City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

September 10, 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

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 AUGUST 13, 2013

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

7. ABEYANCE - 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.

8. ABEYANCE - 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.

9. ZON-50461 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ETAL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross).

10. MSP-50474 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC, ETAL - For possible action on a request for a Master Sign Plan FOR AN EXISTING WEDDING CHAPEL AND MOTEL DEVELOPMENT on 1.79 acres at 1205 and 1213 South Las Vegas Boulevard (APNs 162-03-112-027 and 028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin).

11. SUP-50433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAZBI XHINDI - OWNER: FREMONT LV BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN AN EXISTING RESTAURANT at 505 Fremont Street (APN 139-34-601-002), C-2 (General Commercial) Zone, Ward 3 (Coffin).

12. SUP-50435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAT HERE LV, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN A PROPOSED RESTAURANT at 500 South Main Street, Suite #150 (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PUBLIC HEARING ITEMS

13. ABEYANCE - 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.

14. ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

15. ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

16. ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

17. ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

18. ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

19. ABEYANCE - 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 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. ABEYANCE - 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, AND A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED 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.

27. ABEYANCE - 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 0.50 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.

28. ZON-50447 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.56 acres at 500 and 513 Park Paseo (APNs 162-03-112-023 and 024), Ward 3 (Coffin).

29. VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES - For possible action on a request for a Variance TO ALLOW 93 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

30. SUP-50314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW BUSINESS HOURS STARTING AT 7AM, TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND TO ALLOW A 92-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE A 1,000 FEET IS REQUIRED at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

31. VAR-50418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

32. SDR-50417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50418 - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG PORTIONS OF THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

33. VAR-50463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH NOLD - For possible action on a request for a Variance TO ALLOW A 7.5-FOOT TALL WALL/FENCE IN THE FRONT YARD WHERE A MAXIMUM WALL HEIGHT OF FIVE FEET IS ALLOWED on 0.52 acres at 4029 Mountain View Boulevard (APN 162-06-603-001), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

34. VAR-50486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES M AND GLENDA L MORGAN - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE AND REAR SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GAZEBO) on 0.46 acres at 7881 Dana Point Court (APN 163-04-811-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).

35. VAR-50574 - VARIANCE - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC - For possible action on a request for a Variance TO ALLOW EXISTING OUTDOOR STORAGE WITHIN THE REQUIRED SIDE YARD SETBACK AND LANDSCAPE BUFFER AREAS on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428].

36. SDR-50483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50574 - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,092 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND A PORTION OF THE NORTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428].

37. VAR-50594 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA MIUCCIO-VEGA - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GARAGE) on 0.55 acres at 2211 Monte Cristo Way (APN 163-03-403-014), R-E (Residential Estates) Zone, Ward 1 (Tarkanian) [PRJ-50585].

38. ROC-50451 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, LLC - For possible action on a request for a Review of Condition of a previously approved Site Development Plan Review (SDR-27226) TO DELETE CONDITION #18 WHICH STATES "CONSTRUCT HALF-STREET IMPROVEMENTS ON TENAYA WAY AND, GRAND TETON DRIVE AND WHISPERING SANDS DRIVE ADJACENT TO THIS SITE" AND CONDITION #19 WHICH STATES "A MINIMUM OF TWO LANES OF ASPHALT PAVEMENT ON THE MAJOR ACCESS STREET(S) ADJACENT TO THIS SITE AND A WORKING SANITARY SEWER SHALL BE CONSTRUCTED" on 38.60 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-110-001 through 031), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross) [PRJ-49933].

39. SUP-50296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,280 SQUARE-FOOT URBAN LOUNGE USE at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

40. SDR-50298 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50296 - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC - For possible action on a request

for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 1,280 SQUARE-FOOT URBAN LOUNGE on 0.64 acres at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

41. SUP-50419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVER ENOUGH TATTOO - OWNER: IMPERIAL ENTERPRISES - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1408 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Coffin).

42. SUP-50450 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,052 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 6401 North Durango Drive, Suites #110 and #120 (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial-Use Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50223].

DIRECTOR'S BUSINESS:

43. TABLED - RENOTIFICATION - TXT-48318 - 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 prohibit auto repair facility employees from test driving customer vehicles on a residential street. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

44. 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: SEPTEMBER 10, 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: SEPTEMBER 10, 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: SEPTEMBER 10, 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: SEPTEMBER 10, 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: SEPTEMBER 10, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 13, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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: SEPTEMBER 10, 2013

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

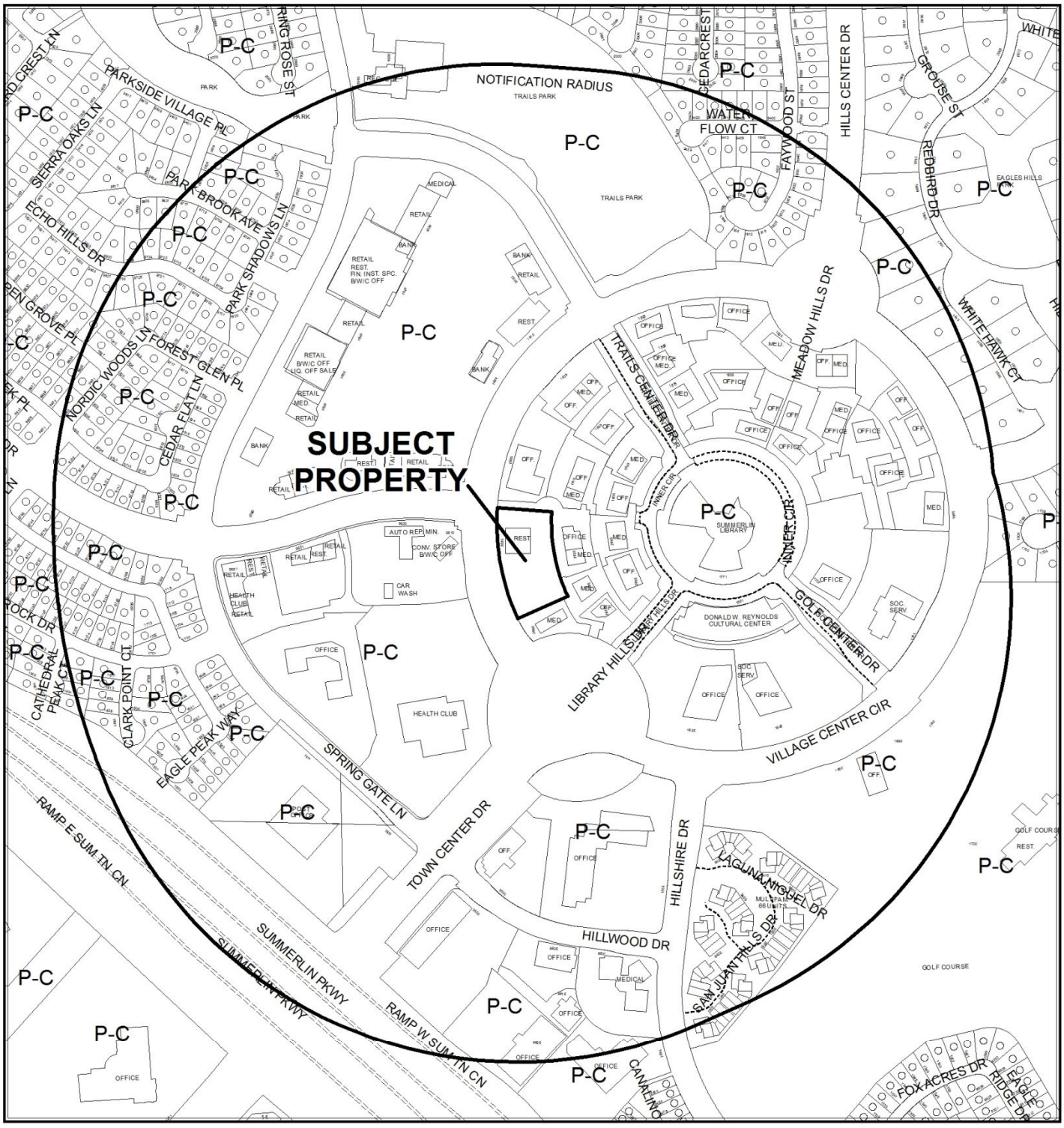
SUBJECT:
ABEYANCE - SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village 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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**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 - 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
6. Condition Confirmation Letter
7. Protest/Support Postcards - SUP-50074 and SUP-50075



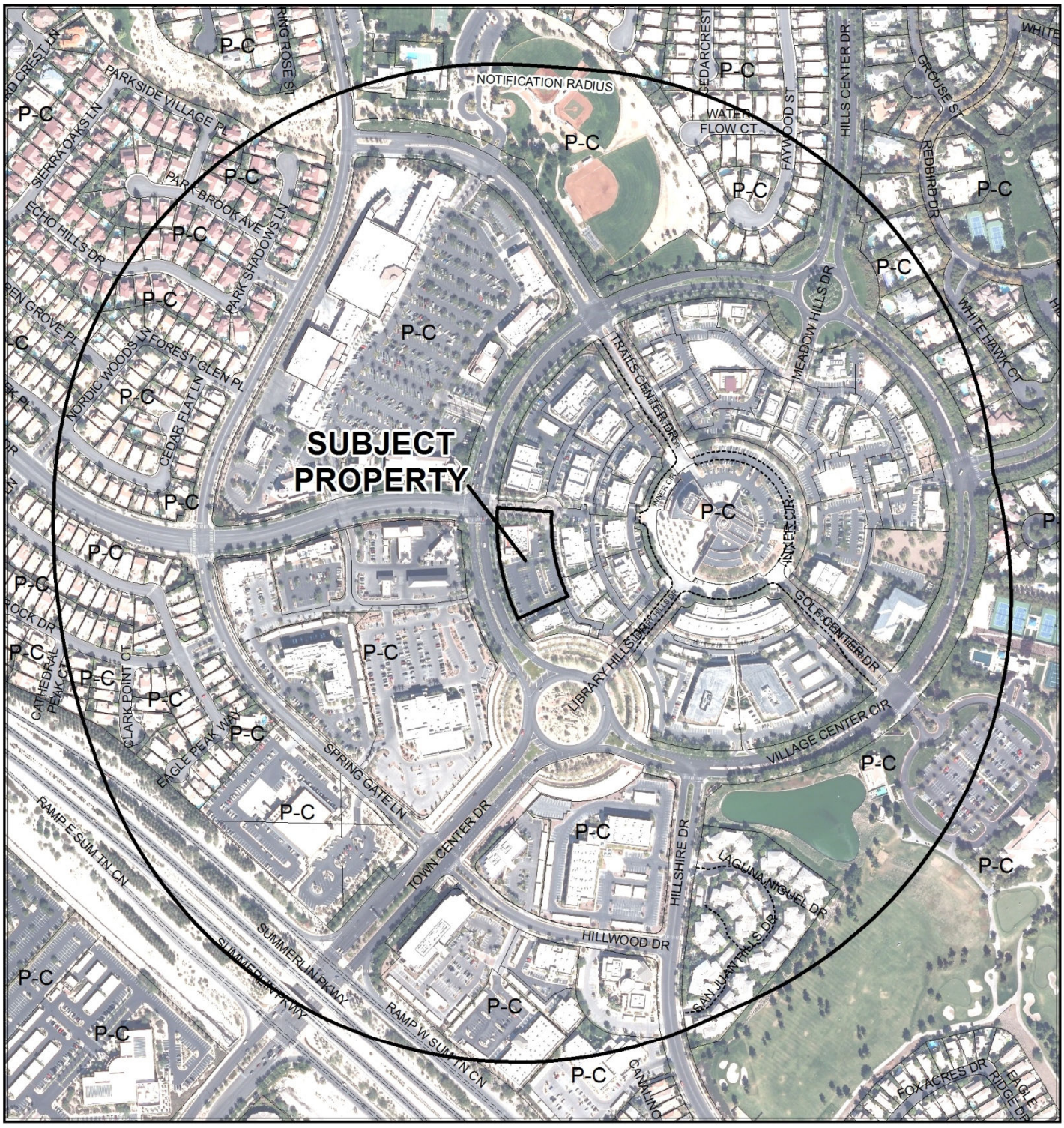
CASE: **SUP-50074 AND SUP-50075 (PRJ-50030)**

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

Revised 11-14-06

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

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 Sagas 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

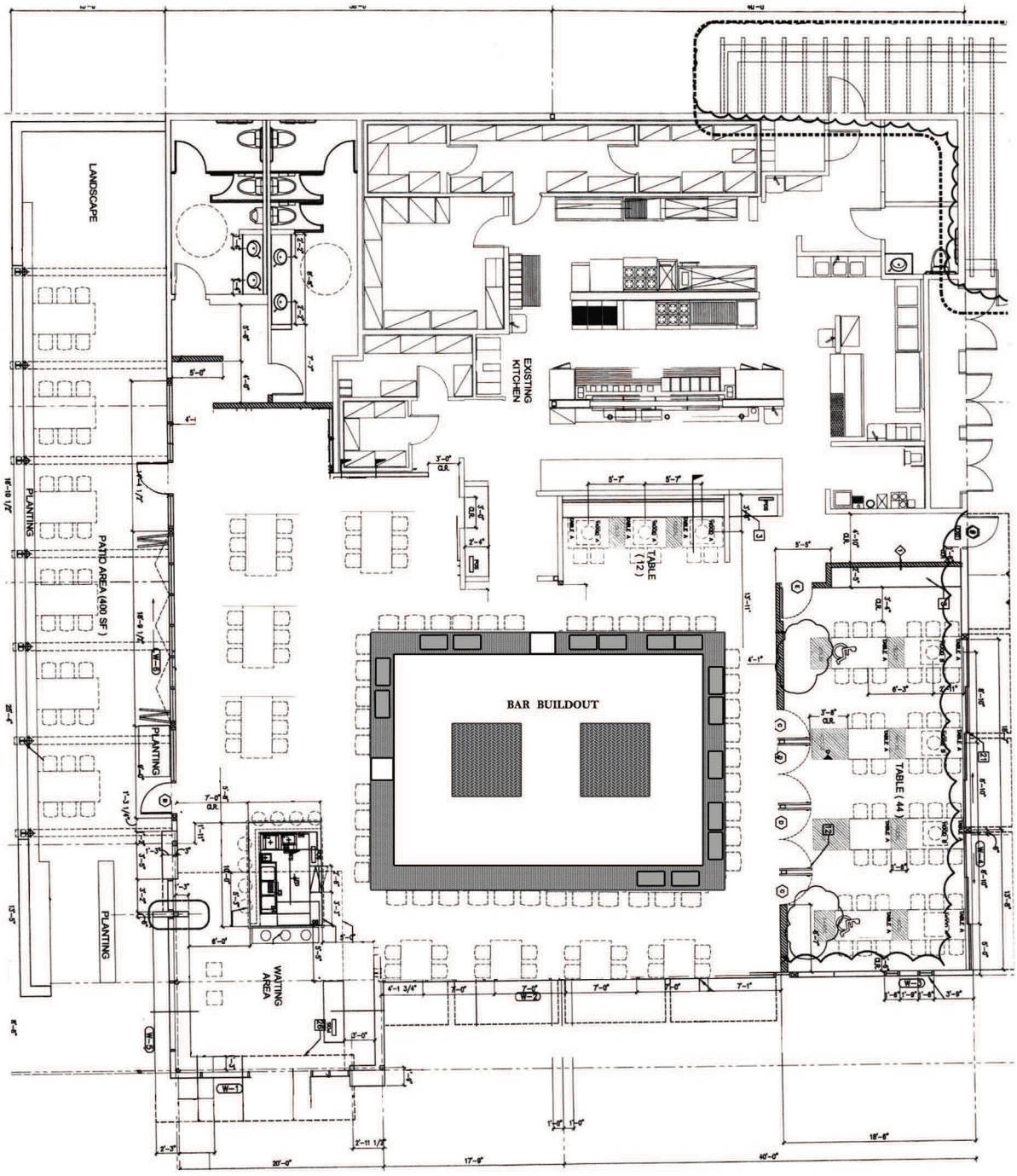
Case #	SUP-50074
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

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

PRJ-50030
06/27/13

SUP-50074
SUP-50075



N

SUP-50074
SUP-50075

PRJ-50030
06/27/13

A2.01

SHEET No.

1/4"=1'-0"

SCALE

DATE

REVISIONS

FLOOR PLAN

DRAWING TITLE

SAGOS PRIME

PROJECT

2025 N. Village Center Circle.
Las Vegas, NV 89134

GENERAL CONTRACTOR

SUP-50074 & SUP-50075 – APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS
2025 VILLAGE CENTER CIRCLE

07/08/13

SUP-50074 & SUP-50075 – APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS
2025 VILLAGE CENTER CIRCLE

07/08/13

8-1-2013

Justification Letter:

SAGOS Prime is applying to switch the current Restaurant with Service Bar 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. Maru was previously approved for a Supper Club license but failed to obtain the license before that entitlement expired in 2010. SAGOS Prime will be an upscale 6725 sq ft Tavern located in the bustling village center complex in the heart of Summerlin, Las Vegas Nevada. The Restaurant and Tavern will feature 3,588 sq ft of dining, waiting and patio space. The 100 seat fine-dining restaurant will be separated into two main sections. The main dining and bar area is 2411sq ft as well as a 617 sqft separated banquet and side dining area. Within the main dining section is a 900 sqft elegant bar with 15 IGT bartop Gamekings. There is also a 400 sq ft patio section and a 160 sqft waiting area. 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.

Jason Godfrey

PRJ-50030
08/01/13

SUP-50074 & SUP-50075
REVISED

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 474-7499 Fax

SUBJECT: **SUP-50074 - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2013*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)474-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***AUGUST 12, 2013.***

8-7-13

Signature Date

Jason Godfrey

Please Print Name

Sagos Prime LLC

Company Name

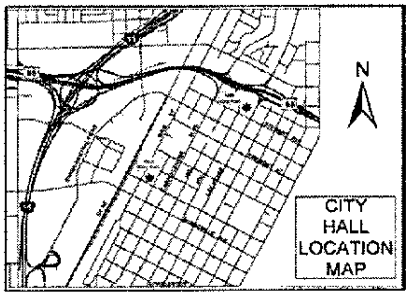
RECEIVED
AUG - 8 2013
City of Las Vegas
Department of Planning

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

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) 464-7499. 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-50074 & SUP-50075 [PRJ-50030]
Planning Commission Meeting of 8/13/2013

There are plenty of liquor serving gaming establishments in the area without putting another one in the heart of a residential area. Thank you

Case: SUP-50074
13819716020
HENAGER RICKY J & JOYCE K
1937 FAYWOOD ST
LAS VEGAS NV 89134-6227

B PRDGNMP 89134

PROTEST

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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0004279219 AUG01 2013
MAILED FROM ZIP CODE 89101

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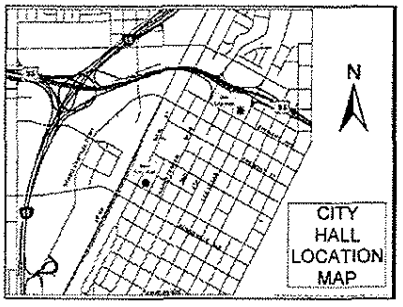
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50074 & SUP-50075 [PRJ-50030]
Planning Commission Meeting of 8/13/2013

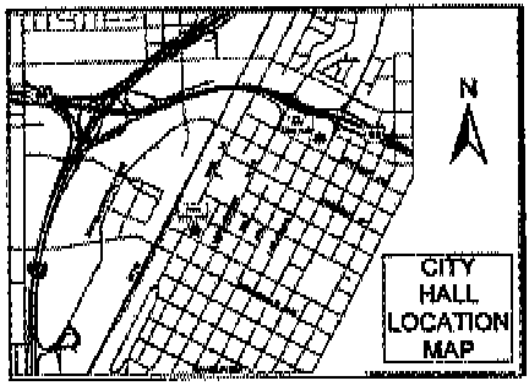
Case: SUP-50074
13819716034
BERKLEY KIM ROBIN LIVING TRUST
BERKLEY KIM ROBIN TRS
1940 FAYWOOD ST
LAS VEGAS NV 89134-6225

S FRDCNMP 89134

SUBMITTED AFTER FINAL AGENDA
17-18 PROTEST

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.

SUP-50074 & SUP-50075 [PRJ-50030]
Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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02 1M $ 00.43³
0004279218 AUG 01 2013
MAILED FROM ZIPCODE 89101

There are plenty of liquor serving gaming establishments in the area without putting another one in the heart of a residential area. Thank you.

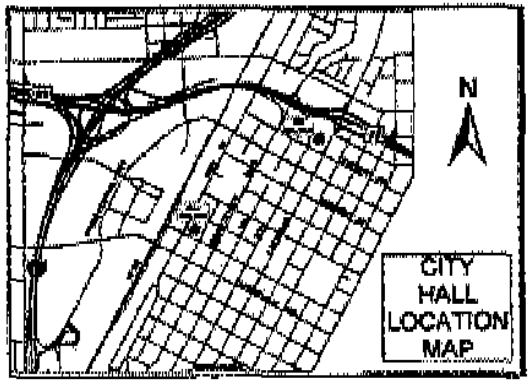
Case: SUP-50074
13819716020
HENAGER RICKY J & JOYCE K
1937 FAYWOOD ST
LAS VEGAS NV 89134-6227

RECEIVED 17-18

submitted after final agenda
17-18 protest

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.

SUP-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SUP-50074
13819315044
AMOUKHTEH VICTORIA N REV TR
NOURIAN VICTORIA TRS
9024 VILLAGE VIEW DR
SAN JOSE CA 95135-2173

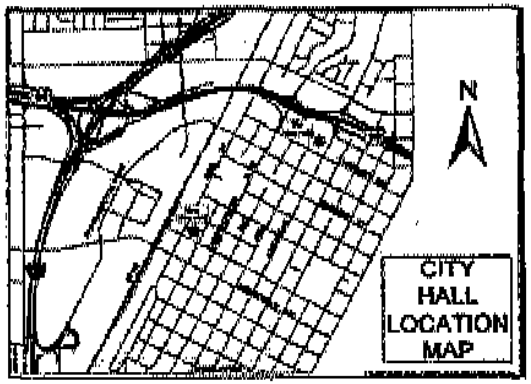
111 FRDCNMP 95135

17-1

submitted after final agenda
17-18 protest

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.

SUP-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SUP-50074

13819716030
MOJABI MARYAM
NAEIM ALI REZA
5435 W SAHARA AVE #A
LAS VEGAS NV 89146-3392

56 FRDGNMP 89146 17-18

submitted after final agenda
17-18 protest

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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MAILED FROM ZIP CODE 89101

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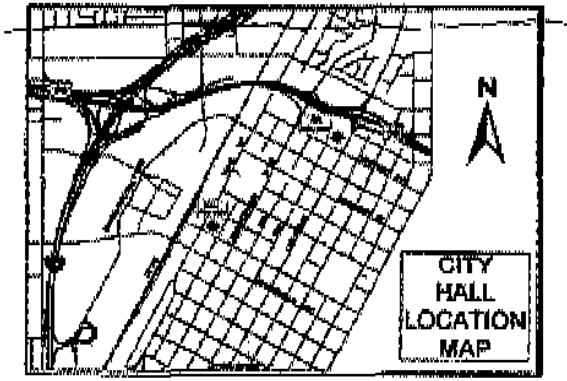

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

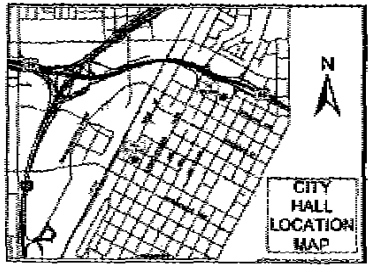
Case: SUP-50074
13819413058
MONROY ELSA LIVING TRUST
MONROY ELSA TRS
10656 WINDROSE POINT AVE
LAS VEGAS NV 89144-5449

67 FRDGNMP 89144 17-18

submitted after final agenda
17-18 protest

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.

SUP-50074 & SUP-50075 [PRJ-50030]
Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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0004279218 AUG01 2013
MAILED FROM ZIPCODE 89101

Case: SUP-50074
13830515017
SILVERMAN ERIC & KATHLEEN
18 LOCKHAVEN CT
BEDMINSTER NJ 07921-1727

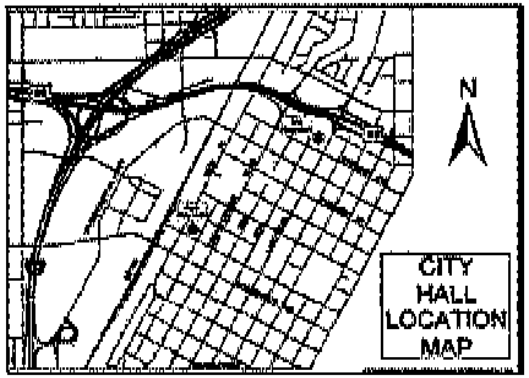
FRDGNMP 07921

FROM :B&T IT INFRASTRUCTURE FAX NO. :9085417395 Aug. 08 2013 08:52AM P1

submitted after final agenda
17-18 protest

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.

SUP-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SUP-50074

13819710009
FORSYTHE SHAUNA P
1817 WHITE HAWK CT
LAS VEGAS NV 89134-6113

6 FRDGNMP 89134

17-18

submitted after final agenda
17-18 support

Fax Cover Sheet

Nevada Department of Education

Office of Educational Opportunity

9890 South Maryland Parkway, Suite 221
Las Vegas, NV 89183

Phone # 702-486-6622
Fax # 702-486-6624

Date: 8/6/13

Send To: Dept of Planning - Dev Services Center
Fax 702-464-7499
Cc:
Fax #

Total Pages: 3
(including cover page)

From: Jennifer S. Kane
email: jskane@doe.nv.gov

Urgent:	***Reply ASAP:***	***Please Review:***	***Please comment:***	***FYI:***	

Comments:

Please see the attached written objection

Regarding:SUP-50074 & SUP-50075 [PRJ-50030]

Thank you, *Jennifer S. Kane*

The information contained in the facts confidential and intended only for the designated recipient(s). If the reader of this message is not the intended recipient(s) you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address. Thank you.

NDE SPECIAL EDUCATION Fax:702-486-6624 Aug 6 2013 9:13 P.01

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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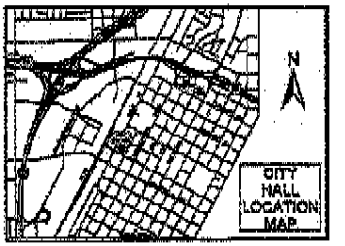
MAILED FROM ZIP CODE 89101

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) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: SUP-50074

13819316004
NEWLIN CAMERON
KANE JENNIFER
9701 ECHO HILLS DR
LAS VEGAS NV 89134-6617

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

Please see attached letter

PROCESSED AUG 1 2013

PROTEST

NDE SPECIAL EDUCATION Fax:702-486-6624 Aug 6 2013 9:13 P. 03

9701 Echo Hills Drive
Las Vegas, NV 89134
August 6, 2013

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

Dear Sir or Madam:

I am writing to file my protest on the request for Special Use Permits applied for by Sagos Prime, LLC – Owner: KHJ Property Holdings, LLC [SUP-50074 and SUP-50075 [PRJ-50030]).

My husband and I purchased our home in August of 2012 in The Trails community in Summerlin North for it's family-friendly nature and absence of the gambling and nightlife common in other areas of Las Vegas. We oppose bringing an establishment that will remain open into the morning hours into our quiet neighborhood.

We are unable to attend the Public Hearing on August 13, 2013, due to business travel, but plan to contact our Council Representative to insure our opposition is noted.

Sincerely,

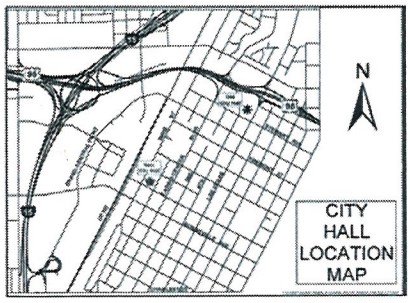
Jennifer Kane

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 AUG 01 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) 464-7499. 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-50074 & SUP-50075 [PRJ-50030]

Planning Commission Meeting of 8/13/2013

Case: SUP-50074
13819413059
BERNSTEIN JEROME & H FAM TR
BERNSTEIN HARRIET TRS
1644 EAGLE PEAK WY
LAS VEGAS NV 89134-6405

6 PRDCNMP 89134

PROTEST

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**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. Condition Confirmation Letter

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

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

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

Revised 10/27/08

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.

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

PRJ-50030
06/27/13

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 474-7499 Fax

SUBJECT: **SUP-50075 - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2013*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)474-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***AUGUST 12, 2013.***

Signature

8-7-13
Date

Jason Godfrey
Please Print Name

Sagos Prime LLC
Company Name

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

RECEIVED
AUG - 8 2013
City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

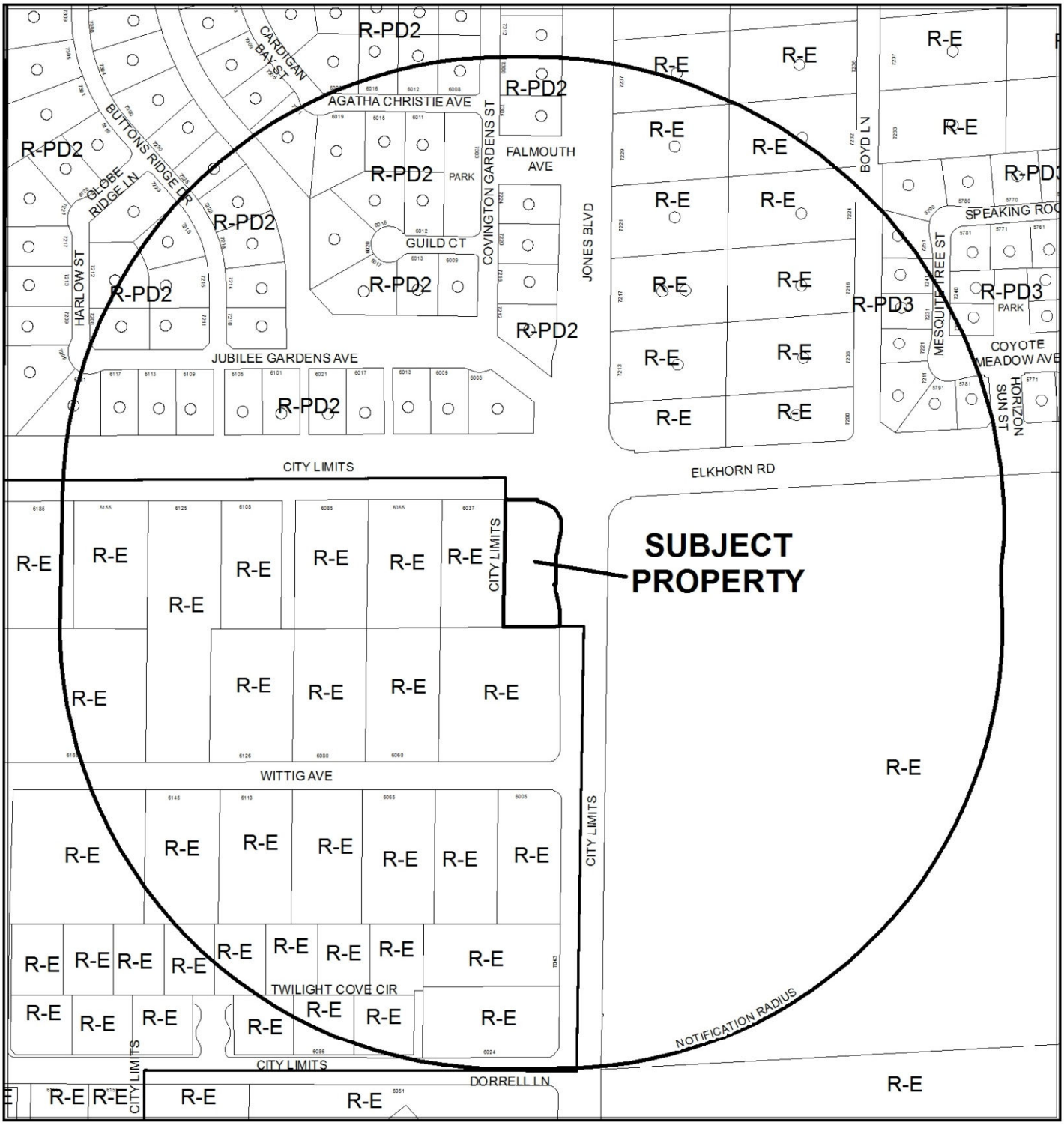
SUBJECT:
ZON-50461 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ETAL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 10/16/2013

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

RECOMMENDATION:
Staff recommends APPROVAL.

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



CASE: **ZON-50461**

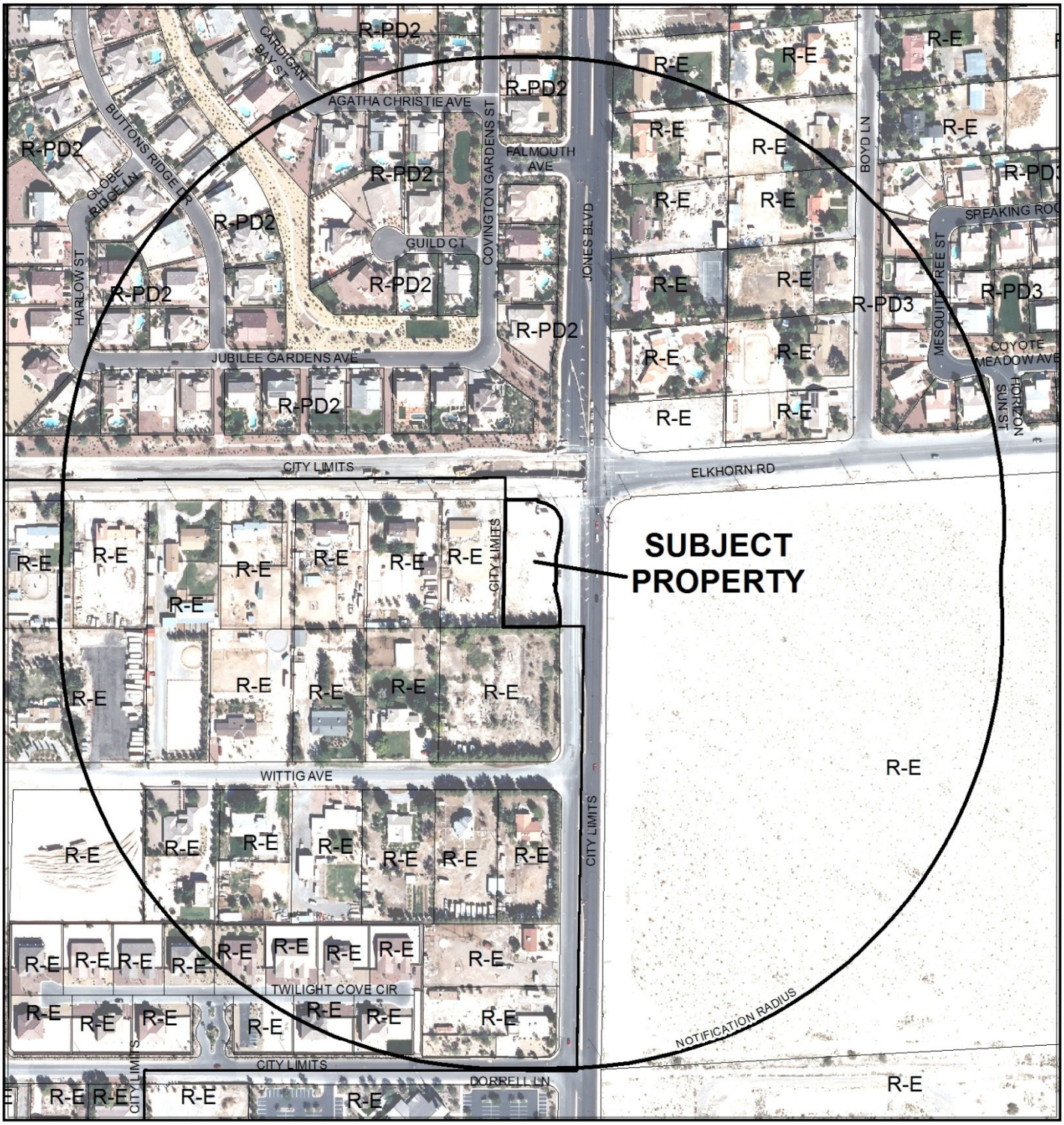
0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: **ZON-50461**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-50461** APN: 125-23-502-008

Name of Property Owner: VICTOR HECKER

Name of Applicant: VICTOR HECKER

Name of Representative: VICTOR HECKER

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: VICTOR HECKER

STATE OF NEVADA COUNTY OF CLARK.
Subscribed and sworn before me BY VICTOR HECKER

This 25th day of JULY, 2013.

_____
Notary Public in and for said County and State

KATHYREEN R. ALMEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-07-14
Certificate No: 10-2355-1

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE

Project Address (Location) S.W CORNER OF ELKHORN & JONES

Project Name VACANT LAND **Proposed Use** ASSISTED LIVING

Assessor's Parcel #(s) 125-23-502-008 **Ward #** _____

General Plan: existing NON proposed R.E. **Zoning:** existing _____ proposed _____

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

Gross Acres .83 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER VICTOR HECKER **Contact** VICTOR HECKER

Address 8593 VERDE PARK CIR **Phone:** 247-7788 **Fax:** 247-7720

City LV **State** NV **Zip** 89117

E-mail Address HECKERREALESTATE@HOTMAIL.COM

APPLICANT VICTOR HECKER **Contact** VICTOR HECKER

Address 8593 VERDE PARK CIR **Phone:** 247-7788 **Fax:** 247-7720

City LAS VEGAS **State** NV **Zip** 89129

E-mail Address HECKERREALESTATE@HOTMAIL.COM

REPRESENTATIVE VICTOR HECKER **Contact** VICTOR HECKER

Address 8593 VERDE PARK CIR **Phone:** 247-7788 **Fax:** 247-7720

City LV **State** NV **Zip** 89129

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 VICTOR HECKER.

STATE OF NEVADA, COUNTY OF CLARK.

Subscribed and sworn before me BY VICTOR HECKER.

This 25th day of JULY, 20 13.

_____

Notary Public in and for said County and State

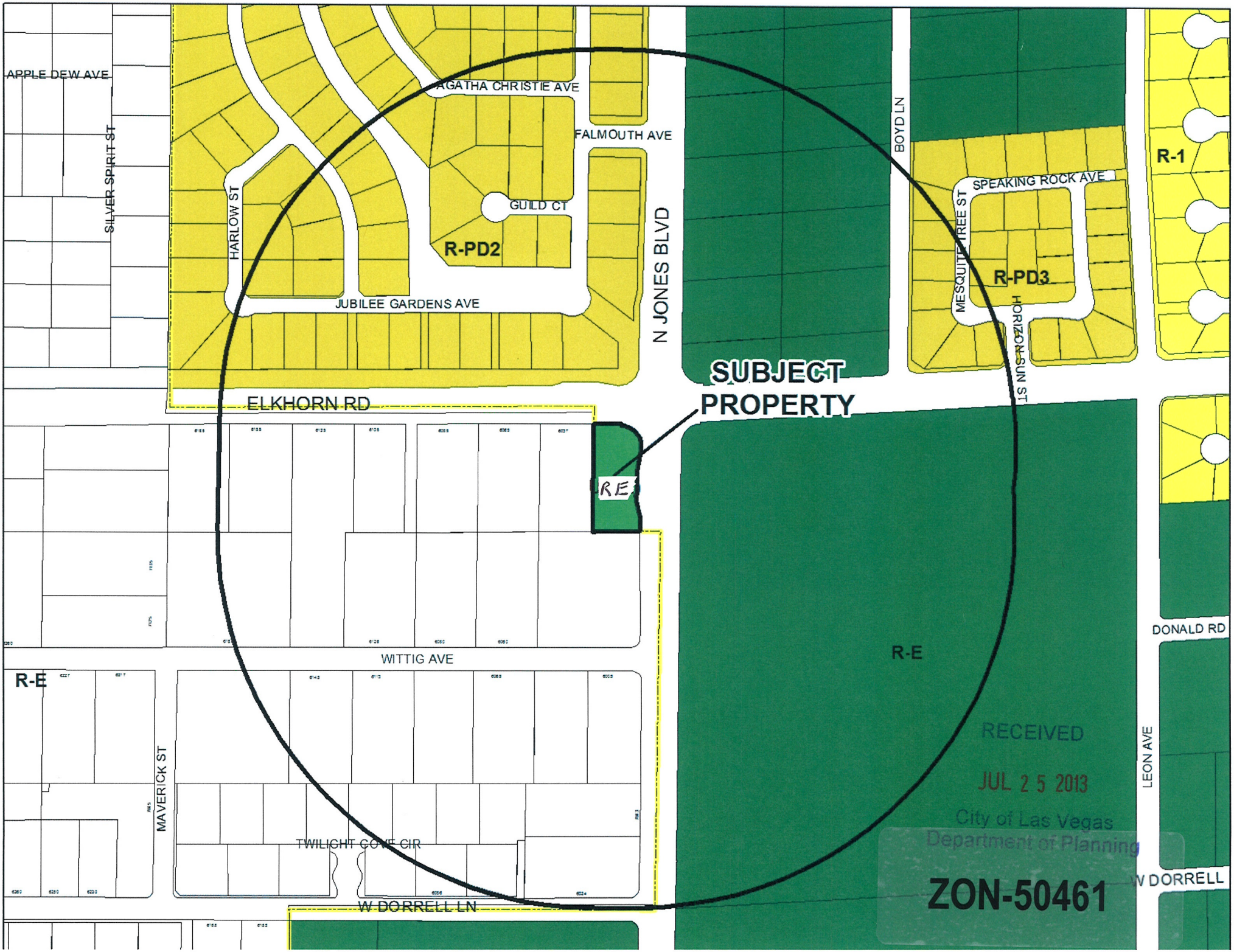
KATHYREEN R. ALMEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-07-14
Certificate No: 10-2355-1

FOR DEPARTMENT USE ONLY

Case #	ZON-50461
Meeting Date:	09/10/13
Total Fee:	$1200.00
Date Received:*	07/25/13
Received By:	

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

Revised 10/27/08


APPLE DEW AVE
SILVER SPIRIT ST
HARLOW ST
AGATHA CHRISTIE AVE
FALMOUTH AVE
GUILD CT
R-PD2
JUBILEE GARDENS AVE
N JONES BLVD
BOYD LN
SPEAKING ROCK AVE
MESQUITE TREE ST
R-PD3
HORIZON SUN ST
R-1
SUBJECT PROPERTY
ELKHORN RD
RE
R-E
WITTIG AVE
R-E
MAVERICK ST
TWILIGHT COVE CIR
W DORRELL LN
DONALD RD
LEON AVE
W DORRELL
RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning
ZON-50461

Justification Letter

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

RE: Parcel #125-23-502-008

In regards to the above parcel located at the southwest corner of Elkhorn and Jones I am requesting an RE zoning. At the present time there is no designation for zoning on that parcel. In the future, I will be combining that corner with parcels #125-23-502-012 and #125-23-502-013 which are currently zoned for RE and being annexed to the city of Las Vegas for a future use permit for assisted living. Complete plans and elevations for that use permit will be provided at that time.

Respectfully,

Victor Hecker
6985 W. Sahara Ave. #107
Las Vegas, NV 89117

RECEIVED

JUL 25 2013

City of Las Vegas
Department of Planning

ZON-50461

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

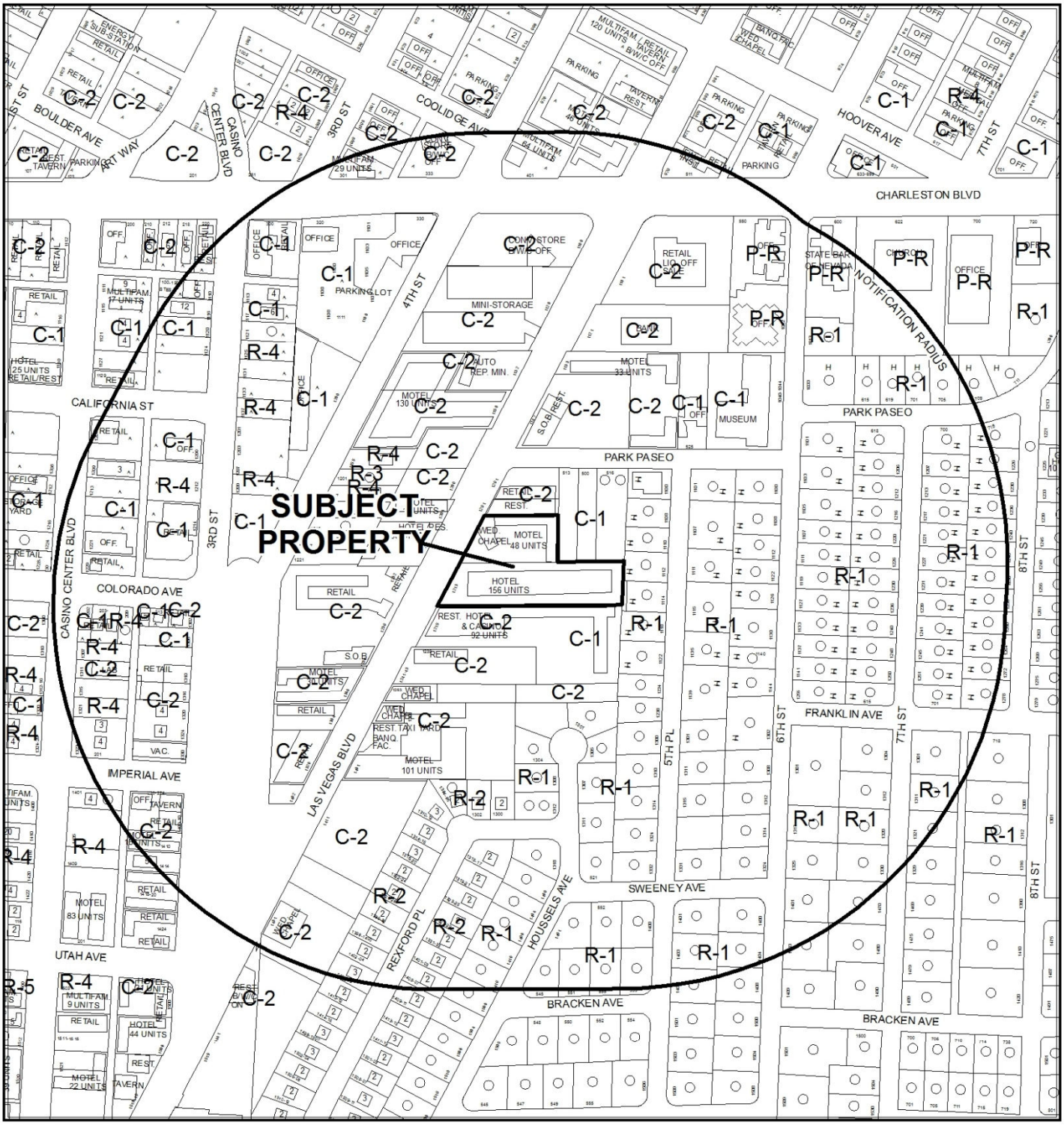
SUBJECT:
MSP-50474 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC, ETAL - For possible action on a request for a Master Sign Plan FOR AN EXISTING WEDDING CHAPEL AND MOTEL DEVELOPMENT on 1.79 acres at 1205 and 1213 South Las Vegas Boulevard (APNs 162-03-112-027 and 028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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. Sign Analysis
5. Photos
6. Justification Letter



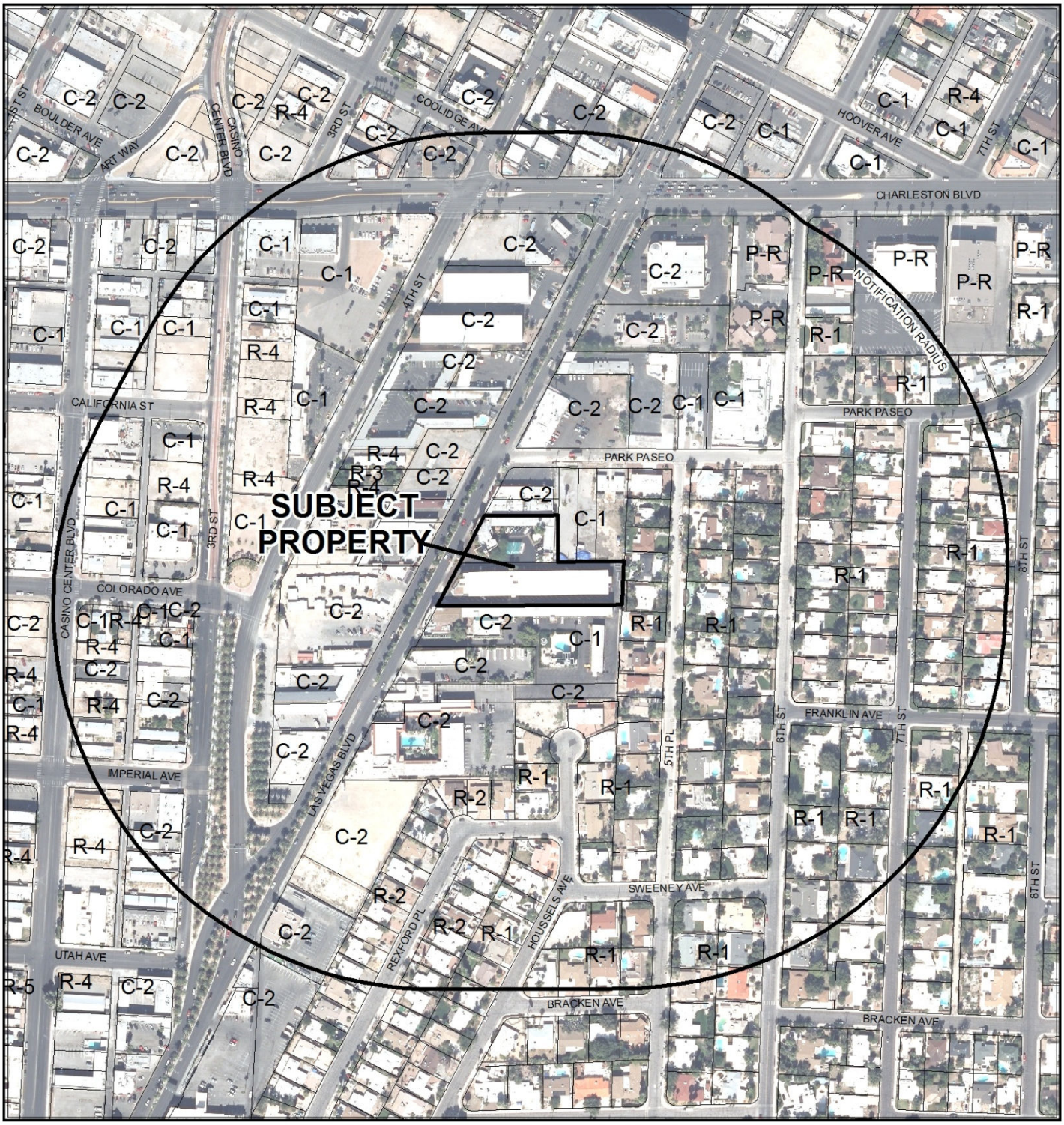
CASE: **MSP-50474**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



CASE: **MSP-50474**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-50474** APN: 162-03-112-027 and 162-03-112-028

Name of Property Owner: ILAN Borodezki

Name of Applicant: Decar Enterprises LLc

Name of Representative: Lewis and Roca LLp

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ilan Borodezki

Print Name: ILAN borodezki

Subscribed and sworn before me

This 19th day of April, 2013

Notary Public in and for said County and State, NEVADA / Clark

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-50474** APN: 162-03-112-027

Name of Property Owner: Ronald Joseph Pokrywka

Name of Applicant: Ronald Joseph Pokrywka

Name of Representative: Connell Gordon / Lewis & Roca LLP

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: Ronald Pokrywka

Subscribed and sworn before me

This 19 day of April, 2013

_____

Notary Public in and for said County and State

SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires Mar 30, 2014

Revised 11-14-06

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

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 1205 S. Las Vegas Boulevard and 1213 S. Las Vegas Boulevard

Project Name Viva Las Vegas Wedding Chapel/Super 8 Motel **Proposed Use** Sign

Assessor's Parcel #(s) 162-03-112-027 and 162-03-112-028 **Ward #** 3

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

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres .62 and 1.17 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER 1213 S Las Vegas Blvd LLC **Contact**

Address 1213 S. Las Vegas Boulevard **Phone:** **Fax:**

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

E-mail Address

APPLICANT Decar Enterprises LLC **Contact** Ron Decar

Address 1205 S. Las Vegas Boulevard **Phone:** (702) 384-0771 **Fax:**

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

E-mail Address rondecar@cox.net

REPRESENTATIVE Lewis and Roca LLP **Contact** Garrett Gordon, Esq.

Address 3993 Howard Hughes Parkway, Suite 600 **Phone:** (775) 321-3420 **Fax:** (775) 823-2900

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

E-mail Address ggordon@lrlaw.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 Gorodezki

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

Print Name ILAN GORODEZKI

Subscribed and sworn before me

This 14th day of April, 2013.

Notary Public in and for said County and State NEVADA/Clark

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-88863-1
MY APPT. EXPIRES FEB. 4, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MSP-50474
Meeting Date:	9/10/13
Total Fee:	$830.00
Date Received:*	7/25/13
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan

Project Address (Location) 1205 S. Las Vegas Boulevard and 1213 S. Las Vegas Boulevard

Project Name Viva Las Vegas Wedding Chapel/Super 8 Motel **Proposed Use** Sign

Assessor's Parcel #(s) 162-03-112-027 and 162-03-112-028 **Ward #** 3

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

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres .62 and 1.17 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Decar Enterprises LLC **Contact** Ron Decar

Address 1205 S. Las Vegas Boulevard **Phone:** (702) 384-0771 **Fax:**

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

E-mail Address

APPLICANT Decar Enterprises LLC **Contact** Ron Decar

Address 1205 S. Las Vegas Boulevard **Phone:** (702) 384-0771 **Fax:**

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

E-mail Address rondecar@cox.net

REPRESENTATIVE Lewis and Roca LLP **Contact** Garrett Gordon, Esq.

Address 3993 Howard Hughes Parkway, Suite 600 **Phone:** (775) 321-3420 **Fax:** (775) 823-2900

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

E-mail Address ggordon@lrlaw.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 _____

Subscribed and sworn before me

This 19 day of April, 20 13.

_____

Notary Public in and for said County and State

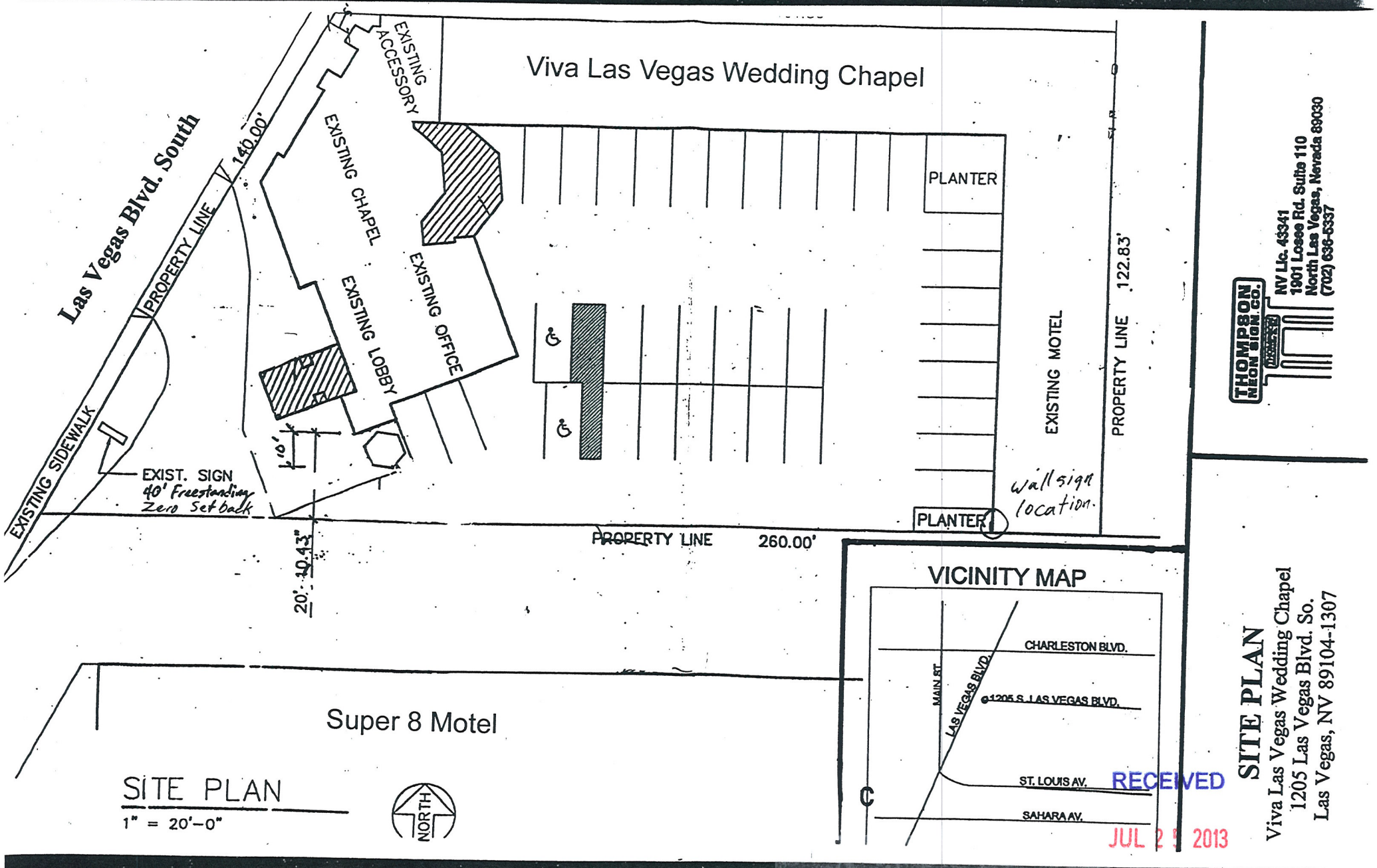
SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires Mar 30, 2014

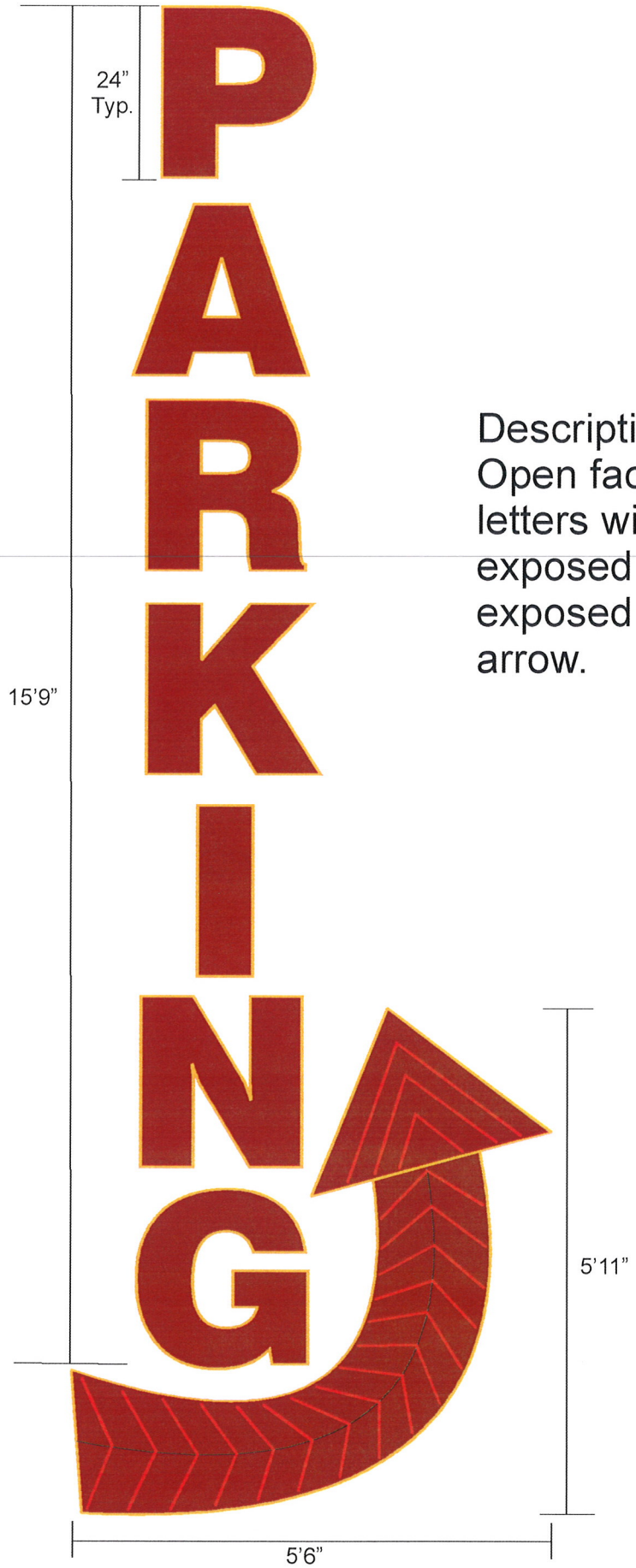
FOR DEPARTMENT USE ONLY

Case #	MSP-50474
Meeting Date:	9/10/13
Total Fee:	$830.00
Date Received:*	7/25/13
Received By:	

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

Revised 10/27/08


Viva Las Vegas Wedding Chapel
Las Vegas Blvd. South
PROPERTY LINE
140.00'
EXISTING ACCESSORY
EXISTING CHAPEL
EXISTING LOBBY
EXISTING OFFICE
PLANTER
EXISTING MOTEL
PROPERTY LINE 122.83'
EXISTING SIDEWALK
EXIST. SIGN
40' Freestanding
Zero Setback
10'
20'-10.43"
PROPERTY LINE 260.00'
PLANTER
wall sign location
Super 8 Motel
SITE PLAN
1" = 20'-0"
NORTH
VICINITY MAP
CHARLESTON BLVD.
MAIN ST
LAS VEGAS BLVD.
1205 S. LAS VEGAS BLVD.
ST. LOUIS AV.
SAHARA AV.
THOMPSON NEON SIGN CO.
NV Lic. 43341
1901 Losee Rd. Suite 110
North Las Vegas, Nevada 89030
(702) 636-8337
SITE PLAN
Viva Las Vegas Wedding Chapel
1205 Las Vegas Blvd. So.
Las Vegas, NV 89104-1307
RECEIVED
JUL 2 5 2013
City of Las Vegas
Department of Planning
MSP-50474



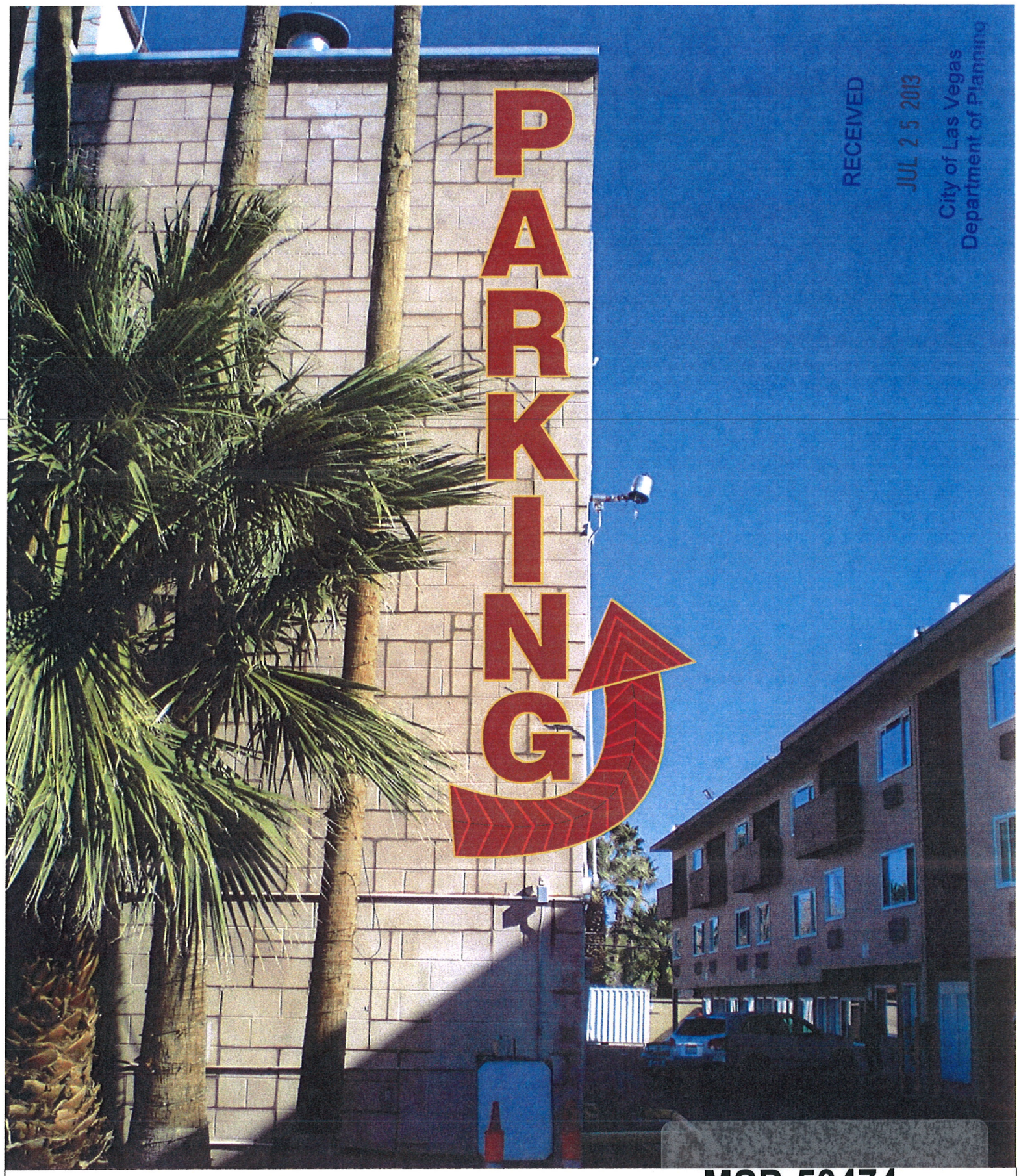
Description:
Open faced pan channel letters with double row exposed neon, and animated exposed neon in directional arrow.

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

MSP-50474

THOMPSON NEON SIGN CO.
THOMPSON DEVELOPMENT CO. INC.

CUSTOMER			DESCRIPTION
Viva Las Vegas			24" "PARKING" channel letters w/ animated neon directional arrow.
ADDRESS			
1205 S. Las Vegas Blvd.			
DESIGNER	DRAWING #	DATE	
J.A.T.		7-25-13	



RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

MSP-50474

THOMPSON NEON SIGN CO.
THOMPSON DEVELOPMENT CO. INC.

CUSTOMER			DESCRIPTION
Viva Las Vegas			24" "PARKING" channel letters w/ animated neon directional arrow.
ADDRESS			
1205 S. Las Vegas Blvd.			
DESIGNER	DRAWING #	DATE	
J.A.T.		2-6-13	

RECEIVED

JUL 2 5 2013

City of Las Vegas
Department of Planning

6'9" x 8'9" shaped cabinet with a 78" x 56" exposed neon "Super 8", two 60" x 18" backlit "MOTEL MARKET" sections and animated bulbs surrounding.

THOMPSON NEON SIGN CO.

THOMPSON DEVELOPMENT CO. INC.

CUSTOMER			DESCRIPTION
Viva Las Vegas Weddings			Change bulb filled "Wedding Chapel" portion of existing sign with "Super 8" exposed neon sign
ADDRESS			
1205 S. Las Vegas Blvd.			
DESIGNER	DRAWING #	DATE	
J.A.T.		7-25-13	**MSP-50474**

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

40' Freestanding Sign

14' x 15' painted background w/ 45" open faced animated exposed neon channel letters "Viva Las Vegas Wedding Chapel"

One 4' x 18' int. illum. rev. weeded fluorescent cabinets with raspberry vinyl copy.

8' x 18' 20mm full color LED video display.

Proposed change:
Replace existing 3' x 9' "WEDDING CHAPEL" with 5'6" x 8'9" shaped cabinet with exposed neon "Super 8" and backlit "MOTEL MARKET" sections with animated bulbs surrounding.

THOMPSON NEON SIGN CO.
THOMPSON DEVELOPMENT CO. INC.

CUSTOMER	ADDRESS	DESIGNER	DRAWING #	DATE	DESCRIPTION
Viva Las Vegas Weddings	1205 S. Las Vegas Blvd.	J.A.T.		4-19-13	40' high 456 sq. ft. freestanding pole sign with animated neon & full color LED display.

MSP-50474

Sign Analysis
Viva Las Vegas Wedding Chapel
Existing Signs

1. One Double face freestanding pole sign 456 Sq. Ft. 40' high by 18' wide.

   A. Top section exposed animated neon on painted sheet metal cabinet – 210 Sq. Ft.

   B. "Themed Weddings & Rooms" section – interior illuminated Plexiglas faces – 54 Sq. Ft.

   C. Full color video quality LED display – 144 Sq. Ft.

Proposed-

   D. Bottom Section – Proposed change – To replace 24 Sq. Ft. "WEDDING CHAPEL" bulb filled channel letters with new custom shaped "Super 8" neon and animated bulb sign. 48 Sq. Ft.

2. Wall Signs

Existing-

   A. West elevation – hand painted murals and letters – 391 Sq. Ft.

   B. Southwest elevation – one color LED message board – 170 Sq. Ft. and Raised metal letters – 15 Sq. Ft.

Proposed-

   C. West elevation- To add 24" vertical "PARKING" channel letters with exposed neon and animated neon arrow sign to back portion of the motel building.

RECEIVED
JUL 2 5 2013
MSP-50474 City of Las Vegas
Department of Planning

LEWIS AND ROCA LLP LAWYERS

Garrett D. Gordon
50 West Liberty Street
Suite 410
Reno, Nevada 89501

Direct Dial: (775) 321-3420
Direct Fax: (775) 823-2929
GGordon@lrlaw.com
Admitted in: Nevada

Our File Number: -

June 27, 2013

VIA E-MAIL

Steve Swanton, AICP
Senior Planner
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: 1205 South Las Vegas Boulevard; APN 162-03-112-027 (the "Viva Property")
Master Sign Plan Application - Justification Letter

Dear Steve:

This letter is written on behalf of DeCar Enterprises, LLC, a Nevada limited liability company, dba Viva Las Vegas Wedding Chapel, in regards to a proposed Master Sign Plan Application on the Viva Property.

There is currently a sign located on the Viva Property which includes a LED screen. The adjacent property owner (APN 162-03-112-028) previously submitted applications with the City of Las Vegas for approval of freestanding pole sign on its property (the "Proposed Super 8 Sign"). There was a dispute between these property owners over the height and location of the Proposed Super 8 Sign; however, the parties have now agreed that the best option for both properties is to include a Super 8 sign on the Viva Sign. This will maximize the visibility of both signs and should avoid any future disagreements between the property owners. Therefore, the purpose of this Master Sign Plan Application is the obtain approval for the placement of the Super 8 Sign on the Viva Sign.

Please contact me with any questions. Thank you.

Best regards,

Garrett D. Gordon

RECEIVED
JUN 2 7 2013
City of Las Vegas
Department of Planning

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

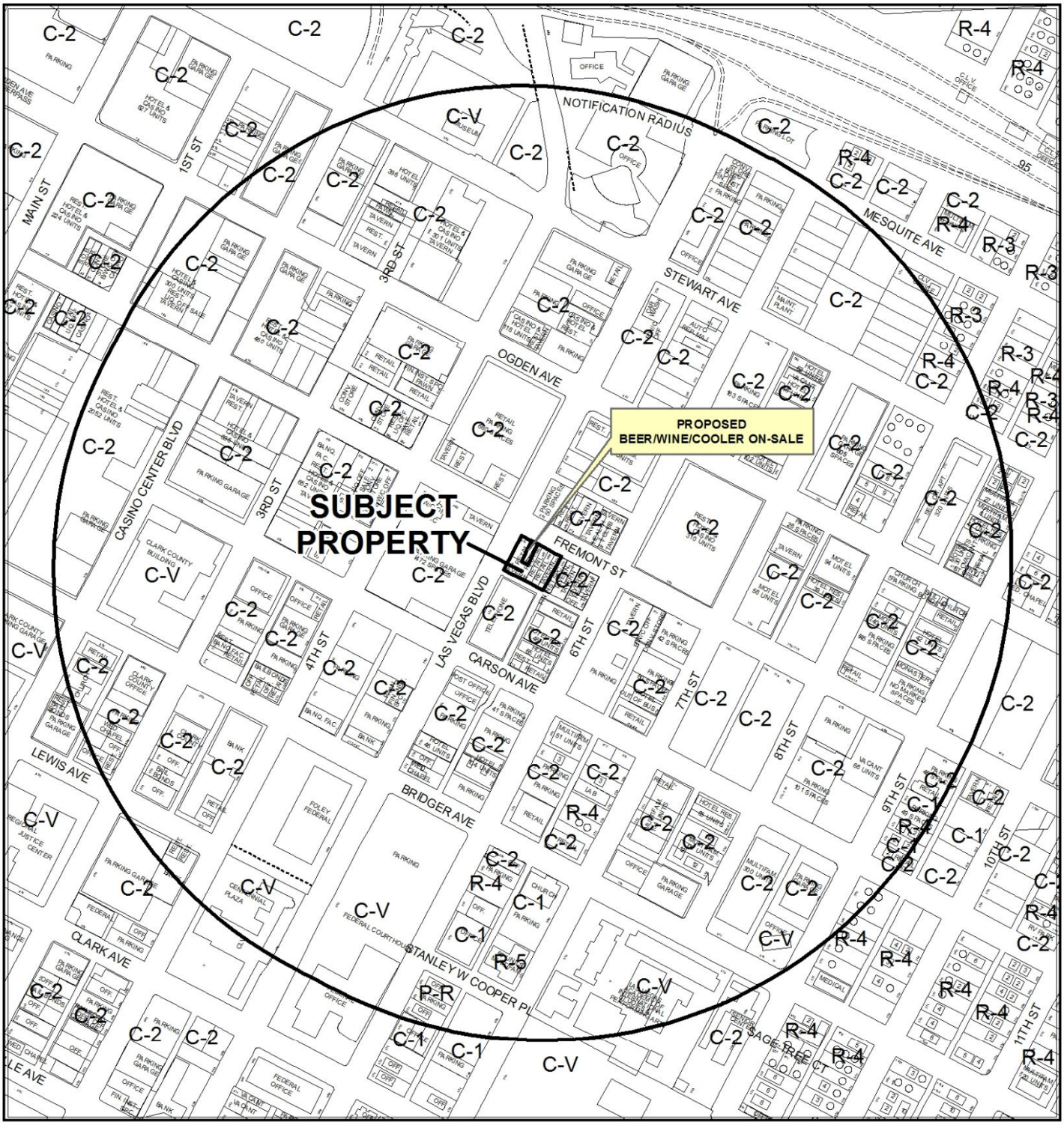
SUBJECT:
SUP-50433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAZBI XHINDI - OWNER: FREMONT LV BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN AN EXISTING RESTAURANT at 505 Fremont Street (APN 139-34-601-002), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



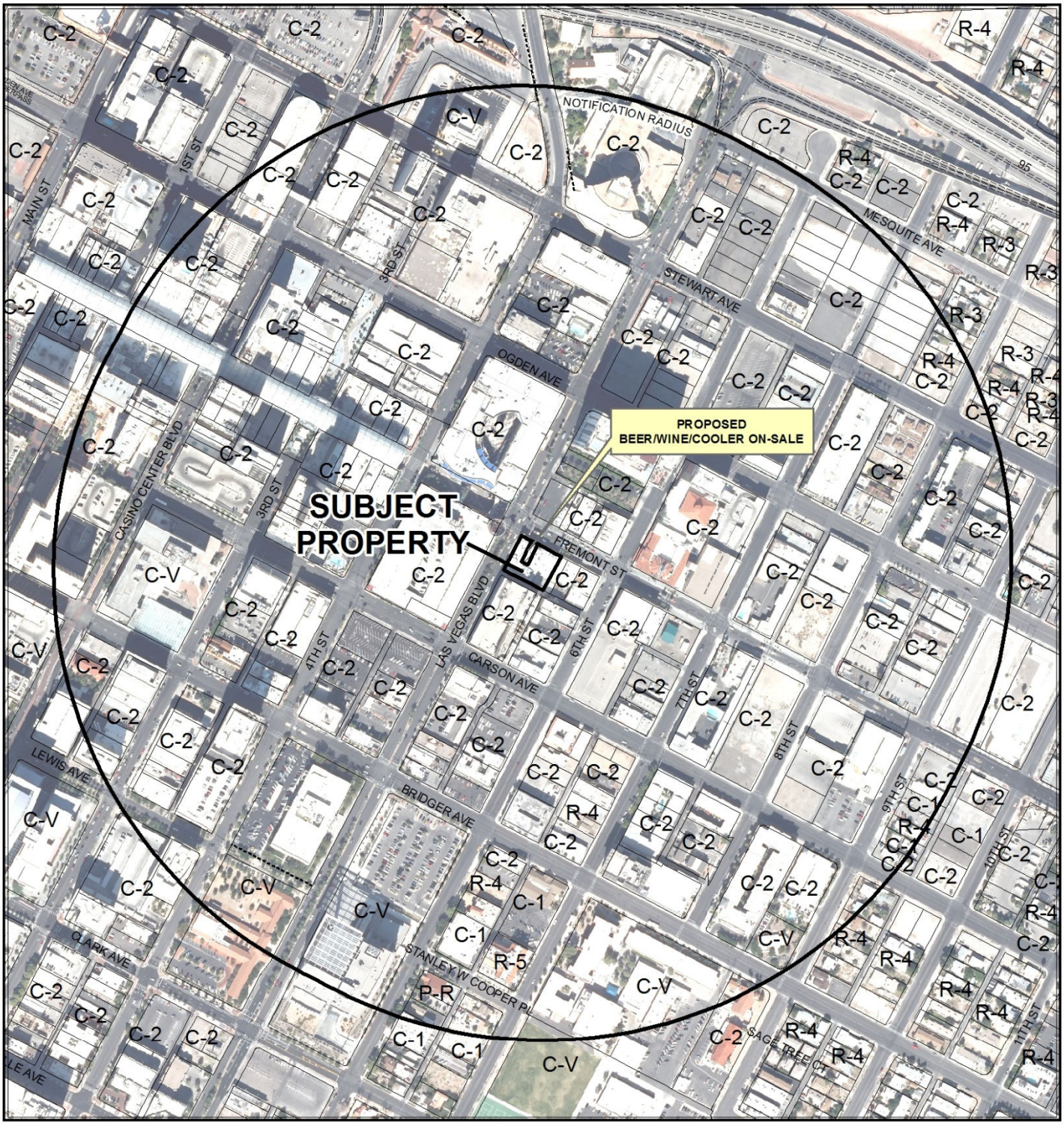
CASE: **SUP-50433**

RADIUS: 1500 FEET

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

0 400 800
Feet

N



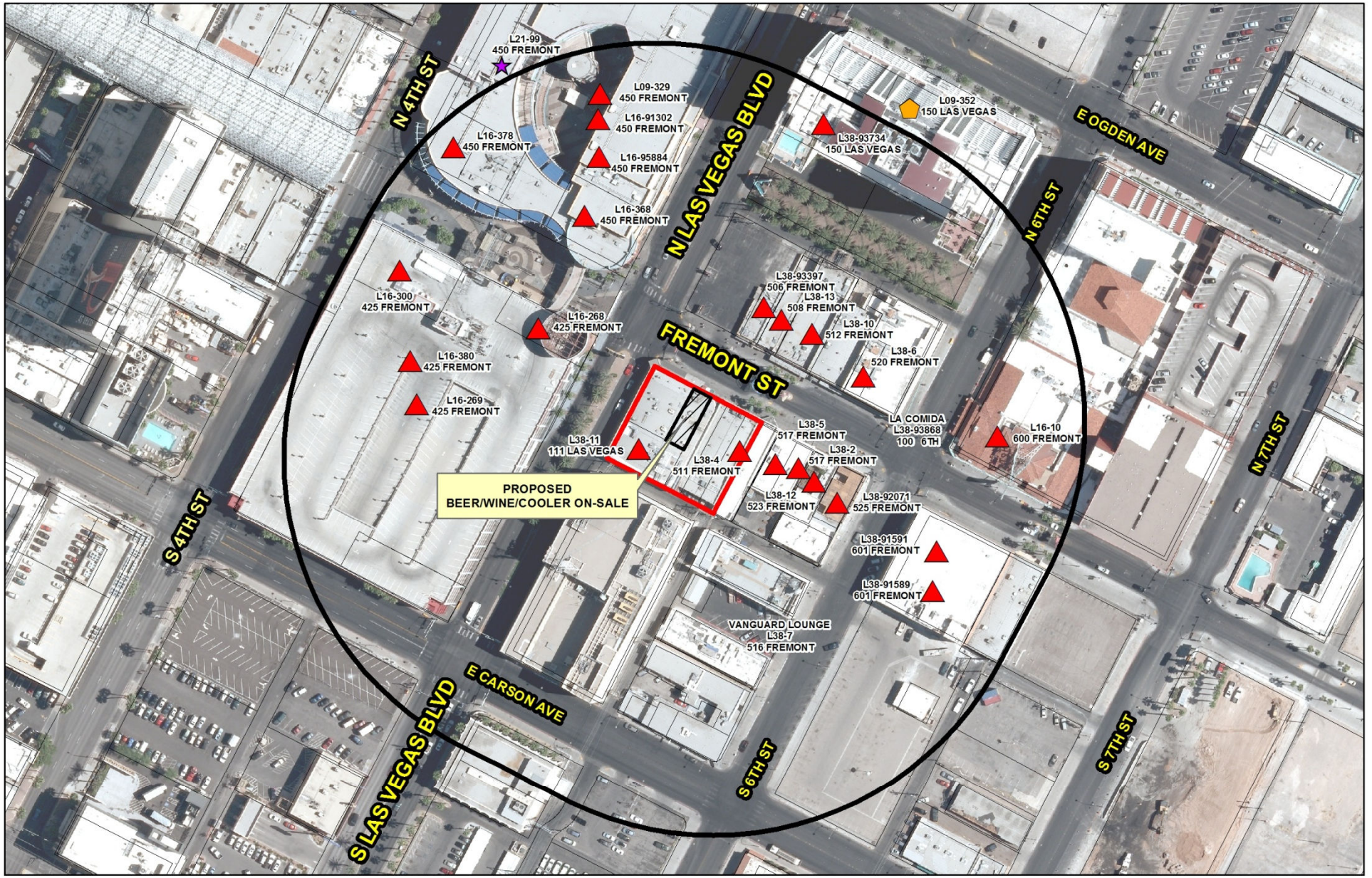
CASE: **SUP-50433**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-50433

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

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 24, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50433** APN: 139-34-601-002

Name of Property Owner: FREMONT LV13LVS, LLC

Name of Applicant: HAZBI XHINDI

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew Donner

Subscribed and sworn before me

This 23 day of July, 2013

_____
Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: UNCLE JOE'S PIZZA

Project Address (Location) 505 FREMONT LAS VEGAS, NV 89101

Project Name UNCLE JOE'S PIZZA + BEER/WINE / COOLER ON SALE **Proposed Use** COOLER ON-SALE

Assessor's Parcel #(s) 139-34-601-002 **Ward #** 3 - Coffin

General Plan: existing C proposed NO change **Zoning:** existing C-2 proposed No change

Commercial Square Footage 1480 square feet **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Fremont LV Blvd LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rggly.com

APPLICANT HAZBI KHINDI **Contact** (702) 845-2585

Address 2305 AVERY DR **Phone:** SAME **Fax:** —

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address hazbixhindi@yahoo.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name Andrew Donner

Subscribed and sworn before me

This 23 day of July, 20 13.

Darlene Nepp Rockwood

Notary Public in and for said County and State

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

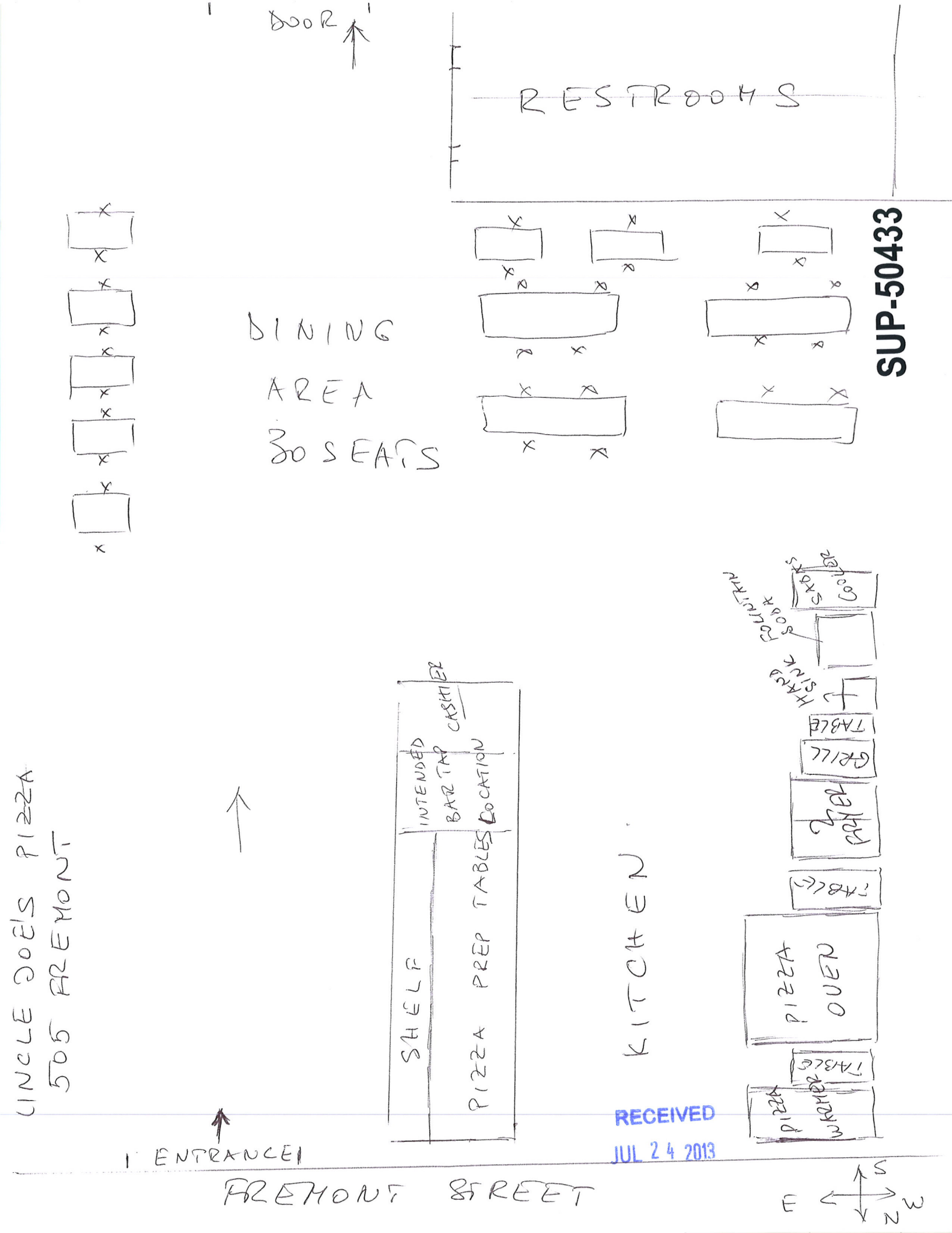
FOR DEPARTMENT USE ONLY

Case #	SUP-50433
Meeting Date:	9/10/13
Total Fee:	$1280.00
Date Received:*	7/24/13
Received By:	DH

*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
JUL 24 2013

SUP-50433



SUP-50433

RECEIVED
JUL 24 2013

| EXIT |
(BACK DOOR)

STORAGE AND PREPARATION ROOM.

HAND SINK

3COMP. SINK

WALKING FREEZER

WALKING COOLER.

DOOR

RESTROOMS

DINING AREA.

30 SEATS

CANS COOLER

FOUNTAIN SODAS

UNCLE JOE'S PIZZA
505 FREMONT

KITCHEN.

| ENTRANCE |

FREMONT STREET

RECEIVED
JUL 24 2013

SUP-50433

S
E W
N

To whom it may concern,

We are requesting special permit for beer & wine because we sell pizza, chicken wings, cheeseburgers & fries and for that reason we think beer will make Uncle Joe's Pizza a better place to feel like home.

Hazbi Xhindi

07/18/2013

Hazbi Xhindi

RECEIVED

JUL 25 2013

City of Las Vegas
Department of Planning

SUP-50433

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

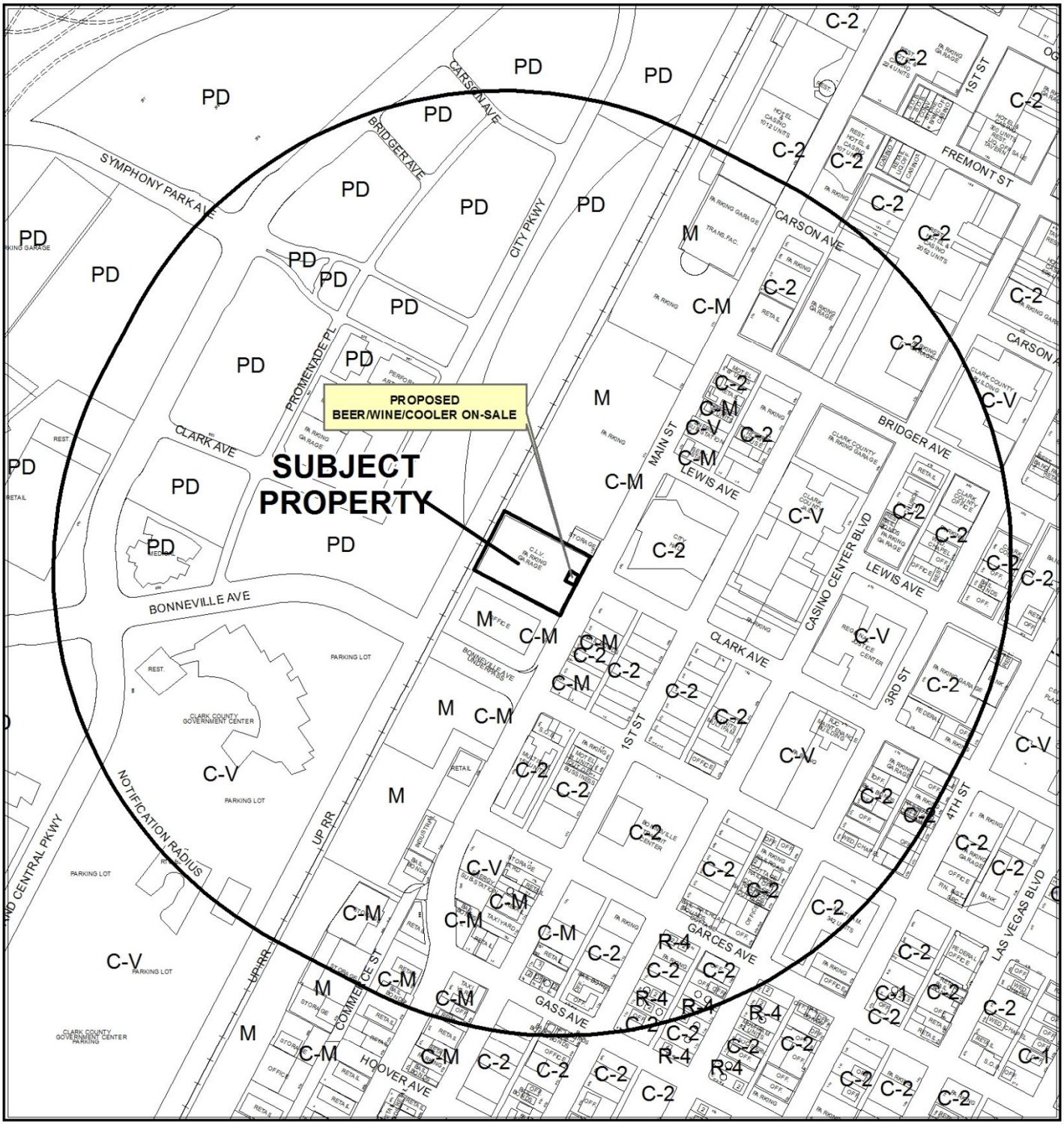
SUBJECT:
SUP-50435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAT HERE LV, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN A PROPOSED RESTAURANT at 500 South Main Street, Suite #150 (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

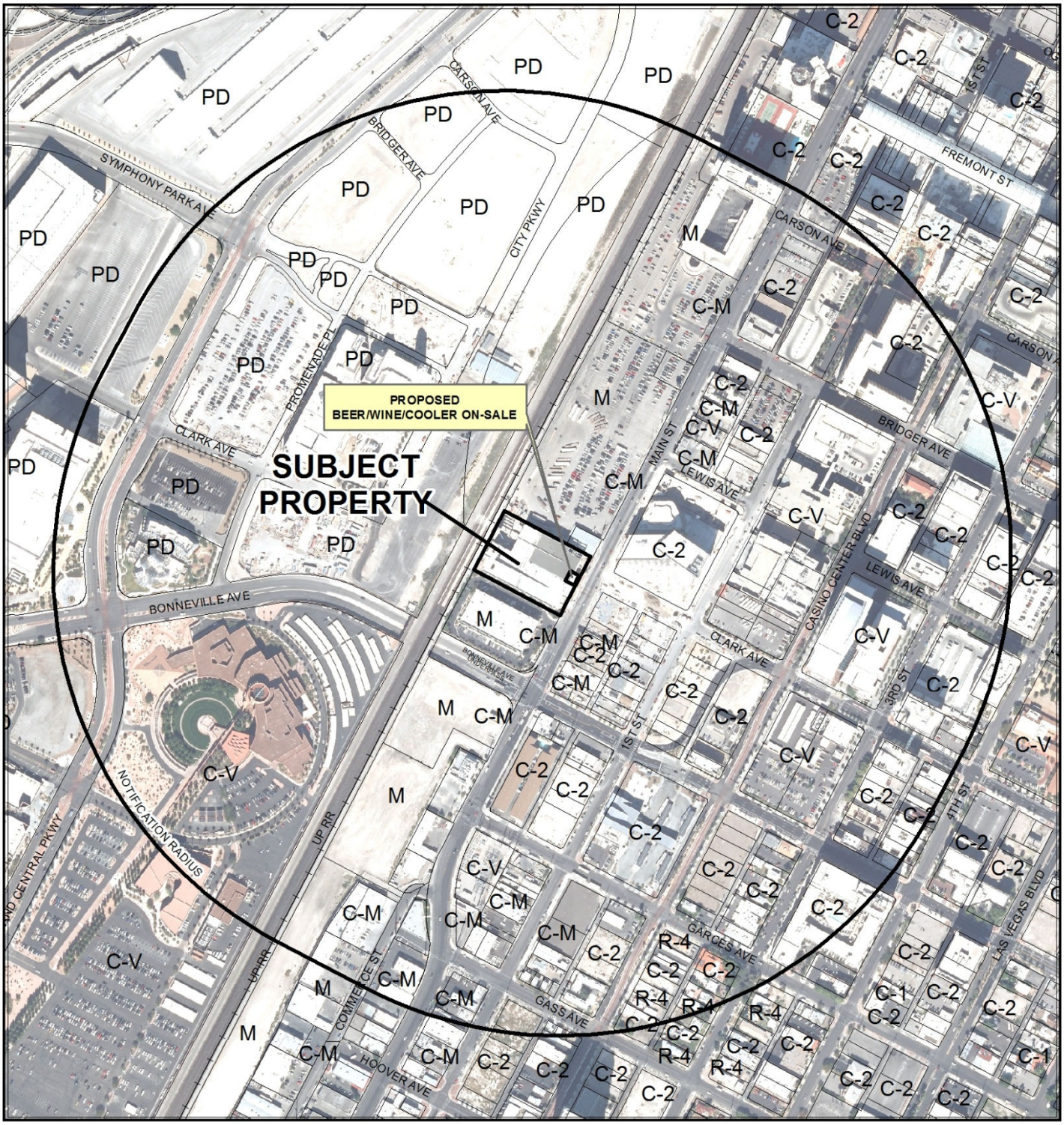
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50435**

RADIUS: 1500 FEET

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



0 400 800 Feet

CASE: **SUP-50435**

RADIUS: 1500 FEET

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

N

SUP-50435

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

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 24, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50435** APN: 139-34-201-023

Name of Property Owner: City of Las Vegas

Name of Applicant: Eat Here LV LLC

Name of Representative: Matthew P. Moore

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 24 day of July, 2013

JoAnn Crolli

Notary Public in and for said County and State Clark Nevada

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Eat Here LV LLC

Project Address (Location) 500 S. Main Las Vegas, NV 89101

Project Name MTO Cafe **Proposed Use** Restaurant

Assessor's Parcel #(s) 139-34-201-023 **Ward #** _____

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

Commercial Square Footage 2,067 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Julie Quisenberry

Address 495 S. Main St **Phone:** 229-2109 **Fax:** _____

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

E-mail Address jquisenberry@lasvegasnevada.gov

APPLICANT ~~Matthew Moore~~ Eat Here LV LLC **Contact** ~~270-836-7041~~ Ben Sabari

Address 7080 W. Patrick Ln. **Phone:** 270-836-7041 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address Ben@edgcmkt.com

REPRESENTATIVE Matthew Moore **Contact** 270-836-7041

Address 7080 W. Patrick Ln. **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* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 24 day of July, 20 13.

JoAnn Crolli

Notary Public in and for said County and State Clark Nevada

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-50435
Meeting Date:	9/10/13
Total Fee:	1280.00
Date Received:*	7/24/13
Received By:	

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

GENERAL NOTES

1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1-FOOT-CANDLE AT THE WALKING SURFACE LEVEL.
2. MINIMUM DISTANCE BETWEEN EXITS GREATER THAN 31 FEET.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
OFFICE 101	ROOM NAME & NUMBER
#	TOTAL OCCUPANTS FROM SPACE/ROOM
#	TOTAL OCCUPANTS SUBTOTAL

OCCUPANT LOAD (TABLE 1004.1.2)

2009 INTERNATIONAL BUILDING CODE - GROUP A-2 - RESTAURANT

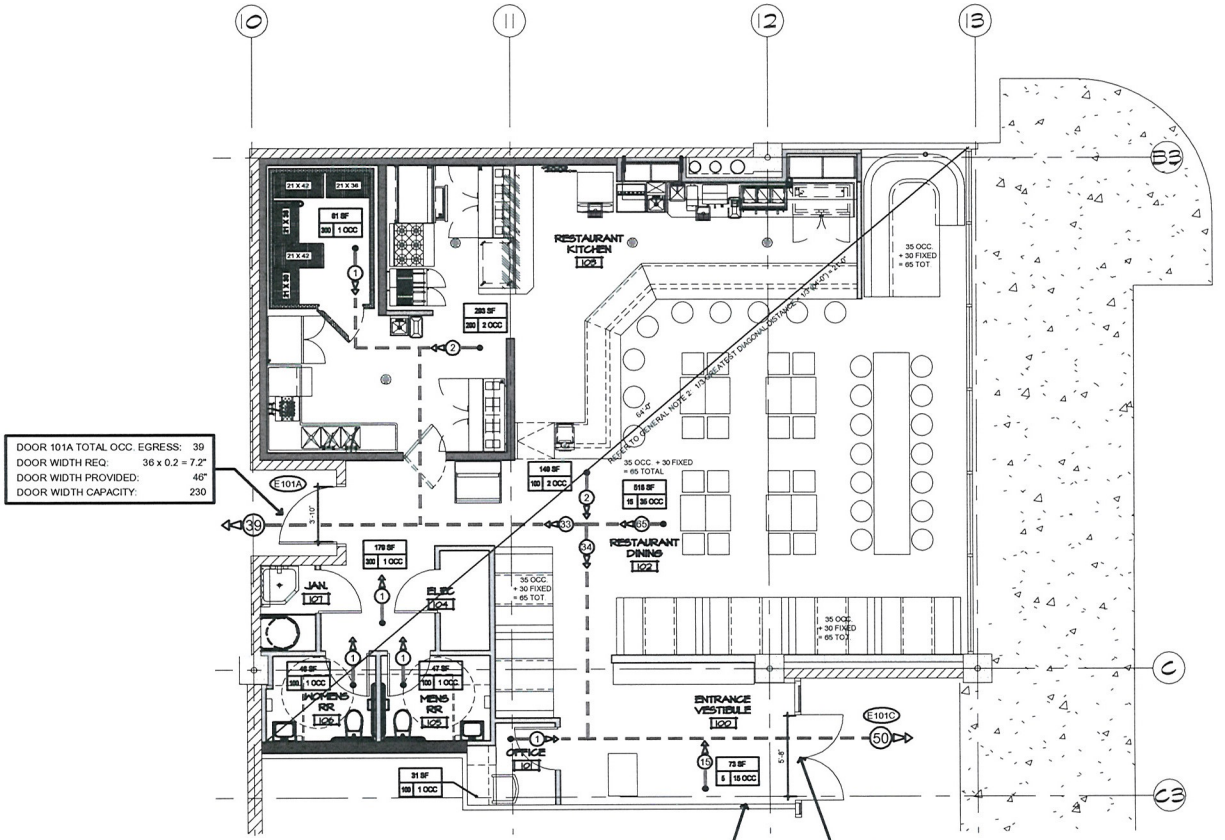
USE -	ROOM NUM	AREA (S.F.)	OCC. LOAD FACTOR	MAXIMUM OCCUPANCY	EXIT REQ.	EXIT PROVIDED
ENTRANCE VESTIBULE	100	73	5	15	1	1
OFFICE	101	31	100	1	1	1
RESTAURANT DINING	102	518	15	65	2	2
KITCHEN / STORAGE (WALK-IN COOLER)	103	293 / 61	200 / 300	3	1	1
ELECTRICAL CLOSET (PART OF STORAGE)	104	-	-	n/a	1	1
MEN'S RESTROOM	105	47	-	1	1	1
WOMEN'S RESTROOM	106	46	-	1	1	1
JANITOR'S CLOSET (PART OF STORAGE)	107	-	-	n/a	1	1
STORAGE AREA, ELECTRICAL, JANITOR	-	179	300	1	1	1
BUSINESS - CIRCULATION	-	149	100	2	1	1
TOTALS		N/A		89	2	2

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1) WATER CLOSETS

OCCUPANTS	OCCUPANT LOAD	FACTOR	WC/UR
MEN	44	REQUIRED: 1 WC PER 75 OCCUPANTS	1
WOMEN	45		1
		TOTAL REQUIRED PER M/F	1 EA
		TOTAL PROVIDED PER M/F	1 EA

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1) LAVATORIES

OCCUPANTS	OCCUPANT LOAD	FACTOR	LAV.
MEN	44	REQUIRED: 1 LAV. PER 200	1
WOMEN	45	DRINKING FOUNTAIN NOT REQUIRED PER IPC 410.1	1
		TOTAL REQUIRED PER M/F	1 EA
		TOTAL PROVIDED PER M/F	1 EA



1 EXIT PLAN AND OCCUPANT CODE
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 24 2013

SUP-50435

WESTAR ARCHITECTS
WESTAR Architectural Group/Nevada, Inc.

RESTAURANT TENANT IMPROVEMENT:
MTO CAFE
800 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89101

NUMBER	REVISION DESCRIPTION	BY/C
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-

PROJECT NUMBER: 10059
DRAWN BY: DF
CHECK BY: LB
ISSUE DATE: 07.10.2013 BID
SCALE: AS NOTED

SHEET NUMBER: A1.01
EXIT PLAN OCCUPANT CODE

BID SET - NOT FOR CONSTRUCTION

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mto
• café •

fresh comfort food.

City of Las Vegas, Planning
333 North Rancho Drive
Las Vegas, NV 89107

RE: Special Use Permit, Justification Letter

Overview

MTO CAFÉ (which stands for Made To Order) is a fast casual custom New American restaurant serving breakfast and lunch, everyday in a vibrant mid century setting. There's a diner style counter great for a quick bite, as well as a charming dining area designed with post modern/ atomic age décor and lighting. MTO CAFÉ specializes in comfort classics. Each item is prepared fresh and quickly for dining in, take away or delivery to near by offices.

Design

MTO CAFÉ is a homage to the trendy classic diners found in Hollywood during the 1950's and 60's. Leather banquettes, stainless steel accents and the black-and- white terrazzo floor reminiscent of days long gone, all help set the scene. MTO CAFÉ transcends modern design, transporting the guest back to a time when a homemade slice of apple pie was the standard.

Menu

The menu boasts classic American comfort food, which will have chef inspired innovations. Each menu item is made to order to ensure the enjoyment by each of our guests.

Weather you are stopping in to grab a fresh pastry and coffee or dining with us for a business lunch, MTO CAFÉ is created to meet all of your breakfast and lunch needs.

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

Benefits to Community

There are a number of positive developments taking shape in Downtown Las Vegas that will increase the number of regular patrons and visitors to the area. Currently the are where MTO is located is underserved with food options. The

SUP-50435

largest complaint being that to find a place to eat you must either head into a casino or the east end of Fremont. The following are locations that we have spoken with and are very excited about having a place to eat nearby and easily accessible.

This includes the surge of permanent residents moving downtown as an affordable option to those seeking to live in one of downtown's high-rise condominium buildings. The Ogden, which is a 25 story high-rise with 275-units, is located just a few blocks from MTO Café'. The building is currently at 100% occupancy. Other high-rise buildings in the area include Soho Lofts, Newport Lofts and Juhl. Juhl, which is a 341-unit building at currently 90% capacity, will provide another influx of residents within walking distance of MTO Café.

Across the street from the location of MTO Café' is the new City Hall where over 400 employees work daily. The building has just been sanctioned to house a satellite campus for College of Southern Nevada, where an additional 125 students and teachers will visit the building daily.

Adjacent to MTO Café a one million square foot office space is slated for construction, as well as an addition to the courthouse. Which will contribute to the pedestrian traffic in the direct area.

Directly behind the location of MTO Café's sits the new Smith Center of Performing Arts. The Performing Arts Center hosts performances nightly with a maximum capacity of 3000 seats in total. A bridge connects the location of MTO Café and the Smith Center making it a prime location to park for a Smith Center performance.

The city of Las Vegas is currently developing Symphony Park, a 61-acre mixed-use urban community located in the heart of downtown Las Vegas. This new community is home to some of Las Vegas' largest economic, cultural, and civic projects, including a 1.6-acre park. The master plan for Symphony Park identifies four distinct districts, organized in a series of small urban blocks with pedestrian-friendly accessibility all located within a three block radius of MTO Café'.

Thank you,

Matthew Moore

Manager

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

SUP-50435

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

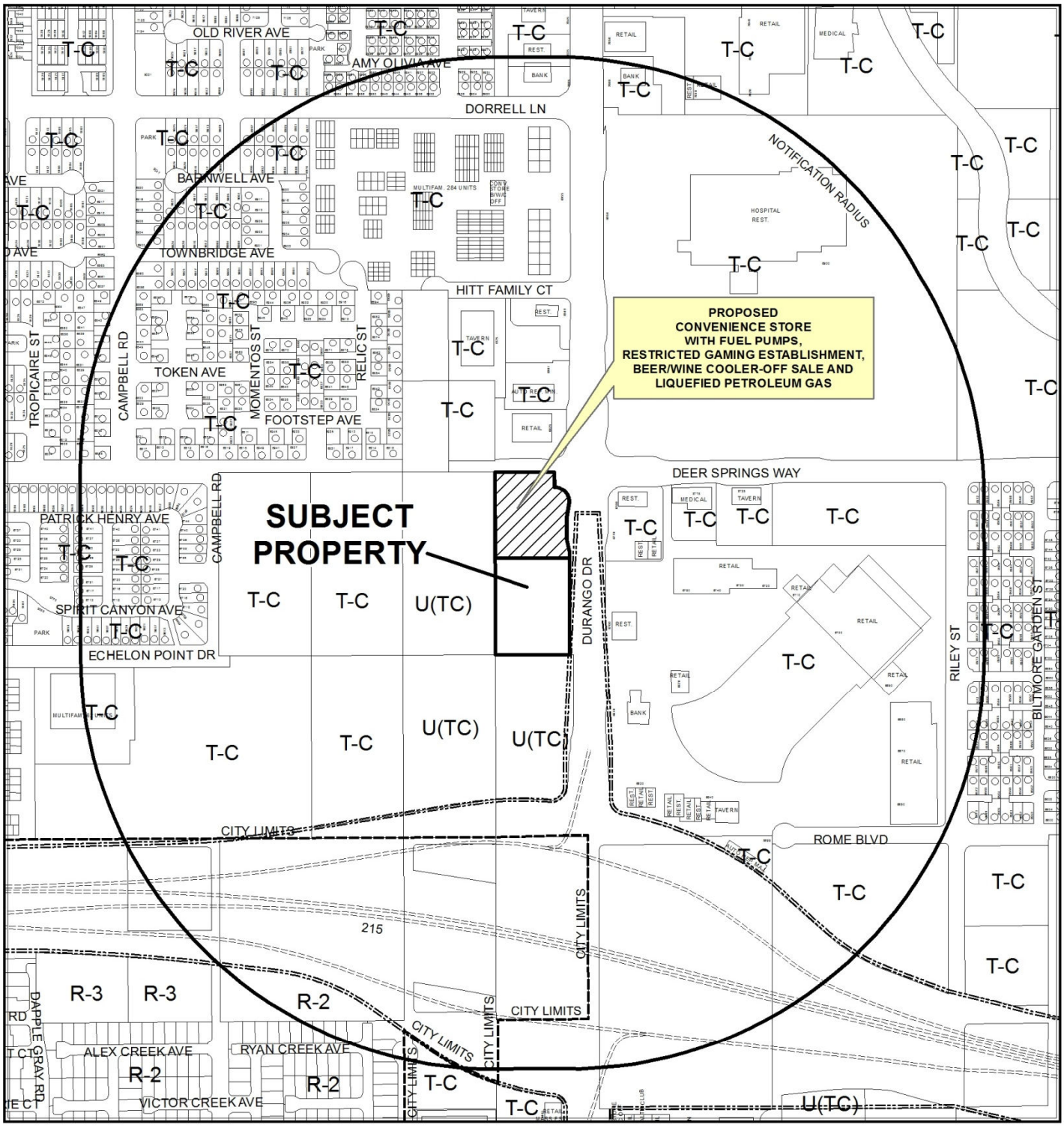
SUBJECT:
ABEYANCE - ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs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

C.C.: 10/16/2013

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 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
6. Protest/Support Postcards – ZON-50104 and SUP-50107



CASE: **ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 AND SDR-50105 (PRJ-49965)**

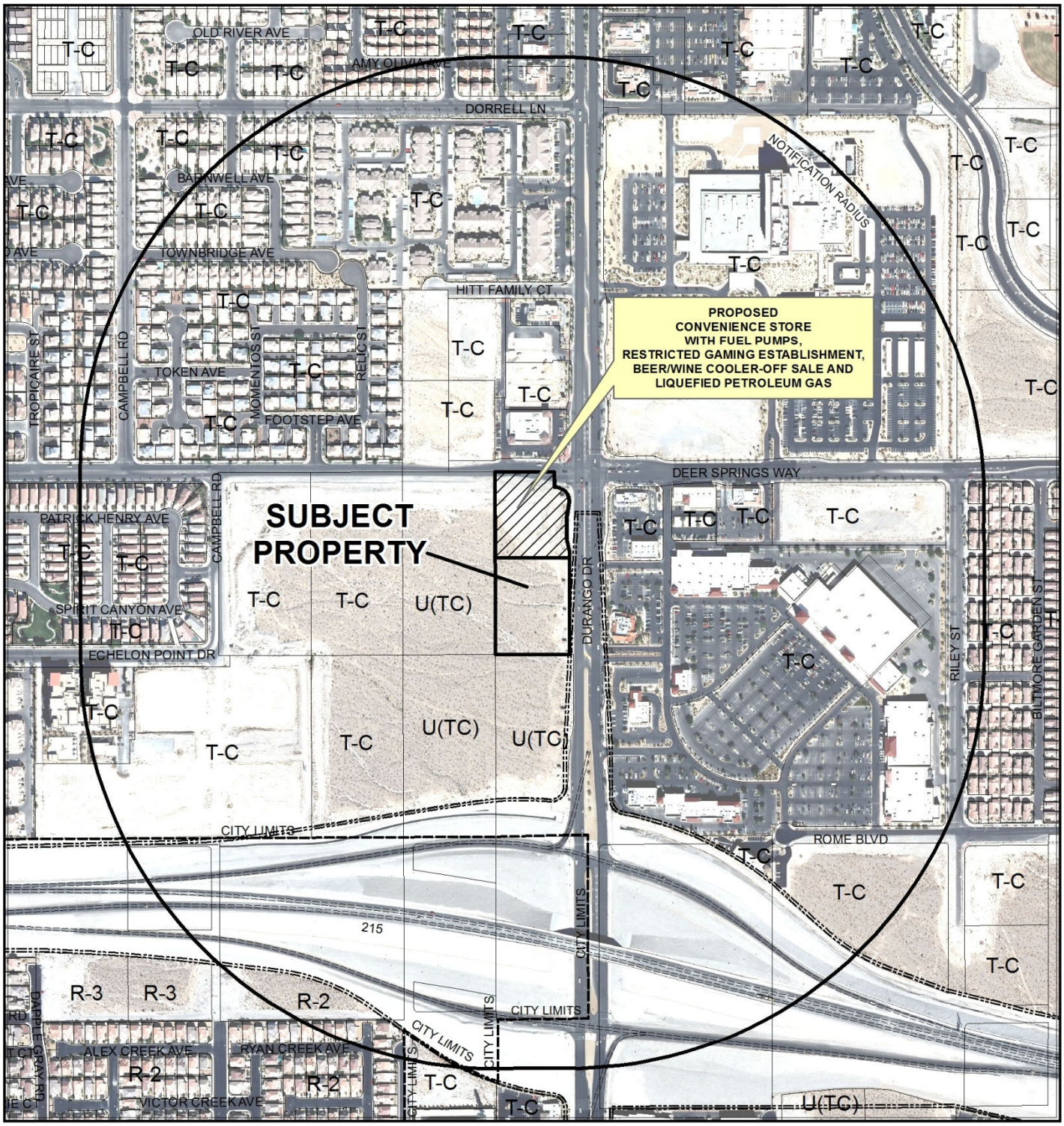
0 400 800 Feet

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)**

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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

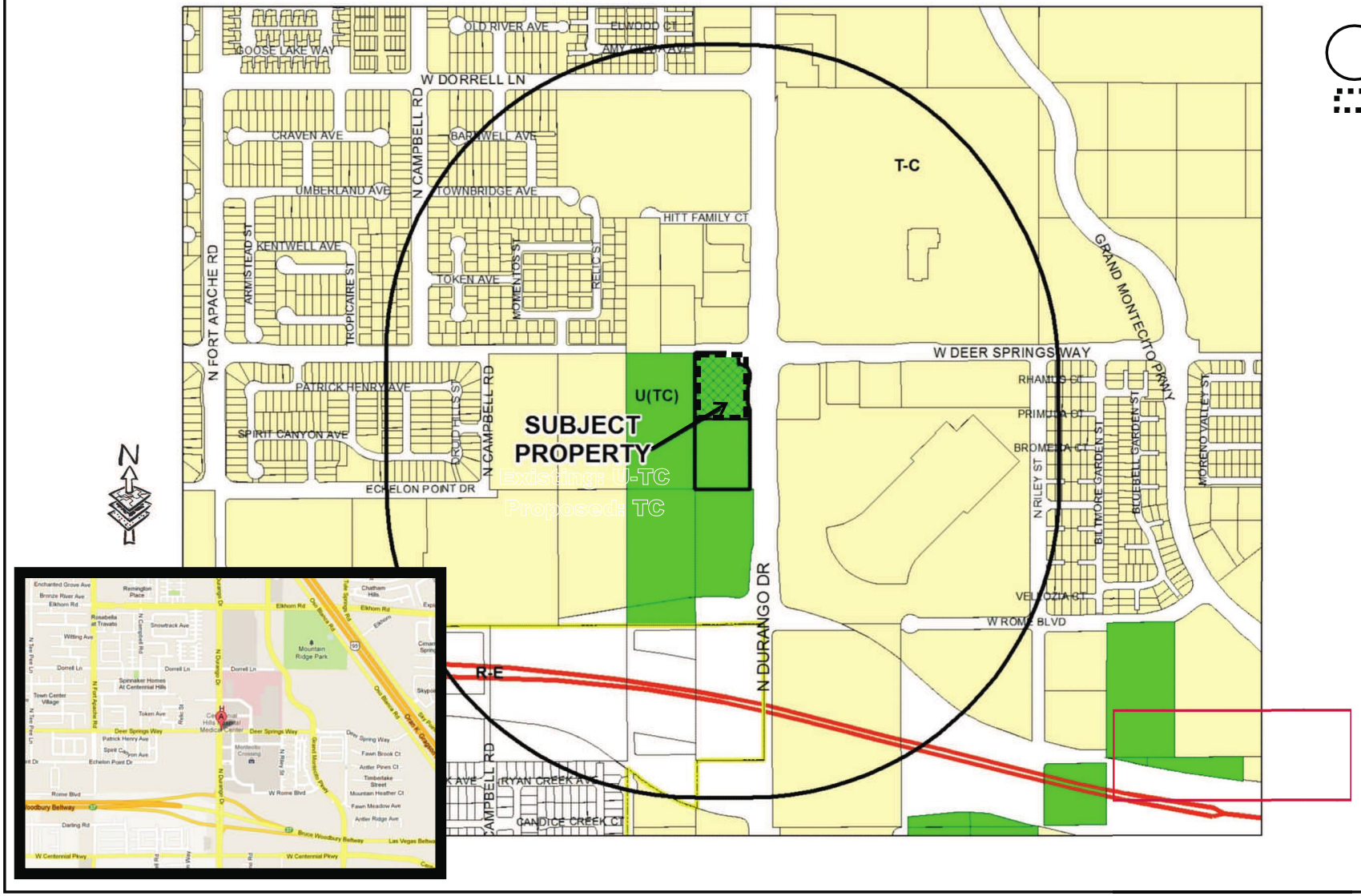
Case #	ZON-50104
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

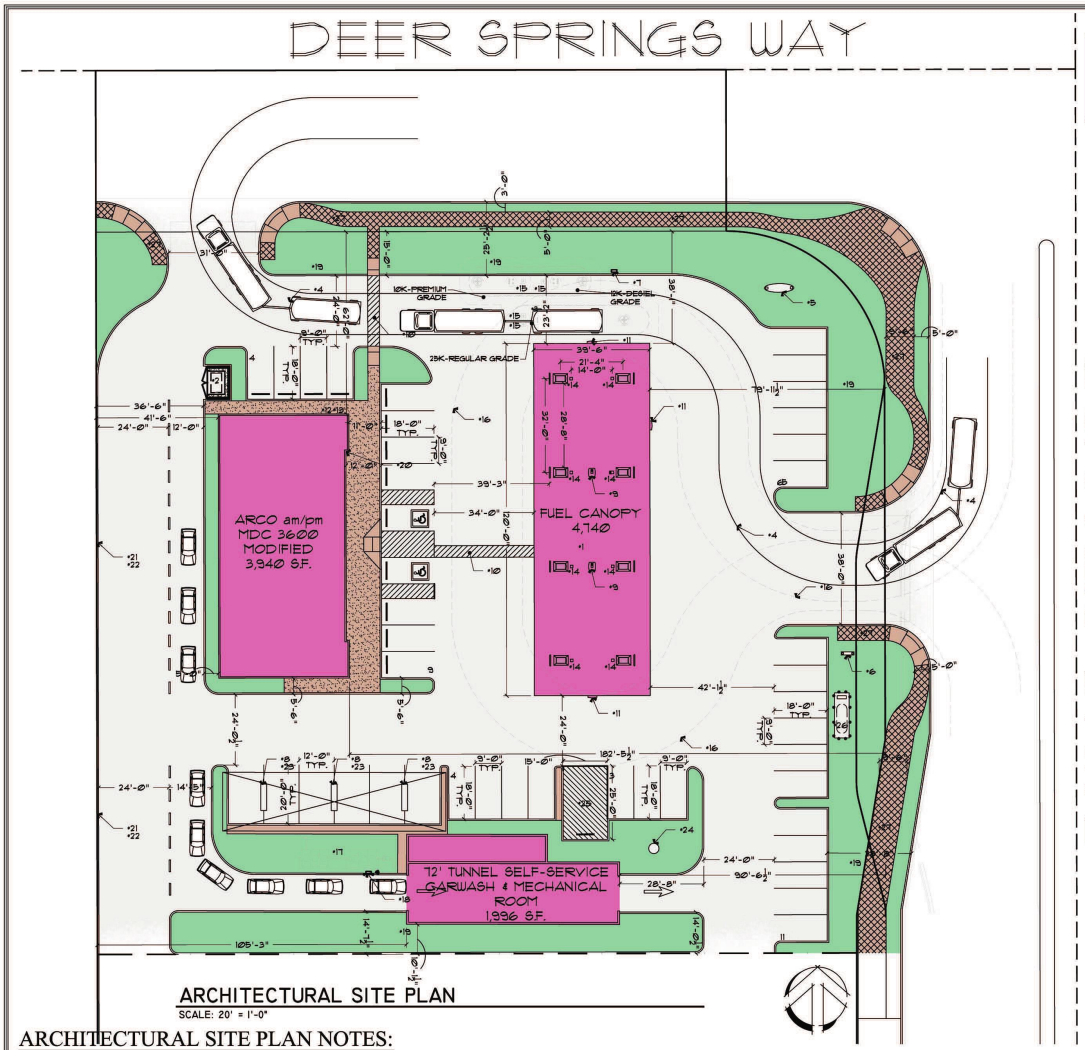
PRJ-49965
06/27/13

Revised 10/27/08

GCGARCIA



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.
SITE COVERAGE: 10,676 S.F. (16.3%)
SITE LANDSCAPE COVERAGE/
OPEN SPACE: 13,364 S.F. (20%)

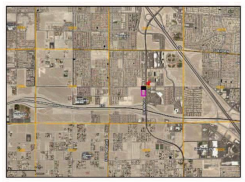
*BASED ON BOUNDARY LINES PER AERIAL MAP
BUILDING AREA:
STRUCTURE 'ONE'.....3,940S.F.
C-STORE
STRUCTURE 'TWO'.....1,996 S.F.
CARWASH
STRUCTURE 'THREE'.....4,740 S.F.
FUEL CANOPY

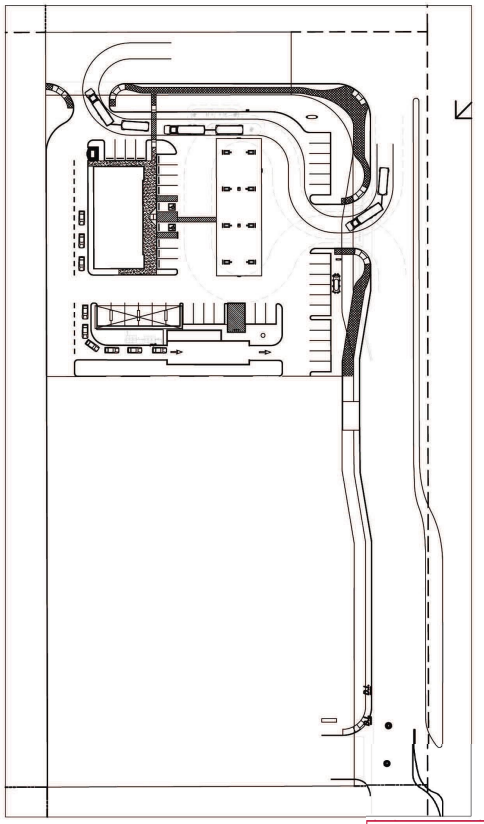
PARKING INFO.:

REQUIRED PARKING (PER TITLE 19)

CONVENIENCE STORE (1/175 S.F.)	23.00
CARWASH-SELF SERVICE (1/150 S.F.)	14.00
TOTAL REQUIRED SPACES:	37 SPACES
TOTAL PROVIDED SPACES:	37 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; LANDSCAPE AREA TO INCLUDE AMENITIES PER TOWN CENTER DEVELOPMENT.
*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. UNDER 500 GALLONS.
*27- 1'-0"X1'-0" CONCRETE PAVERS AT 45 DEGREE ANGLE

SUZANA RUTAR, Architect Ltd.
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Fax (702) 361-2652
A Professional Corporation

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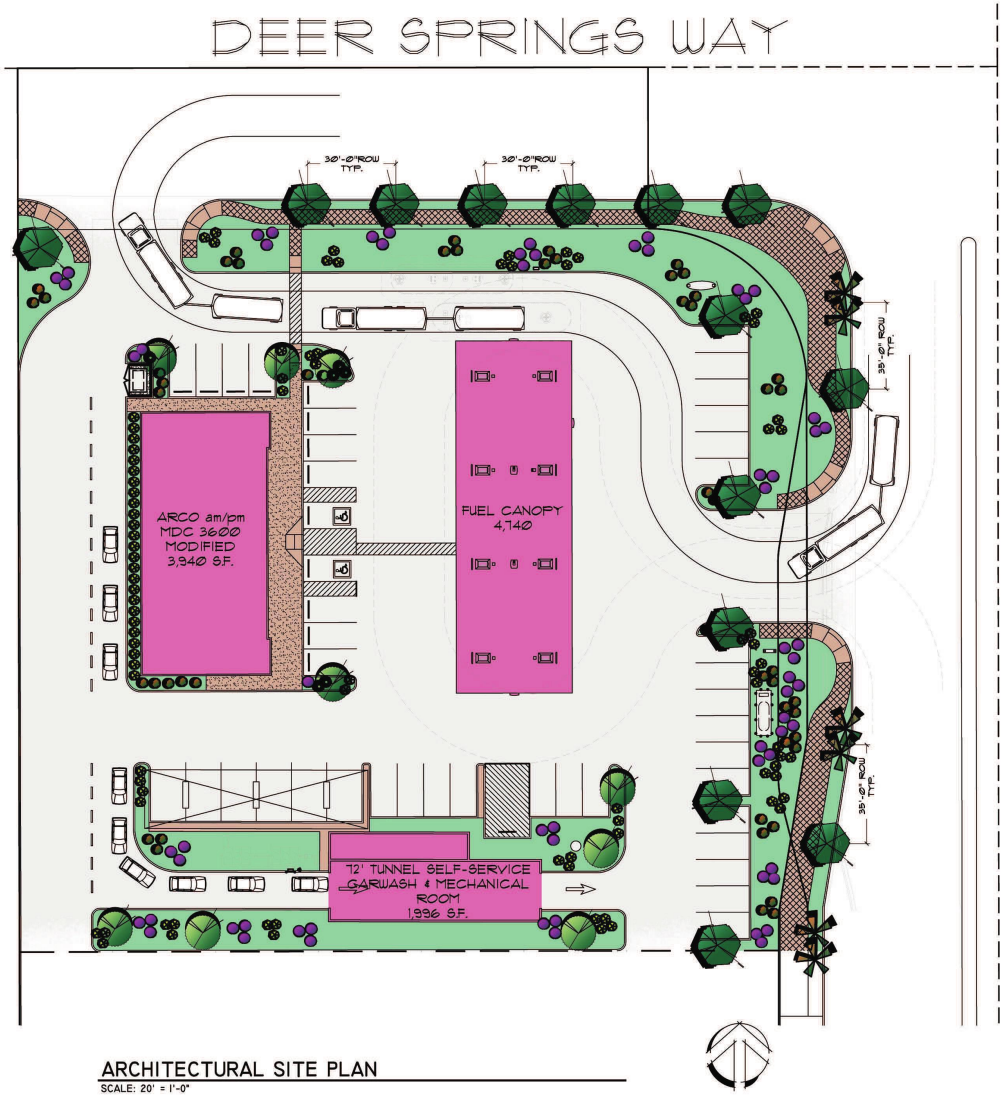
PROJECT NAME:
SITE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS
CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT No.: P-2015-01-05	DATE: 3 /9 /2015
DRAWN BY: ST	CHECKED BY: SR

NO.:	DATE:	DESCRIPTION
1	6.24.2015	CLV COMMENT
2	8.12.2015	STAFF REPORT

DRAWING No.:
GA-1

ZON-50104 SUP-50107 SUP-50108 SUP-50109 SUP-50110
SUP-50111 & SDR-50105 REVISED



ARCHITECTURAL SITE PLAN

SCALE: 20' = 1'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	36"	11
	ARECACEAE	MEXICAN FAN PALM	36"	6
	FRAXINUS VELUTINA RIO GRANDE	RIO GRANDE ASH	36"	14
SHRUBS				
	DWARF NANDINA DOMESTICA	DWARF - HEAVENLY BAMBOO OLEPENDAY	5 GAL.	46
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL.	120
	PITTOSPORUM TOBIRA	JAPANESE MOCK ORANGE	5 GAL.	51

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 45% FINES AND 55% AGGREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

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PROJECT NAME:
LANDSCAPE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

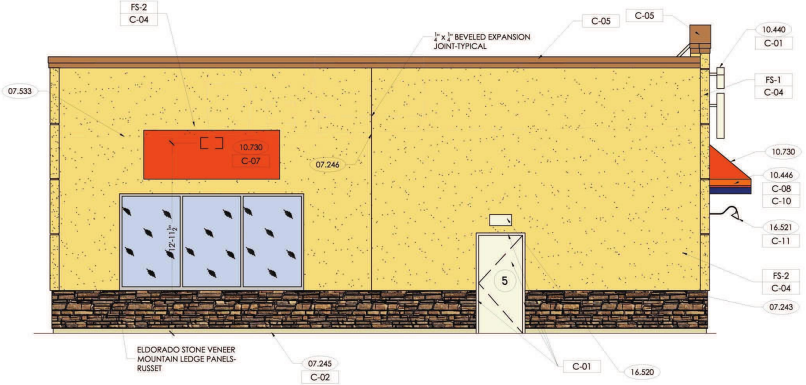
PROJECT No.: P-2015-01-05		DATE: 3.19.2015
DRAWN BY: ST		CHECKED BY: SR
NO.:	DATE:	DESCRIPTION
1	6.24.2015	CLV COMMENT
1	8.12.2015	STAFF REPORT

DRAWING No.:
LI.0

FAC # XXX
ARCO AM/PM (NTI)
SWC DURANGO & DEER SPRINGS
LAS VEGAS, NEVADA 89149

ZON-50104 SUP-50107 SUP-50108 SUP-50109 SUP-50110 SUP-50111 & SDR-50105 REVISED

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 FRAMÉ 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 2[illegible]
C-13	COLOR: ARCO LIGHT BLUE PMS 2[illegible]5
C-14	COLOR: OMEGA YELLOW ICI #A[illegible]775

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6178
Fax (702) 361-2532
A Professional Corporation

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PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

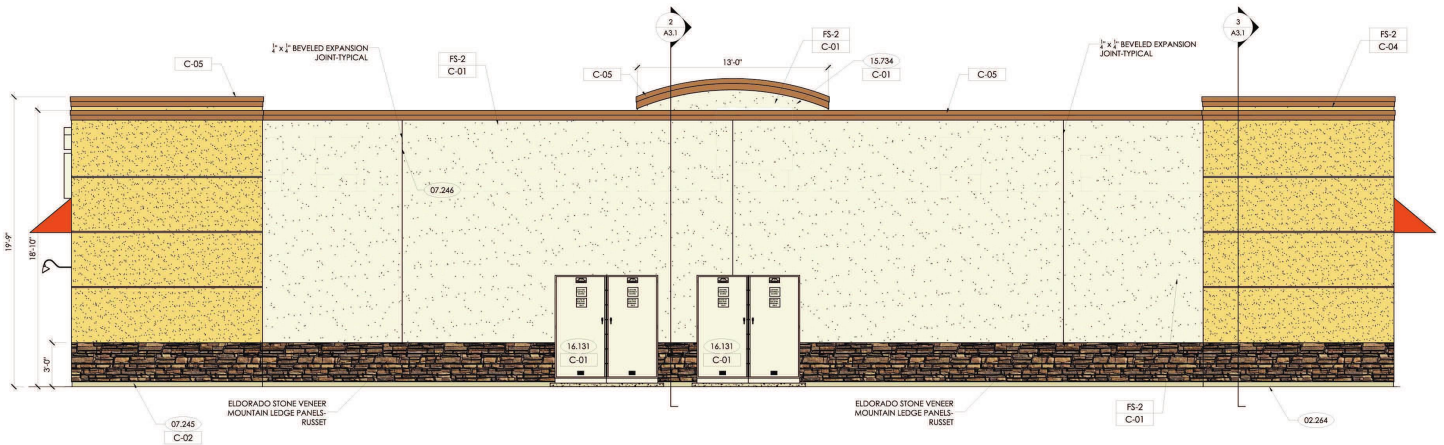
CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT No.: P-2015-01-05	DATE: 3.19.2015
DRAWN BY: ST	CHECKED BY: SR

NO.:	DATE:	DESCRIPTION
1	8.12.2015	STAFF REPORT

DRAWING No.:
A2.1

ZON-50104 SUP-50107 SUP-50108 SUP-50109
SUP-50110 SUP-50111 & SDR-50105 REVISED



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'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
16.131 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:

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 288
C-13	COLOR: ARCO LIGHT BLUE PMS 2135
C-14	COLOR: OMEGA YELLOW ICI #A1775

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PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

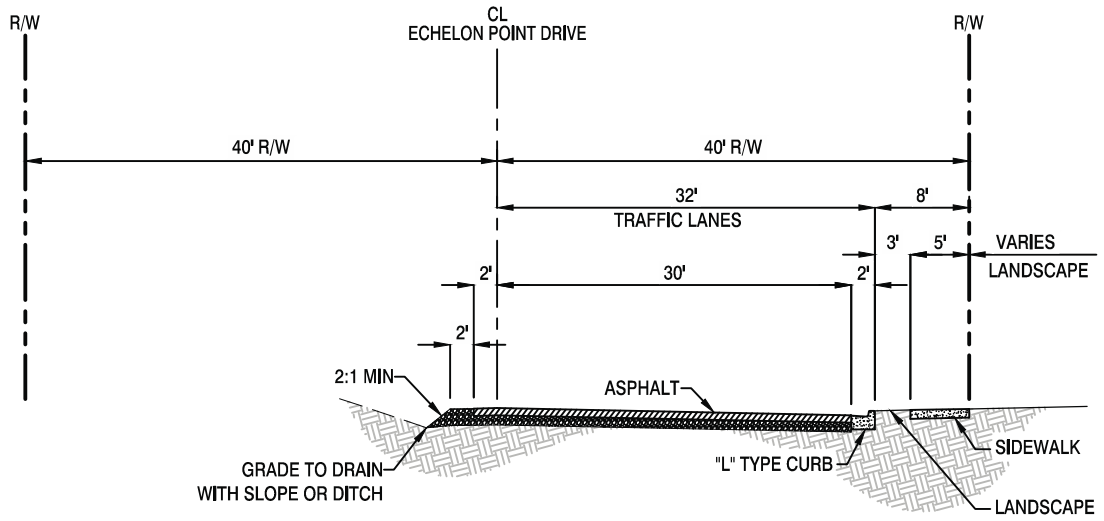
CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT No.: P-2015-01-05	DATE: 3.19.2015
DRAWN BY: ST	CHECKED BY: SR

NO.:	DATE:	DESCRIPTION
1	8.12.2015	STAFF REPORT

DRAWING No.:
A2.2

ZON-50104 SUP-50107 SUP-50108 SUP-50109
SUP-50110 SUP-50111 & SDR-50105 REVISED



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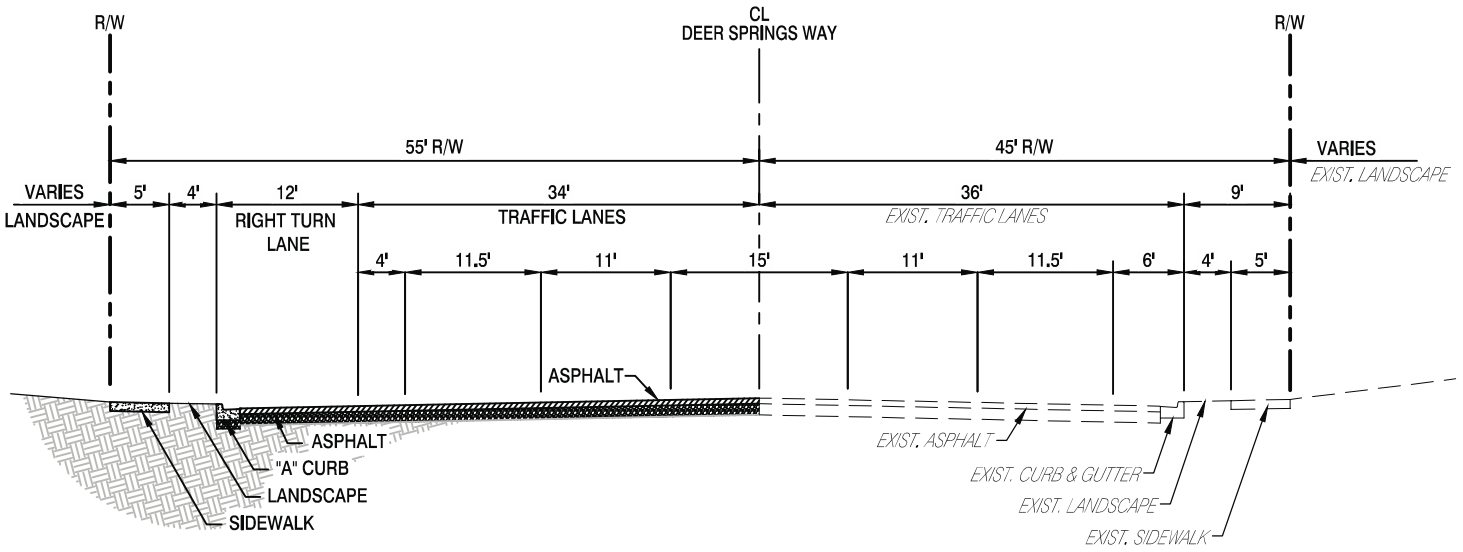
SHEET

E3

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-


R/W
CL
DEER SPRINGS WAY
R/W
55' R/W
45' R/W
VARIES
EXIST. LANDSCAPE
VARIES
LANDSCAPE
5'
4'
12'
RIGHT TURN
LANE
34'
TRAFFIC LANES
36'
EXIST. TRAFFIC LANES
9'
4'
11.5'
11'
15'
11'
11.5'
6'
4'
5'
ASPHALT
ASPHALT
"A" CURB
LANDSCAPE
SIDEWALK
EXIST. ASPHALT
EXIST. CURB & GUTTER
EXIST. LANDSCAPE
EXIST. SIDEWALK

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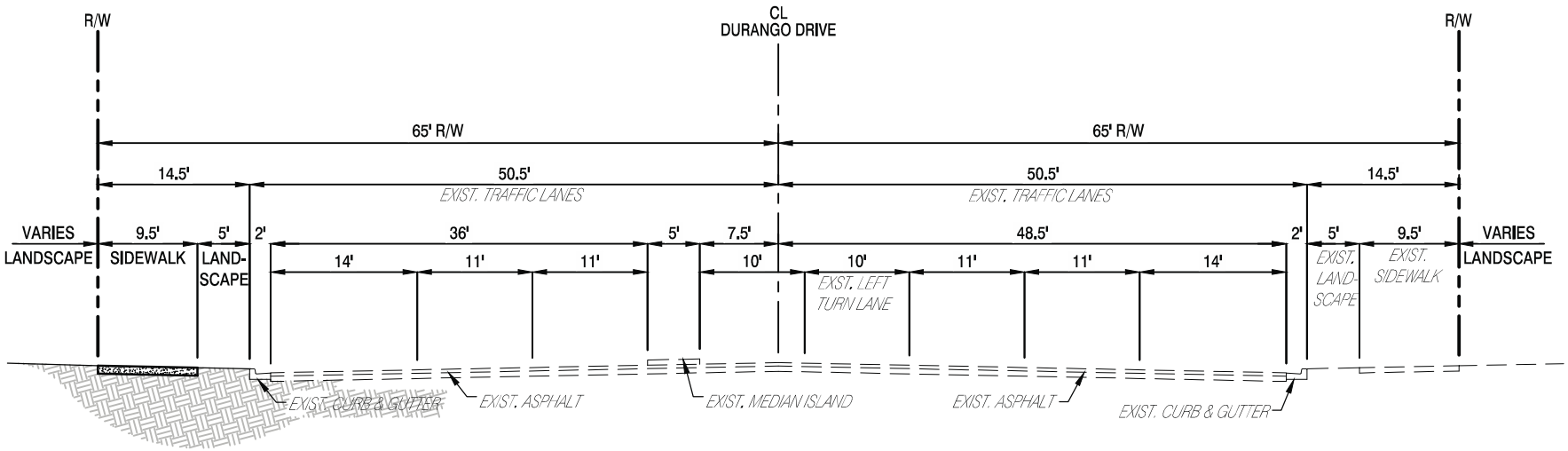
SHEET

E2



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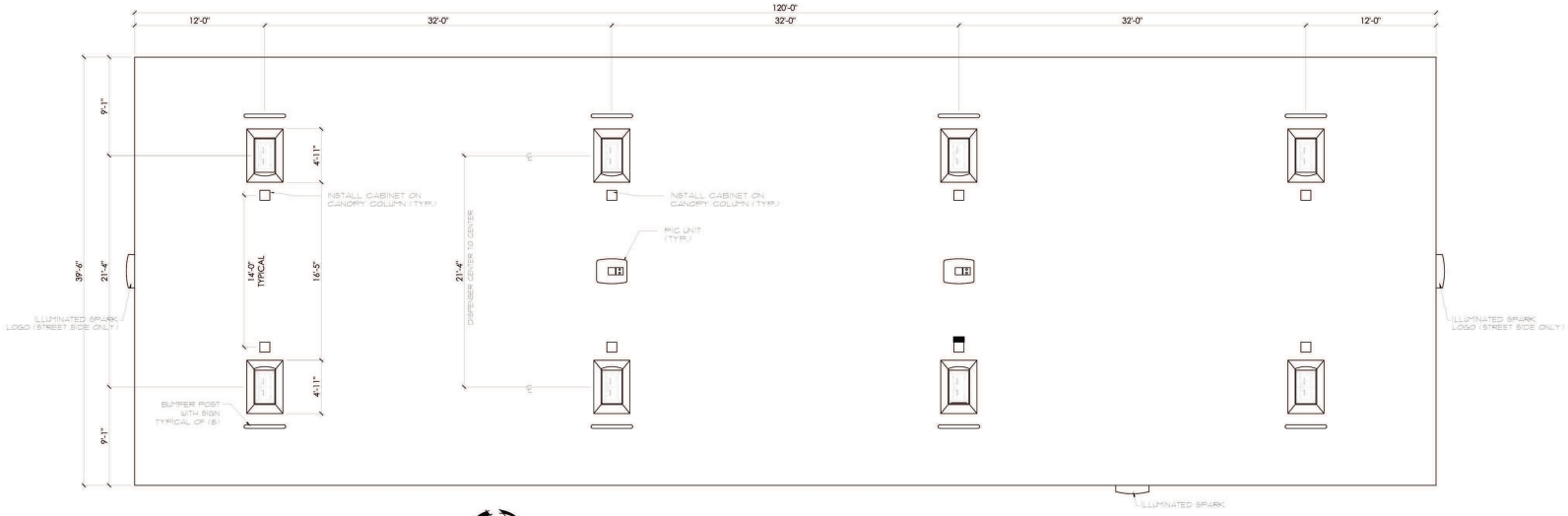
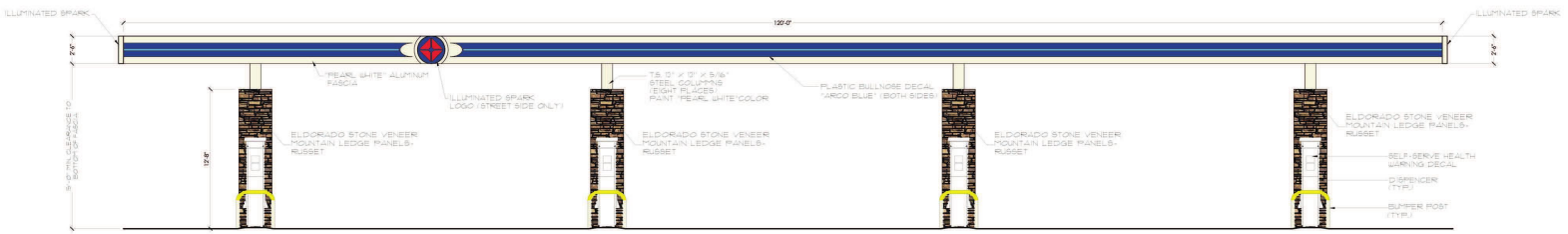
SHEET

E1

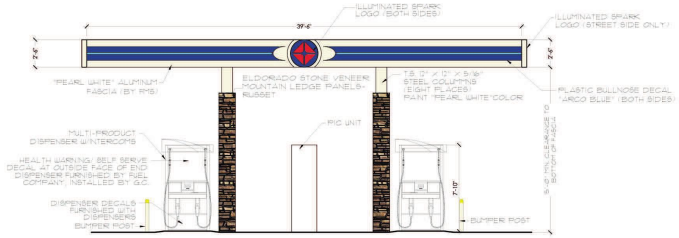
ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105



1 FLOOR PLAN
3/16"=1'-0"



2 FRONT/ REAR ELEVATION
1/4"=1'-0"



3 SIDE ELEVATIONS
1/4"=1'-0"

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

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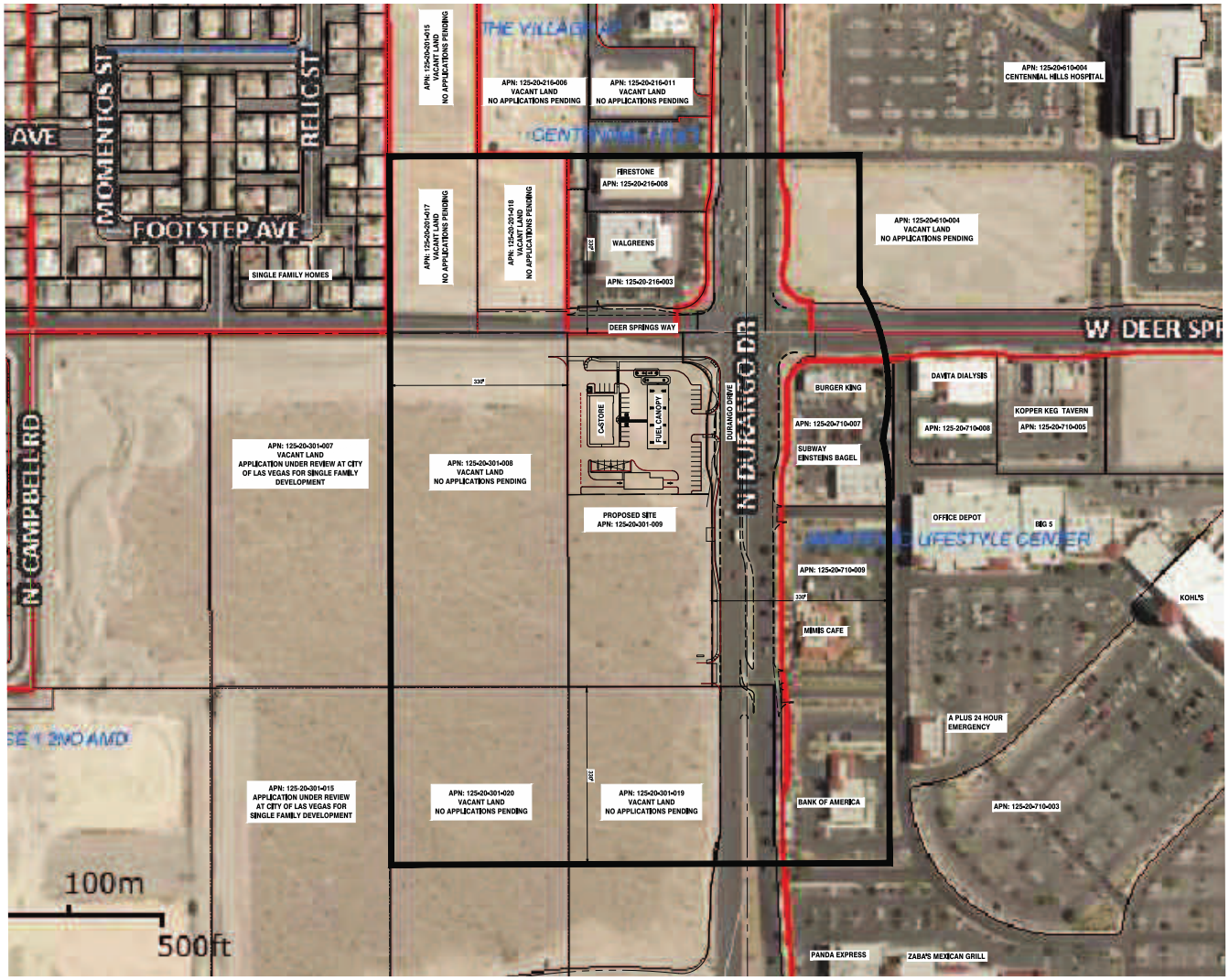
PROJECT NAME:
CANOPY PLAN & ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

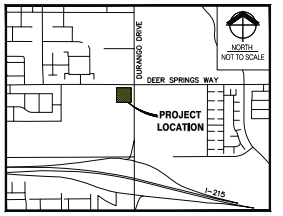
CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT No.: P-2013-01-05	DATE: 3.19.2013
DRAWN BY: ST	CHECKED BY: SR

No.:	DATE:	DESCRIPTION

DRAWING No.:
CAI.0





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

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'

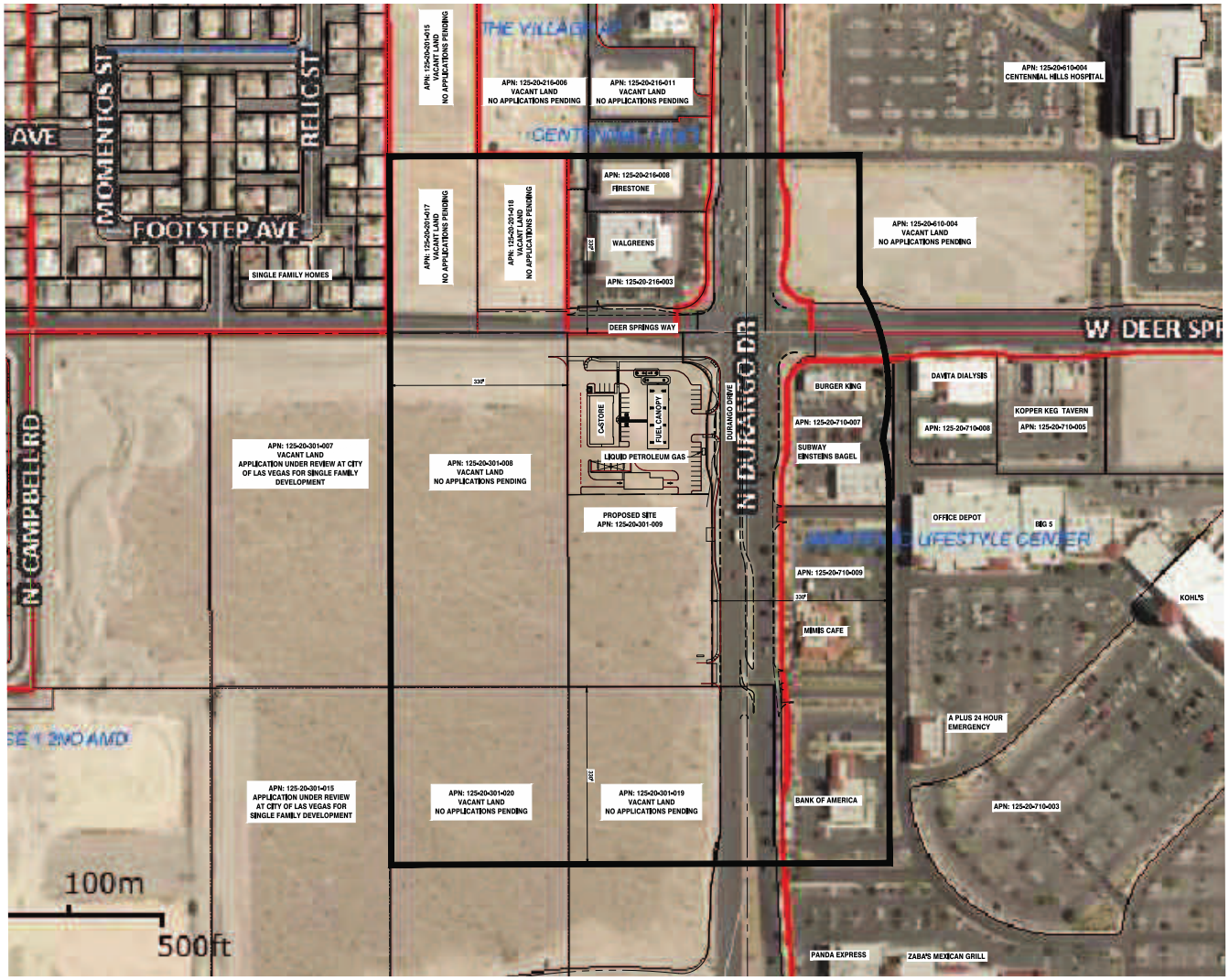
PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

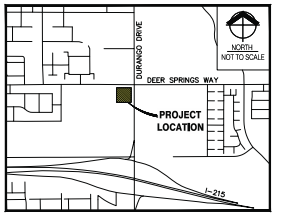
SHEET E1

SHEET OF SHEETS

SCALE: 1" = 100'

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105





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 LIQUID PETROLEUM GAS 6,8,34,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

EXHIBIT A - LIQUID PETROLEUM GAS

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

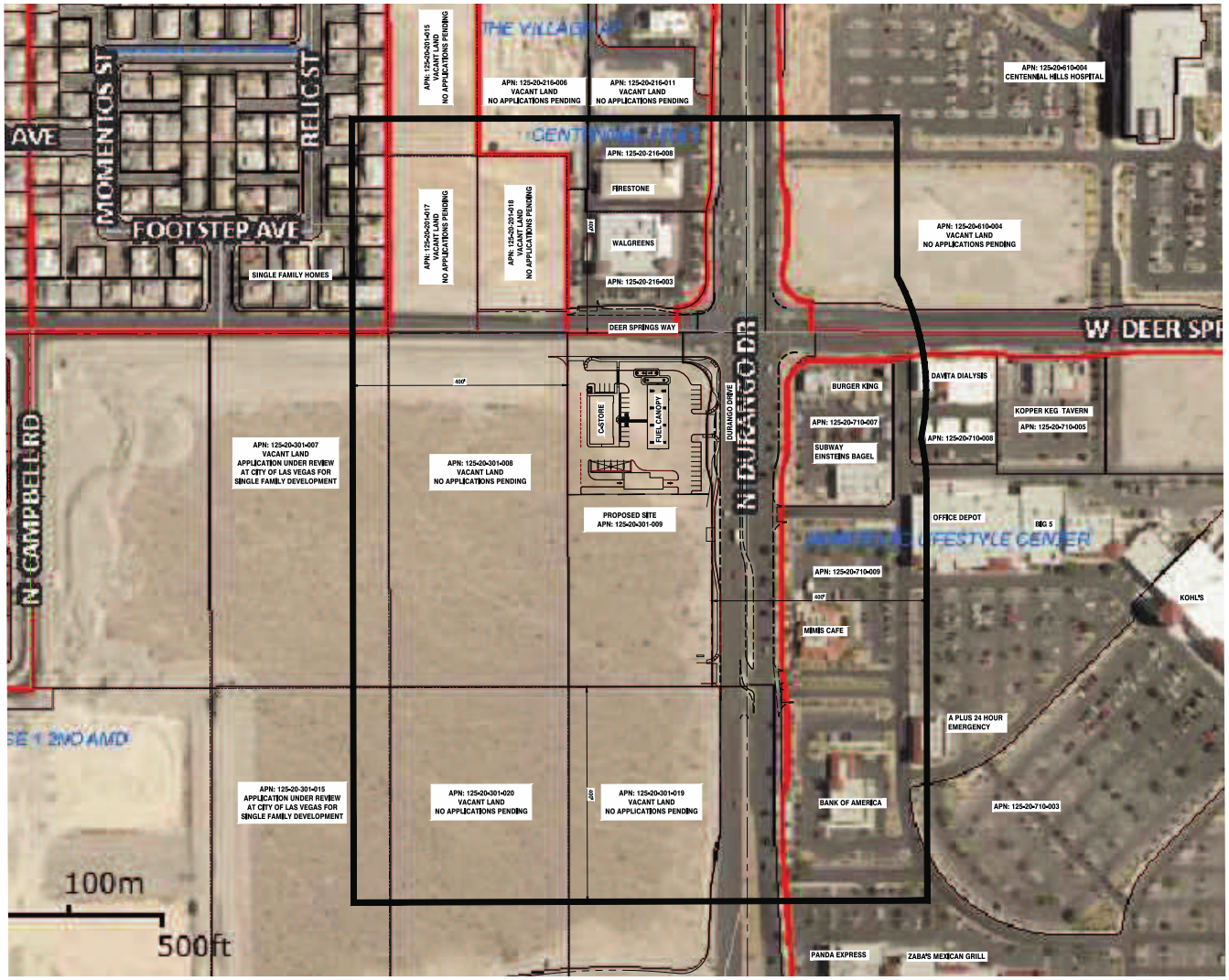
SHEET E1

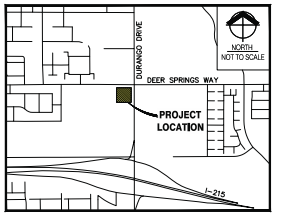
SHEET OF SHEETS

SCALE: 1" = 100'

100 50 0 100

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105





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

SCALE: 1" = 100'

100 50 0 100

EXHIBIT A - OFF-SITE SALES

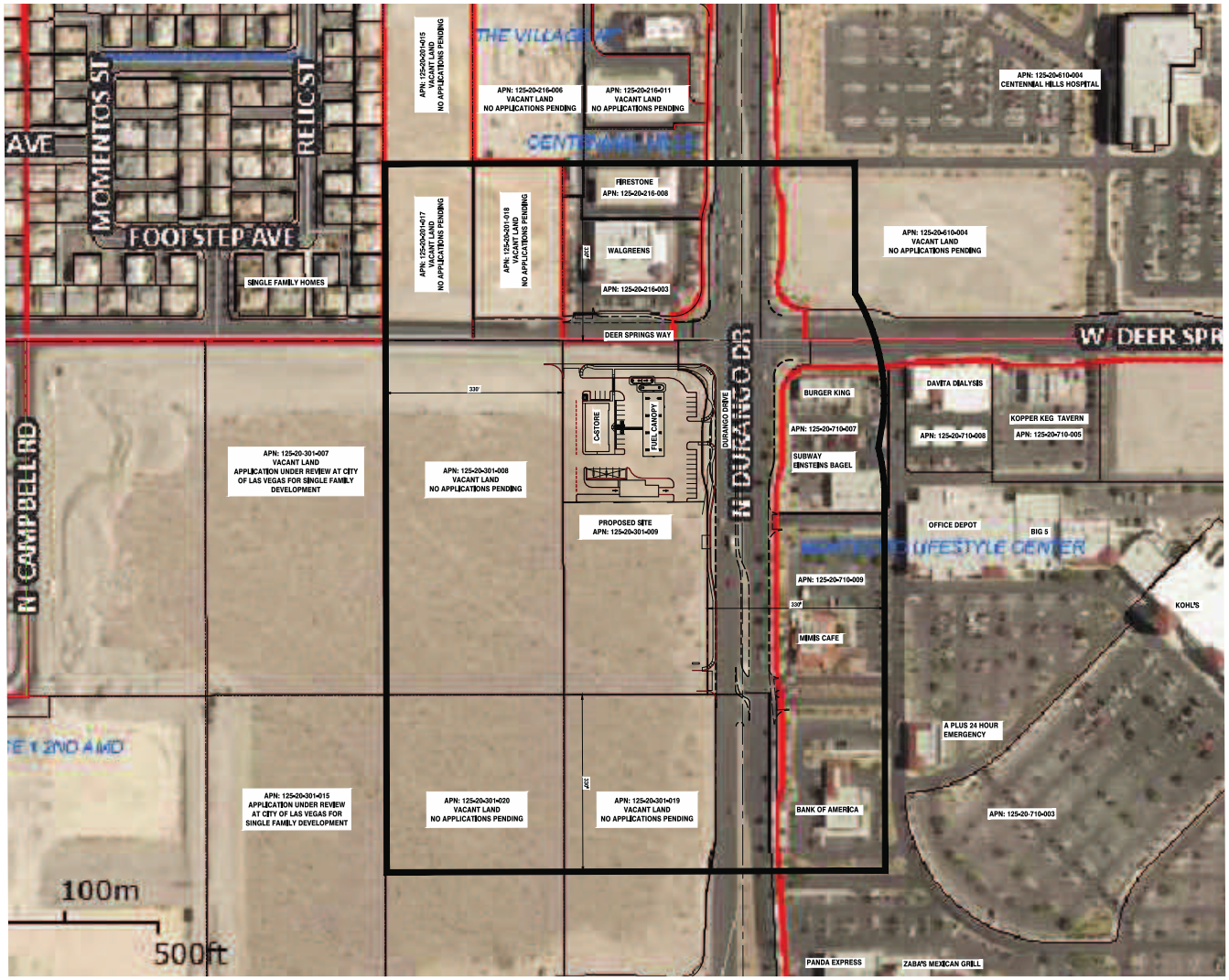
PROPOSED C - STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

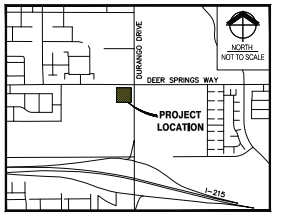
DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

SHEET
E1
SHEET OF SHEETS

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105





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

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'

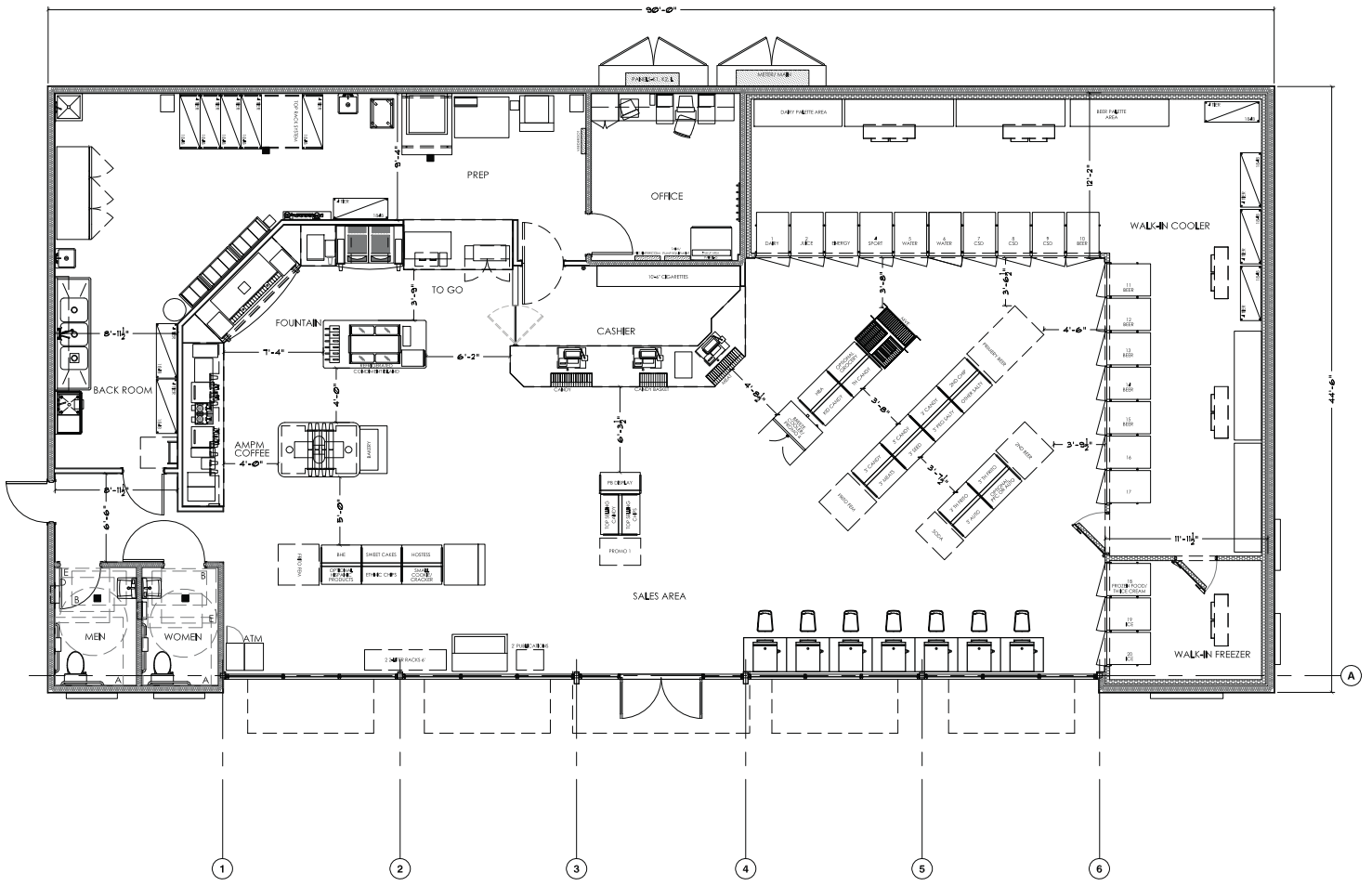
PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

SHEET E1

SHEET OF SHEETS

SCALE: 1" = 100'
100 50 0 100

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105



1 FLOOR PLAN
1/4"=1'-0"

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

SUZANA RUTAR, Architect Ltd.,
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PROJECT NAME: EQUIPMENT FLOOR PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT: FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT NO.: P-2013-01-05	DATE: 3.19.2013
DRAWN BY: SR	CHECKED BY: SR

NO.	DATE:	DESCRIPTION

DRAWING NO.: Q1.1

ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13

ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13

ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13

August 14, 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.

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SUP-50109 SUP-50110 SUP-50111
SDR-50105 REVISED

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08/15/13

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.

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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 accents on rear of the building. 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.

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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;

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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.

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

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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 Special Use Permit is allowed in SC and GC Town Center Land Use Districts.

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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:*

   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*

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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 REVISED

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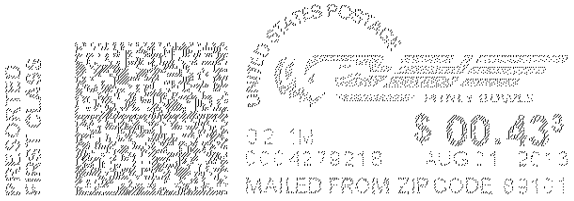
08/15/13

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



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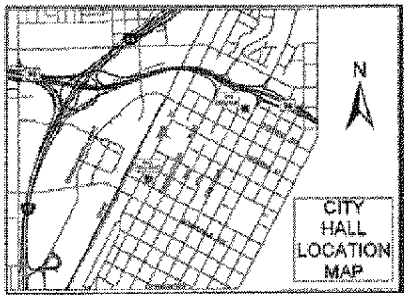

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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ZON-50104 & SUP-50107 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: ZON-50104
12520211037
SNYDER RYAN C
6917 GOTHIC MARIGOLD ST
LAS VEGAS NV 89149-3013

31 PRGPMP 89149

PROTEST

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

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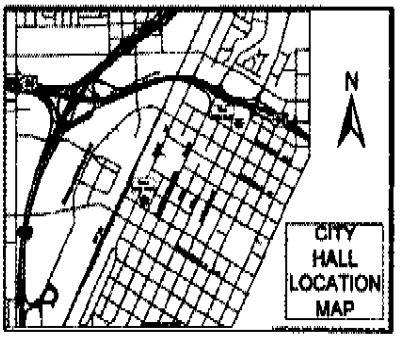

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ZON-50104 & SUP-50107 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: ZON-50104

12520211024
MACARULAY MARCELINO
2416 193RD ST S W
LYNNWOOD WA 98036-4899

128 FRDGNMP 98036

PROTEST

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

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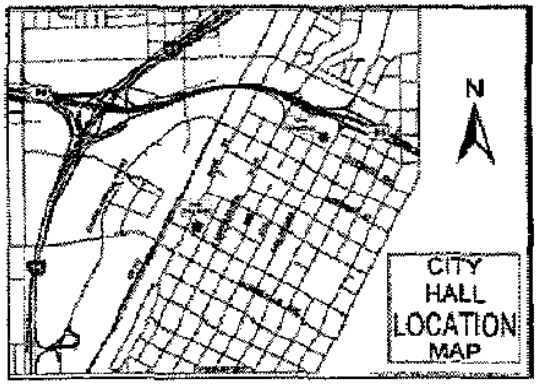

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Planning Commission Meeting of 8/13/2013

Case: ZON-50104
12520310030
SCHMUTZ R TROY & MOLLY E
9017 SPIRIT CANYON AVE
LAS VEGAS NV 89149-3231

SUBMITTED AFTER FINAL AGENDA
44-45 PROTEST

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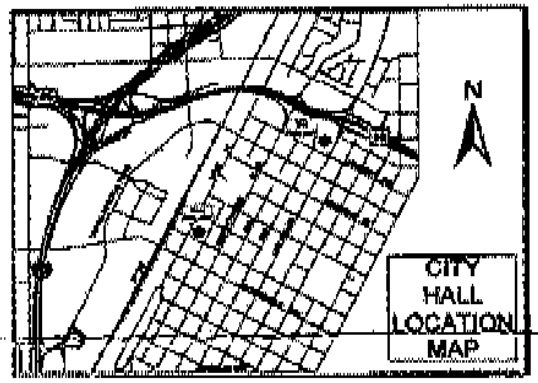

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Planning Commission Meeting of 8/13/2013

Case: ZON-50104
12520212058
RUSSELL THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

44-45

submitted after final agenda
44-45 protest

City of Las Vegas
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Las Vegas, Nevada 89106

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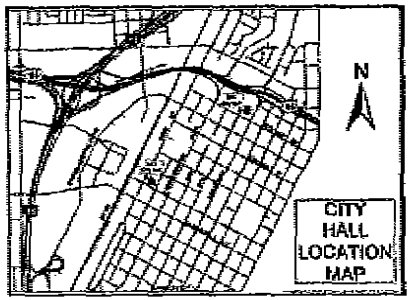

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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Planning Commission Meeting of 8/13/2013

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Case: ZON-50104
12520601005
M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

18 FRDCNMP 89117

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44-45 support

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Development Services Center
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Las Vegas, Nevada 89106

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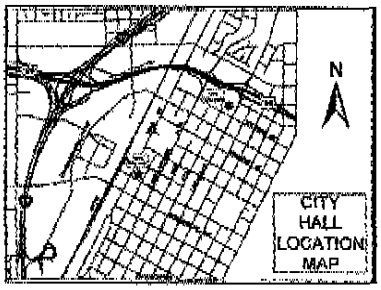

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ZON-50104 & SUP-50107 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

AUG 09 2013

Case: ZON-50104
12520610005
VALLEY HEALTH SYSTEM L L C
CENTENNIAL MEDICAL PPTYS LEASE
%ENSEMBLE REAL ESTATE SERV
4722 N 24TH ST #400
PHOENIX AZ 85016-4886

SE PRIORITY 85016

submitted after final agenda
44-45 support

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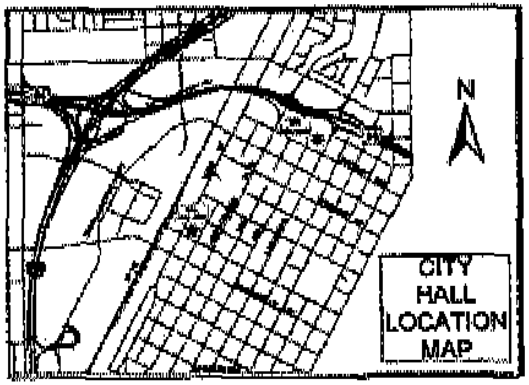

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Case: ZON-50104
12520215115
D B P HOLDINGS L L C
4520 182ND ST
REDONDO BEACH CA 90278-3919

118 FRDGNMP 90278

SUBMITTED AFTER FINAL AGENDA 44-45 SUPPORT

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
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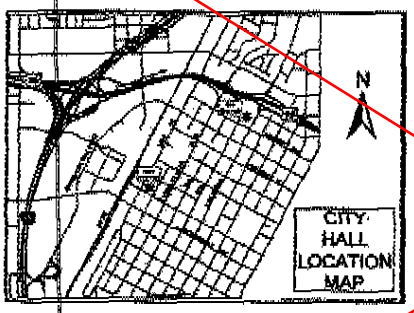

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Case: SDR-50105

12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

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

Please use available blank space on card for your comments.

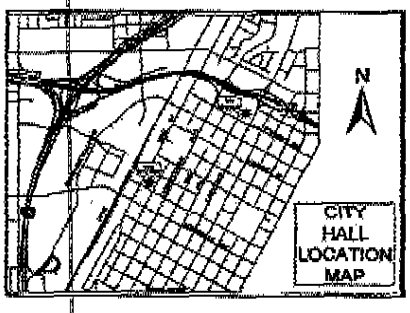
SDR-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

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 AUG 01 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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Case: ZON-50104

12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

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

Please use available blank space on card for your comments.

ZON-50104 & SUP-50107 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

SUBMITTED AFTER FINAL AGENDA
44-45 SUPPORT

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**4**
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

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

Public Comment Form

Item 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number	PC08132013-45-1
Name	Robert Hooke
Address	9675 Elkhorn Road
City	Las Vegas
State	Nevada
Zip	89149
Comment	Heed staff recommendation
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards – SUP-50108 and SUP-50109

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: _____

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** 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.

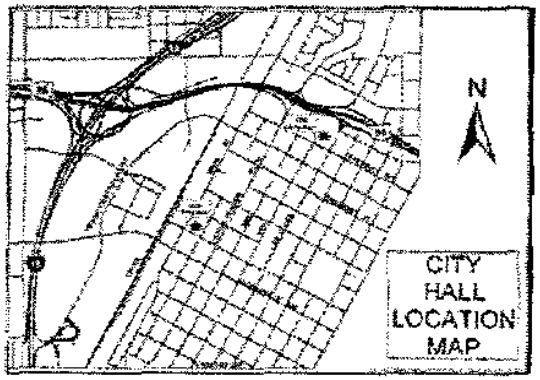
PBJ-49965
06/27/13

Revised 10/27/08

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

City of Las Vegas
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.

SUP-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SUP-50108
12520310025
MORANTES FAMILY TRUST
MORANTES E ORLANDO & K E TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

69 FRDGNMP 89129

Aug 02 13 05:17p Morantes 7026552488 p.2

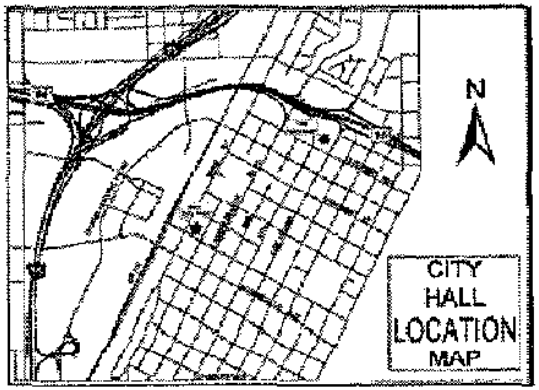
PROTEST

TROY SCHMUTZ

702-965-3808 p.4

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.

SUP-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

Case: SUP-50108

12520310030
SCHMUTZ R TROY & MOLLY E
9017 SPIRIT CANYON AVE
LAS VEGAS NV 89149-3231

31 FRDGNMP 89149

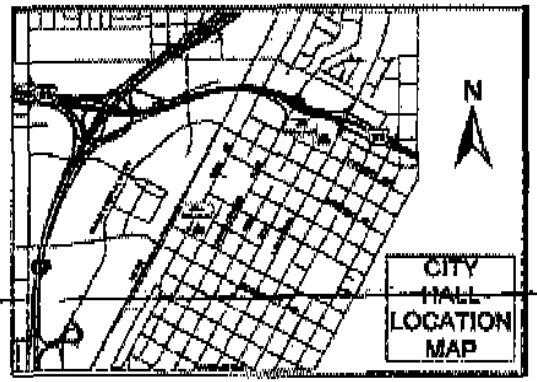
SUBMITTED AFTER FINAL AGENDA 46-47 PROTEST

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 AUG01 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.

SUP-50108 & SUP-50109 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

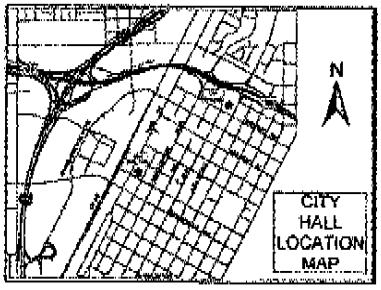
Case: SUP-50108
12520212058
RUSSELL THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

46-47

submitted after final agenda
46-47 protest

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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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.43[3]
0004279218 AUG 01 2013
MAILED FROM ZIP CODE 35131

AUG 03 2013

Case: SUP-50108
12520610005
VALLEY HEALTH SYSTEM L L C
CENTENNIAL MEDICAL PPTYS LEASE
%ENSEMBLE REAL ESTATE SEHV
4722 N 24TH ST #400
PHOENIX AZ 85016-4886

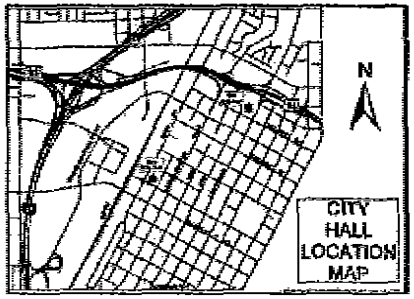
95 FROGNMP 85016

submitted after final agenda
46-47 support

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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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

12520601005 Case: SUP-50108
M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

18 FRDCNMP 89117

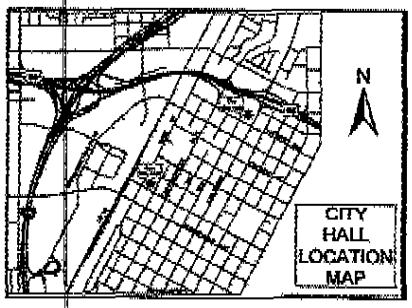
submitted after final agenda
46-47 support

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 AUG01 2013
MAILED FROM ZIP CODE 89101

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.

SUP-50108 & SUP-50109 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50108
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

SUBMITTED AFTER FINAL AGENDA
46-47 SUPPORT

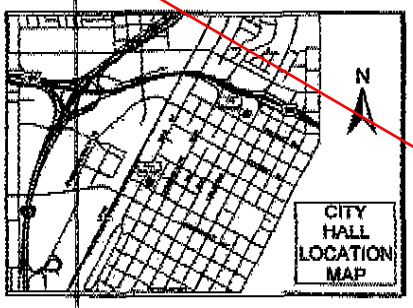
96 FRDGNMP 85308

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 AUG01 2013
MAILED FROM ZIP CODE 89101

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.

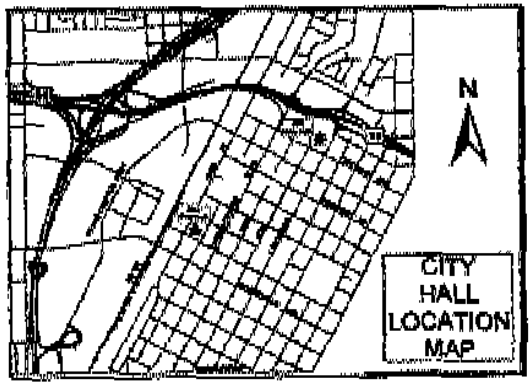
SUP-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

96 FRDGNMP 85308

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) 464-7499. 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-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SUP-50108
12520215115
D B P HOLDINGS L L C
4520 182ND ST
REDONDO BEACH CA 90278-3919

118 FRDCNMP 90278

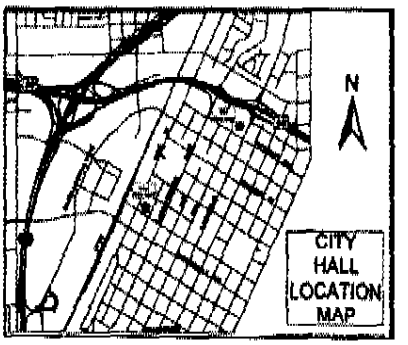
SUBMITTED AFTER FINAL AGENDA 46-47 SUPPORT

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

PRESORTED FIRST CLASS

$ 00.43[3]

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-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SUP-50108

12520211024
MACARULAY MARCELINO
2416 193RD ST S W
LYNNWOOD WA 98036-4899

12 FROM MF 98036

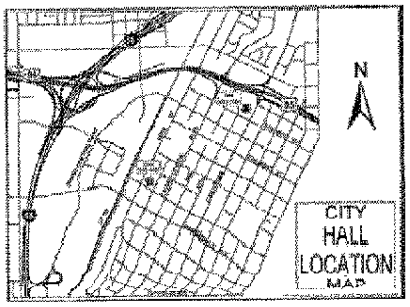
PROTEST

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
$ 00.43³
02 1M
0004279218 AUG 31 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. 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-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SUP-50108

12520211037
SNYDER RYAN C
6917 GOTHIC MARIGOLD ST
LAS VEGAS NV 89149-3013

PROTEST

Public Comment Form

Item 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number	PC08132013-46-1
Name	Robert Hooke
Address	9675 Elkhorn Road
City	Las Vegas
State	Nevada
Zip	89149
Comment	Heed staff recommendation
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

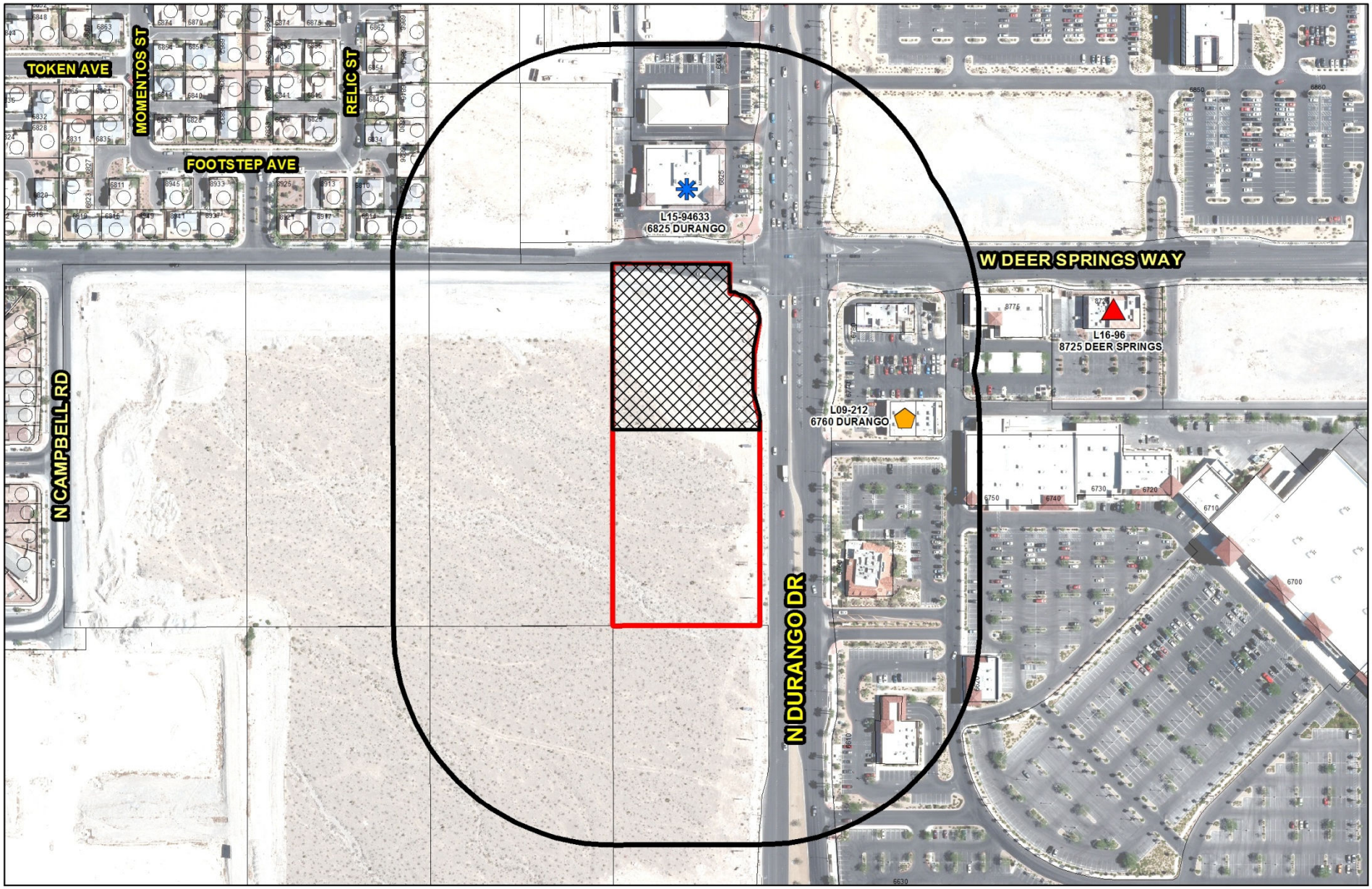
C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
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

Public Comment Form

Item 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number	PC08132013-47-1
Name	Robert Hooke
Address	9675 Elkhorn Road
City	Las Vegas
State	Nevada
Zip	89149
Comment	Heed staff recommendation. Completely unacceptable.
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

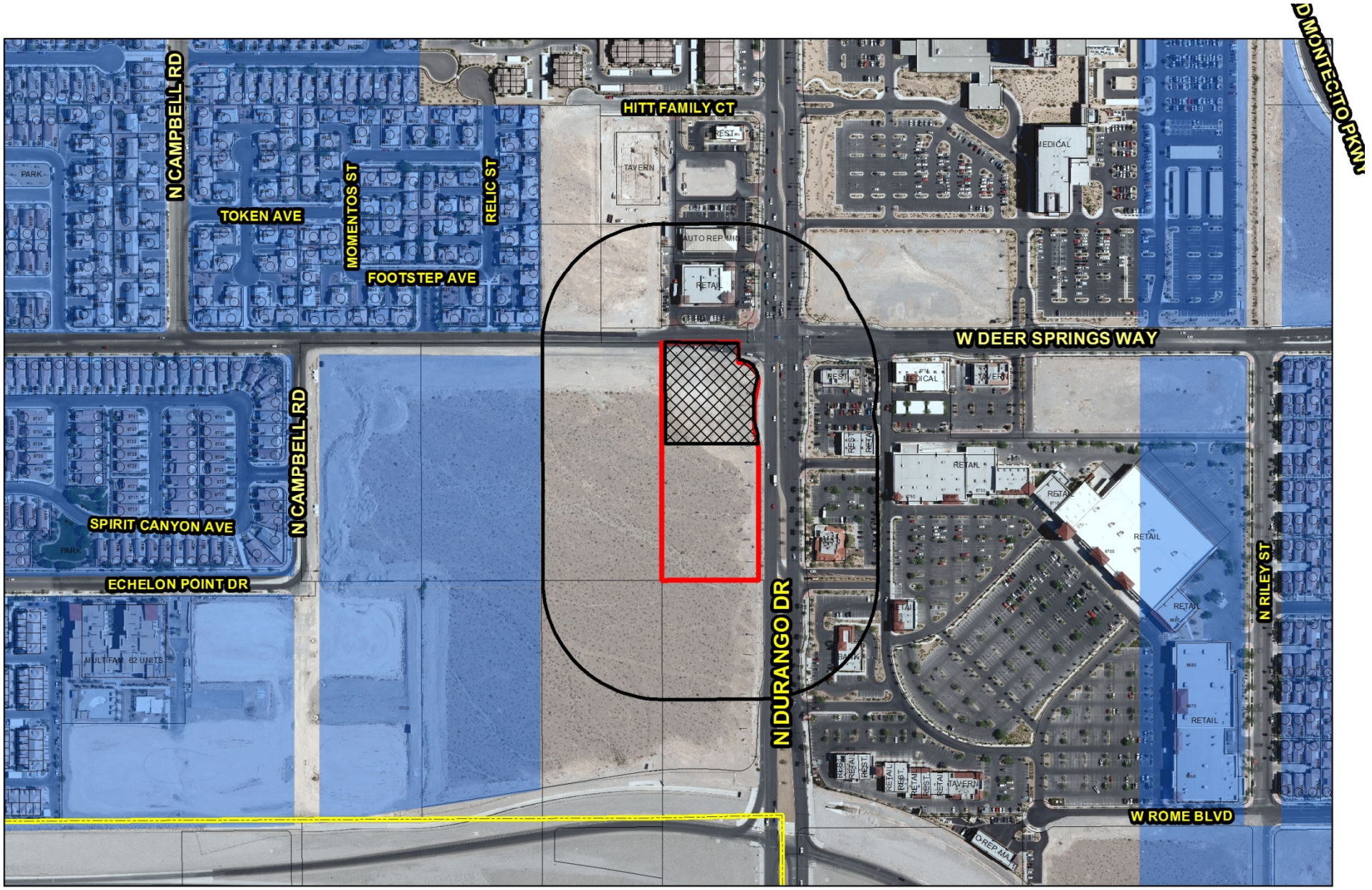
C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Protest/Support Postcards – SUP-50110 and SUP-50111

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

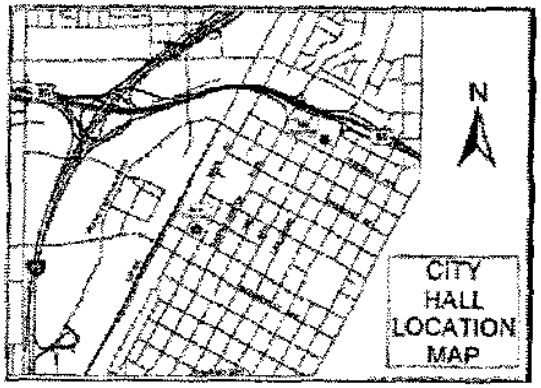
Case #	SUP-50110
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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
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.

SUP-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520310025
MORANTES FAMILY TRUST
MORANTES E ORLANDO & K E TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

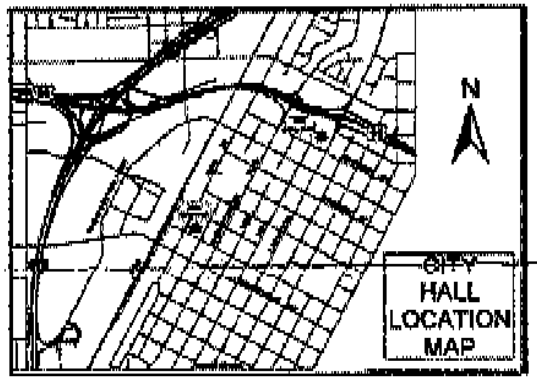
PROTEST

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 AUG 01 2013
MAILED FROM ZIPCODE 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-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520212058
RUSSELL, THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

48-49

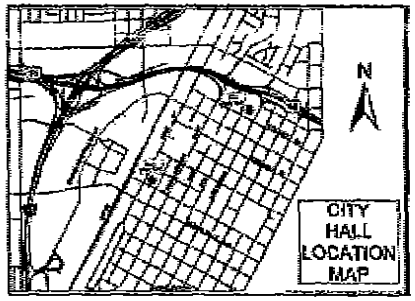
submitted after final agenda
48-49 protest

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 AUG01 2013
MAILED FROM ZIPCODE 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-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520601005
M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

submitted after final agenda
48-49 support

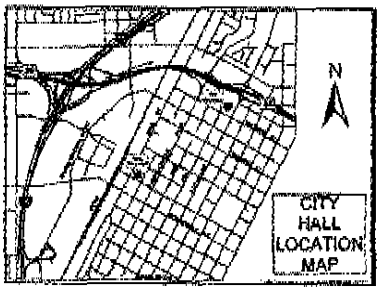
PAGE 027 04
EHB
08/07/2013 08:49 7029406931

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
02 1M $ 00.43[3]
0004279218 AUG 01 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



AUG 03 2013

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Case: SUP-50110

12520610005
VALLEY HEALTH SYSTEM L L C
CENTENNIAL MEDICAL PPTYS LEASE
%ENSEMBLE REAL ESTATE SERV
4722 N 24TH ST #400
PHOENIX AZ 85016-4886

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

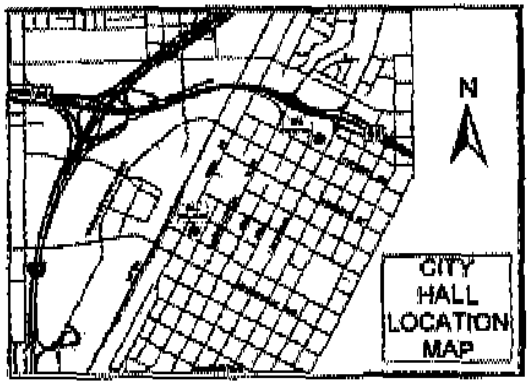
submitted after final agenda
48-49 support

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 AUG01 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.

SUP-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520215115
D B P HOLDINGS L L C
4520 182ND ST
REDONDO BEACH CA 90278-3919

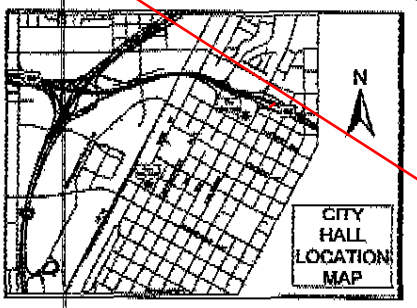
SUBMITTED AFTER FINAL AGENDA 48-49 PROTEST

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 AUG01 2013
MAILED FROM ZIPCODE 89101

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.

SUP-50108 & SUP-50109 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SUP-50108
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

SE FRONTP 89106

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG01 2013
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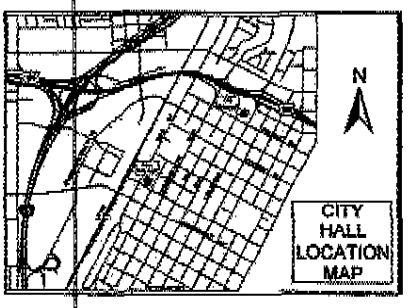
Official Notice of Public Hearing



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

Please use available blank space on card for your comments.

SUP-50110 & SUP-50111 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

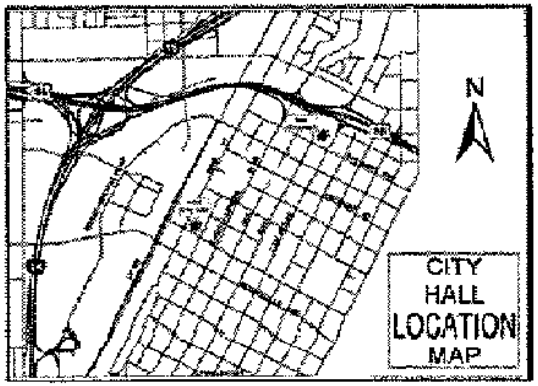
Case: SUP-50110
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

SUBMITTED AFTER FINAL AGENDA 48-49 SUPPORT

SE FRONTP 89106

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.

SUP-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520310030
SCHMUTZ R TROY & MOLLY E
9017 SPIRIT CANYON AVE
LAS VEGAS NV 89149-3231

SUBMITTED AFTER FINAL AGENDA
48-49 PROTEST

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
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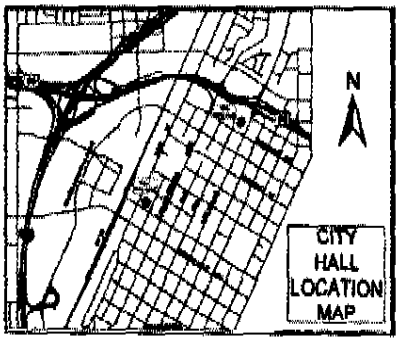
Return Service Requested
Official Notice of Public Hearing



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) 464-7499. 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-50110 & SUP-50111 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520211024
MACARULAY MARCELINO
2416 193RD ST S W
LYNNWOOD WA 98036-4899

126 FRDCNMP 98036

PROTEST

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
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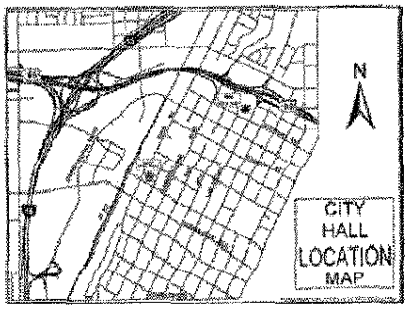
0004279218 AUG01 2013
MAILED FROM ZIP CODE 89101

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.

SUP-50110 & SUP-50111 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SUP-50110
12520211037
SNYDER RYAN C
6917 GOTHIC MARIGOLD ST
LAS VEGAS NV 89149-3013

31 FRDGNMP 89149

PROTEST

Public Comment Form

Item 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number	PC08132013-48-1
Name	Robert Hooke
Address	9675 Elkhorn Road
City	Las Vegas
State	Nevada
Zip	89149
Comment	Heed staff recommendation.
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

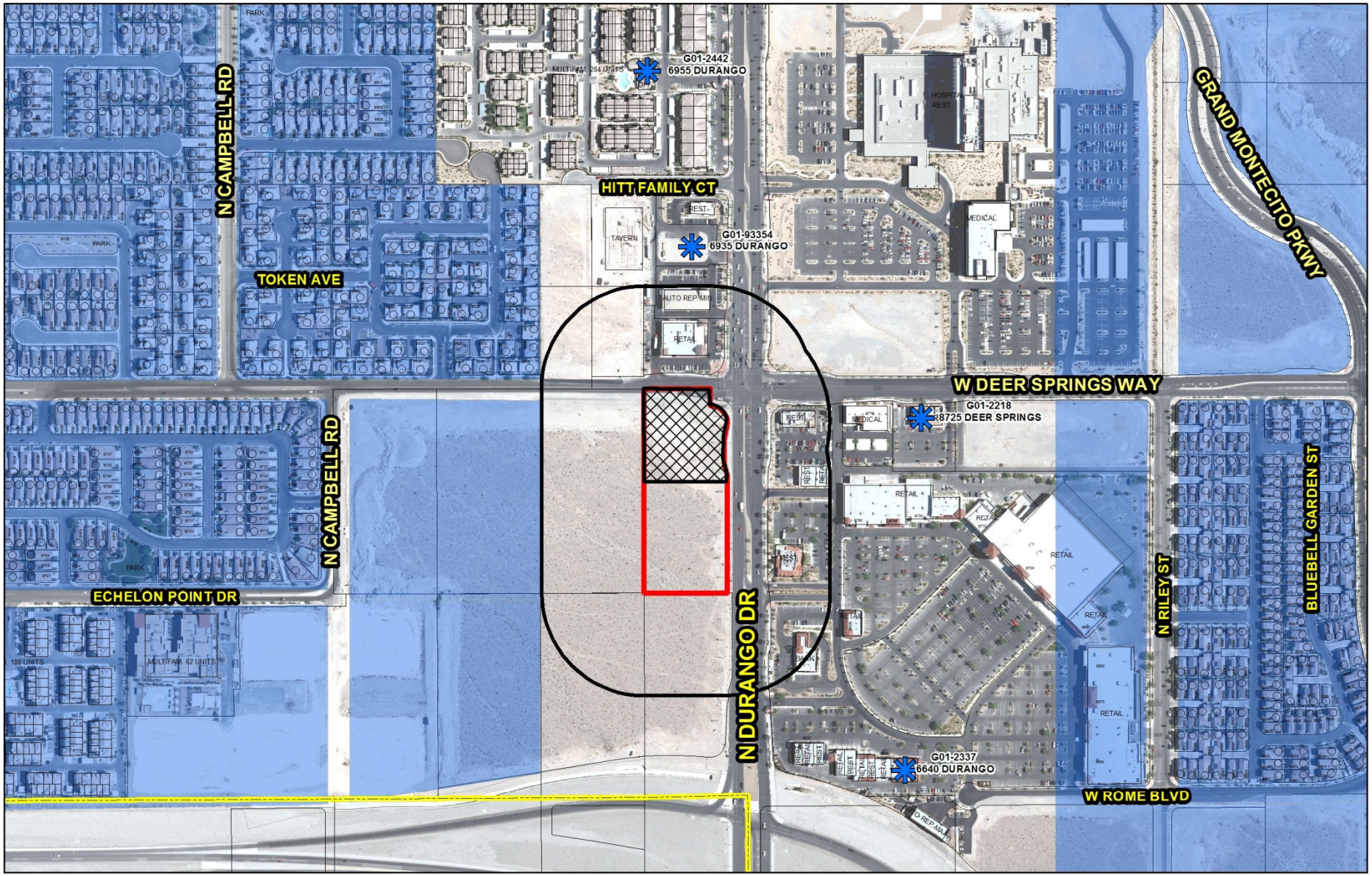
C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**3**
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

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

Public Comment Form

Item 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number	PC08132013-49-1
Name	Robert Hooke
Address	9675 Elkhorn Road
City	Las Vegas
State	Nevada
Zip	89149
Comment	Please heed staff recommendation. Not needed at this location.
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
ABEYANCE - 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 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 10/16/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
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

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

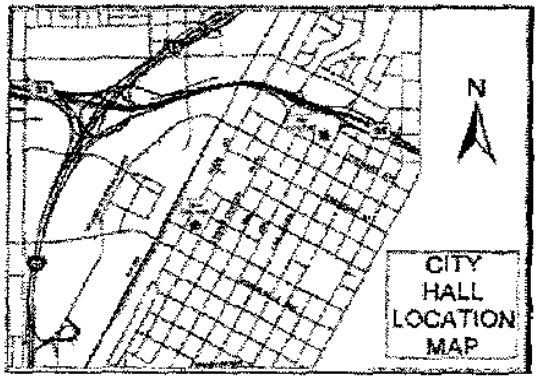
Case #	SDR-50105
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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
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-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SDR-50105
12520310025
MORANTES FAMILY TRUST
MORANTES E ORLANDO & K E TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

Aug 02 13 05:17p Morantes 7026552488 p.1

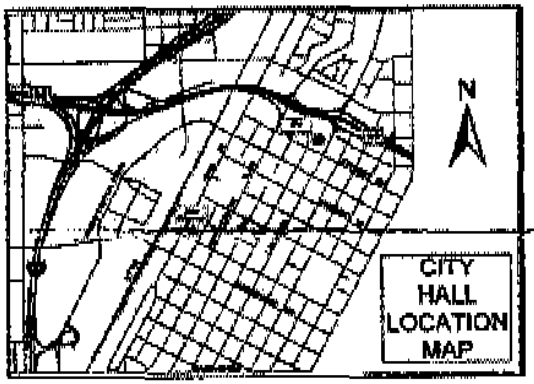
PROTEST

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 AUG01 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.

SDR-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SDR-50105
12520212058
RUSSELL THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

31 FRDGNMP 89149

50

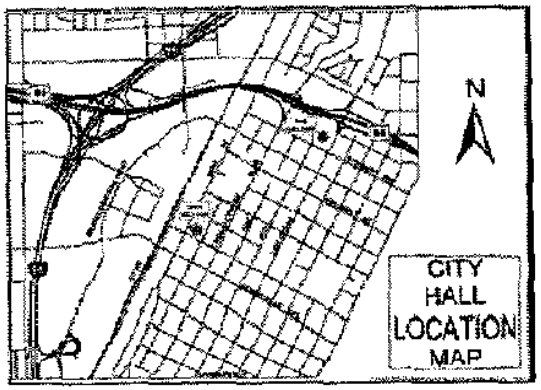
submitted after final agenda
50 protest

TROY SCHMUTZ

702-965-3808 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-50105 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

Case: SDR-50105
12520310030
SCHMUTZ R TROY & MOLLY E
9017 SPIRIT CANYON AVE
LAS VEGAS NV 89149-3231

SUBMITTED AFTER FINAL AGENDA
50 PROTEST

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
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MAILED FROM ZIPCODE 89101

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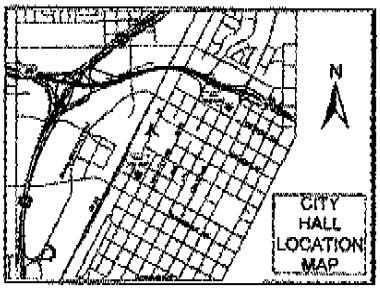
Official Notice of Public Hearing



AUG 08 2013

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Case: SDR-50105
12520610005
VALLEY HEALTH SYSTEM L L C
CENTENNIAL MEDICAL PPTYS LEASE
%ENSEMBLE REAL ESTATE SERV
4722 N 24TH ST #400
PHOENIX AZ 85016-4886

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

89 FROM 89101

submitted after final agenda
50 support

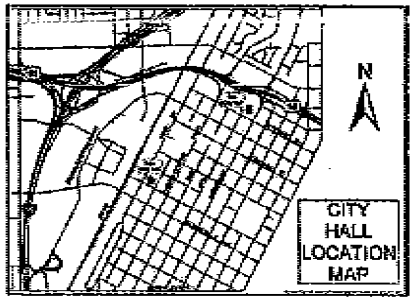
PAGE 04/04
EHB
7029406931
08:49
08/07/2013

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 AUG01 2013
MAILED FROM ZIPCODE 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.

SDR-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SDR-50105
12520601005
M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

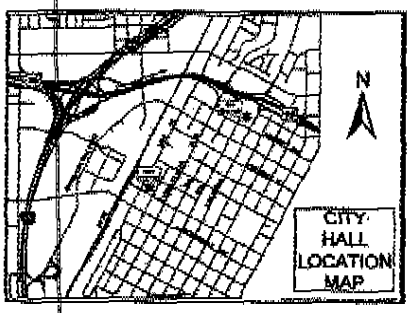
submitted after final agenda
50 support

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 AUG 01 2013
MAILED FROM ZIP CODE 89101

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-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: SDR-50105
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

SUBMITTED AFTER FINAL AGENDA
50 SUPPORT

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 AUG 01 2013
MAILED FROM ZIP CODE 89101

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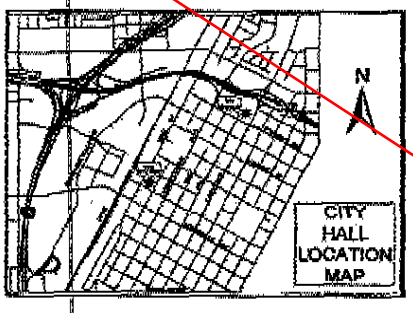
Official Notice of Public Hearing



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

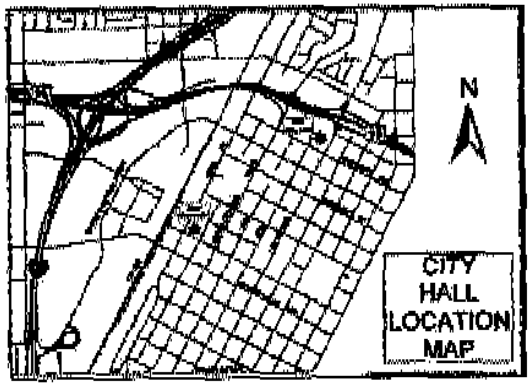
Please use available blank space on card for your comments.

ZON-50104 & SUP-50107 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

Case: ZON-50104
12520114005
COYOTE THUNDERBIRD L L C
H R NEW RIVER L L C
21104 N 76TH AVE
GLENDALE AZ 85308-2510

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) 464-7499. 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-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SDR-50105
12520215115
D B P HOLDINGS L L C
4520 182ND ST
REDONDO BEACH CA 90278-3919

118 PRDGNMP 90278

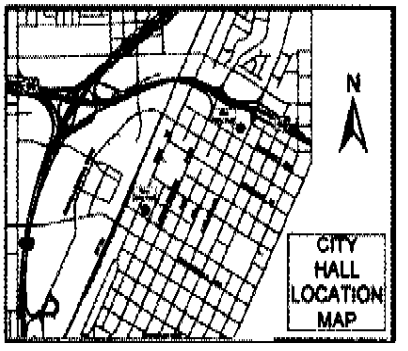
SUBMITTED AFTER FINAL AGENDA 50 SUPPORT

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

PRESORTED FIRST CLASS

$ 00.43[3]

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-50105 [PRJ-49965]
Planning Commission Meeting of 8/13/2013

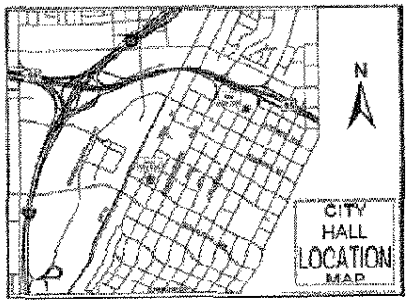
Case: SDR-50105
12520211024
MACARULAY MARCELINO
2416 193RD ST S W
LYNNWOOD WA 98036-4899

123 FRONT 98036

PROTEST

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-50105 [PRJ-49965]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SDR-50105
12520211037
SNYDER RYAN C
6917 GOTHIC MARIGOLD ST
LAS VEGAS NV 89149-3013

PROTEST

Public Comment Form

Item 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 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)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

Tracking Number PC08132013-50-1

Name Robert Hooke

Address 9675 Elkhorn Road

City Las Vegas

State Nevada

Zip 89149

Comment Please follow staff recommendation. Absolutely not needed at this location.

Vote Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

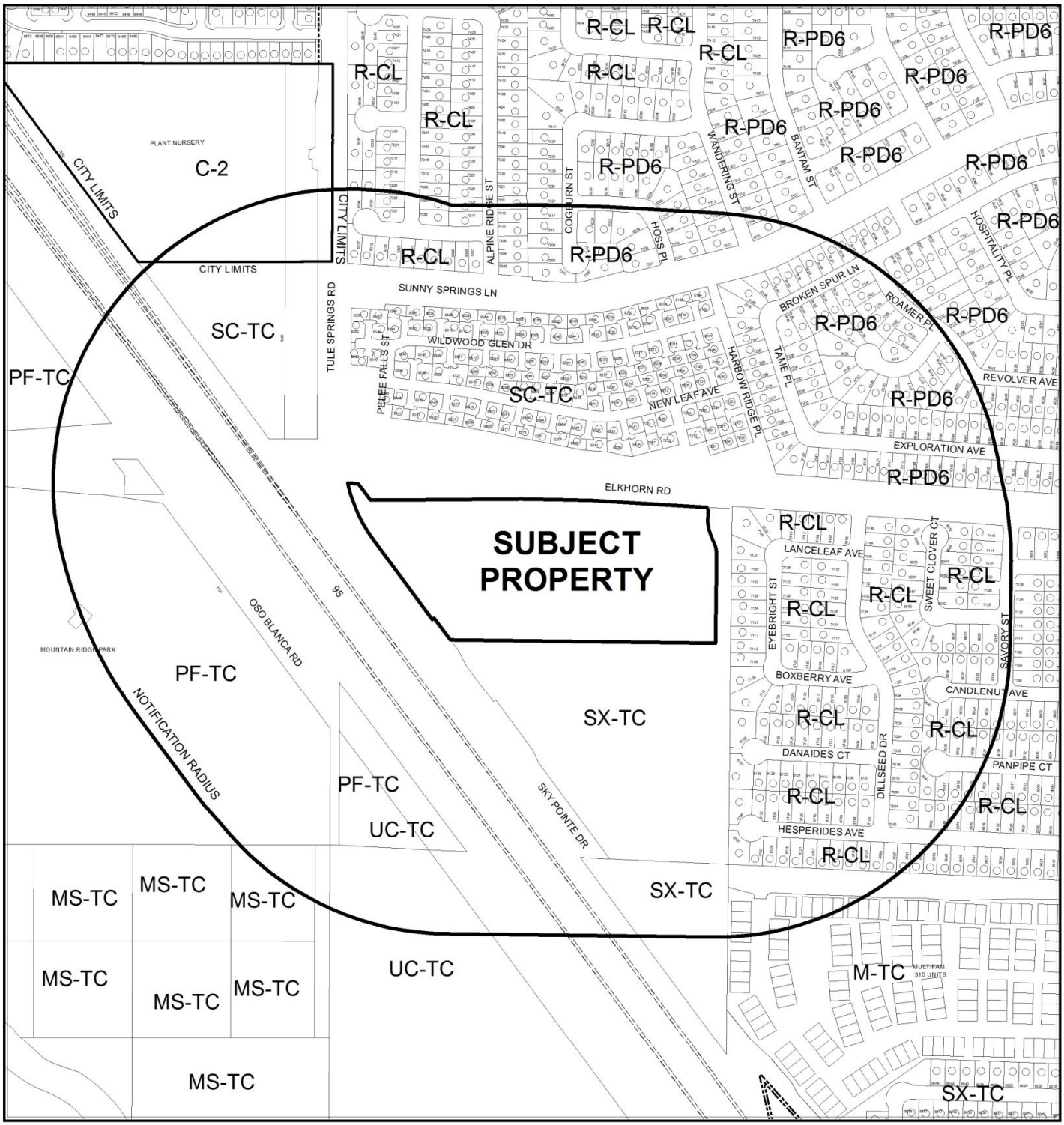
SUBJECT:
ABEYANCE - SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER at the southeast corner of Sky Pointe Drive and Elkhorn Road (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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**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. Protest/Support Postcards – SUP-48863 and WVR-48864
7. Protest Postcards – SUP-48863, WVR-48864 and SDR-48862



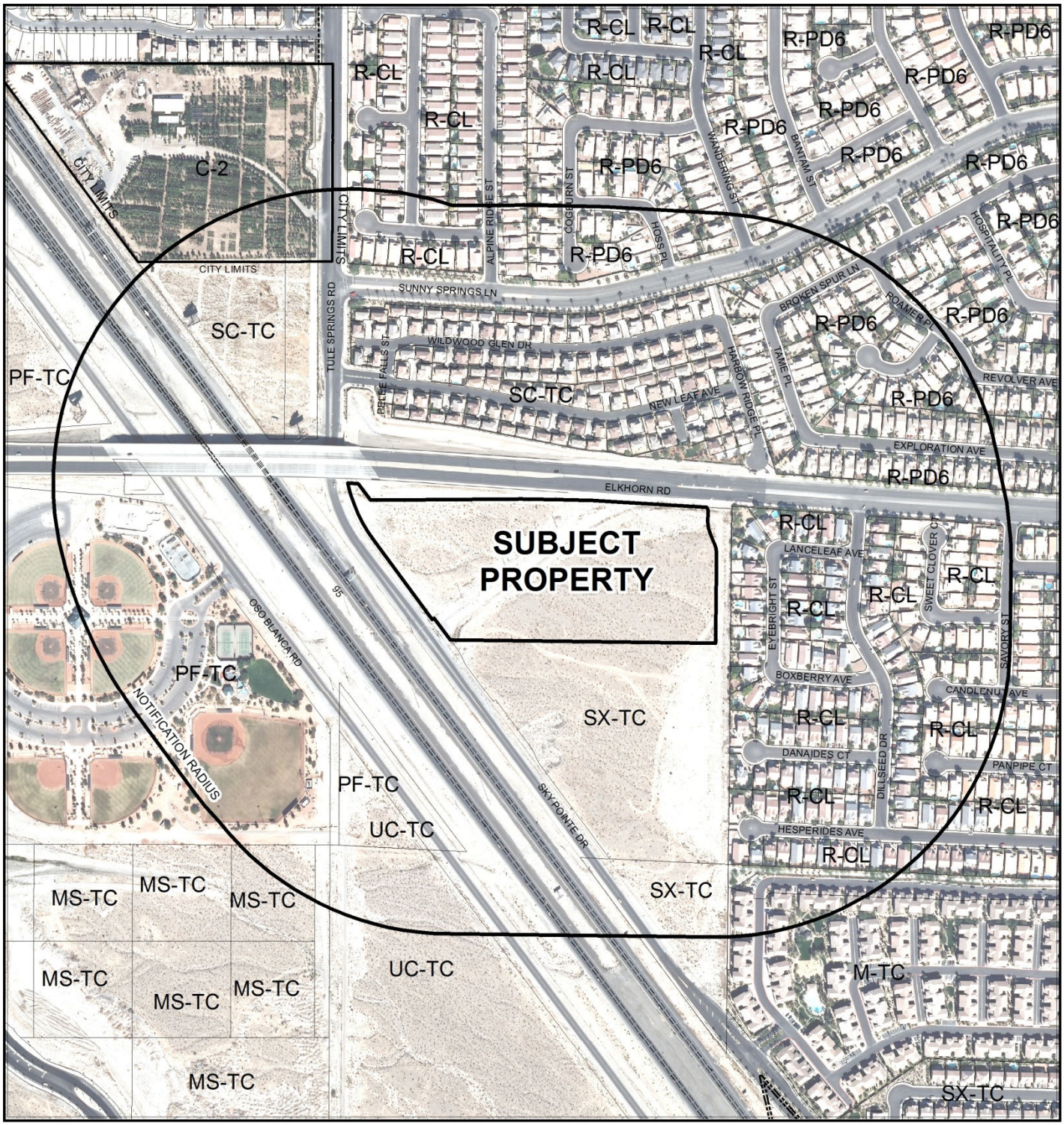
0 400 800 Feet

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:	

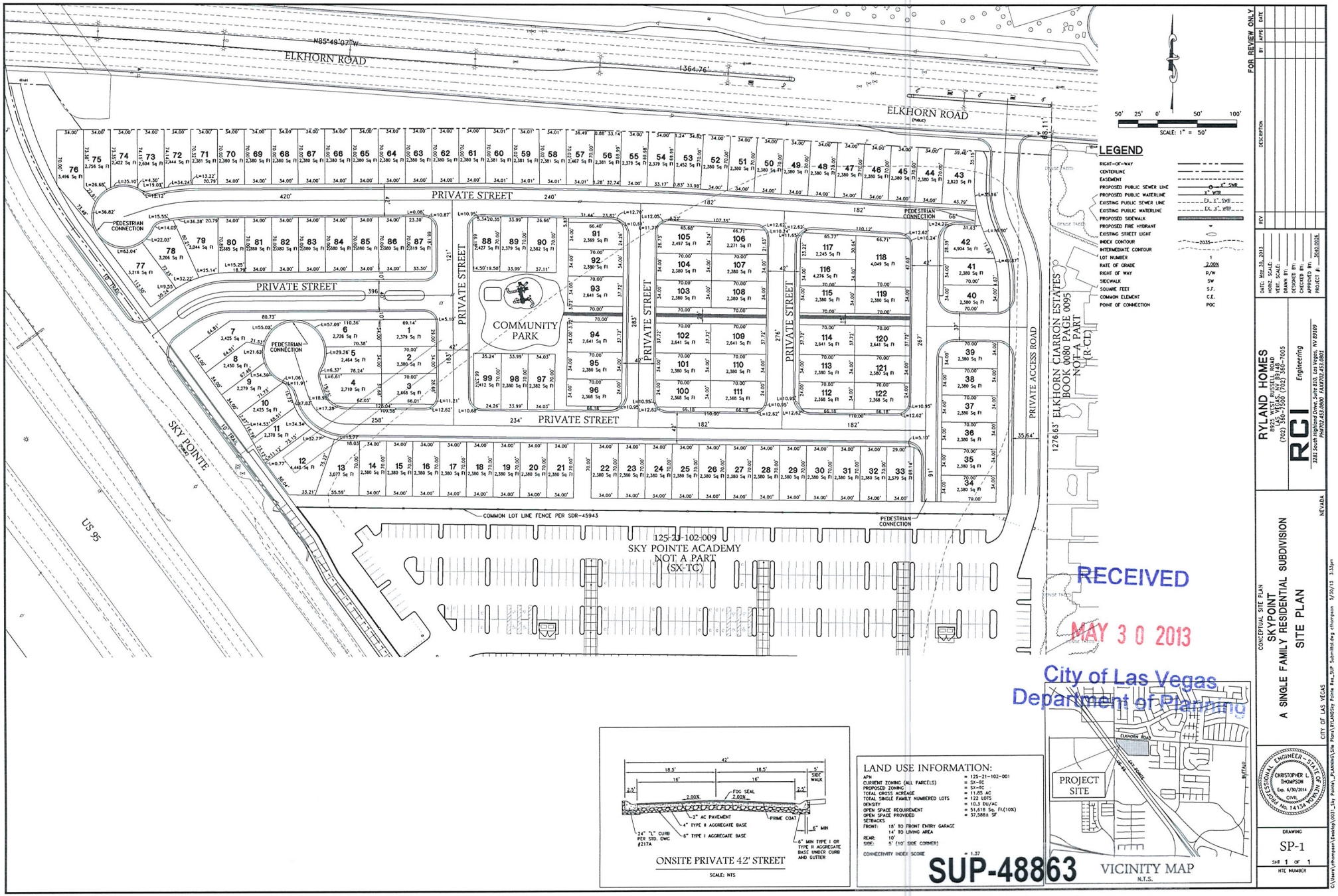
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

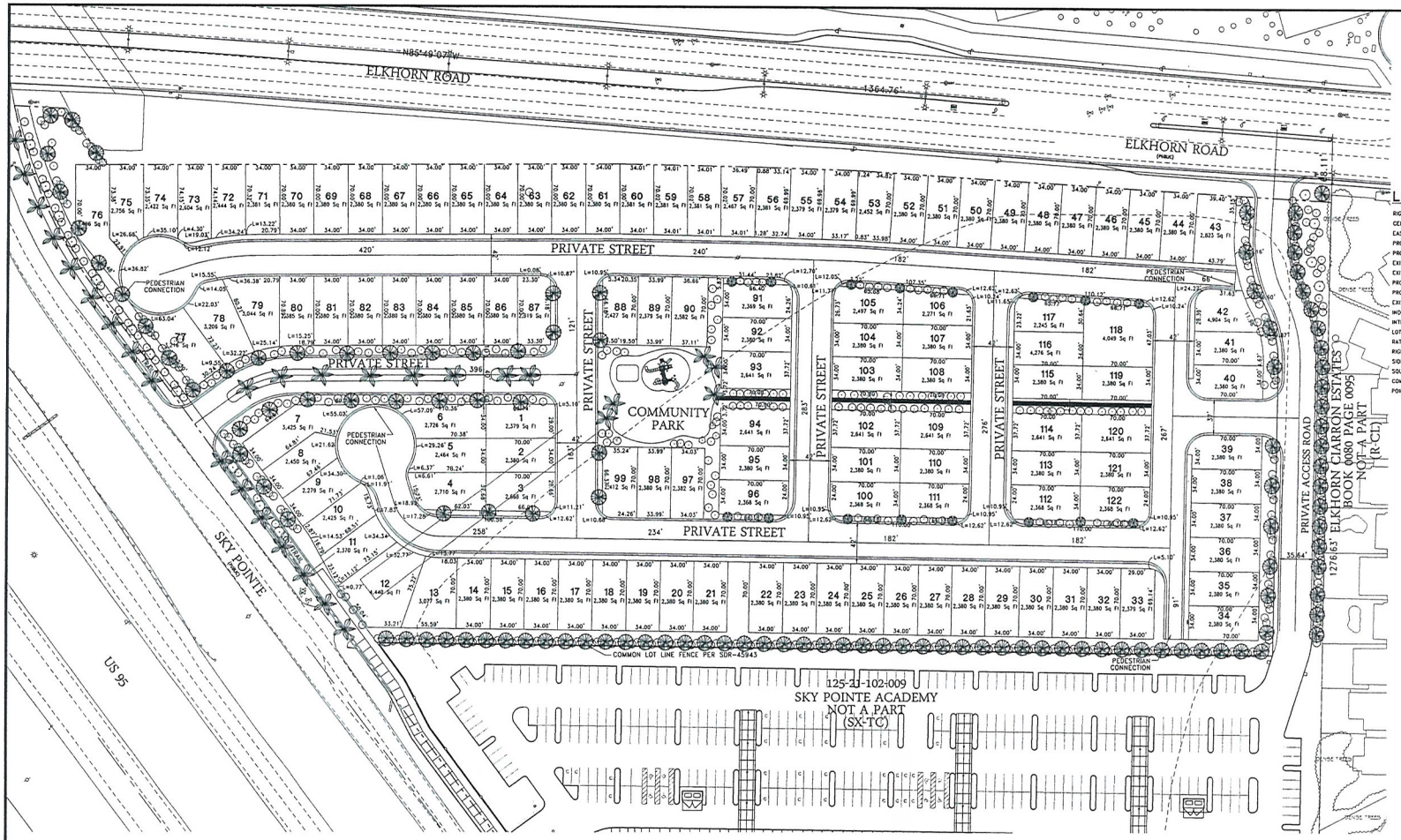
f:\depot\Application Packet\Application Form.pdf

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

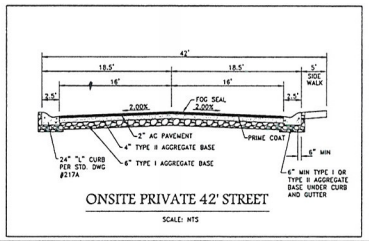


LANDSCAPE LEGEND

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

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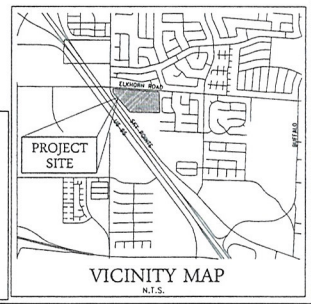


VICINITY MAP

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

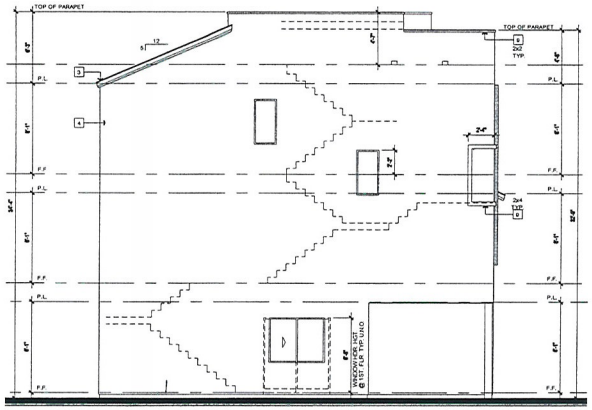
C:\Users\cthompson\Desktop\0831_Sky Pointe_KAMMS\Civ Plans\PlanDisp Plans Rev_SUP Submittal.dwg cthompson 6/12/13 10:52am

RECEIVED

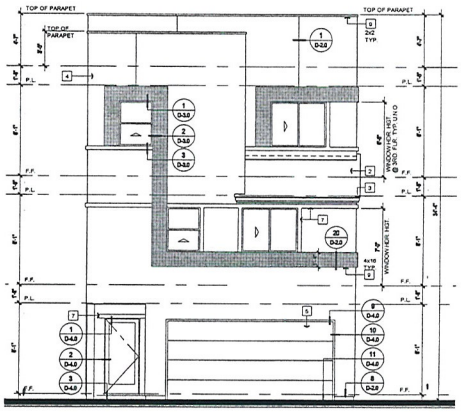
SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

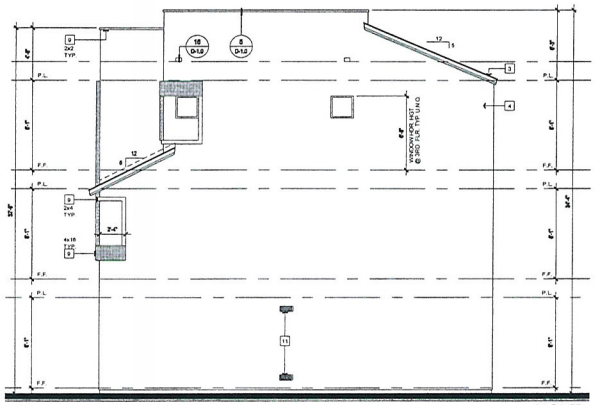
City of Las Vegas
Department of Planning



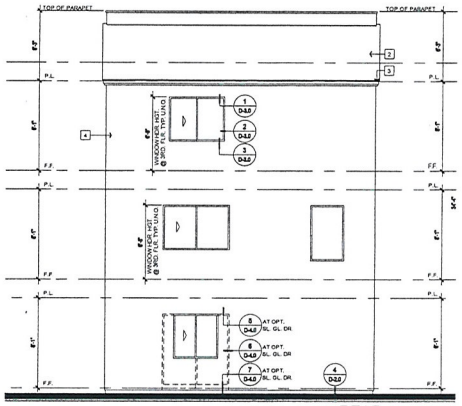
LEFT



FRONT



RIGHT



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

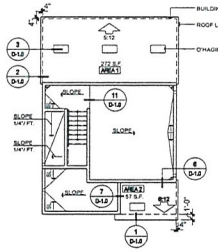
AREA 2

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.
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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

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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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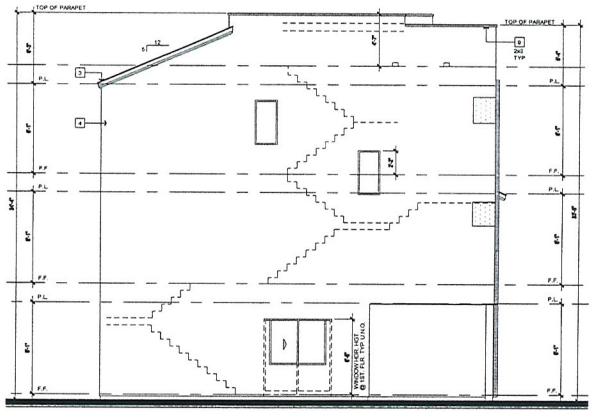
Department of Planning



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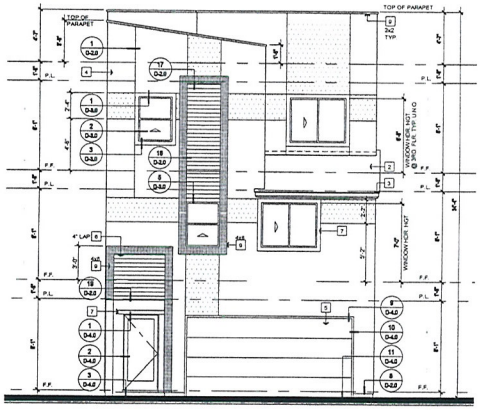

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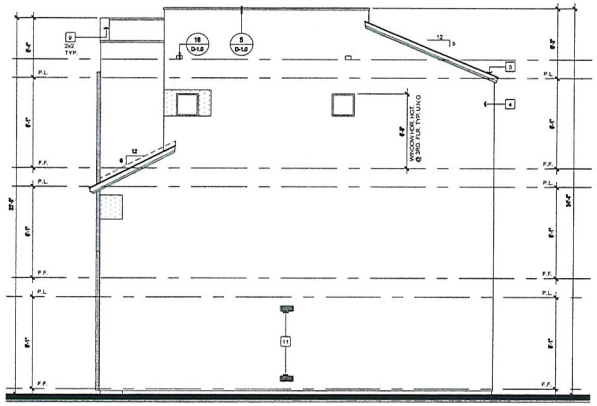

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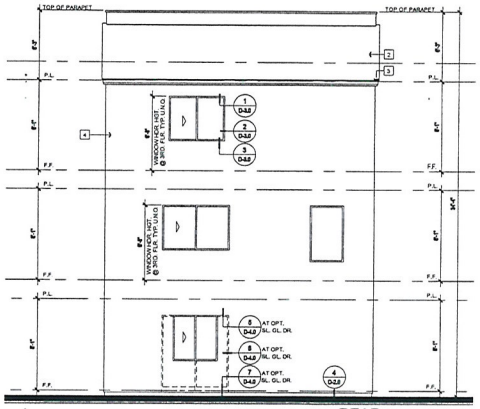


REAR

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

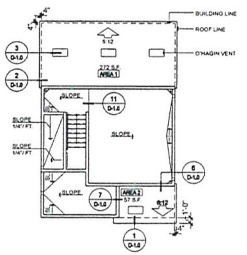
(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH	294 SQ. IN
TOTAL FREE AREA =	294 SQ. IN

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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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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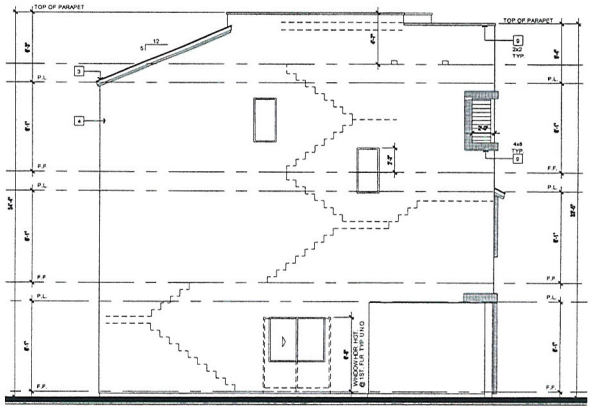

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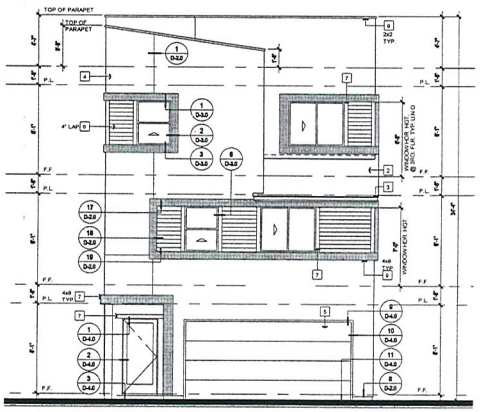

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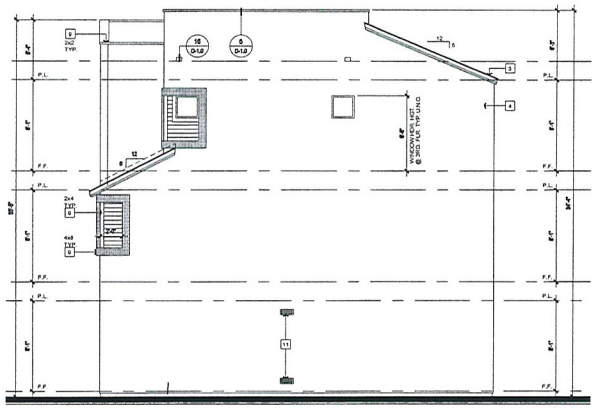

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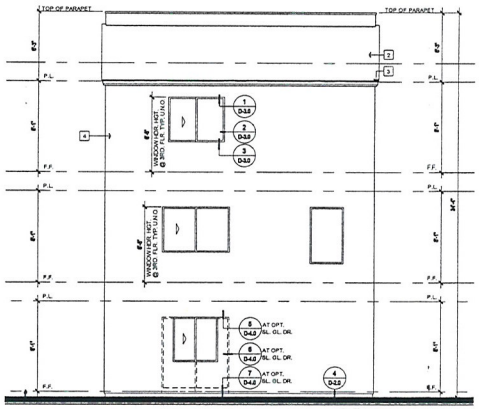

REAR

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.
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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

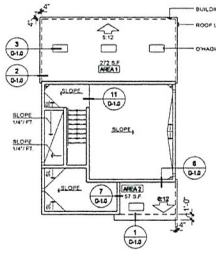
AREA 2

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



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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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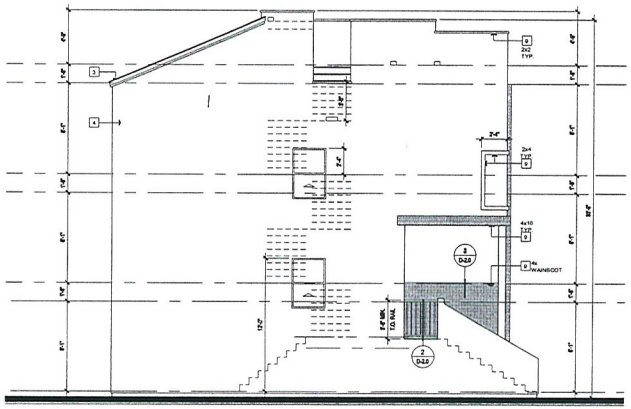

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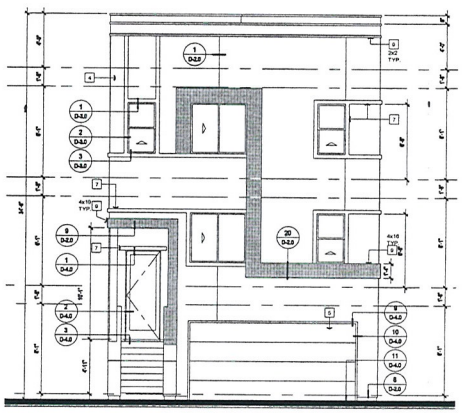

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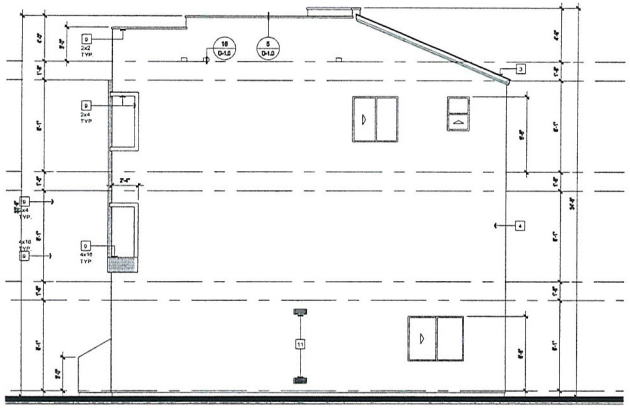

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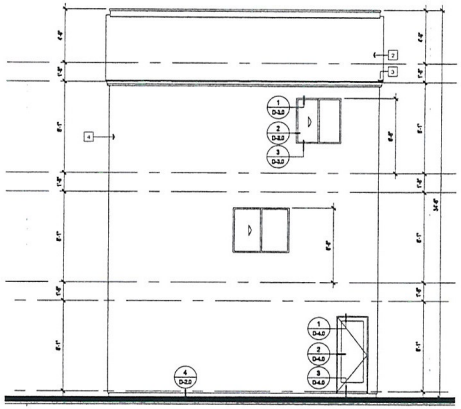

REAR

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.
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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.
6. ALL VERTICAL PLASTER SURFACES 2'-0R 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.
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3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
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5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
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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

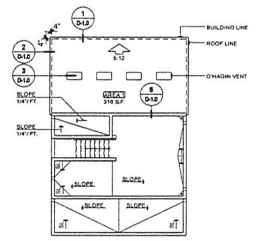
ATTIC SQUARE FOOTAGE = SQ. FT. 316

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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'A' EXTERIOR ELEVATIONS & ROOF PLAN

A2-4

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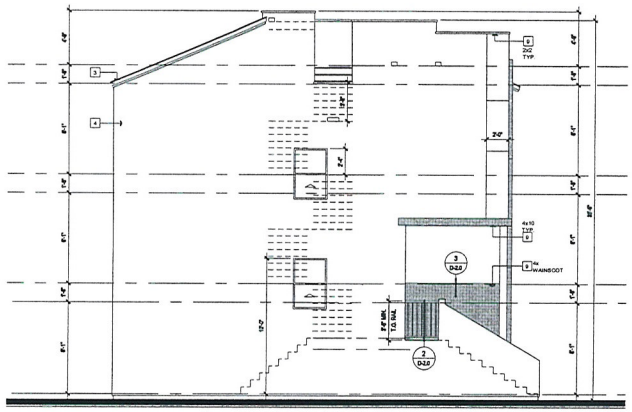
City of Las Vegas
Department of Planning



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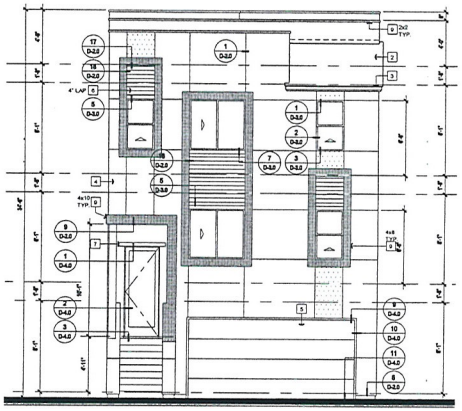

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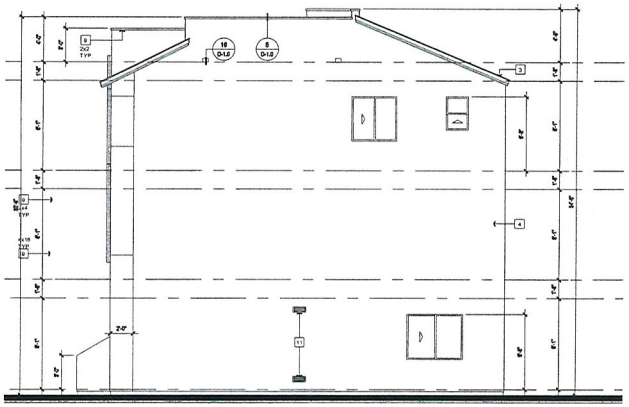

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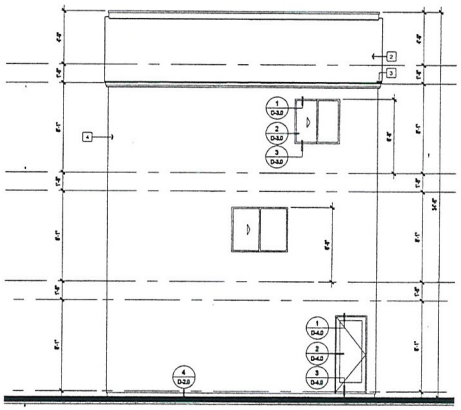


REAR

EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-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

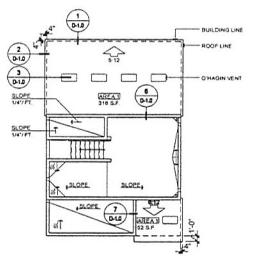
AREA 2

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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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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PHONE NO. 702 360 7500 Main
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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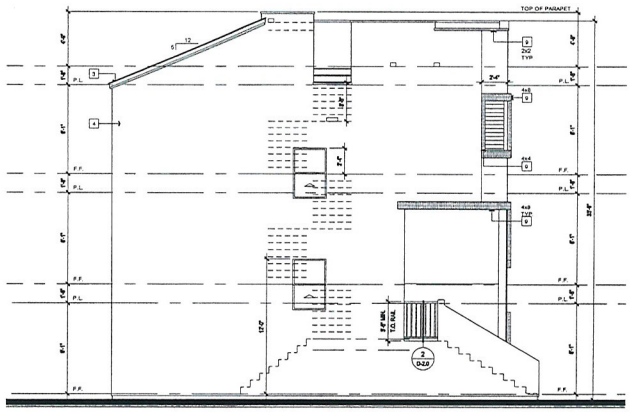
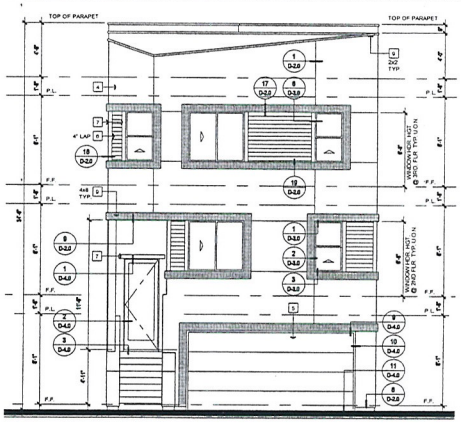
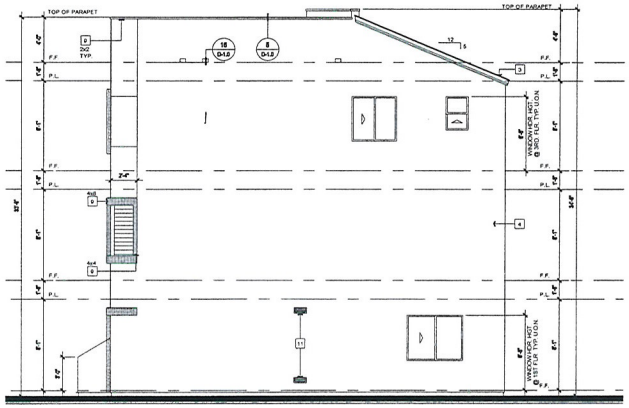
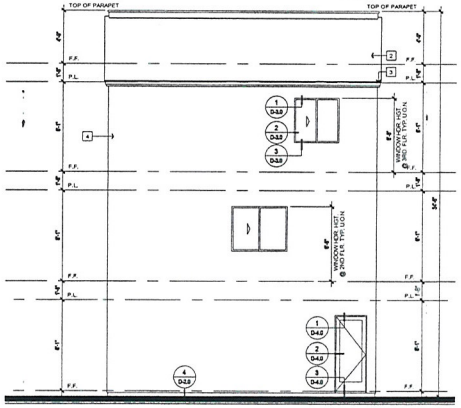
City of Las Vegas
Department of Planning

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

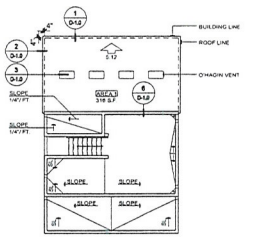
ATTIC SQUARE FOOTAGE = SQ. FT. 316

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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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

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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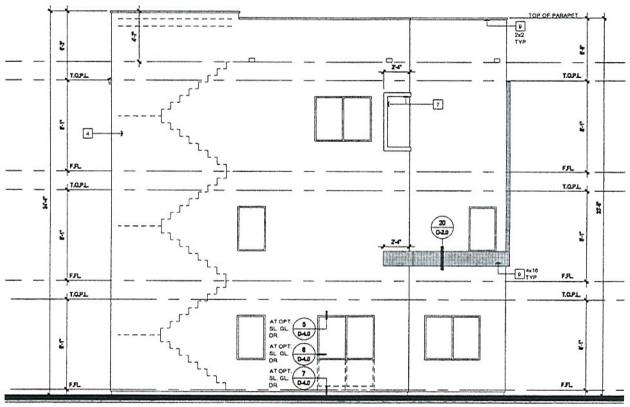
City of Las Vegas
Department of Planning

SUP-48863 WVR-48864
SDR-48862 REVISED



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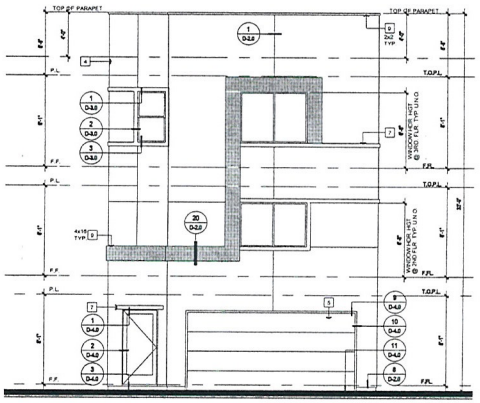

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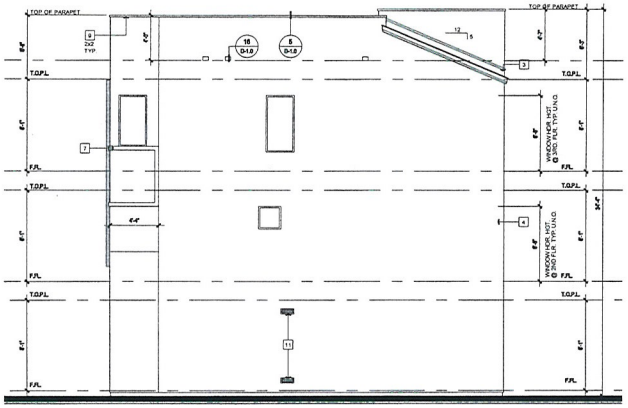

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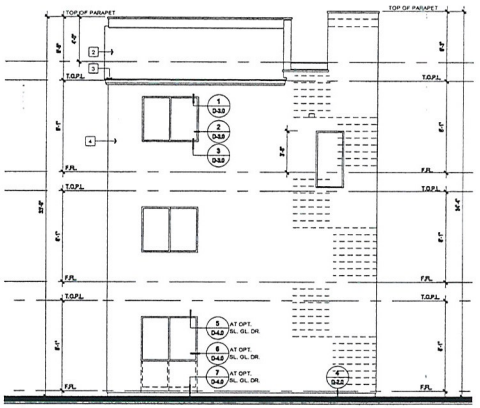

REAR

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.
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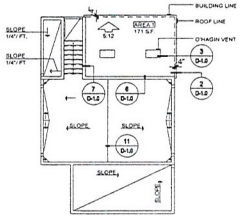
CLOSED VENTS BY "O'HAGIN" OR APPROVED EQUAL

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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Developer

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PHONE NO. 702 360 7500 Main
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HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

May 23, 2012

PLAN 3
'A' EXTERIOR ELEVATIONS & ROOF PLAN

A3-4

SUP-48863 WVR-48864
SDR-48862 REVISED

RECEIVED
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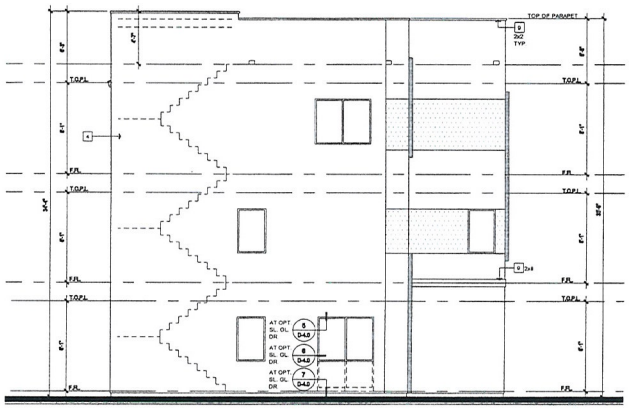

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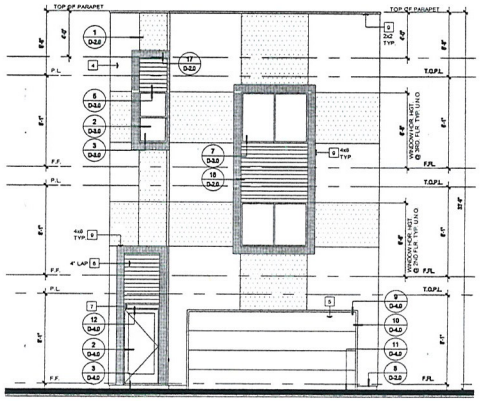

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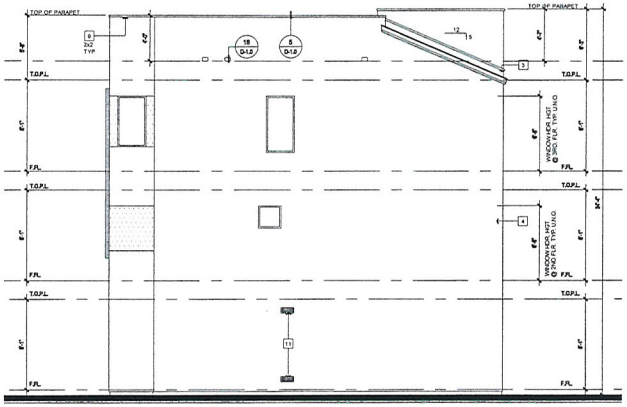

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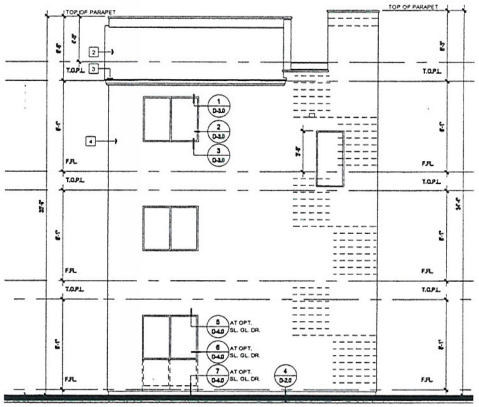

REAR

EXTERIOR ELEVATIONS SCALE : 1/4" = 1'-0" 1

ELEVATION KEYNOTES

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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.
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'-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

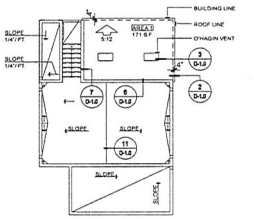
ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT. (1.14 SQ. IN.) 164

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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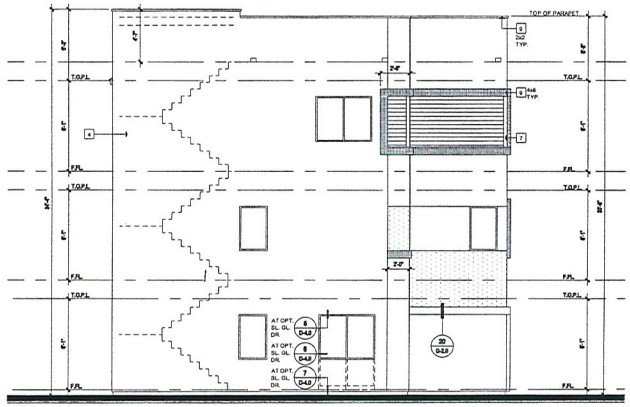

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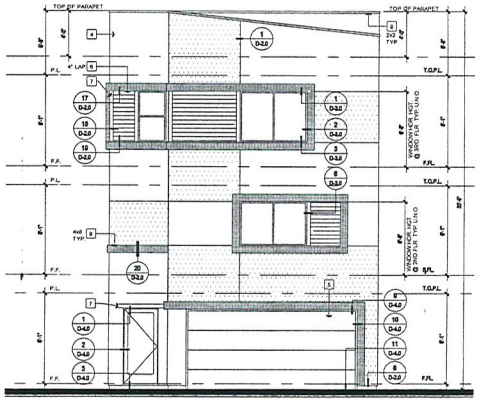

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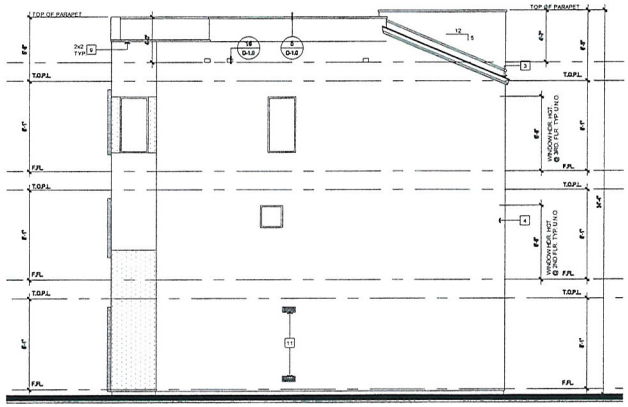

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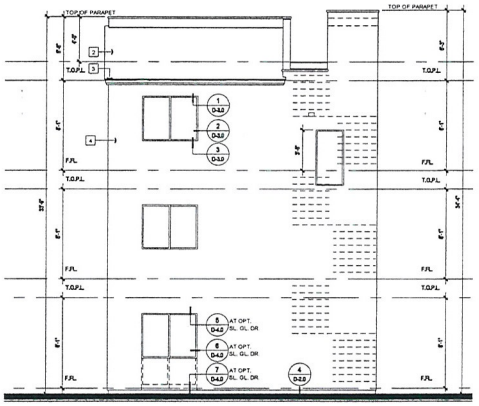

REAR

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.
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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.
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ROOF PLAN NOTES

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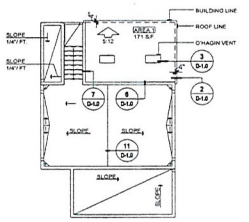
TOTAL FREE AREA = 196 SQ. IN

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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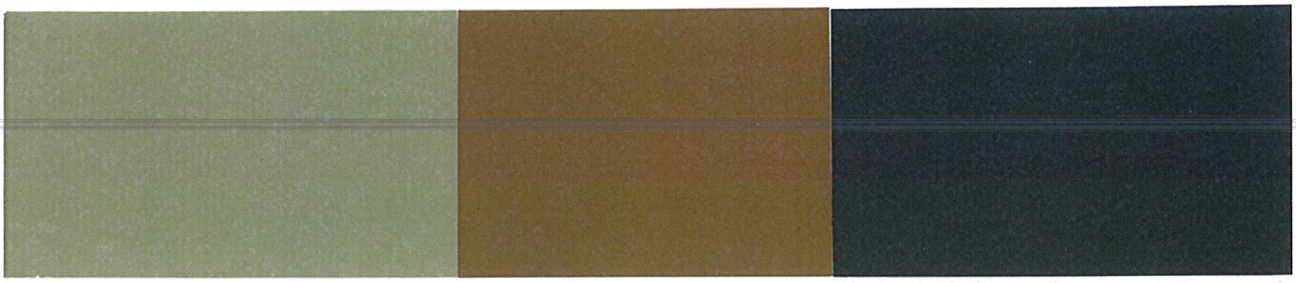
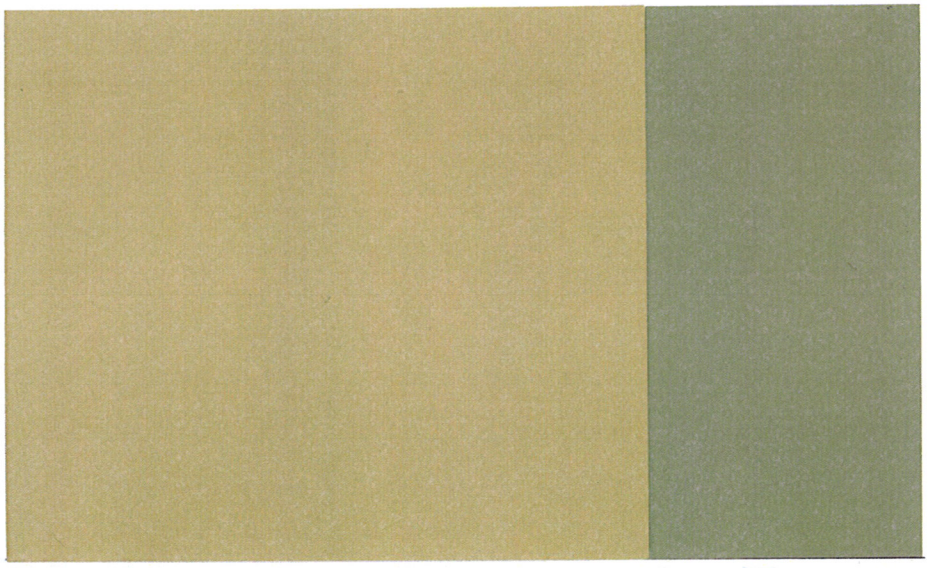
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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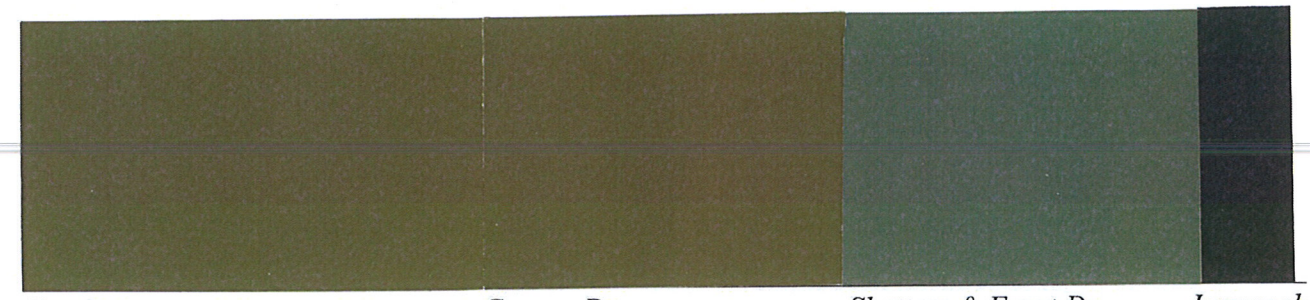
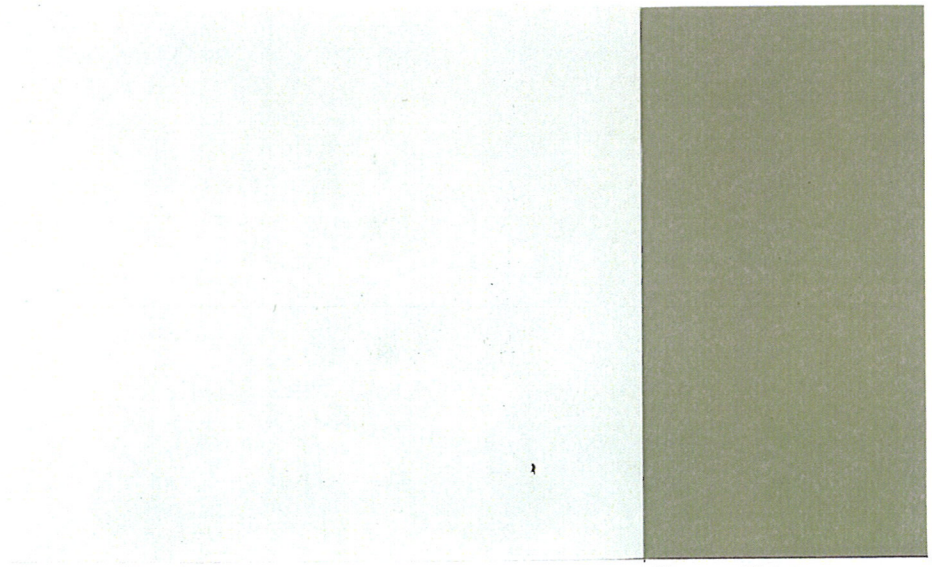
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES

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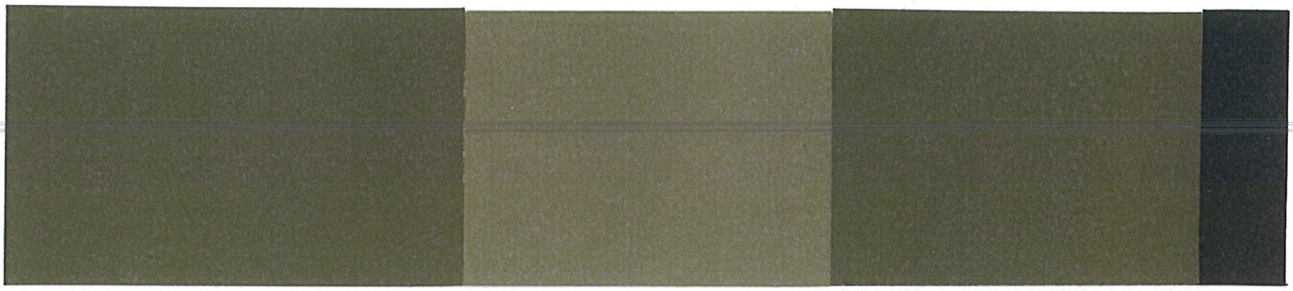
Roof Tile – Mission Profile



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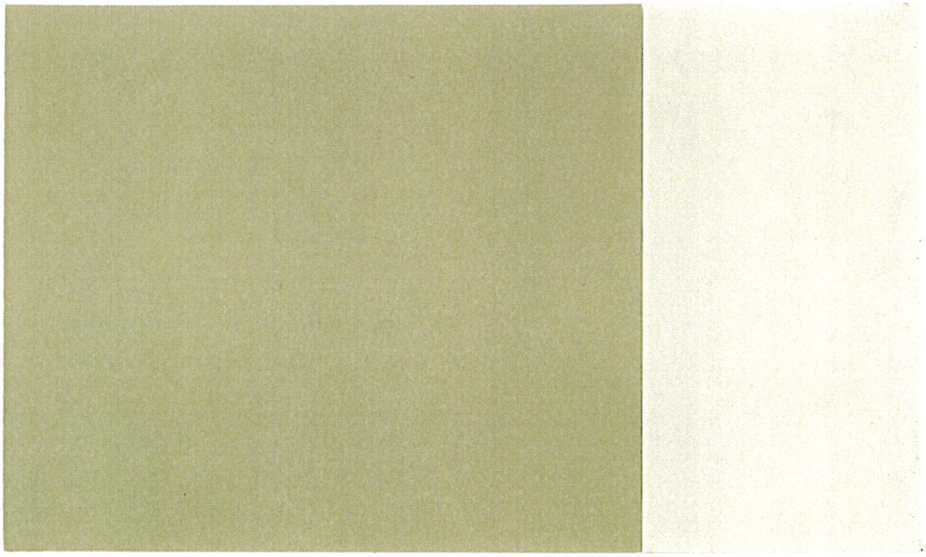

Primary Stucco *Stucco Trim*

RYLAND HOMES

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Department of Planning

SUP-48863
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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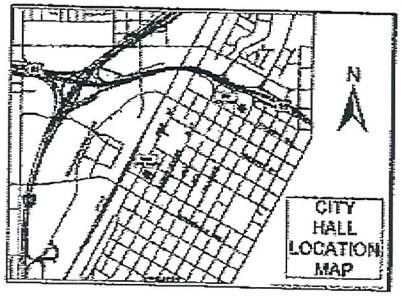
WVR-48864
SDR-48862

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.

SUP-48863 & WVR-48864

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

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12521201001 Case: SUP-48863
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9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

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Development Services Center
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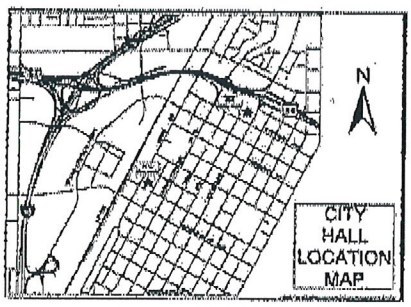

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SUP-48863 & WVR-48864

Planning Commission Meeting of 7/9/2013

Case: SUP-48863
125178020[illegible]
WYKOFF NEWBERG CORP
P O BOX 62467
BOULDER CITY NV 89006-2467

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City of Las Vegas
Department of Planning

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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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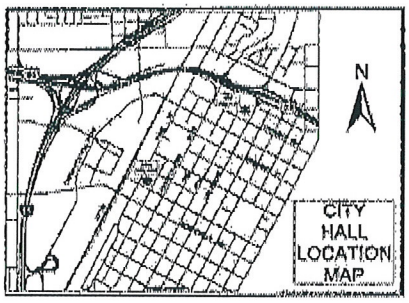
Official Notice of Public Hearing



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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

Case: SUP-48863
1251 7802011
AMERICAN GEAR REDUCTION INC
P O BOX 62467
BOULDER CITY NV 89006-2467

RECEIVED
JUL 0 1 2013
City of Las Vegas
Department of Planning

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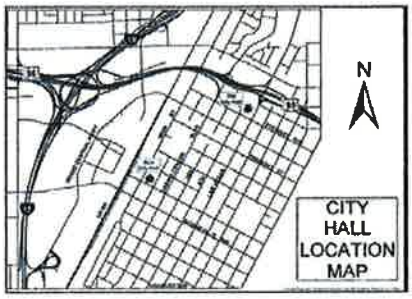
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-48863 & WVR-48864

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

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City of Las Vegas
Department of Planning

Case: SUP-48863
12521213220
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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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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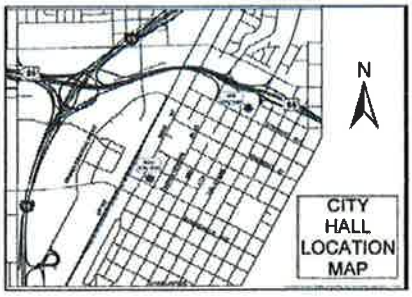

How much housing and Schools CAN you cram in this small area of town. There is already too much congestion & traffic. The Schools are not even open yet & Apartments Are not built.

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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

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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
2P

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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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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JUL 08 2013
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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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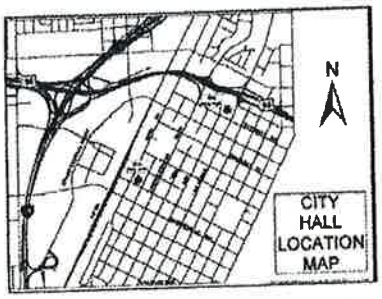
Return Service Requested

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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JUL 08 2013

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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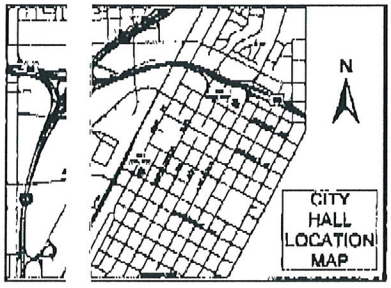
Officia Notice of Public Hearing



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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

City of Las Vegas
Department of Planning
Development Services Cent
333 North Rancho Drive, 3' floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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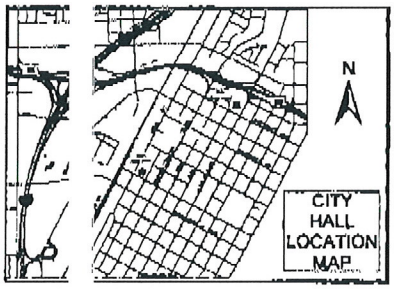
Ret rn Service Requested
Officia Notice of Public Hearing



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City of Las Vegas
Department of Planning

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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.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**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. 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

RECEIVED

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

RECEIVED
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.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48862** APN: 125-21-102-001

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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

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STATE OF NEVADA
CLARK COUNTY
APPT. No. 99-35681-1
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RECEIVED
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

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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

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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

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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~~

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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:	

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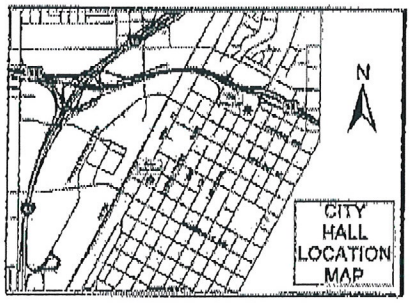
RECEIVED
JUN 12 2013
City of Las Vegas
Department of Planning

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

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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[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

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

61
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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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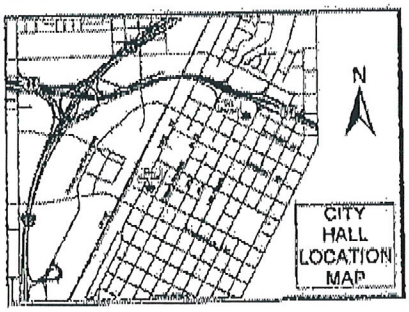

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

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City of Las Vegas
Department of Planning

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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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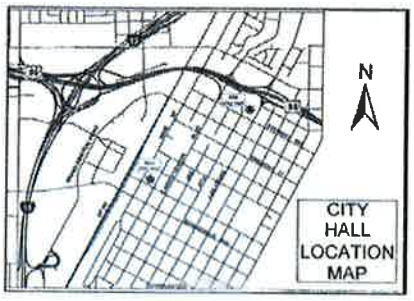

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

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JUL 0 8 2013
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

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

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JUL 0 8 2013
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
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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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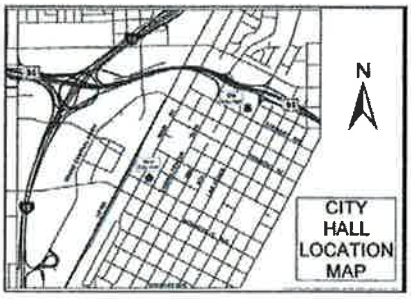

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JUL 0 8 2013
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-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

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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
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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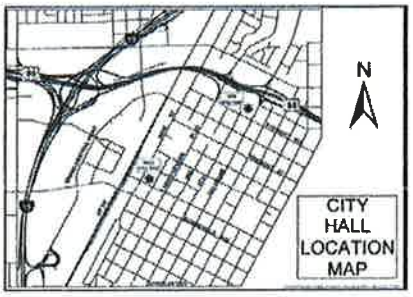
City of Las Vegas
Dept. of Planning



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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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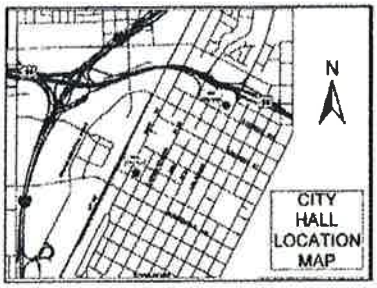

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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JUL 08 2013
City of Las Vegas
Department of Planning

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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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JUL 2 2013
City of Las Vegas
Dept. of Planning

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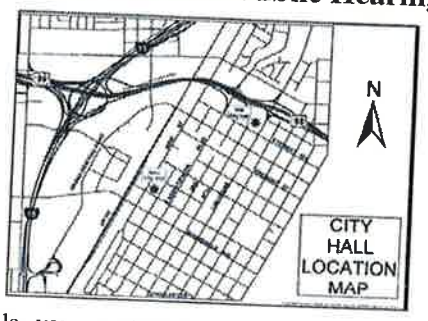

THE STANDARDS SET FORTH IN THE APLICABLE STATUTES EXIST FOR THE BETTERMENT OF OUR COMMUNITY - THIS EXCEPTION IS NOT NECESSARY OR WARANTED.

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

PRESORTED FIRST CLASS

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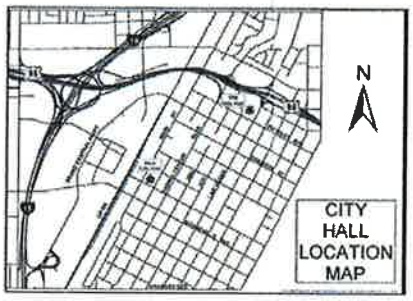
Official Notice of Public Hearing



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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

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
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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 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.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

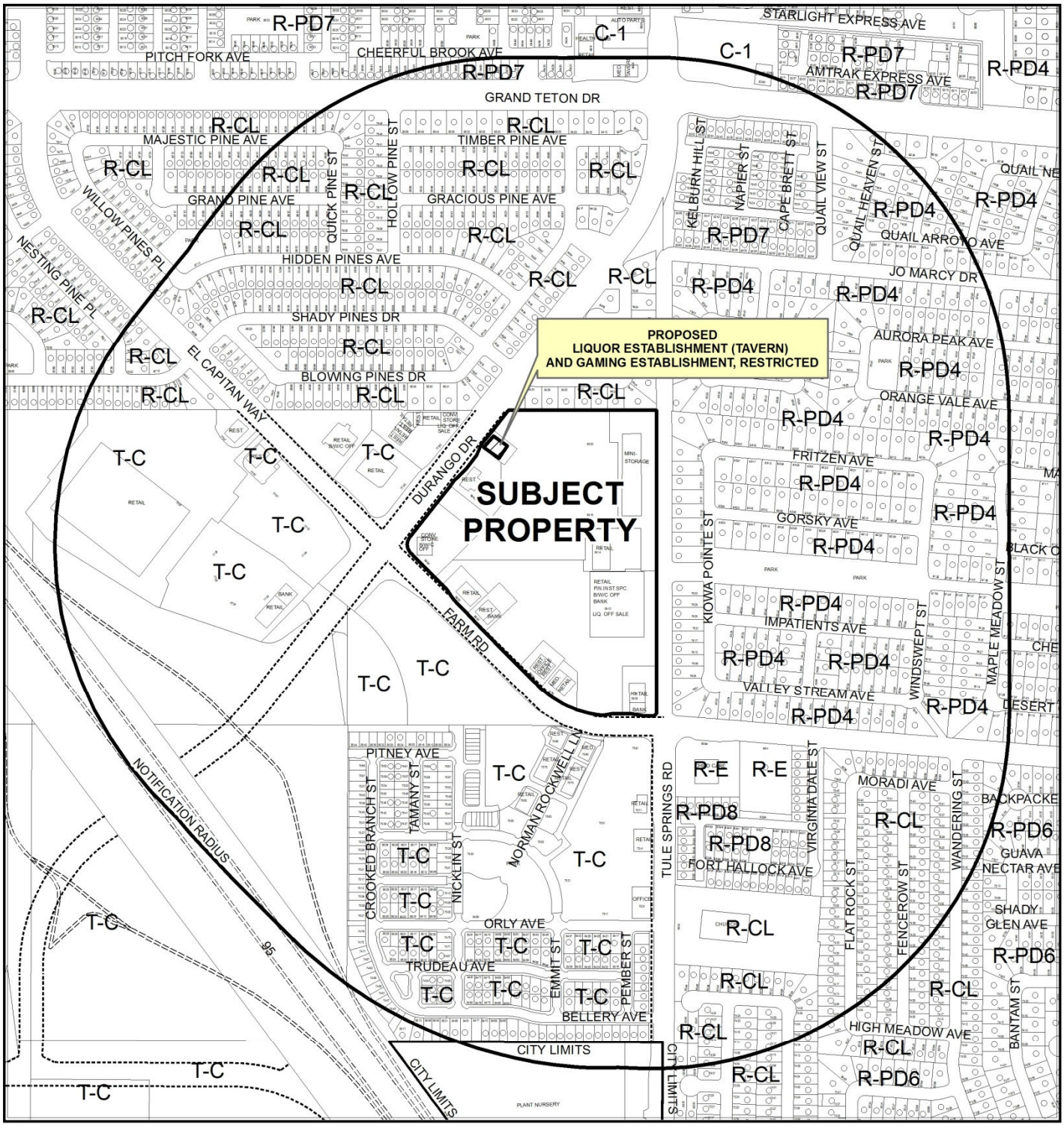
SUBJECT:
ABEYANCE - SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE 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 10/16/2013
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.

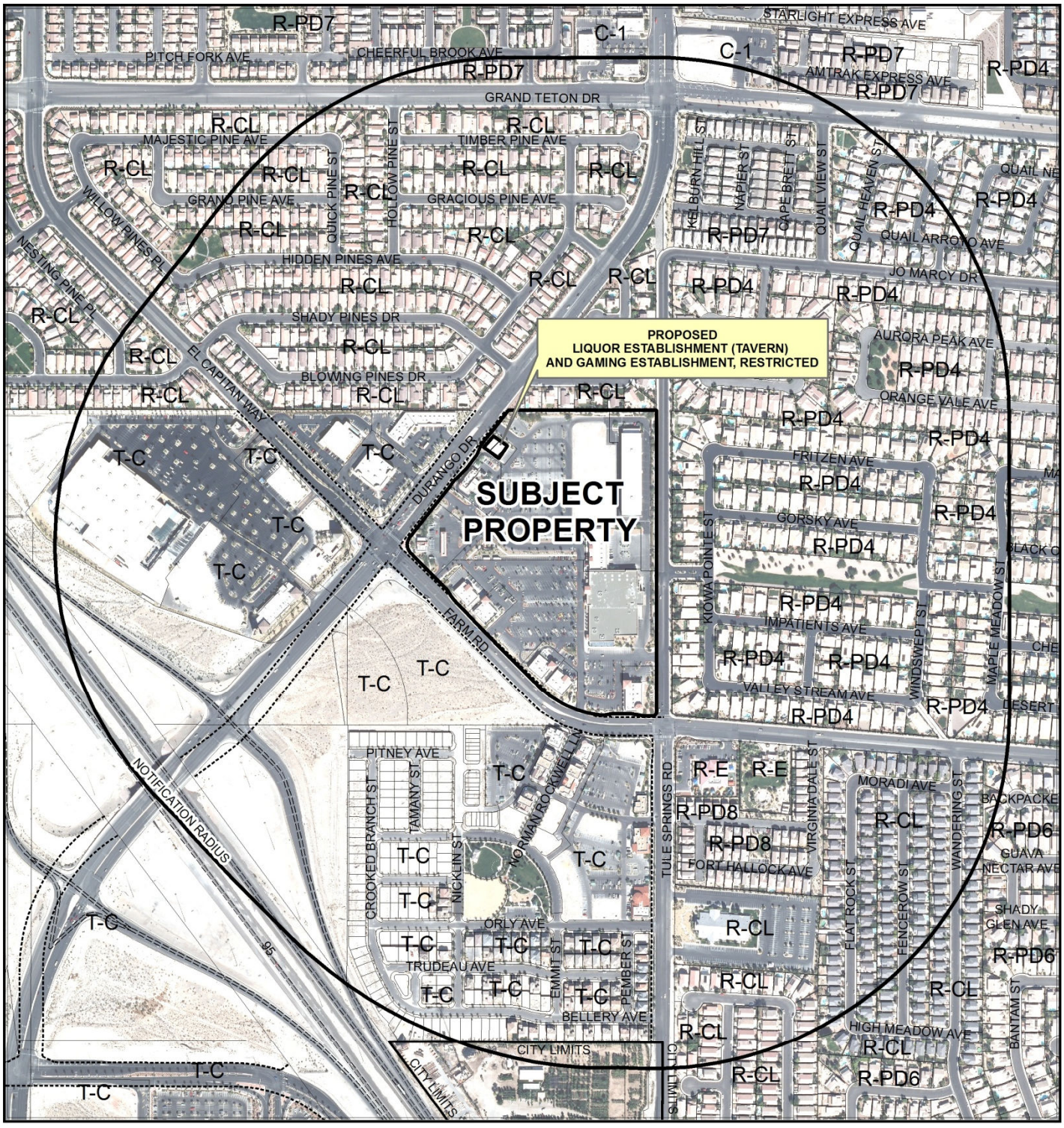
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – SUP-49519, SUP-49520 and SDR-49521
2. Special Map
3. Conditions and Staff Report - SUP-49519, SUP-49520 and SDR-49521
4. Supporting Documentation
5. Photos - SUP-49519, SUP-49520 and SDR-49521
6. Justification Letter - SUP-49519, SUP-49520 and SDR-49521
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]



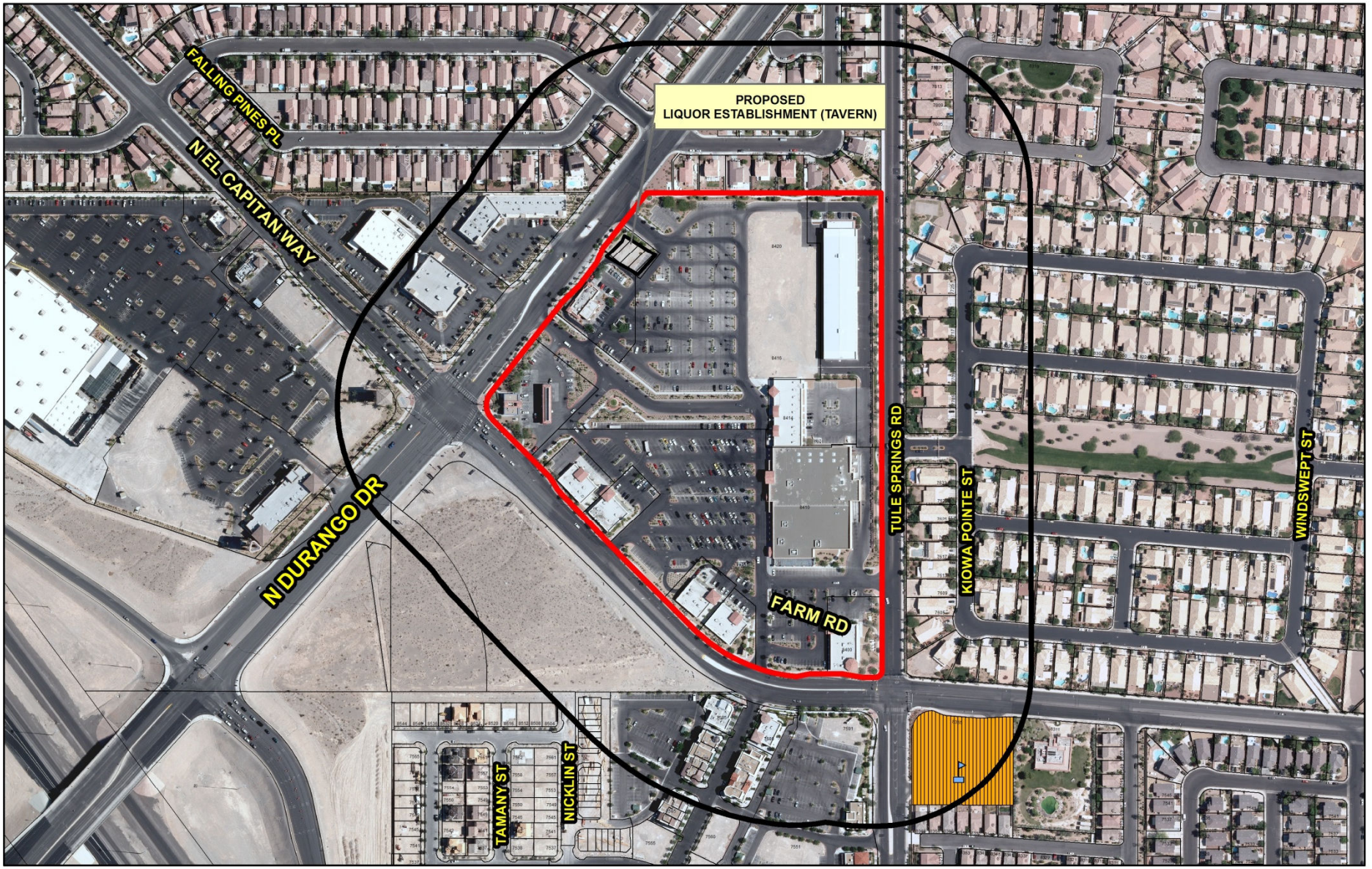
0 500 1,000 Feet

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

Revised 10/27/08

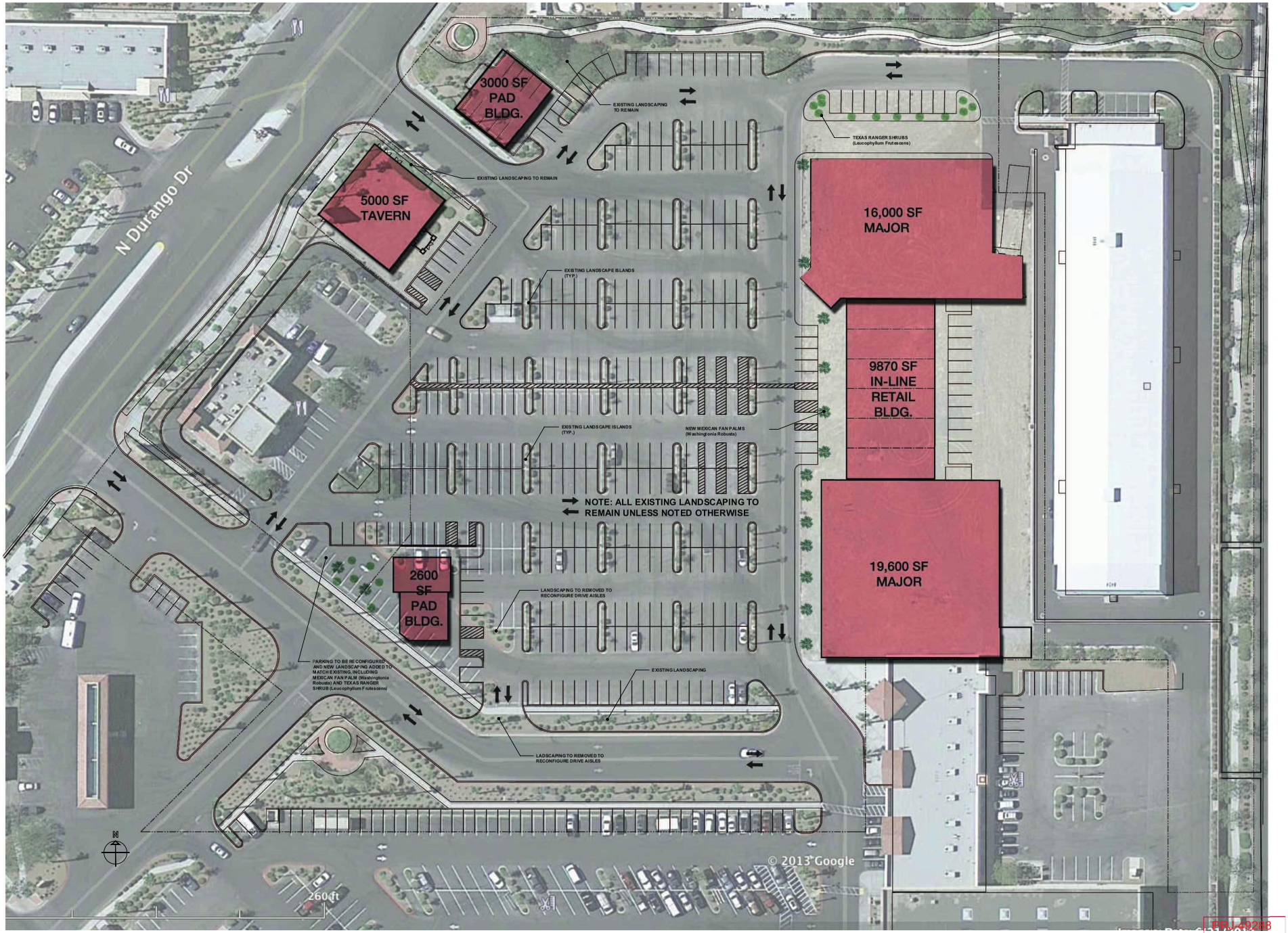
FOR DEPARTMENT USE ONLY

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

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



1 Tavern LandscapePlan

1" = 20'-0"

PRJ-49288
05/23/13

SUP-49519, SUP-49520 & SDR-49521

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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

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

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

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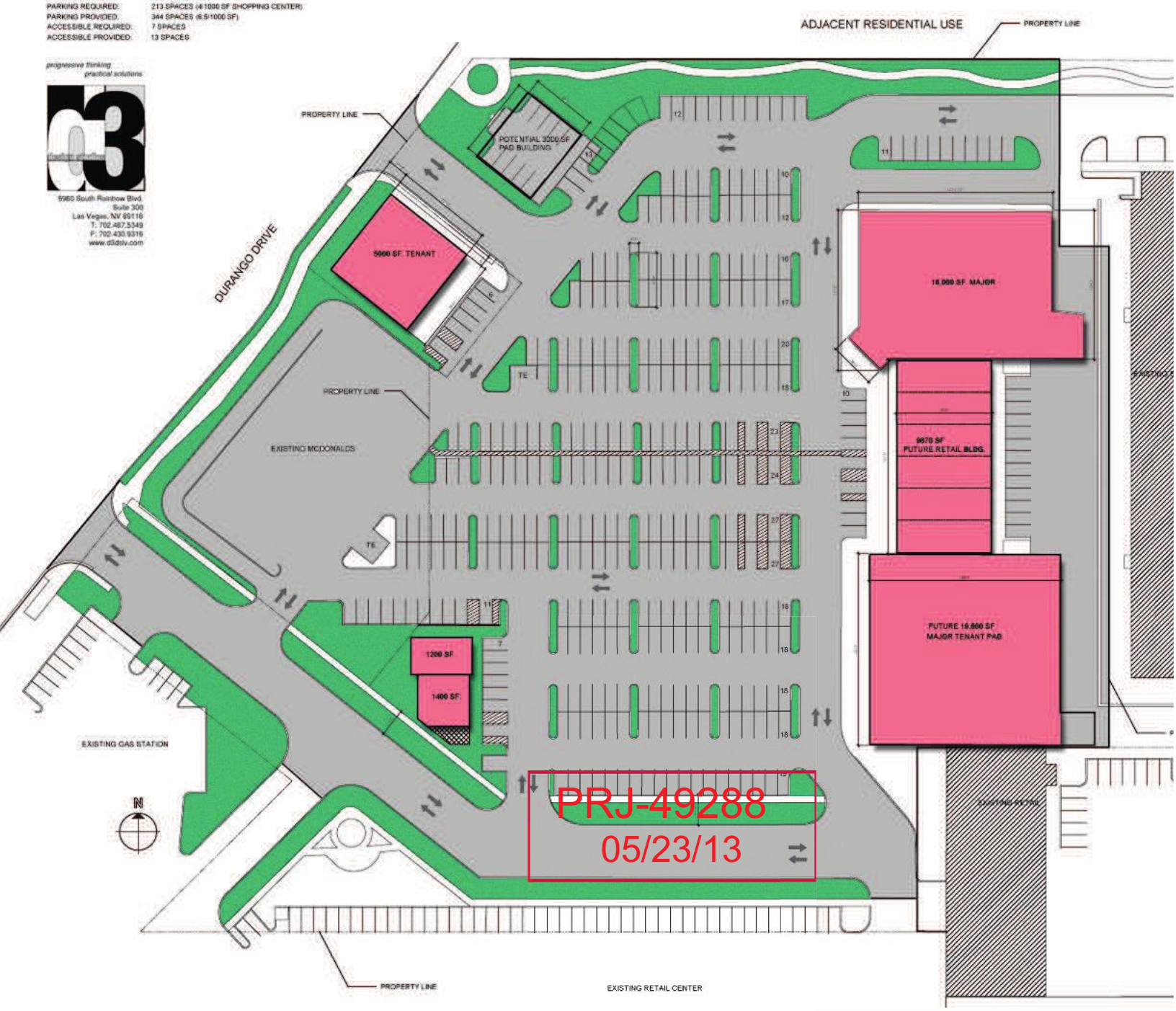
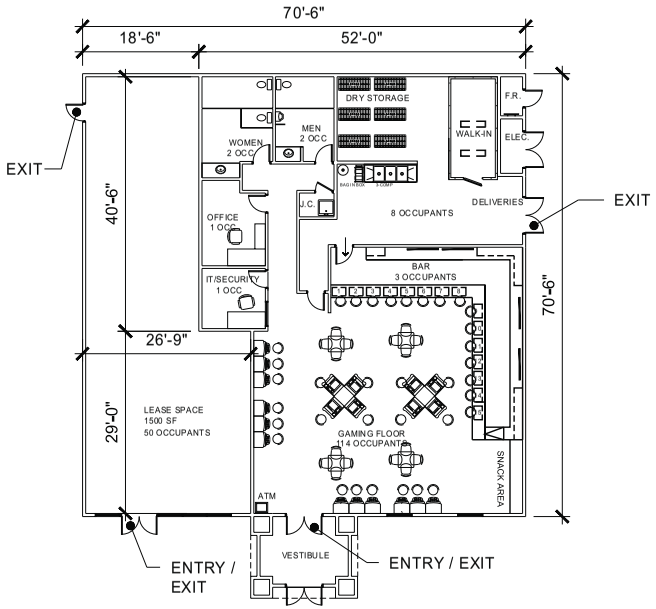


SUP-49519
SUP-49520
SDR-49521



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

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 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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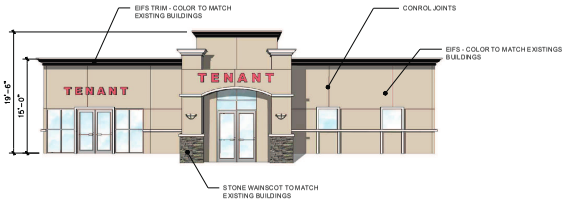
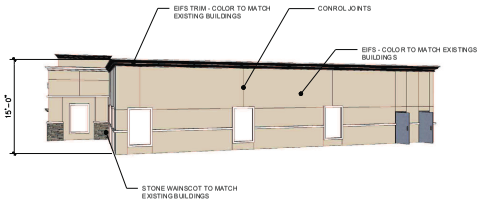


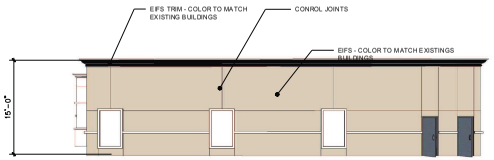
1 Southeast Elevation

1/8" = 1'-0"



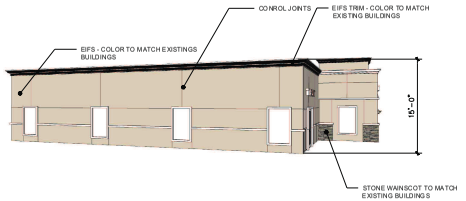
2 Northeast Elevation

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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05/23/13

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NV STAMP

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No. 4667
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Tavern & Retail Pad Building
8418 Farm Road
LAS VEGAS, NV 89131
CLARK COUNTY, NEVADA

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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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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

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;

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

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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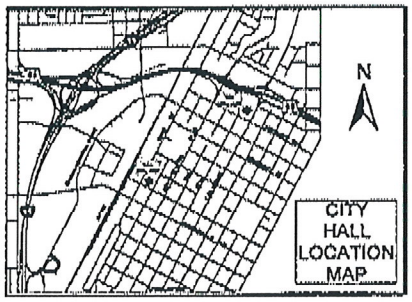

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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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

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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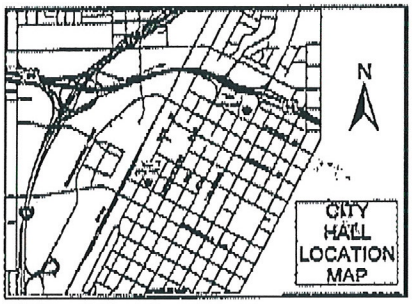

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SDR-49521

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

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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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Development Services Center
333 North Rancho Drive, 3rd Floor
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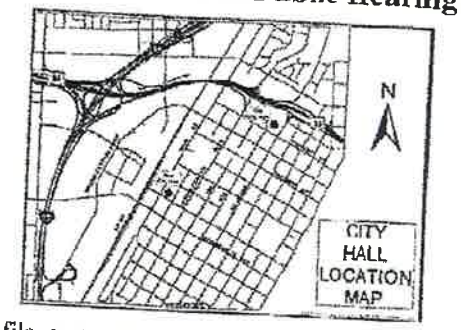

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

We can do better. We have several Taverns in the area.

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12516111041 Case: SUP-49519
WILLIAMS FAMILY TRUST
WILLIAMS JOHN A & GERRY L TRS
8267 AURORA PEAK AVE
LAS VEGAS NV 89131-4627

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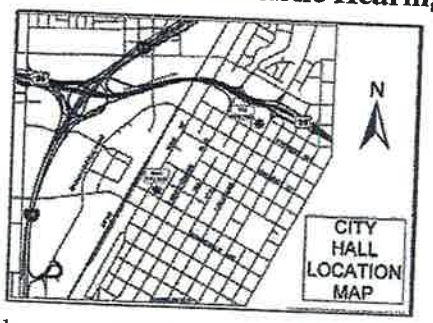

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City of Las Vegas
Department of Planning

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

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SUP-49519

12517510004
WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

10 DRDCNMP 89143

6-26-13

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

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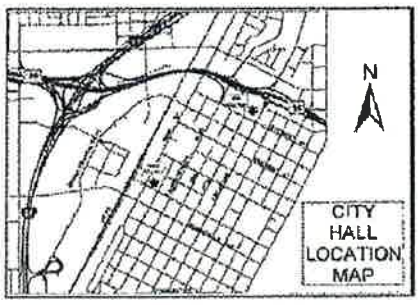

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 08 2013
City of Las Vegas
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
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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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JUL 08 2013
City of Las Vegas
Department of Planning

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Jul 08 13 12:31p Hooper 702-839-2031 p.1

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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.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

Case: SUP-49519
12517716030
FORD DAVID B & CYNTHIA J
418 N ILLINOIS ST
LAKE CITY IA 51449-1322

PRESORTED FIRST CLASS
UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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

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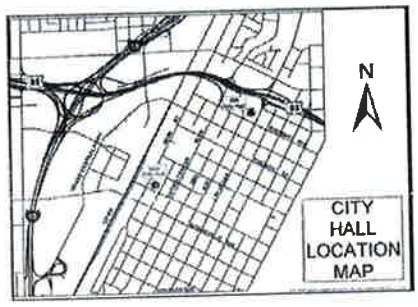

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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

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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66 DRDGNMP 89131

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

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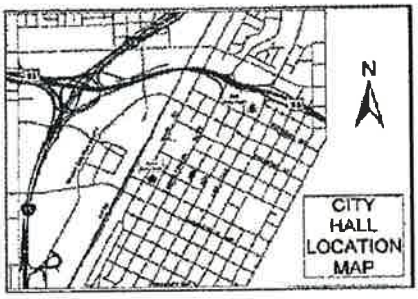

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SUP-49519 & SUP-49520

RECEIVED
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City of Las Vegas
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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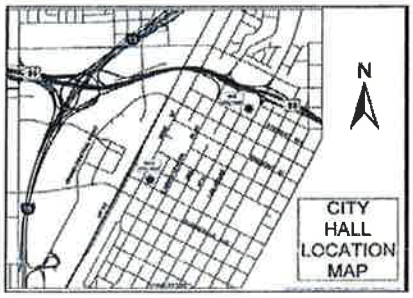
Dept. of Planning



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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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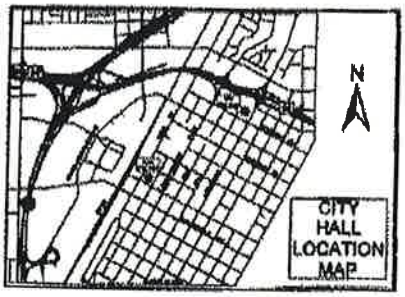
65 ORDCMP 89131

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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SUP-49519 & SUP-49520

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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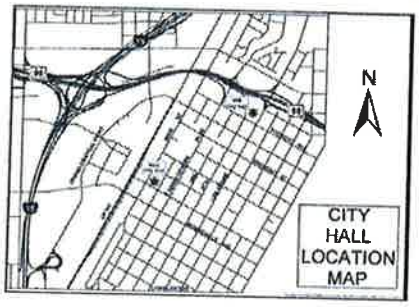
Official Notice of Public Hearing



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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

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

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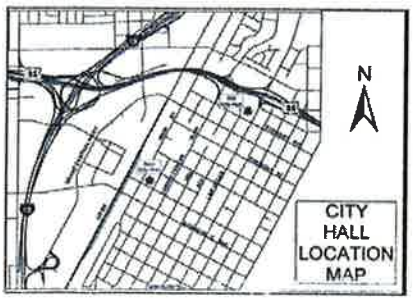

There is a reason a minimum separation is required & I oppose allowing a liquor establishment within the 400' minimum distance from a child care facility.

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

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

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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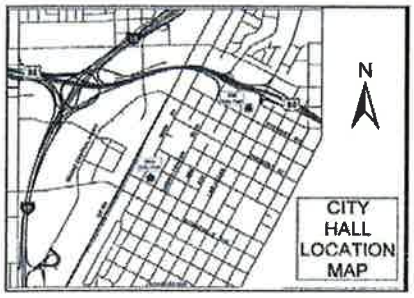
Dept. of Planning



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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
12517510019
CHRISTOPHER STEVEN D
3205 ORANGE ORCHID PL #1
NO LAS VEGAS NV 89084-3349

I oppose the Tavern and the gaming.

66-67
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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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Please use available blank space on card for your comments.

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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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-49519
12517520026
ARRUDA ERIK P
7820 WAVERING PINE DR
LAS VEGAS NV 89143-1378

89143

Jul. 9. 2013 7:32AM

Yes

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

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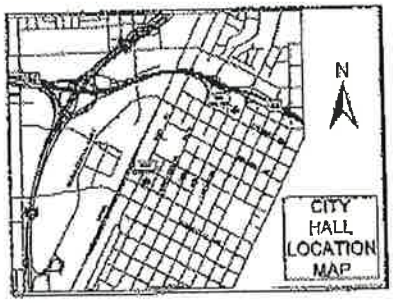

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

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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Las Vegas, Nevada 89106

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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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JUL 9 2013
City of Las Vegas
Dept. of Planning

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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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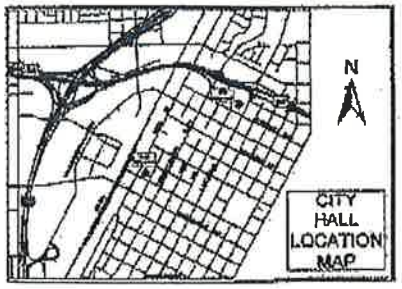

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516213028
HOUGH STEVEN DONALD & KAREN R
8212 GORSKY AVE
LAS VEGAS NV 89131-4629

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

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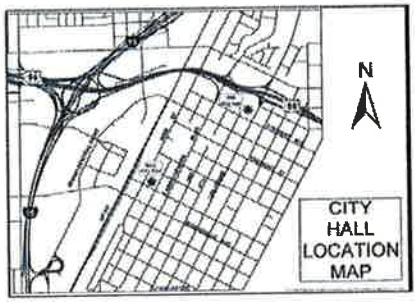

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516212003
DESCHAINE PATRICIA & EDWARD
7628 WINDSWEPT ST
LAS VEGAS NV 89131-4636

66-67
28

66 DRDGMMP 89131

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

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

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

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

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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

Case: SUP-49519
12516213006
MACQUILLAN ANTHONY
7720 WINDSWEPT ST
LAS VEGAS NV ,89131-4637

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

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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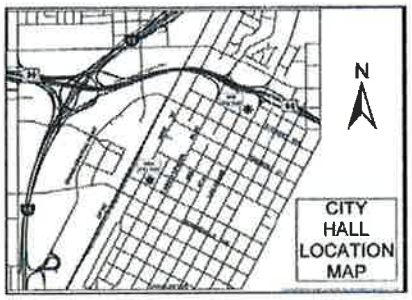

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 08 2013
City of Las Vegas
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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☒ 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
12517710003
GIZZI PATRICK & LINDA
8473 ORLY AVE
LAS VEGAS NV 89143-6008

10 DRDCNMP 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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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

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

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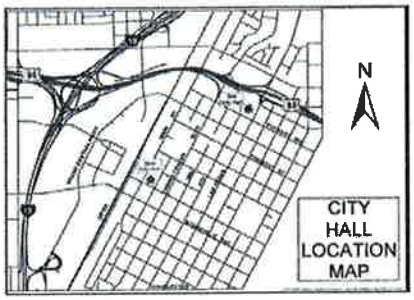

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Richard T Sandle

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: SUP-49519
12516215008
SANDLE FAMILY TRUST
SANDLE RICHARD T & NANCY H TRS
7619 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

66-67
2A

89131

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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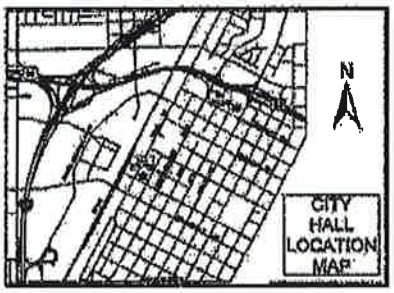
MAILED FROM ZIP CODE 89101

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
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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

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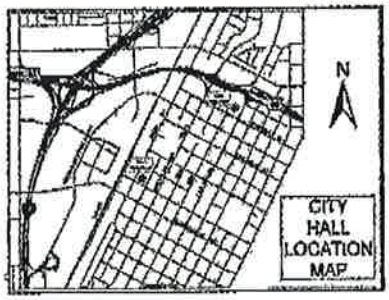
Return Service Requested
Official Notice of Public Hearing



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.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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.

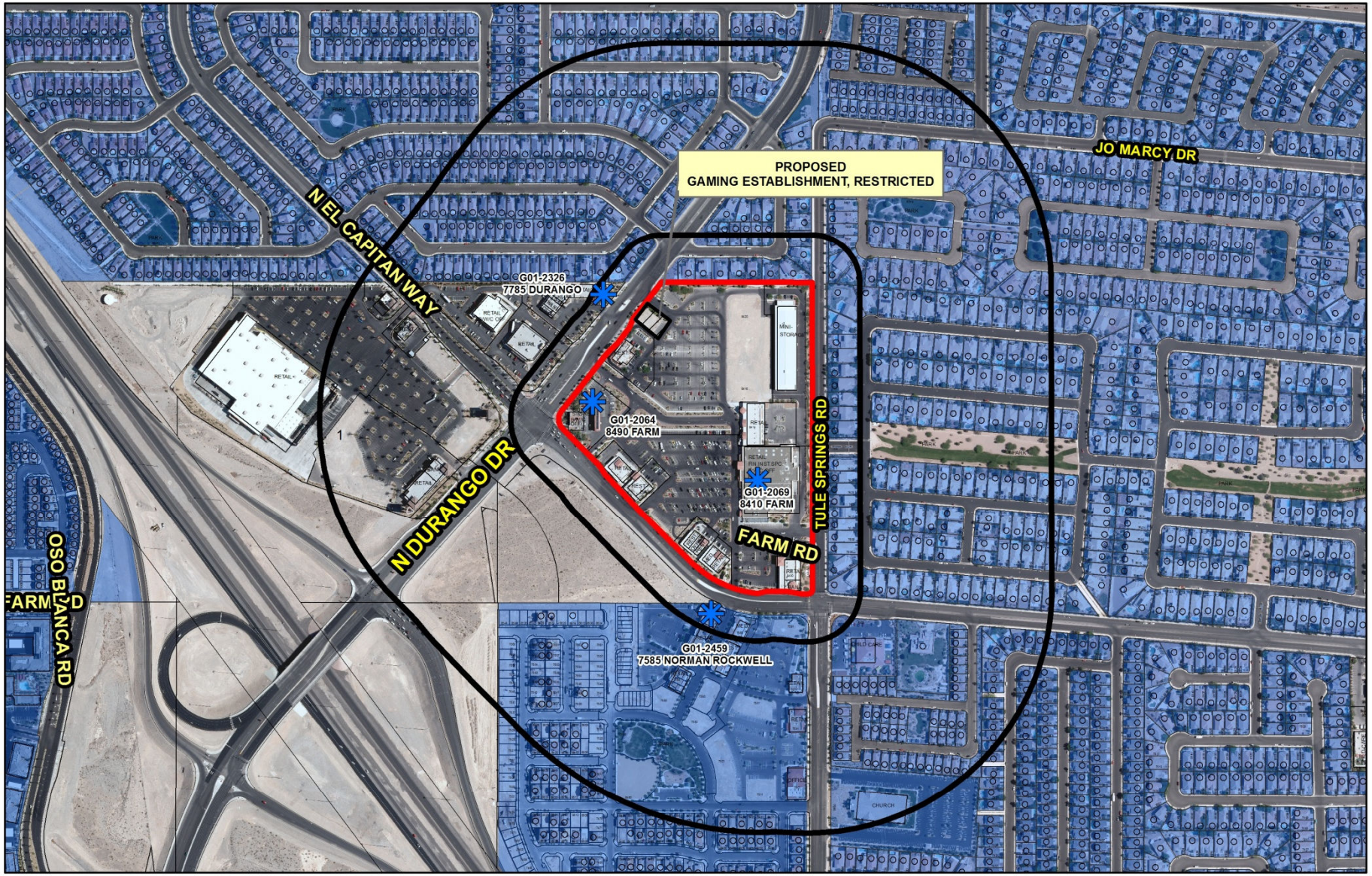
MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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 10/16/2013
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: _____

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 _____

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

E-mail Address acole@gcgarciainc.com

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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.

PRJ-49288 05/23/13

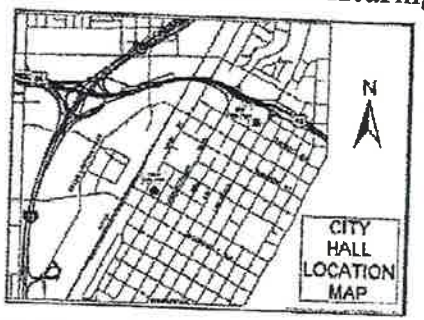
Revised 10/27/08

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

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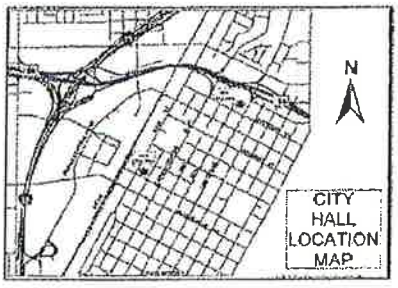
Official Notice of Public Hearing



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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

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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

PRESORTED FIRST CLASS

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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-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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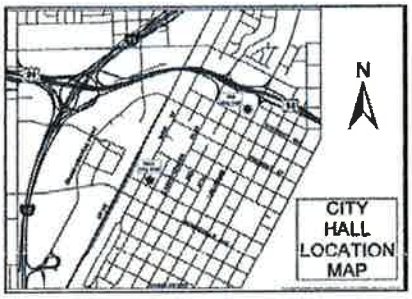

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-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.

☐ 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
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

PRESORTED FIRST CLASS

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MAILED FROM ZIP CODE 89101

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City of Las Vegas
Dept. of Planning

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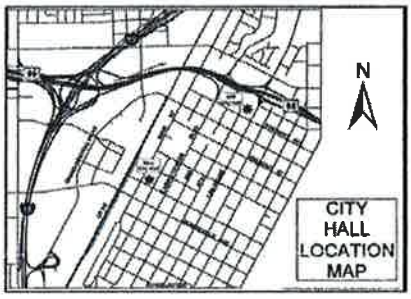

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

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02 1M $ 00.43³
0004279218 JUN 27 2013
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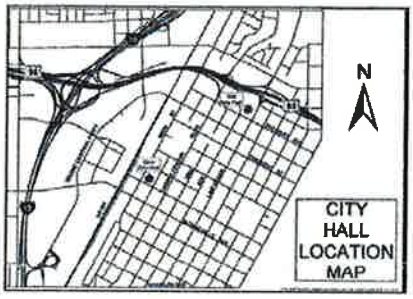
RECEIVED
JUL 2 2013
City of Las Vegas
Dept. of Planning

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

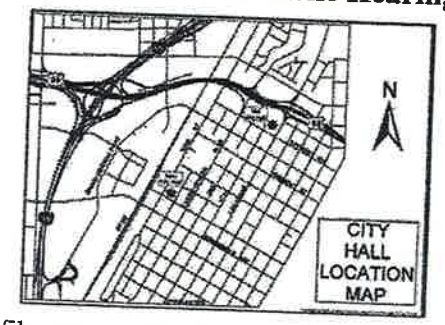
Case: SDR-49521

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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02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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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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Official Notice of Public Hearing

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

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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

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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JUL 0 8 2013
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

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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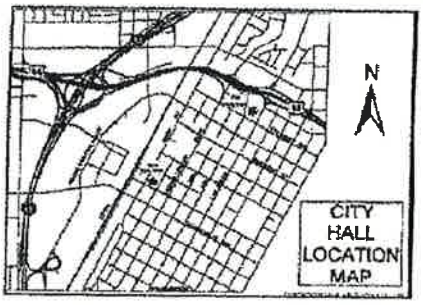

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Planning Commission Meeting of 7/9/2013

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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
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Las Vegas, Nevada 89106

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SDR-49521
Planning Commission Meeting of 7/9/2013

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JUL 2 2013
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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
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☒ I OPPOSE this Request

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Planning Commission Meeting of 7/9/2013

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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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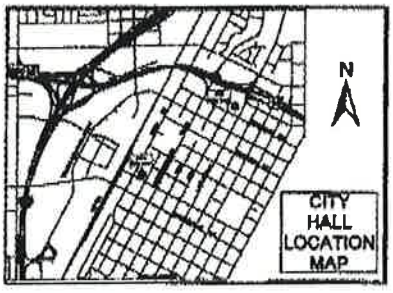

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Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

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Development Services Center
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Las Vegas, Nevada 89106

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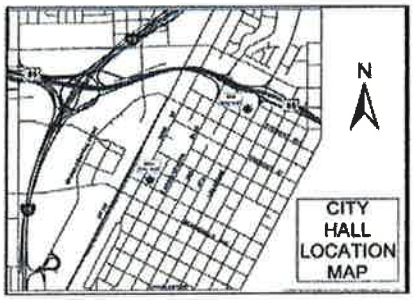

SDR-49521
1. Schoolchildren are disembarked on Tule Spri
2. There is a liquor store just a little north on Durango.
3.

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

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

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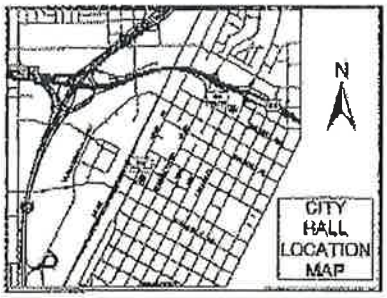

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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.

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

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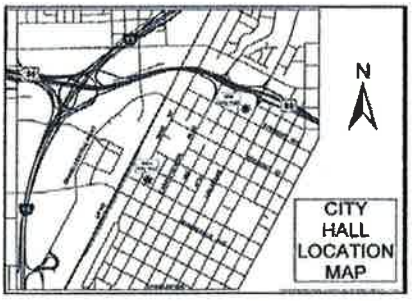

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Dept. of Planning

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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

Please use available blank space on card for your comments.
SDR-49521
Planning Commission Meeting of 7/9/2013

68
2P

66 DRDGNMP 89131

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

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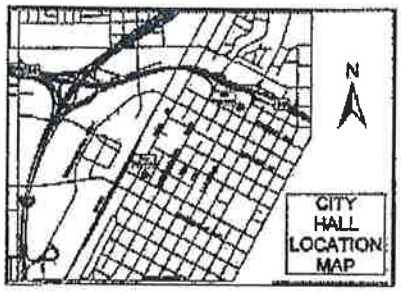

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SDR-49521

Planning Commission Meeting of 7/9/2013

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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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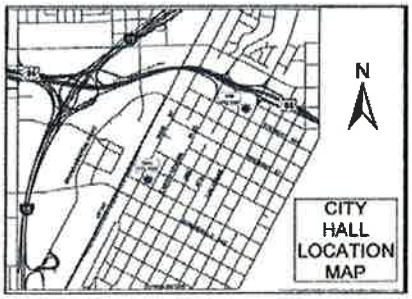
Official Notice of Public Hearing



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Planning Commission Meeting of 7/9/2013

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UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 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
2P

66 DRDGNMP 89131

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

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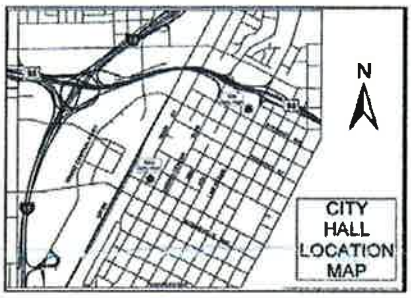

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JUL 08 2013
City of Las Vegas
Department of Planning

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☐ 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

Please use available blank space on card for your comments.

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

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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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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

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

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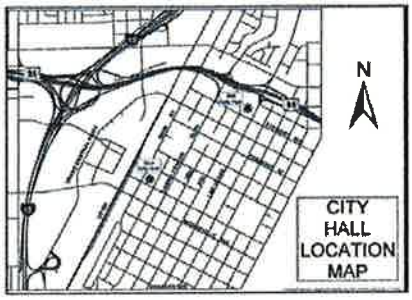

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-49521
Planning Commission Meeting of 7/9/2013
Nancy H. Sandle

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JUL 9 2013
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

68
2A

City of Las Vegas
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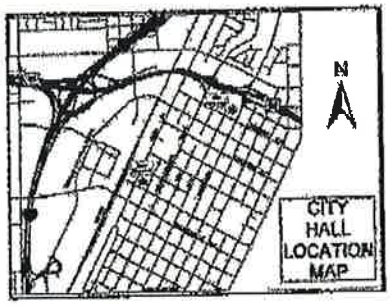

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SDR-49521
Planning Commission Meeting of 7/9/2013

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JUL 08 2013
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

City of Las Vegas
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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.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

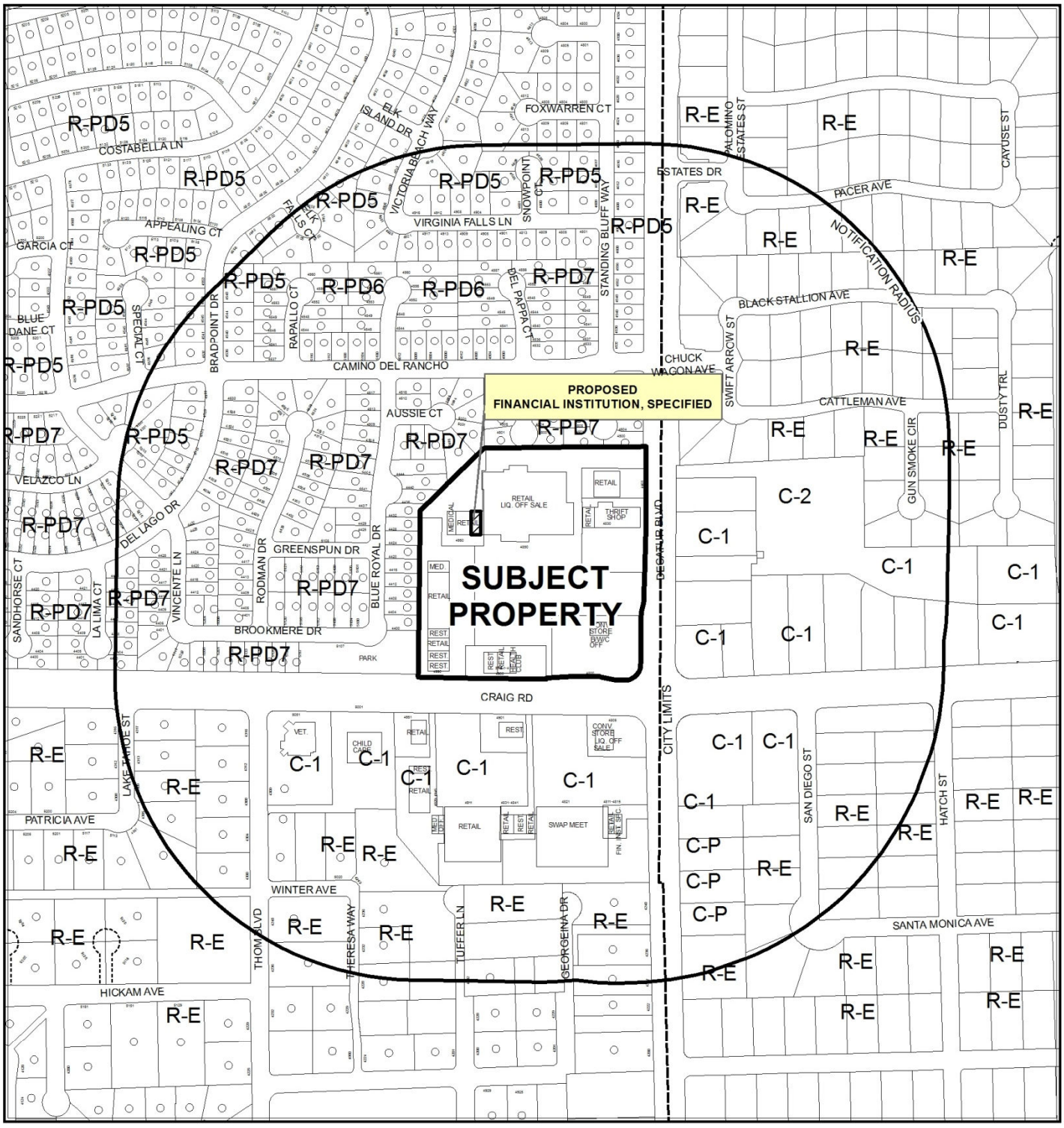
SUBJECT:
ABEYANCE - SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED 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 10/16/2013
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. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



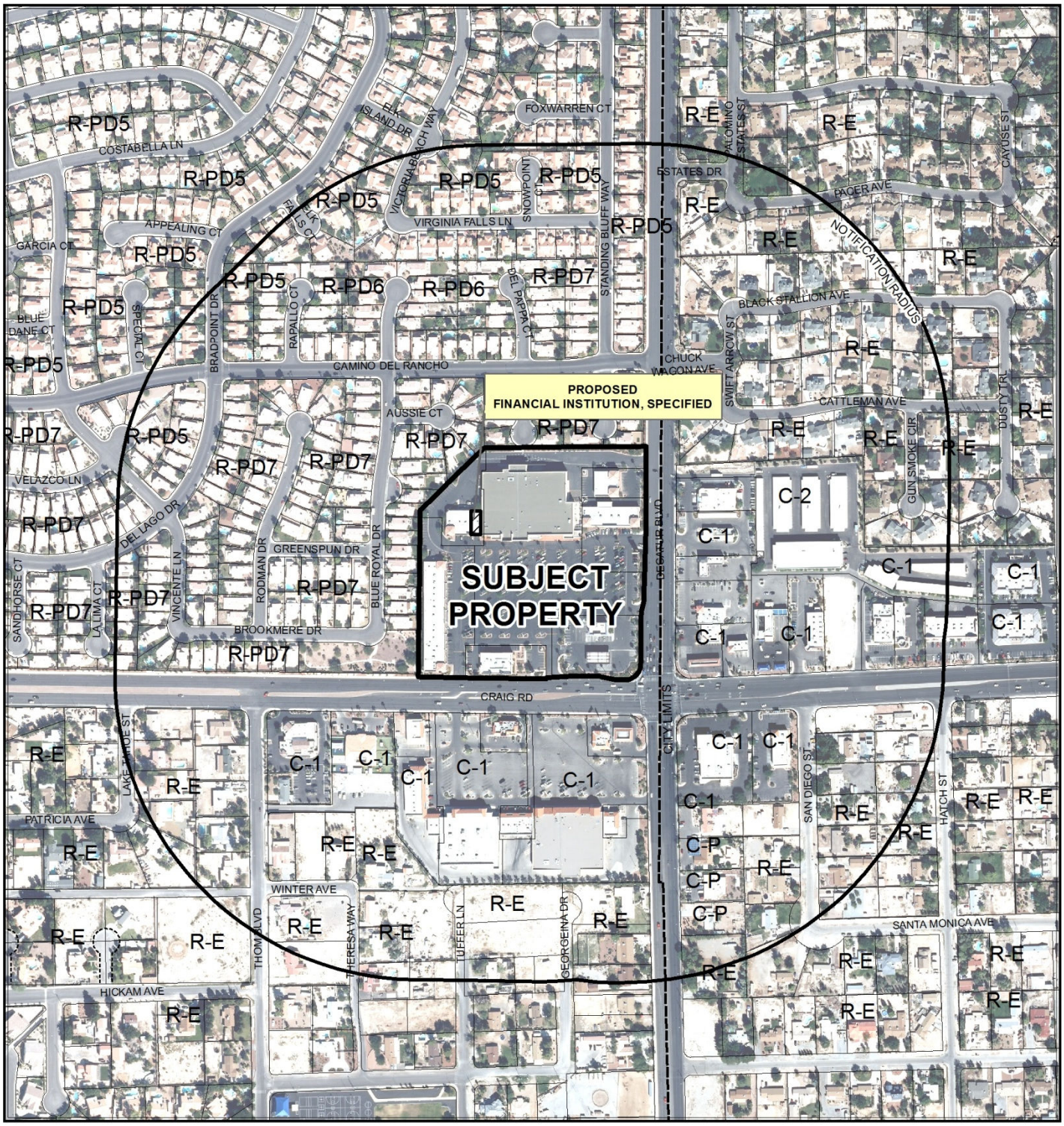
0 400 800 Feet

CASE: **SUP-50081 (PRJ-49853)**

RADIUS: 1000 FEET

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

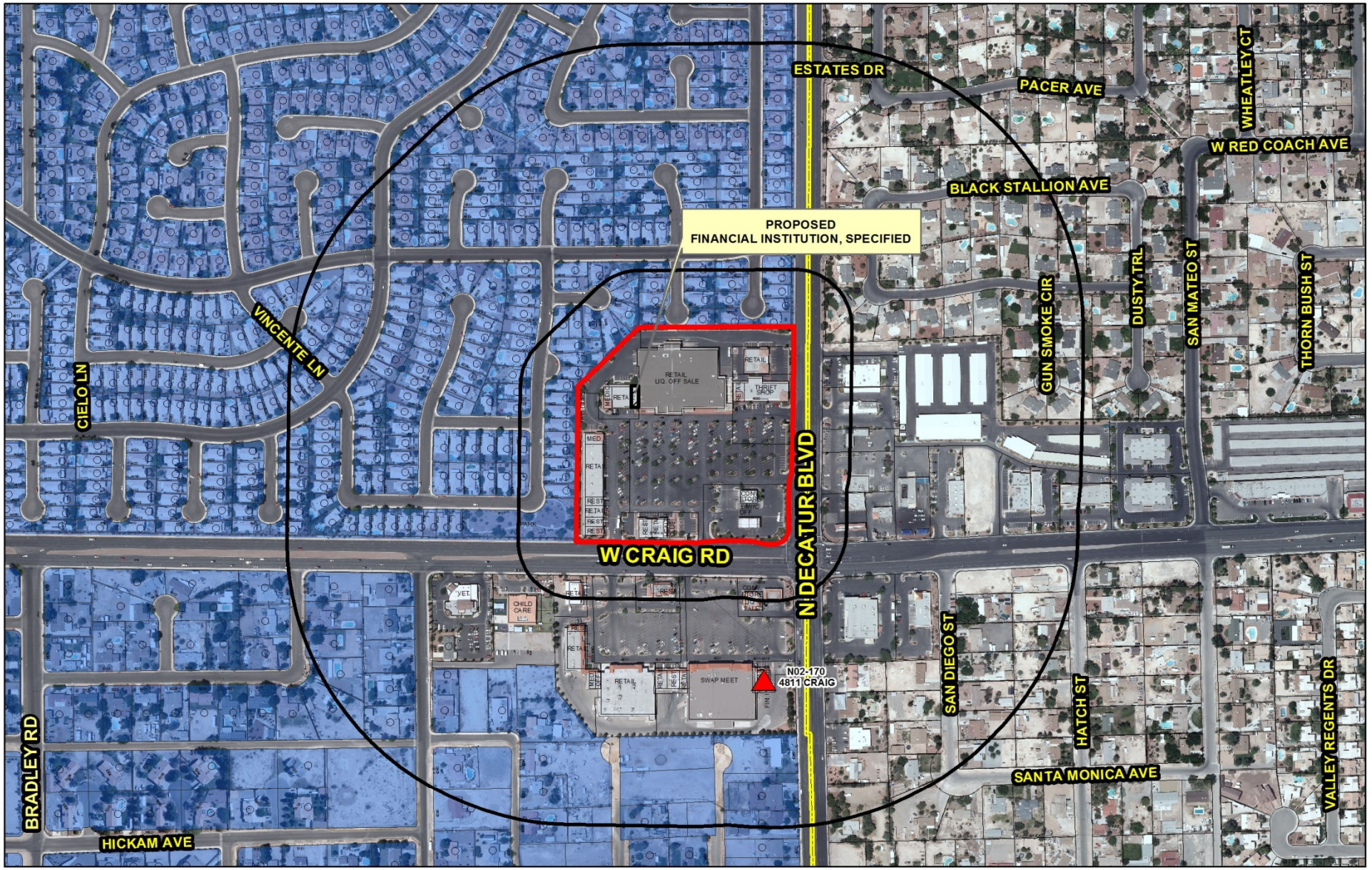
N



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 MIRA 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 MIRA SHOPPING CENTER, LLC

By:

Print Name: Lawrence Sloan, its Manager

Subscribed and sworn before me

This _____ day of _____, 20____

Attached

_____

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)

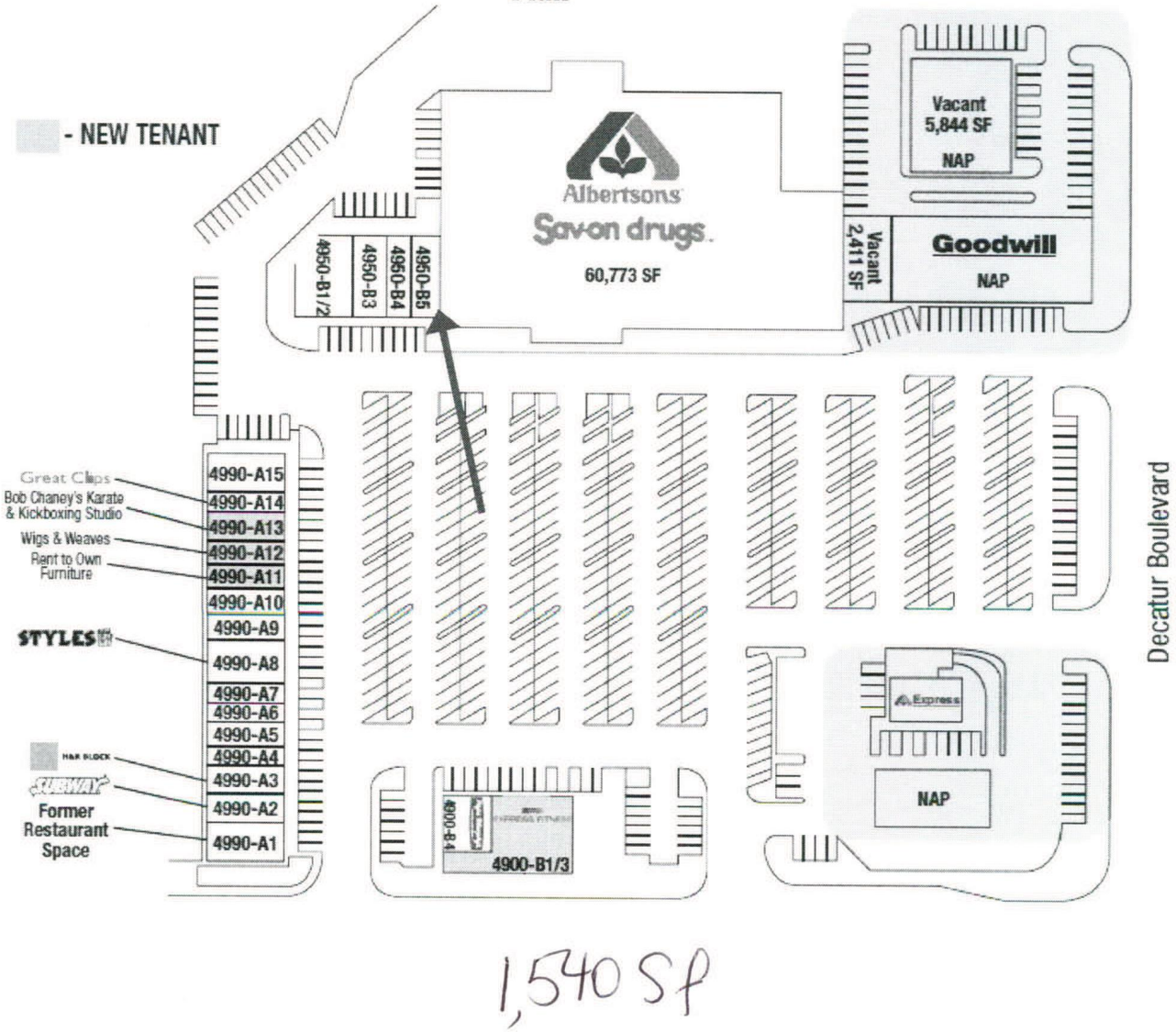
Subscribed and sworn to (or affirmed) before me on this 25th day of June, 2013, by Lawrence D. Sloan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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



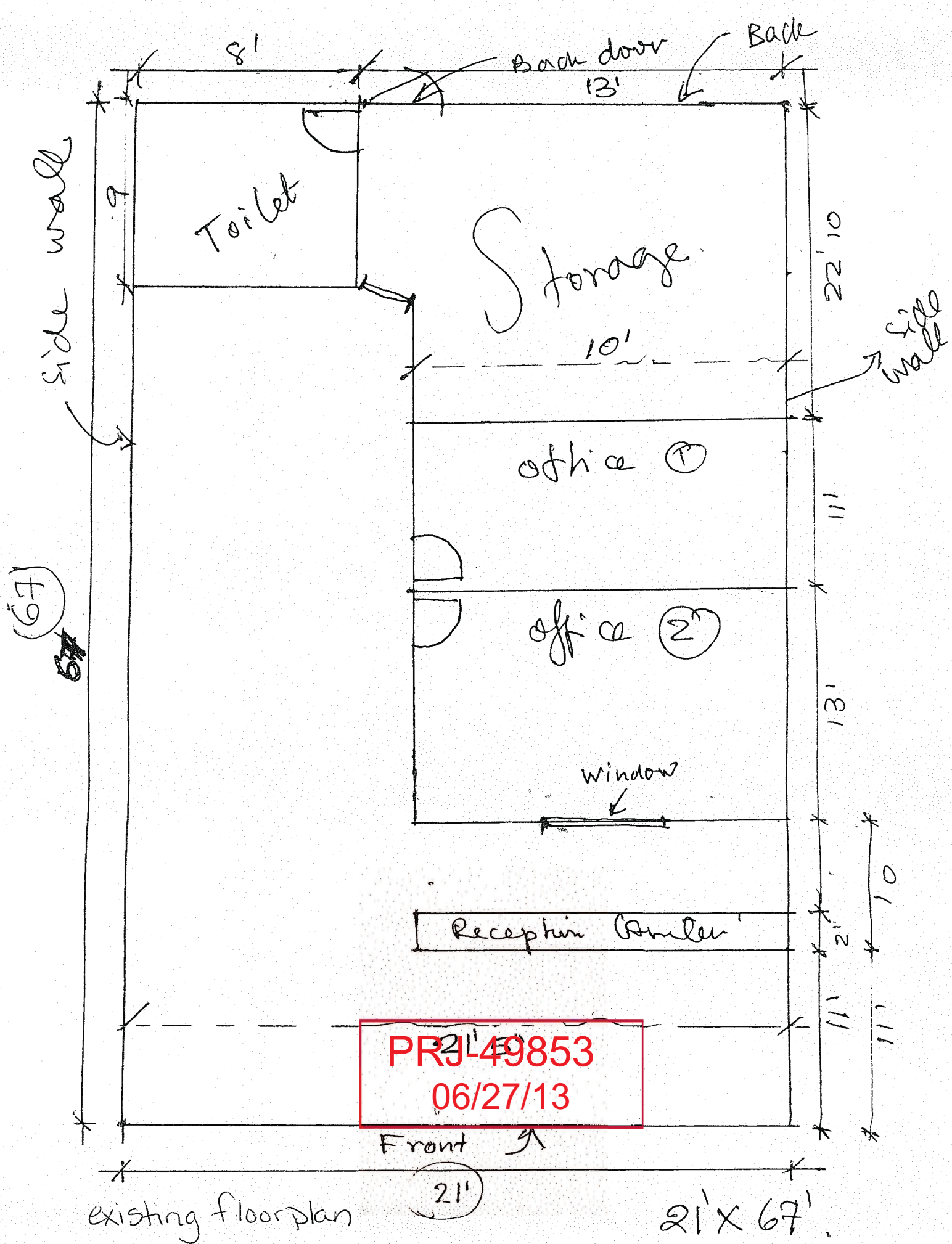
1,540 SF

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

SUP-50081 - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC
4950 WEST CRAIG ROAD, SUITE #5

07/08/13

Brundage MANAGEMENT COMPANY, INC.

PROVIDING SERVICES FOR
SUN LOAN COMPANIES

July 18, 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 thought 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 the proposed space is 1,540 square feet within the existing shopping center. The center, built in 2002, is comprised of 113,576 square feet of rentable space with 25 store fronts. Albertsons, 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 Suite F, and 4755 W. Flamingo Road 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 provides small, signature, installment loans to consumers. Applicant is also requesting a waiver for the 200 foot distance requirement to a residential use. The shopping 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.

254 SPENCER LANE ▫ SAN ANTONIO, TEXAS 78201 ▫ PHONE (210) 735-9393 ▫ FAX (210) 735-2061

PRJ-49853
07/18/13

SUP-50081 REVISED

Sun Loan Company would be an appropriate business to occupy the vacant space (Suite 5). 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 8:30am to 5:30pm Monday through Thursday, 8:30am to 6pm on Friday, and 8:30am to 12:30pm on Saturday. 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).

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 the application is and will be most appreciated.

Sincerely,

Jennifer George
Territory Supervisor
Sun Loan Company Nevada, Inc

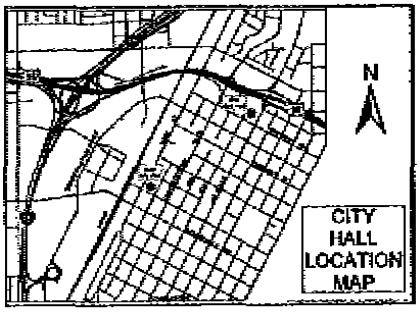
PRJ-49853
07/18/13

SUP-50081 REVISED

T-114 P.01/01 F-279
702-642-8880
From-FRITO LAY
08-05-13 02:51pm

y of Las Vegas
partment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the propriate box below and return this card in an envelope with postage to the epartment of Planning at the address listed above or fax this side of this card (702) 464-7499. 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.

UP-50081 [PRJ-49853]
anning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 AUG01 2013
MAILED FROM ZIPCODE 89101

Case: SUP-50081
13801514018
MCINTYRE FAMILY TRUST 2010
MCINTYRE JOHN W & VICTORIA J TRS
4616 BRADPOINT DR
LAS VEGAS NV 89130-5247

TO PRDGNNP 89130

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

PRESORTED FIRST CLASS

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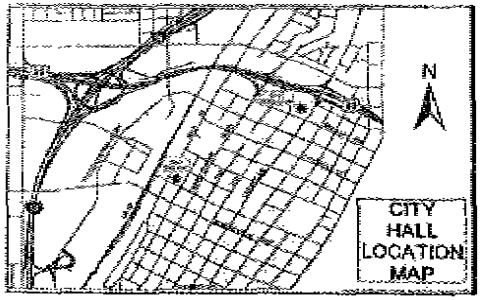
Return Service Requested
Official Notice of Public Hearing



THE REQUESTED WAIVER IS EXTREME. THEY CAN LOCATE ELSEWHERE!

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) 464-7499. 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-50081 [PRJ-49853]
Planning Commission Meeting of 8/13/2013

Case: SUP-50081
13906114014
LETOURNEAU VICTOR A & EMMA J
4705 PACER AVE
NO LAS VEGAS NV 89031-2154

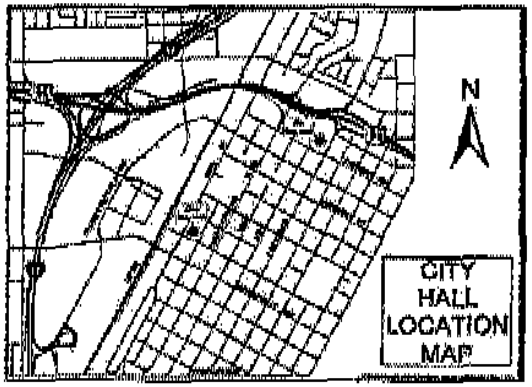
47 FRDGNMP 89031

SUBMITTED AFTER FINAL AGENDA 60 PROTEST

08/07/2013 09:27 7024594130 PAGE 01/01

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-50081 [PRJ-49853]

Planning Commission Meeting of 8/13/2013

PRESORTED FIRST CLASS

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0004279218 AUG 01 2013
MAILED FROM ZIP CODE 89101

Case: SUP-50081

13801613081
ST PATRICK
%J WHITE
420 N NELLIS BLVD #A3-243
LAS VEGAS NV 89110-5364

22 FRDGNMP 89110

submitted after final agenda
60 protest

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
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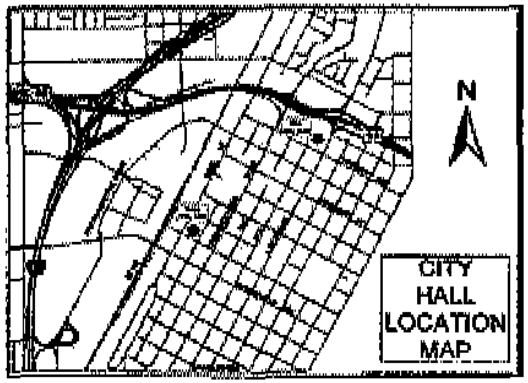
MAILED FROM ZIPCODE 89101

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.

SUP-50081 [PRJ-49853]

Planning Commission Meeting of 8/13/2013

Case: SUP-50081
13601613061
RAIM BARBARA ANN
4425 VINCENTE LN
LAS VEGAS NV 89130-5219

TO PROCESS 89130

submitted after final agenda
60 support

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

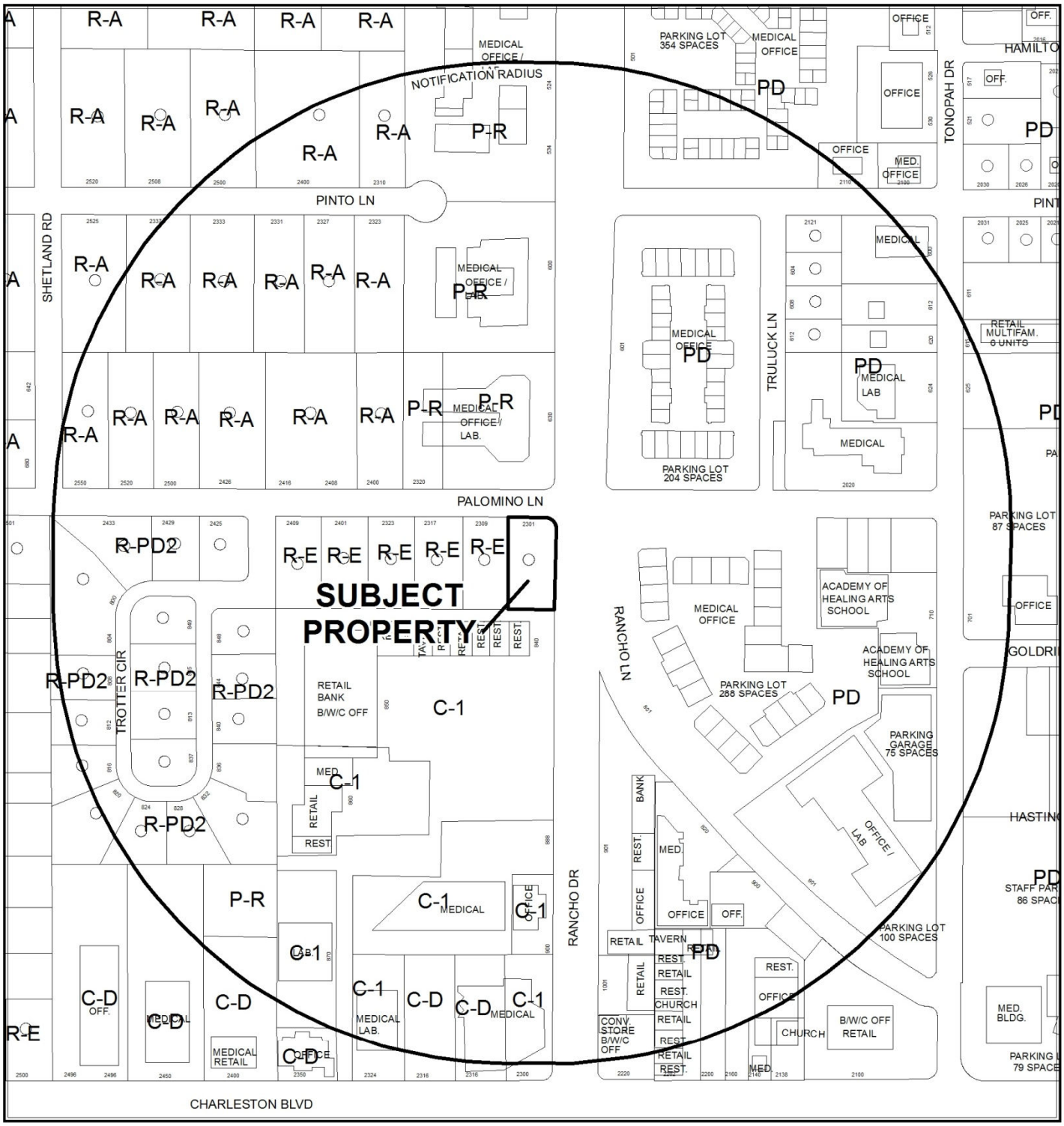
SUBJECT:
ABEYANCE - SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino 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 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
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. Protest/Support Postcards



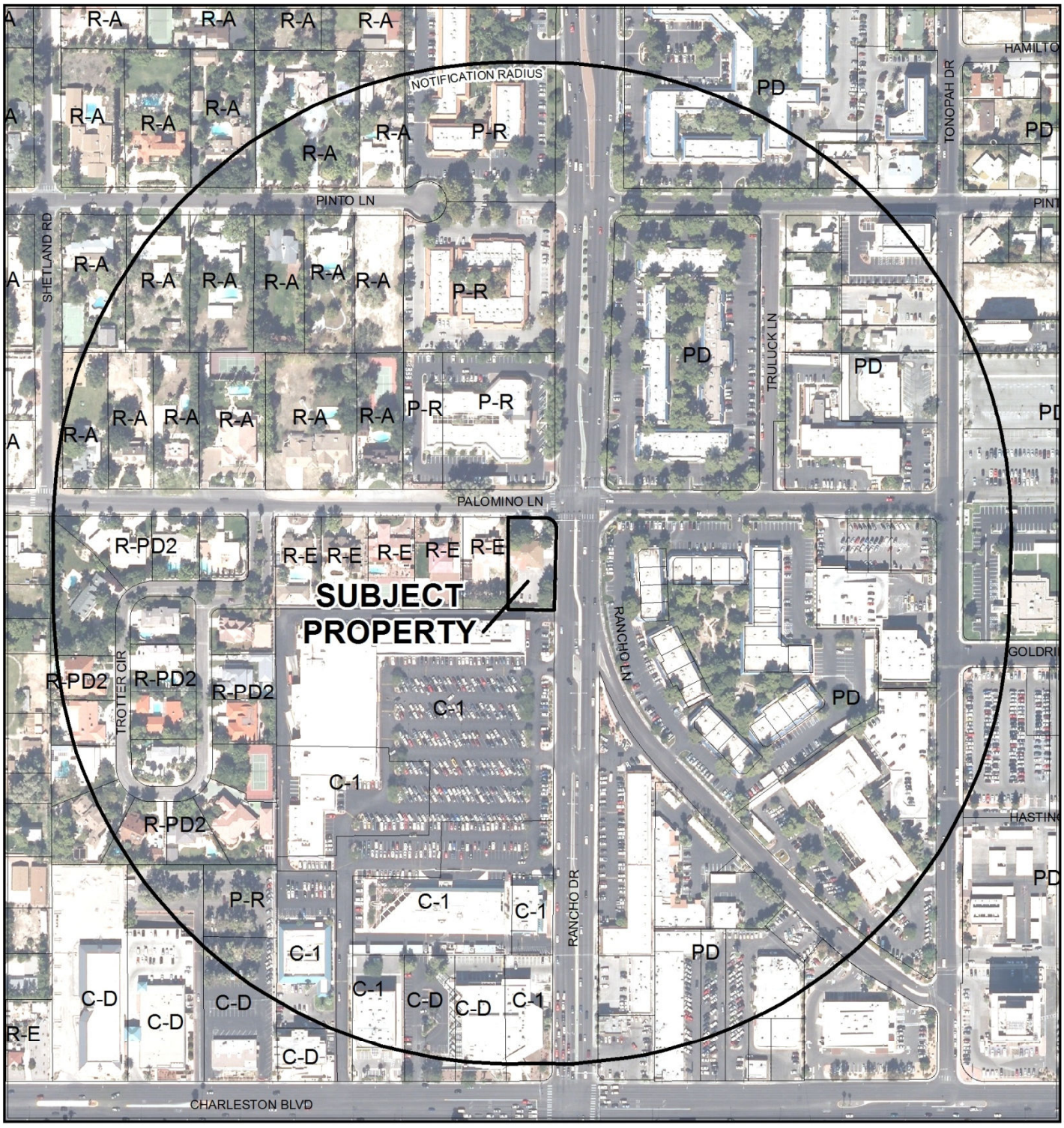
CASE: **SDR-50115 (PRJ-49932)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-50115	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-50115 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/13, except as amended by conditions herein.

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

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

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

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

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

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Current City Standards concurrent with the development of this site. The existing driveway on Palomino Lane shall be removed and replaced with new curb, gutter, and sidewalk meeting City Standards concurrent with the development of this site.

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The proposed gates shall remain open during normal business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title13.32.080.

12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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

14. Site development to comply with all applicable conditions of approval for Z-77-00(1) and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a 1,700 square-foot addition to an existing 2,915 square-foot office building at 2301 Palomino Lane. The proposal meets all minimum code requirements. Staff recommends approval as the project is compatible with the area and ample parking is provided. If denied, no permits could be issued for an expansion to this building.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/16/69	The City Council denied Rezoning (Z-0039-69) from R-1 (Single Family Residential) to R-4 (High Density Residential) as part of a larger request for property located at 2301 Palomino Lane. The Planning Commission recommended denial.
01/18/84	The City Council denied Variance (V-0126-83) to allow a professional office use in an R-E (Residential Estates) zone where such use is not permitted. The Board of Adjustments recommended approval.
12/20/00	The City Council approved General Plan Amendment (GPA-0023-00) from R (Rural) to O (Office) for property located at 2301 Palomino Lane. The Planning Commission and staff recommended denial.
	The City Council approved Rezoning (Z-0077-00) from R-E (Residential Estates) to P-R (Professional Office and Parking) for property located at 2301 Palomino Lane. The Planning Commission and staff recommended denial.
	The City Council approved Site Development Plan Review [Z-0077-00(1)] for a 3,341 square-foot office at 2301 Palomino Lane. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
12/29/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/20/11	A business license (A01-1437) was issued for an Administrative Office at 2301 Palomino Lane. The license is active.

Pre-Application Meeting	
06/18/13	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review for a 1,700 square-foot addition to an existing 2,915 square-foot office building. It was noted that the proposed parking space along Rancho Drive would have to be removed.

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

Field Check	
07/08/13	Staff visited the site and found a well maintained professional office building.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	O (Office)	P-R (Professional Office and Parking)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office	LVMD (Las Vegas Medical District)	PD (Planned Development)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

YK

DEVELOPMENT STANDARDS

Pursuant to Title 1908.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	50 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	24 Feet	Y
• Rear	15 Feet	85 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	35 Feet	20 Feet	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	Y*
• South	1 Tree / 30 Linear Feet	4 Trees	0 Trees	Y*
• East	1 Tree / 20 Linear Feet	8 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	9 Trees	1 Trees	Y*
TOTAL PERIMETER TREES		**26 Trees**	**1 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	3 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	Y*
• South	8 Feet		10 Feet	Y
• East	15 Feet		0 Feet	Y*
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6' CMU Wall	Y

**Legal, Non-Conforming Condition*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways	110	Y
Palomino Lane	N/A	N/A	60	Y

YK

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	4,615 SF	1/300 SF	16				
TOTAL SPACES REQUIRED			16		18		Y
Regular and Handicap Spaces Required			15	1	17	1	Y

ANALYSIS

This request is for a 1,700 square-foot addition to the southwestern portion of the structure. The building was approved for office use in 2000 and the property continues to maintain a general residential aesthetic. Six new offices ranging in size from 100 square-feet to 135 square-feet will occupy the proposed space. The building meets Americans with Disabilities Act accessibility requirements.

This is a legal, non-conforming parcel in terms of provided landscaping pursuant to approved Site Development Plan Review [Z-0077(1)]. However, there is ample landscaping that resembles adjacent residential landscaping and thus maintains the residential appearance of the property. No new landscaping is proposed with this project.

There is ample parking, with 18 parking spaces provided. This is two more spaces than the minimum required, after the 1,700 square-foot addition is completed. The entire parking lot, both rear and front will be restriped and reconfigured to accommodate the building addition. The required handicap space is located by the front door with direct access to the building without the need for a ramp. All parking spaces have wheel stops to prevent damage to the building and existing landscaping.

The addition is designed to seamlessly blend with the existing structure without changing the scale or aesthetic of the building. All code requirements for the addition are being met and the use is compatible with the area. As a result, staff recommends approval, with conditions.

FINDINGS (SDR-50115)

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

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

   The proposed building expansion is compatible with adjacent development as all code requirements are being met and the office use has been in operation at this site for over 12 years.

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

   This is a legal non-conforming parcel regarding the landscape buffer requirements and parking lot landscape requirements. All other land use and codes are being met.

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

   The property has direct access to Rancho Drive, a 100-foot wide Primary Arterial roadway that is designed to handle the additional traffic generated from this project without a negative impact on existing capacity.

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

   No additional landscape is provided with this request. The building addition aesthetically matches the existing façade features and will maintain the residential appearance of the structure. This design makes it appropriate for the area.

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

   The addition will maintain the residential characteristics of the structure and be harmonious and compatible with the area.

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

   The site will be subjected to inspections as part of the permitting process that will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

NOTICES MAILED 106

APPROVALS 2

PROTESTS 1

YK

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: 4,500 SF

BUILDING FOOTPRINT AREA: 4,099SF

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)

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

76'-6"

LOT LINE 200.00'

67'-11"

10'-0"

Existing Block Wall

1 2 3 4 5 6 7 8 9

15 14 13 12 11 10

(C-1)

LOT LINE 108.00'

LOT LINE 87.88'

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

EXISTING

MAIN ENTRANCE

16 17 18

VAN ACCESSIBLE

PALOMINO LANE

25'-0"

Existing 6ft Tall Wrought Iron Fence

24'-7"

LOT LINE 179.88'

30'

RANCHO

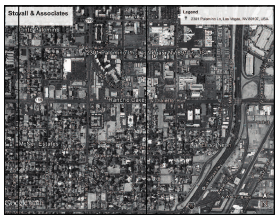
Existing Block Wall

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.	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 SP-001

SCALE 1/8"=1'-0"

PRJ-49932
~~06/27/13~~

0 2 4 8 16

SDR-50115

SITE PLAN NOTES

OWNER: STOVALL & ASSOCIATES

ADDRESS: 2301 PALOMINO LANE, LAS VEGAS, NV 89107

LAND AREA: 20,829.8 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: 1:500
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

PALOMINO LANE

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	05/27/2013

PRJ-49932
06/27/13

SP-001

SDR-50115

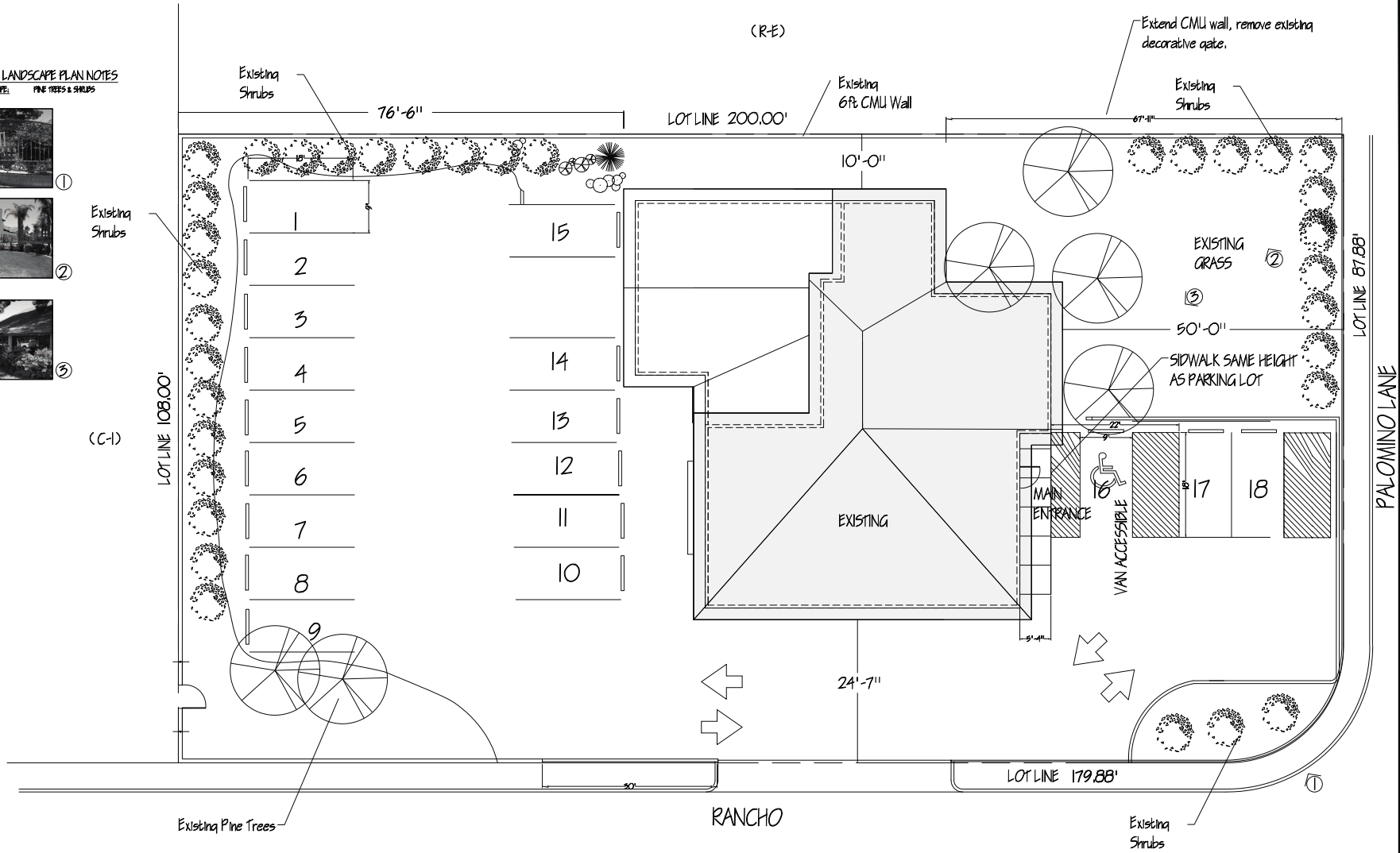
LANDSCAPE PLAN NOTES

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

(C-1)

LOT LINE 108.00'

1 2 3 4 5 6 7 8 9

15 14 13 12 11 10

EXISTING GRASS ②

③

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

LOT LINE 87.88'

PALOMINO LANE

EXISTING

MAIN ENTRANCE

16 17 18

VAN ACCESSIBLE

5'-4"

24'-7"

30'

LOT LINE 179.88'

①

RANCHO

Existing Pine Trees

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

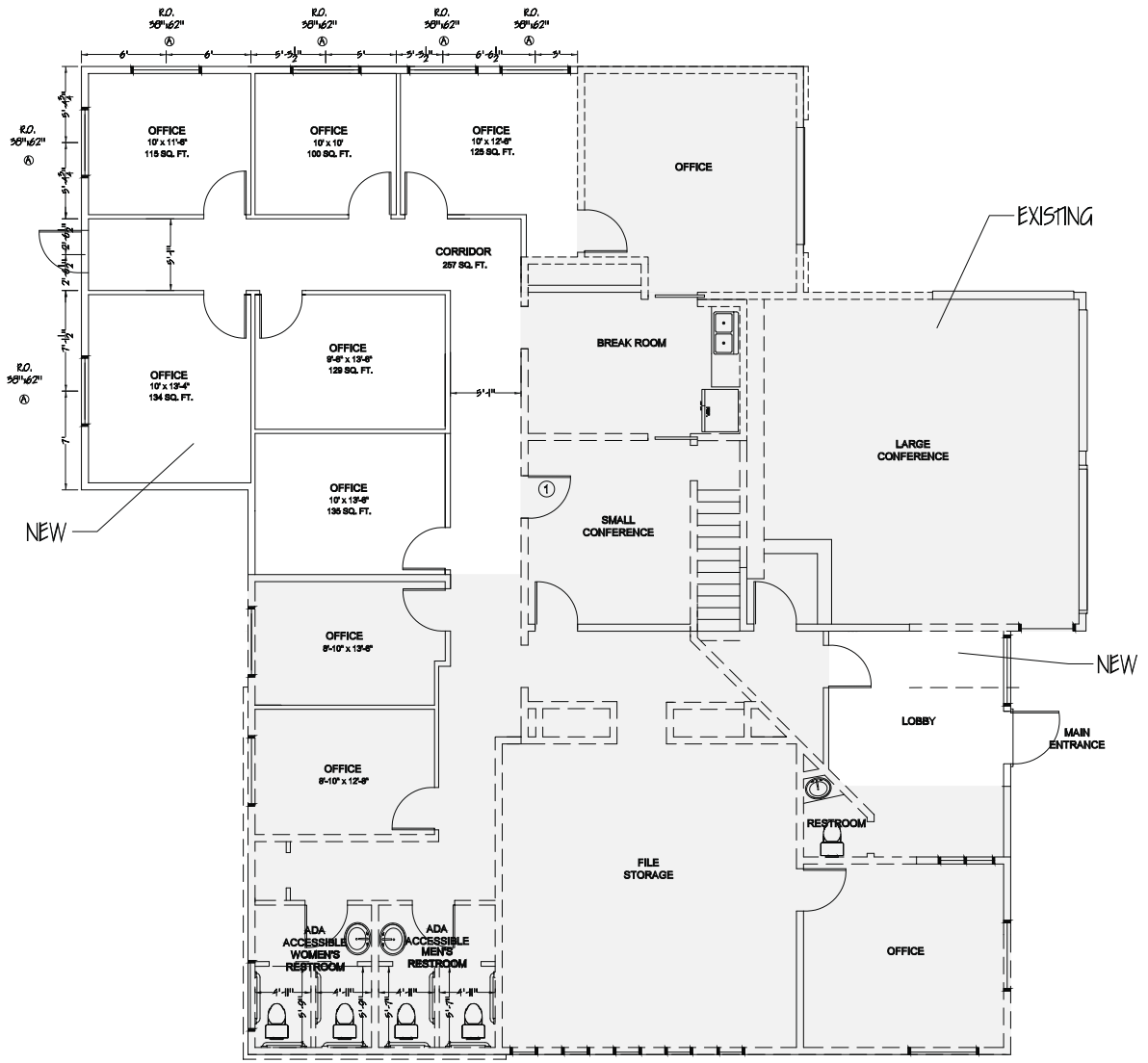
PRJ-49932
06/27/13

0 2 4 8 16

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

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 FP-001

SCALE 1/4" = 1'-0"

SDR-50115

2 NORTH ELEVATION
A-3 SCALE: ¼"=1'-0"

1 SOUTH ELEVATION
A-3 SCALE: ¼"=1'-0"

BRICK VENEER

STUCCO

ROOF SHINGLES

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

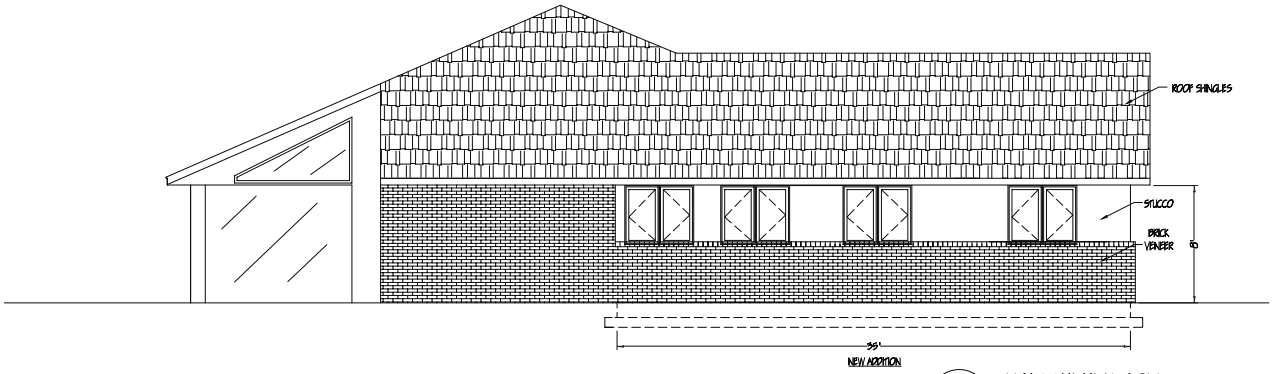
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-001

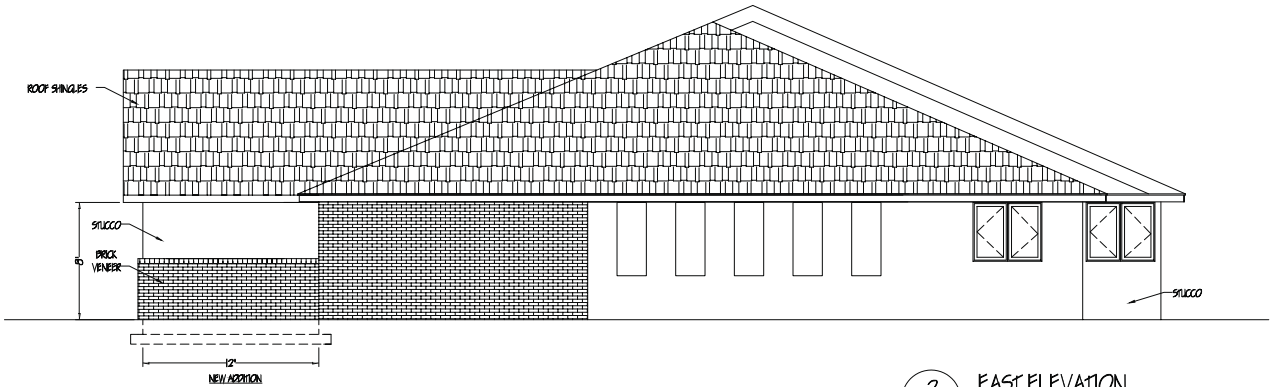
SCALE: ¼"=1'-0"

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

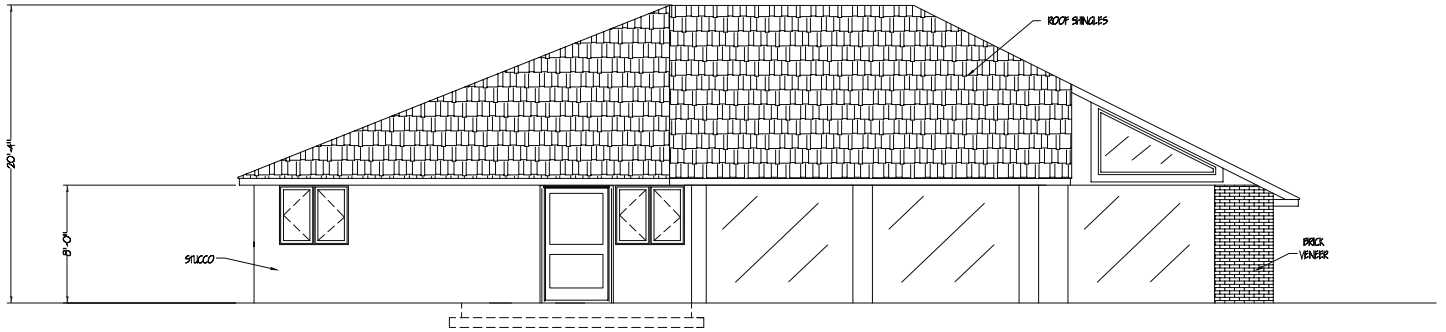
SHEET
EV-002

SCALE 1/4"=1'-0"

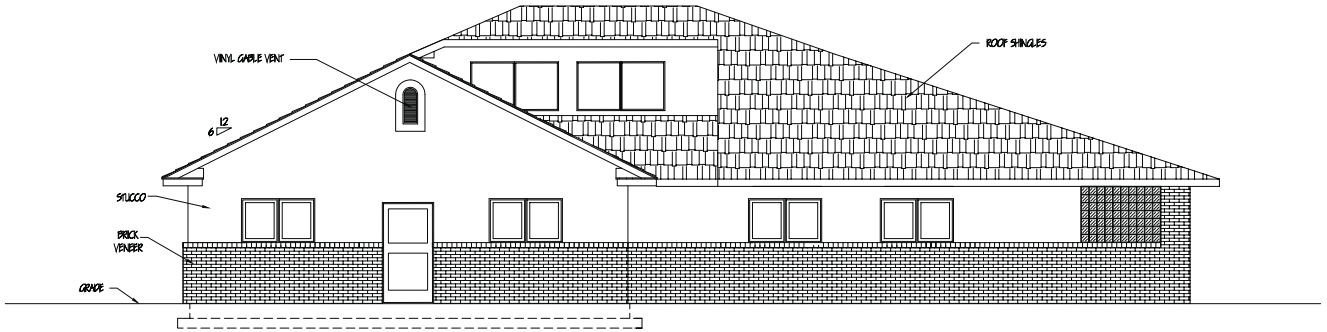
0 1' 2' 4' 8'

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

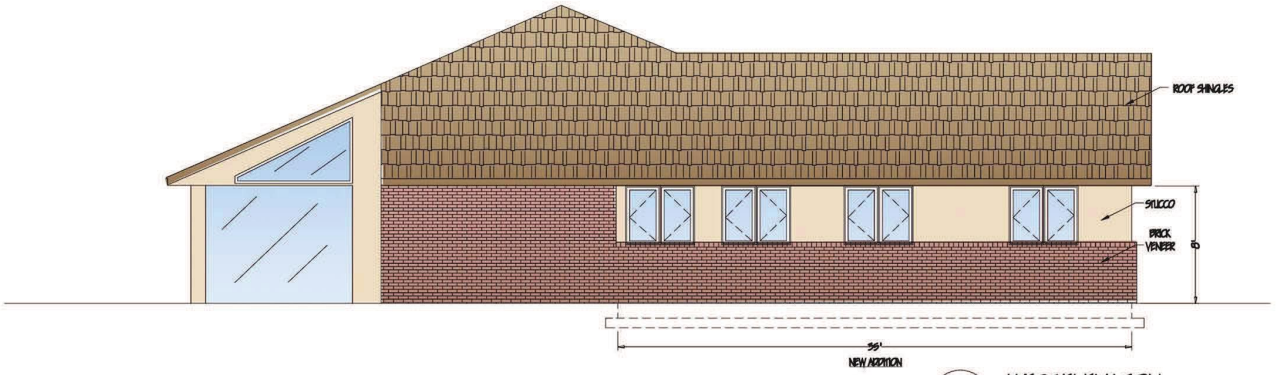
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

SHEET EV-001

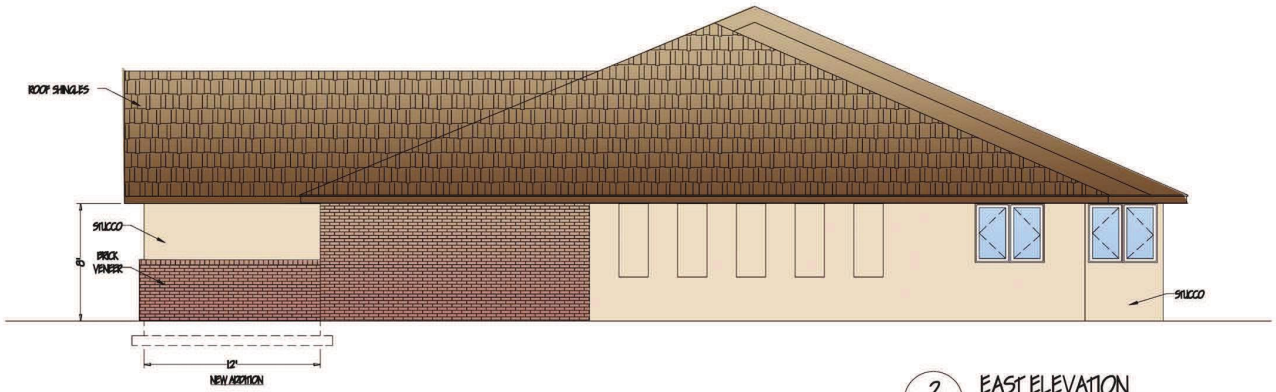
SCALE 1/4"=1'-0"

PRJ-49932
06/27/13

SDR-50115



1 A-4 WEST ELEVATION
SCALE: ¼"=1'-0"



2 A-4 EAST ELEVATION
SCALE: ¼"=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

0 1' 2' 4' 8'

PRJ-49932
06/27/13

SDR-50115

SDR-50115 - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL
2301 PALOMINO LANE

07/08/13

SDR-50115 - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL
2301 PALOMINO LANE

07/08/13

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

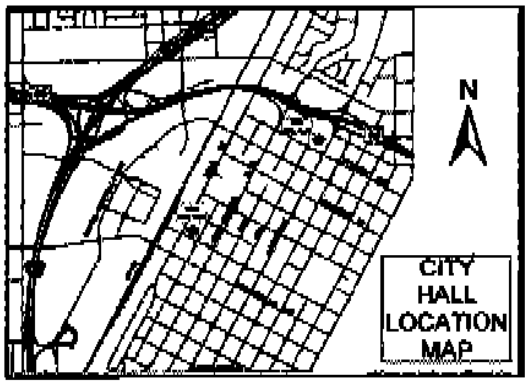
SDR-50115

City of Las Vegas
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 AUG01 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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932711023
BARTSAS MARY 17 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 PROGMP 65105

SUPPORT

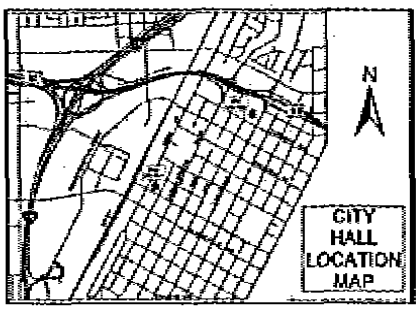
P. 001
(FAX)7027966723
E. K. BISTRO
AUG-08-2013(THU) 12:10

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
AUG01 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.

SDR-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932802007
BIEDINGER TIMOTHY
2309 PALOMINO LN
LAS VEGAS NV 89107-4503

25 FRDGNHP 89107

SUBMITTED AFTER FINAL AGENDA
65 SUPPORT

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

ESORTED
ST CLASS

UNITED STATES POSTAGE
HENRY BOWES
02 1M
0004279218
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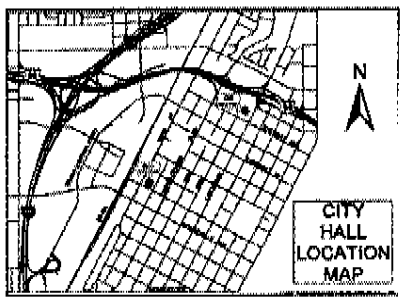
AUG 01 2013

Return Service Requested

Official Notice of Public Hearir



To: the Planning Commission. I live in the neighbor and when the current owners took over the property they did not followed the conditions set forth by the City Commission when the property was first re-zoned for office space. When great pressure was put on them and after many months they finally complied. They are asking for a huge expansion of the building. That will cause even more traffic in our neighborhood.
If this owner needs a larger office, then he should relocate to a real office complex not a residential neighborhood. Please do not recommend this change.
Thank you,
Judy Lee Santelman

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) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

see comments

Please use available blank space on card for your comments.

SDR-50115 [PRJ-49932]

Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932702018
SANTELMAN C W & J L REV LIV TR
SANTELMAN JUDY LEE TRS
2550 PALOMINO LN
LAS VEGAS NV 89107-4512

25 FRDGNMP 89107

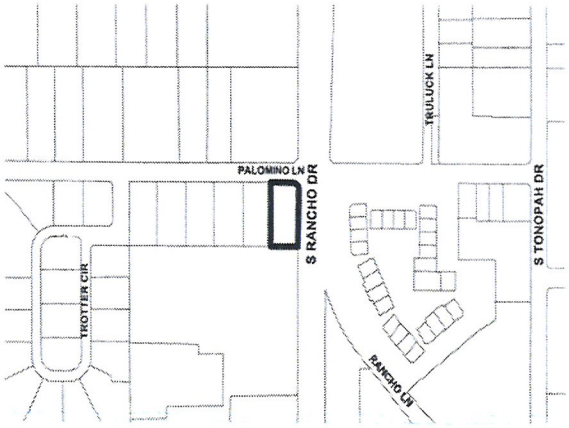
SUBMITTED AFTER FINAL AGENDA
65 PROTEST

Application Information

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 0.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932].

This Corner is ALready A HAZARD with regard to ingress + Egress - more density, in my opinion, will only be more dangerous - lots of Morning traffic across Street Thank You

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 13, 2013***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

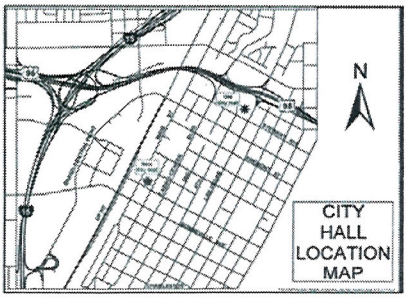
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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 AUG01 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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932702010
WELLS SHEILA J
2310 PINTO LN
LAS VEGAS NV 89107-4635

PROTEST

25 FRDCNMP 89107

FROM : BIRGIT F. YOUNG FAX NO. : 702 7347084 Aug. 05 2013 03:28PM P1

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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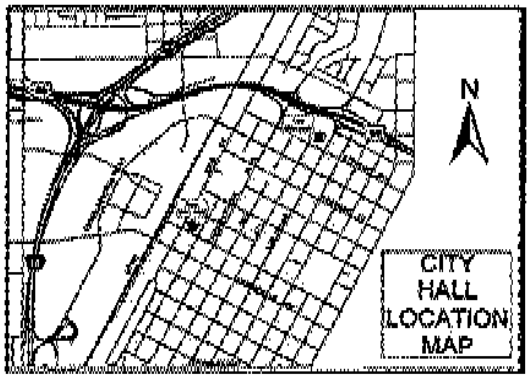

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932705001
EXEMPTION TRUST
YOUNG BIRGIT F TRS
1866 OTTAWA DR
LAS VEGAS NV 89169-3305

SUPPORT

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

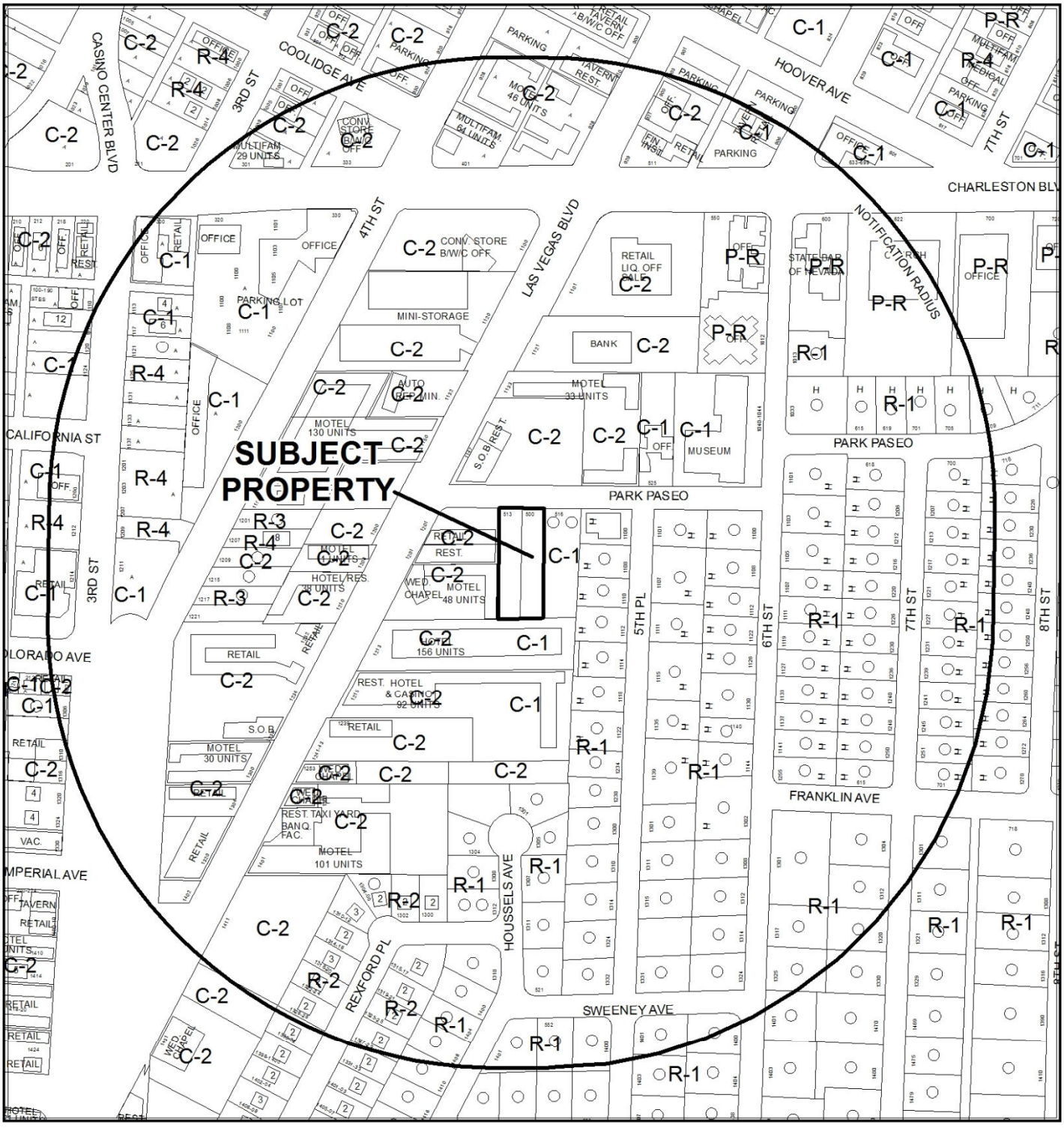
SUBJECT:
ZON-50447 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.56 acres at 500 and 513 Park Paseo (APNs 162-03-112-023 and 024), Ward 3 (Coffin). Staff recommends APPROVAL.

C.C.: 10/16/2013

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Department of Planning Approval Letter – SDR-48193
6. Justification Letter

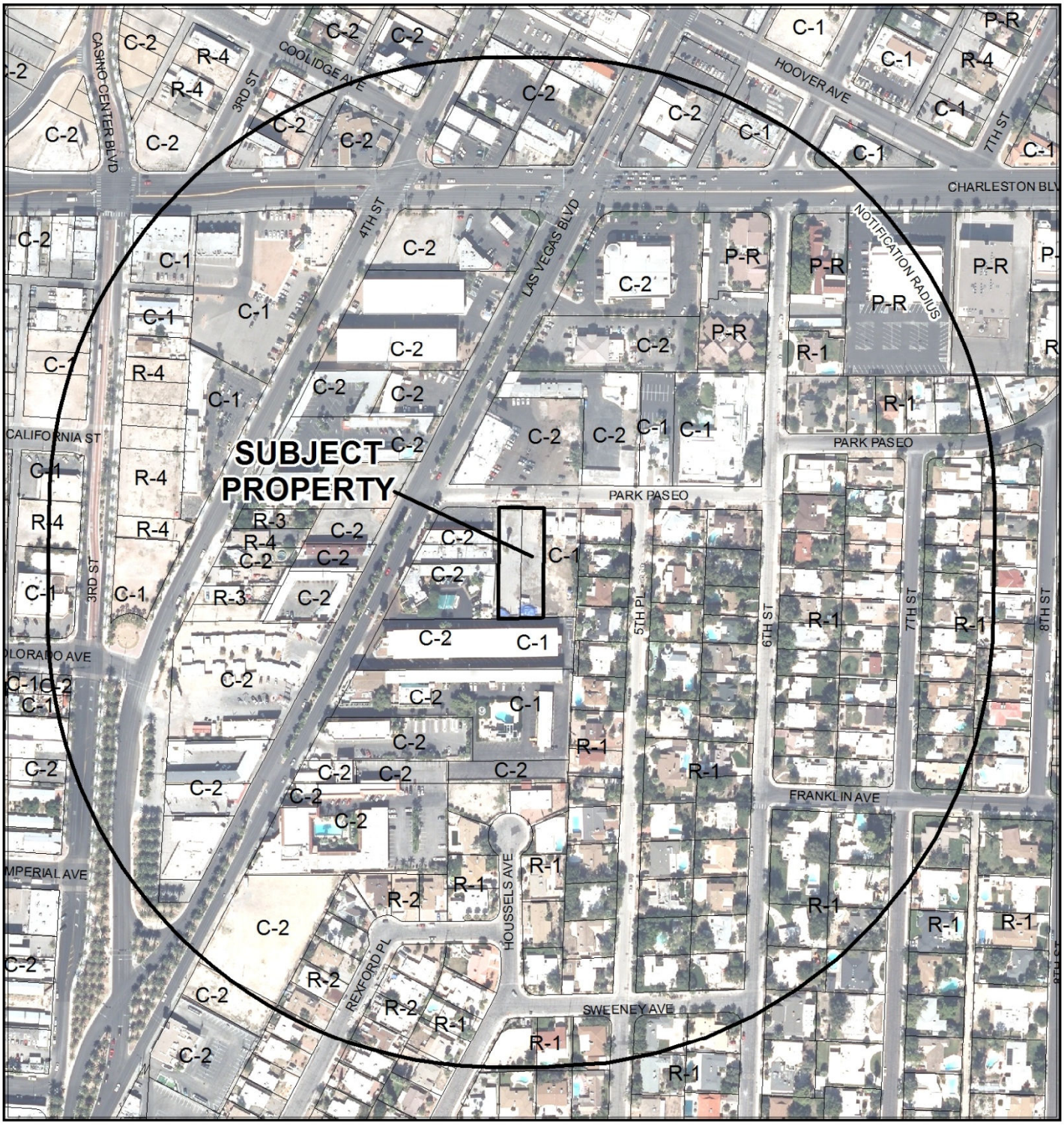


CASE: **ZON-50447**

RADIUS: 1000 FEET

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

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



CASE: **ZON-50447**

0 200 400 Feet

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-50447** APN: 162-03-112-023 & 024

Name of Property Owner: Decar Enterprises, LLC

Name of Applicant: Decar Enterprises

Name of Representative: Ronald Decar

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: Ronald J Decar

Subscribed and sworn before me

This 18th day of July, 2013

Stacy D. Huddleston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Stacy D. Huddleston
My Appointment Expires December 29, 2013
No: 06-105123-1

RECEIVED
JUL 24 2013

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) 500 & 513 Paseo Place

Project Name Decar Enterprises **Proposed Use** Commercial

Assessor's Parcel #(s) 162-03-112-023 & 024 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-2

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

Gross Acres 0.58 **Lots/Units** 2 **Density** N/A

Additional Information _____

PROPERTY OWNER Decar Enterprises LLC **Contact** Ronald Decar

Address 1201 Las Vegas Boulevard South **Phone:** 384-0771 **Fax:** 384-0190

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

E-mail Address rondecar@cox.net

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE L. R. Nelson **Contact** Rich Turner

Address 6765 West Russell Road, 200 **Phone:** 798-7978 **Fax:** 451-2296

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

E-mail Address richard.turner@lrneng.com

RECEIVED
JUL 24 2013

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 on behalf of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Ronald J Decarlucia

Subscribed and sworn before me

This 18th day of July, 2013.

Stacy D. Huddleston

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY	
Case #	ZON-50447
Meeting Date:	9-10-13
Total Fee:	1200 00
Date Received:*	7-24-13
Received By:	

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Stacy D. Huddleston
My Appointment Expires December 29, 2013
No: 06-105123-1

Revised 10/27/08

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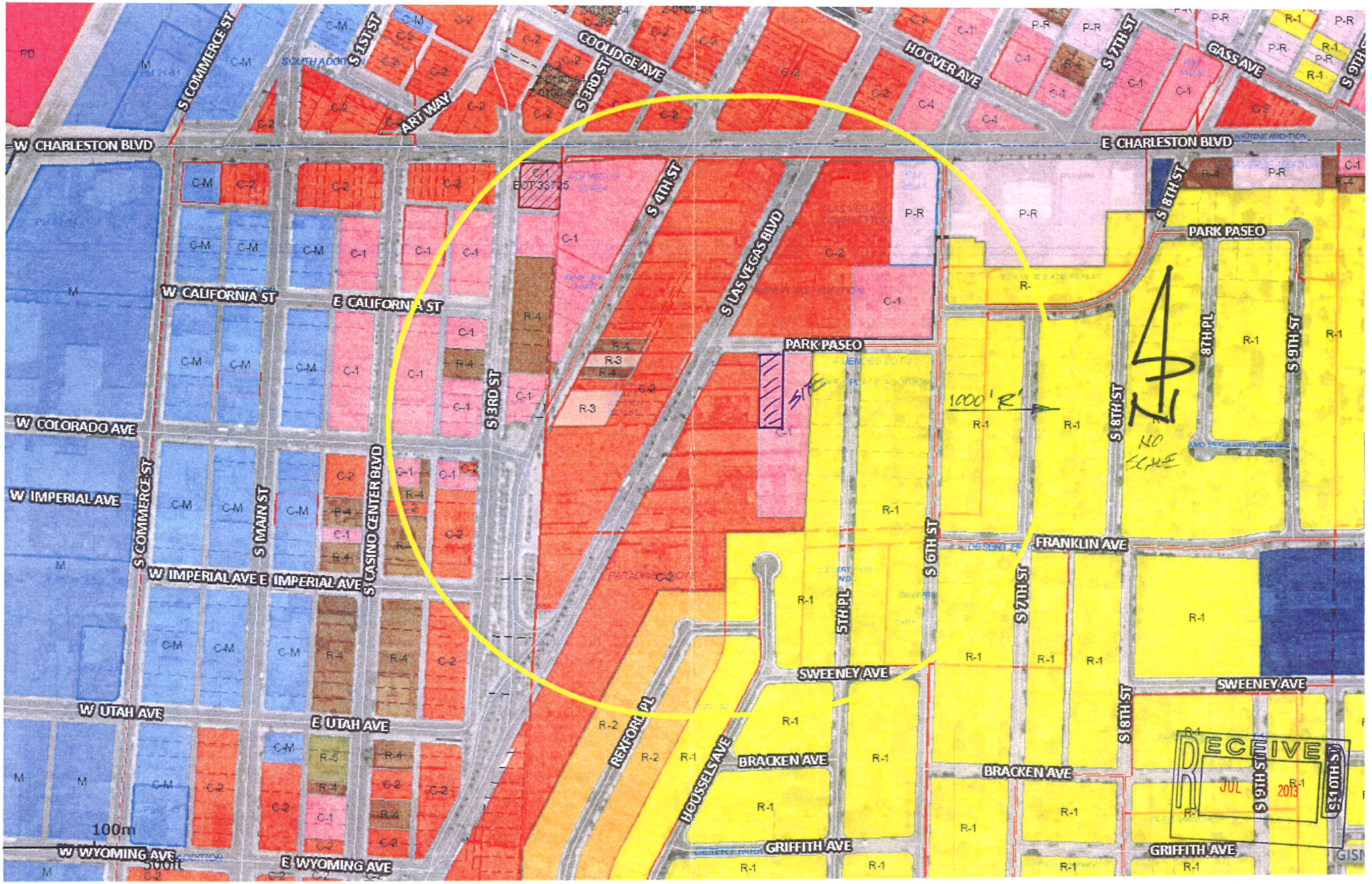

W CHARLESTON BLVD
E CHARLESTON BLVD
W CALIFORNIA ST
E CALIFORNIA ST
W COLORADO AVE
W IMPERIAL AVE
E IMPERIAL AVE
W UTAH AVE
E UTAH AVE
W WYOMING AVE
E WYOMING AVE
S COMMERCE ST
S MAIN ST
S CASINO CENTER BLVD
S 1ST ST
S 3RD ST
S 4TH ST
S LAS VEGAS BLVD
S 6TH ST
S 7TH ST
S 8TH ST
S 9TH ST
S 10TH ST
COOLIDGE AVE
HOOVER AVE
GASS AVE
ART WAY
PARK PASEO
FRANKLIN AVE
SWEENEY AVE
BRACKEN AVE
GRIFFITH AVE
REXFORD PL
HOUSSELS AVE
5TH PL
8TH PL
SITE
1000' R'
NO SCALE
100m
500ft
RECEIVED
JUL 2013

ZON-50447

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 20, 2013

Mr. Ronald Decar
Decar Enterprises
1201 Las Vegas Boulevard South
Las Vegas, Nevada 89104

RE: SDR-48193 - MINOR SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE - FEBRUARY 2013

Dear Mr. Decar:

Your request for a for a Minor Site Development Plan Review FOR PROPOSED IMPROVEMENTS TO AN EXISTING PARKING LOT at 1201 South Las Vegas Boulevard (APN 162-03-112-023 through 026), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively ***APPROVED*** your request, subject to the following:

Planning

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

2. All development shall be in conformance with the site and landscape plans, date stamped 02/13/13, except as amended by conditions herein.

3. Exceptions from Title 19.08.110(C)(12) are hereby approved, to allow two landscape parking lot islands, where five are required; to allow six parking lot shade trees, where 13 are required; and to allow existing parking spaces to be directly adjacent to a building, where a minimum five-foot wide buffer is required.

4. An Exception from Title 19.08.040(F)(8) is hereby approved, to allow 15 perimeter trees, where 21 are required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED
JUL 24 2013
ZON-50447

5. The owner of the property shall submit applications within 12 months of the date of final approval for a reversionary map of the entire site and rezoning of the entire site to C-2 (General Commercial).

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

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

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

Public Works

9. Remove all unused driveway cuts adjacent to this site and replace with new improvements meeting current city standards concurrent with development of this site. "Pan style" driveways are acceptable on Park Paseo. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

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

This action by the Department of Planning staff on February 20, 2013 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Ronald Langley
3111 South Valley View Boulevard, Suite E106
Las Vegas, Nevada 89102

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project #: 1847-001-131

July 3, 2013

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

Attn: Staff

Re: Decar Enterprises
(SDR-48193)
APN# 162-03-112-023 & 024

Dear Staff,

On behalf of our client Decar Enterprises, we are pleased to submit this justification letter for a Zone Change application on the above referenced parcels.

Decar Enterprises is requesting a zone change from C-1 to C-2 as conditioned on SDR 48193. This condition is reflected on the Department of Planning administrative approval letter dated February 20, 2013.

Therefore we respectfully request that staff recommend approval for this Zone Change application.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.

Richard Turner
Vice President

NEVADA

L. R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L. R. NELSON
CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

RECEIVED
JUL 24 2013

ZON-50447

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

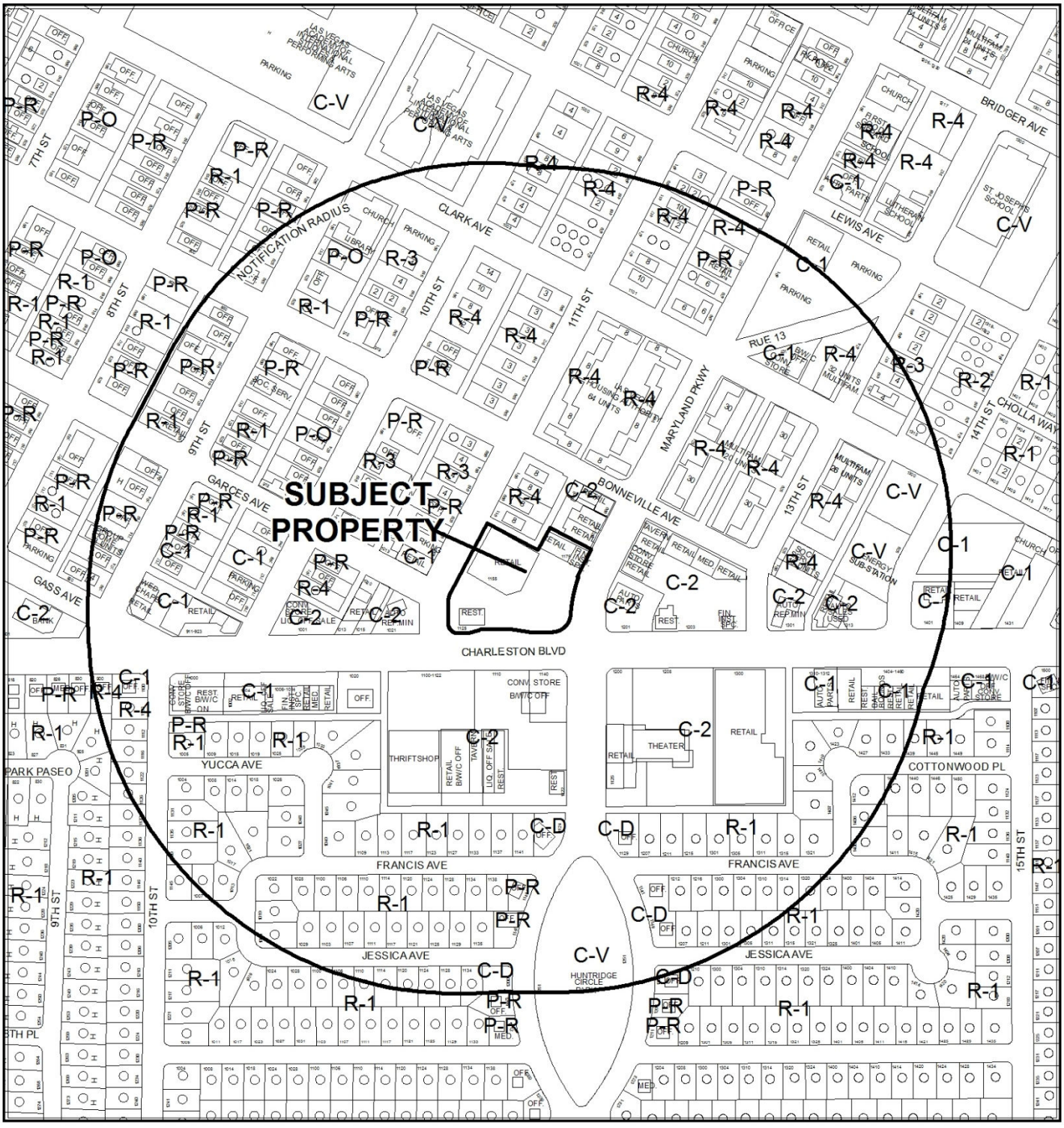
SUBJECT:
VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES - For possible action on a request for a Variance TO ALLOW 93 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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: **VAR-50315**

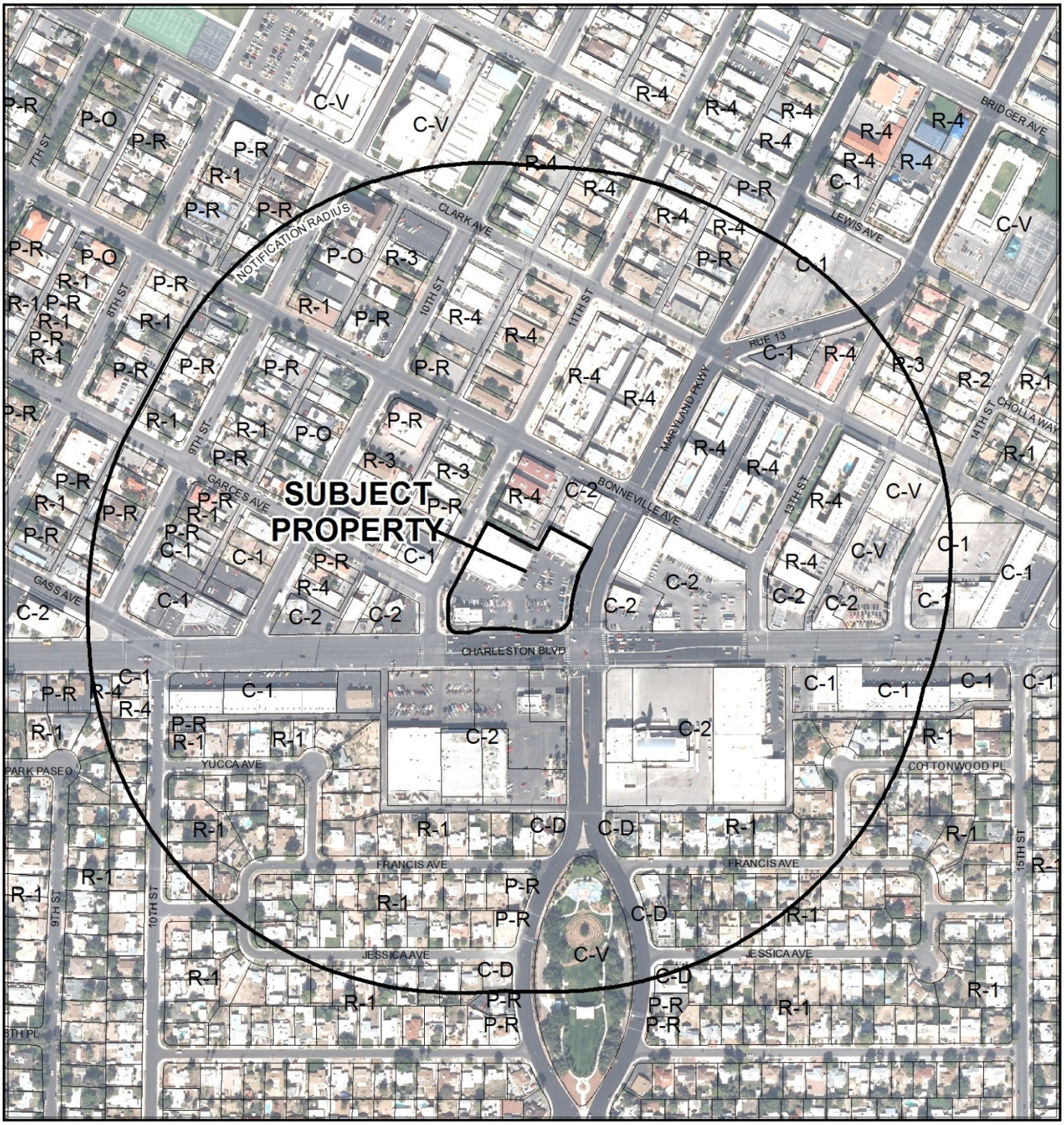
RADIUS: 1000 FEET

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

0 300 600

Feet

N



CASE: **VAR-50315**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50315** APN: 139-34-801-002

Name of Property Owner: 99C Only Stores

Name of Applicant: Moneytree, Inc., dba Moneytree

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

☐ **Yes** ☒ **No**

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

City Official: n/a

Partner(s): n/a

APN: n/a

Signature of Property Owner: _____ 6/24/13

Print Name: Frank Schools

Subscribed and sworn before me

This 25th day of June, 2013

_____

Notary Public in and for said County and State

CARLOS ORTIZ
Commission # 1982963
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2016

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance -- Auto Title Loan

Project Address (Location) 1175 East Charleston Boulevard, Suite 130

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 139-34-801-002 **Ward #** 3

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

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

Gross Acres 1.97 **Lots/Units** 3 **Density** _____

Additional Information _____

PROPERTY OWNER 99C Only Stores **Contact** _____

Address 4000 East Union Pacific Avenue **Phone:** _____ **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address _____

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

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

E-mail Address jroberts@lionelsawyer.com

6/24/13

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 Schools

Subscribed and sworn before me

This 25th day of June, 20 13.

_____

Notary Public in and for said County and State

CARLOS ORTIZ
Commission # 1982963
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-50315
Meeting Date:	9/10/13 PC
Total Fee:	$830.00
Date Received:*	7/15/13
Received By:	M. Howe

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

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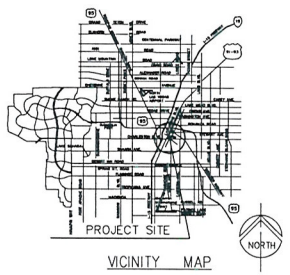
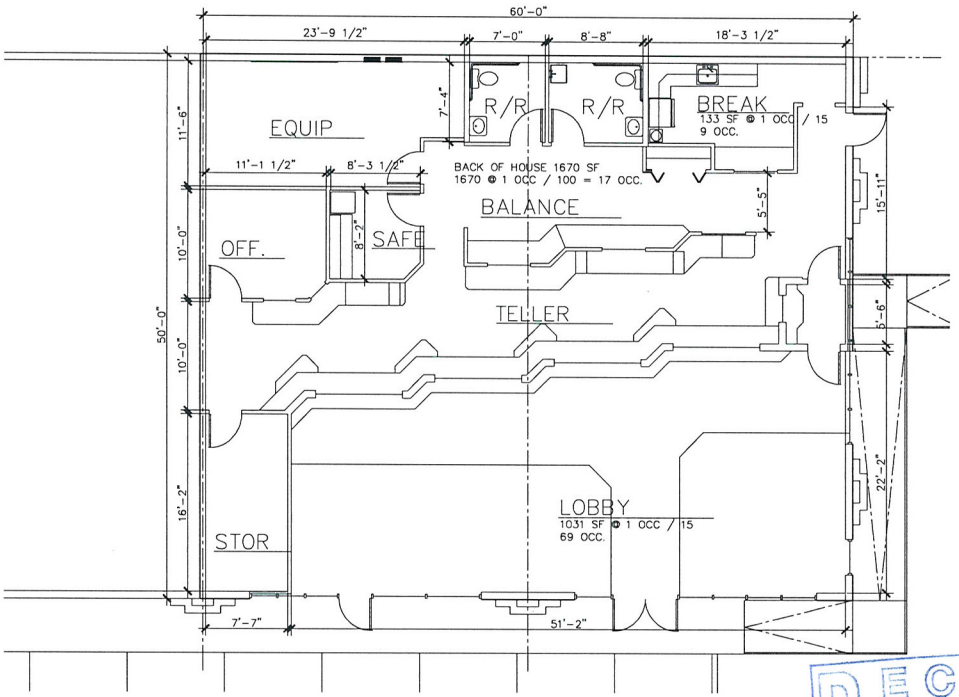
Revised 10/27/08

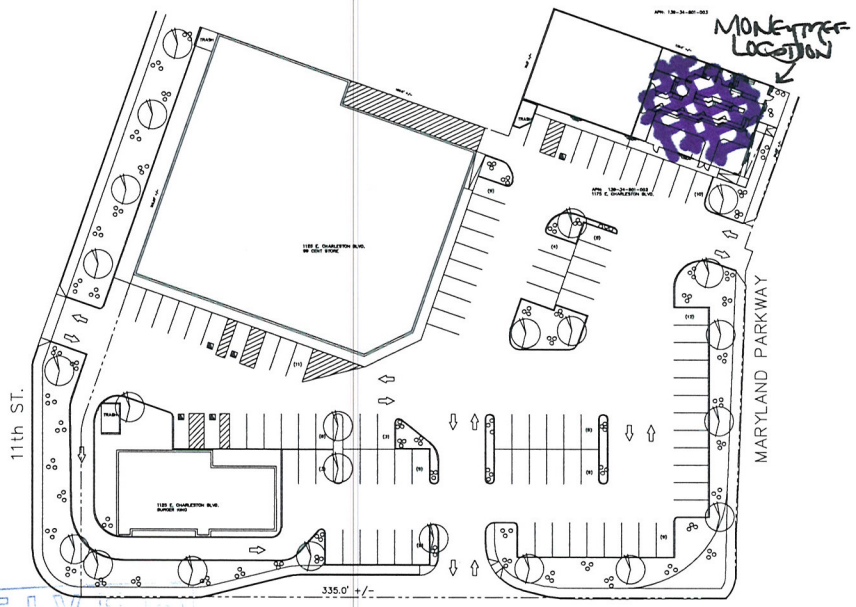
PROJECT INFORMATION	APN: 139-34-801-002	Zoning: C-2
Site Area:	1.97 Acres (+/- 81,972 SF)	
Total Tenant Area:	3,000 GSF	
Parking Required: (financial)	4/1,000 SF = 12 STALLS REQ'D	
Total Parking Provided:	93 STALLS W/ 5 HNDCP	
Parking Stall Dimensions:	9' X 18'	
Handicap Stall Size:	9' X 20'	
Lot Coverage:	3.6%	
Max Occupant Load:	101 Occupants	



VICINITY MAP



FLOOR PLAN
3/16" = 1'-0"



SITE PLAN
1" = 30'

RECEIVED
JUL 15 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VAR-50315
SUP-50314

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE WASHINGTON 99202
509-535-3668
FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
maryland parkway #74
1175 e. charleston blvd, Ste 120
las vegas, nevada 89010

SITE and FLOOR PLAN

DATE:
JULY 15 2010

SHEET:
A-1

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA

300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
A. WILLIAM MAUPIN
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE

JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS
PEARL L. GALLAGHER

MICHAEL D. KNOX
MEREDITH L.MARKWELL
JENNIFER J. DiMARZIO
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN

MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JOHN D. TENNERT
MARLA J. DAVEE
STEVEN C. ANDERSON
RYAN A. ANDERSEN
KATHERINE L. HOFFMAN
VAR LORDAHL, JR
PHILLIP C. THOMPSON
AMY L. BAKER
JORDAN A. DAVIS
KENDAL DAVIS
SARA ALMO

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE

*ADMITTED IN CA ONLY

July 11, 2013

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA HAND DELIVERY

Attn: Mike Howe, Planner II
Planning Department
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89101

RECEIVED
JUL 15 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

RE: ***Applications for Special Use Permit and Variance***

Dear Mike:

I am writing on behalf of Moneytree, Inc., in support of the applications for a special use permit and waivers to allow for the addition of auto title loan use to an existing Moneytree location at 1175 East Charleston, Suite 130 (APN #: 139-34-801-002), as well as for a parking variance to allow 98 spaces where 112 is required.

This location is in a C-2, General Commercial, zoning district. The addition of the auto title loan use would not adversely affect surrounding properties, as this is an operating store located at the intersection of two major commercial corridors, Charleston Boulevard and Maryland Parkway, and is surrounded by commercial uses. As the use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by the addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

The Moneytree at this location is part of an overall larger commercial complex. Thus, the parcel, which contains several businesses, is near an apartment complex. Although the parcel is located approximately 20 feet from residential, requiring a

VAR-50315
SUP-50314

waiver of about 180 feet, the Moneytree is actually separated from residential by an alleyway and does not face toward the nearest residential use.

Because this is a busy commercial area, Moneytree also requires a waiver of the separation restrictions between other financial institution, specified, uses. These businesses are already separated by the major thoroughfares of Maryland Parkway or Charleston Boulevard. As the Moneytree has been operating for nearly 10 years at this location, the addition of auto title loan use to an existing business does not cause the saturation concerns for new licenses.

As this Moneytree location is a grandfathered financial institution, specified, not subject to hours of operation restrictions, a limited waiver for the hours of operation is hereby requested. Currently, the business is open from 7:00 a.m. to 11:00 p.m. and Moneytree would like to continue operating with these hours. Rather than turning away auto title loan customers for the first hour of business, Moneytree asks for a waiver of the limitation on the hours of operation from 8:00 a.m. to 11:00 p.m. to allow for its current hours of operation to continue.

As an existing commercial shopping center, the current parking is limited to 98 spaces where 112 is required. Thus, Moneytree respectfully requests a parking variance to add the auto title loan use. Although the use normally requires 12 parking spaces, the company is not seeking to add additional square footage or building space. Rather, Moneytree is merely seeking to offer a new product to its existing services. Therefore, there will not be any strain on existing parking. Moreover, Moneytree will not be parking or storing vehicles at the site. There will continue to be plenty of parking for the center, which is never at full parking capacity even during the busiest operating hours.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. There are other Moneytree locations within the City of Las Vegas that have been approved for the addition of auto title loan use. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

Even with an improving economy, banks are still reluctant to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

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PLANNING & DEVELOPMENT

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with the company's

VAR-50315
SUP-50314

current operations, the company respectfully requests a special use permit and approval of waivers to add auto title loan use, as well as a parking variance.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

VAR-50315
SUP-50314

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

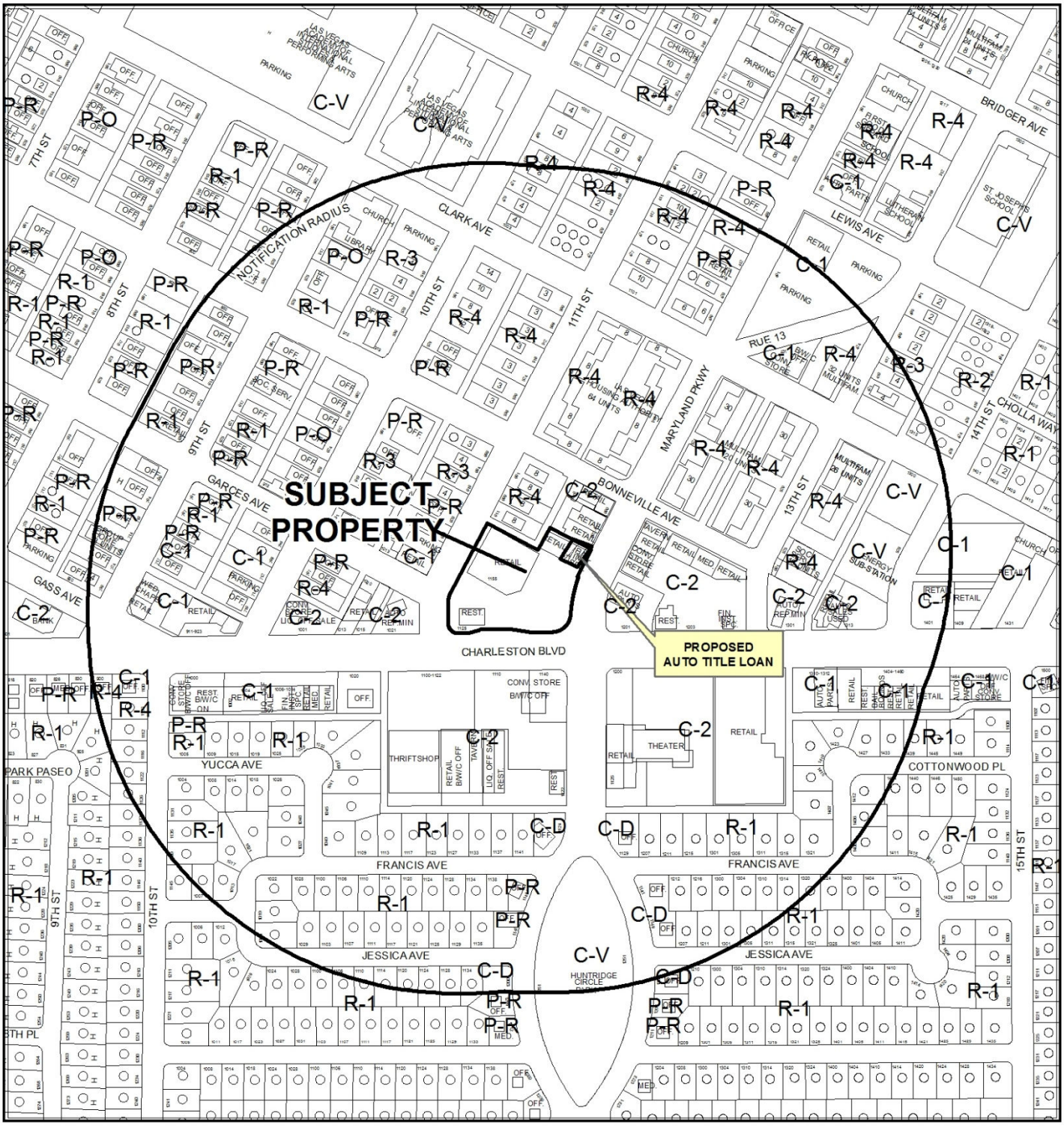
SUBJECT:
SUP-50314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW BUSINESS HOURS STARTING AT 7AM, TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND TO ALLOW A 92-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE A 1,000 FEET IS REQUIRED at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



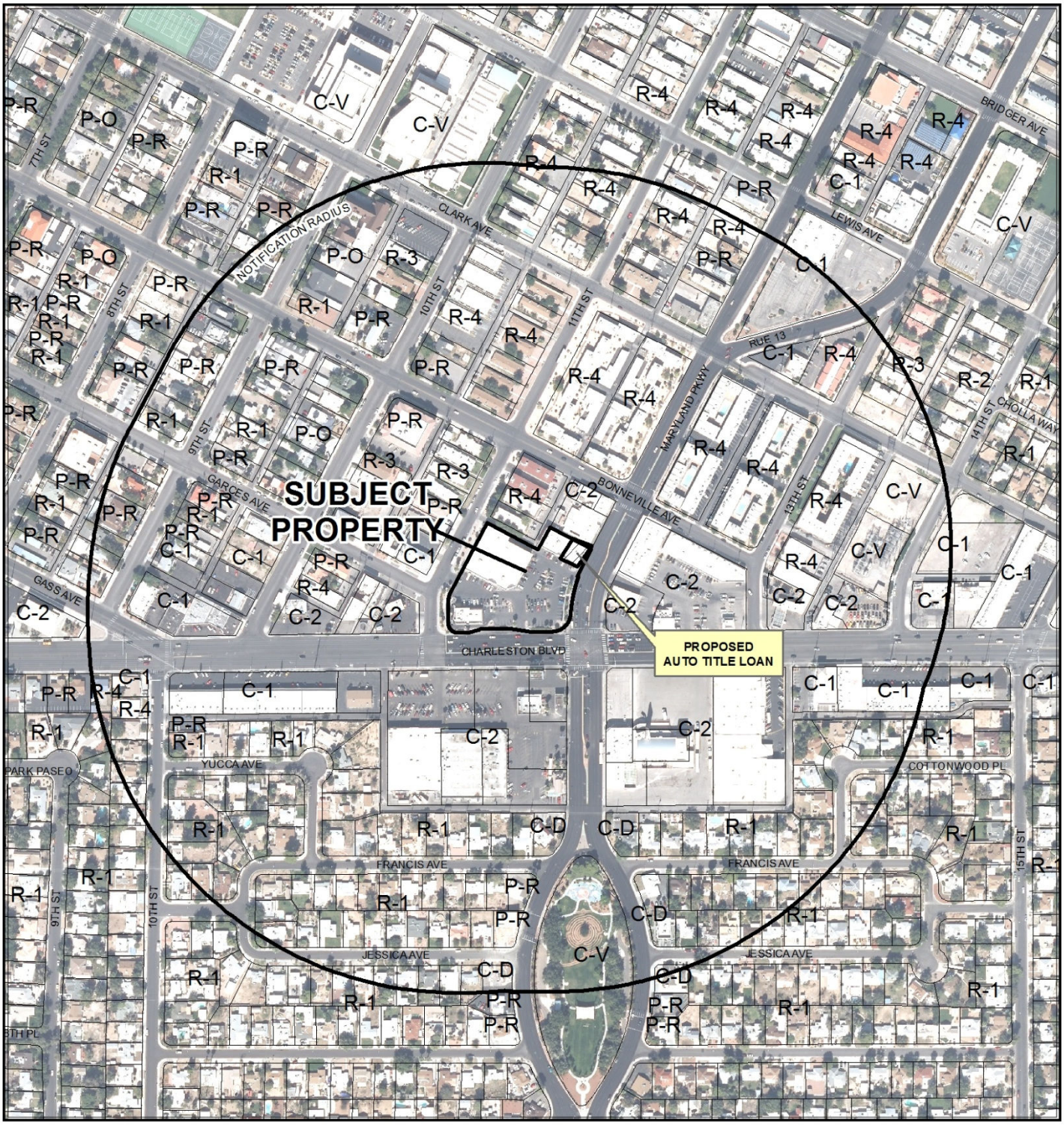
CASE: **SUP-50314**

RADIUS: 1000 FEET

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

0 300 600 Feet

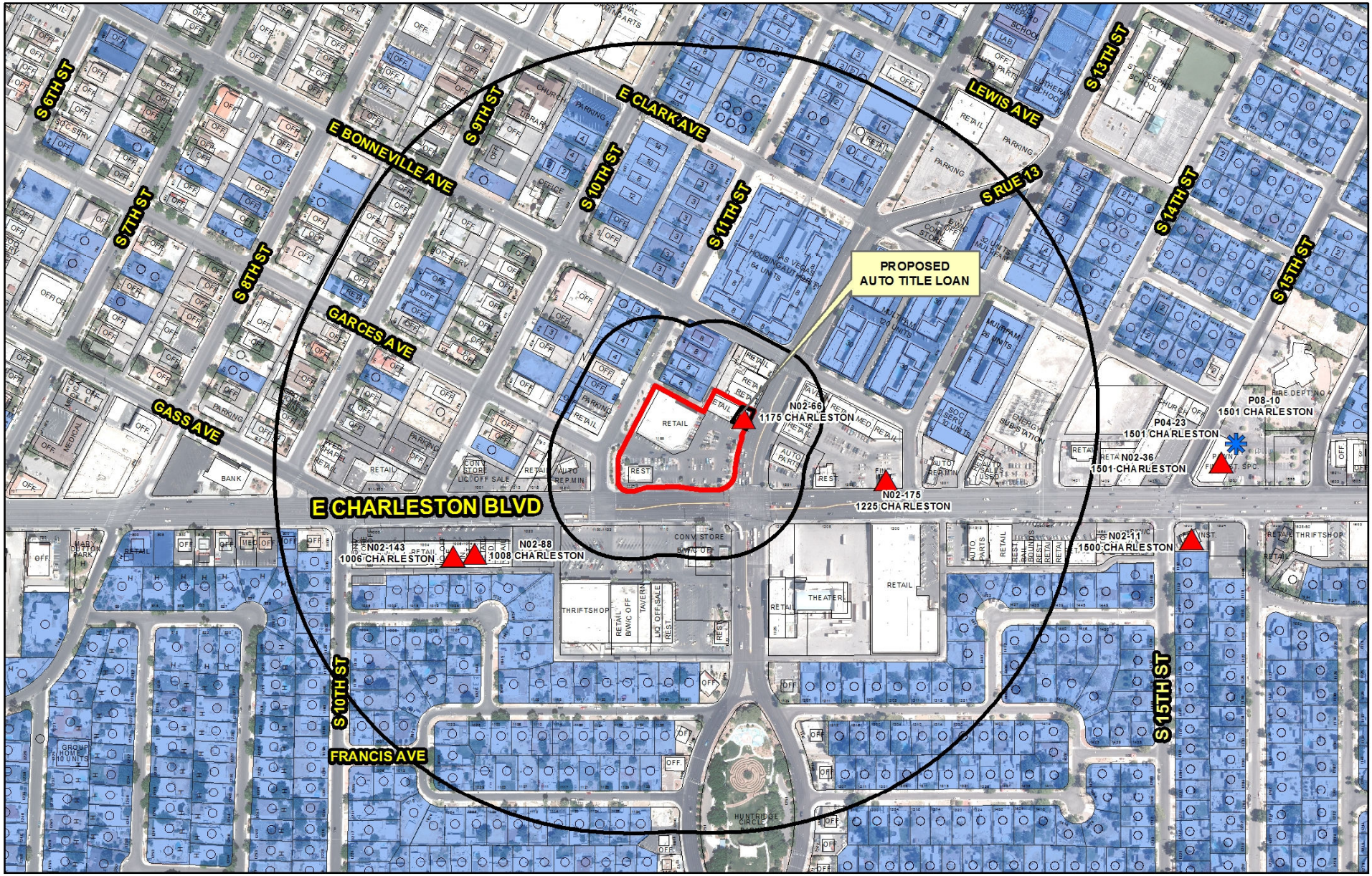
N



CASE: **SUP-50314**

RADIUS: 1000 FEET

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



SUP-50314

AUTO TITLE LOAN

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: Wednesday, July 31, 2013

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50314** APN: 139-34-801-002

Name of Property Owner: 99¢ Only Stores

Name of Applicant: Moneytree, Inc.

Name of Representative: Lionel Sawyer & Collins, c/o Jennifer Roberts

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

☐ Yes ☒ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

Signature of Property Owner: _____ 3/11/13

Print Name: Frank Schools

Subscribed and sworn before me

This 11th day of March, 20 13

_____

Notary Public in and for said County and State

CARLOS ORTIZ
Commission # 1982963
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2016

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit -- Auto Title Loan

Project Address (Location) 1175 East Charleston Boulevard, Suite 130

Project Name Moneytree **Proposed Use** Auto Title Loan

Assessor's Parcel #(s) 139-34-801-002 **Ward #** 3

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

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

Gross Acres 1.97 **Lots/Units** 3 **Density** _____

Additional Information _____

PROPERTY OWNER 99C Only Stores **Contact** _____

Address 4000 East Union Pacific Avenue **Phone:** _____ **Fax:** _____

City City of Commerce **State** CA **Zip** 90023

E-mail Address —

APPLICANT Moneytree, Inc. **Contact** Kari Harris

Address 6720 Fort Dent Way, Suite 230 **Phone:** (206) 246-3500 **Fax:** (206) 835-2635

City Seattle **State** WA **Zip** 98188

E-mail Address Kari.Harris@Moneytreeinc.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 671-2490

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* _____ 3/11/13

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

Print Name Frank Schools

Subscribed and sworn before me

This 11th day of March, 20 13.

_____

Notary Public in and for said County and State

CARLOS ORTIZ
Commission # 1982963
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2016

FOR DEPARTMENT USE ONLY

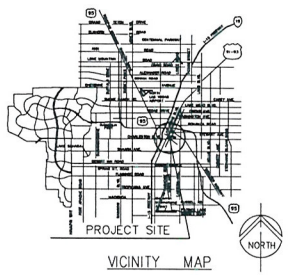
Case #	SUP-50314
Meeting Date:	9/10/13 PC
Total Fee:	$1030.00
Date Received:*	7/15/13
Received By:	M. Howe

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

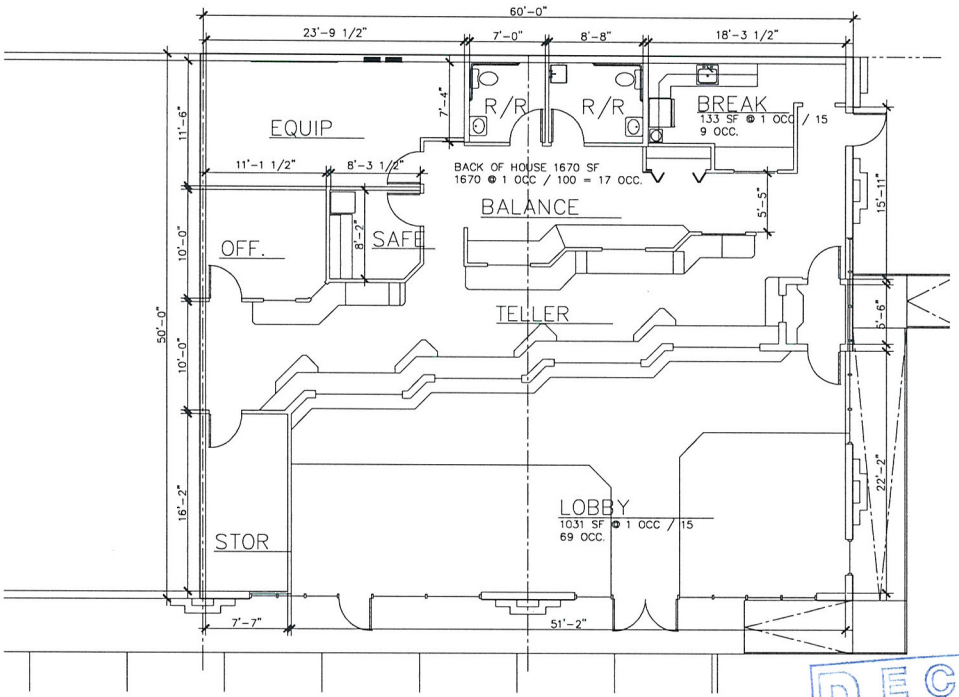
Revised 10/27/08

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

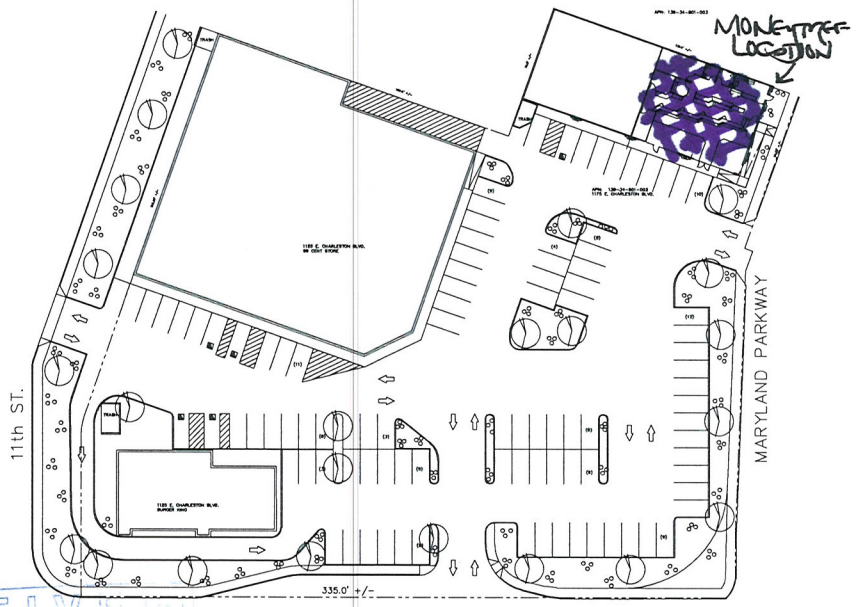
PROJECT INFORMATION	APN: 139-34-801-002	Zoning: C-2
Site Area:	1.97 Acres (+/- 81,972 SF)	
Total Tenant Area:	3,000 GSF	
Parking Required: (financial)	4/1,000 SF = 12 STALLS REQ'D	
Total Parking Provided:	93 STALLS W/ 5 HNDCP	
Parking Stall Dimensions:	9' X 18'	
Handicap Stall Size:	9' X 20'	
Lot Coverage:	3.6%	
Max Occupant Load:	101 Occupants	



VICINITY MAP



FLOOR PLAN
3/16" = 1'-0"



SITE PLAN
1" = 30'

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PLANNING & DEVELOPMENT

VAR-50315
SUP-50314

REVISIONS:

BAKER CONSTRUCTION

PATCO BUILDING SYSTEMS

E. 2711 SPRAGUE
SPOKANE WASHINGTON 99202
509-535-3668
FAX. 509-535-3720

PROJECT:
MONEY TREE INC.
maryland parkway #74
1175 e. charleston blvd, Ste 120
las vegas, nevada 89010

SITE and FLOOR PLAN

DATE:
JULY 15 2010

SHEET:
A-1

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA

300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

SAMUEL S. LIONEL
GRANT SAWYER (1918-1996)
JON R. COLLINS (1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
A. WILLIAM MAUPIN
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE

JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
SHAWN M. ELICEGUI
JOHN M. NAYLOR
WILLIAM J. McKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS
PEARL L. GALLAGHER

MICHAEL D. KNOX
MEREDITH L.MARKWELL
JENNIFER J. DiMARZIO
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI
KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN

MOHAMED A. IQBAL, JR.
MARK J. GARDBERG
JAMES B. GIBSON
JOHN D. TENNERT
MARLA J. DAVEE
STEVEN C. ANDERSON
RYAN A. ANDERSEN
KATHERINE L. HOFFMAN
VAR LORDAHL, JR
PHILLIP C. THOMPSON
AMY L. BAKER
JORDAN A. DAVIS
KENDAL DAVIS
SARA ALMO

OF COUNSEL
RICHARD J. MORGAN*
ELLEN WHITTEMORE

*ADMITTED IN CA ONLY

July 11, 2013

WRITER'S DIRECT DIAL NUMBER:
(702)-383-8946
jroberts@lionelsawyer.com

VIA HAND DELIVERY

Attn: Mike Howe, Planner II
Planning Department
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89101

RECEIVED
JUL 15 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

RE: ***Applications for Special Use Permit and Variance***

Dear Mike:

I am writing on behalf of Moneytree, Inc., in support of the applications for a special use permit and waivers to allow for the addition of auto title loan use to an existing Moneytree location at 1175 East Charleston, Suite 130 (APN #: 139-34-801-002), as well as for a parking variance to allow 98 spaces where 112 is required.

This location is in a C-2, General Commercial, zoning district. The addition of the auto title loan use would not adversely affect surrounding properties, as this is an operating store located at the intersection of two major commercial corridors, Charleston Boulevard and Maryland Parkway, and is surrounded by commercial uses. As the use is also consistent with the current financial institution, specified, operations that exist at the location, there would be no variable impact by the addition of auto title loans. Thus, Moneytree will continue to maintain its standard of operations, and the design, traffic generation, lighting, and noise at this location will remain the same. Moreover, the addition of the proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety.

The Moneytree at this location is part of an overall larger commercial complex. Thus, the parcel, which contains several businesses, is near an apartment complex. Although the parcel is located approximately 20 feet from residential, requiring a

VAR-50315
SUP-50314

waiver of about 180 feet, the Moneytree is actually separated from residential by an alleyway and does not face toward the nearest residential use.

Because this is a busy commercial area, Moneytree also requires a waiver of the separation restrictions between other financial institution, specified, uses. These businesses are already separated by the major thoroughfares of Maryland Parkway or Charleston Boulevard. As the Moneytree has been operating for nearly 10 years at this location, the addition of auto title loan use to an existing business does not cause the saturation concerns for new licenses.

As this Moneytree location is a grandfathered financial institution, specified, not subject to hours of operation restrictions, a limited waiver for the hours of operation is hereby requested. Currently, the business is open from 7:00 a.m. to 11:00 p.m. and Moneytree would like to continue operating with these hours. Rather than turning away auto title loan customers for the first hour of business, Moneytree asks for a waiver of the limitation on the hours of operation from 8:00 a.m. to 11:00 p.m. to allow for its current hours of operation to continue.

As an existing commercial shopping center, the current parking is limited to 98 spaces where 112 is required. Thus, Moneytree respectfully requests a parking variance to add the auto title loan use. Although the use normally requires 12 parking spaces, the company is not seeking to add additional square footage or building space. Rather, Moneytree is merely seeking to offer a new product to its existing services. Therefore, there will not be any strain on existing parking. Moreover, Moneytree will not be parking or storing vehicles at the site. There will continue to be plenty of parking for the center, which is never at full parking capacity even during the busiest operating hours.

Moneytree is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. There are other Moneytree locations within the City of Las Vegas that have been approved for the addition of auto title loan use. The company is an excellent corporate citizen that has contributed to local charitable organizations. Moneytree has also worked with the Nevada State Legislature during past sessions to enact regulations that prohibit predatory lending practices.

Even with an improving economy, banks are still reluctant to extend short-term loans. An auto-title loan allows customers seeking such financing the opportunity to obtain immediate, necessary funds while allowing the use of their vehicle to continue. Moneytree is looking to offer auto-title loans so that customers have the option of utilizing a variety of short-term loan that is most convenient to them.

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PLANNING & DEVELOPMENT

Because Moneytree is an existing establishment that is compatible with the surrounding area and the addition of the auto title use is consistent with the company's

VAR-50315
SUP-50314

current operations, the company respectfully requests a special use permit and approval of waivers to add auto title loan use, as well as a parking variance.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

VAR-50315
SUP-50314

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

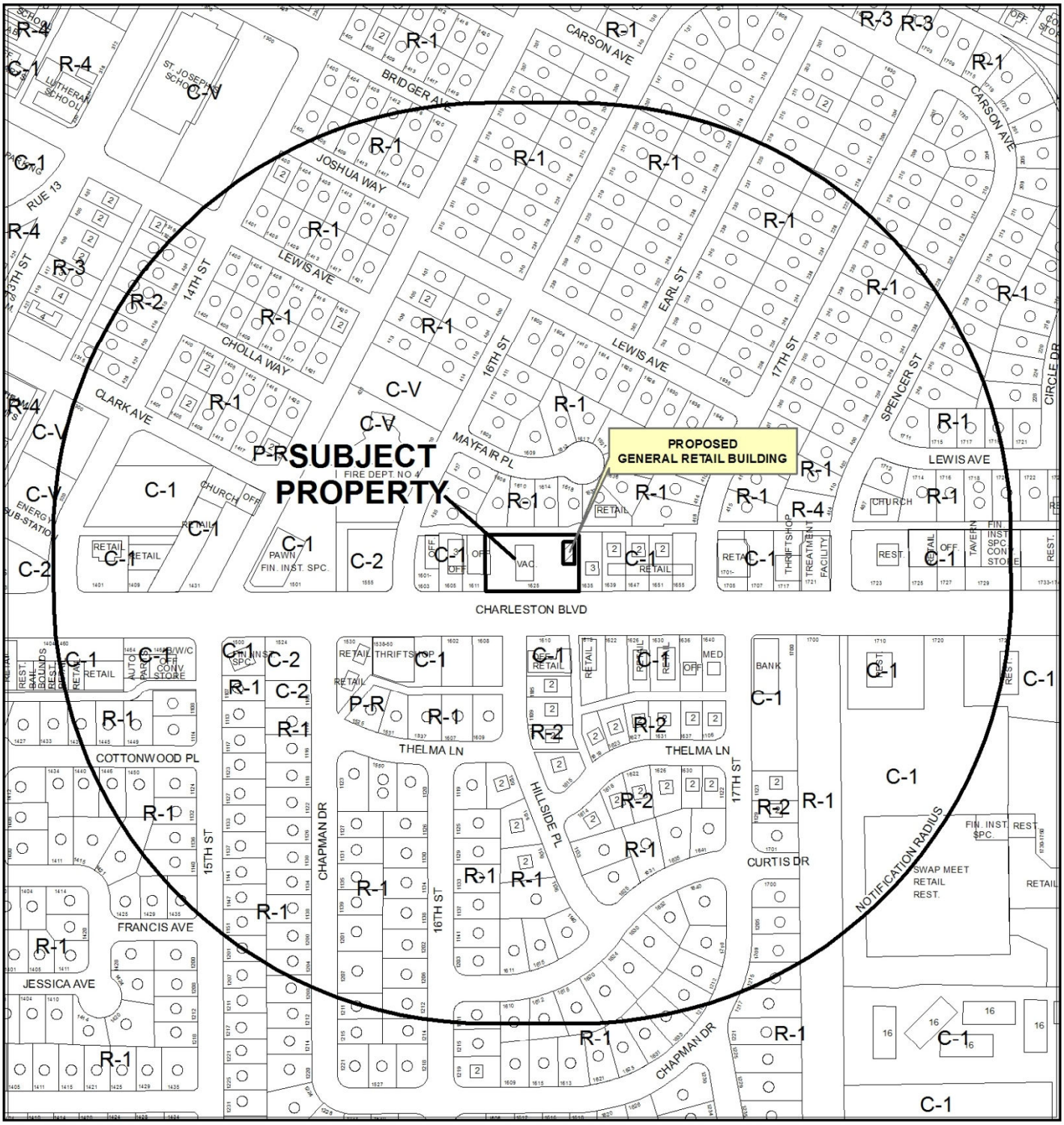
SUBJECT:
VAR-50418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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-50418 and SDR-50417
2. Conditions and Staff Report - VAR-50418 and SDR-50417
3. Supporting Documentation
4. Photos - VAR-50418 and SDR-50417
5. Justification Letter - VAR-50418 and SDR-50417



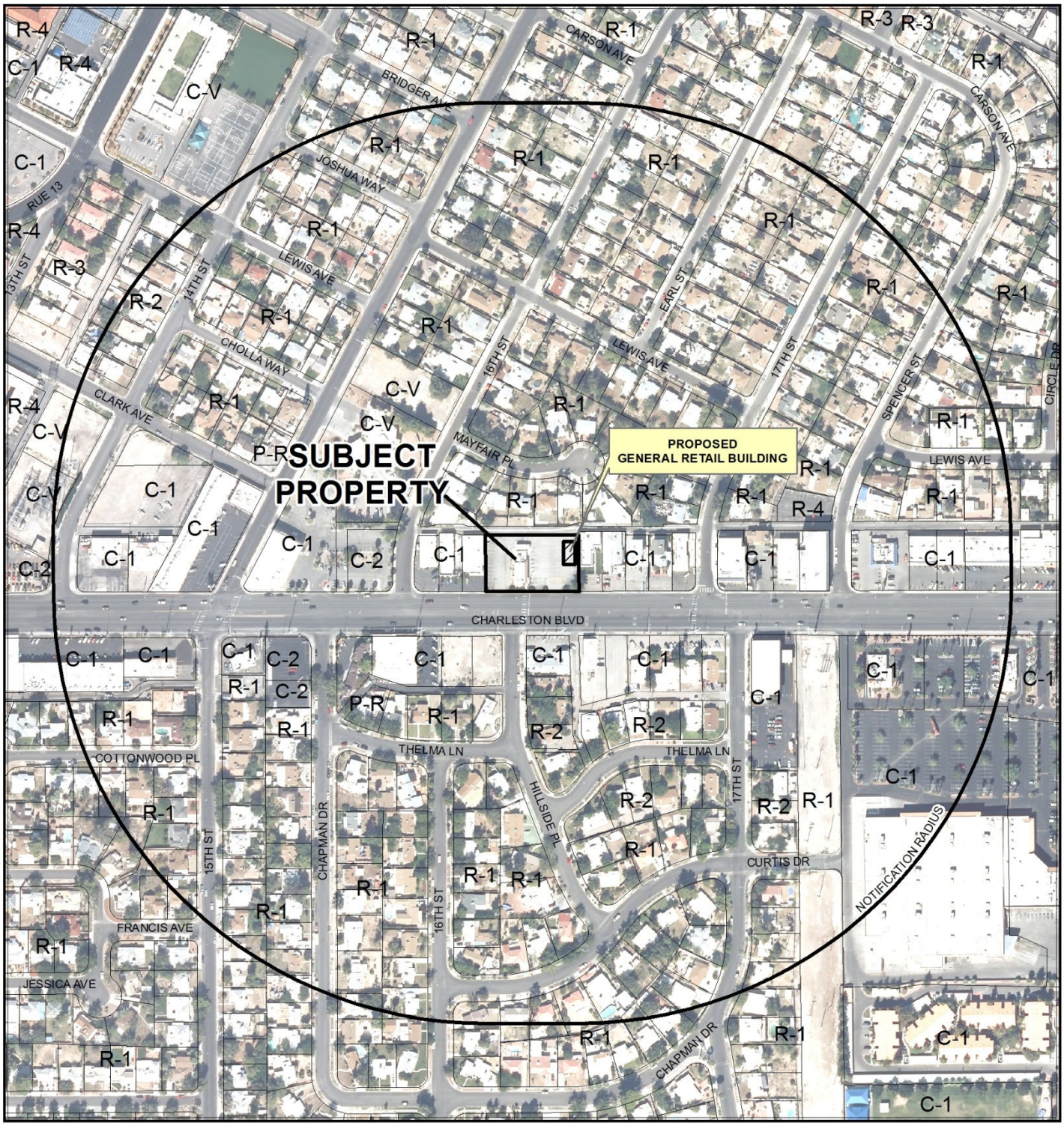
CASE: **VAR-50418 AND SDR-50417**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-50418 AND SDR-50417**

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-50418 APN: _____

Name of Property Owner: AMJAD RASHID

Name of Applicant: AMJAD RASHID

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: _____

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JUL 23 2013

Signature of Property Owner: _____

Print Name: AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013

_____

Notary Public in and for said County and State

State of Nevada
County of Clark

NOTARY PUBLIC
BRANDY BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUNE 24, 2016
No: 13-11139-1

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1625 East Charleston Blvd, Las Vegas, NV

Project Name Charleston Development **Proposed Use** _____

Assessor's Parcel #(s) 139-35-413-028 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4952 **Floor Area Ratio** 18%

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

Additional Information _____

PROPERTY OWNER AMJAD RASHID **Contact** 702-574-8997

Address 7737 Twin Tails St **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address AJRASHID@GMAIL.COM

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DAVID STRAIT **Contact** DAVID STRAIT

Address 1223 HEATHER OAKS WAY **Phone:** 702 239 1838 **Fax:** 642 4600

City North Las Vegas **State** NV **Zip** 89031

E-mail Address dave.dwstrait@Cox.net

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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 AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013.

Brandy R

Notary Public in and for said County and State

State of Nevada
County of Clark

Revised 10/27/08

FOR DEPARTMENT USE ONLY

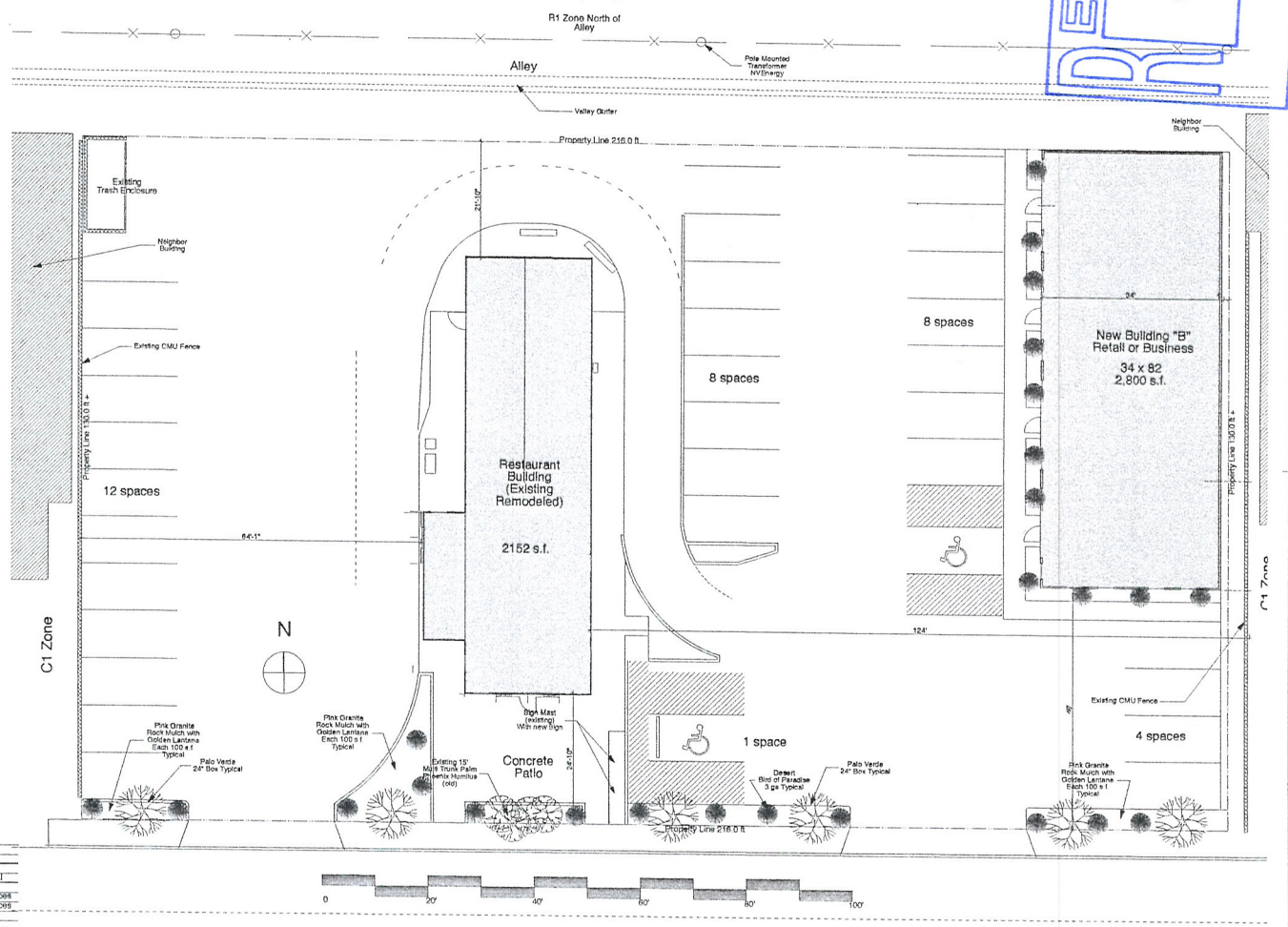
Case #	VAR-50418
Meeting Date:	9-10-13
Total Fee:	1030.00
Date Received:*	7-23-13
Received By:	

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

Restaurant Building Renovaton and New Building Addition

1625 E Charleston Blvd. Las Vegas, NV
Onwer: A. Rashid Tel. (702) 574-8997

Vicinity Map



Parking Calculation

Area & Parking Calculations							All	times	
		Area	Sub Tot Area	Parking Factor			Spaces required	Site Total
Clark County Title 30								
Restaurant Kitchen	s.f. =	1752	1752	200	s.f./space		9	spaces
Dining	s.f. =	400	400	50	s.f./space		8	spaces
			2152				17	
Retail	s.f. =	2800	2800	175	s.f./space		16	spaces
			4952				33	
				Title 30 Required Parking			33	spaces
				On-Site Provided Spaces			33	spaces
				Accessible spaces Required			1	space
				Accessible spaces Provided			2	spaces
Lot Size	1.83 Acre		84% 28080 s.f.					
	Total Building Floor Areas		4952					
	Percent Coverage		18%					
	1.83		4952.645	45088		425		152

Index

Drawing #	Subject
A0	Architectural Site Plan & Cover Sheet
A1	Restaurant Floor Plan
A1.1	Building "B" Floor Plan
A2	Restaurant Building Elevations
A2.1	Building "B" Elevations

RECEIVED JUL 23 2013

D. W. Strait
Architecture & Planning
#3941
dave.dwstrait@cox.net
Ph. 702.625.1828
Fax 702.645.8508

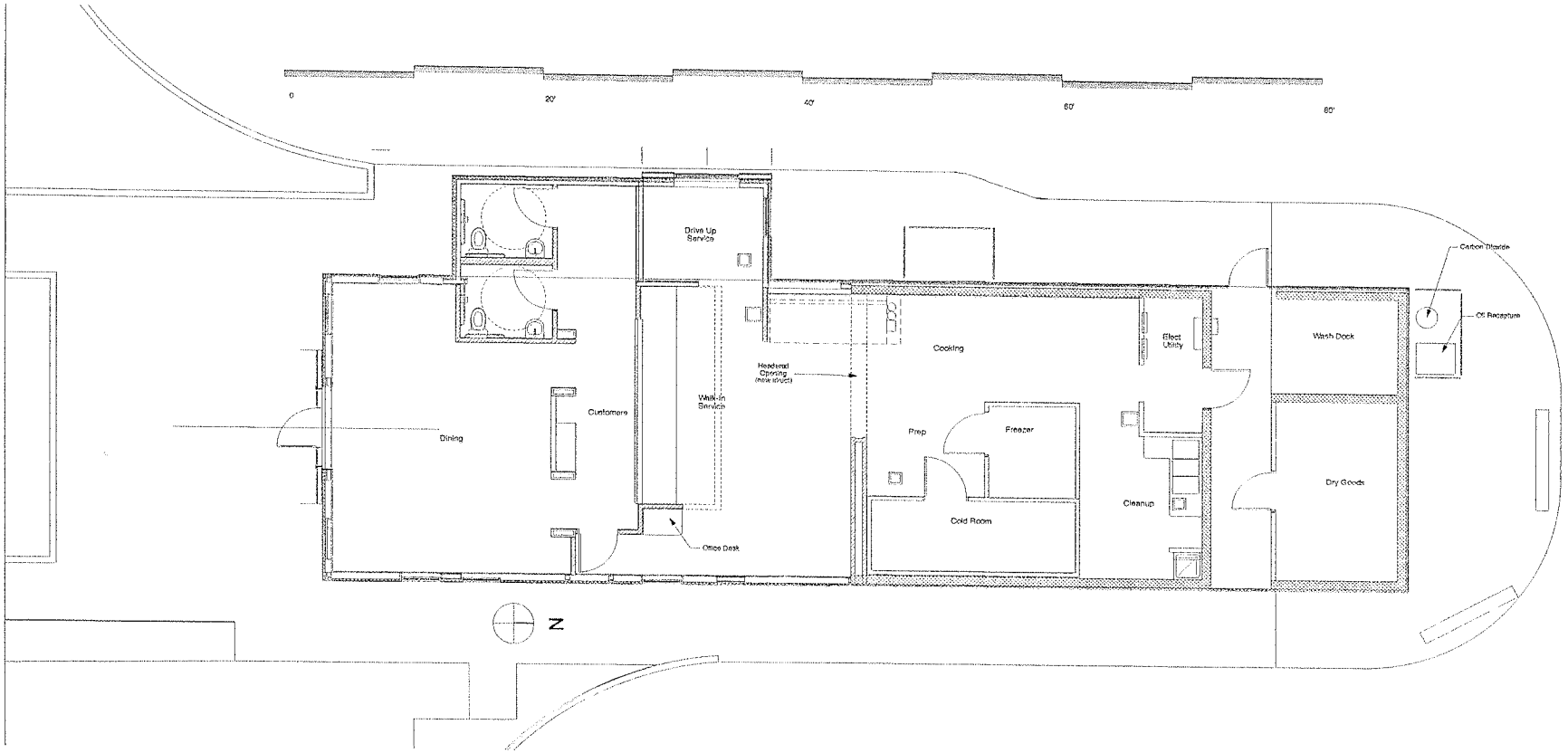
Church's Chicken
Building Renovation & Building Addition
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-028

Site Plan & Cover Sheet

Revisions

Date: 7/22/2013
Job: 1335
Drawn: DWS
Sheet: A0

VAR-50418
SDR-50417



Basic Floor Plan

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

D. W. Strait
Architecture & Planning
#2841
dwstraitwhoa.net
1223 Heather Glen Way
North Las Vegas, NV 89031
Tel. 702 229-1808
Fax 702 242-6000

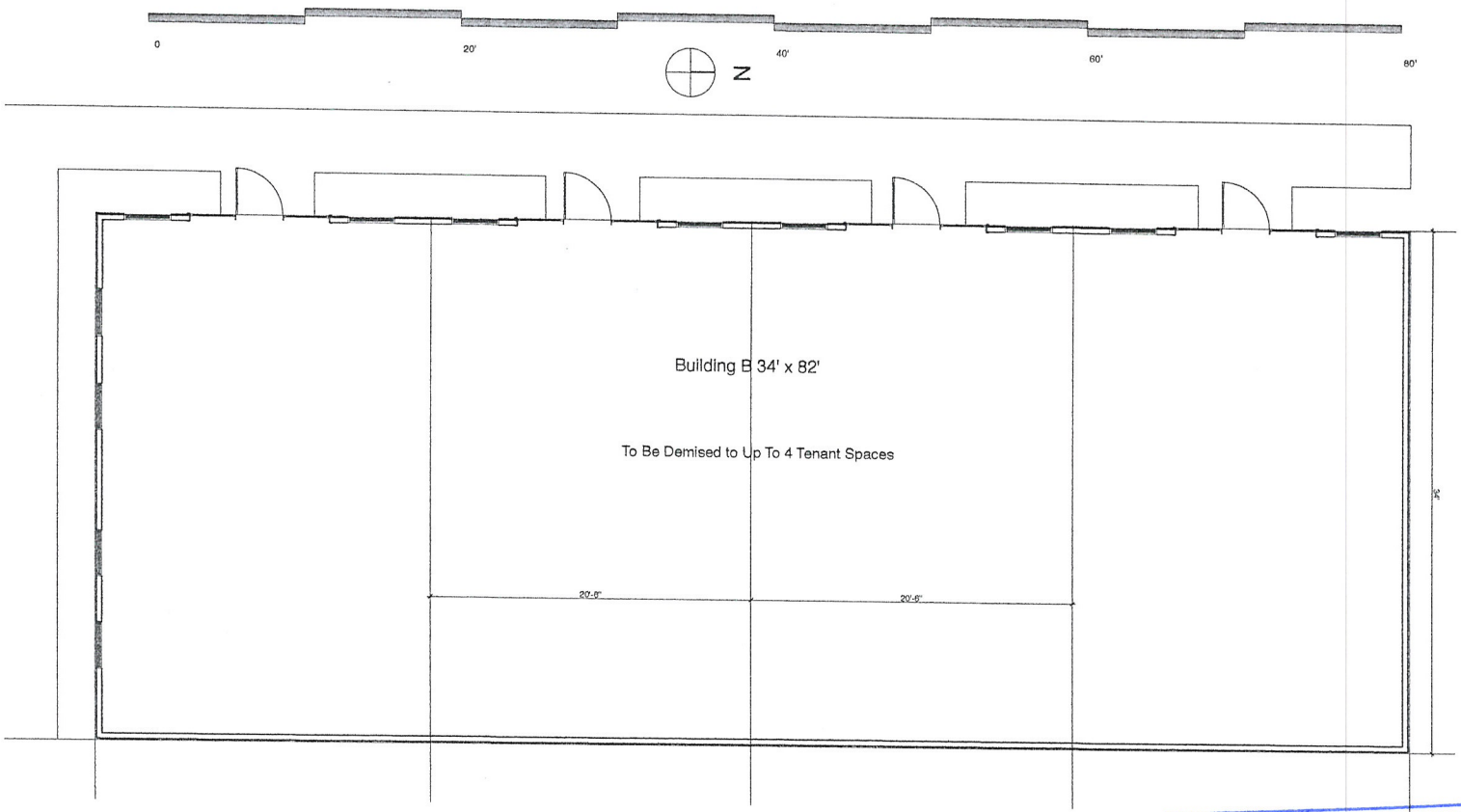
Church's Chicken
Building Renovation & Building Addition
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-029

Shell Floor Plan

Revisions

Date: 7/16/2013
Job: 1335
Drawn
Sheet
A1

VAR-50418
SDR-50417



Building B Plan

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

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JUL 23 2013

VAR-50418
SDR-50417

D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702.235-1838
Fax.702.942-9600

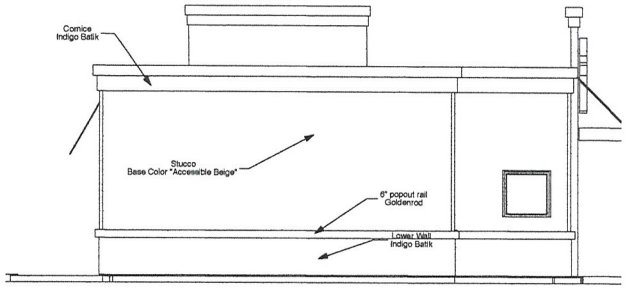
Church's Chicken
Building Renovation & Building Addition
1626 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-028

Building B Shell Plan

Revisions

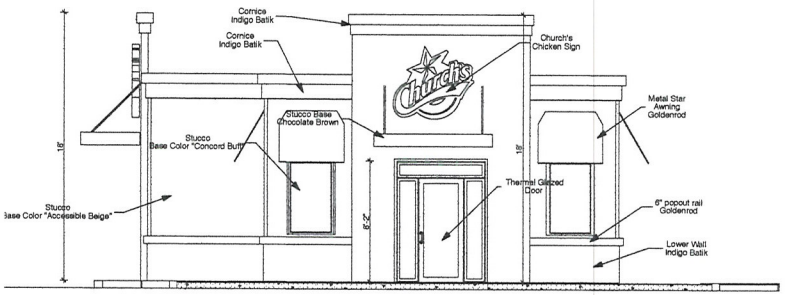
Date: 7/22/2013
Job: 1335
Drawn: DWS

Sheet:
A1.1



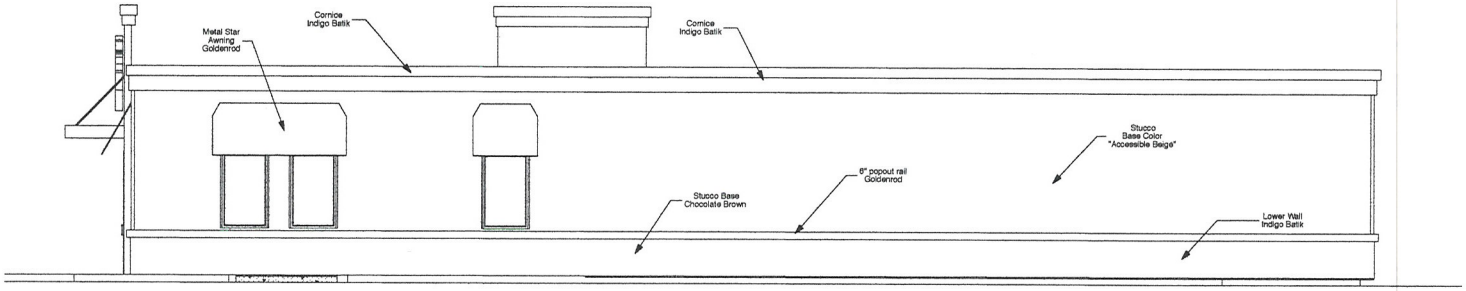
North Elevation

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



South Elevation

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



East Elevation

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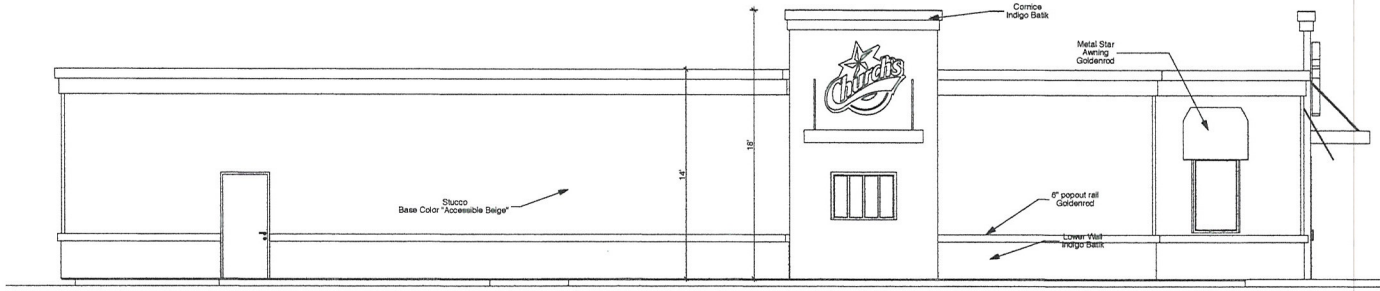


West Elevation

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

VAR-50418
SDR-50417

RECEIVED
JUL 23 2013

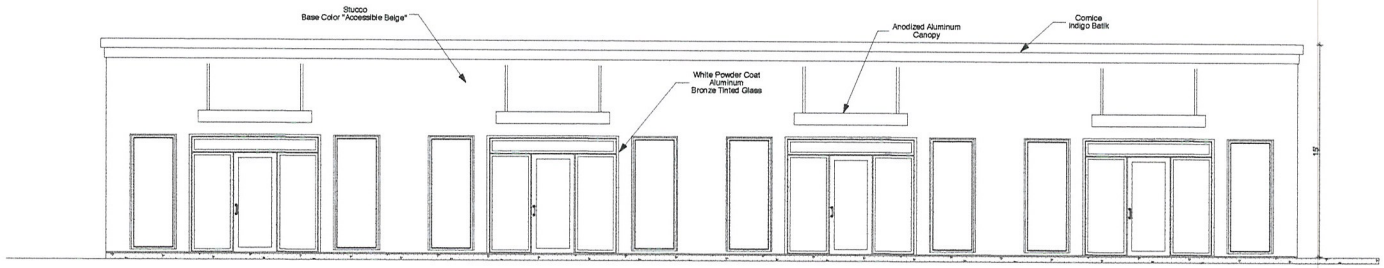
D. W. Strait
Architecture & Planning
#2941
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 229-1838
Fax 702 642-8900

Church's Chicken
Building Renovation
1625 E Charleston Blvd. Las Vegas, NV - APN 139-35-413-028

Retaurant Building Elevations

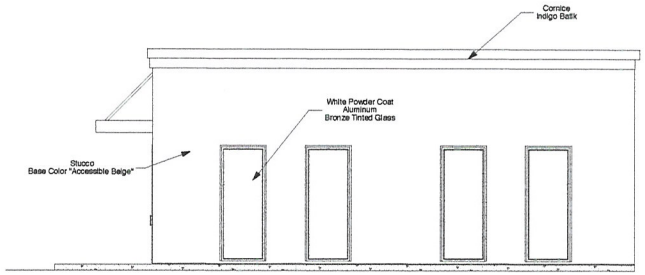
Revisions

Date: 7/16/2013
Job: 1335
Drawn: DWS
Sheet:
A2



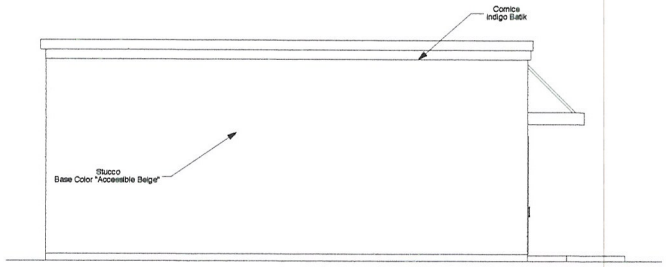
West Elevation

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



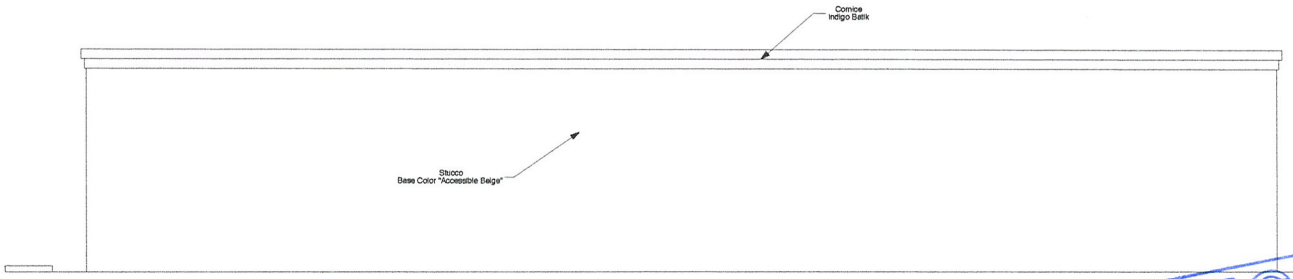
South Elevation

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



North Elevation

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



East Elevation

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

RECEIVED
JUL 23 2013
VAR-50418
SDR-50417

D. W. Strait
Architecture & Planning
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dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 229-1838
Fax. 702 642-6600

Church's Chicken
Building Renovation
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-029

Building B Elevations

Revisions

Date: 7/22/2013
Job: 1335
Drawn: DWS
Sheet:
A2.1

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: July 23, 2013

To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Request for Site Development Design Review (SDR) and
Variance of Site Development and Landscape standards
Parcel 139-35-413-028 - 1625 E Charleston

Request
We request a design review of our proposal to renovate a previous fast food restaurant and add a new retail tenant shell building of approximately 2800 sf in area. The former Arby's restaurant will be completely renovated and transformed into a Church's Chicken restaurant. This will include linking the front and back buildings together under a common roof, thereby making one restaurant building that is 2,152 sq. ft. in size. The new building 2800 sq. ft. in size will be added to the site to allow full use of the land as a home to small businesses.

Variances
1. Accept Proposed landscaping in lieu of development standards for parking lots and buffering.

2. Waive side yard setbacks for the new building to allow the new building to be immediately beside the present zero setback building existing on our east property line.

Justification
Renovation of this property and adding a up to four new businesses will stimulate a renewal for this area. The new fried chicken franchise will occupy the same basic structure that was first built here in 1968.

The new building will accommodate either professional offices or retail shops. There is sufficient parking capacity to support either of these occupancies. Either of these occupancies will both provide and attract customers to our restaurant.

Variance to the side yard setback is needed to fit the new building on the site and also provide adequate parking. The requirement for a side yard is inconsistent with the existing configurations on properties both east and west where neighboring buildings abut the property line. Our proposal matches the configuration granted to our eastern neighbor. Further, creating a side yard serves no practical purpose since it would be hidden from view between the backs of two neighboring buildings. While it would be an attractive haven for homeless squatters, it would only be a nuisance to our tenants and neighbors.

Variance to landscaping is needed to allow sufficient traffic movement constrained by the present position of the existing building while preserving the landscaping that exists at the Charleston street front.

Green Building
We propose no construction that is harmful to the environment in either use or manufacture. The building will meet current energy codes.

Bicycle Parking
We can easily include parking space for bicycles within on our site.

Connectivity

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JUL 23 2013
VAR-50418
SDR-50417

Justification Letter - Planning Action
Parcel 139-35-413-028

This is a stand-alone site with no ties of dependency on other parcels except by existing sidewalks and streets.

Pedestrian Access
This is not intended as an urban village project, however it may be accessed easily by pedestrians who may live nearby or by those arriving by public transit or from nearby businesses.

Sustainable Construction
Our new building will consider state of the art sustainable principles. The renovated restaurant will utilize modern systems, but the basic structure will not be dramatically changed.

Electric Vehicle Charging
We have not provided any vehicle charging at this time.

Summary,
The existing building and site are presently not habitable. It has been vacant for several years. We will transform it into a modern and attractive commercial site where daytime business provides a far better neighbor to the local businesses than they have today.

We are willing to make the investment required to convert this to a modern fast food establishment with new commercial tenant businesses.

Submitted on behalf of the property owner,

D.W. Strait
Architect 2841

VAR-50418
SDR-50417

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
SDR-50417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50418 - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG PORTIONS OF THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50417 APN: _____

Name of Property Owner: AMJAD RASHID

Name of Applicant: AMJAD RASHID

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
JUL 23 2013

Signature of Property Owner: _____

Print Name: AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013

_____

Notary Public in and for said County and State

State of Nevada
County of Clark

NOTARY PUBLIC
BRANDY BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUNE 30, 2016
No: 13-11135-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1625 East Charleston Blvd, Las Vegas, NV

Project Name Charleston Development **Proposed Use** _____

Assessor's Parcel #(s) 139-35-413-028 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4952 **Floor Area Ratio** 18%

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

Additional Information _____

PROPERTY OWNER AMJAD RASHID **Contact** 702-574-8997

Address 7737 Twin Tails St **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address AJRASHID@GMAIL.COM

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DAVID STRAIT **Contact** DAVID STRAIT

Address 1223 HEATHER OAKS WAY **Phone:** 702 239 1838 **Fax:** 642 4600

City North Las Vegas **State** NV **Zip** 89031

E-mail Address dave.dwstrait@cox.net

RECEIVED JUL 23 2013

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 AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 20 13.

Brandy R

Notary Public in and for said County and State

State of Nevada
County of Clark

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50417
Meeting Date:	9-10-13
Total Fee:	1030 00
Date Received:*	7-23-13
Received By:	

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

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

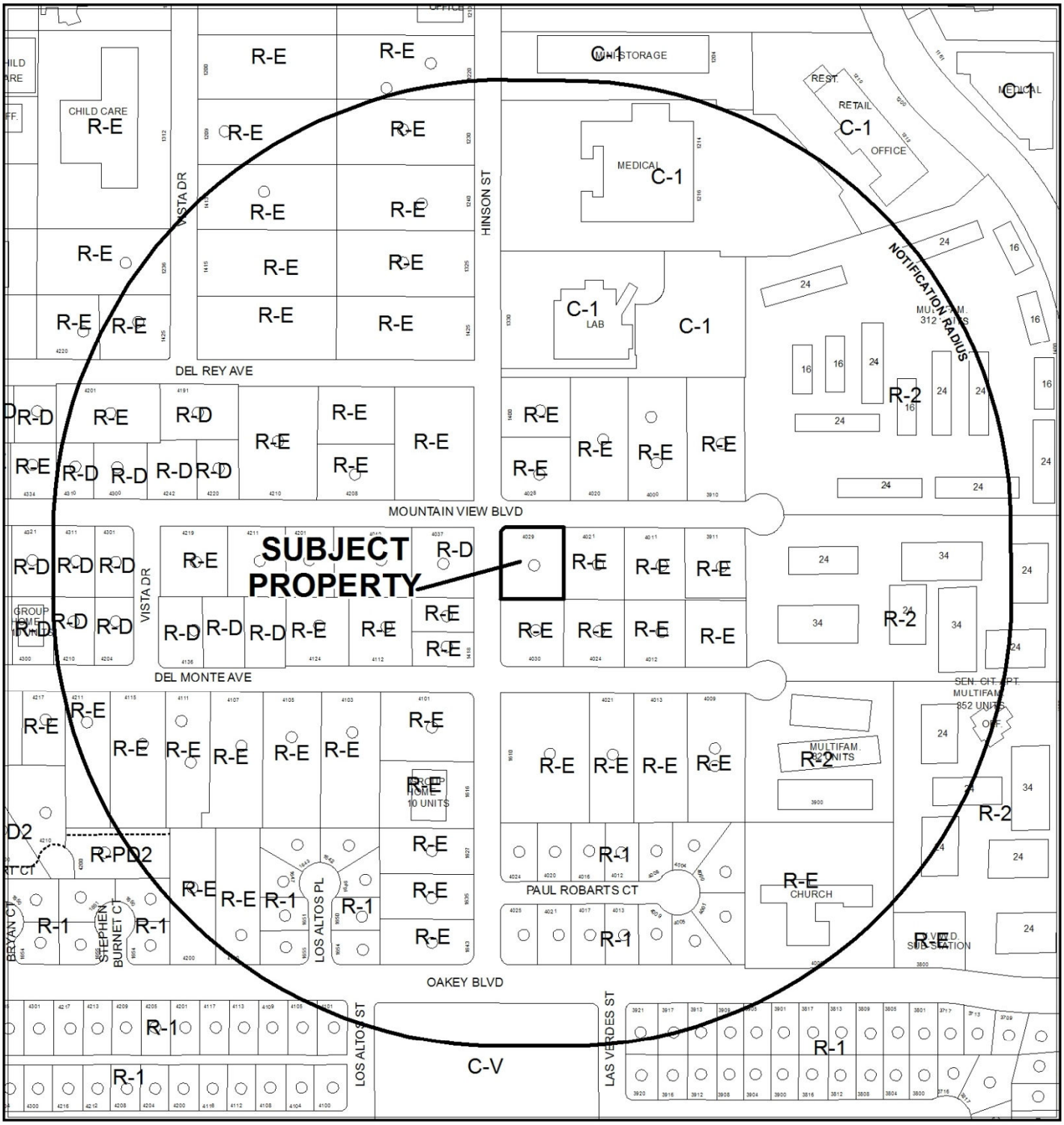
SUBJECT:
VAR-50463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH NOLD - For possible action on a request for a Variance TO ALLOW A 7.5-FOOT TALL WALL/FENCE IN THE FRONT YARD WHERE A MAXIMUM WALL HEIGHT OF FIVE FEET IS ALLOWED on 0.52 acres at 4029 Mountain View Boulevard (APN 162-06-603-001), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



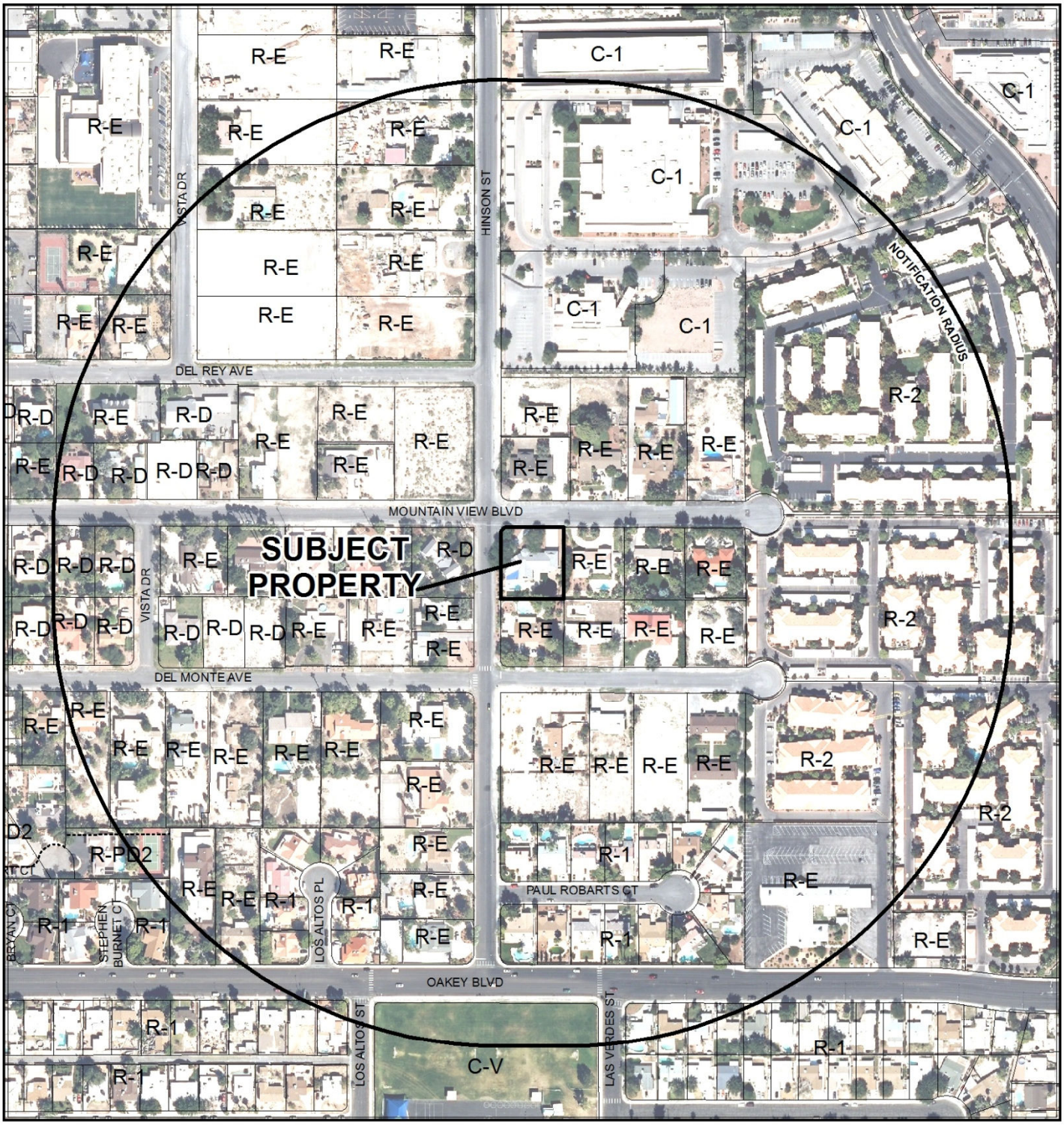
CASE: **VAR-50463**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet

N



CASE: **VAR-50463**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50463** APN: 162-06-603-001

Name of Property Owner: Joseph T. Nold

Name of Applicant: Joseph T. Nold

Name of Representative: Joseph T. Nold

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 T. Nold

Subscribed and sworn before me

This 23 day of July, 2013

_____

Notary Public in and for said County and State

LORI-LYNNE K. CRUZ
Notary Public-State of Nevada
APPT. NO. 05-99914-1
My App. Expires August 25, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for 7.5 ft Wrought Iron Fence

Project Address (Location) 4029 Mountain View Blvd. Las Vegas 89102

Project Name Nold Residence **Proposed Use** _____

Assessor's Parcel #(s) 162-06-603-001 **Ward #** 1 - Tarkanian

General Plan: existing Rural proposed None **Zoning:** existing R-E proposed none

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

Gross Acres 0.52 **Lots/Units** _____ **Density** _____

Additional Information Variance requested for 7'6" fence

PROPERTY OWNER Joseph T. Nold **Contact** Joseph T. Nold

Address 4029 MountainView Blvd. **Phone:** (702) 523-5470 **Fax:** (702) 383-6051

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

E-mail Address noldj@cox.net

APPLICANT Joseph T. Nold **Contact** Joseph T. Nold

Address 4029 Mountain View Blvd. **Phone:** (702) 523-5470 **Fax:** (702) _____

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

E-mail Address noldj@cox.net

REPRESENTATIVE Self-same as above **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 Joseph T. Nold

Subscribed and sworn before me

This 23 day of July, 20 13.

_____

Notary Public in and for said County and State

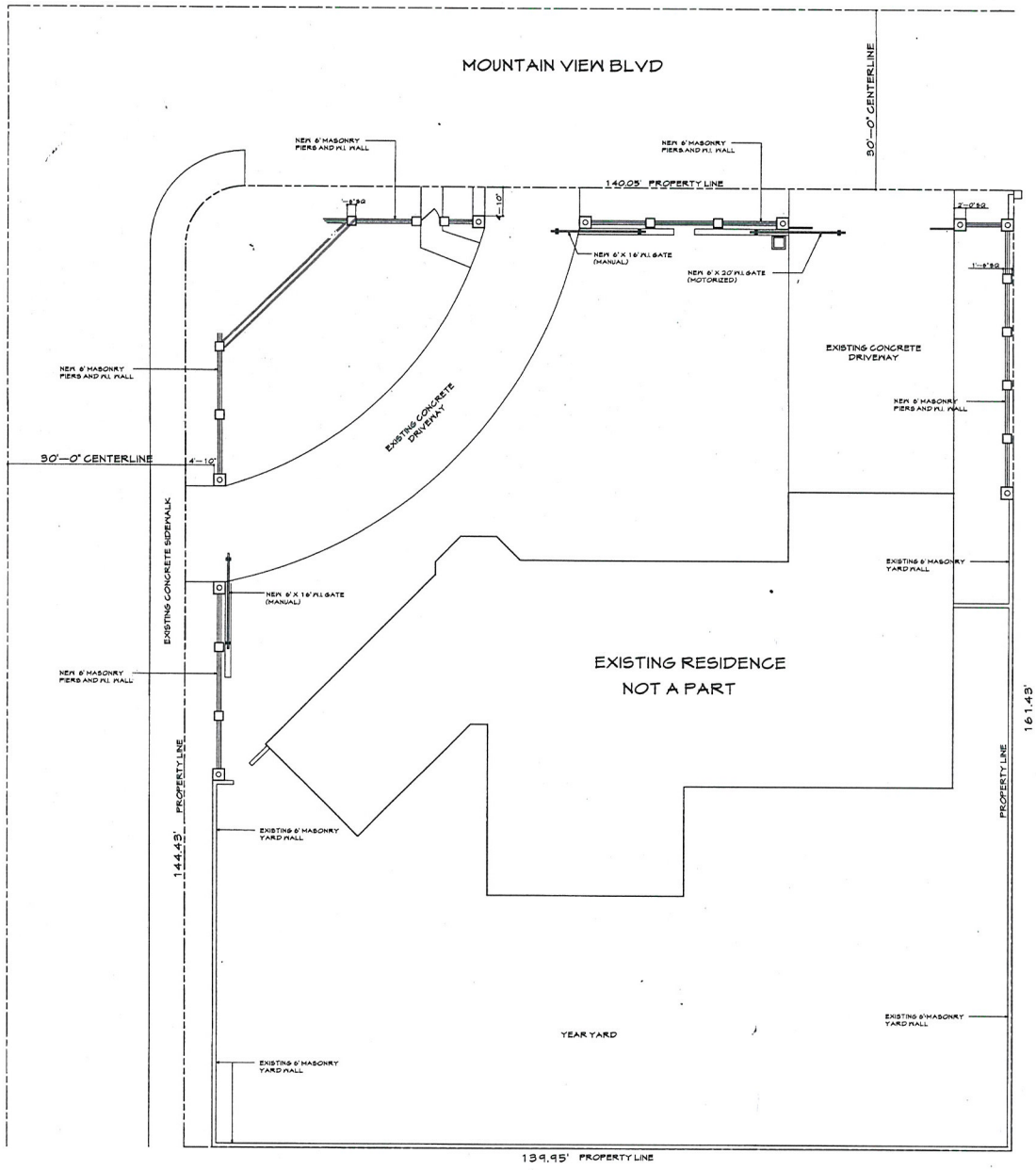
LORI-LYNNE K. CRUZ
Notary Public-State of Nevada
APPT. NO. 05-99914-1
My App. Expires August 25, 2013

FOR DEPARTMENT USE ONLY

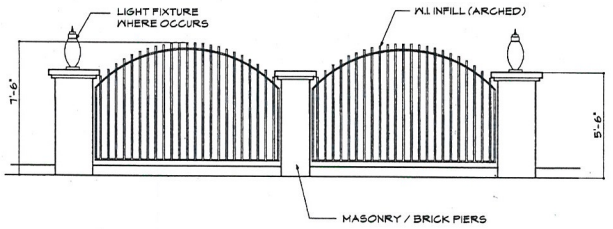
Case #	VAR-50463
Meeting Date:	9/10/PC
Total Fee:	$830.00
Date Received:*	7/25/13
Received By:	

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

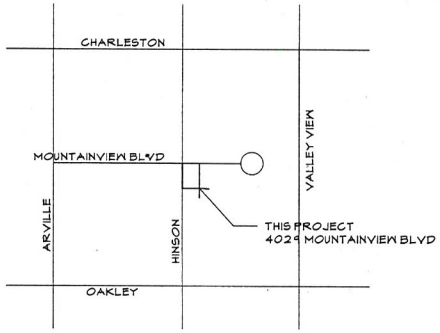
Revised 10/27/08



SITE PLAN
1/8" SCALE



FENCE ELEVATION



VICINITY MAP
NORTH

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VAR-50463

SHEET INDEX	
A-1	ARCHITECTURAL SITE PLAN NEW FRONT YARD WALL AND GATES
E-1	ELECTRICAL SITE PLAN

RICHARD P. THRELFALL & ASSOCIATES
No. 2796
STATE OF NEVADA

NOLD RESIDENCE
FRONT WALL & GATES
4029 MOUNTAIN VIEW BLVD
SITE PLAN

REVISIONS
1
2
3
4

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RICHARD P. THRELFALL ARCHITECT, INC.
6512 WEST DIABLO DRIVE
LAS VEGAS, NEVADA 89118
(702) 388-0716 VOICE
(702) 873-3717 FAX
RPTARCH@COX.NET

A-1

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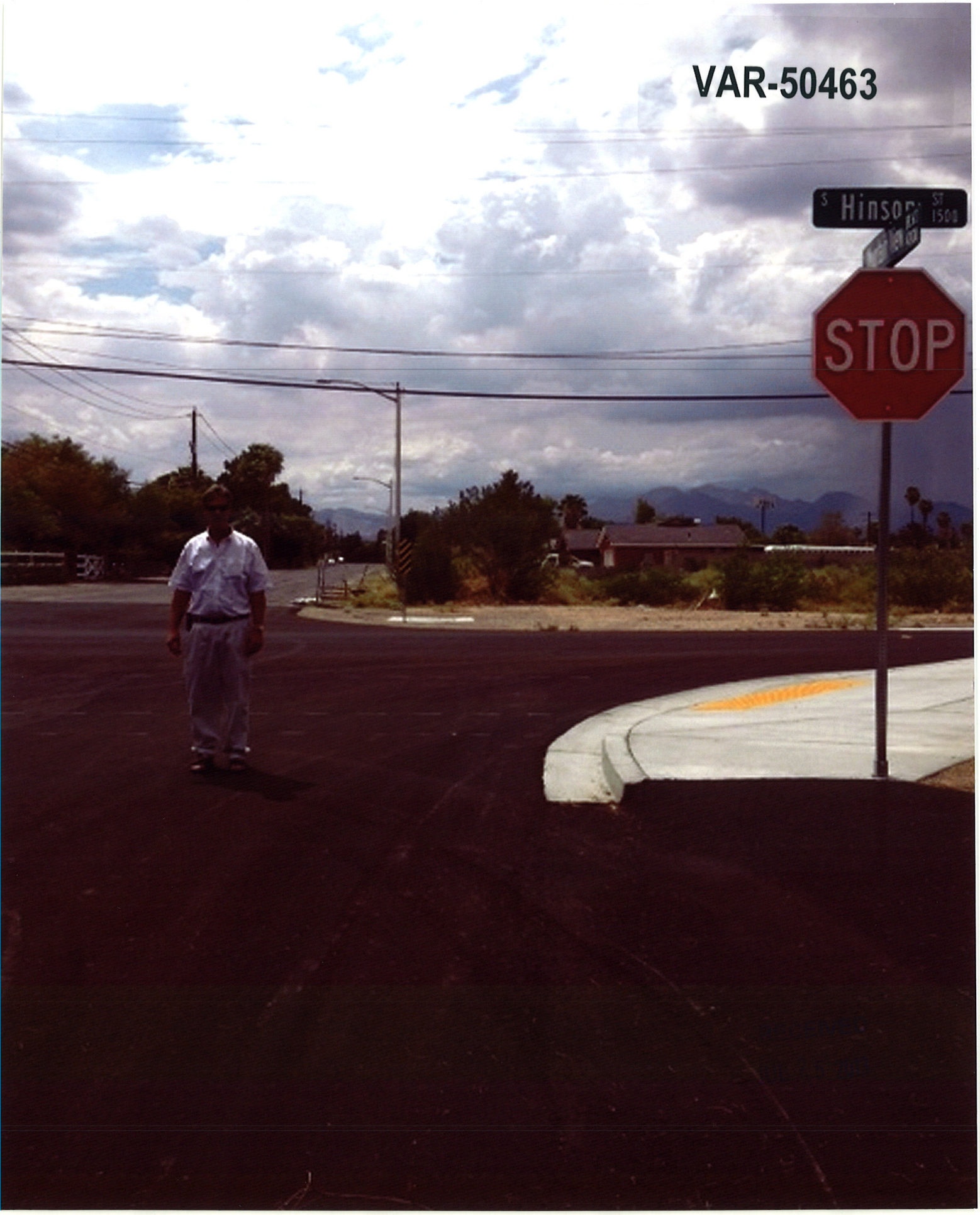
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STOP

VAR-50463
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JUL 25 2013

Joseph T. Nold
4029 Mountain View Blvd.
Las Vegas, Nevada 89102
Phone (702) 523-5470
July 2, 2013

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

RE: Variance Application for Wrought Iron Fence
4029 Mountain View Blvd. Las Vegas, Nevada 89102

To Whom It May Concern:

The purpose of this letter is to provide justification for my application to obtain a variance to erect a wrought iron fence around the perimeter of the front of my residence located at 4029 Mountain View Blvd., Las Vegas, Nevada 89102.

I am respectfully requesting that this variance application be granted due to the following reasons:

1. Aesthetics. The fence that is currently along the west side of my property, which is considered a portion of the front yard due to the fact that I have a corner lot, is approximately seven feet high. This west side wall is a solid block wall that appears to have been on the property since at least 1989.

2. Security for Property. Since I purchased the home on April 15, 2013, I have had my trash can stolen from the front yard, a water hose and nozzle from the front yard, as well as a pool cleaning "basket" that was attached to a pool from the backyard. Although I have been keeping my exterior lights on, I have on one occasion had to chase someone from my backyard. The intruder jumped over the five foot section of the wall that connects the west side wall to the home.

3. Security for my Father. I purchased this home to take care of my father who is in ailing health, noting that he has had multiple surgeries and is 77 years of age. It is of the utmost importance for myself to have the peace of mind to be able to function at my job knowing that my father is safe and secure within the home. My father likes to sit outside on a chair and enjoy the night air. I would have concerns that an intruder may come across this ailing, fragile man.

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JUL 25 2013
City of Las Vegas
Department of Planning

VAR-50463

4. Change of neighborhood. I have looked at other homes within 400 yards of my home and have found at least four others with a fence of similar style and dimensions as the one which I am requesting the variance for. There can be no delicate way to put this; this is a spotty neighborhood with some very nice homes and with some not so very nice homes. In light of the fact that the purchase price for my home was $395,000.00, and the fact that the cost of the proposed fence exceeds $45,000.00, my residence would be considered a nicer home.

5. Property Value(s). The fence that I am requesting to build will (I believe) increase the value of both my home and the homes in my neighborhood. As shown by the plans and color photos that will be submitted following this Pre-Application letter, the fence is of the highest quality as to the wrought iron and the matching of the column bricks with the bricks on the home.

The fence that I intend to install has columns that are approximately 16 inches by 16 inches by 5 feet 6 inches high. The columns will have bricks to match the bricks on the home. The columns are spaced out at approximately 10 feet apart. In between each column will be two rows of house bricks (approximately 6 inches high) that will also match the bricks on the home. In between the columns and sitting on top of the two inch brick "foundation" will be the wrought iron fence pieces. The wrought iron will arc from approximately 6 feet minimum height to a maximum height of 7 feet 6 inches. Additionally, there will be three driveway gates that are on rollers and made out of wrought iron and will match the wrought iron fencing in between the columns. There will also be a man gate near the mailbox which will have an intercom system and a push button system for entry. The man gate will also be made out of wrought iron and will match the wrought iron fencing. Finally, as to the construction of the fence, there will be appropriate lighting on the top of several of the columns.

The fence will have a set back of approximately 40 inches. This set back is determined due to the fact that the current west wall has a set back of 40 inches from the sidewalk. This set back will be maintained along the west side and the north side of the property. Additionally, in between the sidewalk and the current west wall is gravel that is yellowish in color. It is my intent to match this particular gravel for the set back along the west and north sides of the property.

Regarding the regulations requiring non-obstructing fences with proper views, the size of the wrought iron portion of the fence will extend from six inches off the ground to the entire height ending at approximately 7 feet 6 inches.

Finally, I believe that it is important to note that I am very motivated in maintaining and increasing the aesthetics and value of the neighborhood. For example, there are currently plants between the sidewalk and the west wall of my property and my neighbor directly behind me (to the south). There are approximately 25 plants in this area. These plants are connected to my sprinkler system. I feel that it is important to improve the aesthetic value of the neighborhood even if it is outside of my property line.

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JUL 2 5 2013

City of Las Vegas
Department of Planning

VAR-50463

The approval of this variance application would be greatly appreciated. If you have any questions or concerns, please do not hesitate in calling.

Kindest Regards,

Joseph T. Nold

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JUL 25 2013

City of Las Vegas
Department of Planning

VAR-50463

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

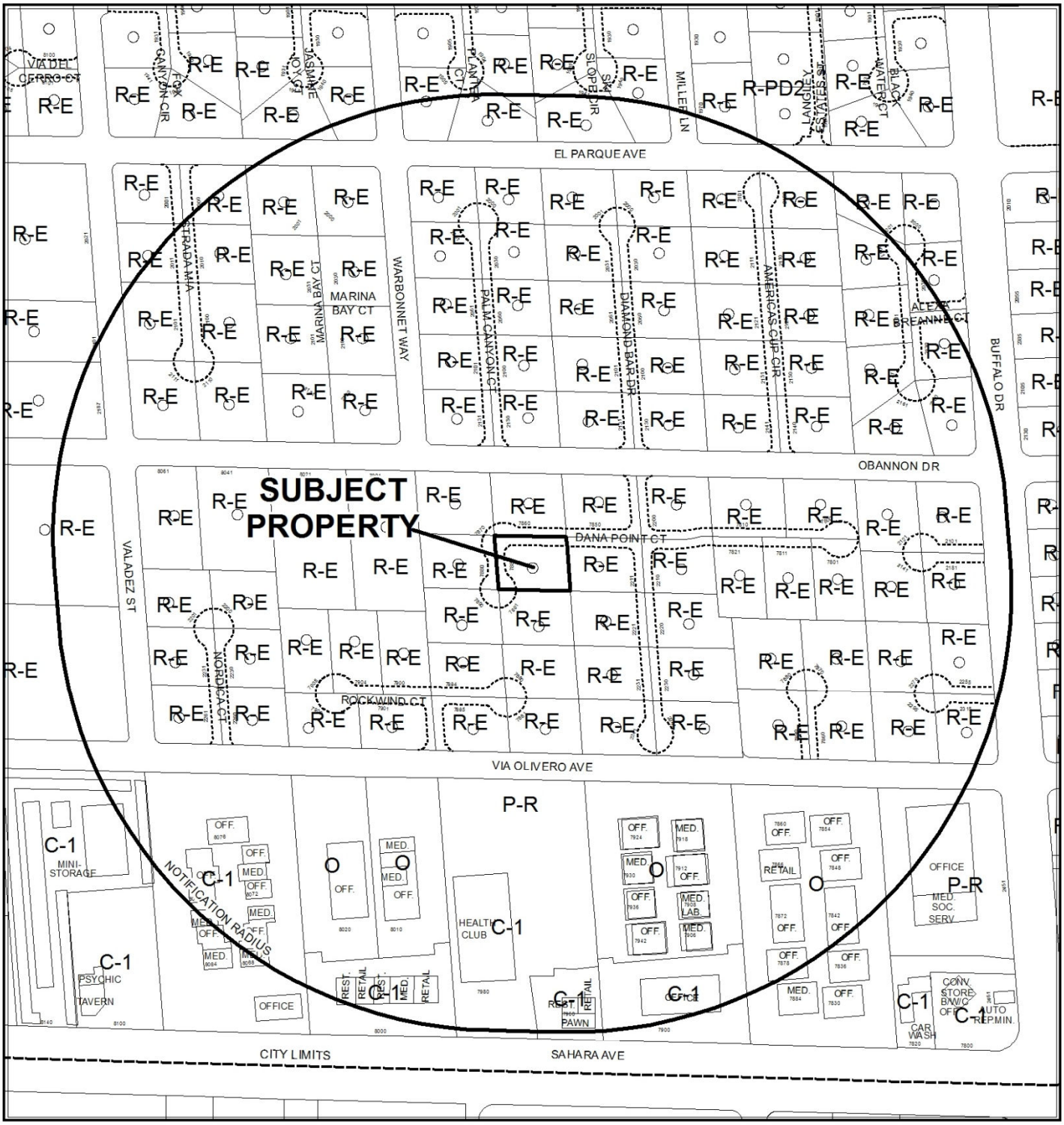
SUBJECT:
VAR-50486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES M AND GLENDA L MORGAN - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE AND REAR SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GAZEBO) on 0.46 acres at 7881 Dana Point Court (APN 163-04-811-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



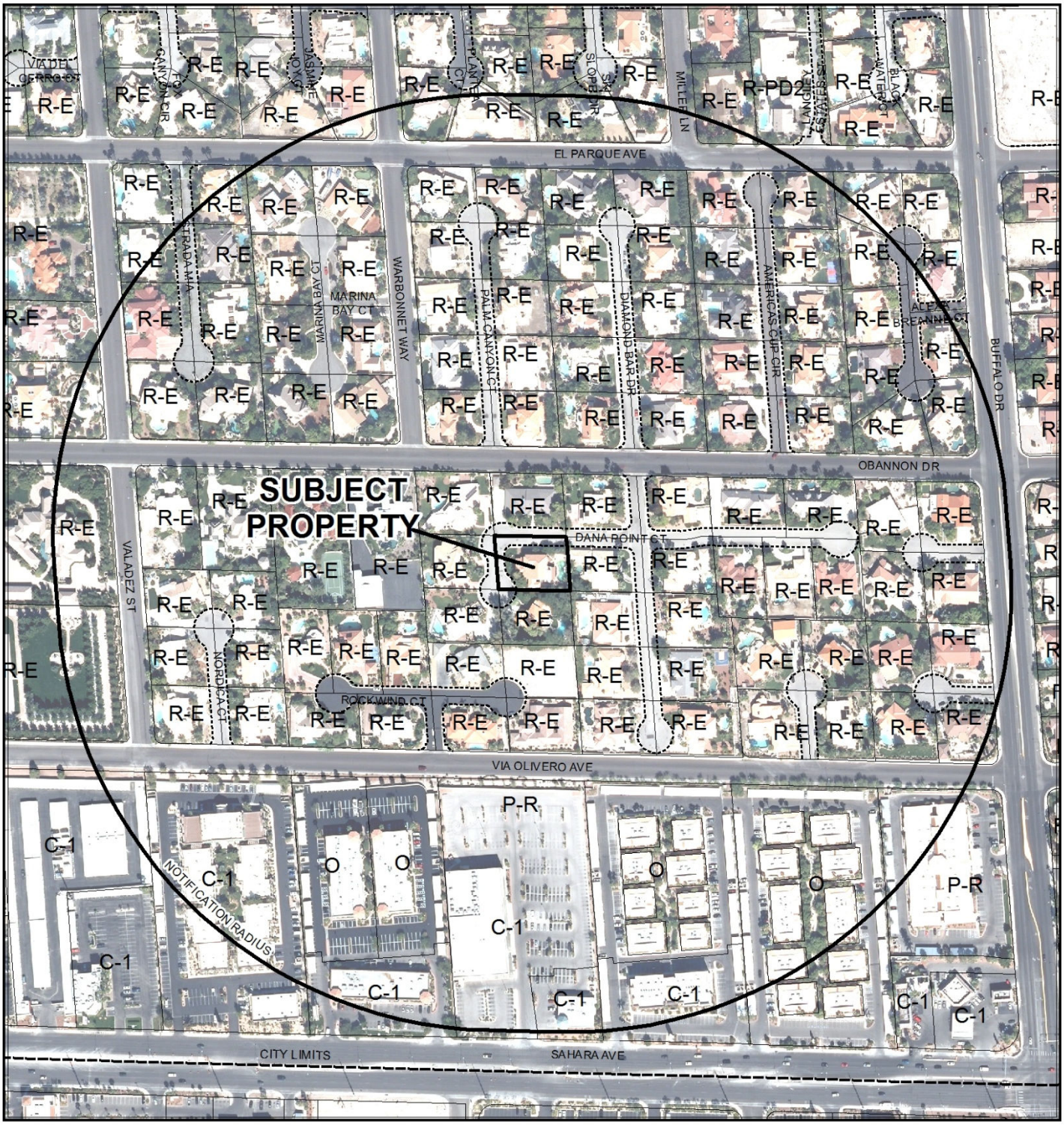
CASE: **VAR-50486**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet

N



CASE: **VAR-50486**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 200 400 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50486** APN: 163-04-811-007

Name of Property Owner: James M. Morgan & Glenda L. Morgan

Name of Applicant: James M. Morgan

Name of Representative: Dave Mills

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: James M. Morgan & Glenda L. Morgan

Print Name: James M. Morgan & Glenda L. Morgan

Subscribed and sworn before me

This 20TH day of JULY, 2013

Notary Public in and for said County and State

NICOLE LONG
Notary Public, State of Nevada
Appointment No. 13-9987-1
My Appt. Expires Feb 17, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 14' x 37' Gazebo

Project Address (Location) 7881 Dana Point Court

Project Name Morgan Gazebo **Proposed Use**

Assessor's Parcel #(s) 163-04-811-007 **Ward #** 1-Tarkanian

General Plan: existing 4359 proposed 563 **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres .46 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Glenda and Jim Morgan **Contact** Jim

Address 7881 Dana Point Court **Phone:** (562) 370-5990 **Fax:**

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

E-mail Address Glenda.morgan77@gmail.com

APPLICANT Jim & Glenda Morgan **Contact** Jim

Address 7881 Dana Point Court **Phone:** (562) 370-5990 **Fax:**

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

E-mail Address Glenda.morgan77@gmail.com

REPRESENTATIVE Reliabuilt Construction Co **Contact** Dave Mills

Address 5840 W. Craig Rd. Suite 120-252 **Phone:** (702) 368-3449 **Fax:** (702) 202-4172

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

E-mail Address sales@reliabuilt.net

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

Property Owner Signature* James M. Morgan Glenda Morgan

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

Print Name James M. Morgan Glenda L. Morgan

Subscribed and sworn before me

This 20TH day of JULY, 20 13.

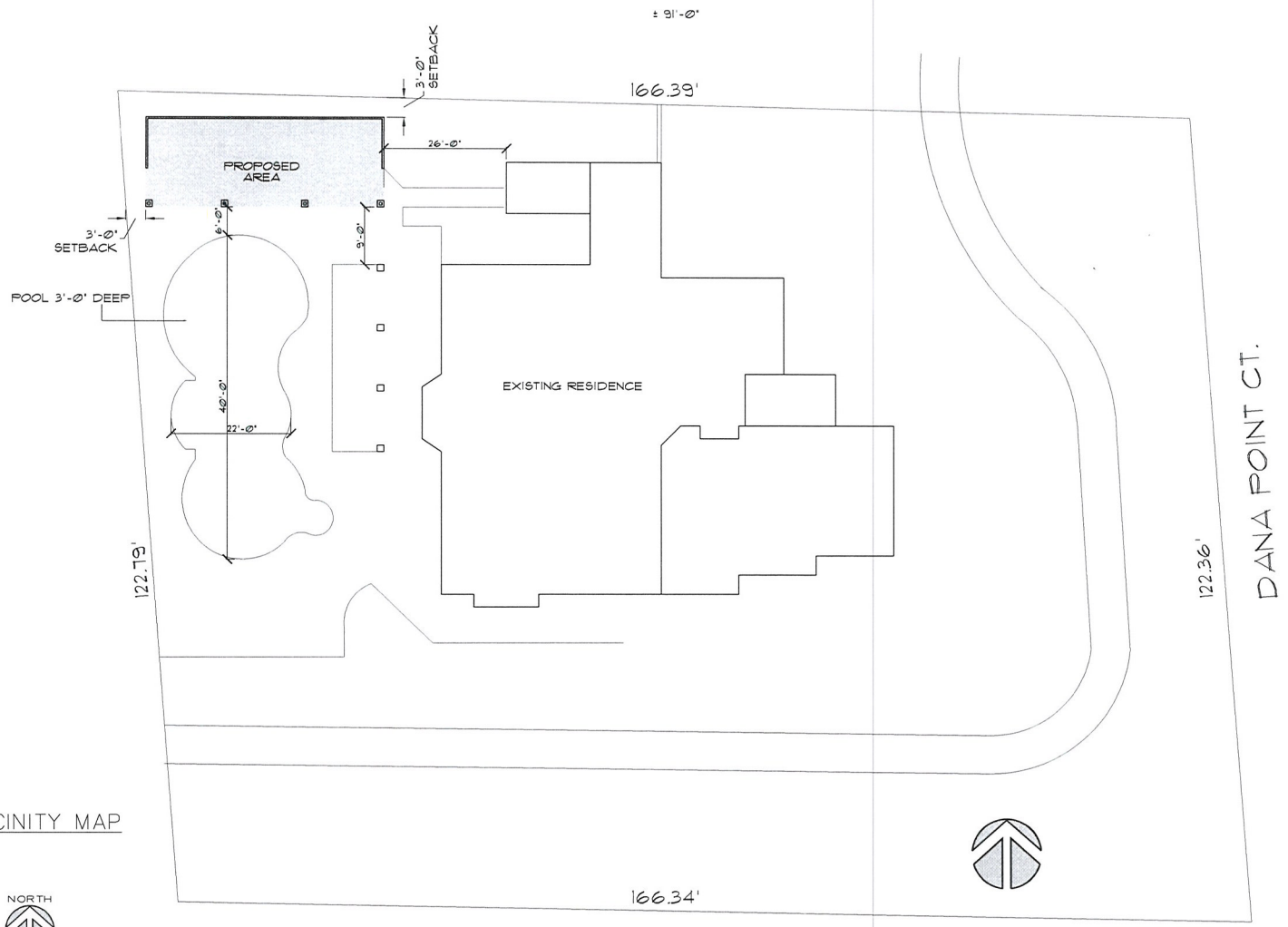
Notary Public in and for said County and State

NICOLE LONG
Notary Public, State of Nevada
Appointment No. 13-9987-1
My Appt. Expires Feb 17, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-50486
Meeting Date:	9/10/13
Total Fee:	830.00
Date Received:*	7/25/13
Received By:	

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



VICINITY MAP

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

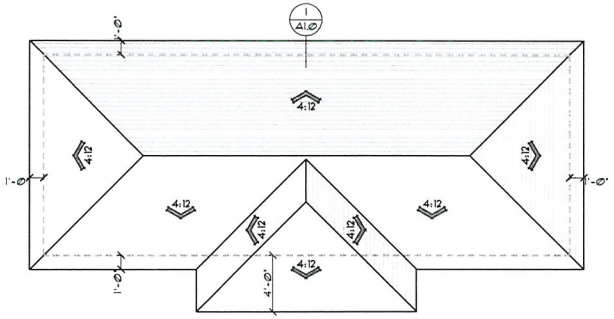
RECEIVED
JUL 25 2013

CS DESIGN GROUP
6465 West Sahara Avenue, Suite 102
Las Vegas, Nevada 89146
Phone (702) 312-3422
Fax (702) 312-3421

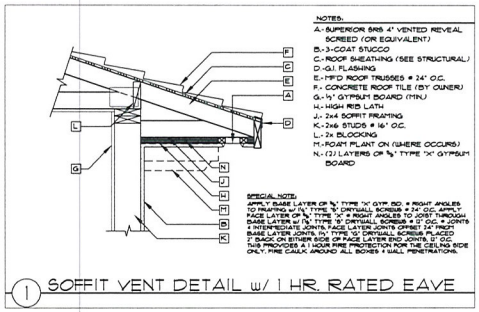
ARCHITECTURAL SITE PLAN
MORGAN RAMADA ADDITION
JIM & GLENDA MORGAN
7881 DANA POINT CT.
LAS VEGAS, NV 89117
RELIABILT CONSTRUCTION CO.

SCALE	DESIGNED BY:	CLS	JOB NUMBER:	SHEET:
1/8" = 1'-0"	DRAWN BY:	JKW	M13-030	A0.0
	PLOT DATE:	6/24/13		OF: 4

VAR-50486



ROOF PLAN
1/4" = 1'-0"

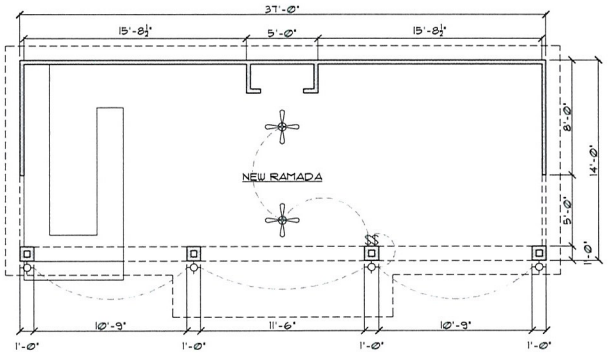


1 SOFFIT VENT DETAIL w/ 1 HR. RATED EAVE

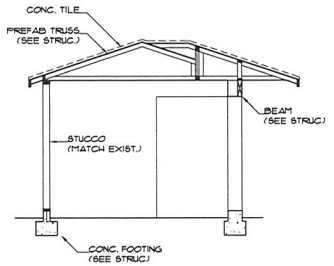
CS DESIGN GROUP
6465 WEST SAHARA AVENUE, SUITE 102
LAS VEGAS, NEVADA 89146
PHONE (702) 313-3422
FAX (702) 313-3421

ELECTRICAL SYMBOLS

$	SWITCH
⊙	6" RECESSED CAN
☼	SURFACE MOUNT FIXTURE
✳	CEILING FAN



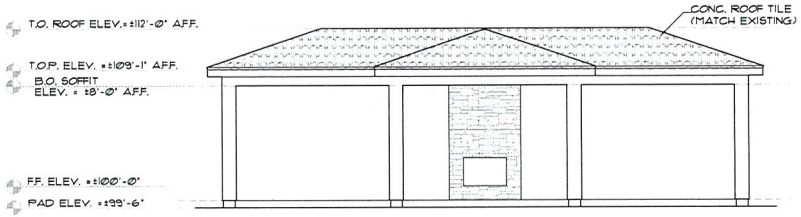
FLOOR PLAN
1/4" = 1'-0"



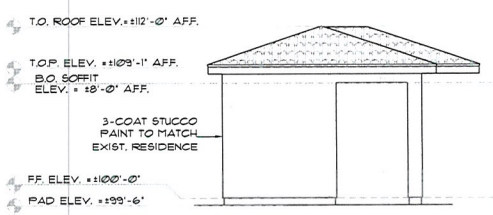
SECTION
1/4" = 1'-0"

BUILDING CODES

PLANS SHALL COMPLY WITH 2009 IRC, IBC, UMC, UPC, 2008 NEC, 2009 IECC AND SO. NEVADA AMENDED CODES



FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"

ARCHITECTURAL PLANS
MORGAN RAMADA ADDITION
JIM & GLENDA MORGAN
7301 SIAMA POINT CT.
LAS VEGAS, NV 89117
RELIABILITY CONSTRUCTION CO.

SCALE	DESIGNED BY	DRAWN BY	PLOT DATE	JOB NUMBER
1/4" = 1'-0"	CLS	JKW	6/24/13	M13-030

SHEET: A1.0 OF: 4

VAR-50486

RECEIVED
JUL 25 2013

June 29, 2013

Re: Proposed Variance at: 7881 Dana Point Court, Las Vegas, Nevada

To Whom It May Concern:

We are the owners of the home located at 7881 Dana Point Court, Las Vegas, Nevada. We are seeking a variance so that we can get some use out of the back part of our backyard.

The back corner of our lot in our backyard is pretty much all dirt in the direct sunlight and is essentially useless.

We would like to add the modest gazebo in order to provide some use for this area of our backyard. The proposed gazebo would add a shaded area for our backyard where we may enjoy the backyard and pool without being in the direct sunlight. The proposed gazebo would turn a dirt area into a nice shaded area to relax and enjoy the yard in both the summer and winter and would be a nice addition to our backyard.

The proposed gazebo would have no adverse effect to the surrounding properties or the general neighborhood. It would be in the back corner of our property, an area that is not visible from the street. It would not be visible to the neighbor behind us (a house that is currently vacant) because that neighbor's backyard is at least 20 feet below ours, and our backyards are not visible to each other. It would only be partially visible to one neighboring home where there is already a 6-foot wall and very large trees between our two yards. This neighbor knows about the proposed gazebo and has no objection to it.

Should you have any questions or wish to discuss the forgoing, please feel free to contact us.

Respectfully,

James M. Morgan

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

VAR-50486

June 23, 2013

Re: Proposed Cabana at: 7881 Dana Point Court, Las Vegas, Nevada

To Whom It May Concern:

I live at 7891 Dana Point Court, Las Vegas, Nevada. My backyard abuts the backyard of 7881 Dana Point Court, Las Vegas, Nevada.

I am aware that the owners of 7881 Dana Point Court, Las Vegas, Nevada, are seeking a permit to add a cabana in their backyard. I have been shown the proposed plans for the cabana, as well as the proposed location of the cabana, both of which are shown in the enclosures with this letter.

I have no objection to the owners of 7881 Dana Point Court, Las Vegas, Nevada obtaining a permit and building the proposed cabana.

Respectfully,

Dave Ungar

Enc.

RECEIVED
JUL 25 2013
City of Las Vegas
Department of Planning

VAR-50486

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

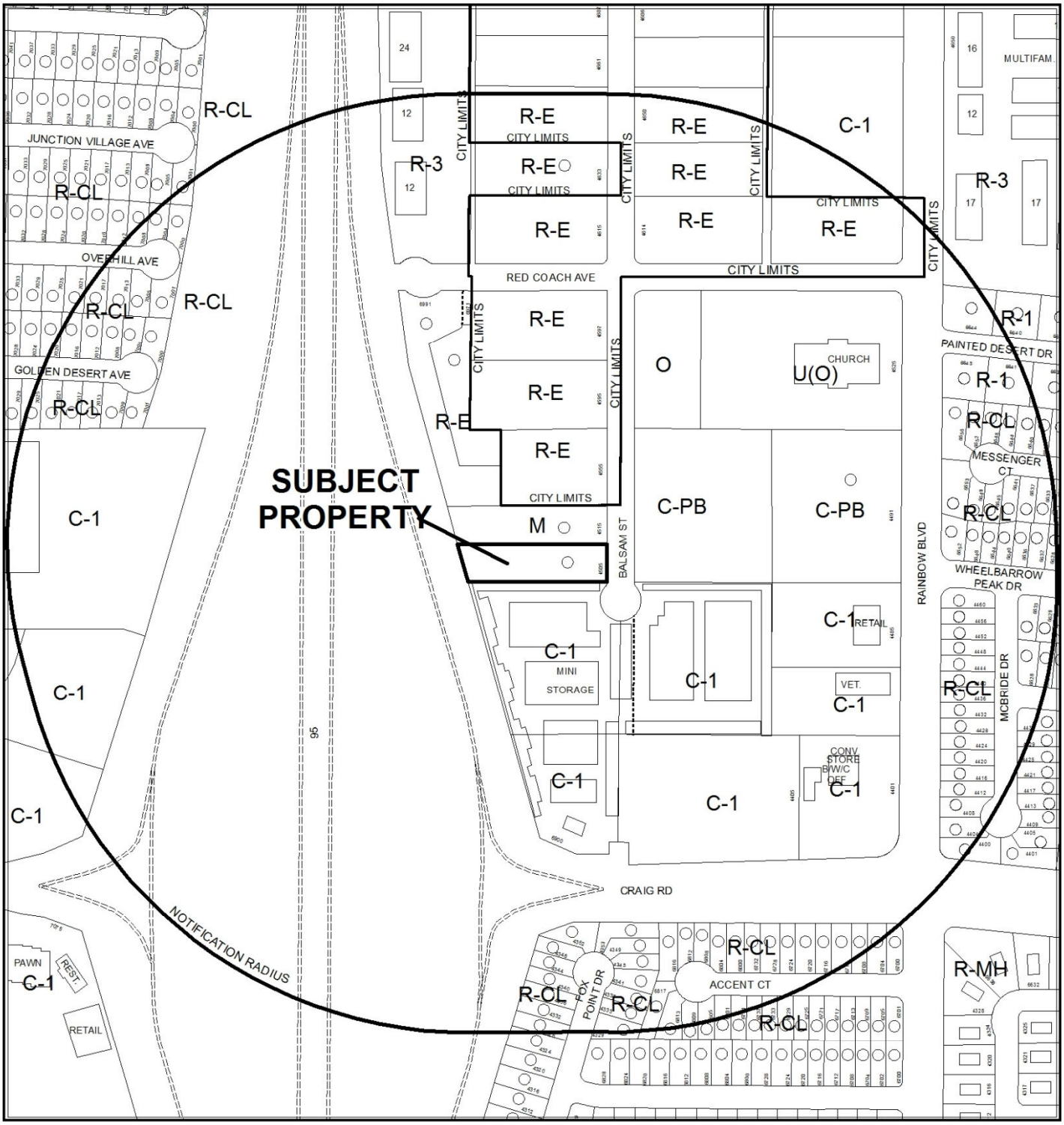
SUBJECT:
VAR-50574 - VARIANCE - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC - For possible action on a request for a Variance TO ALLOW EXISTING OUTDOOR STORAGE WITHIN THE REQUIRED SIDE YARD SETBACK AND LANDSCAPE BUFFER AREAS on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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-50574 and SDR-50483
2. Conditions and Staff Report - VAR-50574 and SDR-50483
3. Supporting Documentation
4. Photos - VAR-50574 and SDR-50483
5. Justification Letter



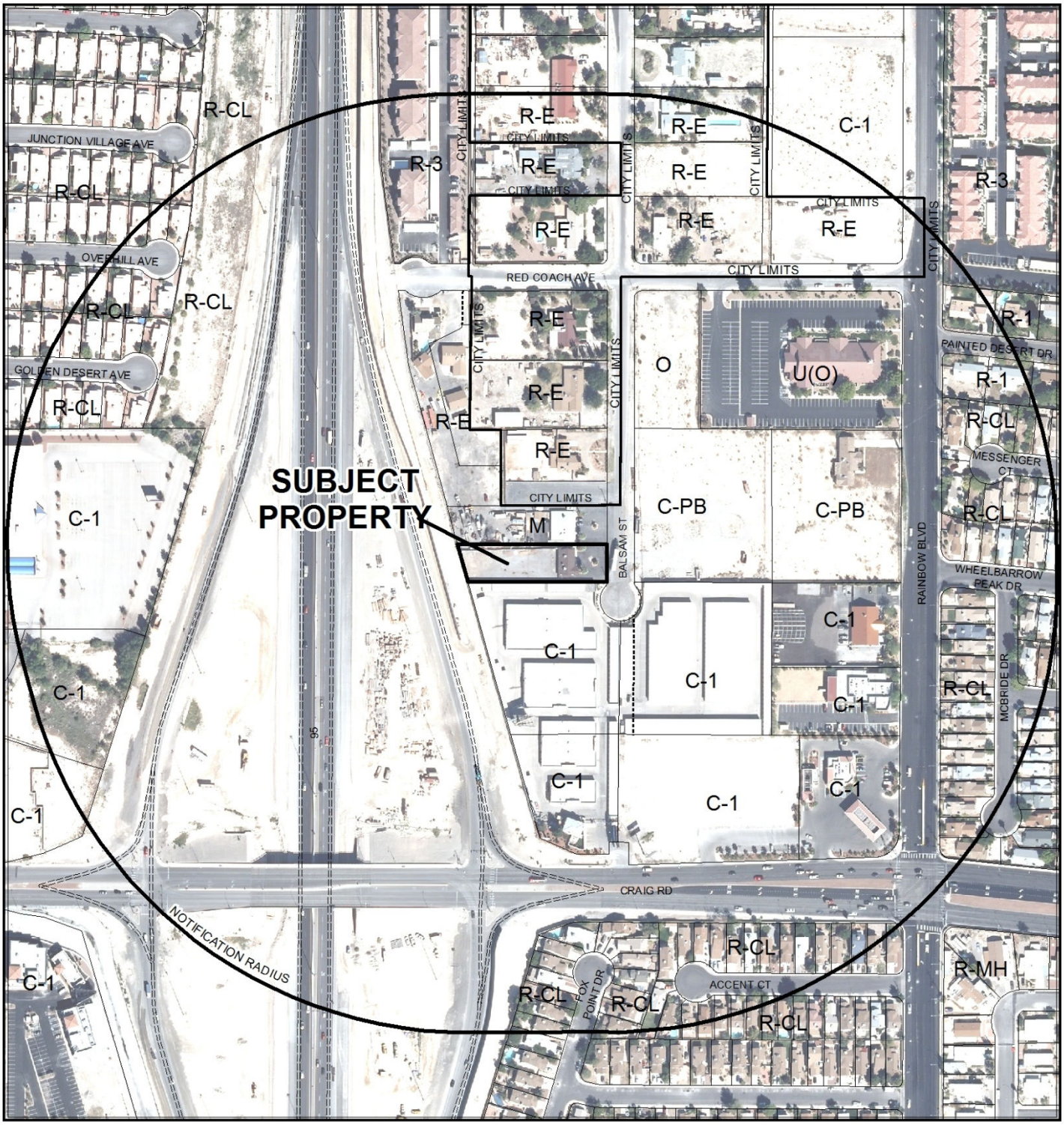
CASE: **VAR-50574 AND SDR-50483 (PRJ-50428)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

N



CASE: **VAR-50574 AND SDR-50483 (PRJ-50428)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50574 APN: 138-03-602-008

Name of Property Owner: Prestige Worldwide LLC

Name of Applicant: Southwest Specialties Inc

Name of Representative: David Turner

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James A Bevan, Authorized Signor

Subscribed and sworn before me

This 5th day of August, 2013

_____

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2017

PRJ-50428
08/06/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4505 Balsam

Project Name Southwest Specialties Inc. **Proposed Use** M

Assessor's Parcel #(s) 138-03-602-008 **Ward #** 4

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

Commercial Square Footage 2092 **Floor Area Ratio** N/A

Gross Acres 0.62 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Prestige Worldwide LLC **Contact** James Bevan

Address 4505 Balsam St. **Phone:** 885-3424 **Fax:**

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

E-mail Address james bevan 09@ yahoo.com

APPLICANT Southwest Specialties, Inc **Contact** James Bevan

Address 4505 Balsam St. **Phone:** 885-3424 **Fax:**

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

E-mail Address jamesbevan 09 @ yahoo.com

REPRESENTATIVE David Turner **Contact** David Turner

Address 1210 Hinson St. **Phone:** 870-8771 **Fax:** 878-2695

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

E-mail Address davidt @ baughman-turner.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this applicatio 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 JANET A BEVAN, AUTHORIZED SIGNOR

Subscribed and sworn before me

This 5th day of August, 2013.

_____

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2017

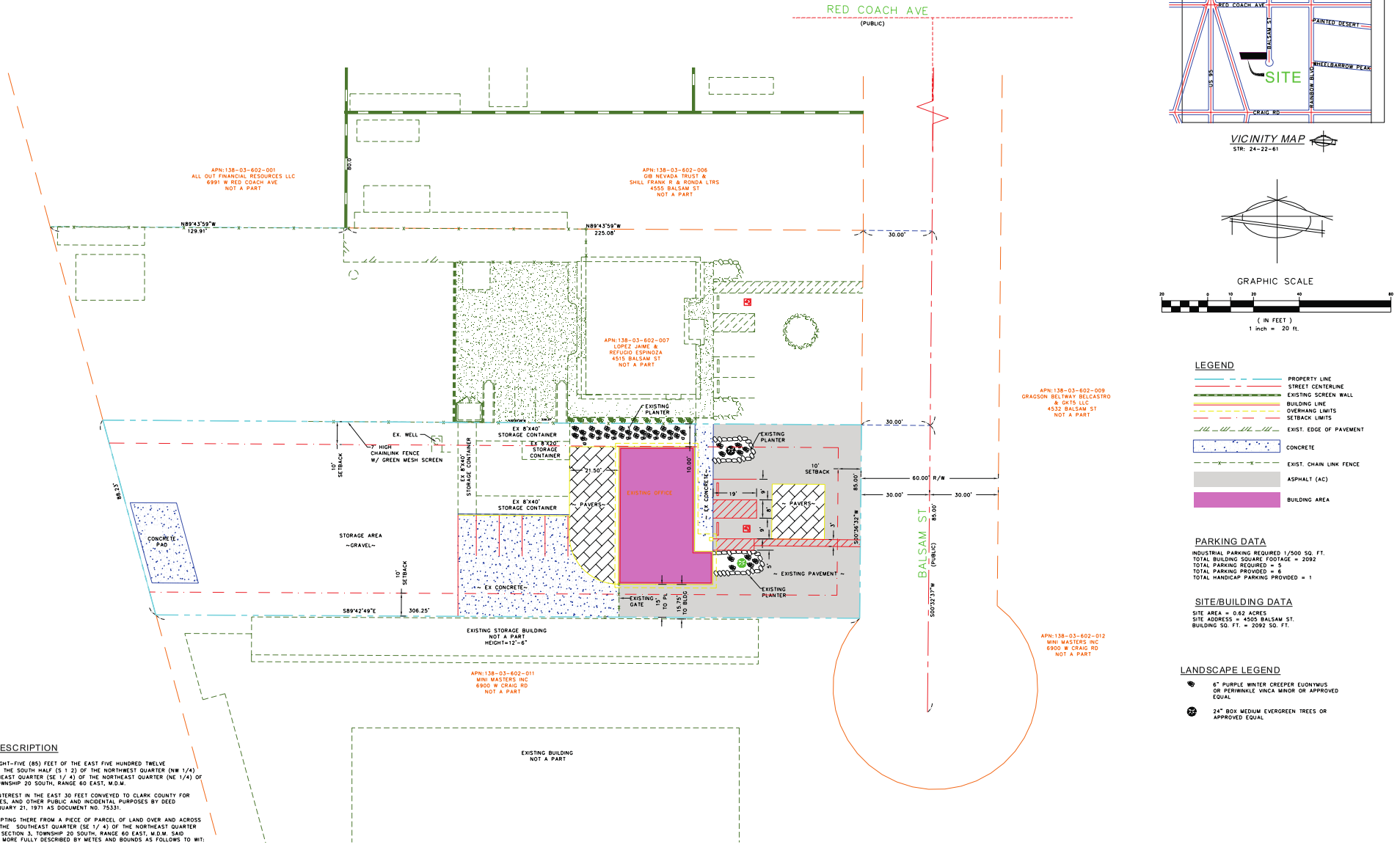
Revised 10/27/08

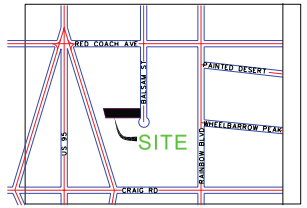
FOR DEPARTMENT USE ONLY

Case #	VAR-50574
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.

PRJ-50428
08/06/13





VICINITY MAP
STR: 24-22-61

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING SCREEN WALL
- BUILDING LINE
- OVERHANG LIMITS
- SETBACK LIMITS
- EXIST. EDGE OF PAVEMENT
- CONCRETE
- EXIST. CHAIN LINK FENCE
- ASPHALT (AC)
- BUILDING AREA

PARKING DATA

INDUSTRIAL PARKING REQUIRED 1/500 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE = 2092
TOTAL PARKING REQUIRED = 5
TOTAL PARKING PROVIDED = 6
TOTAL HANDICAP PARKING PROVIDED = 1

SITE/BUILDING DATA

SITE AREA = 0.62 ACRES
SITE ADDRESS = 4505 BALSAM ST.
BUILDING SQ. FT. = 2092 SQ. FT.

LANDSCAPE LEGEND

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

LEGAL DESCRIPTION

THE SOUTH EIGHT-FIVE (85) FEET OF THE EAST FIVE HUNDRED TWELVE (512) FEET OF THE SOUTH HALF (S 1 2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/ 4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPT THE INTEREST IN THE EAST 30 FEET CONVEYED TO CLARK COUNTY FOR ROADS, UTILITIES, AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED RECORDED JANUARY 21, 1971 AS DOCUMENT NO. 75331.

FURTHER EXCEPTING THERE FROM A PIECE OF PARCEL OF LAND OVER AND ACROSS PORTIONS OF THE SOUTHEAST QUARTER (SE 1/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. SAID PARCEL BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE RIGHT OR EASTERLY HIGHWAY RIGHT OF WAY LINE OF U.S. 95 EXPRESSWAY-LAS VEGAS, PROJECT RF-TOF-006-2 (10) SAID POINT BEING 337.26 FEET RIGHT OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEERING SATION "C" 779-69.59 P.O.T. SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 55°38'11" WEST, A DISTANCE OF 1,215.64 FEET FROM THE EAST ONE QUARTER CORNER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
THENCE NORTH 89°42'25" WEST, ALONG THE SOUTHERLY BOUNDARY OF GRANTOR'S PROPERTY, A DISTANCE OF 175.76 FEET TO THE SOUTHWEST CORNER OF GRANTORS PROERTY;
THENCE NORTH 0°36'05" EAST, ALONG THE WESTERLY BOUNDARY OF SAID GRANTOR'S PROPERTY A DISTANCE OF 85.00FEET TO THE NORTHWEST CORNER OF SAID GRANTOR'S PROPERTY;
THENCE SOUTH 89°43'25" EAST ALONG THE NORTHERLY BOUNDARY OF SAID GRANTOR'S PROPERTY, A DISTANCE OF 151.64 FEET TO AN INTERSECTION WITH SAID EASTERLY HIGHWAY RIGHT OF WAY LINE;
THENCE SOUTH 15°16'04" EAST ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 88.24 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS AN AT RIGHT ANGLES OF 13,915 SQUARE FEET, MORE OR LESS, AS DEEDED TO THE STATE OF NEVADA FOR ROAD PURPOSES, RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NO. 748378, CLARK COUNTY, NEVADA RECORDS.

PRJ-50428
07/25/13

VAR-50574

SDR-50483

APPD | REVISIONS | DATE | No.

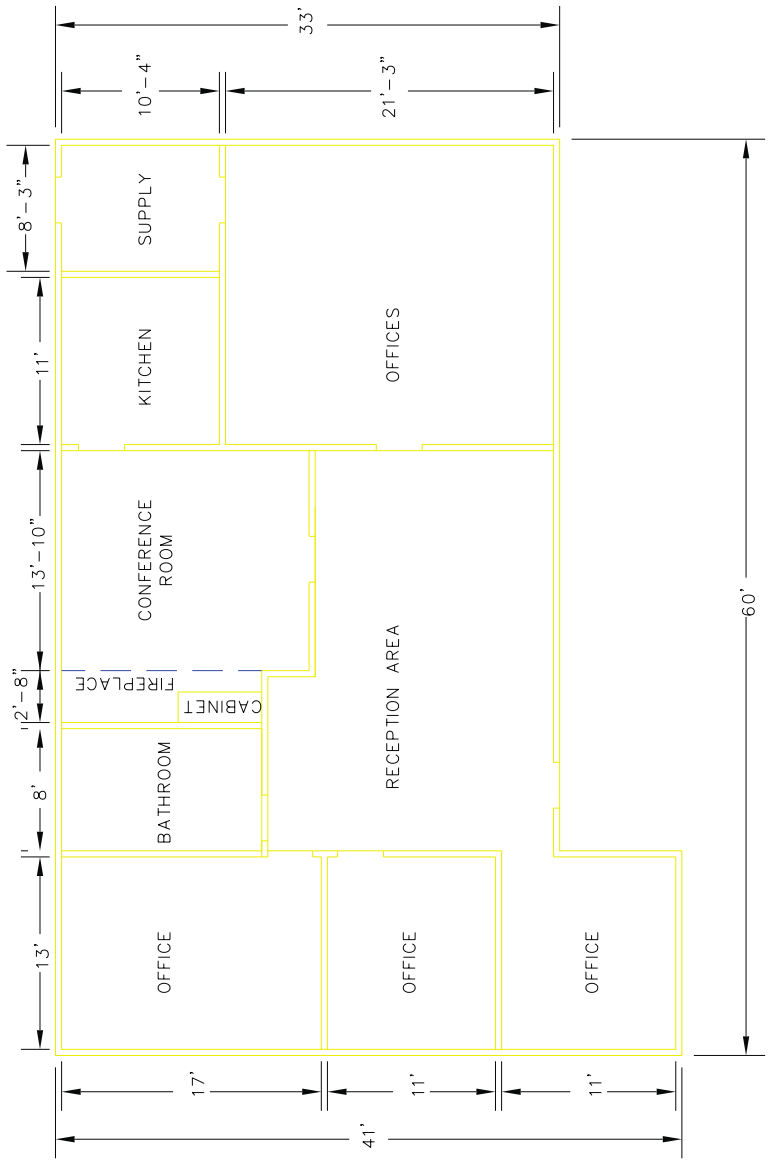
PREPARED FOR :
SOUTHWEST SPECIALTIES INC.
4505 BALSAM ST
LAS VEGAS, NEVADA 89108

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

SOUTHWEST SPECIALTIES INC.
SITE/LANDSCAPE PLAN
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS, NEVADA
APN: 138-03-602-008

SHEET 1 OF 1

PROJ. NO.
PRESTIGE WORLDWIDE LLC



SCALE 1/4" = 1'-0"

EXISTING OFFICE BLDG.

General Notes

NO.	DATE	DESCRIPTION

FLOOR PLAN

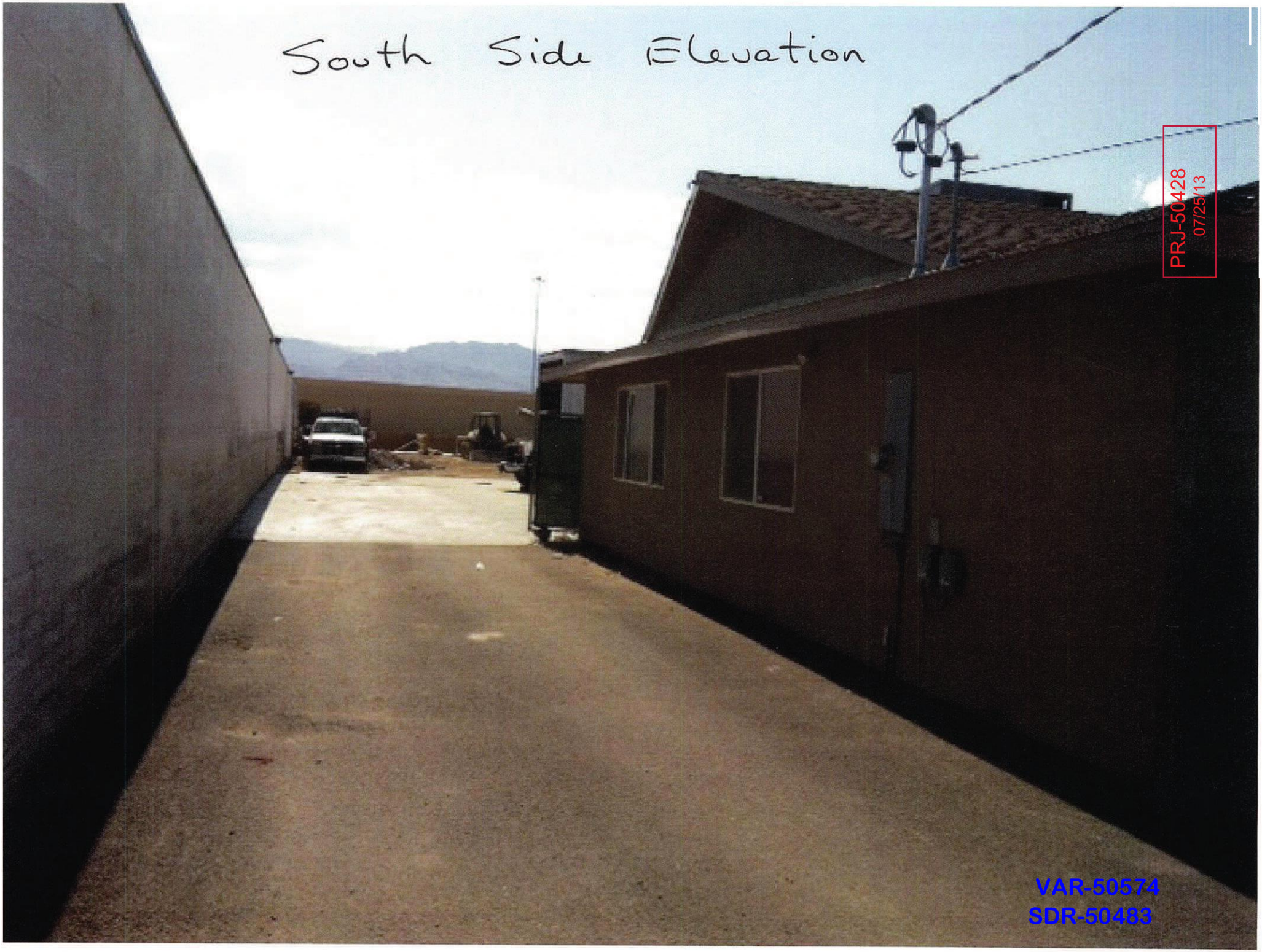
CLIENT

SOUTHWEST SPECIALTIES INC
4505 BALSAM ST
LAS VEGAS, NV 89108

DESIGNED BY	DT
DRAWN BY	CR
CHECKED BY	DT
DATE	JANUARY 2013
SCALE	1/4" = 1'-0"
PROJECT NO.	SOUTHWEST SPECIALTIES INC.

PRJ-50428
07/25/13

VAR-50574
SDR-50483


South Side Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

North
Side
Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

North Side
Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

Rear Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

Rear Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

Front Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

Front Elevation
PRJ-50428
07/25/13
VAR-50574
SDR-50483

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

August 5, 2013

City of Las Vegas, Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

Re: 4505 Balsam Street

To Whom It May Concern:

Please let this letter serve as justification for a Variance for the above referenced site. The current owner, Prestige Worldwide, purchased the site in February of 2013 from a bank. The site is zoned M, and the owner would like to operate their concrete/pavers business at this location. The previous residence on this site was converted for office use.

The Variance is to allow Outdoor Storage within the setback and landscape buffer areas along the north property line

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

The business to the north is currently buffered by an existing seven (7) foot tall mesh screened chain link fence. Moving the existing storage containers out of the setback area would be extremely difficult due to the size of the area and an existing well being located just west of the containers. The owner to the North recently had a similar application approved

We feel that a concrete/pavers business is appropriate at this location and believe that, due to the fact that the containers are existing, this request is appropriate as well.

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

Sincerely Yours,
Baughman & Turner, Inc.

David S. Turner, President

DST/po

PRJ-50428
08/06/13

VAR-50574

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
SDR-50483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50574 - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,092 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR"S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND A PORTION OF THE NORTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428].

MAY GO TO CITY COUNCIL ON 10/16/2013
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. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50483 APN: 138-03-602-008

Name of Property Owner: Prestige Worldwide LLC

Name of Applicant: Southwest Specialties Inc

Name of Representative: David Turner

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James A Bevan, Authorized Signer

Subscribed and sworn before me

This 25th day of July, 2013

_____

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2017

PRJ-50428
07/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 4505 Balsam

Project Name Southwest Specialties Inc. Proposed Use M

Assessor's Parcel #(s) 138-03-602-008 Ward # 4

General Plan: existing L1/R proposed L1/R Zoning: existing M proposed M

Commercial Square Footage 2092 Floor Area Ratio N/A

Gross Acres 0.62 Lots/Units 1 Density N/A

Additional Information

PROPERTY OWNER Prestige Worldwide LLC Contact James Bevan

Address 4505 Balsam St. Phone: 885-3424 Fax:

City Las Vegas State NV Zip 89130

E-mail Address james bevan 09@ yahoo.com

APPLICANT Southwest Specialties, Inc Contact James Bevan

Address 4505 Balsam St. Phone: 885-3424 Fax:

City Las Vegas State NV Zip 89130

E-mail Address jamesbevan 09 @ yahoo.com

REPRESENTATIVE David Turner Contact David Turner

Address 1210 Hinson St. Phone: 870-8771 Fax: 878-2695

City Las Vegas, NV State NV Zip 89102

E-mail Address davidt @ baughman-turner.com

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

Property Owner Signature* [signature]

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

Print Name JAMES A BEVAN, AUTORIZED SIGNER

Subscribed and sworn before me

This 25th day of July, 20 13.

[signature]

Notary Public in and for said County and State

CAROLYN JUNIO
Notary Public State of Nevada
No. 05-97548-1
My appt. exp. May 11, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50483
Meeting Date:	09/10/13 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

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PRJ-50428
07/25/13

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

July 25, 2013

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

RE: 4505 Balsam Street

To whom it may concern,

Please let this letter serve as justification for a Site Development Plan Review (SDR) for the above referenced site. The current owner, Prestige Worldwide LLC purchased the site in February of 2012 from a bank. The site is zoned M and they would like to operate their concrete/pavers business at this location. The previous residence on this site was converted for office use.

The SDR is for the conversion of a 2,092 square foot single family residence to an office for a Contractor's Plant, Shop and Storage Yard use. In conjunction with the SDR the owner is requesting a waiver for landscaping (zero-foot landscape buffer on the South and a portion of the North where eight-feet is required and zero-foot on the East perimeter where fifteen-feet is required). In addition to the waiver, we are requesting exceptions to the parking lot landscaping to allow palm trees where shade trees are required, two planters where four are required and zero trees on perimeter where two are required.

Landscape along the North and South property lines is difficult due to existing improvements. The access to the rear storage yard is along a fifteen foot (15') wide paved drive on the South side of the building. There will be a ten foot wide planter directly adjacent to the building on the North side, but there is existing pavement and storage buildings elsewhere along the North. We are requesting that the landscape along the East perimeter (Balsam St.) be deferred until such time as off-site improvements go in. Currently it would be very difficult to install the off-site improvements until the properties to the North do so as well.

We would also request an exception to the screening of the rooftop mechanical equipment. The units are on the rear of the building so they are already screened from view.

Trash will be picked up curbside as is currently done. It would be difficult for Republic Services to access and maneuver in the rear yard for pick up.

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

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

Sincerely yours,
Baughman and Turner, Inc.

David S. Turner
President

PRJ-50428
07/25/13

SDR-50483

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

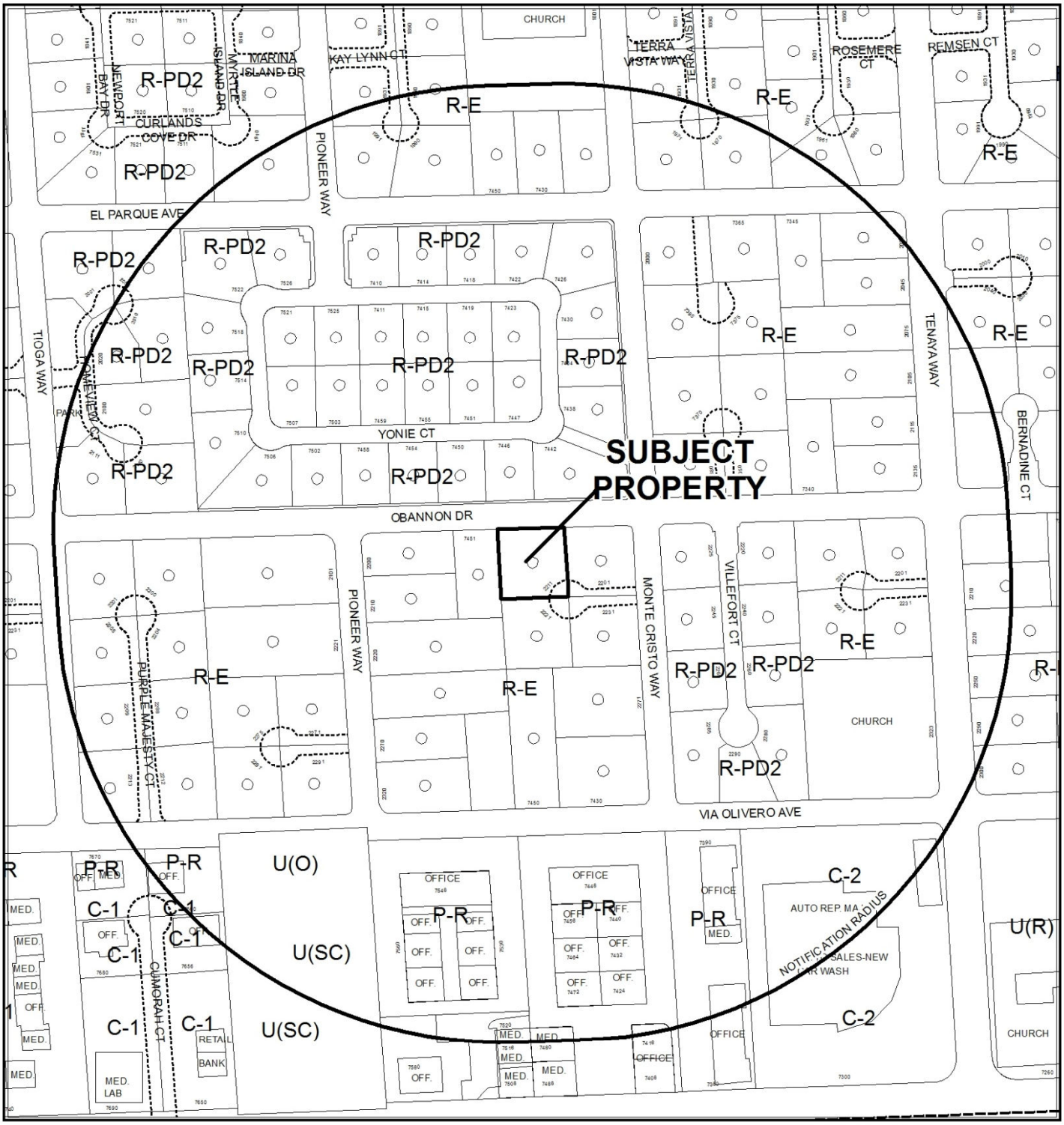
SUBJECT:
VAR-50594 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA MIUCCIO-VEGA - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GARAGE) on 0.55 acres at 2211 Monte Cristo Way (APN 163-03-403-014), R-E (Residential Estates) Zone, Ward 1 (Tarkanian) [PRJ-50585]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



CASE: **VAR-50594 (PRJ-50585)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

CASE: **VAR-50594 (PRJ-50585)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50594 APN: 163-03-403-014

Name of Property Owner: James Vega Maria Miuccio-Vega

Name of Applicant: Maria L Miuccio-Vega

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: Maria L Miuccio-Vega

Subscribed and sworn before me

This 5th day of August, 2013

_____

Notary Public in and for said County and State

PETER LOWENSTEIN
Notary Public - State of Nevada
APPT. NO. 03807091
My App. Expires February 27, 2015

PRJ-50585
08/05/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2211 Monte Cristo Way

Project Name 2211 Monte Cristo Way (Garage) **Proposed Use** Garage

Assessor's Parcel #(s) 163-03-403-014 **Ward #** 1

General Plan: existing DR proposed _____ **Zoning:** existing R-E proposed _____

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

Gross Acres .55 **Lots/Units** _____ **Density** _____

Additional Information Rear and side yard setback variance

PROPERTY OWNER James Vega Maria Miuccio-Vega **Contact** Maria Miuccio-Vega

Address 2211 Monte Cristo Way **Phone:** (702) 289-8740 **Fax:** _____

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

E-mail Address mariamiuccio@icloud.com

APPLICANT Maria L Miuccio-Vega **Contact** _____

Address 2211 Monte Cristo Way **Phone:** (702) 289-8740 **Fax:** _____

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

E-mail Address mariamiuccio@icloud.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 Maria L Miuccio-Vega

Subscribed and sworn before me

This 5th day of August, 2013.

_____

Notary Public in and for said County and State

PETER LOWENSTEIN
Notary Public - State of Nevada
APPT. NO. 03807091
My App. Expires February 27, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-50594
Meeting Date:	09/10/13 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-50585
08/05/13

Revised 10/27/08

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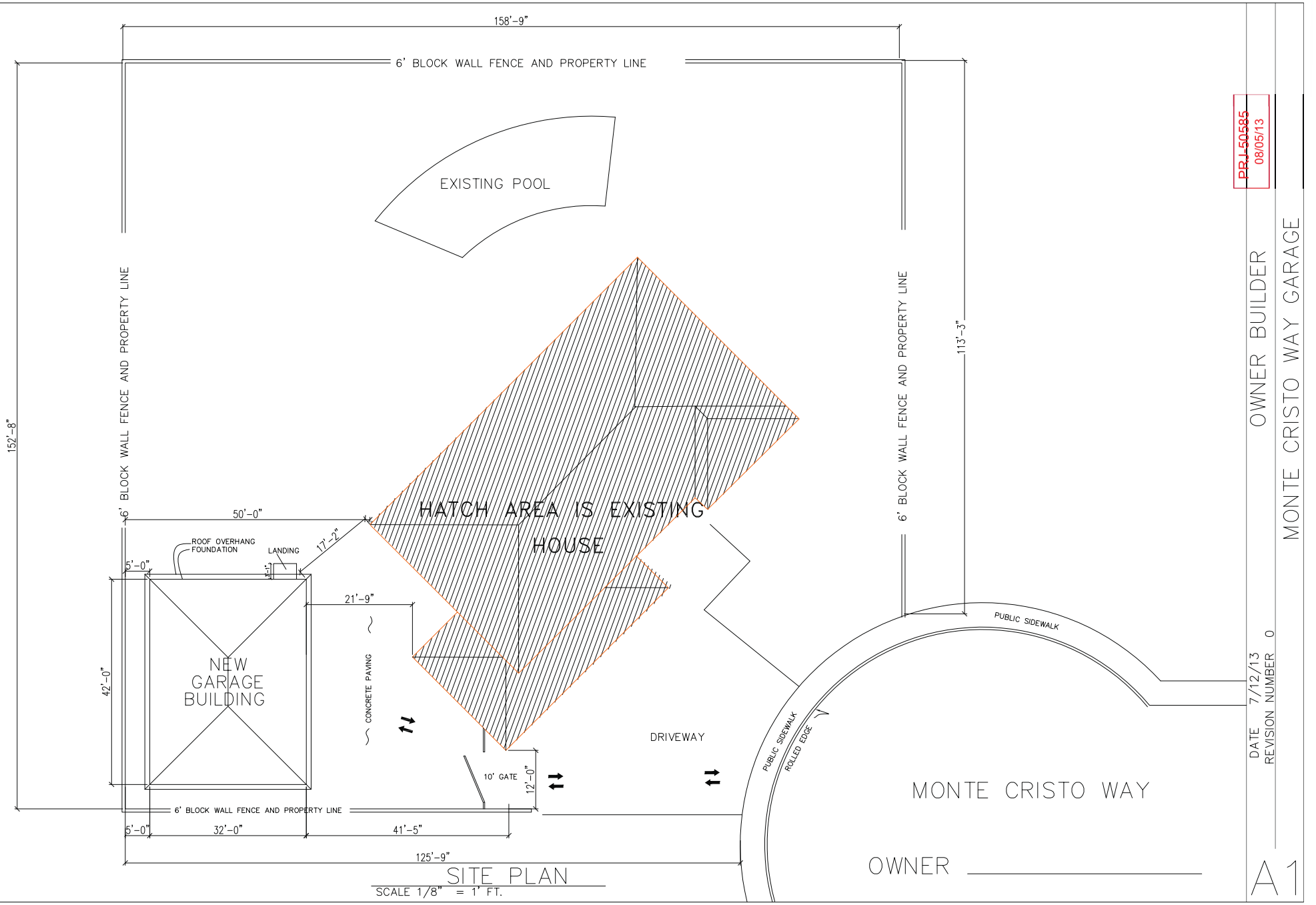


PRJ-50585
08/05/13

OWNER BUILDER

MONTE CRISTO WAY GARAGE

DATE 7/12/13
REVISION NUMBER 0

A1

VAR-50594

ATTIC FREE AIR MOVEMENT

CALCULATION

TOTAL AREA OF ATTIC = 1560
1321 /150 =8.80 SQ.FT. REQUIRED

SQ.FT. N.F.A.

SV223 18 EVE VENTS 22"X 3" 5.5

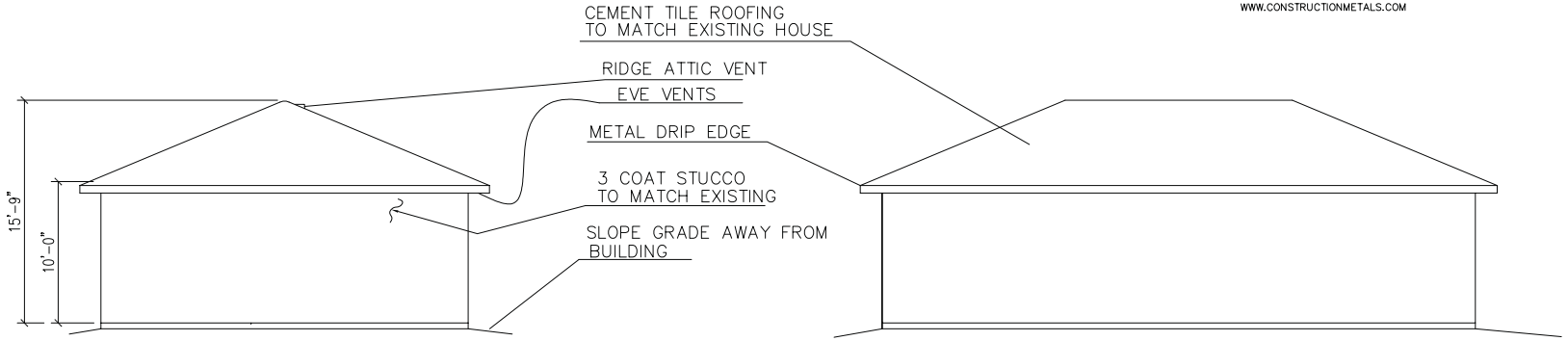
U24 15 RIDGE VENTS 24"X 2" 5.5

PROPOSED 11. S.Q. FT. N.F.A. PROPOSED

SAME OR BETTER MAYBE USED

TAKEN FROM CONSTRUCTION METAL PRODUCT
WWW.CONSTRUCTIONMETALS.COM

PRJ-50585
08/05/13

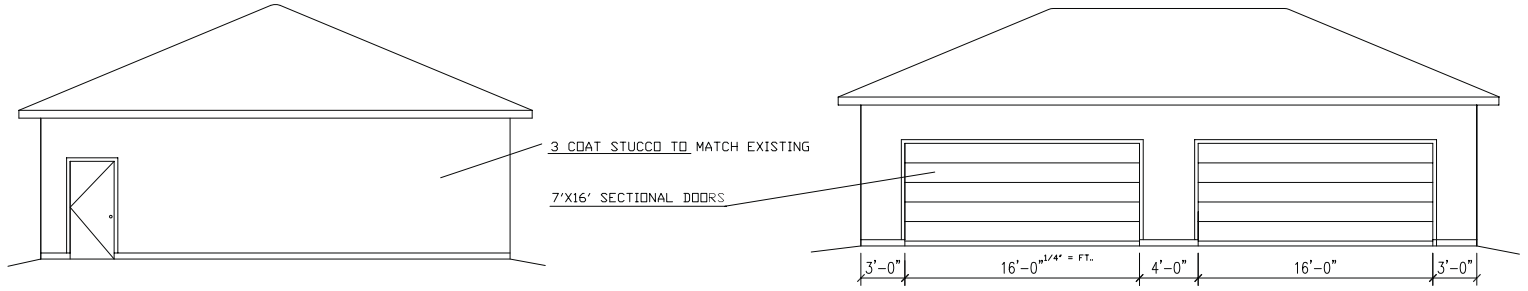


LEFT ELEVATION

1/4" = 1FT.

REAR ELEVATION

1/4" = 1FT.



RIGHT ELEVATION

1/4" = 1FT.

FRONT ELEVATION

1/4" = 1FT.

OWNER

EXTERIOR ELEVATION

1/4" = 1FT.

OWNER BUILDER

MONTE CRISTO WAY GARAGE

DATE 7/12/13
REVISION NUMBER 0

A3

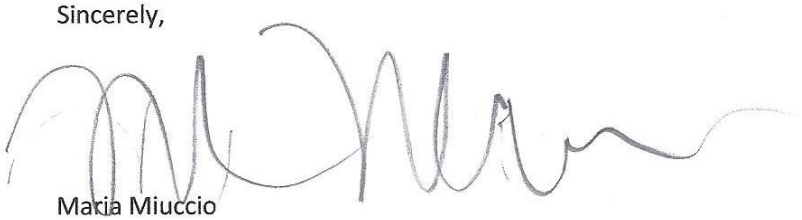
VAR-50594

To whom it may concern:

I, Maria Miuccio would like to build a detached garage in the corner of my lot. Due to the unusual shape of the lot, I am requesting a variance based on the Department of Planning Variance Guidelines Section #2 for reasons of Exceptional Narrowness, Shallowness, or Shape resulting in Exceptional Practical Difficulties and Undue Hardship upon, the owner of the property.

Thank you for taking the time to review my application, please contact me with any questions or concerns you may have regarding my variance application.

Sincerely,



Maria Miuccio

2211 S Monte Cristo Way

Las Vegas NV 89117

702 289 0311

PRJ-50585
08/05/13

VAR-50594

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

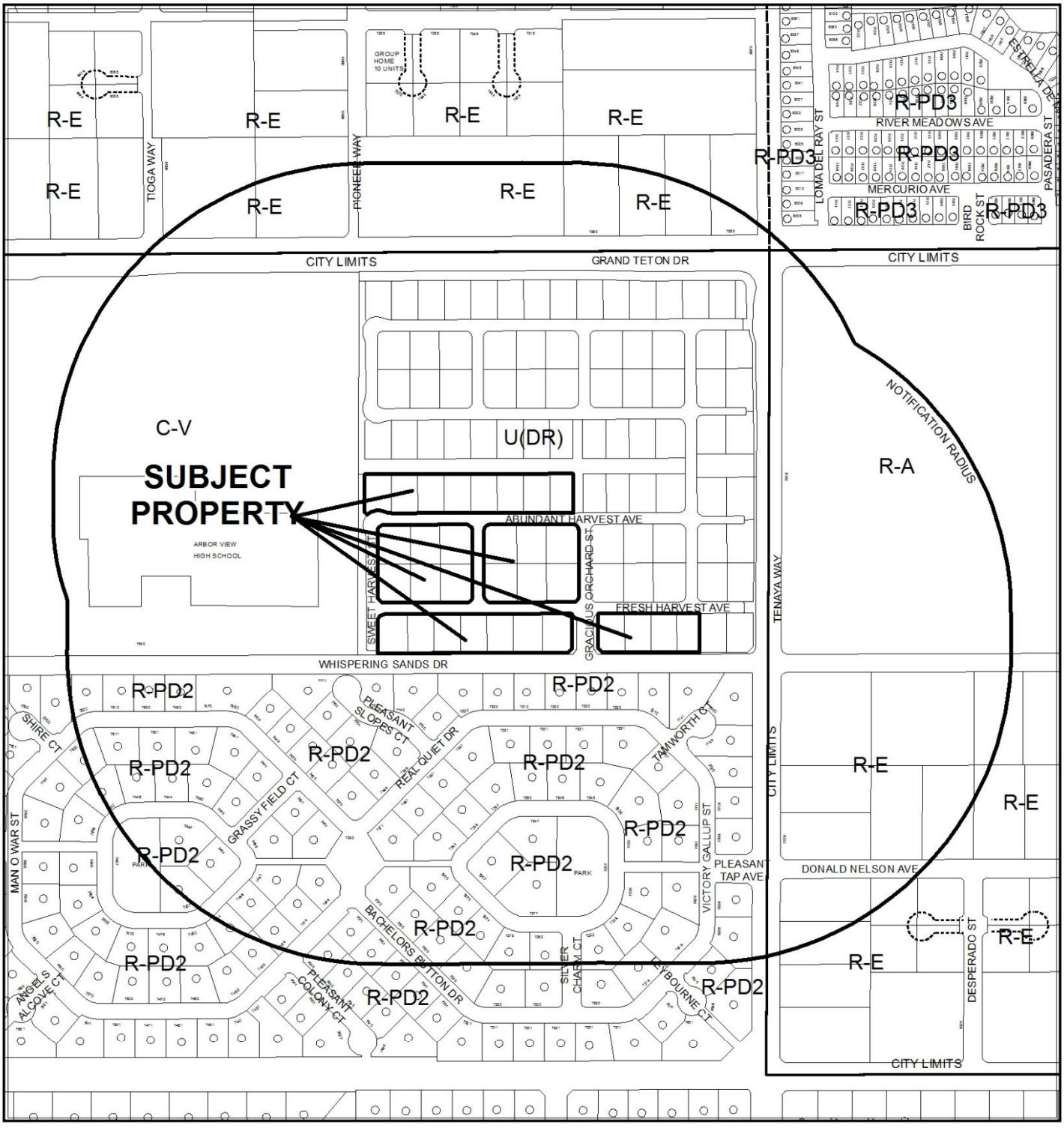
SUBJECT:
ROC-50451 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, LLC - For possible action on a request for a Review of Condition of a previously approved Site Development Plan Review (SDR-27226) TO DELETE CONDITION #18 WHICH STATES "CONSTRUCT HALF-STREET IMPROVEMENTS ON TENAYA WAY AND, GRAND TETON DRIVE AND WHISPERING SANDS DRIVE ADJACENT TO THIS SITE" AND CONDITION #19 WHICH STATES "A MINIMUM OF TWO LANES OF ASPHALT PAVEMENT ON THE MAJOR ACCESS STREET(S) ADJACENT TO THIS SITE AND A WORKING SANITARY SEWER SHALL BE CONSTRUCTED" on 38.60 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-110-001 through 031), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross) [PRJ-49933]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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. Planning Commission Approval Letter for SDR-27226
6. Justification Letter



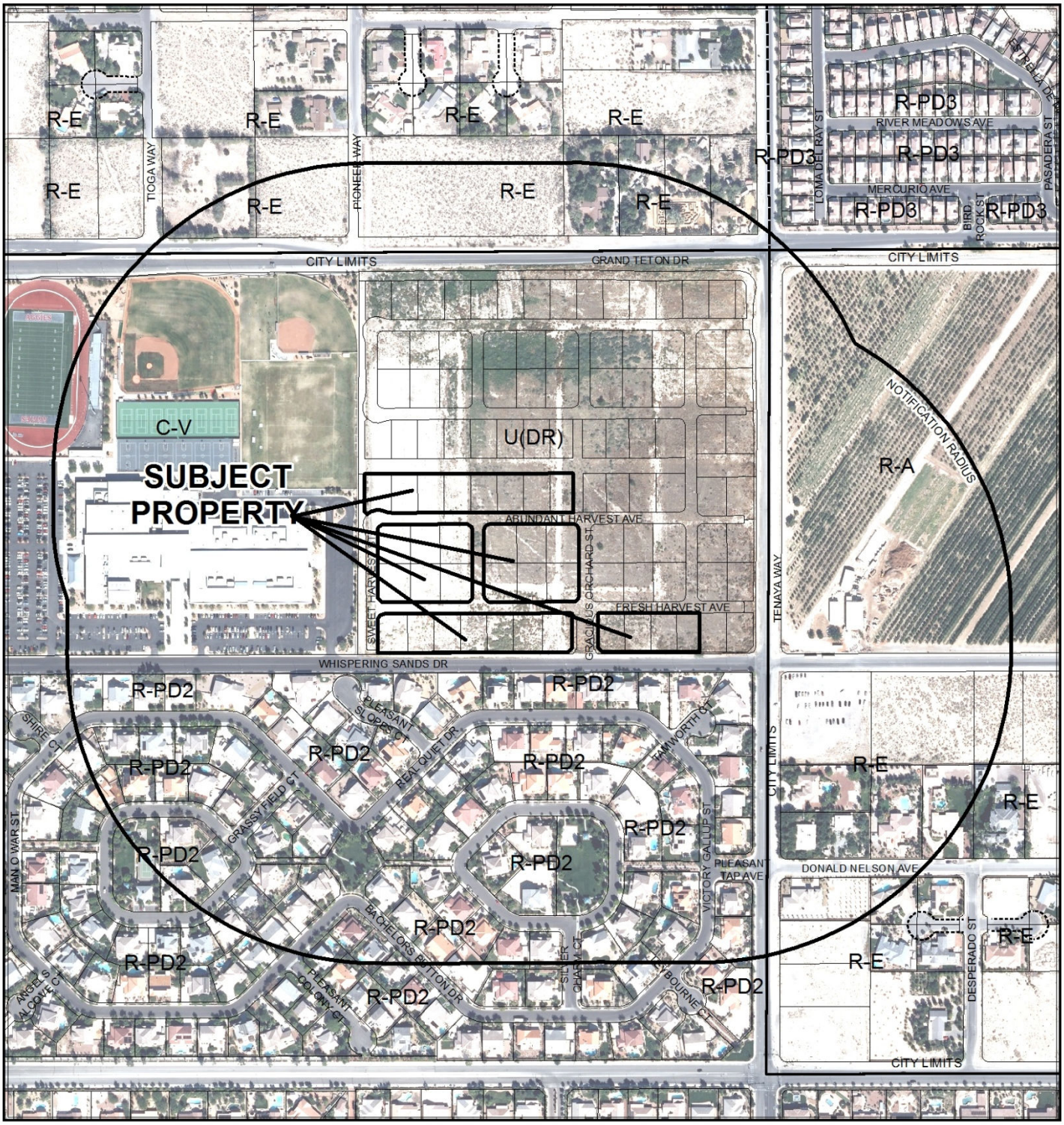
CASE: **ROC-50451 (PRJ-49933)**

RADIUS: 1000 FEET

0 400 800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL) GENERAL PLAN DESIGNATION] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)

N



CASE: **ROC-50451 (PRJ-49933)**

RADIUS: 1000 FEET

0 400 800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL) GENERAL PLAN DESIGNATION] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ROC-50451

Case Number: PRJ-49933 APN: 125-15-110-001 thru 031

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Taney Engineering

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley J. Burns

Subscribed and sworn before me

This 26th day of June, 2013

Barbara A. Bross

Notary Public in and for said County and State

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

PRJ-49933
07/24/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions

Project Address (Location) Grand Teton & Tenya

Project Name The Orchards at Grand Teton and Tenaya Unit 1 **Proposed Use** Residential

Assessor's Parcel #(s) 125-15-110-001 thru 031 **Ward #** 6 - Ross

General Plan: existing DR proposed DR **Zoning:** existing U proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 38.6 **Lots/Units** 31 **Density**

Additional Information

PROPERTY OWNER DR Horton **Contact** Barbara Bross

Address 330 Carousel Parkway **Phone:** (702) 635-3655 **Fax:** (800) 550-7012

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

E-mail Address babross@drhorton.com

APPLICANT DR Horton **Contact** Barbara Bross

Address 330 Carousel Parkway **Phone:** (702) 635-3655 **Fax:** (800) 550-7012

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

E-mail Address babross@drhorton.com

REPRESENTATIVE Taney Engineering **Contact** Jody M. Mudano

Address 6030 S. Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address jodym@taneycorp.com

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

Property Owner Signature* [signature]

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 26th day of June 2013

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

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ROC-50451
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.

PR-149933 07/24/13

Revised 10/27/08

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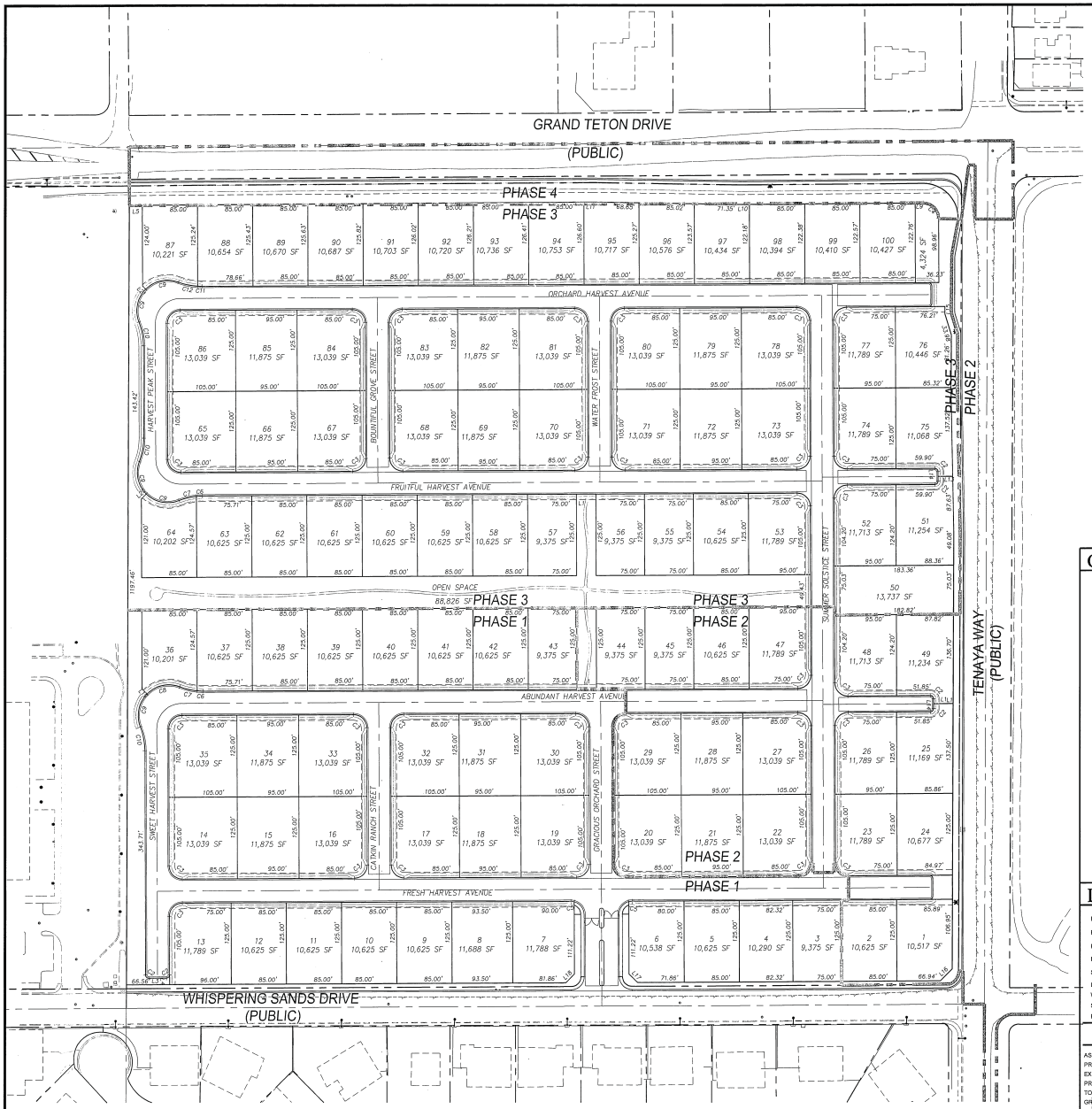

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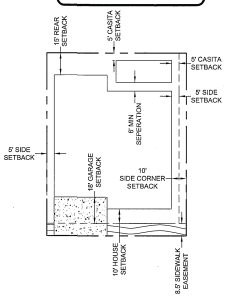
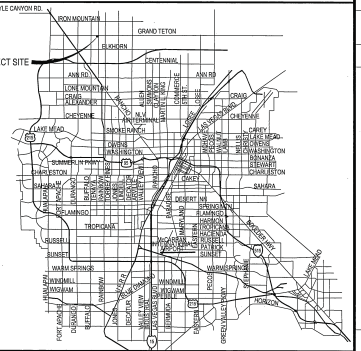


TYPICAL LOT SETBACKS

VICINITY MAP



OWNER

SPINNAKER HOMES IX LLC
4511 W CHEYENNE AVE #105
NORTH LAS VEGAS, NV 89032-2439

DEVELOPER

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014

LEGAL DESCRIPTION

BEING LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001, PAGE 9055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO 02282, OFFICIAL RECORDS OF THE COUNTY RECORDED, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

NORTH 00°12'00" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NV AS SHOWN ON FILE 113 OF SURVEYS AT PAGE 92, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLV90 108SW8", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

ELEVATION: 2397.47 (FEET)
730.750 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

CURVE & LINE

CURVE TABLE

No.	Radius	Delta	Length	Tangent
1	57.00'	45°00'00"	44.77'	23.61'
2	5.00'	90°00'00"	7.85'	5.00'
3	20.00'	90°00'00"	31.42'	20.00'
4	24.00'	89°43'17"	37.58'	23.88'
5	20.00'	14°28'38"	5.05'	2.54'
6	100.00'	05°19'53"	9.31'	4.66'
7	100.00'	15°55'27"	27.79'	13.99'
8	47.00'	66°15'20"	54.35'	30.67'
9	47.00'	66°15'20"	54.35'	30.67'
10	100.00'	21°15'29"	37.10'	18.76'
11	100.00'	03°37'57"	6.34'	3.17'
12	100.00'	17°37'23"	30.76'	15.50'

LINE TABLE

No.	Bearing	Length
1	N89°47'26"E	30.00'
2	S45°12'34"E	29.27'
3	S89°47'26"W	27.00'
4	N00°12'34"W	15.00'
5	S89°39'35"W	20.00'
6	S45°12'34"E	25.09'
7	S44°47'26"W	29.27'
8	N89°47'26"E	24.00'
9	S89°39'35"W	12.17'
10	S89°39'35"W	13.66'
11	S89°39'35"W	16.36'
12	N89°47'26"E	26.96'
13	S89°47'26"W	22.49'
14	S00°12'34"E	7.50'
15	N00°12'00"E	11.19'
16	N44°59'43"E	25.62'
17	S45°12'34"E	18.59'
18	N44°47'26"E	18.59'
19	N45°12'34"W	10.98'
20	S44°47'26"W	10.98'
21	N45°12'34"W	6.80'

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.

2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.

4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.

5. PEAK SEWAGE CONTRIBUTION 24,4667 GPD AVERAGE
86,301 GPD PEAK

6. FIRM PANEL 32003C1745 E, DATED SEPTEMBER 27, 2002. ENTIRE AREA WITHIN FEMA ZONE "X".

7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.

8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.

9. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 20-FEET.

10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

11. PERIMETER LANDSCAPING WILL BE MAINTAINED BY THE HOA.

SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER
WATER LINE
SEWER LINE W/ MANHOLE
EDGE OF PAVEMENT

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 12" PUBLIC MAIN IN WHISPERING SANDS ADJACENT TO THE PROJECT - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 12" SEWER PROVIDED IN WHISPERING SANDS ADJACENT TO THE PROJECT, CITY OF LAS VEGAS IS THE PURVEYOR

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	125-15-101-003
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	RPD-2 (SDR27228)
PROPOSED ZONING	RPD-2
TOTAL PROPOSED LOTS	100 LOTS
GROSS ACREAGE	40.2
NET ACREAGE	36.6
DENSITY (BASED ON GROSS ACREAGE)	2.49 LOTS/ACRE
PARKING REQUIRED	3 PER UNIT = 300 SPACES
PARKING PROVIDED	500 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
AVERAGE LOT SIZE	12,014 SF
SMALLEST LOT SIZE	10,290 SF
LARGEST LOT SIZE	13,737 SF
OPEN SPACE REQUIRED	70,618 SF
OPEN SPACE PROVIDED	88,826 SF

ABBREVIATIONS

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

NO.	DESCRIPTION	DATE	BY	APPR.
	REVISIONS			

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014
(702) 550-8888 FAX:

TANEY ENGINEERING
6030 S. JONES BLVD. SUITE 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9233

THE ORCHARDS AT GRAND TETON & TENAYA
A RESIDENTIAL SUBDIVISION

PHASING PLAN

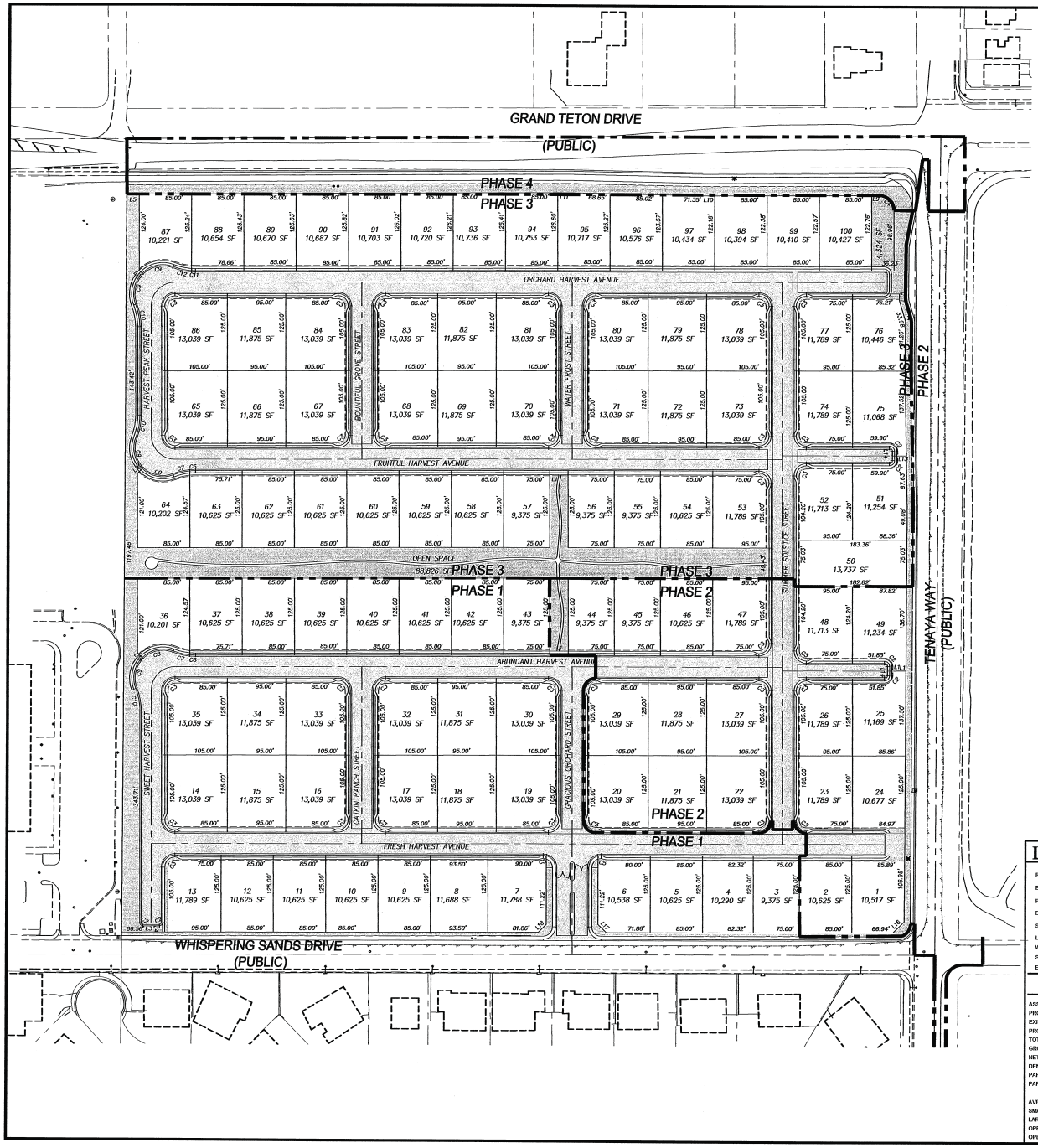
ROBERT D. CUNNINGHAM Exp. 12-31-12 CIVIL No. 15726 STATE OF NEVADA
ENGINEER'S SEAL

DATE:	06.07.13
SCALE:	1"=80'
JOB NO:	DRH-12-033
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	TM1
SHEET:	1 OF 2

FILE NAME: TM.DWG

PRELIMINARY
NOT FOR CONSTRUCTION

ROC-50451



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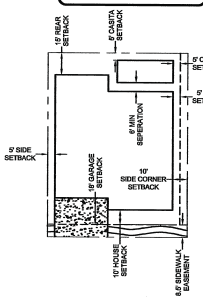
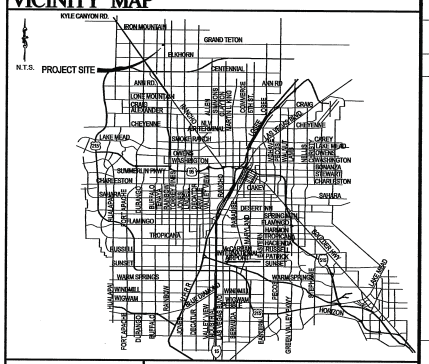


TYPICAL LOT SETBACKS

VICINITY MAP



OWNER

SPINNAKER HOMES 22 LLC
4511 W CHEYENNE AVE #105
NORTH LAS VEGAS, NV 89032-2439

DEVELOPER

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NV 89014

LEGAL DESCRIPTION

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BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLV90 108SW6", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN A CONCRETE CYLINDER, NORTHWEST CORNER OF GRAND TETON DRIVE AND PIONEER WAY NEAR PT OF PIONEER WAY

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730.759 (METERS)

CLARK COUNTY VERTICAL CONTROL V 2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

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BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
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SEWER LINE W/ MANHOLE
EDGE OF PAVEMENT

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EP	EDGE OF PAVEMENT	SI	STREET LIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
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LT	LEFT	VC	VERTICAL CURVE
LVWWA	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MIN	MINIMUM	ZC	ZERO LIP CURB

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

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THE ORCHARDS AT GRAND TETON & TENAYA
A RESIDENTIAL SUBDIVISION

PHASING PLAN

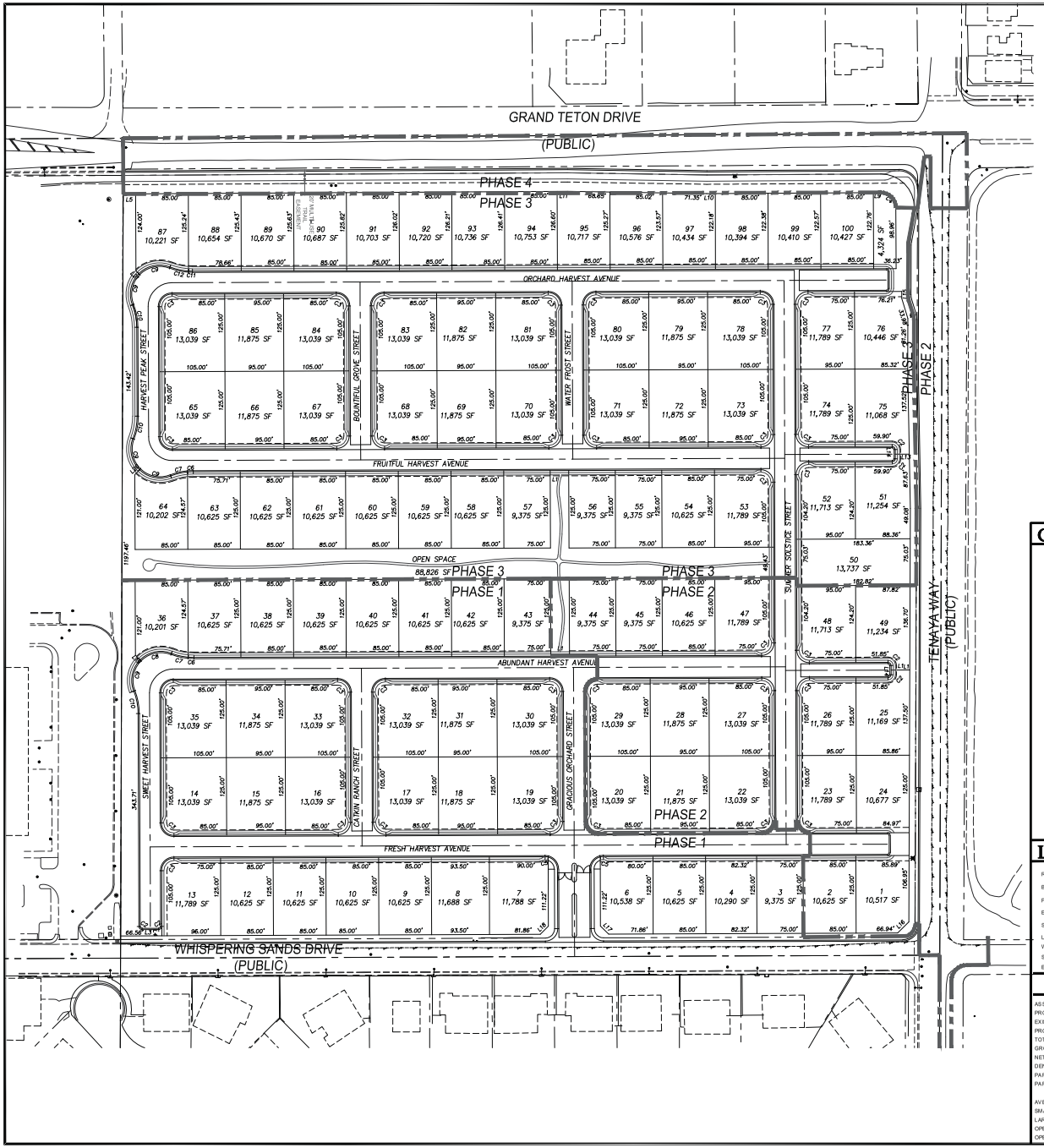
ROBERT D. CUNNINGHAM Exp. 12-31-13 CIVIL No. 15725 — ENGINEER'S SEAL

DATE:	06.07.13
SCALE:	1"=80'
JOB NO:	DRH-12-033
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	TM1
SHEET:	1 OF 2

PLAN REVIEW
DRH-12-0033
07/01/13

FILE NAME: TM.DWG

ROC-50451



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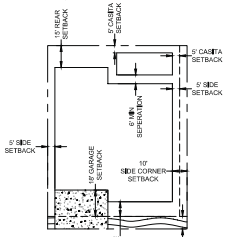
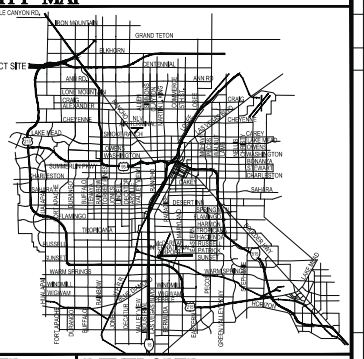


TYPICAL LOT SETBACKS

VICINITY MAP



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730.790 (METERS)

CLARK COUNTY VERTICAL CONTROL V.2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

CURVE & LINE

CURVE TABLE				
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3	20.00'	90°00'00"	31.42'	20.00'
4	24.00'	89°43'17"	37.58'	23.88'
5	20.00'	14°28'39"	5.05'	2.54'
6	100.00'	05°19'53"	9.31'	4.66'
7	100.00'	15°35'27"	27.79'	13.99'
8	47.00'	66°15'20"	54.35'	30.67'
9	47.00'	66°15'20"	54.35'	30.67'
10	100.00'	21°15'20"	37.10'	18.76'
11	100.00'	03°37'57"	6.34'	3.17'
12	100.00'	17°37'23"	30.76'	15.50'

LINE TABLE		
No.	Bearing	Length
1	N89°47'26"E	30.00'
2	S45°12'34"E	29.27'
3	SB9°47'26"W	27.00'
4	N00°12'34"W	15.00'
5	SB9°39'35"W	20.00'
6	S45°12'34"E	25.09'
7	S44°47'26"W	29.27'
8	N89°47'26"E	24.00'
9	SB9°39'35"W	12.17'
10	SB9°39'35"W	13.66'
11	SB9°39'35"W	16.16'
12	N89°47'26"E	26.96'
13	SB9°47'26"W	22.49'
14	S00°12'34"E	7.50'
15	N00°12'00"E	11.19'
16	N44°59'43"E	25.62'
17	S45°12'34"E	18.59'
18	N44°47'26"E	18.59'
19	N45°12'34"W	10.98'
20	S44°47'26"W	10.98'
21	N45°12'34"W	6.80'

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION — 24,467 GPD AVERAGE, 86,301 GPD PEAK
6. FIRM PANEL 32003C1745 E, DATED SEPTEMBER 27, 2012. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 20-FEET.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. PERIMETER LANDSCAPING WILL BE MAINTAINED BY THE HOA.

SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
WATER LINE
SEWER LINE W/ MANHOLE
EDGE OF PAVEMENT

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 12" PUBLIC MAIN IN WHISPERING SANDS ADJACENT TO THE PROJECT - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 12" SEWER PROVIDED IN WHISPERING SANDS ADJACENT TO THE PROJECT. CITY OF LAS VEGAS IS THE PURVEYOR

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	125-15-101-003
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	RPD-2 (SDR07226)
PROPOSED ZONING	RPD-2
TOTAL PROPOSED LOTS	100 LOTS
GROSS ACREAGE	40.2
NET ACREAGE	36.6
DENSITY (BASED ON GROSS ACREAGE)	2.49 LOTS/ACRE
PARKING REQUIRED	3 PER UNIT = 300 SPACES
PARKING PROVIDED	500 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
AVERAGE LOT SIZE	12,014 SF
SMALLEST LOT SIZE	10,260 SF
LARGEST LOT SIZE	13,737 SF
OPEN SPACE REQUIRED	70,616 SF
OPEN SPACE PROVIDED	88,826 SF

ABBREVIATIONS

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

PR-009933
07/24/13

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

DR HORTON
330 CAROUSEL PKWY
HENDERSON, NEVADA 89014
(702) 835-8000 FAX

TANEY ENGINEERING
6030 S. JONES BLVD. STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 * FAX: (702) 362-8203

THE ORCHARDS AT GRAND TETON & TENAYA
A RESIDENTIAL SUBDIVISION

PHASING PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
STATE OF NEVADA
PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE: 06.07.13
SCALE: 1"=80'
JOB NO: DRH-12-033
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: PH1
SHEET: 1 OF 1

FILE NAME: TM.DWG

ROC-50451

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

April 11, 2008

Mr. Ben Young
Spinnaker Home IX LLC
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

RE: SDR-27226- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Young:

Your request for a Site Development Plan Review for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on April 10, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Lots 95 and 96 on the Site Plan dated 3/11/08 shall be limited to one story or 20 feet, whichever is less.

2. Twenty (20) 24-inch box trees shall be added on the subject property exterior to the perimeter wall along Grand Teton as approved by the Department of Public Works.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/11/08 and 03/12/08, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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APR 04 2012

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07/24/13
EOT-45057
ROC-50451

5. The standards for this development shall include a Minimum lot size of 9,375 square feet and Building height shall not exceed two stories or 32 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.

7. A revised elevation of the proposed block wall, indicating 20% contrasting block, shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for permits.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

11. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a perimeter block wall with 20% contrasting block.

12. Air conditioning units shall not be mounted on rooftops.

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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

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

Public Works

16. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Grand Teton Drive and Tenaya Way prior to the issuance of any permits.

17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site prior to the issuance of any permits.

18. Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

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ROC-50451

20. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Emergency vehicle access/crash gated driveways shall be constructed in accordance with Standard Drawing #224.

21. The onsite streets shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

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ROC-50451

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This action by the Planning Commission on **April 10, 2008** 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 ***April 11, 2008.***

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:nl:clb

cc: Mr. Ben Young
Royal Construcion
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

Ms. Sonia Macias
TCE
3277 East Warm Springs Road
Las Vegas, Nevada 89120

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07/24/13
EOT-45057
ROC-50451

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 23, 2013
Job No. DRH-12-033

City of Las Vegas - Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: The Orchards at Grand Teton and Tenaya
Review of Conditions

To Whom It May Concern:

Taney Engineering on behalf of our client DR Horton is submitting this request for a review of conditions for Condition #18 on SDR-27226. The original condition read:

"Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Phased construction of required half-street improvements shall be allowed in accordance with the phasing plan submitted 09/16/08, excepting that Tenaya Way shall be fully constructed to within 50 feet of the south right-of-way line of Grand Teton Drive concurrent with phase 2, and each phase shall be considered a "site" for the purposes of Condition #19, below. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site".

Subsequently there was a review of conditions filed (ROC-30013) that added a phasing plan to condition #18. In addition it was requested that the trail improvements along Grand Teton be constructed within one year of the start of construction. We are requesting to modify the phasing map to show phase 4 of the development being the improvements within Grand Teton including the trail along Grand Teton. We are requesting these improvements to be installed within 90 Days of the completion of the Grand Teton Box Culvert. We are requesting this in order for the development to not be held up by the construction of the box culvert that City of Las Vegas is currently obtaining approval for. From what we have been told the funding has been allocated and construction should start later this year. To prevent unnecessary street removal during City of Las Vegas construction of the box culvert DR Horton would like to wait until the box is installed before they build the full Grand Teton Improvements. The plans for the whole project have been processed through City of Las Vegas. The bond for the whole project has been posted in the City of Las Vegas and construction of Phase 1 is underway.

In addition we would like to have condition #19 revised to coincide with the construction of the box culvert. The original condition read:

"A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any

PRJ-49933
07/24/13

ROC-50451

building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between. the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, **all required improvements shall be constructed within 24 months of approval of construction drawings**. No partial bond releases will be allowed until all perimeter roadway improvements are in place."

We are requesting the wording in bold above be revised to state, "all required improvements shall be constructed within 90 days of the completion of the City of Las Vegas box culvert".

We are hopeful that this letter clarifies our intent. If you have any questions or require additional information please call.

Sincerely,

Michael Cunningham, P.E.
Taney Engineering

PRJ-49933
07/24/13

ROC-50451

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

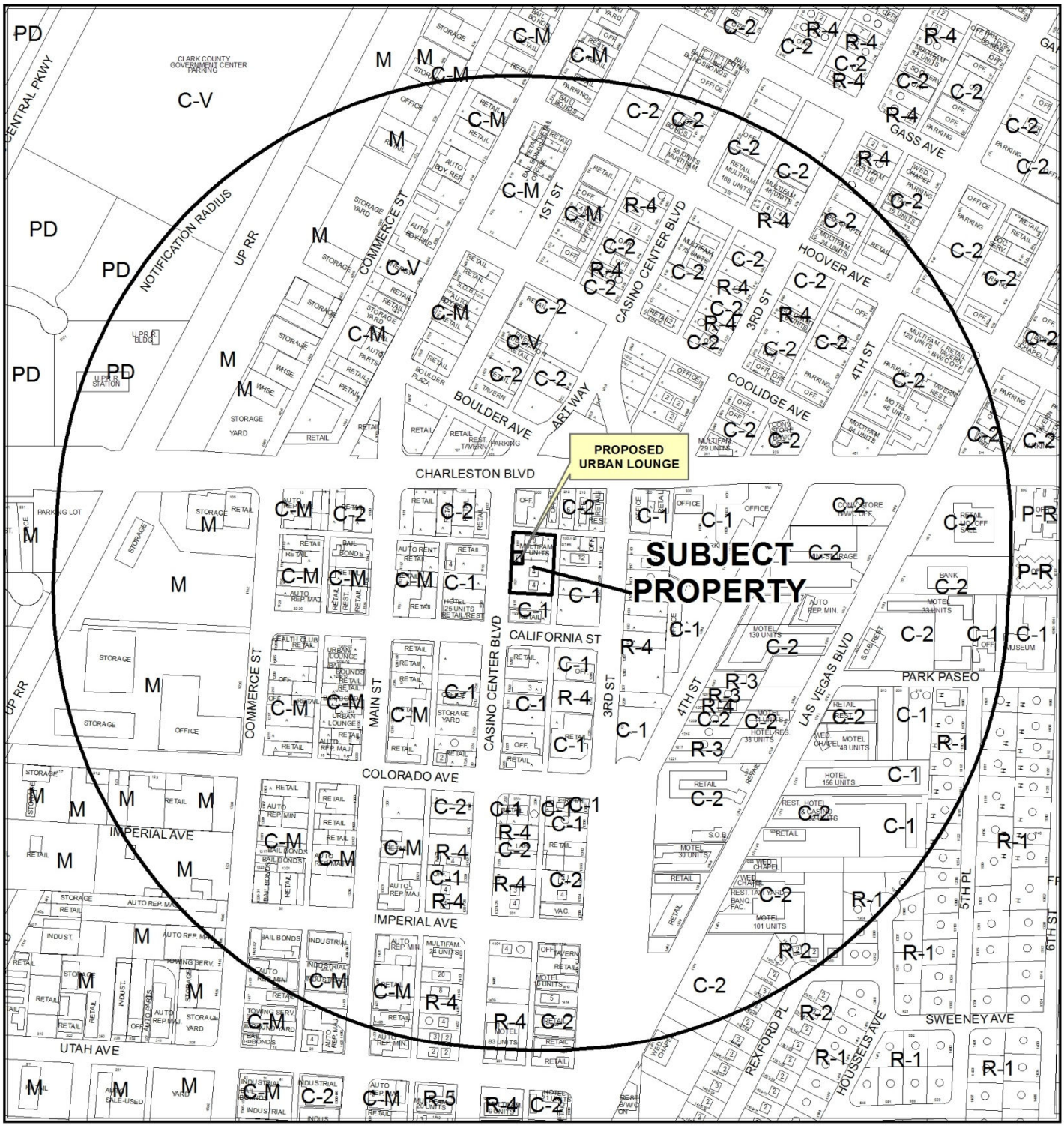
SUBJECT:
SUP-50296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,280 SQUARE-FOOT URBAN LOUNGE USE at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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-50296 and SDR-50298
2. Special Map
3. Conditions and Staff Report - SUP-50296 and SDR-50298
4. Supporting Documentation
5. Photos - SUP-50296 and SDR-50298
6. Justification Letter - SUP-50296 and SDR-50298



CASE: **SUP-50296 AND SDR-50298**

RADIUS: 1500 FEET

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

0 400 800 Feet

N

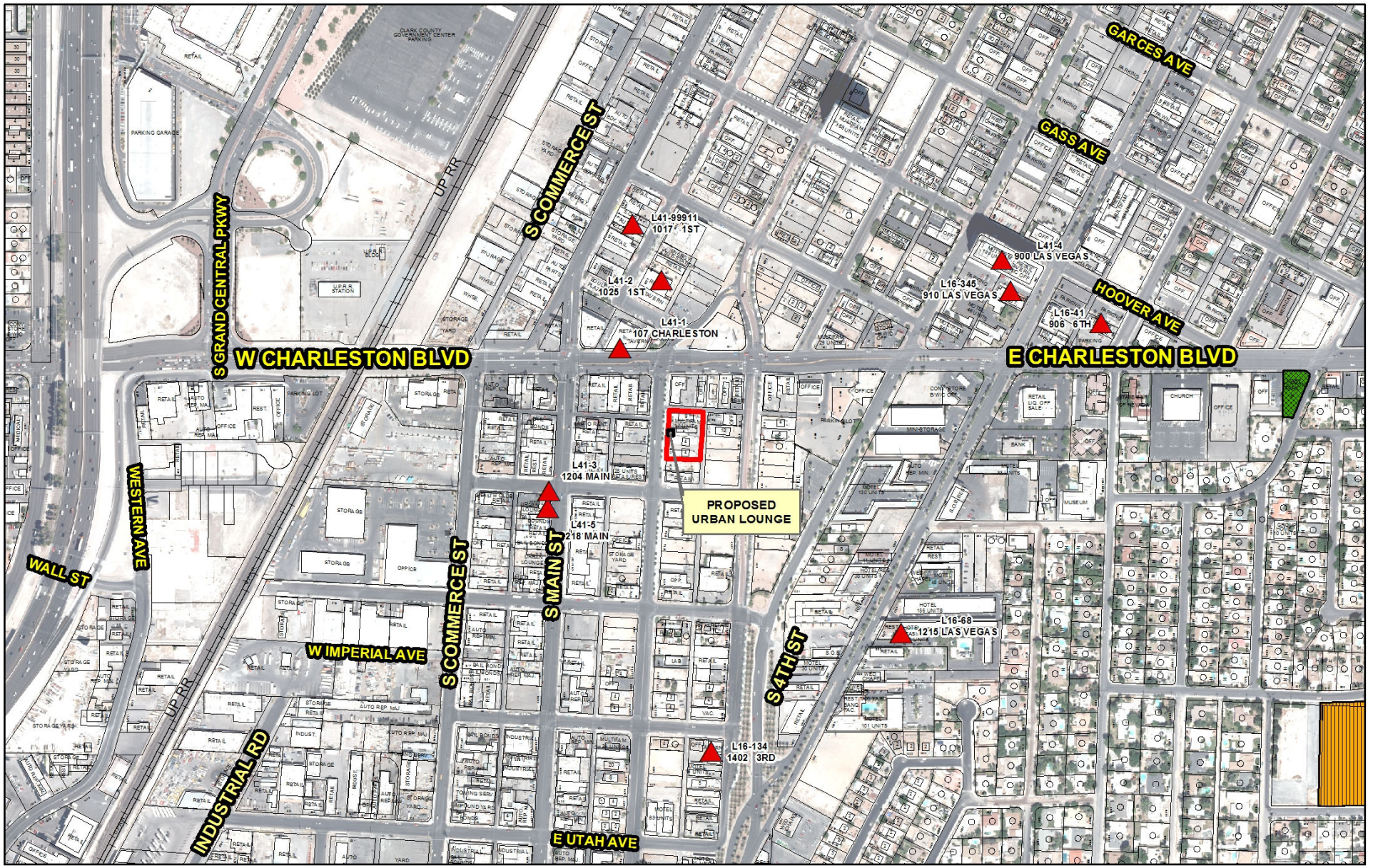
CASE: **SUP-50296 AND SDR-50298**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-50296

Urban Lounge

Business Licenses

- Tavern, Tavern, Limited and Urban Lounge

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property

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 31, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50296** APN: 162-03-105-002

Name of Property Owner: _____

Name of Applicant: Brittany Davis

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: FAMRAN FOULAD

Subscribed and sworn before me

This 16 day of July, 2013

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1115 S. Casino Center Blvd

Project Name THE HAWTHORNE **Proposed Use** Bar

Assessor's Parcel #(s) 162 03 105 002 **Ward #** _____

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

Commercial Square Footage 1280 **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** _____ **Density** _____

Additional Information deck 396SF

PROPERTY OWNER Proview Series 10 LLC **Contact** Kamran Fouladbakhsh

Address 11022 Santa Monica Blvd **Phone:** 468-9900 **Fax:** _____

City LA **State** CA **Zip** 90025

E-mail Address construction126@aol.com

APPLICANT Brittany Davis <--> **Contact** Creative Beverages LLC

Address 9264 W. Russell Rd 104 **Phone:** 858-7792 **Fax:** _____

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

E-mail Address BrittanyMichelleDavis14@gmail.com

REPRESENTATIVE GK3 Architecture **Contact** Gemie Knisely

Address 2111 Edgewood Ave **Phone:** 932-0455 **Fax:** 932-0456

City LV **State** NV **Zip** 89102

E-mail Address gemie@gk3architecture.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 KAMRAN FOULADI (MGR OF PROVIEW SERIES LLC)

Subscribed and sworn before me

This 25 day of June, 20 13.

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

FOR DEPARTMENT USE ONLY

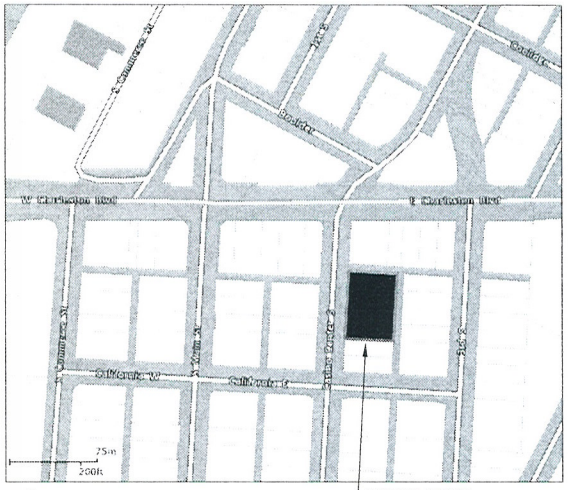
Case #	SUP-50296
Meeting Date:	9/10/13 PC
Total Fee:	$1280.00
Date Received:*	7/16/13
Received By:	M. Howe

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

SITE DATA

TOTAL SITE: APN #: 162 03 105 002
SITE AREA: 0.04 ACRES

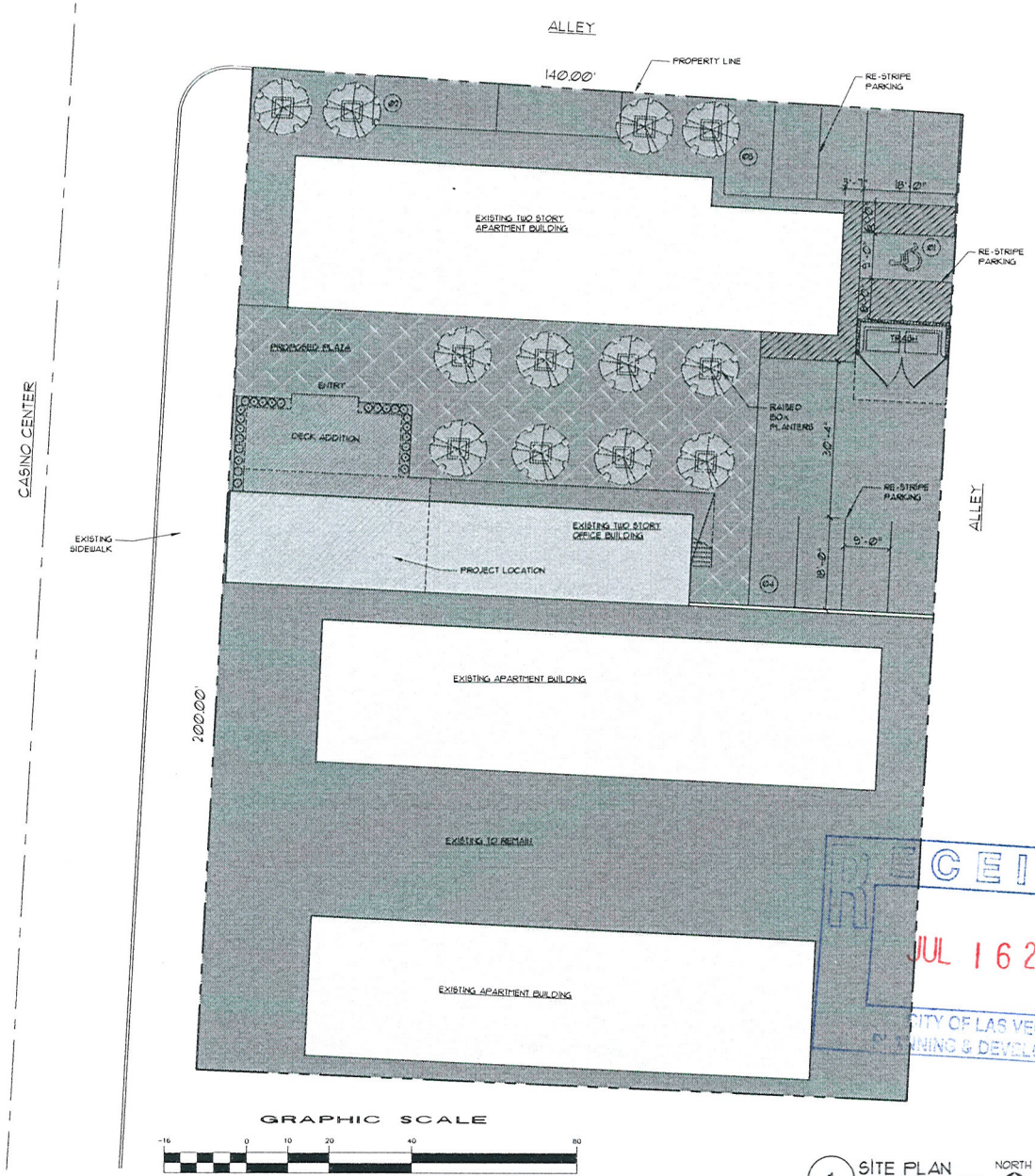
PARKING REQUIREMENTS FOR PROJECT:
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: "18B" LAS VEGAS ARTS DISTRICT
STANDARD PARKING REQUIREMENTS PER TITLE 19-
NOT APPLICABLE



2 VICINITY MAP
N.T.S.

NORTH

PROJECT LOCATION



GRAPHIC SCALE
-16 0 10 20 40 80
(IN FEET)
1 INCH = 16 ft.

1 SITE PLAN
3/32"=1'-0"

NORTH

RECEIVED
JUL 16 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-50296
SDR-50298

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 • Fax (702) 832-0456
Mobile (702) 250-8418
• kevin@gk3architecture.com
• jamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:

CONTRACTOR:
E-TECH CONSTRUCTION & DEVELOPMENT INC.
203 N. 9TH ST
LAS VEGAS, NV 89101
TEL.: (702) 750-1668

PROJECT:
A CERTAIN GENTLEMAN BAR TI & DECK ADDITION
115 S. CASINO CENTER BLVD
LAS VEGAS, NV 89104
APN: 162 03 105 002

SEAL:

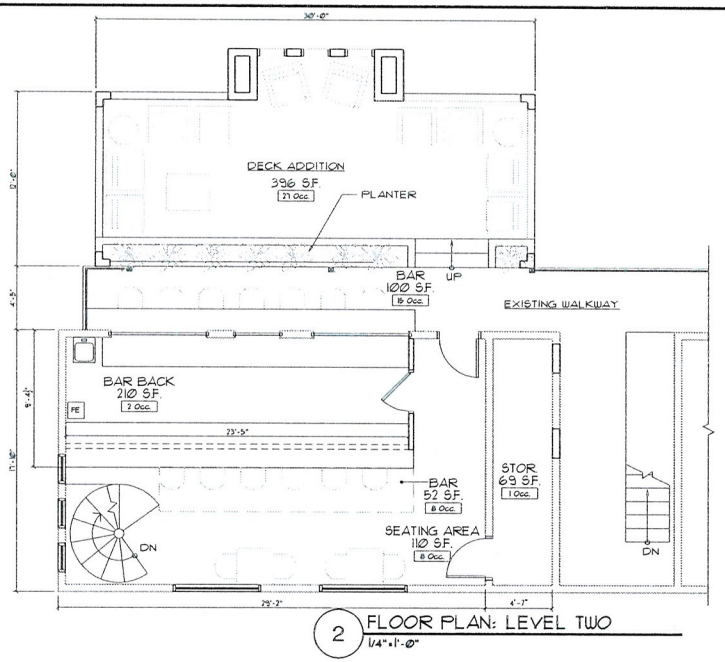
REVISIONS

NO.	DESCRIPTION

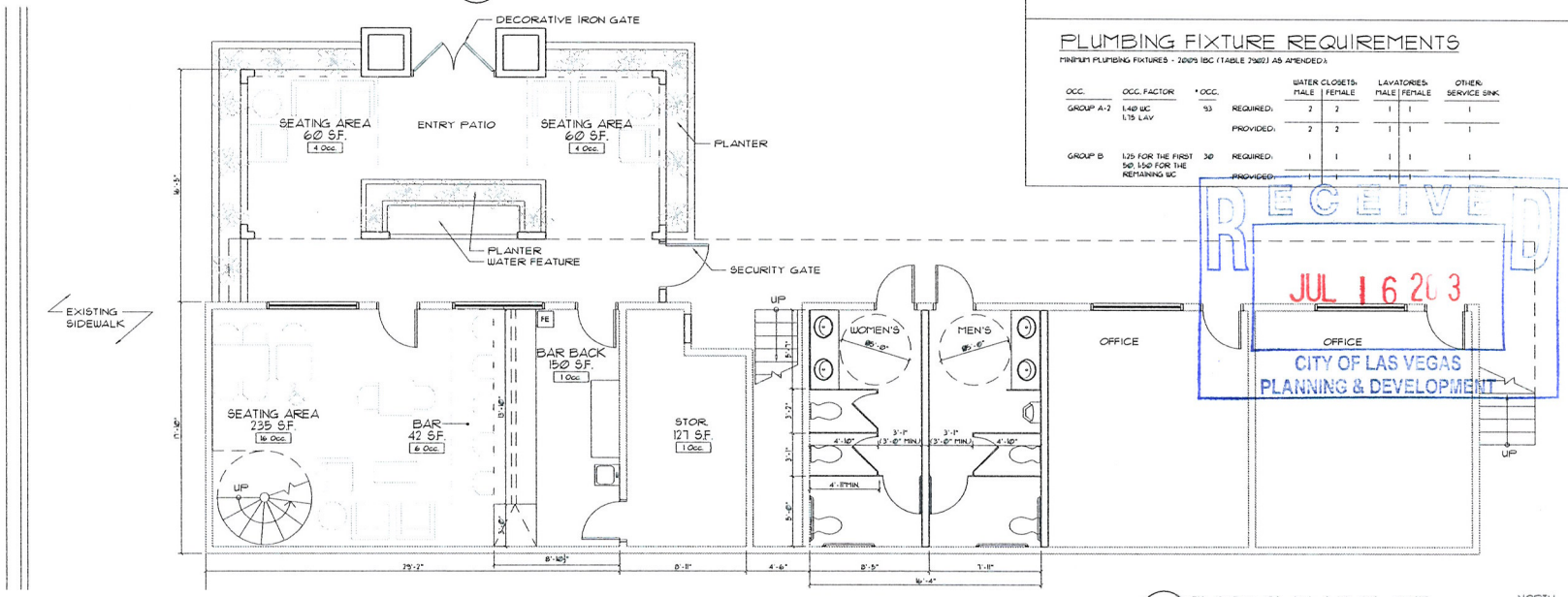
SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: 06-10-2013
ISSUED FOR: PERMIT

SHEET:
A1.0



2 FLOOR PLAN: LEVEL TWO
1/4"=1'-0"



1 FLOOR PLAN: LEVEL ONE
1/4"=1'-0"

NORTH

OCCUPANT LOAD AND EXITING, CHAPTER 10, TABLE 1004.1.1

OCCUPANCY DESCRIPTION	SF / OCCUPANT LOAD FACTOR	OCCUPANTS	MIN. 2 EXITS REQ. WHEN O.L.	REQUIRED NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
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SEATING AREA	235SF / 15 NET	16	500	1	1
BAR BACK	150 SF / 200	1	500	1	1
BAR	42 SF / 7 NET	6	500	1	1
STORAGE	127 SF / 300	1	500	1	1
DECK ADDITION	396 SF / 15 NET	27	500	1	1
BAR BACK	210 SF / 200	2	500	1	1
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SEATING AREA	110 SF / 15 NET	8	500	1	1
BAR	100 SF / 7 NET	15	500	1	1
STORAGE	69 SF / 300	1	500	1	1
	TOTAL:	93		2	2

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TRAVEL DISTANCE (PER IBC2009 TABLE 1016.) AS AMENDED)
MAX. DISTANCE - OCC. A WITH SPRINKLERS • 250'-0"
ACTUAL TRAVEL DISTANCE • 60'-0"

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1. TO BE POSTED AT MAIN EGRESS DOORS: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED", THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
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EXIT TRAVEL PATH

(A) Occ. / (B)/(C) — EGRESS ARROW (A)=OCCUPANT LOAD (B)=REQUIRED EXIT WIDTH (C)= PROVIDED EXIT WIDTH

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FE INDICATES LOCATIONS OF WALL MOUNTED FIRE EXTINGUISHER

PLUMBING FIXTURE REQUIREMENTS

MINIMUM PLUMBING FIXTURES - 2009 IBC (TABLE 2902) AS AMENDED)

OCC.	OCC. FACTOR	# OCC.		WATER CLOSETS: MALE	WATER CLOSETS: FEMALE	LAVATORIES: MALE	LAVATORIES: FEMALE	OTHER: SERVICE SINK
GROUP A-2	1:49 WC 1:75 LAV	93	REQUIRED:	2	2	1	1	1
			PROVIDED:	2	2	1	1	1
GROUP B	1:25 FOR THE FIRST 50, 1:50 FOR THE REMAINING WC	30	REQUIRED:	1	1	1	1	1
			PROVIDED:					

RECEIVED
JUL 16 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-50296

SDR-50298

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 - Fax (702) 832-0456
Mobile (702) 256-0416
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• pasin@gk3architecture.com
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A CERTAIN GENTLEMAN BAR TI & DECK ADDITION
1115 S. CASINO CENTER BLVD
LAS VEGAS, NV 89104
APN: 162 03 105 002

SEAL:

REVISIONS:

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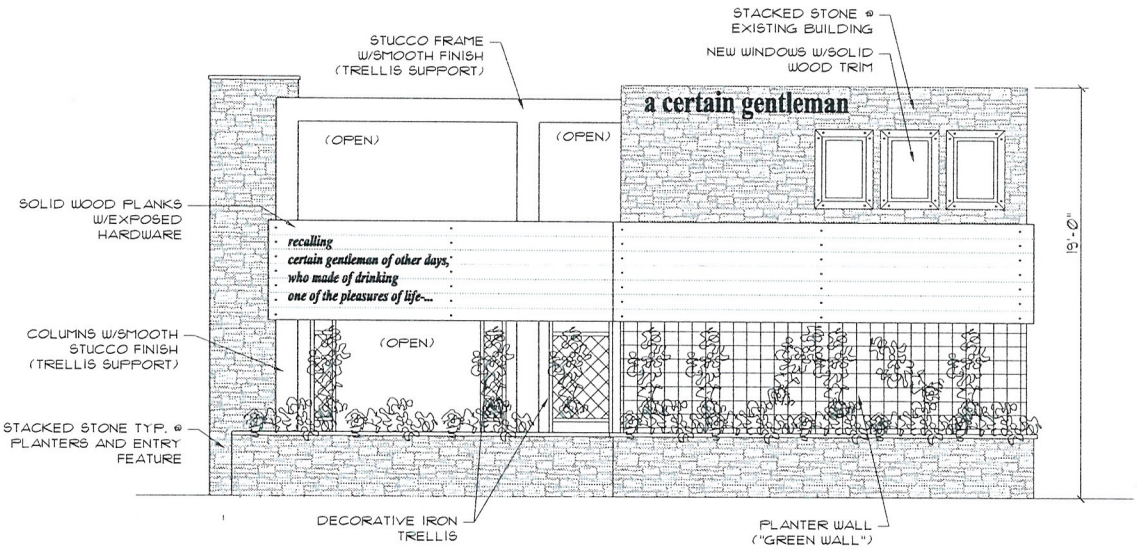
FLOOR PLANS

SCALE: AS NOTED
DATE: 06-10-2013
ISSUED FOR: PERMIT
SHEET: A2.0



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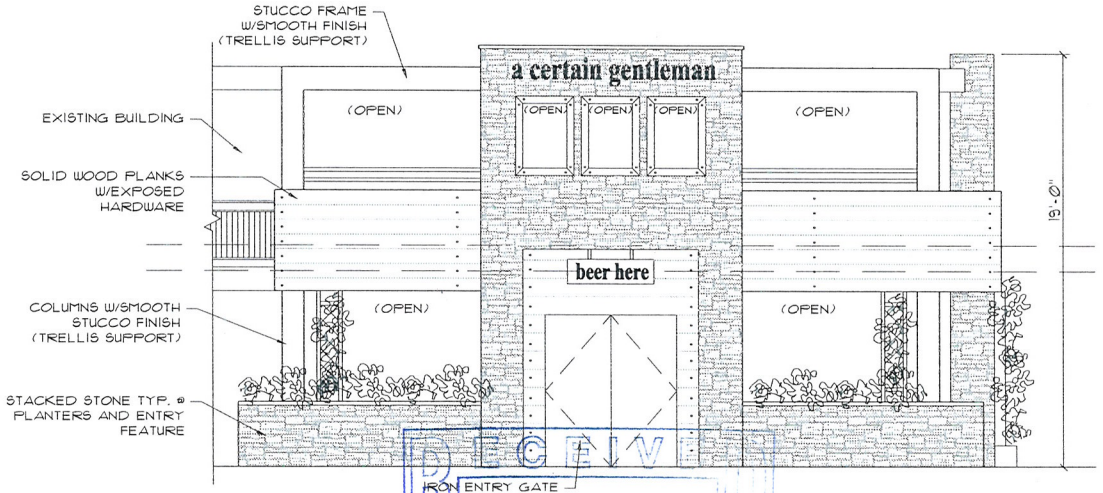
3/8"=1'-0"



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3/8"=1'-0"

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APN: 162 03 105 002

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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
ELEVATIONS

SCALE: AS NOTED
DATE: 06-10-2013
ISSUED FOR: PERMIT

SHEET:
A6.0

2111 Edgewood Ave. Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

July 11, 2013

City of Las Vegas
Planning & Development Department
City of Las Vegas Dept. of Building & Safety
333 North Rancho Drive; Las Vegas, NV 89106

A Certain Gentleman
Special Use Permit
1115 S. Casino Center Blvd.
Las Vegas, NV 89104
APN: 162 03 105 002

Ladies and Gentlemen:

GK³ Architecture, on behalf of Brittany Davis, is requesting the review and approval of a Special Use Permit for A Certain Gentleman bar and lounge. This project is applying for the newly waived tavern limited license and is located in the 18b Las Vegas Arts District. A Certain Gentleman will be a 1920's themed tavern celebrating wine and classic cocktails from the roaring 1920's. Currently the space is two vacant office suites. The proposed project is to join the two suites with a spiral stair case and add on to the existing two story building a 396 SF deck addition for level two outdoor seating. The addition will also create an entry feature for the business and an entry patio that will be surrounded with planters. The addition is located North of the building, the space is used currently as a small parking lot with approximately 12 spaces. The parking lot is 36 feet wide (building face to building face) and is too small to function properly for parking. The lot does not have a curb cut off of casino center forcing cars to drive over the side walk on to casino center or back out of the lot into the alley. This project proposes for the parking lot to be abandoned for the most part and converted into a paved outdoor plaza.

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The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, with a special use permit, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

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JUL 16 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-50296
SDR-50298

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50296** APN: 162-03-105-002

Name of Property Owner: _____

Name of Applicant: Brittany Davis

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: FAMRAN FOULAD

Subscribed and sworn before me

This 16 day of July, 2013

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1115 S. Casino Center Blvd

Project Name THE HAWTHORNE **Proposed Use** Bar

Assessor's Parcel #(s) 162 03 105 002 **Ward #** _____

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

Commercial Square Footage 1280 **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** _____ **Density** _____

Additional Information deck 396SF

PROPERTY OWNER Proview Series 10 LLC **Contact** Kamran Fouladbakhsh

Address 11022 Santa Monica Blvd **Phone:** 468-9900 **Fax:** _____

City LA **State** CA **Zip** 90025

E-mail Address construction126@aol.com

APPLICANT Brittany Davis <--> **Contact** Creative Beverages LLC

Address 9264 W. Russell Rd 104 **Phone:** 858-7792 **Fax:** _____

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

E-mail Address BrittanyMichelleDavis14@gmail.com

REPRESENTATIVE GK3 Architecture **Contact** Gemie Knisely

Address 2111 Edgewood Ave **Phone:** 932-0455 **Fax:** 932-0456

City LV **State** NV **Zip** 89102

E-mail Address gemie@gk3architecture.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 KAMRAN FOULADI (MGR OF PROVIEW SERIES LLC)

Subscribed and sworn before me

This 25 day of June, 20 13.

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

FOR DEPARTMENT USE ONLY

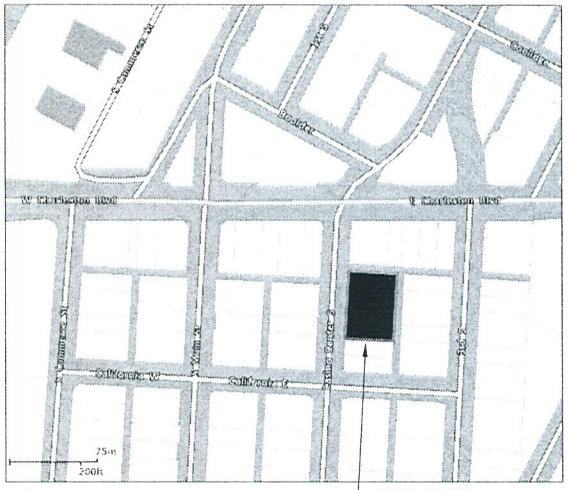
Case #	SUP-50296
Meeting Date:	9/10/13 PC
Total Fee:	$1280.00
Date Received:*	7/16/13
Received By:	M. Howe

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

SITE DATA

TOTAL SITE: APN #: 162 03 105 002
SITE AREA: 0.04 ACRES

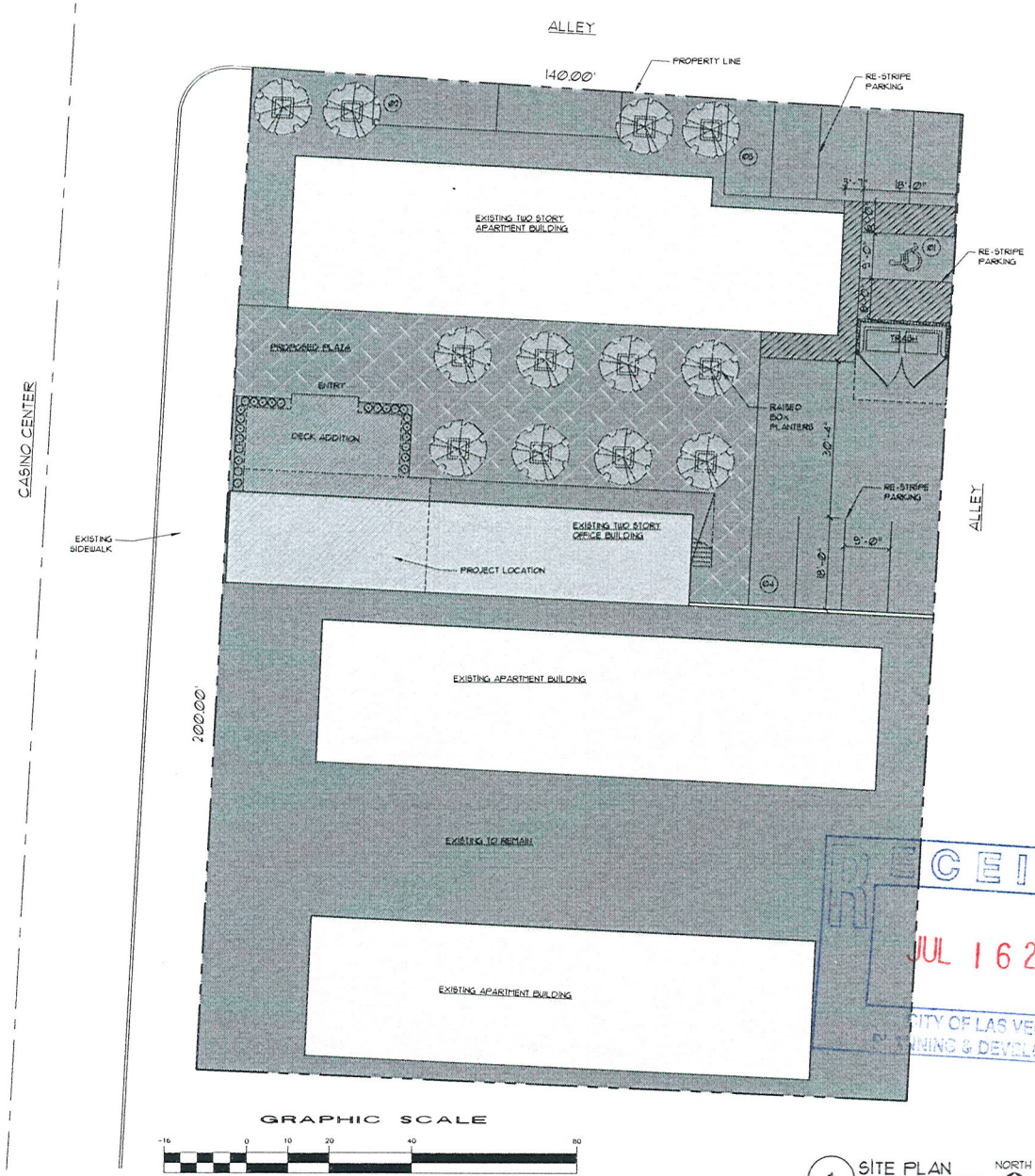
PARKING REQUIREMENTS FOR PROJECT:
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: "18B" LAS VEGAS ARTS DISTRICT
STANDARD PARKING REQUIREMENTS PER TITLE 19-
NOT APPLICABLE



2 VICINITY MAP
N.T.S.

NORTH

PROJECT LOCATION



GRAPHIC SCALE
-16 0 10 20 40 80
(IN FEET)
1 INCH = 16 ft.

1 SITE PLAN
3/32"=1'-0"

NORTH

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SDR-50298

gk3 architecture
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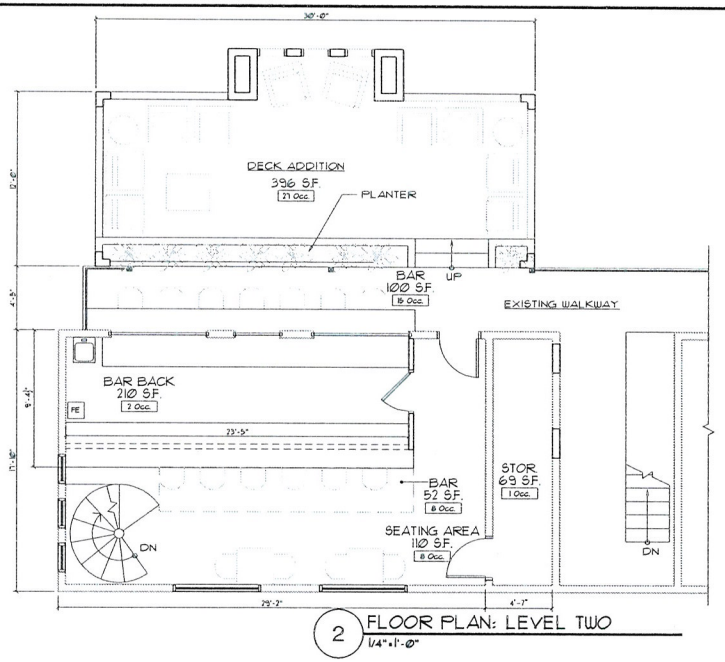
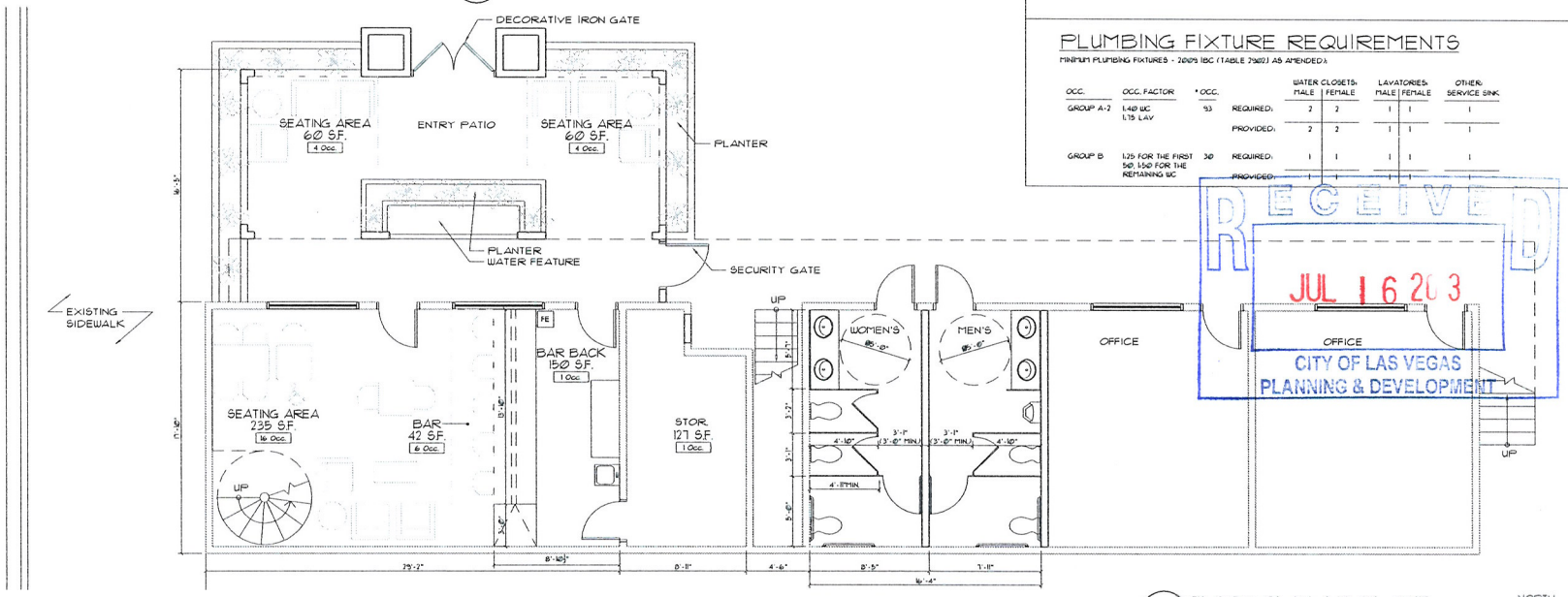


2 FLOOR PLAN: LEVEL TWO
1/4"=1'-0"



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ACTUAL TRAVEL DISTANCE • 60'-0"

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			PROVIDED:	2	2	1	1	1
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			PROVIDED:					

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SUP-50296

SDR-50298

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APN: 162 03 105 002

SEAL:

REVISIONS:

NO.	DESCRIPTION

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SCALE: AS NOTED
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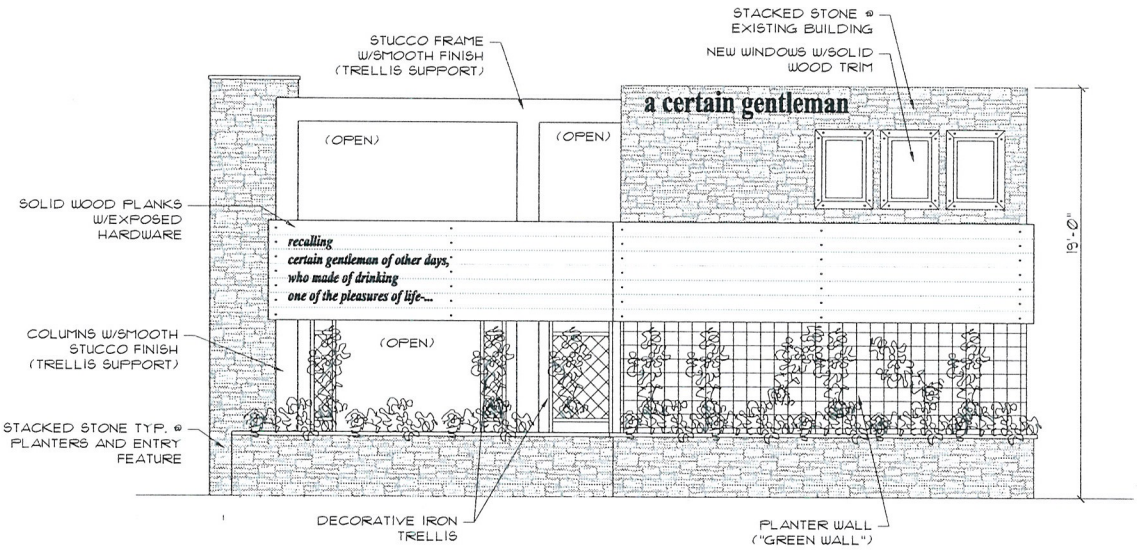
ISSUED FOR: PERMIT
SHEET: A2.0



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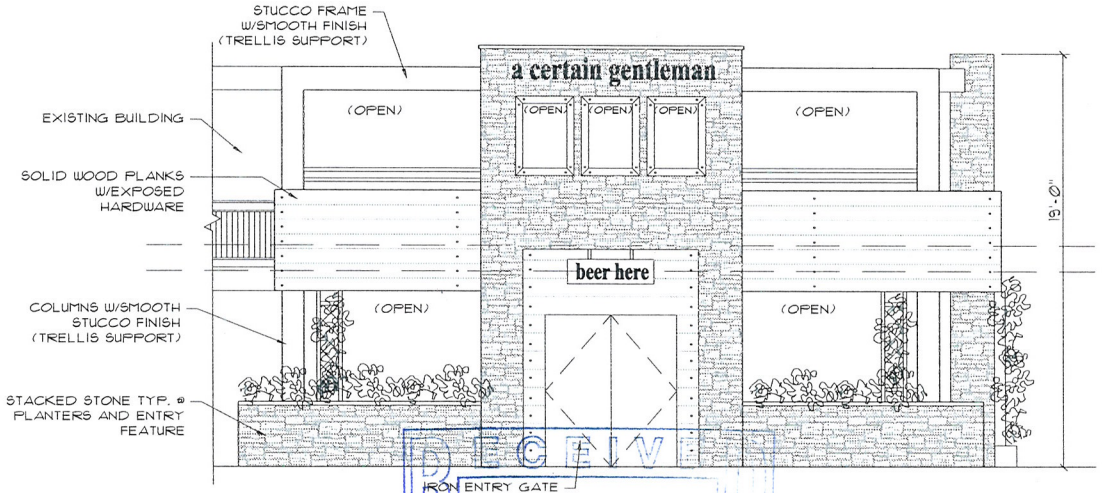

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SHEET:
A6.0

2111 Edgewood Ave. Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

July 11, 2013

City of Las Vegas
Planning & Development Department
City of Las Vegas Dept. of Building & Safety
333 North Rancho Drive; Las Vegas, NV 89106

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Gemie M. Knisely, RA

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PLANNING & DEVELOPMENT

SUP-50296
SDR-50298

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
SDR-50298 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50296 - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 1,280 SQUARE-FOOT URBAN LOUNGE on 0.64 acres at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
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-50298** APN: 16203105002

Name of Property Owner: Proview Series LLC

Name of Applicant: Brittany Davis -

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: KAMRAN FOULAD MGR. OF PROVIEW SERIES LLC

Subscribed and sworn before me

This 25 day of June, 2013

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1115 S. Casino Center Blvd

Project Name The Hawthorne **Proposed Use** Urban lounge

Assessor's Parcel #(s) 162-03-105-002 **Ward #** _____

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

Commercial Square Footage 1280 **Floor Area Ratio** _____

Gross Acres 0.64 **Lots/Units** _____ **Density** _____

Additional Information deck 396 SF

PROPERTY OWNER Proview Series LLC **Contact** Kamran Fouladbakhsh

Address 203 N. 9th Street **Phone:** 408-9900 **Fax:** _____

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

E-mail Address Construction126@aol.com

APPLICANT Creative Beverages LLC **Contact** Brittany Davis

Address 9264 W. Russell rd 104 **Phone:** 858-7792 **Fax:** _____

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

E-mail Address BrittanyMichelleDavis14@gmail.com

REPRESENTATIVE GK3 Architecture **Contact** Gemie Knisely

Address 2111 Edgewood Ave **Phone:** 250-9416 **Fax:** _____

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

E-mail Address Gemie@gk3architecture.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 KAMRAN FOULADI

Subscribed and sworn before me

This 16 day of July, 20 13.

_____

Notary Public in and for said County and State

Liliana Lopez
Notary Public
State of Nevada
My Commission Expires: 05-01-16
Certificate No: 12-7683-1

FOR DEPARTMENT USE ONLY

Case #	SDR-50298
Meeting Date:	9/10/13 PC
Total Fee:	$1030 CC
Date Received:*	7/16/13
Received By:	M. Howe

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

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

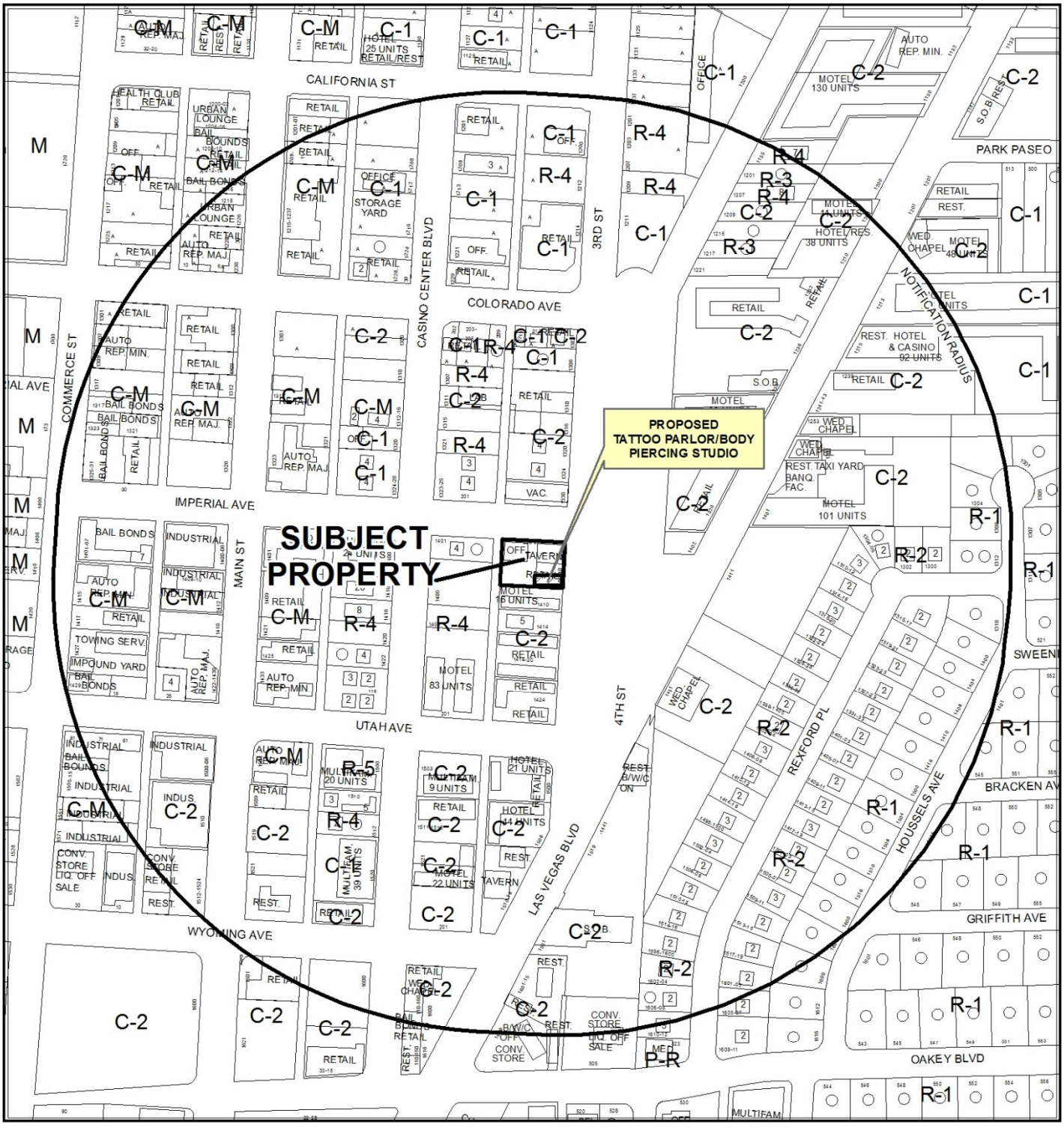
SUBJECT:
SUP-50419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVER ENOUGH TATTOO - OWNER: IMPERIAL ENTERPRISES - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1408 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 10/16/2013
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



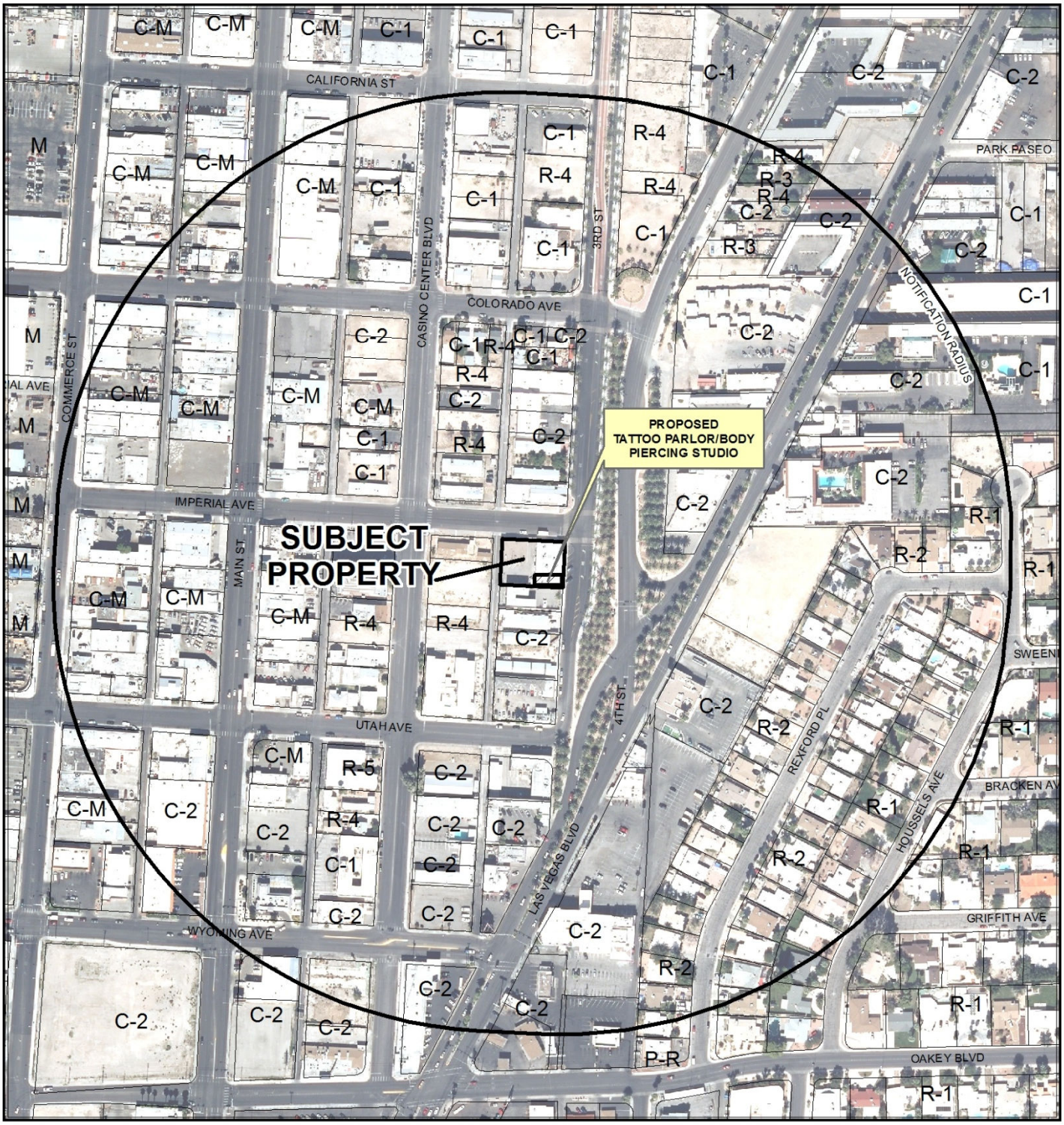
CASE: **SUP-50419**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-50419**

RADIUS: 1000 FEET

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

0 300 600

Feet

N

SUP-50419

Tattoo Establishment

Business Licenses

Tattoo Establishment

Subject Property

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, August 08, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50419** APN: 162-03-210-069

Name of Property Owner: Imperial Enterprises- Contact Dominic Vitale

Name of Applicant: Brianne Barendt - Never Enough Tattoo

Name of Representative: Brianne Barendt

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: 162-03-210-069

Signature of Property Owner: Dominick Vitale

State of Nevada
County of Clark

Print Name: Dominick Vitale

Subscribed and sworn before me

This 23 day of July, 2013 By Dominick Vitale

Juanita Massa

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JUANITA MASSA
Appt. No. 09-10470-1
My Appt. Expires July 10, 2017

RECEIVED
JUL 23 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Brianne Barendt

Project Address (Location) 1408 South 3rd St, Las Vegas, 89125

Project Name Never Enough Tattoo **Proposed Use** Tattoo Shop/ Retail

Assessor's Parcel #(s) 16203210069 **Ward #** 3-Coffin

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

Commercial Square Footage 1045 sq ft **Floor Area Ratio**

Gross Acres 0.32 **Lots/Units** **Density**

Additional Information special use permit

PROPERTY OWNER Imperial Enterprises **Contact** Dominic Vitale

Address PO BOX 847 **Phone:** 4662426 ~~466-2426~~ **Fax:**

City Las Vegas **State** NV **Zip** 89125

E-mail Address

APPLICANT Brianne Barendt **Contact** Brianne Barendt

Address 195 Winter port St **Phone:** 8054236362 ~~8054236362~~ **Fax:**

City Henderson **State** NV **Zip** 89074

E-mail Address Breezytattoomama@aol.com

REPRESENTATIVE Heather Mazzo **Contact** Heather Mazzo

Address 1703 Millstream Way **Phone:** 6573335150 **Fax:**

City Henderson **State** NV **Zip** 89074

E-mail Address mzheatherlouise@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* Dominick Vitale

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

Print Name DOMINICK VITALE

Subscribed and sworn before me State of Nevada County of Clark

This 23 day of JULY, 20 13.

By Dominick Vitale

Juanita Massa

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark JUANITA MASSA Appt. No. 09-10470-1 My Appt. Expires July 10, 2017

RECEIVED JUL 23 2013 City of Las Vegas Department of Planning

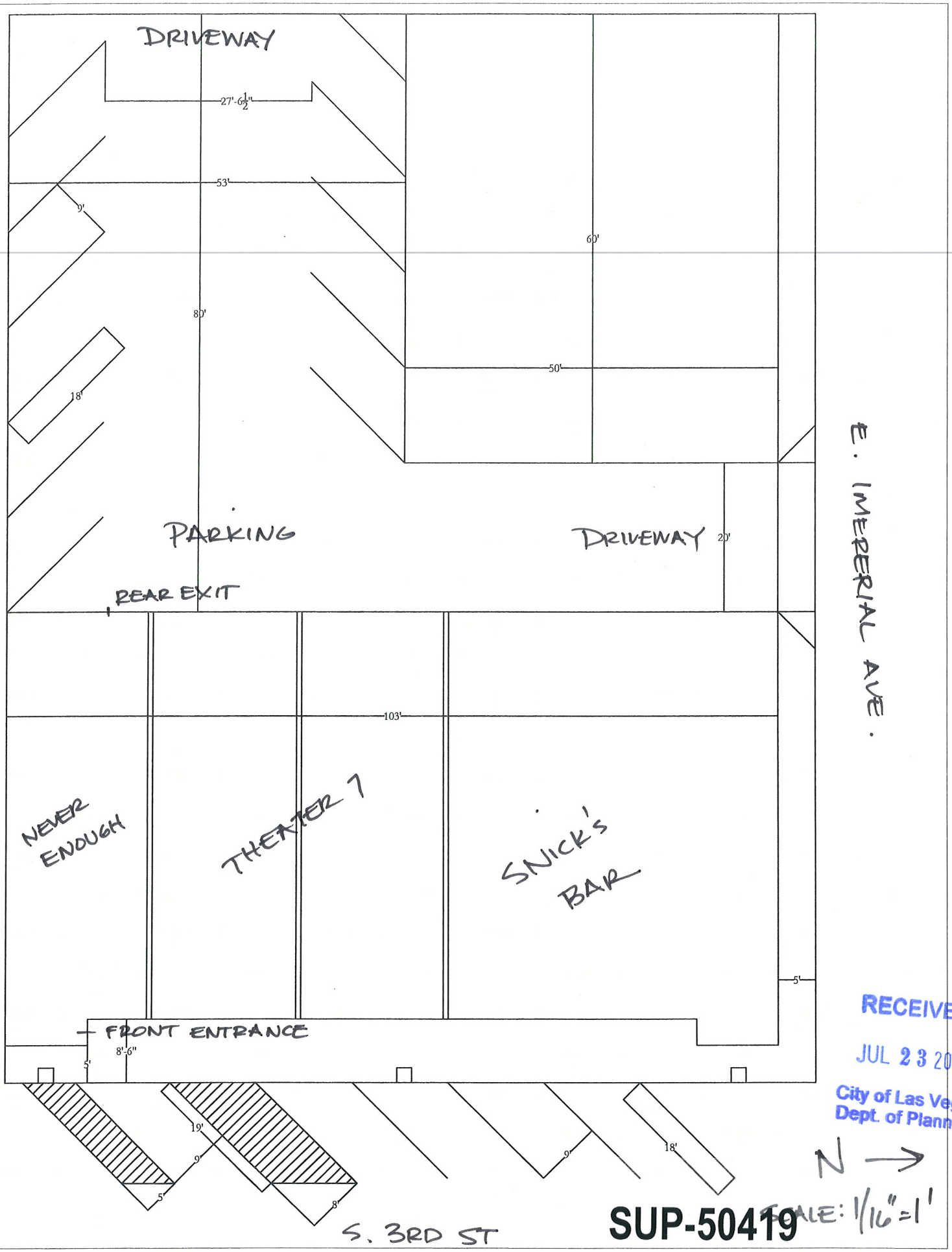
NOTARY PUBLIC STATE OF NEVADA County of Clark JUANITA MASSA Appt No 09-10470-1 My Appt Expires July 10, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50419
Meeting Date:	09/10/13
Total Fee:	$1030.00
Date Received:*	07/23/13
Received By:	Jonathan B.

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

SITE PLAN 1408 S. 3RD ST



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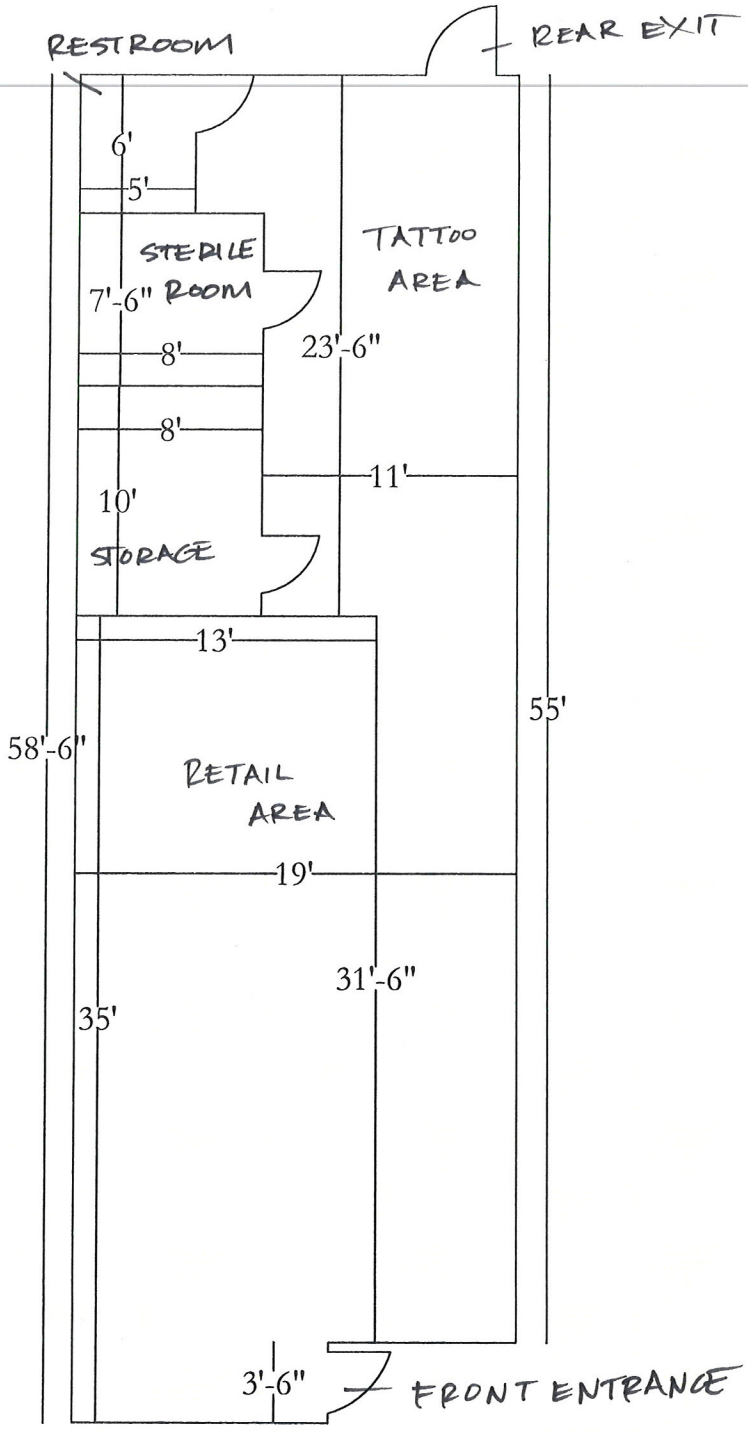
JUL 23 2013
City of Las Vegas
Dept. of Planning

N →

SCALE: 1/16"=1'

SUP-50419

FLOOR PLAN 1408 S. 3RD ST.



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JUL 23 2013
City of Las Vegas
Dept. of Planning

Scale: 1/8" = 1'
MAX CAPACITY :

N →

SUP-50419

July 18, 2013

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

Brianne Barendt
5435 El Camino Real
Atascadero, CA 93422

JUSTIFICATION LETTER Re: Request for Special Use Permit

Dear Planning Department and City Council;

I am applying for and requesting a Special Use Permit for Tattooing at 1408 S. 3rd Street. The building is in zone C2 and in a Mixed Use Designation. The property itself requires no building or construction and aside from some fresh paint, it is move in ready. I intend to upgrade the property appearance and increase business in that direct area with paint and landscape as well as adding a handicapped parking space. The building has ample parking in front and in the rear of the business. My site and floor plan show my proposed upgrades as well as employing up to 8 people. There are a few tattoo shops in the area and my vision is to bring a new flare to the tattoo business in a much broader perspective including but not limited to retail, tattoo art, clothing, and mix in a vintage feel of old and new. I want the business to reflect a clean and crisp design of a doctors office appeal in the tattoo area in back and a complete vintage inspired retail area in the front. The proposed business hours are 6 days a week 10 am to 10 pm avoiding any bar traffic, and closing on Sundays.
I am a well established Tattoo Artist and business owner for 16 years in San luis Obispo County, California. I have been traveling to Las Vegas for the last 6 years to tattoo and have a huge clientele. My business partner Heather Mazzo has been running a retail store online and is ready to expand her retail into a store open to the public as well as more sales offered on our website. I currently own Never Enough Tattoo & Piercing located in Atascadero, CA that has been

RECEIVED
JUL 23 2013
City of Las Vegas
Dept. of Planning

SUP-50419

open for 7 years and is very successful. I have taken on a manager and employ 2 other tattoo artists and a piercer to handle my affairs while i am living in Las Vegas and will visit frequently to accommodate my existing clientele. I am a mom and a wife and love what i do for a living. I want my business to expand to its full potential with several locations across the US.

This building is perfect for what I need in a retail and tattoo business. The landlord is very excited. We believe that Never Enough will bring a lot of extra business to this particular area and will benefit all of the adjoining businesses as well as participate in neighboring events.

I hope that you consider my request and trust that I am a highly respected and professional female that takes the business of tattooing to whole new level of body art. I uphold the highest integrity for health and safety as well as customer service. Our clientele includes the Health Department Inspectors in our current location in California. I have and always will continue to go above and beyond my requirements set by the health board as well as the City of Las Vegas.

Thank you for your time, if you have any further questions please feel free to contact me @ 805-423-6362.

Sincerely,

Brianne Barendt
breezytattoomama@aol.com
www.neverenoughtattoo.com

RECEIVED
JUL 23 2013
City of Las Vegas
Dept. of Planning

SUP-50419

City of Las Vegas Agenda Item No.: **42.**

IEVEAGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

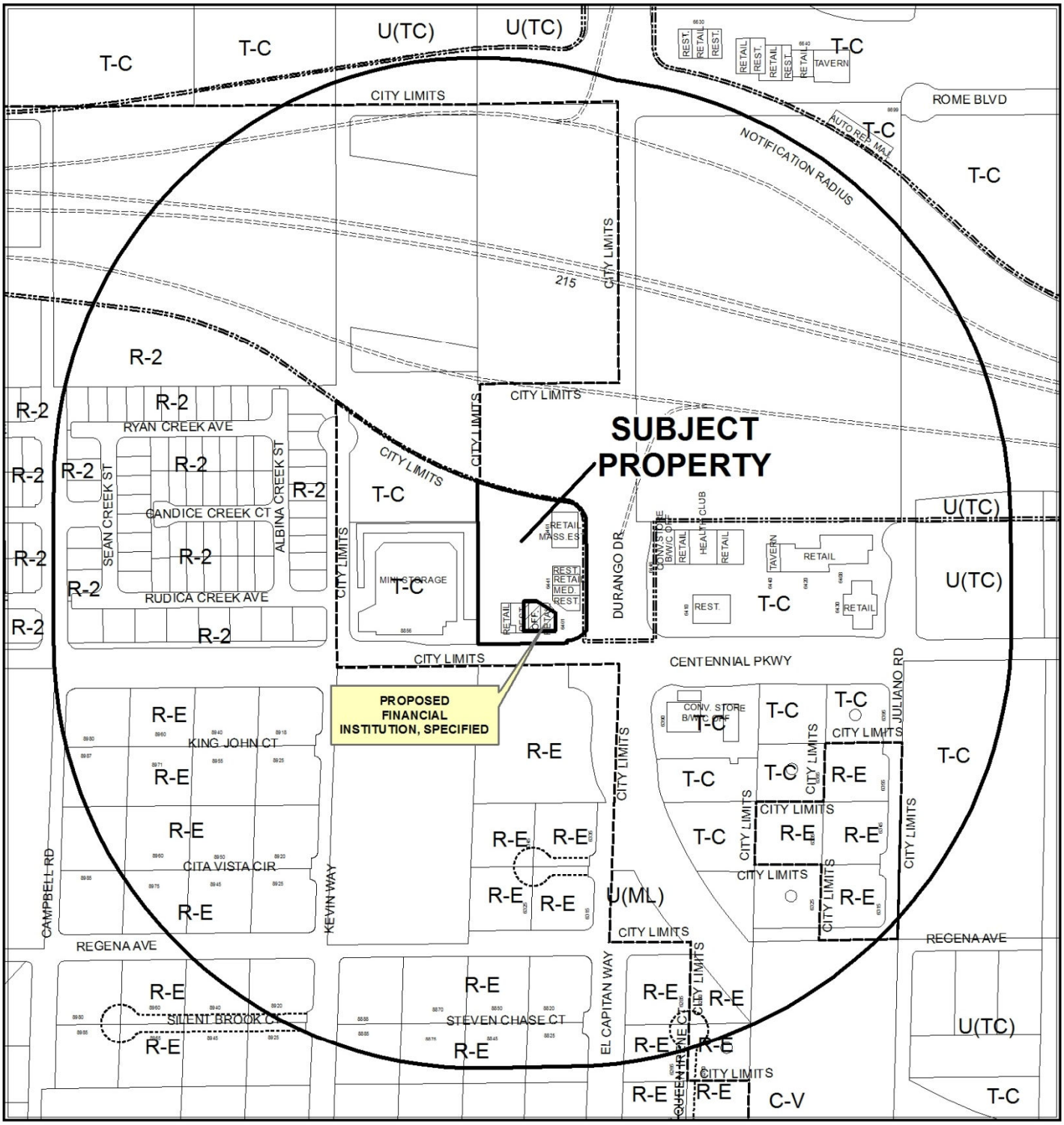
SUBJECT:
SUP-50450 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: DOUMANI CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,052 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 6401 North Durango Drive, Suites #110 and #120 (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial-Use Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50223]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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



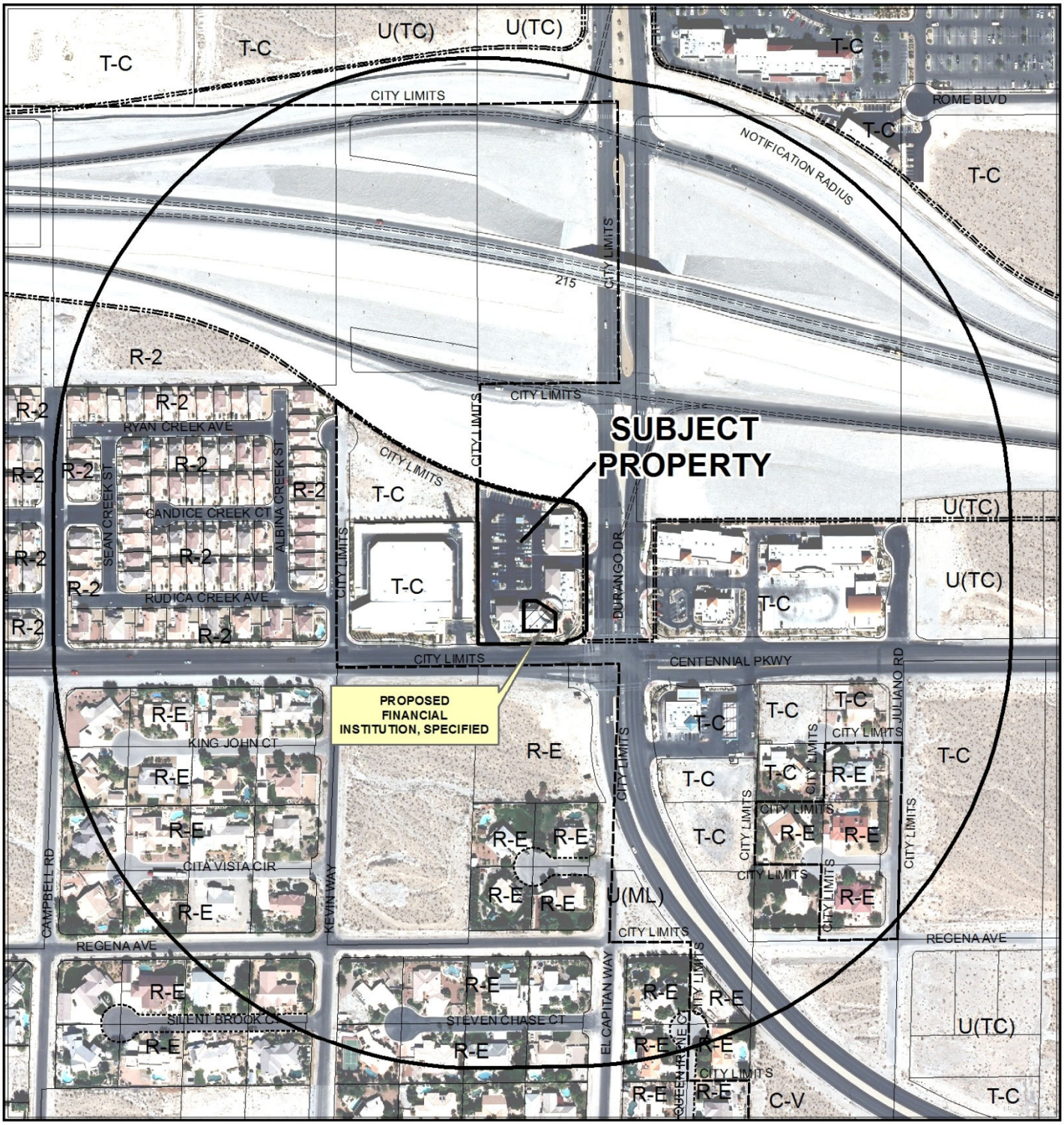
CASE: **SUP-50450 (PRJ-50223)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



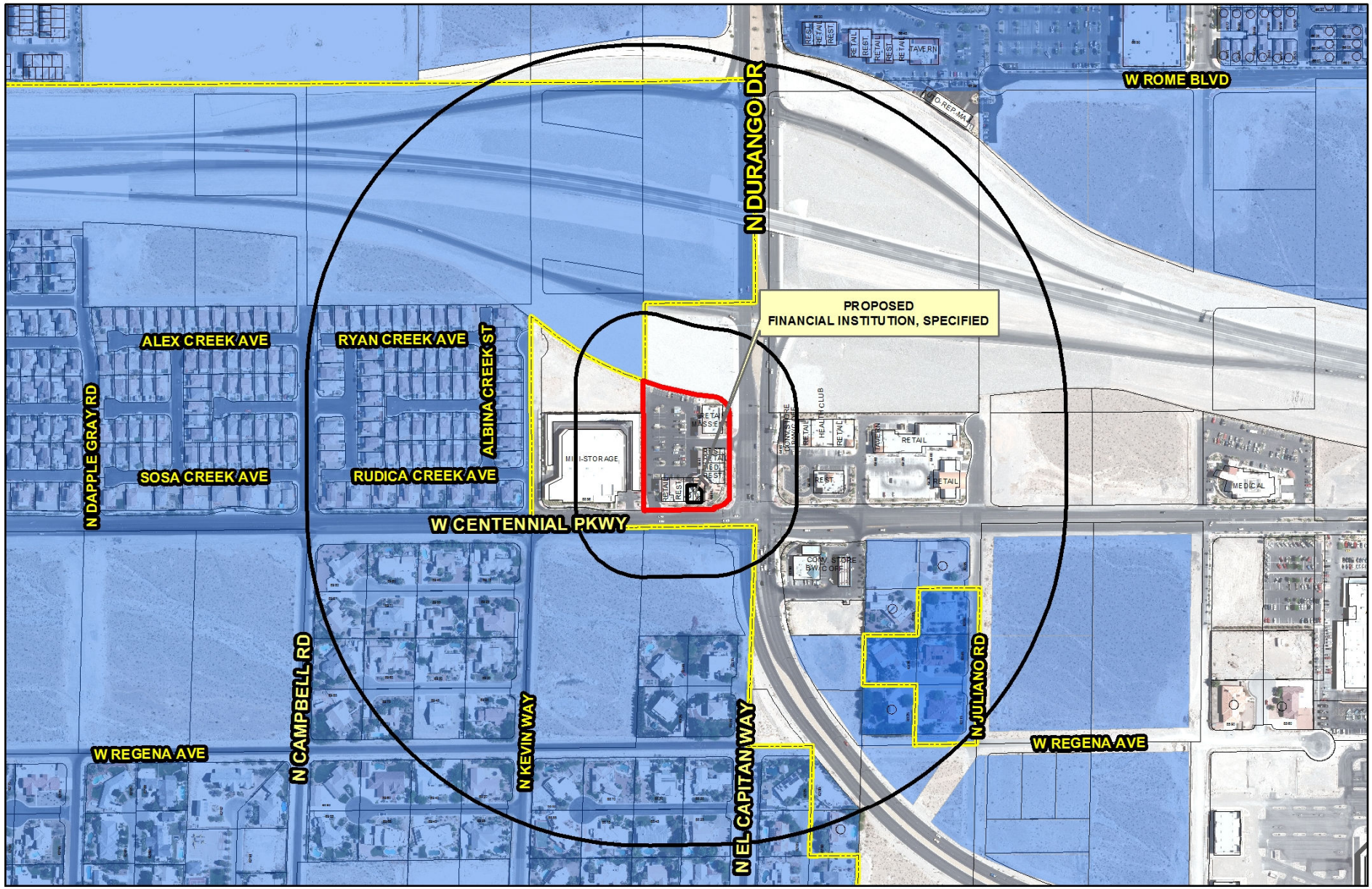
CASE: **SUP-50450 (PRJ-50223)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



SUP-50450 (PRJ-50223)

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: Wednesday, July 31, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50450

Case Number: PRJ-50223 APN: 125-20-402-008

Name of Property Owner: Doumani Centennial LLC

Name of Applicant: Dollar Loan Center

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: J Dapper

Subscribed and sworn before me

This 22nd day of July, 2013

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

PRJ-50223
07/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Dollar Loan Center

Project Address (Location) 6401 N. Durango Dr. Suite 110

Project Name N. Durango - Dollar Loan Center PRJ-50223 **Proposed Use** Financial Institution, 6

Assessor's Parcel #(s) 125-20-402-008 **Ward #** 6

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

Commercial Square Footage 1805 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Doumani Centennial LLC **Contact** _____

Address 32 Quiet Moon Ln. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89135-7863

E-mail Address _____

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 631-5374

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

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dapper Properties **Contact** J Dapper

Address 985 White Dr, Ste 100 **Phone:** 702-733-3622 **Fax:** 702-733-8653

City Las Vegas **State** NV **Zip** 89119

E-mail Address j@jdapper.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 J Dapper

Subscribed and sworn before me

This 22nd day of July, 2013.

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

FOR DEPARTMENT USE ONLY

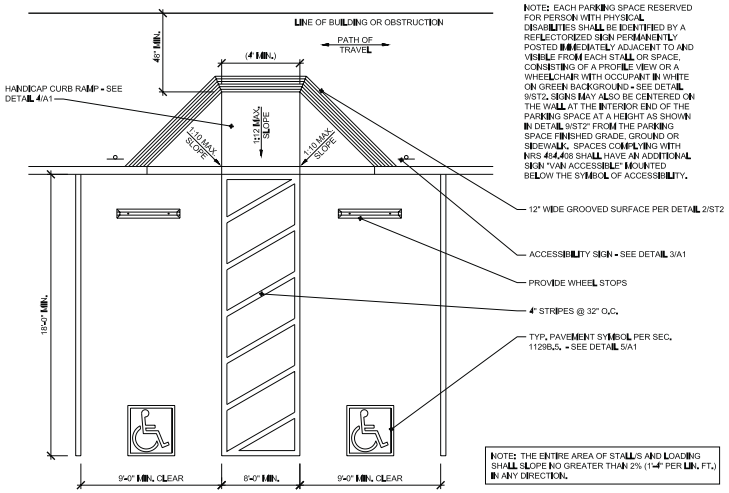
Case #	SUP-50450
Meeting Date:	09/10/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

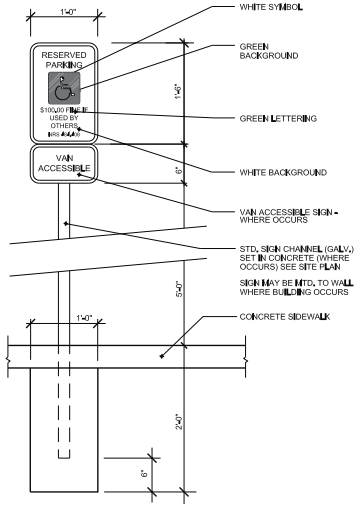
PRJ-50223
07/25/13

Revised 10/27/08

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

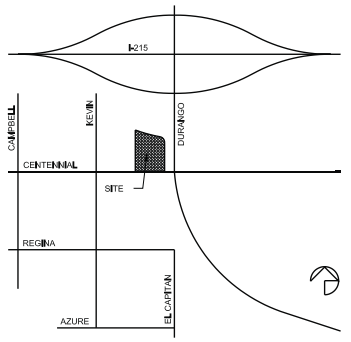


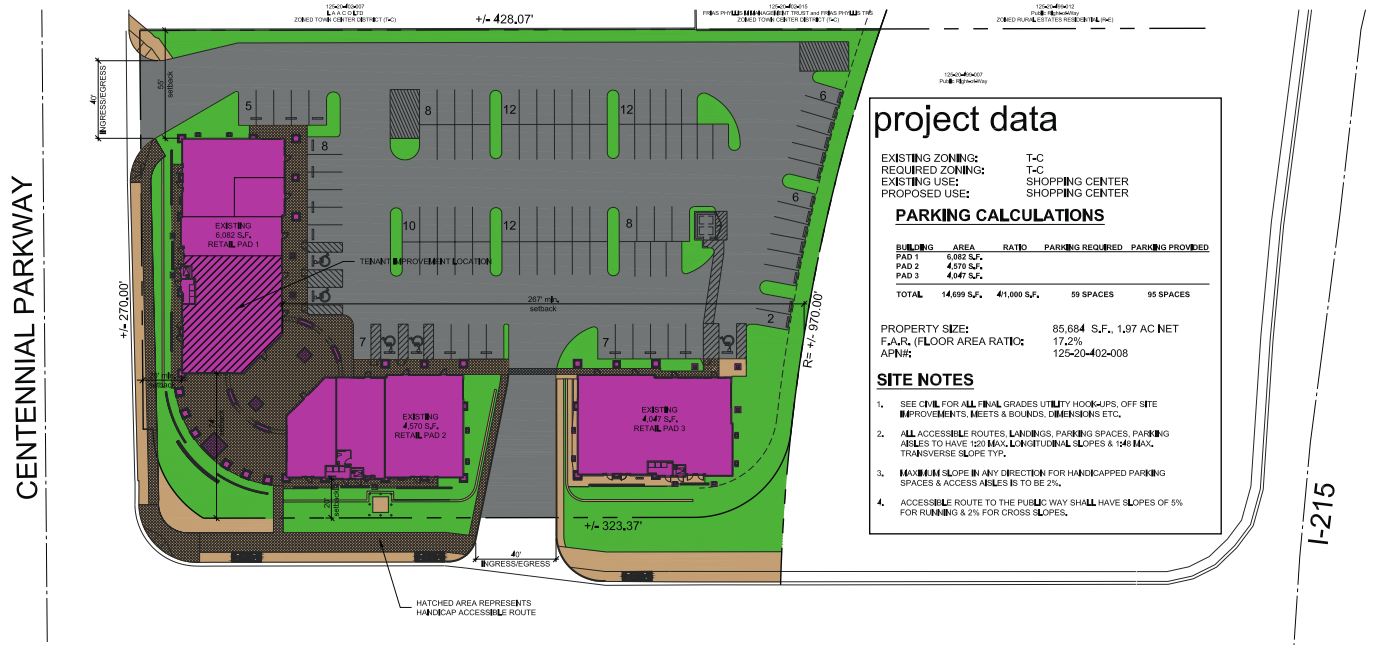
2 TYP. HANDICAP PARKING STALL (EXISTING)
NO SCALE



3 TYP. HANDICAP PARKING SIGN (EXISTING)
NO SCALE

VICINITY MAP





project data

EXISTING ZONING:	T-C
REQUIRED ZONING:	T-C
EXISTING USE:	SHOPPING CENTER
PROPOSED USE:	SHOPPING CENTER

PARKING CALCULATIONS

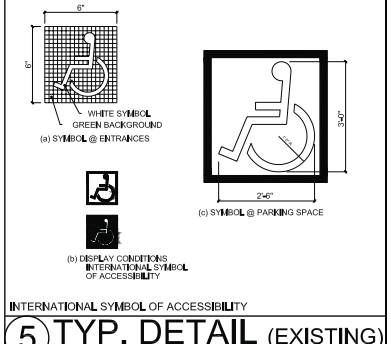
BUILDING	AREA	RATIO	PARKING REQUIRED	PARKING PROVIDED
PAD 1	6,082 S.F.			
PAD 2	4,570 S.F.			
PAD 3	4,047 S.F.			
TOTAL	14,699 S.F.	4/1,000 S.F.	59 SPACES	95 SPACES

PROPERTY SIZE:	85,684 S.F., 1.97 AC NET
F.A.R. (FLOOR AREA RATIO:	17.2%
APN#:	125-20-402-008

SITE NOTES

1. SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOK-UPS, OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:20 MAX., LONGITUDINAL SLOPES & 1:48 MAX. TRANSVERSE SLOPE TYP.
3. MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%.
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR RUNNING & 2% FOR CROSS SLOPES.

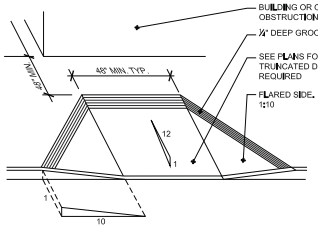
1 SITE PLAN
SCALE: 1" = 30'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY

5 TYP. DETAIL (EXISTING)
NO SCALE

NOTE: ALL CURB RAMPS HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP OF EACH SIDE APPROXIMATELY 3/4" O.C. PER SECTION 1127B.5.7. ALL CURB RAMPS AND FLARED SIDES ARE TO BE SLIP RESISTANT, AND CONTRASTING FROM THE ADJACENT SIDEWALK FINISH. ALSO TO HAVE DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.



HANDICAP CURB APRON

4 TYP. DETAIL (EXISTING)
NO SCALE

SUP-50450 REVISED

drawings & prints/illustrations of this architect remain property of the property they are to be used only for the project & sites noted herein. they are not to be loaned, copied or reproduced without the written consent of the architect. © copyright 2013 John David Burke, Architect

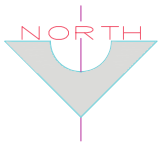
revisions

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)370-4803, jburke@burkearchitecture.com

TENANT IMPROVEMENT
6401 N. Durango Drive, Ste. 110 & 120
for: Dapper Development
City of Las Vegas Nevada

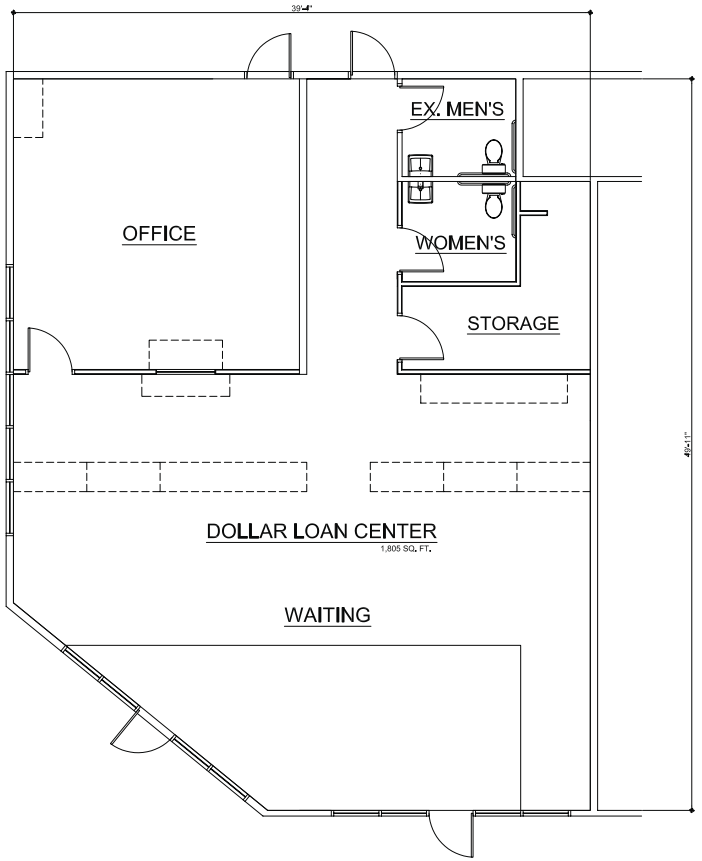
date	7/3/2013
proj. no.	2013-08
drwn. by	
chkd. by	

sheet no. A1



1/4" = 1'-0"

CODE ANALYSIS
OCCUPANCY: B
TOTAL OCCUPANCY LOAD: 17 OCCUPANTS
CODE: 2009 I.B.C.



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

DOLLAR LOAN CENTER TENANT
IMPROVEMENT LOCATED @
6401 N. DURANGO DRIVE STE 110 & 120
LAS VEGAS, NV 89107

FLOOR PLAN

DATE :	6/1/13
JOB # :	
SCALE :	1/4" = 1'-0"
DRAWN BY :	GL

REVISION :

SHEET #

A – 1

SUP-50450 REVISED

DOLLAR LOAN CENTER
dontbebroke.com

July 22, 2013

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

RE: Justification Letter for Dollar Loan Center to conduct business at 6401 N. Durango Dr. Suite 110 Las Vegas, NV

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to lease the 1,805 square foot combined space of suites 110 & 120 for the building located at 6401 N. Durango Dr. in order to open a Dollar Loan Center within the Las Vegas Town Center district. We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada and routinely provides financial support to the many community efforts with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 6401 N. Durango Dr. Suite 110/120.
- Current Zoning of property falls under the T-C (Town Center) zoning code.
- Square Footage of combined suites is 1,805 square feet.
- Basic Description: Property has been used for several different local businesses.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This location will start with a minimum of 3 employees with the potential to grow up to 7 employees.
- Hours of operation are Mon – Fri 9am to 6pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 4 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003
    - 280 S. Decatur Blvd. Lic# N02-00004
    - 625 N. Lamb Blvd. Lic# N02-00020
    - 3051 N. Rainbow Blvd. Lic# N02-00028
- Dollar Loan Center will require a state license for the proposed location.

PRJ-50223
07/25/13

SUP-50450
REVISED

Justification for waiver of residential distance requirements

The proposed location is in an established commercial shopping center zoned as T-C. Directly to the South of the proposed location is an empty desert lot. The empty lot is located on the South West corner of W. Centennial Parkway and N. Durango Dr. The empty lot is zoned under Clark County Rural Estates Residential (R-E). The closest Pedestrian access to the proposed entrance for Dollar Loan Center from the residential plot is approximately 338'. Although distance is determined by parcel property line there would be no access to the entrance without entering the parking lot and walking to the center most point of the existing building.

All existing built residential properties are well over 350' away from Parcel to Parcel. We do not feel the proposed location will have a negative impact to the surrounding area. This would allow Dollar Loan Center to create much needed jobs in the area and help to provide a service to the community.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." Our typical hours of operation are Monday-Friday 9 a.m. to 7 p.m., with reduced hours on Saturday and our stores are closed on Sundays. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

Once Dollar Loan Center completes the anticipated approval of our SUP; the Landlord estimates a six to eight week delivery of the completed suite.

Once our signs can be approved by the city we will have a two week completion date for install. Dollar Loan Center could open for business as soon as the City of Las Vegas approves the SUP and we complete our build outs.

Thank you in advance for taking time to review our request and we look forward to working with the City. Dollar Loan Center looks forward to bringing new jobs and financial services to Las Vegas.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

PRJ-50223
07/25/13

SUP-50450
REVISED

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2013

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

SUBJECT:
TABLED - RENOTIFICATION - TXT-48318 - 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 prohibit auto repair facility employees from test driving customer vehicles on a residential street. Staff has NO RECOMMENDATION.

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 has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Request to Untable Submitted by Robert Summerfield
2. Proposed Amendments and Staff Report
3. PowerPoint Slides by Staff

From: Robert Summerfield
To: Carman Burney
Cc: Peter Lowenstein; Fred Solis; Flinn Fagg; Andy Reed; Doug Rankin
Subject: Request to Un-table TXT-48318 from 03/12/13 PC
Date: Tuesday, July 30, 2013 10:38:08 AM

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 30, 2013

Ms. Carman Burney
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: TXT-48318 - TEXT AMENDMENT

Dear Ms. Burney:

I would like to request that case number TXT-48318 be un-tabled at the September 10, 2013 Planning Commission Meeting. This case was tabled at the March 12, 2013 Planning Commission and is now ready to go back before the Commissioners for discussion and recommendation. Please let me know if there are any questions.

Sincerely,

Robert T. Summerfield, AICP
Planner II
Long Range Planning Division

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

ITEM
#42

TXT-48318

TXT-48318 - 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 prohibit auto repair facility employees from test driving customer vehicles on a residential street.

ITEM
#42

TXT-48318

Auto Repair Test Drive on Residential Streets

- Prohibits auto repair facility employees from test driving customer vehicles on residential streets.
- If an Auto Repair Garage wishes to utilize a residential street for automobile test drives, a test drive plan must be submitted with the Department of Planning for consideration.

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 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