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
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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. Dial 7-1-1 for Relay Nevada.

July 8, 2014

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 MAY 13, 2014 AND JUNE 10, 2014

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

CONSENT ITEMS:

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

7. ABEYANCE - TMP-53897 - TENTATIVE MAP - SKYE CANYON PARCEL 1.1 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 157-LOT SINGLE FAMILY SUBDIVISION on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way (APN 125-07-301-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53718]. NOTE: Request is FOR A 165-LOT SINGLE FAMILY SUBDIVISION. Staff recommends APPROVAL.

8. EOT-54214 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JOHNSON RESTAURANT GROUP S.W., LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-45257) FOR A GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITHIN A PROPOSED 8,719 SQUARE-FOOT RESTAURANT AND TAVERN at 5990 Centennial Center Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54146]. Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

9. TMP-54313 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL BB - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 167-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 32.06 acres on the southwest corner of Desert Foothills Drive and Far Hills Avenue (APN 137-27-715-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-54167].

10. TMP-54314 - TENTATIVE MAP - STONEBRIDGE - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 19-PARCEL MASTER PLANNED VILLAGE on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive (APNs 137-33-801-001 and 164-03-111-002), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-54203].

11. SUP-54300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,662 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 408 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APN 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

12. SDR-54299 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54300 - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,662 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 408 SQUARE FEET OF OUTDOOR SEATING AREA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.82 acres at 700 Fremont Street (APN 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

13. SUP-54332 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE located at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

14. SDR-54330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54332 - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Site

Development Plan Review FOR A TWO STORY, 54,078 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY BUILDING on a portion of 8.39 acres at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

15. SUP-54000 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53703].

16. SUP-54204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEX MORENO - OWNER: FONG FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2017 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53968].

17. SUP-54292 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: JUAN M. BERRERA - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,000 SQUARE-FOOT RESTAURANT at 2300 North Rainbow Boulevard, Suite #108 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53537].

18. SUP-54331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALL ENTERTAINMENT, LLC - OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 885 South Grand Central Parkway, Suite #55 (APN 139-33-710-005), PD (Planned Development) Zone, Ward 1 (Tarkanian) [PRJ-54027].

19. SDR-54318 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-34172) FOR A PROPOSED 1,730 SQUARE-FOOT BUILDING ADDITION, EXPANSION OF THE PARKING LOT WITH RESTRIPING AND A 17,931 SQUARE-FOOT PLAYGROUND ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 3.5 acres at 7801 West Alexander Road (APNs 138-09-501-003 and 004), C-V (Civic) Zone, Ward 4 (Anthony) [PRJ-54213].

20. MSP-54265 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: ABUNDANT GRACE CHURCH - OWNER: PATRICIA EILEEN IWAMOTO AND YEE STEVEN YET MUN - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-4388) TO ADD ONE FREESTANDING SIGN AND ONE WALL SIGN AT AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.84 acres at 2690 North Decatur Boulevard (APN 139-18-310-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) [PRJ-53726].

21. VAC-54112 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on request for a Petition to Vacate Public Sewer Easements on property generally located at the southeast corner of Elkhorn Road and Sky Pointe Drive, Ward 6 (Ross) [PRJ-54040].

PUBLIC HEARING ITEMS

22. ABEYANCE - VAR-53923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE A MINIMUM OF NINE SPACES ARE REQUIRED AND TO ALLOW A PARKING LOT TO HAVE A NON-PAVED SURFACE on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

23. ABEYANCE - VAR-53924 - VARIANCE RELATED TO VAR-53923 - PUBLIC HEARING - APPLICANT/OWNER:

ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, CURB OR GUTTERS AND HALF-STREET IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A 60-FOOT MINOR COLLECTOR STREET on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

24. ABEYANCE - SDR-53925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53923 AND VAR-53924 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

25. ABEYANCE - SUP-53624 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53329]. Staff recommends APPROVAL.

26. ABEYANCE - RENOTIFICATION - SUP-53907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE-FOOT LIQUOR EESTABLISHMENT (TAVERN) at 10000 West Sahara Avenue, Suite #100 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53804]. Staff recommends APPROVAL.

27. ABEYANCE - RENOTIFICATION - SDR-53752 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC #3, ET AL - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 982 SQUARE-FOOT EXPANSION OF A 3,890 SQUARE-FOOT LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE AND MINOR MATERIAL CHANGES TO THE ELEVATIONS on 0.67 acres at 1690 North Decatur Boulevard (APN 139-19-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53647]. Staff recommends APPROVAL.

28. GPA-54247 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].

29. ZON-54249 - REZONING RELATED TO GPA-54247 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].

30. GPA-54270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

31. ZON-54271 - REZONING RELATED TO GPA-54270 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

32. SDR-54272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54270 AND ZON-54271 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED GENERAL RETAIL BUILDINGS TOTALING 16,305 SQUARE FEET AND A 2,203 SQUARE-FOOT RESTAURANT on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED C-1 (LIMITED COMMERCIAL)], Ward 5 (Barlow) [PRJ-54163].

33. GPA-54321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a General Plan Amendment FROM: DR (DESERT

RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

34. ZON-54322 - REZONING RELATED TO GPA-54321 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

35. VAR-54323 - VARIANCE RELATED TO GPA-54321 AND ZON-54322 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE PROVISION OF A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

36. VAR-54324 - VARIANCE RELATED TO GPA-54321, ZON-54322 AND VAR-54323 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW PARKING ON AN UNPAVED SURFACE WHERE SUCH IS NOT ALLOWED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

37. SDR-54325 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Site Development Plan Review FOR AN EXISTING FOOD PROCESSING FACILITY AND RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

38. VAR-54317 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Variance TO ALLOW AN EXISTING 8.5-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53263].

39. SDR-54316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-54317 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF ALL DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53263].

40. VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356]. Staff recommends DENIAL.

41. VAR-54206 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEONARD SMITH - For possible action on a request for a Variance TO ALLOW A 1,500 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,108 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.48 acres at 1324 Jackson Avenue (APN 139-28-504-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

42. VAR-54353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON WILLIAMS - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 5 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION WITH NO INTERNAL ACCESS AND TO ALLOW AN EXISTING 10-FOOT TALL SIDE WALL (FENCE) WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 4420 Mark Avenue (APN 139-19-112-034), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-54096].

43. SUP-54334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit TO ALLOW A MIXED-USE DEVELOPMENT on 10.25 acres at southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-54137].

44. SDR-54335 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54334 - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Site Development Plan Review FOR 110,798 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 300 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-54137].

45. SUP-54235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHNSON RESTAURANT GROUP - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,934 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 980 SQUARE FEET OF OUTDOOR SEATING AREA at 5990 Centennial Center Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54145].

46. SUP-54308 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RACHEL ROBERTS - OWNER: P K I CHEYENNE COMMONS, LLC - For possible action on request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,323 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 382-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3175 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial), Ward 5 (Barlow) [PRJ-54193].

47. SUP-54326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY, LLC - OWNER: OXFORD TECHNOLOGY, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 164 West Cincinnati Avenue (APN 162-04-813-069), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54026].

48. SDR-54240 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DN CHARLESTON, LLC - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS TOTALING 15,400 SQUARE FEET WITH WAIVERS TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS THE MINIMUM REQUIRED on 1.84 acres located at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54159].

49. SDR-54311 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED FOR EXCELLENCE FOUNDATION - OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE PROPOSED 1,435 SQUARE-FOOT DETACHED MODULAR BUILDINGS on 2.9 acres at 1300 East Bridger Avenue (APNs 139-35-410-005 and 021), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54153].

50. SDR-54327 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WAITT-MONTECITO REAL ESTATE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR LEVEL PARKING GARAGE WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A BUILDING HEIGHT OF 50 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THE BUILD-TO-LINE TO BE 80% WHERE 60% IS THE MAXIMUM ALLOWED AND TO ALLOW A NINE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED; AS WELL AS A WAIVER OF THE MONTECITO TOWN CENTER TIMBERLAKE BUFFER AREA TO ALLOW A MULTI-STORY BUILDING WHERE ONLY SINGLE-STORY BUILDINGS ARE PERMITTED; AND FOR MINOR ADJUSTMENTS TO THE SURFACE PARKING LOT on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54191].

51. SDR-54329 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STATE PUBLIC WORKS BOARD - OWNER: STATE OF NEVADA BUILDING & GROUNDS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,359 SQUARE-FOOT GOVERNMENT FACILITY (DMV) on 28.19

acres at 2621 East Sahara Avenue (APNs 162-01-402-003, 004, 006 & 008), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54111].

DIRECTOR'S BUSINESS:

52. TXT-54143 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the Town Center Development Standards to reintroduce the EC-TC Land Use Designation.

53. DIR-54267 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action regarding the adoption of the Rafael Rivera Walkable Community Plan.

54. DIR-54568 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: WARD 5 CHAMBER OF COMMERCE LAS VEGAS - For discussion and possible action regarding a request to designate the Harrison House as a Historic Building on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-53611) on 0.15 acres at 1001 F Street (APN 139-27-210-091), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow).

CITIZENS PARTICIPATION:

55. 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: JULY 8, 2014

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: JULY 8, 2014

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: JULY 8, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:

ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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: JULY 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 13, 2014 AND JUNE 10, 2014

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 8, 2014

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: JULY 8, 2014

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

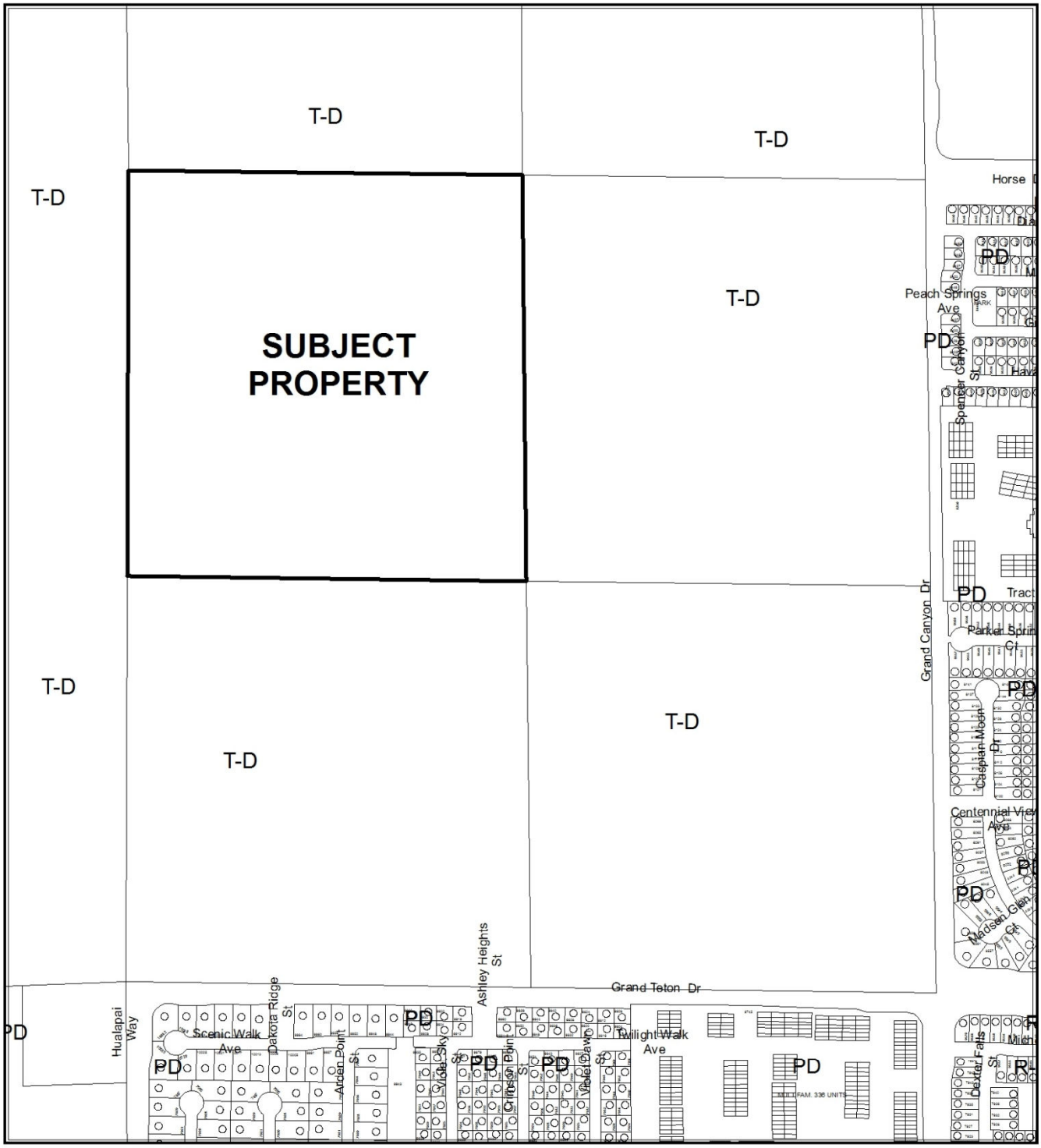
SUBJECT:
ABEYANCE - TMP-53897 - TENTATIVE MAP - SKYE CANYON PARCEL 1.1 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 157-LOT SINGLE FAMILY SUBDIVISION on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way (APN 125-07-301-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53718]. NOTE: Request is FOR A 165-LOT SINGLE FAMILY SUBDIVISION. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: TMP-53897

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)



CASE: TMP-53897

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53897 APN: 125-07-301-001 and 002

Name of Property Owner: KAG Development South, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

Amela Graham

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA GRAHAM
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-53718
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Horse/Grand Canyon

Project Name Skye Canyon Parcel 1.1 **Proposed Use** _____

Assessor's Parcel #(s) 125-07-301-001 and 125-07-301-002 **Ward #** _____

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

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

Gross Acres 39.46 **Lots/Units** 157 **Density** _____

Additional Information _____

PROPERTY OWNER KAG Development South, LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 20 14.

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA GRAHAM
Appt. No. 07-5062-1
My Appt Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53897
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53718
04/24/14

*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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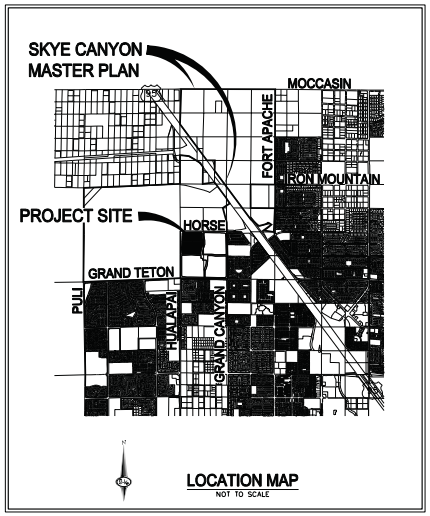


TENTATIVE MAP

FOR

SKYE CANYON PARCEL 1.1

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF THE SKYE CANYON MASTER-PLANNED COMMUNITY
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY

CITY OF LAS VEGAS NEVADA

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE, CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

DISCLAIMER NOTE

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

OWNER

K A G DEVELOPMENT SOUTH LLC
℅ OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

DEVELOPER

NINETY-FIVE MANAGEMENT LLC
℅ OLYMPIA COMPANIES, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565
FX (702) 220-6566

ENGINEER

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

APN

A.P.N. 125-07-301-001 &
A.P.N. 125-07-301-002

PROJECT SUMMARY

ACREAGE (GROSS):	= 39.46 AC
ACREAGE (NET):	= 35.28 AC
ACREAGE (NET-NET):	= 32.55 AC
DENSITY (LOTS/NET ACRE):	= 4.45 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 157
TOTAL NO. OF COMMON ELEMENTS *	= 19
MINIMUM LOT SIZE	= 4,740 SF±
MAXIMUM LOT SIZE	= 11,798 SF±
PROVIDED OPEN SPACE	= 28,036 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS ORDERED ALPHABETICALLY A THRU T. ALL SUBSEQUENT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUBASSOCIATION.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

157 UNITS X 250 GPD/UNITS = 39,250 GPD
TOTAL AVERAGE CONTRIBUTION = 39,250 GPD = 0.0393 MGD
TOTAL PEAK FLOW = 0.0393 MGD X 3.52 (PEAK FACTOR) = 0.138 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
5. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
10. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
11. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
12. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

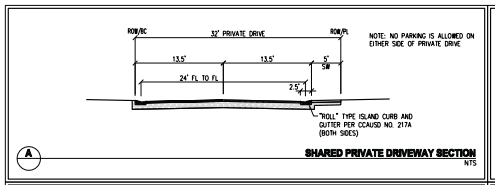
SHEET INDEX

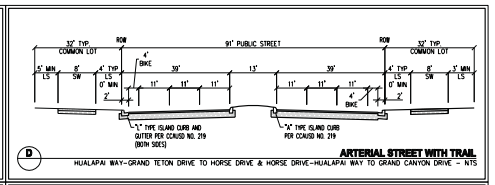
1 COVER SHEET
2-3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

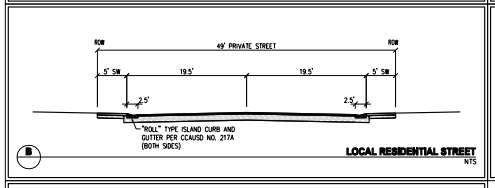
CONNECTIVITY

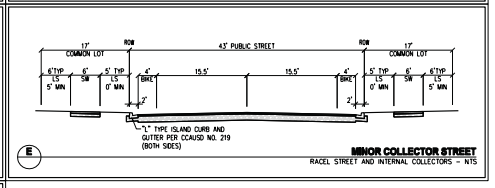
(N) NODES = 18
(L) LINKS = 17
(1/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 5

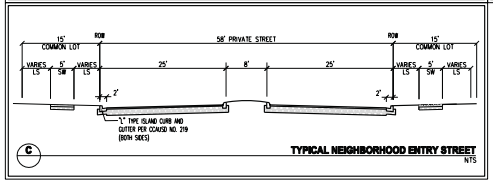
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 19.5/18
CONNECTIVITY INDEX = 1.08

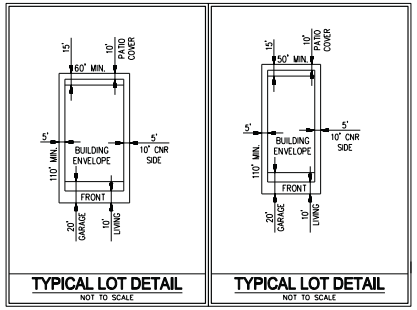












PRJ-53718
05/28/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

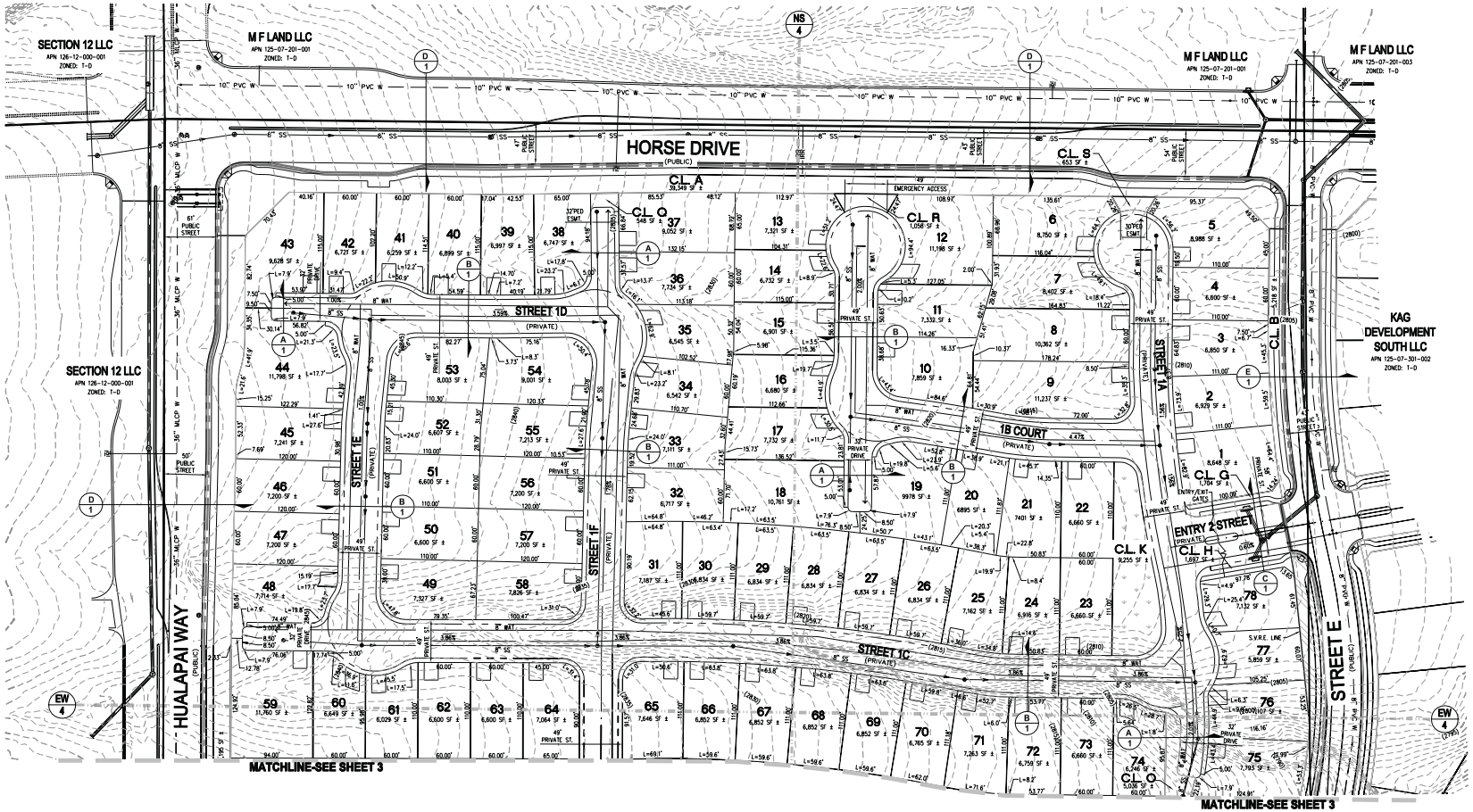
SKYE CANYON PARCEL 1.1
TENTATIVE MAP

DATE: 5/27/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

1
SHEET 1 OF 4

J:\Oly1401-002 skye canyon 1 orsites\dwg\entitlements\tentative maps_submittals\140328 ph 1 tm corrections + cover dists\oly1401-002-1 tm -ncv.dwg 5/27/2014 4:08 PM Brent Wilson

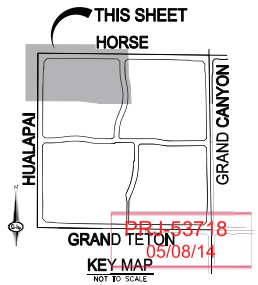
TMP-53897 - REVISED



LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

SCALE - 1"=60' FEET



PRJ-53718
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

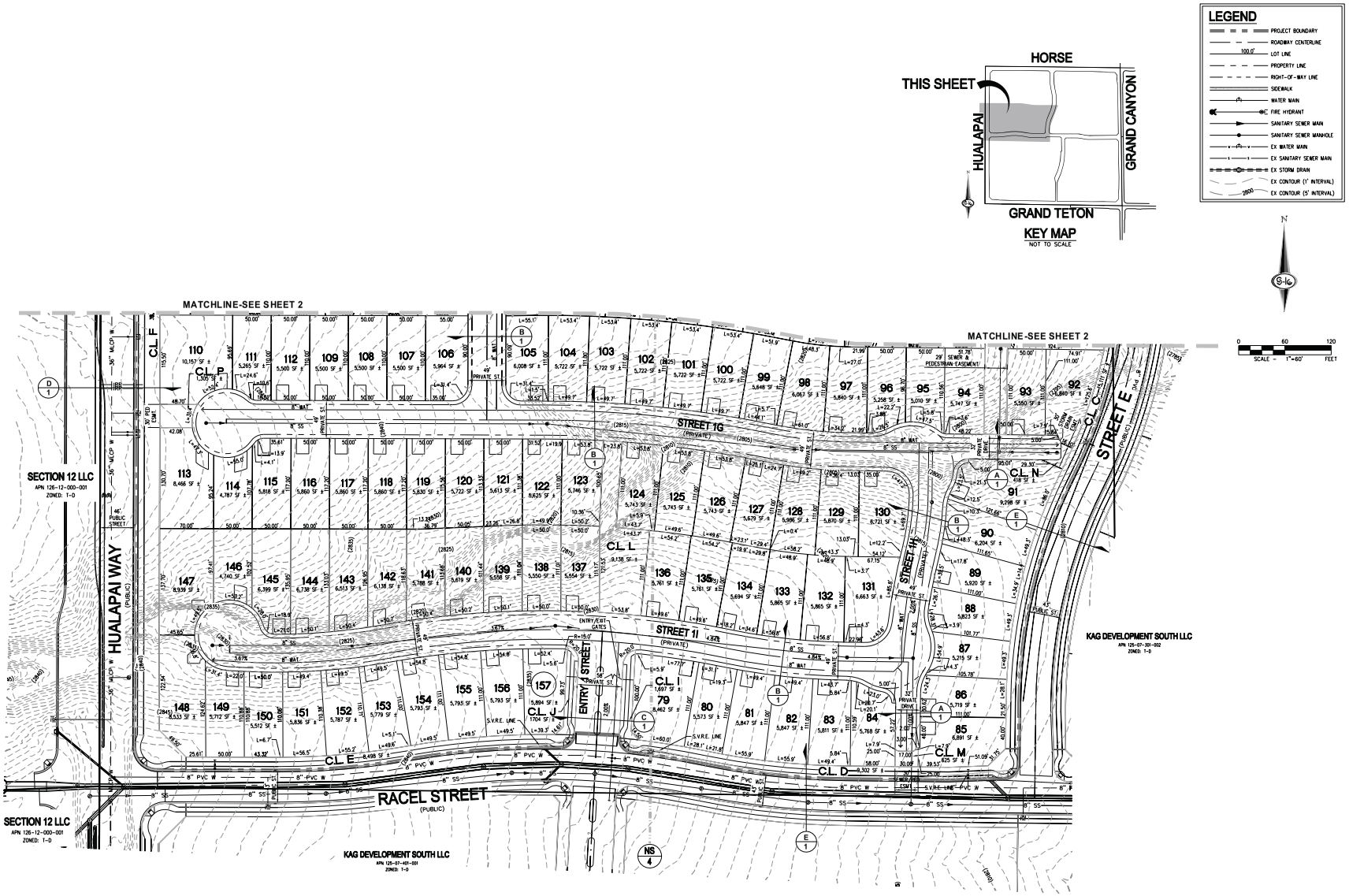
NINETY-FIVE MANAGEMENT LLC
SKYE CANYON PARCEL 1.1
TENTATIVE MAP

S 7 T 19 S R 60 E

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.002

2
SHEET 2 OF 4

TMP-53897 - REVISED



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1

TENTATIVE MAP

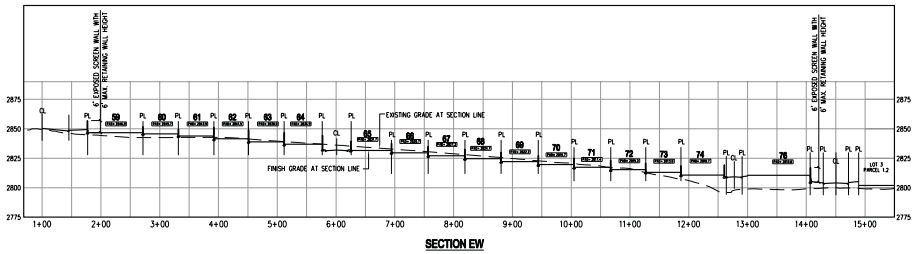
S 7 T 19 R 60 E

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.002

PRJ-53718
05/08/14

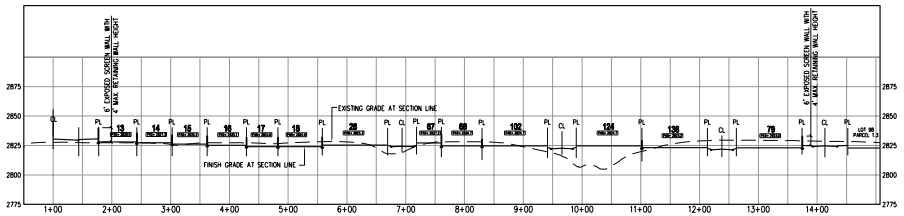
3
SHEET 3 OF 4

TMP-53897 - REVISED



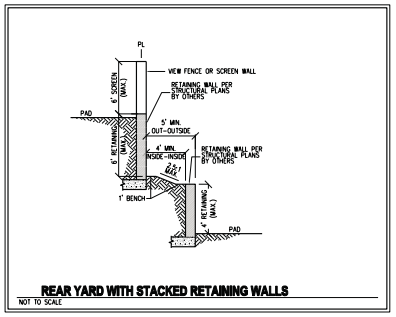
SECTION EW

NOTES:
- THE SUBJECT SITE SLOPES WEST TO EAST GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 19.06.070 TABLE 8.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF 19.070 TABLE 9.



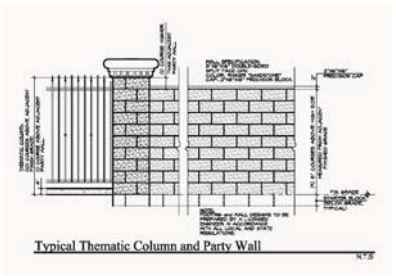
SECTION NS

NOTES:
- THE SUBJECT SITE SLOPES NORTH TO SOUTH LESS THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 19.06.070 TABLE 8.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF 19.070 TABLE 9.

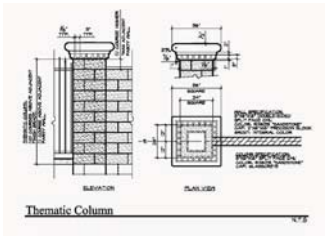


REAR YARD WITH STACKED RETAINING WALLS

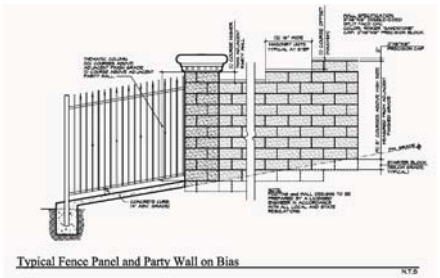
NOT TO SCALE



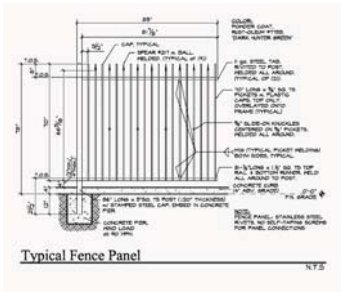
Typical Thematic Column and Party Wall



Thematic Column

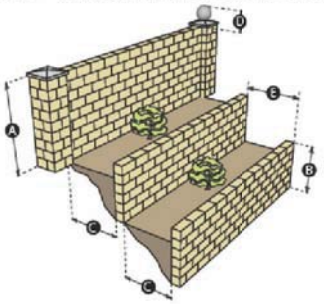


Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV 19.06.070 TABLE 8 & 19.06.080 TABLE 9.

PRJ-53718
05/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

4
SHEET 4 OF 4

J:\oly1401-002 skye canyon 1 onsites\dwg\entitlements\tentative maps\140520 oly1401.002 site sections.dwg 5/20/2014 3:21 PM Brent Wilson

TMP-53897 - REVISED

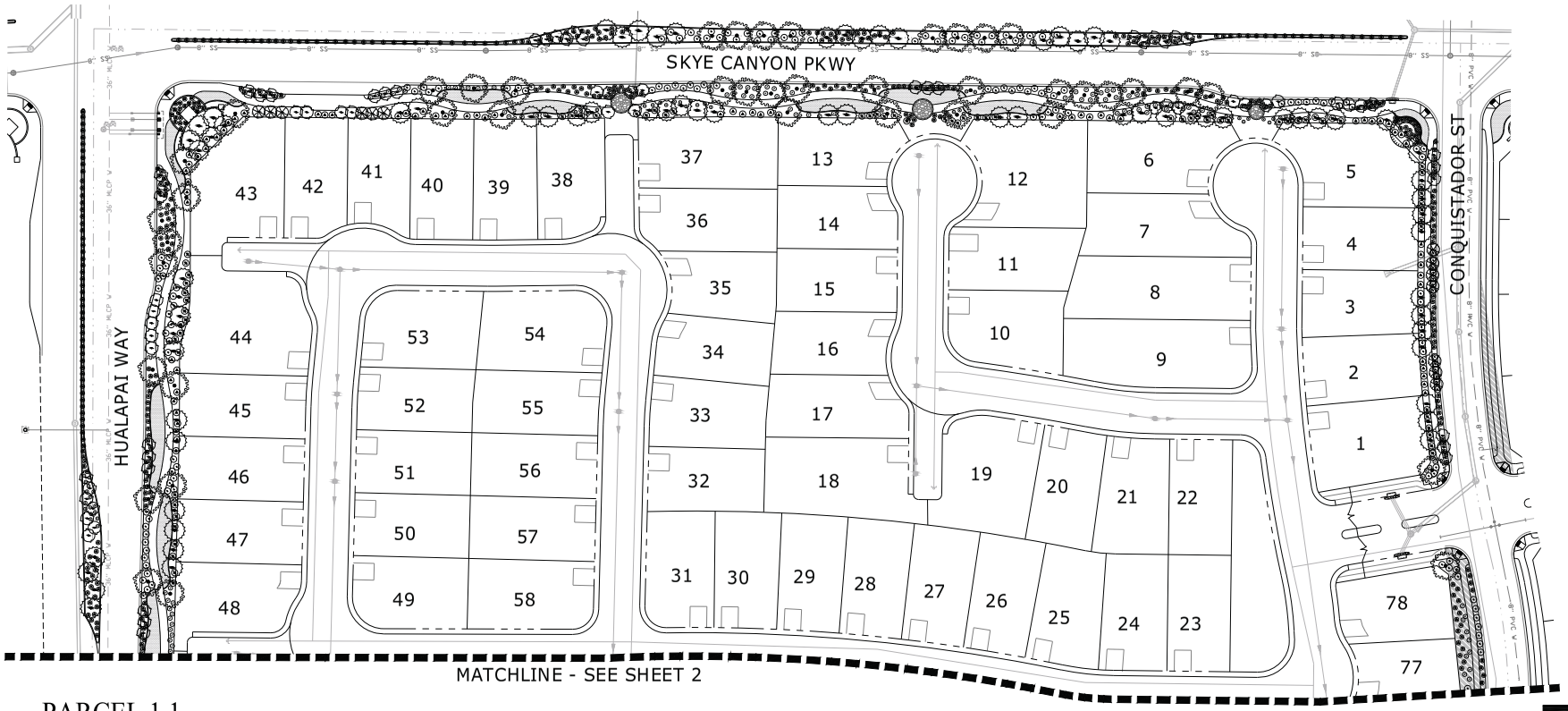
TREE LEGEND FOR PARCEL 1.1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median	Approx. Qty. Along Hualapai Way + Median	Approx. Qty. Along Racel St.	Approx. Qty. Along Conquistador St.
	ELAEOCARPUS DECIPIENS/ LAURUS NOBILIS	JAPANESE BLUEBERRY TREE/ SWEET BAY	24" BOX	6	N/A	N/A	22
	PINUS ELDARICA	AFGHAN PINE	24" BOX & 36" BOX	48	37	26	34
	PINUS PINEA	STONE PINE	60" BOX	1	1	1	N/A
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX & 36" BOX	N/A	N/A	N/A	N/A
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX	42	41	29	21
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR TREE	36" BOX	N/A	N/A	N/A	N/A
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 36" BOX 48" BOX	31	30	16	2
	ARTIFICIAL TURF			5,218 S.F.	7,000 S.F.	N/A	N/A

SHRUB & GROUNDCOVER LEGEND FOR PARCEL 1.1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median (30,579 SF)	Approx. Qty. Along Hualapai Way + Median (27,785 SF)	Approx. Qty. Along Racel St. (11,460 SF)	Approx. Qty. Along Conquistador St. (13,688 SF)
	ILEX BURFORDII 'CARISSA'	CARISSA CHINESE HOLLY	5 GAL.	40	69	30	51
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	88	100	70	70
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	47	33	30	30
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL.	-	-	-	-
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIA HAWTHORN	5 GAL.	106	162	70	71
	ROSA x 'NOARE'	FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL.	60	41	29	20
	ROSA x 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	40	40	-	30
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	60	35	-	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	70	67	-	30
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	40	50	20	20

NOTE: SHRUB QUANTITIES WERE CALCULATED BASED ON 4 SHRUBS PER EACH TREE MINIMUM. ALL SHRUBS IN SIGHT VISIBILITY ZONES SHALL BE MAINTAINED AT NO HIGHER THAN 24 INCHES. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed withing the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent aspalt, gravel or pavement street surface.



PARCEL 1.1
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

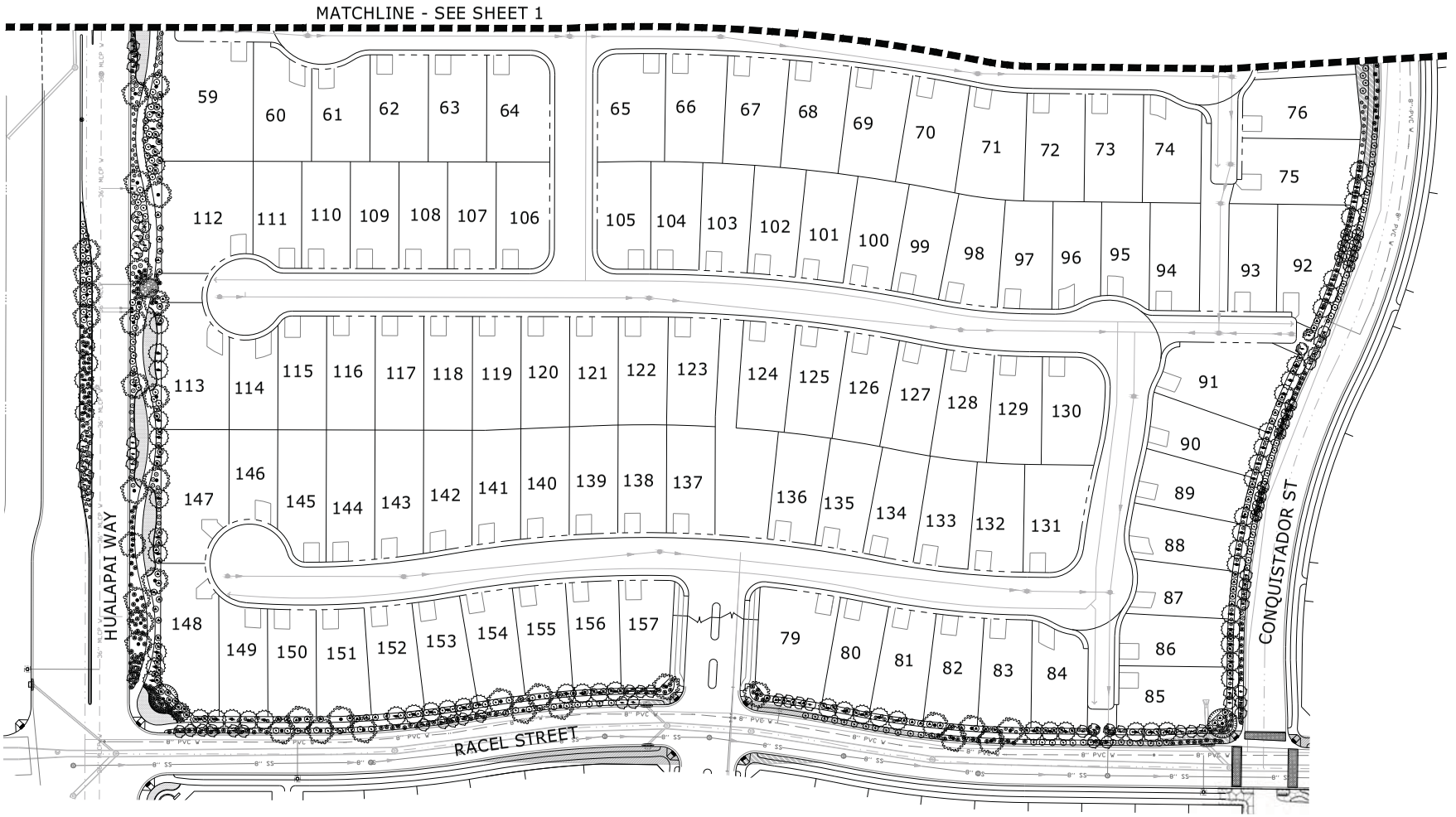
SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
tx. 714.754.7346
fx. 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53718
05/19/14

SHEET 1 OF 2

TMP-53897 - REVISED



SKYE CANYON

PARCEL 1.1
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"
0' 50' 100' 200'

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
T: 714.754.7346
F: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53718
5/19/14

SHEET 2 OF 2

TMP-53897 - REVISED

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 5/7/2014 **Application Number** PRJ-53718 **Entity** LV

Company Name Ninety-Five Management, LLC

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 1.1

Project Description Horse & Grand Canyon

APN's 125-07-301-001, 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	**157**	**x 0.195 =**	**31**	**x 0.102 =**	**16**	**x 0.135 =**	**21**
Multi-Family Units (2)		**x 0.135 =**	**0**	**x 0.056 =**	**0**	**x 0.062 =**	**0**
Resort Condo Units (3)							
Total			**31**		**16**		**21**

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Thompson ES	7251 N. Campbell Rd	K-5	788	794	04/11/14
Bozarth ES	7431 Egan Crest Dr	K-5	788	1105	04/11/14
Escobedo MS	9501 Eschelon Point Dr	6-8	1646	1198	04/11/14
Arbor View HS	7500 Whispering Sands Dr	9-12	2626	2775	04/11/14

CCSD Comments* Thompson ES, Bozarth ES and Arbor View HS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-53897



TMP-53897 [PRJ-53718] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
NORTHWEST CORNER OF GRAND TETON DRIVE AND GRAND CANYON DRIVE

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

March 24, 2014

City of Las Vegas
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: **Pre-Application Justification Letter**
Skye Canyon Parcel 1.1 Tentative Map
APNs: 125-07-301-001 and 125-07-301-002

Slater Hanifan Group, on behalf of our client Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon Parcel 1.1 development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop a 157-lot single family residential community on the property containing approximately 35.28 net acres. The density of the proposed development will be 4.37 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached exhibit entitled "Kyle Canyon Development Standard Exhibit" identifying parcel 1.1 designated as Kyle R-1. Parcel 1.1 has minimum lot sizes that supports the R-1 Standards.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53897

PRJ-53718
04/24/14

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

SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 8440 W. ARVILLE STREET #215, LAS VEGAS, NV 89113 PHONE (702) 254-6300 FAX (702) 254-6399						NINETY-FIVE MANAGEMENT LLC CITY OF LAS VEGAS, NEVADA	DATE: 4/24/2014 DRAFTER: BTN DESIGNER: JJS CHECKED: RH PROJECT NO. OLY1401.002		DEV-STD SHEET 2 OF 5

SKYE CANYON PHASE 1 - PARCEL 1.1

KYLE CANYON DEVELOPMENT STANDARD EXHIBIT

TMP-53897

PRJ-53718
04/24/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
JUN 4 2014
City of Las Vegas
Dept. of Planning

OLY1401.002

June 4, 2014

Mr. Peter Lowenstein
City of Las Vegas Planning Department
333 North Rancho Road – 3rd Floor
Las Vegas, NV 89106

RE: Request to Hold - Skye Canyon Phase 1 Parcel 1.1 Tentative Map (TMP-53897)

Dear Mr. Lowenstein,

Slater Hanifan Group, on behalf of the applicant Olympia Companies (Ninety-Five Management, LLC), respectfully requests to hold TMP-53897 in abeyance from the Tuesday, June 10, Planning Commission hearing until the meeting being held on July 8, 2014. Changes to the maps being re-submitted require additional review time by staff.

Please contact me at (702) 284-5300 if you have any questions regarding this request.

Sincerely,

Slater Hanifan Group, Inc.

Rhonda Miller

Cc: Marc Bolduc, Ninety-Five Management, LLC
Jerry Slater, P.E., SHG
Chelsea Peltier, SHG

Submitted after final agenda
Submitted after final agenda

TMP-53897

Date 6/4/14 Item #8
PRJ-53718
06/04/14

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

June 4, 2014

RECEIVED
JUN 4 2014
City of Las Vegas
Dept. of Planning

City of Las Vegas
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: **Abeyance Justification Letter**
Skye Canyon Parcel 1.1 Tentative Map
Portion of APNs: 125-07-301-001 and 125-07-301-002

Slater Hanifan Group, on behalf of the applicant Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the abeyance of the Tentative Map for the Skye Canyon Parcel 1.1 development (formerly known as Kyle Canyon Gateway).

The previously-submitted map was composed of 50' x 110' lots (south half) with 60' x 110' lots (north half) of the subject parcel. The revised tentative map reflects typical lot sizes of the same 50' x 110' (south half) and 55' x 110' lots (north half). The planned homebuilder for this parcel of the master plan has chosen to go with 55' wide lots instead of the 60' wide lots based their analysis of the current market.

This request is within the density allowed in this portion of the Kyle Canyon Gateway plan. Parcel 1.1 has minimum lot sizes that support the R-1 Kyle Canyon Gateway Standards.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Rhonda Miller
Assistant Project manager

Cc: Marc Bolduc, Ninety-Five Management, LLC
Jerry Slater, P.E., SHG
Chelsea Peltier, SHG

Submitted after final agenda

Submitted after final agenda

6/4/14

TMP-53897

Date Item 8
PRJ-53718
06/04/14

#4

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

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

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: JULY 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

EOT-54214 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JOHNSON RESTAURANT GROUP S.W., LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-45257) FOR A GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITHIN A PROPOSED 8,719 SQUARE-FOOT RESTAURANT AND TAVERN at 5990 Centennial Center Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54146]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

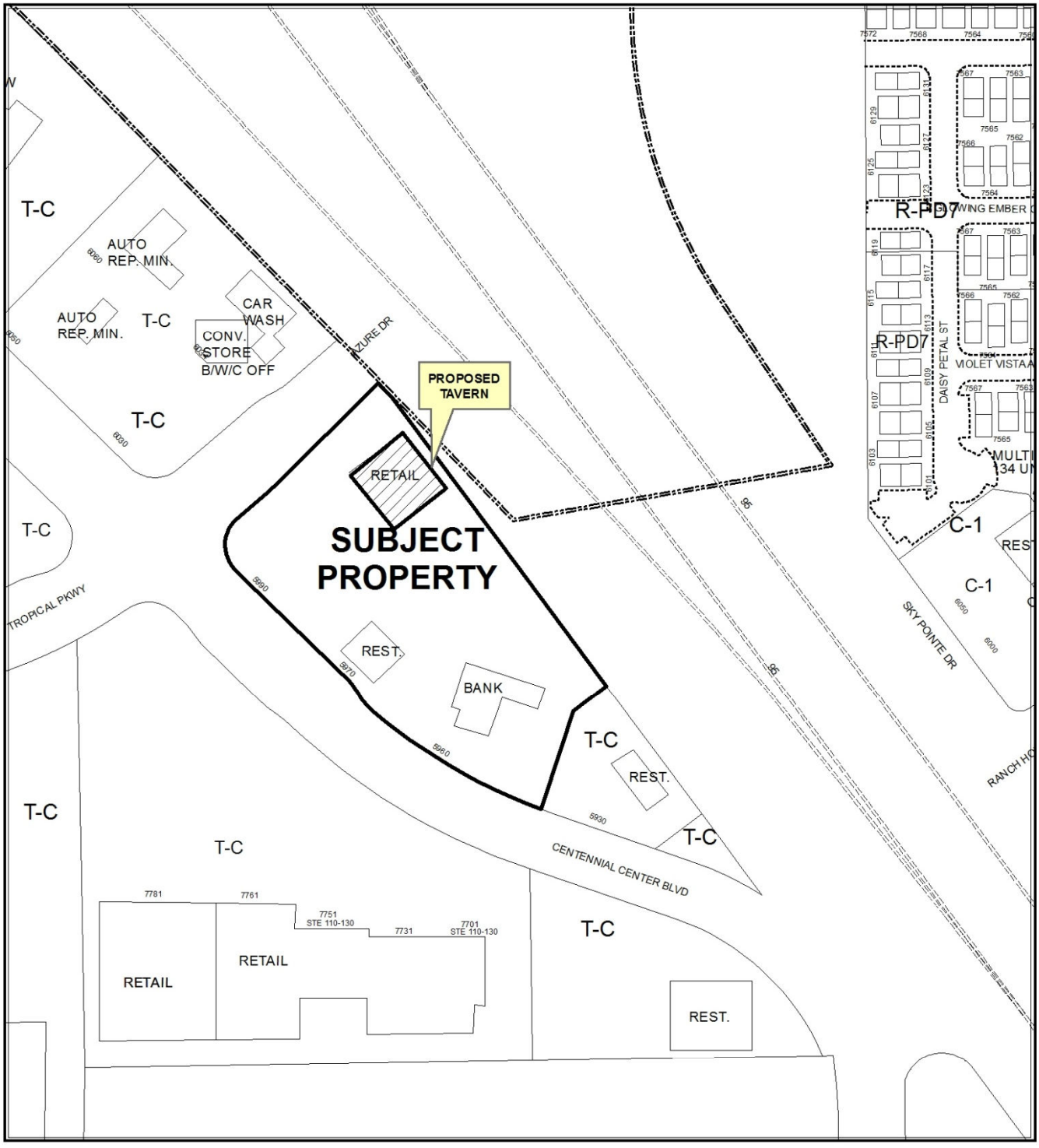
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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. Planning Commission Approval Letter - SUP-45257
6. Justification Letter

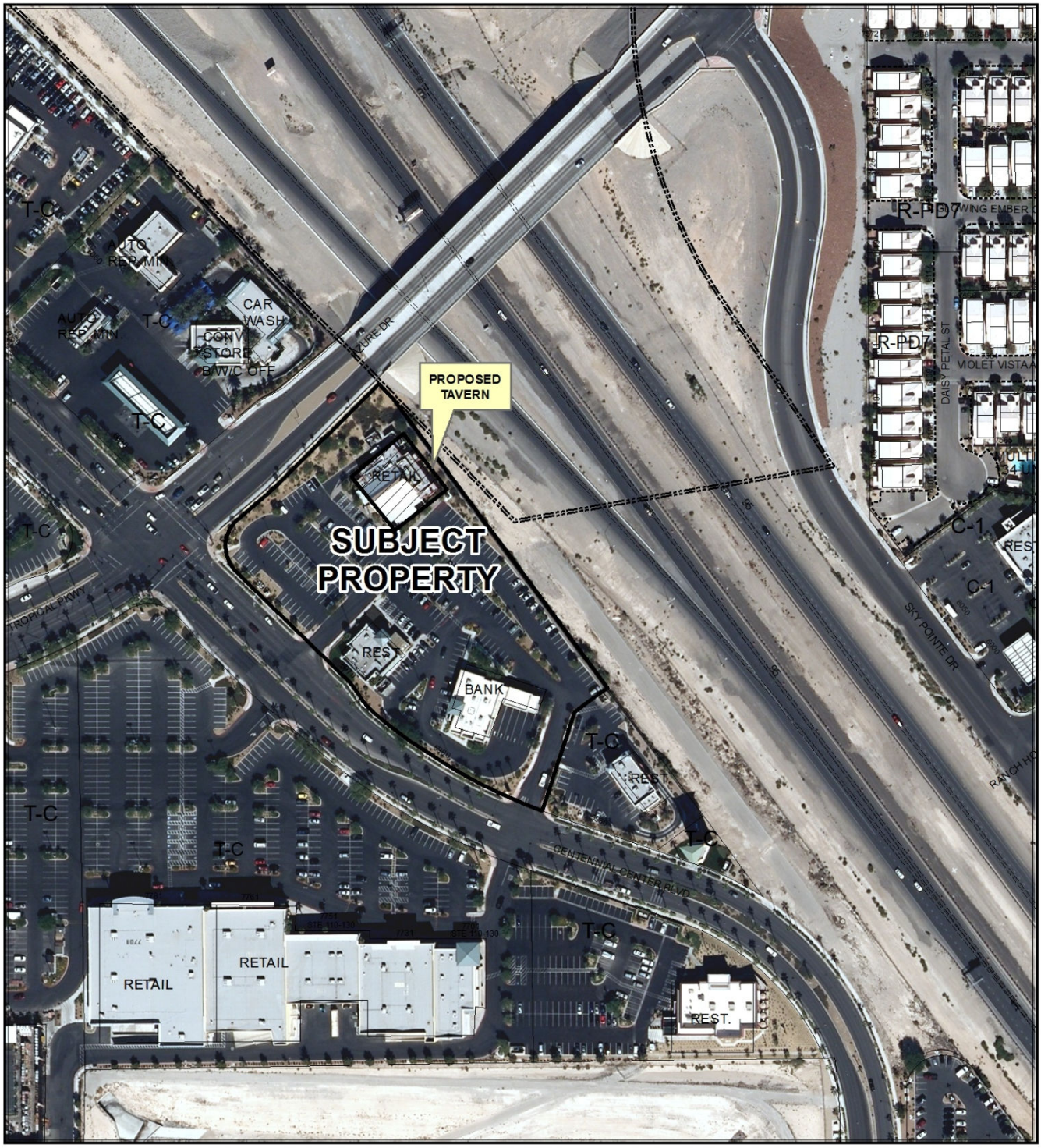


CASE: EOT-54214

0 150 300 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



CASE: **EOT-54214**

0 150 300 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 8, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOHNSON RESTAURANT GROUP S.W., LLC - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-54214	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

EOT-54214 CONDITIONS

Planning

1. This Special Use Permit (SUP-45257) shall expire on June 12, 2016 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of Special Use Permit (SUP-45257) and all other site related actions as required by the Department of Planning and Department of Public Works.

JG

** STAFF REPORT **

PROJECT DESCRIPTION

This application is in response to a request for an Extension of Time for a previously approved Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within a proposed 8,719 square-foot restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. No plans have been submitted for review, nor have any building permits been issued for the proposed project. As there have not been any significant changes in land use or development in the surrounding area, staff is recommending approval with a two-year time limit.

ISSUES

- Special Use Permit (SUP-54235) for a proposed 7,466 square-foot Liquor Establishment (Tavern) with 1,253 square-foot of outdoor seating will be heard at the July 08, 2014 Planning Commission meeting.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/03/95	The City Council approved Rezoning (Z-0016-95) from: N-U (Non-Urban), and C-2 (General Commercial), and R-E (Residence Estates) and C-2 (General Commercial – under Resolution of Intent to C-V [Civic]), to C-1 (Limited Commercial), R-PD7 (Residential Planned Development), R-PD11 (Residential Planned Development – 11 units per acre), R-PD18 (Residential Planned Development – 18 units per acre) on property generally located on the south side of Centennial Parkway and west of Rancho Drive. The Planning Commission the item without a recommendation and staff recommended approval.
09/05/01	The City Council approved a Special Use Permit (U-0083-01) for a Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved Special Use Permit (U-0084-01) for a Gaming Establishment, Restricted use at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval. The approval expired 09/04/10.
11/07/01	The City Council approved Bill No. 2001-100 adopting the Town Center Development Standards Manual. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/19/03	The City Council approved an Extension of Time (EOT-3017) of a previously approved Special Use Permit (U-0083-01) for a proposed Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.
11/19/03	The City Council approved an Extension of Time (EOT-301) of a previously approved Special Use Permit (U-0084-01) for a Gaming Establishment, Restricted use at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.
03/24/05	The Department of Planning staff administratively approved a Site Development Plan Review (SDR-6121) for an 8,264 square-foot Liquor Establishment (Tavern) on the southeast corner of Azure Drive and Centennial Center Boulevard.
06/12/12	The Planning Commission approved a request for a Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within an existing 8,264 square-foot restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard.
12/10/13	The City Council approved a request for a Special Use Permit (SUP-51703) for a proposed Supper Club at the southeast corner of Azure Drive and Centennial Center Boulevard.
	The City Council approved a request for a Site Development Plan Review (SDR-51704) for a proposed 6,233 square-foot restaurant with a waiver of the Town Center Development Standards to allow the restaurant to be located away from the public right-of-way on a portion of 4.14 acres at the southeast corner of Azure Drive and Centennial Center Boulevard.

Most Recent Change of Ownership	
02/25/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/30/06	A business license (G01-02258) for Restricted Gaming (up to 15 slots) was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 03/04/10.
01/09/09	A business license (C05-02644) for Tobacco Sales was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.
	A business license (L16-00326) for a Tavern was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.

Related Building Permits/Business Licenses	
01/09/09	A Business License (R09-01550) for a Restaurant was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.
	A business license (G50-05622) for General Retail Sales was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
06/02/14	Staff visited the site and found a vacant, secured restaurant building. The parking lot was clean and the landscaping was being well maintained.

Details of Application Request	
Site Area	
Net Acres	4.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Building/Restaurant/Financial Institution, General	GC-TC [General Commercial (Town Center)]	T-C (Town Center)
North	General Retail Store, Other than Listed/Auto Repair Garage, Minor	GC-TC [General Commercial (Town Center)]	T-C (Town Center)
South	Restaurant	GC-TC [General Commercial (Town Center)]	T-C (Town Center)
East	US-95 (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Shopping Center	SC-TC [Service Commercial Town Center]	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Centennial Centre	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
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

ANALYSIS

This is the first request for an Extension of Time for a previously approved Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within a proposed restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The applicant is requesting an Extension of Time in order to preserve the approved entitlement, as Special Use Permit (SUP-54235) for a proposed 7,466 square-foot Liquor Establishment (Tavern) with 1,253 square-foot of outdoor seating will be heard at the July 08, 2014 Planning Commission. No plans have been submitted for review, nor have any building permits been issued for the proposed project.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a building permit for new construction.

FINDINGS

The Special Use Permit (SUP-45257) has not been exercised in accordance with the requirements of Title 19.16.110 as a building permit has not been issued for the proposed project. As subject site was previously a restaurant with a Liquor Establishment (Tavern) and Gaming Establishment, Restricted use, staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of Special Use Permit (SUP-45257) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

JG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-54214 APN: 125-28-713-005

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Johnson Restaurant Group

Name of Representative: Jennifer Lazovich

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By LS Ares of Salemember

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 1st day of May, 2014

Susan M. Lingle

Notary Public in and for said County and State

OFFICIAL SEAL
SUSAN M LINGLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/15

PRJ-54146
05/21/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of time for Special Use Permit 45257

Project Address (Location) 5990 Centennial Center Blvd

Project Name Fire Rock Steak House Proposed Use Gaming

Assessor's Parcel #(s) 125-28-713-005 Ward # 6

General Plan: existing TC proposed n/a Zoning: existing TC proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 4.14± Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, LLC Contact n/a

Address 2901 Butterfield Road Phone: n/a Fax: n/a

City Oak Brook State IL Zip 60523

E-mail Address n/a

APPLICANT Johnson Restaurant Group Contact John Johnson

Address 229 E. 2nd Street, Suite 200 Phone: 302-265-3029 Fax: 307-473-2909

City Casper State WY Zip 82601

E-mail Address john@jrgrestaurants.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-716-7181

City Las Vegas State NV Zip 89113

E-mail Address jlazovich@kcnvlaw.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* B & L S pres of Solemnities

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

Print Name Barry L. Lazaros

Subscribed and sworn before me

This 1st day of May, 20 14.

Susan M. Lingle

Notary Public in and for said County and State

OFFICIAL SEAL
SUSAN M LINGLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/15

FOR DEPARTMENT USE ONLY

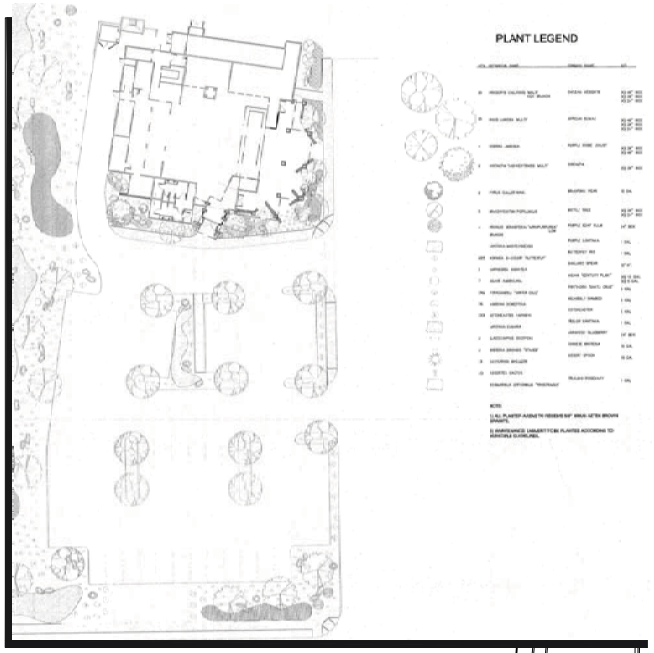
Case #	EOT-54214
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-54146
05/21/14

Revised 10/27/08

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



PLANT LEGEND

EXISTING LANDSCAPING PLAN (REFERENCE ONLY)
SCALE: 1" = 20'-0"

OCCUPANT CALCULATIONS

KITCHEN AREA INCLUDING BACK OF THE HOUSE:	2,845 SF @ 200
OFFICE AREA:	103 SF @ 100
DINING AREA / FRONT OF THE HOUSE:	4,986 SF @ 15
OUTDOOR PATIO / DINING	980 SF @15
TOTAL:	8,914 SF

SITE SUMMARY

NET AREA:	180,0338 SF / 4.14 ACRES
TOTAL NUMBER OF UNITS:	4 EXISTING BUILDINGS
BUILDING AREA ON SITE:	8,264.5 SF
DENSITY:	(SITE SHARED WITH OTHER BUILDINGS)
APN NO.	125-28-610-005

PARKING ANALYSIS

PER CHAPTER 19.10 TABLE 1 AND TABLE 2

WAITING AREA, PUBLIC SEATING, AND OUTSIDE SEATING AREA	5,966 SF
REMAINING AREA	2,948 SF
TOTAL PUBLIC SEATING / WAITING AREAS = 5,966 SF / 50 SF =	120 SPACES
REMAINING GFA = 2,948 SF / 200 SF =	15 SPACES
TOTAL NUMBER OF PARKING REQUIRED INCLUDING HANDICAP PARKING	135 SPACES
NUMBER OF HANDICAP PARKING REQUIRED	5 SPACES
TOTAL REGULAR PARKING SPACES PROVIDED (9'-0" X 18'-0" EACH)	135 SPACES
TOTAL HANDICAP PARKING SPACES PROVIDED (9'-0" X 18'-0" EACH)	5 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED	**140 SPACES**

NOTE:

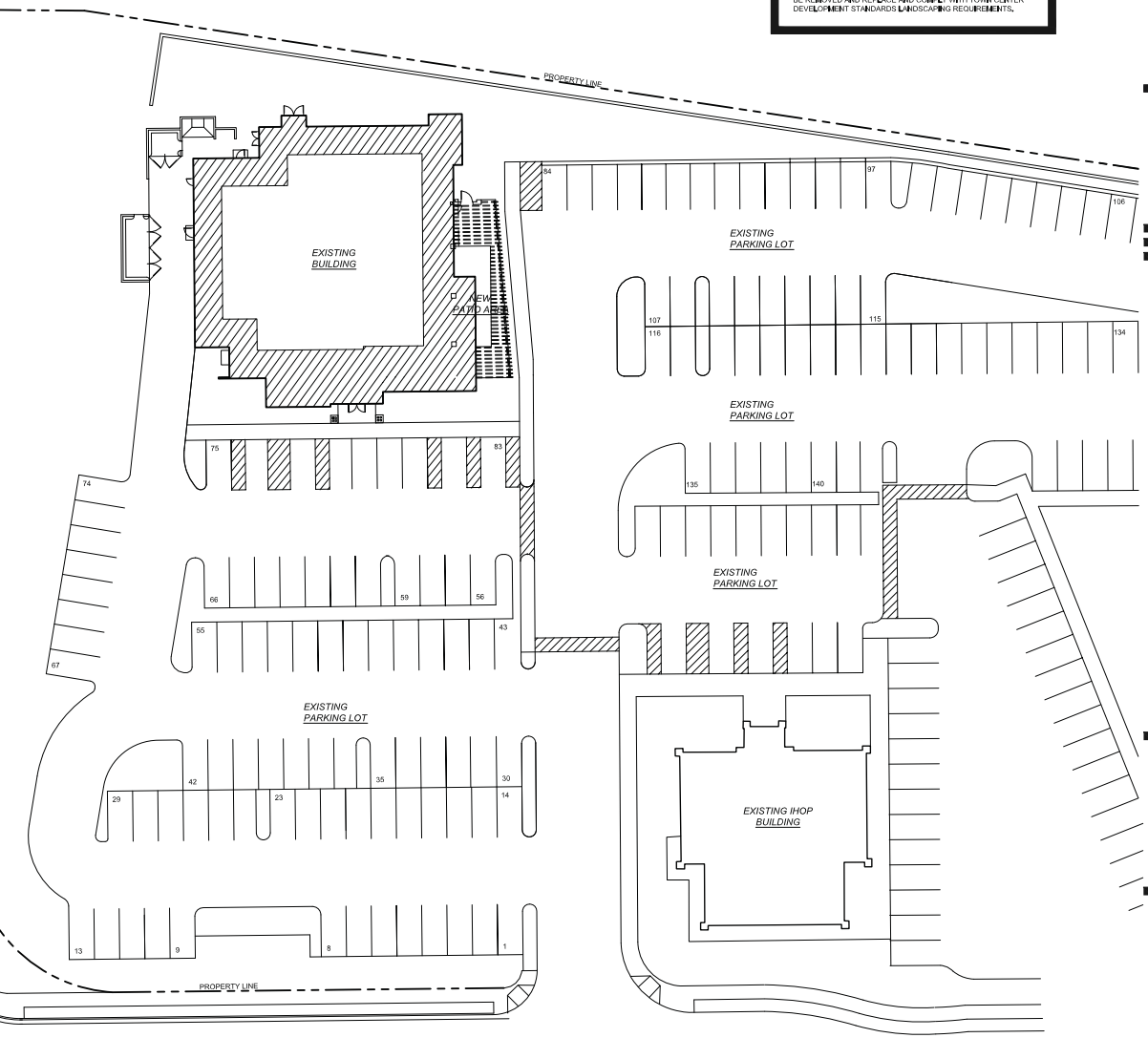
THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR THE ENTIRE CENTER WAS PROVIDED TO THE CITY VIA SHARED PARKING AGREEMENT #2000081101608 FOR THE SHOPPING CENTER DATED 07/10/00.

PARKING SPACE INFO FOR CENTENNIAL CENTER NORTH

TOTAL # OF REGULAR PARKING SPACES:	2,514 SPACES
TOTAL # OF HANDICAP PARKING SPACES:	66 SPACES
TOTAL # OF PARKING SPACES:	2,680 SPACES

PARKING SPACE INFO FOR CENTENNIAL CENTER

TOTAL # OF REGULAR PARKING SPACES:	4,596 SPACES
TOTAL # OF HANDICAP PARKING SPACES:	131 SPACES
TOTAL # OF PARKING SPACES:	4,727 SPACES
COMBINED SHOPPING CENTER TOTAL # OF REGULAR PARKING SPACES PROVIDED:	7,407 SPACES



ARCHITECTURAL OVERALL SITE PLAN (REFERENCE ONLY)
SCALE: 1" = 20'-0"

GENERAL LANDSCAPING NOTES:

1. EXISTING LANDSCAPING AT EXISTING PARKING AREAS TO REMAIN.

2. EXISTING LANDSCAPING / TREES AFFECTED BY THIS PROJECT TO BE REMOVED AND REPLACE AND COMPLY WITH TOWN CENTER DEVELOPMENT STANDARDS LANDSCAPING REQUIREMENTS.

Key Plan

BENJAMIN GIRAMMIN REGISTERED No. 5878 ARCHITECT STATE OF NEVADA

PR-54146 06/12/14

Issued For:	Date:
Review 1	05.19.2014
Review 2	06.05.2014
Review 3	06.10.2014

Drawn RSB
Checked BJG
Approved BJG

DESIGN GROUP
801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title:

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title:

Architectural
Site Plan

Project Number:

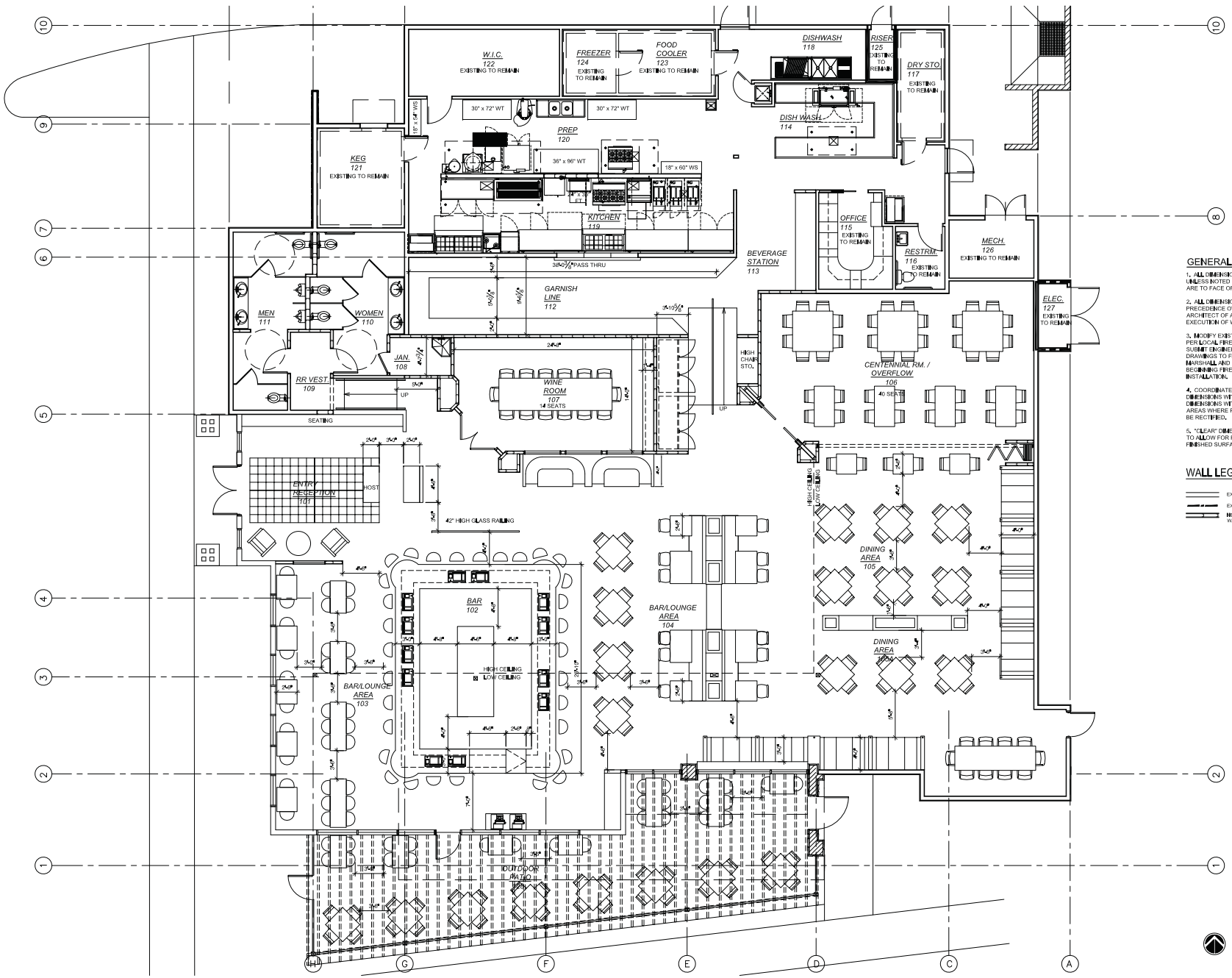
214037

Sheet Number:

AS1.0

214037 -Sitecheck1.rvt 1 of 1 Plt: - 06/09/2014 - 4:41pm -

EOT-54215



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF FINISH.

2. ALL DIMENSIONS ON THIS PLAN ARE TO TAKE PRECEDENCE OVER ANY OTHER PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.

3. MODIFY EXISTING FIRE SUPPRESSION SYSTEM PER LOCAL FIRE MARSHALL REQUIREMENTS. SUBMIT ENGINEERED FIRE SUPPRESSION DESIGN DRAWINGS TO FIRE MARSHALL AND OBTAIN FIRE MARSHALL AND CITY APPROVAL PRIOR TO BEGINNING FIRE SUPPRESSION SYSTEM INSTALLATION.

4. COORDINATE AND VERIFY OVERALL DIMENSIONS WITH TRUE SPACE MEASUREMENTS. DIMENSIONS WITH THE WORD "(VERIFY)" ARE AREAS WHERE POTENTIAL DISCREPANCIES CAN BE RECTIFIED.

5. "CLEAR" DIMENSIONS NEED TO BE VERIFIED TO ALLOW FOR REQUIRED DIMENSION FROM FINISHED SURFACES.

WALL LEGEND

- EXISTING METAL STUD WALL
- EXISTING 1-HR RATED WALL
- NEW METAL STUD WALL - SEE WALL TYPES

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

Key Plan

BENJAMIN GIRARDIN
REGISTERED
No. 5878
ARCHITECT
STATE OF NEVADA

FRJ-54146
06/12/14

Issued For:	Date:
Review	05.13.2014
Review	05.14.2014
Review	05.16.2014
Review	05.20.2014
Review	05.28.2014
Review	06.05.2014
Review	06.10.2014

Drawn	RSB
Checked	BJG
Approved	BJG

DESIGN GROUP
801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title

Floor Plan

Project Number

214037

Sheet Number

A1.0

214037 x-base.dwg / A1.0 Flr Plan X9 (2) - 06/09/2014 - 4:23pm -

EOT-54215

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

June 13, 2012

Ms. Barb Olson
Centennial Centre, LLC
5785 Centennial Center Boulevard, Suite #230
Las Vegas, Nevada 89149

RE: SUP-45257 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 12, 2012

Dear Ms. Olson:

Your request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITHIN AN EXISTING 8,264 RESTAURANT AND TAVERN at 5990 Centennial Centre Boulevard (APN 125-28-610-005), 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on June 12, 2012.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted use.

2. Conformance to the approved conditions for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-6121).

3. 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.

4. 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.

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

PRJ-54146
05/21/14

EOT-54214

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

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

This action by the Planning Commission on **June 12, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***June 25, 2012***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Lowden
Stoney's North Forty, LLC
6250 East Tropical Parkway
North Las Vegas, Nevada 89115

8-3-01

PRJ-54146
05/21/14

EOT-54214

KAEMPFER CROWELL

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

May 20, 2014

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Johnson Restaurant Group S.W., LLC
Extension of Time to Permit Gaming Establishment (Restricted License Use With Restaurant & Tavern)
APN: 125-28-610-005 (the "Property")

To Whom It May Concern:

Please be advised this office represents the Johnson Restaurant Group S.W., LLC (the "Applicant") in the above referenced matter. The Applicant is requesting an extension of time of an approved use permit for a restricted gaming establishment at a proposed restaurant and tavern being proposed as "Fire Rock Steakhouse" ("the "Establishment") on the Property. The Property is located on the south side of Centennial Center Boulevard and adjacent to the west side of US Highway 95.

The Establishment will be located in an existing restaurant and tavern building on the Property. On June 12, 2012, the Las Vegas Planning Commission approved special use permit SUP-45257 permitting a restricted gaming establishment on the Property. Pursuant to one of the conditions of approval, the SUP-45257 is valid for two (2) years from the approval date of June 12, 2012; in-other-words, SUP-45257 is set to expire on June 12, 2014. The Applicant is requesting an extension of time for SUP-45257 in order to operate a restricted gaming establishment in conjunction with a restaurant and tavern. Concurrent with this application, the Applicant is also requesting a special use permit to allow a liquor establishment (Tavern) and site plan review on the Property. An extension of time is appropriate as there has been no substantial change in the area and there is no evidence that this continued use will have a negative effect on the area.

PRJ-54146
05/21/14

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

PRJ-54146
05/21/14

EOT-52412

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

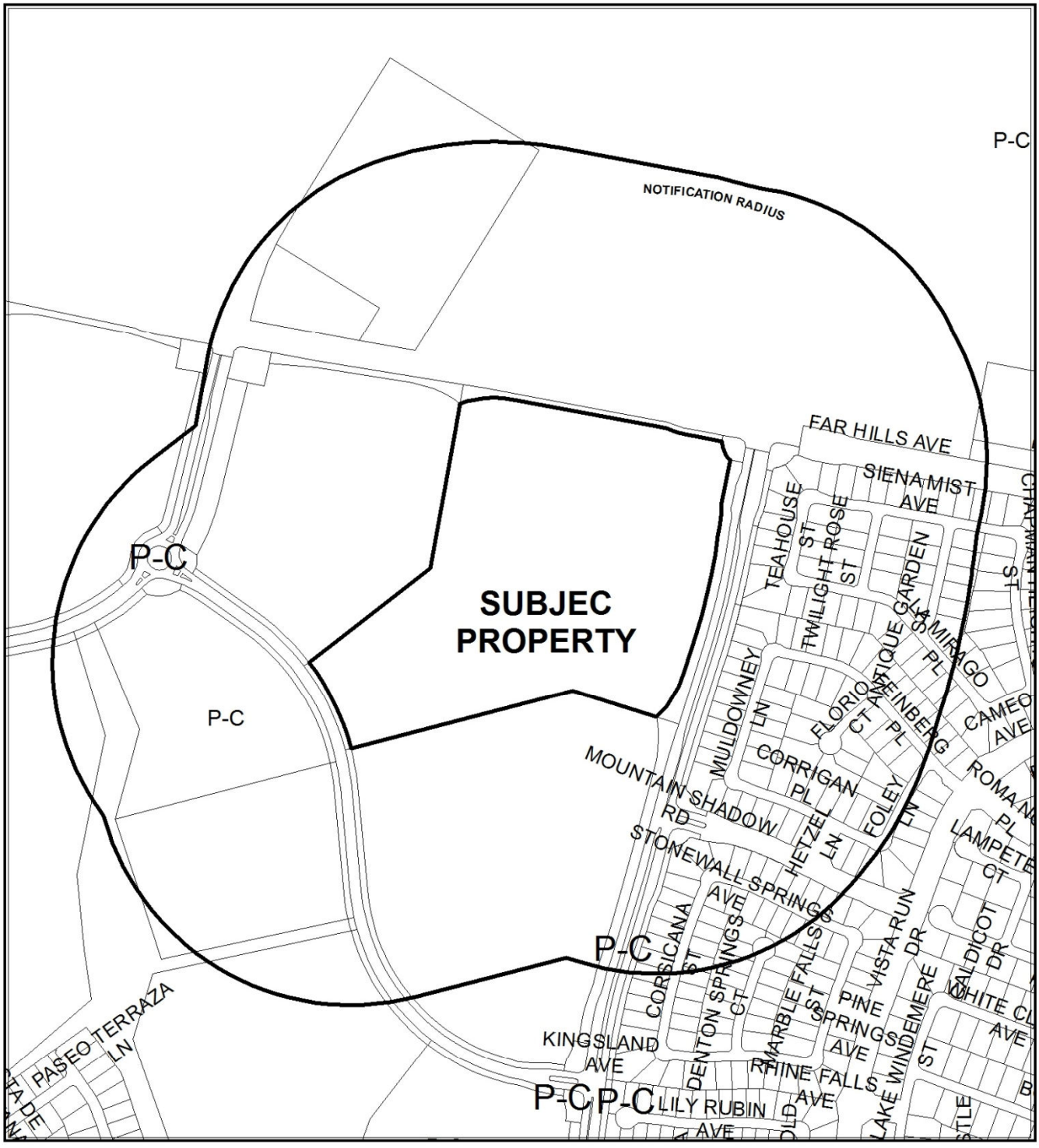
SUBJECT:
TMP-54313 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL BB - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 167-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 32.06 acres on the southwest corner of Desert Foothills Drive and Far Hills Avenue (APN 137-27-715-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-54167].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
APPROVAL

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



CASE: **TMP-54313 (PRJ-54167)**

RADIUS: 1000 FEET

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



0 300 600
Feet

CASE: **TMP-54313 (PRJ-54167)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-54313 APN: 137-27-715-002

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: Kevin T. Orrock

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KEVIN T. ORROCK

Subscribed and sworn before me

This 2nd day of May, 2014

Stella Clark

Notary Public in and for said County and State

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

PRJ-54167
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Antelope Ridge and Fox Hill

Project Name Summerlin Village 23B - BB **Proposed Use** Residential

Assessor's Parcel #(s) 137-27-715-002 **Ward #** 2-Beers

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

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

Gross Acres 32 **Lots/Units** 167 **Density** _____

Additional Information _____

PROPERTY OWNER The Howard Hughes Company, LLC **Contact** Chris Anderson

Address 10801 West Charleston - 3rd Floor **Phone:** 791-4336 **Fax:** 791-4385

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

E-mail Address chris.anderson@howardhughes.com

APPLICANT PN II, Inc. **Contact** Quincy Edwards

Address 8345 West Sunset Road **Phone:** 914-4800 **Fax:** 914-4997

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

E-mail Address quincy.edwards@pultegroup.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** 804-2107 **Fax:** 804-2299

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

E-mail Address cgee@gcwallace.com

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

Property Owner Signature* _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 2nd day of May, 20 14.

Stella Clark

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-54313
Meeting Date:	07/08/14 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-54167
05/22/14

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TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 23B PARCEL BB
APN # 137-27-715-002

SITE DATA

LOTTING SUMMARY

40' X 100' – 91 UNITS
55' X 118' – 76 UNITS
TOTAL – 167 UNITS
MINIMUM LOT AREA: 4,057 SF
MAXIMUM LOT AREA: 15,907 SF
AVERAGE LOT AREA: 6,395 SF
COMMON ELEMENT – 8 LOTS

DENSITY

GROSS ACREAGE = 32.06 AC
GROSS DENSITY = 5.21 UNIT/AC

ZONING

LAND USED: MF2 (MEDIUM DENSITY MULTI-FAMILY)

CONNECTIVITY

CONNECTIVITY RATIO: 14.5/12

AVERAGE DAILY SEWER DISTRIBUTIONS

0.1481 MGD

OWNER

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

DEVELOPER

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

ENGINEER

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

UTILITY SERVICES

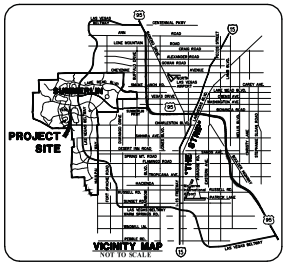
LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

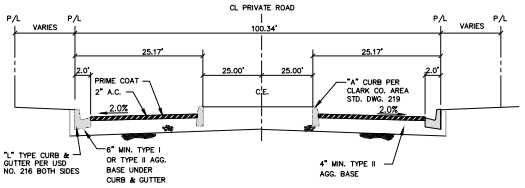
LEGEND

M	MODELS
P	PARKING
1	LOT NUMBER
5,175 SF	LOT AREA
	FIRE HYDRANT
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	PHASE LINE
	PROPOSED CURB
	EXISTING CURB
	PROPOSED LOT LINE
	EXISTING LOTS
	SEWER LINE
	WATER LINE

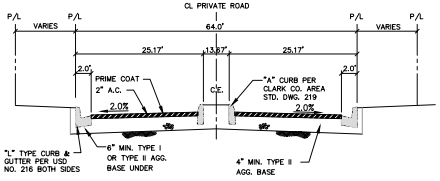
LEGAL DESCRIPTION

SUMMERLIN VILLAGE 23B UNIT #3.
BOOK: 0145, PAGE: 0095

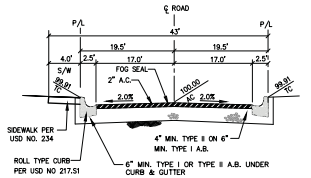




A 100.34' PRIVATE ENTRY
SCALE: NTS



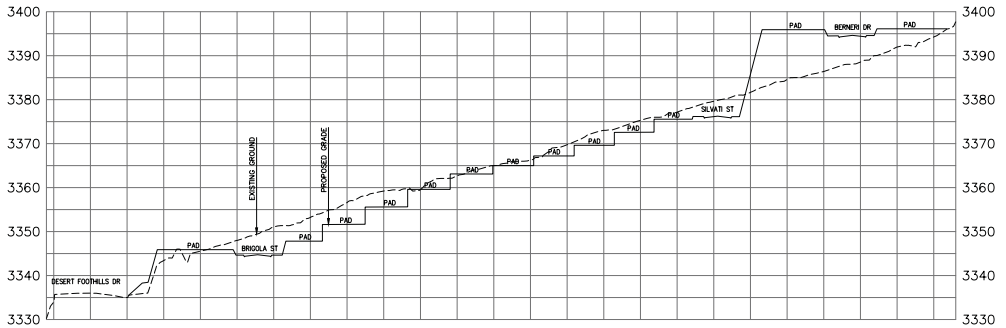
B 64.0' PRIVATE ENTRY
SCALE: NTS



C 43' PRIVATE STREET
(TYPICAL INTERIOR STREETS)
SCALE: NTS

ABBREVIATION

A.B.	AGGREGATE BASE	P.U.E.	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	R	RADIUS
A.E.	ACCESS EASEMENT	RCB	REINFORCED CONCRETE BOX
BC	BACK OF CURB	RCP	REINFORCED CONCRETE PIPE
C/L	CENTERLINE	R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT	S/W	SIDEWALK
D.I.	DROP INLET	TYP.	TYPICAL
E.A.E.	EMERGENCY ACCESS EASEMENT	USD	UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA
ESMT	EASEMENT		
EX	EXISTING		
FUT	FUTURE		
LS	LANDSCAPE		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MIN.	MINIMUM		
NO.	NUMBER		
NTS	NOT TO SCALE		
P/L	PROPERTY LINE		
P.A.E.	PEDESTRIAN ACCESS EASEMENT		
P.S.E.	PUBLIC SEWER EASEMENT TO BE PRIVATELY MAINTAINED BY HOA		



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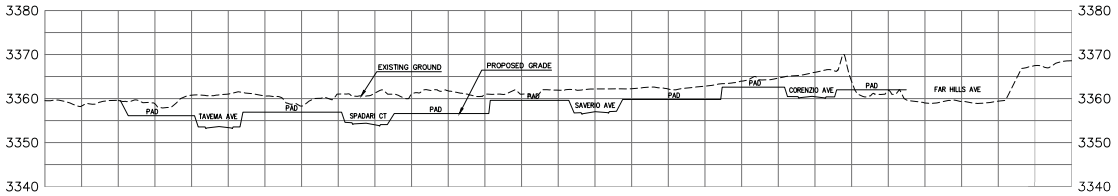

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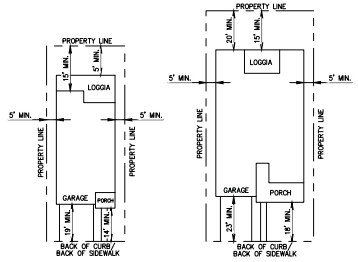


TYPICAL PLOT PLANS

SUMMERLIN DESIGN REVIEW COMMITTEE

JULIE CLEAVER

PRJ-54167
05/27/14
DATE

TMP-54313

STATE OF NEVADA – PROFESSIONAL ENGINEER – No. 12781 – CIVIL

DESCRIPTION	DATE	AGEN APP	DATE	DCM APP	DATE
REV	DATE				

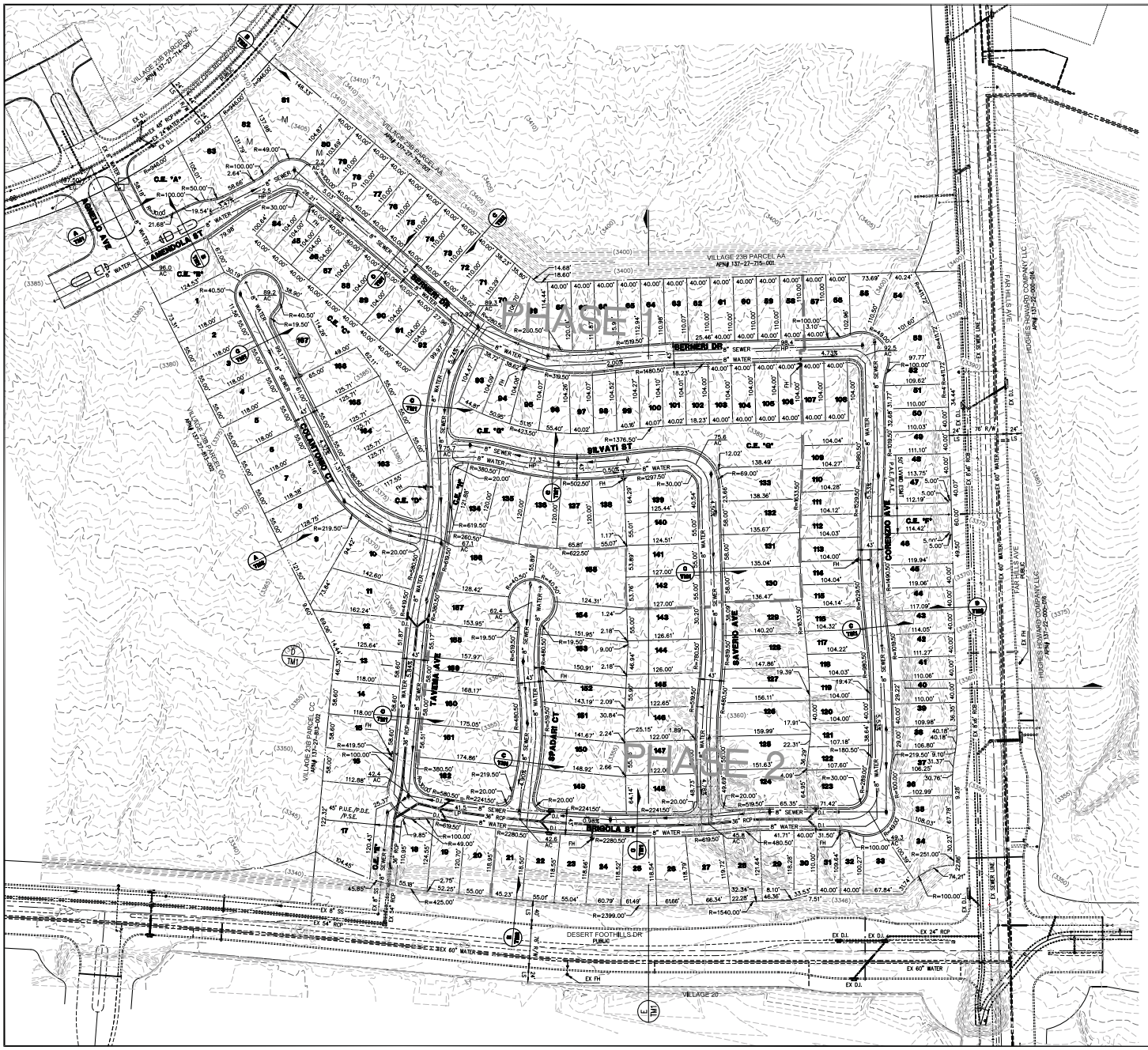
PROJECT NO. 784-A123
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 05-22-14
PLOT TIME: 09:35:28

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD • LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM
LAS VEGAS

F:\Projects\Y700\Y784-A123-001\Division\Land\YentMap\A123-TM.dwg
Hao Nguyen

PULTE HOMES
SUMMERLIN VILLAGE 23B PARCEL BB
TENTATIVE MAP I

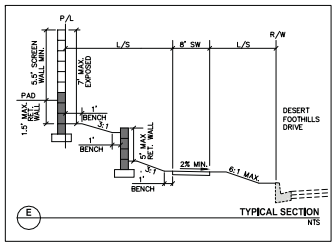
DRAWING
TM1
1 OF 2 SHTS

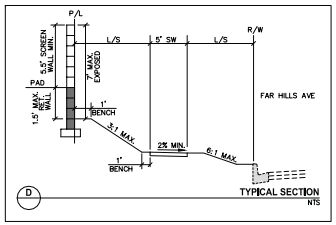


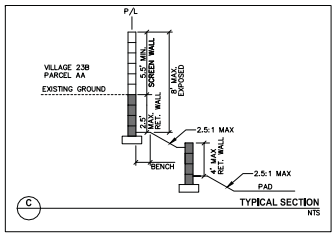
HITRON

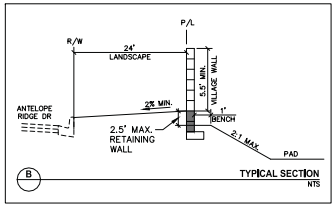
80' 0' 40' 80'

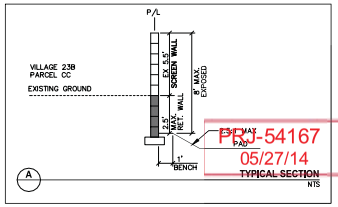
SCALE: 1" = 80'











PBJ-54167
05/27/14

TMP-54313

PROFESSIONAL ENGINEER - STATE OF NEVADA
NAME: NGUYEN HOA
No. 12761
CIVIL
DATE:

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	DCM APP

PROJECT NO. 784-A123
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 05-22-14
PLOT TIME: 09:35:34

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD • LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM
LAS VEGAS

F:\Projects\700\784-A123-001\Division\Land\YenMap\A123-TM.dwg
Hoa Nguyen

PULTE HOMES

SUMMERLIN VILLAGE 23B PARCEL BB

TENTATIVE MAP II

DRAWING
TM2
2 OF 2 SHTS

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 6/2/2014 **Application Number** PRJ-54167, TMP-54313 **Entity** LV

Company Name The Howard Hughes Company

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Summerlin Village 23B-BB

Project Description Antelope Ridge & Fox Hill

APN's 137-27-715-002

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	167	x 0.195 = 33	x 0.102 = 17	x 0.135 = 23
Multi-Family Units (2)		x 0.135 = 0	x 0.056 = 0	x 0.062 = 0
Resort Condo Units (3)				
Total		33	17	23

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Givens ES	655 Park Vista Dr	K-5	788	1115	05/16/14
Rogich MS	235 N. Pavillion Center Dr	6-8	1664	1821	05/16/14
Palo Verde HS	333 S. Pavillion Center Dr	9-12	2944	2779	05/16/14

CCSD Comments* Givens ES and Rogich MS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

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

Writer's Contact Information:

702-804-2087
HNguyen@gcwallace.com

764-A122-001

May 7, 2014

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
Las Vegas, NV 89106

Regarding: Justification Letter for Summerlin Village 23B Parcel BB Tentative Map

Dear Mr. Lowenstein:

On behalf of our client, Pulte Homes, we respectfully request your acceptance and review of our tentative map application. We are proposing 167 residential lots on 32 acres of undeveloped land located in Summerlin Village 23B. The site is located in the southwest corner of Desert Foothills and Far Hills. The tentative map has been presented to the Summerlin Design Review Committee. There will be 2 product types: 40' x 100' lots, and 55' x 118' lots.

The proposed development is consistent with the current Summerlin Master Plan, and we do not anticipate the need for any waivers at this time.

Please contact me, at 702-804-2087, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.

Hao Nguyen, PE

TMP-54313

PRJ-54167
05/22/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-54314 - TENTATIVE MAP - STONEBRIDGE - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 19-PARCEL MASTER PLANNED VILLAGE on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive (APNs 137-33-801-001 and 164-03-111-002), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-54203].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

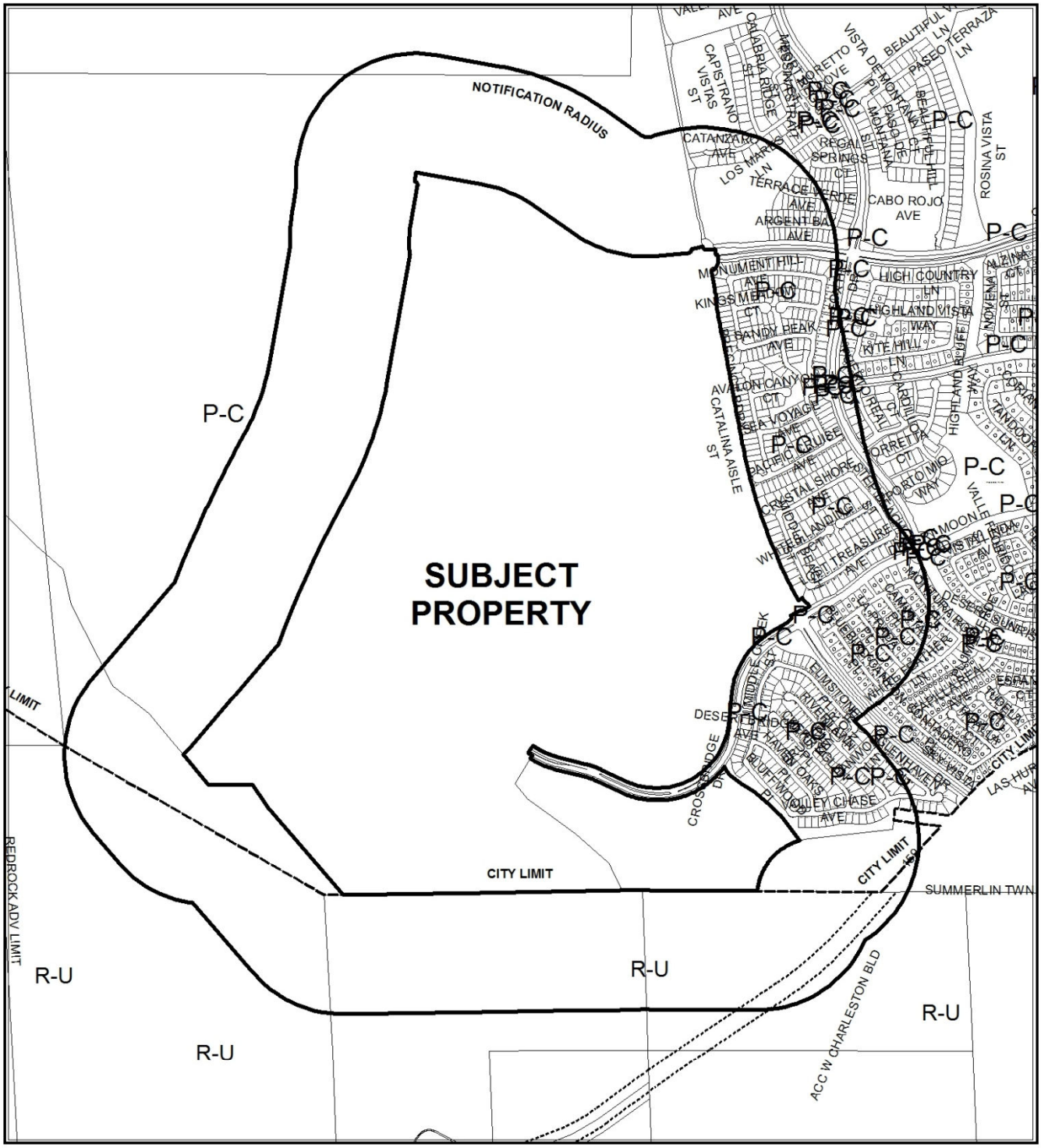
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

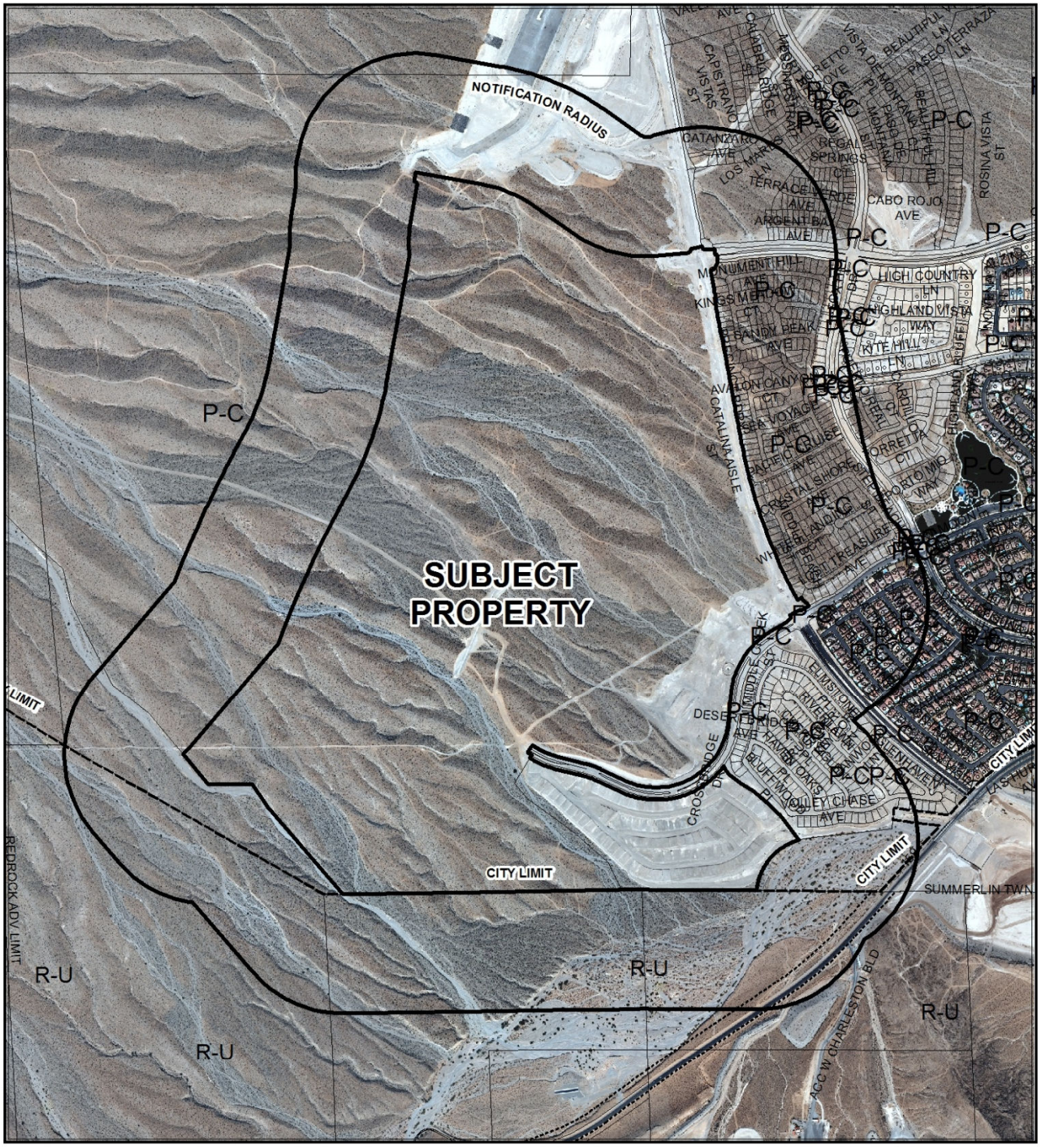
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **TMP-54314 (PRJ-54203)**

RADIUS: 1000 FEET

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



0 750 1,500
Feet

CASE: **TMP-54314 (PRJ-54203)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-54314 APN: 137-33-801-001; 164-03-111-002 etal

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: Kevin Orrock

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin T. Orrock

Subscribed and sworn before me

This 2nd day of May, 2014

Stella Clark

Notary Public in and for said County and State

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

PRJ-54203
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Charleston and Sky Vista

Project Name Summerlin Village 24 **Proposed Use** Residential

Assessor's Parcel #(s) 137-33-801-001; 164-03-111-002 **Ward #** 2-Beers

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

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

Gross Acres 502.12 **Lots/Units** 1655 **Density** _____

Additional Information 137-34-416-001 thru 096; 164-03-112-001 through 141

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

Address 10801 West Charleston - 3rd Floor **Phone:** 791-4388 **Fax:** 791-4385

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

E-mail Address julia.cleaver@howardhughes.com

APPLICANT The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 West Charleston - 3rd Floor **Phone:** 791-4388 **Fax:** 791-4385

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

E-mail Address julia.cleaver@howardhughes.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** 804-2107 **Fax:** 804-2299

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

E-mail Address cgee@gcwallace.com

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

Property Owner Signature* _____

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

Print Name KEVIN T. ORLOCK

Subscribed and sworn before me

This 2nd day of May, 20 14.

Stella Clark

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-54314
Meeting Date:	07/08/14 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-54203
05/22/14

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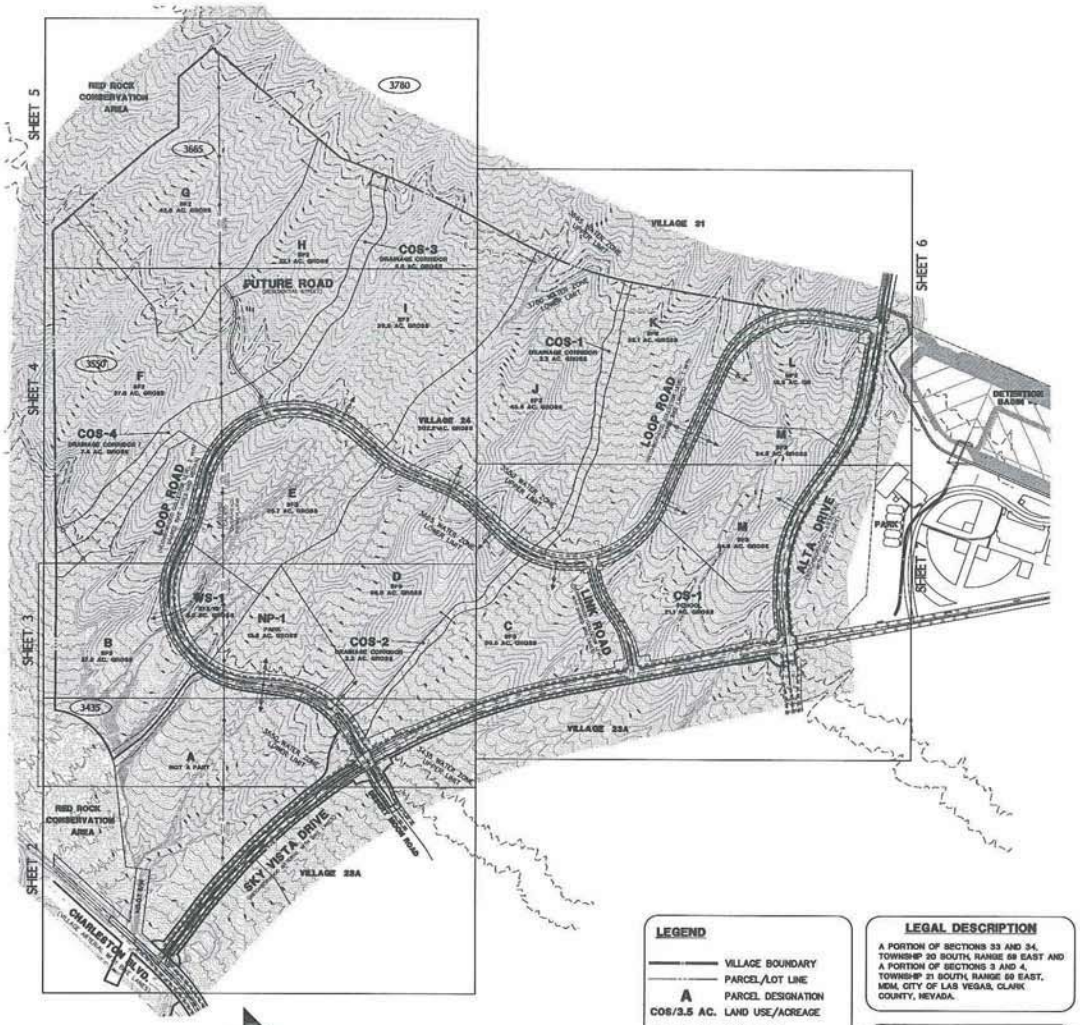
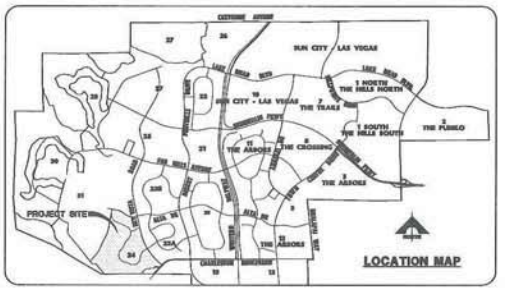




REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER AND LIES OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.
2. WE REQUEST TO DEFER THE CONSTRUCTION OF THE IMPROVEMENTS OF THE FUTURE ROAD TO PARCELS F&H. THESE IMPROVEMENTS WILL BE DESIGNED AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

APPROVED DEVIATIONS FROM SUMMERLIN STANDARDS

1. ADD RAISED MEDIAN TO NEIGHBORHOOD COLLECTOR LEVEL 2 (PER S.I.S. DWG NO S-9) TO ENHANCE MARKETING AND SALES ENTRIES INTO VILLAGE 24. RIGHT-OF-WAY (BC-BC) EXPANDS TO 87.34 FEET TO 94.00 FEET (AS MEDIAN ISLAND VARIES), IN LIEU OF 94.00 FEET. TRAVEL LANES REMAIN UNCHANGED.
2. REDUCE LANDSCAPE MEDIAN ISLAND IN FUTURE "GATED" PARCEL ENTRIES (PER S.I.S. DWG NO S-12A) FROM 15.00 FEET TO 13.34 FEET, IN EXCHANGE FOR WIDER COMMON AREAS WHICH ARE PROPOSED 20 FEET WIDE IN LIEU OF 15 FEET. THIS ADDITIONAL AREA WILL BE UTILIZED FOR GRADING AND SLOPE ADJUSTMENTS. CORRESPONDINGLY, THE RIGHT-OF-WAY IS REDUCED FROM 94.00 FEET TO 91.34 FEET. TRAVEL LANES REMAIN UNCHANGED.
3. STREET LIGHTS, AT ALL FUTURE PARCEL ENTRIES, WILL BE SET AT 10 FEET OUTSIDE OF BCR AND 2.5 FEET BACK OF BC (IN LIEU OF LOCATIONS SET PER S.I.S. E-16 FOR MEANDERING SIDEWALK). THIS WILL ALLOW ADJUSTMENTS TO PARCEL ENTRIES WITHOUT AFFECTING STREET LIGHT LOCATIONS.

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE VILLAGE 24 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 24 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT TO BE DETERMINED.
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES CORPORATION, AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.

VILLAGE 24 - LAND USE TABULATION

UNIT	PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	MAX. RESIDENTIAL UNITS
	B	SF3	10.0	37.0	370
	C	SF3	10.0	30.5	305
	D	SF3	10.0	36.0	360
	E	SF3	10.0	26.7	267
	F	SF2	6.0	37.8	227
	G	SF2	6.0	42.6	256
	H	SF2	6.0	22.1	133
	I	SF3	10.0	39.9	399
	J	SF3	10.0	45.6	456
	K	SF3	10.0	33.1	331
	L	MF2	21.0	18.9	397
	M	SF3	10.0	24.6	246
	WS-1	SF3/NF	10.0	8.0	80
	OS-1	MF2/NF	21.0	21.1	443
	NP-1	COS	–	12.3	–
	COS-1	COS (PASEO)	–	3.3	–
	COS-2	COS (PASEO)	–	3.2	–
	COS-3	COS (PASEO)	–	5.8	–
	COS-4	COS (PASEO)	–	7.4	–
	PROJECT TOTALS –			455.9	4270

SF2 SINGLE FAMILY DETACHED
SF3 SINGLE FAMILY DETACHED
MF2 MEDIUM DENSITY MULTI-FAMILY
PF PUBLIC FACILITY
COS COMMUNITY OPEN SPACE
ES ELEMENTARY SCHOOL
NP NEIGHBORHOOD PARK

LEGEND

- VILLAGE BOUNDARY
- PARCEL/LOT LINE
- A PARCEL DESIGNATION
- COS/3.5 AC. LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- 2208 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- PARCEL INTERCONNECT
- UNIT 1
- UNIT 2
- S.I.S. SUMMERLIN IMPROVEMENT STANDARDS
- BC BACK OF CURB
- BCR BEGIN OF CURB RETURN

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
SILVER STATE DISPOSAL SERVICE, INC.
NEVADA POWER COMPANY
SPRINT TELEPHONE
SOUTHWEST GAS CORPORATION
CABLE TELEVISION

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

PRJ-54203
05/27/14

SUMMERLIN
STONEBRIDGE
TENTATIVE MAP

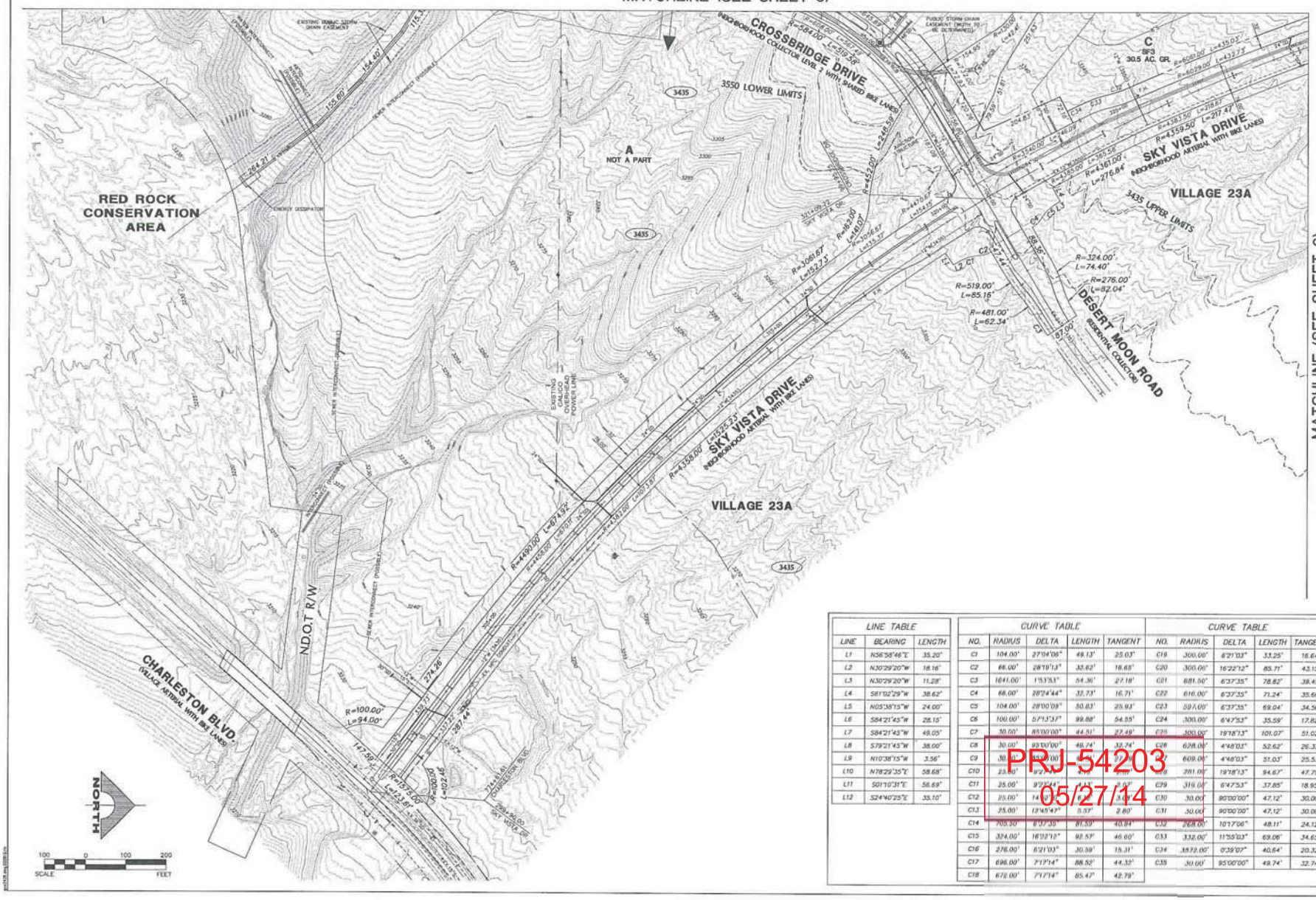
MAY 22, 2014

SHEET 1 OF 8

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD.,SUITE 400
LAS VEGAS, NEVADA 89146
(702) 804-8000 FAX (702) 804-8001

DRAWING 1
1 OF 8 SHTS

TMP-54314



LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°58'46"E	35.20'
L2	N30°29'20"W	18.16'
L3	N30°29'20"W	11.28'
L4	S61°02'29"W	38.62'
L5	N05°38'15"W	24.00'
L6	S84°21'45"W	28.15'
L7	S84°21'45"W	49.05'
L8	S79°21'45"W	38.00'
L9	N10°38'15"W	3.56'
L10	N78°29'35"E	58.68'
L11	S01°10'31"E	56.69'
L12	S24°40'25"E	35.10'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	104.00'	27°04'06"	49.13'	25.03'
C2	66.00'	28°19'13"	32.62'	16.65'
C3	1641.00'	1°53'53"	54.36'	27.18'
C4	66.00'	28°24'44"	32.73'	16.71'
C5	104.00'	28°00'09"	50.83'	25.93'
C6	100.00'	57°13'37"	99.88'	54.55'
C7	30.00'	85°00'00"	44.51'	27.49'
C8	30.00'	95°00'00"	49.74'	32.74'
C9	30.00'	[illegible]	[illegible]	[illegible]
C10	25.00'	[illegible]	[illegible]	[illegible]
C11	25.00'	9°22'44"	[illegible]	2.07'
C12	25.00'	[illegible]	[illegible]	[illegible]
C13	25.00'	12°45'47"	5.57'	2.80'
C14	705.50'	6°37'35"	81.59'	40.84'
C15	324.00'	16°22'12"	92.57'	46.60'
C16	276.00'	6°21'03"	30.59'	15.31'
C17	696.00'	7°17'14"	88.52'	44.32'
C18	672.00'	7°17'14"	85.47'	42.79'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TANGENT
C19	300.00'	6°21'03"	33.25'	16.64'
C20	300.00'	16°22'12"	85.71'	43.15'
C21	681.50'	6°37'35"	78.82'	39.45'
C22	616.00'	6°37'35"	71.24'	35.66'
C23	597.00'	6°37'35"	69.04'	34.56'
C24	300.00'	6°47'53"	35.59'	17.82'
C25	300.00'	19°18'13"	101.07'	51.02'
C26	628.00'	4°48'03"	52.62'	26.33'
C27	609.00'	4°48'03"	51.03'	25.53'
C28	281.00'	19°18'13"	94.67'	47.79'
C29	319.00'	6°47'53"	37.85'	18.95'
C30	30.00'	90°00'00"	47.12'	30.00'
C31	30.00'	90°00'00"	47.12'	30.00'
C32	268.00'	10°17'06"	48.11'	24.12'
C33	332.00'	11°55'03"	69.06'	34.65'
C34	3572.00'	0°39'07"	40.64'	20.32'
C35	30.00'	95°00'00"	49.74'	32.74'

PRJ-54203
05/27/14

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

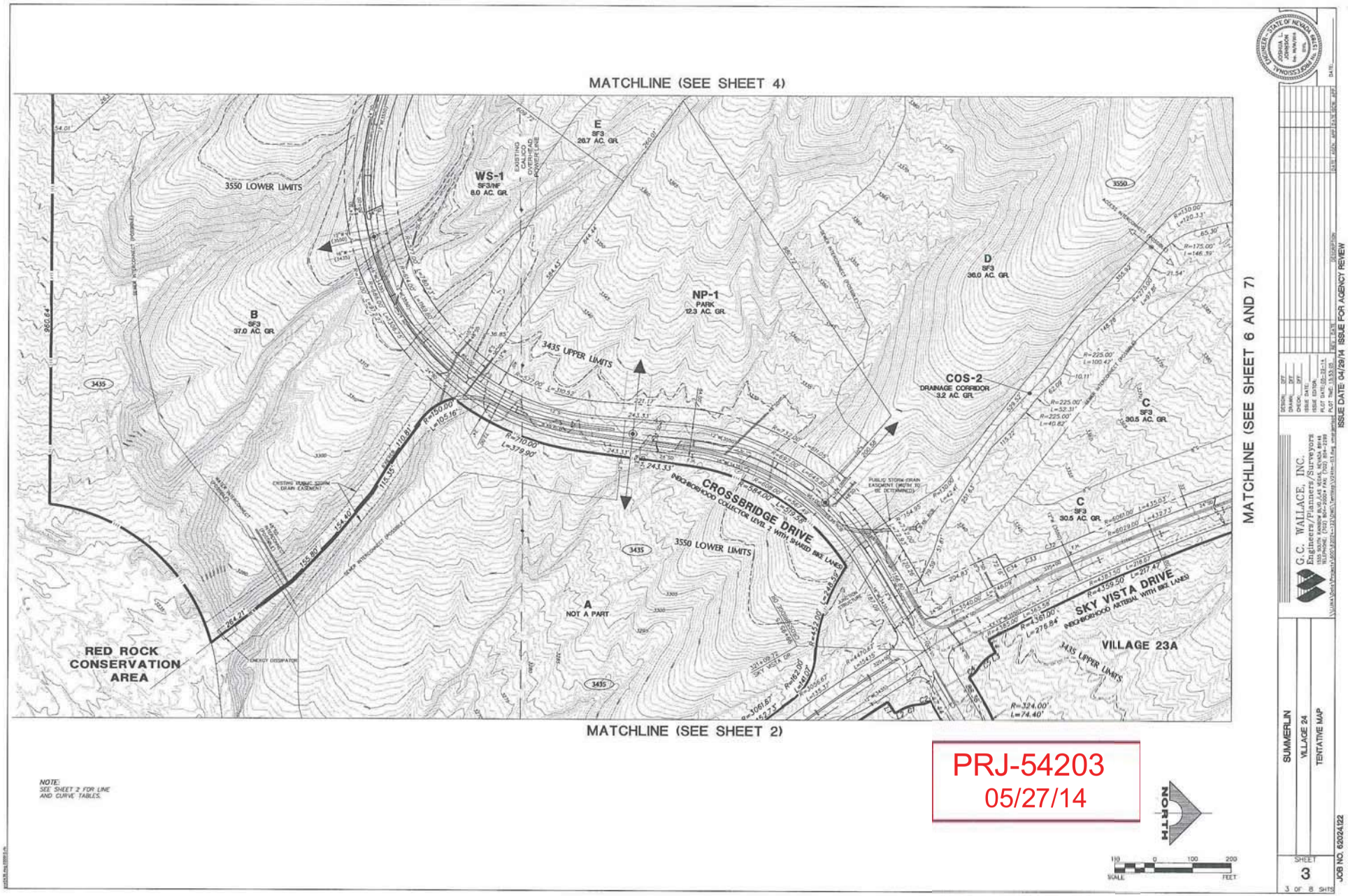
SUMMERLIN
VILLAGE 24
TENTATIVE MAP

ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW

SHEET 2
2 OF 8 SHTS

JOB NO. 62024.122

TMP-54314



PRJ-54203
05/27/14

SUMMERLIN
VILLAGE 24
TENTATIVE MAP

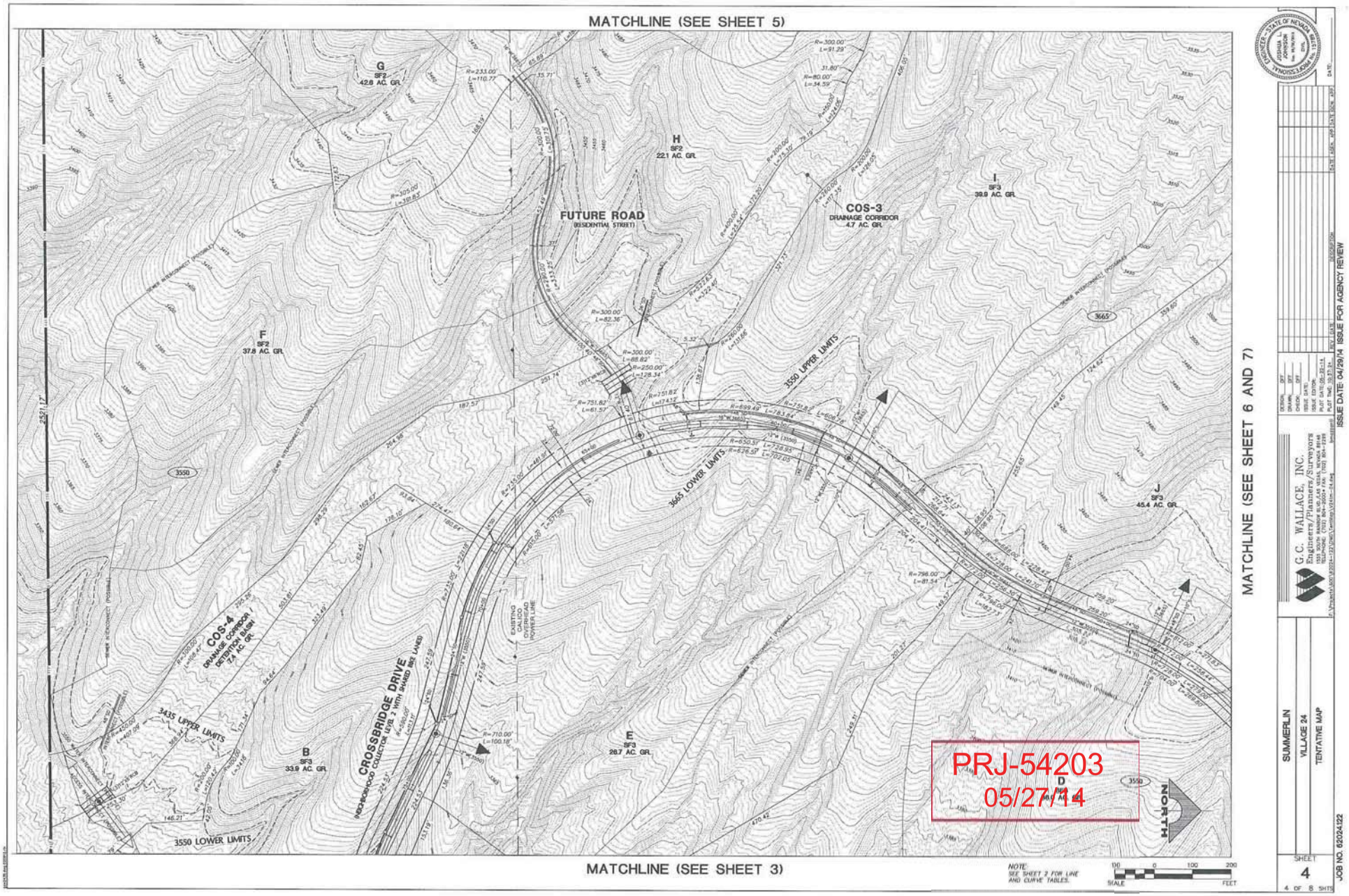
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

ISSUE DATE 04/29/14 ISSUE FOR AGENCY REVIEW

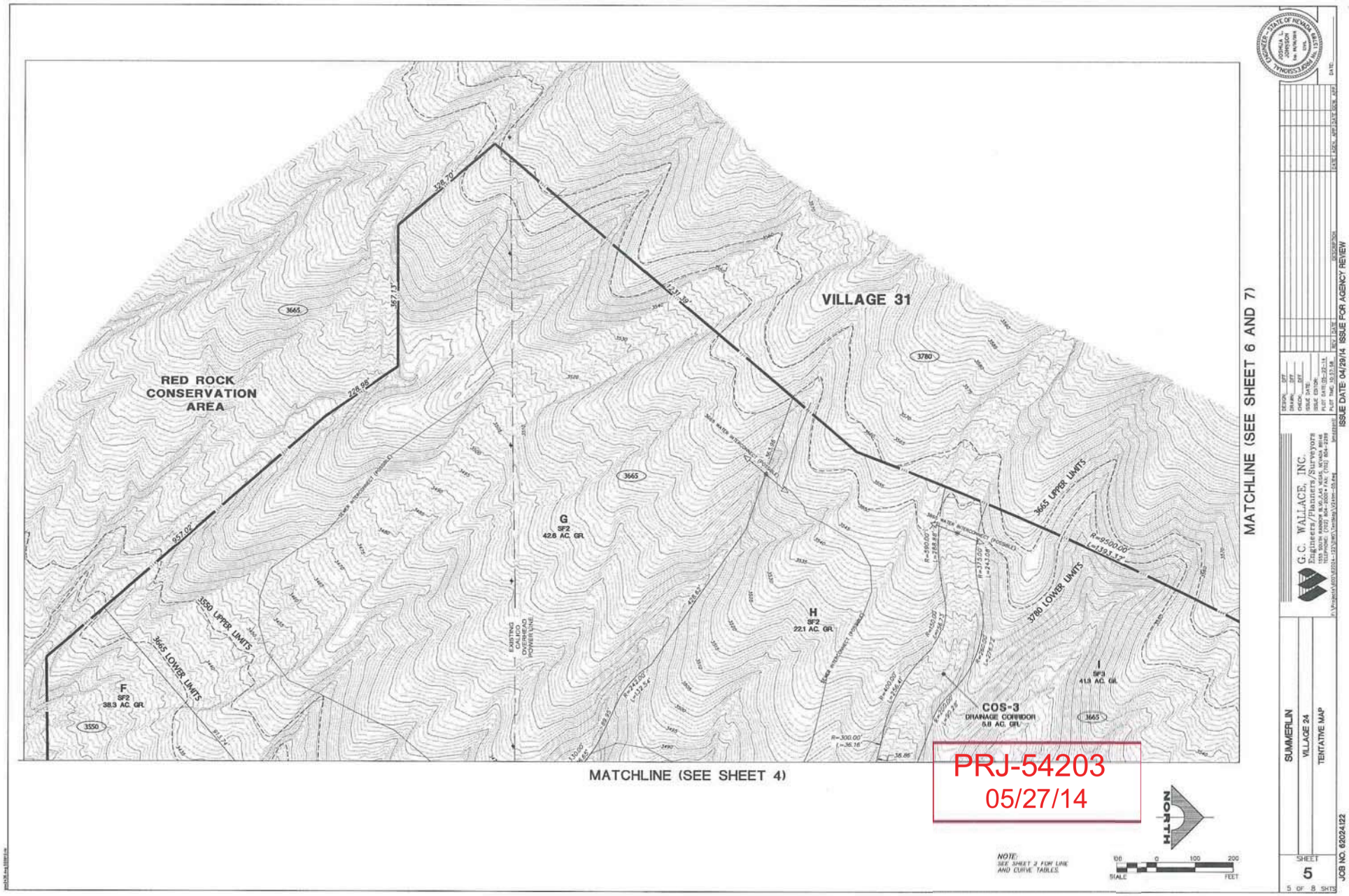
SHEET 3
3 OF 8 SHTS

JOB NO. 62024122

TMP-54314

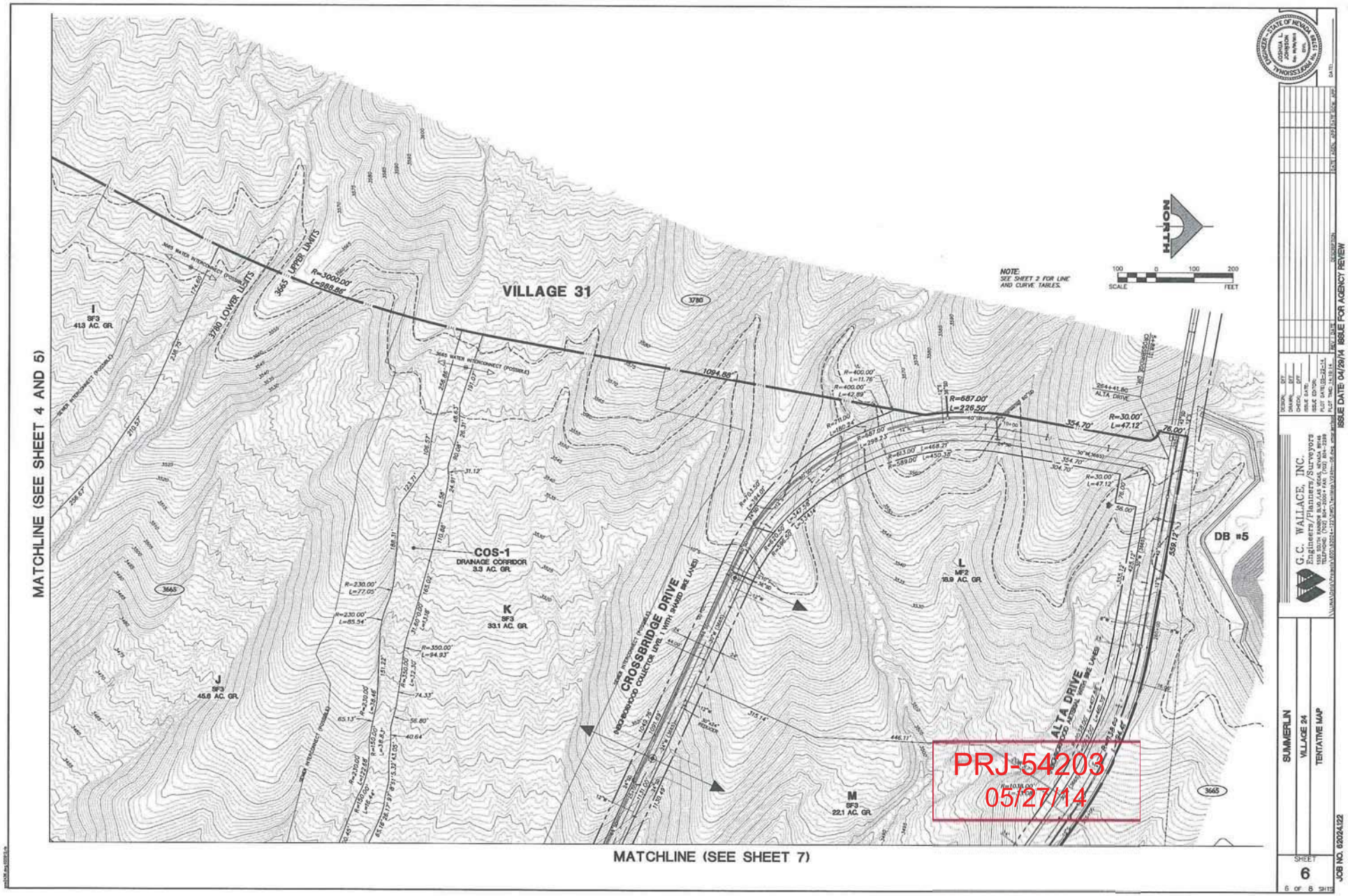

MATCHLINE (SEE SHEET 5)
MATCHLINE (SEE SHEET 6 AND 7)
MATCHLINE (SEE SHEET 3)
FUTURE ROAD
(RESIDENTIAL STREET)
COS-3
DRAINAGE CORRIDOR
4.7 AC. GR.
COS-4
DRAINAGE CORRIDOR / DETENTION BASIN
12.4 AC. GR.
CROSSBRIDGE DRIVE
NEIGHBORHOOD COLLECTOR (USE 2 WITH SHARED BIKE LANES)
3550 LOWER LIMITS
3665 LOWER LIMITS
3435 UPPER LIMITS
F
SF2
37.8 AC. GR.
G
SF2
42.8 AC. GR.
H
SF2
22.1 AC. GR.
I
SF3
39.9 AC. GR.
J
SF3
45.4 AC. GR.
B
SF3
33.9 AC. GR.
E
SF3
26.7 AC. GR.
D
SF3
NOTE:
SEE SHEET 2 FOR LINE AND CURVE TABLES.
SCALE
FEET
NORTH
PRJ-54203
05/27/14
SUMMERLIN
VILLAGE 24
TENTATIVE MAP
SHEET
4
4 OF 8 SHTS
JOB NO. 62024.122
ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

TMP-54314



PRJ-54203
05/27/14

TMP-54314



SUMMERLIN
VILLAGE 24
TENTATIVE MAP

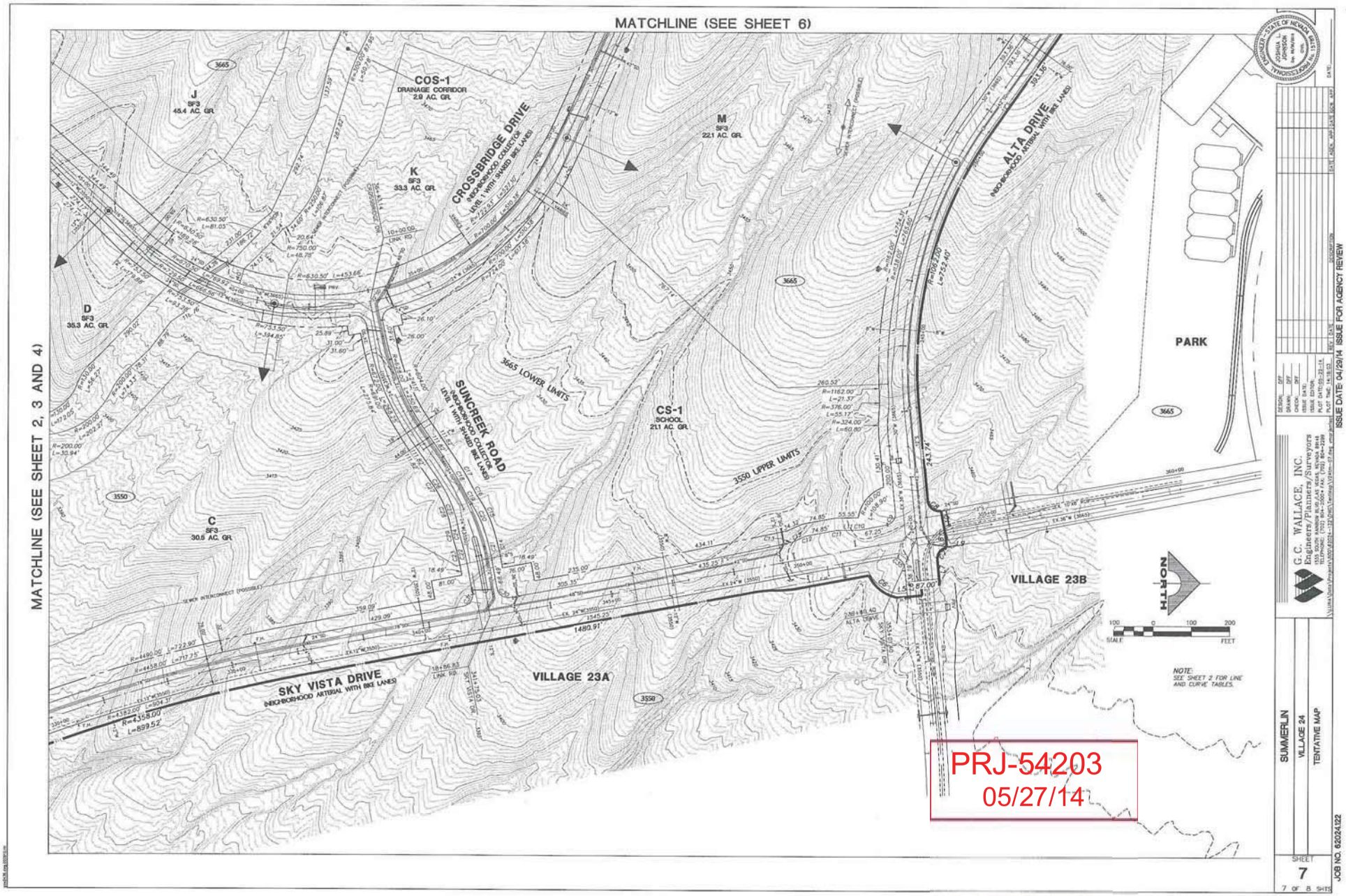
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW

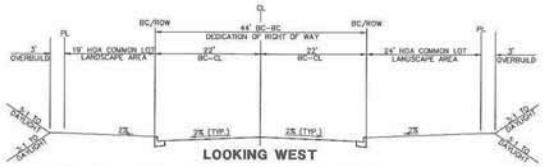
SHEET
6
6 OF 6 SHTS

JOB NO. 62024.22

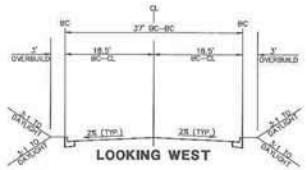
TMP-54314


MATCHLINE (SEE SHEET 6)
MATCHLINE (SEE SHEET 2, 3 AND 4)
COS-1
DRAINAGE CORRIDOR
2.9 AC. GR.
J
SF3
45.4 AC. GR.
K
SF3
33.3 AC. GR.
M
SF3
22.1 AC. GR.
D
SF3
35.3 AC. GR.
C
SF3
30.6 AC. GR.
CS-1
SCHOOL
21.1 AC. GR.
CROSSBRIDGE DRIVE
NEIGHBORHOOD COLLECTOR
LEVEL 1 WITH SHARED BIKE LANES
SUNCREEK ROAD
NEIGHBORHOOD COLLECTOR
LEVEL 1 WITH SHARED BIKE LANES
ALTA DRIVE
NEIGHBORHOOD ARTERIAL WITH BIKE LANES
SKY VISTA DRIVE
NEIGHBORHOOD ARTERIAL WITH BIKE LANES
3665 LOWER LIMITS
3550 UPPER LIMITS
PARK
VILLAGE 23A
VILLAGE 23B
NORTH
SCALE
FEET
NOTE:
SEE SHEET 2 FOR LINE AND CURVE TABLES.
PRJ-54203
05/27/14
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
SUMMERLIN
VILLAGE 24
TENTATIVE MAP
SHEET
7
7 OF 8 SHTS
JOB NO. 62024.122
ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW

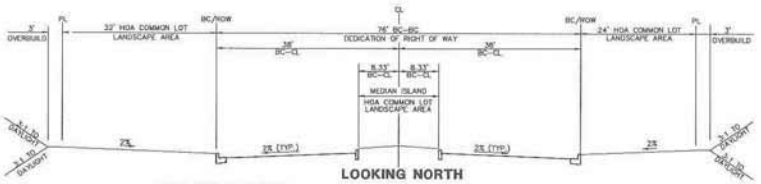
TMP-54314



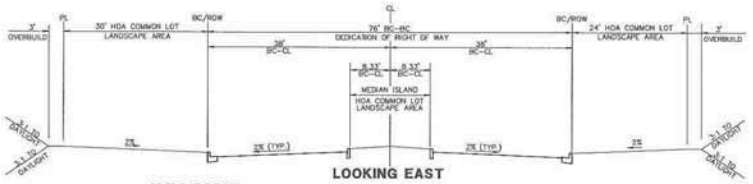
LINK ROAD (1 LANE EACH DIRECTION W/O MEDIAN)



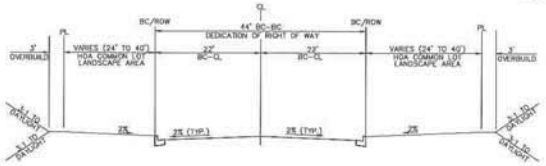
37' WIDE PRIVATE ROAD



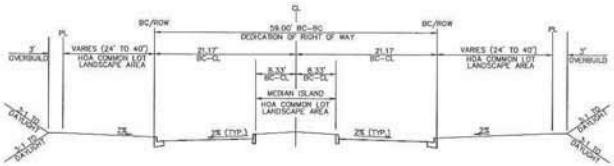
SKY VISTA DRIVE



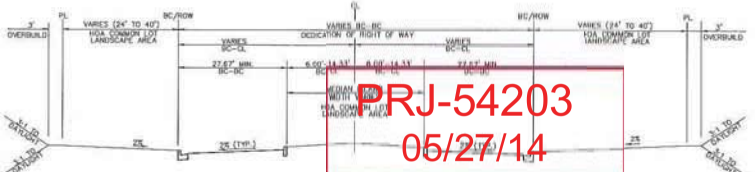
ALTA DRIVE



LOOP ROAD (1 LANE EACH DIRECTION W/O MEDIAN)



LOOP ROAD (1 LANE EACH DIRECTION W MEDIAN)



LOOP ROAD (2 LANES EACH DIRECTION W/ MEDIAN)

PRJ-54203
05/27/14

TMP-54314

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 24
TENTATIVE MAP

SHEET 8
8 OF 8 SHTS

JOB NO. 62024.122

ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 06/02/2014 **Application Number** PRJ-54203, TMP-54314, MOD-54315 **Entity** LV

Company Name The Howard Hughes Company

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Summerlin Village 24

Project Description 137-33-801-001, 137-34-416-001 thru 095, 164-03-111-002, 164-03-112-001 thru 141

APN's

Student Yield		**Elementary School**		**Middle School**		**High School**	
Single-Family Units (1)	**3,430**	**x 0.195 =**	**669**	**x 0.102 =**	**350**	**x 0.135 =**	**463**
Multi-Family Units (2)	**840**	**x 0.135 =**	**113**	**x 0.056 =**	**47**	**x 0.062 =**	**52**
Resort Condo Units (3)							
Total			**782**		**397**		**515**

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Givens ES		K-5	788	1115	05/16/14
Rogich MS		6-8	1664	1821	05/16/14
Palo Verde HS		9-12	2944	2779	05/16/14

CCSD Comments* Givens ES and Rogich MS are over capacity for the 2013-14 school year.
No new schools are planned for the area.

☐ Approved ☐ Disapproved

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

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

Writer's Contact Information:

702-804-2157
JJohnson@gcwallace.com

62024-122

May 8, 2014

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
Las Vegas, NV 89106

Regarding: Justification Letter for Summerlin Village 24 Tentative Map

Dear Mr. Lowenstein:

On behalf of our client, The Howard Hughes Company, LLC, we respectfully request your acceptance and review of our tentative map application. We are proposing 502 acres consisting of 20 large pod parcels with maximum capacity of 4,932 lots. The location is at Charleston Boulevard and Sky Vista Drive. The site will include a park, worship center, school site, and several residential ranging from multi-family to half acre custom lots. The large pod lot parcels will be sold to development parcel home builders for future development with their product line.

The proposed development is consistent with the current Summerlin Master Plan, and we do not anticipate the need for any waivers at this time.

Please contact me, at 702-804-2157, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.

Josh Johnson, PE, LEED, AP
Vice President

cc: Julie Cleaver, THHC
Chris Anderson, THHC
Tim McCoy, GCW
Vicki Marjerrison, GCW
Jen Veras, GCW

TMP-54314

PRJ-54203
05/22/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

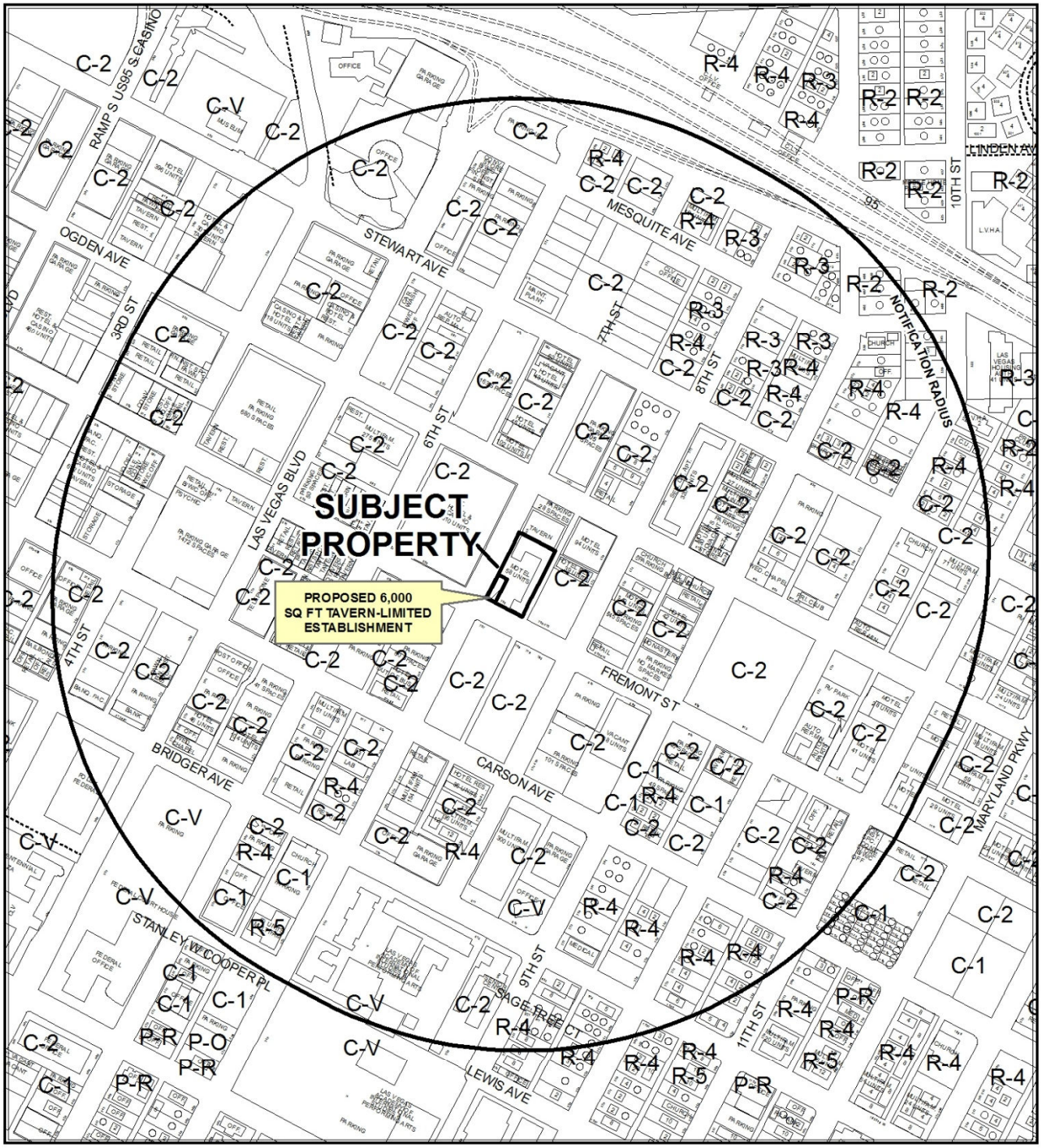
SUBJECT:
SUP-54300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,662 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 408 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APN 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-54300 and SDR-54299 {PRJ-54156]
2. Conditions and Staff Report - SUP-54300 and SDR-54299 {PRJ-54156]
3. Supporting Documentation - SUP-54300 and SDR-54299 {PRJ-54156]
4. Photos - SUP-54300 and SDR-54299 {PRJ-54156]
5. Justification Letter - SUP-54300 and SDR-54299 {PRJ-54156]



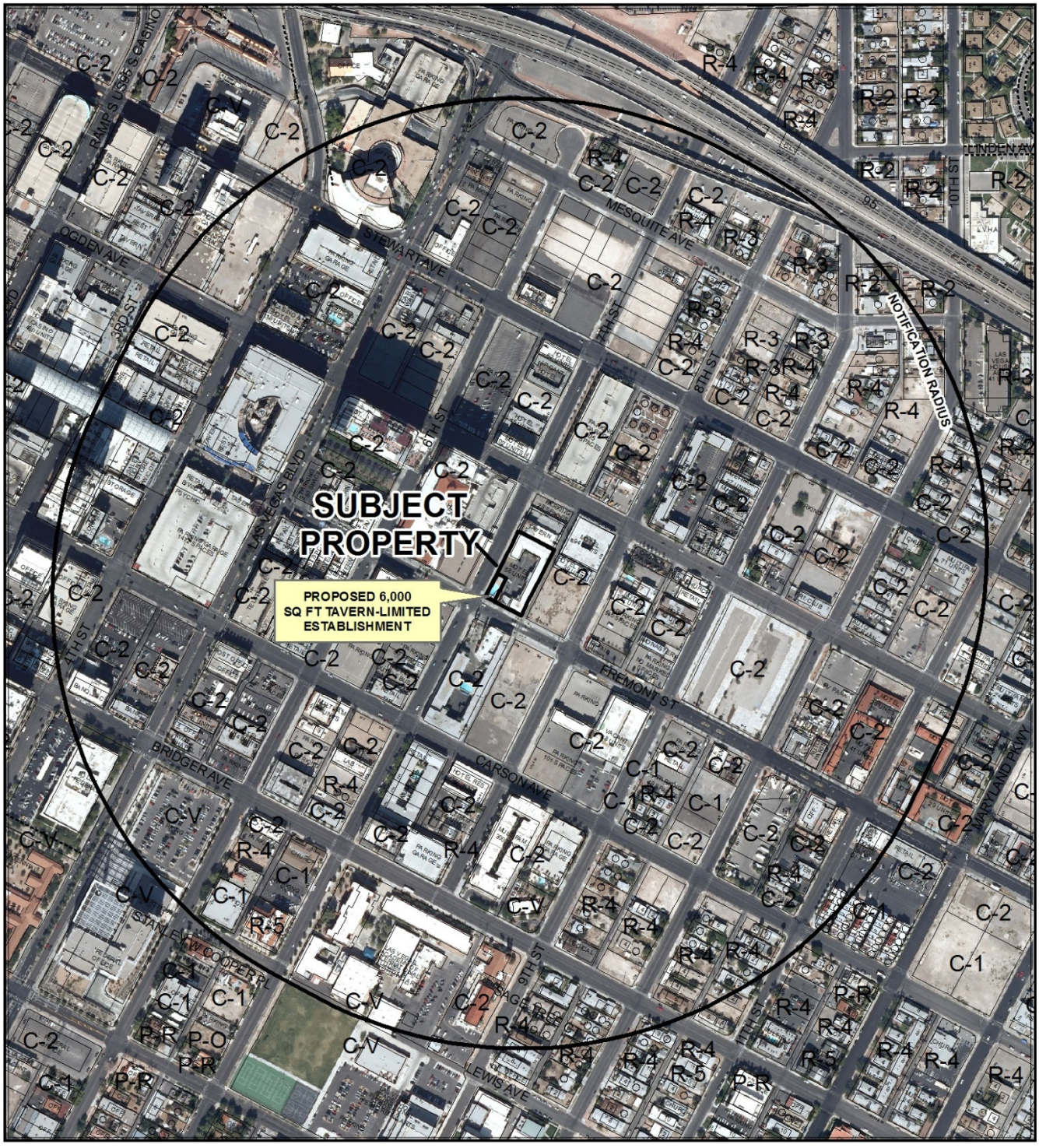
0 300 600 Feet

CASE: **SUP-54300 & SDR-54299 (PRJ-54156)**

RADIUS: 1500 FEET

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

N



CASE: **SUP-54300 & SDR-54299 (PRJ-54156)**

RADIUS: 1500 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54300 APN: 139-34-612-006

Name of Property Owner: Shree Ganesha Inc.

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rajesh Patel

Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May 2014

Therese Fiorentino

Notary Public in and for said County and State

THERESA FIORENTINO
Notary Public State of Nevada
No. 09-10551-1
My Appt. Exp. July 13, 2017

PRJ-54156
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR 7 SUP

Project Address (Location) 700 E. Fremont St. Las Vegas NV 89101

Project Name Kama Restaurant & BAR Proposed Use Tavern Limited

Assessor's Parcel #(s) 139-34-612-006 Ward #

General Plan: existing proposed X Zoning: existing X proposed

Commercial Square Footage 6000 Floor Area Ratio N/A

Gross Acres ~~N/A~~ 0.82 Lots/Units Density

Additional Information

PROPERTY OWNER Shree Ganesha Inc Contact Rajesh Patel

Address 700 E. Fremont St Phone: 702-350-8226 Fax:

City Las Vegas State NV Zip 89101

E-mail Address Saffronlv@gmail.com

APPLICANT JVC. ARCHITECTS Contact ROY BURSON, AIA

Address 5385 S. CAMERON, #15 Phone: 702.871.3416 Fax: N/A

City LAS VEGAS State NV Zip 89148

E-mail Address rburson@jvcarchitects.net

REPRESENTATIVE SAME AS APPLICANT Contact

Address Phone: Fax:

City State Zip

E-mail Address

Property Owner Signature: Rajesh Patel

Print Name Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014.

Theresa Fiorentino

Notary Public in and for said County and State

THERESA FIORENTINO
Notary Public State of Nevada
No. 09-10551-1
My Appt. Exp. July 13, 2017

FOR DEPARTMENT USE ONLY

Case #:	SUP-54300
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

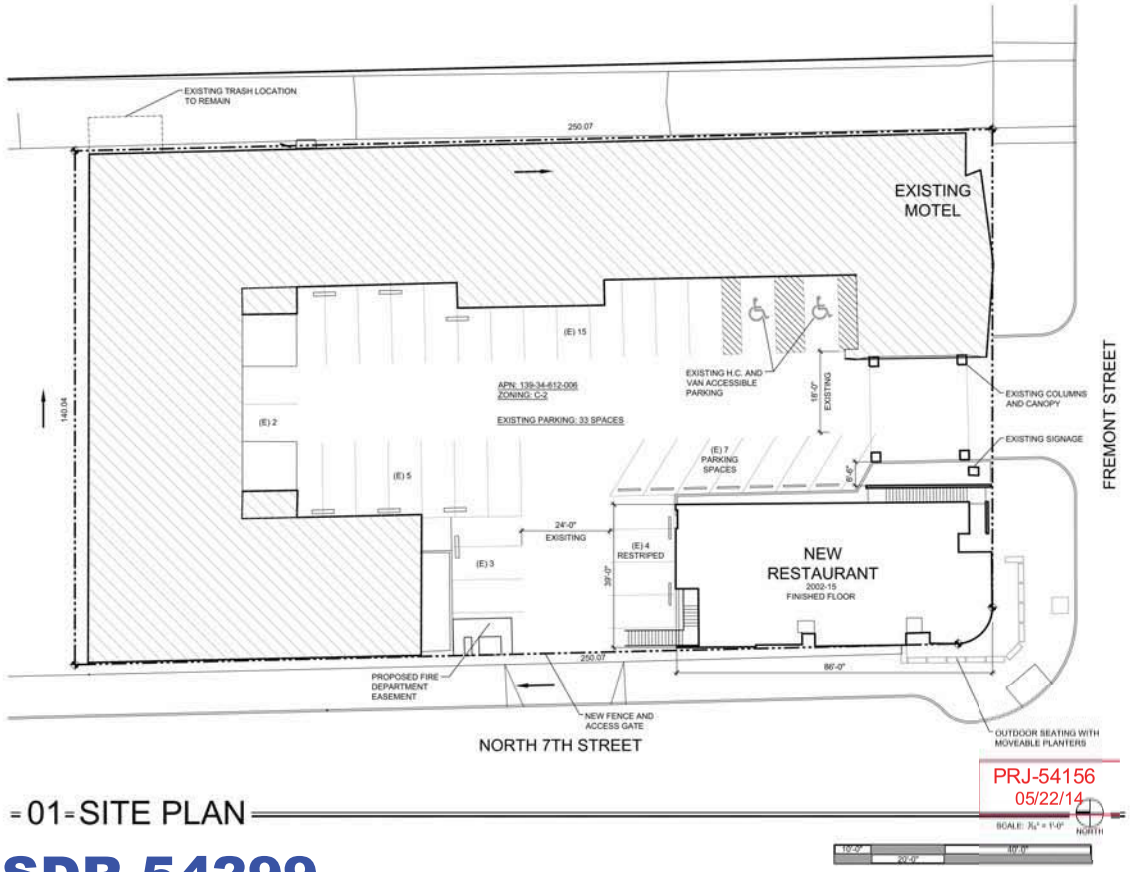
*This application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Report Application Packet Application Form.pdf

PRJ-54156
05/22/14

VICINITY MAP





PRJ-54156
05/22/14

-01- SITE PLAN

SCALE: 3/64" = 1'-0"

NORTH

10'-0" 20'-0" 40'-0"

SUP-54300 & SDR-54299

JVC ARCHITECTS
JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET
JIM VAN COMPERNOLLE
ARCHITECT

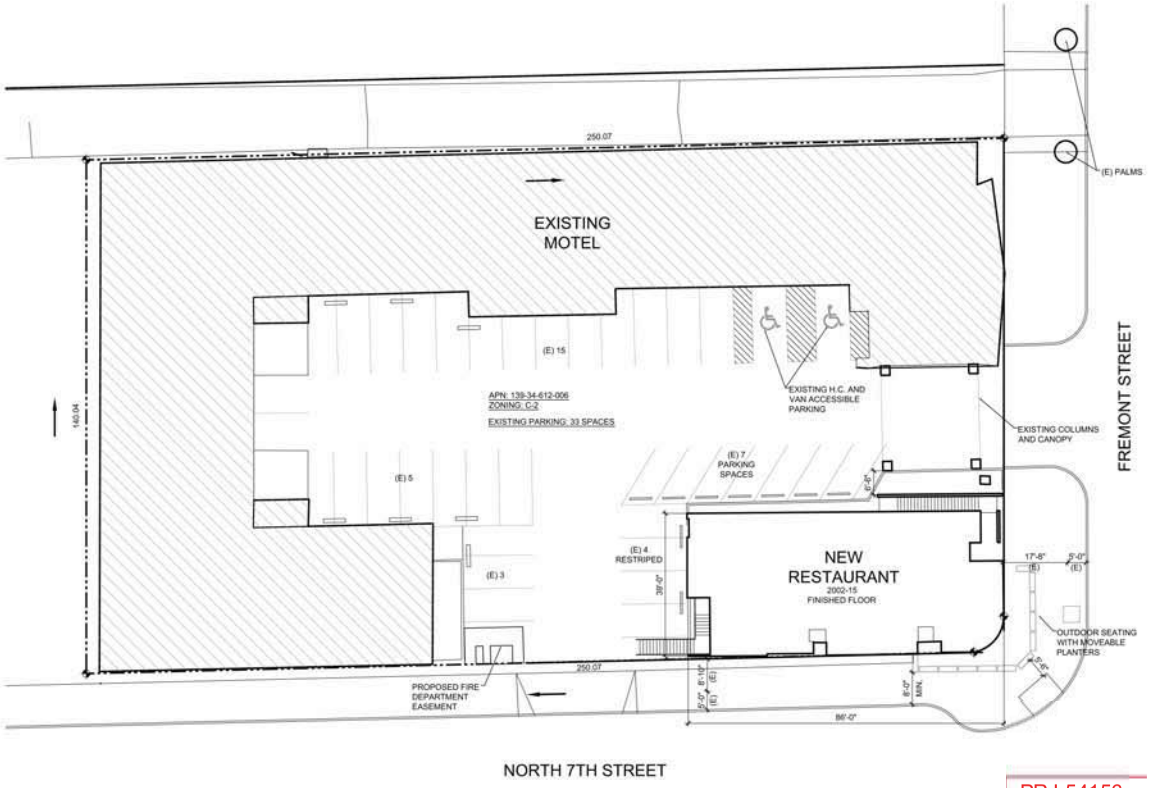
SAFFRON
RESTAURANT AND BAR
FREMONT AND 7TH STREET
LAS VEGAS, NV

1409-SAF
05.21.14

SITE PLAN
PRJ54156_SP001
DESIGN DEVELOPMENT

VICINITY MAP





PRJ-54156
05/22/14

01 LANDSCAPE PLAN

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

SUP-54300 & SDR-54299

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JVC ARCHITECTS
5365 CAMERON ST., STE 15
LAS VEGAS, NV 89118
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ARCHITECT

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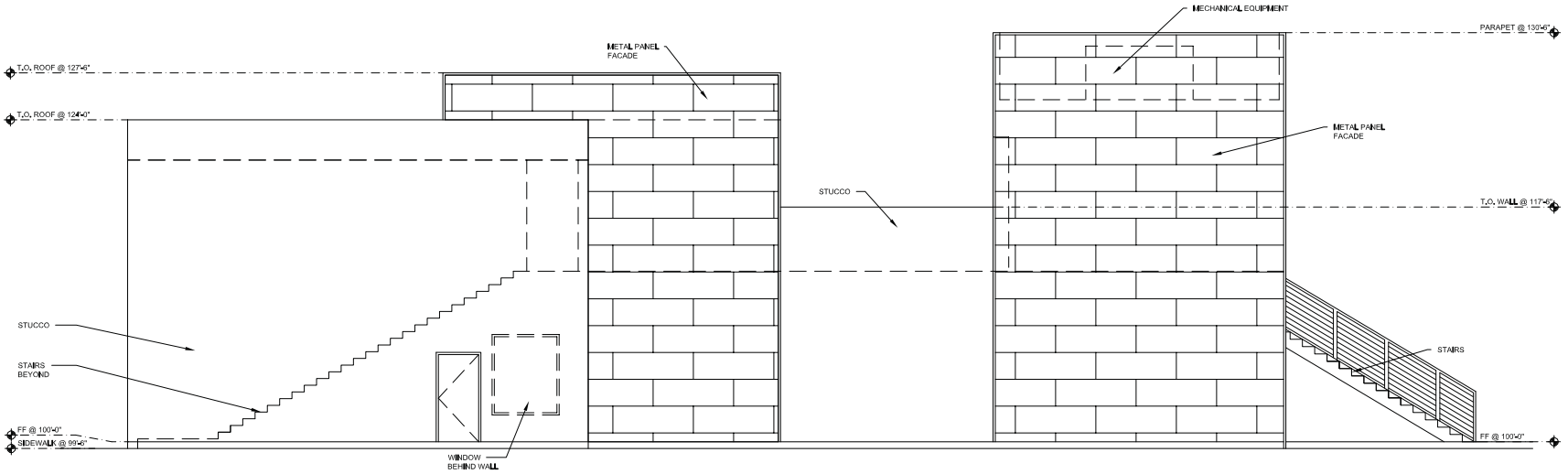
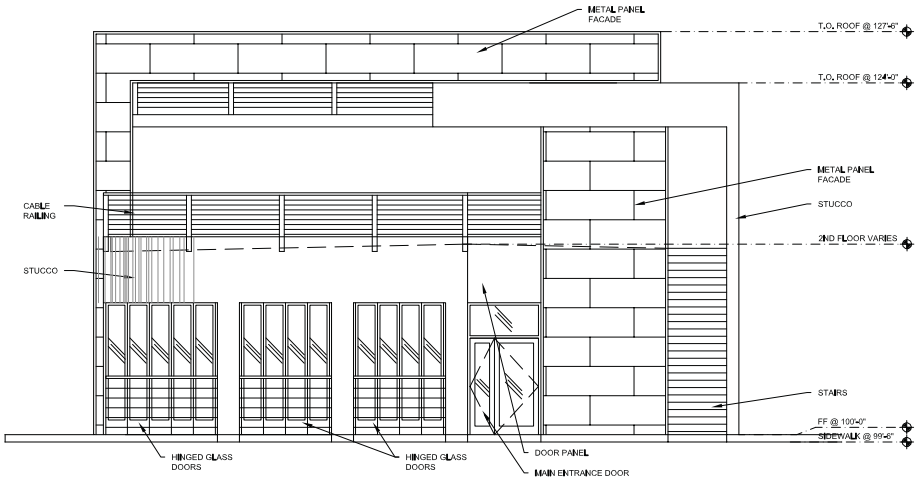
LANDSCAPE PLAN
PRJ54156_LP001
DESIGN DEVELOPMENT

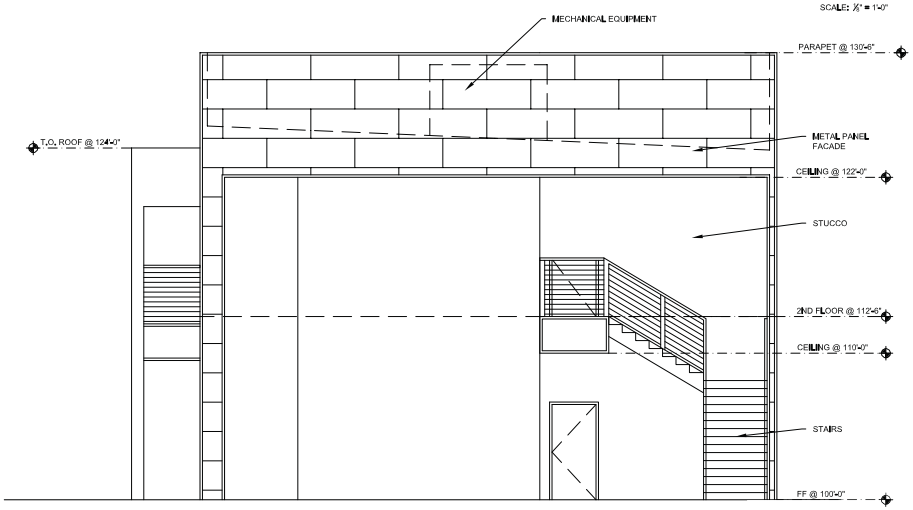


= 01 = EAST ELEVATION



= 01 = SOUTH ELEVATION

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



= 01 = NORTH ELEVATION

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

JVC ARCHITECTS
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PH 702.871.3418
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JIM VAN COMPERNOLLE
ARCHITECT

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SAFFRON
RESTAURANT AND BAR

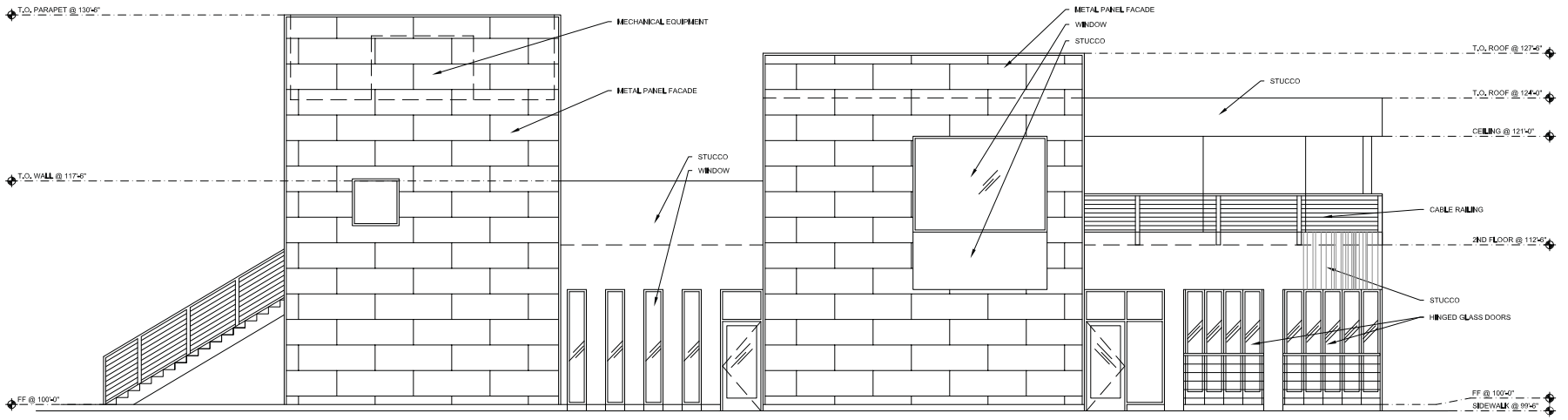
FREMONT AND 7TH STREET
LAS VEGAS, NV

☐ 1409-SAF
☐ 05.21.14
☐

PRJ-54156
05/22/14

☐ EXTERIOR ELEVATIONS
☐ PRJ54156_EV001
☐ DESIGN DEVELOPMENT

SUP-54300 & SDR-54299



= 01 = WEST ELEVATION

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

0 5'-0" 10'-0" 20'-0"

PRJ-54156
05/22/14

SUP-54300 & SDR-54299

JVC ARCHITECTS
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JIM VAN COMPERNOLLE
ARCHITECT

SAFFRON
RESTAURANT AND BAR
FREMONT AND 7TH STREET
LAS VEGAS, NV

☐ 1409-SAF
☐ 05.21.14
☐

☐ EXTERIOR ELEVATIONS
☐ PRJ54156_EV002
☐ DESIGN DEVELOPMENT

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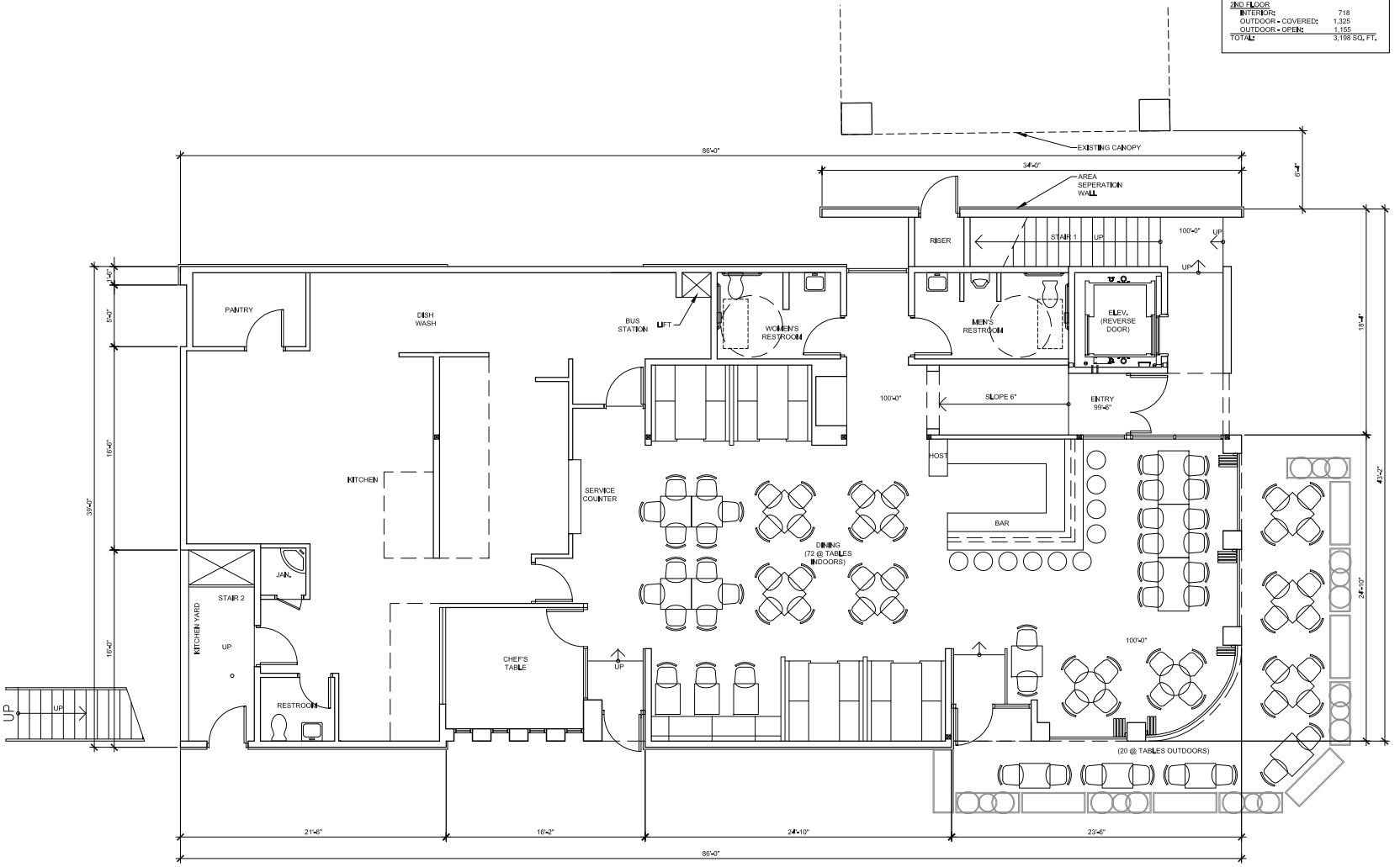
SQUARE FOOTAGES

1ST FLOOR	
INTERIOR:	3,105
COVERED EXTERIOR:	359
PATIO:	408
TOTAL:	3,872 SQ. FT.
2ND FLOOR	
INTERIOR:	718
OUTDOOR - COVERED:	1,325
OUTDOOR - OPEN:	1,155
TOTAL:	3,198 SQ. FT.



= 01 = FLOOR PLAN - LEVEL ONE

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

PRJ54156
06/11/14

SUP-54300 & SDR-54299 - REVISED

JVC ARCHITECTS

JVC ARCHITECTS
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WWW.JVCARCHITECTS.NET
JIM VAN COMPERNOLLE
ARCHITECT

SAFFRON
RESTAURANT AND BAR
FREMONT AND 7TH STREET
LAS VEGAS, NV

1409-SAF
05.21.14

FLOOR PLAN DIMENSIONS
PRJ54156_SP002
DESIGN DEVELOPMENT

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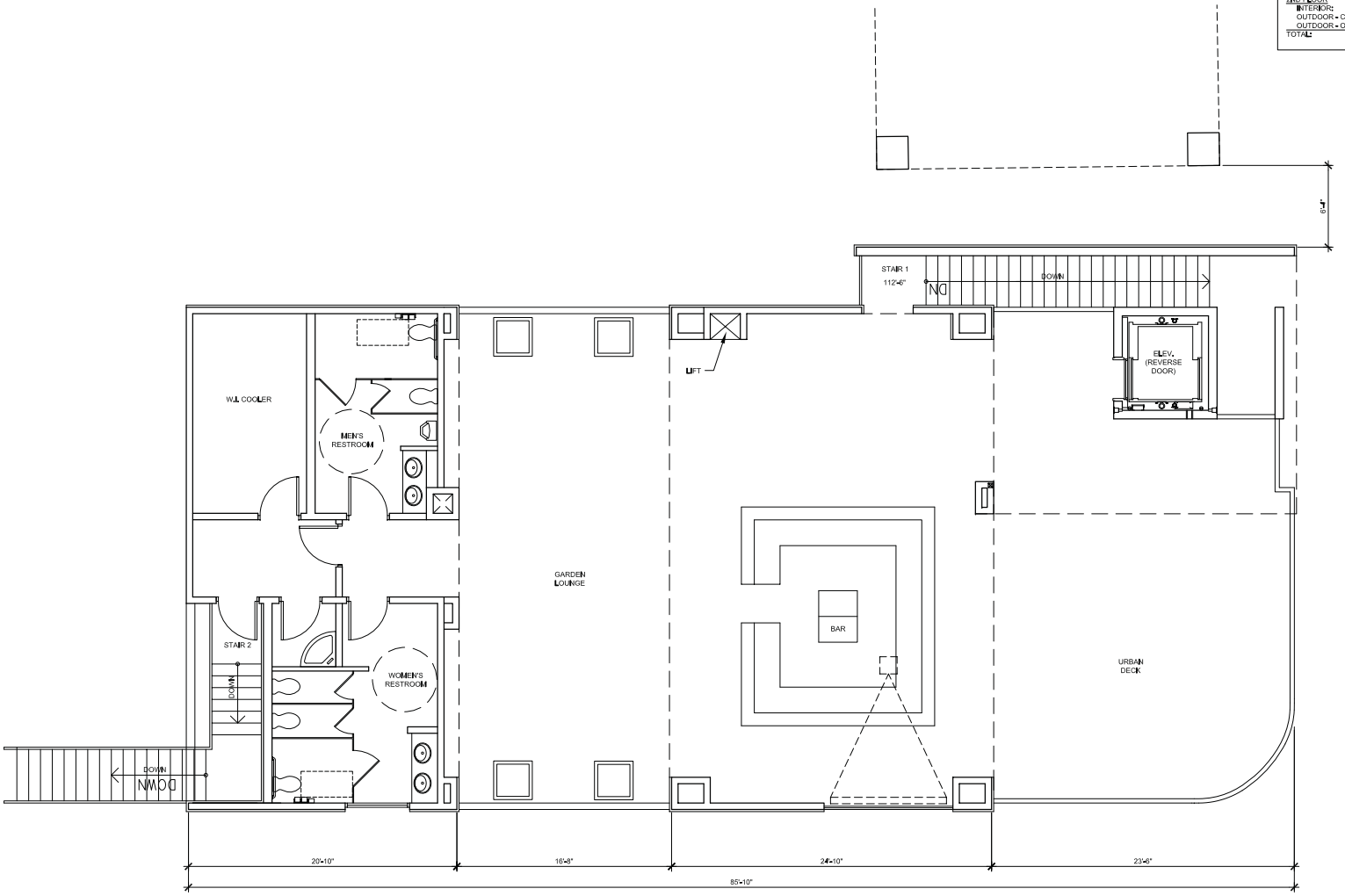
SQUARE FOOTAGES

1ST FLOOR	
INTERIOR:	3,105
COVERED EXTERIOR:	359
PATIO:	408
TOTAL:	3,872 SQ. FT.
2ND FLOOR	
INTERIOR:	718
OUTDOOR - COVERED:	1,325
OUTDOOR - OPEN:	1,155
TOTAL:	3,198 SQ. FT.



= 01 = FLOOR PLAN - LEVEL TWO

SCALE: ½" = 1'-0"

2'-6" 5'-0" 10'-0"

PRJ-54156
06/11/14

SUP-54300 & SDR-54299 - REVISED

JVC ARCHITECTS

JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3416
WWW.JVCARCHITECTS.NET

JIM VAN COMPERNOLLE
ARCHITECT

SAFFRON
RESTAURANT AND BAR

FREMONT AND 7TH STREET
LAS VEGAS, NV

☐ 1409-SAF
☐ 05.21.14
☐

☐ FLOOR PLAN DIMENSIONS
☐ PRJ54156_SP003
☐ DESIGN DEVELOPMENT

© JVC ARCHITECTS, 2013





Metal panel facade



Stucco- ICI, Winter's Day



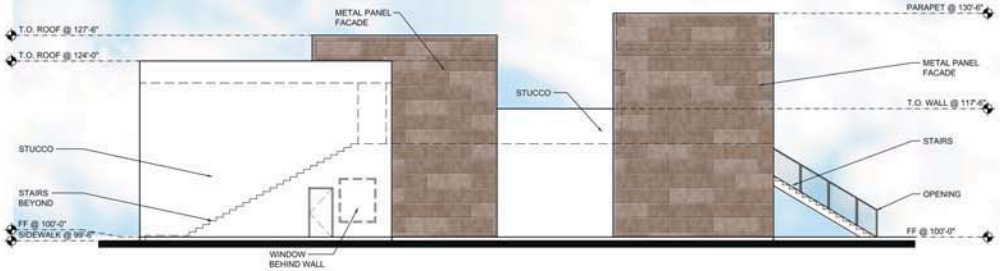
= 04 = WEST ELEVATION

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



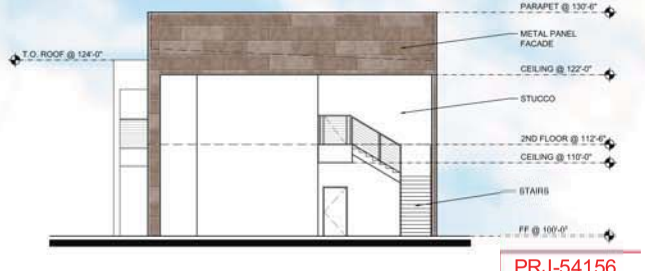
= 03 = SOUTH ELEVATION

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



= 02 = EAST ELEVATION

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



= 01 = NORTH ELEVATION

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

PRJ-54156
05/22/14

SUP-54300 & SDR-54299

JVC ARCHITECTS

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LAS VEGAS, NV 89118
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WWW.JVCARCHITECTS.NET

JIM VAN COMPERNOLLE
ARCHITECT

SAFFRON
RESTAURANT AND BAR
FREMONT AND 7TH STREET
LAS VEGAS, NV

☐ 1409-SAF
☐ 05.21.14
☐

☐ EXTERIOR ELEVATIONS
☐ PRJ54156_MB001
☐ DESIGN DEVELOPMENT

May 8, 2014

JVC ARCHITECTS

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

Re: Indian Restaurant / Bar
700 E. Fremont
Design Review Application

To Whom It May Concern,

This Design Review application consists of a new two story 6,662 square foot restaurant located at 700 Fremont Street. The restaurant will consist of restaurant space at the first floor with an additional 408 square feet of outdoor seating and a bar on the second floor.

This is an Indian themed restaurant and bar. The first floor will be an Indian restaurant and bar with various Indian arts throughout the restaurant. The menu will be primarily be Northern Indian (Punjab) food. The serving staff will be in Indian attire as well. The second floor bar/lounge will take on a 'Kamasutra" style with live entertainment at least three nights a week. Entertainment will be various events from DJ's to live dancing and singing performances, but not limited to. Our intent is to provide a dining experience that will allow you to better understand the Indian culture, food, and art more than when you first arrive.

The project is in conformance with the current zoning C-2. The design complies with all applicable provisions of the Development Code unless noted otherwise in this submittal. The applicant believes the proposed use is compatible with the adjacent uses and will implement 4-sided architecture. We have indicated that all rooftop equipment will be shielded from view by the use of parapet walls. The articulated roof line includes, within the 86'-0" total building length, variations from 16'-6" top of rail and 17'-6" top of planters at second floor balcony, and roof heights of 27'-6" and 30'-6". The materials and walls have been articulated with materials and steps to avoid "expressionless walls". We are taking advantage of the zero lot line to build the new restaurant to the property line due to the limited space on site and to maintain as much parking for the motel as possible. Therefore, awnings cannot be used. We respectfully request a waiver of design standards for this item. As the elevations indicate, the building's entrance on Fremont street is covered and recessed to meet the requirements.

The Landscape plan indicates current conditions and will require a Covenant Running with Land to obtain property owner's consent for future improvements.

The current plan indicates approximately 20 outdoor seats on the sidewalk on the corner of Fremont and 7th Street. We respectfully request an encroachment agreement for this item.

The location of the trash is proposed to remain in the current location - in the alley east of the site. Please see attached for information on this item from Republic Services. Republic Services cannot access a new trash enclosure on site due to the circulation limitations of the existing parking area. Republic Services has agreed that, in addition to the 3yd trash container serving

PRJ-54156
06/11/14

SUP-54300 & SDR-54299 - REVISED

the existing motel, a new 2yd trash container for waste and 3yd trash container for recyclable trash can be accessed from the alley and maintain a 2-day per week service.

We respectfully request your approval of this project. Please contact our office should you have any questions or comments.

Thank you.

Sincerely,



Roy Burson, AIA

JVC Architects

PRJ-54156
06/11/14

5385 CAMERON ST, STE 15, LAS VEGAS, NV 89118 I PH 702.871.3416
WWW.JVCARCHITECTS.NET

SUP-54300 & SDR-54299 - REVISED

INVOICE TO

CUSTOMER NAME: City Center Motel-Restaurant
ATTN:
ADDRESS: 700 Fremont St
CITY: Las Vegas STATE: NV
ZIP CODE: 89101
TEL NO: 382-4766 FAX NO:

SITE LOCATION

SITE NAME: City Center Motel-Restaurant
ADDRESS: 700 Fremont St
CITY: Las Vegas STATE: NV
ZIP CODE: 89101
TEL NO: 350-8226 FAX NO:
AUTHORIZED BY: Rajesh Patel TITLE:
CONTACT: Rajesh Patel TITLE:

Custor

AGREEME NUMBER

ACCOUNT NUMBI

N	1	FL	2yd	-	1	P	N		7/1/w		N	Y	N	CH01			05/21/2014	16	1	427.81

REPUBLIC SILVER STATE DISPOSAL, INC. DBA REPUBLIC SERVICES OF SOUTHERN NEVADA
HEREINAFTER REFERRED TO AS THE "COMPANY"

BY: TITLE: Sales Rep

The undersigned individual signing this Agreement on behalf of Customer acknowledges that Agreement and that he or she has the authority to sign the Agreement on behalf of Customer

BY: TITLE:
AUTHORIZED SIGNATURE
CUSTOMER NAME (PLEASE PRINT)

COMMENTS

NEW TRASH SERVICE-1-2 yard-7x

OK to place 2yd trash in alley next to existing trash 3 yard

ADD 1-3 yard-2x recycling

Rate based on: /yd

FOR OFFICE USE ONLY

DOES FACILITY HAVE A HAZARDOUS WASTE GENERATOR I.D. NUMBER?

I.D. NUMBER: YES ✓ NO

					COMM			✓		EGGINKE										
1				05/01/2014		✓								0069						
101		89101753		3300																

TERMS AND CON

SERVICES. Customer grants to Company the exclusive non-hazardous solid waste materials (including recyclables agrees to furnish such services.

WASTE MATERIALS. The Waste Materials shall not substances; toxic substances, wastes or pollutants; conta wastes, or radioactive wastes (collectively, "Excluded Was or local laws or regulations (collectively, "Applicable Law harmless Company from and against any and all claims costs, and liabilities (including court costs and reasonable from the inclusion of Excluded Waste in the Waste Materi

TITLE. Company shall acquire title to Waste Materials wh to and liability for any Excluded Waste shall remain with C

PRJ-54156
06/11/14

SLS 014 (620)NV Franc

FILE COPY

SUP-54300 & SDR-54299 - REVISED

INVOICE TO	
CUSTOMER NAME	City Center Motel-Restaurant
ATTN	
ADDRESS	700 Fremont St
CITY	Las Vegas
STATE	NV
ZIP CODE	89101
TEL NO	382-4766
FAX NO	384-8471

SITE LOCATION	
SITE NAME	City Center Motel-Restaurant
ADDRESS	700 Fremont St
CITY	Las Vegas
STATE	LV
ZIP CODE	89101
TEL NO	350-8226
FAX NO	384-8471
AUTHORIZED BY	Rajesh Patel
TITLE	
CONTACT	Rajesh Patel
TITLE	

Custor

AGREEMEN NUMBER

ACCOUNT NUMBI

N	1	FR	3yd	-	1	P	N		2/1/w		R	Y	N	CR01			05/21/2014	76	1		135.61

REPUBLIC SILVER STATE DISPOSAL, INC. DBA REPUBLIC SERVICES OF SOUTHERN NEVADA

HEREINAFTER REFERRED TO AS THE "COMPANY"

BY (AUTHORIZED SIGNATURE) TITLE Sales Rep

The undersigned individual signing this Agreement on behalf of Customer acknowledges that Agreement and that he or she had the authority to sign the Agreement on behalf of Customer.

BY (AUTHORIZED SIGNATURE) TITL

CUSTOMER NAME (PLEASE PRINT)

COMMENTS

NEW RECYCLING-1-3 yard 2x

**OK to place in alley next to existing 3 yard trash already here*

Plus fuel recovery fee.

Rate based on ____ lbs/yd

FOR OFFICE USE ONLY

DOES FACILITY HAVE A HAZARDOUS WASTE GENERATOR I.D. NUMBER?

I.D. NUMBER YES ✓ NO

NATIONAL ACCOUNT NUMBER	CUSTOMER DATING	CASH TOLERANCE	SUSPEND	CREDIT ANALYST
	COMM		✓	EGGINKE

SITE NUMBER	EFFECTIVE SERVICE DATE	TERM	REVIEW DATE	C.P.I.	CONTROL DATE	PURCHASE ORDER NUMBER	S.I.C.
1				✓			0060

TERRITORY	SALES REPRESENTATIVE	TAX CODE	TAX EXEMPTION NUMBER	TRANS CODE	REASON CODE	COMPLETION CODE
101	809104753	0000		01	01	04

RENEW	MIG	CREDIT APPROVAL	CREDIT LIMIT	CONTRACT APPROVAL	ENTERED BY	DATE

TERMS AND COND

SERVICES. Customer grants to Company the exclusive right to c solid waste materials (including recyclables) (collectively, "Was services.

TERM. The initial term of this agreement shall start on the date of This agreement shall automatically renew for successive 36 mo termination to the other at least 60 days before the end of the th agreement by customer shall be void unless sent via certified m company.

WASTE MATERIALS. The Waste Materials shall not contain a substances, wastes or pollutants; contaminants; pollutants; infe (collectively, "Excluded Waste"), each as defined by applicable f "Applicable Laws"). Customer shall indemnify, defend and hold ha damages, suits, penalties, fines, remediation costs, and liabilities ("collectively, "Losses") resulting from the inclusion of Excluded W

TITLE. Company shall acquire title to Waste Materials when they for any Excluded Waste shall remain with Customer and shall at r

PRJ-54156
06/11/14

SLS 014 (620)NV Commerci

FILE COPY

CORPORATE IMPRESSIONS GROUP INC. TEL 1-800-223-4459 • FAX 1-800-223-4495

SUP-54300 & SDR-54299 - REVISED

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54299 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54300 - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,662 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 408 SQUARE FEET OF OUTDOOR SEATING AREA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.82 acres at 700 Fremont Street (APN 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-54299 APN: 139-34-612-006

Name of Property Owner: Shree Ganesha Inc.

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Rajesh Patel

Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May 2014

Therese Fiorentino

Notary Public in and for said County and State

THERESA FIORENTINO
Notary Public State of Nevada
No. 09-10551-1
My Appt. Exp. July 13, 2017

PRJ-54156
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR & SUP

Project Address (Location) 700 E. Fremont St. Las Vegas NV 89101

Project Name Kama Restaurant & BAR Proposed Use Tavern Limited

Assessor's Parcel #(s) 139-34-612-006 Ward #

General Plan: existing proposed X Zoning: existing X proposed

Commercial Square Footage 6000 Floor Area Ratio N/A

Gross Acres ~~N/A~~ 0.82 Lots/Units Density

Additional Information

PROPERTY OWNER Shree Ganesha Inc Contact Rajesh Patel

Address 700 E. Fremont St Phone: 702-350-8226 Fax:

City Las Vegas State NV Zip 89101

E-mail Address Saffronlv@gmail.com

APPLICANT JVC. ARCHITECTS Contact ROY BURSON, AIA

Address 5385 S. CAMERON, #15 Phone: 702.871.3416 Fax: N/A

City LAS VEGAS State NV Zip 89148

E-mail Address rburson@jvcarchitects.net

REPRESENTATIVE SAME AS APPLICANT Contact

Address Phone: Fax:

City State Zip

E-mail Address

Property Owner Signature: Rajesh Patel

Print Name Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014.

Theresa Fiorentino

Notary Public in and for said County and State

THERESA FIORENTINO
Notary Public State of Nevada
No. 09-10551-1
My Appt. Exp. July 13, 2017

FOR DEPARTMENT USE ONLY

Case #:	SDR-54299
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*This 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.

Report Application Packet Application Form.pdf

PRJ-54156
05/22/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

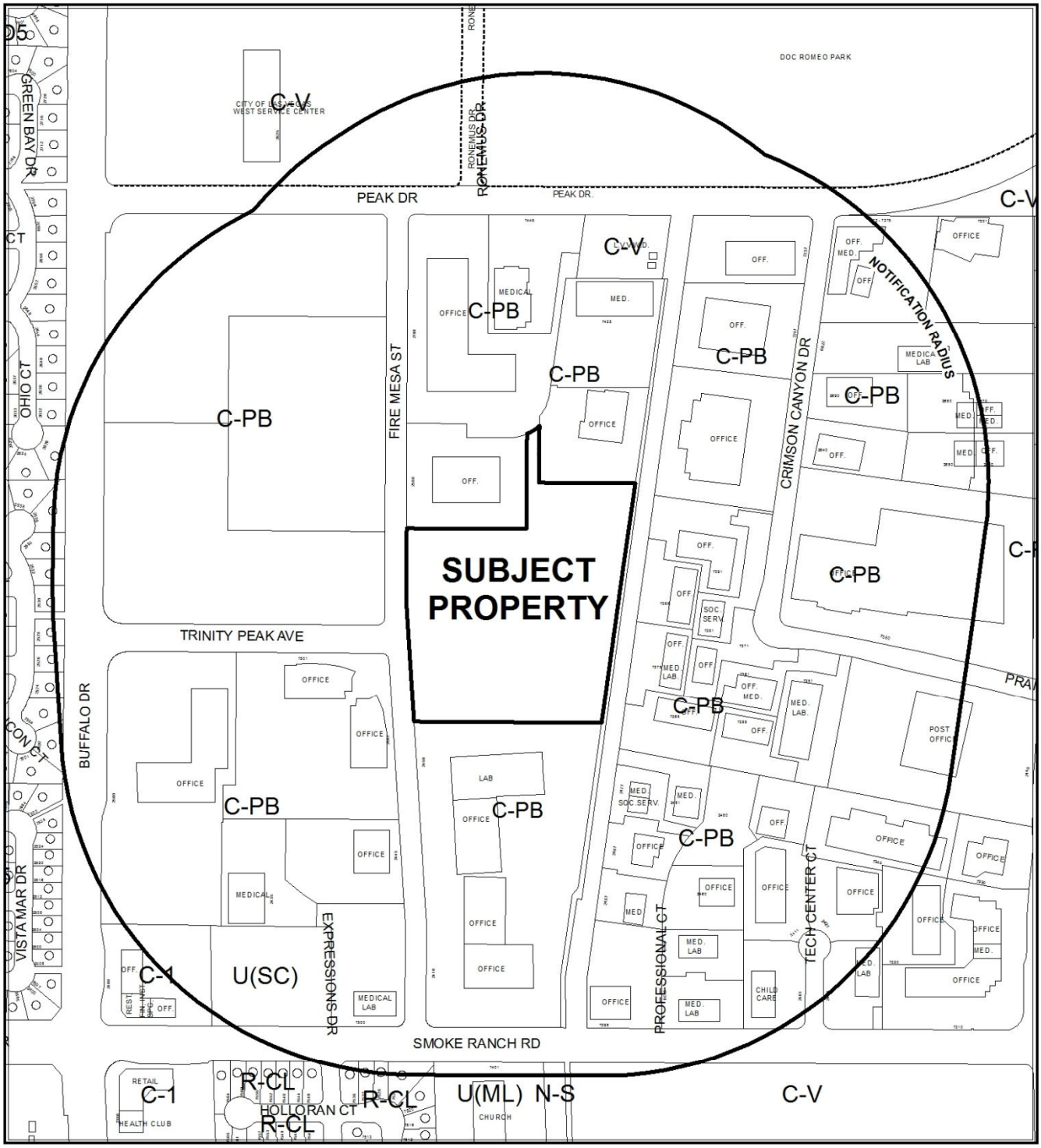
SUBJECT:
SUP-54332 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE located at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-54332 and SDR-54330 [PRJ-53932]
2. Conditions and Staff Report - SUP-54332 and SDR-54330 [PRJ-53932]
3. Supporting Documentation - SUP-54332 and SDR-54330 [PRJ-53932]
4. Photos - SUP-54332 and SDR-54330 [PRJ-53932]
5. Justification Letter - SUP-54332 and SDR-54330 [PRJ-53932]
6. Architectural Design Review Approval - SUP-54332 and SDR-54330 [PRJ-53932]



CASE: **SUP-54332 & SDR-54330 (PRJ-53932)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



0 200 400 Feet

CASE: **SUP-54332 & SDR-54330 (PRJ-53932)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54332** APN: 138-15-410-055

Name of Property Owner: Trinity Peak III LLC

Name of Applicant: LVCSD Saddle LLC

Name of Representative: ethos three ARCHITECTURE

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: Thomas A. Thomas, as Manager of Crossroads at Sunset Limited Liability Company who is the Manager of Trinity Peak III, LLC, the property owner.

Subscribed and sworn before me

This 15th day of April, 2014

_____

Notary Public in and for said County and State

F. SPEED
Notary Public, State of Nevada
Appointment No. 00-64999-1
My Appt. Expires Sep 21, 2014

PRJ-53932
05/22/14

CLV Planning - Application Form

Application Number:	PRJ-53932
Application/Petition For:	SDR and SUP for a new 2-story 53,477 square-foot building for a Public School Primary at the corner of Trinity Peak Avenue and Fire Mesa Street
ProjectAddress (Location):	NEC OF TRINITY PEAK AVE AND FIRE MESA ST
Project Name	SDR & SUP SOMERSET ACADEMY
Assessors Parcel #(s):	13815410055
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	8.39
Lots/Units:	
Additional Information:	
Applicant First Name:	Arthur
Applicant Last Name:	Ziev
Applicant Address:	9 Osprey Drive
Applicant City:	Ocean Ridge
Applicant State:	FL
Applicant Zip:	33435
Applicant Phone:	561-736-1687
Applicant Fax:	
Applicant Email:	aziev@yahoo.com
Rep First Name:	John
Rep Last Name:	Lopeman
Rep Address:	8985 South Eastern Avenue, Suite 220
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89123
Rep Phone:	702-456-1070
Rep Fax:	702-456-7020
Rep Email:	jclopeman@ethosthree.com

SUP-54332 & SDR-54330

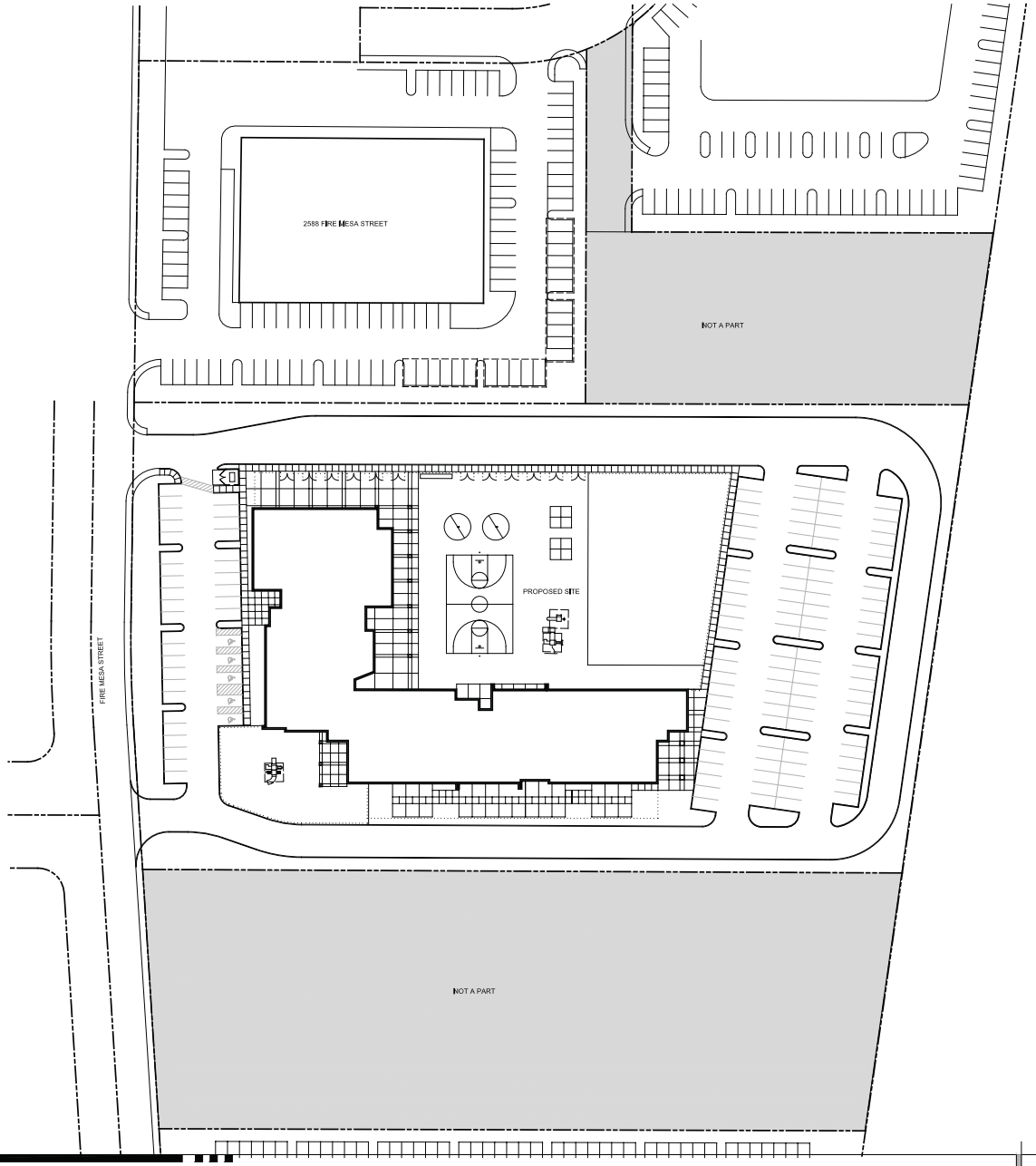
CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
TRINITY PEAK III LLC	2300 W SAHARA AVE #530	LAS VEGAS, NV 89125-0001

CLVEPLAN Applicant	Company	Title	Email
John Lopeman	Ethos Three Architecture	Principal	jclopeman@ethosthree.com

SUP-54332 & SDR-54330



SITE PLAN - OVERALL

SCALE : 1" = 40'-0"

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN-OVERALL

Somerset Academy
Fire Mesa

north

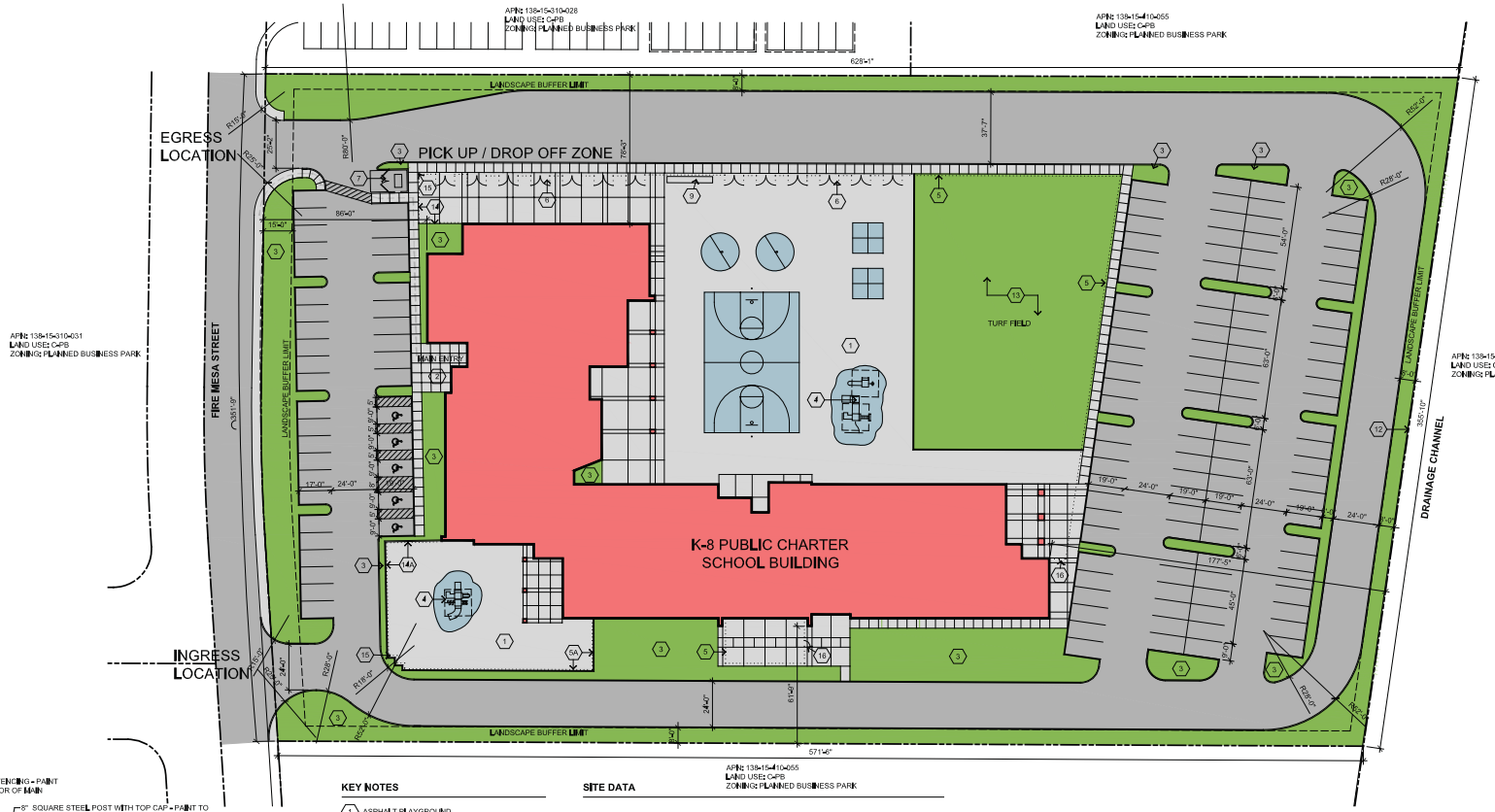
0 20' 40' 80'

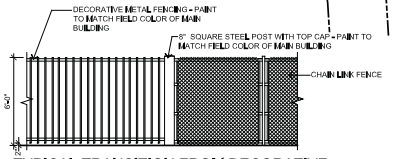
PRJ-53932
05/22/14

4.24.2014

SHT A1.1

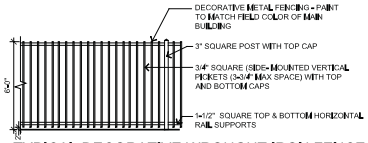
SUP-54332 & SDR-54330





TYPICAL TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK

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



TYPICAL DECORATIVE WROUGHT IRON FENCE

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

KEY NOTES

1. ASPHALT PLAYGROUND
2. 30'-0" TALL FLAGPOLE
3. LANDSCAPE PLANTER
4. PLAYGROUND EQUIPMENT
5. 6'-0" HIGH CHAIN LINK FENCE
5A. 6'-0" HIGH CHAIN LINK FENCE W/ PLASTIC INSERTS- PLASTIC INSERT COLOR TO MATCH DECORATIVE WROUGHT IRON FENCE
6. 6'-0" HIGH x 10'-0" WIDE CHAIN LINK FENCE GATE
7. TRASH ENCLOSURE
8. TRANSFORMER LOCATION
9. BIKE RACKS
10. ACCESSIBLE ROUTE
11. COMBINE LOTS
12. EXISTING 6'-0" HIGH CHAIN LINK FENCE
13. TURF AREA
14. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE
14A. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE W/ PERFORATED METAL SCREEN (50/50)
15. TRANSITION POINT FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE
16. 6'-0" HIGH x 3'-0" WIDE CHAIN LINK FENCE GATE

SITE DATA

APN: 138-15-410-055
LAND USE: C-PB
ZONING: PLANNED BUSINESS PARK

JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	138-15-410-055
ZONING	PLANNED BUSINESS PARK
LAND USE DESIGNATION	C-PB
GROSS AREA LOT SIZE	4.87 ACRES
NET AREA LOT SIZE	4.87 ACRES
TOTAL BUILDING AREA	54,078 SF
LEVEL 1	31,945 SF
LEVEL 2	22,133 SF
SCHOOL FLOOR AREA RATIO	0.252
SCHOOL LOT COVERAGE	14.87%

BUILDING SETBACKS

FRONT YARD (ALONG RAINBOW BLVD)	15'-0"
SIDE YARD	10'-0"
REAR YARD	20'-0"

LANDSCAPE BUFFER

RIGHT OF WAY	15'-0"
INTERIOR LOT LINES	8'-0"

PARKING ANALYSIS

REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	3 SPACES PER CLASSROOM x 45 = 135 SPACES
REQUIRED PARKING (INDIVIDUAL CARE CENTER DAYCARE)	1 SPACES FOR EACH STAFF MEMBER+ 1 SPACE FOR EACH 10 INDIVIDUALS (1 MEMBER + (20) INDIVIDUALS= 1+2= 3 SPACES
TOTAL REQUIRED:	138 SPACES
PROVIDED PARKING	141 SPACES
	ACCESSIBLE SPACES REQUIRED: 5
	ACCESSIBLE SPACES PROVIDED: 5 (INCLUDING 1 VAN ACCESSIBLE)
	COMPACT SPACES ALLOWED: 30% = 41
	COMPACT SPACES PROVIDED: 0

VICINITY MAP



8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN

Doral Academy Fire Mesa

north

PRJ-53932
05/22/14

0 15' 30' 60'

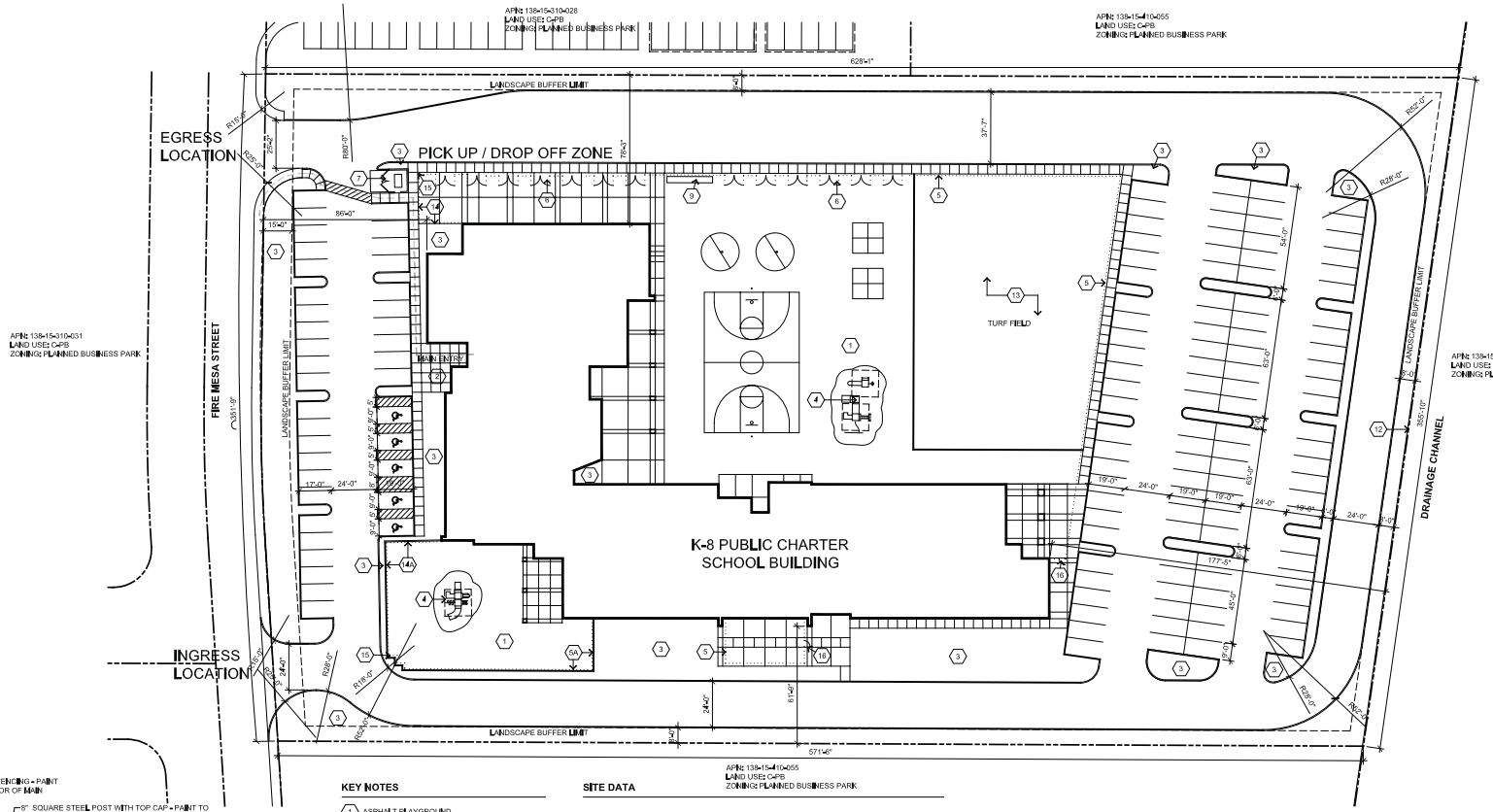
4.24.2014

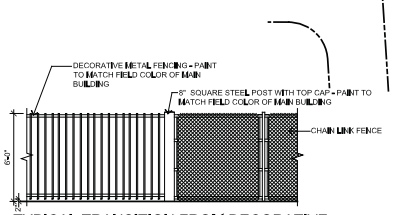
SHT A1.2

SITE PLAN

SCALE : 1" = 30'-0"

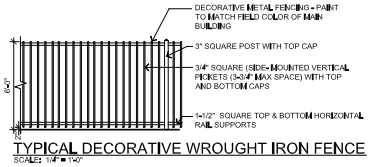
SUP-54332 & SDR-54330





TYPICAL TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK

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



TYPICAL DECORATIVE WROUGHT IRON FENCE

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

KEY NOTES

1. ASPHALT PLAYGROUND
2. 30'-0" TALL FLAGPOLE
3. LANDSCAPE PLANTER
4. PLAYGROUND EQUIPMENT
5. 6'-0" HIGH CHAIN LINK FENCE
5A. 6'-0" HIGH CHAIN LINK FENCE W/ PLASTIC INSERTS- PLASTIC INSERT COLOR TO MATCH DECORATIVE WROUGHT IRON FENCE
6. 6'-0" HIGH x 10'-0" WIDE CHAIN LINK FENCE GATE
7. TRASH ENCLOSURE
8. TRANSFORMER LOCATION
9. BIKE RACKS
10. ACCESSIBLE ROUTE
11. COMBINE LOTS
12. EXISTING 6'-0" HIGH CHAIN LINK FENCE
13. TURF AREA
14. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE
14A. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE W/ PERFORATED METAL SCREEN (50/50)
15. TRANSITION POINT FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE
16. 6'-0" HIGH x 3'-0" WIDE CHAIN LINK FENCE GATE

SITE DATA

APN: 138-15-410-055
LAND USE: C-PB
ZONING: PLANNED BUSINESS PARK

JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	138-15-410-055
ZONING	PLANNED BUSINESS PARK
LAND USE DESIGNATION	C-PB
GROSS AREA LOT SIZE	4.87 ACRES
NET AREA LOT SIZE	4.87 ACRES
TOTAL BUILDING AREA	54,078 SF
LEVEL 1	31,945 SF
LEVEL 2	22,133 SF
SCHOOL FLOOR AREA RATIO	0.252
SCHOOL LOT COVERAGE	14.87%

BUILDING SETBACKS

FRONT YARD (ALONG RAINBOW BLVD)	15'-0"
SIDE YARD	10'-0"
REAR YARD	20'-0"

LANDSCAPE BUFFER

RIGHT OF WAY	15'-0"
INTERIOR LOT LINES	8'-0"

PARKING ANALYSIS

REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	3 SPACES PER CLASSROOM x 45 = 135 SPACES
REQUIRED PARKING (INDIVIDUAL CARE CENTER DAYCARE)	1 SPACES FOR EACH STAFF MEMBER+ 1 SPACE FOR EACH 10 INDIVIDUALS (1 MEMBER + (20) INDIVIDUALS= 1+2= 3 SPACES
TOTAL REQUIRED:	138 SPACES
PROVIDED PARKING	141 SPACES

ACCESSIBLE SPACES REQUIRED: 5
ACCESSIBLE SPACES PROVIDED: 5 (INCLUDING 1 VAN ACCESSIBLE)

COMPACT SPACES ALLOWED: 30% = 41
COMPACT SPACES PROVIDED: 0

VICINITY MAP



SITE PLAN

SCALE : 1" = 30'-0"

0 15' 30' 60'

4.24.2014

SHT A1.2

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

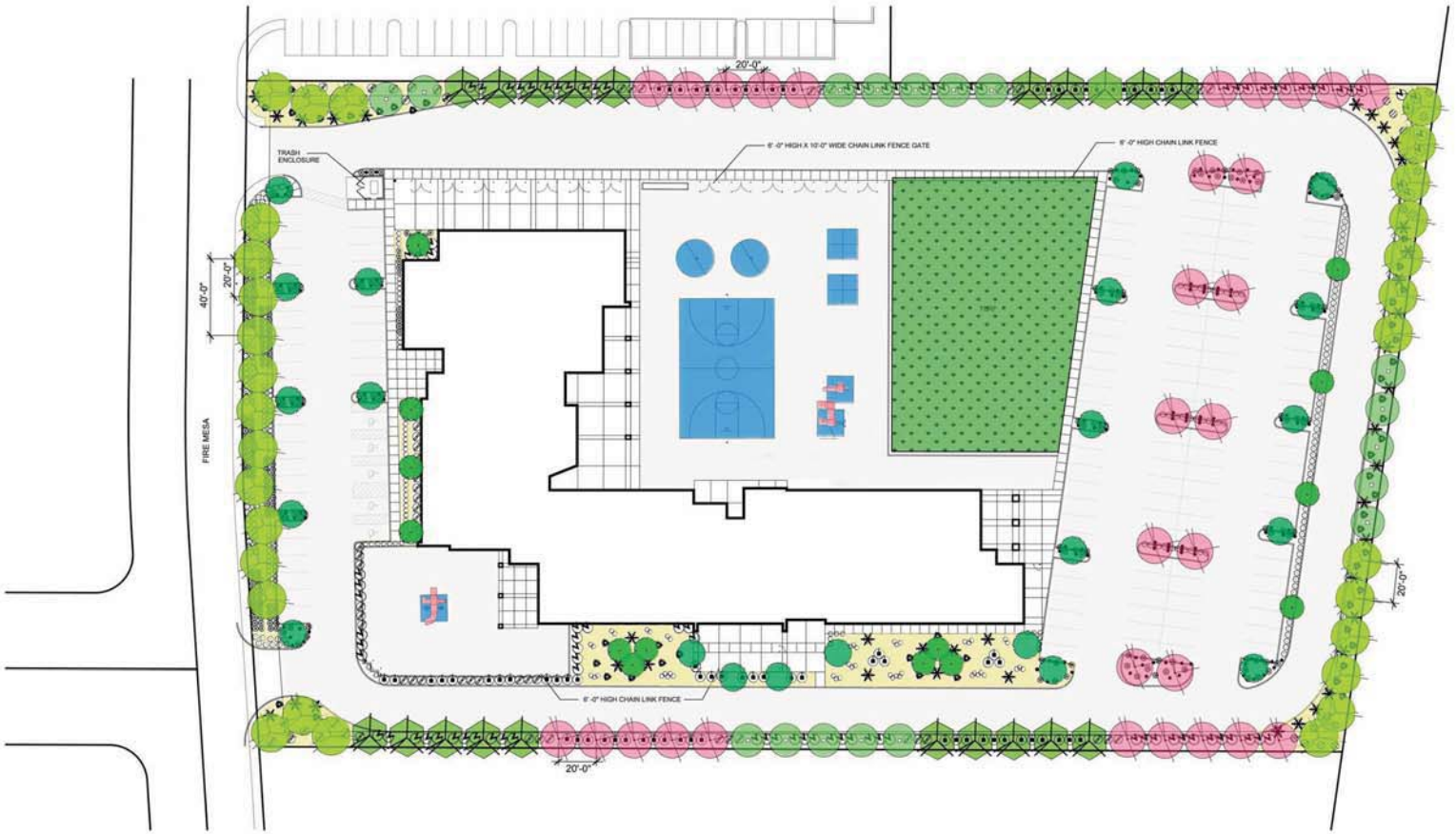
Doral Academy Fire Mesa

SITE PLAN

north

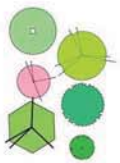
PRJ-53932
05/22/14

SUP-54332 & SDR-54330



LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurserymen Association (ANA) Specifications



Trees

Item	Size	Quantity	Comments
Chitalpa X tashkentensis Chitalpa	24" Box Std. Trunk	17	
Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" box Std. Trunk	30	
Pistacia chinensis Chinese Pistache	24" Box Std. Trunk	30	
Quercus ilex Holly Oak	24" Box Std. Trunk	21	
Robinia ambigua Purple Robe Locust	24" Box Std. Trunk	20	
Sophora secundiflora Texas Mountain Laurel	24" box Multi-Trunk	14	

Shrubs and Accents

Item	Size	Quantity	Comments
Dasylirion wheeleri Desert Spoon	5 gal.	40	
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	75	
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	172	
Myrtus communis 'Compacta' Compact Myrtle	5 gal.	74	
Raphiolepis indica 'Pink Lady' Pink Lady Hawthorn	5 gal.	245	
Senna nemophila Desert Cassia	5 gal.	96	

Groundcovers

Item	Size	Quantity	Comments
Hymenoxys acaulis Angelita Daisy	1 gal.	143	
Lantana montevidensis Purple Trailing Lantana Mix 50/50 with New Gold Lantana	1 gal.	42	
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	14	
Teucrium chamaedrys Germander	1 gal.	168	

Miscellaneous

Item	Quantity	Size
Decomposed granite - Color to be Mojave Gold All Planter Areas to Receive 2" Depth of Decomposed Granite. It is the Contractor's responsibility to verify square footage and quantities.	31,506 s.f.	3/4" screened
Hybrid Bermuda Sod It is the Contractor's responsibility to verify square footage and quantity.	14,453 s.f.	

NOTES

1. Trees to be planted no closer than 10' to street lights.
2. It is the responsibility of the contractor to verify all quantities.
3. Root Guards to be used where trees are planted within 5' of any walls, paths, concrete areas.

GROSS SITE AREA: 4.87 AC. 212,137.20 S.F.

OPEN SPACE REQUIREMENTS

REQUIRED:	.97 AC	42,427 S.F.	20%
PROVIDED:	1.15 AC	50,113 S.F.	23.6%

LANDSCAPE ISLAND TREE REQUIREMENTS

REQUIRED:	28	24" BOX SHADE TREES
PROVIDED:	31	24" BOX SHADE TREES

LANDSCAPE PLAN

SCALE : 1" = 30'-0"

0 15' 30' 60'

north

PRJ-53932
05/22/14

4.24.2014

SHT L1.1

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DRAWING APPROVED:
DATE:

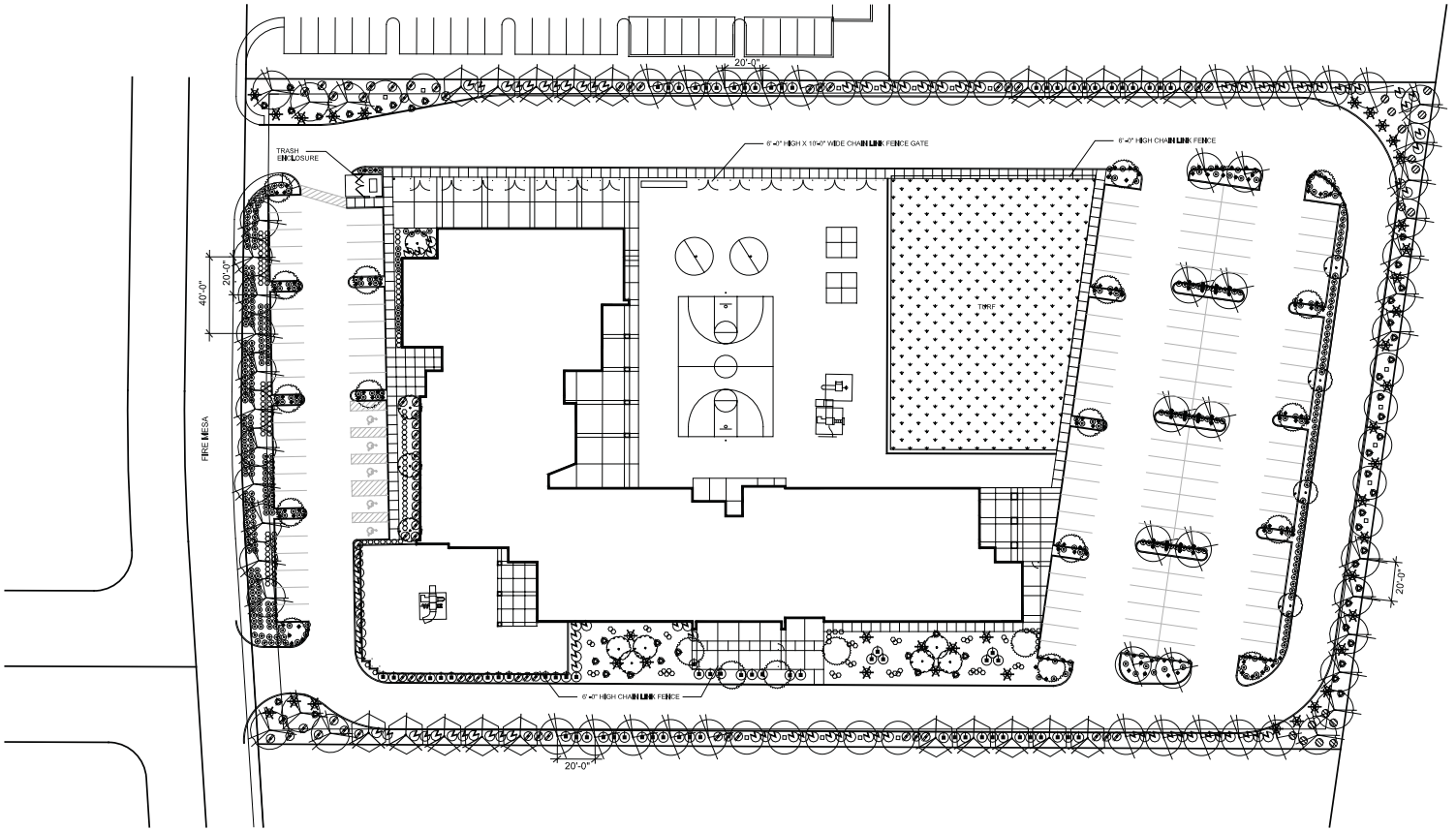
ethos three ARCHITECTURE

LAGE Design

SITE PLAN

Somerset Academy
Fire Mesa

SUP-54332 & SDR-54330



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DRAWING APPROVED: _____
DATE: _____

ethos three
TURE

LANDSCAPE SCHEDULE

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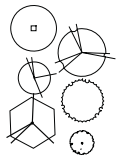

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SITE PLAN

Somerset Academy
Fire Mesa

LAGE Design

north

PRJ-53932
05/22/14

LANDSCAPE PLAN

SCALE : 1" = 30'-0"

0 15' 30' 60'

4.24.2014

SHT L1.1

SUP-54332 & SDR-54330



south elevation



west elevation





partial north elevations



east elevation

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suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

PRJ-53932
05/22/14

Exterior Elevations

Doral Academy
Fire Mesa

north

EXTERIOR ELEVATIONS

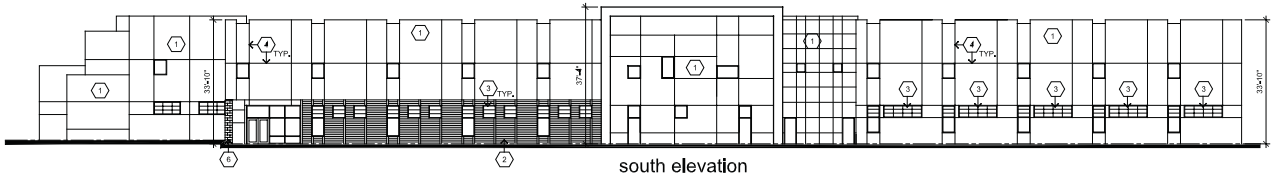
SCALE : 1/16" = 1'-0"

0 8' 16' 32'

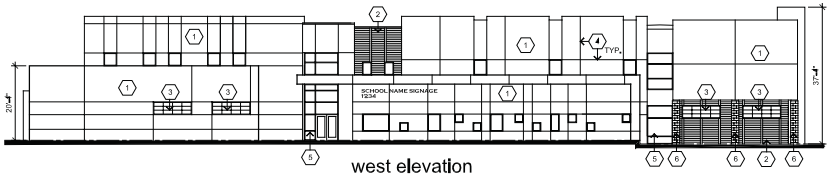
4.24.2014

SHT A5.1

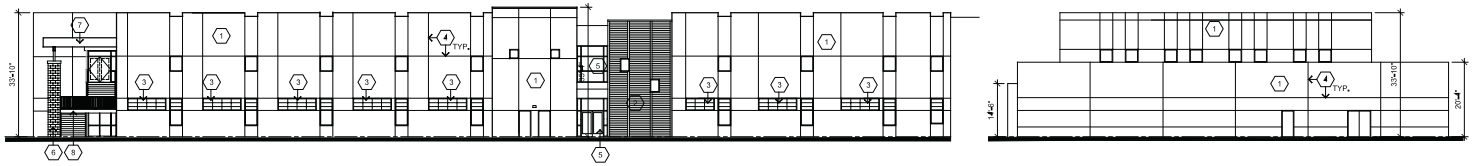
SUP-54332 & SDR-54330



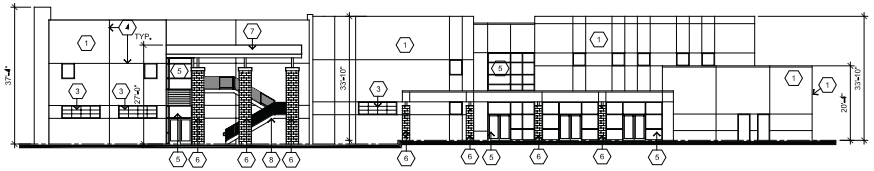
south elevation



west elevation



partial north elevations



east elevation

KEYNOTES

1. EXTERIOR PLASTER - MACHINE DASH FINISH
2. METAL PANEL - FACTORY ALUMINUM FINISH
3. TRANSLUCENT PANEL
4. 1/2" SQUARE ALUMINUM REVEAL
5. ALUMINUM STOREFRONT WINDOW SYSTEM
6. INTEGRAL COLOR SMOOTH FACE CMU COLUMN
7. METAL FASCIA PANEL
8. PAINTED STEEL STAIR AND HANDRAILS

8985 s. eastern
suite 220
las vegas, nv 89123
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f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Exterior Elevations

Doral Academy
Fire Mesa

PRJ-53932
05/22/14

EXTERIOR ELEVATIONS

SCALE : 1/16" = 1'-0"

0 8' 16' 32'

4.24.2014

SHT A5.1

SUP-54332 & SDR-54330

8985 s. eastern
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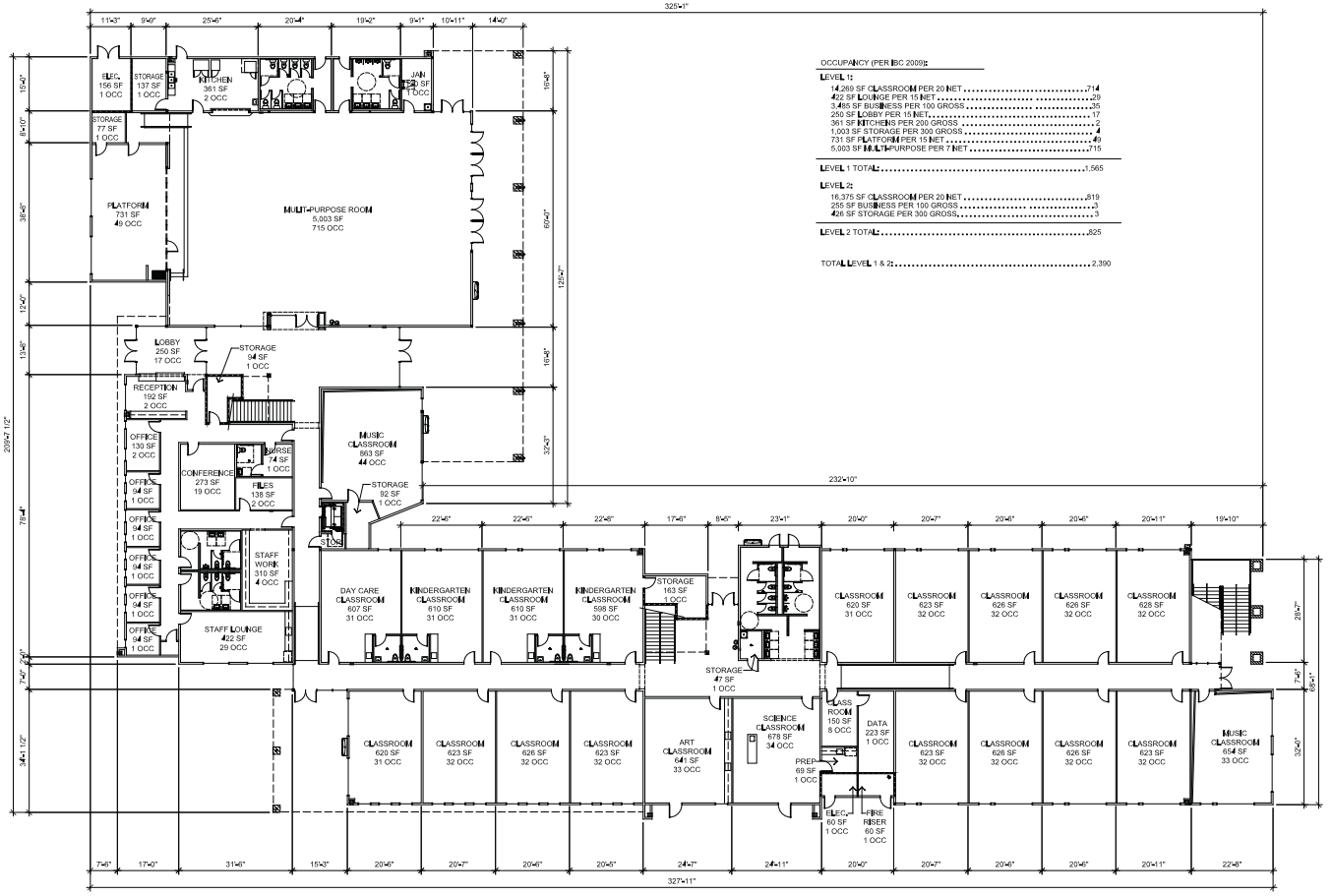

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Floor Plan 1

Doral Academy
Fire Mesa

FLOOR PLAN - LEVEL ONE

SCALE : 1/16" = 1'-0"

0 8' 16' 32'

north

PRJ-53932
05/22/14

4.24.2014

SHT A2.1

SUP-54332 & SDR-54330

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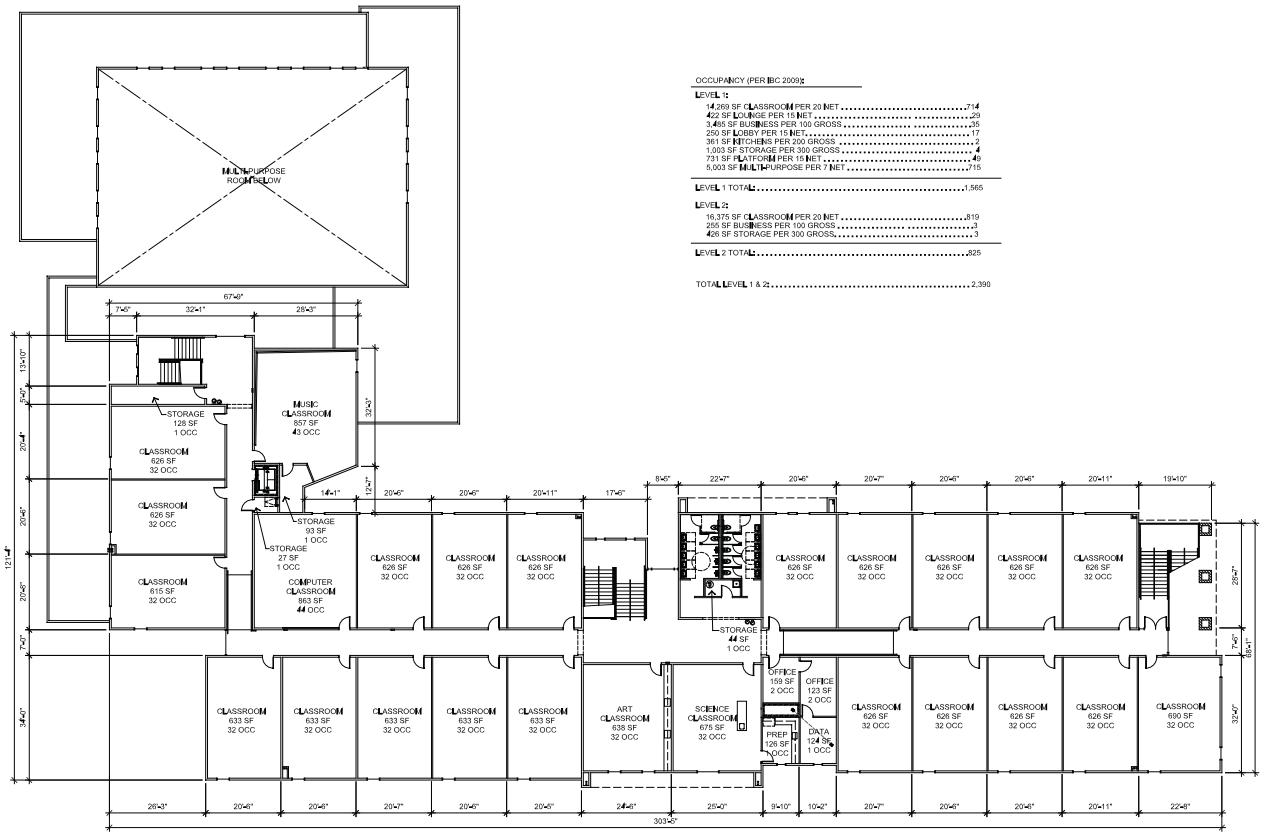


OCCUPANCY (PER IBC 2009):

LEVEL 1:

14,269 SF CLASSROOM PER 20 NET	714
422 SF LOUNGE PER 15 NET	29
3,455 SF BUSINESS PER 100 GROSS	35
250 SF LOBBY PER 15 NET	17
361 SF KITCHENS PER 200 GROSS	2
1,003 SF STORAGE PER 300 GROSS	4
731 SF PLATFORM PER 15 NET	49
5,003 SF MULTI-PURPOSE PER 7 NET	715
LEVEL 1 TOTAL:	1,565

LEVEL 2:

16,375 SF CLASSROOM PER 20 NET	819
255 SF BUSINESS PER 100 GROSS	3
426 SF STORAGE PER 300 GROSS	3
LEVEL 2 TOTAL:	825

TOTAL LEVEL 1 & 2: 2,390

ethos three ARCHITECTURE

Floor Plan 2

Doral Academy
Fire Mesa

FLOOR PLAN - LEVEL TWO

SCALE : 1/16" = 1'-0"

north

0 8' 16' 32'

PRJ-53932
05/22/14

4.24.2014

SHT A2.2

SUP-54332 & SDR-54330

ethos three ARCHITECTURE

Public Charter School

Fire Mesa, Las Vegas, NV

SUP-54332 & SDR-54330

colors and materials

FIELD 1
Sherwin Williams
SW7043 - Worldly Gray

FIELD 2
Sherwin Williams
SW7044 - Amazing Gray

FIELD 3
Sherwin Williams
SW7045 - Intellectual Gray

ACCENT 1
Sherwin Williams
SW6239 - Upward

ACCENT 2
Sherwin Williams
SW6241 - Aleutian

ACCENT 3
Sherwin Williams
SW6243 - Distance



CMU COLOR
Cemex
#10 - Dark Brown - smooth



METAL PANEL COLOR
Berridge Metal
HS-8 - Color: Parchment



TRANSLUCENT PANEL
Kalwall daylighting system
Color: White

PRJ-53932
05/22/14

ethos three
ARCHITECTURE

May 21, 2014

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

RE:

Justification Letter – Special Use Permit & Site Development Plan Review
Somerset Academy Fire Mesa – Charter School
APN: 138-15-410-055

We are requesting Special Use Permit and Site Development Plan Review to allow a K-8 Public Charter School with a 20 student Day Care campus to be developed on this site. The site is zoned Planned Business Park District.

The student capacity for the school is approximately 1,000 students and includes grades Kindergarten through 8th.

The location is ideal for a school. Although located within mostly developed business park, the site will serve the existing residential developments to the west of Buffalo, south of Smoke Ranch, and the more distant neighborhoods to the north and south. The peak school traffic times will not overlap peak traffic times of the adjacent office uses.

Pick up and drop off traffic will enter the site from Fire Mesa, circulate around the perimeter of the site, and exit the site back on Fire Mesa. This circulation pattern provides ample automobile stacking space on site.

The school will operate between approximately 8am and 3pm. There will be as many as 2 bell times. Occasionally, there will be after school events.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, low- flow water fixtures, occupancy lighting sensors, and the use of local materials. The buildings have also been designed to maximize the use of natural daylighting in most classrooms.

This proposed project is appropriate for this site, because there are nearby residential properties that could take advantage of this use.

Sincerely,

John Lopeman, AIA

SUP-54332 & SDR-54330

PRJ-53932
05/22/14

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

LAS VEGAS TECHNOLOGY CENTER II
Architectural Design Review Application

Date: 6/10/14

- ✓ **STEP I**
- ✓ **STEP II**
- ___ **STEP III**
- ___ **REVISION**
- ___ **SIGNAGE ONLY**

Project Name/Address

Doral Academy
(Fire Mesa @ Trinity Peak)
Las Vegas, NV 89128

Owner Name/Address

CA Las Vegas NRB LLC
3000 Olympic Blvd Bldg #5, Suite 2120
Santa Monica, CA 90404

Proposed Improvement Information:			
Building Type:	2 story Type V	Building Area:	54,078 SF
Building Use:	K-8 School	Land Area (SF):	4.9130 Acres 214,010 SF
Area Coverage (Percentage):	14.9 %	Parking Density (Ratio in Thousands:	2.55/1000 SF

Intended Building Use: K-8 School

Does Use Include Hazardous Materials: Yes ___ **No:** X **If yes, please list:**

Construction Type/Materials: Type V / Exterior plaster, CMU, Metal Panel

Construction Schedule Proposed: Begin: 12/1/14 End: 8/15/15
General Contractor: Nevada General Construction
Architect: ethos three ARCHITECTURE
Civil Engineer: WALKER ENGINEERING
Mechanical Engineer: PB Koch Engineers
Electrical Engineer: TJK Engineers
Landscape Architect: Lage Design

Owner/Representative Signatory	**ARC Authorization**
Name: John Lopeman	LVTC-II/POA – ARC
Title: Principal ethos three ARCHITECTURE	Michael W. Byrne Thomas & Mack Development Group
Signature 6/10/14 Date	Date: 6/10/14
	STEP APPROVED: I II III REV. SIGNAGE

SUP-54332 & SDR-54330

PRJ-53932
06/11/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54332 - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Site Development Plan Review FOR A TWO STORY, 54,078 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY BUILDING on a portion of 8.39 acres at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County Department of Aviation Comments

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-54330** APN: 138-15-410-055

Name of Property Owner: Trinity Peak III LLC

Name of Applicant: LVCSD Saddle LLC

Name of Representative: ethos three ARCHITECTURE

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: Thomas A. Thomas, as Manager of Crossroads at Sunset Limited Liability Company who is the Manager of Trinity Peak III, LLC, the property owner.

Subscribed and sworn before me

This 15th day of April, 2014

_____

Notary Public in and for said County and State

F. SPEED
Notary Public, State of Nevada
Appointment No. 00-64999-1
My Appt. Expires Sep 21, 2014

PRJ-53932
05/22/14

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SDR-54330**
PROJECT:	**PUBLIC SCHOOL**
LOCATION:	**138-15-410-055**
MEETING DATES:	**JULY 8, 2014 PLANNING COMMISSION & AUGUST 20, 2014 City Council**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

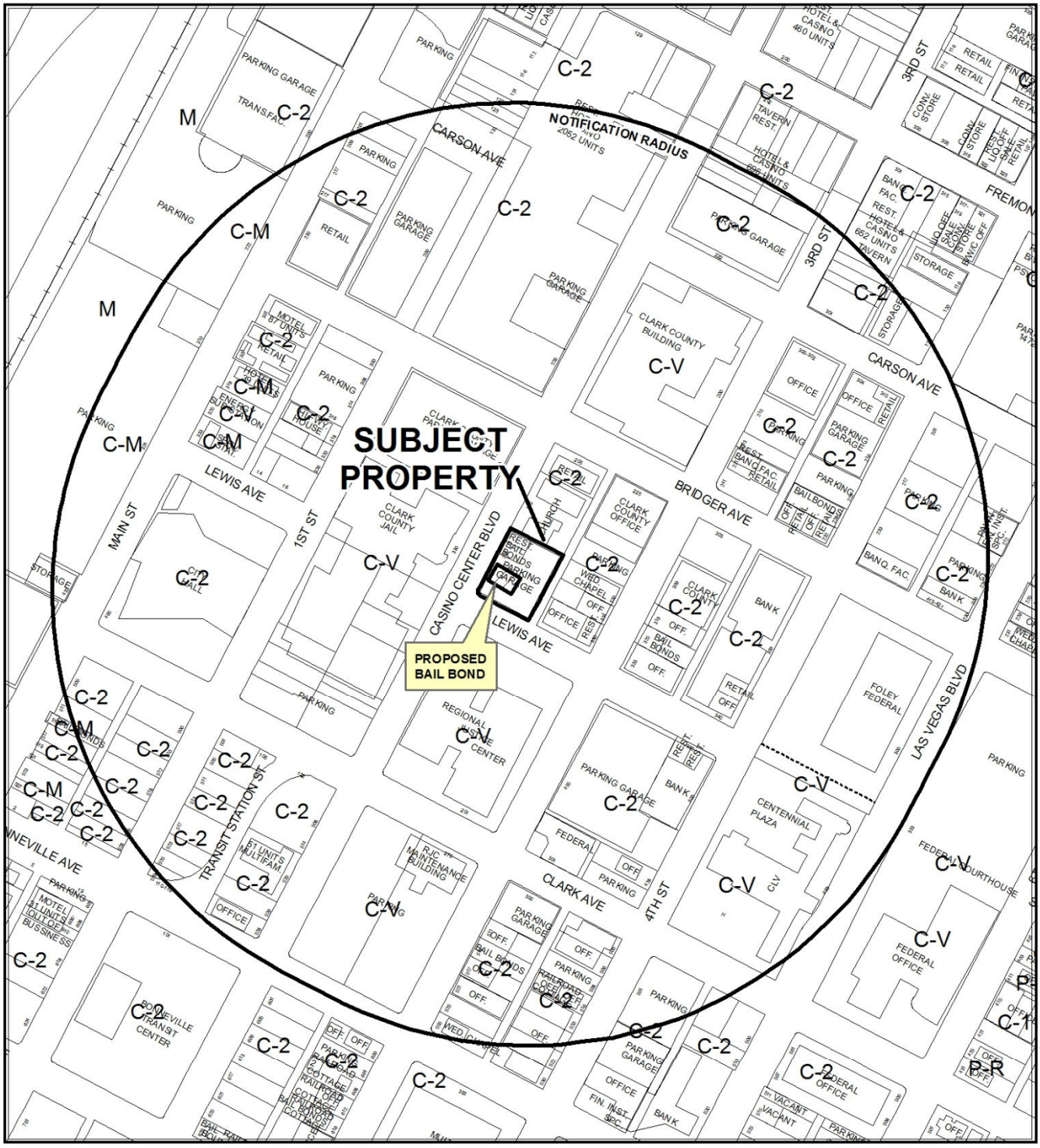
SUBJECT:
SUP-54000 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53703].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



0 200 400 Feet

CASE: **SUP-54000 (PRJ-53703)**

RADIUS: 1000 FEET

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

N



0 200 400 Feet

CASE: **SUP-54000 (PRJ-53703)**

RADIUS: 1000 FEET

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

N



SUP-54000 (PRJ-53703)

Bail Bonds

Business Licenses

Bailbonds

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, May 29, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54000 APN: 139-34-201-020

Name of Property Owner: OAK BROOK REALTY & INVESTMENTS II, LLC

Name of Applicant: OAK BROOK REALTY & INVESTMENTS II, LLC

Name of Representative: KEVIN PLENCNER

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: K. M. PLENCNER

Subscribed and sworn before me

This 24 day of March, 2014.

_____

Notary Public in and for said County and State

Suzanne Romero
Notary Public
State of Nevada
My Commission Expires: 11-10-16
Certificate No: 12-9646-1

PRJ-53703
03/05/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BAIL BONDS SPECIAL USE

Project Address (Location) 321 S. CASINO CENTER #115

Project Name BAIL BONDS SUITE 115 **Proposed Use** BAIL BOND

Assessor's Parcel #(s) 139-34-201-020 **Ward #** 3

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

Commercial Square Footage 258 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER OAK BROOK REALTY & INVESTMENTS LLC **Contact** KEVIN

Address 1000 ROYCE BLVD. **Phone:** 847 609 4663 **Fax:** 702-366 1621

City ~~LAS~~ OAK BROOK TERRACE ~~NV~~ **State** IL **Zip** 60181

E-mail Address KVPLNCN@AOL.COM

APPLICANT OAK BROOK REALTY & INVESTMENTS LLC **Contact** KEVIN

Address 1000 ROYCE **Phone:** 847-609-4663 **Fax:** 702-366-1621

City OAK BROOK TERRACE **State** IL **Zip** 60181

E-mail Address KVPLNCN@AOL.COM

REPRESENTATIVE KEVIN PLANNER **Contact** KEVIN

Address 321 S. CASINO CENTER #100 **Phone:** 847-609-4663 **Fax:** 702-366-1621

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address KVPLNCN@AOL.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete applications 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 Kim M. Plancon, Jr.

Subscribed and sworn before me

This 21st day of May, 20 14.

[signature]

Notary Public in and for said County and State

OFFICIAL SEAL
CAROL A. HAGERTY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES November 17, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-54000
Meeting Date:	07/08/14 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-53703
05/05/14

PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY

CODE ANALYSIS

CODE USED – 2009 IBC, 2009 UMC, 2009 UPC, 2009 IFC
2008 NEC & ANSI 2003

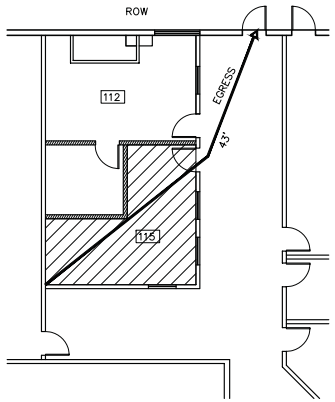
JURIDICTION:	CITY OF LAS VEGAS
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	I–A (EXISTING BUILDING)
FIRE PROTECTION:	FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA:	258 SQ.FT
LOT SIZE:	0.56 AC

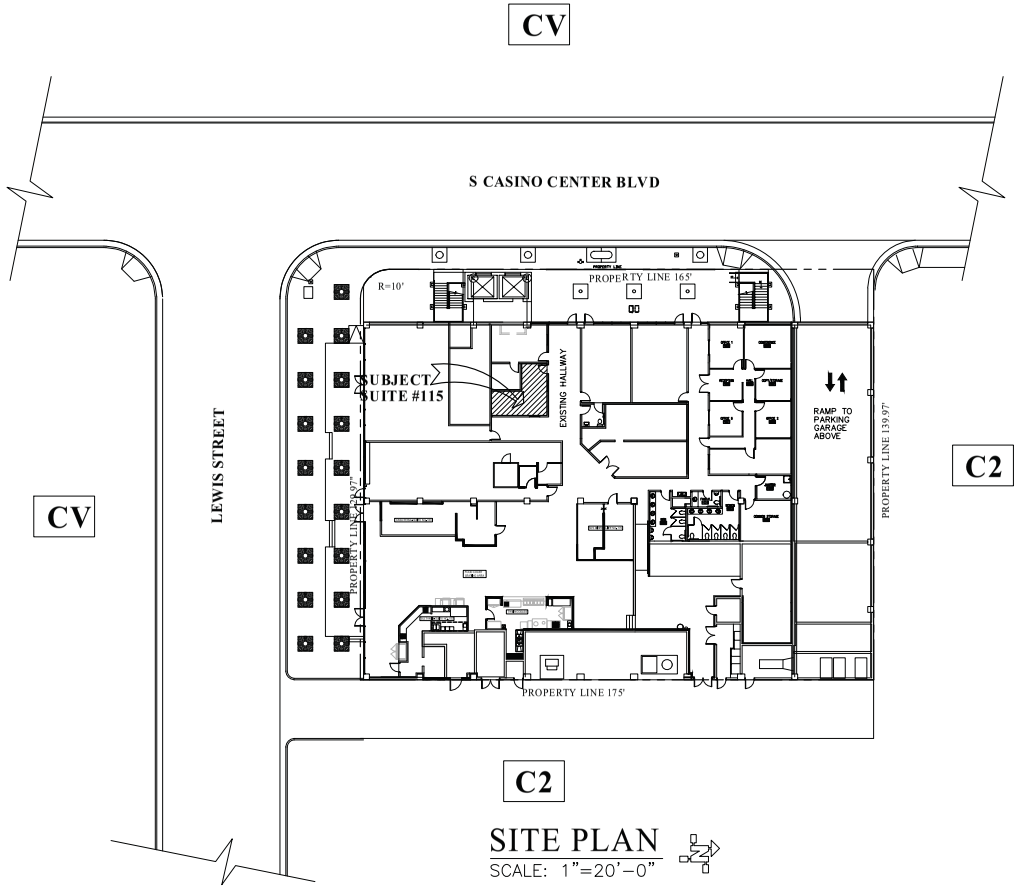
OCCUPANT LOAD COMPUTATION

LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

EXIT ANALYSIS
NUMBER OF EXITS REQUIRED = 1 OCCUPANT LOAD 3<49
NUMBER OF EXITS PROVIDED = 1

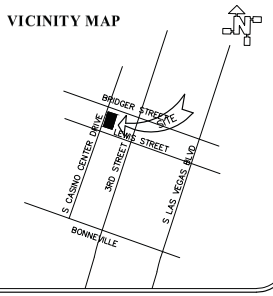
EXIT ANALYSIS:





SITE PLAN
SCALE: 1"=20'–0"

VICINITY MAP



SHEET INDEX

A0 SITE PLAN
A1 FLOOR PLAN

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
321 S CASINO CENTER BLVD SUITE#115
LAS VEGAS NV 89101

OWNER :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #100
LAS VEGAG NV 89101

CONTACT: KEVIN M.PLENCNER
TEL: (847) 609–4663

PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY

PR.EWN
05/05/14

CONTRACTOR:		
NCL#:	TEL:	DATE: 10/24/14
DRAWING NAME: SITE PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NO.: A0

SUP-54000

PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY

CODE ANALYSIS

CODE USED – 2009 IBC, 2009 UMC, 2009 UPC, 2009 IFC
2008 NEC & ANSI 2003

JURIDICTION: CITY OF LAS VEGAS

OCCUPANCY: B

TYPE OF CONSTRUCTION: I–A (EXISTING BUILDING)

FIRE PROTECTION: FIRE SPRINKLERS PROVIDED

TOTAL FLOOR AREA: 258 SQ.FT

LOT SIZE: 0.56 AC

OCCUPANT LOAD COMPUTATION

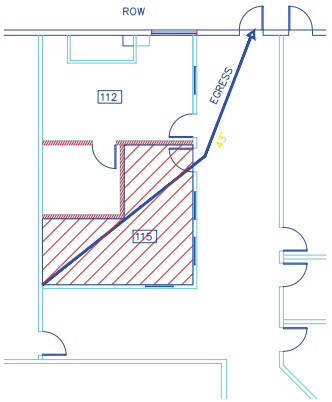
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

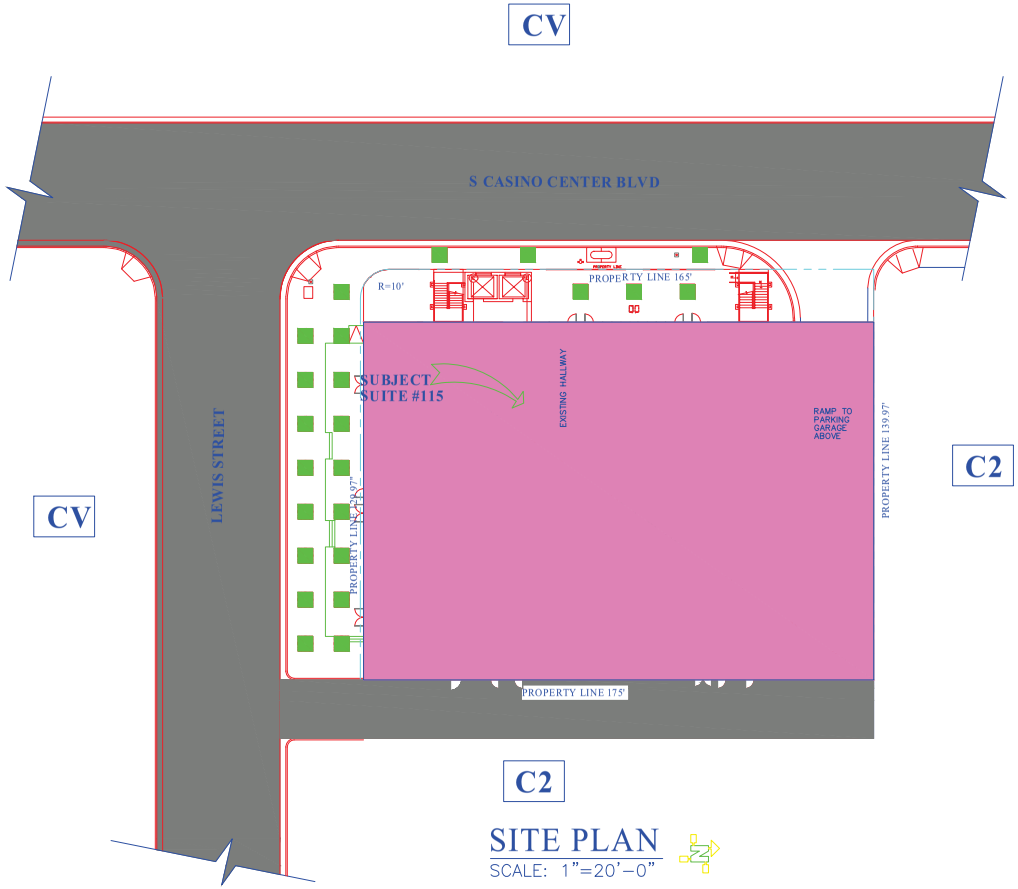
EXIT ANALYSIS

NUMBER OF EXITS REQUIRED = 1 OCCUPANT LOAD 3<49

NUMBER OF EXITS PROVIDED = 1

EXIT ANALYSIS:

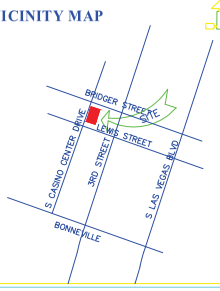




SITE PLAN

SCALE: 1"=20'–0"

VICINITY MAP



SHEET INDEX

A0 SITE PLAN
A1 FLOOR PLAN

PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
321 S CASINO CENTER BLVD SUITE#115
LAS VEGAS NV 89101

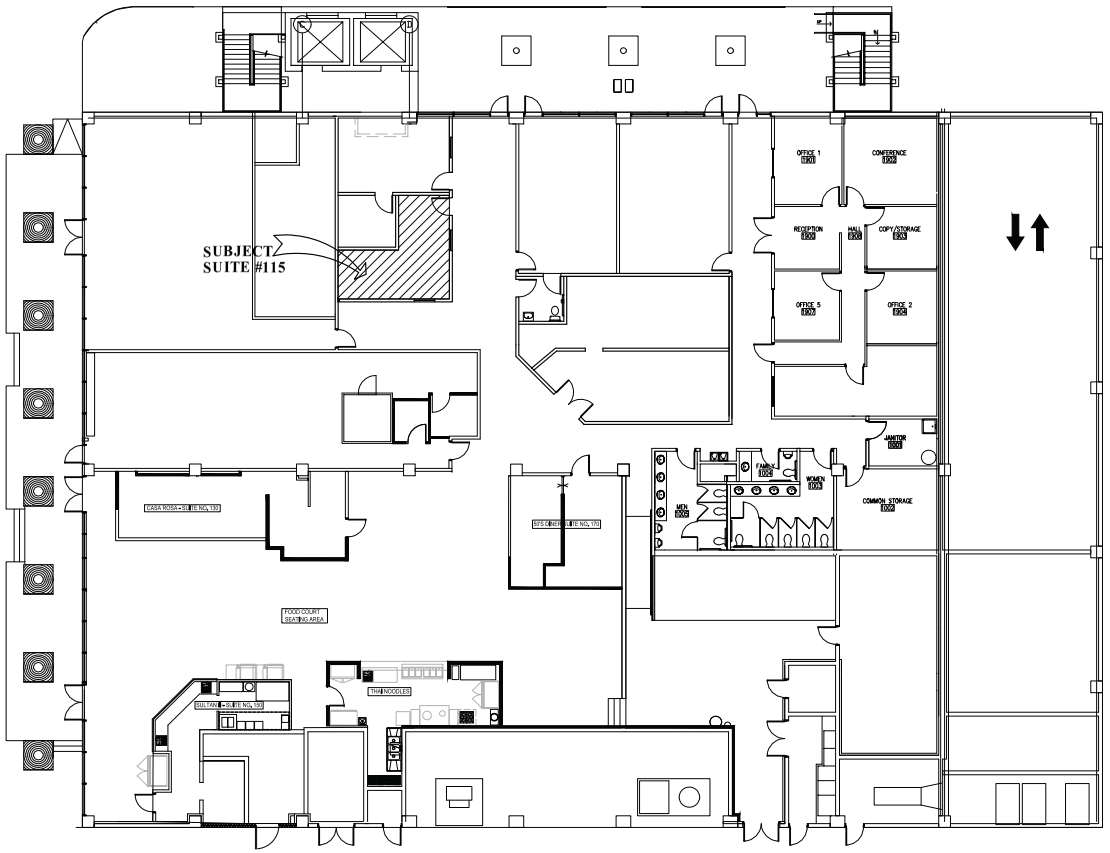
OWNER :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #100
LAS VEGAG NV 89101

CONTACT: KEVIN M.PLENCNER
TEL: (847) 609–4663

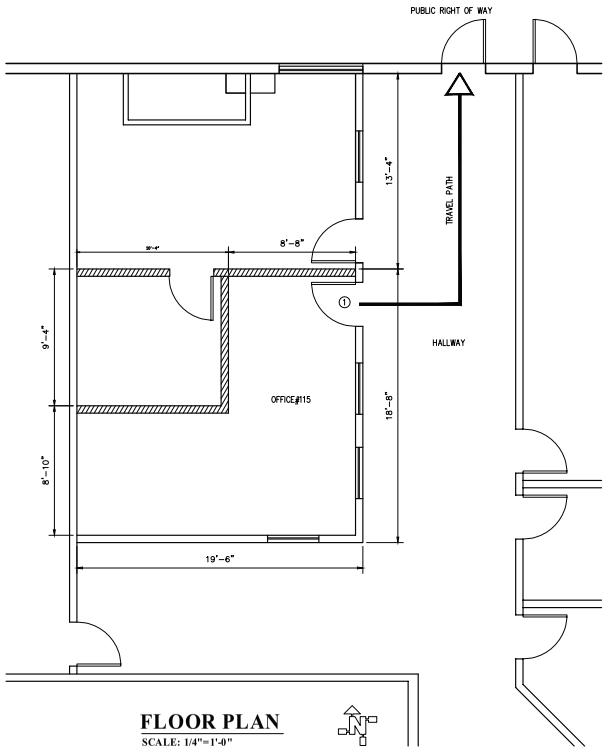
PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY
CONTRACTOR:
SCALE: TEL: DATE: 03/24/14
DRAWING NAME: SITE PLAN
DRAWN BY: RVN TEL: (702) 245-8690 DRAWING NO. A0

PRJ-53703
05/05/14

SUP-54000



BUILDING PLAN
(SCALE : 1"-10'-0")



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

FLOOR AREA UNIT #115 = 258 S.F.

PROPOSED BAIL BOND SUITE #115 OAK BROOK REALTY	
CONTRACTOR: PRJ-53703	
NCL#: 05/05/14	DATE: 07-24-14
DRAWING NAME: FLOOR PLAN, DOOR SCHEDULE & INTERIOR ELEVATIONS	
DRAWN BY: RVN TEL: (702) 245-8690	DRAWING NUM.: A1

SUP-54000

March 15, 2014

JUSTIFICATION LETTER

RE: BAIL BONDS SPECIAL USE / 321 S. Casino Center Suite 115

In regard to our request for a special use for bail bonds office for the above referenced property, the location across from the justice and detention center and the professional atmosphere of the building housing law offices and other uses is conducive for a bail bonds office. Any business opening in the downtown area creates revenue and increased taxation for the city. Hours of operation will be equal to standards in the bail bond business, normally 8 am to 6 pm, some evenings and weekends. The atmosphere presented is more of a law office setting.

Kevin M. Plencner

Oak Brook Realty & Investments, II, LLC

SUP-54000

PRJ-53703
05/27/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

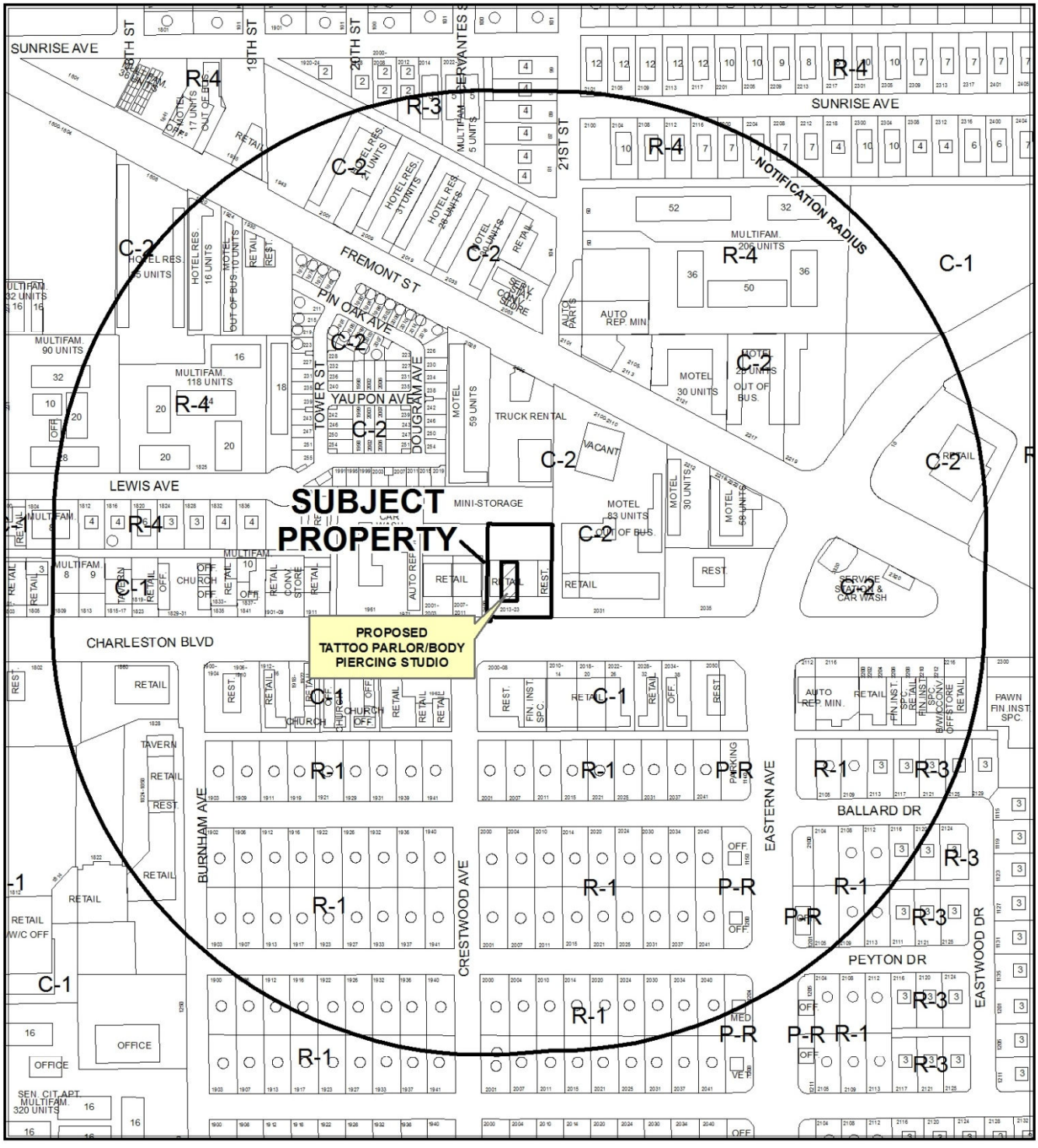
SUBJECT:
SUP-54204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEX MORENO - OWNER: FONG FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2017 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53968].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



CASE: **SUP-54204 (PRJ-53968)**

RADIUS: 1000 FEET

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



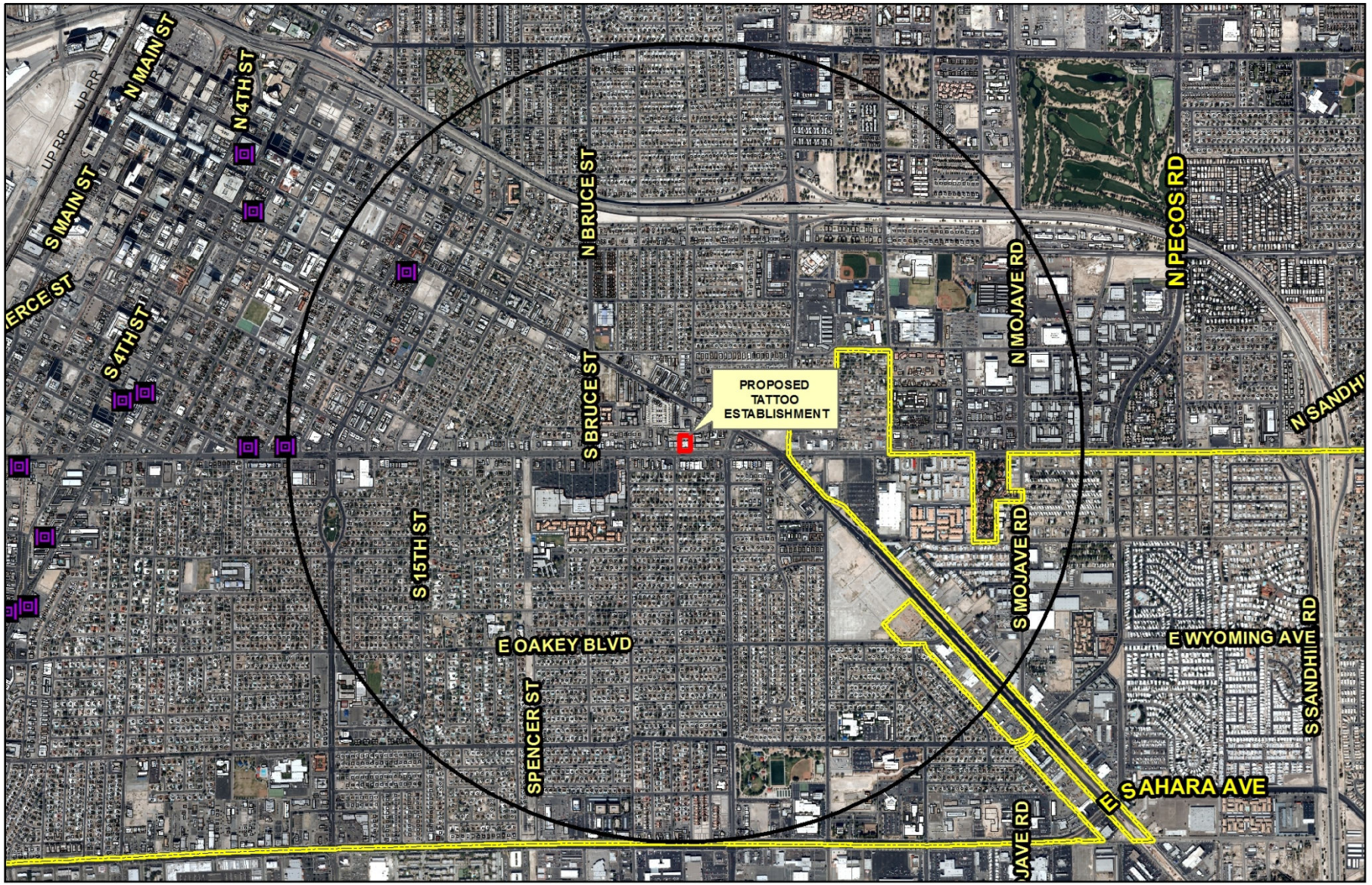
0 200 400 Feet

CASE: **SUP-54204 (PRJ-53968)**

RADIUS: 1000 FEET

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

N



SUP-54204 (PRJ-53968)

Tattoo Establishment

Business Licenses

Tatto Establishment

Subject Property

1 Mile Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, June 09, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54204

Case Number: PRJ-53968 APN: 139-35-803-021

Name of Property Owner: Mee Ling Fong

Name of Applicant: Alex Moreno

Name of Representative: Alex Moreno

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: Mee Ling Fong

Print Name: Mee Ling Fong

Subscribed and sworn before me

This 7 day of 5, 2014

Notary Public in and for said County and State

DANIEL ZACATENCO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-13-18
Certificate No: 14-13205-1

PRJ-53968
05/20/14

CLV Planning - Application Form

Application Number:	PRJ-53968
Application/Petition For:	SUP for Alex Moreno
ProjectAddress (Location):	2017 EAST CHARLESTON BLVD
Project Name	TATTOO SHOP
Assessors Parcel #(s):	13935803021
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	.73
Lots/Units:	2017 E. Charleston Blvd
Additional Information:	
Applicant First Name:	Alex
Applicant Last Name:	Moreno
Applicant Address:	5408 El Roble Ct.
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89120
Applicant Phone:	(541)861-9469
Applicant Fax:	
Applicant Email:	alexmorenoart@yahoo.com
Rep First Name:	Alex
Rep Last Name:	Moreno
Rep Address:	5408 El Roble Ct.
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89120
Rep Phone:	(541)861-9469
Rep Fax:	
Rep Email:	alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
FONG FAMILY TRUST ETAL	P O BOX 42242	LAS VEGAS, NV 89116-0242

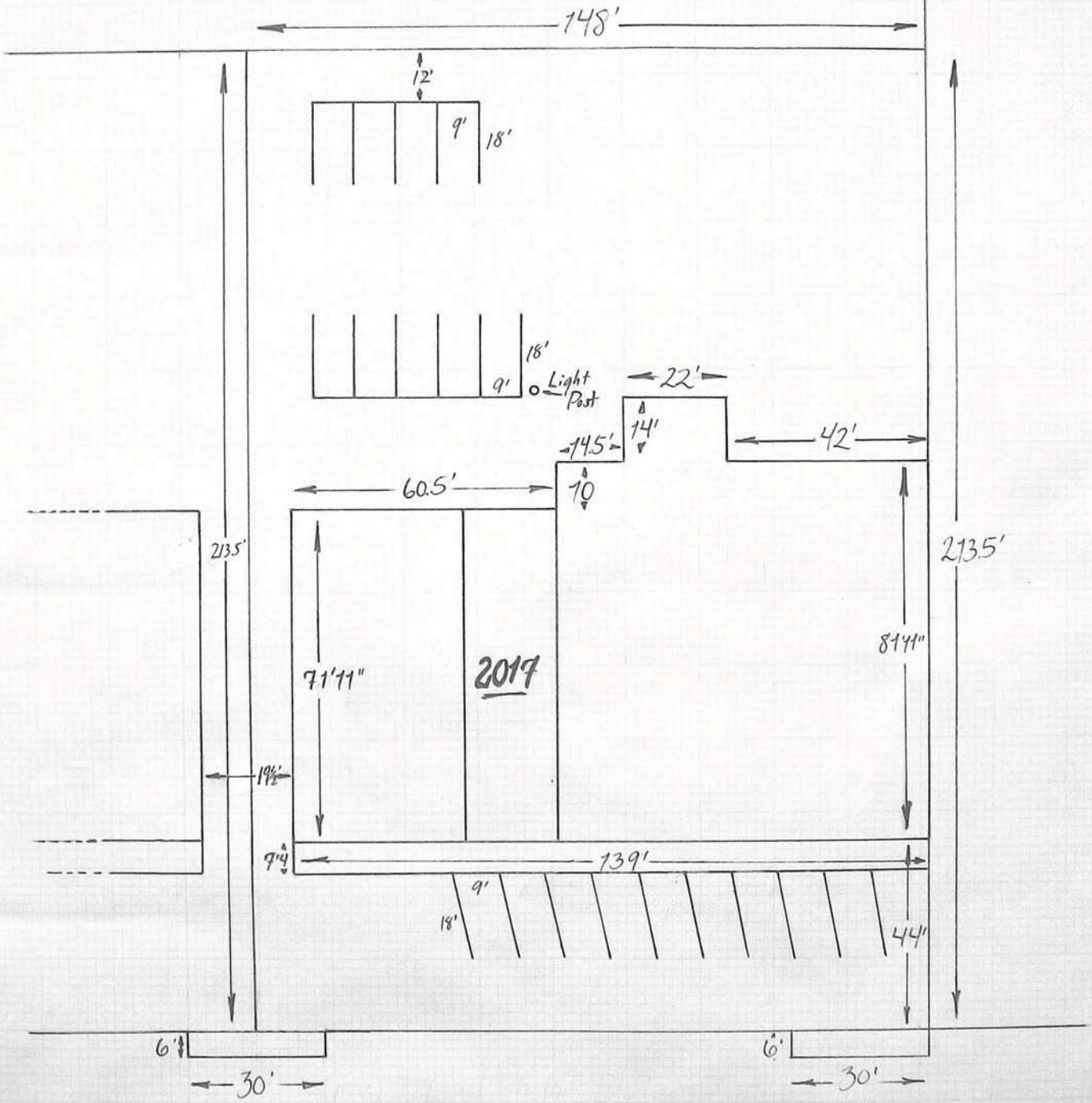
CLVEPLAN Applicant	Company	Title	Email
Alex Moreno	Tattoo Cartel LLC	Tattoo Operator	alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

SUITE 2017

Approximately 1392 sq. ft.



159 E. Charleston Blvd.

SUP-54204

Scale 1/16th inch = 1 foot

PRJ-53968
05/20/14

SUITE 2017

Approximately 1392 sq. ft.



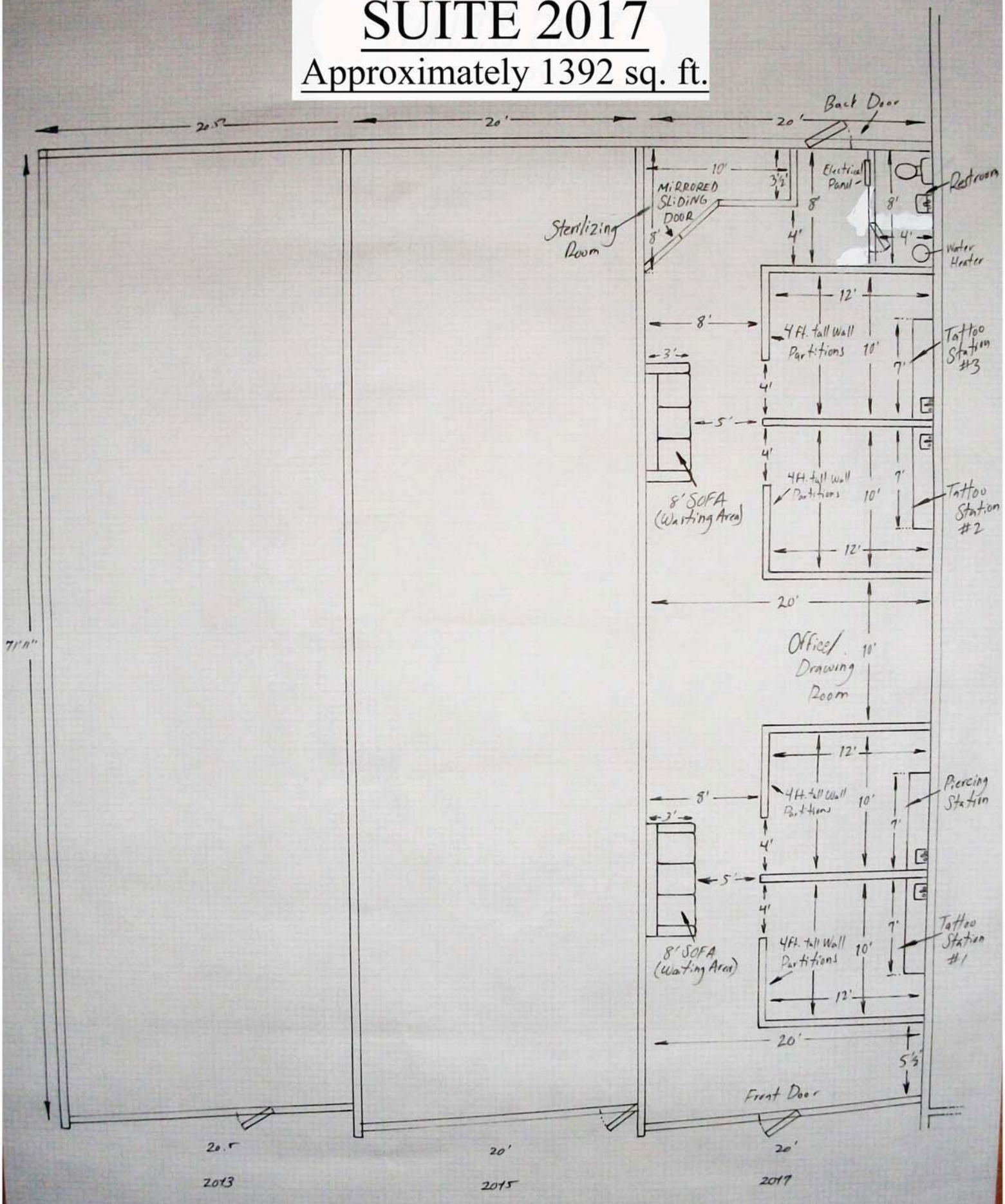


PRJ-53968
05/20/14

SUP-54204

SUITE 2017

Approximately 1392 sq. ft.



SUP-54204

Scale 1/4 inch = 1 foot

PRJ-53968
05/20/14

TATTOO SHOP

April 22, 2014
City of Las Vegas
Development Services Center
333 N. Rancho Dr.
Las Vegas, NV 89106

To whom it may concern,

This Justification Letter is submitted to describe to you, in full detail, my request and intended use of the land lot located at 2017 E. Charleston Blvd.

I am requesting permission to build and operate a fully functional tattoo/piercing studio. The intended use will be solely for applying quality tattoos and piercings onto individuals skin. In addition I plan on selling related merchandise like original art and art prints, high quality body jewelry, tattoo aftercare ointments and lotions, piercing aftercare, lifestyle related clothing, miscellaneous novelties , etc.

As of now the only employee at the studio will be me, Alex Moreno. I plan on being the sole proprietor/operator in the beginning stages of my venture. My current clientele base is moderate but loyal and is more than enough to get me through the first few pivotal months of any new enterprise. As business grows and my clientele expands, through targeted marketing and referrals, I will seek qualified individuals to help with the expanding needs of the practice. The hours of operation I intend to stay open shall be noon to nine p.m., standard times for many tattoo shops currently in business.

Presently, I work at Starlight Tattoo as an independent contractor, tattooing full-time. This will be my fifth year there. It's a great job, but it's time for me to pursue new avenues. I've spoken to all the neighboring tenants and all seem excited and thrilled to have a tattoo shop next door, so there should be no apparent issues there.

As far as Sustainability goes, I checked yes on two tabs. There is connectivity with adjacent parcel number 139-35-803-025, address listed as 2001 E. Charleston Blvd., 89101. We share a driveway to a huge back parking lot of approximately 27,000 square feet. Secondly; bicycle parking, I will provide a nice bicycle rack either in front or back of the building, since I am a bicycle enthusiast and will more than likely ride my bike to and from work on a regular basis.

SUP-54204

PRJ-53968
05/20/14

Under Findings, I feel that a tattoo shop would be a perfect fit for the surrounding demographics of the area. I will notify any and all people needed and post and publish the notice of the hearing as required. Public health, safety, and well being are of upmost importance to me. I tattoo exclusively with disposable tubes and needles. This means they are single use, you use them once then dispose of them. The tubes get thrown out in marked biohazard bags since they have no sharp edges that can puncture anybody. Used needles have to be put in an approved sharps container and once this is full you dispose of them either with Republic Services, (who has two drop-off locations in Las Vegas) or a certified mail back service. That being said I will still have on my premises a fully functional and up to date autoclave and ultrasonic cleaner to clean and sterilize tools and materials that are not available in single use disposable form.

Other considerations would be the approval of similar businesses in the area that are already operating and performing similar procedures. Las Vegas Tattoo Lounge, located approximately 1.1 miles east, at 2885 E. Charleston Blvd. and Precious Slut, located at 1013 E. Charleston Blvd, about one mile west of my proposed location. Both sites have been in business for several years which would indicate that they're both positive economic stimulants for the area and the demand is present.

If there is anything I missed please let me know and I'll provide the appropriate changes or additions. Thank you for your consideration and I look forward to corresponding with you on this matter in the future.

Sincerely yours,

Alex Moreno

(541) 861-9469

alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

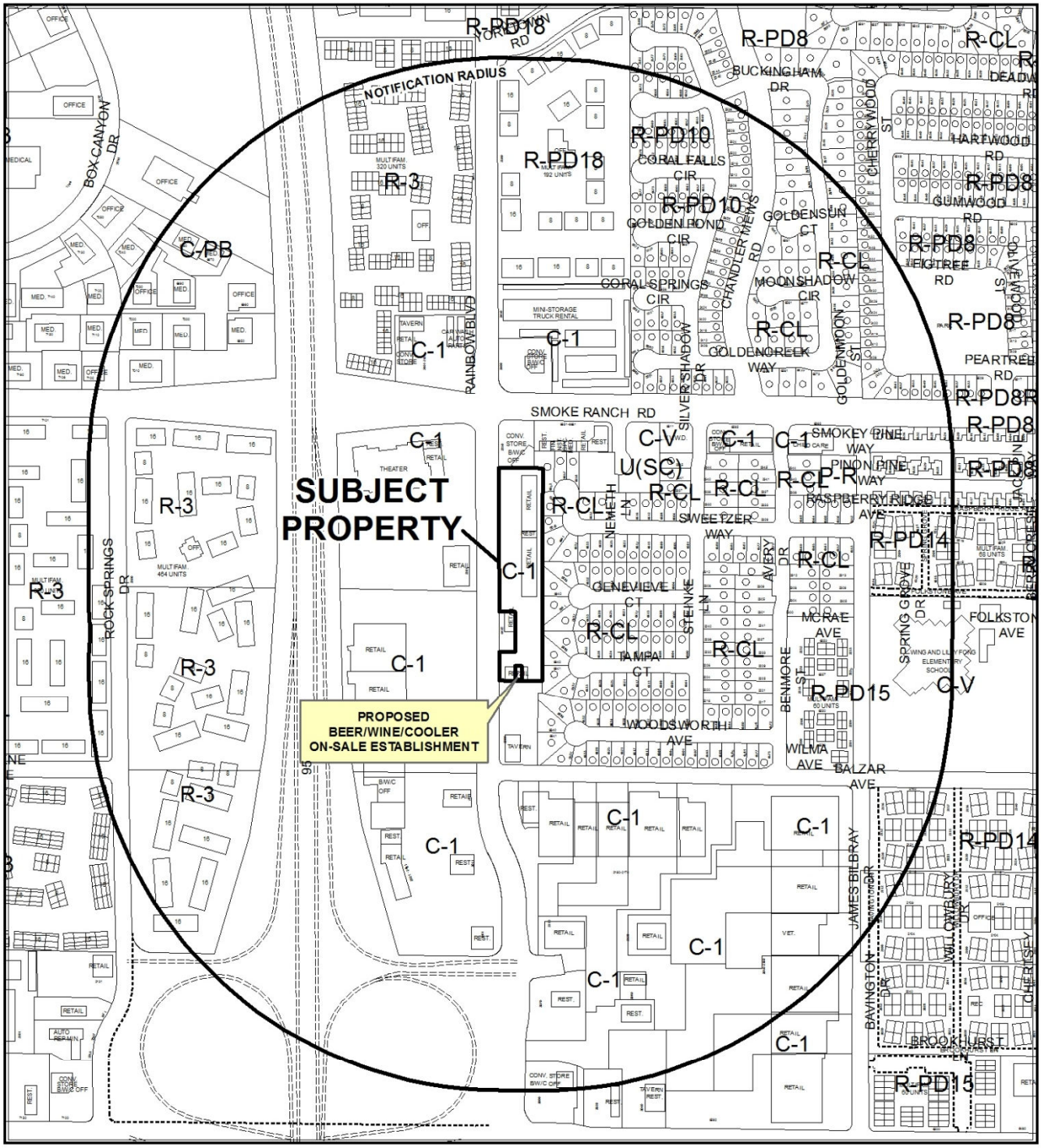
SUBJECT:
SUP-54292 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: JUAN M. BERRERA - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,000 SQUARE-FOOT RESTAURANT at 2300 North Rainbow Boulevard, Suite #108 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53537].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

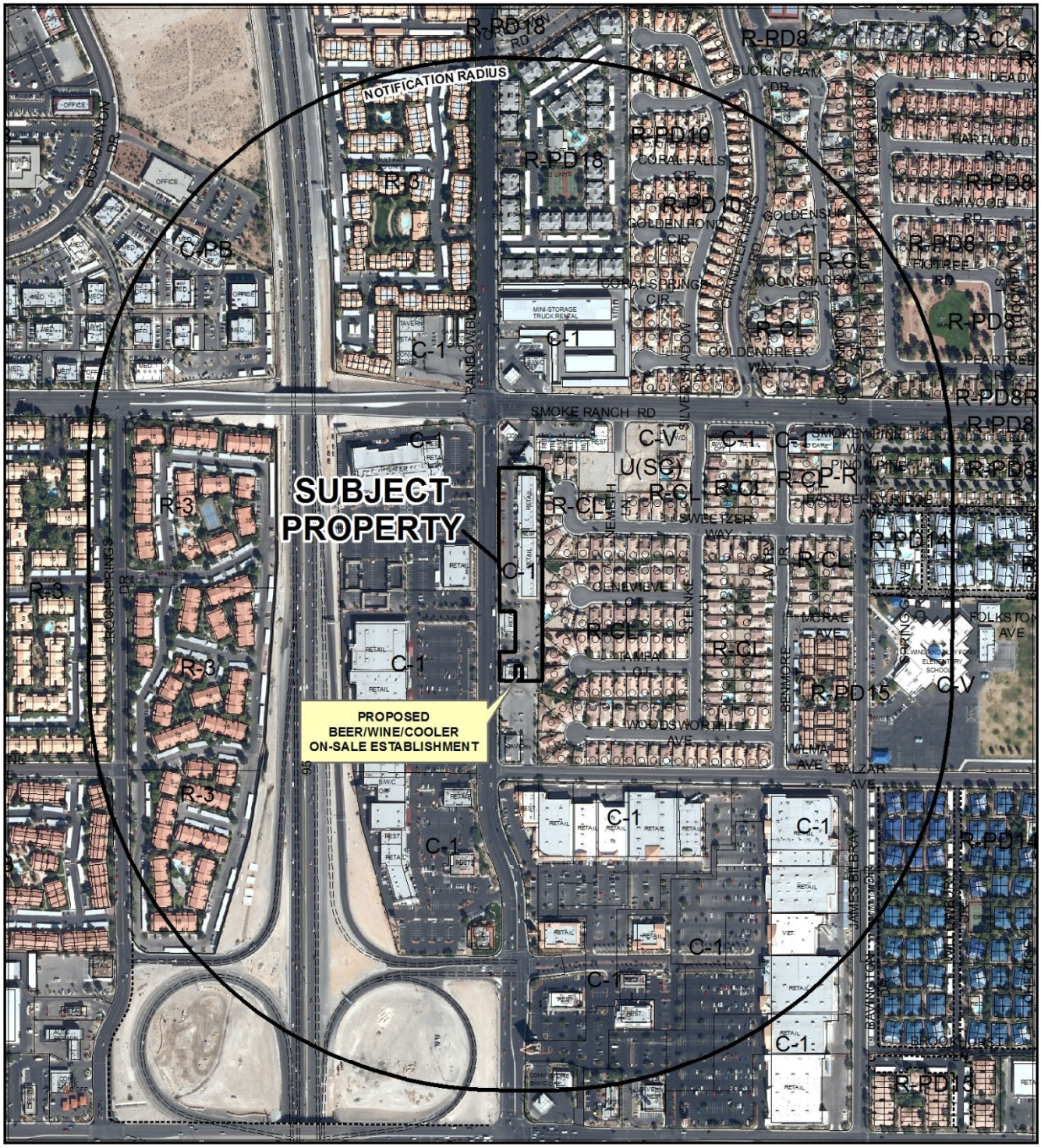
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-54292 (PRJ-53537)**

RADIUS: 1500 FEET

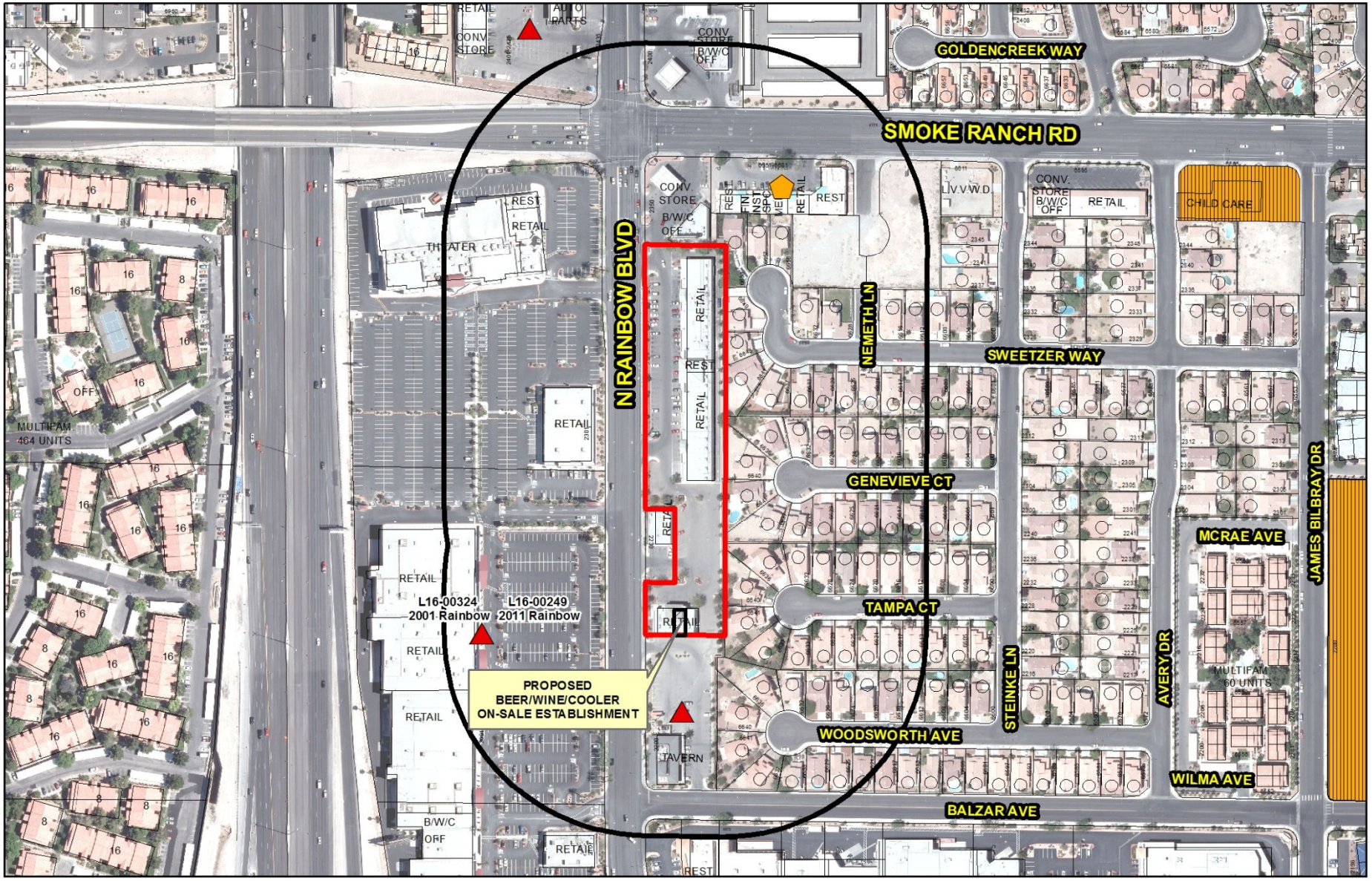
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-54292 (PRJ-53537)**

RADIUS: 1500 FEET

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



SUP-54292 (PRJ-53537)

Business Licenses

Beer/Wine/Cooler On-Sale

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Alcohol/ 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, May 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54292

Case Number: 53537 APN: 138-23-110-011

Name of Property Owner: _____

Name of Applicant: Juan M. Barrera

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: FRED SHA-KIB

Subscribed and sworn before me

This 20th day of May, 2014

_____

Notary Public in and for said County and State

CANDY RODRIGUEZ
Commission # 1976659
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2016

PRJ-53537
05/22/14

PRJ-53532
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit

Project Address (Location) 2300 W Rainbow Blvd las vegas, NV. 89108

Project Name Beer and wine license Proposed Use

Assessor's Parcel #(s) 138-23-110-011 Ward #

General Plan: existing X proposed Zoning: existing X proposed

Commercial Square Footage Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information

PROPERTY OWNER FRED SHAKIB Contact (818) 385-1777

Address 16461 SHERMAN WAY Phone: (818) 385-1777 Fax: (818) 385-1911

City VAN NUYS State CA Zip 91406

E-mail Address fred@canyon-center.com

APPLICANT Juan M. Barrera Contact (949) 338-6511

Address 1728 Cedar Shells way Phone: Fax:

City las vegas, NV. State NV. Zip 89128

E-mail Address elantrotacos@live.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 FRED SHAKIB

Subscribed and sworn before me

This 20th day of May, 2014.

Notary Public in and for said County and State

CANDY RODRIGUEZ
Commission # 1976659
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-54292
Meeting Date:	07/08/14 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.

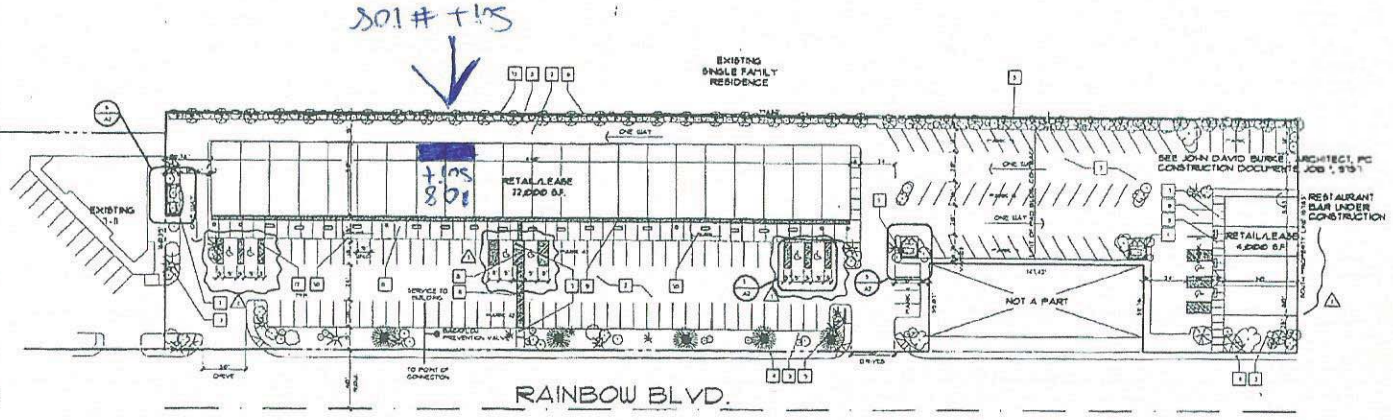
f:\depot\Application Packet\Application Form.pdf

SUP-54292

\\Server\F\Drawings 1996-1997\1997-jobs\709S30-8.DWG, 11/17/2003 04:30:44 PM, 1:1426.3

133 parking + landscape

Sit # 108



1 SITE PLAN / LANDSCAPING PLAN

SCALE: 1" = 30'-0"

NOTES
1. SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOKUPS OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 2% MAX. LONGITUDINAL SLOPES & 1.48 MAX. TRANSVERSE SLOPE
3. "AS-BUILT" SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS 1.0 OR 2%
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% OR RUNNING 2% FOR CROSS SLOPES

KEYNOTES

	DESCRIPTION
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF WROUGHT IRON GATES (1) 4 STAMPED METAL BACKING AND LATCH ON LOCKS ATCH
2	3" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB + GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/WOOD FINISH
6	EXISTING 6'-0" HIGH CONCRETE BLOCK WALL
7	HANDICAP CURB RAMP AS PER ANSI STD.'S
8	HANDICAP ACCESS AISLE
9	PYLON SIGN
10	SLOPE - NOT TO EXCEED 1:20
11	HANDICAP ACCESS TO THE PUBLIC WAY
12	PAINTED STRIPES
13	8'-0" HIGH DECORATIVE BLOCK WALL CONSTRUCTED IN FRONT OF EXISTING RESIDENTIAL BLOCK WALL ALONG EAST PROPERTY LINE TO MATCH EXISTING DECORATIVE BLOCK WALL

LANDSCAPE LEGEND

EVERGREEN 15'-0" BOX + 30" B.G.

MONDEL PINE 15'-0" BOX + 75" B.G.

MEXICAN PALO VERDE 24" BOX (3 GALLON)

MIDGET ACACIA 5 GALLON

SHOESTRING ACACIA 20 GALLON

DESERT SPOON (1 GALLON)

FEATHERY CASSIA 5 GALLON

OLEANDER 5 GALLON

PROJECT DATA

REQUIRED ZONING: C1

EXISTING ZONING: C1

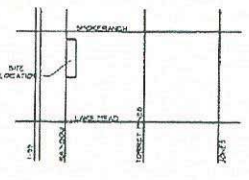
REQUIRED PARKING: (1 SPACE/500 S.F.) + 52 SPACES

EXISTING PARKING: [illegible] SPACES

SITE ACREAGE: 2.48 ACRES ± (NET)

APN#: 138-23-110-041

LOCATION



PRJ-53537
05/22/14

revisions

John David Burke, architect

ALANO PLAZA
12,000 S.F. RETAIL/LEASE
for: TERRAWEST REALTY & DEVELOPMENT
CITY OF LAS VEGAS NEVADA

date	
proj. no.	
drwn. by	
chkd. by	

sheet no. A1

PRJ-53537
06/11/14

SUP-54292 - REVISED

Cilantro Tacos
2300 N. Rainbow Blvd
#108, Las Vegas, NV, 89108

Dear to whom it may concern,

We, Cilantro Tacos, intend to sell wine and beer in our Restaurant with our food entrees. We are a mexican Restaurant new to Las Vegas, we intend to entertain our guest by providing traditional Mexican dishes and taco flair. Our clientele is based mostly on families and young adults

We will also provide karaoke entertainment from Thursday till Sunday, Starting at 6PM TILL 9PM, serving food with beer and wine. Our food will be based on tacos, fried foods, and appetizers, so our guest will be able to enjoy beer and wine at our location.

Our goal is to maintain a family owned and operated restaurant, so our guest can enjoy the ambience and atmosphere at Cilantro Tacos. Our guest will consume beer and wine with food only

Signed,
Juan M. Barrera
Owner of Cilantro Tacos

SUP-54292

PRJ-53537
05/22/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

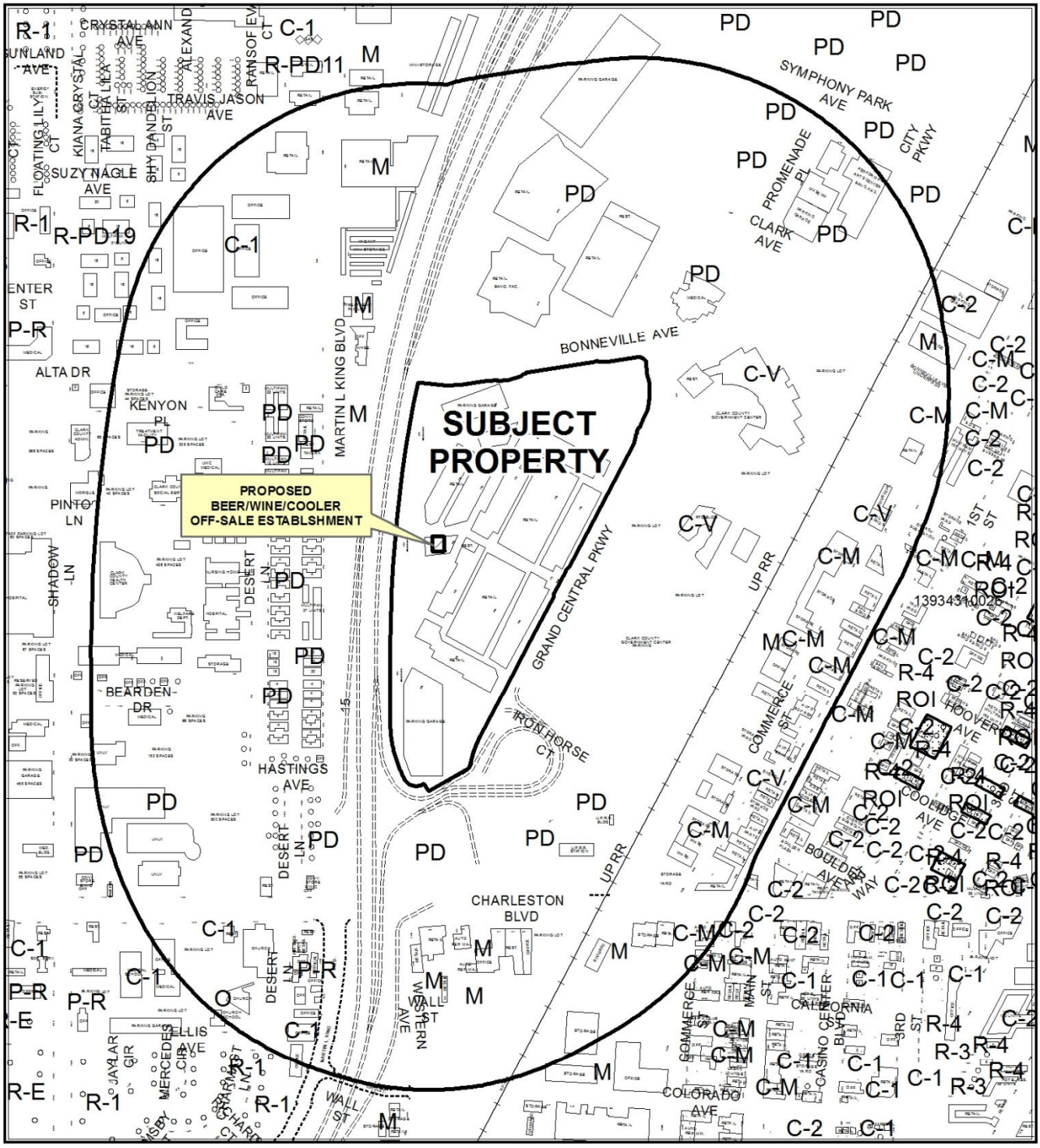
SUBJECT:
SUP-54331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALL ENTERTAINMENT, LLC - OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,095 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 885 South Grand Central Parkway, Suite #55 (APN 139-33-710-005), PD (Planned Development) Zone, Ward 1 (Tarkanian) [PRJ-54027].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



CASE: **SUP-54331 (PRJ-54027)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 400 800 Feet

CASE: **SUP-54331 (PRJ-54027)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



SUP-54331 (PRJ-54027)

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
- Restaurant With Alcohol/ 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: Thursday, May 29, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54331 APN: 139-33-710-005

Name of Property Owner: SIMON CHELSEA, LV DEV LLC.

Name of Applicant: MALL ENTERTAINMENT LLC.

Name of Representative: BALAZS KOVARY

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: Richard McKeown

Subscribed and sworn before me

This 22 day of May, 2014

_____

Notary Public in and for said County and State

GARY L. STIDHAM
Notary Public, State of Nevada
Appointment No. 11-5774-1
My Appt. Expires Aug 18, 2015

PRJ-54027
05/27/14

CLV Planning - Application Form

Application Number:	PRJ-54027
Application/Petition For:	Beer/Wine/Cooler Kiosk
ProjectAddress (Location):	875 SOUTH GRAND CENTRAL PARKWAY KIOSK XXXX
Project Name	WINE KIOSK
Assessors Parcel #(s):	13933710005
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	38.94
Lots/Units:	5/
Additional Information:	Kiosk# K25/255sqft
Applicant First Name:	Balazs
Applicant Last Name:	Kovary
Applicant Address:	2178 Montana Pine Dr.
Applicant City:	Henderson
Applicant State:	NV
Applicant Zip:	89052
Applicant Phone:	917-459-8982
Applicant Fax:	
Applicant Email:	kovarybalazs@yahoo.com
Rep First Name:	Balazs
Rep Last Name:	Kovary
Rep Address:	2178 Montana Pine Dr.
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89052
Rep Phone:	917-459-8982
Rep Fax:	
Rep Email:	kovarybalazs@yahoo.com

SUP-54331

CLV Planning - Application Form

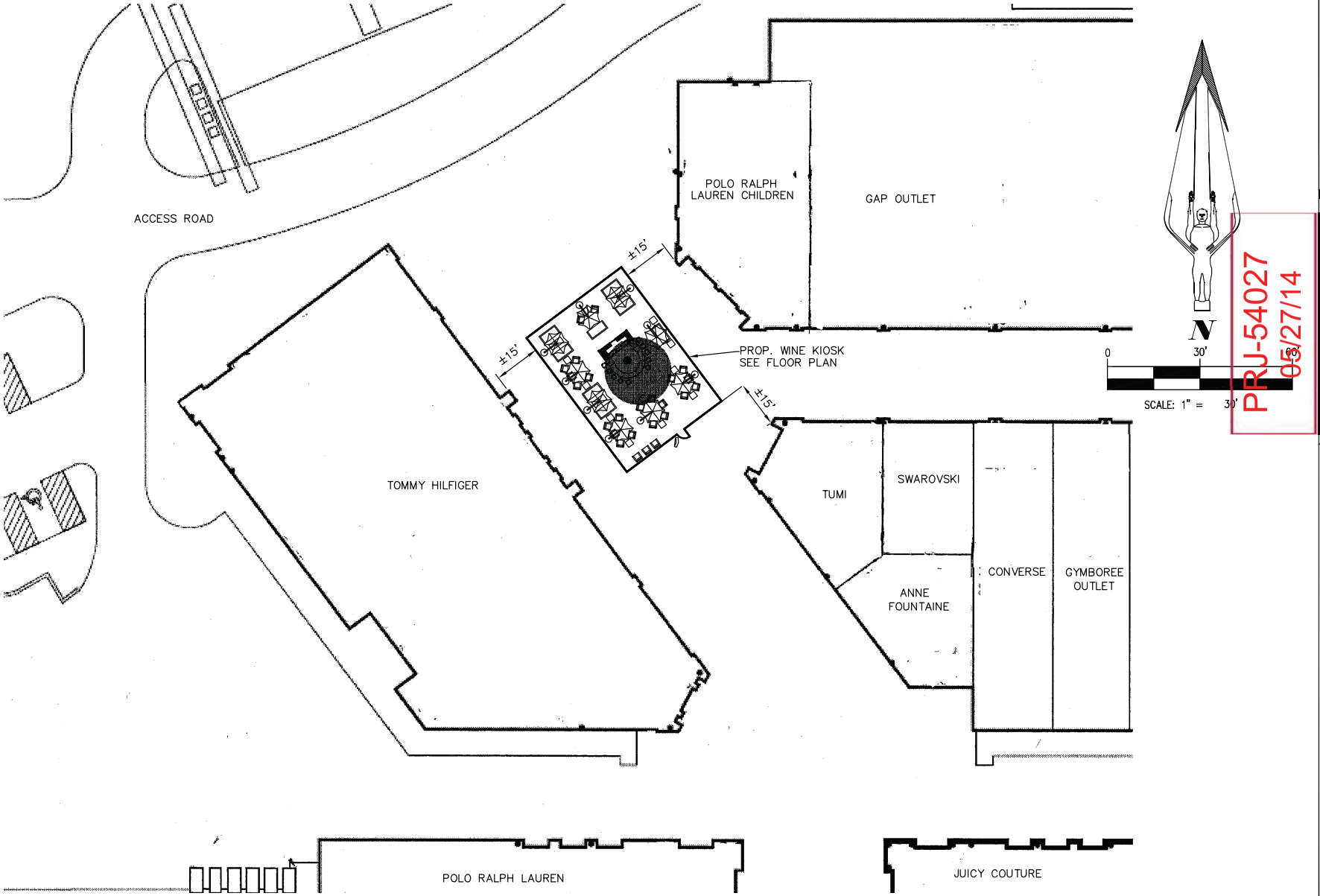
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
SIMON CHELSEA L V DEV L L C	P O BOX 6120	INDIANAPOLIS, IN 46206-6120

CLVEPLAN Applicant	Company	Title	Email
Balazs Kovary	Mall Entertainment LLC.	Owner	kovarybalazs@yahoo.com

SUP-54331

SUP-54331



PRJ-54027
05/27/14

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260

WINE KIOSK
SITE PLAN EXHIBIT
MAY, 2014

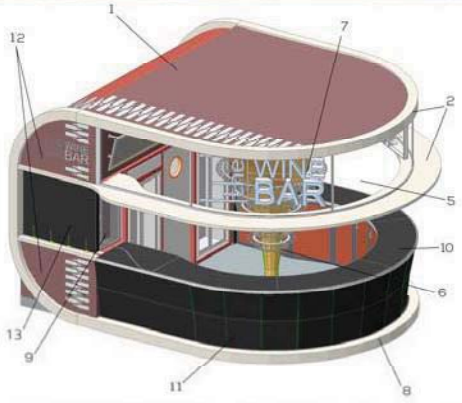
JOB# 14-017
SHEET 1 OF 1

THE WINE BAR



SIZE: 11'7"x14', Height 10'10"







1. Aluminum panel with UV resistant digital paint color: #1
2. Aluminum frame with lighting LED edge, sunshade color: #2
5. UV resistant polycarbonate windows from Germany (hurricane proof)
6. Steel wine holder with cooling system, color #3
7. 3D logo with LED backlighting
8. Waterproof LED light in painted aluminum housing, color #2
9. Rail guided sliding hurricane proof panels
10. Granite countertop, material: #1
11. Laser cutted aluminum panels, color: #1
12. Aluminum panel with UV resistant digital paint color: #1
13. Menu board for daily use, color: #4

#1	#2	#3	#4

material #1

PRJ-54027
05/27/14

SUP-54331

Contact info: Mr. Balázs Szalay Cell phone: 407-325-2456 E-mail: info@dakar.hu

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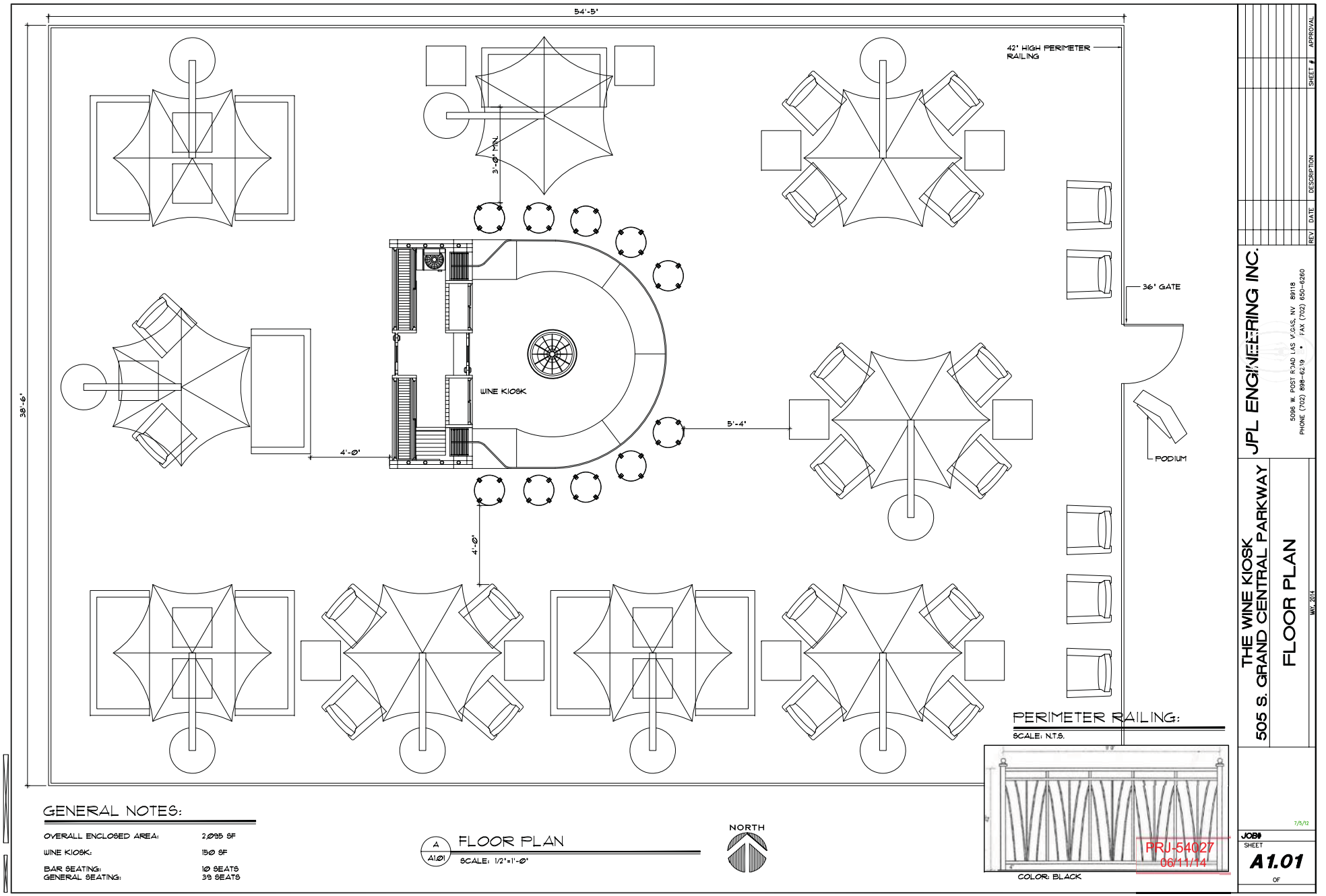


GENERAL NOTES:

OVERALL ENCLOSED AREA:	2,035 SF
WINE KIOSK:	150 SF
BAR SEATING:	10 SEATS
GENERAL SEATING:	39 SEATS

A1.01 FLOOR PLAN

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

NORTH

PERIMETER RAILING:

SCALE: N.T.S.

COLOR: BLACK

PRJ-54027
06/11/14

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6239 • FAX (702) 650-6260

REV	DATE	DESCRIPTION	SHEET #	APPROVAL

THE WINE KIOSK
505 S. GRAND CENTRAL PARKWAY

FLOOR PLAN

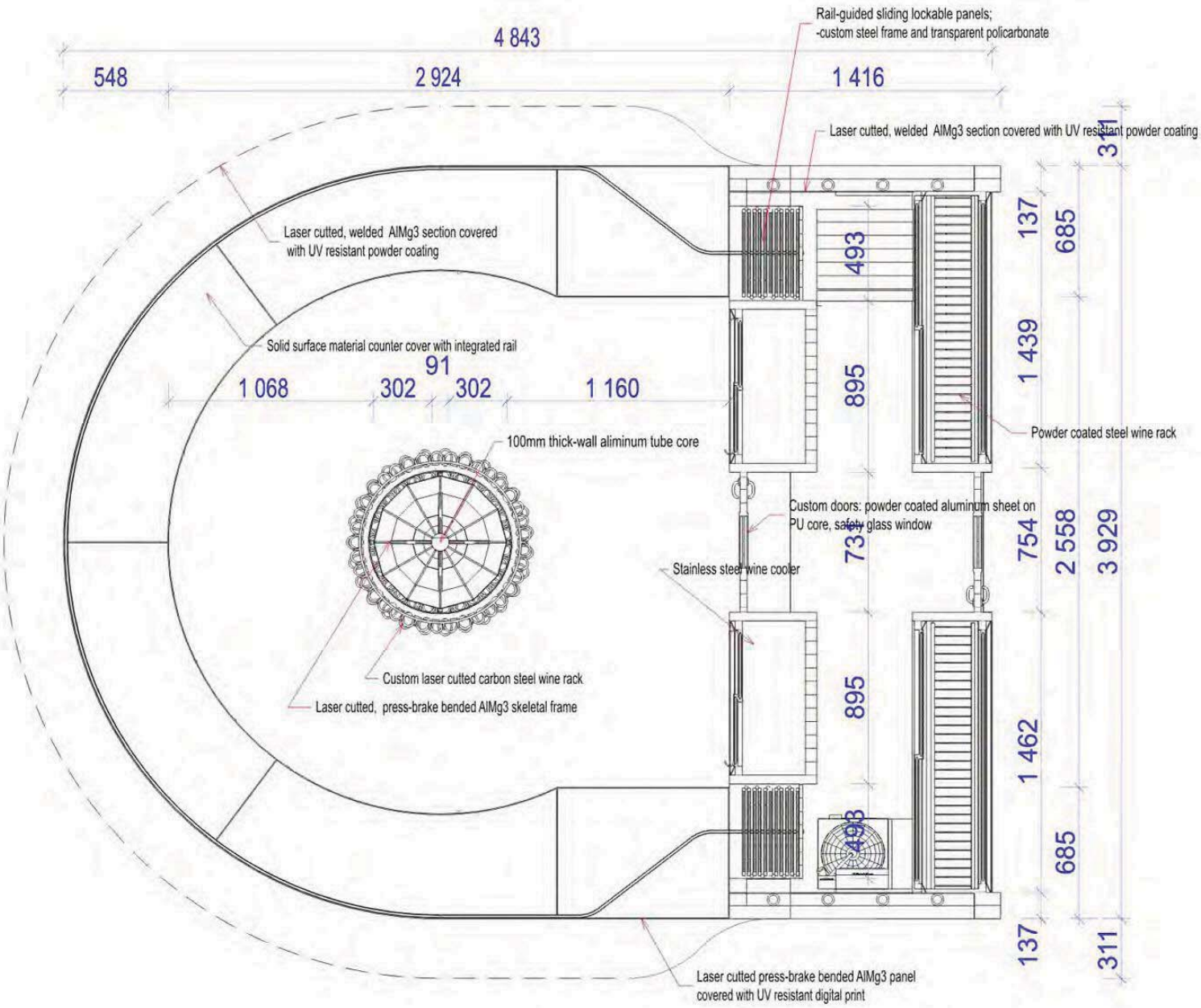
WK 2014

7/5/12

JOB#

SHEET
A1.01
OF

SUP-54331 - REVISED



DIMENSIONS ARE IN METRIC UNITS

PRJ-54027
05/27/14

The WINE BAR

SUP-54331

©2013-14 REAL STEEL DESIGN LLC

-in association with- www.ottostudio.com

May 22, 2014

City of Las Vegas
Planning and Development
333 Rancho Drive
Las Vegas, NV 89106

RE: PRJ-54027
Special Use Permit
Project: Wine Tasting Kiosk, Premium Outlet Mall North

Dear Staff:

We respectfully request a Special Use Permit pre-application meeting for a wine tasting kiosk at the Premium Outlet Mall North, downtown Las Vegas.

Wine tasting Kiosk are a new concept in retailing and have been successful in other large retail malls throughout the Country. As a large walking mall most of the foot traffic is tourist traffic and comes via bus and/or cabs. Kiosk's are well suited for a large walking malls. A wine tasting kiosk offers the opportunity to take a break from a busy day of shopping and is a positive attraction. There are no other Kiosks of this type in the Premium Outlet Mall North. The concept is consistent with overall commercial zoning and open walking area of the Premium Mall and the Smith Center.

The site is kiosk has been designed to separate the serving area from the general public. Only customers 21 years old and older will be allowed in the kiosk area.

As a Kiosk in established mall there be no additional traffic generated and the existing parking is sufficient.

Should you have any questions please feel free to contact our office at 917-459-8982.

Sincerely,



Balazs Kovary

SUP-54331

PRJ-54027
05/27/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

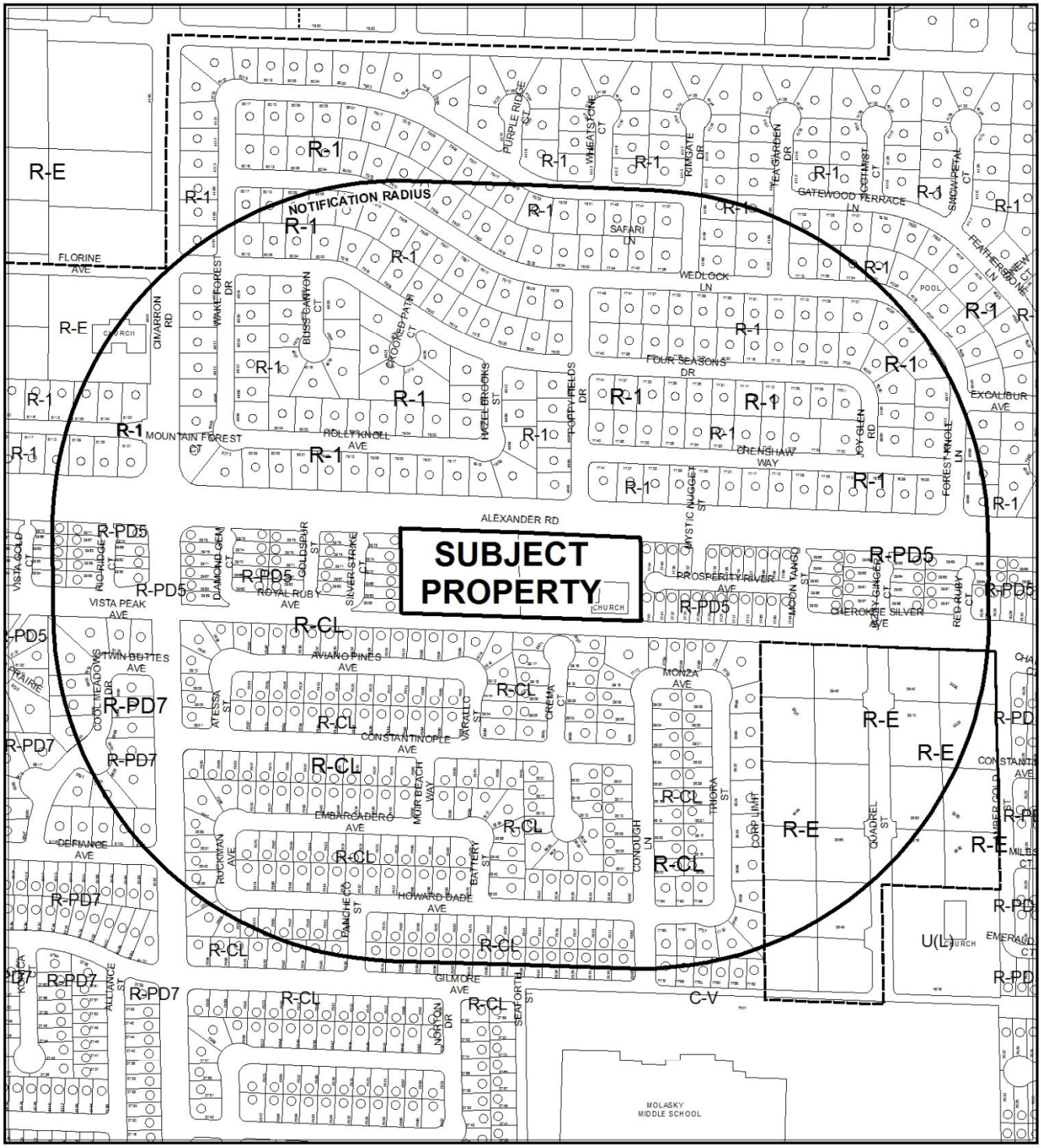
SUBJECT:
SDR-54318 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-34172) FOR A PROPOSED 1,730 SQUARE-FOOT BUILDING ADDITION, EXPANSION OF THE PARKING LOT WITH RESTRIPING AND A 17,931 SQUARE-FOOT PLAYGROUND ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 3.5 acres at 7801 West Alexander Road (APNs 138-09-501-003 and 004), C-V (Civic) Zone, Ward 4 (Anthony) [PRJ-54213].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



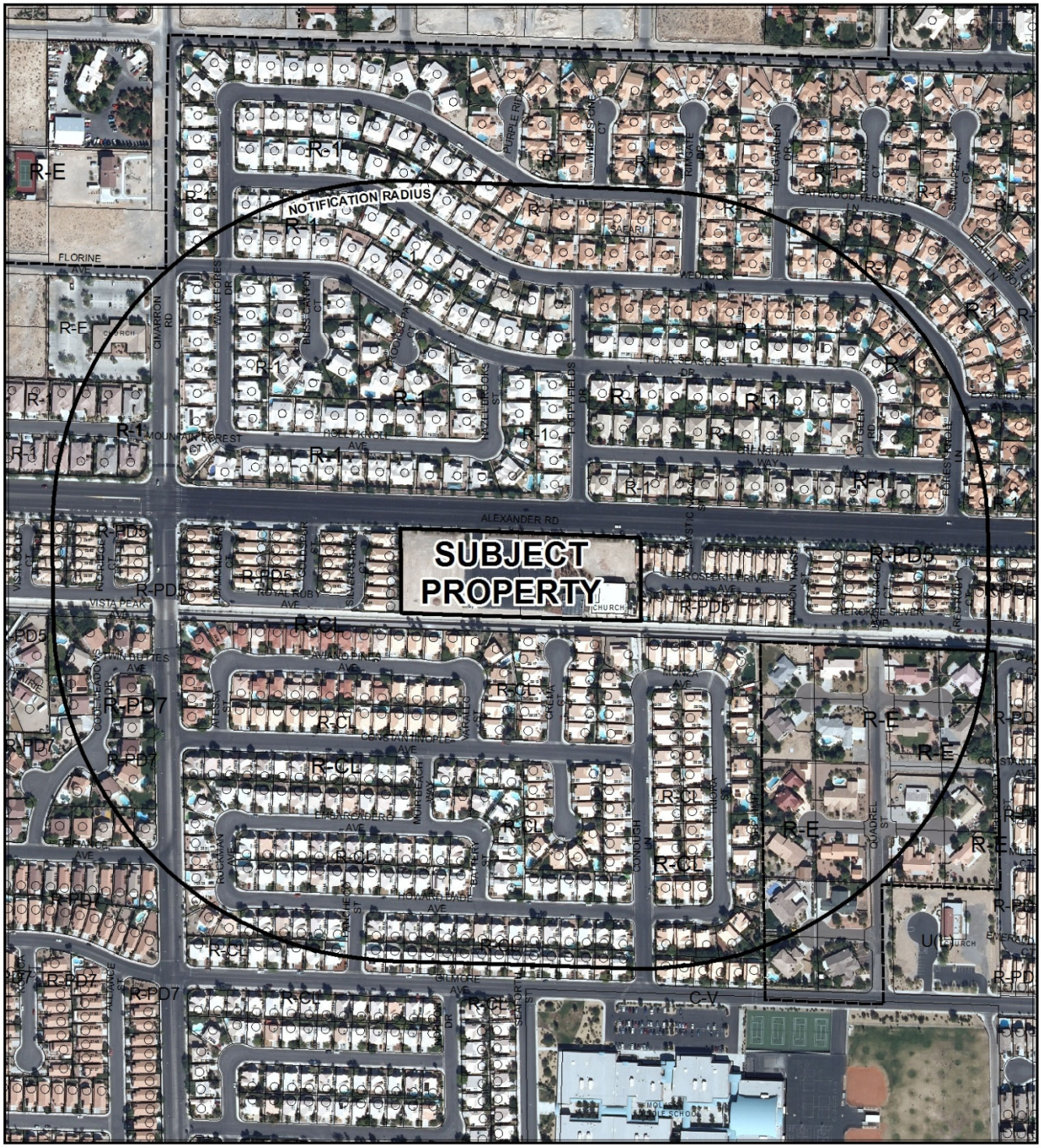
0 300 600 Feet

CASE: **SDR-54318 (PRJ-54213)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **SDR-54318 (PRJ-54213)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-54318 APN: 138-09-501-003; 004

Name of Property Owner: Church of the Foursquare Gospel Intl.

Name of Applicant: Meadows Fellowship Church

Name of Representative: Kevin Ward - ethos|three ARCHITECTURE

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 Flores

Subscribed and sworn before me

This 22nd day of May, 2014

_____

Notary Public in and for said County and State

State of Nevada
County of Clark

CHRISTINA SIMONCIC
Notary Public State of Nevada
No. 06-107418-1
My appt. exp. June 5, 2014

PRJ-54213
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7801 Alexander, Las Vegas, NV

Project Name Meadows Fellowship Church **Proposed Use** Church/House of Wo

Assessor's Parcel #(s) 138-09-501-004 & 138-09-501-003 **Ward #** 4

General Plan: existing PF proposed n/a **Zoning:** existing C-V proposed n/a

Commercial Square Footage 12,461 total **Floor Area Ratio** 8.2%

Gross Acres 3.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Intl. Church Foursquare Gospel **Contact** Rev. Ronald Flores

Address 7801 Alexander **Phone:** (702) 254-1725 **Fax:** (702) 254-1725

City Las Vegas **State** NV **Zip** _____

E-mail Address rjflores@meadowsfellowship.org

APPLICANT Meadows Fellowship Church **Contact** Rev. Ronald Flores

Address 7801 Alexander **Phone:** (702) 254-1725 **Fax:** (702) 254-1725

City Las Vegas **State** NV **Zip** _____

E-mail Address rjflores@meadowsfellowship.org

REPRESENTATIVE ethos|three ARCHITECTURE **Contact** Kevin Ward

Address 8985 South Eastern, Suite 220 **Phone:** (702) 456-1070 **Fax:** (702) 456-7020

City Las Vegas **State** NV **Zip** 89123

E-mail Address kward@ethosthree.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 Ronald Flores

Subscribed and sworn before me

This 22nd day of May, 20 14.

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

CHRISTINA SIMONCIC
Notary Public State of Nevada
No. 06-107418-1
My appt. exp. June 5, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

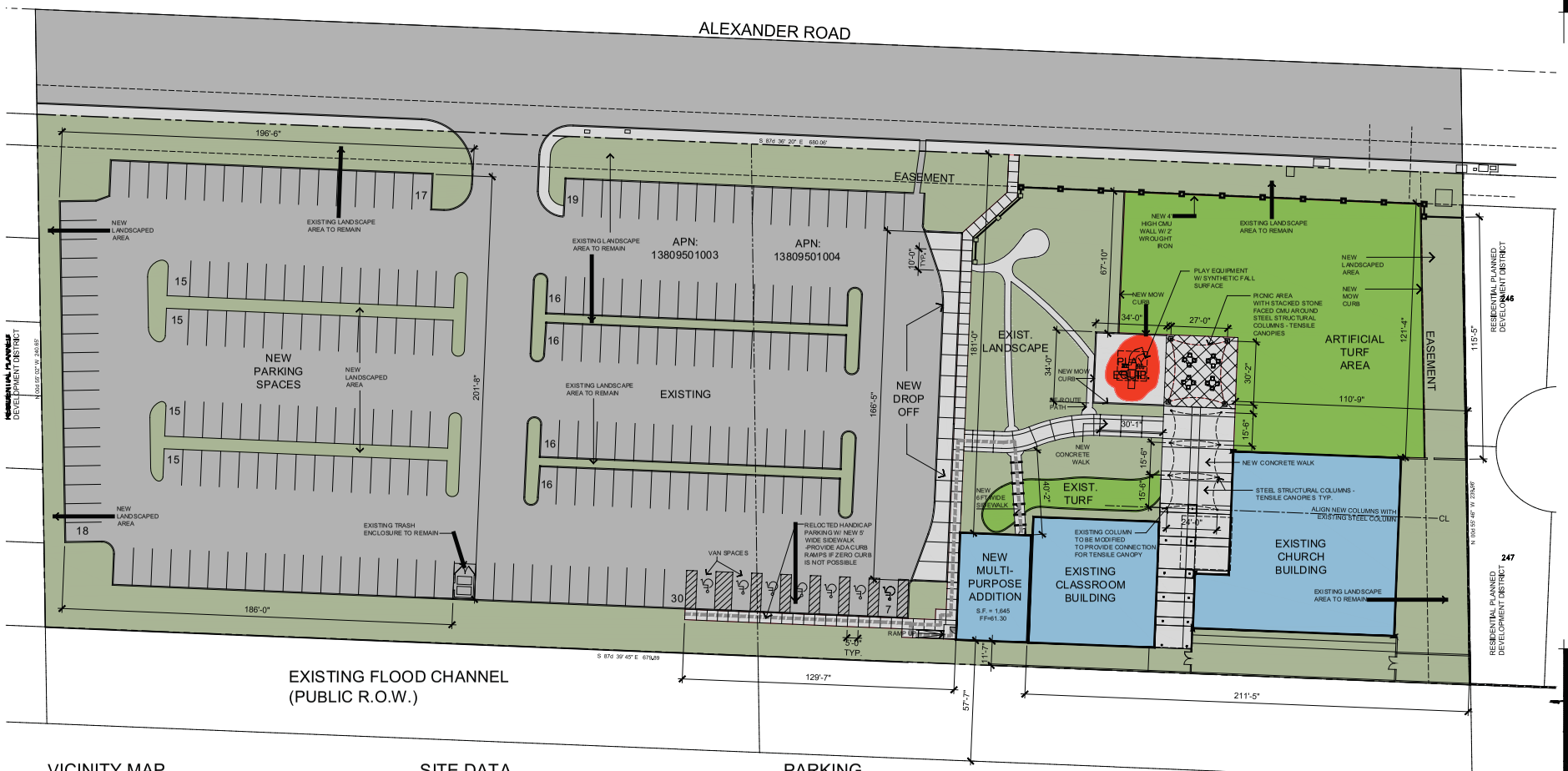
Case #	SDR-54318
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

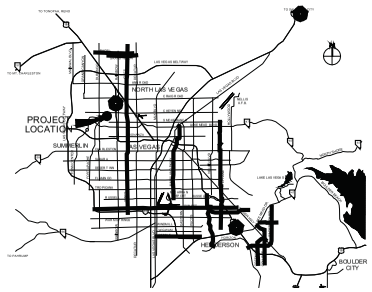
PRJ-54213
05/22/14

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

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



VICINITY MAP



SITE DATA

SITE AREA	3.5 AC
A.P.N. NUMBER	138-09-501-004, 138-09-501-003
JURISTICTION	CITY OF LAS VEGAS
CURRENT ZONING	C-V
BUILDING AREA	
EXISTING AREA:	10,816 SF
NEW AREA:	1,645 SF
TOTAL AREA:	12,461 SF
COVERAGE	8.2%

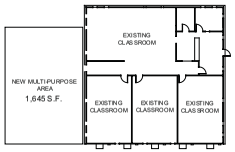
SITE LEGEND

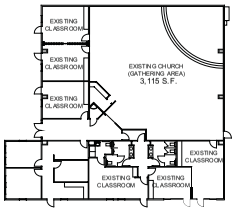
PATH OF ACCESSIBILITY

PARKING

PARKING ANALYSIS (PER TITLE 19)

EXISTING CHURCH: 3,115 sf (1 sp / 100 sf GATHERING)	31.15
10 EXISTING CLASSROOMS (3 sp / CLASSROOM)	30.00
NEW MULTI-PURPOSE: 1,645 sf (1 sp / 100 sf GATHERING)	16.45
TOTAL PARKING REQUIRED:	77.60
TOTAL PARKING PROVIDED:	198
HANDICAP ACCESSIBLE PARKING	
REQUIRED	6
PROVIDED	7





DRAWING APPROVED:
DATE:

ethos three

SITE PLAN

MEADOWS FELLOWSHIP
7801 ALEXANDER

MEADOWS FELLOWSHIP SITE PLAN

SCALE : 1"=20'-0"

SDR-54318

PRJ-54213
05/22/14

0 10 20 40

05-22-14

SHT A0.3

8985 s. eastern
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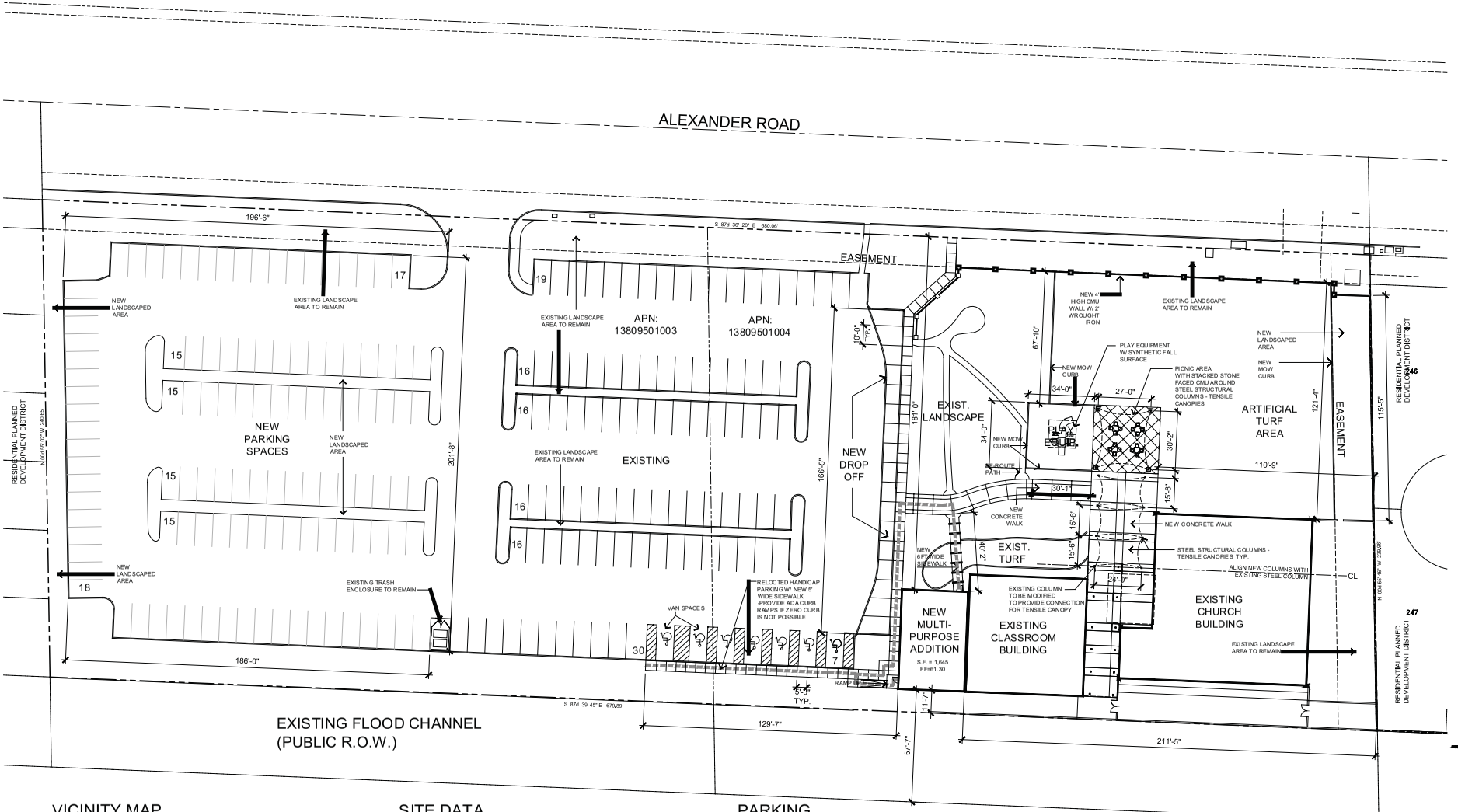

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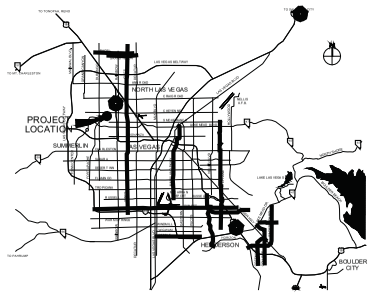
VICINITY MAP



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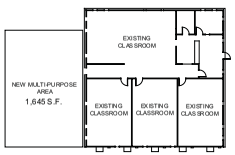

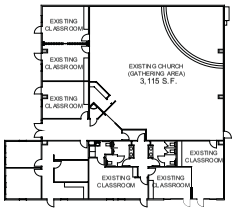

ethos three ARCHITECTURE

SITE PLAN

MEADOWS FELLOWSHIP
7801 ALEXANDER

MEADOWS FELLOWSHIP SITE PLAN

SCALE : 1"=20'-0"

0 10 20 40

05-22-14

SHT A0.3

PRJ-54213
05/22/14

SDR-54318

8985 s. eastern
suite 220
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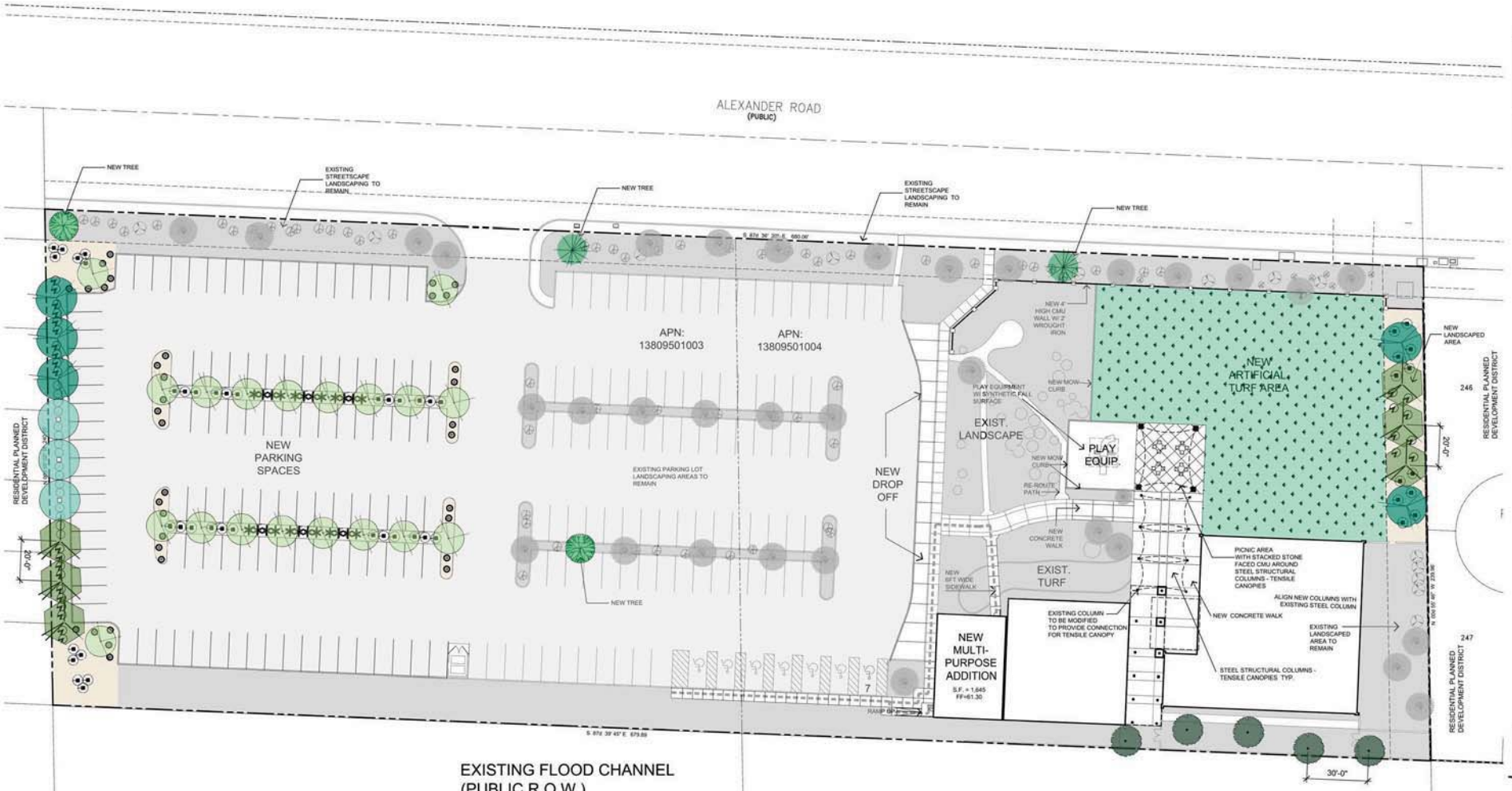
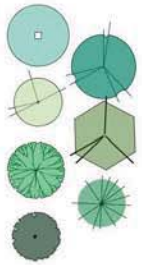


LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications



Trees Item	Size	Quantity	Comments
Chitalpa X tashkentensis Chitalpa	24" Box Std. Trunk	3	
Fraxinus velutina 'Rio Grande' Rio Grande Ash	24" box Std. Trunk	5	
Pistacia chinensis Chinese Pistache	24" Box Std. Trunk	19	
Robinia ambigua Purple Robe Locust	24" Box Std. Trunk	6	
Prosopis X 'Phoenix' Thornless So. American Hybrid Mesquite	24" Box Low Breaking Branch	2	
Pinus eldarica Mondel Pine	24" Box Std. Trunk	2	
Quercus ilex Holly Oak	24" Box Std. Trunk	5	

Shrubs and Accents Item	Size	Quantity	Comments
Dasylirion wheeleri Desert Sponn	5 gal.	24	
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	48	
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	16	
Raphiolepis indica 'Pink Lady' Pink Lady Hawthorn	5 gal.	35	
Senna nemophila Desert Cassia	5 gal.	28	

Existing Trees to Remain

Miscellaneous Item	Quantity	Size
Decomposed granite - Color to match existing All Planter Areas to Receive 2" Depth of Decomposed Granite. It is the Contractor's responsibility to verify square footage and quantities.	7,654 s.f.	Match Existing
Artificial Turf It is the Contractor's responsibility to verify square footage and quantity.	14,419 s.f.	

NOTES

1. Tree no closer than 10' from street lights.
2. All turf areas to be hybrid bermuda.
3. It is the responsibility of the contractor to verify all quantities.
4. All undeveloped areas are to receive a dust palliative as required by the Clark County Air Quality Dept.

PARKING LOT TREE REQUIREMENTS

113 New Parking Spaces Provided
Required Parking Lot Trees: 19
Provided Parking Lot Trees: 19

MEADOWS FELLOWSHIP LANDSCAPE PLAN

SCALE : 1"=20'-0"

SDR-54318

PRJ-54213
05/22/14

0 10 20 40

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

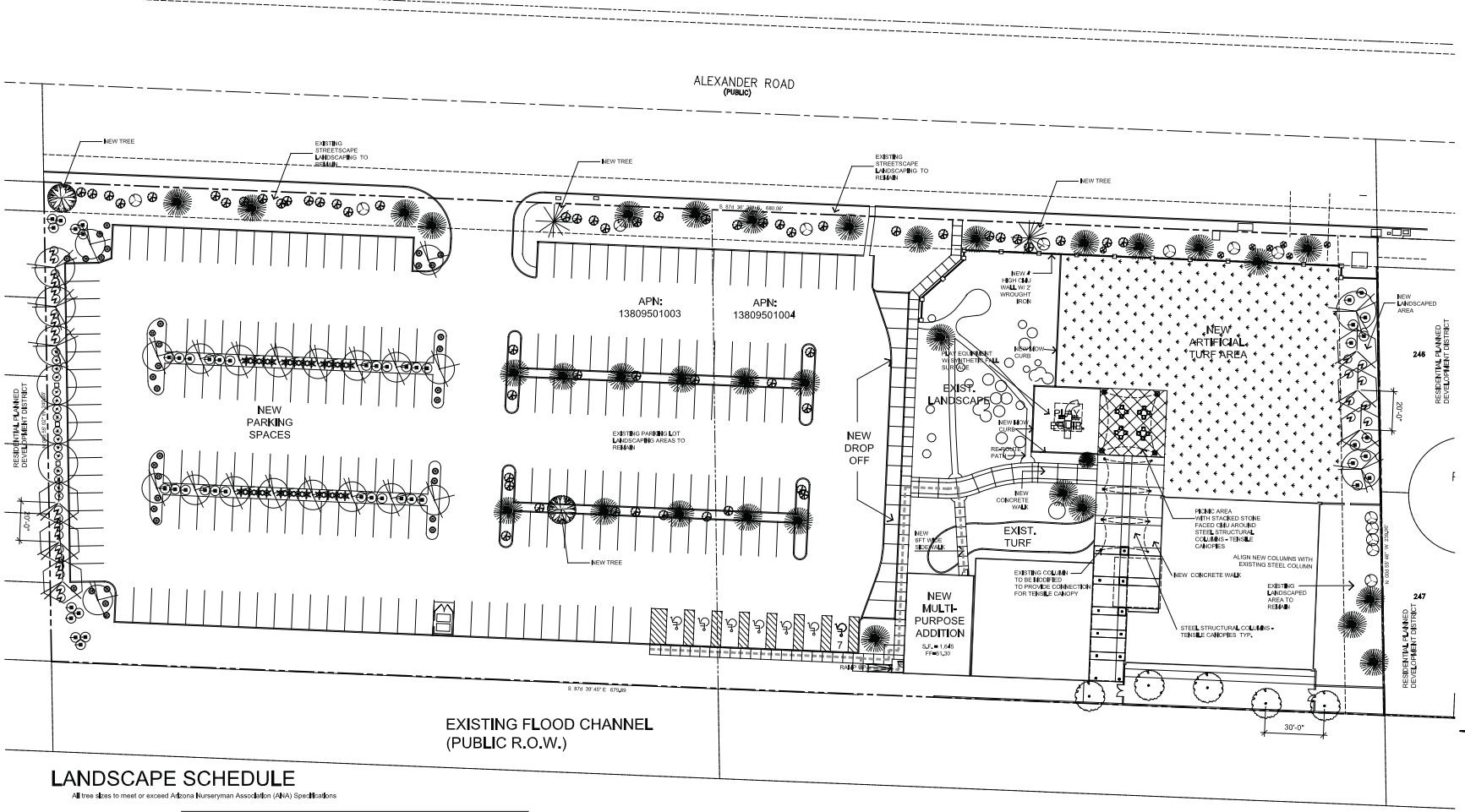
SITE PLAN

MEADOWS FELLOWSHIP
7801 ALEXANDER

LAGE Design

05-22-14

SHT L1.0



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0 10 20 40

05-22-14

SDR-54318

8985 s. eastern
suite 220
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p 702.456.1070
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DATE:

ethos three

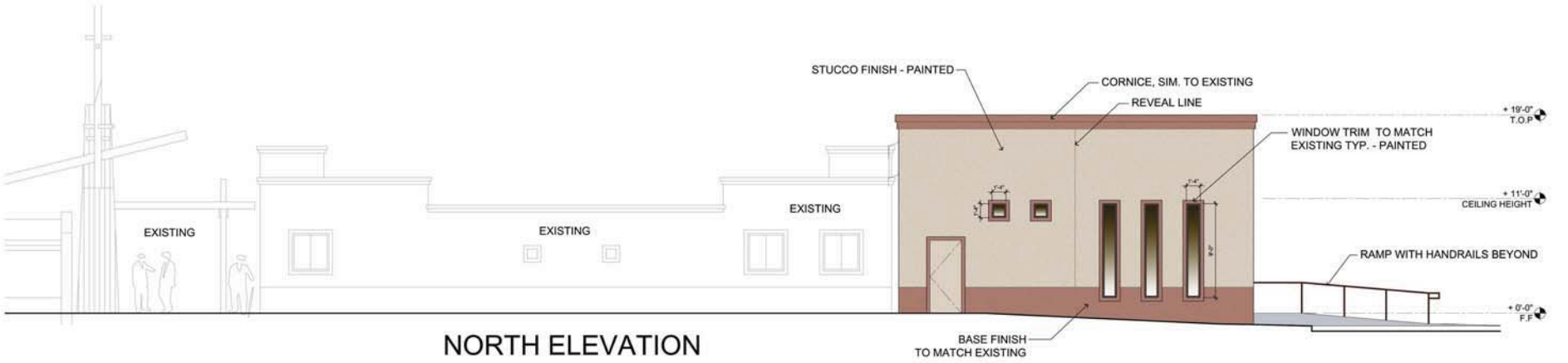
SITE PLAN

MEADOWS FELLOWSHIP
7801 ALEXANDER

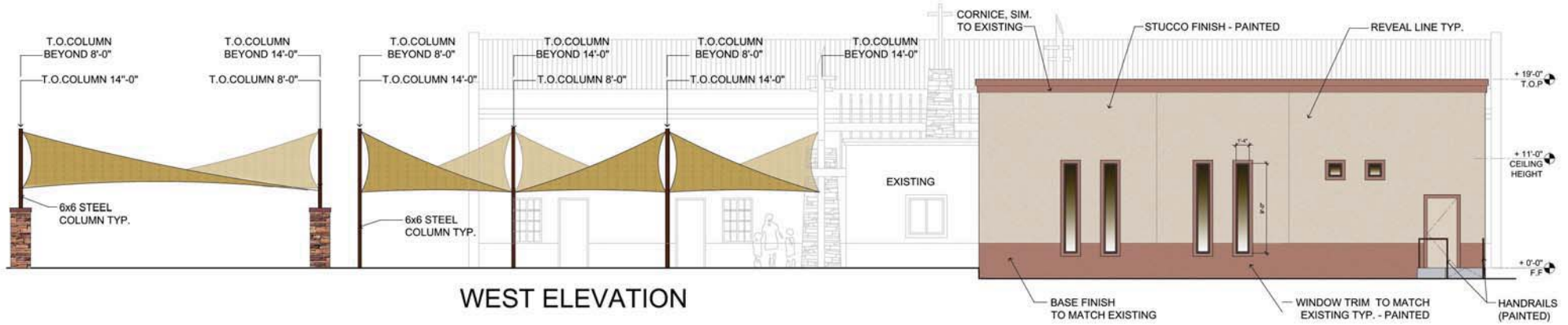
LAGE Design

PRJ54213
05/22/14

SHT L1.0



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 1

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

SDR-54318

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suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

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DATE:

ethos three ARCHITECTURE

EXTERIOR ELEVATIONS 1

MEADOWS FELLOWSHIP
7801 ALEXANDER

PRJ-54213
05/22/14

05-22-14

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8985 s. eastern
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DRAWING APPROVED:
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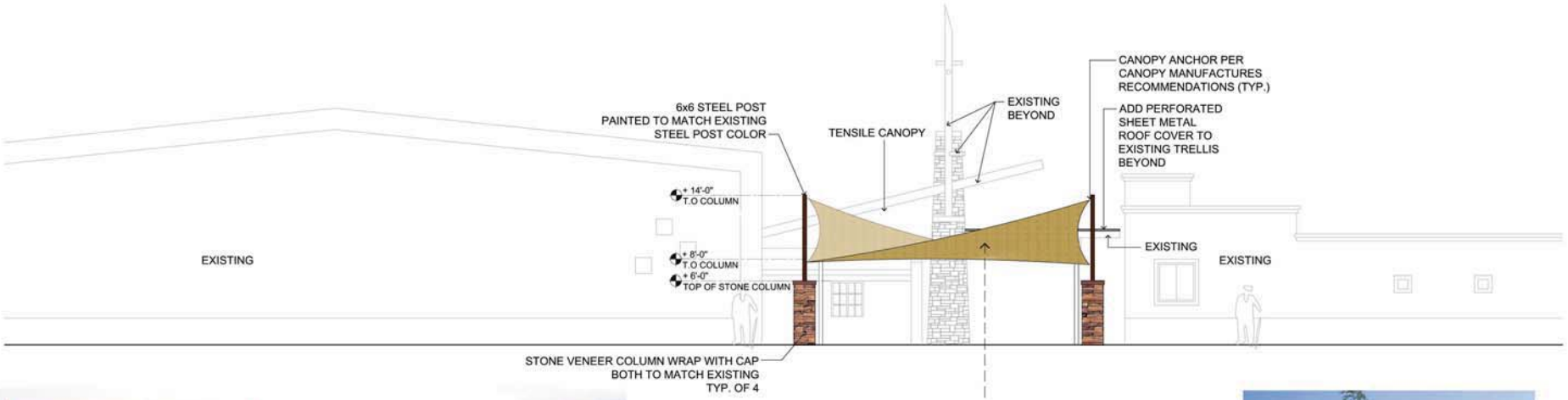

NORTH ELEVATION



EXISTING BUILDING

TENSILE CANOPY TO BE
NON-COMBUSTABLE. STYLE TO BE
SIMILAR TO PHOTO TO THE RIGHT
CANOPY (COLOR TO BE WHITE)



ethos three ARCHITECTURE

EXTERIOR ELEVATIONS 2

MEADOWS FELLOWSHIP
7801 ALEXANDER

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

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

PRJ-54213
05/22/14

05-22-14

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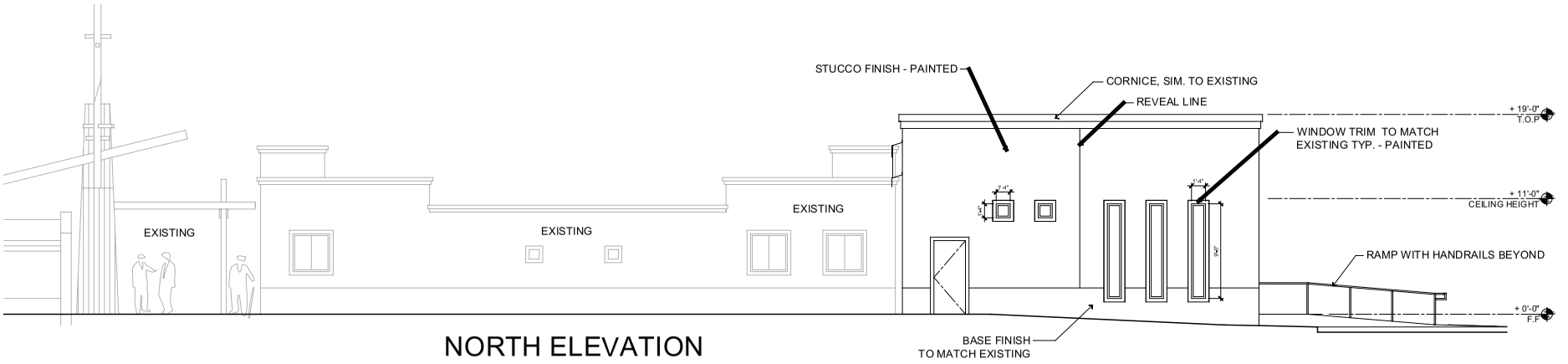
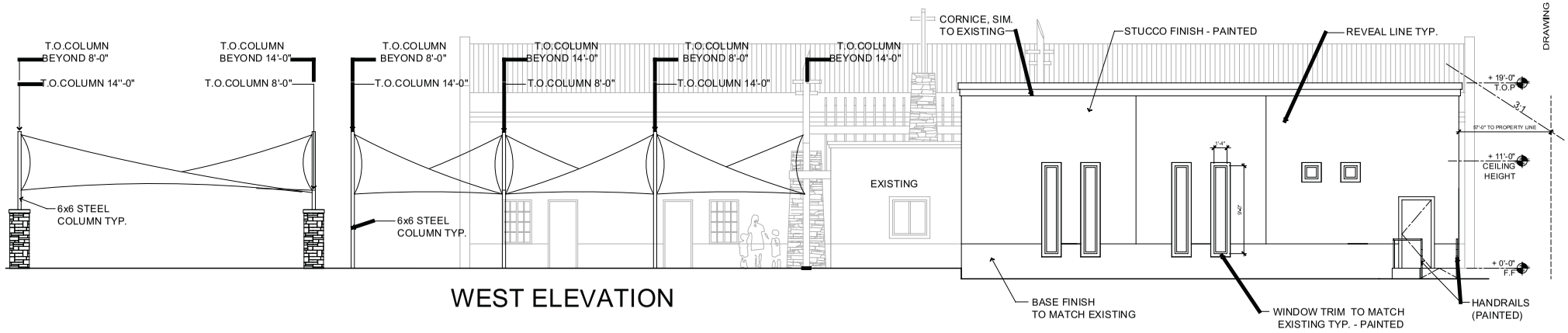
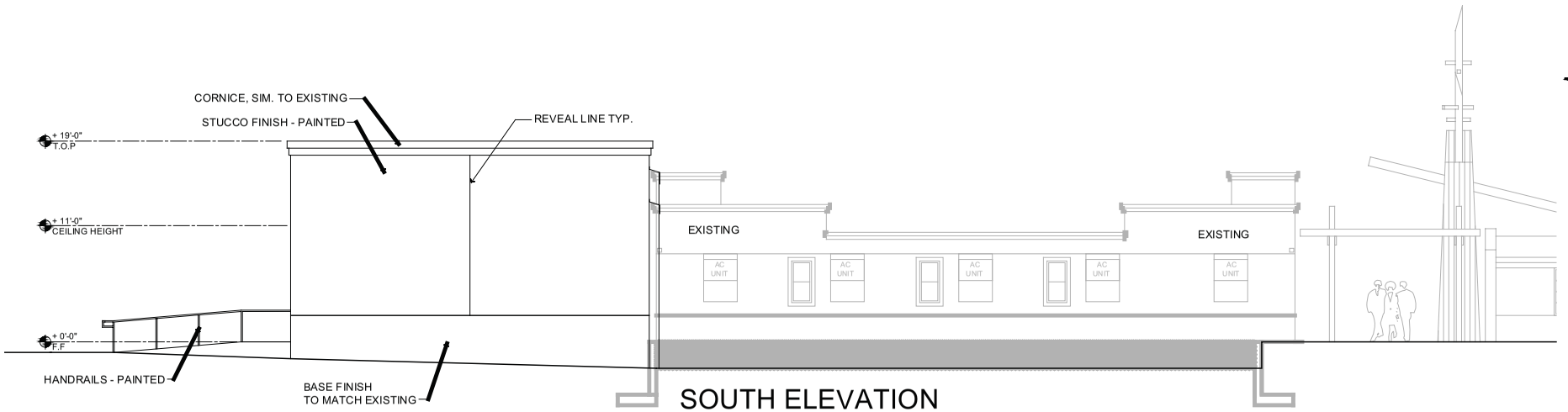
SDR-54318



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 1

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

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suite 220
las vegas, nv 89123
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f 702.456.7020

DRAWING APPROVED:
DATE:

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EXTERIOR ELEVATIONS 1

MEADOWS FELLOWSHIP
7801 ALEXANDER

PRJ-54213
05/22/14

05-22-14

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SDR-54318

8985 s. eastern
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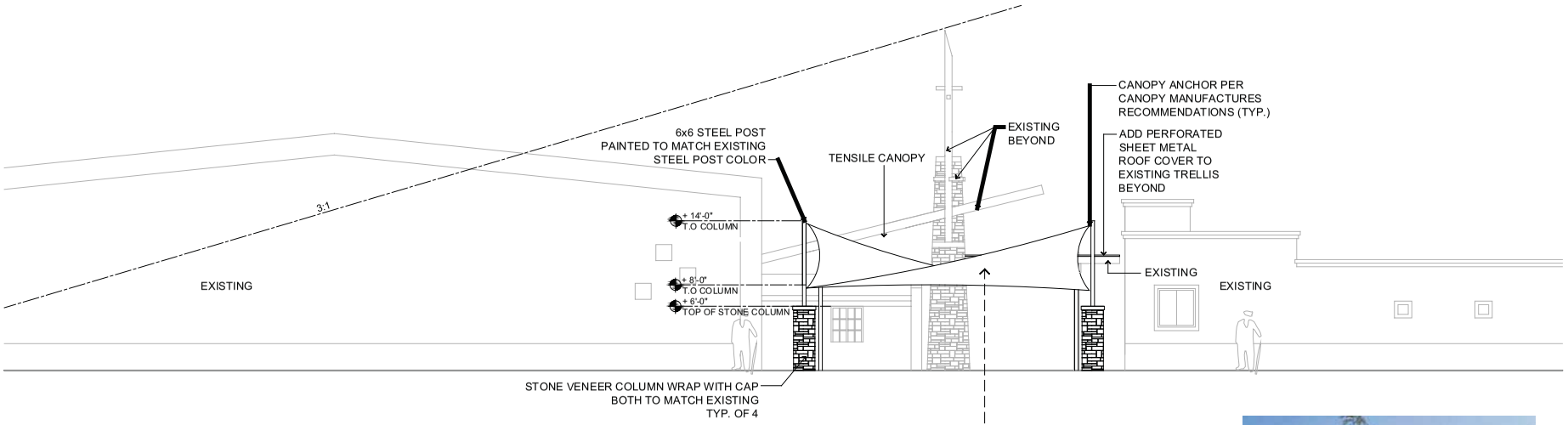


NORTH ELEVATION

TENSILE CANOPY TO BE
NON-COMBUSTABLE. STYLE TO BE
SIMILAR TO PHOTO TO THE RIGHT
CANOPY (COLOR TO BE WHITE)



ethos three
ARCHITECTURE

EXTERIOR
ELEVATIONS 2

MEADOWS FELLOWSHIP
7801 ALEXANDER

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

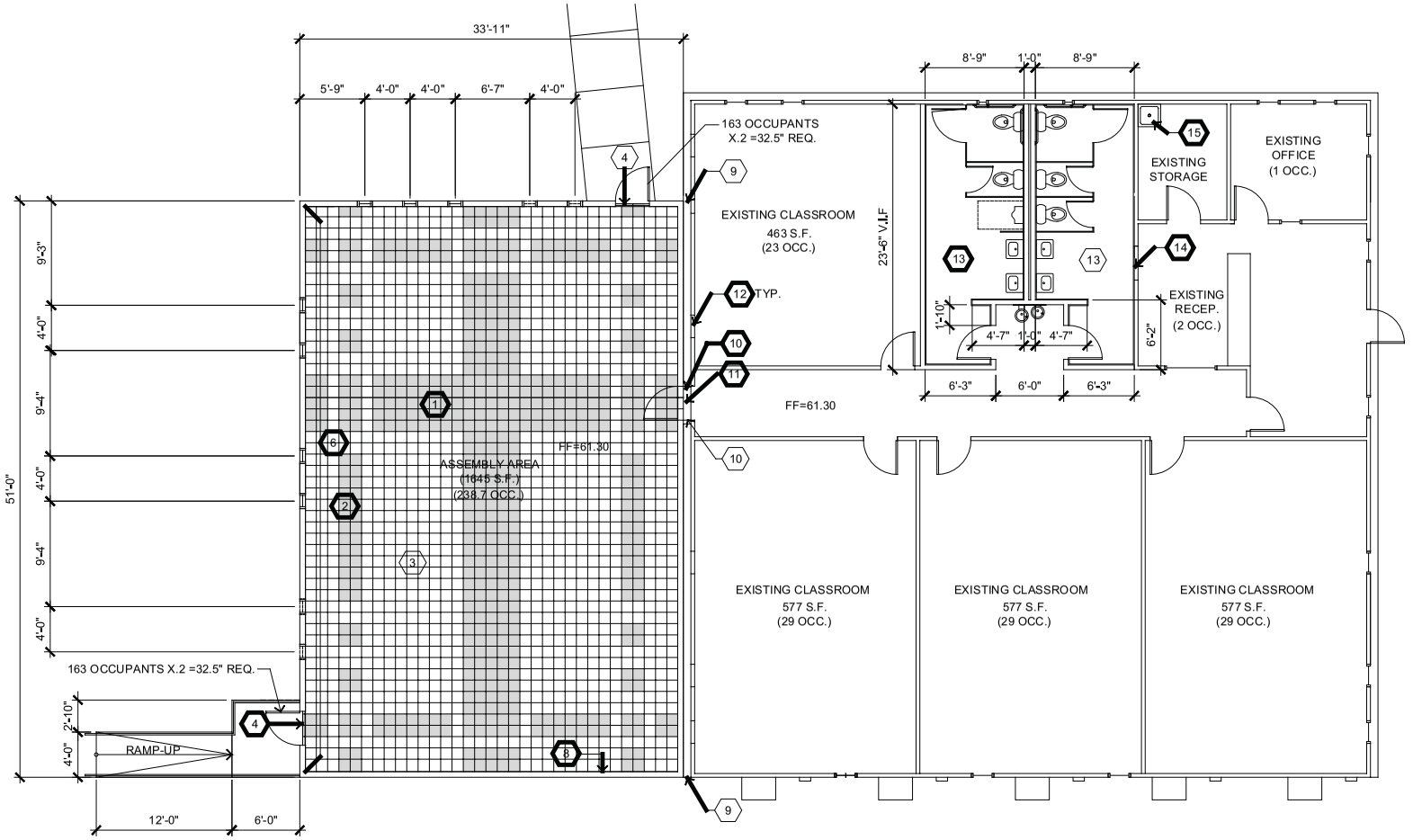
SCALE : 1/4"=1'-0"

SDR-54318

PRJ-54213
05/22/14

05-22-14

SHT A5.1



PLUMBING ANALYSIS
TOTAL OCCUPANT LOAD = 382
394 /2= 197

E: 57 OCC. = 1.16 GIRLS
57 OCC. =1.16 BOYS
A: 119.4 OCC. = 1.84 GIRLS
119.4 OCC. =.96 BOYS
5.42

3.0 GIRLS
2.12 BOYS

KEYNOTES

1. VCT 1 ARMSTRONG VINYL COMPOSITION TILE
2. VCT 1 ARMSTRONG VINYL COMPOSITION TILE
3. VCT 1 ARMSTRONG VINYL COMPOSITION TILE
4. ROPPE VINYL FLOOR TRANSITION 1/4" REDUCER STRIP - VCT TO CONCRETE
5. ROPPE VINYL FLOOR TRANSITION CARPET TO VCT
6. ACCENT PAINT
7. ARMSTRONG SCHOOL ZONE FINE FISSURED
8. ROPPE VINYL WALL BASE TYPICAL - MATCH EXISTING HEIGHT
9. MM SYSTEMS EXTERIOR JOINT COVER
10. MM SYSTEMS INTERIOR JOINT COVER
11. MM SYSTEMS INTERIOR FLOOR JOINT COVER
12. FILL IN EXISTING WINDOWS ALONG WEST ELEVATION WHERE TRANSITION FROM EXISTING TO NEW.
13. CERAMIC FLOOR AND WALL TILE - PROVIDE ALLOWANCE OF $5.00 S.F. (MATERIAL ONLY) WALL TILE TO BE 5FT HIGH.
14. FILL IN EXISTING DOOR OPENING WITH NEW WALL
15. MOP SINK

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las vegas, nv 89123
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DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

MEADOWS FELLOWSHIP
7801 ALEXANDER

FLOOR PLAN

MEADOWS FELLOWSHIP FLOOR PLAN

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

PRJ-54213
05/22/14

05-22-14

SHT A2.0

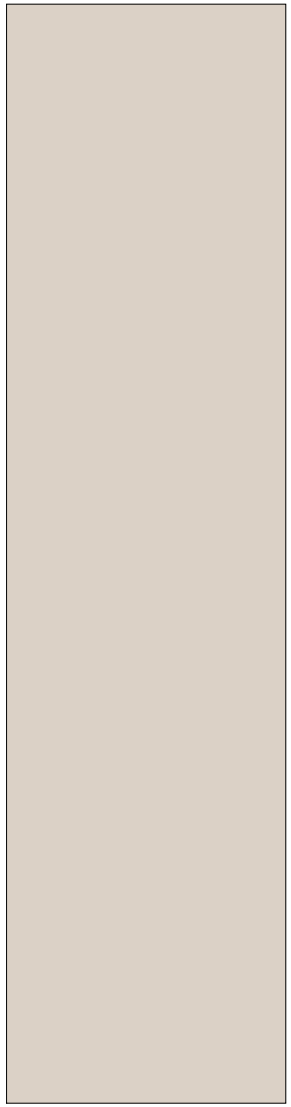
SDR-54318

Meadows Fellowship - Addition

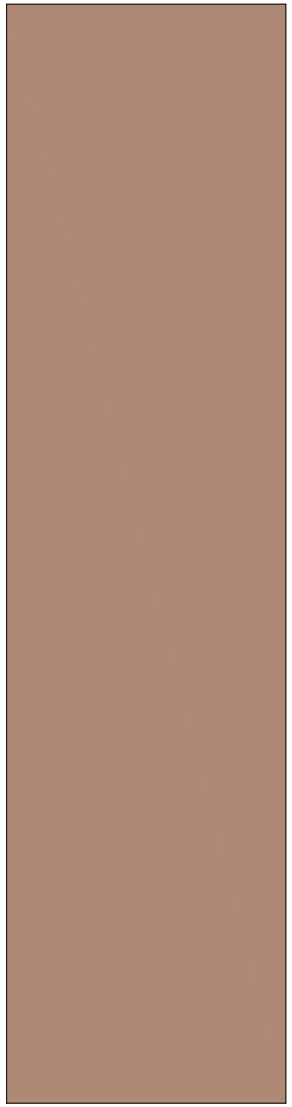
7801 Alexander, Las Vegas, NV

ethos three ARCHITECTURE

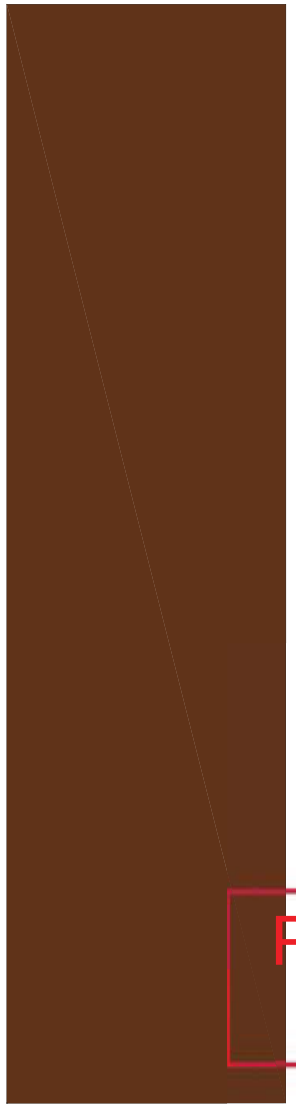
colors and materials



FIELD 1
Frazee
2652W - Love Bond



ACCENT 1
Frazee
2594D - Hickory Nut



ACCENT 2
Frazee
2597N - Log Jam



STONE COLOR
Honey Ledge Carmel MT.
Cultured Stone Owens Corning



WINDOW FRAME
Arcadia
Dark Bronze



SHADE STRUCTURE
CANOPY COLOR
Non-Combustible
Comtex
Color: Cappucino

PRJ-54213
05/22/14

SDR-54318

ethos three
ARCHITECTURE

May 22, 2014

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

RE:

Justification Letter –Site Development Plan Review
Meadows Fellowship
7801 Alexander, Las Vegas, NV
APN: 138-09-501-004 & 138-09-501-003
Zoning: C-V (Zoned Civic District)

We are requesting a Site Development Plan Review to allow a new 1,645 SF Multi-Purpose building (with fire sprinkers) adjacent to an existing modular classroom building. Improvements to the site also includes a new playground and outdoor canopy shade structures; new hardscape, turf area, landscaping, site wall with wrought iron and an expansion of the existing parking lot with a new drop off area. The improvement to the site includes work on both parcels referenced above.

The existing developed site includes an existing church building, modular classroom building and outdoor covered shade structure between the two. There is existing parking, hardscape and landscape.

The total occupancy load for the Multi-Purpose building is 238, and 394 total when including the existing connected modular classroom building.

The site is adjacent to existing residential developments to the east and west with Alexander Road to the north with residential developments across the street. To the south there is an existing Gowan North Flood Channel. It is our understanding that there has been a waiver that allows for an exclusion of a landscaping buffer adjacent to the flood channel.

Traffic will enter the site from Alexander Road. Handicap parking has been relocated to a close proximity to the new Multi-Purpose building.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, occupancy lighting sensors, and drought resistant landscape planting.

We are requested an exception to the required landscape fingers in the parking lot because we would prefer that the design is consistent with the existing parking lot design. However, we have added additional trees at the parameter that provide the required amount of trees that would be provided if such fingers were to be installed. Additional Trees and shrubs missing from the exiting landscape buffer will be planted. The 5 trees from SDR-34172#1 conditions of approval will be planted.

This proposed project improves community services and parking capacity to the existing congregation.

Sincerely, John Lopeman, AIA

SDR-54318

PRJ-54213
05/22/14

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

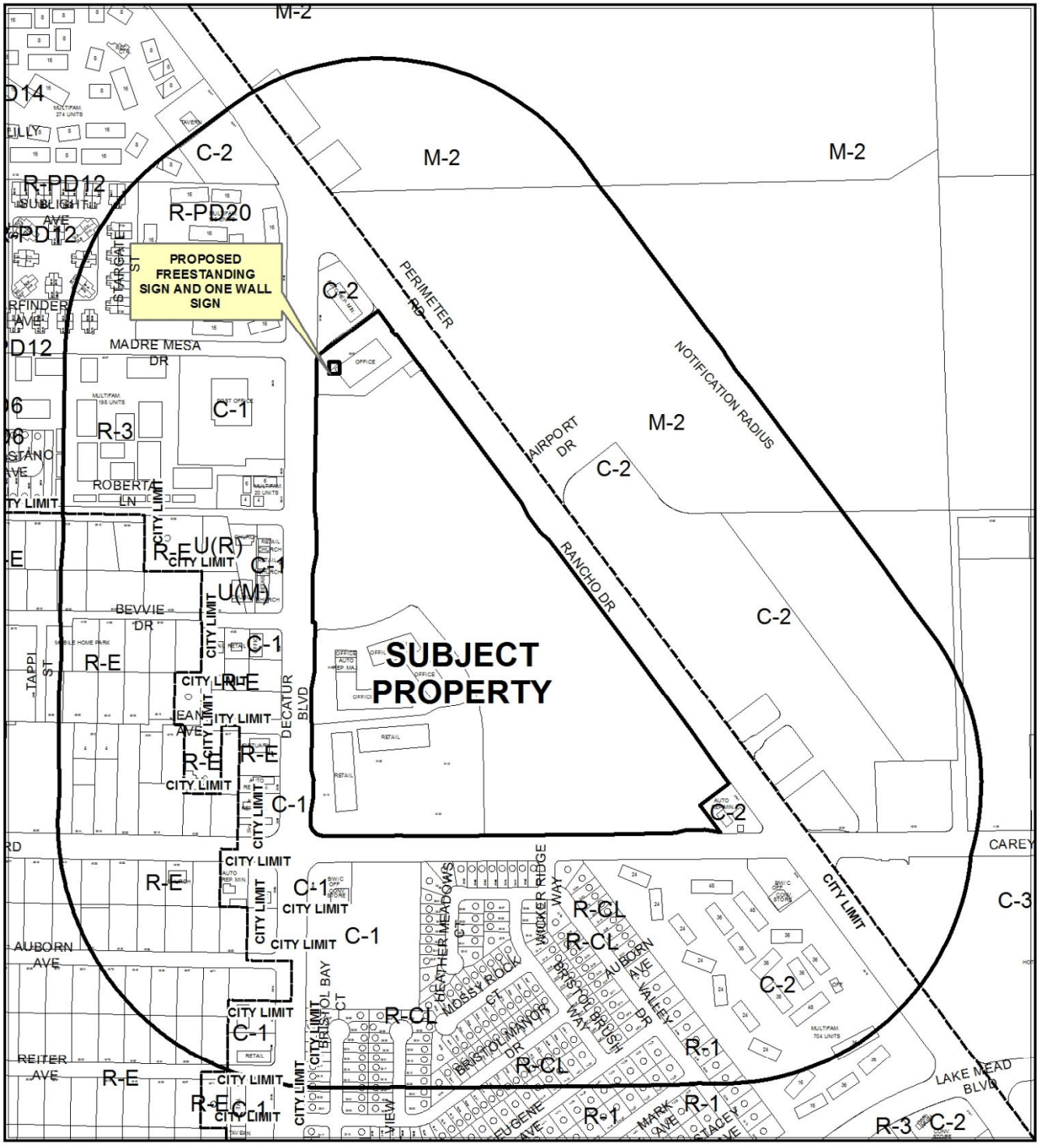
SUBJECT:
MSP-54265 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: ABUNDANT GRACE CHURCH - OWNER: PATRICIA EILEEN IWAMOTO AND YEE STEVEN YET MUN - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-4388) TO ADD ONE FREESTANDING SIGN AND ONE WALL SIGN AT AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.84 acres at 2690 North Decatur Boulevard (APN 139-18-310-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) [PRJ-53726].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Clark County Department of Aviation Comments



CASE: **MSP-54265 (PRJ-53726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL) & R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)



CASE: **MSP-54265 (PRJ-53726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL) & R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

CLV Planning - Application Form

Application Number:	PRJ-53726
Application/Petition For:	MSP Amendment
ProjectAddress (Location):	2690 N. DECATUR BOULEVARD
Project Name	ABUNDANT GRACE CHURCH
Assessors Parcel #(s):	13918310001
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Scott
Applicant Last Name:	McIntosh
Applicant Address:	3915 West Hacienda Ave., Suite A-115
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89118
Applicant Phone:	(702) 880-4328
Applicant Fax:	(701) 880-4329
Applicant Email:	scott@hartlauersigns.com
Rep First Name:	Scott
Rep Last Name:	McIntosh
Rep Address:	3915 West Hacienda Ave., Suite A-115
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89118
Rep Phone:	(702) 880-4328
Rep Fax:	(701) 880-4329
Rep Email:	scott@hartlauersigns.com

MSP-54265

PRJ-53726
05/22/14

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
IWAMOTO PATRICIA EILEEN	379 LIHOLIHO ST	WAILUKU, HI 96793-2509

CLVEPLAN Applicant	Company	Title	Email
Jacob Hosmer	Hartlauer Signs	Administrative assistant	jacob@hartlauersigns.com

MSP-54265

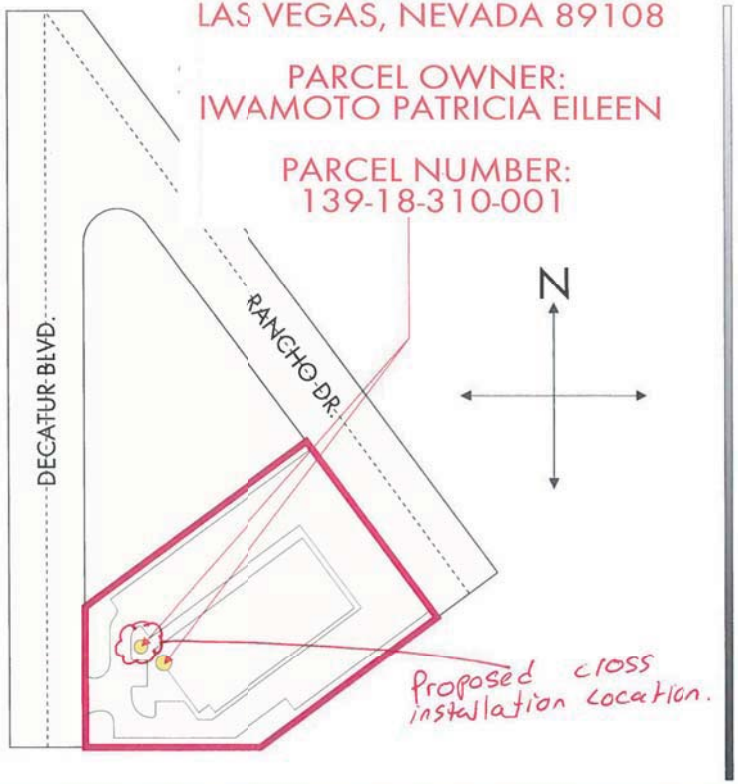
PRJ-53726
05/22/14

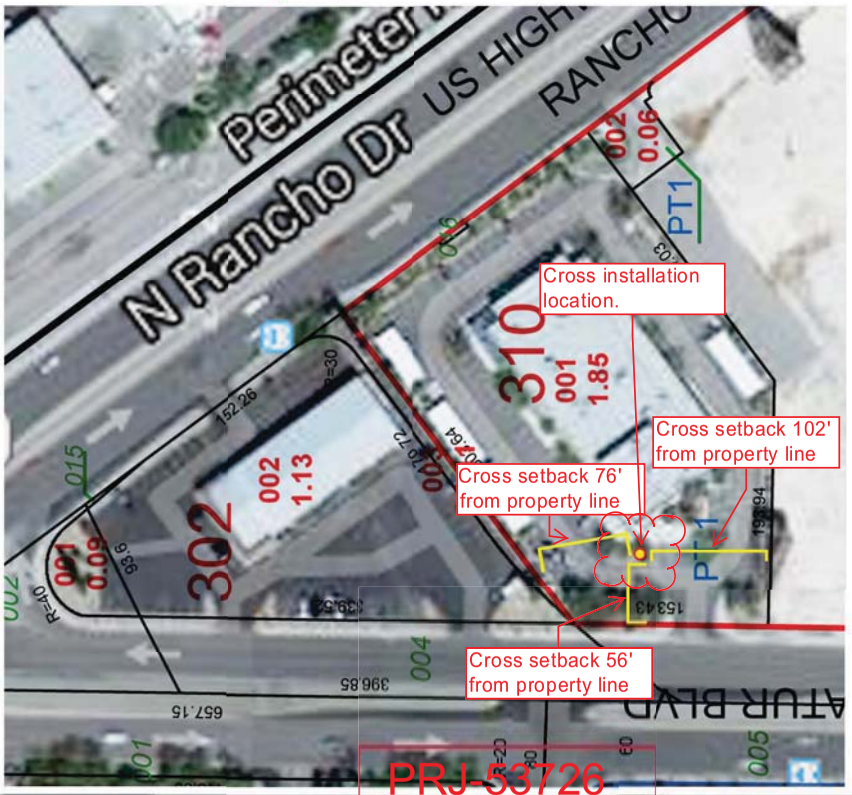
ABUNDANT GRACE CHURCH

2690 N. DECATUR BLVD.
LAS VEGAS, NEVADA 89108

PARCEL OWNER:
IWAMOTO PATRICIA EILEEN

PARCEL NUMBER:
139-18-310-001





PRJ-53726
05/22/14

PROJECT NAME:	Abundant Grace Church	DATE DRAWN:	3/21/2014
SITE ADDRESS:	2690 N. Decatur Blvd.	DRAWN BY:	Kenny Hartlauer
OWNER NAME:	Iwamoto Patricia Eileen	SALES REP:	Scott McIntosh
PARCEL NUMBER:	139-18-310-001	CONTRACTOR:	
APPROVAL:		DESIGN #:	13295
LANDLORD:			

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
(702)880-4328
LIC# 0072762 C-6
$200,000 Bond Limit

ABUNDANT GRACE CHURCH

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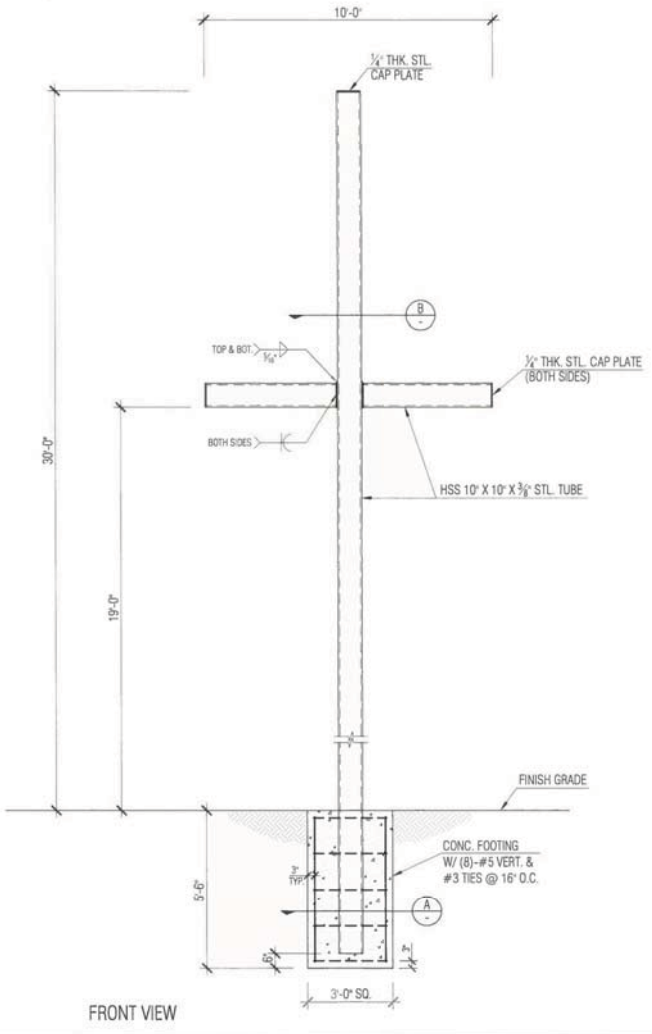
MSP-54265



FRONT VIEW

Sign analysis table

Sign type: Freestanding steel cross

Location of Sign: 2690 N. Decatur Blvd.
Las Vegas, NV 89108

Dimensions: 30’ tall X 10’ wide, 32 Sqft.

Type of illumination: None

Type of animation: None

PRJ-53726
05/22/14

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(702)880-4328
LIC# 0072762 C-6
$200,000 Bond Limit

PROJECT NAME:	Abundant Grace Church
SITE ADDRESS:	269 N. Decatur Blvd.
OWNER NAME:	
PARCEL NUMBER:	
APPROVAL:	
LANDLORD:	

DATE DRAWN:	1/27/2014
DRAWN BY:	Kenny Hartlauer
SALES REP:	Scott McIntosh
CONTRACTOR:	
DESIGN #:	13295

ABUNDANT GRACE CHURCH

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MSP-54265

17'-10"

1'-0"

ABUNDANT GRACE CHURCH

2'-7"

LETTER DIMENSIONS

SCALE: N.T.S.

17.83 SQUARE FEET OF SIGNAGE

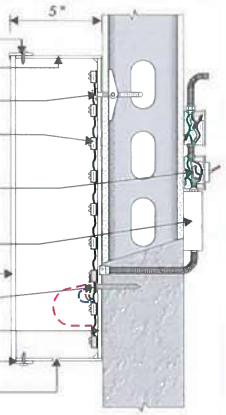


NORTH ELEVATION

SCALE: 1/8" - 1'

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

1" JEWELITE TRIM CAP
PAINT INSIDE OF LETTER WHITE
1/4" TOGGLE BOLT, MINIMUM 3 PER LETTER
L.E.D. MODULES
120V PRIMARY W/ LOCK-ABLE SWITCH. SUPPLIED BY OWNER TO BE INSTALLED BY ELECTRICIAN. **AS PER NEC 600.5.**
LED (CLASS 2) POWER SUPPLY
3/16" ACYRLIC FACE
#10 SCREWS, MINIMUM 3 PER LETTER
.063 ALUMINUM BACK
.040 ALUMINUM RETURNS
1/4" WEEP HOLES PER UL 48



CHANNEL LETTER DETAIL

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) SET OF ILLUMINATED CHANNEL LETTERS
- LETTER FACES TO BE 3/16" WHITE ACRYLIC WITH 1" BLACK TRIM CAP
- LETTER FACES TO HAVE BLACK VINYL BORDER APPLIED FIRST SURFACE
- LETTER RETURNS TO BE 5" DEEP ALUMINUM AND PAINTED BLACK
- LETTERS TO BE INTERNALLY ILLUMINATED USING WHITE LED MODULES

JURISDICTION:

	N. LAS VEGAS		HENDERSON
X	CITY		COUNTY

REMOVAL OF EXISTING REQUIRED? NO
PATCH AND PAINT REQUIRED? NO
SIGN AREA:
17.83 SQUARE FEET OF SIGNAGE
TYPE OF WALL FOR INSTALLATION:

X	STUCCO		CONCRETE
	EIFS		BRICK

LETTER FONT: SUPPLIED LOGO
LETTER TYPE:

X	PAN CH.		CABINET
	REVERSE CH.		FCO
	FOAM		DUAL-LIT CH.

ILLUMINATION:

	NONE		NEON
X	LED		LAMPS

COLOR: WHITE
RACEWAY? YES X NO

FACE COLOR: WHITE
RETURN COLOR: BLACK
TRIM CAP COLOR: BLACK
VINYL OVERLAY: X YES NO
VINYL COLOR: BLACK

ELECTRICAL TO BE U.L. APPROVED AND SHALL MEET N.E.C. STANDARDS
Underwriters Laboratories Inc.
ELECTRIC SIGN

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
(702)880-4328
LIC# 0072762 C-6
$200,000 Bond Limit

PROJECT NAME:	Abundant Grace Church
SITE ADDRESS:	269 N. Decatur Blvd.
OWNER NAME:	Iwamoto Patricia Eileen
PARCEL NUMBER:	139-18-310-001
APPROVAL:	
LANDLORD:	

DATE DRAWN:	3/21/2014
DRAWN BY:	Kenny Hartlauer
SALES REP:	Scott McIntosh
CONTRACTOR:	
DESIGN #:	13295

PRJ-53726
05/22/14

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MSP-54265



NORTH ELEVATION

SCALE: 1/4" - 1'

PRJ-53726
05/22/14

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(702)880-4328
LIC# 0072762 C-6
$200,000 Bond Limit

PROJECT NAME:	Abundant Grace Church
SITE ADDRESS:	269 N. Decatur Blvd.
OWNER NAME:	
PARCEL NUMBER:	
APPROVAL:	
LANDLORD:	

DATE DRAWN:	1/27/2014
DRAWN BY:	Kenny Hartlauer
SALES REP:	Scott McIntosh
CONTRACTOR:	
DESIGN #:	13295

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MSP-54265

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3915 W. Hacienda Ave. Ste. 115; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329
Scott@hartlauersigns.com

04/09/2014

City of Las Vegas Planning Dept.

MSP: MSP-4388

Subject:
APN 139-18-310-001
2690 N Decatur Blvd.
Las Vegas, NV

On behalf of the property owner and the tenant, we request that you consider amending the Master Sign Plan to allow the proposed cross. The proposed cross is constructed from 10 inch Sq. tube, is non-illuminated and does not have any copy. The MSP was drafted to encompass 184 parcels, of which only a handful of building were developed and none of the developed parcels are within 1000' of the subject. Since the proposed cross would be considered A-typical of a "sign" which the Master Sign Plan governs and that the development was never completed, there is not any sign consistency to meet, we feel this request is within reason for your consideration.

Thank you,

Scott McIntosh
Hartlauer Signs

MSP-54265

PRJ-53726
05/22/14

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**MSP-54265**
PROJECT:	**30' SIGN**
LOCATION:	**139-18-310-001**
MEETING DATES:	**JULY 8, 2014 PLANNING COMMISSION & AUGUST 20, 2014 City Council**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

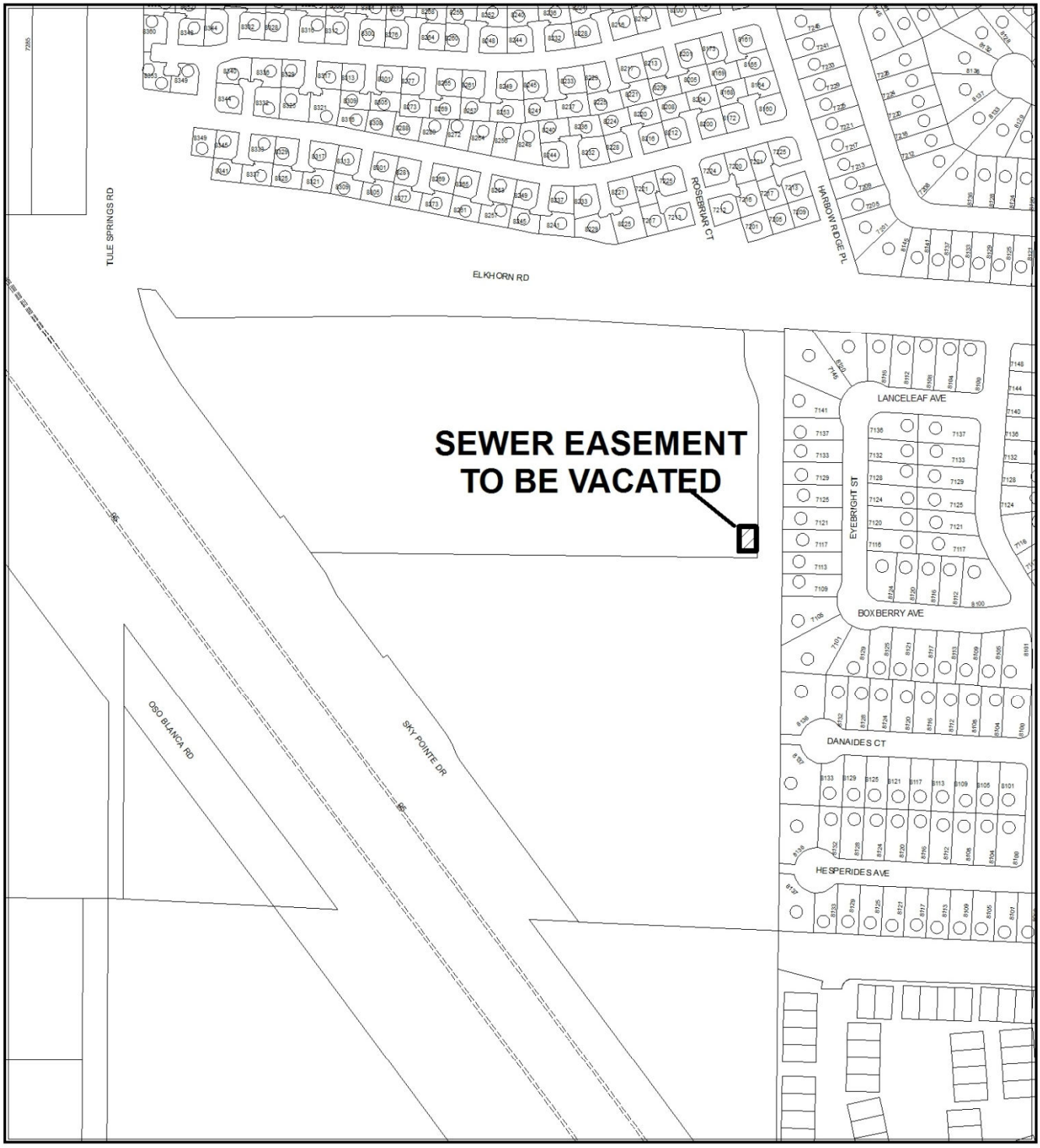
SUBJECT:
VAC-54112 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on request for a Petition to Vacate Public Sewer Easements on property generally located at the southeast corner of Elkhorn Road and Sky Pointe Drive, Ward 6 (Ross) [PRJ-54040].

C.C.: 8/20/2014

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

RECOMMENDATION:
APPROVAL

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



CASE: VAC-54112 (PRJ-54040)



CASE: **VAC-54112 (PRJ-54040)**

0 200 400
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-54112 APN: 125-21-102-008

Name of Property Owner: RYLAND HOMES

Name of Applicant: Jared Aston

Name of Representative: Ryland Homes

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: Jared R Aston

Print Name: JARED R ASTON

Subscribed and sworn before me

This 9 day of May, 2014

Erleshia Petty

Notary Public in and for said County and State

ERLESHIA PETTY
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 10-28-17
Certificate No: 02-78515-1

Revised 11-14-06

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

PRJ-54040
05/15/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) SEC Sky Pointe Drive and Elkhorn Road

Project Name Sky Pointe **Proposed Use** Single Family

Assessor's Parcel #(s) 125-21-102-008 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing SX-TC proposed SX-TC

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

Gross Acres 11.86+- **Lots/Units** 96 **Density** 8.10 DU/AC.

Additional Information PRJ-51347 / SDR-48862 / SUP-48862 / VAR-50760

PROPERTY OWNER RYLAND HOMES **Contact** Jared Aston

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7500 **Fax:** 360-7579

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

E-mail Address jaston@ryland.com

APPLICANT RYLAND HOMES **Contact** Jared Aston

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7500 **Fax:** (702) 360-7579

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

E-mail Address jaston@ryland.com

REPRESENTATIVE RYLAND HOMES **Contact** Jeffrey Armstrong

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7522 **Fax:** (702) 360-7579

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

E-mail Address jrarmstr@ryland.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* Jared Aston

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

Print Name JAREN Aston

Subscribed and sworn before me

This 9 day of May, 20 14.

Erleshia Petty

Notary Public in and for said County and State

ERLESHIA PETTY
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 10-28-17
Certificate No: 02-78515-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-54112
Meeting Date:	07/08/14 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-54040
05/13/14

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

ACTION BY WRITTEN CONSENT OF THE SOLE VOTING MEMBER
OF
RYLAND HOMES NEVADA, LLC,
a Delaware limited liability company

The undersigned, being the sole Voting Member of Ryland Homes Nevada, LLC, a Delaware limited liability company (the "Company"), hereby adopts the following resolution on behalf of the Company, pursuant to Article IV, Section 4.1, of the Operating Agreement of the Company.

RESOLVED, that the following named persons be and each are hereby elected as the officers of the Company, and shall hold office until the sole Voting Member determines otherwise:

Peter G. Skelly	President
Dana Rogers	Vice President, Designated Broker of Record and Real Estate Manager
Timothy J. Geckle	Vice President and Secretary
Howard Tobler	Assistant Vice President
Jared R. Aston	Assistant Vice President
René L. Mentch	Assistant Treasurer
Sheri L. Markham	Assistant Secretary
Andrea L. Riordan	Assistant Secretary

RESOLVED FURTHER, that the officers of this Company are hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as said officers shall deem necessary or advisable, to carry out the business purposes of the Company.

RESOLVED FURTHER, that any actions taken by such officers prior to the date of the foregoing resolution adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this Company.

DATED: August 27, 2010

"SOLE VOTING MEMBER"

THE RYLAND GROUP, INC.,
a Maryland corporation

By: _____
Timothy J. Geckle
Its: Senior Vice President and Secretary

PRJ-54040
05/28/14

VAC-54112

RYLAND HOMES NEVADA, LLC

Business Entity Information

Status:	Active	File Date:	3/12/2003
Type:	Foreign Limited-Liability Company	Entity Number:	LLC3563-2003
Qualifying State:	DE	List of Officers Due:	3/31/2014
Managed By:	Managers	Expiration Date:	3/12/2503
NV Business ID:	NV20031037593	Business License Exp:	3/31/2014

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers ☐ Include Inactive Officers

Managing Member - THE RYLAND GROUP INC / SOLE MEMBER			
Address 1:	3011 TOWNSGATE ROAD SUITE 200	Address 2:	
City:	WESTLAKE VILLAGE	State:	CA
Zip Code:	91361	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC3563-2003-001	# of Pages:	1
File Date:	3/12/2003	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC3563-2003-003	# of Pages:	1
File Date:	3/27/2003	Effective Date:	

PRJ-54040
05/28/14

VAC-54112

(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC3563-2003-002	# of Pages:	1
File Date:	3/11/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050071425-46	# of Pages:	1
File Date:	2/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060072165-39	# of Pages:	1
File Date:	2/3/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070193104-87	# of Pages:	1
File Date:	3/19/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080191131-96	# of Pages:	1
File Date:	3/20/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090269826-64	# of Pages:	1
File Date:	3/18/2009	Effective Date:	
09/10			
Action Type:	Annual List		
Document Number:	20100219611-53	# of Pages:	1
File Date:	3/17/2010	Effective Date:	
march 10-11 biz			
Action Type:	Annual List		
Document Number:	20110198585-80	# of Pages:	1
File Date:	3/17/2011	Effective Date:	
11-12			
Action Type:	Annual List		
Document Number:	20120190296-42	# of Pages:	1
File Date:	3/19/2012	Effective Date:	
2012/2013			
Action Type:	Registered Agent Change		
Document Number:	20120669158-20	# of Pages:	1
File Date:	9/28/2012	Effective Date:	

PRJ-54040
05/28/14

VAC-54112

(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130181001-27	# of Pages:	1
File Date:	3/18/2013	Effective Date:	
13-14			

VAC-54112

PRJ-54040
05/28/14

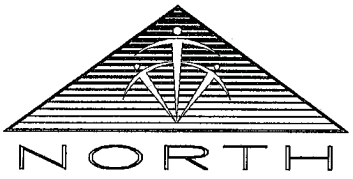
PRJ-54040
05/27/14

VAC-54112

A.P.N. 125-21-102-008

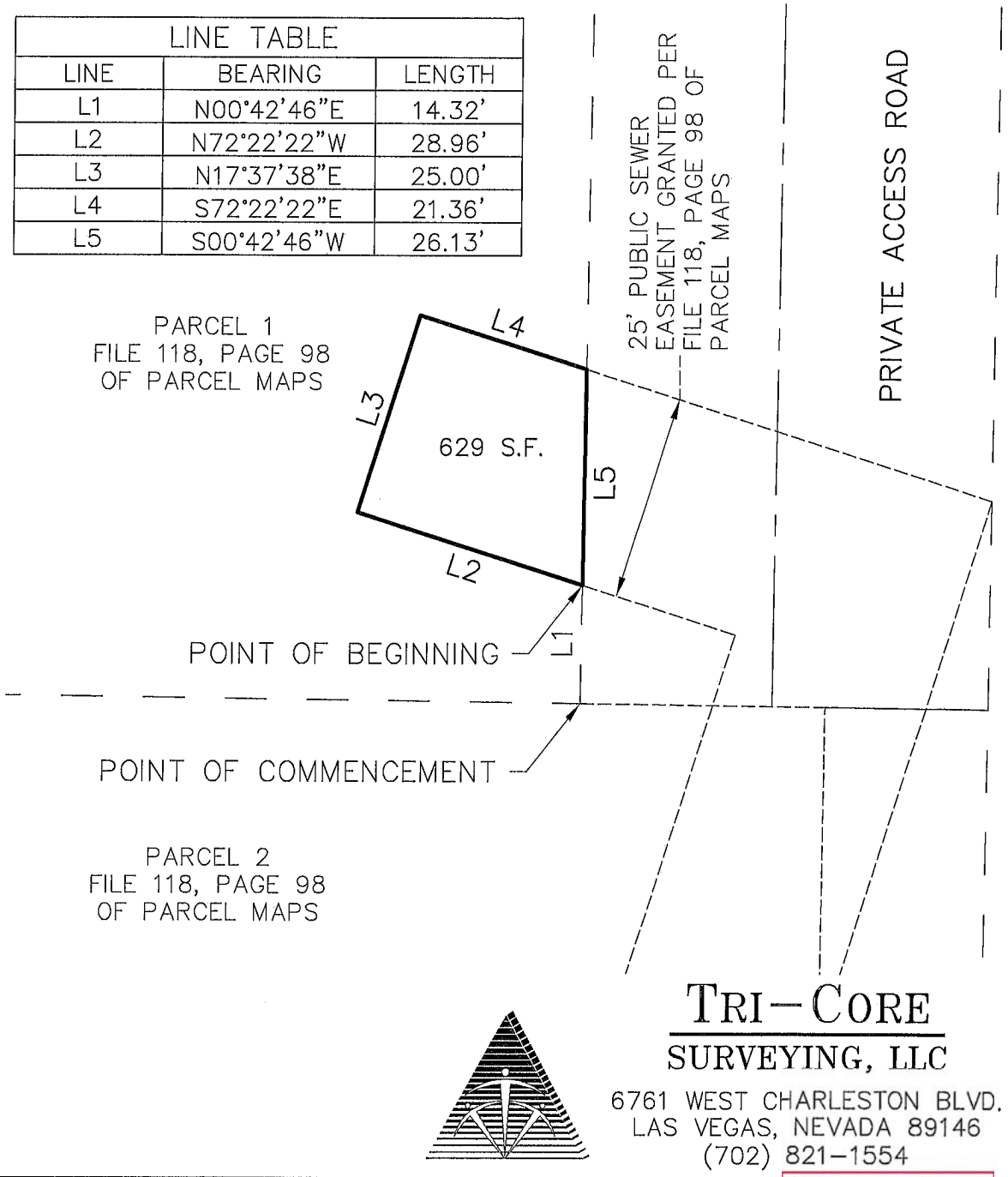
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

PAGE 3 OF 3



SCALE: 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°42'46"E	14.32'
L2	N72°22'22"W	28.96'
L3	N17°37'38"E	25.00'
L4	S72°22'22"E	21.36'
L5	S00°42'46"W	26.13'



TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-54040
05/13/14

VAC-54112

RYLAND HOMES®

Las Vegas Division
8925 W. Russell Rd
Suite 200
Las Vegas, NV 89148

702-360-7500 Tel
702-360-7505 Fax
www.ryland.com

May 8, 2014

City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

RE: Project Description and Justification Letter
APNs: 125-21-102-008

Planning Department:

Ryland Homes is submitting this application for a Vacation of easements for a proposed 96-lot residential subdivision known as Sky Pointe. The proposed single family residential subdivision is on approximately 11.85+- acres located east of Sky Pointe Drive and south of Elkhorn Road. The property is more particularly described as APN: 125-21-102-008. The property has been approved for a 96 lot residential subdivision, located within the City of Las Vegas.

Vacation
The applicant is requesting to vacate a small portion of a sanitary sewer easement located at the southeast corner of the property. The easement is no longer need in order to develop the subject property.

We thank you in advance for your time and consideration on this matter. Please feel free to contact me should you have any questions or concerns.

Sincerely,

Jeffrey Armstrong
Ryland Homes Nevada, LLC

VAC-54112

PRJ-54040
05/13/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

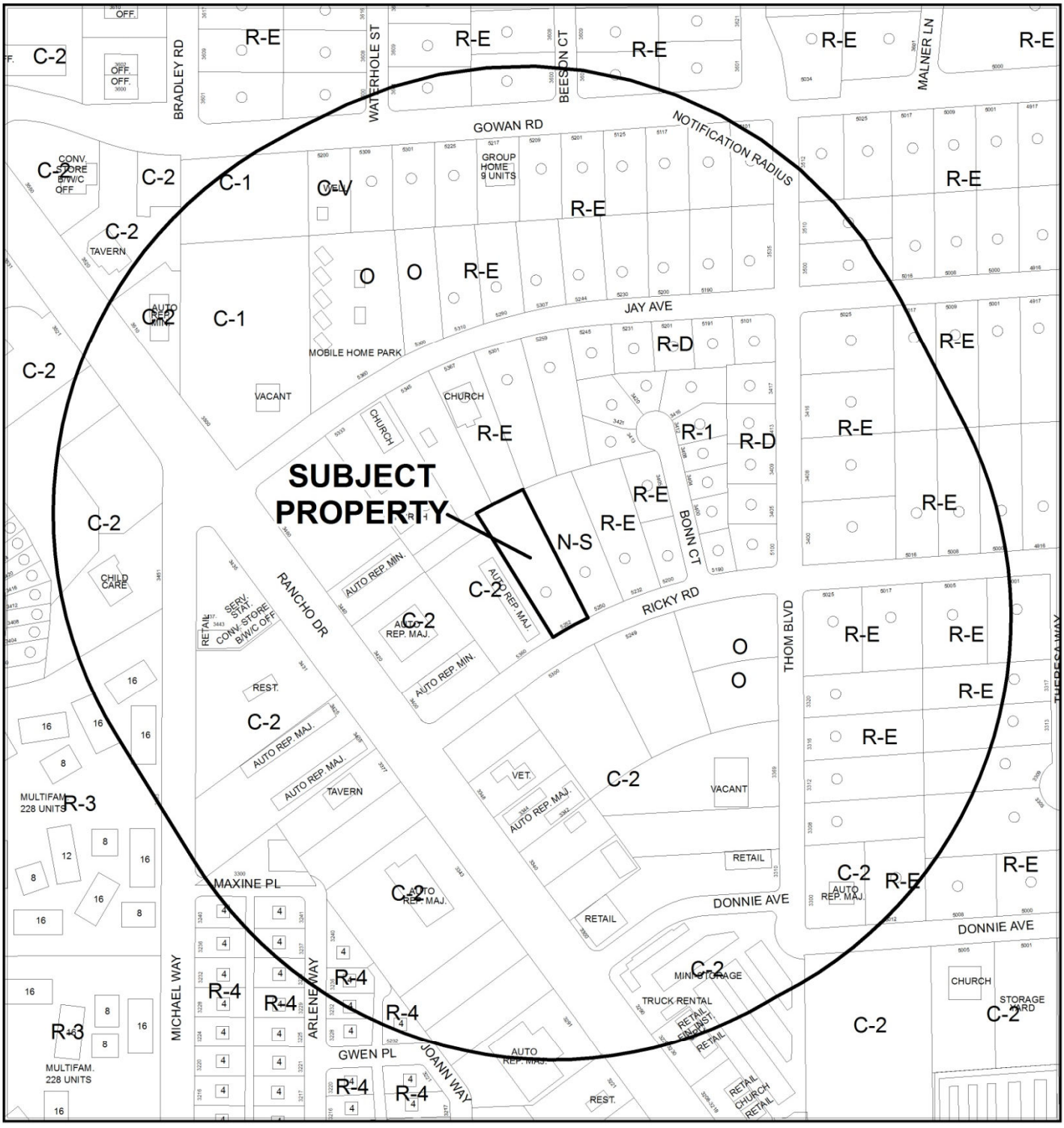
SUBJECT:
ABEYANCE - VAR-53923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE A MINIMUM OF NINE SPACES ARE REQUIRED AND TO ALLOW A PARKING LOT TO HAVE A NON-PAVED SURFACE on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
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, if approved, subject to conditions:

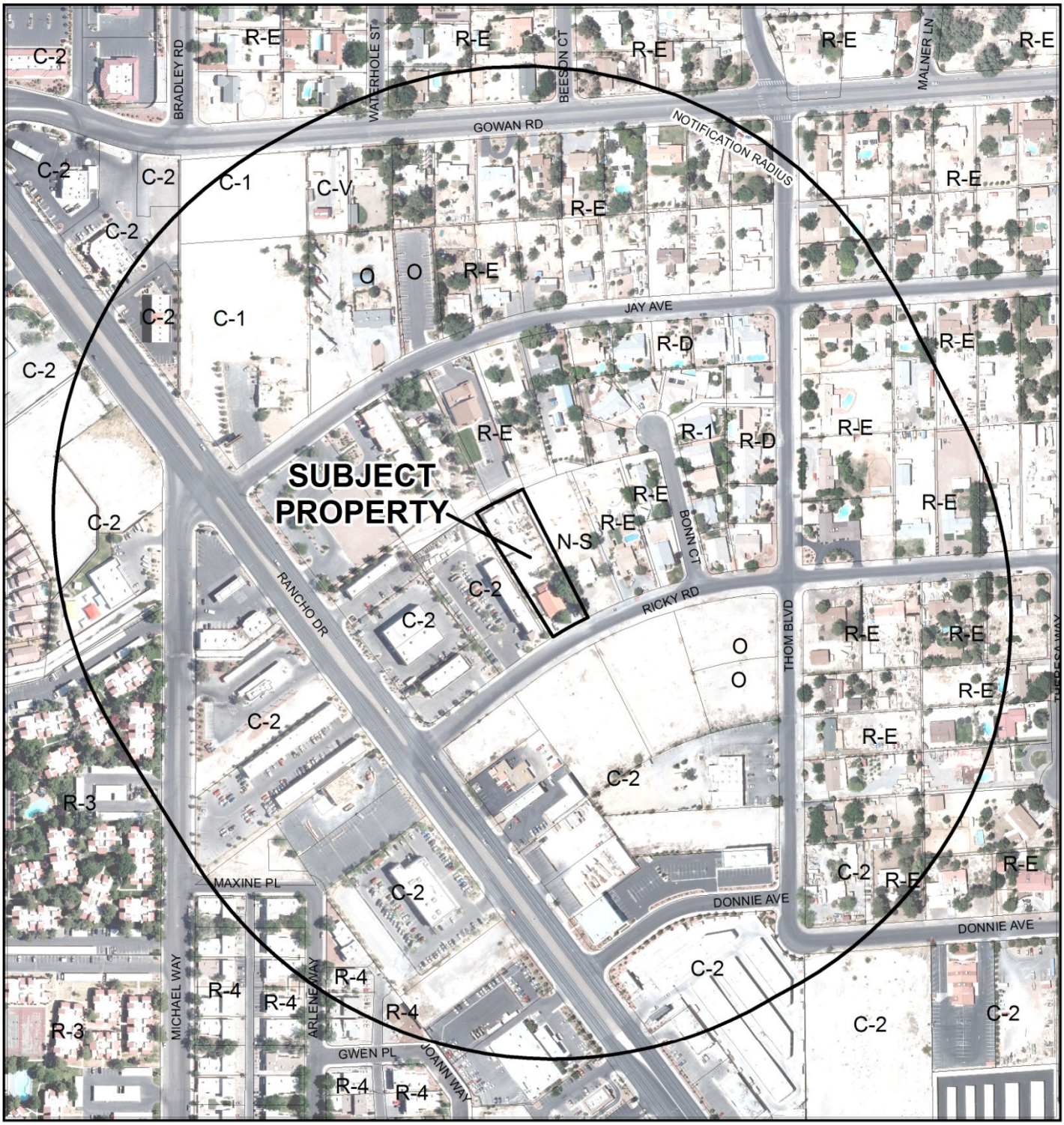
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
2. Conditions and Staff Report - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
3. Supporting Documentation - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
4. Photos - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
5. Justification Letter - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]



CASE: **VAR-53923, VAR-53924 AND SDR-53925 (PRJ-53875)**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-53923, VAR-53924 AND SDR-53925 (PRJ-53875)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53923

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

CLV Planning - Application Form

Application Number:	PRJ-53875
Application/Petition For:	VAR, VAR, SDR
ProjectAddress (Location):	5252 RICKY ROAD
Project Name	F.E.I. CONSTRUCTION
Assessors Parcel #(s):	13812710054
Ward #:	WARD 5 (RICKI Y. BARLOW), WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Jana
Applicant Last Name:	Forsythe
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	jana@feiconstruction.com
Rep First Name:	Arnold
Rep Last Name:	Stalk
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	arnoldstalk@gmail.com

VAR-53923, VAR-53924 & SDR-53925

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
E S M I PROPERTIES L L C	5252 RICKY RD	LAS VEGAS, NV 89130-3108

CLVEPLAN Applicant	Company	Title	Email
JANA FORSYTHE	F.E.I. CONSTRUCTION	PRESIDENT	JANA@FEICONSTRUCTION.COM
Rene Carlsen	City of Las Vegas	Sr Technical Systems Analyst	rcarlsen@lasvegasnevada.gov

VAR-53923, VAR-53924 & SDR-53925









R-E ZONE

EXISTING
FLOOD CHANNEL

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
BUILDING AREA:	2,450 S.F
CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

OUTSIDE STORAGE
15,600 SQ.FT

SET BACK

BAMBOO 6' HIGH

PINE 32" TRUNK
30' CANOPY

PALM 7' CANOPY

PINE 32" TRUNK
25' CANOPY

PALM 9' CANOPY

SAGE 6' CANOPY

NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

C-2 ZONE
APN 138-12-710-054
LOT SIZE 0.85

N-S ZONE

299.44'

SET BACK

SIDE YARD

SET BACK

SET BACK

OFFICE

ACCESSIBLE

SIGN ACCESSIBLE PARKING

ACCESSIBLE PARKING

SET BACK

PARKING
COMPACTED
GRAVEL

SET BACK

PARKING

94.37'

RICKY ROAD

C-2 ZONE

NORTH

SITE PLAN
SCALE 1/16" = 1'-0"

REVISIONS	BY:

PRJ-53875
04/25/14

DAVID McKEE
ARCHITECT
AIA/NCARB
2250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 384-0082
Cell: (702) 354-0770
Email: MrDavidMcKee@yahoo.com

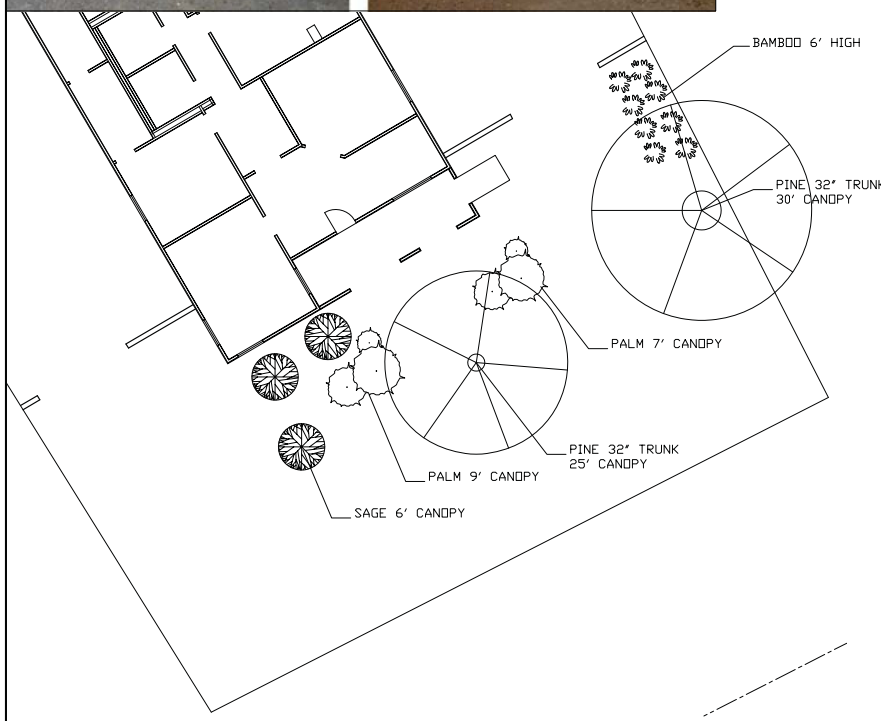
Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or in part without his written consent is strictly prohibited. Drawing and specifications are the exclusive property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC. 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN
DAVE
CHECKED
DAVE
DATE
04/25/14
SCALE
AS SHOWN
JOB NO.
SHEET
A-0

VAR-53923, VAR-53924 & SDR-53925

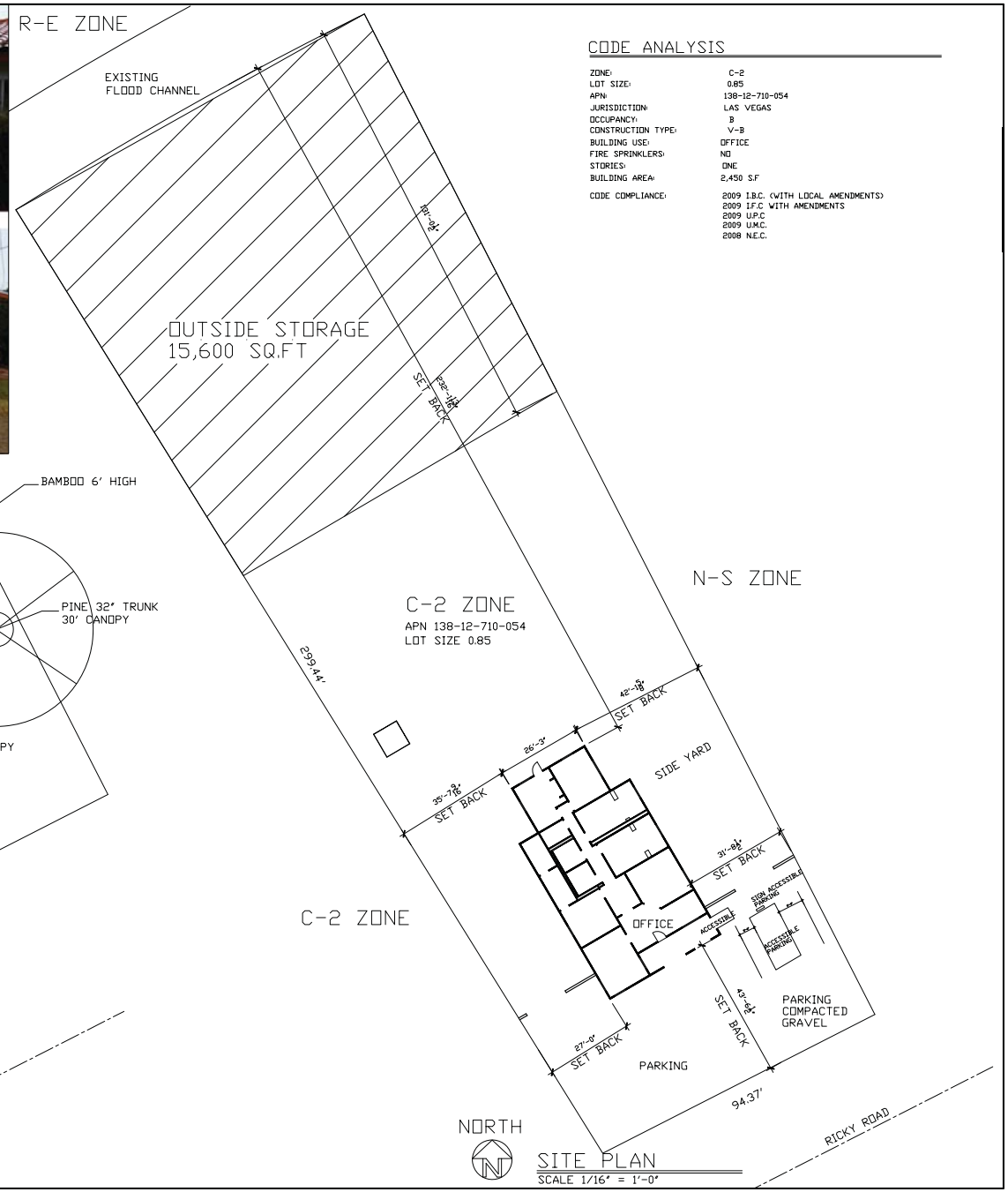




NORTH

LANDSCAPE PLAN

SCALE 1/8" = 1'-0"



NORTH

SITE PLAN

SCALE 1/16" = 1'-0"

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
BUILDING AREA:	2,450 S.F
CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

REVISIONS	BY:

PRJ-53875
04/28/14

DAVID McKEE
ARCHITECT
AIA/ NCARB
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

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NAC 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN

PROJECT: FEI CONSTRUCTION

ADDRESS: 5252 RICKY ROAD

DRAWN DAVE

CHECKED DAVE

DATE 04/25/14

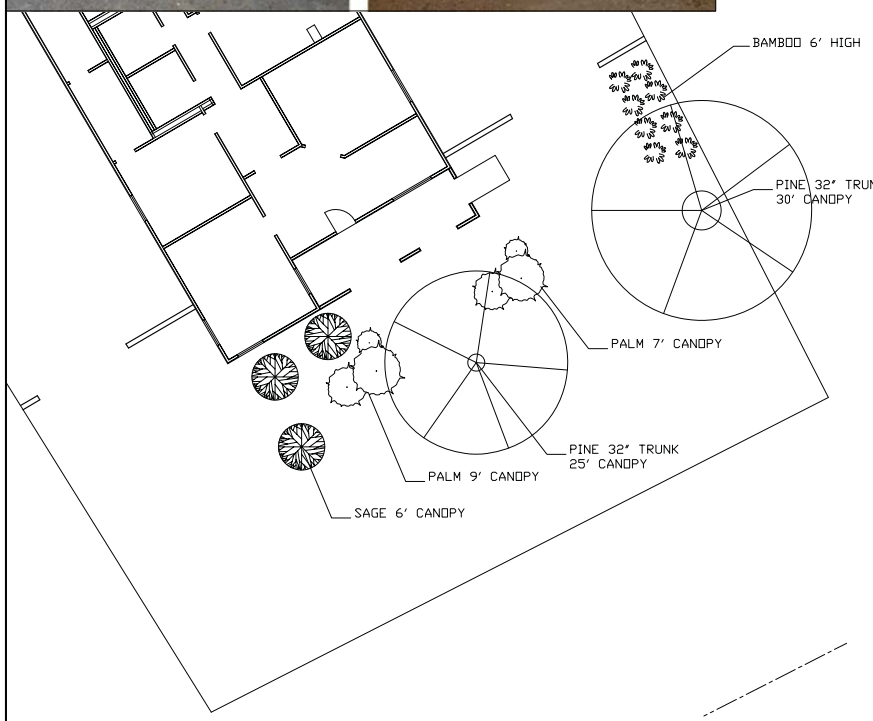
SCALE AS SHOWN

JOB NO.

SHEET A-0

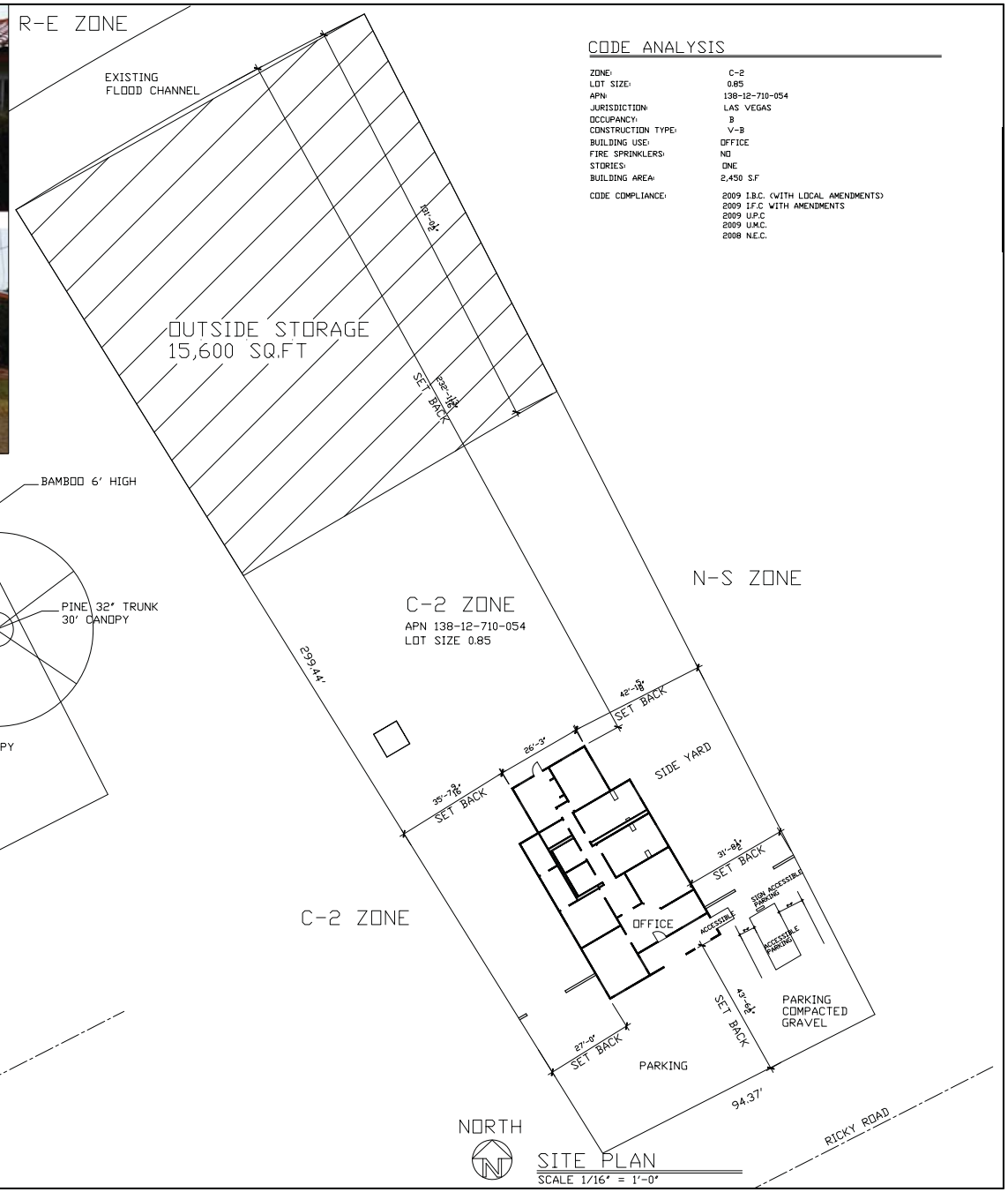
VAR-53923, VAR-53924 & SDR-53925





NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"



NORTH

SITE PLAN
SCALE 1/16" = 1'-0"

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
BUILDING AREA:	2,450 S.F
CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

REVISIONS	BY:

PRJ-53875
04/28/14

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NAC 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN

PROJECT: FEI CONSTRUCTION

ADDRESS: 5252 RICKY ROAD

DRAWN DAVE

CHECKED DAVE

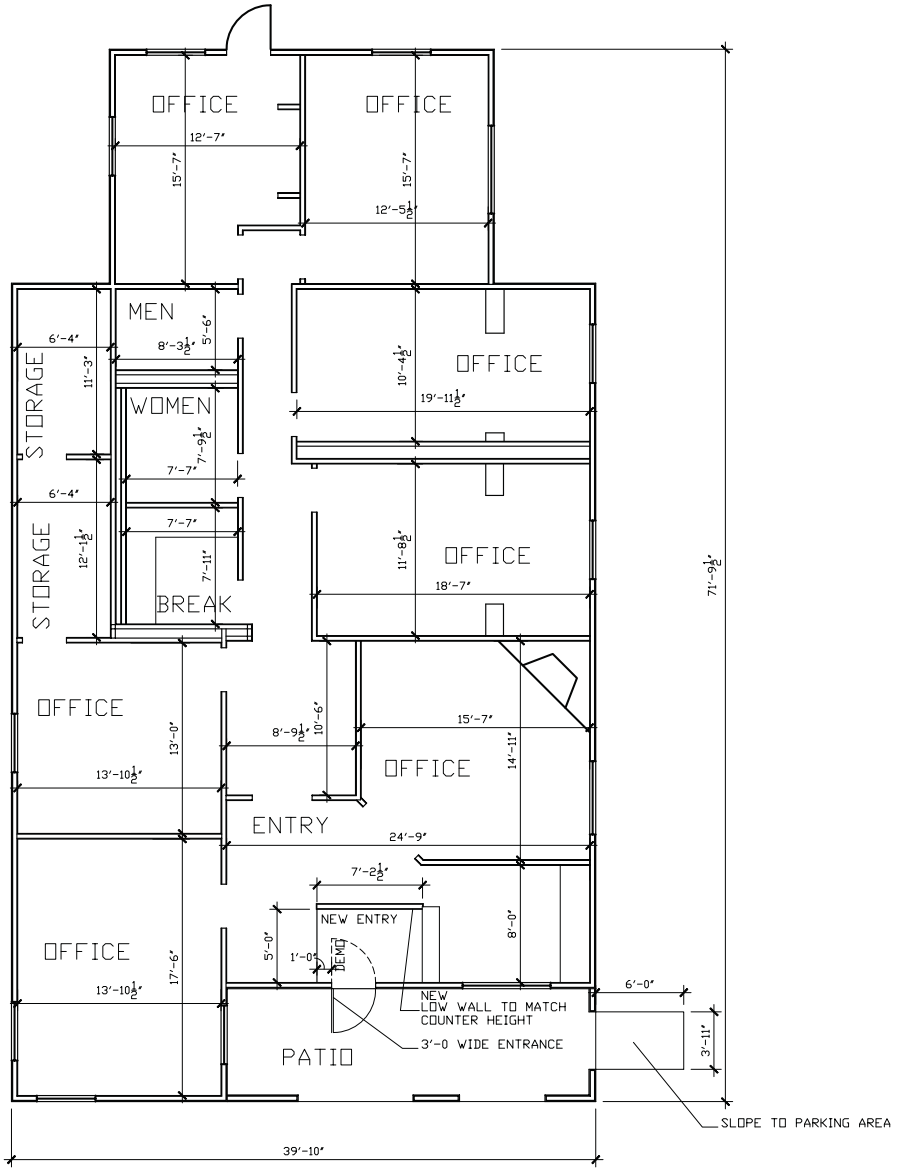
DATE 04/25/14

SCALE AS SHOWN

JOB NO.

SHEET A-0

VAR-53923, VAR-53924 & SDR-53925



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

AREA OF BUILDING 2,450 SQ.FT

REVISIONS | BY:

PRJ-53875
04/28/14

DAVID McKEE
ARCHITECT
AIA/NCARB
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: McKeearchitect@juno.com

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NAC 623.780

TITLE: FLOOR PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN DAVE
CHECKED DAVE
DATE 01/29/14
SCALE AS SHOWN
JOB NO.
SHEET A-1

VAR-53923, VAR-53924 & SDR-53925



VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14



VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14



VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14

Justification Letter

Issue-

After starting the construction company in 2006, F.E.I. Construction was looking for a new office. The owners Jana and Tim Forsythe, initially had an office space, but soon were affected by the recession. For several years they worked out of their home, and were now ready to separate home from office. Jana met Bonnie Shoning of Bill B. Shoning Contractors, a general building, painting, drywall and carpentry contractor in Las Vegas since 1984, at a BOWD (Business Opportunity Workforce Development) class in the fall of 2012. Bonnie told Jana about their construction company's converted residential to office building on 5252 Ricky Road, Las Vegas, NV 89130. Bonnie said they needed to sell immediately.

Jana and Tim drove by the office. The location was enticing (it was less than a 10 minute drive from their home). They contacted their Commercial Real Estate Broker, MDL, to reach out to the Shoning's Commercial Real Estate Broker, Albright Callister & Associates. After an initial walk through, including an assessment of clean-up and before operation move-in needs, it was apparent that all the office would need was new flooring, new paint, and new blinds.

The office building had built in plan desks in four offices. The greens and pinks were reminiscent of the popular interior design palette of the late 80s/early 90s.

BEFORE PICTURES:



PRJ-53875
04/28/14

With the previous owner being a contractor (Bill B. Shoning Contractors) and the new tenant being a contractor (F.E.I. Construction) the intended use of the property has not changed. The building at 5252 Ricky Road, Las Vegas, NV 89130 will continue to be used as office space, as it has previously been used for the past eighteen (18) plus years.

Information-

F.E.I. Construction currently has five (5) full-time employees at this location and the hours of operation are Monday-Friday 7:00AM- 4:00PM.

This is an existing building that has previously been used as an office and will continue to be used, in the same manner, as an office. In updating the interior paint, a low VOC paint was purchased from a locally owned WBE. Also in updating the flooring, a VCT was purchased from a local WBE and the carpet tiles were recycled from a nearby office remodel project.

Sincerely,

Jana Forsythe
WBE, WOSB, BOWD, DBE, and ESB Certified

PRJ-53875
04/28/14

VAR-53923, VAR-53924 & SDR-53925

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
ABEYANCE - VAR-53924 - VARIANCE RELATED TO VAR-53923 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, CURB OR GUTTERS AND HALF-STREET IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A 60-FOOT MINOR COLLECTOR STREET on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
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, if approved, 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

VAR-53924

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-53925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53923 AND VAR-53924 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
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, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53925

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

SDR 53925
E S M I Properties, LLC

5252 Ricky Road

Proposed conversion of an existing single family house into a 2.45 thousand square foot office.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	27
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	17
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Existing traffic on all nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	31,675
PM Peak Hour (heaviest 60 minutes)	2,534

Adjacent Street	ADT Capacity
Rancho Drive	51,800

This project is expected to add about 17 trips per day on Rancho Dr., Ricky Rd. & Thom Blvd.. Currently, Rancho is at about 61 percent of capacity; this is not expected to change with this project. Counts are not available for Ricky or Thom, but they are believed to be under capacity.

Based on Peak Hour use, this project will add about 3 trips in the peak hour, or about one every twenty minutes.

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

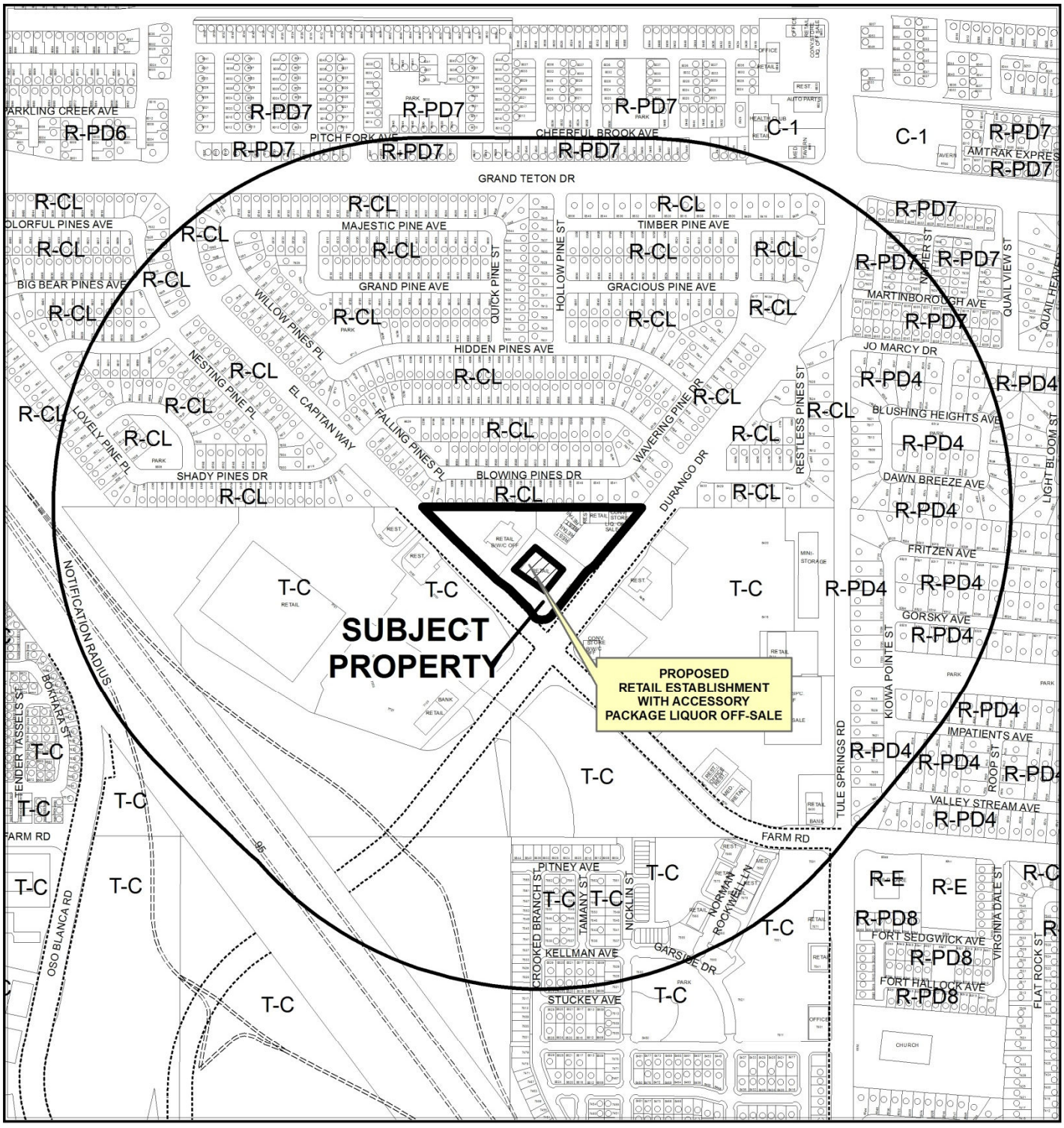
SUBJECT:
ABEYANCE - SUP-53624 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53329]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

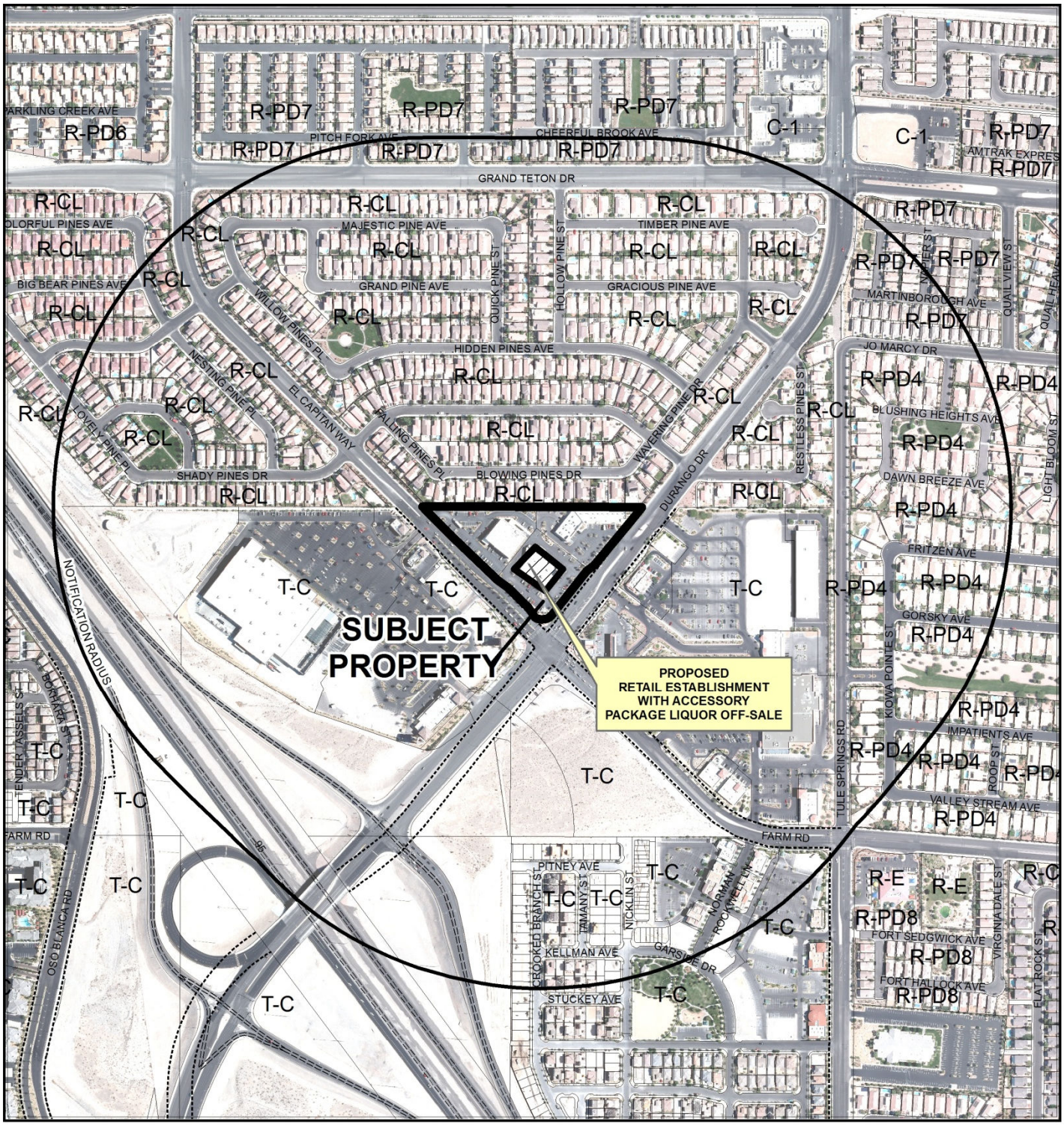
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-53624 (PRJ-53329)**

RADIUS: 1500 FEET

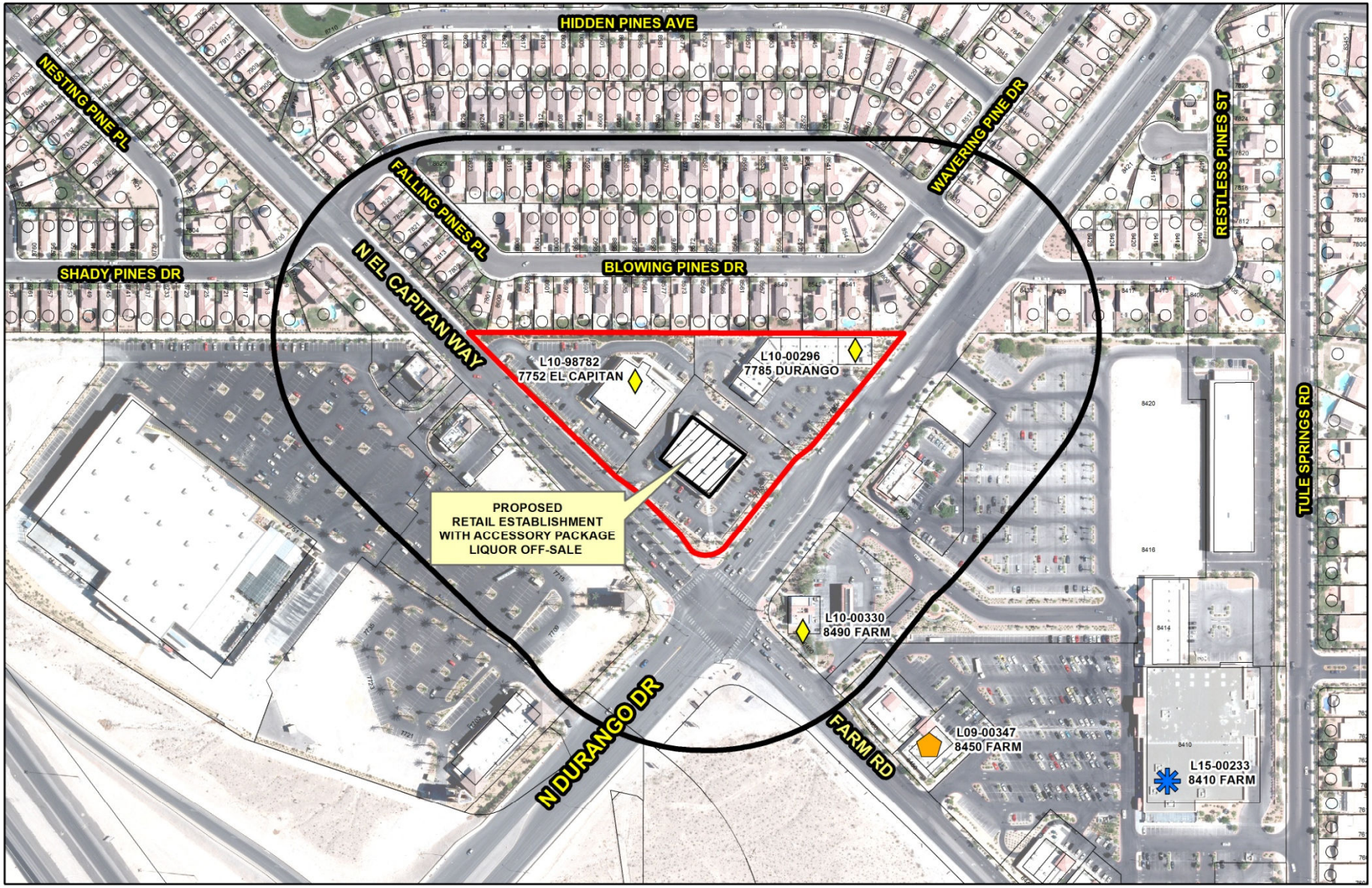
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-53624 (PRJ-53329)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



SUP-53624 (PRJ-53329)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, May 20, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53624 APN: 125-17-611-002

Name of Property Owner: PPLand Limited Partnership, a Nevada limited partnership

Name of Applicant: Walgreen Co., an Illinois corporation

Name of Representative: Benjamin J. Volmer, Esq.

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: PICHAT POJANASOMBOON

Subscribed and sworn before me

This 3rd day of April, 2014

_____

Notary Public in and for said County and State

Jose Carrillo
Notary Public
State of Nevada
My Commission Expires: 07-16-16
Certificate No: 12-8800-1

PRJ-53329
04/09/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Accessory Package Liquor

Project Address (Location) 7755 North Durango Drive, Las Vegas, NV 89131

Project Name Walgreen's #07864 **Proposed Use** Retail Establishment with Accessory Package Liquor off-Sale

Assessor's Parcel #(s) 125-17-611-002 **Ward #** #6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SC-TC

Commercial Square Footage 14,820 sf **Floor Area Ratio**

Gross Acres 1.66 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER PPLand Limited Partnership **Contact**

Address 9000 Emerald Hill Way **Phone:** **Fax:**

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

E-mail Address

APPLICANT Walgreen Co. **Contact** Rebecca Lidskin, Esq.

Address 104 Wilmot Rd, MS 1420 **Phone:** 847-315-4651 **Fax:** 847-315-4825

City Deerfield **State** IL **Zip** 60015

E-mail Address rebecca.lidskin@walgreens.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.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* Jono

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

Print Name PICHAT PORANASOMBOON

Subscribed and sworn before me

This 3rd day of April, 20 14.

Notary Public in and for said County and State

Jose Carrillo
Notary Public
State of Nevada
My Commission Expires: 07-16-16
Certificate No: 12-8800-1

Revised 10/27/08

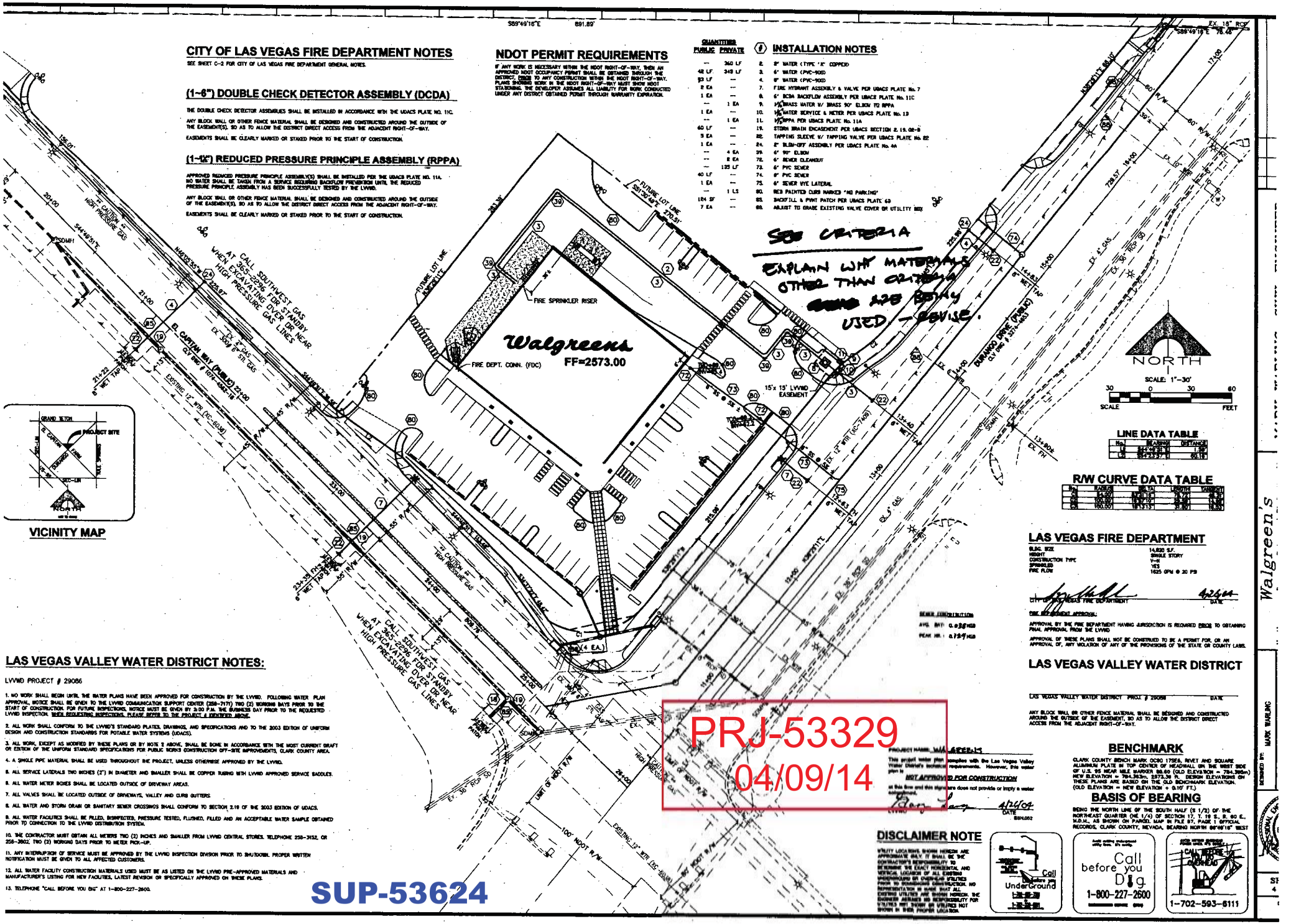
FOR DEPARTMENT USE ONLY

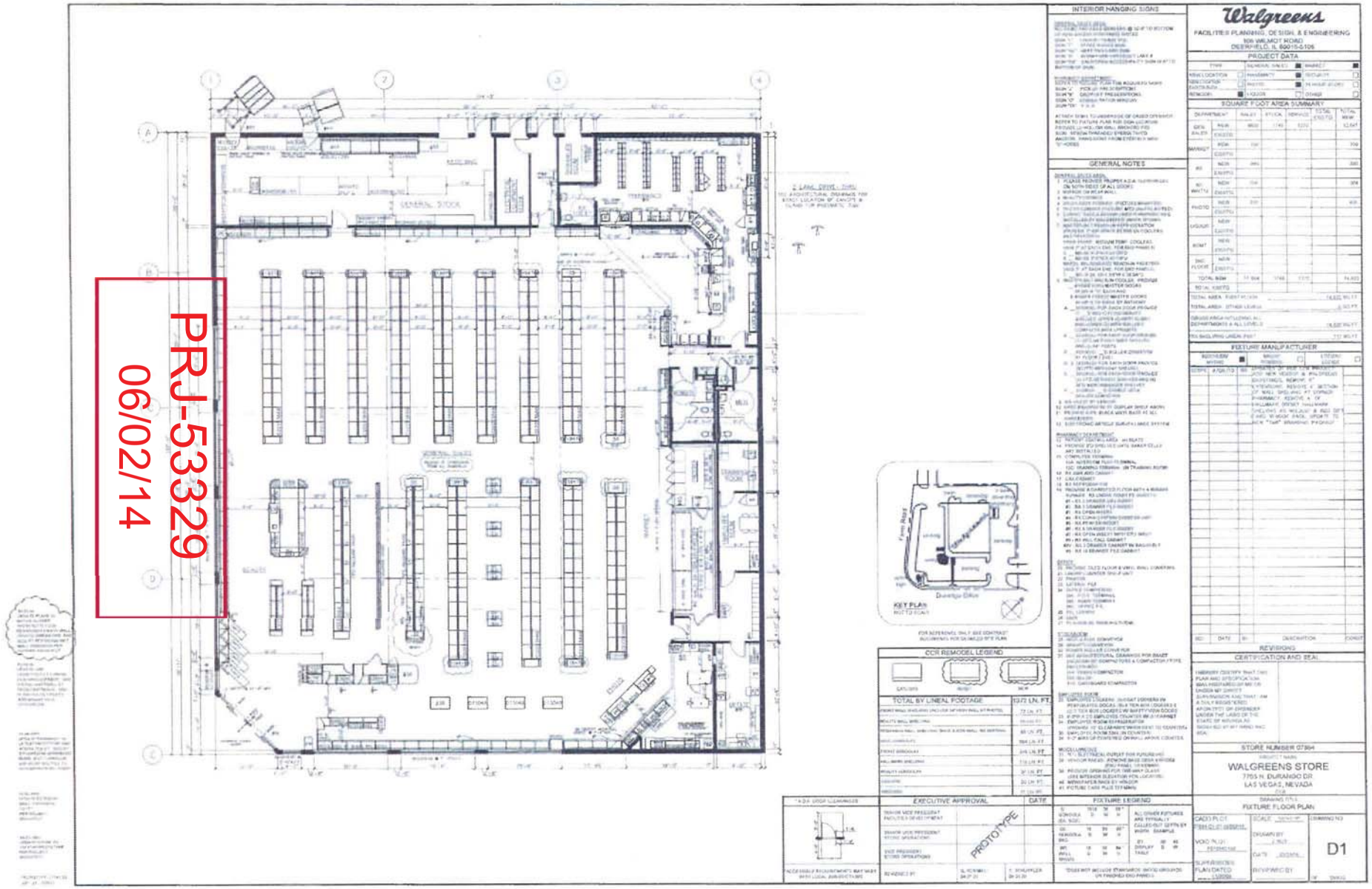
Case #	SUP-53624
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-53329
04/09/14

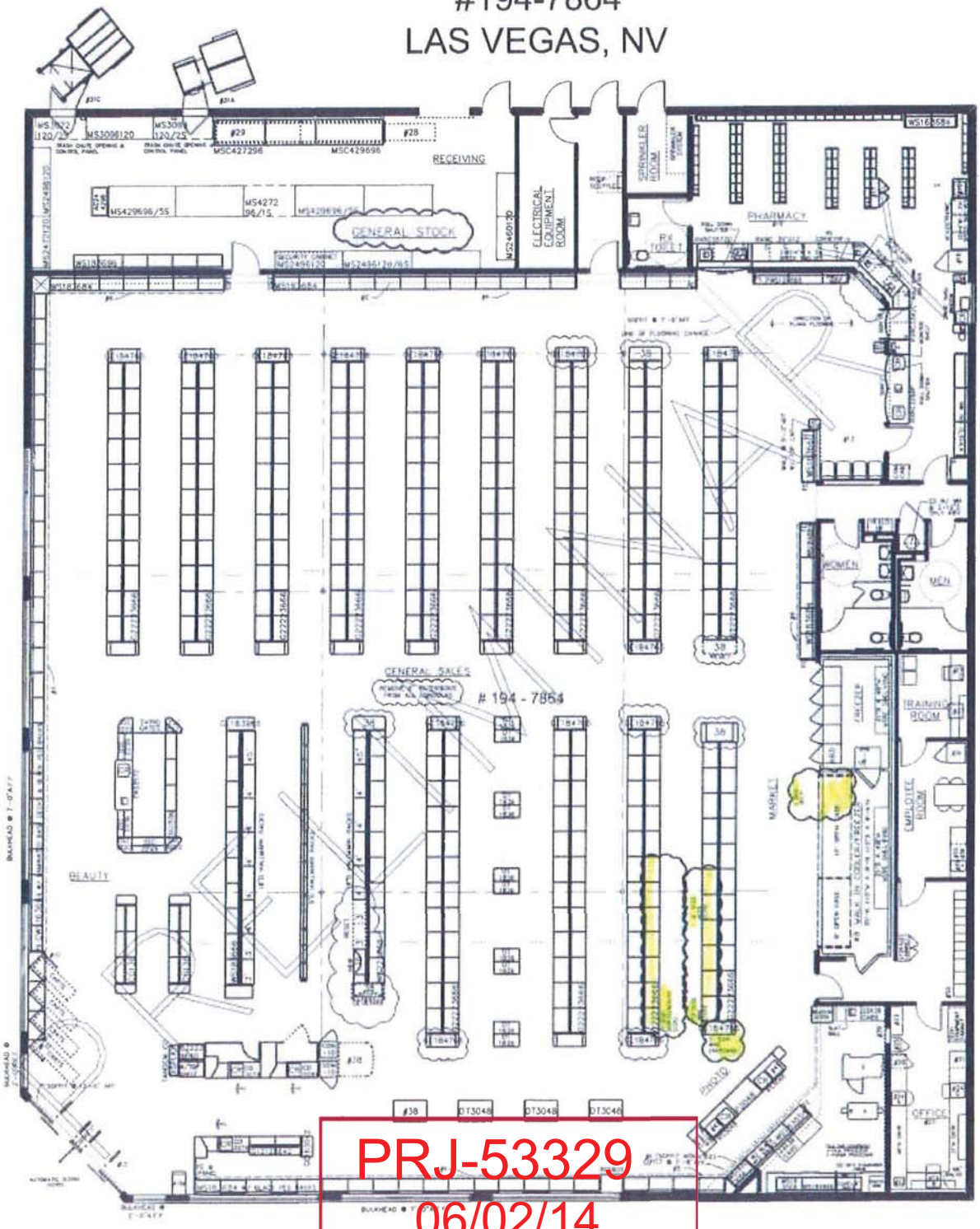
f:\depot\Application Packet\Application Form.pdf


CITY OF LAS VEGAS FIRE DEPARTMENT NOTES
SEE SHEET C-2 FOR CITY OF LAS VEGAS FIRE DEPARTMENT GENERAL NOTES.
(1~6") DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 11C.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.
(1~12") REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA)
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWD.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.
NDOT PERMIT REQUIREMENTS
IF ANY WORK IS NECESSARY WITHIN THE NDOT RIGHT-OF-WAY, THEN AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT. PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY, PLANS SHOWING WORK IN THE NDOT RIGHT-OF-WAY MUST SHOW NDOT STAMPING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER ANY DISTRICT OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.
QUANTITIES PUBLIC PRIVATE
INSTALLATION NOTES
1. 8" WATER (TYPE "K" COPPER)
2. 6" WATER (PVC-900)
3. 8" WATER (PVC-900)
4. FIRE HYDRANT ASSEMBLY & VALVE PER UDACS PLATE No. 7
5. 6" DCDA BACKFLOW ASSEMBLY PER UDACS PLATE No. 11C
6. 1½" BRASS WATER W/ BRASS 90° ELBOW TO RPPA
7. 1½" WATER SERVICE & METER PER UDACS PLATE No. 13
8. 1½" RPPA PER UDACS PLATE No. 11A
9. STORM DRAIN ENCASEMENT PER UDACS SECTION 2.19.02-B
10. TAPPING SLEEVE W/ TAPPING VALVE PER UDACS PLATE No. 82
11. 8" BLOW-OFF ASSEMBLY PER UDACS PLATE No. 4A
12. 6" 90° ELBOW
13. 6" SEWER CLEANOUT
14. 6" PVC SEWER
15. 6" PVC SEWER
16. 6" SEWER WYE LATERAL
17. RED PAINTED CURB MARKED "NO PARKING"
18. BACKFILL & PVMT PATCH PER UDACS PLATE 60
19. ADJUST TO GRADE EXISTING VALVE COVER OR UTILITY BOX
SEE CRITERIA
EXPLAIN WHY MATERIALS OTHER THAN CRITERIA WERE NOT USED. REVISE.
Walgreens
FF=2573.00
FIRE DEPT. CONN. (FDC)
FIRE SPRINKLER RISER
15'x 15' LVVWD EASEMENT
FUTURE LOT LINE
DURANGO DRIVE (PUBLIC)
S. CARTIER WAY (PUBLIC)
EXISTING 12" WTR (XC-74491)
EXISTING 12" WTR (XC-80308)
EX. 8" GAS
EX. 6" GAS
EX. 4" GAS
EX. 12" WTR
EX. 8" SS
EX. 10" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 78" RCP
EX. 84" RCP
EX. 90" RCP
EX.



SUP-53624 - REVISED

#194-7864
LAS VEGAS, NV



PRJ-53329
06/02/14

SUP-53624 - REVISED



SUP-53624 [PRJ-53329] - SPECIAL USE PERMIT - APPLICANT: WALGREEN CO. - OWNER: PP LAND, LP
7755 NORTH DURANGO DRIVE

05/01/14

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

June 2, 2014

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application

Applicant:	**Walgreen Co. d/b/a Walgreens #07864**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Walgreens #07864**
Project Address:	**7755 N. Durango Dr., Las Vegas, NV 89131**
APN:	**125-17-611-002**

Dear Sir/Madam:

This firm represents Walgreen Co. (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant currently operates a retail drug store and pharmacy at the Business which offers a variety of household items, food and beverage selections, and health and beauty products.

Like other drug and grocery stores, Walgreens now carries a small selection of alcoholic beverages at numerous locations throughout the valley. The Applicant desires to offer a similar variety of alcoholic beverage products as a convenience to its customers at the Business. It is anticipated that no more than 50 square feet of the Business' 14,820 square feet of floor space would be designated to the display of alcoholic beverages.

The addition of package liquor sales at the Business would demonstrate a uniform presence for Walgreens in the community by providing similar goods that are currently offered at numerous Walgreens locations across the valley. Further, the Business will continue to provide a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business draws vital customer traffic to the neighboring businesses in the community.

The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the

SUP-53624 - REVISED

PRJ-53329
06/02/14

premises or in the parking area. The Applicant has an outstanding track-record of alcohol compliance in Nevada and across the Country.

The introduction of package liquor sales to the Applicant's place of business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a national retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The Applicant has enclosed Floor and Site Plans which include an outline of the area dedicated for the display of alcohol beverages. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from Durango Drive and El Capitan Way. The Business operates every day between the hours of 7:00 a.m. and 10:00 p.m. and employs approximately 20-30 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:klm
Enclosures - as stated
cc: Rebecca Lidskin, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

SUP-53624 - REVISED

PRJ-53329
06/02/14

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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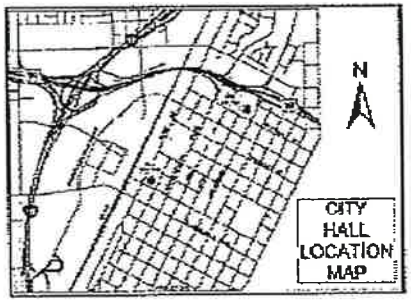
0004279218 MAY 29 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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JUN 4 2014 **05-30-14 LV NV 891XX
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-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12517611003
7785 NORTH DURANGO L L C
314 GRAND ST
NEW YORK NY 10002-4502

Date Submitted
Item #52
Submitted after final agenda

16 ORDFN11 10002

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

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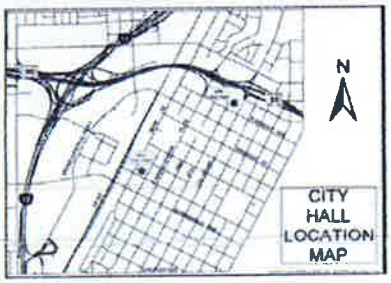

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City of Las Vegas
Dept. of Planning

05-30-14 LV NV 891

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SUP-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12517528012
BOTROS BOTROS S & MAGGI L
7820 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

97 DRDFN11 89131

Submitted after final agenda

Submitted after final agenda #52 P
Date 6/4/14 Item

ity of Las Vegas
epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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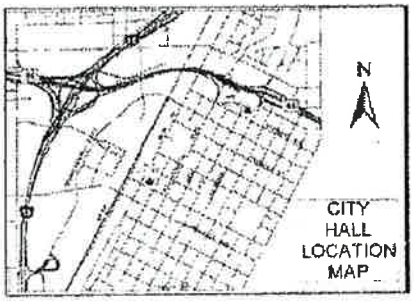

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JUN 10 2014
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.

UP-53624 [PRJ-53329]

lanning Commission Meeting of 6/10/2014

There are enough places in this area to purchase package liquor. Just don't need another one.

Case: SUP-53624
12516210002
JONES FREDERICK S & SHIRLEY Y
7705 KIOWA POINTE ST
LAS VEGAS NV 89131-4615

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #52 P

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

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City of Las Vegas
Dept. of Planning

05-30-14 LV NV 891

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12517116020
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

97 DRDFN11 89143

Submitted after final agenda

Submitted after final agenda
Date 6/4/14 Item #52A

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

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JUN 4 2014
City of Las Vegas
Dept. of Planning

05-30-14 LV NV 691

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12517514024
RYAN THOMAS J
RYAN THOMAS J & SANDRA
8637 MAJESTIC PINE AVE
LAS VEGAS NV 89143-1350

97 DRDFN11 89143

Submitted after final agenda

Submitted after final agenda
Date 6/4/14 Item #52A

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

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JUN 10 2014
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-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12516211002
HALLMAN PAUL
7629 KIOWA POINTE ST
LAS VEGAS NV 89131-4619

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #52A

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

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JUN 10 2014
City of Las Vegas
Dept. of Planning

PRESORTED
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MAILED FROM ZIP CODE 89101

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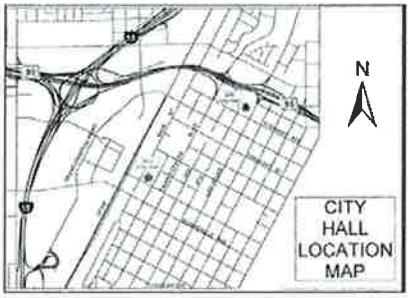
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53624 [PRJ-53329]
Planning Commission Meeting of 6/10/2014

Case: SUP-53624
12517517004
WEISBRICH FAMILY TRUST
WEISBRICH JOHN J & MYRNA L TRS
8409 TIMBER PINE AVE
LAS VEGAS NV 89143-4614

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #52A

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

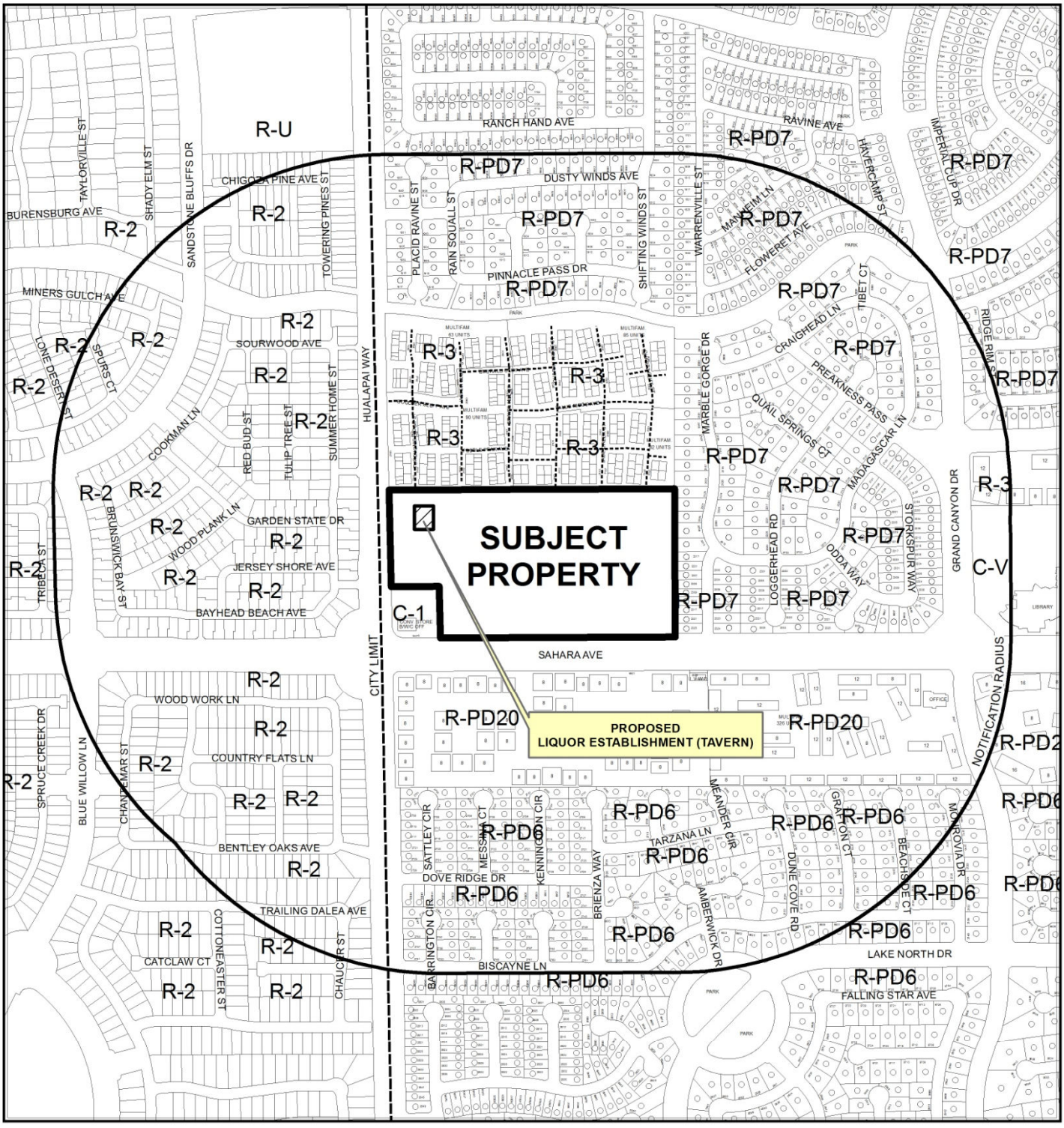
SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-53907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE-FOOT LIQUOR EESTABLISHMENT (TAVERN) at 10000 West Sahara Avenue, Suite #100 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53804]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**23**	**Planning Commission Mtg.**	**7**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

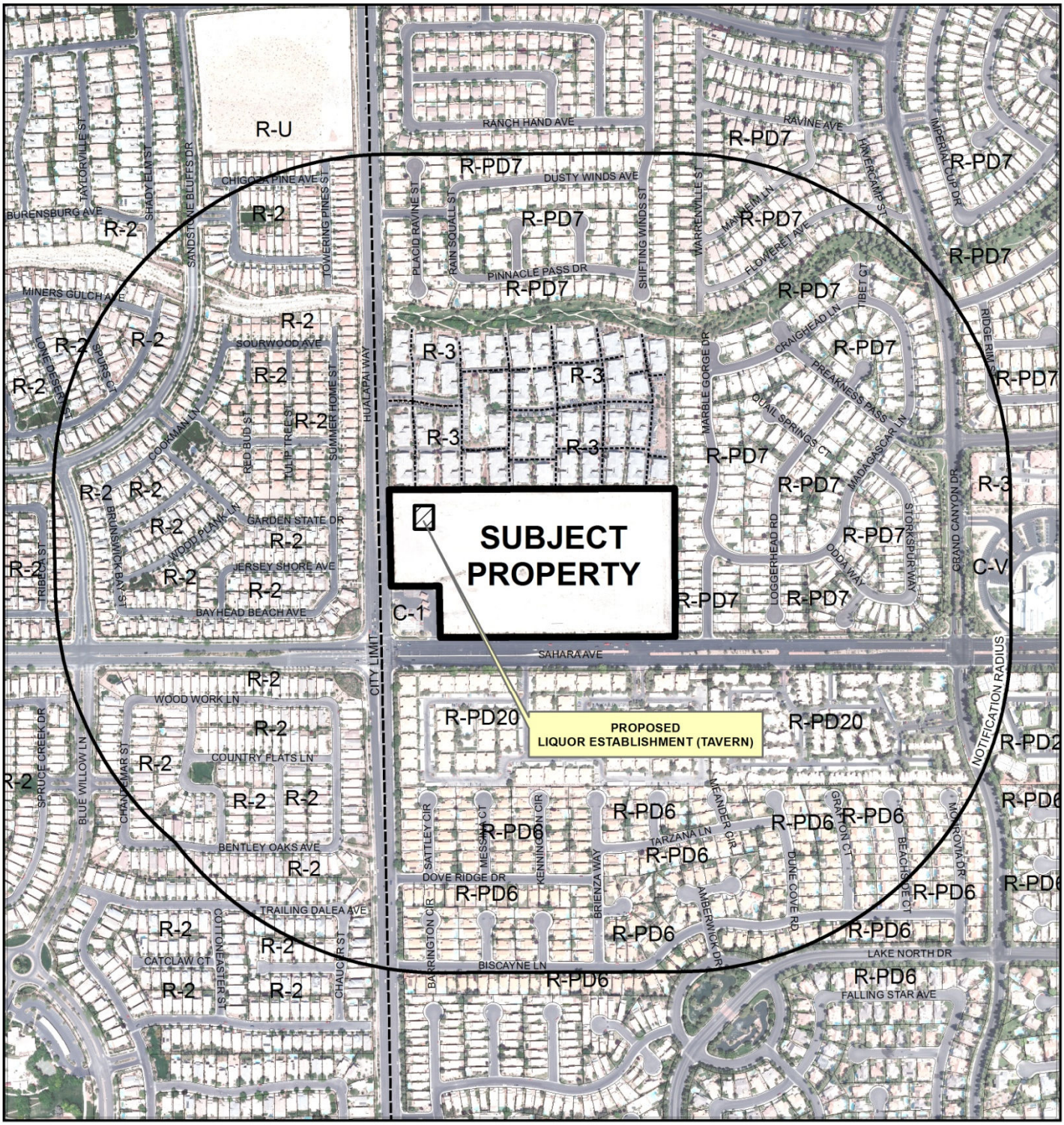
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-53907 (PRJ-53804)**

RADIUS: 1500 FEET

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



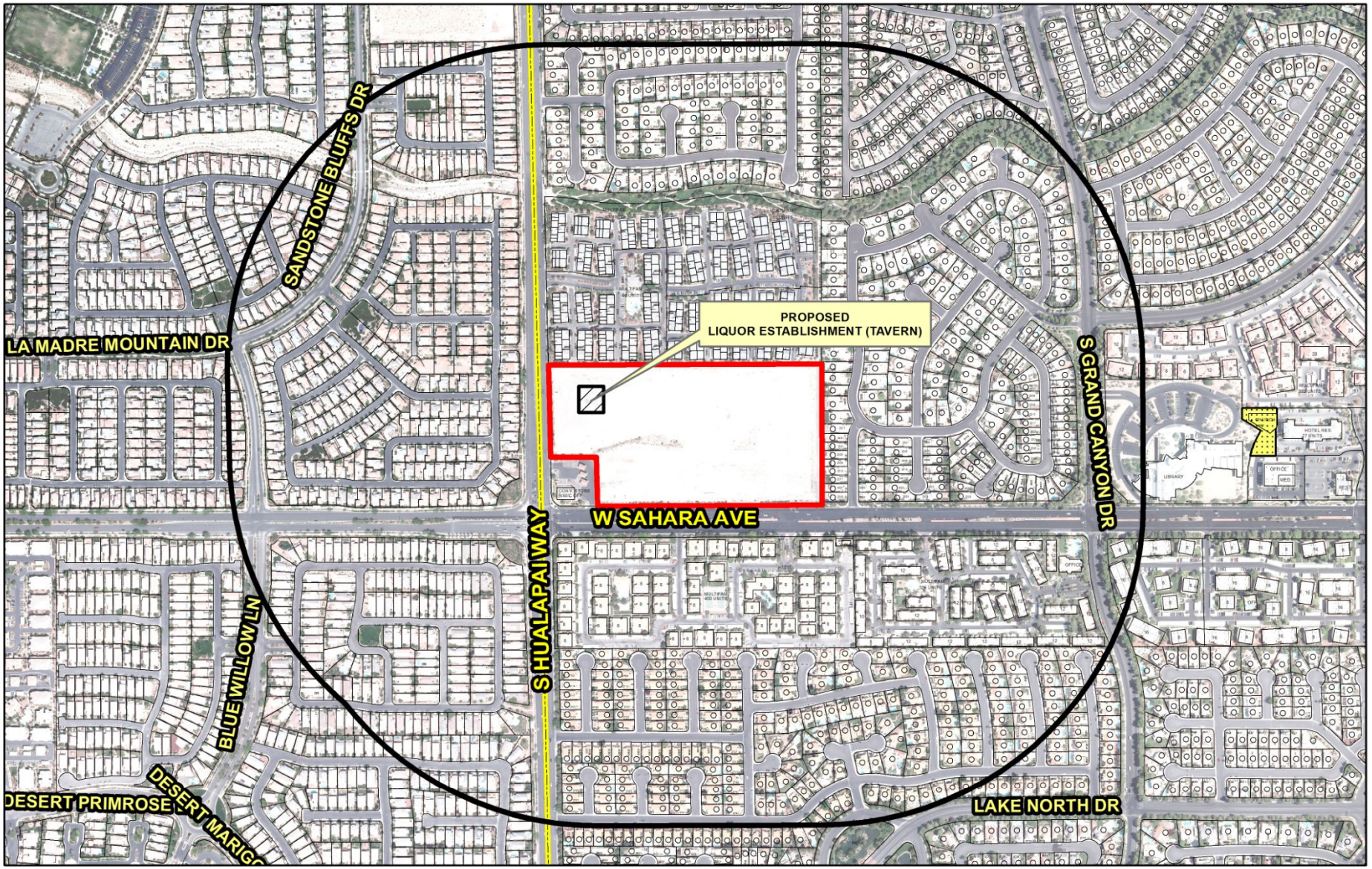
0 500 1,000 Feet

CASE: **SUP-53907 (PRJ-53804)**

RADIUS: 1500 FEET

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

N



SUP-53907 (PRJ-53804)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 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, April 30, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53907 APN: 163-06-416-006

Name of Property Owner: Sahara Center LLC

Name of Applicant: Sahara Center LLC

Name of Representative: Frank Pankratz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: **** SEE ATTACHED PAGE **** _____

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-53804
04/24/14

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: April 24, 2014

Subscribed and sworn before me

This 24th day of April, 20 14.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

SUP-53907

PRJ-53804
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for SDR 50656 (Sahara Center)

Project Address (Location) 10000 W. Sahara Avenue, Ste. #100 (Sahara and Hualapai)

Project Name Sahara Center **Proposed Use** C-1

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

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

Commercial Square Footage 233,000 **Floor Area Ratio** 3.38

Gross Acres 18.11 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Sahara Center LLC **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.com

APPLICANT Sahara Center LLC **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.com

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

Property Owner Signature* _____

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

Print Name ***** SEE ATTACHED PAGE **** _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-53907
Meeting Date:	06/10/14 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-53804
04/24/14

Revised 10/27/08

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

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: April 24, 2014

Subscribed and sworn before me

This 24th day of April, 20 14.

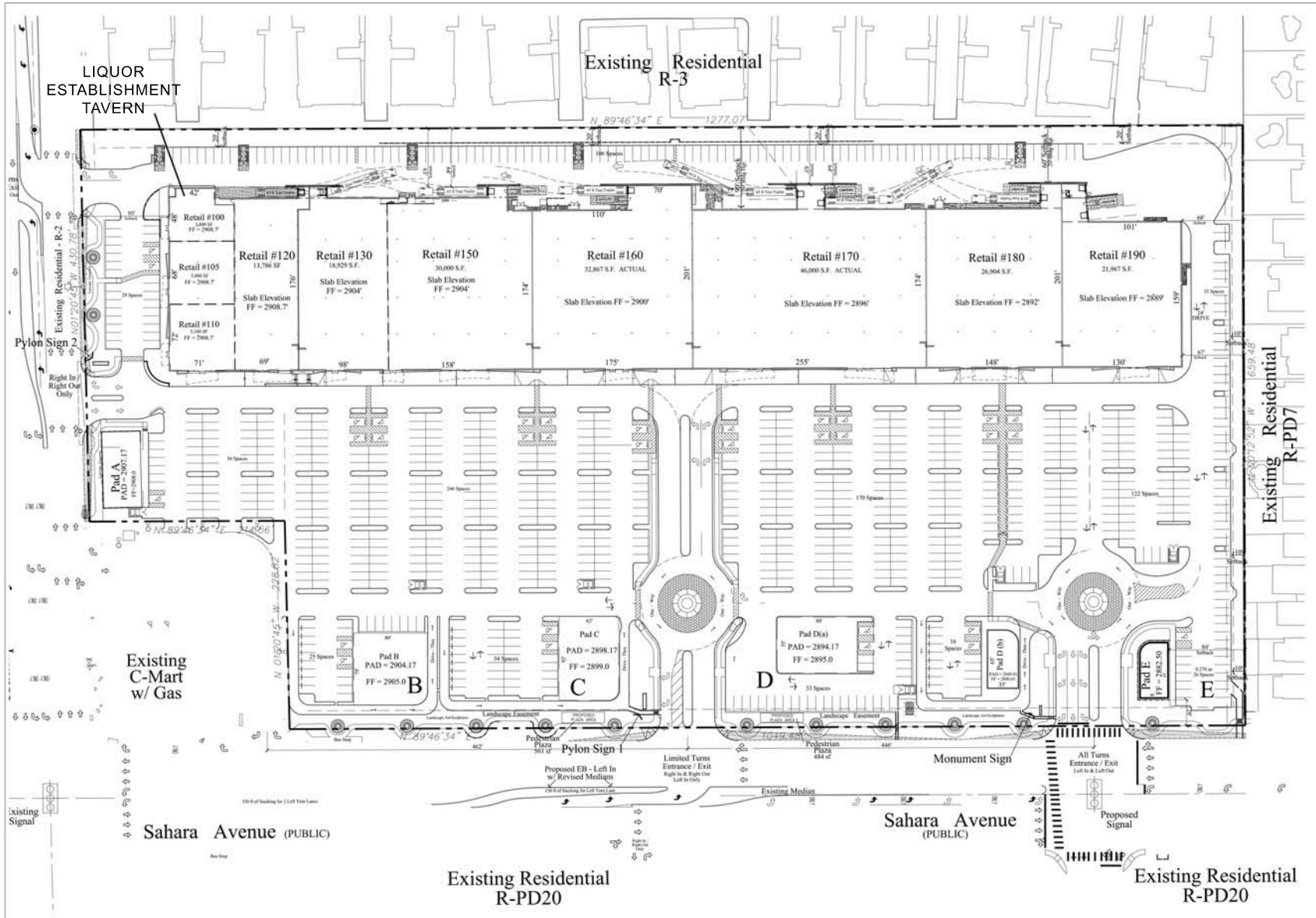
Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

SUP-53907

PRJ-53804
04/24/14



PROJECT INFORMATION

PARCEL:
ZONING: LIMITED COMMERCIAL DISTRICT: C-1
AREA: (TO BE VERIFIED)

GROSS AREA:	888,952 SF	20.408 AC
NET AREA:	788,813 SF	18.109 AC

RETAIL:

RETAIL	204,594 GSF
PADS	19,906 GSF
TOTAL RETAIL AREA	224,500 GSF
FAR NET (778,813 SF)	.285

PARKING CALC'S

PARKING REQUIRED:		
SHOPPING CENTER	1 PER 250 SF	
TOTAL REQUIRED:	219.1 *4 =	898
PARKING REQUIRED:		
PARKING FIELD		764
PARKING PADS		134
TOTAL PROVIDED :		898
PARKING RATIO:	4.0 PER 1000	1 PER 250
H/C REQUIRED:	2% OF REQUIRED PARKING	19
PROVIDED:		3.56% 32



Site Plan
Sahara Center

Las Vegas, Nevada

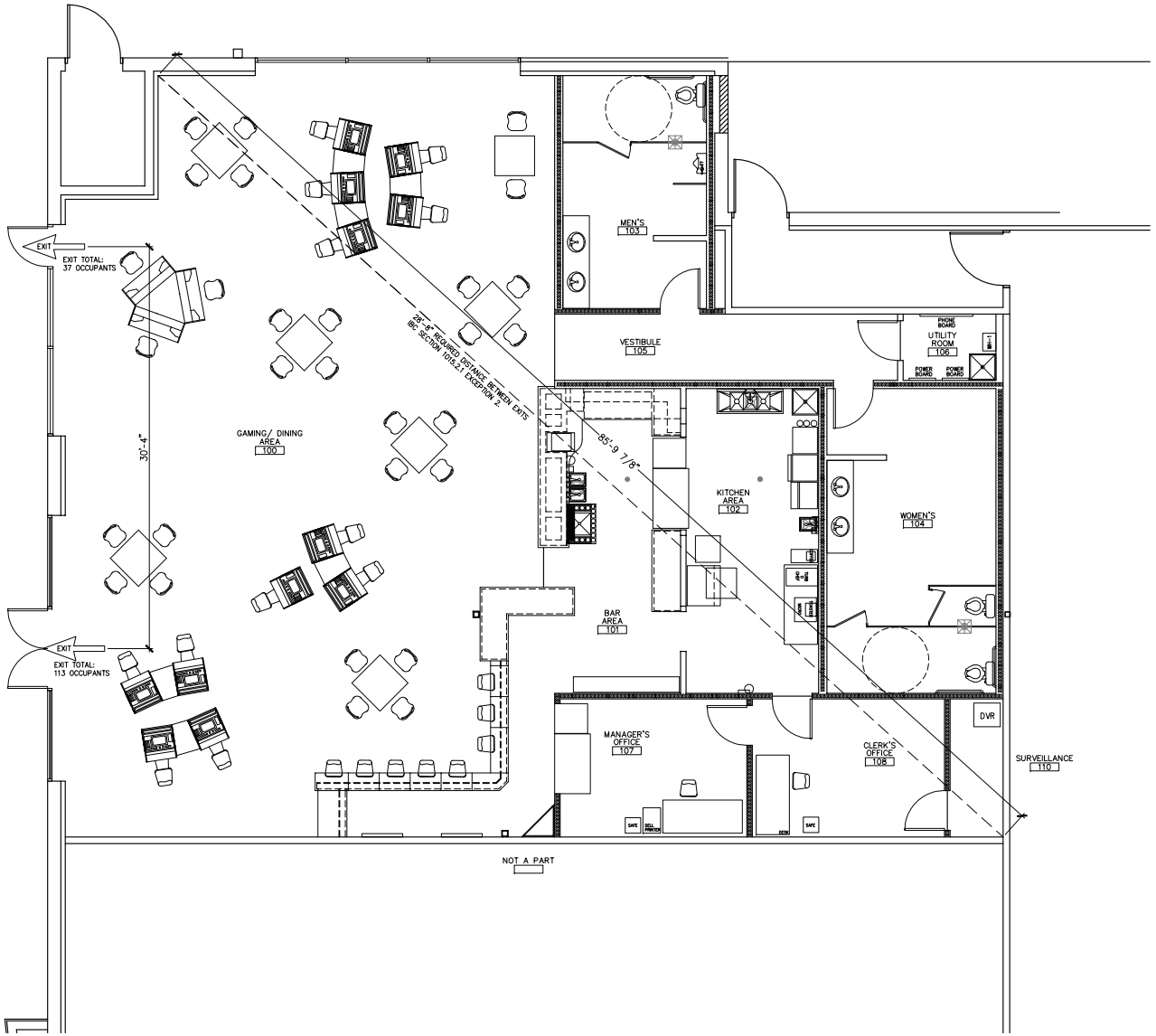
2014-04-23

PRJ-53804
04/24/14

SH Northeast Land Company, LLC
9735 W. Charleston Blvd.
Las Vegas, Nevada 89117

Mark Colleton, Architect
Markatech, LLC
302 S. Rampart Blvd.
Las Vegas, Nevada 89145

SUP-53907



1 TI4.1 FLOOR PLAN - EXITING
SCALE: 1/4"=1'-0"

1. EXIT SIGNS REQUIRED
IBC SEC. 1011.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISABLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OE THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
COORDINATE PLACEMENT OF EXIT SIGNAGE WITH THE BUILDING INSPECTOR.

2. AISLE ACCESSWAY
IBC 2009, SEC.1017.4. – SEATING AT TABLES
WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO A AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH SHALL BE MADE TO A LINE 19" AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER. THE 19" MEASUREMENT SHALL BE MADE PERPENDICULAR TO TO THE SIDE OF THE TABLE OR COUNTER.

IBC 2009, SEC.1017.4.1. – AISLE ACCESSWAY FOR TABLES AND SEATING.
AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL HAVE SUFFICIENT CLEAR WIDTH TO CONFORM TO THE CAPACITY REQUIREMENTS OF IBC SECTION 1005.1 AND IBC SECTION 1028.6.2 BUT SHALL NOT HAVE LESS THAN THE APPROPRIATE MINIMUM CLEAR WIDTH SPECIFIED IN SECTION 1017.4.2

IBC 2009, SEC.1017.4.2. TABLE AND SEATING ACCESS WIDTH.
AISLE ACCESSWAYS SHALL PROVIDE A MINIMUM OF 12" OF WIDTH PLUS 1/2" OF WIDTH FOR EACH FOOT OR FRACTION THEREOF, BEYOND 12'-0" LENGTH IS MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM THE AISLE.

IBC 2009, SEC.1017.4.3. TABLE AND SEATING ACCESS LENGTH.
THE LENGTH OF TRAVEL ALONG THE AISLE ACCESSWAY SHALL NOT EXCEED 30' FROM ANY SEAT.

3. PANIC HARDWARE REQUIRED
IBC 2009, SEC. 1008.1.10
DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC OR FIRE HARDWARE.

IBC 2009,SEC. 1008.1.10.1
1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL-305.
2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL-10C & UL-305.
3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF; AND
4. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 LBS.

IBC 2009, SEC. 1008.1.10.2
IF BALANCED DOORS ARE USED AND PANIC HARDWARE IS REQUIRED, THE PANIC HARDWARE SHALL BE THE PUSH PAD TYPE AND THE PAD SHALL NOT EXTEND MORE THAN ONE-HALF THE WIDTH OF THE DOOR MEASURED FROM THE LATCH SIDE.

4. EMERGENCY LIGHTING REQUIRED
IBC 2009, SEC.1006 MEANS OF EGRESS ILLUMINATION.
WHEN A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. THE POWER SUPPLY SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPY. NOTE: EMERGENCY LIGHTING SHALL BE SUPPLIED AT EXTERIOR EXIT DISCHARGE AND IN ALL BATHROOMS, CHANGING ROOMS AND LIKE FACILITIES.

5. AISLES REQUIRED IN DINING AREAS & GAMING MACHINES
IBC SEC. 1013.4.2.1 AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL HAVE SUFFICIENT CLEAR WIDTH TO CONFORM TO THE CAPACITY REQUIREMENTS AS DICTATED BY THE IBC FOR THE OCCUPANT LOAD AND BY ICC/ANSI 117.1, BUT SHALL NOT BE LESS THAN THE 36 INCHES IN WIDTH.

EXITING

OCCUPANT LOAD:	TOTAL OCCUPANT LOAD FOR THE ENTIRE SPACE IS 150 OCCUPANTS.
EXITING REQUIRED:	REQUIRED: 2 PROVIDED: 1 @ 72" & 1 @ 36" 1-500 = 2 EXITS. TABLE 1019.1

POSTING OF OCCUPANT LOAD
IBC SEC.1004.3 EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPIUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

PRJ-53804
04/24/14

NOT FOR CONSTRUCTION

FLOOR PLAN
EXITING

DOTTY'S SAHARA/HUALAPAI
TENANT IMPROVEMENT

10000 W. SAHARA AVE. #100
LAS VEGAS, NV. 89117
APN – 163-06-416-006

REVISION:

JOB No:
DRAWN BY: ALL
CHECKED BY: G.K.E.
DATE PREPARED: 3/17/2014
SCALE: AS SHOWN
DRAWING No: TI4.1

SUP-53907



SUP-53907 [PRJ-53804] - SPECIAL USE PERMIT - APPLICANT/OWNER: SAHARA CENTER, LLC
10000 WEST SAHARA AVENUE, SUITE #100

05/08/14



SUP-53907 [PRJ-53804] - SPECIAL USE PERMIT - APPLICANT/OWNER: SAHARA CENTER, LLC
10000 WEST SAHARA AVENUE, SUITE #100

05/08/14

Sahara Center LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89128

April 17, 2014

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

Re: Justification Letter for Special Use Permit
Sahara Center - Commercial Development- Northeast Corner of Sahara Avenue and Hualapai Way, APN 163-06-416 / Approved SDR 48469

To Whom It May Concern:

Please accept this as the required justification letter for a Special Use Permit to allow a tavern at 10000 W. Sahara Avenue, Ste. #100.

1. The property has been approved for a shopping center by SDR 48469 in the C-1 district which allows a tavern subject to a Special Use Permit.
2. The proposed tavern is relatively small (patron use area of 2,691SF) and thus will not impose any unusual parking demand within the Center.
3. No outdoor uses are contemplated in conjunction with the tavern which might disturb nearby residential.
4. Eating and drinking establishments are a normal expected group of uses in a shopping center of this size and are needed to serve local demand and attract sufficient patronage to ensure economic success for the facility. Such uses also generate significant employment and tax revenue for the City.

Respectfully,

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

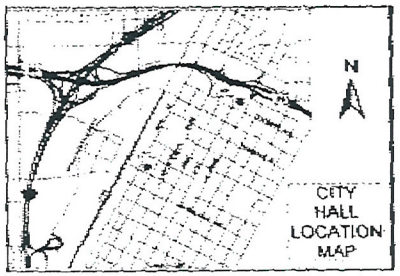
By: _____
Name: Frank Pankratz
Title: Manager
Date: 4/17/14.

SUP-53907

PRJ-53804
04/24/14

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

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

$ 00.46⁰

05-30-14 LV NV 891

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

Case: SUP-53907

16412515016
LEDBETTER LAURA LEE
10210 WOOD WORK LN
LAS VEGAS NV 89135-2311

113 DRDFN11 89135

#56P

LauraLee Ledbetter 702-255-1354 >> City of Las Vegas

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

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FIRST CLASS

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

NO

Case: SUP-53907
16412515042
FICO JASON L
LUNA-FICO KATHY A
2580 CHANTEMAR ST
LAS VEGAS NV 89135-2007

113 DRDFN11 89135

Submitted after final agenda

Submitted after final agenda

Date 6/4/14 Item #5 OP

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

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0004279218 MAY 29 2014
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Dept. of Planning

05-30-14 LV NV 891

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306417084
CHERNEY PAMELA F TRUST
CHERNEY PAMELA F TRS
2053 GRAVEL HILL ST #105
LAS VEGAS NV 89117-5979

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/4/14 Item #5cP

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

05-30-14 LV NV 891

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16307112001
HAWLEY FAMILY TRUST
HAWLEY DAVID S & MARY E TRS
2733 GRAFTON CT
LAS VEGAS NV 89117-0650

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda

Date 6/4/14 Item # 5 C P

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

PRESORTED FIRST CLASS

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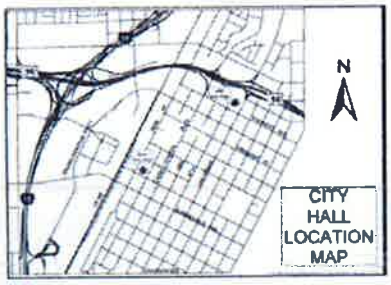
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

05-30-14 LV NV 891

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306411009
SCHMIDT 2010 TRUST
SCHMIDT GARY R & LINDA S CO-TRS
9705 QUAIL SPRINGS CT
LAS VEGAS NV 89117-5956

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/4/14 Item #56P

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

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FIRST CLASS

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MAY 29 2014
MAILED FROM ZIP CODE 89101

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City of Las Vegas
Dept. of Planning

XXOS-30-14 LV NV 891XX

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: SUP-53907
16306316110
PEACOCK DAVID C & JENNY J
9739 MANHEIM LN
LAS VEGAS NV 89117-6921

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

71 DROPNIL 89117

Submitted after final agenda

Submitted after final agenda
Date 6/4/14 Item #56P

001/001

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

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6/4/14 Item #SUP

Submitted after final agenda



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City of Las Vegas
Dept. of Planning

*05-30-14 LV NV 891**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

WE DONT NEED A TAVERN IN THE NEIGHBOR HOOD.

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16412513062
MCCAIN KATHLEEN ANN
2690 CHANTEMAR ST
LAS VEGAS NV 89135-2009

113 DROFN11 89135

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

Faxed 6/4/14

PRESORTED FIRST CLASS

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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. To congested of area to close to families/childre

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306315012
CARRELL LOUISE R TRUST
CARRELL LOUISE R TRS
1904 PLACID RAVINE ST
LAS VEGAS NV 89117-5961

Submitted after final agenda

Submitted after final agenda #56 P
Date 6/5/14 Item

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

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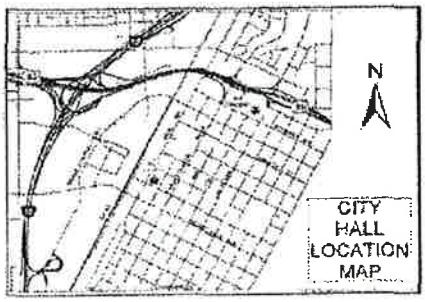

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

Case: SUP-53907

16306417019
BANK ADAM FAMILY TRUST
BANK ADAM TRS
2152 TURQUOISE RIDGE ST #105
LAS VEGAS NV 89117-5972

Submitted after final agenda

Submitted after final agenda
Date 6/5/14 Item #50P

ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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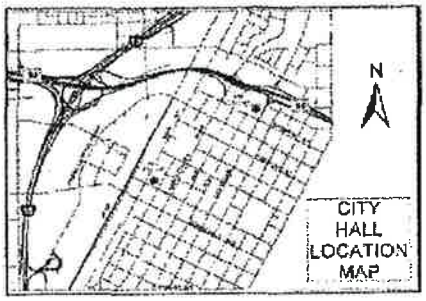

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

)lease use available blank space on card for your comments.

SUP-53907 [PRJ-53804]

)lanning Commission Meeting of 6/10/2014

Case: SUP-53907
16306417039
DAVIS RODNEY P & YVONNE D REV TR
DAVIS RODNEY P & YVONNE D CO-TRS
11217 ROBIN PARK AVE
LAS VEGAS NV 89138-7599

Submitted after final agenda

#50P

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epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
is Vegas, Nevada 89106

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City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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UP-53907 [PRJ-53804]

anning Commission Meeting of 6/10/2014

Case: SUP-53907
16306417038
DAVIS RODNEY P & YVONNE D REV TR
11217 ROBIN PARK AVE
LAS VEGAS NV 89138-7599

Submitted after final agenda

Submitted after final agenda

Date 6/5/14 Item #50P

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North Rancho Drive, 3rd Floor
/egas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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P-53907 [PRJ-53804]

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71 CRDFN11 89117

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XX05-30-14 LV NV 891XX

Case: SUP-53907

16306315011
CARRELL LOUISE R
1904 PLACID RAVINE ST
LAS VEGAS NV 89117-5961

To congested in area to close to children's school & families

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56P



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Dept. of Planning

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☒ I OPPOSE this Request

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SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

XX05-30-14 LV NV 891XX

Too many liquor stores already + as you know, too many accidents/deaths caused due to excessive drinking!

Case: SUP-53907

16306320019
DOWNS PATRICIA A
2052 TURQUOISE RIDGE ST #106
LAS VEGAS NV 89117-6933

This is a NO GO - hopefully!

Have a great day! ☺

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56P

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

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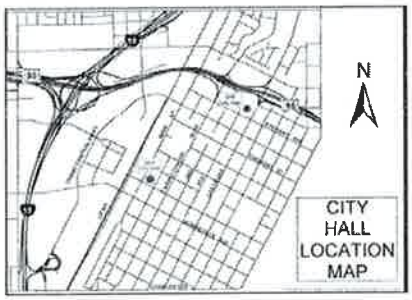

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City of Las Vegas
Dept. of Planning

XXOS-30-14 LV NV 891XX

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306418087
OPPERMAN WILLIAM THEODORE
2101 QUARTZ CLIFF ST #105
LAS VEGAS NV 89117-6010

71 DROFN11 8911?

Submitted after final agenda

Submitted after final agenda

Date 6/10/14 Item #56P

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

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16412515103
WILLOW CREEK TRUST
10161 WOOD WORK LN
LAS VEGAS NV 89135-2310

113 DRDFN11 89135

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #36P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16401716038
COLLETTE ALICE I REVOCABLE TRUST
COLLETTE ALICE I TRS
10345 MINERS GULCH AVE
LAS VEGAS NV 89135-1146

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #5 SUP

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

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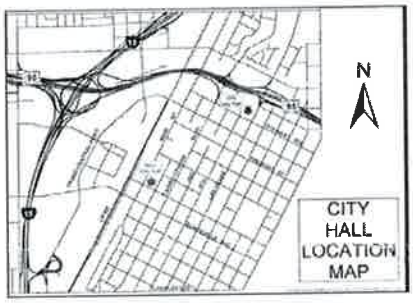

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05-30-14 LV NV 891

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306411023
SIEGEL JONATHAN H & HEIDI
2216 LOGGERHEAD RD
LAS VEGAS NV 89117-5949

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda #SUP
Date 6/10/14 Item

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

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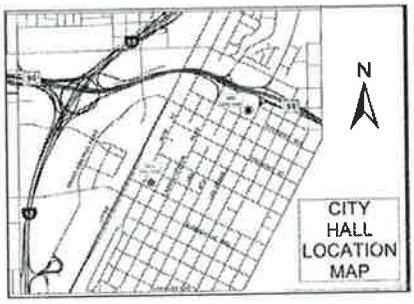

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306319051
SCHNEIDER PAUL EDWARD & RITA KAY
9753 FLOWERET AVE
LAS VEGAS NV 89117-6953

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56P

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

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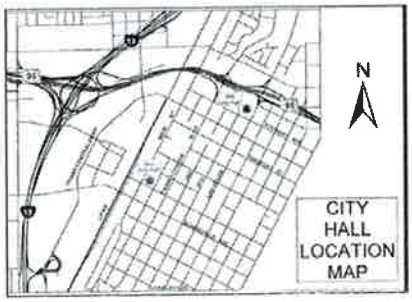

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☒ I OPPOSE this Request

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306313017
GOODWIN JOANNE L
LYTEL LAURIE R
9713 CRAIGHEAD LN
LAS VEGAS NV 89117-5929

71 DFDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item # SUP

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

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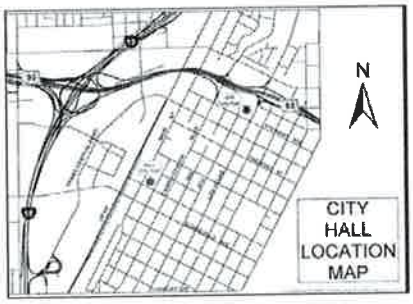

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

71 ORDFMP 8317

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City of Las Vegas
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Case: SUP-53907
16307110001
LUCCHESI FAMILY TRUST
LUCCHESI ANTHONY J & SANDRA TRS
2729 SATTLEY CIR
LAS VEGAS NV 89117-0697

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56P

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

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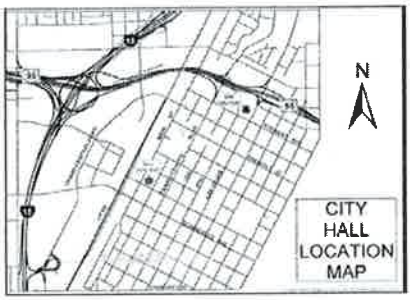

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☒ I OPPOSE this Request

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SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

Case: SUP-53907

16306411019
IANNONE LOUIS G
STOIKA SANDRA
2108 LOGGERHEAD RD
LAS VEGAS NV 89117-5958

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda

Date 6/10/14 Item #56P

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

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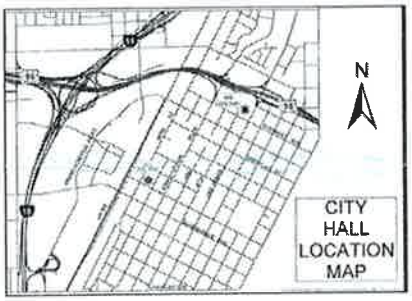

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*****05-30-14 LV NV 891**

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16412515015
JASICK HELEN C REVOCABLE LIV TR
JASICK HELEN C TRS
10200 WOOD WORK LN
LAS VEGAS NV 89135-2311

113 DRDFN11 89135

Submitted after final agenda

Submitted after final agenda
Date 06/10/14 Item #Stop

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

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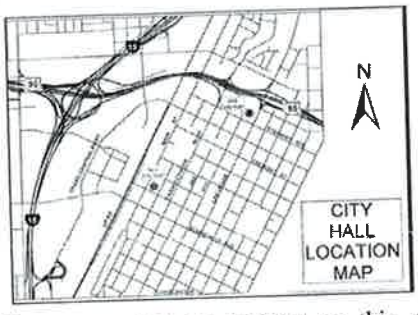

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907

16307112016
KOGAN DANI & ANA
5731 ETIWANDA AVE #8
TARZANA CA 91356-2580

100 DROFN11 91356

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56P

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

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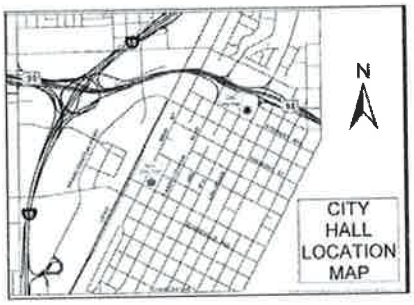

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*****-30-14 LV NV 891**

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306320006
AUSTRIA ROBERT Q TRUST
AUSTRIA ROBERT Q TRS
5106B DIAMOND HEIGHTS BLVD
SAN FRANCISCO CA 94131-1709

120 DROFN11 94131

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56A

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

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

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XXOS-30-14 LV NV 89XXX

Case: SUP-53907
16306411037
NELSON-NESET FAMILY TRUST
NELSON RICHARD H & BELVA E TRS
2212 MADAGASCAR LN
LAS VEGAS NV 89117-5927

Submitted after final agenda
Date 6/4/14 Item #50 A

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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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306417001
POLEN STEVEN & JERI
733 S OGDEN DR #101
LOS ANGELES CA 90036-4463

94 DRDFN11 90036

Submitted after final agenda

Submitted after final agenda #56A
Date 6/10/14 Item

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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0004279218 MAY 29 2014
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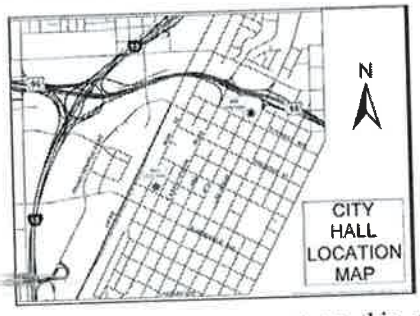

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JUN 10 2014
City of Las Vegas
Dept. of Planning

*****05-30-14 LV NV 891**

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306414010
CARUBBA KIYOKO LIVING TRUST
CARUBBA KIYOKO TRS
2324 DIAMONDBACK DR
LAS VEGAS NV 89117-5937

71 DRDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #56 A

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

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MAILED FROM ZIP CODE 89101

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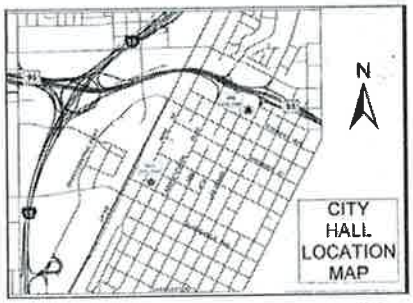

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

Case: SUP-53907
16306320047
HERROD NANCY A REVOCABLE FAM TR
HERROD NANCY A TRS
2000 JASPER BLUFF ST #104
LAS VEGAS NV 89117-6936

71 ORDFN11 89117

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #35 A

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

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0004279218 MAY 29 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

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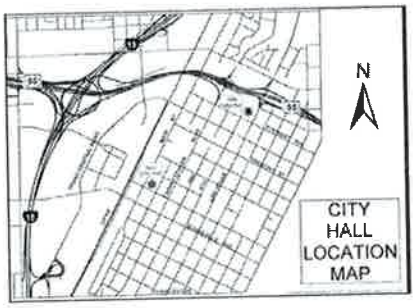
JUN 10 2014
City of Las Vegas
Dept. of Planning



XXOS-30-14 LV NV 891XX

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Case: SUP-53907

16401714058
RHODES DELL RAY
1959 TOWERING PINES ST
LAS VEGAS NV 89135-1081

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53907 [PRJ-53804]
Planning Commission Meeting of 6/10/2014

113 ORDFN11 89135

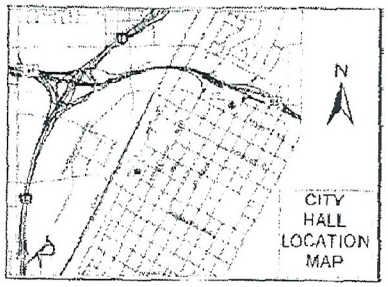
Submitted after final agenda

Submitted after final agenda #36A
Date 6/10/14 Item

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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SUP-53907 [PRJ-53804]

Planning Commission Meeting of 6/10/2014

RECEIVED
JUN 2 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53907

16306321001
NICOLETTI JOHN & LARRI B
2052 GRAVEL HILL ST
LAS VEGAS NV 89117-7099

#5764

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

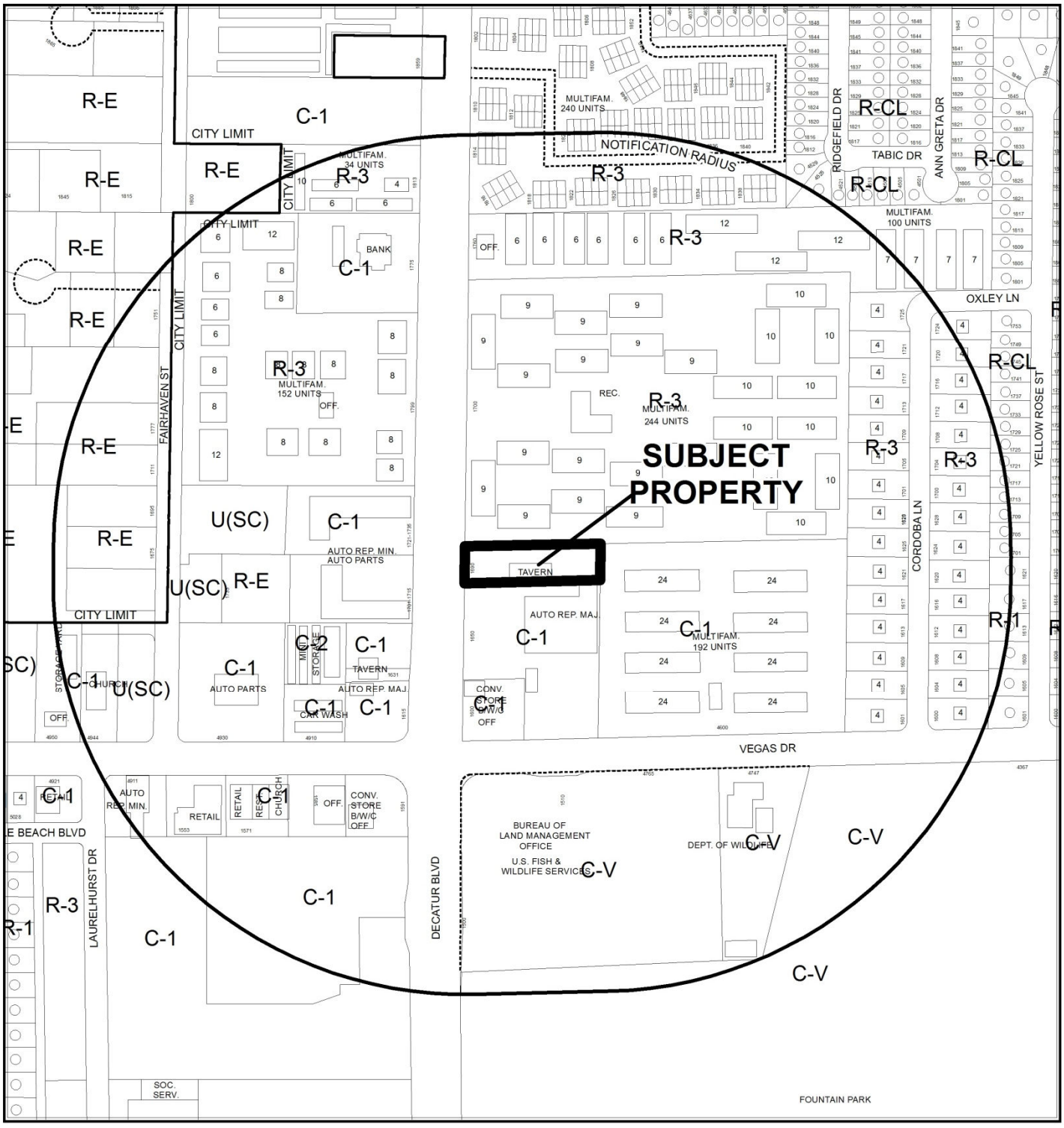
SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-53752 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC #3, ET AL - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 982 SQUARE-FOOT EXPANSION OF A 3,890 SQUARE-FOOT LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE AND MINOR MATERIAL CHANGES TO THE ELEVATIONS on 0.67 acres at 1690 North Decatur Boulevard (APN 139-19-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53647]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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



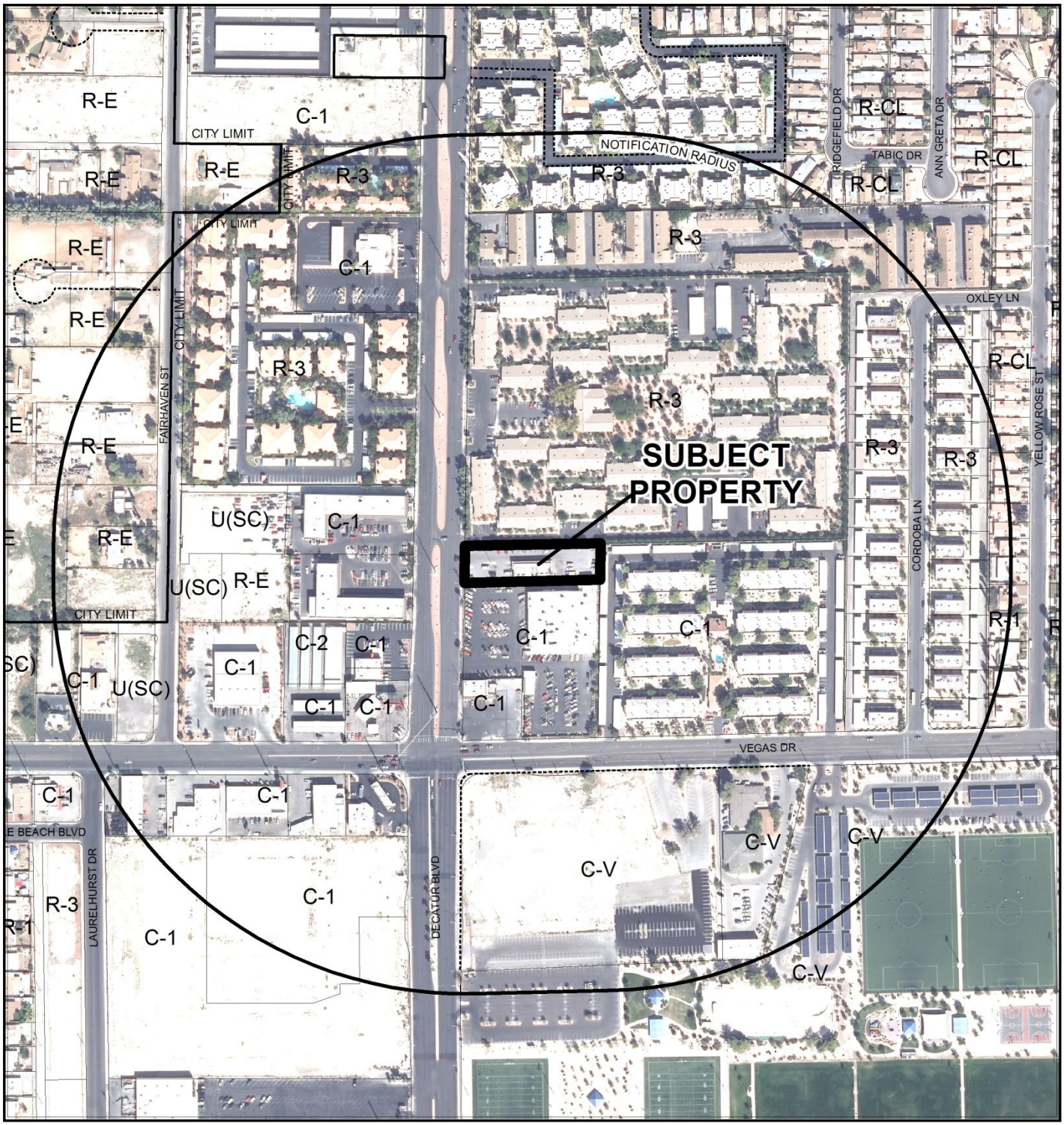
0 300 600 Feet

CASE: **SDR-53752 (PRJ-53647)**

RADIUS: 1000 FEET

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

N



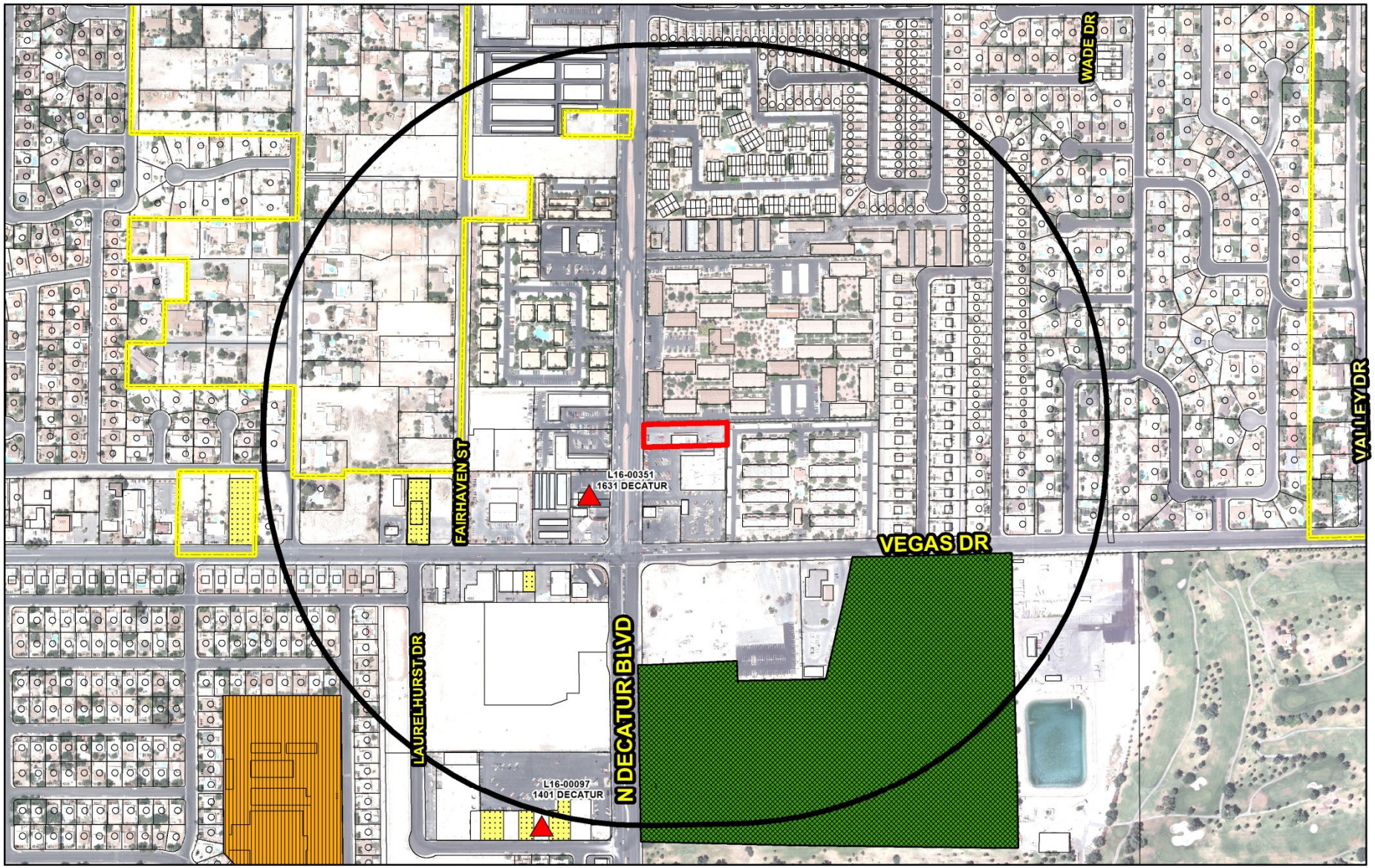
0 300 600 Feet

CASE: **SDR-53752 (PRJ-53647)**

RADIUS: 1000 FEET

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

N



SDR-53752 (PRJ-53647)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 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: Thursday, April 24, 2014

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53752

Case Number: PRJ-53647 APN: 139-19-401-003

Name of Property Owner: Hughes Family, LLC #3/ Coury Family LLC #2

Name of Applicant: Nevada Restaurant Services dba; Dolly's

Name of Representative: Kalb Industries of Nevada, Ltd.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ronald T Coury

Print Name: RONALD T. COURY

Subscribed and sworn before me

This 11 day of APRIL, 2014

_____

Notary Public in and for said County and State CLARK NEVADA

JOHN M. MUSCARELLA
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-2477-1
My App. Expires Mar. 14, 2018

Revised 11-14-06

F:\Report\Application Packet\Statement of Financial Interest.pdf

PRJ-53647
04/17/14

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-53647

Project Address (Location) 1690 N. Decatur Blvd Las Vegas, Nevada 89108

Project Name Dotty's #108 Alibi **Proposed Use** Bar/Tavern

Assessor's Parcel #(s) 139-19-401-003 **Ward #** 5-Barlow

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

Commercial Square Footage 4684 **Floor Area Ratio**

Gross Acres .67 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Hughes Family, LLC #3 / Coury Family, LLC #2 **Contact** Ronald T Coury

Address 2975 S. Highland Drive **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT Nevada Restaurant Sevices DBA: Dotty's **Contact** Robert Douzat

Address PO Box 93835 **Phone:** 702-340-0183 **Fax:** 702-383-3212

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

E-mail Address rdouzat@dottys.com

REPRESENTATIVE Kalb Industries of Nevada, Ltd. **Contact** Darin Pipkins

Address 5670 Wynn Road **Phone:** 702-768-8272 **Fax:** 702-365-5257

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

E-mail Address angela@kalbind.com or darin@kalbind.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* Ronald T Coury

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

Print Name RONALD T. COURY

Subscribed and sworn before me

This 11 day of APRIL, 20 14.

Notary Public in and for said County and State CLARK NEVADA

JOHN M. MUSCARELLA
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-2477-1
My App. Expires Mar. 14, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-53752
Meeting Date:	06/10/14 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-53647
04/17/14

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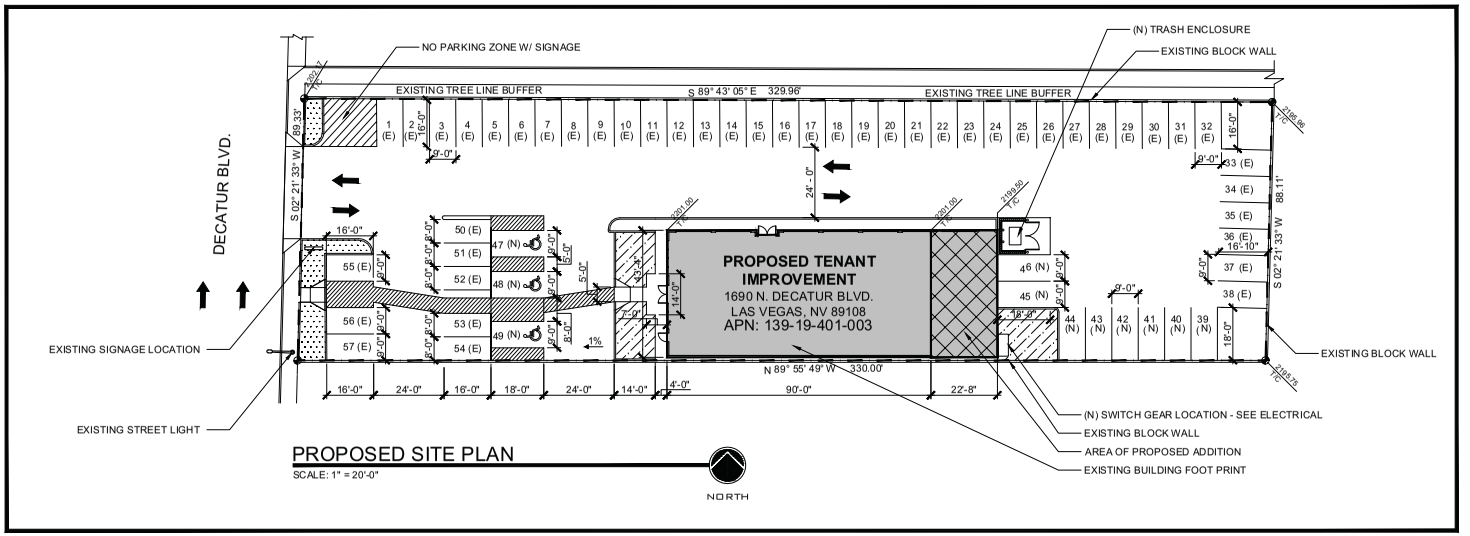


PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NORTH

BUILDING FOOTPRINT INCREASE:

EXISTING BUILDING FOOTPRINT:	3890 SQ.FT.
PROPOSED ADDITION:	982 SQ.FT.
TOTAL:	4872 SQ. FT.

PARCEL PARKING ANALYSIS:

TAVERN ON-SITE PARKING REQUIREMENT: ONE SPACE FOR EACH 50 SQUARE FEET OF PUBLIC SEATING AND WAITING AREA (INCLUDING OUTDOOR AREAS FOR SEATING AND WAITING), PLUS ONE SPACE FOR EACH 200 SQUARE FEET OF THE TOTAL REMAINING GROSS FLOOR AREA, WITH A MINIMUM OF TEN SPACES REQUIRED.

USE	AREA	SPACE/SF	PARKING REQUIRED	TOTAL PARKING PROVIDED
GROUND FLOOR:				
TAVERN: GROSS FLOOR AREA:	4,872 SQ.FT.			
PUBLIC SEATING/WAITING AREA:	2,111 SQ.FT.	1/50	42.2	
REMAINING GROSS FLOOR AREA:	2,761 SQ.FT.	1/200	13.8	
TOTAL:	4,872 SQ.FT.		56	57

PARKING PROVIDED

EXISTING PARKING SPACES:	46 STALLS
ADDED STANDARD PARKING SPACES:	8 STALLS
ADDED STANDARD ADA STALL:	2 STALLS
ADDED VAN ACCESSIBLE ADA STALL:	1 STALLS
TOTAL:	**57 STALLS**
OVER/UNDER:	**+1 STALLS**

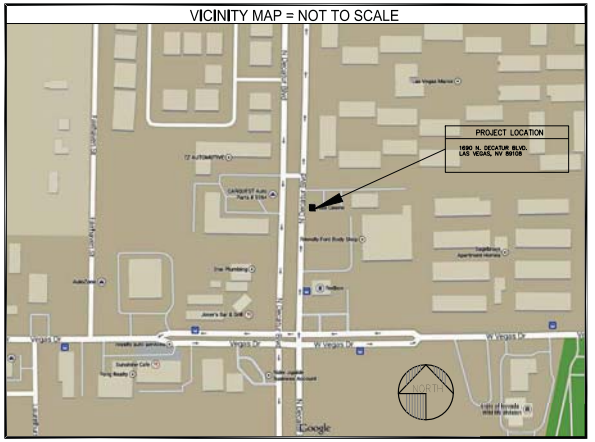
LEGEND

SYMBOL	DESCRIPTION
	ADA STRIPING
	EXISTING LANDSCAPING AREA
	PROPOSED LANDSCAPING AREA
	AREA OF PROPOSED ADDITION
	NO PARKING ZONE

TOTAL LANDSCAPING SQUARE FOOTAGE

EXISTING LANDSCAPING AREA BEFORE IMPROVEMENT:	492 SQ. FT.
EXISTING LANDSCAPING AREA TO REMAIN:	437 SQ. FT.
PROPOSED ADDITIONAL LANDSCAPING AREA:	807 SQ. FT.
TOTAL LANDSCAPING AREA AFTER IMPROVEMENT:	**1244 SQ. FT.**

VICINITY MAP = NOT TO SCALE



PRJ-53647
05/15/14

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A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/379-5863 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

SITE PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

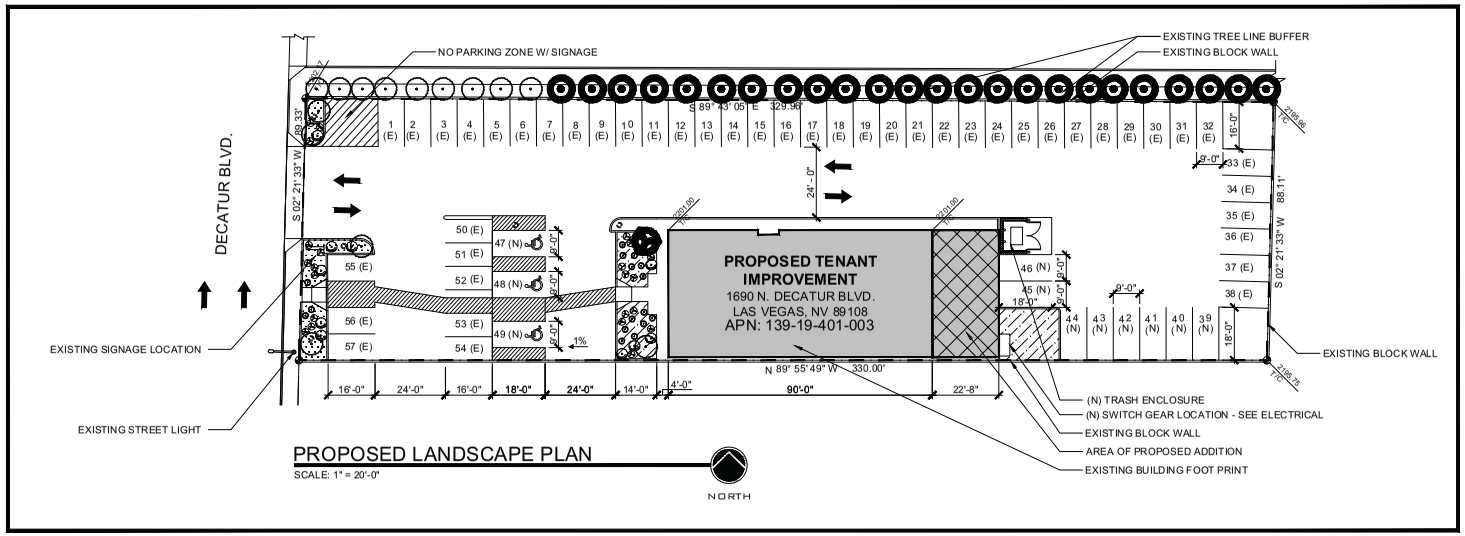
1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN
DRAWING No:

TI 0.0

SDR-53752



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

NEW PLANTING LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	QUANTITY
	ACACIA / SWEET ACACIA	1
	BRACHYCHITON POPULNEUS / BOTTLE TREE	5
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / 'GREEN CLOUD' TEXAS RANGER	22
	NANDINA DOMESTICA 'COMPACTA' / COMPACT HEAVENLY BAMBOO	11
	DALEA GREGII / PROSTRATE INDIGO BUSH	16
	EXISTING CANARY ISLAND PINE - NOTE: THESE TREES ARE ON EXISTING DRAWINGS BUT ARE NOT FOUND ONSITE.	0

NOTE:

The existing approved landscaping does not appear to actually exist on the property to date. 5 Canary Island Pines, although noted on existing approved plans, are not on site. Location of said trees are delineated above for reference. They are to be replaced with the the new trees noted in this plan in the new locations noted on this plan.

LEGEND

SYMBOL	DESCRIPTION
	ADA STRIPING
	EXISTING LANDSCAPING AREA
	PROPOSED LANDSCAPING AREA
	AREA OF PROPOSED ADDITION
	NO PARKING ZONE

TOTAL LANDSCAPING SQUARE FOOTAGE

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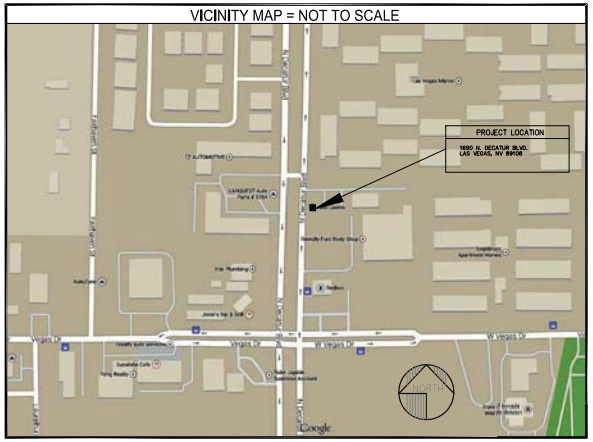

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A.C.E. ARCHITECTS, INCORPORATED
TEL 775/379-5953 FAX 775/852-5859
7545 WHINBLATON WAY, RENO, NEVADA 89511

LANDSCAPE PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

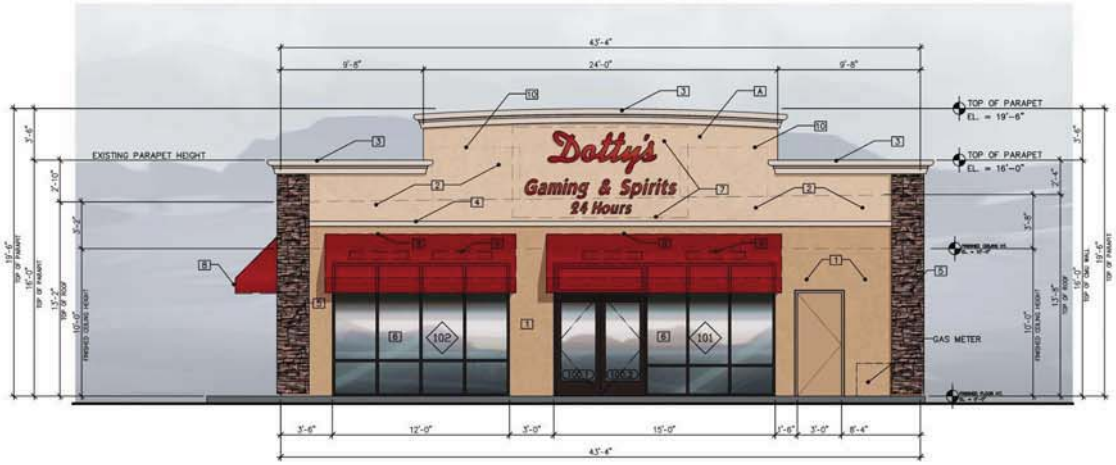
JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN

DRAWING No:

PRJ-53647
05/15/14

TI 0.1

SDR-53752



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH INFORMATION:

1. STUCCO: COLOR 1 – BASSWOOD CLC 1263D 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
2. STUCCO: COLOR 2 – VERDANT CLC 1262W 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
3. FOAM CORNICE ACCENT
4. FOAM ACCENT MOLDING
5. NEW STONE VENEER: CORONADO LEDGESTONE QUICK STACK COLOR: CARMEL MOUNTAIN.
6. STOREFRONT
7. PROVIDE BACKING FOR FUTURE SIGNAGE.
8. JOCKEY RED AWNING INSTALLED PER MANUFACTURES RECOMMENDATIONS.
9. UNDER CANOPY LIGHTING.
10. HVAC UNITS

NOTE

A. PARAPIT UTILIZED FOR MECHANICAL SCREENING

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A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/379-5953 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

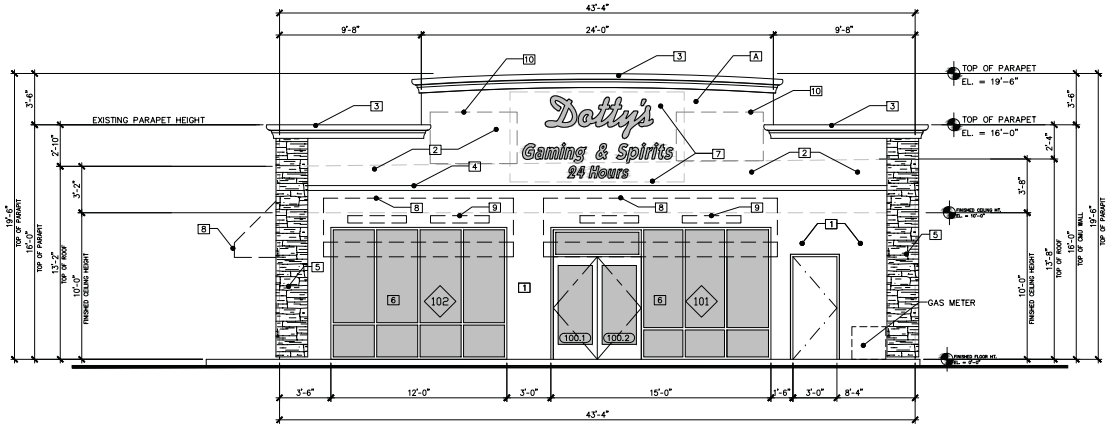
JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN

DRAWING No:

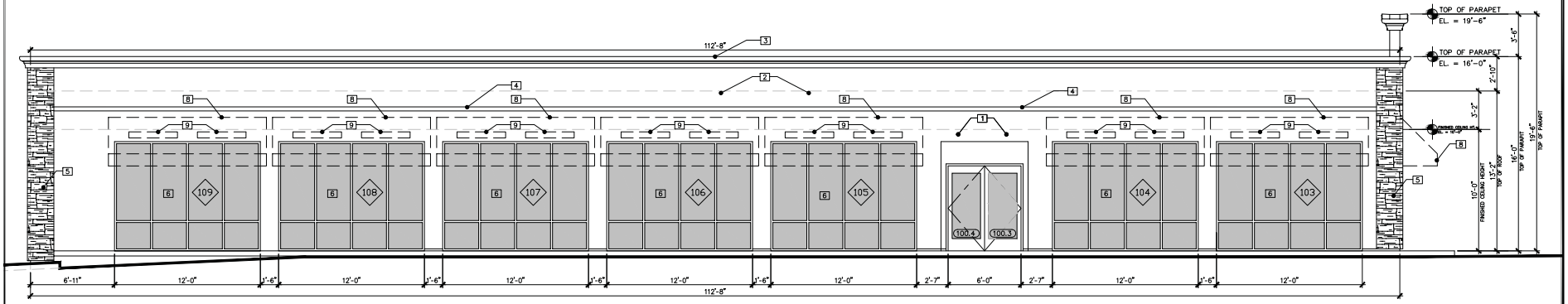
TI 7.0

PRJ-53647
05/15/14

SDR-53752 - REVISED



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH INFORMATION:

1. STUCCO: COLOR 1 – BASSWOOD CLC 1263D 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
2. STUCCO: COLOR 2 – VERDANT CLC 1262W 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
3. FOAM CORNICE ACCENT
4. FOAM ACCENT MOLDING
5. NEW STONE VENEER: CORONADO LEDGESTONE QUICK STACK COLOR: CARMEL MOUNTAIN.
6. STOREFRONT
7. PROVIDE BACKING FOR FUTURE SIGNAGE.
8. JOCKEY RED AWNING INSTALLED PER MANUFACTURES RECOMMENDATIONS.
9. UNDER CANOPY LIGHTING.
10. HVAC UNITS

NOTE

A. PARAPIT UTILIZED FOR MECHANICAL SCREENING

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A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/379-5953 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

JOB No:
DRAWN BY:
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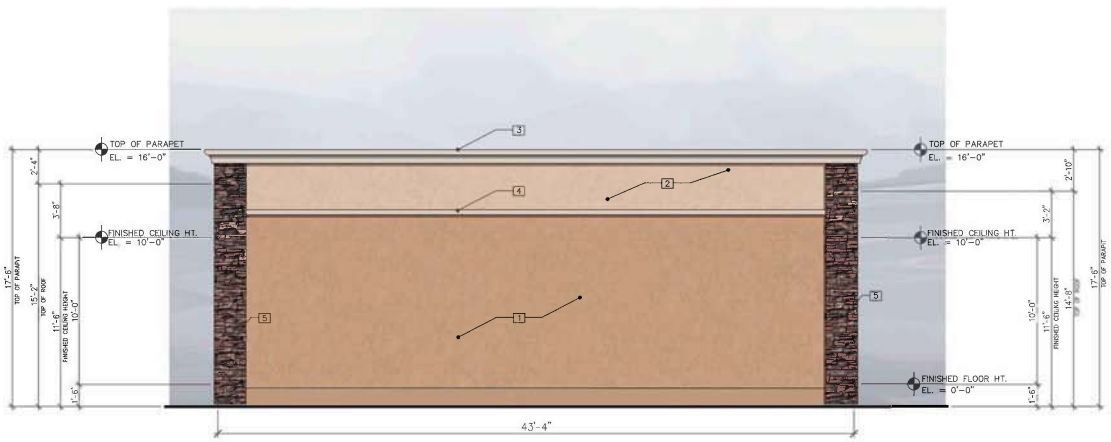
DRAWING No:

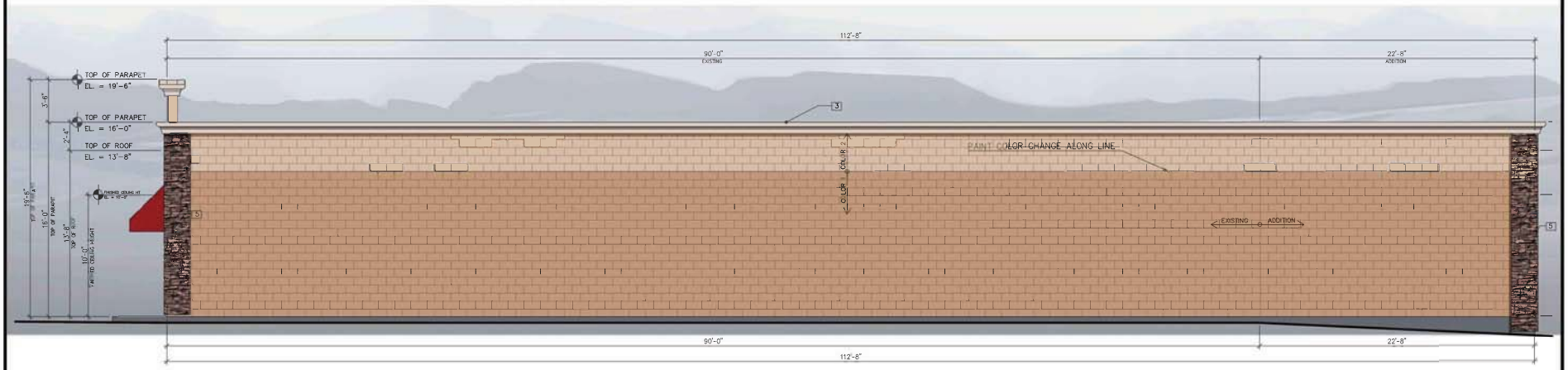
PRJ-53647
05/15/14

TI 7.0

SDR-53752



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH INFORMATION:

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PRJ-53647
05/15/14

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7545 WHITTLETON WAY, RENO, NEVADA 89511

ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

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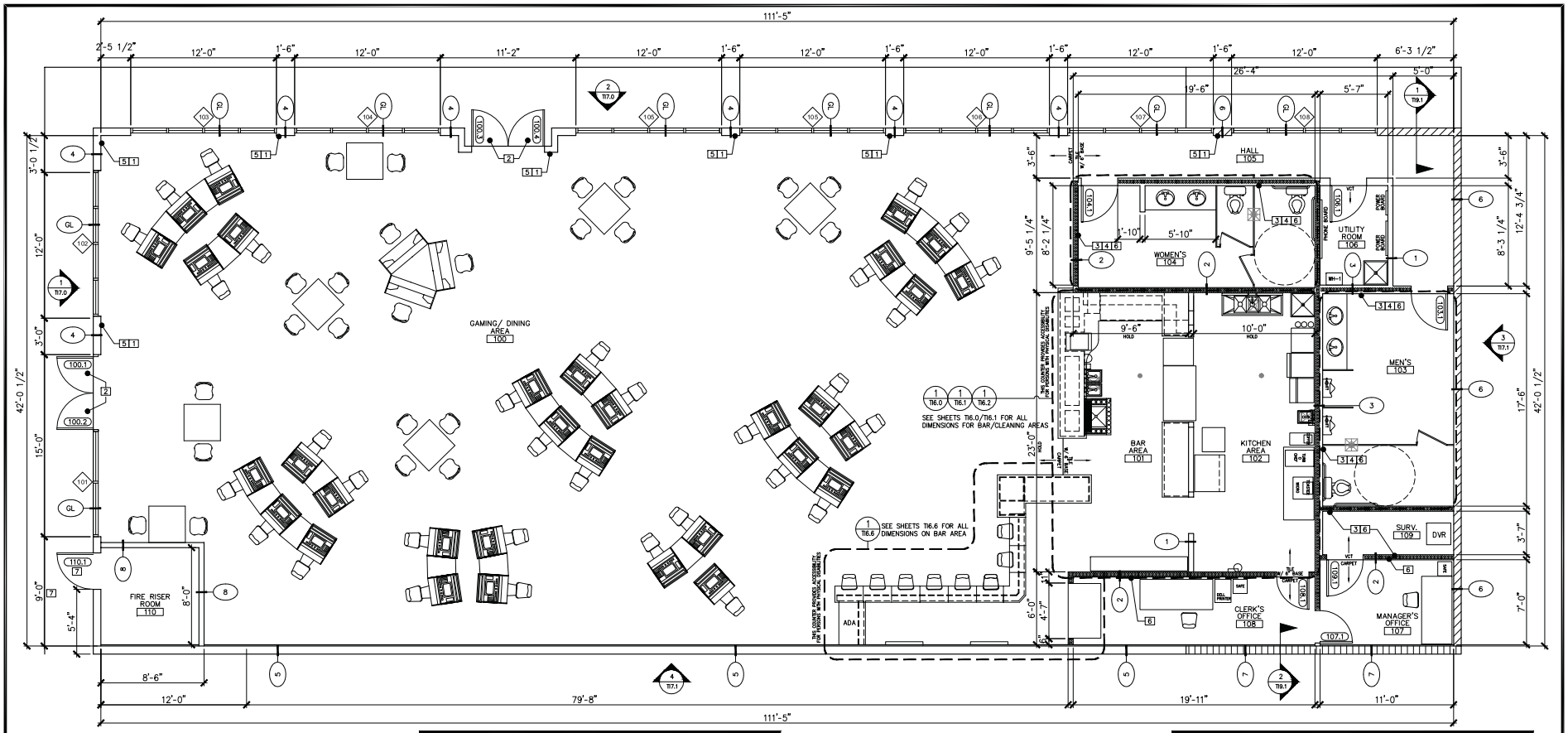
TI 7.1

SDR-53752



1 T14.0 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

WALL SYMBOL LEGEND

GRAPHIC	DESCRIPTION OF WALL
	EXISTING EXTERIOR WALLS.
	NEW EXTERIOR FRAMED WALL. SEE STRUCTURAL.
	NEW EXTERIOR CMU WALL. SEE STRUCTURAL.
	NEW STUD WALL. CONSTRUCT PER PLANS.
	NEW STUD WALL W/ SOUND INSULATION. CONSTRUCT PER PLANS.

KEY NOTES:

1. EXISTING EXTERIOR WALL TO REMAIN.
2. NEW STOREFRONT DOOR. PROVIDE EMERGENCY EXIT PANIC HARDWARE.
3. FRAMING AND DRYWALL TO EXTEND TO UNDERSIDE OF ROOF DECK.
4. INSTALL BRACING AS REQUIRED TO RECEIVE ANY AND ALL WALL MOUNTED ACCESSORIES. PATCH AND REPAIR AS NEEDED.
5. INSTALL 5/8" GYP. BD. AT EXISTING EXTERIOR WALLS. DRYWALL TO EXTEND 3" ABOVE FINISHED CEILING HEIGHT.
6. R11 FIBERGLASS BATT INSULATION
7. FIELD VERIFY LAYOUT DIMENSIONS ON SITE. ENSURE DOOR CLEARANCE IS CORRECT NEXT TO EXISTING UTILITY EQUIPMENT.

WALL TYPES

WALL TAG	DESCRIPTION OF ASSEMBLY
1	INTERIOR STUD WALL 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE (5/8" WR. BD. @ RESTROOMS AND WET WALLS).
2	INTERIOR INSULATED WALL 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE (5/8" WR. BD. @ RESTROOMS AND WET WALLS). 3 1/2" SOUND BATT INSULATION.
3	6" STUD INSULATED PLUMBING WALL 6" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE OR ONE SIDE IF ADJACENT TO EXISTING WALL CONDITION (5/8" WR. BD. @ RESTROOMS AND WET WALLS). 3 1/2" SOUND BATT INSULATION.
4	EXISTING 6" EXTERIOR WALL EXISTING 2x6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION CAVITY INSTALLED. EXISTING EXTERIOR FINISH SYSTEM TO REMAIN, PATCH AND REPAIR FROM NEW CONSTRUCTION.
5	EXISTING EXTERIOR CMU WALL EXISTING 8" CMU WALL AND INSULATION SYSTEM TO REMAIN. PATCH AND REPAIR AS NECESSARY.
6	NEW 6" EXTERIOR WALL NEW 2x6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION CAVITY INSTALLED. SEE STRUCTURAL. EXTERIOR FINISH TO MATCH EXISTING.
7	NEW EXTERIOR CMU WALL NEW 8" CMU WALL. SEE STRUCTURAL.
8	1 HOUR INTERIOR WALL - WP1206 - U425 6" 20 GA STEEL STUDS @ 24" O.C. ONE LAYER 5/8" TYPE X GYP. BD. ATTACHED VERTICAL TO EACH SIDE OF 20 GAUGE STEEL STUD WITH 1" DRYWALL SCREWS 12" O.C.
GL	STORE FRONT GLAZING NEW STOREFRONT GLAZING. PROVIDE SAFETEY GLAZING AS NEEDED. SEE WINDOW TYPE ON SHEET T18.0.

NOTE

DINING SURFACES, WORK SURFACES & COUNTER/ SERVICE TOP HEIGHTS, ETC., COMPLY WITH ANSI CHAPTER 9.

PROVIDE SIGNAGE AS REQUIRED PER 1004.3 FOR POSTING OF OCCUPANT LOADS IN THE ASSEMBLY AREA.

WALLS AND CEILING INTERIOR FINISH SHALL COMPLY WITH THE 2009 IBC 803 AND FLOOR FINISH 2009 IBC 804.

SEATING REQUIREMENTS

ALL SEATING CONFIGURATIONS REQUIRE 5% ACCESSIBLE SEATING.
NOTE: ALL GAMING MACHINE SEATING IS NON-FIXED AND ALLOWS FOR ADA ACCESS.

WALL NOTES

1. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES. SEE INTERIOR ELEVATIONS ACCESSORIES AND LOCATIONS.
2. PROVIDE FRP BEHIND GLASS COOLER, DISPENSER CAVITY, STORAGE COUNTER, AND 8' SNACK COUNTER - KITCHEN SIDE OF CABINETS.
3. SEAL ALL HARD SURFACE FLOORING.
4. ALL DIMENSIONS ARE FROM FACE OF FINISH.
5. PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING EXTERIOR FINISH WITH THE REMOVAL OF EXISTING WINDOW AND OR DOOR AS NEEDED.
5. INSTALL KEY LOCK LIGHT SWITCHES IN OFFICES.

PRJ-53647
05/15/14

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A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/ 379-5863 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

FLOOR PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

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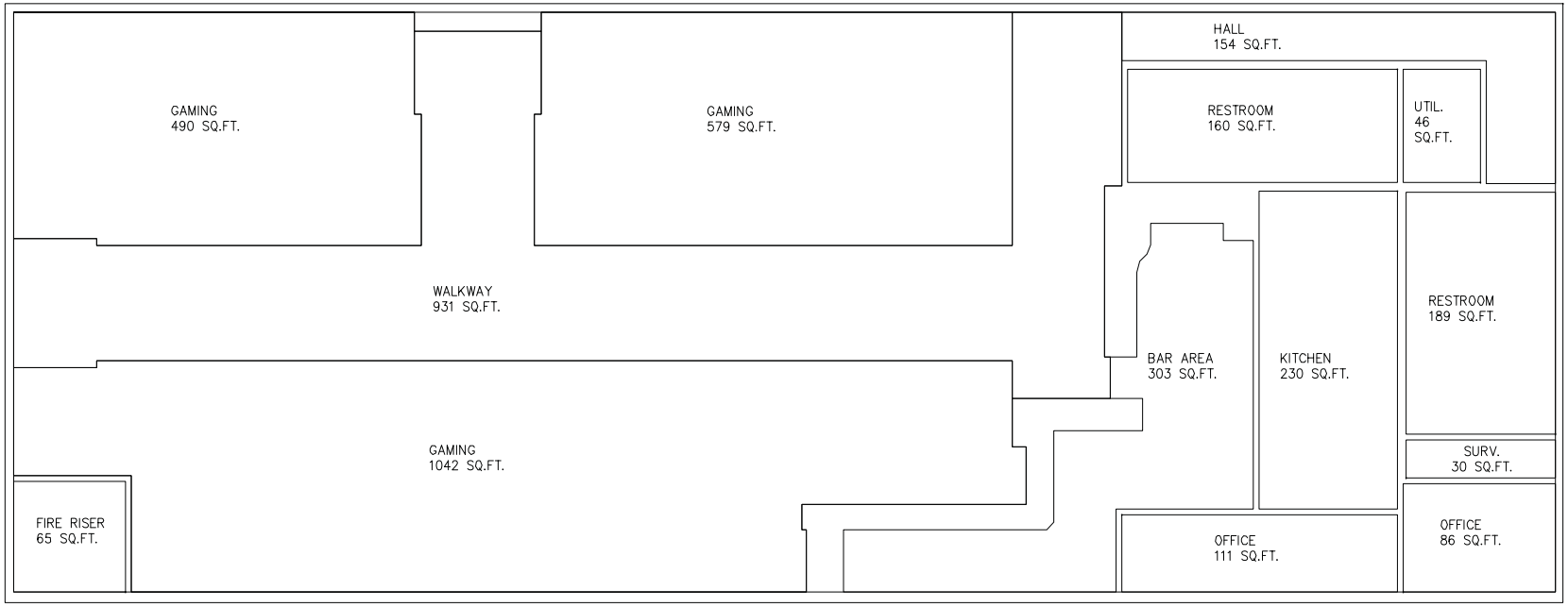
SDR-53752



1 / T11.0A OCCUPANCY LOAD CALC. PLAN
SCALE: 1/4"=1'-0"

OCCUPANCY CALCULATIONS

Actual		Area	SF	Occupancy Calculation	Occupants
2,111 sq. ft.		Gaming	2,111 sq. ft.	11	192
533 sq. ft.		Bar/Cleaning	533 sq. ft.	200	3
197 sq. ft.		Offices	197 sq. ft.	100	2
30 sq. ft.		Stor.	30 sq. ft.	100	1
348 sq. ft.		Restrooms	348 sq. ft.	0	0
46 sq. ft.		Utility Room	46 sq. ft.	0	0
65 sq. ft.		Riser Room	65 sq. ft.	0	0
154 sq. ft.		Hall	154 sq. ft.		
931 sq. ft.		Walkway	931 sq. ft.	0	0
4,415 sq. ft.	Tota		4,415 sq. ft.		198
1,544 sq. ft.	Unoccupied Space				
1,544 sq. ft.	Public Space				

FIXTURE CALCULATIONS

		WC Calc.	WC Req'd.	Men's	Women's
Occupancy	Occupant Load				
A-2	198	40	4.95	2.95	2.00
		Lav. Calc.	WC Req'd.	Men's	Women's
Occupancy	Occupant Load				
A-2	198	75	2.84	1.32	1.32

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ARCHITECTS, INCORPORATED
TEL 775/379-5963 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

OCCUPANCY LOAD CALC SHEET

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

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TI 1.0A

SDR-53752

SDR 53752
Dotty's #108

1690 N Decatur Blvd.

Proposed 0.928 thousand square foot expansion of an existing liquor establishment (tavern).

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	3.87	127.15	492
AM Peak Hour			11.52	45
PM Peak Hour			11.15	43

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	4.798	127.15	610
AM Peak Hour			11.52	55
PM Peak Hour			11.15	53

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	0.928	127.15	118
AM Peak Hour			11.52	11
PM Peak Hour			11.15	10

Existing traffic on all nearby streets:

Decatur Avenue	
Average Daily Traffic (ADT)	37,075
PM Peak Hour (heaviest 60 minutes)	2,966

Vegas Drive	
Average Daily Traffic (ADT)	11,950
PM Peak Hour (heaviest 60 minutes)	956

	Adjacent Street ADT Capacity
Decatur Avenue	51,800
Vegas Drive	34,500

This project is expected to add about 118 trips per day on Decatur Ave. & Vegas Dr. Currently, Decatur is at about 72 percent of capacity and Vegas is at about 35 percent of capacity. With this project, these capacites are not expected to change.

Based on Peak Hour use, this project will add about 11 trips in the peak hour, or about one every six minutes.

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



SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
1690 NORTH DECATUR BOULEVARD

05/01/14



SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
1690 NORTH DECATUR BOULEVARD

05/01/14



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1690 NORTH DECATUR BOULEVARD

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SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
1690 NORTH DECATUR BOULEVARD

05/01/14

KALB INDUSTRIES of NEVADA, Ltd.

5670 Wynn Road • Las Vegas, Nevada 89118-2313 • Telephone: (702) 365-5252 • Fax: (702) 365-5257

April 10, 2014

City of Las Vegas
Department of Planning

RE: Case: PRJ-53647
Justification Letter for Dotty's #108 Alibi
Located at: 1690 N. Decatur Blvd, Las Vegas, NV 89108

To Whom It May Concern;

Kalb Industries proposes the following changes to the above referenced property.

1) Parking Variance
2) Addition and elevation change
3) Adding 22'.8" x 43'x4" (928sf) to the existing tenant improvement for additional back of house and larger restrooms.
4) Exterior façade facelift
5) Addition of an arch with a total height of 19'6".
6) All stucco will be painted and existing columns will have faux stone installed.

If you should have any questions, please feel free to contact me at 702-768-8272.

Sincerely,

Darin Pipkins
Project manager

SDR-53752

PRJ-53647
04/17/14

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAY 29 2014
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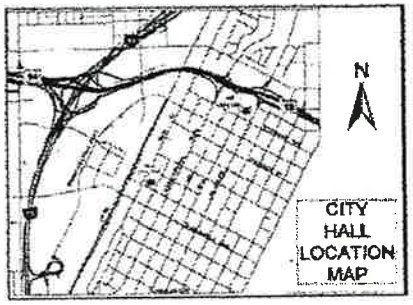
Return Service Requested
Official Notice of Public Hearing



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JUN 4 2014
City of Las Vegas
Dept. of Planning

*****05-30-14 LV NV 891**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-53752 [PRJ-53647]
Planning Commission Meeting of 6/10/2014

Case: SDR-53752
13919311237
FALVAY ROBERTA
1937 S BEDFORD ST #2
LOS ANGELES CA 90034-1324

94 DRDFN11 90034

Submitted after final agenda
Date 6/4/14 Item #58 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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05-30-14 LV NV 891

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SDR-53752 [PRJ-53647]
Planning Commission Meeting of 6/10/2014

Case: SDR-53752
13919401004
FRIENDLY FORD INC
660 N DECATUR BLVD
LAS VEGAS NV 89107-1918

45 DRDFN1 89107

Submitted after final agenda

Submitted after final agenda
Date 6/10/14 Item #58 A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

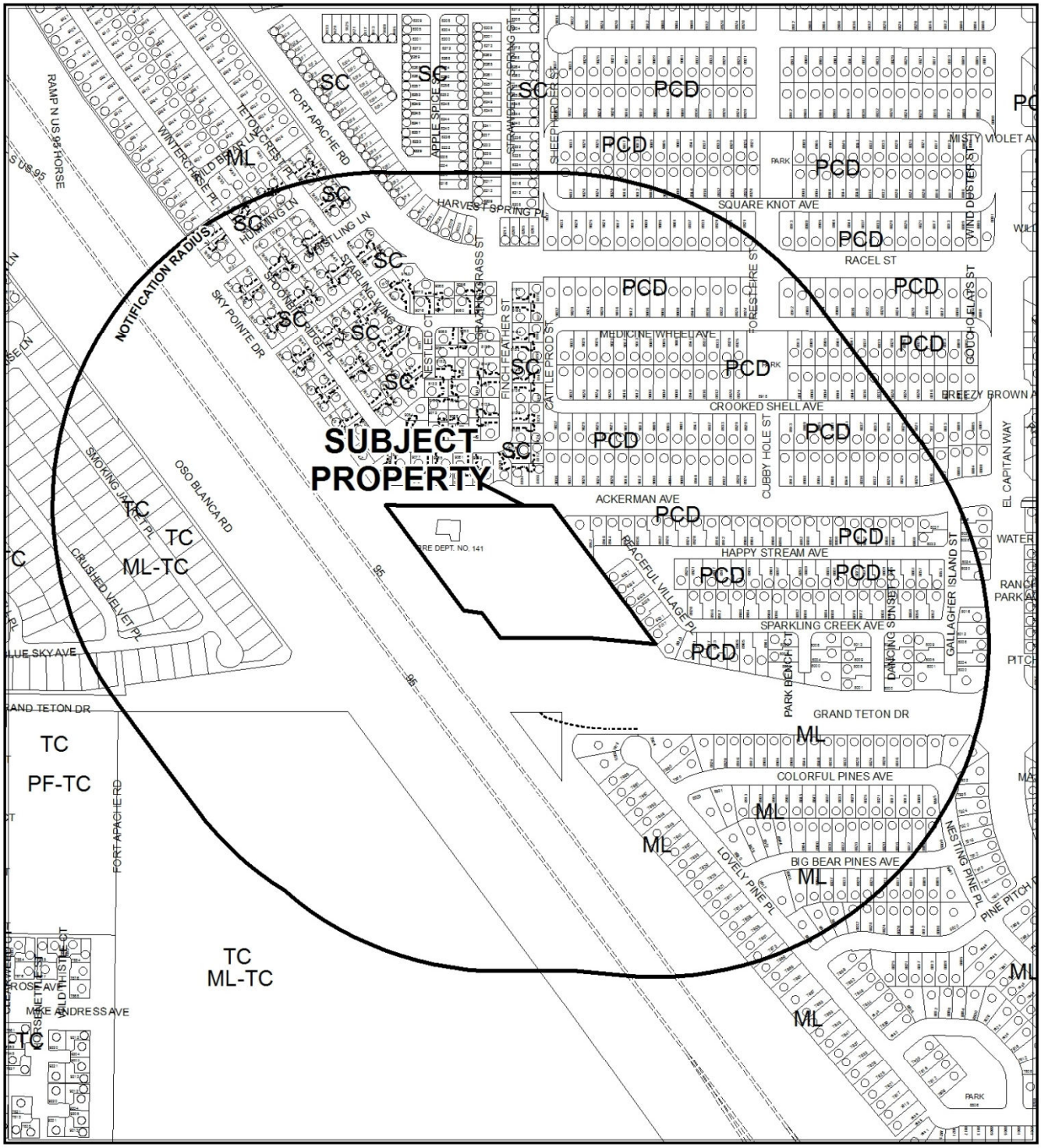
SUBJECT:
GPA-54247 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].

C.C.: 8/20/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-54247 and ZON-54249 [PRJ-54208]
3. Supporting Documentation - GPA-54247 and ZON-54249 [PRJ-54208]
4. Photos - GPA-54247 and ZON-54249 [PRJ-54208]
5. Justification Letter - GPA-54247 and ZON-54249 [PRJ-54208]



CASE: **GPA-54247 (PRJ-54208)**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)



CASE: **GPA-54247 (PRJ-54208)**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

CLV Planning - Application Form

Application Number:	PRJ-54208
Application/Petition For:	GPA & ZON
ProjectAddress (Location):	9043 ACKERMAN
Project Name	GPA & ZON FOR FIRE STATION 141
Assessors Parcel #(s):	12508401004
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	PF
Zoning District: Proposed:	C-V - Civic
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	City of Las Vegas
Applicant Last Name:	Department of Planning
Applicant Address:	333 N. Rancho
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89131
Applicant Phone:	
Applicant Fax:	
Applicant Email:	cityoflasvegasplanning@gmail.com
Rep First Name:	City of Las Vegas
Rep Last Name:	Department of Planning
Rep Address:	333 N. Rancho
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89131
Rep Phone:	
Rep Fax:	
Rep Email:	cityoflasvegasplanning@gmail.com

GPA-54247 & ZON-54249

PRJ-54208
05/21/14

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

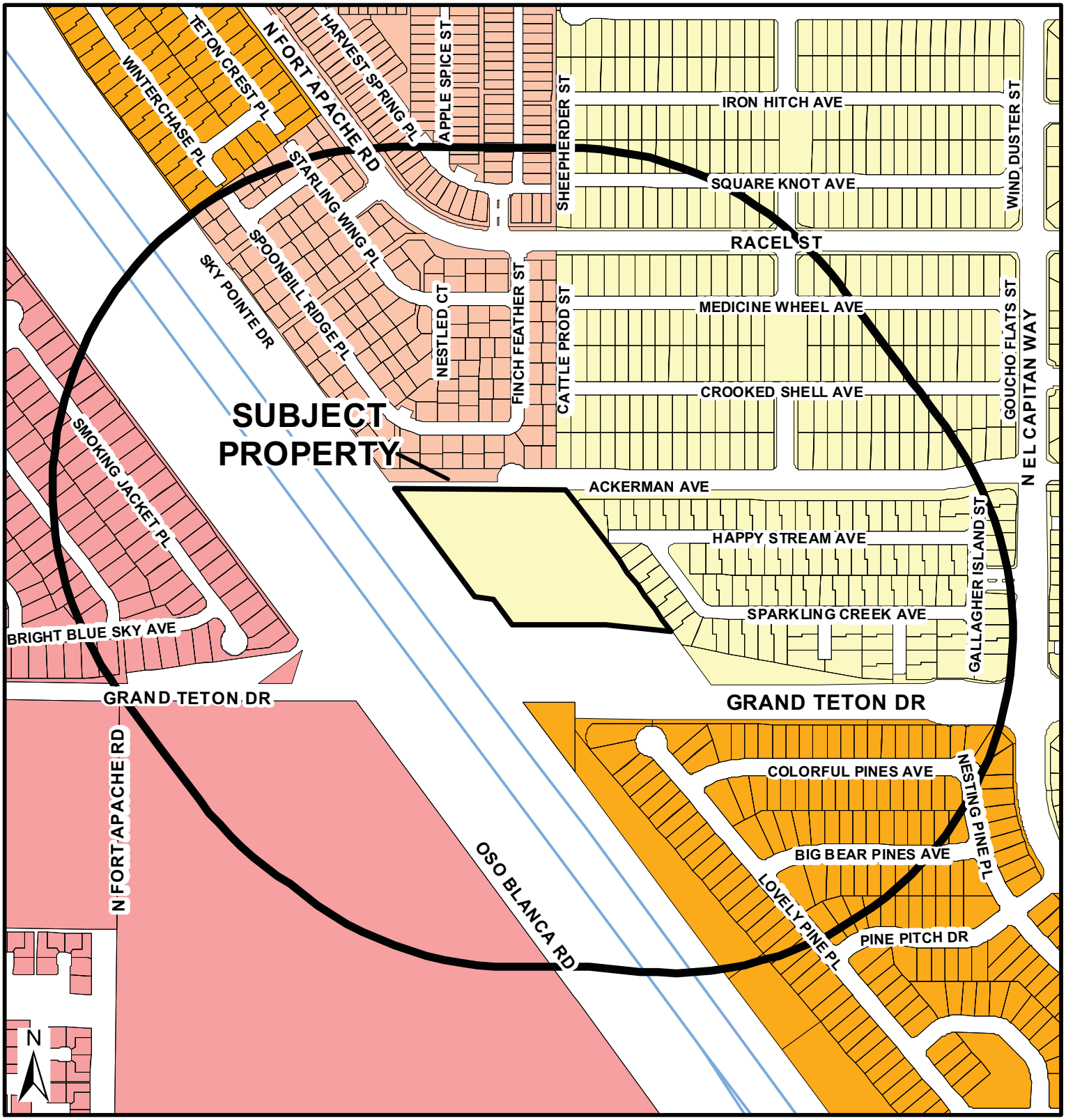
Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL	LAS VEGAS, NV 89106-3703

CLVEPLAN Applicant	Company	Title	Email
Douglas Rankin	City of Las Vegas	Manager	cityoflasvegasplanning@gmail.com

GPA-54247 & ZON-54249

PRJ-54208
05/21/14

GPA-54247



General Plan Amendment

FROM PCD TO PF

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

Subject Property

PRJ-54208
06/10/14

1000ft. Buffer

City Limits

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

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

Date: Thursday, May 29, 2014

Memorandum

City of Las Vegas

To: Flinn Fagg, Director of the Planning Department

From: Doug Rankin, Planning Manager

CC:

Date: May 21, 2014

Re: Fire Station 141

The City of Las Vegas is requesting to amend the General Plan and Rezone 9043 Ackerman the current location of Fire Station 141 from GC (General Commercial) to PF (Public Faculties) and rezone the location from C-2 (General Commercial) to CV (Civic). This application will bring the subject site into alignment with the 2020 Master Plan for public buildings.

GPA-54247 & ZON-54249

Confidential

PRJ-54208
05/21/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
ZON-54249 - REZONING RELATED TO GPA-54247 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].

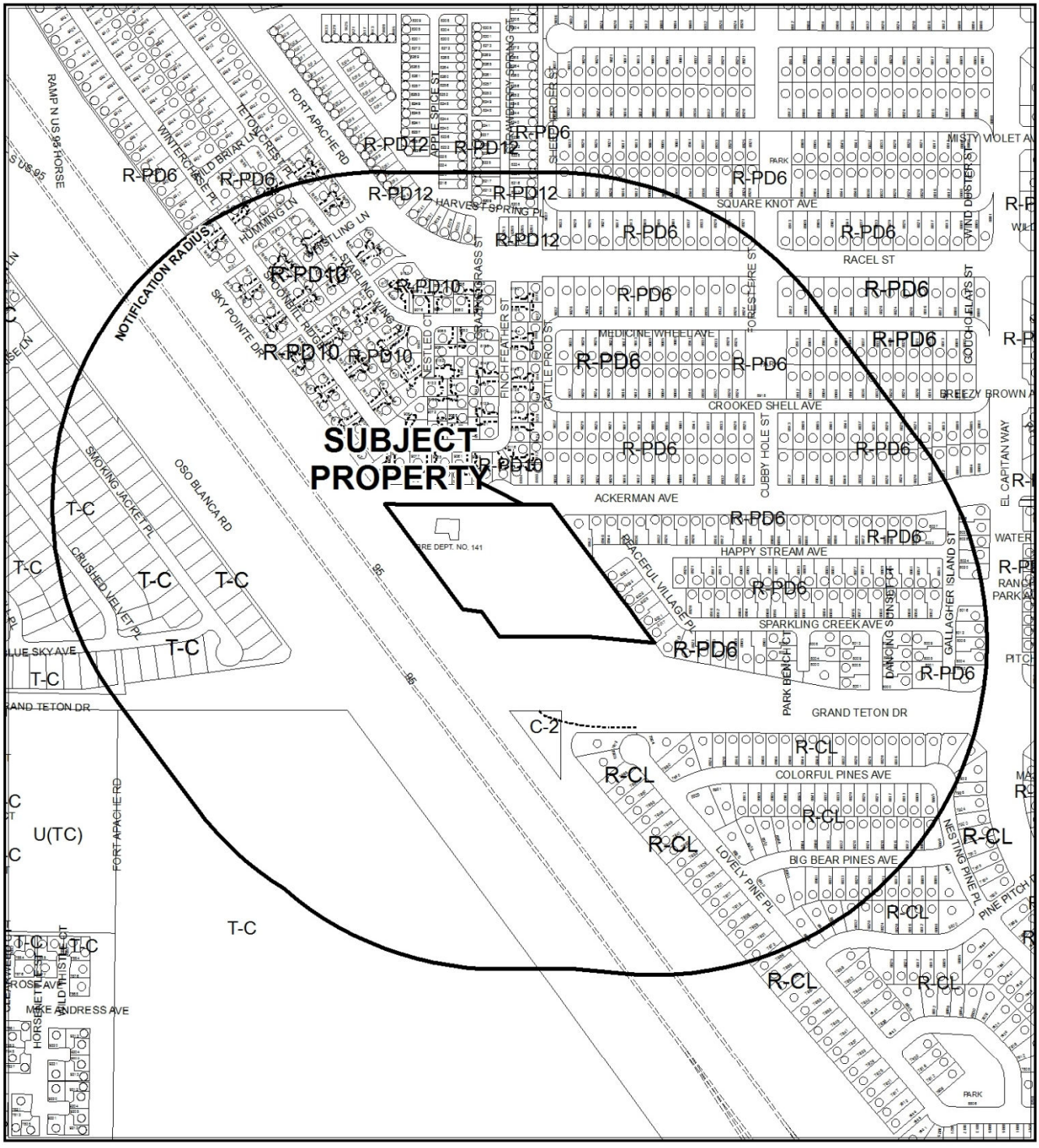
C.C.: 8/20/2014

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

RECOMMENDATION:
APPROVAL

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

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



CASE: **ZON-54249 (PRJ-54249)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



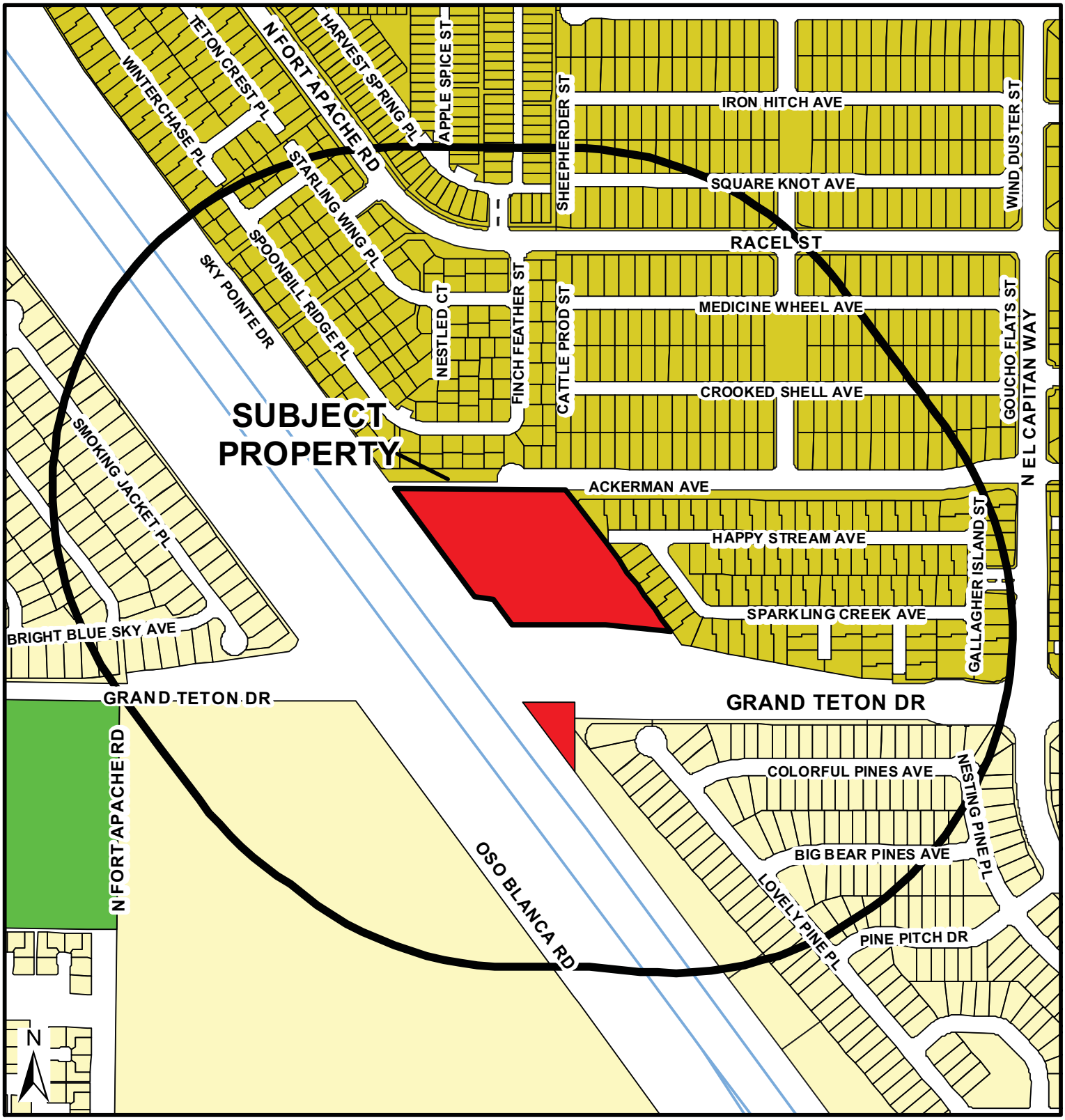
CASE: **ZON-54249 (PRJ-54249)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

ZON-54249



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-2 TO CV

Subject Property

PRJ-54208

06/11/14

1000ft. Buffer

City Limits

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

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, May 29, 2014

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

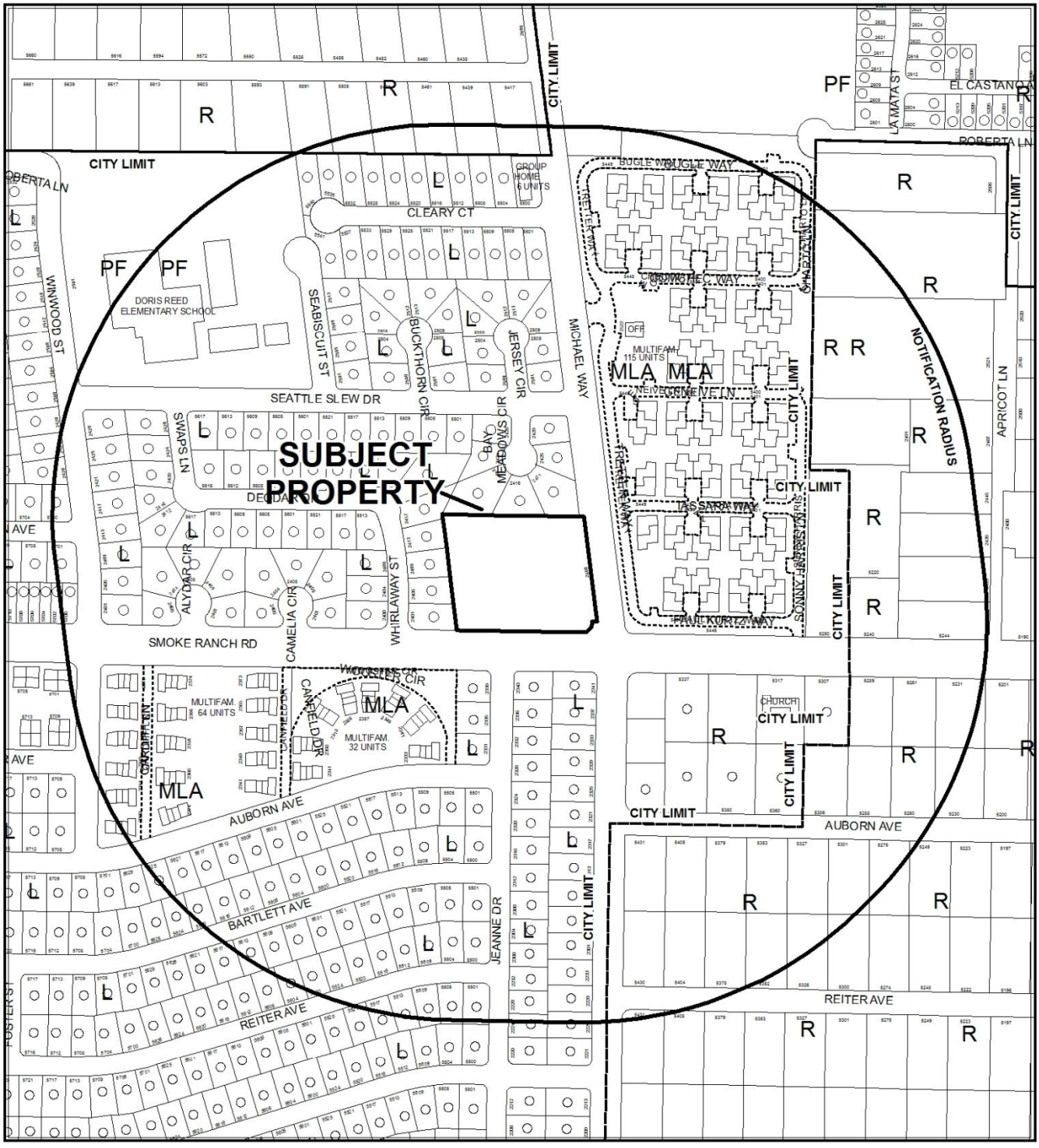
SUBJECT:
GPA-54270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

C.C.: 8/20/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
3. Supporting Documentation - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
4. Photos - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
5. Justification Letter - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]



0 305 610 Feet

CASE: **GPA-54270 (PRJ-54163)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW - UP TO 8.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N



0 305 610 Feet

CASE: **GPA-54270 (PRJ-54163)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW - UP TO 8.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-54270 APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

_____

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-54165
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 2400 N. Michael Way

Project Name Retail Center at Smoke Ranch and N. Michael Way **Proposed Use** Retail

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: existing ML proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage 18,508 **Floor Area Ratio** .16

Gross Acres 2.5 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER The Aquino Family Trust **Contact**

Address 5109 Rancher Ave. **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT Daniel Touizer **Contact** Nick Azouz

Address 8255 Las Vegas Blvd. #704 **Phone:** (702) 768-4201 **Fax:**

City Las Vegas **State** NV **Zip** 89123

E-mail Address nickazouz7@yahoo.com

REPRESENTATIVE VTN Nevada **Contact** Sue Marshall

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

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

E-mail Address suem@vtnnv.com

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

Property Owner Signature* [signature]

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

Print Name BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14.

[signature]

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

Revised 10/27/08

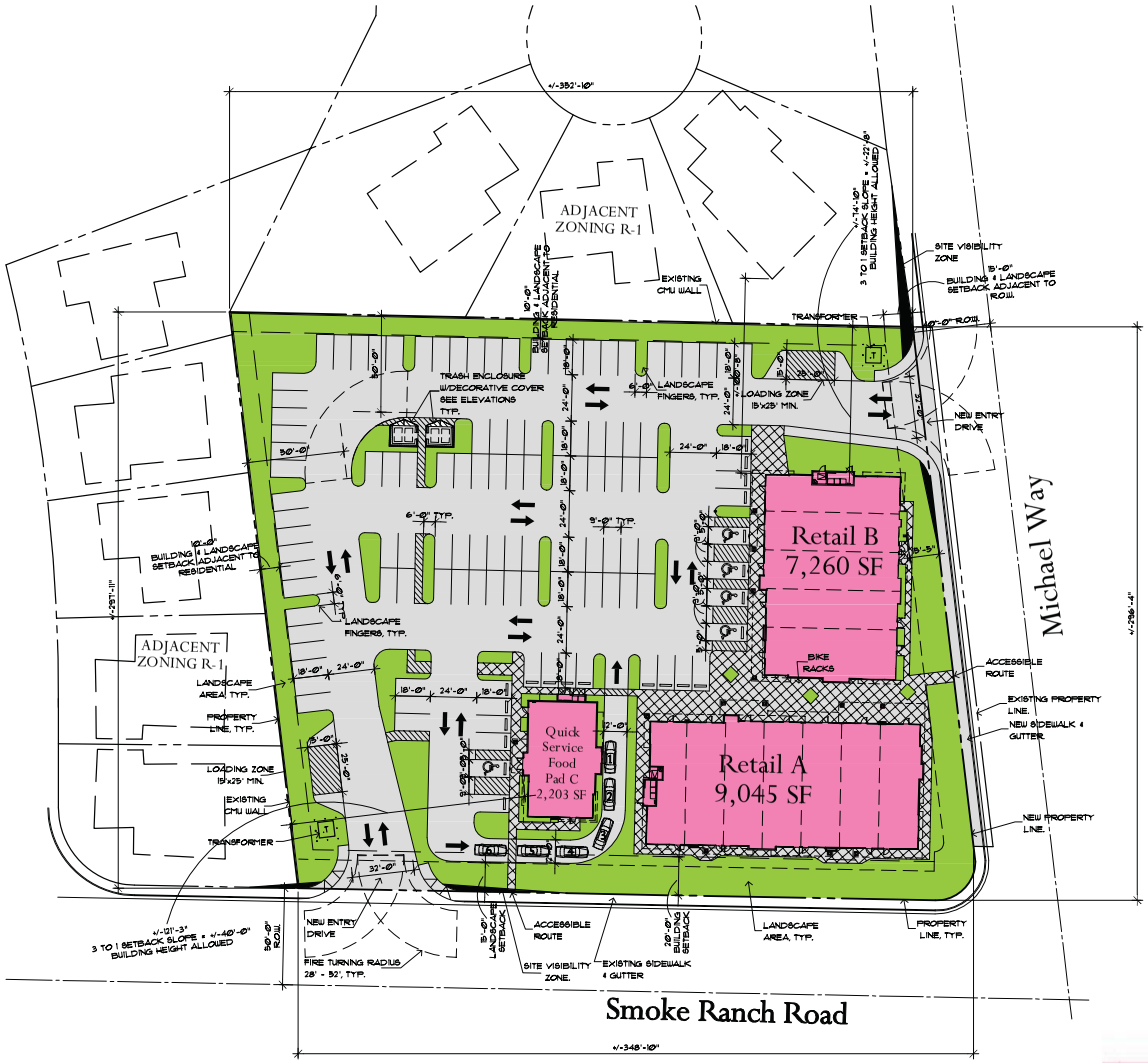
FOR DEPARTMENT USE ONLY

Case #	GPA-54270
Meeting Date:	07/08/14 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-54163
05/22/14

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



Site Plan

Scale: 1" = 30'-0"

Site Data: East side

ASSESSORS PARCEL NUMBER (APN)	138-13-403-001
CURRENT ZONING	(R-E) RESIDENCE ESTATES DISTRICT
PROPOSED ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 2.50 ACRES GROSS 108,900 S.F.
BUILDING AREA GROSS	+/- 18,508 S.F.
PARKING REQUIRED	
RESTAURANT (800 sf.) public seating	1/50 S.F. 16 SPACES
RESTAURANT (1,403 sf.) remaining gross	1/200 S.F. 8 SPACES
RETAIL (16,305 S.F.)	1/175 S.F. 94 SPACES
TOTAL PARKING REQUIRED	118 SPACES
PROVIDED	6.4/1000 S.F. 119 SPACES
	(5) ACCESSIBLE STALLS & (0) COMPACT STALLS

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ
702.768.4201

PRJ-54163
05/22/14

Project No.: 11528

North

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

May 22, 2014

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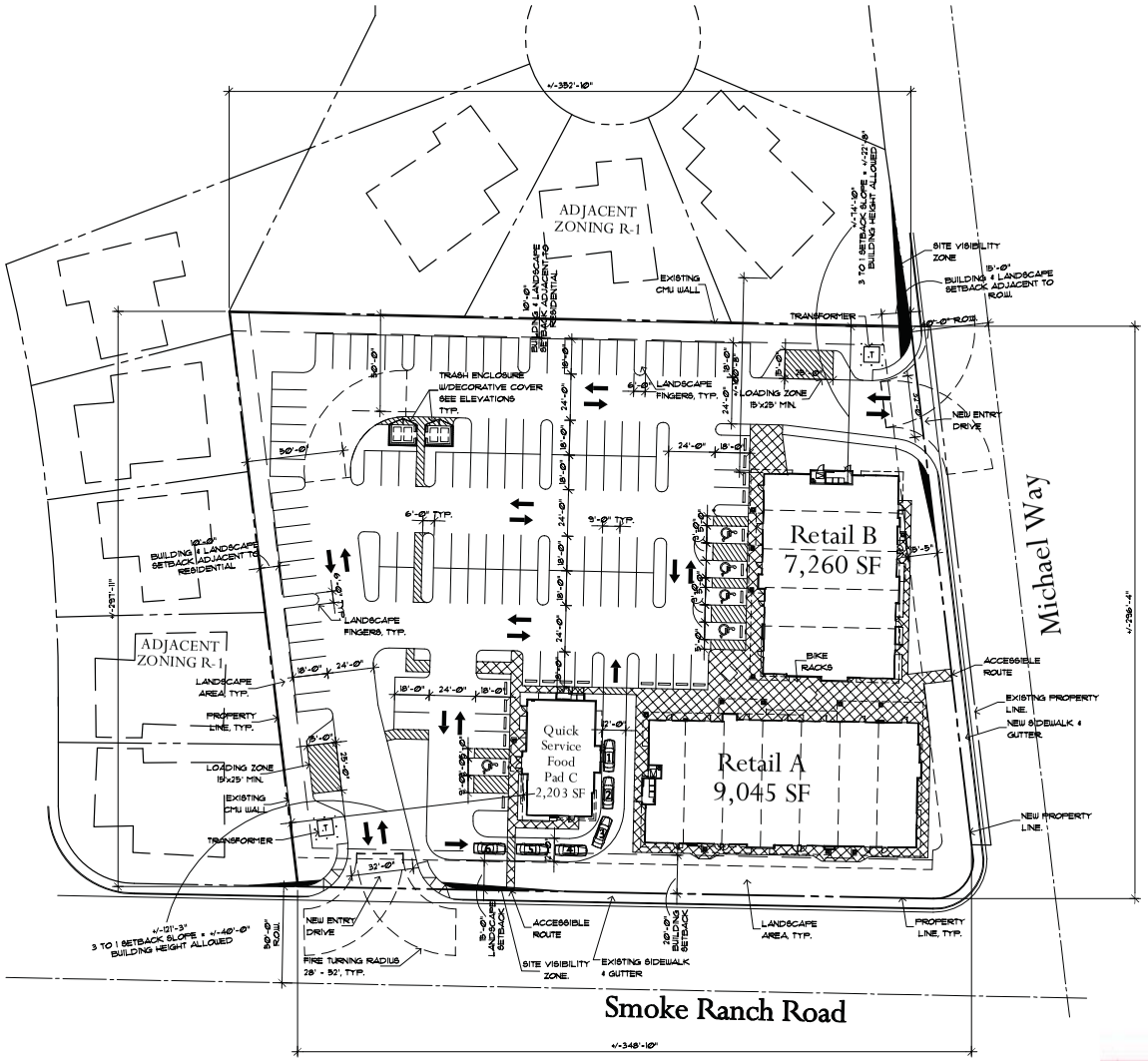
AVARUUS STUDIOS (702) 776-7774

GPA-54270, ZON-54271 & SDR-54272



Site Data: East side

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CURRENT ZONING	(R-E) RESIDENCE ESTATES DISTRICT
PROPOSED ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 2.50 ACRES GROSS 108,900 S.F.
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Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ
702.768.4201

0' 15' 30' 60'
Scale: 1" = 30'-0"

Site Plan

Scale: 1" = 30'-0"

PRJ-54163
05/22/14

Project No.: 141528

North

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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May 22, 2014

AVARUUS STUDIOS
(702) 776-7774

GPA-54270, ZON-54271 & SDR-54272



Tree Legend: West side

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANITY	SPACING
	F. VELUTINA 'MODESTO'/MODESTO ASH	24" BOX	36	AS SHOWN ON PLAN
	CERCIDIUM FLORIDUM /DESERT PALO VERDE	24" BOX	47	AS SHOWN ON PLAN
	'WASHINGTON ROBUSTA' MEXICAN FAN PALM	10'-15'	16	AS SHOWN ON PLAN

Landscape Area

24,467 SF LANDSCAPE AREA PROVIDED

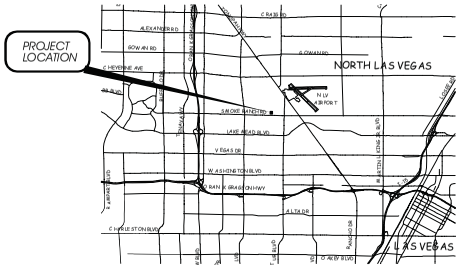
Suggested Shrub List

BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA REDOLENS 'DESERT CARPET' - DESERT CARPET ACACIA	1 & 5 GAL MIX	
CASSIA PHYLLODENIA - SILVER CASSIA	1 & 5 GAL MIX	
HESPERALOE PARVIFLORA - RED YUCCA	1 & 5 GAL MIX	
LEUCOPHYLLUM ZYGOPHYLLUM - BLUE RAIN SAGE	1 & 5 GAL MIX	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	1 & 5 GAL MIX	
PITTOSPORUM TOBIRA 'DWARF' - DWARF MOCK ORANGE	1 & 5 GAL MIX	
RAPHIOLEPIS INDICA - INDIAN HAWTHORN	1 & 5 GAL MIX	
ROSMARINUS OFFICINALIS - ROSEMARY	1 & 5 GAL MIX	
SALVIA GREGGII 'CHERRY RED' - AUTUMN SAGE	1 & 5 GAL MIX	
TEUCRIUM CHAMAEDRYS - GERMANDER	1 & 5 GAL MIX	

Ground Cover

DECOMPOSED GRANITE: (1/2" MINUS) UNDER ALL TREES AND AROUND SHRUBS.

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ
702.768.4201

0' 15' 30' 60'
Scale: 1" = 30'-0"

Landscape Plan

Scale: 1" = 30'-0"

PRJ-54163
05/22/14

Project No.: 14528

North

Retail Center @ Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

May 22, 2014

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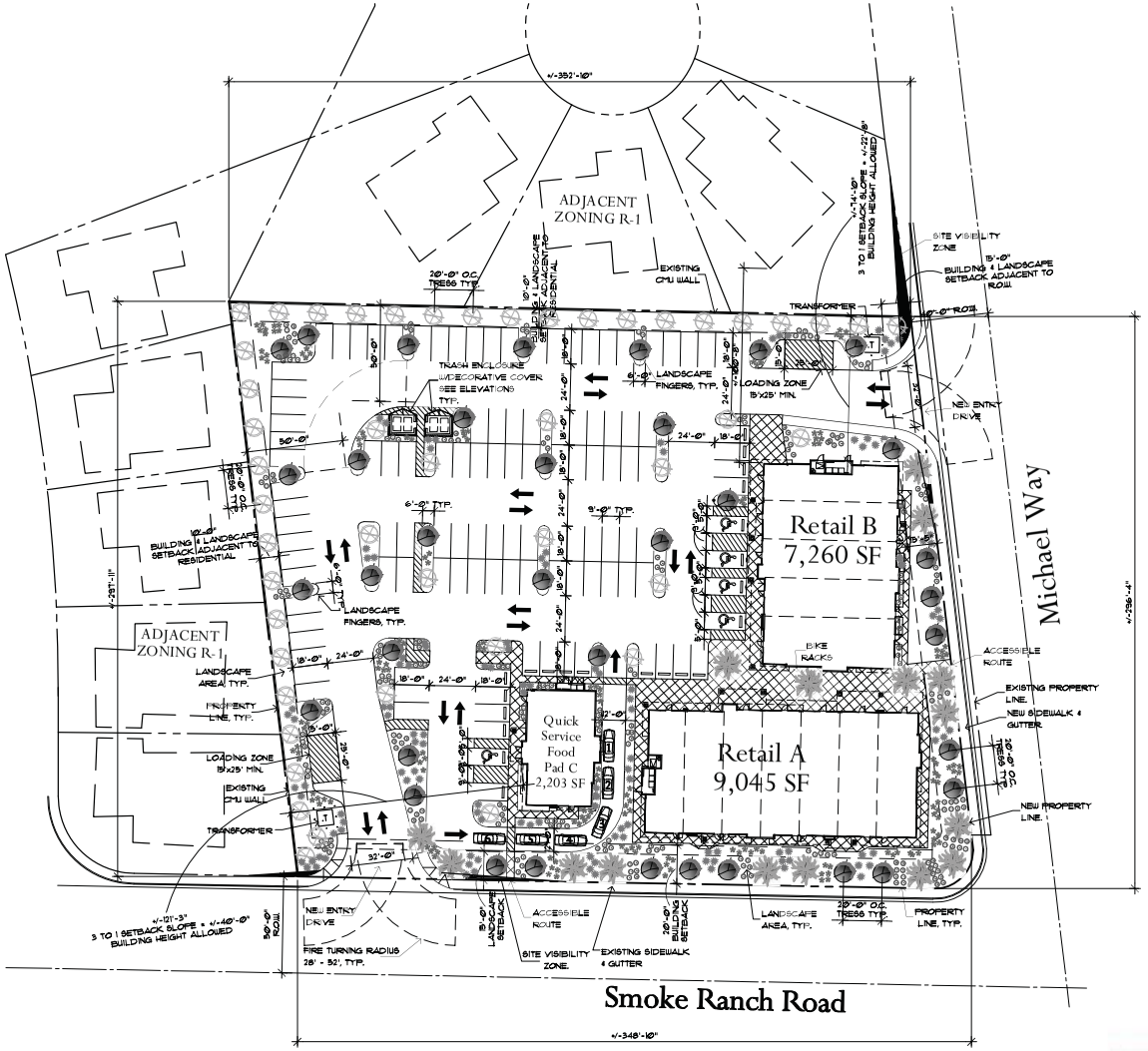
GPA-54270, ZON-54271 & SDR-54272



Scale: 1" = 30'-0"

Landscape Plan

Scale: 1" = 30'-0"

Tree Legend: West side

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LEUCOPHYLLUM ZYGOPHYLLUM - BLUE RAIN SAGE	1 & 5 GAL MIX	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	1 & 5 GAL MIX	
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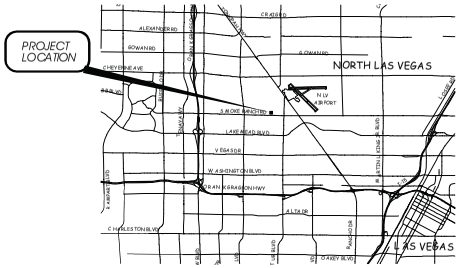
TEUCRIUM CHAMAEDRYS - GERMANDER	1 & 5 GAL MIX	

Ground Cover

DECOMPOSED GRANITE: (1/2" MINUS)
UNDER ALL TREES AND AROUND SHRUBS.

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ
702.768.4201

PRJ-54163
05/22/14

Project No.: 11528

North

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

May 22, 2014

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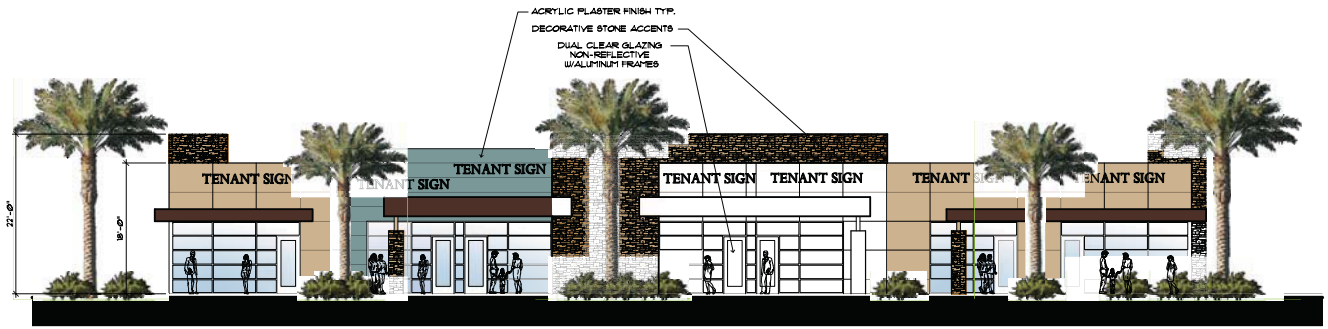
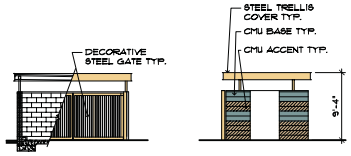
AVARUUS STUDIOS (702) 776.7774

GPA-54270, ZON-54271 & SDR-54272



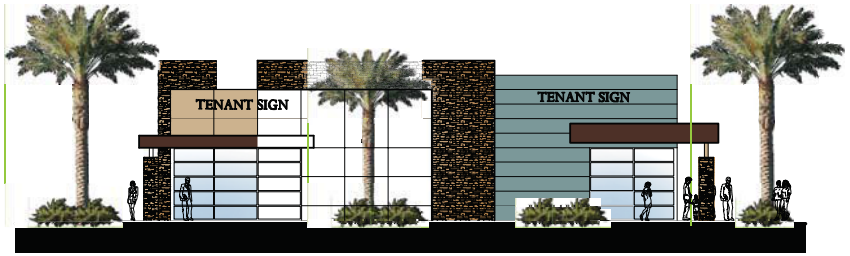
West Elevation Pad A (Smoke Ranch View)

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



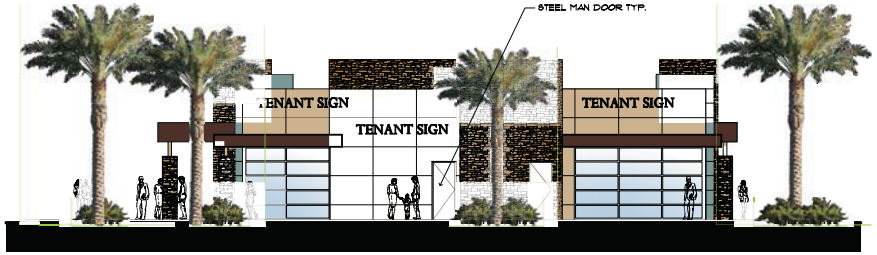
Trash Enclosure Typ. Elevation

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



South Elevation Pad A (Michael Way View)

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



North Elevation Pad A

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



East Elevation Pad A

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

FRAZEE CL 2743M POCO
FRAZEE CL 2637N ANTHILL
FRAZEE CL 3084M IN BETWEEN
ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

Owner/Developer:

CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163
05/22/14

Project No.: 11528

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

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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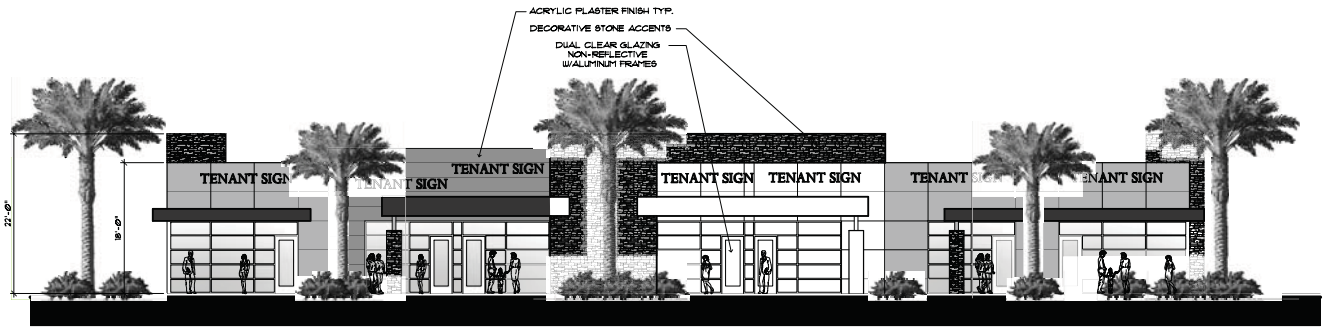
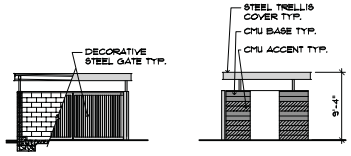
(702) 776-7774

GPA-54270, ZON-54271 & SDR-54272



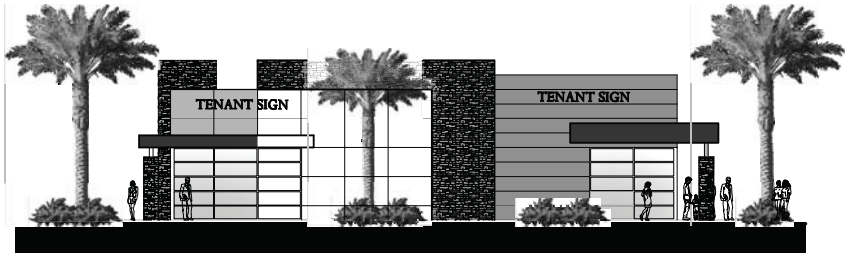
West Elevation Pad A (Smoke Ranch View)

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



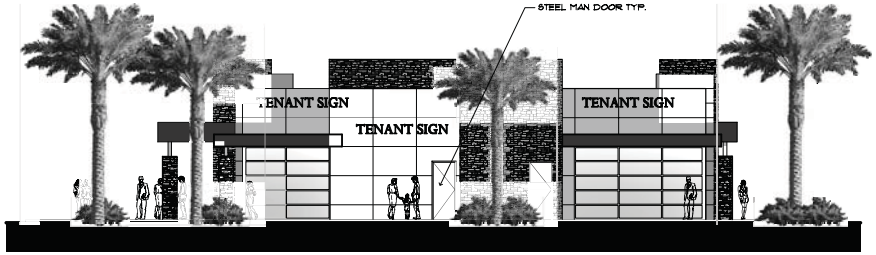
Trash Enclosure Typ. Elevation

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



South Elevation Pad A (Michael Way View)

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



North Elevation Pad A

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



East Elevation Pad A

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

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0' 1' 4' 8' 16'
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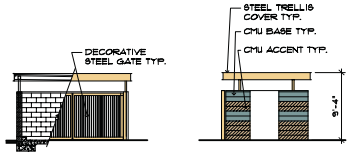
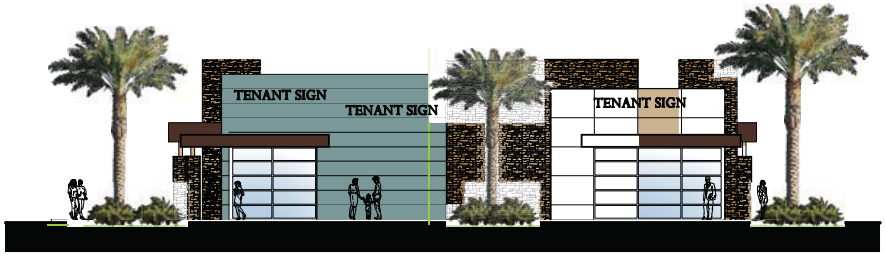
South Elevation Pad B (Michael Way View)

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



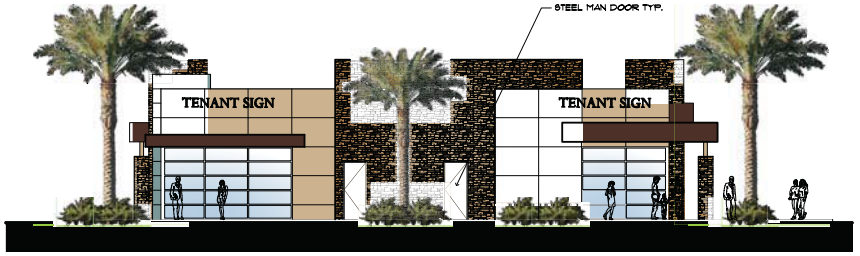
Trash Enclosure Typ. Elevation

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



West Elevation Pad B

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



East Elevation Pad B

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



North Elevation Pad B

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

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COLOR: DESERT SHADOW

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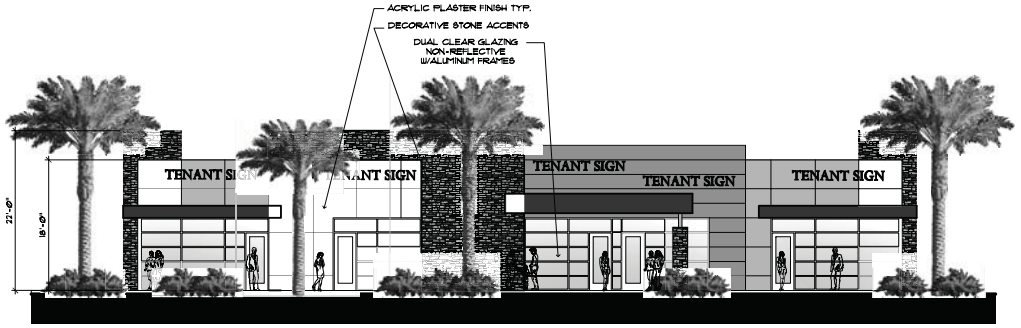
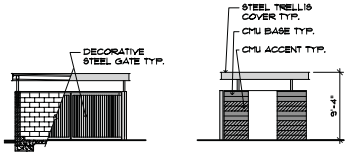


South Elevation Pad B (Michael Way View)

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



Trash Enclosure Typ. Elevation

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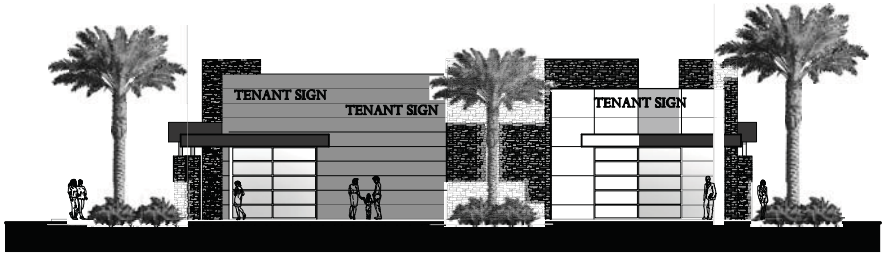
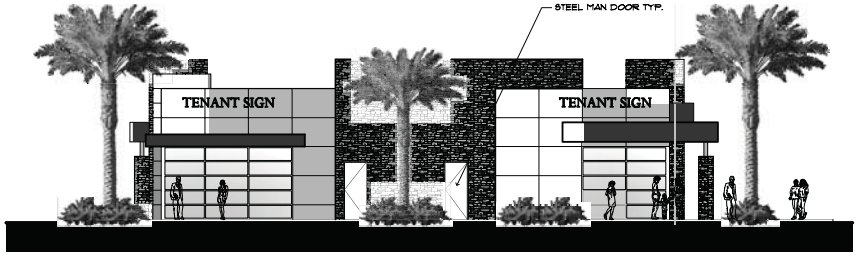


West Elevation Pad B

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



East Elevation Pad B

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



North Elevation Pad B

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

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Retail Center @
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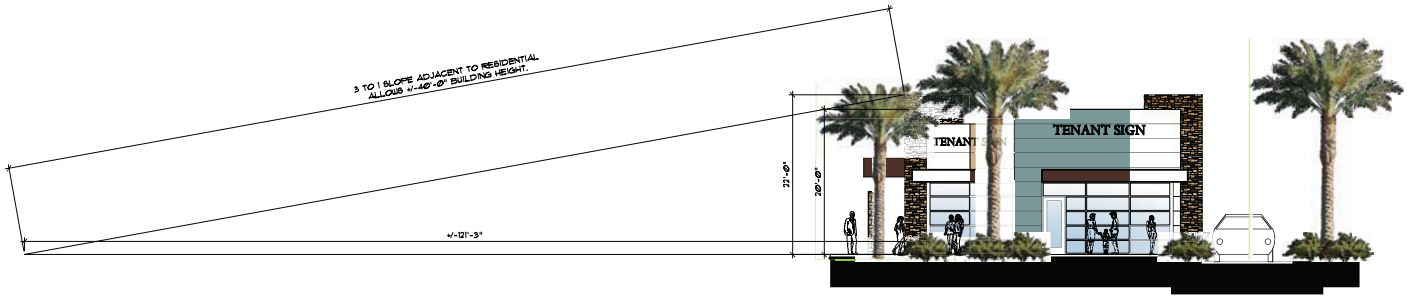
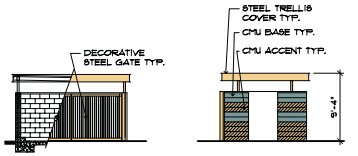


West Elevation Pad C (Smoke Ranch View)

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



Trash Enclosure Typ. Elevation

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



South Elevation Pad C

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



North Elevation Pad C

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



East Elevation Pad C

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

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FRAZEE CL 2637N ANTHILL

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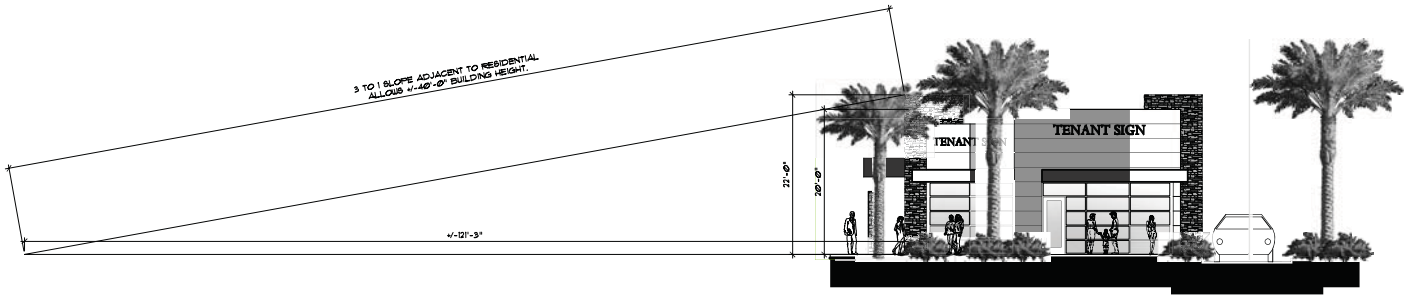
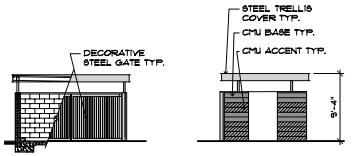


West Elevation Pad C (Smoke Ranch View)

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



Trash Enclosure Typ. Elevation

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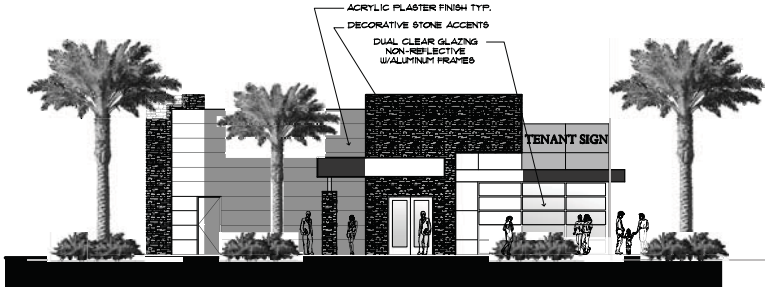
South Elevation Pad C

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



North Elevation Pad C

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



East Elevation Pad C

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

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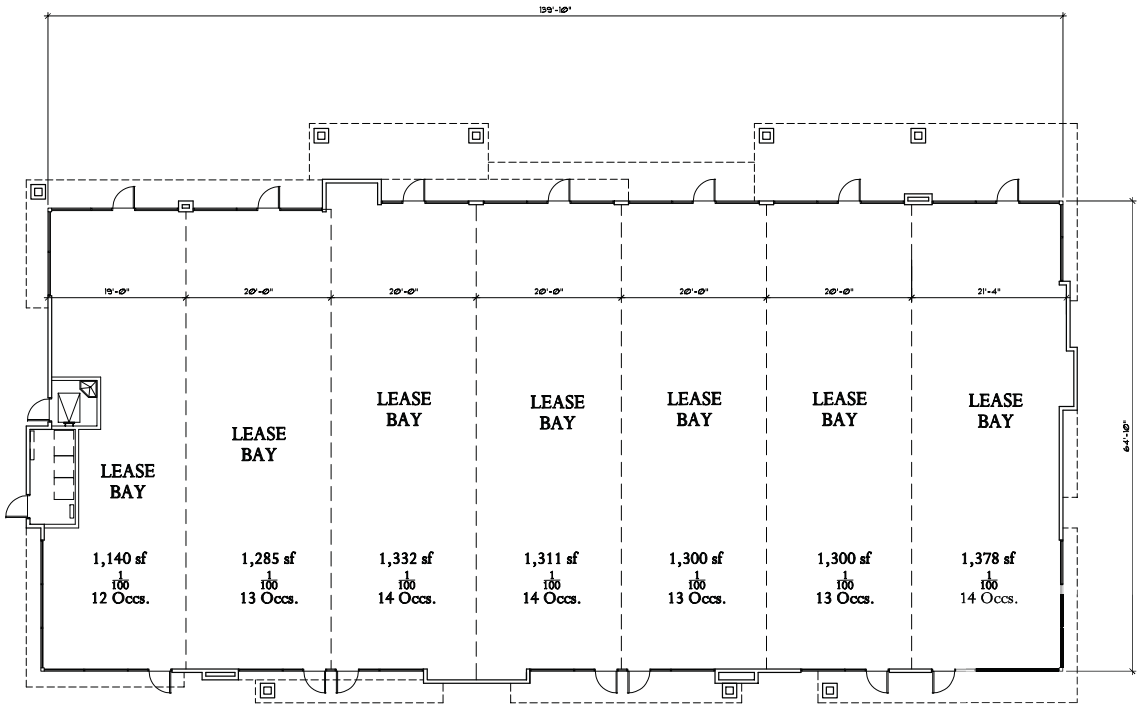

Floor Plan Pad A

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

Owner/Developer:

CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163
05/22/14

Project No.: 14528

North

Retail Center @
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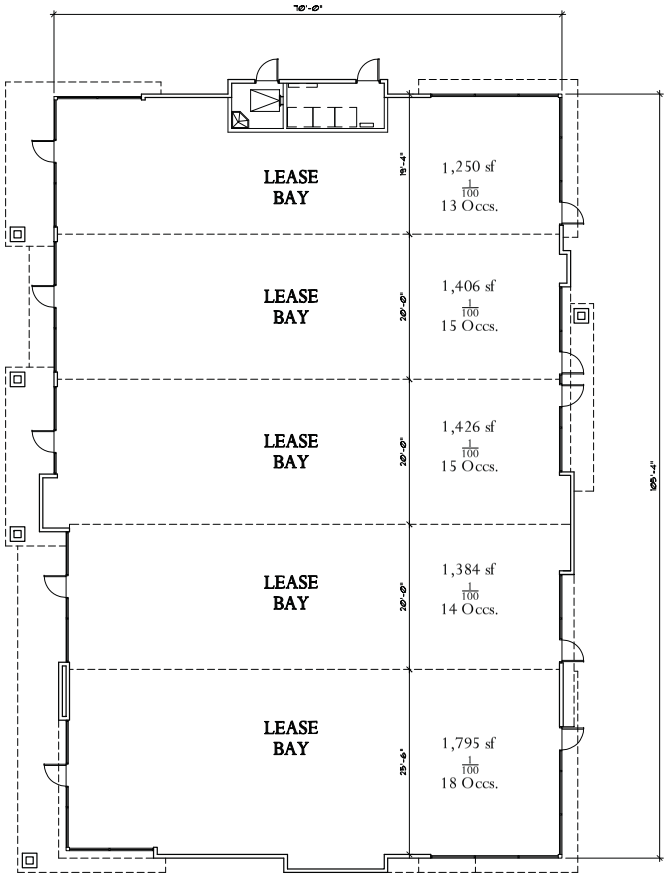

Floor Plan Pad B

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

Owner/Developer:

CONTACT: NICK AZOUZ
702-768-4201

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05/22/14

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North

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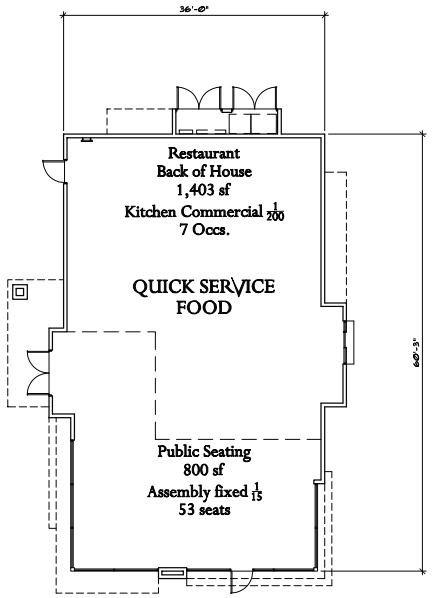

Owner/Developer:

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702-768-4201

Floor Plan Pad C

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

PRJ-54163
05/22/14

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North

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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SERVICES SINCE 1960

WO 7647

May 12, 2014

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

JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT, REZONING AND SITE DEVELOPMENT PLAN REVIEW

On behalf of our client, Nick Azouz, VTN Nevada is pleased to submit the following applications:

1. General Plan Amendment from ML (Medium Low Density Residential) to SC (Service Commercial);
2. Rezoning request from R-E (Residence Estates) to C-1 (Limited Commercial);
3. Site Development Plan Review to develop the site with two retail buildings and one fast food restaurant with a drive through.

The site is 2.50 acres and is located at the northeast corner of Smoke Ranch Road and North Michael Way. The applicant is proposing to build two (2) new retail buildings and one (1) fast food restaurant with drive through service. One retail building is proposed to be 7,260 square feet and the one retail building is proposed to be 9,045 square feet and the fast food restaurant is proposed to be 2,203 square feet for a total of 18,508 square feet. The site has access from Smoke Ranch Road and from Michael Way. The site is required to provide 118 parking stalls; the site plan provides 119 parking stalls. The site provides two (2) loading zones as well as two (2) trash enclosures. The trash enclosures provide the code required decorative covers. The buildings front Smoke Ranch Road and will provide parking to the side and to the rear of the buildings.

The buildings have been designed to meet the residential adjacency requirements. Retail Pad B is located 74'10" from the north property line, the height of Retail Pad B is 22 feet therefore the retail building exceeds the residential adjacency requirements. Fast Food Restaurant Pad C is located 121'3" from the west property line, the height of Pad C is 22 feet therefore the retail building exceeds the residential adjacency requirements.

The site provides a 10 foot landscape buffer adjacent to the west property line and a 10 foot landscape buffer adjacent to the north property line, a 15 foot landscape buffer adjacent to Michael Way and a 15 foot landscape buffer adjacent to Smoke Ranch Road. All landscape buffers meet code requirements.

In reviewing a proposed General Plan Amendment the Development Code Section 19.16.030.3.b. states that the following information is to be provided.

Reasons for request:

The request to change the General Plan Land Use designation from residential to commercial is being made because the site is not a viable multi-family site as demonstrated by the lack of

PRJ-54163
05/22/14

development. This area developed in the 1980's and 1990's but this parcel has remained vacant and undeveloped. The homes to the north and west of this site were built in 1980; the homes to the south and southeast were built in 1984 and 1986. The condominiums to the south were built in 1984 and the condominiums to the east were built in 1996. If this was a viable site for multi-family it would have been developed as the community developed but due to the lack of development it clearly is not a viable multi-family site.

Why proposed amendment works to promote the public health, safety and general welfare of the community.

The proposed amendment to Service Commercial Land Use designation will provide neighborhood commercial uses for the existing community. The closest neighborhood commercial uses are located at the corner of Smoke Ranch Road and Jones Blvd. which is approximately 2,000 feet from the site. There are also existing commercial uses at the corner of Smoke Ranch Road and Decatur Blvd. which is approximately 2,500 feet from the site. This proposed amendment will promote the general welfare of the community by providing more options for neighborhood commercial uses in the community.

i. Whether there has been unanticipated growth and development of the community in the area surrounding the application site or growth and development not specifically considered when the General Plan was adopted;

This site is located within the Las Vegas 2020 Master Plan and Southwest Sector. There has been development in the area that was not anticipated when the General Plan was updated. This growth and development of the area has continued but has not included the subject parcel. It is our opinion that this parcel has not developed because it is not a viable multi-family parcel and is more appropriate as a neighborhood commercial parcel.

ii. Whether the proposed amendment to the General Plan will allow a zoning classification which imposes burdens similar to the burdens imposed by the classification currently provided for under the General Plan.

The General Plan currently designates the parcel as ML (Medium Low Density Residential) the proposed designation of SC (Service Commercial) will impose similar burdens as the existing designation. The SC designation is designed to provide for neighborhood commercial uses which will benefit the local community by providing more choices and opportunities to purchase needed services and products. The intensity of the proposed SC designation is similar to the intensity allowed in the existing multi-family designation.

iii. Whether the amendment to the General Plan continues to promote the objectives of the General Plan as designated in NRS 278.

The intent of the General Plan is to provide a broad and comprehensive level of policy direction for future land use decisions. NRS 278.230 states the master plan will serve as "a pattern and guide for that kind of orderly physical growth and development of the city or county which will cause the least amount of natural resources impairment and will conform to the adopted population plan, where required; and ensure an adequate supply of housing, including affordable housing; and a basis for the efficient expenditure of funds thereof relating to the elements of the master plan". The proposed amendment to the General Plan

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05/22/14

continues to promote the orderly physical growth and development of the city. The amendment will provide a benefit to the local community by providing more options for the residents to obtain needed services and products.

In reviewing a proposed Rezoning the Development Code Section 19.16.090.L. states that the following determination must be made to approve the request:

1. The proposal conforms to the General Plan.

   Concurrently with this application an application to change the General Plan land use designation has been submitted. The proposed zoning will conform to the proposed General Plan land use designation of SC (Service Commercial).

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 rezoning of the site to C-1 will allow a variety of neighborhood commercial uses. The proposed commercial uses will be compatible with the adjacent residential uses due to the site design, buffer landscaping and the neighborhood commercial uses. The requested C-1 zoning will limit the types of commercial uses to uses that will be a benefit to the neighborhood and will provide the residents needed services and products.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

   The community around this site developed in the 1980's and 1990's with single family homes and multi-family residences. The lack of development on this site clearly shows that the site is not appropriate for multi-family development and that it is more appropriate as a neighborhood commercial site.

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.

   Smoke Ranch Road provides access to the site and it is a 100 foot right of way major thoroughfare street, Michael Way will provide secondary access and is an 80 foot wide secondary thoroughfare.

In conclusion we believe this proposed development will be a benefit to the local community by providing additional options for the residents to obtain needed services and products. The site is not viable as a multi-family site and it is more appropriate that this site be designated and developed as a neighborhood commercial parcel. Please contact this office at 702-873-7550 if you have any questions.

Respectfully submitted,
VTN Nevada

Sue Marshall

Sue Marshall AICP
Planner

PRJ-54163
05/22/14

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
ZON-54271 - REZONING RELATED TO GPA-54270 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

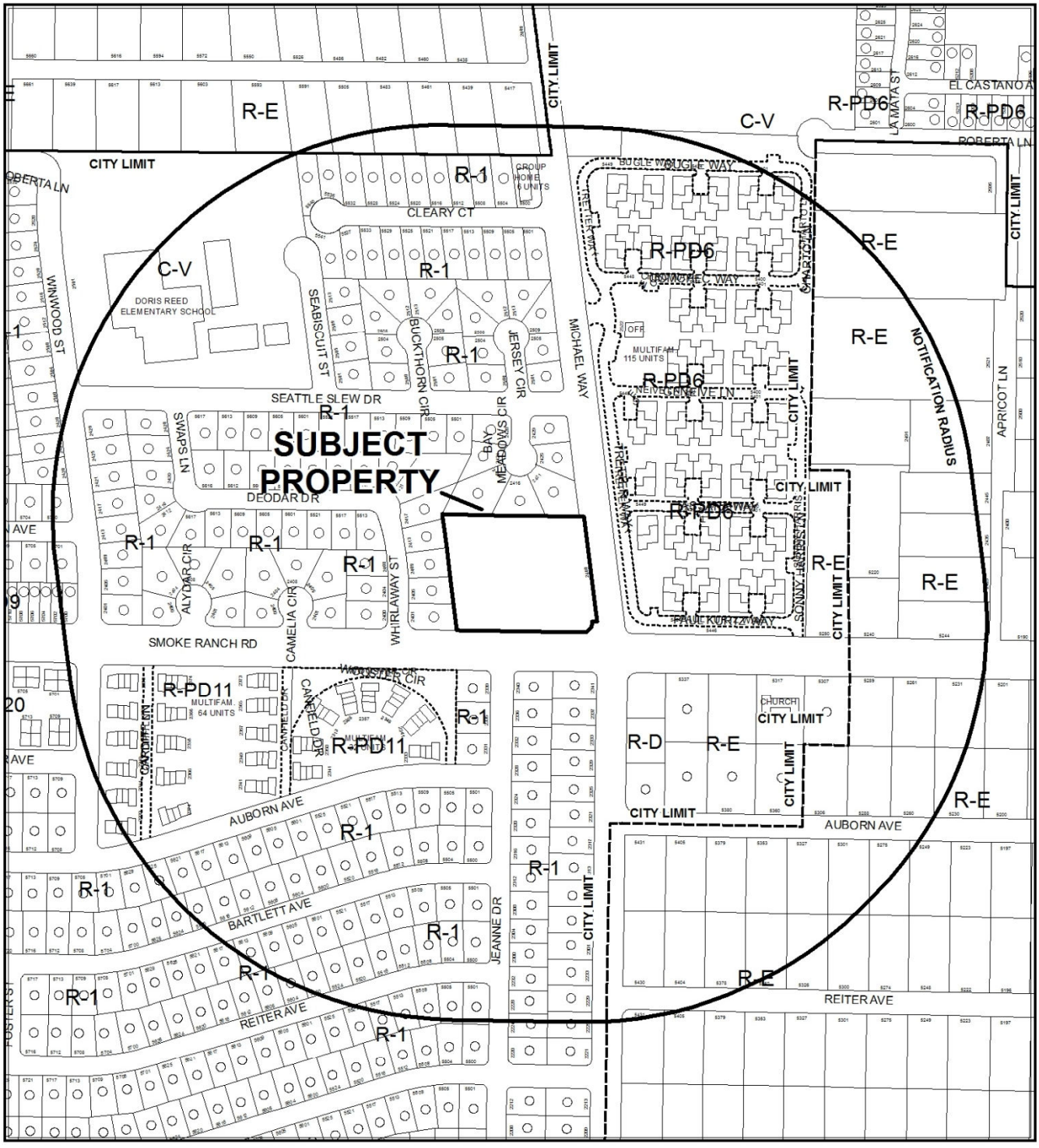
C.C.: 8/20/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-54271 and SDR-54272 [PRJ-54163]
3. Supporting Documentation

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



CASE: **ZON-54271 & SDR-54272 (PRJ-54163)**

RADIUS: 1000 FEET

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

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



CASE: **ZON-54271 & SDR-54272 (PRJ-54163)**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-54271 APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

_____

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-54183
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2400 N. Michael Way

Project Name Retail Center at Smoke Ranch and N. Michael Way **Proposed Use** Retail

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: existing ML proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage 18,508 **Floor Area Ratio** .16

Gross Acres 2.5 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER The Aquino Family Trust **Contact**

Address 5109 Rancher Ave. **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT Daniel Touizer **Contact** Nick Azouz

Address 8255 Las Vegas Blvd. #704 **Phone:** (702) 768-4201 **Fax:**

City Las Vegas **State** NV **Zip** 89123

E-mail Address nickazouz7@yahoo.com

REPRESENTATIVE VTN Nevada **Contact** Sue Marshall

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

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

E-mail Address suem@vtnnv.com

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

Property Owner Signature* BJAQuino

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

Print Name BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14.

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-54271
Meeting Date:	07/08/14 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-54163
05/28/14

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City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54270 AND ZON-54271 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED GENERAL RETAIL BUILDINGS TOTALING 16,305 SQUARE FEET AND A 2,203 SQUARE-FOOT RESTAURANT on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED C-1 (LIMITED COMMERCIAL)], Ward 5 (Barlow) [PRJ-54163].

C.C.: 8/20/2014

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

RECOMMENDATION:
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-54272** APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

_____

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-54163
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2400 N. Michael Way

Project Name Retail Center at Smoke Ranch and N. Michael Way **Proposed Use** Retail

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: existing ML proposed SC **Zoning:** existing R-E proposed C-1

Commercial Square Footage 18,508 **Floor Area Ratio** .16

Gross Acres 2.5 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER The Aquino Family Trust **Contact**

Address 5109 Rancher Ave. **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89109

E-mail Address

APPLICANT Daniel Touizer **Contact** Nick Azouz

Address 8255 Las Vegas Blvd. #704 **Phone:** (702) 768-4201 **Fax:**

City Las Vegas **State** NV **Zip** 89123

E-mail Address nickazouz7@yahoo.com

REPRESENTATIVE VTN Nevada **Contact** Sue Marshall

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

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

E-mail Address suem@vtnnv.com

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

Property Owner Signature* BMAquino

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

Print Name BENITO J. AQUINO

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This 8 day of MAY, 20 14.

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-54272
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

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PRJ-54163

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

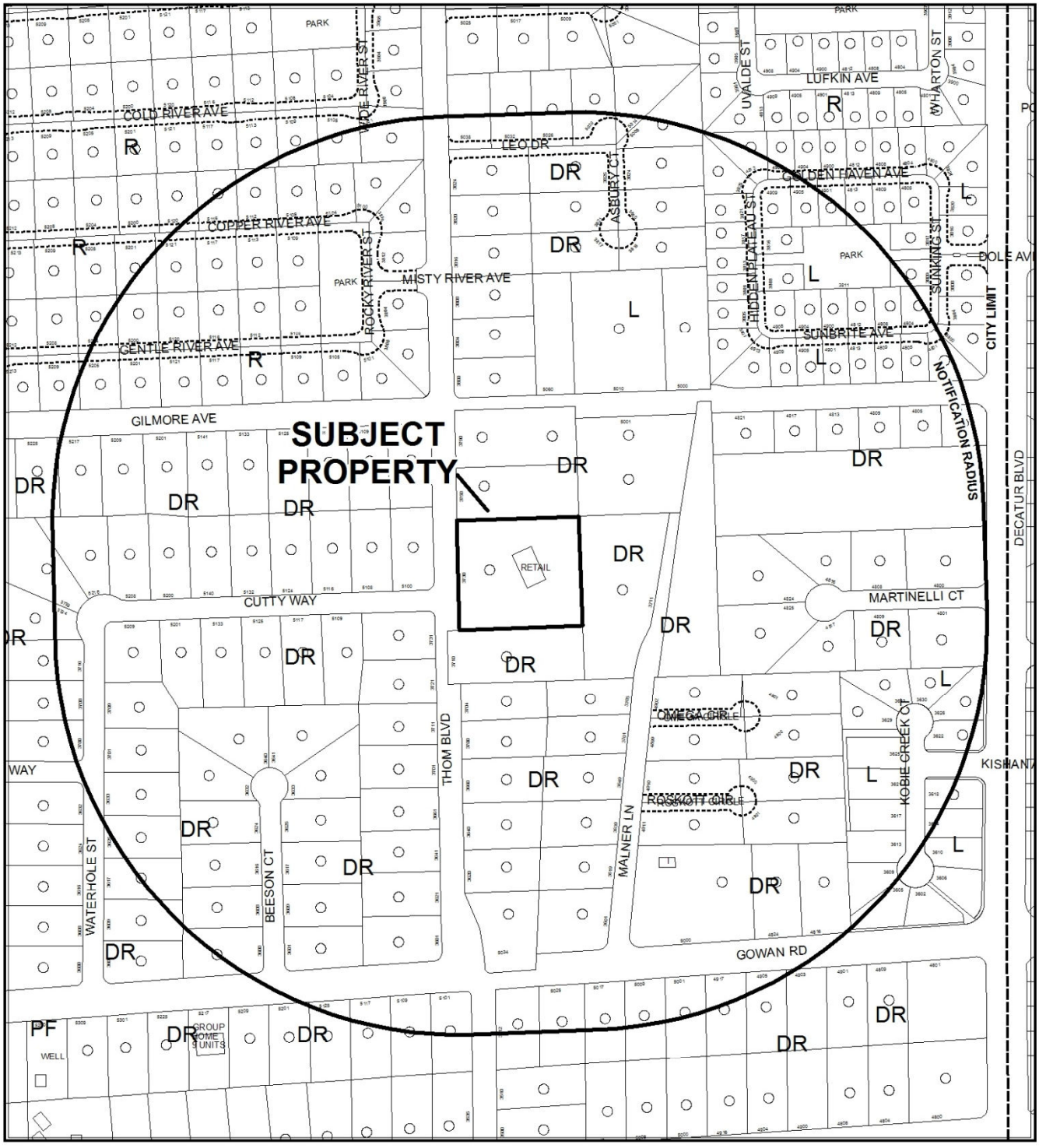
SUBJECT:
GPA-54321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

C.C.: 8/20/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
3. Supporting Documentation - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
4. Photos - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
5. Justification Letter - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]



0 200 400 Feet

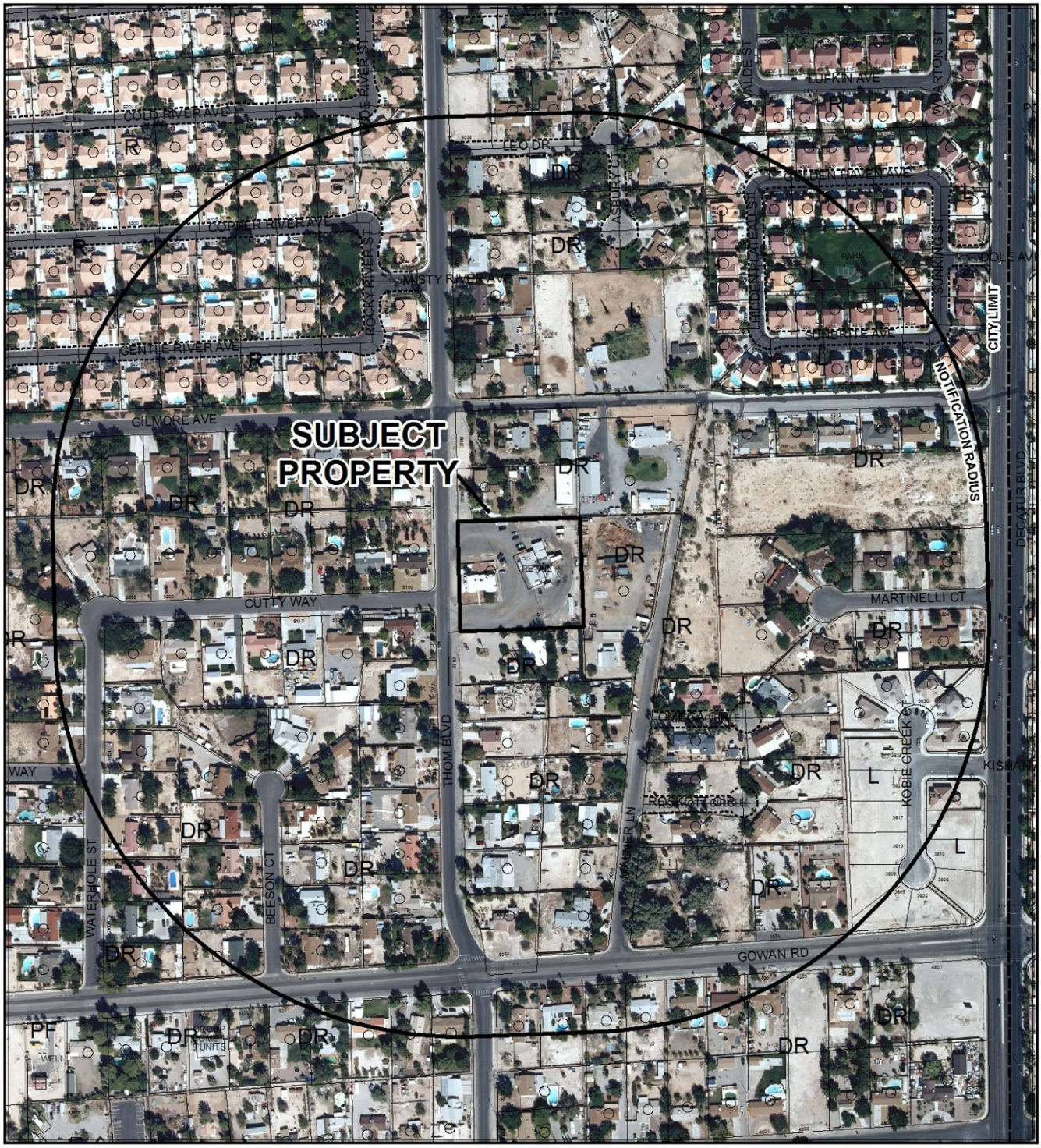
CASE: **GPA-54321 (PRJ-53789)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N



CASE: **GPA-54321 (PRJ-53789)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-54321 APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, 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: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

PRJ-53789
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill **Proposed Use**

Assessor's Parcel #(s) 138-12-601-006 **Ward #** 5

General Plan: existing DR proposed GC **Zoning:** existing R-E proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.83 **Lots/Units** 1 **Density**

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer **Contact**

Address 3730 Thom Boulevard **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE L.R. Nelson Engineers **Contact** Mark Bangan

Address 6765 W. Russell Rd., #200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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* JCF

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

Print Name JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14.

Jane B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-54321
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

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PRJ-53789
05/22/14

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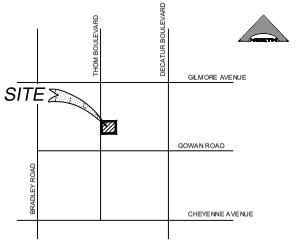
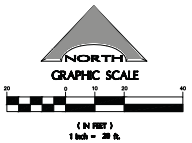
ROADKILL GRILL





VICINITY MAP

SEC. 12, T.20 S., R. 60 E., M.D.M. NO SCALE



OWNER/DEVELOPER

APN 138-12-601-006
JOHN C. FROMMER
3730 THOM BOULEVARD
LAS VEGAS, NEVADA 89130

PROJECT DATA

SITE AREA (GROSS)	1.8± ACRES
A.P.N.	138-12-601-006
ZONING (EXISTING)	R-E
ZONING (PROPOSED)	C-2

LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF (W1/2) OF THE NORTH EAST QUARTER (NE1/4) OF THE SOUTH HALF (S1/4) OF THE NORTH EAST QUARTER (NE1/4) OF SECTION 12, T. 20 S., R. 60 E., M.D.M., CLARK COUNTY, NEVADA.

BUILDING TABULATION

BUILDING DATA:	
FOOD PROCESSING	= 3,372 S.F.
RESTAURANT FRONT OF HOUSE	= 512 S.F.
RESTAURANT BACK OF HOUSE	= 288 S.F.
OUTDOOR SEATING	= 3,400 S.F.
OUTDOOR BARBEQUE AREA	= 1,024 S.F.
TOTAL GROSS BUILDING AREA	= 8,596 S.F.
BUILDING COVERAGE	= 10.4 %

PARKING TABULATION

REQUIRED PARKING:	
FOOD PROCESSING	= 7 P.S.
RESTAURANT FRONT OF HOUSE	= 10 P.S.
RESTAURANT BACK OF HOUSE	= 1 P.S.
OUTDOOR SEATING	= 68 P.S.
OUTDOOR BARBEQUE AREA	= 2 P.S.
TOTAL REQUIRED	= 88 P.S.
PROVIDED PARKING:	
9'x18' PARKING SPACES (ON GRAVEL)	= 90 SPACES
TOTAL PROVIDED	= 90 SPACES

PR-1-53789
05/22/14

CONCEPTUAL LAYOUT #001

DESIGNED BY:	MGB	DRAWN BY:	MGB	CHKD BY:	
JOB NUMBER:	1890-001-141	DATE:	05-23-14		
NO.	REVISION			DATE	APP.

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX
• STRUCTURAL
• CIVIL
• PLANNING
• SURVEY

ROAD KILL GRILL

SITE PLAN / FLOOR PLAN FOR ROADKILL GRILL

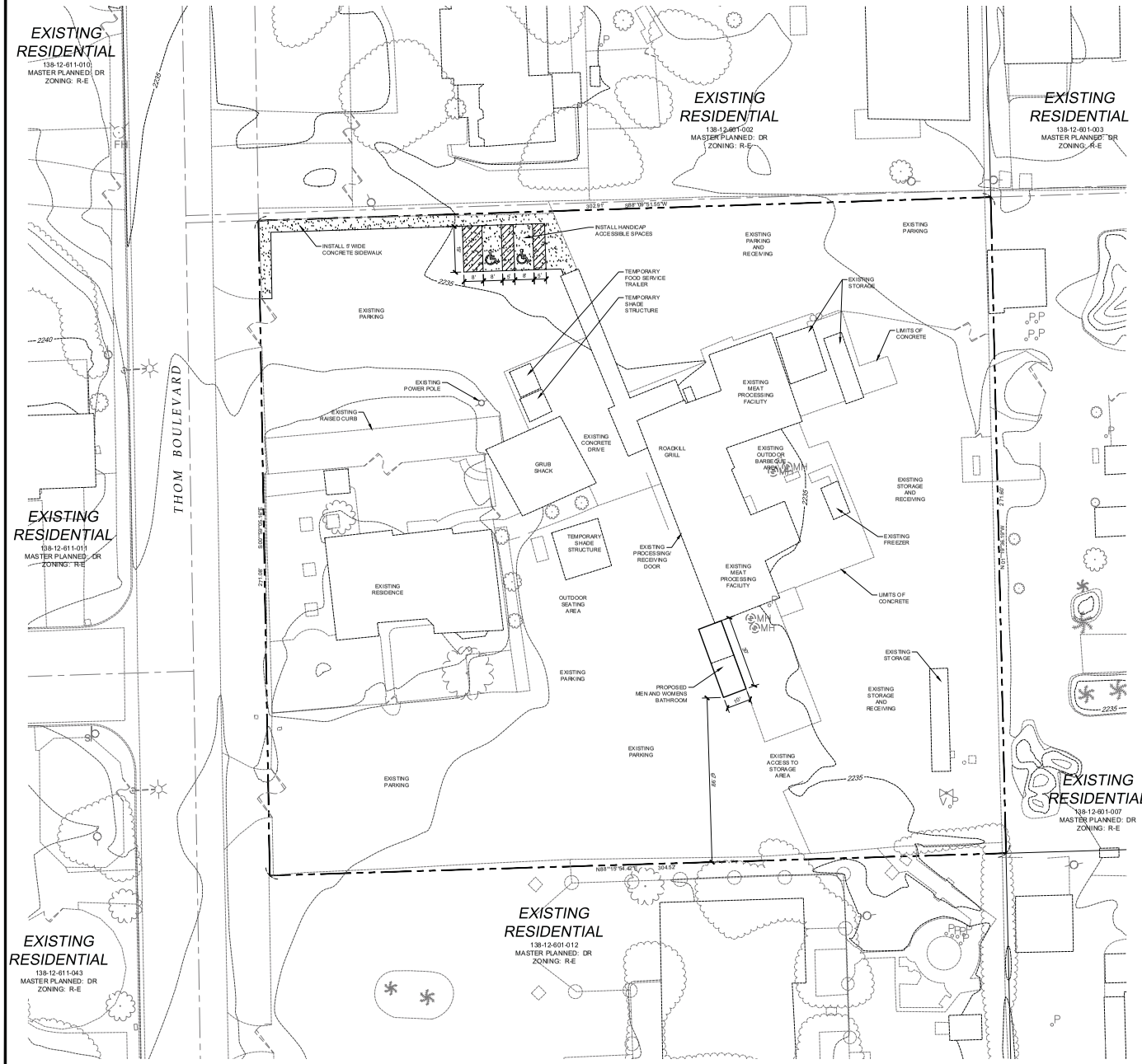
CITY OF LAS VEGAS NEVADA

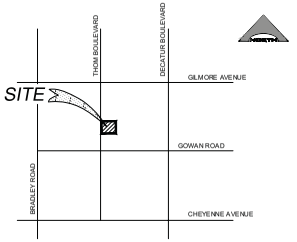
SHEET NUMBER 1 OF 1 SHEETS

1890-001-141

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

ROADKILL GRILL





VICINITY MAP

SEC. 12, T.20 S., R. 60 E., M.D.M. NO SCALE

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER

APN 138-12-601-006
JOHN C. FROMMER
3730 THOM BOULEVARD
LAS VEGAS, NEVADA 89130

PROJECT DATA

SITE AREA (GROSS)	1.8± ACRES
A.P.N.	138-12-601-006
ZONING (EXISTING)	R-E
ZONING (PROPOSED)	C-2

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PR-1-53789
05/22/14

CONCEPTUAL LAYOUT #001

DESIGNED BY:	MGB	DRAWN BY:	MGB	CHKD BY:	
JOB NUMBER:	1890-001-141	DATE:	05-23-14		
NO.	REVISION			DATE	APP.

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(702) 798-7978
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• STRUCTURAL
• CIVIL
• PLANNING
• SURVEY

ROAD KILL GRILL

SITE PLAN / FLOOR PLAN FOR ROADKILL GRILL

CITY OF LAS VEGAS NEVADA

SHEET NUMBER 1 OF 1 SHEETS

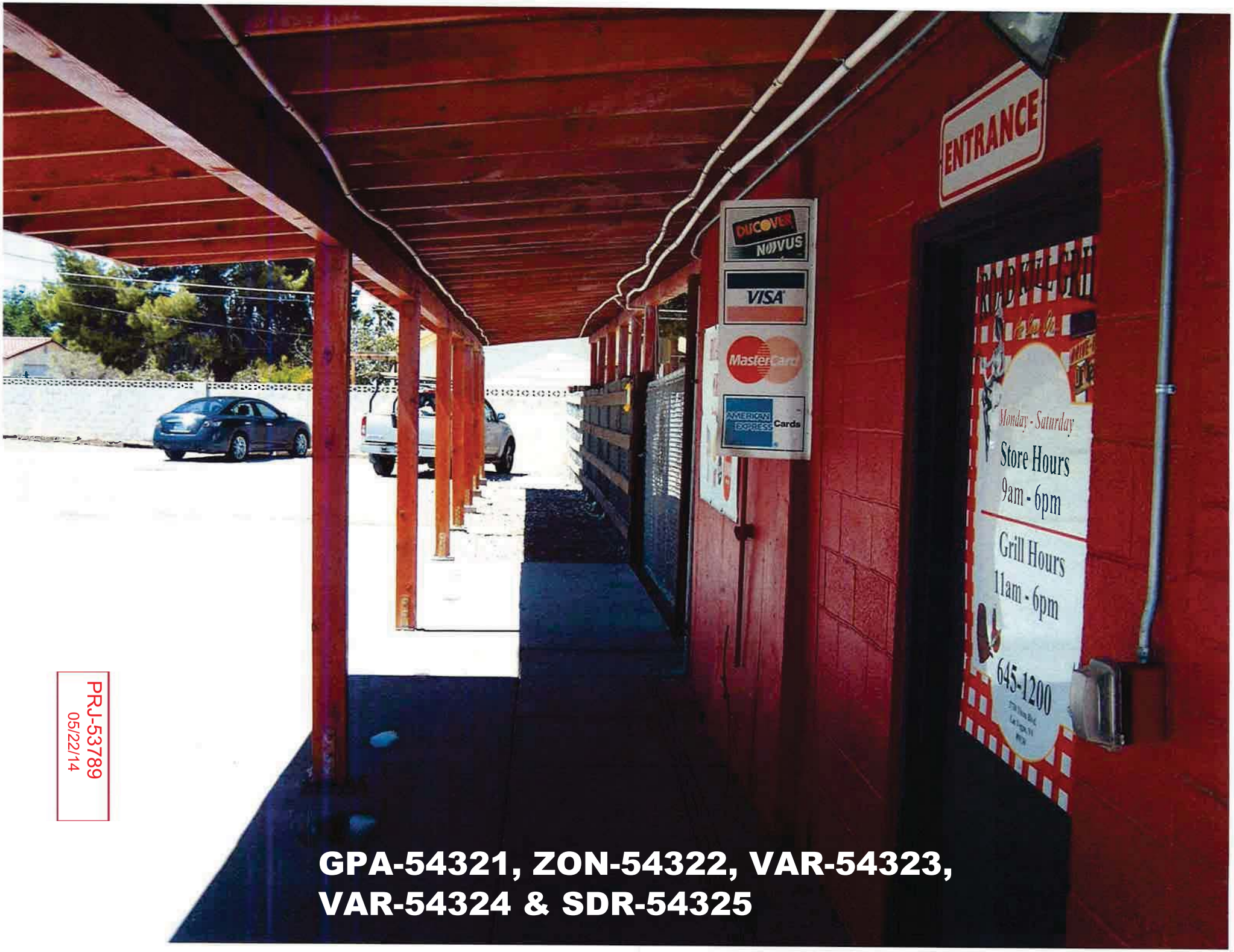
1890-001-141

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

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PRJ-53789
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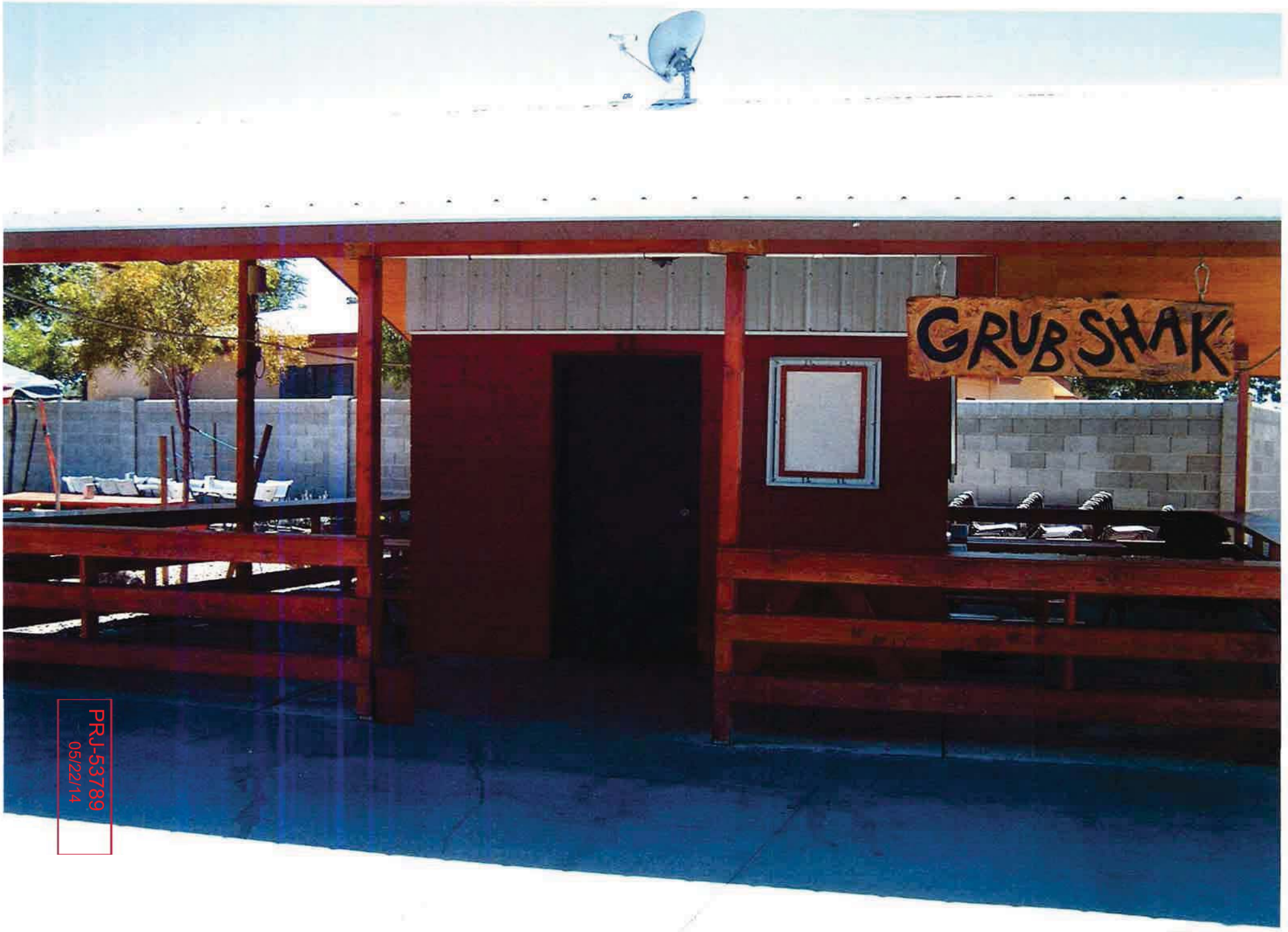
GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

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PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

LARRY R. NELSON, P.E.
President

Project #: 1890-001-141

May 22, 2014

City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Doug Rankin

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Road Kill Grill (3730 Thom Blvd.)
General Plan Amendment, Zone Change, Site Development Plan Review and Variance Request Justification Letter
APN# 138-12-601-006

Dear Doug,

On behalf of our client John Frommer, we are pleased to submit this justification letter for a General Plan Amendment, Zone Change, Site Development Plan Review & Variance for an existing meat processing plant in conjunction with a restaurant known respectively as John Mull's Meats and Road Kill Grill. John Mulls Meats was established in 1943 and has been operating at this location ever since. Road Kill Grill was established in June of 2013 and has been featured on Diners, Drive-in and Dives on the Food Network. John "Chuck" Frommer has spent his whole life working in or around this business and has seen the neighborhood grow with his business, and is well respected and loved by the neighborhood. John Mulls Meats is also very highly respected amongst sportsman and outdoor enthusiasts. Ever since Road Kill Grill was opened and featured on the Food Network, people have been flying in from around the world to dine at this establishment. Once people arrive at this little eclectic restaurant located within a residential area, they soon realize they are at a neighbor's outdoor barbeque. This is precisely why this business is thriving, great food, outdoor "backyard" setting, and down home charm of the existing buildings along with an extremely friendly staff "who knows your name". This truly is a neighborhood restaurant.

We are proposing to rezone the property to C-2 from R-E to allow the continued use of the existing restaurant. This rezoning request will also require a General Plan Amendment and Site Development Plan Review. We are also requesting a Variance to allow parking on a non-paved surface, and to eliminate the required landscaping and to waive the off-site improvement requirements. We would like to maintain the rural aesthetics of the property. As you can see in the provided photos the existing onsite buildings are all one-story in height at a maximum of 12'-0" with the exception of the "Grub Shack" which is a newly constructed gazebo that is 15'-0" in height. The buildings are painted wood frame and concrete block construction. The site consists of covered walkways, covered and uncovered outdoor eating areas and

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

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

PRJ-53789
05/22/14

a gravel parking lot that can hold up to 60 cars in the front and 30 cars for employees in the back.

With these thoughts in mind, we respectfully request Staff's recommendation for approval for all four of our applications, the General Plan Amendment, Zone Change, Site Development Plan Review and Variance.

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

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



Mark Bangan
Planning Manager

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

PRJ-53789
05/22/14

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
ZON-54322 - REZONING RELATED TO GPA-54321 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

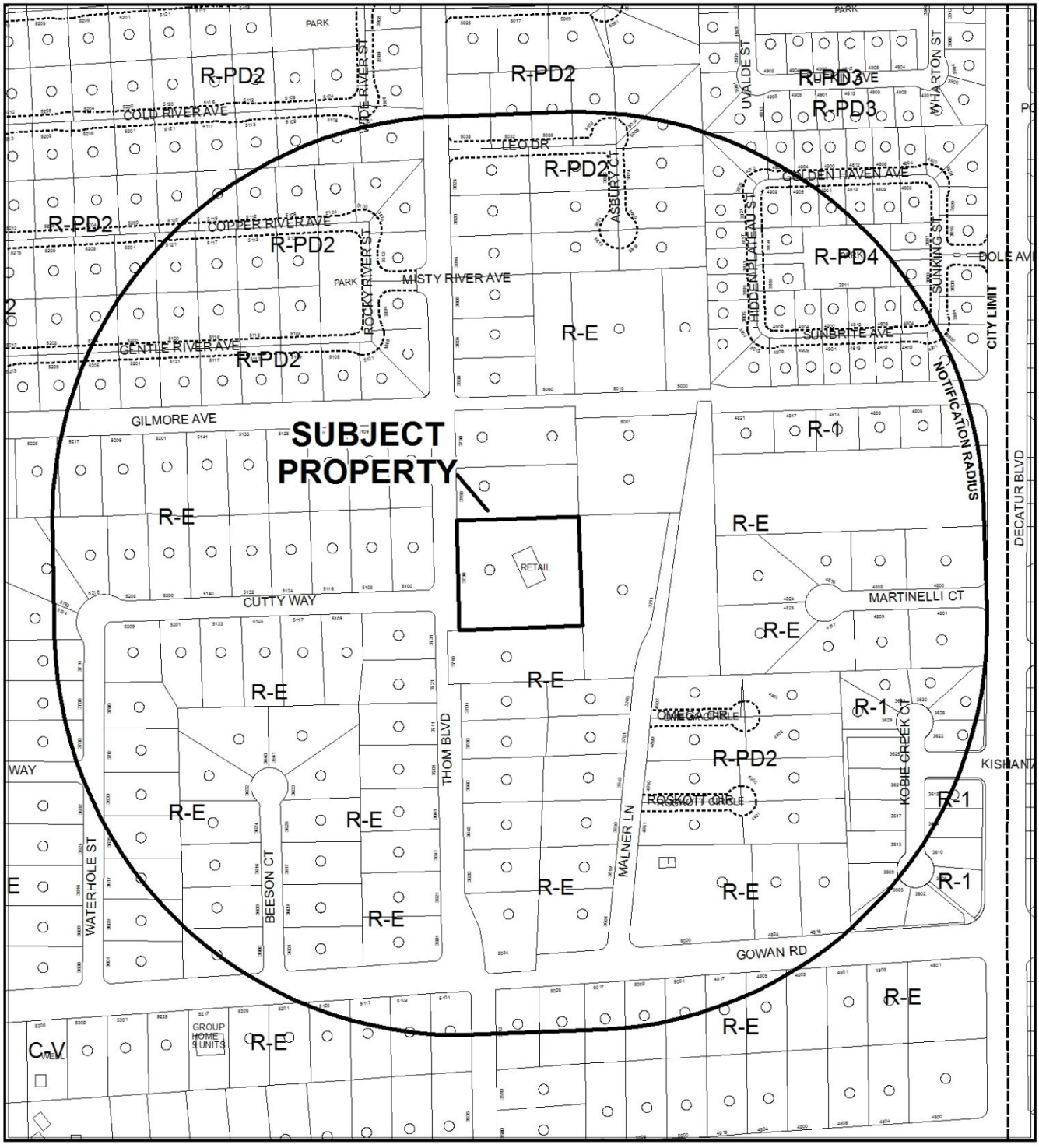
C.C.: 8/20/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
3. Supporting Documentation

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

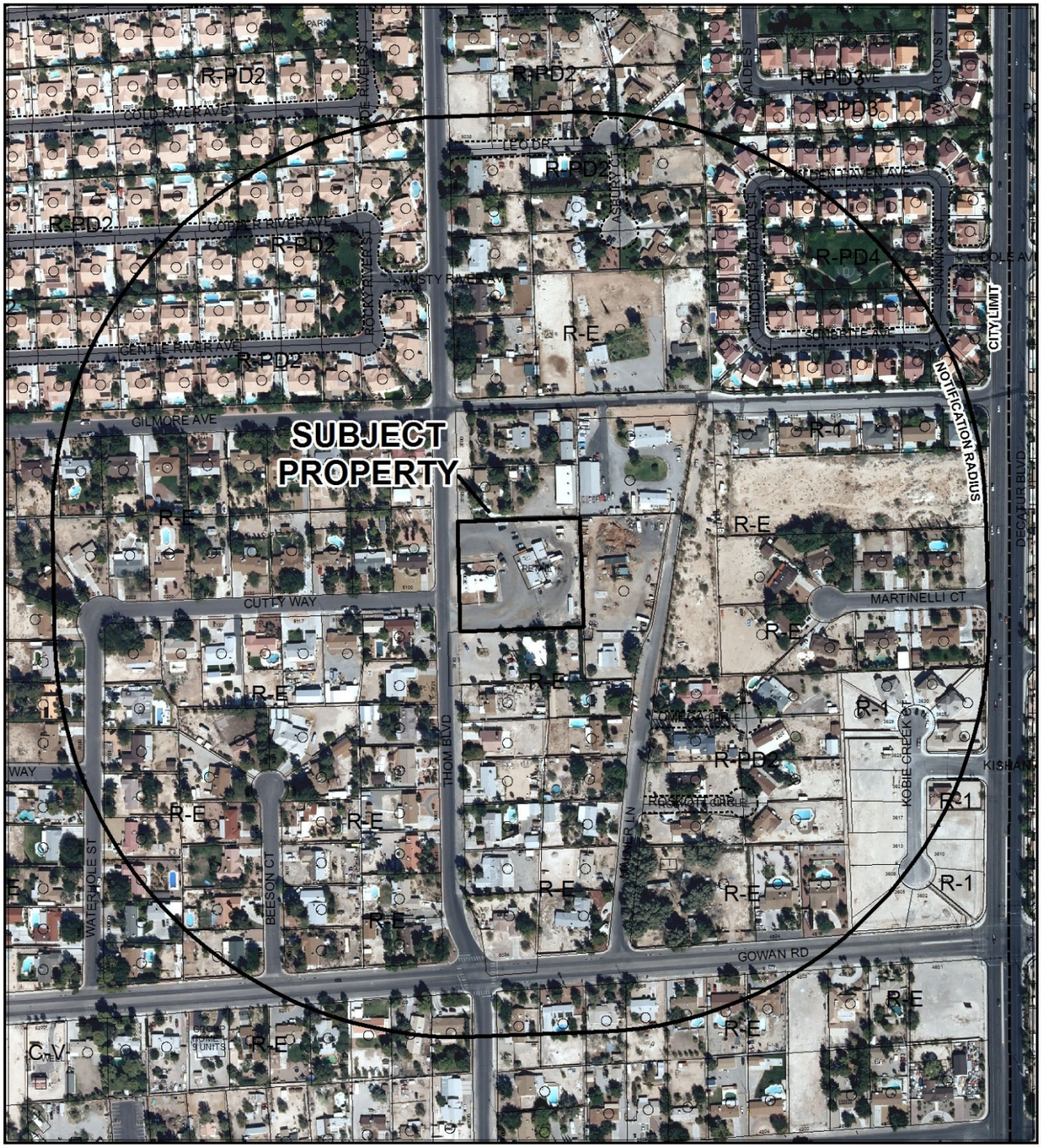


CASE: **ZON-54322, VAR-54323, VAR-54324 & SDR-54325 (PRJ-53789)**

RADIUS: 1000 FEET

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

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



CASE: **ZON-54322, VAR-54323, VAR-54324 & SDR-54325 (PRJ-53789)**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-54322 APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, 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: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

PRJ-53789
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill **Proposed Use** _____

Assessor's Parcel #(s) 138-12-601-006 **Ward #** 5

General Plan: existing DR proposed GC **Zoning:** existing R-E proposed C-2

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

Gross Acres 1.83 **Lots/Units** 1 **Density** _____

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer **Contact** _____

Address 3730 Thom Boulevard **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers **Contact** Mark Bangan

Address 6765 W. Russell Rd., #200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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 JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14.

Jane B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-54322
Meeting Date:	07/08/14 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-59789
05/22/14

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City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
VAR-54323 - VARIANCE RELATED TO GPA-54321 AND ZON-54322 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE PROVISION OF A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

C.C.: 8/20/2014

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

RECOMMENDATION:
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: VAR-54323 APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, 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: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

PRJ-53789
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for parking on gravel

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill **Proposed Use**

Assessor's Parcel #(s) 138-12-601-006 **Ward #** 5

General Plan: existing DR proposed GC **Zoning:** existing R-E proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.83 **Lots/Units** 1 **Density**

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer **Contact**

Address 3730 Thom Boulevard **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE L.R. Nelson Engineers **Contact** Mark Bangan

Address 6765 W. Russell Rd., #200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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* Jen

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

Print Name OWNER

Subscribed and sworn before me

This 13th day of May, 20 14.

Jane B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-54323
Meeting Date:	07/08/14 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-53789
05/22/14

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City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
VAR-54324 - VARIANCE RELATED TO GPA-54321, ZON-54322 AND VAR-54323 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW PARKING ON AN UNPAVED SURFACE WHERE SUCH IS NOT ALLOWED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

C.C.: 8/20/2014

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

RECOMMENDATION:
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: VAR-54324 APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, 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: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

PRJ-53789
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for parking on gravel

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill **Proposed Use**

Assessor's Parcel #(s) 138-12-601-006 **Ward #** 5

General Plan: existing DR proposed GC **Zoning:** existing R-E proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.83 **Lots/Units** 1 **Density**

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer **Contact**

Address 3730 Thom Boulevard **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE L.R. Nelson Engineers **Contact** Mark Bangan

Address 6765 W. Russell Rd., #200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.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* JF

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

Print Name OWNER

Subscribed and sworn before me

This 13th day of May, 20 14.

Jane B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-54324
Meeting Date:	07/08/14 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-53789 05/22/14

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City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54325 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Site Development Plan Review FOR AN EXISTING FOOD PROCESSING FACILITY AND RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

C.C.: 8/20/2014

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

RECOMMENDATION:
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-54325 APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, 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: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

PRJ-53789
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill **Proposed Use**

Assessor's Parcel #(s) 138-12-601-006 **Ward #** 5

General Plan: existing DR proposed GC **Zoning:** existing R-E proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1.83 **Lots/Units** 1 **Density**

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer **Contact**

Address 3730 Thom Boulevard **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE L.R. Nelson Engineers **Contact** Mark Bangan

Address 6765 W. Russell Rd., #200 **Phone:** (702) 798-7978 **Fax:** (702) 451-2296

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

E-mail Address mark.bangan@lrneng.com

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Property Owner Signature* _____

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

Print Name JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14.

_____

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-54325
Meeting Date:	07/08/14 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-53789
05/22/14

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City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

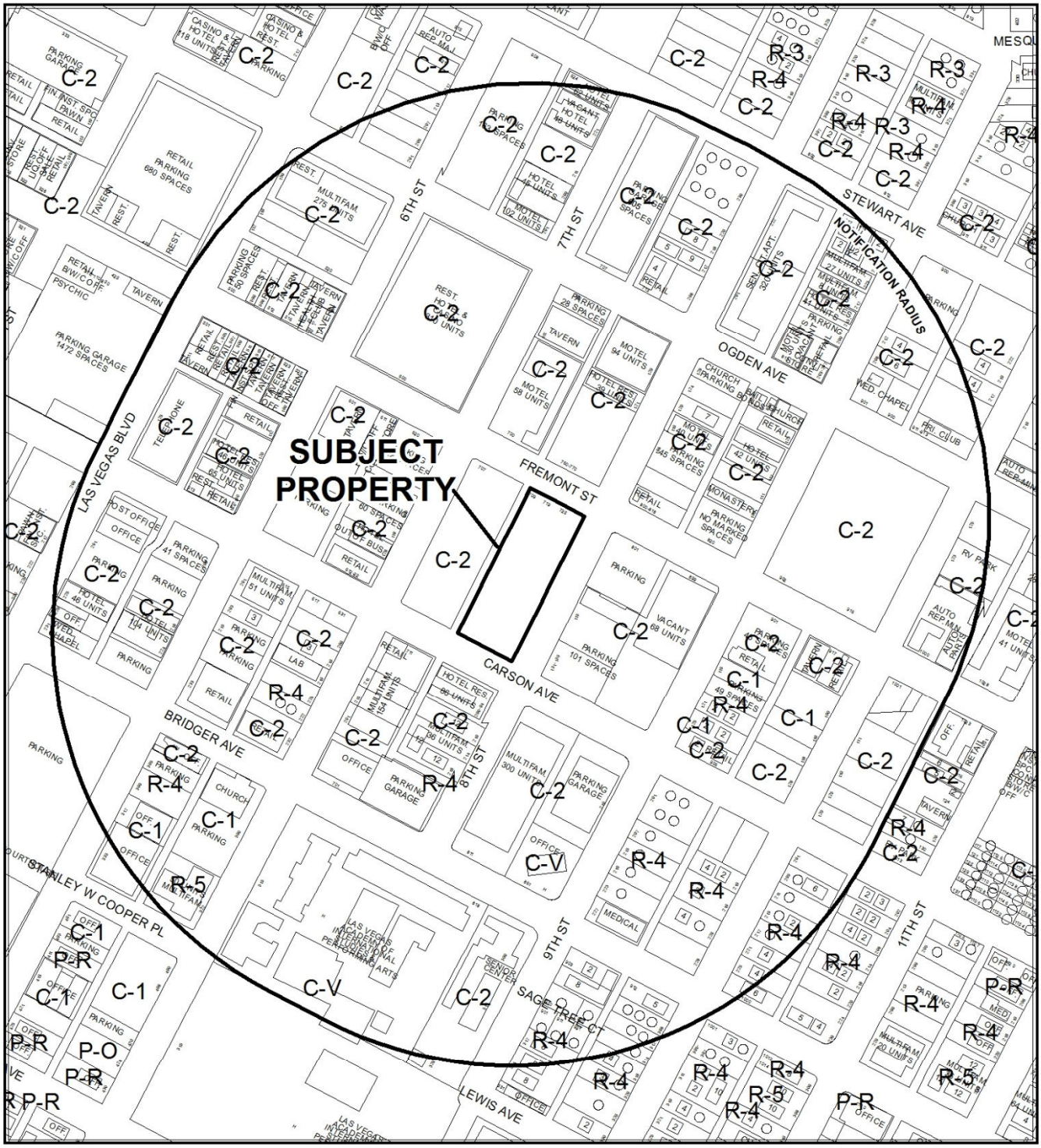
SUBJECT:
VAR-54317 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Variance TO ALLOW AN EXISTING 8.5-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53263].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-54317 and SDR-54316 [PRJ-53263]
2. Conditions and Staff Report - VAR-54317 and SDR-54316 [PRJ-53263]
3. Supporting Documentation - VAR-54317 and SDR-54316 [PRJ-53263]
4. Photos - VAR-54317 and SDR-54316 [PRJ-53263]
5. Justification Letter - VAR-54317 and SDR-54316 [PRJ-53263]



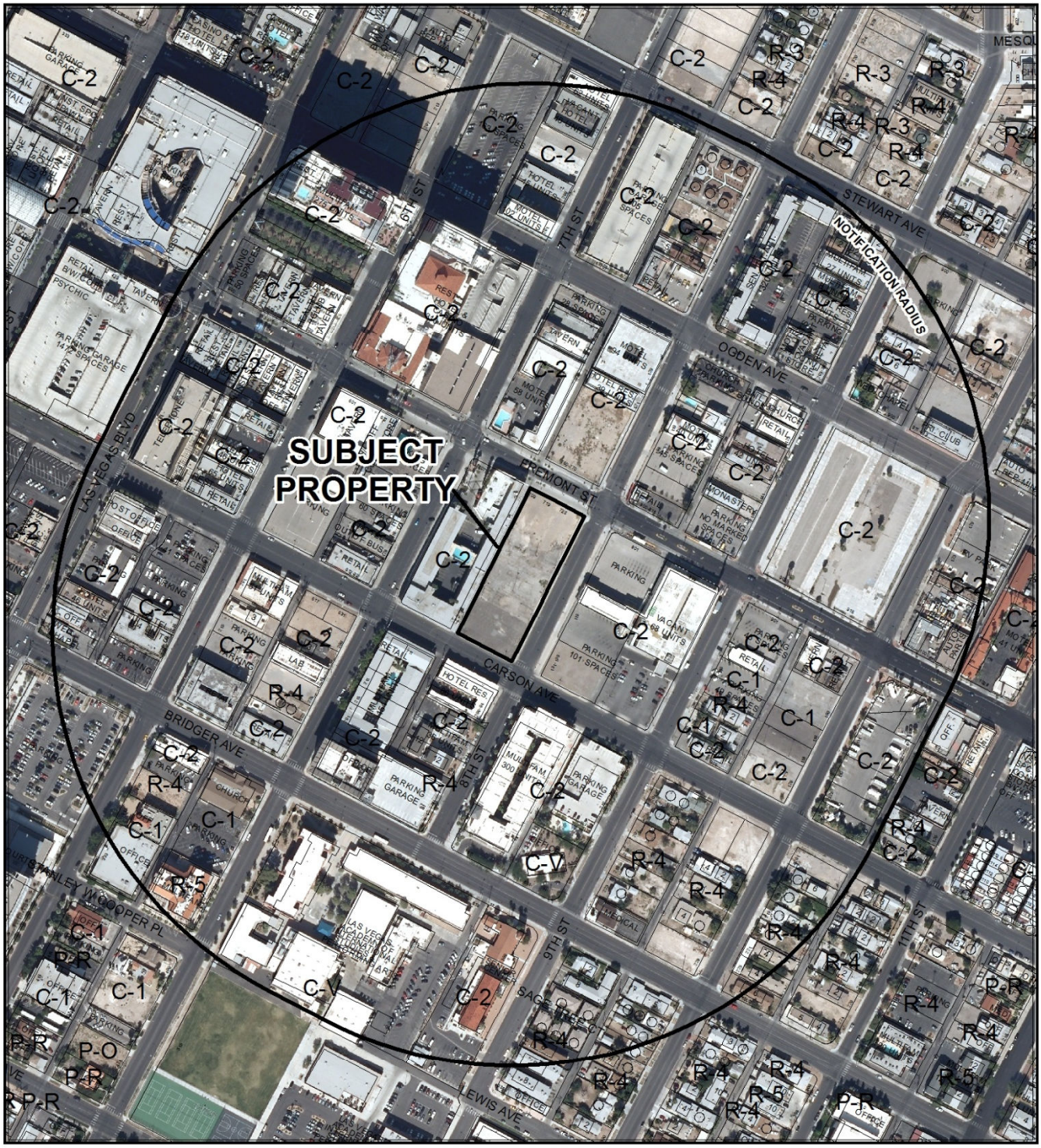
CASE: **VAR-54317 & SDR-54316 (PRJ-53263)**

0 200 400 Feet

RADIUS: 1000 FEET

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

N



0 200 400 Feet

CASE: **VAR-54317 & SDR-54316 (PRJ-53263)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-54317

Case Number: PRJ-53263 APN: 139-34-612-084

Name of Property Owner: Dan & Stephany Martinez

Name of Applicant: 727 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 139-34-612-084

Signature of Property Owner: FOR DAN + STEPHANY MARTINEZ AS ATTORNEY IN FACT

Print Name: Justen Martinez

Subscribed and sworn before me

This 22 day of May 2014

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 16, 2016
Certificate No: 05-98887-1

PRJ-53263
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Site Development Review and Variance through 9/1/2015

Project Address (Location) 727 Fremont St., Las Vegas, NV 89101

Project Name Learning Village **Proposed Use** _____

Assessor's Parcel #(s) 139-34-612-084 **Ward #** 3

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

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

Gross Acres 1.29 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Dan & Stephany Martinez **Contact** Justen Martinez

Address 1729 Wandering Winds Wy **Phone:** (702) 274-3808 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address justen_martinez@yahoo.com

APPLICANT 727 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge 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* Justen Martinez FOR DAN & STEPHANY

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

Print Name Justen Martinez MARRIED AS ATTORNEY IN FACT

Subscribed and sworn before me

This 22ND day of May, 20 14.

Mikki G Hartman

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-98887-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-54317
Meeting Date:	07/08/14 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-53263
05/23/14

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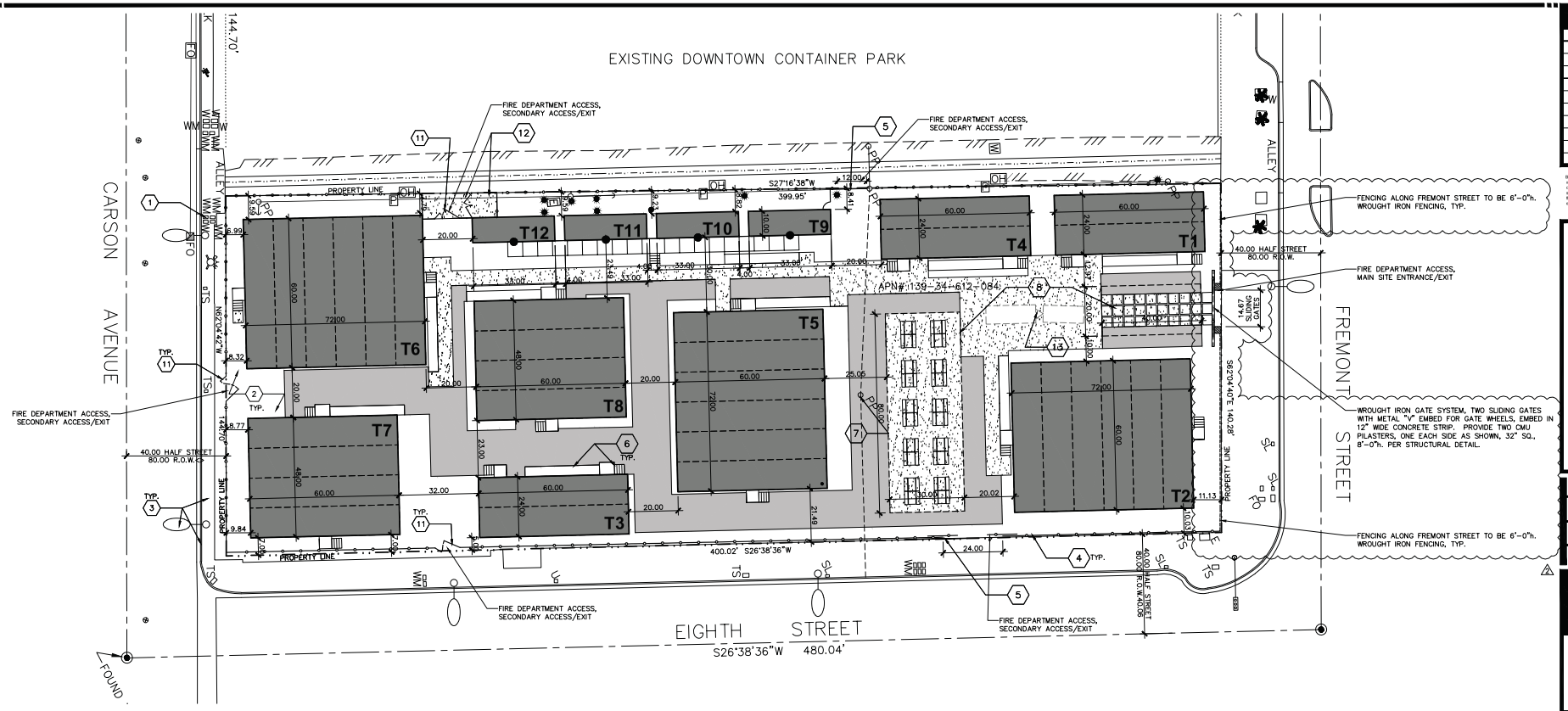

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

Keynotes:

1. SEE PLUMBING SHEETS FOR WATER AND SEWER CONNECTIONS.
2. PROVIDE 2" THK. DECOMPOSED GRANITE WALK SURFACE OVER COMPACTED BASE.
3. EXISTING OFF SITE IMPROVEMENTS TO REMAIN IN PLACE.
4. NEW 6'-0" HIGH CHAIN LINK FENCE AROUND THE PROPERTY, TYPICAL U.N.O.
5. CHAIN LINK FENCE ROLLING GATE. SEE PLAN FOR SIZE.
6. PRE-ENGINEERED METAL STAIRS AND RAMPS, TYP. BY TRAILER COMPANY APPROVED BY STATE OF NEVADA MHD.
7. EXISTING POWER POLE TO REMAIN AND BE PROTECTED IN PLACE.
8. PRE MANUFACTURE SHADE STRUCTURE UNDER SEPARATE PERMIT.
9. EACH TRAILER TO BE HOOKED TO OVERHEAD POWER LINES, TYP.
10. EXISTING SIDE WALK TO REMAIN.
11. CHAIN LINK FENCE MAN GATE, PROVIDE (1) 36" SWING MAN GATE FOR EXIT AND (1) 84" SWING GATE FOR FIRE DEPARTMENT USE (WHEN BOTH GATE ARE OPEN A 10 FOOT CLEAR OPENING SHALL BE PROVIDED).
12. TRASH ENCLOSURE AREA WITH 6'-0" CHAIN-LINK FENCE ENCLOSURE, GATES AS SHOWN, AND 4" CONCRETE SLAB WITH #4 REBAR AT 18" O.C. EACH WAY AND 12"w. x 6" HIGH PERIMETER CURB INSIDE FENCE LINE. EXTEND CONCRETE SLAB 8'-0" MIN. BEYOND GATES AS SHOWN.
13. "TUMBLEWEED" DISPLAY BY OWNER, N.A.P.

Code Analysis:

CITY OF LAS VEGAS
2009 IBC

OCCUPANCY GROUP (IBC 304.1) — B (TEMP CONSTRUCTION OFFICE/CLASSROOM/ADULT TRAINING/SKILL ABOVE THE 12TH GRADE) AND NOT WITHIN A SCHOOL OR ACADEMIC PROGRAM (COMPANY AND COMMUNITY BASED TRAINING)

TYPE OF CONSTRUCTION — V-B (NON-SPRINKLERED) (PER STATE OF NEVADA MHD APPROVALS)

TRAILERS LEGEND AND CODE INFORMATION:

TRAILER DESIGNATION	S.F.	MAX. OL (USING CLASSROOM OLF OF 20 - MOST STRINGENT, U.N.O.)
T1 = DOUBLE WIDE TRAILER	1,440 SF	72 OL
T2 = SIX WIDE TRAILER	4,320 SF	216 OL
T3 = DOUBLE WIDE TRAILER	1,440 SF	72 OL
T4 = DOUBLE WIDE TRAILER	1,440 SF	72 OL
T5 = SIX WIDE TRAILER	4,320 SF	216 OL
T6 = SIX WIDE TRAILER	4,320 SF	216 OL
T7 = FOUR WIDE TRAILER	2,880 SF	144 OL
T8 = FOUR WIDE TRAILER	2,880 SF	144 OL
T9 = RESTROOM	330 SF	4 OL (100 OLF)
T10 = RESTROOM	330 SF	4 OL (100 OLF)
T11 = RESTROOM	330 SF	4 OL (100 OLF)
T12 = RESTROOM	330 SF	4 OL (100 OLF)
TOTAL AREA =	24,360 SF	

SEPARATE BUILDINGS ON SAME PROPERTY (IBC SECTION 503.1.2):
ALL TRAILERS EXCEPT T1 AND T4 ARE TO BE CONSIDERED SEPARATE BUILDINGS CONSISTENT WITH TABLE 602 (ALL SEPARATED BY AT LEAST 20 FEET OR MORE). NO TRAILER IS OVER BASIC ALLOWABLE AREA OF 9,000 SF (ALL ARE 4,320 SF OR LESS).

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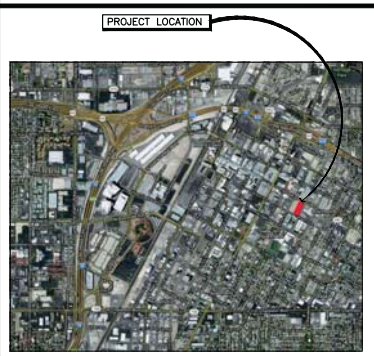
Vicinity Map:



Site Data:

ZONING:	C-2 (EXISTING - NO CHANGE IN ZONING REQUIRED)
APN:	139-34-612-084
PROPOSED USES:	CLASSROOMS ABOVE THE 12TH GRADE
TOTAL PROPOSED SQUARE FOOTAGE:	24,360 SF
SITE AREA:	56,000± SF
LOT COVERAGE:	43.50%
PARKING REQUIRED: (COMMERCIAL OTHER - 1:250)	24,360/250 = 97.44 or 98 STALLS (TITLE 19)
PARKING PROVIDED:	NO ON-SITE PARKING PROVIDED DUE TO THE PROJECT LOCATION BEING DOWNTOWN AND OMITTED PER THE ALLOWANCES OF THE DOWNTOWN CENTENNIAL PLAN, PARKING PROVIDED VIA CITY STREET PARKING
ACCESSIBLE STALLS REQUIRED:	NONE, NO PARKING PROVIDED

Mark	Date	Description
1	4/2/13	CLVBD/CLVFD
2	6/6/13	OWNER/FIELD

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CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY AUTHORIZED UNDER NRS 624.3161

BRESLIN BUILDERS — COMPANY NAME
0018169 — CONTRACTOR'S LICENSE
TODD McBRAYER — PLANS PREPARED BY
TODD McBRAYER — CONTRACTOR'S REPRESENTATIVE OR ELECTRICAL OR MECHANICAL MASTER OR JOURNEYMAN OR RESIDENTIAL OR RESIDENTIAL AND SPECIALTY OR INDUSTRIAL OR INDUSTRIAL AND SPECIALTY OR BUILDING OR BUILDING AND SPECIALTY OR SIGNATURE

Date: March 5, 2014
Project No.: 5412A
Designed By: McBrayer
Checked By: TMM

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169

Project:
DTP Skillshare Trailer Site (aka The Learning Village)
727 Fremont Street,
Las Vegas, Nevada 89101
APN: 139-34-612-084

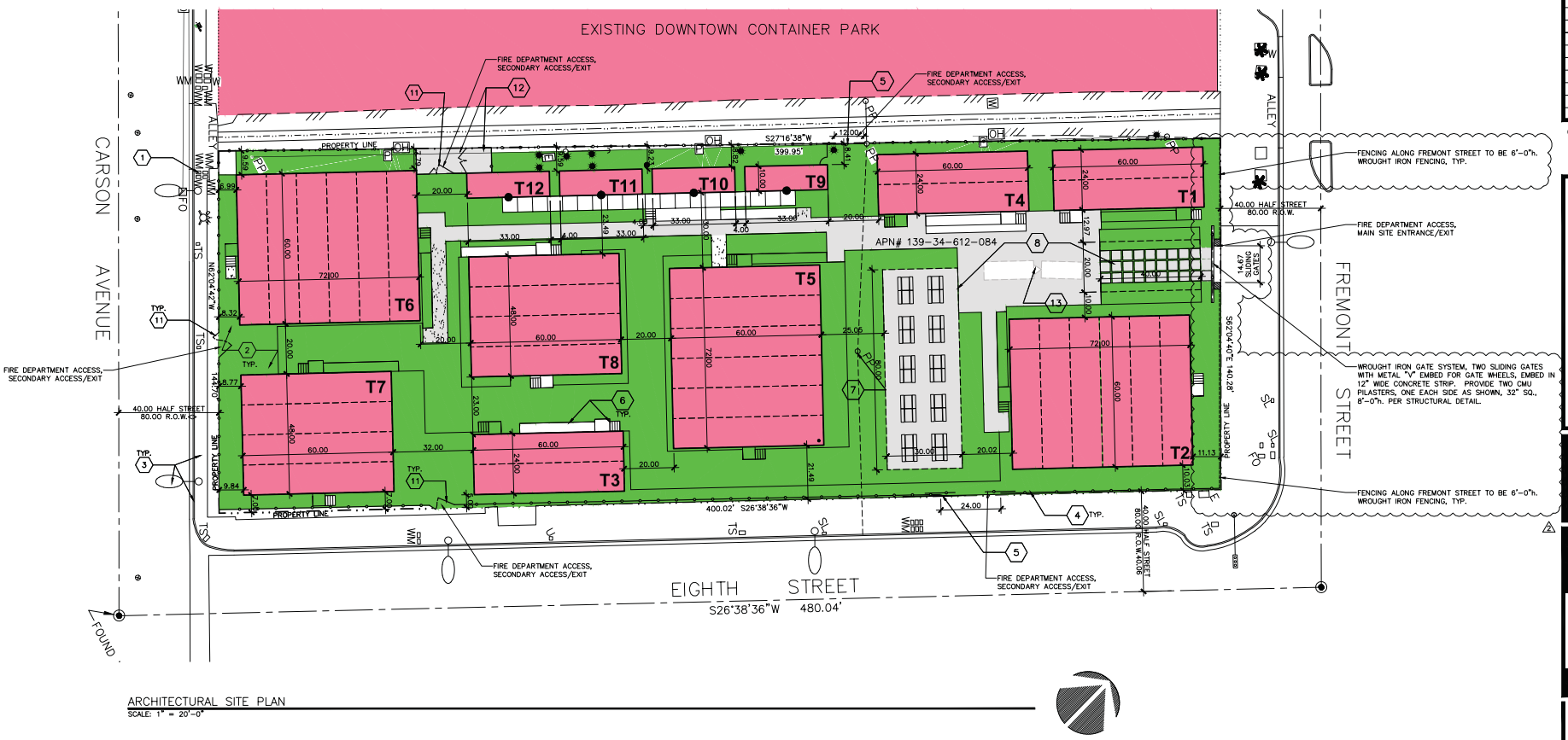
Architectural Site Plan - 130606

ENTIRE SHEET REVISED 3

PRJ-53263
05/27/14

AS1.00

VAR-54317 & SDR-54316



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

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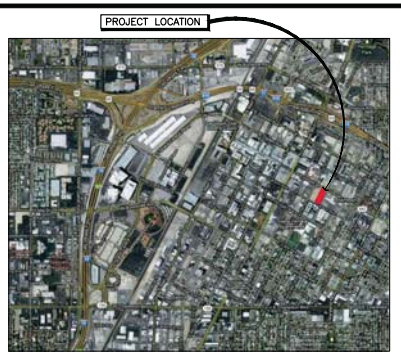

General Notes:

1. COORDINATE EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR/DESIGNER IMMEDIATELY.
2. CARE SHALL BE TAKEN TO ENSURE EXISTING CONDITIONS TO REMAIN ARE PROTECTED IN PLACE. ANY DAMAGE TO EXISTING TO REMAIN AREAS WILL REPAIRED AT SUBCONTRACTOR'S EXPENSE.
3. CARE SHALL BE TAKEN TO ENSURE EXISTING AREAS BEING OCCUPIED (I.E. SIDEWALKS, PARKING AREAS, ETC.) SHALL REMAIN AND LEFT IN A CLEAN MANNER WHERE POSSIBLE AND CLEANED DAILY FOR PROPER USE.
4. FIELD VERIFY EXISTING CONDITIONS TO ENSURE ALL REQUIRED ACCESS PANELS, HOLES, AND OTHER COVERS ARE PROVIDED AS TO NOT BURY ANY CLEAN OUTS, INSPECTION TESTS, VALVES, AND OTHER SIMILAR ITEMS. COORDINATE WITH M,P,E SHEETS FOR APPLICABLE REQUIREMENTS PRIOR TO CLOSING IN WALLS.
5. ALL DIMENSIONS ARE TO FACE OF TRAILER AND TO PROPERTY LINE.

PRJ-53263
05/27/14

Mark	Date	Description
1	4/2/13	CLVBD/CLVFD
2	6/6/13	OWNER/FIELD

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TODD McBRAYER — CONTRACTOR'S REPRESENTATIVE OR ELECTED OFFICIAL'S NAME
SIGNATURE

Date: March 5, 2014
Project No.: 5412A
Designed By: McBrayer
Checked By: TMM

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169

Project:
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727 Fremont Street,
Las Vegas, Nevada 89101

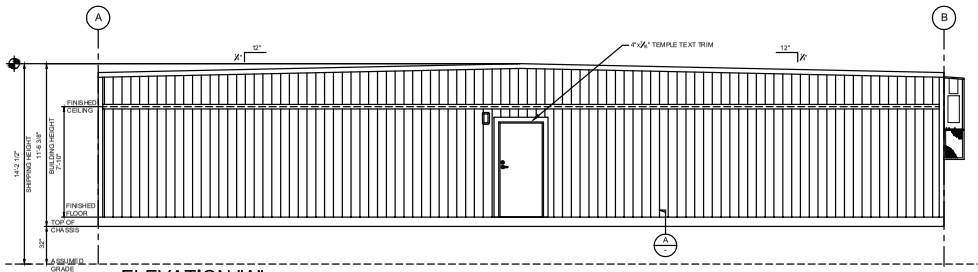
APN: 139-34-612-084

Architectural Site Plan - 130606

ENTIRE SHEET REVISED 2

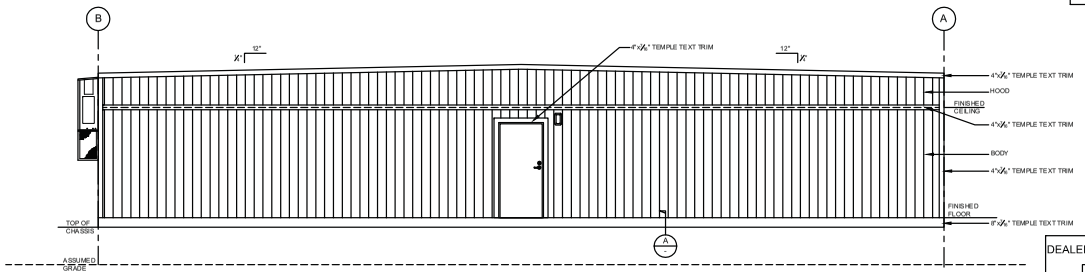
AS1.00

VAR-54317 & SDR-54316



ELEVATION "A"

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



ELEVATION "B"

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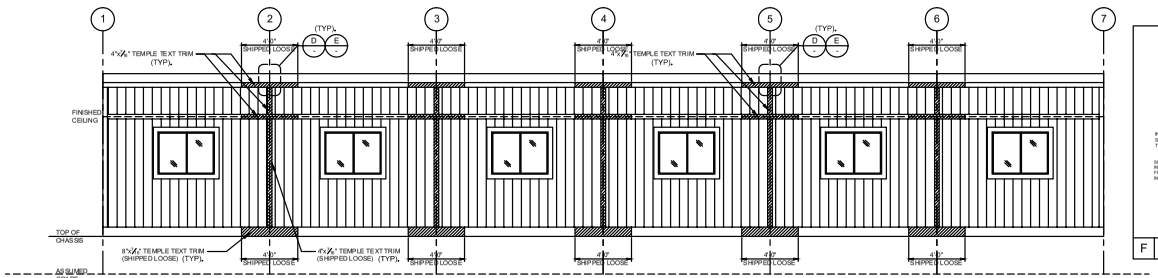

ELEVATION "C"

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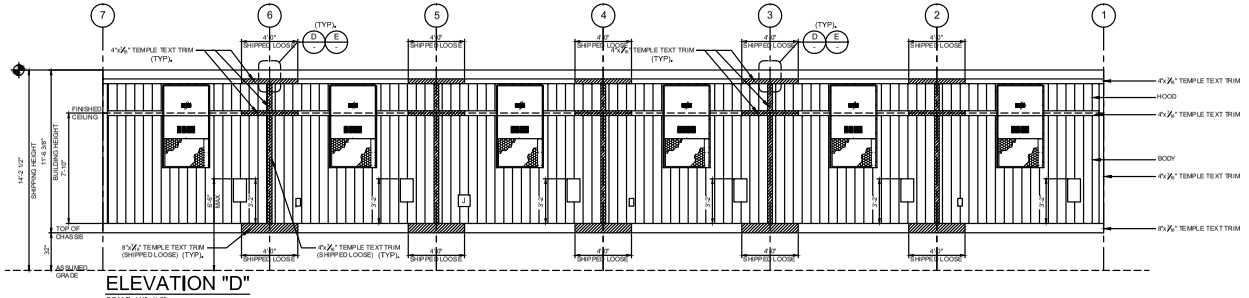

ELEVATION "D"

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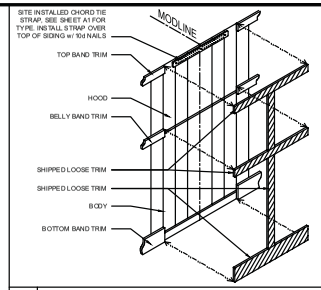
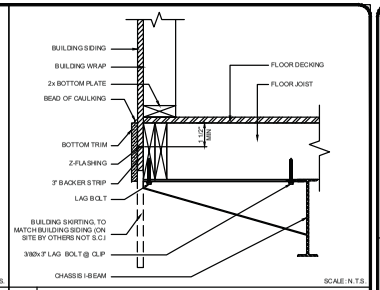


E CHORD TIE DETAIL



A SIDING TO CHASSIS DETAIL

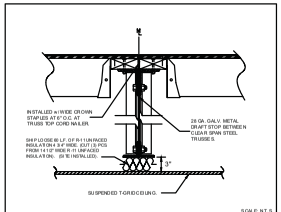
(EXTERIOR BUILDING) PAINT SCHEDULE
("FRAZEE" PAINTS)

BODY/HOOD:	.
VERTICAL CORNER TRIM:	.
VERTICAL MODLINE TRIM:	*TO MATCH BODY/HOOD*
Z-BAR TRIM:	*TO MATCH BODY/HOOD*
EXTERIOR WINDOW/DOOR TRIM:	.
TOP/BOTTOM HORIZ. TRIM:	.
GUTTER/DOWNSPOUTS:	*N/A*
CAULKING:	*FACTORY STANDARD*

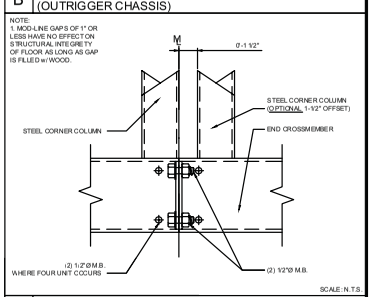
NOTE:
ALL TEMPORARY WOOD TRUSS SUPPORT BLOCKING (PAINTED RED) & SHIPPING SUPPORT WALLS TO BE REMOVED BY THE SET-UP CREW AT TIME OF SET-UP (NOT SCI).

SHIPPING HEIGHT NOTE:
SHIPPING HEIGHT DOES NOT INCLUDE PLUMBING VENTS AND ROOF CURBS, TRUCKING COMPANY TO VERIFY OVERALL HEIGHT PRIOR TO SHIPPING.

DEALER SIGNS INSTALLED
☐ YES ☐ NO

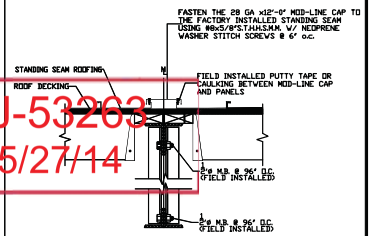


F DRAFT STOP. (TRUSS)

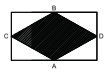


C MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS).

B MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS)



D STANDING SEAM CLOSE UP DETAIL (TRUSS)



PRJ-53263
05/27/14

CUSTOMER PLAN APPROVAL
THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BE TWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED.
APPROVED AS NOTED:
☐ * NO EXCEPTIONS TAKEN
☐ * APPROVED WITH MODIFICATIONS
☐ * REVISE & RE-SUBMIT:
SIGNATURE:_____
DATE:
CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE

SILVER CREEK
"BUILDING FOR THE NEXT GENERATION"
2830 BARRETT AVE.
PERRIS, CA 92571
PH: 951-943-5393
FAX: 951-940-9232

PAC-VAN
4680 INDUSTRY CENTER DR.
LAS VEGAS, NV. 89115
PHONE: 702-456-8435
FAX: 702-456-8436
PATSY ROUMANOS

PROJECT NAME:
72' x 60' (SKILL SHARE)
(CLASSROOM / OFFICE)

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

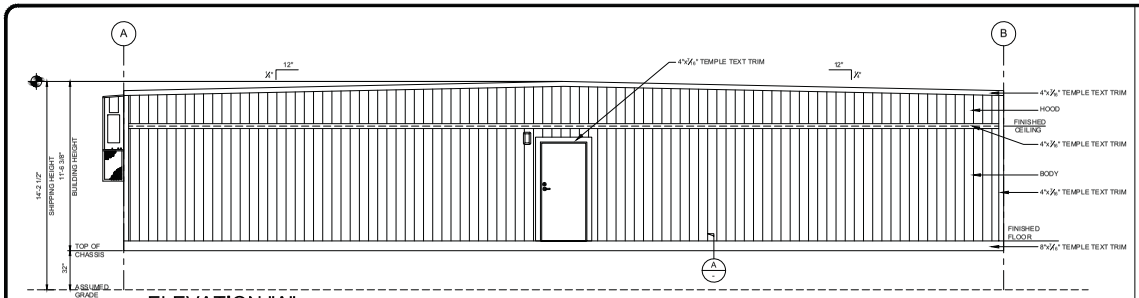
#	BY:	DATE:
1		
2		
3		
4		

JOB #: 30362
SERIAL #: SCI-00624
QUOTE #: 2012-12-007 R1
DATE: 30-JAN-2013
DRAWN BY: svj
SCI, SALES REP: J. DEAN

SHEET NO.
A3

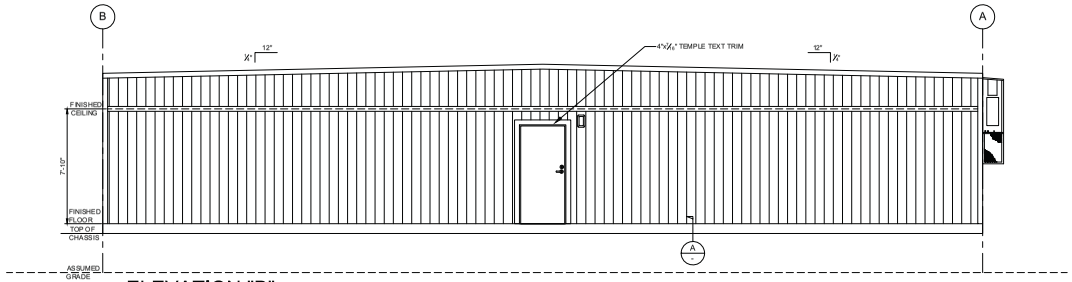
PRELIMINARY PLANS "NOT FOR CONSTRUCTION" 30-JANUARY-2013

VAR-54317 & SDR-54316



ELEVATION "A"

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



ELEVATION "B"

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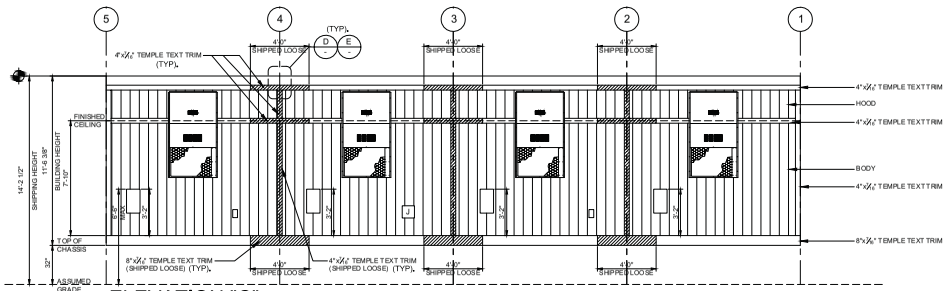

ELEVATION "C"

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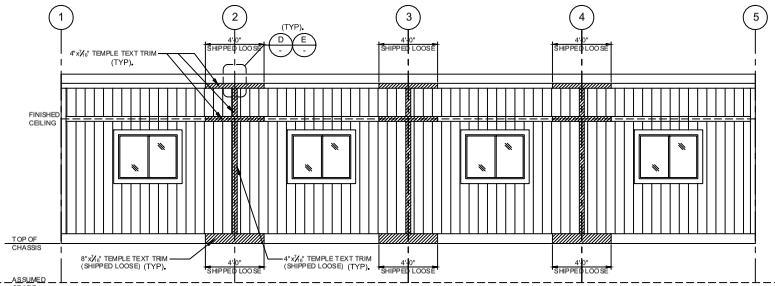

ELEVATION "D"

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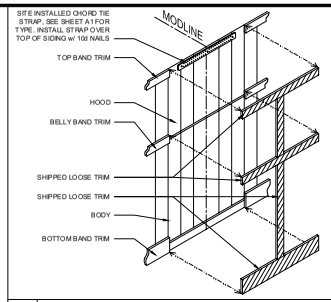
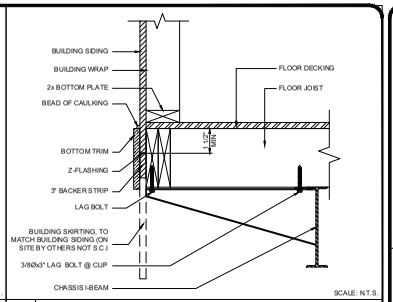


SCALE: N.T.S.

E CHORD TIE DETAIL



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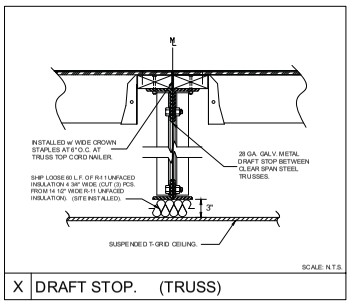

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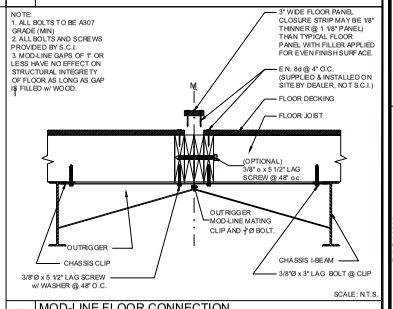
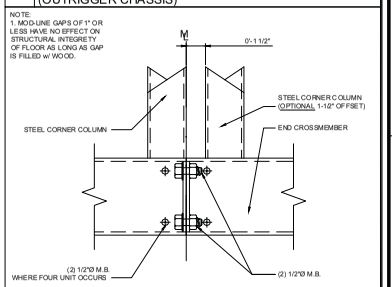


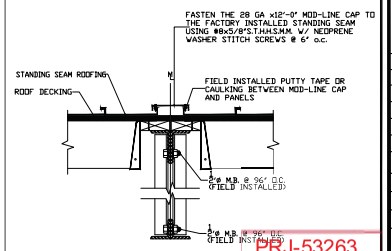
SCALE: N.T.S.

B MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS)



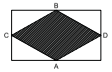
SCALE: N.T.S.

C MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS).



SCALE: N.T.S.

D STANDING SEAM CLOSE UP DETAIL (TRUSS)



PRJ-53263
05/27/14

CUSTOMER PLAN APPROVAL

THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED.

APPROVED AS NOTED
☐ * NO EXCEPTIONS TAKEN
☐ * APPROVED WITH MODIFICATIONS:
☐ * REVISE & RE-SUBMIT:

SIGNATURE: _____

DATE: _____

CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE

SILVER CREEK
"BUILDING FOR THE NEXT GENERATION"
2830 BARRETT AVE.
PERRIS, CA 92571
PH: 951-943-5393
FAX: 951-940-9232

PAC VAN
4680 INDUSTRY CENTER DR.
LAS VEGAS, NV 89115
PHONE: 702-558-8435
FAX: 702-558-8436
PATSY ROUMANOS

PROJECT NAME: 48' x 60' (SKILL SHARE) (CLASSROOM)

SHEET TITLE: EXTERIOR ELEVATIONS

REVISIONS:

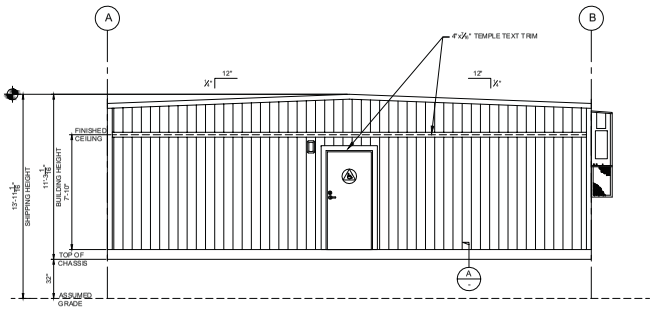
#	BY:	DATE:
1		
2		
3		
4		

JOB #: 30362
SERIAL #: SCI-00627
QUOTE #: 2012-12-009 R1
DATE: 30-JAN.-2013
DRAWN BY: svj
SCI. SALES RE: J. DEAN

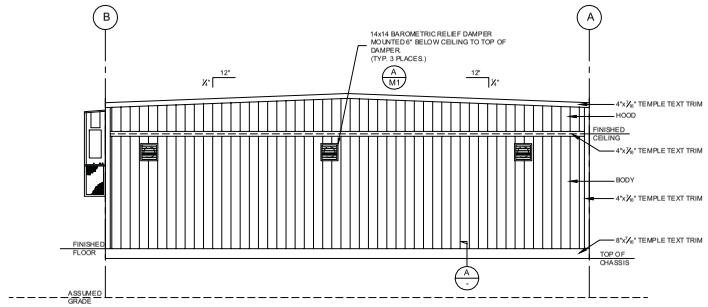
SHEET NO. A3

PRELIMINARY PLANS *NOT FOR CONSTRUCTION" 30-JANUARY-2013

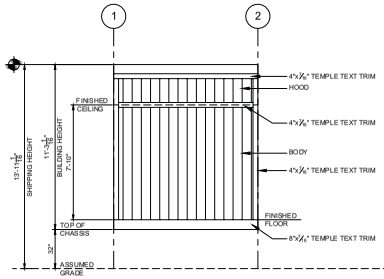
VAR-54317 & SDR-54316



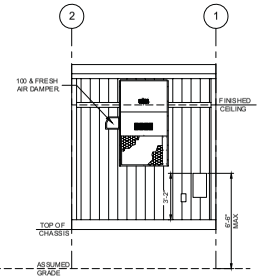
ELEVATION "A"
SCALE: 1/4"=1'-0"



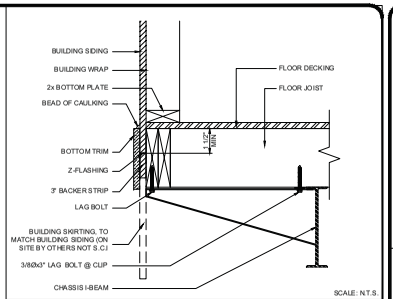
ELEVATION "B"
SCALE: 1/4"=1'-0"



ELEVATION "C"
SCALE: 1/4"=1'-0"



ELEVATION "D"
SCALE: 1/4"=1'-0"



A SIDING TO CHASSIS DETAIL

DEALER SIGNS INSTALLED
☐ YES ☐ NO

NOTE:
ALL TEMPORARY WOOD TRUSS SUPPORT BLOCKING (PAINTED RED) & SHIPPING SUPPORT WALLS TO BE REMOVED BY THE SET-UP CREW AT TIME OF SET-UP (NOT SCI).

SHIPPING HEIGHT NOTE:
SHIPPING HEIGHT DOES NOT INCLUDE PLUMBING VENTS AND ROOF CURBS, TRUCKING COMPANY TO VERIFY OVERALL HEIGHT PRIOR TO SHIPPING.

(EXTERIOR BUILDING) PAINT SCHEDULE
("FRAZEE" PAINTS)

BODY/HOOD:	
VERTICAL CORNER TRIM:	
VERTICAL MODLINE TRIM:	N/A
Z-BAR TRIM:	TO MATCH BODY/HOOD
EXTERIOR DOOR TRIM:	
TOP/BOTTOM HORIZ. TRIM:	
GUTTER/DOWNSPOUTS:	N/A
CAULKING:	FACTORY STANDARD

PRJ-53263
05/27/14

CUSTOMER PLAN APPROVAL
THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED.
APPROVED AS NOTED
☐ * NO EXCEPTIONS TAKEN
☐ * APPROVED WITH MODIFICATIONS:
☐ * REVISE & RE-SUBMIT:

SIGNATURE: _____

DATE: _____
CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE

SILVER CREEK
"BUILDING FOR THE NEXT GENERATION"
2830 BARRETT AVE
PERRIS, CA 92571
PH: 951-943-5393
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PAC VAN
4680 INDUSTRY CENTER DR.
LAS VEGAS, NV 89115
PHONE: 702-558-8435
FAX: 702-558-8436
PATSY ROUMANOS

PROJECT NAME: 10' x 33' (SKILL SHARE) (MEN'S RESTROOM)
SHEET TITLE: EXTERIOR ELEVATIONS

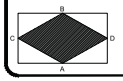
REVISIONS:

#	BY:	DATE:
1		
2		
3		
4		

JOB #: 30362
SERIAL #: SCI-00628,629
QUOTE #: 2012-12-010
DATE: 30-JAN-2013
DRAWN BY: snj
SCI. SALES RE: J. DEAN

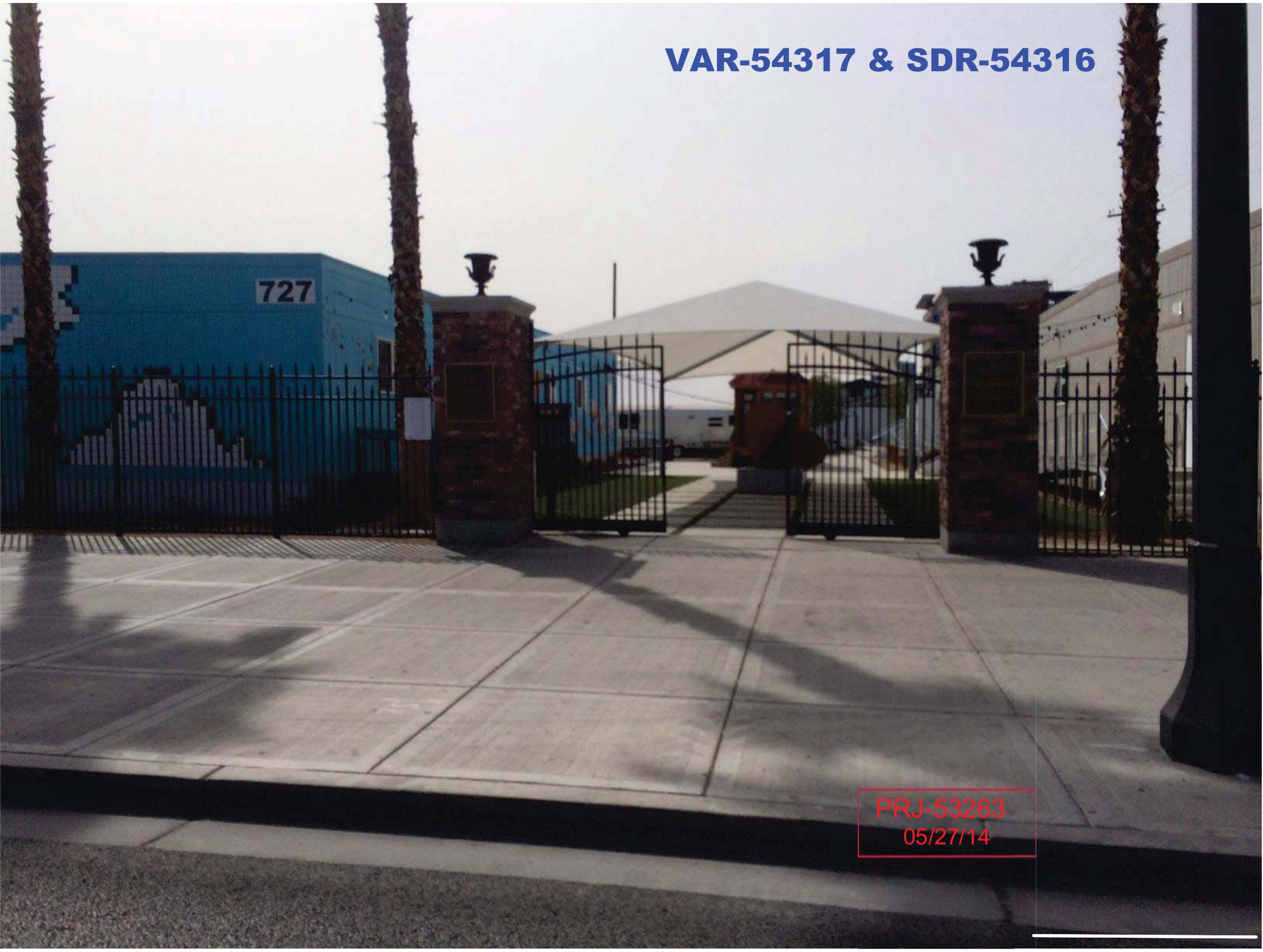
SHEET NO.
A3

PRELIMINARY PLANS "NOT FOR CONSTRUCTION" 30-JANUARY-2013



VAR-54317 & SDR-54316

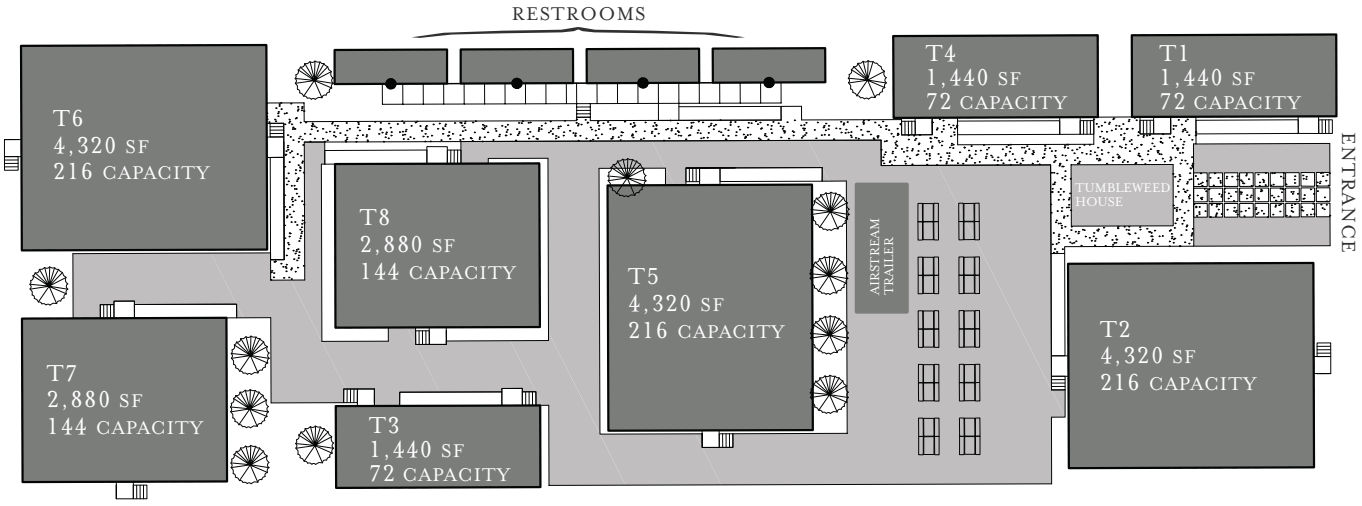

VAR-54317 & SDR-54316
PRJ-53263
05/27/14


VAR-54317 & SDR-54316
727
PRJ-53263
05/27/14


VAR-54317 & SDR-54316
PRJ-53263
05/27/14


VAR-54317 & SDR-54316
PRJ-53263
05/27/14

CONTAINER PARK



CARSON AVENUE

FREMONT STREET

EIGHT STREET

VAR-54317 & SDR-54316

PRJ-53263
05/27/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

May 22, 2014

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

Re: JUSTIFICATION LETTER for a temporary SDR and VAR on APN 139-34-612-084.

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR and VAR for a proposed temporary commercial plaza through September 1, 2015. The Applications are for an Site Development Plan Review FOR A PROPOSED TEMPORARY COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING, STREETSCAPE AND ARCHITECTURAL DESIGN STANDARDS and a VARIANCE TO ALLOW AN SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.39 acres at 727 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed SDR for a temporary commercial plaza will allow the continuation of a previously approved TCP for what is known as the Learning Village. This space will now be used for adult professional development instructional classes including courses offered UNLV. The outdoor plaza will allow for a space for community gatherings and other outdoor events. Please note that if an outdoor event is held, the maximum occupancy of the trailers will be closely monitored to ensure compliance with maximum fire code occupancy.

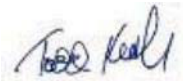
This project will meet the temporary development requirements recently adopted by City Council as it is an interim use and for a limited time which will not to exceed three years. Given the temporary nature of this project combined with the fact that it has already been constructed under a TCP, we are requesting waivers from certain site planning, streetscape and architectural design standards as outlined in the staff report. Additionally, we are seeking a variance from the 5 foot maximum front yard fence height to allow the existing a 6 foot fence (with two 8 foot pillars) along Fremont Street.

Since the project is inside of the Downtown Centennial Plan, no parking is required. However, the applicant controls approximately 661 parking spots, as depicted on the attached map, in the surrounding area which will be utilized for any parking needs generated by this project.

This project will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,



Todd Kessler

PRJ-53263
06/09/14

VAR-54317 & SDR-54316 - REVISED



VAR-54317 & SDR-54316 - REVISED

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-54317 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF ALL DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53263].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-54316

Case Number: PRJ-53263 APN: 139-34-612-084

Name of Property Owner: Dan & Stephany Martinez

Name of Applicant: 727 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 139-34-612-084

Signature of Property Owner: FOR DAN + STEPHANY MARTINEZ AS ATTORNEY IN FACT

Print Name: Justen Martinez

Subscribed and sworn before me

This 22 day of May 2014

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 16, 2016
Certificate No: 05-98887-1

PRJ-53263
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Site Development Review and Variance through 9/1/2015

Project Address (Location) 727 Fremont St., Las Vegas, NV 89101

Project Name Learning Village **Proposed Use** _____

Assessor's Parcel #(s) 139-34-612-084 **Ward #** 3

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

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

Gross Acres 1.29 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Dan & Stephany Martinez **Contact** Justen Martinez

Address 1729 Wandering Winds Wy **Phone:** (702) 274-3808 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address justen_martinez@yahoo.com

APPLICANT 727 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge 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* Justen Martinez FOR DAN & STEPHANY

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

Print Name Justen Martinez MARGINED AS ATTORNEY IN FACT

Subscribed and sworn before me

This 22ND day of May, 20 14.

Mikki G Hartman

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-98887-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-54316
Meeting Date:	07/08/14 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-53263
05/23/14

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

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

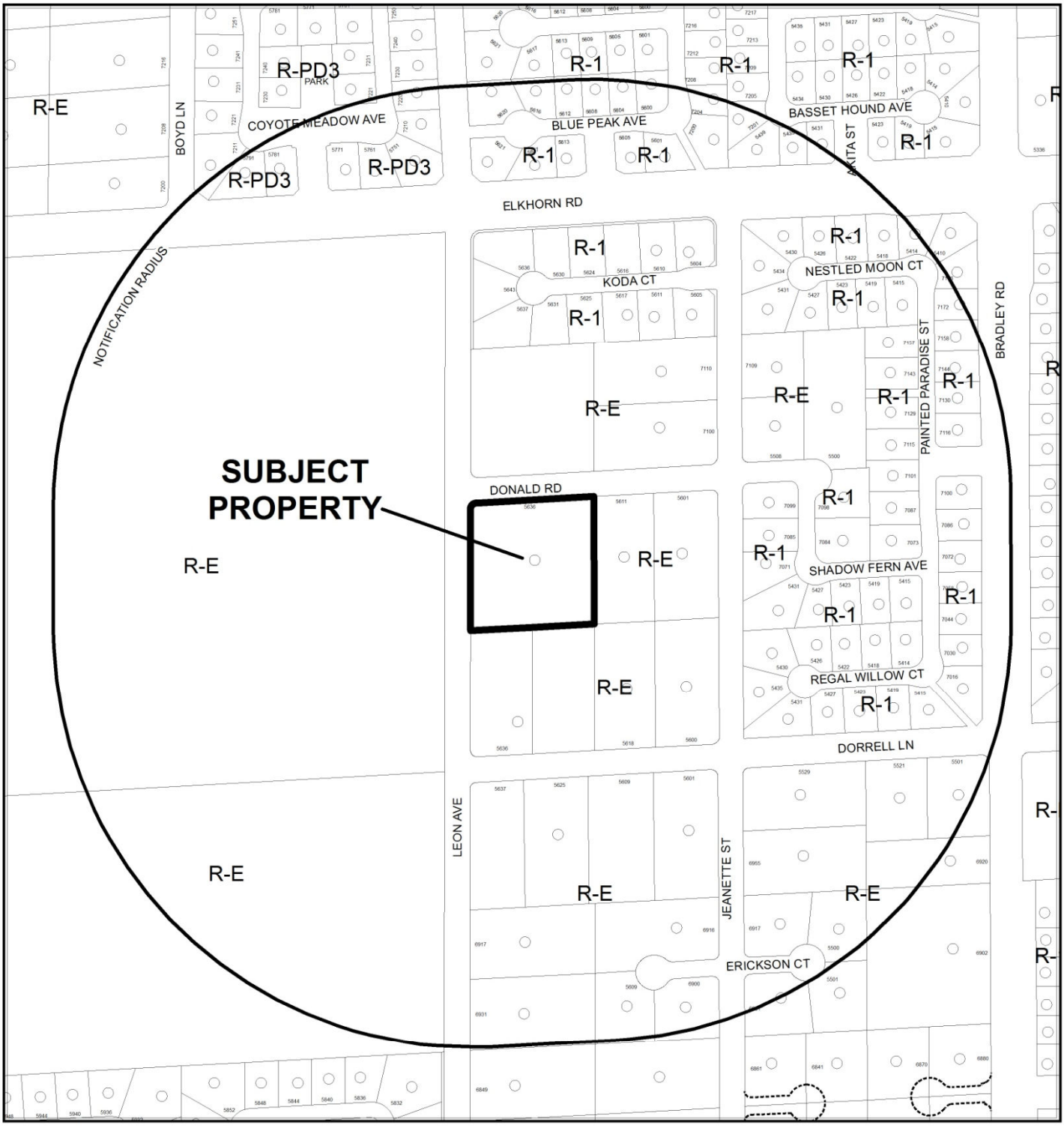
SUBJECT:
VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356].

MAY GO TO CITY COUNCIL ON 7/16/2014
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, if approved subject to conditions:

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



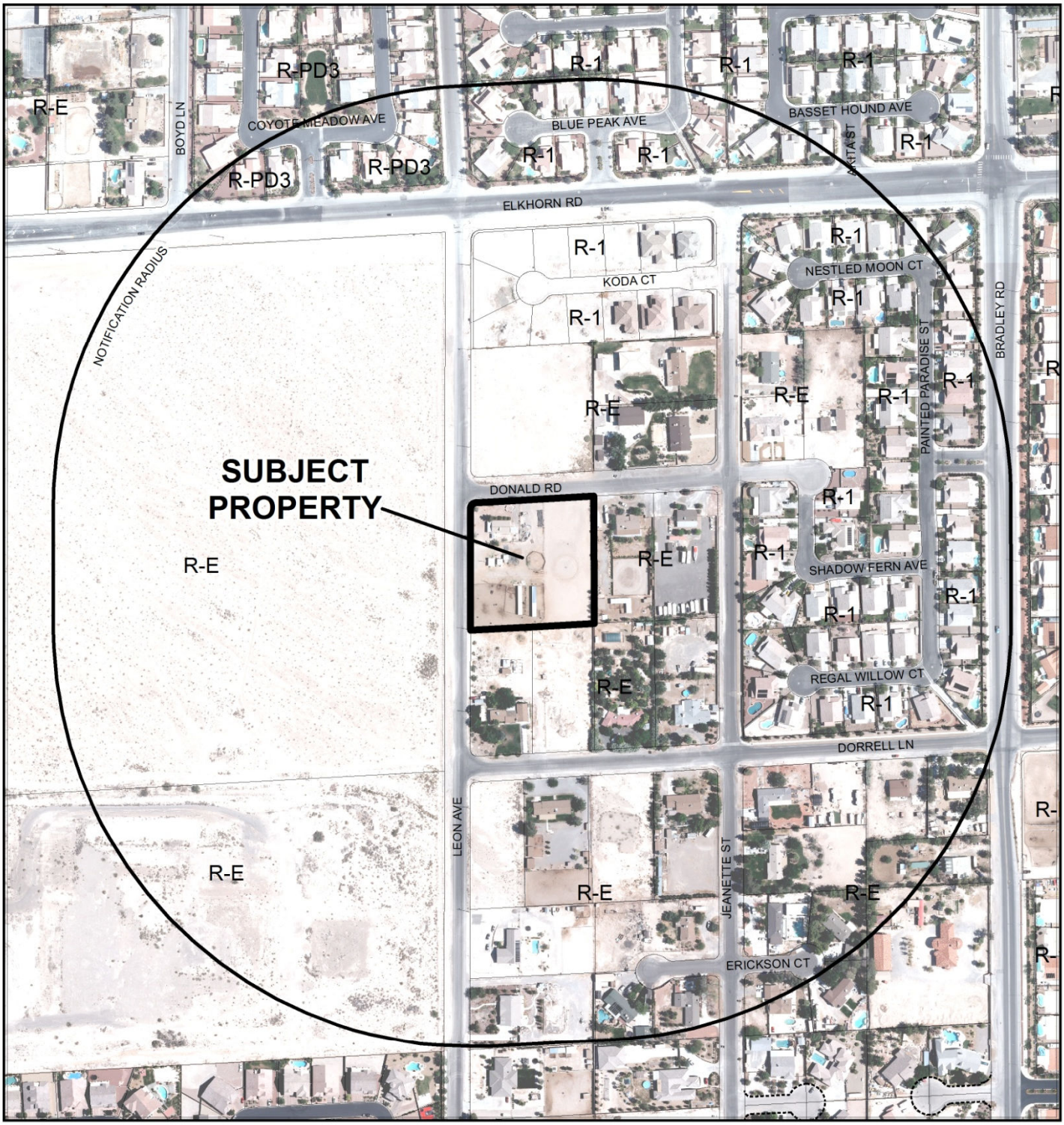
CASE: **VAR-53657 (PRJ-52356)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **VAR-53657 (PRJ-52356)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53657

Case Number: PRJ-52356 APN: 125-24-104-001

Name of Property Owner: BCNV, LLC

Name of Applicant: Erik Martonovich

Name of Representative: Erik Martonovich

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James Childress

Print Name: James Childress

Subscribed and sworn before me

This 13th day of February 14

Tracey Bryan

Notary Public in and for said County and State

Tracey Ann Bryan
Notary Public
State of Nevada
My Commission Expires: 06-26-16
Appt. No. 12-8096-1

PRJ-52356
04/14/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5636 Donald Rd Las Vegas NV 89131

Project Name Accesory Structure (Class2) Height variance **Proposed Use** No change

Assessor's Parcel #(s) 125-24-104-001 **Ward #** 6-Ross

General Plan: existing L proposed — **Zoning:** existing R-E proposed —

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

Gross Acres 2.07 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BCNV, LLC **Contact** Bruce Childress

Address 4201 Jory Trail **Phone** 644-1819 **Fax:** 651-6358

City Las Vegas **State** NV **Zip** 89108

E-mail Address bruce@hitchingpostnv.com

APPLICANT Erik Martonovich **Contact** _____

Address 5636 Donald Rd **Phone:** 303-829-6448 **Fax:** —

City Las Vegas **State** NV **Zip** 89131

E-mail Address bighorsepro@aol.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible 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 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 Childress

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

Print Name James Childress

Subscribed and sworn before me

This 13th day of February, 20 14.

Notary Public in and for said County and State

Tracey Ann Bryan
Notary Public
State of Nevada
My Commission Expires: 06-26-16
Appt. No. 12-8096-1

FOR DEPARTMENT USE ONLY

Case #	VAR-53657
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52356
04/14/14

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

Revised 10/27/08



Google earth feet 200 meters 70

PRJ-52356
04/14/14

VAR-53657

PRJ-52356
04/14/14
VAR-53657



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

January 2, 2014

Las Vegas City

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time.

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar hight existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely,

Erik Martonovich



VAR-53657

PRJ-52356
04/14/14

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time. There is also a 10' tall structure, which is a seating structure for us to watch the training. There is also a 20' structure, which is a pole with a light on it (the light does not work or have power to it).

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar hight existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely, Erik Martonovich

VAR-53657

PRJ-52356
05/08/14

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

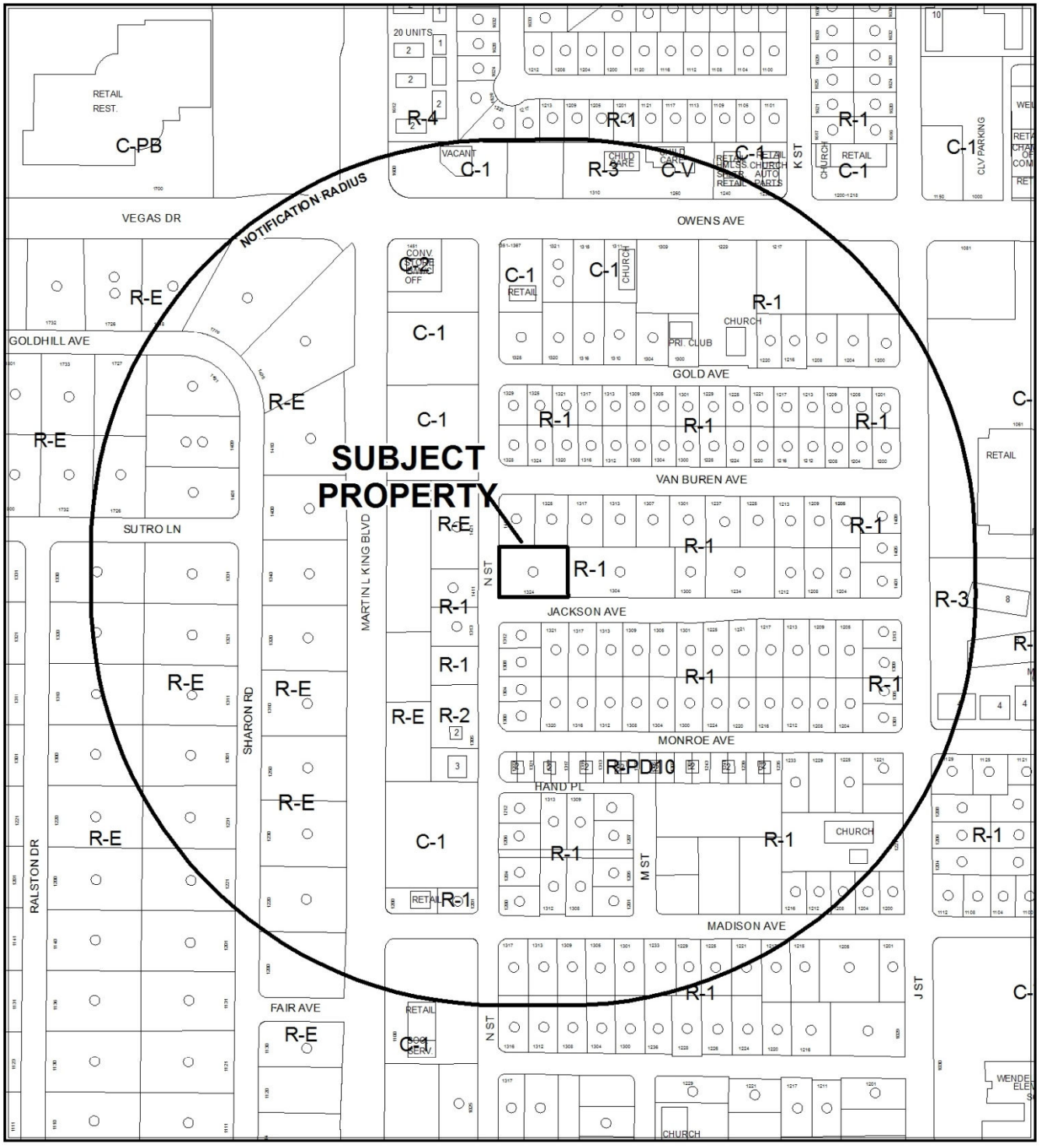
SUBJECT:
VAR-54206 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEONARD SMITH - For possible action on a request for a Variance TO ALLOW A 1,500 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,108 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.48 acres at 1324 Jackson Avenue (APN 139-28-504-009), R-1 (Single Family Residential) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
DENIAL

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



0 280 560 Feet

CASE: **VAR-54206**

RADIUS: 1000 FEET

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

N



0 280 560 Feet

CASE: **VAR-54206**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54206** APN: 139-28-504-009

Name of Property Owner: Leonard S. Smith

Name of Applicant: Leonard S. Smith

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
MAY 20 2014
Dept of Planning
City of Las Vegas

Signature of Property Owner: Leonard S Smith

Print Name: LEONARD S SMITH

Subscribed and sworn before me

This 20th day of May, 2014

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
KATHY M. JACKSON
No. 97-3177-1 My Appointment Expires April 6, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Personal Two (2) car garage

Project Address (Location) 1324 Jackson Ave. LV, NV 89106

Project Name Leonard S-Smith **Proposed Use** Personal

Assessor's Parcel #(s) 139-28-504-009 **Ward #** 5

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

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

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

Additional Information Personal Home would like Unattached garage.

PROPERTY OWNER Leonard S-Smith **Contact** _____

Address 1324 Jackson Ave **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address N/A

APPLICANT Leonard S. Smith **Contact** _____

Address 1324 Jackson Ave **Phone:** (702) 340-1030 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address _____

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

REPRESENTATIVE _____ **Contact** _____

Address N/A **Phone:** _____ **Fax:** _____

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

E-mail Address _____

Property Owner Signature* Leonard S Smith

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

Print Name LEONARD S SMITH

Subscribed and sworn before me

This 20th day of MAY, 20 14.

Kathy M. Jackson

Notary Public in and for said County and State

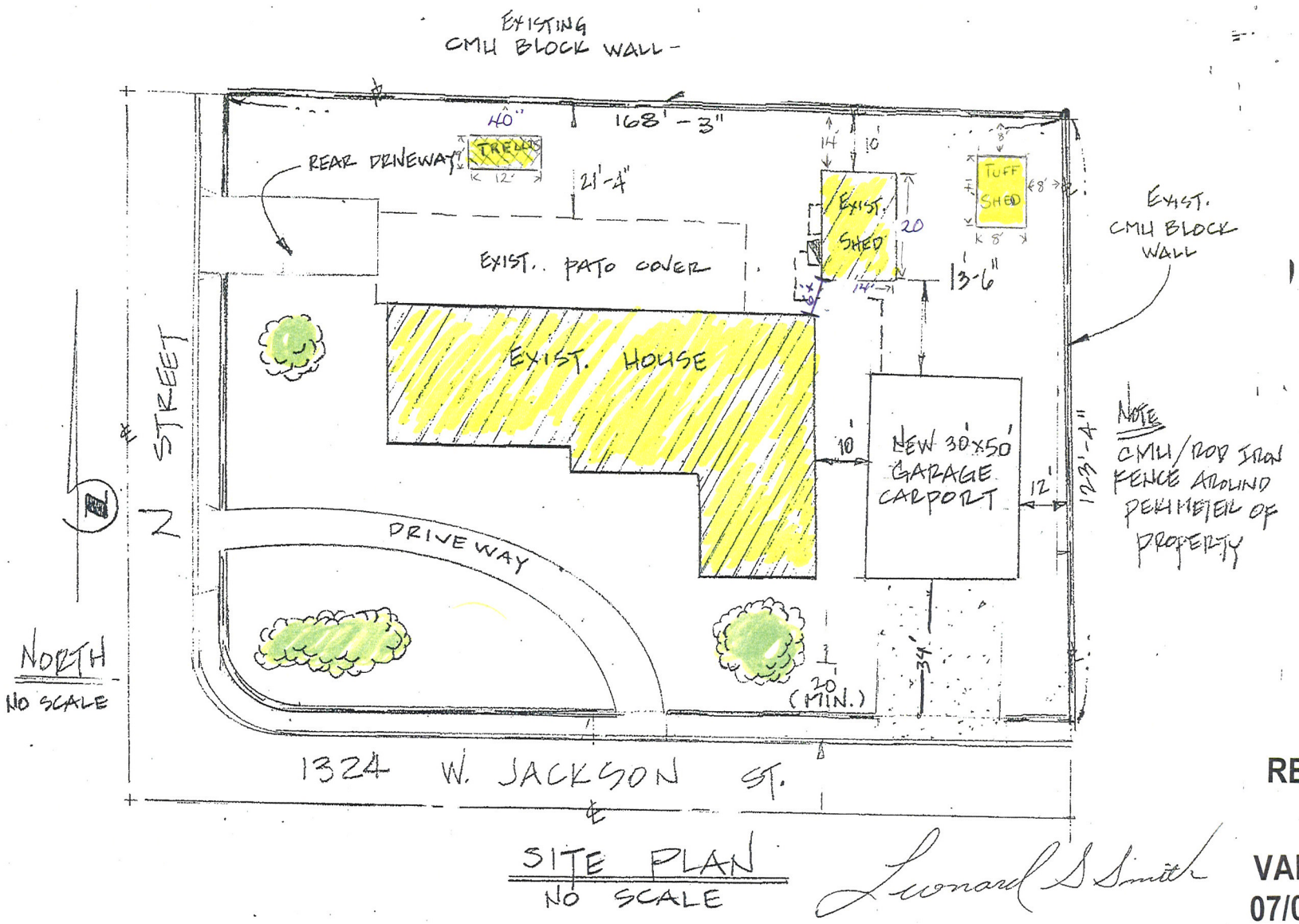
Notary Public - State of Nevada
COUNTY OF CLARK
KATHY M. JACKSON
No. 97-3177-1 My Appointment Expires April 6, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-54206
Meeting Date:	7-8-14
Total Fee:	830 00
Date Received:*	5-20-14
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.

1324 JACKSON AVE



SITE PLAN
NO SCALE

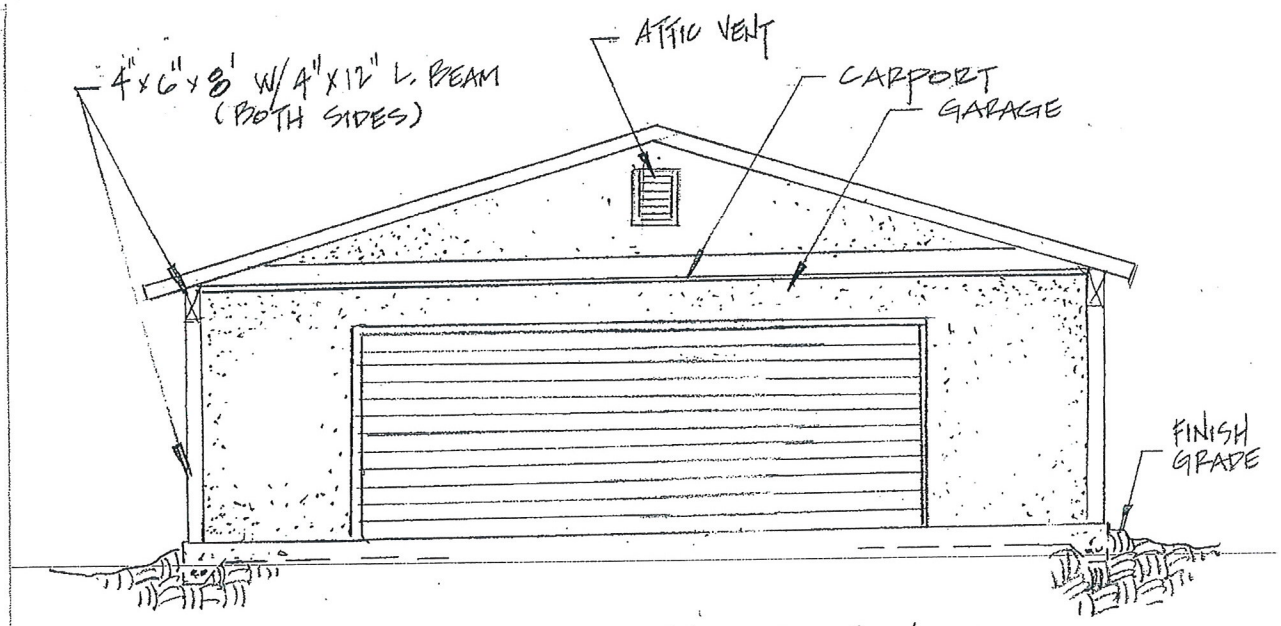
Leonard S Smith

REVISED

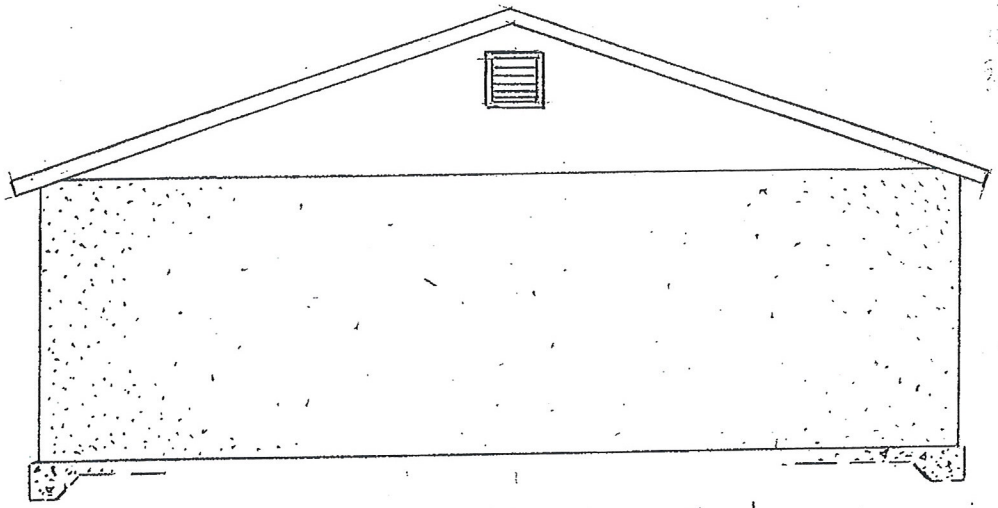
VAR-54206
07/08/14 PC

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

W/E WILL MATCH
AESTHETICALLY COMPATIBLE
DWELLING.



SOUTH ELEVATION
NO SCALE

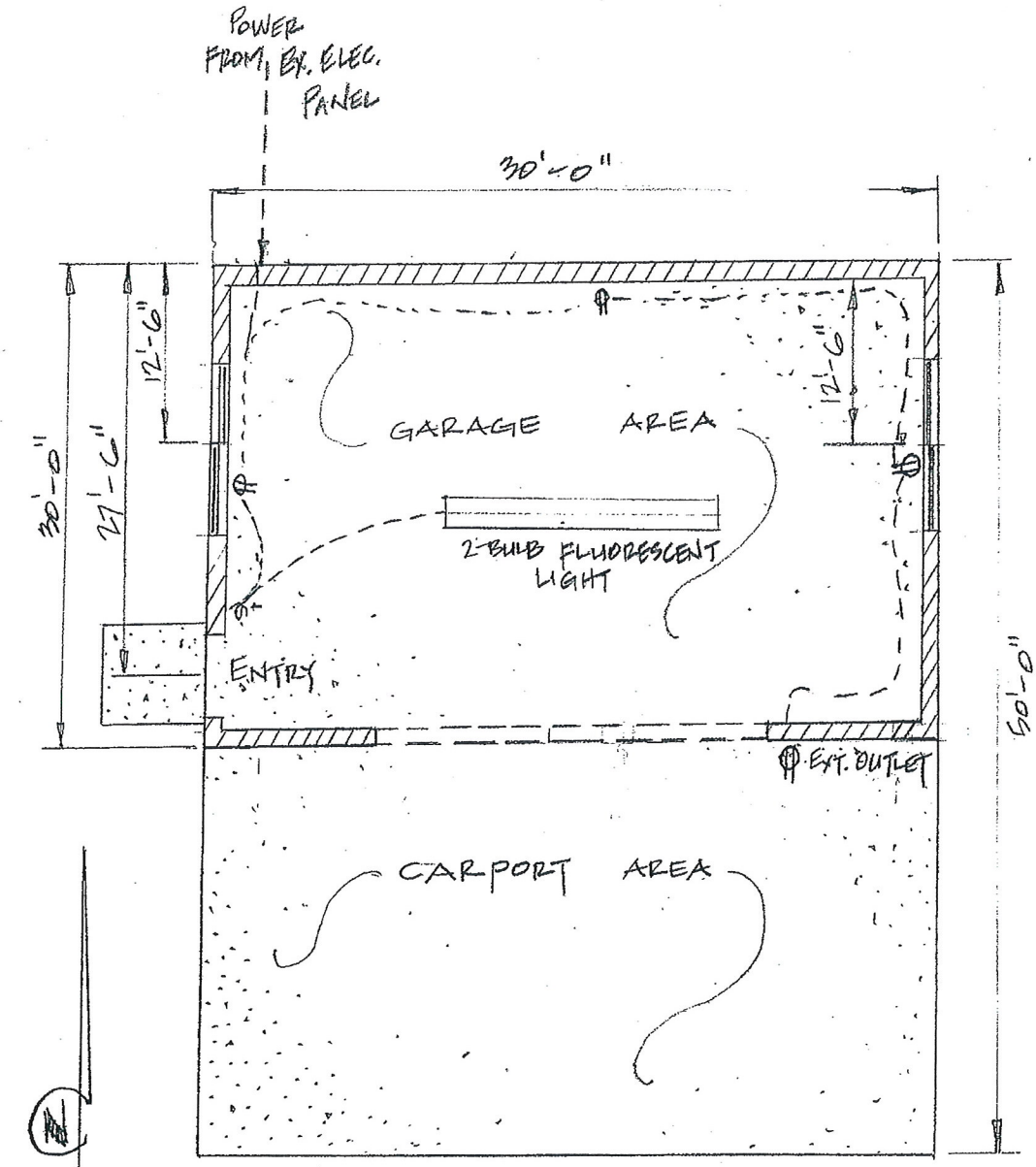


NORTH ELEVATION
NO SCALE

Leonard S Smith

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206



FLOOR PLAN
NO SCALE

Leonard S Smith

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206

Justification Letter (5-19-14)

I'am Leonard S Smith
1324 Jackson Ave
Las, Vegas Nevada 89106

My Project Is To Build A Garage
I Have Classic Car's And Truck's
Park Around My Property. The Need
For This Garage Is Necessary.
Because I Did Every Thing That
Was Ask I Stand Befor You Today
As A Tax Paying Senior With A Need
To Know Can I Finish My Project

Please !!!

Leonard S Smith

RECEIVED

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

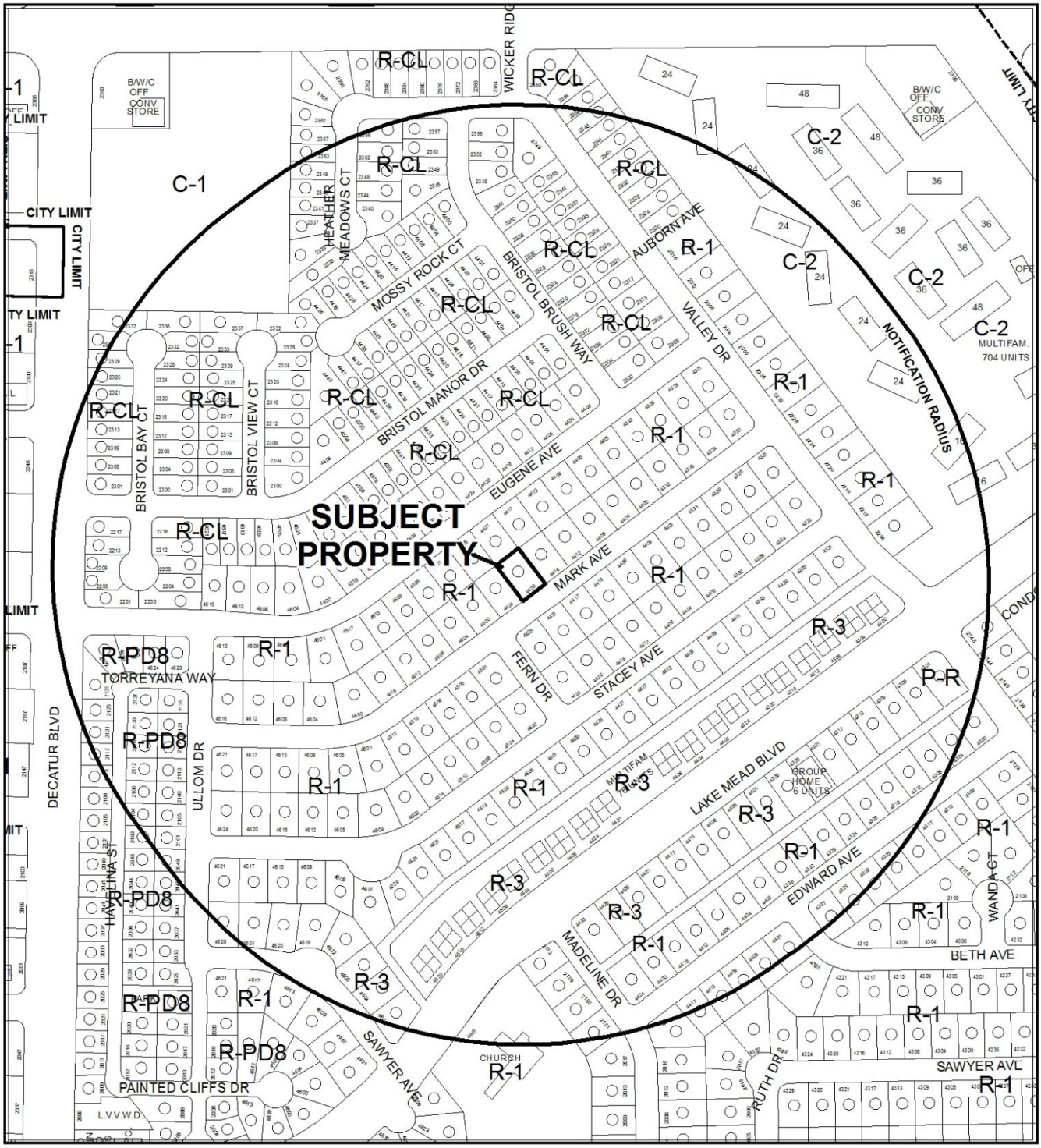
SUBJECT:
VAR-54353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON WILLIAMS - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 5 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION WITH NO INTERNAL ACCESS AND TO ALLOW AN EXISTING 10-FOOT TALL SIDE WALL (FENCE) WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 4420 Mark Avenue (APN 139-19-112-034), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-54096].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
DENIAL

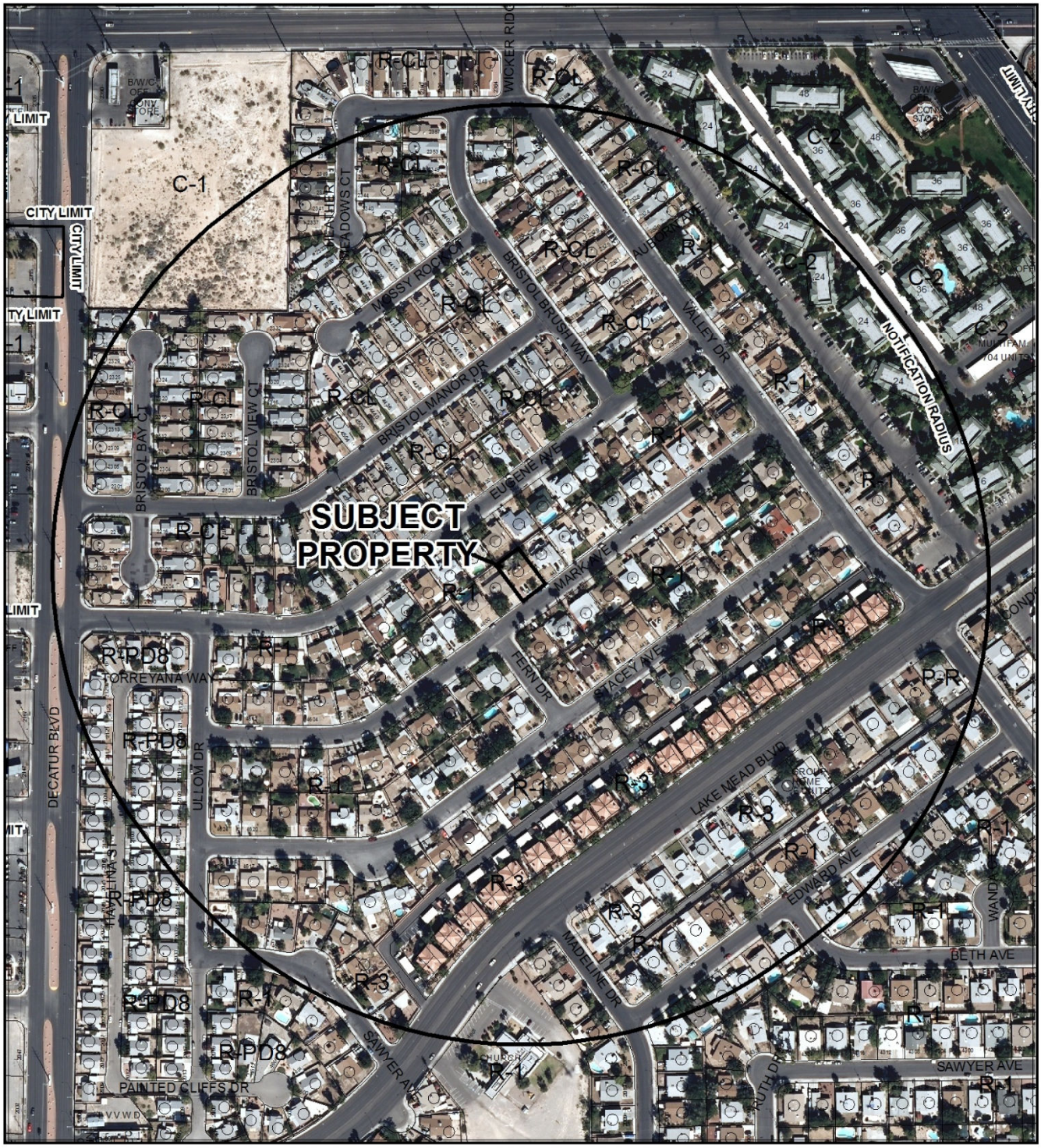
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-54353 (PRJ-54096)**

RADIUS: 1000 FEET

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



CASE: **VAR-54353 (PRJ-54096)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-54353 APN: 139-19-112-034

Name of Property Owner: SHARON WILLIAMS

Name of Applicant: SHARON WILLIAMS

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: Sharon Williams

Print Name: SHARON WILLIAMS

Subscribed and sworn before me

This 5th day of Dec., 2013.

_____

Notary Public in and for said County and State

Clark, Nevada

JULISSA DELGADO
Notary Public, State of Nevada
Appointment No. 11-4679-1
My Appt. Expires Mar 4, 2015

PRJ-54096
05/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 4420 MARK AVE, L.V NV 89108

Project Name MARK AVE **Proposed Use** _____

Assessor's Parcel #(s) 139-19-112-034 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER SHARON WILLIAMS **Contact** _____

Address 4420 MARK AVE **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* Sharon Williams

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

Print Name Sharon Williams

Subscribed and sworn before me

This 5th day of Dec., 20 13.

Julissa Delgado

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

JULISSA DELGADO
Notary Public, State of Nevada
Appointment No. 11-4479-1
My Appt. Expires Mar 4, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-54353
Meeting Date:	07/08/14 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-54096
06/27/14

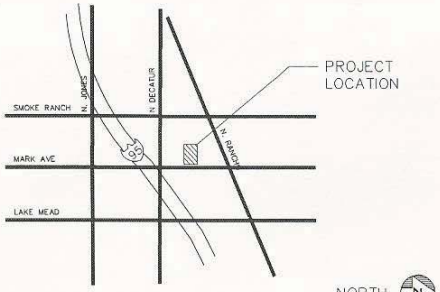
f:\depot\Application Packet\Application Form.pdf

ROOM ADDITION

4420 MARK AVE
LAS VEGAS ,NEVADA 89108
APN# 139-19-112-034



AERIAL MAP — SCALE NTS (4)



VICINITY MAP — SCALE NTS (3)

CODE ANALYSIS:

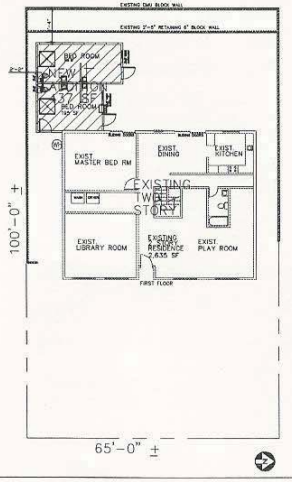
APPLICABLE CODES:	2009 INTERNATIONAL RESIDENTIAL CODE 2009 INTERNATIONAL RESIDENTIAL CODE, 2009 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS 2009 INTERNATIONAL FIRE CODE W/ LOCAL LOCAL AMENDMENTS 2009 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS 2009 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS 2008 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
CODE:	2009 I.R.C.
OCCUPANCY:	R3
CONSTRUCTION TYPE:	V - B (NON-RATED)
NO. OF STORIES:	(1)
EXISTING LIVING AREA:	2,635 SQ. FT.
AREA OF ADDITION:	437 SQ. FT.

CODE ANALYSIS — SCALE NTS (2)

FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.

ALL PRE-ENGINEERED PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

NOTES



SITE PLAN — SCALE N.T.S. (1)

DRAWING LIST

T-1.0	DRAWING LIST, CODE ANALYSIS VICINITY MAP
A-1.0	FLOOR PLAN, REFLECTED CEILING PLAN AND SECTIONS ELECTRICAL (EXISTING) MECHANICAL
A-2.0	EXTERIOR ELEVATIONS AND DETAILS
MEP 1	MECHANICAL ELECTRICAL AND PLUMBING

SHEET INDEX — SCALE 1/4"=1'-0" (1)

TITLE: COVER SHEET, SHEET INDEX AND CODE ANALYSIS AND SITE PLAN
PROJECT: ROOM ADDITION
4420 MARK AVE
LAS VEGAS NV 89108

REVISIONS

SEAL

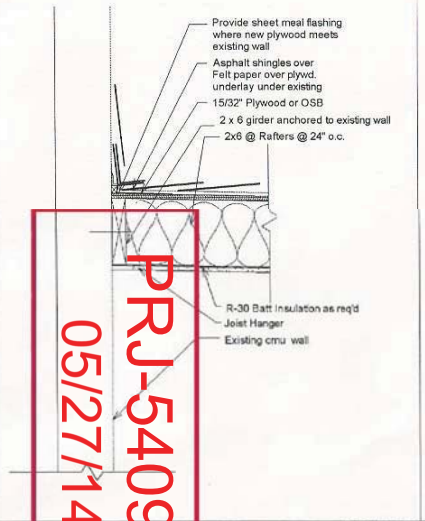
DRAWN BY: FM
DESIGNED BY: FM
STATUS: PLANCHECK
DATE: 04/16/14
PROJECT NO: XX
SCALE: AS SHOWN

T1.0

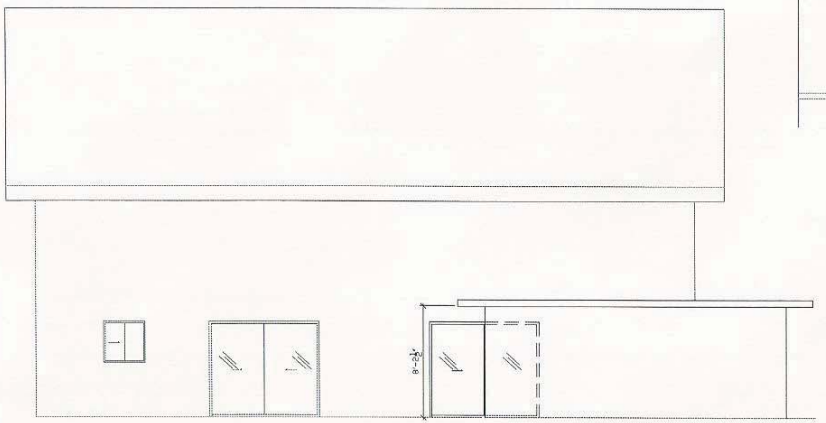
PROJECT LOCATION

PRJ-54096
05/27/14

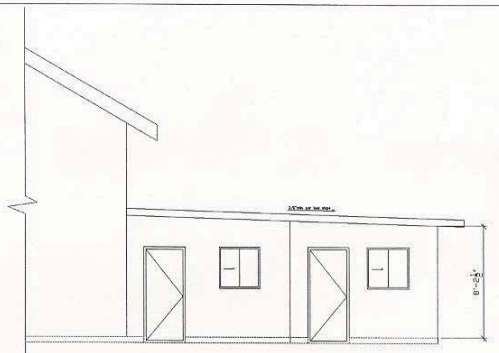
VAR-54353



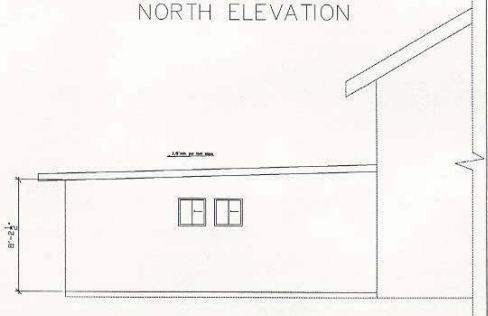
FRAMING DETAIL SCALE 3



WEST ELEVATION

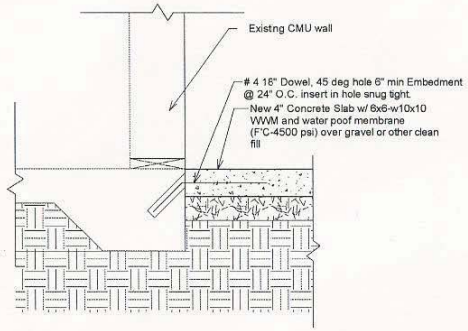


NORTH ELEVATION

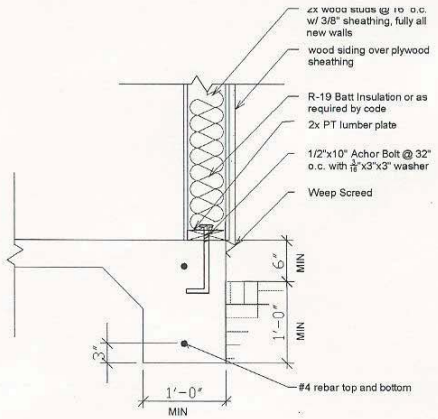


SOUTH ELEVATION

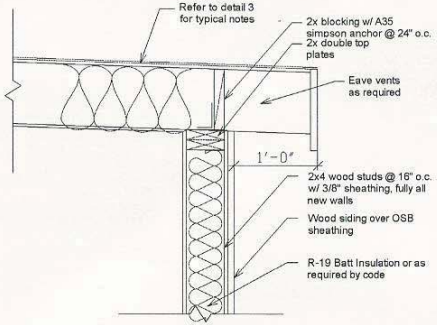
EXTERIOR ELEVATIONS SCALE 1



NEW SLAB CONNECTIONDETAIL SCALE 2



FOOTING DETAIL SCALE 5



ROOF FRAMING DETAIL SCALE 4

TITLE EXTERIOR ELEVATION AND DETAILS

PROJECT ROOM ADDITION
4420 MARK AVE
LAS VEGAS NV 89108

REVISIONS

SEAL

DRAWN BY: FM
DESIGNED BY: FM
STATUS: PLANCHECK
DATE: 04/15/14
PROJECT NO: XX
SCALE: AS SHOWN

A2.0

PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



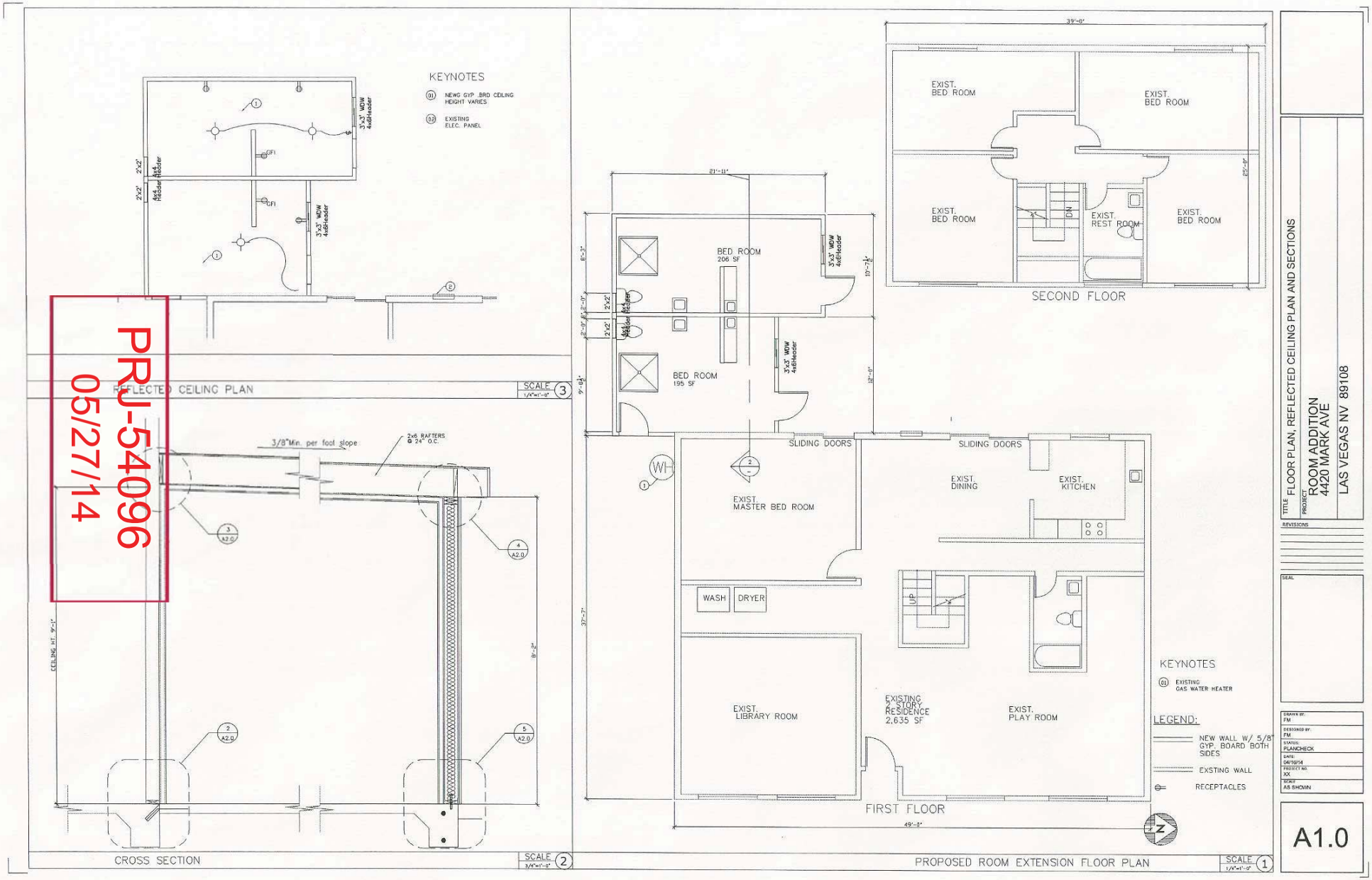
PRJ-54096
05/27/14

VAR-54353



VAR-54353

PRJ-54096
05/27/14



PRJ-54096
05/27/14

VAR-54353

5/19/2014

To whom it may concern,

I, Sharon Williams, am applying for a Variance for the rear setback requirements for 4420 Mark Ave. I need a variance that allows the side yard setback to be 1 foot where 3 feet is required. The previous owner added an addition to the home. The addition is structured within 2 feet of the west side of the yard's property line and 8 feet of the rear side of the property line. The existing height of the west wall is 8 feet high. I need a variance that will allow this property to remain in its current state.

Sharon Williams

VAR-54353

PRJ-54096
05/27/14

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

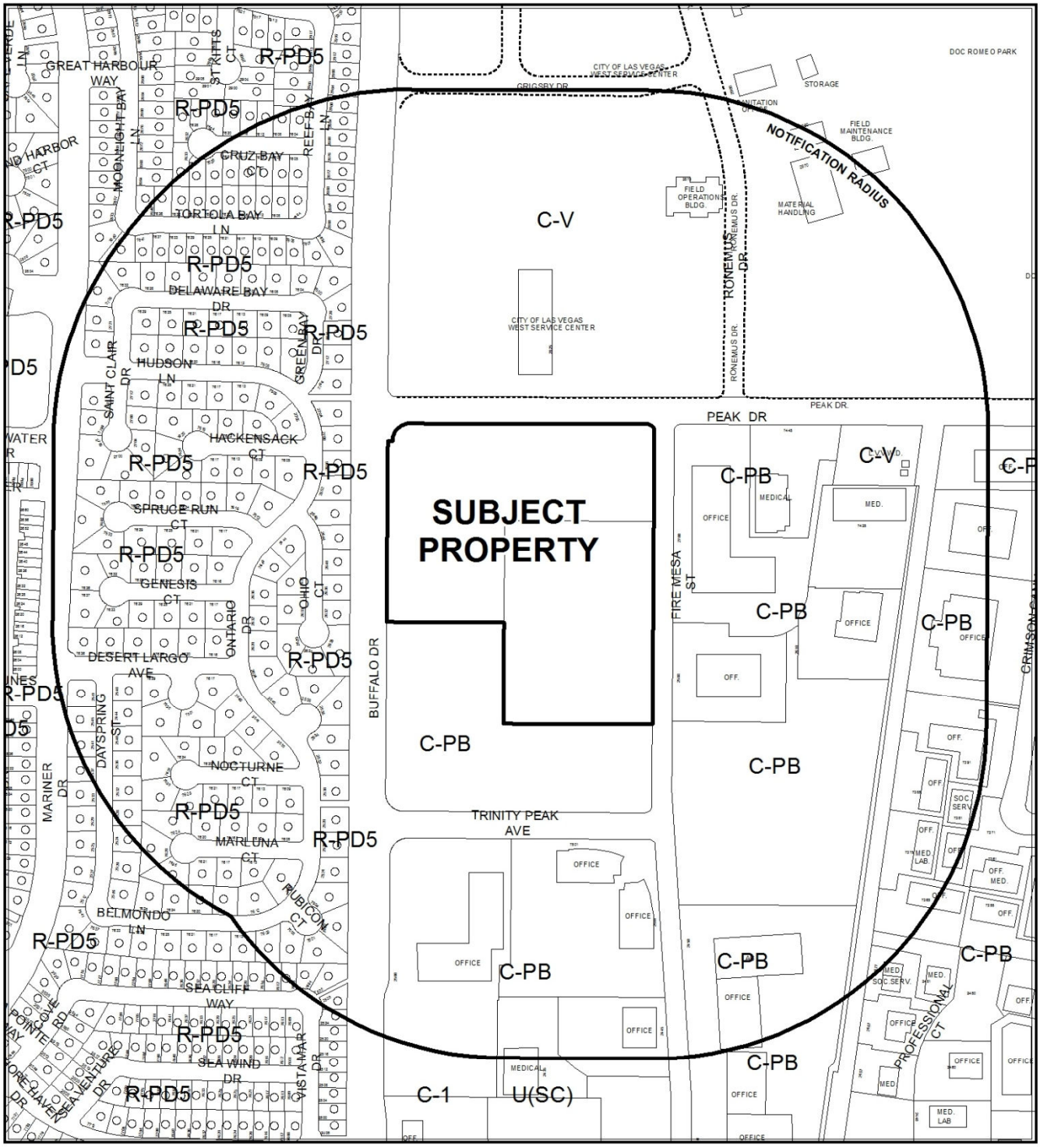
SUBJECT:
SUP-54334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit TO ALLOW A MIXED-USE DEVELOPMENT on 10.25 acres at southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-54137].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-54334 and SDR-54335 [PRJ-54137]
2. Conditions and Staff Report - SUP-54334 and SDR-54335 [PRJ-54137]
3. Supporting Documentation - SUP-54334 and SDR-54335 [PRJ-54137]
4. Photos - SUP-54334 and SDR-54335 [PRJ-54137]
5. Justification Letter - SUP-54334 and SDR-54335 [PRJ-54137]



CASE: **SUP-54334 & SDR-54335 (PRJ-54137)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



CASE: **SUP-54334 & SDR-54335 (PRJ-54137)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54334 APN: 138-15-310-034 & 035

Name of Property Owner: Trinity Peak III

Name of Applicant: Ovation Development

Name of Representative: Kaempfer Crowell

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 __X__ No

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

City Official: n/a

Partner(s): _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Thomas A. Thomas
Manager

Subscribed and sworn before me

This 20 day of May, 2014

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

NOTARY PUBLIC
PATRICIA CALVIN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 21, 2016
No: 12-7674-1

Revised 11-14-06

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

1414393

PRJ-54137 8173.60
05/22/14

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Buffalo & Peak

Project Name Buffalo Peak **Proposed Use** Mixed use

Assessor's Parcel #(s) 138-15-310-034 & 035 **Ward #** 1

General Plan: existing _____ **proposed** _____ **Zoning: existing** C-PB **proposed** n/a

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

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

Additional Information _____

PROPERTY OWNER Trinity Peak III **Contact** n/a

Address 2300 W. Sahara Ave., #520 **Phone:** n/a **Fax:** n/a

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

E-mail Address n/a

APPLICANT Ovallon Development **Contact** Jan Goyer

Address 6021 S. Fort Apache, Suite 100 **Phone:** 702-990-2325 **Fax:** _____

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

E-mail Address Jang@ovallondev.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tabitha Fiddyment

Address 8345 W. Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Thomas A. Thomas Manager

Subscribed and sworn before me

This 20th day of May, 2014.

Patricia Calvin

Notary Public in and for said County

NOTARY PUBLIC
PATRICIA CALVIN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 21, 2016
No: 12-7674-1

FOR DEPARTMENT USE ONLY

Case #	SUP-54334
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

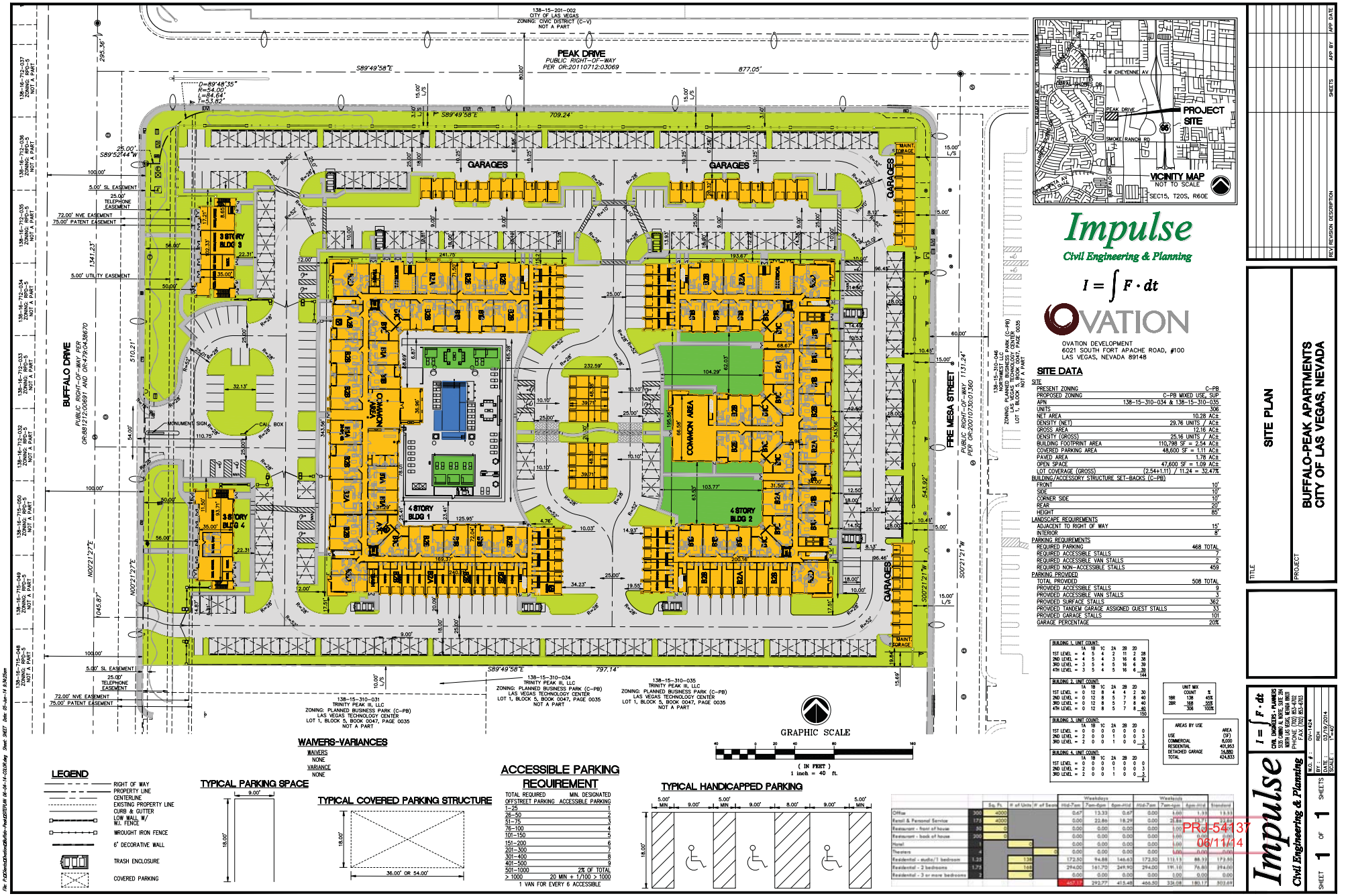
f:\depot\Application Packet\Application Form.pdf

Revised 10/27/08

PRJ-54487
05/22/14

1414355

8173.69



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Civil Engineering & Planning

$I = \int F \cdot dt$

OVATION

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

SITE DATA

SITE	
PRESENT ZONING	C-PB
PROPOSED ZONING	C-PB MIXED USE, SUP
APN	138-15-310-034 & 138-15-310-035
UNITS	306
NET AREA	10.28 AC±
DENSITY (NET)	29.76 UNITS / AC±
GROSS AREA	12.16 AC±
DENSITY (GROSS)	25.16 UNITS / AC±
BUILDING FOOTPRINT AREA	110,798 SF = 2.54 AC±
COVERED PARKING AREA	48,600 SF = 1.11 AC±
PAVED AREA	1.78 AC±
OPEN SPACE	47,600 SF = 1.09 AC±
LOT COVERAGE (GROSS)	(2.54+1.11) / 11.24 = 32.47%
BUILDING/ACCESSORY STRUCTURE SET-BACKS (C-PB)	
FRONT	10'
SIDE	10'
CORNER SIDE	10'
REAR	20'
HEIGHT	85'
LANDSCAPE REQUIREMENTS	
ADJACENT TO RIGHT OF WAY	15'
INTERIOR	8'
PARKING REQUIREMENTS	
REQUIRED PARKING	468 TOTAL
REQUIRED ACCESSIBLE STALLS	7
REQUIRED ACCESSIBLE VAN STALLS	2
REQUIRED NON-ACCESSIBLE STALLS	459
PARKING PROVIDED	
TOTAL PROVIDED	508 TOTAL
PROVIDED ACCESSIBLE STALLS	9
PROVIDED ACCESSIBLE VAN STALLS	3
PROVIDED SURFACE STALLS	362
PROVIDED TANDEM GARAGE ASSIGNED GUEST STALLS	33
PROVIDED GARAGE STALLS	101
GARAGE PERCENTAGE	20%

BUILDING 1, UNIT COUNT:

	1A	1B	1C	2A	2B	2D	
1ST LEVEL =	4	5	4	2	11	2	28
2ND LEVEL =	4	5	4	3	16	6	38
3RD LEVEL =	3	5	4	5	16	6	39
4TH LEVEL =	3	5	4	5	16	6	39
							144

BUILDING 2, UNIT COUNT:

	1A	1B	1C	2A	2B	2D	
1ST LEVEL =	0	12	8	4	4	2	30
2ND LEVEL =	0	12	8	5	7	8	40
3RD LEVEL =	0	12	8	5	7	8	40
4TH LEVEL =	0	12	8	5	7	8	40
							150

BUILDING 3, UNIT COUNT:

	1A	1B	1C	2A	2B	2D	
1ST LEVEL =	0	0	0	0	0	0	0
2ND LEVEL =	2	2	0	1	0	0	3
3RD LEVEL =	2	2	0	1	0	0	3
							6

BUILDING 4, UNIT COUNT:

	1A	1B	1C	2A	2B	2D	
1ST LEVEL =	0	0	0	0	0	0	0
2ND LEVEL =	2	2	0	1	0	0	3
3RD LEVEL =	2	2	0	1	0	0	3
							6

UNIT MIX	COUNT	%
1BR	138	45%
2BR	168	55%
	306	100%

AREAS BY USE	AREA (SF)
USE	0.000
COMMERCIAL	401,953
RESIDENTIAL	16,880
DETACHED GARAGE	424,833
TOTAL	

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

WAIVERS-VARIANCES

WAIVERS
NONE
VARIANCE
NONE

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ WI. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE
- COVERED PARKING

TYPICAL PARKING SPACE

TYPICAL COVERED PARKING STRUCTURE

ACCESSIBLE PARKING REQUIREMENT

TOTAL REQUIRED OFFSTREET PARKING	MIN. DESIGNATED ACCESSIBLE PARKING
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501–1000	2% OF TOTAL
> 1000	20 MIN + 1/100 > 1000

1 VAN FOR EVERY 6 ACCESSIBLE

TYPICAL HANDICAPPED PARKING

	Sq. Ft.	# of Units	# of Seats	Weekdays 7AM-7PM	Weekdays 7PM-4AM	Weekdays 4AM-7AM	Weekends 7AM-7PM	Weekends 7PM-4AM	Weekends 4AM-7AM	Standard
Office	300	4000		0.67	13.33	0.67	0.00	1.00	1.33	13.33
Retail & Personal Service	175	4000		0.00	22.86	18.29	0.00	25.89	18.29	22.86
Restaurant - front of house	50	0		0.00	0.00	0.00	0.00	1.00	0.00	0.00
Restaurant - back of house	200	0		0.00	0.00	0.00	0.00	1.00	0.00	0.00
Hotel	1		0	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Theaters	4		0	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Residential - studio/1 bedroom	125	138		172.50	94.88	146.63	172.50	111.13	88.13	172.50
Residential - 2 bedrooms	175	168		294.00	161.70	249.90	294.00	191.10	76.80	294.00
Residential - 3 or more bedrooms	2	0		0.00	0.00	0.00	0.00	1.00	0.00	0.00
		306		467.17	292.77	415.48	466.50	339.08	180.17	502.69

PRJ-54137
06/11/14

SUP-54334 & SDR-54335 - REVISED

SITE PLAN

BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA

TITLE
PROJECT

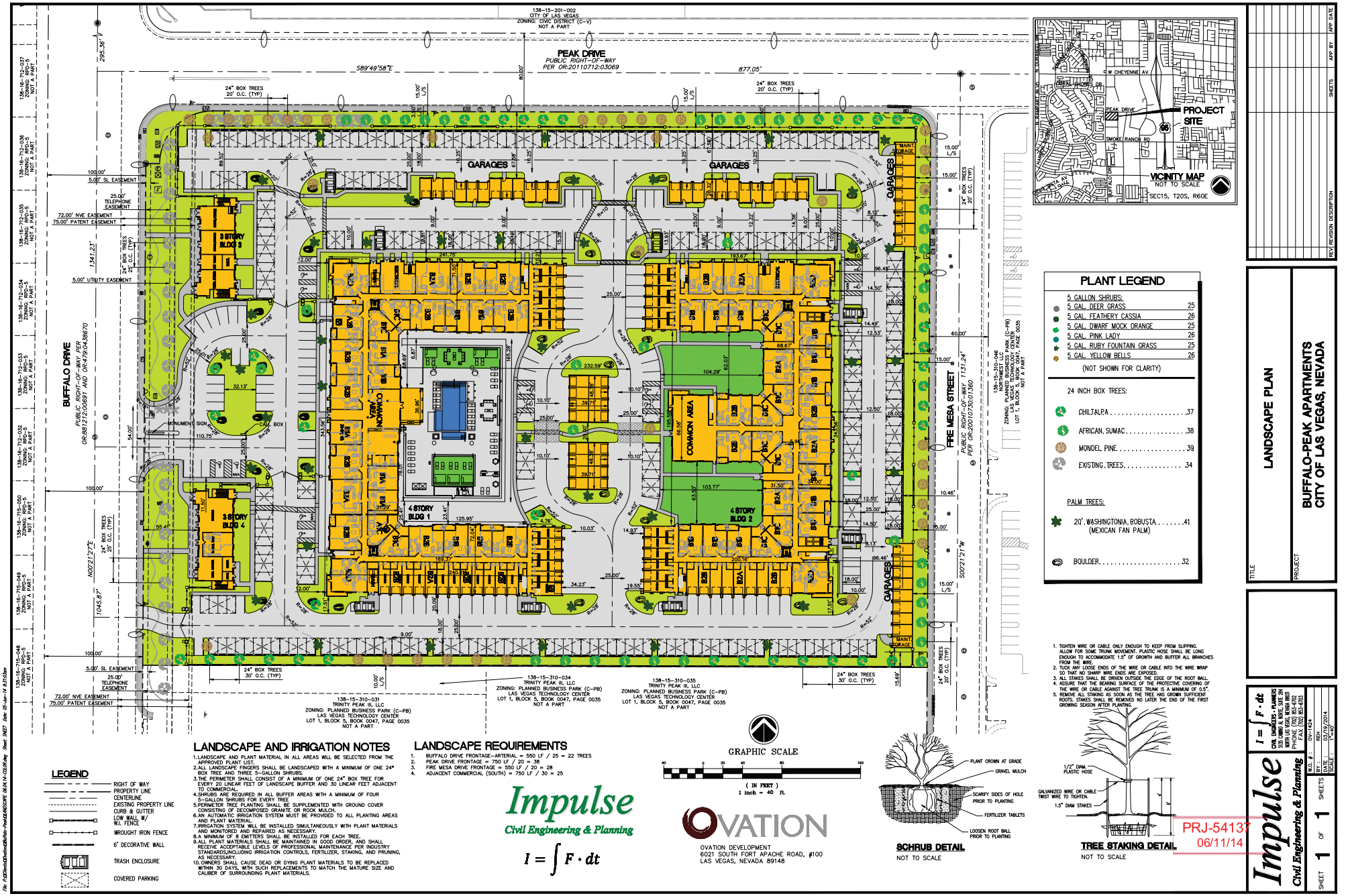
REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

Impulse
Civil Engineering & Planning
$I = \int F \cdot dt$
CIVIL ENGINEERS - PLANNERS
535 CRANE N. MORE, SUITE 204
NORTH LAS VEGAS, NEVADA 89031
PHONE: (702) 853-4702
FAX: (702) 853-4703

W.O. #	OV-1424
BY:	REH
DATE:	03/19/2014
SCALE:	1"=40'

SHEET 1 OF 1 SHEETS

File: P:\Ovation\Active\Buffalo-Peak\EXHIBITS\A1 06-04-14-2120.dwg Sheet: SHEET Date: 05-Jun-14 8:34:05am



PLANT LEGEND

5 GALLON SHRUBS:

5 GAL. DEER GRASS	25
5 GAL. FEATHERY CASSIA	26
5 GAL. DWARF MOCK ORANGE	25
5 GAL. PINK LADY	26
5 GAL. RUBY FOUNTAIN GRASS	25
5 GAL. YELLOW BELLS	26

(NOT SHOWN FOR CLARITY)

24 INCH BOX TREES:

CHILTALPA	37
AFRICAN SUMAC	38
MONDEL PINE	39
EXISTING TREES	34

PALM TREES:

20' WASHINGTONIA BOBUSTA (MEXICAN FAN PALM)	41
BOULDER	32

TITLE: LANDSCAPE PLAN

PROJECT: BUFFALO-PEAK APARTMENTS
CITY OF LAS VEGAS, NEVADA

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

LANDSCAPE AND IRRIGATION NOTES

1. LANDSCAPE AND PLANT MATERIAL IN ALL AREAS WILL BE SELECTED FROM THE APPROVED PLANT LIST.
2. ALL LANDSCAPE FINGERS SHALL BE LANDSCAPED WITH A MINIMUM OF ONE 24" BOX TREE AND THREE 5-GALLON SHRUBS.
3. THE PERIMETER SHALL CONSIST OF A MINIMUM OF ONE 24" BOX TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE BUFFER AND 30 LINEAR FEET ADJACENT TO COMMERCIAL.
4. SHRUBS ARE REQUIRED IN ALL BUFFER AREAS WITH A MINIMUM OF FOUR 5-GALLON SHRUBS FOR EVERY TREE.
5. PERIMETER TREE PLANTING SHALL BE SUPPLEMENTED WITH GROUND COVER CONSISTING OF DECOMPOSED GRANITE OR ROCK MULCH.
6. AN AUTOMATIC IRRIGATION SYSTEM MUST BE PROVIDED TO ALL PLANTING AREAS AND PLANT MATERIAL.
7. IRRIGATION SYSTEM WILL BE INSTALLED SIMULTANEOUSLY WITH PLANT MATERIALS AND MONITORED AND REPAIRED AS NECESSARY.
8. A MINIMUM OF 8 EMITTERS SHALL BE INSTALLED FOR EACH TREE.
9. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD ORDER, AND SHALL RECEIVE ACCEPTABLE LEVELS OF PROFESSIONAL MAINTENANCE PER INDUSTRY STANDARDS,INCLUDING IRRIGATION CONTROLS, FERTILIZER, STAKING, AND PRUNING, AS NECESSARY.
10. OWNERS SHALL CAUSE DEAD OR DYING PLANT MATERIALS TO BE REPLACED WITHIN 30 DAYS, WITH SUCH REPLACEMENTS TO MATCH THE MATURE SIZE AND CALIBER OF SURROUNDING PLANT MATERIALS.

LANDSCAPE REQUIREMENTS

1. BUFFALO DRIVE FRONTAGE-ARTERIAL = 550 LF / 25 = 22 TREES
2. PEAK DRIVE FRONTAGE = 750 LF / 20 = 38
3. FIRE MESA DRIVE FRONTAGE = 550 LF / 20 = 28
4. ADJACENT COMMERCIAL (SOUTH) = 750 LF / 30 = 25

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ WI. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE
- COVERED PARKING

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

SCHRUB DETAIL
NOT TO SCALE

1. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
2. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5".
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREE STAKING DETAIL
NOT TO SCALE

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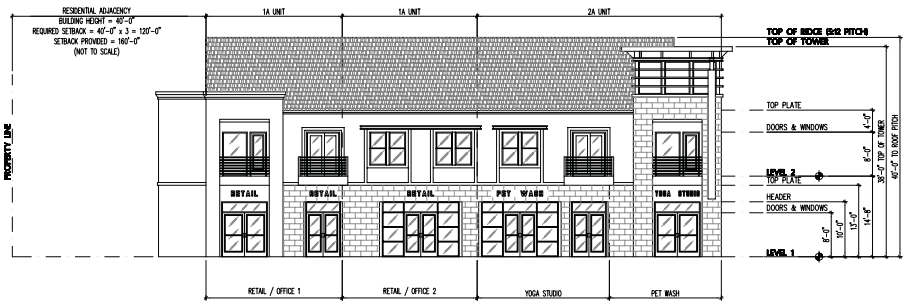
CIVIL ENGINEERS • PLANNERS
5355 CAMINO AL NORTE, SUITE 204
NORTH LAS VEGAS, NEVADA 89031
PHONE: (702) 853-4702
FAX: (702) 853-4703

W.O. #	0V-1424
BY:	REH
DATE:	03/19/2014
SCALE:	1"=40'
SHEETS	

SHEET 1 OF 1

PRJ-54137
06/11/14

SUP-54334 & SDR-54335 - REVISED



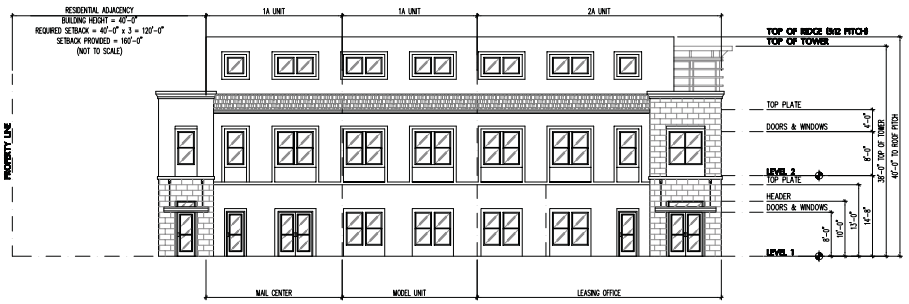
A BUILDING 3 – WEST FACING ELEVATION

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



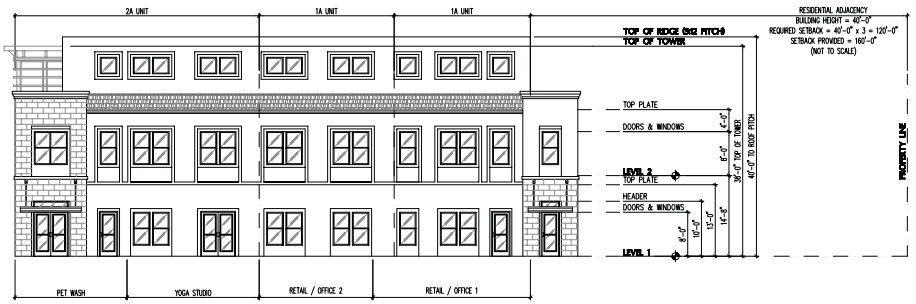
B BUILDING 4 – WEST FACING ELEVATION

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



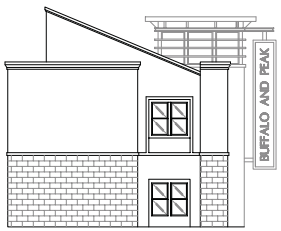
C BUILDING 4 – EAST FACING ELEVATION

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



D BUILDING 3 – EAST FACING ELEVATION

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



E BUILDING 3 & 4 – END ELEVATION

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



F BUILDING 3 & 4 – END ELEVATION

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

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

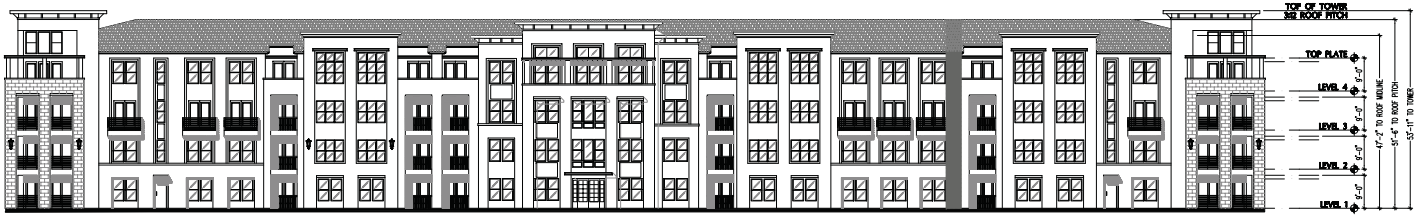
project number	844DSR
date	MAY 21, 2014
drawn	DLR
checked	

CONCEPTUAL

RETAIL BUILDING
BUILDINGS 3 & 4
ELEVATIONS

A3.4

PRJ-54137
05/22/14



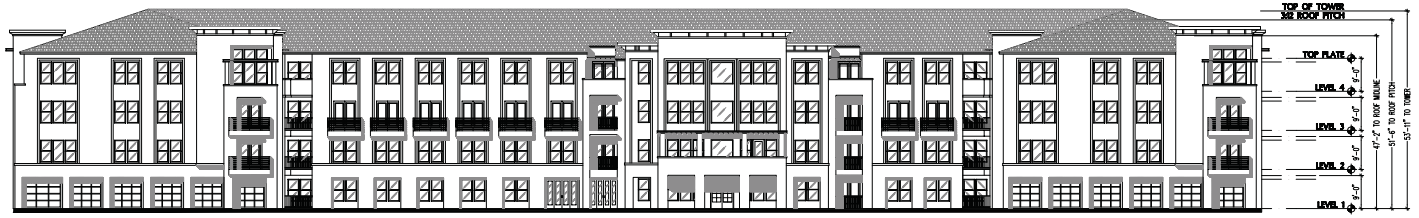
A BUILDING 1 – WEST FACING ELEVATION

SCALE: 1/16" = 1'-0"



B BUILDING 1 – SOUTH FACING ELEVATION

SCALE: 1/16" = 1'-0"



C BUILDING 1 – EAST FACING ELEVATION

SCALE: 1/16" = 1'-0"



D BUILDING 1 – NORTH FACING ELEVATION

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

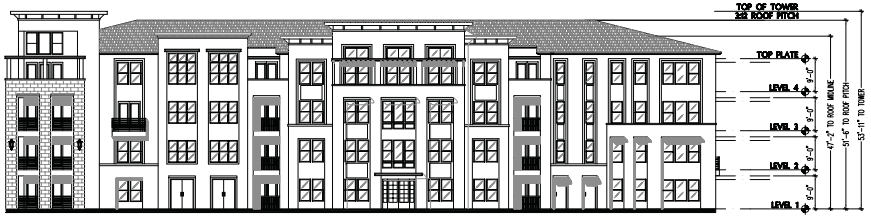
BUILDING 1 ELEVATIONS

A3.1



A BUILDING 2 – EAST FACING ELEVATION

SCALE: 1/16" = 1'-0"



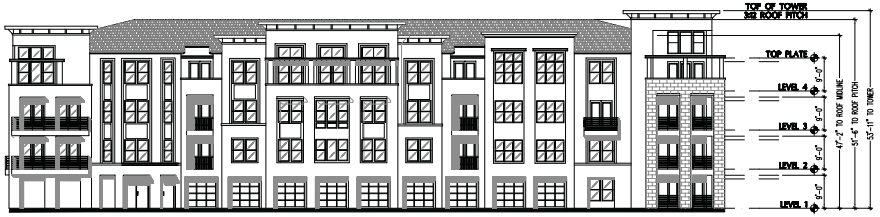
B BUILDING 2 – NORTH FACING ELEVATION

SCALE: 1/16" = 1'-0"



C BUILDING 1 – WEST FACING ELEVATION

SCALE: 1/16" = 1'-0"



D BUILDING 2 – SOUTH FACING ELEVATION

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

CONCEPTUAL

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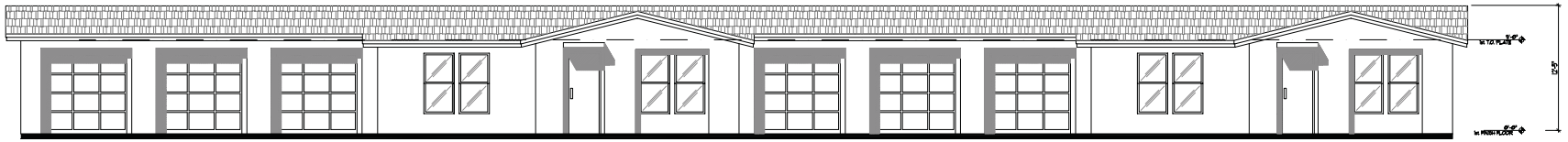
CONCEPTUAL

BUILDING 2 ELEVATIONS

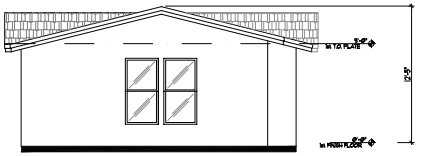
A3.2

PRJ-54137
05/22/14



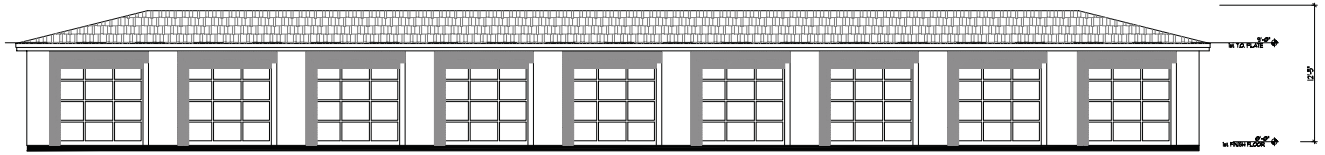
A DETACHED GARAGE 1 – FRONT AND REAR ELEVATION

SCALE: 3/16" = 1'-0"



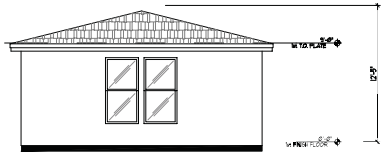
B DETACHED GARAGE 1 – END ELEV.

SCALE: 3/16" = 1'-0"



C DETACHED GARAGE 2 – FRONT ELEVATION

SCALE: 3/16" = 1'-0"



D DETACHED GARAGE 2 – END ELEV.

SCALE: 3/16" = 1'-0"

PRJ-54137
05/22/14

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

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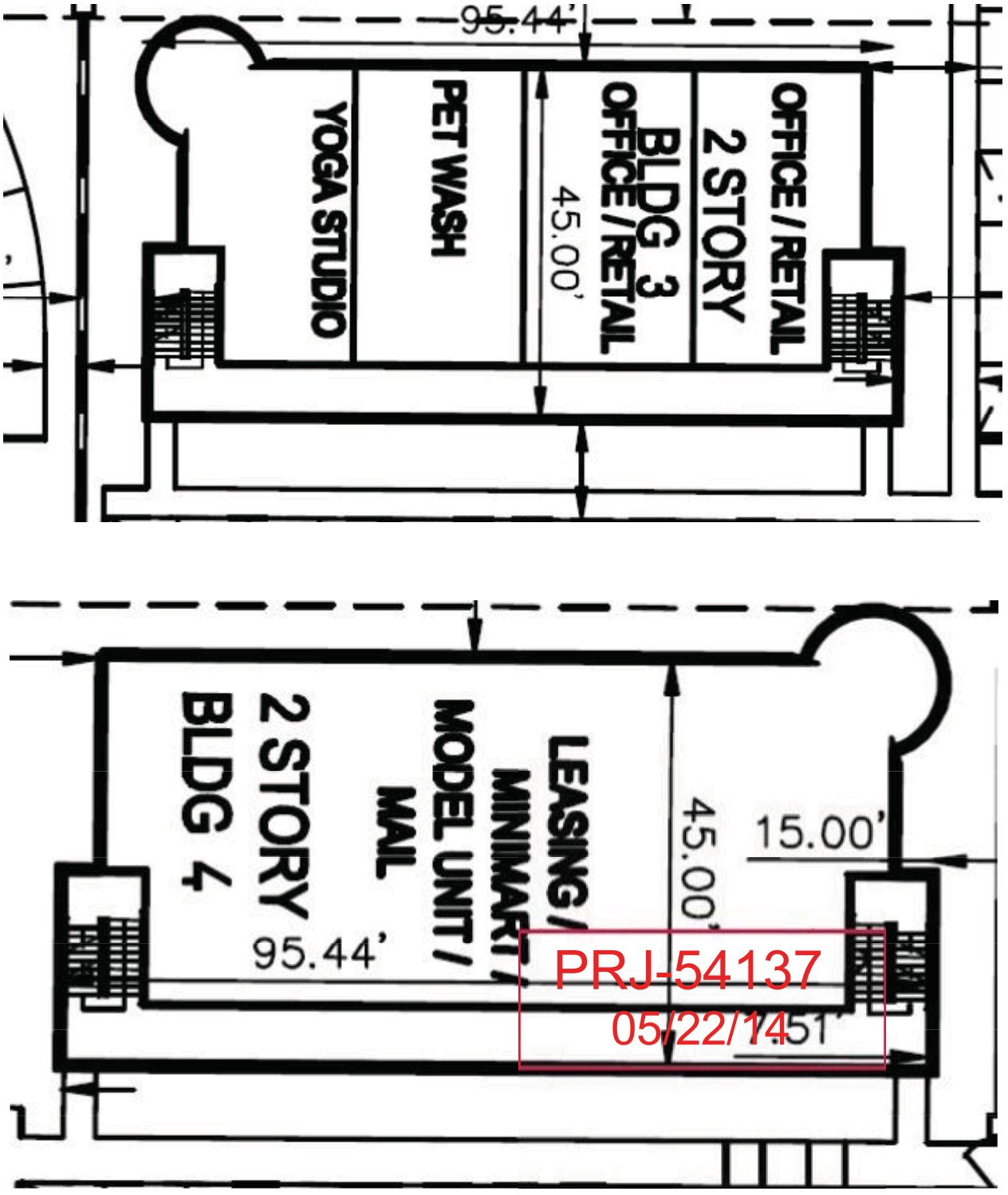
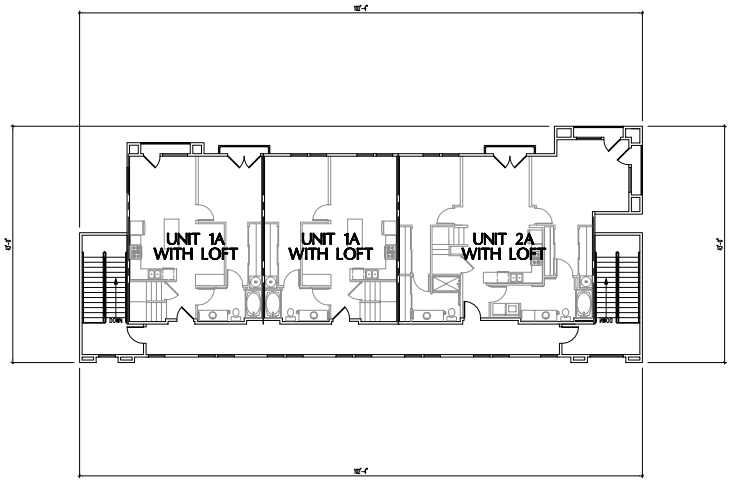
CONCEPTUAL

DETACHED GARAGE ELEVATIONS
A3.5

SUP-54334 & SDR-54335

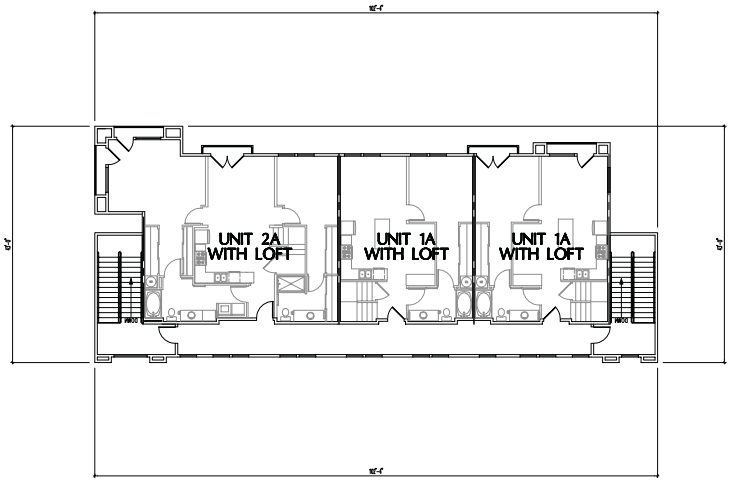


SUP-54334 & SDR-54335



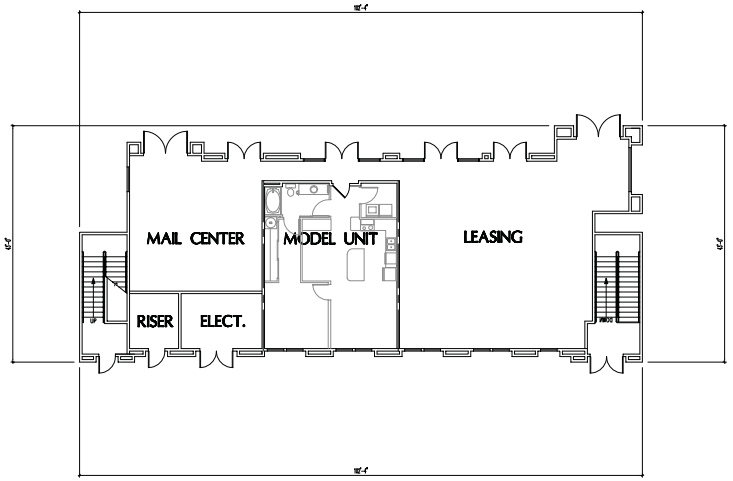
BUILDING 4 – LEVEL 2

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



BUILDING 3 – LEVEL 3

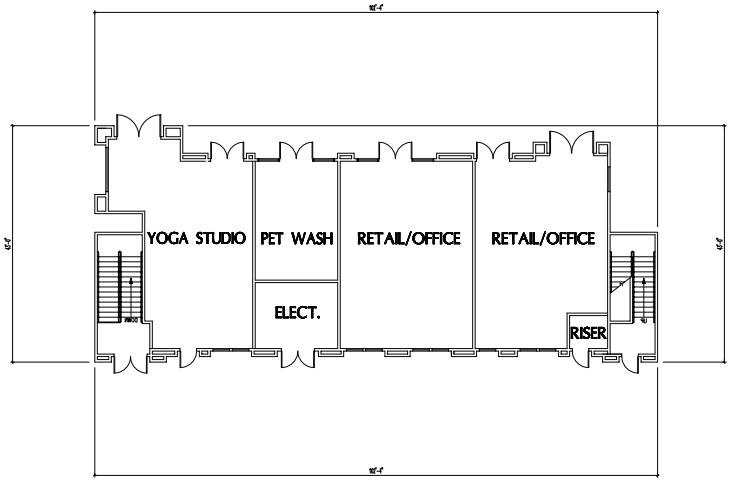
SCALE: 3/32" = 1'-0"



BUILDING 4, Unit Count:	1A	1B	1C	2A	2B	2D	
1st LEVEL =	0	0	0	0	0	0	0
2nd LEVEL =	2	0	0	1	0	0	3
							3

BUILDING 4 – LEVEL 1

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



BUILDING 4, Unit Count:	1A	1B	1C	2A	2B	2D	
1st LEVEL =	0	0	0	0	0	0	0
2nd LEVEL =	2	0	0	1	0	0	3
							3

BUILDING 3 – LEVEL 1

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

PRJ-54137
05/22/14

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION
BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

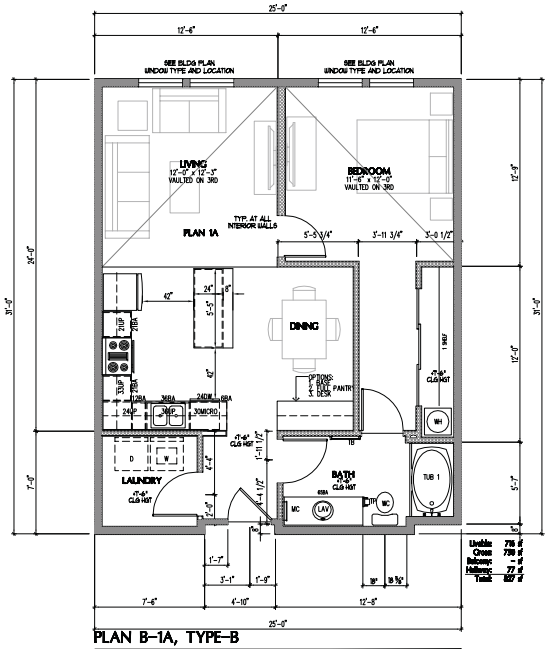
no.	date	description

CONCEPTUAL

844DSB
project number
MAY 21, 2014
date
DLR
drawn
checked

CONCEPTUAL

BUILDING 3 & 4
OVERALL BUILDING
LEVEL 1 & 2
A1.3a



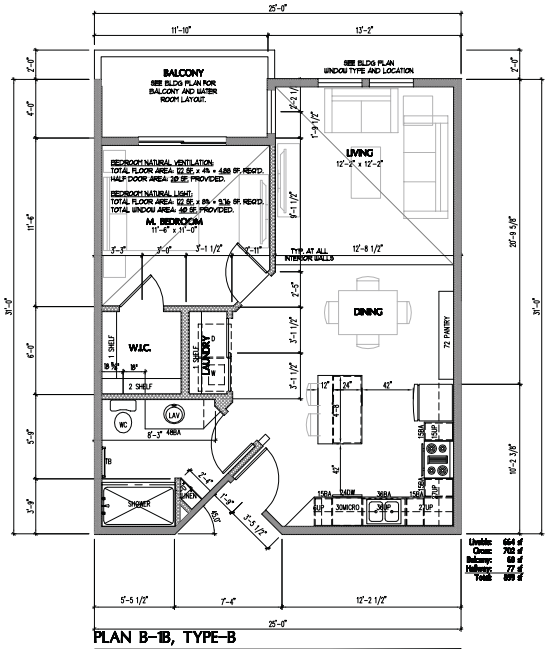
PLAN B–1A, TYPE–B

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

BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.

LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 369 SF x 4% = 14.8 SF. REQ'D.
(1) HALF DOOR AREA: 9 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 369 SF x 8% = 29.5 SF. REQ'D.
(1) TOTAL WINDOW AREA: 45 SF. PROVIDED.



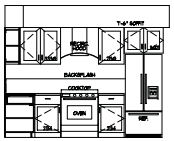
PLAN B–1B, TYPE–B

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

BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.

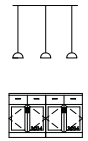
LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 369 SF x 4% = 14.8 SF. REQ'D.
(1) HALF DOOR AREA: 9 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 369 SF x 8% = 29.5 SF. REQ'D.
(1) TOTAL WINDOW AREA: 45 SF. PROVIDED.



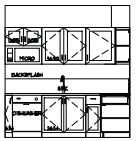
E B-1A KITCHEN

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



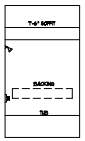
F B-1A KITCHEN

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



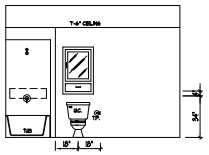
G B-1A KITCHEN

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



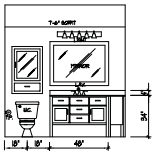
H B-1A BATH

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



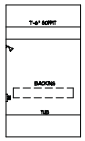
I B-1A BATH

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



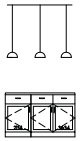
J B-1B BATH

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



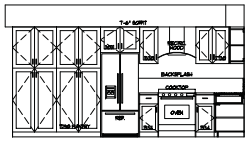
K B-1B BATH

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



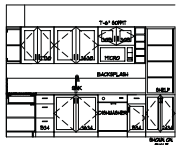
L B-1B KITCHEN

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



M B-1B KITCHEN

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



N B-1B KITCHEN

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

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

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Las Vegas, NV 89123
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OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description
1	2014-04-29	PRJ-54137

CONCEPTUAL

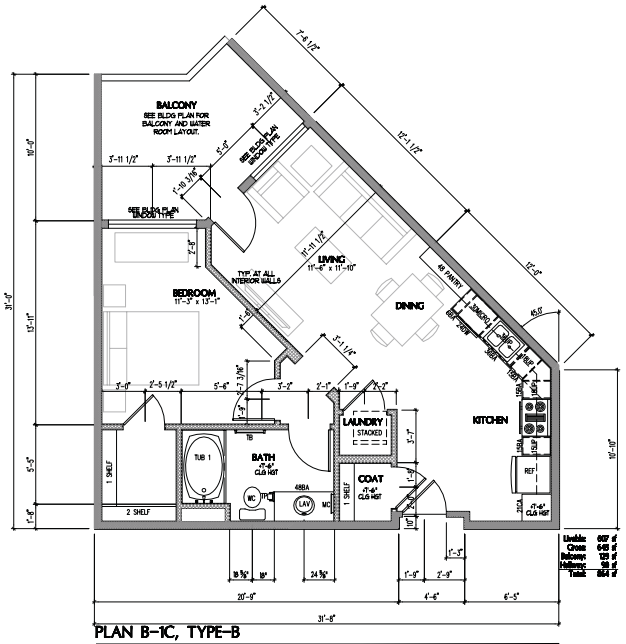
844DSB	project number
APRIL 29, 2014	date
DLR	drawn
	checked

CONCEPTUAL

PRJ-54137
05/22/14

TYPE–B
FLOOR PLANS
B–1A AND B–1B

A0.1a



PLAN B-1C, TYPE-B

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

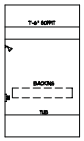
BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 171.9F. x 4% = 6.88 SF. REQ'D.
HALF WINDOW AREA: 15 SF. PROVIDED.

BEDROOM NATURAL LIGHT:
TOTAL FLOOR AREA: 171.9F. x 8% = 10.36 SF. REQ'D.
TOTAL WINDOW AREA: 30 SF. PROVIDED.

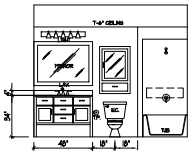
BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.

LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 338.9F. x 4% = 13.52 SF. REQ'D.
HALF WINDOW AREA: 15 SF. PROVIDED.

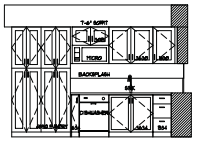
LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 338.9F. x 8% = 27.04 SF. REQ'D.
TOTAL WINDOW AREA: 30 SF. PROVIDED.



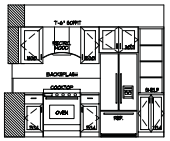
A B-1C BATH
SCALE: 1/4" = 1'-0"



B B-1C BATH
SCALE: 1/4" = 1'-0"



C B-1C KITCHEN
SCALE: 1/4" = 1'-0"



D B-1C KITCHEN
SCALE: 1/4" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

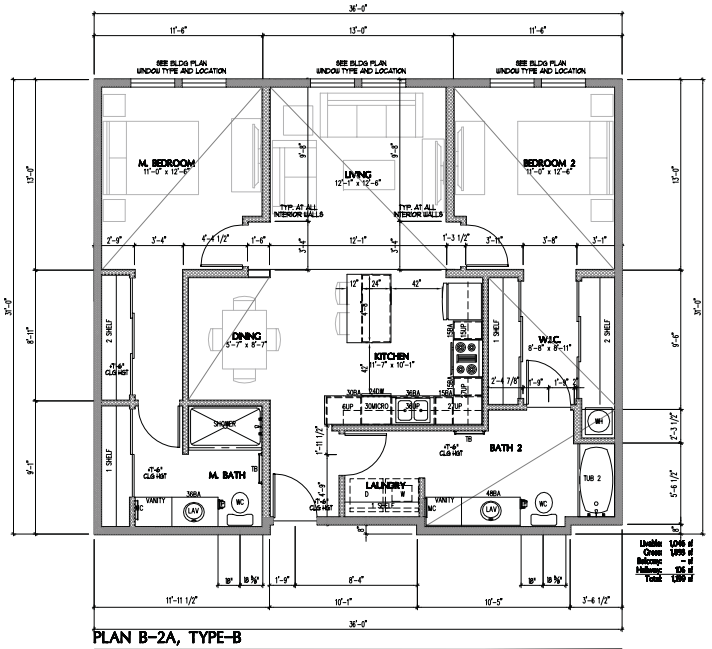
844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

TYPE-B
FLOOR PLANS
B-1C

A0.1b



PLAN B-2A, TYPE-B

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

M. BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 131.5 SF. x 4% = 5.24 SF. REQ'D.
(2) HALF WINDOW AREA: 5.5 SF. PROVIDED.

M. BEDROOM NATURAL LIGHT:
TOTAL FLOOR AREA: 131.5 SF. x 8% = 10.48 SF. REQ'D.
TOTAL WINDOW AREA: 5.5 SF. PROVIDED.

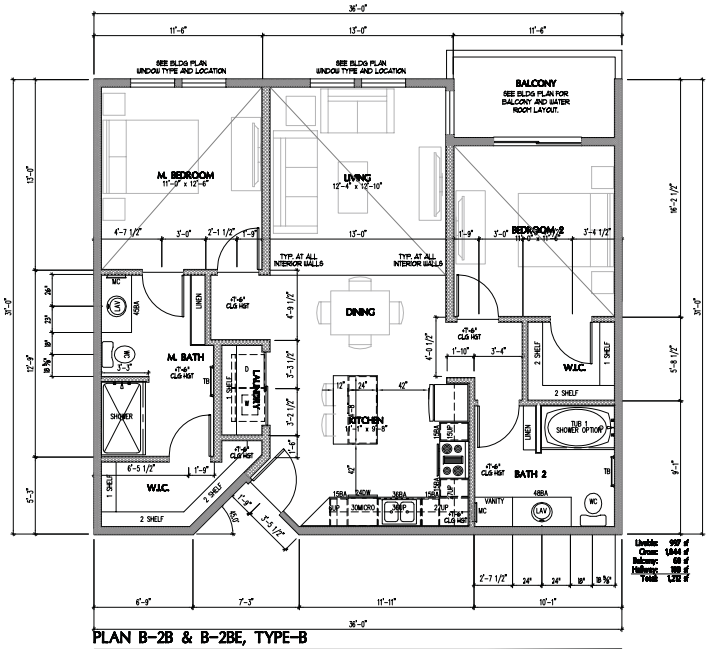
LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 363.5 SF. x 4% = 14.52 SF. REQ'D.
(2) HALF WINDOW AREA: 5.5 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 363.5 SF. x 8% = 29.04 SF. REQ'D.
(2) TOTAL WINDOW AREA: 30.5 SF. PROVIDED.

M. BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 131.5 SF. x 4% = 5.24 SF. REQ'D.
(2) HALF WINDOW AREA: 5.5 SF. PROVIDED.

M. BEDROOM NATURAL LIGHT:
TOTAL FLOOR AREA: 131.5 SF. x 8% = 10.48 SF. REQ'D.
TOTAL WINDOW AREA: 5.5 SF. PROVIDED.

BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.



PLAN B-2B & B-2BE, TYPE-B

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

M. BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 136.5 SF. x 4% = 5.44 SF. REQ'D.
(2) HALF WINDOW AREA: 5.5 SF. PROVIDED.

M. BEDROOM NATURAL LIGHT:
TOTAL FLOOR AREA: 136.5 SF. x 8% = 10.88 SF. REQ'D.
TOTAL WINDOW AREA: 5.5 SF. PROVIDED.

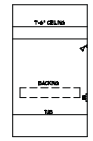
LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 360.5 SF. x 4% = 14.4 SF. REQ'D.
(2) HALF WINDOW AREA: 5.5 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 360.5 SF. x 8% = 28.8 SF. REQ'D.
(3) TOTAL WINDOW AREA: 45.5 SF. PROVIDED.

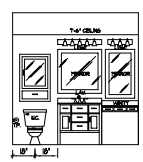
BEDROOM 2 NATURAL VENTILATION:
TOTAL FLOOR AREA: 171.5 SF. x 4% = 5.06 SF. REQ'D.
HALF DOOR AREA: 20.5 SF. PROVIDED.

BEDROOM 2 NATURAL LIGHT:
TOTAL FLOOR AREA: 171.5 SF. x 8% = 10.16 SF. REQ'D.
TOTAL WINDOW AREA: 40.5 SF. PROVIDED.

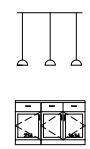
BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.



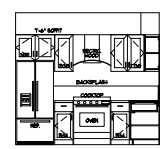
A B-2A & 2B BATH
SCALE: 1/4" = 1'-0"



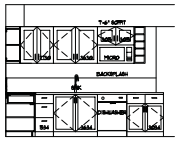
B B-2A BATH
SCALE: 1/4" = 1'-0"



C B-2A & 2B KITCHEN
SCALE: 1/4" = 1'-0"



D B-2A & 2B KITCHEN
SCALE: 1/4" = 1'-0"



E B-2A KITCHEN
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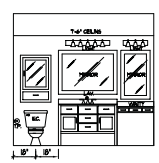
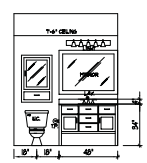
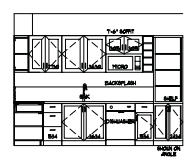


G B-2A & 2B BATH
SCALE: 1/4" = 1'-0"



H B-2A BATH
SCALE: 1/4" = 1'-0"



I B-2B KITCHEN
SCALE: 1/4" = 1'-0"

SUP-54334 & SDR-54335

PRJ-54137
05/22/14

Scott L. Baker, Architect, Inc.

OVATION
BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

No.	date	description

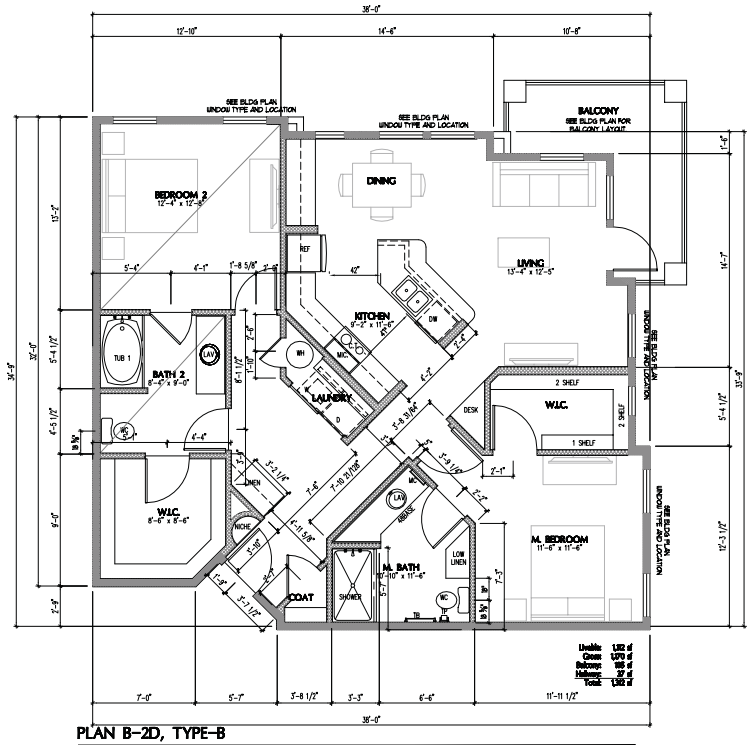
REVISIONS

CONCEPTUAL

844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

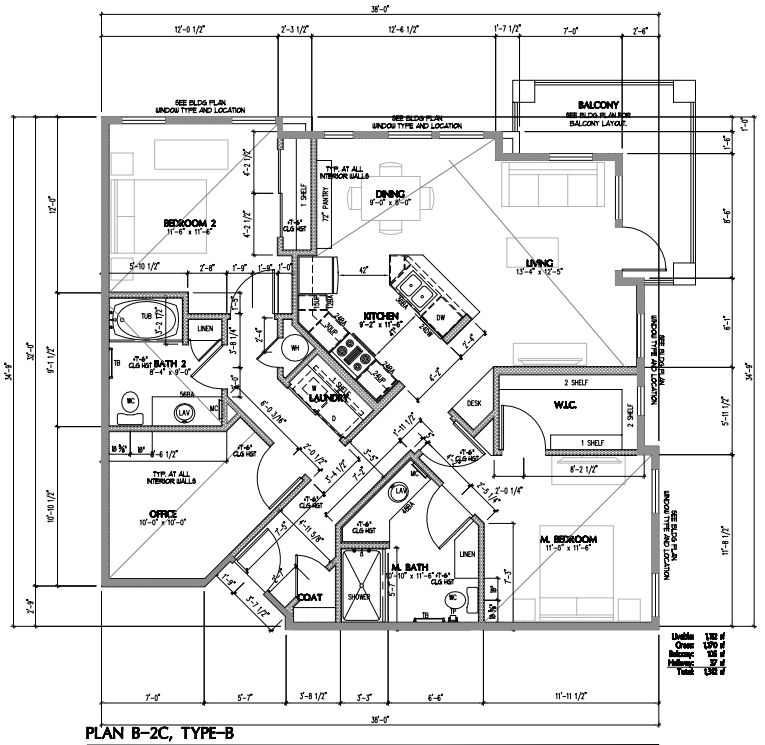
CONCEPTUAL

TYPE-B
FLOOR PLANS
B-2A AND B-2B
A0.2a



PLAN B-2D, TYPE-B

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



PLAN B-2C, TYPE-B

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

BEDROOM 2 NATURAL VENTILATION:
TOTAL FLOOR AREA: 140 SF. x 4% = 5.6 SF. REQ'D.
(2) HALF WINDOW AREA: 8 SF. PROVIDED.

BEDROOM 2 NATURAL LIGHT:
TOTAL FLOOR AREA: 140 SF. x 8% = 11.2 SF. REQ'D.
TOTAL WINDOW AREA: 8 SF. PROVIDED.

LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 338 SF. x 4% = 14.4 SF. REQ'D.
(5) HALF WINDOW AREA: 37.5 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 338 SF. x 8% = 26.4 SF. REQ'D.
(5) TOTAL WINDOW AREA: 75 SF. PROVIDED.

M. BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 130 SF. x 4% = 5.20 SF. REQ'D.
(2) HALF WINDOW AREA: 8 SF. PROVIDED.

BEDROOM 2 NATURAL LIGHT:
TOTAL FLOOR AREA: 130 SF. x 8% = 10.40 SF. REQ'D.
(2) TOTAL WINDOW AREA: 30 SF. PROVIDED.

BATHROOM VENTILATION:
BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL PLANS.

BEDROOM 2 NATURAL VENTILATION:
TOTAL FLOOR AREA: 140 SF. x 4% = 5.6 SF. REQ'D.
(2) HALF WINDOW AREA: 8 SF. PROVIDED.

BEDROOM 2 NATURAL LIGHT:
TOTAL FLOOR AREA: 140 SF. x 8% = 11.2 SF. REQ'D.
TOTAL WINDOW AREA: 8 SF. PROVIDED.

LIVING NATURAL VENTILATION:
TOTAL FLOOR AREA: 338 SF. x 4% = 14.4 SF. REQ'D.
(5) HALF WINDOW AREA: 37.5 SF. PROVIDED.

LIVING NATURAL LIGHT:
TOTAL FLOOR AREA: 338 SF. x 8% = 26.4 SF. REQ'D.
(5) TOTAL WINDOW AREA: 75 SF. PROVIDED.

M. BEDROOM NATURAL VENTILATION:
TOTAL FLOOR AREA: 130 SF. x 4% = 5.20 SF. REQ'D.
(2) HALF WINDOW AREA: 8 SF. PROVIDED.

BEDROOM 2 NATURAL LIGHT:
TOTAL FLOOR AREA: 130 SF. x 8% = 10.40 SF. REQ'D.
(2) TOTAL WINDOW AREA: 30 SF. PROVIDED.

BATHROOM VENTILATION:
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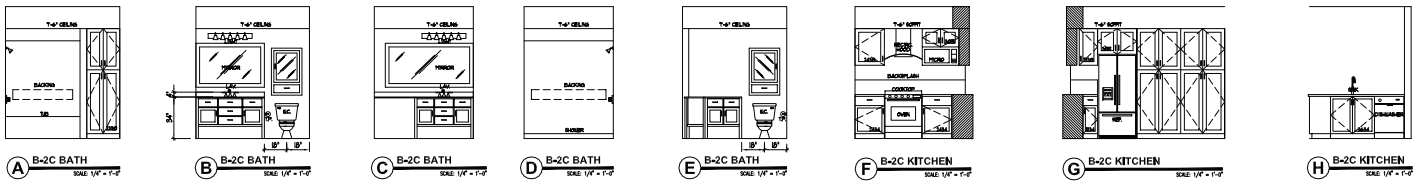


SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

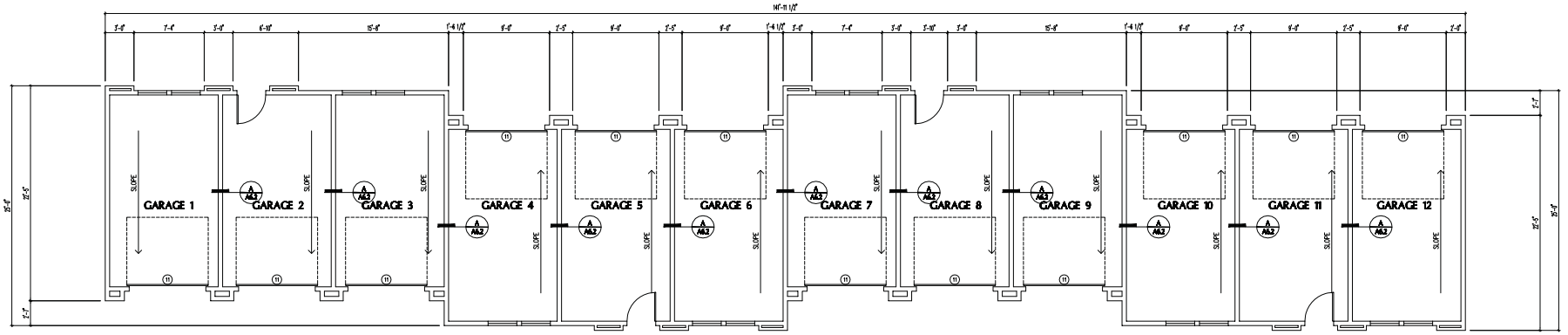
project number	1440SB
date	APRIL 29, 2014
drawn	DLR
checked	

CONCEPTUAL

PRJ-54137
05/22/14

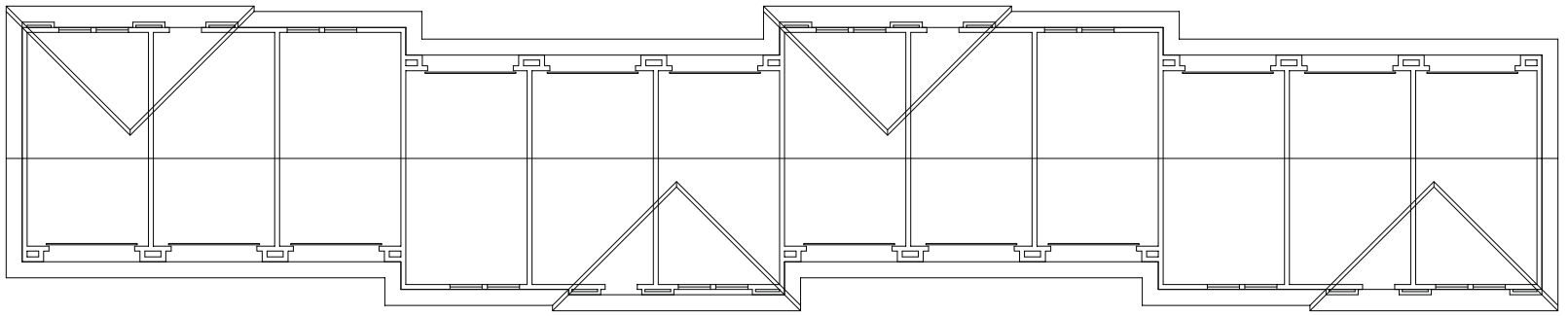
TYPE-B
FLOOR PLAN
B-2C & B-2D

A0.2b



DETACHED GARAGE 1 – FLOOR PLAN

SCALE: 3/16" = 1'-0"



DETACHED GARAGE 1 – ROOF PLAN

SCALE: 3/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

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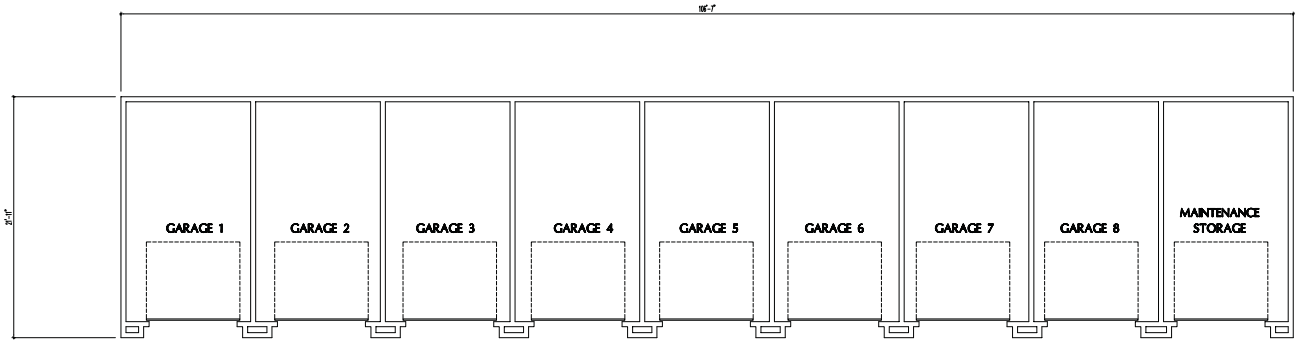
PRJ-54137
05/22/14

DETACHED GARAGE 1

A1.5a



DETACHED GARAGE 2 – FLOOR PLAN

SCALE: 3/16" = 1'-0"

DETACHED GARAGE 2 – ROOF PLAN

SCALE: 3/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

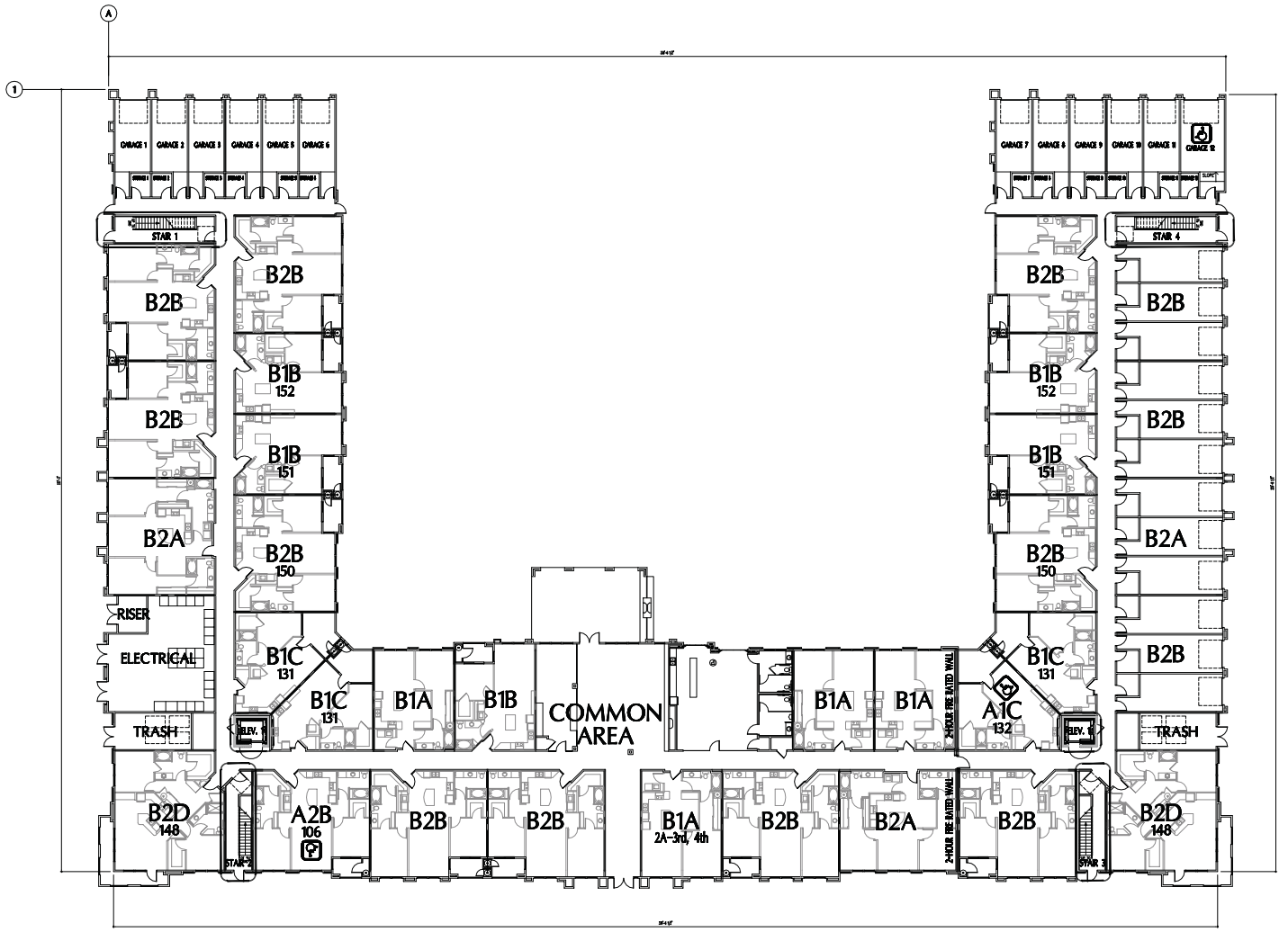
844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

DETACHED GARAGE 2

A1.5b



BUILDING 1 – LEVEL 1

SCALE: 1/16" = 1'-0"

BUILDING 1, Unit Count:

	1A	1B	1C	2A	2B	2D	
1st LEVEL	= 4	5	4	2	11	2	28
2nd LEVEL	= 4	5	4	3	16	6	38
3rd LEVEL	= 3	5	4	5	16	6	39
4th LEVEL	= 3	5	4	5	16	6	39
							144

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
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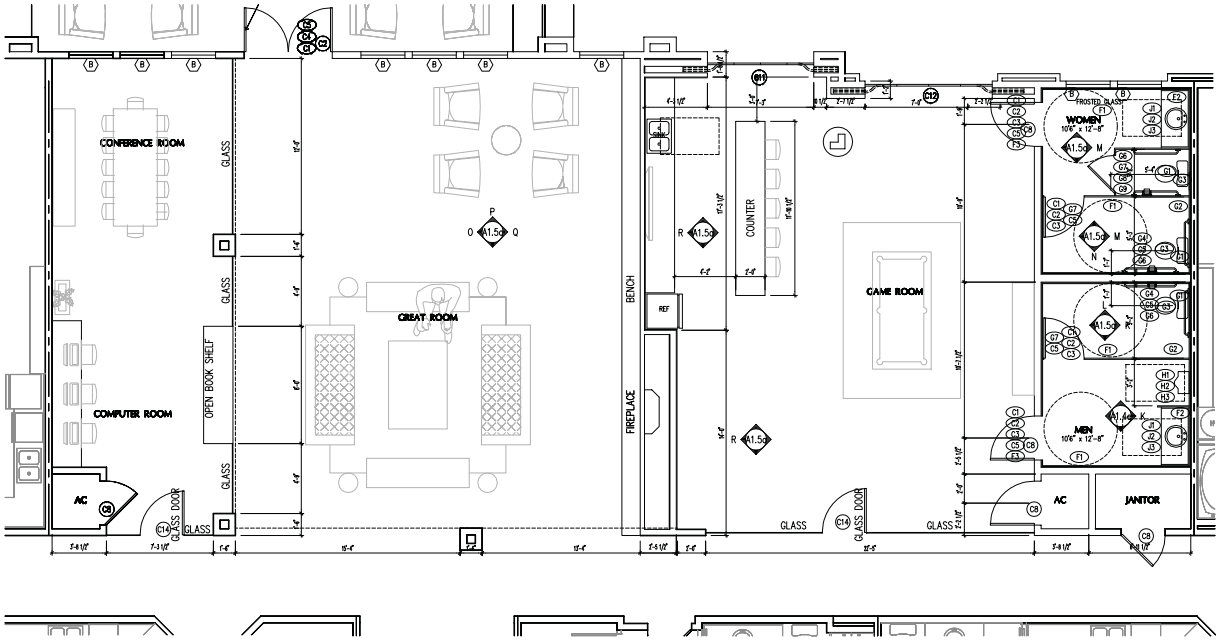
PRJ-54137
05/22/14

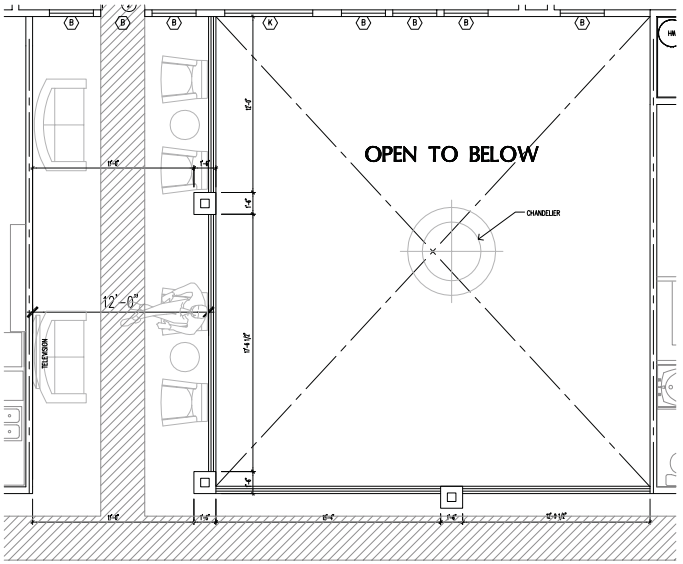
BUILDING 1
OVERALL BUILDING
LEVEL 1

A1.1a



A COMMON AREA 1ST LEVEL

SCALE 1/8" = 1'-0"



B COMMON AREA 2ND LEVEL

SCALE 1/8" = 1'-0"

ACCESSIBILITY KEYNOTES

	DESCRIPTION:	
	SECTION 308: REACH RANGES (OUTLETS, SWITCHES, THERMOSTATS, MAIL BOXES, ETC...)	
A1	15" MIN. & 48" MAX ABOVE FINISH FLOOR, UNOBSTRUCTED FOR FORWARD OR PARALLEL APPROACH	(308.2.1 / ANSI.1)
A2	48" MAX ABOVE FINISH FLOOR, OBSTRUCTED FOR FORWARD APPROACH WHERE DEPTH IS 20" MAX	(308.2.2 / ANSI.1)
A3	44" MAX ABOVE FINISH FLOOR, OBSTRUCTED FOR FORWARD APPROACH WHERE DEPTH IS 25" MAX	(308.2.2 / ANSI.1)
A4	48" MAX ABOVE FINISH FLOOR, OBSTRUCTED FOR PARALLEL APPROACH WHERE DEPTH IS 10" MAX	(308.3.2 / ANSI.1)
A5	46" MAX ABOVE FINISH FLOOR, OBSTRUCTED FOR PARALLEL APPROACH WHERE DEPTH IS 24" MAX	(308.3.2 / ANSI.1)
	SECTION 402: ACCESSIBLE ROUTE	
B	36" MIN. WIDTH ACCESSIBLE ROUTE THROUGHOUT THE COMMON AREA. NOTE: OBJECTS MAY PROTRUDE INTO THE ACCESSIBLE ROUTE LESS THAN 4" FROM THE WALL OR MUST BE MOUNTED FROM THE CEILING NO LESS THAN 80" ABOVE FINISH FLOOR TO THE BOTTOM OF THE OBJECT. EXAMPLES: WALL OR CEILING MOUNTED TELEVISIONS, FIRE EXTINGUISHER CABINETS, ETC...	(403.5 / ANSI.1)
	SECTION 404: DOORS AND DOORWAYS	
C1	32" CLEAR DOOR OPENING WIDTH	(404.2.3 / ANSI.1)
C2	18" BEYOND LATCH PULL SIDE	(404.2.3.1 / ANSI.1)
C3	12" BEYOND LATCH PUSH SIDE	(404.2.3.1 / ANSI.1)
C4	1/2" MAXIMUM THRESHOLD HEIGHT	(404.2.4 / ANSI.2)
C5	LEVER DOOR HARDWARE MOUNTED 34" MIN. & 48" MAX ABOVE FINISH FLOOR. EXCEPTION: LOCKS USED FOR SECURITY PURPOSES AND NOT FOR NORMAL OPERATION ARE PERMITTED.	(404.2.6 / ANSI.2)
C6	DOOR AND GATE SURFACES. PUSH SIDE MUST HAVE A SMOOTH SURFACE WITHIN 10" OF THE FINISHED FLOOR.	ADA.404.2.10
	SECTION 602: DRINKING FOUNTAINS AND WATER COOLERS	
E1	30x48 CLEAR FLOOR SPACE FOR FORWARD APPROACH	(602.2 / ANSI.4)
E2	36" MAX SPOUT HEIGHT ABOVE FINISH FLOOR FOR WHEELCHAIR ACCESSIBLE FOUNTAINS 38" MIN. & 43" MAX SPOUT HEIGHT FOR STANDING PERSONS	(602.4 / ANSI.4)
E3	5" MAX SPOUT LOCATION FROM FRONT EDGE AND 15" MIN. FROM VERTICAL SUPPORT	(602.5 / ANSI.4)
	SECTION 603: TOILET AND BATHING ROOMS	
F1	60" DIAMETER WHEELCHAIR TURNING SPACE.	(603.2.1 / ANSI.5)
F2	MIRROR TO BE MOUNTED 40" FROM FINISH FLOOR TO BOTTOM EDGE OF REFLECTING SURFACE.	(603.3 / ANSI.5)
F3	MEN & WOMEN RESTROOM SIGNS TO BE MOUNTED 60" MAX ABOVE FINISH FLOOR TO THE TOP OF SIGN WITH ANSI COMPLIANT TACTILE CHARACTERS AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.	(703.1)
	SECTION 604: WATER CLOSETS AND TOILET COMPARTMENTS SECTION 604: WATER CLOSETS AND TOILET COMPARTMENTS	
G1	WATER CLOSET POSITION 16" MIN AND 18" MAX FROM SIDEWALL TO CENTERLINE OF WATER CLOSET.	(604.2 / ANSI.5)
G2	WATER CLOSET LOCATION 60" MIN FROM SIDE WALL, 56" FROM REAR WALL W/ NO OBSTRUCTIONS	(604.3.1 / ANSI.5)
G3	WATER CLOSET HEIGHT SHALL BE 17" MIN AND 19" MAX ABOVE FINISH FLOOR.	(604.4 / ANSI.5)
G4	SIDE WALL GRAB BARS: HORIZONTAL = 42" MIN. LONG, 12" MAX FROM REAR WALL, 33"-36" HIGH. VERTICAL = 18" MIN. LONG, 39"-41" FROM BACK WALL, 39"-41" A.F.F. TO BOTTOM	(604.5.1 / ANSI.5) (604.5.1 / ANSI.5)
G5	36" LONG GRAB BAR AT REAR WALL CENTERED ON WATER CLOSET.	(604.5.2 / ANSI.5)
G6	TOILET PAPER DISPENSER LOCATED 7" MIN AND 9" MAX FROM FRONT OF TOILET AND LOCATED 15" MIN AND 48" MAX ABOVE FINISH FLOOR.	(604.7 / ANSI.5)
G7	COMPARTMENT DOORS SHALL NOT SWING INTO MIN REQUIRED COMPARTMENT AREA.	(604.8.1.2 / ANSI.5)
G8	AMBULATORY COMPARTMENT SHALL BE 60" MIN IN DEPTH AND 36" MIN IN WIDTH.	(604.8.2.1 / ANSI.5)
G9	AMBULATORY COMPARTMENT 42" LONG GRAB BAR ON BOTH SIDES, 12" MAX FROM REAR WALL.	(604.8.2.3 / ANSI.5)
	SECTION 605: URINALS	
H1	URINAL HEIGHT SHALL 17" MAX ABOVE FINISH FLOOR OR AN IN-FLOOR URINAL.	(605.2 / ANSI.5)
H2	30x48 CLEAR FLOOR SPACE FOR FORWARD APPROACH WITH KNEE AND TOE CLEARANCE.	(605.3 / ANSI.5)
H3	URINAL FLUSH VALVE MUST BE MOUNTED 44" MAX ABOVE FINISH FLOOR. – 605.4	(605.4 / ANSI.5)
	SECTION 606 LAVATORIES AND SINKS	
J1	30x48 CLEAR FLOOR SPACE FOR FORWARD APPROACH WITH KNEE AND TOE CLEARANCE	(606.2 / ANSI.5)
J2	34" MAX ABOVE FINISH FLOOR OF LAVATORIES AND SINKS AND COUNTER TOPS	(606.3 / ANSI.5)
J3	INSULATE EXPOSED WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS	(606.6 / ANSI.5)
	SECTION 804: KITCHEN	
K1	40" MIN. BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS.	(804.2.1 / ANSI.7)
K2	60" MINIMUM IN U-SHAPED AREAS	(804.2.2 / ANSI.7)
K3	WORK SURFACE SHALL BE 30" MIN WIDTH AND 34" MAX ABOVE FINISH FLOOR.	(804.3 / ANSI.7)
K4	30x48 CLEAR FLOOR SPACE CENTERED ON ALL KITCHEN APPLIANCES.	(804.6.1 / ANSI.7)
K5	30x48 CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER. DOOR IN OPEN POSITION SHALL NOT OBSTRUCT CLEAR FLOOR SPACE.	(804.6.3 / ANSI.7)
K6	REFRIG/FREEZER SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX ABOVE FINISH FLOOR	(804.6.6 / ANSI.7)

Scott L. Baker, Architect, Inc.
6507 AMBERTON DR.
LAS VEGAS, NEVADA 89119
TEL (702) 361-8610

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

CONCEPTUAL	844DSR	APRIL 29, 2014	DLR	checked	CONCEPTUAL
	project number	date	drawn		

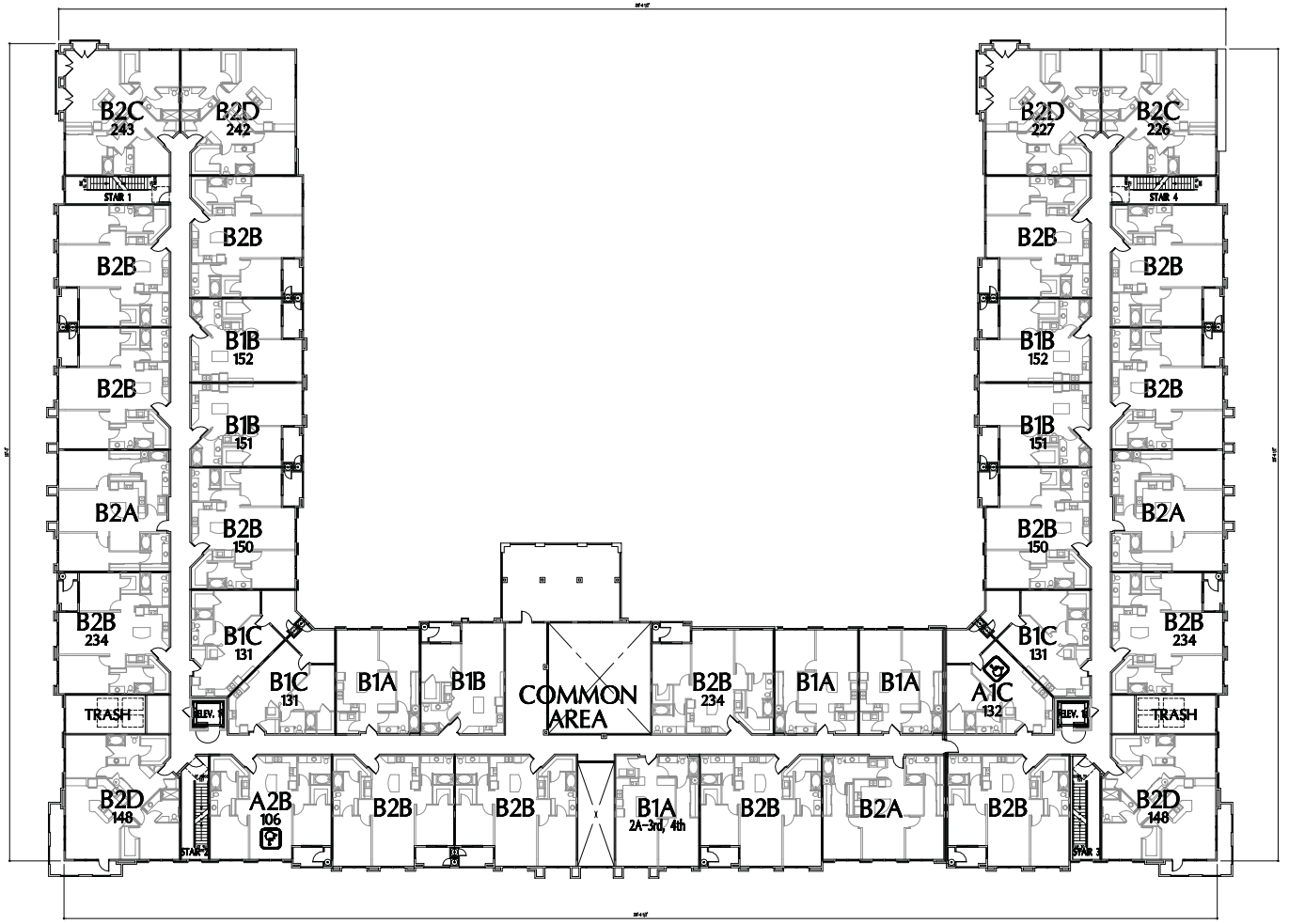
No.	date	description

PRJ-54137
05/22/14

BUILDING 1
COMMON AREA
LEVEL 1 & 2

A1.1b

SUP-54334 & SDR-54335



BUILDING 1 – LEVEL 2

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

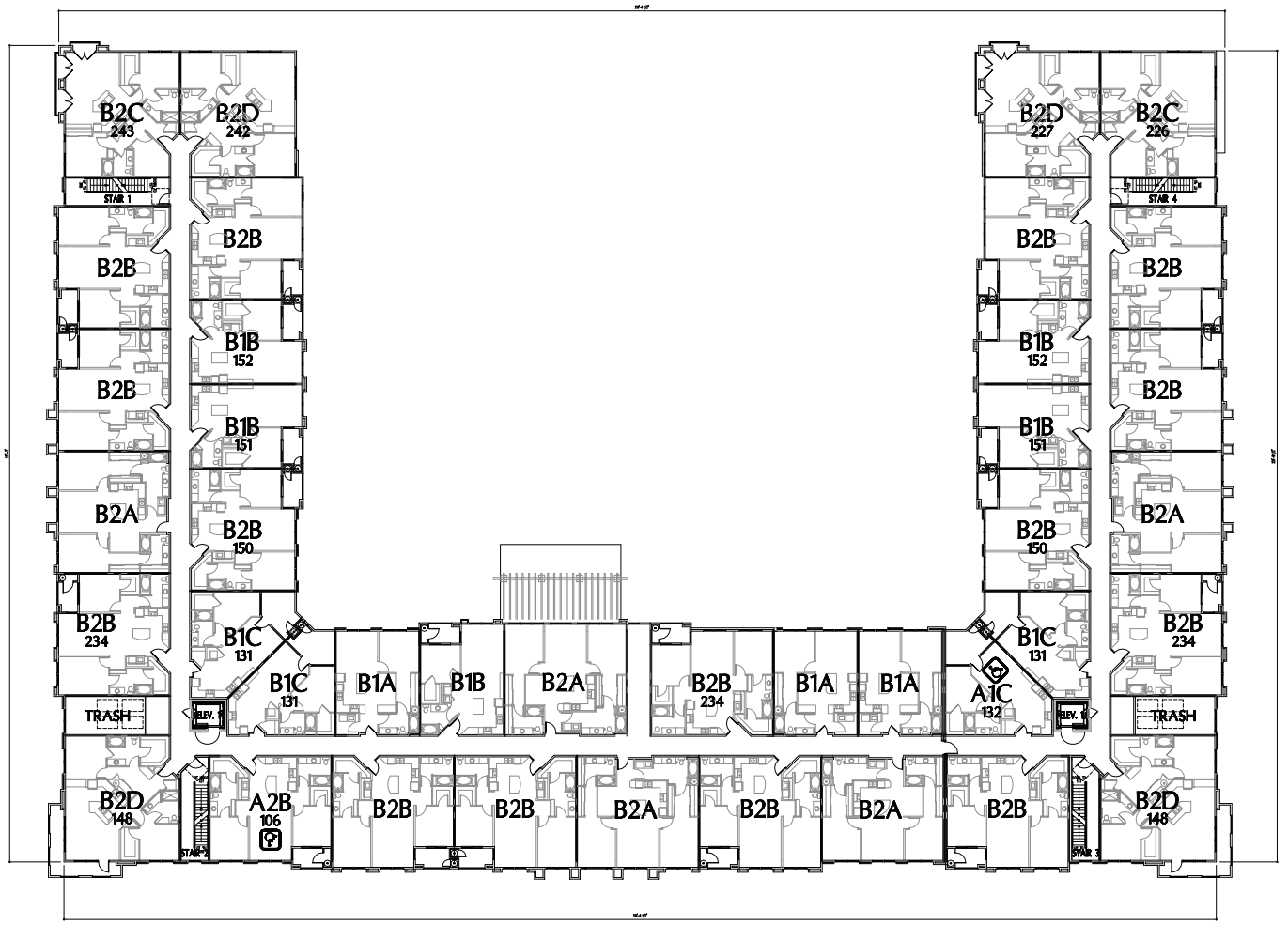
844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 1
OVERALL BUILDING
LEVEL 2

A1.1c



BUILDING 1 – LEVEL 3

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

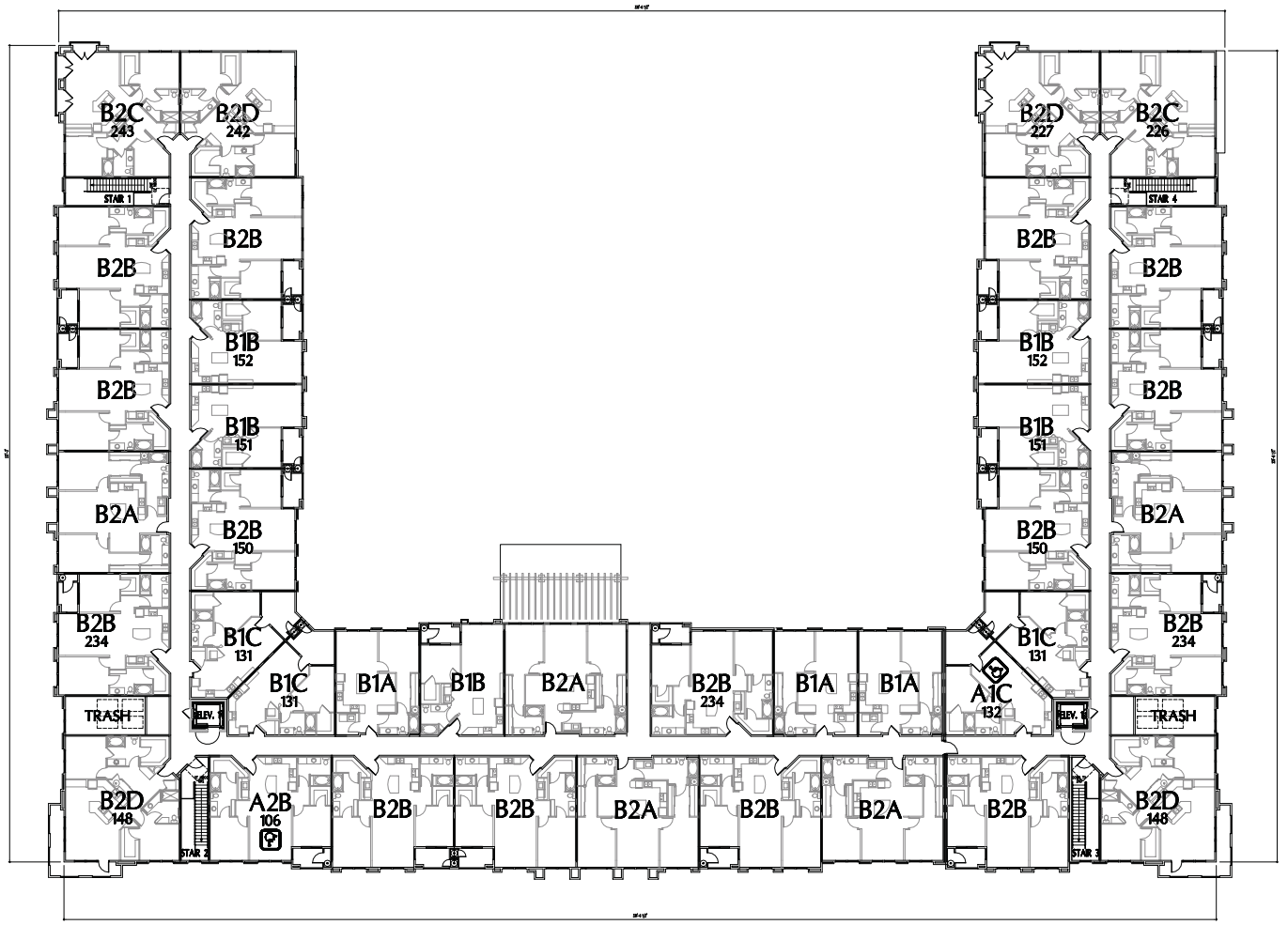
844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 1
OVERALL BUILDING
LEVEL 3

A1.1d



BUILDING 1 – LEVEL 4

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

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CONCEPTUAL

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APRIL 29, 2014
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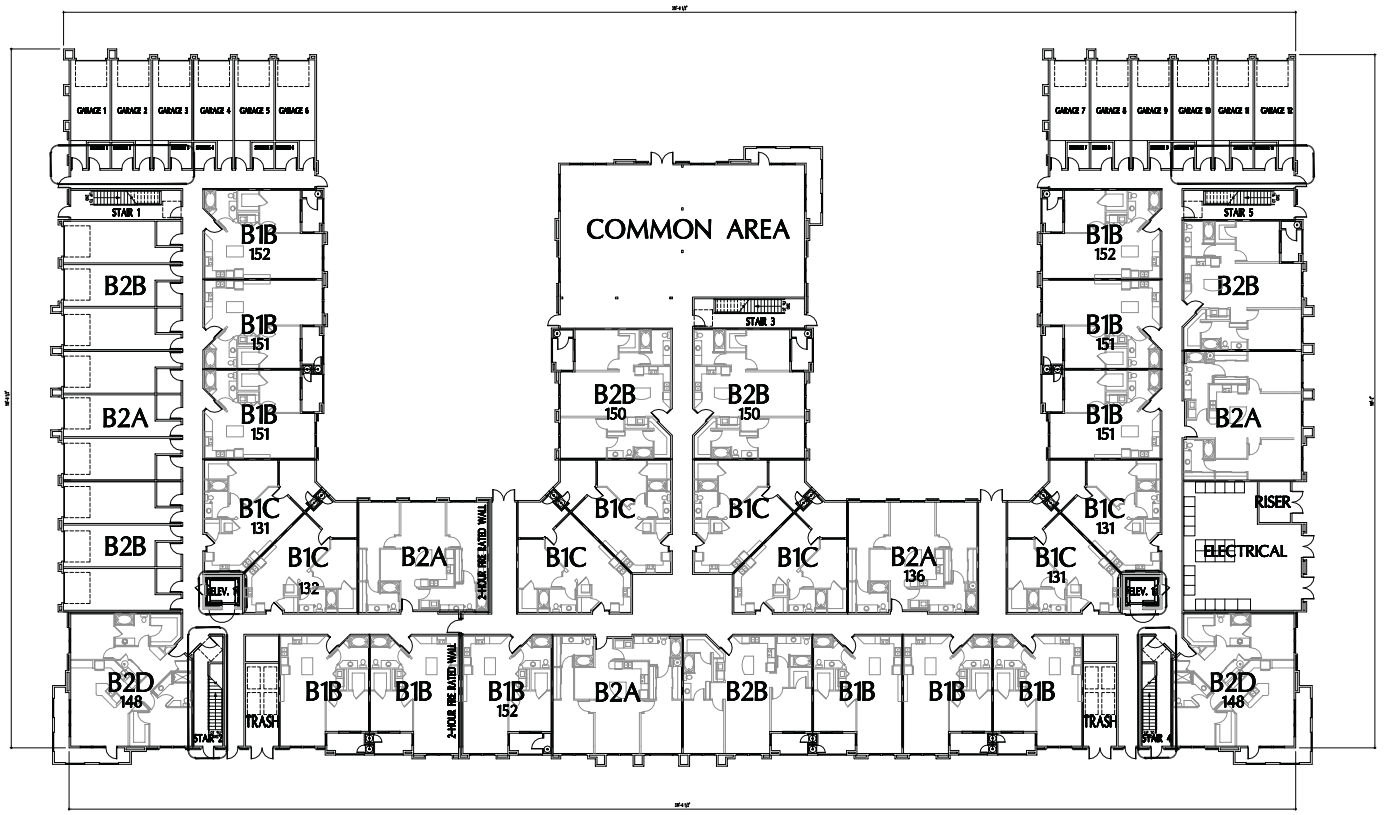
CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 1
OVERALL BUILDING
LEVEL 4

A1.1e



BUILDING 2 – LEVEL 1

SCALE: 1/16" = 1'-0"

BUILDING 2 Unit Count:

	1A	1B	1C	2A	2B	2D	
1st LEVEL =	0	12	8	4	4	2	30
2nd LEVEL =	0	12	8	5	7	8	40
3rd LEVEL =	0	12	8	5	7	8	40
4th LEVEL =	0	12	8	5	7	8	40
							150

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

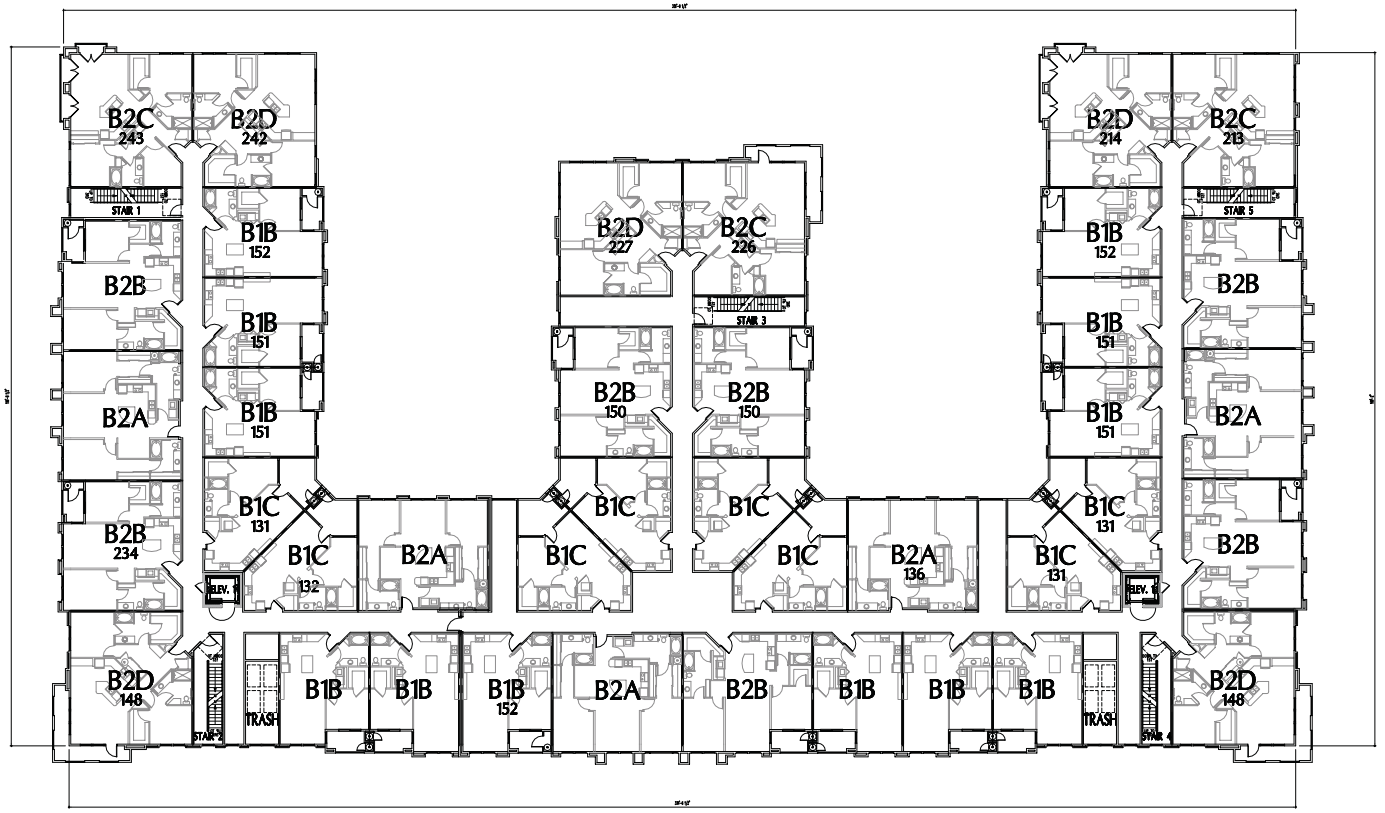
84DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 2
OVERALL BUILDING
LEVEL 1

A1.2a



BUILDING 2 – LEVEL 2

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

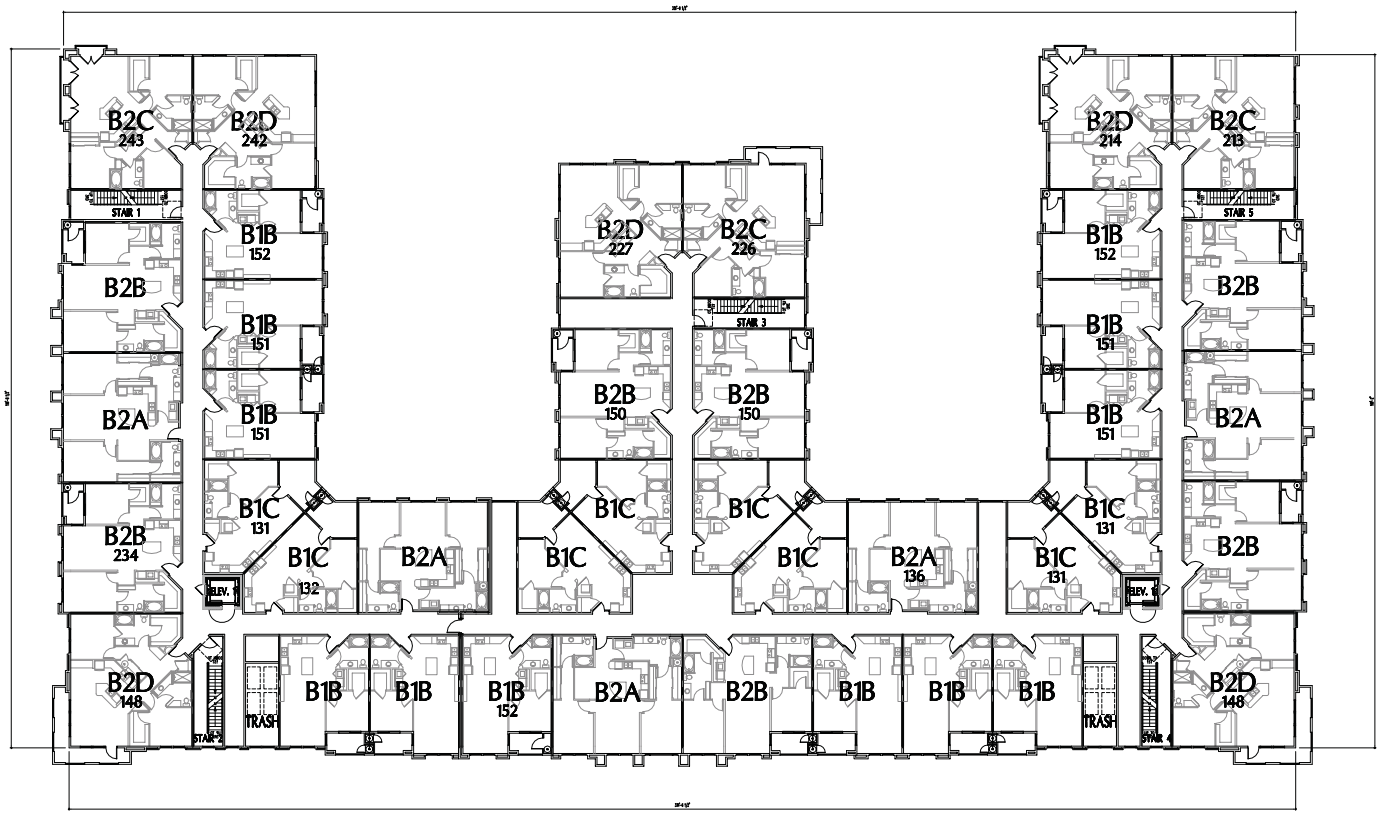
844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 2
OVERALL BUILDING
LEVEL 2

A1.2b



BUILDING 2 – LEVEL 3

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

Scott L. Baker, Architect, Inc.

OVATION

BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

no.	date	description

CONCEPTUAL

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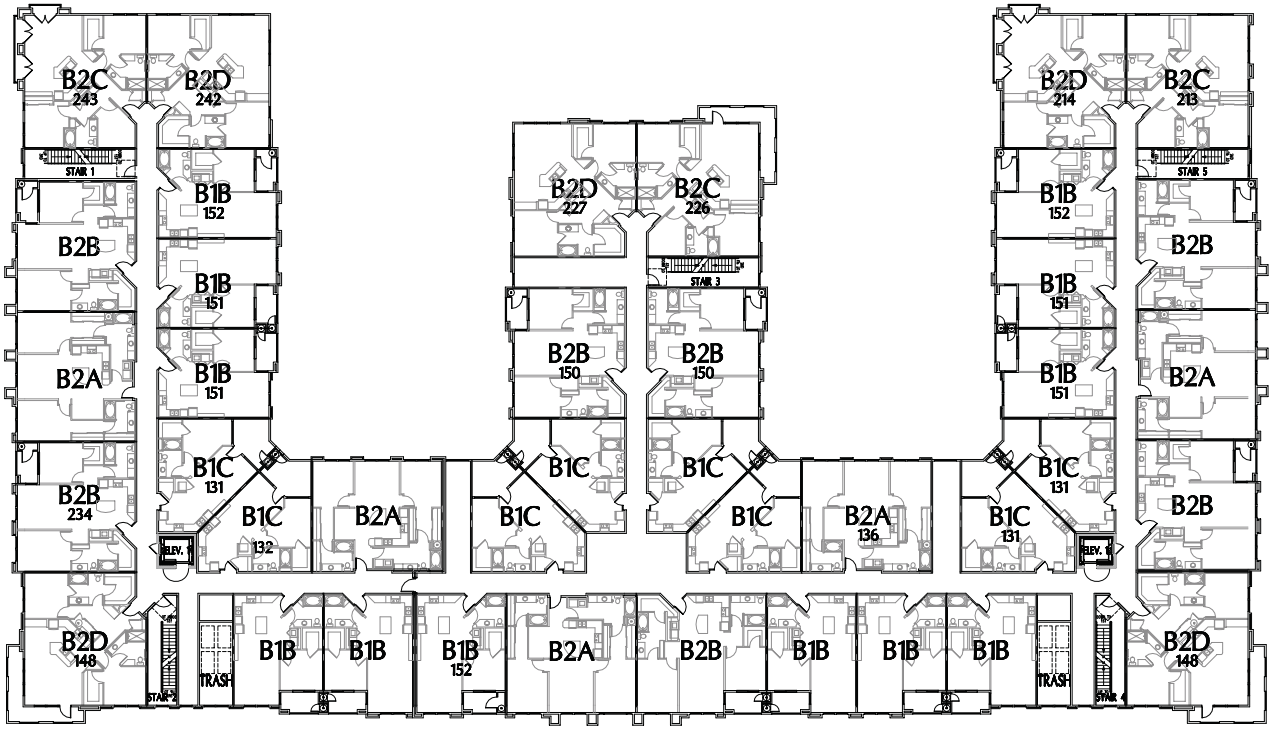
checked

CONCEPTUAL

PRJ-54137
05/22/14

BUILDING 2
OVERALL BUILDING
LEVEL 3

A1.2c



BUILDING 2 – LEVEL 4

SCALE: 1/16" = 1'-0"

SUP-54334 & SDR-54335

PRJ-54137
05/22/14

Scott L. Baker, Architect, Inc.

OVATION
BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

No.	date	description

REVISIONS

CONCEPTUAL

844DSB
project number
APRIL 29, 2014
date
DLR
drawn
checked

CONCEPTUAL

BUILDING 2
OVERALL BUILDING
LEVEL 4
A1.2d

KAEMPFER CROWELL

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
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Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

June 10, 2014

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Ovation
Special Use Permit & Site Plan Review
APN: 138-15-310-034 & 035 (the "Property")

To Whom It May Concern:

Please be advised this office represents Ovation (the "Applicant") in the above referenced matter. The Applicant is requesting a special use permit to allow a mixed use development, site plan review for a proposed multi-family and retail project, and a waiver to allow businesses to have indirect sidewalk access where direct sidewalk access is required, generally located on the southeast corner of Buffalo Drive and Peak Drive. The Site is approximately 10.25 net acres.

Special Use Permit & Site Plan Review

The Site is zoned Planned Business Park District ("C-PB"). A mixed use development is an allowable use in a C-PB zoned district subject to special use permit approval. Here, the Applicant is proposing a mixed use development consisting of retail, office and residential uses. The Property is accessible from Buffalo Drive. Along the Buffalo Drive frontage, the Applicant is proposing two (2) three (3) story buildings with a vertical mixed use consisting of commercial/office/retail and residential uses. On the first floor of these buildings, the proposed uses are a yoga studio, pet wash and leasing offices. The commercial/office/retail uses are open to the public. On the second floor, the Applicant is proposing a total of six (6) one (1) bedroom residential units.

Additionally, the Applicant is proposing two (2) four (4) story multi-family residential buildings with a total of 294 units consisting of 130 one (1) bedroom units and 164 two (2) bedroom units. The total net density is 29.27 units per acre. The development is offering amenities such as conference rooms, computers rooms, a great room, game room and a pool and spa area. The development is providing 47,600 square feet of open space. The development is exceeding the required parking requirements and is providing 510 spaces where only 458 are required. Of the 510 parking spaces, 134 parking spaces are located in detached garage buildings. The Applicant is meeting all landscaping requirements.

SUP-54334 & SDR-54335 - REVISED

PRJ-54137
06/10/14

KAEMPFER
CROWELL

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

SUP-54334 & SDR-54335 - REVISED

PRJ-54137
06/10/14

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
SDR-54335 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54334 - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Site Development Plan Review FOR 110,798 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 300 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-54137].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County Department of Aviation Comments

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-54335 APN: 138-15-310-034 & 035

Name of Property Owner: Trinity Peak III

Name of Applicant: Ovation Development

Name of Representative: Kaempfer Crowell

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 X No

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

City Official: n/a

Partner(s): _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Thomas A. Thomas
Manager

Subscribed and sworn before me

This 20 day of May, 2014

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

NOTARY PUBLIC
PATRICIA CALVIN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 21, 2018
No: 12-7674-1

Revised 11-14-06

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

PRJ-54137
05/22/14

1414389

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review

Project Address (Location) Buffalo & Peak

Project Name Buffalo Peak **Proposed Use** Mixed use

Assessor's Parcel #(s) 138-15-310-034 & 035 **Ward #** 1

General Plan: existing _____ **proposed** _____ **Zoning: existing** C-PB **proposed** n/a

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

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

Additional Information _____

PROPERTY OWNER Trinity Peak III **Contact** n/a

Address 2300 W. Sahara Ave., #520 **Phone:** n/a **Fax:** n/a

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

E-mail Address n/a

APPLICANT Ovation Development **Contact** Jan Goyer

Address 6021 S. Fort Apache, Suite 100 **Phone:** 702-990-2325 **Fax:** _____

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

E-mail Address jang@ovationdev.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tabitha Fiddyment

Address 8345 W. Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

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

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* _____

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

Print Name Thomas A. Thomas
Manager

Subscribed and sworn before me

This 20th day of May, 2014.

Patricia Calvin

Notary Public in and for said County

NOTARY PUBLIC
PATRICIA CALVIN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 21, 2016
No: 12-7674-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-54335
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

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

PRJ-54137
05/22/14

1414371

8173.69

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SDR-54335**
PROJECT:	**MIXED-USE DEVELOPMENT**
LOCATION:	**138-15-310-034 & 035**
MEETING DATES:	**JULY 8, 2014 PLANNING COMMISSION & AUGUST 20, 2014 City Council**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

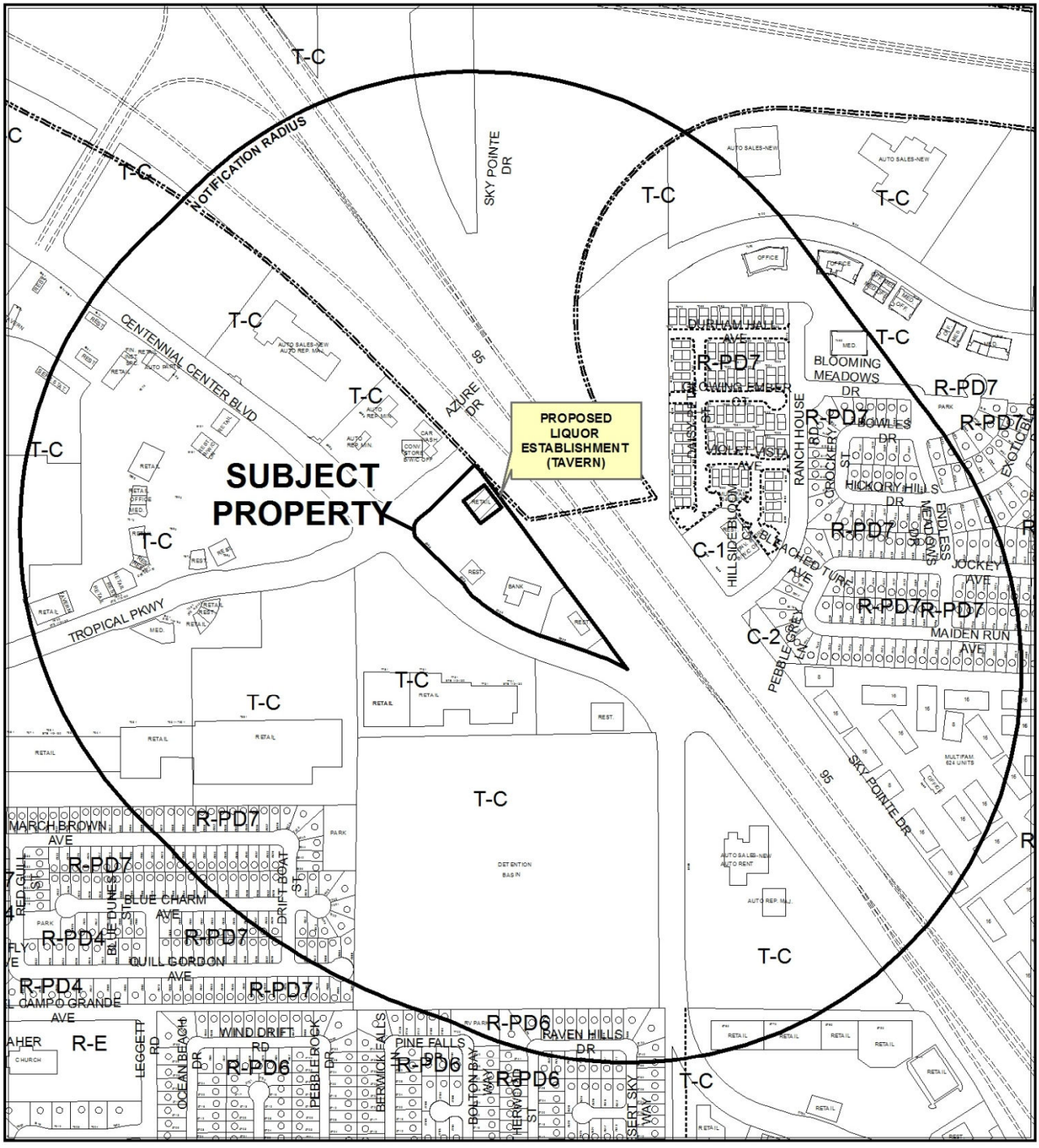
SUBJECT:
SUP-54235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHNSON RESTAURANT GROUP - OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,934 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 980 SQUARE FEET OF OUTDOOR SEATING AREA at 5990 Centennial Center Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54145].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



CASE: **SUP-54235 (PRJ-54235)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]



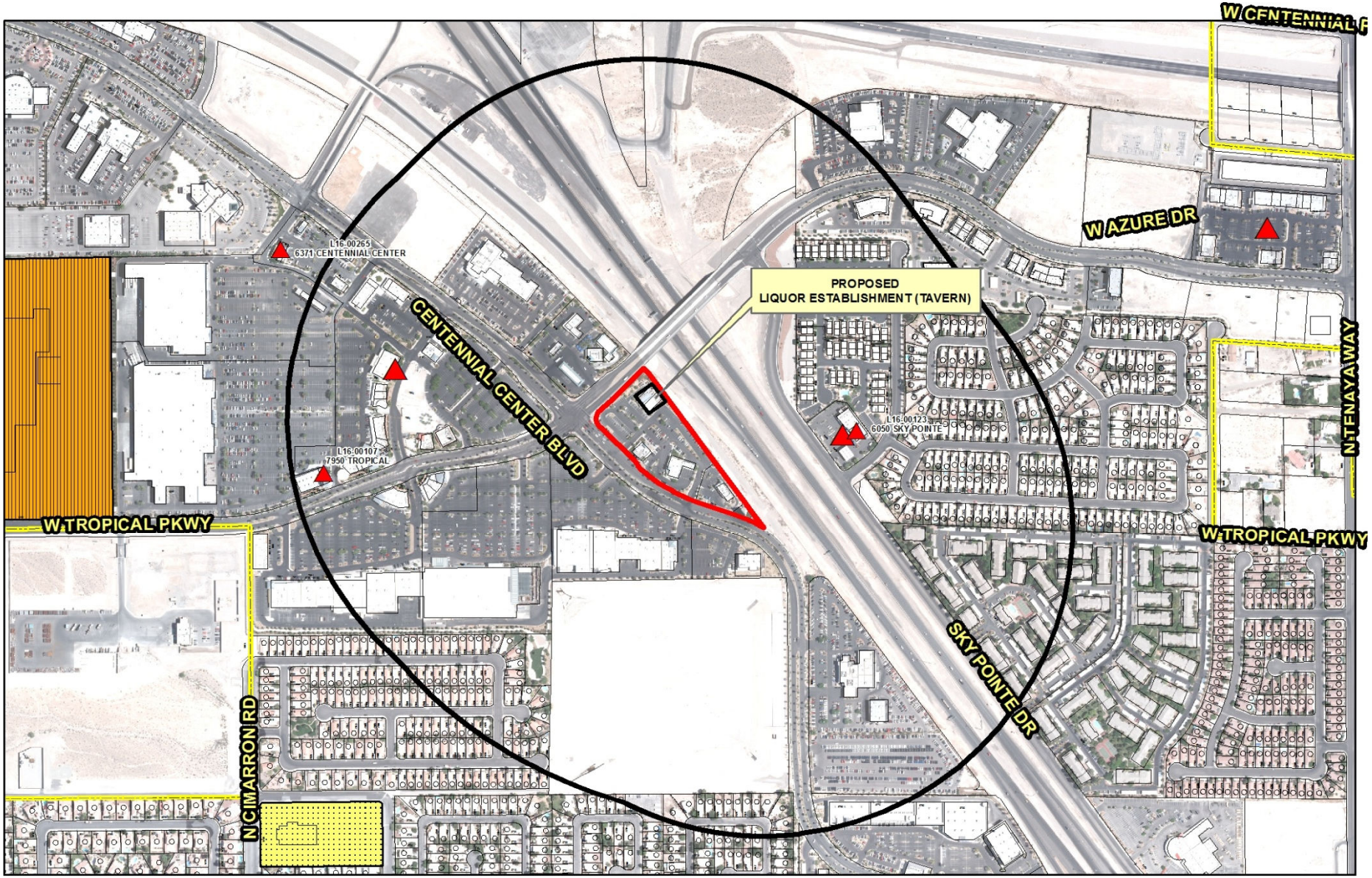
0 300 600 Feet

CASE: **SUP-54235 (PRJ-54235)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



SUP-54235 (PRJ-54235)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 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: Thursday, May 29, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54235 APN: 125-28-610-005

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Johnson Restaurant Group

Name of Representative: Jennifer Lazovich

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By RS Pres of sole member

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 1st day of May, 2014

Susan M. Lingle

Notary Public in and for said County and State

OFFICIAL SEAL
SUSAN M LINGLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/15

PRJ-54145
05/21/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for a Tavern

Project Address (Location) 5990 Centennial Center Blvd

Project Name Fire Rock Steak House Proposed Use Tavern

Assessor's Parcel #(s) 125-28-610-005 Ward # 6

General Plan: existing TC proposed n/a Zoning: existing TC proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 4.14± Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, LLC Contact n/a

Address 2901 Butterfield Road Phone: n/a Fax: n/a

City Oak Brook State IL Zip 60523

E-mail Address n/a

APPLICANT Johnson Restaurant Group Contact John Johnson

Address 229 E. 2nd Street, Suite 200 Phone: 302-265-3029 Fax: 307-473-2909

City Casper State WY Zip 82601

E-mail Address John@Jrgrestaurants.com

REPRESENTATIVE Kaempfer Crowell Contact Jennifer Lazovich

Address 8345 W. Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-716-7181

City Las Vegas State NV Zip 89113

E-mail Address jlazovich@kcnvlaw.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* B. L. S. Pres. of Sole Member

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

Print Name Barry L. Lazarus

Subscribed and sworn before me

This 1st day of May, 2014.

Susan M. Lingle

Notary Public in and for said County and State

OFFICIAL SEAL
SUSAN M LINGLE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/15

Revised 10/27/08

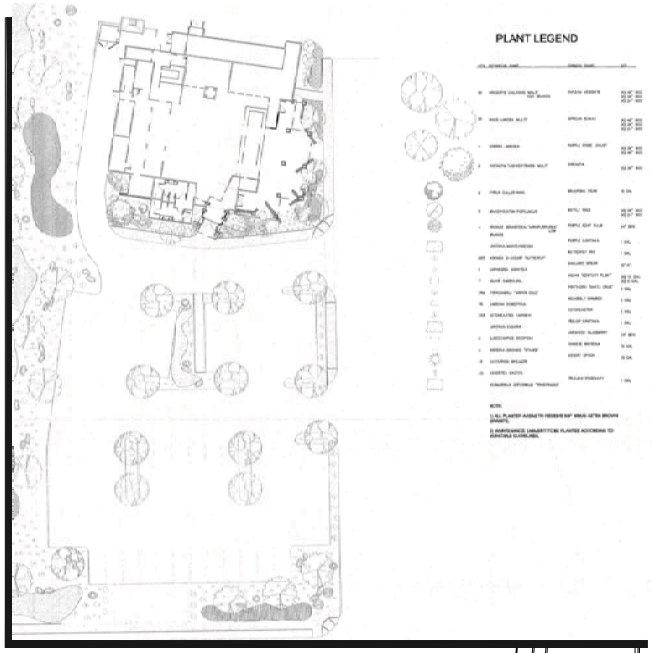
FOR DEPARTMENT USE ONLY

Case #	SUP-54235
Meeting Date:	07/08/14 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\Applications\Use Application Form.pdf

PRJ-54145
05/21/14



EXISTING LANDSCAPING PLAN (REFERENCE ONLY)
SCALE: 1" = 20'-0"

OCCUPANT CALCULATIONS

KITCHEN AREA INCLUDING BACK OF THE HOUSE:	2,845 SF @ 200
OFFICE AREA:	103 SF @ 100
DINING AREA / FRONT OF THE HOUSE:	4,986 SF @ 15
OUTDOOR PATIO / DINING	980 SF @15
TOTAL:	8,914 SF

SITE SUMMARY

NET AREA :	180,0338 SF / 4.14 ACRES
TOTAL NUMBER OF UNITS:	4 EXISTING BUILDINGS
BUILDING AREA ON SITE:	8,264.5 SF
DENSITY:	(SITE SHARED WITH OTHER BUILDINGS)
APN NO.	125 - 28 - 610 - 005

PARKING ANALYSIS

PER CHAPTER 19.10 TABLE 1 AND TABLE 2

WAITING AREA, PUBLIC SEATING, AND OUTSIDE SEATING AREA	5,966 SF
REMAINING AREA	2,948 SF
TOTAL PUBLIC SEATING / WAITING AREAS = 5,966 SF / 50 SF =	120 SPACES
REMAINING GFA = 2,948 SF / 200 SF =	15 SPACES
TOTAL NUMBER OF PARKING REQUIRED INCLUDING HANDICAP PARKING	135 SPACES
NUMBER OF HANDICAP PARKING REQUIRED	5 SPACES
TOTAL REGULAR PARKING SPACES PROVIDED (9'-0" X 18'-0" EACH)	135 SPACES
TOTAL HANDICAP PARKING SPACES PROVIDED (9'-0" X 18'-0" EACH)	5 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED	**140 SPACES**

NOTE:

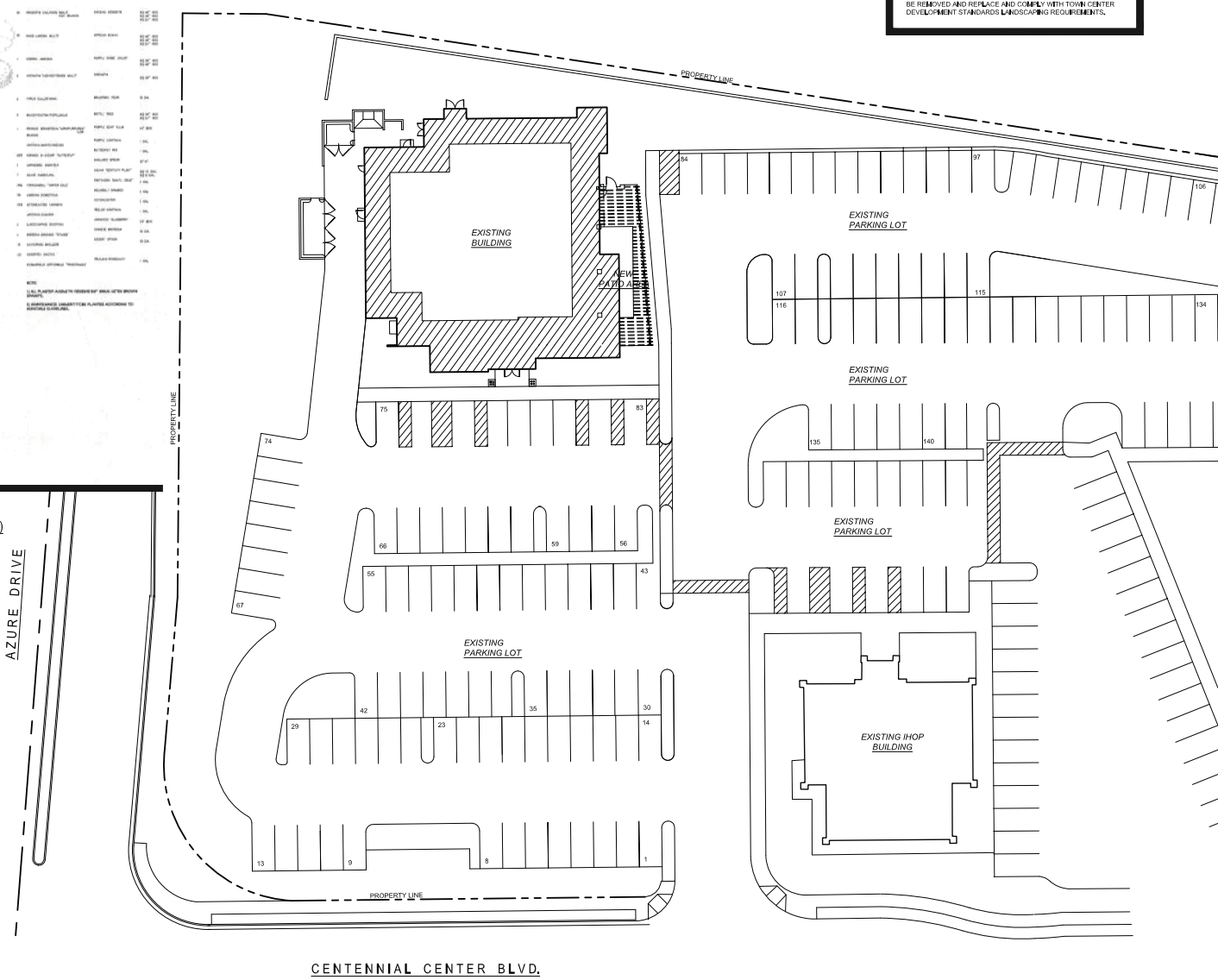
THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR THE ENTIRE CENTER WAS PROVIDED TO THE CITY VIA SHARED PARKING AGREEMENT #2000081101608 FOR THE SHOPPING CENTER DATED 07/10/00.

PARKING SPACE INFO FOR CENTENNIAL CENTER NORTH

TOTAL # OF REGULAR PARKING SPACES:	2,514 SPACES
TOTAL # OF HANDICAP PARKING SPACES:	66 SPACES
TOTAL # OF PARKING SPACES:	**2,680** SPACES

PARKING SPACE INFO FOR CENTENNIAL CENTER

TOTAL # OF REGULAR PARKING SPACES:	4,596 SPACES
TOTAL # OF HANDICAP PARKING SPACES:	131 SPACES
TOTAL # OF PARKING SPACES:	**4,727** SPACES
COMBINED SHOPPING CENTER TOTAL # OF REGULAR PARKING SPACES PROVIDED:	**7,407 SPACES**



ARCHITECTURAL OVERALL SITE PLAN (REFERENCE ONLY)
SCALE: 1" = 20'-0"

GENERAL LANDSCAPING NOTES:

1. EXISTING LANDSCAPING AT EXISTING PARKING AREAS TO REMAIN.
2. EXISTING LANDSCAPING / TREES AFFECTED BY THIS PROJECT TO BE REMOVED AND REPLACE AND COMPLY WITH TOWN CENTER DEVELOPMENT STANDARDS LANDSCAPING REQUIREMENTS.

Key Plan

BENJAMIN GIRARDIN REGISTERED No. 5878 ARCHITECT STATE OF NEVADA

PRJ-54245 06/12/14

Issued For:	Date:
Review	05.19.2014
Review	06.05.2014
Review	06.10.2014

Drawn	RSB
Checked	BJG
Approved	BJG

DESIGN GROUP
801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title

Architectural
Site Plan

Project Number

214037

Sheet Number

AS1.0

214037 x-base.dwg / AS1.0 Site Pn - 06/09/2014 - 4:11pm -

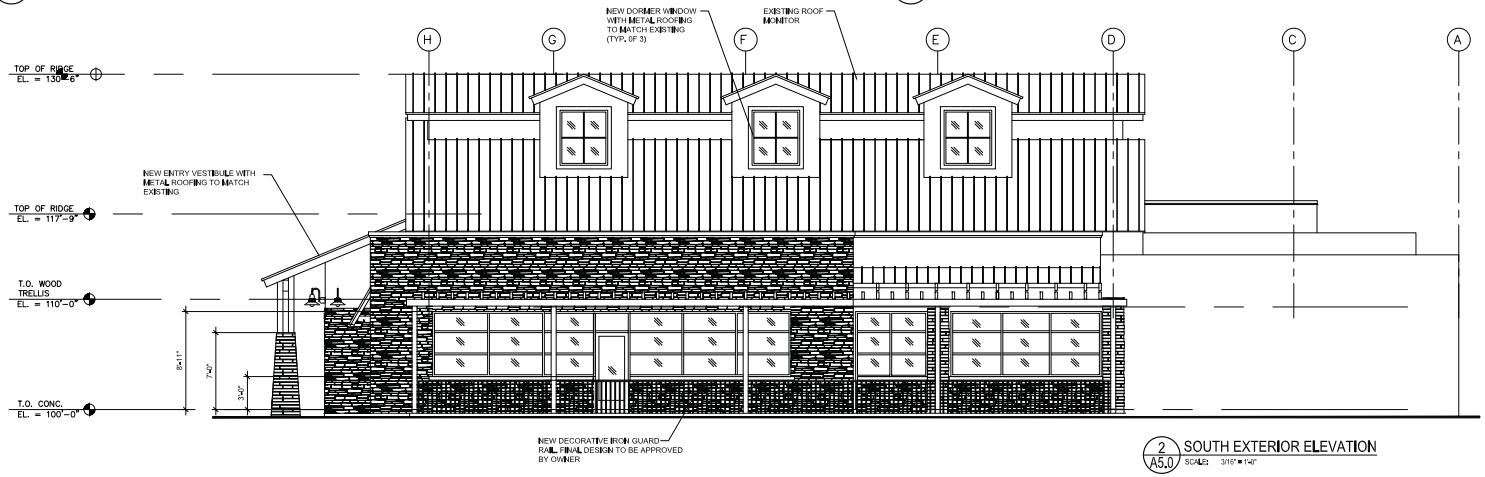
SUP-54235 - REVISED



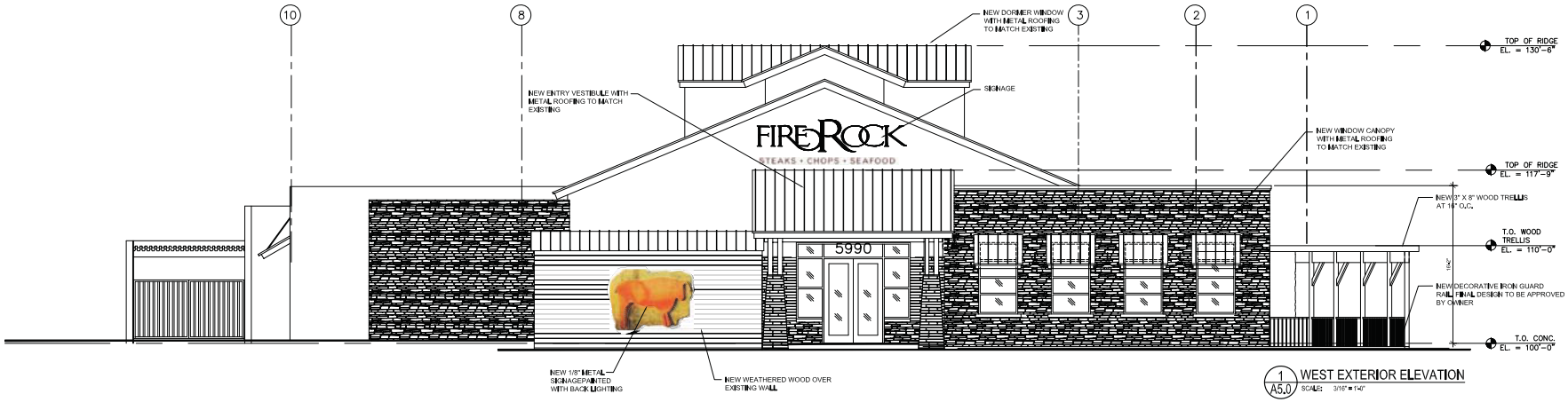
4 A5.0 WEST EXTERIOR ELEVATION PHOTO - EXISTING
SCALE: 3/16" = 1'-0"



3 A5.0 SOUTH EXTERIOR ELEVATION PHOTO - EXISTING
SCALE: 3/16" = 1'-0"



2 A5.0 SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 A5.0 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

Key Plan

BENJAMIN GIRARDIN
REGISTERED
No. 5878
ARCHITECT
STATE OF NEVADA

PRJ-54245
06/12/14

Issued For:	Date:
Review	05.13.2014
Review	05.14.2014
Review	06.05.2014
Review	06.09.2014

Drawn	RSB
Checked	BJG
Approved	BJG

DESIGN GROUP

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title

Exterior Elevations

Project Number

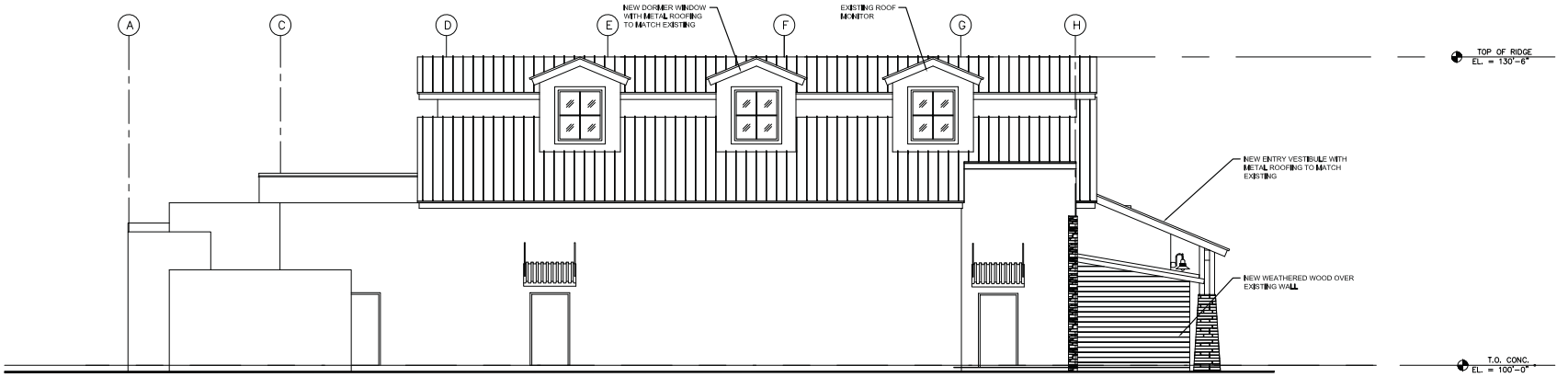
214037

Sheet Number

A5.0

214037 x-base.dwg / A5.0 EXT ELEV FIRE ROCK - 06/10/2014 - 11:24am -

SUP-54235 - REVISED



2 A5.1 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 A5.1 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

Key Plan

BENJAMIN GIRARDIN REGISTERED No. 5878 ARCHITECT STATE OF NEVADA

PRJ-54235 06/12/14

Issued For:	Date:
Review	05.13.2014
Review	06.05.2014
06.05.2014	06.09.2014

Drawn	RSB
Checked	BJG
Approved	BJG

DESIGN GROUP

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title

Exterior Elevations

Project Number

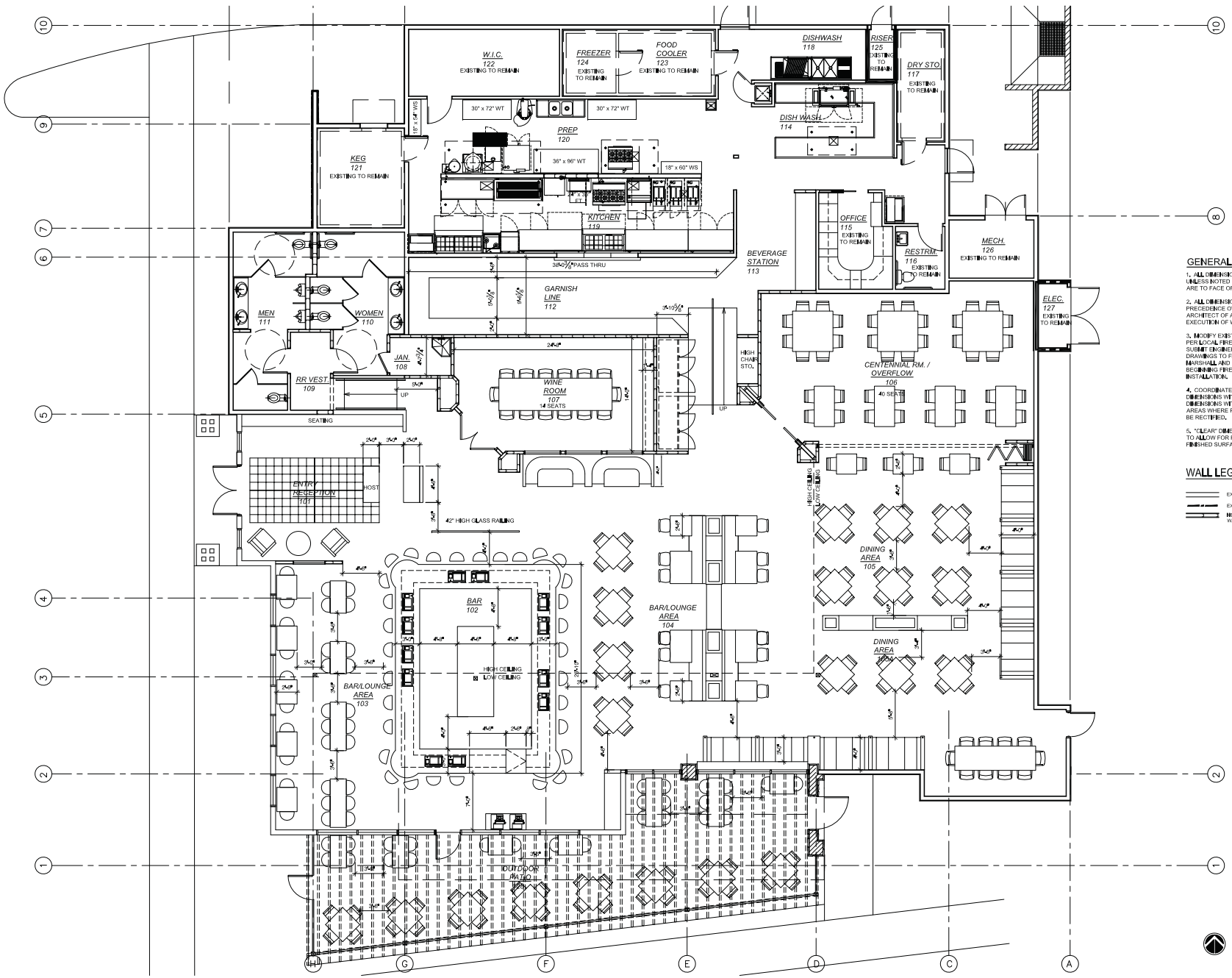
214037

Sheet Number

A5.1

214037 x-base.dwg / A5.1 EXT ELEV FIRE ROCK - 06/09/2014 - 4:09pm -

SUP-54235 - REVISED



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FACE OF FINISH.

2. ALL DIMENSIONS ON THIS PLAN ARE TO TAKE PRECEDENCE OVER ANY OTHER PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.

3. MODIFY EXISTING FIRE SUPPRESSION SYSTEM PER LOCAL FIRE MARSHALL REQUIREMENTS. SUBMIT ENGINEERED FIRE SUPPRESSION DESIGN DRAWINGS TO FIRE MARSHALL AND OBTAIN FIRE MARSHALL AND CITY APPROVAL PRIOR TO BEGINNING FIRE SUPPRESSION SYSTEM INSTALLATION.

4. COORDINATE AND VERIFY OVERALL DIMENSIONS WITH TRUE SPACE MEASUREMENTS. DIMENSIONS WITH THE WORD "(VERIFY)" ARE AREAS WHERE POTENTIAL DISCREPANCIES CAN BE RECTIFIED.

5. "CLEAR" DIMENSIONS NEED TO BE VERIFIED TO ALLOW FOR REQUIRED DIMENSION FROM FINISHED SURFACES.

WALL LEGEND

- EXISTING METAL STUD WALL
- EXISTING 1-HR RATED WALL
- NEW METAL STUD WALL - SEE WALL TYPES

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

Key Plan

BENJAMIN GIRARDIN
REGISTERED
No. 5878
ARCHITECT
STATE OF NEVADA

FRJ-54145
06/12/14

Issued For:	Date:
Review	05.13.2014
Review	05.14.2014
Review	05.16.2014
Review	05.20.2014
Review	05.28.2014
Review	06.05.2014
Review	06.10.2014

Drawn	RSB
Checked	BJG
Approved	BJG

DESIGN GROUP

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

Sheet Title

Floor Plan

Project Number

214037

Sheet Number

A1.0

214037 x-base.dwg / A1.0 Flr Plan X9 (2) - 06/09/2014 - 4:23pm -

SUP-54235 - REVISED

KAEMPFER CROWELL

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

June 11, 2014

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Johnson Restaurant Group S.W., LLC
Special Use Permit to Allow a Liquor Establishment (Tavern) and Site Plan Review
APN: 125-28-610-005 (the "Property") and Minor Site Plan Review

To Whom It May Concern:

Please be advised this office represents the Johnson Restaurant Group S.W., LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a restaurant and tavern with a restricted gaming use called "Fire Rock Steakhouse" ("the "Establishment") and a minor site plan review on the Property. The Property is located on the south side of Centennial Center Boulevard and adjacent to the west side of US Highway 95.

Site Plan Review

The Establishment will be located in an existing restaurant and tavern building on the Property. The Applicant is proposing some remodeling to the existing building including a new entry vestibule with a metal roofing to match the existing roofing, a new patio area, a new decorative iron guard rail, a new wood trellis and new dormer windows with metal roofing to match the existing roofing. The Property is accessible from Centennial Center Boulevard.

Special Use Permit For A Tavern

A tavern is a permitted use, with approval of a special use permit, in the General Commercial (GC-TC) land use designation and Town Center (TC) zoning district. Here, the Property is zoned Town Center (TC) with a land use designation of General Commercial (GC-TC). Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches, schools and parks. The Establishment is also located in a commercial corridor, Centennial Center Boulevard, capable of handling traffic generated by the use. Previously, two (2) different taverns have operated on the Property. Therefore, the proposed tavern use on the Property is suitable and compatible with the other uses and the existing land use and zoning designations.

SUP-54235 - REVISED

PRJ-54145
06/12/14

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/amp

SUP-54235 - REVISED

PRJ-54145
06/12/14

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

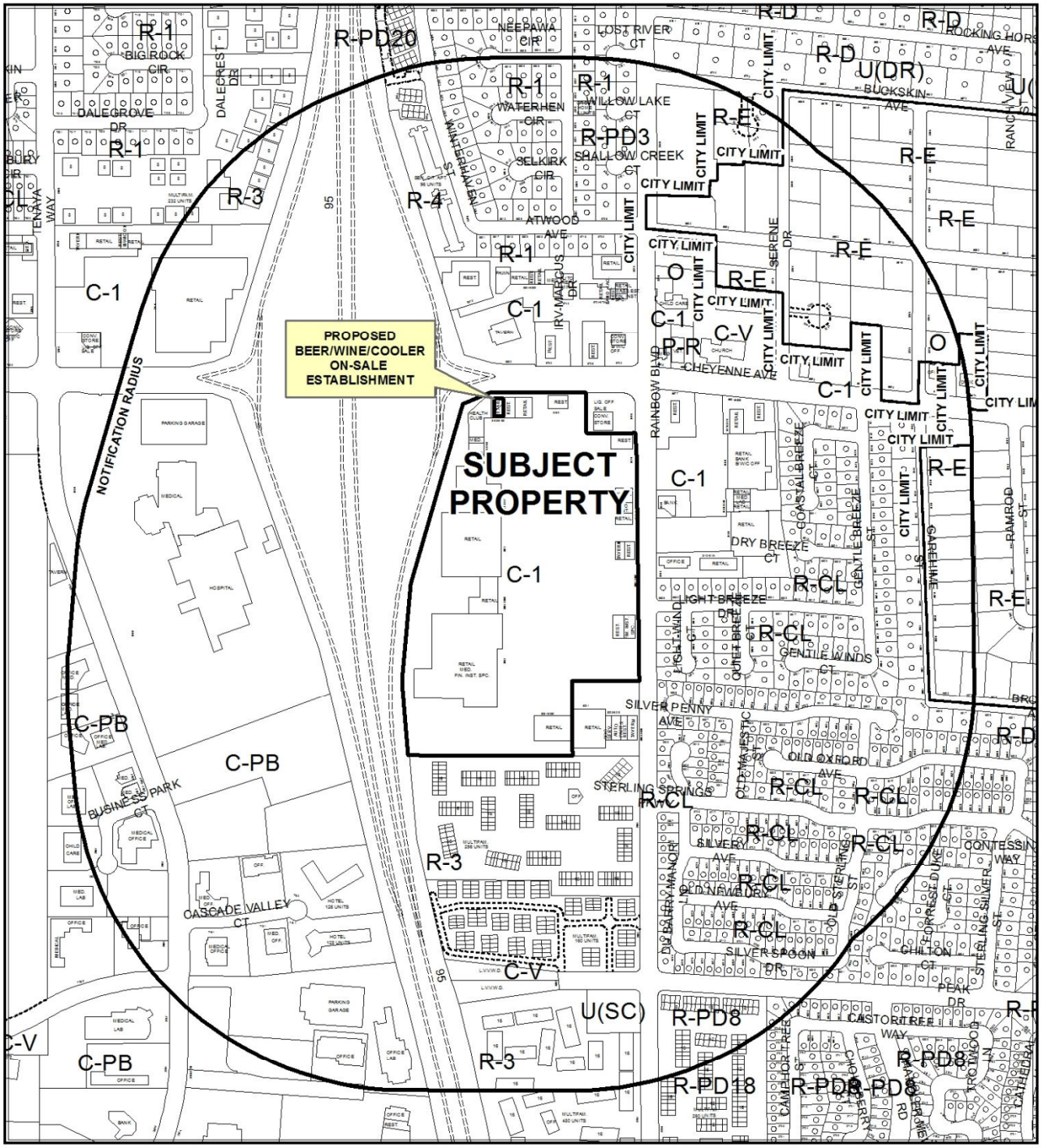
SUBJECT:
SUP-54308 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RACHEL ROBERTS - OWNER: P K I CHEYENNE COMMONS, LLC - For possible action on request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,323 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 382-FOOT DISTANCE SEPERATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3175 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial), Ward 5 (Barlow) [PRJ-54193].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



0 312.5 625

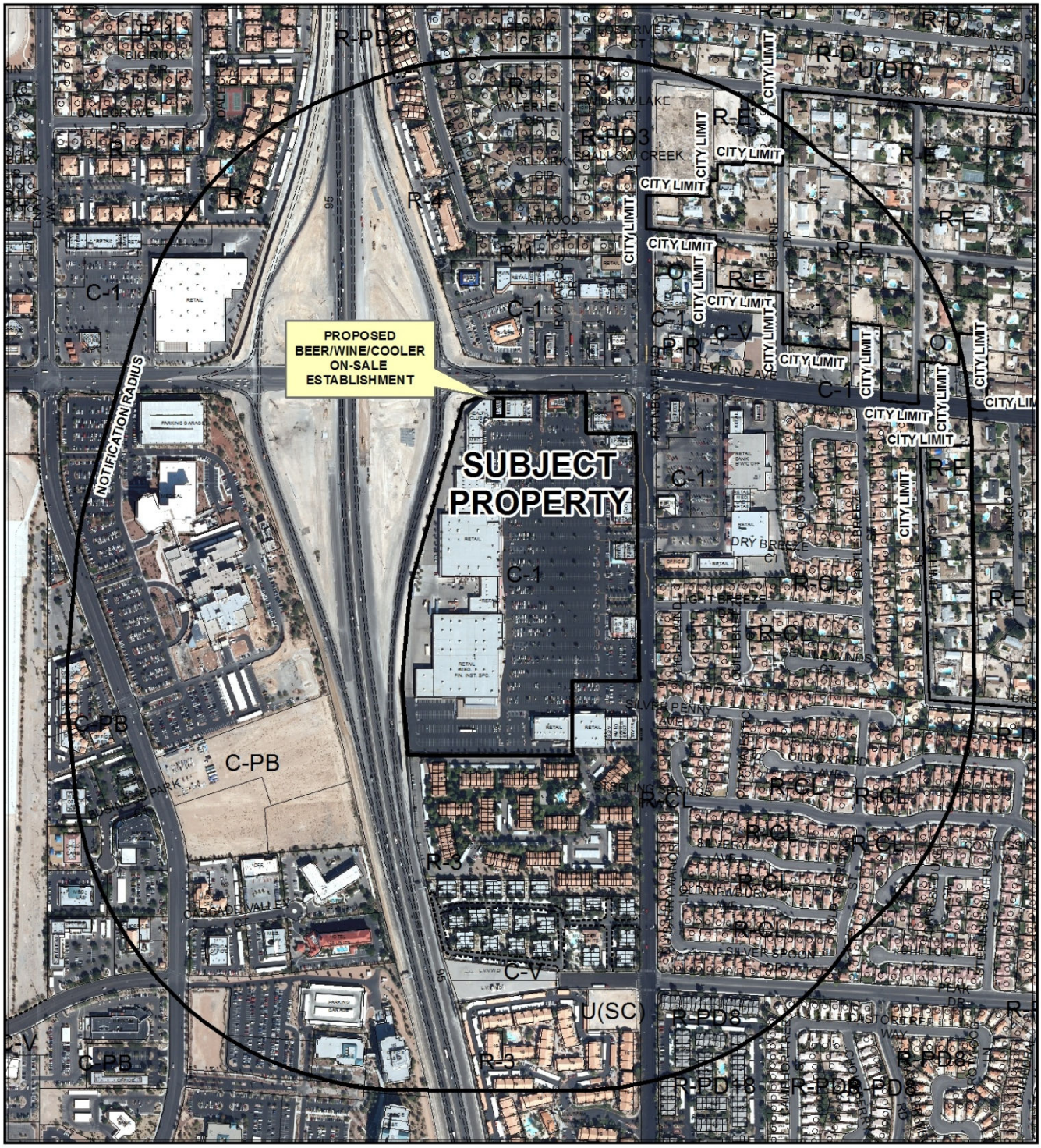
Feet

CASE: **SUP-54308 (PRJ-54193)**

RADIUS: 1500 FEET

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

N



0 312.5 625

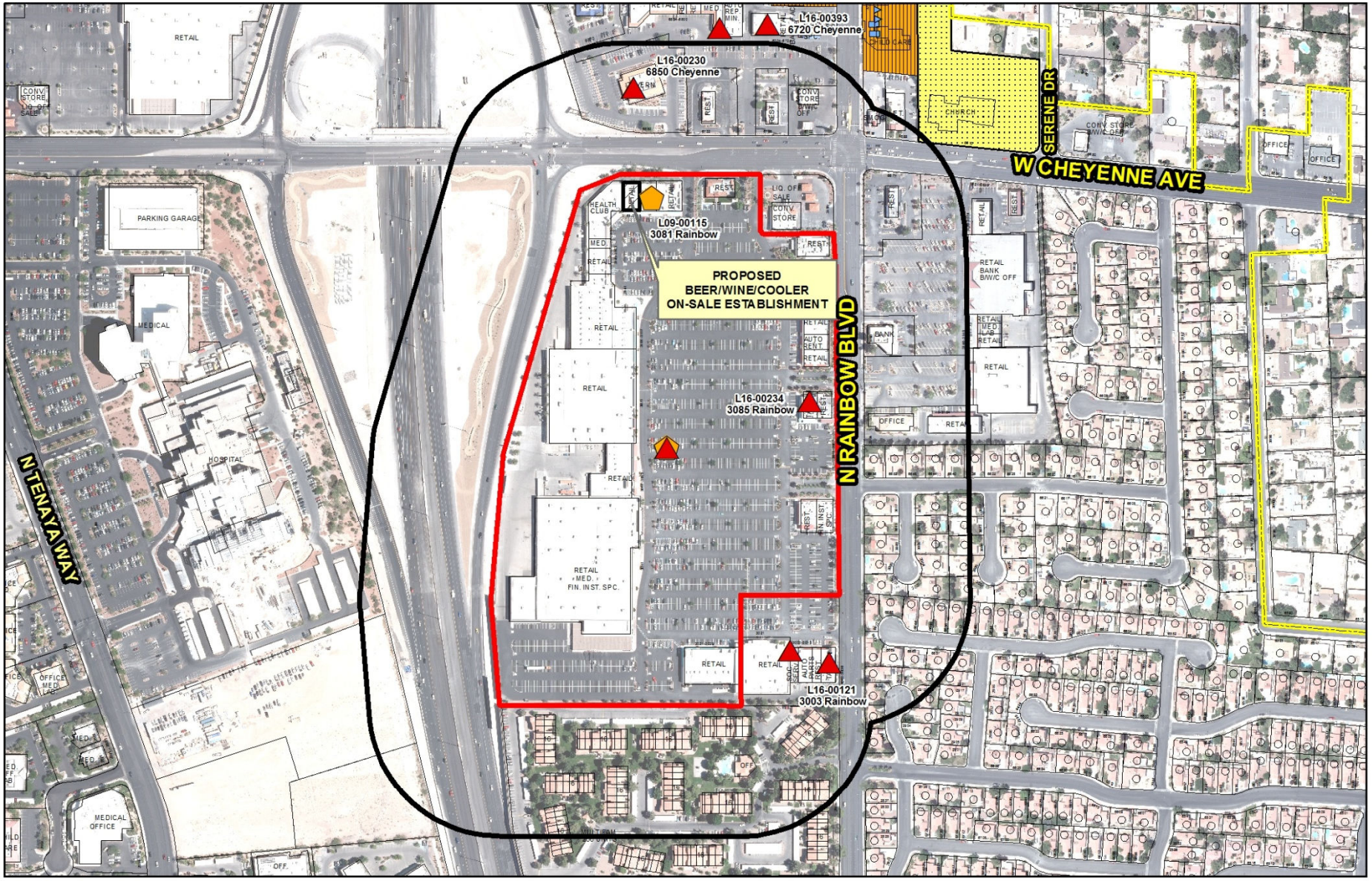
Feet

CASE: **SUP-54308 (PRJ-54193)**

RADIUS: 1500 FEET

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

N



SUP-54308 (PRJ-54193)

Business Licenses

Beer/Wine/Cooler On-Sale

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Alcohol/ 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, May 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-54308 APN: _____

Name of Property Owner: PK1 CHEYENNE COMMONS, LLC

Name of Applicant: DESIGN & WINE

Name of Representative: RACHEL ROBERTS - 702-330-6256

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: See Attached.

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-54193
05/22/14

SUP-54308

Signature of Property Owner:

PK I CHEYENNE COMMONS LLC
By: PK I Cheyenne Commons Holdco LLC, its sole member
By: KIM-BIG 2 JV LP, its sole member
By: KIM-BIG 2 JV GP, Inc., its general partner

By: _____
Kevin Smith
Vice President

SUP-54308

PRJ-54193
05/22/14

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 22nd day of May, 2014, by Kevin Smith,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NICOLE ANN CLARK
Commission # 1965257
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2016

(Seal) Signature

SUP-54308

PRJ-54193
05/22/14

CLV Planning - Application Form

Application Number:	PRJ-54193
Application/Petition For:	SUP for beer/wine/cooler on-sale
ProjectAddress (Location):	3715 NORTH RAINBOW BLVD
Project Name	DESIGN & WINE
Assessors Parcel #(s):	13815502006
Ward #:	WARD 5 (RICKI Y. BARLOW), WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	No
If no, ...change what	SUP for Wine and Beer Room 3175 NORTH RAINBOW BLVD
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Rachel
Applicant Last Name:	Roberts
Applicant Address:	3395 S Jones Blvd #484
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89146
Applicant Phone:	7023306256
Applicant Fax:	
Applicant Email:	rachelerin1@gmail.com
Rep First Name:	Rachel
Rep Last Name:	Roberts
Rep Address:	3395 S Jones Blvd #484
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89146
Rep Phone:	7023306256
Rep Fax:	
Rep Email:	rachelerin1@gmail.com

SUP-54308

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

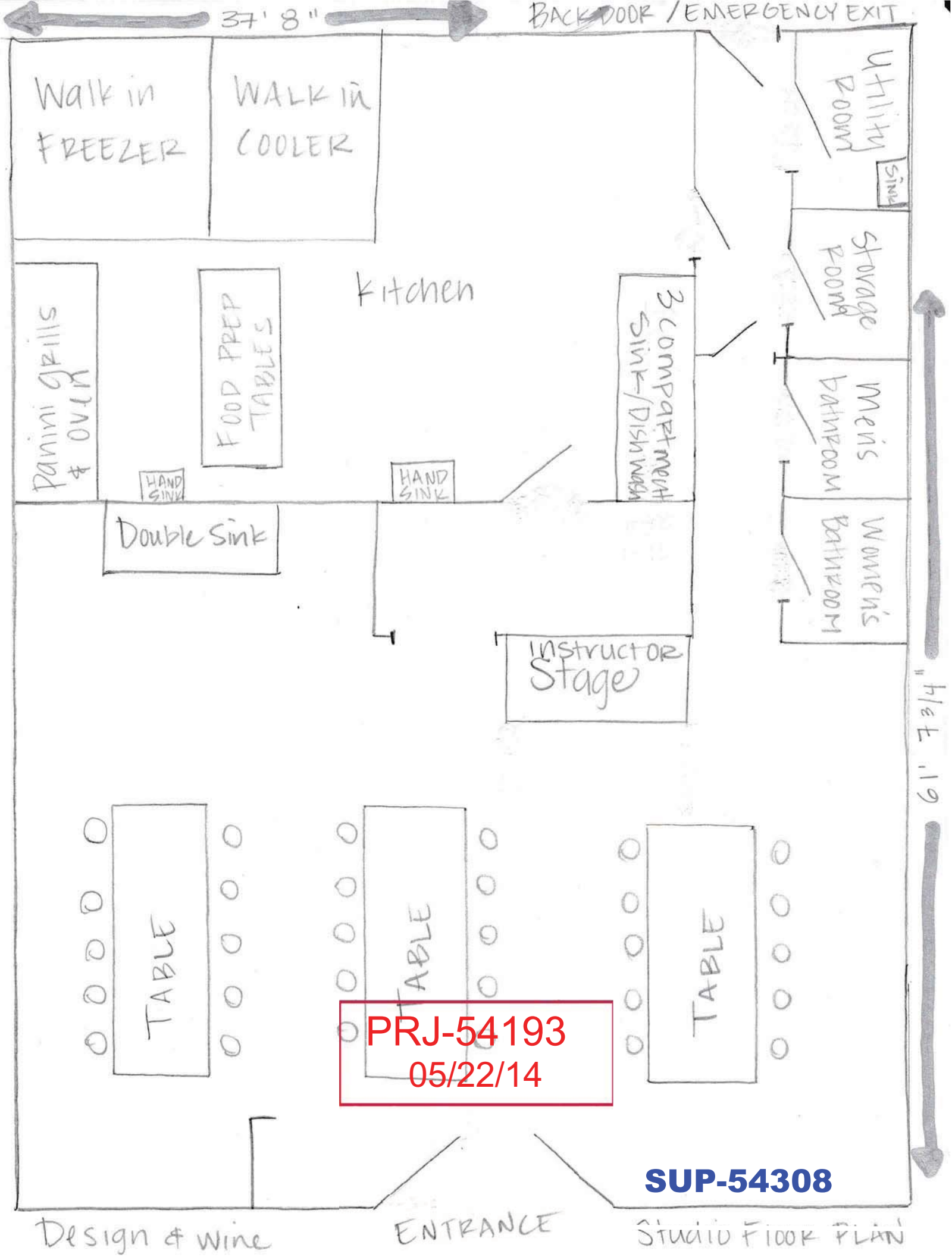
Owner(s)	ADDR1	ADDR2
P K I CHEYENNE COMMONS L L C	3333 NEW HYDE PARK RD #100	NEW HYDE PARK, NY 11042-1205

CLVEPLAN Applicant	Company	Title	Email
Rachel Roberts	Las Vegas Bungee, Inc. DBA Design & Wine	Mrs.	rachelerin1@gmail.com

SUP-54308

PRJ-54193
05/22/14

SUP-54308


37' 8"
BACK DOOR / EMERGENCY EXIT
Walk in FREEZER
WALK IN COOLER
Utility Room
SINK
Storage Room
Kitchen
Panini Grills & OVEN
FOOD PREP TABLES
3 compartment Sink/Dishwash
Mens Bathroom
Womens Bathroom
HAND SINK
HAND SINK
Double Sink
Instructor Stage
TABLE
TABLE
TABLE
PRJ-54193
05/22/14
SUP-54308
Design & Wine
ENTRANCE
Studio Floor Plan

Cheyenne Commons Shopping Center

Parking Space Calculation

Standard Parking	2373
Handicap Parking	56
Total Parking	2429

SUP-54308

PRJ-54193
05/22/14

May 9, 2014

Tom Whom it may concern:

Design & Wine "Eat-Drink-Paint" is a new and exciting concept which features a canvas painting studio and restaurant, all under one roof. We currently have two other studio and restaurant combinations operating in the valley, and we want to bring this unique idea and family friendly experience to the North Las Vegas area as well!

We offer an array of classes and paintings to choose from that the public can view and sign up for on our events calendar at www.PaintLV.com. We hosts public classes for all ages such as: adult classes, kids' classes, mommy and me classes, and family events. Customers sign up for their favorite paintings online, come in the evening of their reservation, and we walk them through their favorite works of art step-by-step! With our professionally trained staff, no experience is necessary and patrons complete an entire painting by the end of their session. Imagine a classroom of interesting people, great food, fun music, a glass of wine, and canvas painting--this is a typical night out in an adult's class at Design & Wine. It is truly a rich "art entertainment" experience. We offer an activity that gives local residents in our city another option of entertainment. It allows patrons a chance to find out something new about themselves through art, a chance to reconnect with their kids and family through our kid and family events, and it offers them a fun, safe, and friendly environment to spend evenings out with their friends. Design & Wine creates an incomparable atmosphere for a social and relaxing experience, and this is why people have grown to love our other studios so much.

As featured on our website, there are many different classes we offer that customers can sign up for and enjoy. Our adult classes are offered once a day, Tuesday through Saturday every week, and are scheduled between the hours of 6:30pm-9:30pm on these set days. During the adult classes, we open our restaurant, which offers many delicious bites to choose from, and we also offer a wine and beer selection to accompany our customer's dinner and painting. The restaurant menu, along with the wine and beer selection, are not open to the public and are available to our painting customers only. Kids' classes and family events are just as much fun as the adult classes, and are a fun learning environment to introduce children to art! Parents sign up kids online, and come in on the reservation date to paint the featured painting in the same step-by-step fashion. Our kids' classes and family events are held on Sunday afternoons from 1pm-3pm, during which we offer a smaller restaurant menu to parents while kids enjoy free cookies and juice. Our kids' and family events are always alcohol free to keep them educational and family focused.

On top of all the great features and events that we offer at our store for the entire family, Design & Wine is a great asset to the local community as shown through the charitable events already held at our other locations. In 2 years of operations, we have held many fundraiser for non-profit organizations and families right here in our own community. We

have also held a fundraiser for a tragedy that was a national headline. Being business owners and residents, we feel very strongly that it is important to help others in our own community. A few of the events that we have hosted, supported, and organized are listed below:

- December 2012: We organized and hosted a painting party for 100 of the Miss Universe contestants at the Plant Hollywood Hotel and Casino, and auctioned off the ladies paintings in an international auction held on our website to benefit "Cure for the Kids," a local non-profit. http://www.vegasnews.com/85157/2012-miss-universe-contestants-showing-artsy-side-to-support-medical-treatment-for-nevadas-children.html
- December 2012: Design & Wine staff members served Christmas dinner to those less fortunate at Las Vegas City Mission.
- December 2012: After the Sandy Hook tragedy, which was a national headline, we held a class for our customers to sign up and paint a painting to send the victim's families of the Sandy Hook Elementary School Shootings. All proceeds and paintings of the class went straight to the families affected, a few of which wrote us letter of how much the paintings meant to them once received.
- February 2013: We hosted a fundraiser for Shiloh Horse Rescue, a local non-profit.
- March 2013: Hosted a fundraiser event for "It Ain't Chemo" where we had UFC fighter's visit the store to raise money for this wonderful local charity.
- April 2013: Raised money for Congregation Nir Tamid's preschool by hosting a painting party fundraiser for their congregation.
- April 2013: Helped a local family raise awareness for a very rare birth defect, Congenital Diaphragmatic Hernia. Money raised from this event was donated to "Cherubs" on behalf of this local family affected.
- February 2014: Raised money for Congregation Nir Tamid's preschool by hosting a painting party fundraiser for their congregation.
- March 2013: Raised money through a painting session at our store for a local family burdened with medical bills after their son was born with spinal meningitis.

We feel, between the events we offer for all ages, our unique business concept, and our charitable contributions to the community, you will agree that we will become a great asset to the City of Las Vegas.

Operational requirements to run our store on a daily basis is a staff of five: one administrative assistant, two servers, one teacher, and a chef. We are a small family owned "mom and pop" type of business, so one of the owners (Rachel Roberts or Avraham Levi) will always be present to make sure that the evening is enjoyable and customers are well taken care of. Our entire staff are over 21 years old, have their alcohol education cards, health cards, and are well trained to ID any individual that orders an alcoholic beverage. A copy of these cards are available for your review anytime upon request.

PRJ-54193
05/22/14

SUP-54308

Design & Wine's new location is going to be at 3175 N. Rainbow Blvd. We understand that there is a church and a daycare near our store that have a buffer requirement of 400 ft. to obtain a liquor license. We are requesting to be granted a waiver to reduce buffer and distance separation requirements for our location in order for us to be able to obtain a wine and beer room license. We feel that because our restaurant and wine and beer access are not available to the public and only available to our painting customers that you should take into consideration granting our request. Our studio is not considered a bar, nor will we have a bar located inside (we have servers that serve our customers food and beverages), and our business practices are very reasonable and responsible, as proven in length above. Along with our restaurant not being open to the public, we also do not serve alcohol during any kids' events (this is a practice already in place at our Las Vegas and Henderson location). Our business model is also compatible with all adjacent uses and businesses in terms of scale, site design, operating characteristics, hours of operations, traffic generation. I do not feel that our business practices will be offensive or conflict with any business or organization in the surrounding area.

Thank you for your time and consideration of our waiver request. We hope that after reading the evidence that justifies our request and about our business model, that you will grant this request in order for us to obtain proper licensing to operate our business in the manner it is intended. Please let us know if you have any other questions and we will be happy to answer them. We look forward to opening our new store and being part of the great city of Las Vegas.

Sincerely,

Rachel Roberts

Owner/ Operator

Las Vegas Bungee DBA Design & Wine

3395 S. Jones Blvd. #484

Las Vegas, NV 89146

(702) 330-6256

SUP-54308

PRJ-54193
05/22/14

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

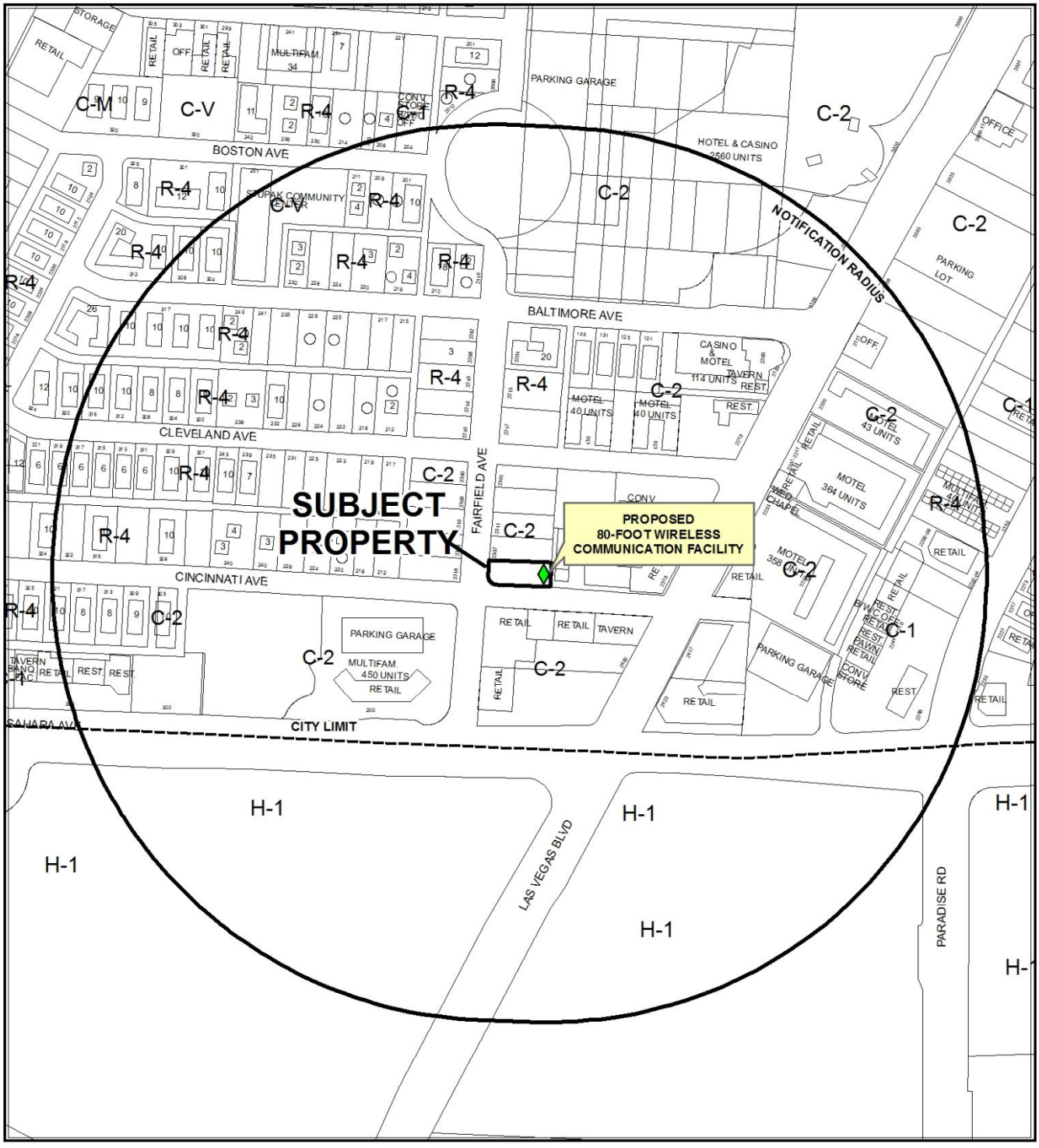
SUBJECT:
SUP-54326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY, LLC - OWNER: OXFORD TECHNOLOGY, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 164 West Cincinnati Avenue (APN 162-04-813-069), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54026].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
DENIAL

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



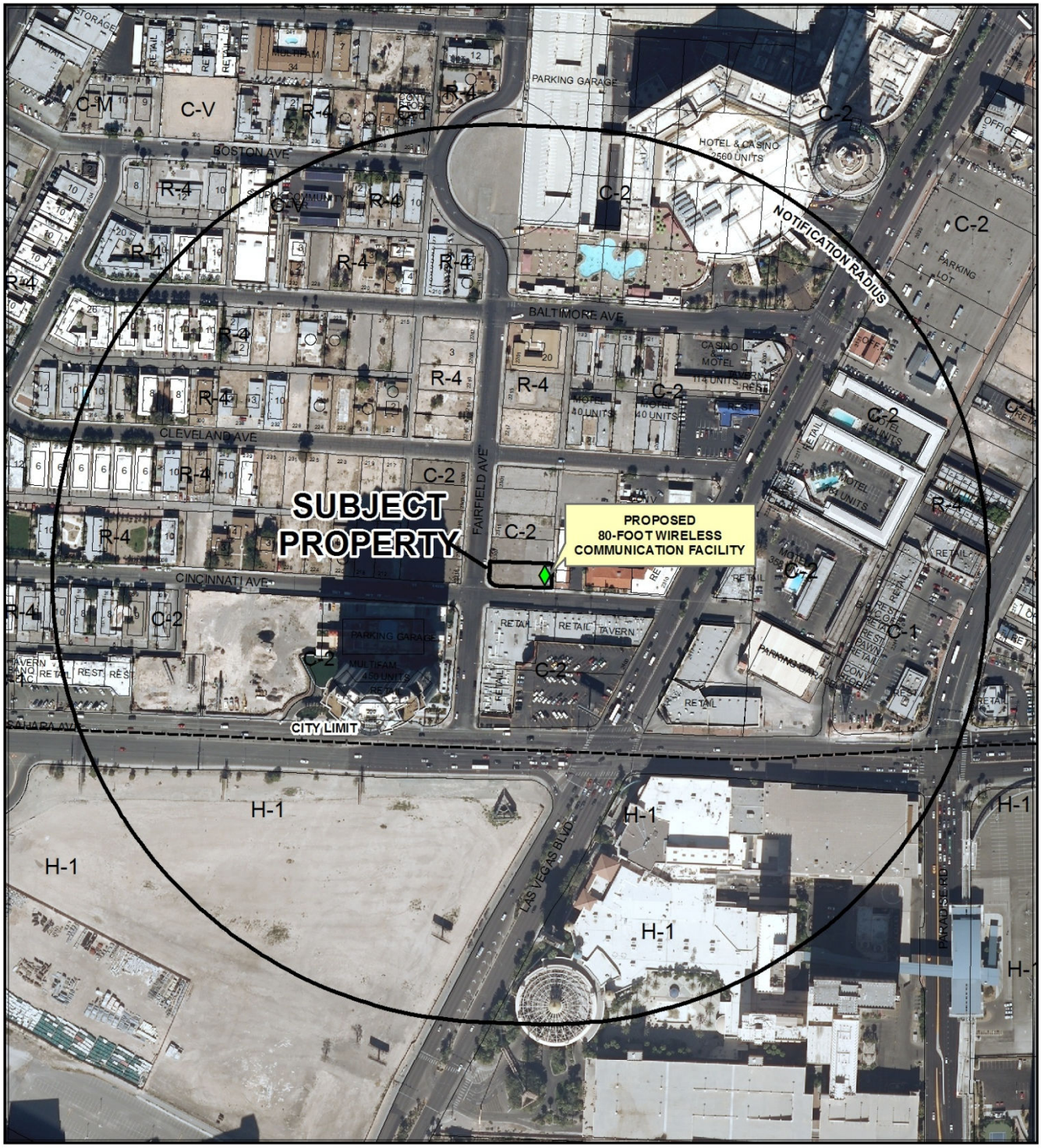
0 250 500 Feet

CASE: **SUP-54326 (PRJ-54026)**

RADIUS: 1000 FEET

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

N



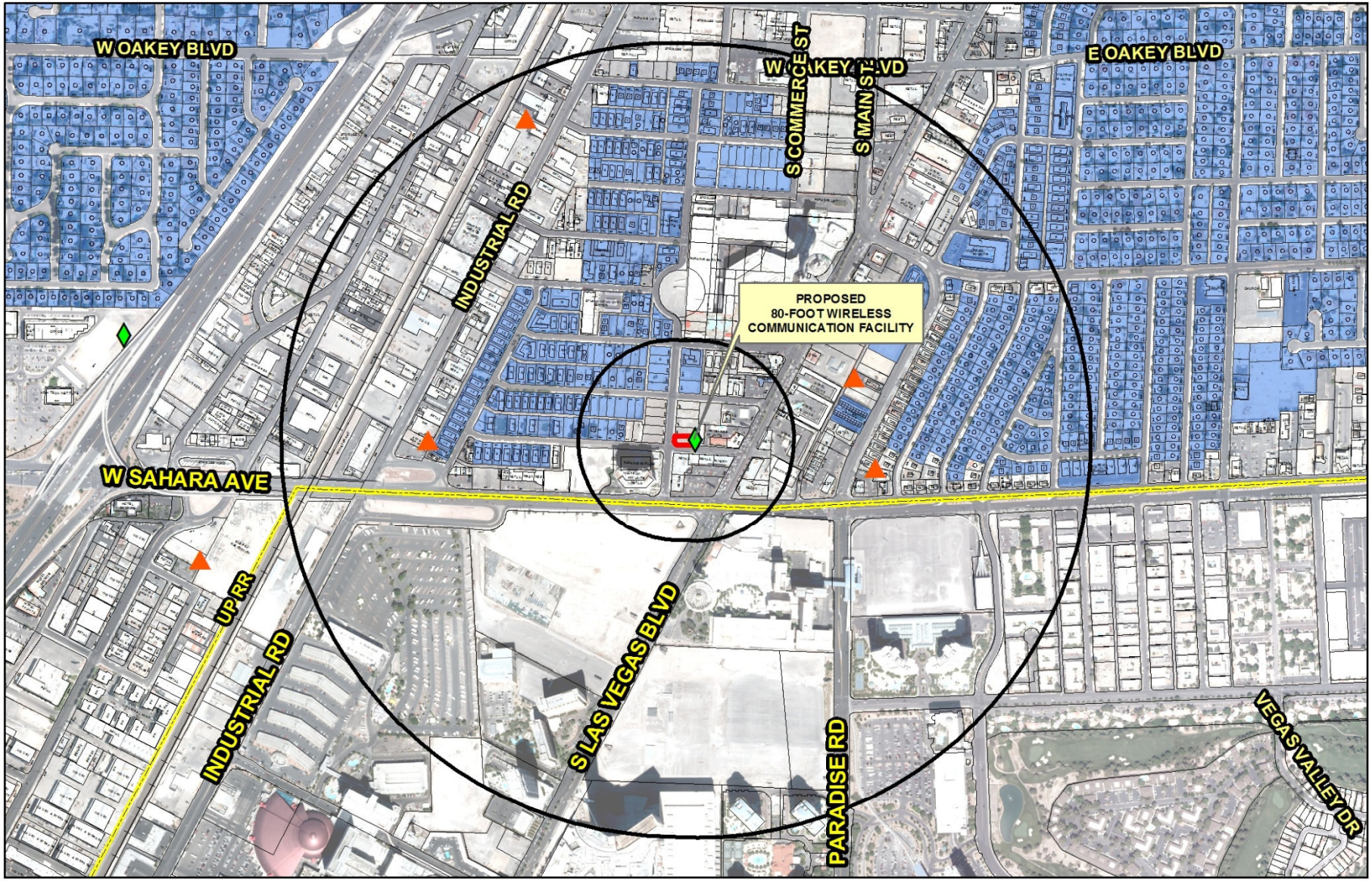
0 250 500 Feet

CASE: **SUP-54326 (PRJ-54026)**

RADIUS: 1000 FEET

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

N



SUP-54326 (PRJ-54026)

Wireless Facility

Wireless Facility Locations

- Non-Stealth
- Stealth

Protected Uses

- Residential Property
- Subject Property
- 600 foot & 1/2 mile Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, May 29, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54326

Case Number: PRJ-54026 APN: 162-04-813-069

Name of Property Owner: Oxford Technology

Name of Applicant: AT&T Mobility, LLC

Name of Representative: Black & Veatch - Diana Salazar, Senior Site Acquisition Specialist

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: Phyllis Frias

Print Name: Phyllis FRIAS

Subscribed and sworn before me

This 21st day of May, 2014

Bonet F. Allosada

Notary Public in and for said County and State

BONET F. ALLOSADA
Notary Public State of Nevada
No. 05-96079-1
My Appt. Exp. Dec. 31, 2016

PRJ-54026
05/22/14

CLV Planning - Application Form

Application Number:	PRJ-54026
Application/Petition For:	SUP for a Wireless Communication Facility Non-Stealth Design at 164 W. Cincinnati Avenue
ProjectAddress (Location):	164 W. CINCINNATI AVENUE
Project Name	WIRELESS COMMUNICATION FACILITY NON-STEALTH DESIGN
Assessors Parcel #(s):	16204813069
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	AT&T Mobility, LLC
Applicant Last Name:	Contact: James Garner
Applicant Address:	10550 W. Charleston Blvd. Ste B
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89135
Applicant Phone:	7027263810
Applicant Fax:	
Applicant Email:	jg8553@att.com
Rep First Name:	Black & Veatch
Rep Last Name:	Contact: Diana Salazar
Rep Address:	6 Sunset Way, Suite B108
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89014
Rep Phone:	9134581548
Rep Fax:	7024343378
Rep Email:	SalazarD@bv.com

SUP-54326

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
OXFORD TECHNOLOGY INC	5010 S VALLEY VIEW	LAS VEGAS, NV 89118-1705

CLVEPLAN Applicant	Company	Title	Email
Diana Salazar	Black & Veatch	Site Acquisition Specialist	SalazarD@bv.com

SUP-54326

L384 (ZD)
LAS VEGAS BLVD & SAHARA
USID: 151920 FA: 12826852
CROWN CASTLE BU #: 825566
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NEW SITE BUILD

ENGINEERING

2009 INTERNATIONAL BUILDING CODE OR LATEST EDITION
2008 NATIONAL ELECTRIC CODE
TIA-222-G OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK. PROPOSED WORK INCLUDES:

- REMOVE (1) 43' MONOPOLE
- INSTALL (1) 80' MONOPOLE
- INSTALL (1) 11'-5"x24'-0" EQUIPMENT SHELTER WITH GENERATOR
- INSTALL (1) ANTENNA MOUNT
- INSTALL (12) PANEL ANTENNAS
- INSTALL (24) REMOTE RADIO HEADS (RRHs)
- INSTALL (4) DC SURGE SUPPRESSORS
- INSTALL (1) GPS ANTENNA
- INSTALL (8) DC POWER LINES & (2) FIBER LINES

SITE INFORMATION

PROPERTY OWNER: ADDRESS:	OXFORD TECHNOLOGY INC. 5010 SOUTH VALLEY VIEW LAS VEGAS, NV 89118
TOWER OWNER:	CROWN CASTLE
CASPR #:	3651642971
SITE CONTACT:	RANDY ROBB (702) 349-3977
COUNTY:	CLARK
LATITUDE (NAD 83):	36° 8' 41.41" N
LONGITUDE (NAD 83):	115° 9' 28.213" W
GROUND ELEVATION:	2043' AMSL
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-2
PARCEL #:	162-04-813-069
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	NV ENERGY
TELEPHONE COMPANY:	CENTURYLINK

PROJECT TEAM

PROJECT MANAGER:
BLACK & VEATCH
6 SUNSET WAY,
SUITE B108,
HENDERSON, NV 89014
CONTACT: TAVO CANTU
PHONE: (702) 241-9994
EMAIL: cantu@bv.com

ENGINEER
BLACK & VEATCH
10950 GRANDVIEW DR., BLDG #34
OVERLAND PARK, KS 66210
CONTACT: BELAL AL-RAWI
PHONE: (913) 458-3558
EMAIL: Al-RawiB@bv.com

SITE ACQUISITION:
CONTACT: JASON FRAYER
PHONE: (702) 460-8926

ZONING
CONTACT: JASON FRAYER
PHONE: (702) 460-8926

RF ENGINEER:
CONTACT: BRIAN CRISS
PHONE: (702) 892-1013

CONSTRUCTION MANAGER
CONTACT: JON VANDERZEE
PHONE: (702) 241-6091

LOCATION MAPS

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

1) HEAD WEST ON WEST CHARLESTON BOULEVARD; GO 0.3 MI. 2) MAKE A U-TURN AT SOUTH PAVILLION CENTER DRIVE; GO 0.4 MI. 3) TURN RIGHT ONTO SOUTH TOWN CENTER DRIVE; GO 1 MI. 4) TURN LEFT ONTO WEST SAHARA AVENUE; GO 9.3 MI. 5) MAKE A U-TURN; GO 0.2 MI. 6) TURN RIGHT ONTO TAM DRIVE; GO 318 FT. 7) TURN RIGHT ONTO WEST CINCINNATI AVENUE; GO 0.3 MI. 8) SITE WILL BE ON THE LEFT.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T PM: _____ DATE: _____
AT&T RF: _____ DATE: _____
AT&T OPS: _____ DATE: _____
AT&T CM: _____ DATE: _____
OCI CM: _____ DATE: _____
SITE ACQ MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ADDITIONAL APPROVAL: _____ DATE: _____

DRAWING INDEX

SHEET NO	SHEET TITLE
ZIS001	INDEX SHEET
Z001	SITE PLAN
Z002	ENLARGED SITE PLAN
Z003	SITE ELEVATION
Z004	ANTENNA SCHEDULE & LAYOUT

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG

BLACK & VEATCH
6 SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PR-54026
05/27/14

PROJECT NO:	122081
DRAWN BY:	EKI
CHECKED BY:	BAA

REV	DATE	DESCRIPTION
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
B	12/18/13	REVISED PER MARKET COMMENTS
A	12/12/13	ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

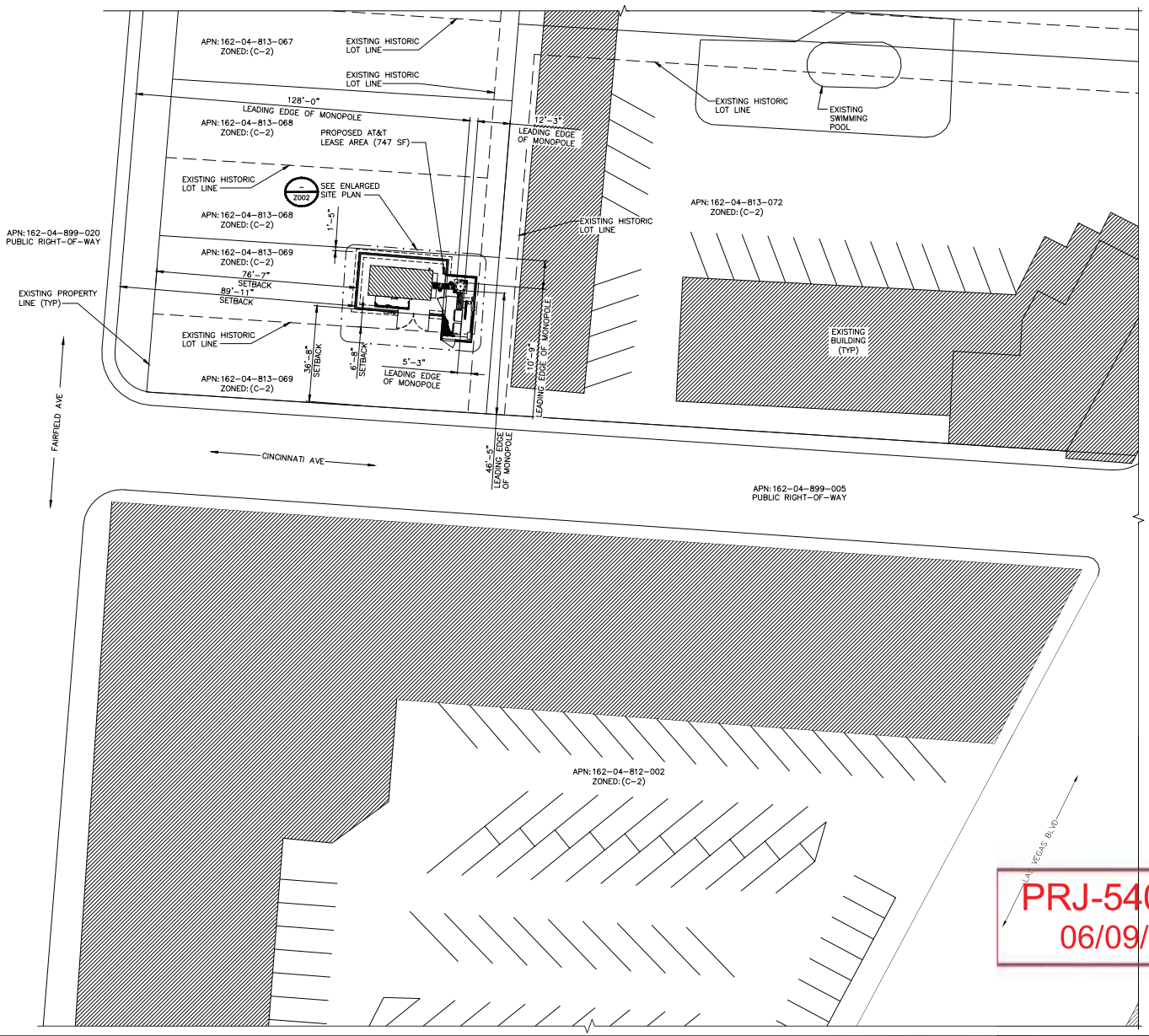
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
INDEX SHEET

SHEET NUMBER
ZIS001

SUP-54326



NOTE

1. THIS IS NOT A SURVEY. SITE PLAN BASED ON INFORMATION FROM EXISTING DRAWINGS AND SITE VISITS.

SITE PLAN

20' 10' 0 20' 40'
1"=20'

PRJ-54026
06/09/14

BLACK & VEATCH
6 SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PROJECT NO:	122081
DRAWN BY:	EKI
CHECKED BY:	BAA

REV	DATE	DESCRIPTION
F	06/06/14	REVISED PER MARKET COMMENTS
E	05/22/14	ZONING COMMENTS
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
B	12/18/13	REVISED PER MARKET COMMENTS
A	12/12/13	ISSUED FOR REVIEW

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L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

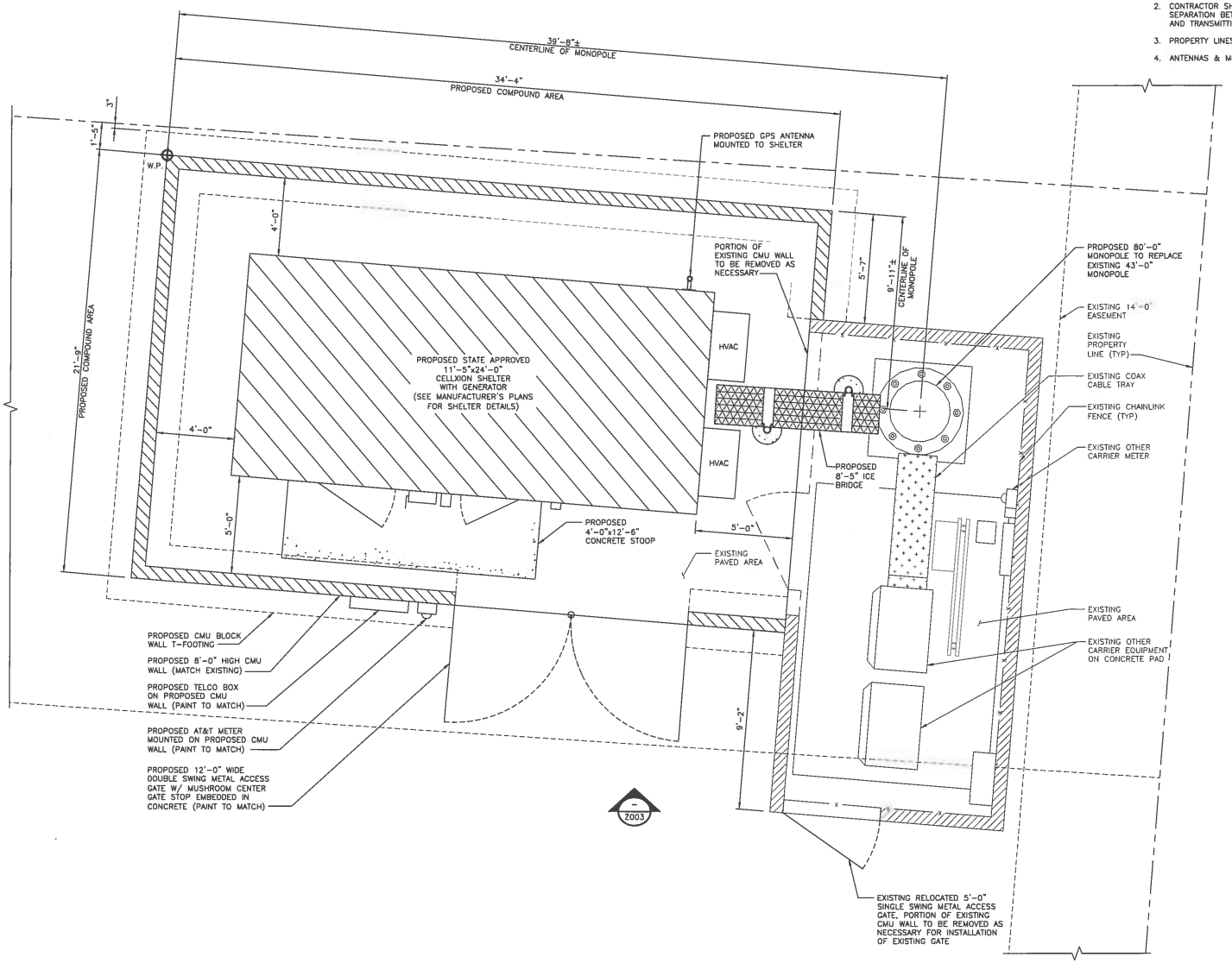
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z001

SUP-54326 - REVISED

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS ANTENNA AND TRANSMITTING ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.



ENLARGED SITE PLAN

12" 6" 0 1' 2' 3' 4' 5' 6' 7'
3/8"=1'-0"

BLACK & VEATCH
6 SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PRJ-54026
05/27/14

PROJECT NO:	122081
DRAWN BY:	EKI
CHECKED BY:	BAA

REV	DATE	DESCRIPTION
E	05/08/14	ZONING COMMENTS
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
B	12/18/13	REVISED PER MARKET COMMENTS
A	12/12/13	ISSUED FOR REVIEW

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L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

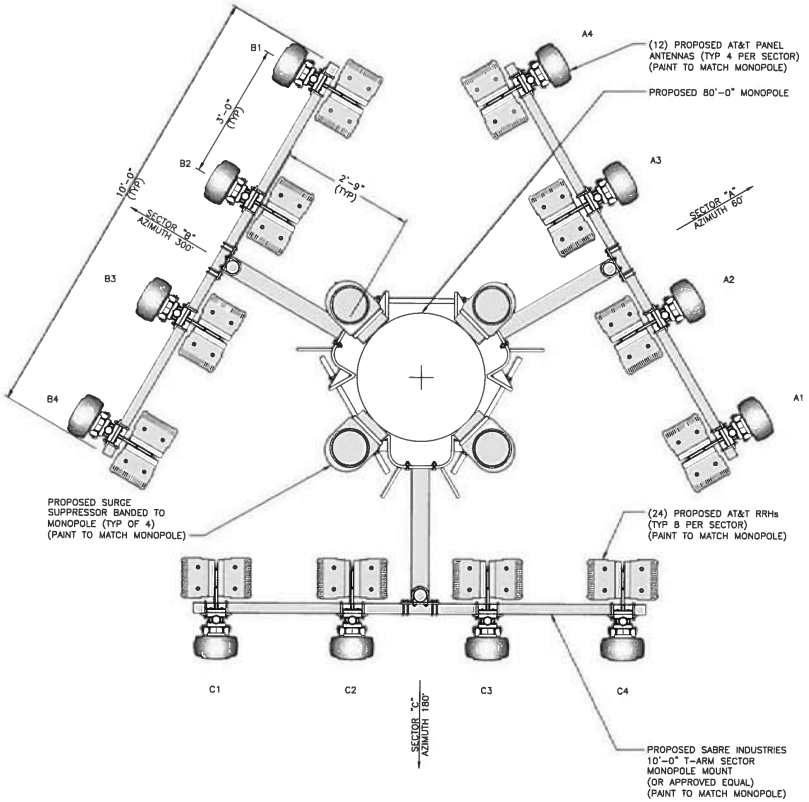
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z002

SUP-54326

NOTE

1. CONTRACTOR TO VERIFY AZIMUTHS OF ALL ANTENNAS.



PROPOSED ANTENNA LAYOUT | NO SCALE | 1

NOTES TO CONTRACTOR

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)

	SECTOR	TECHNOLOGY		ANTENNA MODEL		ANTENNA		RAD CENTER		RRH MODEL		FEEDER LENGTH (±)	COAX SIZE	NO. OF COAX
		EXIST.	PROP.	EXISTING	PROPOSED	EXIST.	PROP.	EXIST.	PROP.	EXISTING	PROPOSED			
ALPHA SECTOR	A1	--	LTE	--	ANDREW SBNHH-1D65C	--	60°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	A2	--	UMTS	--	ANDREW SBNHH-1D65C	--	60°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	A3	--	LTE	--	ANDREW SBNHH-1D65C	--	60°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	A4	--	LTE	--	ANDREW SBNHH-1D65C	--	60°	--	76'-0"	--	(2) 9442	130'-0"	--	--
BETA SECTOR	B1	--	LTE	--	ANDREW SBNHH-1D65C	--	300°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	B2	--	UMTS	--	ANDREW SBNHH-1D65C	--	300°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	B3	--	LTE		ANDREW SBNHH-1D65C	--	300°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	B4	--	LTE	--	ANDREW SBNHH-1D65C	--	300°	--	76'-0"	--	(2) 9442	130'-0"		--
GAMMA SECTOR	C1	--	LTE	--	ANDREW SBNHH-1D65C	--	180°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	C2	--	UMTS		ANDREW SBNHH-1D65C	--	180°	--	76'-0"	--	(2) 9442	130'-0"	--	
	C3		LTE	--	ANDREW SBNHH-1D65C	--	180°	--	76'-0"	--	(2) 9442	130'-0"	--	--
	C4	--	LTE	--	ANDREW SBNHH-1D65C	--	180°		76'-0"	--	(2) 9442	130'-0"	--	--

ANTENNA AND TRANSMISSION CABLE | NO SCALE | 2

BLACK & VEATCH
SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PROJECT NO: 122081
DRAWN BY: EKI
CHECKED BY: BAA

PR 540326
05/27/14

REV	DATE	DESCRIPTION
	05/23/14	SCHEME COMMENTS
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
B	12/18/13	REVISED PER MARKET COMMENTS
A	12/12/13	ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

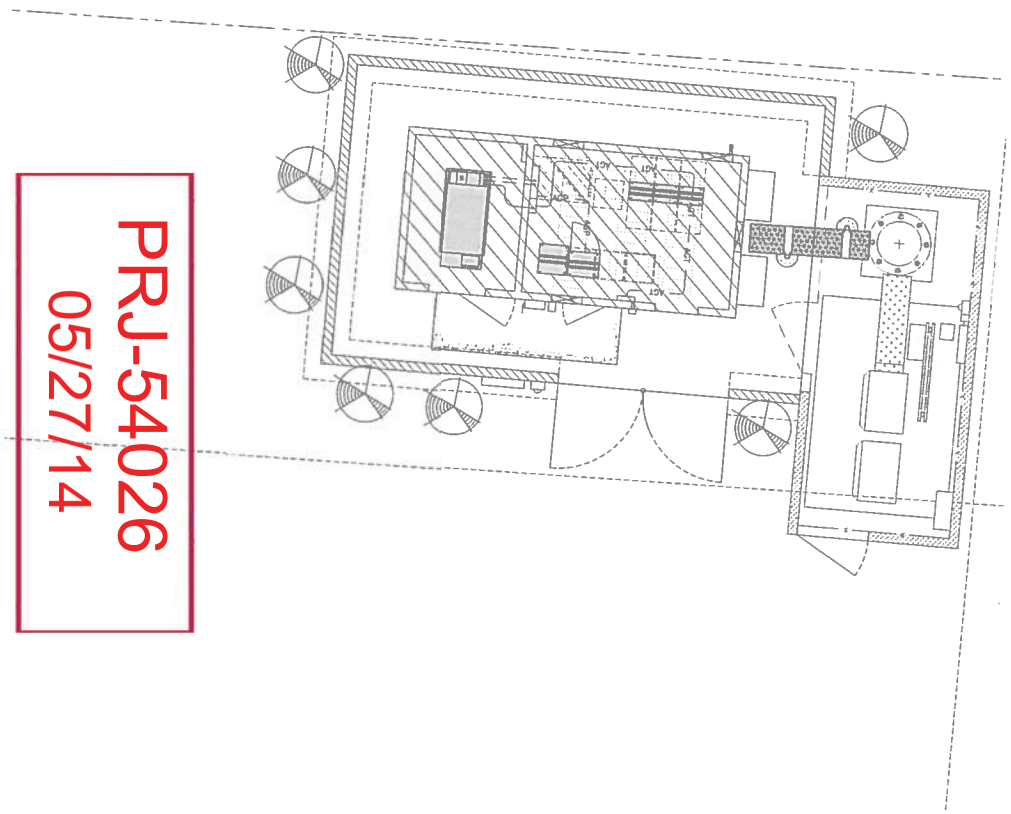
L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
ANTENNA SCHEDULE & LAYOUT

SHEET NUMBER
Z004

SUP-54326

SUP-54326



PRJ-54026
05/27/14

PLANT LEGEND

SHRUBS

KEY	BOTANICAL/ COMMON NAME	SIZE	NOTES	
	Nerium oleander "Petite Pink" Petite Pink Oleander	5 GAL.		7

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER OF ROCK MULCH TO MATCH EXISTING.

NORTH

SCALE
1/4" = 1'

REGISTERED LANDSCAPE ARCHITECT
THOMAS DELLACHILA
517
STATE OF NEVADA

BLACK & VEATCH
6 SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PROJECT NO:	122081
DRAWN BY:	EKI
CHECKED BY:	BAA

REV	DATE	DESCRIPTION
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
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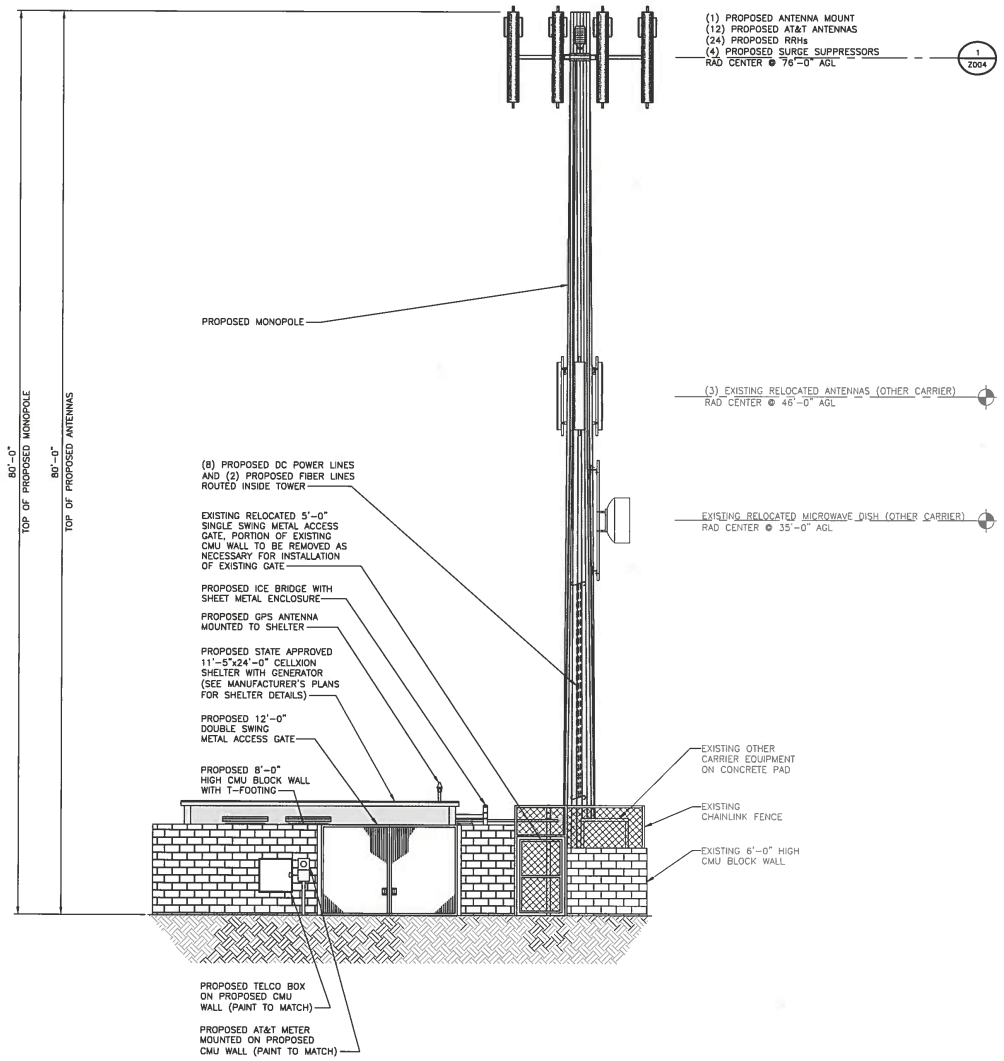
L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
LANDSCAPE CONCEPT

SHEET NUMBER
LC-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. THE PROPOSED TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T, AND HAS BEEN REVIEWED BY BLACK AND VEATCH CORP.
3. CONTRACTOR SHALL PAINT PROPOSED MONOPOLE AND ANTENNAS DESERT TAN.



SOUTH ELEVATION (LOOKING NORTH)

6' 4' 2' 0 5' 10'
3/16"=1'-0"

BLACK & VEATCH
SUNSET WAY, SUITE 108
HENDERSON, NV 89104

PR540366
05/27/14

PROJECT NO:	122081
DRAWN BY:	EKI
CHECKED BY:	BAA

REV	DATE	DESCRIPTION
D	05/09/14	REVISED PER MARKET COMMENTS
C	04/16/14	REVISED PER MARKET COMMENTS
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L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z003

SUP-54326

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at&t

PHOTOGRAPHIC SIMULATION

PRJ-54026
05/22/14

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

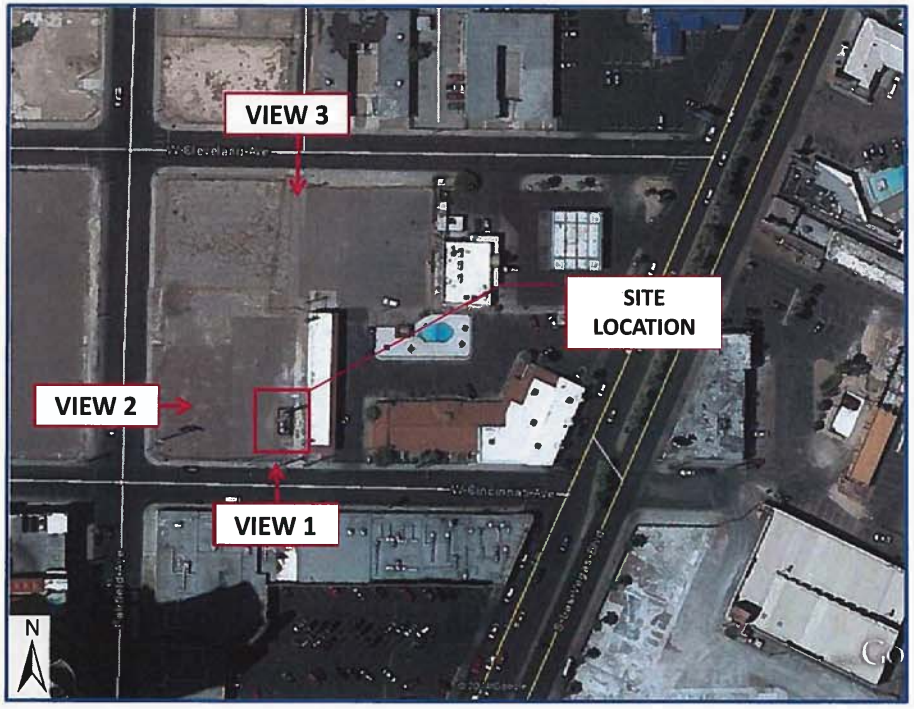


Image ©Google Maps 2013

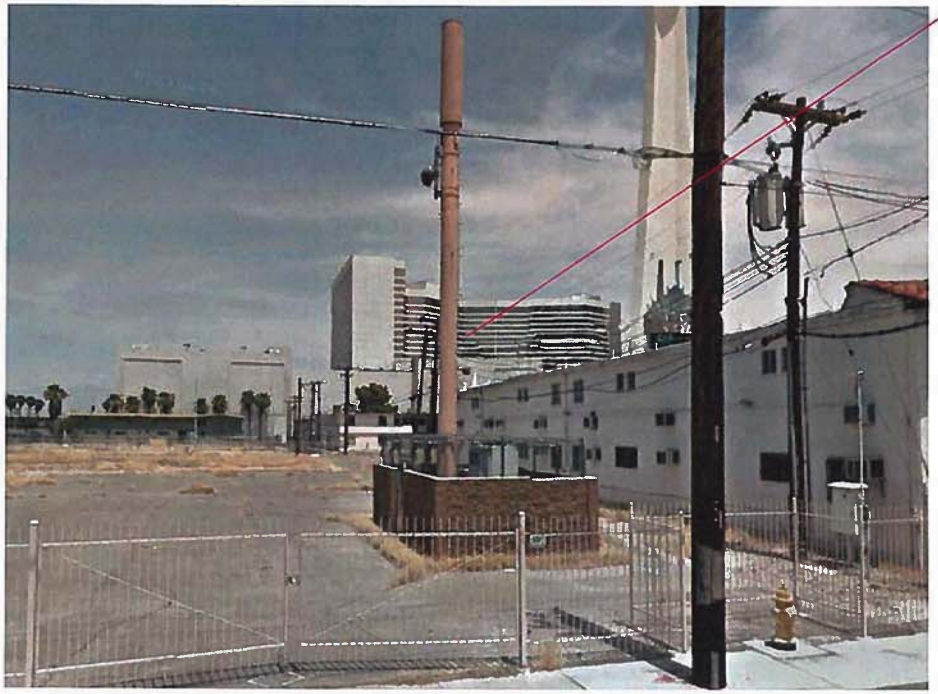
SITE NUMBER:	L1384
SITE NAME:	LAS VEGAS BLVD & SAHARA
SITE ADDRESS:	164 W CINCINNATI AVE LAS VEGAS, NV 89102
DATE:	05/19/14
APPLICANT:	AT&T WIRELESS
CONTACT:	DIANA SALAZAR BLACK & VEATCH (913) 458-1548

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SUP-54326

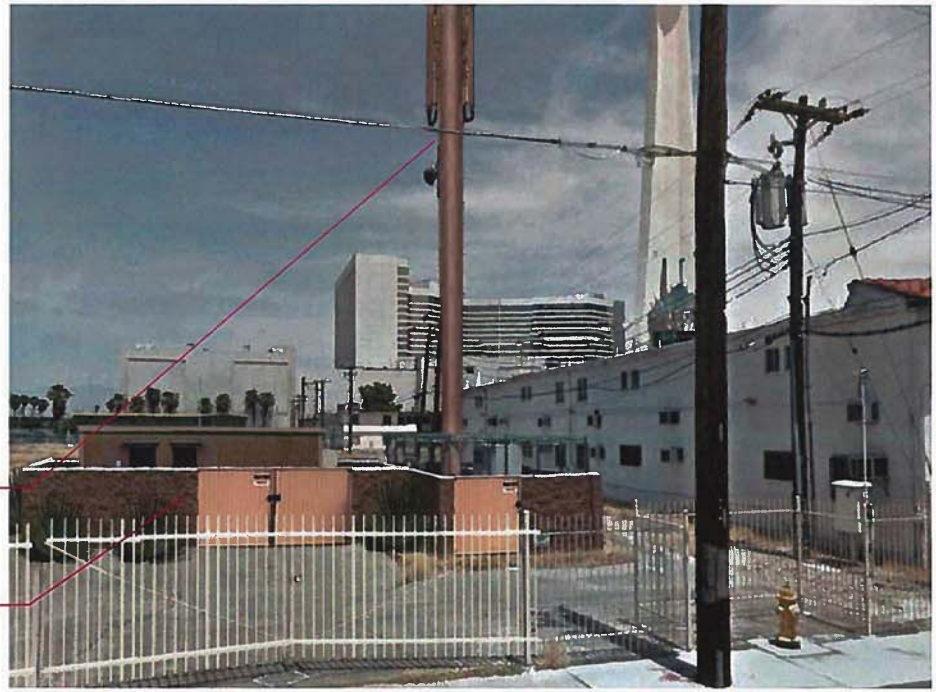
at&t

PRJ-54026
05/22/14



EXISTING VIEW 1 –
LOOKING NORTH

PHOTOGRAPHIC SIMULATION –
VIEW 1 - LOOKING NORTH



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PRJ-54026
05/22/14



EXISTING SITE

EXISTING VIEW 2 – LOOKING EAST

PHOTOGRAPHIC SIMULATION – VIEW 2 - LOOKING EAST



PROPOSED AT&T MONOPOLE

PROPOSED AT&T EQUIPMENT COMPOUND

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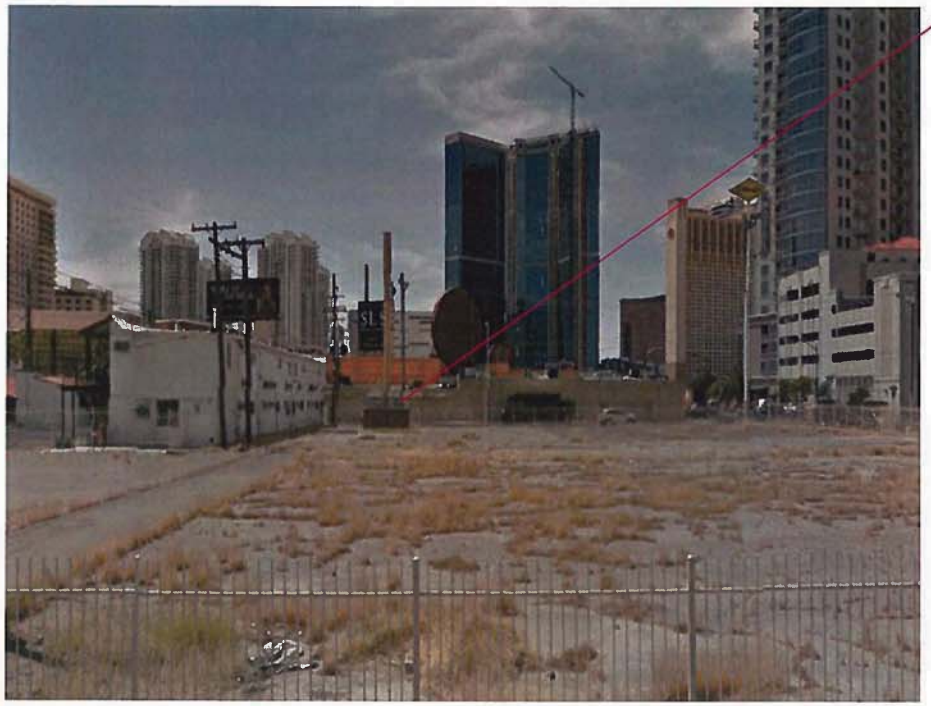
SUP-54326

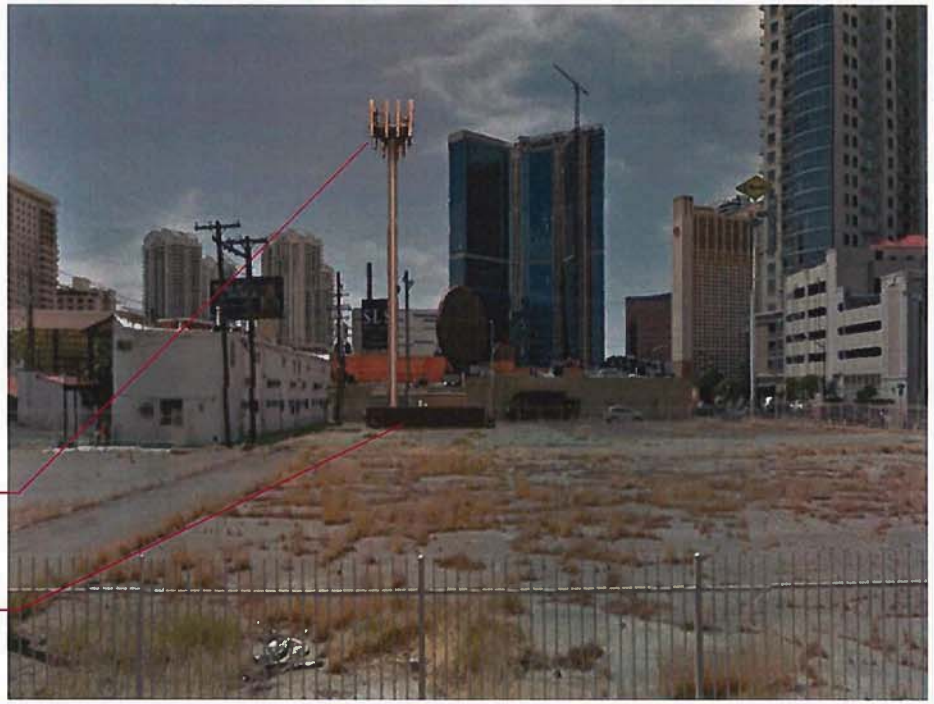
at&t

PRJ-54026
05/22/14



EXISTING VIEW 3 –
LOOKING SOUTH

PHOTOGRAPHIC SIMULATION –
VIEW 3 - LOOKING SOUTH



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SUP-54326

BLACK & VEATCH
Building a world of difference®

Via CLVEPlan – PRJ54026
City of Las Vegas
(702) 229-6301

May 29, 2014

Re: **Justification Letter** for zoning approval with a Special Use Permit for replacement of an existing telecommunication tower site wherein AT&T will be user. Communication Cell Site is known by AT&T as L1384 Las Vegas Blvd & Sahara and is located at 164 W. Cincinnati Avenue, Las Vegas, NV 89102 (APN: 162-04-813-069)

City of Las Vegas Planning Division:

Black & Veatch represents AT&T in this request to allow Crown Castle Towers to "drop and swap" an existing 49' canister telecommunication cell tower for a 80' monopole telecommunication cell tower with accompanying State Approved 12'x5" x 24'0" Cellxion Shelter located at 164 W. Cincinnati Avenue, Las Vegas, Nevada 89102; APN: 162-04-813-069 near Las Vegas Blvd & Sahara, see the uploaded zoning drawings. The parcel is zoned C-2.

AT&T as well as another telecommunication company intends to co-locate on this telecommunication cell site. AT&T is proposing to install (9) flat painted antennas at 76' on a flat painted 80' monopole and place it's ground equipment in a shelter adjacent to the structure with a eight foot (8') high CMU wall to encompass AT&T's compound. AT&T is proposing to increase the height of this tower for the following reasons: 1) new monopole is needed to be structurally sound for co-location of more than (1) telecommunication company's antennas; 2) to increase coverage of cellular phone, texting, and internet services to the community in this busy congested area; and 3) current height of tower service is blocked by taller existing buildings.

AT&T intends to meet all basis of approval as discussed in the May 6, 2015 Pre-Application Meeting with City of Las Vegas Planner, Greg Kapovich including:

- Replacement of existing telecommunication facility;
- The proposed use is a replacement telecommunication tower and is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the City of Las Vegas;
- The proposed telecommunication monopole tower is physically suitable for the type and intensity of land use being proposed;
- Access to the telecommunication cell site is adequate in size to meet the requirements of the proposed use;
- Approval of the Special Use Permit at this location will not be inconsistent with or will compromise the public health, safety and welfare or the overall objective of the City of Las Vegas;
- The communication tower shall be structurally designed to accommodate more than one telecommunication carrier;
- The communication tower shall be painted with flat paint (color: desert tan) designed to match the surrounding or background that minimizes its visibility, unless a difference color is required by the Federal Communication Commission or Federal Aviation Administration;

(913) 458-1548 Office 6 Sunset Way B108 702-434-3378 Fax Henderson, Nevada 89014

PRJ-54026
05/22/14

SUP-54326

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- No signals, lights or signs will be placed on the monopole telecommunication tower unless required by the Federal Communication Commission or Federal Aviation Administration;
- Ground level equipment shall be screened by a proposed eight foot (8") CMU wall to minimize the visual impact of the equipment; and
- Landscaping around the telecommunication site as shown on the landscaping plan submitted with the Planning Application.

AT&T hereby presents this request for approval of zoning with a special use permit.

If you should have any questions or additional comments, please contact me at (913) 458-1548.

Thank you,

Diana Salazar | Senior Site Acquisition Specialist, Telecommunications
Black & Veatch | 6 Sunset Way, Suite B108, Henderson, NV 89014
+1 913-458-1548 **p** | SalazarD@bv.com e-mail

SUP-54326

PRJ-54026
05/22/24

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

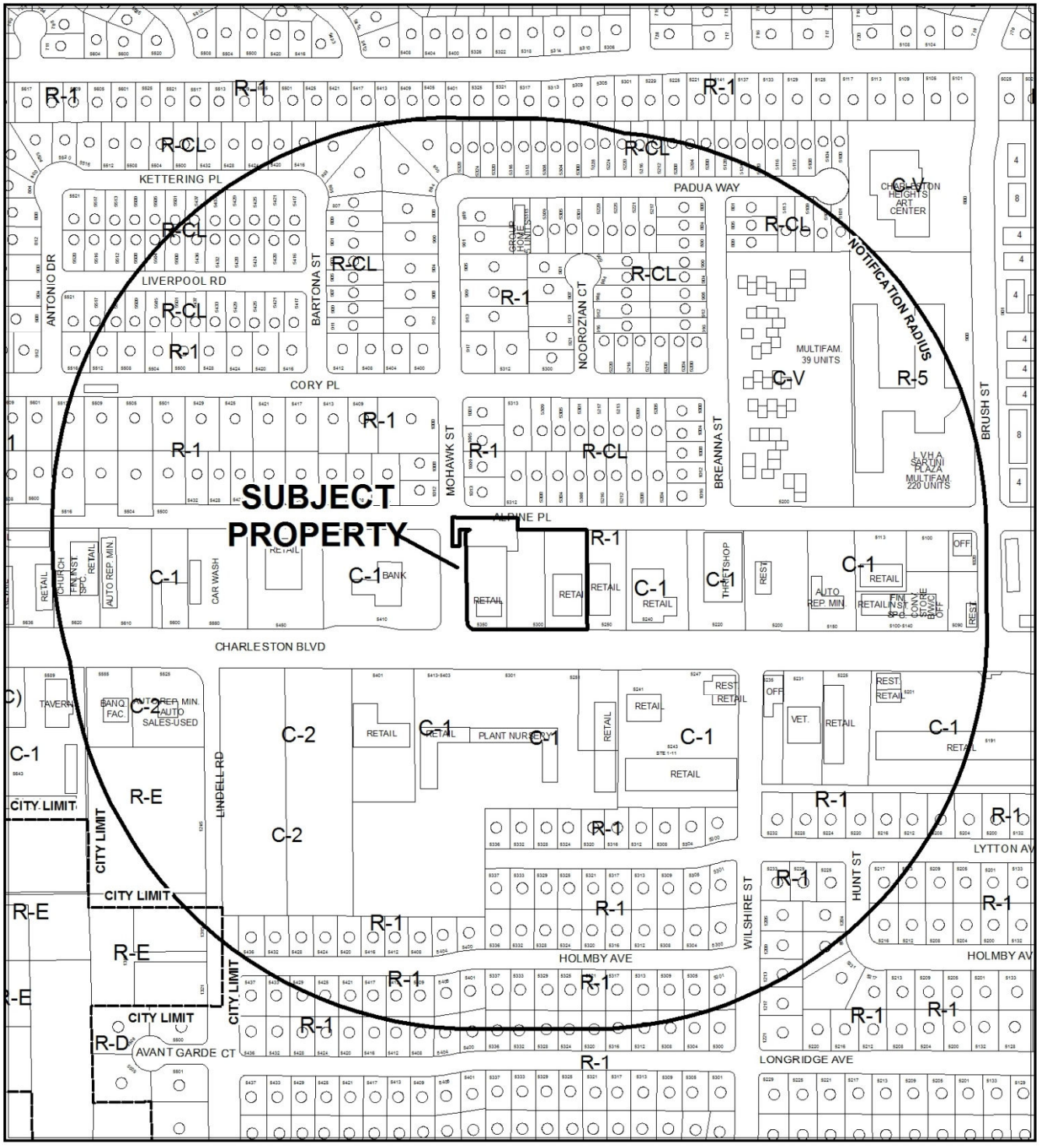
SUBJECT:
SDR-54240 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DN CHARLESTON, LLC - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS TOTALING 15,400 SQUARE FEET WITH WAIVERS TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS THE MINIMUM REQUIRED on 1.84 acres located at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54159].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



0 200 400 Feet

CASE: **SDR-54240 (PRJ-54159)**

RADIUS: 1000 FEET

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

N



0 200 400 Feet

CASE: **SDR-54240 (PRJ-54159)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-54240 APN: 168-36-803-001,002,015,016

Name of Property Owner: DN Charleston LLC

Name of Applicant: Nick Azouz

Name of Representative: Sue Marshall

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: Daniel Touzer

Subscribed and sworn before me

This 13 day of May, 2014

_____

Notary Public in and for said County and State

Broward County, FL

Revised 11-14-06

SHANNA MORRIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE143290
Expires 11/2/2015

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

PRJ-54159
05/21/14

CLV Planning - Application Form

Application Number:	PRJ-54159
Application/Petition For:	SDR for two new commercial buildings totalling 15,400 square feet at the northeast corner of Charleston Blvd and Mohawk St.
ProjectAddress (Location):	NEC OF CHARLESTON BLVD AND MOHAWK ST
Project Name	SDR FOR TWO COMMERCIAL BUILDINGS
Assessors Parcel #(s):	13836803001, 13836803002, 13836803015, 13836803016
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	1.84
Lots/Units:	
Additional Information:	
Applicant First Name:	DN Charleston LLC
Applicant Last Name:	DN Charleston LLC
Applicant Address:	8255 Las Vegas Blvd. #704
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89123
Applicant Phone:	(702) 768-4201
Applicant Fax:	(702) 362-2597
Applicant Email:	nickazouz7@yahoo.com
Rep First Name:	Sue
Rep Last Name:	Marshall
Rep Address:	2727 S. Rainbow Blvd.
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89146
Rep Phone:	(702) 873-7550
Rep Fax:	(702) 362-2597
Rep Email:	suem@vtnnv.com

SDR-54240

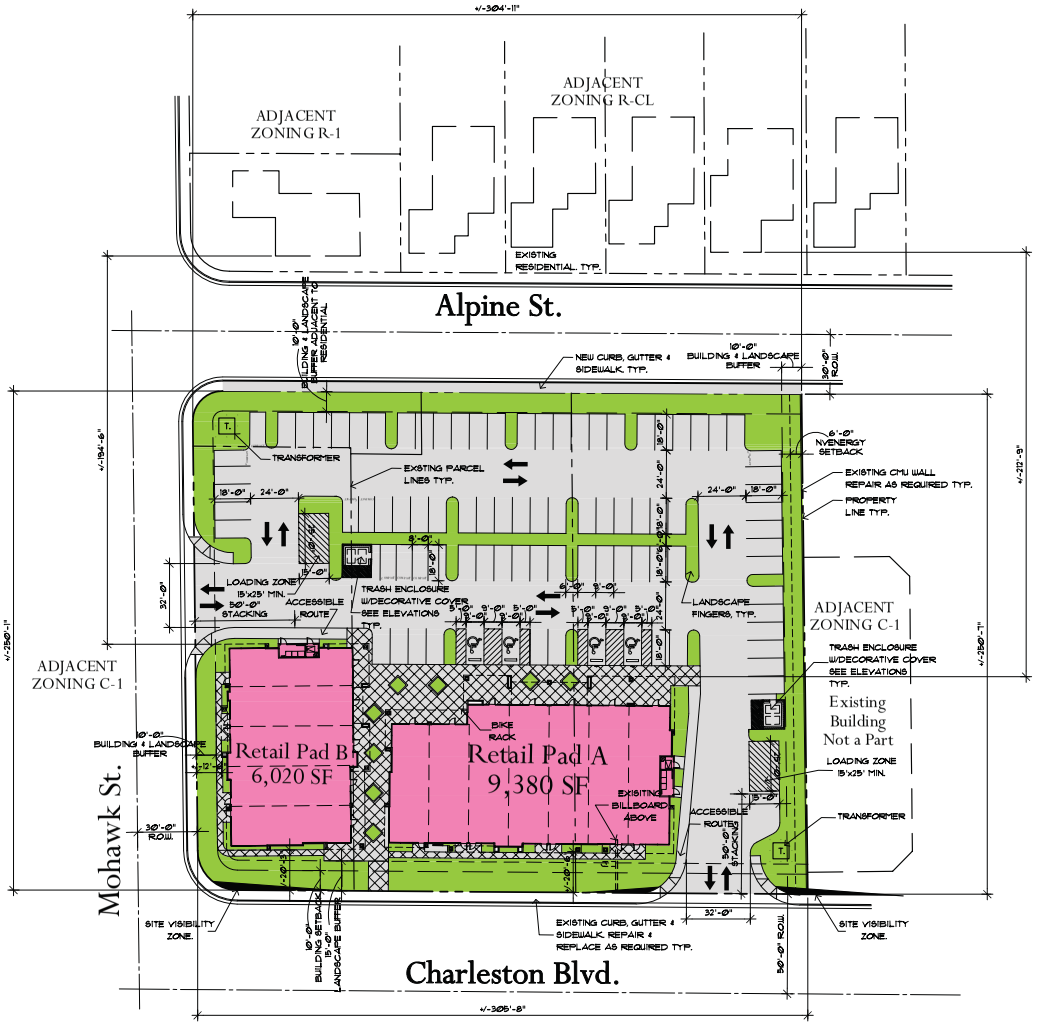
CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	No
If no, ...change what	Owner information needs to be updated: DN Charleston LLC 8255 Las Vegas Blvd. #704 Las Vegas, NV 89123

Owner(s)	ADDR1	ADDR2
BANK CITY NATIONAL	555 S FLOWER ST 25TH FL	LOS ANGELES, CA 90071-2306

CLVEPLAN Applicant	Company	Title	Email
Sue Marshall	VTN Nevada	Planner	suem@vtnnv.com

SDR-54240



Site Plan

Scale: 1" = 30'-0"

Site Data: East side

ASSESSORS PARCEL NUMBER (APN)	138-36-803-001,002,016 & 015
CURRENT ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 1.84 ACRES GROSS 80,150 S.F.
BUILDING AREA GROSS	+/- 15,400 S.F.
PARKING REQUIRED	
RETAIL (15,400 S.F.)	1/175 S.F. 88 SPACES
TOTAL PARKING REQUIRED	89 SPACES
PROVIDED	5.6/1000 S.F. 89 SPACES
	(4) ACCESSIBLE STALLS & (8) COMPACTED STALLS

Vicinity Map:



Owner/Developer:

DN CHARLESTON, LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

May 22, 2014

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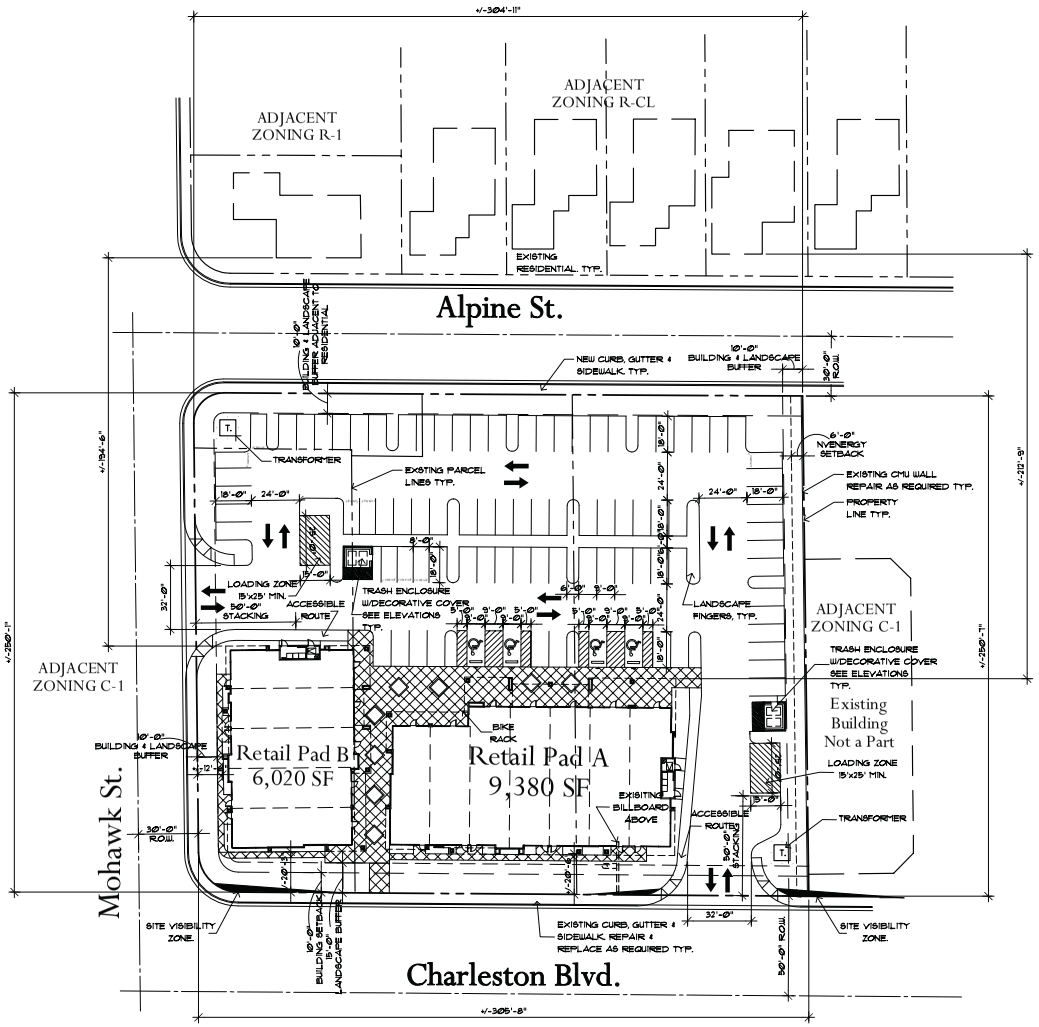
PRJ-54159
06/10/14

AVARUUS STUDIOS
(702) 776-7774

SDR-54240 - REVISED



0' 15' 30' 60'
Scale: 1" = 30'-0"

Site Plan

Scale: 1" = 30'-0"

Site Data: East side

ASSESSORS PARCEL NUMBER (APN)	138-36-803-001,002,016 & 015
CURRENT ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 1.84 ACRES GROSS 80,150 S.F.
BUILDING AREA GROSS	+/- 15,400 S.F.
PARKING REQUIRED	
RETAIL (15,400 S.F.)	1/175 S.F. 88 SPACES
TOTAL PARKING REQUIRED	89 SPACES
PROVIDED	5.6/1000 S.F. 89 SPACES
	(4) ACCESSIBLE STALLS & (8) COMPACTED STALLS

Vicinity Map:



Owner/Developer:

DN CHARLESTON, LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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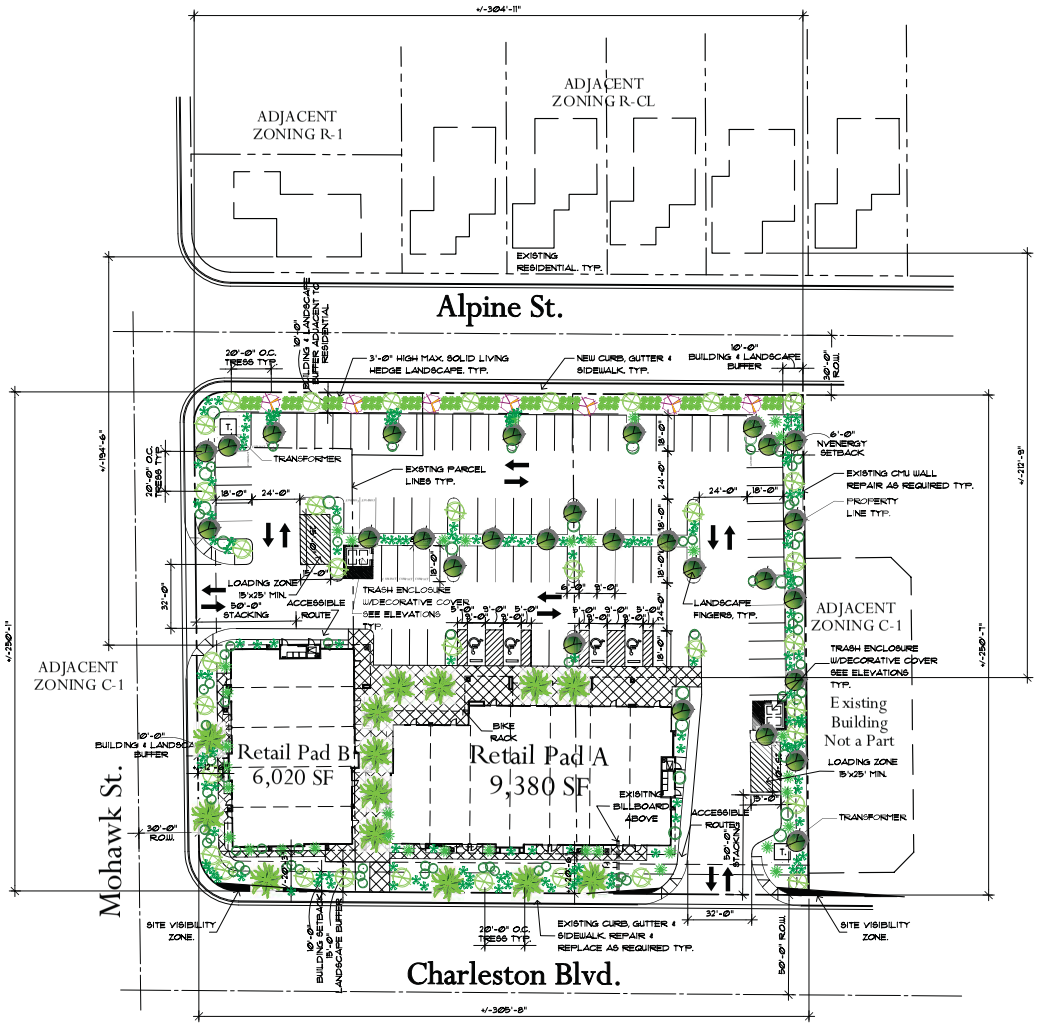
May 22, 2014

PRJ-54199
06/10/14

AVARUUS STUDIOS
(702) 776-7774

SDR-54240 - REVISED



Tree Legend: West side

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANITY	SPACING
	F. VELUTINA 'MODESTO'/MODESTO ASH	24" BOX	28	AS SHOWN ON PLAN
	CERCIDIUM FLORIDUM /DESERT PALO VERDE	24" BOX	36	AS SHOWN ON PLAN
	'WASHINGTON ROBUSTA' MEXICAN FAN PALM	15'	14	AS SHOWN ON PLAN
	'SWEET ACACIA' ACACIA FARNESIANA	24" BOX	7	AS SHOWN ON PLAN

Landscape Area

16,973 SF LANDSCAPE AREA PROVIDED

Suggested Shrub List

FOUR SHRUBS WILL BE INSTALLED FOR EACH TREE.

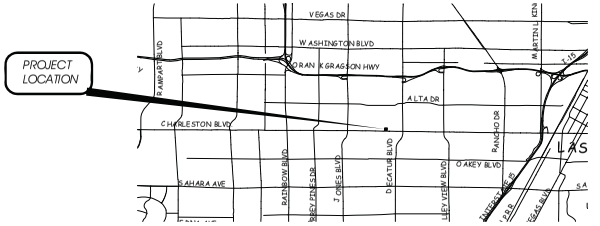
BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA REDOLENS 'DESERT CARPET' - DESERT CARPET ACACIA	1 & 5 GAL MIX	
CASSIA PHYLLODENIA - SILVER CASSIA	1 & 5 GAL MIX	
HESPERALOE PARVIFLORA - RED YUCCA	1 & 5 GAL MIX	
LEUCOPHYLLUM ZYGOPHYLLUM - BLUE RAIN SAGE	1 & 5 GAL MIX	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	1 & 5 GAL MIX	
PITTOSPORUM TOBIRA 'DWARF' - DWARF MOCK ORANGE	1 & 5 GAL MIX	
RAPHIOLEPIS INDICA - INDIAN HAWTHORN	1 & 5 GAL MIX	
ROSMARINUS OFFICINALIS - ROSEMARY	1 & 5 GAL MIX	
SALVIA GREGGII 'CHERRY RED' - AUTUMN SAGE	1 & 5 GAL MIX	
TEUCRIUM CHAMAEDRYS - GERMANDER	1 & 5 GAL MIX	
SIMMONDSIA CHINENSIS - JOJOBA OR EQUAL	1 & 5 GAL MIX	
FOR 3'-0" HIGH SOLID LIVING HEDGE		

Ground Cover

DECOMPOSED GRANITE: (1/2" MINUS)
UNDER ALL TREES AND AROUND SHRUBS.

AREA OF EXISTING LANDSCAPE
AREAS ARE TO BE REPAIRED & REPLANTED TO EXISTING CONDITIONS AS AFFECTED BY NEW CONSTRUCTION

Vicinity Map:



Landscape Plan

Scale: 1" = 30'-0"

Owner/Developer:

DN CHARLESTON, LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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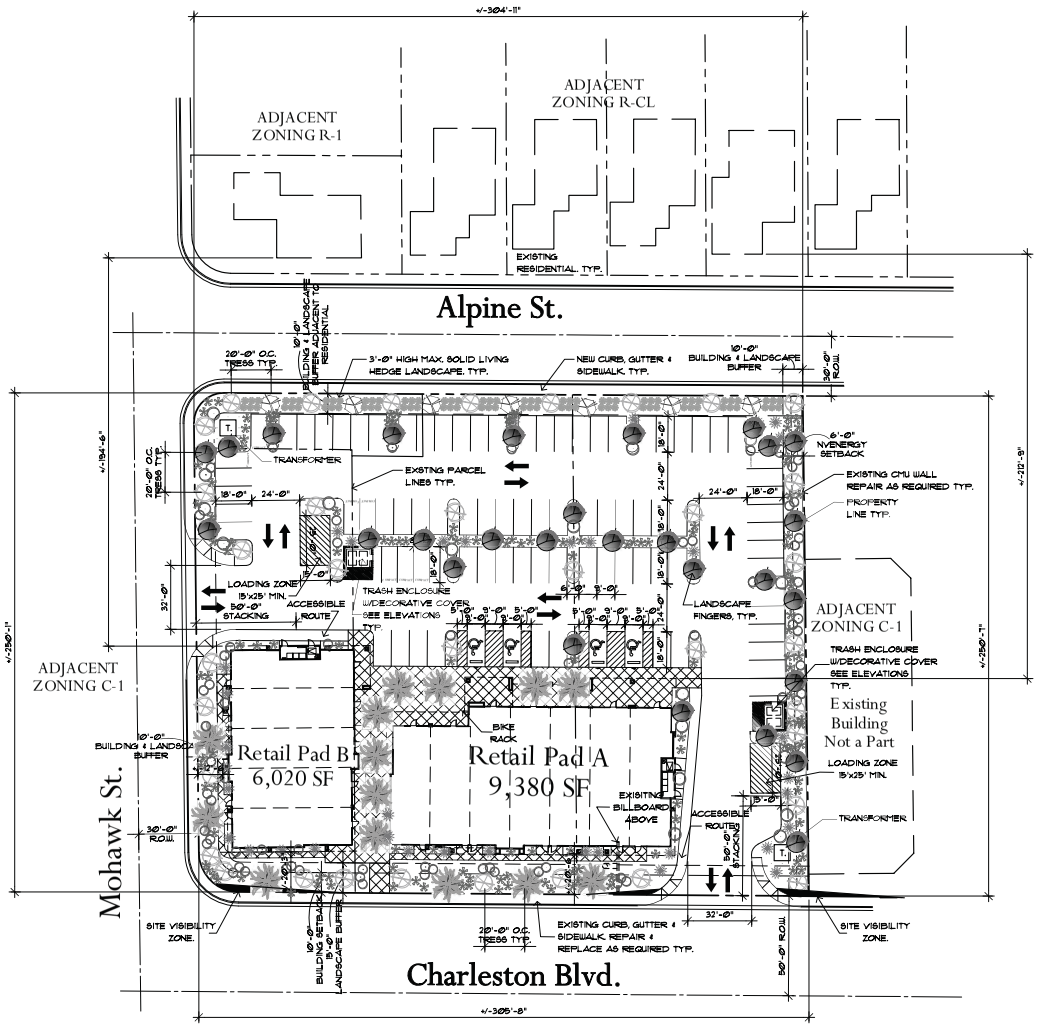


Tree Legend: West side

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANITY	SPACING
	F. VELUTINA 'MODESTO'/MODESTO ASH	24" BOX	28	AS SHOWN ON PLAN
	CERCIDIUM FLORIDUM /DESERT PALO VERDE	24" BOX	36	AS SHOWN ON PLAN
	'WASHINGTON ROBUSTA' MEXICAN FAN PALM	15'	14	AS SHOWN ON PLAN
	'SWEET ACACIA' ACACIA FARNESIANA	24" BOX	7	AS SHOWN ON PLAN

Landscape Area

16,973 SF LANDSCAPE AREA PROVIDED

Suggested Shrub List

FOUR SHRUBS WILL BE INSTALLED FOR EACH TREE.

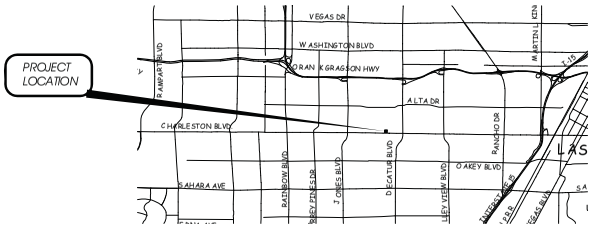
BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA REDOLENS 'DESERT CARPET' - DESERT CARPET ACACIA	1 & 5 GAL MIX	
CASSIA PHYLLODENIA - SILVER CASSIA	1 & 5 GAL MIX	
HESPERALOE PARVIFLORA - RED YUCCA	1 & 5 GAL MIX	
LEUCOPHYLLUM ZYGOPHYLLUM - BLUE RAIN SAGE	1 & 5 GAL MIX	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	1 & 5 GAL MIX	
PITTOSPORUM TOBIRA 'DWARF' - DWARF MOCK ORANGE	1 & 5 GAL MIX	
RAPHIOLEPIS INDICA - INDIAN HAWTHORN	1 & 5 GAL MIX	
ROSMARINUS OFFICINALIS - ROSEMARY	1 & 5 GAL MIX	
SALVIA GREGGII 'CHERRY RED' - AUTUMN SAGE	1 & 5 GAL MIX	
TEUCRIUM CHAMAEDRYS - GERMANDER	1 & 5 GAL MIX	
SIMMONDSIA CHINENSIS - JOJOBA OR EQUAL	1 & 5 GAL MIX	
FOR 3'-0" HIGH SOLID LIVING HEDGE		

Ground Cover

DECOMPOSED GRANITE: (1/2" MINUS)
UNDER ALL TREES AND AROUND SHRUBS.

AREA OF EXISTING LANDSCAPE
AREAS ARE TO BE REPAIRED & REPLANTED TO EXISTING CONDITIONS AS AFFECTED BY NEW CONSTRUCTION

Vicinity Map:



Landscape Plan

Scale: 1" = 30'-0"

Scale: 1" = 30'-0"

Owner/Developer:

DN CHARLESTON, LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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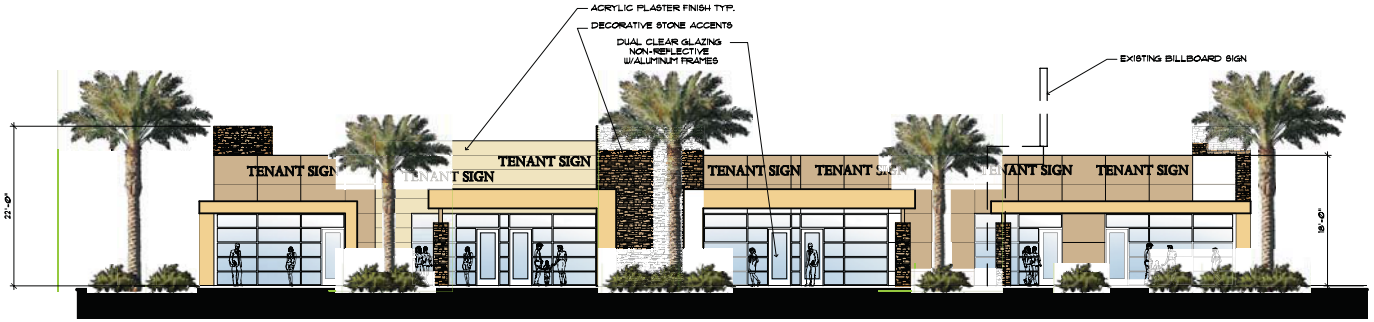
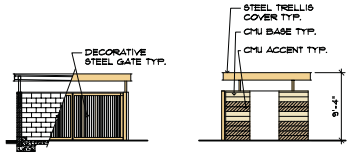


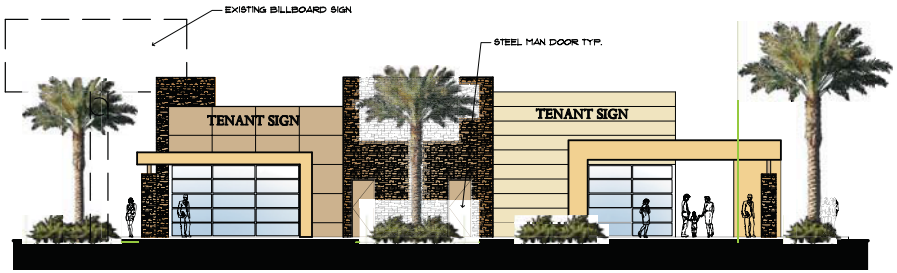
South Elevation Pad A (Charleston View)

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



Trash Enclosure Typ. Elevation

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



East Elevation Pad A

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



West Elevation Pad A (Courtyard View)

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



North Elevation Pad A

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

FRAZEE CL 2743M POCO
FRAZEE CL 2754D TANA
FRAZEE CL 2741W BISCOTTI
ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

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

PRJ-54159
06/10/14

Project No.: 14527

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
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Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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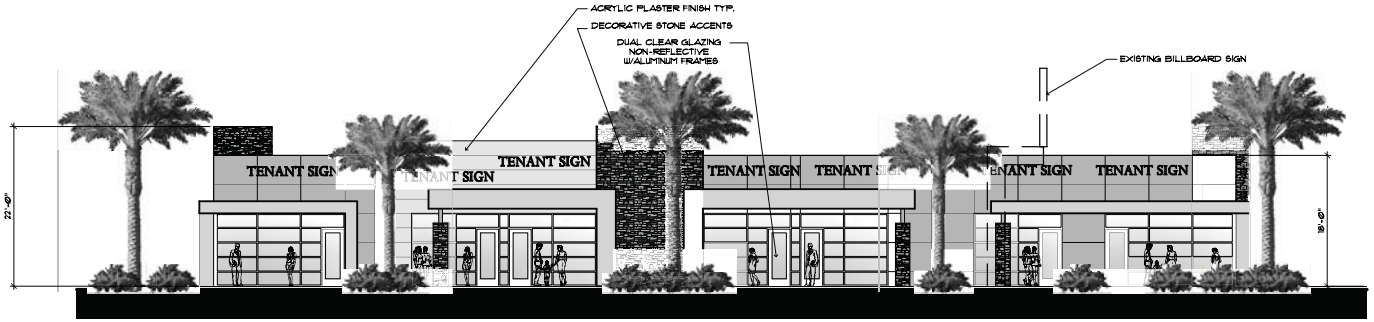
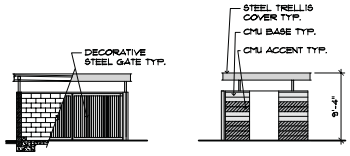


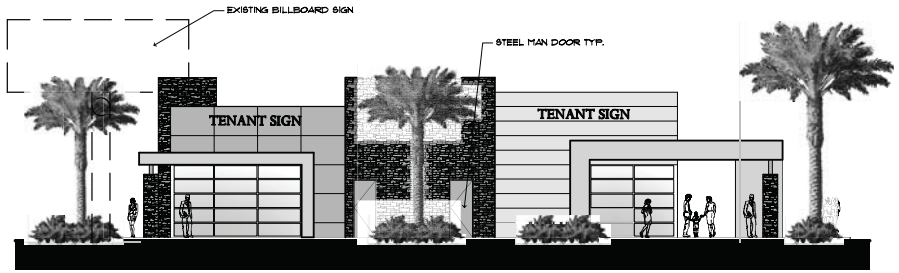
South Elevation Pad A (Charleston View)

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



Trash Enclosure Typ. Elevation

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



East Elevation Pad A

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



West Elevation Pad A (Courtyard View)

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



North Elevation Pad A

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

FRAZEE CL 2743M POCO
FRAZEE CL 2754D TANA
FRAZEE CL 2741W BISCOTTI
ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

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

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

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Project No: 14527

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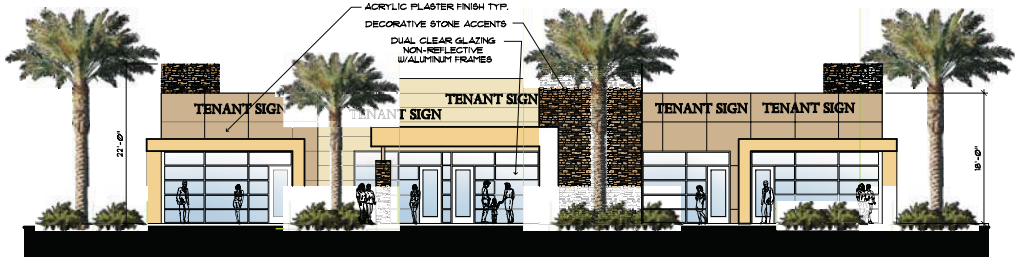
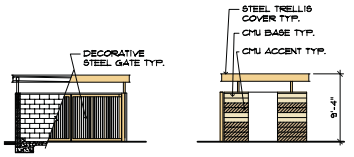


West Elevation Pad B (Mohawk View)

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



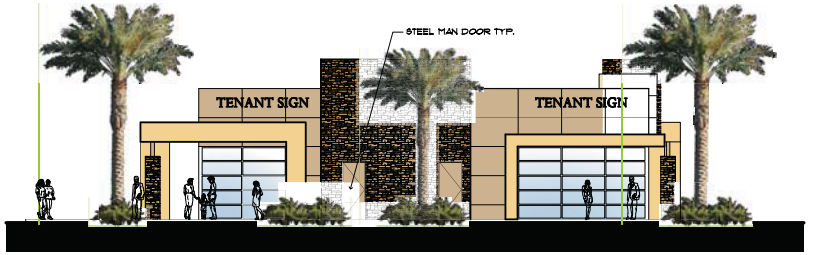
Trash Enclosure Typ. Elevation

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



South Elevation Pad B (Charleston View)

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



North Elevation Pad B

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



East Elevation Pad B (Courtyard View)

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

FRAZEE CL 2743M POCO
FRAZEE CL 2754D TANA
FRAZEE CL 2741W BISCOTTI
ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159
06/10/14

Project No.: 14527

Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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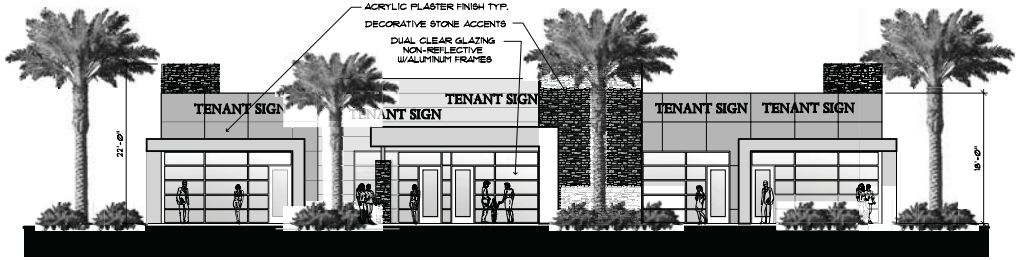
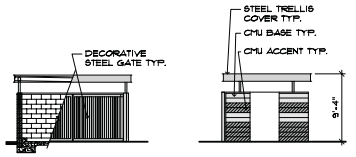


West Elevation Pad B (Mohawk View)

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



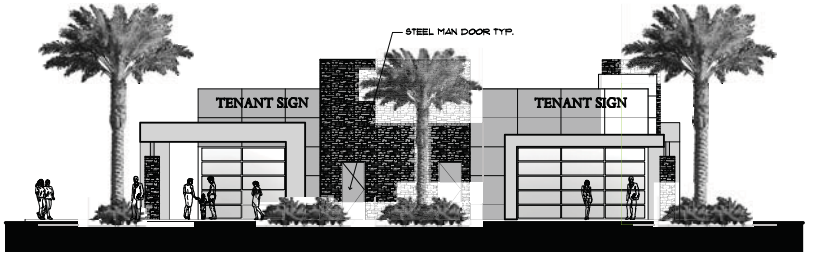
Trash Enclosure Typ. Elevation

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



South Elevation Pad B (Charleston View)

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



North Elevation Pad B

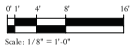
Scale: 1/8" = 1'-0"



East Elevation Pad B (Courtyard View)

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

FRAZEE CL 2743M POCO
FRAZEE CL 2754D TANA
FRAZEE CL 2741W BISCOTTI
ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW



Owner/Developer:
DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

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Las Vegas, Nevada

May 22, 2014

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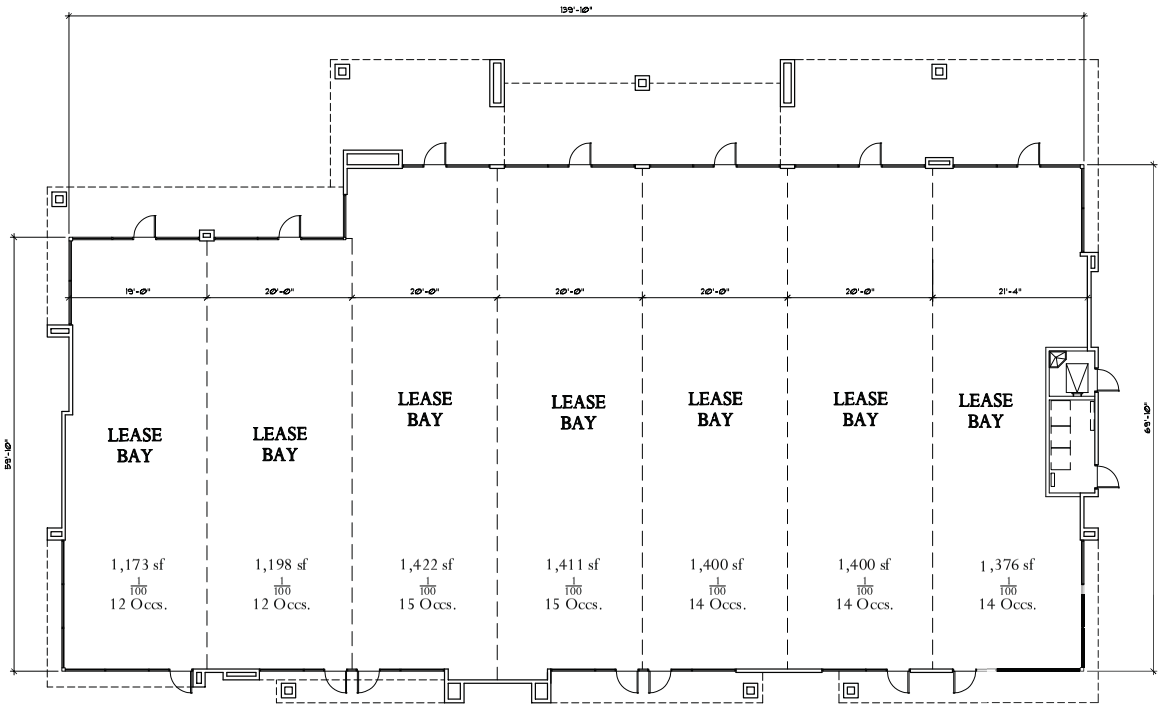

Floor Plan Pad A

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

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

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06/10/14

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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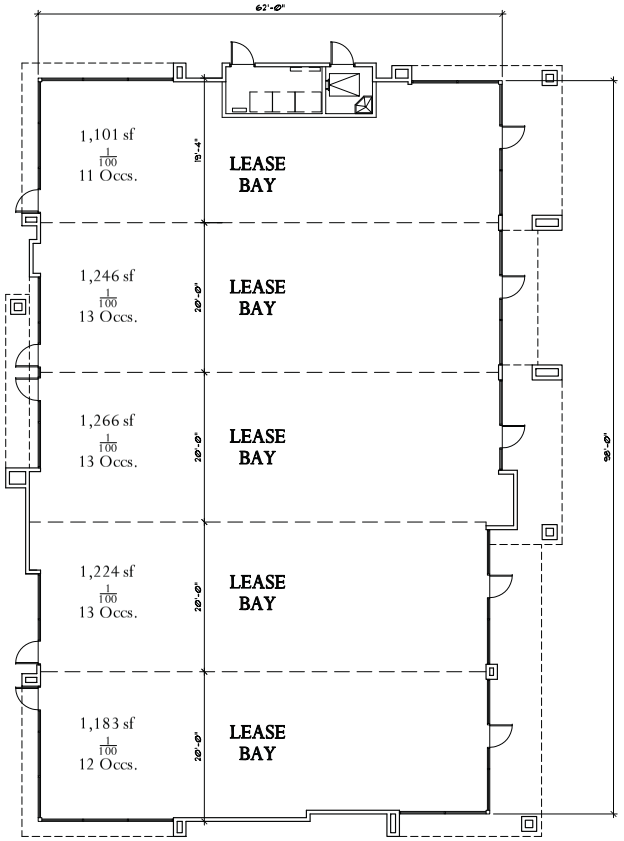

Floor Plan Pad B

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

0' 1' 4' 8' 16'
Scale: 1/8" = 1'-0"

Owner/Developer:
DN CHARLESTON, LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

Project No. 14527

North

Retail Center @ Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

WO 7639

Greg Kapovich, Planner I
City of Las Vegas
333 N. Ranch Drive
Las Vegas, NV 89106

JUSTIFICATION LETTER FOR SITE DEVELOPMENT PLAN REVIEW
APN: 138-36-803-001,002,015,016

On behalf of our client, DN Charleston LLC we are pleased to submit this Site Development Plan Review application for the northeast corner of Charleston Blvd. and Mohawk St. The site is approximately 1.84 acres and is zoned C-1 (Limited Commercial).

The applicant is proposing to remove the existing buildings and build two (2) new retail buildings. One retail building is proposed to be 6,020 square feet and the one retail building is proposed to be 9,380 square feet for a total of 15,400 square feet of retail space. The site has access from Charleston Blvd. and from Mohawk St. The site is required to provide 88 parking stalls; the site plan provides 89 parking stalls. The site provides two (2) loading zones as well as two (2) trash enclosures. The trash enclosures provide the code required decorative covers. The buildings front Charleston Blvd. and will provide parking to the side and to the rear of the buildings. The existing billboard will remain and is shown on the site plan.

The buildings have been designed to meet the residential adjacency requirements. Retail Pad A is located 212'9" from the closest adjacent residential unit, the height of Retail Pad A is 18 feet therefore the retail building exceeds the residential adjacency requirements. Retail Pad B is located 194'6" from the closest residential unit, the height of Retail Pad B is 18 feet therefore the retail building exceeds the residential adjacency requirements.

The site provides a 10 foot landscape buffer adjacent to the east property line and a 10 foot landscape buffer adjacent to Charleston Blvd., a 10 foot landscape buffer adjacent to Mohawk St. and a 10 foot landscape buffer adjacent to Alpine St. The landscape buffers adjacent to Charleston Blvd., Mohawk St. and Alpine St. are required to be 15 feet therefore a Waiver is required.

To approve a Waiver, the following shall be determined:

1. <u>The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow a Waiver.</u>
   The requested waiver to allow the landscape buffers adjacent to Charleston Blvd., Mohawk St. and Alpine St. are within the limitations of this Title.

2. <u>Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan.</u>
   The granting of this requested Waiver is consistent with the spirit and intent of the General Plan. The General Plan provides the vision for the future development of the City. This proposal

SDR-54240

PRJ-54159
05/21/14

meets that vision by providing a retail development which provides a pedestrian friendly walkable development which is oriented to the street.

3. The Waiver will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.
   The proposed Waiver to allow a 10 foot wide landscape buffer adjacent to Charleston Blvd., Mohawk St. and Alpine St. is not materially detrimental to the public health, safety or general welfare. This proposed retail development will help to increase pedestrian safety by providing a walkable pedestrian friendly environment. The buildings are oriented to the street with parking to the side and rear of the site. This design will help to establish pedestrian linkages along Charleston Blvd. and increase pedestrian connectivity with the existing community.

We believe this proposed development will be an asset to the community and will provide needed retail opportunities to the existing community. Please contact our office at 702-873-7550 if you have any questions.

Respectfully submitted,
VTN Nevada

Sue Marshall AICP
Planner

SDR-54240

PRJ-54159
06/05/14

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

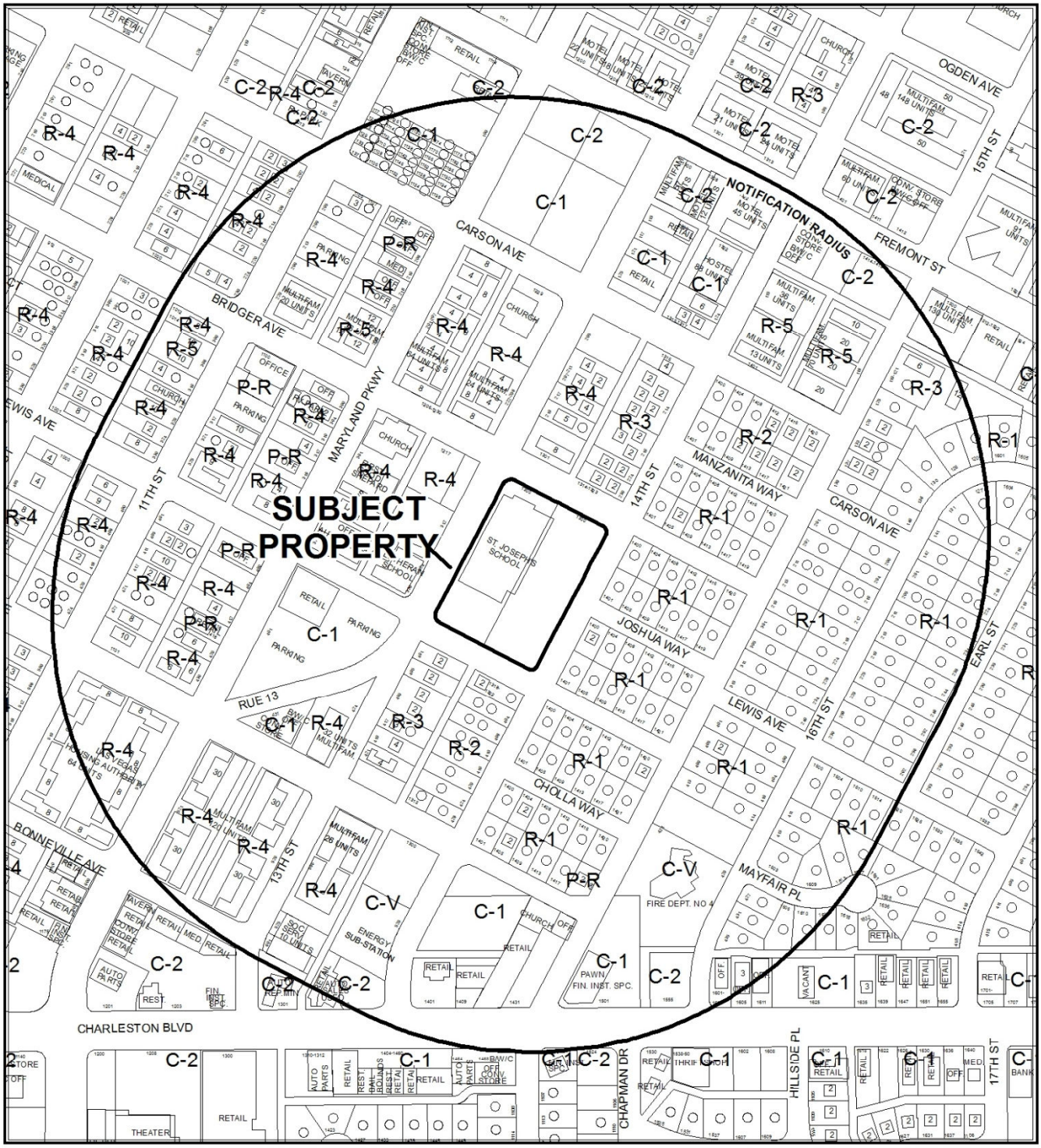
SUBJECT:
SDR-54311 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED FOR EXCELLENCE FOUNDATION - OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR THREE PROPOSED 1,435 SQUARE-FOOT DETACHED MODULAR BUILDINGS on 2.9 acres at 1300 East Bridger Avenue (APNs 139-35-410-005 and 021), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54153].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



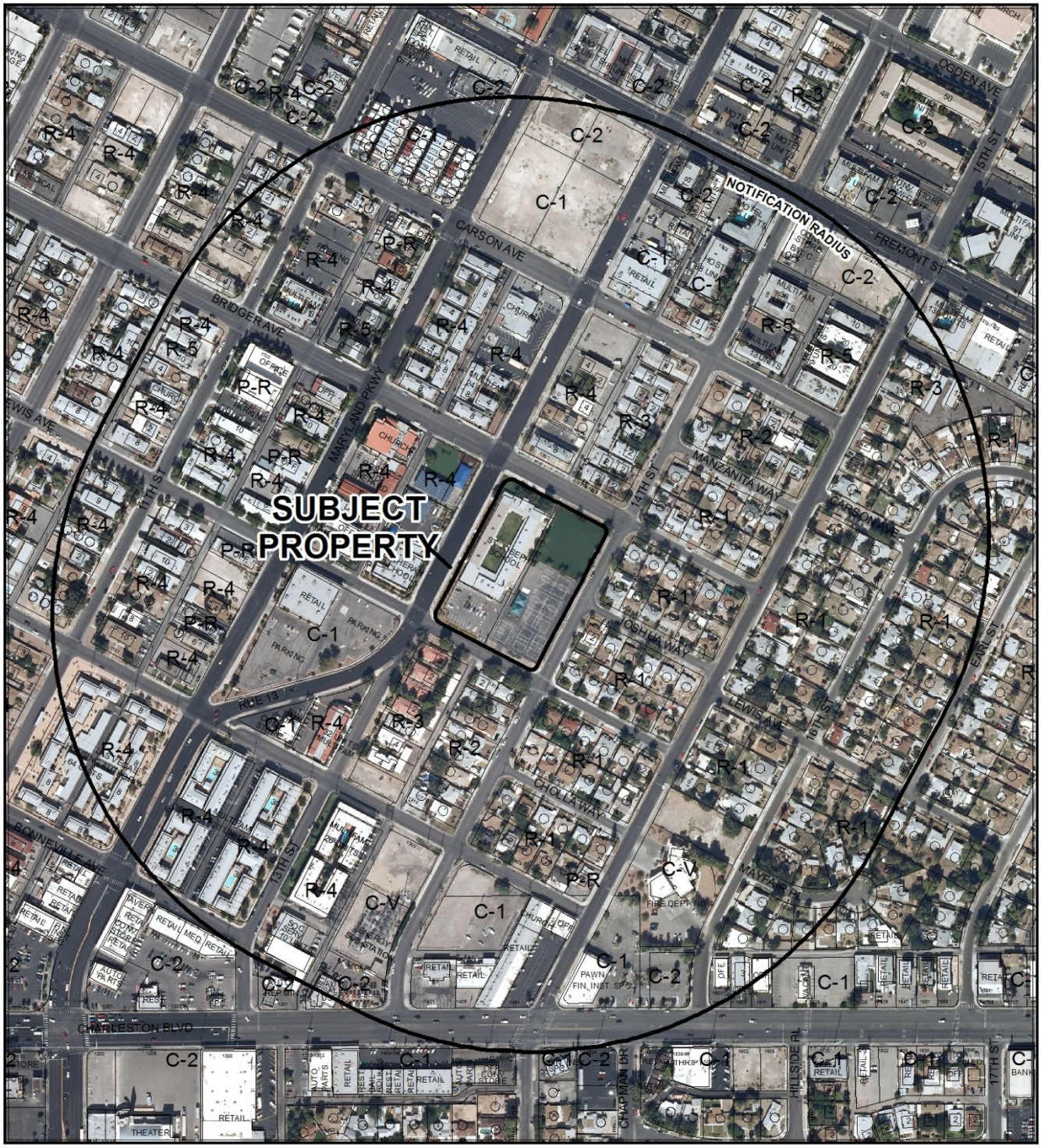
0 200 400 Feet

CASE: **SDR-54311 (PRJ-54153)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 200 400 Feet

CASE: **SDR-54311 (PRJ-54153)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-54311

Case Number: PRJ-54153 APN: 139-35-410-005

Name of Property Owner: ROMAN CATHOLIC BISHOP OF LAS VEGAS

Name of Applicant: Quest Preparatory Academy

Name of Representative: David Olive

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: By John J. Dodd, CSV Attorney-in-fact

Print Name: Br. John J. Dodd, CSV Attorney-in-fact

Subscribed and sworn before me

This 3rd day of June, 2014

S. A. WITKOWSKI
Notary Public State of Nevada
No 91-0052 1
My appt exp Sept 26, 2016

Notary Public in and for said County and State

PRJ-54153
06/11/14

Revised 11-14-06 **REVISED** f:\depot\Application Packet\Statement of Financial Interest.pdf

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1300 Bridger Ave

Project Name Quest Preparatory Academy **Proposed Use** Primary School

Assessor's Parcel #(s) 139-35-410-005 , 139-35-410-021 **Ward #** _____

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

Commercial Square Footage 14,000 sq ft **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Roman Catholic Bishop of L V **Contact** Ernest Freggiaro P.E.

Address 336 Cathedral Way **Phone:** (702) 683-3398 **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address ernief@integrity-engineering.net

APPLICANT Quest Preparatory Academy **Contact** David C. Olive

Address 7495 W. Azure Dr. Ste. 236 **Phone:** (702) 403-2691 **Fax:** _____

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

E-mail Address d.olive@cfefoundation.com

REPRESENTATIVE David C. Olive **Contact** _____

Address 7495 W. Azure Dr. Ste. 236 **Phone:** (702) 403-2691 **Fax:** _____

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

E-mail Address d.olive@cfefoundation.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* Bishop of Las Vegas, Attorney-in-fact

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

Print Name BR. JOHN J. DOLD, C.S.V. ATTORNEY-IN-FACT

Subscribed and sworn before me

This 3rd day of June, 2014.

Notary Public in and for said County and State

S. A. WITKOWSKI
Notary Public State of Nevada
No 91-0052 1
My appt exp Sept 26, 2016

REVISED
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-54311
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-54153
06/17/14

*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.

ADDENDUM NO. 1
TO PURCHASE AGREEMENT

In reference to the Purchase Agreement executed by Chartered for Excellence , Foundation as Buyer(s) and Roman Catholic Bishop of LV as Seller(s), dated March 10, 2014 covering the real property at 1300 E. Bridger, Las Vegas, NV 89101 , the ☒ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

Expiration of Contingency extended to July 17, 2014 subject only to recently required Special Use Permit with close of escrow to be held on or before the 24th July 2014

☐ **ADDITIONAL PAGE(S) ATTACHED. This Addendum is not complete without the additional terms on the attached _____ page(s).**

When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☒ Buyer ☐ Seller — Date: 4/14/14

☐ Buyer ☐ Seller — Time:

Acceptance:

☐ Buyer ☒ Seller — Date: 4/15/14

☐ Buyer ☐ Seller — Time:

Prepared by: Susanne Moore (702) 810-3553
Agent's Printed Name Phone

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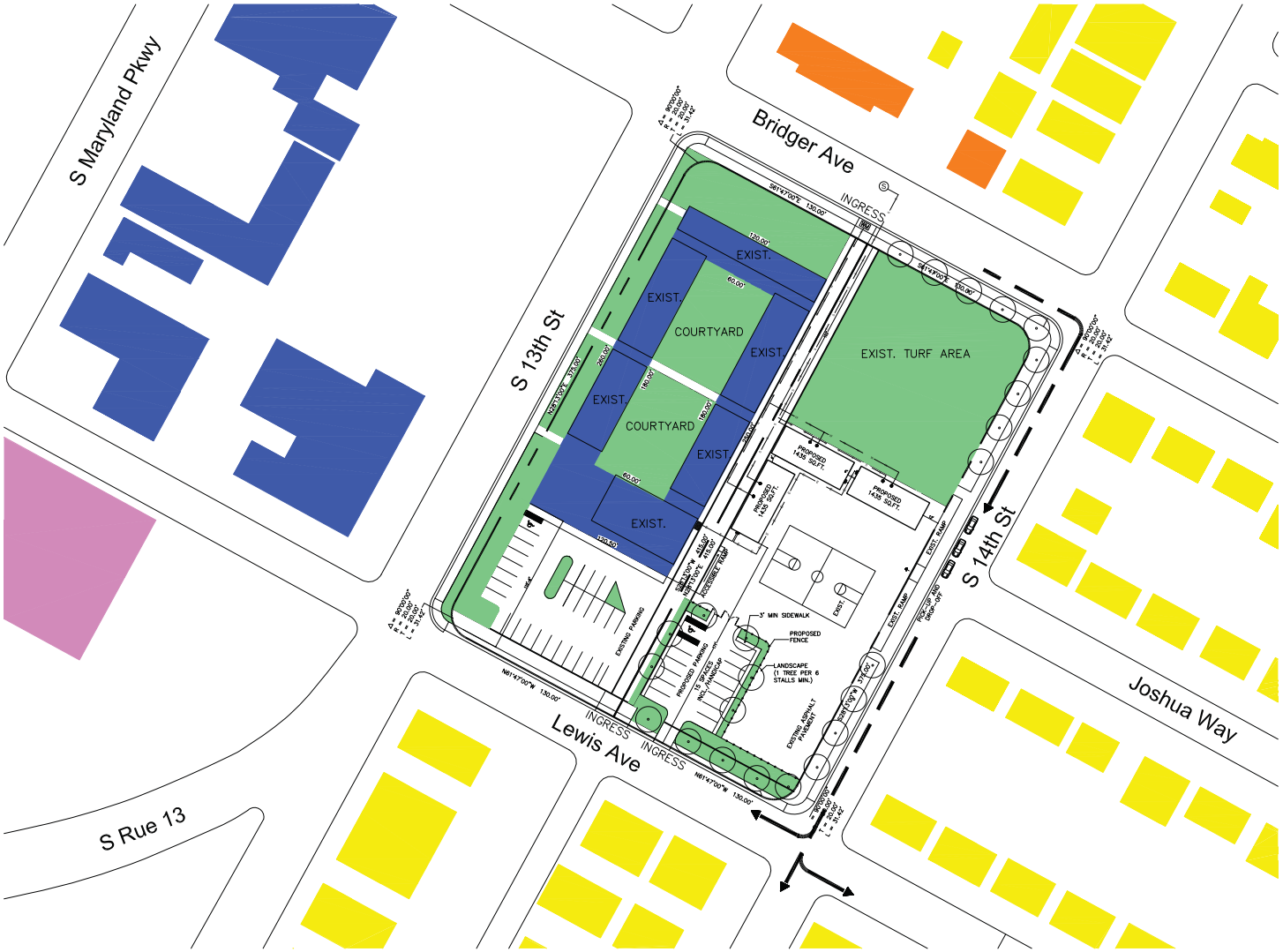
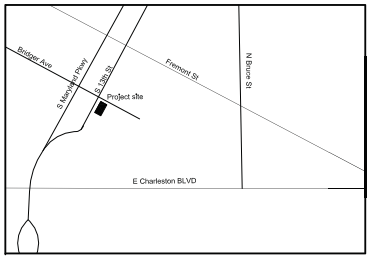
Alliance Properties 7955 W Sahara Ave Ste 102 Las Vegas, NV 89117 Phone (702)248-7430 Fax (702)363-7431 1300 bridger
CJ Barnes
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

SDR-54311

PRJ-54153
05/22/14





VICINITY MAP

PARKING ANALYSIS

REQUIRED PARKING:
3 STALLS PER CLASSROOM

TOTAL# OF CLASSROOMS:
14 CLASSROOMS

TOTAL# OF REQUIRED PARKING STALLS:
14 CLASSROOMS X 3 STALLS PER CLASSROOM= 42 STALLS

EXISTING PARKING:
26 STALLS (INCL. 1 HANDICAP)

PARKING REQUIRED:
42 STALLS REQ'D

NEW PARKING PROVIDED:
15 STALLS (INCL. 1 HANDICAP)

TOTAL PARKING PROVIDED= 41 STALLS (2 HANDICAP)

BUILDING SIZES

EXISTING BUILDING= 16,000 SQ.FT.
PROPOSED PORTABLE CLASSROOMS = 4,320 SQ.FT. (SPRINKLERED)

PROPERTY SIZE

2.0 ACRES.

SYMBOLS

- EXIST SWITCHBOARD
- PORTABLE POWER PANEL
- WM — WATER METER
- S — SEWER MANHOLE
- E — E — UNDERGROUND ELECTRICAL LINE
- W — W — UNDERGROUND WATER LINE
- S — S — UNDERGROUND SEWER LINE
- PROPOSED FENCE

LANDSCAPE

MIN. 1 TREE PER 6 STALLS (MIN. 24" BOX)
MAX TREE SPACING = 30'
MIN. 4 5-GALLON SHRUBS PER REQUIRED TREE.
GROUND COVER = MIN. 3" ROCK MULCH
DRIP IRRIGATION REQUIRED

SITE PLAN
SCALE: 1/40" = 1'-0"

NORTH

SDR-54311

DWG ISSUE LOG			
REVISIONS	DATE	REVIEWED BY	
PRJ-54453 05/22/14			

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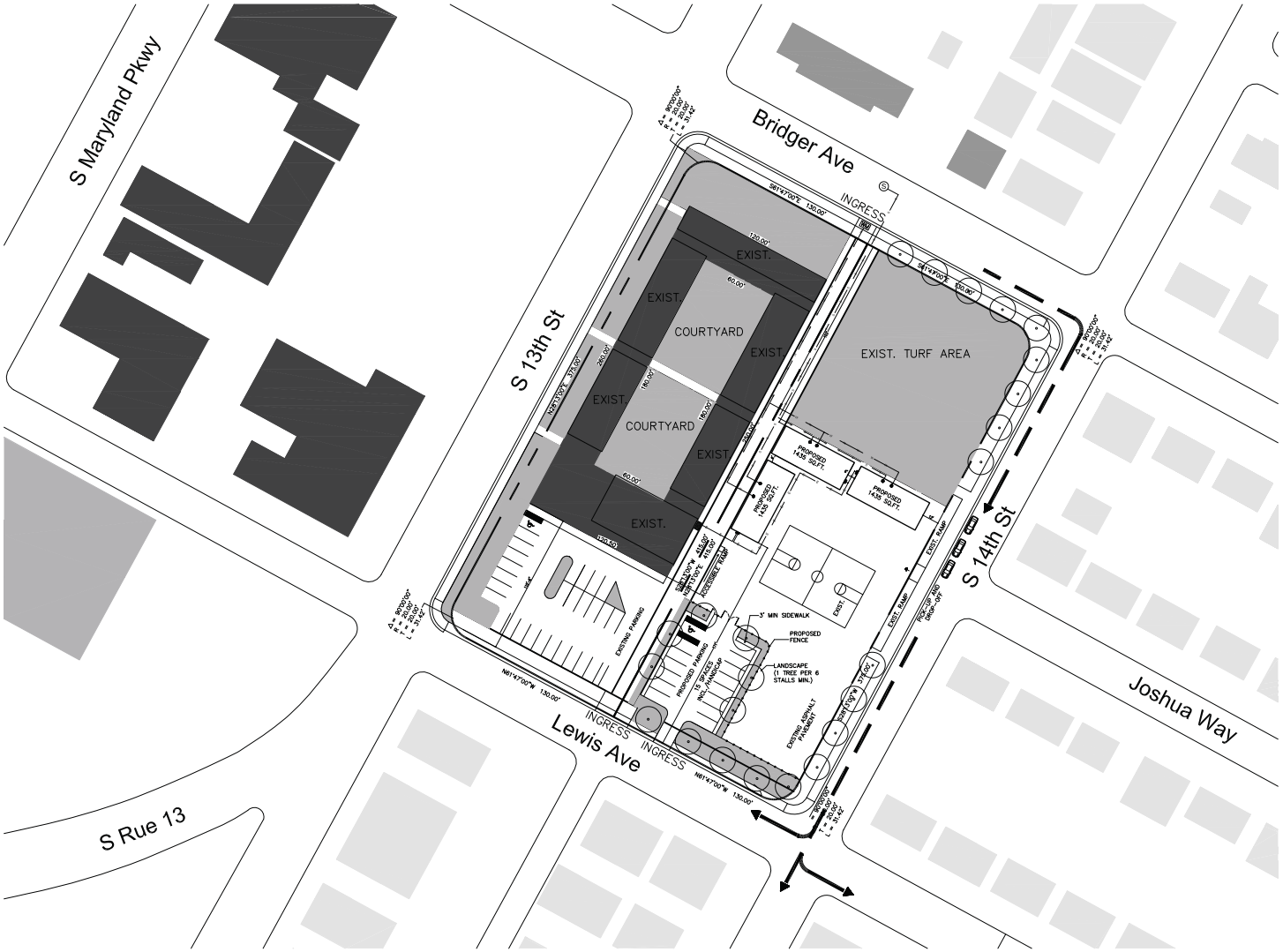
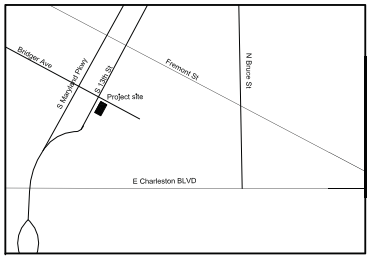
QUEST PREPARATORY ACADEMY
BRIDGER CAMPUS
1300 E. BRIDGER AVE.
LAS VEGAS, NV 89101

HOOGLAND ARCHITECTURE
ARCHITECTURE / PLANNING / DESIGN
825 SOUTH 3RD STREET, #100
LAS VEGAS, NEVADA 89101
PH: 702.570.7974
WWW.HOOGLANDARCHITECTURE.COM

DATE: 5-22-2014
JOB #:
FILE NAME:

SHEET NO:
SP001





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DWG ISSUE LOG	REVISIONS	REVIEWED BY	DATE	DESCRIPTION	RELEASE
				PRJ-54453	
				05/22/14	

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835 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89101
PH: 702.384.7474 FX: 702.384.4100
WWW.HOOGLANDARCHITECTURE.COM

DATE: 5-22-2014
JOB #:
FILE NAME:

SHEET NO:
SP002

SITE PLAN
SCALE: 1/40" = 1'-0"

NORTH

SDR-54311



EXISTING LANDSCAPE ON S 13th ST



EXISTING LANDSCAPE ON S 13th ST



EXISTING LANDSCAPE ON S 13th ST



EXISTING LANDSCAPE ON S 13th ST



EXISTING LANDSCAPE IN PARKING LOT



EXISTING PLAYGROUNG LANDSCAPE



EXISTING PLAYGROUNG LANDSCAPE



EXISTING LANDSCAPE ON LEWIS AVE



EXISTING LANDSCAPE ON S 14th ST



EXISTING LANDSCAPE ON S 14th ST



EXISTING LANDSCAPE ON S 14th ST

SDR-54311

PRJ-54153
05/22/14

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RELEASE	DESCRIPTION	DATE	REVIEWED BY

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LAS VEGAS, NV 89113
702.343.1500
WWW.HOOGLANDARCHITECTURE.COM

DATE: 4-21-2014
JOB #:
FILE NAME:

SHEET NO:
LP001

WEST ELEVATION
(S 13th St)






NORTH ELEVATION
(BRIDGER Ave)






EAST ELEVATION
(S 14th St)






SOUTH ELEVATION
(LEWIS Ave)






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05/22/14

SDR-54311

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RELEASE	DESCRIPTION	DATE	REVISED BY

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ARCHITECTURE
ARCHITECTURE / PLANNING / DESIGN
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LAS VEGAS, NV 89113
702.343.1800
WWW.HOOGLANDARCHITECTURE.COM

DATE: 4-21-2014
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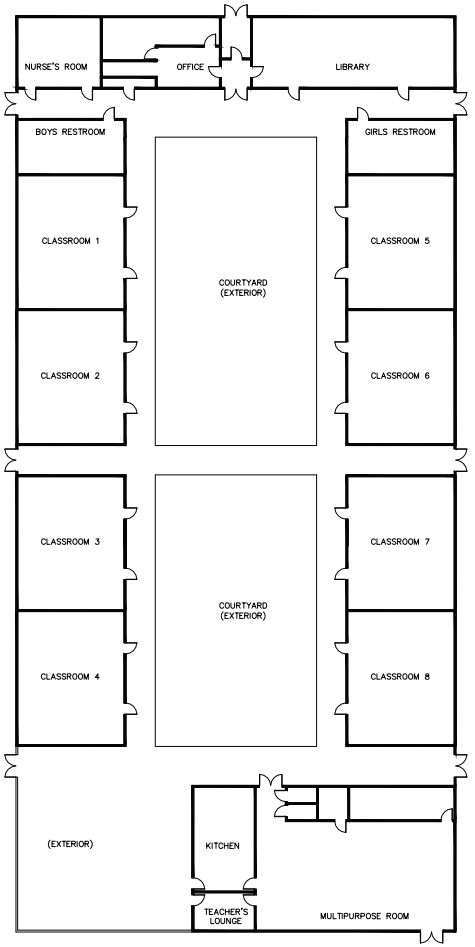
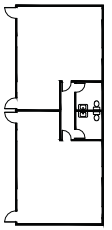


FLOOR PLAN - EXISTING BUILDING
SCALE: 1/16" = 1'-0"
NORTH



FLOOR PLAN - TYPICAL MODULAR CLASSROOM
SCALE: 1/16" = 1'-0"

10 0 5 10 20

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05/22/14

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SHEET NO:
FP001

HOOGLAND
ARCHITECTURE

Henry CJ Hoogland, AIA, NCARB, LEED AP BD+C
Principal Architect
cj@hooglandarchitecture.com

April 23, 2014

City of Las Vegas Planning Commission
495 S. Main Street
Las Vegas, NV 89101

Re: 1300 Bridger Avenue

To Whom It May Concern,

St. Joseph's Catholic School, a private school, was established in 1948 and offered primary education in grades K-8. The school was located on two adjacent parcels totaling approximately 2.9 acres at 1300 E. Bridger Avenue. The school was in continuous operation for over 65 years until its eventual close in June of 2013 due to financial issues. Enrollment in its last year of operation stood at 145 students.

Quest Preparatory Academy, which is in the process of acquiring the St. Joseph's property, currently operates 4 campuses throughout the Las Vegas valley. They currently serve over 1000 students with a faculty and administration/staff of 111. A primary public school offering K-8 education, Quest Preparatory Academy is chartered thru the State of Nevada.

The property at 1300 E. Bridger is zoned C-V (Civic District). The intent of the district "is to provide for the continuation of existing public and quasi-public uses and for the development of new schools... operated or controlled by any recognized religious, fraternal, veteran, civic or service organization" (CLV UDC 19.10.020).

Given the more than 65-year history as a primary school, the continuation of this same use is particularly appropriate. Adjacent uses include First Good Shepard Lutheran School and Preschool to the west (zoned R-4), various residential uses to the north, east and south (zoned R-1, R-2, R-3, and R-4), and commercial to the southwest (zoned C-1).

The school lies on (2) collector streets, South Thirteenth Street to the west and East Bridger Avenue to the north, each with an 80' Right-of-Way. Lewis Avenue to the south has a 65' R.O.W. and South Fourteenth Street has a 40' R.O.W. Nearby arterials include Charleston Blvd., Maryland Parkway, Fremont Street, and Las Vegas Blvd. Street access to the subject site from any direction is adequate thru multiple primary and alternate routes.

Existing spaces include 8 classrooms, an administration area, a library, restrooms, a multi-purpose room, and accessory spaces. These spaces surround a courtyard/green space. The play area includes a generous turf area, a black-top with basketball and tennis, and a "jungle gym" with a shade canopy.

As part of a short-term solution addressing the need for additional classrooms on this campus, Quest would like to add 3 additional classroom portables (6 classrooms). Each portable includes 2 restrooms. The total additional space is 4,320 sq ft.

PRJ-54153
05/22/14

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Existing parking is more than adequate for the existing classrooms. However, additional parking will be required for the additional classroom to comply with the Unified Development Code. Given the use of the site (primary school), the code requires 3 parking stalls per classroom. With the additional classrooms, the total number of stalls required will be 42 (3 stalls required x 14 total classrooms = 42). The site currently has 28 stalls. In order to comply, the school will need to add 14 additional stalls (see site plan).

The student drop-off and pick-up zone used by St. Joseph's is on South Fourteenth Street next to the playground. A ramp between the playground fence and the sidewalk provides access from the street level at two locations to a lockable gate at the playground level. It is proposed that Quest Preparatory Academy continue to use this zone as the pick-up and drop-off area. Each morning before school and after, teachers and other faculty members will be directing students and parents in the pick-up and drop-off zone in order to maintain a safe environment for all.

Because of the addition of the portables, a Site Development Review will be required.

If any additional information for this project is required, please do not hesitate to contact me directly at (702)343-1850.

Respectfully,
CJ

With Respect,



Henry CJ Hoogland, AIA, NCARB, LEED AP BD+C
Principal

HOOGLAND
ARCHITECTURE 5459 S. Durango Dr. #100 Las Vegas, NV 89113 ■ P: 702.343.1850 ■ hooglandarchitecture.com

PRJ-54153
05/22/14

SDR-54311

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

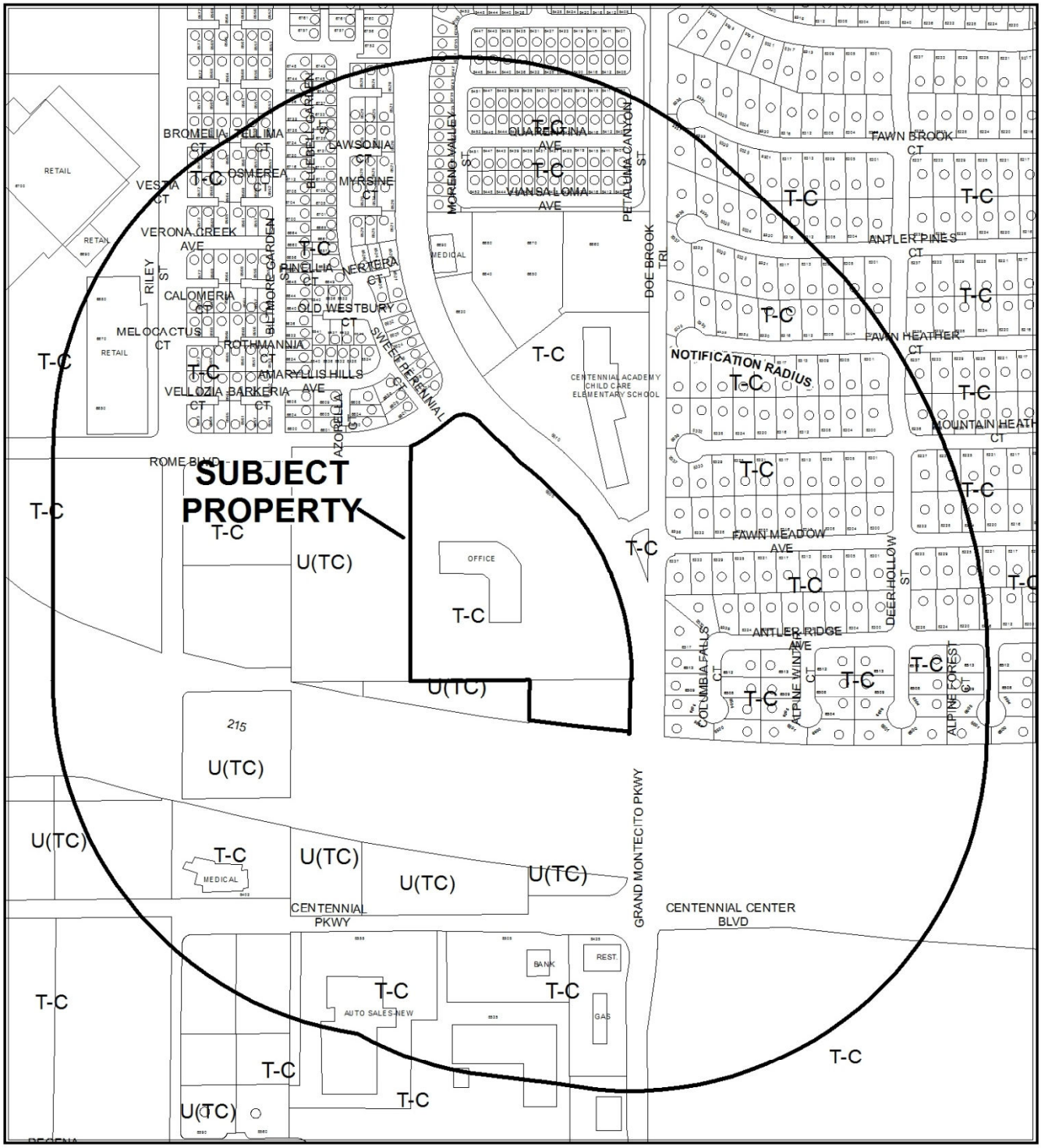
SUBJECT:
SDR-54327 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WAITT-MONTECITO REAL ESTATE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR LEVEL PARKING GARAGE WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A BUILDING HEIGHT OF 50 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THE BUILD-TO-LINE TO BE 80% WHERE 60% IS THE MAXIMUM ALLOWED AND TO ALLOW A NINE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED; AS WELL AS A WAIVER OF THE MONTECITO TOWN CENTER TIMBERLAKE BUFFER AREA TO ALLOW A MULTI-STORY BUILDING WHERE ONLY SINGLE-STORY BUILDINGS ARE PERMITTED; AND FOR MINOR ADJUSTMENTS TO THE SURFACE PARKING LOT on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54191].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
DENIAL

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



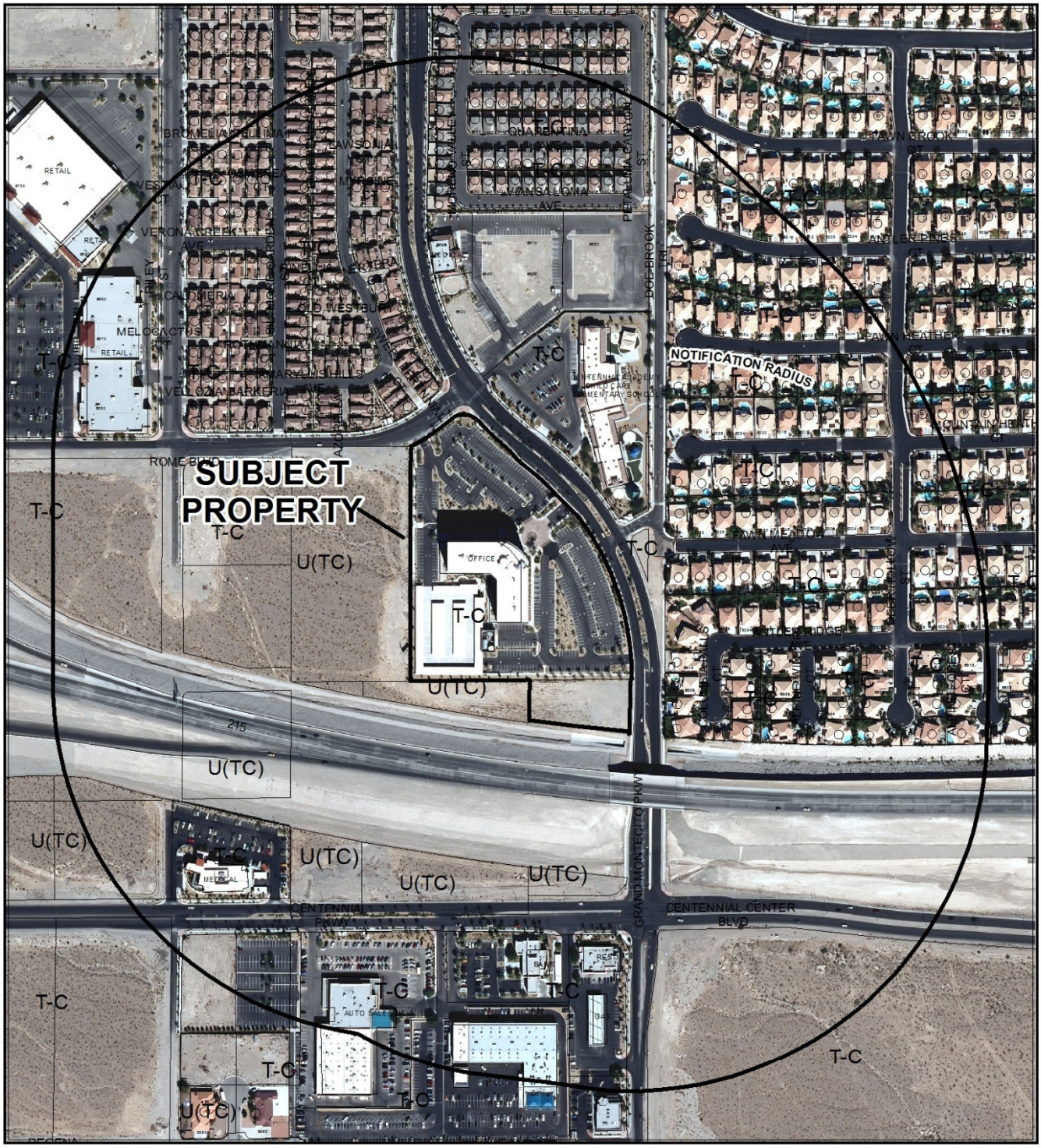
0 250 500 Feet

CASE: **SDR-54327 (PRJ-54191)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [MS-TC (MAIN STREET MIXED USE)]

N



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RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [MS-TC (MAIN STREET MIXED USE)]

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-54327

Case Number: TBD APN: 125-20-803-009 /125-20-810-002

Name of Property Owner: Waitt-Montecito Real Estate, LLC

Name of Applicant: Waitt-Montecito Real Estate, LLC

Name of Representative: Lionel Sawyer & Collins, Attn: 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: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mark H. Robinson

Print Name: Mark H. Robinson

Subscribed and sworn before me

This 20th day of May, 2014

Vickey Montez

Notary Public in and for said County and State

VICKEY MONTEZ
Commission # 1891395
Notary Public - California
San Diego County
My Comm. Expires May 29, 2014

Revised 11-14-06

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

PRJ-54191
05/22/14

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Grand Montecito Pkwy/I-215

Project Name Montecito Town Center South **Proposed Use** Parking Garage

Assessor's Parcel #(s) 125-20-803-009 / 125-20-810-002 **Ward #** 6

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

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

Gross Acres 0.91 **Lots/Units** N/A **Density** N/A

Additional Information Undeveloped parcel requiring site development review for parking garage for use by tenants of commercial complex at adjacent parcel

PROPERTY OWNER Waitt-Montecito Real Estate, LLC **Contact** Mark Robinson

Address 12790 El Camino Real, Suite 150 **Phone:** (858) 480-2900 **Fax:** (702) 383-8845

City San Diego **State** CA **Zip** 92130

E-mail Address mrobinson@swvp.com

APPLICANT Waitt-Montecito Real Estate, LLC **Contact** Mark Robinson

Address 12790 El Camino Real, Suite 150 **Phone:** (858) 480-2900 **Fax:** (702) 383-8845

City San Diego **State** CA **Zip** 92130

E-mail Address mrobinson@swvp.com

REPRESENTATIVE Lionel Sawyer & Collins **Contact** Jennifer Roberts

Address 300 South Fourth Street #1700 **Phone:** (702) 383-8946 **Fax:** (702) 383-8845

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

E-mail Address jroberts@lionelsawyer.com

Property Owner Signature* [signature]

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

Print Name Mark H. Robinson

Subscribed and sworn before me

This 20th day of May, 2014.

[signature]

Notary Public in and for said County and State

VICKEY MONTEZ
Commission # 1891395
Notary Public - California
San Diego County
My Comm. Expires May 29, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-54327
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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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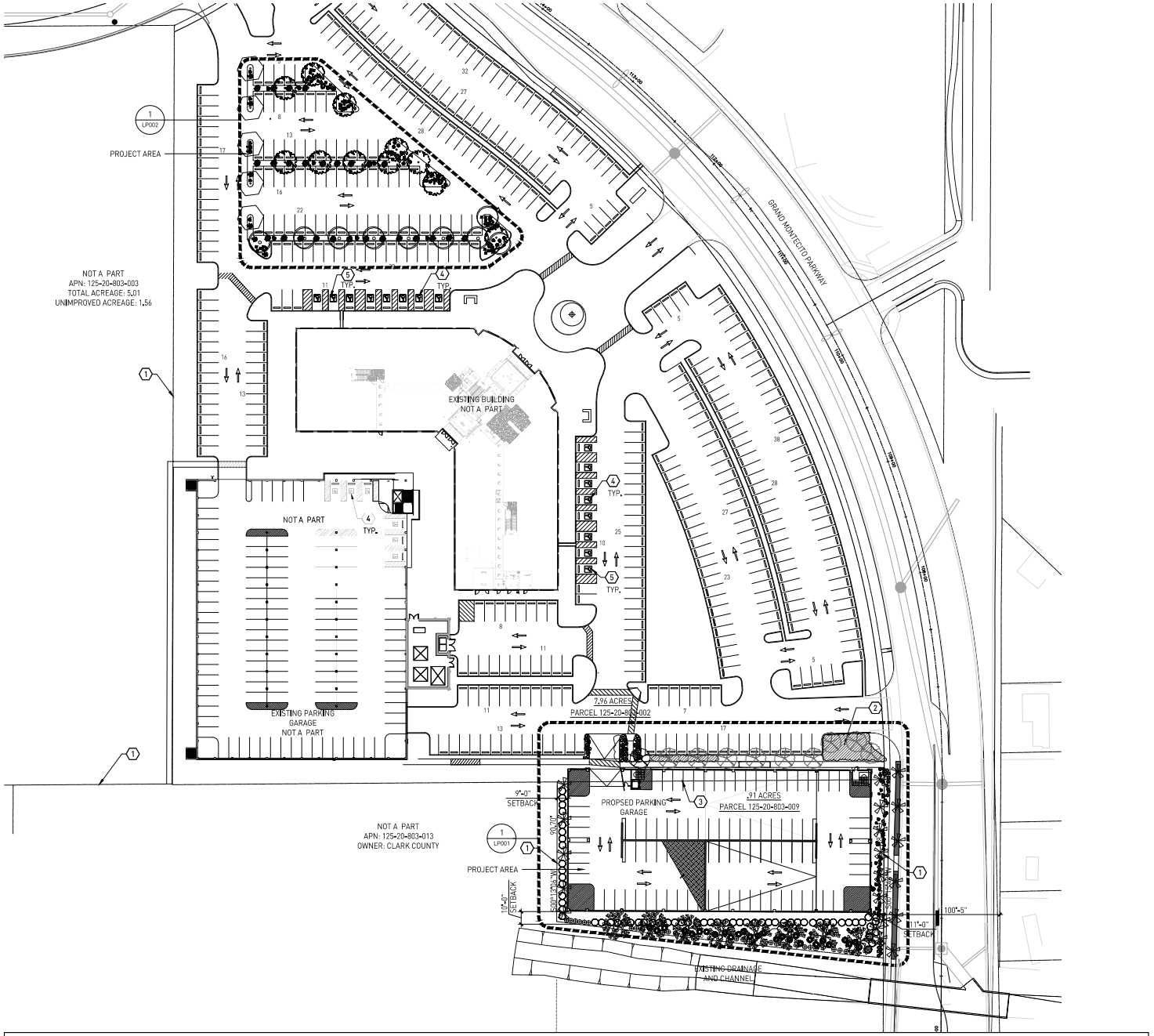
PRJ-54191
05/22/14

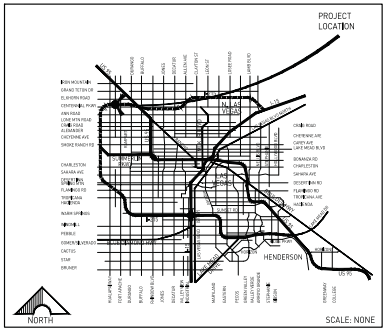


OVERALL SITE PLAN

SCALE: 1" = 40'-0"

SDR-54327 - REVISED

VICINITY MAP



PROJECT DATA

EXISTING PARCEL #:	125-20-803-002
EXISTING SITE AREA:	7.96 ACRES
ZONE:	TC
EXISTING OFFICE BUILDING GSF:	181,500 SF
TYPICAL PARKING SPACE:	9' X 18'
TOTAL BICYCLE PARKING:	12 SPACES
LOADING:	NO LOADING SPACES

EXISTING PARKING:

SURFACE PARKING	456
ACCESSIBLE SURFACE PARKING	10
STRUCTURED PARKING	262
ACCESSIBLE STRUCTURED PARKING	6
TOTAL PARKING	734 (1/250 SF)

PARCEL TO BE COMBINED:	125-20-803-009
SITE AREA:	0.91 ACRE
ZONE:	TC

NEW PARKING

SURFACE PARKING	84
STRUCTURED PARKING	390
ADDITIONAL ACCESSIBLE PARKING REQ'D	6
TOTAL PARKING	474

LOSS OF STALLS DUE TO NEW SURFACE/STRUCTURE PARKING:	58
TOTAL STALL COUNT	1152

KEY NOTES

1. EXISTING PROPERTY LINE.
2. EXISTING LANDSCAPE (TYPICAL).
3. EXISTING PARCEL LINE TO BE REMOVED TO COMBINE PARCELS.
4. EXISTING ACCESSIBLE PARKING STALL.
5. ADDITIONAL ACCESSIBLE PARKING STALLS, RE-STRIPE REQUIRED.

NORTH

0 10' 20' 40' 100'

ENCOMPASS STUDIO
architecture + interiors
241 W. Charleston Blvd, Suite 155 | Las Vegas, NV 89102
design@estudiovegas.com 702.735.7759

OVERALL SITE PLAN

SOUTH PARKING STRUCTURE

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

REVISIONS:

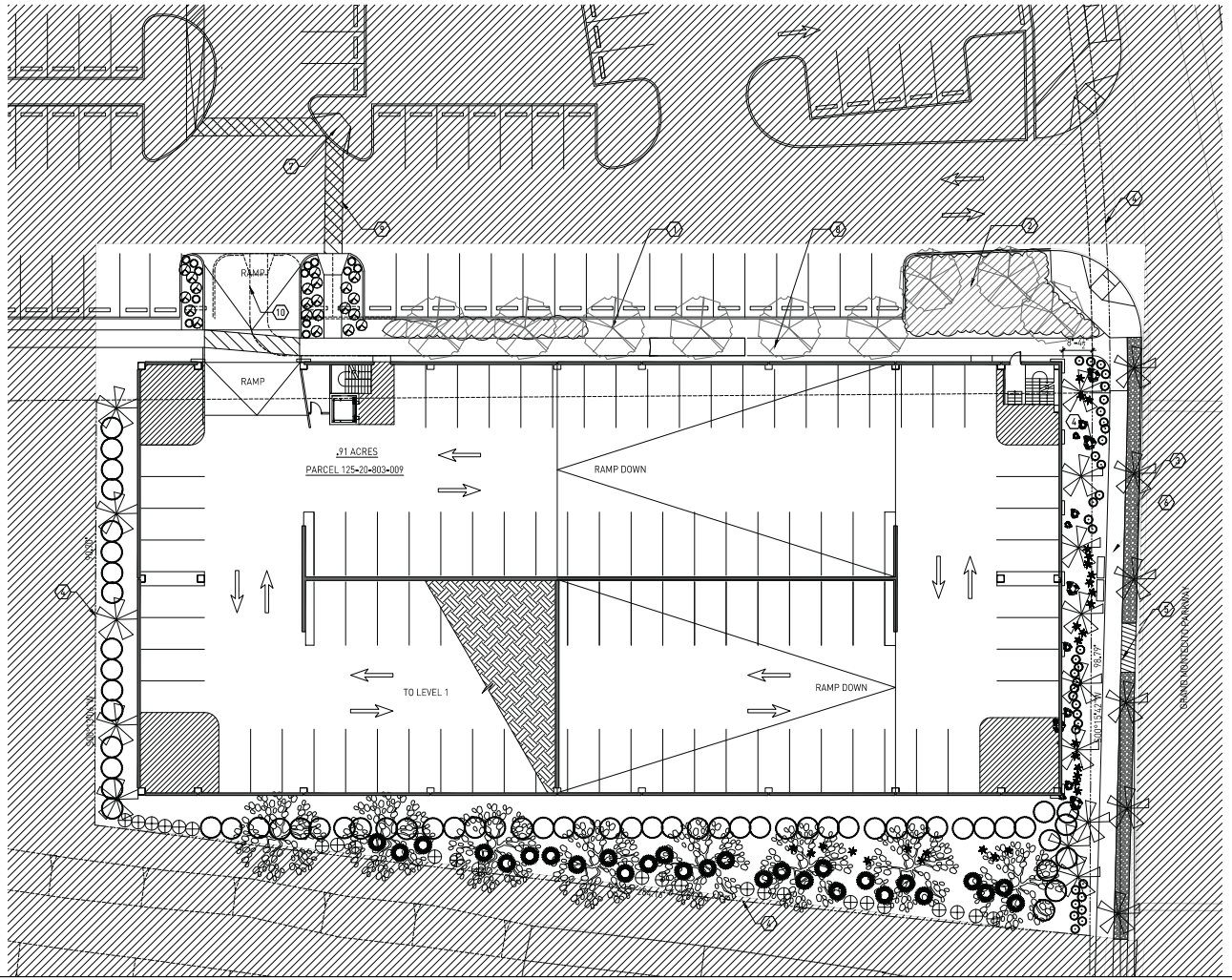
NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
06/10/14

SHEET NUMBER

SP001



KEY NOTES

1. EXISTING TREE OR PALM (TYPICAL).
2. EXISTING LANDSCAPE (TYPICAL).
3. 2" DEPTH OF MOHAVE GOLD DECOMPOSED GRANITE TO MATCH EXISTING STREETSCAPE (TYPICAL).
4. EXISTING PROPERTY LINE.
5. NEW MEDALION PER MONTECITO DESIGN STANDARDS.
6. SIDEWALK
7. NEW CONCRETE SIDEWALK IN EXISTING PLANTER ISLAND.
8. EXISTING WALKWAY TO REMAIN
9. ACCESSIBLE ROUTE TO PUBLIC WAY
10. DASHED LINE INDICATES EXISTING LANDSCAPE, WALKWAY, PARKING STRIPE AND CURB TO BE DEMOLISHED. PATCH AND REPAIR AS REQUIRED.

PLANT LEGEND

SYMBOL	COMMON NAME	SIZE	QUANTITY
	PROSOPI CHILENSIS CHILEAN MESQUITE	24" BOX	10
	PROSOPIS CHILENSIS MEXICAN FAN PALM (SKINNED)	24" BOX	20
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL.	28
	TEUCRIUM HAMAEDRYS PROSTRATE GERMANDER	5 GAL.	36
	ACACIA REDOLENS "DESERT CARPET" DESERT CARPET ACACIA	5 GAL.	46
	YUCCA RECURVIFOLIA WEEPING YUCCA	5 GAL.	30
	ROSMARINUS OFFICINALIS "PROSTRATUS" PROSTRATE ROSEMARY	5 GAL.	20
	LANTANA "DALLAS RED" DALLAS RED LANTANA	1 GAL.	10
	MUHLENBERGIA EMERSLEYI BULL GRASS	1 GAL.	26
	LANDSCAPE BOULDERS, GRANITE BOULDERS, TO MATCH DECOMPOSED GRANITE,BOULDER SIZES PER FOLLOWING PERCENTAGES: 25% 2'X2'X2' BOULDER 25% 3X3'X4' BOULDER 50% 4'Lx4'X5' BOULDER		

LEGEND

NOT A PART.

NORTH

0 10' 20' 40' 100'

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design@estudiovegas.com 702.735.7759

ENLARGED SITE PLAN
GROUND LEVEL AND LANDSCAPE PLAN
for
MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

REVISIONS:

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
05/27/14

SHEET NUMBER
LP001

ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

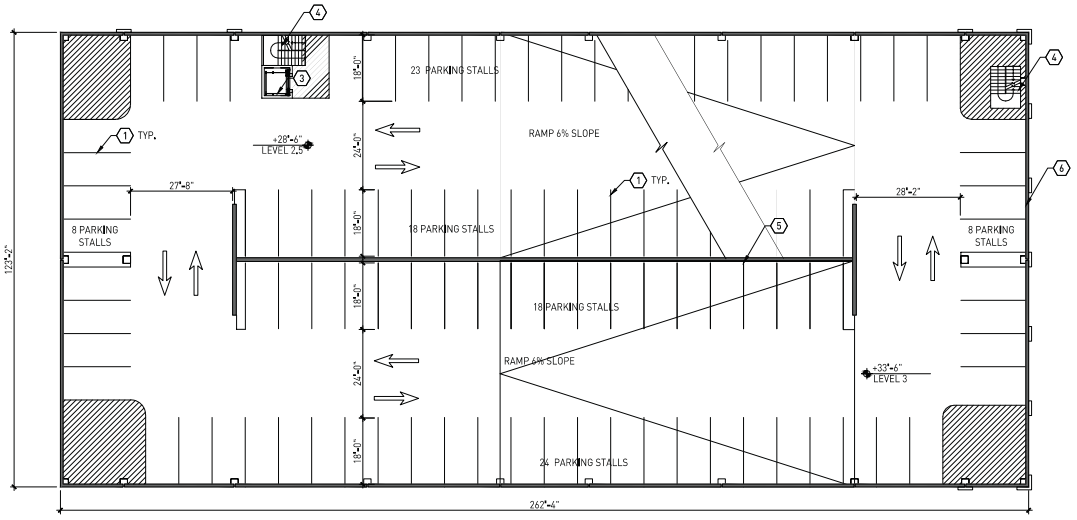
SDR-54327

GENERAL NOTES

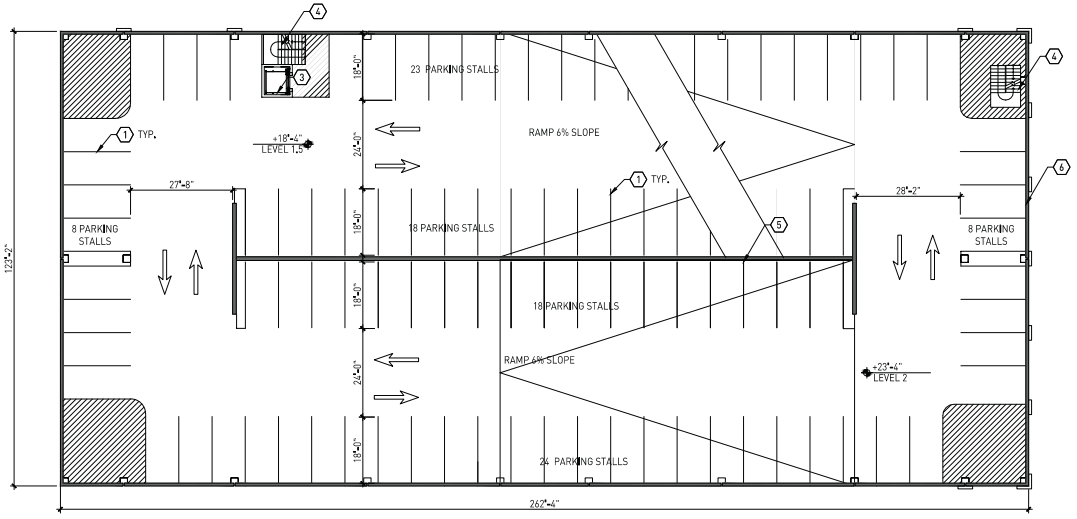
1.) EL @ 2498 = LEVEL 0.5

KEY NOTES

1. 9'-0" X 18'-0" PARKING STALL TYPICAL.
2. MECHANICAL ROOM.
3. ELEVATOR
4. OPEN STAIRS
5. SHEAR WALL
6. CONCRETE SPANDREL



2 LEVEL 2.5 TO LEVEL 3



1 LEVEL 1.5 TO LEVEL 2

NORTH

SCALE: 1/16" = 1'-0"

0 5' 10' 20' 40' 80'

SDR-54327

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PARKING PLANS

LEVEL 1.5, 2, 2.5 AND 3

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

NEIGHBORHOOD MEETING

REVISIONS:

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: M.F.

PROJECT NO. 11002.1 CHECKED BY: B.P.

PRJ-54191
05/27/14

SHEET NUMBER

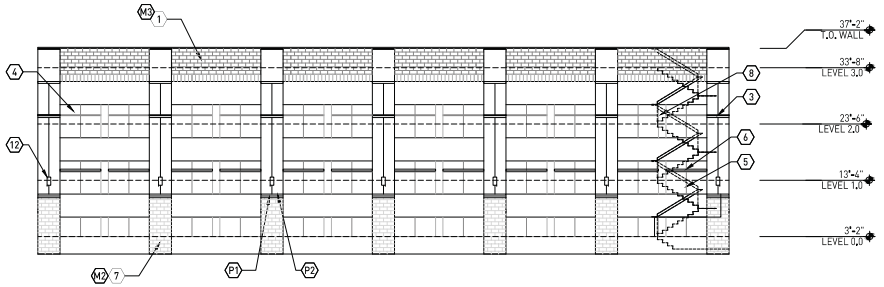
FP002

KEY NOTES

1. SPANDREL PANEL W/ STONE ATTACHED
2. 2" PRECAST CONCRETE CAP
3. 2"X2" ALUMINUM, ANODIZED CLEAR
4. CONCRETE SPANDREL PAINTED
5. 1" REVEAL
6. 30" DEEP X 4" TALL X "L" (VARIES) METAL TRELLIS (SHADE CANOPY) CLEAR ANODIZED
7. PAINTED COLUMN COVER WITH STONE AT BASE.
8. ALUMINUM PLATE 16" X 6'-0" ANODIZED CLEAR
9. PAINTED CONCRETE COLUMN
10. OPEN STAIR W/ CONCRETE FILLED STEEL PAN TREAD WITH STEEL TUBE STRINGER.
11. ELEVATOR
12. LIGHT FIXTURE

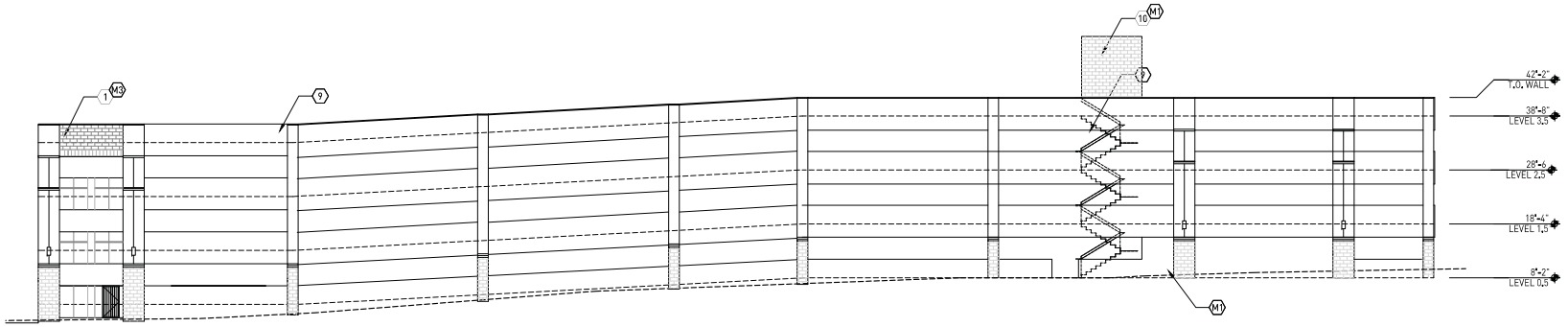
FINISH LEGEND

BUILDING MATERIALS		PAINT	
M1	CMU TO MATCH EXISTING GARAGE	P1	PAINT-1 SW 7325 BURNISHED BRANDY
M2	T-1 TO MATCH EXISTING BUILDING	P2	PAINT-1 SW 6119 ANTIQUE WHITE
M3	T-2 TO MATCH EXISTING BUILDING	P3	PAINT-1 SW 1093 BEIGE SAND
M4	ALUMINUM 2" X 2" ANODIZED CLEAR		



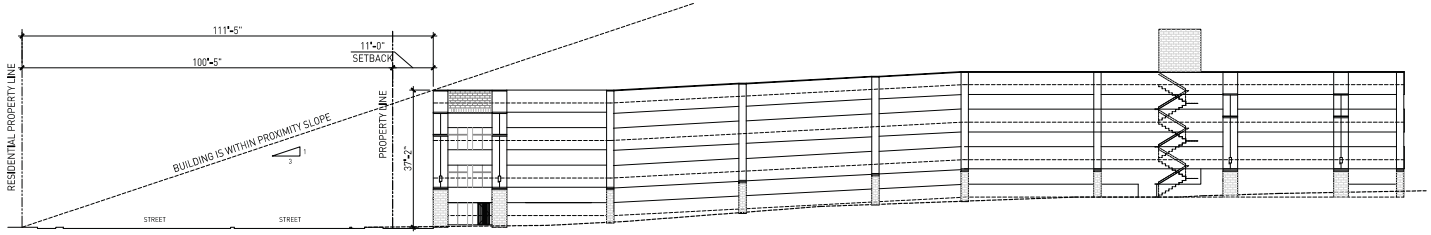
3 EAST ELEVATION

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



2 NORTH ELEVATION

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



0 5' 10' 20' 40' 80'

1 GARAGE ELEVATION DIAGRAM

SCALE: 1/16" = 1'-0"

SDR-54327 - REVISED

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ELEVATIONS
NORTH AND EAST ELEVATION

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

REVISIONS

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
06/10/14

SHEET NUMBER
EV001

KEY NOTES

1. SPANDREL PANEL W/ STONE ATTACHED
2. 2" PRECAST CONCRETE CAP
3. 2"X2" ALUMINUM, ANODIZED CLEAR
4. CONCRETE SPANDREL PAINTED
5. 1" REVEAL
6. 30" DEEP X 4" TALL X "L" (VARIES) METAL TRELLIS (SHADE CANOPY) CLEAR ANODIZED
7. PAINTED COLUMN COVER WITH STONE AT BASE.
8. ALUMINUM PLATE 16" X 6'-0" ANODIZED CLEAR
9. PAINTED CONCRETE COLUMN
10. OPEN STAIR W/ CONCRETE FILLED STEEL PAN TREAD WITH STEEL TUBE STRINGER.
11. ELEVATOR
12. LIGHT FIXTURE

FINISH LEGEND

BUILDING MATERIALS

- M1 — CMU TO MATCH EXISTING GARAGE
- M2 — T-1 TO MATCH EXISTING BUILDING
- M3 — T-2 TO MATCH EXISTING BUILDING
- M4 — ALUMINUM 2" X 2" ANODIZED CLEAR

PAINT

- P1 — PAINT-1 SW 7325 BURNISHED BRANDY
- P2 — PAINT-1 SW 6119 ANTIQUE WHITE
- P3 — PAINT-1 SW 1093 BEIGE SAND

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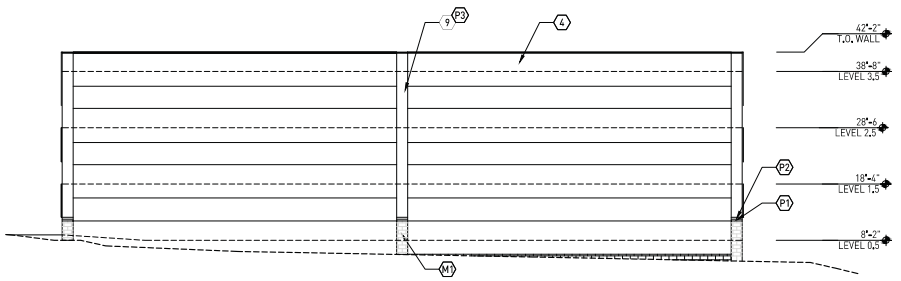
ELEVATIONS
SOUTH AND WEST ELEVATION

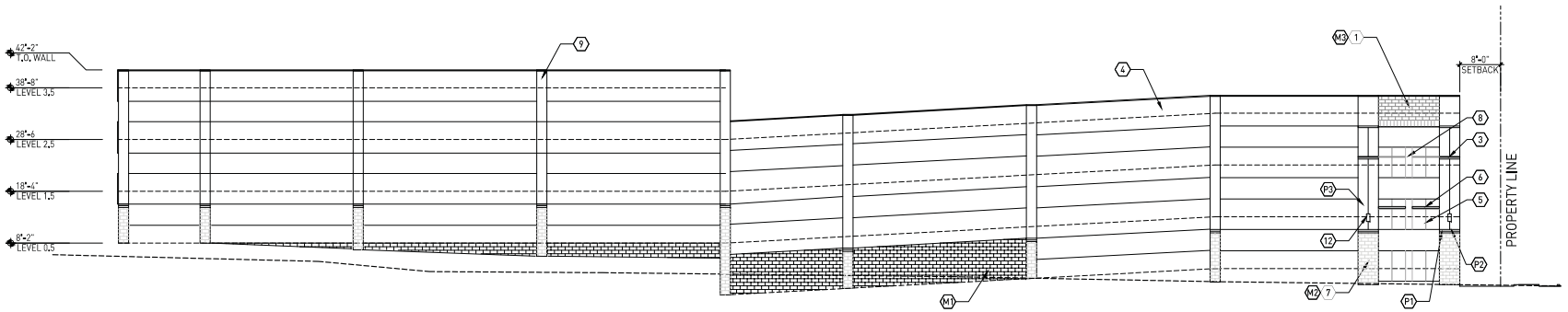
for
MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL



2 WEST ELEVATION

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



0 5' 10' 20' 40' 80'

1 SOUTH ELEVATION

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

SDR-54327

REVISIONS

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
05/27/14

SHEET NUMBER
EV002

FINISH LEGEND

BUILDING MATERIALS

- M1 — CMU TO MATCH EXISTING GARAGE
- M2 — T-1 TO MATCH EXISTING BUILDING
- M3 — T-2 TO MATCH EXISTING BUILDING
- M4 — ALUMINUM 2" X 2" ANODIZED CLEAR

PAINT

- P1 — PAINT-1 SW 7325 BURNISHED BRANDY
- P2 — PAINT-1 SW 6119 ANTIQUE WHITE
- P3 — PAINT-1 SW 1093 BEIGE SAND

KEY NOTES

1. SPANDREL PANEL W/ STONE ATTACHED
2. 2" PRECAST CONCRETE CAP
3. 2"X2" ALUMINUM, ANODIZED CLEAR
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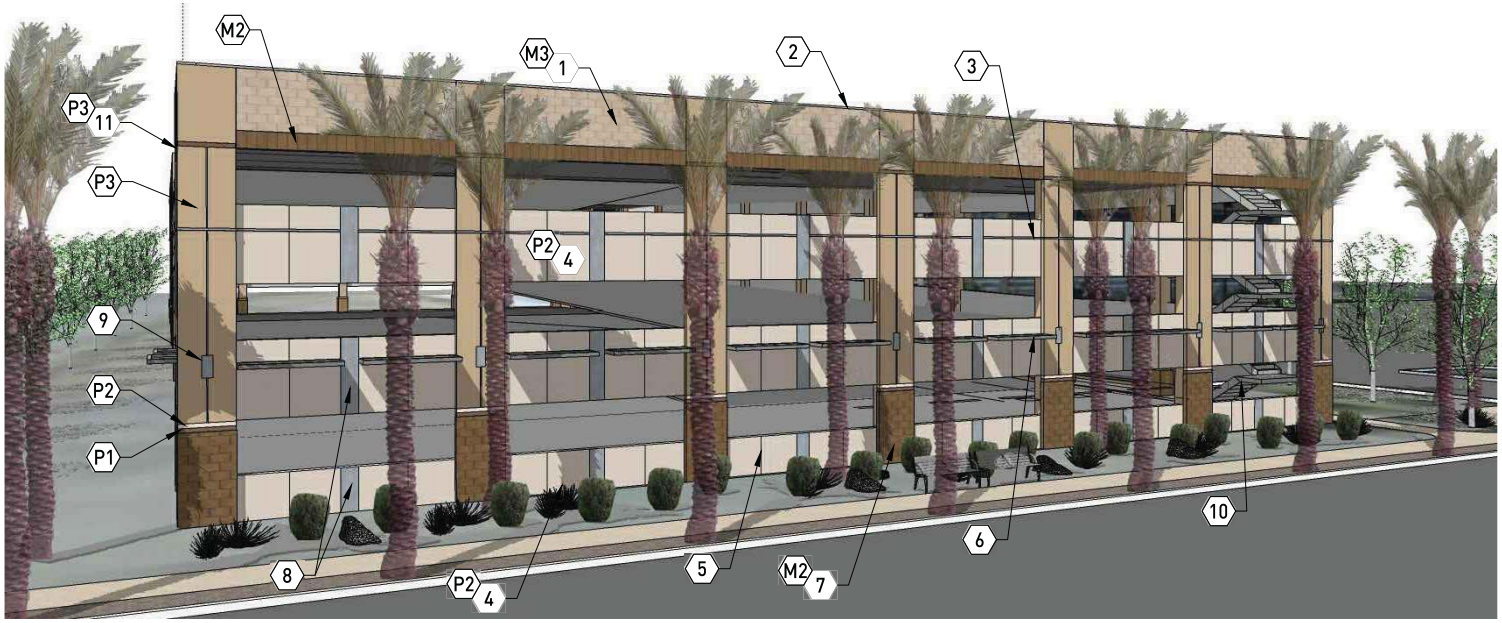
7. PAINTED COLUMN COVER WITH STONE AT BASE.
8. ALUMINUM PLATE 16" X 6'-0" ANODIZED CLEAR
9. LIGHT FIXTURE
10. OPEN STAIR W/ CONCRETE FILLED STEEL PAN TREAD WITH STEEL TUBE STRINGER.
11. PAINTED 4" REVEAL



Montecito Parking Structure

EV003-Perspective View
MAY 22,2014

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PRJ-54191
05/27/14

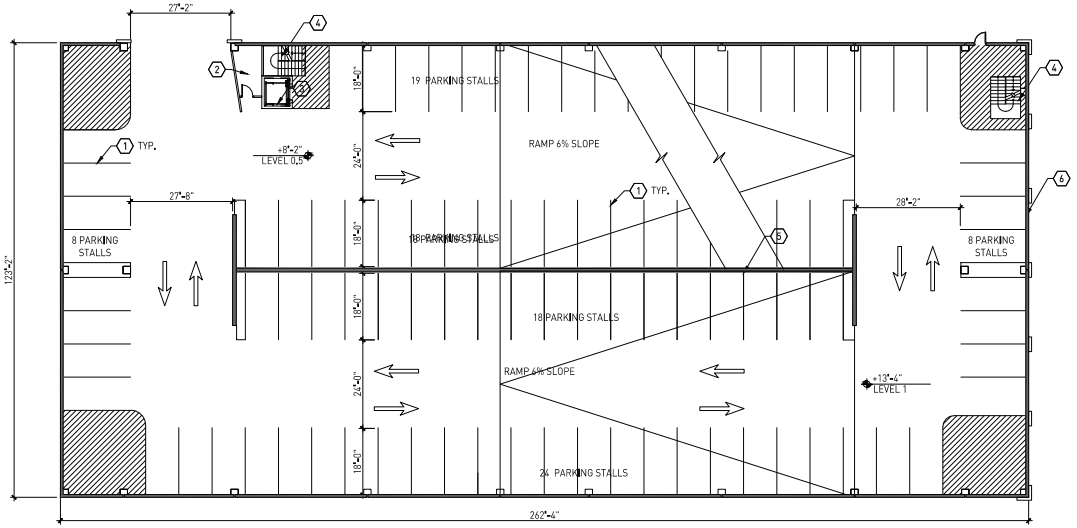
SDR-54327

GENERAL NOTES

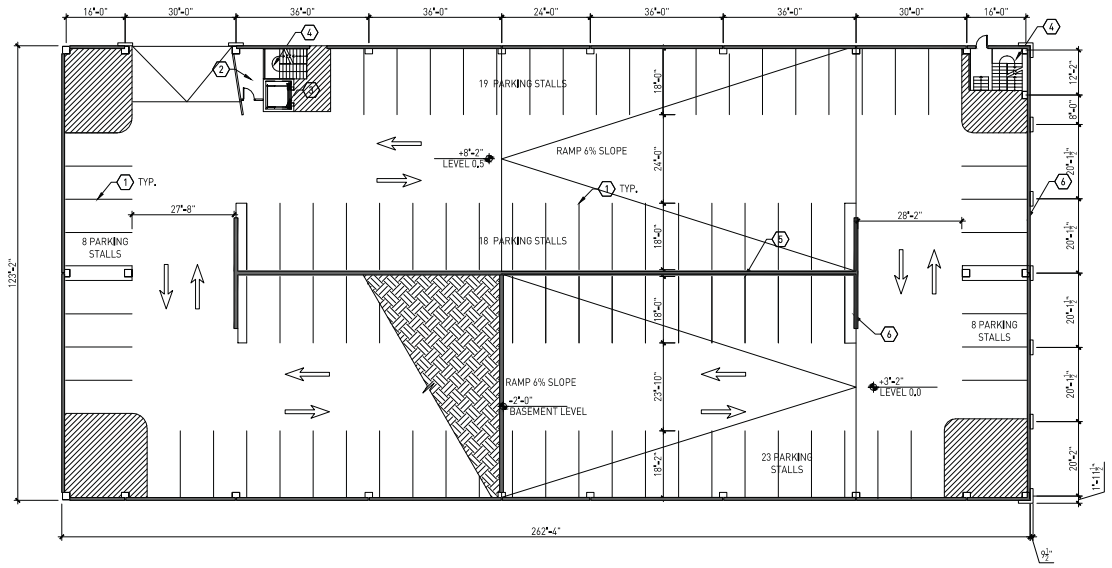
1.) EL @ 2498 = LEVEL 0.5

KEY NOTES

1. 9'-0" X 18'-0" PARKING STALL TYPICAL.
2. MECHANICAL ROOM.
3. ELEVATOR
4. OPEN STAIRS
5. SHEAR WALL
6. CONCRETE SPANDREL



2 LEVEL 0.5 TO LEVEL 1



1 BASEMENT LEVEL TO LEVEL 0.0

NORTH

SCALE: 1/16" = 1'-0"

0 5' 10' 20' 40' 80'

SDR-54327

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PARKING PLANS

GROUND LEVEL, LEVEL 0.5, AND 1

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

REVISIONS:

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
05/27/14

SHEET NUMBER

PF001

GENERAL NOTES

1.) EL @ 2498 = LEVEL 0.5

KEY NOTES

1. 9'-0" X 18'-0" PARKING STALL TYPICAL.
2. MECHANICAL ROOM.
3. ELEVATOR
4. OPEN STAIRS
5. SHEAR WALL
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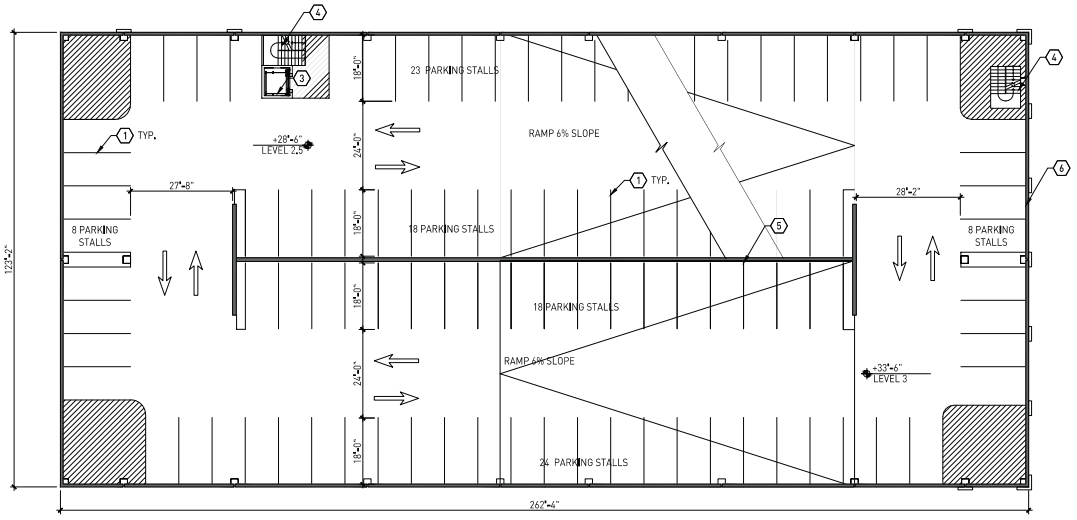
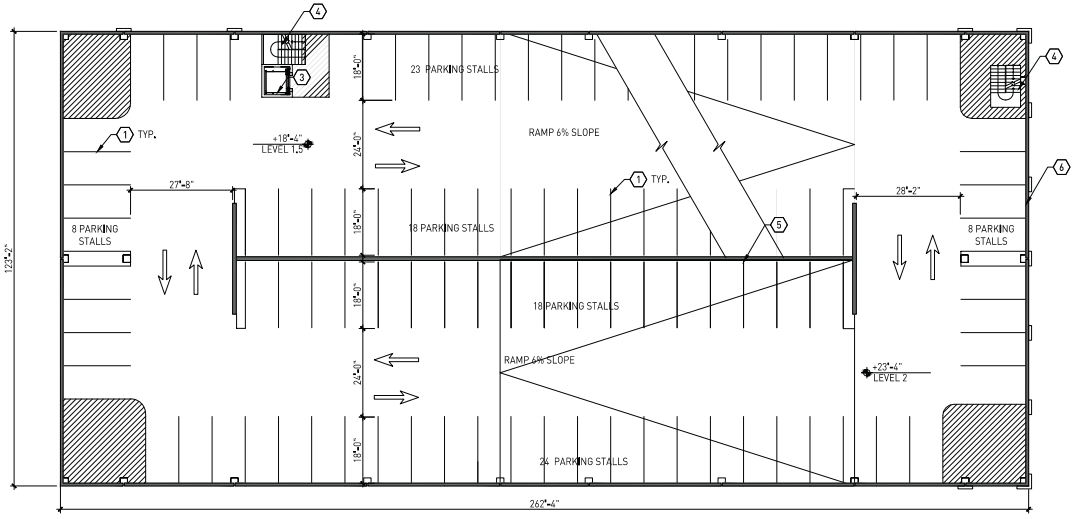


2 LEVEL 2.5 TO LEVEL 3



1 LEVEL 1.5 TO LEVEL 2

SDR-54327



SCALE: 1/16" = 1'-0"

0 5' 10' 20' 40' 80'

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PARKING PLANS

LEVEL 1.5, 2, 2.5 AND 3

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL

REVISIONS:

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.
PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
05/27/14

SHEET NUMBER

FP002

GENERAL NOTES

1.) EL @ 2498 = LEVEL 0.5

KEY NOTES

1. 9'-0" X 18'-0" PARKING STALL TYPICAL.
2. MECHANICAL ROOM.
3. ELEVATOR
4. OPEN STAIRS
5. SHEAR WALL
6. CONCRETE SPANDREL

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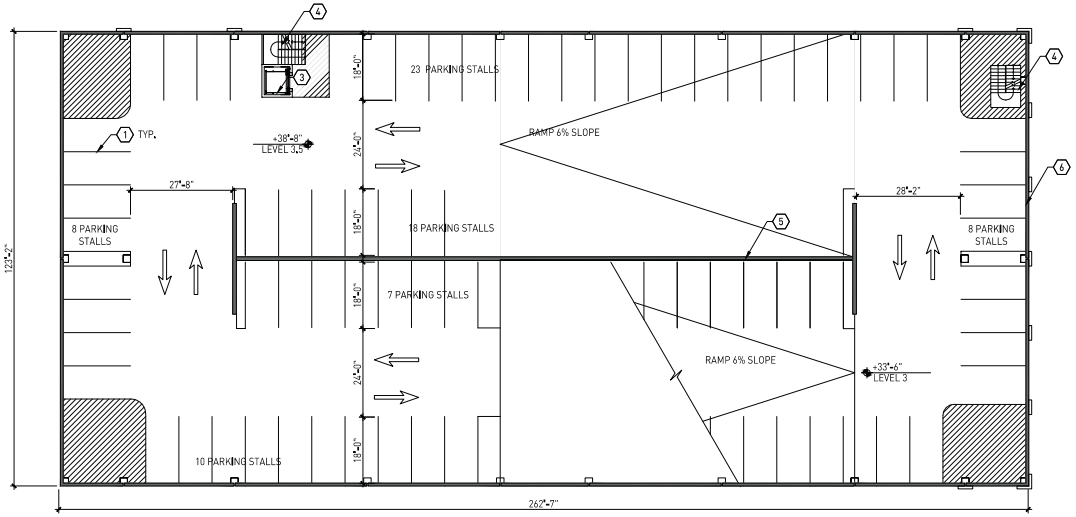
PARKING PLAN

LEVEL 3 AND 3.5

for

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

SEAL



1 LEVEL 3 TO LEVEL 3.5

NORTH

SCALE: 1/16" = 1'-0"

0 5' 10' 20' 40' 80'

REVISIONS

NO.	DATE / COMMENTS	BY

DATE: 06.19.14 DRAWN BY: MJF.

PROJECT NO. 11002.1 CHECKED BY: BJP.

PRJ-54191
05/27/14

SHEET NUMBER

FP003

SDR-54327

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

300 SOUTH FOURTH STREET

SUITE 1700

LAS VEGAS, NEVADA 89101

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lsc@lionelsawyer.com

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(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
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. McGUIRE
JOHN E. DAWSON
CHARLES H. McCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
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DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
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JENNIFER ROBERTS
MARK A. CLAYTON
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CHRISTOPHER MATHEWS
PEARL L.GALLAGHER
JENNIFER J. GAYNOR
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI

OF COUNSEL
RICHARD J. MORGAN*
PAUL D. BANCROFT

*ADMITTED IN CA ONLY

KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JOHN D. TENNERT
STEVEN C. ANDERSON
KATHERINE L. HOFFMAN
VAR LORDAHL, JR.
PHILLIP C. THOMPSON
AMY L. BAKER
JORDAN A. DAVIS
KENDAL L. DAVIS
CHANDENI K. GILL

May 22, 2014

WRITER'S DIRECT DIAL NUMBER
(702)-383-8924
JROBERTS@LIONELSAWYER.COM

VIA CLV-EPLAN

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

RE: ***Applications for Site Development Review and Waivers***

To Whom It May Concern:

I am writing in conjunction with Barrett Powley, AIA LEED AP, Principal of Encompass Studio, on behalf of Waitt-Montecito Real Estate, LLC ("Applicant") in support of applications for a site development review for a parking garage located on parcel #125-20-803-009, which is currently zoned T-C(MS); to amend the site development review of the adjacent parcel #125-20-810-002, which is also owned by the Applicant, as necessary; and for waivers to allow for a height increase to 50 feet where 35 feet is required; to reduce the rear setback from 20' to 12'; and to increase the build to property line percentage from 60% to 80%.

The parcel was previously approved for a surface parking lot, pursuant to SDR-43790, to support the 180,000 square foot constructed, unoccupied office complex on the adjacent parcel. However, the Applicant has entered into serious negotiations with a tenant that would occupy a majority of the building and it is expected that the parking demands for employees and customers of the proposed tenant would be greater satisfied by having a parking garage, rather than a surface parking lot. Accordingly, the Applicant seeks approval for a site development review for the parking garage.

The parking garage is an approved use in the T-C(MS) zoning area with the Edge Zone overlay. The proposed parking garage will hold 391 cars on 3.5 levels and will not adversely affect surrounding properties since it will supplement the existing six-story office building on the adjacent parcel. The parking garage is compatible to the existing use on the adjacent parcel,

PRJ-54191
05/22/14

SDR-54327

abuts the I-215 and Grand Montecito Parkway, and is also located next to an undeveloped parcel. Therefore, the proposed parking garage use would not increase the intensity of any use, but would simply compliment all permitted uses in the area. The site development review would be appropriate for the parcel at issue.

Please note that the Applicant will be working to combine this parcel with the parcel to the north in order to remove the parcel line. Moreover, the Applicant will be reconstructing a portion of the existing parking on the adjacent parcel to accommodate the parking garage. To that extent, an amendment to the site development review for that parcel is hereby requested, as necessary.

In addition to the site development review, the Applicant seeks certain waivers that would best accommodate a parking garage. First, the Applicant requests a height increase to 50 feet for the parking garage. Second, the Applicant would like a reduction in the rear setback from 20' to 12'. Lastly, the Applicant is asking for an increase in the build to property line percentage from 60% to 80%.

The Applicant will propose landscaping to comply with current City code standards, while the exterior materials will match the existing office building stone and metal colors. The parking garage will also be constructed with precast concrete columns, beams, and wall panels. There is adequate access to the parcel and the parking garage complements the use on the adjacent parcel. Aside from the requested waivers, the proposed site development meets other code standards, and is in accordance with the City of Las Vegas policies, plans, and standards.

Please call me if you have any questions or need additional information.

Sincerely,

Jennifer Roberts

PRJ-54191
05/22/14

SDR-54327

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

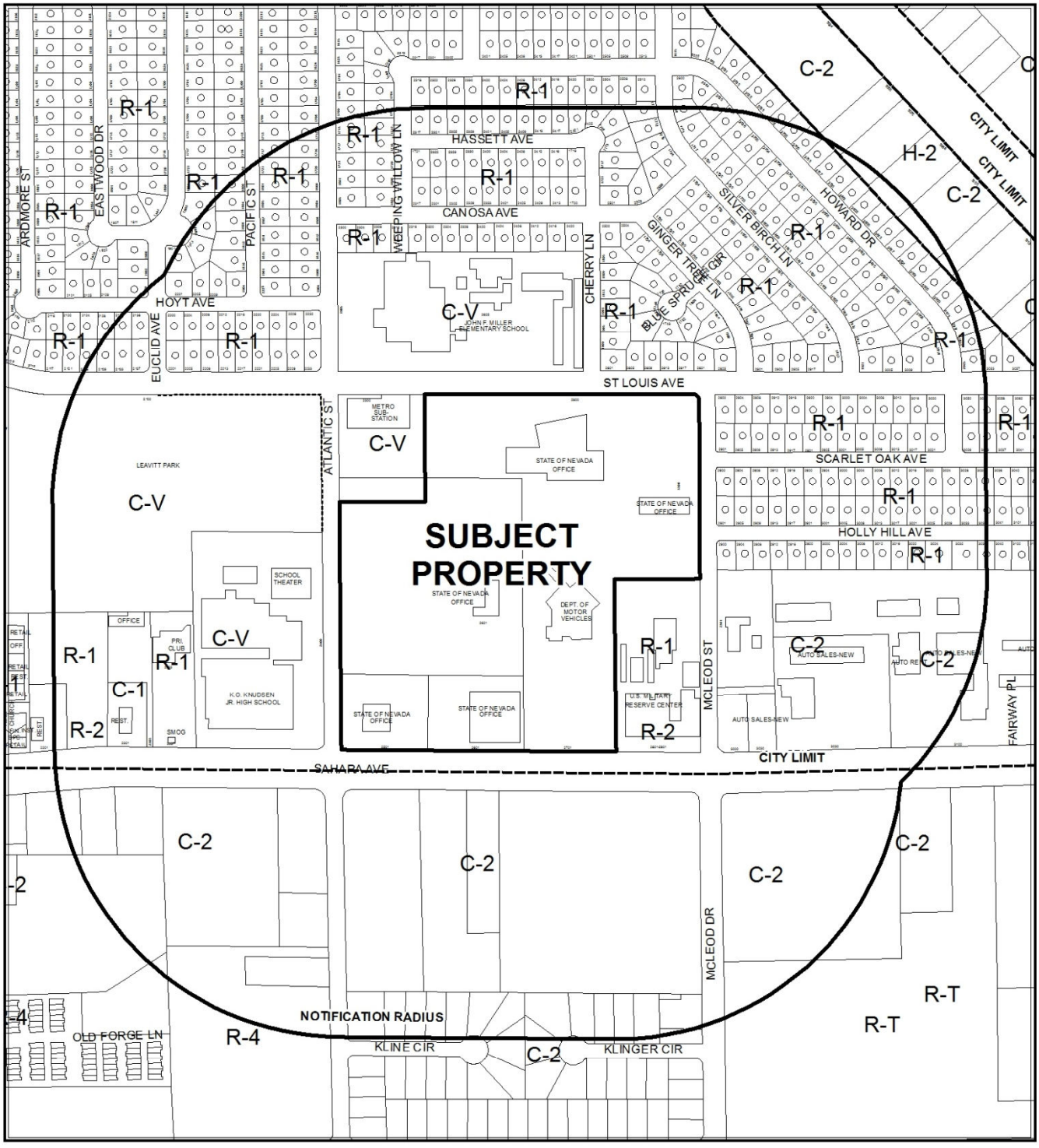
SUBJECT:
SDR-54329 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STATE PUBLIC WORKS BOARD - OWNER: STATE OF NEVADA BUILDING & GROUNDS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,359 SQUARE-FOOT GOVERNMENT FACILITY (DMV) on 28.19 acres at 2621 East Sahara Avenue (APNs 162-01-402-003, 004, 006 & 008), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54111].

MAY GO TO CITY COUNCIL ON 8/20/2014
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:
APPROVAL

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



0 400 800 Feet

CASE: **SDR-54329 (PRJ-54111)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 400 800 Feet

CASE: **SDR-54329 (PRJ-54111)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-54329 APN: Building improvements on: 162-01-402-008 Site improvements on: 162-01-402-003, 162-01-402-004 162-01-402-006 & 162-01-402-008

Name of Property Owner: State of Nevada Buildings & Grounds Care of Division of State Lands

Name of Applicant: State Public Works Board

Name of Representative: Michael J. Purtill

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: Charles Donohue

Print Name: Charles Donohue

Subscribed and sworn before me

This 22 day of April, 2014

Notary Public in and for said County and State

ELYSE RANDLES
NOTARY PUBLIC
STATE OF NEVADA
No. 08-7026-2 My Appt. Exp. June 10, 2016

PRJ-54111
05/22/14

CLV Planning - Application Form

Application Number:	PRJ-54111
Application/Petition For:	SDR for a 40,353 square-foot Government Facility (DMV) at 2621 East Sahara Avenue
ProjectAddress (Location):	2621 EAST SAHARA AVENUE
Project Name	SDR FOR DMV
Assessors Parcel #(s):	16201402003, 16201402004, 16201402006, 16201402008
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Michael
Applicant Last Name:	Purtill
Applicant Address:	709 Valle Verde Ct
Applicant City:	Henderson
Applicant State:	NV
Applicant Zip:	89014
Applicant Phone:	(702)456-3000
Applicant Fax:	(702) 898-6209
Applicant Email:	mpurtill@tska.com
Rep First Name:	Michael
Rep Last Name:	Purtill
Rep Address:	709 Valle Verde Ct
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89014
Rep Phone:	(702)456-3000
Rep Fax:	(702) 898-6209
Rep Email:	mpurtill@tska.com

SDR-54329

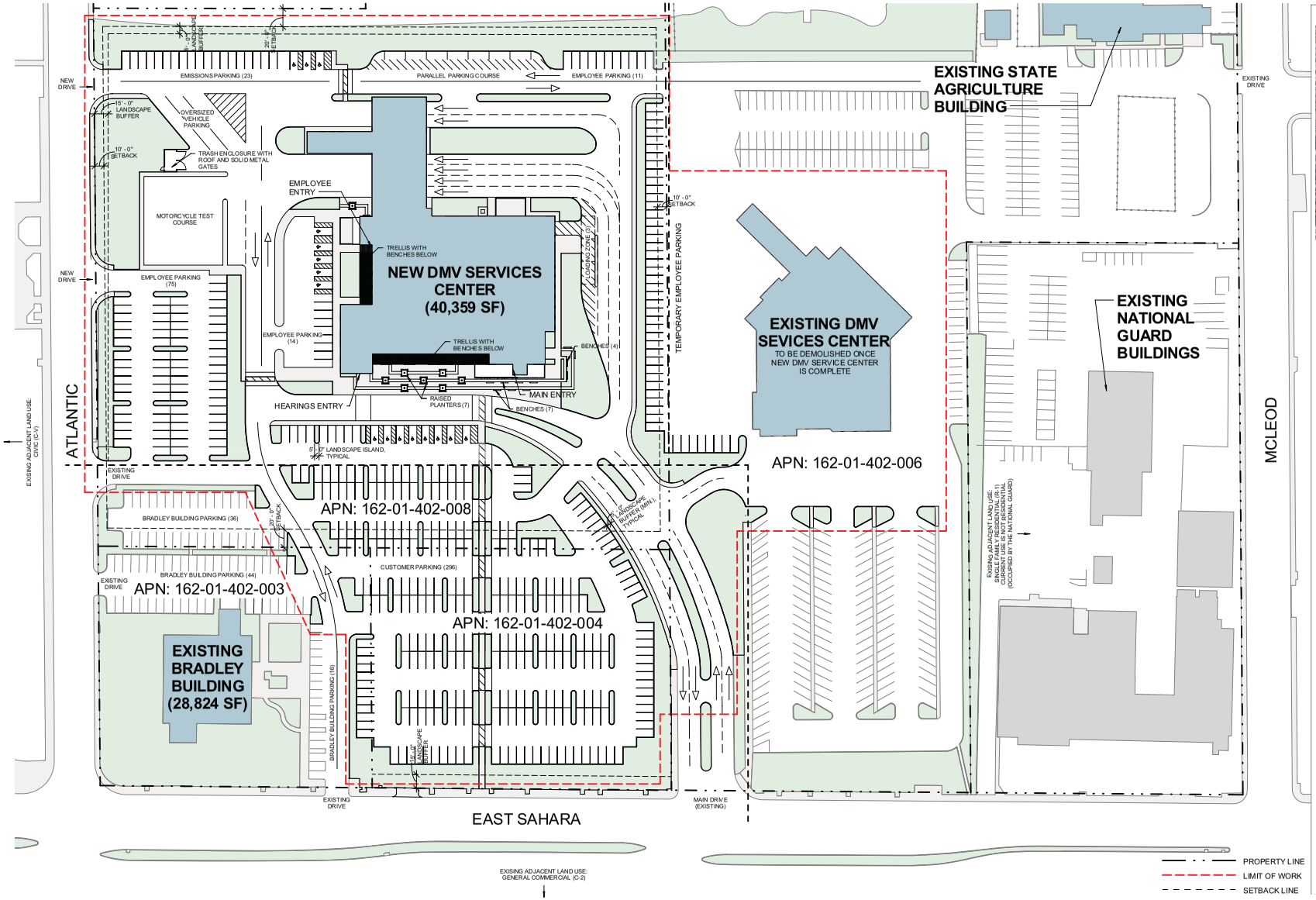
CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
STATE OF NEVADA BLDG & GROUNDS	901 S STEWART ST #5003	CARSON CITY, NV 89701

CLVEPLAN Applicant	Company	Title	Email
Michael Purtill	TSK	Principal	mpurtill@tska.com

SDR-54329



VICINITY MAP



DEVELOPMENT STANDARDS

SETBACKS (C-2: 19.08.050)
FRONT: 20'-0"
REAR: 20'-0"
SIDE: 10'-0"

MAXIMUM LOT COVERAGE (C-2: 19.08.050)
MAXIMUM: 50% COVERAGE
PROPERTY SIZE (APN 162-01-402-008): 8.94 Acres/389,426 SF
BUILDING AREA: 40,359 SF
F.A.R. = 0.10
ACTUAL: 10% COVERAGE

BUILDING HEIGHT (C-2: 19.08.050)
MAXIMUM: 10 STORIES/ 150'-0"
ACTUAL: 1 STORY/ 32'-0"

PARKING REQUIREMENTS (19.04)
REQUIRED:
GOVERNMENT FACILITY: 1 SPACE PER 300 SF
NEW DMV SERVICE CENTER: 40,353 SF
40,359 SF/300 SF = **135 REQUIRED PARKING SPACES**
5 REQUIRED TO BE HANDICAPPED

PARKING SPACES PROVIDED:
DMV CUSTOMER PARKING
288 PARKING SPACES
8 HANDICAPPED PARKING SPACES

DMV EMISSIONS PARKING
20 PARKING SPACES
3 HANDICAPPED PARKING SPACES

DMV EMPLOYEE PARKING
144 PARKING SPACES
5 HANDICAPPED PARKING SPACES

TOTAL SPACES PROVIDED
452 PARKING SPACES
16 HANDICAPPED PARKING SPACES
3 LOADING SPACES

EXISTING BRADLEY BUILDING: 28,824 SF
28,824 SF/300 SF = **96 REQUIRED PARKING SPACES**
4 REQUIRED TO BE HANDICAPPED

PARKING SPACES PROVIDED:
91 PARKING SPACES
5 HANDICAPPED PARKING SPACES
TOTAL SPACES PROVIDED: 96 SPACES

PARKING LOT LANDSCAPE REQUIREMENTS (19.10.010)
PLANTING
(1) TREE FOR EVERY 6 UNCOVERED PARKING SPACES, MUST BE 24" BOX EVERGREEN OR DECIDUOUS SHADE TREE. SPACING SHALL NOT EXCEED 30'-0" ON CENTER WITHIN LANDSCAPE ISLAND

(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE

2" GROUND COVER OR ROCK MULCH

PERIMETER LANDSCAPE BUFFER REQUIREMENTS (19.1.040)
PLANTING
(1) TREE PER 20'-0" LINEAR FEET. MUST BE 24" BOX TREE MINIMUM.

(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE

PRJ-54111
05/22/14

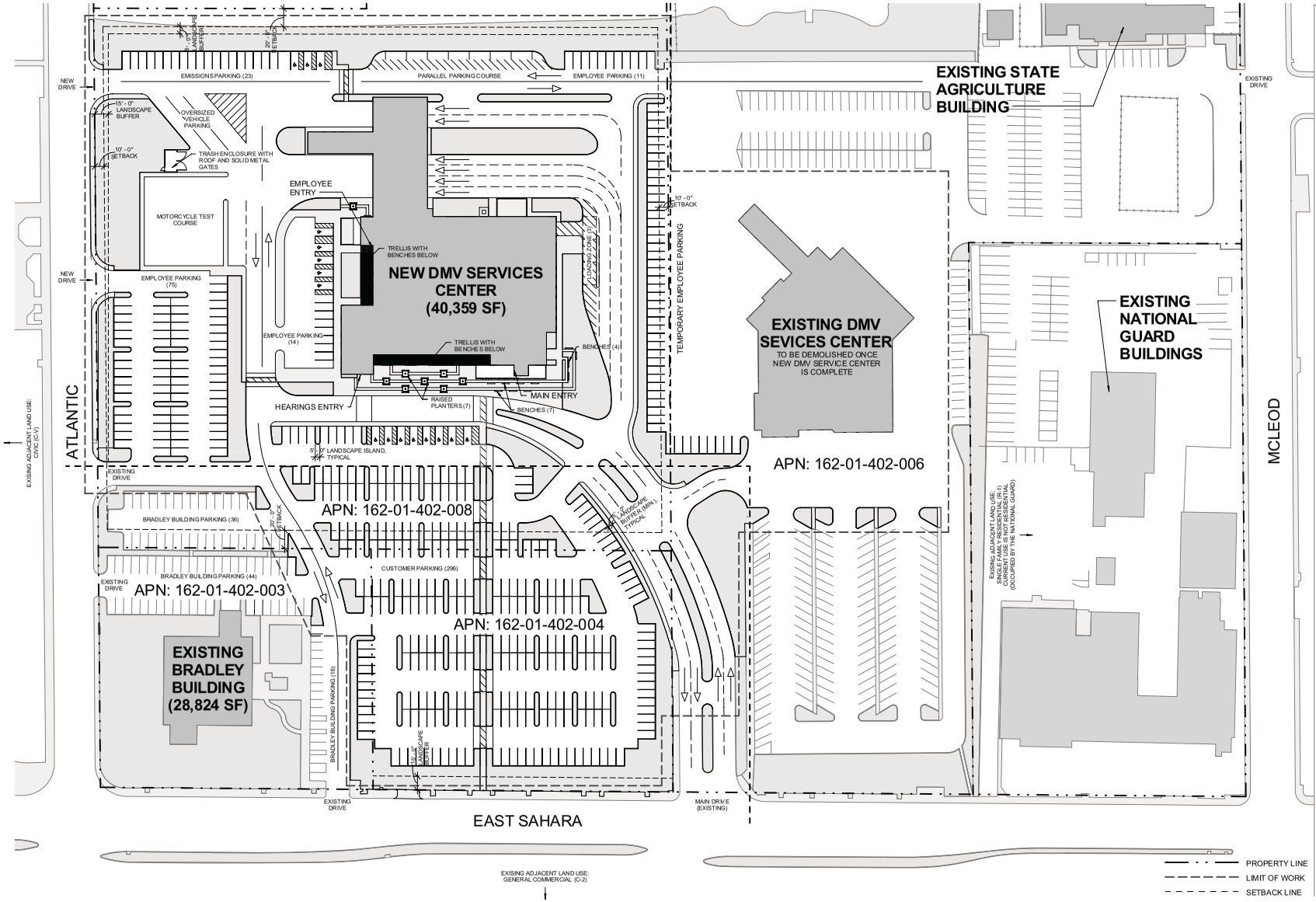
SITE PLAN

SCALE: 1" = 50'-0"

Sahara Department of Motor Vehicles Replacement Building

TATE SNYDER KIMSEY 05/20/14

SDR-54329



VICINITY MAP



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PRJ-54111
05/22/14

SITE PLAN

SCALE: 1" = 50'-0"

Sahara Department of Motor Vehicles Replacement Building

TATE SNYDER KIMSEY 05/20/14

SDR-54329



LANDSCAPE LEGEND

TREES

	ACACIA STENOPHYLLA SHOESTRING ACACIA	46	1 1/2" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	54	1 1/2" 24" BOX
	PROSOPIS CHILENSIS CHILEAN MESQUITE	38	1 1/2" 24" BOX
	RHUS LANCEA AFRICAN SUMAC	65	1 1/4" 24" BOX
	QUERCUS ILEX HOLLY OAK	23	1 1/2" 24" BOX
	VITEX AGNUS-CASTUS CHASTE TREE MULTI TRUNK- 1 1/4" CLPR. PER TRUNK	39	1 1/4" 24" BOX

SUGGESTED SHRUB LIST

	AGAVE AMERICANA CENTURY PLANT	70	5 GALLON
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	45	5 GALLON
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	53	5 GALLON
	CONVOLVULUS MAURITANICUS GROUND MORNING GLORY	128	5 GALLON
	DALEA CAPITATA 'SIERRA GOLD' TM SIERRA GOLD DALEA	475	5 GALLON
	DASYLIRION WHEELERI DESERT SPOON	87	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	39	5 GALLON
	EREMOPHILA MACULATA 'VALENTINE' EMU BUSH	220	5 GALLON
	FOQUERIA SPLENDENS OCOTILLO	20	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	64	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	185	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	159	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	21	5 GALLON
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' CIMMARON TEXAS RANGER	37	5 GALLON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY GRASS	185	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	23	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	320	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	105	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	413	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	33	5 GALLON
	YUCCA RECURVIFOLIA WEEPING YUCCA	7	5 GALLON

LANDSCAPE ELEMENTS

DG	DECOMPOSED GRANITE. INSTALL IN ALL PLANTER AREAS UNLESS NOTED OTHERWISE. SIZE: 1/2" MINUS. COLOR: GOLD. 2" MINIMUM DEPTH. PROVIDE SAMPLE FOR APPROVAL BY OWNER.	90,193 S.F.	F
	ROCK ADJACENT TO EXISTING DRAINAGE CHANNEL. SIZE: 3/4" SCREENED. COLOR: TO MATCH EXISTING. 2" MINIMUM DEPTH. PROVIDE SAMPLE FOR APPROVAL BY OWNER.	20,640 S.F.	F
	EXISTING BOULDERS, RELOCATED.	-	H
	LANDSCAPE GRANITE BOULDERS IN VARIOUS SIZES. SEE CHART BELOW. COLOR TO MATCH DECOMPOSED GRANITE.	124 TOTAL	H

BOULDER SCHEDULE

SYMBOL	SIZE	QUANTITY
A	4'X4'X4'	46
B	3'X3'X3'	40
C	2'X2'X2'	38

LANDSCAPE NOTES

1. SEE SHEET L1.04 FOR LANDSCAPE AND PLANT INSTALLATION DETAILS.
2. SEE CIVIL DEMOLITION PLANS FOR DEMOLITION INFORMATION. ALL IRRIGATION TO EXISTING PLANT MATERIAL SHALL BE MAINTAINED.
3. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK.CONTRACTOR TO PROTECT AND PRESERVE ALL HARDSCAPES TO REMAIN.
4. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF ANY ARE IN DANGER, IDENTIFY THEM AND NOTIFY THE OWNER'S REPRESENTATIVE.
5. EXISTING TREES AND/OR LANDSCAPE (THAT ARE TO REMAIN) THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH TREE(S)/SHRUB(S) AT THE CONTRACTORS EXPENSE WITH PLANT(S) OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE. THE EXISTING PLANT MATERIAL SHOWN TO REMAIN IS BASED ON A SITE VISIT WITH LIFETIME REPRESENTATIVE ON FEBRUARY 13, 2014. BRING ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
7. ALL PLANTS TO BE HEALTHY, THRIVING AND FULL. ALL TREES MUST MEET MINIMUM CALIPER SIZE. MULTI-TRUNK TREES MUST HAVE THE MINIMUM CALIPER PER EACH TRUNK. MULTI-TRUNK TREES SHALL HAVE 3 TO 4 TRUNKS.
8. PLANT MATERIALS SHALL HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY EACH SPECIES, INCLUDING THE GENUS, SPECIES AND VARIETY.
9. PROVIDE ROOT BARRIERS AT ALL TREES THAT ARE WITHIN 5' OF A SIDEWALK, WALL, ROAD AND/OR OTHER HARDSCAPE. SEE DETAIL 'E', SHEET L1.04.
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SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	110,833 SF
TOTAL OPEN SPACE AREA:	349,355 SF
TOTAL AREA:	389,426 SF

PRJ-54111
05/22/14

LANDSCAPE PLANNING SUBMITTAL

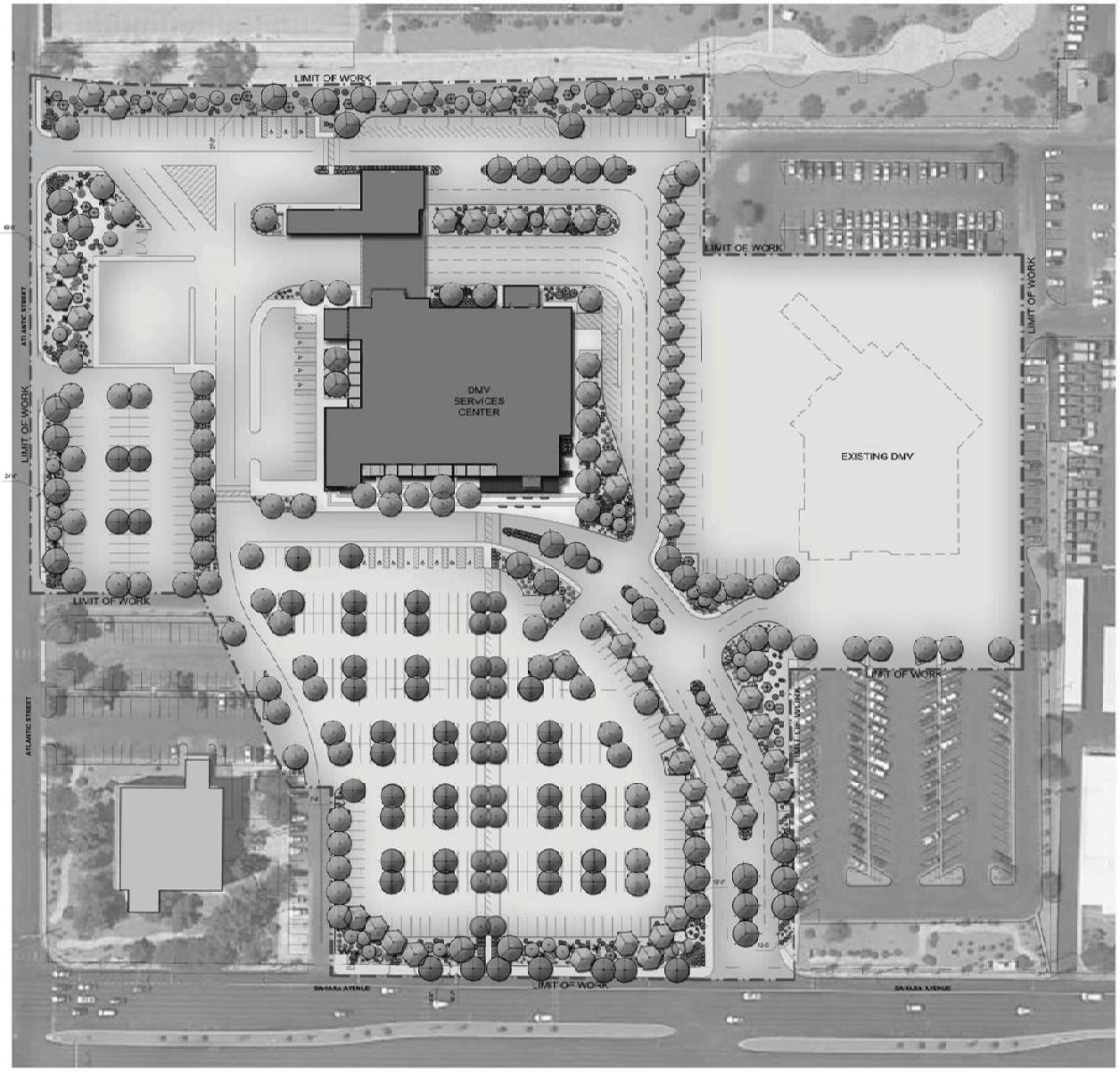
NEVADA DEPARTMENT OF MOTOR VEHICLES: SAHARA SERVICE CENTER

SCALE: 1" = 50'

southwick LANDSCAPE ARCHITECTS

TATE SNYDER KIMSEY 5.20.14

SDR-54329



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	EXISTING BOULDERS. RELOCATED.	-	H
A B C	LANDSCAPE GRANITE BOULDERS IN VARIOUS SIZES. SEE CHART BELOW. COLOR TO MATCH DECOMPOSED GRANITE.	124 TOTAL	H

BOULDER SCHEDULE

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LANDSCAPE NOTES

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PRJ-54111
05/22/14

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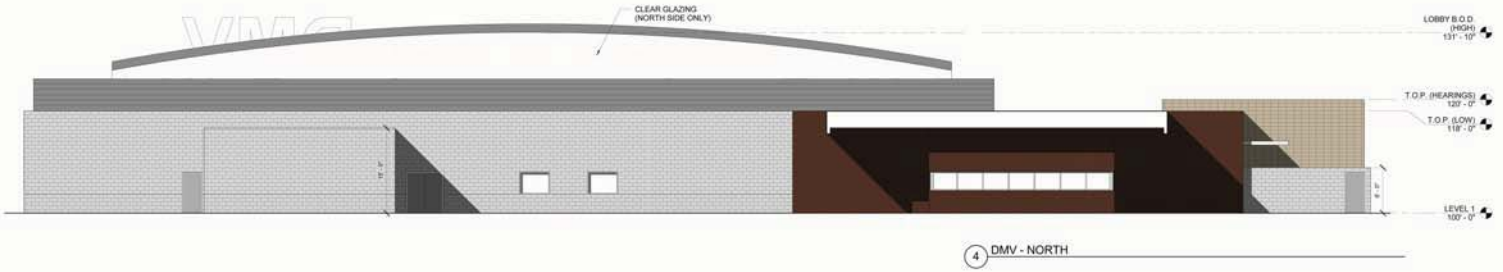
LANDSCAPE PLANNING SUBMITTAL

NEVADA DEPARTMENT OF MOTOR VEHICLES: SAHARA SERVICE CENTER

southwick LANDSCAPE ARCHITECTS TATE SNYDER KIMSEY 5.20.14

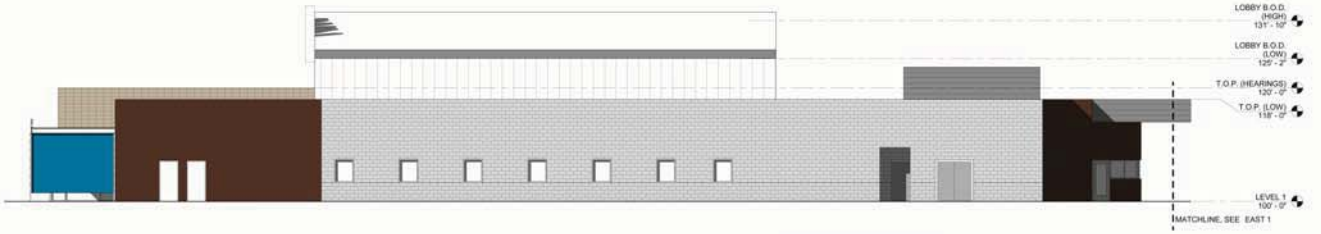
SDR-54329



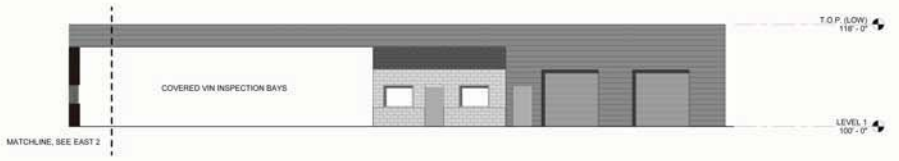
4 DMV - NORTH



3 DMV - SOUTH



2 DMV/EMISSIONS EAST 2



1 DMV/EMISSIONS EAST 1



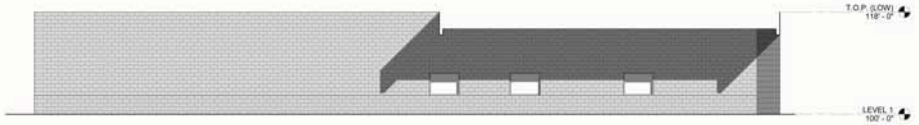
PRJ-54111
05/22/14

BUILDING ELEVATIONS

Sahara Department of Motor Vehicles Replacement Building

TATE SNYDER KIMSEY 05/20/14

SDR-54329



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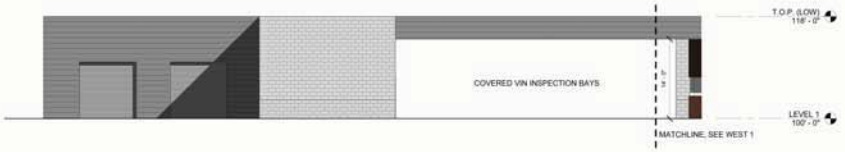

2 DMV/EMISSIONS WEST 2



1 DMV/EMISSIONS WEST 1



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BUILDING ELEVATIONS

Sahara Department of Motor Vehicles Replacement Building

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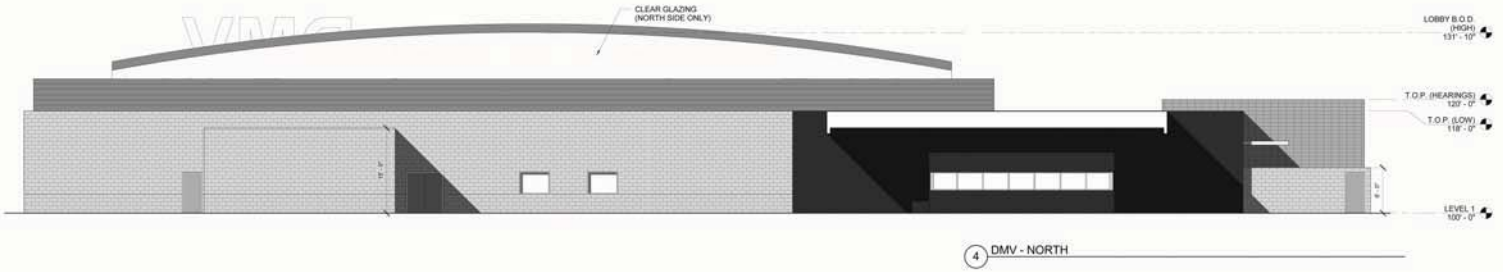

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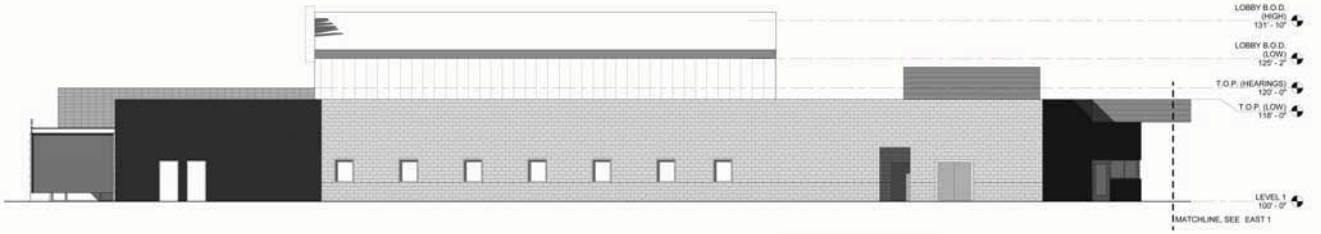

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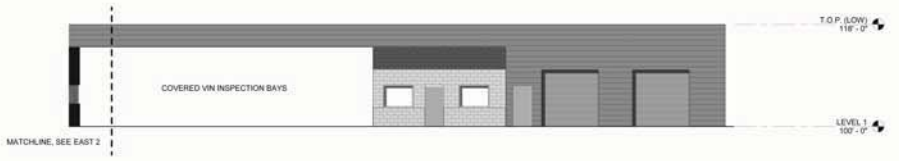

1 DMV/EMISSIONS EAST 1



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BUILDING ELEVATIONS

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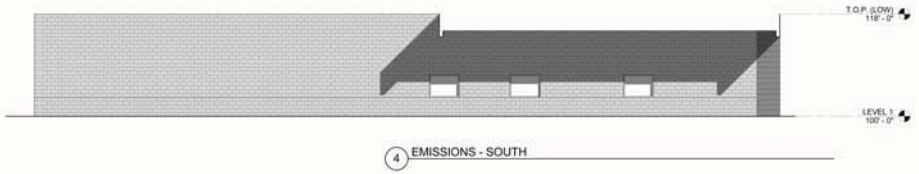

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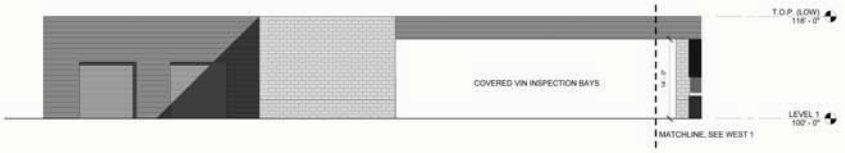

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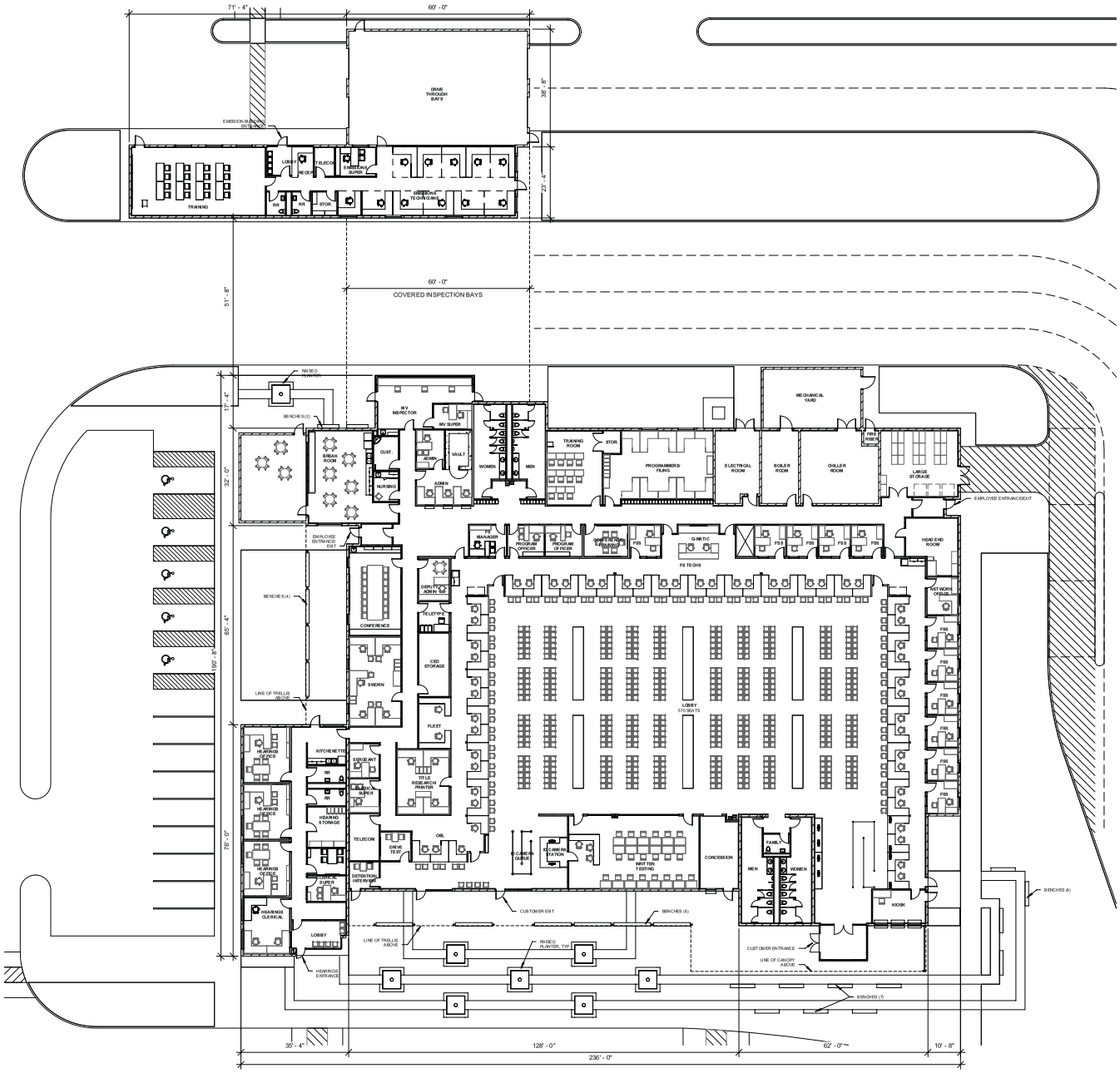
PRJ-54111
05/22/14

BUILDING ELEVATIONS

Sahara Department of Motor Vehicles Replacement Building — TATE SNYDER KIMSEY — 05/20/14

SDR-54329



PRJ-54119
05/22/14

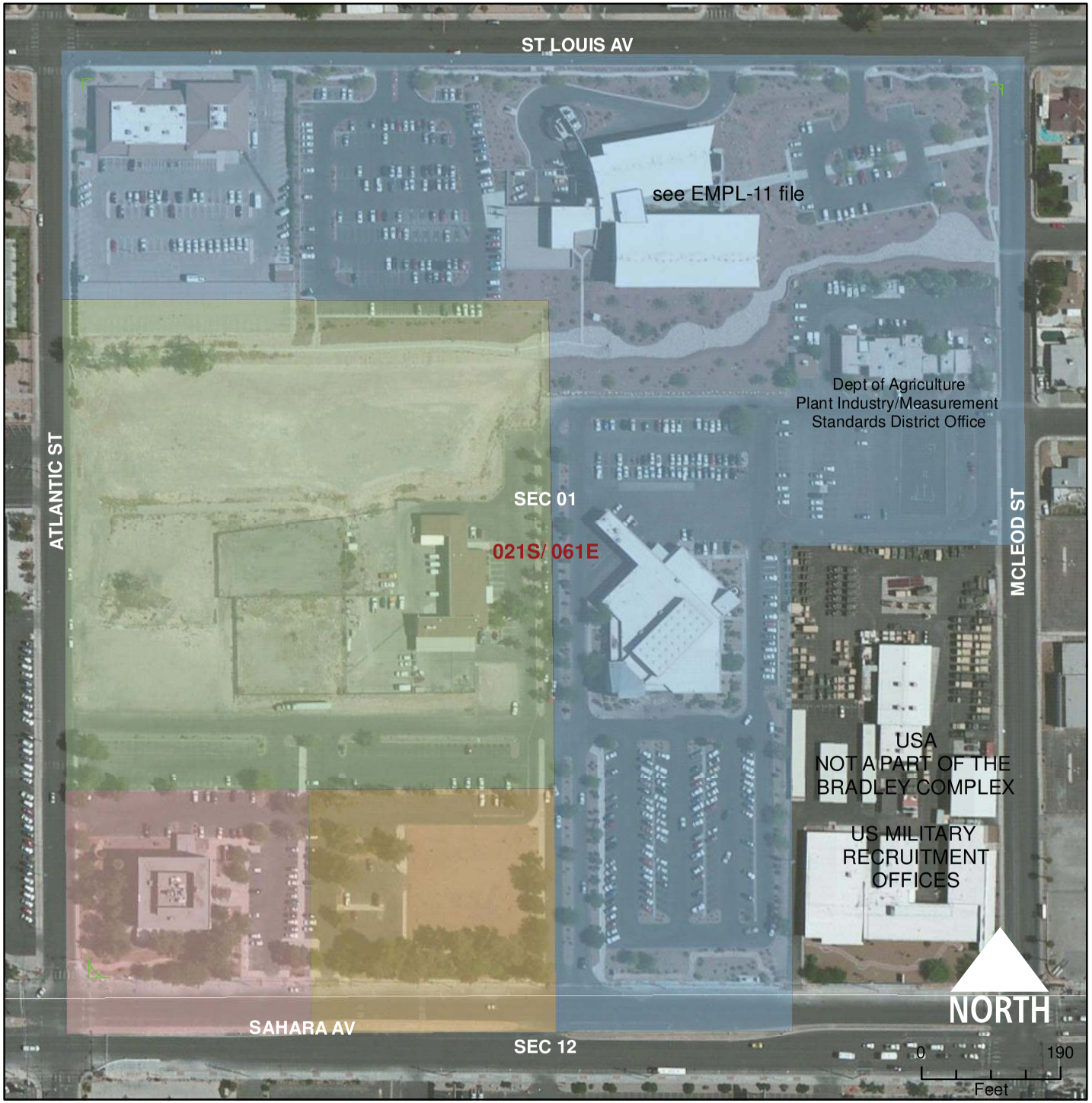
FLOOR PLAN

SCALE: 1/16" = 1'-0"

Sahara Department of Motor Vehicles Replacement Building

TATE SNYDER KIMSEY 05/20/14

SDR-54329



SDR-54329

BRADLEY COMPLEX
LAS VEGAS, NEVADA
SE1/4 SW1/4 SEC 1, T21S, R61E

- 85
- 96
- 97
- 5977 (EMPL-11)
- 108-DISPOSAL

NOTE:
HISTORICAL INTERESTS
ARE NOT SHOWN

This map has been prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

PRE-54111
03/22/14

Department of
Conservation &
Natural Resources
NEVADA
DIVISION
OF
STATE LANDS

BG-70

REVISED 3/8/2013





Standing Seam Roofing | Regal White





Glazing | Solera



Atlas Brick | Bronzestone



Glazed Block | Neptune Blue



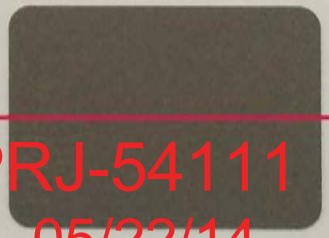
Split Faced CMU | Malibu Sand



Honed CMU | Malibu Sand



Honed CMU | Desert Yellow



Metal Panels | Zinc Gray



Corrugated Metal Panels



Flat Metal Panels

PRJ-54111
05/22/14

EXTERIOR MATERIALS

SDR-54329

Sahara Department of Motor Vehicles

tsk
TATE SNYDER KIMSEY

TATE SNYDER KIMSEY

las vegas los angeles reno shenzhen

Mr. Greg Kapovich
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

May 14, 2014

Re: Justification Letter for a new DMV Service Center

Mr. Kapovich,

The State of Nevada is proposing to build and new DMV service center to replace the existing 50 year old building located at 2701 E. Sahara. The new 40,353 s.f. facility will be located on 8.94 acres on the parcel(s) adjacent to the existing DMV.

In order to construct the new facility, Nevada State Buildings and Grounds staff will be relocated from their current offices at 2621 E. Sahara to the former Metropolitan Police Department facility at 2300 E. St. Louis. The existing Buildings and Grounds facility will be demolished to make way for the new state of the art DMV. Once the new facility is occupied and open for business, the existing DMV will be demolished and the site secured.

The parcels on which the new DMV will be located (162-01-402-003, 162-01-402-004,162-01-402-006 and 162-01-402-008) on are zoned C-V for which there are no definitive zoning requirements. Commercial C-2 standards have generally been applied for development of the site. All adjacent properties are commercial, government or institutional. There are no residential properties within 700 feet of the new facility.

The DMV is operated Monday - Saturday by 140 employees and serves approximately 1,800 customers per day, roughly 300 customers per hour. The DMV opens for business at 8:00 and closes the doors at 5:00 pm. After 5:00 pm, customers that are in the building are served and the facility generally closes between 7:00 and 7:30 pm.

The site has been designed to maintain the existing four-lane drive on E. Sahara as the primary access to the facility. The entry drive approach will be modified to provide clear circulation to the DMV, VIN and Emissions stations, and future State of Nevada development on the former DMV site. The design of the main drive is intended to move people quickly off of Sahara and into the parking area of the site to alleviate the congestion and confusion that currently occurs at the existing DMV. The center median and flanking landscape buffers are lined with trees to enhance the entry sequence. Site visibility zones will be maintained at all driveways.

In addition to the standard customer services provided, the DMV building incorporates requirements for access to several related but unique processes: VIN Inspections, Emissions Testing and Training, Drive Testing and Hearings. Each of these services impact the vehicular and pedestrian circulation on the site. Extensive studies were performed to understand the impact of

PRJ-54111
05/22/14

SDR-54329

the building orientation and location on the site circulation patterns and visual access. In order to provide safe, efficient, and understandable pathways to these services, the building façade has been oriented toward Sahara Avenue, but is necessarily set toward the center of the site. For these reasons, we are requesting a waiver of standard 19.08, 6, c which requires that the building façade be located at the front of the site at the minimum setback line.

Based on the C-2 standards, 135 parking spaces are required of which 5 are required to be accessible spaces. The proposed development has been designed to provide 296 customer parking spaces for the service center, 23 spaces for the Emissions facility, and 149 employee parking spaces.

Landscape buffers have been developed based on the C-2 standards with (1) 24" box tree per 20 lineal feet and (4) 5 gal. shrubs per tree. In addition, parking lots have been designed with (1) 24" box tree for every (6) uncovered parking spaces and (4) 5 gal. shrubs per tree. Trees and shrubs are desert native and adaptive following the Urban Forestry Initiative recommendations, and irrigation will be high efficiency drip irrigation.

The DMV facility is a single story building, 32-feet high, designed to be durable and compatible with the surrounding buildings in materials and image. The front entrance to the DMV is located on the south side of the building with an accessible route designed to guide customers in the parking lot, and pedestrians accessing the site from Sahara, to the front doors. Large format building signage serve as a wayfinding cue from Sahara. Shaded canopies and benches are provided at the entry where early morning queuing lines are anticipated to form, and where afternoon waiting typically occurs. VIN Inspections and Emissions testing/training facilities are located on the north side of the building – the VIN inspection under a large, 14-foot high covered drive, and the Emissions in a separate building which is connected to the DMV via the VIN inspections covered drive. Ample vehicle queuing has been provided (space enough to que 58 cars in the VIN inspection line and 32 cars in the Emissions line). A Motorcycle Test Course is being provided on the northwest side of the site, away from the majority of customer traffic. The northwest side of the site also houses oversized vehicle parking and a roofed trash/recycling container enclosure.

The primary exterior materials used to construct the new DMV are decorative masonry (honed, split face and glazed), perforated / corrugated screens and metal fascia panels. All roof top mechanical units and ground mounted cooling towers are screened from view. Should the budget allow, a stone veneer will be considered for application on the exterior of the Hearings wing. A large, gently curved clerestory figures prominently in the building design. The clerestory encloses the Lobby space, which is the main customer waiting area. The clerestory is glazed with translucent panels on the south, east and west to day light the Lobby space without direct sun penetration. The north face of the clerestory is transparent glazing to provide views of the sky and a connection to the outside.

Sustainable principles have been a primary driver in the development of the building and site design. Per Nevada State Public Works Division Standards, the DMV will be designed and constructed according to LEED Green Building standards and is intended to meet the equivalent of LEED Silver certification standards, but will not seek certification through the US Green Building Council. In addition to the daylighting strategies employed throughout the building, the building

envelope incorporates locally manufactured materials (cmu) containing recycled content, high SRI roofing to reduce the heat island effect, thermally broken window frames and high efficiency glazing to reduce energy consumption. The high efficiency building environmental systems are anticipated to reduce energy use by 30% over the ASHRAE 90.1 standard. The facility is within walking distance of (8) bus stops and two transit routes, which contributes to a walkable community. In addition, bike parking is being provided on the southeast side of the building for 3% of building users (approximately 15 bike racks). 25 preferred customer and employee parking spaces will also be provided for low-emitting and fuel-efficient vehicles.

In summary, no new uses are being proposed for the site. With the exception of the waiver request for the building façade location, no variances are being requested. The site design and landscape meet commercial standards, the building design is compatible in appearance with the surrounding, and the design utilizes and promotes green building standards. We believe that this new facility will enhance the appearance of the neighborhood and enhance the ability of the State of Nevada to serve the residents of Las Vegas.

Respectfully submitted,



Michael Purtill, AIA, LEED AP
Principal

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
TXT-54143 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the Town Center Development Standards to reintroduce the EC-TC Land Use Designation.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

SUBJECT:
DIR-54267 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action regarding the adoption of the Rafael Rivera Walkable Community Plan.

NO ACTION

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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

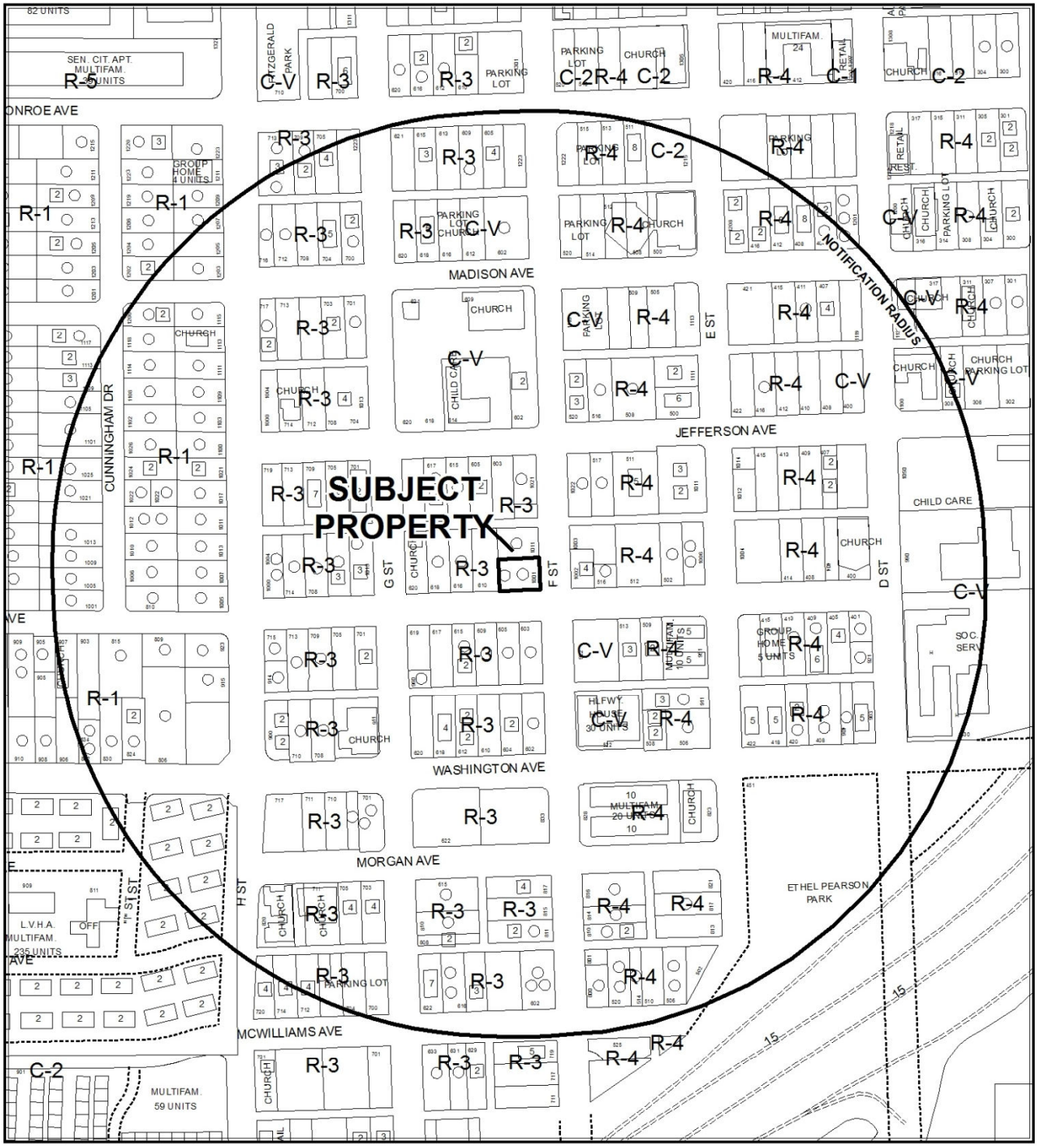
SUBJECT:
DIR-54568 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: WARD 5 CHAMBER OF COMMERCE LAS VEGAS - For discussion and possible action regarding a request to designate the Harrison House as a Historic Building on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-53611) on 0.15 acres at 1001 F Street (APN 139-27-210-091), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow).

C.C.: 8/20/2014

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

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation



0 230 460 Feet

CASE: **DIR-54568**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 200 400 Feet

CASE: **DIR-54568**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

Print Form

DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Harrison's Guest House

Address (Location) 1001 F Street Las Vegas, Nevada 89106

Type of Designation (check one) **Building** ☒ **District** ☐ **Site** ☐ **Structure** ☐

Assessor's Parcel #(s) 139-27-210-091

Current Zoning Designation Residential

Additional Information Please see attached

APPLICANT/ REPRESENTATIVE	Ward 5 Chamber of Commerce	**Property Owner?**	**Yes** ☒	**No** ☐	
Address	1001 F Street	**Phone**	702-490-2699	**Fax:**	N/A
City	Las Vegas	**State**	NV	**Zip**	89106
E-mail	ward5chamberofcommerce@gmail.com				

Required Submittal Material — *FOR STAFF USE ONLY*

Statement of Eligibility and Appropriateness for designation	☒
Photographs	☒
Letter of Property Owner Consent (if property owner is not the applicant)	☐
Statement of Financial Interest	☒
Letter of Request for Action (if designation is for a district)	☐
Deed/Legal Description	☒

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Katherine Duncan

Print Name Katherine Duncan

Subscribed and sworn before me Nakia Woodson

This 7 **day of** April **, 20** 14 .

Notary Public in and for said County and State

NAKIA WOODSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-08-14
Certificate No: 05-98616-1

FOR DEPARTMENT USE ONLY

Case # HPC-53611

Meeting Date: 5/28/14

Date Accepted: 4/7/14

Accepted By: C. MOONEY

DIR-54568

Historic name: Harrison's Guest House

Street and Number: 1005 F Street
City or Town: Las Vegas **County:** Clark **Zip:** 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

Ownership of Property	Category of Property	Number of Resources within Property
Private	Building	1

Historic Function	Current Function
Boarding House	Offices

Eligibility Criteria: Subparagraph 1.b: It is determined to be of exceptional local significance and expresses a distinctive character because, i) A significant portion of it is at least 40 years old, and ii) It is reflective of the City's cultural, social, political or economic past.

Architectural Style (if applicable)
Mixed (bungalow/vernacular)

Materials
Foundation: concrete
Walls: Stucco
Roof: Composition
Other: N/A

Areas of Significance
Social History

Period of Significance (dates)
1942-1960

Cultural Affiliation	Significant Person	Architect/Builder
African-American	N/A	Unknown

Acreage of Property: 0.15 acres

Verbal Boundary Description: The boundary of Harrison's Guest House City of Las Vegas Register of Historic Places nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. and M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification: The boundary for Harrison's Guest House nomination is the legal boundary of Clark County APN 139-27-210-091.

FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner
Organization: N/A
Address: 2042 Meritage Court **City or Town**: Sparks, NV 89434
Telephone Number: 775-322-2850 **Date:** 15 January 2014

DIR-54568

NEVADA DEPARTMENT OF CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
901 S. Stewart Street, Suite 5004
Carson City, NV 89701

Rev. 6/05

NEVADA REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

Historic name: Harrison's Guest House

Other names: N/A

2. LOCATION

Street and Number: 1001 F Street

City or Town: Las Vegas **County:** Clark **Zip:** 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

3. CLASSIFICATION

Ownership of Property	Category of Property	Number of Resources within Property
Private	Building	1

4. CERTIFICATION

A. BOARD OF MUSEUMS AND HISTORY

As the chair of the Nevada Museums and History Board, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the Chair **Date**

B. STATE HISTORIC PRESERVATION OFFICE

As the Nevada State Historic Preservation Officer, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the State Historic Preservation Officer **Date**

DIR-54568

5. FUNCTION OR USE

Historic Function
Boarding House

Current Function
Offices

6. ELIGIBILITY CRITERIA (select one or more from instructions)

Criterion A _X_ **Criterion B** _____ **Criterion C** _____ **Criterion D** _____

7. DESCRIPTION

Architectural Style (if applicable)
Other

Materials
Foundation: concrete
Walls: Stucco
Roof: Composition
Other: N/A

On the continuation sheet, provide a narrative description of the property's present and historical physical appearance (include significant exterior and interior features). See continuation sheet

8. STATEMENT OF SIGNIFICANCE

Areas of Significance
Ethnic Heritage, Entertainment/Recreation

Period of Significance (dates)
1942-1960

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

On the continuation sheet, state the property's historical significance and justification for listing. See continuation sheets

DIR-54568

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Brown, Hannah
2012 Hannah Brown Oral History with Claytee White. 27 September 2012. Unpublished manuscript, University of Nevada, Las Vegas Oral History Program.

Burbank, Jeff
2008 McWilliams Townsite. Electronic document available at http://www.onlinenevada.org/articles/mcwilliams-townsite. Accessed 15 January 2014.

2010 *Clark's Las Vegas Townsite Auction*. Electronic document available at http://www.onlinenevada.org/articles/clarks-las-vegas-townsite-auction. Accessed 15 January 2014.

Cook, Kevin
2013 The Vegas Hotspot that Broke All the Rules. *Smithsonian Magazine*, January 2013. Electronic document accessible at http://www.smithsonianmag.com/history/the-vegas-hotspot-that-broke-all-the-rules-16580. Accessed 24 January 2014.

Coray, Michael
1989 Blacks in Nevada. In *Nevada Comprehensive Preservation Plan*. State Historic Preservation Office, Carson City.

Davis, Sammy, Jr., with Jane and Burt Boyar
2012 *Yes I Can: the Story of Sammy Davis, Jr*. Reprint 2012. CreateSpace Independent Publishing Platform.

Geran, Trish
2006 *Beyond the Glimmering Lights: The Pride and Perseverance of African Americans in Las Vegas*. St. Stephens Press, Las Vegas.

Harmon, Mella Rothwell
2005 "500 Black Divorces Annually": The African-American Divorce Trade in Reno, Nevada. *Society for Commercial Archaeology Journal*, Fall 2005.

Las Vegas Review-Journal
1957 Vital Record. G. Harrison death announcement. *Las Vegas Review-Journal* 17 June 1957, 2:2.

G. Harrison Services Set for Wednesday. *Las Vegas Review-Journal* 18 June 1957, 2:5.

Moehring, Eugene. P.
1995 *Resort City in the Sunbelt: Las Vegas, 1930-1970.* University of Nevada Press, Reno.

DIR-54568

9. MAJOR BIBLIOGRAPHICAL REFERENCES, continued

Paul Revere Williams Project, website developed by the University of Memphis Art Museum. http://www.paulrwilliamsproject.org.

Suesov, Verna
1948 Top Negro Performers Entertained in Vegas. *Las Vegas Review-Journal* 28 September 1948, 5:1-2.

Walker, Gwen
n.d. *History of West Las Vegas*. Unpublished manuscript. Walker African American Museum and Research Center, Las Vegas.

Williams, Brenda
2013 Brenda Williams Oral History with Claytee White. 24 May 2013. Unpublished manuscript. University of Nevada, Las Vegas Oral History Program.

Interviews held December 20, 2013 at Harrison's Guest House

Hannah Brown (in person). Ms. Brown grew up on the Westside and knew Mrs. Harrison and her illustrious guests personally. There is a complete oral history of Hannah Brown at the Special Collections Library at the University of Nevada, Las Vegas.

Trish Geran (in person). Ms. Geran is the author of the book *Beyond the Glimmering Lights*, which tells the story of the history of the blacks in Las Vegas through the eyes of her family.

Dee Dee Jasmin (by telephone). Mrs. Jasmin was the former actress Harriette Young. Her sister, Aida Smith stayed at Harrison's Guest House in 1949 while waiting for a divorce. Sammy Davis, Jr. was staying there at the same time.

Rolando Larraz (by telephone). Mr. Larraz is the founder and publisher of the *Las Vegas Tribune*. Mr. Larraz was friends with Sammy Davis, Jr. He recalled dropping him off at Harrison's Guest House after a night of clubbing following one of Sammy Davis's performances around Thanksgiving 1960.

Dr. Sarann Knight-Preddy (in person). Dr. Knight-Preddy is a long-time resident of Westside and was involved in the operation of the Moulin Rouge. There is a complete oral history of Dr. Knight-Preddy at the Special Collections Library at the University of Nevada, Las Vegas.

Interview held December 21, 2013

Claytee White, Director of the Oral History Research Center, University of Nevada, Las Vegas Libraries.

DIR-54568

10. GEOGRAPHICAL DATA

Acreage of Property: 0.15 acres

Verbal Boundary Description

The boundary of Harrison's Guest House State Register nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. & M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification

The boundary for Harrison's Guest House nomination is the historically legal boundary of Clark County APN 139-27-210-091.

11. FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner

Organization: N/A

Address: 2042 Meritage Court **City or Town** Sparks, NV 89434

Telephone Number: 775-322-2850 **Date:** 15 January 2014

12. ADDITIONAL REQUIREMENTS

Include the following items with your submission:

_X_ **Photographs/Sketch** (provide one or more black-and-white photograph or sketch of the front elevation of the building, minimum size to be 5 inches by 7 inches. Multiple photographs showing additional angles and views would be preferable. Include the name of the photographer, date of photograph and direction the camera was facing).

_X_ **Plan** (provide a line drawing of the floor plan of the building, if possible).

_X_ **Map** (provide a USGS 7.5-minute quadrangle or current city street map with the property marked on it in pencil).

_X_ **Continuation Sheets** (include continuation sheets, as needed, indicating appropriate section numbers).

DIR-54568

CONTINUATION SHEET

Section 7: Description

Harrison's Guest House sits on a 0.15-acre lot on the corner of Adams Avenue and F Street in the H. F. M. & M. Addition in Las Vegas, Nevada. The house faces east with the entrance on F Street. The Clark County Assessor's records indicate the house was built in 1942, although it is possible that it was built earlier and possibly moved to the site from another location. Certainly, 1942 is the year in which the house began its period of significance as a boarding house catering to black performers, divorce-seekers, and others (Knight-Preddy interview 20 December 2013). There have been additions made to the house between 1942 and 1955, all within the 1942-1960 period of significance. Currently, the house encompasses 1,716 square feet in an irregular L plan on what appears to be a concrete perimeter foundation, with a gable-roofed carport extending off the north end of the front elevation. The original building and the additions are covered by medium-pitched gable roofs sheathed in composition shingles. The exterior walls are covered in modern stucco over wood framing. There is evidence on the back porch of the original textured stucco siding. The addition built to the rear of the original house is made of painted brick or concrete block. A door in the back wall has been filled in. In this addition, the gable ends are filled in with horizontal weatherboard. Fenestration is varied throughout from double-hung wood sash windows to modern aluminum. A greenhouse window and a door have been added to the south elevation. A small aluminum window in the kitchen has been placed in what appears to have been a larger opening. The area around the window is unpainted.

The original massing comprises the southeast corner of the building (see schematic). It was a modest bungalow laid out in a manner typical of the style, with the living room, dining room, and kitchen on the south side and two bedrooms and a bath on the north, divided by a long hallway. There was a covered front porch and a covered or enclosed back porch.

According to building permit records, five additions were built by the owner between 1946 and 1955, as shown on the attached plan drawing. These spaces added bedrooms and bathrooms to accommodate Mrs. Harrison's boardinghouse business. The latest, built in 1955, is a separate building, referred to as the Guest House, that is connected to one of the 1954 additions by a shed added at an unknown time. While building permits were issued for these additions, the work itself was likely not done by professional contractors. These addition were built to facilitate Mrs. Harrison's boarding house business, and in their own right convey the significance of the entire building.

The next building permit for the property was issued in October 1975, after the period of significance, to Agatha Wilson. Mrs. Wilson was Mrs. Harrison's sister and likely inherited the property when Mrs. Harrison passed away in 1957. The permit was for "exterior remodel only," with no further explanation. The inspection record signed off for framing, and may have referred to the carport structure. It may also have been at this time that the current stucco layer was applied.

In 1983, the City of Las Vegas issued to the current owners, Leandrew and Lounell McDaniel a "Notice and Order to Demolish, Remove, or Repair" the building. The order claimed the

DIR-54568

CONTINUATION SHEET

Section 7: Description, continued

building, which apparently was unoccupied at the time, had been vandalized to the point that it was substandard. The owners were given less than a month to remedy the problems or the City would have the building demolished. How the situation was resolved is not known, but in 1985, a new owner, Andrew Bowie, undertook an interior rehabilitation, including electrical and plumbing upgrades. In 1987, Mr. Bowie replaced the roof; and between 1993 and 1998, he installed walls and fences surrounding the property.

Despite the modifications outlined above, the layout of the building reflects both the original house and the additions Mrs. Harrison made to it in order to expand her boardinghouse business. Sufficient integrity exists for Harrison's Guest House to convey its historical significance.

DIR-54568

CONTINUATION SHEET

Section 8. Significance

Summary

Harrison's Guest House is being nominated to the State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks, in the history of entertainment in Las Vegas, and for exemplifying characteristics that Nevadans believe to be important. The period of significance begins in 1942 when Genevieve Harrison moved into the little bungalow on the corner of F Street and West Adams Avenue in Las Vegas's Westside and began renting rooms to black performers who played the Las Vegas showrooms where they were themselves forbidden to stay (Knight-Preddy interview 20 December 2013). The period of significance ends with the Moulin Rouge Agreement in 1960, which effectively ended the segregationist practices. There are many important facets to Las Vegas's black history. Harrison's Guest House reflects one aspect of that history and is a lone survivor of a particularly vibrant period in the history of the Westside, as well as the history of Las Vegas entertainment.

The Westside

The H., F. M. & M Addition was platted in 1924 by Roy Marlin, Forrest Mildren, William Ferron, and A. W. Ham. The addition abuts the Original Townsite of Las Vegas to the north. Also known as the McWilliams Townsite, the Original Townsite was platted by J. T. McWilliams in 1904 west of the route of the San Pedro, Los Angeles and Salt Lake Railroad that was being built by Montana Senator William Clark on lands he had purchased from Helen J. Stewart. The Original Townsite attracted settlers until May 1905, when Senator Clark upstaged McWilliams with his own Clark's Las Vegas Townsite on the opposite side of the railroad tracks. The auction for lots in Clark's Townsite was held on May 15, 1905 (Moehring 1995:4). The success of Clark's Townsite overtook McWilliams's Townsite, which became known as West Las Vegas or Westside. Westside, which included the McWilliams Townsite and the H. F. M. & M. Addition, would become the focus of racial segregation in Las Vegas in the 1930s.

Overt racial segregation was not practiced in the early years of Las Vegas. The black population was small; in 1925, there were only 25 blacks in town. Most of the men worked for the railroad, while the women worked as housekeepers and maids for white families. Because initially racial discrimination was not openly practiced, into the 1930s, the blacks lived downtown, mostly in Block 17 of the Las Vegas Townsite, roughly bounded by First, Fifth, Ogden, and Stewart Streets (Moehring 1995: 174).

However, things began to change in the early 1930s. Various major federal projects, such as Hoover Dam, attracted scores of workers, both whites and blacks, from across the country. A significant number of these newcomers were from the American South, where racial segregation and discrimination had been a matter of course for generations. As Las Vegas's population grew, a rift in what had been relatively harmonious race relations, grew also. Job discrimination and segregation in housing, hotel and restaurant accommodations began to develop (Walker n.d.).

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Section 8. Significance, continued

In 1931, the Nevada Legislature legalized casino-style gambling. Neither the new white tourists nor the white dam workers enjoyed the company of blacks as they engaged in the pleasures of Las Vegas. So gradually, blacks were forced out of Block 17 and over the tracks to the McWilliams Townsite and the H., F. M. & M Addition. Las Vegas city officials forced the process by refusing to renew business licenses to black business owners in the downtown area. If the owners wanted to keep their businesses going, they would have to move to Westside, where the City was all too happy to issue licenses (White interview 21 December 2013).

Over the course of the next decade, blacks settled in Westside, but real estate lending practices, known as redlining, limited the availability of mortgage loans in what was considered high-risk zones. Not surprisingly, these so-called high-risk zones often corresponded to areas where racial minorities lived. The new occupants of Westside were all hardworking people with jobs. Part of the irony of these discriminatory lending practices was that the blacks in the Westside could get car loans while being denied home loans. As a result many were forced to rent small, often substandard houses, outside of which they parked their Cadillac automobiles (Knight-Preddy interview 20 December 2013).

After a decade of casino gaming in downtown Las Vegas, a new entertainment concept evolved, a resort that offered a wide array of entertainment from gambling, dining, and shopping to a showroom with top-name performers. Thomas Hull, who had developed resorts in other cities, launched such a property outside of town in 1941—he called it El Rancho Vegas. Soon to follow in the same vein was the Last Frontier, in 1942 (Moehring 1995:44-51).

Because Las Vegas's discrimination practices had become more overt since the 1930s, and the fact that a good number of the entertainers hired to perform at the new resorts were blacks, entrepreneurial opportunities presented themselves in the Westside catering to tourists, divorce-seekers, and performers who had no place else to stay, eat, or recreate. To this end, people such as Genevieve Harrison saw the economic benefit of operating boarding houses for blacks who were prevented from staying elsewhere.

At its peak, between the 1940s and 60s, there were several rooming houses on the Westside, including Harrison's Guest House, Mrs. Shaw's, and Mrs. Cartwright's (Moehring 1995:182). In his autobiography *Yes I Can*, Sammy Davis, Jr. described his first encounter with the policies of the Las Vegas Resorts. The first time the Will Mastin Trio booked into the El Rancho Vegas, Sammy Davis asked the stage manager if rooms came with the deal. The manager replied, "Sorry. We can't let you have rooms here. House rules. You'll have to find a place in the—uh, on the other side of town." The other side of town, of course, was Westside. Once in a cab on their way from the El Rancho, the cab driver said, "There's a woman named Cartwright over in Westside takes in you people" (Davis et al 2012:90). The cab pulled up in front of what Davis described as one of the few decent houses in the neighborhood. The proprietor, presumably Mrs. Cartwright, greeted the trio, assuring them she had three nice rooms for them, but adding insult

to injury with the price: at least twice what they would have paid had they been able to stay at the El Rancho (Davis et al 2012:90; Moehring 1995:182).

While the top-name performers were the more interesting of the boardinghouse tenants, it should be noted that the Westside boarding houses would also cater to customers of another of Nevada's signature enterprises, the migratory divorce trade. The key to the quick divorces was the residency period, which at this time was six weeks. With blacks unable to finding housing in other parts of the city, it would fall to the Westside hotels and boardinghouses to provide the necessary housing and the resident witness who would testify in court on behalf of the divorcee (Harmon 2005).

Reno, which pioneered Nevada's divorce trade, had an African American divorce trade described in some detail in a 1950 *Ebony* article. Reno, like Las Vegas, practiced segregationist policies, and blacks coming to divorce would have to find the local black boardinghouses. The local AME Church in Reno was the social hub and the place where a visiting divorce-seeker would turn for guidance and support (Harmon 2005). Studying the black divorce trade is problematic, because like much of black history it is invisible in the records and it received little in the way of press coverage. We can assume that Las Vegas's divorce trade operated similarly to Reno's, likely attracting blacks from southern California. We do not know what percentage of Mrs. Harrison's business came from the divorce trade, but we do know that Dee Dee Jasmin's sister, Aida Smith, along with her young daughter, stayed at Harrison's Guest House for six weeks in 1949, while awaiting her divorce. She found the guest house to be a lovely place, and Sammy Davis, Jr., who was there at the time, would play with the child (Jasmin telephone interview 20 December 2013).

Mrs. Harrison, who had been married to Roy Dawson, a porter and shoe-shiner at the Fremont Hotel for a short time, contributed her own unique story to Las Vegas's divorce history. In 1957, Genevieve Harrison was suffering from a malignant disease and was unable to make the trip to court for her divorce. Instead the judge, her attorney, the court clerk, and a court reporter came to her bedside to grant her divorce. The May 10, 1957 *Las Vegas Sun* article explained that such service was warranted because Mrs. Harrison had long been a "friend, counselor, and housemother to visiting Las Vegas entertainers." Harrison's Guest House had been a second home to the entertainers for 15 years. The importance of this fact was acknowledged by this unusual judicial service.

Mrs. Harrison and Her Guest House

What little else is known about Mrs. Harrison herself comes from the obituary that ran in the *Las Vegas Review-Journal* on June 18, 1957. Genevieve Harrison was born on March 28, 1902 in Marshall, Harrison County, Texas. She was survived by a brother in New York City, and sisters Mary Clark and Hettie Middleton of Los Angeles, M. B. Wise of Tulsa, Oklahoma, and M. J. Johnson of Dallas. One sister, Mrs. Henry (Agatha) Wilson, lived at 24 Stewart Street in

CONTINUATION SHEET

Section 8. Significance, continued

Las Vegas, and it was she who inherited Harrison's Guest House and operated it for several years after Mrs. Harrison's death. According to building permit records, Agatha Wilson was the owner of record of the house as late as 1975. Apparently, Mrs. Harrison, possibly with her sister Agatha, came to Las Vegas in the early to mid-1930s. It is conceivable that Mrs. Harrison settled in Westside in the 1930s. However, her notable association with Westside and this particular house came as the result of the opening of the resorts in 1942 and arrival of the popular and famous black entertainers.

From all accounts, Harrison's Guest House was a popular place to stay. Mrs. Harrison made a comfortable home-away-from-home spot for all of her guests. Gwen Walker, director of the Walker African American Museum and Research Center, described some of the features of Harrison's Guest House:

> The interior of the house had a cozy Persian rug and patterned wallpaper complemented a roomy sofa and assorted chairs. There was an array of pictures and mementos. A desk was tucked conveniently in a corner between two windows, thus permitting a writer to have sunlight on either side of him. Guests, including Sammy Davis, Jr.—then part of the Will Mastin Trio, Lena Horne, and Arthur Lee Simpkins, would often relax in this room and either take a nap on the roomy sofa or engage in lively conversations. One of the extras of the Harrison Guest House was a small, comfortable guest house situated at the back of the main house used by the likes of Pearl Bailey and her family. (Walker n.d., 2)

Probably the most endearing story of Harrison's Guest House and its famous occupants comes from Hanna Brown, the prominent businesswoman and community activist who grew up on the Westside. She tells of being a young girl when the stars stayed at Harrison's Guest House. She was especially enamored of Nat King Cole, who would sit on the porch and smoke. The local children, Hannah included, would do all they could to get his attention. He would speak to them and ask how they were doing in school. Hannah, who was a star student, was ready and eager to answer that question, presenting Cole with her latest report card. These exchanges went on until Hannah went off to high school and got a job at a local record store, Larry's Music Bar. Larry's was also popular with entertainers, who would come in and buy records. One day, several years after Hannah had visited with Nat Cole at Harrison's Guest House, she saw Cole getting a haircut in the barbershop next to Larry's Music Bar. Finding an excuse to cross paths with Nat Cole, Hannah greeted him and to her utter delight he recognized her and remembered her name and her stellar academic accomplishments (Brown interview 20 December 2013).

The local newspapers provided little in the way of positive coverage of the Westside and its residents. While the following article by Verna Suesov, which ran in the *Las Vegas Review-Journal* on September 28, 1948, lauds the events at Harrison's Guest House, the opening paragraph makes it clear that it is written for the majority audience:

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How would you like to nonchalantly have Clark Gable, Gregory Peck, Betty Hutton, and maybe Sophie Tucker as dinner guests some evening? (And some smelling salts for yourself?)

Mrs. G. Harrison, 1001 North "F" Street in the Westside, can boast the counterpart of such notables, having hosted last week the top Negro performers in the entertainment world all at one time!

The interesting array of guests came to pass as Eddie (Rochester) Anderson, Bob Parrish, the Edwards Sisters, the Jubalaires, and Mr. and Mrs. Arthur Lee Simpkins all chanced to be in town at one time.

Mrs. Harrison, resident of Las Vegas for 15 years, maintains a boarding house, which is comfortably claimed by many noted Negro entertainers whenever any of them happens to be in town.

"We're just one big happy family," Mrs. Harrison declares as she reported that her guests dine together and later gather in her ample living room to swap entertainment gossip and stories.

Anderson, who concluded a week's engagement at the Thunderbird hotel, planned to return to Los Angeles to join Jack Benny again as "Rochester" over the radio show, which begins October 8.

Parrish, a well-known singer, performed at Club Bingo and en route to Europe, while the Edwards Sisters arrived in Las Vegas for a nightclub engagement. The Jubalaires were Flamingo hotel headliners.

Rounding out the list of notables was Arthur Lee Simpkins and his wife, who stopped here overnight en route to New York for a fall engagement.

Mrs. Harrison disclosed that her musical household this time was without a piano and thus no song fests materialized.

"Arthur Lee usually brings his piano with him, but he didn't this time," she added. (Traveling light, eh?)

Westside 1950 to 1960

By 1950, Las Vegas's black population had grown to 5,000; and while there were hotels, nightclubs, and stores on the Westside, it was clear that something needed to be done to improve the area and the lives of those who lived there. In 1948, the Westside Chamber of Commerce was formed, and a group of investors and the City of Las Vegas petitioned the Federal Housing Authority (FHA) to develop a 40-acre housing tract of 154 two-bedroom houses "for colored people" (Paul Revere Williams Project). This development came to fruition in 1955 as Berkley Square, located north of the McWilliams Townsite and the H., F. M. & M Addition. (Berkley Square Historic District was listed in the National Register of Historic Places in 2009.)

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CONTINUATION SHEET

Section 8. Significance, continued

Despite these efforts, racial discrimination continued. In 1949, Stanley Hunter had attempted to turn the Biltmore Hotel into an all-black establishment. The City responded by revoking the hotel's liquor and gaming license. In 1955, however, an event took place that would change life for Las Vegas's African American residents and visitors. The event was the opening on May 24, 1955 of the Moulin Rouge Hotel and Casino in Westside. The Moulin Rouge was the brainchild of several white businessmen who billed it as "America's First Interracial Hotel." No doubt influenced by national events such as the desegregation of the U. S. military by President Truman in 1948 and the Supreme Court's ruling in *Brown v. Board of Education* in 1954, the Moulin Rouge hired black waiters, waitresses, and dealers. The former heavy-weight boxing champion Joe Lewis was given a small share of the ownership to serve as the Moulin Rouge's official greeter. Both whites and blacks patronized the Moulin Rouge and thrilled to the three nightly stage shows. The brilliant experiment lasted only five months. Its closure in October of 1955 was a shock and a disappointment to employees and patrons alike. While the reason for the sudden end is unknown, Professor Michael Green suspects it was a mix of bad management, bad location, bad timing, and bad luck (Cook 2013:1-7).

Despite its short life, the Moulin Rouge boosted the civil-rights movement in Las Vegas, ultimately providing the impetus to end segregation on the Las Vegas Strip. In 1960, under threat of a protest march down the Strip against racial discrimination by Las Vegas casinos, Nevada's governor Grant Sawyer called a meeting between hotel owners, city and state officials, local black leaders, and Dr. James McMillan, the president of the Las Vegas chapter of the NAACP. The meeting, mediated by local newspaper owner Hank Greenspun, was held on March 26 at the closed Moulin Rouge. The outcome of the meeting was the so-called Moulin Rouge Agreement, which called for the desegregation of all Strip casinos.

The Agreement effectively put an end to the need for places such as Harrison's Guest House and represents the end of its period of significance. Black entertainers, tourists, and divorce-seekers were free to stay where they wished. However, racial discrimination continued well into the 1970s, in particular in education and employment. The divorce trade also came to an end by 1970, giving way to liberalized divorce laws in other states.

Summary

Over the years since the Agreement, buildings in Westside have been demolished or have suspiciously burned. Harrison's Guest House is the last remaining boarding house that catered to the black entertainers. The current owners of Harrison's Guest House, the Ward 5 Chamber of Commerce, and others are working to develop a plan for the historic Westside. Harrison's Guest House, which serves as the headquarters for the Ward 5 Chamber of Commerce, is undergoing a remodel directed by Rick Van Diepen, executive director of Green Chips, with a goal to

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CONTINUATION SHEET

Section 8. Significance, continued

become a state-of-the-art, net-zero energy, LEED-certified model demonstration home as well as a cultural and community resource center.

The Harrison Guest House served several important functions in Las Vegas. It provided housing for a group of people who were prohibited from staying, eating, or being entertained in those places that catered to the general public (i.e., whites). It also served two enterprises important to the reputation and economy of Las Vegas, the casinos, clubs, and resorts, and the divorce trade.

Harrison's Guest House is recognized locally as an important historic site. It is stop No. 8 on the Las Vegas Pioneer Trail, which "celebrates the early history of Las Vegas by offering glimpses of the people and places that made Las Vegas thrive." As the last remaining example of a Westside enterprise developed to cope with segregation as it was practiced in Las Vegas, Harrison's Guest House is a worthy candidate for listing in the Nevada State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks and in the history of entertainment in Las Vegas as well as for exemplifying characteristics that Nevadans believe to be important.

Acknowledgements

Special thanks go to the following people who provided information, assistance, and support for this nomination: Katherine Duncan and Stanton Wilkerson of the Ward 5 Chamber of Commerce; Claytee White, UNLV Oral History Program; Courtney Mooney, City of Las Vegas; Bob Stoldal, City of Las Vegas Historic Preservation Commission; and Dr. Sarann Knight-Preddy, Hannah Brown, Trish Geran, Dee Dee Jasmin, and Rolando Larraz, who shared their personal experiences with Genevieve Harrison and Harrison's Guest House.

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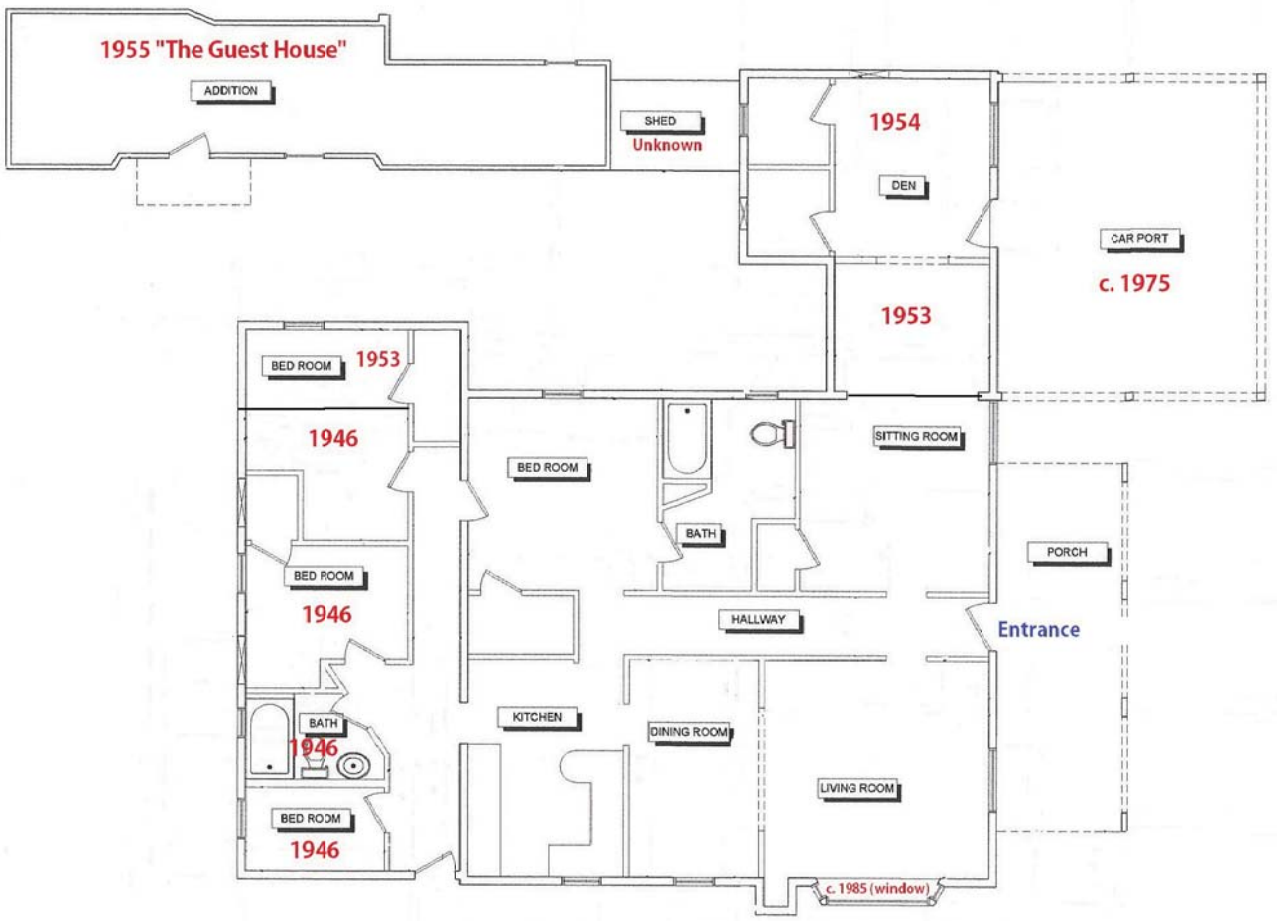

Harrison's Guest House, 1001 F Street, Las Vegas, NV

Dates of additions indicated in red

Original house built 1942 or earlier

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EXISTING FLOOR PLAN - AREA= 1,692 SF



Harrison's Guest House, facing southwest. 19 December 2013



Harrison's Guest House, front elevation, facing west. Original bungalow to the left of the carport.
19 December 2013



Harrison's Guest House, south elevation, facing northwest. Original bungalow in front view. 19 December 2013



Harrison's Guest House, north elevation showing additions, facing southwest. The guest house is in the rear view. 19 December 2013



Harrison's Guest House, west (rear) elevation showing the first of the additions, facing northeast.
19 December 2013


Harrison's Guest House, connector between guest house and northernmost addition, facing north.
19 December 2013



Harrison's Guest House, south elevation of original bungalow showing modern modifications, facing northeast. 19 December 2013



Harrison's Guest House, original stucco on rear façade, visible from the rear porch. 19 December 2013



Pioneer Trail Marker at Harrison's Guest House on wall facing Adams Avenue.
19 December 2013

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NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK	SEC.	MAP
T20S R61E	27	S 2 NW 4

138	139	140
163	162	161

Scale: 1" = 200' Rev: 10/21/2013

139-27-2

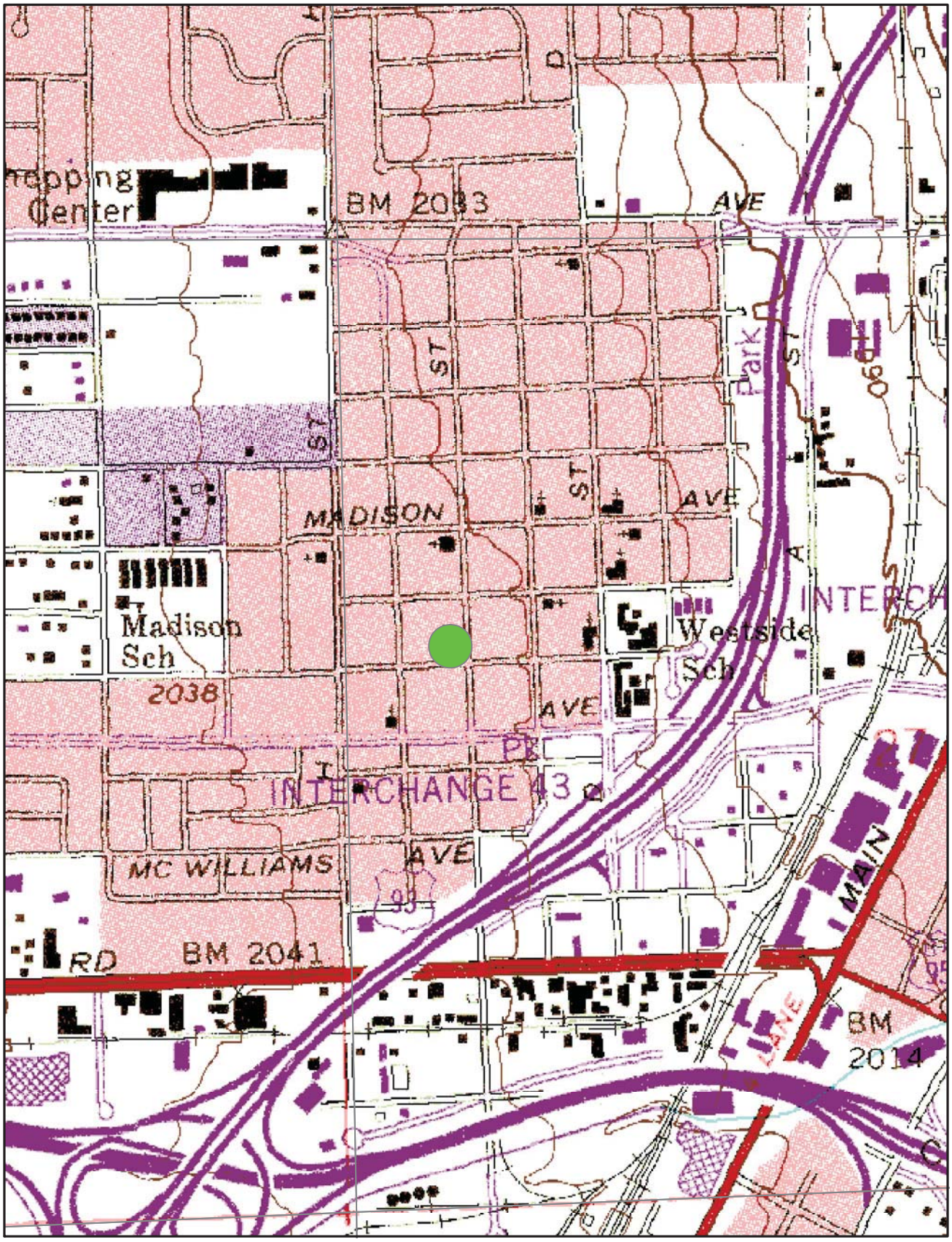
CLARK COUNTY ASSESSOR INDEPENDENCE DAY NEVADA



TAX DIST 200,204

Harrison's Guest House
1001 F Street, Las Vegas, Clark County, NV
APN 139-27-210-091

DIR-54568



Harrison's Guest House
1001 F Street, Las Vegas, NV
Easting: 666385.93
Northing: 4005732.78

DIR-54568

Harrison House
1001 F Street, Las Vegas, Nevada
Application for City of Las Vegas Historic Designation
April 23, 2014



0 35 70 140 Feet

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

PLANNING & DEVELOPMENT

DIR-54568

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 8, 2014

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