



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

September 9, 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 AUGUST 12, 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.

ONE MOTION - ONE VOTE

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

PUBLIC HEARING ITEMS

7. GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NV ENERGY - For possible action on a request TO RELOCATE TRANSMISSION POWER LINES WITHIN THE SOUTHEAST SECTOR OF THE LAS VEGAS 2020 MASTER PLAN (APNs 139-33-202-003 and 009, 139-33-306-001, 139-33-307-001 through 004, 139-33-309-001, 007, 010, 013 through 019, 139-33-403-001, 003, 005 through 009, 139-33-411-007 through 010 and 012, 193-33-601-001 and 004, 139-33-810-002, 162-04-504-002 through 004, 162-04-513-005 through 007, 009 and 013), Wards 1 and 3 (Tarkanian & Coffin) [PRJ-53660].
8. MOD-55204 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Major Modification to the Town Center Development Standards Land Use map TO AMEND THE EXISTING LAND USE DESIGNATION FROM SUBURBAN MIXED USE (SX-TC) TO GENERAL COMMERCIAL (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].
9. VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Variance TO ALLOW 75 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].
10. SUP-55202 - SPECIAL USE PERMIT RELATED TO MOD-55204 AND VAR-55205 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM AN EXISTING SCHOOL WHERE 400 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].
11. SUP-55203 - SPECIAL USE PERMIT RELATED TO MOD-55204, VAR-55205 AND SUP-55202 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].
12. SDR-55201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-55204, VAR-55205, SUP-55202 AND SUP-55203 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - Request for a Site Development Plan Review FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].
13. ZON-55340 - REZONING - PUBLIC HEARING APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.66 acres at 115,121, and 125 South 9th Street (APNs 139-34-712-033, -034 and 139-34-612-057, -058), Ward 3 (Coffin) [PRJ-55033].
14. SDR-55339 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-55340 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review

FOR A 5-STORY MIXED-USE DEVELOPMENT TO INCLUDE 258 RESIDENTIAL UNITS, 7 LIVE/WORK UNITS, AND 15,000 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE CENTENNIAL PLAN REQUIREMENTS on 1.36 acres adjacent to the southeast corner of Fremont Street and 8th Street (APN 139-34-712-032 to -034 & 139-34-612-057 to -059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55033].

15. VAC-55341 - VACATION RELATED TO ZON-55340 AND SDR-55339 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC ET AL - For possible action on a request for a Petition to Vacate the public right-of-way commonly known as 9th Street and located between Fremont Street and Carson Avenue, Ward 3 (Coffin)[PRJ-55033]
16. VAR-54991 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201- 003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54723].
17. VAR-54992 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 2 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201- 003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 Tarkanian) [PRJ-54959].
18. VAR-54993 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 3 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
19. VAR-54994 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 4 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
20. VAR-54995 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 5 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
21. VAR-54996 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 6 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
22. VAR-54997 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 7 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
23. VAR-54998- VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 8 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
24. VAR-54999 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD

SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 9 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

25. VAR-55000 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 10 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].
26. VAR-55001 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-55001].
27. VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED on 0.85 acres at 200 South Las Vegas Boulevard and 201 South 4th Street (APNs 139-34-610-023 and 031), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54636].
28. SUP-55031 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CCOB FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 5705 North Rainbow Boulevard (APN 125-27-803-004), Ward 6 (Ross) [PRJ-55030].
29. SDR-55043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-55031 - PUBLIC HEARING - APPLICANT/OWNER: CCOB FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE BUILDING, 8,044 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH SIDE OF THE PROPERTY, WHERE EIGHT FEET IS REQUIRED on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), Ward 6 (Ross) [PRJ-55030].
30. SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED XXXXX SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].
31. SUP-55214 - SPECIAL USE PERMIT RELATED TO SUP-55212 - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED XXXXX SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].
32. SUP-54967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMASHBURGER AQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,886 SQUARE-FOOT RESTAURANT at 6300 West Charleston Boulevard, Suite #170 (APN 138-35-816-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54670].
33. SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55088].
34. SUP-55200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,693 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #175 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54873].
35. SUP-55235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For

possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 82,256 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 8750 West Charleston Boulevard (APN 138-32-412-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54924].

36. SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 83,062 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6480 Sky Pointe Drive (APN 125-21-813-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54926].
37. SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 85,898 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard (APN 125-25-512-001), C-1 (Limited Commercial) Zone, Ward 6 (Beers) [PRJ-54928].
38. SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 79,089 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN 138-10-815-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54923].
39. SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN LIMITED USE at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].
40. SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVER OF LAS VEGAS DOWNTOWN CENTENNIAL ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725,729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54961].
41. VAC-55329 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement located 10302 West Cheyenne Avenue, PCD (Planned Community Development), Ward 4 (Anthony) [PRJ-54946].

CITIZENS PARTICIPATION:

42. 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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE - PLANNING
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DIRECTOR: FLINN FAGG

SUBJECT:

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING
COMMISSION MEETING OF AUGUST 12, 2014



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 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.



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DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

GPA-55281 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: NV ENERGY - For possible action on a request TO RELOCATE TRANSMISSION POWER LINES WITHIN THE SOUTHEAST SECTOR OF THE LAS VEGAS 2020 MASTER PLAN (APNs 139-33-202-003 and 009, 139-33-306-001, 139-33-307-001 through 004, 139-33-309-001, 007, 010, 013 through 019, 139-33-403-001, 003, 005 through 009, 139-33-411-007 through 010 and 012, 193-33-601-001 and 004, 139-33-810-002, 162-04-504-002 through 004, 162-04-513-005 through 007, 009 and 013), Wards 1 and 3 (Tarkanian & Coffin) [PRJ-53660].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

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

MOD-55204 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Major Modification to the Town Center Development Standards Land Use map TO AMEND THE EXISTING LAND USE DESIGNATION FROM SUBURBAN MIXED USE (SX-TC) TO GENERAL COMMERCIAL (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

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

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]
2. Conditions and Staff Report - MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]
3. Supporting Documentation - MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]
4. Photos - MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]
5. Justification Letter - MOD-55204, VAR-55205, SUP-55202, SUP-55203 and SDR-55201 [PRJ-54831]

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55205 - VARIANCE RELATED TO MOD-55204 - PUBLIC HEARING -
APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Variance TO ALLOW 75 PARKING SPACES WHERE 82 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55202 - SPECIAL USE PERMIT RELATED TO MOD-55204 AND VAR-55205 -
PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC -
For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT
LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A ZERO-FOOT
DISTANCE SEPERATION FROM AN EXISTING SCHOOL WHERE 400 FEET IS
REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of
Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use -
Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55203 - SPECIAL USE PERMIT RELATED TO MOD-55204, VAR-55205 AND SUP-55202 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - For possible action on a request for a Special Use Permit FOR A 6,500 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPERATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-55201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-55204, VAR-55205, SUP-55202 AND SUP-55203 - PUBLIC HEARING - APPLICANT/OWNER: SWECKER & LIPP TENAYA AZURE, LLC - Request for a Site Development Plan Review FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54831].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ZON-55340 - REZONING - PUBLIC HEARING APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC - For possible action on a request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.66 acres at 115,121, and 125 South 9th Street (APNs 139-34-712-033, -034 and 139-34-612-057, -058), Ward 3 (Coffin) [PRJ-55033].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - ZON-55340, SDR-55339 and VAC-55341 [PRJ-55033]
2. Conditions and Staff Report - ZON-55340, SDR-55339 and VAC-55341 [PRJ-55033]
3. Supporting Documentation - ZON-55340, SDR-55339 and VAC-55341 [PRJ-55033]
4. Photos - ZON-55340, SDR-55339 and VAC-55341 [PRJ-55033]
5. Justification Letter - ZON-55340, SDR-55339 and VAC-55341 [PRJ-55033]

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-55339 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-55340 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A 5-STORY MIXED-USE DEVELOPMENT TO INCLUDE 258 RESIDENTIAL UNITS, 7 LIVE/WORK UNITS, AND 15,000 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE CENTENNIAL PLAN _____ REQUIREMENTS on 1.36 acres adjacent to the southeast corner of Fremont Street and 8th Street (APN 139-34-712-032 to -034 & 139-34-612-057 to -059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55033].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAC-55341 - VACATION RELATED TO ZON-55340 AND SDR-55339 - PUBLIC HEARING - APPLICANT: TODD KESSLER - OWNER: 900 FREMONT, LLC ET AL - For possible action on a request for a Petition to Vacate the public right-ofway commonly known as 9th Street Street and located between Fremont Street and Carson Avenue, Ward 3 (Coffin)[PRJ-55033]

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

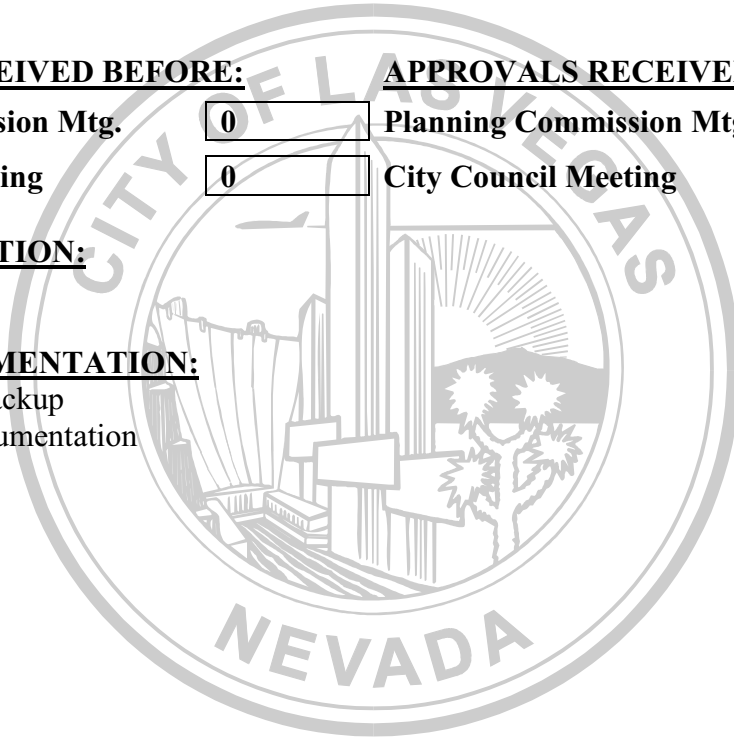
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RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54991 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 1 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201- 003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54723].

MAY GO TO CITY COUNCIL ON 10/15/2014
 OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
2. Conditions and Staff Report - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
3. Supporting Documentation - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
4. Photos - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]
5. Justification Letter - VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 and VAR-55001 [PRJ-54959]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54991** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

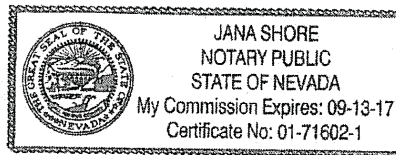
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54959
Application/Petition For:	11 front yard setback variances
ProjectAddress (Location):	ON THE EAST SIDE OF BUFFALO DRIVE, APPROXIMATELY 230 FEET NORTH OF OAKEY BOULEVARD
Project Name	BUFFALO & OAKEY
Assessors Parcel #(s):	16303201003, 16303201004, 16303201005
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 2 (BOB BEERS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	2.91
Lots/Units:	11
Additional Information:	
Applicant First Name:	DR Horton
Applicant Last Name:	Mark JOnes
Applicant Address:	1081 Whitney Ranch Dr. Ste#141
Applicant City:	Henderson
Applicant State:	Nevada
Applicant Zip:	89014
Applicant Phone:	702-672-1939
Applicant Fax:	
Applicant Email:	mejones3@drhorton.com
Rep First Name:	Triton Engineering
Rep Last Name:	Aimee English
Rep Address:	6757 W. Charleston Blvd. Ste#B
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89146
Rep Phone:	702-254-1480
Rep Fax:	702-254-3062
Rep Email:	aignatowicz@tritoneng.com

VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001

CLV Planning - Application Form

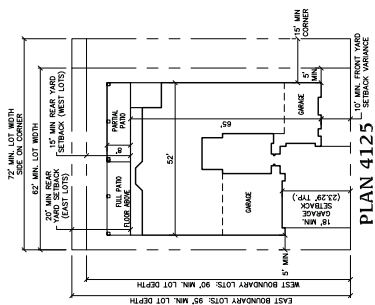
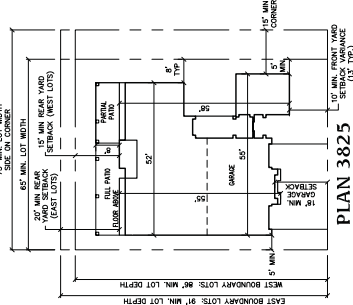
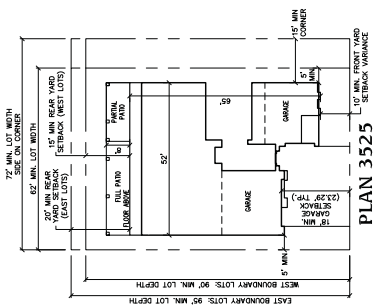
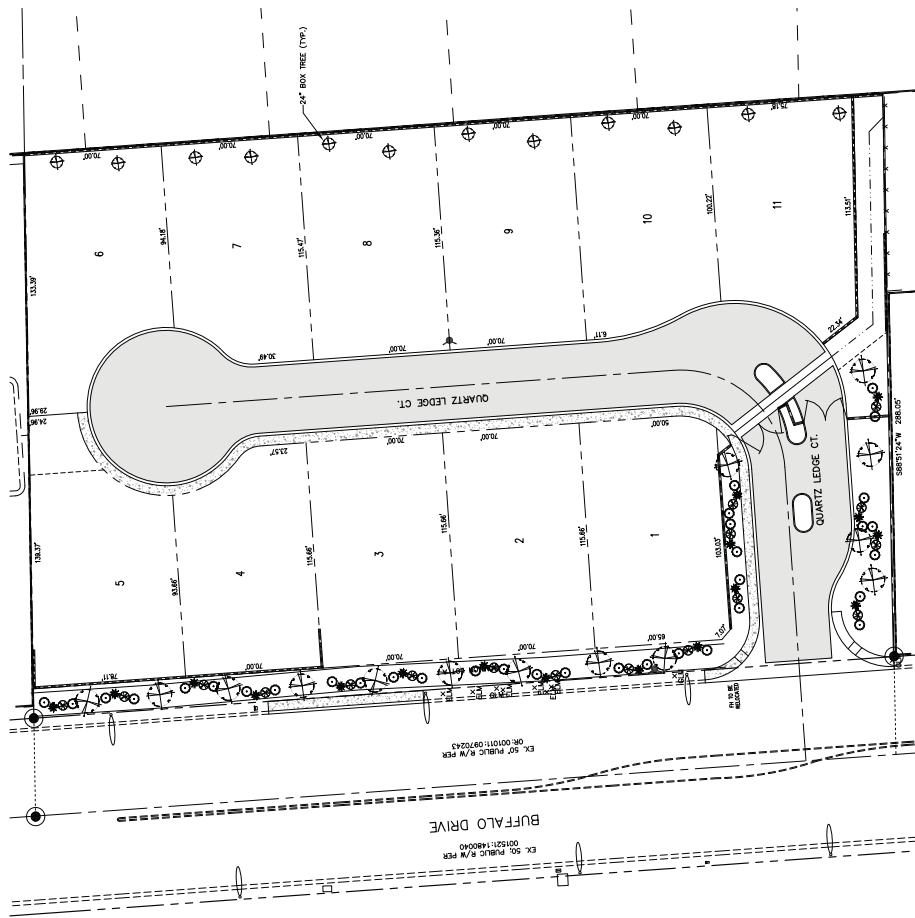
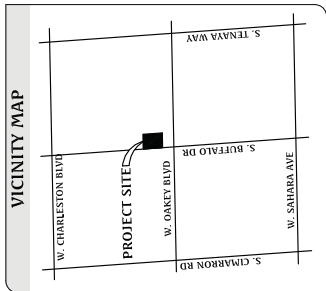
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
VALENCIA A13004 INVESTORS L L C	6468 FOSCO CT	LAS VEGAS, NV 89131-3154

CLVEPLAN Applicant	Company	Title	Email
Aimee Ignatowicz	Triton Engineering	Processing Coordinator	aignatowicz@tritoneng.com

VAR-54991, VAR-54992, VAR-54993, VAR-54994, VAR-54995, VAR-54996, VAR-54997, VAR-54998, VAR-54999, VAR-55000 & VAR-55001

Triton Engineering
6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 754-1480
Fax: (702) 754-1062
www.tritoneng.com



SETBACK REQUIREMENTS

FRONT TO GARAGE _____ 18' MIN.
SIDE YARD _____ 5' MIN.
SIDE ON CORNER _____ 15' MIN.
REAR YARD (WEST LOTS) _____ 15' MIN.
REAR YARD (EAST LOTS) _____ 20' MIN.
REAR PATIO _____ 5' MIN.

VARIANCE

FOR LOTS 1 THRU 10
PRJ-54959
FRONT TO LIVING 07/10/14

1
FEET

Triton Engineering

July 9, 2014

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

Re: Buffalo/Oakey Residential Subdivision

Subject: Justification letter for Variance on Parcels #163-03-201-003, 004 & 005.

Dear Mr. Rankin:

As representatives of DR HORTON we respectfully request for a Variance for a 10' front yard setback in the above mentioned parcels. The subject property is located within City of Las Vegas.

The applicant is requesting a Variance for a 10' minimum front yard setback where 20' minimum is required for this proposed 11 lot single-family residential development. This 10' minimum front yard setback would be to the building and an 18' minimum front setback would be maintained to the garage. This variance is being requested for all eleven (11) lots within this development even if these variances are to be separated out into eleven (11) separate hearing items.

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

Sincerely,



Aimee Ignatowicz-English
Project Coordinator

**VAR-54991, VAR-54992, VAR-54993, VAR-54994,
VAR-54995, VAR-54996, VAR-54997, VAR-54998,
VAR-54999, VAR-55000 & VAR-55001**

PRJ-54959
07/10/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54992 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 2 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201- 003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54992** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

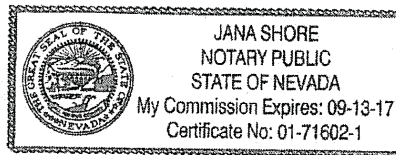
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54993 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 3 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54993** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

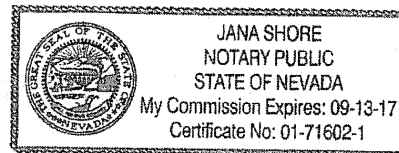
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54994 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 4 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54994** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

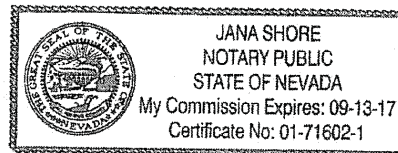
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54995 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 5 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54995** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

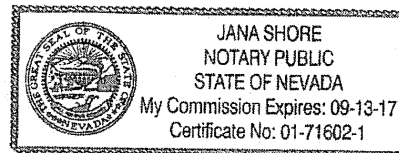
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54996 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 6 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54996** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

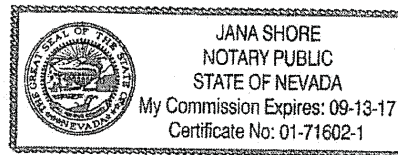
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54997 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 7 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54997** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

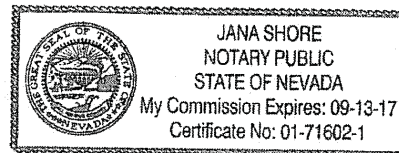
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54998- VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON: OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 8 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54998** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

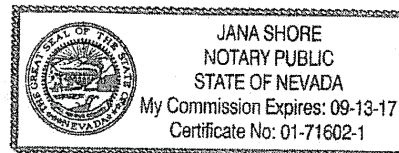
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54999 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 9 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54999** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

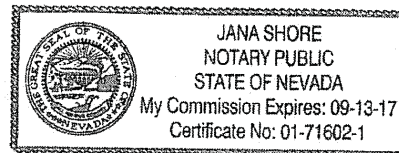
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55000 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 10 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54959].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-55000** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

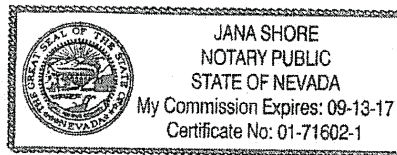
Signature of Property Owner: _____

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55001 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON; OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON PROPOSED LOT 11 on a portion of 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-55001].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-55001** APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

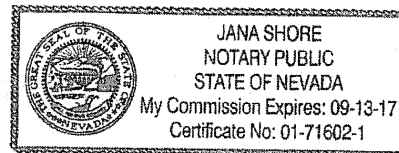
Signature of Property Owner: *Carolyn Marie Usher, Trgs*

Print Name: CAROLYN MARIE USHER

Subscribed and sworn before me

This 4 day of MARCH, 2014

Jana Shore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-55335 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS -
OWNER: PROVIEW SERIES 17, LLC - For possible action on a request for a Variance TO
ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS REQUIRED on 0.85 acres
at 200 South Las Vegas Boulevard and 201 South 4th Street (APNs 139-34-610-023 and 031),
C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54636].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55031 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: CCOB FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 5705 North Rainbow Boulevard (APN 125-27-803-004), Ward 6 (Ross) [PRJ-55030].

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-55031 and SDR-55043 [PRJ-55030]
2. Conditions and Staff Report - SUP-55031 and SDR-55043 [PRJ-55030]
3. Supporting Documentation - SUP-55031 and SDR-55043 [PRJ-55030]
4. Photos - SUP-55031 and SDR-55043 [PRJ-55030]
5. Justification Letter - SUP-55031 and SDR-55043 [PRJ-55030]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-55031

Case Number: PRJ55030 APN: 125-27-803-004

Name of Property Owner: CAREY CLOPOT

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: Carey Clapot

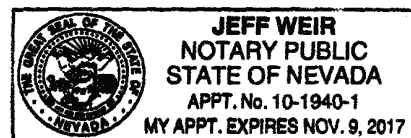
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir
Notary Public in and for said County and State

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 5705 N RAINBOW AVENUE. LV, NV, 89149
 Project Name PRIVATE ELEMENTARY SCHOOL SUP Proposed Use PRIVATE SCHOOL
 Assessor's Parcel #(s) 12527803004 Ward # X
 General Plan: existing X proposed CAD Zoning: existing 313 LAG proposed 5945 N
 Commercial Square Footage MAGGIE BRAY Floor Area Ratio LAS VEGAS
 Gross Acres NV Lots/Units 89107 Density NV
 Additional Information LAS VEGAS
89149

PROPERTY OWNER BEN@310LISTING.COM Contact MAGGIERNMAY@HOTMAIL
 Address 313 LACEY LANE Phone: 210-3040 Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT _____ Contact _____
 Address _____ Phone: 300-9287 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* [Signature]

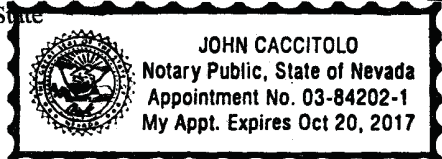
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name CAREY CLOPOT

Subscribed and sworn before me
 This 12 day of July, 2014

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

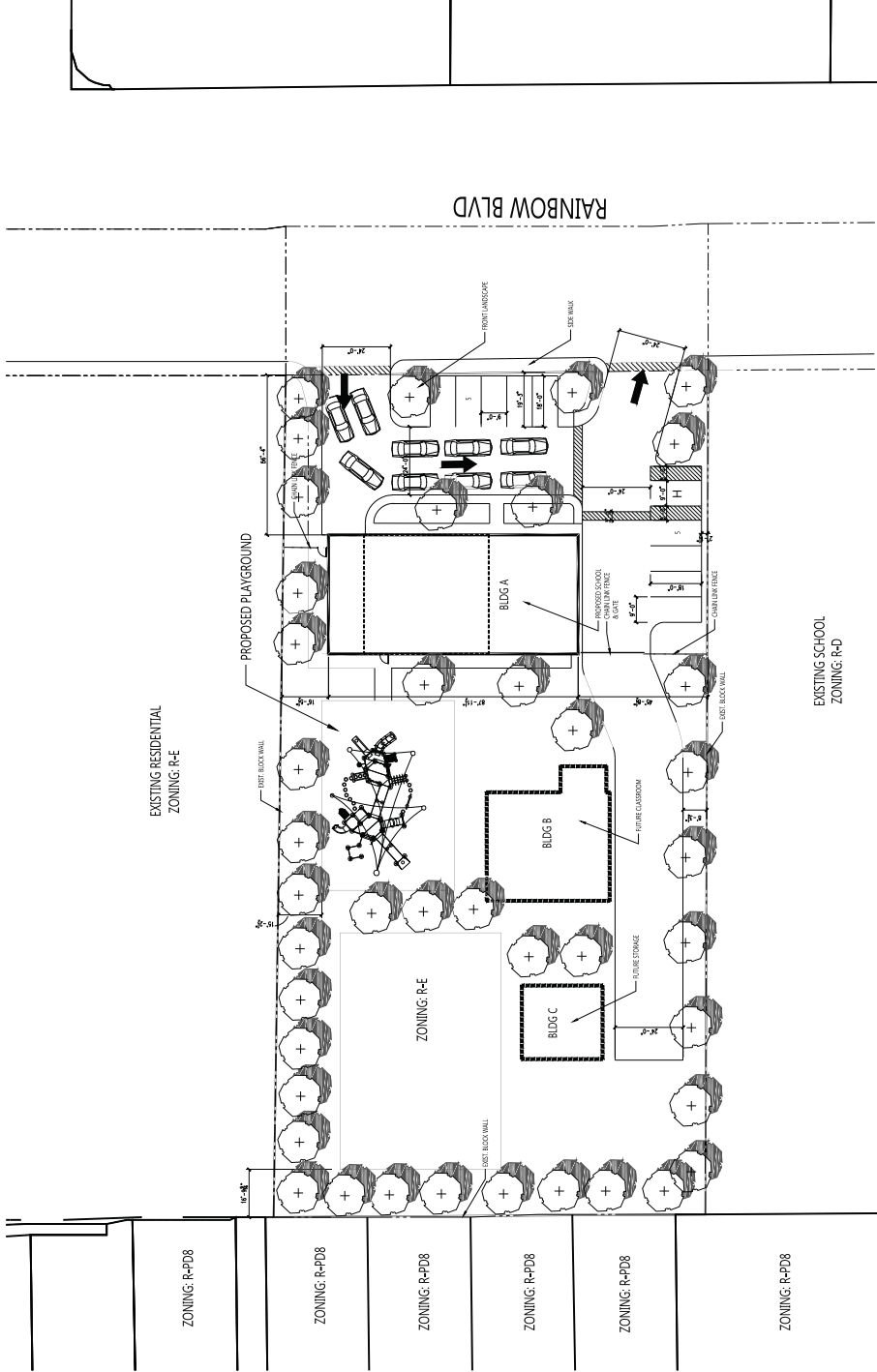


FOR DEPARTMENT USE ONLY

Case # **SUP-55031**
 Meeting Date: **09/09/14 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



PROJECT DATA:

GROSS SITE AREA: ±0.94 AC
EXISTING ZONING: R-E
APN: 125-27-803-004

BLDG A GROUND FLOOR: ±3,656 SF

BLDG A SECOND FLOOR: (FUTURE) ±1,845 SF

BLDG B: (FUTURE) ±1,845 SF

BLDG C: (FUTURE) ±757 SF

TOTAL BUILDING AREA: ±8,044 SF

PROPOSED SCHOOL AREA: 3,656 SF

TOTAL CLASSROOMS: 2

TOTAL STUDENTS: 50 MAX

TOTAL TEACHERS & STAFF: 2

PARKING ANALYSIS:

SCHOOL PARKING REQUIRED: (8/CLASSROOM)

SCHOOL PARKING REQUIRED: (1/TEACHER)

TOTAL REQUIRED: 8 CARS

TOTAL PROVIDED: 10 CARS

HANDICAP SPACE: 1 CARS

DENSITY: 19.6%

COVERAGE: 15.1%

NOTE:

--- DENOTES PROPERTY LINE

H DENOTES HANDICAPPED PARKING STALLS

9'x18' WITH 5' LOADING

V DENOTES VAN PARKING STALLS

9'x18' WITH 8' LOADING

YIHONG LIU + ASSOCIATES
1699 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
TEL: 702.546.0531
702.546.0533



INNOVATION ACADEMY
LAS VEGAS, NEVADA

A.001
OVERALL SITE
PLAN

7-11-2014

PRJ-55030

SCALE: 1"=20'-0"





PROJECT DATA:

GROSS SITE AREA: ±0.94 AC
EXISTING ZONING: R-E
APN: 125-27-803-004

BLDG A GROUND FLOOR: ±3,656 SF
BLDG A SECOND FLOOR: (FUTURE) ±1,845 SF
BLDG B: (FUTURE) ±1,805 SF
BLDG C: (FUTURE) ±737 SF

TOTAL BUILDING AREA: ±6,044 SF

PROPOSED SCHOOL AREA: 3,656 SF
TOTAL CLASSROOMS: 2
TOTAL STUDENTS: 50 MAX
TOTAL TEACHERS & STAFF: 2

PARKING ANALYSIS:

SCHOOL PARKING REQUIRED: (9 CLASSROOM)
SCHOOL PARKING REQUIRED: (17 TEACHER)
TOTAL REQUIRED: 8 CARS
TOTAL PROVIDED: 10 CARS
HANDICAP SPACE: 1 CAR
DENSITY: 19.6%
COVERAGE: 15.1%

NOTE:

- DENOTES PROPERTY LINE
- H DENOTES HANDICAPPED PARKING STALLS
9'x18' WITH 5' LOADING
- V DENOTES VAN PARKING STALLS
9'x18' WITH 8' LOADING



YIHONG LIU + ASSOCIATES
1650 JONSON RIDGE PARKWAY,
SUITE 130,
HENDERSON, NV 89012
702.778.8711
702.946.0953

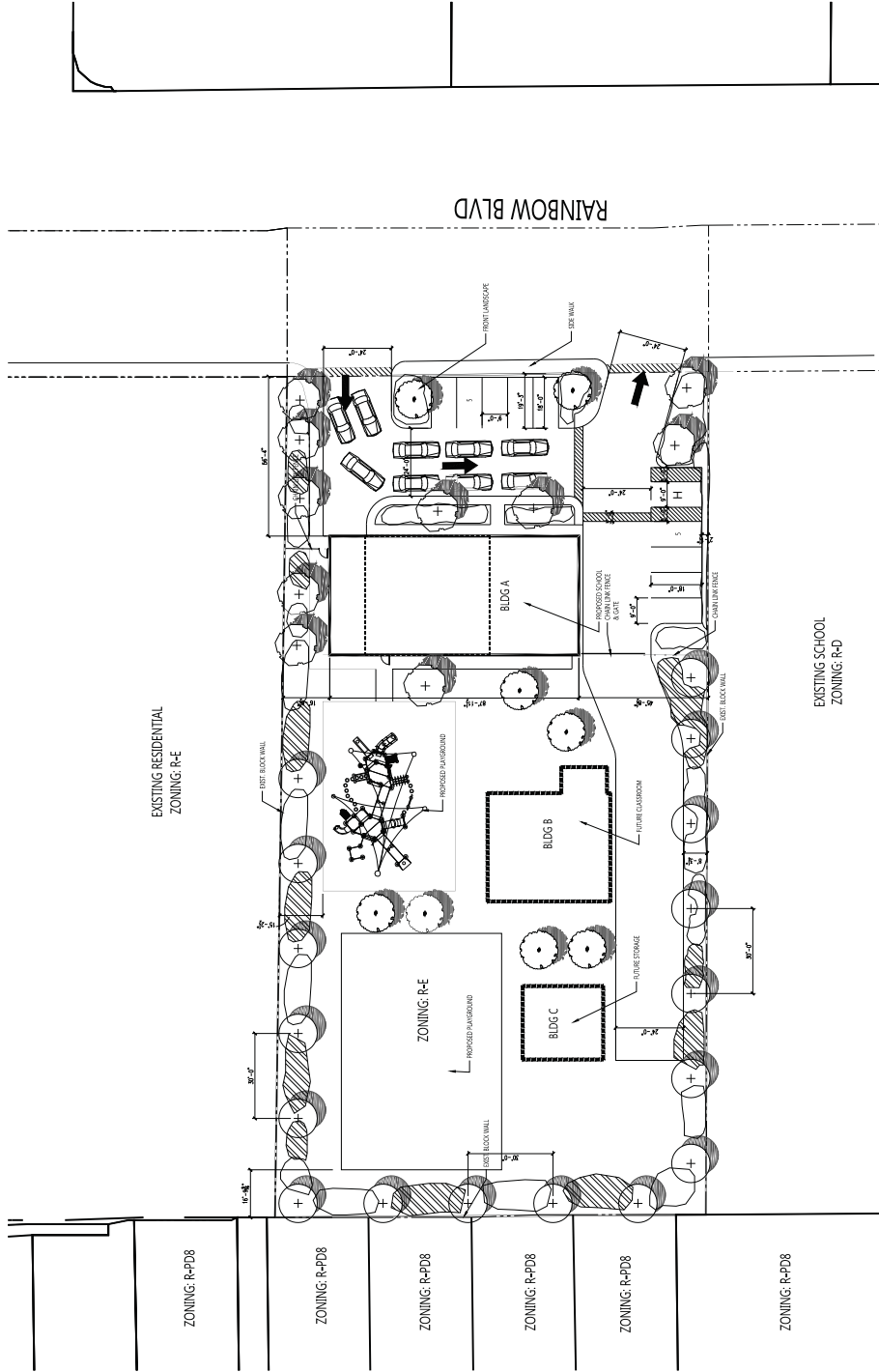
INNOVATION ACADEMY
LAS VEGAS, NEVADA

A.001
OVERALL SITE
PLAN
7-11-2014
SCALE: 1" = 20'-0"



PRJ-55030
07/16/14

SUP-55031 & SDR-55043



TREE LEGEND			
SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	Q. PALM 1' YASHWENTENS	36" BOX AT BLDG.	STD. U.S.
(+)	Q. PALM 1' YASHWENTENS	24" BOX	STD. U.S.
(+)	PAVES LANCEA	24" BOX	STD. U.S.
(+)	AFRICAN SUMAC	24" BOX	STD. U.S.
(+)	PROSPER CHINESE	24" BOX	STD. U.S.
(+)	TORUSS CHINESE MESQUITE	24" BOX	STD. U.S.

SHRUB LEGEND			
SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	CAESALPINA PULCHERRA	5 GAL	72" O.C.
(+)	RED BIRD OF PARADISE	5 GAL	60" O.C.
(+)	CAESALPINA PULCHERRA	5 GAL	42" O.C.
(+)	CONFESSIONAL	5 GAL	48" O.C.
(+)	SLABBERY	5 GAL	36" O.C.
(+)	RED YUCCA	5 GAL	30" O.C.
(+)	LEUCOPHYLLUM F. COMPACTA	5 GAL	48" O.C.
(+)	LEUCOPHYLLUM F. GREEN CLOUD	5 GAL	36" O.C.
(+)	GREEN CLOUD TEXAS HANDBY	5 GAL	36" O.C.
(+)	REGAL MIST	5 GAL	36" O.C.
(+)	MAJESTIC RICHES	5 GAL	36" O.C.
(+)	PRINCESTON SETACUM "CUPREUM"	5 GAL	36" O.C.
(+)	SAVIA DREYERII	5 GAL	24" O.C.
(+)	AUTUMN SAGE	5 GAL	24" O.C.

GROUND COVER / ACCENT PLANT LEGEND			
SYM.	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	ACACIA B. "SERRA CARPET"	1 GAL	54" O.C. PLANT 4" BACK OF CURBS AND WALKS
(+)	DALEA LADYSLIPPER "SERRA GOLD"	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	LANTANA CAMARA "NEW GOLD"	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	NEW GOLD LANTANA	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	DIAPYSPORUS	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS

ROCK MULCH
ROCK MULCH SHALL BE 2" O.C. SIZE GRANULES. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO PLANTINGS IN THE ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.
ALL SLOPES 2-1/2:1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE "PALMING TAY" ROCK SOURCE.



YIHONG LIU + ASSOCIATES

1669 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
TEL: 702.446.0831
702.446.0833

INNOVATION ACADEMY

LAS VEGAS, NEVADA

A. 007

LANDSCAPE

PLAN

7-11-2014

PRJ-55030

SCALE: 1"=10'-0"

SUP-55031 & SDR-55043



Innovation Academy

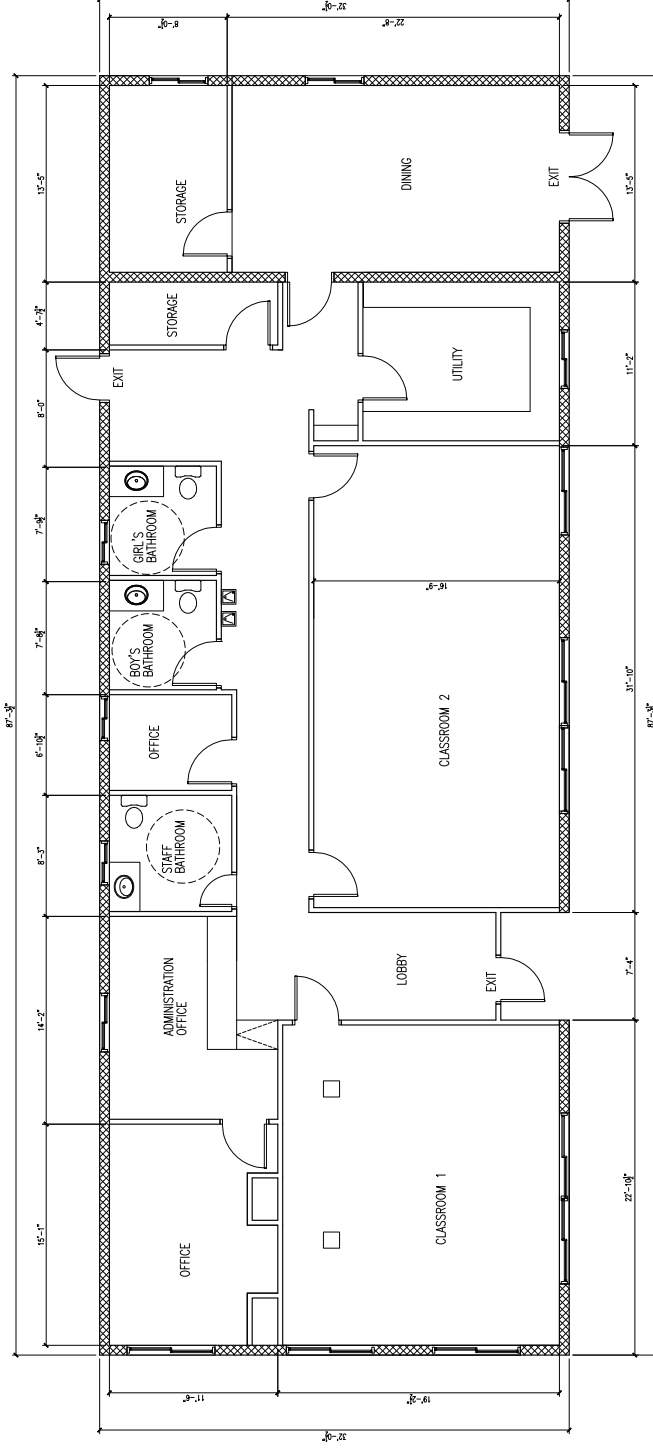
1 EXISTING BLDG ELEVATION

YIHONG LIU + ASSOCIATES
1689 HORIZON RIDGE PARKWAY,
SUITE 120
LAS VEGAS, NV 89112
702.779.8711
702.946.0533

INNOVATION ACADEMY
LAS VEGAS, NEVADA

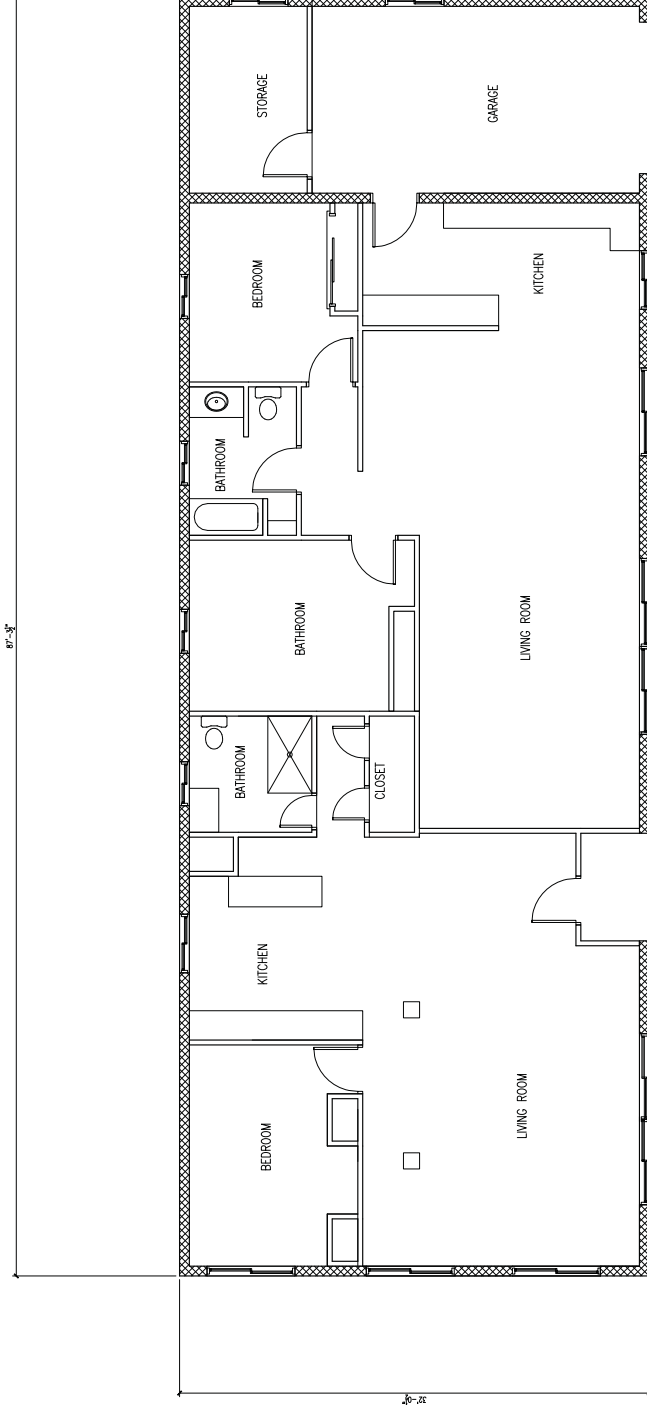
A. 005
ELEVATION
EXISTING PHOTO
7-11-2014
SCALE: 1/4" = 1'-0"

SUP-55031 & SDR-55043

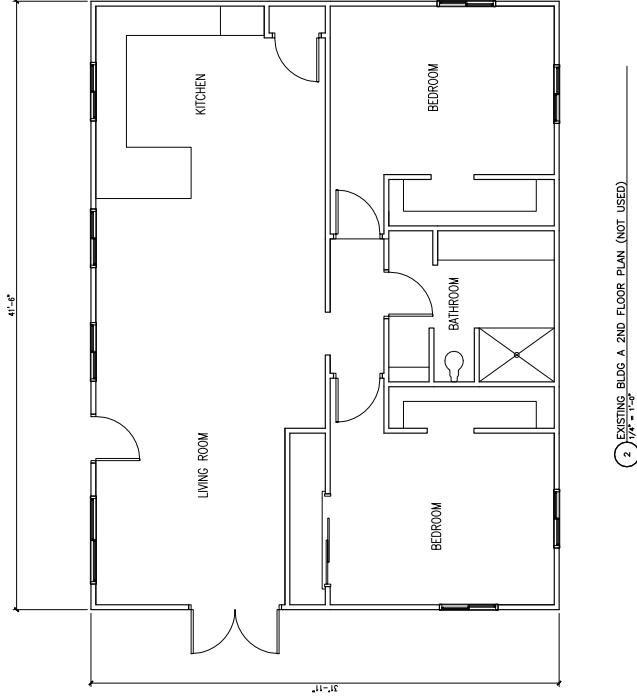
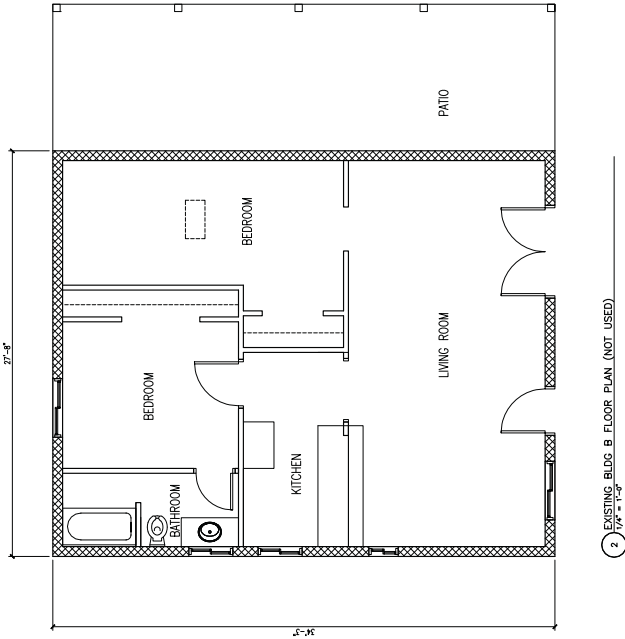
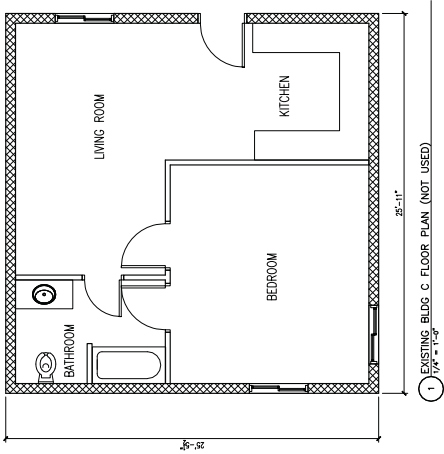


1 PROPOSED SCHOOL LAYOUT (BLDG A 1ST FLOOR PLAN)





1 EXISTING BLDG A 1ST FLOOR PLAN
1/4" = 1'-0"



YHONG LIU + ASSOCIATES
1689 HORIZON RIDGE PARKWAY,
SUITE 120
LAS VEGAS, NV 89112
702.778.8711
702.946.0533

INNOVATION ACADEMY
LAS VEGAS, NEVADA

A. 004
OTHER BLDG
PLAN (NOT USED)
7-11-2014

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

SUP-55031 & SDR-55043



Justification Letter for Private School (Innovation Academy)
Special Use Permit & Site Development Review & waiver of development
standard

To Whom it may concern:

We are respectfully submitting Special Use Permit and Site Development Design Review application for a private school use at Rainbow BLVD and Ann Road. APNs 125-27-803-004.

The proposed 0.94 ac project is located at 5705 N. Rainbow BLVD. The site is currently composed of 3 standing alone buildings where only the ground floor of the main building is proposed for the school use for current application. Remaining buildings on site will be remodeled to fit the school needs in the future.

The building A ground floor will be remodeled to meet the code requirement for school use. The building exterior will not be changed and will maintain the residential look. Building exterior will be repaired and repainted using existing building color. Please see existing photo for reference.

we provided 15' landscape buffer on the North and West Property line with tree 30' on center landscaping for a good separation to the residential area. We also provided landscape buffer on the parameter facing streets and the landscape are provided per code requirement. The existing trees are remained for the project.

At the south property line where parking spaces are provided, we have 56' long landscape buffer of 2' where 8' is required per development standard. Other areas we have 8' or more than 8' in landscape buffer. We respectfully request a landscape waiver of development standard.

We will allow a 90min drop-off and pickup time frame to not increase flow on street. There is no need for increased utility or changes that will affect neighboring units. Class ratios will be very low and we are expected to open with less than 50 students for the first 2 years.

There are total of 10 parking spaces provided with 1 handicap space. The parking ratio is at 4 cars per classroom and 1 car for teachers & staffs, which is higher than code requirements for 3 cars per classroom.

SUP-55031 & SDR-55043

1669 Horizon Ridge Parkway, Suite 120, Henderson, NV 89012. p: 702-321-9316 f: 702-946-0933

PRJ-55030
07/16/14



ARCHITECTURE

PLANNING

INTERIOR

The proposed development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulation.

Sincerely,

Yihong Liu, AIA, LEED AP
President
Yihong Liu & Associates, Ltd

SUP-55031 & SDR-55043

1669 Horizon Ridge Parkway, Suite 120, Henderson, NV 89012. p: 702-321-9316 f: 702-946-0933

PRJ-55030
07/16/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-55043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-55031 - PUBLIC HEARING - APPLICANT/OWNER: CCOB FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE BUILDING, 8,044 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH SIDE OF THE PROPERTY, WHERE EIGHT FEET IS REQUIRED on 0.95 acres at 5705 North Rainbow Boulevard (APN 125-27-803-004), Ward 6 (Ross) [PRJ-55030].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-55043

Case Number: PRJ55030 APN: 125-27-803-004

Name of Property Owner: CAREY CLOPOT

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: Carey Clapot

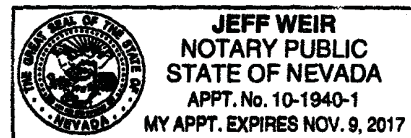
Print Name: CAREY CLOPOT

Subscribed and sworn before me

This 5 day of June, 2014

Jeff Weir
Notary Public in and for said County and State

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT DESIGN REVIEW WITH WAIVER
 Project Address (Location): 5705 N RAINBOW AVENUE. LV, NV, 89149
 Project Name: PRIVATE ELEMENTARY SCHOOL SUP Proposed Use: PRIVATE SCHOOL
 Assessor's Parcel #(s): 12527803004 Ward #: X
 General Plan: existing X proposed CAD Zoning: existing 313 LAG proposed 5945 M
 Commercial Square Footage: MAGGIE BRAY Floor Area Ratio: LAS VEGAS
 Gross Acres: NV Lots/Units: 89107 Density: NV
 Additional Information: LAS VEGAS
89149

PROPERTY OWNER: BEN@310LISTING.COM Contact: MAGGIERNMAY@HOTMAIL
 Address: 313 LACEY LANE Phone: 210-3040 Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

APPLICANT: _____ Contact: _____
 Address: _____ Phone: 300-9287 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* [Signature]

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

Print Name: CAREY CLOPOT

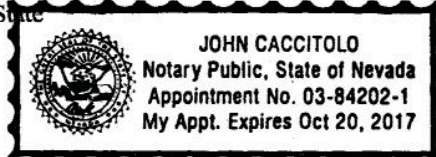
Subscribed and sworn before me

This 12 day of July, 2014

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #: **SDR-55043**
 Meeting Date: **09/09/14 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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55212 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED XXXXX SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 831 West Bonanza Road (APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-55212 and SUP-55214 [PRJ-55210]
2. Conditions and Staff Report - SUP-55212 and SUP-55214 [PRJ-55210]
3. Supporting Documentation - SUP-55212 and SUP-55214 [PRJ-55210]
4. Photos - SUP-55212 and SUP-55214 [PRJ-55210]
5. Justification Letter - SUP-55212 and SUP-55214 [PRJ-55210]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-55212** APN: 139.28.801.010 + 011

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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: _____

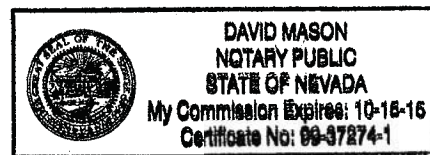
Signature of Property Owner: _____

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 2014

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - BREW PUB
 Project Address (Location) 831 W. BONANZA RD. LAS VEGAS, NV 89106
 Project Name TENAYA CREEK BREWERY Proposed Use BREW PUB
 Assessor's Parcel #(s) 139.28.801.010 + 011 Ward # 5 - BARLOW
 General Plan: existing M proposed M Zoning: existing M proposed M
 Commercial Square Footage 12,866 Floor Area Ratio _____
 Gross Acres 1.57 Lots/Units 2 Density N/A
 Additional Information _____

PROPERTY OWNER PANK BREWING, LLC Contact CHRISTINA ROUSH
 Address 6980 S. CIMARRON, STE 200 Phone: 702) 210-6300 Fax: 702) 243-7700
 City LAS VEGAS State NV Zip 89113
 E-mail Address C.ROUSH@gmail.com

APPLICANT TENAYA CREEK BREWERY Contact CHRISTINA ROUSH
 Address 3101 N. TENAYA WAY Phone: 702) 210-6300 Fax: 702) 243-7700
 City LAS VEGAS State NV Zip 89128
 E-mail Address C.ROUSH@gmail.com

REPRESENTATIVE N/A Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or 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: Richard A. Etter

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

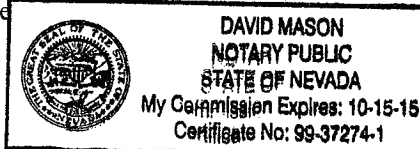
Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	SUP-55212
Meeting Date:	09/09/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

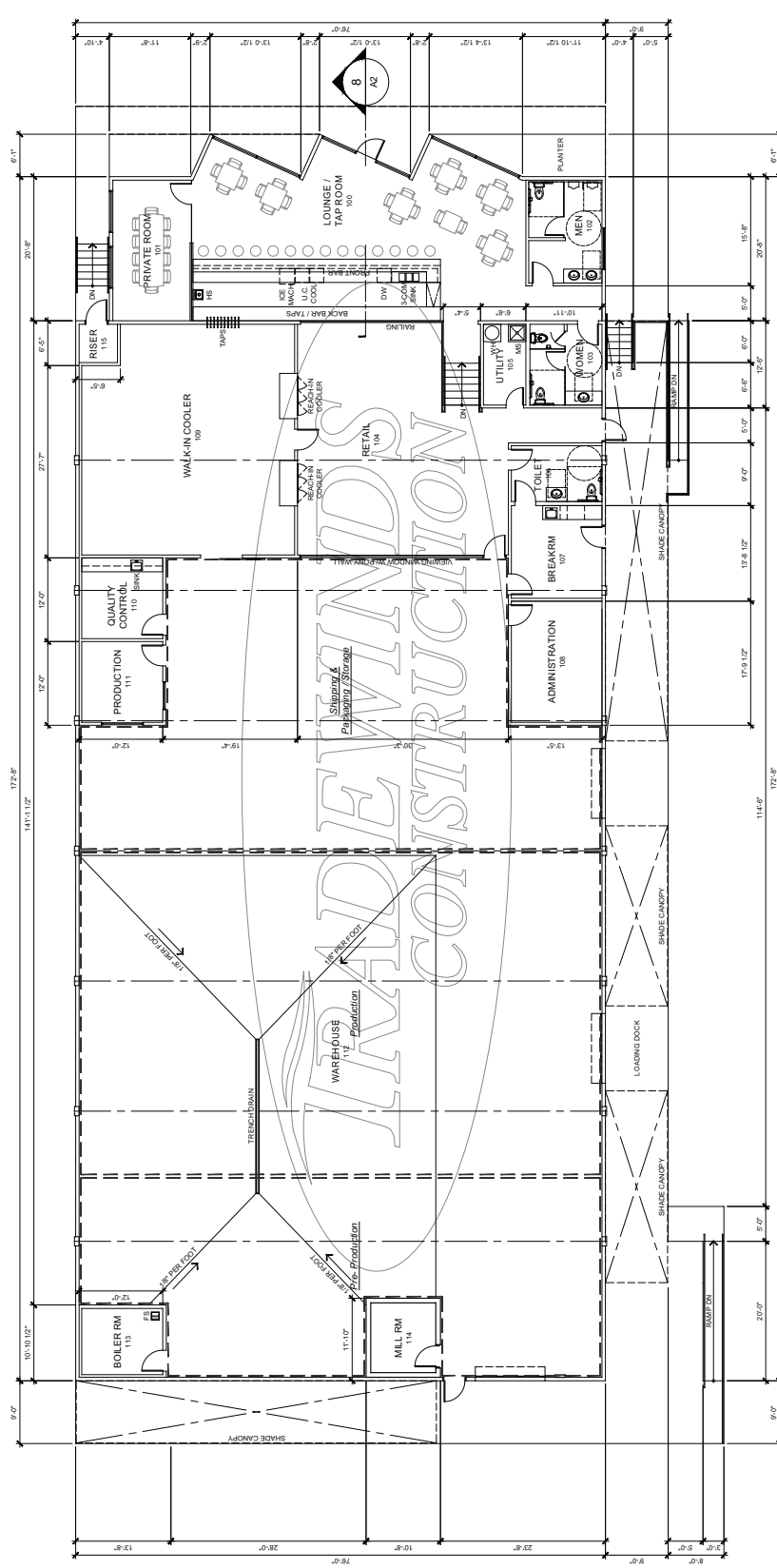


PRJ-55210
07/22/14

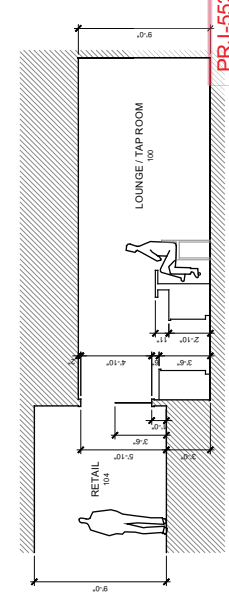
TENAYA CREEK BREWERY
exterior design

SUP-55212 & SDR-55214

atwood
DESIGN



B FLOOR PLAN
Scale 1/8"=1'-0"



SECTION 8

July 15, 2014

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

RE: SUP for Tenaya Creek Brew Pub – 831 W. Bonanza Rd., Las Vegas, NV 89106
APN: 139-28-801-010 & 139-28-801-011

We are requesting a Special Use Permit for a Brew Pub at the above referenced property. The proposed Brew Pub location is located within the City of Las Vegas Redevelopment Area and is currently zoned "M" Industrial.

We are proposing a Brew Pub with Bar and production Brewery on premises. We will be brewing beer daily as well as bottling and canning on premises. If approved, we will sell beer for consumption on premises as permitted under the Brew Pub designation, with a Beer/Wine Room & Beer/Wine/Cooler Off-Sale Business License.

We expect to have approximately 10 employees to start, with planned hours of operation from 6:00am to 7:00pm Monday – Saturday and 9:00am to 4:00pm on Sunday. There is seating for 14 at the bar and seating for an additional 26 at tables inside the bar area.

The site at 831 Bonanza Rd. consists of 1.57 acres (68,389sf) on two parcels. The existing building is approximately 11,325sf of warehouse with 1,541sf of office/showroom space. The building will be extensively remodeled. Total costs for the project (acquisition, remodel & equipment) will be in excess of \$2,500,000.

We have the ability for extensive parking on premises. Although some customers may arrive via public transportation or by private (tourist) bus, we believe the majority of our customers and employees will arrive via private vehicles.

Tenaya Creek is a family owned and operated business owned by Tim Etter, Christina Etter Roush, Vince & Kathryn Telles and Dan & Amy Etter. We are currently in operation as Tenaya Creek Brewery within the City of Las Vegas' Tech

SUP-55212 & SUP-55214

PRJ-55210
07/22/14

Center, at 3101 N. Tenaya Way and have been under the same continuous ownership and operation since our inception in November, 1999.

We will be relocating to operate under the same ownership in this new facility at 831 W. Bonanza Road in December of 2014.

We appreciate your consideration and look forward to opening soon Downtown!

Sincerely,



Tim Etter - Applicant
702.496.2145



Christina Roush - Applicant
702.210.6300

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55214 - SPECIAL USE PERMIT RELATED TO SUP-55212 - PUBLIC HEARING -
APPLICANT: TENAYA CREEK BREWERY - OWNER: RANK BREWING, LLC - For
possible action on a request for a Special Use Permit FOR A PROPOSED XXXXX SQUARE-
FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 831 West Bonanza Road
(APN 139-28-801-010 and 011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-55210].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-55214** APN: 139.28.801.010 + 011

Name of Property Owner: RANIK BREWING, LLC

Name of Applicant: TENAYA CREEK BREWERY

Name of Representative: CHRISTINA ROUSH

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: _____

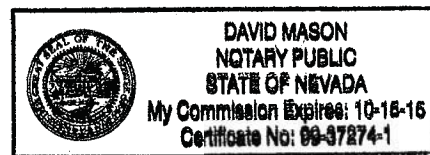
Signature of Property Owner: _____

Print Name: RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of July, 2014

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP - BREW PUB
 Project Address (Location) 831 W. BONANZA RD. LAS VEGAS, NV 89106
 Project Name TENAYA CREEK BREWERY Proposed Use BREW PUB
 Assessor's Parcel #(s) 139.28.801.010 + 011 Ward # 5 - BARLOW
 General Plan: existing M proposed M Zoning: existing M proposed M
 Commercial Square Footage 12,866 Floor Area Ratio _____
 Gross Acres 1.57 Lots/Units 2 Density N/A
 Additional Information _____

PROPERTY OWNER PANK BREWING, LLC Contact CHRISTINA ROUSH
 Address 6980 S. CIMARRON, STE 200 Phone: 702) 210-6300 Fax: 702) 243-7700
 City LAS VEGAS State NV Zip 89113
 E-mail Address C.ROUSH@gmail.com

APPLICANT TENAYA CREEK BREWERY Contact CHRISTINA ROUSH
 Address 3101 N. TENAYA WAY Phone: 702) 210-6300 Fax: 702) 243-7700
 City LAS VEGAS State NV Zip 89128
 E-mail Address C.ROUSH@gmail.com

REPRESENTATIVE N/A Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or 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: Richard A. Etter

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

Print Name RICHARD A. ETTER

Subscribed and sworn before me

This 21st day of JULY, 20 14

[Signature]

Notary Public in and for said County and State



DAVID MASON
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-15-15
 Certificate No: 99-37274-1

FOR DEPARTMENT USE ONLY

Case # **SUP-55214**
 Meeting Date: **09/09/14 PC**
 Total Fee: _____
 Date Received: *
 Received By: _____

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:
SMASHBURGER AQUISITIONS LAS VEGAS, LLC - OWNER: NATIONAL SOLUTIONS,
LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED
BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,886
SQUARE-FOOT RESTAURANT at 6300 West Charleston Boulevard, Suite #170 (APN 138-
35-816-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54670].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54967** APN: 138-35-816-003

Name of Property Owner: National Solutions, LLC

Name of Applicant: Design Parameters, LLC

Name of Representative: Jeffrey Baker

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

☐ Yes

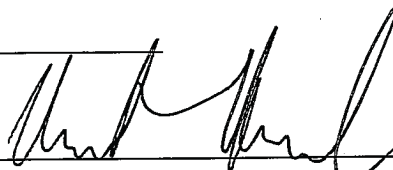
☒ No

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

City Official: N/A

Partner(s): N/A N/A

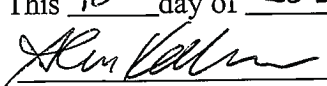
APN: N/A

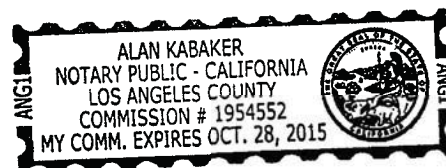
Signature of Property Owner: 

Print Name: National Solutions, LLC, Robert Hanasab, Manager

Subscribed and sworn before me

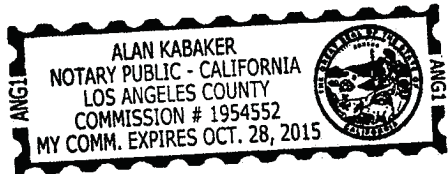
This 10th day of JULY, 2014


Notary Public in and for said County and State



State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 10TH
day of JULY, 2014, by ROBERT HAVASAB,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 

SUP-54967

PRJ-54670
07/14/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for a Beer, Wine, Cooler, on-Sale Establishment
 Project Address (Location) 6300 W Charleston Blvd, #170
 Project Name Smashburger Proposed Use _____
 Assessor's Parcel #(s) 138-35-816-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 1886SF Floor Area Ratio _____
 Gross Acres 2.47AC Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER _____		Contact _____	
Address _____		Phone: _____	Fax: _____
City _____	State _____	Zip _____	
E-mail Address _____			

APPLICANT <u>Smashburger Aquisitions Las Vegas, LLC</u>		Contact <u>Scott Crane</u>	
Address <u>3900 East Mexico Avenue, #1200</u>		Phone: _____	Fax: _____
City <u>Denver</u>	State <u>CO</u>	Zip <u>80210</u>	
E-mail Address <u>dflageolle@smashburger.com</u>			

REPRESENTATIVE <u>Design Parameters, LLC</u>		Contact <u>Jeffrey Baker</u>	
Address <u>10495 S Progress Way, Ste 202</u>		Phone: <u>3036681474</u>	
City <u>Parker</u>	State <u>CO</u>	Zip <u>80134</u>	
E-mail Address <u>jeffrey.baker@designparameters.com</u>			

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.

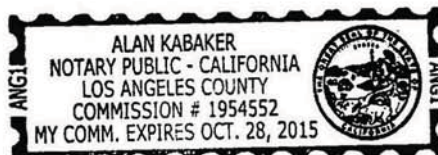
Print Name By: ROBERT HAVASAB, MANAGER

Subscribed and sworn before me

This 10TH day of JULY, 20 14

 Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-54967**

Meeting Date: **09/09/14 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-54670
07/14/14

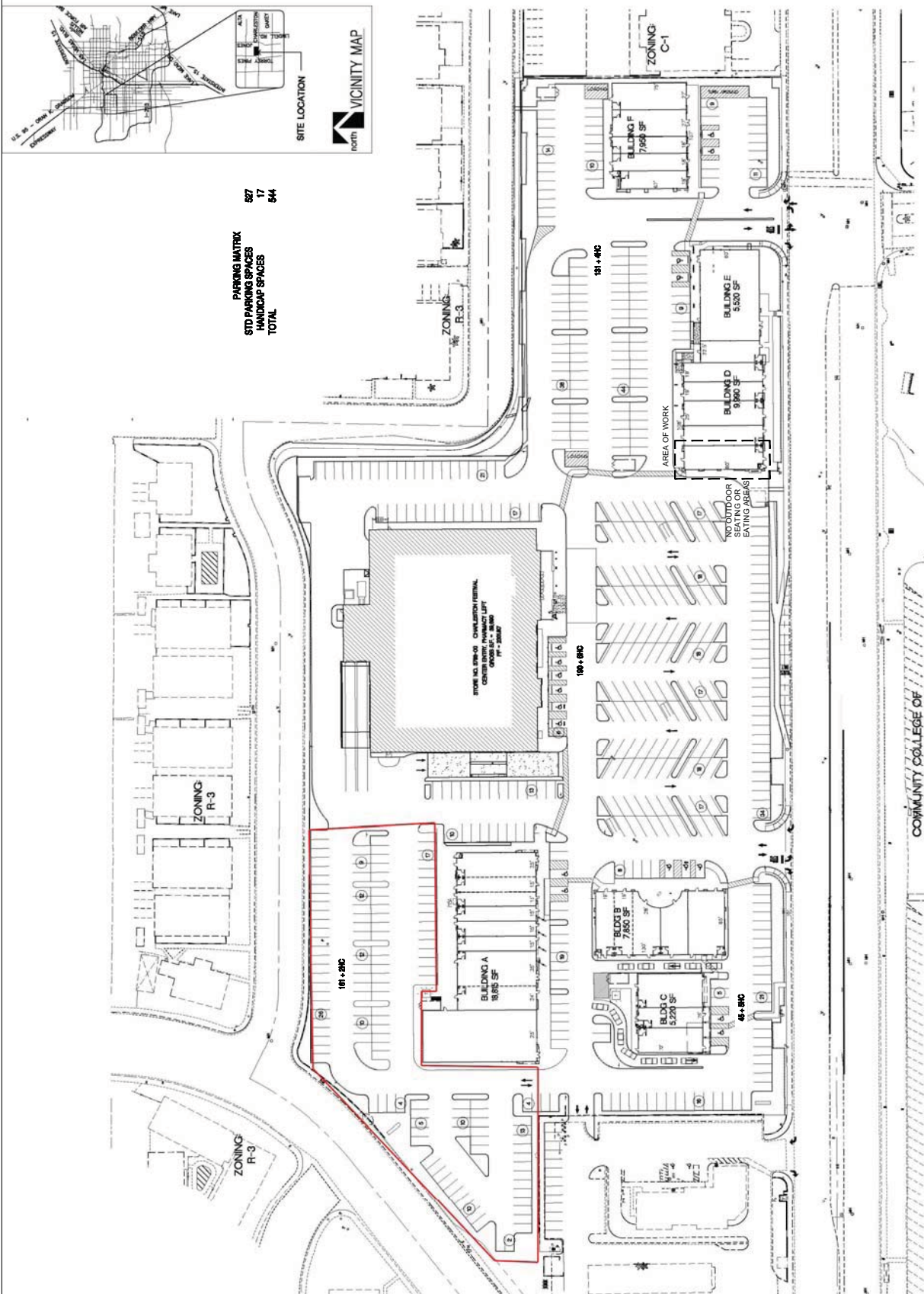


SITE PLAN

PRJ-54670
07/14/14
G002

copyright 2013
by Design Parameters, LLC

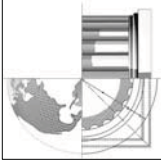
10/4/2013 2:20:21 PM



TENANT FINISH FOR:
SMASHBURGER
CHARLESTON & TORREY PINES

6300 W CHARLESTON SUITE 170
LAS VEGAS, NV

PROJECT NO	CCP30	
START DATE	10.02.2013	
DRAWN BY	JKB	
CHECKED BY	JKB	
NO.	DESCRIPTION	DATE
1	PERMIT	10.16.2013
2	PLANNING	06.20.2014



DESIGN PARAMETERS, LLC
1947 SOLAR CIRCLE SE-102
PARKER, CO 80134
TEL: 303.262.7174
FAX: 303.262.7285
WWW.DPSPARAMETERS.COM
ROBERT ROSENTHAL, ARCHITECT

DESIGN PARAMETERS, LLC

10495 S PROGRESS WAY #202 PARKER, CO 80134 | PH: 303.668.1474 | FX: 303.362.7361



July 8, 2014

City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, NV 89101

Re: SUP Application
Smashburger
6300 W Charleston Blvd, #170
Las Vegas, NV

To Whom it May Concern:

Please accept this letter as our official Justification Letter for a Special Use Permit for a Beer, Wine, Cooler On-Sale license in conjunction with our Restaurant business that is already in operation. The Restaurant is location within the Charleston Festival District. The Application is for a **SUP FOR A BEER, WINE, COOLER, ON-SALE ESTABLISHMENT** at the referenced address, zoned C-1 (Limited Commercial District).

We intend to serve beer and wine in conjunction with meals on the premises. The operation is compatible with the existing surrounding uses. The restaurant is approximately 1,886SF and will employ approximately 10-15 employees. The hours of operation are 10:00AM to 10:00PM Monday through Sunday. The prior use of the space was also restaurant use, so no further demand is being presented on the parking requirements.

We are requesting a waiver to allow for a Beer, Wine, Cooler On-Sale business. This Restaurant will enhance the Commercial Center it is within and the sale of Beer, Wine and Coolers is an additional element to attract patrons to the Commercial Center. We appreciate your support for this SUP and look forward to working with the City of Las Vegas Staff during this process. If you have any questions and/or concerns, please feel free to contact me.

Jeffrey Baker, Architect

Design Parameters, LLC

SUP-54967

PRJ-54670
07/14/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55195 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAVIS
FUNERAL HOME - OWNER: HART VOLLAND ENTERPRISES, LLC - For possible action
on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL
CHAPEL USE at 1401 South Rainbow Boulevard (APN 163-03-501-022), C-1 (Limited
Commeral) Zone, Ward 1 (Tarkanian) [PRJ-55088].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOJIE JAPANESE FONDUE - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,693 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9440 West Sahara Avenue, Suite #175 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54873].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-55200** APN: 163-06-816-027

Name of Property Owner: 9440 West Sahara Holdings, LLC

Name of Applicant: Yojié Japanese Fondue

Name of Representative: Anton Guerrero

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

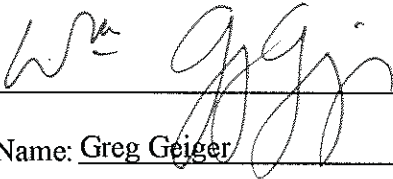
☒ No

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): _____

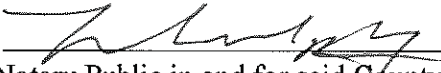
APN: _____

Signature of Property Owner: 

Print Name: Greg Geiger

Subscribed and sworn before me

This 17th day of July, 20 14


Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54873
Application/Petition For:	Yojie Shabu Shabu (SUP-Beer/Wine/Cooler)
ProjectAddress (Location):	9440 WEST SAHARA AVE, SUITE 175
Project Name	YOJIE SHABU SHABU (SUP-BEER/WINE/COOLER)
Assessors Parcel #(s):	16306816027
Ward #:	WARD 2 (BOB BEERS)
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:	Antonio
Applicant Last Name:	Guerrero
Applicant Address:	579 Tour Players Rd.
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89148
Applicant Phone:	(702)420-0771
Applicant Fax:	
Applicant Email:	anton@yojie.com
Rep First Name:	Antonio
Rep Last Name:	Guerrero
Rep Address:	579 Tour Players Rd.
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89148
Rep Phone:	(702)420-0771
Rep Fax:	
Rep Email:	anton@yojie.com

SUP-55200

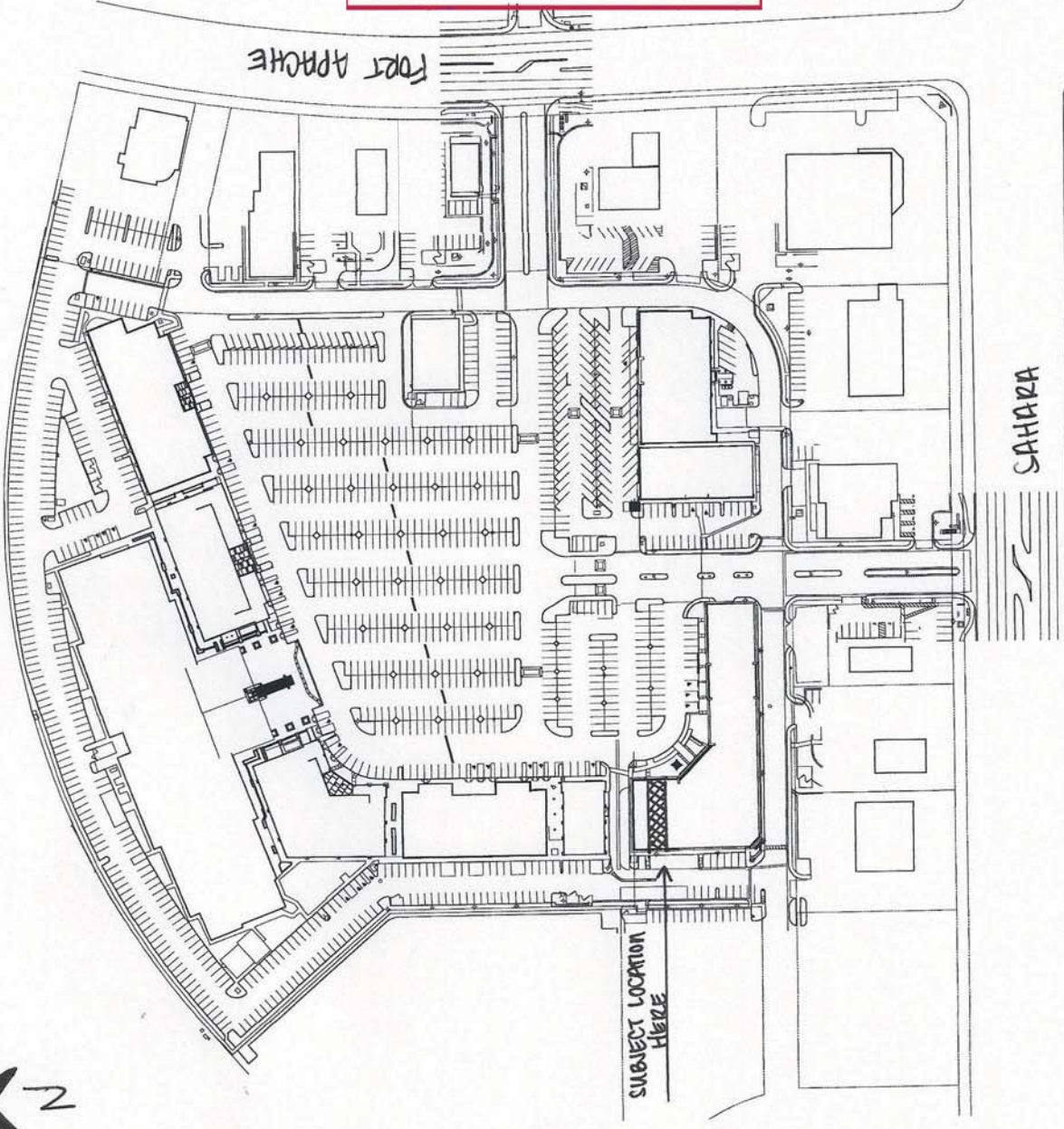
CLV Planning - Application Form

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
9440 WEST SAHARA HOLDINGS L L C	2121 ROSECRANS AVE #4325	EL SEGUNDO, CA 90245-4744

CLVEPLAN Applicant	Company	Title	Email
Antonio Guerrero	Infinite Investments GD, LLC	Managing member	anton@yojie.com

SUP-55200



PRJ-54873
07/22/14

SUP-55200

Village Square – 9440 W. Sahara Ave., Las Vegas, NV 89117

To: Las Vegas Department of Planning,

We are applying for a specialty use permit for beer/wine/cooler at our on site establishment at 9440 W. Sahara Ave. Unit 175, Las Vegas, NV 89117.

Yojie Japanese Fondue will be located at in the Southwest corner of the Village Square Plaza. Las Vegas has gained popularity and has had a reputation to be a foodie and entertainment destination spot. Many of the establishment's are the highest rated amongst reviewers in Nevada. The area includes the opening of several new retailers and restaurants with more to come in the near future. Village Square is located at the cross streets of Sahara and Fort Apache on the border of Summerlin and Spring Valley. Yojie will contribute as one of the only shabu shabu restaurants in the Summerlin area and will cater to all demographics in the mixed commercial area. Our estimated opening date will be mid October 2014 with operating hours between 12:00pm and 10:00pm.

At Yojie Japanese Fondue Restaurant, the guest is the chef. We take the average restaurant experience to the next level with a unique and interactive, "cook it yourself" fondue concept. We specialize in serving Japanese dishes that include: Shabu Shabu, Sukiyaki, and decadent Swiss chocolate sauces.

Shabu Shabu and Sukiyaki are Japanese dishes of vegetables and a selection of meat cooked by individuals in a pot of boiling water or broth. The fresh ingredients are then dipped in a variety of Japanese sauces and eaten with rice. Shabu Shabu is a savory dish while Sukiyaki is a sweet dish. Shabu is concentrated towards the sauces, while Sukiyaki is focused on the broth. Yojie's sauces and broth are proprietary and was created by our executive chef, a Le Cordon Bleu top graduate.

To better compliment the meal, Yojie also provides a variety of condiments for guests. The guests are in control in enhancing the fresh ingredients anywhere from the level of spiciness to the texture of the sauces. The condiments include: Daikon (sweet radish), togarashi (Japanese chili pepper), diced green onions, garlic, and pure cap hot drops. The well-balanced meal provides a healthy alternative for all guests. Each dish contains a balance of protein and vitamins with no grease, oil, or added MSG.

Yojie's dessert fondue comes in four decadent chocolate flavors: Milk, dark, red velvet, and our signature green tea chocolate. Guests are able to dip pastries and fruits such as strawberries, bananas, pound cake, rice crispies treats and gourmet marshmallows. Yojie also provides ice cream desserts such as banana foster, mochi, and Japanese floats.

Our inviting environment is comfortable for all audiences. We strive to embrace all forms of art to enhance all senses. Yojie provides clean and trendy ambiances. The space also acts as an art gallery, allowing us to showcase local artists' recent work. This also allows a different atmosphere for guest every time they visit. We play instrumental hip-hop music so it relaxing and not offensive to any guest.

Sincerely,
Antonio Guerrero
Infinite Investments GD, LLC

SUP-55200

PRJ-54873
07/22/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 82,256
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 8750 West Charleston Boulevard
(APN 138-32-412-003), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-54924].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55236 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 83,062
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6480 Sky Pointe Drive (APN
125-21-813-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center)
Special Land Use Designation], Ward 6 (Ross) [PRJ-54926].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 85,898
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 6371 North Decatur Boulevard
(APN 125-25-512-001), C-1 (Limited Commercial) Zone, Ward 6 (Beers) [PRJ-54928].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
TARGET CORPORATION - For possible action on a request for a Special Use Permit FOR AN
ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 79,089
SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3210 North Tenaya Way (APN
138-10-815-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54923].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-55328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
DROCK 3RD STREET, LLC - For possible action on a request for a Special Use Permit FOR A
PROPOSED TAVERN LIMITED USE at 200 South 3rd Street, (APN 139-34-210-047), C-2
(General Commercial) Zone, Ward 3 (Coffin) [PRJ-55231].

MAY GO TO CITY COUNCIL ON 10/15/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-55324 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -

APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVER OF LAS VEGAS DOWNTOWN CENTENNIAL

ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725,729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54961].

MAY GO TO CITY COUNCIL ON 10/15/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-55324

Case Number: PRJ-54961 APN: 139-34-7410-176, 177

Name of Property Owner: Harrison Properties

Name of Applicant: Harrison Properties

Name of Representative: Law Office of Jay Brown

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: _____

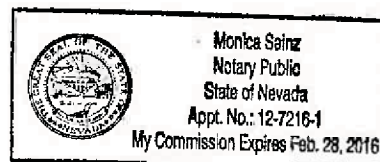
Signature of Property Owner: _____

Print Name: Rick Harrison

Subscribed and sworn before me

This 15th day of July, 2014

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 725/729/731 Las Vegas Blvd South
Project Name Gold and Silver Retail Center Proposed Use retail
Assessor's Parcel #(s) 139-34-410-176, 177 Ward # 3 - Coffin
General Plan: existing C proposed same Zoning: existing C-2 proposed C-2
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .16 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Harrison Properties Contact Theo Spyer
Address 713 Las Vegas Blvd S. Phone: (702) 385-7912 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address theos@gspawn.com

APPLICANT Harrison Properties Contact Theo Spyer
Address 713 Las Vegas Blvd S. Phone: (702) 385-7912 Fax: (801) 521-9741
City Las Vegas State NV Zip 89101
E-mail Address theos@gspawn.com

REPRESENTATIVE Law Office of Jay Brown Contact Lora Dreja
Address 520 S. 4th Street Phone: (702) 384-5563 Fax: (702) 385-1023
City Las Vegas State NV Zip 89101
E-mail Address Lora@brownlawlv.com

Property Owner Signature* [Signature]

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

Print Name Richard K Harrison

Subscribed and sworn before me

This 15 day of July, 20 14.

Notary Public in and for the State of Nevada
THEO SPYER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-08-18
Certificate No: 10-2488-1

Clark county
NEVADA state

FOR DEPARTMENT USE ONLY

Case # **SDR-55324**

Meeting Date: **09/09/14 PC**

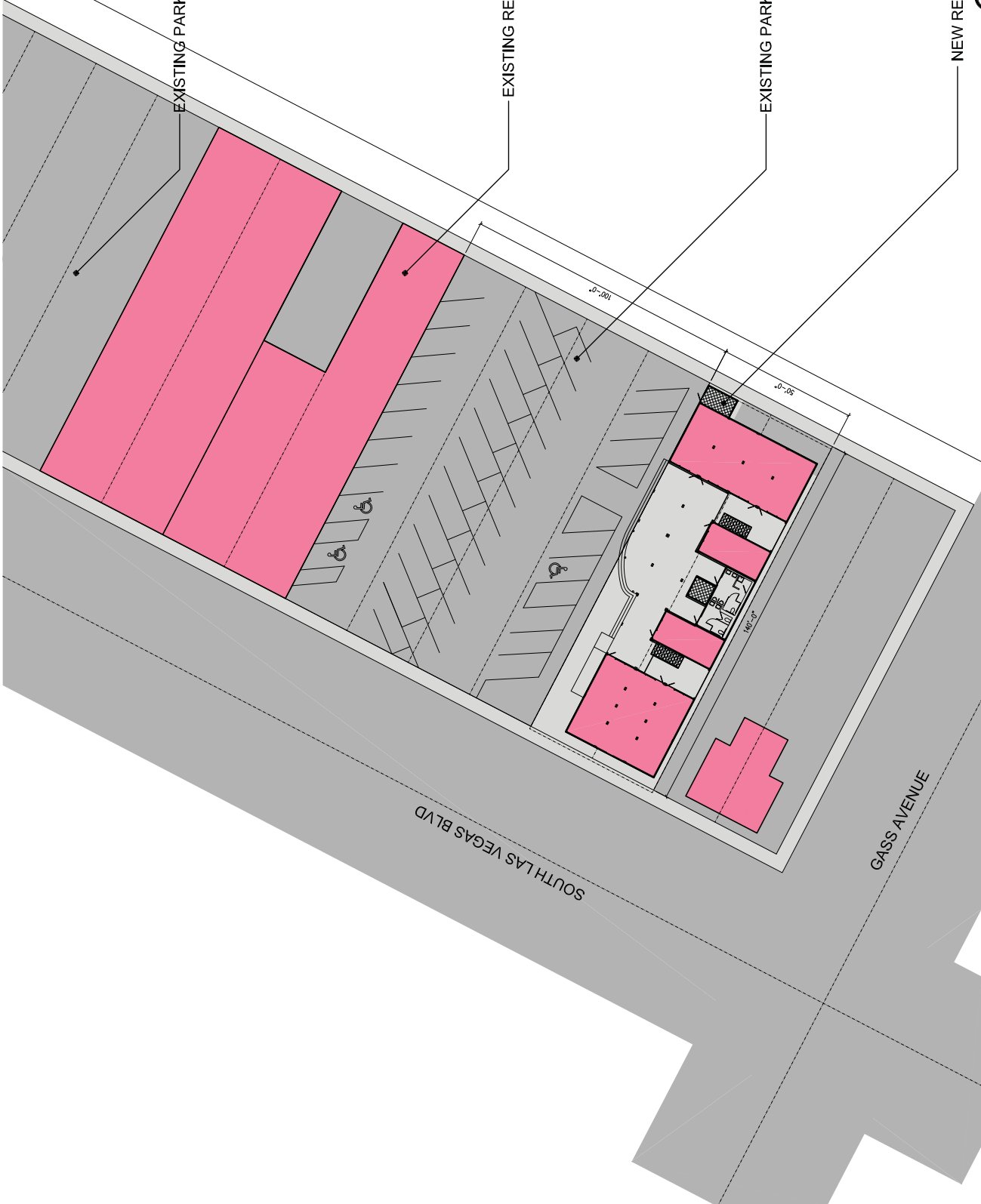
Total Fee:

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



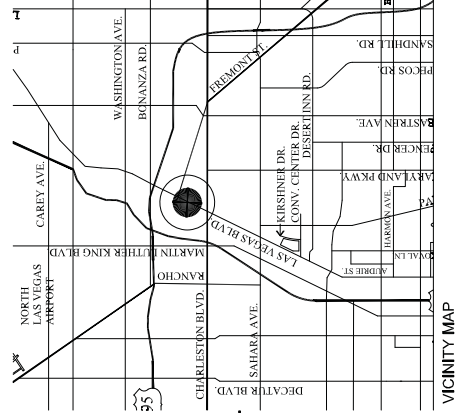
LEGEND

- COMMERCIAL BUILDINGS
- PAVEMENT
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE ROUTE

EXISTING PARKING ANALYSIS

ACCESSORS PARCEL NUMBER	139-344-10-176
PHYSICAL ADDRESS	725 S LAS VEGAS BLVD LV NV 89101
JURISDICTION	CITY OF LAS VEGAS
ZONING CLASSIFICATION	GENERAL COMMERCIAL DISTRICT (C-2)
TOTAL RETAIL SF	5,556
15'x45' TABLE 2	STANDARD HANDICAP
1 PER 175 SF	36 SPACES 1 PER 25
EXISTING PARKING	10' SPACES 1
PARCEL SF	7,000 SF

*ON STREET AND REMOTE PARKING TO MAKE UP DIFFERENCE



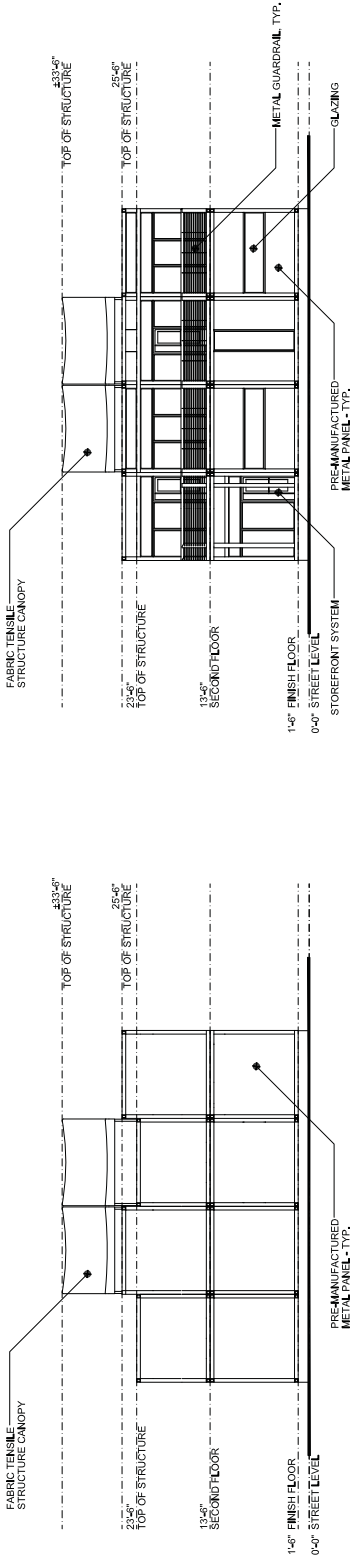
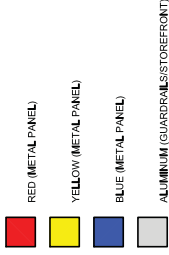
KALB INDUSTRIES OF NEVADA
5670 WYNN ROAD - LV - NV 89118
T: 702.365.5252 - F: 702.365.5257

PROJECT: HARRISON RETAIL CONCEPT
ADDRESS: 725 S LAS VEGAS BLVD
DATE: 22 JULY 2014

PRJ-54961
07/24/14

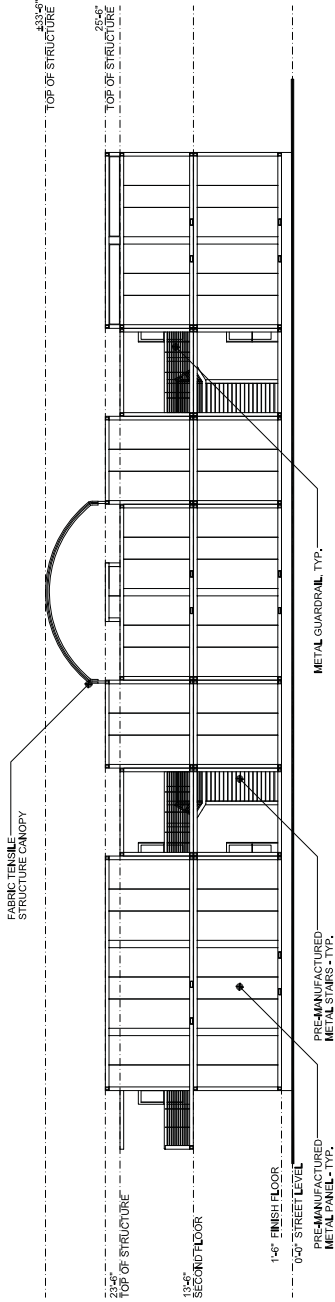
A1.0

SAMPLE COLOR PALETTE



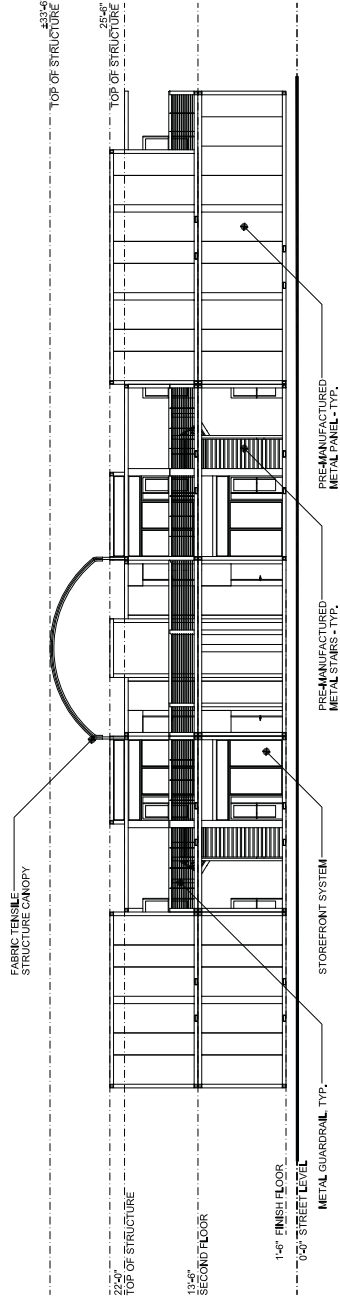
3 EAST ELEVATION

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



2 SOUTH ELEVATION

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



1 NORTH ELEVATION

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



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PRJ-54961
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A3.0

SHEET:

SDR-55324

EXTERIOR ELEVATIONS

LEGEND

- RETAIL SPACE
- DECK/CIRCULATION SPACE
- ACCESSORY/RESTROOM/STAIRS/UTILITY

SQUARE FOOTAGE

TOTAL SF	11,708
TOTAL 1ST FLOOR	5,710
TOTAL 2ND FLOOR	5,998
TOTAL RETAIL	5,556
1ST FLOOR RETAIL	2,880
2ND FLOOR RETAIL	2,676
TOTAL DECK	4,371
1ST FLOOR DECK	2,084
2ND FLOOR DECK	2,287
TOTAL BATHROOM	576
1ST FLOOR BATHROOM	288
2ND FLOOR BATHROOM	288
TOTAL STAIRS	298
1ST FLOOR STAIRS	106
2ND FLOOR STAIRS	191
TOTAL ELEVATOR	128
1ST FLOOR ELEVATOR	64
2ND FLOOR ELEVATOR	64

USE AND OCCUPANCY IBC CHAPTER 3

OCCUPANCY TYPE	FACTOR	LOAD
MERCANTILE (M)	30 (1ST FLOOR)	96
	60 (2ND FLOOR)	45

TOTAL OCCUPANT LOAD 141

PLUMBING FIXTURE COUNT IBC CHAPTER 29

MERCANTILE (M)	FACTOR	REQUIRED
WATER CLOSET	1 PER 500	1
WATER CLOSET	1 PER 500	1
DRINKING FOUNTAIN	1 PER 1000	1
SERVICE SINK		1



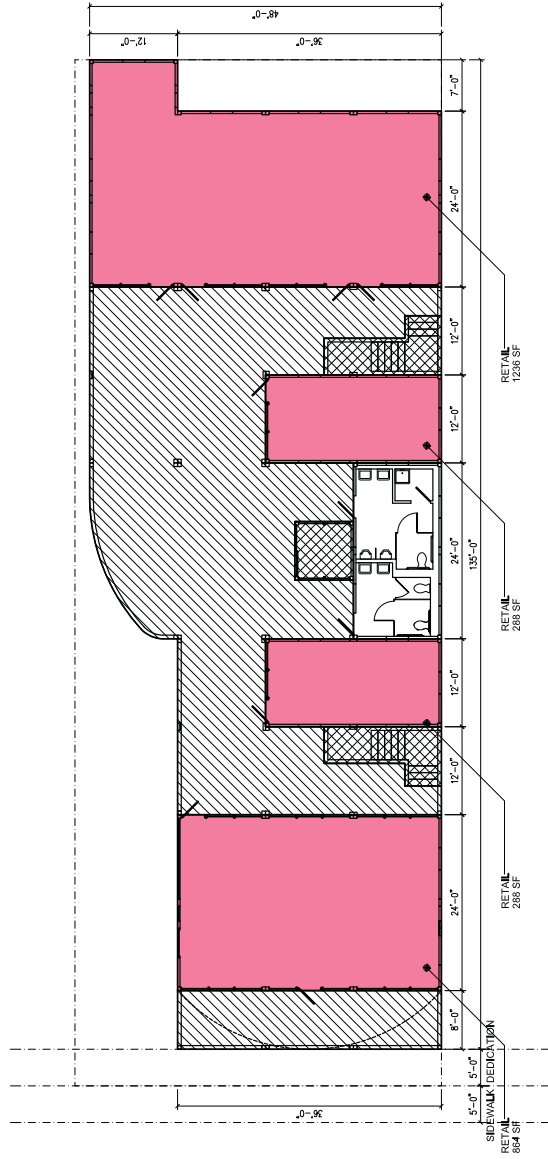
KALB INDUSTRIES OF NEVADA
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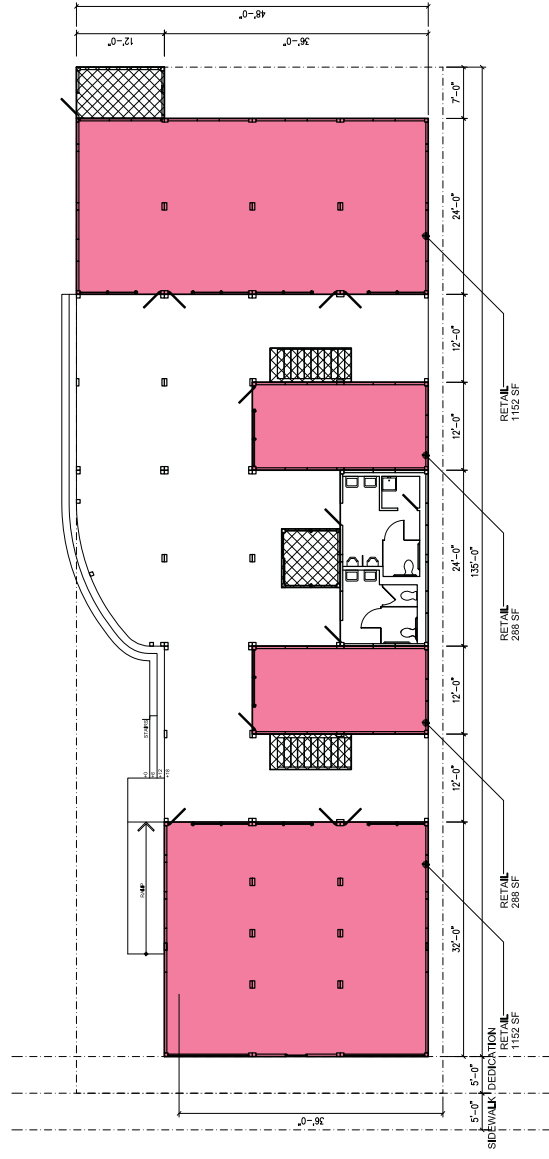
PRJ-54961
07/24/14

A2.0

SHEET:



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

SDR-55324



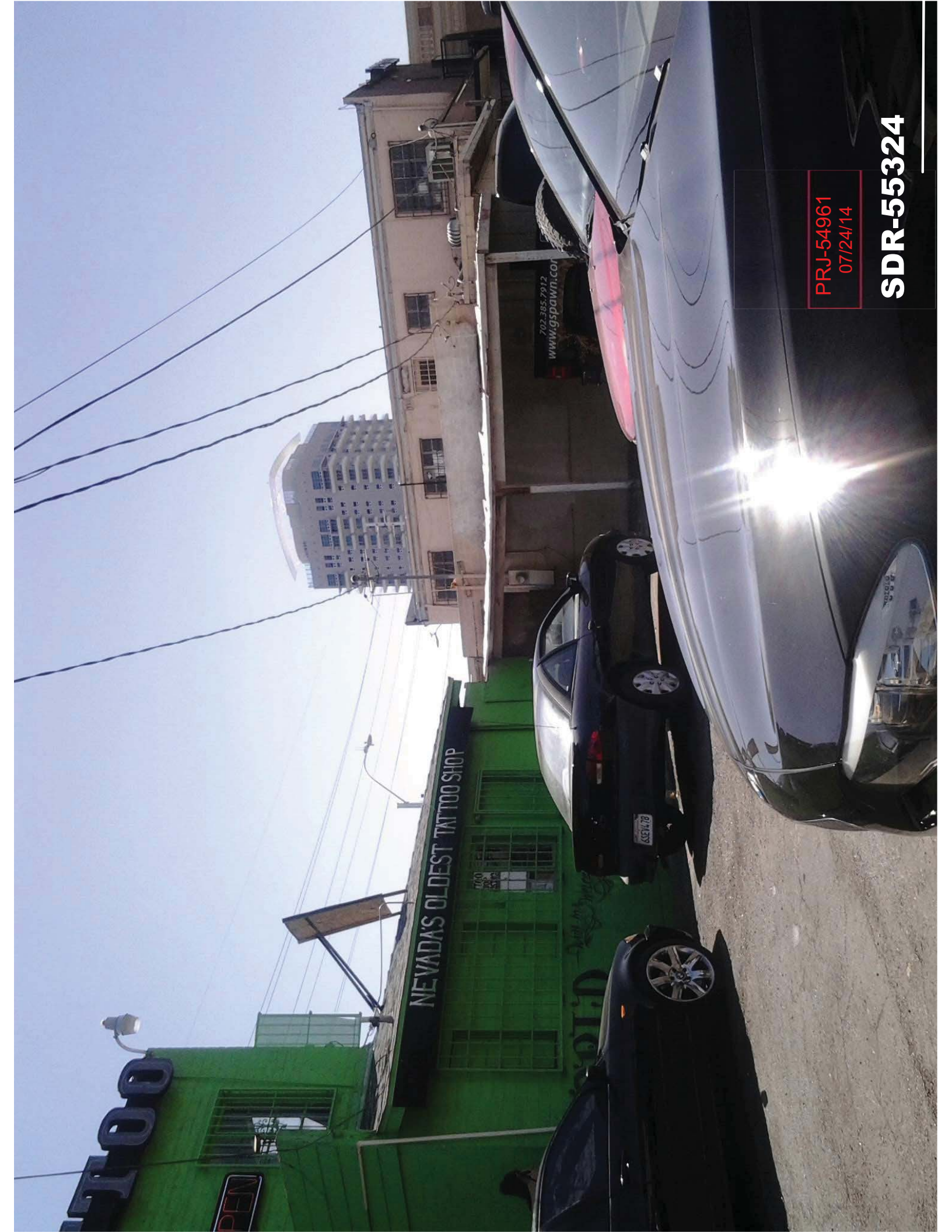
SDR-55324



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07/24/14

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Inst #: 201007060001160

Fees: \$16.00

N/C Fee: \$25.00

07/06/2010 10:50:19 AM

Receipt #: 413841

Requestor:

RICHARD HARRISON

Recorded By: AEA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

C3

APN# 13934410178

11-digit Assessor's Parcel Number may be obtained at:

<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>13934410178PARKING AGREEMENT**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested By:RICHARD HARRISON**Return Documents To:**Name RICHARD HARRISONAddress 713 LAS VEGAS BLVD SO.City/State/Zip LAS VEGAS, NV. 89101

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

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

CCOR_Coversheet.pdf ~ 06/06/07

SDR-55324PRJ-54961
07/24/14

Parking Agreement-Shared Parking

A Shared Parking Agreement may be revoked by the parties to the agreement only if an Alternative Parking Standard plan is approved pursuant to Section 19.18.4.

THIS PARKING AGREEMENT is made and entered into as of the June 24th 2010 by and between HARRISON PROPERTIES LTD and HARRISON PROPERTIES LTD.

WHEREAS, HARRISON PROPERTIES LTD is the owner of SEC 34 TWP 20 RNG 61 SOUTH ADD PLAT BOOK 1 PAGE 51 LOT 7 BLOCK 25 & LOT 8 located at 713 S. Las Vegas Blvd. within the City of Las Vegas, Clark County, Nevada (herein after referred to as "Gold and Silver Pawn Shop")

WHEREAS, HARRISON PROPERTIES LTD is the owner of SEC 34 TWP 20 RNG 61 SOUTH ADD PLAT BOOK 1 PAGE 51 LOT 9 BLOCK 25 & LOTS 10-12 located at 725 S. Las Vegas Blvd. within the City of Las Vegas, Clark County, Nevada (herein after referred to as "Parking Lot")

WHEREAS in order to be used as Parking, Gold and Silver Pawn Shop requires additional off street parking to comply with the the parking requirement set forth by the City of Las Vegas Code;

NOW, THEREFORE, In consideration of the mutual covenant and agreements set forth herein, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Use of parking lot
2. Grant of Easement.
 - a. The easement is nonexclusive and irrevocable, but only for so long as the Gold and Silver Pawnshop is used for the purposes of Commercial pawnshop.
 - b. This Easement shall remain in full force and effect for so long as the Gold and Silver Pawn Shop is used for the purposes of a Commercial Pawnshop. At such time that the Gold and Silver Pawn Shop is no longer used for purposes of a Commercial Pawnshop the Easement shall become null and void by its own terms.

Maintenance & Liability: by applicants

No portion of the drives or parking areas on the Gold and Silver Pawnshop or the Parking lot shall be used for any purpose other than authorized by this instrument an no fence, barricade or improvement shall be constructed by either party that would prohibit the use of the Gold and Silver Pawnshop or The Parking Lot for the Easement purpose.

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Parking Agreement-Shared Parking

It is mutually agreed that the intention of the parties is that this Agreement is for the private benefit of the parties and their respective successors and assigns and shall be strictly limited to and for the purposes herein expressed.

The Rights and obligations contained in this Agreement and terms and condition hereof shall be deemed to be covenants running with the land and binding upon the parties and their respective successors and assigns.

Richard K Harrison
(Property owner)

[Signature]
(signature)

RICHARD HARRISON
(printed name)

OWNER
(title)

Harrison Properties
(Property Owner)

[Signature]
(signature)

Richard Harrison
(printed name)

OWNER
(title)

STATE OF NEVADA

COUNTY OF Clark } SS:

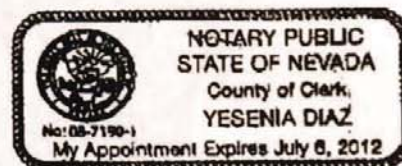
On 7-6-10, personally appeared before me, a Notary Public

in and for said County and State, Richard Harrison,

who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Yessenia Diaz
NOTARY PUBLIC in and for said County and State.



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July 17, 2014

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

RE: Site Development Review with Waivers of proposed retail at 725 Las Vegas Blvd.

Dear Mr. Boyles:

On behalf of our client we respectfully request consideration to demolish an existing two story 4,835 SF structure (c. circa 1950) then replace it with a 5,556 SF multi-tenant retail structure that also provides 4,371 SF of outdoor shaded area. No use permits nor signage review is requested at this time.

The site plan design meets the intent of the Centennial Plan guidelines by maintaining a comfortable pedestrian environment. Five feet of frontage spanning the property line of Las Vegas Blvd land will be dedicated to the City to ensure an adequate pedestrian realm. The massing of the building is scaleable in that it is only 50 feet wide and 26 feet tall. The building is sufficiently narrow with an articulated entrance so as not to have a “monolithic facade.” The longer walls on shared property lines use several different colors and have breezeways to ensure all sides of the building are visually appealing. HVAC units will not be visible from grade as they are screened within the different heights of units within the center. A cantilevered balcony along the Las Vegas Blvd frontage that will act as a canopy that provides in sheltered area in different weather conditions. Trash collection is will not disturb the public as dumpsters are located between the building and the adjacent alley.

Waiver of Parking requirement: Parking is also provided within the Centennial Plan guidelines in that onsite parking is limited to reduce sprawling lots which compromise the feel of a pedestrian oriented area. Onsite parking and driveways are shared with the project’s sister property Gold and Silver Pawnshop. (ref. instrument 201007060001160.) A share of the project’s customers are expected to be generated from the sister property. Currently, several of Gold and Silver Pawnshop’s patrons arrive via taxis, “The Deuce” public transit and various tour busses. As several patrons are visitors using alternate transit and the property is an a walkable area, different parking standards should be applied to this retail than the Title 19 standards used for suburban areas. Further, a downtown parking locator exhibit submitted with this application indicates that on-street parking meters are located on most streets within a three block radius. Also, there are two pay-lots within a three block distance. The Centennial Plan intends for the public to use these meters as all are payable to the city.

Waiver of Architectural Standards (Articulated roofline) - The streetside elevations indicate a semi-circular metal awning on the upper floor. The north and south sides do not see perimeter articulation yet mitigate a redundant shape with a vertical semi-circular canopy projecting over the rooflines. The rear wall has no articulation thereby requiring a waiver to roofline articulation

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on all sides. While the published standards cannot be met with this construction type, the alternative measures use provide visual interest to the building.

In closing the proposed updated building on the site will benefit the Downtown South District by replacing inefficient structure with a new design that will accommodate several small businesses as well as bring the public shaded promenade which, so far, does not exist in the vicinity.

Should you have concerns or queries, please phone me at (702) 598-1408.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown
(702) 598-1408

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AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAC-55329 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SUMMIT CHEYENNE, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement located 10302 West Cheyenne Avenue, PCD (Planned Community Development), Ward 4 (Anthony) [PRJ-54946].

C.C.: 10/15/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

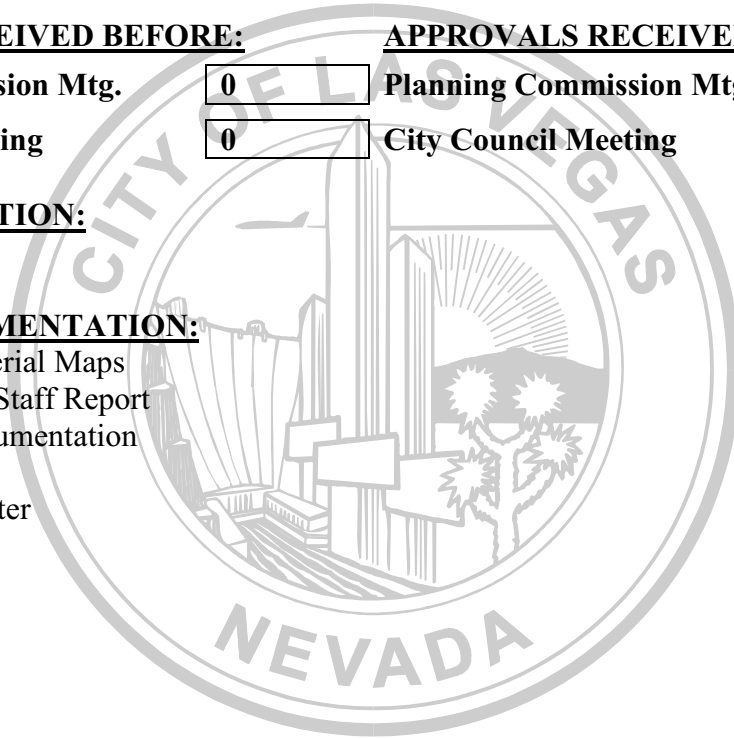
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RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 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

