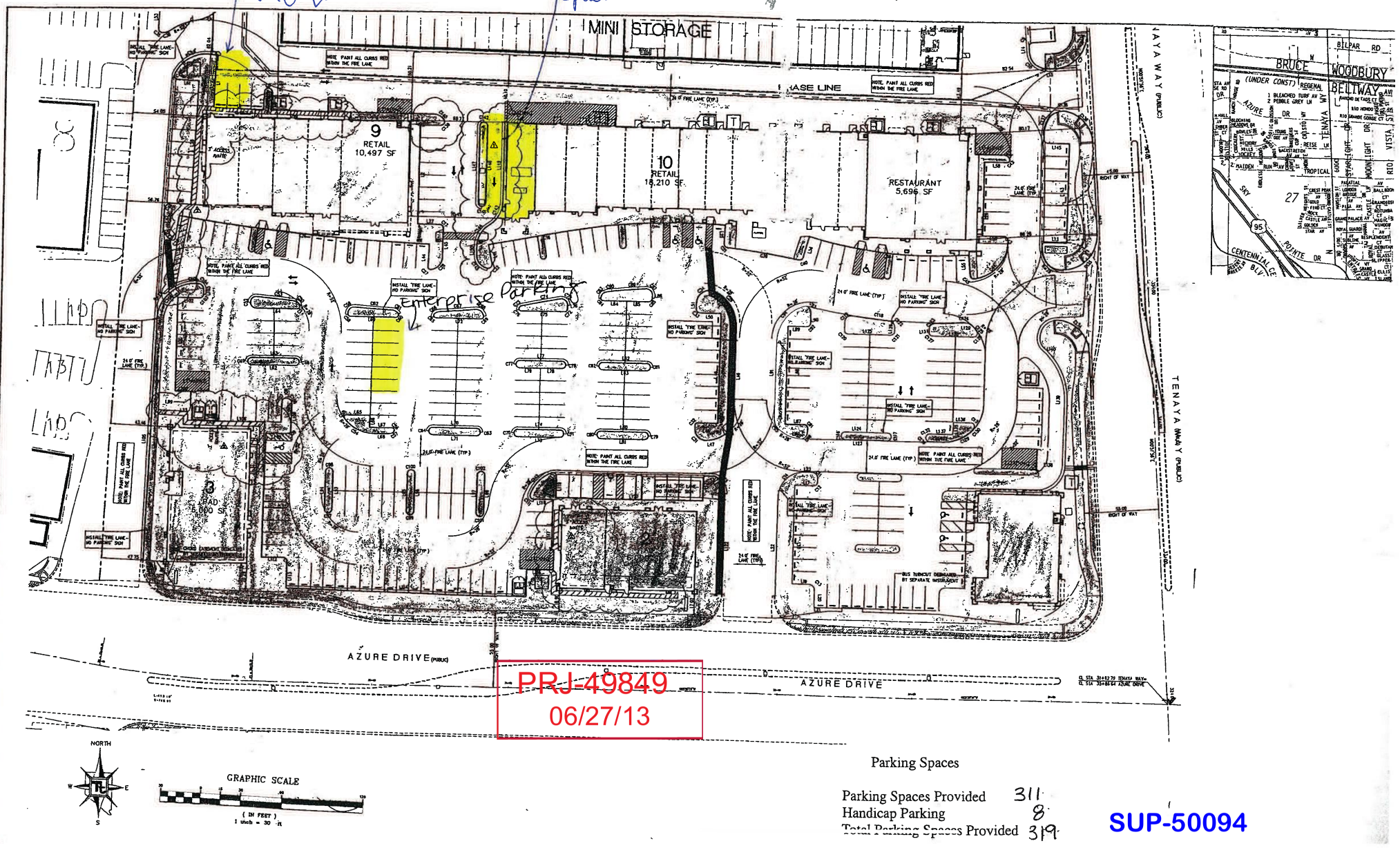
# SITE PLAN
PRJ-2013-000201SP001

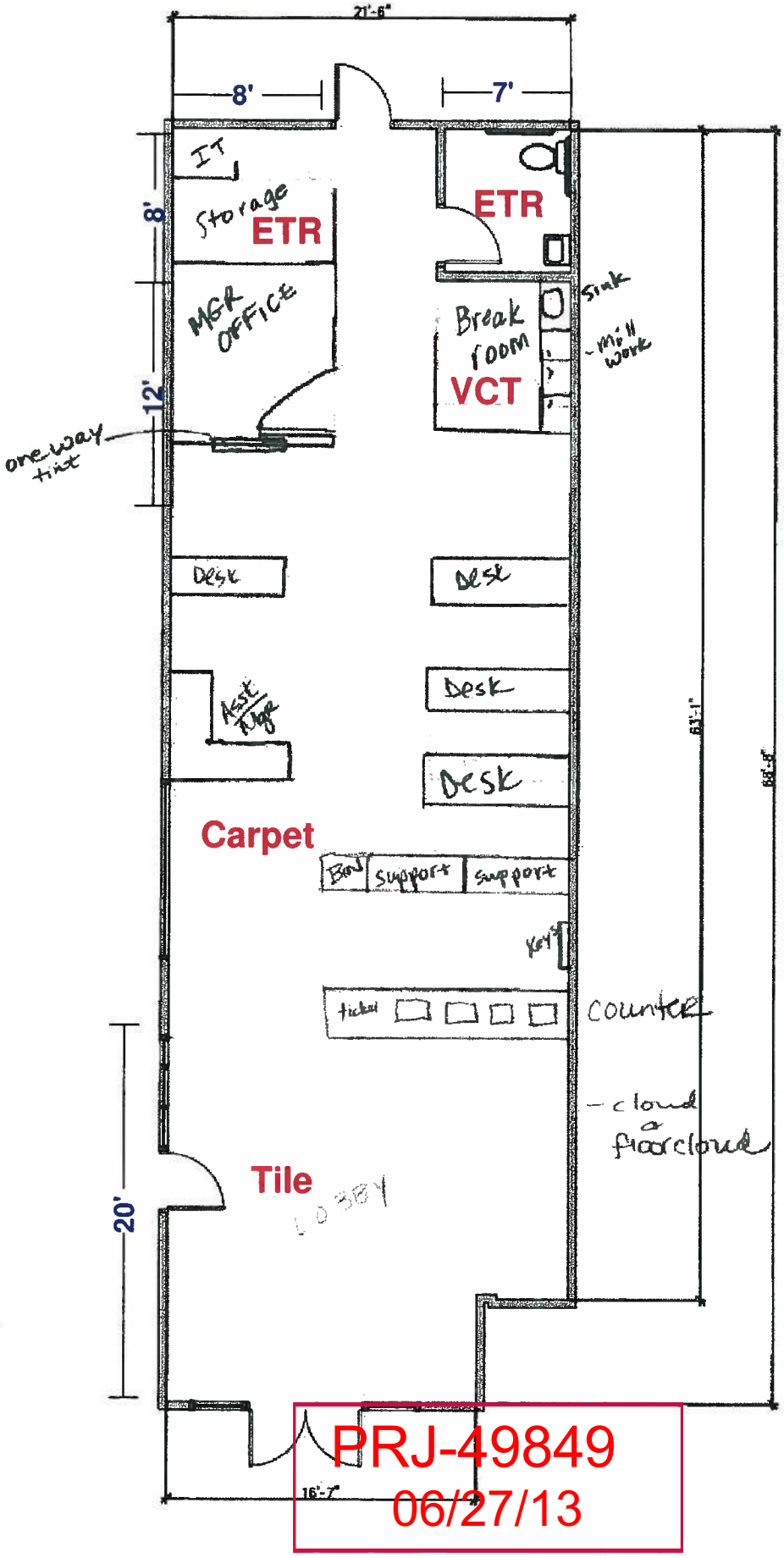



PRJ-49849
06/27/13

Parking Spaces

| | |
|---|---|
| Parking Spaces Provided | 311 |
| Handicap Parking | 8 |
| Total Parking Spaces Provided | 319 |

SUP-50094



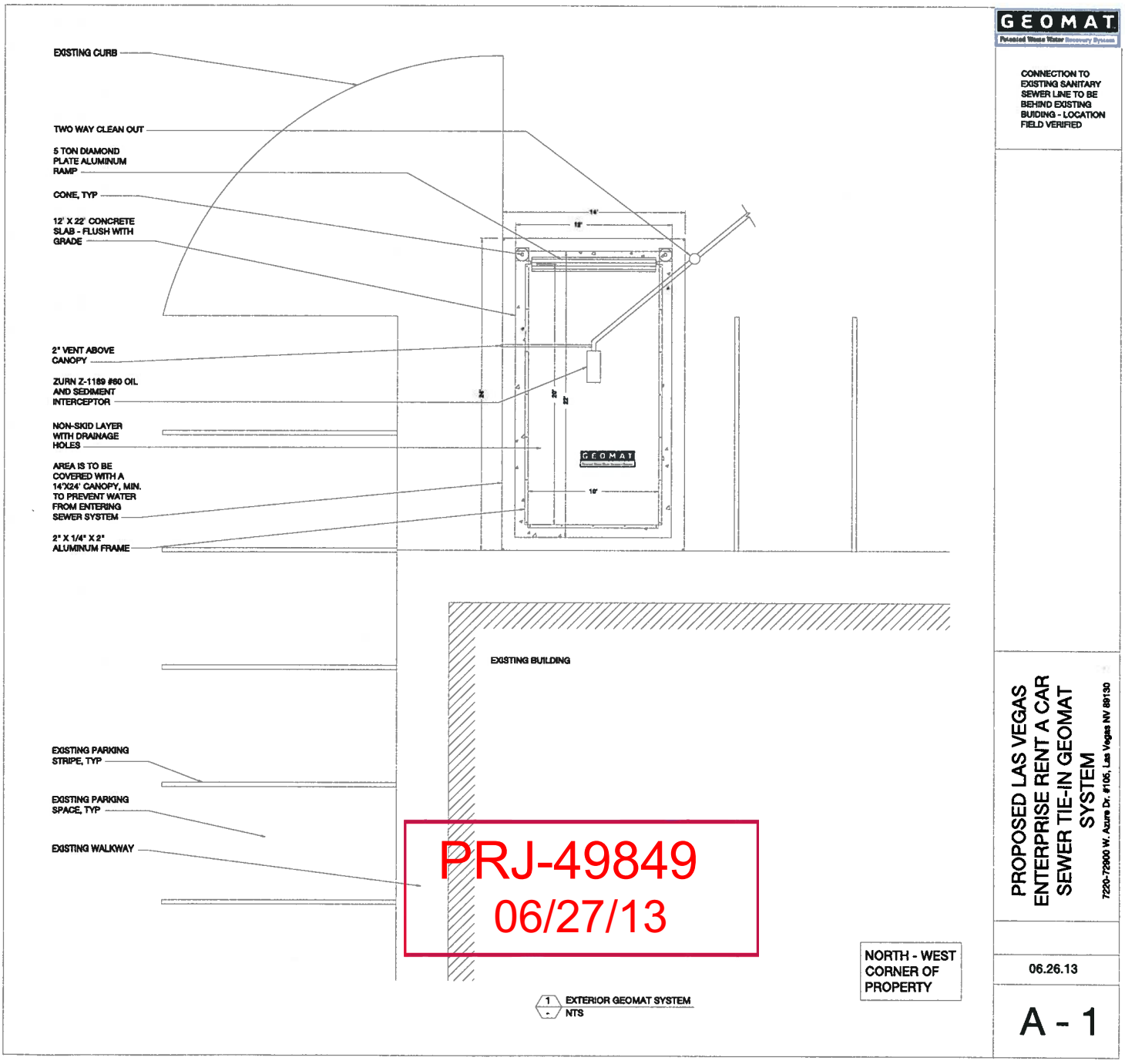

PRJ-49849
06/27/13

N
W
E
S

SUP-50094

Floor Plan

Geomat Car Wash Pad
Enterprise would be driving cars onto pad to wash so all run off goes in drain (sand/oil interceptor)
A canopy will sit over top of the whole pad.
Pressure washer will be used to rinse cars.




GEOMAT
Patented Waste Water Recovery System

CONNECTION TO EXISTING SANITARY SEWER LINE TO BE BEHIND EXISTING BUIDING - LOCATION FIELD VERIFIED

PROPOSED LAS VEGAS ENTERPRISE RENT A CAR SEWER TIE-IN GEOMAT SYSTEM
7220-72800 W. Azure Dr. #105, Las Vegas NV 89130

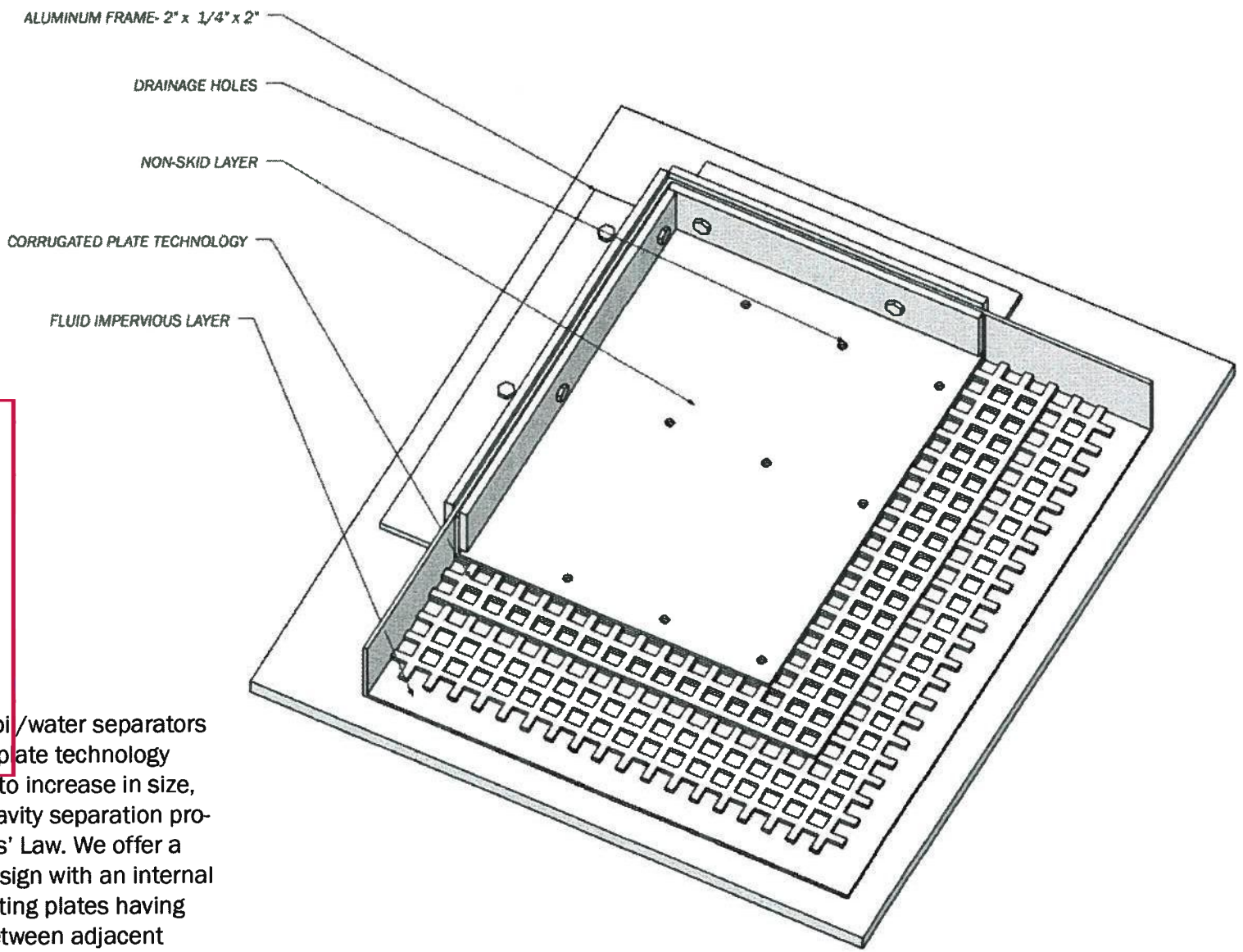
06.26.13

A - 1

PRJ-49849
06/27/13

PRJ 49849 _ SP003

SUP-50094




RT49849 - SP004

PRJ-49849
06/27/13

Geomat patent interior oil/water separators use parallel corrugated plate technology that causes oil droplets to increase in size, thereby speeding the gravity separation process according to Stokes' Law. We offer a unique inclined plate design with an internal structure of interconnecting plates having many crossing points between adjacent plates; as the oil water mixture flows through the separator, new droplets coalesce with retained droplets to form larger droplets. Since the Stokes' Law calculations presume a zero velocity flow. Will ensure optimum separation in the Geomat Waste water recovery system

SUP-50094

GEOMAT
Patented Waste Water Recovery System

8290 Arville St.
Las Vegas, NV 89139
702-597-1600
enterprise.com

June 14, 2013

Attn: City of Las Vegas Planning Department

Re: Enterprise Rent A Car, 7240 W. Azure Dr. Suite #105
Justification Letter

To Whom It May Concern:

In order to better accommodate our Northwest Territory of Las Vegas, Enterprise Rent-A-Car is seeking to relocate our current rental location at 6501 Centennial Center (inside a dealership) to the Tenaya Village Strip Center at 7240 W Azure Dr. Suite #105. Enterprise Rent-A-Car wishes to apply for a Special Use Permit for this new office at 7240 W Azure Dr. Suite #105 which will enable us to continue to provide superior service to all our dealership/body shop accounts in the area, as well as the local community. Relocating this office to a larger office with better visibility will allow our company additional opportunities for growth.

Enterprise Rent a Car will use this space as a retail branch to rent motor vehicles to the public. This branch will service the Northwest Territory of Las Vegas and will service the Auto Dealerships, Repair shops, and body shops in the area. We typically "pick our customers up", but we also service walk-in business as well.

We will use 5 parking spaces in the main parking area.

Information about this store:

**EMPLOYEES:** This branch will have up to 5 or 6 employees at one time. Typically the employees would be: a Branch Manager, Assistant Manager and Manager trainees, along with car preps. **HOURS:** Monday-Friday 7:30am-6:00pm/ Saturday 9am-1pm/ Sunday Closed

Enterprise currently holds 8 other business licenses in the city of Las Vegas and we have rental branches like this all over town (Henderson as well) Enterprise Rent A Car is a "Hometown" rental car company. We have been in business over 50 years and pride ourselves on always putting our best foot forward. We want to help increase business in the city and county and continue to provide a great product and deliver exceptional customer service to the local community in which we all live. We have won numerous JD Power and Associate awards because of our attention to our customers.

Enterprise holds Occupational Business licenses and Sales Tax licenses at all our locations

We keep our locations looking professional and update them yearly with trade dress standards and requirements.

Thank you for your consideration in this matter.

Kelly McNamara

Kelly McNamara
Group Operations Manager
Enterprise Rent-A-Car

50th ANNIVERSARY 50 ENTERPRISE

Fueled By Passion

PRJ-49849
07/02/13

SUP-50094

City of Las Vegas Agenda Item No.: **62.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

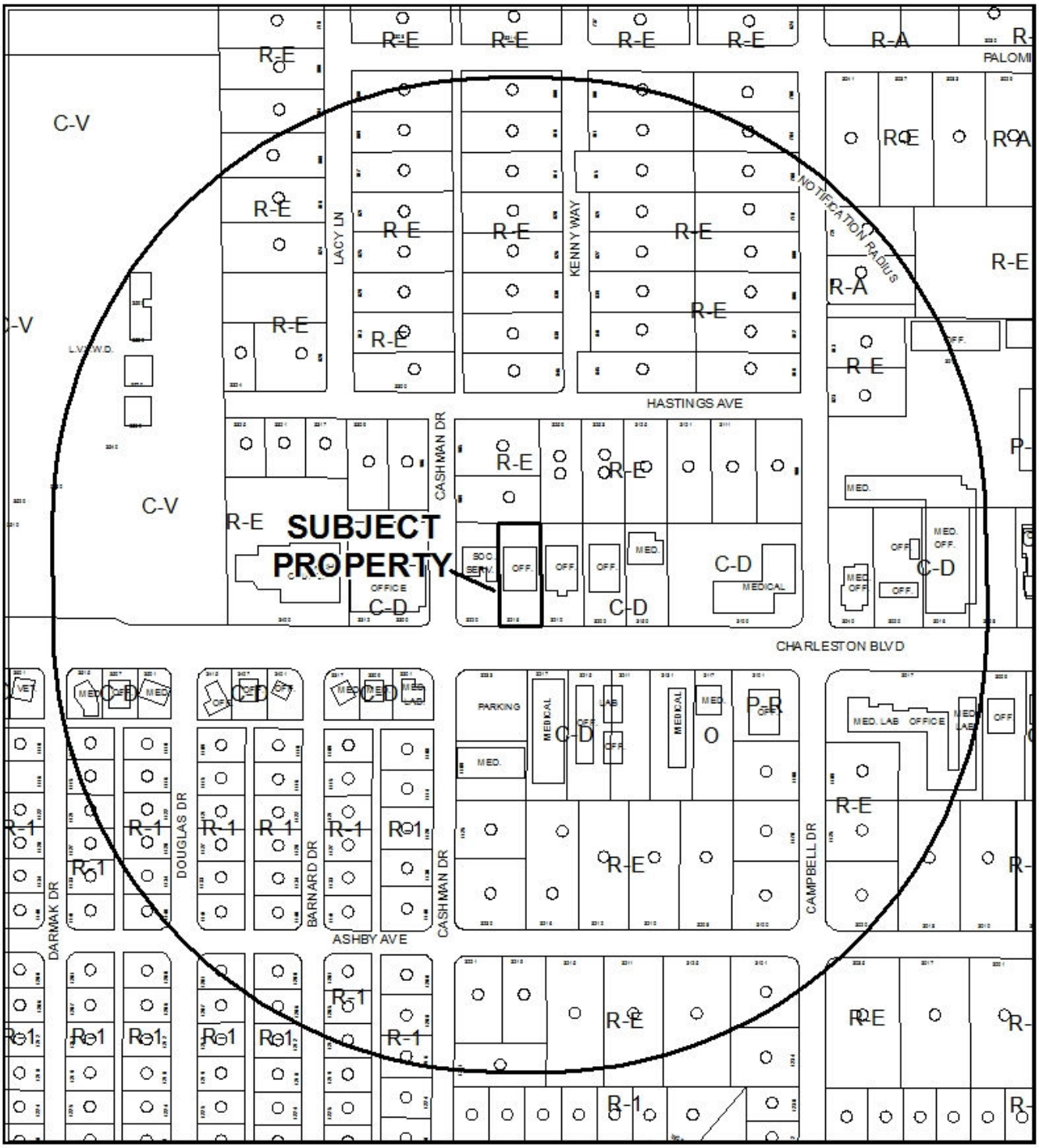
**SUBJECT:**
SUP-50112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 3216 West Charleston Boulevard, Suite B (APN 139-32-403-010), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



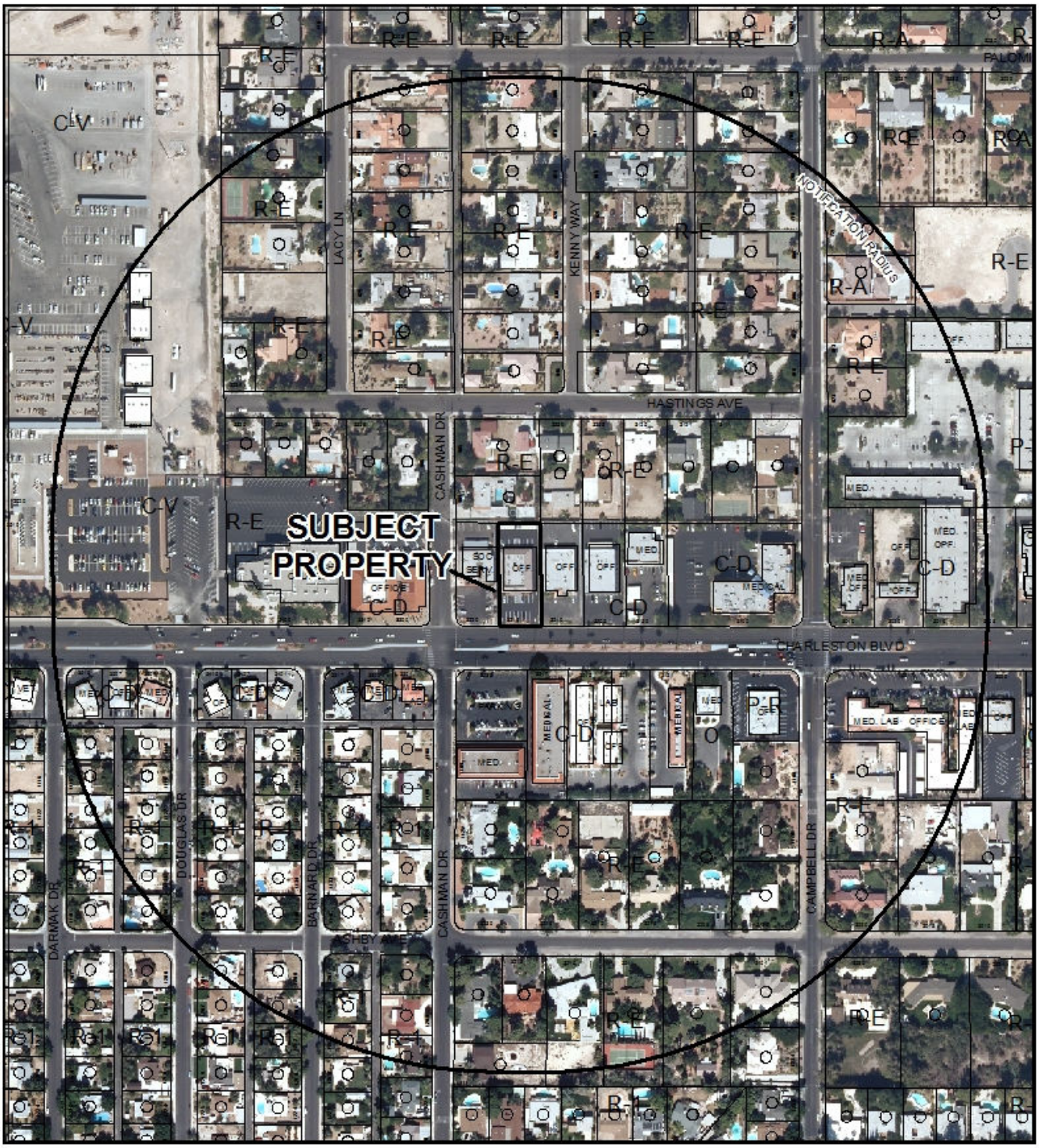

0 200 400 Feet

**CASE:** **SUP-50112**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-D (DESIGNED COMMERCIAL)

N




0 200 400 Feet

**CASE:** **SUP-50112**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-D (DESIGNED COMMERCIAL)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50112** APN: 139-32-403-010

Name of Property Owner: Howard J. & Christine S. Needham

Name of Applicant: Elizabeth Earl

Name of Representative: Elizabeth Earl

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: _____ Signed 06/13/2013

Print Name: HOWARD J. NEEDHAM Ph. (702) 505-2535
3216 N. Charleston Blvd. #D
Las Vegas, NV 89102

Subscribed and sworn before me

This 26th day of JUNE, 2013

_____ Signed Indemnity 06/13/2013

Notary Public in and for said County and State CLARK, NV

N. GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7001-1

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** West Charleston Enrichment Academy

**Project Address (Location)** 3216 W. Charleston Suites B & C

**Project Name** West Charleston Enrichment **Proposed Use** K-8 primary school

**Assessor's Parcel #(s)** 139-32-403-010 **Ward #** _____

**General Plan:** existing B proposed E **Zoning:** existing C-D proposed _____

**Commercial Square Footage** 3336.5 **Floor Area Ratio** _____

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

**Additional Information** _____

**PROPERTY OWNER** HOWARD J. NEEDHAM **Contact** (SAME) HOWARD at 505-2535

**Address** 3216 W. CHARLESTON BLVD. #D **Phone:** 258-5858 **Fax:** 258-4345

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

**E-mail Address** needhamlasvegas@netzero.com

**APPLICANT** Elizabeth Earl **Contact** Elizabeth Earl

**Address** 5111 Georgetown Cove Ct. **Phone:** 702-785-1577 **Fax:** 702-633-6755

**City** Las Vegas, NV 89131 **State** NV **Zip** 89131

**E-mail Address** carlfam@gmail.com

**REPRESENTATIVE** Same as applicant. **Contact** _____

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

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

**E-mail Address** _____

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

**Property Owner Signature*** _____

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

**Print Name** HOWARD J. NEEDHAM

Subscribed and sworn before me

This 26th day of JUNE, 20 13.

_____

Notary Public in and for said County and State Clark NV

N. GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-06-16
Certificate No: 12-7001-1

Revised 10/27/08

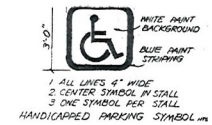
***FOR DEPARTMENT USE ONLY***

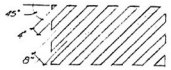
| | |
|---|---|
| **Case #** | SUP-50112 |
| **Meeting Date:** | 9/10/13 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 6/27/13 |
| **Received By:** | |

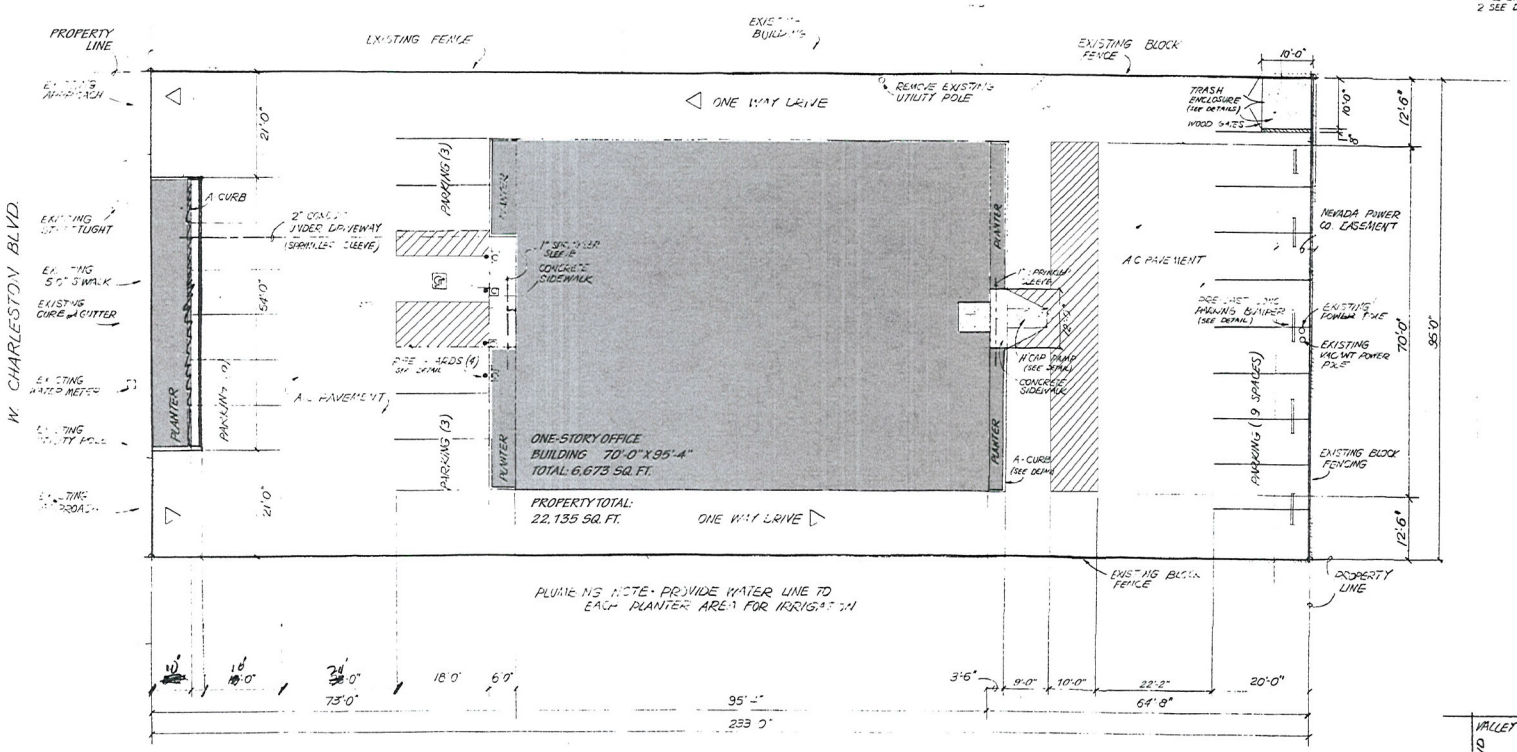
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

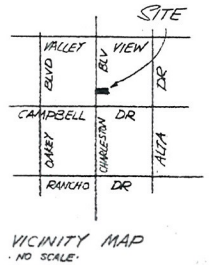
f:\depot\Application Packet\Application Form.pdf

| Land Use Type | Square Footage | Classrooms | Ratio | Parking Required/ Provided | Handicapped Required/ Provided |
|---|---|---|---|---|---|
| Office, Other than Listed (19.04.010) | 3,336.5 SF | | 1 : 300 SF | 12 spaces | |
| Public or Private School, Primary (19.04.010) | 3,336.5 SF | 3 Classrooms | 3 : Classroom | 9 spaces | |
| **TOTAL** | **6,673 SF** | | | **21 spaces required/ 21 spaces provided** | **1 space required/ 1 space provided** |




## SITE PLAN

0 10 20 40 80

Pugsley. Simpson. Coulter. ARCHITECTS

2480 E. Tompkins Ave. Ste 222
Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:
No Date Description

Consultant:

Stamp:

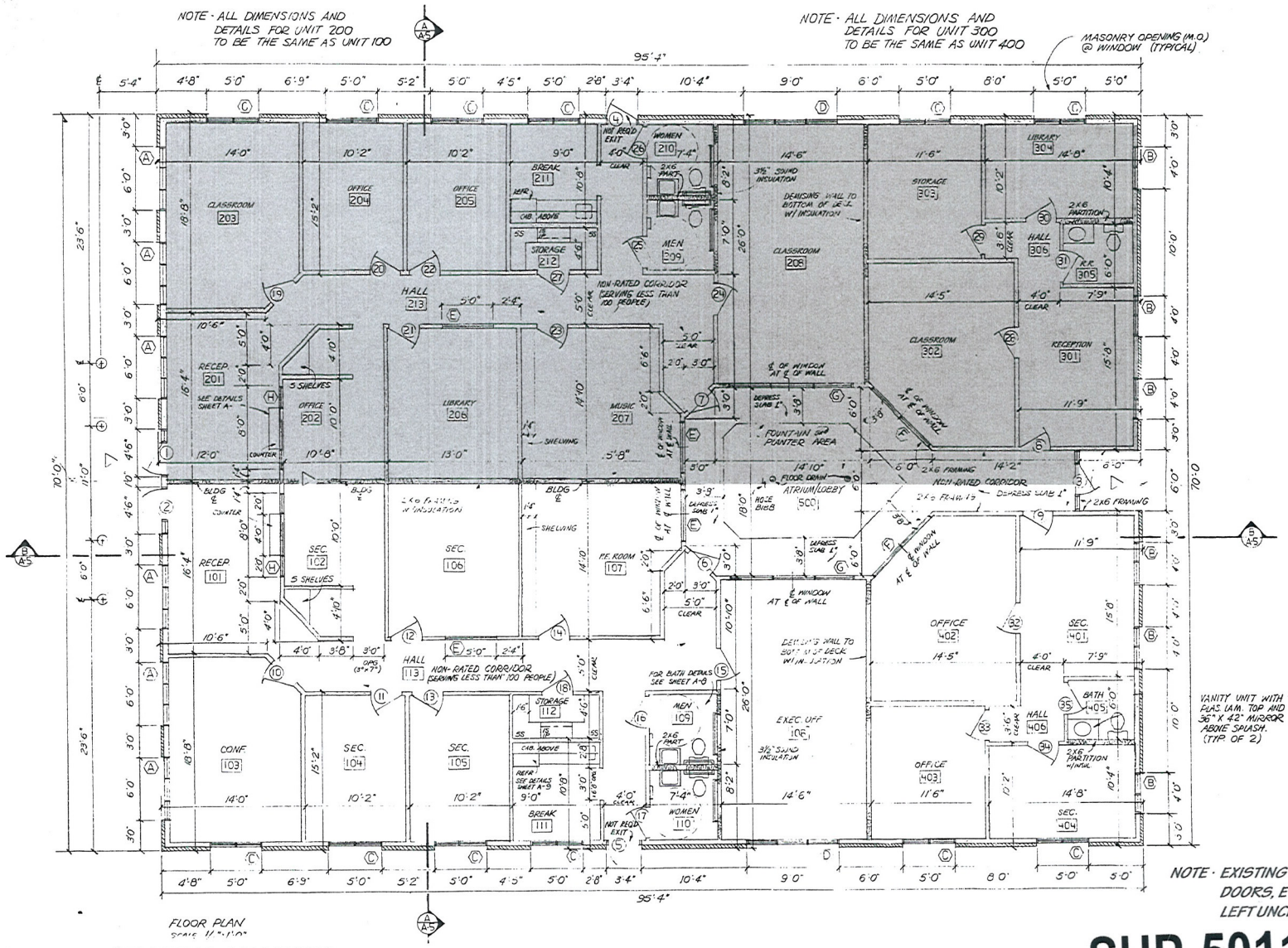
Owner: Elizabeth Earl
Project Name: West Charleston Enrichment Academy
3316 West Charleston, Las Vegas, Nevada, 89102
Project No. PSC - 1325
Sheet Title: Site Plan

Date: 06/26/13
Checked By: Checker
Submittal: Special Use Permit

Sheet No. **A-1**

RECEIVED
JUN 27 2013

**SUP-50112**




## FLOOR PLAN / EXITING ANALYSIS

0 5 10 20 40

**SUP-50112**

RECEIVED
JUN 27 2013


Pugsley. Simpson. Coulter. ARCHITECTS
2480 E. Tropicana Ave. Ste 222
Las Vegas, NV 89121
702.435.1150
pscarchitects.com


Revisions:
No. Date Description

Consultant:

Stamp:

Owner: Elizabeth Earl
Project No: PSC-1325
Project Name: West Charleston Enrichment Academy
2316 West Charleston Las Vegas, Nevada, 89102
Sheet Title: Floor Plan

Date: 06/26/13
Checked By: Checker
Submittal: Special Use Permit
Sheet No: A-2

Justification

The purpose of this business is to provide a public service. I spent years worrying about my son and his future as he fell further and further behind in school. The public school just couldn't adequately meet his needs. I didn't think that I could afford a private school and I was even more concerned that no private school would want my difficult child.

Finally, I found a school that was affordable and happy to give Christian the attention that he needed to thrive. It has been a godsend to our whole family. I've also witnessed the enormous blessing the two teachers have been to many other students and their families.

Unfortunately, the school was struggling financially and had to temporarily move to a smaller location. My goal in opening this business is to provide a permanent place for my teachers to continue doing the good work that they've been doing for so many years, without the stress and financial worries that come from trying run a business and administer an educational program at the same time.

We looked for months for an appropriate venue for the business and finally found what we are looking for at the 3216 W. Charleston building. Because it was originally designed as an office building the rooms are smaller than typical classrooms. This is ideal for us because our educational model centers around small classes where teachers can give kids more attention than in a mega classroom.

Our school will have kindergarten through 8th grade and no more than 45 students.

We were happy to find that there is adequate parking even when we remove a row of spaces close to the back door to create a safe pick up and drop of area. I have discussed the pick up and drop off situation further with the City Traffic department. In order to ensure that there is no queuing onto Charleston we will have a staff member meet students at the back drop off door, so that parents will not need to park and walk children into the school.

We also like the central location of this building. Since the goal is to provide a much needed service, we're glad to be in a place that is equally accessible to people all over the valley.

RECEIVED
JUL - 3 2013
City of Las Vegas
Department of Planning

SUP-50112
REVISED

City of Las Vegas Agenda Item No.: **63.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

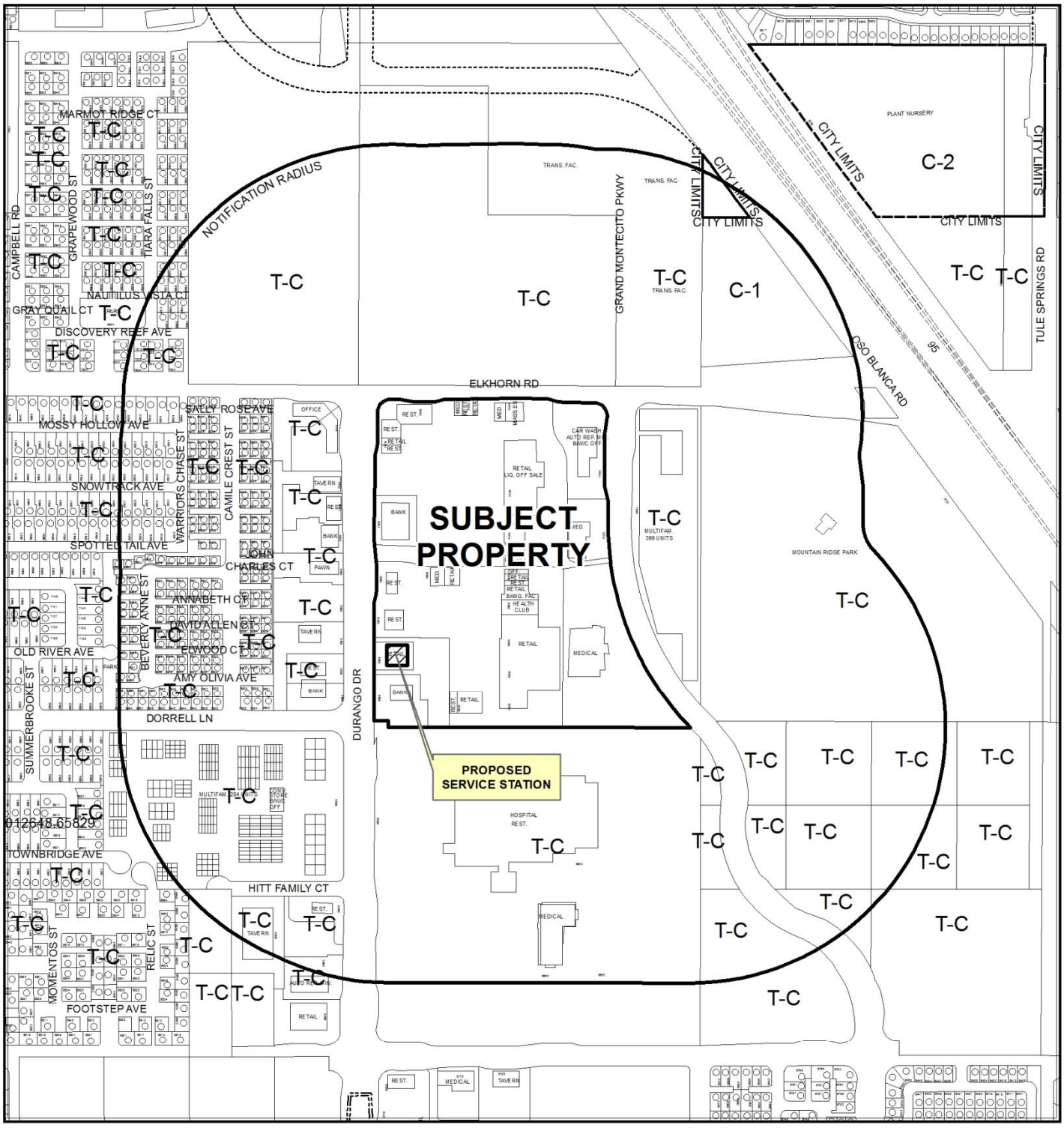
**SUBJECT:**
SUP-50121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMITH"S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872].

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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 - SUP-50121 and SDR-50120
2. Conditions and Staff Report - SUP-50121 and SDR-50120
3. Supporting Documentation
4. Photos - SUP-50121 and SDR-50120
5. Justification Letter - SUP-50121 and SDR-50120




**CASE:** **SUP-50121 AND SDR-50120 (PRJ-49872)**

0 400 800 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER) Town Center Special Land Use Designation]

N




**CASE:** **SUP-50121 AND SDR-50120 (PRJ-49872)**

0 400 800 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER) Town Center Special Land Use Designation]

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50121 APN: 125-20-510-011

Name of Property Owner: BP Capital I L L C

Name of Applicant: Smith's Food and Drug

Name of Representative: Great Basin 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: _____, FOR BP CAPITAL I, LLC

Print Name: D'MARK MICK

Subscribed and sworn before me

This 21st day of June, 2013

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017



PRJ-49872
07/01/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Special Use Permit: For Proposed Gas Sales

**Project Address (Location)** 7050 N. Durango Drive

**Project Name** SMC #332 Fuel Center **Proposed Use** Service Station

**Assessor's Parcel #(s)** 125-20-510-011 **Ward #** 6-Ross

**General Plan:** existing TC proposed TC **Zoning:** existing UC-TC proposed UT-TC

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

**Gross Acres** 1.44 **Lots/Units** 1 **Density** NA

**Additional Information** _____

**PROPERTY OWNER** B P Capital I L L C **Contact** _____

**Address** PO Box 920 **Phone:** _____ **Fax:** _____

**City** Lake Oswego **State** OR **Zip** 97034-0152

**E-mail Address** _____

**APPLICANT** Smith's Food And Drug **Contact** Roger Gough

**Address** 1550 So. Redwood Road **Phone:** (801) 974-1529 **Fax:** _____

**City** Salt lake City **State** Utah **Zip** 84104

**E-mail Address** roger.gough@sfdc.com

**REPRESENTATIVE** Great Basin Engineering **Contact** Brandon Preece

**Address** 2010 North Redwood Road **Phone:** (801) 521-8529 **Fax:** (801) 521-9551

**City** Salt Lake City **State** Utah **Zip** 84116

**E-mail Address** brandonp@greatbasinsouth.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** D MARK NICK, FOR BP CAPITAL I, LLC

Subscribed and sworn before me

This 21st day of June, 2013.

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

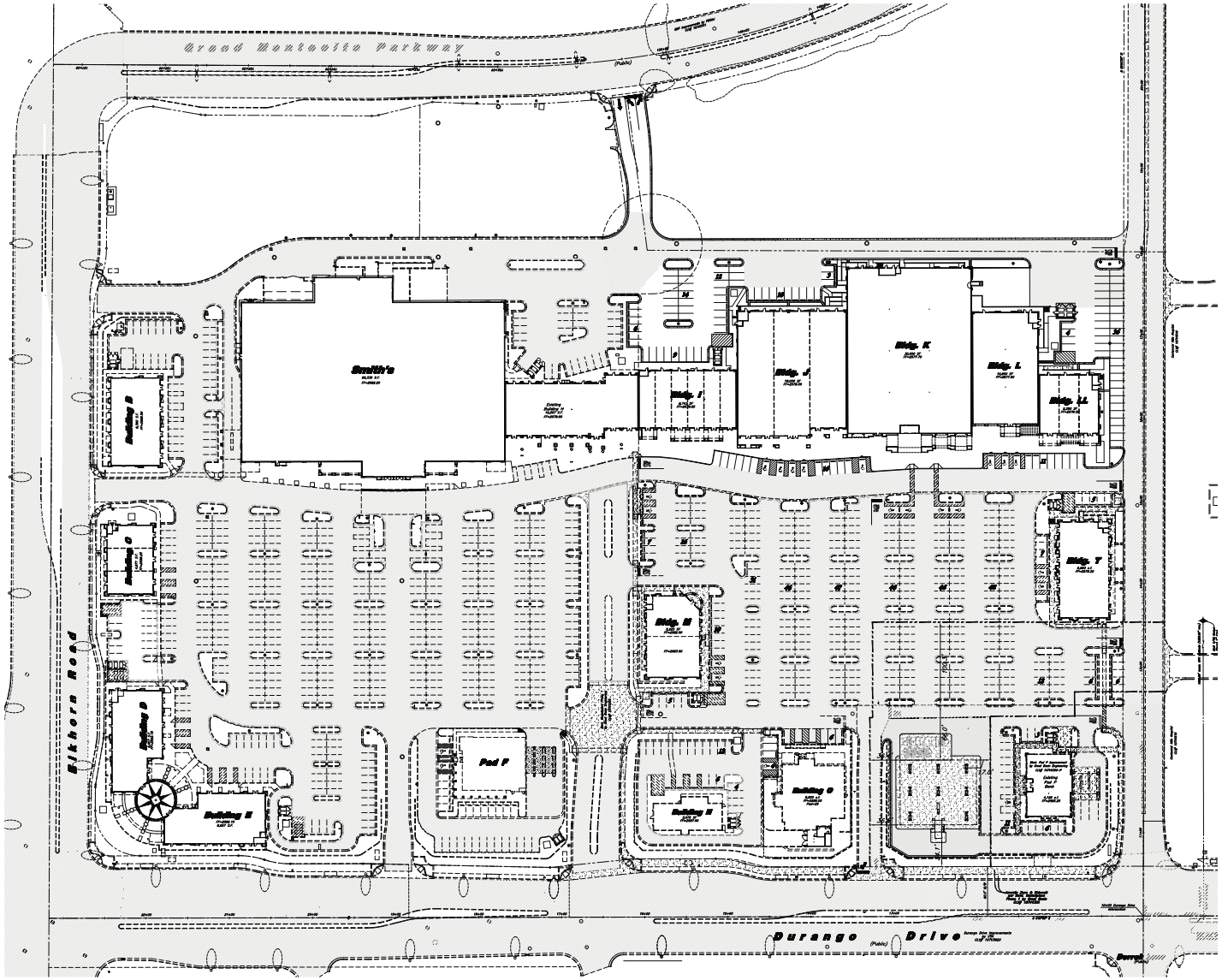
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SUP-50121 |
| Meeting Date: | 08/13/13 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-49872
07/01/13

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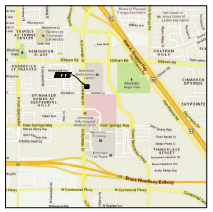


Vicinity Map:

**Site Data:**

**Parking Required = 1216 stalls per VAR-11710**

**Parking Adjustments**

**Johnny Carinos**

minus 3230 sq. ft. @ 1/30 = -105 stalls

minus 1750 sq. ft. @ 1/200 = - 9 stalls

**Fuel Center:**

add 178 sq. ft. @ 1/200 = 1 stall

**Parking Variance**

**VAR-11710** = - 177 stalls

**New Required** = 926 stalls

**Current Provided** = 994 stalls

**Smith's**
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

**# 332**
**Las Vegas, Nevada**

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

Designed by: BVC
Drafted by: BVC
Client Name:
Smith's
SMC3320S


GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

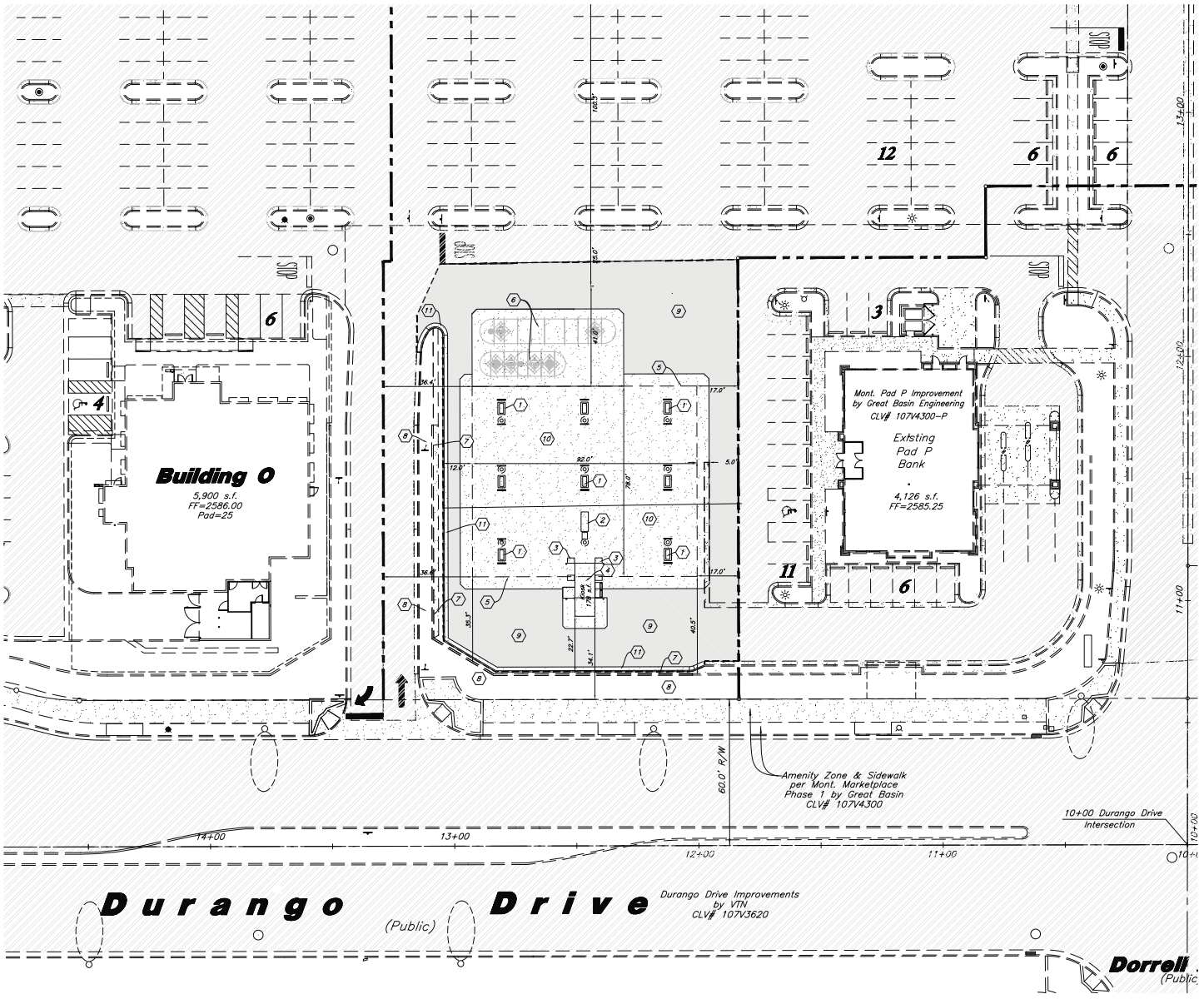

**Overal Site Plan**

**Smith's Fuel Center #332**
Northeast Corner of Durango Drive & Darrell Lane
Las Vegas, Nevada

27 Jan, 2013

SHEET NO.
**C1.0**

SUP-50121 SDR-50120

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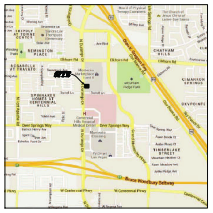


Vicinity Map

**Site Data:**
Property Area = 63,081 sq. ft. (1.44 acres)
Project Area: = 20,283 sq. ft. (0.44 acres)

**Keynotes**

1. Multi-Product Dispenser (typ.)
2. 3' x 8' Merchandiser
3. Retail Merchandiser
4. Kiosk
5. Fueling Canopy
6. Underground Storage Tanks
7. Exist. Retaining Walls to Remain
8. Exist. Retaining Landscaping to Remain
9. Proposed Asphalt
10. Concrete Pavement
11. Curb and Gutter

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

# 332
Las Vegas, Nevada

REV | DATE | DESCRIPTION

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-E

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7266 Fax (801)521-8551

Conceptual Site Plan

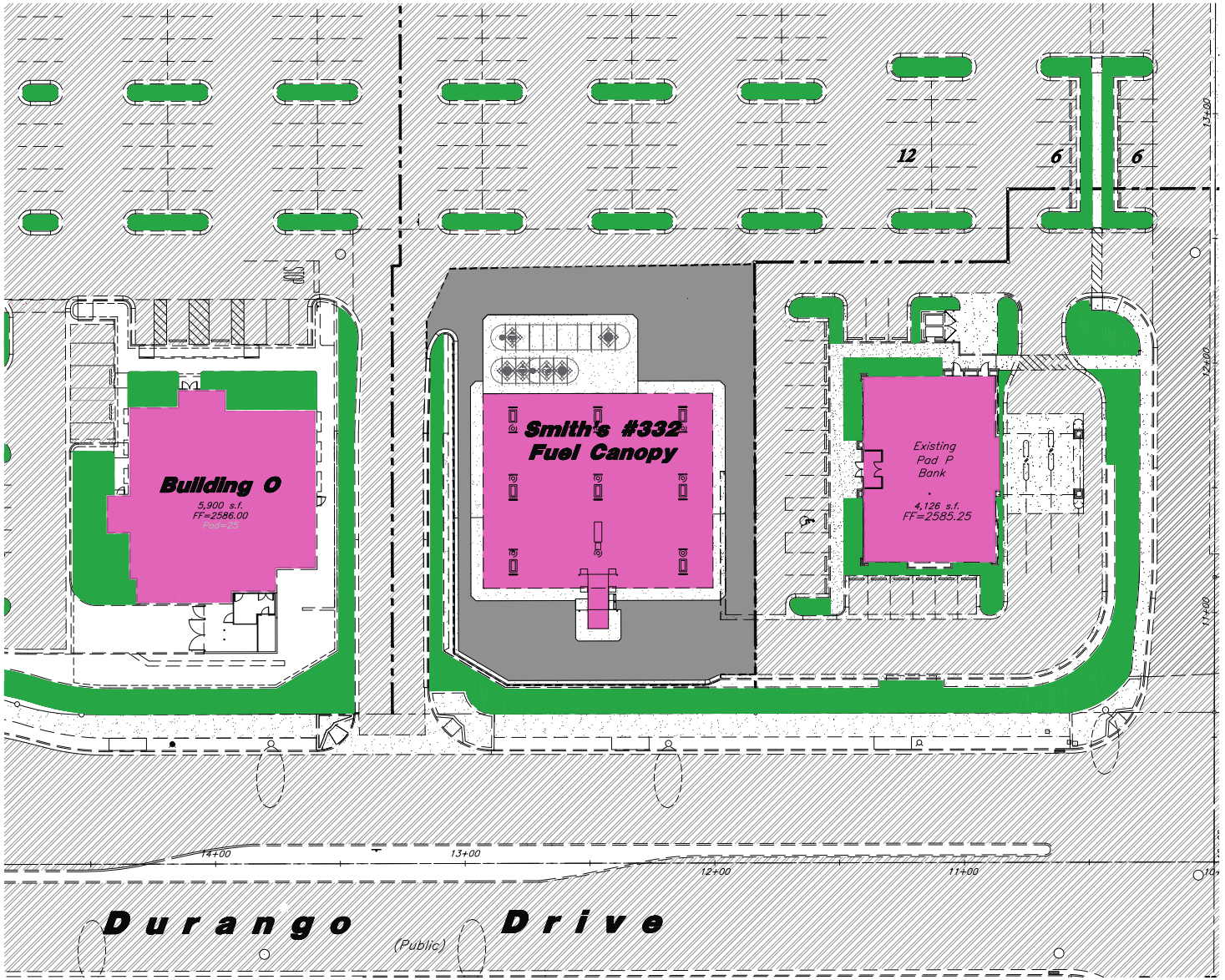
Smith's Fuel Center #332

Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

27 Jun, 2013

SHEET NO.
C1.1

SUP-50121 SDR-50120

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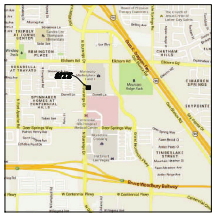


Vicinity Map:

**Site Data:**
Property Area = 63,081 sq. ft. (1.44 acres)
Project Area = 20,283 sq. ft. (0.44 acres)

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

# 332
Las Vegas, Nevada

REV | DATE | DESCRIPTION

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-COLOR

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Conceptual Site Plan

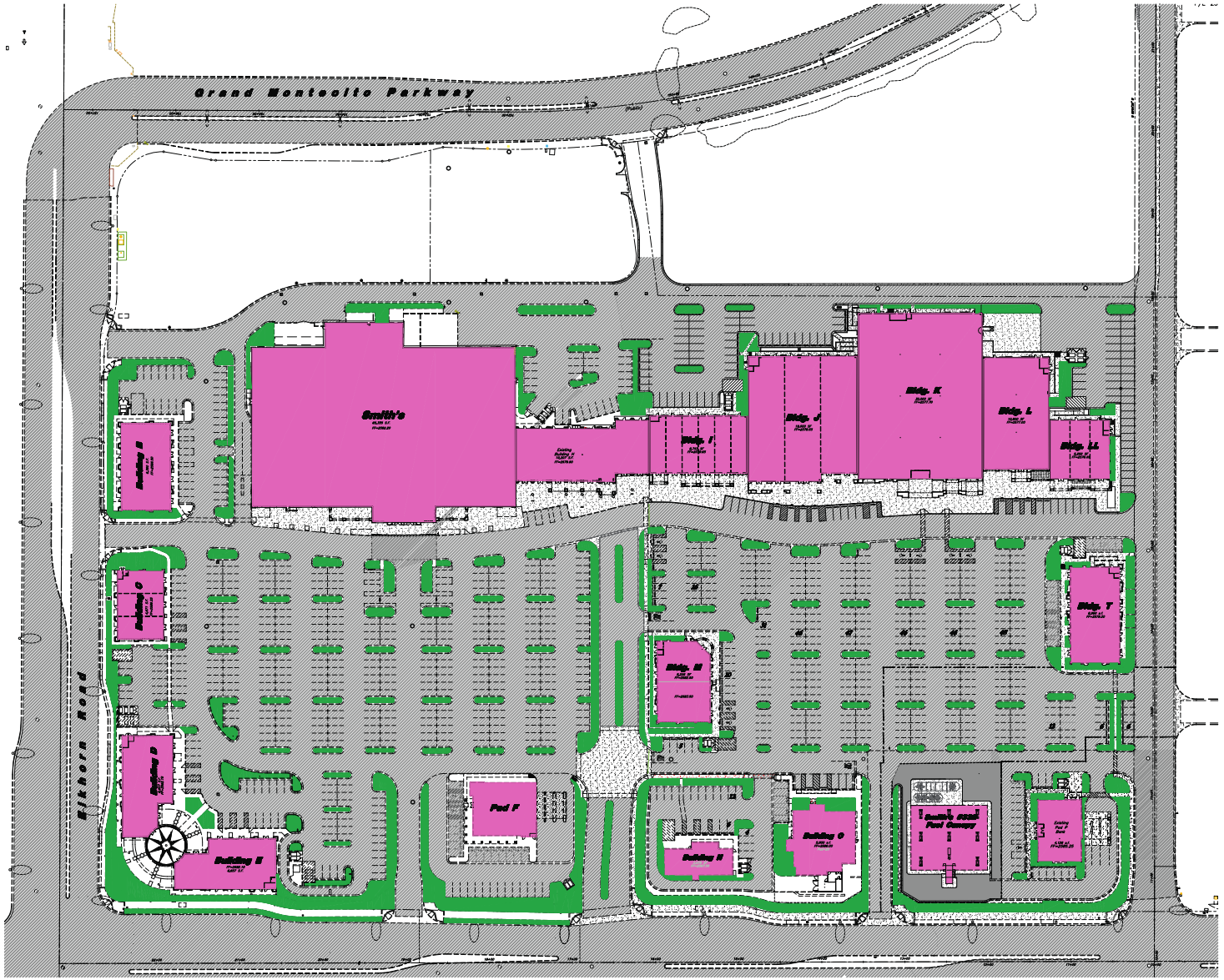
Smith's Fuel Center #332

Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

27 Jan, 2013

SHEET NO.
C1.2

SUP-50121 SDR-50120

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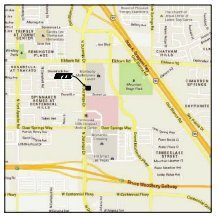


Vicinity Map

**Site Data:**

**Parking Required = 1216 stalls**

**Parking Adjustments**

**Johnny Corinos**

**minus 5250 sq. ft. @ 1/50 = -105 stalls**

**minus 1730 sq. ft. @ 1/200 = - 9 stalls**

**Fuel Center**

**add 178 sq. ft. @ 1/100 = 1 stall**

**Parking Variance**

**VAR-11710 = - 177 stalls**

**New Required = 926 stalls**

**Current Provided = 994 stalls**

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

**# 332**
**Las Vegas, Nevada**

| REV | DATE | DESCRIPTION |
|---|---|---|

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-COLOR

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

**Conceptual Site Plan**

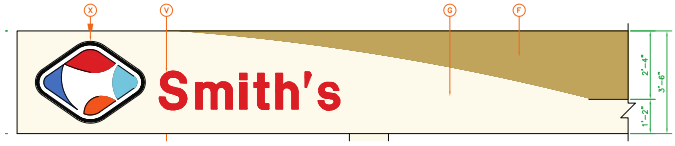
**Smith's Fuel Center #332**

Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

27 Jan, 2013

SHEET NO.
**C1.3**

SUP-50121 SDR-50120




1 CANOPY GRAPHICS
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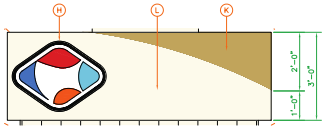
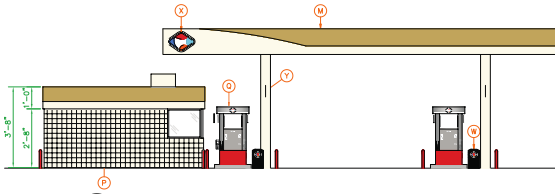


2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"

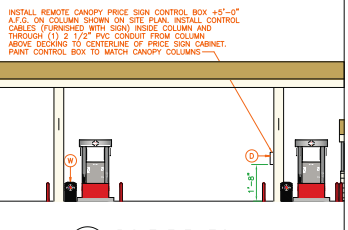
CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO KROGER CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS

EQUIPMENT SCHEDULE

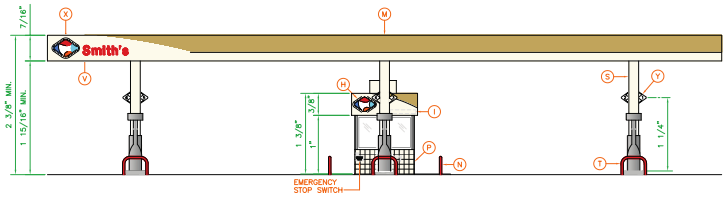
| ITEM | DESCRIPTION |
|---|---|
| A | INTERNALLY ILLUMINATED IDENTIFICATION |
| B | INTERNALLY ILLUMINATED REMOTE CONTR |
| C | STATIC WARNING DECAL |
| D | REMOTE PRICE SIGN CONTROL BOX |
| E | SIGN POLE – G.C. TO PAINT |
| F | CANOPY FASCIA |
| G | CANOPY FASCIA |
| H | LOGO – NON-ILLUMINATED (28" H x 37 |
| I | PRE-CUT BLACK VINYL ADDRESS DECALS AUTHORITY SPECIFICATIONS, IF REQUIRED |
| J | DISPENSER DOOR GRAPHICS |
| K | KIOSK FASCIA |
| K | KIOSK FASCIA |
| M | CANOPY |
| N | 6" DIAMETER BOLLARD – G.C. TO PAINT |
| O | HEALTH AND SAFETY DECALS |
| P | KIOSK – PREFABRICATED |
| Q | DISPENSER |
| R | ISLAND FORMS – G.C. TO PAINT |
| S | CANOPY COLUMNS – G.C. TO PAINT |
| T | U-SHAPED BOLLARD – G.C. TO PAINT, |
| U | PRICE SIGN, SEE DETAIL 8, THIS SHEET |
| V | ILLUMINATED CHANNEL LETTERS |
| W | WASTE RECEPTACLE/WINDSHIELD SERVICE |
| X | ILLUMINATED LOGO SIGN |
| Y | PUMP NUMBER FLAG |
| Z | 4" BLACK VINYL DECAL (DISPENSER NUM |



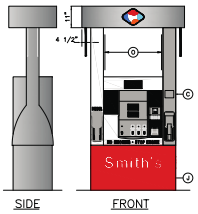
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"



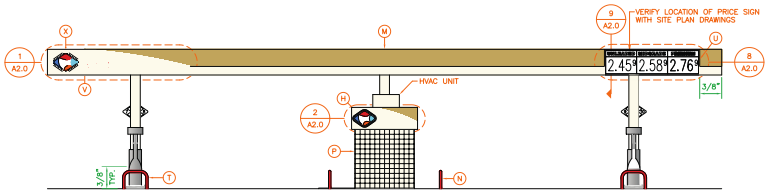

4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



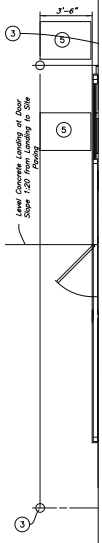

5 FRONT ELEVATION
SCALE: 1/8"=1'-0"




7 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"




6 REAR ELEVATION
SCALE: 1/8"=1'-0"




Smith's Specif
Plan

SUP-50121 SDR-50120

**GREAT BASIN ENGINEERING - South**
**2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116**
**(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551**

CONSULTING ENGINEERS
AND LAND SURVEYORS

June 6, 2013

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

**RE: Proposed Smith's Fuel Center #332**
**NEC Durango Drive & Dorrell Lane**

Business Description:

Smith's Food and Drug Inc. is requesting the approval of a Special Use for their proposed fuel center located at the north east corner of Durango Drive and Dorrell Lane.

The proposed fuel center consists of an overhead canopy (78'x92') with an 8'x21'9" (174 square foot) cashiers kiosk. The kiosk contains one restroom for employee use. The kiosk will sell small conveniences such as candy, ice, and oil. The facility will provide eight multi-product dispensers for a total of sixteen fueling positions. The attendant will be available during regular store hours of 07:00 am to 11:00 pm with pay at the pump option available 24 hours. There are two underground storage tanks. One is 30,000 gallons and the other is 10,000/8,000 gallon split tank. It is anticipated that the tanks will be filled during off-peak business hours.

The proposed use will be served from existing utility facilities located at the site. Based upon initial research all utilities appear to have adequate capacity for this development. The site design and scale of the building will meet the city requirements and be compatible with the surrounding commercial buildings in the area.

The current location has an existing restaurant located on it. The establishment has been vacant for a couple of years; it will be demolished with the new project.

We would ask for your approval of this special use. Please feel free to call with additional questions 877-521-8529.

Sincerely,

Bryant Cox
Great Basin Engineering-South

PRJ-49872
07/01/13
SUP-50121
SDR-50120

City of Las Vegas Agenda Item No.: **64.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
SDR-50120 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50121 - PUBLIC HEARING - APPLICANT: SMITH"S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GAS SALES CANOPY on 1.44 acres at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**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-50120 APN: 125-20-510-011

Name of Property Owner: BP Capital I L L C

Name of Applicant: Smith's Food and Drug

Name of Representative: Great Basin 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: _____, FOR BP CAPITAL I, LLC

Print Name: D'MARK MICK

Subscribed and sworn before me

This 21st day of June, 2013

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017



PRJ-49872
07/01/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Plan Review

**Project Address (Location)** 7050 N. Durango Drive

**Project Name** SMC #332 Fuel Center **Proposed Use** Service Station

**Assessor's Parcel #(s)** 125-20-510-011 **Ward #** 6-Ross

**General Plan:** existing TC proposed TC **Zoning:** existing UC-TC proposed UT-TC

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

**Gross Acres** 1.44 **Lots/Units** 1 **Density** NA

**Additional Information** _____

**PROPERTY OWNER** B P Capital I L L C **Contact** _____

**Address** PO Box 920 **Phone:** _____ **Fax:** _____

**City** Lake Oswego **State** OR **Zip** 97034-0152

**E-mail Address** _____

**APPLICANT** Smith's Food And Drug **Contact** Roger Gough

**Address** 1550 So. Redwood Road **Phone:** (801) 974-1529 **Fax:** _____

**City** Salt lake City **State** Utah **Zip** 84104

**E-mail Address** roger.gough@sfdc.com

**REPRESENTATIVE** Great Basin Engineering **Contact** Brandon Preece

**Address** 2010 North Redwood Road **Phone:** (801) 521-8529 **Fax:** (801) 521-9551

**City** Salt Lake City **State** Utah **Zip** 84116

**E-mail Address** brandonp@greatbasinsouth.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** D'MARIC MICK, FOR BP CAPITAL I, LLC

Subscribed and sworn before me

This 21st day of June, 20 13.

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | SDR-50120 |
| Meeting Date: | 08/13/13 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.

SDR-50120
07/01/13

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **65.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

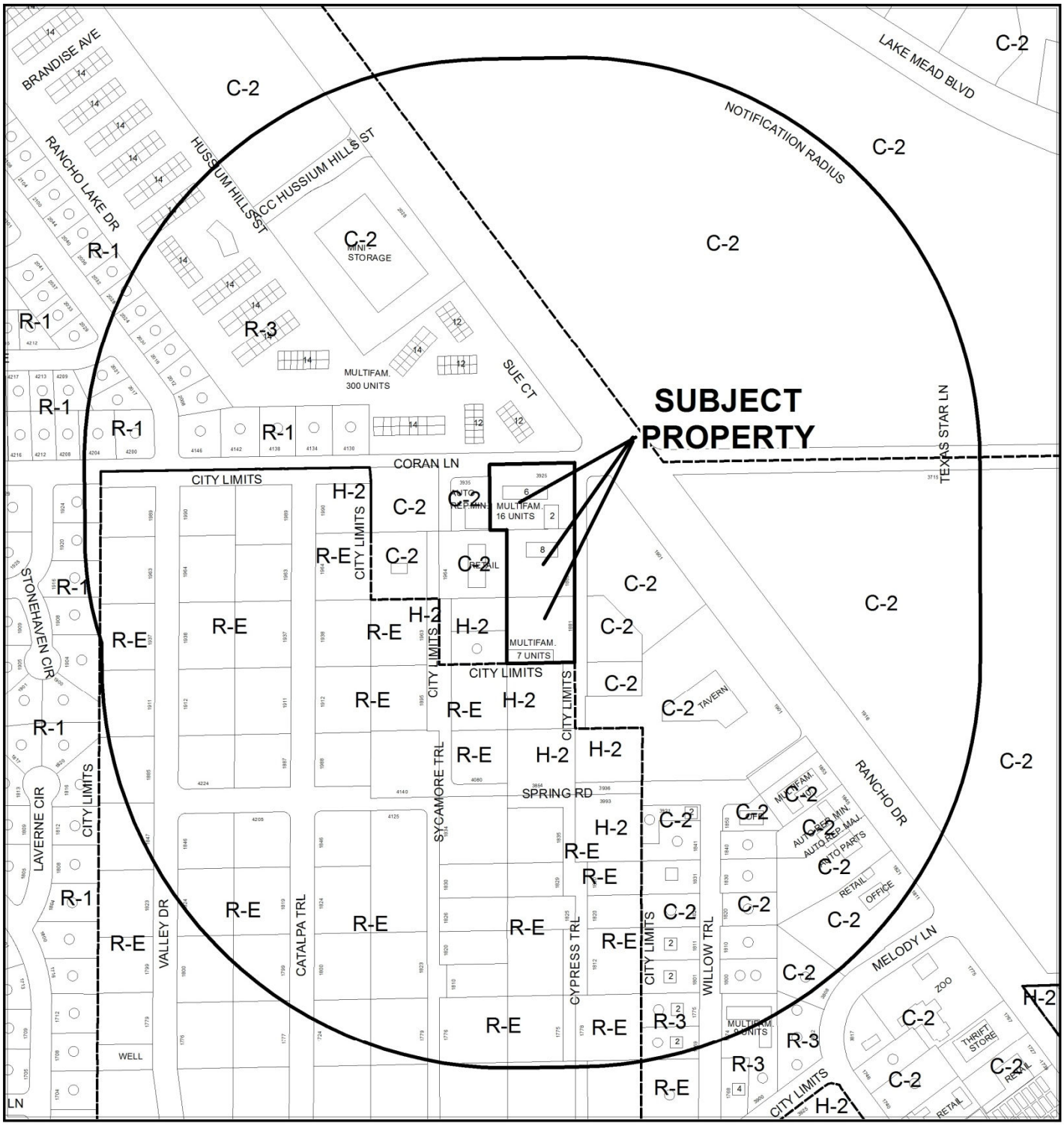
**SUBJECT:**
SDR-49431 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT FOUR MULTI- FAMILY BUILDINGS TO A 9,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A 20-FOOT PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A 50-FOOT PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.03 acres at 3925 Coran Lane and 1881 and 1889 Cypress Trail (APNs 139-19-703-002, 004 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends

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



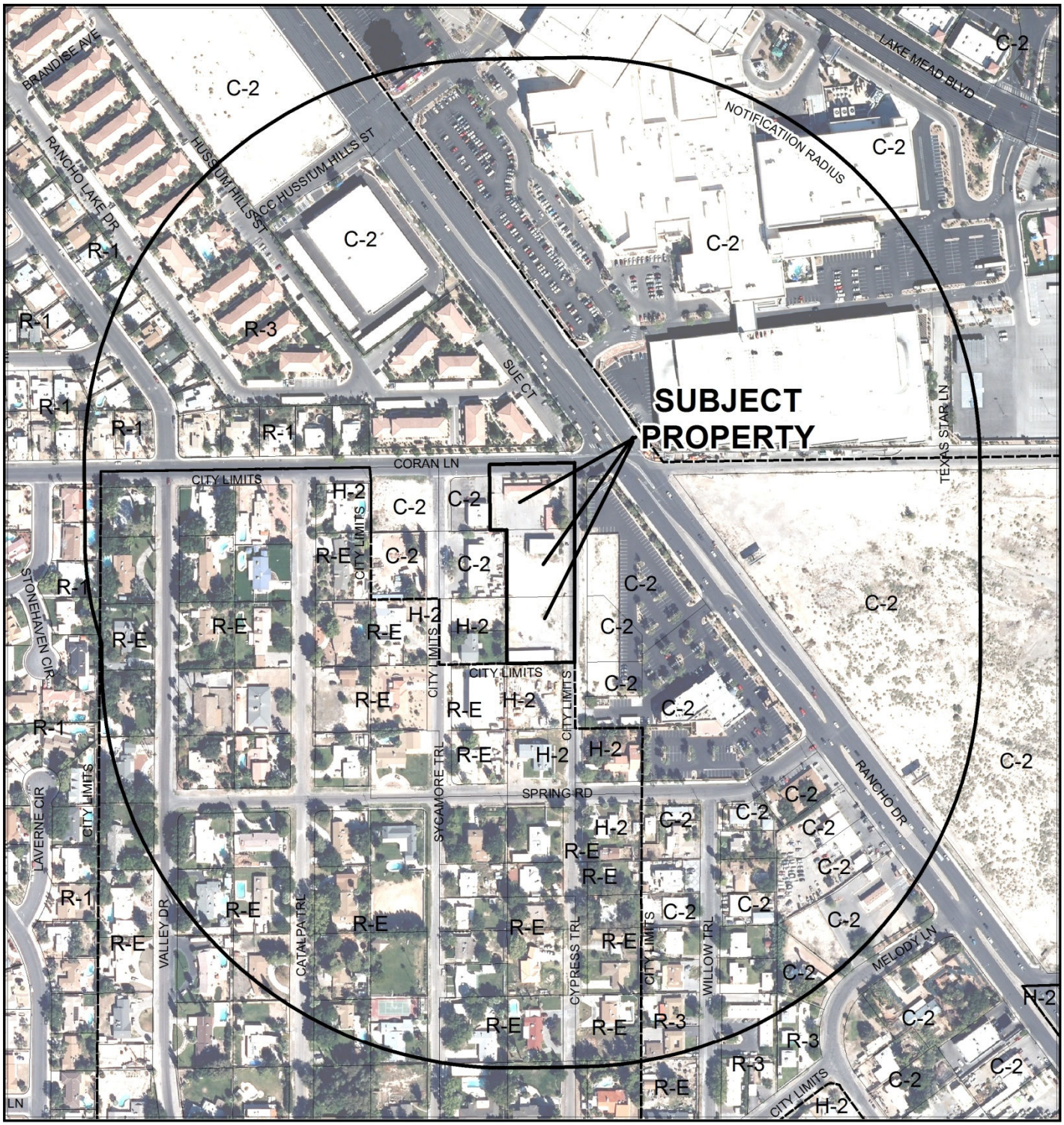

0 300 600 Feet

**CASE:** **SDR-49431**

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

**CASE:** **SDR-49431**

**RADIUS:** 1000 FEET

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

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-49431** APN: 139-19-703-002, 004, 007

Name of Property Owner: West East Asset Management

Name of Applicant: West East Asset Management

Name of Representative: James Guan

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: 劉義

Print Name: West East Asset Management

Subscribed and sworn before me

This 16 day of May, 2013

_____

Notary Public in and for said County and State

ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Site Development Review

**Project Address (Location)** 3925 Coran Lane, 1889 Cypress Trl, 1881 Cypress Trl

**Project Name** Rancho office park **Proposed Use** office

**Assessor's Parcel #(s)** 139-19-703-002, 004, 007 **Ward #** _____

**General Plan:** existing GC proposed GC **Zoning:** existing C-2 proposed C-2

**Commercial Square Footage** 9000 **Floor Area Ratio** _____

**Gross Acres** 2 **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** West East Asset Manggement **Contact** James Guan

**Address** 325 S. 3rd St. #1-310 **Phone:** 626-384-7057 **Fax:** _____

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

**E-mail Address** Jamesg888@hotmail.com

**APPLICANT** SAME AS ABOVE **Contact** _____

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

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

**E-mail Address** _____

**REPRESENTATIVE** SAME AS ABOVE **Contact** _____

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

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

**E-mail Address** _____

**Property Owner Signature*** 戴義

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

**Print Name** Yi Dai

Subscribed and sworn before me

This 16 day of May, 20 13.

_____

Notary Public in and for said County and State

ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

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

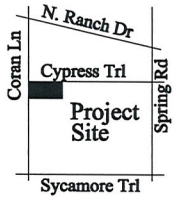
Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-49431 |
| **Meeting Date:** | 07/09/13 |
| **Total Fee:** | $1030.00 |
| **Date Received:*** | 05/15/13 |
| **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.

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




## Location Map




## VICINITY MAP

## Site Information

**ZONING**
CO- Commercial District

**ASSESSSOR'S PARCEL NO.:**
139-19-703-002,004 AND 007

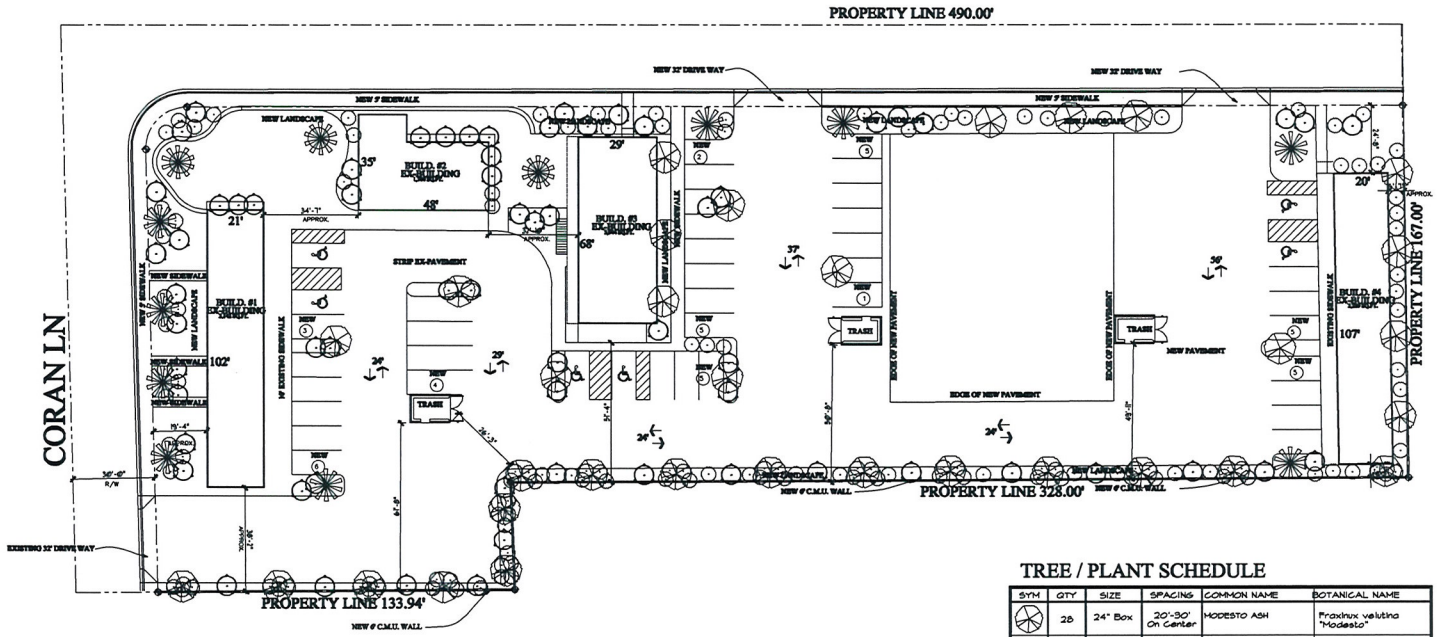
**JURISDICTION:**
CITY OF LAS VEGAS

**AREA** (Approximate)
Net Area: 67,868.6 sf 1.56 acres

**BUILDING AREA**
Existing Building 10,695 gsf

| | |
|---|---|
| Total Building Area | 10,695 gsf |
| FAR | 0.157 |

CYPRESS TRL




LANDSCAPE PLAN

SCALE : 1/16" = 1'-0"

North

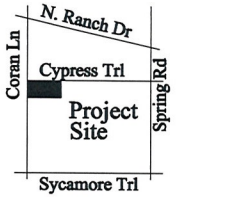
### TREE / PLANT SCHEDULE

| SYM | QTY | SIZE | SPACING | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|---|---|
| | 28 | 24" Box | 20'-30' On Center | MODESTO ASH | Fraxinus velutina "Modesto" |
| | -- | 24" Box | 20'-30' On Center | CALIFORNIA LAUREL "Peppermood" | Umbellularia californica |
| | -- | 24" Box | 20'-30' On Center | TEXANUM PRIVET | Ligustrum japonicum "Texanum" |
| | -- | 24" Box | 20'-30' On Center | MONDEL PINE | Pinus pigra |
| | 12 | Height Varies | Varies, See Setback Requirements | MEXICAN FAN PALM | Washingtonia robusta "Mexican Fan Palm" |
| | 36 | 24" Box | Varies, See Setback Requirements | FLOWERING PLUM | Prunus blireiana |
| | 76 | 1- 5 Gallon | N/A | Ornamental Ground Shrubs and Cover | |
| | | N/A | N/A | Xeroscape / Turf | |

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

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

**SDR-49431**




## Location Map




## VICINITY MAP

NOT TO SCALE

## Site Information

**ZONING**
C2- Commercial District

**ASSESSSOR'S PARCEL NO.:**
139-19-703-002,004 AND 007

**JURISDICTION:**
CITY OF LAS VEGAS

**AREA** (Approximate)
Net Area: 67,868.6 sf 1.56 acres
**BUILDING AREA**
Existing Building 10,695 gsf

| | |
|---|---|
| Total Building Area | 10,695 gsf |
| FAR | 0.157 |

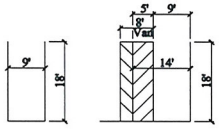
## Parking Analysis

X-BUILDING #1 2142 SQ / 1 PER 300 SQ. (OFFICE) = 8 SPACES NEED
X-BUILDING #2 1380 SQ / 1 PER 300 SQ. (OFFICE) = 5 SPACES NEED
X-BUILDING #3 3944 SQ / 1 PER 300 SQ. (OFFICE) = 15 SPACES NEED
X-BUILDING #4 2082 SQ / 1 PER 300 SQ. (OFFICE) = 8 SPACES NEED

TOTAL REQUIRED PARKING = 36 SPACES NEED
TOTAL PROVIDED PARKING = 37 SPACES NEED

31# STD + 6# HANDICAP = 37 TOTAL PARKING STALLS

SCRIPTION: EXSITING TENANT IMPROVEMENT
(3) ONE STORY PROFESSIONAL BUILDING
(1) TWO STORY PROFESSIONAL BUILDING




## Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

# BUILDING CODE SUMMARY

**CHAPTER ONE - CODE ADMINISTRATION**

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

| | |
|---|---|
| BUILDING | 2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS |
| MECHANICAL | 2009 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS |
| PLUMBING | 2009 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS |
| ELECTRICAL | 2008 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS |
| ACCESSIBILITY | 2003 ICC/ANSI A117 |
| ENERGY | 2009 INTERNATIONAL ENERGY CONSERVATION CODE |
| FIRE LIFE SAFETY | 2009 FIRE CODE |

**CHAPTER FIVE - GENERAL REQUIREMENTS**

ALLOWABLE AREA:2 STORIES (40FT) & 9,000 S.F.
PRIMARY USES

| | | |
|---|---|---|
| BUILDING #1 | 2,142 S.F. | BUSINESS CENTER |
| BUILDING #2 | 1,380 S.F. | BUSINESS CENTER |
| BUILDING #3 | 3,944 S.F. | 2 STORIES BUSINESS CENTER |
| BUILDING #4 | 2,229 S.F. | BUSINESS CENTER |

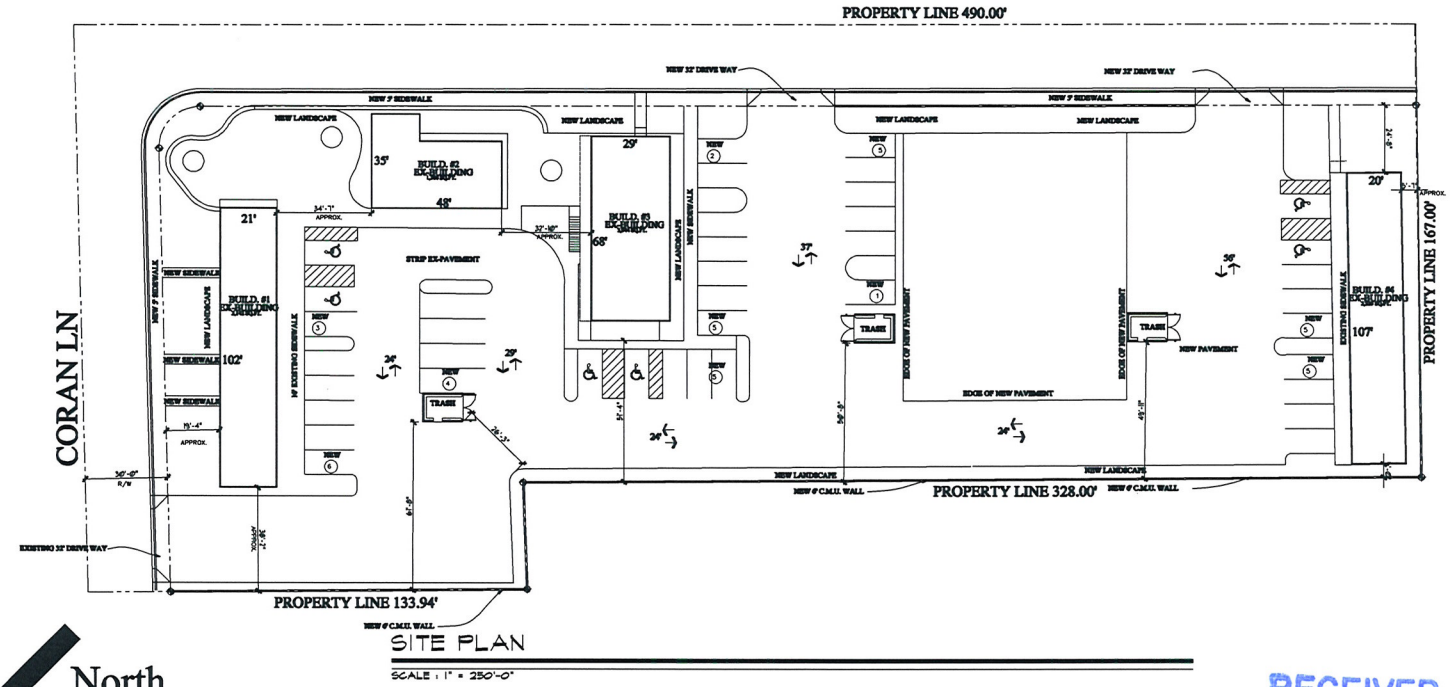
**CHAPTER SIX - CONSTRUCTION REQUIREMENTS**

TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)

**CHAPTER TEN - MEANS OF EGRESS**

OCCUPANT LOADS:
BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. = 22
BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F. = 14
BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. = 40
BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. = 21
TOTAL OCCUPANTS 97

## CYPRESS TRL

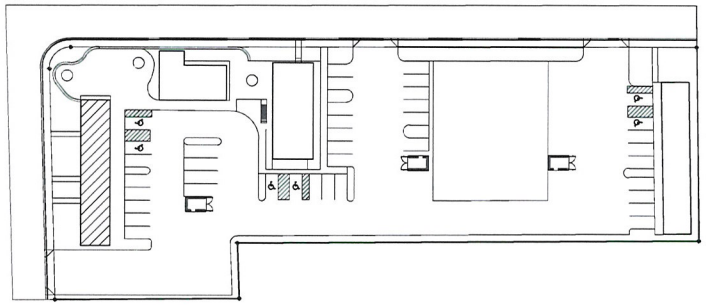



SITE PLAN
SCALE : 1" = 250'-0"

North

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

**SDR-49431**



KEY PLAN

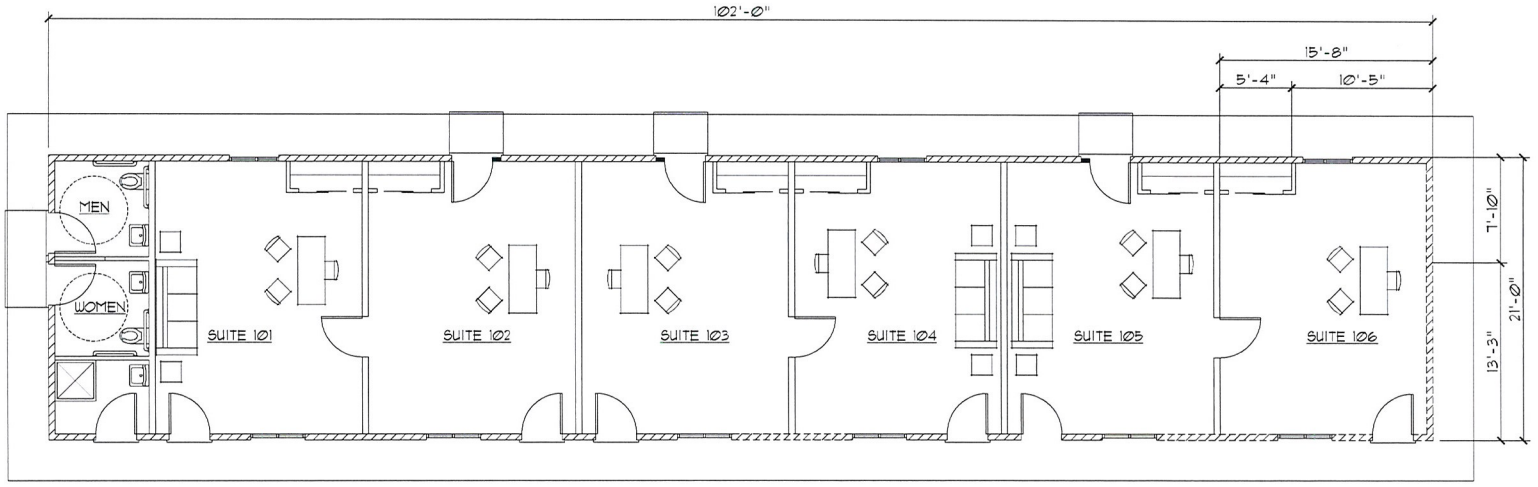
SCALE N.T.S.

## WALL LEGEND

| SYMBOL | WALL TYPE | DETAIL |
|---|---|---|
| | NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES. | 1 |
| | EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SPECS ON FILE. | 2 |

**OCCUPANT LOADS:**

| | | |
|---|---|---|
| **BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.** | = | **22** |
| **BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F.** | = | **14** |
| **BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F.** | = | **40** |
| **BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F.** | = | **21** |
| **TOTAL OCCUPANTS** | | **97** |




BUILDING #1 FLOOR PLAN

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




TYPICAL OFFICE: 293 SQ.FT.

RECEIVED

MAY 15 2013

SDR-49431

City of Las Vegas
Dept. of Planning

REVISIONS:

PROJECT: WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

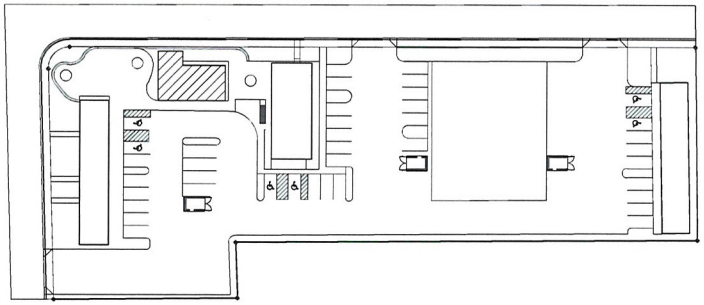
SIGNATURE:

PLOT: 05.08.13

DRAWN: RLS

BUILDING #1 FLOOR PLAN

SHEET A2.00



KEY PLAN

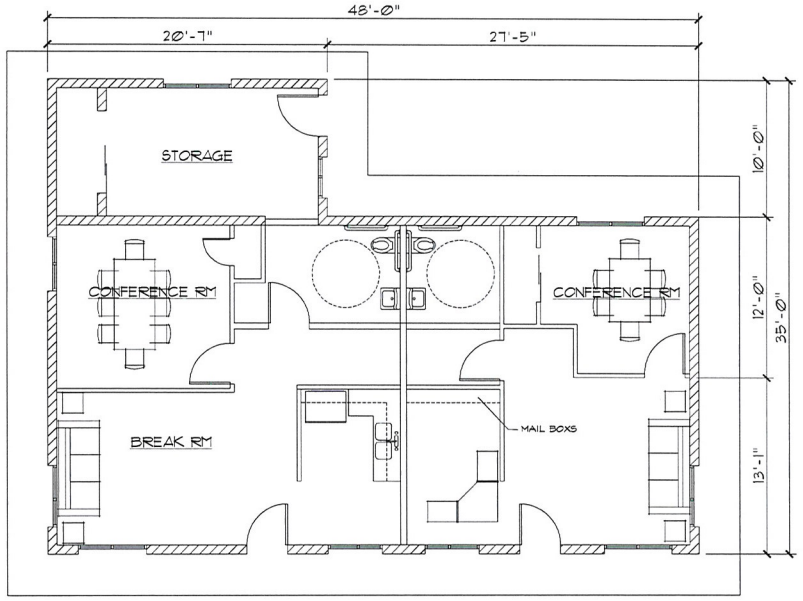
SCALE N.T.S.

## WALL LEGEND

| SYMBOL | WALL TYPE | DETAIL |
|---|---|---|
| | NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES. | 1 |
| | EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS. SEE STRUC SPECS ON FILE. | 2 |

**OCCUPANT LOADS:**

| | | |
|---|---|---|
| BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. | = | 22 |
| BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F. | = | 14 |
| BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. | = | 40 |
| BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. | = | 21 |
| TOTAL OCCUPANTS | | 97 |




North

ARCHITECTURAL FLOOR PLAN

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

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

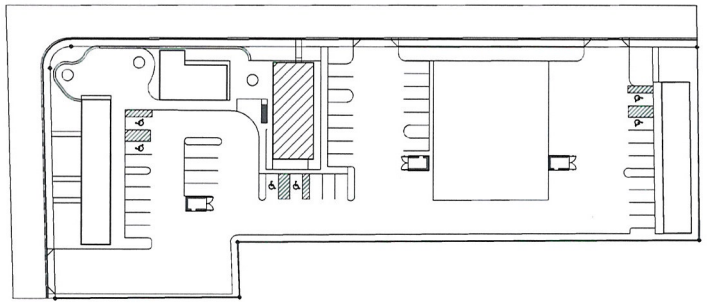
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A2.10

BUILDING #2 FLOOR PLAN



**OCCUPANT LOADS:**

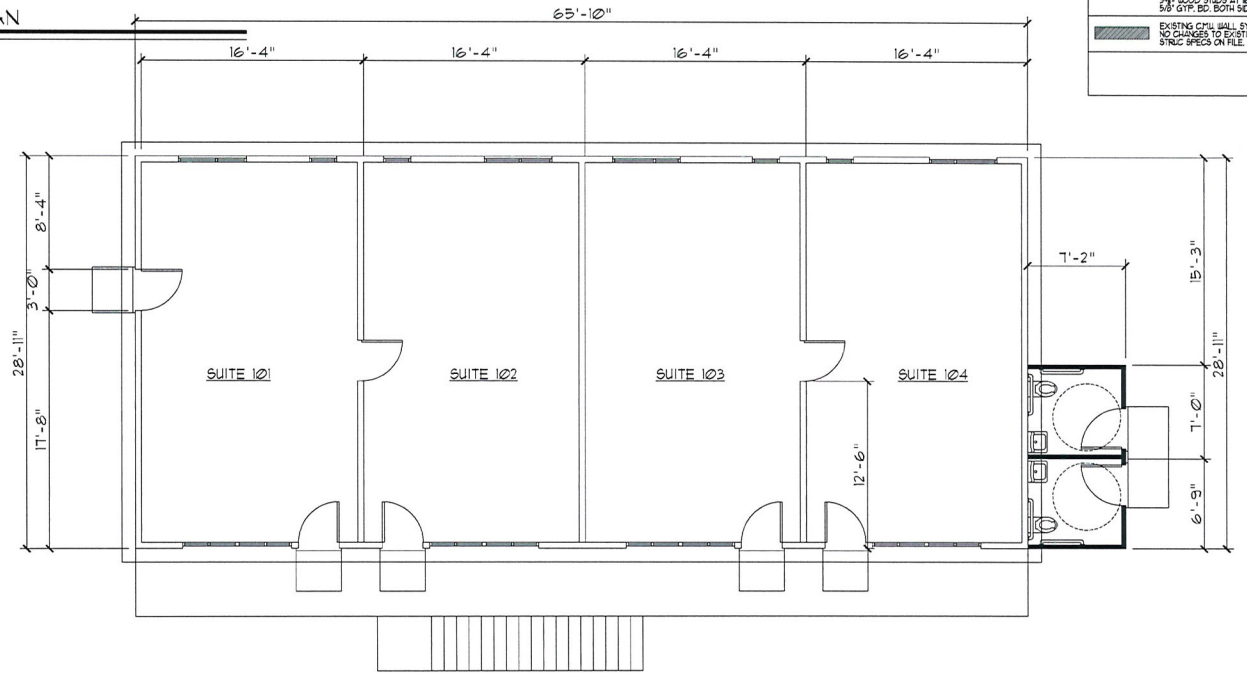
| | | |
|---|---|---|
| BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F. | = | 22 |
| BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F. | = | 14 |
| BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F. | = | 40 |
| BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F. | = | 21 |
| TOTAL OCCUPANTS | | 97 |

## WALL LEGEND

| SYMBOL | WALL TYPE | DETAIL |
|---|---|---|
| | NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES. | 1 |
| | EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SHEETS ON FILE. | 2 |

KEY PLAN

SCALE N.T.S.




ARCHITECTURAL FLOOR PLAN 1st

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

North

TYPICAL OFFICE: 444 SQ.FT.

RECEIVED
MAY 15 2013
City of Las Vegas
Dept. of Planning
SDR-49431

REVISIONS:

PROJECT: WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

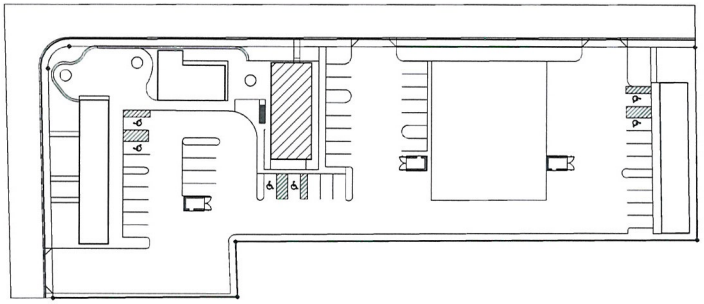
J G ENTERPRISE

SIGNATURE:

BUILDING #3 1st FLOOR PLAN

PLOT: 05.08.13 DRAWN: RLS

SHEET A2.20



KEY PLAN

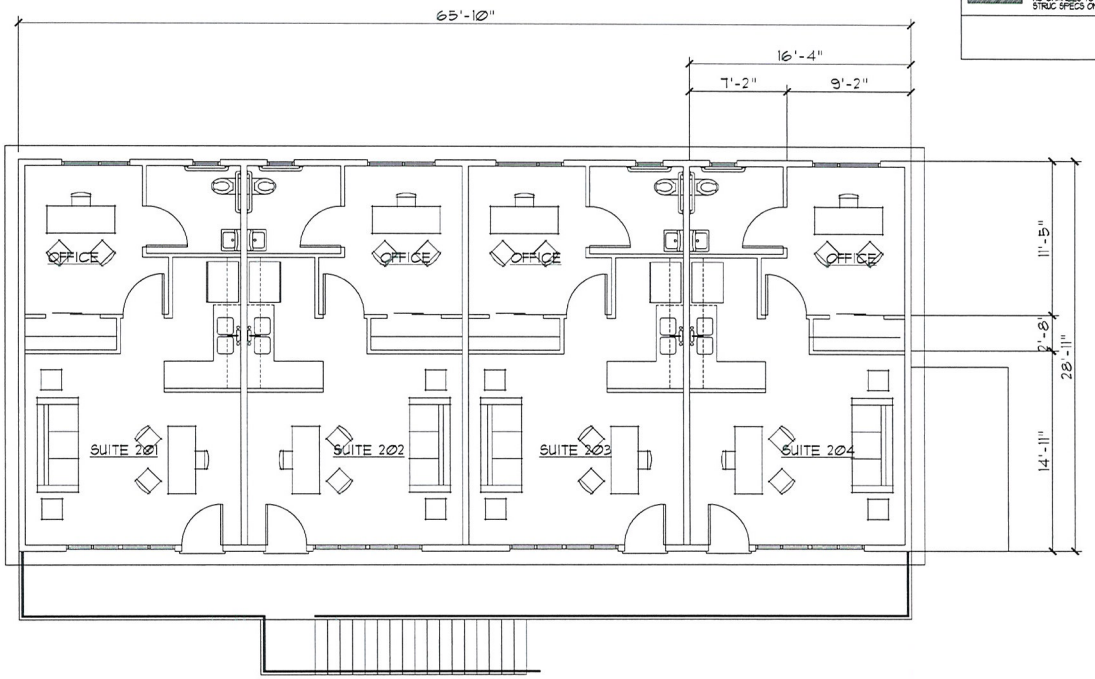
SCALE N.T.S.

**OCCUPANT LOADS:**

| | | |
|---|---|---|
| **BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.** | **=** | **22** |
| **BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F.** | **=** | **14** |
| **BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F.** | **=** | **40** |
| **BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F.** | **=** | **21** |
| **TOTAL OCCUPANTS** | | **97** |

## WALL LEGEND

| SYMBOL | WALL TYPE | DETAIL |
|---|---|---|
| | NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES. | 1 |
| | EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SPECS ON FILE. | 2 |




North

TYPICAL OFFICE: 396 SQ.FT.

ARCHITECTURAL FLOOR PLAN 2nd (PHASE 2)

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

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

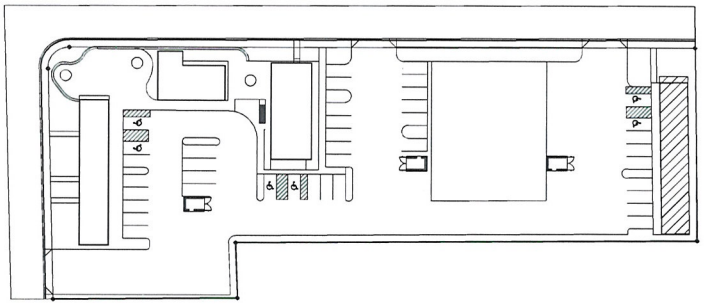
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A2.30

BUILDING #3 2nd FLOOR PLAN



KEY PLAN

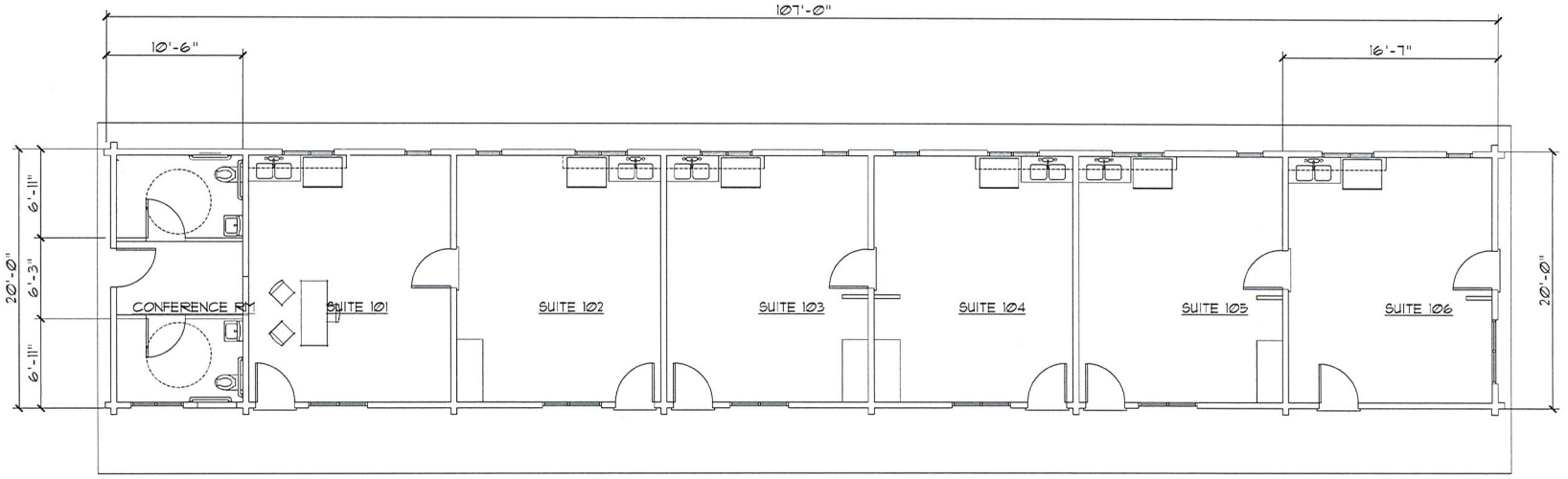
SCALE N.T.S.

## WALL LEGEND

| SYMBOL | WALL TYPE | DETAIL |
|---|---|---|
| | NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES. | 1 |
| | EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SPECS ON FILE | 2 |

**OCCUPANT LOADS:**

| | | |
|---|---|---|
| **BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.** | = | **22** |
| **BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F.** | = | **14** |
| **BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F.** | = | **40** |
| **BUILDING #4 (1 PER 100 S.F./OCC.) - 2,082 S.F.** | = | **21** |
| **TOTAL OCCUPANTS** | | **97** |




North

TYPICAL OFFICE: 298 SQ.FT.

ARCHITECTURAL FLOOR PLAN

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

RECEIVED

MAY 15 2013

City of Las Vegas
Dept. of Planning

SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

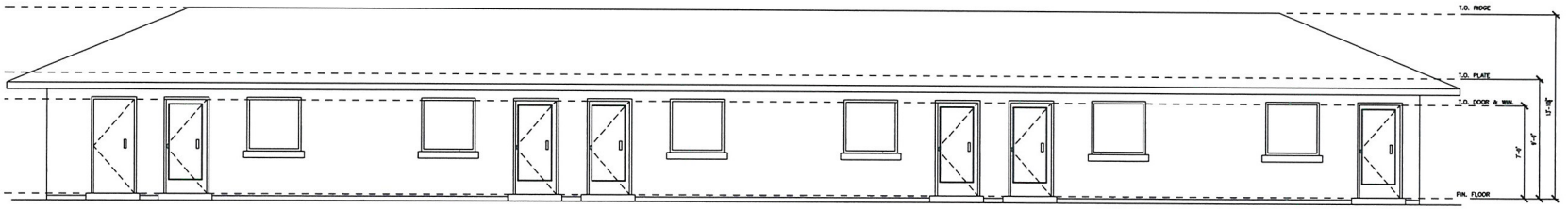
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

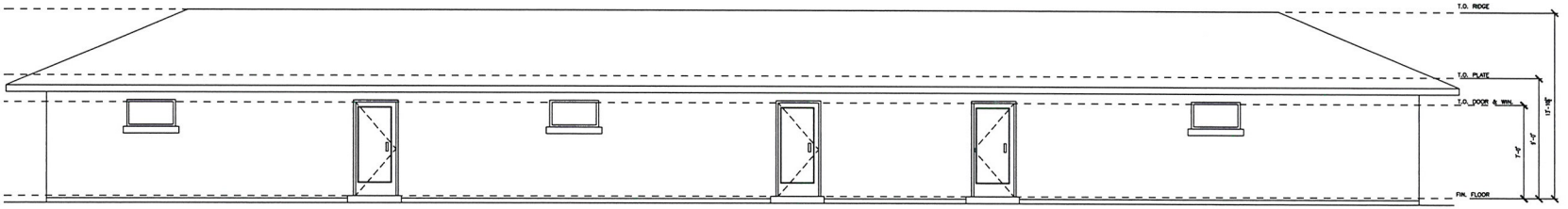
SHEET A2.40

BUILDING #4 FLOOR PLAN



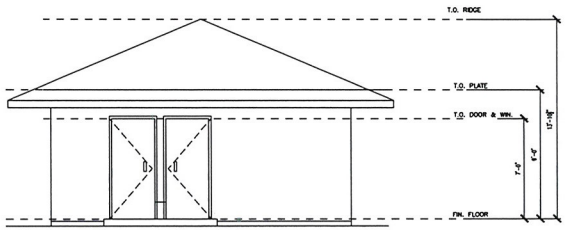

SOUTH ELEVATION

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



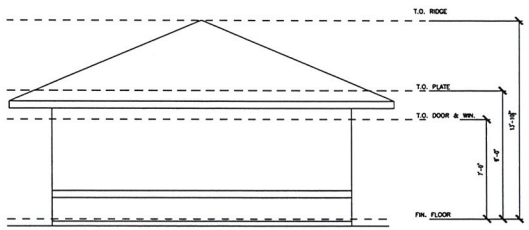

NORTH ELEVATION

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




WEST ELEVATION

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




EAST ELEVATION

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

EXISTING BUILDING #1 EXTERIOR ELEVATION

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

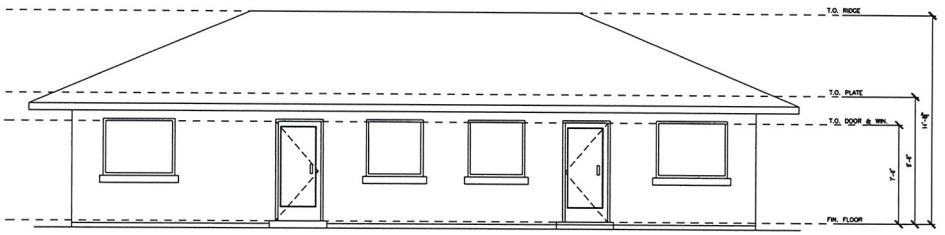
SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A3.00

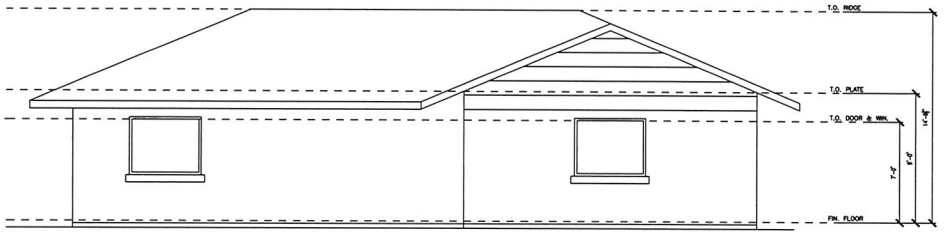
RECEIVED
MAY 15 2013
City of Las Vegas
Dept. of Planning

SDR-49431



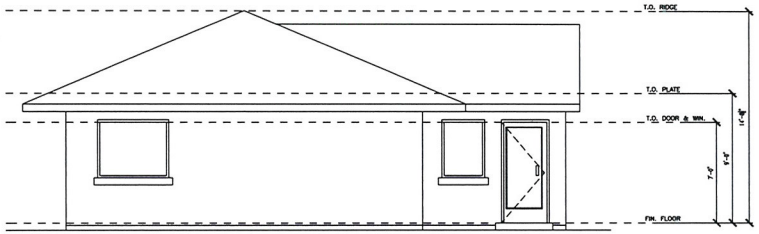

WEST ELEVATION

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



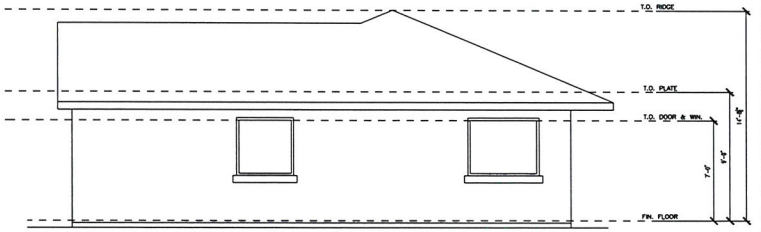

EAST ELEVATION

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




NORTH ELEVATION

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




SOUTH ELEVATION

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

EXISTING BUILDING #2 EXTERIOR ELEVATION

REVISIONS:

PROJECT :
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-10-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

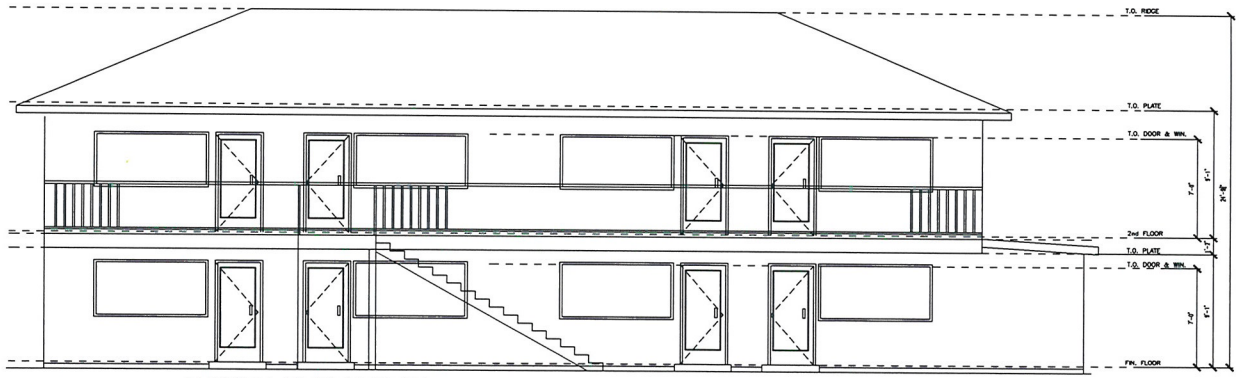
SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A3.10

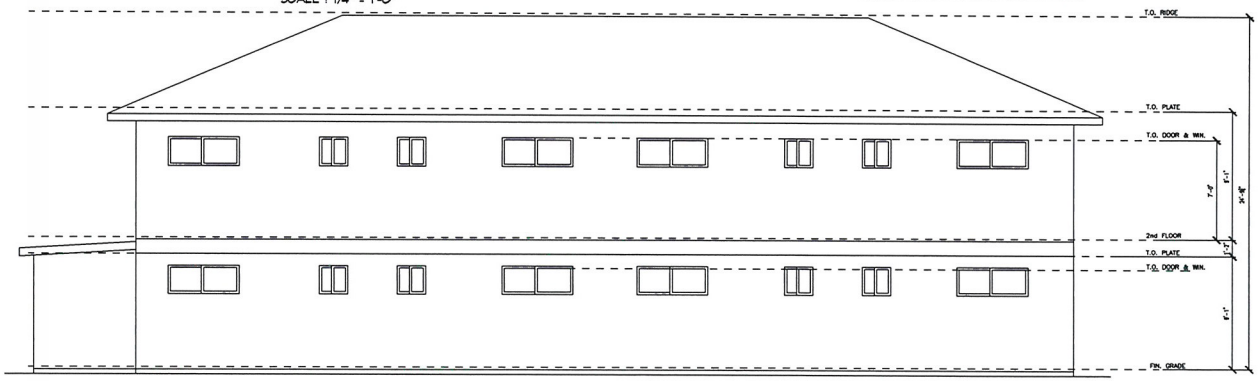
RECEIVED
MAY 15 2013
City of Las Vegas
Dept. of Planning

SDR-49431



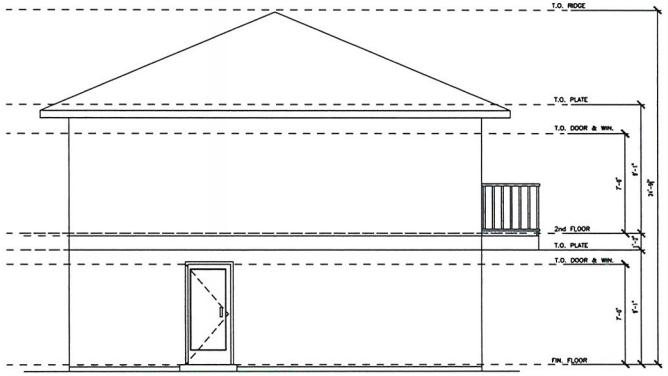

NORTH ELEVATION

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



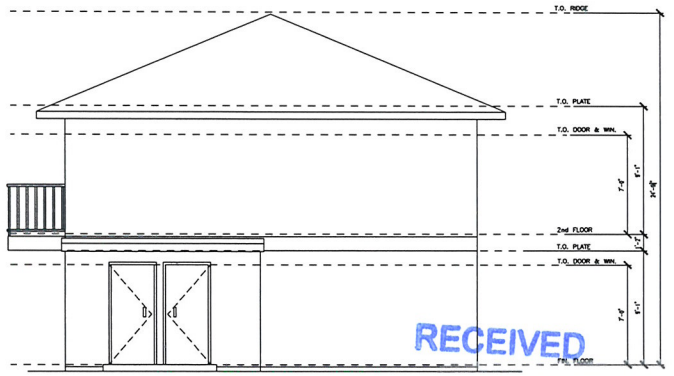

SOUTH ELEVATION

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




EAST ELEVATION

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




WEST ELEVATION

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

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

SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

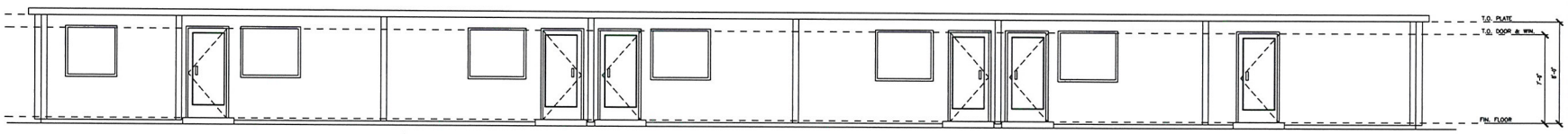
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

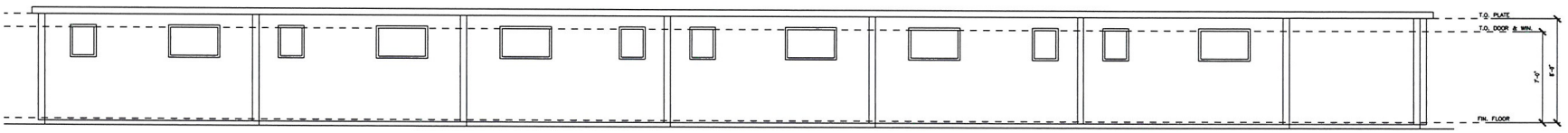
SHEET
A3.20

EXISTING BUILDING #3 EXTERIOR ELEVATION



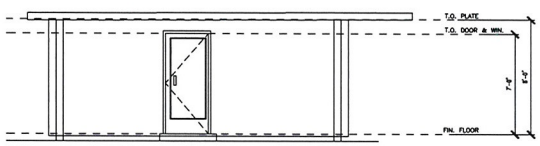

NORTH ELEVATION

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



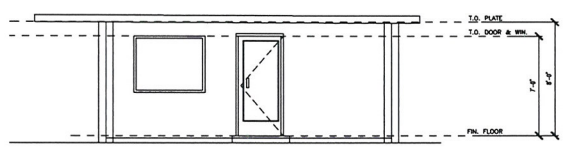

SOUTH ELEVATION

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




EAST ELEVATION

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




WEST ELEVATION

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

EXISTING BUILDING #4 EXTERIOR ELEVATION

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13

DRAWN: RLS

SHEET A3.30

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

SDR-49431

**JUSTIFICATION LETTER**

**3925 Coran Lane, Las Vegas, NV 89108**

To City Planners,

My name is James Guan, I'm representative of West East Asset Management, LLC; a Nevada registered company with Yi Dai as a Managing Member. This letter is to clarify a few items on the General Plan Amendment application.

1. We would like to request a waiver to allow a 5-foot wide perimeter landscape buffer along the south and west property lines where an 8-foot wide landscape buffer is required, due to the fact that existing buildings were already in place.

2. We would like to request a waiver to allow a 3-foot wide perimeter landscape buffer along the north and east property lines where a 15-foot wide landscape buffer is required, due to the fact that existing buildings were already in place.

3. P. Gravel will be used as dust control for unpaved area.

4. Existing septic tanks will be removed; a new drainage line will connect those properties into the sewer system that is already in place at Coran Lane.

5. A drainage study will be conducted by Civil Engineer Rhonda Cervantes at Envision Consulting.

Sincerely,

James Guan
Translator

Yi Dai
President

ROXANA M. NIETO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-2013
Certificate No: 10-1613-1

May 16, 2013

RECEIVED
MAY 15 2013
City of Las Vegas
Dept. of Planning
SDR-49431

City of Las Vegas Agenda Item No.: **66.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

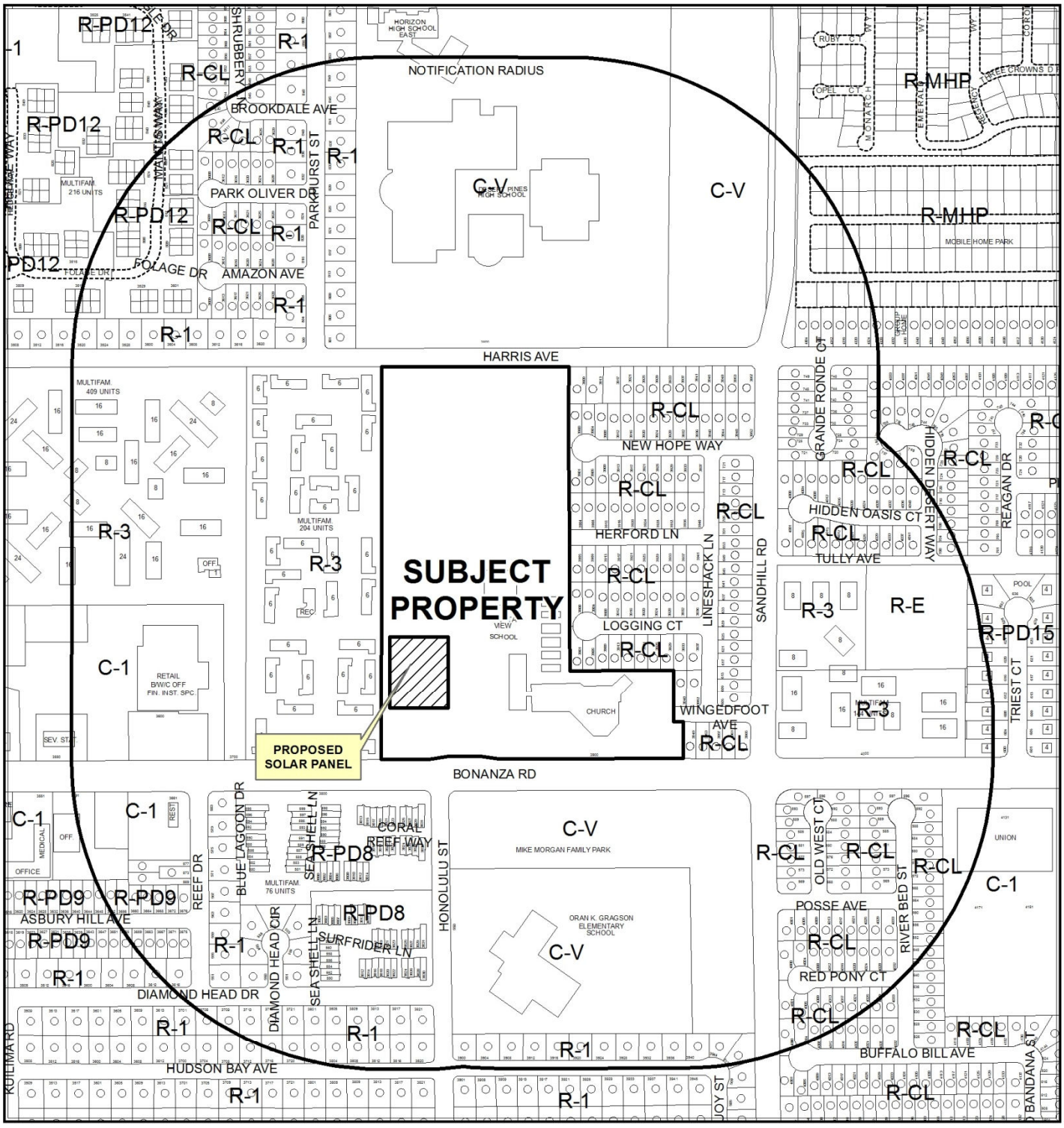
**SUBJECT:**
SDR-49916 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHAMPION CENTER OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1.3-ACRE SOLAR PANEL INSTALLATION on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-49831].

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
None

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



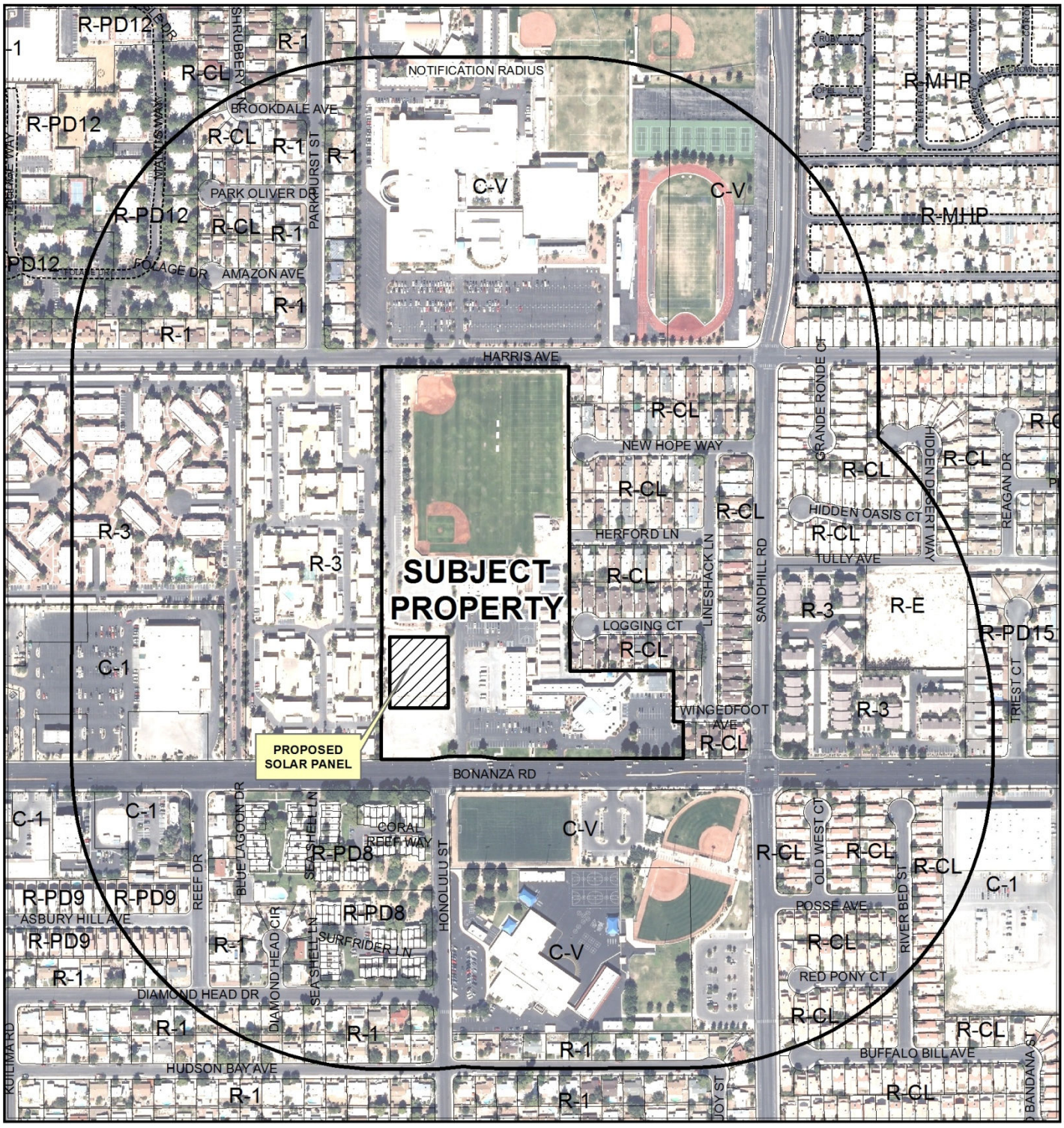

**CASE:** **SDR-49916 (PRJ-49831)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

0 400 800 Feet

N




**CASE:** **SDR-49916 (PRJ-49831)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

0 400 800 Feet

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-49916

Case Number: PRJ-49831 APN: _____

Name of Property Owner: Champion Center of Las Vegas

Name of Applicant: Mt View Christian Academy (Champion Center of Las Vegas)

Name of Representative: SEAN BROOKS

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: Sean Brooks

Subscribed and sworn before me

This 13 day of June, 2013

_____

Notary Public in and for said County and State

GLORIA GOMEZ
Notary Public, State of Nevada
Appointment No. 10-1876-1
My Appt. Expires April 8, 2014



PRJ-49831
06/17/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Mt View Christian Academy (Champion Center)

**Project Address (Location)** SWC OF 3900 BONANZA ROAD

**Project Name** MVCA SOLAR INSTALLATION **Proposed Use** _____

**Assessor's Parcel #(s)** 14030401011 **Ward #** WARD 3 (BOB COFF

**General Plan:** existing no chan proposed no ch **Zoning:** existing no chan proposed no char

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

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

**Additional Information** _____

**PROPERTY OWNER** Champion Center of Las Vegas **Contact** SEAN BROOKS

**Address** 3900 E Bonanza Rd **Phone:** (702) 292-8756 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89110

**E-mail Address** sdbrooks.champion@gmail.com

**APPLICANT** Champion Center of Las Vegas **Contac** SEAN BROOKS

**Address** 3900 E Bonanza Rd **Phone:** (702) 292-8756 **Fax:** _____

**City** Las Vegas **State** NV **Zip** 89110

**E-mail Address** sdbrooks.champion@gmail.com

**REPRESENTATIVE** Service 1st Energy Solutions **Contact** Scott Shaw

**Address** 3863 S Valley View Blvd #2 **Phone:** (702) 463-0244 **Fax:** (702) 463-1178

**City** Las Vegas **State** NV **Zip** 89103

**E-mail Address** SShaw@service1stnow.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** Sean Brooks

Subscribed and sworn before me

This 13 day of June, 20 13.

_____

Notary Public in and for said County and State

GLORIA GOMEZ
Notary Public, State of Nevada
Appointment No. 10-1876-1*
My Appt. Expires April 8, 2014

***FOR DEPARTMENT USE ONLY***

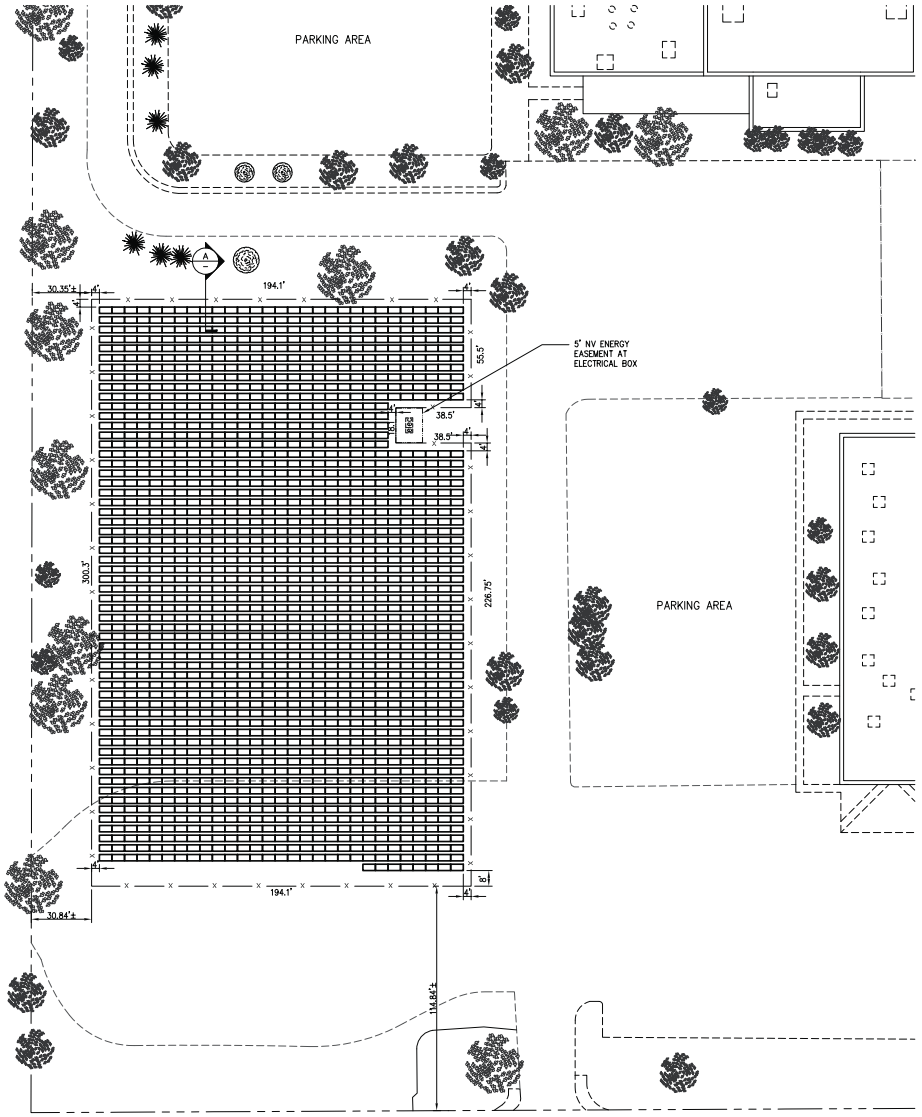
| | |
|---|---|
| **Case #** | SDR-49916 |
| **Meeting Date:** | 08/13/13 PC |
| **Total Fee:** | |
| **Date Received:*** | |
| **Received By:** | |

*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-49831
06/17/13

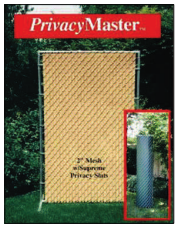
Revised 10/27/08

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



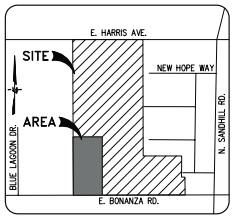

**SITE PLAN**

SCALE: 1"=40'



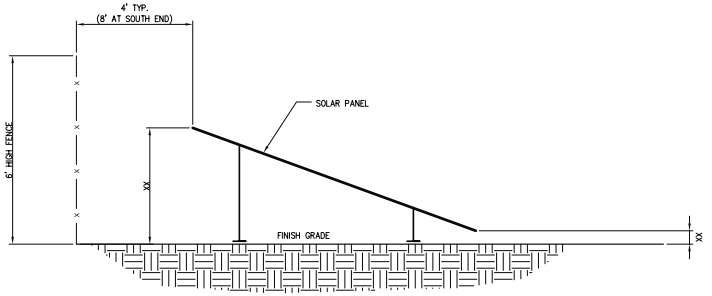

**FENCE BLOCKING**

N.T.S.




**VICINITY MAP**

N.T.S.




A — **PANEL ELEVATION**

N.T.S.

PRJ-49931
06/17/13

| NO. | REVISIONS | BY | DATE | APPR. |
|---|---|---|---|---|

ENVISION Consulting
909 Royal Birch Lane
Las Vegas, NV. 89144
ph 702.204.6592 | fx 702.453.3952

EXHIBIT
SOLAR PANEL GROUND MOUNT

MOUNTAIN VIEW CHRISTIAN SCHOOL
3900 E. BONANZA RD. – 89110
CITY OF LAS VEGAS NEVADA

SEAL

PROFESSIONAL ENGINEER STATE OF NEVADA
Rhonda F. Robinson-Knowles
EXP 06/30/13
CIVIL
No. 16324

| | |
|---|---|
| SCALE(H): 1"= | 1"=40' |
| SCALE(V): 1"= | N/A |
| DES.BY: | RFC |
| DWN.BY: | CMH |
| CHK.BY: | RFC |
| PROJ. START DATE: | 3-13 |

PROJECT NO.
RC-13-042

DRAWING NAME:
MVCS-Site

SHEET
SITE-1
1 OF 1 SHEETS

SDR-49916

Thursday, May 30, 2013

PRJ-49831
06/17/13

To whom it may concern:

This is a letter to justify our reasons for a SDP. The Champion Center (Mountain View Christian Academy) was established in 1983 and has consistently grown into a well respected Pre-K thru 12th grade school. They have been a religious/school in good standing since that time, always maintaining all necessary permitting and licensing. In November of 2012 the school's application was selected in the NV Energy Renewable Generations Solar Lottery. Subsequently the school petitioned the PUCN to increase their award to cover the entire campuses annual energy consumption (770kW). The installation will be installed over the entire campus, with a large portion planned for a vacant area on the property, which is the reason for this application. We are not asking to change the purpose of our property, but simply to install a secure solar pv ground mount array, that will be beneficial to our school, surrounding community, and the developing green energy industry in Nevada. As mentioned before, we won the rebate for the solar pv system through the NV Energy Renewable Generations program in which one of the requirements is to have the system installed and running by October 15, 2013, thus our great concern with any delays we may encounter.

**TIME CONSTRAINT**

- Mountain View Christian Academy will be using the NV Energy Renewable Generations award that was won and the increased petitioned capacity pursuant to (NAC 703.540) with the PUCN to install a 770kW solar pv system, which will satisfy the school's annual energy needs.
- The incentive amount of the award is currently $3.10 per kw. This amount is on a first come first paid basis until the level 4 incentive funds are depleted. At which time all "school category" incentives will be paid at the Level 5 incentive of $2.80 per kw. Thus it is more beneficial to complete installation ahead of hard deadline.
- It is not practical or feasible for Mountain View Christian Academy (Champion Center) to install a 700kW solar energy system without receiving the full 700kW rebate through the Solar Program.
- Construction/installation to completion and being operational is 90 days.
- The Renewable Generations Program is regulated by the PUCN and Nevada Statutes. Awards, progress, and deadlines for receiving the incentive are hard lines, with no exceptions. Thus the October 15, 2013 deadline for being operational/online.

The following are some of the reasons we believe the granting of this "SDP" permit would be justified:

- Mountain View Christian Academy (Champion Center) has been a school in good standing since 1983
- They have received no citations or complaints in our years of operation
- There have been no excess traffic or parking issues
- The school has been a good neighbor
- The Academy serves a vital need in our community for both working and nonworking parents
- Provide high quality education preschool thru 12th grade to over 600 students
- Provide continuous employment to our employees in an area of high unemployment
- A 700kW solar system will achieve significant savings for the Champion Center, thus allowing them to direct those resources into the community good they currently perform

SDR-49916

- Taxpaying entity
- The Champion Center is home to over 2000 members and is a vital gathering place for community events
- Installing a solar pv system not only reduces our overall costs, but it will allow us to redirect those savings into hiring more employees and serving a greater number of low income students, thus further benefiting our community
- Installing a solar pv system sets a good example to our neighbors in going green and promoting the environment we all must share, while at the same time benefiting a new and growing industry in Southern Nevada

PRJ-49831
06/17/13

It is for these reasons and many more that we feel granting the Champion Center's request to develop this vacant area on our property by installing a secure solar pv ground mounted system is justified. We would greatly appreciate your attention in this matter, keeping in mind that we are under a hard timeline in installing our solar pv system. If you have any questions at all please feel free to contact me or Tim Fromhart Jr. at 702-463-0244 anytime. Thank you.

Sincerely,



Scott Shaw

SDR-49916

City of Las Vegas Agenda Item No.: **67.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

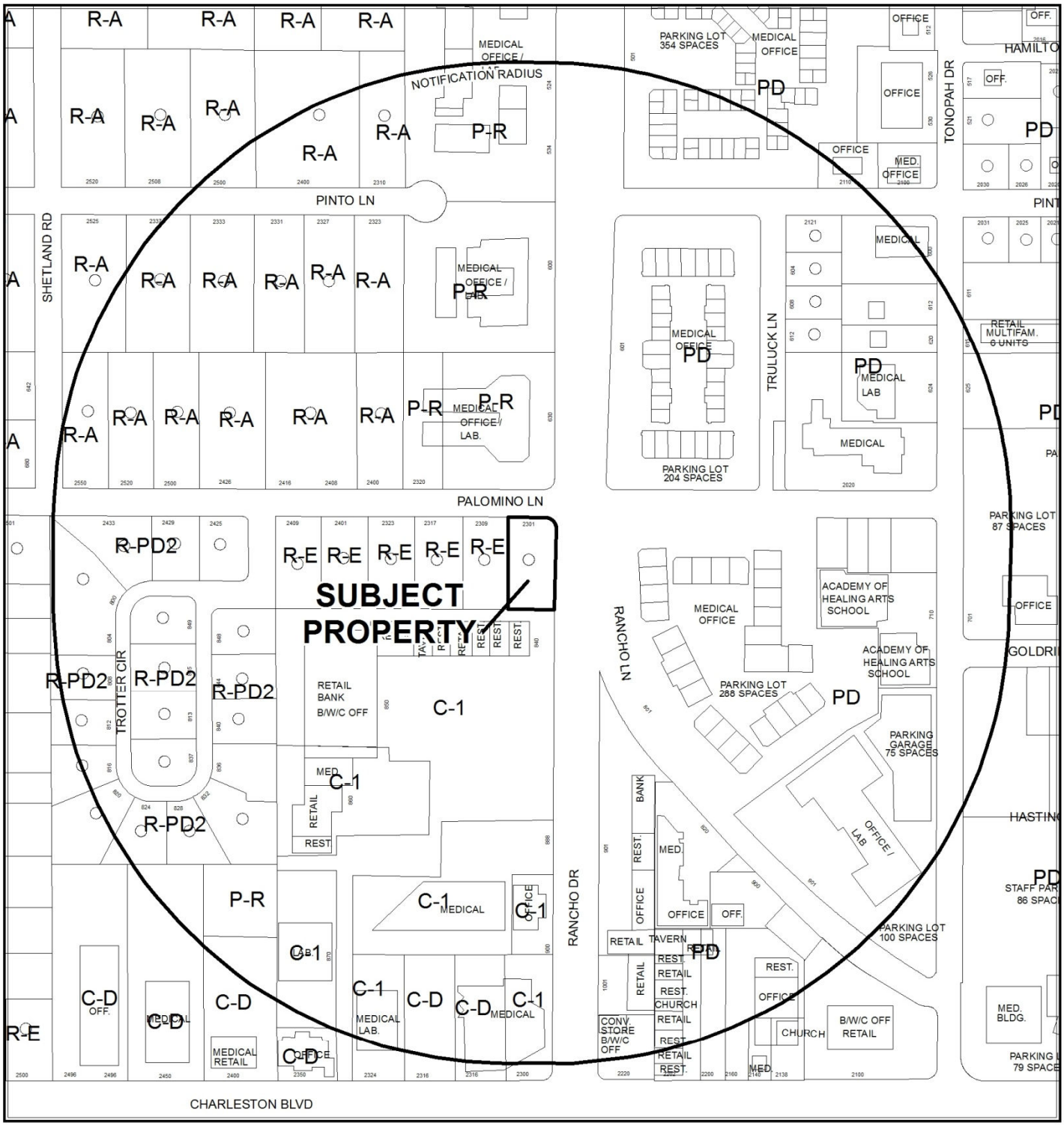
**SUBJECT:**
SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 09/18/2013**
**OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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

**RECOMMENDATION:**
Staff recommends APPROVAL, subject to conditions:

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



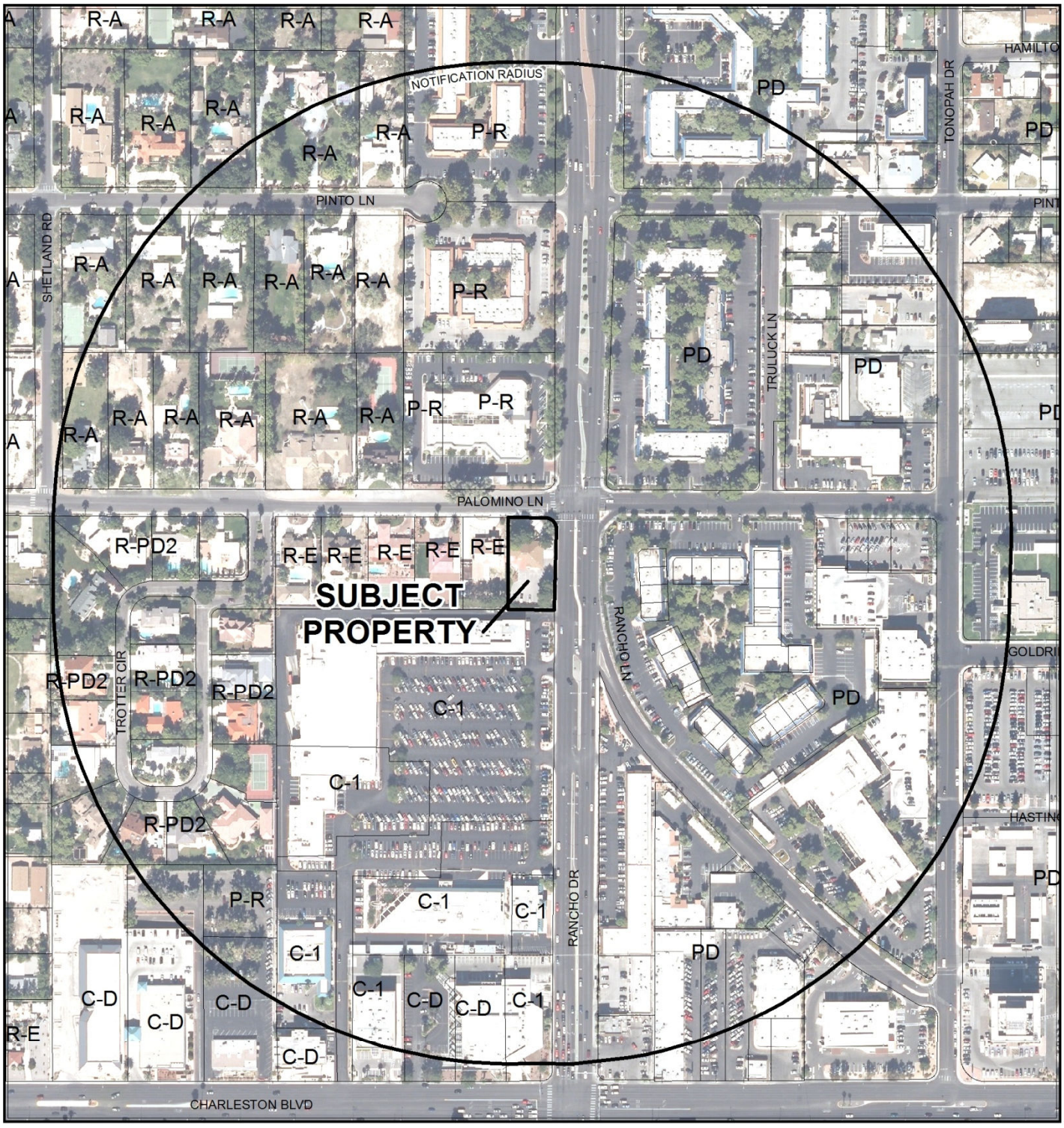

**CASE:** **SDR-50115 (PRJ-49932)**

0 200 400 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** P-R (PROFESSIONAL OFFICE AND PARKING)

N




**CASE:** **SDR-50115 (PRJ-49932)**

0 200 400 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** P-R (PROFESSIONAL OFFICE AND PARKING)

N

# DEPARTMENT OF PLANNING

## STATEMENT OF FINANCIAL INTEREST

SDR-50115

Case Number: PREAPP2012-000019 APN: 139-32-802-008

Name of Property Owner: Stovall, Leslie Mark & Sarah S

Name of Applicant: Stovall, Leslie Mark & Sarah S

Name of Representative: Carly Mossman, Gensler

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: Leslie Mark Stovall

Subscribed and sworn before me

This 27 day of June, 2013

Claudia M. Gonthier

Notary Public in and for said County and State

CLAUDIA M. GONTHIER
Notary Public State of Nevada
No. 03-85457-1
My Appt. Exp. Sept. 18, 2015



PRJ-49932
06/27/13

# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

**Application/Petition For:** Stovall & Associates

**Project Address (Location)** 2301 Palomino Lane

**Project Name** Stovall & Associates **Proposed Use** P-R

**Assessor's Parcel #(s)** 139-32-802-008 **Ward #** 1-Tarkanian

**General Plan:** existing 2759 proposed 4166 **Zoning:** existing P-R proposed P-R

**Commercial Square Footage** 4,166SF **Floor Area Ratio** 0.20

**Gross Acres** 0.50 **Lots/Units** 1 **Density** 1

**Additional Information**

**PROPERTY OWNER** Stovall, Leslie Mark & Sarah S **Contact** Justin Stovall

**Address** 2301 Palomino Lane **Phone:** (702) 258-3034 **Fax:** (702) 258-0093

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

**E-mail Address** justin@lesstovall.com

**APPLICANT** Stovall, Leslie Mark & Sarah S **Contact** Justin Stovall

**Address** 2301 Palomino Lane **Phone:** (702) 258-3034 **Fax:** (702) 258-0093

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

**E-mail Address** justin@lesstovall.com

**REPRESENTATIVE** Gensler **Contact** Carly Mossman

**Address** 3883 Howard Hughes Parkway **Phone:** (702) 893-2800 **Fax:** (702) 893-2805

**City** Las Vegas **State** NV **Zip** 89169

**E-mail Address** carly_mossman@gensler.com, tim_hollenbeck@gensler.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** Leslie Mark Stovall

Subscribed and sworn before me

This 27 day of June, 2013.

Claudia M. Gonthier

Notary Public in and for said County and State

CLAUDIA M. GONTHIER
Notary Public State of Nevada
No. 03-85457-1
My Appt. Exp. Sept. 18, 2015

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | SDR-50115 |
| **Meeting Date:** | 08/13/13 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-49952
06/27/13

Revised 10/27/08

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

## SITE PLAN NOTES

OWNER: STOVALL & ASSOCIATES

ADDRESS: 2301 PALOMINO LANE, LAS VEGAS, NV 89107

LAND AREA: 20,825.8 SF / 0.50 Acres

BUILDING AREA: 4,300 SF

BUILDING FOOTPRINT AREA: 4,099SF

ZONE: P-R

EASEMENTS: 10' MINIMUM EASEMENT ON WEST; 50' SETBACK ON NORTH

PARKING: 1:300
- 14 spaces required
- 18 spaces provided:
  - 1 Handicap
  - 17 Regular

F.A.R. = 0.20

(R-E)

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

76'-6"

LOT LINE 200.00'

67'-11"

10'-0"

Existing Block Wall

(C-1)

LOT LINE 108.00'

LOT LINE 87.88'

PALOMINO LANE

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

EXISTING

MAIN ENTRANCE

VAN ACCESSIBLE

25'-0"

Existing 6ft Tall Wrought Iron Fence

24'-7"

LOT LINE 179.88'

RANCHO

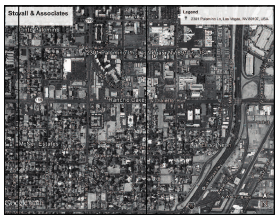
Existing Block Wall

Existing Sidewalk

Replace existing CMU wall with 6ft tall wrought fence re-purposed from existing decorative fence from west property edge.

Existing 6ft Tall Wrought Iron Gate

Existing Sidewalk
Repairs if required at the corner will be done per city standards.



Vicinity Map


STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

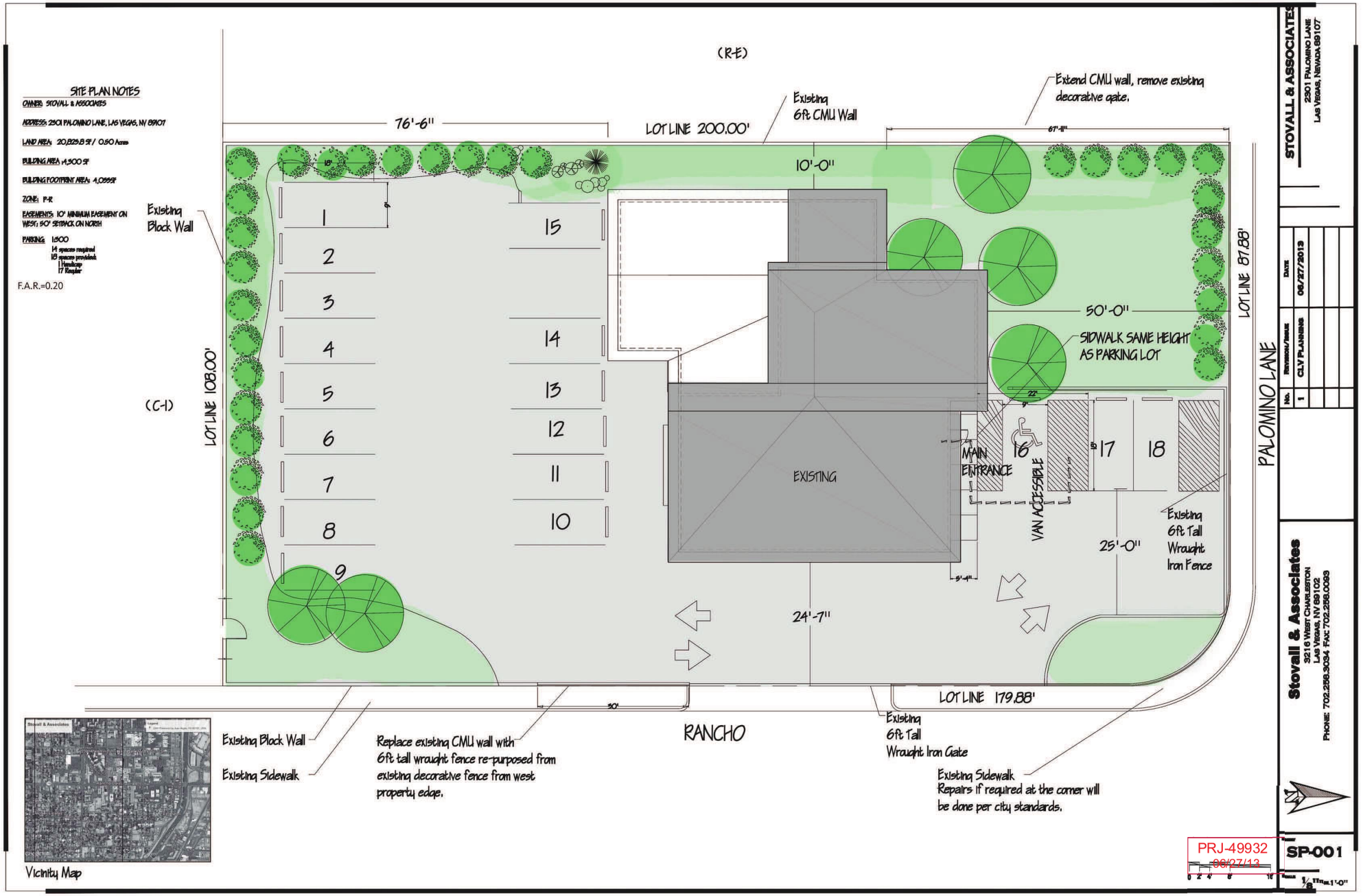

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |

PRJ-49932
~~06/27/13~~

SHEET SP-001

SCALE 1/8"=1'-0"

SDR-50115


SITE PLAN NOTES
OWNER: STOVALL & ASSOCIATES
ADDRESS: 2301 PALOMINO LANE, LAS VEGAS, NV 89107
LAND AREA: 20,825.8 SF / 0.50 Acres
BUILDING AREA: 4,500 SF
BUILDING FOOTPRINT AREA: 4,055SF
ZONE: P-R
EASEMENTS: 10' MINIMUM EASEMENT ON WEST; 50' SETBACK ON NORTH
PARKING: 1:500
14 spaces required
18 spaces provided:
1 Handicap
17 Regular
F.A.R.=0.20
(R-E)
(C-1)
76'-6"
LOT LINE 200.00'
Existing 6ft CMU Wall
Extend CMU wall, remove existing decorative gate.
67'-11"
10'-0"
Existing Block Wall
LOT LINE 108.00'
LOT LINE 87.88'
50'-0"
SIDWALK SAME HEIGHT AS PARKING LOT
EXISTING
MAIN ENTRANCE
VAN ACCESSIBLE
25'-0"
Existing 6ft Tall Wrought Iron Fence
24'-7"
LOT LINE 179.88'
PALOMINO LANE
RANCHO
Existing Block Wall
Existing Sidewalk
Replace existing CMU wall with 6ft tall wrought fence re-purposed from existing decorative fence from west property edge.
Existing 6ft Tall Wrought Iron Gate
Existing Sidewalk Repairs if required at the corner will be done per city standards.
Vicinity Map
STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107
No. 1
REVISION/ISSUE CLV PLANNING
DATE 06/27/2013
Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093
SP-001
PRJ-49932
06/27/13

SDR-50115

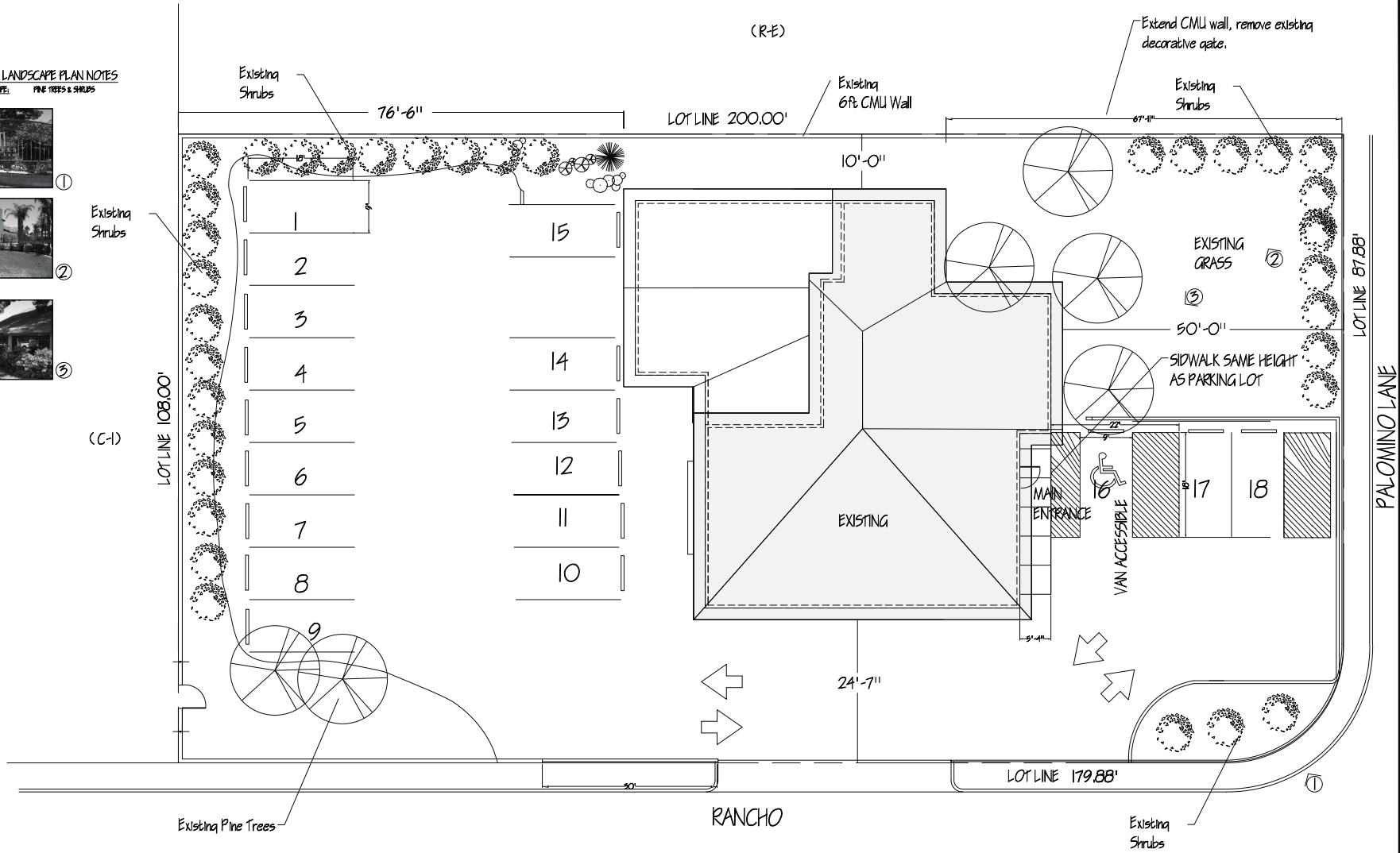
## LANDSCAPE PLAN NOTES

EXISTING LANDSCAPE: PINE TREES & SHRUBS


①


②


③




STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

| No. | REVISION/ISSUE | DATE |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |


Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093


PRJ-49932
~~06/27/13~~

SHEET LP-001

SCALE 1/8"=1'-0"

SDR-50115

LANDSCAPE PLAN NOTES

EXISTING LANDSCAPE: PINE TREES & SHRUBS



①


②


③

(R-E)

Existing Shrubs

76'-6"

LOT LINE 200.00'

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

Existing Shrubs

67'-11"

10'-0"

Existing Shrubs

EXISTING GRASS ②

③

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

LOT LINE 87.88'

PALOMINO LANE

(C-1)

LOT LINE 108.00'

1 2 3 4 5 6 7 8 9

15 14 13 12 11 10

EXISTING

MAIN ENTRANCE

16 17 18

VAN ACCESSIBLE

24'-7"

LOT LINE 179.88'

①

Existing Pine Trees

RANCHO

Existing Shrubs

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

| No. | REVISION/ISSUE | DATE |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |

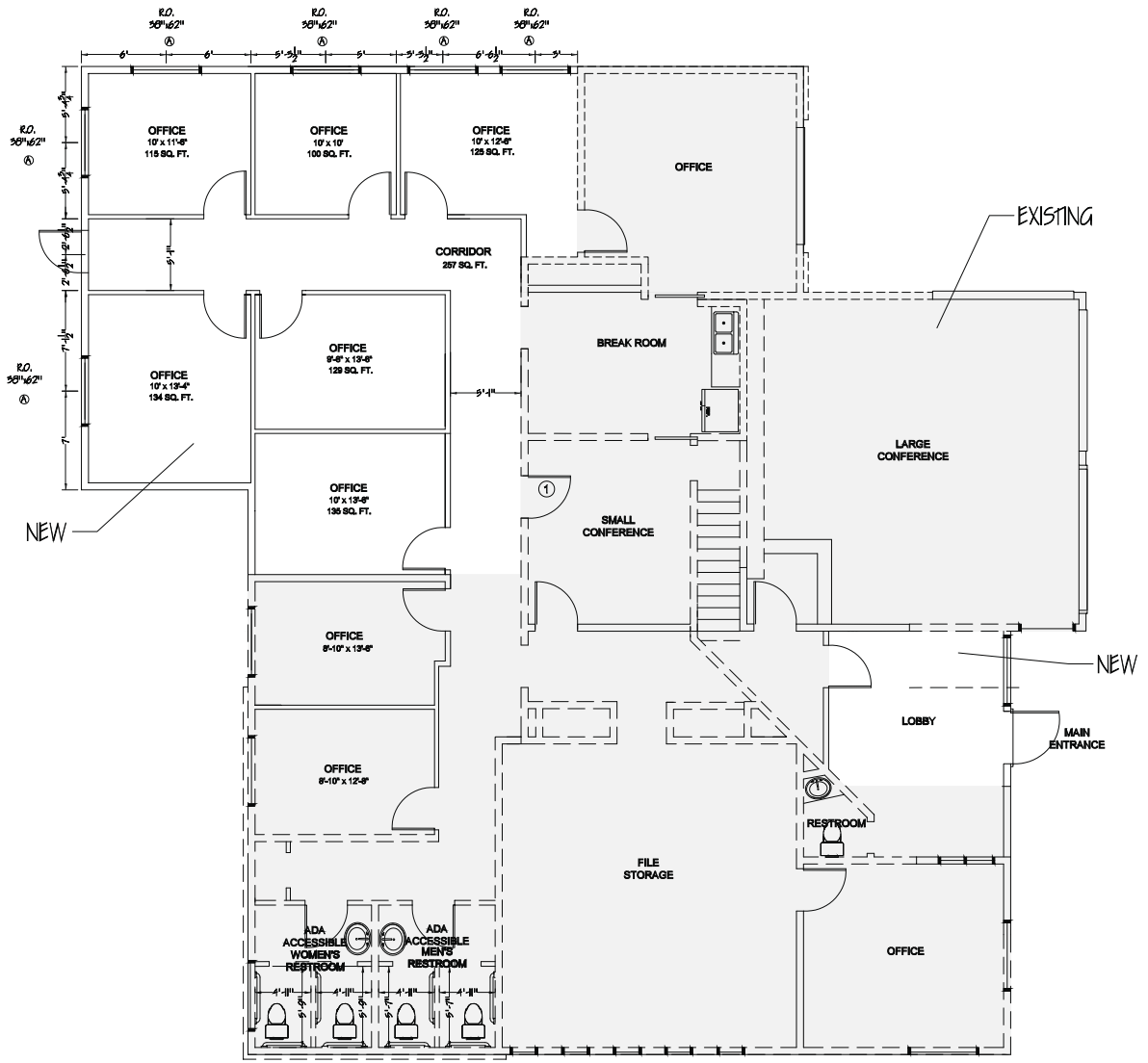
Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

PRJ-49932
06/27/13

SHEET LP-001

SCALE 1/8"=1'-0"

SDR-50115




PROPOSED FIRST FLOOR PLAN

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

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

| No. | REVISION/ISSUE | DATE |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |


Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093


PRJ-49932
06/27/13

SHEET FP-001

SCALE 1/4" = 1'-0"

SDR-50115




2 A-3 NORTH ELEVATION
SCALE: 1/4"=1'-0"




1 A-3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"




STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |

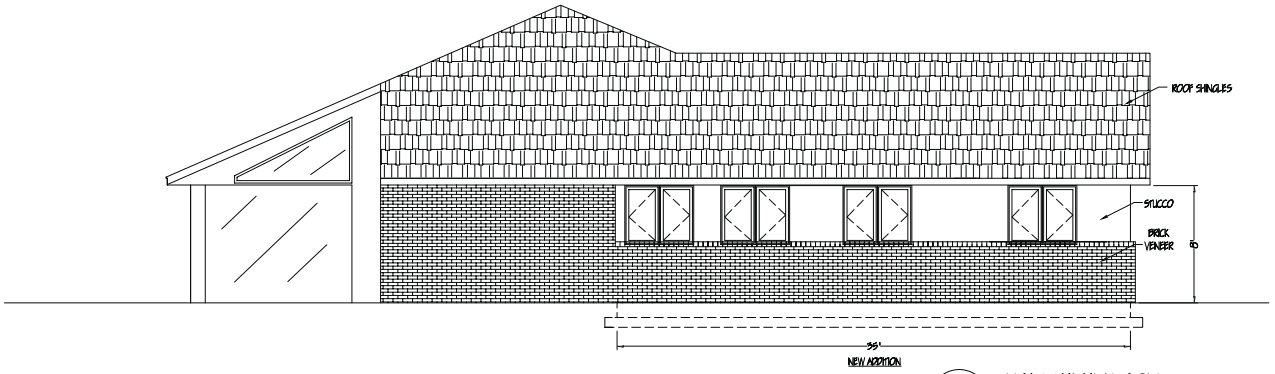
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-001

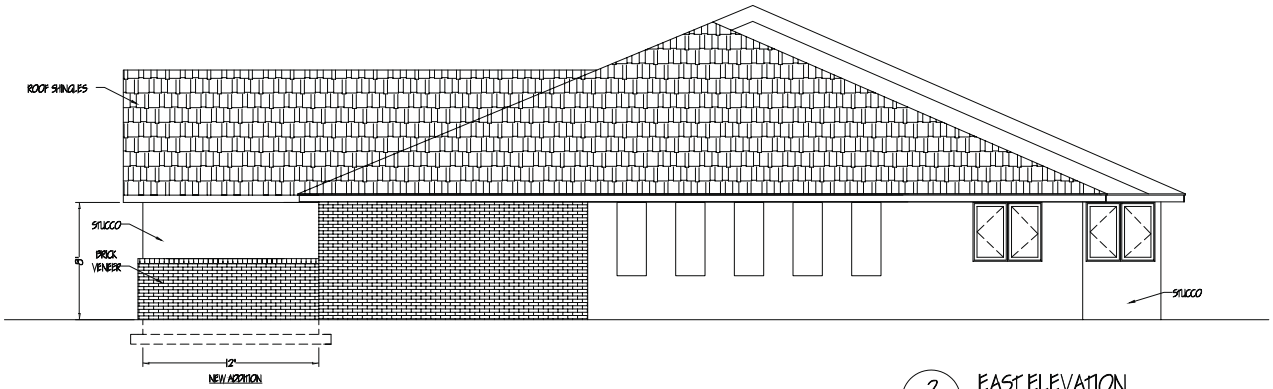
1/4"=1'-0"

PR-I-49932
06/27/13

SDR-50115




1 A-4 WEST ELEVATION
SCALE: 1/4"=1'-0"




2 A-4 EAST ELEVATION
SCALE: 1/4"=1'-0"

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

| No. | REVISION/ISSUE | DATE |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

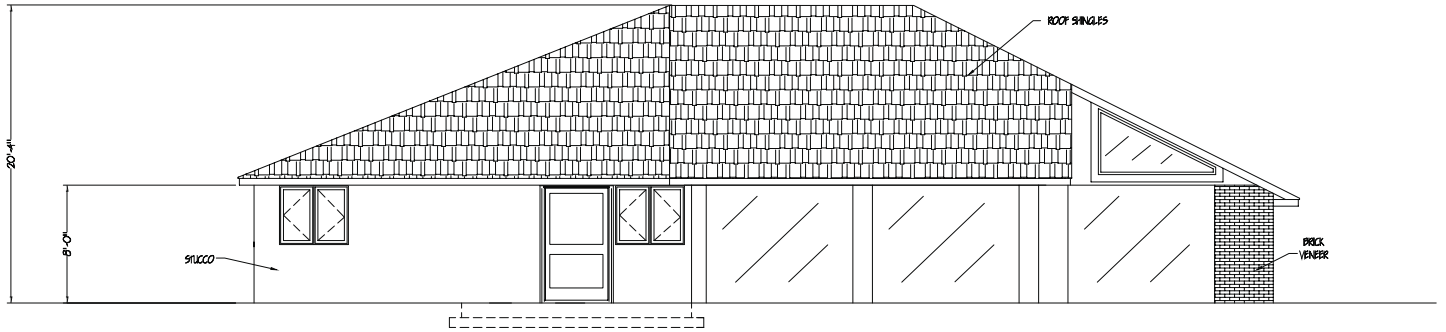
SHEET EV-002

SCALE 1/4"=1'-0"

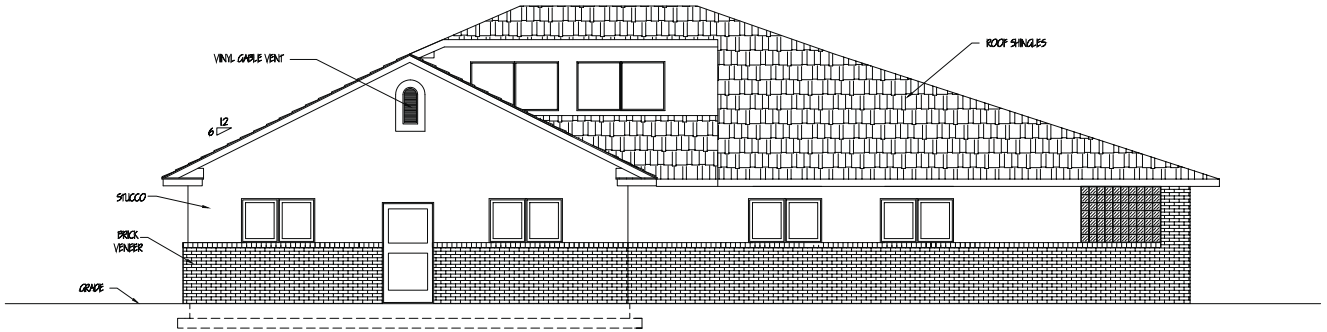
0 1' 2' 4' 8'

PRJ-49932
06/27/13

SDR-50115




2 A-3 NORTH ELEVATION
SCALE: 1/4"=1'-0"




1 A-3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"




STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

| No. | REVISION/ISSUE | DATE |
|---|---|---|
| 1 | CLV PLANNING | 05/27/2013 |

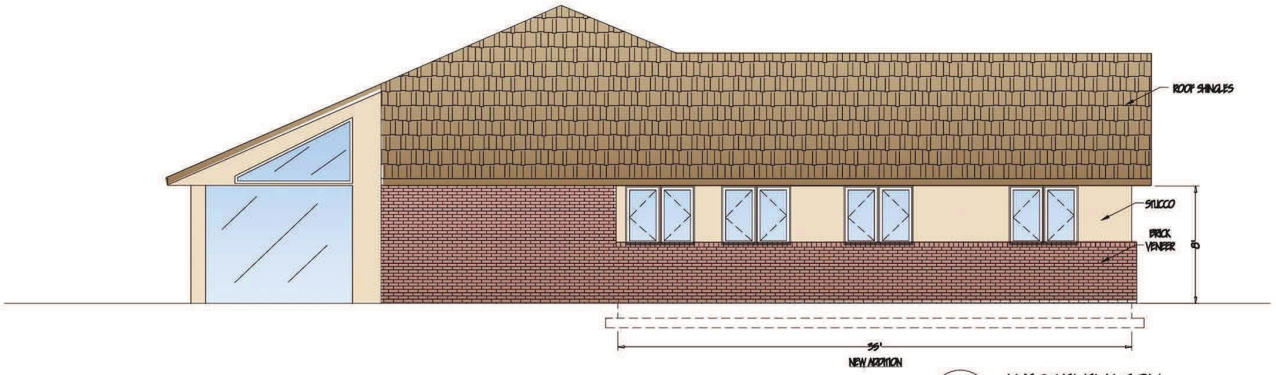
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

SHEET EV-001

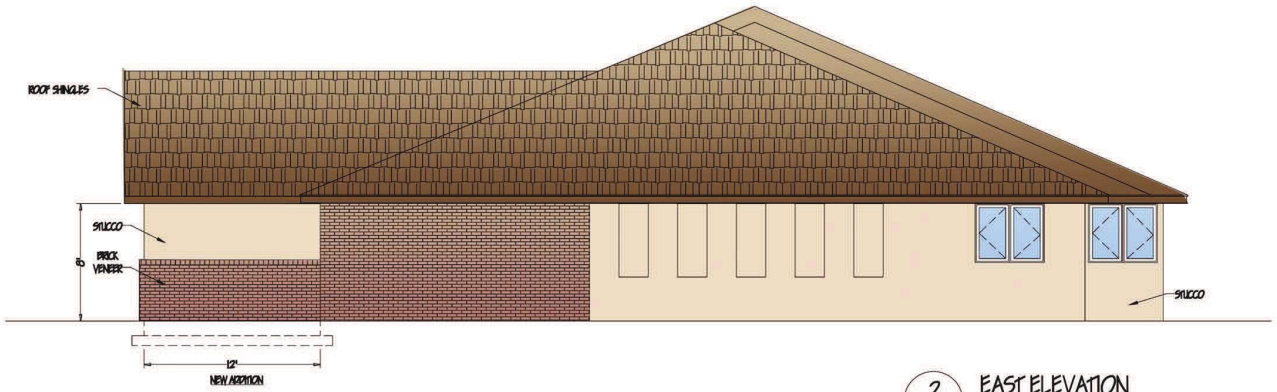
SCALE 1/4"=1'-0"

PRJ-49932
06/27/13

SDR-50115




1 A-4 WEST ELEVATION
SCALE: 1/4"=1'-0"




2 A-4 EAST ELEVATION
SCALE: 1/4"=1'-0"

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | CLV PLANNING | 06/27/2013 |

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-002

PRJ-49932
06/27/13

SDR-50115

June 26, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
TTY: (702) 386-9108
Fax: (702) 474-7463

## JUSTIFICATION LETTER

Project Name: Stovall & Associates Law Office

Location: 2301 Palomino Lane, Las Vegas, NV, 89107

Application Number: PREAPP2012 – 000019

To whom it may concern:

This letter is to serve as the justification letter for Stovall and Associates law Office expansion and site improvements.

Project Overview:

The Project includes the renovation and expansion of the Stovall & Associates law Office. The project will include interior and exterior renovations/expansion to the lobby, restrooms and offices of the existing building. The expansion of the office and lobby area at level 1 is 1,700SF.

The site is located at the SW corner of Rancho and Palomino. It is bordered by Commercial C-1 to the south and Residential R-E to the west. The land area of this application is 20,824 SF. Building coverage including expansion is 4,615 SF, 22%.

Requested Waivers:

Landscape requirements along the east property line and parking lot landscape requirements.

Sincerely,

Justin Stovall
Stovall & Associates
2301 Palomino Ln
Las Vegas, NV 89107
Phone: (702) 258-3034
e-mail: justin@lesstovall.com

SDR-50115

City of Las Vegas Agenda Item No.: **68.**

## *AGENDA SUMMARY PAGE - PLANNING*
### PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

**SUBJECT:**
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.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**
Proposed Amendments and Staff Report

## *AGENDA SUMMARY PAGE - PLANNING*

**PLANNING COMMISSION MEETING OF: AUGUST 13, 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

